

# TENTATIVE TRACT MAP 53430

CITY OF DIAMOND BAR, STATE OF CALIFORNIA

## LEGAL DESCRIPTION:

PARCEL 10, 11, 12 AND 13 OF PARCEL MAP 1528, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 26, PAGE 19-30, INCLUSIVE OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 8713-0230-002/004/005 AND 8713-024-001/002.

## EASEMENT NOTES:

INDICATES ACCESS EASEMENT PER DOCUMENT NO. 3545, RECORDED 6-19-70, AS SHOWN ON PARCEL MAP 1528, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 26, PAGE 19 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

INDICATES EASEMENT PER DOCUMENT NO. 3544, RECORDED 6-19-70, AS SHOWN ON PARCEL MAP 1528, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, FILED IN BOOK 26, PAGE 19 THROUGH 30 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

INDICATES EQUESTRIAN & UTILITY EASEMENTS PER DOCUMENT NO. 90-1256741, FINAL ORDER OF CONDEMNATION, RECORDED 6-29-90, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER, STATE OF CALIFORNIA.

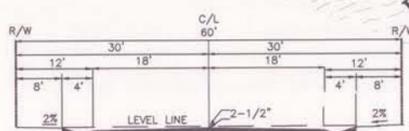
## GENERAL NOTES:

- EXISTING AND PROPOSED ZONING: R-1-20,000
- TOTAL EXISTING SITE AREA: 80.0 ACRES
- PROPOSED SITE AREA:
  - BUILDING PAD AREA: 27.42 ACRES
  - ENGINEERING SLOPE AREA: 26.25 ACRES
  - NATURAL OPEN SPACE AREA: 11.83 ACRES
  - PRIVATE STREET: 6.6 ACRES
  - MITIGATION AREA: 4.2 ACRES
  - SLOPE/MAINT. ROAD WITHIN LOT A & B: 3.7 ACRES
- TOTAL NUMBER OF LOTS: 48 SINGLE FAMILY RESIDENTIAL LOTS
  - 1 OPEN SPACE - LOT A
  - 1 LIFT STATION LOT - LOT B
- TOTAL NUMBER OF UNITS: 48
- DENSITY: 0.6 DU/AC. (GROSS)
- FINISHED GRADE AND PAD ELEVATION SHOWN ON THIS MAP ARE APPROXIMATELY ONLY. IT SUBJECTS TO CHANGE IN FINAL DESIGN PER CITY OF DIAMOND BAR STANDARD.
- ROCKY TRAIL ROAD FROM AND TO PROJECT SITE IS A SECONDARY/EMERGENCY ACCESS ONLY.
- DEVELOPER SHALL HAVE A TEMPORARY CONSTRUCTION EASEMENT IN THE AREAS OUTSIDE THE LIMITS OF THE GRADING LINE; DEVELOPER SHALL BE ENTITLED TO USE SUCH EASEMENT AREAS FOR PURPOSE OF ACCESSING THE GRADING AREA AND PROTECTING THE NATIVE AREA.

## PRELIMINARY EARTH QUANTITIES:

	CUT (C.Y.)	FILL (C.Y.)
RAW	2,200,000	2,050,000
OVER-EXCAVATION	950,000	950,000
BULKING	330,000	0
SHRINKAGE	0	520,000
RET. WALL, STREET UNDER-CUT	40,000	0
<b>TOTAL</b>	<b>3,520,000</b>	<b>3,520,000</b>

(ON-SITE BALANCE)



MODIFIED CURB & GUTTER PER CITY STANDARD  
PAVEMENT SECTION PER SOIL ENGINEER'S RECOMMENDATION (AC OVER CAB)  
MODIFIED CURB & GUTTER PER CITY STANDARD

LEGEND:

- TC TOP OF CURB
- FL FLOW LINE
- FS FINISHED SURFACE
- FG FINISHED GRADE
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- PAD PAD
- TW TOP OF WALL
- TF TOP OF FOOTING
- H HEIGHT
- L LENGTH
- R/R/W PROPERTY LINE
- RIGHT-OF-WAY
- RETAINING WALL
- (120) EXISTING ELEVATION
- 120 PROPOSED ELEVATION
- TBM TEMPORARY BENCH MARK
- BM BENCH MARK
- C CUT
- F FILL
- NATURAL
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CUT/FILL DAYLIGHT LINE
- APPROXIMATELY KEYWAY LOCATION PER NEBLETT & ASSOCIATES DATED APRIL 27, 2005, AND ALL SUPERSEDED RESPONSE REPORTS.

## STATEMENT OF OWNERSHIP:

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER(S) OF RECORD HAS KNOWLEDGE OF AND CONSENT TO FILING OF THIS MAP.

DATE \_\_\_\_\_

OWNER/DEVELOPER:  
MILLENNIUM-DIAMOND ROAD PARTNERS, LLC.  
3731 WILSHIRE BLVD., SUITE 850  
LOS ANGELES, CA 90010  
TEL: (213) 389-9748  
FAX: (213) 389-5107

SOIL ENGINEER:  
NEBLETT & ASSOCIATES, INC.  
4911 WARNER AVENUE, SUITE 218  
HUNTINGTON BEACH, CA 92649  
TEL: (714) 840-8286  
FAX: (714) 840-9798

PLAN PREPARED BY:  
FOCUS ENGINEERING, INC.  
CIVIL ENGINEERS LAND SURVEYORS  
25 MAUCHLY, SUITE 317  
IRVINE, CA 92618  
TEL: (949) 450-0590  
FAX: (949) 450-0592

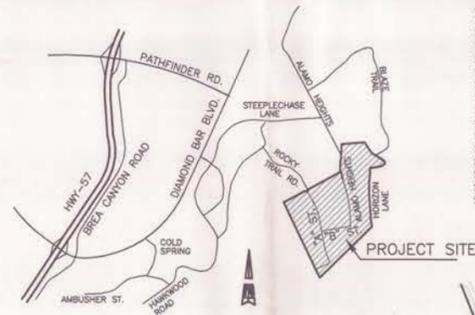


PLAN APPROVED BY:  
CITY OF DIAMOND BAR  
PLANNING DEPARTMENT DATE \_\_\_\_\_

REVISIONS		
NO.	DATE	DESCRIPTION

LOT NUMBER AND AREA TABLE				
LOT NO.	GROSS ACRES	NET ACRES	PAD ACRES	
1	1.30	1.11	0.54	
2	2.70	2.60	0.66	
3	1.60	1.51	0.49	
4	1.45	1.34	0.47	
5	1.31	1.21	0.49	
6	1.42	1.32	0.46	
7	1.36	1.26	0.45	
8	1.29	1.19	0.44	
9	1.30	1.20	0.46	
10	1.29	1.19	0.39	
11	1.33	1.23	0.49	
12	2.46	2.43	0.44	
13	1.64	1.54	0.61	
14	1.30	1.20	0.51	
15	1.21	1.11	0.51	
16	1.13	1.03	0.51	
17	1.21	1.07	0.42	
18	1.21	1.02	0.45	
19	1.11	0.92	0.49	
20	1.03	0.82	0.49	
21	1.07	0.88	0.52	
22	1.02	0.83	0.49	
23	1.02	0.83	0.48	
24	1.02	0.83	0.48	
25	1.37	0.83	0.43	
26	1.28	0.97	0.57	
27	1.00	0.90	0.46	
28	1.07	0.97	0.45	
29	1.25	1.12	0.46	
30	2.85	2.73	0.63	
31	4.17	4.09	0.40	
32	1.87	1.79	0.48	
33	1.80	1.70	0.63	
34	1.77	1.68	0.50	
35	1.90	1.80	0.43	
36	1.57	1.49	0.49	
37	1.50	1.42	0.53	
38	1.52	1.44	0.42	
39	1.42	1.34	0.45	
40	1.95	1.46	0.41	
41	1.75	1.68	0.47	
42	2.75	2.72	0.73	
43	1.51	1.48	0.51	
44	1.07	0.96	0.44	
45	1.22	1.12	0.46	
46	1.03	0.73	0.59	
47	1.00	0.9	0.71	
48	1.12	1.01	0.45	
A	1.59	GENTLE SLOPE AREA		
	6.23	2:1 SLOPE MAINT. AREA		
B	0.08	SEWER LIFT STATION AREA		

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NOTE:  
PROJECT SITE TO AND FROM ROCKY TRAIL ROAD IS A SECONDARY/EMERGENCY ACCESS ONLY.

## PUBLIC UTILITIES AND DISTRICTS:

- WATER: WALNUT VALLEY WATER DISTRICT, 271 S. BREA CANYON ROAD, (P. O. BOX 508) WALNUT, CA 91789-3002 (909) 595-1268
- GAS: SOUTHERN CALIFORNIA GAS COMPANY, P. O. BOX C, MONTEREY PARK, CA 91756 (800) 427-2200
- TELEPHONE: GENERAL TELEPHONE COMPANY (VERIZON), 1400 E. PHILIPS, POMONA, CA 91766 (800) 483-5000
- ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY, 800 W. CIENEGA, SAN DIMAS, CA 91773 (626) 302-1212
- SHERIFF: LA COUNTY SHERIFF'S DEPARTMENT, WALNUT/DIAMOND BAR SUBSTATION, 21695 VALLEY BLVD., WALNUT, CA 91789 (909) 595-2264
- CABLE: ADELPHA, 20905 LYCOMING STREET, WALNUT, CA 91789 (909) 594-2729
- SEWER: COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY, 1955 WORKMAN MILL ROAD, WHITTIER, CA 90601 (562) 699-7411

Approved With Conditions

By Action of the City of Diamond Bar Planning Commission (City Council)  
Date: 2/24/05  
Approved by: [Signature]  
Ordinance number: 2005-03  
City Council Resolution number: 2005-04  
Casefile number: TP 2005-10, ZC 2005-13



PRINT: 2005-11-07

CITY OF DIAMOND BAR  
TENTATIVE TRACT MAP 53430  
TENTATIVE TRACT MAP

SHEET 1 OF 14