TENTATIVE TRACT MAP NO. 70583
& CONCEPTUAL GRADING PLAN

EXISTING EASEMENTS:

A5 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

A6 RESERVATIONS CONTAINED IN THE PATENT

FROM: THE UNITED STATES OF AMERICA
RECORDED: IN BOOK 8, PAGE 133 OF PATENTS

(THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)

A7 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: GLENDORA WATER COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: IN BOOK 1543, PAGE 111 AND IN BOOK 1543, PAGE 272, BOTH OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

(A8) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE.

PURPOSE: TUNNEL OR TUNNELS FOR WATER TRANSPORTATION
CASE NO.: 861443
RECORDED: MARCH 23, 1967 AS DOCUMENT NO. 2134

A12 A DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT FOR LACK OF PROVEN ACCESS, WATER AND POWER SUPPLY AND LIMITATIONS ON USE OF EXISTING CARETAKER FACILITY", DATED, JUNE 27, 2007, EXECUTED BY F. DAVID MCHENRY AND LYNDA DANIEL MCHENRY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED AUGUST 27, 2007 AS DOCUMENT NO. 20071998871. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD)

B5 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

B6 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: GLENDORA WATER COMPANY
PURPOSE: WATER PIPES
RECORDED: IN BOOK 1543, PAGE 113 AND IN BOOK 1616, PAGE 80 BOTH OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

(B7) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: HERBERT CLIFTON WARREN, A MARRIED MAN, AS HIS SEPARATE PROPERTY
PURPOSE: HIGHWAY, INGRESS AND EGRESS
RECORDED: AUGUST 29, 1951 AS DOCUMENT NO. 1924

(B8) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: HIGHWAY, INGRESS AND EGRESS
RECORDED: APRIL 30, 1952 AS DOCUMENT NO. 1950 AND 1951

B9 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: HARRY H. KLINDER AND CAROLYN M. KLINDER, HUSBAND AND WIFE
PURPOSE: UTILITY
RECORDED: OCTOBER 27, 1958 AS DOCUMENT NO. 1280 IN BOOK D256, PAGE 614
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

(B10) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: HIGHWAY, PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: JULY 10, 1963 AS DOCUMENT NO. 3487 AND 3488

C7 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

C8 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

PURPOSE: PIPELINE, TUNNEL, INGRESS AND EGRESS
RECORDED: IN BOOK 979, PAGE 261 AND BOOK 1049, PAGE 187 BOTH OF DEEDS
AFFECTS: PARCELS 1 AND 2

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

C9 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: GLENDORA WATER COMPANY
PURPOSE: PIPE LINE
RECORDED: IN BOOK 1532, PAGE 272 OF DEEDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
NOTE: THE INTEREST OF SAID EASEMENT HOLDER HAS SINCE PASSED TO THE CITY OF GLENDORA

C10 AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: GLENDORA WATER COMPANY
PURPOSE:. PIPE LINE
RECORDED: IN BOOK 1543, PAGE 111, IN BOOK 1543, PAGE 113 AND IN BOOK 1543, PAGE 115 ALL OF DEEDS
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
NOTE: THE INTEREST OF SAID EASEMENT HOLDER HAS SINCE PASSED TO THE CITY OF GLENDORA

C11 AN UNRECORDED EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DISCLOSED BY
DECREE HAD IN LANG REGISTRATION PROCEEDINGS NO, 306.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

GRANTED TO: CITRUS BELT WATER COMPANY (CITY OF GLENDORA)
PURPOSE: PIPE LINES

GRANTED TO: GLENDORA MUTUAL WATER COMPANY (CITY OF GLENDORA)
PURPOSE: PIPE LINES

GRANTED TO: GLENDORA IRRIGATING COMPANY (CITY OF GLENDORA)
PURPOSE: PIPE LINES

GRANTED TO: COVINA HOME TELEPHONE COMPANY (CITY OF SAN DIMAS AND/OR VERIZON COMMUNICATIONS)
PURPOSE: TELEPHONE POLES AND LINES

GRANTED TO: PUBLIC (CITY OF GLENDORA)
PURPOSE: STORM WATER

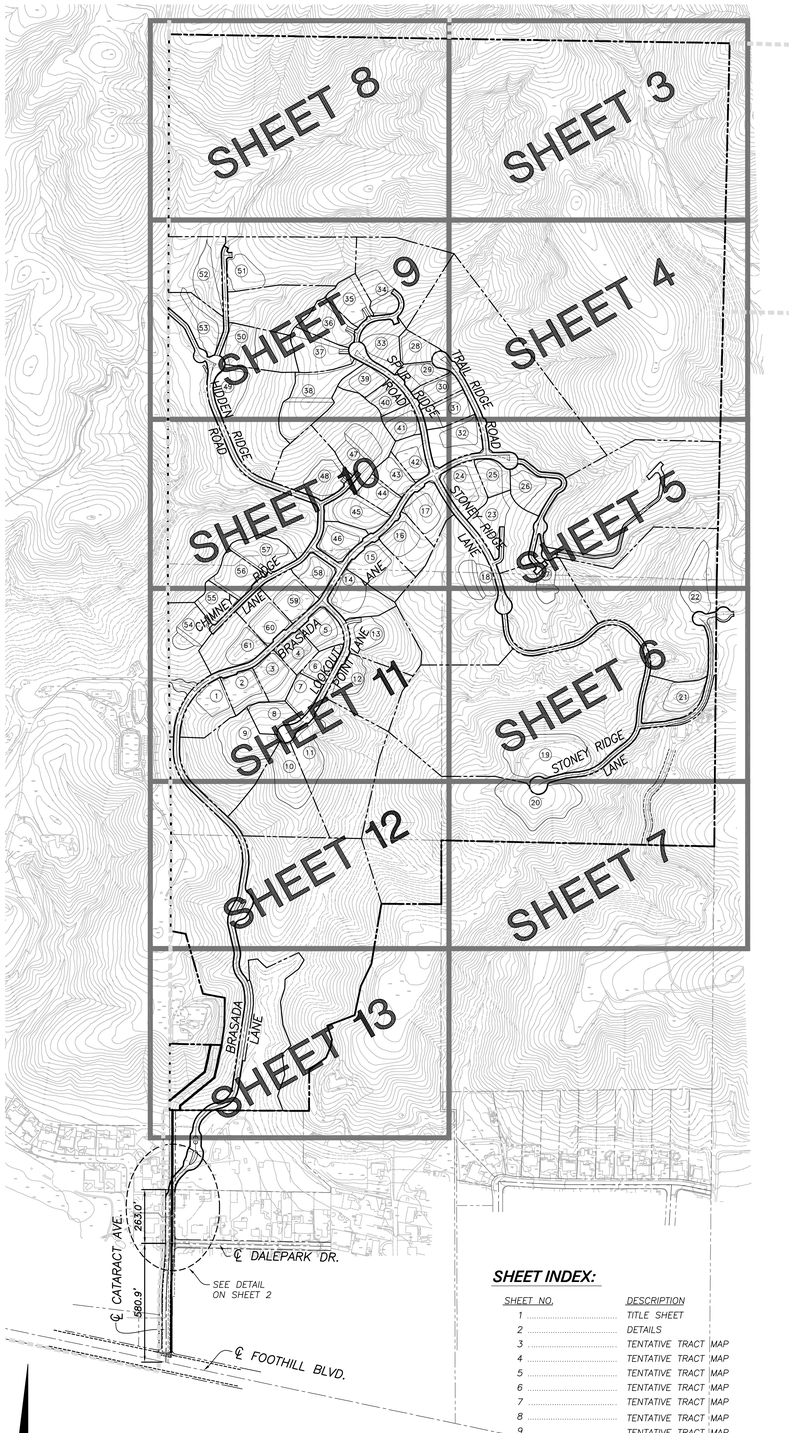
(C12) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: APRIL 16, 1971 AS FILE NO. 375

14 A DOCUMENT ENTITLED MEMORANDUM OF EASEMENT AGREEMENT ?, DATED, OCTOBER 4, 2001, EXECUTED BY F. PAUL SENISE AND SUSAN MAE SENISE, HUSBAND AND WIFE AS JOINT TENANTS AND NJD, LTD., A COLORADO CORPORATION, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED OCTOBER 19, 2001 AS DOCUMENT NO. 01-2000952.

(U) AN EASEMENT FOR UTILITY PURPOSES
RECORDED DECEMBER 13TH, 1982 AS INSTRUMENT NO. 82-1236516.

(#) INDICATES PLOTTED HEREON.



INDEX MAP

SCALE: 1"=300'

PROPOSED EASEMENTS

(1) EASEMENT GRANTED TO THE H.O.A. FOR SLOPE, LANDSCAPE, DRAINAGE, AND STORM DRAIN PURPOSES
(2) EASEMENT GRANTED TO THE H.O.A. FOR PRIVATE DRIVEWAY PURPOSES AND TO THE LOS ANGELES COUNTY FIRE DEPARTMENT FOR FIRE LANE PURPOSES
(3) EASEMENT GRANTED TO THE H.O.A. FOR STREET, SEWER, WATER, STORM DRAIN, INGRESS, AND EGRESS PURPOSES
(4) EASEMENT GRANTED TO THE H.O.A. FOR CULVERT MAINTENANCE PURPOSES
(5) EASEMENT GRANTED TO THE H.O.A. FOR MONUMENT PURPOSES
(6) EASEMENT GRANTED TO THE H.O.A. FOR WATER UTILITY PURPOSES
(7) EASEMENT GRANTED TO THE H.O.A. FOR RETAINING WALL PURPOSES
(9) EASEMENT GRANTED TO THE H.O.A. FOR DETENTION/DEBRIS BASIN PURPOSES
(10) EASEMENT GRANTED TO THE H.O.A. FOR WATER QUALITY BASIN PURPOSES
(11) TRAIL/ROAD EASEMENT

EARTHWORK QUANITITIES

EARTHWORK CUT AND FILL QUANTITIES FOR ENTIRE SITE:

RAW CUT: 1,300,000 CY
RAW FILL: 1,300,000 CY

EARTHWORK CUT AND FILL QUANTITIES FOR ROADWAY ONLY:

RAW CUT: 352,400 CY
RAW FILL: 568,450 CY

PROJECT DATA

PROJECT LOCATION:
NORTH OF FOOTHILL BLVD. & SAN DIMAS
SAN DIMAS, CALIFORNIA

SITE AREA (270.6± AC): ± 11,789,350 S.F.

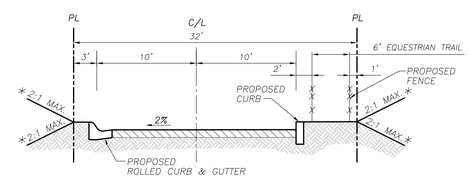
LOT SUMMARY: 61 RESIDENTIAL LOTS
9 LETTERED LOTS

LEGEND

PROPERTY LINE
EXISTING LOTLINE
EXISTING EASEMENT
PROPOSED EASEMENT
PROPOSED LOTLINE
PROPOSED STREET CENTERLINE
PROPOSED PAD
PROPOSED GRADING DAYLIGHT LINE
PROPOSED TERRACE DRAIN
PROPOSED STORM DRAIN
PROPOSED SEWER
PROPOSED WATER

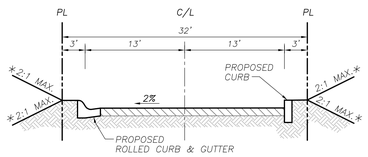
NOTES

1. MULTIPLE FINAL MAPS MAY BE FILED ON THIS PROJECT
2. PRESENT LAND USE: VACANT
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
4. ZONING: EXISTING: SP25 AND SINGLE FAMILY RESIDENTIAL–LOW DENSITY
   PROPOSED: SP25 AND SINGLE FAMILY RESIDENTIAL–LOW DENSITY
5. FLOOD HAZARD ZONE: PROJECT IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING. (F.I.R.M. MAP NO. 06154 001 C, MAP REVISED: JUNE 2, 1978)
6. DEMOLITION NOTE: ALL STRUCTURES WITHIN THE SITE SHALL BE CLEARED AND DEMOLISHED.
   ALL VEGETATION WITHIN GRADING LIMITS WILL BE CLEARED.
7. PREVIOUSLY FILLED AREAS: NONE
8. CONSTRUCTION SEQUENCE: ENTIRE SITE MAY BE CONSTRUCTED IN PHASES
9. MINIMUM SETBACKS: FRONTYARD 25' FROM CURB; SIDE YARDS 10' AND 15' TOTAL OF 25'; REAR YARDS 20'
10. ALL LOTS WILL BE SPRINKLERED
11. WHERE ROADWAYS DAYLIGHT TO EXISTING GROUND, UPSLOPES & DOWNSLOPES WILL MATCH EXISTING SLOPE GRADIENTS AND MAY BE STEEPER THAN 2:1.
12. SEE DETAIL C/16 FOR TYPICAL DRIVEWAY LOCATION DETAIL
13. SEE DETAIL D/16 FOR TYPICAL HAMMERHEAD DETAIL
14. THE INTENT OF THE DESIGN IS TO INCLUDE BUILDABLE AREAS ON THE PADS ONLY. ALL OTHER AREAS ARE NO BUILD AREAS.
15. ALL LIMITED USE AREA WILL BE DEED RESTRICTED
16. SEE SHEET 2 FOR TYPICAL SLOPE SECTIONS
17. 16 TWO (2) STORY LOTS
18. 9 EQUESTRIAN LOTS



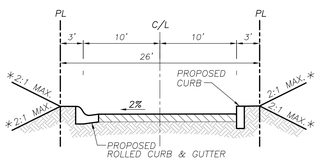
* 2:1 MAXIMUM FOR MANUFACTURED SLOPES

TYPICAL STREET SECTION
PRIVATE STREET N.T.S.



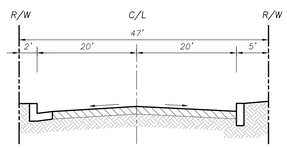
* 2:1 MAXIMUM FOR MANUFACTURED SLOPES TO DAYLIGHT TO EXISTING SLOPE

TYPICAL STREET SECTION
PRIVATE STREET N.T.S.

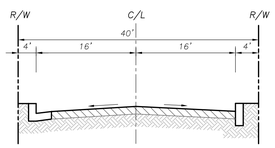


* 2:1 MAXIMUM FOR MANUFACTURED SLOPES

TYPICAL STREET SECTION
PRIVATE STREET N.T.S.



EXISTING CATARACT AVE.
FROM FOOTHILL BLVD. LOOKING NORTH N.T.S.



EXISTING DALEPARK DRIVE
FROM CATARACT LOOKING EAST N.T.S.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3	TENTATIVE TRACT MAP
4	TENTATIVE TRACT MAP
5	TENTATIVE TRACT MAP
6	TENTATIVE TRACT MAP
7	TENTATIVE TRACT MAP
8	TENTATIVE TRACT MAP
9	TENTATIVE TRACT MAP
10	TENTATIVE TRACT MAP
11	TENTATIVE TRACT MAP
12	TENTATIVE TRACT MAP
13	TENTATIVE TRACT MAP
14	CROSS SECTIONS
15	CROSS SECTIONS & DETAILS
16	LOTLINE MAP & WATER TANK DETAIL
17	GUARDRAIL LOCATIONS AND DETAILS

LETTER LOT SUMMARY:

LOT	LOT "AC."
A	11.85 AC.
B	8.90 AC.
C	12.98 AC.
D	3.24 AC.
E	10.02 AC.
F	8.29 AC.
G	1.97 AC.
H	9.21 AC.
I	83.97 AC.

LOT SUMMARY:

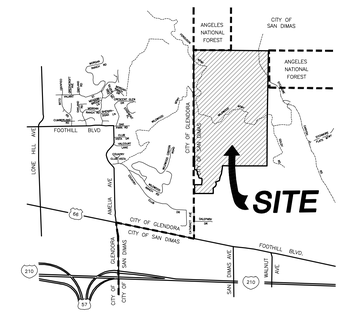
LOT	PAD "S.F."	LOT "AC."
1	17,406 S.F.	1.11 AC.
2	21,408 S.F.	0.69 AC.
3	20,257 S.F.	0.74 AC.
4	18,048 S.F.	0.59 AC.
5	21,075 S.F.	0.66 AC.
6	17,089 S.F.	0.47 AC.
7	20,667 S.F.	0.54 AC.
8	25,032 S.F.	0.65 AC.
9	51,654 S.F.	3.26 AC.
10	40,317 S.F.	3.00 AC.
11	31,550 S.F.	4.63 AC.
12	22,126 S.F.	2.08 AC.
13	17,428 S.F.	1.81 AC.
14	23,878 S.F.	1.07 AC.
15	23,593 S.F.	1.22 AC.
16	20,927 S.F.	0.99 AC.
17	21,242 S.F.	0.95 AC.
18	24,649 S.F.	5.91 AC.
19	71,813 S.F.	15.17 AC.
20	60,876 S.F.	18.52 AC.
21	23,054 S.F.	1.22 AC.
22	33,745 S.F.	7.83 AC.
23	20,029 S.F.	1.76 AC.
24	20,405 S.F.	0.92 AC.
25	17,111 S.F.	0.53 AC.
26	20,489 S.F.	0.85 AC.
27	14,840 S.F.	3.40 AC.
28	19,604 S.F.	0.50 AC.
29	13,485 S.F.	0.48 AC.
30	15,400 S.F.	0.54 AC.
31	17,834 S.F.	0.67 AC.
32	17,727 S.F.	1.03 AC.
33	19,729 S.F.	0.91 AC.
34	25,174 S.F.	3.02 AC.
35	24,971 S.F.	0.77 AC.
36	30,034 S.F.	0.86 AC.
37	34,019 S.F.	1.01 AC.
38	65,640 S.F.	1.60 AC.
39	15,710 S.F.	0.52 AC.
40	14,947 S.F.	0.48 AC.
41	15,280 S.F.	0.51 AC.
42	15,238 S.F.	0.60 AC.
43	19,187 S.F.	0.52 AC.
44	16,860 S.F.	0.51 AC.
45	26,145 S.F.	0.91 AC.
46	19,572 S.F.	0.69 AC.
47	35,301 S.F.	2.48 AC.
48	24,230 S.F.	1.89 AC.
49	29,469 S.F.	3.41 AC.
50	28,316 S.F.	1.53 AC.
51	23,385 S.F.	3.44 AC.
52	26,329 S.F.	1.86 AC.
53	20,731 S.F.	1.06 AC.
54	25,242 S.F.	1.96 AC.
55	20,305 S.F.	0.54 AC.
56	29,917 S.F.	0.78 AC.
57	28,788 S.F.	0.88 AC.
58	18,269 S.F.	0.59 AC.
59	23,824 S.F.	0.89 AC.
60	22,223 S.F.	0.88 AC.
61	21,097 S.F.	1.29 AC.

AVERAGE PAD AND LOT SIZE @ 61 LOTS

AVERAGE PAD S.F. 25,028 S.F.
AVERAGE LOT AC. 1.97 AC.

VICINITY MAP

SCALE: 1"=2000'



OWNER / DEVELOPER

NJD LIMITED
3300 E. First Avenue, Suite 510
Denver, CO 80206
T: (626) 945-9138
F: (909) 349-7707
DEVELOPER'S REPRESENTATIVE/CONTACT: STAN STRINGFELLOW

PLANS PREPARED BY:

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

LEGAL DESCRIPTION:

IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

THE SOUTHEAST QUARTER OF SECTION 27, A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN.

RECORD BOUNDARY NOTE:

BOUNDARY SHOWN HEREON WAS COMPILED FROM RECORD DATA OF AVAILABLE PUBLIC RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY.

BENCHMARK:

DATUM: NGVD29 DATUM–1980 ADJ.
SAN DIMAS QUAD

COUNTY OF LOS ANGELES BENCH MARK NO. CG 2920

CS MON IN WELL BIN. ON C/L INT FOOTHILL BLVD., AMELIA AVE & OAK PARK RD MKD (SEC COR 28–27–33–34 T1N R9W)

ELEVATION: 981.201

COUNTY OF LOS ANGELES BENCH MARK NO. CG 3474

RDBM TAG 40FT W BCR 42FT N & 131FT W C/L INT FOOTHILL BLVD. & SAN DIMAS CYN RD.

ELEVATION: 1061.199

TOPOGRAPHY NOTE:

THE TOPOGRAPHY SHOWN HEREON IS BY:

EARTH GRAPHICS INC.
17 SPECTRUM POINTE DR., SUITE 505
LAKE FOREST, CA 92630
PHOTO DATE: 6/17/98

REVISIONS:

REVISION	DESCRIPTION	DATE

GEOTECHNICAL CONSULTANT
GEOTECHNICAL REVIEW:

GEOTECHNICAL ENGINEERS SEAL AND SIGNATURE REPRESENTS A CURSORY REVIEW OF THE PROJECT. FURTHER REVIEW AND ANALYSIS WILL BE REQUIRED PRIOR TO ISSUANCE OF A PRELIMINARY SOILS REPORT WITH RECOMMENDATIONS FOR THE PROJECT SITE.

GEOTECHNICAL CONSULTANT DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:

TREVOR S. DODSON RCE 42029 DATE
EXPIRES 03/31/12

REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON NO. C42029 EXP. 03/31/12 CIVIL STATE OF CALIFORNIA

TITLE SHEET

DATE PREPARED: 10/27/10
DRAWN BY: MLD
CHECKED BY: TSD
JN: 349.04

TENTATIVE TRACT MAP NO. 70583
CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD

SHEET: 1 OF 17

PLAN SET: F
TENTATIVE TRACT MAP NO. 70583
10/27/10

P:\PROJECTS\349\DWG\DEVELOPMENT\TENTATIVE TRACT MAP\349-TTMAP1.DWG (10-27-10 3:03:14PM)