

# ALTA VISTA VESTING TENTATIVE TRACT MAP NO. 19250

## LEGAL DESCRIPTION:

**PARCEL 1: (APNS: 341-501-01 THROUGH 341-501-65)**  
 LOTS 1 THROUGH 62, INCLUSIVE AND LOTS A, B AND C OF TRACT MAP NO. 15700, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 854, PAGES 17 TO 22 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM FROM A PORTION OF SAID LAND ALL CRUDE PETROLEUM OIL, ASPHALTUM, MALTHA, TAR, GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN, UPON AND UNDER SAID LAND, AS RESERVED BY NATHAN FRANK MORSE AND LOTTIE E. MORSE, HIS WIFE, IN A DEED RECORDED JANUARY 29, 1920, IN BOOK 356, PAGE 65 OF DEEDS.

ALSO EXCEPTING FROM A PORTION OF SAID LAND ALL AND ALL KINDS OF CRUDE PETROLEUM OIL, ASPHALTUM, MALTHA, TAR, GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCE IN, UPON OR UNDER SAID PARCEL OF LAND, AS RESERVED BY NATHAN FRANK MORSE AND LOTTIE E. MORSE, HIS WIFE, IN A DEED RECORDED JANUARY 4, 1922, IN BOOK 410, PAGE 205 OF DEEDS.

ALSO EXCEPTING FROM A PORTION OF SAID LAND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS WHICH MAY BE SITUATED IN OR UNDER SAID PREMISES, AS RESERVED BY HAROLD H. COYLE AND GENEVIEVE B. COYLE, HIS WIFE, AND LUMAN N. BOGUE AND HELEN C. BOGUE, HIS WIFE, IN A DEED RECORDED JANUARY 6, 1928, IN BOOK 117, PAGE 234 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM AN UNDIVIDED ONE-THIRD INTEREST OF ALL OIL, CRUDE PETROLEUM, ASPHALTUM, MALTHA, TAR, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND CONVEYED TO BESS H. MORSE, AS HER SEPARATE PROPERTY, BY DEEDS RECORDED MARCH 16, 1933 AND JUNE 2, 1933 IN BOOK 601, PAGE 296 AND IN BOOK 611, PAGE 417 BOTH OF OFFICIAL RECORDS, RESPECTIVELY.

**PARCEL 2: (APN: 341-501-66)**  
 THE DESIGNATED REMAINDER PARCEL OF TRACT MAP NO. 15700, IN THE CITY OF PLACENTIA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 854, PAGES 17 TO 22 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM FROM A PORTION OF SAID LAND ALL CRUDE PETROLEUM OIL, ASPHALTUM, MALTHA, TAR, GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN, UPON AND UNDER SAID LAND, AS RESERVED BY NATHAN FRANK MORSE AND LOTTIE E. MORSE, HIS WIFE, IN A DEED RECORDED JANUARY 29, 1920, IN BOOK 356, PAGE 65 OF DEEDS.

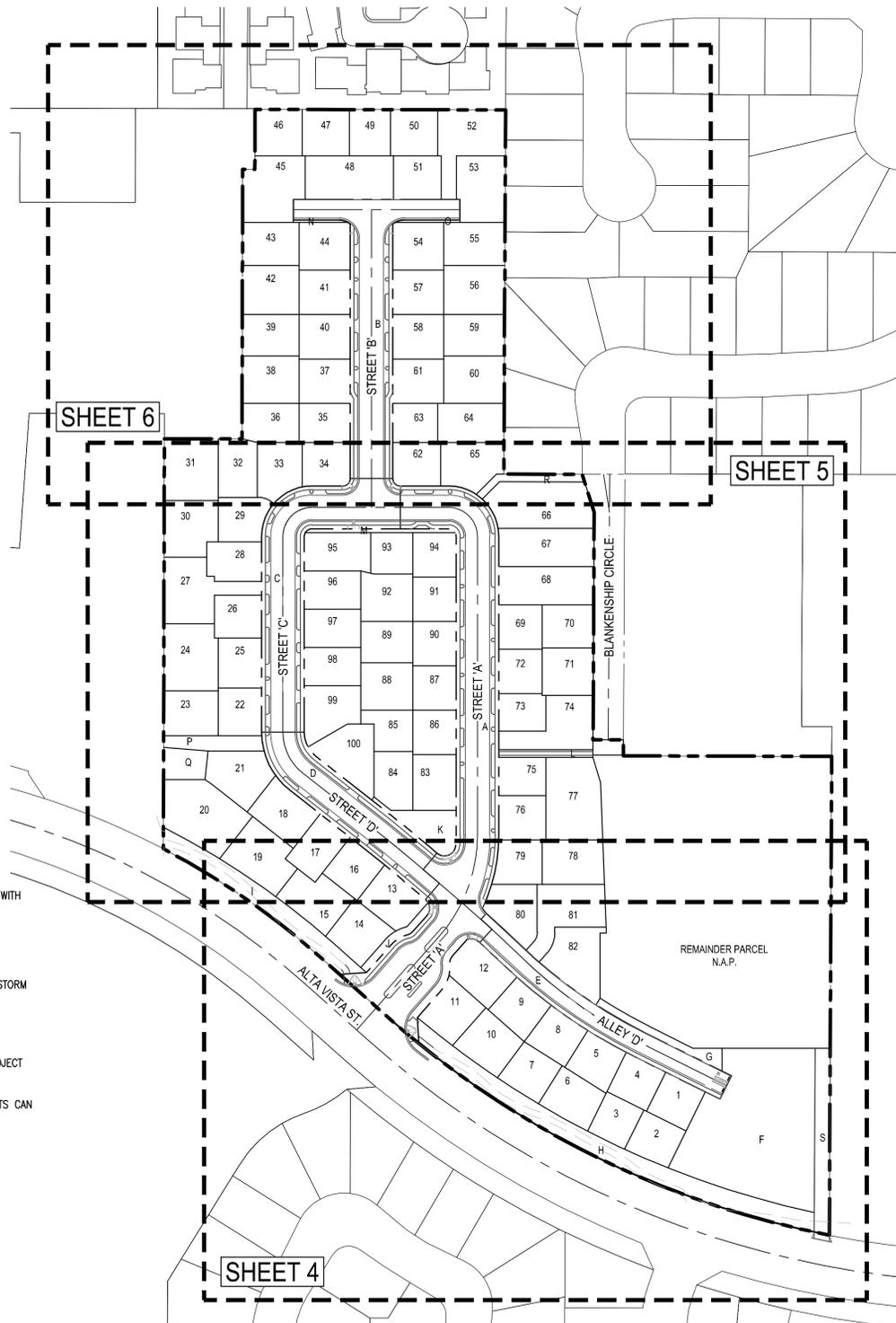
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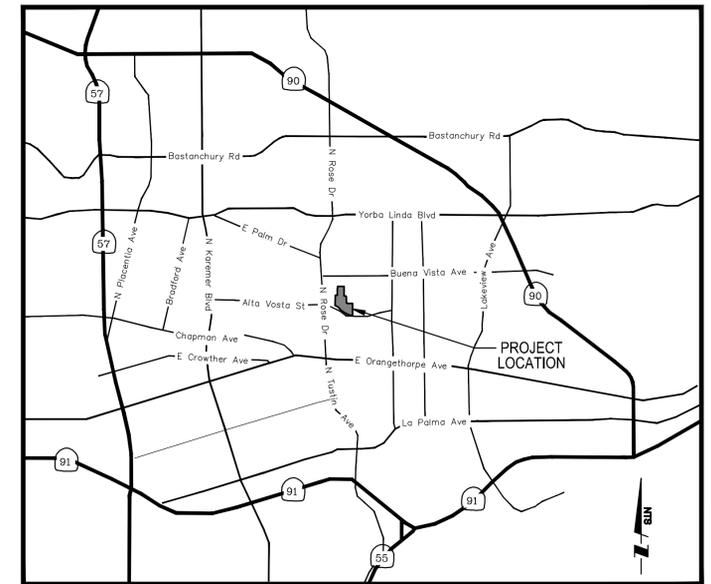
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## GENERAL NOTES:

- EXISTING LAND USE: OIL OPERATIONS
- ADJACENT LAND USE: N - RESIDENTIAL, S - RESIDENTIAL, E - PARK AND RESIDENTIAL, W - COMMERCIAL
- GENERAL PLAN USE: MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: SPECIAL ZONE 7
- ELECTRICAL SERVICE WILL BE PROVIDED BY SOUTHERN CALIFORNIA EDISON COMPANY. ALL NEW ELECTRICAL SERVICE LINES WILL BE PLACED UNDERGROUND.
- GAS SERVICE WILL BE PROVIDED BY SOUTHERN CALIFORNIA GAS COMPANY.
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- CATV SERVICES WILL BE PROVIDED BY CHARTER COMMUNICATIONS.
- DOMESTIC WATER WILL BE PROVIDED BY GOLDEN STATE WATER COMPANY.
- SEWER SERVICES WILL BE PROVIDED BY THE CITY OF PLACENTIA.
- PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO EXISTING SEWER SYSTEM AND PROPOSED SEWER FACILITIES SHALL BE IN ACCORDANCE WITH S.P.P.W.C. "GREENBOOK" AND THE DESIGN CRITERIA IN CHAPTER 9 OF THE SEWER MANAGEMENT PLAN VOLUME 1. ALL SEWER MAINS AND LATERALS TO BE PVC PIPE.
- PROPOSED WATER FACILITIES: STANDARD DOMESTIC WATER CONNECTIONS TO EXISTING WATER SYSTEM AND PROPOSED DOMESTIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH GOLDEN STATE WATER COMPANY'S STANDARD DRAWINGS FOR THE CONSTRUCTION OF DOMESTIC WATER FACILITIES. ALL WATER MAINS TO BE PVC PIPE.
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
- MAINTENANCE OF ALL LETTERED STORM AND PARKWAYS SHALL BE THE RESPONSIBILITY OF A HOME OWNERS ASSOCIATION.
- A PORTION OF THE PROPOSED STORM DRAIN SYSTEM WITHIN THE LIMITS OF THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION. ALL STORM DRAIN PIPES TO BE ADS OR PVC PIPE.
- THIS PROJECT IS LOCATED IN FLOOD ZONE "X" SHOWN ON FEMA PANELS 06059C0064H MAPS. REVISED DATE: FEBRUARY 18, 2004.
- DRAINAGE OF THIS PROJECT WILL BE CONVEYED BY MEANS OF A STORM DRAIN SYSTEM CONSISTING OF VARYING SIZES OF STORM DRAIN PIPE AND AREA DRAINS. TOTAL PROJECT GROSS ACREAGE IS 17.02 ACRES, NET ACREAGE IS 14.44 ACRES, THE NET DENSITY IS 6.93 DU/NET AC.
- THE SUBDIVIDER RESERVES THE RIGHT TO RE-CONFIGURE AND TO ADD ADDITIONAL LOTS ON THE FINAL TRACT MAP(S) FOR PROJECT PHASING PURPOSES. THE ADDITIONAL LOTS CAN BE NUMBERED OR LETTERED. THE TOTAL NUMBER OF DEVELOPED DWELLING UNITS WILL NOT EXCEED 100 UNITS.
- ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
- SCHOOL DISTRICT IS PLACENTIA-YORBA LINDA UNIFIED.
- ALL SIDEWALKS, CURB RETURNS, AND PEDESTRIAN CROSSINGS MUST MEET THE TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS.
- AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICULAR INGRESS AND EGRESS PURPOSES WILL BE PROVIDED OVER PRIVATE STREETS.
- 100 DETACHED RESIDENTIAL SINGLE FAMILY HOMES ARE PROPOSED.
- ALL PROPOSED STREETS ARE PRIVATE AND MAINTAINED BY THE HOA.
- THE NEAREST BUS TURNOUT IS LOCATED AT ALTA VISTA ST AND ROSE DRIVE WHICH IS APPROXIMATELY 550 FT FROM THE PROJECT BOUNDARY.
- RUNOFF WILL BE DETAINED BY ACF ENVIRONMENTAL R-TANK STORMWATER MODULES AND FOCALPOINT HIGH PERFORMANCE MODULAR BIOFILTRATION SYSTEM (H.P.M.B.S.)
- A PORTION OF STREET 'D' IS CLASSIFIED AS A 28' WIDE ALLEY (ALLEY 'D') WITH PARKING ON ONE SIDE.
- THE EXISTING 27.0' WIDE EASEMENTS, SHOWN AS LOTS 'A' AND 'B' ON TRACT 15700 FINAL MAP, TO BE QUITCLAIMED AND REDEDICATED AS A 25.0' EASEMENTS.



INDEX MAP



VICINITY MAP

## SHEET LEGEND

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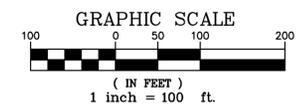
## RECORD OWNER:

PLACENTIA DEVELOPMENT CO., LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034

## LEGEND

PROPOSED TRACT BOUNDARY	-----
PROPOSED LOT LINE	-----
PROPOSED TRACT 19250 LOT NO.	2
PROPOSED TRACT 19250 LOT LETTER	A



## BENCHMARK:

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "20-101- 75", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTH-WESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND VAN BUREN STREET, 370 FT. WESTERLY OF THE CENTERLINE OF VAN BUREN AND 33 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
 ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

## BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N03°26'01"W BASED UPON A LINE BETWEEN OCS HORIZONTAL CONTROL DATASHEET STATION 0112 AND STATION 5213 AS DERIVED FROM GEODETIC VALUES PUBLISHED AND COMPUTED BY ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS.

REVISION	DATE	DESCRIPTION	APPROVED

PREPARED BY:  
  
 9 CORPORATE PARK, SUITE 100  
 IRVINE, CA 92606  
 T: 949-679-0090

FOR THE OWNER:  
  
 CIVIL ENGINEER: SCOTT M. WILSON  
 LICENSE NO. 49884  
 EXP. DATE: 9-30-22

OWNER:  
  
 AMERICA'S LUXURY HOME BUILDER®

725 W. TOWN & COUNTRY ROAD, SUITE 200  
 ORANGE, CA 92668  
 CONTACT: ERIC EVERHART

VESTING TENTATIVE TRACT MAP 19250  
 ALTA VISTA  
 TITLE SHEET

SHEET  
 1  
 OF  
 9

# STATISTICAL SUMMARY AND SECTIONS

## TRACT 19250 - NUMBERED LOTS

LOT NO.	LOT AREA (S.F.)	LOT AREA (AC.)	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
1	3422	0.079	RESIDENTIAL	HOMEOWNER
2	3338	0.077	RESIDENTIAL	HOMEOWNER
3	3007	0.069	RESIDENTIAL	HOMEOWNER
4	3422	0.079	RESIDENTIAL	HOMEOWNER
5	3525	0.081	RESIDENTIAL	HOMEOWNER
6	4043	0.093	RESIDENTIAL	HOMEOWNER
7	3613	0.083	RESIDENTIAL	HOMEOWNER
8	3495	0.080	RESIDENTIAL	HOMEOWNER
9	3495	0.080	RESIDENTIAL	HOMEOWNER
10	4355	0.100	RESIDENTIAL	HOMEOWNER
11	4048	0.093	RESIDENTIAL	HOMEOWNER
12	4613	0.106	RESIDENTIAL	HOMEOWNER
13	4193	0.096	RESIDENTIAL	HOMEOWNER
14	3990	0.092	RESIDENTIAL	HOMEOWNER
15	3435	0.079	RESIDENTIAL	HOMEOWNER
16	4517	0.104	RESIDENTIAL	HOMEOWNER
17	3725	0.086	RESIDENTIAL	HOMEOWNER
18	4421	0.101	RESIDENTIAL	HOMEOWNER
19	5359	0.123	RESIDENTIAL	HOMEOWNER
20	7703	0.177	RESIDENTIAL	HOMEOWNER
21	4946	0.114	RESIDENTIAL	HOMEOWNER
22	3558	0.082	RESIDENTIAL	HOMEOWNER
23	4207	0.097	RESIDENTIAL	HOMEOWNER
24	6191	0.142	RESIDENTIAL	HOMEOWNER
25	3721	0.085	RESIDENTIAL	HOMEOWNER
26	3475	0.080	RESIDENTIAL	HOMEOWNER
27	6636	0.152	RESIDENTIAL	HOMEOWNER
28	3659	0.084	RESIDENTIAL	HOMEOWNER
29	3593	0.082	RESIDENTIAL	HOMEOWNER
30	4965	0.114	RESIDENTIAL	HOMEOWNER
31	5712	0.131	RESIDENTIAL	HOMEOWNER
32	3863	0.089	RESIDENTIAL	HOMEOWNER
33	4102	0.094	RESIDENTIAL	HOMEOWNER
34	3575	0.082	RESIDENTIAL	HOMEOWNER
35	3417	0.078	RESIDENTIAL	HOMEOWNER
36	3787	0.087	RESIDENTIAL	HOMEOWNER
37	3886	0.089	RESIDENTIAL	HOMEOWNER
38	4648	0.107	RESIDENTIAL	HOMEOWNER
39	4041	0.093	RESIDENTIAL	HOMEOWNER
40	3886	0.089	RESIDENTIAL	HOMEOWNER
41	3886	0.089	RESIDENTIAL	HOMEOWNER
42	4780	0.110	RESIDENTIAL	HOMEOWNER
43	4212	0.097	RESIDENTIAL	HOMEOWNER
44	4185	0.096	RESIDENTIAL	HOMEOWNER
45	6405	0.147	RESIDENTIAL	HOMEOWNER
46	3761	0.086	RESIDENTIAL	HOMEOWNER
47	3749	0.086	RESIDENTIAL	HOMEOWNER
48	6612	0.152	RESIDENTIAL	HOMEOWNER
49	3257	0.075	RESIDENTIAL	HOMEOWNER
50	3731	0.086	RESIDENTIAL	HOMEOWNER
51	3577	0.082	RESIDENTIAL	HOMEOWNER
52	6488	0.149	RESIDENTIAL	HOMEOWNER
53	5434	0.125	RESIDENTIAL	HOMEOWNER
54	4185	0.096	RESIDENTIAL	HOMEOWNER
55	4537	0.104	RESIDENTIAL	HOMEOWNER
56	5118	0.117	RESIDENTIAL	HOMEOWNER
57	3886	0.089	RESIDENTIAL	HOMEOWNER
58	3886	0.089	RESIDENTIAL	HOMEOWNER
59	4303	0.099	RESIDENTIAL	HOMEOWNER
60	4922	0.113	RESIDENTIAL	HOMEOWNER
61	3886	0.089	RESIDENTIAL	HOMEOWNER
62	3570	0.082	RESIDENTIAL	HOMEOWNER
63	3009	0.069	RESIDENTIAL	HOMEOWNER
64	4442	0.102	RESIDENTIAL	HOMEOWNER
65	4637	0.106	RESIDENTIAL	HOMEOWNER
66	7910	0.182	RESIDENTIAL	HOMEOWNER
67	6258	0.144	RESIDENTIAL	HOMEOWNER
68	6242	0.143	RESIDENTIAL	HOMEOWNER
69	3306	0.076	RESIDENTIAL	HOMEOWNER
70	3807	0.087	RESIDENTIAL	HOMEOWNER
71	3306	0.076	RESIDENTIAL	HOMEOWNER
72	4172	0.096	RESIDENTIAL	HOMEOWNER
73	3026	0.069	RESIDENTIAL	HOMEOWNER
74	5895	0.135	RESIDENTIAL	HOMEOWNER
75	3100	0.071	RESIDENTIAL	HOMEOWNER

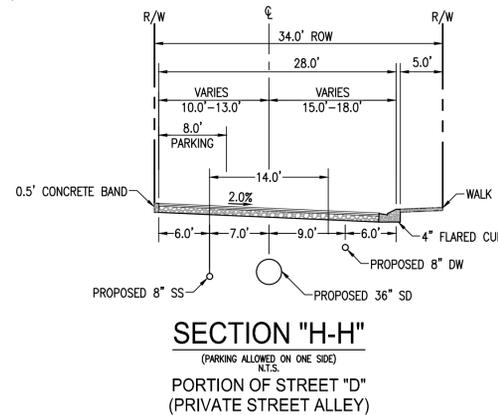
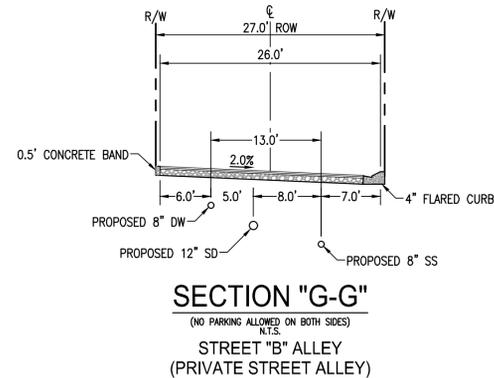
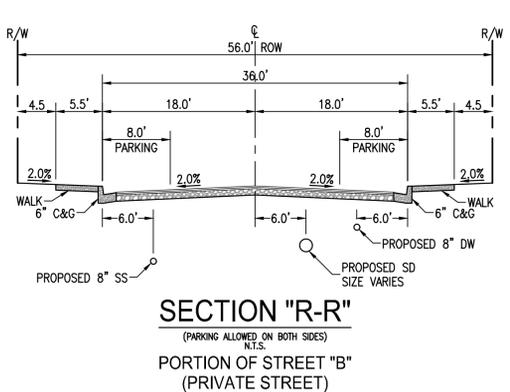
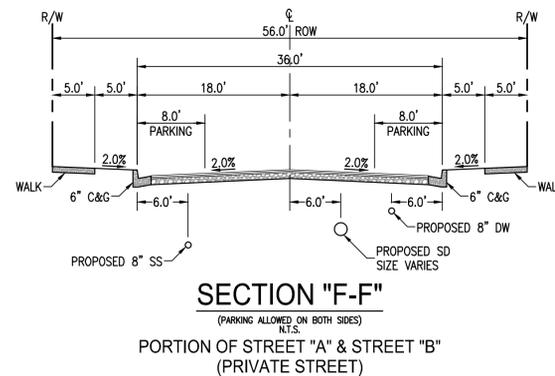
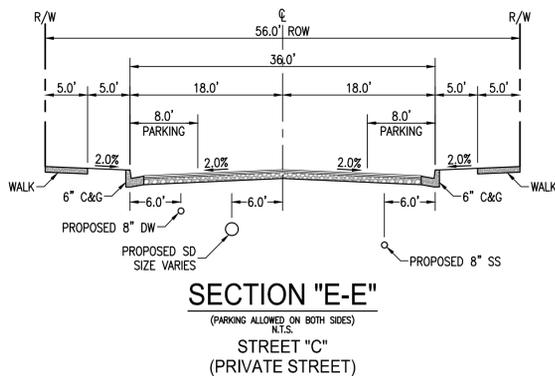
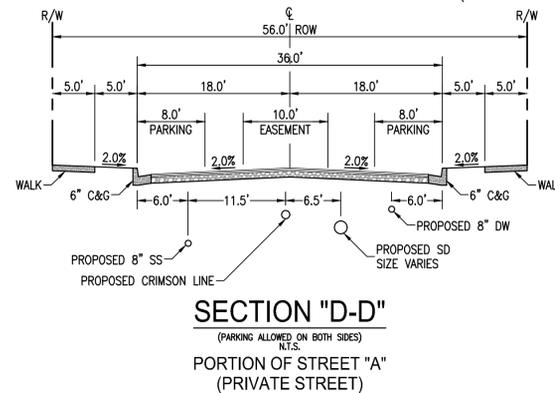
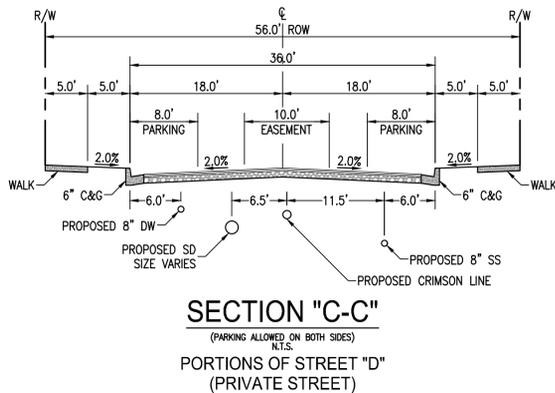
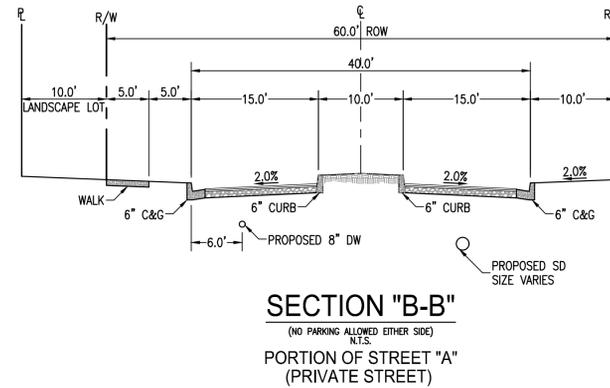
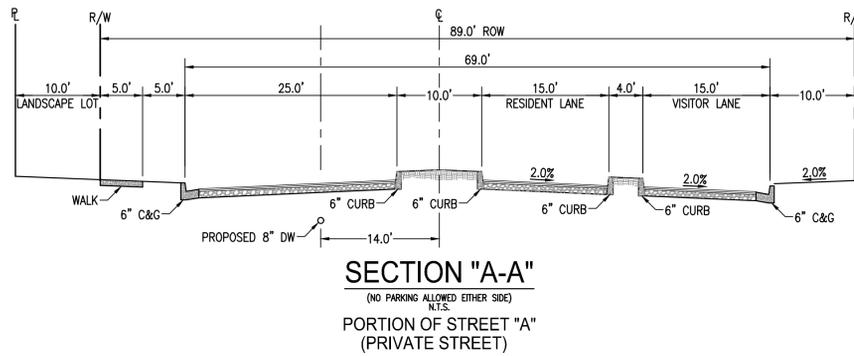
76	3596	0.083	RESIDENTIAL	HOMEOWNER
77	7680	0.176	RESIDENTIAL	HOMEOWNER
78	4676	0.107	RESIDENTIAL	HOMEOWNER
79	3504	0.080	RESIDENTIAL	HOMEOWNER
80	4343	0.100	RESIDENTIAL	HOMEOWNER
81	6015	0.138	RESIDENTIAL	HOMEOWNER
82	5521	0.127	RESIDENTIAL	HOMEOWNER
83	4161	0.096	RESIDENTIAL	HOMEOWNER
84	3730	0.086	RESIDENTIAL	HOMEOWNER
85	3065	0.070	RESIDENTIAL	HOMEOWNER
86	3306	0.076	RESIDENTIAL	HOMEOWNER
87	3306	0.076	RESIDENTIAL	HOMEOWNER
88	4232	0.097	RESIDENTIAL	HOMEOWNER
89	3686	0.085	RESIDENTIAL	HOMEOWNER
90	3306	0.076	RESIDENTIAL	HOMEOWNER
91	3306	0.076	RESIDENTIAL	HOMEOWNER
92	4266	0.098	RESIDENTIAL	HOMEOWNER
93	2986	0.069	RESIDENTIAL	HOMEOWNER
94	3304	0.076	RESIDENTIAL	HOMEOWNER
95	4376	0.100	RESIDENTIAL	HOMEOWNER
96	3713	0.085	RESIDENTIAL	HOMEOWNER
97	3713	0.085	RESIDENTIAL	HOMEOWNER
98	3713	0.085	RESIDENTIAL	HOMEOWNER
99	4610	0.106	RESIDENTIAL	HOMEOWNER
100	5081	0.117	RESIDENTIAL	HOMEOWNER
<b>TOTAL</b>	<b>428,256</b>	<b>9.83</b>		

## TRACT 19250 - LETTERED LOTS

LOT LETTER	LOT AREA (S.F.)	LOT AREA (AC.)	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY
A	49,967	1.147	PRIVATE STREET	HOA
B	24,856	0.571	PRIVATE STREET	HOA
C	24,785	0.569	PRIVATE STREET	HOA
D	15,548	0.357	PRIVATE STREET	HOA
E	11,709	0.269	PRIVATE STREET	HOA
F	29,085	0.668	PARK	HOA
G	2,196	0.05	LANDSCAPE	HOA
H	16,244	0.373	LANDSCAPE	HOA
I	8,273	0.19	LANDSCAPE	HOA
J	1,181	0.027	LANDSCAPE	HOA
K	3,434	0.079	LANDSCAPE	HOA
L	1,237	0.028	LANDSCAPE/OIL FACILITIES	HOA
M	959	0.022	LANDSCAPE	HOA
N	203	0.005	LANDSCAPE	HOA
O	243	0.006	LANDSCAPE	HOA
P	2,461	0.057	LANDSCAPE/OIL FACILITIES	HOA
Q	2,250	0.052	OIL FACILITIES	OIL OPERATOR
R	1,469	0.034	LANDSCAPE	HOA
S	4,846	0.111	LANDSCAPE/OIL FACILITIES	HOA
<b>TOTAL</b>	<b>200,947</b>	<b>4.61</b>		

## TRACT 19250 - LAND USE SUMMARY

DESCRIPTION	TOTAL
LOTS 1-100 (RESIDENTIAL)	9.83 AC.
LOTS "A"- "E" (PRIVATE STREET)	2.91 AC.
LOTS "G"- "K", "M"- "O", "R" (LANDSCAPE)	0.78 AC.
LOT "F" (PARK)	0.67 AC.
LOTS "L", "P" & "R" (LANDSCAPE AND OIL FACILITIES)	0.20 AC.
LOT "Q" (OIL FACILITIES)	0.05 AC.
PUBLIC RIGHT OF WAY DEDICATION	0.02 AC.
REMAINDER PARCEL (N.A.P.)	2.56 AC.
<b>TOTAL AREA (GROSS)</b>	<b>17.02 AC.</b>



**BENCHMARK:**  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-101- 75", SET IN THE NORTHEASTLY CORNER OF A 4 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND VAN BUREN STREET, 370 FT. WESTERLY OF THE CENTERLINE OF VAN BUREN AND 33 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

**BASIS OF BEARING:**  
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REVISION	DATE	DESCRIPTION	APPROVED

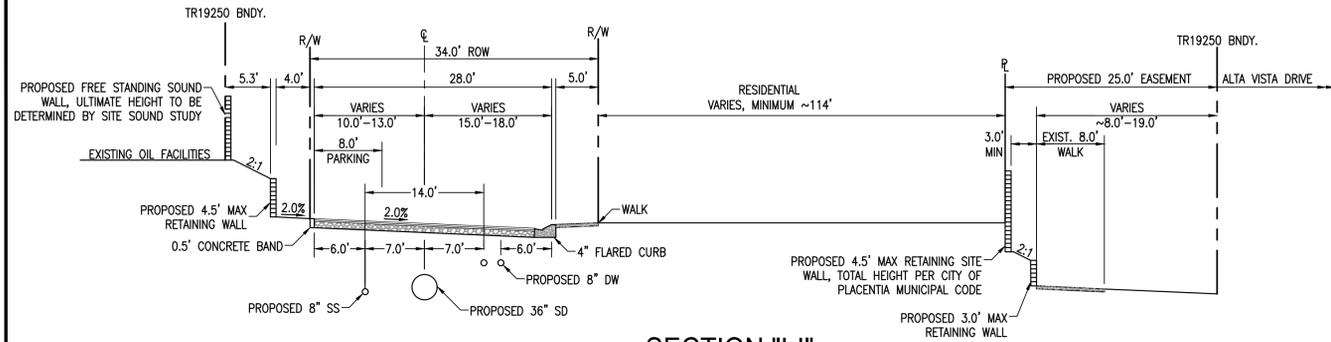
**PREPARED BY:**  
WILSON MIKAMI CORPORATION  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090  
*Scott M. Wilson*  
CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-22  
LICENSE NO. EXP. DATE

**OWNER:**  
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®  
725 W. TOWN & COUNTRY ROAD, SUITE 200  
ORANGE, CA 92668  
CONTACT: ERIC EVERHART

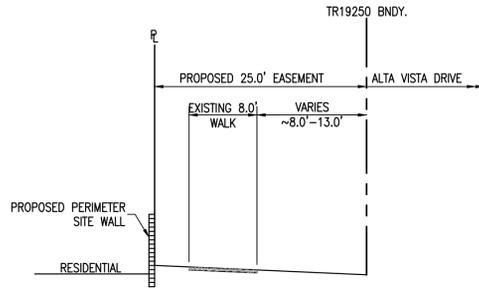
**VESTING TENTATIVE TRACT MAP 19250  
ALTA VISTA  
STATISTICAL SUMMARY AND SECTIONS**

**SHEET**  
2  
**OF**  
9

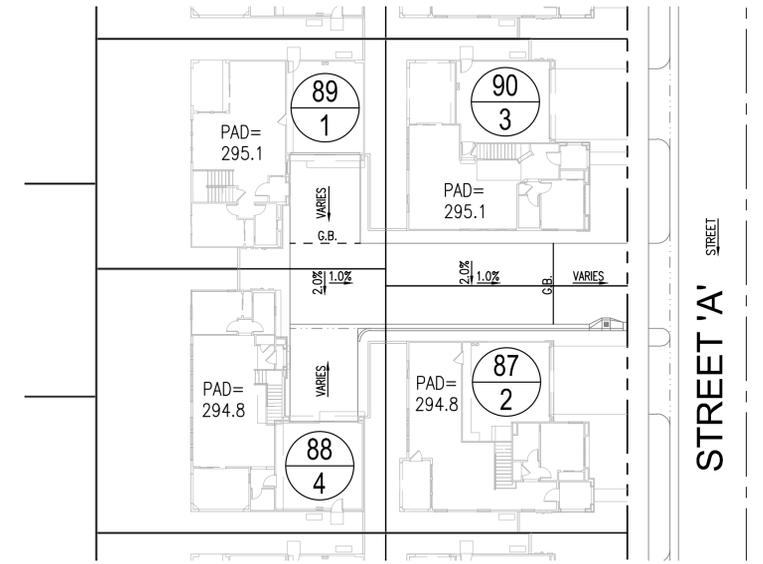
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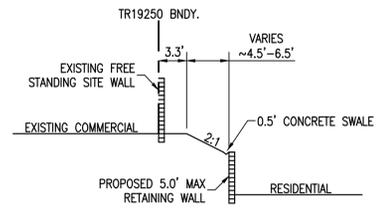
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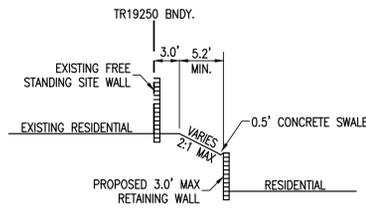
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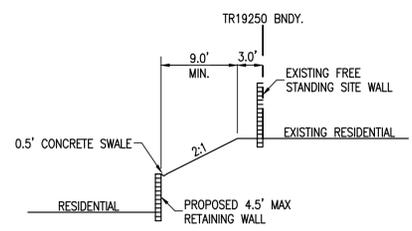
TYPICAL LOT GRADING



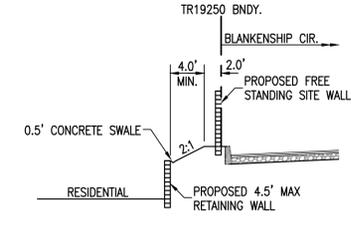
SECTION "K-K"  
N.T.S.



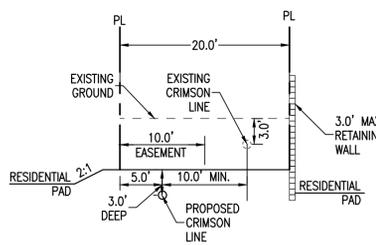
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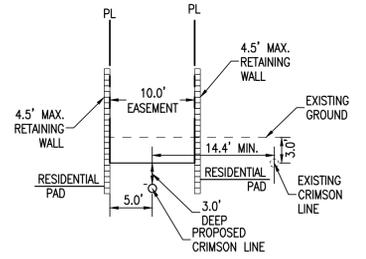
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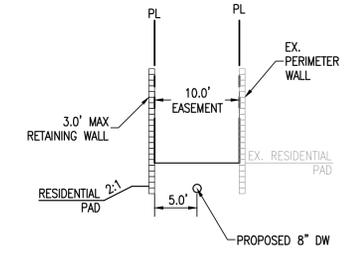
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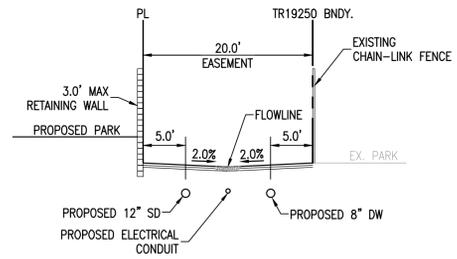
SECTION "O-O"  
N.T.S.



SECTION "P-P"  
N.T.S.



SECTION "Q-Q"  
N.T.S.



SECTION "S-S"  
N.T.S.

**BENCHMARK:**  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-101-75", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTH-WESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND VAN BUREN STREET, 370 FT. WESTERLY OF THE CENTERLINE OF VAN BUREN AND 33 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

**BASIS OF BEARING:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N03°26'01"W BASED UPON A LINE BETWEEN OCS HORIZONTAL CONTROL DATASHEET STATION 0112 AND STATION 5213 AS DERIVED FROM GEODETIC VALUES PUBLISHED AND COMPUTED BY ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS.

REVISION	DATE	DESCRIPTION	APPROVED

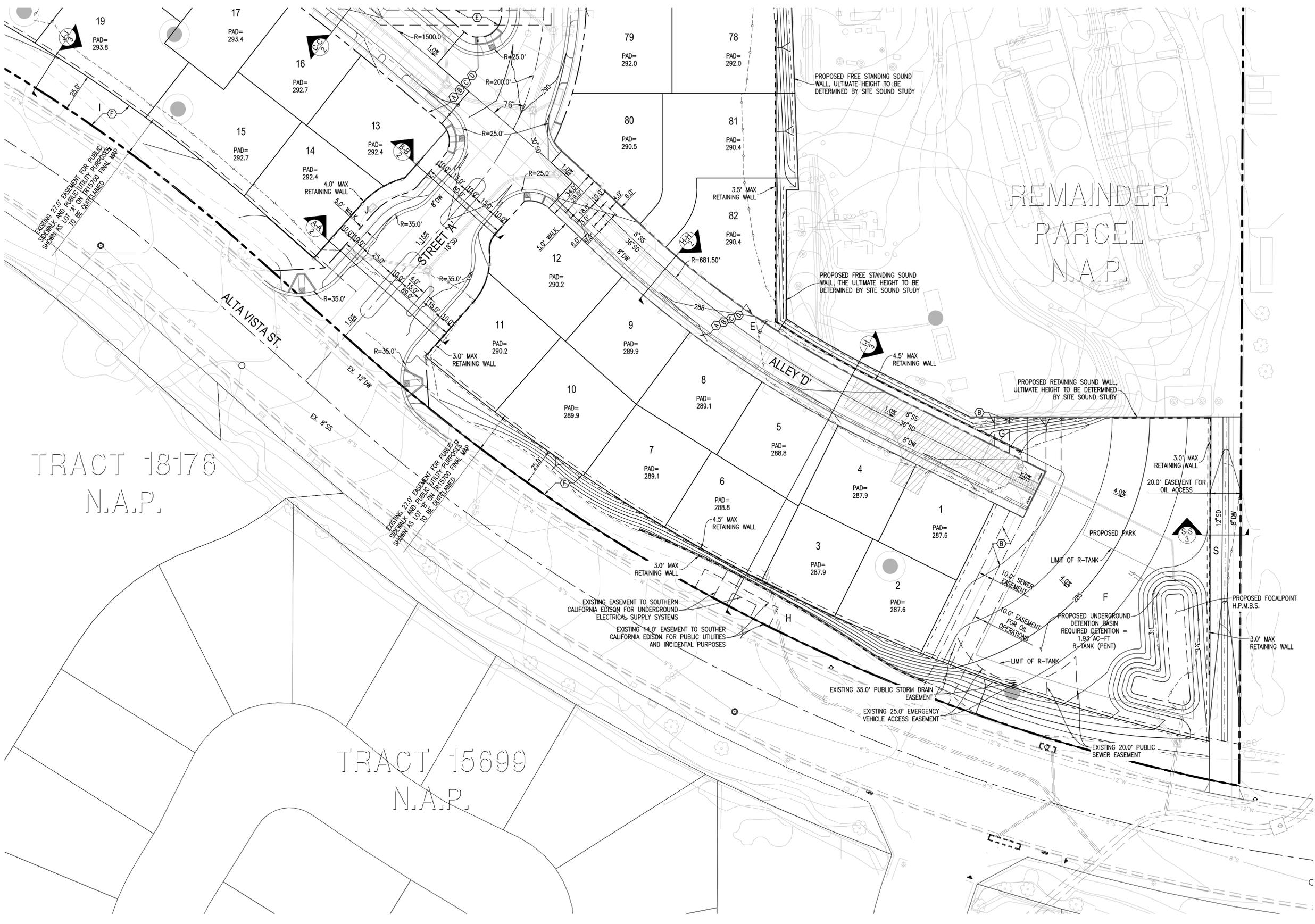
**PREPARED BY:**  
WILSON MIKAMI CORPORATION  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090  
*Scott M. Wilson*  
SCOTT M. WILSON  
CIVIL ENGINEER LICENSE NO. 49884  
9-30-22  
EXP. DATE

**OWNER:**  
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®  
725 W. TOWN & COUNTRY ROAD, SUITE 200  
ORANGE, CA 92668  
CONTACT: ERIC EVERHART

VESTING TENTATIVE TRACT MAP 19250  
ALTA VISTA  
SECTIONS (CONT.)

SHEET  
3  
of  
9

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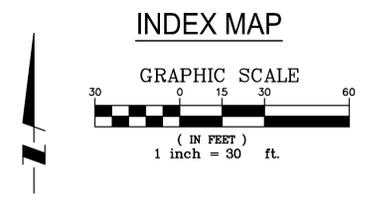
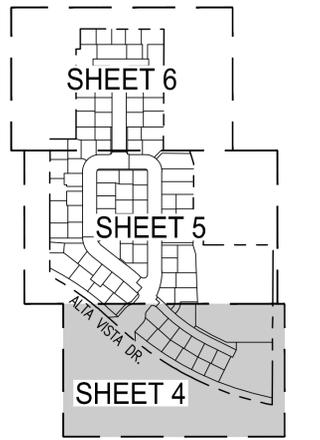


### LEGEND

DOMESTIC WATER LINE (PROP)	— DW —
SANITARY SEWER LINE (PROP)	— SS —
RECYCLED WATER LINE (PROP)	— RW —
STORM DRAIN LINE (PROP-CITY OF PLACENTIA)	— SD —
DOMESTIC WATER LINE (EXIST)	- - - DW - - -
SANITARY SEWER LINE (EXIST)	- - - SS - - -
STORM DRAIN LINE (EXIST)	- - - SD - - -
STREET CENTER LINE	— — — — —
RIGHT OF WAY	— — — — —
PROPOSED LOT LINE	— — — — —
RECORDED LOT LINE	— — — — —
RECORDED TRACT (N.A.P.)	18176
FACE OF CURB & GUTTER	— — — — —
TRACT BOUNDARY	— — — — —
EASEMENT	— — — — —
EXISTING CONTOUR	— 205 —
PROPOSED CONTOUR	— 205 —
FIRE HYDRANT	⊕
CATCH BASIN (PROP)	□
STREET LIGHT	⊙
RETAINING WALL	— — — — —
PROPOSED STREET OR WALK GRADE	5.0%
PROPOSED TRACT 19250 LOT NO.	1
PROPOSED TRACT 19250 LOT LETTER	A
O.C.F.A. TURNAROUND	▨
EXISTING OIL WELL	⊙

### EASEMENT NOTES

EASEMENT TO GOLDEN STATE WATER COMPANY FOR WATER PURPOSES	(A)
EASEMENT TO THE CITY OF PLACENTIA FOR SANITARY SEWER PURPOSES	(B)
EASEMENT TO THE CITY OF PLACENTIA FOR STORM DRAIN PURPOSES	(C)
EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF PLACENTIA CRIMSON LINE EASEMENT FOR OIL PURPOSES	(D)
EASEMENT TO THE CITY OF PLACENTIA FOR SIDEWALK AND UTILITY PURPOSES	(E)
	(F)



TRACT 18176  
N.A.P.

TRACT 15699  
N.A.P.

**BENCHMARK:**  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-101-75", SET IN THE NORTHEASTLY CORNER OF A 4 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND VAN BUREN STREET, 370 FT. WESTERLY OF THE CENTERLINE OF VAN BUREN AND 33 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

**BASIS OF BEARING:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N03°26'01"W BASED UPON A LINE BETWEEN OCS HORIZONTAL CONTROL DATASHEET STATION 0112 AND STATION 5213 AS DERIVED FROM GEODETIC VALUES PUBLISHED AND COMPUTED BY ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS.

REVISION	DATE	DESCRIPTION	APPROVED

**PREPARED BY:**  
WILSON MIKAMI CORPORATION  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

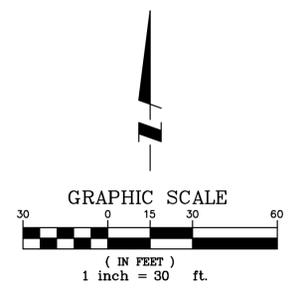
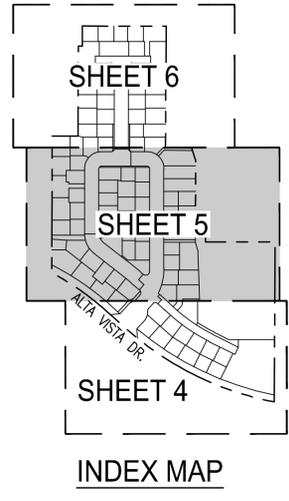
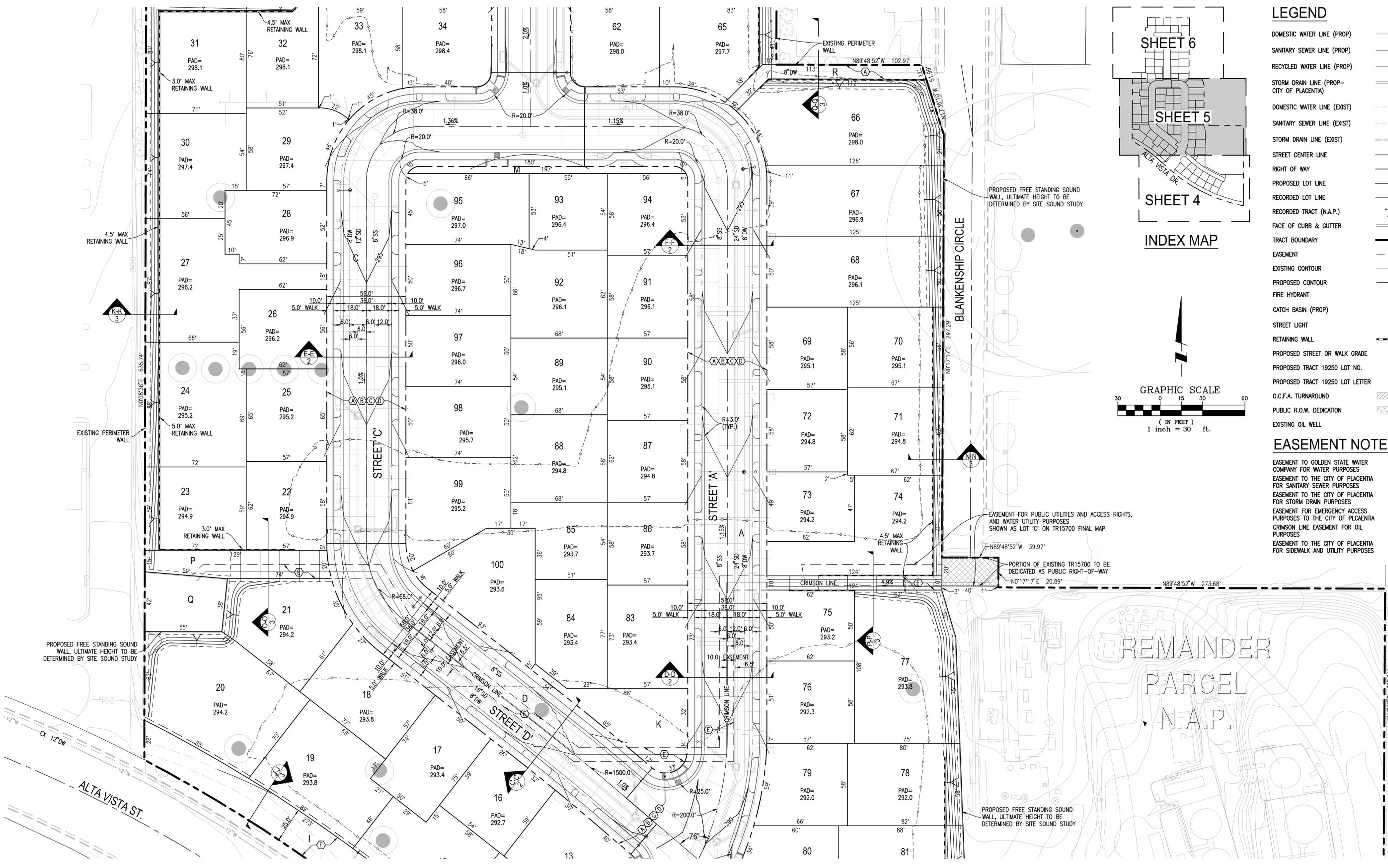
*Scott M. Wilson*  
CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-22  
LICENSE NO. EXP. DATE

**OWNER:**  
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®  
725 W. TOWN & COUNTRY ROAD, SUITE 200  
ORANGE, CA 92668  
CONTACT: ERIC EVERHART

**VESTING TENTATIVE TRACT MAP 19250  
ALTA VISTA  
SITE PLAN**

**SHEET**  
4  
**OF**  
9

S:\10367\_00\dwg\PRSP0004\_1TM.dwg 9/07/22 - 8:10am



### LEGEND

- DOMESTIC WATER LINE (PROP) — DW —
- SANITARY SEWER LINE (PROP) — SS —
- RECYCLED WATER LINE (PROP) — RW —
- STORM DRAIN LINE (PROP-CITY OF PLACENTIA) — SD —
- DOMESTIC WATER LINE (EXIST) - - - DW - - -
- SANITARY SEWER LINE (EXIST) - - - SS - - -
- STORM DRAIN LINE (EXIST) - - - SD - - -
- STREET CENTER LINE ———
- RIGHT OF WAY ———
- PROPOSED LOT LINE ———
- RECORDED LOT LINE ———
- RECORDED TRACT (N.A.P.) 18176 ———
- FACE OF CURB & GUTTER ———
- TRACT BOUNDARY ———
- EASEMENT ———
- EXISTING CONTOUR — 205 —
- PROPOSED CONTOUR — 205 —
- FIRE HYDRANT — (Symbol) —
- CATCH BASIN (PROP) — (Symbol) —
- STREET LIGHT — (Symbol) —
- RETAINING WALL ———
- PROPOSED STREET OR WALK GRADE 5.0% ———
- PROPOSED TRACT 19250 LOT NO. 1 ———
- PROPOSED TRACT 19250 LOT LETTER A ———
- O.C.F.A. TURNAROUND — (Symbol) —
- PUBLIC R.O.W. DEDICATION — (Symbol) —
- EXISTING OIL WELL — (Symbol) —

### EASEMENT NOTES

- (A) EASEMENT TO GOLDEN STATE WATER COMPANY FOR WATER PURPOSES
- (B) EASEMENT TO THE CITY OF PLACENTIA FOR SANITARY SEWER PURPOSES
- (C) EASEMENT TO THE CITY OF PLACENTIA FOR STORM DRAIN PURPOSES
- (D) EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF PLACENTIA
- (E) CRIMSON LINE EASEMENT FOR OIL PURPOSES
- (F) EASEMENT TO THE CITY OF PLACENTIA FOR SIDEWALK AND UTILITY PURPOSES

**BENCHMARK:**  
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ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

**BASIS OF BEARING:**  
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REVISION	DATE	DESCRIPTION	APPROVED

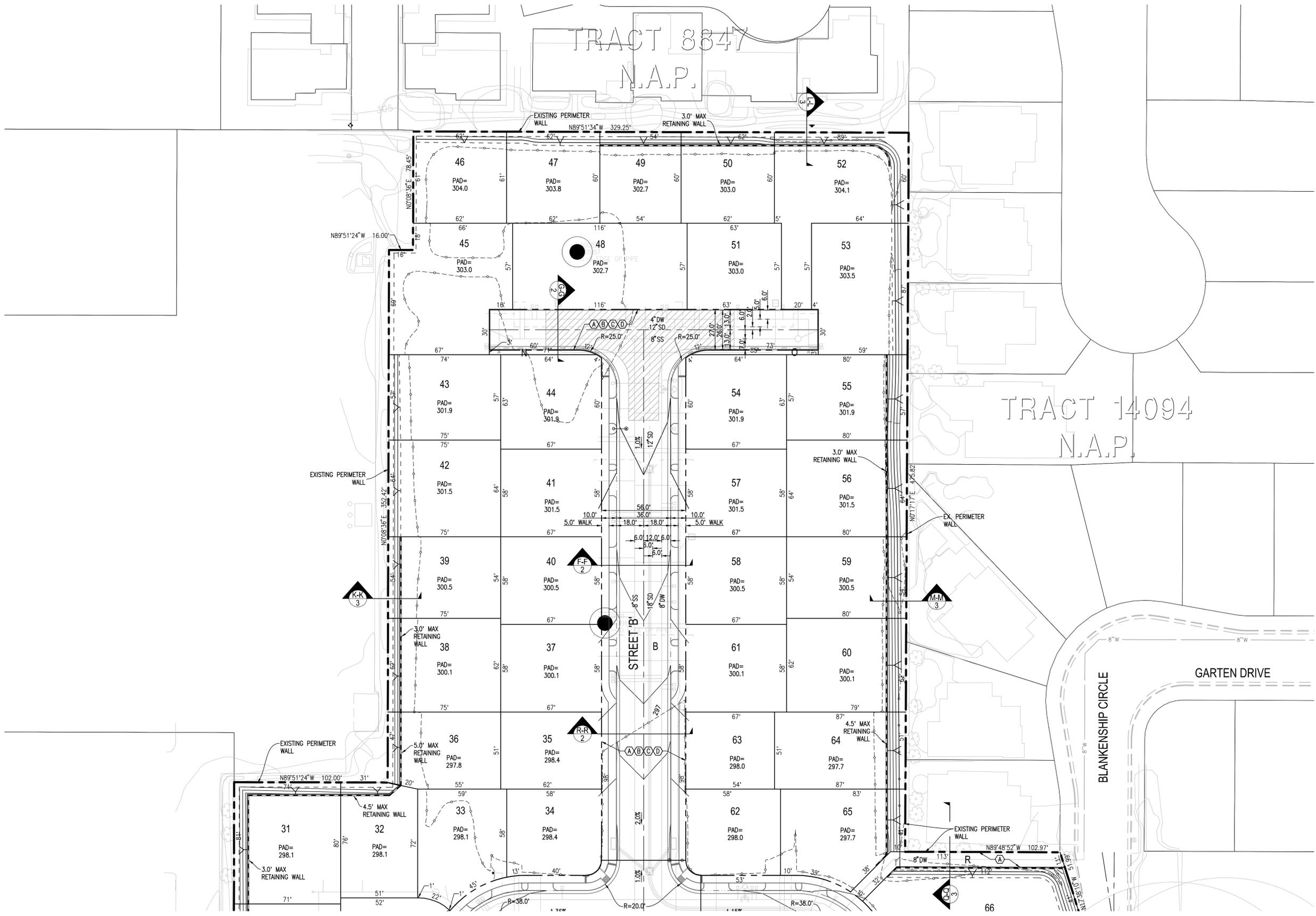
**PREPARED BY:**  
WILSON MIKAM CORPORATION  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090  
Scott M. Wilson  
CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-22  
LICENSE NO. EXP. DATE

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CONTACT: ERIC EVERHART

**VESTING TENTATIVE TRACT MAP 19250  
ALTA VISTA  
SITE PLAN**

**SHEET**  
5  
**OF**  
9

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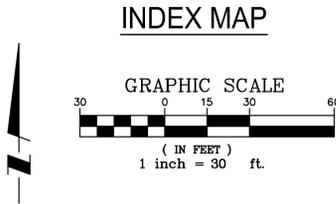
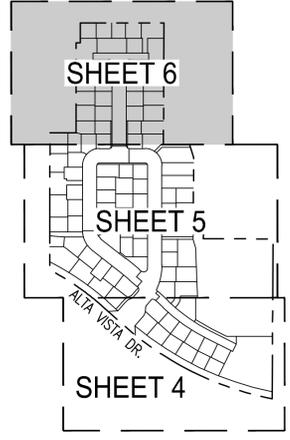


### LEGEND

DOMESTIC WATER LINE (PROP)	—DW—
SANITARY SEWER LINE (PROP)	—SS—
RECYCLED WATER LINE (PROP)	—RW—
STORM DRAIN LINE (PROP—CITY OF PLACENTIA)	—SD—
DOMESTIC WATER LINE (EXIST)	- - - DW - - -
SANITARY SEWER LINE (EXIST)	- - - SS - - -
STORM DRAIN LINE (EXIST)	- - - SD - - -
STREET CENTER LINE	—
RIGHT OF WAY	—
PROPOSED LOT LINE	—
RECORDED LOT LINE	—
RECORDED TRACT (N.A.P.)	18176
FACE OF CURB & GUTTER	—
TRACT BOUNDARY	—
EASEMENT	—
EXISTING CONTOUR	—205—
PROPOSED CONTOUR	—205—
FIRE HYDRANT	⊕
CATCH BASIN (PROP)	□
STREET LIGHT	⊙
RETAINING WALL	—
PROPOSED STREET OR WALK GRADE	5.0%
PROPOSED TRACT 19250 LOT NO.	1
PROPOSED TRACT 19250 LOT LETTER	A
O.C.F.A. TURNAROUND	▨
EXISTING OIL WELL	⊙

### EASEMENT NOTES

EASEMENT TO GOLDEN STATE WATER COMPANY FOR WATER PURPOSES	(A)
EASEMENT TO THE CITY OF PLACENTIA FOR SANITARY SEWER PURPOSES	(B)
EASEMENT TO THE CITY OF PLACENTIA FOR STORM DRAIN PURPOSES	(C)
EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF PLACENTIA	(D)
CRIMSON LINE EASEMENT FOR OIL PURPOSES	(E)



**BENCHMARK:**  
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ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

**BASIS OF BEARING:**  
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REVISION	DATE	DESCRIPTION	APPROVED

PREPARED BY:  
  
 9 CORPORATE PARK, SUITE 100  
 IRVINE, CA 92606  
 T: 949-679-0090  
  
 CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-22  
 LICENSE NO. EXP. DATE

OWNER:  
  
 AMERICA'S LUXURY HOME BUILDER®  
 725 W. TOWN & COUNTRY ROAD, SUITE 200  
 ORANGE, CA 92668  
 CONTACT: ERIC EVERHART

VESTING TENTATIVE TRACT MAP 19250  
 ALTA VISTA  
 SITE PLAN

SHEET  
 6  
 OF  
 9

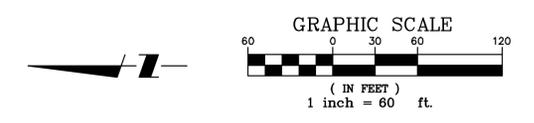
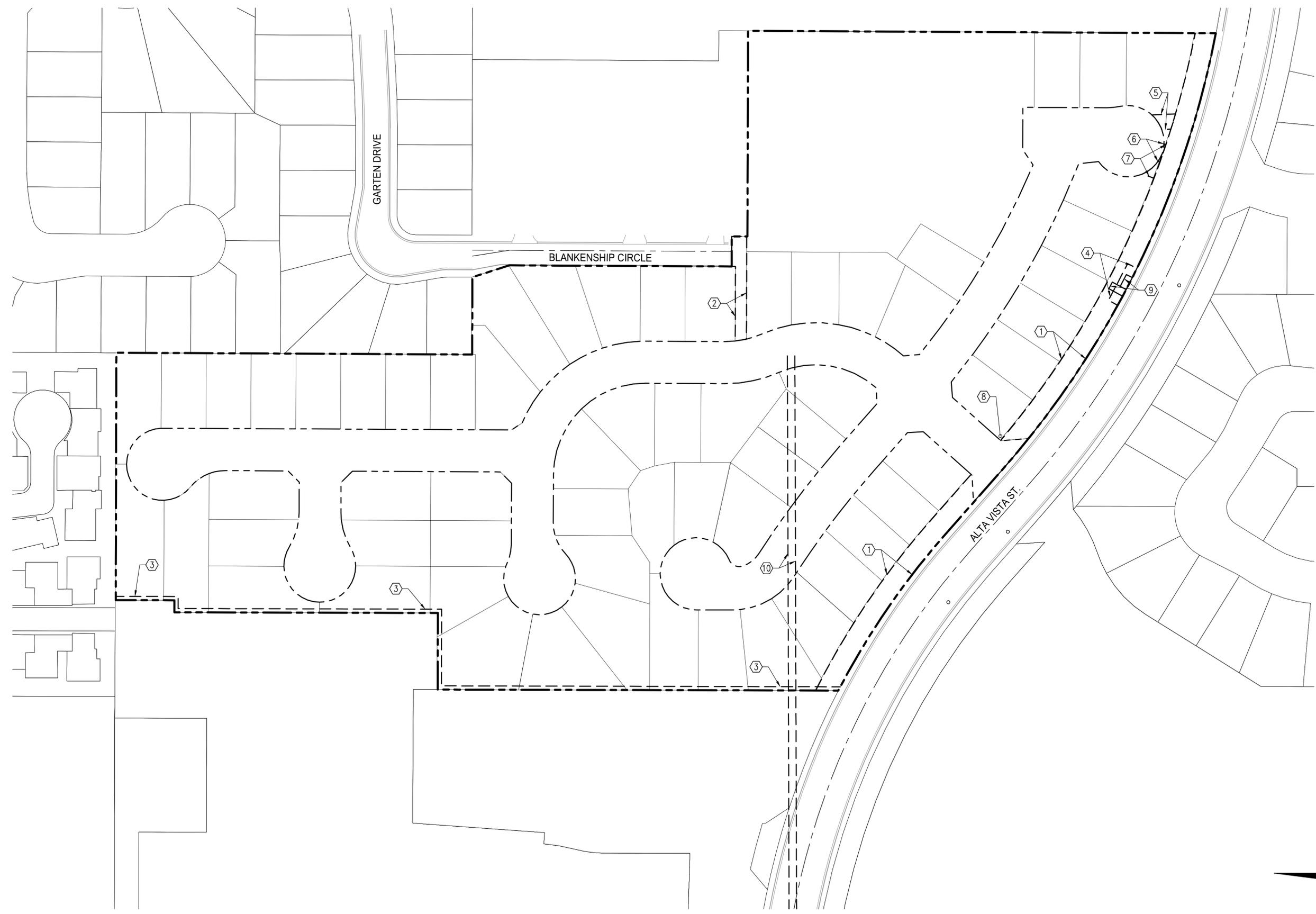
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**LEGEND**

- TRACT 19250 BOUNDARY 
- EASEMENT 
- RECORDED LOT LINE 
- EXISTING PUBLIC RIGHT OF WAY TO BE VACATED 
- STREET CENTER LINE 

**EASEMENT NOTES**

- ① EASEMENT FOR SIDEWALK AND PUBLIC UTILITIES. TRACT NO. 15700 MM 854/17-22 INSTRUMENT NO. 2004000098902
- ② WATER UTILITY, PUBLIC UTILITIES AND ACCESS EASEMENT. TRACT NO. 15700 MM 854/17-22 INSTRUMENT NO. 2004000098902
- ③ EASEMENT AGREEMENT FOR MAINTENANCE OF WALL AND DRAINAGE SWALE. INSTRUMENT NO. 19970641811 OF OFFICIAL RECORD
- ④ UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS. INSTRUMENT NO. 93-0373600 OF OFFICIAL RECORDS
- ⑤ SEWER EASEMENT. TRACT NO. 15700 MM 854/17-22 INSTRUMENT NO. 2004000098902
- ⑥ EMERGENCY VEHICLE ACCESS EASEMENT. TRACT NO. 15700 MM 854/17-22 INSTRUMENT NO. 2004000098902
- ⑦ STORM DRAIN EASEMENT. TRACT NO. 15700 MM 854/17-22 INSTRUMENT NO. 2004000098902
- ⑧ PUBLIC UTILITIES INSTRUMENT NO. 2012000219774
- ⑨ EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES. RECORDED APRIL 18, 2012 AS INSTRUMENT NO. 2021000293104
- ⑩ EASEMENT FOR PIPELINE WITH RIGHT OF INGRESS AND EGRESS TO STANDARD OIL CO. RECORDED DECEMBER 16, 191, IN DDS 346/241.



**BENCHMARK:**  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-101- 75". SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND VAN BUREN STREET, 370 FT. WESTERLY OF THE CENTERLINE OF VAN BUREN AND 33 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
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**VESTING TENTATIVE TRACT MAP 19250  
ALTA VISTA  
EXISTING EASEMENTS AND PUBLIC RIGHT OF WAYS**

**SHEET**  
7  
**OF**  
9

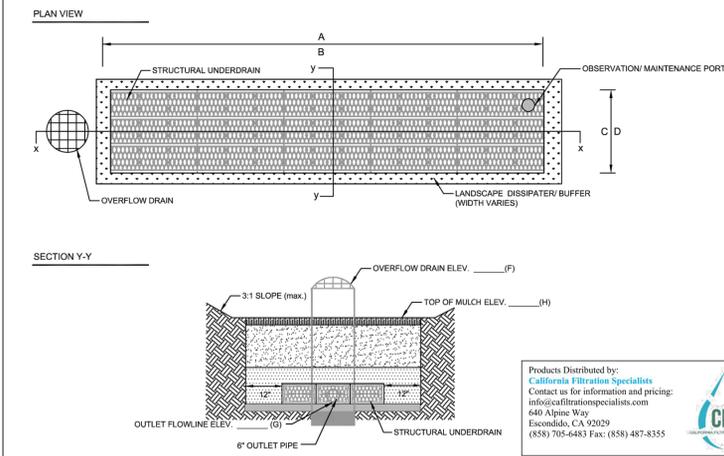
S:\10367.00\dwg\PRSP0007\_TTM.dwg 9/06/22 - 3:15pm

**FOCALPOINT HIGH PERFORMANCE MODULAR BIOFILTRATION SYSTEM (HPMBS) PERFORMANCE SPECIFICATION:**

**HIGH PERFORMANCE MEDIA**  
 HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100' PER HOUR INFILTRATION RATE. FIELD TEST MUST BE CONDUCTED WITH PROSCRIBED INFILTRATOR AND SOP (SEE SPECIFICATIONS). FAILURE TO MEET FIELD TESTING WILL RESULT IN THE REMOVAL OF MEDIA AND REPLACEMENT FROM ALTERNATE BATCH.

**HIGH PERFORMANCE STRUCTURAL UNDERDRAIN**  
 MUST HAVE A MINIMUM OF 18 SQUARE INCHES OF ORIFICE OPENING PER SQUARE FOOT. MUST MEET H2O LOADING REQUIREMENTS. MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE. MUST HAVE MINIMUM 60% INTERIOR VOID SPACE.

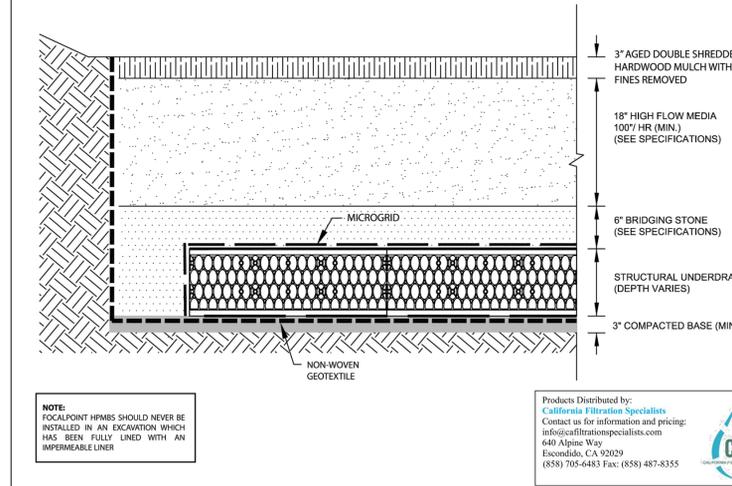
FOCALPOINT HPMBS CONSTRUCTION GUIDE	
A	FOCALPOINT LENGTH
B	# UNDERDRAIN LONG
C	FOCALPOINT WIDTH
D	# UNDERDRAIN WIDE
E	WATER QUALITY VOLUME
F	OVERFLOW ELEVATION
G	OUTLET FLOWLINE
H	TOP OF MULCH
I	TOP OF GABION (OPTIONAL)



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 California Filtration Specialists  
 Contact us for information and pricing:  
 info@cafiltrationspecialists.com  
 640 Alpine Way  
 Escondido, CA 92029  
 (858) 705-6483 Fax: (858) 487-8355



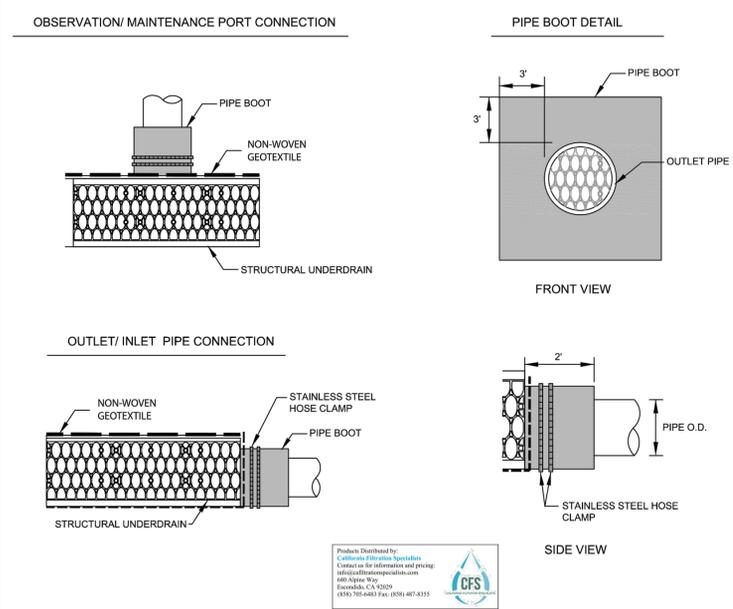
**FOCALPOINT HPMBS CONSTRUCTION GUIDE**  
 TO FIND A VALUE ADDED RESELLER IN YOUR AREA VISIT  
[WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT](http://WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT)  
 CONVERGENT WATER TECHNOLOGIES AT 800.771.5428



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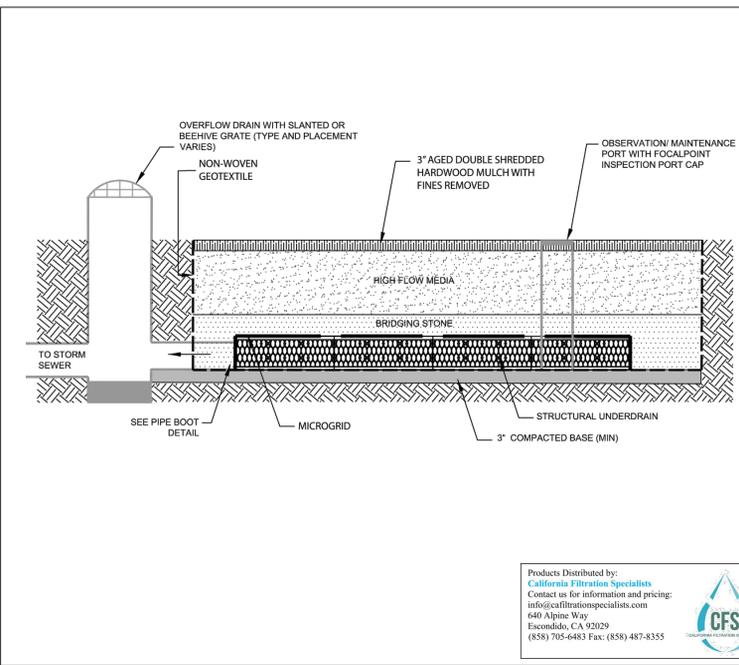
**FOCALPOINT HPMBS DETAILED CROSS SECTION**  
 TO FIND A VALUE ADDED RESELLER IN YOUR AREA VISIT  
[WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT](http://WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT)  
 CONVERGENT WATER TECHNOLOGIES AT 800.771.5428



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 Escondido, CA 92029  
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**FOCALPOINT HPMBS PIPE CONNECTION**  
 TO FIND A VALUE ADDED RESELLER IN YOUR AREA VISIT  
[WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT](http://WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT)  
 CONVERGENT WATER TECHNOLOGIES AT 800.771.5428



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**FOCALPOINT HPMBS SECTION X-X**  
 TO FIND A VALUE ADDED RESELLER IN YOUR AREA VISIT  
[WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT](http://WWW.CONVERGENTWATER.COM/STORMWATER-PRODUCTS-OR-CONTACT)  
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REVISION	DATE	DESCRIPTION	APPROVED

**PREPARED BY:**  
  
 9 CORPORATE PARK, SUITE 100  
 IRVINE, CA 92606  
 T: 949-679-0090

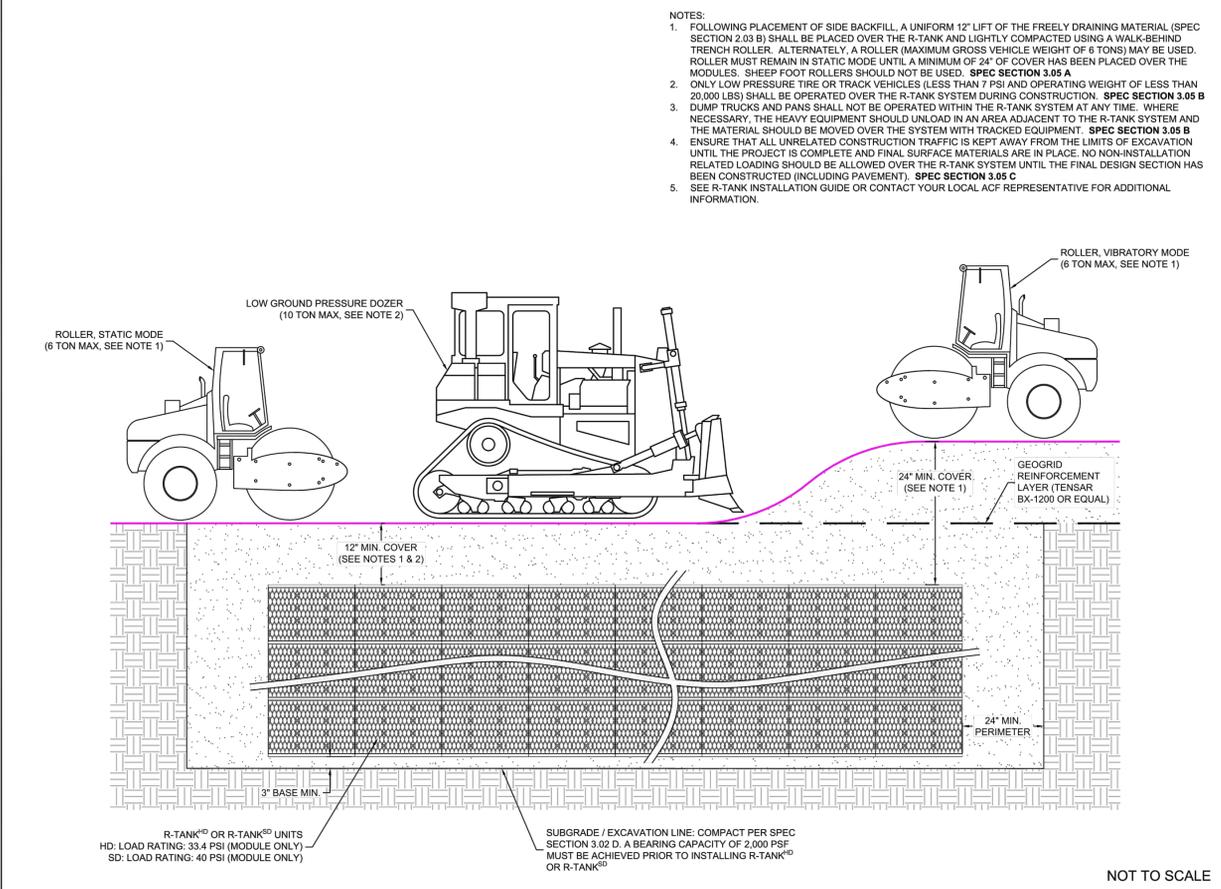
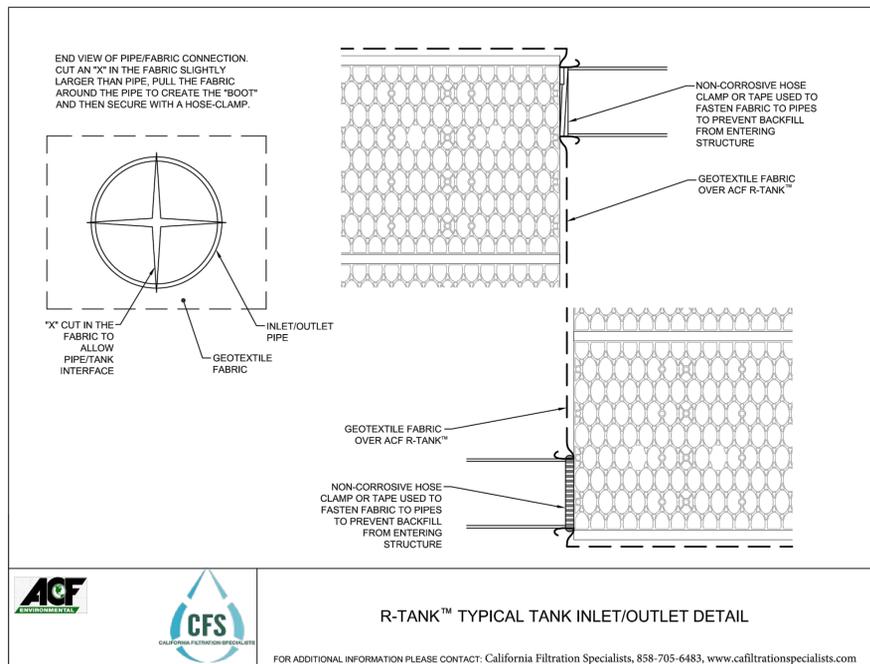
*Scott M. Wilson*  
 CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-22  
 LICENSE NO. EXP. DATE

**OWNER:**  
  
 AMERICA'S LUXURY HOME BUILDER®  
 725 W. TOWN & COUNTRY ROAD, SUITE 200  
 ORANGE, CA 92668  
 CONTACT: ERIC EVERHART

VESTING TENTATIVE TRACT MAP 19250  
 ALTA VISTA  
 FOCALPOINT H.P.M.B.S. SPECIFICATIONS

**SHEET**  
 8  
**OF**  
 9

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**R-TANK™**

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

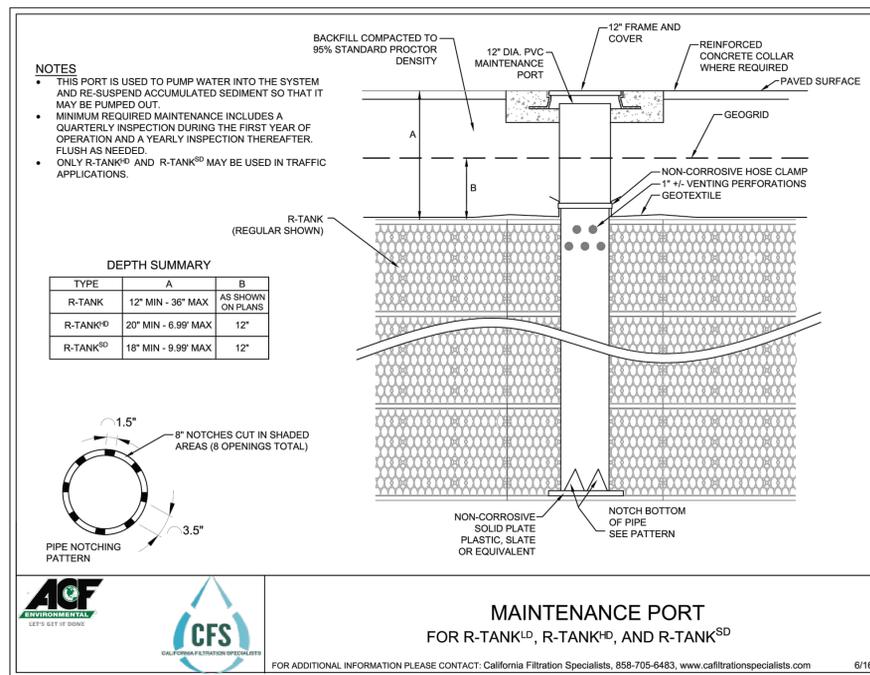
FOR CALIFORNIA FILTRATION SPECIALISTS  
SPECIALISTS  
858-705-6483  
www.cafiltrationspecialists.com

**ACF** **CFS**

**R-TANK™ CONSTRUCTION EQUIPMENT COVER DETAIL**  
ACF ENVIRONMENTAL, 1-800-448-3838, www.acfenvironmental.com

DESIGNED BY: EDO  
DATE: 08/07/17

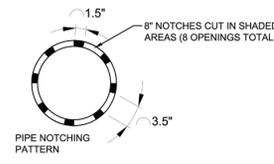
**1 of 1**



- NOTES**
- THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
  - MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER, FLUSH AS NEEDED.
  - ONLY R-TANK™D AND R-TANK™SD MAY BE USED IN TRAFFIC APPLICATIONS.

**DEPTH SUMMARY**

TYPE	A	B
R-TANK	12" MIN - 36" MAX	AS SHOWN ON PLANS
R-TANK™D	20" MIN - 6.99' MAX	12"
R-TANK™SD	18" MIN - 9.99' MAX	12"



**ACF** **CFS**

**MAINTENANCE PORT FOR R-TANK™, R-TANK™D, AND R-TANK™SD**

FOR ADDITIONAL INFORMATION PLEASE CONTACT: California Filtration Specialists, 858-705-6483, www.cafiltrationspecialists.com

6/16

**BENCHMARK:**  
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-101- 75", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 7 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF BUENA VISTA AVENUE AND VAN BUREN STREET, 370 FT. WESTERLY OF THE CENTERLINE OF VAN BUREN AND 33 FT. NORTHERLY OF THE CENTERLINE OF BUENA VISTA. MONUMENT IS SET LEVEL WITH THE SIDEWALK.  
ELEVATION 312.589 FT, NAVD 88 DATUM (ADJ 2006)

**BASIS OF BEARING:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N03°26'01"W BASED UPON A LINE BETWEEN OCS HORIZONTAL CONTROL DATASHEET STATION 0112 AND STATION 5213 AS DERIVED FROM GEODETIC VALUES PUBLISHED AND COMPUTED BY ORANGE COUNTY DEPARTMENT OF PUBLIC WORKS.

REVISION	DATE	DESCRIPTION	APPROVED

**PREPARED BY:**  
**WILSON MIKAMI CORPORATION**  
9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

*Scott M. Wilson*  
CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-22  
LICENSE NO. EXP. DATE

**OWNER:**  
**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER™

725 W. TOWN & COUNTRY ROAD, SUITE 200  
ORANGE, CA 92668  
CONTACT: ERIC EVERHART

**VESTING TENTATIVE TRACT MAP 19250  
ALTA VISTA  
R-TANK DETAILS**

**SHEET**  
9  
**OF**  
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