

ALTA VISTA

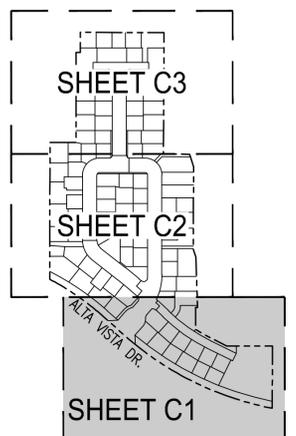
VESTING TENTATIVE TRACT MAP NO. 19250

LEGEND

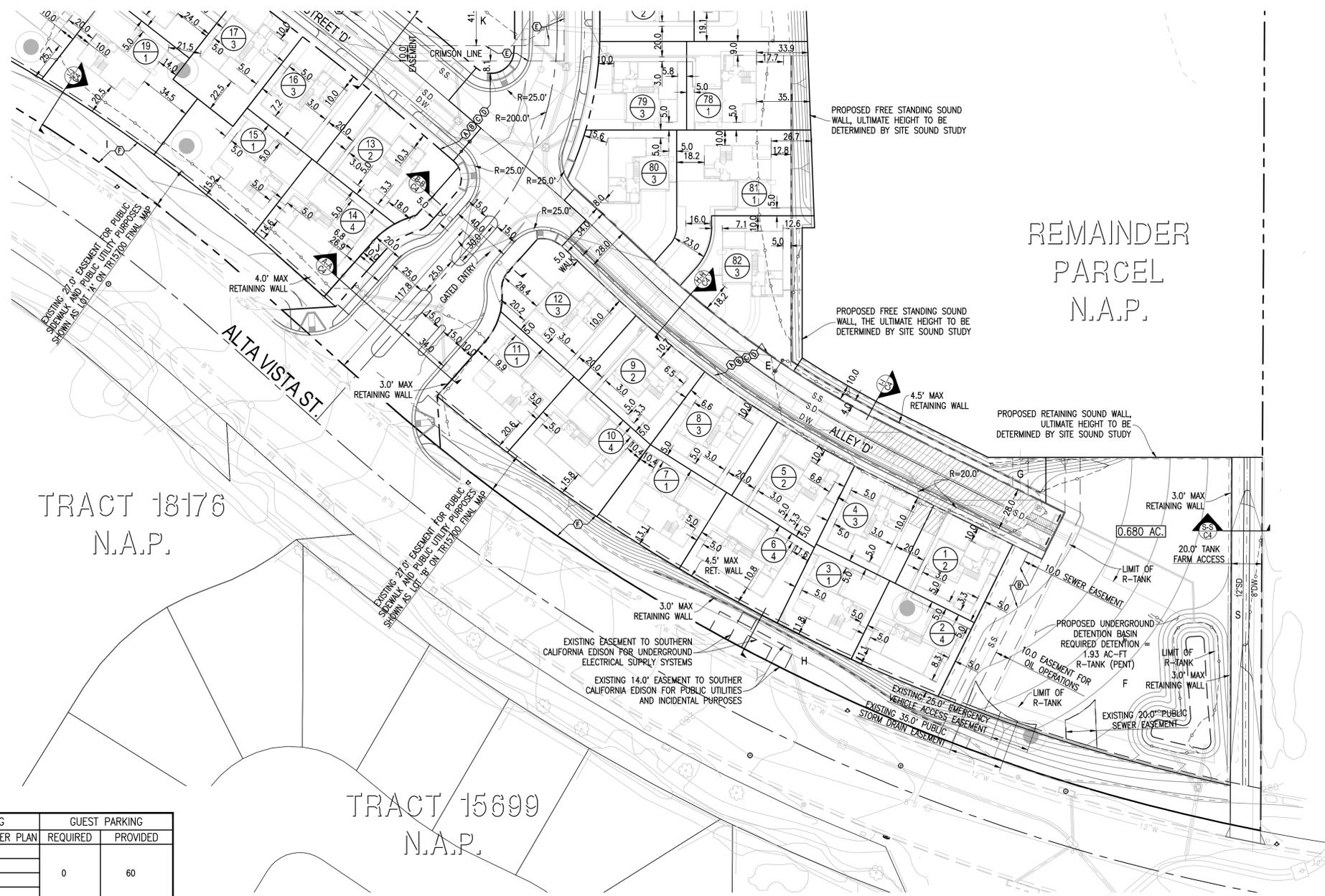
DOMESTIC WATER LINE (PROP)	— DW —
SANITARY SEWER LINE (PROP)	— SS —
RECYCLED WATER LINE (PROP)	— RW —
STORM DRAIN LINE (PROP—CITY OF PLACENTIA)	— SD —
DOMESTIC WATER LINE (EXIST)	- - - DW - - -
SANITARY SEWER LINE (EXIST)	- - - SS - - -
STORM DRAIN LINE (EXIST)	- - - SD - - -
STREET CENTER LINE	— — — — —
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
P.F.L.S. 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)
- EASEMENT TO THE CITY OF PLACENTIA FOR SIDEWALK AND UTILITY PURPOSES (F)



INDEX MAP



PROPOSED FREE STANDING SOUND WALL, ULTIMATE HEIGHT TO BE DETERMINED BY SITE SOUND STUDY

PROPOSED FREE STANDING SOUND WALL, ULTIMATE HEIGHT TO BE DETERMINED BY SITE SOUND STUDY

PROPOSED RETAINING SOUND WALL, ULTIMATE HEIGHT TO BE DETERMINED BY SITE SOUND STUDY

EXISTING EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS

EXISTING 14.0' EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES

EXISTING 25.0' EMERGENCY VEHICLE ACCESS EASEMENT

EXISTING 35.0' PUBLIC STORM DRAIN EASEMENT

PROPOSED UNDERGROUND DETENTION BASIN REQUIRED DETENTION = 1.93 AC-FT R-TANK (PENT)

EXISTING 20.0' PUBLIC SEWER EASEMENT

EXISTING 20.0' MAX R-TANK

LAND USE SUMMARY

DESCRIPTION	TOTAL
LOTS 1 - 100 (RESIDENTIAL)	9.83 AC
LOTS "A" THROUGH "E" (PRIVATE LOCAL 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
TOTAL (GROSS)	17.02 AC

SITE SUMMARY

DESCRIPTION	PROPOSED
TOTAL NUMBER OF UNITS	100
PROJECT NET ACREAGE (EXCLUDES PUBLIC ROW DEDICATION AND REMAINDER PARCEL)	14.44 ACRES
PROJECT DENSITY (NET)	6.93 UNITS PER ACRE

DEVELOPMENT STANDARDS - MEDIUM DENSITY

DESCRIPTION	REQUIRED	PROVIDED
MAXIMUM DENSITY (MEDIUM DENSITY RESIDENTIAL)	0-15.0 UNITS/NET ACRE	6.93 UNITS/NET ACRE
MINIMUM SITE SIZE	2,800 SF**	2,754 SF
MAXIMUM LOT COVERAGE (ALLOWED)	100%	34%
MINIMUM BUILDING SETBACK FROM PRIVATE STREET PROPERTY LINE	5'	5.0'
MINIMUM SIDE SETBACK	4'	4.0'
MINIMUM REAR SETBACK	5'+**	5' (TYP.)
MINIMUM BUILDING TO BUILDING SETBACK (TWO-STORY)	10'+**	10' (TYP.)
MINIMUM GARAGE SETBACK FROM PRIVATE STREET PROPERTY LINE	5'	18"
MINIMUM P.F.L.S. FIRE ROAD WIDTH AT GATED ENTRY	13'	15'
MINIMUM CORNER RADIUS FOR LOCAL STREET (CITY)	20'+**	20'
MINIMUM OCFA CORNER RADIUS	20'	20' (TYP.)
MINIMUM WIDTH OF LOCAL STREET (CURB FACE TO CURB FACE)	36'	36' (TYP.)
MINIMUM WIDTH OF STREET ALLEYS (CURB FACE TO CURB FACE)	20'	26' (TYP.)

* THERE SHALL NOT BE A GARAGE SETBACK BETWEEN 5 AND 18'+ FEET FROM A PRIVATE OR DRIVE PER PLACENTIA MUNICIPAL CODE 23.107.100 BUILDING SETBACKS.
 ** MODIFIED DEVELOPMENTAL STANDARD PER GENERAL PLAN AMENDMENT.

BUILDING SUMMARY (AREA)

UNIT TYPE	BEDROOM	BATHROOMS	TOTAL UNIT AREA (SF)	UNITS NUMBER OF
PLAN 1	4	3	1,874	21
PLAN 2	4	3	2,010	28
PLAN 3	4	3	2,123	28
PLAN 4	4	3	2,199	23*
TOTAL				100

* 3 MODIFIED

PARKING SUMMARY (MEDIUM DENSITY)

UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF UNITS	COVERED PARKING		UNCOVERED PARKING		GUEST PARKING	
			RATE PER UNIT	PROVIDED PER UNIT	RATE PER UNIT	PROVIDED PER PLAN	REQUIRED	PROVIDED
PLAN 1	4	21	2	2	N/A	4		
PLAN 2	4	28	2	2	N/A	56		
PLAN 3	4	28	2	2	N/A	56		
PLAN 4	4	23	2	2	N/A	8		
TOTALS		100		200		124	0	60

9.7.2022

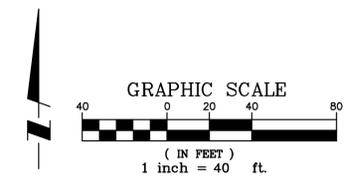


SITE PLAN

ALTA VISTA | TOLL BROTHERS
 PLACENTIA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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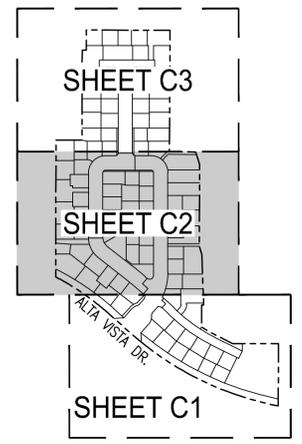
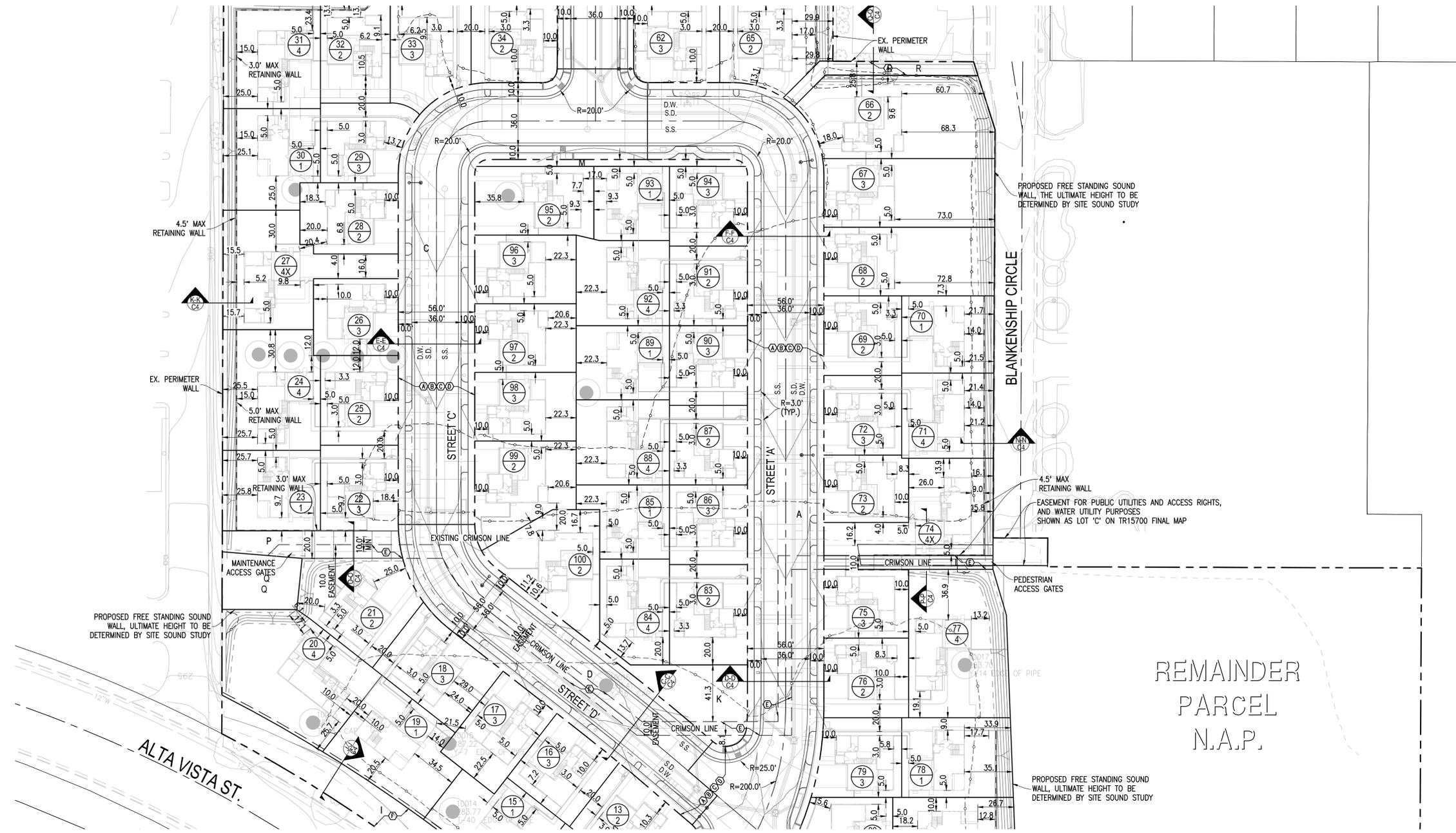
ALTA VISTA VESTING TENTATIVE TRACT MAP NO. 19250

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 - - -
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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
P.F.L.S. TURNAROUND	⊕
EXISTING OIL WELL	⊕

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INDEX MAP

9.6.2022

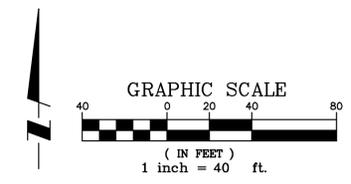


SITE PLAN

ALTA VISTA | TOLL BROTHERS PLACENTIA, CALIFORNIA

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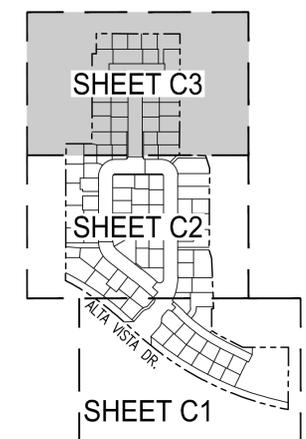
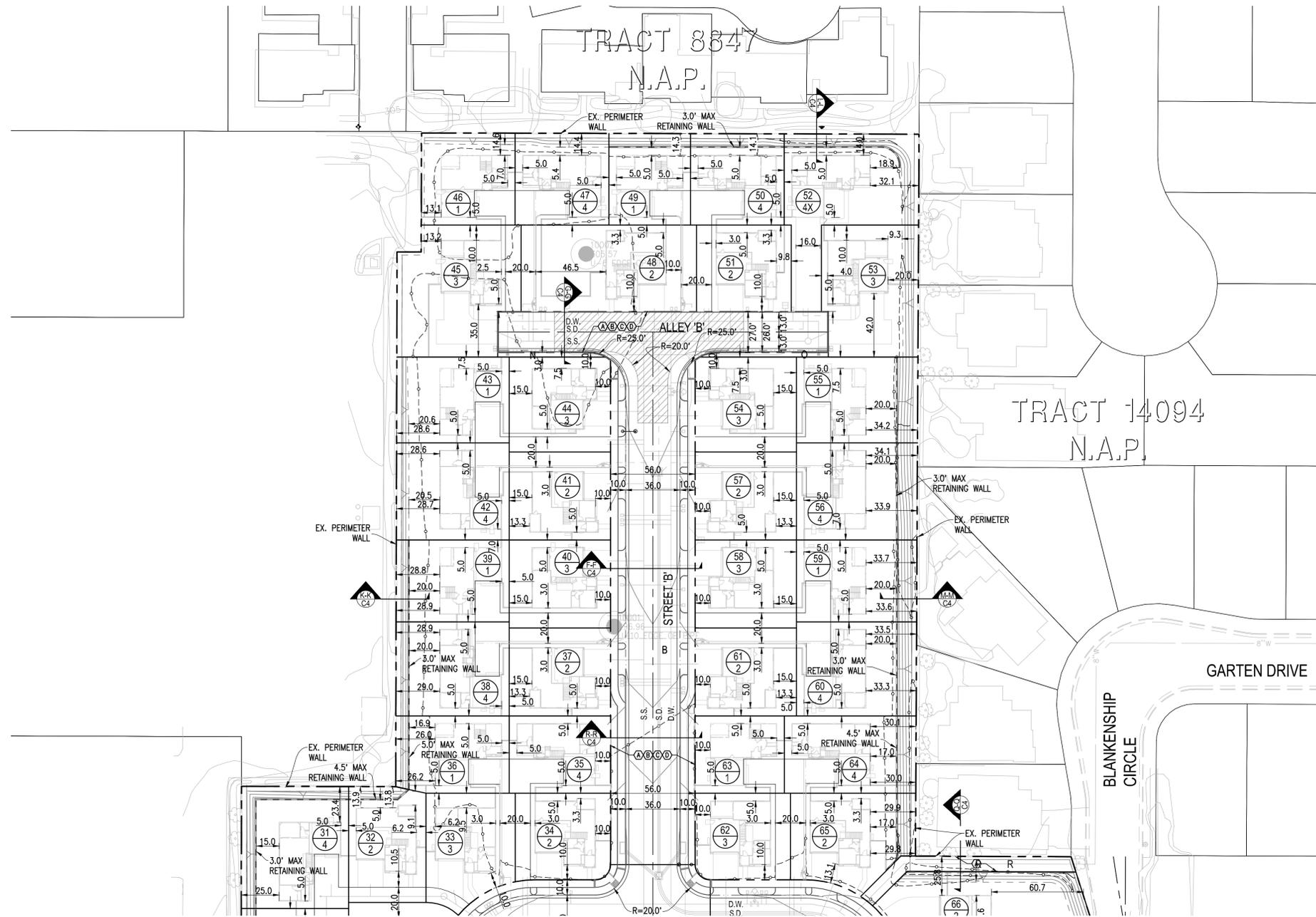
VESTING TENTATIVE TRACT MAP NO. 19250

LEGEND

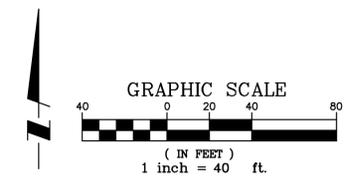
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INDEX MAP



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SITE PLAN

ALTA VISTA | TOLL BROTHERS

PLACENTIA, CALIFORNIA

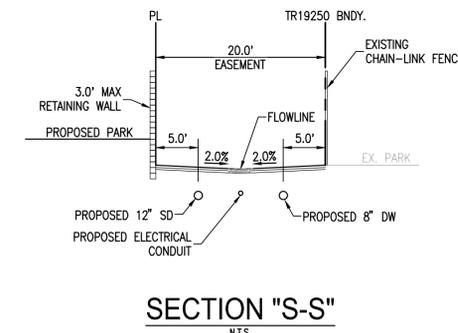
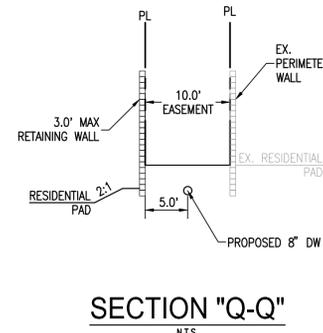
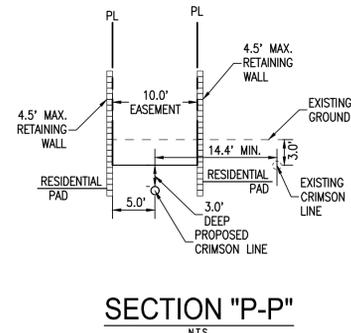
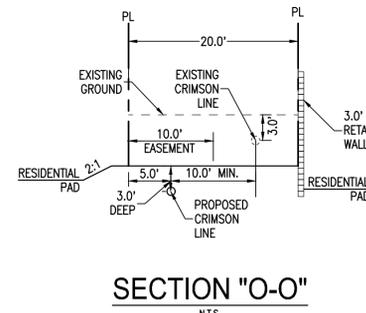
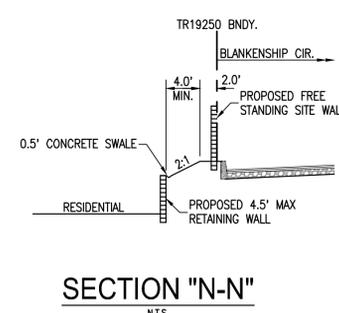
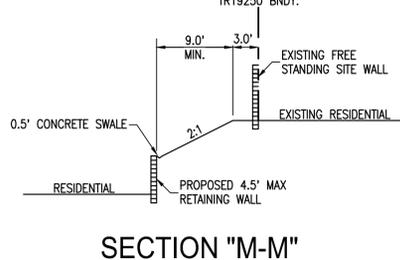
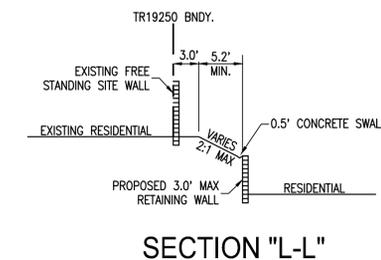
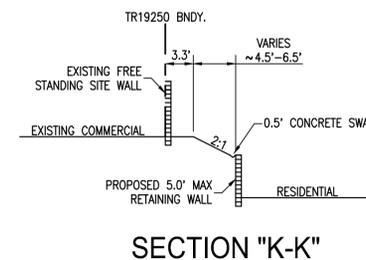
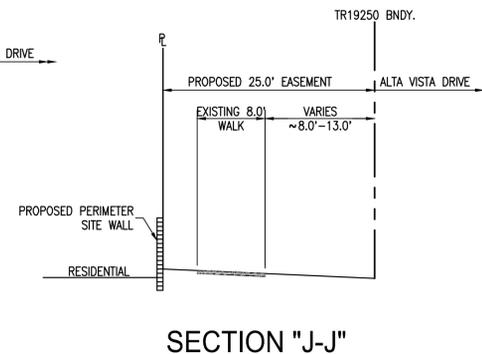
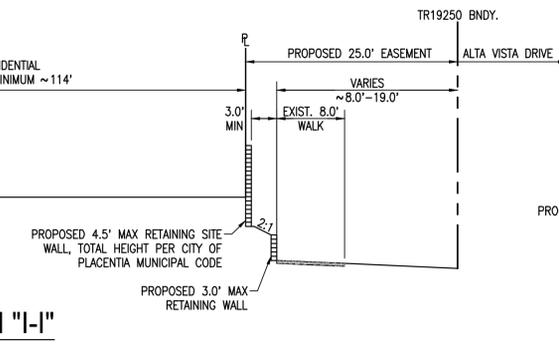
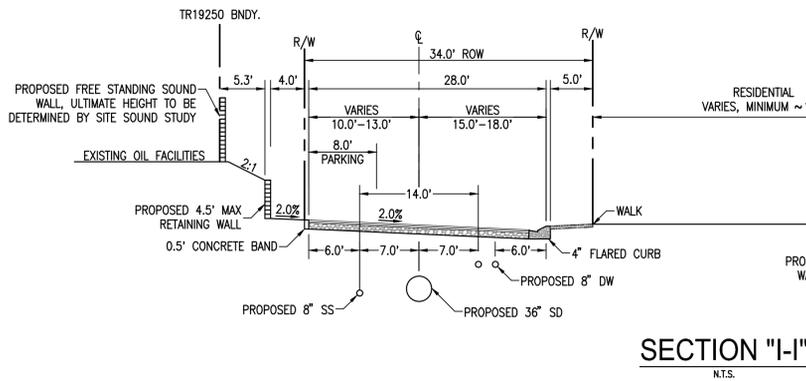
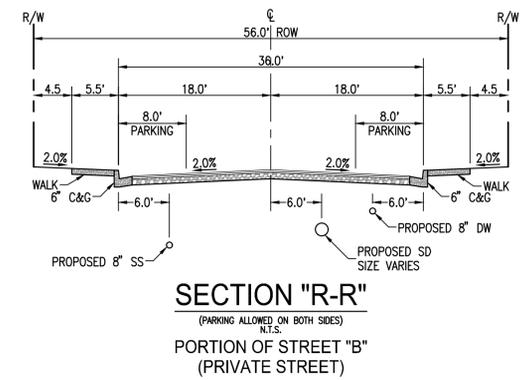
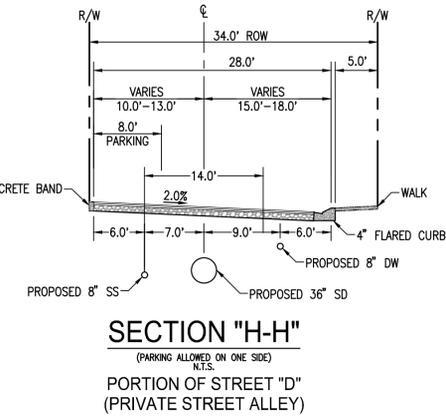
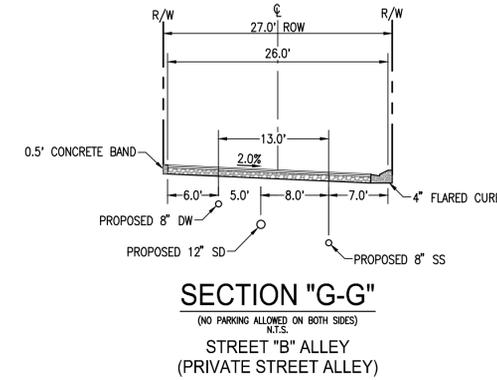
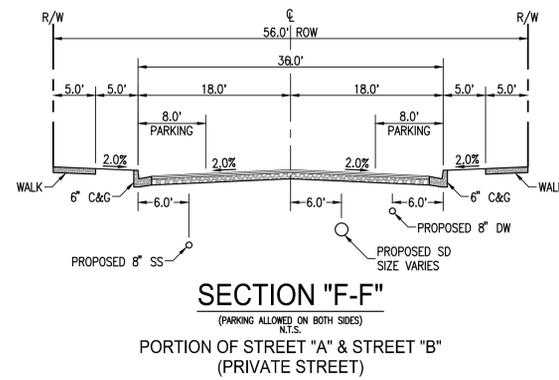
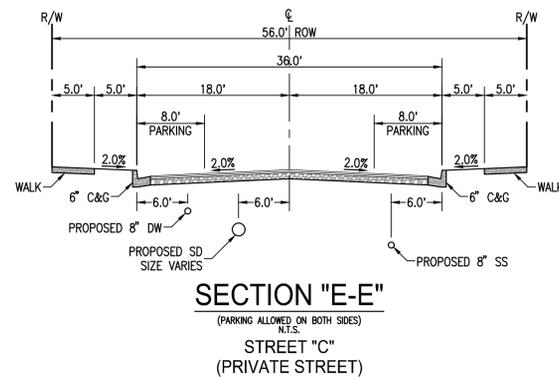
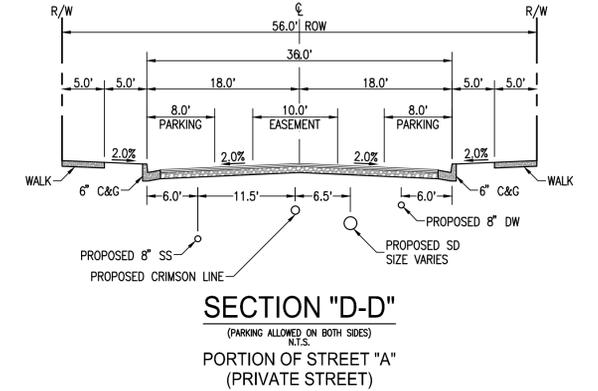
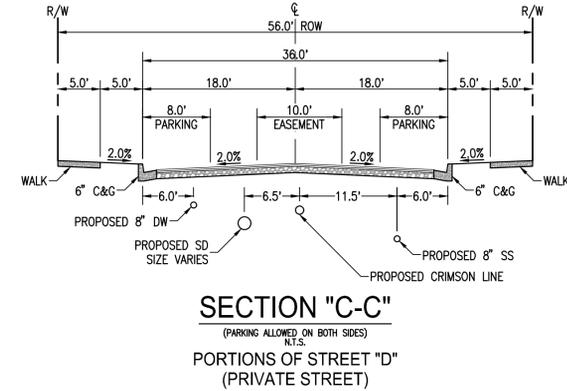
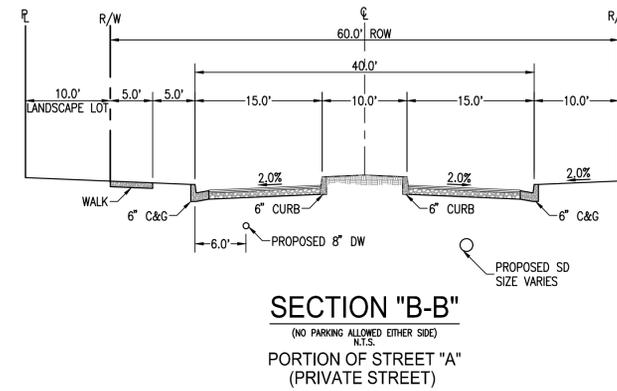
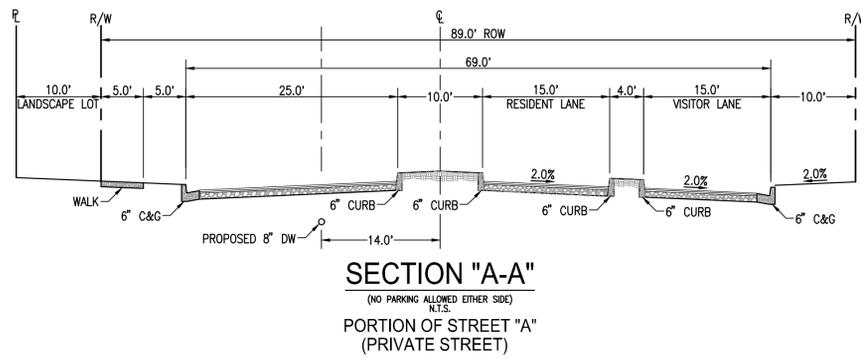


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ALTA VISTA

VESTING TENTATIVE TRACT MAP NO. 19250



9.7.2022

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

SECTIONS
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PLACENTIA, CALIFORNIA

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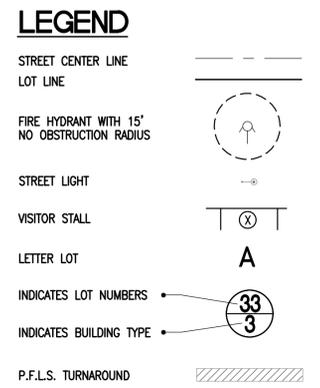
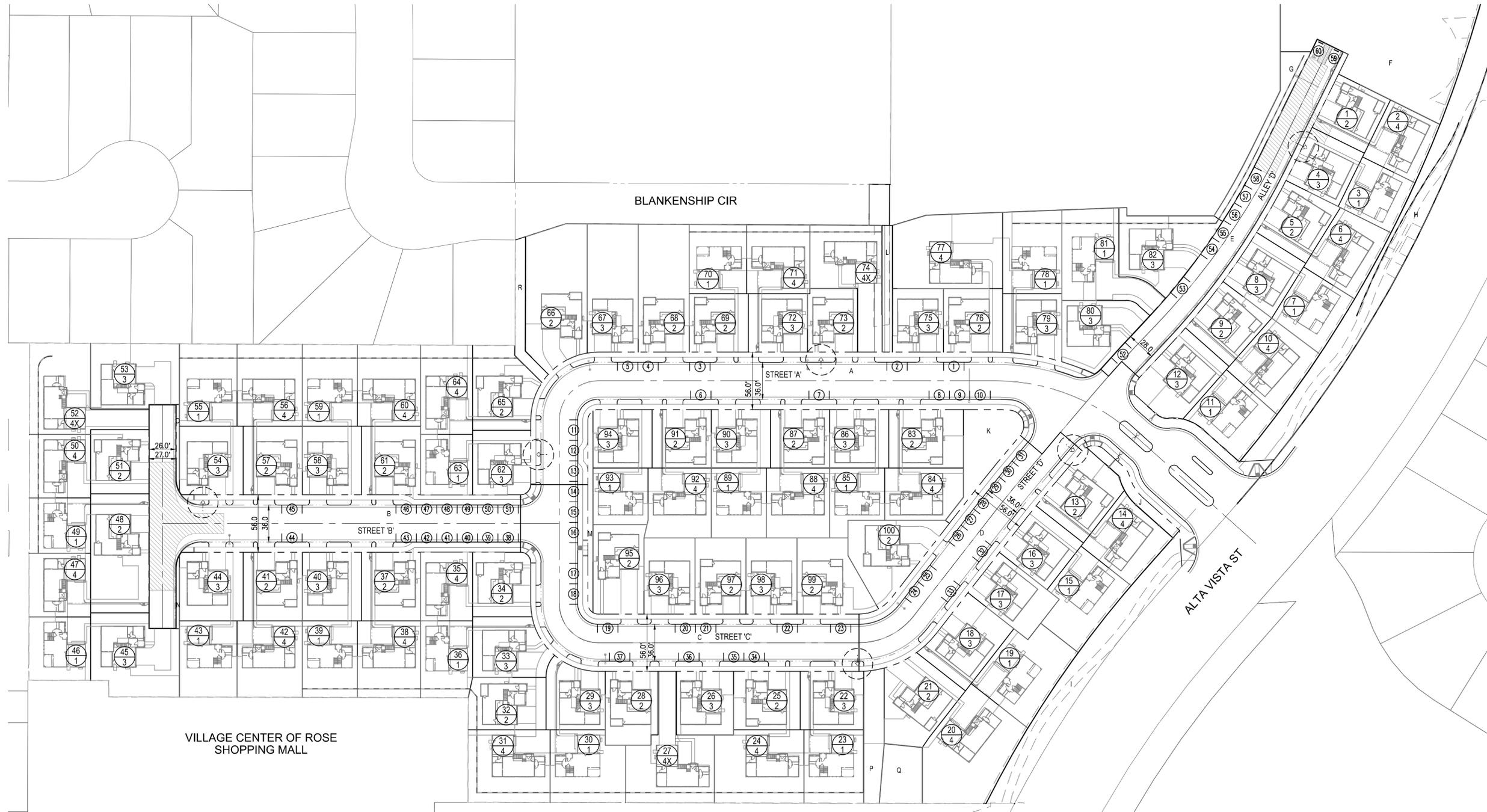
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VESTING TENTATIVE TRACT MAP NO. 19250

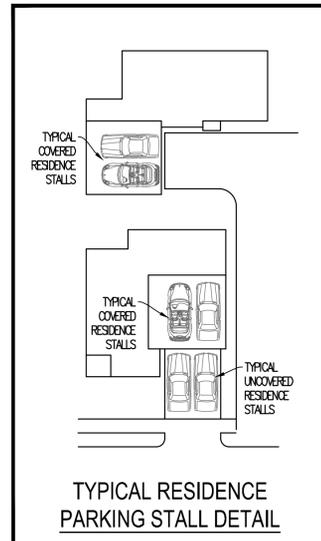
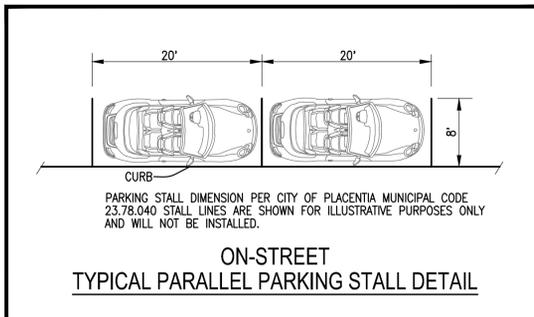
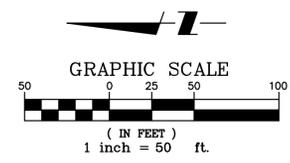


VILLAGE CENTER OF ROSE SHOPPING MALL

PARKING SUMMARY

	BUILDINGS	UNITS	RESIDENCE STALLS			GUEST STALLS	
			*REQUIRED	PROVIDED COVERED	PROVIDED UNCOVERED	**REQUIRED	PROVIDED
SINGLE FAMILY HOMES	100	100	200	200	124	NONE	60
TOTAL				324			60

*2 PARKING STALLS ARE REQUIRED PER UNIT, ONE BEING COVERED PER CITY OF PLACENTIA MUNICIPAL CODE 23.107.110.
 **THE REQUIRED NUMBER OF RECREATIONAL VEHICLES AND GUEST PARKING STALLS PER CITY OF PLACENTIA MUNICIPAL CODE 23.107.110 FOR MEDIUM DENSITY RESIDENTIAL IS NONE.

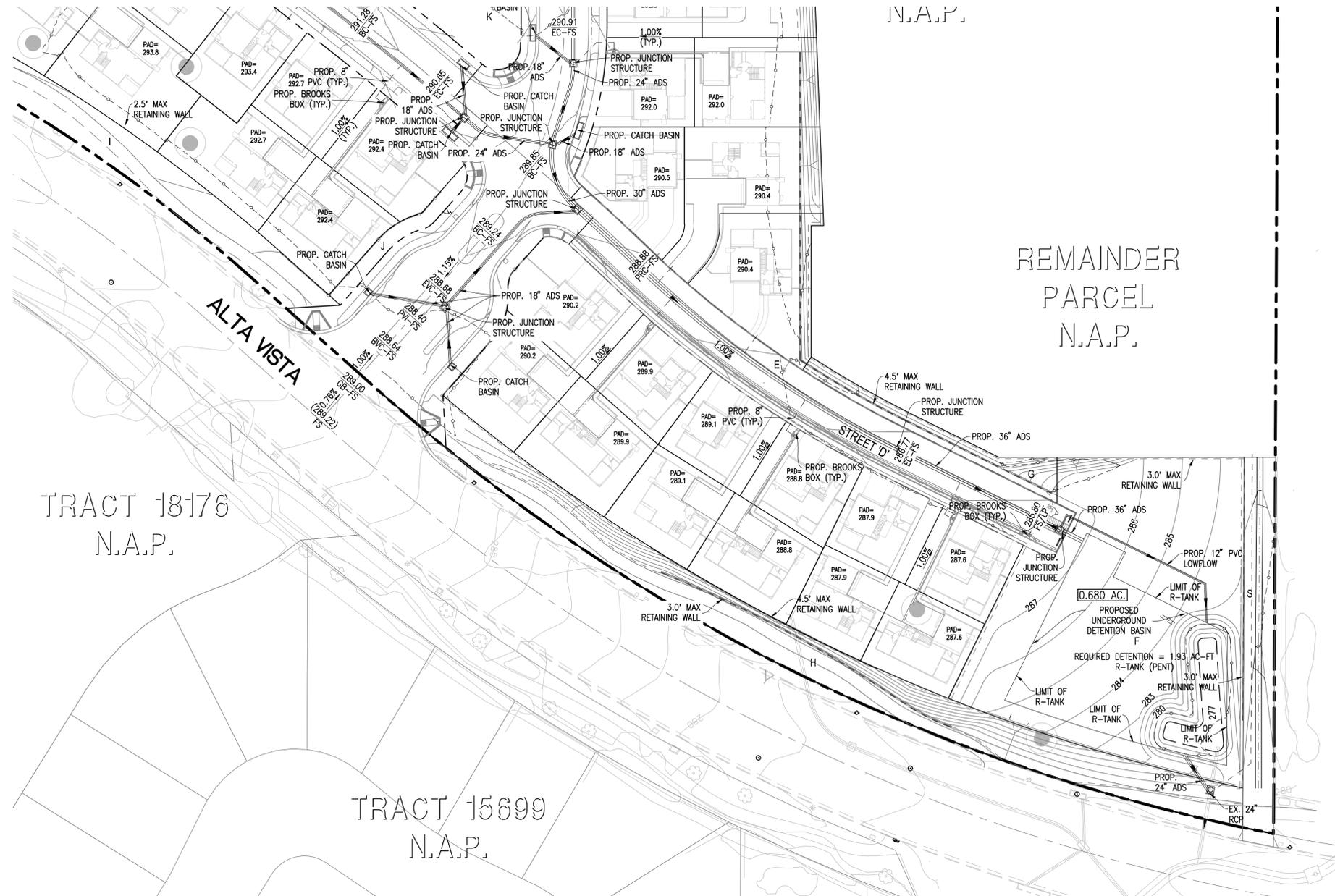


PARKING PLAN

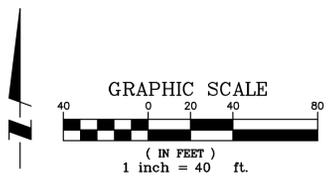
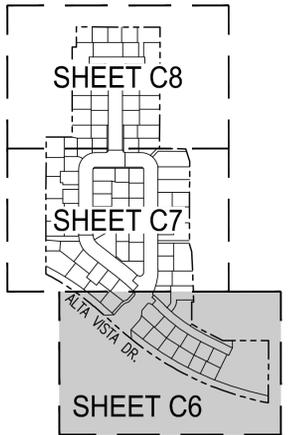
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 PLACENTIA, CALIFORNIA

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RIGHT OF WAY	---
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CATCH BASIN (PROP)	□
STREET LIGHT	○
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PROPOSED STREET OR WALK GRADE	5.0%
PROPOSED TRACT 19250 LOT NO.	1
PROPOSED TRACT 19250 LOT LETTER	A
EXISTING OIL WELL	○
FLOW DIRECTION	▶



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CONCEPTUAL GRADING AND DRAINAGE PLAN

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PLACENTIA, CALIFORNIA

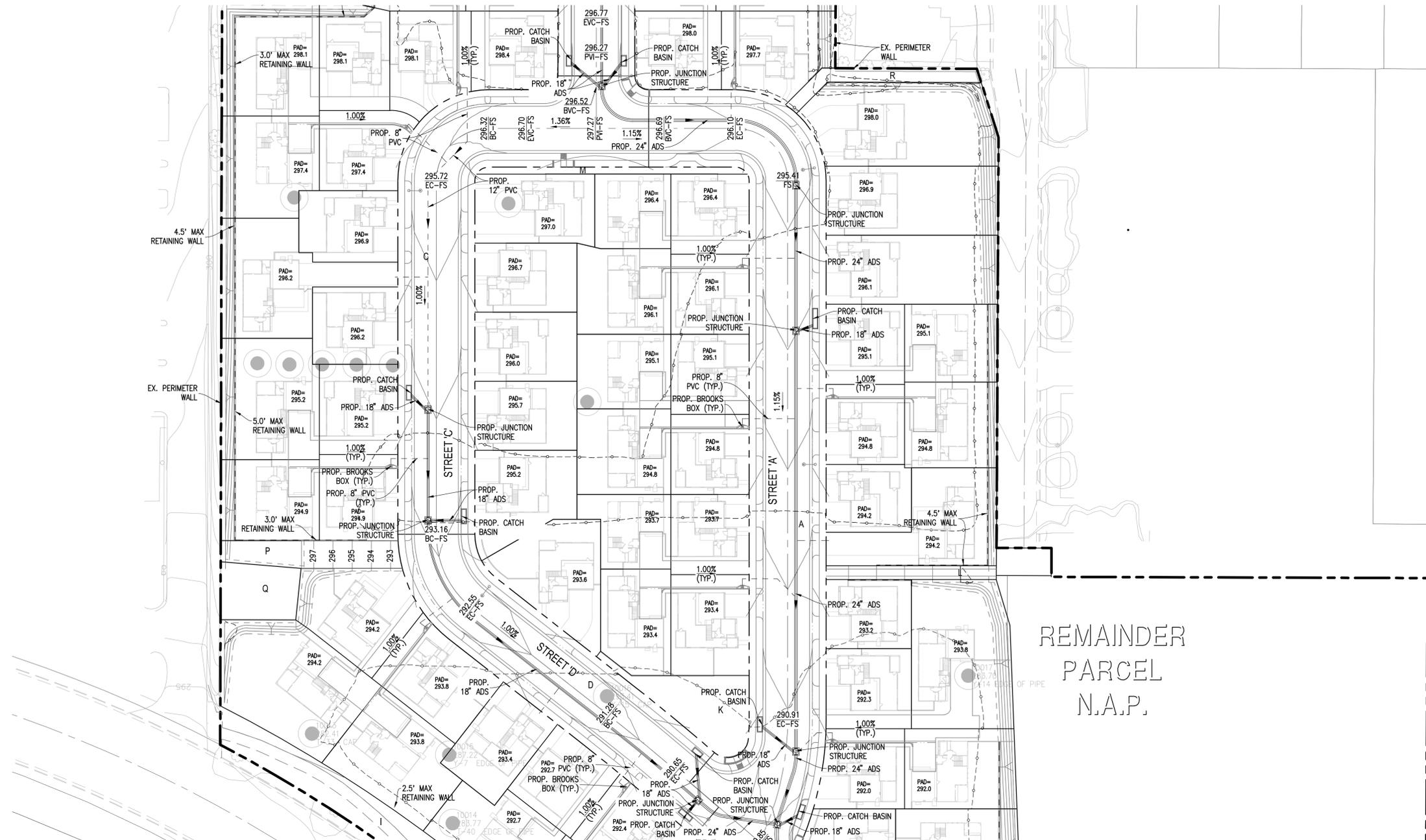


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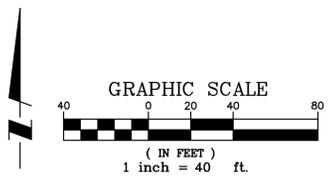
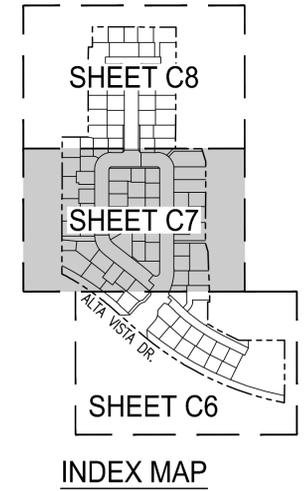
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ALTA VISTA

VESTING TENTATIVE TRACT MAP NO. 19250



LEGEND	
STORM DRAIN LINE (PROP-CITY OF PLACENTIA)	SD
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	---
EXISTING CONTOUR	205
PROPOSED CONTOUR	205
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
EXISTING OIL WELL	○
FLOW DIRECTION	▶



9.6.2022



CONCEPTUAL GRADING AND DRAINAGE PLAN

ALTA VISTA | TOLL BROTHERS

PLACENTIA, CALIFORNIA

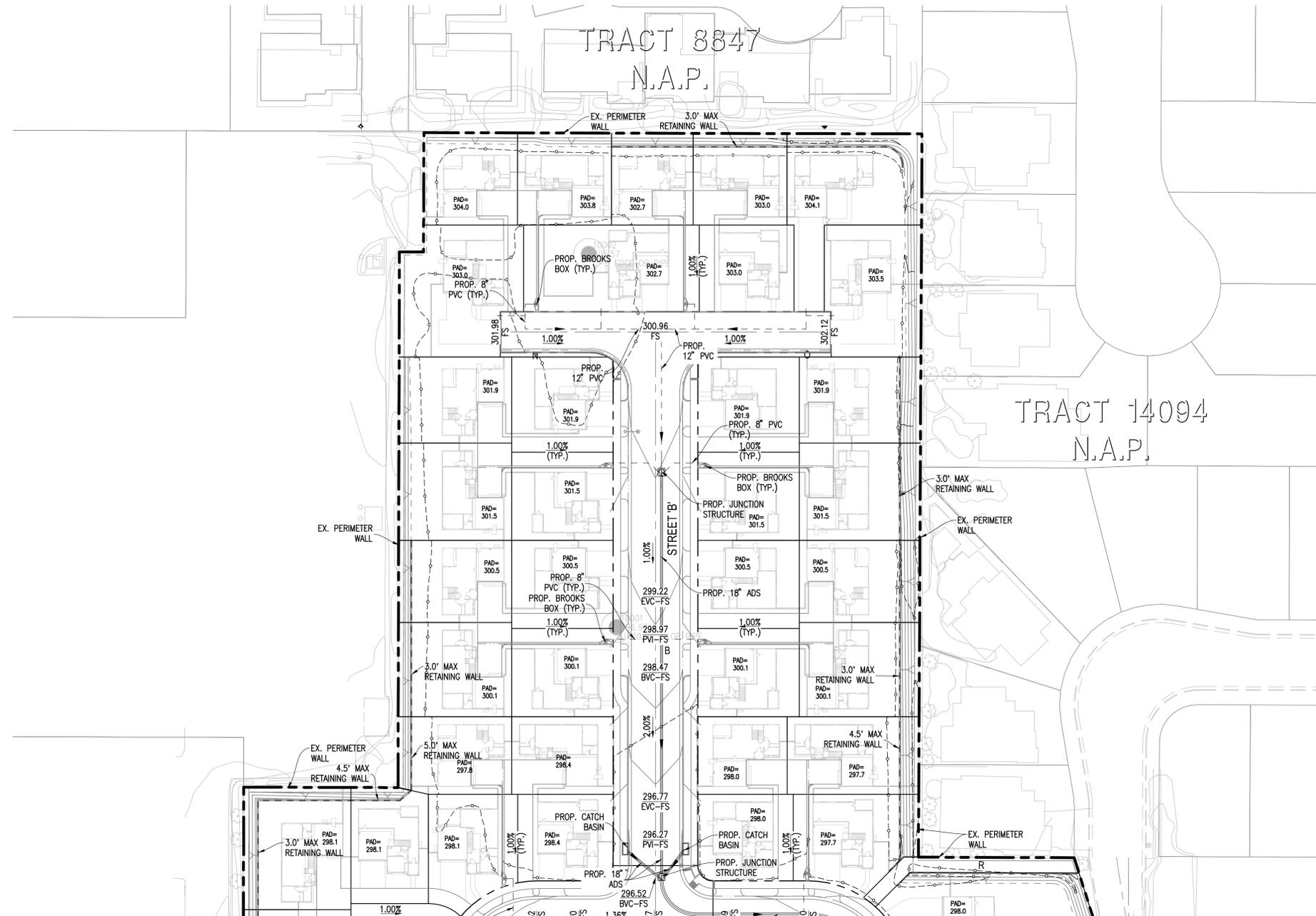


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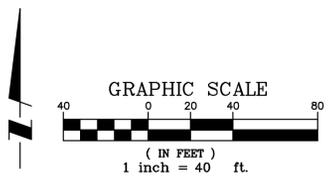
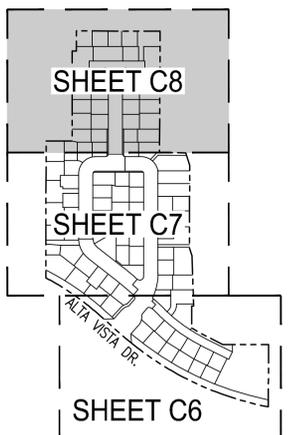
ALTA VISTA

VESTING TENTATIVE TRACT MAP NO. 19250



LEGEND

STORM DRAIN LINE (PROP-CITY OF PLACENTIA)	
STORM DRAIN LINE (EXIST)	
STREET CENTER LINE	
RIGHT OF WAY	
PROPOSED LOT LINE	
RECORDED LOT LINE	
RECORDED TRACT (N.A.P.)	18176
FACE OF CURB & GUTTER	
TRACT BOUNDARY	
EXISTING CONTOUR	
PROPOSED CONTOUR	
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
EXISTING OIL WELL	
FLOW DIRECTION	



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Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

CONCEPTUAL GRADING AND DRAINAGE PLAN

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 PLACENTIA, CALIFORNIA

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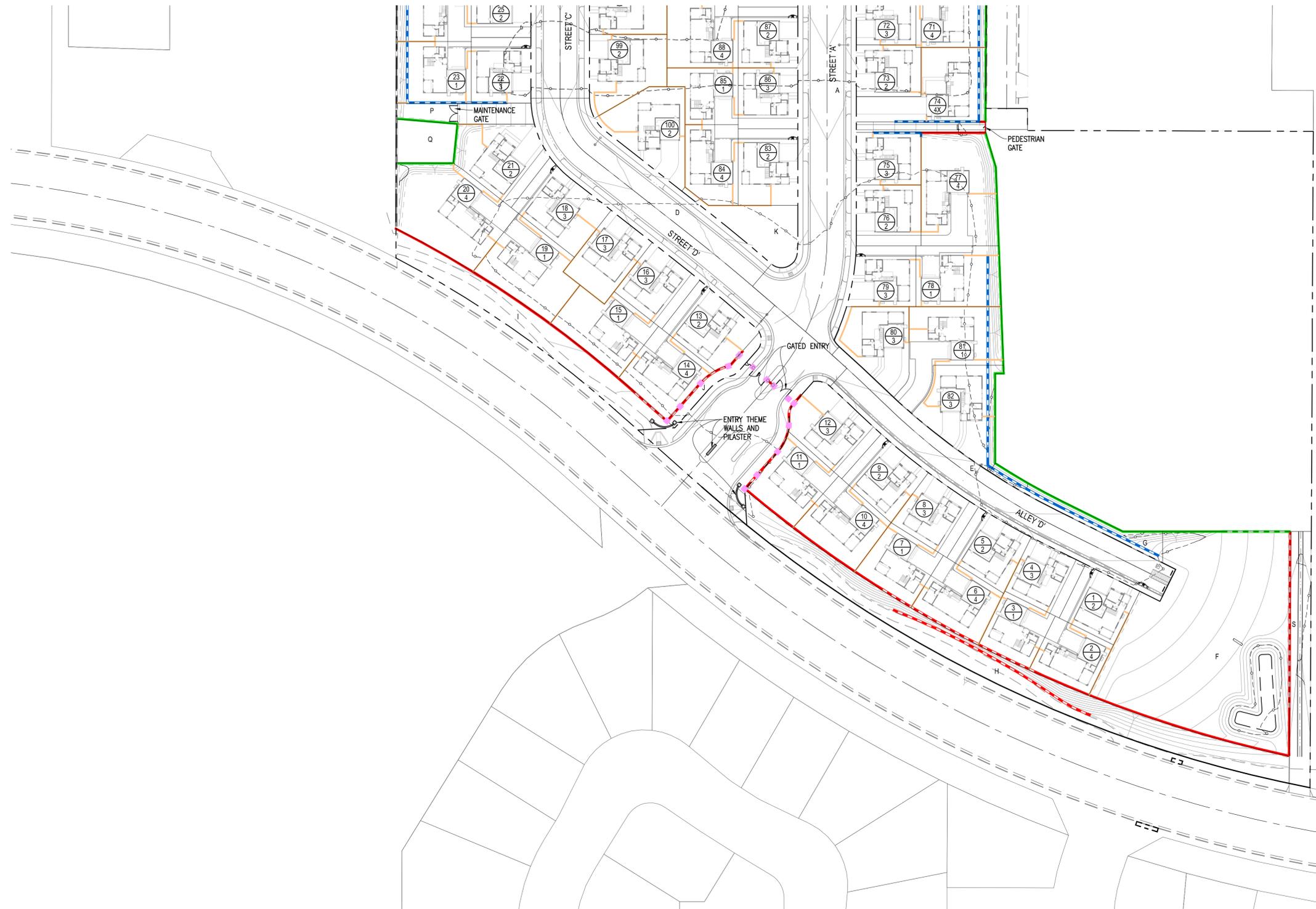
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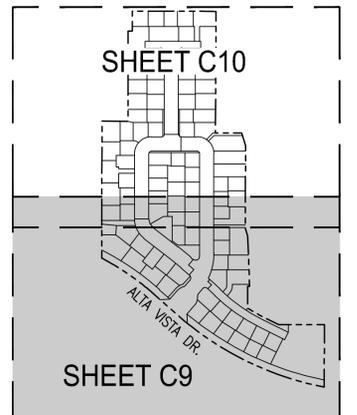
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VESTING TENTATIVE TRACT MAP NO. 19250

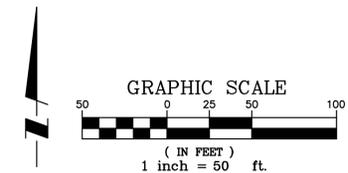


LEGEND

- PROPOSED PERIMETER WALL ———
- PROPOSED PERIMETER RETAINING WALL ———
- PROPOSED PERIMETER SOUND WALL ———
- PROPOSED INTERIOR WALL ———
- PROPOSED RETAINING INTERIOR WALL - - - - -
- EXISTING WALL - - - - -
- PROPOSED PILASTER ■



INDEX MAP



9.6.2022

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

WALL AND FENCE CONCEPTUAL PLAN

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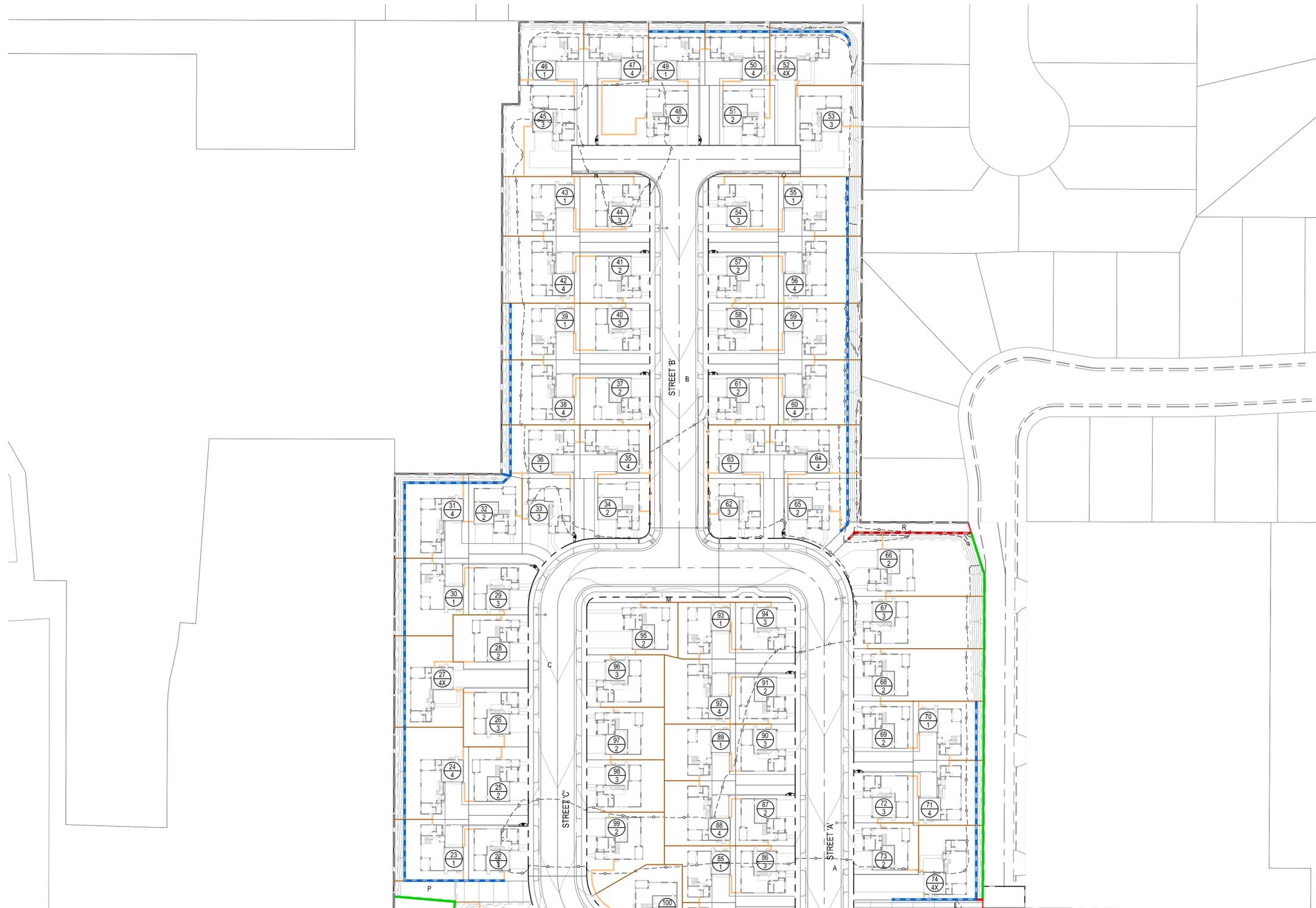
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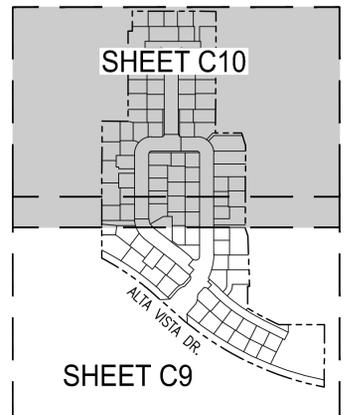
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VESTING TENTATIVE TRACT MAP NO. 19250

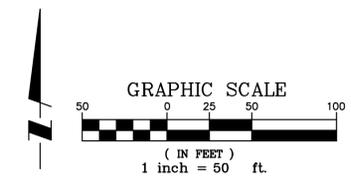


LEGEND

- PROPOSED PERIMETER WALL ———
- PROPOSED PERIMETER RETAINING WALL - - - - -
- PROPOSED PERIMETER SOUND WALL ———
- PROPOSED PERIMETER RETAINING SOUND WALL - - - - -
- PROPOSED INTERIOR WALL ———
- PROPOSED RETAINING INTERIOR WALL - - - - -
- PROPOSED IRON FENCE - · - · -
- EXISTING WALL ———



INDEX MAP



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WALL AND FENCE CONCEPTUAL PLAN

ALTA VISTA | TOLL BROTHERS

PLACENTIA, CALIFORNIA

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