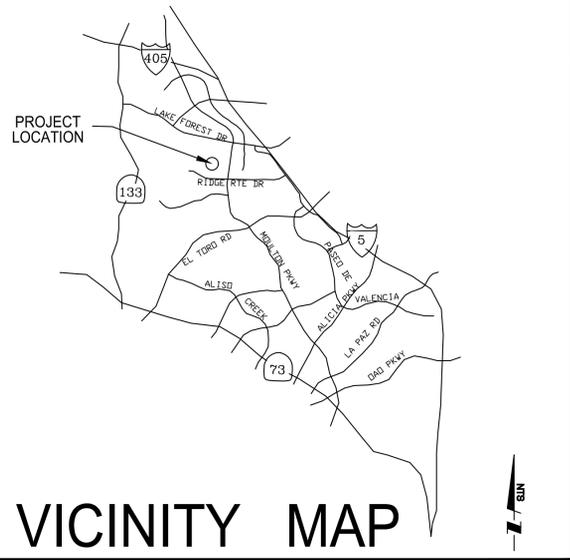


LAGUNA HILLS - 23161 MILL CREEK VESTING TENTATIVE TRACT MAP NO. 19346



DESCRIPTION	TOTAL
CONDOMINIUM DEVELOPMENT LOT (INCLUSIVE OF THE FOLLOWING)	2.44 AC
PRIVATE WAY	0.82 AC
PROJECT LANDSCAPE	0.55 AC

ZONING
EXISTING: MIXED USE, MXU

DESCRIPTION	PROPOSED
TOTAL NUMBER OF UNITS	36
PROJECT ACREAGE	2.44 ACRES
PROJECT DENSITY	14.8 UNITS PER ACRE

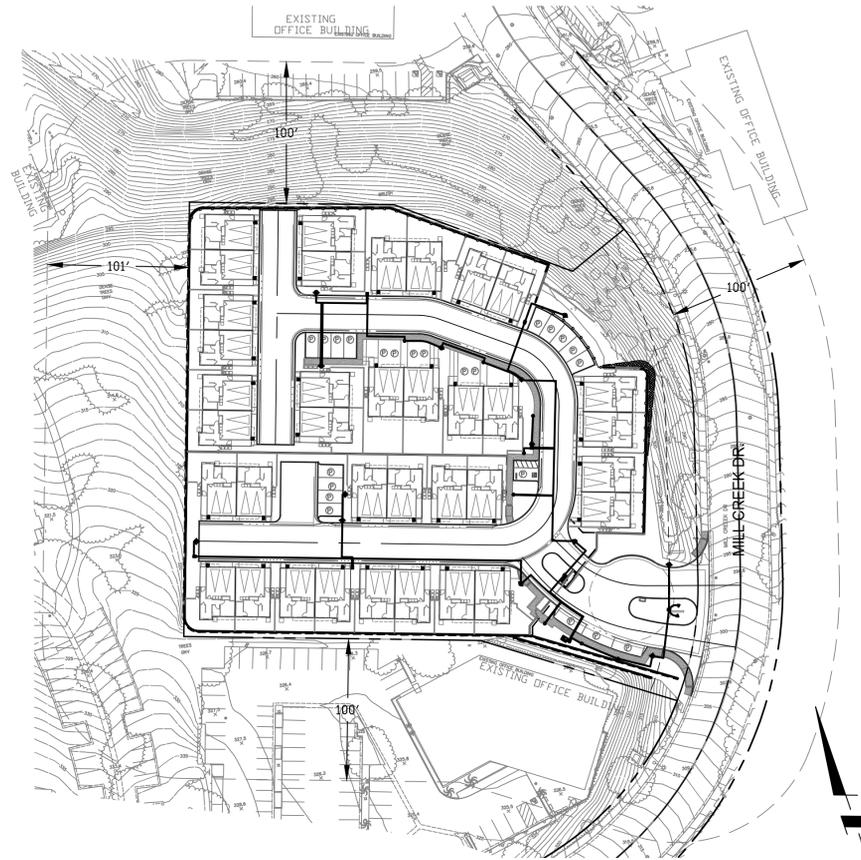
DEVELOPMENT STANDARDS TABLE

ITEMS	RESIDENTIAL (HDR)	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE	7,200 sq. ft.	106,364sf/2.44 AC
MINIMUM LOT WIDTH	60 ft.	±300 ft.
MINIMUM LOT DEPTH	100 ft.	±360 ft.
MAXIMUM LOT COVERAGE	70%	1.55/2.43= 64%
MAXIMUM DENSITY	20 DUs/acre	14.8 DUs/acre
MAXIMUM BUILDING HEIGHT	35 ft.	38 ft.
FLOOR AREA RATIO (TOTAL PROJECT BUILDING FOOTPRINT)	0.38%	0.30%
DRIVE AISLE WIDTHS	24 ft. MIN	26 ft. MIN
MINIMUM SETBACK-FRONT		
PARKING LOT	20 ft.	N/A
PARKING STRUCTURE	20 ft.	N/A
BUILDING	20 ft.	20 ft.
MINIMUM SETBACK-SIDE (INTERIOR)	5 ft.	5 ft.
MINIMUM SETBACK-STREET SIDE	15 ft.	20 ft.
MINIMUM SETBACK-REAR	20 ft.	8.5 ft.
MINIMUM OPEN SPACE		
PUBLIC	N/A	N/A
PRIVATE	10%	10,568sf= 9.9%
(BALCONIES & PRIVATE YARDS)		
MINIMUM LANDSCAPE COVERAGE	20%	22%
MINIMUM BUILDING SEPARATION		
MAIN-MAIN	10 ft.	6.5 ft.
MAIN-ACCESSORY	2.5 ft.	N/A
ACCESSORY-ACCESSORY	2.5 ft.	N/A
PARKING	2 ASSIGNED AND COVERED PARKING STALL WITH A GARAGE OR PARKING STRUCTURE, PLUS 0.3 STALLS UNASSIGNED PER DWELLING UNIT	2 ASSIGNED AND COVERED PARKING STALL WITH A GARAGE OR PARKING STRUCTURE, PLUS 0.3 STALLS UNASSIGNED PER DWELLING UNIT
PARKING STALL SIZE-STANDARD STALLS	9'X18'	9'X18'
ACCESSIBLE STALLS	14'X18'	14'X18'

NOTE:
COMMON OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT



I, Scott M. Al, HEREBY CERTIFY THAT I AM THE DESIGN PROFESSIONAL OR OWNER OF COPYRIGHT MATERIALS WHO PREPARED THE CIVIL ENGINEERING DRAWINGS FOR THE DEVELOPMENT APPLICATION OF THE ABOVE-DESCRIBED PROPERTY. I HEREBY GRANT THE CITY AUTHORIZATION TO REPRODUCE THE PLANS WITHIN THE AGENDA PACKET FOR PUBLIC HEARINGS AND POST THEM ON THE INTERNET AND FURTHER ACKNOWLEDGE THAT MEMBERS OF THE PUBLIC WILL HAVE ACCESS TO THESE PLANS, AND THEY MAY BE COPIED.



PARKING SUMMARY

UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF UNITS	PARKING REQUIRED	PARKING PROVIDED
PLAN 1	4	18	90 (SEE NOTE 1)	95
PLAN 2	4	18		
TOTALS		36		

NOTE 1: PER GOVERNMENT CODE SECTION 65915(g)(1)
THE MAXIMUM PARKING RATIO FOR 4 BEDROOM HOMES IS 2.5 = 90 SPACES

ADDITIONAL STANDARDS	REQUIRED	PROVIDED
MINIMUM WIDTH OF PRIVATE WAY (FLOWLINE TO FLOWLINE)		28' (TYP.)
MINIMUM P.F.L.S. FIRE ROAD WIDTH AT GATED ENTRY	13'	15'

BUILDING SUMMARY (AREA)

UNIT TYPE	BEDROOM	BATHROOMS	LIVABLE AREA (SF)	GARAGE AREA (SF)	TOTAL (SF)	FIRST FLOOR TOTAL(SF)	UNITS NUMBER OF
PLAN 1	4	4	1,991	446	2,437	881	18
PLAN 2	4	4	2,033	450	2,483	897	18
TOTAL							36

AFFORDABLE UNITS (5% OF TOTAL) = 2 UNITS
FIRST FLOOR SQUEAR FOOTAGE IS (GARAGE, LIVABLE AND PORCHES)

SHEET LEGEND

- C1 - SITE PLAN COVER SHEET
- C2 - SITE PLAN
- C3 - SECTIONS
- C4 - CONCEPTUAL GRADING AND DRAINAGE
- C5 - EXISTING SITE PLAN
- C6 - PARKING AND ACCESS
- C7 - TRASH PICK-UP
- F1 - FIRE ACCESS PLAN
- L1 - ILLUSTRATIVE SITE PLAN
- L2 - CONCEPTUAL WALL AND FENCE PLAN
- L3 - LANDSCAPE ELEVATIONS
- L4 - CONCEPTUAL PLANTING PLAN
- L5 - SHADE STUDY
- L6 - TREE CANOPY/SHADE PLAN
- EP1 - PHOTOMETRIC SITE PLAN
- EP2 - PHOTOMETRIC FIXTURE TYPES
- R1 - RENDERINGS
- R2 - RENDERINGS
- R3 - RENDERINGS
- A1 - FLOOR PLANS
- A2 - FLOOR PLANS
- A3 - ELEVATIONS
- A4 - ELEVATIONS WITH ROOF PLAN
- A5 - SOLAR PANEL ASSESSMENT
- A6 - COLOR AND MATERIALS BOARD

23161 Mill Creek Waiver List

Item	City Objective Design Standards	City Municipal Code	Description	Waiver Request
1		§9-30-040 - Rear Setback	15' minimum building rear setback	Reduce setback to 8.5'
2		§9-30-040 - Building Separation	10' minimum building separation	Reduce to 6.5'
3		§9-30-040 - Private Open Space	10% minimum private open space. A minimum of 100 sf of private open space shall be provided for each ground floor unit. A minimum of 40% of the residential units above the ground floor shall include a minimum of 50 sf of private open space (balcony, terrace or rooftop)	Reduce the requirement to 9%
4		§9-30-040 - Building Height	35' maximum building height	Increase to 38'
5		§9-40.100 - Fences walls and hedges	"Perimeter tract walls which are adjacent to a public street shall have articulated planes by providing, at a minimum for every one hundred (100) feet of continuous wall, an eighteen (18) inch deep by eight foot long landscaped recession. Walls should be constructed with pilasters provided at every change in direction, every five feet difference in elevation and at a minimum of every twenty-five (25) feet of continuous wall. Fences, walls, and hedges within the front yard setback shall not exceed 42" in height. The height of retaining walls in the front yard shall be less than 30" in height. The total wall height, including the retaining wall, shall not be greater than 42" in height."	Waive Requirement
6	§2.2.2 - Pedestrian Connections		"Primary entries to buildings or units shall be connected to a public sidewalk or publicly accessible pathway with a pedestrian pathway. Entrances serving 1-2 units must have a minimum width of 4"	Waive Requirement
7	§2.3.1 - Active Frontage		Requires a minimum 70% of the building frontage facing the publicly accessible pathway to be ground floor residential uses. The majority of the building frontages are currently proposed as garages and would not meet this requirement	Reduce to 16% with porches being applied as a residential use.
8	§2.3.1.2 - Ground Floor to Floor Height		Ground floor shall have a minimum floor-to-floor height of 12'	Reduce to 10'
9	§2.7.1.1 - Short term bicycle parking		Short-term bicycle parking shall be provided at a rate of one space per 10 dwelling units	Waive Requirement
10	§2.7.1.2 - Long Term bicycle parking		At least one long-term bicycle storage space is required for each unit. 36 required	Waive Requirement
11	§2.8.1 - Pedestrian pathways		"All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum 4' wide pedestrian pathway or pathway network. At least two amenities that include trellises and/or benches shall be provided on any pedestrian path longer than 200"	Waive Requirement
12	§3.1 - Massing		Buildings shall employ the specified massing strategies of modulation, roof form, or projections	Waive the requirement for 3 sides.
13	§3.2.1 - Step backs		Buildings above 2 stories or 35' are required to have a minimum of 30% of the frontage stepped back a minimum of 10'.	Waive Requirement
14	§3.4.2 - End Units		ODS Section 3.4.2 requires all end units to have at least 10% fenestration area. End units that face the street shall also have at least one architectural projection that is a minimum of 18".	Waive requirement except for Units 1, 14, and 36
15	§3.5.1 - Window Alignment		Windows in opposing units, facing each other and located within 40 feet of each other, shall be offset by a minimum 20 feet.	Waive Requirement
16	§3.9.1 - Entrance Types		"Primary building entrances for all residential buildings shall face a public sidewalk or publicly accessible pathway. In a porch entrance type, the porch shall be 8' minimum and 18" above sidewalk."	Reduce width to 4' and waive level above sidewalk
17	§3.9.3 - Parking & Access		The garage door is required to be located a minimum of 1' behind the primary façade.	Waive Requirement
18	§4.3.2 - Roofs, Required Elements		Overhanging eaves (minimum 24" on elevation that face a public street) with exposed rafter tails or beams are a required element and are missing from the architectural style.	Waive Requirement
19	§5.3.1.3 - Walls and Fences, Visual Interests		1) Perimeter walls shall incorporate multiple textures, staggered setbacks, and variations in height. 2) Perimeter walls shall incorporate columns or pilasters to provide relief. The maximum unbroken length of a perimeter wall shall be 50'. The perimeter walls do not meet these requirements.	Waive Requirement
19	OCPW Std 1107 - Guard Gate Setback from ROW		Guard gate: 100' minimum stacking distance	Reduce to 91'
20	OCPW Std 1107 - Location of Call box		Guard gate: the call box location should be after the turn-around.	Have the turn around before the call box.
21	OCPW Std 1107 - Street Width		Local street: 40' minimum curb to curb with 8' sidewalk+parkway both sides	Reduce to 26' and waive sidewalk requirement

23161 Mill Creek Concession

Item	City Objective Design Standards	City Municipal Code	Description	Waiver Request
1	4.3.3 Walls and Windows		Casement or double-hung sash with flat or arched lintels and windows shall be recessed 2 to 12 inches from outer wall are required elements and are missing from the architectural style. Additionally, one of the following optional elements shall be incorporated: Pedimented or framed windows, paired decorative wood shutters, stepped windows at internal staircases, or balconettes.	Remove requirement

23161 Mill Creek Clarifications

Item	City Objective Design Standards	City Municipal Code	Description	Clarification	Proposed Design
1	4.3.5 Decorative Accents and Details		Requires at least six of the following elements to be incorporated into the design: window grilles, recessed doorways, rafter extensions, balconies, wrought iron light fixtures, courtyards, wood finish doors, stucco/stone finished chimneys, awnings, overhangs, wrought iron railing, or arcade at entry. The proposed project only includes five of these element (includes recessed doorways, balconies, wrought iron light fixtures, wood finish doors, and wrought iron railing). Please add one additional element.	City confirmed that the project as depicted on the plans adhere to 6 elements	1. Rafter extensions - Corbels shown on the front elevation meet this requirement. 2. Balconies 3. Wrought iron light fixtures - Dark finish metal meet this requirement. 4. Wood finish doors - Wood looking doors and not actual wood doors are proposed on this project. 5. Recessed doorways 6. Wrought iron railing - Dark finish metal meet this requirement.

11.25.2025

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SITE PLAN COVER SHEET

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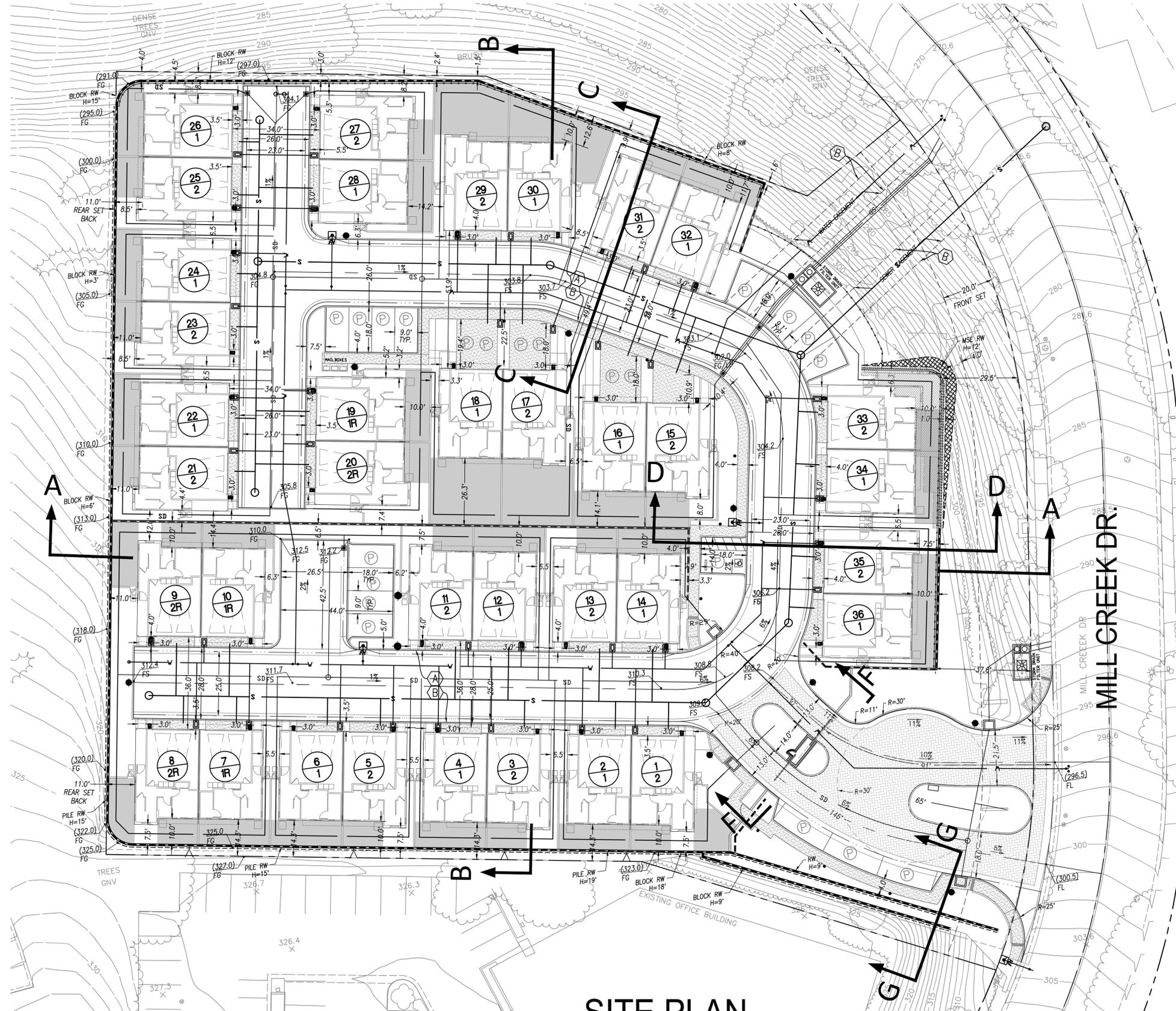
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C1

LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346



LEGEND

DOMESTIC WATER LINE (PROP)	— W —
SANITARY SEWER LINE (PROP)	— S —
STORM DRAIN LINE (PROP-PRIVATE)	— SD —
DOMESTIC WATER LINE (EXIST)	— W —
SANITARY SEWER LINE (EXIST)	— S —
STORM DRAIN LINE (EXIST)	— SD —
STREET CENTER LINE	— — — — —
RIGHT OF WAY	— — — — —
PROPOSED LOT LINE	— — — — —
RECORDED LOT LINE	— — — — —
RECORDED TRACT (N.A.P.)	18176
CURB & GUTTER	— — — — —
ROLLED CURB & GUTTER	— — — — —
CURB FLOW LINE	— — — — —
TRACT BOUNDARY	— — — — —
EASEMENT	— — — — —
EXISTING CONTOUR	— 205 —
PROPOSED CONTOUR	— 205 —
FIRE HYDRANT	⊕
CATCH BASIN (PROP)	⊠
STREET LIGHT	•
VERDURA 4:1 BLOCK WALL	▨
VERDURA BLOCK WALL GEOGRID LIMITS	▨
PROPOSED STREET OR WALK GRADE	5.0%
PROPOSED UNIT NUMBERS	1
TRASH CAN LOCATIONS	⊠
YARD GATE AND STEPPING STONES	⊠
AIR CONDITIONING UNIT	⊠
UNIT ENTRANCE	•
UNIT NUMBER	10
UNIT TYPE	1R
ELECTRIC METER LOCATION	E
PRIVATE OPEN SPACE (8'x8' MIN.)	10,568 SF

EASEMENT NOTES

- EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF LAGUNA HILLS
- EASEMENT TO EL TORO WATER DISTRICT FOR SEWER AND WATER PURPOSES

SITE PLAN

23161 MILL CREEK | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

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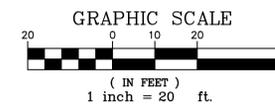
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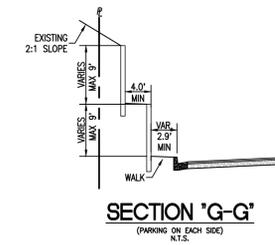
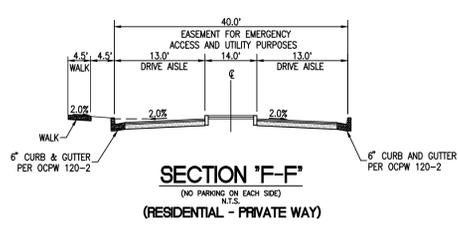
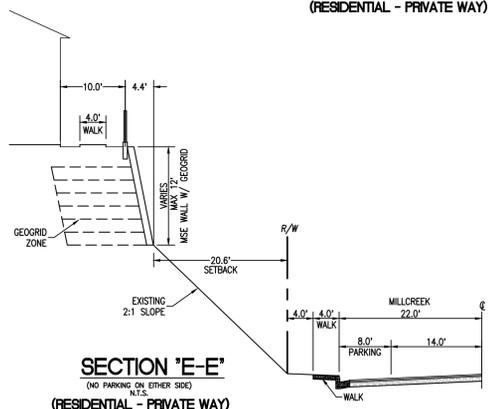
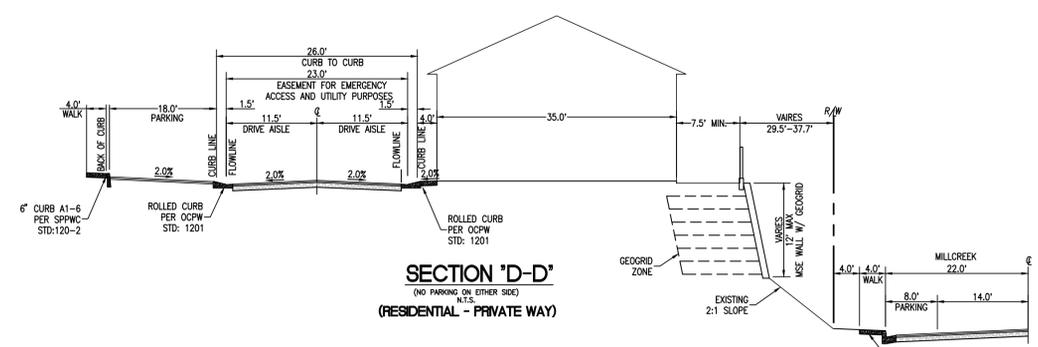
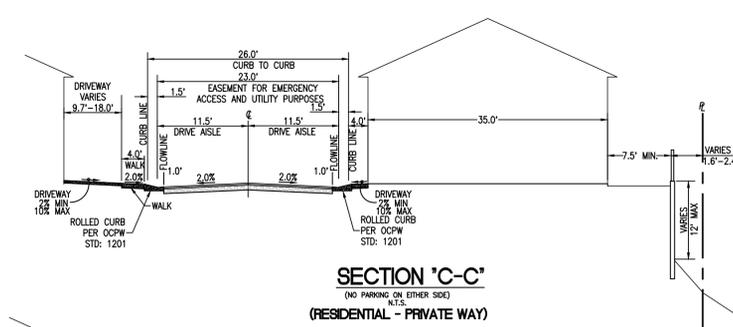
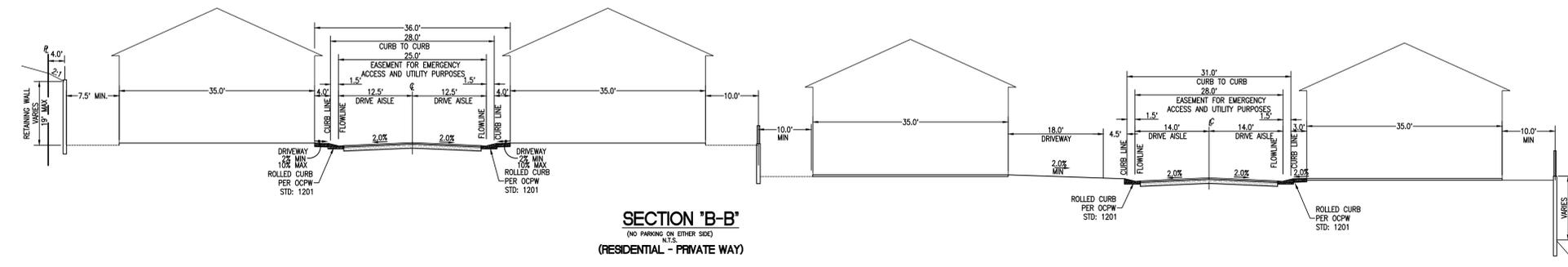
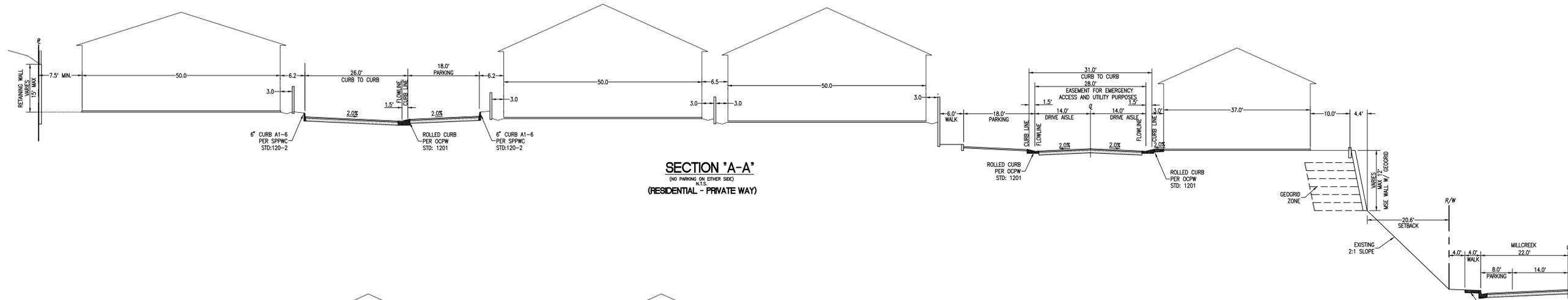
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C2



LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346



SECTIONS

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LAGUNA HILLS, CALIFORNIA

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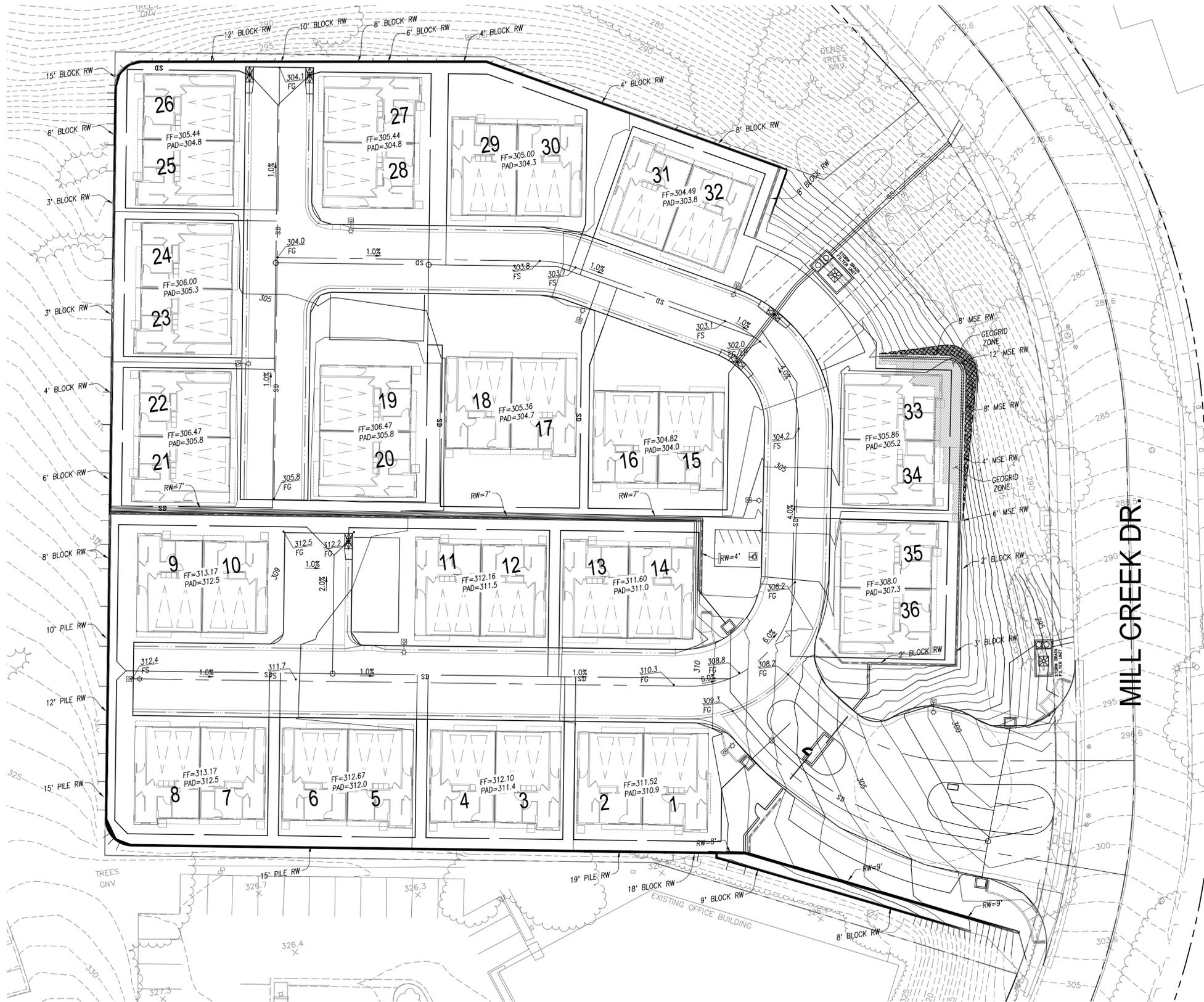
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C3

LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346

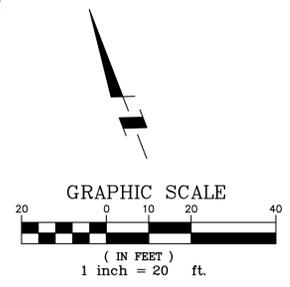


LEGEND

STREET CENTER LINE	---
RIGHT OF WAY	----
TRACT BOUNDARY	-----
LOT LINE	-----
EASEMENT	-----
EXISTING CONTOUR	- - - - - 205
PROPOSED CONTOUR	— — — — — 205
STREET LIGHT	○
FIRE HYDRANT	⊕
STORM DRAIN CATCH BASIN	□
STORM DRAIN GRATE INLET	⊞
VERDURA 4:1 BLOCK WALL	▨
VERDURA BLOCK WALL GEOGRID LIMITS	▨

PRELIMINARY EARTH WORK VOLUMES:

CUT VOLUME	3,109 CU. YD.
FILL VOLUME	7,889 CU. YD.
NET VOLUME	4,780 CU. YD.<FILL>



CONCEPTUAL GRADING AND DRAINAGE PLAN

7.17.2025



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LAGUNA HILLS, CALIFORNIA

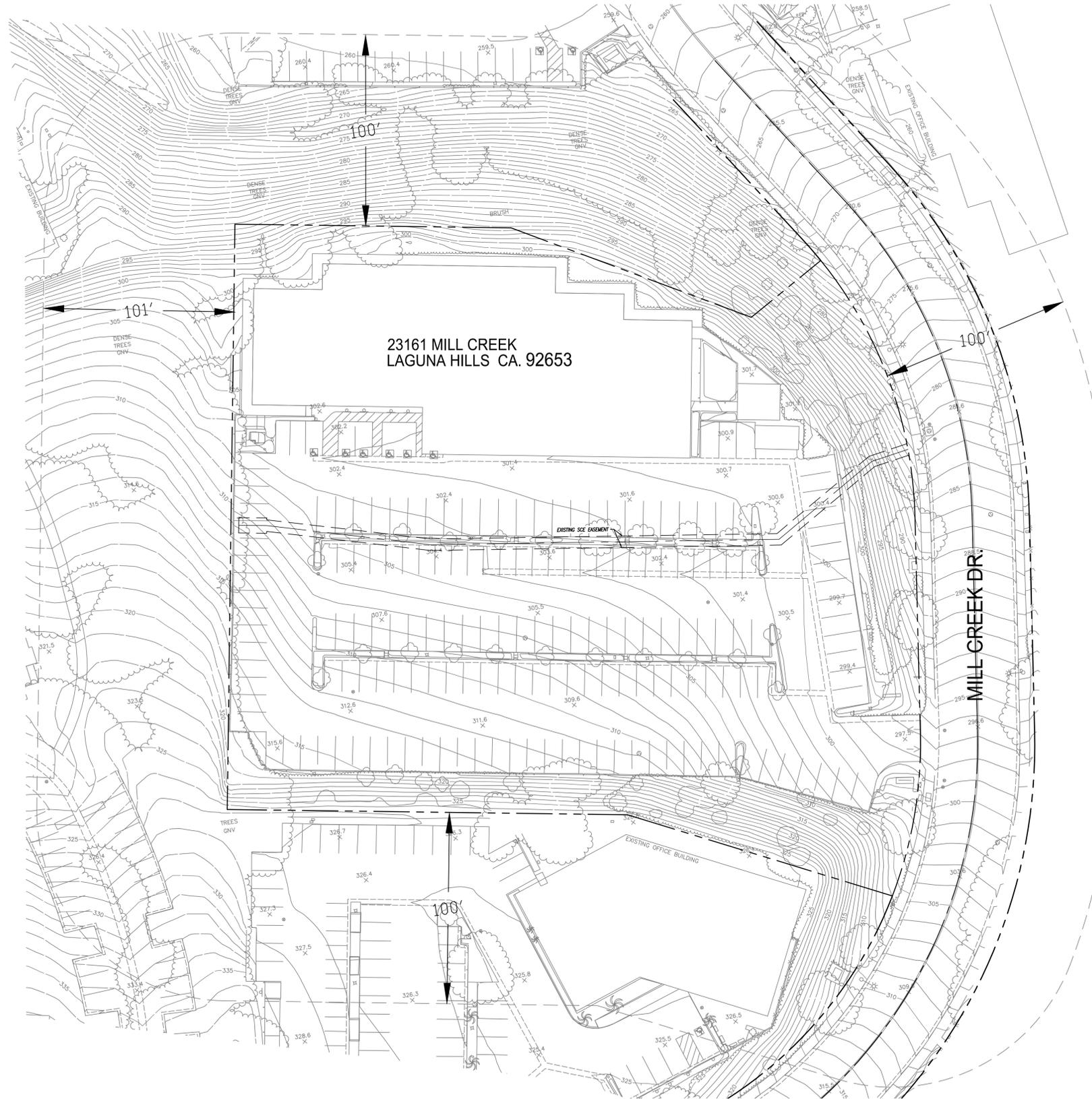


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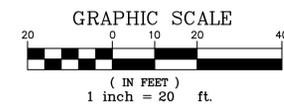
LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346



LEGEND

STREET CENTER LINE	---
RIGHT OF WAY	- - - -
TRACT BOUNDARY	---
LOT LINE	- - - -
EASEMENT	---
EXISTING CONTOUR	205
FIRE HYDRANT	⊕
CATCH BASIN	□
STREET LIGHT	○



EXISTING SITE PLAN

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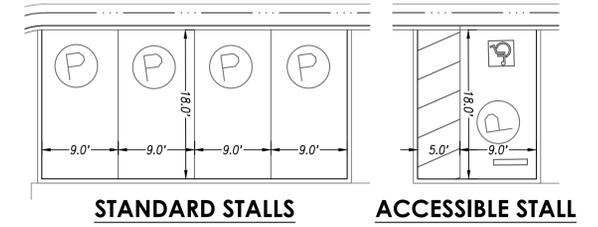
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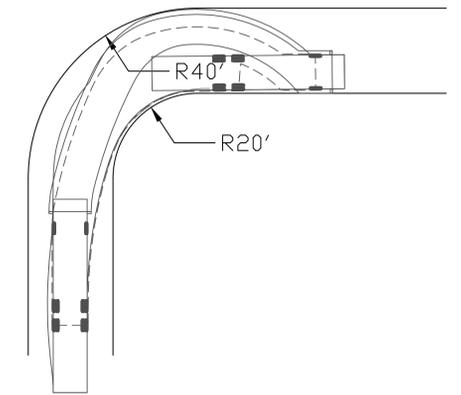
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LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346



MINIMUM PARKING STALL DIMENSIONS

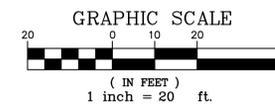


TURNING RADII TYP.

PARKING SUMMARY

UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF UNITS	PARKING REQUIRED	PARKING PROVIDED
PLAN 1	4	18	90 (SEE NOTE 1)	95
PLAN 2	4	18		
TOTALS		36		

NOTE 1: PER GOVERNMENT CODE SECTION 65915(P)(1)
THE MAXIMUM PARKING RATIO FOR 4 BEDROOM HOMES IS 2.5 = 90 SPACES



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PARKING AND ACCESS PLAN

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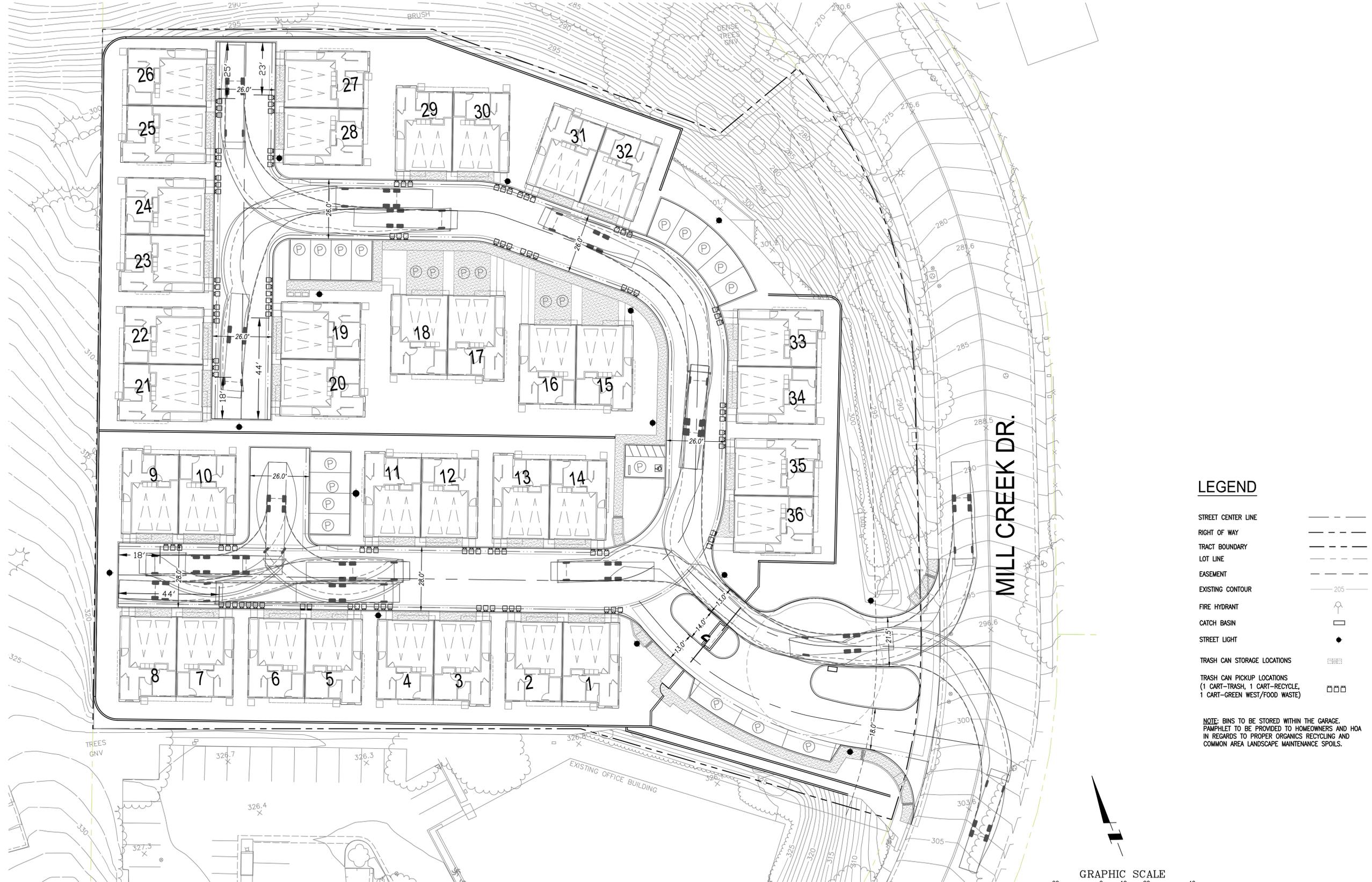
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C6

LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346



TRASH PICKUP PLAN

23161 MILL CREEK | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

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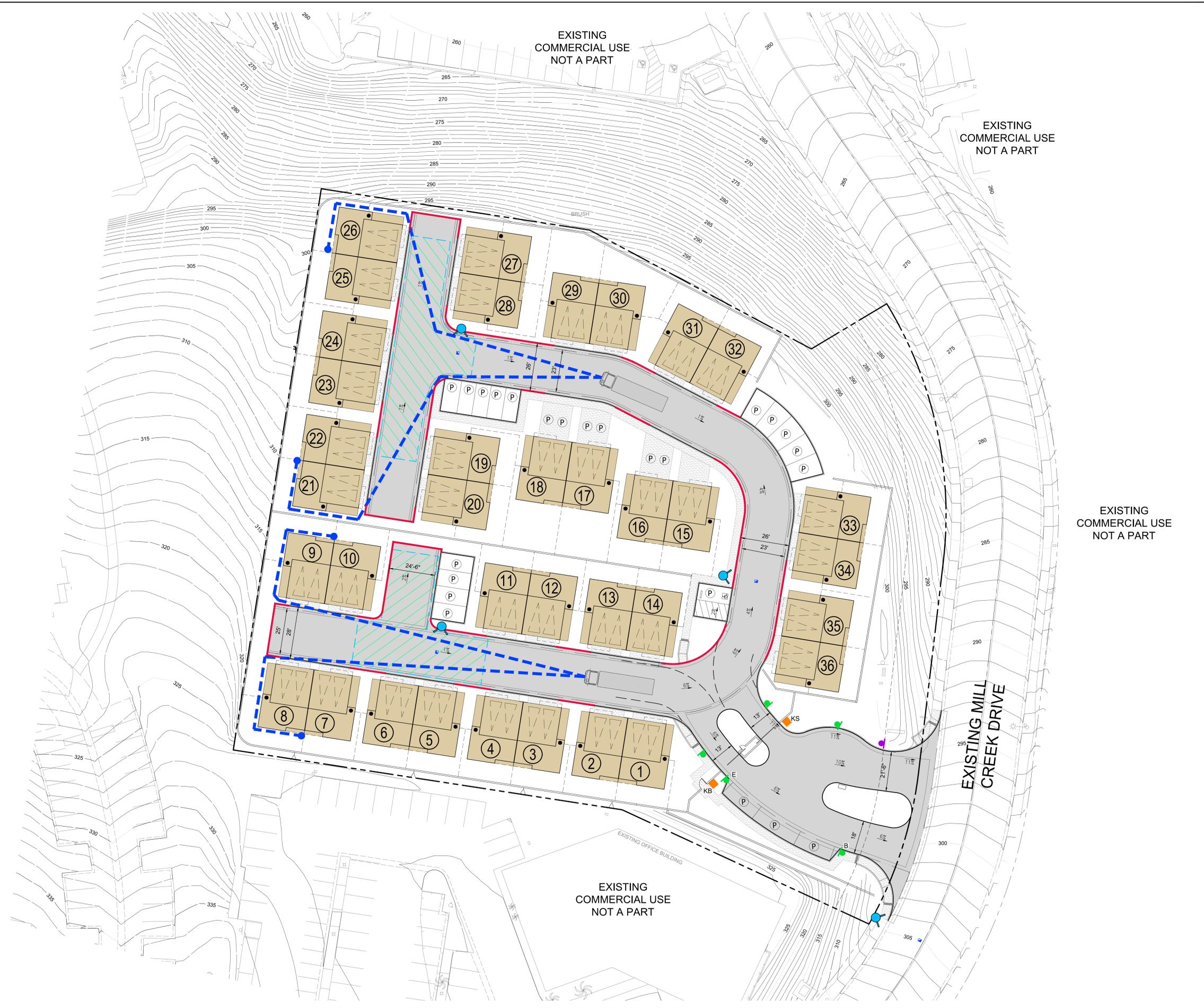
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C7



LEGEND

- INDICATES EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE ENTRY SIGN
- PROPOSED PAINTED RED CURB WITH 'FIRE LANE - NO PARKING' STENCILING PER DETAILS HEREON
- 300' MAXIMUM HOSE PULL DISTANCE TO THE FURTHEST POINT OF THE DUPLEX UNIT
- INDICATES APPROXIMATE LOCATION OF A SUB-KEYED KNOX KEY SWITCH FOR THE VEHICULAR ACCESS GATE
- INDICATES APPROXIMATE LOCATION OF THE SUB-KEYED KNOX BOX WITH 3-SETS OF ENTRY DOOR GATE KEYS FOR THE PEDESTRIAN WALK IN GATE AT THE PROJECT ENTRY.
- INDICATES PROPOSED BUILDING
- PROPOSED PAVED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 94,000 LBS. PER OCFA REQUIREMENTS.
- INDICATES FIRE APPARATUS TURNING RADIUS: 20' WIDE PATH WITH 20' INSIDE AND 40' OUTSIDE
- INDICATES UNIT NUMBER
- INDICATES FIRE DEPARTMENT TURNAROUND PER OCFA GUIDELINE B-01

FIRE LANE ENTRY SIGNS

TOWING COMPANY CONTACT INFORMATION IS REQUIRED FOR ALL PROPERTIES WITH A STANDING WRITTEN AGREEMENT FOR SERVICES WITH A TOWING COMPANY PER THE CALIFORNIA VEHICLE CODE.

PEDESTRIAN AREAS: 7"
ALL OTHER AREAS: 9"

PEDESTRIAN AREAS: 7"
ALL OTHER AREAS: 9"

ROLLED CURB

STANDARD CURB

SIGN SHALL BE MOUNTED FACING THE DIRECTION OF VEHICULAR TRAVEL.

SIGNS MAY BE MOUNTED ON EXISTING POSTS OR BUILDINGS IF CENTERLINE OF SIGN IS NO MORE THAN 24 INCHES FROM EDGE OF ROADWAY.

BURY DEPTH SHALL BE A MINIMUM OF 24 INCHES AND REBAR, A CONCRETE FOOTING, OR ANOTHER METHOD TO PREVENT REMOVAL OF THE SIGN IS RECOMMENDED.

FIRE LANE PAINTED RED CURB DETAILS

NOTE: CURBS ALONG ACCESS LANES SHALL BE PAINTED OSHA SAFETY RED OR EQUIVALENT. 'FIRE LANE NO PARKING' SHALL BE PAINTED ON TOP OF CURB IN WHITE LETTERING 3 INCHES HIGH AND SHALL BE SPACED 30'-0" ON CENTER OR PORTION THEREOF.

FIRE HYDRANT SPACING REQUIREMENTS

THE PROPOSED R-3 DUPLEX UNITS ARE LESS THAN 6,200 SQ. FT. AND PROTECTED WITH AUTOMATIC FIRE SPRINKLERS, AND SHALL REQUIRE A FIRE FLOW NO LESS THAN 1,000 GPM AT 20PSI FOR 1 HOUR. THIS PROJECT SHALL MEET THE HYDRANT SPACING BELOW PER OCFA GUIDELINE B-01

Attachment 3 - Hydrant Quantity and Spacing in OCFA Jurisdiction

Flow Requirement	Minimum Number of Hydrants	Maximum Distance to a Hydrant		Maximum Distance between Hydrants ¹		Average Distance between Hydrants ¹	
		Thru road	Dead-end	Thru road	Dead-end	Thru road	Dead-end
500 - 1750	1	300	250	600	500	600	500
1751+		Use the table below					

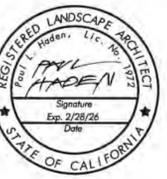
23161 MILL CREEK DRIVE - LAGUNA HILLS PRELIMINARY FIRE ACCESS EXHIBIT



LEGEND

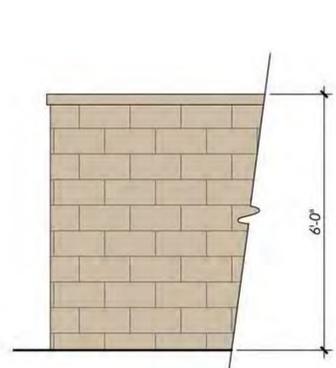
- 1 Gate Entry with Call Box
 - 2 Monument Signage Wall
 - 3 Parking Stall and Stripping
 - 4 Community Mailboxes
 - 5 Private yard
 - 6 View Fence on top of Retaining Wall
 - 7 Planted Slope
 - 8 Retaining Wall with Vine Planting
 - 9 Concrete Pavers at Entry
-
- A Elevation A - Entry Monument: See Sheet L-3
 - B Elevation B - Vehicular Gate: See Sheet L-3

I, Paul Haden, hereby certify that I am the design professional or owner of copyright materials who prepared the architectural drawings for the development application of the above-described property. I hereby grant the City authorization to reproduce the plans within the agenda packet for public hearings and post them on the internet and further acknowledge that members of the public will have access to these plans, and they may be copied.



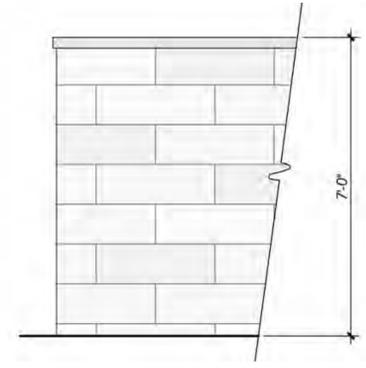


LEGEND



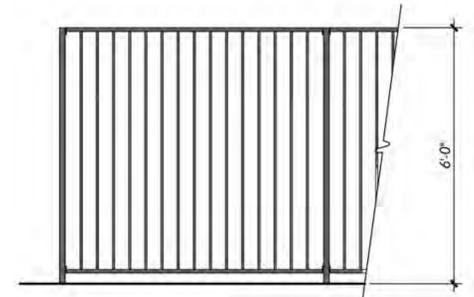
SIDEYARD WALL

-Split Face Block w/ Precision Cap
-6'-0" ht.



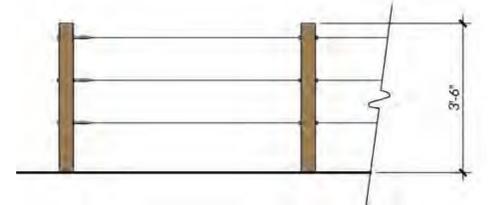
ENTRY WALL

-Cultured Stone Veneer with Cap
-7'-0" ht.



VIEW FENCE

-Tubular Steel
-6'-0" ht.



GUARDRAIL

-Steel Cable with Wood Posts
-3'-6" ht.

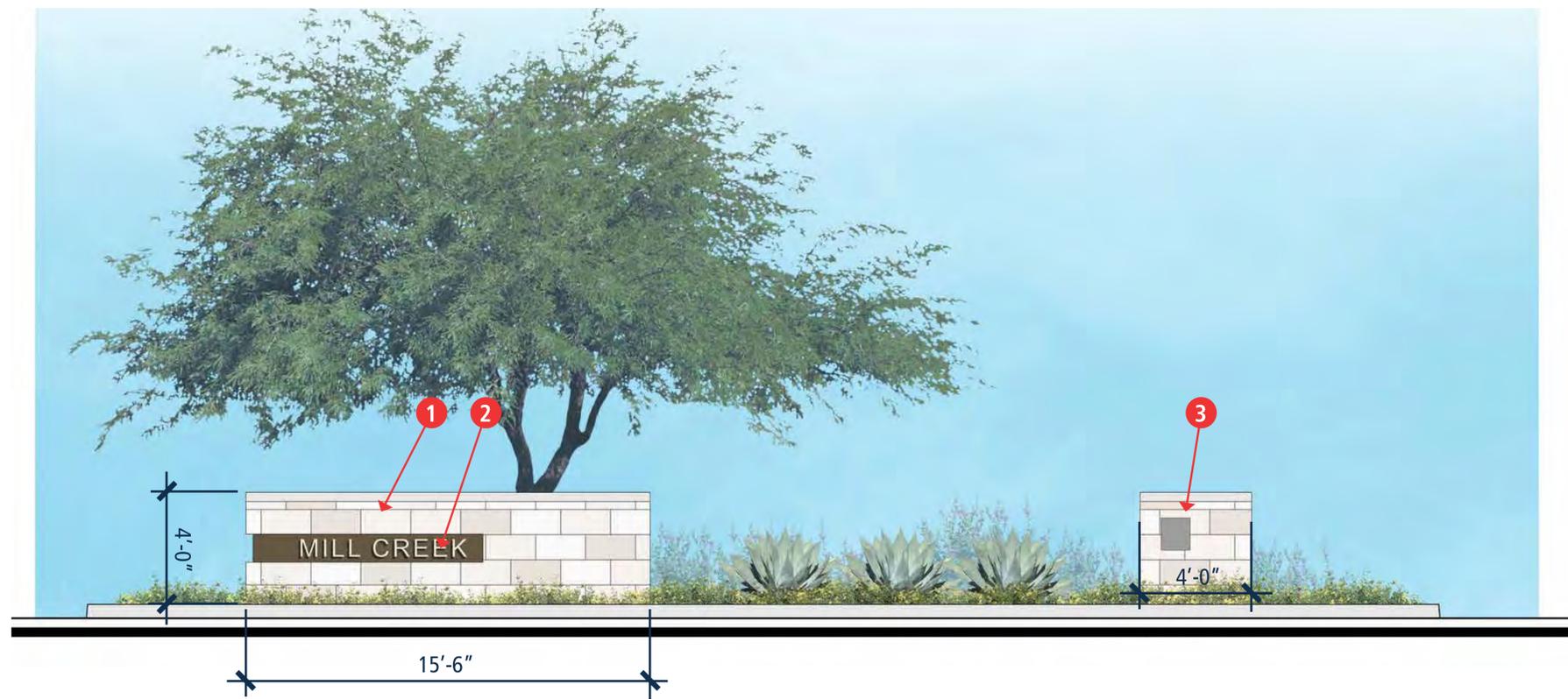
RETAINING WALL

-CMU Block with Cap or MSE Wall
-Height varies per Civil Engineer

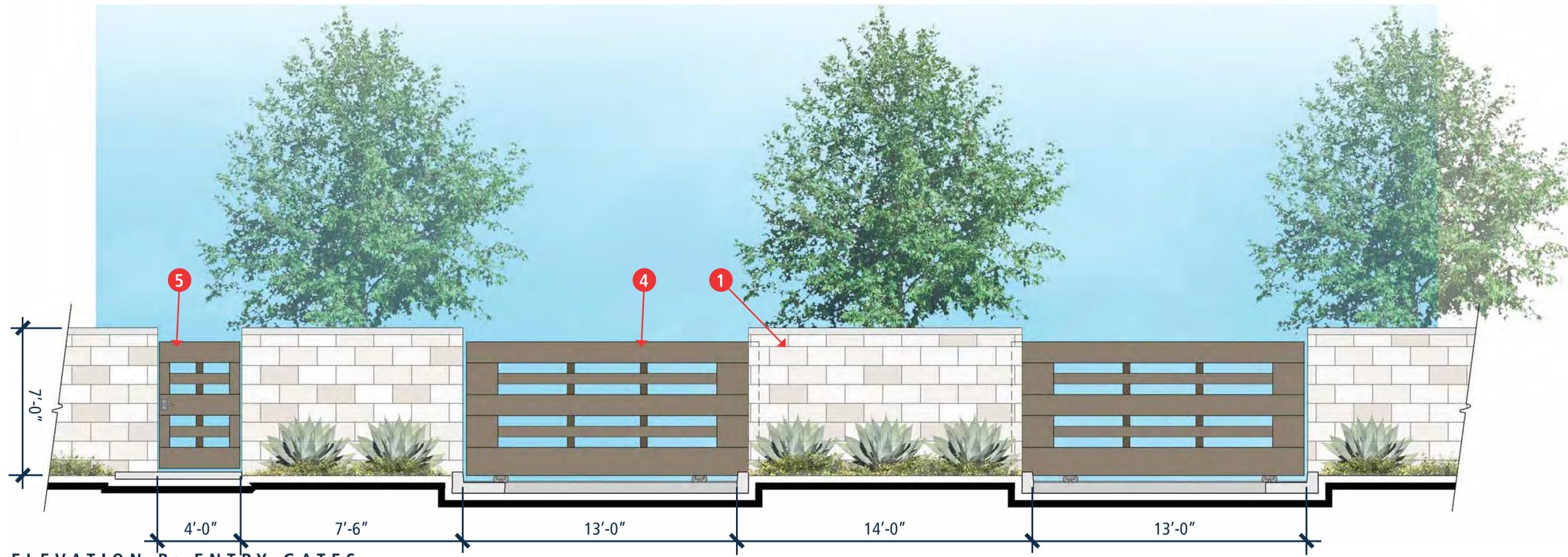


LEGEND

- 1 Cultured Stone Veneer w/ Cap
- 2 Project Signage
- 3 Call Box
- 4 Rolling Vehicular Gates
- 5 Pedestrian Gate



ELEVATION A: ENTRY MONUMENT
SCALE: 3/8"=1'-0"



ELEVATION B: ENTRY GATES
SCALE: 3/8"=1'-0"





TREES:

LARGE CANOPY TREES (48" BOX MIN.) QTY: 7

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WUCOLS
	Cercidium 'Desert Museum'	Desert Museum Palo Verde	VL
	Pistacia chinensis	Chinese Pistache	L
	Platanus racemosa	Western Sycamore	M
	Podocarpus gracilior	African Fern Pine	M
	Quercus virginiana	Southern Live Oak	M
	Ulmus parvifolia	True Green Chinese Elm	M

MEDIUM ACCENT TREE (36" BOX MIN.) QTY: 19

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WUCOLS
	Cercis canadensis	Eastern Redbud	M
	Lagerstroemia ssp.	Crape Myrtle	M
	Olea europaea 'Swan Hill'	Olive	L
	Platanus acerfolia	London Plane Tree	M
	Searsia lancea	African Sumac	L

PERIMETER SCREENING TREE (24" BOX MIN.) QTY 5

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WUCOLS
	Arbutus 'Marina'	Marina Strawberry Tree	L
	Laurus nobilis	Sweet Bay	L
	Tristania conferata	Brisbane Box	M

SMALL ACCENT TREE (24" BOX MIN.) QTY 14

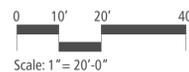
SYMBOL	SCIENTIFIC NAME	COMMON NAME	WUCOLS
	Cercis occidentalis	Western Redbud	L
	Feijoa sellowiana	Pineapple Guava	L
	Podocarpus elongatus 'Monmal'	Icee Blue Podocarpus	M
	Podocarpus macrophyllus	Fern Podocarpus	M
	Prunus caroliniana 'Bright and Tight'	Carolina Cherry Laurel	M

SHRUBS/VINES:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
	Agave spp.	Agave	5 gal.	VL
	Aloe spp.	Aloe	5 gal.	L
	Buxus japonica 'Green Beauty'	Japanese Boxwood	5 gal.	M
	Callistemon spp.	Bottle Brush	5 gal.	L
	Cistus 'Sunset'	Magenta Rockrose	5 gal.	L
	Dasyliiron spp.	Desert Spoon	5 gal.	VL
	Dianella spp.	Flax Lily	5 gal.	L
	Dietes bicolor	Fortnight Lily	5 gal.	L
	Festuca mairei	Atlas Fescue	5 gal.	L
	Hesperaloe spp.	Yucca	5 gal.	VL
	Heteromeles arbutifolia	Toyon	15 gal.	VL
	Juncus patens	California Gray Rush	5 gal.	M
	Lavandula spp.	Lavender	5 gal.	L
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	5 gal.	L
	Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	L
	Lomandra spp.	Dwarf Mat Rush	5 gal.	L
	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 gal.	VL
	Pittosporum tobira variegata	Vairegated Mock Orange	5 gal.	M
	Rhaphiolepis spp.	Indian Hawthorn	5 gal.	L
	Salvia 'Bees Bliss'	Bee's Bliss Sage	5 gal.	L
	Westringia spp.	Coast Rosemary	5 gal.	L
	Bougainvillea spp. [V/E]	Bougainvillea	15 gal.	L
	Calliandra haematocephala [V/E]	Pink Powderpuff	15 gal.	M
	Trachelospermum jasminoides [V/E]	Star Jasmine	15 gal.	M
	Rosa banksiae [V/E]	Lady Banks Rose	15 gal.	L

GROUNDCOVERS:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
	Acacia redolens	Prostrate Acacia	1 gal.	VL
	Carissa 'Boxwood Beauty'	Natal Plum	1gal.	L
	Carex tumulicola	Foothill Sedge	1 gal.	L
	Lonicera japonica	Japanese Honeysuckle	1 gal.	L
	Myoporum p. 'Putah Creek'	Creeping Myoporum	1 gal.	L
	Rhaphiolepis spp.	Indian Hawthorn	5 gal.	L
	Rosmarinus officinalis	Rosemary	5 gal.	L
	Trachelospermum asiaticum	Asian Star Jasmine	1 gal.	M
	Westringia 'Low Horizon'	Coast Rosemary	5 gal.	L



HOMEOWNER YARD: PLANTED AND MAINTAINED BY HOMEOWNER

*NON-DEVELOPED SLOPE AREA: 14,412SF



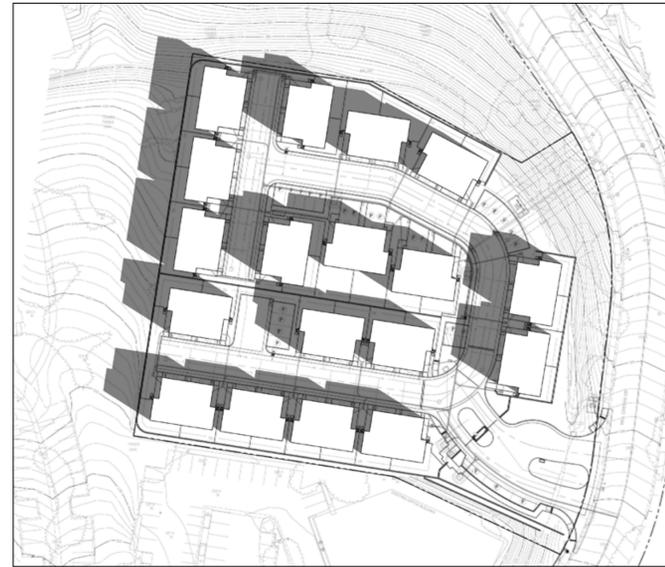
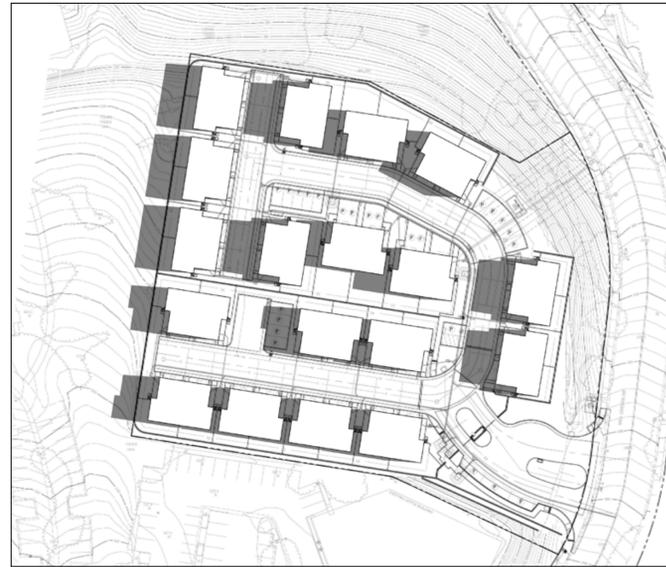
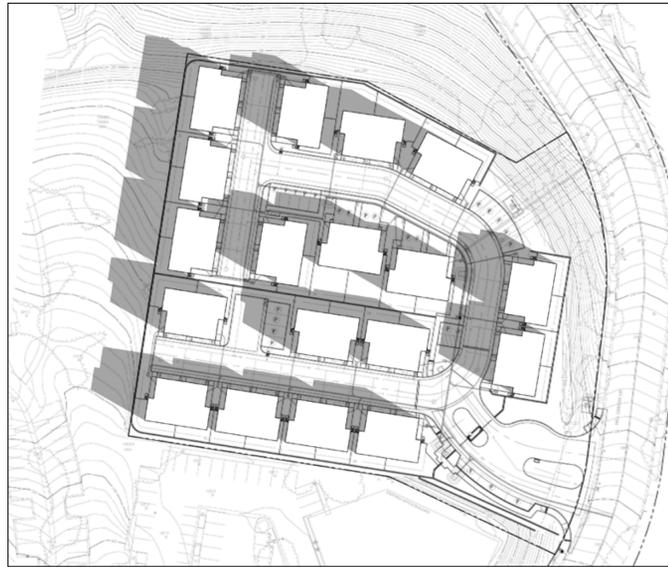
MARCH

JUNE

SEPTEMBER

DECEMBER

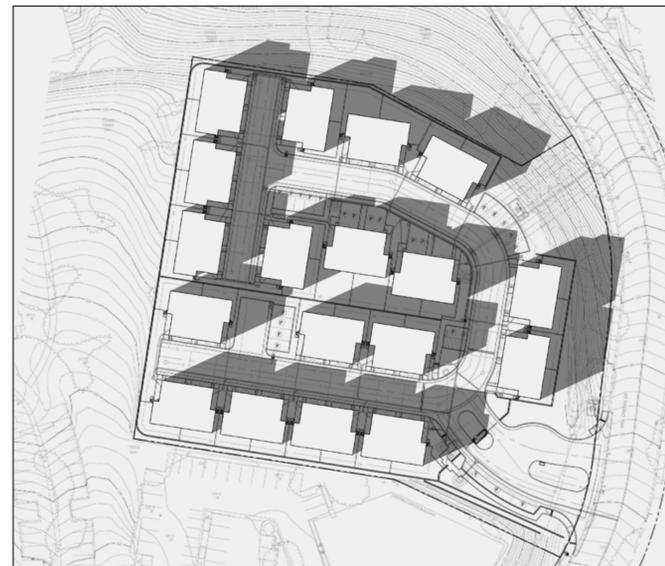
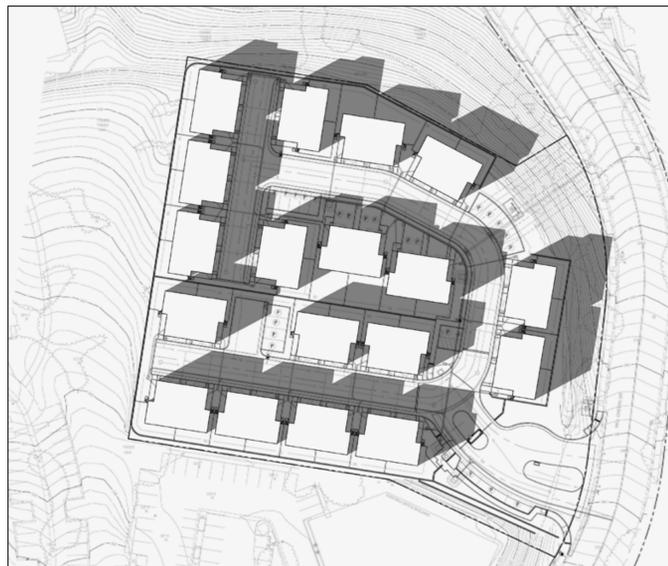
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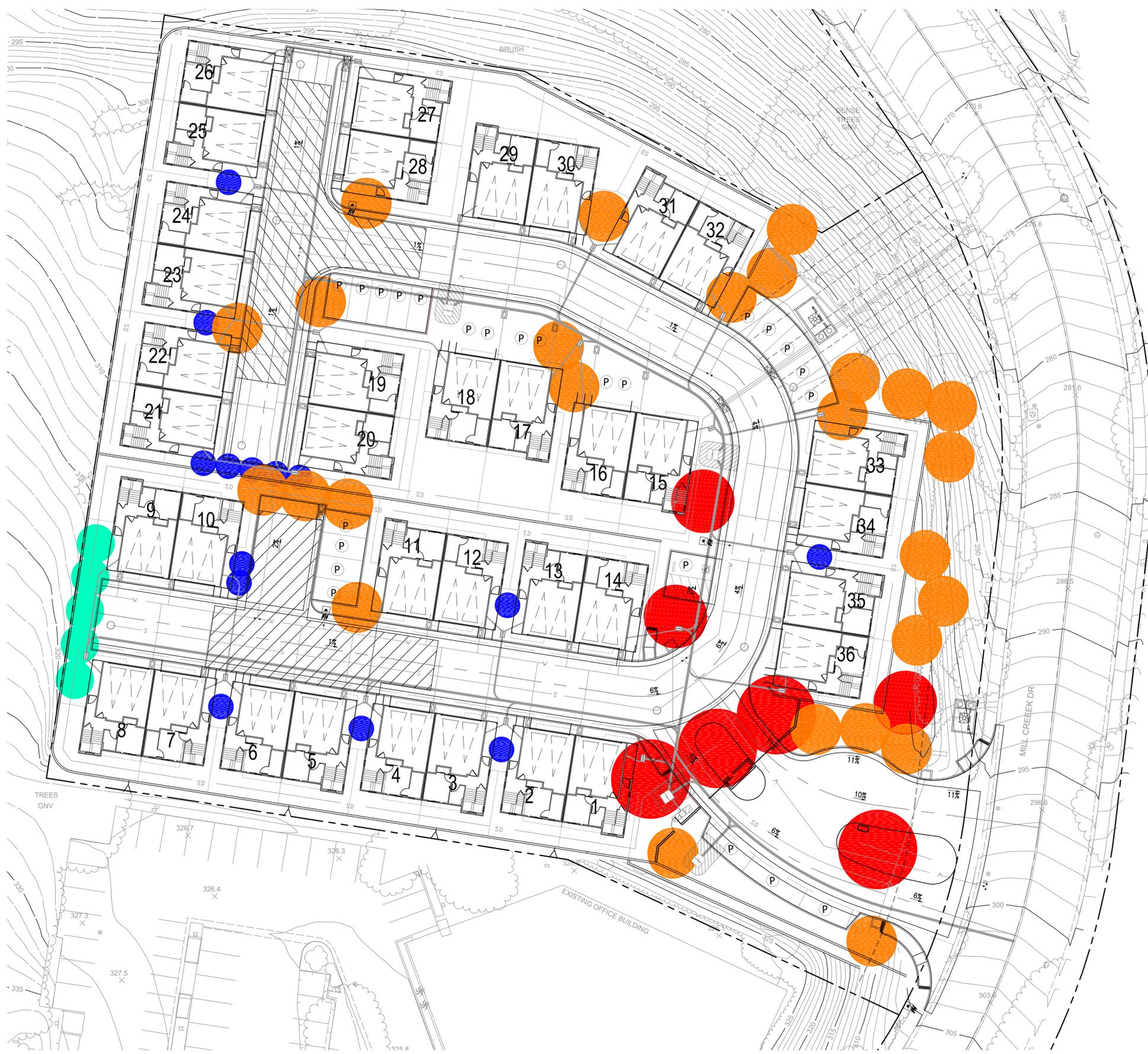


12:00 PM



03:00 PM





LEGEND



LARGE CANOPY TREE [25' - 30' CANOPY]

- | | |
|---------------------------|--------------------------|
| Cercidium 'Desert Museum' | Desert Museum Palo Verde |
| Pistacia chinensis | Chinese Pistache |
| Platanus racemosa | Western Sycamore |
| Podocarpus gracilior | African Fern Pine |
| Quercus virginiana | Southern Live Oak |
| Ulmus parvifolia | True Green Chinese Elm |



MEDIUM ACCENT TREE [20' CANOPY]

- | | |
|---------------------------|-------------------|
| Cercis canadensis | Eastern Redbud |
| Lagerstroemia ssp. | Crape Myrtle |
| Olea europaea 'Swan Hill' | Olive |
| Platanus acerfolia | London Plane Tree |
| Searsia lancea | African Sumac |



PERIMETER ACCENT TREE [15' CANOPY]

- | | |
|--------------------|------------------------|
| Arbutus 'Marina' | Marina Strawberry Tree |
| Laurus nobilis | Sweet Bay |
| Tristania conferta | Brisbane Box |

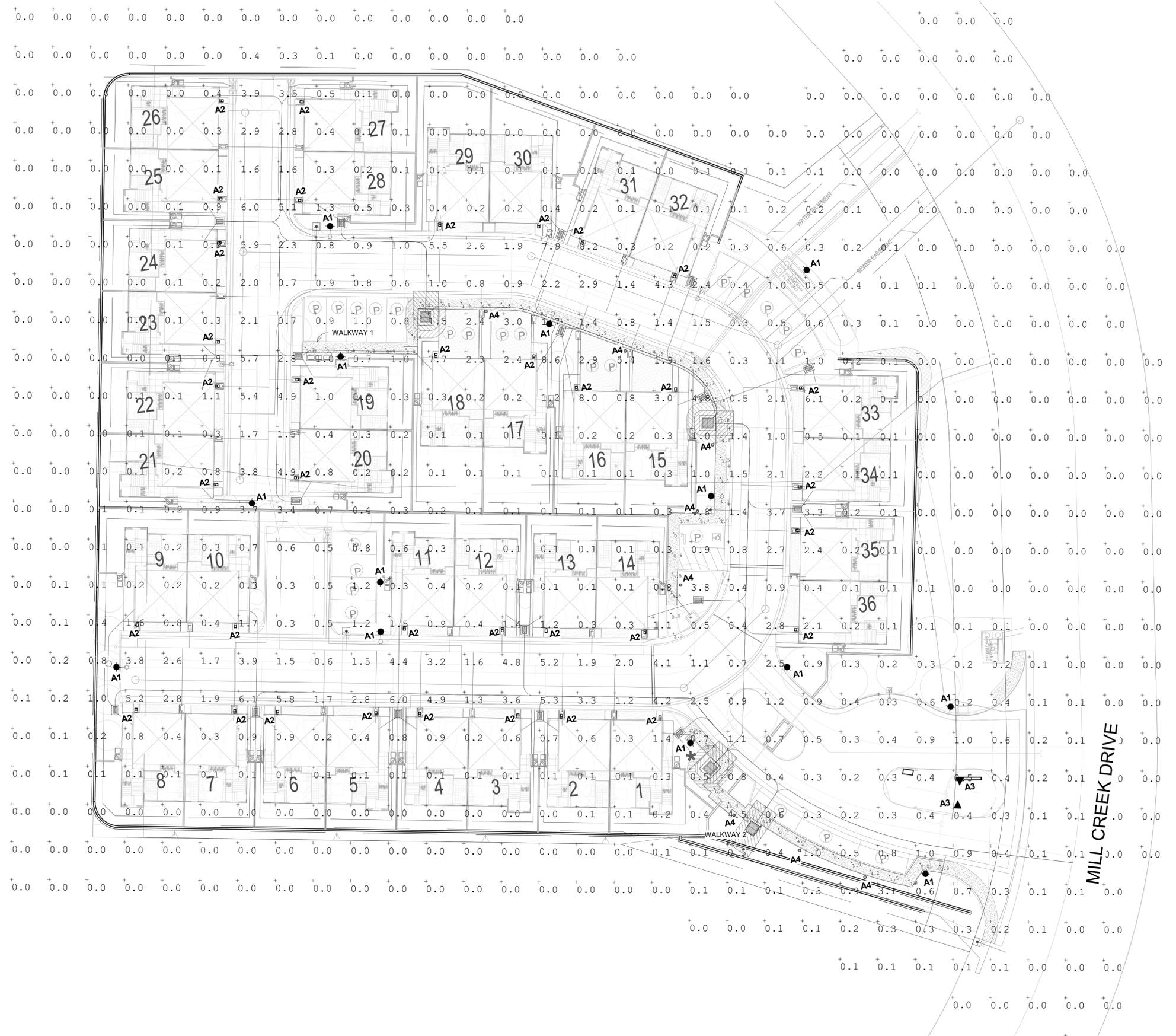


SMALL ACCENT TREE [10' CANOPY]

- | | |
|---------------------------------------|------------------------|
| Cercis occidentalis | Western Redbud |
| Feijoa sellowiana | Pineapple Guava |
| Podocarpus elongatus 'Monmal' | Icee Blue Podocarpus |
| Podocarpus macrophyllus | Fern Podocarpus |
| Prunus caroliniana 'Bright and Tight' | Carolina Cherry Laurel |

MILL CREEK DRIVE





LIGHTING FIXTURE LEGEND

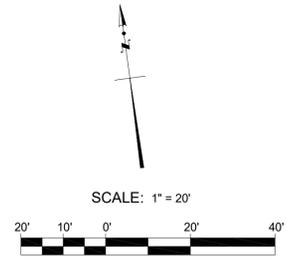
- 
A1
● 36W LED POST LIGHT ON 16FT POLE
 TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
 3000K - 3096 LUMENS
- 
A2
□ BUILDING COACH LIGHT
- 
A3
▲ 12.6W LED SIGN LIGHT
 3000K - 1119 LUMENS
- 
A4
◎ 17W BOLLARD LIGHT
 3000K - 1309 LUMENS

PHOTOMETRIC RESULTS

PHOTOMETRIC RESULTS OBTAINED USING A LLF OF 0.9.

CALCULATION SURFACE	MIN	MAX	AVERAGE
ON-SITE STREETS	0.2 FC	6.1FC	1.35 FC
WALKWAY 1	0.6 FC	5.1 FC	2.05 FC
WALKWAY 2	0.6 FC	4.7 FC	1.82 FC
OVERALL SITE	0.0 FC	8.6 FC	0.64 FC

*OFF-SITE STREET LIGHTING NOT INCLUDED IN CALCULATION.



NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
 Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

CLIENT:
TOLL BROTHERS, INC.
 725 W. TOWN & COUNTRY ROAD,
 SUITE 200
 ORANGE, CA 92668
 TEL: (949) 297-3850

MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR	DATE
		E.O.R.	REVISION			

BENCHMARK:
 BASIS OF BEARING:

ENGINEER OF RECORD'S SEAL

Intelligent Lighting Systems
 Design + Procurement
 1205 W. COLTON AVE. SUITE 410
 WESTGATE, CA 92686
 (949) 261-1111
 sales@intelligentlighting.com

PLANS PREPARED UNDER THE SUPERVISION OF:
 NAME: _____ R.C.E. # _____ EXP. DATE _____

CITY OF LAGUNA HILLS
 ORANGE COUNTY

23161 MILL CREEK
 LAGUNA HILLS, CA
 PHOTOMETRIC SITE PLAN

FOR: _____ W.O. _____

CITY I. D. NO. _____

ACCT. NO. _____

SHEET EP1 OF 2



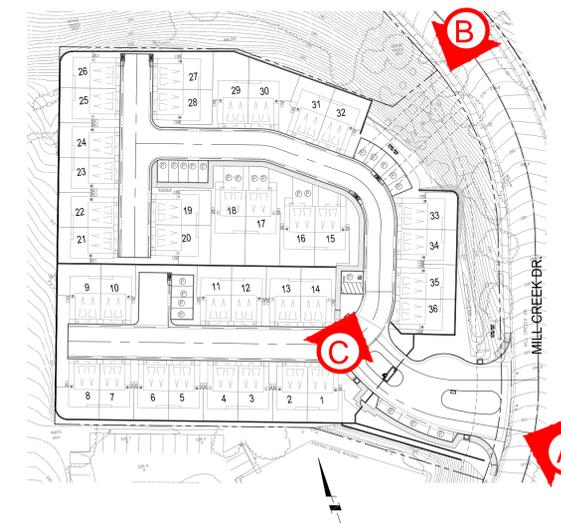
VIEW A - PROJECT ENTRY



VIEW C - PRIVATE WAY



VIEW B - MILL CREEK DRIVE



COLOR RENDERINGS



VIEW A1 - PROJECT ENTRY EXISTING



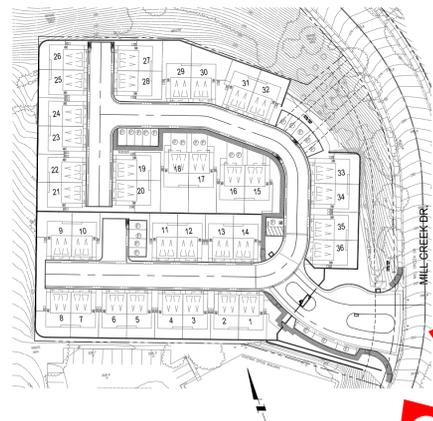
VIEW A1 - PROJECT ENTRY PROPOSED



VIEW A4 - PROJECT ENTRY EXISTING



VIEW A4 - PROJECT ENTRY PROPOSED





VIEW B2 - PROJECT FRONTAGE EXISTING



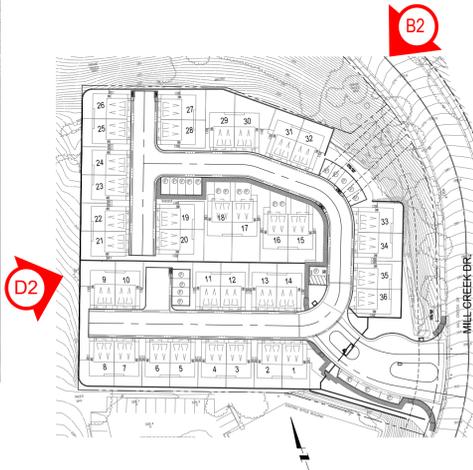
VIEW B2 - PROJECT FRONTAGE PROPOSED



VIEW D2 - PROJECT SIDE EXISTING

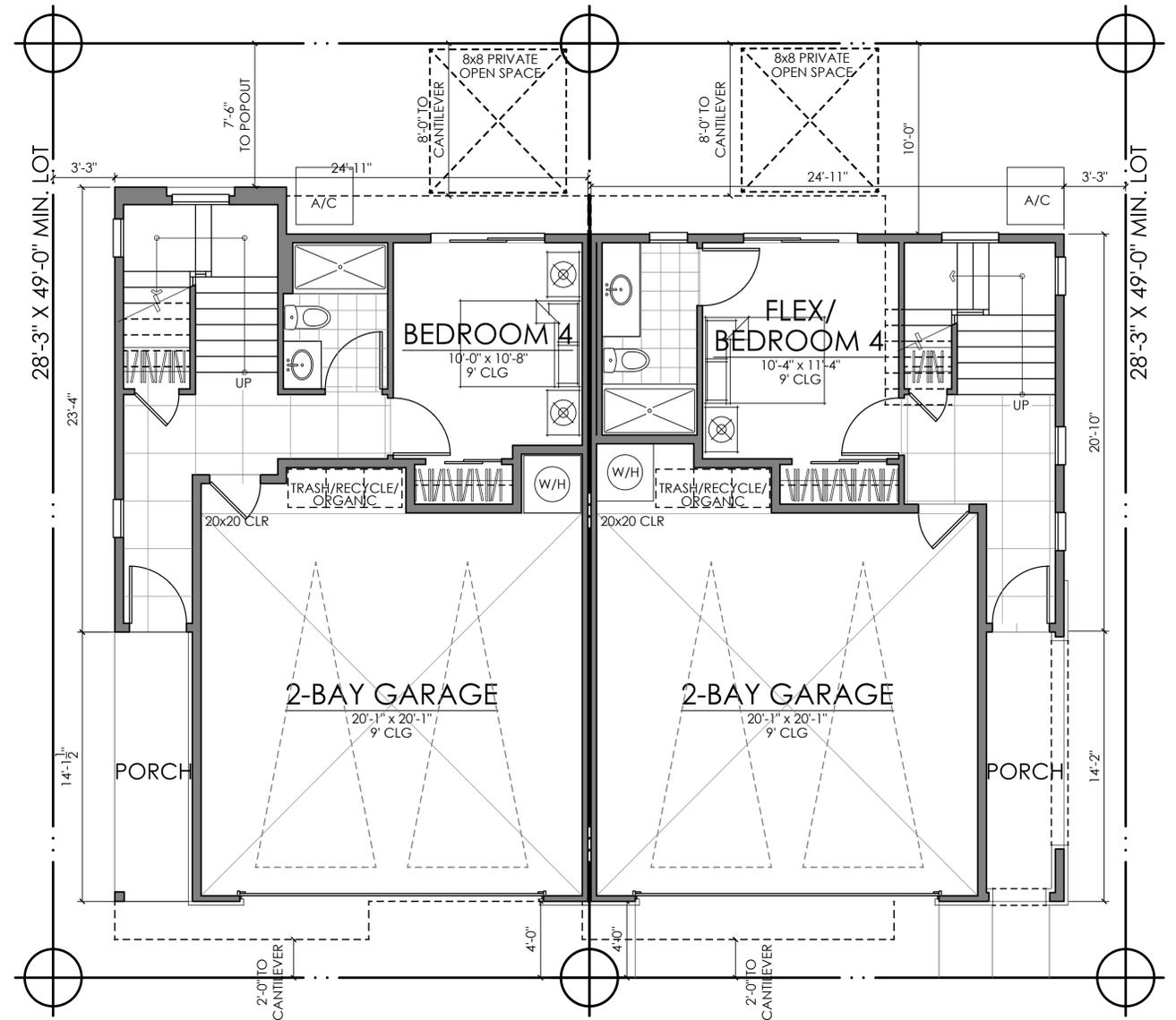


VIEW D2 - PROJECT SIDE PROPOSED





PLAN TWO



PLAN TWO

PLAN ONE

PLAN TWO

LOWER LEVEL	378 SQ. FT.
MAIN LEVEL	776 SQ. FT.
UPPER LEVEL	879 SQ. FT.
TOTAL LIVING	2033 SQ. FT.
GARAGE	450 SQ. FT.

PLAN ONE

LOWER LEVEL	363 SQ. FT.
MAIN LEVEL	770 SQ. FT.
UPPER LEVEL	858 SQ. FT.
TOTAL LIVING	1991 SQ. FT.
GARAGE	446 SQ. FT.

DUETS

23161 MILL CREEK DRIVE | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

07.03.25

TOLL-2407

SCALE = 1/4" = 1'-0"



colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919

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PLAN TWO

PLAN ONE

PLAN TWO	
LOWER LEVEL	378 SQ. FT.
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DUETS

23161 MILL CREEK DRIVE | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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SCALE = 1/4" = 1'-0"



- MATERIAL NOTES:
1. 'S' TILE ROOF
 2. STUCCO BODY
 3. STUCCO OVER FOAM WINDOW TRIM
 4. DECORATIVE CORBELS
 5. CULTURED STONE VENEER
 6. COACH LIGHT & ADDRESS



FRONT ELEVATION 23% GLAZING AT FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION 30% GLAZING AT FRONT ELEVATION

SCALE: 1/4" = 1'-0"

07.03.25

DUETS ELEVATIONS

23161 MILL CREEK DRIVE | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

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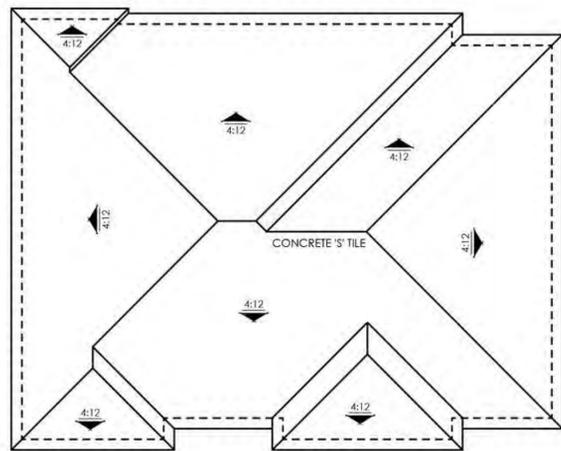
TOLL-2407

SCALE = 1/4" = 1'-0"



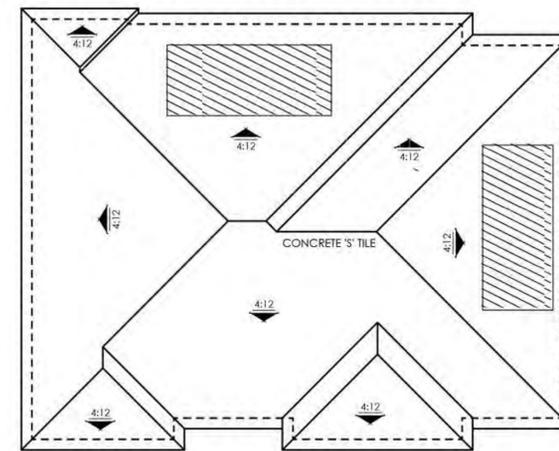
woodley
architectural
 group, inc

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 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN WITH SOLAR

SCALE: 1/8" = 1'-0"



LEFT ELEVATION 20% GLAZING AT LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 15% GLAZING AT RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

07.03.25

DUETS ELEVATIONS

23161 MILL CREEK DRIVE | TOLL BROTHERS
LAGUNA HILLS, CALIFORNIA

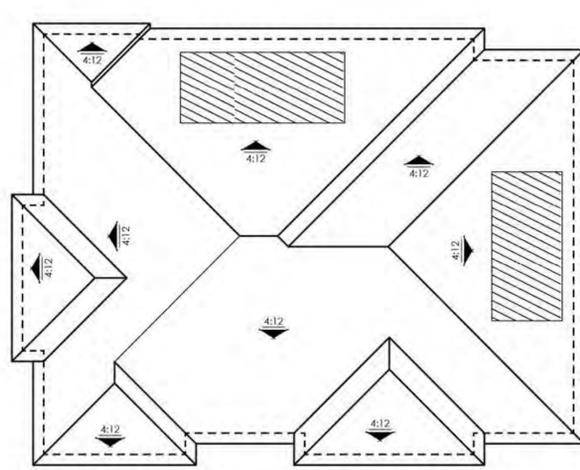
TOLL-2407

SCALE = 1/4" = 1'-0"



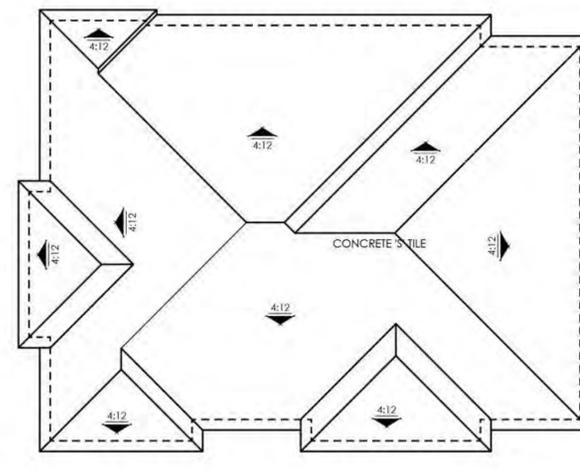
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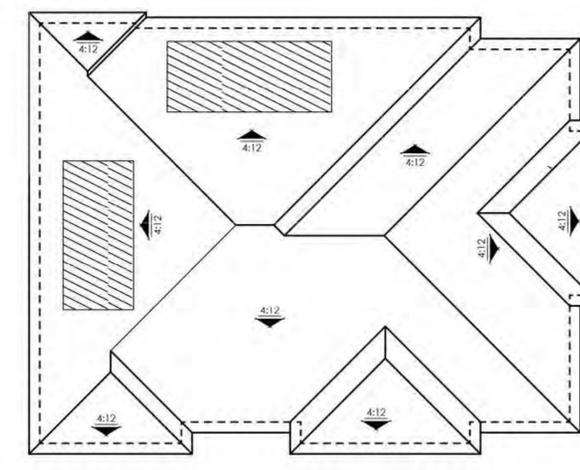
ROOF PLAN WITH SOLAR

SCALE: 1/8" = 1'-0"



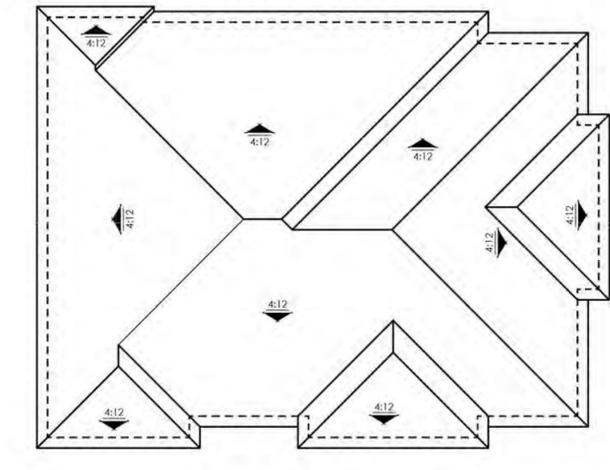
ROOF PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN WITH SOLAR

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT ELEVATION 20% GLAZING AT LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION 15% GLAZING AT RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

07.03.25

DUETS ELEVATIONS | ENHANCED
23161 MILL CREEK DRIVE | TOLL BROTHERS
 LAGUNA HILLS, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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TOLL-2407

SCALE = 1/4" = 1'-0"



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 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919

Solar Panel Assessment - 23161 Mill Creek

Home Size = ~ 2,000 sq. ft. – Home Electricity Consumption: 6,677 kWh/yr using NREL Data →



Title 24 Estimation: Photovoltaic Sizing 3.2 kW (8 panels) producing 5,300 kWh/yr yielding ~ 80% Offset Systems installed on south & west roofs for T24 Compliance per CA Energy Comm.



RIGHT ELEVATION

REAR ELEVATION



Prepared by
Addison Marks
New Homes Sales Director Sunrun Corp.



Solar Modules to be Installed

**Q.PEAK DUO BLK
ML-G10+ SERIES**



395-415 Wp | 132 Cells
21.1% Maximum Module Efficiency



- Breaking the 21% efficiency barrier**
Q.PEAK DUO BLK ML-G10+ technology will reach 21% module efficiency by 2021.
- A reliable investment**
Includes 25-year limited warranty, 10-year power output performance warranty.
- Enduring high performance**
Long-term power output performance (LTOP) is 90% after 25 years, 80% after 30 years.
- Extreme weather rating**
High-velocity wind tunnel testing, 140 mph gust, 100 mph gust, 100 mph gust.
- Innovative all-weather technology**
Optimized glass, anti-reflective coating, and anti-soiling technology.
- The most thorough testing programme in the industry**
More than 100,000 hours of testing, including hail, salt, and UV testing.

Sample
INSET Installation
On Comp Pad

STRUCTURAL DETAILS									
ROOF INFORMATION			ATTACHMENT INFORMATION						
TYPE	HEIGHT	ROOF PITCHES (X:12)	DETAIL	MAX PORTRAIT (OC SPACING)	MAX PORTRAIT (OVERHANG)	MAX LANDSCAPE (OC SPACING)	MAX LANDSCAPE (OVERHANG)	CONFIGURATION	
COMPOSITE SHINGLE	2-STORY	3,4,5,6	ULTRA RAIL, UMBRELLA L-FOOT, SEE DETAIL SNR-DC-00339, UR-40 RAIL	48"	L/3	48"	L/3	STAGGERED	

DESIGN CRITERIA

MODULES: HANWHA: Q.PEAK DUO BLK ML-G10+ 405W	MODULE CLAMPS: PORTRAIT: 9.84" - 17.72" LANDSCAPE: 0" - 9.84"	MAX DISTRIBUTED LOAD: 3 PSF
MODULE DIMENSIONS: 74" x 41.1" x 1.26"	LAG SCREWS: 5/16" x 4 1/2", 2 1/2" MIN. EMBEDMENT	SNOW LOAD: 0 PSF
		WIND SPEED: 95 MPH 3-SEC GUST.

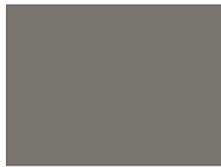
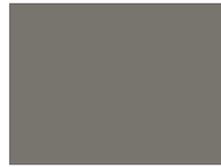
GENERAL NOTES:
THIS INFORMATION PRESENTED ON THIS PAGE IS MEANT TO ILLUSTRATE GENERAL SUNRUN MATERIALS AND INSTALLATION PRACTICES.
THIS INFORMATION HERE IS SUBJECT TO CHANGE UNIQUE PLANS WILL BE CREATED FOR EACH BUILDING PRIOR TO CONSTRUCTIONS FOR REVIEW.

DEFER TO MODULE MANUFACTURER LIMITATIONS WHERE THEIR MAXIMUM VERTICAL CANTILEVER IS SMALLER.

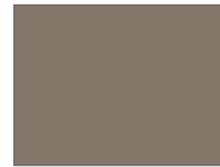
1 TYPICAL MOUNT SPACING LAYOUT
NOT TO SCALE

THE ROOF FRAMING RIPPERS ON THE ROOF DO NOT QUALIFY AS THE ROOF FRAMING WHERE SOLAR PV MOUNT EMBEDMENT IS CONCERNED. INSTALLERS SHALL VERIFY SCREW EMBEDMENT REQUIREMENTS ARE MET FOR ALL MOUNTS.

Color Scheme 1

STUCCO BODY  Agreeable Gray	TRIM/PRECAST  Pure White	EAVES  Gauntlet Gray	ROOF (S)  Tuscon Blend	LIMESTONE  Marquee24 Dove Tail
DOOR STAIN  Therma Tru Driftwood	DOOR STAIN  Jeld-Wen Ebony	SHUTTERS  Cityscape	METAL  Black Fox	GARAGE  Gauntlet Gray

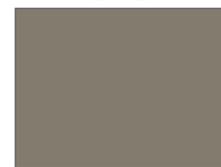
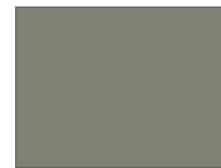
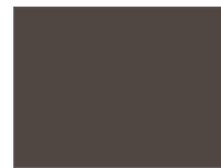
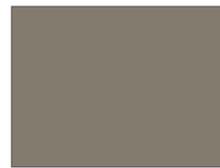
Color Scheme 2

STUCCO BODY  Creamy	TRIM/PRECAST  Relaxed Khaki	EAVES  Foothills	ROOF (S)  Santa Cruz Blend	LIMESTONE  Marquee24 Dove Tail
DOOR STAIN  Therma Tru New Earth	DOOR STAIN  Jeld-Wen Mocha	SHUTTERS  Web Gray	METAL  Black Fox	GARAGE  Foothills

Color Scheme 3

STUCCO BODY  Loggia	TRIM/PRECAST  City Loft	EAVES  Virtual Taupe	ROOF (S)  Santa Cruz Blend	LIMESTONE  Marquee24 Sanderling
DOOR STAIN  Therma Tru New Earth	DOOR STAIN  Jeld-Wen Mocha	SHUTTERS  Grizzle Gray	METAL  Black Fox	GARAGE  Virtual Taupe

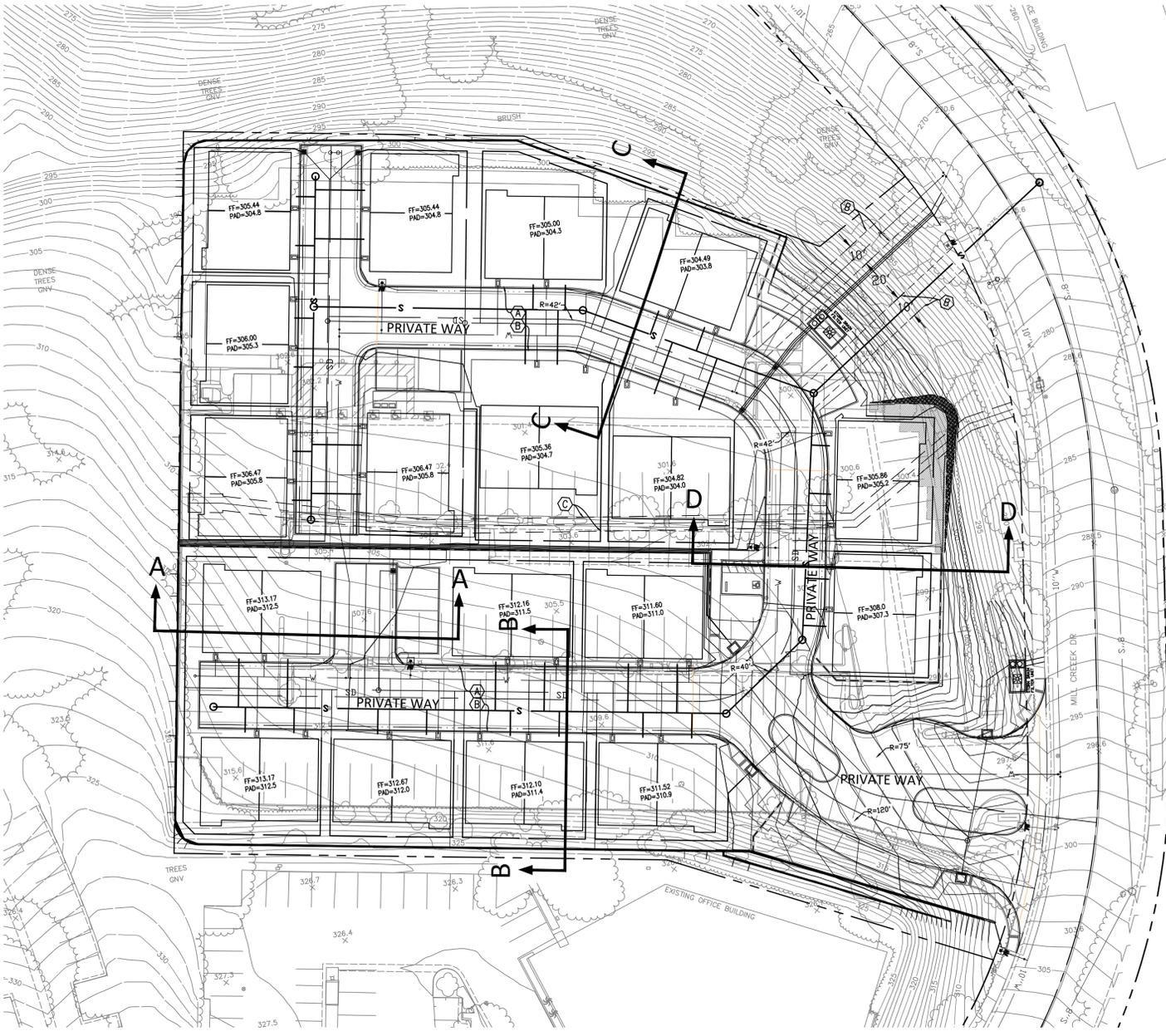
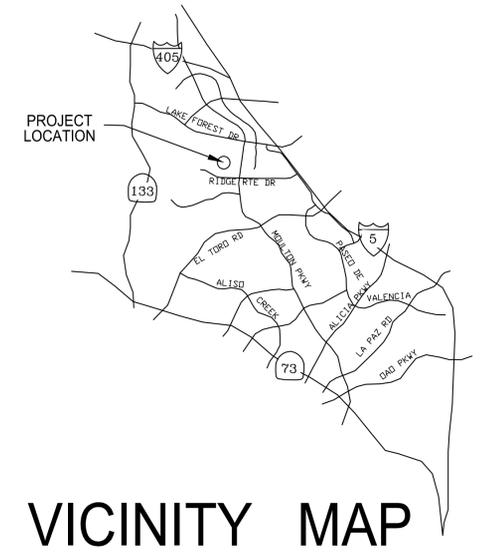
Color Scheme 4

STUCCO BODY  Canvas Tan	TRIM/PRECAST  Barcelona Beige	EAVES  Anonymous	ROOF (S)  Santa Cruz Blend	LIMESTONE  Marquee24 Sanderling
DOOR STAIN  Therma Tru Driftwood	DOOR STAIN  Jeld-Wen Ebony	SHUTTERS  Link Gray	METAL  Black Fox	GARAGE  Anonymous

LAGUNA HILLS - 23161 MILL CREEK

VESTING TENTATIVE TRACT MAP NO. 19346

SITE PLAN



EASEMENT NOTES

- EASEMENT FOR EMERGENCY ACCESS PURPOSES TO THE CITY OF LAGUNA HILLS
- EASEMENT TO EL TORO WATER DISTRICT FOR SEWER AND WATER PURPOSES
- EX. EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1986 AS INSTRUMENT NO. 86-622574 OF OFFICIAL RECORDS.



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 6, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN, GEOTHERMAL STEAM, AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING, AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREIN DESCRIBED, OIL OR GAS WELLS, TUNNELS, AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREIN DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILL WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE, AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND AS GRANTED THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND TO TITLE INSURANCE AND TRUST COMPANY, AS TRUSTEE, IN A DEED RECORDED FEBRUARY 14, 1979 IN BOOK 13034, PAGE 1317 OF OFFICIAL RECORDS.

SAID LAND IS ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 6, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE SOUTH 81° 55' 24" EAST 145.00 FEET;

THENCE SOUTH 62° 19' 45" EAST 134.52 FEET;

THENCE NORTH 58° 11' 05" EAST 47.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILL CREEK DRIVE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 58° 11' 05" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 38' 25" AN ARC DISTANCE OF 144.53 FEET;

THENCE SOUTH 05° 49' 30" EAST 114.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 38' 14" AN ARC DISTANCE OF 86.92 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 65° 42' 50" WEST 145.48 FEET;

THENCE NORTH 81° 55' 24" WEST 210.00 FEET;

THENCE NORTH 08° 04' 36" EAST 306.00 FEET TO THE POINT OF BEGINNING.

LOT SUMMARY		
DESCRIPTION:	AREA (SF)	AREA (AC)
CONDOMINIUM DEVELOPMENT LOT (INCLUSIVE OF THE FOLLOWING)	106,364	2.44
PRIVATE LOCAL STREET	29,180	0.69
LANDSCAPE (NON-DEVELOPED SLOPE AREA)	12,632	0.29

PROPOSED PHASING	TELEPHONE / CABLE TELEVISION	ASSESSOR PARCEL NUMBERS
SINGLE PHASE CONSTRUCTION	VERIZON / GTE - (800) 483-1000	588-142-07
A. ROUGH GRADING	AT&T - (800) 310-2355	
B. ONSITE & OFFSITE UTILITIES	COX - (800) 234-3993	
C. PRECISE GRADING		
D. BUILDING CONSTRUCTION	ELECTRIC	GAS
E. SITEWORK & LANDSCAPING	SOUTHERN CALIFORNIA EDISON	SOUTHERN CALIFORNIA GAS COMPANY
	4155 BAKE PARKWAY	738 SOUTH HARBOR BLVD.
	IRVINE, CA 92618	SANTA ANA, CA 92704
	WASTE MANAGEMENT	WATER & SEWER
	C&R	EL TORO WATER DISTRICT (ETWD)
	30111 CROWN VALLEY	24251 LOS ALISOS BLVD.
	PARKWAY	LAKE FOREST, CA 92630
	LAGUNA NIGUEL, CA 92677	

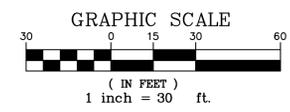
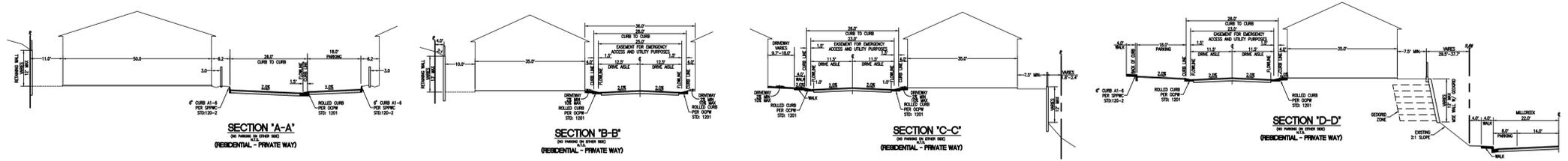
LEGEND AND ABBREVIATIONS

	PROJECT BOUNDARY		FLOWLINE
	RIGHT OF WAY		FLOOD PLAIN LIMIT (EL. 1265.8 NGVD88)
	STREET CENTERLINE		PROPOSED SEWER
	LOT NUMBER		PROPOSED STORM DRAIN
	CONDOMINIUM UNIT NUMBER		PROPOSED WATER
	PAD ELEVATION		SWALE HIGH POINT
	TOP AND TOE OF SLOPE		GRADE BREAK
	PROPOSED CONTOUR		EXISTING
	EXISTING CONTOUR		PROPOSED
	SHEET FLOW RATE		HIGH POINT
	WATER QUALITY UNIT		LOW POINT
	GEOGRID ZONE		GRADE BREAK

ENGINEER'S NOTES

- ALL GUTTER FLOWLINE SLOPES SHALL BE 0.5% MINIMUM SLOPE AND DRAIN AS NOTED.
- PROPOSED CURB SHALL BE 6" ROLLED CURB PER COUNTY STANDARDS.
- CURB ELEVATIONS HAVE BEEN OMITTED FOR CLARITY BUT SHALL BE 6" ABOVE THE FINISHED SURFACE OR GUTTER FLOWLINE AS NOTED ON THE PLAN.
- ONSITE SANITARY SEWER LINE SHALL BE 8" PVC SDR-35 PIPE.
- SANITARY SEWER SYSTEM SHALL BE GRAVITY FLOW DISCHARGED INTO PUBLIC LINE OPERATED BY ETWD.
- ONSITE FIRE/DOMESTIC WATER MAIN SHALL BE 8" PVC C-900 PIPE.
- EACH PROPOSED UNIT SHALL HAVE INDIVIDUAL METERS.
- ONSITE PRIVATE STORM DRAIN LINE SHALL BE AS NOTED.
- ALL ONSITE STORMDRAIN PIPING SHALL BE DESIGNED TO CONVEY THE 100 YEAR STORM PEAK FLOWRATES AND SHALL HAVE A MINIMUM SLOPE OF 0.35%.
- PROPOSED INCREASE IN STORMWATER VOLUME AND RUNOFF SHALL BE MITIGATED BY AN ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM WITH AN OUTLET STRUCTURE THAT TIES INTO THE EXISTING MILLCREEK STREET.
- ONSITE UNDERGROUND STORMWATER DETENTION SYSTEM SHALL BE COMTECH, STORMTECH, OR ADS AND SHALL BE DESIGNED TO DETAIN THE DIFFERENTIAL VOLUME BETWEEN THE PRE-CONSTRUCTION AND POST-CONSTRUCTION 10 YEAR, 24 HOUR STORM EVENTS.
- NO OFFSITE DRAINAGE AREAS ARE TRIBUTARY TO THE SITE.
- ALL OPEN SPACE AND LANDSCAPE AREAS SHALL DRAIN AT 1% MINIMUM AND LANDSCAPE ARCHITECT SHALL DESIGN A YARD DRAIN SYSTEM TO CONVEY NUISANCE WATER TO THE PRIVATE STREETS AND/OR THE ONSITE STORM DRAIN NETWORK. YARD DRAINS ADJACENT TO PROPOSED BUILDINGS SHALL BE A MINIMUM OF 0.3' LOWER THAN THE ADJACENT BUILDING PAD ELEVATION.
- DEEPEMED FOOTINGS SHALL BE PROVIDED AROUND BUILDING PERIMETERS WHERE THE ADJACENT FINISHED GRADES ARE HIGHER OR LOWER THAN THE BUILDING PAD ELEVATIONS.
- PLUMBER SHALL DESIGN ROOF DRAINAGE SYSTEM WITH GUTTER DOWNSPOUTS, DECK DRAIN SYSTEM AND PATIO DRAINAGE SYSTEM TO DRAIN INTO THE ADJACENT LANDSCAPE AND OPEN SPACE AREAS WHERE POSSIBLE.
- THE GEOGRID WILL EXTEND BELOW BUILDING FOUNDATIONS IN SOME LOCATIONS.
- THE PROPOSED CONDOMINIUM MAP IS FOR 36 UNITS.
- ALL EXISTING EASEMENT AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN HERE ON.

DATE OF FILING: 01/31/25



REVISION	DATE	DESCRIPTION	APPROVED



PREPARED BY:

WILSON MIKAMI CORPORATION
 9 CORPORATE PARK, SUITE 100, IRVINE, CA 92606
 T: 949-679-0090 | F: 949-679-0091

Scott M. Wilson
 CIVIL ENGINEER: SCOTT M. WILSON 49884 9-30-26
 LICENSE NO. EXP. DATE

OWNER:

Toll Brothers
 AMERICA'S LUXURY HOME BUILDER®

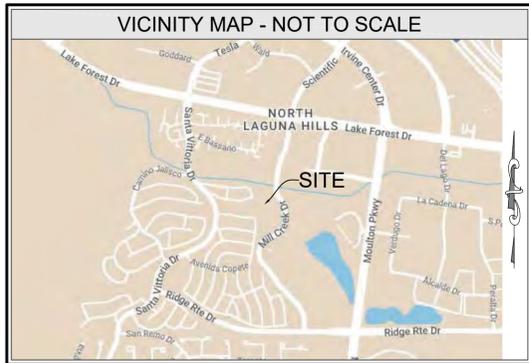
350 COMMERCE, SUITE 200
 IRVINE, CA 92602
 OFFICE: (714) 347-1375
 CONTACT: ATYLENE CHU

VESTING TENTATIVE TRACT NO. 19346
 23161 LAGUNA HILLS MILL CREEK
 FOR CONDOMINIUM PURPOSES

SHEET
T.1
OF 1

ITEMS CORRESPONDING TO SCHEDULE B-II

5. An easement for underground electrical supply systems, communication systems and incidental purposes, recorded December 17, 1986 as Instrument No. 86-622574 of Official Records.
 In Favor of: Southern California Edison Company
 Affects: As described therein
THIS ITEM IS PLOTTED AND SHOWN HEREON.



VICINITY MAP IMAGERY PROVIDED BY www.google.com/maps on 04/18/2024

SIGNIFICANT OBSERVATIONS

A A TRANSFORMER RESIDES OUTSIDE OF THE EASEMENT DESCRIBED IN SCHEDULE B-II ITEM NO. 5.

MISCELLANEOUS NOTES

- (MN1)** SURVEY PERFORMED BY: BOCK & CLARK CORPORATION, AN NV5 COMPANY
2525 NATOMAS PARK DRIVE STE 350
SACRAMENTO, CA 95833
PHONE: 800-787-8397, EMAIL: Jayne.Leavitt@nv5.com
- (MN2)** SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED, ALL MEASURED BEARINGS AND DISTANCES MATCH RECORD.
- (MN3)** BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MILL CREEK DRIVE, ORANGE COUNTY, CALIFORNIA, SHOWN ON PM 147-43, HAVING A BEARING OF N05°49'30"E.
- (MN4)** PURSUANT TO TABLE A ITEM 2 AN ADDRESS OF 23161 MILL CREEK DRIVE WAS POSTED ON THE SURVEYED PROPERTY.
- (MN5)** PURSUANT TO TABLE A ITEM 4 THE SURVEYED PROPERTY CONTAINS AN AREA OF 2.441 ACRES (106,345 SQUARE FEET), MORE OR LESS.
- (MN6)** PURSUANT TO TABLE A ITEM 7 BUILDING SQUARE FOOTAGE WAS CALCULATED FROM THE OBSERVED APPARENT FOOTPRINT OF EACH BUILDING AT GROUND LEVEL.
- (MN7)** PURSUANT TO TABLE A ITEM 8 ONLY OBSERVABLE SURFACE AND ABOVE GROUND FEATURES WERE LOCATED. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY, NOR SUBSTANTIAL AREAS OF REFUSE.
- (MN8)** PURSUANT TO TABLE A ITEM 9 THERE ARE 180 STRIPED REGULAR PARKING SPACES AND 6 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 186 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MN9)** PURSUANT TO TABLE A ITEM 10 NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- (MN10)** SURVEYOR IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED SURFACE AND ABOVE GROUND APPURTENANCES IN ORDER TO DEPICT UNDERGROUND UTILITIES. IF POSSIBLE, UTILITY PLANS OR GROUND MARKINGS WERE NOT PROVIDED IN ACCORDANCE WITH TABLE A 11a.
- (MN11)** PURSUANT TO TABLE A ITEM 16 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MN12)** PURSUANT TO TABLE A ITEM 17 AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MN13)** THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MILL CREEK DRIVE, BEING A 60 FOOT WIDE DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY, AS SHOWN HEREON.
- (MN14)** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MN15)** THE SURVEYED PROPERTY CREATES A MATHEMATICALLY CLOSED FIGURE, WITH NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MN16)** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MN17)** ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE PUBLIC RECORDS.

LEGEND OF SYMBOLS & ABBREVIATIONS

- LIGHT POLE
- ELECTRIC VAULT
- TRANSFORMER
- COMMUNICATIONS VAULT
- CABLE BOX
- HANDICAPPED PARKING
- GAS METER
- HANDICAPPED SIGN
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- WATER METER
- FIRE DEPT CONNECTION
- O.R. OFFICIAL RECORDS
- N/F NOW OR FORMERLY
- BSL BUILDING SETBACK LINE
- NO PARKING
- PUNCHED SPIKES, WASHERS ILLEGIBLE

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO TABLE A ITEM 6a & 6b.

RECORD DESCRIPTION

REAL PROPERTY IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL 6, IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 147, PAGES 43 THROUGH 47, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
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 SAID LAND IS ALSO DESCRIBED AS FOLLOWS:
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 THENCE SOUTH 62° 19' 45" EAST 134.52 FEET;
 THENCE NORTH 58° 11' 05" EAST 47.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MILL CREEK DRIVE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 58° 11' 05" WEST;
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 THENCE SOUTH 05° 49' 30" EAST 114.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 220.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 38' 14" AN ARC DISTANCE OF 86.92 FEET;
 THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 65° 42' 50" WEST 145.48 FEET;
 THENCE NORTH 81° 55' 24" WEST 210.00 FEET;
 THENCE NORTH 08° 04' 38" EAST 306.00 FEET TO THE POINT OF BEGINNING.
 APN: 588-142-07
 THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. OSA-7107080, DATED MARCH 28, 2024.

ALTA/NSPS LAND TITLE SURVEY

for
Mill Creek Drive Update
 NV5 Project No. 202401363-001
 23161 Mill Creek Drive, Laguna Hills, CA
 BASED UPON TITLE COMMITMENT NO. OSA-7107080 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF MARCH 28, 2024
 Surveyor's Certification

To: Toll West Coast LLC, a Delaware limited liability company, and its successors and/or assigns; and First American Title Company; and Bock & Clark Corporation, an NV5 Company
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on APRIL 23, 2024.



JAYNE E. LEAVITT
 REGISTRATION NO. PLS 8898
 IN THE STATE OF CALIFORNIA
 DATE OF PLAT OR MAP: APRIL 23, 2024
 DATE OF LAST REVISION: MAY 20, 2024
 NETWORK PROJECT NO. 202401363-001 ICW

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL. SHEET 1 OF 1

Bock & Clark Corporation
 an NV5 Company

Transaction Services 1-800-SURVEYS (787-8397)
 4580 Stephen Circle N.W., Suite 300, Canton, Ohio 44718
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT
 CALIFORNIA BRANCH PROJECT NO. 520240XXXX

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, NUMBER 06059C0313J, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 3, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV), BY FIRMETTE CREATED ON APRIL 18, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
04/23/2024	EMAILED FOR NV5 REVIEW	-	-
05/10/2024	REVISED PER COMMENTS	-	-
05/20/2024	REVISED PER CLIENT COMMENT	-	-

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

