

TENTATIVE TRACT MAP NO. 19385

FOR CONDOMINIUM PURPOSES

IN THE CITY OF YORBA LINDA
COUNTY OF ORANGE, STATE OF CALIFORNIA

TRACT NO. 4566
30



GENERAL NOTES

- EXISTING LAND USE: COMMUNITY COMMERCIAL
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL AND COMMUNITY COMMERCIAL
- EXISTING ZONING: R-U, URBAN RESIDENTIAL
- PROPOSED ZONING: R-U, URBAN RESIDENTIAL
- WATER SERVICE PROVIDED BY: YORBA LINDA WATER DISTRICT
- SEWER SERVICE PROVIDED BY: YORBA LINDA WATER DISTRICT
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- TELEPHONE SERVICE PROVIDED BY: SPECTRUM
- CABLE TELEVISION PROVIDED BY: SPECTRUM
- PROJECT IS WITHIN THE PLACENTIA-YORBA LINDA UNIFIED SCHOOL DISTRICT.
- ALL UTILITIES ARE TO BE MAINTAINED.
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALBUQUERQUE EARTHQUAKE FAULT ZONING ACT.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0084 EFFECTIVE ON 12/03/2009
- ASSESSOR'S PARCEL NUMBER: 334-292-18 AND 334-301-23

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 2024-159

PROPERTY ADDRESS:

4881 LIVERPOOL STREET
YORBA LINDA, CA 92844

DEVELOPER:

THE OLSON COMPANY
3010 OLD RANCH PKWY, #100
SANTA ANA, CA 92705

CIVIL ENGINEER/SURVEYOR:

ADVANCED CIVIL GROUP
9 STEVEN AUSTIN, RD #67925
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA BEACH, CA 92653

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER:

BY: _____ DATE: _____

BENCHMARK:

NAME: C.C.S. VERTICAL CONTROL BM 20-27-81

DESCRIPTION:

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "20-27-81", SET IN THE NORTHWEST CORNER OF A ROUNDED CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF YORBA LINDA BOULEVARD AND VALLEY VIEW AVENUE, 57 FT. NORTHERLY OF THE CENTERLINE OF YORBA LINDA, 37.8 FT. EASTERLY OF THE CENTERLINE OF VALLEY VIEW AND 3 FT. SOUTHEASTERLY OF A 7 FT. TALL STEEL VENT PIPE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV: 66.528'

DATUM: NAVD88

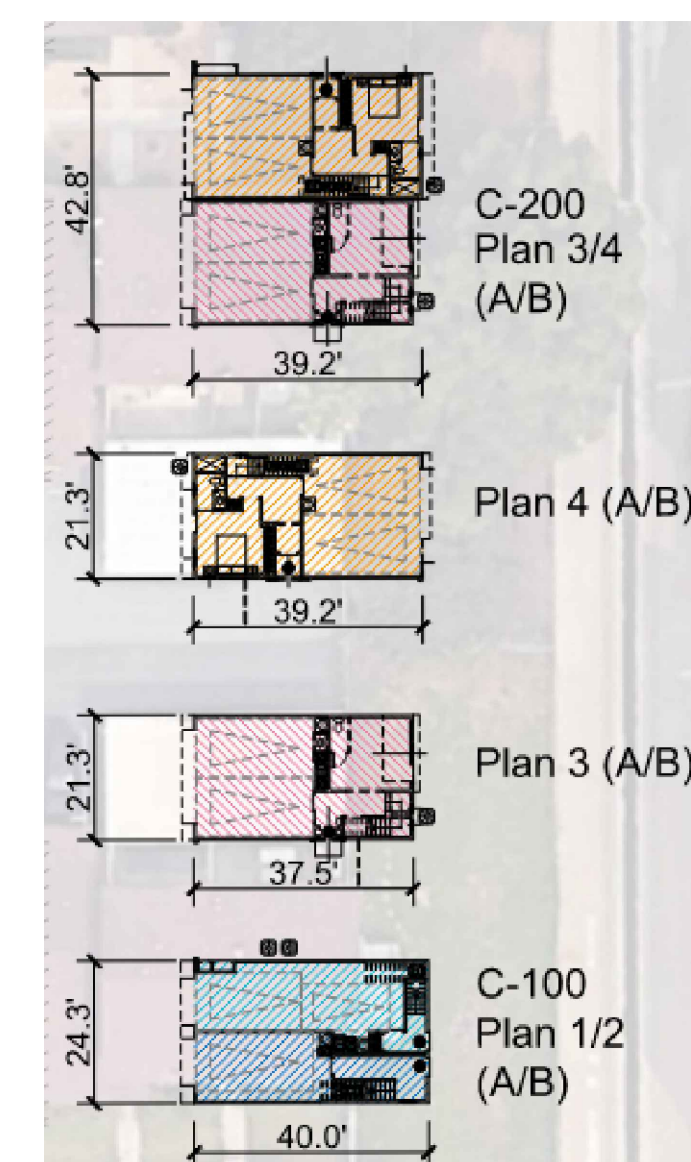
YEAR LEVELED: 2006

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF YORBA LINDA BOULEVARD BEING N89°05'05"W PER TRACT NO. 4566, MM 163-46-47, RECORDS OF ORANGE COUNTY, CA.

PROPOSED EASEMENTS

- (A) AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF: TRINITY LUTHERAN CHURCH
- (B) AN EASEMENT FOR CABLE AND INCIDENTAL PURPOSES IN FAVOR OF: TRINITY LUTHERAN CHURCH
- (C) AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF: CITY OF YORBA LINDA
- (D) AN EASEMENT FOR WATER UTILITIES IN FAVOR OF: YORBA LINDA WATER DISTRICT
- (E) AN EASEMENT FOR OVERHEAD ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF: SOUTHERN CALIFORNIA EDISON
- (F) AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN FAVOR OF: SOUTHERN CALIFORNIA EDISON
- (G) AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES AND SIGNAGE IN FAVOR OF: TRINITY LUTHERAN CHURCH



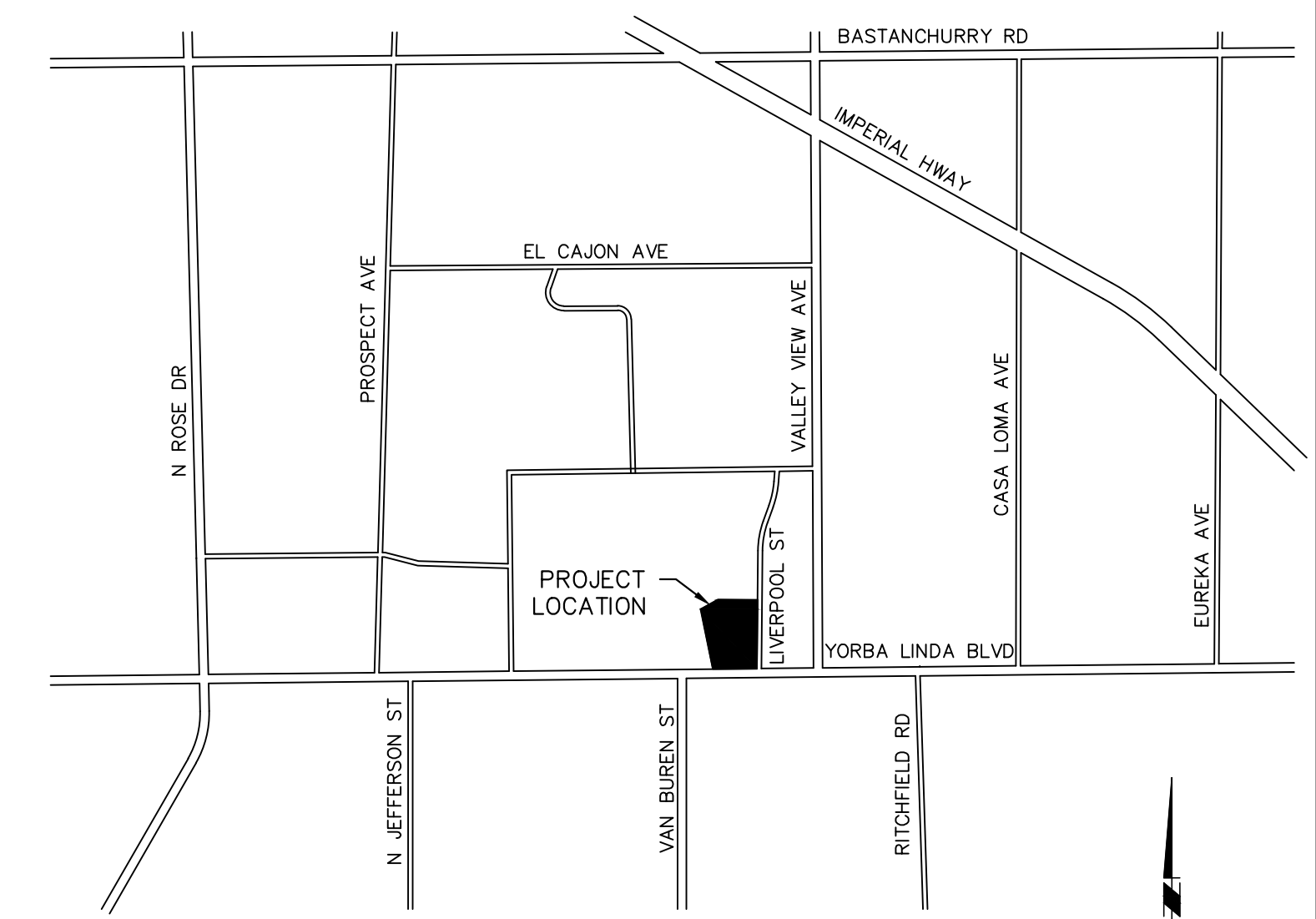
PLAN TYPES

LEGEND

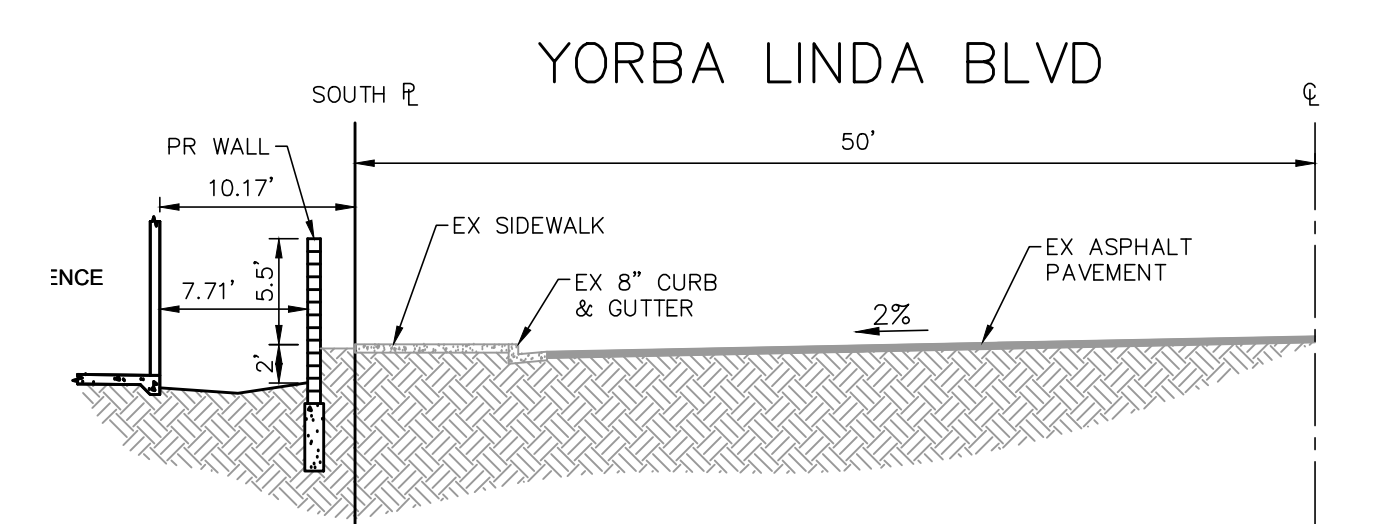
- ☀ EX PALM TREE
- 🌳 EX TREE
- ⊙ EX SEWER MANHOLE
- ⊙ EX STREETLIGHT
- ⊙ EX FIRE HYDRANT
- ⊙ EX UTILITY BOX
- ⊙ EX STORM DRAIN MANHOLE
- ⊙ EX CATCH BASIN
- ⊙ EX POWER POLE
- ⊙ EX TRAFFIC LIGHT
- ⊙ EX UNDERGROUND UTILITY VAULT
- ⊙ EX IRRIGATION METER
- ⊙ EX ELECTRICAL METER
- ⊙ EX WATER VALVE COVER
- ⊙ EX WATER METER
- ⊙ EX MANHOLE
- ⊙ EX STREET SIGN
- ⊙ EX MONUMENT
- ⊙ EX TRANSFORMER
- ⊙ EX FIRE WATER STRUCTURE
- ⊙ EX GAS STRUCTURE
- ⊙ EX GAS VALVE
- ⊙ EX PROPERTY BOUNDARY
- ⊙ EX STREET CENTERLINE
- ⊙ EX RIGHT-OF-WAY
- ⊙ EX PROPERTY LINE
- ⊙ EX EASEMENT
- ⊙ EX MAJOR CONTOUR
- ⊙ EX MINOR CONTOUR
- ⊙ EX SEWER LINE
- ⊙ EX DOMESTIC WATER LINE
- ⊙ EX FIRE WATER LINE
- ⊙ EX RECYCLED WATER LINE
- ⊙ EX STORM DRAIN LINE
- ⊙ EX OVERHEAD ELECTRIC
- ⊙ EX UNDERGROUND ELECTRIC
- ⊙ EX GAS LINE
- ⊙ EX IRON FENCE
- ⊙ EX CHAIN LINK FENCE
- ⊙ EX WOOD FENCE
- ⊙ EX WALL
- ⊙ EX CURB AND GUTTER
- ⊙ EX STRIPING
- ⊙ EX SLOPE
- ⊙ EX CONCRETE
- ⊙ EX STRUCTURE FOOTPRINT

ABBREVIATIONS

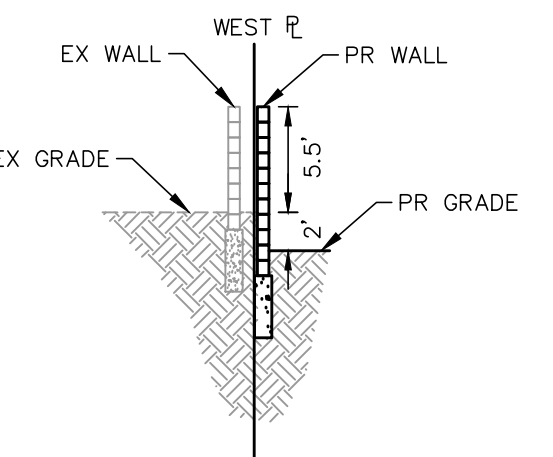
- D DELTA
- EX EXISTING
- FG FINISHED GRADE
- FL FLOW LINE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- INV INVERT
- LN LENGTH
- MIN MINIMUM
- NTS NOT TO SCALE
- NTS PROPERTY LINE
- PROPOSED
- R RADIUS
- TC TOP OF CURB
- TOG TOP OF GRADE
- TW TOP OF WALL
- TYP TYPICAL



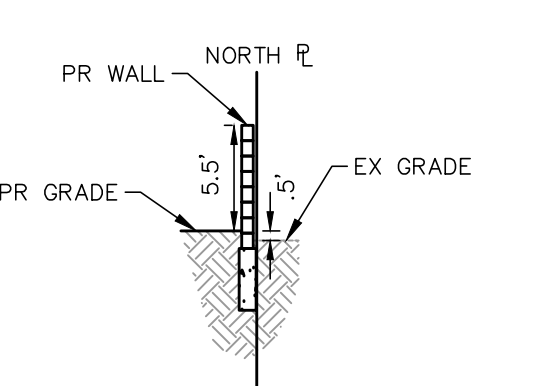
VICINITY MAP
NOT TO SCALE



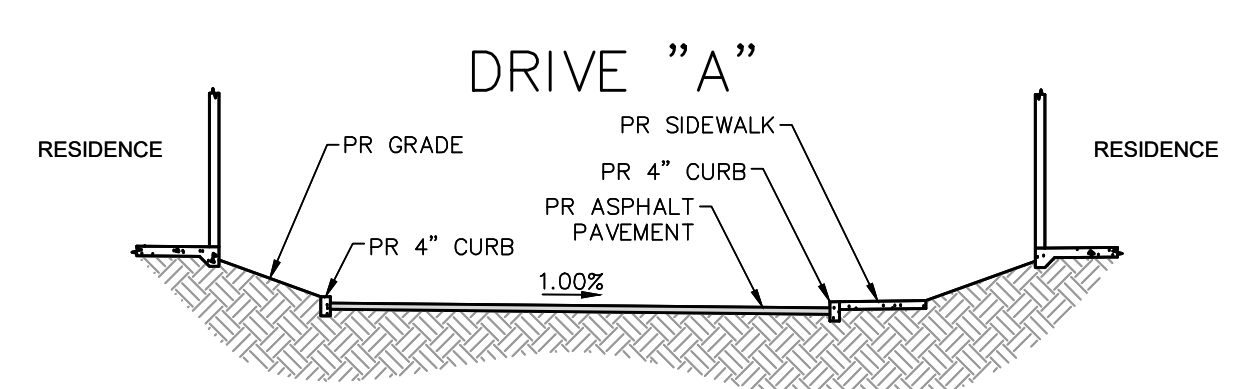
SECTION B-B
SCALE: 1"=10'



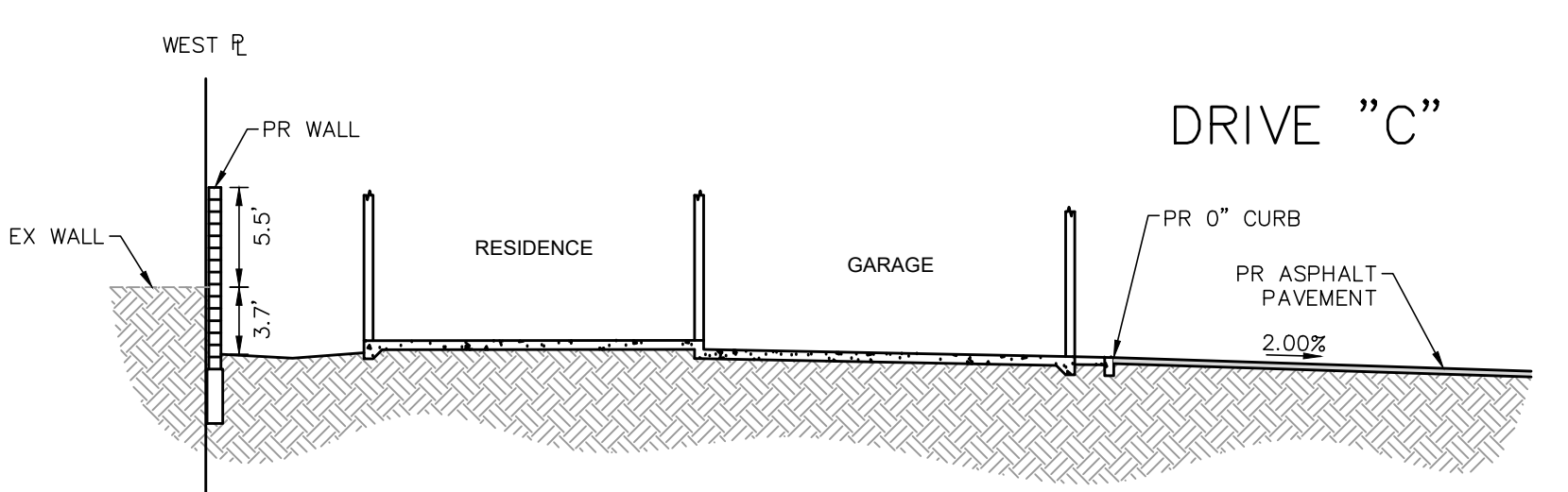
SECTION C-C
SCALE: 1"=10'



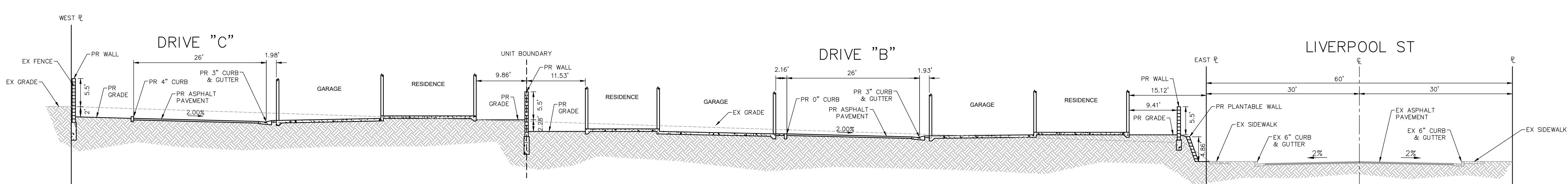
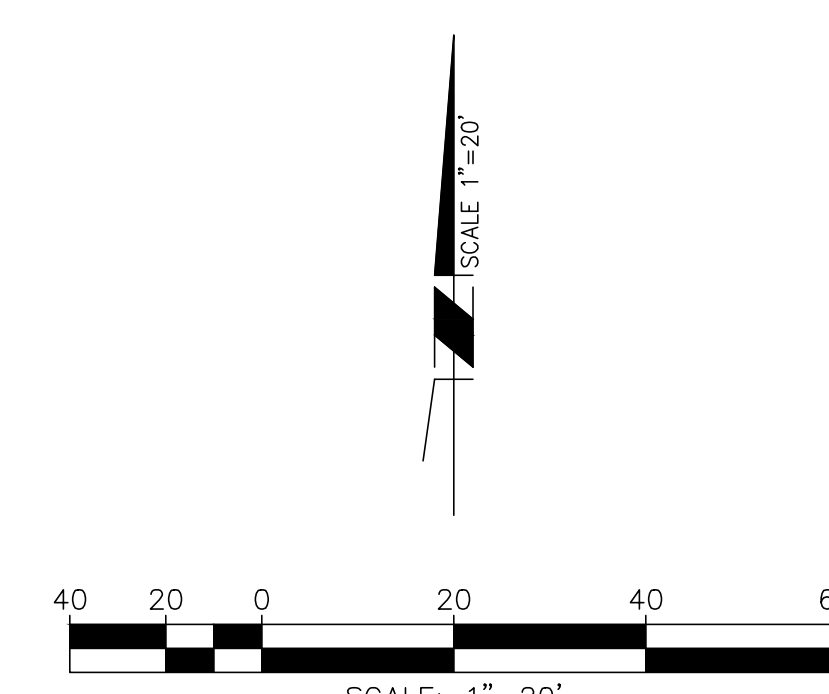
SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'



SECTION A-A
SCALE: 1"=10'



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

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BENCHMARK
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Drawn by: CPK
Designed by: CPK
Checked by: RSA
Approved by: *R. Olson*
12/17/2025

TTM NO. 19385
TENTATIVE TRACT MAP NO. 19385
OLSON HOMES

SCALE: 1" = 20'
GROSS AREA: +/- 1.90 AC
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
0 LETTERED
TOTAL UNITS: 40 CONDOMINIUMS
SHEET 1 of 1