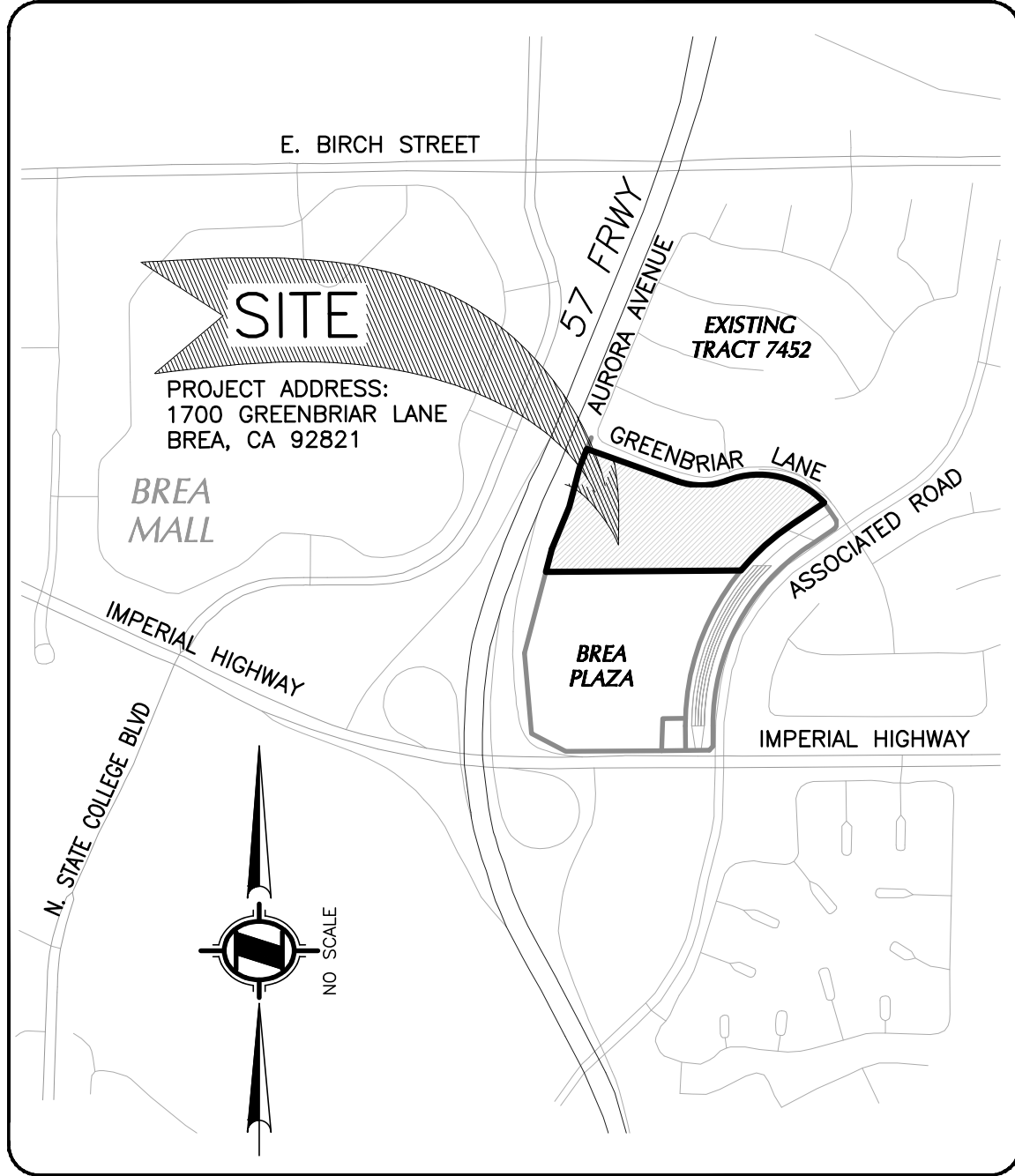




VICINITY MAP

VESTING TENTATIVE TRACT NO. XXXXX
FOR CONDOMINIUM PURPOSES
CIVIL ENTITLEMENT PACKAGE
1700 GREENBRIAR LANE
BREA, CA. 92821

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - TENTATIVE TRACT MAP - PLAN VIEW, SUMMARIES, NOTES, AND EXISTING STREET SECTIONS
- SHEET 3 - TENTATIVE TRACT MAP - EXISTING & PROPOSED EASEMENTS, TYPICAL STREET SECTIONS
- SHEET 4 - SITE PLAN
- SHEET 5 - MASTER SEWER & WATER PLAN
- SHEET 6 - FIRE ACCESS PLAN
- SHEET 7 - TRASH PLAN EXHIBIT
- SHEET 8 - TRUCK TURNING EXHIBIT

REVISION	
DATE	DESCRIPTION

PREPARED FOR:
LENNAR
IRVINE, CA 92618
(949) 545-8000
ATTN: GARY JONES

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, CA
PLANNING • ENGINEERING • SURVEYING
Three Plagues • Irvine, CA 92618 • POC: (949) 583-9772 • FAX: (949) 583-9759

CITY OF BREA

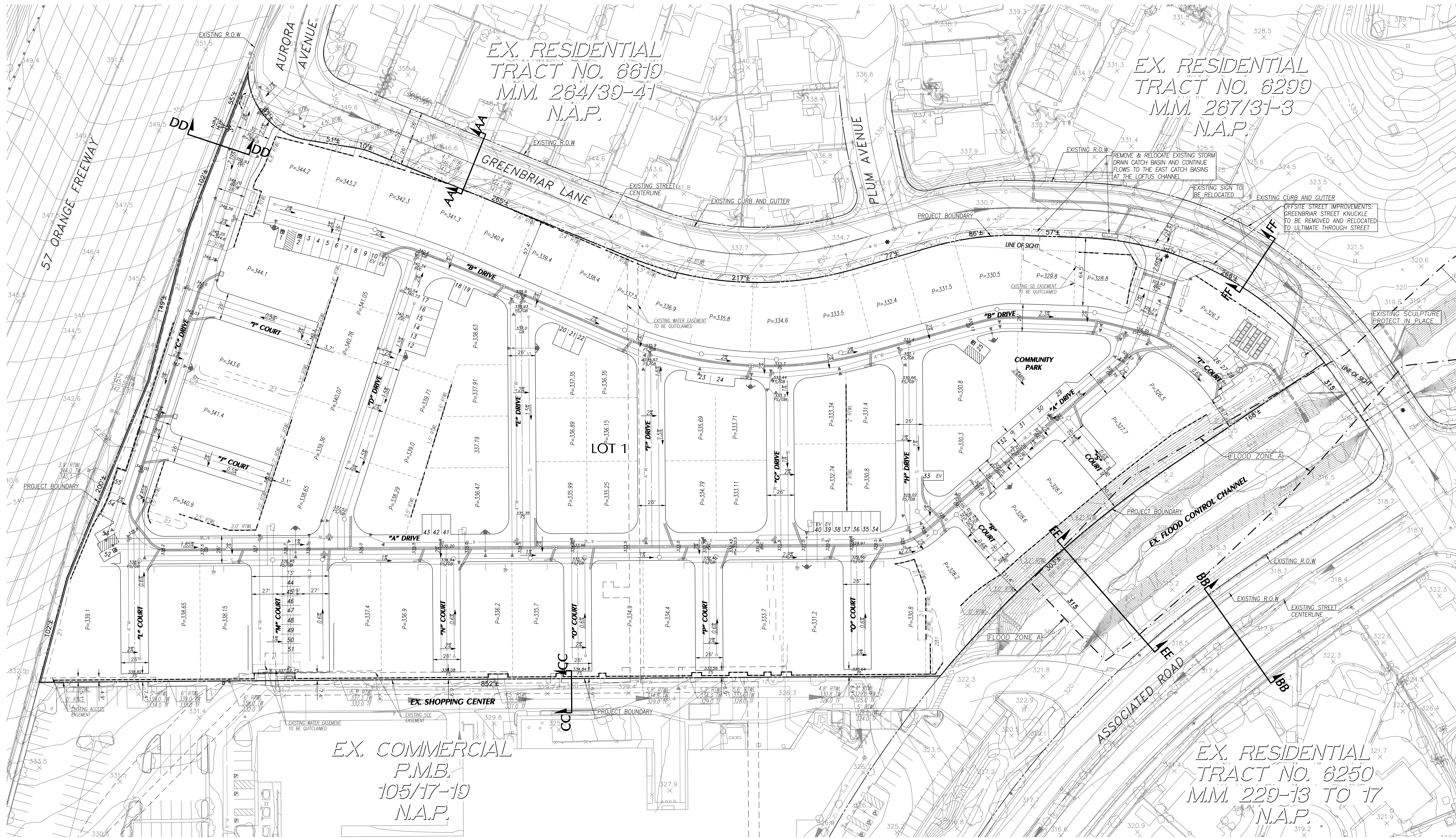
VESTING TENTATIVE TRACT NO. XXXXX
FOR CONDOMINIUM PURPOSES
1700 GREENBRIAR LANE BREA, CA 92821
TITLE SHEET

DESIGNED BY: SS
DRAFTED BY: BP/TS
CHECKED BY: SS

DATE: 1/28/2025

CITY FILE NO.:

SHEET 1 OF 8



NOTES

1. EXISTING LAND USE: GENERAL COMMERCIAL
2. PROPOSED LAND USE: MIXED-USE
3. PROPOSED AND EXISTING PROPERTY AREA: 9.7 ACRES
4. EXISTING ZONING: C-G
5. PROPOSED ZONING: MU-II
6. THIS TENTATIVE TRACT MAP IS FOR CONDOMINIUM PURPOSES.
7. ASSESSOR PARCEL NUMBERS: 318-102-34
8. PROPOSED GRADING AND DRAINAGE SHALL COMPLY WITH GRADING AND EXCAVATION CODE OF THE CITY OF BREJA MUNICIPAL CODES.
9. WATER, SEWER, AND DRY UTILITIES WILL BE PRIVATE FACILITIES.
10. SEWER SIZE WILL BE DETERMINED PER TTM.
11. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
12. DRAINAGE FACILITIES IN ACCORDANCE WITH THE CITY OF BREJA STANDARDS AND O.C.F.C.D. STANDARDS.
13. GRADING PER CITY OF BREJA GRADING CODE.
14. THE PROPERTY IS LOCATED WITHIN BREJA OLINDA UNIFIED SCHOOL DISTRICT.
15. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE CITY OF BREJA STANDARDS AND SPECIFICATIONS OR AS SPECIFIED IN THIS TENTATIVE MAP.
16. AREA CALCULATIONS ARE APPROXIMATE AND PRELIMINARY, AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
17. MAXIMUM SLOPE RATIO IS 2:1, UNLESS OTHERWISE NOTED.
18. UTILITIES PROVIDED BY:

WATER & SEWER

CITY OF BREJA
545 BERRY STREET
BREJA, CA 92621
(714) 990-7891

TELEPHONE

AT&T
1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780
(714) 815-9170

CABLE/INTERNET

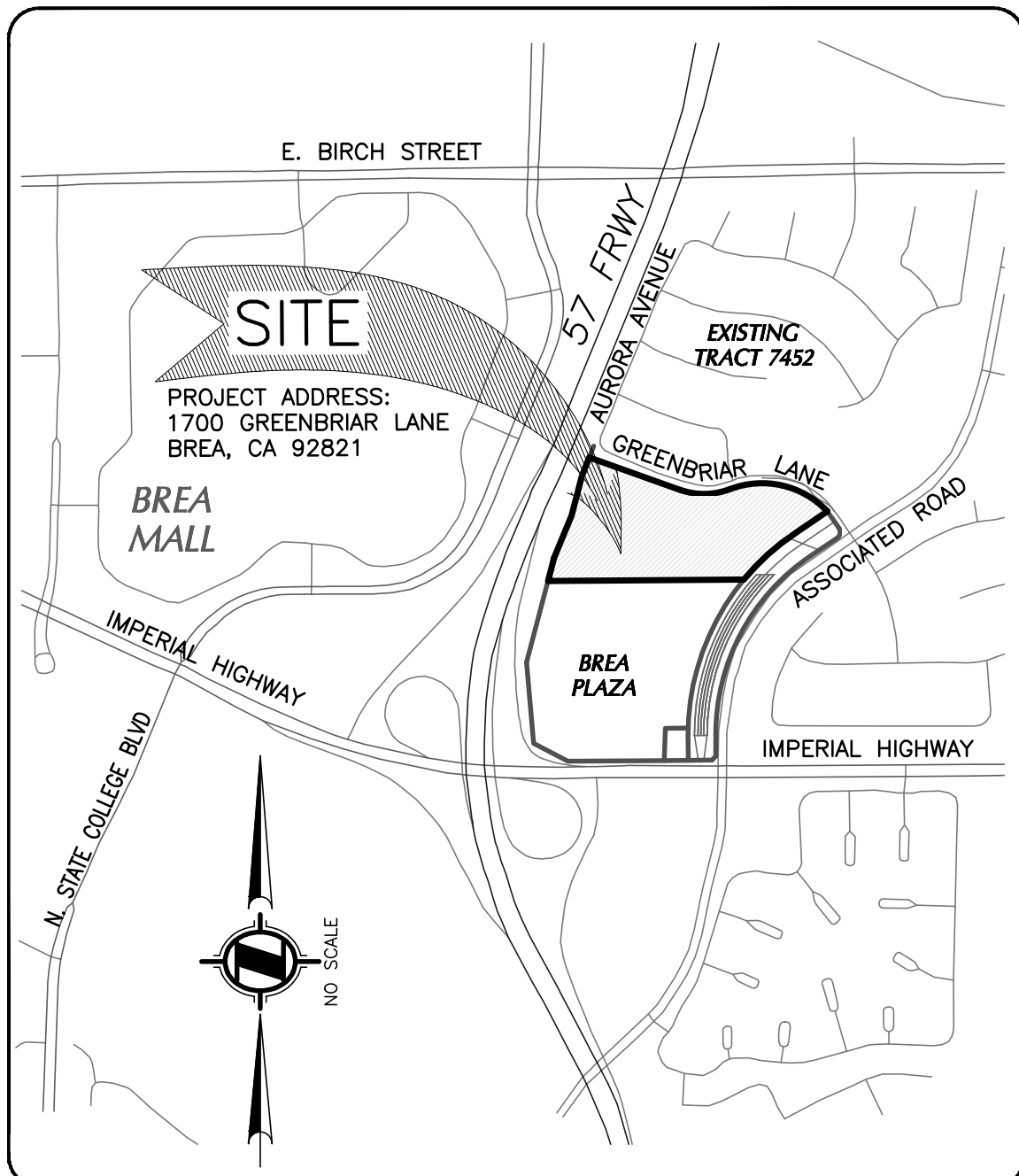
SPECTRUM
3430 E. MIRALOMA AVENUE
ANAHEIM, CA 92806
(714) 414-1454

GAS

SOUTHERN CALIFORNIA GAS COMPANY
1919 STATE COLLEGE BLVD.
ANAHEIM, CA 92806
(877) 238-0092

STORM DRAIN

CITY OF BREJA PUBLIC WORKS
1 CMC CENTER CIRCLE
BREJA, CA 92621
(714) 990-7691



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL 2, IN THE CITY OF BREJA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 3, 1976 IN BOOK 80, PAGES 42 AND 43 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 15, 1992 AS INSTRUMENT NO. 92-700294, OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 14, 2011 AS INSTRUMENT NO. 2011000028720, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, MINERALS AND WATER UNDERLYING A PLANE PARALLEL TO AND 500 FEET MEASURED VERTICALLY DOWNWARD BELOW THE SURFACE OF THE LAND, WHICH PORTION IS HEREINAFTER REFERRED TO AS "SUBSURFACE LAND", TOGETHER WITH RIGHTS OF WAY, EASEMENTS AND SERVITUDES IN AND THROUGH SUBSURFACE LAND FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREINRESERVED WHICH INCLUDE BUT ARE NOT LIMITED TO THE RIGHT TO PROSPECT, EXPLORE, MINE, DRILL, PRODUCE, TAKE, TREAT, STORE AND REMOVE ALL SUCH OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, MINERALS AND WATER AND THE RIGHT TO INJECT IN AND REMOVE FROM SUBSURFACE LAND, OIL, GAS, WATER OR OTHER FLUIDS FOR THE PURPOSES OF STORAGE, PRESSURE MAINTENANCE AND/OR SECONDARY RECOVERY OF SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHERWISE TO DRILL, COMPLETE AND MAINTAIN WELLS INTO AND THROUGH SUBSURFACE LAND FROM SURFACE LOCATIONS OUTSIDE THE BOUNDARIES OF REAL PROPERTY HEREIN CONVEYED, PROVIDED, HOWEVER, THAT THE RIGHT HEREIN RESERVED AND RETAINED DO NOT INCLUDE THE RIGHT TO ENTER UPON THE SURFACE OF THE REAL PROPERTY HEREIN CONVEYED OR WITHIN 500 FEET, MEASURED VERTICALLY DOWNWARD BELOW THE SURFACE OF THE LAND, AS RESERVED BY UNION OIL COMPANY OF CALIFORNIA, IN DEED RECORDED APRIL 20, 1973 IN BOOK 10654 PAGE 243, OFFICIAL RECORDS.

APN: 319-102-34

NUMBERED LOT SUMMARY

LOT SUMMARY	LOT NO.	S.F.	ACRES	LAND USE
	1	422,478	9.70	FUTURE RESIDENTIAL ACCESS, PUBLIC AND PRIVATE UTILITIES

UTILITY SUMMARY

WATER	4,837 LF
FIRE WATER	4,074 LF
SEWER	4,292 LF
STORM DRAIN	3,298 LF

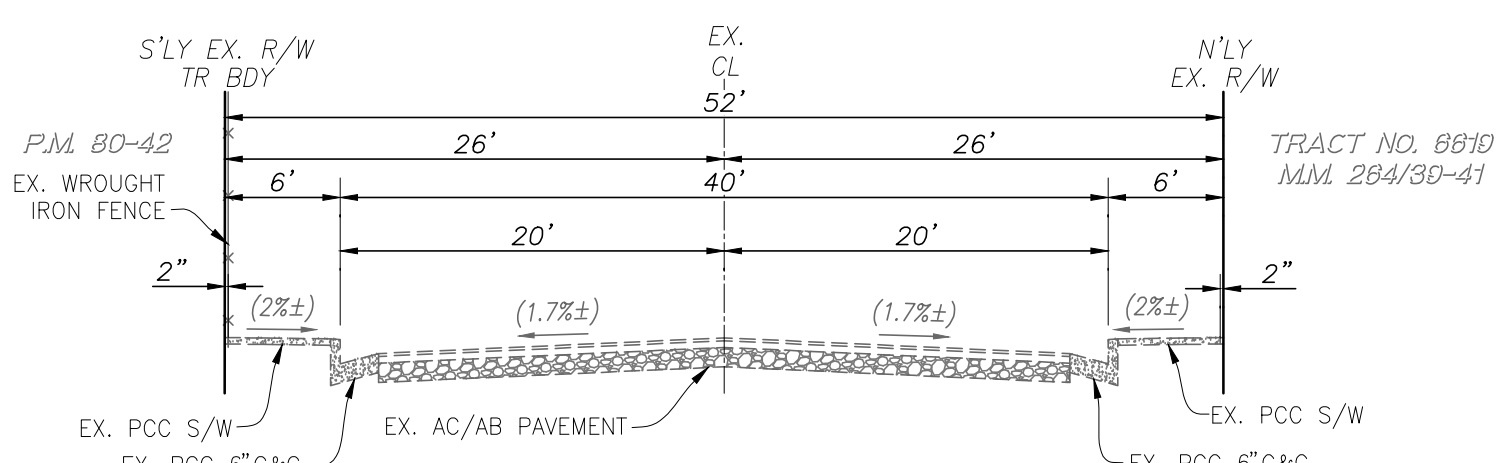
UNIT COUNT

179 UNITS

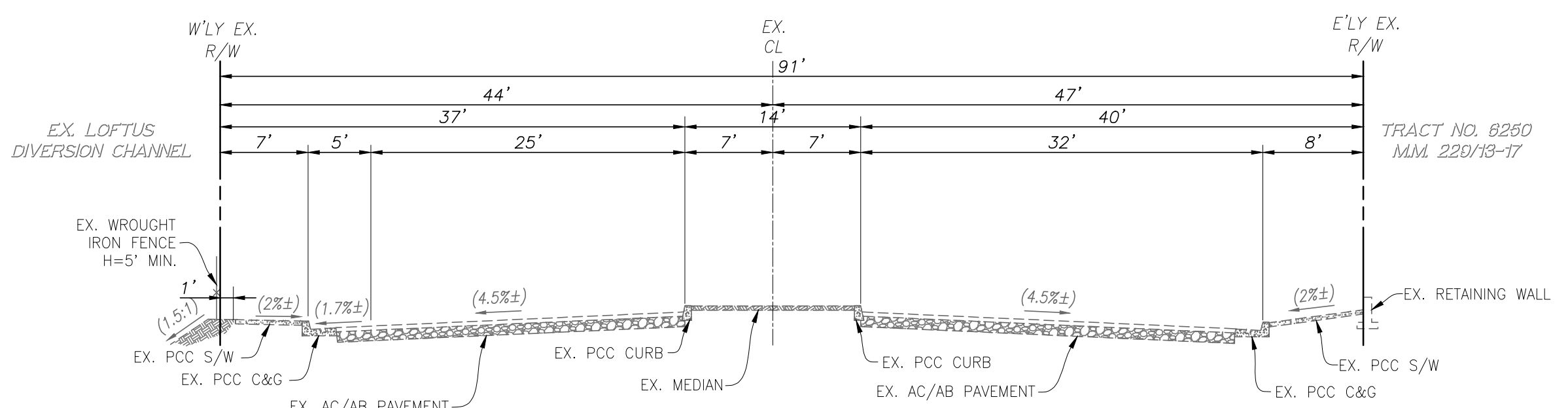
LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTER LINE
- FLOOD ZONE A
- NUMBERED LOT
- LETTERED LOT
- PAD ELEVATION
- PROPOSED STREET ELEVATION
- RATE OF GRADE
- COUNTOUR & ELEVATION
- SLOPE
- RETAINING WALL
- RETAINING WALL HEIGHT
- GRAVITY SEWER
- WATER
- STORM DRAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING ELECTRIC
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING CABLE TV

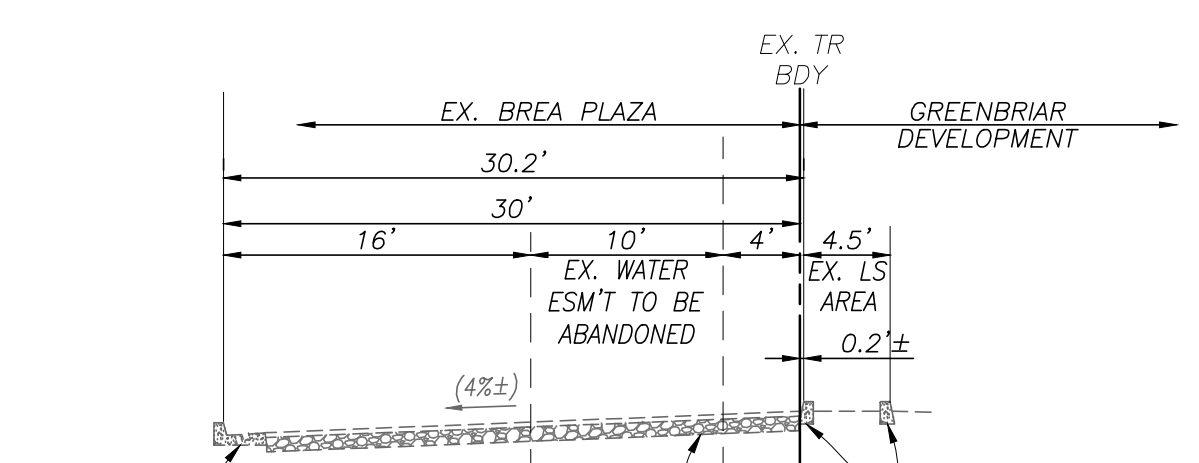
EXISTING STREET SECTIONS



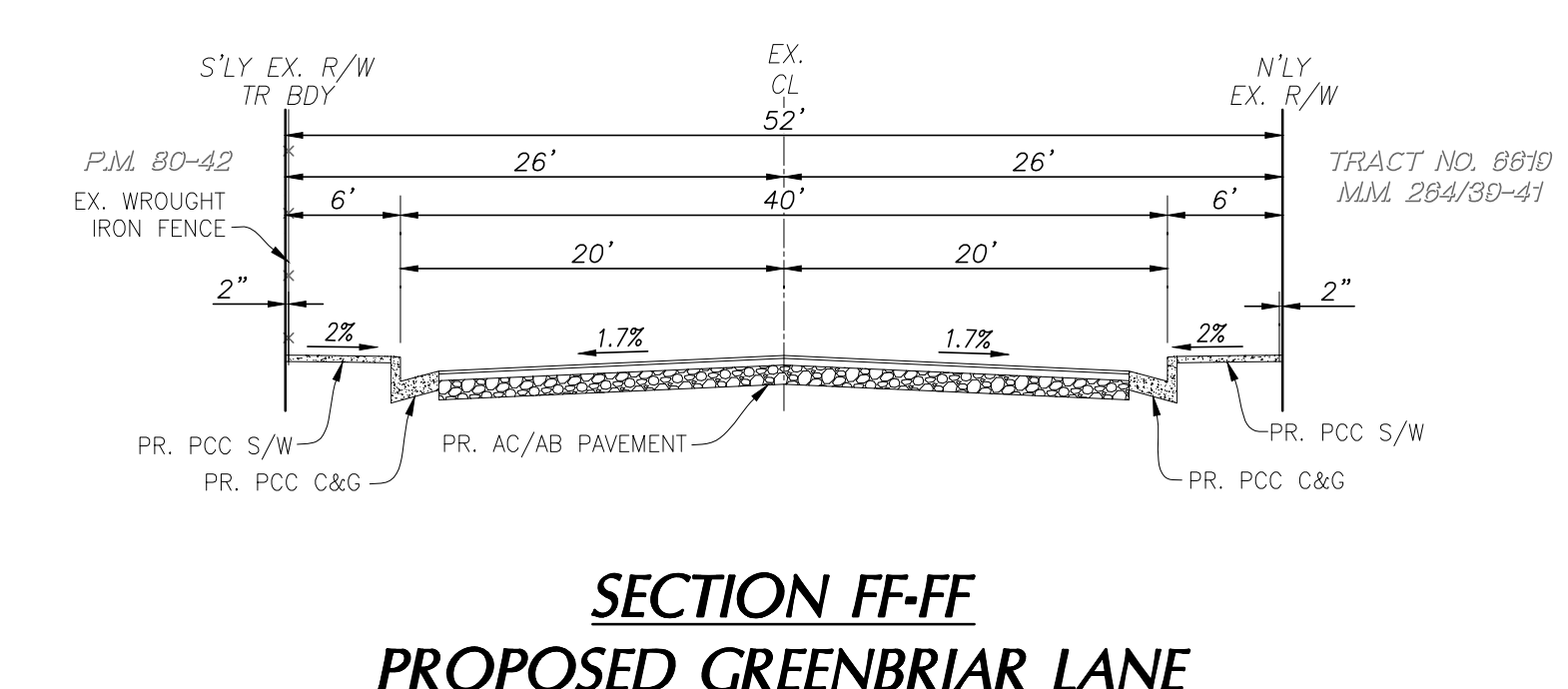
SECTION AA-AA
EXISTING GREENBRIAR LANE
(PUBLIC)
NTS



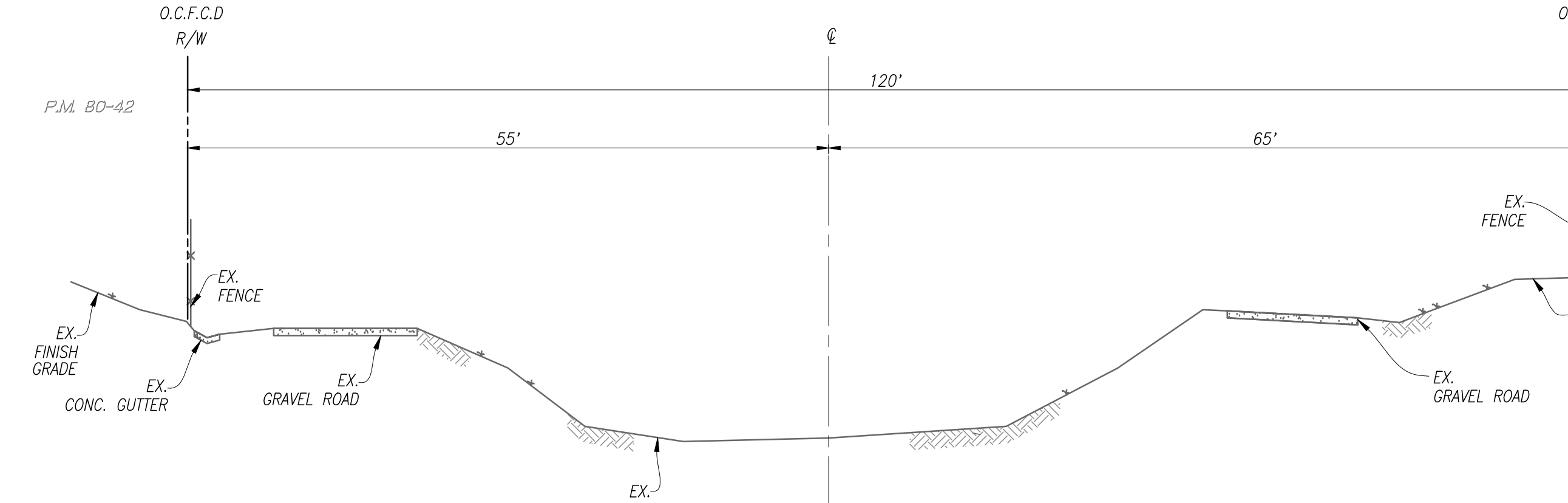
SECTION BB-BB
EXISTING ASSOCIATED ROAD
(PUBLIC)
NTS



SECTION CC-CC
EXISTING ALLEY
(PRIVATE)
NTS



SECTION FF-FF
PROPOSED GREENBRIAR LANE
(PUBLIC)
NTS

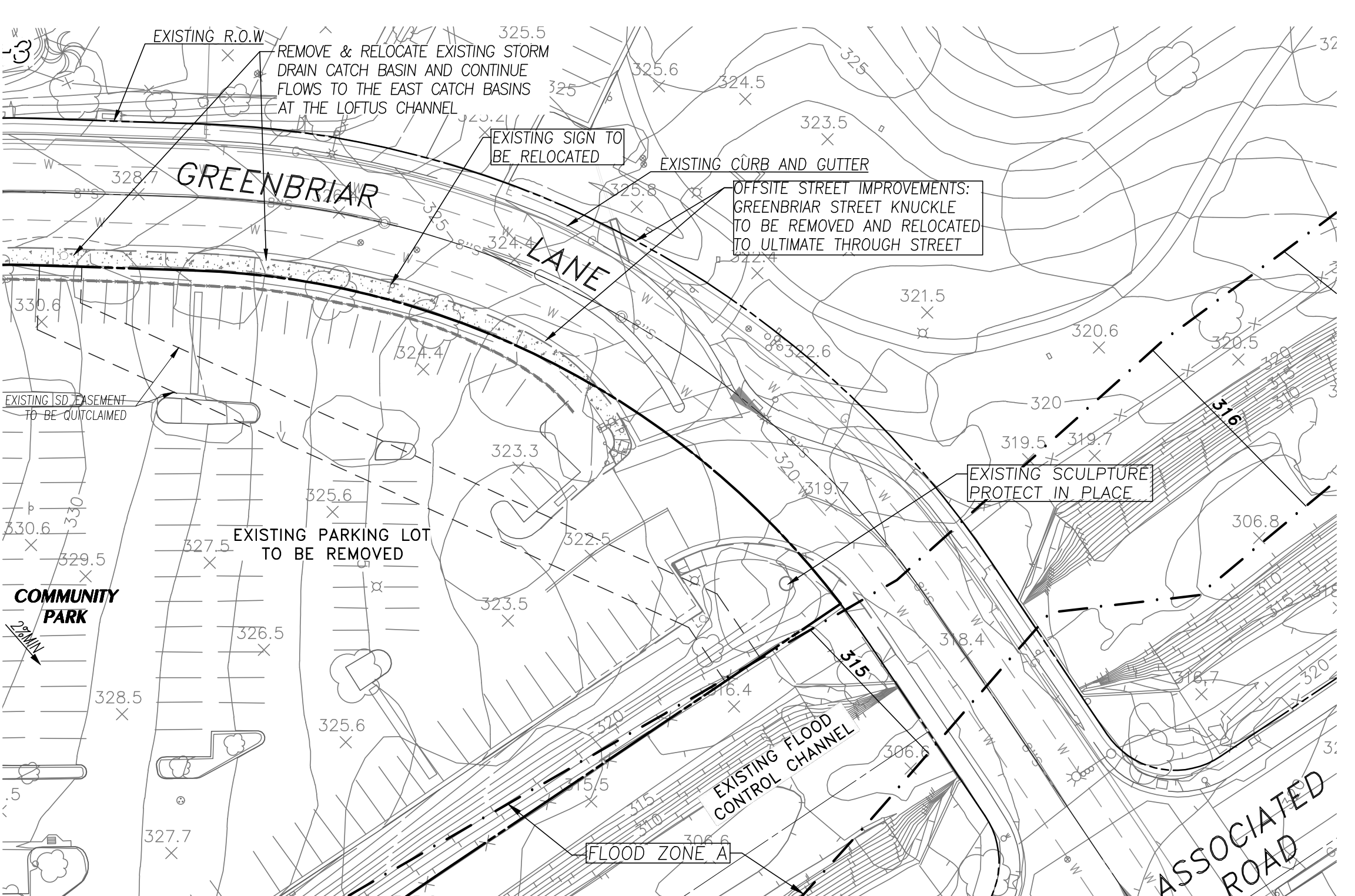
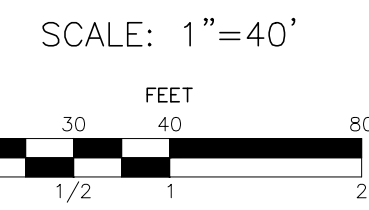


SECTION DD-DD
EXISTING ORANGE FREEWAY - 57
(PUBLIC)
NTS



SECTION EE-EE
EXISTING FLOOD CONTROL CHANNEL
(PUBLIC)
NTS

SEE TYPICAL PROPOSED STREET SECTIONS ON SHEET 3



EXISTING GREENBRIAR STREET REALIGNMENT

OWNER'S STATEMENT

I HEREBY ACKNOWLEDGE THE SUBMISSION OF THE PARCEL MAP AND REQUEST THE CITY TO PROCESS IT.

SIGNATURE _____ DATE _____

STATEMENT BY ENGINEER OF RECORD

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

SEAN SWANSON

DATE 6/27/2024



PREPARED FOR: LENNAR 2000 FIVEPOINT, 3RD FLOOR IRVINE, CA 92618 (949) 549-6000 ATTN: GARY JONES	PREPARED BY: HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING Three Hags • Irvine, CA 92618 • PH: (949) 585-9779 • FX: (949) 585-9799
CITY OF BREJA	
VESTING TENTATIVE TRACT NO. XXXXX FOR CONDOMINIUM PURPOSES SITE ADDRESS: 1700 GREENBRIAR LANE BREJA, CA 92621 PARCEL MAP: 80-42	
DESIGNED BY: SS DRAFTED BY: BP/TS CHECKED BY: SS	DATE: 1/29/2025 CITY FILE NO.: SHEET 2 OF 8

TITLE REPORT:
THIS SURVEY WAS BASED ON THE DESCRIPTION FURNISHED IN LENNAR TITLE COMPANY ORDER NO. 192002-001623, DATED AUGUST 2, 2023.

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.

- MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: IN BOOK 12368 PAGE 1865; IN BOOK 12424 PAGE 1335; JUNE 22, 2006 AS INSTRUMENT NO. 2006-418325; DECEMBER 22, 2009 AS INSTRUMENT NO. 2009-684872, ALL OF OFFICIAL RECORDS.

- IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: HEREIN DESCRIBED LAND.
SHOWN HEREON AS (F)

21. AN EASEMENT FOR WATER SYSTEM AND INCIDENTAL PURPOSES, RECORDED AUGUST 15, 2011 AS INSTRUMENT NO. 2011-401471 OF OFFICIAL RECORDS.

- IN FAVOR OF: THE CITY OF BREA, A MUNICIPAL CORPORATION
AFFECTS: HEREIN DESCRIBED LAND, SHOWN HEREON AS (G)

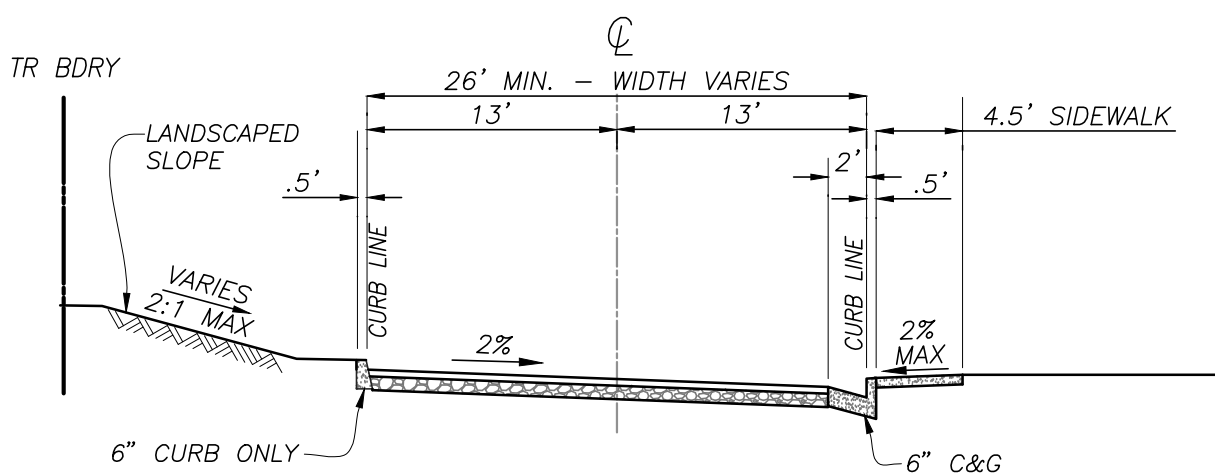
22. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "WATER SYSTEMS PUBLIC SERVICE EASEMENT AGREEMENT" RECORDED AUGUST 15, 2011 AS 2011-404978 OF OFFICIAL RECORDS.

23. INTENTIONALLY DELETED.

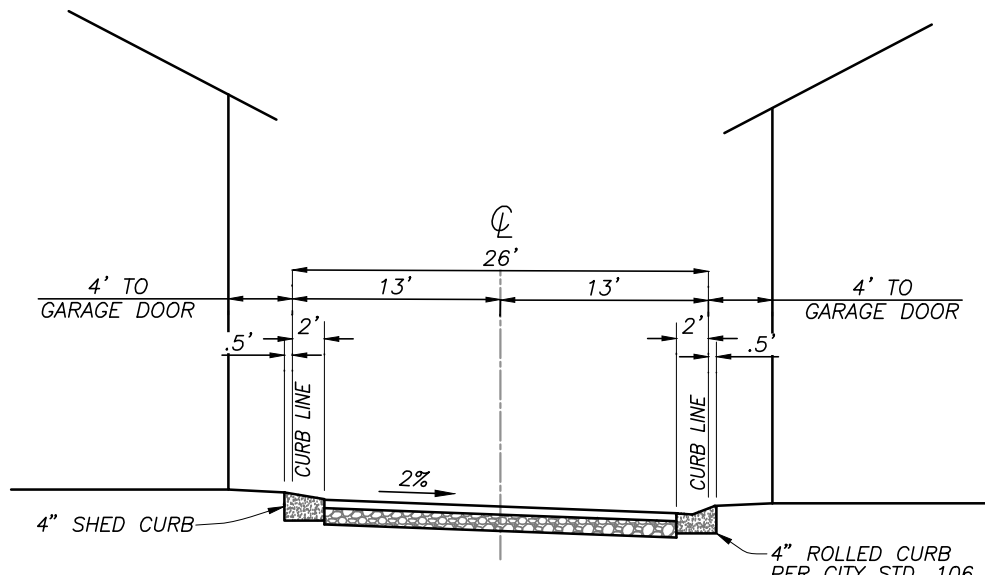
24. WITH RESPECT TO MERCURY CASUALTY COMPANY, A CALIFORNIA CORPORATION:
 a. A CERTIFICATE OF GOOD STANDING OF RECENT DATE ISSUED BY THE SECRETARY OF STATE OF THE CORPORATION'S STATE OF DOMICILE.
 b. A CERTIFIED COPY OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CONTEMPLATED TRANSACTION AND DESIGNATING THOSE CORPORATE OFFICERS WHO HAVE THE POWER TO EXECUTE ON BEHALF OF THE CORPORATION,
 c. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

25. NO KNOWN MATTERS OTHERWISE APPROPRIATE TO BE SHOWN HAVE BEEN DELETED FROM THIS REPORT, WHICH IS NOT A POLICY OF TITLE INSURANCE BUT A REPORT TO FACILITATE THE ISSUANCE OF A POLICY OF TITLE INSURANCE. FOR PURPOSES OF POLICY ISSUANCE, ITEMS (NONE) MAY BE ELIMINATED ON THE BASIS OF AN INDEMNITY AGREEMENT OR OTHER AGREEMENT SATISFACTORY TO THE COMPANY AS INSURER.

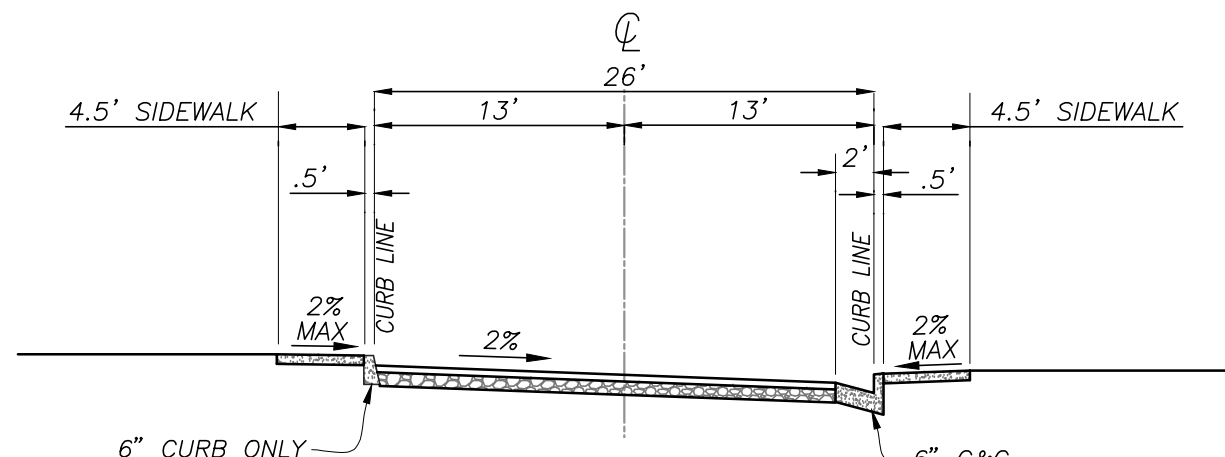
LEGEND

 PRIVATE STREETS AND PARKING SPACES

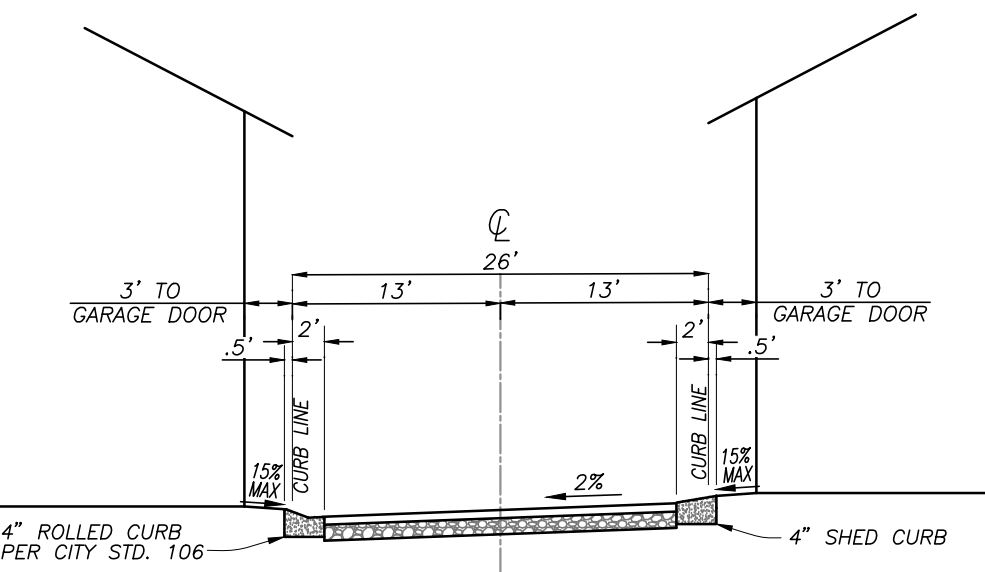
"C" DRIVE AND A PORTION OF "K" COURT
PRIVATE



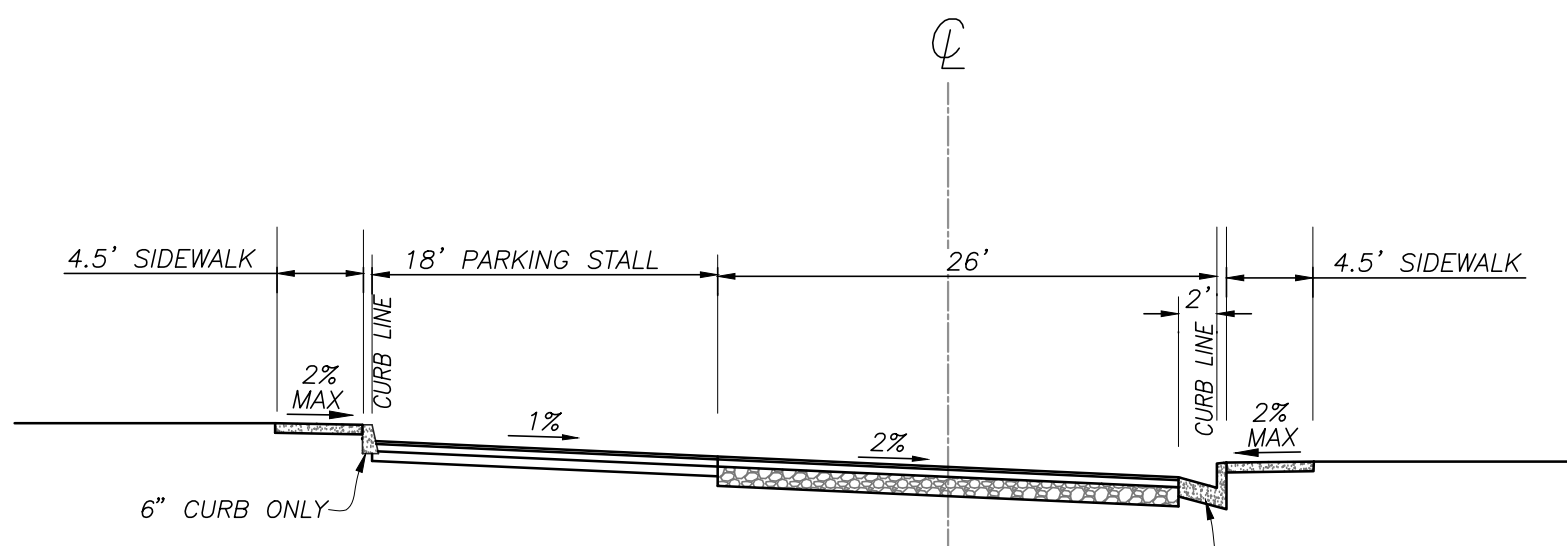
"I", "J", "L", "M", "N", "O", "P", & "Q" COURT
PRIVATE
NTS



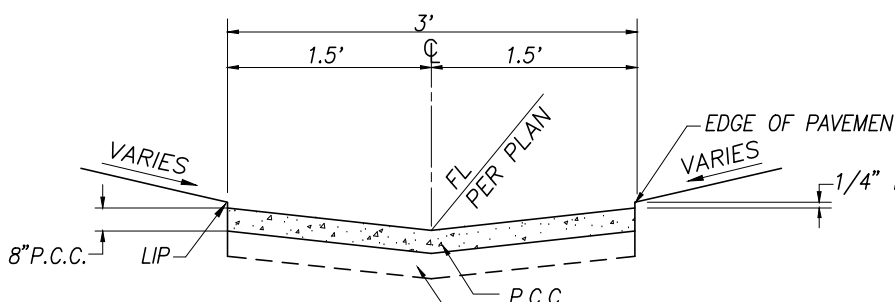
PORTIONS OF "A" DRIVE FROM
"C" DRIVE TO "B" DRIVE
PRIVATE



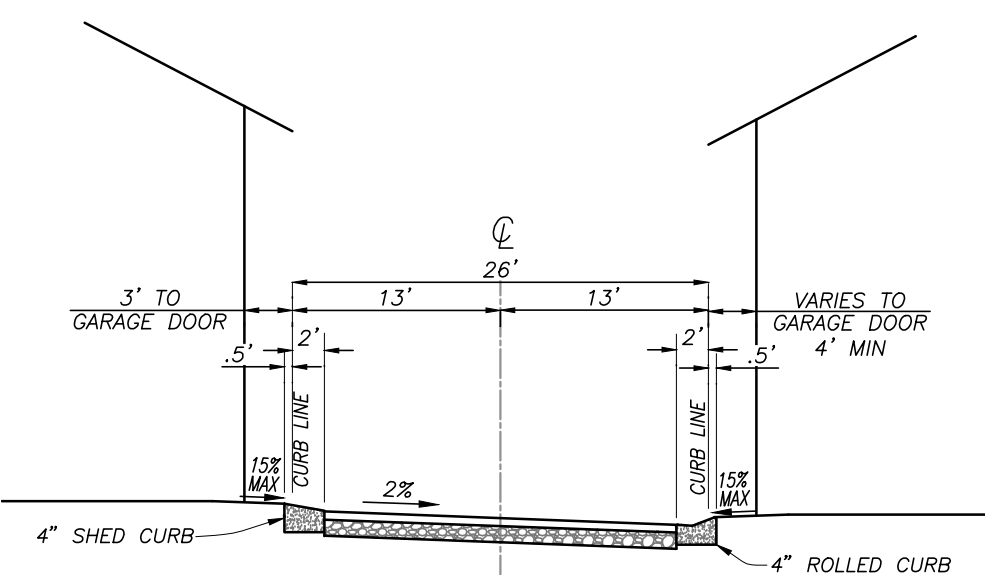
**"R" COURT AND A PORTION OF "T" COURT
PRIVATE**
N.T.S.



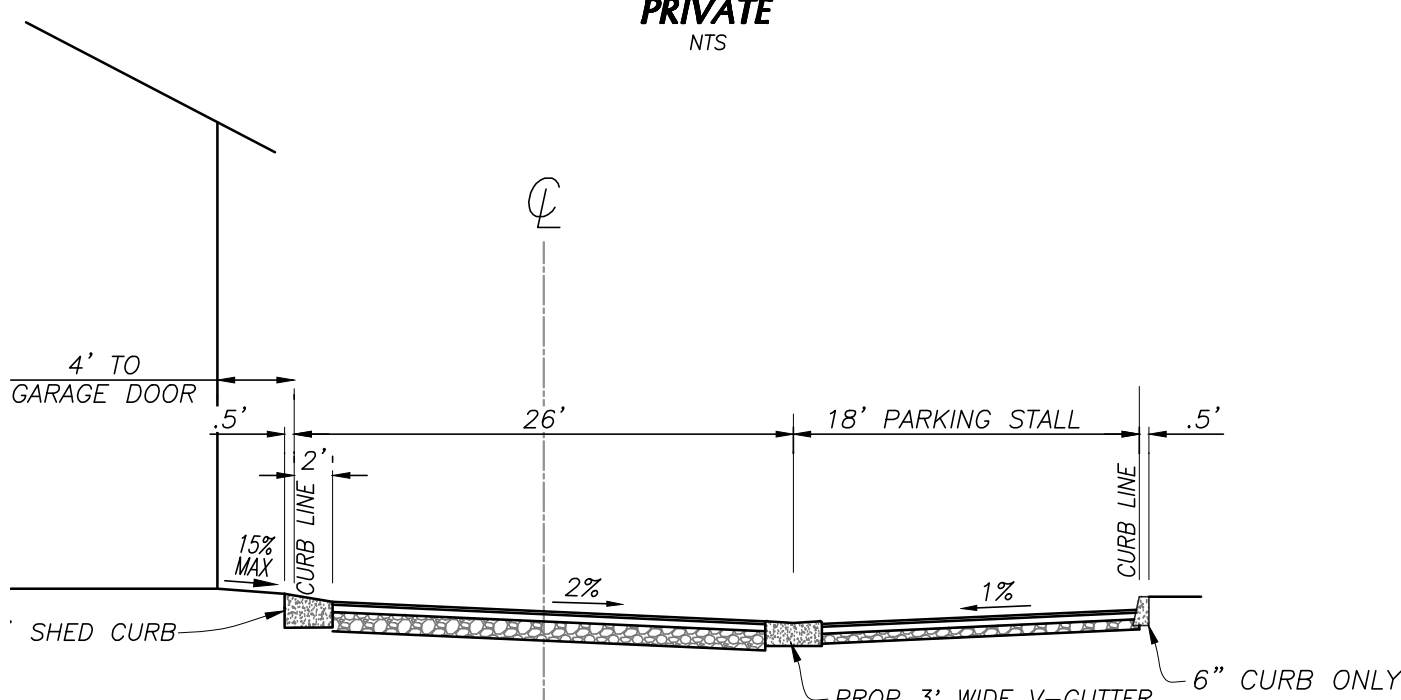
PORTIONS OF "A" DRIVE BETWEEN
"G" DRIVE AND "B" DRIVE
PRIVATE



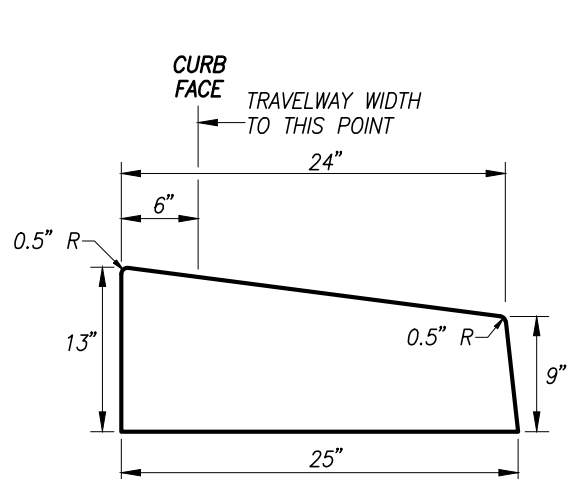
"V" GUTTER DETAIL



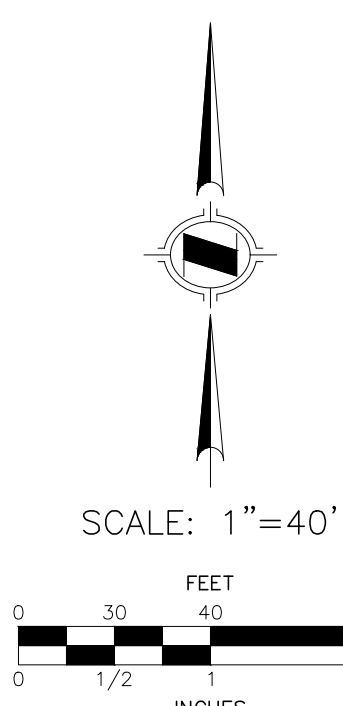
**"D", "E", "F", "G", "H", "S" DRIVE AND A PORTION
OF "B" DRIVE FROM "H" DRIVE TO "A" DRIVE**
PRIVATE
NTS



PORTIONS OF "A" DRIVE BETWEEN
"E" DRIVE AND "F" DRIVE, PORTIONS OF "A" DRIVE WEST
OF "D" DRIVE, A PORTION OF "T" COURT, A PORTION
OF "D" DRIVE, AND A PORTION OF "H" DRIVE
PRIVATE



4" SHED CURB DETAIL



REVISION	
DATE	DESCRIPTION

PREPARED FOR: LENNAR 2000 FIVEPOINT, 3RD FLOOR IRVINE, CA 92618 (949) 349-8000 ATTN: GARY JONES	PREPARED BY:  HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes • Irvine, CA 92618 • P/E (949) 583-7070 • F/E (949) 583-0759
--	--

VESTING TENTATIVE TRACT NO. XXXXX
FOR CONDOMINIUM PURPOSES
SITE ADDRESS: 1700 GREENBRIAR LANE BREA, CA 92821
PARCEL MAP: 80-42

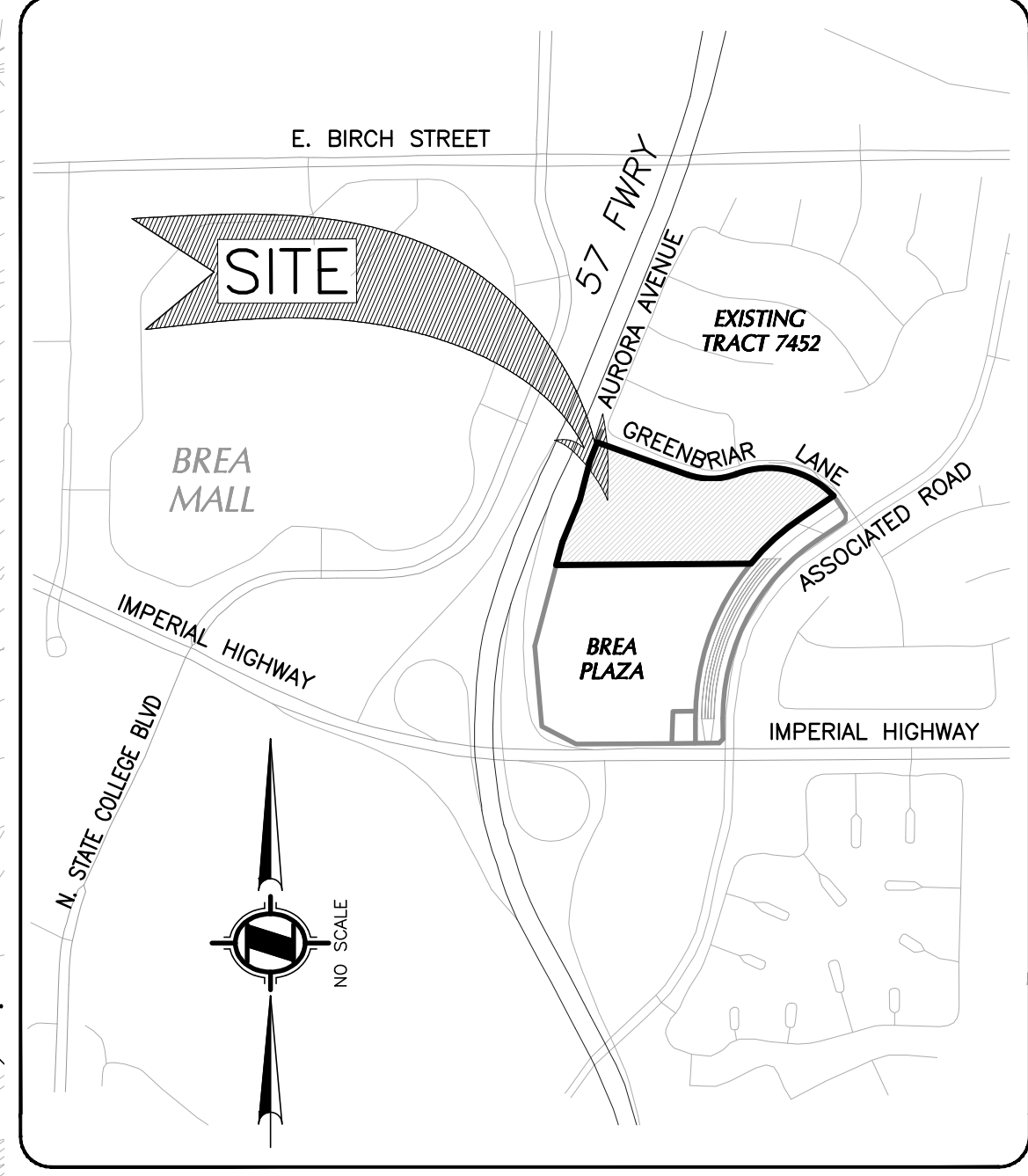
DESIGNED BY: <u>SS</u>	DATE: <u>1/29/2025</u>	CITY FILE NO.: <u>SHEET 3 OF 8</u>
DRAFTED BY: <u>DP</u>		
CHECKED BY: <u>SS</u>		

FLOOR AREA RATIO (FAR)	
TOTAL AREA (ALL UNITS)	505,265 SF
TOTAL SITE AREA	422,478 SF
FLOOR AREA RATIO (FAR)	1.20

PRODUCT SUMMARY & MIX TABLE (COMBINED):		
	BUILDINGS	UNITS
THE COURTS	16	80
THE YARDS	12	24
THE YARDS - HALF BLDG	2	2
THE VILLAS	36	72
THE VILLAS - HALF BLDG	1	1
TOTAL	67	179

PARKING SUMMARY	
REQUIRED RESIDENT PARKING (BMC 20.08.040)	
REQUIRED GUEST PARKING 0.5 SPACES PER UNIT	90
FOR SINGLE-FAMILY ATTACHED	360
TOTAL REQUIRED	450

PROVIDED PARKING	
GARAGE SPACES	342
DRIVEWAY SPACES	N/A
PARKING STALLS	46
ADA PARKING	4
ELECTRICAL VEHICLE PARKING (10%)	5
TOTAL PROVIDED PARKING	397



LOCATION MAP
N.T.S.

EASEMENT NOTES:

- AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED JUNE 3, 1976 AS BOOK 80 AND PAGES 42 AND 43 OF MAPS FOR: WATER LINES AND INCIDENTAL PURPOSES. SHOWN HEREON AS (A)
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED JUNE 3, 1976 AS BOOK 80 PAGES 42 AND 43 OF MAPS FOR: STORM DRAINS AND INCIDENTAL PURPOSES. SHOWN HEREON AS (B)
- AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1977 AS BOOK 12294, PAGE 1569 OF OFFICIAL RECORDS. IN FAVOR OF: HAROLD BUTLER, A MARRIED MAN AFFECTS: HEREIN DESCRIBED LAND. SHOWN HEREON AS (C)
- AN EASEMENT FOR: UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 1978 AS BOOK 12531, PAGE 12 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY AFFECTS: HEREIN DESCRIBED LAND. APPROXIMATE LOCATION SHOWN HEREON AS (D)
- AN EASEMENT FOR WATER SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JULY 28, 2010 AS INSTRUMENT NO. 2010-360183 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA BP LLC, A DELAWARE LIMITED LIABILITY COMPANY AFFECTS: HEREIN DESCRIBED LAND. SHOWN HEREON AS (E)
- AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 2011 AS INSTRUMENT NO. 2011-394211 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: HEREIN DESCRIBED LAND. SHOWN HEREON AS (F)
- AN EASEMENT FOR WATER SYSTEM AND INCIDENTAL PURPOSES, RECORDED AUGUST 15, 2011 AS INSTRUMENT NO. 2011-401471 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF BREA, A MUNICIPAL CORPORATION AFFECTS: HEREIN DESCRIBED LAND. SHOWN HEREON AS (G)

LEGEND OF ABBREVIATIONS & SYMBOLS

T.C.	TOP OF CURB	EXIST. CONTOUR
F.L.	FLOWING ELEV.	PROP. CONTOUR
T.G.	TOP OF GRATE	PROPERTY LINE
G.B.	GRADE BREAK	DAYLIGHT LINE
F.G.	FINISH GRADE	2% SHEET FLOW RATE
R.G.	ROUGH GRADE	GRADED SWALE
F.S.	FINISH SURFACE	CENTERLINE
INV.	INVERT OF DRAIN	SWALE HIGH POINT
P.	PAD ELEVATION	FLOWLINE
F.F.	FINISH FLOOR ELEV.	SUBDRAIN
G.F.F.	GARAGE FINISH FLOOR	AREA DRAIN
B.V.C.	BEGIN VERTICAL CURVE	TOP OF SLOPE
E.V.C.	END VERTICAL CURVE	TOE OF SLOPE
P.I.	POINT OF INTERSECTION	RETAINING WALL
E.P.	EDGE OF PAVEMENT	FIRE HYDRANT
T.W.	TOP OF WALL ELEV.	STREET LIGHT
T.F.	TOP OF FOOTING ELEV.	SOUND OR SCREEN WALL
D.F.	DEEPEN FOOTING	DEEPEEN FOOTING
L.	LENGTH	WATER METER
D.W.	DRIVEWAY	CATCH BASIN & LOCAL DEPRESSION
N.T.S.	NOT TO SCALE	PHASE LINE (FOR PRECISE GRADING)
P.U.E.	PUBLIC UTILITY EASEMENT	TRACT BORDY
ADA	ADA SYMBOL	R/W
STREET R/W DEDICATION		FLOOD ZONE A
MAILBOX LOCATIONS		

EARTHWORK SUMMARY

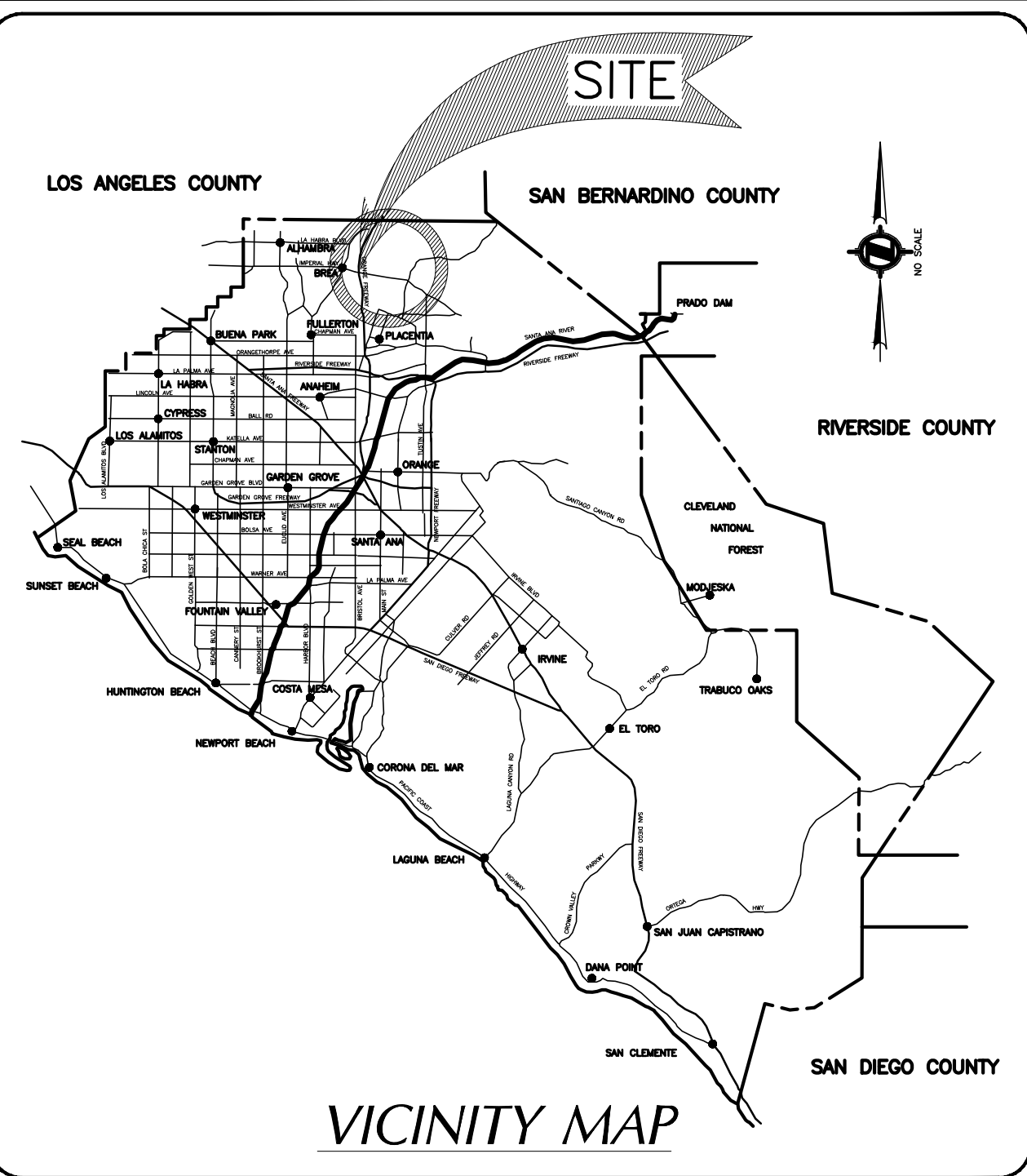
RAW VOLUMES	CUT	FILL
R&R (5) UNSUITABLE MATERIAL	24,786 CYS	9,852 CYS
SHRINKAGE (8%)	78,005 CYS	78,005 CYS
EXISTING BUILDINGS (2) PAD REMOVAL		8,223 CYS
EXISTING PARKING PAVEMENT (8) REMOVAL		10,628 CYS
ESTIMATED TOTAL	102,791 CYS	110,712 CYS
SHORT		7,921 CYS

PREPARED FOR: **LENNAR**
2000 FIVEPOINT, 3RD FLOOR
IRVINE, CA 92618
(949) 349-8000
ATTN: GARY JONES

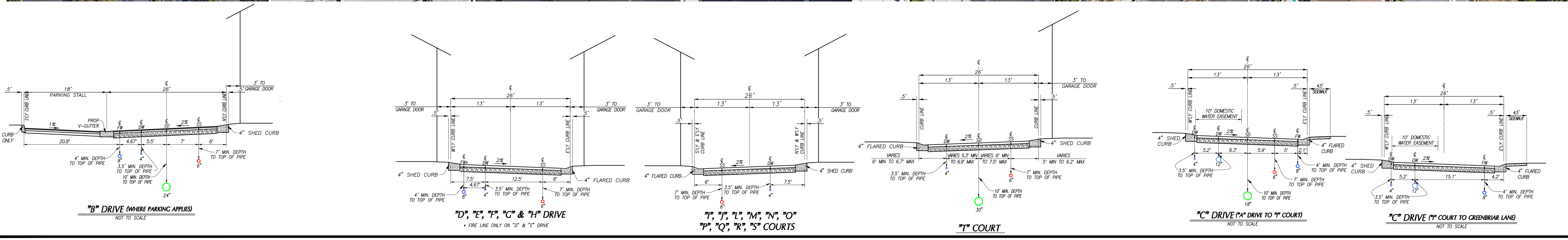
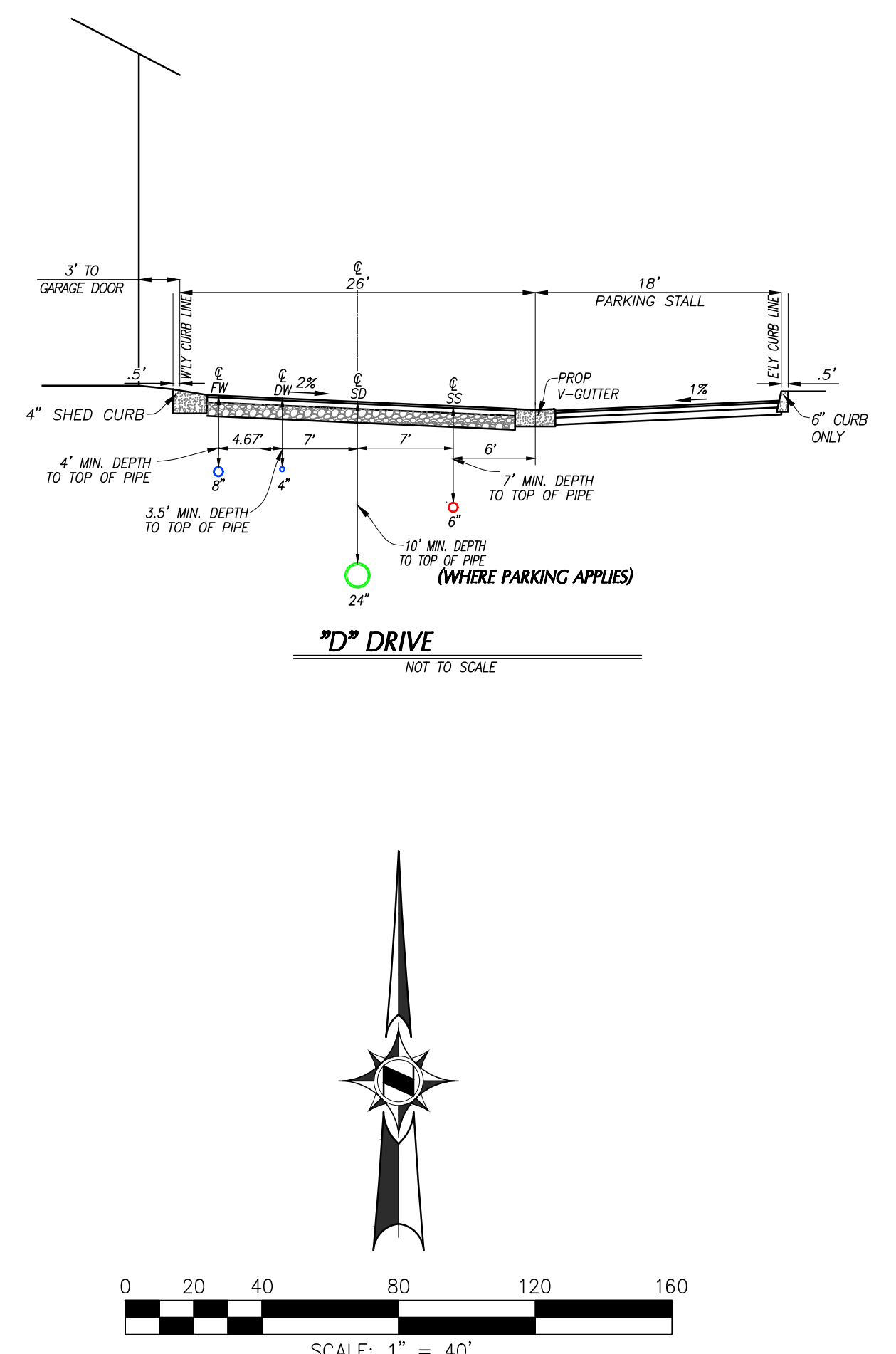
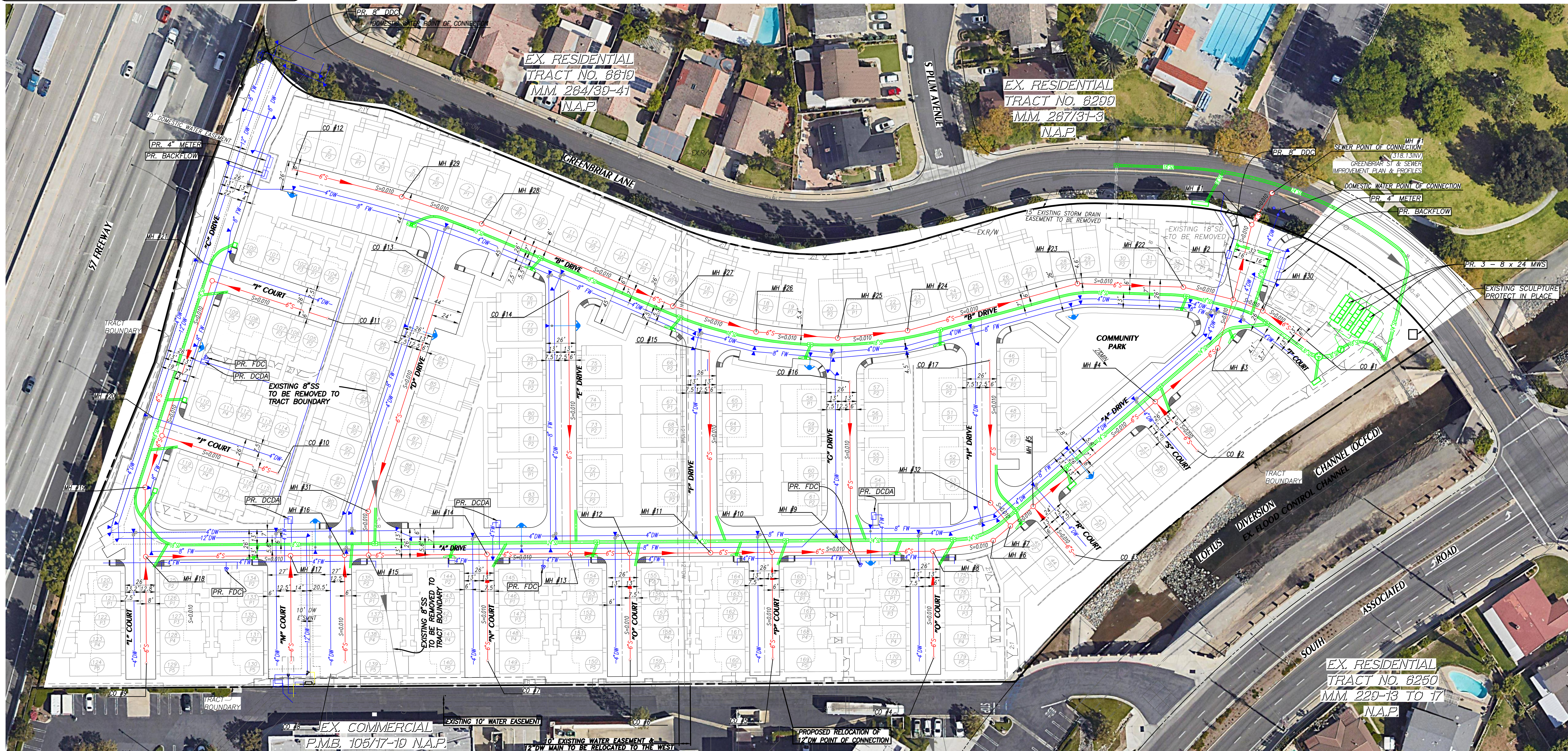
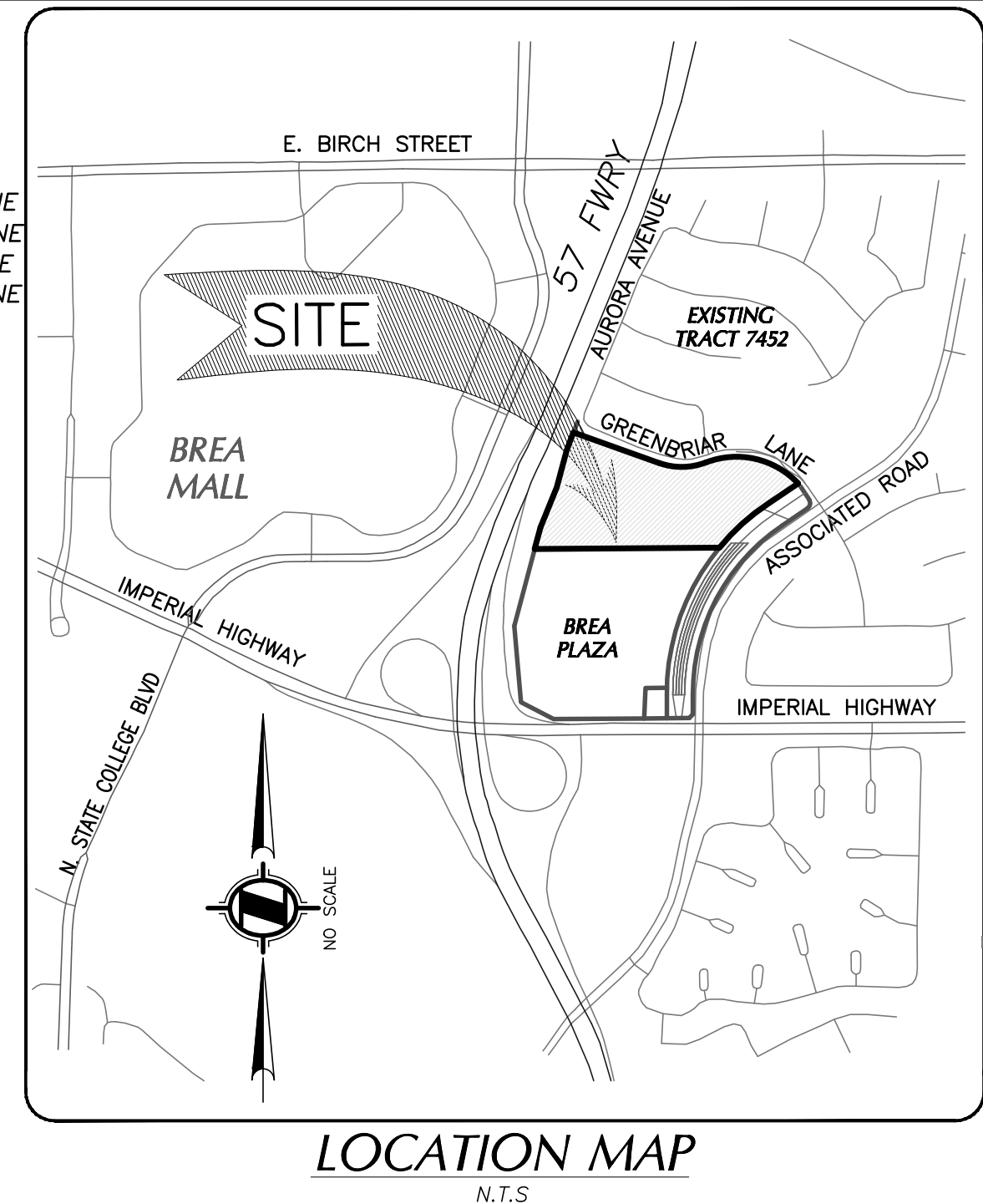
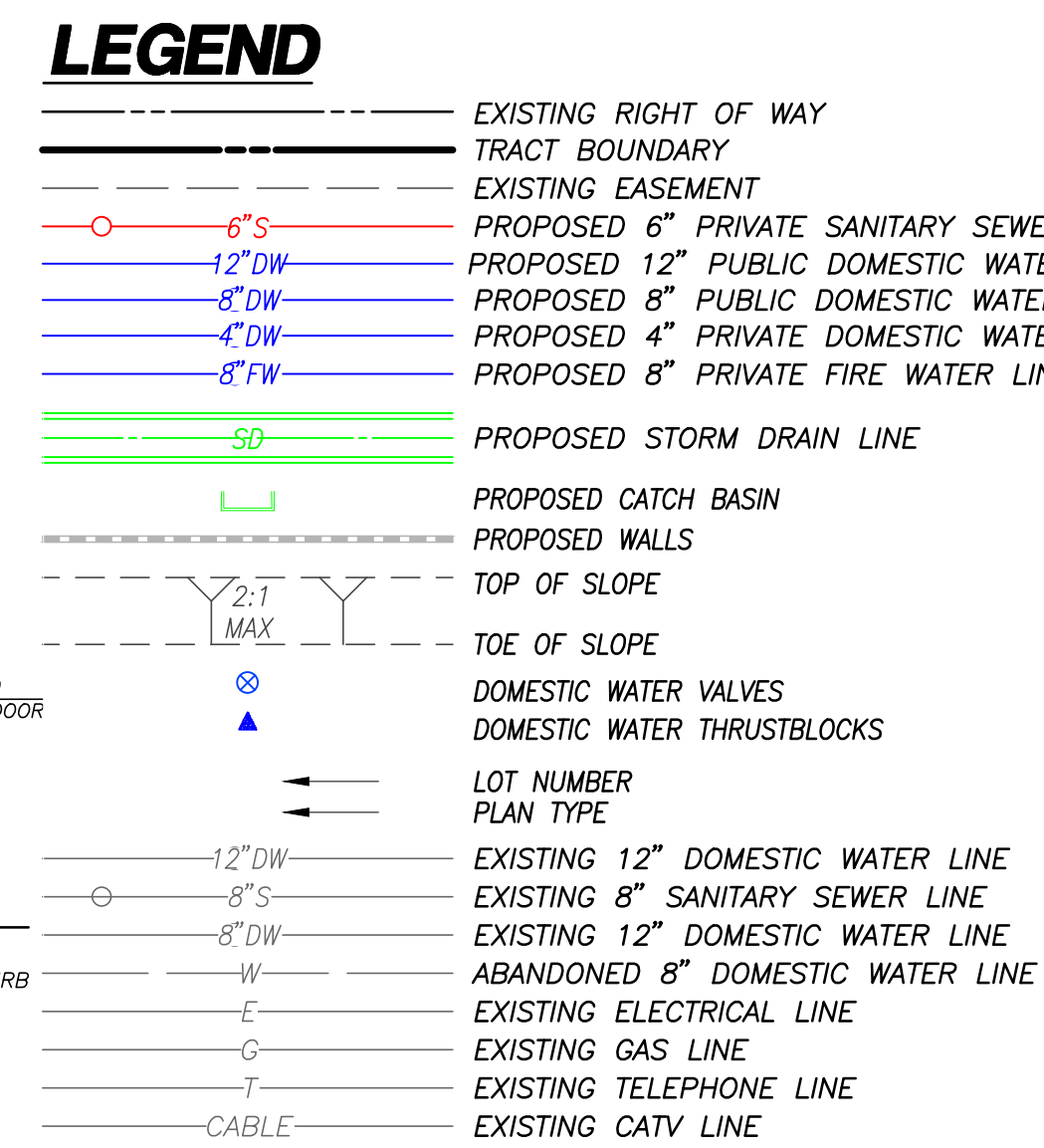
PREPARED BY: **HUNSAKER & ASSOCIATES**
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • P: (949) 583-1010 • F: (949) 583-0799

CITY OF BREA
VESTING TENTATIVE TRACT NO. XXXXX
GREENBRIAR - BREA
179 UNITS
SITE PLAN

DESIGNED BY: SG/MR/TS	DATE: 2/7/2025	CITY FILE NO.:	SHEET 4 OF 8
DRAFTED BY: MR/TS			
CHECKED BY: SS			



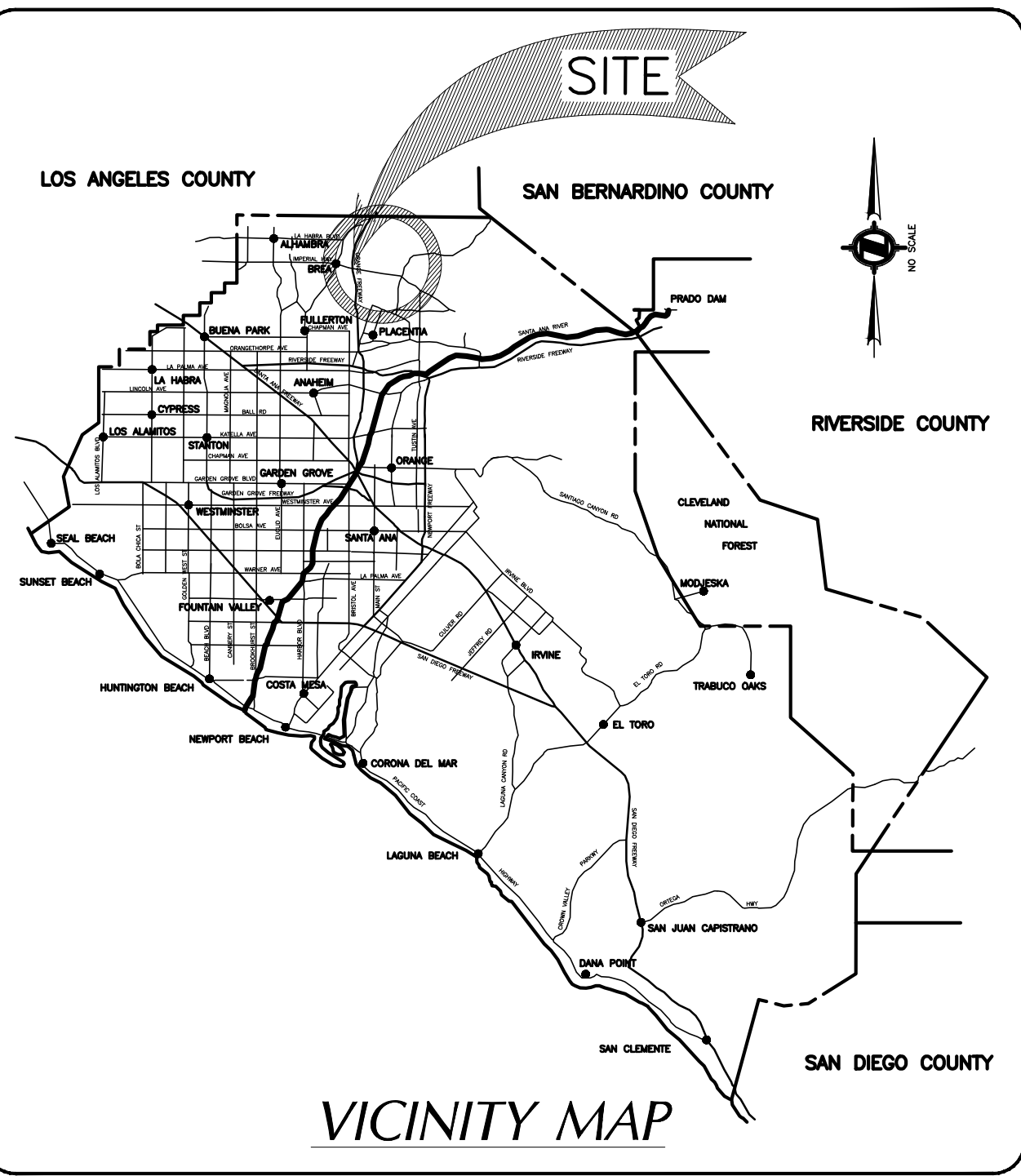
MASTER SEWER & WATER PLAN GREENBRIAR - BREA, CA



PREPARED FOR:
LENNAR
2000 FIVEPOINT, 3RD FLOOR
IRVINE, CA 92618
(949) 349-8000

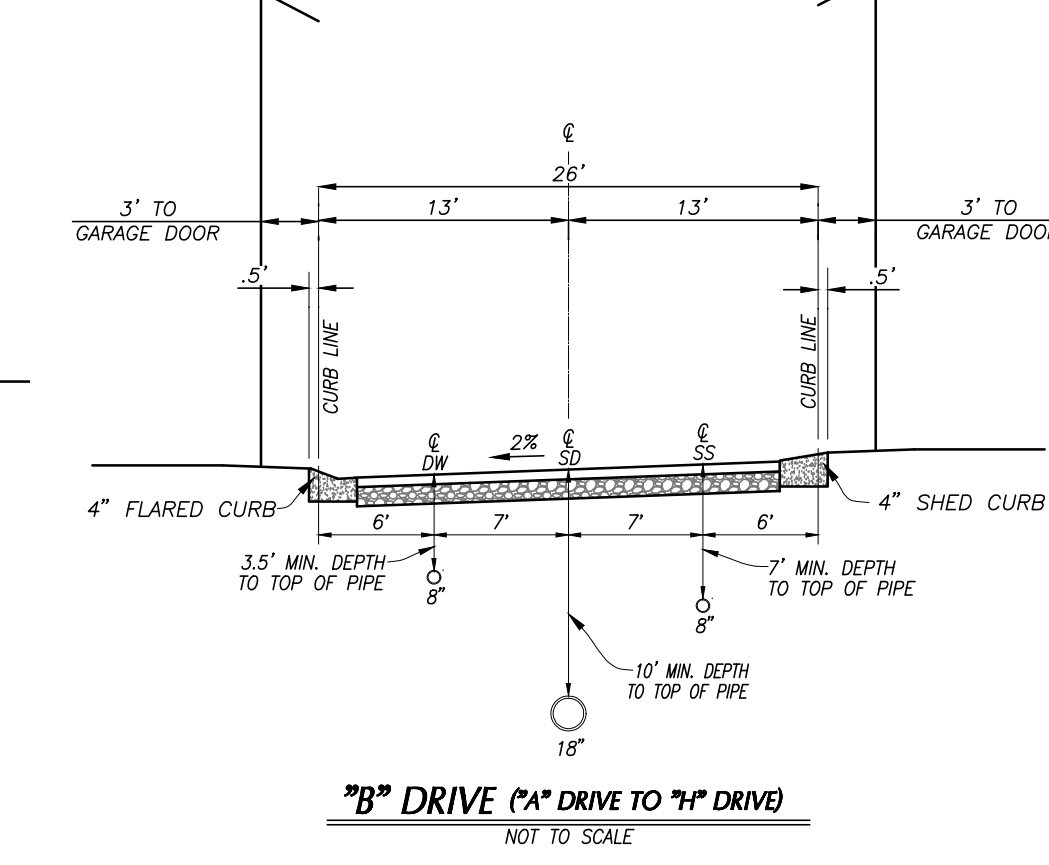
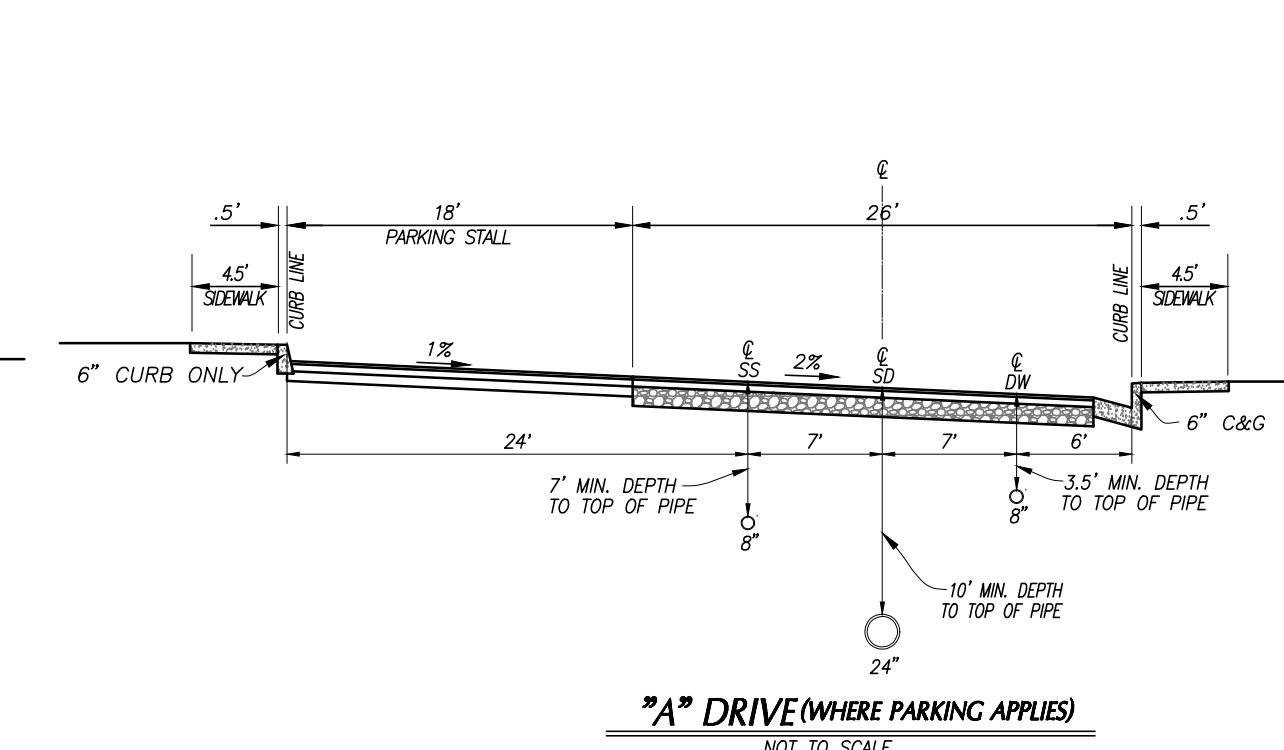
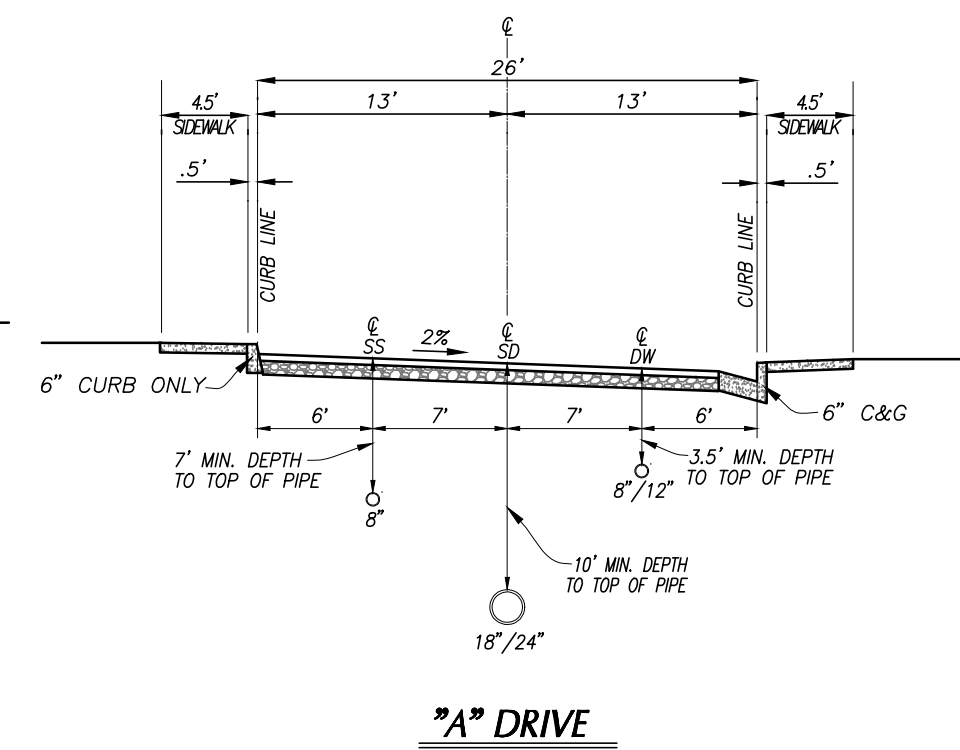
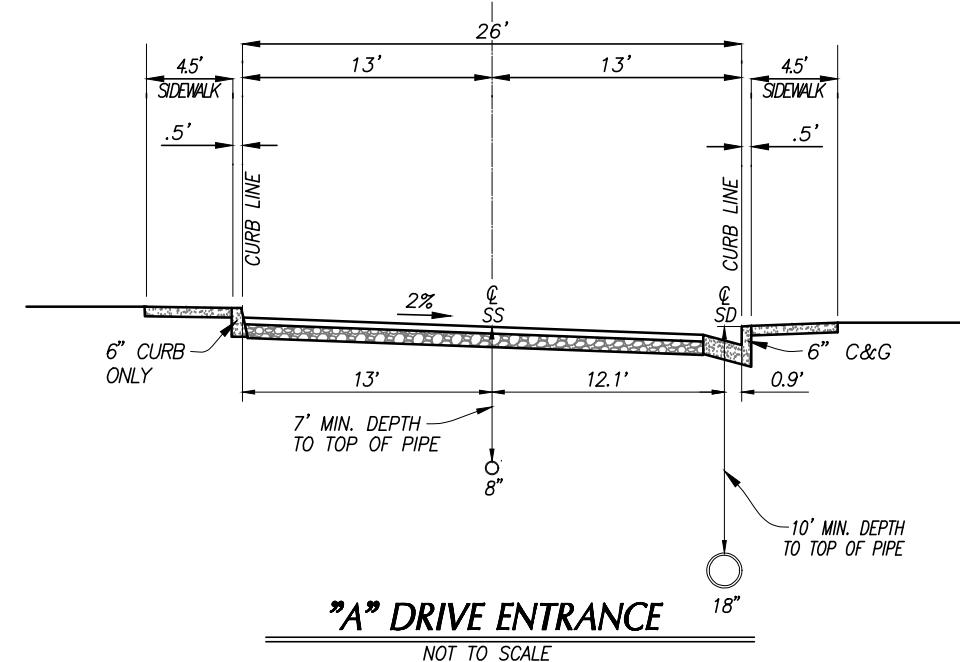
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

VESTING TENTATIVE TRACT NO. XXXXX
Master Sewer & Water Plan
GREENBRIAR - BREA, CA
SHEET 5 OF 8



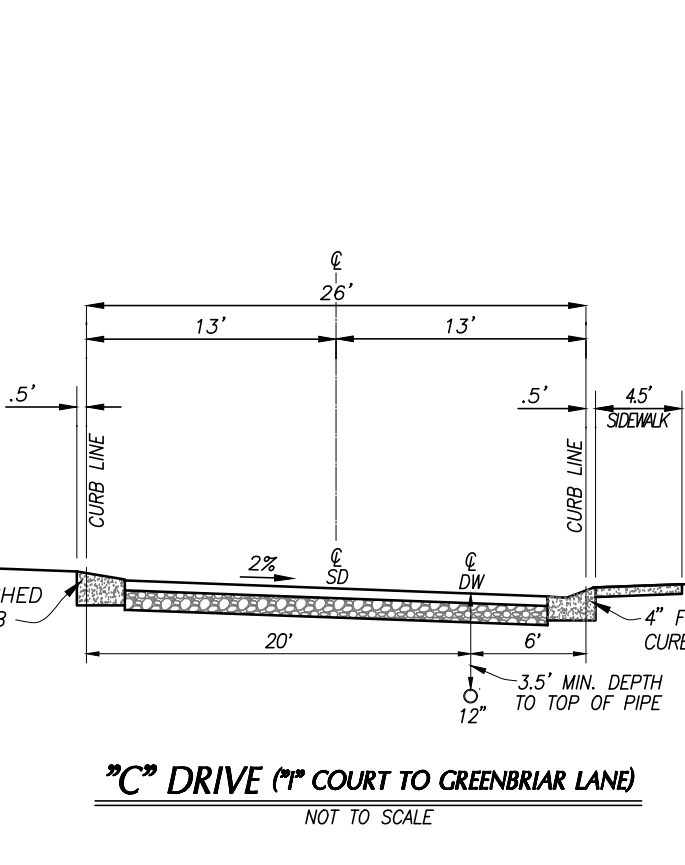
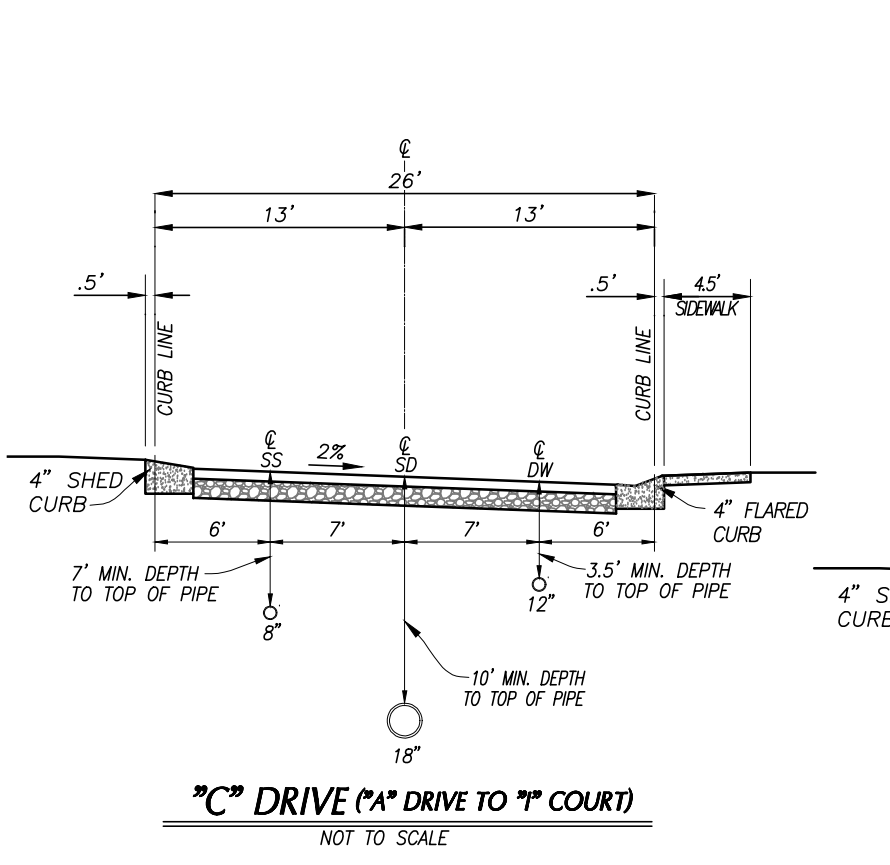
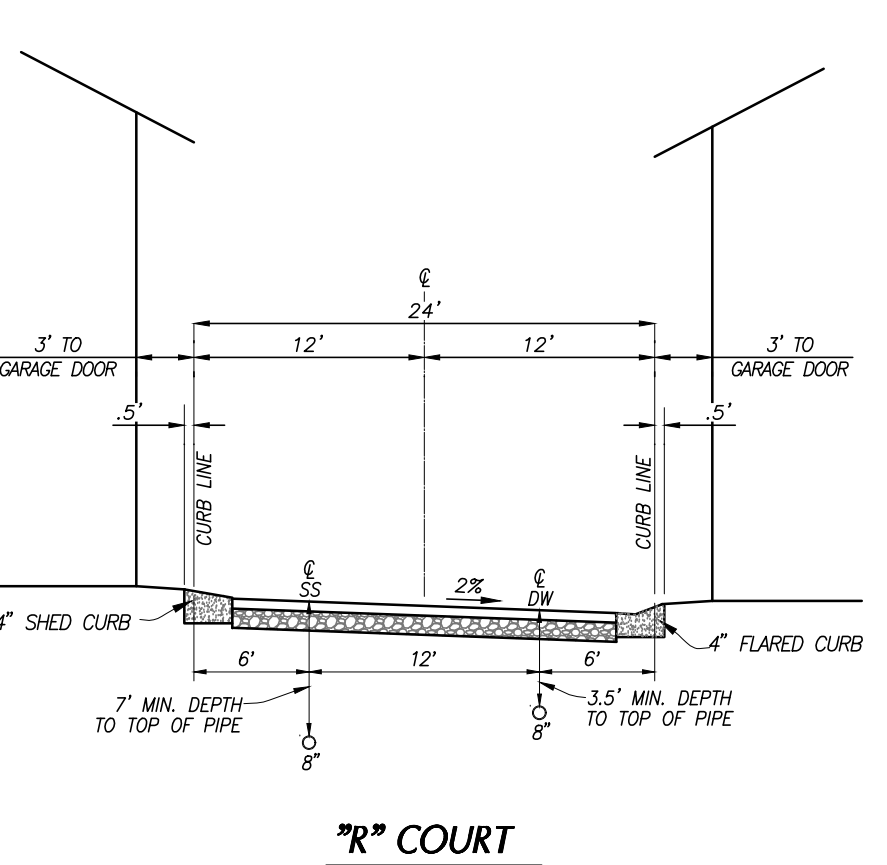
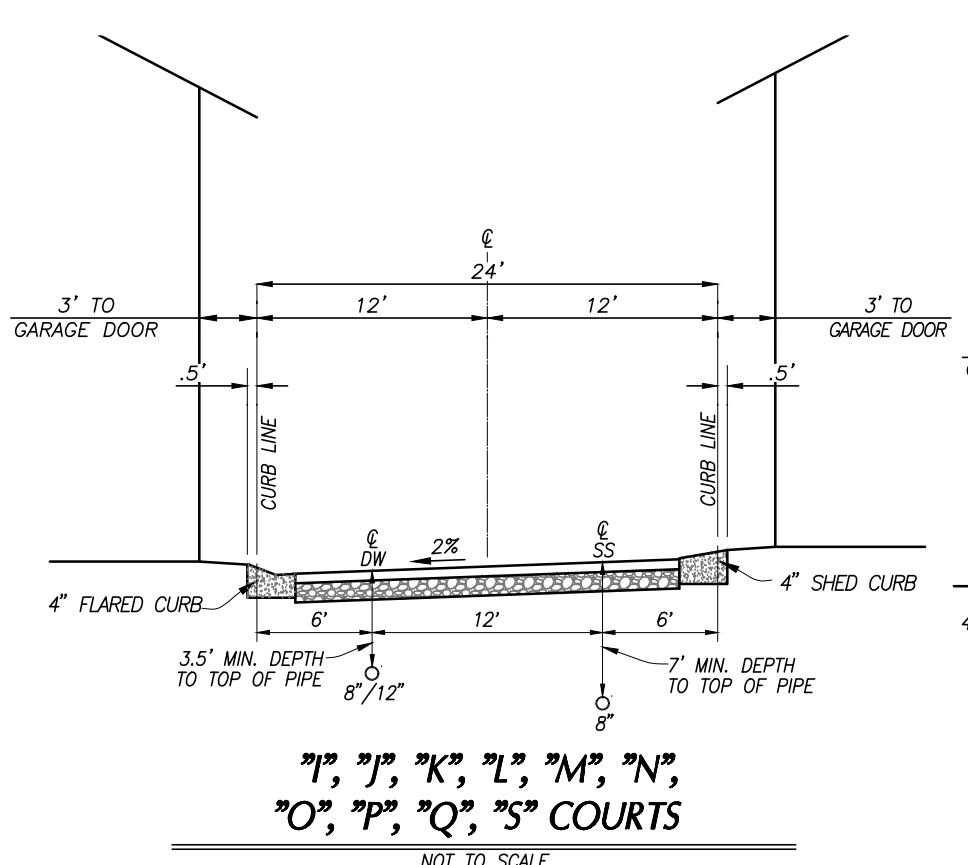
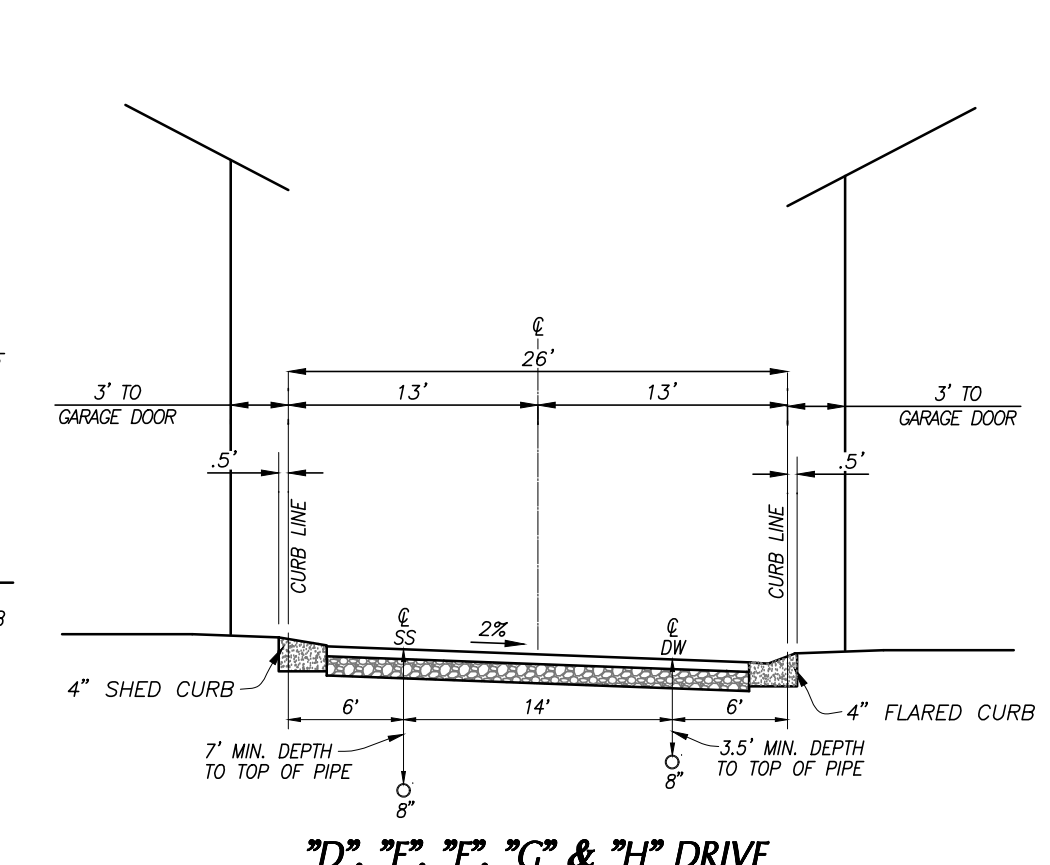
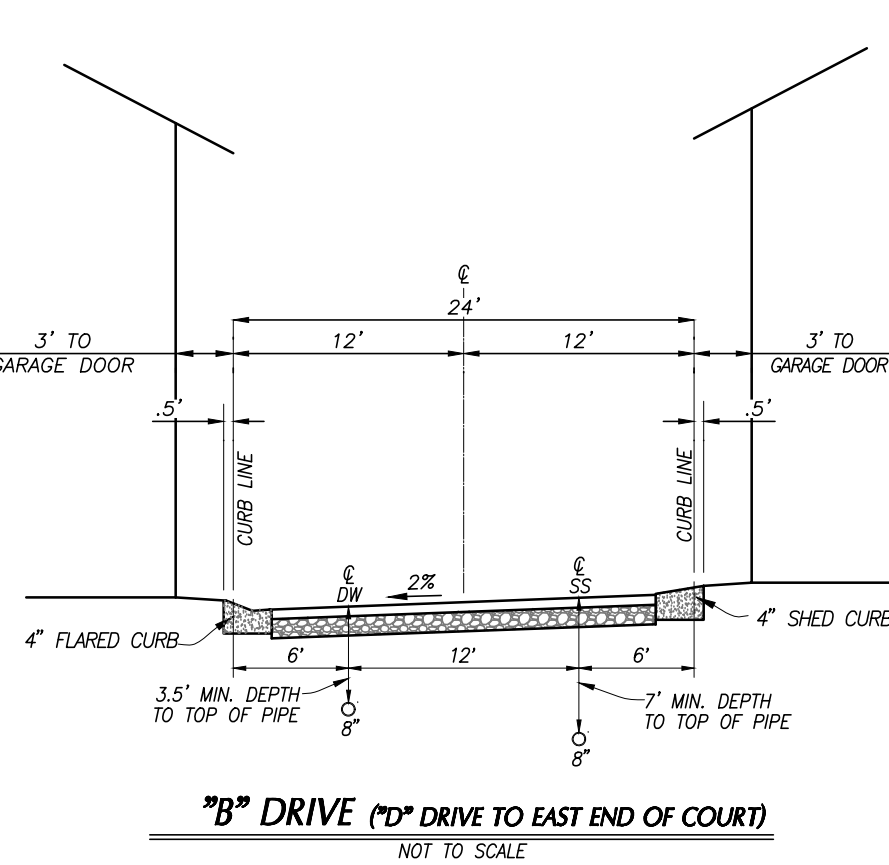
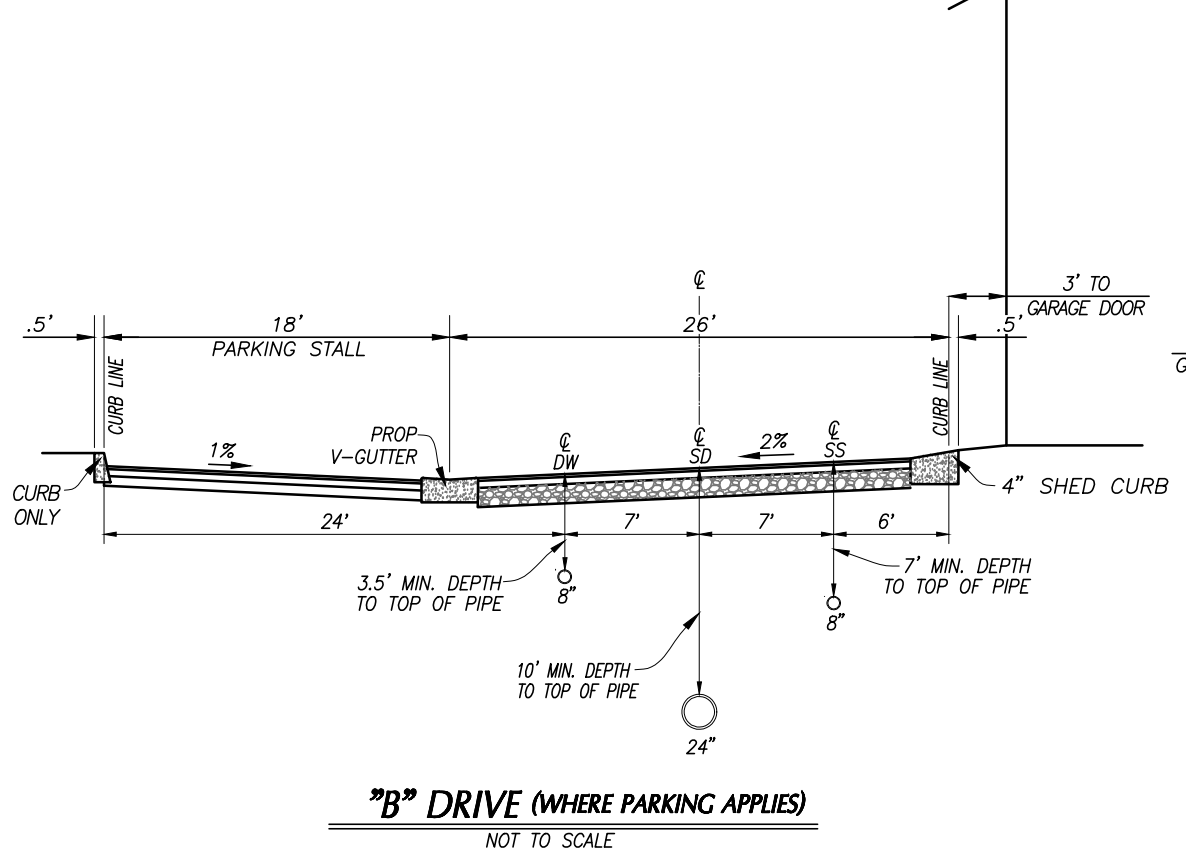
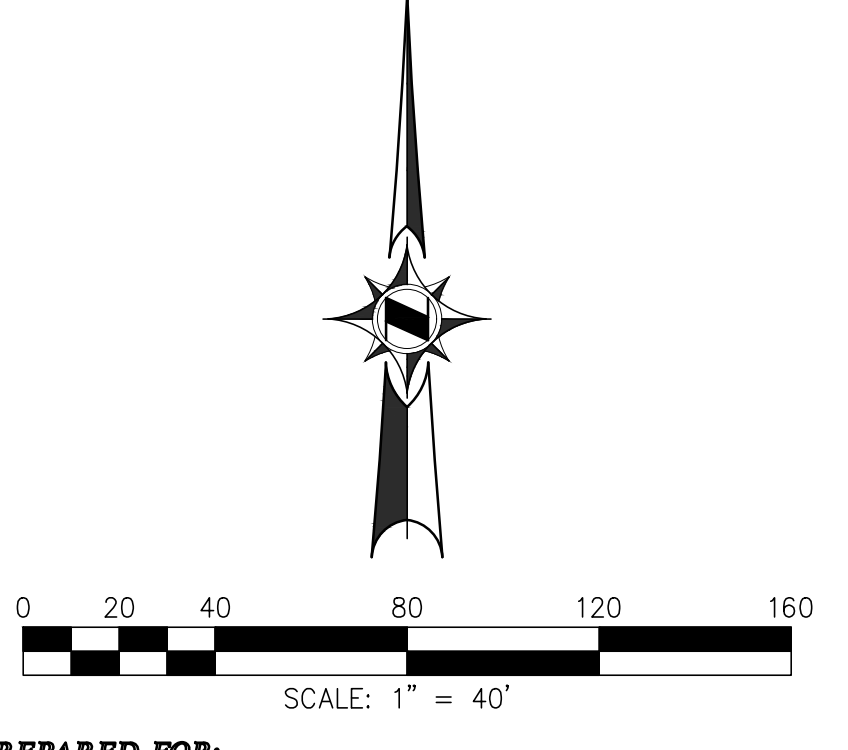
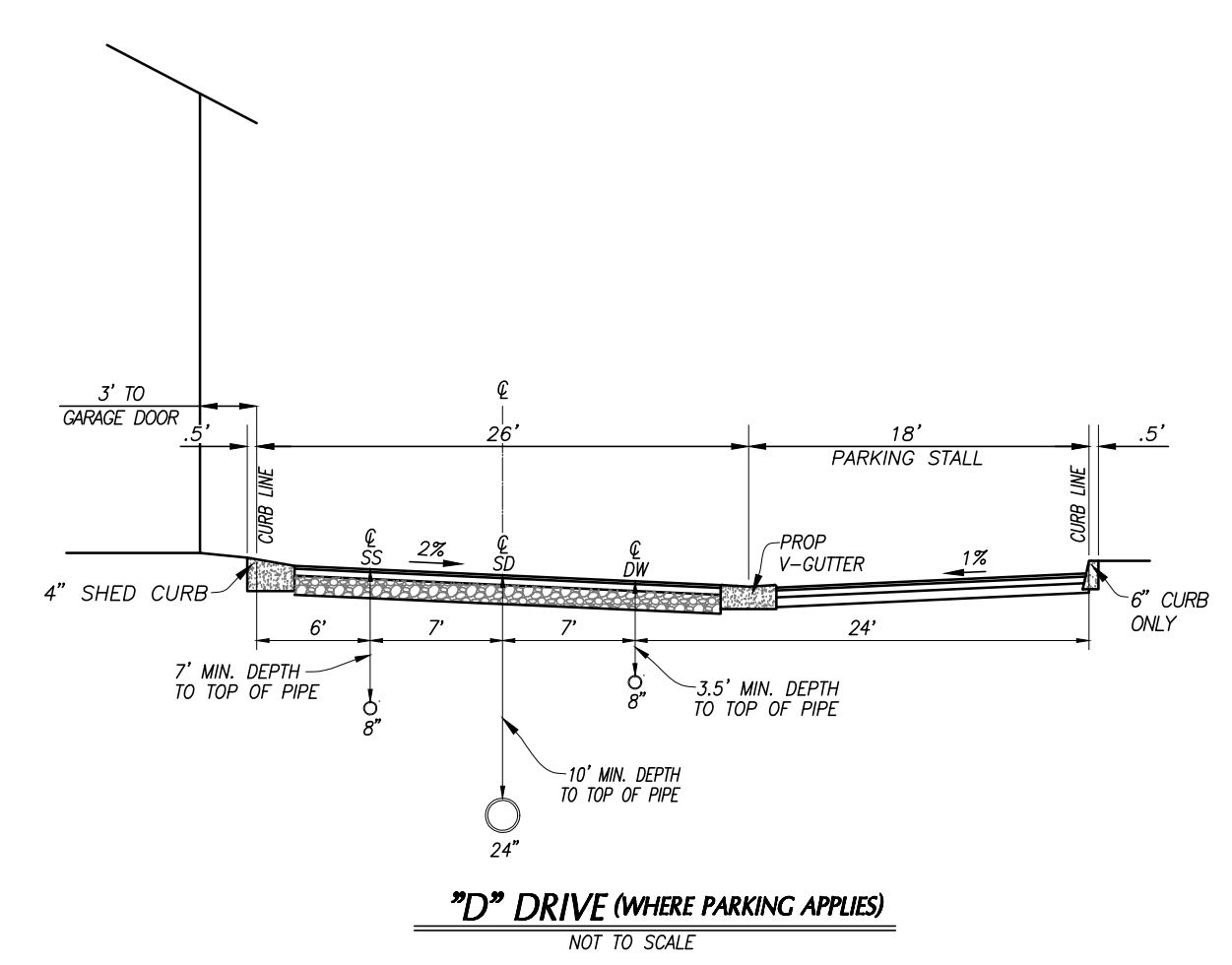
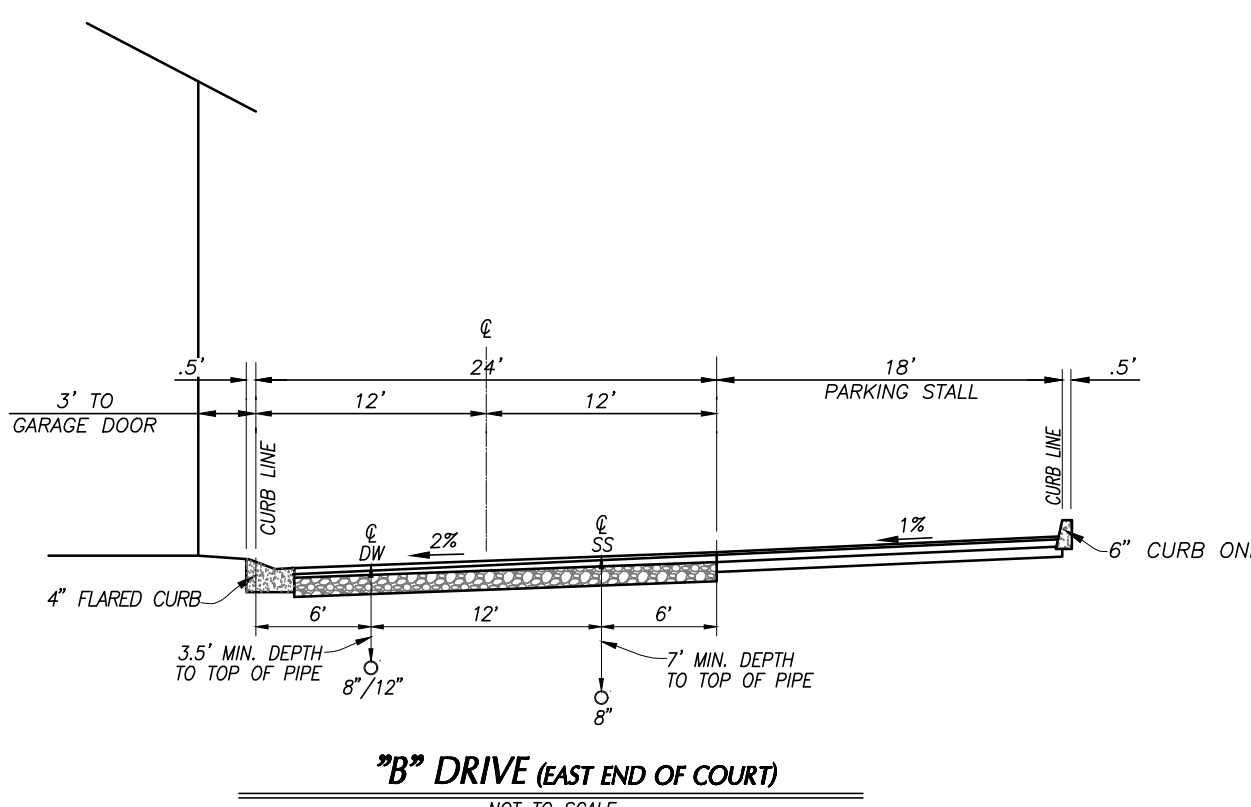
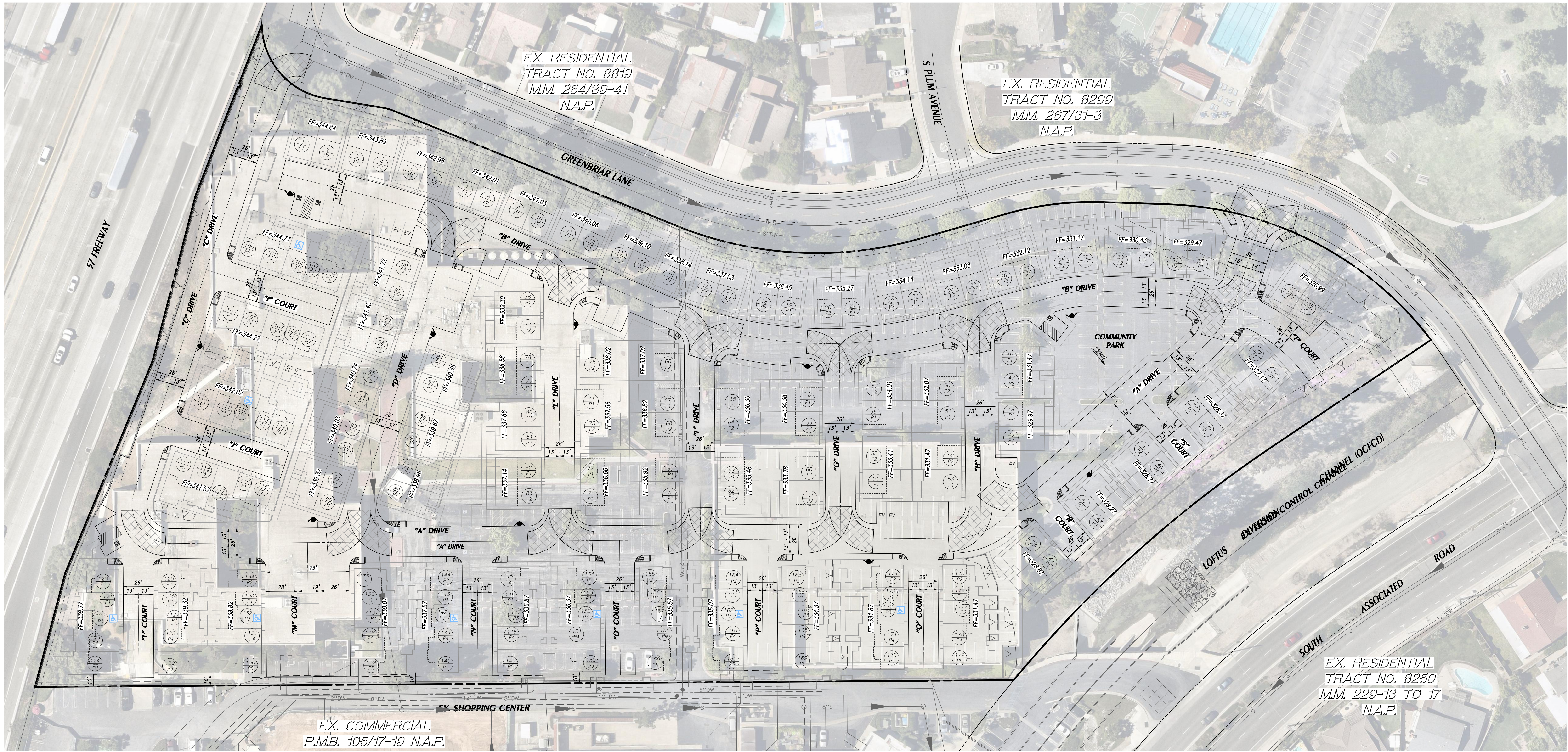
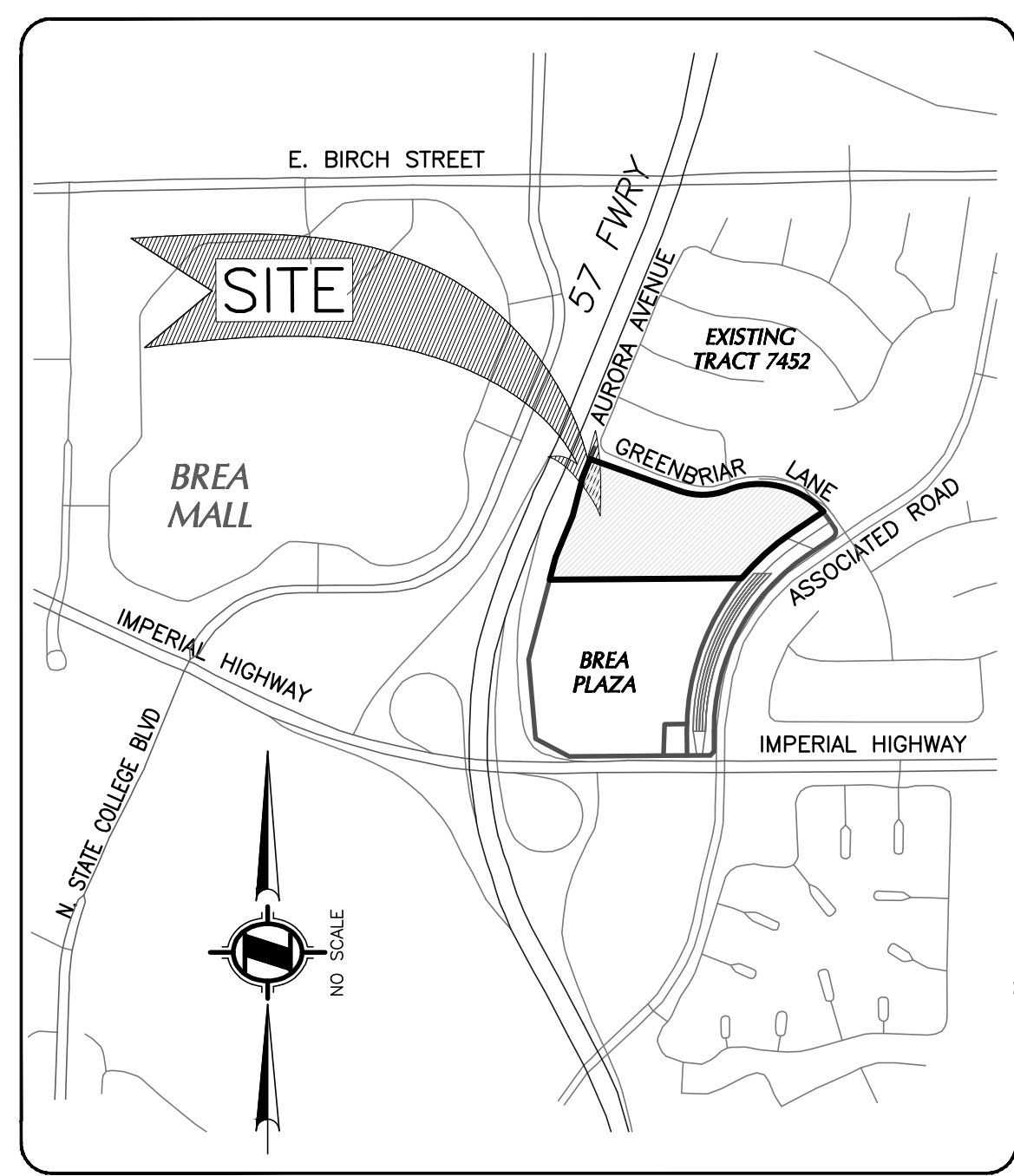
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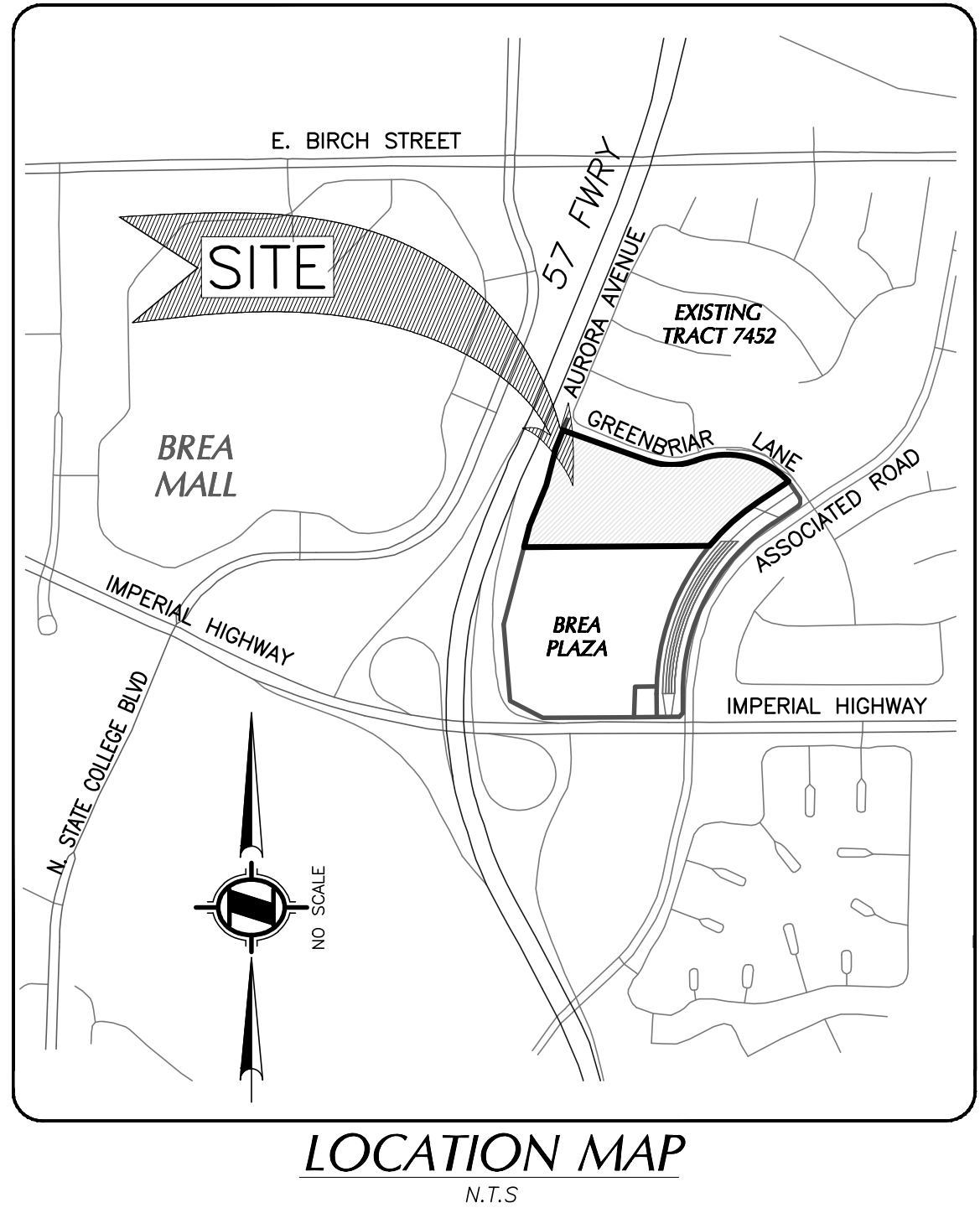
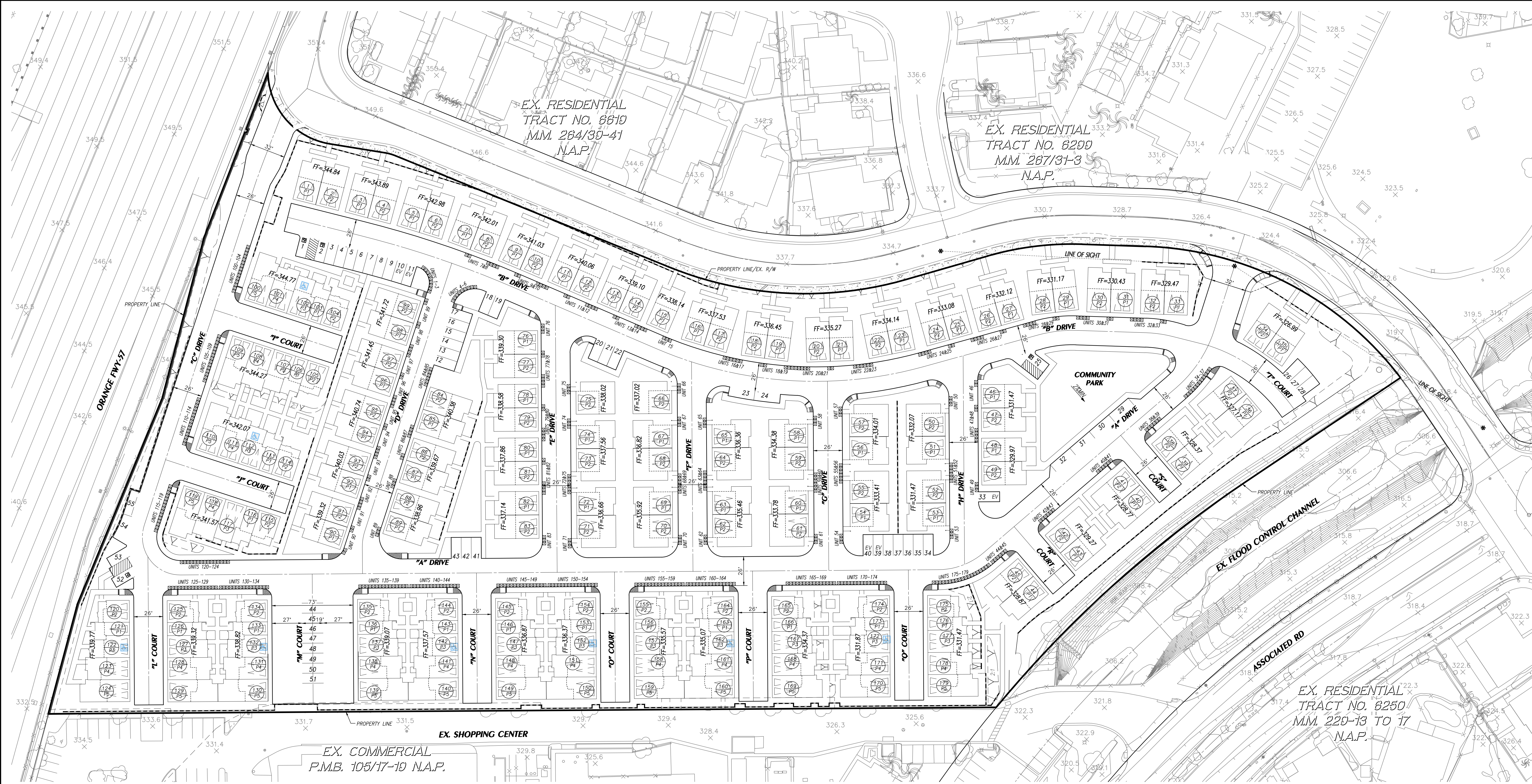
THE ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 1 THROUGH 12, AND THE BREA MUNICIPAL CODE SHALL APPLY AT THE TIME THE ARCHITECTURAL PLANS ARE SUBMITTED FOR CONSTRUCTION PERMITS.



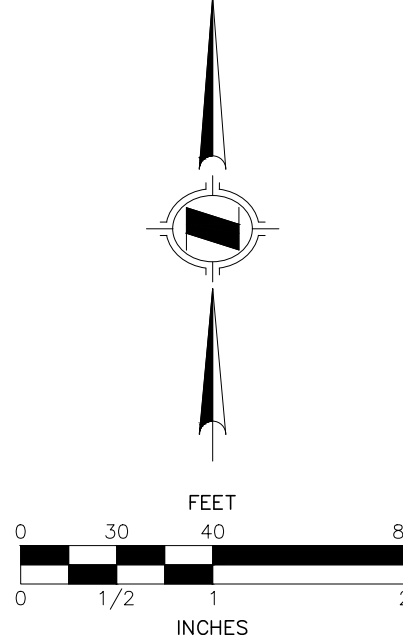
LEGEND

EXISTING RIGHT OF WAY
TRACT BOUNDARY
EXISTING EASEMENT
PROPOSED FIRE HYDRANT
FIRE TRUCK TURN PATH





LEGEND
WASTE CONTAINERS (3 PER UNIT)



DATE	REVISION	DESCRIPTION

PREPARED FOR:
LENNAR
2000 FIVEPOINT, 3RD FLOOR
IRVINE, CA 92618
(949) 349-8000
ATTN: GARY JONES

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618 • P: (949) 353-1010 • F: (949) 353-0799

CITY OF BREA
**VESTING TENTATIVE TRACT NO. XXXXX
GREENBRIAR - BREA
179 UNITS
TRASH PLAN EXHIBIT**

DESIGNED BY: TS
DRAFTED BY: TS
CHECKED BY: SS

DATE:
1/29/25

CITY FILE NO.:
1/29/25

SHEET **7 OF 8**

