

TENTATIVE PARCEL MAP NO. 2019 -
IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL 3 OF THE PARCEL MAP, AS FILED IN BOOK 89, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

SHEET INDEX

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TM03	PRELIMINARY GRADING AND UTILITY PLAN
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PROJECT STATISTICS

EXISTING	
SHEET ADDRESS:	23591 EL TORO ROAD & 24551 RAYMOND WAY LAKE FOREST, CA 92630
APN:	617-441-02
ZONING:	PA (PROFESSIONAL AND ADMINISTRATIVE OFFICE)
LOT AREA:	3.76 ACRES
AVERAGE SLOPE:	3.5%
DIRECTION OF SLOPE:	E TO W
PROPOSED	
PARCEL 1:	1.965 ACRES
PARCEL 2:	1.798 ACRES

OWNER INFORMATION

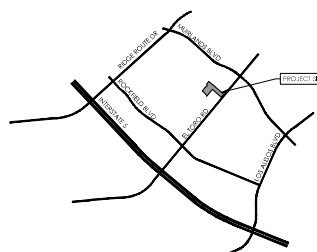
NATIONAL CORE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730

CONTACT: ALEXA WASHBURN
PHONE: (949) 394-7996

UTILITIES

ELECTRICAL:	SOUTHERN CALIFORNIA EDISON PO BOX 800, ROSEMEAD CA 91770 800-655-4555
GAS:	SOUTHERN CALIFORNIA GAS COMPANY PO BOX 1626, MONTEREY PARK, CA 91754 600-427-2200
TELEPHONE/ INTERNET/ CABLE TV:	COX COMMUNICATION 866-570-5486 FRONTIER COMMUNICATIONS 855-652-4504 AT&T 800-222-8111
WATER:	EL TORO WATER DISTRICT 24251 LOS ALISOS BLVD, FLAKE FOREST, CA 92630 949-837-0660
SEWER:	EL TORO WATER DISTRICT 24251 LOS ALISOS BLVD, FLAKE FOREST CA 92630 949-837-0660

VICINITY MAP



PROJECT DESCRIPTION

THE AFFORDABLE HOUSING PROJECT COMPRISED OF 71 TOTAL UNITS, FOURTEEN ONE BEDROOMS, THIRTY SEVEN TWO BEDROOMS, AND 18 THREE BEDROOM UNITS. THE SITE CONTAINS 107 PARKING STALLS WITH FIVE ACCESSIBLE STALLS INCLUDING ONE VAN ACCESSIBLE STALL. AMENITIES INCLUDE AN OUTDOOR FIREPLACE SITTING AREA, TOTAL OF AN APPROXIMATELY 2,050 SQUARE FOOT COMMUNITY CENTER WITH A WARMING AREA, AND ON-SITE LAUNDRY FACILITIES. THE EXISTING OFFICE BUILDING ON SITE WILL BE DEMOLISHED.

FRONTAGE IMPROVEMENTS TO RAYMOND WAY AND PACKER PLACE WILL INCLUDE UTILITY CONNECTIONS (INCLUDING WATER, SEWER AND GAS TO THE MAINS IN THE STREET (PUBLIC RIGHT OF WAY)), THE CURB, GUTTER, SIDEWALK AND PAVEMENT WILL REMAIN AS EXISTING.

SURVEY NOTES

1. BASIS OF BEARINGS AND COORDINATES BEARINGS SHOWN HEREON ARE BASED ON ORANGE COUNTY HORIZONTAL CONTROL NETWORK.
2. ELEVATIONS ELEVATIONS SHOWN HEREON ARE BASED ON 4" OCS ALUMINUM BENCHMARK DBK STAMPED "3P-127-13" SET IN THE NELY CORNER OF A 17' X 3.5' CATCH BASIN FLUSH-IN CONCRETE MONUMENT LOCATED ALONG THE SLY SIDE OF EL TORO ROAD AT THE SLY INTERSECTION OF EL TORO ROAD AND ARBOR WAY. ELEVATION BEING 388.908 FEET (NAVD88).

FLOOD HAZARD

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR ORANGE COUNTY, STATE OF CALIFORNIA, PANEL 427 OF 539, MAP NO. 06059C0427J.

LEGEND

	SUBJECT PROPERTY BOUNDARY
	PROPOSED PROPERTY LINE
	STREET CENTERLINE
	EXISTING EASEMENT LINE
	RELEASE /RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS PER P.M.B. 89/26-27

LEGAL DESCRIPTION

PARCEL 3, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 89, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

OWNERSHIP STATEMENT

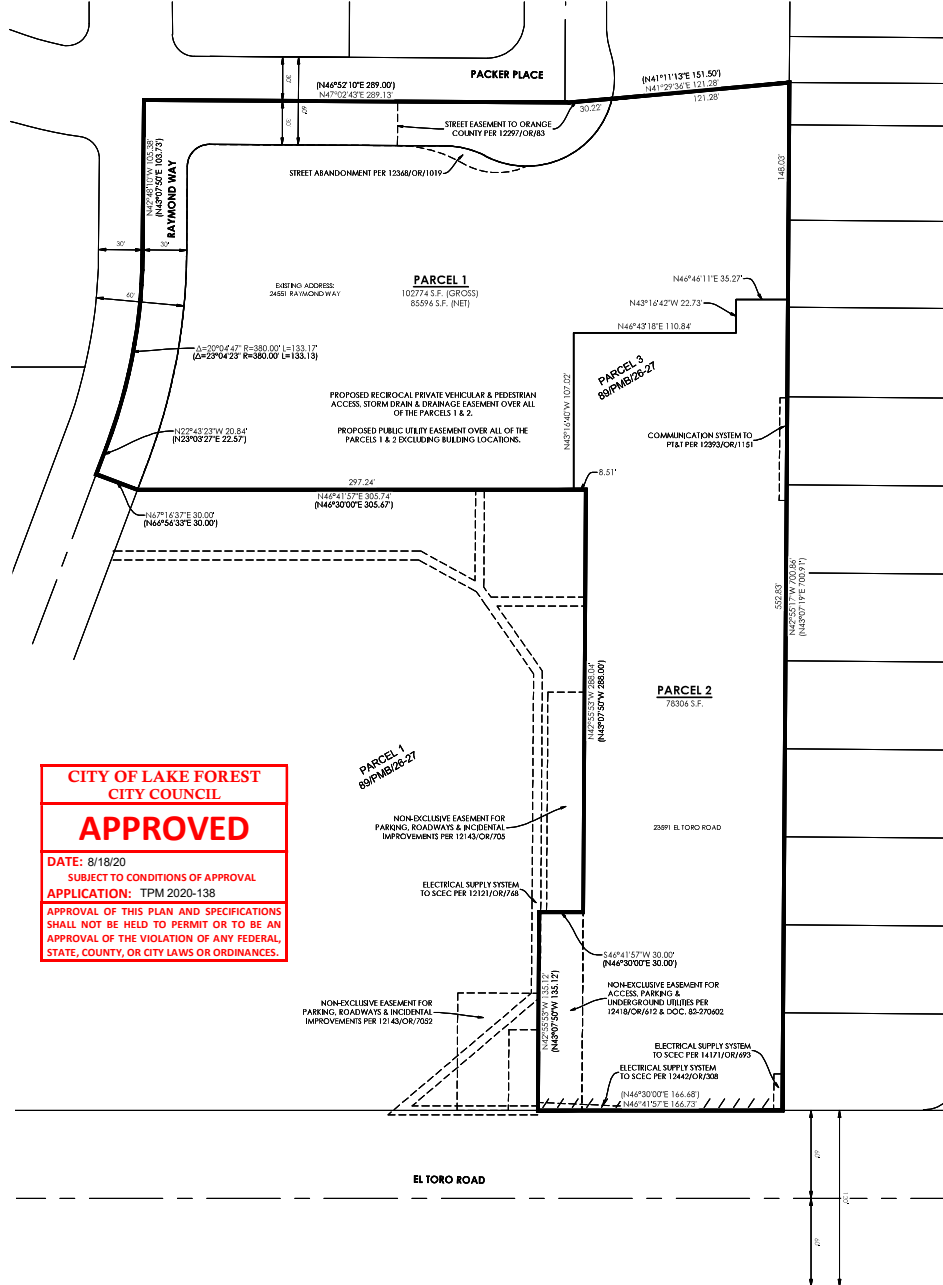
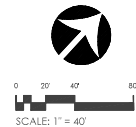
I HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 8/18/20
SIGNED: [Signature]
NAME: MICHAEL RUANE
ADDRESS: 9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730
PHONE: (909) 483-2444

ENGINEER: MICHAEL HAMILTON, P.E.
10 E FIGUEROA STREET, SUITE 200
SANTA BARBARA, CA 93101
PHONE: (805) 963-8283

SURVEYOR INFORMATION

MAP PREPARED BY:
STEVEN B. WEBSTER, PLS NO 7561
RRM DESIGN GROUP
10 E FIGUEROA STREET SUITE 200
SANTA BARBARA, CA 93101



RRM Design Group

10 E. Figueroa St., Suite 200
Santa Barbara, CA 93101

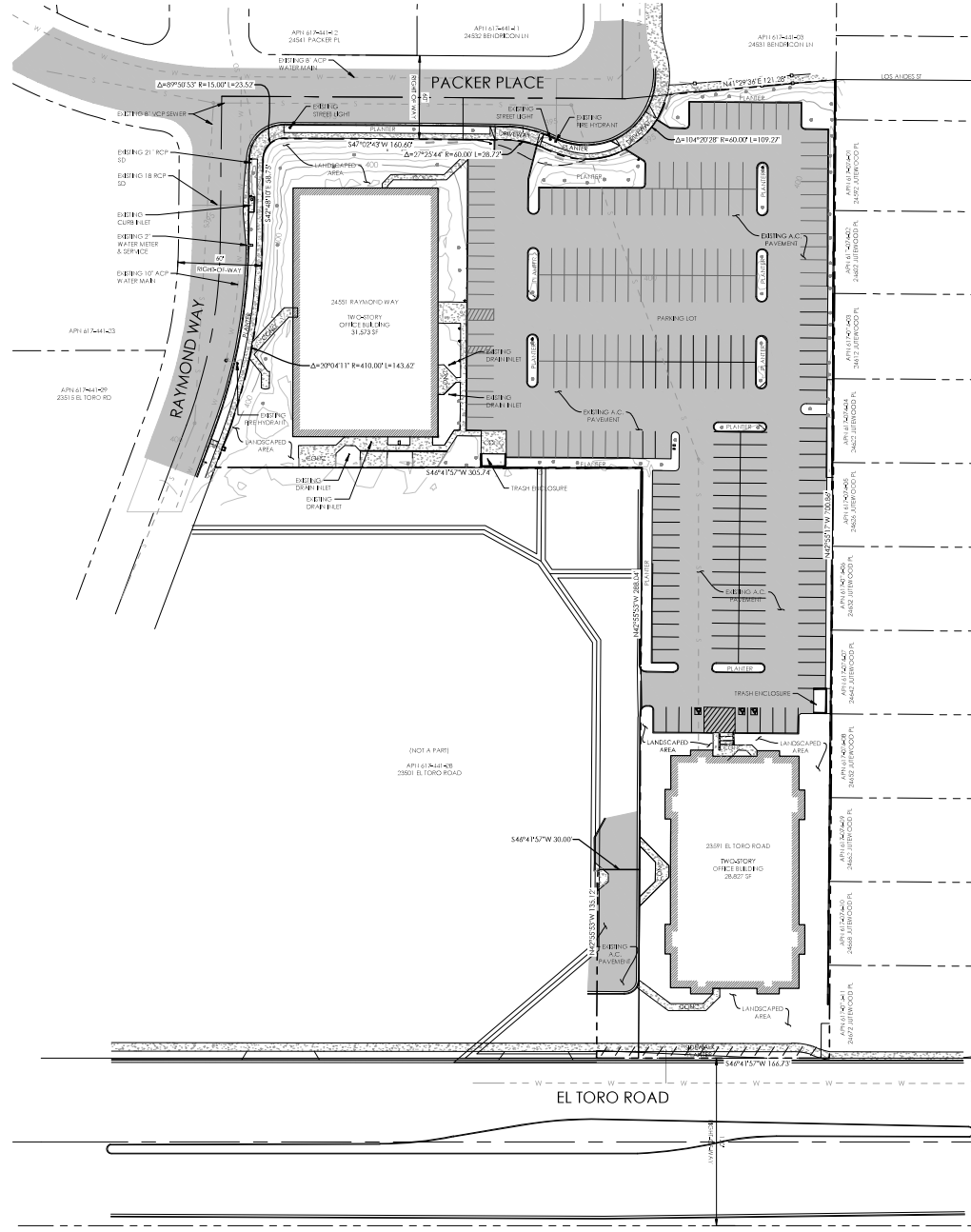
Tel: 805.963.8283
Fax: 805.963.8184
www.rrmdesign.com



TENTATIVE PARCEL MAP NO. 2020-138
Mountain View Affordable Housing Community
24551 Raymond Way, Lake Forest, CA 92630

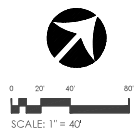
TENTATIVE PARCEL MAP
TITLE SHEET

TM01
02/26/2020



LEGEND

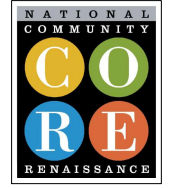
	PROPERTY LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CURB AND GUTTER
	EXISTING WALL
	EXISTING AC PAVEMENT
	EXISTING CONCRETE PAVEMENT
	EXISTING BUILDING FOOTPRINT
	EXISTING TREE HIGHLIGHT
	EXISTING TREE



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EXISTING CONDITION

TM02

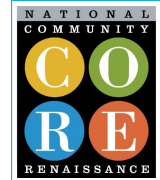
5/12/2020



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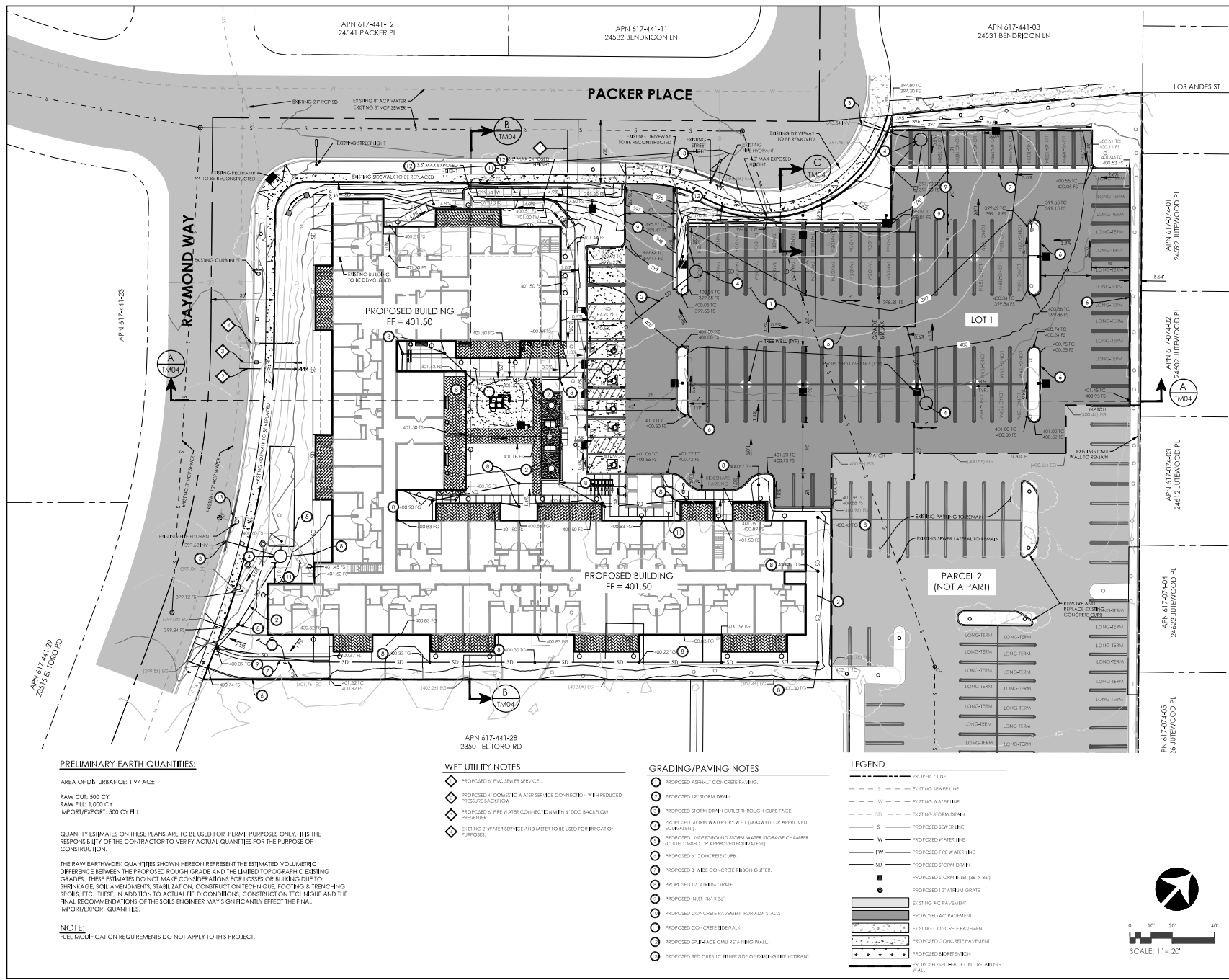
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**PRELIMINARY GRADING
AND UTILITY PLAN**

TM03

5/12/2020



PRELIMINARY EARTH QUANTITIES:

AREA OF DISTURBANCE: 1.97 AC±
RAW CUT: 500 CY
RAIN FILL: 1,000 CY
IMPORT/EXPORT: 500 CY FILL

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED FINISH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPILLS, ETC. THESE IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

NOTE:
FUEL MODIFICATION REQUIREMENTS DO NOT APPLY TO THIS PROJECT.

WET UTILITY NOTES

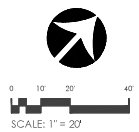
- ◆ PROPOSED 4" PVC 30# OF SERVICE
- ◆ PROPOSED 4" DOMESTIC WATER SERVICE CONNECTION WITH REDUCED PRESSURE BACKFLOW
- ◆ PROPOSED 4" FIRE WATER CONNECTION WITH 4" DOC BACKFLOW PREVENTER
- ◆ EXISTING 2" WATER SERVICE AND FUTURE TO BE USED FOR IRRIGATION PURPOSES

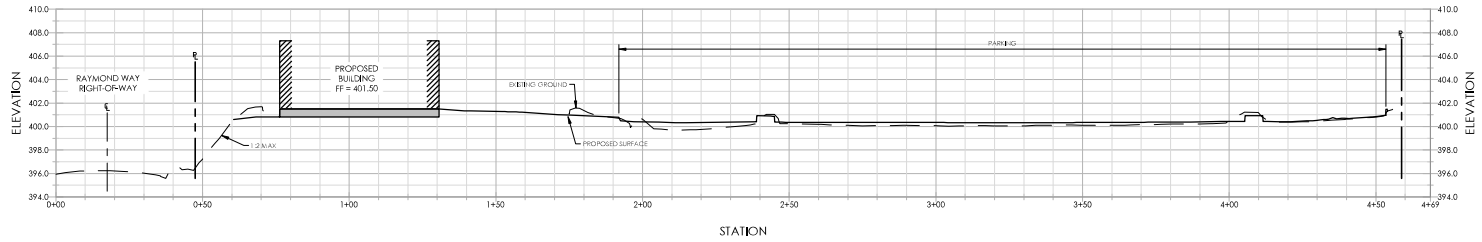
GRADING/PAVING NOTES

- PROPOSED ASPHALT CONCRETE PAVING
- PROPOSED 12" STORM DRAIN
- PROPOSED STORM DRAIN OUTLET THROUGH CURB FACE
- PROPOSED STORM WATER DRAIN WELL (H&H WELL OR APPROVED EQUIVALENT)
- PROPOSED UNDERGROUND STORM WATER STORAGE CHAMBER (3'x3'x3' OR APPROVED EQUIVALENT)
- PROPOSED 4" CONCRETE CURB
- PROPOSED 3" WEDGE CONCRETE FINISH GUTTER
- PROPOSED 12" ATM/BU GRATE
- PROPOSED 12" (36" X 36")
- PROPOSED CONCRETE PAVEMENT FOR ADA STALLS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPALL-ARREST CURB RETAINING WALL
- PROPOSED RED CURB 15" OTHER SIDE OF EXISTING FIRE HYDRANT

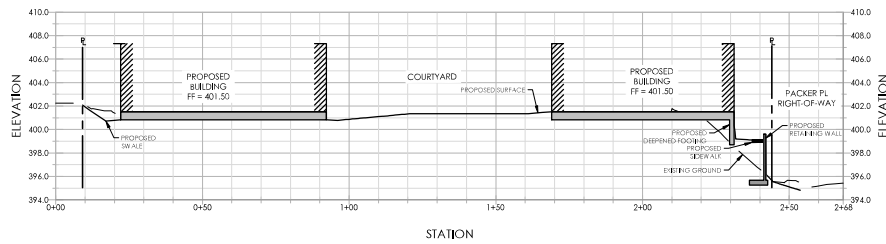
LEGEND

- PROPERTY LINE
- - - EXISTING SEWER LINE
- - - EXISTING WATER LINE
- SD- EXISTING STORM DRAIN
- S- PROPOSED SEWER LINE
- W- PROPOSED WATER LINE
- FW- PROPOSED FIRE WATER LINE
- SD- PROPOSED STORM DRAIN
- PROPOSED 12" ATM/BU GRATE
- PROPOSED 12" ATM/BU GRATE (36" X 36")
- EXISTING 4" C PAVEMENT
- PROPOSED AC PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED SPALL-ARREST CURB RETAINING WALL

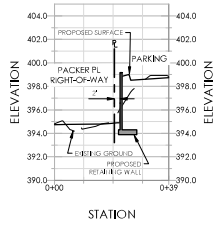




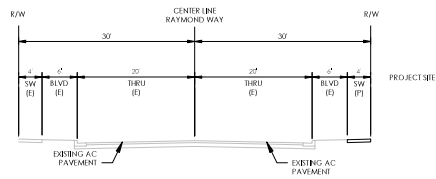
A SITE SECTION A-A
SCALE: 1/8" = 1'-0"



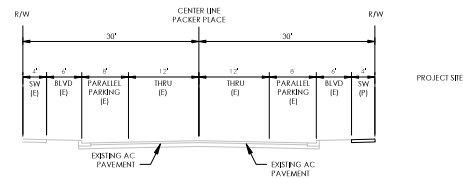
B SITE SECTION B-B
SCALE: 1/8" = 1'-0"



C SITE SECTION C-C
SCALE: 1/8" = 1'-0"



C EXISTING RAYMOND WAY
SCALE: 1/8" = 1'-0"



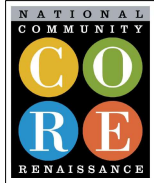
D EXISTING PACKER PLACE
SCALE: 1/8" = 1'-0"



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PRELIMINARY SITE SECTIONS

TM04

5/12/2020