

EXISTING EASEMENTS

- A LICENSE OF RIGHT-OF-WAY AFFECTING SAID LAND FOR THE PURPOSE OF MAINTAINING A MOTOR-WAY AND FIRE-BREAK OVER AND ACROSS A STRIP OF LAND 50 FEET IN WIDTH EXTENDING ACROSS A PORTION OF SAID LAND AS PROVIDED BY AGREEMENT ENTERED INTO ON JULY 30, 1934, BY AND BETWEEN THE WHITING COMPANY, AS LICENSOR, AND THE STATE OF CALIFORNIA, AS LICENSEE, RECORDED SEPTEMBER 29, 1934 IN BOOK 705, PAGE 237 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. NOTE: NOT PLOTTABLE.
- PERMANENT NON-EXCLUSIVE EASEMENTS OVER ALL ROADS NOW IN EXISTENCE ON SAID LAND AND OVER ALL EXISTING EASEMENTS FOR UTILITY PURPOSES ON SUCH PROPERTY, FOR THE PURPOSE OF UTILITIES AND OF INGRESS AND EGRESS TO AND FROM REAL PROPERTY OWNED BY GRANTOR IN THE PORTION OF SAID RANCHO CANADA DE LOS ALISOS NOT NOW INCLUDED IN THE ORANGE COUNTY MUNICIPAL WATER DISTRICT, PROVIDED, HOWEVER, THAT SUCH ROADS AND/OR UTILITY EASEMENTS MAY BE RELOCATED OR ABANDONED AT ANY TIME BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, IF A SUBSTANTIALLY EQUIVALENT ROAD OR EASEMENT, AS THE CASE MAY BE, FOR SUCH PURPOSES SHALL BE SUBSTITUTED THEREFORE, ANY SUCH SUBSTITUTE ROAD OR EASEMENT SHALL SERVE THE PURPOSES SERVED BY THE ABANDONED EASEMENT IN A REASONABLE AND SATISFACTORY MANNER, IN THE EXERCISE OF THE REGULATIONS OF GRANTEE WITH RESPECT TO THE LOOKING OF GATES AND KEEPING THE PUBLIC FROM ACQUIRING EASEMENTS, AS RESERVED BY THE EL TORO COMPANY, A PARTNERSHIP, THEIR SUCCESSORS AND ASSIGNS IN DEEDS RECORDED DECEMBER 31, 1958 IN BOOK 4533, PAGES 588, 590 AND 593 OF OFFICIAL RECORDS AND IN DEED RECORDED JANUARY 20, 1961 IN BOOK 5598, PAGE 193 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. NOTE: NOT PLOTTABLE - BLANKET IN NATURE OVER SUBJECT PROPERTY.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: LOS ALISOS WATER DISTRICT AND EL TORO WATER DISTRICT PURPOSE: PIPE LINES RECORDED: MARCH 22, 1963 IN BOOK 6478, PAGE 511 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SANTA ANA MOUNTAINS COUNTY WATER DISTRICT, A COUNTY WATER DISTRICT PURPOSE: PIPE LINES RECORDED: JANUARY 8, 1965 IN BOOK 7374, PAGE 655 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: POLE LINES AND CONDUITS RECORDED: OCTOBER 9, 1970 IN BOOK 9427, PAGE 326 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL 2 AS SHOWN ON SAID MAP
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: EITHER OR BOTH POLE LINES, CONDUITS AND PURPOSES INCIDENTAL THERETO RECORDED: IN BOOK 10071, PAGE 684 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL 2 AS SHOWN ON SAID MAP
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS RECORDED: MAY 7, 1975 IN BOOK 11395, PAGE 1751 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL 2 AS SHOWN ON SAID MAP
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: MUNICIPAL WATER DISTRICT OF ORANGE COUNTY PURPOSE: WATER TRANSMISSION RECORDED: JANUARY 11, 1983 AS INSTRUMENT NO. 83-013710 OF OFFICIAL RECORDS AFFECTS: A PORTION OF PARCEL 2 AS SHOWN ON SAID MAP
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW: MAP OF: PARCEL MAP 89-218 GRANTED TO: THE COUNTY OF ORANGE PURPOSE: AIRCRAFT OPERATIONS, SOUND, AIR SPACE AND AVIGATION, SUBJECT TO THE SAME CONDITIONS AND LIMITATIONS AS SHOWN ON THAT CERTAIN EASEMENT RECORDED JULY 2, 1979 IN BOOK 13213, PAGE 1111 OF OFFICIAL RECORDS AFFECTS: SAID LAND NOTE: BLANKET IN NATURE OVER SUBJECT PROPERTY-FROM 1500 FEET ABOVE MEAN SEA LEVEL TO INDEFINITE HEIGHT ABOVE 1500 FEET MEAN SEA LEVEL.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE RECORDED MAP SHOWN BELOW: MAP OF: PARCEL MAP 89-218 GRANTED TO: THE COUNTY OF ORANGE PURPOSE: SCENIC PRESERVATION PURPOSES AFFECTS: SAID LAND
- AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF SAID LAND FOR THE PURPOSES STATED HEREIN, AS OFFERED ON THE MAP SHOWN BELOW: IN FAVOR OF: LOS ALISOS WATER DISTRICT PURPOSE: RIDING AND HIKING PURPOSES AFFECTS: A PORTION OF PARCEL 2 SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION, EXECUTED BY BOARD OF SUPERVISORS AND RECORDED APRIL 6, 1994 AS INSTRUMENT NO. 94-0238398 AND APRIL 8, 1994 AS INSTRUMENT NO. 94-0248194, BOTH OF OFFICIAL RECORDS.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS RECORDED: JUNE 4, 1991 AS INSTRUMENT NO. 91-277708 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN AMONG OTHER THINGS, SAID DOCUMENT PROVIDES: THE GRANTEE AGREES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, NOT TO ERECT, PLACE OR MAINTAIN, NOR TO PERMIT THE ERECTION, PLACEMENT OR MAINTENANCE OF ANY BUILDING, PLANTER BOXES, EARTH FILL OR OTHER STRUCTURES EXCEPT WALLS AND FENCES ON THE ABOVE DESCRIBED REAL PROPERTY. NOTE: AFFECTS BUT IS NOT PLOTTABLE.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION PURPOSE: PIPELINES, WITH METERING, MEASURING, REGULATING AND OTHER EQUIPMENT, FOR THE TRANSPORTATION OF GAS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME RECORDED: JULY 10, 1991 AS INSTRUMENT NO. 91-355245 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN AMONG OTHER THINGS, SAID DOCUMENT PROVIDES: GRANTEE SHALL NOT CONSTRUCT OR MAINTAIN ON THE PREMISES, OVER WHICH THIS RIGHT OF WAY IS GRANTED, ANY BUILDINGS OR OTHER STRUCTURES, PLANT TREES, INUNDATE, OR CHANGE THE GRADE OF THE PREMISES.
- THE MATTERS CONTAINED IN THAT CERTAIN "AMENDED MAJOR THROUGHFARE AND BRIDGE FEE PROGRAM FOR FOOTHILL CIRCULATION PHASING PLAN" AS DISCLOSED BY RESOLUTION NO. 92-614 OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 2, 1992 AS INSTRUMENT NO. 92-369892 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED ALLEN-MCCOLLOCK PIPELINE SUBLEASE" EXECUTED BY AND BETWEEN MUNICIPAL WATER DISTRICT OF ORANGE COUNTY AND LOS ALISOS WATER DISTRICT, RECORDED AUGUST 27, 1992 AS INSTRUMENT NO. 92-569777 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: MUNICIPAL WATER DISTRICT OF ORANGE COUNTY, A MUNICIPAL WATER DISTRICT PURPOSE: ACCESS RECORDED: JANUARY 23, 1996 AS INSTRUMENT NO. 1996033543 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED THEREIN
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

NOTES

- PROPERTY AREA: GROSS ACRES: 98.9 Acres
- ZONING: EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL R2-PD/PUBLIC FACILITIES/ PUBLIC FACILITIES OVERLAY
- LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL WITH PUBLIC FACILITIES OVERLAY (82 ACRES); AND PUBLIC FACILITY (FOR THE REMAINDER ACRES - APPROXIMATELY 17 ACRES). THIS CORRESPONDS TO THE GENERAL PLAN DESIGNATIONS OF THE SITE RESULTING FROM GENERAL PLAN AMENDMENT 2008-02(C). (PLANNING)
- PARKING: TO BE SHOWN ON SUBSEQUENT DEVELOPMENT APPROVALS.
- PROJECT SITE IS WITHIN THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT
- SANITARY SEWER SERVICES PROVIDED BY: IRVINE RANCH WATER DISTRICT
- DOMESTIC WATER SERVICES PROVIDED BY: IRVINE RANCH WATER DISTRICT
- RECLAIMED WATER SERVICES PROVIDED BY: IRVINE RANCH WATER DISTRICT
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND: GAS: SOUTHERN CALIFORNIA GAS COMPANY ELECTRIC: SOUTHERN CALIFORNIA EDISON TELEPHONE: COX COMMUNICATION CABLE: COX COMMUNICATION
- TRASH WILL BE COLLECTED BY WASTE MANAGEMENT OF ORANGE COUNTY.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- MULTIPLE FINAL MAPS MAY BE RECORDED FROM THIS TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT) AS AMENDED JANUARY, 2001
- FUTURE DEVELOPMENT OF PROJECT AREA SHALL BE SUBJECT TO THE REQUIREMENTS OF SERRANO SUMMIT AREA PLAN.
- DRAINAGE SYSTEMS WILL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF LAKE FOREST AND FLOOD CONTROL DISTRICT STANDARDS.
- GRADING FOR TENTATIVE TRACT MAP NO. 17331 MAY BE ACCOMPLISHED IN MULTIPLE PHASES.
- ALL PROPOSED STORM DRAINS SHOWN ARE PRELIMINARY, STORM DRAIN PIPES WILL BE PREPARED PRIOR TO RECORDED OF THE FINAL MAP.
- BACKBONE AND OFF-SITE FACILITIES FOR TENTATIVE TRACT MAP NO. 17331 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT.
- AN EASEMENT FOR PUBLIC USE OVER SIDEWALKS WITHIN LOTS D, E, G, L, P, Q & R AND AN EASEMENT FOR PUBLIC USE OVER THE STREETS WITHIN LOTS D AND E SHALL BE GRANTED ON THE FINAL MAP.
- ESTIMATED EARTHWORK: CUT: 860,000 ±CY FILL: 860,000 ±CY
- LANDSCAPING WITHIN MEDIAN AREAS, STREET ROUND-A-BOUNTS AND PARKWAYS WILL BE MAINTAINED BY THE H.O.A., EXCEPT FOR THE EAST PARKWAY OF INDIAN OCEAN WHICH WILL BE MAINTAINED BY THE CITY. THE CITY SHALL GRANT THE H.O.A. AN EASEMENT FOR MAINTENANCE PURPOSES FOR ALL OF THE ABOVE.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE, AND ITEM SECTION 5.3 PER THE DEVELOPMENT AGREEMENT, WHICH STATES: "THE MAP SHALL BE THE FIRST CONVEYANCE SUBDIVISION MAP FOR WHICH FINAL APPROVAL IS ISSUED BY THE CITY COUNCIL FOLLOWING THE EFFECTIVE DATE OR THE FIRST TENTATIVE MAP FOR THE PROJECT WHICH IS APPROVED BY THE CITY FOLLOWING THE EFFECTIVE DATE OF THIS AGREEMENT, WHICHEVER IS APPROVED FIRST."
- ALL LOT AND PAD GRADIENTS TO BE 2% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT 1% MINIMUM. (DEVIATION TO GRADING CODE AND MANUAL.)
- PROPOSED UTILITY LOCATIONS AND EASEMENTS ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE SHOWN ON THE FINAL MAPS.
- SEE FUEL MODIFICATION PLAN FOR FUEL MODIFICATION LIMITS AND DETAILS.
- THERE IS A DEVELOPMENT AGREEMENT AS RECORDED ON OCTOBER 22, 2008 AT THE ORANGE COUNTY CLERK RECORDER'S OFFICE, AS DOCUMENT NUMBER 2008000486878 AND AREA PLAN FOR THIS PROPERTY.
- LOTS H AND I WILL BE OFFERED AS AN "IRREVOCABLE OFFER OF DEDICATION" TO THE CITY OF LAKE FOREST ON THE FINAL TRACT MAP OR BY SEPARATE INSTRUMENT.
- MSE WALL IS A MECHANICALLY STABILIZED EARTH WALL, OTHER WALL TYPES MAY BE USED IF APPROVED BY THE CITY.
- REGARDING THE CUL-DE-SAC ON INDIAN OCEAN, THE OWNER/DEVELOPER HAS THE RIGHT TO CONVERT INTO A CONTINUOUS STREET BY EXTENDING THE STREET OR MAKING A FULL TURN KNUCKLE. MODIFICATIONS TO THE FUTURE INDIAN OCEAN CUL-DE-SAC WILL BE IN CONJUNCTION WITH ADJACENT DEVELOPMENT, EITHER PROCESSED THROUGH SUBSEQUENT TRACT MAPS OR ENTITLEMENTS, AND SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER (TO BE APPROVED AS PART OF THE B MAP PROCESS).
- STORM DRAIN FACILITIES MAINTENANCE: STORM DRAIN FACILITIES: MAINTAINED BY: WITHIN THE PUBLIC RIGHT OF WAY: THE CITY OF LAKE FOREST LOTS K, 11 & 12 H.O.A. ALL OTHER STORM DRAIN FACILITIES: H.O.A. OR O.C.F.C.D. OR I.R.W.D.
- CONCRETE MASONRY RETAINING WALL ADJACENT TO THE STREETS SHALL BE DECORATIVE UNITS.
- ANY GRADING INVOLVING ANOTHER PARCEL MUST HAVE THE PERMISSION OF ALL APPLICABLE PROPERTY OWNERS AND APPROPRIATE EASEMENT DOCUMENTS.
- ALL SEWER, WATER & RECLAIMED WATER FACILITIES TO BE MAINTAINED BY THE IRVINE RANCH WATER DISTRICT.
- UNLESS OTHERWISE NOTED ALL CURB ONLY WILL BE 6" HIGH; CURB AND GUTTER WILL BE 6" HIGH AND HAVE A "W"-VALUE OF 18" PER THE CITY OF LAKE FOREST STANDARD CRITERIA. ROLLED CURB WILL BE 4" HIGH AND WILL OCCUR AT THE ROUND-A-BOUNTS INNER CIRCLE.
- PUBLIC UTILITY EASEMENTS ARE LOCATED ADJACENT TO PRIVATE STREETS A, B & C 3' OUTSIDE OF THE PROPERTY LINES
- PROPOSED SIDEWALKS SHALL BE CONTINUOUS WITH MAXIMUM 2% CROSS SLOPE AT FUTURE DRIVE APPROACHES TO EACH SUBDIVIDED PARCEL. FUTURE SIDEWALKS WILL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- THE CITY OF LAKE FOREST IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS WITHIN AND ADJACENT TO THE PUBLIC ROADWAY WHEN THE SIDEWALKS ARE LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY THE CITY WILL BE GRANTED AN EASEMENT FOR SIDEWALK MAINTENANCE PURPOSES AS WELL AS FOR PUBLIC USE.

TENTATIVE TRACT NO. 17331

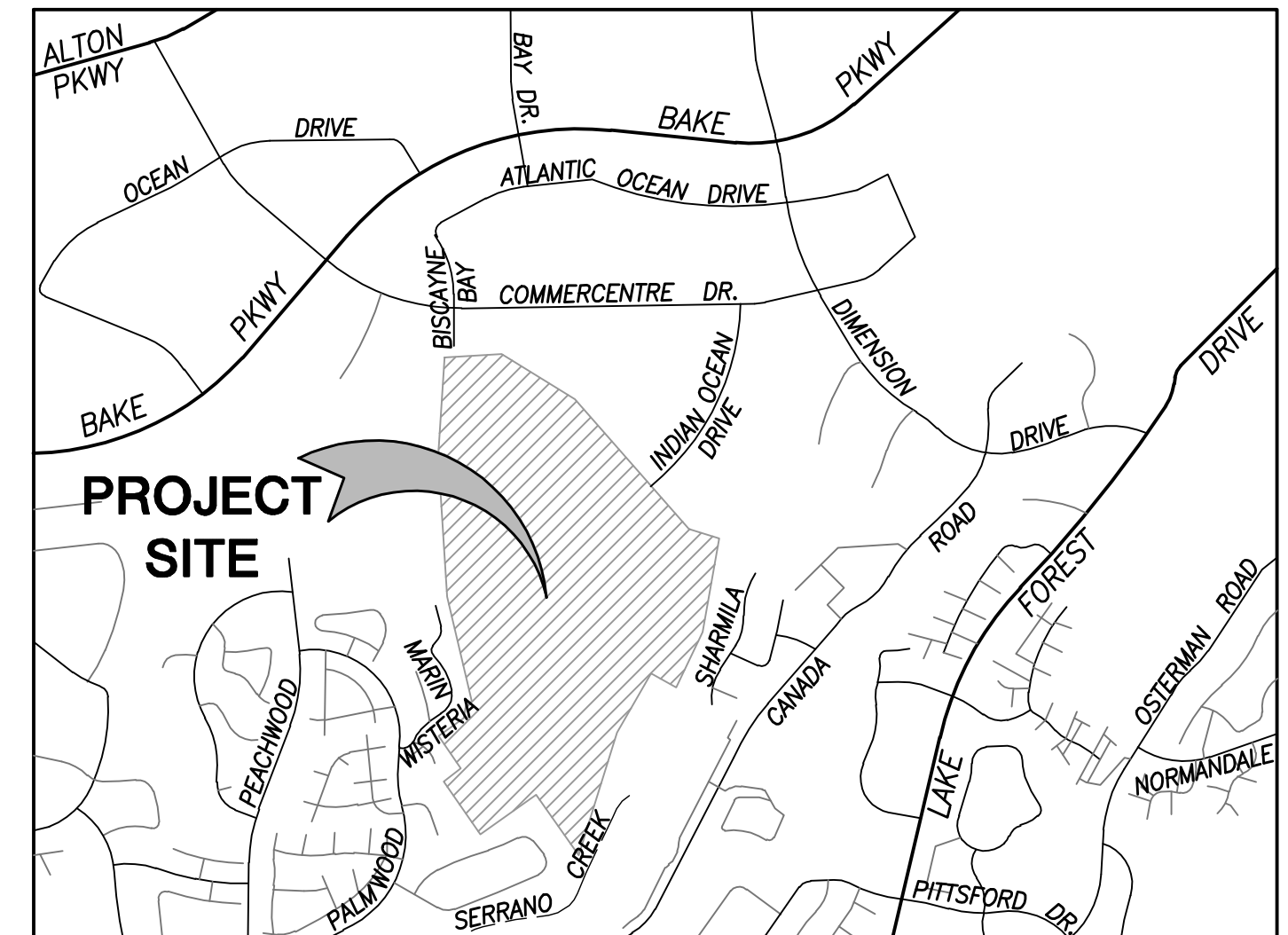
PROPOSED LAND USE SUMMARY

LOTS	LAND USE	SG. FT.	PAD ACREAGE	LANDSCAPE LOT ACREAGE	TOTAL ACREAGE	MAINTENANCE RESPONSIBILITY
1	RESIDENTIAL	257,542	5.9	0.9 (G)	6.8	H.O.A.
2	RESIDENTIAL	44,552	1.0	-	1.0	H.O.A.
3	RESIDENTIAL	86,780	2.0	-	2.0	H.O.A.
4	RESIDENTIAL	61,938	1.4	-	1.4	H.O.A.
5	RESIDENTIAL	310,255	7.1	-	7.1	H.O.A.
6	RESIDENTIAL	230,704	5.3	1.3 (I)	6.6	H.O.A.
7	RESIDENTIAL	76,243	1.7	0.1 (R)	1.8	H.O.A.
8	RESIDENTIAL	64,933	1.5	0.1 (O)	1.6	H.O.A.
9	RESIDENTIAL	66,578	1.5	-	1.5	H.O.A.
10	RESIDENTIAL	90,801	2.1	-	2.1	H.O.A.
11	RESIDENTIAL	153,989	3.5	-	3.5	H.O.A.
12	RESIDENTIAL	369,214	8.5	0.3 (F)	8.8	H.O.A.
13	RESIDENTIAL	405,555	9.3	2.6 (H)	11.9	H.O.A.
TOTAL:		2,219,084	50.9	5.3	56.2	
COMMUNITY SERVICES:						
13	CIVIC CENTER (OVERLAY)	405,555	9.3	2.6 (H)	-	CITY OF LAKE FOREST
TOTAL:		405,555	9.3	2.6	-	
PARKS/RECREATION:						
14	PRIVATE RECREATION CENTER	70,452	1.6	0.3 (N)	1.9	H.O.A.
15	PUBLIC PARK	21,780	0.5	-	0.5	H.O.A.
16	PUBLIC PARK	22,173	0.5	-	0.5	H.O.A.
17	PUBLIC PASSIVE/ NATURE PARK	140,092	3.2	-	3.2	CITY OF LAKE FOREST
TOTAL:		253,428	5.8	0.3	6.1	
EXISTING FACILITIES:						
18	EXISTING WATER TANKS & ROAD 'X'	480,861	11.0	1.7(K), 3.0(L), 0.7(M), 3.9(O)	20.3	I.R.W.D.
19	EXISTING I.R.W.D. FACILITY (INCLUDING ROAD 'W')	352,930	8.1	-	8.1	I.R.W.D.
TOTAL:		833,791	19.1	9.3	28.4	
PRIVATE STREETS:						
A	PRIVATE DRIVE A	22,714	0.5	-	0.5	H.O.A.
B	PRIVATE DRIVE B	23,373	0.5	-	0.5	H.O.A.
C	PRIVATE DRIVE C	24,334	0.6	0.2 (J)	0.8	H.O.A.
D	PRIVATE DRIVE D	36,048	0.8	-	0.8	H.O.A.
E	PRIVATE DRIVE E	14,076	0.3	-	0.3	H.O.A.
TOTAL:		120,626	2.7	0.2	2.9	
PUBLIC STREETS:						
"A" STREET	96,681	2.2	0.3 (P)	2.5	CITY OF LAKE FOREST (I)	
"B" STREET	47,103	1.1	-	1.1	CITY OF LAKE FOREST (I)	
INDIAN OCEAN DRIVE	75,965	1.7	-	1.7	CITY OF LAKE FOREST (I)	
TOTAL:		219,749	5.0	0.3	5.3	
LANDSCAPE LOTS (SLOPES):						
F	LANDSCAPE LOT	11,419	-	0.3	-	H.O.A.
G	LANDSCAPE LOT	39,094	-	0.9	-	H.O.A.
H	LANDSCAPE LOT	112,747	-	2.6	-	CITY OF LAKE FOREST
I	LANDSCAPE LOT	59,098	-	1.3	-	H.O.A.
J	LANDSCAPE LOT	7,323	-	0.2	-	H.O.A.
K	LANDSCAPE LOT (I)	75,808	-	1.7	-	H.O.A./I.R.W.D.
L	LANDSCAPE LOT	131,250	-	3.0	-	H.O.A./O.C.F.C.D. OR I.R.W.D.
M	LANDSCAPE LOT (I)	30,596	-	0.7	-	H.O.A./I.R.W.D.
N	LANDSCAPE LOT	11,509	-	0.3	-	H.O.A.
O	OPEN SPACE	171,033	-	3.9	-	I.R.W.D.
P	LANDSCAPE LOT	11,331	-	0.3	-	H.O.A.
Q	LANDSCAPE LOT	2,541	-	0.1	-	H.O.A.
R	LANDSCAPE LOT	3,440	-	0.1	-	H.O.A.
TOTAL:		667,189	-	15.4	-	
TOTAL:						98.9 ACRES

NOTE: MINIMUM 9.0 USABLE NET ACRES REQUIRED FOR THE CIVIC CENTER AND MINIMUM 2.95 USABLE NET ACRES REQUIRED FOR THE PASSIVE PARK PER D.A.
 (I) H.O.A. TO MAINTAIN PARKWAYS, MEDIANS, AND ROUND-A-BOUNTS.
 (II) H.O.A. TO MAINTAIN PARKWAYS ON THE WEST SIDE OF THE STREET.
 (III) TO INCLUDE ROAD "Y" & "Z" MAINTAINED BY I.R.W.D. WITHIN LOTS K & M, THE SLOPES ARE TO BE MAINTAINED BY THE H.O.A. AND THE ROAD TO BE MAINTAINED BY I.R.W.D.
 (IV) THE SPECIFIC RESPONSIBILITY FOR THE MAINTENANCE OF LOT 'L' SHALL BE STATED ON THE FINAL MAP AND CONSTRUCTION DRAWINGS SUBMITTED TO THE CITY.

FLOOD ZONE:

PROJECT SITE LIES WITHIN ZONE X OF THE FIRM MAP ORANGE COUNTY, CALIFORNIA AND INCORPORATED AREAS, PANELS 316 & 318 OF 550. MAP NO'S: 0605900316H AND 0605900318H PER MAP REVISED FEBRUARY 18, 2004. ZONE X DESIGNATION IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
N.T.S.

SLOPES:

- ALL SLOPES TO HAVE TERRACE AND DOWNDRAINS AS REQUIRED BY THE CITY OF LAKE FOREST BUT ARE NOT SHOWN HEREON FOR CLARITY.
- ALL SLOPES TO BE MAINTAINED AS FOLLOWS:
 (A) TO BE MAINTAINED BY THE CITY OF LAKE FOREST
 (B) TO BE MAINTAINED BY MASTER H.O.A.
 (C) TO BE MAINTAINED BY PROPERTY OWNER (SUB-H.O.A.)
- SLOPE TYPES ARE DEFINED, PER CITY OF LAKE FOREST ORDINANCE NO. 84 AS FOLLOWS:
 TYPE 'A' THOSE PROPOSED TO BE MAINTAINED BY A PUBLIC AGENCY OR BY A GROUP, SUCH AS A HOMEOWNERS' ASSOCIATION, AND WHICH ARE LOCATED EITHER ADJACENT TO AN ARTERIAL HIGHWAY OR WITHIN A PARK, GREENBELT, OR OTHER PUBLIC COMMON OPEN SPACE AREA
 TYPE 'B' THOSE PROPOSED TO BE MAINTAINED BY A GROUP, SUCH AS A HOMEOWNERS' ASSOCIATION, AND WHICH ARE LOCATED WITHIN OR ADJACENT TO INDIVIDUAL LOTS AND WHICH ARE NOT WITHIN A PARK, GREENBELT, OR OTHER PUBLIC OR COMMON OPEN SPACE AREA.
 TYPE 'C' THOSE PROPOSED TO BE MAINTAINED BY INDIVIDUALS AND WHICH ARE LOCATED WITHIN INDIVIDUAL LOTS IN SUCH A MANNER THAT THEY ARE INAPPROPRIATE FOR MAINTENANCE BY A GROUP SUCH AS A HOMEOWNERS' ASSOCIATION.

LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF AMENDED PARCEL MAP NO. 89-218, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 274, PAGES 27 THROUGH 29, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO MUNICIPAL WATER DISTRICT OF ORANGE COUNTY, A MUNICIPAL DISTRICT BY DEED RECORDED JANUARY 23, 1996 AS INSTRUMENT NO. 19960033544, OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBERS:

104-132-36, -65 AND -84

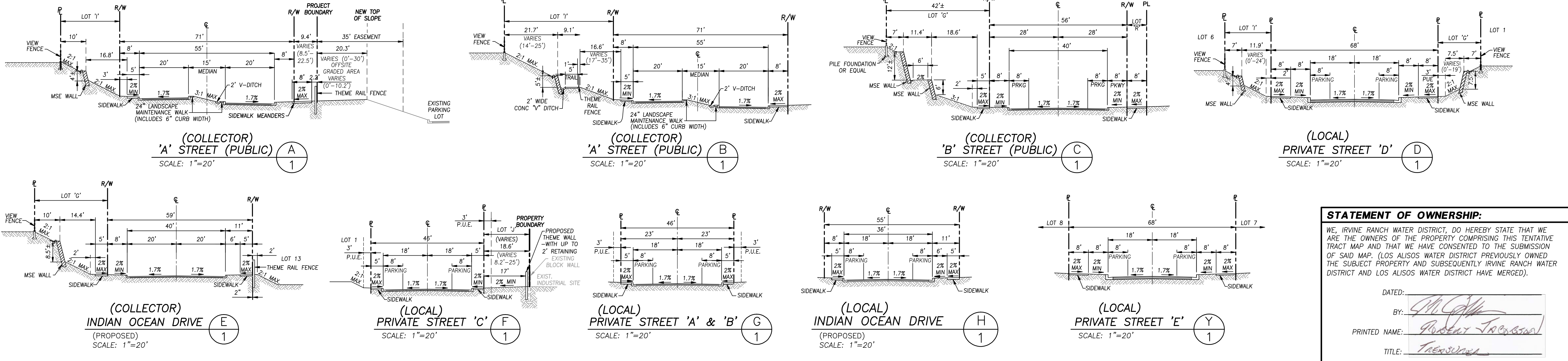
TITLE REPORT:

THE BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER CHICAGO TITLE COMPANY ORDER NUMBER 810015144-X14 DATED AS OF MAY 18, 2009

TOTAL LOTS: 37 LOTS
 TOTAL DWELLING UNITS: 608 DU
 TOTAL SITE ACREAGE: 98.9 Acres
 (INCLUDES PUBLIC STREETS)

OVERVIEW SUMMARY

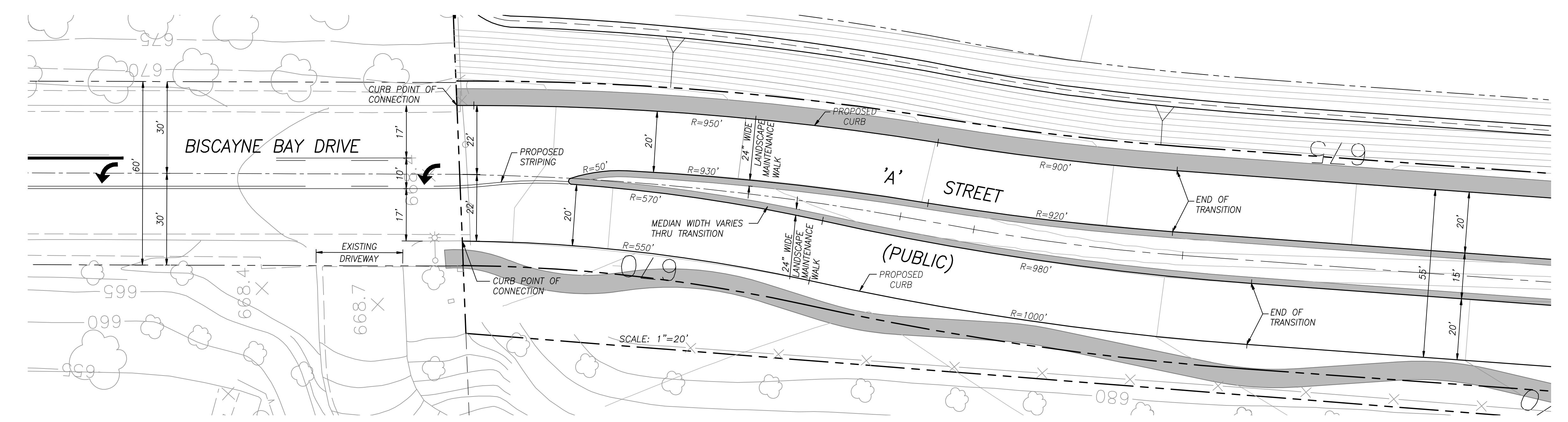
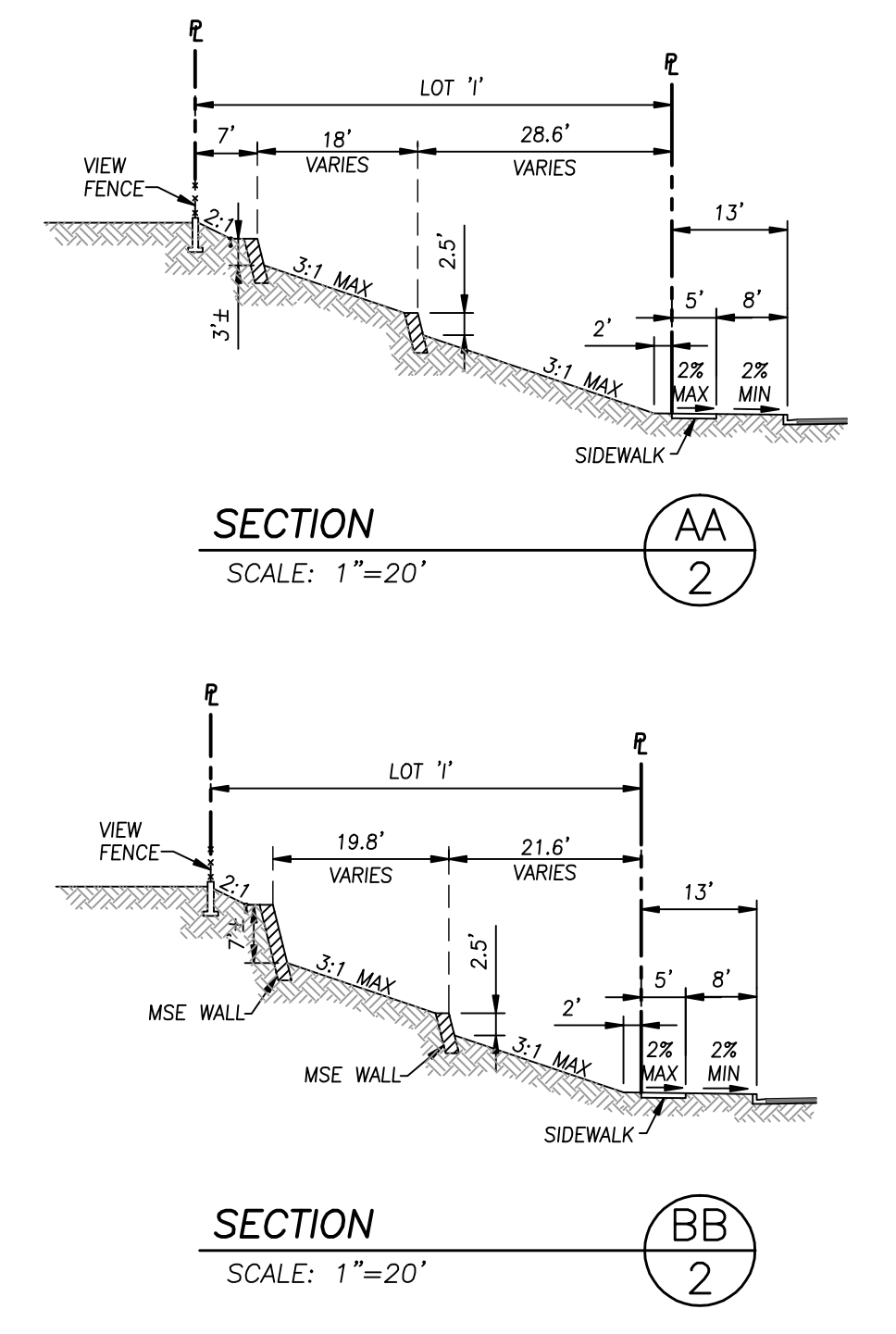
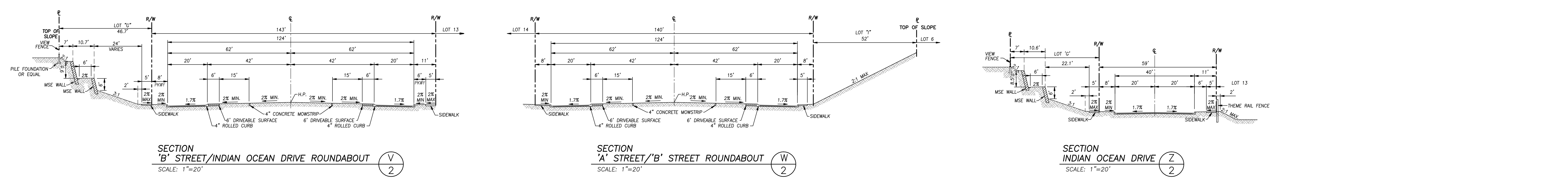
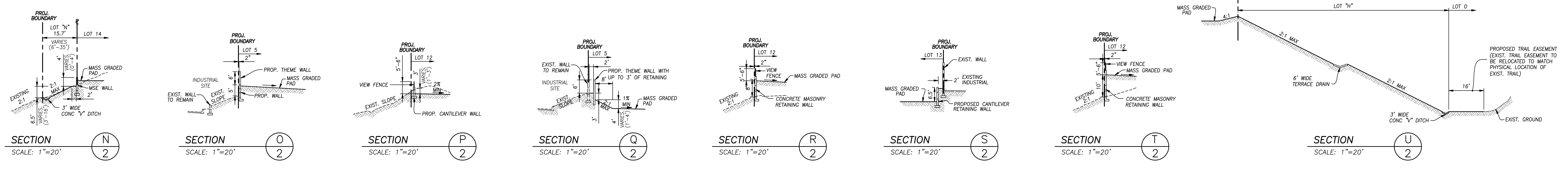
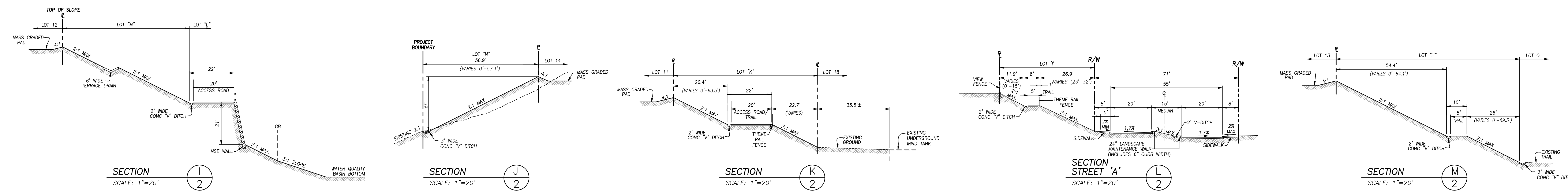
TOTAL RESIDENTIAL 13 LOTS (INCLUDES CIVIC CENTER OVERLAY)
 TOTAL PARKS/RECREATION 4 LOTS
 TOTAL EXISTING I.R.W.D. 2 LOTS
 TOTAL LANDSCAPE 13 LOTS
 TOTAL PRIVATE STREET 5 LOTS
 TOTAL PUBLIC STREET 3 STREETS



STATEMENT OF OWNERSHIP:

WE, IRVINE RANCH WATER DISTRICT, DO HEREBY STATE THAT WE ARE THE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP. (LOS ALISOS WATER DISTRICT PREVIOUSLY OWNED THE SUBJECT PROPERTY AND SUBSEQUENTLY IRVINE RANCH WATER DISTRICT AND LOS ALISOS WATER DISTRICT HAVE MERGED).
 DATED: _____
 BY: _____
 PRINTED NAME: _____
 TITLE: _____

NO.	DATE	REVISIONS	APP'D.	Prepared for (Owner):	PREPARED UNDER THE SUPERVISION OF:	Plans prepared by:	DESIGNED BY:	CHECKED BY:	
					TREVOR S. DODSON	FUSCOE	DB	TSD	
					SIGNATURE: TREVOR S. DODSON				
					R.C.E. NO. C42029	EXP. DATE 03/31/12			
							TENTATIVE TRACT NO. 17331 CITY OF LAKE FOREST, CALIFORNIA		
							SHEET 1 OF 5 FIELD BOOK		

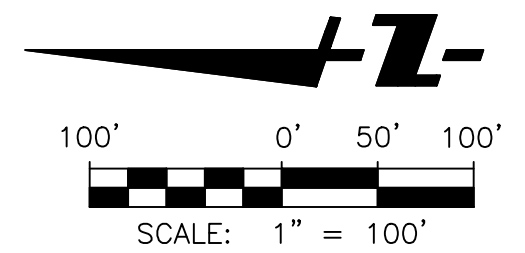


NO.	DATE	REVISIONS	APP'D.	Prepared for (Owner):	PREPARED UNDER THE SUPERVISION OF:	Plans prepared by:	DESIGNED BY:	CHECKED BY:

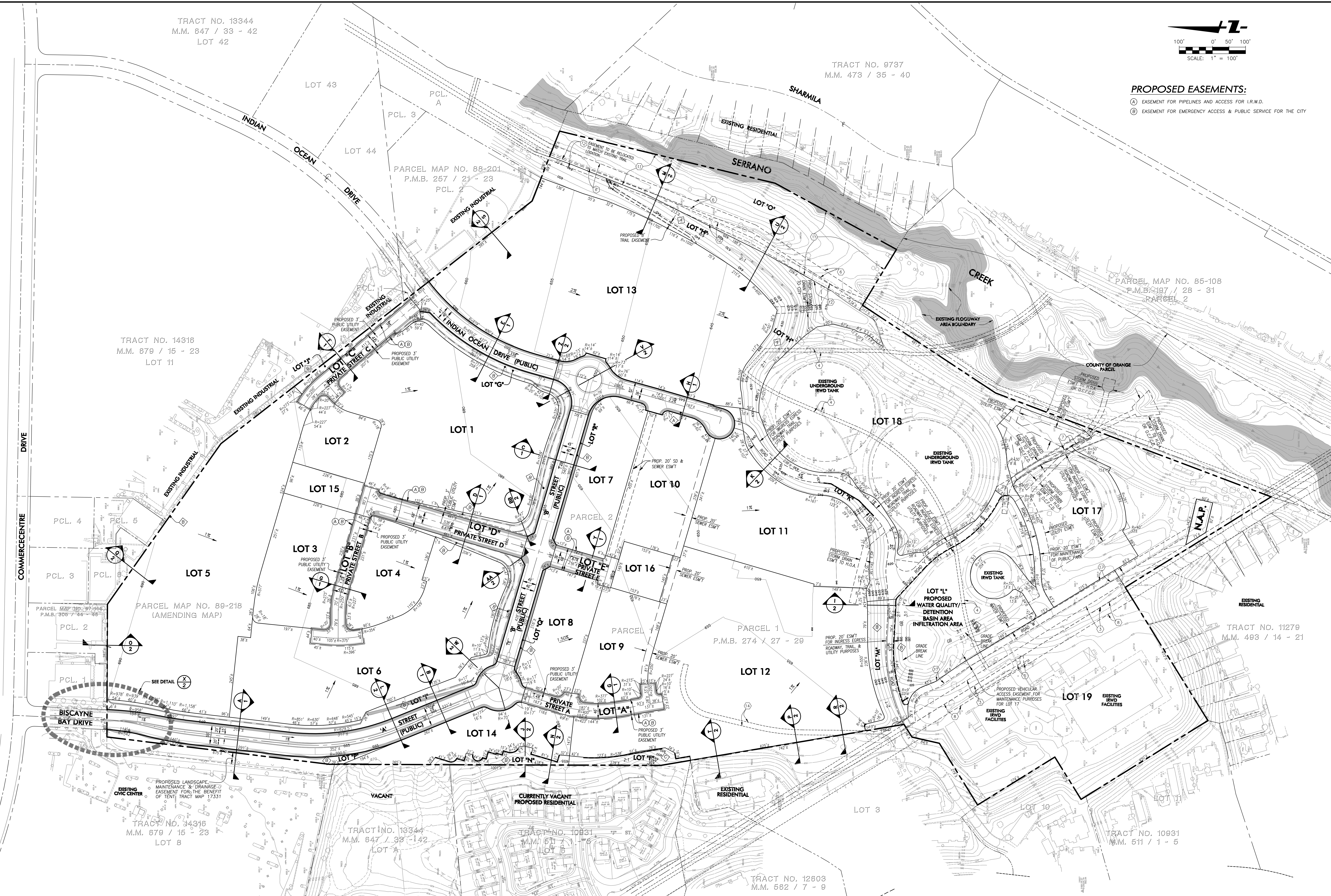
	SIGNATURE: TREVOR S. DODSON		DESIGNED BY: DB	CHECKED BY: TSD
	R.C.E. NO. C42029		EXP. DATE 03/31/12	DRAWN BY: MLD/NSM
16795 Von Karman, Suite 100 Irvine, California 92606 Tel 949.474.1900 Fax 949.474.5315 www.fuscoe.com			TENTATIVE TRACT NO. 17331 CITY OF LAKE FOREST, CALIFORNIA	
SHEET 2 OF 5 FIELD BOOK			DATE PREPARED: 07/09/10	

TRACT NO. 13344
M.M. 847 / 33 - 42
LOT 42


TRACT NO. 9737
M.M. 473 / 35 - 40



PROPOSED EASEMENTS:
 (A) EASEMENT FOR PIPELINES AND ACCESS FOR I.R.W.D.
 (B) EASEMENT FOR EMERGENCY ACCESS & PUBLIC SERVICE FOR THE CITY



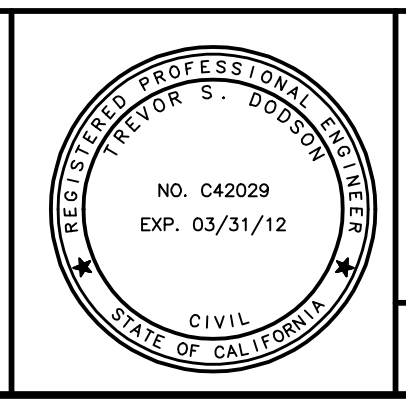
NO.	DATE	REVISIONS	APP'D.

Prepared for (Owner):

 IRVINE RANCH WATER DISTRICT

PREPARED UNDER THE SUPERVISION OF:
 SIGNATURE: TREVOR S. DODSON
 R.C.E. NO. C42029 EXP. DATE 03/31/12

Plans prepared by:

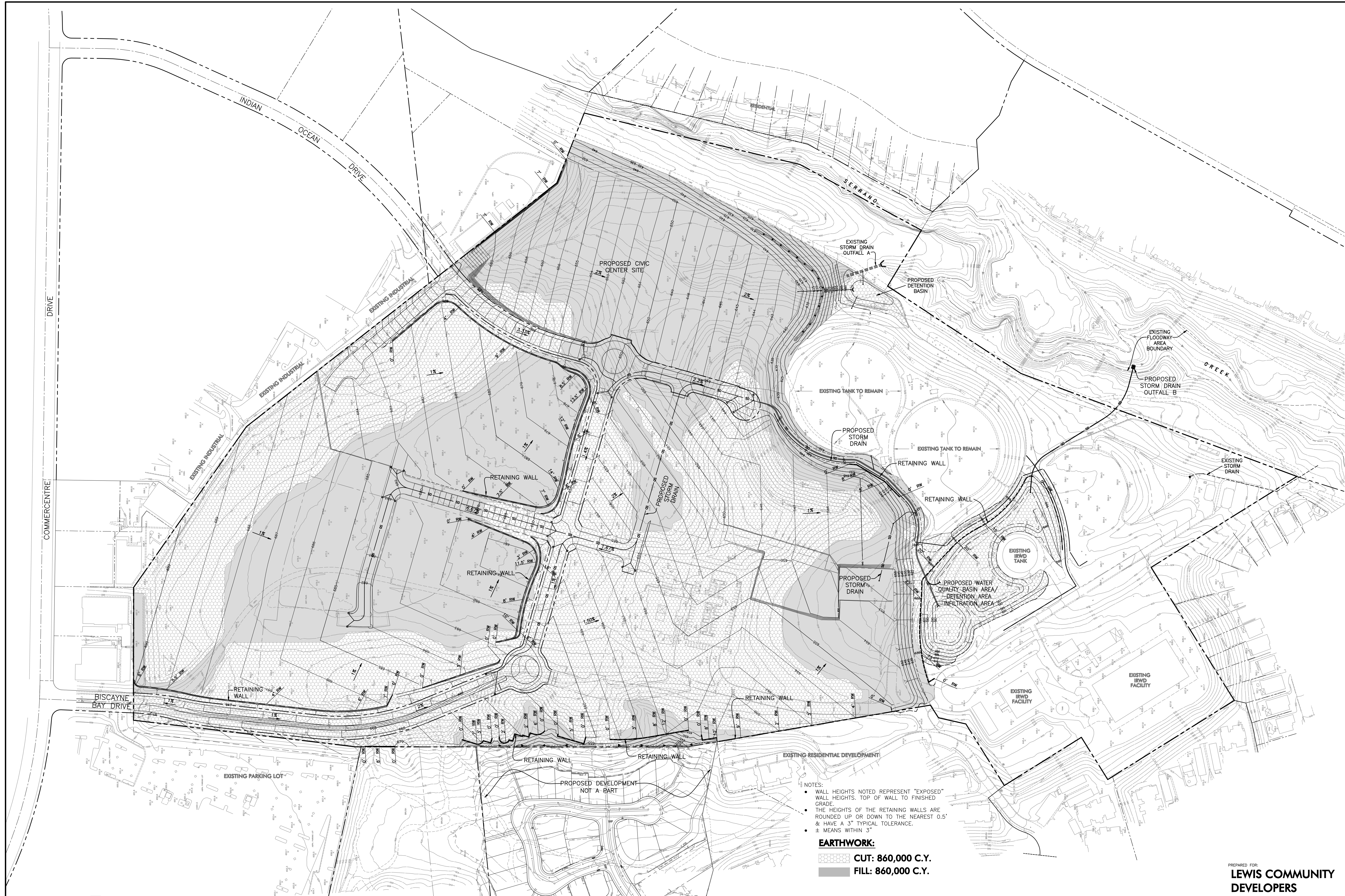
 FUSCOE ENGINEERS
 16795 Von Karman, Suite 100
 Irvine, California 92604
 Tel 949.474.1900 Fax 949.474.5315
 www.fuscoe.com



TENTATIVE TRACT NO. 17331
 CITY OF LAKE FOREST, CALIFORNIA

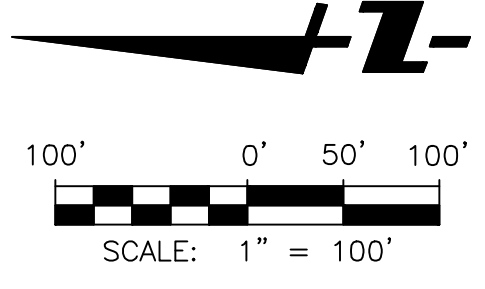
DESIGNED BY: MJD/NSM
 CHECKED BY: TSD
 JOB NO.: 858.02
 DATE PREPARED: 07/09/10

SHEET **3** OF **5**
 FIELD BOOK



- NOTES:
- WALL HEIGHTS NOTED REPRESENT "EXPOSED" WALL HEIGHTS, TOP OF WALL TO FINISHED GRADE.
 - THE HEIGHTS OF THE RETAINING WALLS ARE ROUNDED UP OR DOWN TO THE NEAREST 0.5' & HAVE A 3" TYPICAL TOLERANCE.
 - ± MEANS WITHIN 3"

EARTHWORK:
 CUT: 860,000 C.Y.
 FILL: 860,000 C.Y.



NO.	DATE	REVISIONS	APP'D.	Prepared for (owner):

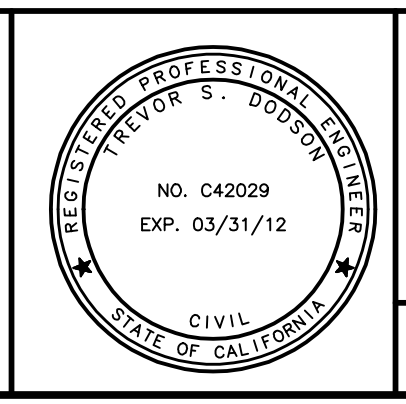
PREPARED UNDER THE SUPERVISION OF:

SIGNATURE: TREVOR S. DODSON

R.C.E. NO. C42029 EXP. DATE 03/31/12

Plans prepared by:

16795 Von Karman, Suite 100
 Irvine, California 92604
 Tel 949.474.1900 • Fax 949.474.5315
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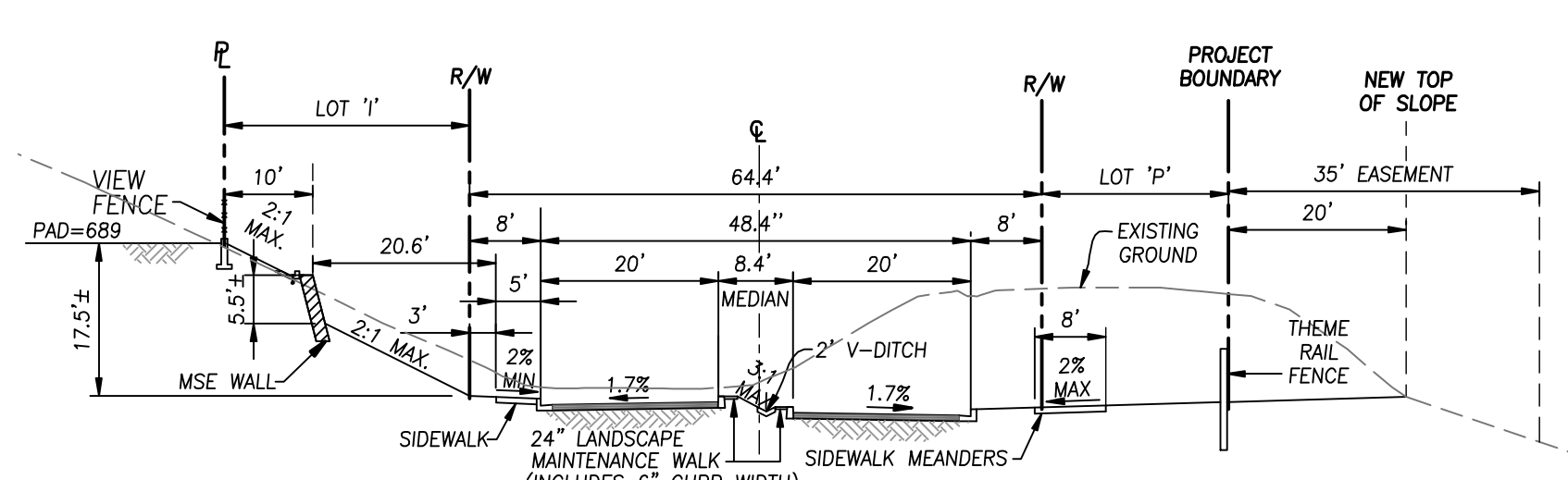
PREPARED FOR:
LEWIS COMMUNITY DEVELOPERS

TENTATIVE TRACT NO. 17331

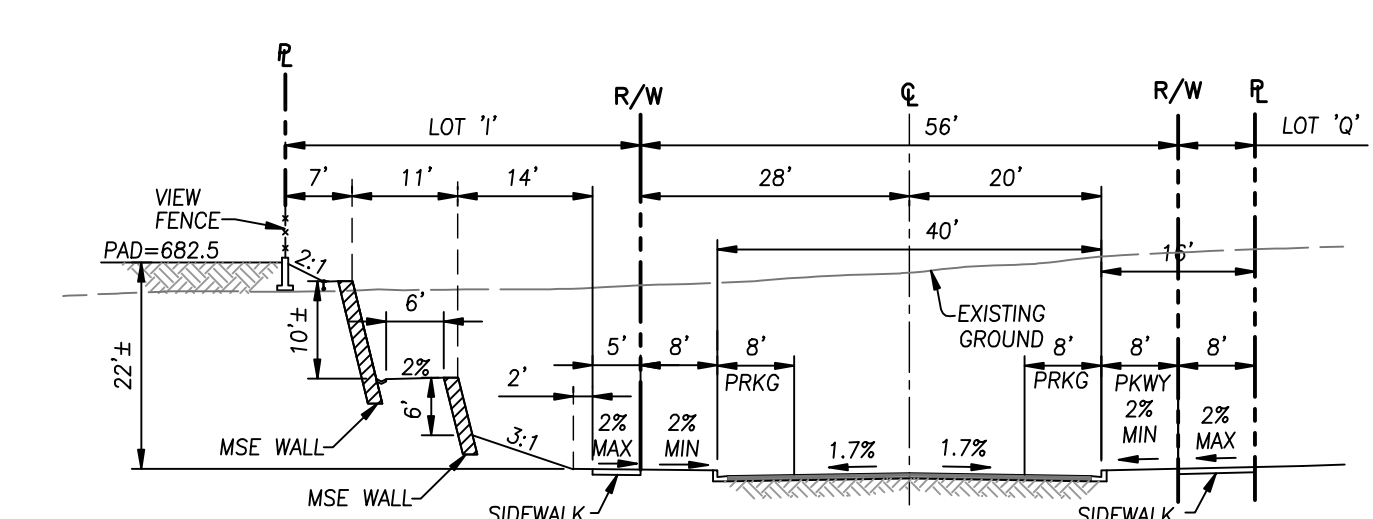
CITY OF LAKE FOREST, CALIFORNIA

DESIGNED BY: MJD/NSM
 DRAWN BY: MJD/NSM
 DATE PREPARED: 07/09/10

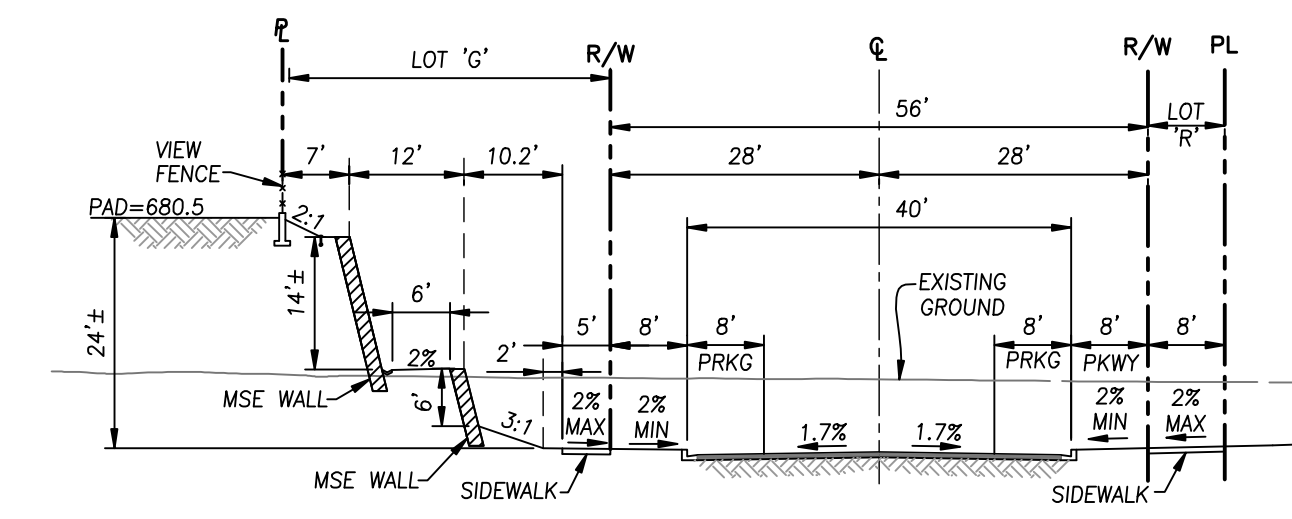
CHECKED BY: TSD
 JOB NO.: 858.02
 SHEET **4** OF **5**
 FIELD BOOK



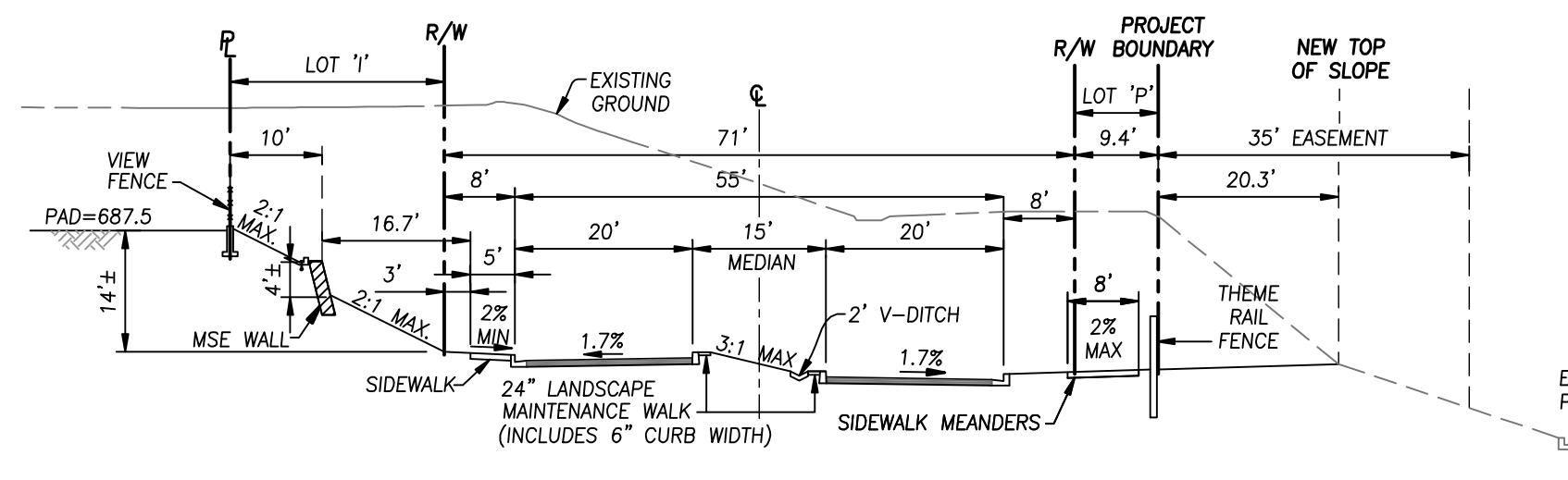
'A' STREET (PUBLIC)
SCALE: 1"=20'



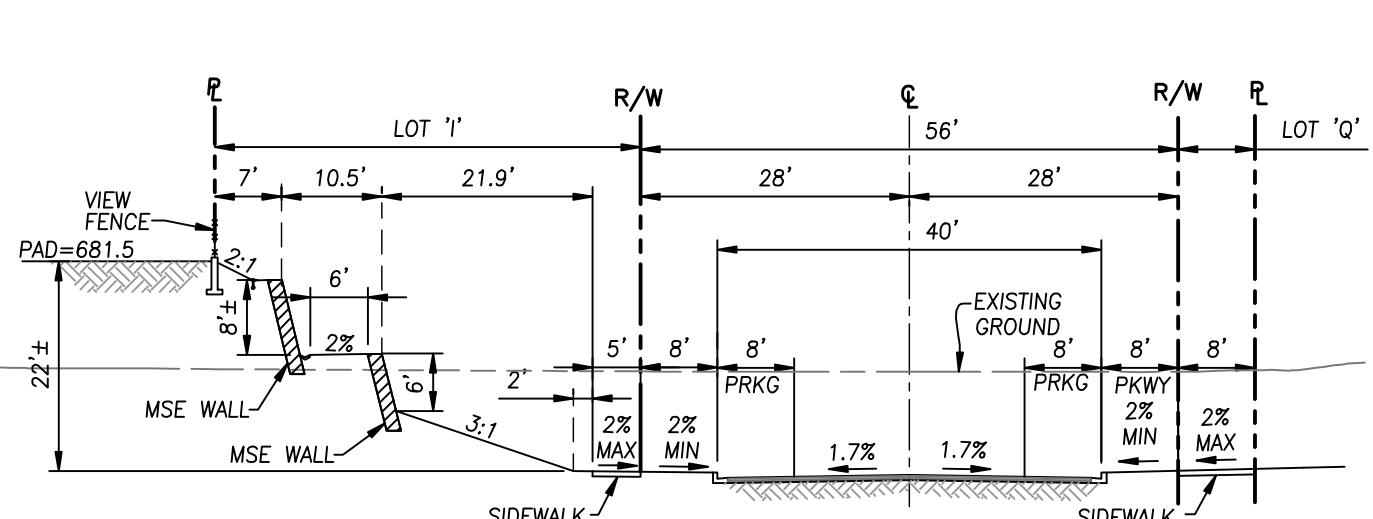
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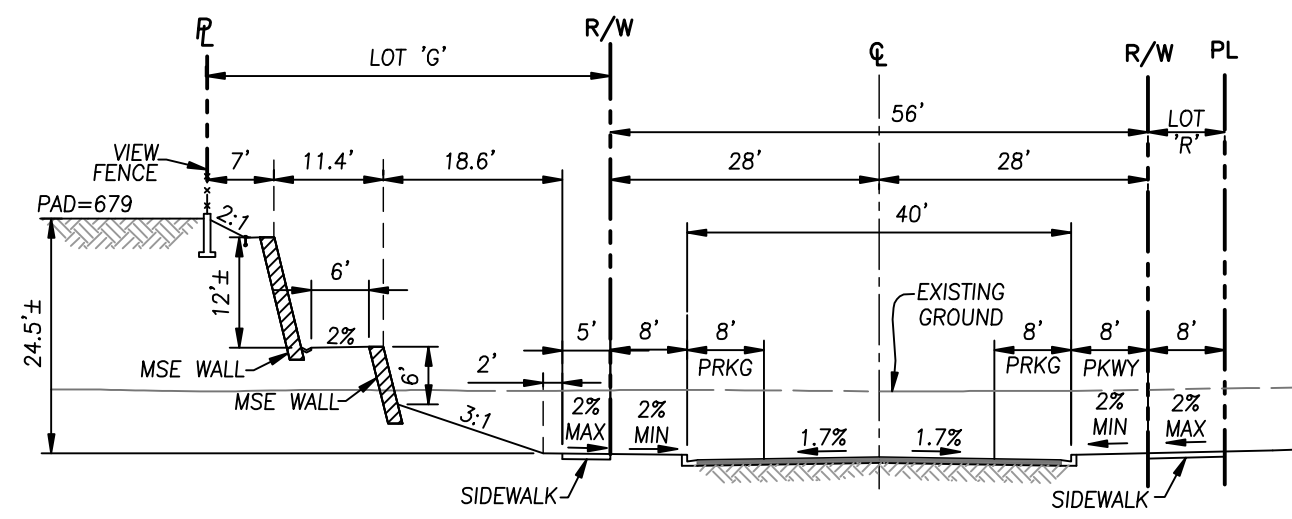
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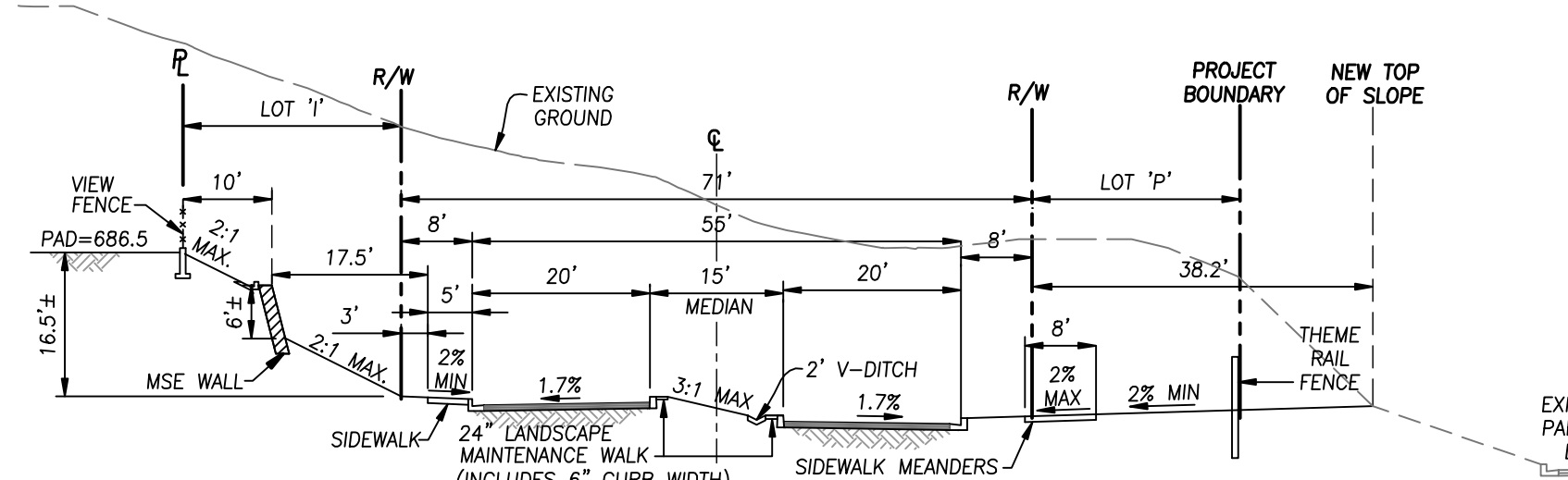
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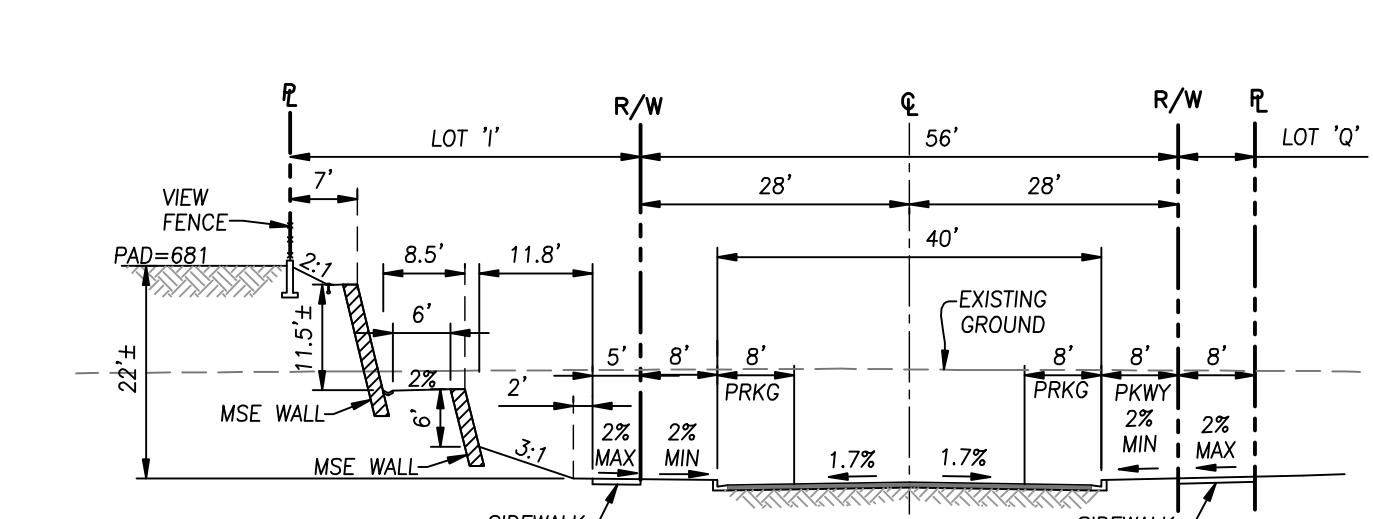
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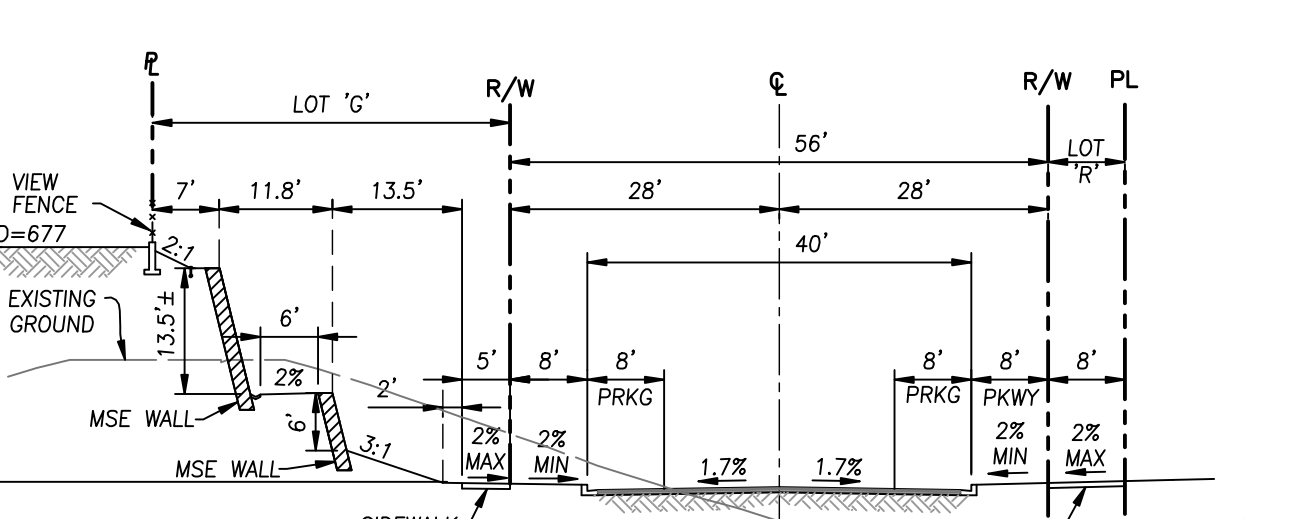
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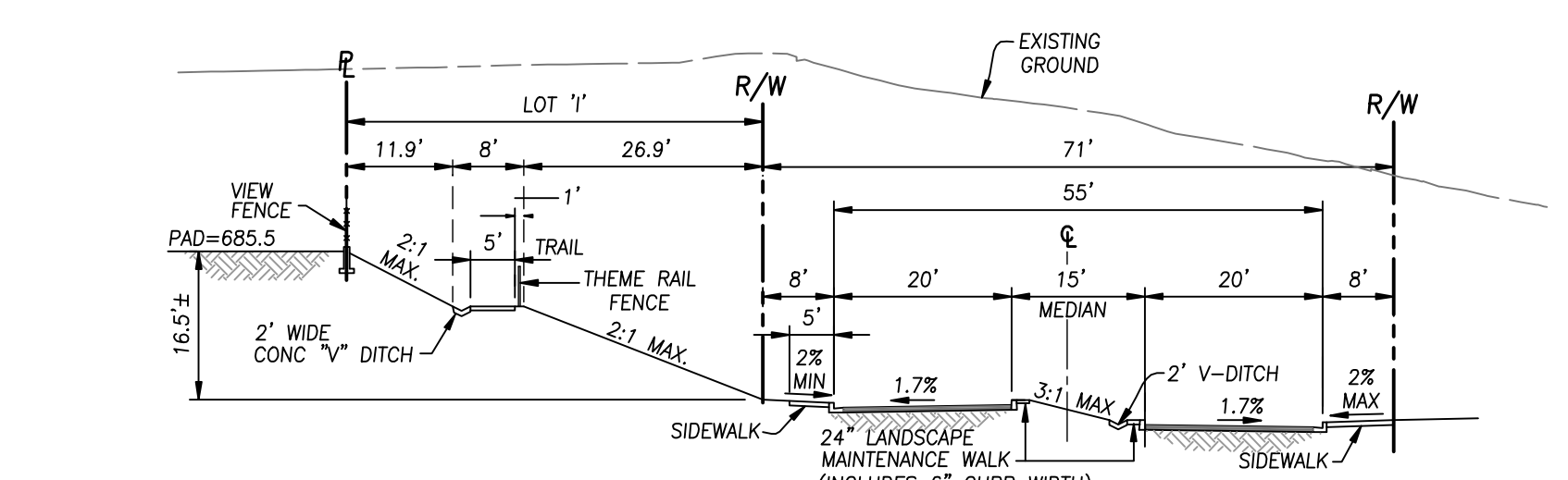
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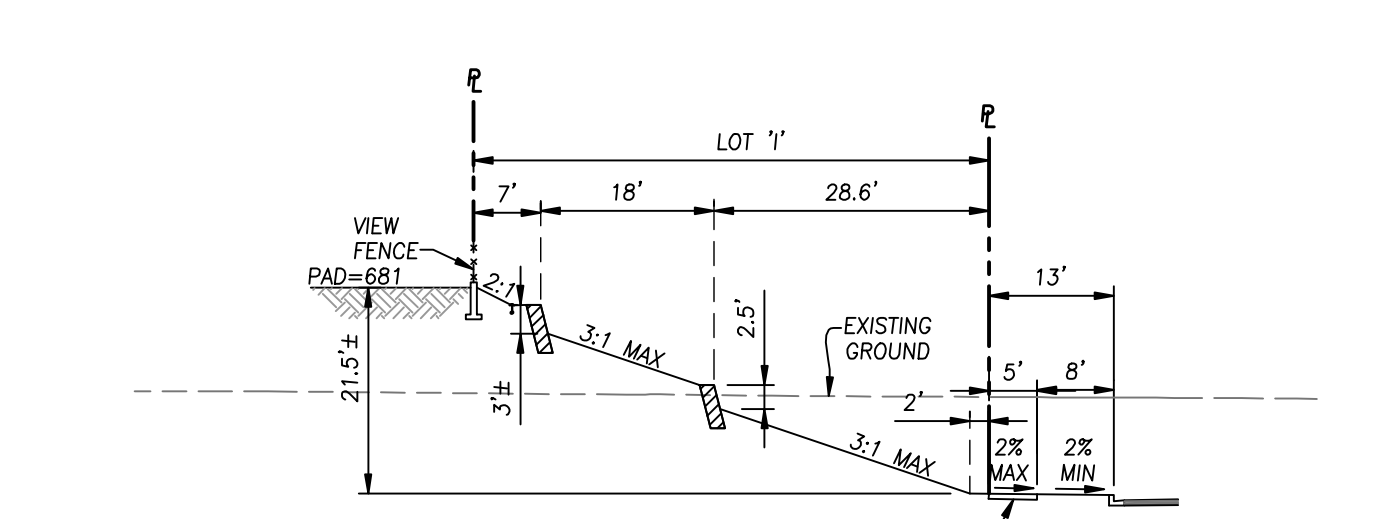
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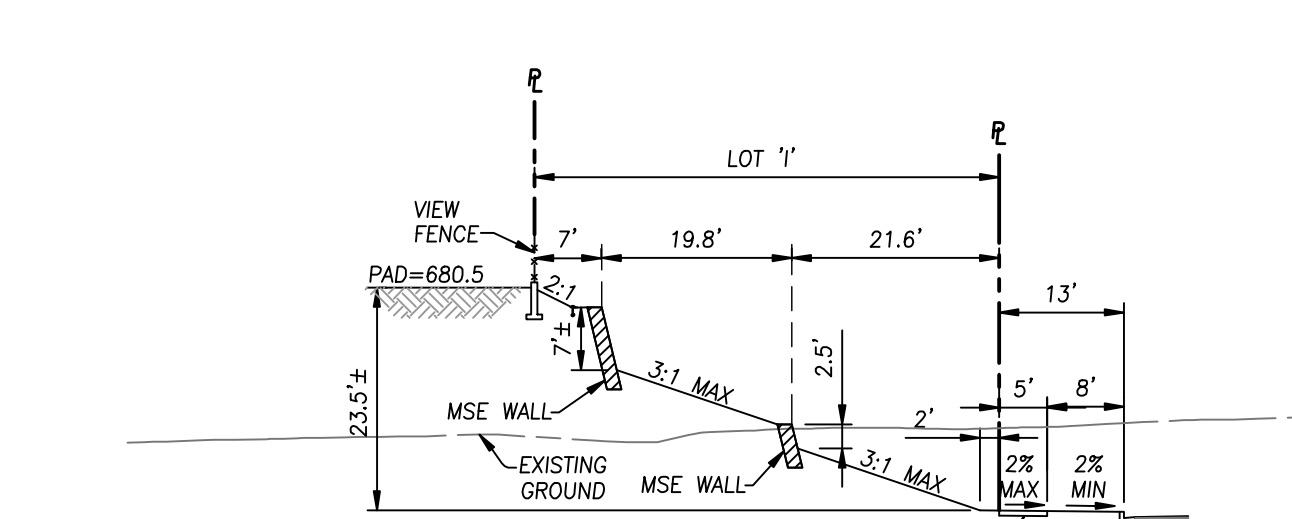
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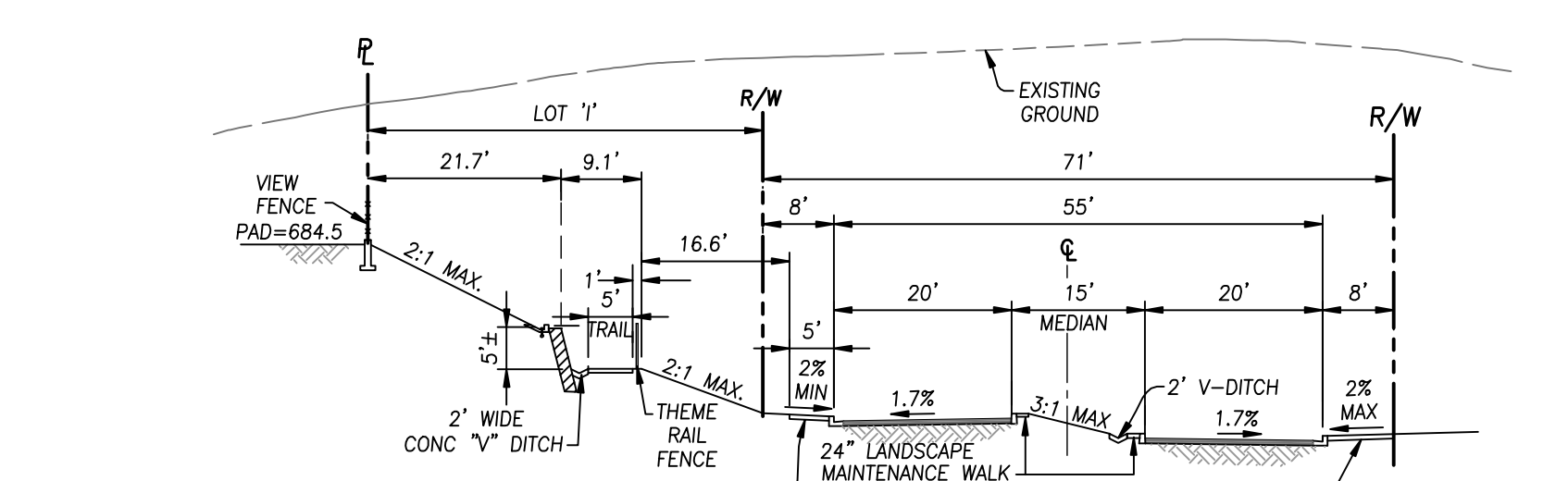
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SCALE: 1"=20'



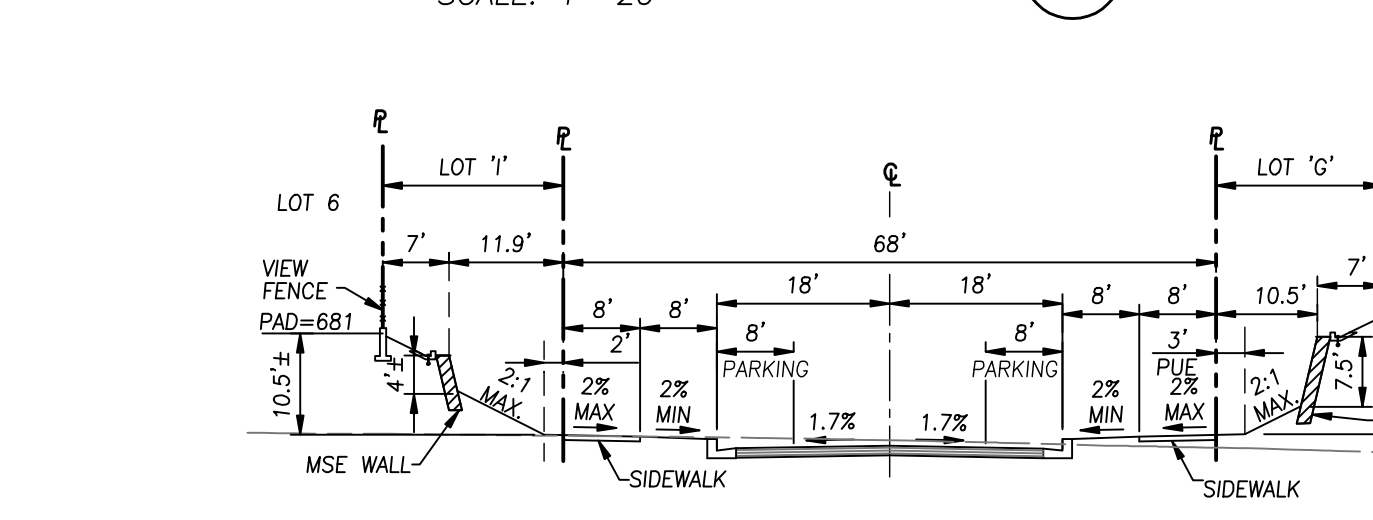
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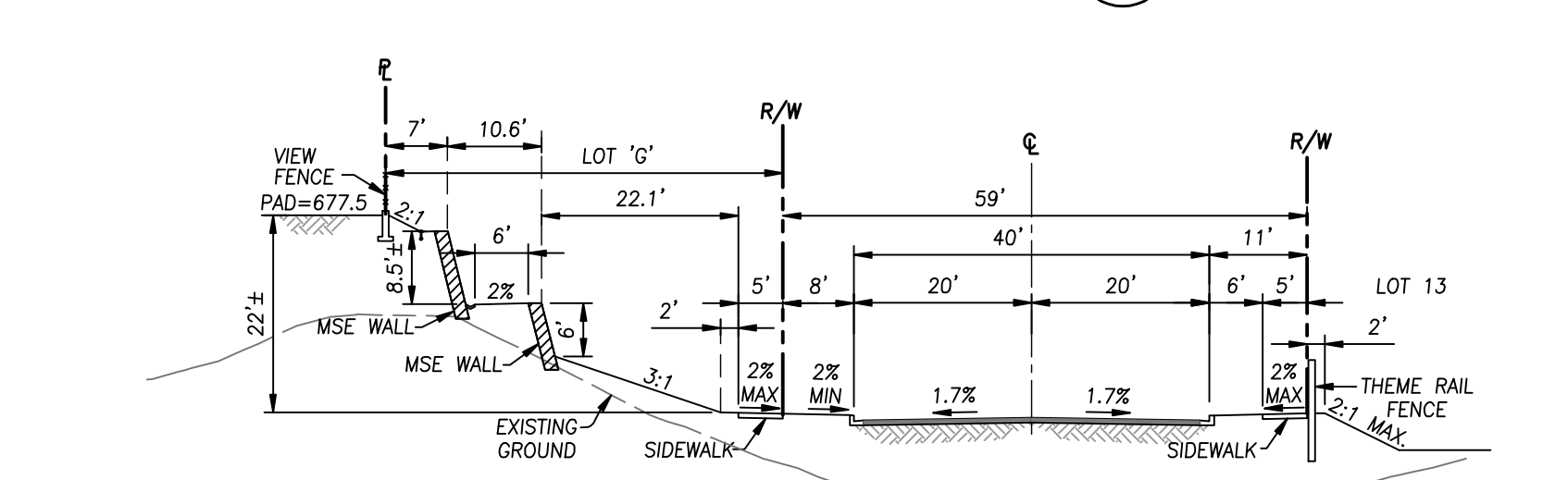
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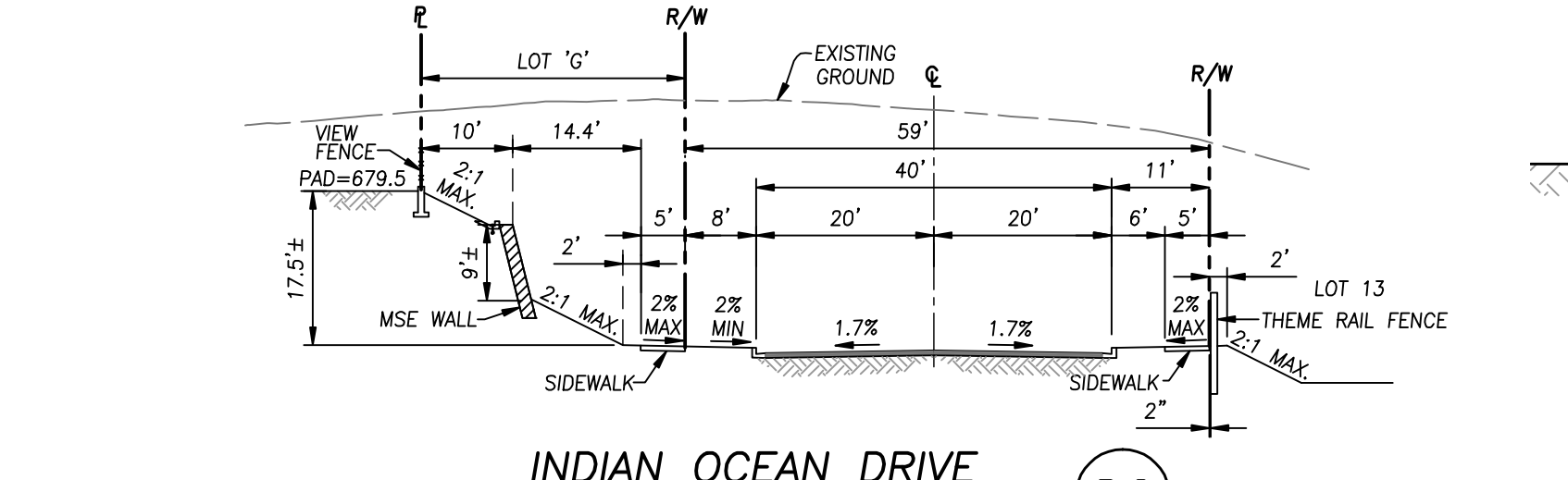
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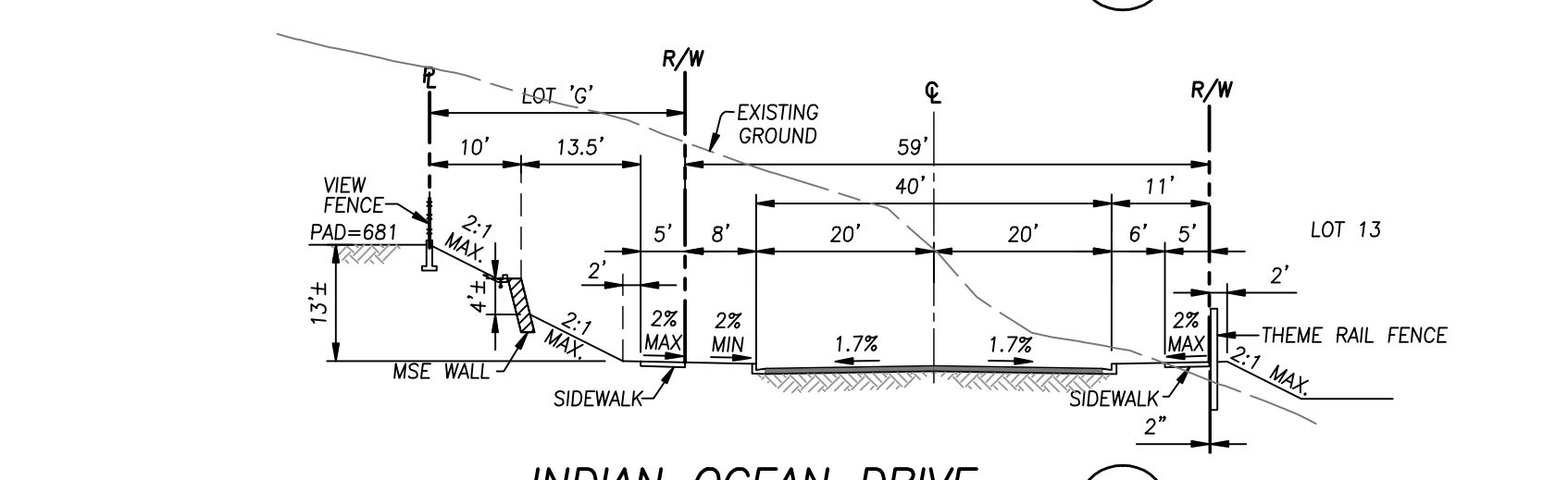
PRIVATE STREET 'D'
SCALE: 1"=20'



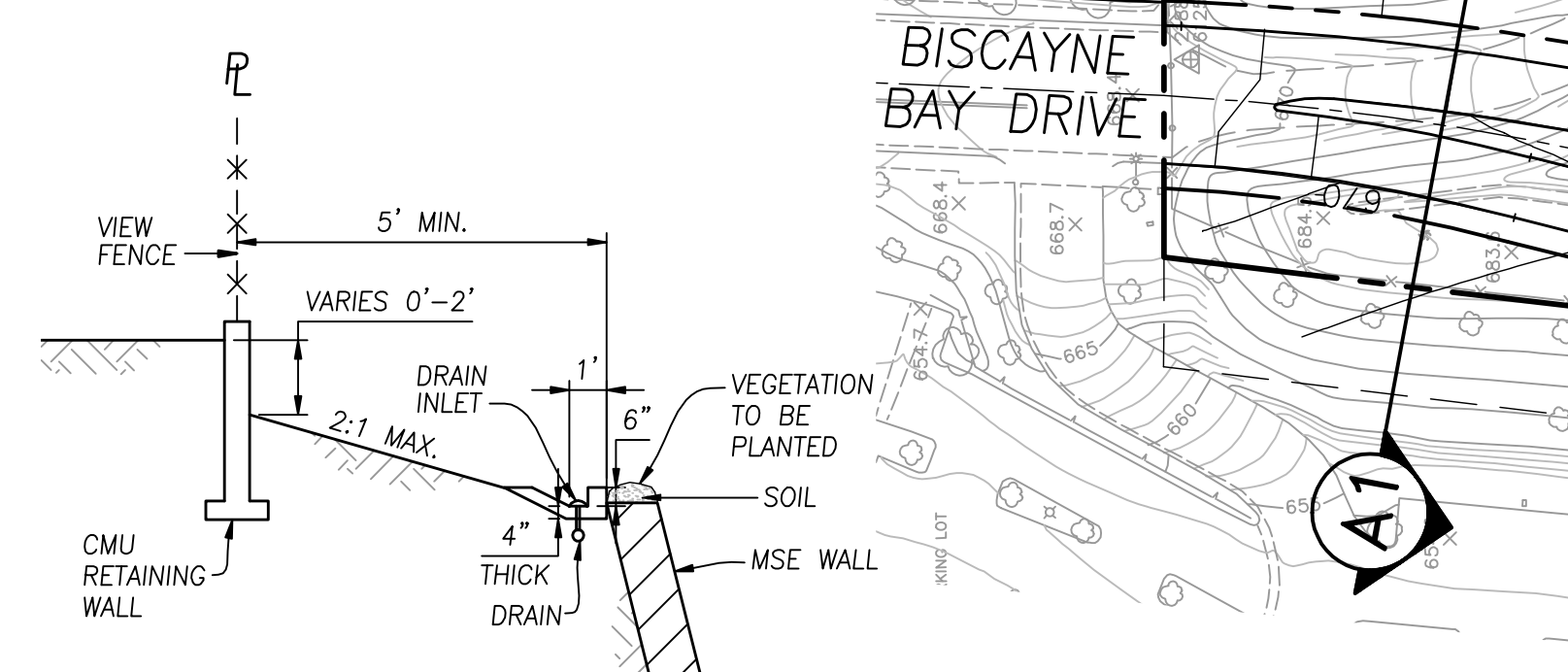
INDIAN OCEAN DRIVE
SCALE: 1"=20'



INDIAN OCEAN DRIVE
SCALE: 1"=20'

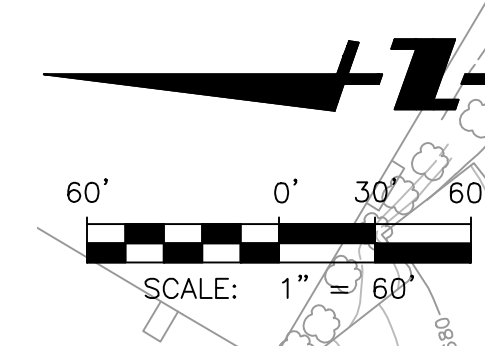
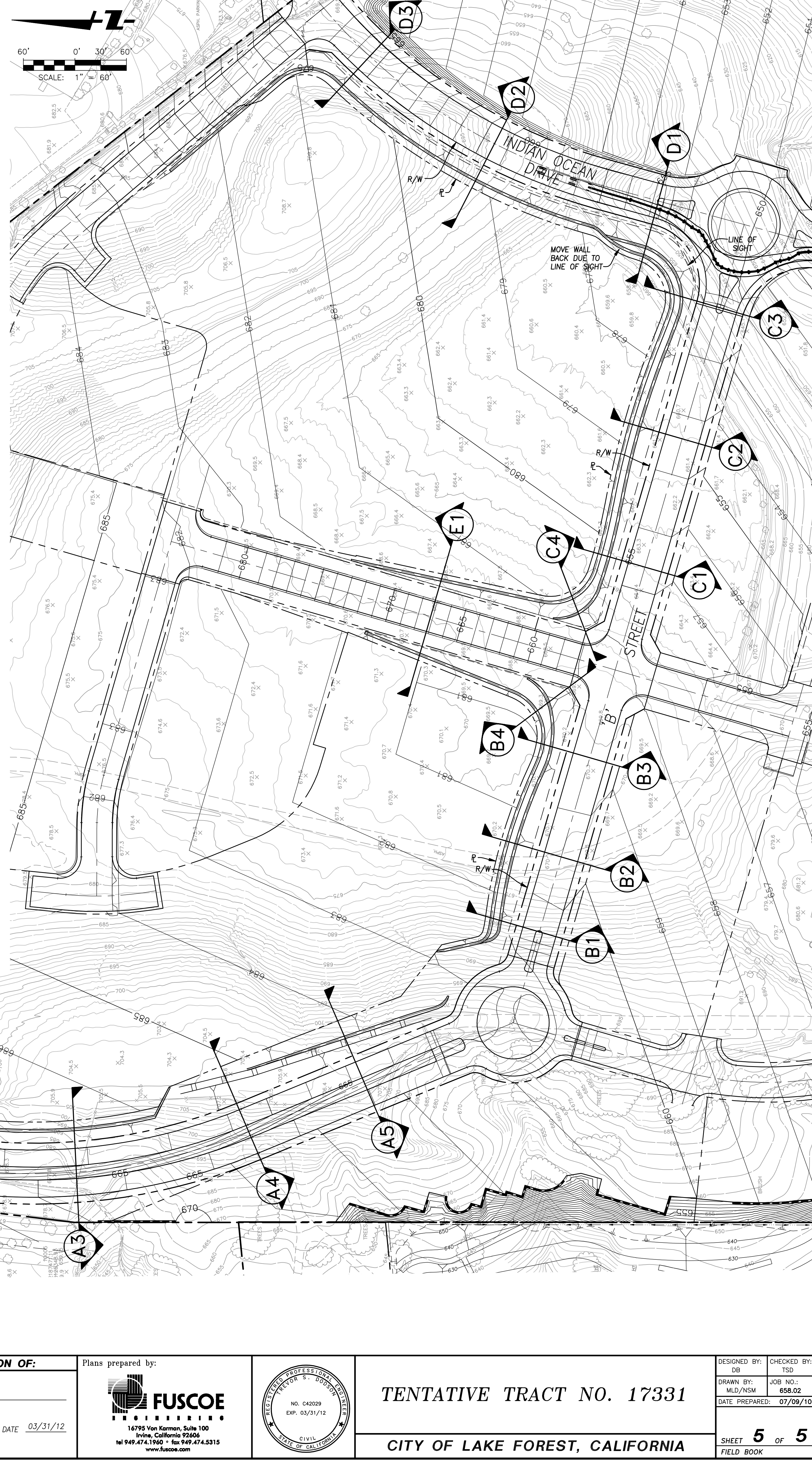


INDIAN OCEAN DRIVE
SCALE: 1"=20'



TYPICAL TOP OF SLOPE & DRAIN DETAIL
SCALE: 1"=5'

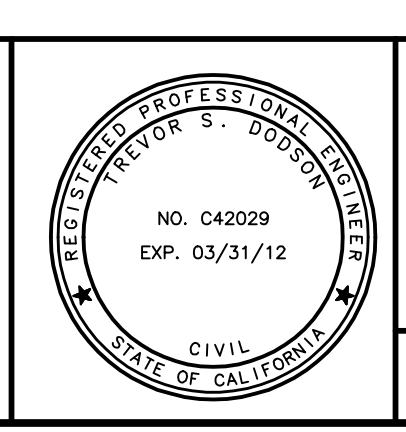
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SHEET **5** OF **5**
FIELD BOOK