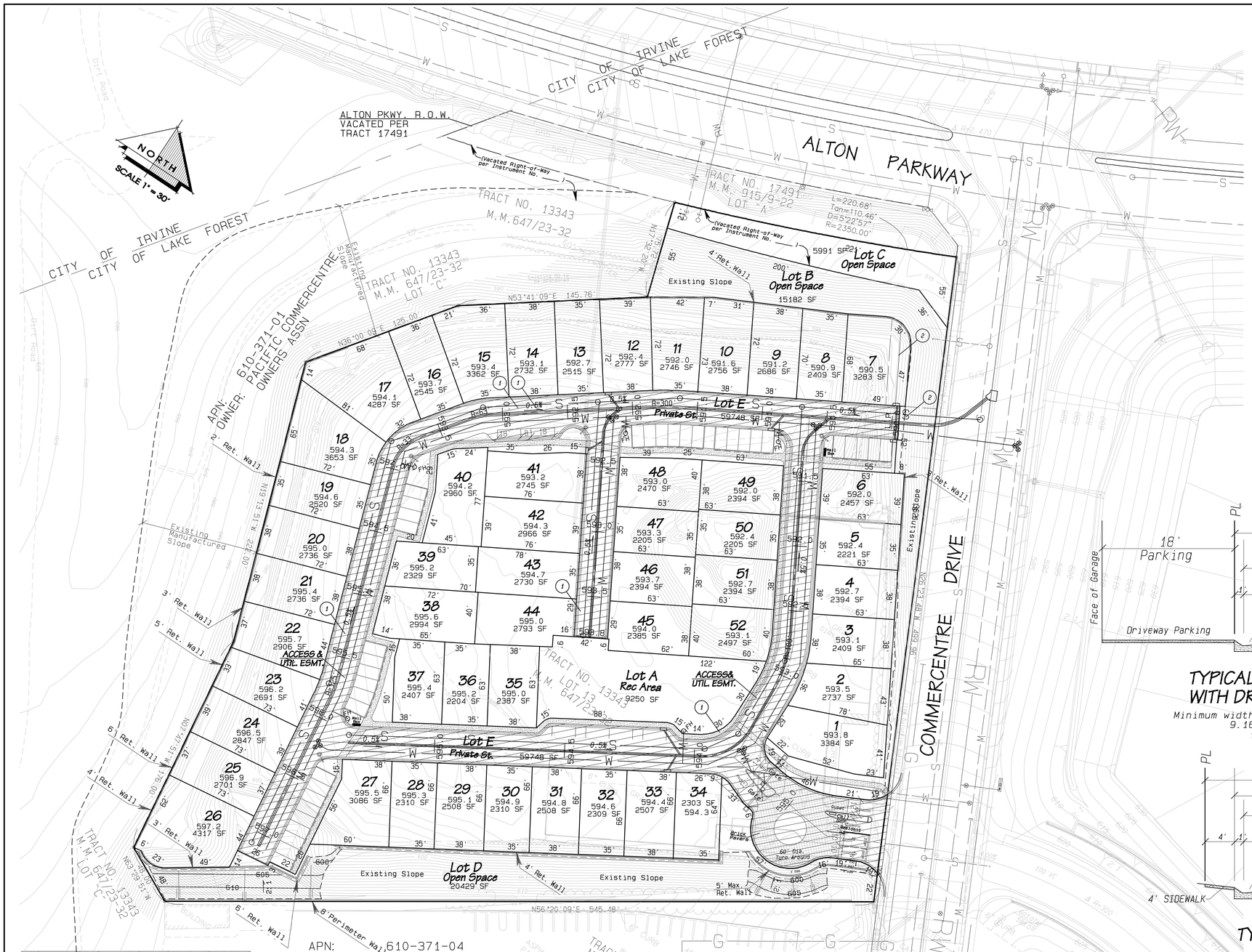
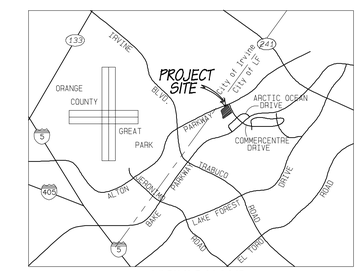
# TENTATIVE TRACT MAP NO. 17810

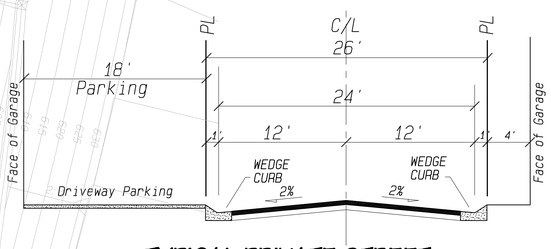
# ENCANTO

## IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



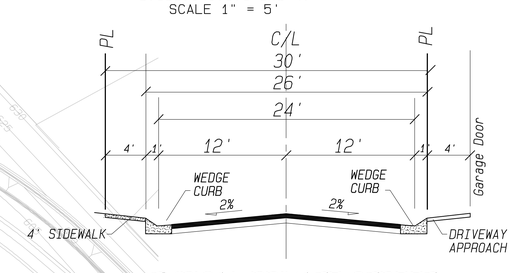




VICINITY MAP
N.T.S.




TYPICAL PRIVATE STREET WITH DRIVEWAY PARKING

Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
SCALE 1" = 5'




TYPICAL PRIVATE STREET WITH SIDEWALK

Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
SCALE 1" = 5'

## NOTES:

1. SITE ADDRESS: 25192 COMMERCENTRE DR., LAKE FOREST, CA 92610
2. ASSESSORS PARCEL: 610-371-02 AND 610-371-05
3. THOMAS GUIDE.: PG 861, GRID H-6
4. SITE AREA: 5.75 AC.
5. EXISTING LOTS: 1
6. PROPOSED: 52 RESIDENTIAL LOTS, 1 PRIVATE STREET LOT, 4 OPEN SPACE LOTS (57 TOTAL)
7. OAK, WESTERN SYCAMORE, CALIFORNIA BAY & SOUTHERN CALIFORNIA BLACK WALNUT TREES: NONE
8. EXISTING ZONE: High Technology (Pacific Commercentre PC) PROPOSED ZONE: R2 (Multifamily Dwellings District) and PD (Planned Development District.
9. EXISTING GENERAL PLAN DESIGNATION: Light Industrial PROPOSED GENERAL PLAN DESIGNATION: Low-Medium Density Residential (7-15 DU/Ac)
10. FLOOD ZONE: X PER FEMA MAP 06059C 0315 J DATED 12/03/2009. ALL PADS SHALL BE MINIMUM 1' ABOVE THE 100-YEAR FLOOD LEVEL.
11. THE UTILITY INFORMATION WAS PROVIDED BY THE UTILITY COMPANIES AS ADDRESSED HEREON.
12. PARKING
    GARAGE PARKING: 2 GARAGE SPACES PER UNIT = 104 SPACES.
    RESIDENT PARKING: 52 SPACES MIN. SIZE = 9'x18' (PLUS 6 OTHER DRIVEWAY SPACES)
    GUEST PARKING: 11 SPACES MIN. 9'x18'
13. ALL OPEN SPACES, MANUFACTURED SLOPES, INTERIOR STREETS AND ON-SITE STORM DRAINAGE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.)
14. ALL MANUFACTURED SLOPES ON BOTH FILL AND CUT SHALL BE A MAXIMUM OF 2 HORIZONTAL TO 1 VERTICAL.
15. DEVIATION FROM CITY STANDARDS: CHAPTER 7.08.155 B SUBSECTION B. TO PROVIDE WEDGE CURB, RATHER THAN VERTICAL CURB, FOR INTERIOR PROJECT DRIVEWAYS.
16. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.

LARGEST RESIDENTIAL LOT = 4,317 S.F.
SMALLEST RESIDENTIAL LOT =2,170 S.F.

## UTILITY COMPANIES:

| | | |
|---|---|---|
| ELECTRIC | SOUTHERN CALIFORNIA EDISON: | P.O. BOX 600<br>ROSEMEAD, CA 91771<br>PHONE: (800) 655-4555 |
| GAS | SOUTHERN CALIFORNIA GAS: | P.O. BOX C<br>MONTEREY PARK, CA 91756<br>PHONE: (800) 427-2200 |
| WATER & SEWER | IRVINE RANCH WATER DISTRICT: | 15600 SAND CANYON AVENUE<br>IRVINE, CA 92618-3102<br>PHONE: (949) 453-4300 |
| CABLE | COX COMMUNICATIONS: | 29947 AVENIDA DE LAS BANDERAS<br>RANCHO SANTA MARGARITA, CA 92688<br>PHONE: (949) 240-1212 |
| TELEPHONE | PACIFIC BELL | 1-800-310-2355 |
| TRASH | CR&R INCORPORATED: | 11292 WESTERN AVE.<br>STANTON, CA 90680<br>PHONE: (714) 372-8272 |

UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED UPON THE BEST AVAILABLE INFORMATION PROVIDED BY THE PUBLIC RECORDS

## LEGEND

- CATCH BASIN AND STORM DRAIN
- TENTATIVE TRACT BOUNDARY
- DIRECTION OF GRADED SLOPE (TOP / TOE)
- MASONRY RETAINING WALL (8' Wall)
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- LOT NUMBER 112
- PAD ELEVATION 793.8
- LOT AREA XXXX SF
- FIRE HYDRANT
- STREET LIGHT
- ON-SITE PRIVATE SIDEWALK
- ACCESS AND UTILITY EASEMENT
- DECORATIVE PAVING TREATMENT

## SHEET INDEX


| SHEET | TITLE |
|---|---|
| 1 | TENTATIVE TRACT MAP |
| 2 | CONCEPTUAL SITE PLAN |
| 3 | CONCEPTUAL GRADING PLAN |
| 4 | CONCEPTUAL SECTIONS |
| 5 | PARKING ALLOCATION PLAN |
| 6 | TRASH COLLECTION PLAN |
| 7 | FIRE TRUCK TURNING DIAGRAM |
| 8 | UTILITY CONCEPT PLAN |
| 9 | LANDSCAPE CONCEPT AND FENCING PLAN |
| 10 | LANDSCAPE CONCEPT DETAILS |
| 11 | FENCE AND GATE DETAILS |


| LOT | LOT AREA | UNIT TYPE | FOOTPRINT (SF) | LOT COVERAGE | UNIT AREA (SF) | MAINTAINED BY: |
|---|---|---|---|---|---|---|
| 1 | 3,343 SF | 3 | 1,415 SF | 42% | 2,134 SF* | RESIDENT |
| 2 | 2,750 SF | 2 | 1,275 SF | 46% | 2,141 SF | RESIDENT |
| 3 | 2,447 SF | 3 | 1,415 SF | 55% | 2,134 SF* | RESIDENT |
| 4 | 2,432 SF | 1 | 1,282 SF | 50% | 1,943 SF | RESIDENT |
| 5 | 2,256 SF | 2 | 1,275 SF | 54% | 2,141 SF | RESIDENT |
| 6 | 2,496 SF | 1RSE | 1,282 SF | 50% | 1,943 SF | RESIDENT |
| 7 | 3,283 SF | 1 | 1,282 SF | 39% | 1,943 SF | RESIDENT |
| 8 | 2,409 SF | 2R | 1,275 SF | 53% | 2,141 SF | RESIDENT |
| 9 | 2,686 SF | 3 | 1,415 SF | 53% | 2,134 SF* | RESIDENT |
| 10 | 2,756 SF | 1R | 1,282 SF | 47% | 1,943 SF | RESIDENT |
| 11 | 2,746 SF | 2 | 1,275 SF | 46% | 2,141 SF | RESIDENT |
| 12 | 2,777 SF | 3R | 1,415 SF | 51% | 2,134 SF* | RESIDENT |
| 13 | 2,515 SF | 2 | 1,275 SF | 51% | 2,141 SF | RESIDENT |
| 14 | 2,733 SF | 1R | 1,282 SF | 47% | 1,943 SF | RESIDENT |
| 15 | 3,362 SF | 3R | 1,415 SF | 42% | 2,134 SF* | RESIDENT |
| 16 | 2,545 SF | 2R | 1,275 SF | 50% | 2,141 SF | RESIDENT |
| 17 | 4,287 SF | 1R | 1,282 SF | 30% | 1,943 SF | RESIDENT |
| 18 | 3,653 SF | 3 | 1,415 SF | 39% | 2,134 SF* | RESIDENT |
| 19 | 2,520 SF | 2 | 1,275 SF | 51% | 2,141 SF | RESIDENT |
| 20 | 2,736 SF | 1R | 1,282 SF | 47% | 1,943 SF | RESIDENT |
| 21 | 2,736 SF | 3 | 1,415 SF | 52% | 2,134 SF* | RESIDENT |
| 22 | 2,906 SF | 1R | 1,282 SF | 44% | 1,943 SF | RESIDENT |
| 23 | 2,691 SF | 2R | 1,275 SF | 47% | 2,141 SF | RESIDENT |
| 24 | 2,847 SF | 1 | 1,282 SF | 45% | 1,943 SF | RESIDENT |
| 25 | 2,701 SF | 2 | 1,275 SF | 47% | 2,141 SF | RESIDENT |
| 26 | 4,317 SF | 3R | 1,415 SF | 33% | 2,134 SF* | RESIDENT |
| 27 | 3,148 SF | 3 | 1,415 SF | 45% | 2,134 SF* | RESIDENT |
| 28 | 2,310 SF | 2R | 1,275 SF | 55% | 2,141 SF | RESIDENT |
| 29 | 2,508 SF | 1 | 1,282 SF | 51% | 1,943 SF | RESIDENT |
| 30 | 2,310 SF | 2R | 1,275 SF | 55% | 2,141 SF | RESIDENT |
| 31 | 2,508 SF | 3 | 1,415 SF | 56% | 2,134 SF* | RESIDENT |
| 32 | 2,309 SF | 2R | 1,275 SF | 55% | 2,141 SF | RESIDENT |
| 33 | 2,525 SF | 1R | 1,282 SF | 51% | 1,943 SF | RESIDENT |
| 34 | 2,329 SF | 2R | 1,275 SF | 55% | 2,141 SF | RESIDENT |
| 35 | 2,387 SF | 3R | 1,415 SF | 59% | 2,134 SF* | RESIDENT |
| 36 | 2,204 SF | 2 | 1,275 SF | 58% | 2,141 SF | RESIDENT |
| 37 | 2,407 SF | 1RSE | 1,282 SF | 53% | 1,943 SF | RESIDENT |
| 38 | 2,994 SF | 3R | 1,415 SF | 47% | 2,134 SF* | RESIDENT |
| 39 | 2,329 SF | 2R | 1,275 SF | 55% | 2,141 SF | RESIDENT |
| 40 | 3,070 SF | 1RSE | 1,282 SF | 42% | 1,943 SF | RESIDENT |
| 41 | 2,710 SF | 2R | 1,275 SF | 47% | 2,141 SF | RESIDENT |
| 42 | 2,927 SF | 3R | 1,415 SF | 48% | 2,134 SF* | RESIDENT |
| 43 | 2,695 SF | 2R | 1,275 SF | 47% | 2,141 SF | RESIDENT |
| 44 | 2,764 SF | 3R | 1,415 SF | 51% | 2,134 SF* | RESIDENT |
| 45 | 2,339 SF | 3 | 1,415 SF | 60% | 2,134 SF* | RESIDENT |
| 46 | 2,395 SF | 1R | 1,282 SF | 54% | 1,943 SF | RESIDENT |
| 47 | 2,170 SF | 2 | 1,275 SF | 59% | 2,141 SF | RESIDENT |
| 48 | 2,428 SF | 1RSE | 1,282 SF | 53% | 1,943 SF | RESIDENT |
| 49 | 2,356 SF | 3R | 1,415 SF | 60% | 2,134 SF* | RESIDENT |
| 50 | 2,170 SF | 2 | 1,275 SF | 59% | 2,141 SF | RESIDENT |
| 51 | 2,356 SF | 3R | 1,415 SF | 60% | 2,134 SF* | RESIDENT |
| 52 | 2,457 SF | 1RSE | 1,282 SF | 52% | 1,943 SF | RESIDENT |
| Total | 140,346 SF | | 68,799 SF | 49.0% | | |
| A | 9,120 SF | OPEN SPACE (RECREATION CENTER) | | | | HOA |
| B | 15,749 SF | OPEN SPACE | | | | HOA |
| C | 5,991 SF | OPEN SPACE | | | | HOA |
| D | 20,188 SF | OPEN SPACE | | | | HOA |
| E | 59,748 SF | STREET, PARKING | | | | HOA |

SE= SIDE ENTRY ON UNIT TYPE 1 * 3rd STORY OPTION ADDS 319 SF

TOTAL LETTERED LOT AREA = 110,357 SF
TOTAL NUMBERED LOT AREA = 140,346 SF
TOTAL LOT AREA = 250,703 SF (5.75 Ac.)

## DEVELOPMENT STANDARDS COMPLIANCE TABLE

| Development Standard | R2 Base District | PD Development District | R2-PD[1] (This Plan) | Consistent with LFMC Ch. 9.124 |
|---|---|---|---|---|
| Min. Building Site Area | 7,200 SF | Per SDP | 2,170 SF | Yes |
| Max. Building Height | 35 FEET | - | 35 FEET | Yes |
| Min./Avg. Lot Area Per Unit | 1,000 SF Min. | Avg. > 1,000 | 2,699 SF Avg. | Yes |
| Minimum Distances Between Principal Structures | 10' | Per SDP | 8' | Yes (Per SDP) |
| Max. Number of Units | - | 208[3] | 52 | |
| Max. Building Site Coverage | - | 40% | 32.9% | Yes |
| Front Building Setback | 20' | Per SDP | 4' | Yes (Per SDP) |
| Side Building Setback | 5' | | 4' | |
| Rear Building Setback | 25' | | 10' | |
| Min. Separation Between Garage Doors[2] | 30' | - | 38' | Yes |

[1]R2 Multifamily Dwelling District as the base district, with a PD Planned Development District as the combining district.
*Per LFMC Ch. 9.168.040(C) (1)
[3]Project net area divided by minimum land area per unit (208,775/1,000)

GRAPHIC SCALE
0' 20' 40' 80' 160'
1 inch = 30 ft.

## Existing Topography Legend

| LEGEND | | ABBREVIATIONS | |
|---|---|---|---|
| | WATER VALVE | A.C. | ASPHALT CONCRETE |
| | WATER METER | BFP | BACK FLOW PREVENTOR |
| | TELEPHONE MANHOLE | CATVLT | CABLE TELEVISION VAULT |
| | STREET LIGHT | CB | CATCH BASIN |
| | SEWER MANHOLE | CONC. | CONCRETE |
| | SIGN | EVLT | ELECTRIC VAULT |
| | STORM DRAIN MANHOLE | FL | FLOW LINE |
| | SEWER MANHOLE | HCR | HANDICAP RAMP |
| | SURVEY FOUND MONUMENT | SCO | SEWER CLEANOUT |
| | FIRE HYDRANT | TCB | TOP/BACK OF CURB |
| | PULLBOX | TELPED | TELEPHONE PEDESTAL |
| | DROP INLET | TG | TOP OF GRATE |
| | SURVEY CONTROL POINT | | |
| | BLOW OFF VALVE | | |

## LEGAL DESCRIPTION

LOT 13 OF TRACT NO. 13343 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 647, PAGES 23 THROUGH 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALONG WITH A VACATED PORTION OF ALTON PARKWAY R.O.W. RECORDED ON TRACT 17491.

## EXISTING EASEMENTS

NO EASEMENTS OF RECORD ARE SHOWN ON THE TITLE REPORT OR RECORDED MAP.

## PROPOSED EASEMENTS

(1) ACCESS AND UTILITY EASEMENTS, FOR COMMON ACCESS AND UTILITY SERVICE.

(2) PROPOSED UTILITY EASEMENTS FOR STORM DRAIN SANITARY SEWER AND POTABLE WATER SERVICE

## ENGINEER'S STATEMENT

THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

RICHARD G. CARRELL, R.C.E. NO. 41874

## STATEMENT OF OWNERSHIP

I HEREBY STATE THAT I AM OR REPRESENT THE OWNER OF RECORD AND HAVE KNOWLEDGE OF AND CONSENT TO THE FILING OF THIS MAP.

BOJ LAKE FOREST ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP

# TENTATIVE TRACT MAP NO. 17810

RBF J.N. 142216 JULY 24, 2015

DIGALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.


ARCHITECT / PLANNER
WILLIAM HEZMAHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705-5543
PHONE: (949) 250-0607
FAX: (949) 250-1529

SOIL ENGINEER
GEOTEK, INC.
4130 FLAT ROCK DRIVE, SUITE 140
RIVERSIDE, CA 92505
PHONE: (951) 710-1160
FAX: (951) 710-1167

Michael Baker INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(O) (949) 472-3505 · MBAKERINTL.COM


| REVISIONS | | | |
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PLANS PREPARED FOR:
Meritage Homes
1250 CORONA POINTE COURT, SUITE 210
CORONA, CA 92879
PHONE: (951) 547-8339
FAX: (951) 547-8301
ATTN.: KENNETH KIM

PROJECT TITLE

JOB ADDRESS
25192 COMMERCENTRE DRIVE
LAKE FOREST, CALIFORNIA 92610

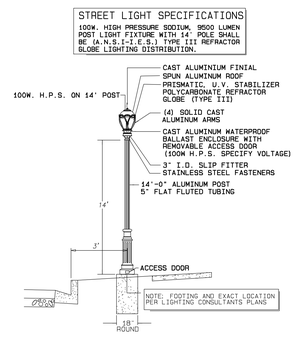
LEGAL DESCRIPTION
LOT 13 OF TRACT NO. 13343, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 647, PAGES 23 THROUGH 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT NO. 17810
DRAWING FILE NO.
SCALE: 1"= 30'
SHEET 1 OF 11

# CONCEPTUAL SITE PLAN FOR TRACT NO. 17810

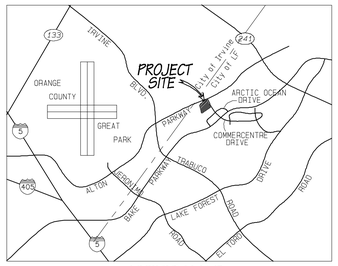
# ENCANTO

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA




NOSTALGIC HPS STREET LIGHT

NOT TO SCALE




VICINITY MAP

N.T.S.

## SITE DATA

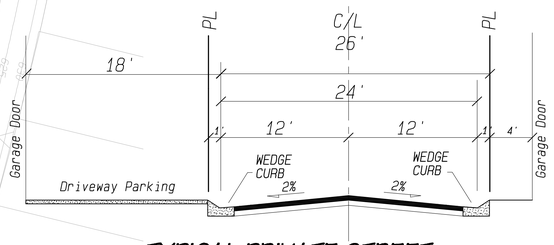
GROSS ACREAGE = 5.75 Ac.
NET ACREAGE = 4.79 Ac.
NUMBER OF UNITS = 52
GROSS DENSITY = 10.9 DU/Ac.

TOTAL LETTERED LOT AREA = 110,357 SF
TOTAL NUMBERED LOT AREA = 140,346 SF
TOTAL LOT AREA = 250,703 SF (5.75 Ac.)

## PARKING DATA

| PARKING REQUIRED: | PARKING PROVIDED: |
|---|---|
| 104 Garage | 104 Garage |
| **46** open/shared | **46** open/shared |
| 10 guest | 11 guest |
| Total **160** | Total **161** |

PARKING SPACES ARE 9' W X 18' L




TYPICAL PRIVATE STREET WITH DRIVEWAY PARKING

Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
SCALE 1" = 5'

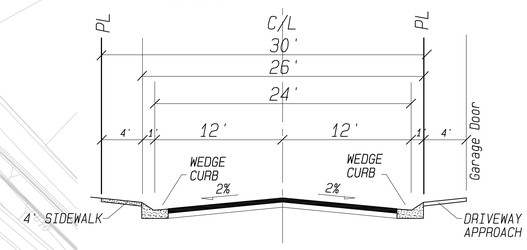
## ARCHITECTURAL DATA

| PLAN | | SF | NO. OF UNITS | % OF TOTAL |
|---|---|---|---|---|
| 1 | 2 Story | 1938 SF | 16 | 30.8% |
| 2 | 3 Story | 2125 SF | 19 | 36.5% |
| 3 | 2 Story* | 2138* SF | 17 | 32.7% |
| | | | 52 | 100.0% |

* 3-STORY OPTION (364 SF ADD'L SF)

## NOTES:

ALL STREETS, ALLEYS AND ACCESS DRIVEWAYS DESIGNED PER ORANGE COUNTY STANDARD PLAN 1107.
2-CAR DRIVEWAYS ARE 16' IN WIDTH, 1-CAR DRIVEWAYS ARE 10' IN WIDTH.

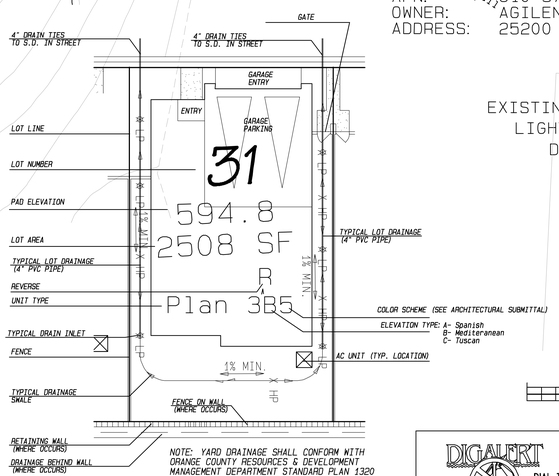



TYPICAL PRIVATE STREET WITH SIDEWALK

Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
SCALE 1" = 5'

## LEGEND

CATCH BASIN AND STORM DRAIN
TENTATIVE TRACT BOUNDARY
DIRECTION OF GRADED SLOPE (TOP / TOE)
RETAINING WALL (TOE / X' WALL)
PROPOSED SANITARY SEWER (S)
PROPOSED DOMESTIC WATER (W)
LOT NUMBER 112
PAD ELEVATION 793.8
LOT AREA XXXX SF
FIRE HYDRANT (FH)
STREET LIGHT
ON-SITE PRIVATE SIDEWALK
A C CONDENSER UNIT (⊠)
DECORATIVE PAVING TREATMENT




NOTE: YARD DRAINAGE SHALL CONFORM WITH ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT STANDARD PLAN 1320

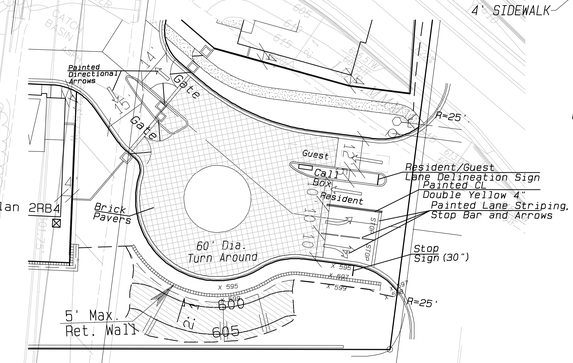
TYPICAL LOT AND DRAINAGE DETAIL

SCALE 1" = 30'

GRAPHIC SCALE

0' 20' 40' 80' 160'

1 inch = 30 ft.




ENTRY SIGNAGE & STRIPING DETAIL

SCALE 1" = 20'

## LEGAL DESCRIPTION

LOT 13 OF TRACT NO. 13343 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 647, PAGES 23 THROUGH 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALONG WITH A VACATED PORTION OF ALTON PARKWAY R.O.W. RECORDED ON TRACT 17491.


# CONCEPTUAL SITE PLAN FOR TRACT NO. 17810

# ENCANTO


RBF J.N. 142216 JULY 24, 2015

DIGALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S. A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.


ARCHITECT / PLANNER
WILLIAM HEZMAHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705-5543
PHONE: (949) 250-0607
FAX: (949) 250-1529

SOIL ENGINEER

Michael Baker INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(O) (949) 472-3505 · MBAKERINTL.COM


| REVISIONS | | | |
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PLANS PREPARED FOR:
Meritage Homes
1250 CORONA POINTE COURT, SUITE 210
CORONA, CA 92879
PHONE: (951) 547-8339
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ATTN.: KENNETH KIM

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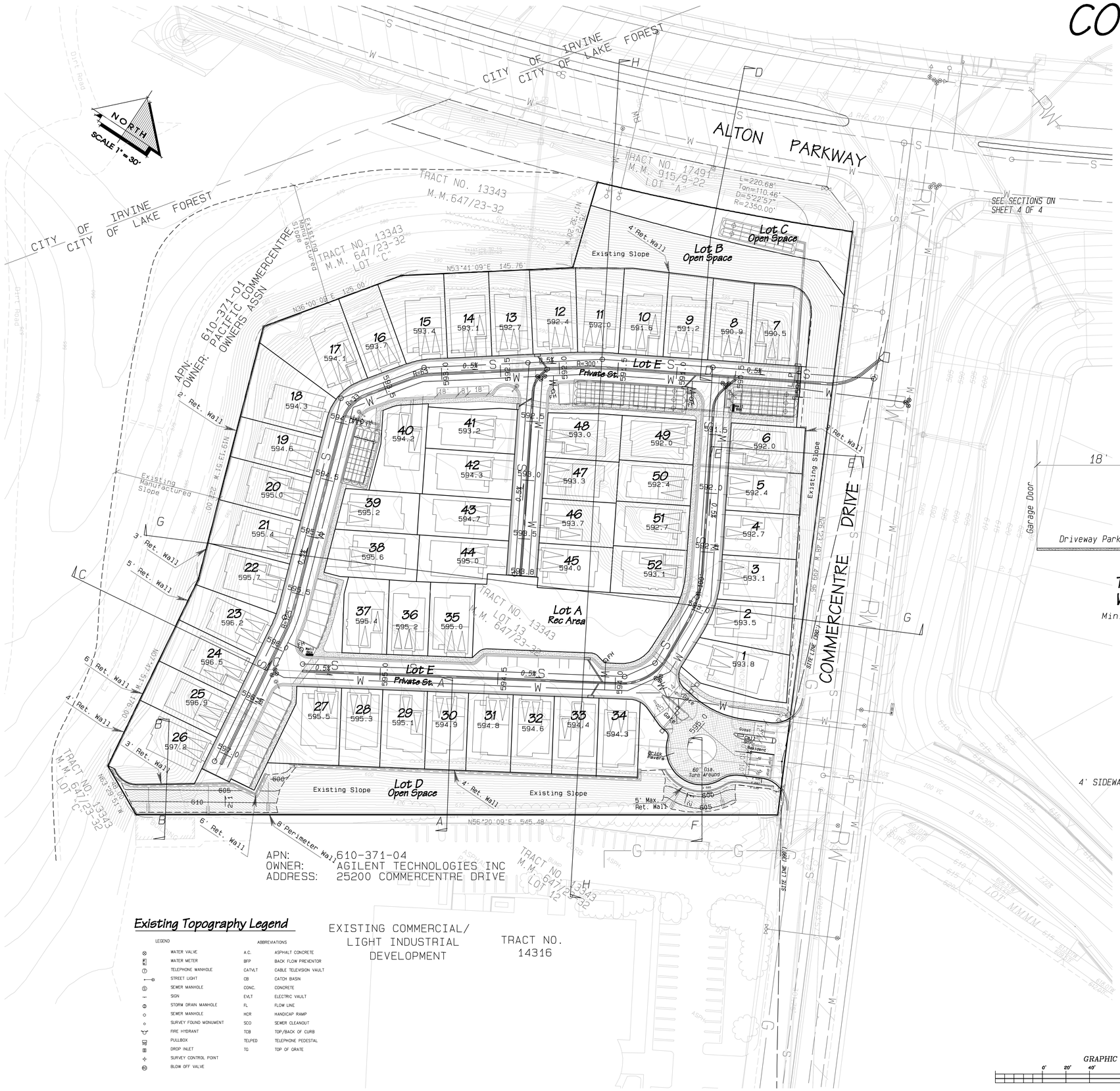
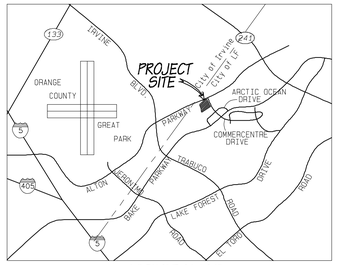
TRACT NO. 17810
DRAWING FILE NO.
SCALE: 1"= 30'
SHEET 2 OF 11

# CONCEPTUAL GRADING PLAN FOR TRACT NO. 17810

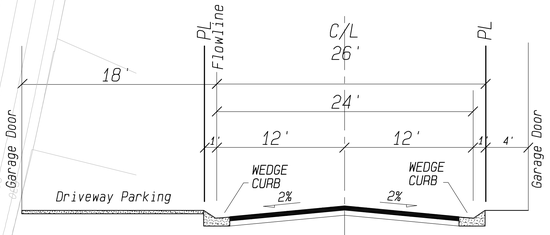
# ENCANTO

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



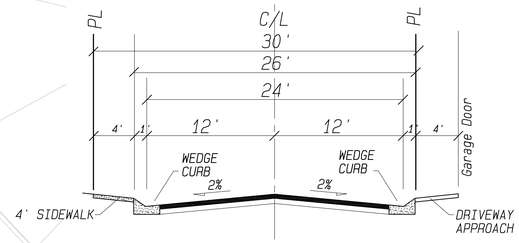




VICINITY MAP
N.T.S.




## TYPICAL PRIVATE STREET WITH DRIVEWAY PARKING

Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
SCALE 1" = 5'




## TYPICAL PRIVATE STREET WITH SIDEWALK

Minimum width shown per City Ordinance 9.168.040.C.1 and 4.
SCALE 1" = 5'

### LEGAL DESCRIPTION

LOT 13 OF TRACT NO. 13343 IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 647, PAGES 23 THROUGH 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALONG WITH A VACATED PORTION OF ALTON PARKWAY R.O.W. RECORDED ON TRACT 17491.

### SITE DATA

GROSS ACREAGE = 5.75 Ac.
NET ACREAGE = 4.79 Ac.
NUMBER OF UNITS = 52
GROSS DENSITY = 10.9 DU/Ac.

| | |
|---|---|
| PRIVATE LOTS: | 3.15 Ac. |
| STREETS AND PARKING: | 1.42 Ac. |
| OPEN SPACE LOTS: | 1.18 Ac. |
| | 5.75 Ac. |

### PARKING DATA

| PARKING REQUIRED: | PARKING PROVIDED: |
|---|---|
| 104 Garage | 104 Garage |
| **46** open/shared | **46** open/shared |
| 10 guest | 11 guest |
| Total **160** | Total **161** |

PARKING SPACES ARE 9' W X 18' L

### LEGEND

CATCH BASIN AND STORM DRAIN
DAYLIGHT LINE
PROPOSED FINISH CONTOUR — 800
TENTATIVE TRACT BDY. W/ BRGS. & DIMENSIONS
DIRECTION OF GRADED SLOPE
RETAINING WALL — R. WALL
LOT NUMBER — 112
PAD ELEVATION — 793.8
WATER QUALITY FACILITY — WQ FACILITY
FIRE HYDRANT — FH
STREET LIGHT
STORMTECH OR EQUIVALENT WATER QUALITY CHAMBERS — MANHOLE (TYP)
DECORATIVE PAVING TREATMENT

PRELIMINARY EARTHWORK QUANTITIES (RAW)
CUT = 9,000 C.Y.
FILL = 9,000 C.Y.

EARTHWORK QUANTITIES ARE RAW CUT AND FILL, AND DO NOT INCLUDE ADJUSTMENTS FOR SHRINKAGE, BULKING OR OVEREXCAVATION. SOILS REPORT INDICATES MINIMAL SHRINKAGE OR OVEREXCAVATION.

ALL MANUFACTURED SLOPES ON BOTH FILL AND CUT SHALL BE A MAXIMUM OF 2 HORIZONTAL TO 1 VERTICAL.

### Existing Topography Legend

| LEGEND | | ABBREVIATIONS | |
|---|---|---|---|
| | WATER VALVE | A.C. | ASPHALT CONCRETE |
| | WATER METER | BFP | BACK FLOW PREVENTOR |
| | TELEPHONE MANHOLE | CATV,T | CABLE TELEVISION VAULT |
| | STREET LIGHT | CB | CATCH BASIN |
| | SEWER MANHOLE | CONC. | CONCRETE |
| | SIGN | EVLT | ELECTRIC VAULT |
| | STORM DRAIN MANHOLE | FL | FLOW LINE |
| | SEWER MANHOLE | HCR | HANDICAP RAMP |
| | SURVEY FOUND MONUMENT | SCO | SEWER CLEANOUT |
| | FIRE HYDRANT | TCB | TOP/BACK OF CURB |
| | PULLBOX | TELPED | TELEPHONE PEDESTAL |
| | DROP INLET | TG | TOP OF GRATE |
| | SURVEY CONTROL POINT | | |
| | BLOW OFF VALVE | | |

GRAPHIC SCALE
0' 20' 40' 80' 160'
1 inch = 30 ft.


# CONCEPTUAL GRADING PLAN FOR TRACT NO. 17810

# ENCANTO


RBF J.N. 142216 JULY 24, 2015

DIGALERT
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.


ARCHITECT / PLANNER
WILLIAM HEZMAHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705-5543
PHONE: (949) 250-0607
FAX: (949) 250-1529

SOIL ENGINEER

Michael Baker INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
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| REVISIONS | | | |
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PLANS PREPARED FOR:
Meritage Homes
1250 CORONA POINTE COURT, SUITE 210
CORONA, CA 92879
PHONE: (951) 547-8339
FAX: (951) 547-8301
ATTN.: KENNETH KIM


PROJECT TITLE

JOB ADDRESS
25192 COMMERCENTRE DRIVE
LAKE FOREST, CALIFORNIA 92610

LEGAL DESCRIPTION
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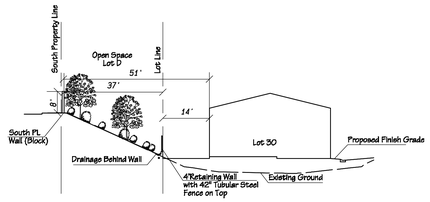
TRACT NO. 17810
DRAWING FILE NO.
SCALE: 1"= 30'
SHEET 3 OF 11

# CONCEPTUAL SECTIONS FOR TRACT NO. 17810

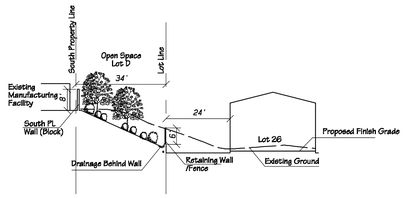
# ENCANTO

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



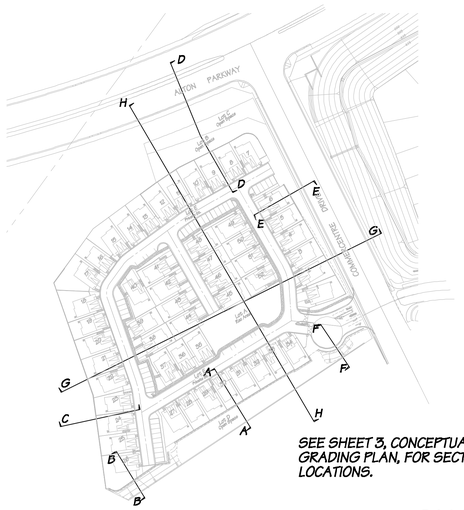

## SECTION A-A

SCALE 1" = 20'



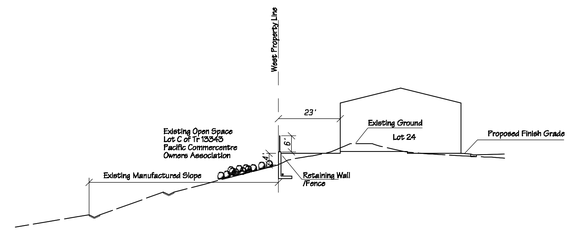

## SECTION B-B

SCALE 1" = 20'



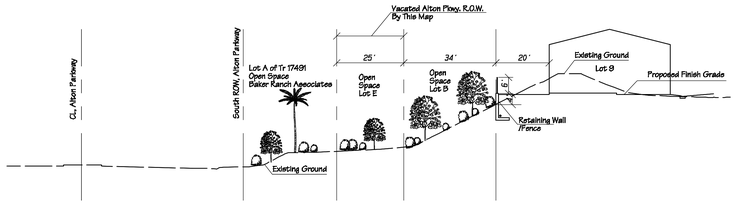

SEE SHEET 3, CONCEPTUAL GRADING PLAN, FOR SECTION LOCATIONS.

## SECTION LOCATIONS



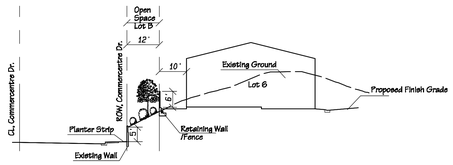

## SECTION C-C

SCALE 1" = 20'



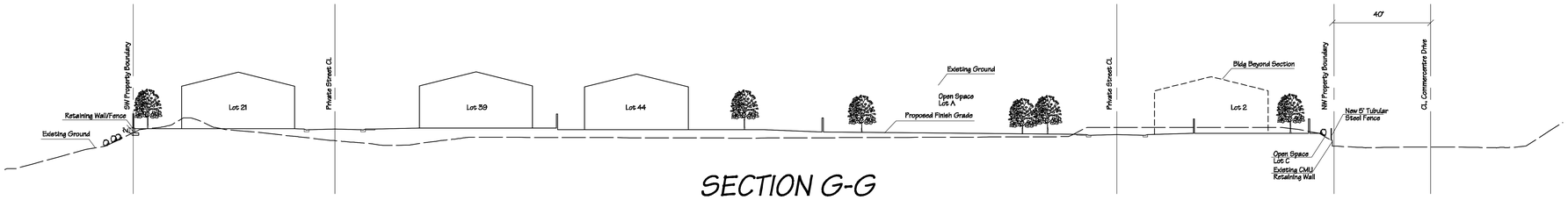

## SECTION D-D

SCALE 1" = 20'



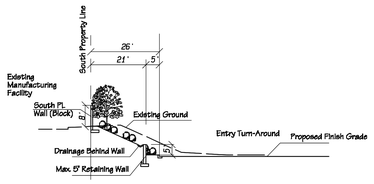

## SECTION E-E

SCALE 1" = 20'



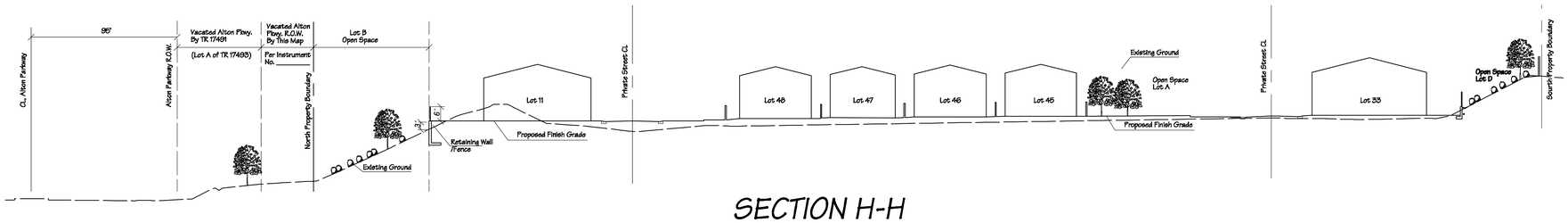

## SECTION G-G

SCALE 1" = 20'




## SECTION F-F

SCALE 1" = 20'




## SECTION H-H

SCALE 1" = 20'

# CONCEPTUAL SECTIONS FOR TRACT NO. 17810 ENCANTO

RBF J.N. 142216 JULY 24, 2015

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PLANS PREPARED FOR
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PHONE: (951) 547-8339
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TRACT NO. 17810

DRAWING FILE NO.

SCALE: 1"= 30'

SHEET 4 OF 11

# PARKING ALLOCATION FOR TRACT NO. 17810

# ENCANTO

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA

NOTE: THIS EXHIBIT IDENTIFIES ONE PARKING SPACE FOR EACH DWELLING UNIT, WITHIN 200 FEET OF THAT UNIT. PARKING SPACES WILL NOT BE RESERVED. ON-SITE PARKING WILL BE REGULATED BY CC&R's.

PARKING SPACES REQUIRED:

GARAGE SPACES: 2 PER UNIT X 52 = 104 SP.
OPEN/ SHARED SPACES: 46 SP.
GUEST PARKING: 0.2 PER UNIT X 52 = 10 SP.
TOTAL SPACES REQUIRED = 160

PARKING SPACES PROVIDED:

GARAGE SPACES: 2 PER UNIT X 52 = 104 SP.
OPEN/ SHARED SPACES= 46 SP. (16 ARE SHOWN ON DRIVEWAYS)
GUEST PARKING= 11 SP.(PROVIDED IN BAYS OR PARALLEL SPACES)
TOTAL SPACES PROVIDED = 161

GRAPHIC SCALE

0' 20' 40' 80' 160'

1 inch = 30 ft.

PARKING ALLOCATION FOR TRACT NO. 17810
ENCANTO

RBF J.N. 142216 JULY 24, 2015

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SOIL ENGINEER

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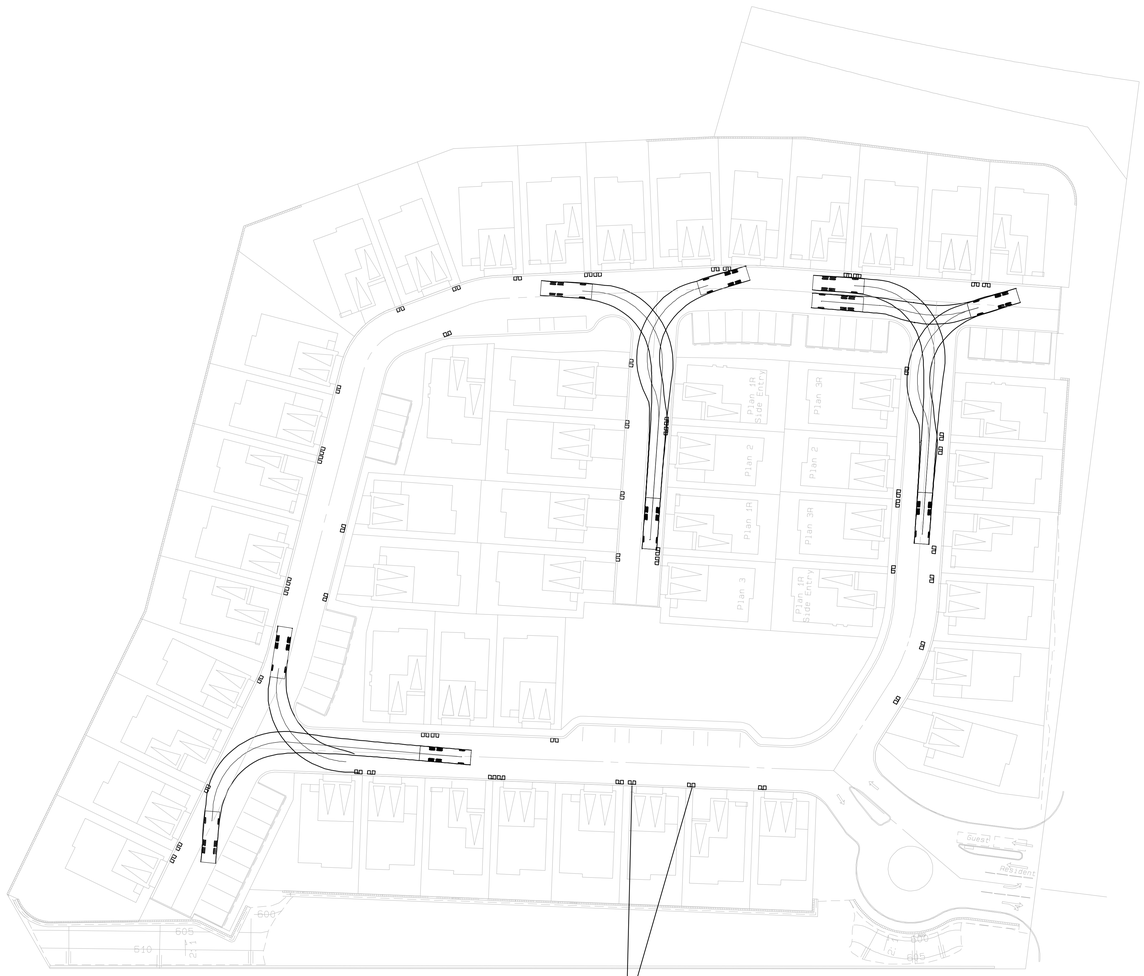
TRACT NO. 17810
DRAWING FILE NO.
SCALE: 1"= 30'
SHEET 5 OF 11

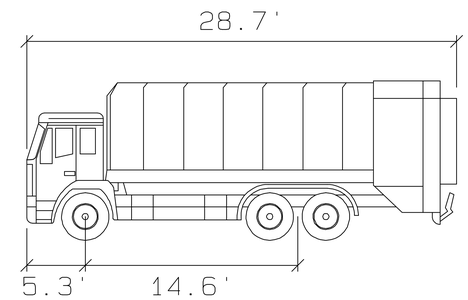
# TRASH COLLECTION PLAN FOR TRACT NO. 17810

# ENCANTO

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA




TYPICAL TRASH RECEPTACLE PICK-UP LOCATIONS
(2 CONTAINERS PER RESIDENCE)




REFUSE 3 AXLE

NOTE: TURNING MOVEMENTS ARE SHOWN ONLY FOR NON-STANDARD INTERSECTIONS. TRASH COLLECTION TO BE PROVIDED BY: CR&R INCORPORATED WASTE SERVICES.

GRAPHIC SCALE

0' 20' 40' 80' 160'

1 inch = 30 ft.

TRASH COLLECTION PLAN FOR TRACT NO. 17810

ENCANTO

RBF J.N. 142216 JULY 24, 2015

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SOIL ENGINEER

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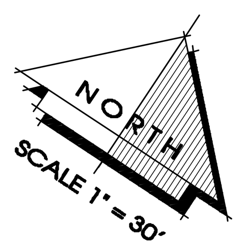
TRACT NO. 17810
DRAWING FILE NO.
SCALE: 1"= 30'
SHEET 6 OF 11

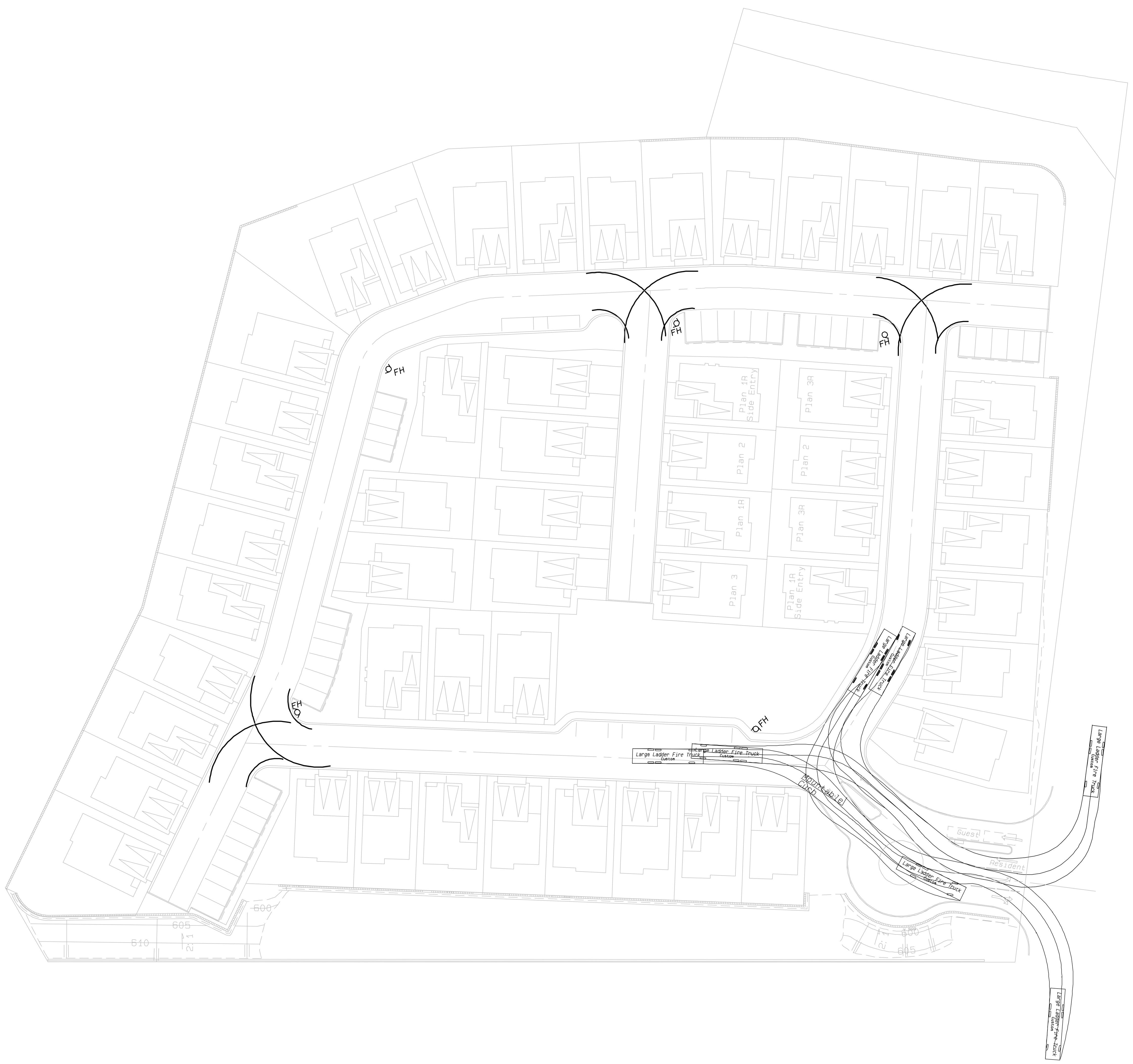
H:\pdata\142216\TERRA\TTM-SITEPLAN July 27 2015.pro

# FIRE TRUCK TURNING DIAGRAM FOR TRACT NO. 17810

# ENCANTO

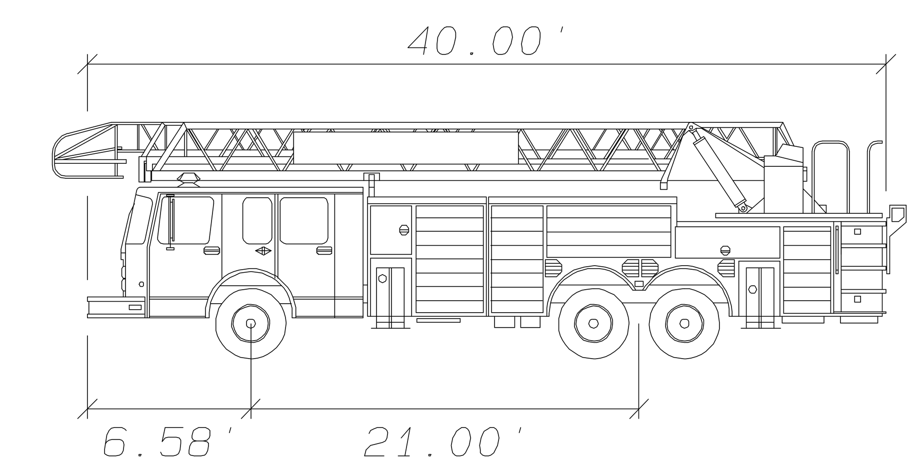
IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA




17' INSIDE TURN RADIUS

38' OUTSIDE TURN RADIUS




**Autoturn Template-Large Ladder Fire Truck**

| | |
|---|---|
| Width | : 8.27 feet |
| Track | : 7.87 feet |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 41.7 |

NOTE:

Per Code, Section 903.2.8 Group R, an automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

GRAPHIC SCALE
0' 20' 40' 80' 160'
1 inch = 30 ft.

# FIRE TRUCK TURNING DIAGRAM FOR TRACT NO. 17810 OCFA SERVICE REQUEST #169766 ENCANTO

RBF J.N. 142216 JULY 24, 2015

DIGALERT
DIAL TOLL FREE
1-800-227-2600
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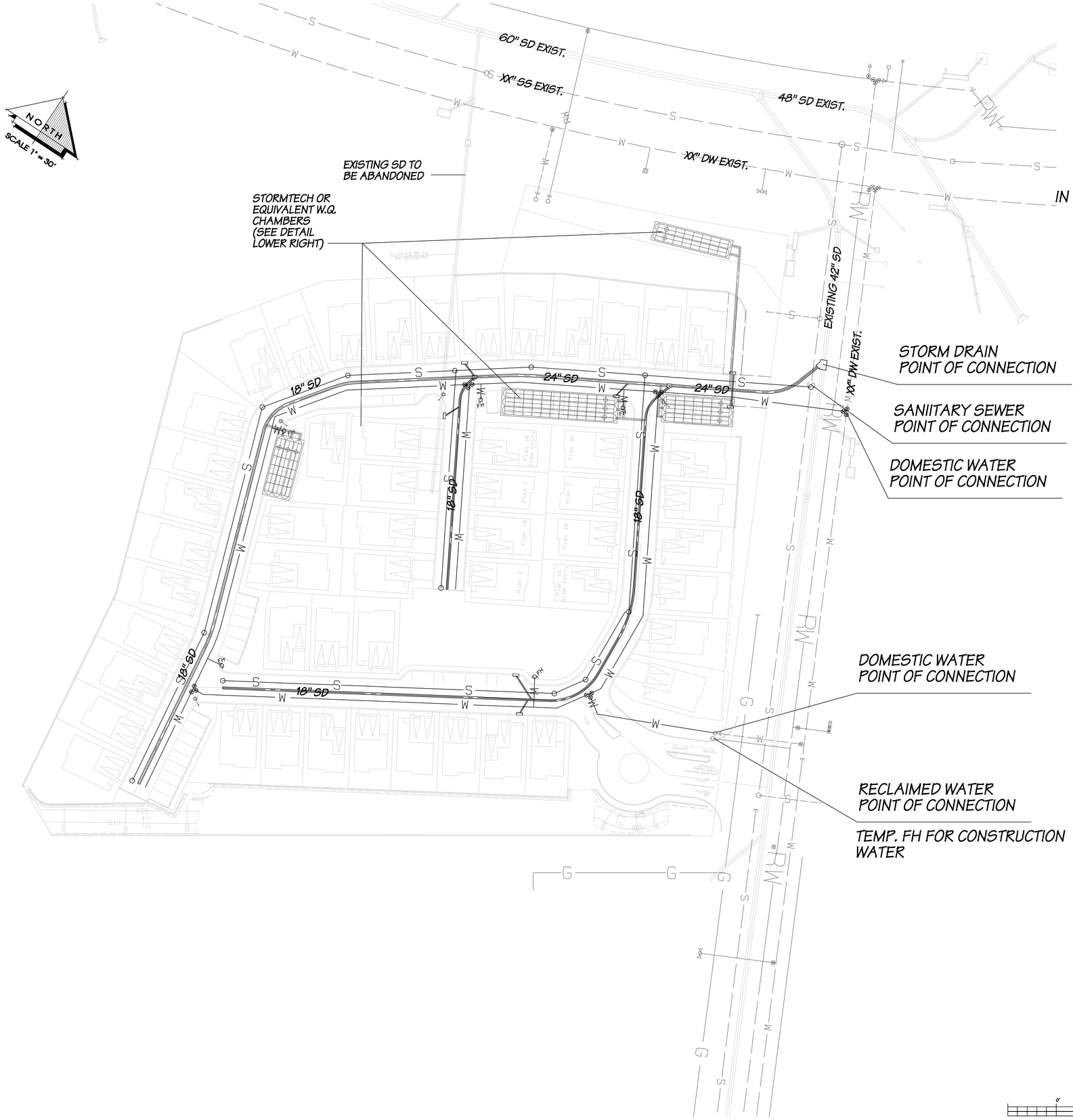
SCALE: 1"= 30'

SHEET 7 OF 11

# UTILITY CONCEPT PLAN FOR TRACT NO. 17810

# ENCANTO

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA




NOTE:
ALL ON-SITE SANITARY SEWER IS 8".
ALL ON-SITE DOMESTIC WATER IS 8".
ON-SITE STORM DRAIN SIZED AS SHOWN.

SIZES ARE PRELIMINARY AND MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING CALCULATIONS.

GRAPHIC SCALE

0' 20' 40' 80' 160'

1 inch = 30 ft.

UTILITY CONCEPT PLAN FOR TRACT NO. 17810

ENCANTO

RBF J.N. 142216 JULY 24, 2015

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DIG ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER
WILLIAM HEZMAHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE, SUITE 200
SANTA ANA, CA 92705-5543
PHONE: (949) 250-0607
FAX: (949) 250-1529

SOIL ENGINEER

Michael Baker INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(O) (949) 472-3505 · MBAKERINTL.COM

| REVISIONS | | | |
|---|---|---|---|
| Nº | DATE | BY | DESCRIPTION |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

PLANS PREPARED FOR:
Meritage Homes
1250 CORONA POINTE COURT, SUITE 210
CORONA, CA 92879
PHONE: (951) 547-8339
FAX: (951) 547-8301
ATTN.: KENNETH KIM

PROJECT TITLE

JOB ADDRESS
25192 COMMERCENTRE DRIVE
LAKE FOREST, CALIFORNIA 92610

LEGAL DESCRIPTION
LOT 13 OF TRACT NO. 13343, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A MAP RECORDED IN BOOK 647, PAGES 23 THROUGH 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TRACT NO. 17810

DRAWING FILE NO.

SCALE: 1"= 30'

SHEET 8 OF 11

## LANDSCAPE CONSTRUCTION NOTES

1. EXISTING RETAINING WALL AND PARKWAY AT COMMERCENTRE DRIVE. PROTECT IN PLACE. HOA OWNED AND MAINTAINED. ATTACH NEW 42" H DECORATIVE PAINTED TUBULAR STEEL FENCE TO TOP OF EXISTING WALL. TUBULAR STEEL FENCE TO MATCH TUBULAR STEEL AT ENTRY GATE.
2. SLUMP BLOCK RETAINING WALL AND CAP. HEIGHT PER GRADING PLAN WITH 5' GLASS PANEL FENCE.
3. 8' HEIGHT PERIMETER SLUMP BLOCK SCREEN WALL AND CAP.
4. ENTRY MONUMENT - MASONRY RETAINING WALL WITH STONE VENEER. COMMUNITY NAME AS SHOWN ON DETAIL. STONE MATERIAL AND PATTERN TO MATCH BAKER RANCH. HEIGHT AS NOTED ON PLANS. SEE ELEVATION D ON SHEET 11.
5. SOLID MASONRY THEME WALL - SLUMP BLOCK AND CAP. MATERIALS TO MATCH BAKER RANCH. 5' HEIGHT. SEE DETAIL F ON SHEET 11.
6. LOW STONE SEATING / PLANTER WALL. STONE TO MATCH ENTRY MONUMENT.
7. PLAY AREA EQUIPMENT WITH ACCESSIBLE SURFACE. ACTUAL EQUIPMENT TO BE DETERMINED AT FINAL DESIGN.
8. GLASS PANEL FENCE. MATERIALS AND COLOR TO MATCH BAKER RANCH. 5' MIN. HEIGHT. SEE DETAIL F ON SHEET 11.
9. DECORATIVE PAINTED TUBULAR STEEL OR ALUMINUM VEHICULAR AND PEDESTRIAN GATE. SEE ELEVATION E ON SHEET 11.
10. INTERIOR LOT VINYL FENCING AND GATE. SEE DETAIL F ON SHEET 11.
11. GATE KEY PAD.
12. EXPOSED AGGREGATE PAVEMENT WITH INTEGRAL COLOR OR EQUAL.
13. SHADE COVER WITH BENCHES.
14. OPEN TURF.
15. MAIL BOX.
16. SCREENING HEDGE/ VINE.
17. LOW PRIVACY HEDGE
18. ARCH
19. FIRE RING
20. LOUNGE SEATING
21. UMBRELLA TABLE
22. STONE BBQ
23. INTERLOCKING PAVERS
24. PLAYGROUND SAND

## GENERAL NOTES:

1. ALL LANDSCAPING AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF LAKE FOREST MUNICIPAL CODE, INCLUDING BUT NOT LIMITED TO CITY WIDE DESIGN GUIDELINES, THE WATER EFFICIENT LANSCAPE ORDINANCE (ORINANCE 207), SECTION 9.144.060.1 SCREENING, 9.144.060.2 LANDSCAPING AND 9.144.080.5 FENCES AND WALLS.
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN ELECTRICALLY OPERATED, REMOTE CONTROLLED IRRIGATION SYSTEM UTILIZING LOW VOLUME IRRIGATION. THE SYSTEM SHALL BE HYDROZONED BASED ON PLANTS WATER-USE, APPLY WATER EFFICIENTLY AND DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE JUNE 12, 2015 (PUBLIC DRAFT).
3. THE TREE, SHRUB AND GROUND COVER SPECIES AND DESIGN FOR THE SLOPE ADJACENT TO COMMERCENTRE DRIVE TO MATCH THE SLOPE LANDSCAPE DESIGN ON THE EAST SIDE OF COMMERCENTRE DRIVE.
4. THE TREE, SHRUB AND GROUND COVER SPECIES AND DESIGN FOR THE SLOPE ADJACENT TO ALTON PARKWAY TO MATCH THE SLOPE LANDSCAPE DESIGN BETWEEN ALTON PARKWAY AND THE PROJECT SITE.
5. UTILITY AND MECHANICAL EQUIPMENT (E.G. ELECTRIC AND GAS METERS, ELECTRICAL PANELS, TRANSFORMERS AND JUNCTION BOXES) SHOULD BE SCREENED FROM VIEW OR INCORPORATED INTO THE ARCHITECTURE OF THE BUILDING - SEE DETAIL C ON SHEET 10.
6. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE OCFA APPROVED (7-16-15) CONCEPTUAL FUEL MODIFICATION PLAN PREPARED BY FIRESAFE PLANNING SOLUTIONS.

## PLANT PALLETTE

### HOME OWNERS ASSOCIATION MAINTAINED LANDSCAPE AREAS (13,600 S.F.)

| GATED ENTRY, RECREATION AND PARKWAY AREAS | SPACING | WATER USE |
|---|---|---|
| TREES: | | |
| CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS (21 TOTAL) | * | M |
| ULMUS PARVIFOLIA - EVERGREEN ELM (19 TOTAL) | * | L |
| 36" & 24" BOX SIZES | | |
| * SPACING AS SHOWN ON THE PLAN | | |
| ACCENT PLANTS: | | |
| AGAVE SPECIES - AGAVE | 4' OC | L |
| ALOE SPECIES - ALOE | 3' OC | M |
| BOUGAINVILLEA SPECIES - BOUGAINVILLEA | 6' OC | L |
| MUELENBERGIA SPECIES - ORNAMNETAL GRASS | 3' OC | M |
| ROSA 'CARPET ROSE' - CARPET ROSE | 3' OC | M |
| ROSA 'ICEBERG' - ICEBERG ROSE | 3' OC | M |
| PHORMIUM TENAX - FLAX | 4' OC | L |
| STRELITZIA REGINAE - BIRD OF PARADISE | 3' OC | M |
| 5 AND 1 GALLON CONTAINER SIZES | | |
| SHRUBS: | | |
| CALLISTEMON 'LITTLE JOHN' - BOTTLE BRUSH | 3' OC | L |
| CARISSA MACROCARPA 'BOXWOOD BEAUTY' - NATAL PLUM | 4' OC | M |
| LIGUSTRUM LUCIDUM - GLOSSY PRIVET | 4' OC | M |
| PITTOSPORUM TOBIRA VARIEGATA - VARIEGATED TOBIRA | 4' OC | M |
| VIBURNUM TINUS 'SPRING BOQUET' - LAURUSTINUS | 4' OC | M |
| 5 AND 1 GALLON CONTAINER SIZES | | |
| GROUND COVER: | | |
| MYOPORUM PARVIFOLIUM - MYOPORUM GROUND COVER | 4' OC | L |
| ROSMARINUS PROSTRATUS - ROSEMARY | 2' OC | L |
| TRACHELOSPERMUM JASMINOIDES - STAR JASMINE | 2' OC | M |
| 1 GALLON AND ROOTED CUTTINGS FROM FLATS | | |
| VINES: | | |
| FICUS PUMILA - CREEPING FIG | L' OC | M |
| (ATTACH TO EXPOSED RETAINING WALL SURFACES) | | |
| 1 GALLON CONTAINER SIZES | | |
| LOW WATER USE VARIETIES OF TURF SOD (1,000 S.F.) | - | H |

### SLOPE-EROSION CONTROL (24,850 S.F.)

| TREES (43 TOTAL): | | |
|---|---|---|
| CHAMAEROPS HUMILIS - MEDITERRANEAN FAN PALM | ** | M |
| EUCALYPTUS SPECIES - EUCALYPTUS | ** | M |
| PINUS HALEPENSIS - ALEPPO PINE | ** | L |
| SCHINUS MOLLE - CALIFORNIA PEPPER TREE | ** | VL |
| 24" BOX AND 15 GALLON CONTAINER SIZES | | |
| ** SPACING AND DENSITY TO MATCH SLOPE LANDSCAPE ON OTHER SIDE OF COMMERCENTER DRIVE | | |
| GROUND COVER: | | |
| LONICERA JAPONICA 'HALLIANA' - HALL'S JAPANESE HONEY SUCKLE | 6' OC | L |
| 1 GALLON CONTAINER SIZES | | |

### SCREENING SHRUBS (8,500 S.F.)

| | | |
|---|---|---|
| HETEROMELES ARBUTIFOLIA - TOYON | 6' OC | L |
| LIGUSTRUM LUCIDUM - GLOSSY PRIVET | 5' OC | M |
| PHOTINIA X FRASERRI - PHOTINIA | 6' OC | M |
| PRUNUS CAROLINIANA - CAROLINA CHERRY | 4' OC | M |

### PRIVATE PROPERTY OWNER MAINTAINED LANDSCAPE AREAS (10,300 S.F.)

| FRONT YARDS - INSTALLED BY DEVELOPER | | |
|---|---|---|
| TREES (62 TOTAL): | | |
| LAGERSTROEMIA INDICA - CRAPE MYRTLE | * | M |
| LAURUS NOBILIS 'SARATOGA' - SWEET BAY | * | L |
| LIGUSTRUM LUCIDUM - GLOSSY PRIVET | * | M |
| MAGNOLIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM SOUTHERN MAGNOLIA | * | M |
| PHOTINIA X FRASERRI - PHOTINIA | * | M |
| PRUNUS CAROLINIANA - CAROLINA CHERRY | * | M |
| TABEBUIA IPE - PINK TRUMPET TREE | * | M |
| 24" BOX AND 15 GALLON SIZES | | |
| * SPACING AS SHOWN ON THE PLAN | | |
| ACCENT SHRUBS: | | |
| ALOE SPECIES - ALOE | 3' OC | L |
| AGAVE ATTENUATA - FOX TAIL AGAVE | 3' OC | M |
| DIETES SPECIES - FORTNIGHT LILY | 3' OC | M |
| PHORMIUM TENAX - NEW ZEALAND FLAX | 4' OC | L |
| ROSA 'CARPET ROSE' - ROSE | 3' OC | M |
| STRELITZIA REGINAE - BIRD OF PARADISE | 3' OC | M |
| 5 AND 1 GALLON CONTAINER SIZES | | |
| FOUNDATION SHRUBS: | | |
| ARBUTUS UNEDO 'COMPACTA' - STRAWBERRY | 3' OC | L |
| CALISTEMON 'LITTLE JOHN' - BOTTLE BRUSH | 3' OC | L |
| CARISSA MACROCARPA 'BOXWOOD BEAUTY' - NATAL PLUM | 4' OC | M |
| OLEA 'LITTLE OLLIE' - DWARF OLIVE | 4' OC | L |
| RHAPHIOLEPIS INDICA 'BALLERINA' - INDIA HAWTHORN | 3' OC | M |
| 5 AND 1 GALLON SIZES | | |
| GROUND COVER: | | |
| MYOPORUM PARVIFOLIUM - MYOPORUM GROUND COVER | 4' OC | M |
| ROSMARINUS PROSTRATUS - ROSEMARY | 2' OC | L |
| TRACHELOSPERMUM JASMINOIDES - STAR JASMINE | 2' OC | M |
| 1 GALLON AND ROOTED CUTTINGS FROM FLATS | | |

### EXIST COMMERCENTRE DRIVE PARKWAY (1,275 S.F.)

| | | |
|---|---|---|
| MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE | 30" OC | M |
| 5 GALLON SIZE | | |
| FICUS PUMILA - CREEPING FIG | 8' OC | M |
| 1 GALLON SIZE (PLANT AT BASE OF EXISTING WALL) | | |

## WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETo)x(0.5)x(LA)x(0.62) = GALLONS PER YEAR
MAWA = 49.6 x 0.5 x 59,525 x 0.62 = 899,880 GALLONS PER YEAR

ESTIMATED APPLIED WATER USE (EAWU)
ETWU = [(ETo)x(PF)x(LA)x(0.62)]/(IE) = GALLONS PER YEAR

HYDROZONE 1 ENTRY, RECREATION & PARKWAY AREAS (13,875 SF, 24% OF LANDSCAPE AREA):
MEDIUM WATER USE PLANTS - DRIP IRRIGATION
49.6 x 0.5 x 13,875 x 0.62/0.9 = 237,047 GALLONS PER YEAR

HYDROZONE 2 RECREATION AREA (1,000 SF, 2% OF LANDSCAPE AREA):
LOW WATER USE TURF - DRIP IRRIGATION
49.6 x 0.8 x 1,000 x 0.62/0.9 = 27,326 GALLONS PER YEAR

HYDROZONE 3 SLOPE-EROSION CONTROL AREA (22,600 SF, 39% OF LANDSCAPE AREA):
LOW WATER USE PLANTS - DRIP IRRIGATION
49.6 x 0.3 x 22,600 x 0.62/0.9 = 221,605 GALLONS PER YEAR

HYDROZONE 4 SLOPE-EROSION CONTROL AREA (2,250 SF, 4% OF LANDSCAPE AREA):
MEDIUM WATER USE TREES - BUBBLER IRRIGATION
49.6 x 0.5 x 2,250 x 0.62/0.9 = 43,245 GALLONS PER YEAR

HYDROZONE 5 SCREENING SHRUBS AREA (8,500 SF, 15% OF LANDSCAPE AREA):
MEDIUM WATER USE PLANTS - DRIP IRRIGATION
49.6 x 0.5 x 8,500 x 0.62/0.9 = 145,218 GALLONS PER YEAR

HYDROZONE 6 FRONT YARDS AREA (10,300 SF, 18% OF LANDSCAPE AREA):
MEDIUM WATER USE PLANTS - DRIP IRRIGATION
49.6 x 0.5 x 10,300 x 0.62/0.9 = 175,970 GALLONS PER YEAR

TOTAL EAWU = 860,479 GALLONS PER YEAR
(PROPOSED WATER USAGE IS LOWER THAN MAXIMUM WATER ALLOWANCE/ ETWU COMPLIES WITH MAWA)

REGISTERED LANDSCAPE ARCHITECT
JOHN STEVEN ANDREW LEA, JR.
SIGNATURE
SEP. 30, 2015
REGISTN. DATE
USA
STATE OF CALIFORNIA

Michael Baker INTERNATIONAL

JN 142210

City Of Lake Forest

# Landscape Concept and Fencing Plan

July 24, 2015

ENCANTO - Exhibit 9 of 11

PROPOSED SHADE STRUCTURE

## LANDSCAPE CONSTRUCTION NOTES FOR DETAIL A

1. EXISTING RETAINING WALL AND PARKWAY AT COMMERCENTRE DRIVE. PROTECT IN PLACE. HOA OWNED AND MAINTAINED. ATTACH NEW 42" H DECORATIVE PAINTED TUBULAR STEEL FENCE TO TOP OF EXISTING WALL. TUBULAR STEEL FENCE TO MATCH TUBULAR STEEL AT ENTRY GATE.
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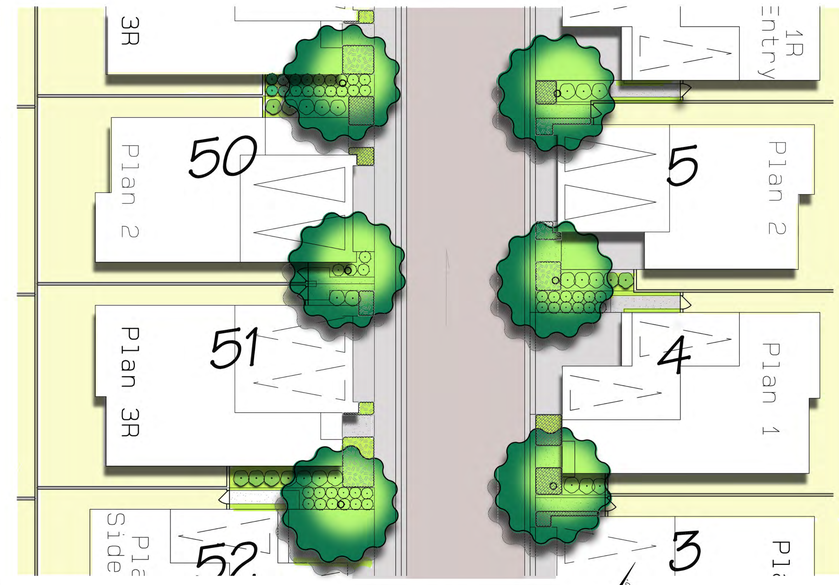
15. MAIL BOX.
16. SCREENING HEDGE/ VINE.
17. LOW PRIVACY HEDGE
18. ARCH
19. FIRE RING
20. LOUNGE SEATING
21. UMBRELLA TABLE
22. STONE BBQ
23. INTERLOCKING PAVERS
24. PLAYGROUND SAND
25. LINE OF SITE - LANDSCAPE TO BE SELECTED IN ACCORDANCE WITH CITY STANDARDS.

## LEGEND FOR DETAIL B

- ONE TREE PER LOT PER PLANT PALLETTE
- ACCENT SHRUBS PER PLANT PALLETTE
- LOW GOWNING SHRUBS OR GROUND COVER PER PLANT PALLETTE
- FOUNDATION SHRUBS PER PLANT PALLETTE

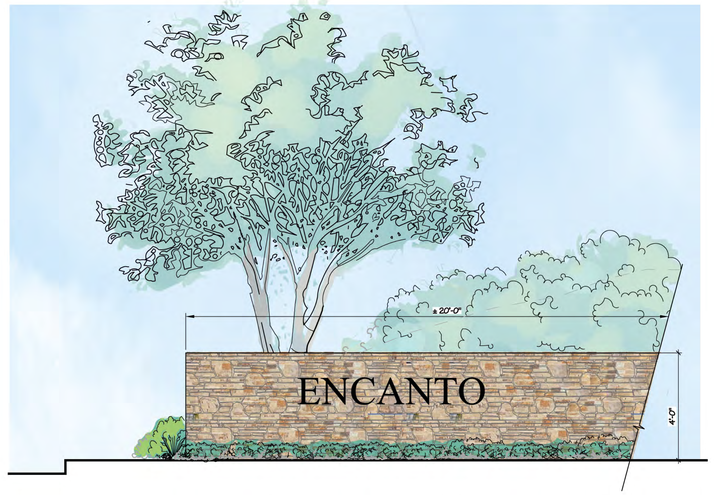



B TYPICAL FRONT YARD
SCALE: 1" = 10'

A DETAIL - LOT A RECREATION AREA AND GATED ENTRY
SCALE: 1" = 10'

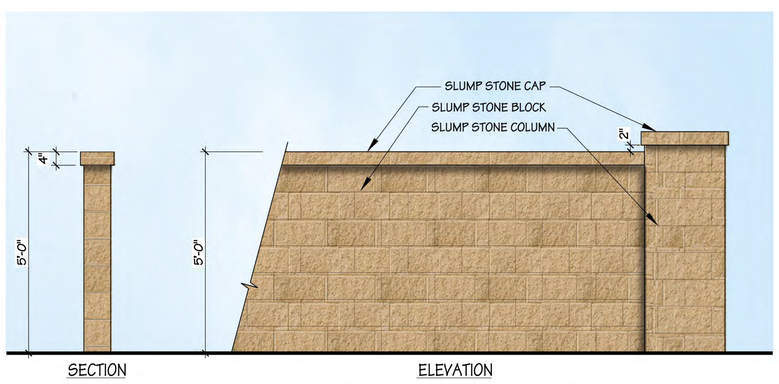
NOTE:
LOCATION TO BE DETERMINED BY SCE AT FINAL DESIGN PHASE.

C TYPICAL TRANSFORMERS SCREENING

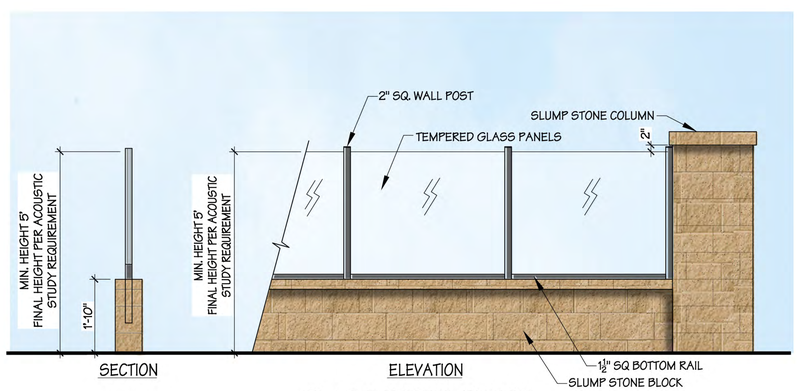



D ELEVATION - ENTRY MONUMENT
SCALE: NOT TO SCALE

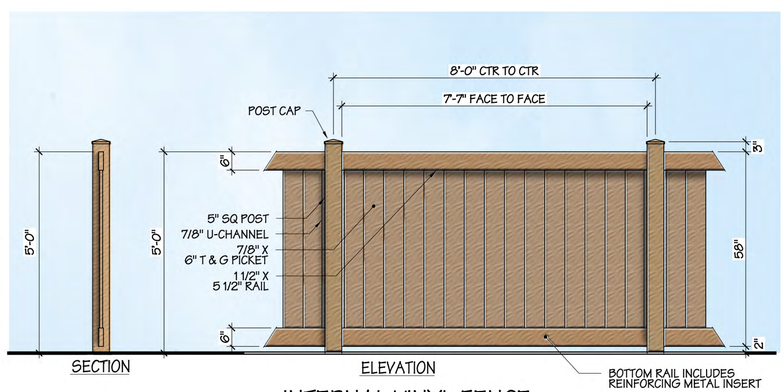
E ELEVATION - GATED ENTRY
SCALE: NOT TO SCALE




SOLID MASONRY THEME WALL




GLASS PANEL FENCE




INTERNAL VINYL FENCE

F WALL AND FENCE DETAILS
SCALE: NOT TO SCALE