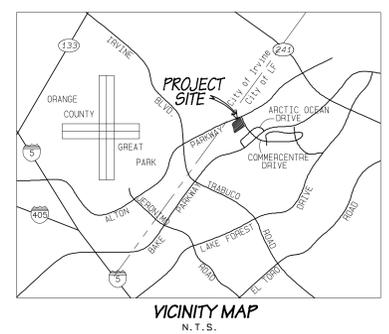
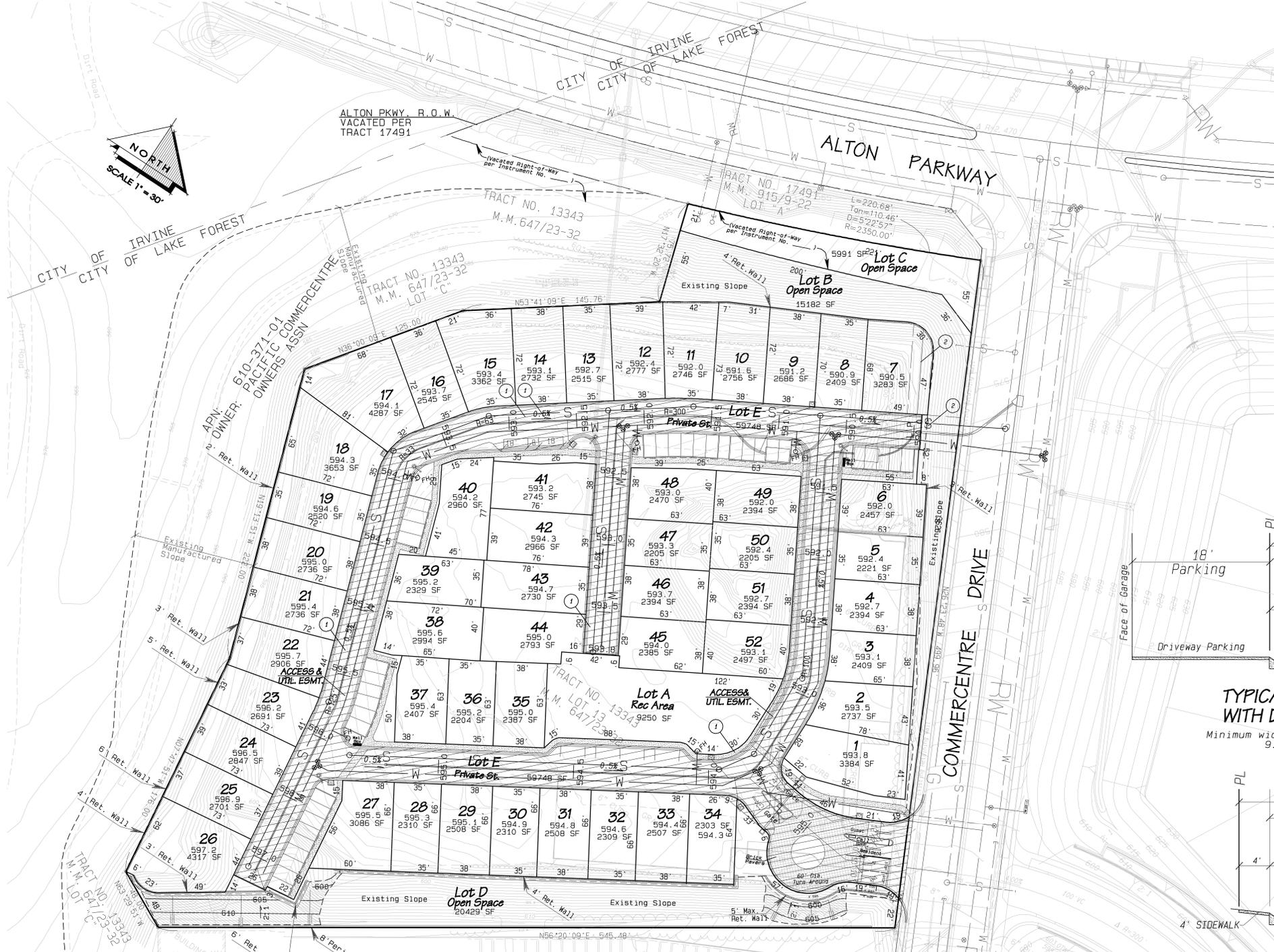
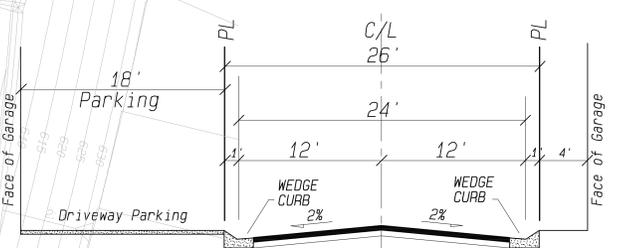


TENTATIVE TRACT MAP NO. 17810 ENCANTO

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

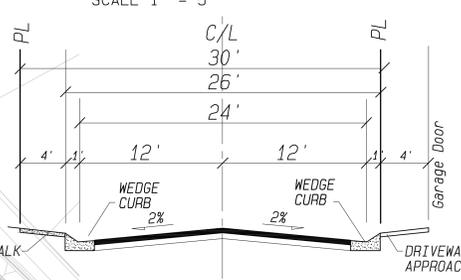


- NOTES:**
- SITE ADDRESS: 25192 COMMERCENTRE DR., LAKE FOREST, CA 92610
 - ASSESSORS PARCEL: 610-371-02 AND 610-371-05
 - THOMAS GUIDE: PG 861, GRID H-6
 - SITE AREA: 5.75 AC.
 - EXISTING LOTS: 1
 - PROPOSED: 52 RESIDENTIAL LOTS, 1 PRIVATE STREET LOT, 4 OPEN SPACE LOTS (57 TOTAL)
 - OAK, WESTERN SYCAMORE, CALIFORNIA BAY & SOUTHERN CALIFORNIA BLACK WALNUT TREES: NONE
 - EXISTING ZONE: High Technology (Pacific Commerce PC) PROPOSED ZONE: R2 (Multifamily Dwelling District) and PD (Planned Development District)
 - EXISTING GENERAL PLAN DESIGNATION: Light Industrial PROPOSED GENERAL PLAN DESIGNATION: Low-Medium Density Residential (7-15 DU/ac)
 - FLOOD ZONE: X PER FEMA MAP 06055C 0315 J DATED 12/03/2009. ALL PADS SHALL BE MINIMUM 1' ABOVE THE 100-YEAR FLOOD LEVEL.
 - THE UTILITY INFORMATION WAS PROVIDED BY THE UTILITY COMPANIES AS EXPRESSED HEREON.
 - PARKING: 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'
 - ALL OPEN SPACES, MANUFACTURED SLOPES, INTERIOR STREETS AND ON-SITE STORM DRAINAGE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
 - ALL MANUFACTURED SLOPES ON BOTH FILL AND CUT SHALL BE A MAXIMUM OF 2% HORIZONTAL TO 1 VERTICAL.
 - DEVIATION FROM CITY STANDARDS: CHAPTER 7.06.105 B SUBSECTION B, TO PROVIDE WEDGE CURB, RATHER THAN VERTICAL CURB, FOR INTERIOR PROJECT DRIVEWAYS.
 - THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.



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'

- UTILITY COMPANIES:**
- ELECTRIC: SOUTHERN CALIFORNIA EDISON P.O. BOX 600, ARDENWOOD, CA 91771, PHONE: (800) 655-4555
 - GAS: SOUTHERN CALIFORNIA GAS P.O. BOX 6, MONTEREY PARK, CA 91756, PHONE: (800) 427-2600
 - WATER & SEWER: IRVINE RANCH WATER DISTRICT 15800 SAND CANYON AVENUE, IRVINE, CA 92618-3102, PHONE: (949) 453-4300
 - CABLE: COX COMMUNICATIONS 29947 AVENIDA DE LAS BANDERAS, RANCHO SANTA MARGARITA, CA 92688, PHONE: (949) 240-1212
 - TELEPHONE: PACIFIC BELL 1-800-310-2355
 - TRASH: ORBI INCORPORATED 11588 WESTERN AVE., STANTON, CA 90680, PHONE: (714) 372-8272

- LEGEND**
- CATCH BASIN AND STORM DRAIN
 - TENTATIVE TRACT BOUNDARY
 - DIRECTION OF GRADED SLOPE
 - MASONRY RETAINING WALL
 - PROPOSED SANITARY SEWER
 - PROPOSED DOMESTIC WATER
 - LOT NUMBER
 - PAD ELEVATION
 - LOT AREA
 - 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)	UNIT TYPE
1	3,343 SF	3	1,283 SF	38%	2,134 SF*	RESIDENT
2	2,790 SF	2	1,276 SF	46%	2,141 SF*	RESIDENT
3	2,447 SF	3	1,415 SF	58%	2,134 SF*	RESIDENT
4	2,432 SF	3	1,283 SF	53%	2,134 SF*	RESIDENT
5	2,256 SF	2	1,276 SF	54%	2,141 SF*	RESIDENT
6	4,486 SF	IRISE	2,282 SF	50%	1,943 SF*	RESIDENT
7	2,283 SF	IRISE	2,282 SF	39%	1,943 SF*	RESIDENT
8	2,409 SF	2R	1,276 SF	53%	2,141 SF*	RESIDENT
9	2,686 SF	3	1,415 SF	52%	2,134 SF*	RESIDENT
10	2,756 SF	1R	1,282 SF	47%	1,943 SF*	RESIDENT
11	2,746 SF	2	1,276 SF	46%	2,141 SF*	RESIDENT
12	2,777 SF	3R	1,415 SF	51%	2,134 SF*	RESIDENT
13	2,515 SF	2	1,276 SF	51%	2,141 SF*	RESIDENT
14	2,732 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	1,276 SF	50%	2,141 SF*	RESIDENT
17	2,287 SF	1R	1,282 SF	50%	1,943 SF*	RESIDENT
18	3,653 SF	3	1,415 SF	39%	2,134 SF*	RESIDENT
19	2,520 SF	2	1,276 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	2,908 SF	1R	1,282 SF	44%	1,943 SF*	RESIDENT
23	2,921 SF	3R	1,415 SF	48%	2,134 SF*	RESIDENT
24	2,847 SF	1	1,282 SF	45%	1,943 SF*	RESIDENT
25	2,701 SF	2	1,276 SF	47%	2,141 SF*	RESIDENT
26	2,317 SF	3R	1,415 SF	33%	2,134 SF*	RESIDENT
27	3,148 SF	3	1,415 SF	45%	2,134 SF*	RESIDENT
28	2,910 SF	2R	1,276 SF	58%	2,141 SF*	RESIDENT
29	2,508 SF	1	1,282 SF	51%	1,943 SF*	RESIDENT
30	2,310 SF	2R	1,276 SF	56%	2,141 SF*	RESIDENT
31	2,508 SF	3	1,415 SF	48%	2,134 SF*	RESIDENT
32	2,309 SF	2R	1,276 SF	59%	2,141 SF*	RESIDENT
33	2,505 SF	1R	1,282 SF	51%	1,943 SF*	RESIDENT
34	2,359 SF	2	1,276 SF	50%	2,141 SF*	RESIDENT
35	2,387 SF	3R	1,415 SF	59%	2,134 SF*	RESIDENT
36	2,204 SF	2	1,276 SF	50%	2,141 SF*	RESIDENT
37	4,407 SF	IRISE	2,282 SF	53%	1,943 SF*	RESIDENT
38	2,994 SF	3R	1,415 SF	47%	2,134 SF*	RESIDENT
39	2,309 SF	2R	1,276 SF	59%	2,141 SF*	RESIDENT
40	3,070 SF	IRISE	2,282 SF	42%	1,943 SF*	RESIDENT
41	2,710 SF	2R	1,276 SF	47%	2,141 SF*	RESIDENT
42	2,927 SF	3R	1,415 SF	48%	2,134 SF*	RESIDENT
43	2,695 SF	2R	1,276 SF	47%	2,141 SF*	RESIDENT
44	2,764 SF	3R	1,415 SF	51%	2,134 SF*	RESIDENT
45	3,339 SF	3	1,415 SF	40%	2,134 SF*	RESIDENT
46	2,356 SF	1R	1,282 SF	54%	1,943 SF*	RESIDENT
47	2,170 SF	2	1,276 SF	59%	2,141 SF*	RESIDENT
48	2,428 SF	IRISE	2,282 SF	53%	1,943 SF*	RESIDENT
49	2,356 SF	3R	1,415 SF	60%	2,134 SF*	RESIDENT
50	2,170 SF	2	1,276 SF	50%	2,141 SF*	RESIDENT
51	2,356 SF	3R	1,415 SF	60%	2,134 SF*	RESIDENT
52	2,457 SF	IRISE	2,282 SF	50%	1,943 SF*	RESIDENT
53	140,345 SF	OPEN SPACE (RECREATION CENTER)				HOA
54	15,749 SF	OPEN SPACE				HOA
55	9,931 SF	OPEN SPACE				HOA
56	20,188 SF	OPEN SPACE				HOA
57	19,309 SF	STREET				HOA

APN: 610-371-04
 OWNER: AGILENT TECHNOLOGIES INC
 ADDRESS: 25200 COMMERCENTRE DRIVE

EXISTING COMMERCIAL/ LIGHT INDUSTRIAL DEVELOPMENT STANDARDS COMPLIANCE TABLE

Development Standard	R2 Base District	PD Development District	(R2-PD)* (This Plan)	Consistent with LPMC 3.124
Min. Building Site Area	7,200 SF	Per SDP	2,170 SF	Yes
Max. Building Height	35 FEET	Per SDP	36 FEET	Yes
Min./Avg. Lot Area Per Unit	1,000 SF Min.	Avg. > 1,000	2,689 SF Avg.	Yes
Minimum Distances Between Principal Structures	10'	Per SDP	6'	Yes
Max. Number of Units	208*	52	(Per SDP)	Yes
Max. Building Site Coverage	40%	32.9%		Yes
Front Building Setback	20'	4'		Yes
Side Building Setback	5'	4'		(Per SDP)
Rear Building Setback	25'	10'		
Min. Separation Between Garage Doors	30'	38'		Yes

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

GRAPHIC SCALE

1 inch = 30 ft.

TOTAL LETTERED LOT AREA = 110,357 SF
 TOTAL NUMBERED LOT AREA = 140,345 SF
 TOTAL LOT AREA = 250,703 SF (5.75 AC.)

TRACT NO. 14316

EXISTING Topography Legend

LEGEND	ABBREVIATIONS
WATER VALVE	A.C.
WATER METER	B.P.P.
TELEPHONE MANHOLE	CATV/T
STREET LIGHT	CB
SEWER MANHOLE	CONC.
SEWER MANHOLE	E.V.T.
SEWER MANHOLE	FL
SEWER MANHOLE	H.C.R.
SEWER FOUND MONUMENT	SCD
FIRE HYDRANT	T.C.B.
POH INLET	T.P.E.
SURVEY CONTROL POINT	T.G.
BLOW OFF VALVE	

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. CARROLL, R.C.E., No. 41874

STATEMENT OF OWNERSHIP

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

BOJ LAKE FOREST ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP

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

- ACCESS AND UTILITY EASEMENTS, FOR COMMON ACCESS AND UTILITY SERVICE.
- PROPOSED UTILITY EASEMENTS FOR STORM DRAIN, SANITARY SEWER AND POTABLE WATER SERVICE.

Michael Baker INTERNATIONAL
 14725 Alton Parkway, Irvine CA 92618
 (949) 472-3505 • M.BAKERINTL.COM

Revisions

NO.	DATE	BY	DESCRIPTION

PLANS PREPARED FOR: **Meritage Homes**
 1250 CORONA PONTE COURT, SUITE 210
 CORONA, CA 92679
 PHONE: (951) 547-8339
 FAX: (951) 547-8301
 ATTN: KENNETH KIM

TENTATIVE TRACT MAP NO. 17810
 RBF J.N. 142216 JULY 24, 2015

PROJECT TITLE: 25152 COMMERCENTRE DRIVE LAKE FOREST, CALIFORNIA 92610

TRACT NO. **17810**

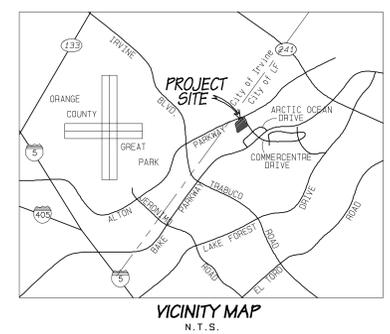
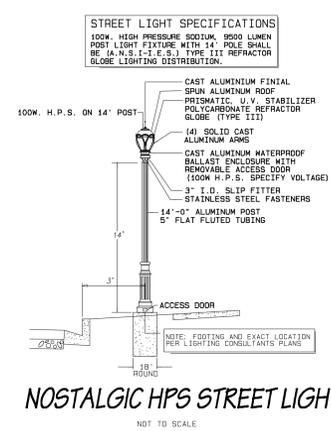
DRAWING FILE NO. _____

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



SITE DATA

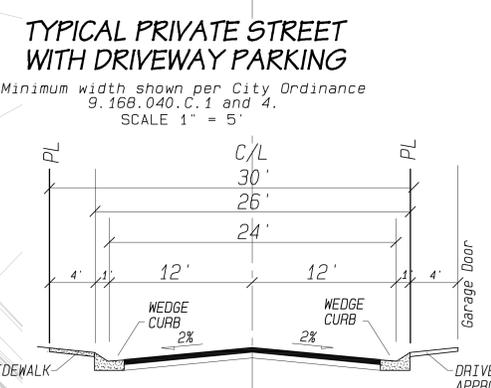
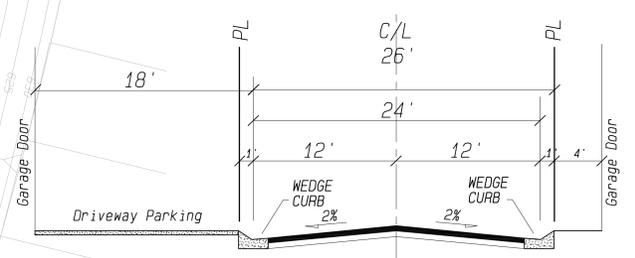
GROSS ACREAGE = 5.75 AC.
 NET ACREAGE = 4.79 AC.
 NUMBER OF UNITS = 52
 GROSS DENSITY = 10.9 DU/AC.

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: 104 Garage, 30 open/shared, 11 guest, Total 144
 PARKING PROVIDED: 104 Garage, 30 open/shared, 11 guest, Total 145

PARKING SPACES ARE 9' W X 18' L



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%
		50	100.0%

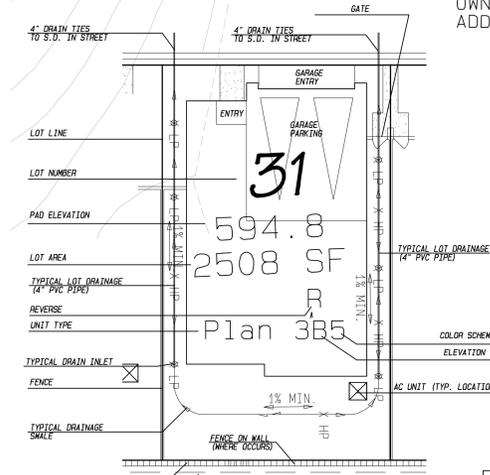
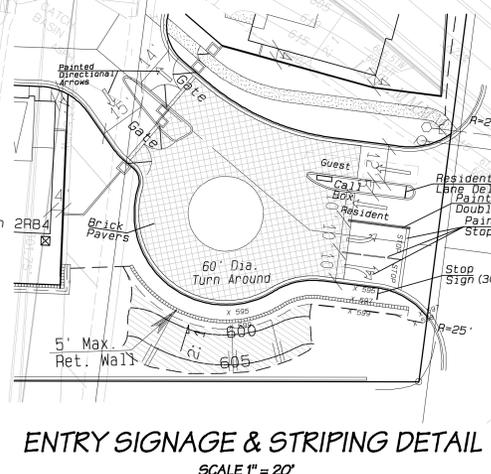
* 3-STORY OPTION (364 SF ADD'L SF)

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.

LEGEND

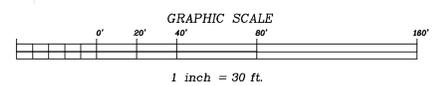
- CATCH BASIN AND STORM DRAIN
- TENTATIVE TRACT BOUNDARY
- DIRECTION OF GRADED SLOPE
- RETAINING WALL
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- LOT NUMBER
- PAD ELEVATION
- LOT AREA
- FIRE HYDRANT
- STREET LIGHT
- ON-SITE PRIVATE SIDEWALK
- A/C CONDENSER UNIT
- DECORATIVE PAVING TREATMENT



APN: 610-371-04
 OWNER: AGILENT TECHNOLOGIES INC
 ADDRESS: 25200 COMMERCENTRE DRIVE

EXISTING COMMERCIAL/
 LIGHT INDUSTRIAL
 DEVELOPMENT

TRACT NO. 14316



TYPICAL LOT AND DRAINAGE DETAIL
 SCALE 1" = 30'

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

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

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

Michael Baker International
 14725 Alton Parkway, Irvine CA 92618
 (O) (949) 472-3505 • M.BAKERINTL.COM

REVISIONS

NO.	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
Meritage Homes
 1250 CORONA POINTE COURT, SUITE 210
 CORONA, CA 92679
 PHONE: (951) 547-8310
 FAX: (951) 547-8301
 ATTN: KENNETH KIM

JOB ADDRESS:
 25192 COMMERCENTRE DRIVE
 LAKE FOREST, CALIFORNIA 92610

TRACT NO. **17810**
 DRAWING FILE NO. _____

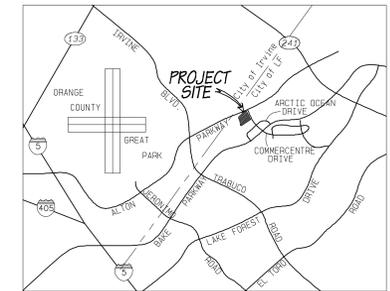
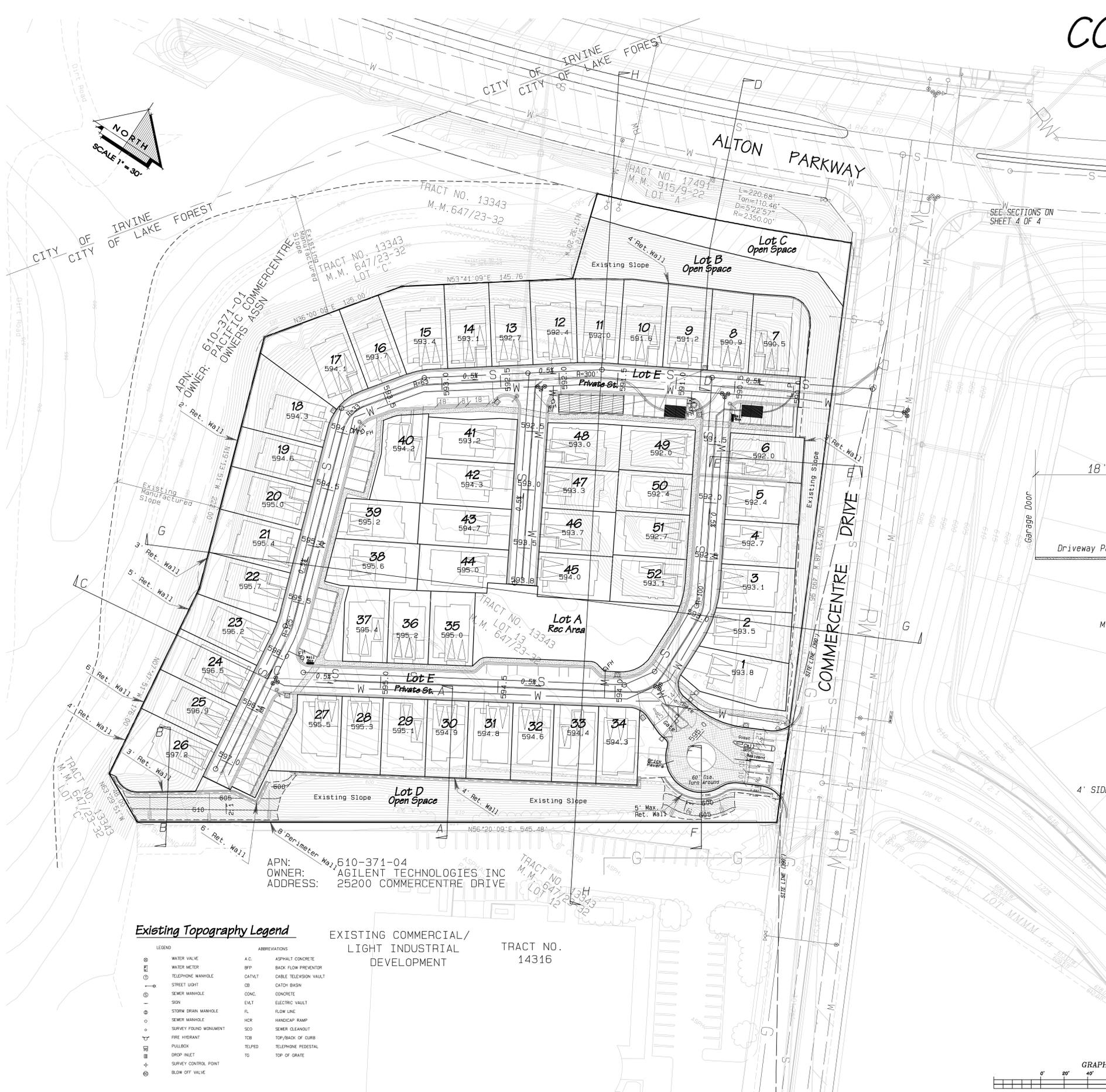
LEGAL DESCRIPTION:
 LOT 13 OF TRACT NO. 13343, IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 647, PAGES 23 THROUGH 32 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND VACATED PORTION OF ALTON PARKWAY RIGHT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

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

RECEIVED
1026 14
City of Lake Forest



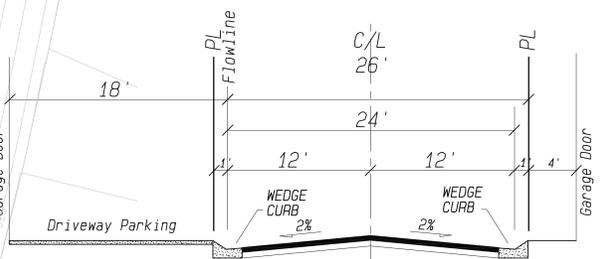
VICINITY MAP
N.T.S.

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.

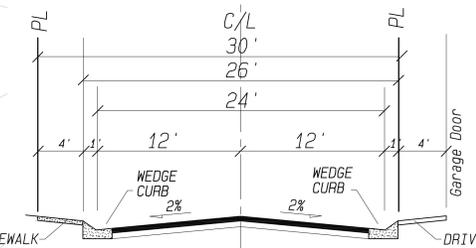
PRIVATE LOTS: 3.15 Ac.
STREETS AND PARKING: 1.42 Ac.
OPEN SPACE LOTS: 1.18 Ac.
5.75 Ac.

PARKING DATA
PARKING REQUIRED: 104 Garage, 30 open/shared, 10 guest, Total 144
PARKING PROVIDED: 104 Garage, 30 open/shared, 11 guest, Total 145
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'



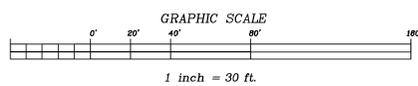
TYPICAL PRIVATE STREET WITH SIDEWALK

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

- LEGEND**
- CATCH BASIN AND STORM DRAIN
 - DAYLIGHT LINE
 - PROPOSED FINISH CONTOUR
 - TENTATIVE TRACT Bdy. W/ DIMENSIONS
 - DIRECTION OF GRADED SLOPE
 - RETAINING WALL
 - LOT NUMBER
 - PAD ELEVATION
 - FIRE HYDRANT
 - STREET LIGHT
 - BIOFILTRATION TREATMENT VAULT
 - WATER QUALITY VOLUME STORAGE UNIT
 - 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.



APN: 610-371-04
OWNER: AGILENT TECHNOLOGIES INC
ADDRESS: 25200 COMMERCENTRE DRIVE

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 | ELECTRIC VAULT |
| STORM DRAIN MANHOLE | FL FLOW LINE |
| SEWER MANHOLE | HCRR HANDICAP RAMP |
| SURVEY FOUND MONUMENT | SCD SEMI CLEANOUT |
| FIRE HYDRANT | T/CB TOP/BACK OF CURB |
| PULLBOX | TELEPHONE PEDESTAL |
| DROP INLET | TG TOP OF GRADE |
| SURVEY CONTROL POINT | |
| BLOW OFF VALVE | |

EXISTING COMMERCIAL/
LIGHT INDUSTRIAL
DEVELOPMENT
TRACT NO. 14316

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 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. DUIS 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 • M.BAKERINTL.COM

REVISIONS		
NO.	DATE	DESCRIPTION

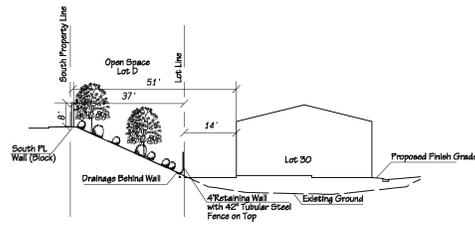
PLANS PREPARED FOR:
Meritage Homes
1250 CORONA POINTE COURT, SUITE 210
CORONA, CA 92679
PHONE: (951) 547-8339
FAX: (951) 547-8301
ATTN: KENNETH KIM

PROJECT TITLE
25152 COMMERCENTRE DRIVE
LAKE FOREST, CALIFORNIA 92610

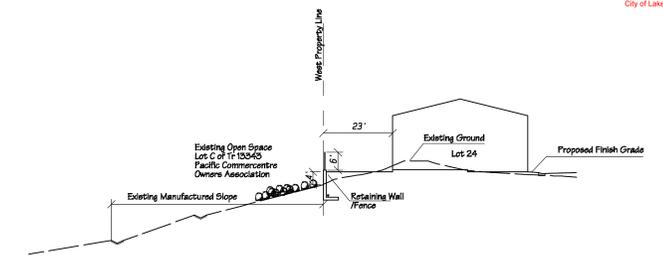
TRACT NO. **17810**
DRAWING FILE NO.
SCALE: 1" = 30'
SHEET **3** OF **11**

CONCEPTUAL SECTIONS FOR TRACT NO. 17810 ENCANTO

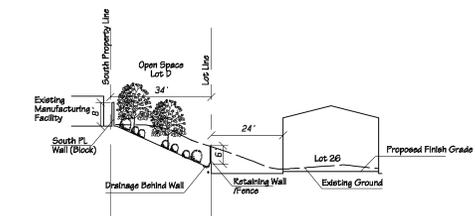
IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



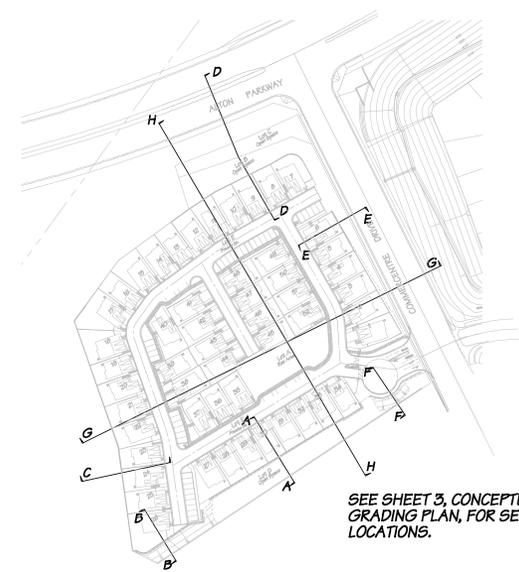
SECTION A-A
SCALE 1" = 20'



SECTION C-C
SCALE 1" = 20'

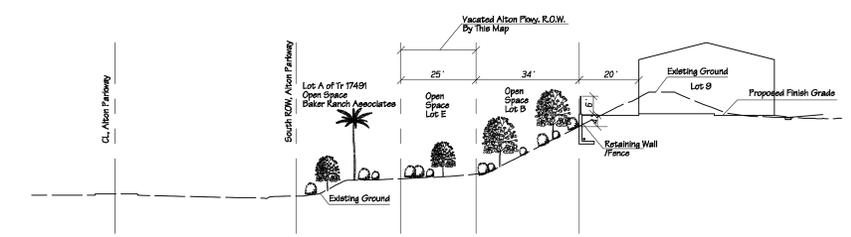


SECTION B-B
SCALE 1" = 20'

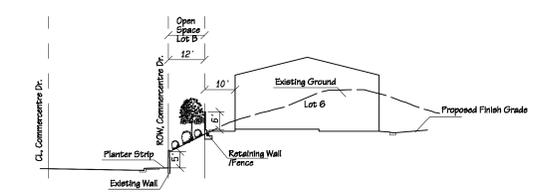


SEE SHEET 3, CONCEPTUAL
GRADING PLAN, FOR SECTION
LOCATIONS.

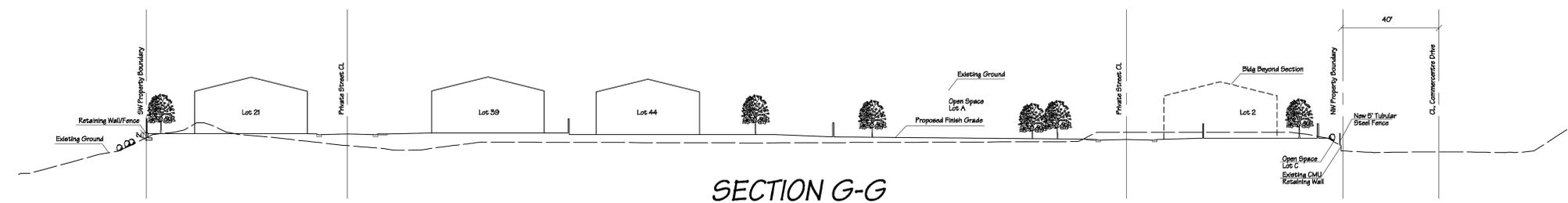
SECTION LOCATIONS



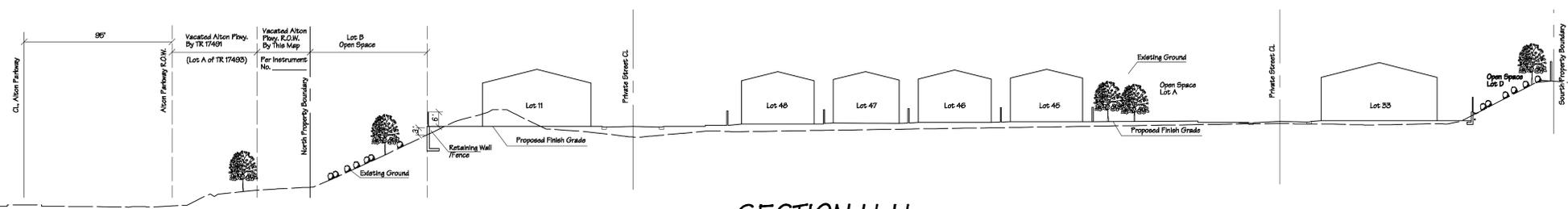
SECTION D-D
SCALE 1" = 20'



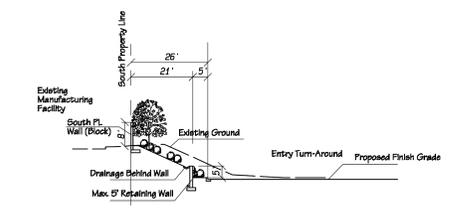
SECTION E-E
SCALE 1" = 20'



SECTION G-G
SCALE 1" = 20'



SECTION H-H
SCALE 1" = 20'



SECTION F-F
SCALE 1" = 20'

CONCEPTUAL SECTIONS FOR TRACT NO. 17810 ENCANTO

RBF J.N. 142216 JULY 24, 2015

DIG ALERT
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 HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ALIGNMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A. DUIS 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

Michael Baker
INTERNATIONAL
14725 Alton Parkway, Irvine CA 92618
(O) (949) 472-3505 - M.BAKER@INTL.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
Meritage Homes
1250 CORONA PONTE COURT, SUITE 210
CORONA, CA 92679
PHONE: (951) 547-8339
FAX: (951) 547-8301
ATTN: KENNETH KIM

PROJECT TITLE
25150 COMMERCE DRIVE
LAKE FOREST, CALIFORNIA 92610
LEGAL DESCRIPTION
LOT 13 OF TRACT NO. 17810, 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 **4** OF **11**

PARKING ALLOCATION FOR TRACT NO. 17810 ENCANTO

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

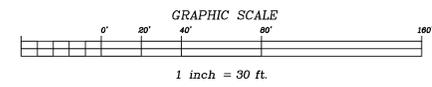
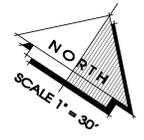
NOTE: THIS EXHIBIT IDENTIFIES ONE PARKING SPACE FOR EACH DWELLING UNIT, WITHIN 200 FEET OF THAT UNIT. PARKING SPACES WILL NOT BE RESERVED. ON-SITE PARKING WILL BE REGULATED BY CC&R's.

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



PARKING ALLOCATION FOR TRACT NO. 17810 ENCANTO

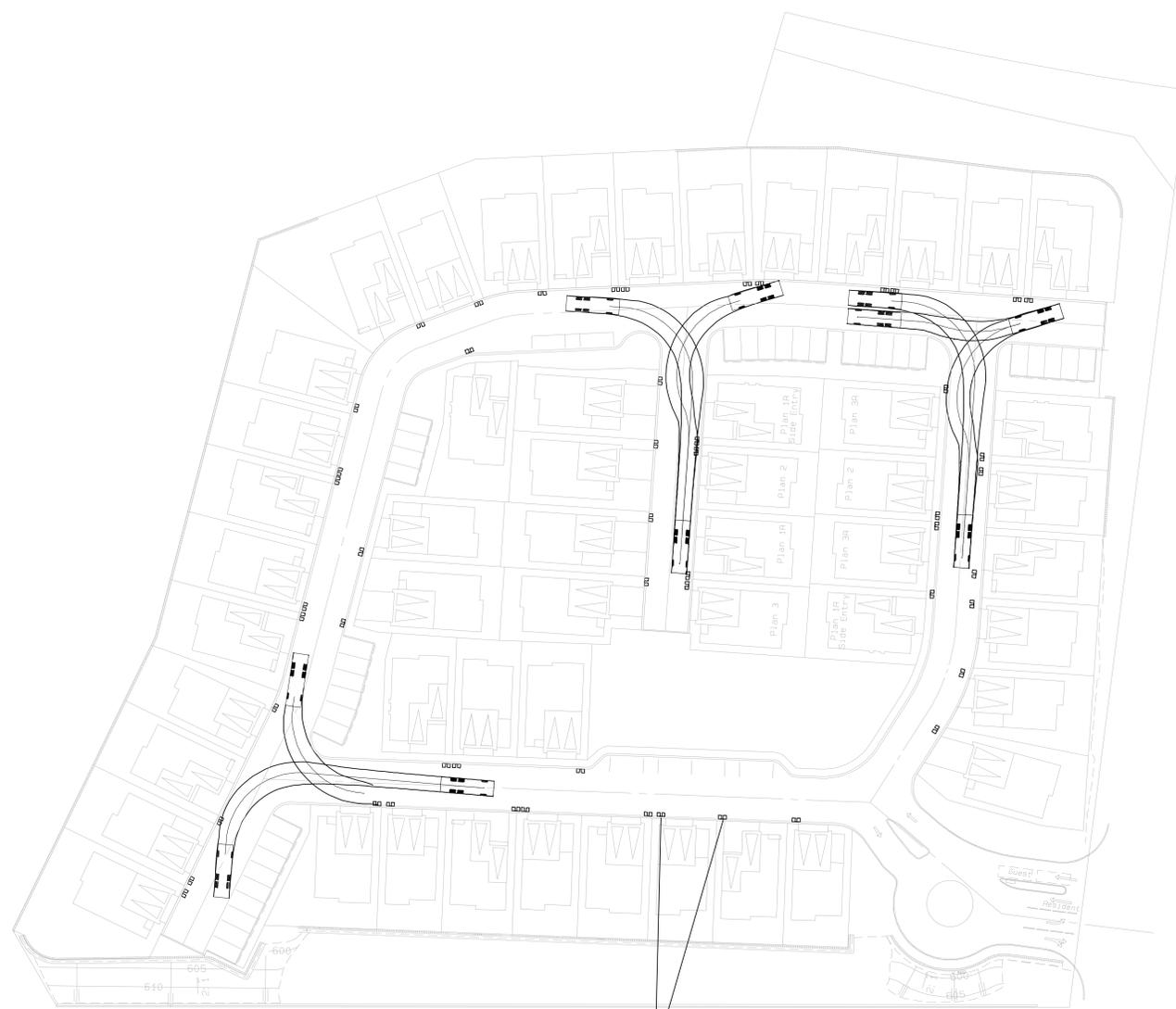
RBF J.N. 142216 JULY 24, 2015

<p>DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>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 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./DUS 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.</p>	<p>ARCHITECT / PLANNER WILLIAM HEZMAHALCH ARCHITECTS, INC. 2850 REDHILL AVENUE, SUITE 200 SANTA ANA, CA 92705-5543 PHONE: (949) 250-0607 FAX: (949) 250-1529</p>	<p>SOIL ENGINEER</p>	<p>Michael Baker INTERNATIONAL 14725 Alton Parkway, Irvine CA 92618 (O) (949) 472-3505 • M.BAKER@INTL.COM</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION																<p>PLANS PREPARED FOR: Meritage Homes 1250 CORONA POINTE COURT, SUITE 210 CORONA, CA 92679 PHONE: (951) 547-8339 FAX: (951) 547-8301 ATTN: KENNETH KIM</p>	<p>PROJECT TITLE JOB ADDRESS LEGAL DESCRIPTION</p>	<p>TRACT NO. 17810 DRAWING FILE NO. SCALE: 1" = 30' SHEET 5 OF 11</p>
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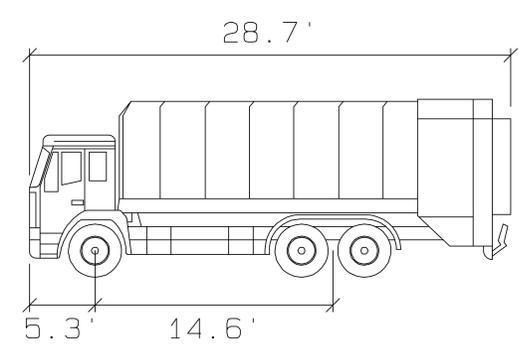
TRASH COLLECTION PLAN FOR TRACT NO. 17810

ENCANTO

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

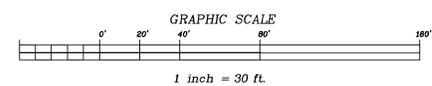


TYPICAL TRASH RECEPTACLE PICK-UP LOCATIONS
(2 CONTAINERS PER RESIDENCE)



REFUSE 3 AXLE

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



TRASH COLLECTION PLAN FOR TRACT NO. 17810 ENCANTO

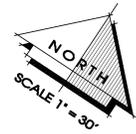
RBF J.N. 142216 JULY 24, 2015

<p>DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>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 HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ALIGNMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A. DUIS 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.</p>	<p>ARCHITECT / PLANNER WILLIAM HEZMAHALCH ARCHITECTS, INC. 2850 REDHILL AVENUE, SUITE 200 SANTA ANA, CA 92705-5543 PHONE: (949) 250-0607 FAX: (949) 250-1529</p>	<p>SOIL ENGINEER</p>	<p>Michael Baker INTERNATIONAL 14725 Alton Parkway, Irvine CA 92618 (O) (949) 472-3505 • M.BAKERINTL.COM</p>	<p>NO. DATE BY DESCRIPTION</p>	<p>PLANS PREPARED FOR: Mortgage Homes 1250 CORONA POINTE COURT, SUITE 210 CORONA, CA 92679 PHONE: (951) 547-8339 FAX: (951) 547-8301 ATTN: KENNETH KIM</p>	<p>PROJECT TITLE JOB ADDRESS 25152 COMMERCE CENTRE DRIVE LAKE FOREST, CALIFORNIA 92610</p>	<p>TRACT NO. 17810 DRAWING FILE NO.</p>
					<p>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 25, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY REGISTERED OF SAID COUNTY.</p>	<p>SCALE: 1" = 30' SHEET 6 OF 11</p>		

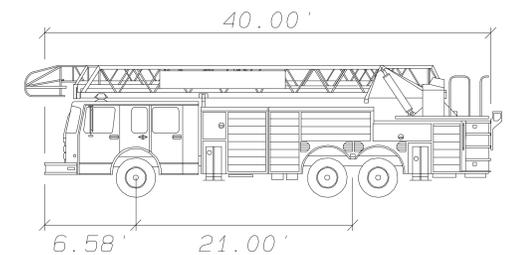
FIRE TRUCK TURNING DIAGRAM FOR TRACT NO. 17810

ENCANTO

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



17' INSIDE TURN RADIUS
38' OUTSIDE TURN RADIUS

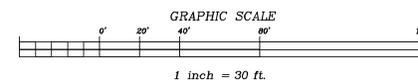


Autoturn Template-Large Ladder Fire Truck

- 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.



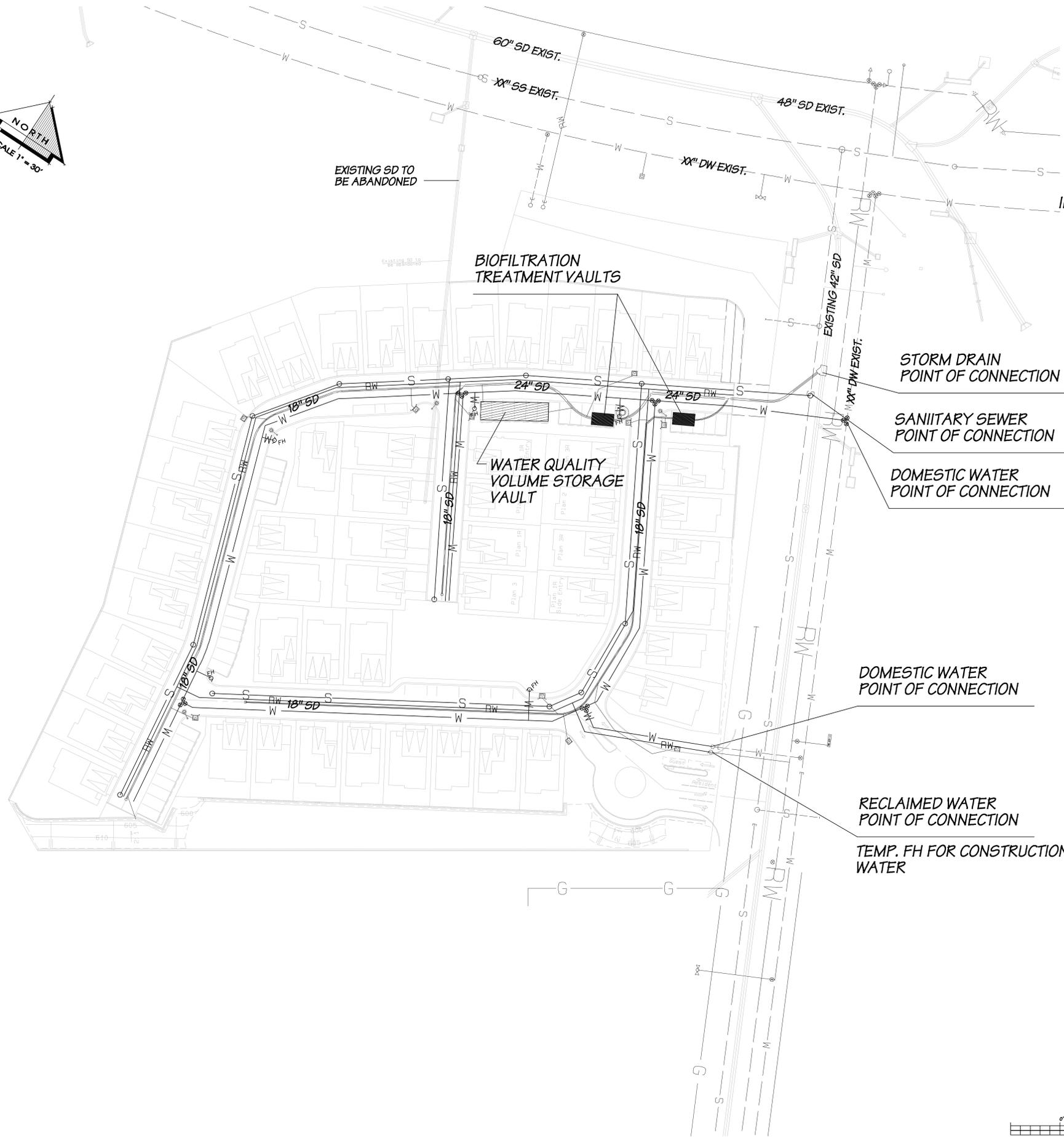
FIRE TRUCK TURNING DIAGRAM FOR TRACT NO. 17810 OCFA SERVICE REQUEST #169766 ENCANTO

RBF J.N. 142216 JULY 24, 2015

<p>DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>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 HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ALIGNMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./OIS 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.</p>	<p>ARCHITECT / PLANNER WILLIAM HEZMAHALCH ARCHITECTS, INC. 2850 REDHILL AVENUE, SUITE 200 SANTA ANA, CA 92705-5543 PHONE: (949) 250-0607 FAX: (949) 250-1529</p>	<p>SOIL ENGINEER</p>	<p>Michael Baker INTERNATIONAL 14725 Alton Parkway, Irvine CA 92618 (O) (949) 472-3505 • M.BAKER@INTL.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION																<p>PLANS PREPARED FOR: Meritage Homes 1250 CORONA POINTE COURT, SUITE 210 CORONA, CA 92679 PHONE: (951) 547-8339 FAX: (951) 547-8301 ATTN: KENNETH KIM</p>	<p>PROJECT TITLE JOB ADDRESS LEGAL DESCRIPTION</p> <p>TRACT NO. 17810 DRAWING FILE NO. SCALE: 1" = 30' SHEET 7 OF 11</p>
REVISIONS																												
NO.	DATE	DESCRIPTION																										

UTILITY CONCEPT PLAN FOR TRACT NO. 17810 ENCANTO

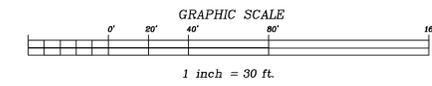
IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



NOTE:
 ALL ON-SITE SANITARY SEWER IS 8".
 ALL ON-SITE DOMESTIC WATER IS 8".
 ON-SITE STORM DRAIN SIZED AS SHOWN.
 RECLAIMED WATER TO BE USED FOR IRRIGATION
 OF H.O.A.-MAINTAINED PARCELS.

LOCATION OF RECLAIMED WATER LINES MAY
 BE ADJUSTED AT TIME OF FINAL ENGINEERING
 PLAN PREPARATION.

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



UTILITY CONCEPT PLAN FOR TRACT NO. 17810 ENCANTO

RBF J.N. 142216 OCTOBER 21, 2015

<p>DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p>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 HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ALIGNMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A./DUS 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.</p>	<p>ARCHITECT / PLANNER WILLIAM HEZMAHALCH ARCHITECTS, INC. 2850 REDHILL AVENUE, SUITE 200 SANTA ANA, CA 92705-5543 PHONE: (949) 250-0607 FAX: (949) 250-1529</p>	<p>SOIL ENGINEER</p>	<p>14725 Alton Parkway, Irvine CA 92618 (O) (949) 472-3505 • M.BAKERINTL.COM</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DATE	DESCRIPTION													<p>PLANS PREPARED FOR: Meritage Homes 1250 CORONA POINTE COURT, SUITE 210 CORONA, CA 92679 PHONE: (951) 547-8339 FAX: (951) 547-8301 ATTN: KENNETH KIM</p>	<p>PROJECT TITLE JOB ADDRESS 25152 COMMERCE DRIVE LAKE FOREST, CALIFORNIA 92610</p> <p>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 53 THROUGH 55, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p>	<p>TRACT NO. 17810 DRAWING FILE NO. SCALE: 1" = 30' SHEET B OF 11</p>
		REVISIONS																								
NO.	DATE	DESCRIPTION																								

LANDSCAPE CONSTRUCTION NOTES

- 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.
- SLUMP BLOCK RETAINING WALL AND CAP. HEIGHT PER GRADING PLAN WITH 6" GLASS PANEL FENCE.
- 8' HEIGHT PERIMETER SLUMP BLOCK SCREEN WALL AND CAP.
- 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.
- SOLID MASONRY THEME WALL - SLUMP BLOCK AND CAP. MATERIALS TO MATCH BAKER RANCH. 5' HEIGHT. SEE DETAIL F ON SHEET 11.
- LOW STONE SEATING / PLANTER WALL. STONE TO MATCH ENTRY MONUMENT.
- PLAY AREA EQUIPMENT WITH ACCESSIBLE SURFACE. ACTUAL EQUIPMENT TO BE DETERMINED AT FINAL DESIGN.
- GLASS PANEL FENCE. MATERIALS AND COLOR TO MATCH BAKER RANCH. 5' MIN. HEIGHT. SEE DETAIL F ON SHEET 11.
- DECORATIVE PAINTED TUBULAR STEEL OR ALUMINUM VEHICULAR AND PEDESTRIAN GATE. SEE ELEVATION E ON SHEET 11.
- INTERIOR LOT VINYL FENCING AND GATE. SEE DETAIL F ON SHEET 11.
- GATE KEY PAD.
- EXPOSED AGGREGATE PAVEMENT WITH INTEGRAL COLOR OR EQUAL.
- SHADE COVER WITH BENCHES.
- OPEN TURF.
- MAIL BOX.
- SCREENING HEDGE/VINE.
- LOW PRIVACY HEDGE.
- ARCH.
- FIRE RING.
- LOUNGE SEATING.
- UMBRELLA TABLE.
- STONE BBQ.
- INTERLOCKING PAVERS.
- PLAYGROUND SAND.

- GENERAL NOTES:**
- 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 LANDSCAPE ORDINANCE (ORDINANCE 2007, SECTION 9.144.060.1 SCREENING, 9.144.060.2 LANDSCAPING AND 9.144.060.5 FENCES AND WALLS).
 - 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 (LATEST EDITION).
 - 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.
 - 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.
 - 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.
 - ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE OCPA APPROVED (7-16-15) CONCEPTUAL FUEL MODIFICATION PLAN PREPARED BY FIRESAFE PLANNING SOLUTIONS.
 - INVASIVE EXOTIC PLANT SPECIES ARE NOT PERMITTED (SEE CALIFORNIA INVASIVE COUNCIL INVASIVE - PLANT INVENTORY).



PLANT PALETTE

HOME OWNERS ASSOCIATION MAINTAINED LANDSCAPE AREAS (15,600 S.F.)		City of Lake Forest	USE
GATED ENTRY, RECREATION AND PARKWAY AREAS			
TREES:			
CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS (21 TOTAL)	36" & 24" BOX SIZES		M
ULMUS PARVIFOLIA - EVERGREEN ELM (19 TOTAL)			L
* 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 - ORNAMENTAL 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 (ATTACH TO EXPOSED RETAINING WALL SURFACES)		1" OC M	
1 GALLON CONTAINER SIZES			
LOW WATER USE VARIETIES OF TURF SOG (1,000 S.F.)			
SLOPE-EROSION CONTROL (24,850 S.F.)			
TREES (43 TOTAL):			
CHAMÆROPS HUMILIS - MEDITERRANEAN FAN PALM		**	M
EUCALYPTUS SPECIES - EUCALYPTUS		**	M
PINUS HALEPENSIS - ALEPPO PINE		**	L
24" BOX AND 15 GALLON CONTAINER SIZES			
** SPACING AND DENSITY TO MATCH SLOPE LANDSCAPE ON OTHER SIDE OF COMMERCENTRE 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 FRASERII - 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		**	M
LIGUSTRUM LUCIDUM - GLOSSY PRIVET		**	M
MAGNOLIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM		**	M
SOUTHERN MAGNOLIA		**	M
PHOTINIA X FRASERII - 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:			
ARELITUS UNDO 'COMPACTA' - STRAWBERRY		3" OC L	
CALLISTEMON 'LITTLE JOHN' - BOTTLE BRUSH		3" OC L	
CARISSA MACROCARPA 'BOXWOOD BEAUTY' - NATAL PLUM		4" OC M	
OLEA 'LITTLE OLLIE' - DWARF OLIVE		4" OC L	
RHAPHOLEPIS 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			
EXISTING 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 = (ET ₀) × (0.5) × (L) × (0.62) = GALLONS PER YEAR			
MAWA = 49.6 × 0.5 × 59,525 × 0.62 = 899,880 GALLONS PER YEAR			
ESTIMATED APPLIED WATER USE (EAWU)			
ETWU = [(ET ₀) × (PF) × (L) × (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 × 0.5 × 13,875 × 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 × 0.5 × 1,000 × 0.62/0.9 = 27,235 GALLONS PER YEAR			
HYDROZONE 3 SLOPE-EROSION CONTROL AREA (22,600 SF, 35% OF LANDSCAPE AREA):			
LOW WATER USE PLANTS - DRIP IRRIGATION			
49.6 × 0.5 × 22,600 × 0.62/0.9 = 231,665 GALLONS PER YEAR			
HYDROZONE 4 SLOPE-EROSION CONTROL AREA (2,250 SF, 4% OF LANDSCAPE AREA):			
MEDIUM WATER USE TREES - BUBBLER IRRIGATION			
49.6 × 0.5 × 2,250 × 0.62/0.9 = 43,245 GALLONS PER YEAR			
HYDROZONE 5 SCREENING SHRUBS AREA (8,500 SF, 13% OF LANDSCAPE AREA):			
MEDIUM WATER USE PLANTS - DRIP IRRIGATION			
49.6 × 0.5 × 8,500 × 0.62/0.9 = 145,219 GALLONS PER YEAR			
HYDROZONE 6 FRONT YARDS AREA (10,300 SF, 16% OF LANDSCAPE AREA):			
MEDIUM WATER USE PLANTS - DRIP IRRIGATION			
49.6 × 0.5 × 10,300 × 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)			
NOTES:			
- CALCULATIONS SHOWN REPRESENT THE WORST CASE SCENARIO USING POTABLE WATER.			
- RECYCLED WATER WILL BE USED WHERE AVAILABLE.			



PROPOSED SHADE STRUCTURE

LANDSCAPE CONSTRUCTION NOTES FOR DETAIL A

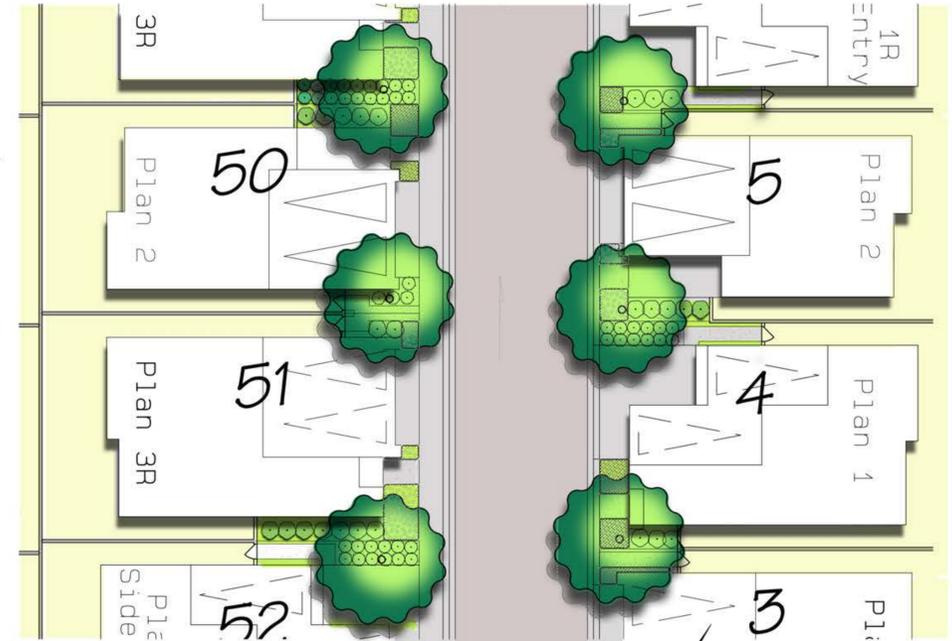
- 1 EXISTING RETAINING WALL AND PARKWAY AT COMMERCENTRE DRIVE. PROTECT IN PLACE. HOA OWNED AND MAINTAINED. ATTACH NEW 42" H DECORATIVE PAINTED TUBULAR STEEL FENCE TO TOP OF EXISTING WALL. TUBULAR STEEL FENCE TO MATCH TUBULAR STEEL AT ENTRY GATE.
- 2 SLUMP BLOCK RETAINING WALL AND CAP. HEIGHT PER GRADING PLAN WITH 6" 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
- 25 LINE OF SITE - LANDSCAPE TO BE SELECTED IN ACCORDANCE WITH CITY STANDARDS.

LEGEND FOR DETAIL B

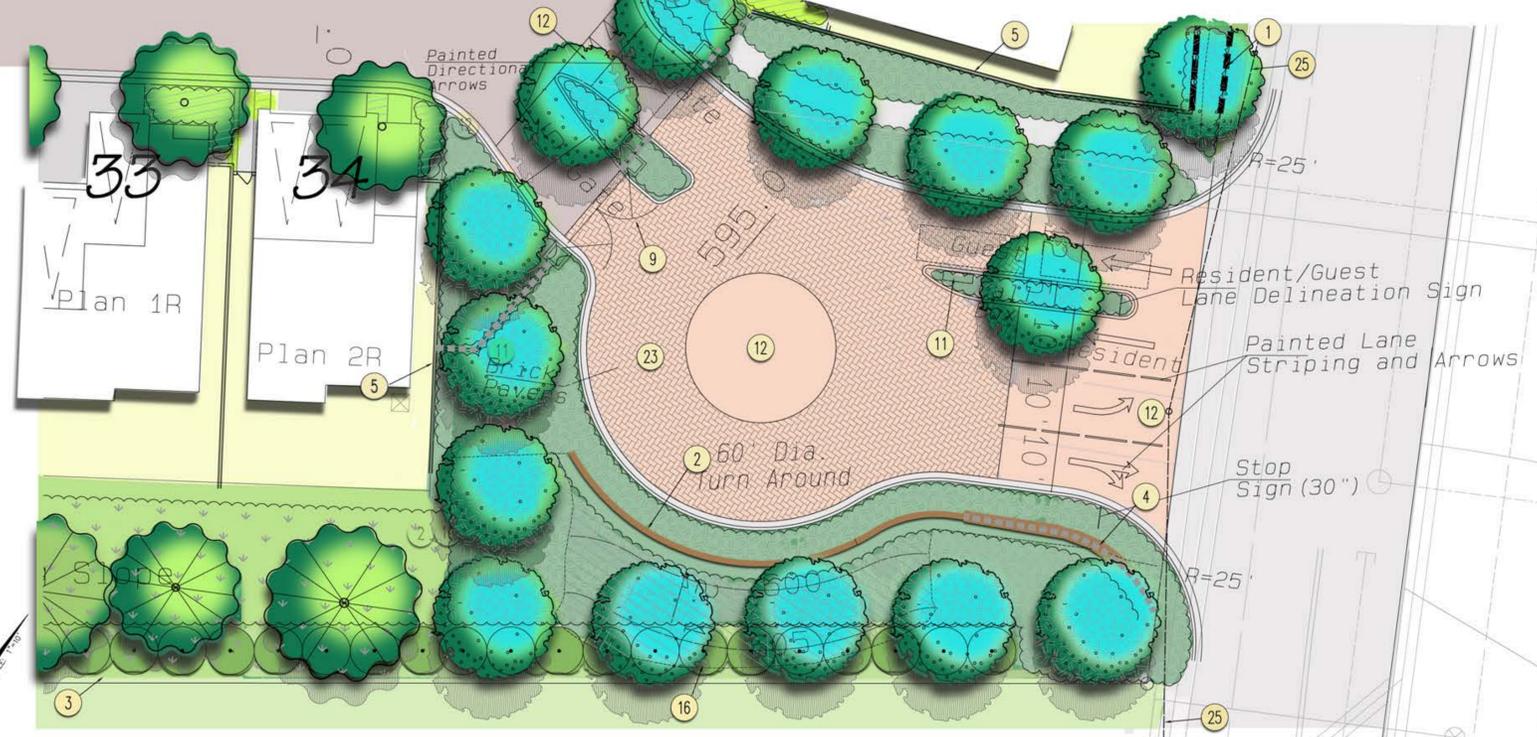
- ONE TREE PER LOT PER PLANT PALETTE
- ACCENT SHRUBS PER PLANT PALETTE
- LOW GROWING SHRUBS OR GROUND COVER PER PLANT PALETTE
- FOUNDATION SHRUBS PER PLANT PALETTE



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



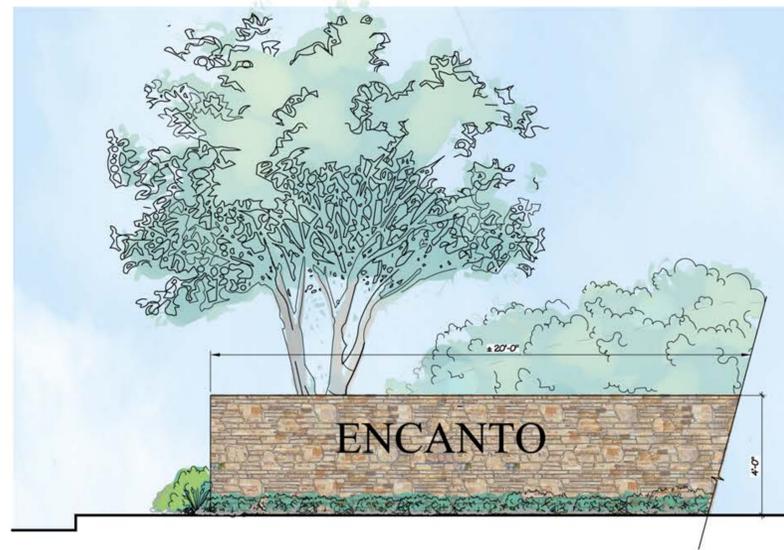
B TYPICAL FRONT YARD
SCALE: 1" = 10'



C TYPICAL TRANSFORMERS SCREENING
SCALE: NOT TO SCALE



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



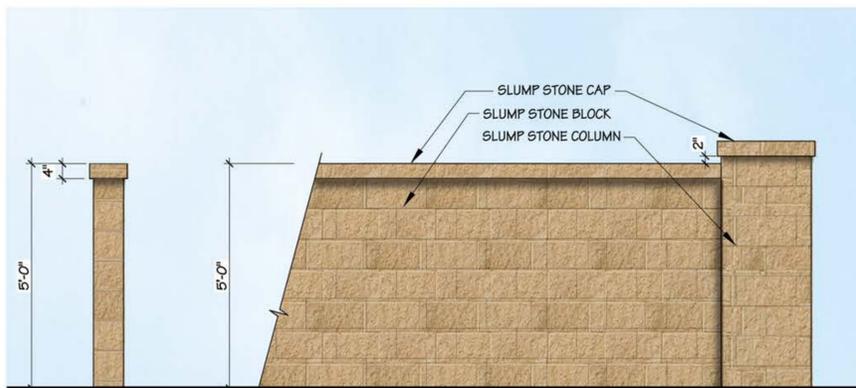
D ELEVATION - ENTRY MONUMENT
SCALE: NOT TO SCALE



RUSTIC WOOD FRAME AND
DECORATIVE METAL CONSTRUCTION

STONE MONUMENT WALL TO MATCH
BAKER RANCH MONUMENT SIGN

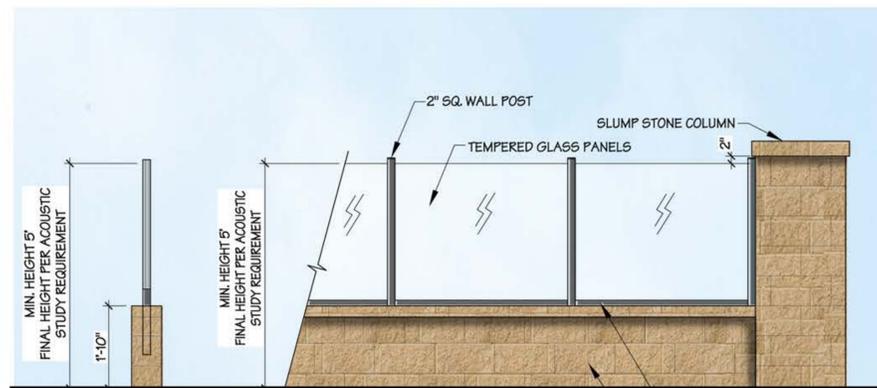
E ELEVATION - GATED ENTRY
SCALE: NOT TO SCALE



SECTION

ELEVATION

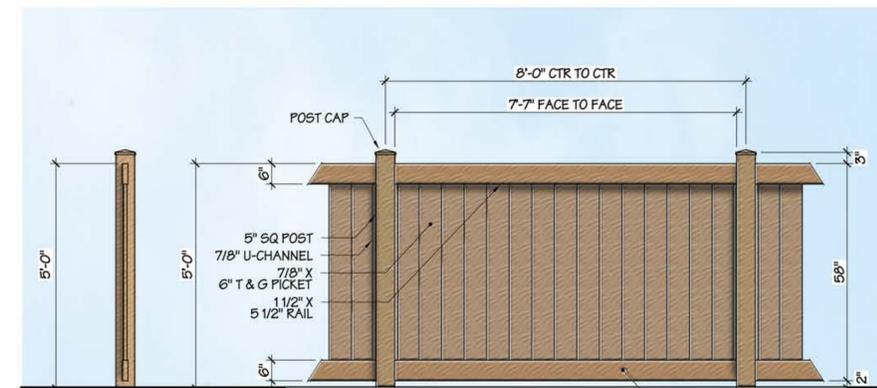
SOLID MASONRY THEME WALL



SECTION

ELEVATION

GLASS PANEL FENCE



SECTION

ELEVATION

INTERNAL VINYL FENCE

F WALL AND FENCE DETAILS
SCALE: NOT TO SCALE