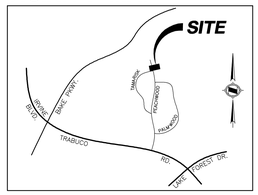
VICINITY MAP



NUMBERED LOT SUMMARY

LOT	LOT AREA (SF)	UNIT TYPE	FOOTPRINT (SF)	LOT COVERAGE *	MAINTAINED BY:
1	5,926	3R	2,020	34%	RESIDENT
2	4,715	3	2,020	43%	RESIDENT
3	4,110	2R	2,011	49%	RESIDENT
4	4,257	3R	2,020	47%	RESIDENT
5	4,690	2R	2,011	43%	RESIDENT
6	4,381	3R	2,020	46%	RESIDENT
7	5,550	1R	2,046	37%	RESIDENT
8	4,578	2R	2,011	44%	RESIDENT
9	4,715	1R	2,046	43%	RESIDENT
10	6,244	2	2,011	32%	RESIDENT
11	7,675	3	2,020	26%	RESIDENT
12	6,415	1	2,046	32%	RESIDENT
13	5,173	3R	2,020	39%	RESIDENT
14	4,689	2	2,011	43%	RESIDENT
15	4,391	3R	2,020	46%	RESIDENT
16	4,695	2	2,011	43%	RESIDENT
17	4,297	2R	2,011	47%	RESIDENT
18	6,796	3	2,020	30%	RESIDENT
19	4,284	3R	2,020	47%	RESIDENT
20	4,575	2	2,011	44%	RESIDENT
21	4,379	3	2,020	46%	RESIDENT
22	4,314	3	2,020	47%	RESIDENT
23	5,020	1	2,046	41%	RESIDENT
24	5,820	1R	2,046	35%	RESIDENT
25	4,129	2	2,011	49%	RESIDENT
26	4,019	3R	2,020	50%	RESIDENT
27	5,741	1	2,046	36%	RESIDENT
28	5,541	2R	2,011	36%	RESIDENT
29	4,400	3	2,020	46%	RESIDENT
30	5,238	1R	2,046	39%	RESIDENT
31	4,075	2	2,011	49%	RESIDENT
32	4,008	3	2,020	50%	RESIDENT
33	4,038	1	2,046	51%	RESIDENT
34	4,100	2	2,011	49%	RESIDENT
35	4,270	3	2,020	47%	RESIDENT
36	4,524	2R	2,011	44%	RESIDENT
37	4,091	3R	2,020	49%	RESIDENT
38	4,052	1R	2,046	50%	RESIDENT
39	4,179	3R	2,020	48%	RESIDENT
40	4,114	2	2,011	49%	RESIDENT
41	4,189	1	2,046	49%	RESIDENT
42	5,066	3R	2,020	40%	RESIDENT
43	5,488	2	2,011	37%	RESIDENT
44	4,466	2R	2,011	45%	RESIDENT
45	5,241	1R	2,046	39%	RESIDENT
46	4,754	3R	2,020	42%	RESIDENT
47	4,410	2	2,011	46%	RESIDENT
48	4,361	3	2,020	46%	RESIDENT
49	6,224	2	2,011	32%	RESIDENT
50	4,427	1R	2,046	46%	RESIDENT
51	4,638	3R	2,020	44%	RESIDENT
52	5,063	2R	2,011	40%	RESIDENT
53	5,192	3R	2,020	39%	RESIDENT
54	4,864	2	2,011	41%	RESIDENT
55	4,315	3	2,020	47%	RESIDENT
56	5,015	1R	2,046	41%	RESIDENT
57	7,670	3	2,020	26%	RESIDENT
58	5,035	2	2,011	40%	RESIDENT
59	4,974	1R	2,046	41%	RESIDENT
60	4,079	2	2,011	49%	RESIDENT
61	4,150	3	2,020	49%	RESIDENT
62	4,099	1	2,046	50%	RESIDENT
63	4,631	2R	2,011	43%	RESIDENT
64	6,822	2R	2,011	29%	RESIDENT
65	6,170	1R	2,046	33%	RESIDENT
66	4,473	2	2,011	45%	RESIDENT
67	5,384	3	2,020	38%	RESIDENT
68	6,327	2	2,011	32%	RESIDENT
69	5,851	1	2,046	35%	RESIDENT
70	5,311	3	2,020	38%	RESIDENT
71	6,889	1R	2,046	30%	RESIDENT
72	6,141	3	2,020	33%	RESIDENT
73	4,960	3R	2,020	41%	RESIDENT
74	4,075	2	2,011	49%	RESIDENT
75	5,383	3	2,020	38%	RESIDENT
76	5,057	1R	2,046	40%	RESIDENT
77	4,883	2	2,011	41%	RESIDENT
78	4,409	1R	2,046	46%	RESIDENT
79	4,503	2	2,011	45%	RESIDENT
80	4,286	3	2,020	47%	RESIDENT
81	4,202	2	2,011	48%	RESIDENT
82	4,178	3	2,020	48%	RESIDENT
83	4,607	3	2,020	44%	RESIDENT
84	4,644	2R	2,011	43%	RESIDENT
85	4,439	1	2,046	46%	RESIDENT
SUBTOTAL	417,553		171,967	41%	
86	6,834			0%	HOA
TOTAL	424,387				

*DOES NOT INCLUDE OPTIONAL VERANDA/CALIFORNIA ROOM.

NOTE: THE BUILDING FOOTPRINT AS DEPICTED ON THIS PLAN IS A TYPICAL FOOTPRINT AND DOES NOT DEPICT EXACTLY THE FOUNDATION LIMITS OF THE PROPOSED HOMES PLOTTED ON EACH LOT. THERE WILL BE A PATIO/VERANDA OPTION DESIGNATED FOR CERTAIN FOOTPRINTS AND PLANS THAT WILL BE PLOTTED AND DESIGNATED FOR PARTICULAR LOTS ONCE DETERMINED BY THE APPLICATION AND THE CITY OF LAKE FOREST.

DEVELOPMENT STANDARDS

	SERRANO HIGHLANDS PLANNED CONCEPT	PROPOSED
Minimum Lot Size	5,000 S.F.	4,000 S.F.
Front Setback - From Ultimate Street R.O.W.	20' (Garage) 10' (House)	18'* 10'*
Side Setback - From Ultimate Street R.O.W.	10'	10'
Rear Setback - From Ultimate Street R.O.W.	10'	10'
Side & Rear Setback - For Accessory Structures	5'	5'
Side Setback - From Property Line not abutting a street	0'	5'
Rear Setback - From Property Line not abutting a street	0'	15'
Maximum Fence/Wall Ht Rear or Side Setback Area not adjoining a Public St.	7.5'	6'
Maximum Fence Ht within Front Setback	42"	42"
Maximum Fence/Wall Ht Front Setback area bordering St.	7.5'	6'
Maximum Fence/Wall Ht Rear or Side Setback area Bordering street	7.5'	6'
Maximum Building Height	35'	35'
Maximum Lot Coverage	No Maximum	60% Maximum
Density	5 DU/AC	Per Development Agreement
Parking Requirements**	2 Garage/0.2 Guest	2 Garage/1.17 Guest

*Front setback is measured back of sidewalk, which is a 3' reduction to the standard street section. Applicant is proposing to install standard front yard landscaping, including one 24" box tree per home.
**Parking including guests.

PARKING SUMMARY

ON-STREET PARKING	
TOTAL HOMES	85
TOTAL PARKING SPACES	100
RATIO	1.17

OPEN SPACE AREA SUMMARY

Lot	AREA (S.F.)	MAINTENANCE RESPONSIBILITIES	USE
A	16,660	H.O.A.	Common Area Landscaping
B	12,960	H.O.A.	Common Area Landscaping
C	53,969	H.O.A.	Common Area Landscaping
D	895	H.O.A.	Common Area Landscaping
E	16,466	H.O.A.	Common Area Landscaping
F	334	H.O.A.	Common Area Landscaping
G	1,256	H.O.A.	Common Area Landscaping
H	18,301	H.O.A.	Linear Park
I	5,075	H.O.A.	Common Area Landscaping
J	4,289	H.O.A.	Common Area Landscaping
K	19,266	H.O.A.	Common Area Landscaping
L	5,879	H.O.A.	Common Area Landscaping
M	2,471	H.O.A.	Common Area Landscaping
N	2,443	H.O.A.	Common Area Landscaping
O	926	H.O.A.	Common Area Landscaping
P	18,696	H.O.A.	Common Area Landscaping
Q	4,808	H.O.A.	Common Area Landscaping
R	128,161	H.O.A.	Open Space/Fuel Mod./ Landscaping/Pocket Park (Area 3,343 SqFt Net Usable)
S	14,297	H.O.A.	Open Space/Fuel Mod./ Landscaping/Access Road/
T	11,817	H.O.A.	Common Area Landscaping
U	34,332	H.O.A.	Linear Park
V	125,022	H.O.A.	Open Space/ Fuel Mod./Landscaping
X	51,064	H.O.A.	Private Street
Y	40,306	H.O.A.	Private Street
Z	55,104	H.O.A.	Private Street
AA	893	H.O.A.	Landscaping/Access Road
TOTAL	645,690 14.8 AC.		

H.O.A. = Home Owners Association

LEGEND

PROJECT BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED CENTERLINE
600 PROPOSED CONTOUR LINE
TOP OF SLOPE
TOE OF SLOPE
DAYLIGHT LINE
PROPOSED EASEMENT
LINE OF SIGHT
RETAINING WALL
COMMON ACCESS
STOP BAR
CATCH BASIN
50 PROPOSED STORM DRAIN
PROPOSED WATER
NO PARKING AREA
PROPOSED SEWER
FLOW LINE
580 EXISTING CONTOUR
EXISTING RIGHT OF WAY
EXISTING CENTERLINE
EXISTING EASEMENT
W EXISTING WATER
S EXISTING SEWER
6"RW EXISTING RECLAIMED WATER
L=771'± CENTERLINE LENGTH
PROPOSED STREET LIGHTING
PROPOSED FIRE HYDRANT
TRASH CONTAINERS
MAILBOX LOCATIONS
ADA PATH OF TRAVEL
BMP MODULAR WETLANDS SYSTEM LINEAR VAULT TYPE
S.C.E. TRANSFORMER
M MODEL HOME LOCATION

UNIT MIX TABULATION

UNIT TYPE	NO. UNITS	UNIT SQUARE FOOTAGE
PLAN 1	22	3,198 S.F.
PLAN 2	30	3,574 S.F.
PLAN 3	33	3,797 S.F.
TOTAL	85	

FEET 0 25 50 100
INCHES 0 1/2 1 2

DATE 07/15/11
W.O. 245-9
GROSS AREA 24.6 AC±
CONTOUR INTERVAL 1'
TOTAL LOTS 86 NUMBERED
26 LETTERED

DATE	REVISION	BY
11/10/11	RESPONSE TO CITY COMMENTS DATED OCTOBER 25, 2011.	JAM

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP
11/28/11 BY: JAM
DATE OF THIS PLOT
01/31/12

PREPARED FOR:

WESTBAY TRUST
MADISON INVESTORS LP

25108 MARGUERITE PARKWAY
SUITE A-132
MISSION VIEJO, CALIFORNIA, 92691

PREPARED BY:

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

SITE DEVELOPMENT PERMIT PLAN
TTM NO. 15594
CITY OF LAKE FOREST

SHEET C4