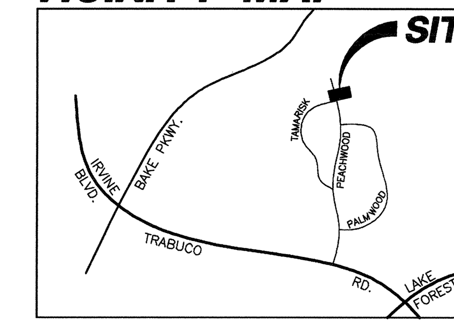
## VICINITY MAP




## NOTES

1. EXISTING LAND USE: VACANT.
2. PROPOSED ADJACENT LAND USE: PLANNED CONCEPT SUBDIVISION
3. EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL, WITHIN THE SERRANO HIGHLANDS PLANNED COMMUNITY PER GPA 2008-02 AND ZC 2008-06.
4. SANITARY SERVICE: IRVINE RANCH WATER DISTRICT
5. DOMESTIC WATER SERVICE: IRVINE RANCH WATER DISTRICT
6. RECLAIMED WATER SERVICE: IRVINE RANCH WATER DISTRICT
7. GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
8. ELECTRIC SERVICE: SOUTH CALIFORNIA EDISON COMPANY
9. TELEPHONE SERVICE: PACIFIC BELL
10. CABLE TELEVISION SERVICE: COX CABLE COMPANY
11. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND AND MAINTAINED BY A RESPECTIVE UTILITY COMPANY.
12. ON-SITE DRAINAGE WILL BE COLLECTED IN AN APPROVED ON-SITE DRAINAGE STRUCTURE AND CONVEYED OFF-SITE TO THE EXISTING STORM DRAIN SYSTEM.
13. GRADED SLOPES SHALL BE 2:1, UNLESS OTHERWISE SHOWN.
14. ALL GRADING, SLOPE TERRACE DRAINS AND DOWN DRAINS SHALL CONFORM TO THE CITY OF LAKE FOREST GRADING MANUAL AND EXCAVATION CODE.
15. PARK LAND DEDICATION TO BE SATISFIED WITH IN LIEU FEES.
16. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE.
17. ALL DRIVEWAY WIDTHS TO BE 18' MINIMUM.
18. THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FEMA MAP NO. 06059C0311GH, DATED FEBRUARY 18, 2004.
19. ALL ON-SITE ROADS TO BE PRIVATE AND MAINTAINED BY NEW HOA.
20. FULL FRONTAGE RIGHT OF WAY TO BE DEDICATED ON FINAL TRACT MAP PER CITY STANDARDS,
21. STREET LIGHTS TO MEET ORANGE COUNTY STANDARDS THROUGH SITE.
22. ALL ON-SITE STORM DRAIN SYSTEMS AND EASEMENTS WITHIN THE PROJECT SITE SHALL BE PRIVATE AND MAINTAINED BY THE HOA.
23. MONUMENT WALLS WILL BE PERMITTED UNDER SEPARATED PERMIT.
24. ESTIMATED EARTHWORK QUANTITIES: CUT 196,800 CYS, FILL 196,800 CYS.
25. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FROM THIS TENTATIVE TRACT MAP.
26. ALL STRIPING SOUTH OF PALMWOOD/PEACHWOOD SHALL BE MODIFIED PER SEPARATE EXHIBIT.
27. ALL STOP BARS AT TAMARISK/PEACHWOOD INTERSECTION SHALL BE WHITE.
28. THE EXISTING SCENIC PRESERVATION EASEMENT OVER ALL OF LOT "R", "S" AND "V", SHALL BE RELINQUISHED.
29. PURSUANT TO CITY CODE SECTION 7.08.055(c) A DEVIATION IS HEREBY REQUESTED TO ALLOW FOR A 36' PAVEMENT WIDTH AND A 52' ROW ON "A" STREET.

## AP #'S

*610-204-01, 610-204-05, 610-351-05*

## SLOPE DESIGNATIONS

(A) *MAINTAINED BY THE HOME OWNERS ASSOCIATION*

## EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF THE IRVINE RANCH WATER DISTRICT AND EL TORO WATER DISTRICT FOR PIPE LINE PURPOSES RECORDED IN BOOK 6478, PAGE 511 OF OFFICIAL RECORDS.
2. EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 11, 1985 AS INSTRUMENT NO. 85-084091 OF OFFICIAL RECORDS.
3. EASEMENT TO THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED MARCH 17, 1983 AS INSTRUMENT NO. 83-113541 OF OFFICIAL RECORDS.
4. AN EASEMENT IN FAVOR OF THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY PER INSTRUMENT NO. 89-572871 AND 89-572874 OF OFFICIAL RECORDS.
5. AN EASEMENT IN FAVOR OF THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY PER INSTRUMENT NO. 89-572870 AND 89-572875 OF OFFICIAL RECORDS.
6. AN EASEMENT IN FAVOR OF THE LOS ALISOS WATER DISTRICT PER INSTRUMENT NO. 90-610754 OF OFFICIAL RECORDS.
7. EXISTING 15-FOOT WIDE HOA STORM DRAIN EASEMENT AS SHOWN ON TRACT NO. 10931 TO BE VACATED.
8. EASEMENT IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE FOR LANDSCAPE MAINTENANCE PURPOSES ON TRACT NO. 10931 TO BE VACATED.
9. TEMPORARY EASEMENT AGREEMENT BETWEEN MERCURY SAVINGS AND LOAN ASSOCIATION AND SERRANO HIGHLANDS MASTER ASSOCIATION FOR BRUSH CLEARANCE AND MAINTENANCE RECORDED SEPTEMBER 16, 1987 AS INSTRUMENT NO. 87-522490 OF OFFICIAL RECORDS TO BE QUITCLAIMED.
10. EASEMENT TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119427 OF OFFICIAL RECORDS.
11. EASEMENT TO THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY FOR WATER PIPELINE PURPOSES RECORDED MARCH 11, 1985 AS INSTRUMENT NO. 85-082560 OF OFFICIAL RECORDS.
12. EASEMENT TO THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY FOR EMBANKMENT SLOPE AND GRADING PURPOSES AND INCIDENTAL PURPOSES RECORDED MARCH 11, 1985 AS INSTRUMENT NO. 85-082561 OF OFFICIAL RECORDS.
13. EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. RECORDED NOVEMBER 28, 1990 AS INSTRUMENT NO. 90-627485 OF OFFICIAL RECORDS.
14. EASEMENT TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119425 OF OFFICIAL RECORDS.
15. EASEMENT TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR SLOPE, SLOPE MAINTENANCE AND INCIDENTAL PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119426 OF OFFICIAL RECORDS.
16. EASEMENT TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED NOVEMBER 14, 2000 AS INSTRUMENT NO. 20000620699 OF OFFICIAL RECORDS.
17. EXISTING SCENIC PRESERVATION EASEMENT ON THE ENTIRE LOTS R, S, & V IN FAVOR THE CITY OF LAKE FOREST ON RECORDED MAP NO. 13344 SHALL BE RELINQUISHED.
18. PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT AS RECORDED ON MAY 16, 1977 IN BOOK 12195, PAGE 476, OFFICIAL RECORDS, NOT PLOTTABLE, AFFECTS LOTS "R", "S" & "V".

## LOT SUMMARY TABLE

| | |
|---|---|
| 1–85 | SINGLE FAMILY RESIDENTIAL |
| 86 | PARK |
| A–K, O–V | OPEN SPACE |
| L–N, AA | ACCESS/PARKING |
| X–Z | PRIVATE STREETS |

## LOT AREA SUMMARY

| LOT NUMBER | GROSS S.F. | LOT NUMBER | GROSS S.F. | LOT NUMBER | GROSS S.F. |
|---|---|---|---|---|---|
| 1 | 5,926 | 31 | 4,075 | 61 | 4,150 |
| 2 | 4,715 | 32 | 4,008 | 62 | 4,099 |
| 3 | 4,110 | 33 | 4,038 | 63 | 4,631 |
| 4 | 4,257 | 34 | 4,100 | 64 | 6,822 |
| 5 | 4,690 | 35 | 4,270 | 65 | 6,170 |
| 6 | 4,381 | 36 | 4,524 | 66 | 4,473 |
| 7 | 5,550 | 37 | 4,091 | 67 | 5,384 |
| 8 | 4,578 | 38 | 4,052 | 68 | 6,327 |
| 9 | 4,715 | 39 | 4,179 | 69 | 5,851 |
| 10 | 6,244 | 40 | 4,114 | 70 | 5,311 |
| 11 | 7,675 | 41 | 4,189 | 71 | 6,889 |
| 12 | 6,415 | 42 | 5,066 | 72 | 6,141 |
| 13 | 5,326 | 43 | 5,488 | 73 | 4,960 |
| 14 | 4,689 | 44 | 4,466 | 74 | 4,075 |
| 15 | 4,391 | 45 | 5,241 | 75 | 5,383 |
| 16 | 4,695 | 46 | 4,754 | 76 | 5,057 |
| 17 | 4,297 | 47 | 4,410 | 77 | 4,883 |
| 18 | 6,796 | 48 | 4,361 | 78 | 4,409 |
| 19 | 4,284 | 49 | 6,224 | 79 | 4,503 |
| 20 | 4,575 | 50 | 4,427 | 80 | 4,286 |
| 21 | 4,379 | 51 | 4,638 | 81 | 4,202 |
| 22 | 4,314 | 52 | 5,063 | 82 | 4,178 |
| 23 | 5,020 | 53 | 5,192 | 83 | 4,607 |
| 24 | 5,820 | 54 | 4,864 | 84 | 4,644 |
| 25 | 4,129 | 55 | 4,315 | 85 | 4,439 |
| 26 | 4,019 | 56 | 5,015 | *86 | 6,834 |
| 27 | 5,741 | 57 | 7,670 | | |
| 28 | 5,541 | 58 | 5,035 | | |
| 29 | 4,400 | 59 | 4,974 | | |
| 30 | 5,238 | 60 | 4,079 | | |

| | GROSS |
|---|---|
| *TOTAL | 417,706 |
| | 9.6 |
| *AVERAGE | 4,914 |

*Note: Lot 86 is not a Residential Lot and is not included in these calculations.

## OPEN SPACE AREA SUMMARY

| Lot | AREA (S.F.) | MAINTENANCE RESPONSIBILTIES | 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
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- LINE OF SIGHT
- RETAINING WALL
- COMMON ACCESS
- STOP BAR
- CATCH BASIN
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- FLOW LINE
- EXISTING CONTOUR
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING WATER
- EXISTING SEWER
- EXISTING RECLAIMED WATER
- L=771'± CENTERLINE LENGTH
- PROPOSED STREET LIGHTING
- PROPOSED FIRE HYDRANT
- TRASH CONTAINERS
- MAILBOX LOCATIONS
- ADA PATH OF TRAVEL
- LINEAR VAULT TYPE
- S.C.E. TRANSFORMER

| MAP DATE IDENTIFIER | |
|---|---|
| DATE OF LATEST CHANGE TO THIS MAP | |
| 1/18/12 | BY: JAM |
| DATE OF THIS PLOT | |
| 05/01/12 | |

*I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 2033549 DATED AS OF AUGUST 22, 2011 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.*

Rory S. Williams L.S. 6654

*(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA)*

*DATE:* 5/2/12 *LICENSED REGISTRATION EXPIRES:* 12/31/13

LICENSED LAND SURVEYOR RORY S. WILLIAMS NO. 6654 STATE OF CALIFORNIA

| DATE | REVISION | BY |
|---|---|---|
| 5/1/12 | REVISED PER CITY COMMENTS TO CLIENT MAY 1, 2012. | KB |
| 11/10/11 | RESPONSE TO CITY COMMENTS DATED OCTOBER 25, 2011. | JAM |

| | |
|---|---|
| DATE | 7/15/11 |
| W.O. | 245-9 |
| GROSS AREA | 24.6 AC± |
| CONTOUR INTERVAL | 1' |
| TOTAL LOTS | 86 NUMBERED |
| | 26 LETTERED |

## LEGAL DESCRIPTION

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 5 OF TRACT NO. 10931 AS PER MAP FILED IN BOOK 511, PAGES 1-5, INCLUSIVE OF MISCELLANEOUS MAPS, TOGETHER WITH PARCEL 6 OF LOT LINE ADJUSTMENT NO. 2003-04 RECORDED DECEMBER 23, 2004 AS INSTRUMENT NO. 2004001140913 OF OFFICIAL RECORDS, BOTH IN THE OFFICE RECORDER OF ORANGE COUNTY, CALIFORNIA.

## STATEMENT OF OWNERSHIP

*WE, WESTBAY TRUST AND MADISON INVESTORS, LP, AS TENANTS IN COMMON, DO HEREBY STATE THAT WE ARE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP, AND WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.*

5/9/2012
*DATE*

*I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.*

Philip D. Dowty *DATE* 5/2/12

REGISTERED PROFESSIONAL ENGINEER PHILIP D. DOWTY NO. 42038 Exp. 3/31/14 CIVIL STATE OF CALIFORNIA

## PREPARED FOR:

WESTBAY TRUST
MADISON INVESTORS LP

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

## PREPARED BY:

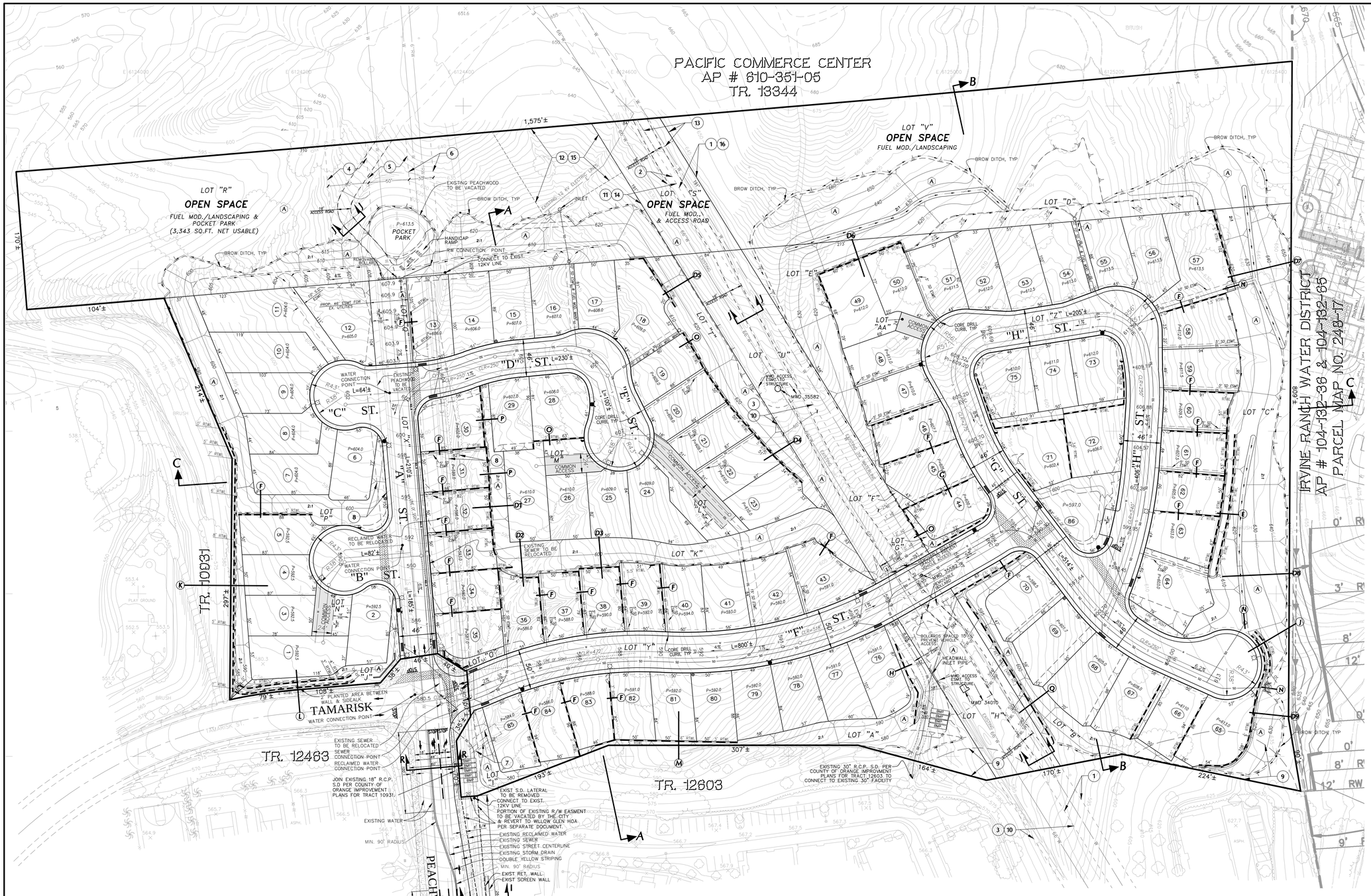
H&A
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

# TENTATIVE TRACT NO. 15594
# CITY OF LAKE FOREST

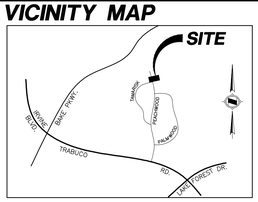
SHEET C1

W.O.: 245-9 TTM 15594 RM: 249 BIN: 270C DOC.: 69788

PLOTTED BY: kathy DATE: May. 01, 2012 TIME: 01:13 PM F:\0319\Planning\OA_Project\TTM\319P-TTM-15594.dwg




## VICINITY MAP

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2. PROPOSED ADJACENT LAND USE: PLANNED CONCEPT SUBDIVISION
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## AP #'S

610-204-01, 610-204-05, 610-351-05

## SLOPE DESIGNATIONS

(A) MAINTAINED BY THE HOME OWNERS ASSOCIATION

## EASEMENT NOTES

(1) AN EASEMENT IN FAVOR OF THE IRVINE RANCH WATER DISTRICT AND EL TORO WATER DISTRICT FOR PIPE LINE PURPOSES RECORDED IN BOOK 6478, PAGE 511 OF OFFICIAL RECORDS.

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(17) EXISTING SCENIC PRESERVATION EASEMENT ON THE ENTIRE LOTS R, S, & V IN FAVOR THE CITY OF LAKE FOREST ON RECORDED MAP NO. 13344 SHALL BE RELINQUISHED.

## 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
PROPOSED STORM DRAIN
PROPOSED WATER
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

## BMP'S FOR WATER QUALITY

RECOMMENDED BEST MANAGEMENT PRACTICES (BMP)

- NI EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS
- N2 ACTIVITY RESTRICTIONS
- N3 COMMON AREA LANDSCAPE MANAGEMENT
- N4 BMP MAINTENANCE
- N6 LOCAL WATER QUALITY PERMIT COMPLIANCE
- N11 COMMON AREA LITTER CONTROL
- N12 EMPLOYEE TRAINING
- N14 DRAINAGE FACILITY DIRECTOR
- N15 STREET SWEEPING
- MP-60 MODULAR WETLAND SYSTEM-LINEAR (INCLUDES TC-32 BIORETENTION AND MP-40 MEDIA FILTER.
- SD-32 TRASH STORAGE AREAS
- SD-11 ROOF RUNOFF CONTROLS

## LEGAL DESCRIPTION

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING LOT 5 OF TRACT NO. 10931 AS PER MAP FILED IN BOOK 511, PAGES 1-5, INCLUSIVE OF MISCELLANEOUS MAPS, TOGETHER WITH PARCEL 6 OF LOT LINE ADJUSTMENT NO. 2003-04 RECORDED DECEMBER 23, 2004 AS INSTRUMENT NO. 2004001140913 OF OFFICIAL RECORDS, BOTH IN THE OFFICE RECORDER OF ORANGE COUNTY, CALIFORNIA.

| MAP DATE IDENTIFIER | |
|---|---|
| DATE OF LATEST CHANGE TO THIS MAP | |
| 11/28/11 | BY: JAM |
| DATE OF THIS PLOT | |
| 05/08/12 | |

| DATE | REVISION | BY |
|---|---|---|
| 5/1/12 | REVISED PER CITY COMMENTS TO CLIENT MAY 1, 2012. | KB |
| 11/10/11 | RESPONSE TO CITY COMMENTS DATED DATED OCTOBER 25, 2011. | JAM |

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

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

## PREPARED FOR:

WESTBAY TRUST
MADISON INVESTORS LP

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

## PREPARED BY:

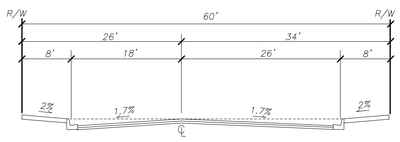
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618
FX: (949) 583-0759 ▪ PH: (949) 583-1010

# CONCEPTUAL GRADING PLAN
## TTM NO. 15594
## CITY OF LAKE FOREST

SHEET C2

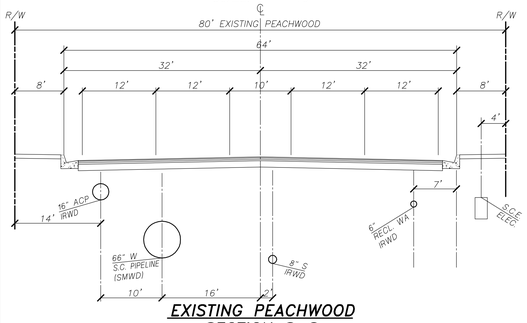
# STREET SECTIONS

SCALE: 1" = 10'



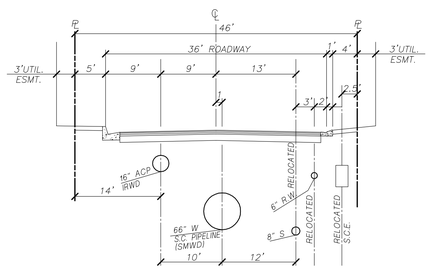

## PROPOSED PEACHWOOD SOUTH OF TAMARISK (100 FEET)
## SECTION R-R

(PUBLIC)
SCALE: 1" = 10'



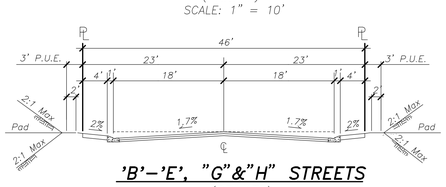

## EXISTING PEACHWOOD
## SECTION S-S

(PUBLIC)
SCALE: 1" = 10'



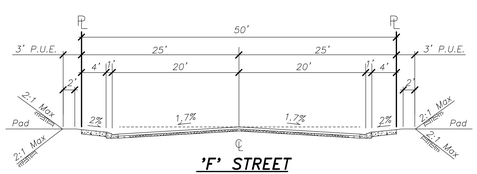

## PROPOSED PEACHWOOD
## 'A' STREET

(PRIVATE)
SCALE: 1" = 10'



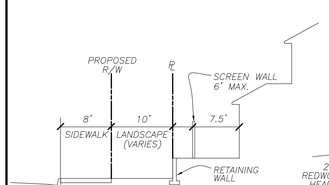

## 'B'-'E', "G"&"H" STREETS

(PRIVATE)
SCALE: 1" = 10'



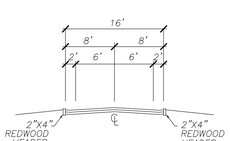

## 'F' STREET

(PRIVATE)
SCALE: 1" = 10'




## PEACHWOOD
## SECTION I-I

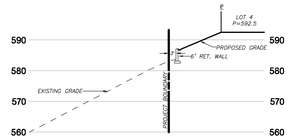
SCALE: 1" = 10'




## ACCESS ROAD
## SECTION J-J

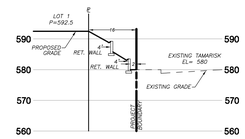
(FOR ALL UTILITY COMPANIES) TYPICAL
SCALE: 1" = 10'

# WALL AND DRAIN DETAILS



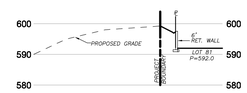

## SECTION K

SCALE=1"=10'



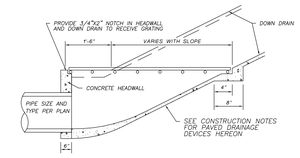

## SECTION L

SCALE=1"=10'



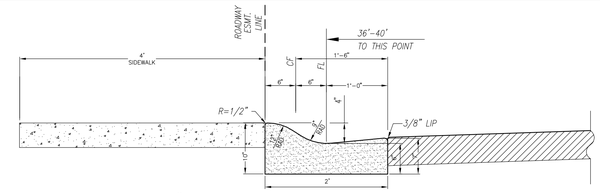

## SECTION M

SCALE=1"=10'



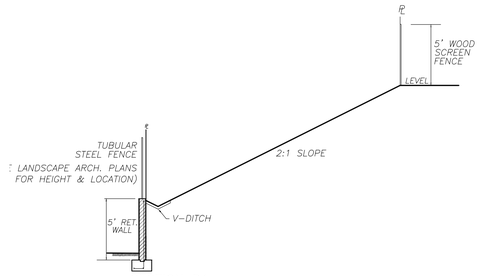

## DOWN DRAIN DETAIL N

SCALE=1"=2'



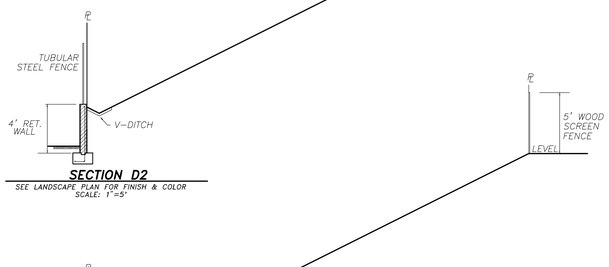

## 4" MODIFIED ROLLED CURB & GUTTER DETAIL T

SCALE=1"=2'



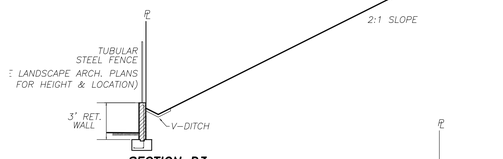

## SECTION D1

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



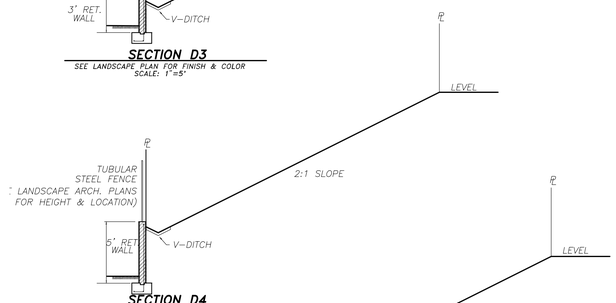

## SECTION D2

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



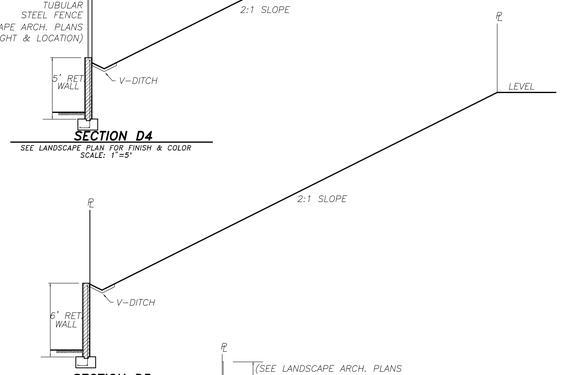

## SECTION D3

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



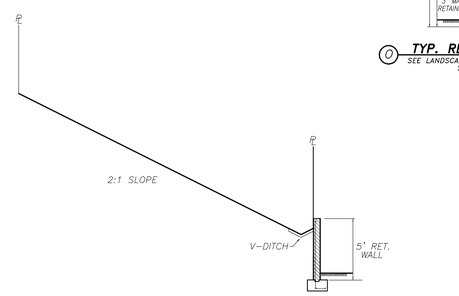

## SECTION D4

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



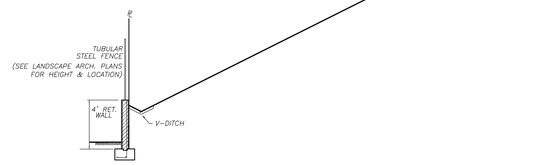

## SECTION D5

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'




## SECTION D6

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'

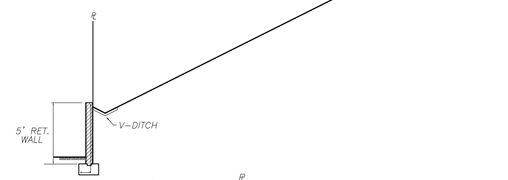



## SECTION D7

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'

## SECTION D8

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



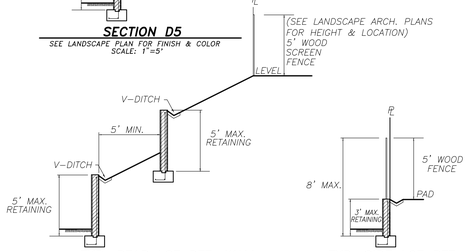

## SECTION D9

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



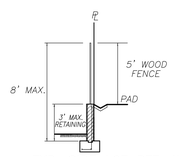

## (E) TYP. REAR LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



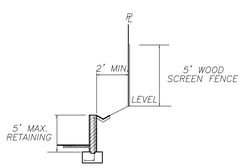

## (F) TYP. SIDE LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



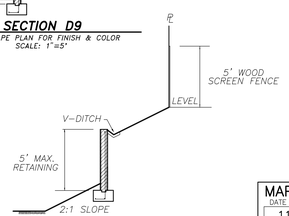

## (G) TYP. SIDE LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



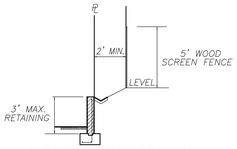

## (H) TYP. SIDE LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'




## (O) TYP. REAR LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'



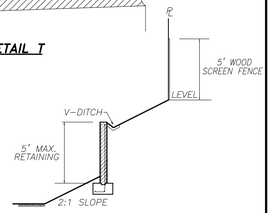

## (P) TYP. REAR LOT RET. WALL

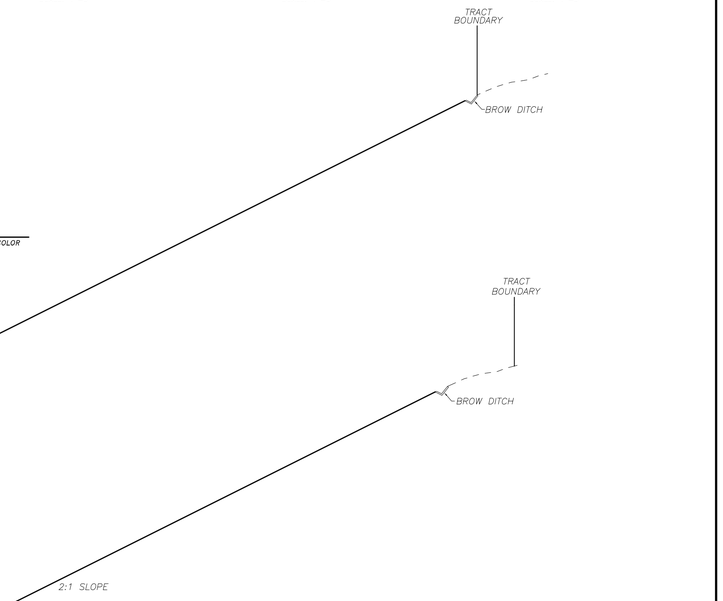
SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'




## (Q) TYP. REAR LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'




## (J) TYP. SIDE LOT RET. WALL

SEE LANDSCAPE PLAN FOR FINISH & COLOR
SCALE: 1"=5'

**PREPARED FOR:**

WESTBAY TRUST
MADISON INVESTORS LP

25101 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


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

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

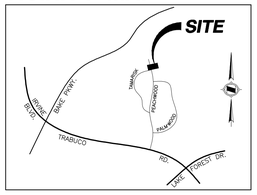
# Street Sections and Retaining Wall Details

## TENTATIVE TRACT NO. 15594

# CITY OF LAKE FOREST

SHEET C3

## 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.

** THESE HOMES SHALL HAVE ENHANCED SIDE AND/OR REAR ELEVATIONS FOR ALL ELEVATIONS FRONTING ON TO A PUBLIC OR PRIVATE STREET/DRIVEWAY.

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 | 0 | 4,000 S.F. |
| | | |
| Front Setback - | | |
| From Ultimate Street R.O.W. | 20' (Garage) | 18'* |
| | 10' (House) | 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. 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 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<br>26 LETTERED |

| DATE | REVISION | BY |
|---|---|---|
| 5/1/12 | REVISED PER CITY COMMENTS TO CLIENT MAY 1, 2012. | KB |
| 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
05/08/12

## PREPARED FOR:

WESTBAY TRUST
MADISON INVESTORS LP

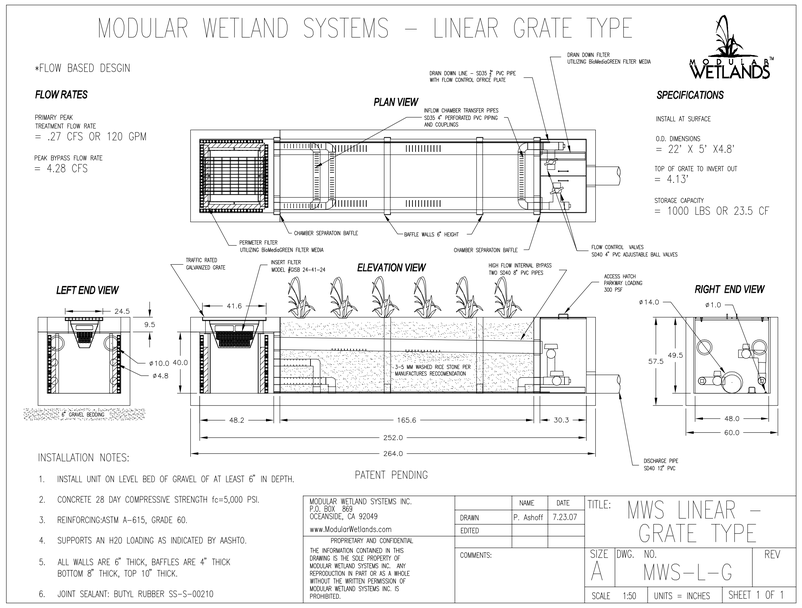
25108 MARGUERITE PARKWAY
SUITE A-132
MISSION VIEJO, CALIFORNIA, 92691

## PREPARED BY:

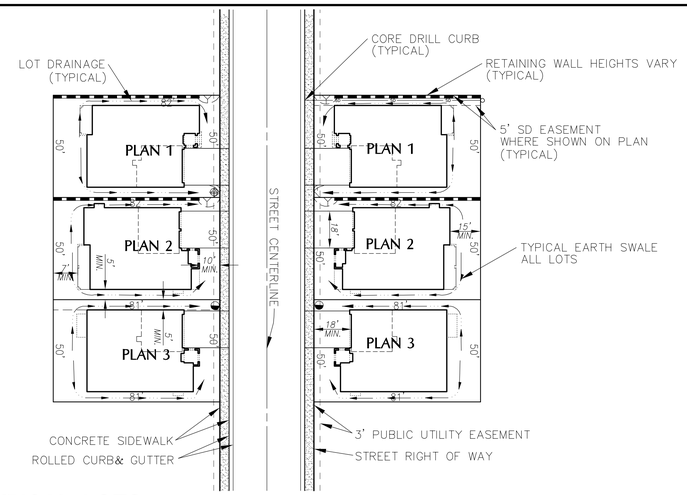
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

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

SHEET C4




**MODULAR WETLANDS SYSTEM DETAIL** N.T.S.

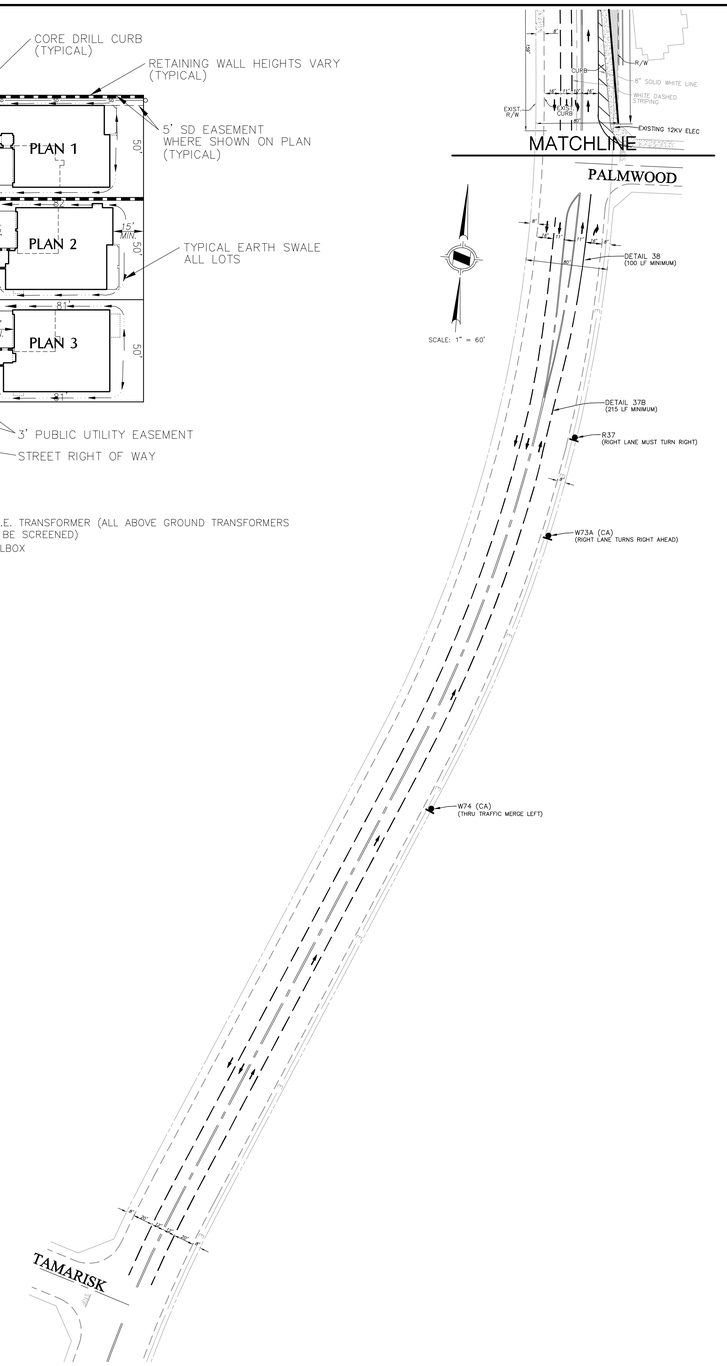


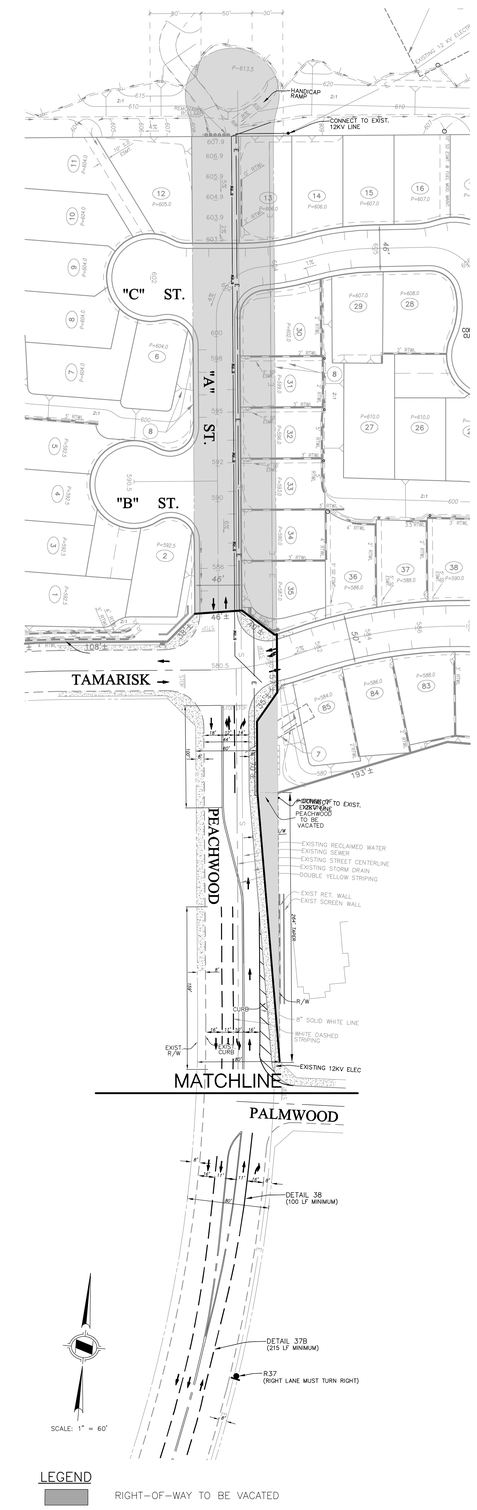

**TYPICAL LOTS** SCALE: 1"=30'

LEGEND

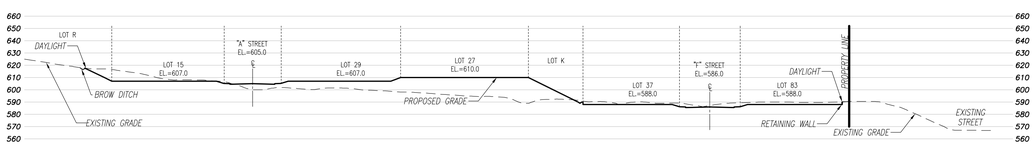
S.C.E. TRANSFORMER (ALL ABOVE GROUND TRANSFORMERS TO BE SCREENED)

MAILBOX

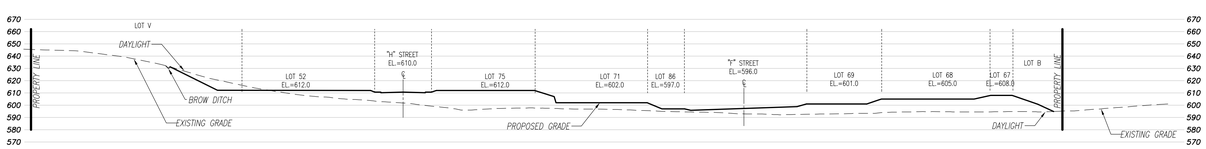


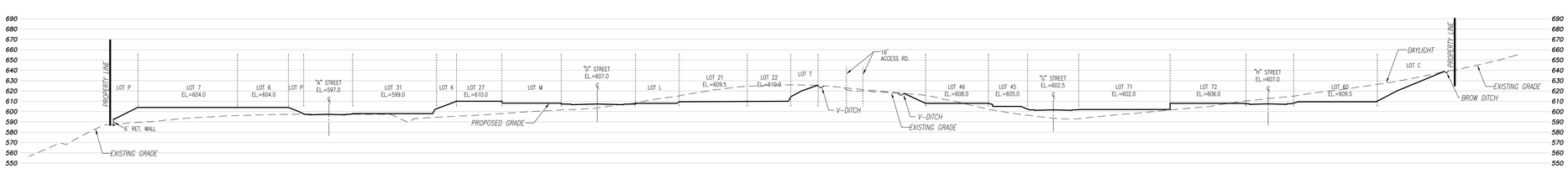

**MODIFICATIONS FOR PEACHWOOD**




**SECTION A-A**
SCALE=1"=50'




**SECTION B-B**
SCALE=1"=50'




**SECTION C-C**
SCALE=1"=50'

**CROSS SECTIONS**

| 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

25101 MARGUERITE PARKWAY
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# Profiles and Details

## TENTATIVE TRACT NO. 15594

## CITY OF LAKE FOREST

SHEET C5