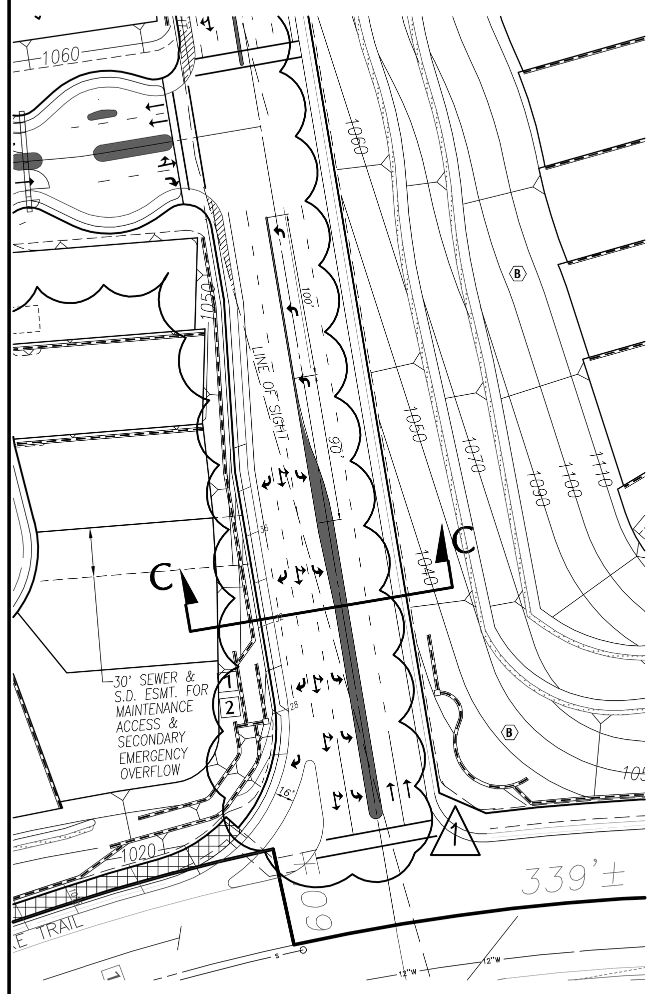


SADDLEBACK RANCH RD PROPOSED STRIPING DETAIL
(FREE RIGHT)

60'x100' LOT
(West of Saddleback Ranch Road)
(LOTS 4–6, 13–21, 26–47, 54, 56, 58, 65–80)

Lot No.	S.F	Lot No.	S.F
4	14001	41	7025
5	8842	42	6929
6	6573	43	6786
13	6670	44	6633
14	6648	45	6523
15	6950	46	6548
16	7324	47	9055
17	7187	54	6545
18	7344	56	6900
19	7607	58	6923
20	9365	65	7679
21	15156	66	6650
26	7281	67	6461
27	7699	68	6392
28	9159	69	6720
29	7236	70	7041
30	7330	71	6929
31	7839	72	6895
32	9198	73	6521
33	10122	74	6499
34	8156	75	6719
35	6931	76	7504
36	6737	77	8836
37	6772	78	6590
38	6807	79	6354
39	6850	80	6139
40	6928		
Total Residential Lots = 53			

TOTAL GROSS 398,508 S.F.
9.2 Acres
AVERAGE GROSS 7,519 S.F.

55'x100' LOT
(West of Saddleback Ranch Road)
(LOTS 1–3, 7–12, 22–25, 48–53, 55, 57, 59–64 & 81)

Lot No.	S.F	Lot No.	S.F
1	6377	49	6526
2	7169	50	6833
3	9242	51	6477
7	7379	52	6672
8	7751	53	5973
9	6346	55	6571
10	6216	57	6383
11	5918	59	6266
12	5833	60	6194
22	7296	61	6082
23	7129	62	6039
24	8262	63	8476
25	7636	64	9474
48	9652	81	7863

TOTAL GROSS 198,035 S.F.
4.6 Acres
AVERAGE GROSS 7,072 S.F.

60'x100' LOT
(East of Saddleback Ranch Road)
(LOTS 86–123, 151–166, 185–249 & 285–299)

Lot No.	S.F	Lot No.	S.F
86	6,871	198	7,051
87	6,891	199	6,513
88	6,710	200	6,374
89	6,683	201	6,374
90	6,463	202	6,896
91	6,291	203	6,670
92	6,284	204	7,376
93	6,306	205	9,520
94	6,359	206	8,165
95	6,900	207	8,333
96	6,405	208	8,678
97	6,609	209	10,493
98	7,538	210	8,703
99	7,059	211	8,884
100	8,178	212	7,813
101	8,775	213	7,185
102	8,137	214	8,030
103	7,007	215	7,224
104	9,254	216	8,178
105	7,125	217	9,893
106	6,691	218	10,258
107	6,595	219	8,379
108	6,287	220	8,139
109	6,364	221	6,534
110	6,404	222	6,998
111	6,359	223	7,073
112	6,102	224	6,692
113	7,619	225	6,964
114	7,000	226	12,435
115	8,081	227	8,103
116	7,440	228	6,669
117	8,217	229	8,243
118	7,196	230	7,766
119	6,430	231	8,187
120	6,954	232	7,228
121	6,634	233	6,590
122	6,267	234	6,258
123	6,765	235	6,371
151	10,162	236	6,811
152	7,331	237	6,562
153	7,088	238	7,457
154	6,949	239	7,755
155	6,774	240	8,081
156	6,526	241	8,659
157	6,558	242	8,962
158	6,685	243	9,247
159	7,309	244	9,900
160	7,414	245	11,910
161	7,006	246	10,010
162	6,871	247	10,390
163	7,426	248	9,628
164	9,865	249	12,269
165	8,889	285	12,528
166	7,496	286	8,041
185	10,005	287	6,213
186	6,178	288	6,234
187	6,152	289	7,279
188	6,129	290	7,942
189	6,105	291	6,608
190	6,747	292	6,092
191	6,947	293	6,098
192	7,054	294	5,966
193	7,238	295	6,102
194	7,145	296	6,128
195	6,863	297	6,368
196	7,142	298	6,264
197	6,813	299	6,208
Total Residential Lots = 134			

TOTAL GROSS 1,005,071 S.F.
23.1 Acres
AVERAGE GROSS 7,501 S.F.

55'x100' LOT
(East of Saddleback Ranch Road)
(LOTS 82–85, 124–150 & 167–184, 250–284 & 300–304)

Lot No.	S.F	Lot No.	S.F
82	6,935	181	6,065
83	6,584	182	6,035
84	6,731	183	6,029
85	6,606	184	11,824
124	8,678	250	6,057
125	5,956	251	6,065
126	6,856	252	6,065
127	7,098	253	6,065
128	6,408	254	6,065
129	8,478	255	6,064
130	7,855	256	6,059
131	6,909	257	6,056
132	7,009	258	6,051
133	6,755	259	6,050
134	6,529	260	6,278
135	6,652	261	6,050
136	6,744	262	6,051
137	6,332	263	6,050
138	6,490	264	6,050
139	6,050	265	6,051
140	6,050	266	6,050
141	6,050	267	5,931
142	6,050	268	5,499
143	6,278	269	10,675
144	6,262	270	6,606
145	6,379	271	6,375
146	6,334	272	6,323
147	6,300	273	6,438
148	6,418	274	6,049
149	6,015	275	6,051
150	8,644	276	6,601
167	8,131	277	6,050
168	6,672	278	6,600
169	6,452	279	7,771
170	6,505	280	7,143
171	6,498	281	6,366
172	6,939	282	5,676
173	6,058	283	5,928
174	6,058	284	9,402
175	6,054	300	5,793
176	6,053	301	6,094
177	6,056	302	6,180
178	6,057	303	6,659
179	6,052	304	7,035
180	6,052		
Total Residential Lots = 89			

TOTAL GROSS 584,449 S.F.
13.4 Acres
AVERAGE GROSS 6,567 S.F.

PARK SUMMARY

Lot No.	S.F.	Acres
305	23,180	0.53
306	22,671	0.52
Total	45,851	1.05

OPEN SPACE SUMMARY

Lot No.	S.F	Acres
LOT A	203,426	4.67
LOT B	166,531	3.82
LOT C	64,631	1.48
LOT D	179,243	4.11
LOT E	129,383	2.97
LOT F	127,054	2.92
LOT G	19,228	0.44
LOT H	54,505	1.25
LOT I	186,771	4.29
LOT J	38,925	0.89
Total	1,169,697	26.85

PRIVATE STREET SUMMARY

Lot No.	S.F	Acres
L	66,609	1.53
M	79,279	1.82
N	104,746	2.41
O	110,925	2.55
P	189,333	4.35
Q	57,081	1.31
*R	10,561	0.24
Total	618,534	14.20

*EMERGENCY ACCESS

PRIVATE DRIVE SUMMARY

Lot No.	S.F.	Acres
K	1,554	0.04
Total	1,554	0.04

GATED ENTRY SUMMARY

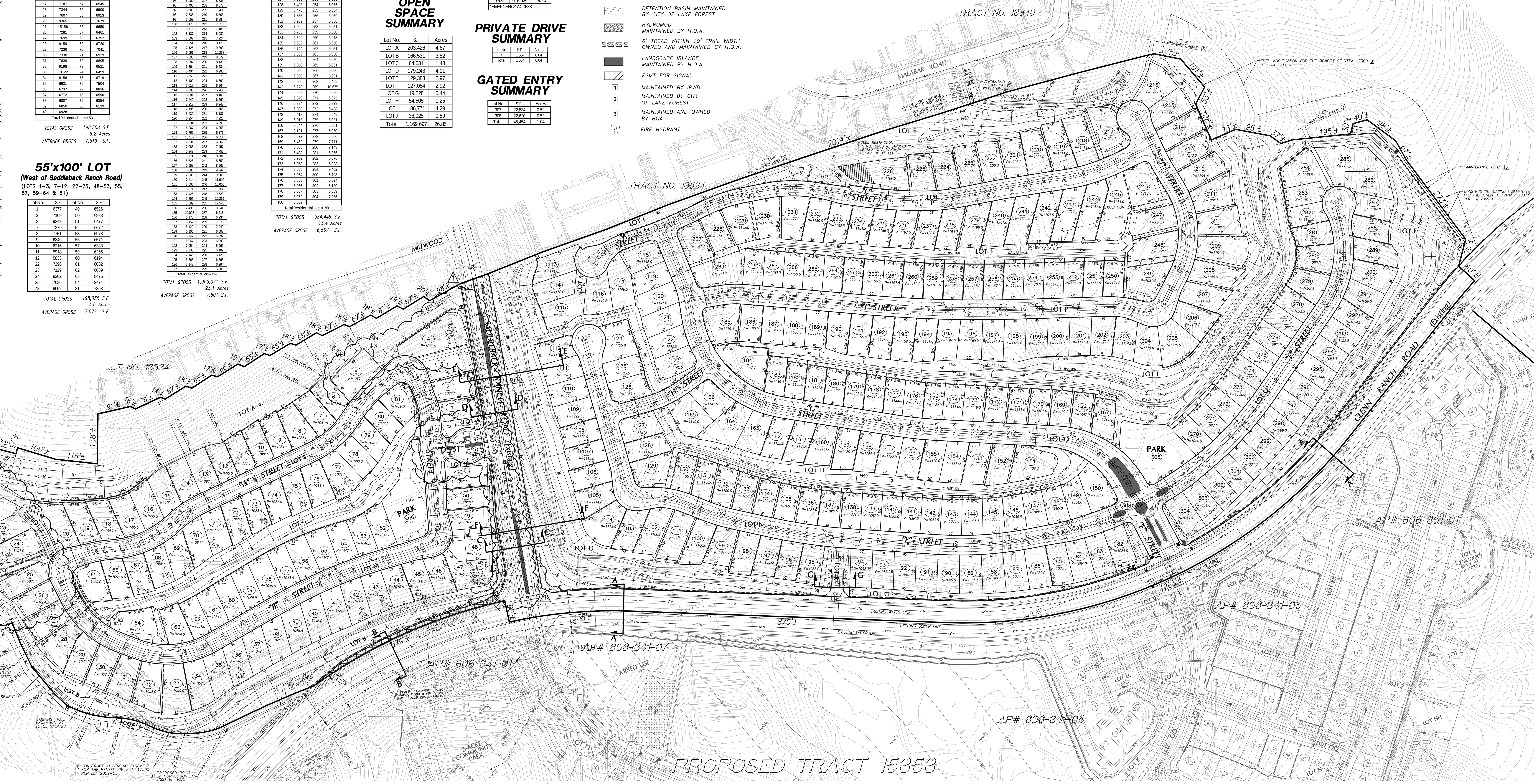
Lot No.	S.F.	Acres
307	22,834	0.52
308	22,620	0.52
Total	45,454	1.04

LEGEND

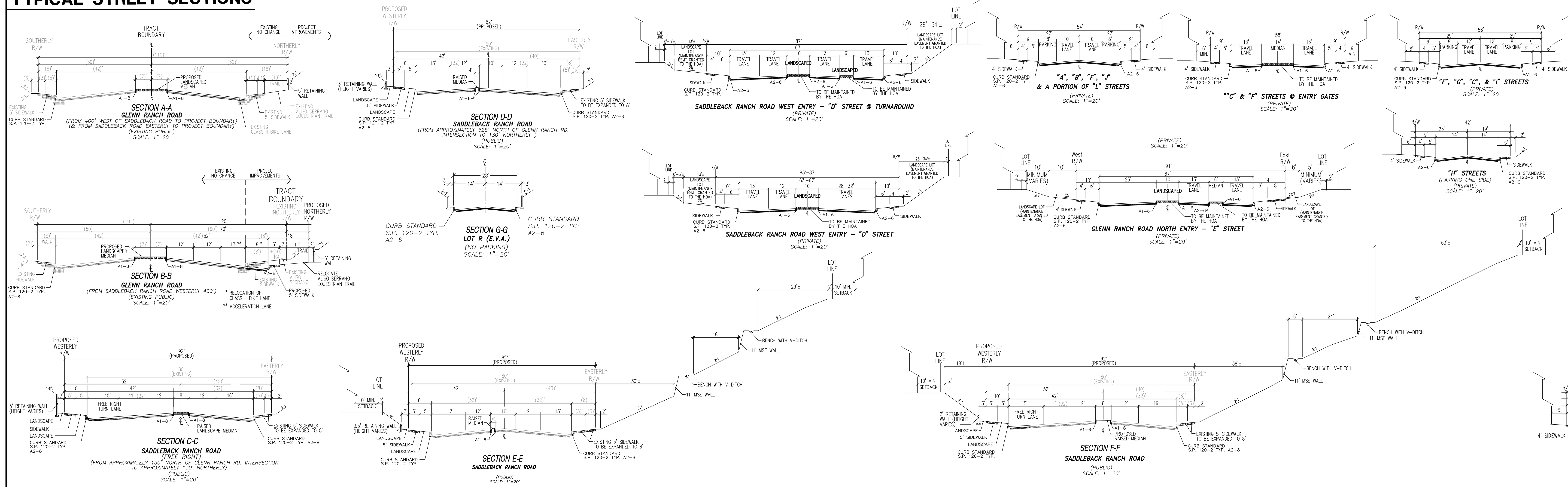
- 5' RTWL — RETAINING WALL/ RETAINING WALL HEIGHT
- TOP OF SLOPE
- V–DITCH
- MSE WALL
- WATER QUALITY & HYDROMOD MAINTAINED BY H.O.A.
- DETENTION BASIN MAINTAINED BY CITY OF LAKE FOREST
- HYDROMOD MAINTAINED BY H.O.A.
- 6' TREAD WITHIN 10' TRAIL WIDTH OWNED AND MAINTAINED BY H.O.A.
- LANDSCAPE ISLANDS MAINTAINED BY H.O.A.
- ESMT FOR SIGNAL
- 1 MAINTAINED BY IRWD
- 2 MAINTAINED BY CITY OF LAKE FOREST
- 3 MAINTAINED AND OWNED BY HOA
- F.H. FIRE HYDRANT

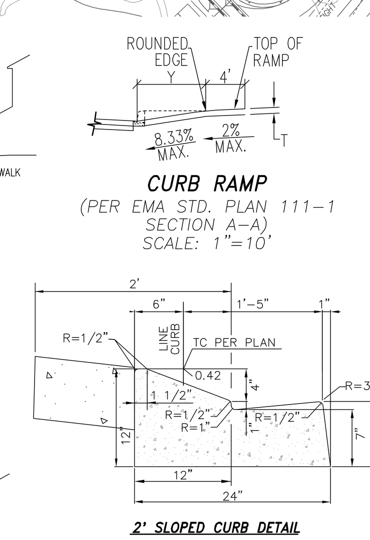
SLOPE DESIGNATIONS

- (A) MAINTAINED BY PUBLIC AGENCY
- (B) MAINTAINED BY HOME OWNERS ASSOCIATION
- (C) MAINTAINED BY PRIVATE OWNERS

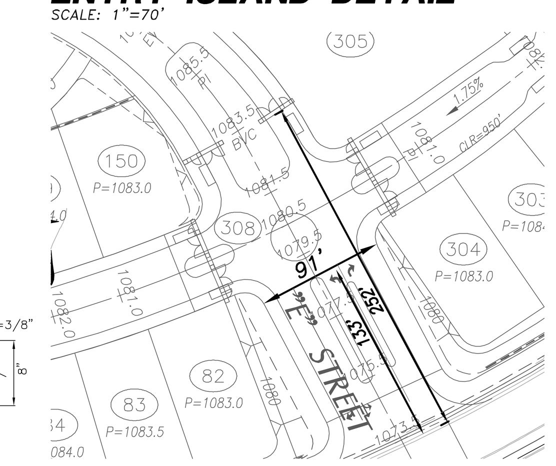


TYPICAL STREET SECTIONS

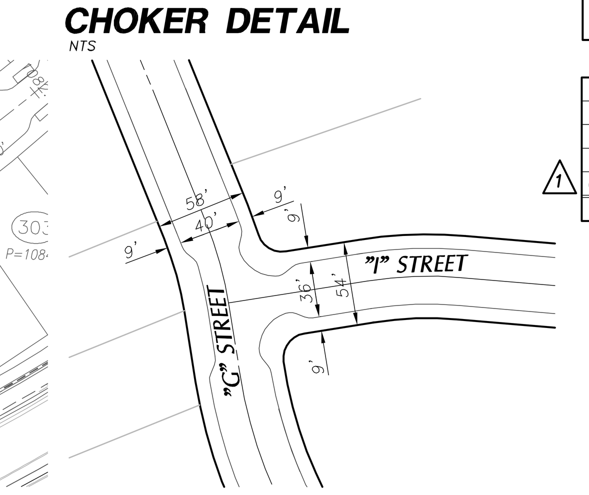




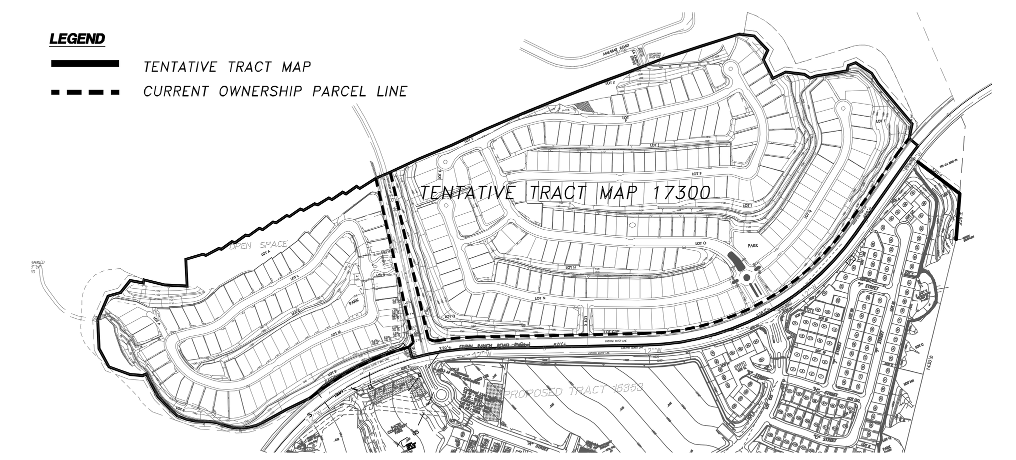
ENTRY ISLAND DETAIL
SCALE: 1"=70'



CHOKER DETAIL
NTS



KEY MAP



NOTES

1. EXISTING LAND USE: VACANT.
2. PROPOSED LAND USE: RESIDENTIAL, AND PARK.
3. EXISTING ZONING: CITY OF LAKE FOREST – PORTOLA HILLS PLANNED COMMUNITY, SINGLE FAMILY, AND OPEN SPACE.
4. PROPOSED ZONING: CITY OF LAKE FOREST – PORTOLA HILLS PLANNED COMMUNITY, SINGLE FAMILY, AND OPEN SPACE.
5. WATER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.
6. SANITARY SEWER SERVICE PROVIDED BY: IRVINE RANCH WATER DISTRICT.
7. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY.
8. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
9. TELEPHONE SERVICE PROVIDED BY: AT&T.
10. CABLE SERVICE PROVIDED BY: COX TELECOMMUNICATION.
11. SOLID WASTE MANAGEMENT IS UNDER THE JURISDICTION OF: COUNTY ENVIRONMENTAL MANAGEMENT AGENCY WASTE MANAGEMENT DEPARTMENT.
12. PROJECT IS LOCATED WITHIN THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT.
13. NO BUILDINGS EXIST ON THIS SITE.
14. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
15. DRAINAGE FACILITIES TO BE DESIGNED IN ACCORDANCE WITH THE COUNTY OF ORANGE MASTER PLAN OF DRAINAGE, AND COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
16. ALL GRADING, SLOPE TERRACE DRAINS AND DOWN DRAINS SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
17. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE NOTED.
18. THE PARK REQUIREMENT FOR THIS PROJECT IS 2.65AC. AND SHALL BE SATISFIED BY A COMBINATION OF PARK LAND AND IMPROVEMENTS ON AND OFF SITE. THE SURPLUS PARK LAND OF THE ADJOINING TRACT (15353) WILL BE JOINTLY UTILIZED TO MEET THE REMAINING PARK CODE REQUIREMENT OF THIS TRACT.
19. WE RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS ON SUBJECT TENTATIVE.
20. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
21. AP#'s 606–321–(12,13,14), 606–331–04, 606–332–01.
22. ALL NEW STREETS ARE PRIVATE.
23. PER FIRM MAPS 06059C0317H AND 06059C0336H, THE PROJECT GRADING DOES NOT RESIDE WITHIN FLOOD HAZARD ZONE LIMITS.
24. THE PROJECT C.C.&R.'S SHALL INCLUDE PROVISIONS FOR PARKING, RESTRICTION OF COMMERCIAL VEHICLES, AND PERMITTING ENCROACHMENT FOR LANDSCAPE MAINTENANCE VEHICLES PER MUNICIPAL CODE, SECTION 12.12.020–PERMIT.
25. EARTHWORK:
    EAST – CUT = 1,437,940 CYS, FILL = 1,437,940 CYS, SELECT FILL: 440,000 CYS
    WEST – CUT = 363,295 CYS, FILL = 363,295 CYS, SELECT FILL: 110,000 CYS

DEVIATION

1. RESIDENTIAL COLLECTOR: CENTER LINE RADIUS – A PORTION OF "G" STREET, AT LOTS 169–167, FROM 550 TO 250 CENTER LINE RADIUS.
2. CUL DE SAC LENGTH: FROM 800' TO 1050' – "F" STREET

LOT SUMMARY

Lot No.	Land Use	Maintenance Responsibility	Acres
1–304	SINGLE FAMILY RESIDENTIAL	HOMEOWNER	50.3
305	PARK SITE	HOA	0.5
306	PARK SITE	HOA	0.5
307	GATED ENTRY	HOA	0.5
308	GATED ENTRY	HOA	0.5
A–J	OPEN SPACE	HOA	26.9
K	PRIVATE DRIVEWAY	HOA	0.04
L–Q	PRIVATE STREETS	HOA	14.0
R	EMERGENCY ACCESS	HOA	0.2
	EXISTING GLENN RANCH ROAD & SADDLEBACK RANCH ROAD	CITY	6.1
			99.5

LEGAL DESCRIPTION

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF LOT 11, OF TRACT NO. 13849 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 THROUGH 22, INCLUSIVE, AND PORTIONS OF SADDLEBACK RANCH ROAD AND GLENN RANCH ROAD, OF TRACT NO. 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 THROUGH 15, INCLUSIVE, BOTH OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PARCEL 1 OF LOT LINE ADJUSTMENT NO. LLA 2010–01, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460178, ALL OF PARCEL 12 OF LOT LINE ADJUSTMENT NO. LLA 2009–02, RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460179, AND ALL OF PARCEL 2 OF LOT LINE ADJUSTMENT NO. LLA 2009–03 RECORDED SEPTEMBER 16, 2010, AS INSTRUMENT NO. 2010000460180, ALL OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

STATEMENT OF OWNERSHIP

WE, USA PORTOLA LLC, 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.

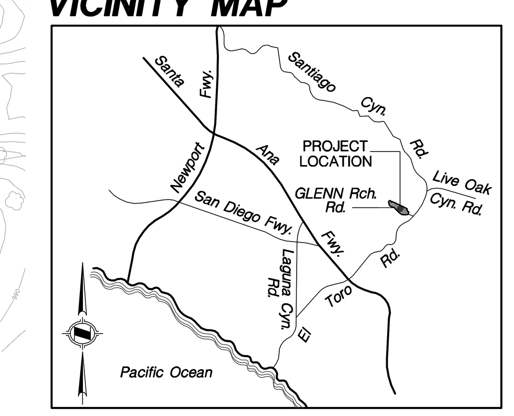
______________________________ DATE ____________

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.

______________________________ DATE ____________
EDWARD A. MANDICH

REGISTERED PROFESSIONAL ENGINEER — EDWARD A. MANDICH — No. 59089 — CIVIL — STATE OF CALIFORNIA

VICINITY MAP



DATE	REVISION	BY
01/14	JURISDICTIONAL WATERS WEST	LP

DATE 04/10/14
W.O. 3645–2
GROSS AREA 99.5 AC.±
CONTOUR INTERVAL 2'
TOTAL LOTS 308 NUMBERED
18 LETTERED

FEET 0 50 100 200
INCHES 0 1/2 1 2

PREPARED FOR:

USA PORTOLA LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

PREPARED BY:

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

TENTATIVE TRACT NO. 17300

WO: 3645–2 TTM 17300 PORTOLA CENTER BIN: 152B RM: 269 DOC.: 67799

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