

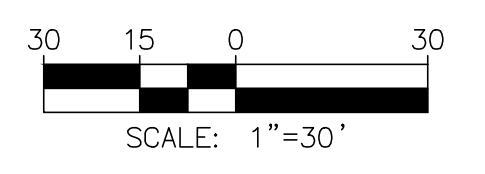
No.	DESCRIPTION	APPROVED	DATE

PROACTIVE
ENGINEERING CONSULTANTS
20832 El Torro Road, Mission Viejo, CA 92692, Suite 202
949.716.7460

PREPARED FOR:
SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
PHONE: (949) 526-8800

AMENDED SITE DEVELOPMENT PLAN
TENTATIVE TRACT 15594
TERESINA
SITE & GRADING PLAN
CITY OF LAKE FOREST

SHEET
2
OF 12



MATCHLINE SEE ABOVE LEFT

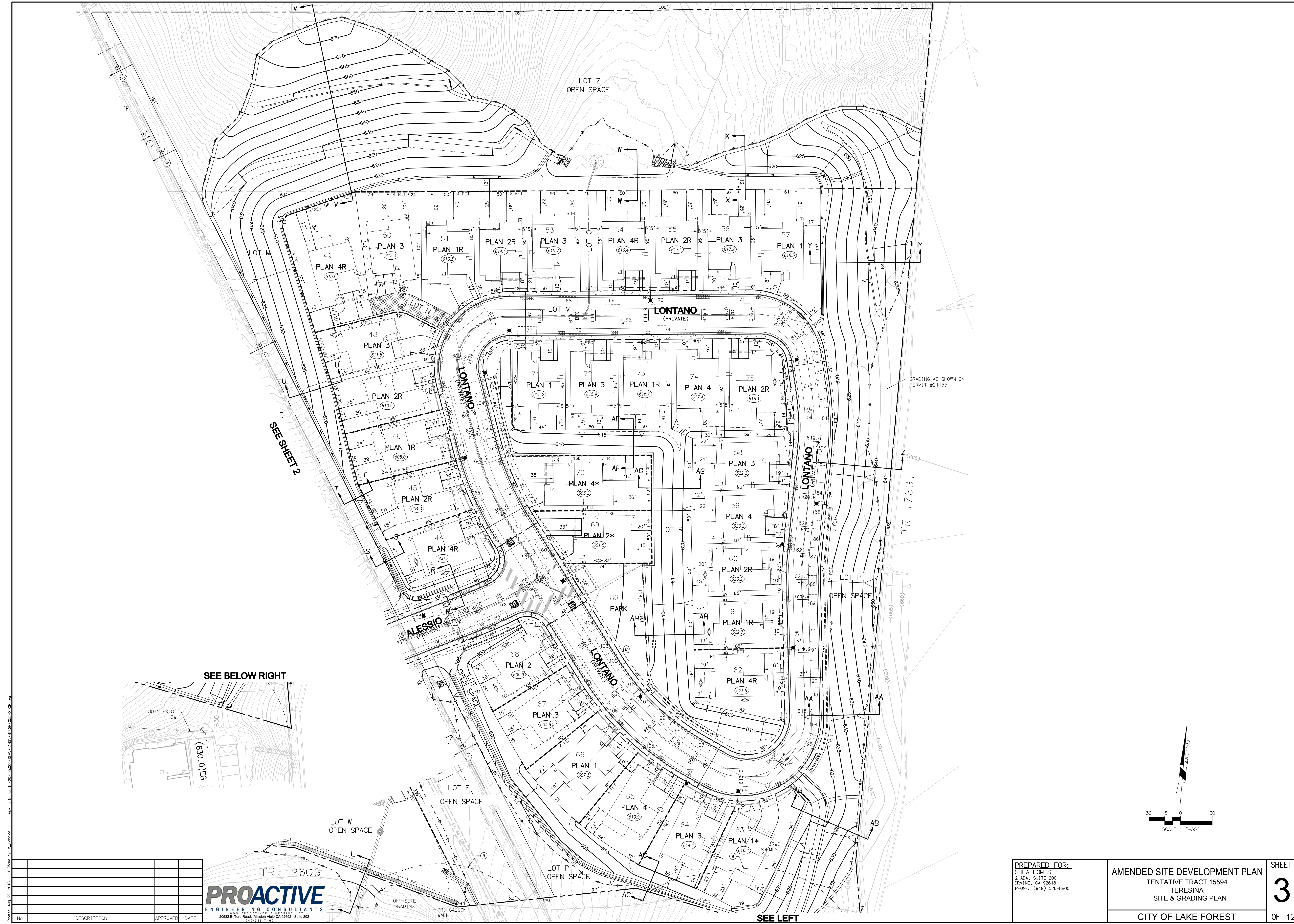
SEE SHEET 4

SEE SHEET 3

MATCHLINE SEE BELOW LEFT

MATCHLINE SEE BELOW RIGHT

MATCHLINE SEE ABOVE RIGHT



SEE SHEET 2

SEE BELOW RIGHT

SEE LEFT

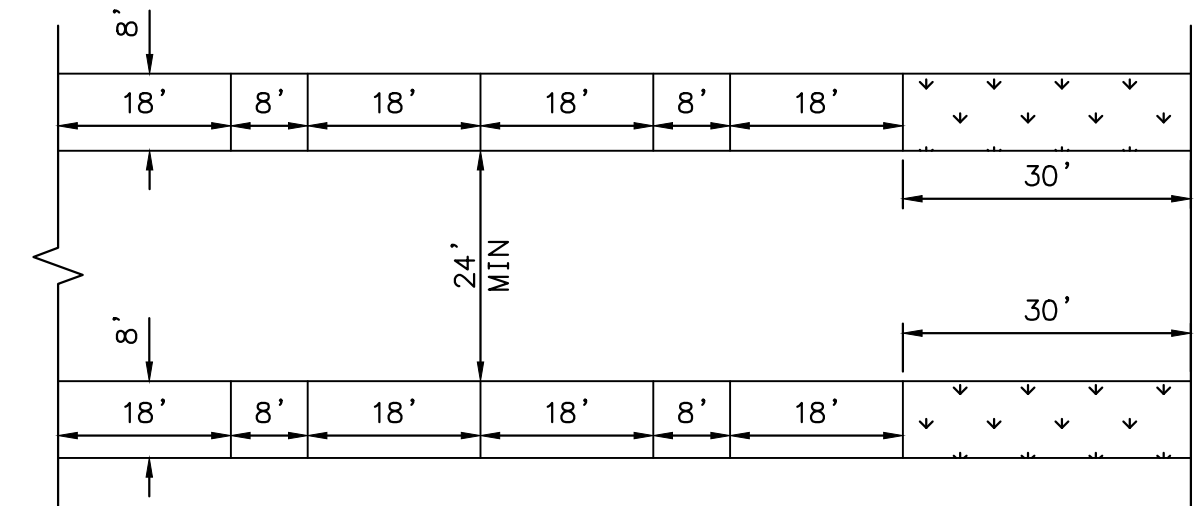
No.	DESCRIPTION	APPROVED	DATE

PROACTIVE
ENGINEERING CONSULTANTS
20032 El Toro Road, Mission Viejo CA 92692 Suite 202
949-716-7460

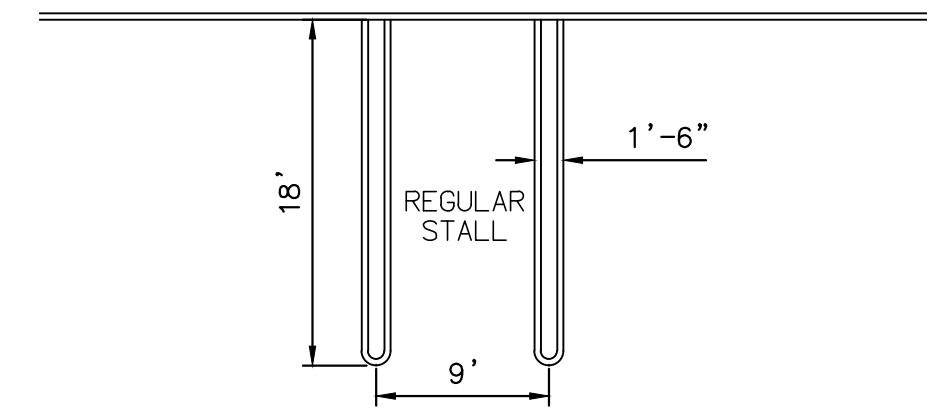
PREPARED FOR:
SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
PHONE: (949) 526-8800

AMENDED SITE DEVELOPMENT PLAN
TENTATIVE TRACT 15594
TERESINA
SITE & GRADING PLAN
CITY OF LAKE FOREST

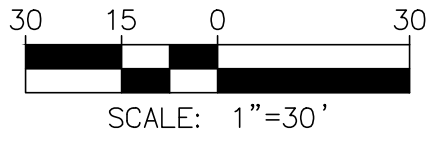
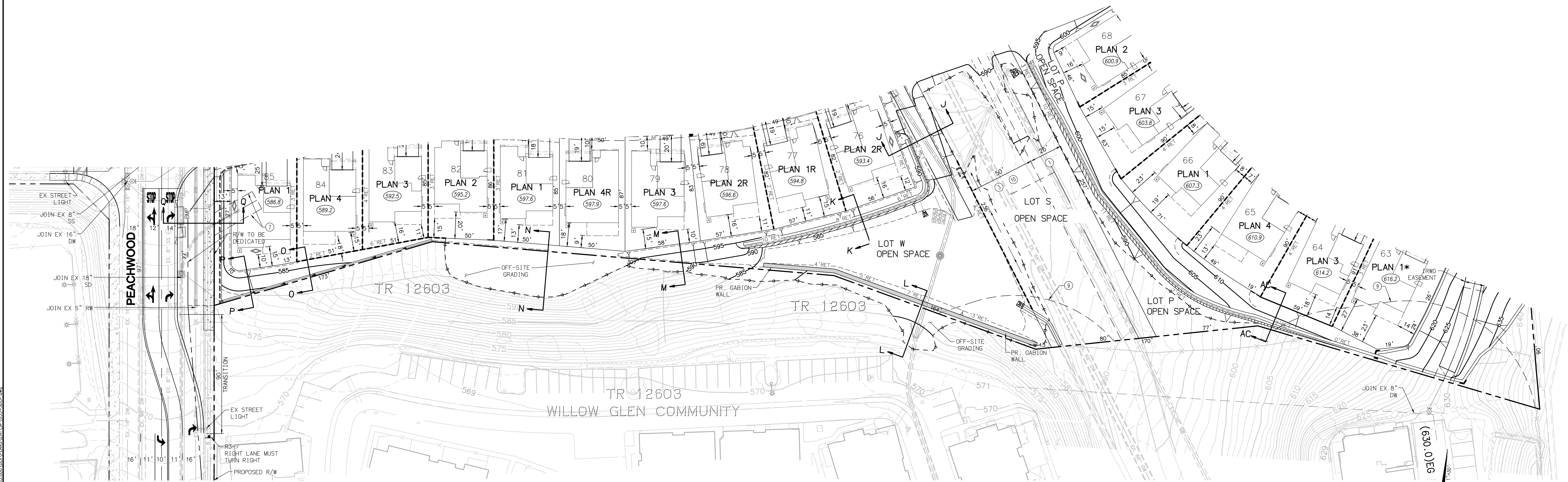
SHEET
3
OF 12



PARALLEL PARKING DETAIL



PARKING SPACE STRIPING DETAIL

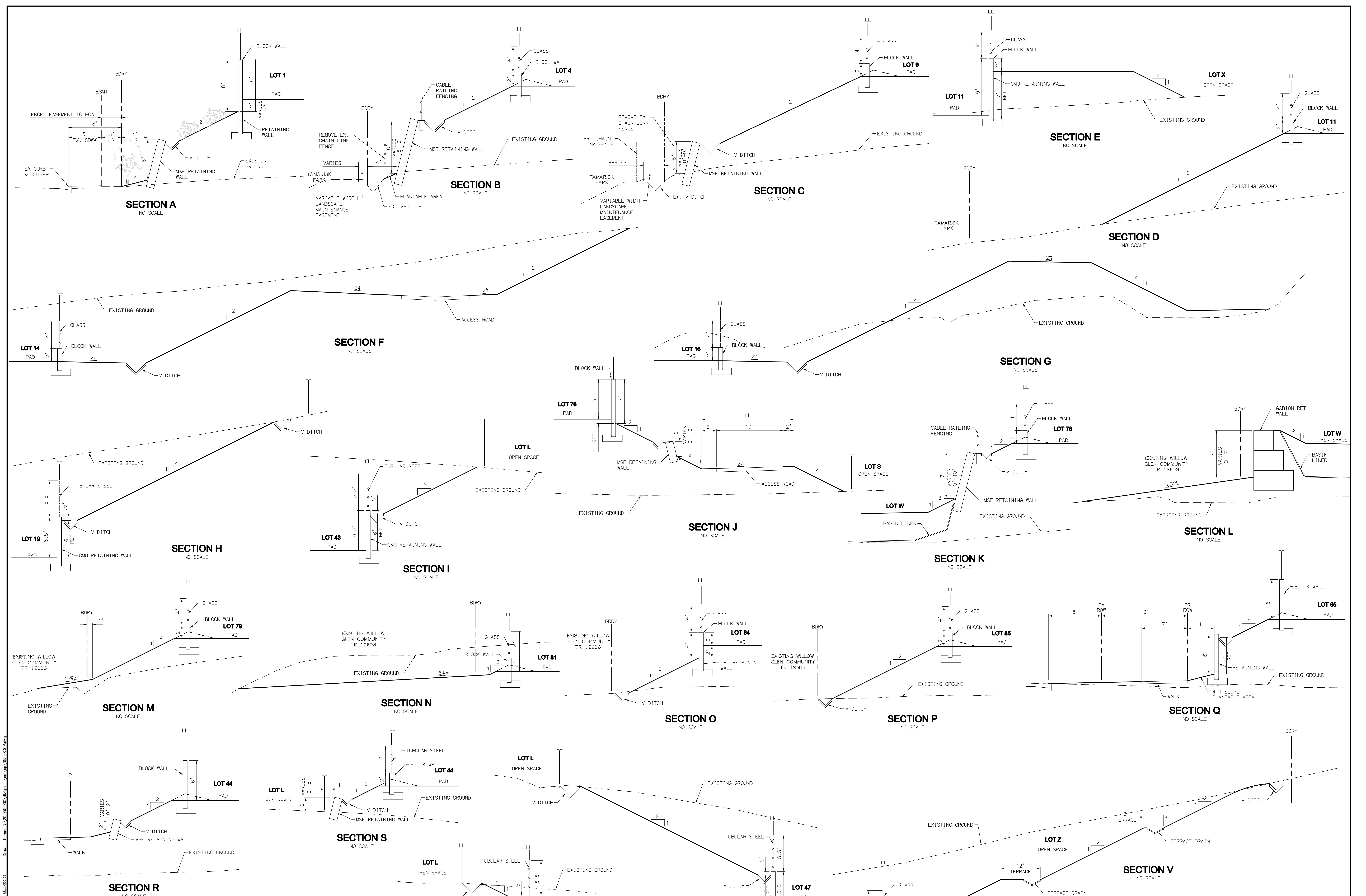


Prepared: Aug. 28, 2018 - 11:58am by M. Schulte
 Drawing Number: AL1505265001 (S:\Projects\1505265001\1505265001.dwg)

No.	DESCRIPTION	APPROVED	DATE

PROACTIVE
 ENGINEERING CONSULTANTS
20632 El Toro Road, Mission Viejo CA 92692 Suite 202
 949-716-7460

PREPARED FOR: SHEA HOMES 2 ADA, SUITE 200 IRVINE, CA 92618 PHONE: (949) 526-8800	AMENDED SITE DEVELOPMENT PLAN TENTATIVE TRACT 15594 TERESINA SOUTHERN BOUNDARY CONDITION CITY OF LAKE FOREST	SHEET 4 OF 12
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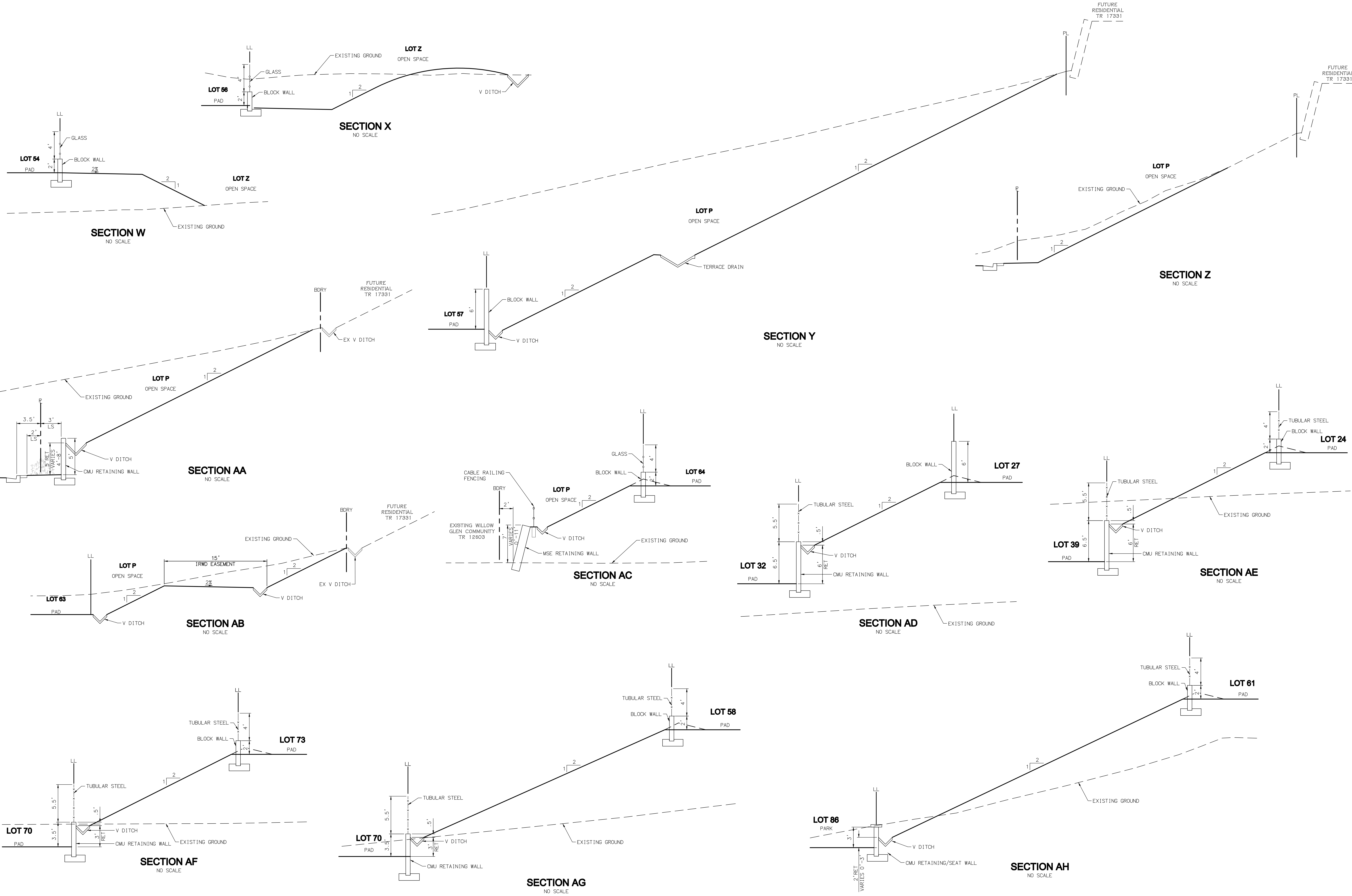


No.	DESCRIPTION	APPROVED	DATE

PROACTIVE
ENGINEERING CONSULTANTS
20532 El Toro Road, Mission Viejo, CA 92692 Suite 202
949-716-7455

PREPARED FOR:
SHEA HOMES
2 ADA, SUITE 200
IRVINE, CA 92618
PHONE: (949) 526-8800

AMENDED SITE DEVELOPMENT PLAN
TENTATIVE TRACT 15594
TERESINA
CROSS SECTIONS
CITY OF LAKE FOREST

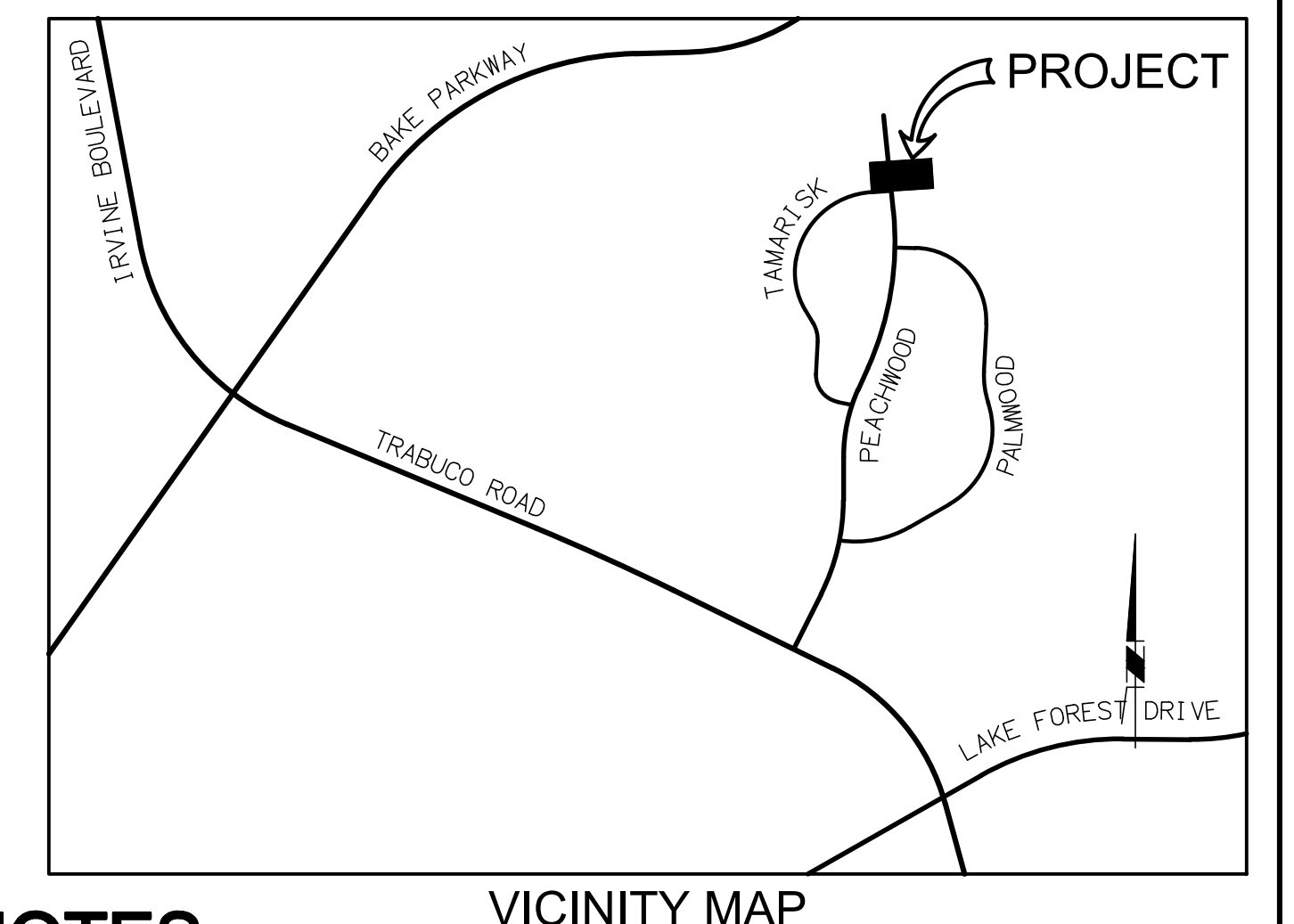
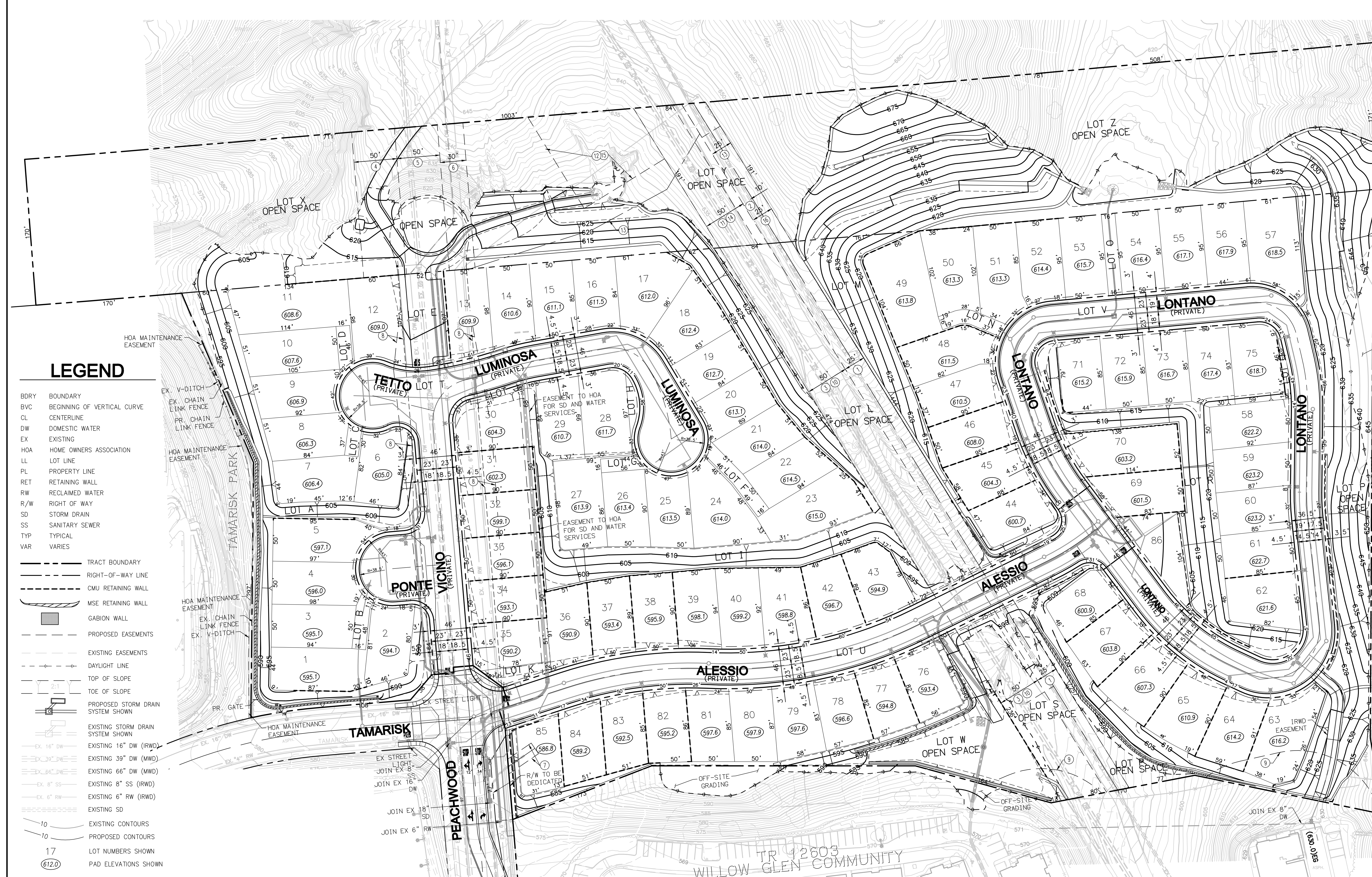


Prepared: July 09, 2018 - 5:53pm by M. Cobble
 Drawing Name: A:\2018\15594\15594_SiteDev\15594_SiteDev.dwg

No.	DESCRIPTION	APPROVED	DATE

PROACTIVE
 ENGINEERING CONSULTANTS
PROACTIVE ENGINEERING CONSULTANTS
 20532 El Toro Road, Mission Viejo, CA 92692 Phone: 949-716-7460

PREPARED FOR: SHEA HOMES 2 ADA, SUITE 200 IRVINE, CA 92618 PHONE: (949) 526-8800	AMENDED SITE DEVELOPMENT PLAN TENTATIVE TRACT 15594 TERESINA CROSS SECTIONS CITY OF LAKE FOREST	SHEET 6 OF 12
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- ### NOTES
- EXISTING LAND USE: VACANT
 - PROPOSED ADJACENT LAND USE: PLANNED CONCEPT SUBDIVISION
 - EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL, WITHIN THE SERRANO HIGHLANDS PLANNED COMMUNITY PER GPA 2008-02 AND GC 2008-08
 - SANITARY SERVICE: IRVINE RANCH WATER DISTRICT
 - DOMESTIC WATER SERVICE: IRVINE RANCH WATER DISTRICT
 - RECLAIMED WATER SERVICE: IRVINE RANCH WATER DISTRICT
 - GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON COMPANY
 - TELEPHONE SERVICE: PACIFIC BELL
 - CABLE TELEVISION SERVICE: COX CABLE COMPANY
 - ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND AND MAINTAINED BY A RESPECTIVE UTILITY COMPANY
 - ON-SITE DRAINAGE WILL BE COLLECTED IN AN APPROVED ON-SITE DRAINAGE STRUCTURE AND CONVEYED OFF-SITE TO THE EXISTING STORM DRAIN SYSTEM
 - GRADED SLOPES SHALL BE 2:1, UNLESS OTHERWISE SHOWN
 - ALL GRADING, SLOPE TERRACE DRAIN AND DOWN DRAINS SHALL CONFORM TO THE CITY OF LAKE FOREST GRADING MANUAL AND EXCAVATION CODE
 - PARK LAND DEDICATION TO BE SATISFIED WITH IN LIEU FEES
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE
 - ALL DRIVEWAY WIDTHS TO BE 18' MINIMUM
 - THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' PER FEMA MAP NO. 06050C03116H, DATED FEBRUARY 18, 2004
 - ON-SITE ROADS TO BE PRIVATE AND MAINTAINED BY NEW HOA
 - FULL FRONTAGE RIGHT OF WAY TO BE DEDICATED ON FINAL TRACT MAP PER CITY STANDARDS
 - STREET LIGHTS TO MEET ORANGE COUNTY STANDARDS THROUGH SITE
 - ALL ON-SITE STORM DRAIN SYSTEMS AND EASEMENTS WITHIN THE PROJECT SITE SHALL BE PRIVATE AND MAINTAINED BY THE HOA
 - MONUMENT WALLS WILL BE PERMITTED UNDER SEPARATE PERMIT
 - ESTIMATED EARTHWORK QUANTITIES: CUT 95,000 CY, FILL 95,000 CY
 - SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINALS MAPS FROM THIS TENTATIVE TRACT MAP
 - ALL STRIPING SOUTH OF PALMWOOD/PEACHWOOD SHALL BE MODIFIED PER SEPARATE EXHIBIT
 - PAVEMENT WIDTH AND 4' SIDEWALK ON VINCINO ST
 - ALL STOP BARS AT TAMARISK/PEACHWOOD INTERSECTION SHALL BE WHITE
 - THE EXISTING SCENIC PRESERVATION EASEMENT OVER ALL OF LOT X, Y, AND Z, SHALL BE RELINQUISHED
 - 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 VINCINO ST
 - ALL ACCESSIBLE ROUTES MUST MEET CURRENT STATE OF CALIFORNIA DIVISION 4 ACCESSIBLE ROUTES

- ### LEGEND
- BORY BOUNDARY
 BVC BEGINNING OF VERTICAL CURVE
 CL CENTERLINE
 DW DOMESTIC WATER
 EX EXISTING
 HOA HOME OWNERS ASSOCIATION
 LL LOT LINE
 PL PROPERTY LINE
 RET RETAINING WALL
 RW RECLAIMED WATER
 R/W RIGHT OF WAY
 SD STORM DRAIN
 SS SANITARY SEWER
 TP TYPICAL
 VAR VARIES
- TRACT BOUNDARY
 RIGHT-OF-WAY LINE
 CMU RETAINING WALL
 MSE RETAINING WALL
 GABION WALL
 PROPOSED EASEMENTS
 EXISTING EASEMENTS
 DAYLIGHT LINE
 TOP OF SLOPE
 TOE OF SLOPE
 PROPOSED STORM DRAIN SYSTEM SHOWN
 EXISTING STORM DRAIN SYSTEM SHOWN
 EX. 16" DW (RWD)
 EX. 39" DW (MWD)
 EX. 66" DW (MWD)
 EX. 8" SS (RWD)
 EX. 6" RW (RWD)
 EXISTING SD
 EXISTING CONTOURS
 PROPOSED CONTOURS
 LOT NUMBERS SHOWN
 PAD ELEVATIONS SHOWN

OPEN SPACE LOT SUMMARY

LOT	AREA(SF)	RESPONSIBILITIES	LAND USE
A	25,420	HOA	COMMON AREA LANDSCAPING
B	1,011	HOA	ACCESS ROAD
C	528	HOA	ACCESS ROAD
D	826	HOA	ACCESS ROAD
E	5,649	HOA	COMMON AREA LANDSCAPING
F	1,616	HOA	ACCESS ROAD
G	786	HOA	ACCESS ROAD
H	844	HOA	COMMON AREA LANDSCAPING
I	30,226	HOA	COMMON AREA LANDSCAPING
J	411	HOA	COMMON AREA LANDSCAPING
K	1,174	HOA	COMMON AREA LANDSCAPING
L	34,423	HOA	COMMON AREA LANDSCAPING
M	15,448	HOA	COMMON AREA LANDSCAPING
N	1,252	HOA	ACCESS ROAD
O	1,520	HOA	COMMON AREA LANDSCAPING
P	60,758	HOA	COMMON AREA LANDSCAPING
Q	460	HOA	COMMON AREA LANDSCAPING
R	19,078	HOA	COMMON AREA LANDSCAPING
S	18,482	HOA	LINEAR PARK
T	48,669	HOA	PRIVATE STREET
U	36,760	HOA	PRIVATE STREET
V	51,572	HOA	PRIVATE STREET
W	22,687	HOA	COMMON AREA LANDSCAPING
X	128,326	HOA	OPEN SPACE/FUEL MOD/LANDSCAPING/POCKET PARK (NET USEABLE AREA=3,884 SF)
Y	14,298	HOA	OPEN SPACE/FUEL MOD/LANDSCAPING/ACCESS ROAD
Z	124,079	HOA	OPEN SPACE/FUEL MOD/LANDSCAPING
TOTAL	646,303		

NUMBERED LOT SUMMARY

LOT	AREA(SF)	LOT	AREA(SF)	LOT	AREA(SF)
1	5,573	36	4,510	71	4,242
2	4,474	37	4,446	72	4,250
3	4,801	38	4,458	73	4,250
4	4,997	39	4,601	74	4,597
5	5,439	40	4,878	75	5,235
6	4,945	41	4,932	76	4,503
7	4,934	42	4,825	77	4,326
8	4,612	43	5,023	78	4,336
9	4,799	44	4,578	79	4,515
10	5,464	45	4,811	80	4,292
11	4,174	46	4,549	81	4,278
12	5,938	47	4,749	82	4,287
13	5,159	48	5,168	83	4,362
14	4,672	49	7,689	84	4,439
15	4,379	50	5,503	85	4,266
16	4,174	51	5,549		
17	6,011	52	4,779		
18	5,293	53	4,750		
19	4,259	54	4,750		
20	4,275	55	4,750		
21	4,307	56	4,750		
22	4,443	57	6,502		
23	6,372	58	4,693		
24	5,980	59	4,478		
25	4,299	60	4,265		
26	4,400	61	4,225		
27	5,800	62	5,059		
28	5,564	63	6,437		
29	4,789	64	4,920		
30	5,355	65	5,442		
31	4,500	66	5,634		
32	4,500	67	5,007		
33	4,500	68	4,042		
34	4,500	69	4,939		
35	4,723	70	6,609		

STATEMENT OF OWNERSHIP

610-201-01, 610-204-05, 610-351-05

WE, SHEA HOMES LIMITED PARTNERSHIP 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.

DATE _____

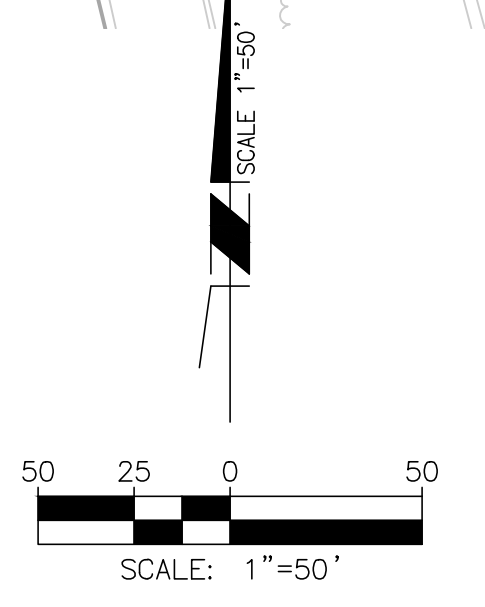
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

DATE _____

MARK S. ANDERSON

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 008-30007343-6-1MB DATED AS OF JANUARY 22, 2018 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.

DATE _____ LICENSED REGISTRATION EXPIRES: _____



- ### EASEMENT NOTES
- 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.
 - EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MARCH 11, 1985 AS INSTRUMENT NO. 85-084091 OF OFFICIAL RECORDS.
 - 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.
 - AN EASEMENT IN FAVOR OF THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY PER INSTRUMENT NO. 89-572871 AND 89-572874 OF OFFICIAL RECORDS.
 - AN EASEMENT IN FAVOR OF THE MUNICIPAL WATER DISTRICT OF ORANGE COUNTY PER INSTRUMENT NO. 89-572870 AND 89-572875 OF OFFICIAL RECORDS.
 - AN EASEMENT IN FAVOR OF THE LOS ALISOS WATER DISTRICT PER INSTRUMENT NO. 90-610754 OF OFFICIAL RECORDS.
 - EXISTING 15-FOOT WIDE HOA STORM DRAIN EASEMENT AS SHOWN ON TRACT NO. 10931 TO BE VACATED.
 - EASEMENT IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE FOR LANDSCAPE MAINTENANCE PURPOSES ON TRACT NO. 10931 TO BE VACATED.
 - 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.
 - 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.
 - 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.
 - 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.
 - EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. RECORDED NOVEMBER 28, 1990 AS INSTRUMENT NO. 90-627485 OF OFFICIAL RECORDS.
 - 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.
 - 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.
 - 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.
 - EXISTING SCENIC PRESERVATION EASEMENT ON THE ENTIRE LOTS X, Y, Z IN FAVOR OF THE CITY OF LAKE FOREST ON RECORDED MAP NO. 13344 SHALL BE RELINQUISHED
 - PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT AS RECORDED ON MAY 16, 1977 IN BOOK 12195, PAGE 476, OFFICIAL RECORDS, NOT PLOTTABLE, AFFECTS LOTS "X", "Y" & "Z"

PROACTIVE ENGINEERING CONSULTANTS
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 949-716-7160
 PREPARED FOR: SHEA HOMES, 2 ADA, SUITE 200, IRVINE, CA 92618, PHONE: (949) 526-8800
 AMENDED SITE DEVELOPMENT PLAN TENTATIVE TRACT 15594 TERESINA TENTATIVE TRACT MAP 15594 CITY OF LAKE FOREST

PREPARED FOR:
 SHEA HOMES
 2 ADA, SUITE 200
 IRVINE, CA 92618
 PHONE: (949) 526-8800

AMENDED SITE DEVELOPMENT PLAN
 TENTATIVE TRACT 15594
 TERESINA
 TENTATIVE TRACT MAP 15594
 CITY OF LAKE FOREST

SHEET 7 OF 12

Lot	Plan/Elevation	Color Scheme	Model
1	1 C	12	Model
2	2 A	3	Model
3	4 A	1	Model
4	2 B	8	Model
5	2 C	11	Model
6	1 B	7	
7	1 C	9	
8	4 A	2	
9	2 C	12	
10	4 B	8	
11	3 A	1	
12	3 C	11	
13	4 B	5	
14	2 C	9	
15	3 A	4	
16	1 B	6	
17	2 A	2	
18	1 C	11	
19	3 B	7	
20	4 A	1	
21	1 B	5	
22	4 C	10	
23	2 A	3	
24	2 B	8	
25	1 A	4	
26	4 C	9	
27	3 A	2	
28	3 C	12	
29	4 A	3	
30	3 B	6	
31	1 A	4	
32	4 C	10	
33	2 A	1	
34	1 C	9	
35	2 B	8	
36	3 A	2	
37	2 B	6	
38	1 C	12	
39	4 A	3	
40	2 C	11	
41	4 B	5	
42	3 A	4	
43	1 B	8	

Lot	Plan/Elevation	Color Scheme
44	4 A	4
45	2 B	8
46	1 C	12
47	2 A	4
48	3 B	6
49	4 C	9
50	3 A	2
51	1 B	5
52	2 C	11
53	3 B	7
54	4 A	2
55	2 B	6
56	3 A	3
57	1 C	10
58	3 C	11
59	4 A	4
60	2 B	7
61	1 C	9
62	4 B	8
63	1 A	3
64	3 B	6
65	4 C	12
66	1 B	5
67	3 A	1
68	2 C	11
69	2 C	10
70	4 A	2
71	1 A	3
72	3 C	10
73	1 B	8
74	4 C	9
75	2 A	1
76	2 A	2
77	1 C	9
78	2 B	7
79	3 C	12
80	4 A	2
81	1 B	6
82	2 A	1
83	3 B	5
84	4 C	10
85	1 A	4



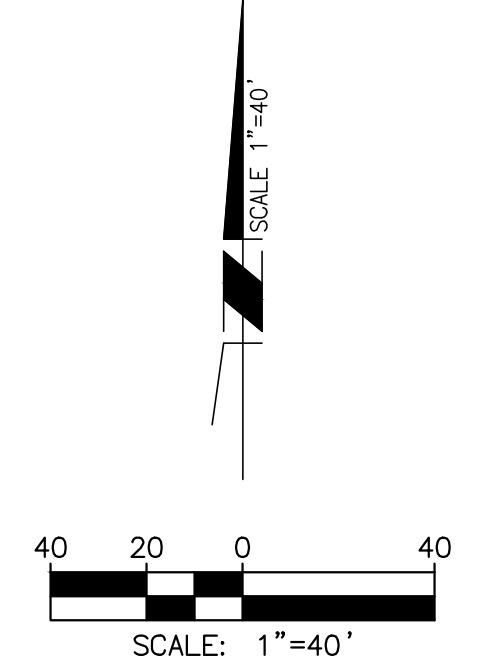
LEGEND

ELEVATION — PLAN COLOR SCHEME

ENHANCED ELEVATION

* DEED RESTRICTED RESIDENCE TO 2-STORY

TYPE 1 TYPE 2 TYPE 3 TYPE 4



NOTE:
COLOR/MATERIAL BOARDS FOR EACH COLOR SCHEME SUBMITTED TO THE CITY

PREPARED FOR:
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2 ADA, SUITE 200
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AMENDED SITE DEVELOPMENT PLAN
TENTATIVE TRACT 15594
TERESINA
PLOTING PLAN
CITY OF LAKE FOREST

SHEET
8
OF 12



No	DESCRIPTION	APPROVED	DATE

Prepared: Aug. 21, 2018 - 2:00pm by: M. Guback
 Drawing Name: AL1505550001001_Plotting_Sheet_CDD34_Plotting_Plan.dwg

20632 El Toro Road, Mission Viejo CA 92692 Suite 202
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