TENTATIVE TRACT 15594

TERESINA

CITY OF LAKE FOREST

ORANGE COUNTY, CA

4,474

4,934

5,464

4,612 4

NUMBERED LOT SUMMARY

LOT | AREA(SF) | UNIT TYPE | FOOTPRINT(SF) | COVERAGE | MAINTAINED B'

2,458

2,269

41% RESIDENT

45% RESIDENT

51%

48%

42%

50%

46%

53%

RESIDENT

RESIDENT

RESIDENT

RESIDENT

RESIDENT

RESIDENT

RESIDENT

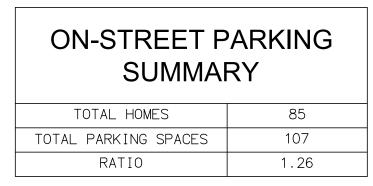
RESIDENT

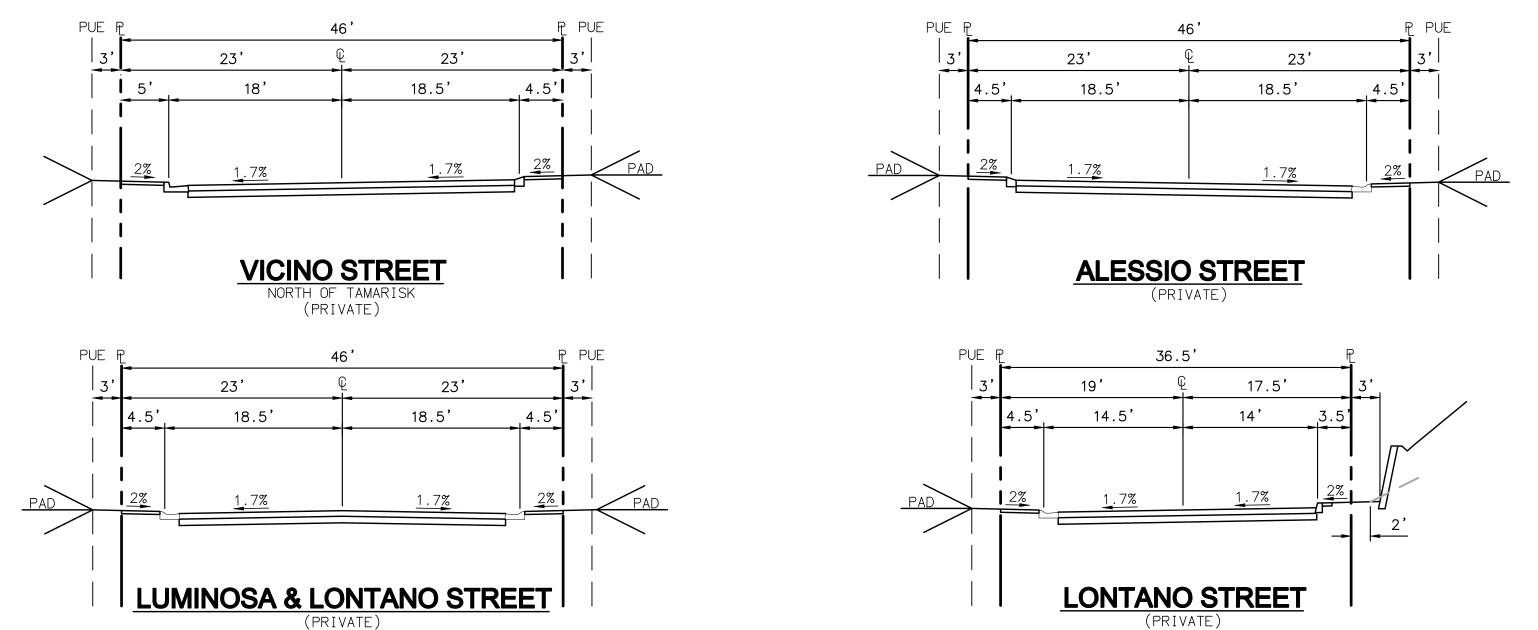
DEVELOPMENT STANDARDS			
	SERRANO PLANNED HIGHLANDS CONCEPT	PROPOSED	
MINIMUM LOT SIZE	0	4,042 SF	
FRONT SETBACK FROM ULTIMATE STREET ROW (GARAGE,HOUSE)	20',10'	18'*,10'*	
SIDE SETBACK FROM ULTIMATE STREET ROW	10'	10'	
REAR SETBACK FROM ULTIMATE STREET ROW	10'	10'	
SIDE AND REAR SETBACK FOR ACCESSORY STRUCTURES	5'	5'	
SIDE SETBACK FROM PROPERTY LINE NOT ABUTTING A STREET	0'	5'	
REAR SETBACK FROM PROPERTY LINE NOT ABUTTING A STREET	0'	14'	
MAXIMUM FENCE/WALL HEIGHT REAR OR SIDE SETBACK AREA NOT ADJOINING A PUBLIC STREET	7.5'	11'***	
MAXIMUM FENCE HEIGHT WITHIN FRONT SETBACK	42"	42"	
MAXIMUM FENCE/WALL HEIGHT FRONT SETBACK AREA BORDERING STREET	7.5'	7.5'	
MAXIMUM FENCE/WALL HEIGHT REAR OR SIDE SETBACK AREA BORDERING STREET	7.5'	9'***	
MAXIMUM BUILDING HEIGHT	35'	35'	
MAXIMUM LOT COVERAGE	NO MAXIMUM	57% MAXIMUM	
DENS I TY	5 DU/AC	5 DU/AC	
PARKING REQUIREMENTS**	2 GARAGE/0.2 GUEST	2 GARAGE/1.26 GUEST	

- * FRONT SETBACK IS MEASURED BACK OF SIDEWALK.
- ** PARKING INCLUDING GUESTS.
- *** REFER TO SHEET L-8 FOR VARIANCE REQUESTS

OPEN SPACE LOT SUMMARY					
LOT	AREA(SF)	RESPONSIBILITIES	LAND USE		
4	25,420	HOA	COMMON AREA LANDSCAPING		
3	1,011	HOA	ACCESS ROAD		
<u> </u>	528	HOA	ACCESS ROAD		
)	826	HOA	ACCESS ROAD		
=	5,649	HOA	COMMON AREA LANDSCAPING		
-	1,616	HOA	ACCESS ROAD		
G	786	HOA	ACCESS ROAD		
+	844	HOA	COMMON AREA LANDSCAPING		
I	30,226	HOA	COMMON AREA LANDSCAPING		
J	411	HOA	COMMON AREA LANDSCAPING		
<	1,174	HOA	COMMON AREA LANDSCAPING		
_	34,423	HOA	LINEAR PARK		
М	15,448	HOA	COMMON AREA LANDSCAPING		
V	1,252	HOA	ACCESS ROAD		
С	1,520	HOA	COMMON AREA LANDSCAPING		
)	60,758	HOA	COMMON AREA LANDSCAPING		
Q	460	HOA	COMMON AREA LANDSCAPING		
7	19,078	HOA	COMMON AREA LANDSCAPING		
S	18,482	HOA	LINEAR PARK		
Τ	48,669	HOA	PRIVATE STREET		
U	36,760	HOA	PRIVATE STREET		
V	51,572		PRIVATE STREET		
W	22,687		COMMON AREA LANDSCAPING		
Χ	128,326	HOA	OPEN SPACE/FUEL MOD/LANDSCAPING/POCKET PARK (NET USEABLE AREA=3,884 SF)		
Υ	14,298	HOA	OPEN SPACE/FUEL MOD/LANDSCAPING/ACCESS ROAD		
Z	124,079	HOA	OPEN SPACE/FUEL MOD/LANDSCAPING		
TOTAL	646,303				

UNIT MIX TABULATION							
TYPE	COUNT	AREA(SF)					
PLAN 1	22	3244					
PLAN 2	22	3263					
PLAN 3	20	3584					
PLAN 4	21	3678					
TOTAL	85						





38.5

5,464 7,413 5,938 5,159 4,672 4,379 4,174 6,011 5,293 4,259 4,275 4,307 4,443 6,372 5,980 4,299 4,400 5,800 5,564 4,789 5,355 4,500 4,500 4,500 4,500 4,500 4,500 4,500 4,446 4,458 4,601 4,458 4,601 4,678 4,932 4,825	3 4R 2R 3 1R 2R 1R 3R 4 1R 4 2 2R 1 4R 3R 3R 4 3R 3R 4 3R 1 4 2 2 2R 1 4R 3R 4 3R 4 1 4R 3R 4 3R 4 1 4 2 2 2 2 1 4 3 1 4 3 1 4 3 1 4 4 3 1 4 3 1 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 4 3 4 3 4 4 3 4 4 4 3 4 4 4 4 4 5 4 4 5 4 4 5 4 5 4 5 6 6 7 8 8 8 8 8 8 8 8 8 8 8 8 8	2,440 2,406 2,405 2,440 2,269 2,406 2,253 2,264 2,261 2,405 2,450 2,253 2,458 2,264 2,264 2,253 2,458 2,406 2,405 2,450 2,264 2,253 2,458 2,406 2,405 2,406 2,405 2,405 2,405 2,405 2,405 2,406 2,405 2,405 2,405 2,406 2,405 2,406 2,405 2,406 2,405 2,406 2,405 2,406 2,264 2,264 2,264 2,264 2,264 2,264 2,266 2,405 2,405 2,406 2,405 2,406 2,405 2,406 2,405 2,406 2,406 2,405 2,406 2,264 2,266 2,406 2,406 2,406 2,406 2,406 2,406 2,264	45% 32% 41% 47% 49% 55% 54% 38% 43% 56% 57% 52% 55% 36% 38% 52% 56% 41% 43% 51% 46% 50% 50% 54% 50% 50% 48% 53% 51%	RESIDENT
5,938 5,159 4,672 4,379 4,174 6,011 5,293 4,259 4,275 4,307 4,443 6,372 5,980 4,299 4,400 5,800 5,564 4,789 5,355 4,500 4,500 4,500 4,500 4,500 4,446 4,446 4,446 4,458 4,601 4,678 4,932 4,825	3 4R 2R 3 1R 2R 1R 3R 4 1R 4 2 2R 1 4R 3R 3R 3R 4 3R 1 4 2 2 1 2 1 2 1 4 2 2 1 4 2 1 1 4 2 2 1 1 4 2 1 1 1 1	2,405 2,440 2,269 2,406 2,253 2,264 2,261 2,405 2,450 2,253 2,458 2,264 2,264 2,253 2,458 2,406 2,405 2,450 2,450 2,450 2,405 2,405 2,405 2,261 2,440 2,264 2,263 2,264 2,264 2,264 2,264 2,264 2,264 2,264 2,264 2,264 2,264 2,264 2,264	41% 47% 49% 55% 54% 38% 43% 56% 57% 52% 55% 36% 38% 52% 56% 41% 43% 51% 46% 50% 54% 50% 50% 48% 53%	RESIDENT
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4,400 5,800 5,564 4,789 5,355 4,500 4,500 4,500 4,500 4,723 4,510 4,446 4,446 4,458 4,601 4,678 4,932 4,825	4R 3R 3R 4 3R 1 4 2 1 2 3R 2R 1R 4R 2R	2,458 2,406 2,405 2,450 2,405 2,261 2,440 2,264 2,253 2,269 2,406 2,264 2,264 2,264 2,264	56% 41% 43% 51% 46% 50% 54% 50% 50% 48% 53%	RESIDENT
5,800 5,564 4,789 5,355 4,500 4,500 4,500 4,500 4,723 4,510 4,446 4,446 4,458 4,601 4,678 4,932 4,825	3R 3R 4 3R 1 4 2 1 2 3R 2R 1R 4R 2R	2,406 2,405 2,450 2,405 2,261 2,440 2,264 2,253 2,269 2,406 2,264 2,261	41% 43% 51% 46% 50% 54% 50% 50% 48% 53%	RESIDENT
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4,500 4,500 4,500 4,500 4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	1 4 2 1 2 3R 2R 1R 4R 2R	2,261 2,440 2,264 2,253 2,269 2,406 2,264 2,261	50% 54% 50% 50% 48% 53%	RESIDENT RESIDENT RESIDENT RESIDENT RESIDENT RESIDENT
4,500 4,500 4,500 4,500 4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	1 4 2 1 2 3R 2R 1R 4R 2R	2,261 2,440 2,264 2,253 2,269 2,406 2,264 2,261	54% 50% 50% 48% 53%	RESIDENT RESIDENT RESIDENT RESIDENT RESIDENT RESIDENT
4,500 4,500 4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	4 2 1 2 3R 2R 1R 4R 2R	2,440 2,264 2,253 2,269 2,406 2,264 2,261	54% 50% 50% 48% 53%	RESIDENT RESIDENT RESIDENT RESIDENT RESIDENT
4,500 4,500 4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	2 1 2 3R 2R 1R 4R 2R	2,264 2,253 2,269 2,406 2,264 2,261	50% 50% 48% 53%	RESIDENT RESIDENT RESIDENT RESIDENT
4,500 4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	1 2 3R 2R 1R 4R 2R	2,253 2,269 2,406 2,264 2,261	50% 48% 53%	RESIDENT RESIDENT RESIDENT
4,500 4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	1 2 3R 2R 1R 4R 2R	2,253 2,269 2,406 2,264 2,261	50% 48% 53%	RESIDENT RESIDENT RESIDENT
4,723 4,510 4,446 4,458 4,601 4,678 4,932 4,825	3R 2R 1R 4R 2R	2,269 2,406 2,264 2,261	48% 53%	RESIDENT RESIDENT
4,510 4,446 4,458 4,601 4,678 4,932 4,825	3R 2R 1R 4R 2R	2,406 2,264 2,261	53%	RESIDENT
4,446 4,458 4,601 4,678 4,932 4,825	2R 1R 4R 2R	2,264 2,261		
4,458 4,601 4,678 4,932 4,825	1R 4R 2R	2,261	5 1 or	
4,458 4,601 4,678 4,932 4,825	1R 4R 2R	2,261	J 1/0	RESIDENT
4,601 4,678 4,932 4,825	4R 2R		51%	RESIDENT
4,678 4,932 4,825	2R	0.440		<u> </u>
4,932 4,825		2,440	53%	RESIDENT
4,932 4,825		2,264	48%	RESIDENT
4,825	4R	2,458	50%	RESIDENT
	3	2,405	50%	RESIDENT
E 007 -T				
5,023	1	2,253	45%	RESIDENT
4,578	4R	2,450	54%	RESIDENT
4,811	2R	2,264	47%	RESIDENT
4,750	1R		48%	RESIDENT
		•		RESIDENT
5,168	3	2,405	47%	RESIDENT
7 689	4R	2 458	32%	RESIDENT
				RESIDENT
5,549	1R	2,253	41%	RESIDENT
4,779	2R	2,269	47%	RESIDENT
			51%	RESIDENT
		·		
		· · · · · · · · · · · · · · · · · · ·		RESIDENT
4,750	2R	2,264	48%	RESIDENT
4,750	3	2,406	51%	RESIDENT
<u> </u>			35%	RESIDENT
				RESIDENT
4,478		2,450		RESIDENT
4,265	2R	2.264	53%	RESIDENT
				RESIDENT
		•		
	4K			RESIDENT
6,437	1	2,253	35%	RESIDENT
4,920	3	2.405	49%	RESIDENT
				RESIDENT
	1			
	<u> </u>			RESIDENT
5,007		2,406	48%	RESIDENT
4,042	2	2.264	56%	RESIDENT
		·		RESIDENT
· ·				
		'		RESIDENT
4,242		2,253		RESIDENT
4,250	3	2.405	57%	RESIDENT
		·		RESIDENT
		·		
<u> </u>		· · · · · · · · · · · · · · · · · · ·		RESIDENT
5,235	<u>2</u> R	2,264	43%	RESIDENT
			5.3%	RESIDENT
				RESIDENT
		·		
		·		RESIDENT
4,515	3	2,405	53%	RESIDENT
				RESIDENT
	1	•		RESIDENT
	1	•		
				RESIDENT
4,362	3	2,405	55%	RESIDENT
		·		RESIDENT
	1	·		
	I	۷,۷۵۵	33%	RESIDENT
41/,524				
4,727			0%	HOA
	4,749 5,168 7,689 5,503 5,549 4,779 4,750 4,750 4,750 4,750 6,502 4,693 4,478 4,265 4,225 5,059 6,437 4,920 5,442 5,634 5,007 4,042 4,939 6,609 4,242 4,250 4,250 4,250 4,597 5,235 4,303 4,326 4,338 4,515 4,292 4,278 4,287 4,362 4,439 4,266 417,524 4,727 422,251	4,749 2R 5,168 3 7,689 4R 5,503 3 5,549 1R 4,779 2R 4,750 3 4,750 4R 4,750 2R 4,750 3 6,502 1 4,693 3 4,478 4 4,265 2R 4,225 1R 5,059 4R 6,437 1 4,920 3 5,442 4 5,634 1 5,007 3 4,042 2 4,939 2 6,609 4 4,242 1 4,250 3 4,250 1R 4,597 4 5,235 2R 4,303 2R 4,326 1R 4,338 2R 4,315 3 4,292 4R 4,278 1 4,287 2 4,362 3 4,439 4 4,266 1 4,727 422,251	4,749 2R 2,264 5,168 3 2,405 7,689 4R 2,458 5,503 3 2,405 5,549 1R 2,253 4,779 2R 2,269 4,750 3 2,405 4,750 2R 2,264 4,750 3 2,406 6,502 1 2,261 4,693 3 2,405 4,478 4 2,450 4,265 2R 2,264 4,225 1R 2,261 5,059 4R 2,440 6,437 1 2,253 4,920 3 2,405 5,634 1 2,261 5,007 3 2,406 4,930 2 2,264 4,939 2 2,269 6,609 4 2,450 4,250 3 2,405 4,250 3 2,405 4,250 1R 2,253 4,597 4 2,458 <td>4,749 2R 2,264 48% 5,168 3 2,405 47% 7,689 4R 2,458 32% 5,503 3 2,405 44% 5,549 1R 2,253 41% 4,779 2R 2,269 47% 4,750 3 2,405 51% 4,750 4R 2,458 52% 4,750 2R 2,264 48% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,780 3 2,405 55% 4,478 4 2,450 55% 4,265 2R 2,264 53% 4,225 1R 2,251 35% 4,920 3 2,405 49% 5,442 <</td>	4,749 2R 2,264 48% 5,168 3 2,405 47% 7,689 4R 2,458 32% 5,503 3 2,405 44% 5,549 1R 2,253 41% 4,779 2R 2,269 47% 4,750 3 2,405 51% 4,750 4R 2,458 52% 4,750 2R 2,264 48% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,750 3 2,406 51% 4,780 3 2,405 55% 4,478 4 2,450 55% 4,265 2R 2,264 53% 4,225 1R 2,251 35% 4,920 3 2,405 49% 5,442 <

- FOOTPRINT AND DOES NOT DEPICT EXACTLY THE FOUNDATION LIMITS OF THE PROPOSED HOMES PLOTTED ON EACH LOT. 1. BUILDING SQUARE FOOTAGE SHOWN IN THE "NUMBERED LOT SUMMARY"
- INCLUDE FIRST FLOOR AREA, GARAGE AREA, OUTDOOR ROOM, PORCH AREA AND CANTILEVER OF SECOND FLOOR.

R/W 20' R/W 12' & VAR 21' & VAR **PEACHWOOD**

EASEMENT NOTES

- ① 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.
- AN EASEMENT IN FAVOR OF THE MUNICIPAL WATER DISTRICT OF ORANGE $\overset{\smile}{}$ 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.
- 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 SOUTHER CALIFORNIA FOR WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO. 95-0119427 OF OFFICIAL RECORDS.
- EASEMENT TO THE MUNICIPALWATER 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.
- 3 EASEMENT TO THE SOUTHERN CALIFORNIA EDISON CO. RECORDED $^{\circ}$ 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
- (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 EXISTING SCENIC PRESERVATION EASEMENT ON THE ENTIRE LOTS X, Y,
- Z IN FAVOR 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,

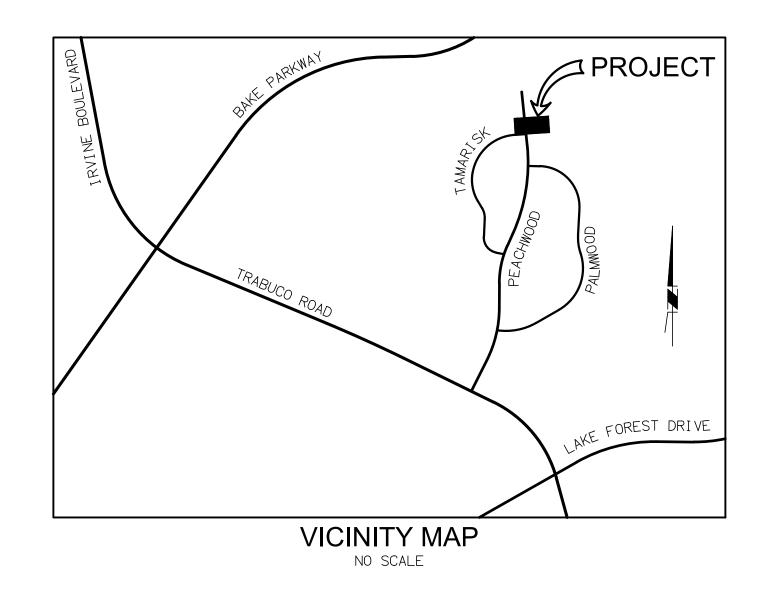
SHEET INDEX

AFFECTS LOTS "X", "Y" & "Z".

- TITLE SHEET
- SITE & GRADING PLAN SITE & GRADING PLAN
- 4 SOUTHERN BOUNDARY CONDITION CROSS SECTIONS
- CROSS SECTIONS REVISED TENTATIVE TRACT MAP
- 8 PLOTTING PLAN
- L1 CONCEPTUAL LANDSCAPE PLAN L2 PLANTING LEGEND L2 WALL AND FENCE PLAN

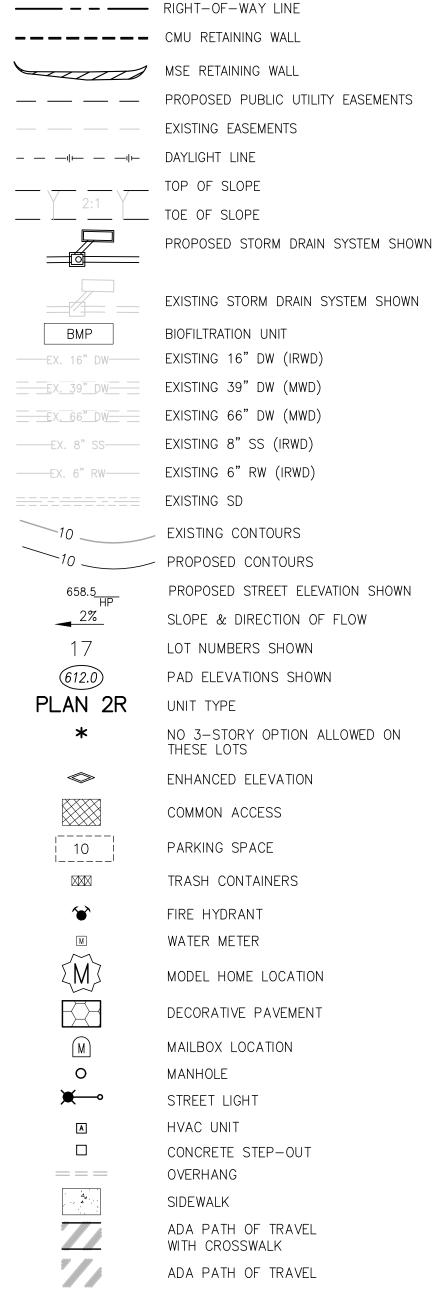
L9 WALL AND FENCE DETAILS

- 1. THE MINIMUM SETBACK FOR ALL HVAC UNIT IS 3' FROM ANY PROPERTY LINE
- 2. SEE SHEET 4 FOR TYPICAL PARALLEL PARKING DETAILS 3. SEE SHEET 4 FOR TYPICAL PARKING SPACE STRIPING DETAIL



LEGEND

BDRY BOUNDARY TRACT BOUNDARY BVC BEGINNING OF VERTICAL CURVE BW BACK OF WALK CB CATCH BASIN CL CENTERLINE DW DOMESTIC WATER EVC ENDING OF VERTICAL CURVE EX EXISTING FF FINISHED FLOOR ELEVATION FG FINISH GRADE FL FLOWLINE FS FINISHED SURFACE GB GRADE BREAK HOA HOME OWNERS ASSOCIATION HP HIGH POINT LL LOT LINE LOS LINE OF SIGHT LP LOW POINT PL PROPERTY LINE PCVC POINT OF COMPOUND VERTICAL CURVE PRVC POINT OF REVERSE VERTICAL CURVE REVERSE RET RETAINING WALL RW RECLAIMED WATER R/W RIGHT OF WAY SD STORM DRAIN SANITARY SEWER TOP OF BERM TC TOP OF CURB TG TOP OF GRATE TOP OF RETAINING TW TOP OF WALL TYP TYPICAL VAR VARIES



EARTHWORK QUANTITY ESTIMATE

RAW VOLUME 95,000 CY 95,000 CY

DATE	6/30/1
GROSS AREA	24.6 AC
NET AREA	18.5 AC <u>+</u>
*EXCLUDES OPEN SPACE SLOPE ON	LOTS X, Y, &
CONTOUR INTERVAL	1
TOTAL LOTS	86 NUMBEREI
	26 LETTEREI

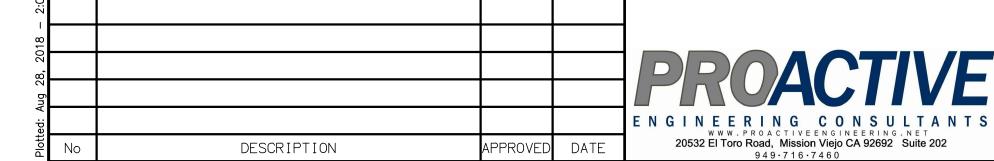
GABION WALL

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

AMENDED SITE DEVELOPMENT PLAN **TENTATIVE TRACT 15594 TERESINA** TITLE SHEET

OF 12

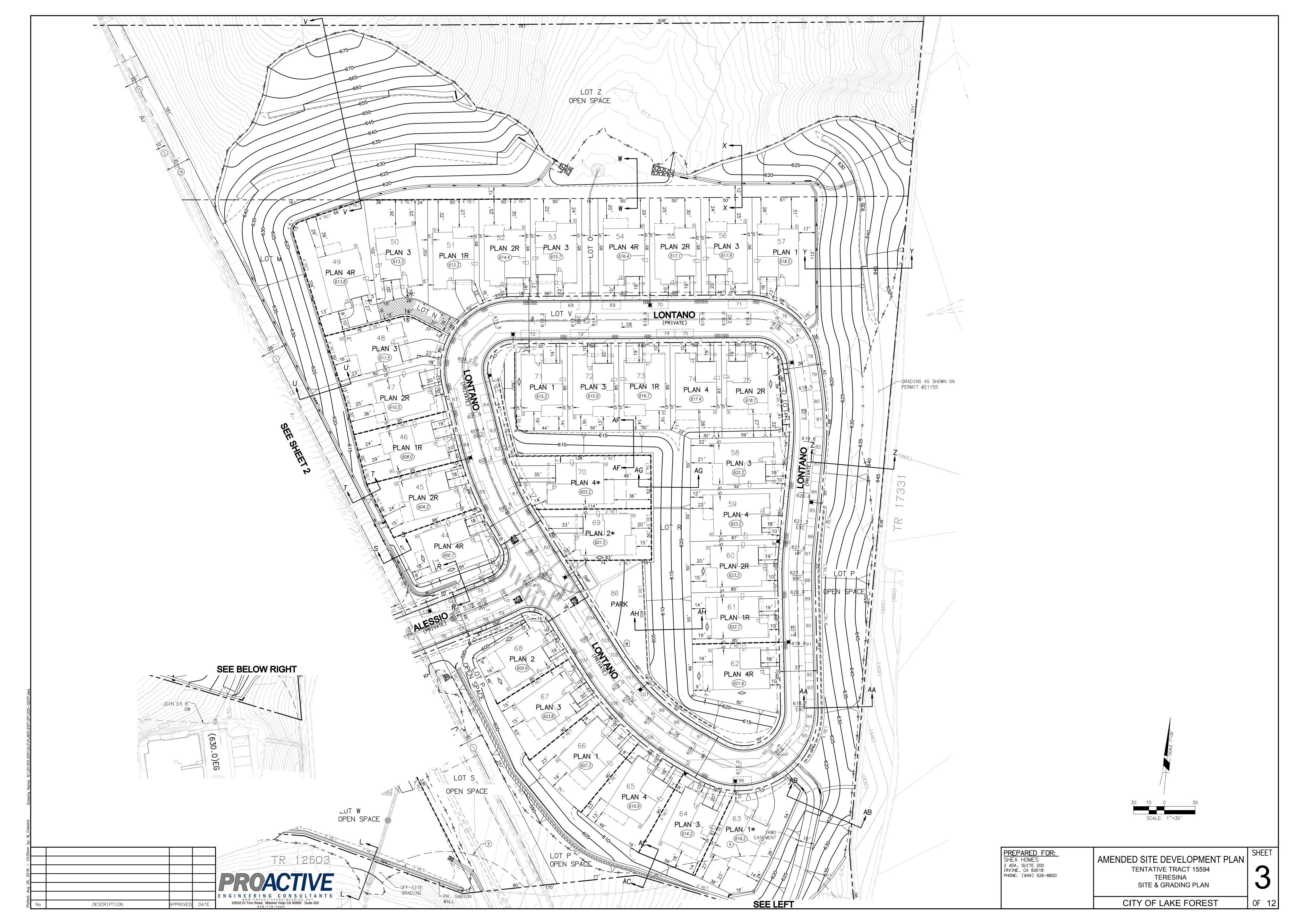
CITY OF LAKE FOREST

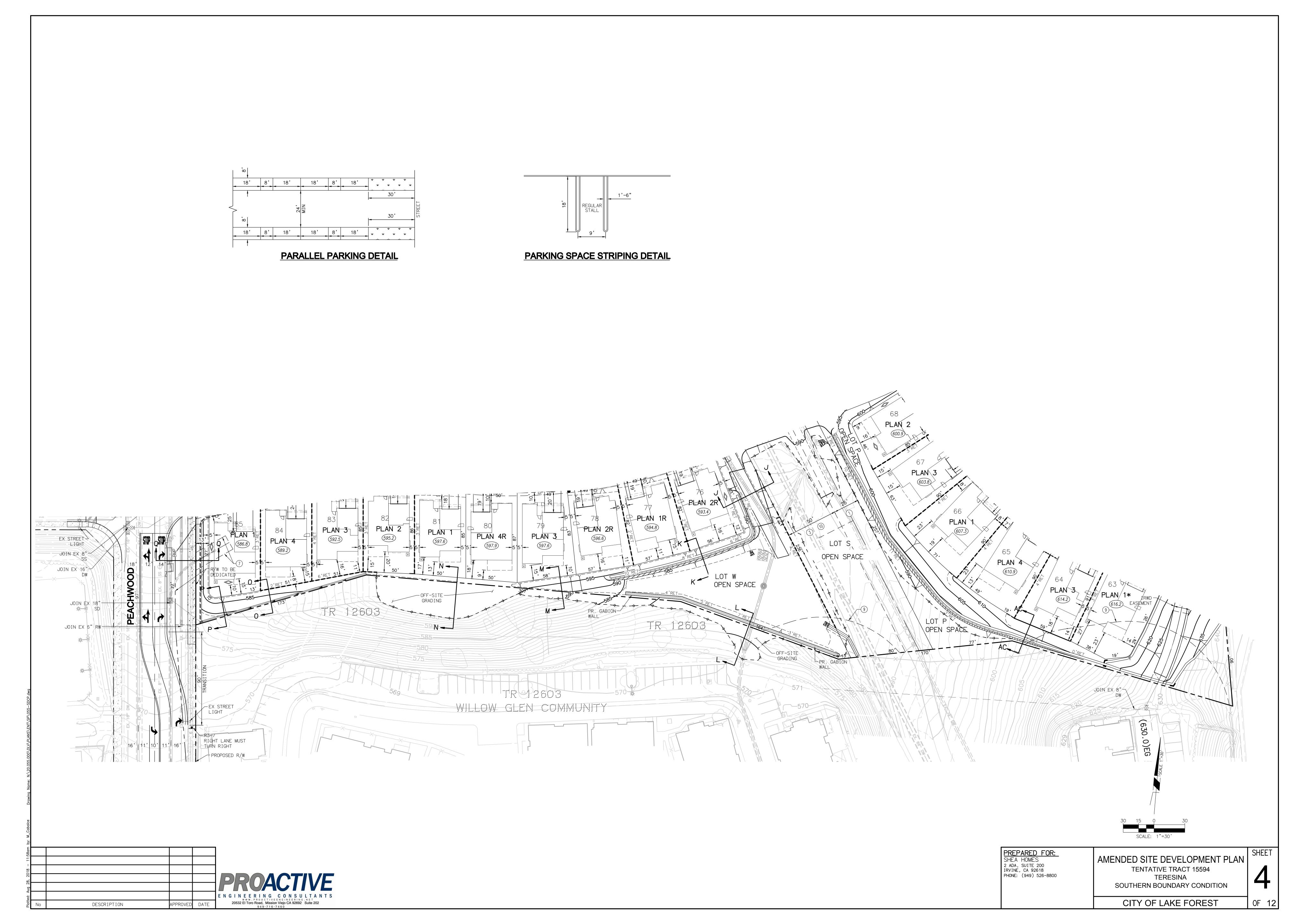


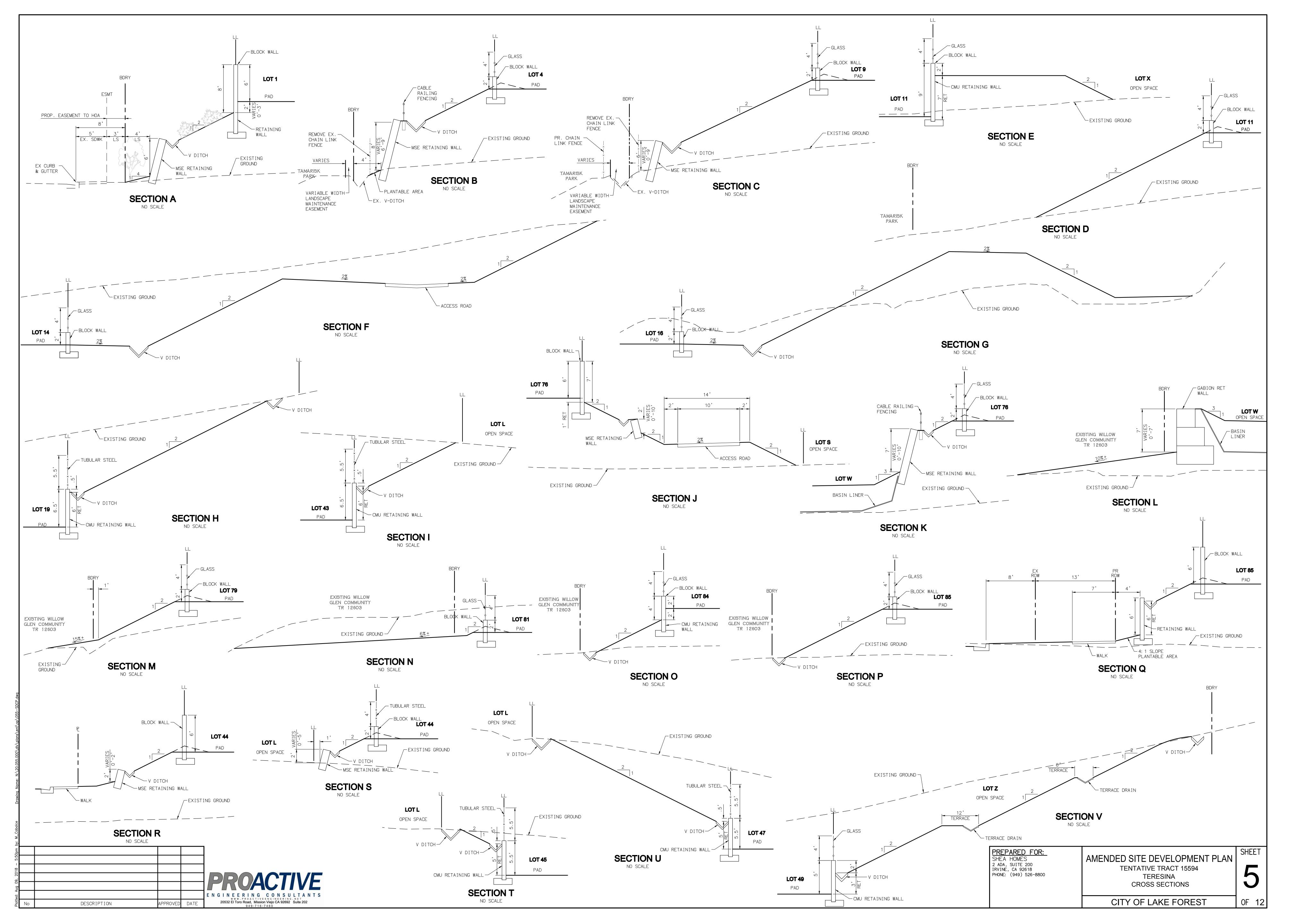
38.5

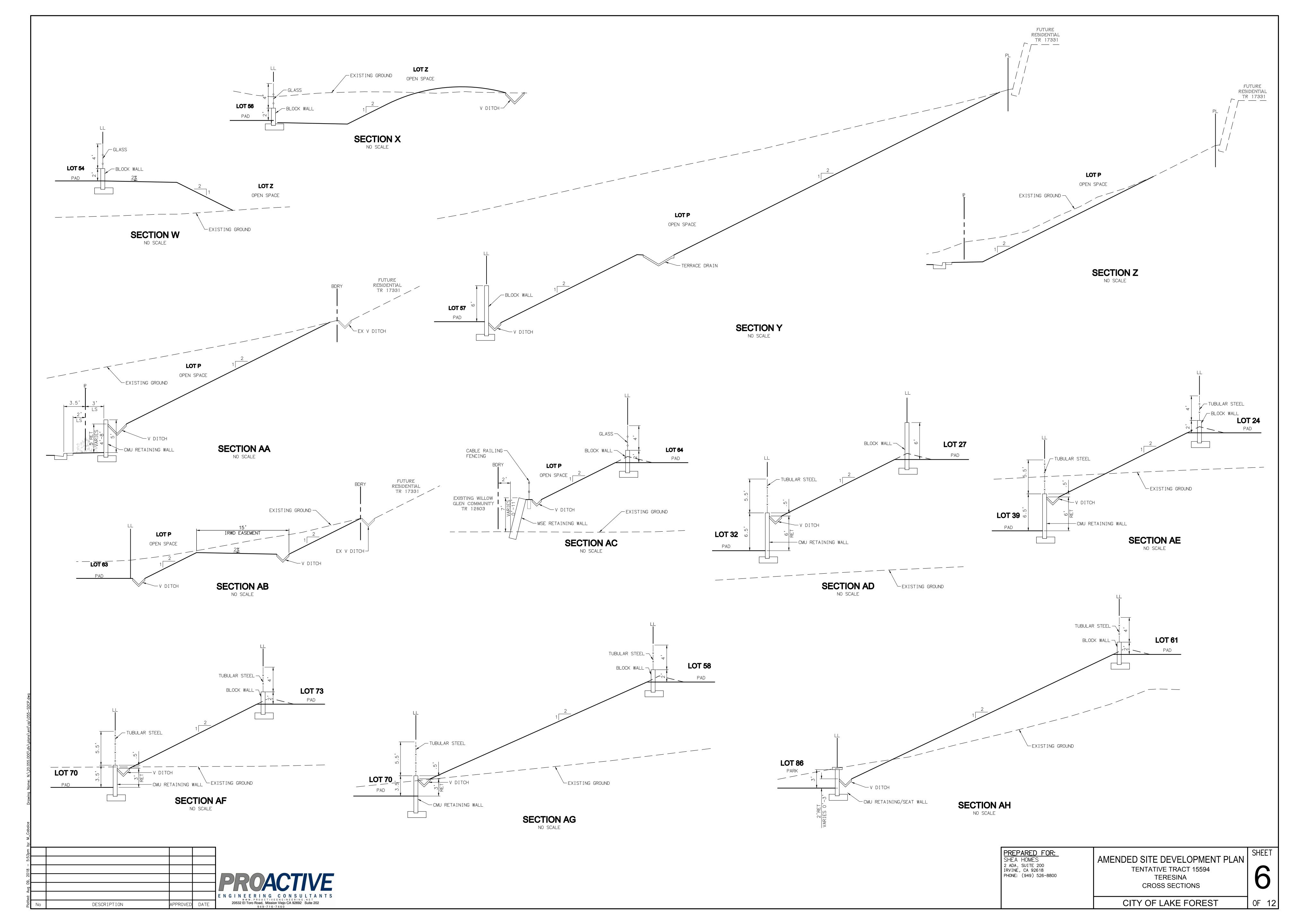
PONTE & TETTO STREET

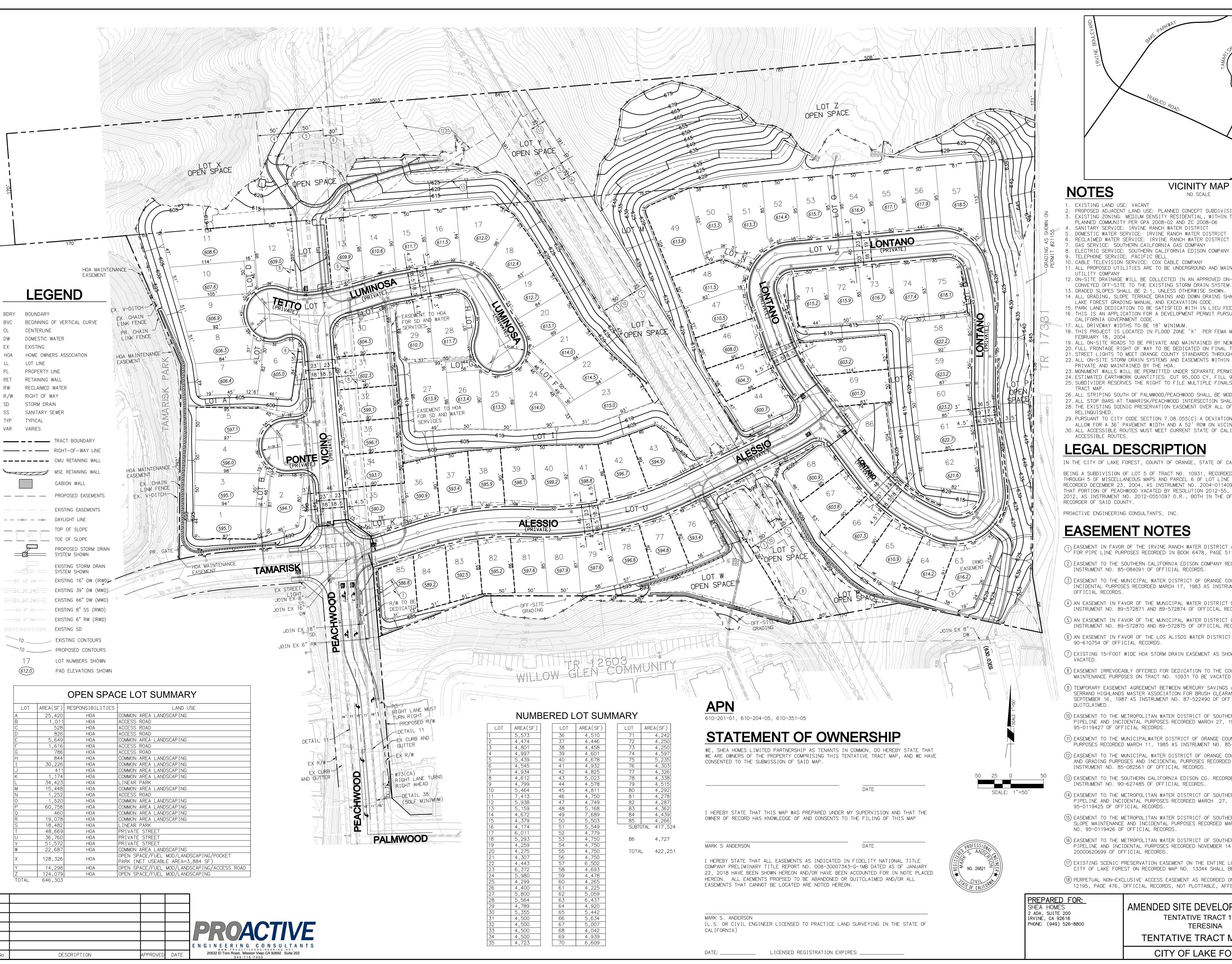


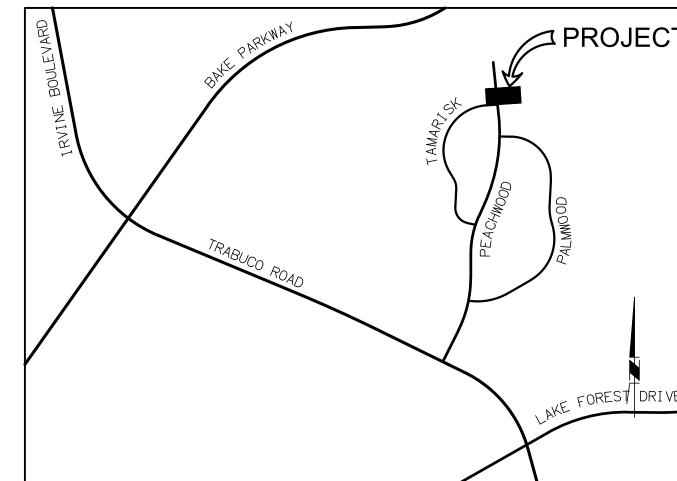












. EXISTING LAND USE: VACANT

PROPOSED ADJACENT LAND USE: PLANNED CONCEPT SUBDIVISION EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL, WITHIN THE SERRANO HIGHLANDS

VICINITY MAP

NO SCALE

PLANNED COMMUNITY PER GPA 2008-02 AND ZC 2008-06

SANITARY SERVICE: IRVINE RANCH WATER DISTRICT DOMESTIC WATER SERVICE: IRVINE RANCH WATER DISTRICT

RECLAIMED WATER SERVICE: IRVINE RANCH WATER DISTRICT GAS SERVICE: SOUTHERN CAILFORNIA GAS 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

12. ON-SITE DRAINAGE WILL BE COLLECTED IN AN APPROVED ON-SITE DRAINAGE STRUCTURE AND

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. 06059C03116H, DATED

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

23. MONUMENT WALLS WILL BE PERMITTED UNDER SEPARATE PERMIT 24. ESTIMATED EARTHWORK QUANTITIES: CUT 95,000 CY, FILL 95,000 CY. 25. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINALS MAPS FROM THIS TENTATIVE

26. ALL STRIPING SOUTH OF PALMWOOD/PEACHWOOD SHALL BE MODIFIED PER SEPARATE EXHIBIT

28. THE EXISTING SCENIC PRESERVATION EASEMENT OVER ALL OF LOT X, Y, AND Z, SHALL BE

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 VICINO ST. 30. ALL ACCESSIBLE ROUTES MUST MEET CURRENT STATE OF CALIFORNIA DIVISION 4

LEGAL DESCRIPTION

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

BEING A SUBDIVISION OF LOT 5 OF TRACT NO. 10931, RECORDED IN BOOK 511, PAGES 1 THROUGH 5 OF MISCELLANEOUS MAPS AND PARCEL 6 OF LOT LINE ADJUSTMENT NO. 2003-04, RECORDED DECEMBER 23, 2004, AS INSTRUMENT NO. 2004-01140913 O.R., TOGETHER WITH THAT PORTION OF PEACHWOOD VACATED BY RESOLUTION 2012-55, RECORDED SEPTEMBER 20, 2012, AS INSTRUMENT NO. 2012-0551097 O.R., BOTH IN THE OFFICE OF THE COUNTY

PROACTIVE ENGINEERING CONSULTANTS, INC.

EASEMENT NOTES

1 EASEMENT IN FAVOR OF THE IRVINE RANCH WATER DISTRICT AND EL TORO WATER DISTRICT $^{\smile}$ FOR PIPE LINE PURPOSES RECORDED IN BOOK 6478, PAGE 511 OF OFFICIAL RECORDS.

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(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

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INSTRUMENT NO. 89-572871 AND 89-572874 OF OFFICIAL RECORDS.

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(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

(8) EASEMENT IRREVOCABLY OFFERED FOR DEDICATION TO THE COUNTY OF ORANGE FOR LANDSCAPE MAINTENANCE PURPOSES ON TRACT NO. 10931 TO BE VACATED.

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(10) EASEMENT TO THE METROPOLITAN WATER DISTRICT OF SOUTHER CALIFORNIA FOR WATER PIPELINE AND INCIDENTAL PURPOSES RECORDED MARCH 27, 1995 AS INSTRUMENT NO.

(11) EASEMENT TO THE MUNICIPALWATER DISTRICT OF ORANGE COUNTY FOR WATER PIPELINE PURPOSES RECORDED MARCH 11, 1985 AS INSTRUMENT NO. 85-082560 OF OFFICIAL RECORDS.

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(17) EXISTING SCENIC PRESERVATION EASEMENT ON THE ENTIRE LOTS X, Y, Z 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 "X", "Y" & "Z".

AMENDED SITE DEVELOPMENT PLAN **TENTATIVE TRACT 15594 TERESINA**

TENTATIVE TRACT MAP 15594

CITY OF LAKE FOREST

