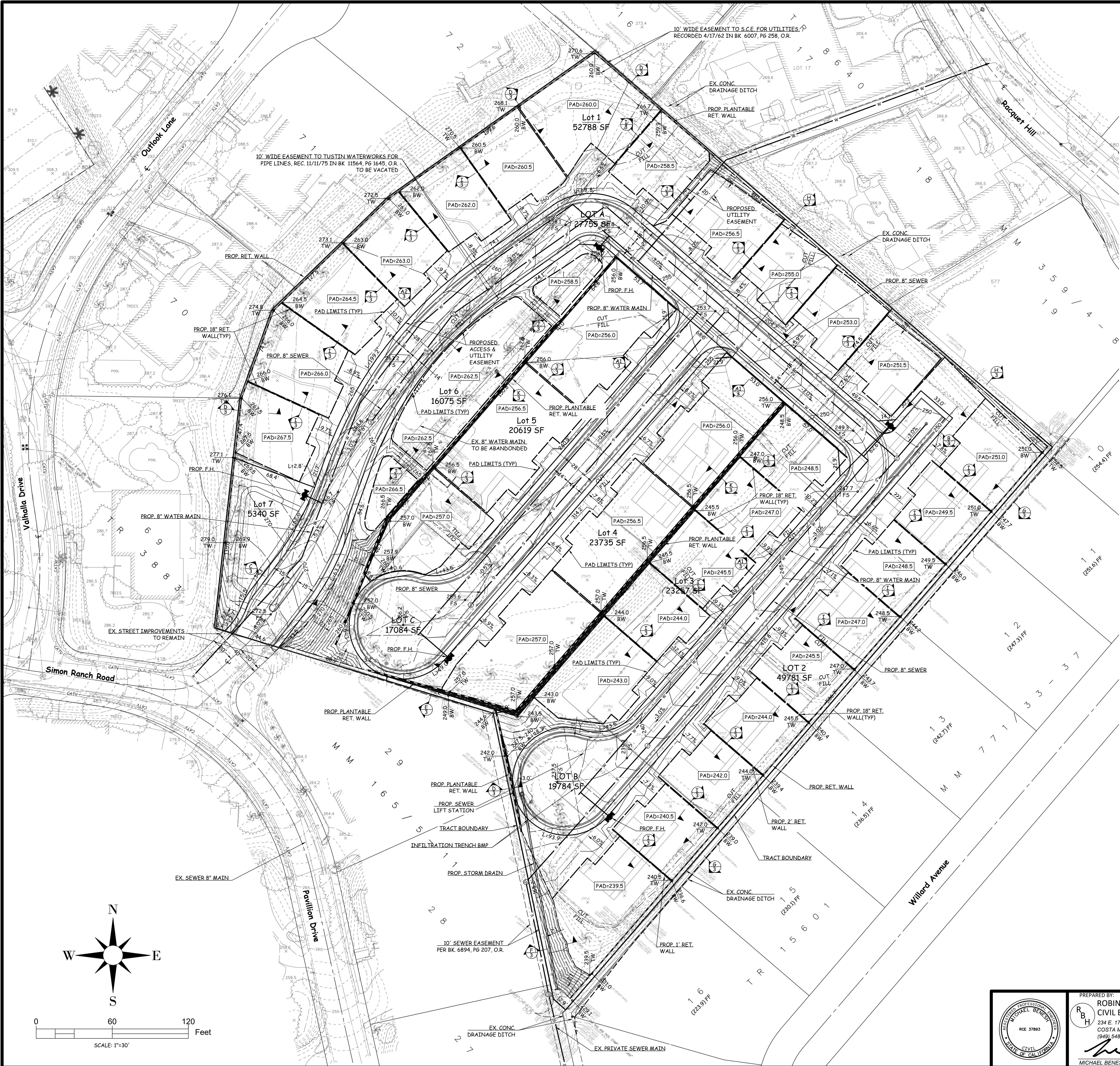




IN THE UNINCORPORATED TERRITORY THE COUNTY OF ORANGE, CALIFORNIA

PRELIMINARY GRADING PLAN

FOR

Vesting Tentative Tract No. 18119

A PORTION OF BLOCK 42 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE OF PREPARATION: June 3, 2021

Notes:
7 NUMBERED AND 3 LETTERED LOTS
5.88 ACRES GROSS/NET (256,217 SF)
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO LAND OR PARKS TO BE DEDICATED

Site Address:
11782 SIMON RANCH ROAD
UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, CA

Assessor's Parcel Number:
104-321-01

Legal Description:
THAT PORTION OF BLOCK 42 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING OF THE NORTHERLY CORNER OF LOT 320 IN BLOCK 43 OF SAID IRVINE'S SUBDIVISION; THENCE NORTH 40° 00' EAST 20.00 CHAINS; THENCE SOUTH 50° 00' EAST 20.00 CHAINS TO A ONE AND ONE-HALF INCH IRON PIPE MARKING AN ANGLE POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO SHERMAN STEVENS, RECORDED JULY 16, 1912 IN BOOK 218, PAGE 231 OF DEEDS, AND THE TRUE POINT OF BEGINNING SOUTH 40° 00' WEST 587.00 FEET ALONG THE SOUTHERLY LINE OF SAID STEVEN LAND, THENCE NORTH 90° 00' 00" WEST 13.24 FEET; THENCE NORTH 12° 50' 00" WEST, 230.42 FEET; THENCE NORTH 73° 53' 10" WEST 230.01 FEET; THENCE NORTH 5° 26' 20" EAST 182.53 FEET; THENCE NORTH 19° 21' 40" EAST 74.64 FEET; THENCE NORTH 44° 54' 50" EAST 127.61 FEET; THENCE NORTH 53° 50' 23" EAST 199.89 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID STEVENS LAND; THENCE SOUTH 50° 00' EAST 477.81 FEET ALONG SAID NORTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING

Flood Zone:
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

Estimated Grading Quantities:

RAW CUT= 12,000 CY
RAW FILL= 12,000 CY
IMPORT= 0 CY

Owner/Subdivider:

Ranch Hill Partners LP
2454 Alton Pkwy.
Irvine, California 92606

Benchmark:

ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "3A-109-79"
LAT. 33° 45' 30.39720" LONG. 117° 48' 07.21354"
MONUMENT IS SET IN KNOWN SUBSIDENCE ZONE AND MAY NOT FIT ADJACENT BENCHMARKS.
DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3A-109-79", SET IN THE SOUTHEASTERLY CORNER OF A 4 BY 4.5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF 17TH STREET AND NEWPORT AVENUE, 48 FT. SOUTHEASTERLY OF THE CENTERLINE OF NEWPORT AVENUE AND 60 FEET SOUTHWESTERLY OF THE CENTERLINE OF EL CAMINO LANE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION: 197.328' (NAVD88) 1995 ADJ.

Utilities:

CABLE COX COMMUNICATIONS
ELECTRICITY SO. CAL. EDISON
GAS SO. CAL. GAS COMPANY
SEWER ORANGE COUNTY SANITATION DISTRICT
WATER TUSTIN WATER DEPARTMENT

SCHOOL DISTRICT TUSTIN UNIFIED SCHOOL DISTRICT

Access:

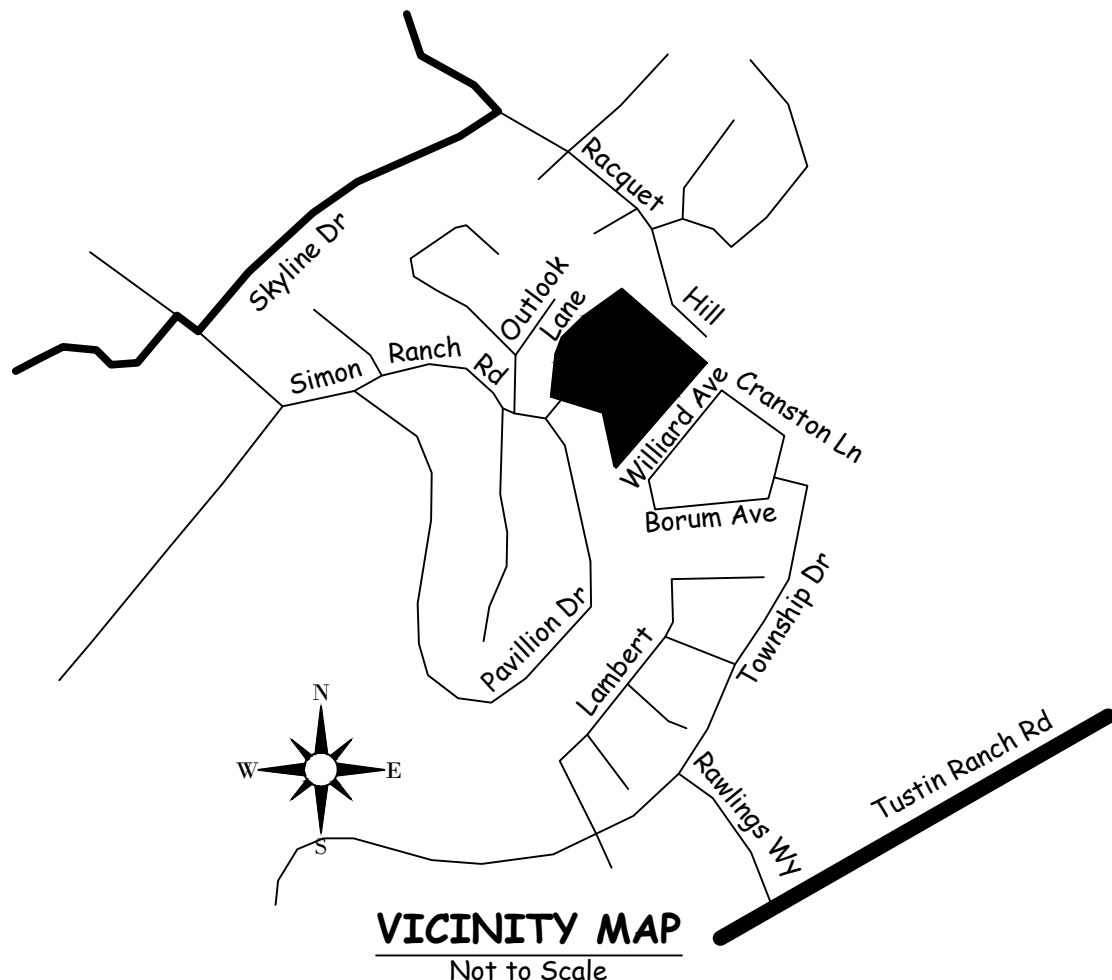
ACCESS TO THE PROJECT IS FROM SIMON RANCH ROAD, AN EXISTING PUBLIC STREET. THE PAVED ON-SITE PRIVATE DRIVEWAY IS 28 FEET WIDE IN COMPLIANCE WITH O.C.R.D. STD. PLAN 1107 WHICH REQUIRES A MINIMUM PAVED WIDTH OF 24' FOR DRIVEWAYS SERVING MORE THAN 4 UNITS.

Deviation from County Standards:

THE PROJECT PROPOSES A DEVIATION FROM ORANGE COUNTY PUBLIC WORKS DEPARTMENT STANDARD PLAN 1112 FOR STANDARD KNUCKLE WITH MODIFIED KNUCKLE DESIGN AS SHOWN ON MAP.

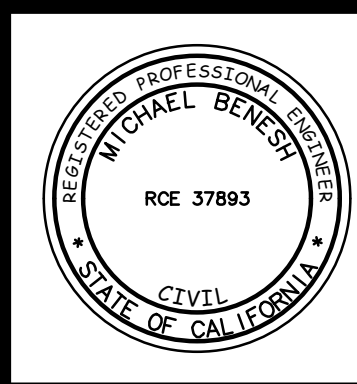
LEGEND:

AC ASPHALTIC CONCRETE
CF CURB FACE
EX EXISTING
FF FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
FS FINISHED SURFACE
PAD PAD ELEVATION
PCC PORTLAND CEMENT CONCRETE
ST/LT STREET LIGHT
SF SQUARE FEET
TC TOP OF CURB
--- CENTERLINE
--- CURB & GUTTER
--- DAYLIGHT LINE
--- PROPERTY LINE
s SEWER
--- TRACT BOUNDARY
w WATER MAIN
--- DRAIN PIPE
INLET



VICINITY MAP
Not to Scale

#	DATE	DESCRIPTION



PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192
MICHAEL BENESH, RCE 37893
6/3/21
DATE

Vesting Tentative Tract No. 18119
& Preliminary Grading Plan

11782 SIMON RANCH ROAD
UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, CA

SHEET

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OF 3