

BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS
1	12
2	13
3	11
3X	2
TOTALS	38

- LEGEND**
- UNIT NO.
 - REVERSE UNIT
 - ELEVATION TYPE
 - PLAN TYPE
 - RIGHT OF WAY
 - PROPERTY LINE

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SITE PLAN

COUNTY OF ORANGE

MODEL PRECISE GRADING PLAN

TRACT NO. 17388 LOTS 1, 64 & 65

AT SADDLECREST

GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND THE MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OC PUBLIC WORKS STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, ENGINEERING GEOLOGIST, DISTRICT GRADING INSPECTOR, AND, WHEN REQUIRED, THE ARCHEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE MEETING.
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS, AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC PUBLIC WORKS, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND THE CODE WITHIN THEIR PURVIEW.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY, AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW.
- SUBURBAN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBURBAN CONSTRUCTION.
- THE EXACT LOCATION OF THE SUBURBANS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
- FILLS SHALL BE BENCHMARKED INTO COMPETENT MATERIAL PER OC PUBLIC WORKS STANDARD PLAN NO. 1322.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FILL DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- WHEN CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY EXISTING STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND FILL AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN LOCATIONS, CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED, AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY, DIVISION OF ENVIRONMENTAL HEALTH.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION.
- STORAGING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
- EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
- THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS AND SHALL NOTIFY THE LATERAL AND SUBSEQUENT SURVEY OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO INSPECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL, IN ADDITION TO SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL. HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO DESTRUCTING NATURAL DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- GRADING OPERATIONS INCLUDING MAINTENANCE OR HAULING OF EQUIPMENT WITHIN ONE-MILE OF A HUMAY OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
 - ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
 - ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODED ORDINANCE DIVISION 6 (NOISE CONTROL).
 - STORAGING AND/OR VEHICLE STANDING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.
 - AN ON-SITE COMPLAINT AND ENFORCEMENT MANAGER SHALL TRACK AND RESPOND TO NOISE COMPLAINTS.
- GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS, ACCORDING TO ADOPT MEASURE F-4. HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER EXTREME CONDITIONS, SUCH AS SAND AND WIND CONDITIONS.
- ASPHALT SECTION MUST BE PER CODE: PARKING STALLS-3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM) 12" (INDUSTRIAL). OR PRIOR TO ROUGH GRADE RELEASE FOR PAULING PERMITS BY THE DISTRICT GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON R VALUE ANALYSIS OF THE SUB-GRADE SOILS AND EXPECTED TRAFFIC INDICES.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO. 180A.
- ACROTE BASE SECTION SHALL BE CONSTRUCTED PER OC PUBLIC WORKS STANDARD PLAN NO. 180A.
- ROOF OUTLETS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
- THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ADJACENTING WITNESS STAKE SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED: THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

- IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK IS REQUIRED, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY ORANGE COUNTY HEALTH CARE/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.
- APPLICABLE CONSTRUCTION ACTIVITY IN CONNECTION WITH THIS PROJECT, AS MAY BE DETERMINED BY THE PROJECT BIOLOGIST, SHALL BE PERFORMED PURSUANT TO THE BIOLOGICAL RESOURCES CONSTRUCTION PLAN FOR SADDLE CREST TR. 17388

EROSION CONTROL

- IN CASE OF EMERGENCY CALL: NAME: JAY RUTHERFORD TELEPHONE: OFFICE 949-863-1298, MOBILE 949-933-9727 (24-HR NO.)
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
- GRADED AREAS ON THE PERMITTED AREA PERMITTER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

ENVIRONMENTAL NOTES

- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS, THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR WATERSHED IS PROHIBITED.
- PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN A CONDITION THAT ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR SPOCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC FLUIDS, RADIATOR OR BATTERY FLUIDS, FERTILIZERS, VEHICLE EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLUORABLE WASTES, WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLOODING.
- DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PURPOSES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARDS, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- SPECIAL NOTE: "SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE."

NPDES NOTES

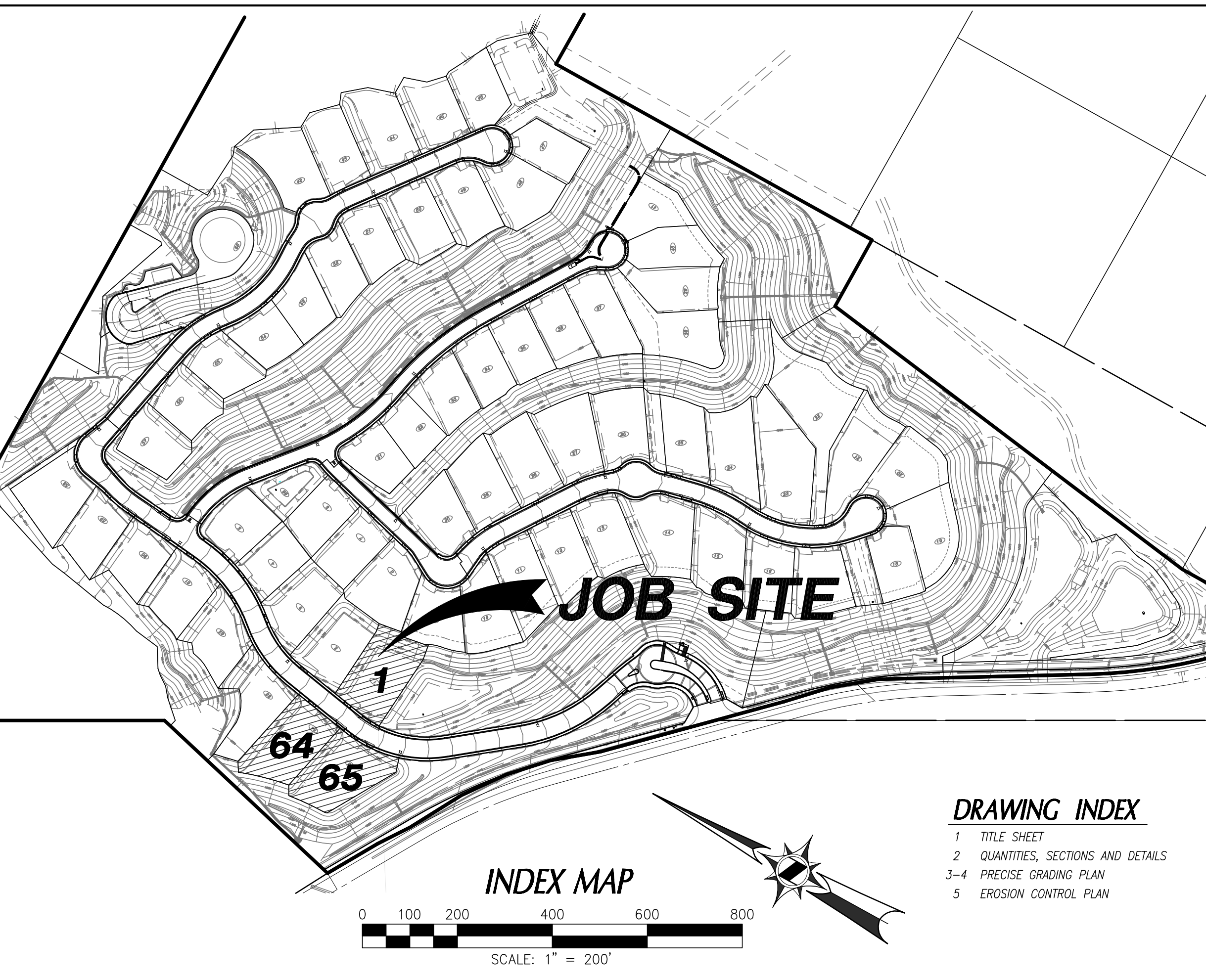
- IN THE CASE OF AN EMERGENCY, CALL: NAME: MARK MOORE TELEPHONE: MOBILE 661-916-3663 (24-HR NO.)
- SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RUNOFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
- ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN OTHER OR RECYCLE BINS.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A MANNER THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGE OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR THE PERFORMANCE AND COMPLETION OF CONSTRUCTION PURPOSES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARDS, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
- POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR SPOCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC FLUIDS, RADIATOR OR BATTERY FLUIDS, FERTILIZERS, VEHICLE EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLUORABLE WASTES, WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLOODING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- GRADED AREAS ON THE PERMITTED AREA PERMITTER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS, THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITES TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

MITIGATION MEASURE NOTES-additional notes on Sheet 14

- ALL CONSTRUCTION WORK WILL OCCUR DURING THE DAYLIGHT HOURS. IN ADDITION CONSTRUCTION ACTIVITIES SHALL NOT BE PERMITTED OUTSIDE THE HOURS OF 7:00 AM AND 8:00 PM, MONDAY THROUGH SATURDAY, EXCLUDING FEDERAL HOLIDAYS.
- THE CONSTRUCTION CONTRACTOR SHALL LIMIT HAUL TRUCK DELIVERIES TO THE SAME HOURS SPECIFIED FOR CONSTRUCTION EQUIPMENT.
- MM 32-2 ALL CONSTRUCTION EQUIPMENT USED ON-SITE AND FOR ON-ROAD EXPORT OF SOIL SHALL MEET USEPA Tier I OR Tier II Certification Requirements.

OSHA NOTE

THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (Cal/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK. CONTACT Cal/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.



GRADING LEGEND OF ABBREVIATIONS & SYMBOLS

AC/CE/COFE	ARMY CORPS OF ENGINEERS/CALIFORNIA DEPARTMENT OF FISH AND GAME	---	EXISTING CONTOUR	⊠	PILASTER (PER SEPARATE PLAN)
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	---	PROPOSED CONTOUR	AC	AIR CONDITIONING UNIT
BVC	BEGIN VERTICAL CURVE	---	TRACT BOUNDARY	⊠	DRY UTILITIES (PER SEPARATE PLAN)
C	CURB FACE	---	PROPERTY LINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
CL	CENTERLINE	---	FUTURE LOT LINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
CLR	CLEAR	---	LOT LINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
CONC	CONCRETE	---	RIGHT OF WAY	⊠	DRY UTILITIES (PER SEPARATE PLAN)
CONST	CONSTRUCT/CONSTRUCTION	---	DAYLIGHT LINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
CSP	CORRUGATED METAL PIPE	---	DEVELOPMENT BOUNDARY	⊠	DRY UTILITIES (PER SEPARATE PLAN)
DF	CORRUGATED STEEL PIPE	---	CORRECTIVE GRADING LIMITS	⊠	DRY UTILITIES (PER SEPARATE PLAN)
DWY	DEEPENED FOOTING ELEVATION	---	GRADED SWALE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
ELEV	DRIVEWAY	---	CENTERLINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
EP	ELEVATION	---	SWALE HIGH POINT	⊠	DRY UTILITIES (PER SEPARATE PLAN)
ESUT	EDGE OF PAVEMENT	---	FLOWLINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
EVC	EASMENT	---	AREA DRAIN LINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
FF	END VERTICAL CURVE	---	CUT/FILL LINE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
FL	FINISH FLOOR	---	LINE OF SIGHT PER OCPW STD. 1117	⊠	DRY UTILITIES (PER SEPARATE PLAN)
FS	FINISH GRADE	---	TOP OF SLOPE	⊠	DRY UTILITIES (PER SEPARATE PLAN)
GB	GRADE BREAK	---	RETAINING WALL	⊠	DRY UTILITIES (PER SEPARATE PLAN)
GFF	GARAGE FINISH FLOOR ELEVATION	---	CATCH BASIN	⊠	DRY UTILITIES (PER SEPARATE PLAN)
HT	HEIGHT	---	CONCRETE DITCH	⊠	DRY UTILITIES (PER SEPARATE PLAN)
INV	INVERT ELEVATION OF DRAIN PIPE	---	DRY UTILITIES JOINT TRENCH	⊠	DRY UTILITIES (PER SEPARATE PLAN)
JN	JUNCTION STRUCTURE	---	STORM DRAIN	⊠	DRY UTILITIES (PER SEPARATE PLAN)
JS	LENGTH	---	WATER	⊠	DRY UTILITIES (PER SEPARATE PLAN)
LF	LINEAR FEET	---	SEWER	⊠	DRY UTILITIES (PER SEPARATE PLAN)
LFS	LINEAR FEET	---	RECLAIMED WATER	⊠	DRY UTILITIES (PER SEPARATE PLAN)
MIN	MINIMUM	---	RETAINING WALL (PER SEPARATE PLAN)	⊠	DRY UTILITIES (PER SEPARATE PLAN)
MIN	MECHANICALLY STABILIZED EARTH WALL	---	LOW WALL WITH TUBULAR STEEL (PER SEPARATE PLAN)	⊠	DRY UTILITIES (PER SEPARATE PLAN)
NCE	NOT TO SCALE	---	LOW WALL WITH TEMPERED GLASS (PER SEPARATE PLAN)	⊠	DRY UTILITIES (PER SEPARATE PLAN)
NCS	NOT TO SCALE	---	FENCE WALL (PER SEPARATE PLAN)	⊠	DRY UTILITIES (PER SEPARATE PLAN)
OCFA	ORANGE COUNTY FIRE AUTHORITY	---	DEEPEENED FOOTING	⊠	DRY UTILITIES (PER SEPARATE PLAN)
P	PAD ELEVATION	---	LIMITS OF WORK	⊠	DRY UTILITIES (PER SEPARATE PLAN)
PI	POINT OF INTERSECTION	---			
RD	ROAD	---			
PUE	PUBLIC UTILITY EASEMENT	---			
PVC	POLYVINYL CHLORIDE	---			
R	RISER	---			
RCP	REINFORCED CONCRETE PIPE	---			
RCP	ROUGH GRADE	---			
R/W	RIGHT OF WAY	---			
S	SLOPE OF DRAIN PIPE (DECIMAL)	---			
SS	STORM DRAIN	---			
SS	SANITARY SEWER	---			
STD	STANDARD	---			
TD	TOP OF BERM	---			
TC	TOP OF CURB	---			
TT	TOP OF FOOTING ELEV	---			
TP	TOP OF GRADE	---			
TP	TOP OF PIPE	---			
TW	TOP OF WALL ELEV	---			
VC	VERTICAL CURVE	---			
W	DOMESTIC WATER	---			

DRAWING INDEX

- TITLE SHEET
- QUANTITIES, SECTIONS AND DETAILS
- PRECISE GRADING PLAN
- EROSION CONTROL PLAN

DEVIATIONS FROM COUNTY STANDARDS:

- CENTERLINE RADIUS LESS THAN 250' - 24" STREET RADIUS OF 110' AT ENTRY
- EXISTING LOT LINES OF ORANGE STD. PLAN NO. 1107 FOR FOOTHILL/TRABUCO WIDENINGS - NO SIDEWALKS TO BE PROVIDED PER THE RURAL CHARACTER THEME IDENTIFIED IN THE FOOTHILL/TRABUCO SPECIFIC PLAN

(SHOWN FOR REFERENCE ONLY AND PER SEPARATE PLAN AND PERMIT)

UTILITY AND SERVICE AGENCIES:

WATER, SEWER AND NON-DOMESTIC RECYCLED WATER
TRABUCO CANYON WATER DISTRICT

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY

GAS
SOUTHERN CALIFORNIA GAS COMPANY

NOTES

- PROJECT ACREAGE: 1.49 ACRES PG SITE ACREAGE: 1.49 ACRES
- GENERAL PLAN DESIGNATION:
EXISTING LAND USE DESIGNATION: VACANT
PROPOSED LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING DESIGNATION:
TRACT 17388 IS LOCATED WITHIN FOOTHILL/TRABUCO SPECIFIC PLAN (FTSP) - UPPER ALISO RESIDENTIAL DISTRICT (UAR)
- PROJECT LOCATION (NEAREST CROSS STREETS):
EAST SANTIAGO CANYON ROAD AND RIDGELINE ROAD

EARTHWORK ESTIMATE

(EARTHWORK QUANTITIES FOR PERMIT PURPOSES ONLY)

CUT (CUBIC YARDS) FILL (CUBIC YARDS)
1,050 CY 450 CY

PROJECT SITE AREA
64,700 SF

NOTE

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEERS ESTIMATE FOR BONDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES. SHRINKAGE, SUBSIDENCE, AND ANY REMOVALS ARE BASED ON FIELD DATA OBTAINED FROM THE SOILS ENGINEER AND ACTUAL FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE SHOWN ABOVE.

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

NOTICE TO CONTRACTORS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THIS PLAN ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

ALL RETAINING WALLS SHOWN ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY AND ARE TO BE CONSTRUCTED PER SEPARATE PERMIT.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

NOTE

- RETAINING WALLS ARE FOR INFORMATION ONLY, TO BE INSPECTED BY OTHERS UNDER SEPARATE PERMIT.
- DESIGN OF LOTS, STREET RIGHT-OF-WAY AND ALIGNMENT, ETC. ARE CONSISTENT WITH TRACT 17388.

PROJECT ADDRESS:

18514 SANTIAGO CANYON ROAD
ORANGE, CA
(NEAREST CROSS STREETS)
EAST SANTIAGO CANYON ROAD & RIDGELINE ROAD

ARCHITECT:

BASSENIAN LAGONI
2031 ORCHARD DRIVE, STE 100
NEWPORT BEACH, CA 92660
(949) 553-9100

OWNER CONTACT INFORMATION:

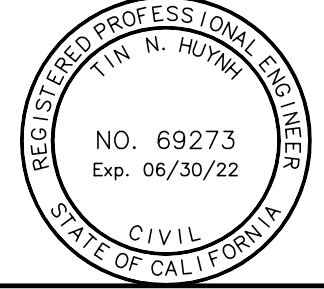
tri pointe HOMES
5 Peters Canyon Rd, Suite 100
Irvine, CA 92606
949.478.8600

SOILS ENGINEER / GEOLOGIST

ALL WORK SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION AND ALL SUBSEQUENT REVISIONS AND ADDENDA TO THAT REPORT. THE APPLICANT SHALL ADHERE TO THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.

PETRA GEOSCIENCES INC.

3186 AIRWAY AVE, SUITE K
COSTA MESA, CA 92626



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING • CONSTRUCTION RELATIONS
11444 Irvine Blvd., Suite 200 • Irvine, CA 92618 • (949) 251-7000 • www.hunsaker.com
PREPARED UNDER THE SUPERVISION OF:

DESIGNED BY

DRAWN BY

CHECKED BY

COUNTY OF ORANGE

PRECISE GRADING PLAN

TRACT NO. 17388 LOTS 1, 64 & 65

AT SADDLECREST

TITLE SHEET

GRADING PERMIT No.

SHEET

1

OF

6

SHEETS

JOB NO.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN U.S. HORIZONTAL CONTROL STATION GPS No. 2560 AND STATION GPS No. 2568 BEARING SOUTH 47°11'27" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCH MARK

ORANGE COUNTY SURVEYOR BENCHMARK NO. 3D-1622-04

ELEVATION: 1190.921 DATUM: NGVD 29 YEAR: 2004

DESCRIPTION:

3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3D-1622-04", SET IN THE SOUTHWEST



CANTILEVER SOLID ROOF OVERHEAD SPA RETREAT STEP INTO POOL (OPTIONAL LOUVER SYSTEM INSTEAD OF SOLID ROOF)



OUTDOOR LIVING/DINING RETREAT W/ LOUVERED OVERHEAD INSTEAD OF CANVAS



RAISED VIEW TURF TERRACE BEHIND POOL



WALL ART IN ENTRY ATRIUM



BUBBLING URNS @ ENTRY ATRIUM



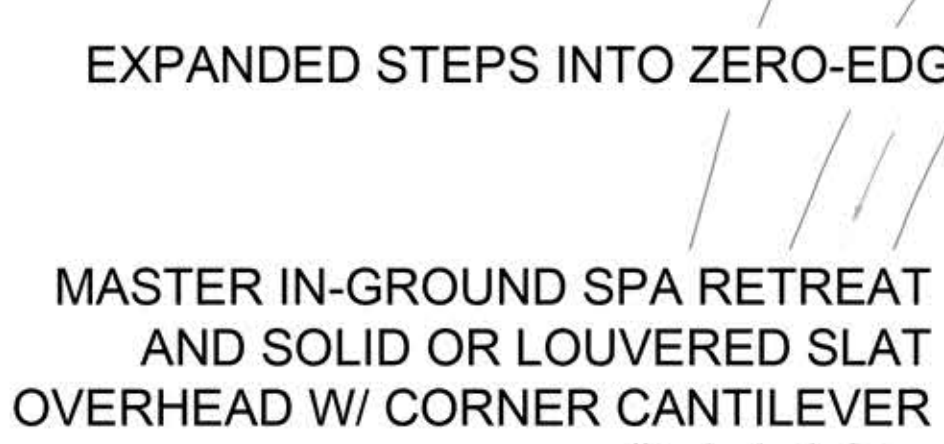
EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



EXPANDED STEPS INTO ZERO EDGE POOL



MASTER IN-GROUND SPA RETREAT AND SOLID OR LOUVERED SLAT OVERHEAD W/ CORNER CANTILEVER



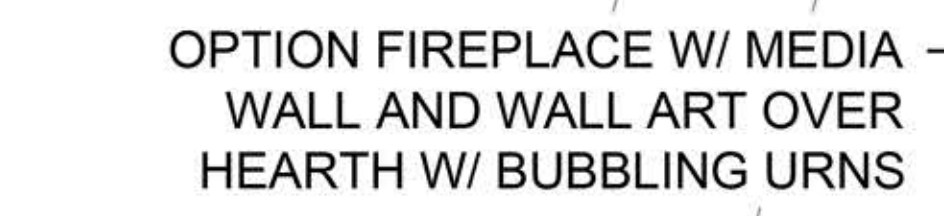
FULL HT. MEDIA WALL W/ HEARTH, FIREPLACE & NICHE SHELVING



RECOMMEND 12080 SLIDER TO SPA RETREAT



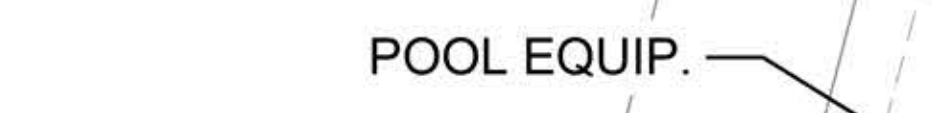
MASONRY PAVING TO MATCH INTERIOR



OPTION FIREPLACE W/ MEDIA WALL AND WALL ART OVER HEARTH W/ BUBBLING URNS



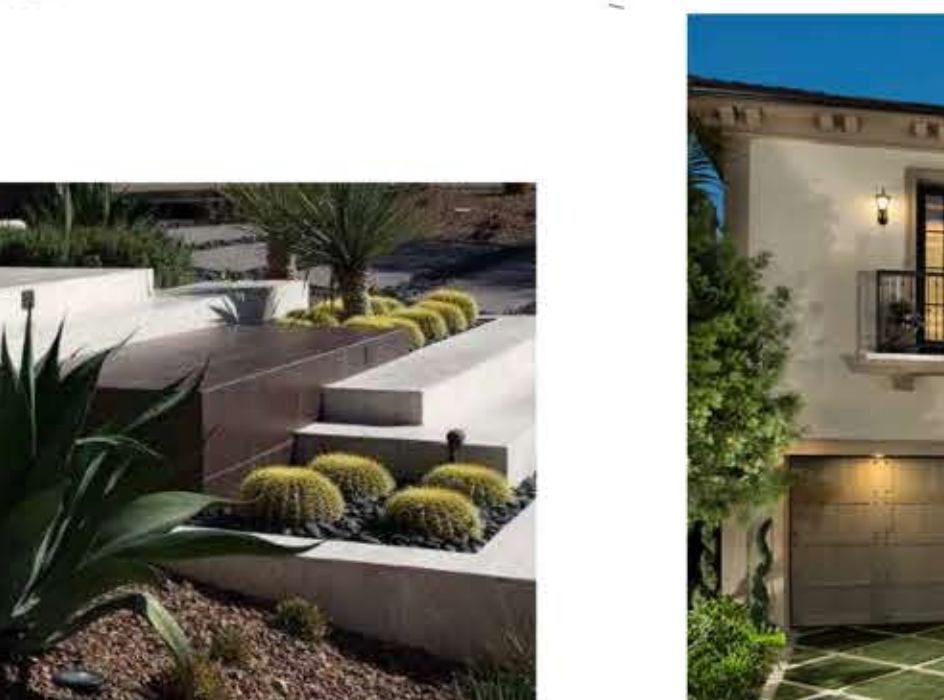
OLIVE ORCHARD IN D.G. OR OPTIONAL GRAPE VINEYARD



POOL EQUIP.



EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



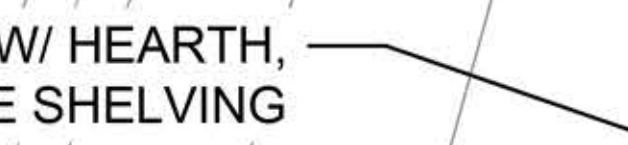
(3) 4" RISERS @ RAISED TURF TERRACE



EXPANDED STEPS INTO ZERO-EDGE POOL



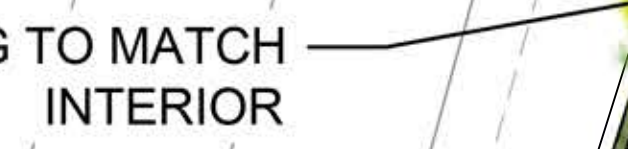
MASTER IN-GROUND SPA RETREAT AND SOLID OR LOUVERED SLAT OVERHEAD W/ CORNER CANTILEVER



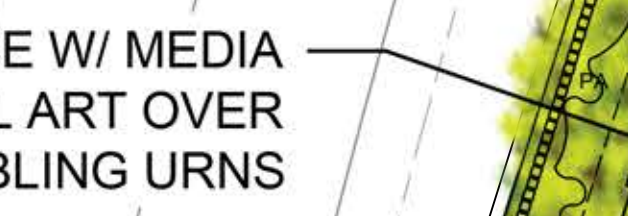
FULL HT. MEDIA WALL W/ HEARTH, FIREPLACE & NICHE SHELVING



RECOMMEND 12080 SLIDER TO SPA RETREAT



MASONRY PAVING TO MATCH INTERIOR



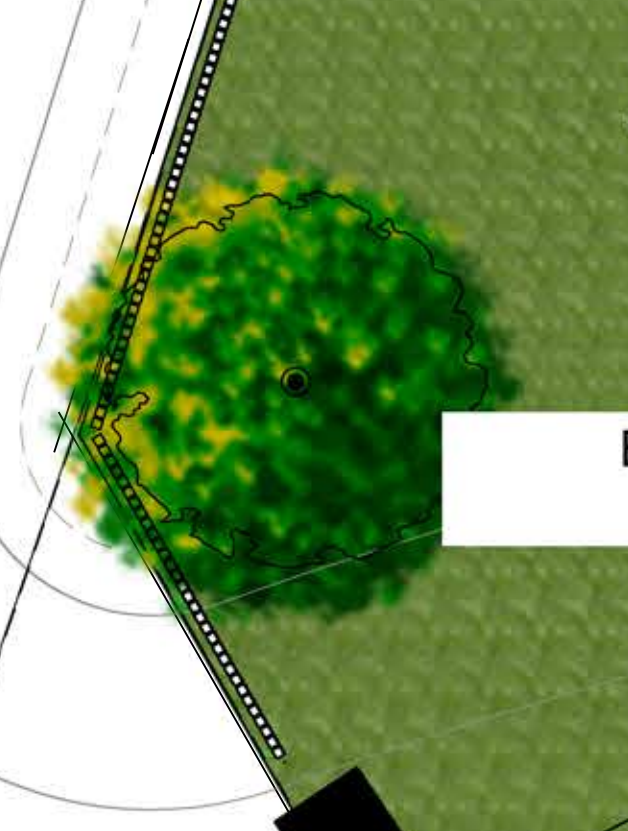
OPTION FIREPLACE W/ MEDIA WALL AND WALL ART OVER HEARTH W/ BUBBLING URNS



OLIVE ORCHARD IN D.G. OR OPTIONAL GRAPE VINEYARD



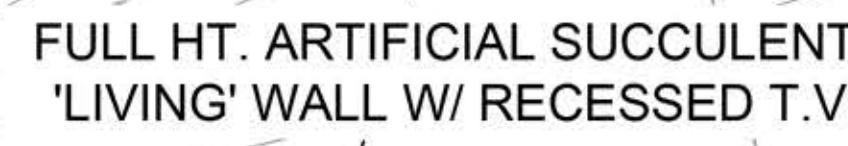
POOL EQUIP.



EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



FULL HT. ARTIFICIAL SUCCULENT 'LIVING' WALL W/ RECESSED T.V.



MOTORIZED, LOUVERED SLAT PAVILION OVERHEAD



(3) 4" RISERS @ RAISED TURF TERRACE



EXPANDED STEPS INTO ZERO-EDGE POOL



MASTER IN-GROUND SPA RETREAT AND SOLID OR LOUVERED SLAT OVERHEAD W/ CORNER CANTILEVER



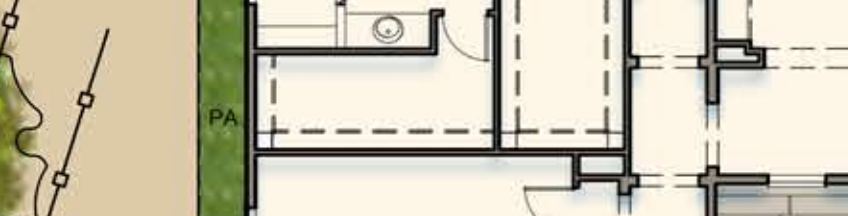
FULL HT. MEDIA WALL W/ HEARTH, FIREPLACE & NICHE SHELVING



RECOMMEND 12080 SLIDER TO SPA RETREAT



MASONRY PAVING TO MATCH INTERIOR



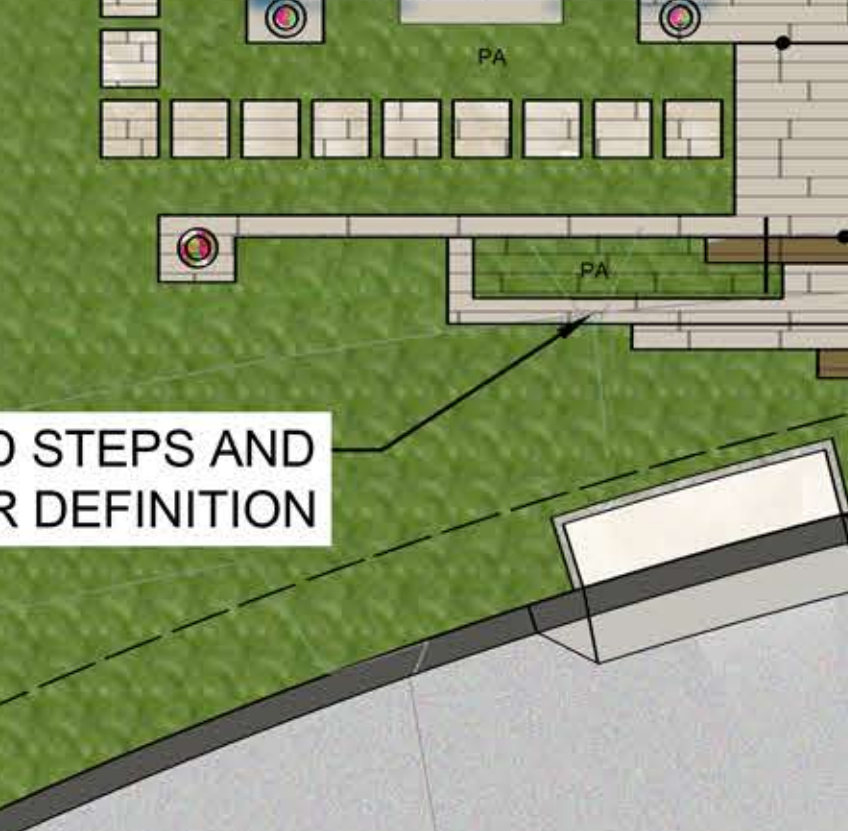
OPTION FIREPLACE W/ MEDIA WALL AND WALL ART OVER HEARTH W/ BUBBLING URNS



OLIVE ORCHARD IN D.G. OR OPTIONAL GRAPE VINEYARD



POOL EQUIP.



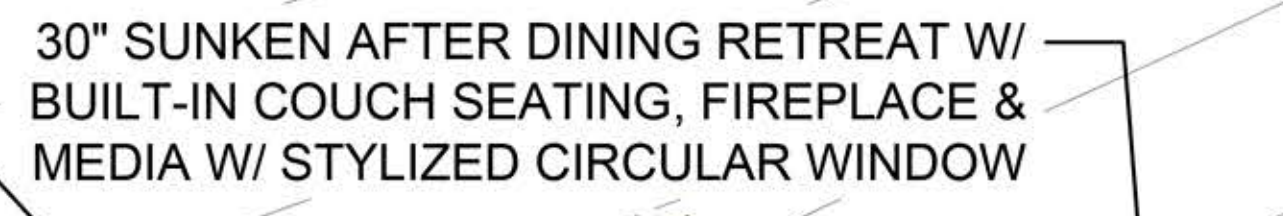
EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



STANDARD COPING POOL W/ EXTENDED WATER SPOUTS FROM 2' HT. WALL



30" SUNKEN AFTER DINING RETREAT W/ BUILT-IN COUCH SEATING, FIREPLACE & MEDIA W/ STYLIZED CIRCULAR WINDOW



MOTORIZED, LOUVERED SLAT PAVILION OVERHEAD



(3) 4" RISERS @ RAISED TURF TERRACE



EXPANDED STEPS INTO ZERO-EDGE POOL



MASTER IN-GROUND SPA RETREAT AND SOLID OR LOUVERED SLAT OVERHEAD W/ CORNER CANTILEVER



FULL HT. MEDIA WALL W/ HEARTH, FIREPLACE & NICHE SHELVING



RECOMMEND 12080 SLIDER TO SPA RETREAT



MASONRY PAVING TO MATCH INTERIOR



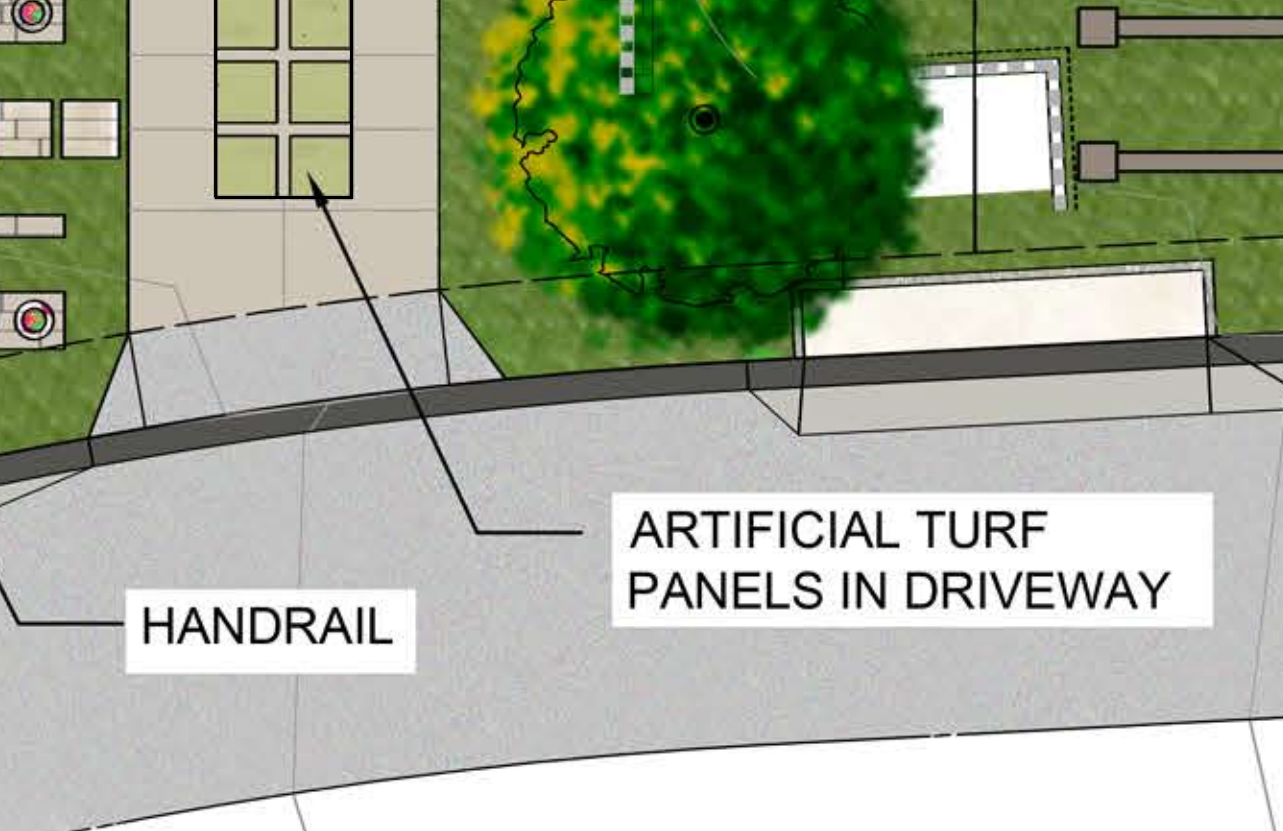
OPTION FIREPLACE W/ MEDIA WALL AND WALL ART OVER HEARTH W/ BUBBLING URNS



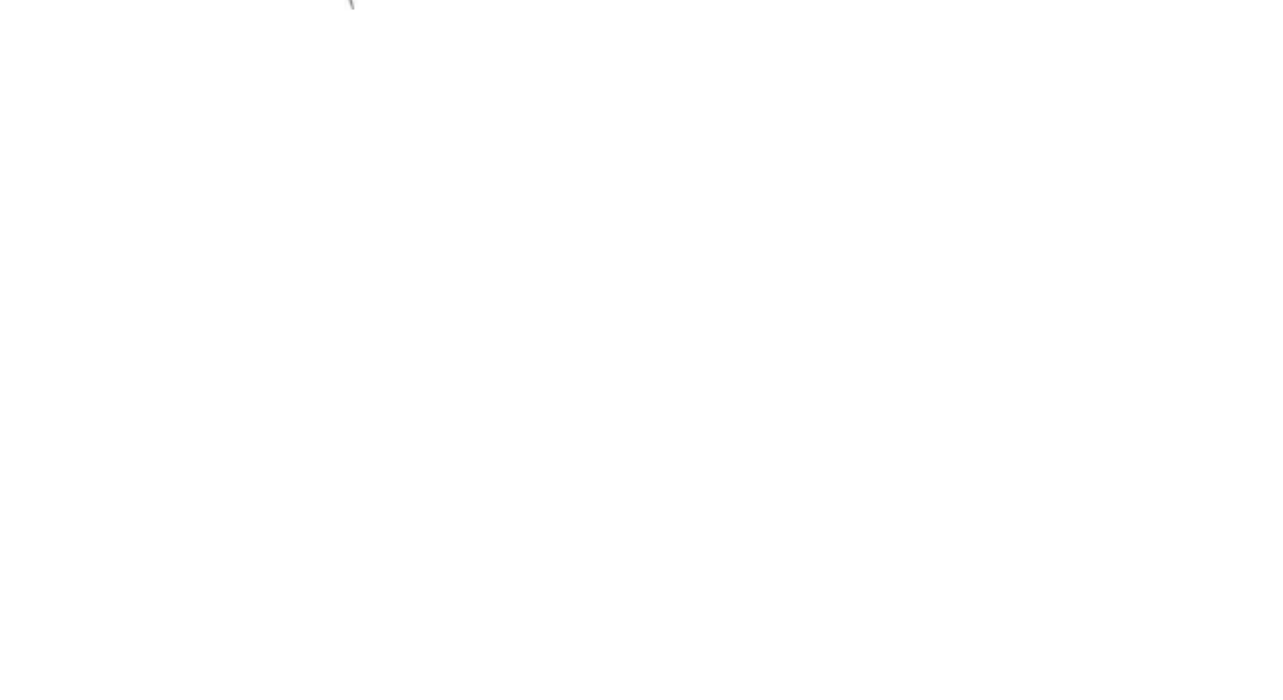
OLIVE ORCHARD IN D.G. OR OPTIONAL GRAPE VINEYARD



POOL EQUIP.



EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



SUNKEN AFTER DINING RETREAT



SUNKEN AFTER DINING RETREAT W/ ENTERTAINMENT WALL, BBQ AND FOUNTAIN



FLOATING ACCESS PADS ACROSS POOL



D.G. STAR GAZE RETREAT AROUND FIRE TABLE BEYOND RAISED VEGETABLE GARDEN PLANTERS



ROSE GARDEN @ REAR W/ ARTIFICIAL TURF PATHWAY BETWEEN



18" HT. RAISED SPA RETREAT W/ WATER CASCADE INTO POOL



MASONRY STEP PADS IN ARTIFICIAL TURF JOINTS



STAR GAZE RETREAT W/ RAISED SPA DECK



ARTIFICIAL TURF POOL LOUNGE W/ 4' HT. SLOPE WALL



BAJA LOUNGE POOL



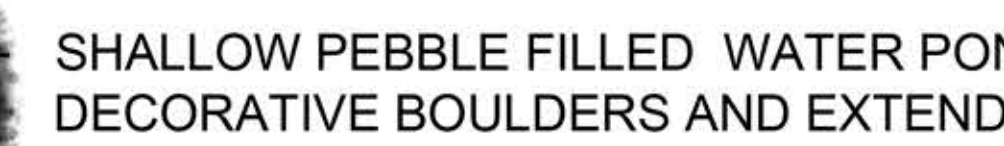
ENLARGED FLOATING ACCESS PADS TO SPA RETREAT AND GARDEN



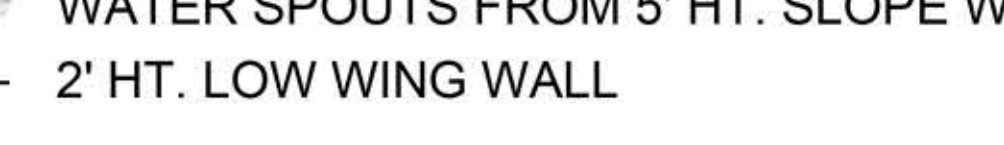
BANQUET DINING UNDER STEEL LATTICE SHADE STRUCTURE



SHALLOW PEBBLE FILLED WATER POND W/ DECORATIVE BOULDERS AND EXTENDED WATER SPOUTS FROM 5' HT. SLOPE WALL



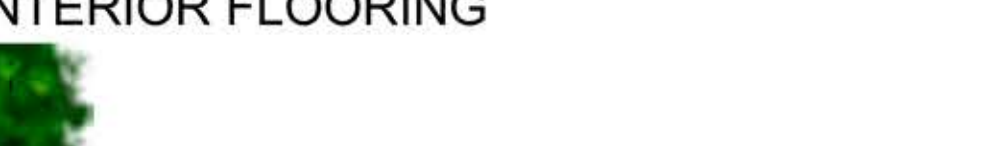
2' HT. LOW WING WALL



MASONRY PAVING TO BLEND W/ INTERIOR FLOORING



MASONRY DRIVEWAY W/ ARTIFICIAL TURF JOINTS



2' HT. WALL TERRACE AND STAIRCASE WALLS W/ PILASTERS



HANDRAIL



ROSE GARDEN TERRACE



ARTIFICIAL TURF PANELS IN DRIVEWAY



EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



2' HT. WALL TERRACE AND STAIRCASE WALLS W/ PILASTERS



HANDRAIL



ROSE GARDEN TERRACE



ARTIFICIAL TURF PANELS IN DRIVEWAY



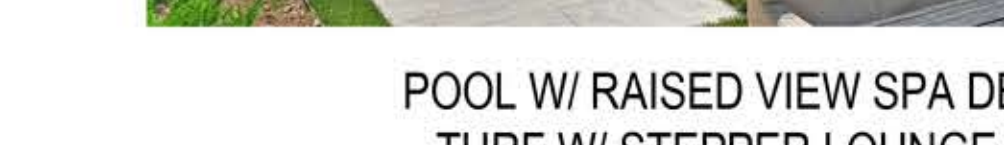
EXTENDED STEPS AND PLANTER DEFINITION



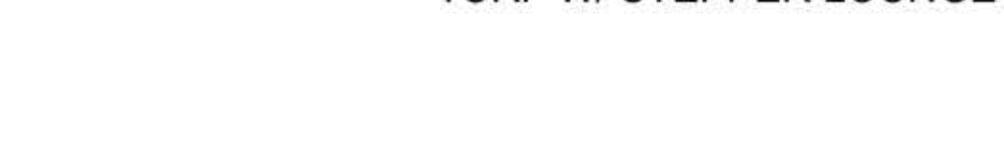
ARTIFICIAL TURF PANELS IN DRIVEWAY



2' HT. WALL TERRACE AND STAIRCASE WALLS W/ PILASTERS



HANDRAIL



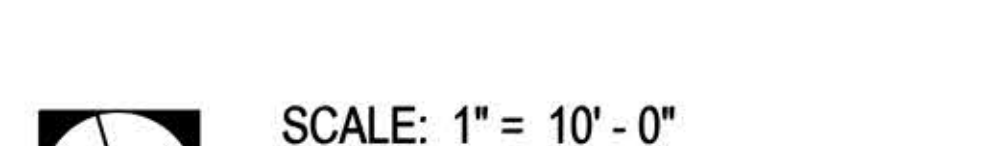
ROSE GARDEN TERRACE



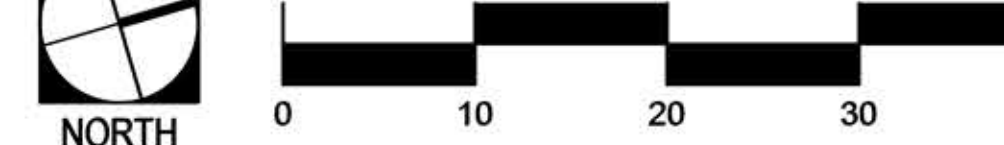
ARTIFICIAL TURF PANELS IN DRIVEWAY



EXTENDED STEPS AND PLANTER DEFINITION



ARTIFICIAL TURF PANELS IN DRIVEWAY



2' HT. WALL TERRACE AND STAIRCASE WALLS W/ PILASTERS



HANDRAIL



ROSE GARDEN TERRACE

SADDLE CREST IN SILVERADO | Preliminary Model Landscape Plan

TRIPOINTE HOMES | 5 PETERS CANYON RD. STE. 100, IRVINE, CA | October 21, 2021



SCALE: 1" = 10' - 0"

