

NOTES

- EXISTING LAND USE: VACANT RESIDENTIAL.
- PROPOSED LAND USE: RESIDENTIAL.
- FUTURE DEVELOPMENT OF PROJECT AREA SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LADERA PLANNED COMMUNITY.
- ZONING: PROJECT AREA IS ZONED AS TRABUCO CANYON RESIDENTIAL (TCR) DISTRICT BY THE FOOTHILL-TRABUCO CANYON SPECIFIC PLAN.
- PROJECT SITE IS WITHIN THE SADDLEBACK VALLEY UNIFIED SCHOOL DISTRICT.
- SITE ACCESS: ACCESS TO THE SITE IS PROPOSED VIA: SKY RANCH ROAD. ALL STREETS ARE PRIVATE.
- OPEN SPACE, PRIVATE STREETS TO BE MAINTAINED BY PRIVATE HOA.
- ALL STREETS ARE PRIVATE TO BE MAINTAINED BY PRIVATE HOA.
- UTILITY PROVIDERS:

SANITARY SEWER: TRABUCO CANYON WATER DISTRICT
 DOMESTIC WATER: TRABUCO CANYON WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 PHONE: AT&T AND COX COMMUNICATIONS
 CABLE: COX COMMUNICATIONS

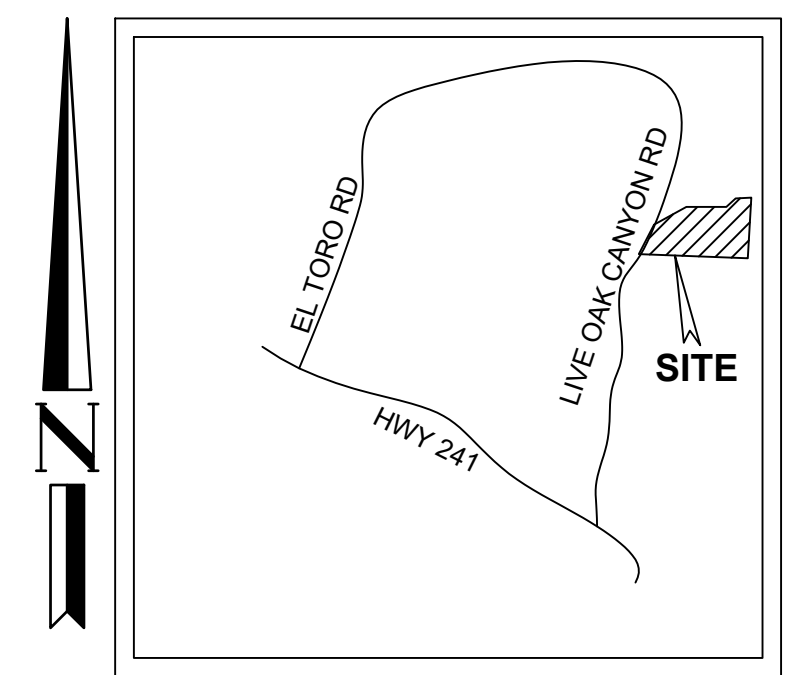
SITE DEVELOPMENT PLAN FOR THE OAKS AT TRABUCO TRACT NO. 14749

LOTS 3, 4, 6, 7, AND 8 OF TRACT NO. 14749, PER MB 589/42-46, RECORDS OF ORANGE COUNTY, CALIFORNIA
 APN: 586-171-03, APN:586-171-04, APN: 586-171-06, APN: 586-171-07, AND APN: 586-171-08

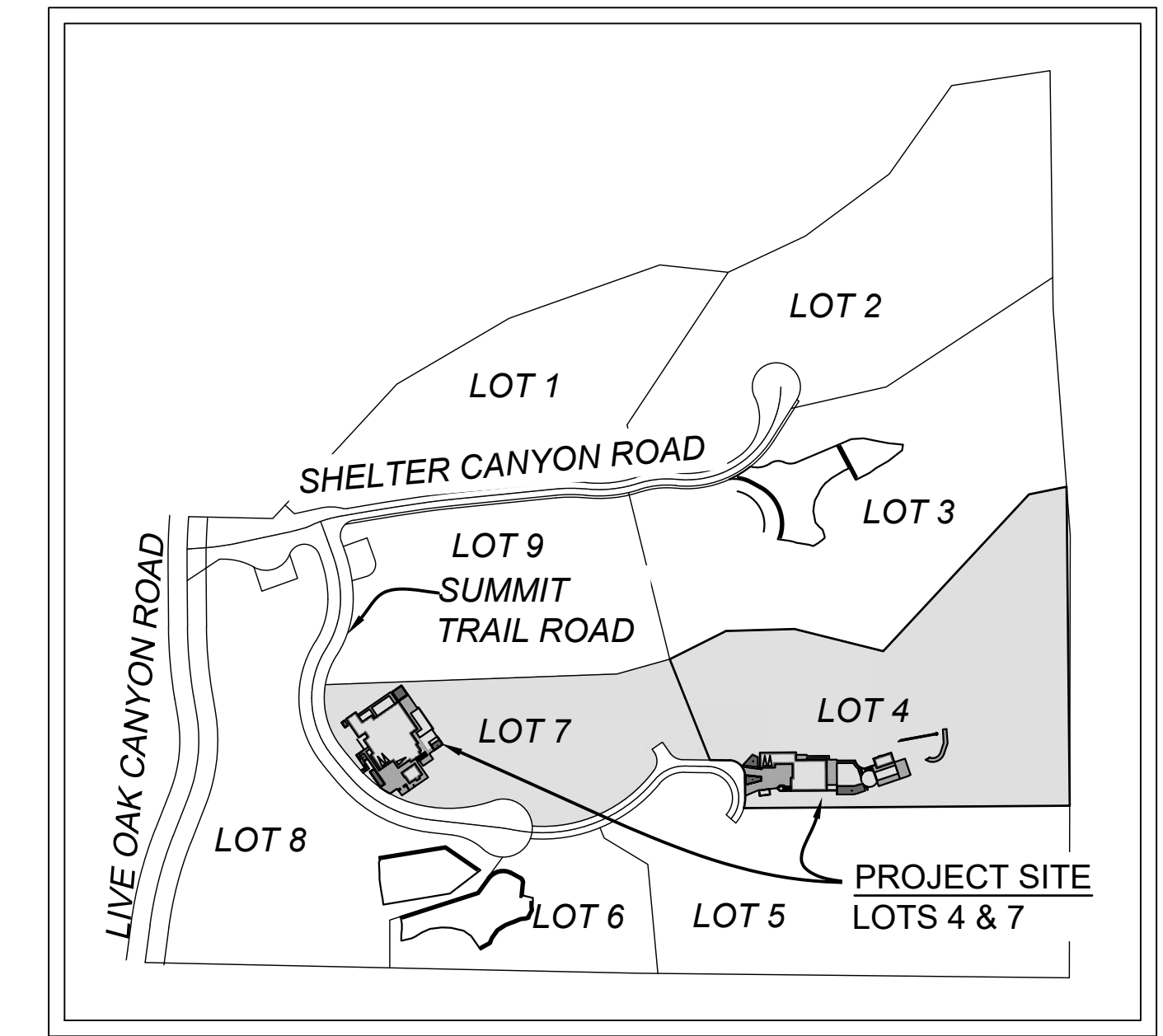
SHEET INDEX

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| 1 OF 7 | COVER SHEET |
| 2 OF 7 | LOT 4 OVERALL SITE PLAN |
| 3 OF 7 | LOT 4 SITE DEVELOPMENT PLAN |
| 4 OF 7 | LOT 7 OVERALL SITE PLAN |
| 5 OF 7 | LOT 7 SITE DEVELOPMENT PLAN |
| 6 OF 7 | LOT 4 CONCEPTUAL GRADING PLAN |
| 7 OF 7 | LOT 7 CONCEPTUAL GRADING PLAN |



VICINITY MAP
NTS



INDEX MAP
NTS

LEGEND OF ABBREVIATIONS AND LINETYPES

FF	FINISHED FLOOR
TW	TOP OF WALL
BW	BOTTOM OF WALL
FL	FLOWLINE
PE	PAD ELEVATION
FG	FINISHED GRADE
EG	EXISTING GRADE
---	PROPERTY LINE
- - - -	EASEMENT
---	RIGHT OF WAY
---	CENTER LINE
---	LIMITS OF GRADING
---	EDGE OF CONCRETE
---	HARDSCAPE PER LANDSCAPE PLANS
---	BUILDING EXTERIOR LIMITS
---	PROPOSED WALL
---	STORMWATER QUALITY PLANTER
---	TOP OF SLOPE
---	TOE OF SLOPE

GOVERNING CODES

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE (CFC)



OWNER:
 THE OAKS AT TRABUCO, LLC
 10866 WILSHIRE BLVD., 11TH FLOOR
 LOS ANGELES, CA 90024
 (351)441-8411
 ATTN: BRUCE GOREN

APPLICANT:
 THE OAKS AT TRABUCO, LLC
 10866 WILSHIRE BLVD., 11TH FLOOR
 LOS ANGELES, CA 90024
 (351)441-8411
 ATTN: BRUCE GOREN

ENGINEER:
 DAVID EVANS AND ASSOCIATES, INC.
 17542 E. 17TH STREET, SUITE 150
 TUSTIN, CA 92780
 (714) 665-4500
 ATTN: LINDA SANDUSKY

ARCHITECT:
 PEKAREK ARCHITECTS, INC.
 31411 GAMINO CAPISTRANO, SUITE 300
 SAN JUAN CAPISTRANO, CA 92675
 (949) 487-2320
 ATTN: PHIL PEKAREK

LANDSCAPE ARCHITECT:
 KOHEID DESIGN
 5312 BOLSA AVE.
 HUNTINGTON BEACH, CA 92649
 (714)403-5798
 ATTN: TRAVIS GRAMBERG

SOILS ENGINEER/GEOLOGIST
 GMU
 23241 ARROYO VISTA
 RANCHO SANTA MARGARITA, CA 92688
 (949) 886-8513
 ATTN: DAVID HANSEN

THE OAKS AT TRABUCO
 TR 14749, LOTS 3, 4, 6, 7 & 8
 30502 SHELTER CANYON ROAD
 19942, 19961, 19991, AND 20062 SUMMIT TRAIL
 TRABUCO CANYON, CA
 COVER SHEET

DAVID EVANS AND ASSOCIATES INC.
 17542 E. 17TH STREET, SUITE 150
 TUSTIN, CALIFORNIA 92780
 Phone: 714.665.4500



REVISIONS: APPD.

DATE: 1/18/2023
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 CHECKED: LS
 REVISION NUMBER:

SCALE: AS NOTED

PROJECT NUMBER:

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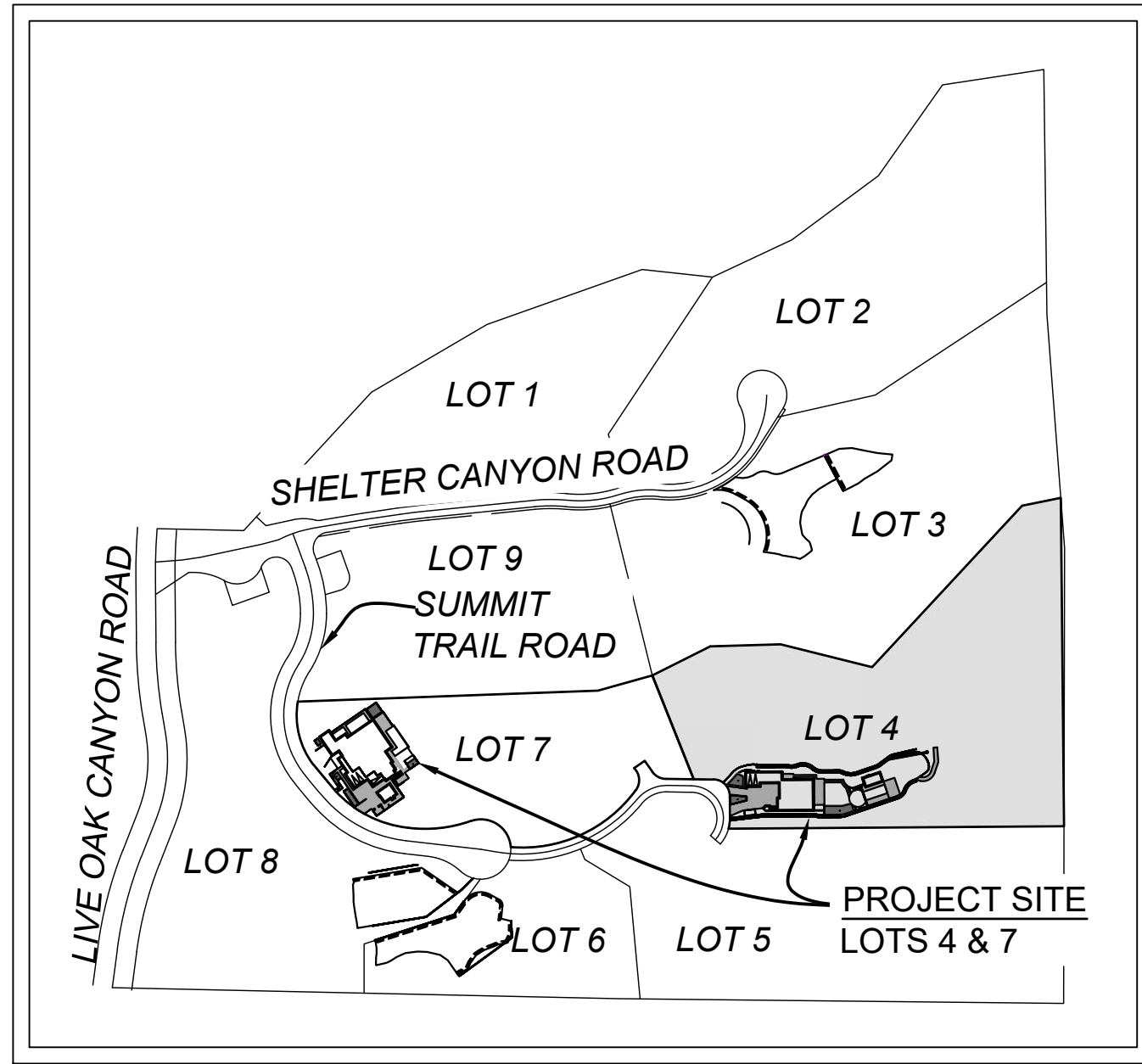
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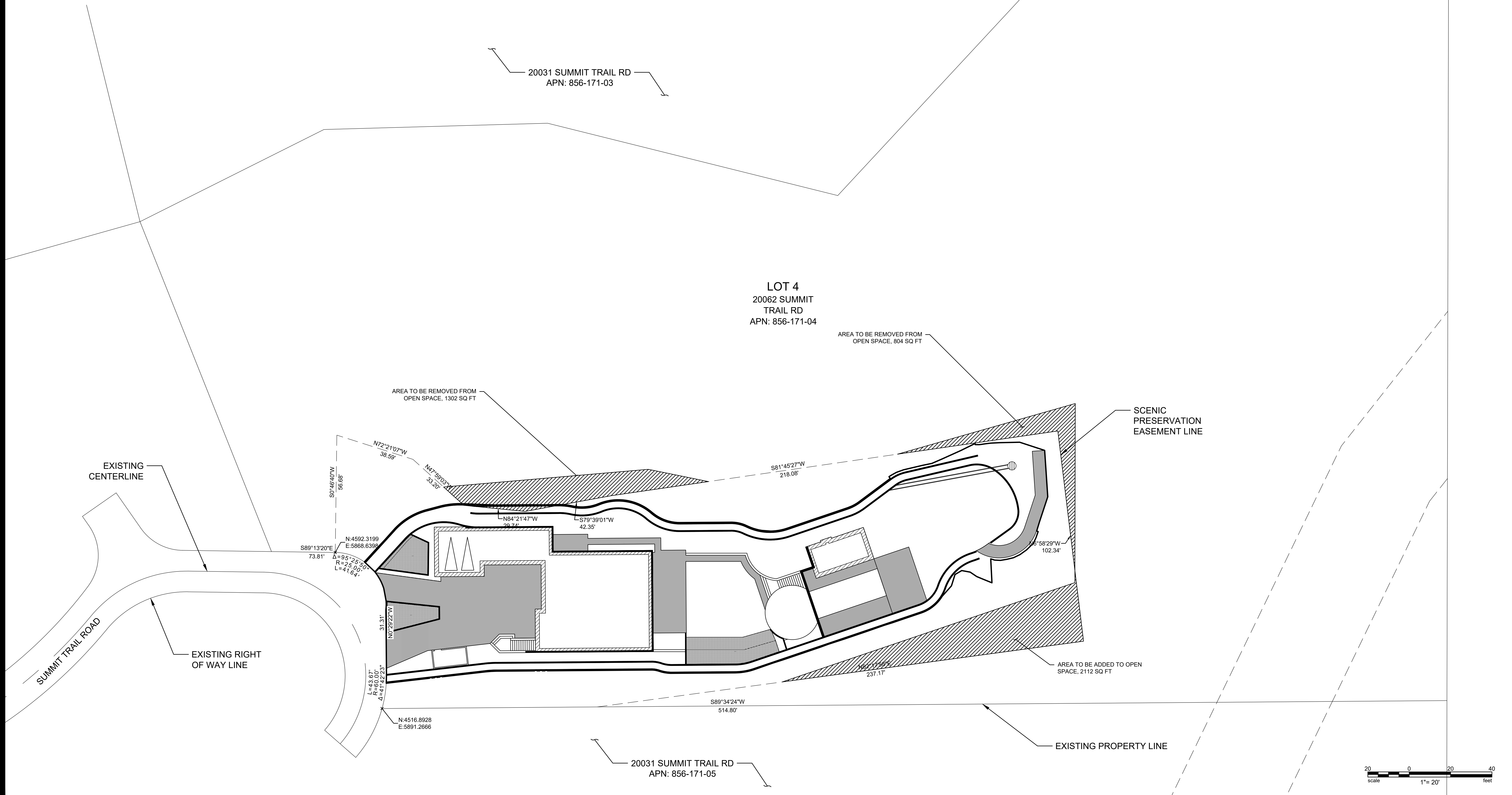
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LEGEND OF ABBREVIATIONS AND LINETYPES

- FF FINISHED FLOOR
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INDEX MAP
NTS



LOT 4
20062 SUMMIT
TRAIL RD
APN: 856-171-04

AREA TO BE REMOVED FROM
OPEN SPACE, 804 SQ FT

AREA TO BE REMOVED FROM
OPEN SPACE, 1302 SQ FT

SCENIC
PRESERVATION
EASEMENT LINE

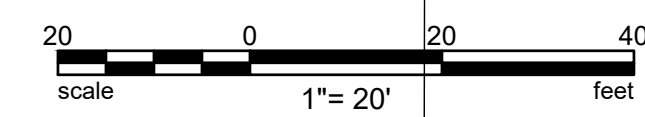
AREA TO BE ADDED TO OPEN
SPACE, 2112 SQ FT

EXISTING PROPERTY LINE

EXISTING
CENTERLINE

EXISTING RIGHT
OF WAY LINE

20031 SUMMIT TRAIL RD
APN: 856-171-05



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TRABUCO CANYON, CA
LOT 4 OVERALL SITE PLAN

DAVID EVANS
AND ASSOCIATES INC.
17542 E. 17TH Street, Suite 150
Tustin, California 92780
Phone: 714.665.4500

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DATE: 1/18/2023
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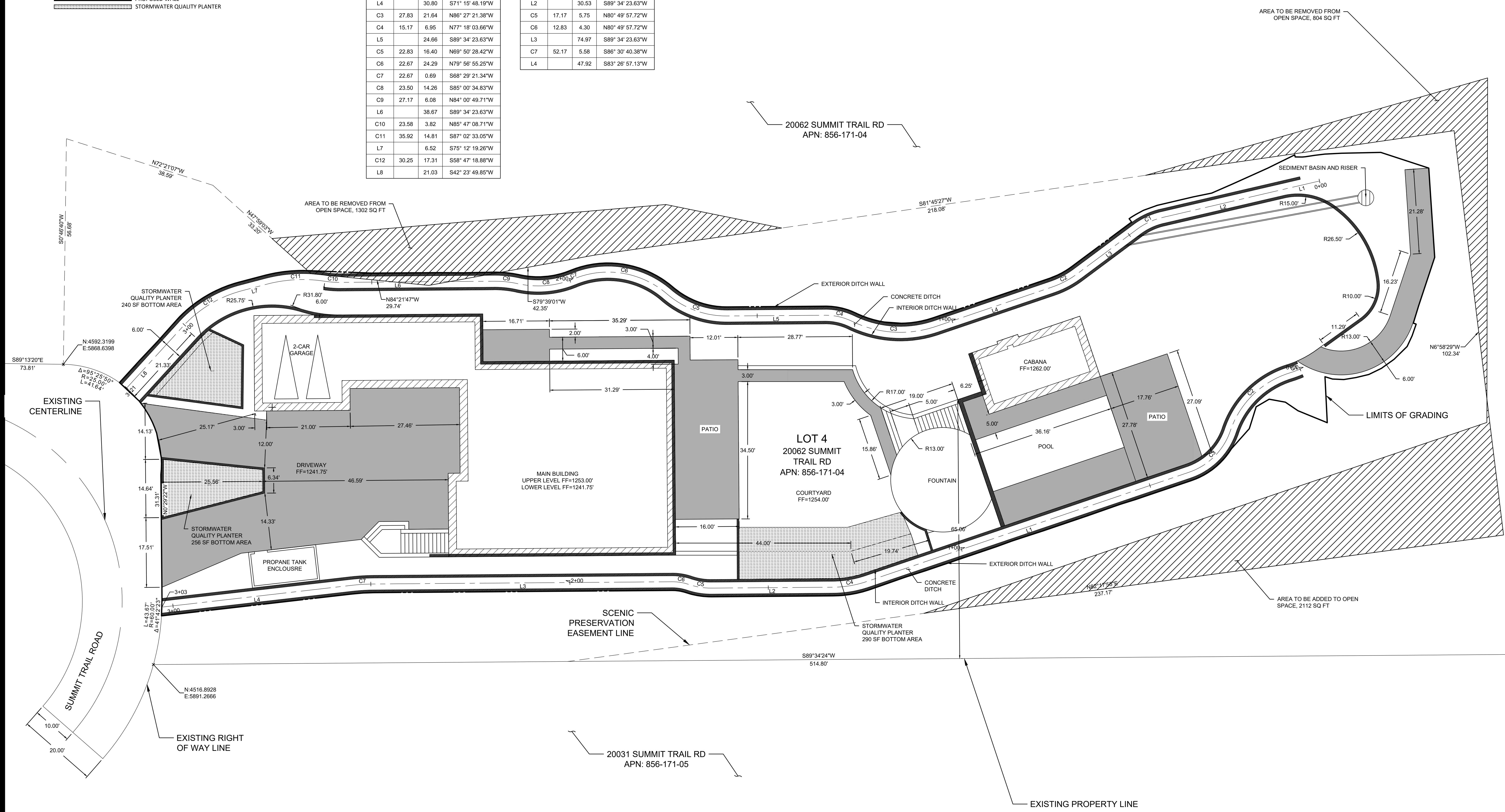
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LEGEND OF ABBREVIATIONS AND LINETYPES

FF	FINISHED FLOOR
---	PROPERTY LINE
- - -	EASEMENT
---	RIGHT OF WAY
---	CENTER LINE
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LOT 4 - Wall North			
Number	Radius	Length	Line/Chord Direction
L1	9.56	S76° 54' 32.79"W	
L2	30.97	S76° 54' 32.79"W	
C1	17.17	7.07	S65° 06' 59.07"W
L3	18.77	S53° 19' 25.36"W	
C2	22.83	7.15	S62° 17' 36.77"W
L4	30.80	S71° 15' 48.19"W	
C3	27.83	21.64	N86° 27' 21.38"W
C4	15.17	6.95	N77° 18' 03.66"W
L5	24.66	S89° 34' 23.63"W	
C5	22.83	16.40	N69° 50' 28.42"W
C6	22.67	24.29	N79° 56' 55.25"W
C7	22.67	0.69	S68° 29' 21.34"W
C8	23.50	14.26	S85° 00' 34.83"W
C9	27.17	6.08	N84° 00' 49.71"W
L6	38.67	S89° 34' 23.63"W	
C10	23.58	3.82	N85° 47' 08.71"W
C11	35.92	14.81	S87° 02' 33.05"W
L7	6.52	S75° 12' 19.26"W	
C12	30.25	17.31	S68° 47' 18.88"W
L8	21.03	S42° 23' 49.85"W	

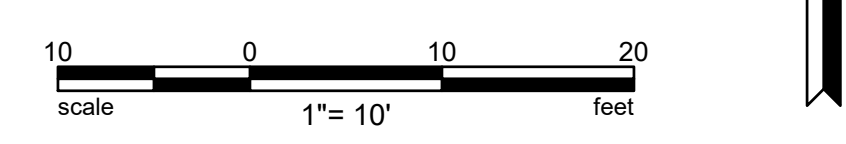
LOT 4 - Wall South			
Number	Radius	Length	Line/Chord Direction
C1	27.17	2.78	S69° 54' 00.94"W
C2	22.83	21.59	S45° 44' 07.89"W
C3	16.67	15.31	S44° 57' 08.92"W
L1	85.38	S71° 15' 48.19"W	
C4	27.17	8.68	S80° 25' 05.91"W
L2	30.53	S89° 34' 23.63"W	
C5	17.17	6.75	N80° 49' 57.72"W
C6	12.83	4.30	N80° 49' 57.72"W
L3	74.97	S89° 34' 23.63"W	
C7	52.17	6.58	S86° 30' 40.38"W
L4	47.92	S83° 26' 57.13"W	



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 TRABUCO CANYON, CA
 LOT 4 SITE DEVELOPMENT PLAN

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 AND ASSOCIATES INC.
 17542 E. 17TH Street, Suite 150
 Tustin, California 92780
 Phone: 714.665.4500

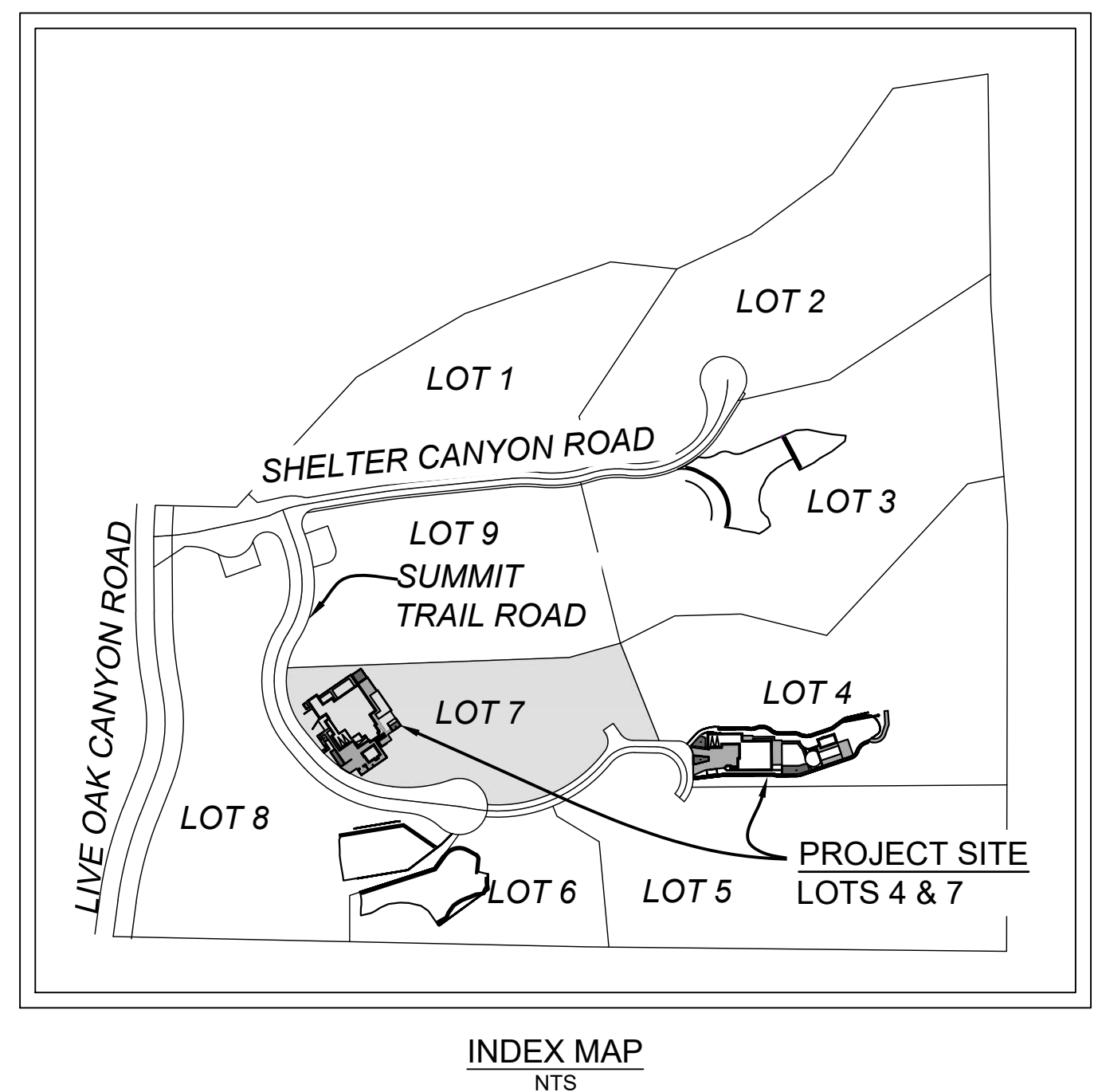
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LEGEND OF ABBREVIATIONS AND LINETYPES

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INDEX MAP
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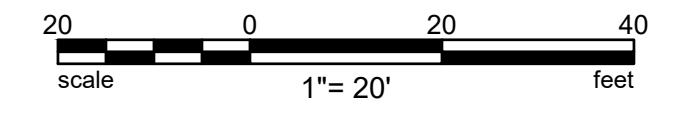
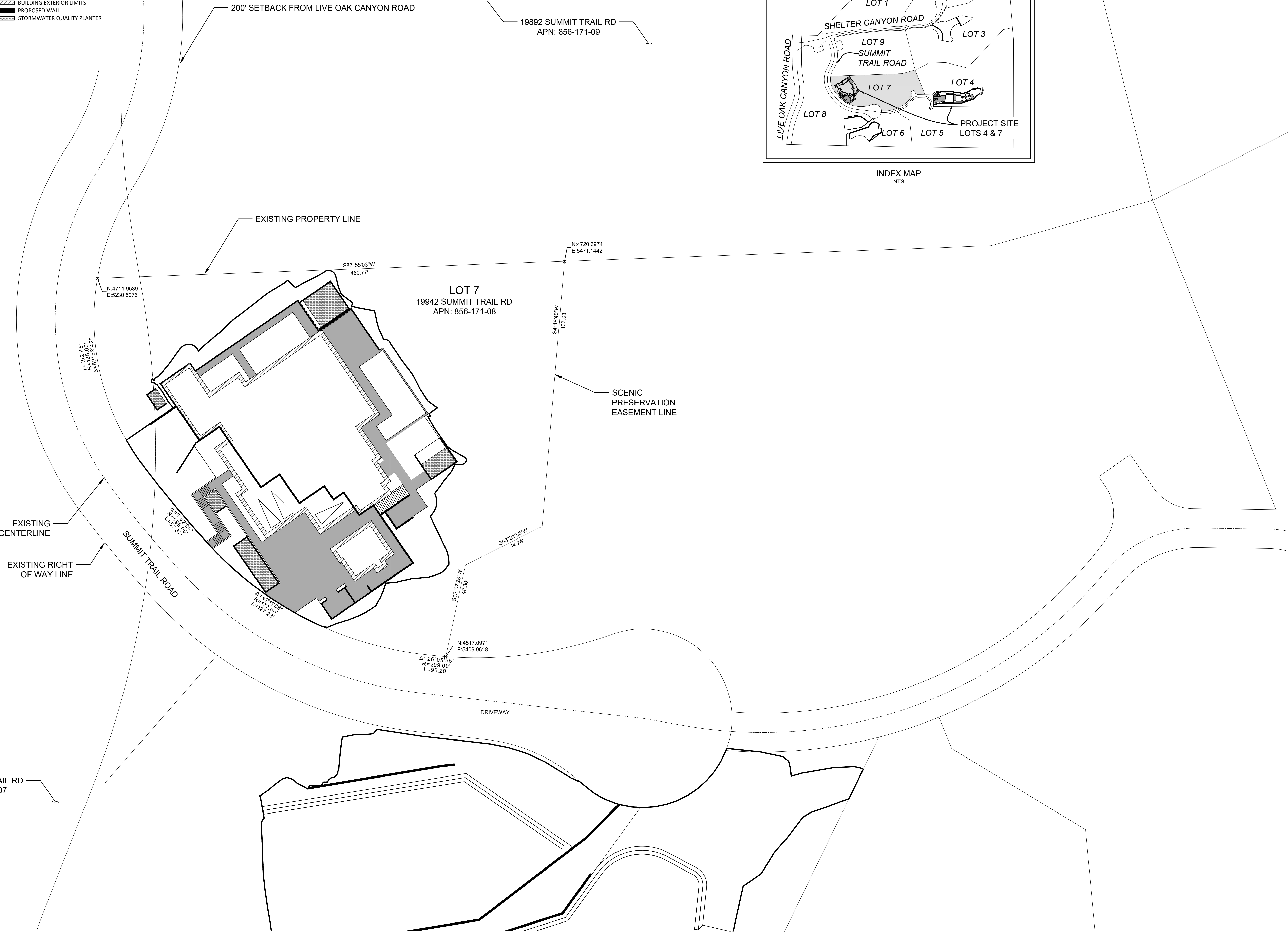
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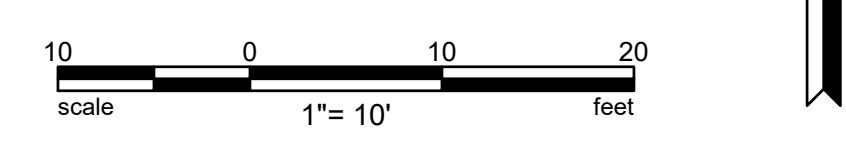
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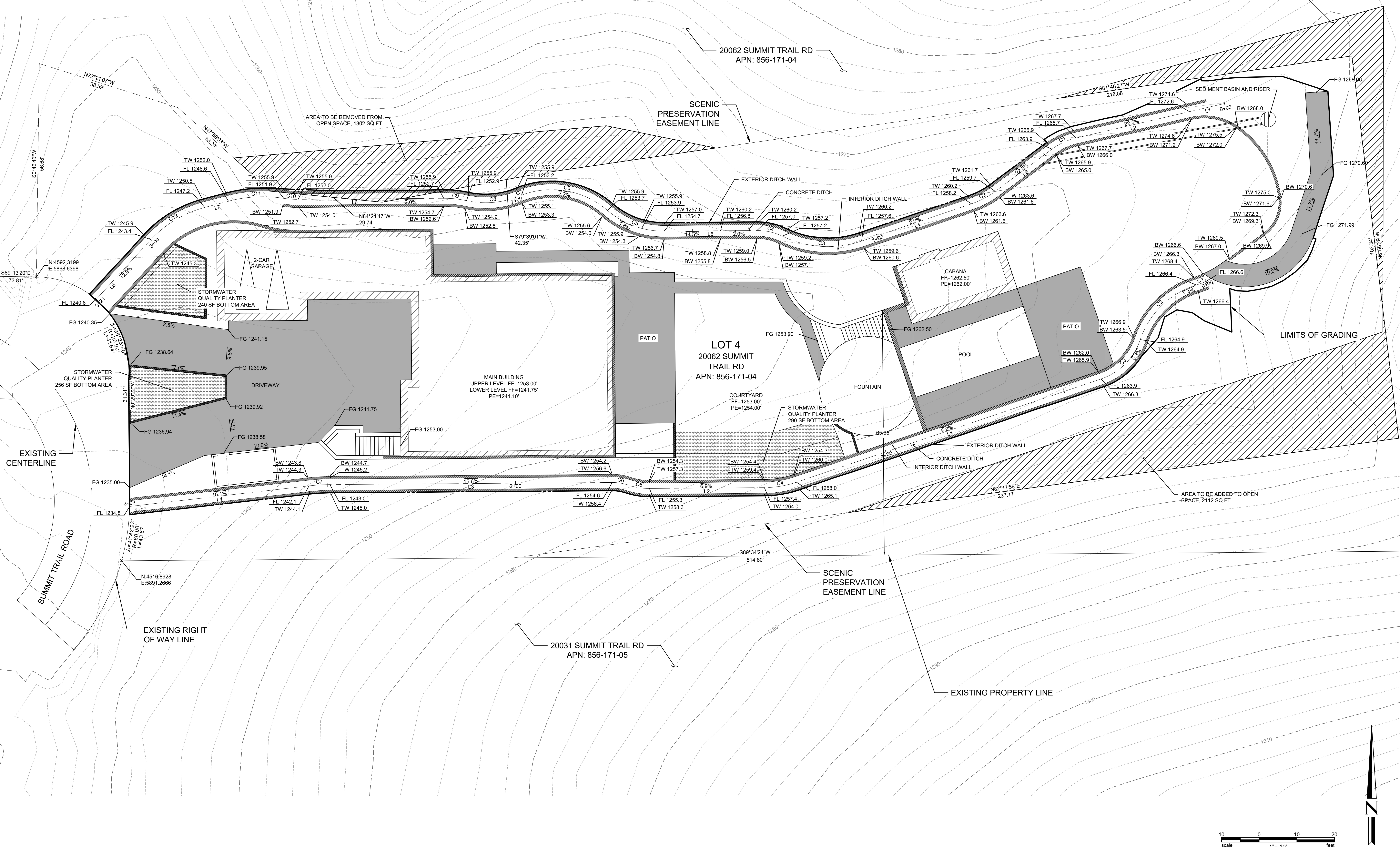
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ROUGH EARTHWORK QUANTITIES

CUT	666 CY
FILL	1,704 CY
NET FILL	1,038 CY

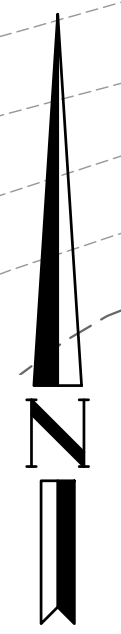
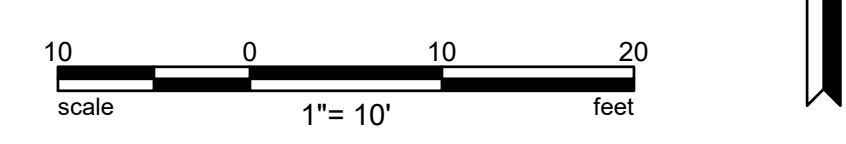


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LEGEND OF ABBREVIATIONS AND LINETYPES

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---	TOP OF SLOPE
---	TOE OF SLOPE

ROUGH EARTHWORK QUANTITIES

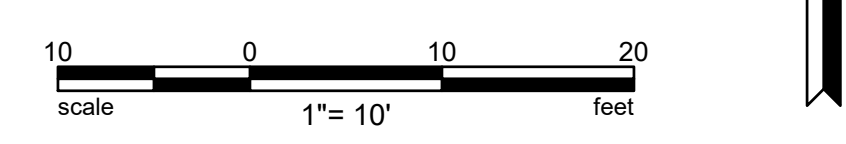
CUT	2,087 CY
FILL	581 CY
NET CUT	1,506 CY



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