

Vesting Tentative Tract No. 18119

FOR CONDOMINIUM PURPOSES

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: August 11, 2022

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

Land Use:

EXISTING: RECREATION (TENNIS CLUB)
PROPOSED: 37 RESIDENTIAL CONDOMINIUM
UNITS & COMMON AMENITIES

Zoning

Existing: A1
Proposed: R2-5000

Site Address:

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

Assessor's Parcel Number:

104-321-01

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

Area & Density:

LOT 1 (RESIDENTIAL)	52,788 SF
LOT 2 (RESIDENTIAL)	49,781 SF
LOT 3 (RESIDENTIAL)	23,257 SF
LOT 4 (RESIDENTIAL)	23,735 SF
LOT 5 (RESIDENTIAL)	20,619 SF
LOT 6 (COMMON AREA)	16,075 SF
LOT 7 (COMMON AREA)	5,340 SF
LOT A (DRIVEWAY)	27,755 SF
LOT B (DRIVEWAY)	19,784 SF
LOT C (DRIVEWAY)	17,016 SF
GROSS LOT AREA:	256,218 SF

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LOT 3 (RESIDENTIAL)	23,257 SF
LOT 4 (RESIDENTIAL)	23,735 SF
LOT 5 (RESIDENTIAL)	20,619 SF
LOT 6 (COMMON AREA)	16,075 SF
LOT 7 (COMMON AREA)	5,340 SF
PROP. UTILITY EASEMENT:	-1,490 SF
EXIST. S.C.E. EASEMENT:	-1186 SF
NET LOT AREA:	188,918 SF

PROPOSED CONDOMINIUM UNITS: 37 DU

NET AREA/UNIT = 188,918 SF/37 UNITS = 5,106 SF/UNIT

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 SOUTHEASTERLY LINE OF SAID STEVEN LAND; THENCE NORTH 50° 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

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 SOUTHEASTERN CORNER OF A 4 BY 4.5 FT. CONCRETE CATCH BASIN.
MONUMENT IS LOCATED IN THE SOUTHEASTERN 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' (NAVD8) 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:

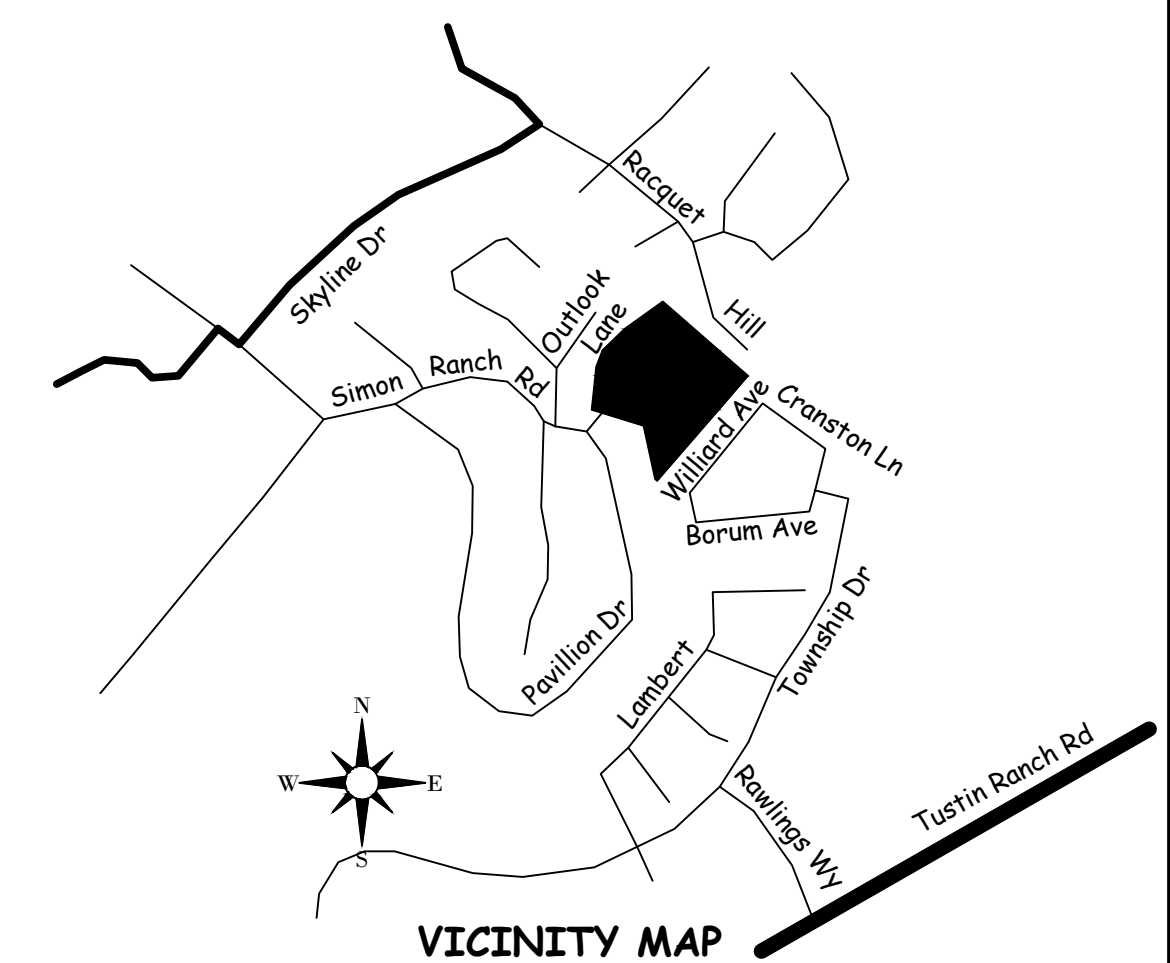
ACCESS TO THE PROJECT IS FROM SIMON RANCH ROAD, AN EXISTING PUBLIC STREET. THE PAVED ON-SITE PRIVATE DRIVEWAY IS 28 FEET WIDE IN COMPLIANCE WITH O.C.R.D. STD. PLAN 1107 WHICH REQUIRES A MINIMUM PAVED WIDTH OF 24' FOR DRIVEWAYS SERVING MORE THAN 4 UNITS.

Deviation from County Standards:

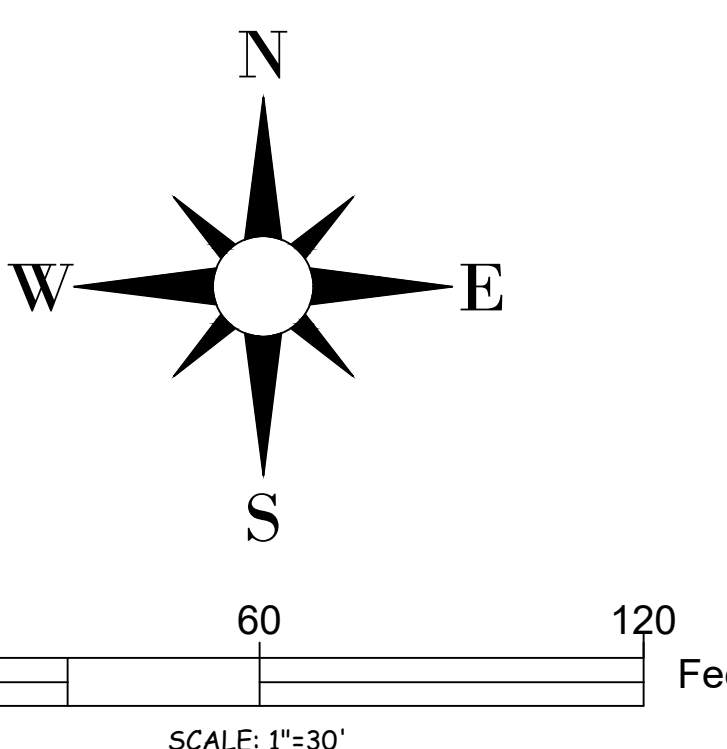
THE PROJECT PROPOSES A DEVIATION FROM ORANGE COUNTY PUBLIC WORKS DEPARTMENT STANDARD PLAN 1112 FOR STANDARD KNUCKLE WITH MODIFIED KNUCKLE DESIGN AS SHOWN ON MAP.

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
- STLT STREET LIGHT
- SF SQUARE FEET
- TC TOP OF CURB
- CENTERLINE
- CURB & GUTTER
- DAYLIGHT LINE
- PROPERTY LINE
- SEWER
- TRACT BOUNDARY
- WATER MAIN
- DRAIN PIPE
- INLET



#	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
MICHAEL BENESH, RCE 37893
DATE: 8/11/22

**Vesting Tentative Tract No. 18119
& Preliminary Grading Plan**

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

SHEET 1

OF 3

PRELIMINARY GRADING PLAN

Vesting Tentative Tract No. 18119

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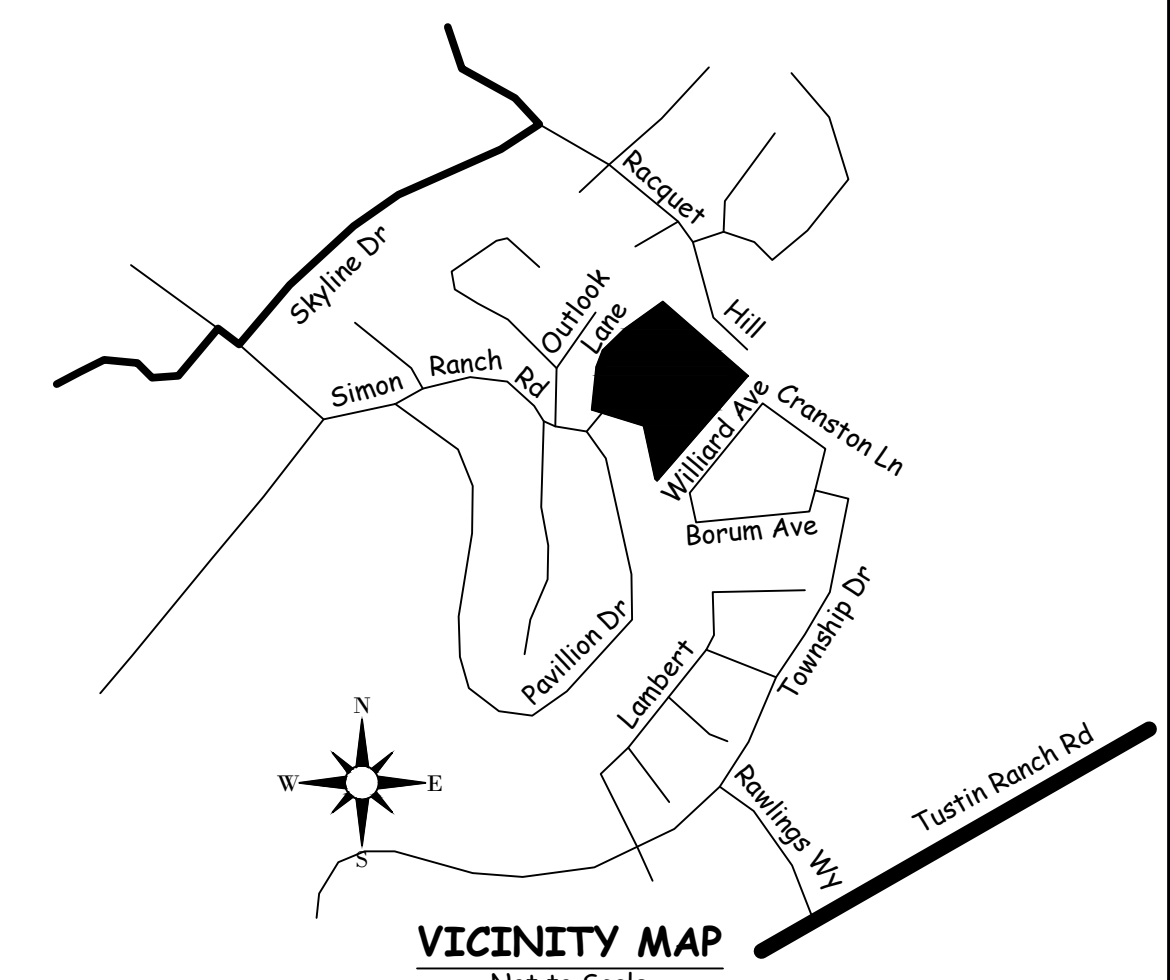
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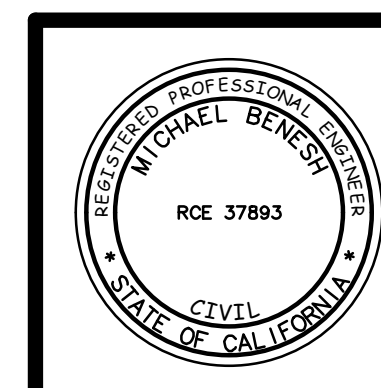
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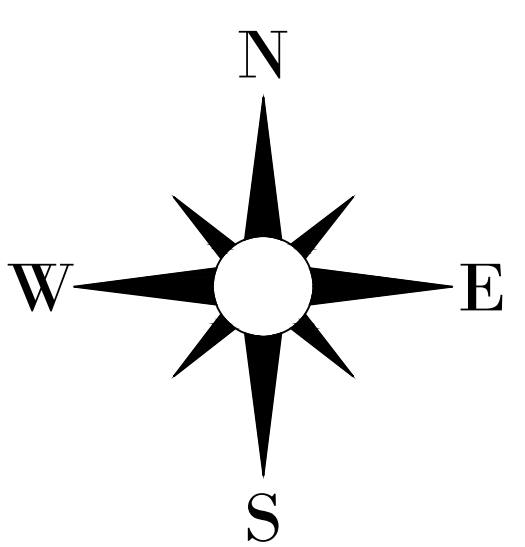
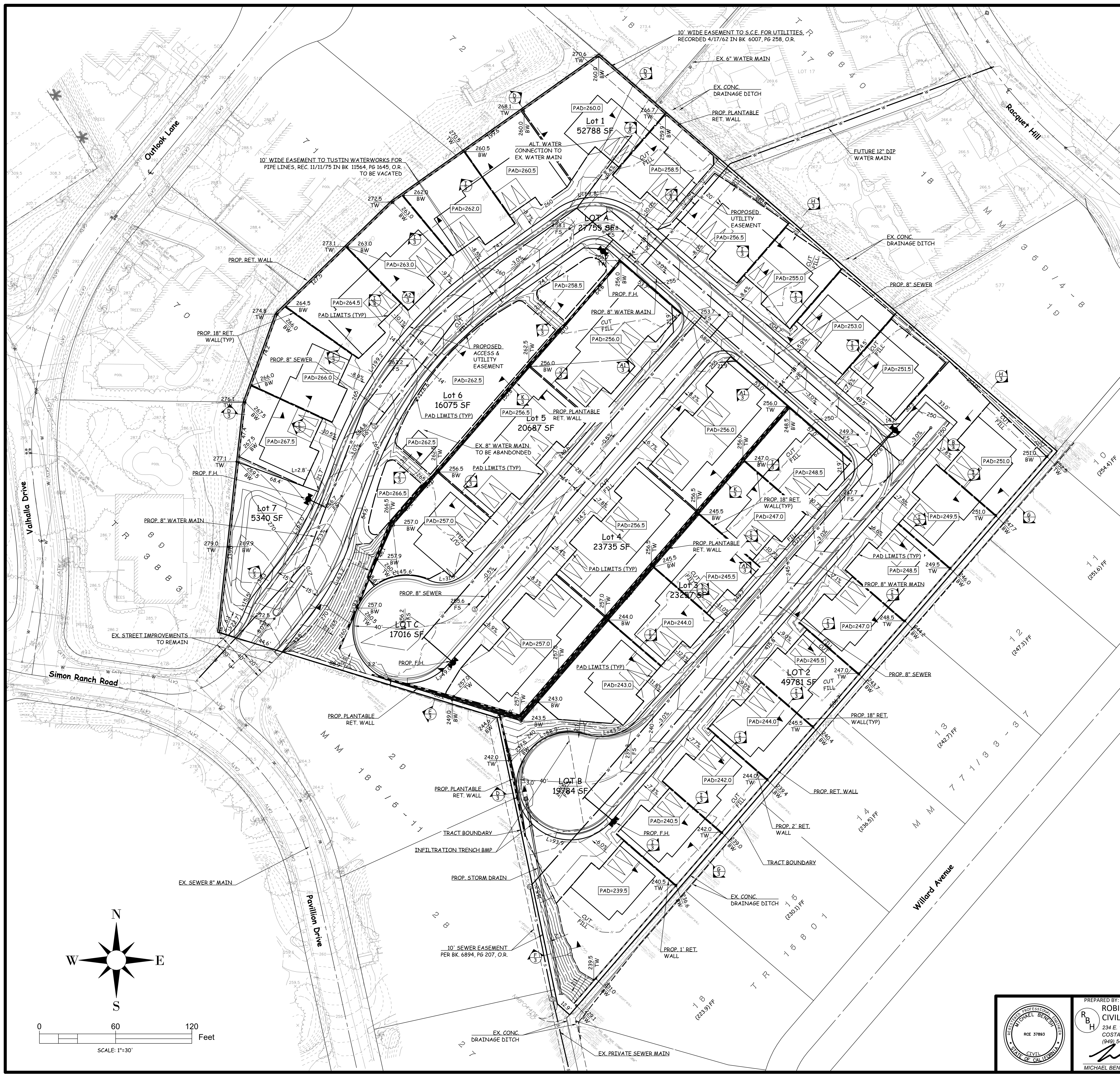


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Vesting Tentative Tract No. 18119 & Preliminary Grading Plan

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

SHEET
2
 OF 3



0 60 120 Feet
 SCALE: 1"=30'

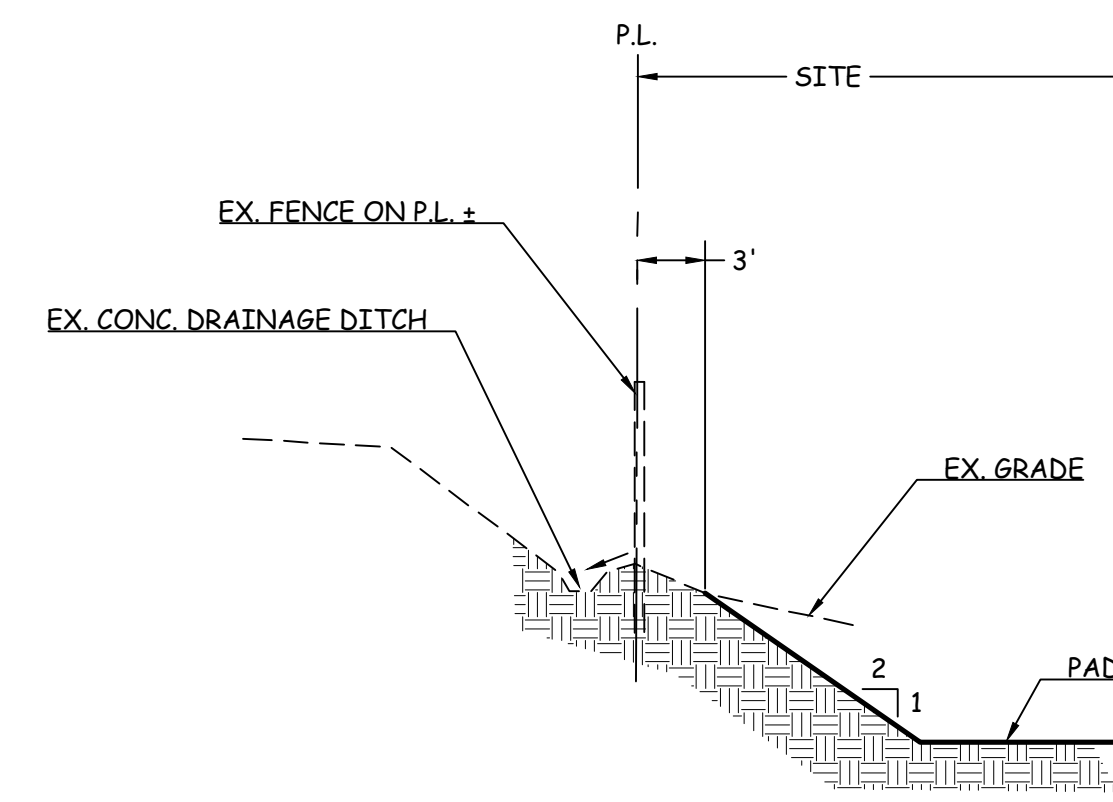
ORIGINAL SCALE: 1/8"=1'-0"

IN THE UNINCORPORATED TERRITORY THE COUNTY OF ORANGE, CALIFORNIA
Vesting Tentative Tract No. 18119

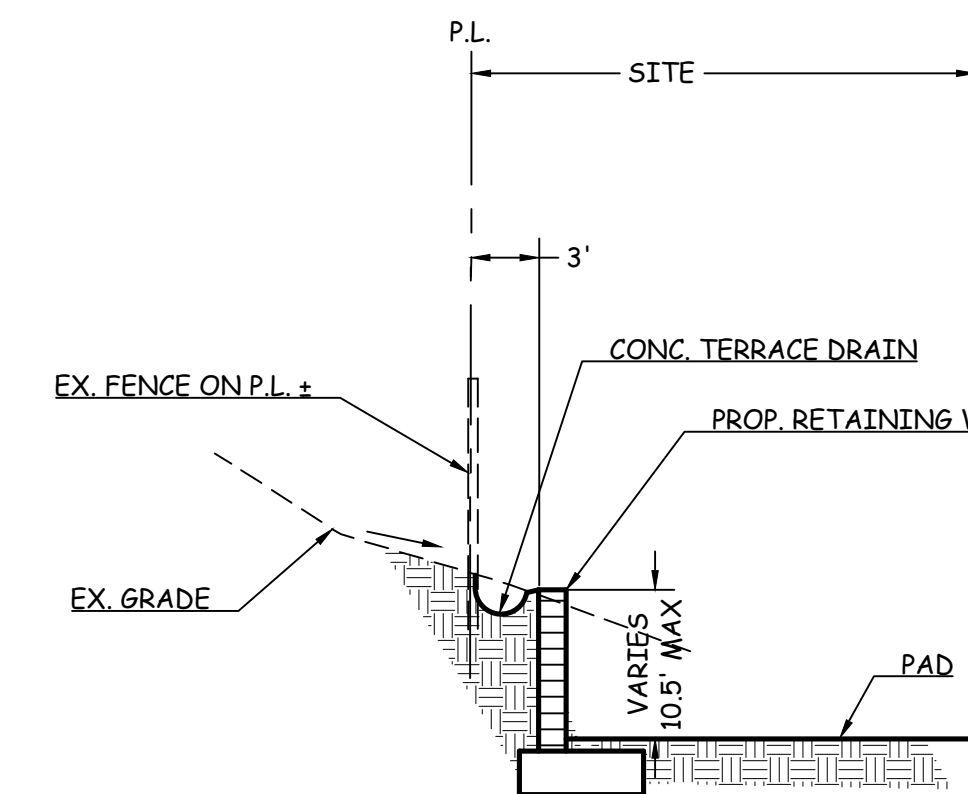
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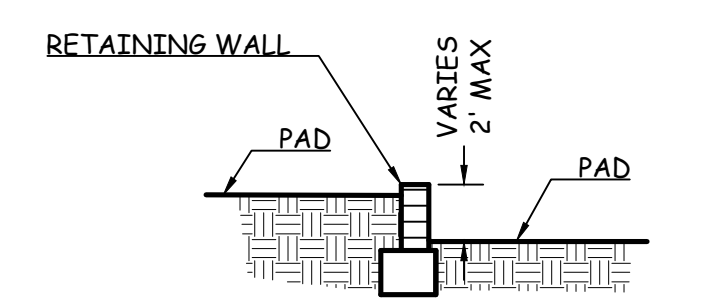
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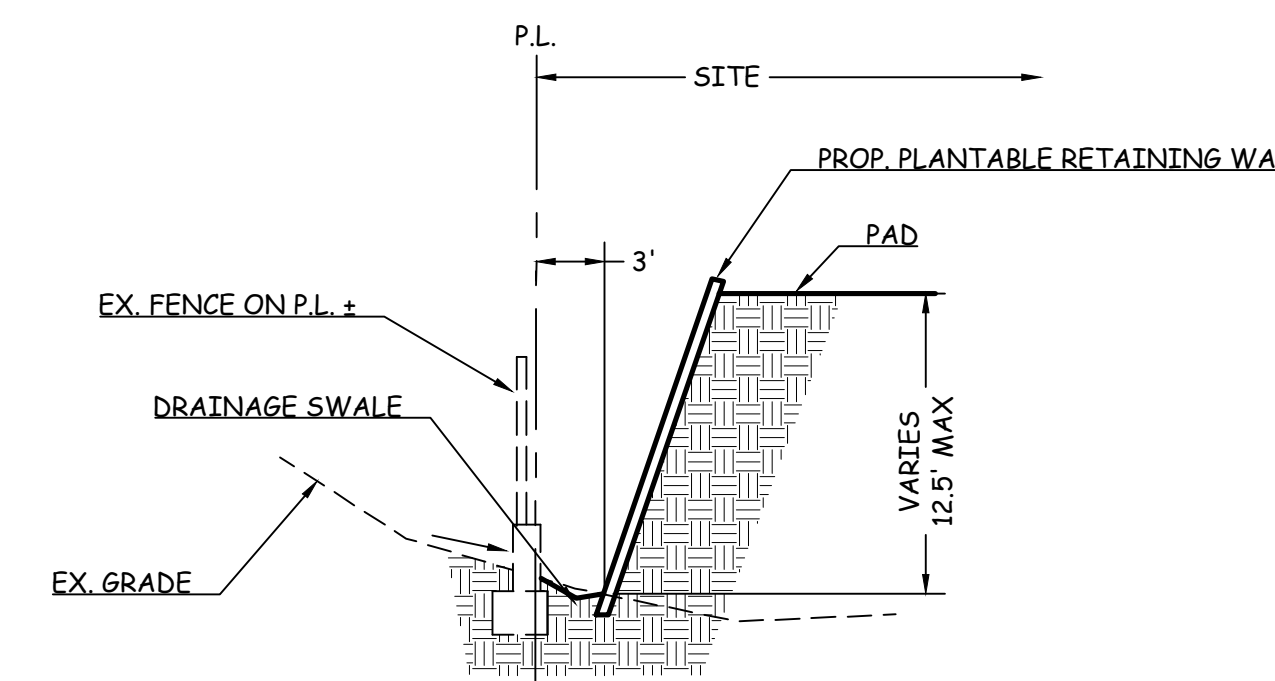
SECTION H
NOT TO SCALE



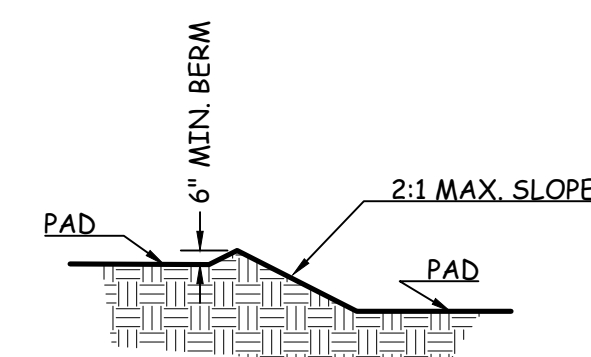
SECTION D
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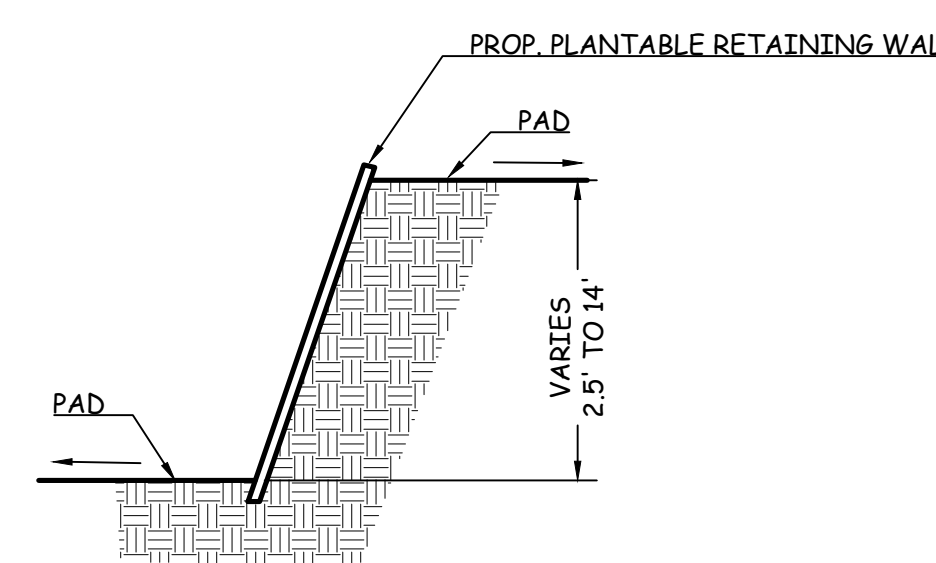
SECTION I
NOT TO SCALE



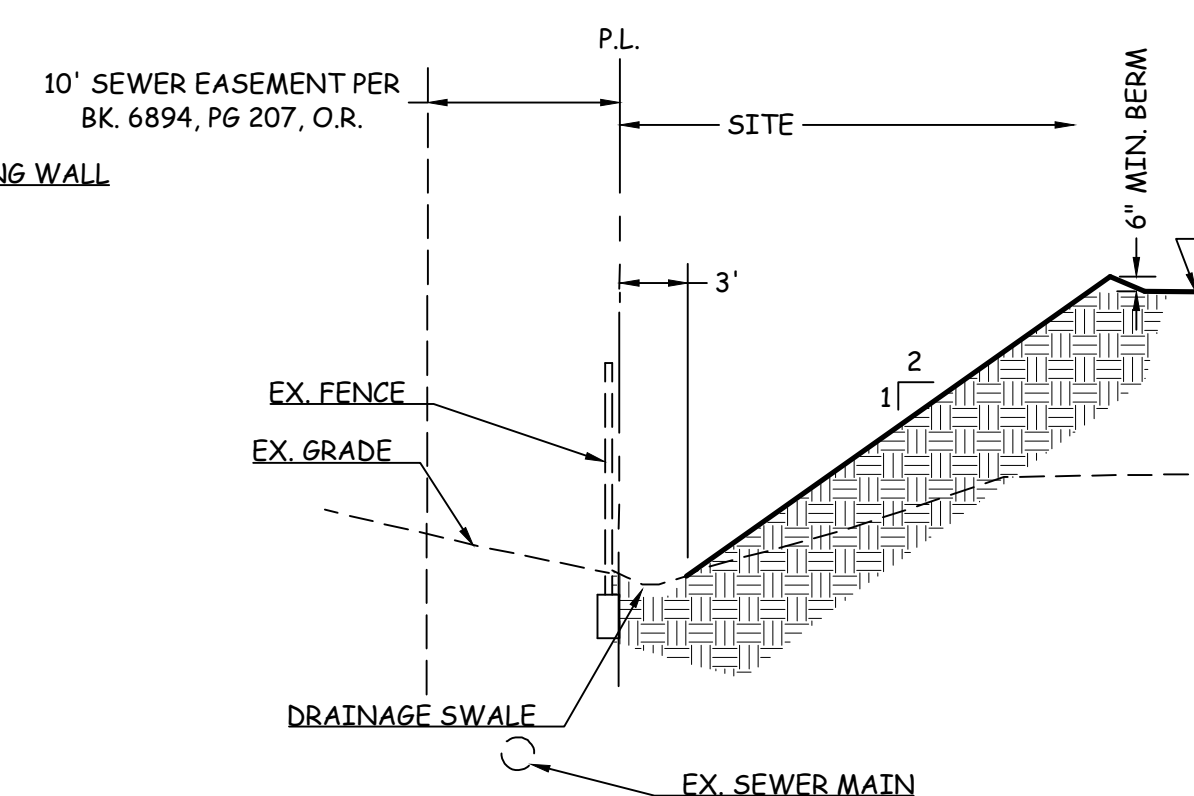
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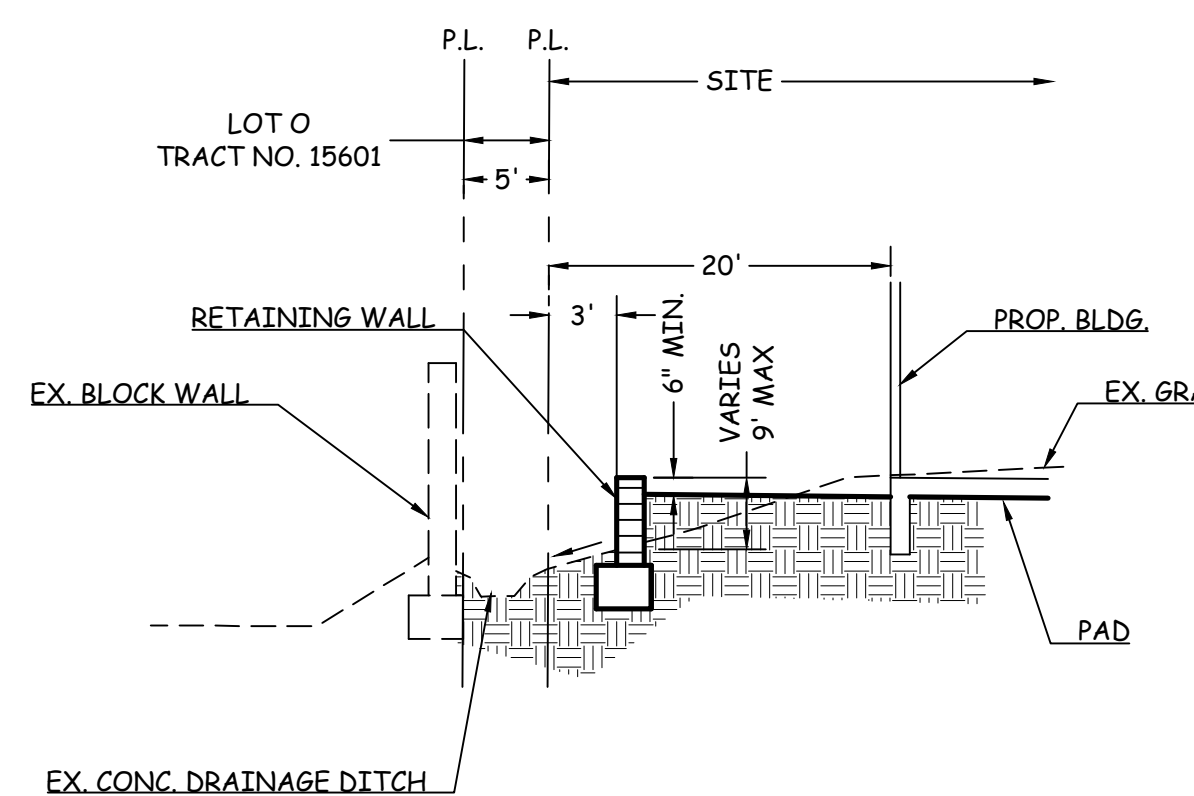
SECTION J
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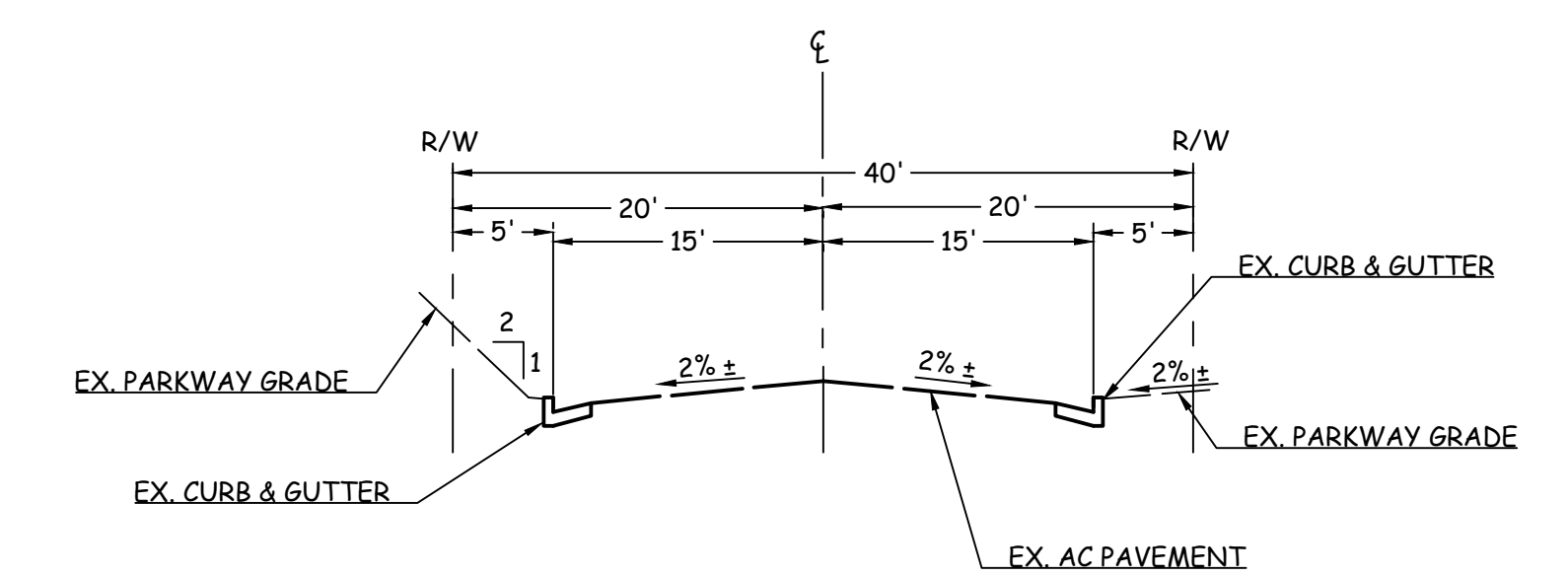
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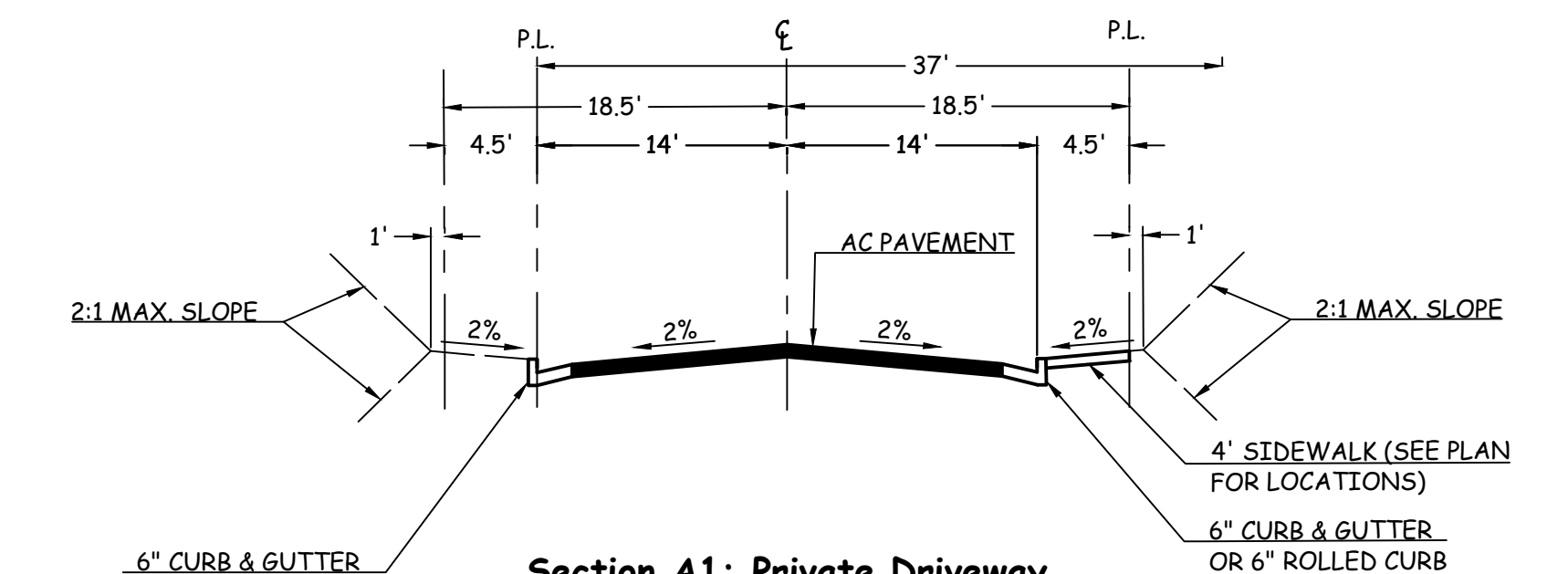
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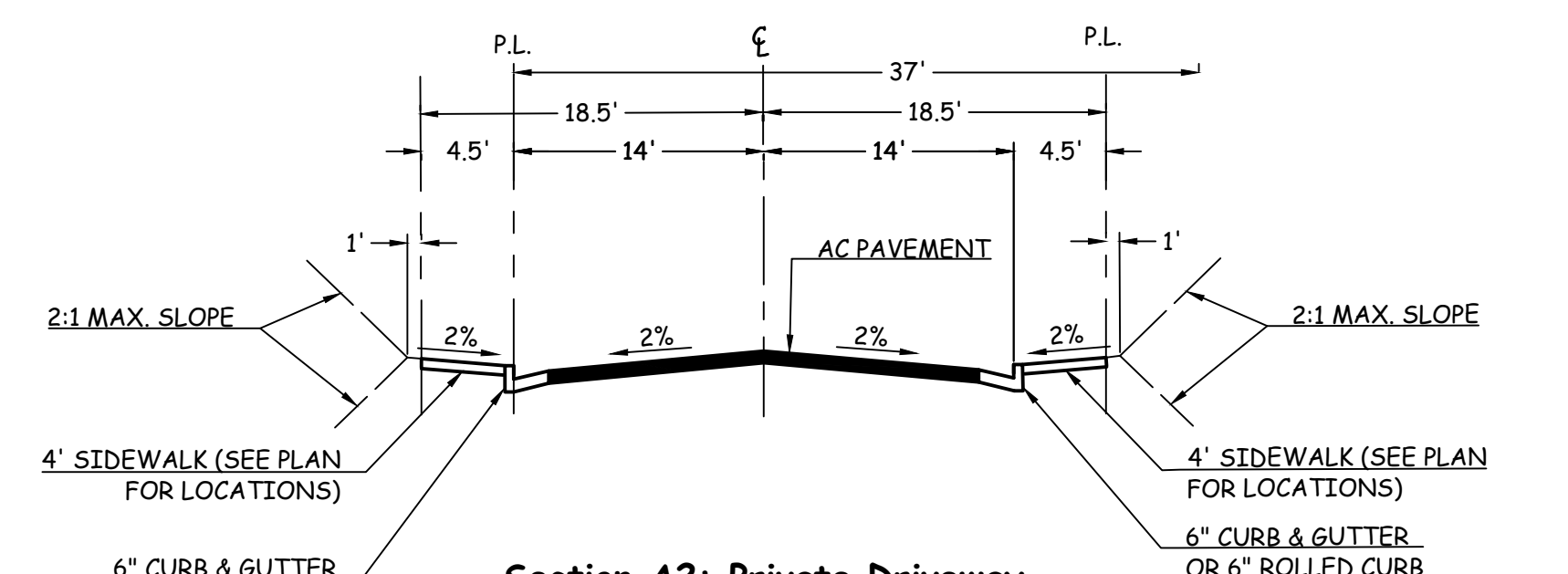
SECTION G
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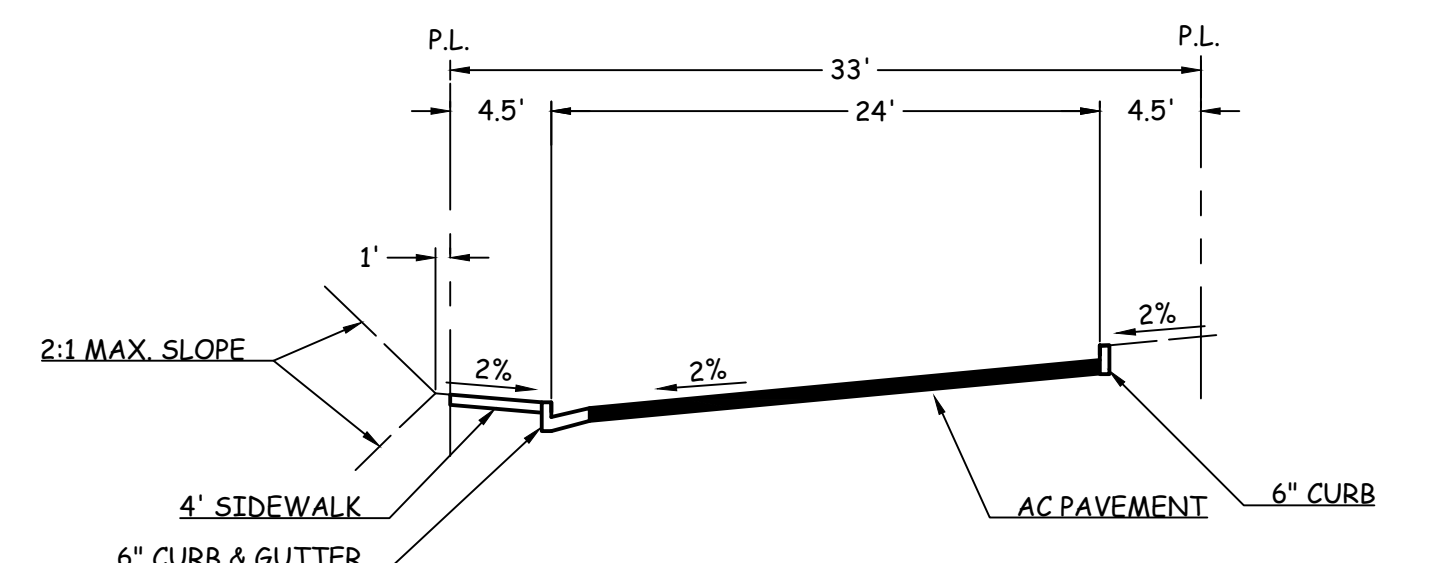
Typical Section: Simon Ranch Road
NOT TO SCALE



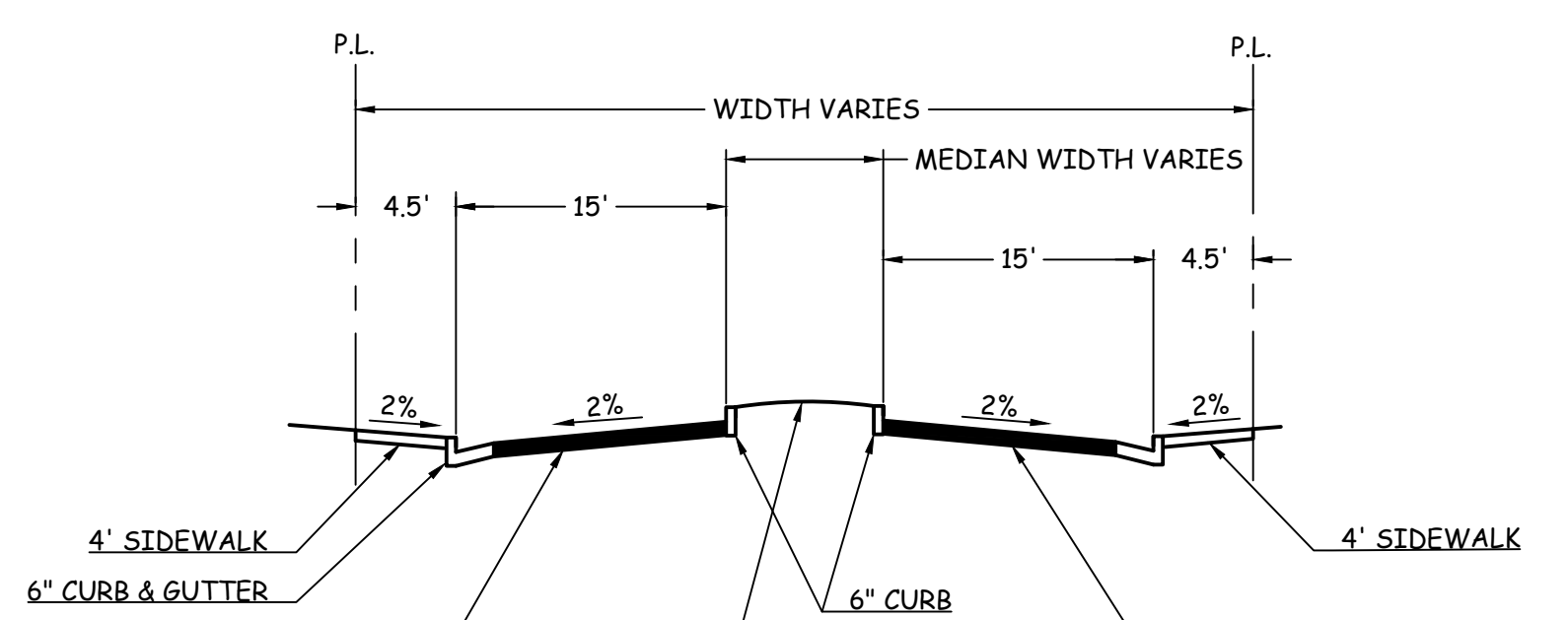
Section A1: Private Driveway
NOT TO SCALE



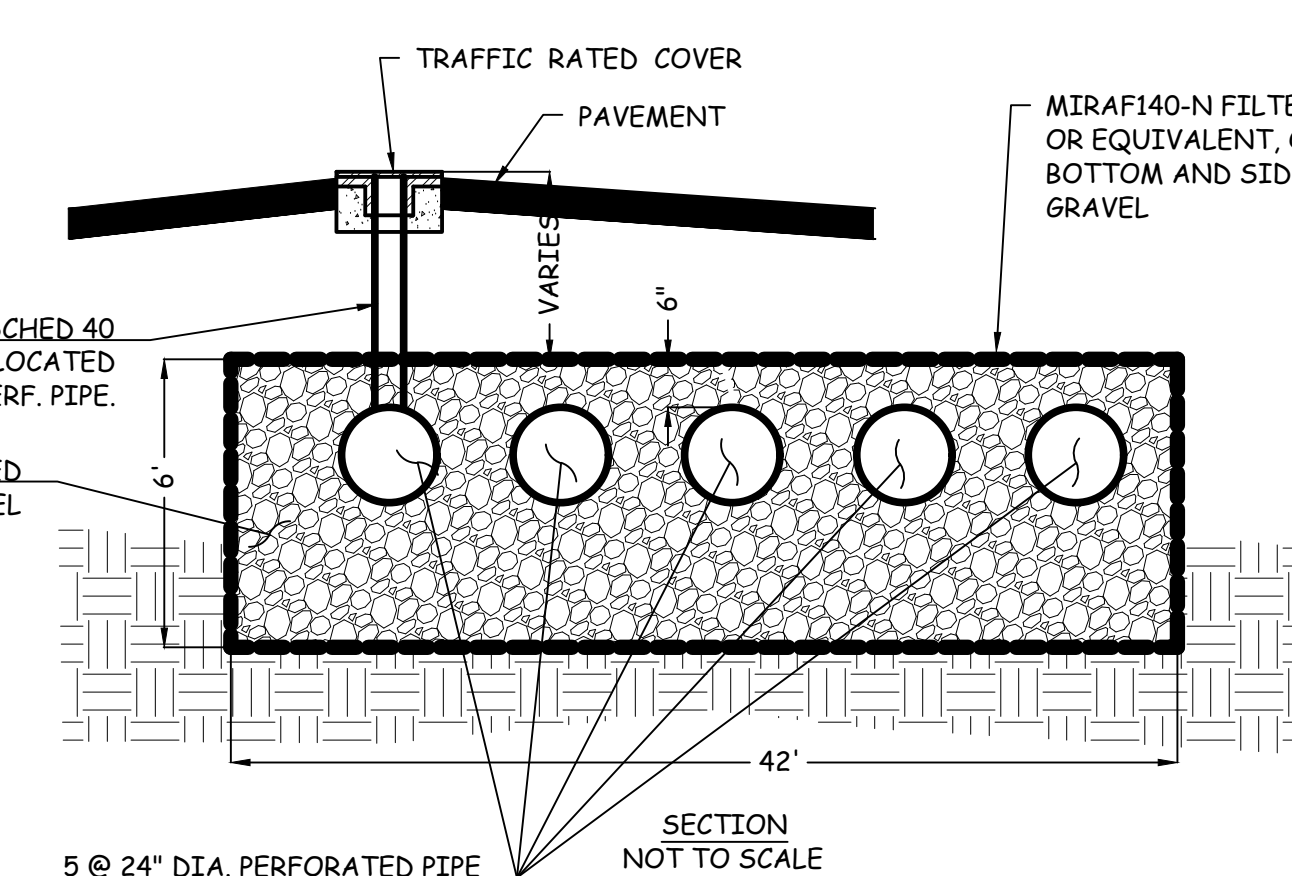
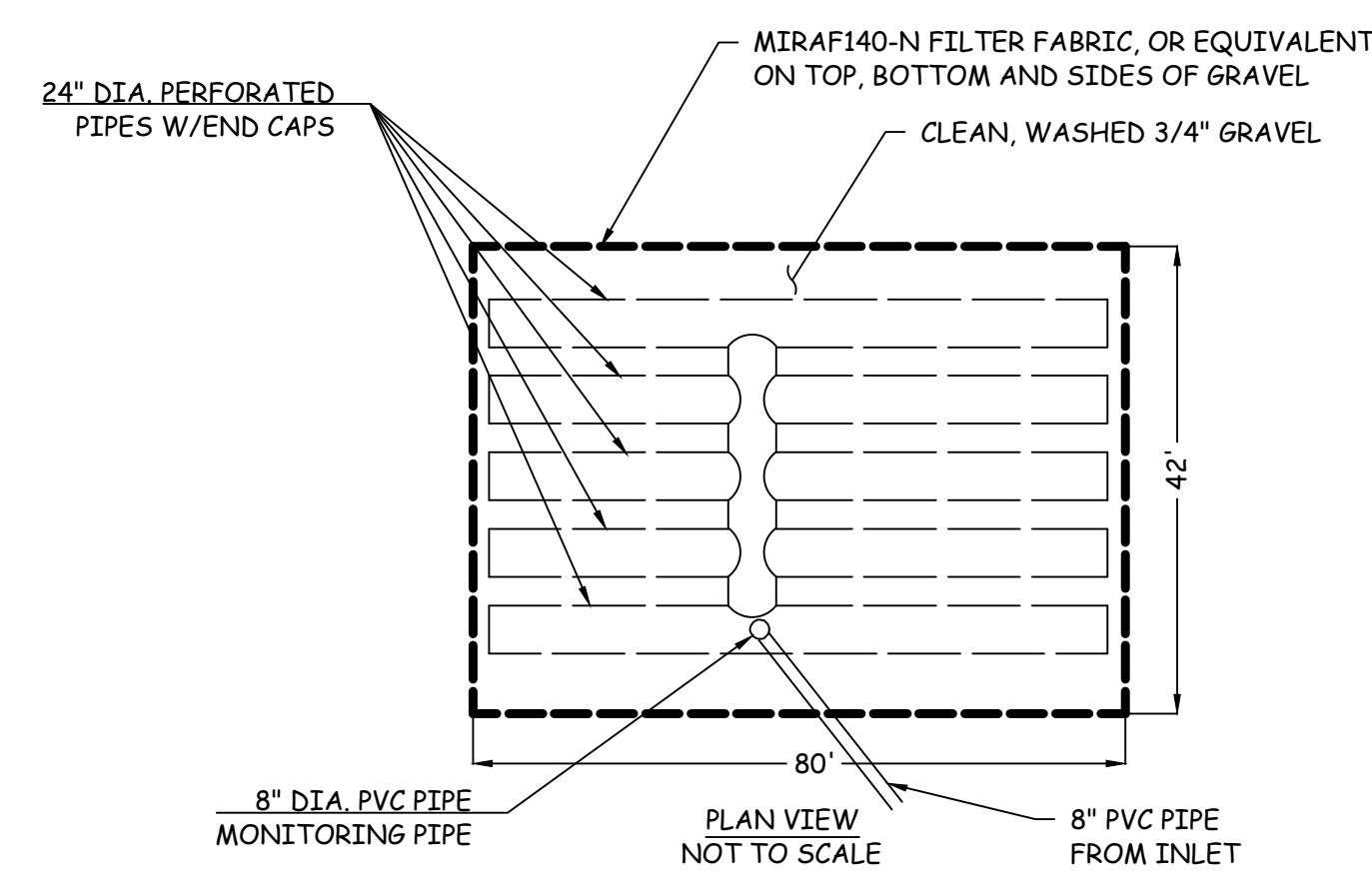
Section A2: Private Driveway
NOT TO SCALE



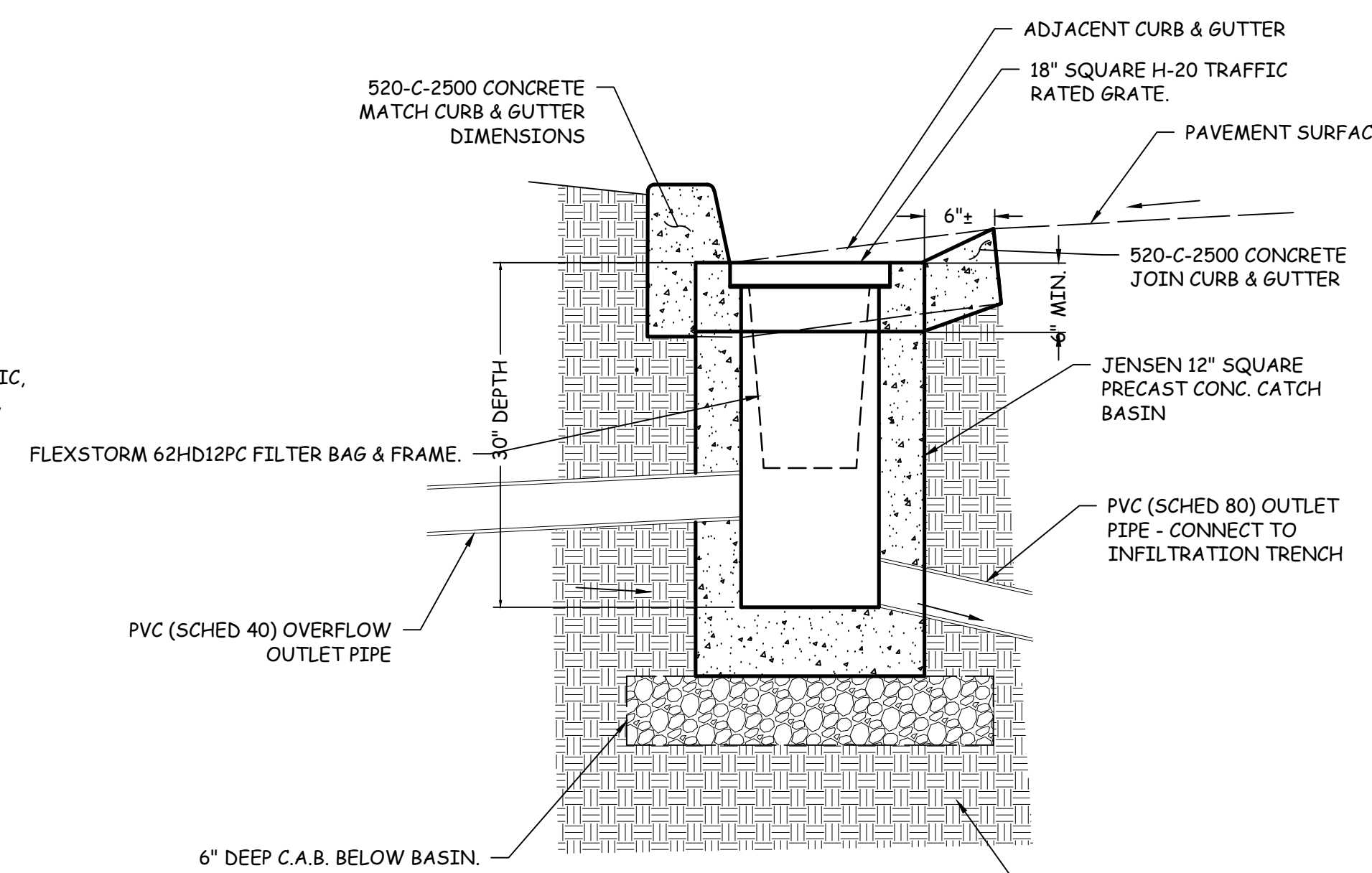
Section B: Private Driveway
NOT TO SCALE



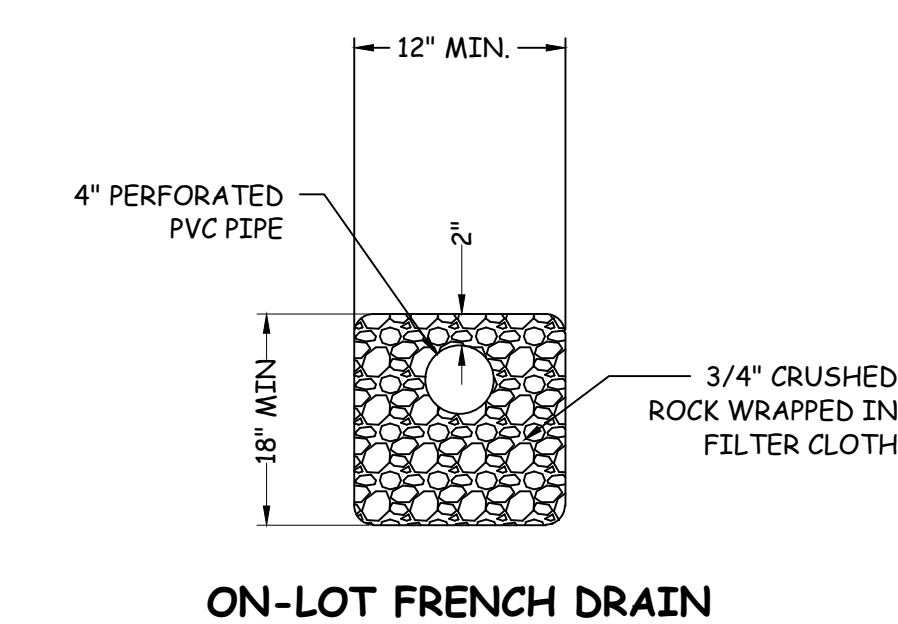
Section C: Private Driveway
NOT TO SCALE



BMP-1: INFILTRATION TRENCH
TRENCH AREA: 80' X 42' = 3360 SF
TOTAL STORAGE: 7811 CF



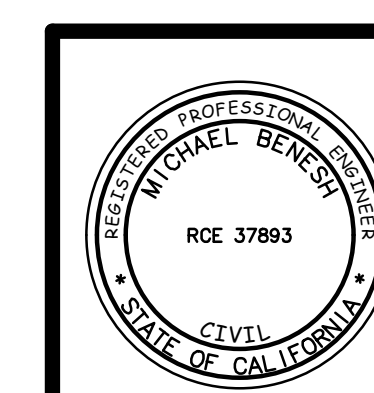
18\"/>



ON-LOT FRENCH DRAIN
NOT TO SCALE

NOTE:
EACH UNIT TO INCLUDE 10 L.F. OF FRENCH DRAIN PER 1,000 S.F. OF IMPERVIOUS SURFACES.

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