

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- 1250' PROPOSED CONTOUR LINE
- PROPOSED RIGHT OF WAY
- PROPOSED TOP OF SLOPE
- PROPOSED DAYLIGHT LINE
- PROPOSED EASEMENT
- PROPOSED STREET CURB
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED PAD ELEVATION
- PROPOSED FIRE ACCESS
- PROPOSED FUEL MOD ZONE A
- PROPOSED FUEL MOD ZONE B
- PROPOSED FUEL MOD ZONE C
- PROPOSED LIMITS OF GRADING

LOT SUMMARY TABLE

Lot No.	Gross SQ.FT.	Net SQ.FT.	Lot No.	Gross SQ.FT.	Net SQ.FT.	Lot No.	Gross SQ.FT.	Net SQ.FT.
1	5,758	5,350	47	4,120	4,120	93	5,119	4,884
2	5,088	4,741	48	4,113	3,913	94	4,588	4,368
3	4,968	4,568	49	4,378	4,378	95	4,394	4,394
4	7,020	7,020	50	4,654	4,654	96	8,241	8,241
5	6,087	6,087	51	4,816	4,570	97	8,110	8,110
6	5,231	4,985	52	4,541	4,219	98	4,568	4,568
7	4,929	4,680	53	4,156	3,939	99	5,282	4,699
8	4,778	4,543	54	4,125	3,916	100	7,375	6,095
9	4,551	4,551	55	4,167	3,958	101	6,036	5,610
10	4,400	4,400	56	4,346	4,346	102	6,196	5,610
11	4,314	4,314	57	4,006	4,379	103	5,074	4,779
12	4,274	4,274	58	7,024	7,387	104	4,942	4,900
13	4,385	4,077	59	6,624	6,611	105	4,311	4,311
14	4,319	4,100	60	4,623	4,405	106	4,266	4,266
15	4,313	4,094	61	4,899	4,688	107	4,811	4,308
16	4,281	4,061	62	4,621	4,407	108	7,502	7,402
17	4,287	4,069	63	4,720	4,720	109	6,424	5,886
18	4,531	4,302	64	4,658	4,658	110	12,178	10,318
19	4,064	4,064	65	5,171	4,810	111	6,482	5,882
20	5,247	5,118	66	7,332	7,332	112	7,054	6,547
21	4,692	4,437	67	4,883	4,883	113	6,765	6,268
22	8,193	7,521	68	5,529	5,529	114	6,088	5,999
23	8,772	8,772	69	5,984	5,984	115	5,948	5,948
24	6,977	6,977	70	10,043	7,734	116	6,733	6,289
25	10,874	10,355	71	5,682	4,837	117	6,929	6,348
26	4,983	4,760	72	4,613	4,613	118	7,316	6,413
27	4,601	4,372	73	5,328	4,551	119	8,712	7,597
28	4,357	4,357	74	5,820	5,024	120	10,423	9,585
29	4,888	4,348	75	4,140	3,933	121	8,568	8,393
30	4,000	3,600	76	4,110	3,899	122	6,049	6,049
31	4,000	3,800	77	4,189	3,974	123	7,492	7,492
32	4,000	3,800	78	4,196	3,983	124	6,494	6,439
33	4,000	3,800	79	4,196	3,983	125	5,516	5,516
34	4,000	3,800	80	9,386	9,386	126	5,439	5,338
35	4,000	3,800	81	9,052	9,052	127	5,796	5,530
36	4,000	3,800	82	4,261	4,261	128	5,429	5,209
37	4,200	4,200	83	7,810	7,279	129	5,577	5,352
38	4,300	3,600	84	6,199	6,199	130	6,549	5,991
39	4,021	4,021	85	4,556	4,556	131	6,207	5,403
40	8,015	7,315	86	5,212	4,835	132	4,451	5,753
41	4,436	4,209	87	4,764	4,417	133	6,749	6,017
42	4,573	4,370	88	4,472	4,175	134	6,710	5,945
43	6,410	6,201	89	5,856	5,095	135	6,598	5,802
44	7,727	6,146	90	4,641	4,026	136	7,404	5,844
45	7,267	4,719	91	4,077	3,875	137	8,752	7,378
46	7,013	5,699	92	6,261	5,907	138	6,523	5,679

Total Gross 1,078,964 S.F.
 Average Gross 980.1 S.F.
 Total Net 1,002,355 S.F.
 Average Net 5537.9 S.F.

- NOTES**
- EXISTING LAND USE : VACANT
 - PROPOSED LAND USE : SINGLE FAMILY RESIDENTIAL DEVELOPMENT
 - EXISTING ZONING / LAND USE DESIGNATION : Foothill / TRABUCO SPECIFIC WATER (BWR DISTRICT)
 - DOMESTIC WATER SERVICE PROVIDED BY : TRABUCO CANYON WATER DISTRICT
 - SANITARY SEWER SERVICE PROVIDED BY : TRABUCO CANYON WATER DISTRICT
 - GAS SERVICE PROVIDED BY : SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC SERVICE PROVIDED BY : SOUTHERN CALIFORNIA EDISON COMPANY
 - TELEPHONE SERVICE PROVIDED BY : AT&T
 - CABLE TELEVISION PROVIDED BY : COX COMMUNICATIONS
 - PROJECT IS LOCATED WITHIN THE SADDLEBACK VALLEY SCHOOL DISTRICT
 - ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND
 - DRAINAGE SYSTEM SHALL BE DEVELOPED IN ACCORDANCE WITH THE COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS
 - ALL GRADING SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.(GRADED SLOPES SHALL BE 2:1 UNLESS OTHERWISE SHOWN) AND AREA PLAN 98-2.
 - IN THE DESIGN OF THIS MAP THE SOLAR ACCESS GUIDELINES ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.
 - ALL SLOPES ARE TYPE C UNLESS OTHERWISE NOTED.
 - MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.
 - THE NECESSARY ENCROACHMENT PERMITS WILL BE OBTAINED FROM THE COUNTY OF ORANGE PRIOR TO CONSTRUCTION.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - SEE THE FUEL MOD PLAN FOR MORE INFORMATION REGARDING RADIANT HEAT ZONES AND SPECIAL MAINTENANCE AREAS.
 - THE IMPACTS OF THE PROJECT ON THE BAHAMINGHA MONASTERY ARE ADDRESSED IN A SEPARATE SETTLEMENT BETWEEN THE VEDANTA SOCIETY OF SOUTHERN CALIFORNIA, A CALIFORNIA RELIGIOUS CORPORATION ("VEDANTA"), AND CALIFORNIA QUARTET, A CALIFORNIA LIMITED PARTNERSHIP ("CALIFORNIA QUARTET"), AND REFLECTED IN THE MAY 5, 2004 COVENANT, GRANT OF EASEMENT, AND RESTRICTIONS AGREEMENT BETWEEN VEDANTA AND CALIFORNIA QUARTET (THE "2004 VEDANTA COVENANT"), AS AMENDED BY THE NOVEMBER 25, 2019 SETTLEMENT AGREEMENT ("2019 SETTLEMENT AGREEMENT") ENTERED BY CONSENT AWARD PURSUANT TO STIPULATION ON JANUARY 31, 2020 ("CONSENT AWARD"). THE 2004 VEDANTA COVENANT, AS AMENDED BY THE 2019 SETTLEMENT AGREEMENT, PROVIDES FOR THE PARTIES' RESPECTIVE RIGHTS AND OBLIGATIONS WITH RESPECT TO THE PROJECT.

PROJECT SUMMARY TABLE

LOT NUMBER	LAND USE	AREA
1 - 181	RESIDENTIAL LOTS	24.77 ACRES±
A - K	STREETS	10.52 ACRES±
L - V	OPEN SPACE	43.09 ACRES±
W - AA	OPEN SPACE/NATURAL	143.84 ACRES±
TOTAL PROJECT AREA		222.2 ACRES±

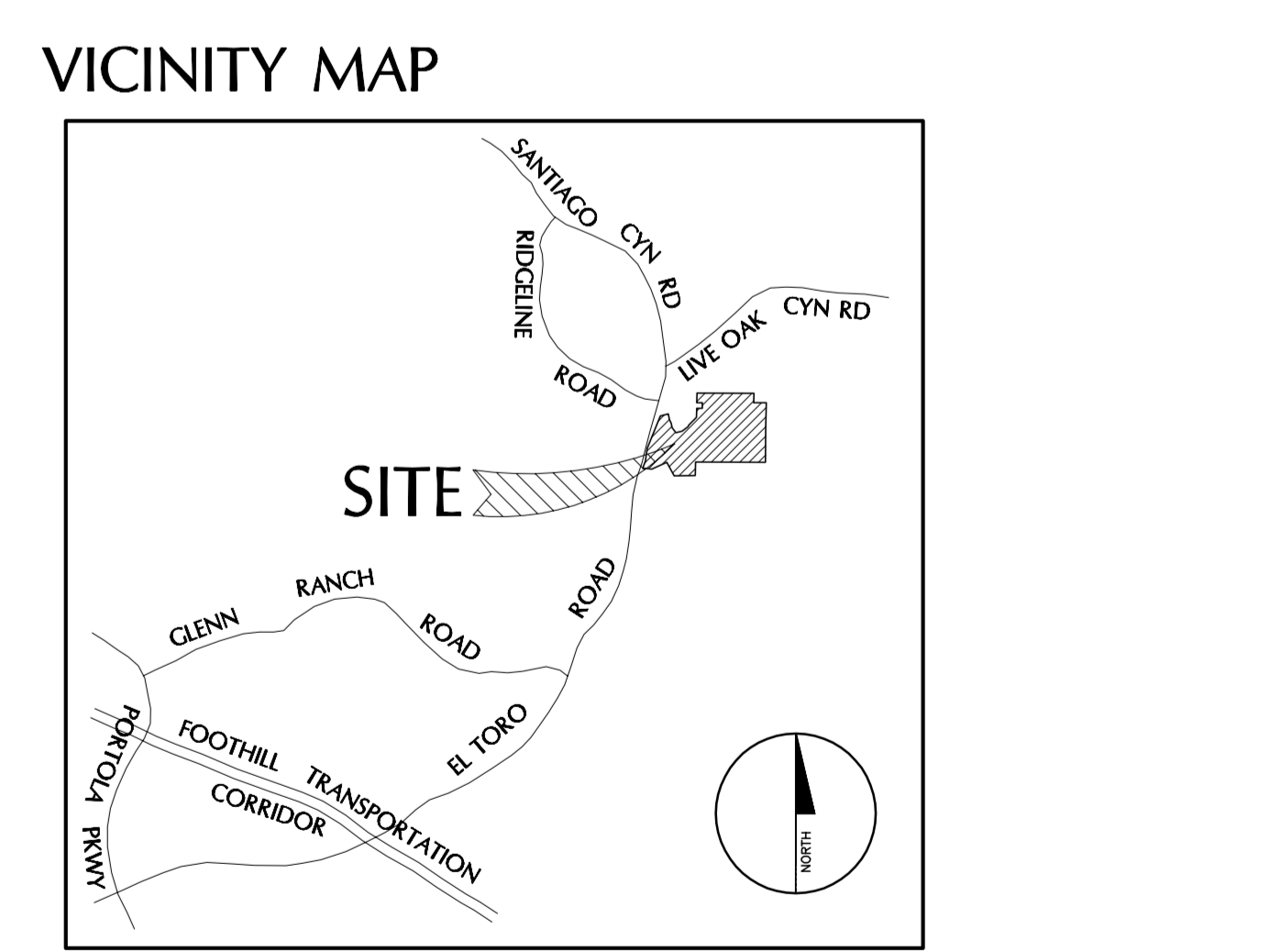
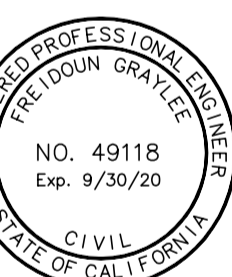
LEGAL DESCRIPTION
 TRACT NO. 10692 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA AS RECORDED IN BOOK 621, PAGES 9-26 ON NOV. 16, 1988.

SLOPE DESIGNATIONS
 (A) MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION
 (B) MAINTAINED BY HOME OWNERS ASSOCIATION
 (C) MAINTAINED BY PRIVATE OWNERS

ESTIMATED EARTHWORK
 CUT: 7,073,335 C.YS.
 FILL: 7,073,335 C.YS.
 NOTE: CUT / FILL VOLUMES INCLUDE REMEDIAL GRADING.

- DEVIATION REQUESTS:**
- SPINE STREET EXCEEDS 10% AS FOLLOWS: APPROX. 250' FROM EL TORO ROAD TO 100' WIDE SECTION = 12% FROM "C" STREET TO "I" STREET = 11%
 - "B" STREET EXCEEDS 10% AS FOLLOWS:
 FROM MEADOW RIDGE DRIVE TO "A" STREET = 14.5%
 FROM "A" STREET TO APPROX. 168' NORTH OF "A" STREET = 14.5%
 FROM APPROX. 168' NORTH OF "A" STREET TO APPROX. 300' NORTH OF "A" STREET = 13.3%
 FROM APPROX. 300' NORTH OF "A" STREET TO APPROX. 109' SOUTH OF "C" STREET = 12.5%

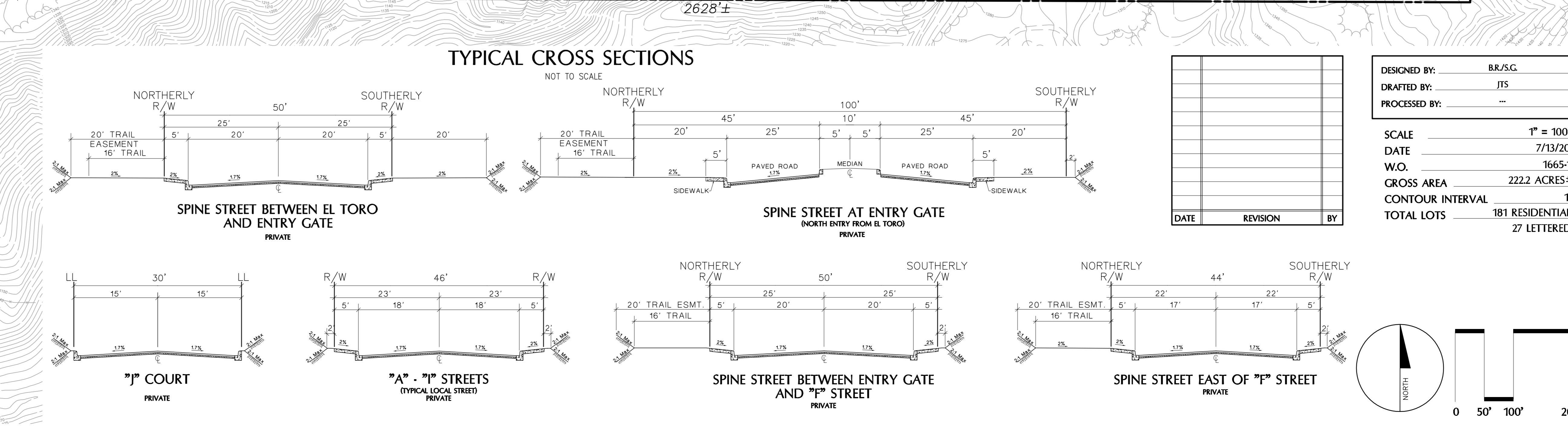
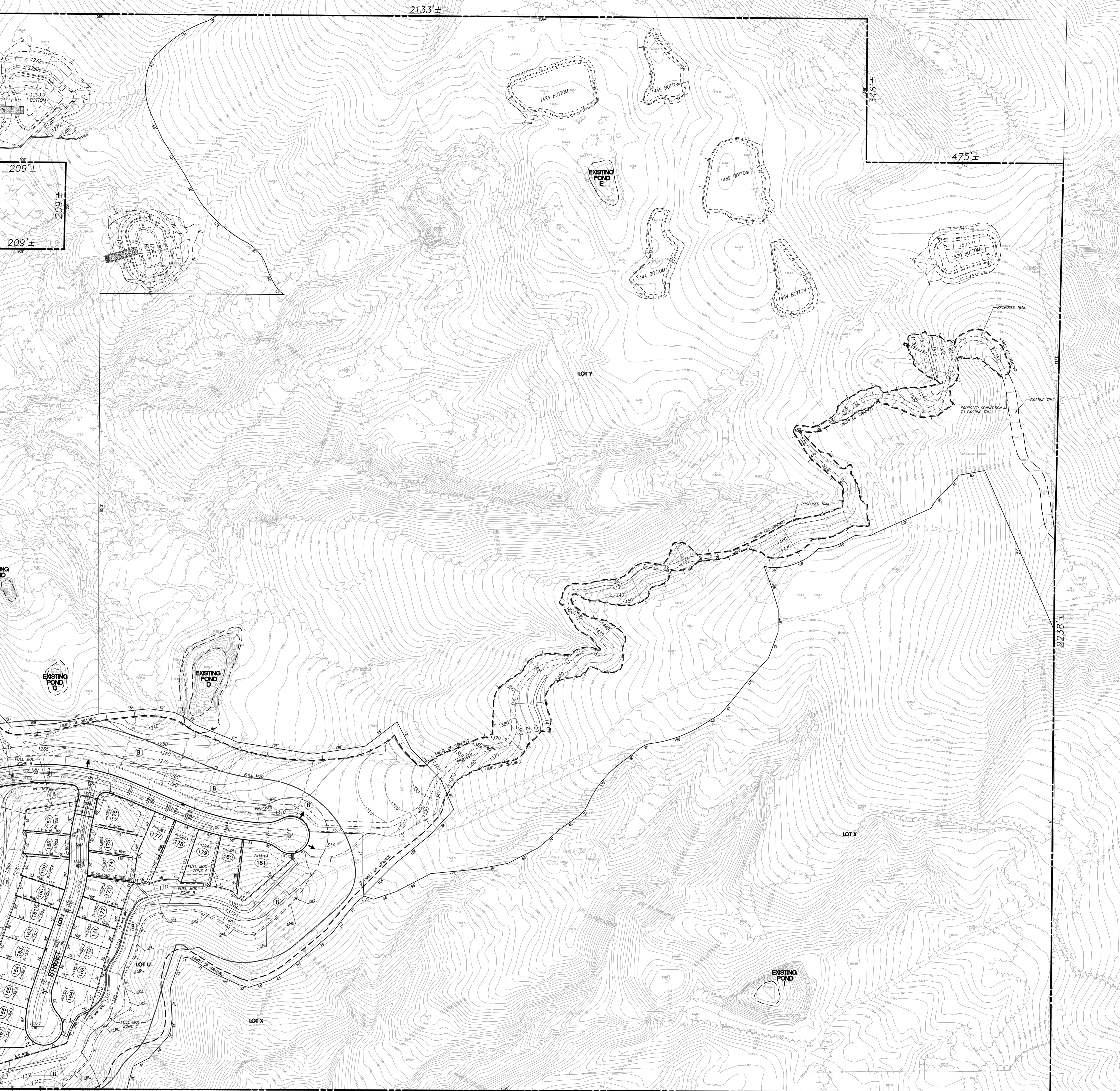
ENGINEERS STATEMENT
 I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.



OWNER/PREPARED FOR:
 CALIFORNIA QUARTET, L.P.
 1000 Maine Ave, SW
 Washington, DC 20024

PREPARED BY:
 H & A
 HUNSAKER & ASSOCIATES, INC.
 11400 N. GARDENWAY, SUITE 100
 IRVINE, CA 92618
 PH: 949.453.9200

2ND REVISED VESTING TENTATIVE TRACT MAP NO. 15230



DESIGNED BY:	BR/JSC
DRAFTED BY:	JTS
PROCESSED BY:	--
SCALE:	1" = 100'
DATE:	7/13/20
W/S:	3665-1
GROSS AREA:	2222 ACRES±
CONTOUR INTERVAL:	1'
TOTAL LOTS:	181 RESIDENTIAL
	27 LETTERED

