TENTATIVE TRACT NO. 17866

PARCEL 3 OF LLA 2015-018 RECORDED JANUARY 13, 2017 AS INSTRUMENT NO. 2017000018329 OF OFFICIAL RECORDS IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

DATE OF PREPARATION: OCTOBER 2020

NOTES:
5.107 ACRES GROSS
NO LAND OR PARKS TO BE DEDICATED.

LAND USE:
EX: COTO DE CAZA SPECIFIC PLAN PA 21 COMMUNITY CENTER COMMERCIAL
PROP: 13 SINGLE FAMILY RESIDENCES (GROSS DENSITY 2.55 DU/AC) COTO DE CAZA SPECIFIC PLAN PA 5.1 LOW DENSITY RESIDENTIAL (2 TO 3 DU/AC)

ASSESSOR'S PARCEL NUMBERS:
TO BE ASSIGNED

TYPICAL LOT SETBACK REQUIREMENTS:
FRONT 20'
SIDES 8'
REAR 20'
OAK TREES 15' FROM DRIP LINE

LEGAL DESCRIPTION:
PARCEL 3 OF LLA 2015-018 RECORDED JANUARY 13, 2017 AS INSTRUMENT NO. 2017000018329 OF OFFICIAL RECORDS IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

BASIS OF BEARINGS:
THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VISTA DEL VERDE, BEARING NORTH 40°56'48" WEST AS SHOWN ON PARCEL MAP NO. 89-108 FILED IN BOOK 245, PAGES 6 THROUGH 10, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK NOTE:
THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY SURVEY VERTICAL NUMBER "3W-55-79", ELEVATION 910.131 FEET(NAVD88) O.C.S. 1995 ADJUSTMENT.

OWNER/SUBDIVIDER:
OAK GROVE , LLC AND
SILVER-BRONZE CORPORATION
ONE UPPER NEWPORT PLAZA
NEWPORT BEACH, CA 92660

SITE ADDRESS:
23432 VISTA DEL VERDE
COTO DE CAZA, CA 92679

FLOOD ZONE:
THIS PROPERTY IS PARTLY WITHIN - ZONE AE.

ESTIMATED GRADING QUANTITIES:
RAW CUT: 8500
RAW FILL: 8500

ENGINEER:
LAND STRATEGIES LLC.
9241 IRVINE BLVD., SUITE 100
IRVINE, CA 92618
(949) 580-3000

UTILITIES:
ALL EXISTING ON SITE UTILITIES ARE TO BE ABANDONED OR RELOCATED

WATER & SEWER
SANTA MARGARITA WATER DISTRICT

GAS
SAN DIEGO GAS AND ELECTRIC

ELECTRIC
SOUTHERN CALIFORNIA EDISON

CATV
COX COMMUNICATIONS

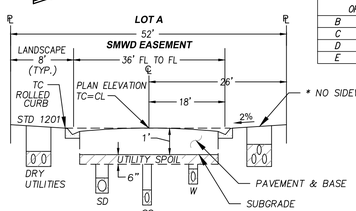
EXISTING EASEMENTS AND STRUCTURES:
ALL EXISTING EASEMENTS, UTILITIES AND STRUCTURES WITHIN THE LIMITS OF THIS MAP ARE TO BE ABANDONED AND REMOVED.

HOA MAINTENANCE:
PERIMETER WALLS AND FENCES, SLOPES, PRIVATE STREET, DECORATIVE ENTRY PAVING & ENTRY TREE, DRAINAGE BASIN & CHANNELS, AND LETTERED LOTS

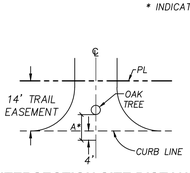
LEGEND:

CF	CURB FACE
FL	FLOW LINE
D.G.	DECOMPOSED GRANITE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
• R5	RETAINED HEIGHT 5' (SYMBOL ON LOW SIDE) "R" IS THE HEIGHT OF EARTH RETAINED BY THE WALL (THE DIFFERENCE BETWEEN THE HIGH GRADE AND THE LOW GRADE ELEVATIONS: HG–LG) AND DOES NOT INCLUDE PARAPET EXTENSIONS ON THE TOP OF THE WALL ABOVE THE HG ELEVATION FOR SECURITY FENCING OR FALL PREVENTION, STEPPING OF THE TOP OF WALL ABOVE GRADE FOR CONSTRUCTION CONVENIENCE, THE SIDE DEPTH OF SURFACE DRAIN DITCHES BEHIND THE WALL OR THE DEPTH OF EMBEDMENT BELOW THE LG TO THE FOOTING.
	PERIMETER/RETAINING WALL
	SCREENING WALL
	SURFACE DRAINAGE FLOW PATH
S	SEWER & MANHOLE
S	SEWER SERVICE WITH CLEANOUT
W	WATER & FIRE HYDRANT
S	EXISTING SEWER
W	EXISTING WATER
	VALVE BOX
	GRADING DAYLIGHT LINE
835	(PROPOSED) SPOT ELEVATION ± 1–FOOT
	STORM DRAIN

LOT DATA TABLE		
LOT	GROSS AREA	NET AREA
RESIDENTIAL		
1	15,749.73 SQ.FT.	SAME
2	15,088.28 SQ.FT.	SAME
3	12,462.57 SQ.FT.	SAME
4	12,049.03 SQ.FT.	SAME
5	12,000.00 SQ.FT.	SAME
6	11,996.47 SQ.FT.	SAME
7	12,450.85 SQ.FT.	SAME
8	12,342.59 SQ.FT.	10,904.38 SQ.FT.
9	20,410.67 SQ.FT.	19,621.08 SQ.FT.
10	16,789.30 SQ.FT.	13,432.17 SQ.FT.
11	11,985.39 SQ.FT.	SAME
12	12,270.03 SQ.FT.	SAME
13	12,726.66 SQ.FT.	SAME
PRIVATE STREET		
A	41,073.25 SQ.FT.	SAME
COMMON OPEN SPACE FOR WALLS & LANDSCAPE		
B	2,651.02 SQ.FT.	2,460.36 SQ.FT.
C	246.58 SQ.FT.	SAME
D	75.83 SQ.FT.	SAME
E	82.06 SQ.FT.	SAME

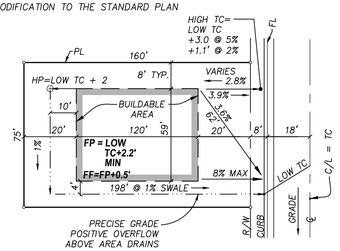


PRIVATE LOCAL STREET SECTION-OC STANDARD PLAN 1107 DEVIATION

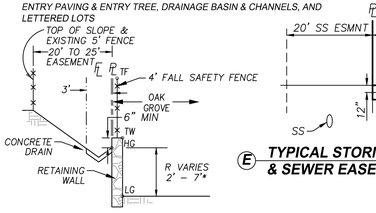


INTERSECTION SITE DISTANCE-STD PLAN 1117 DEVIATION
*DISTANCE "A" MEASURED FROM 4' INSIDE CURB LINE TO CLEAR OAK TREE

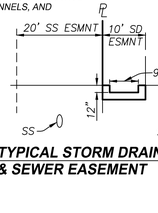
* INDICATES MODIFICATION TO THE STANDARD PLAN



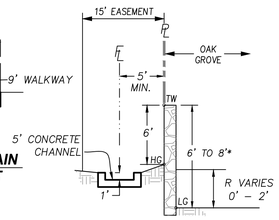
TYPICAL BUILDING PAD



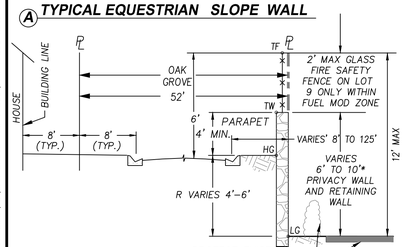
TYPICAL EQUESTRIAN SLOPE WALL



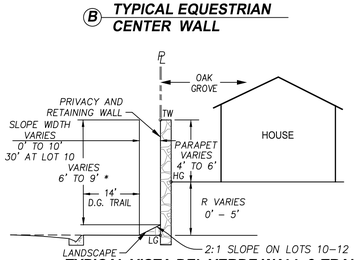
TYPICAL STORM DRAIN & SEWER EASEMENT



TYPICAL EQUESTRIAN CENTER WALL



TYPICAL VIA PAJARO WALL



TYPICAL VISTA DEL VERDE WALL & TRAIL
OUTSIDE TRAIL EASEMENT
* USE PERMIT APPLIES TO WALL HEIGHTS OVER 6'

SCALE: 1" = 40'

NO.	DATE	DESCRIPTION
		REVISIONS

PREPARED FOR:

OAK GROVE LLC AND
SILVER - BRONZE CORPORATION
ONE UPPER NEWPORT PLAZA
NEWPORT BEACH, CA 92660

STATEMENT OF OWNERSHIP
THE FOLLOWING SIGNATORS ARE THE OWNERS OF THIS PROPERTY AND CONSENT TO THE FILING OF THIS TENTATIVE MAP.

OAK GROVE, LLC
ONE UPPER NEWPORT PLAZA
NEWPORT BEACH, CA 92660
949–378–8830
NAME:

SILVER–BRONZE CORP.
ONE UPPER NEWPORT PLAZA
NEWPORT BEACH, CA 92660
949–378–8830
NAME:

REGISTERED PROFESSIONAL ENGINEER — ROY L. ROBERSON — NO. RCE 44160 EXP. 06/30/2021 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
LAND STRATEGIES, LLC
9241 IRVINE BLVD. SUITE 100
IRVINE, CA 92618
(949) 580-3000

ROY L. ROBERSON R.C.E. 44160 — 10/12/2020 DATE

Attachment 3

TENTATIVE TRACT NO. 17866
OAK GROVE - COTO DE CAZA
23432 VISTA DEL VERDE
COTO DE CAZA, CA 92679

SHEET 1 OF 1

G:\Jobs\OTHER\Prior to 2018\L Drive\LAND STRATEGIES\LS\OAK GROVE TTM 17866\TTM 17866 REV. 14_2020-10-12\0114-01531_TTM_SHT_1_of_1_Cover & Topo_2020-10-12.dwg 10/13/20 14:30