

PA 160056
CONCEPTUAL GRADING PLAN

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
FOR REFERENCE ONLY

LEGEND:

- CF CURB FACE
FL FLOW LINE
GB GRADE BREAK
OG ORIGINAL GRADE
SD STORM DRAIN
SS SANITARY SEWER
TC TOP OF CURB
HG HIGH GRADE AT WALL
LG LOW GRADE AT WALL
PERIMETER/RETAINING WALL

• 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.

- SURFACE DRAINAGE FLOW PATH
S SEWER & MANHOLE
S SEWER SERVICE WITH CLEANOUT
W WATER & FIRE HYDRANT
S EXISTING SEWER
W EXISTING WATER

- C CUT/FILL LINE
GRADING DAYLIGHT LINE
(PROPOSED) SPOT ELEVATION
± 1-FOOT

- OAK TREE - TO BE PROTECTED

- STORM DRAIN
INLET OR OUTLET

- PROPOSED
STORM DRAIN & MH

- CONCRETE DITCH

SECTION A

SECTION B

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 8 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. 1996 ADJUSTMENT.

SCALE: 1" = 40'

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

SILVER-BRONZE CORP.
ONE UPPER NEWPORT PLAZA
NEWPORT BEACH, CA 92660
949-378-8830

NAME:

NAME:

PREPARED BY:

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

ROY L. ROBERSON R.C.E. 44160

05/14/2021
DATE

PA 160056-CONCEPTUAL
GRADING PLAN
OAK GROVE - COTO DE CAZA
23432 VISTA DEL VERDE
COTO DE CAZA, CA 92679

SHEET

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