

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

TOP OF SLOPE & EXISTING 5' FENCE
20' TO 25' EASEMENT
3' TW
6" MIN
OAK GROVE
R VARIES 2' - 7'

CONCRETE DRAIN
RETAINING WALL
LG
R VARIES 2' - 7'

20' SS ESMNT
10' SD ESMNT
9' WALKWAY
5' CONCRETE CHANNEL
R VARIES 0' - 2'

4' FALL SAFETY FENCE
OAK GROVE
R VARIES 4' - 6'

2' MAX GLASS FIRE SAFETY FENCE ON LOT 9 ONLY WITHIN FUEL MOD ZONE
VARIES 8' TO 125'
VARIES 6' TO 10' PRIVACY WALL AND RETAINING WALL
R VARIES 4' - 6'

PROTECT EXISTING PLANTS AND PAVEMENT
TYPICAL VIA PAJARO WALL

2:1 SLOPE ON LOTS 10-12
LANDSCAPE
TYPICAL VISTA DEL VERDE WALL & TRAIL

20' TO 25' EASEMENT
3' TW
6" MIN
OAK GROVE
R VARIES 2' - 7'

CONCRETE DRAIN
RETAINING WALL
LG
R VARIES 2' - 7'

20' SS ESMNT
10' SD ESMNT
9' WALKWAY
5' CONCRETE CHANNEL
R VARIES 0' - 2'

4' FALL SAFETY FENCE
OAK GROVE
R VARIES 4' - 6'

2' MAX GLASS FIRE SAFETY FENCE ON LOT 9 ONLY WITHIN FUEL MOD ZONE
VARIES 8' TO 125'
VARIES 6' TO 10' PRIVACY WALL AND RETAINING WALL
R VARIES 4' - 6'

PROTECT EXISTING PLANTS AND PAVEMENT
TYPICAL VIA PAJARO WALL

2:1 SLOPE ON LOTS 10-12
LANDSCAPE
TYPICAL VISTA DEL VERDE WALL & TRAIL

LEGEND:

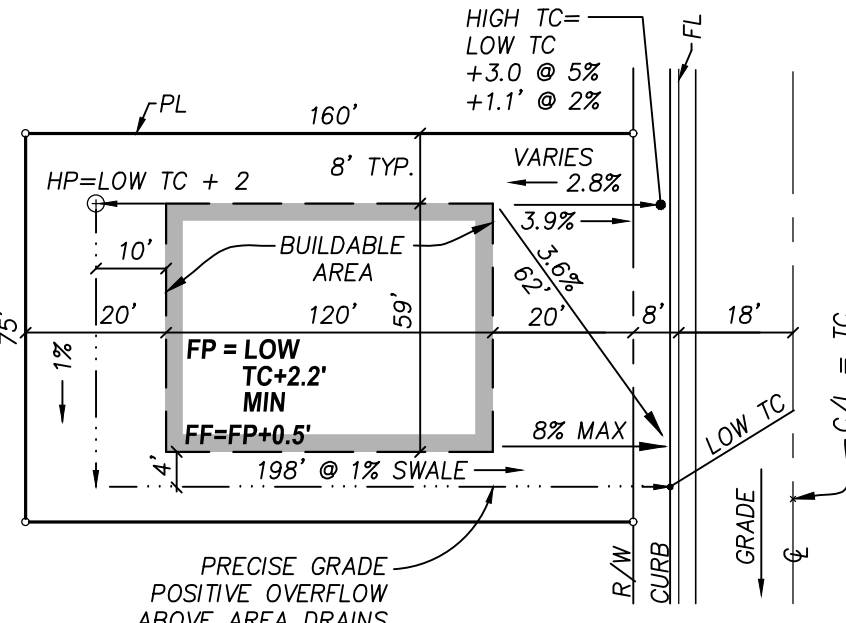
CF CURB FACE
FL FLOW LINE
D.G. DECOMPOSED GRANITE
SD STORM DRAIN
SS SANITARY SEWER
TC TOP OF CURB
R5 RETAINED HEIGHT 5' (SYMBOL ON LOW SIDE) "R" IS THE HEIGHT OF EARTH RETAINED BY THE WALL (THE DIFFERENCE BETWEEN THE HIGH GRADE AND THE LOW GRADE ELEVATIONS: HG-LG) AND DOES NOT INCLUDE PARAPET EXTENSIONS 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
SEWER & MANHOLE
SEWER SERVICE WITH CLEANOUT
WATER & FIRE HYDRANT
EXISTING SEWER
EXISTING WATER
VALVE BOX
GRADING DAYLIGHT LINE
(PROPOSED) SPOT ELEVATION ± 1-FOOT
STORM DRAIN

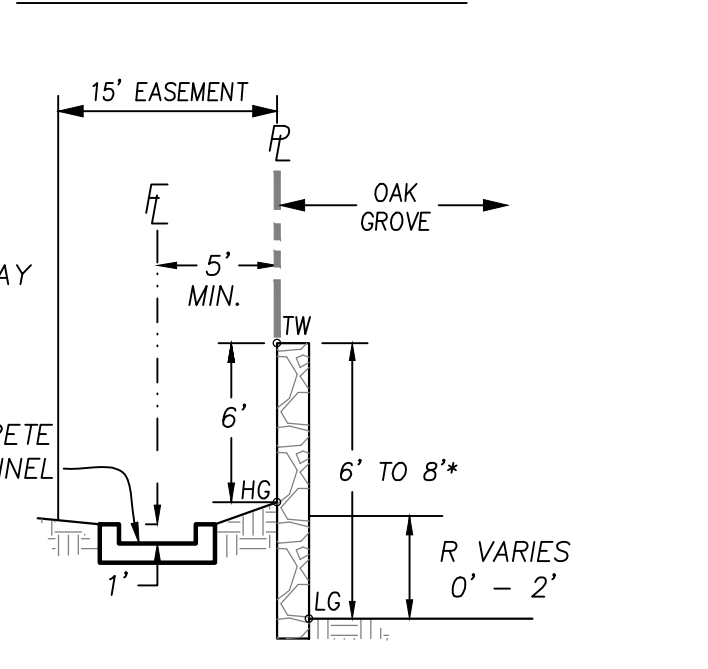
LOT DATA TABLE		
LOT	GROSS AREA	NET AREA
RESIDENTIAL		
1	15,749.73 SQ.FT.	SAME
2	15,088.28 SQ.FT.	SAME
3	12,462.57 SQ.FT.	SAME
4	12,049.03 SQ.FT.	SAME
5	12,000.00 SQ.FT.	SAME
6	11,996.47 SQ.FT.	SAME
7	12,450.85 SQ.FT.	SAME
8	12,342.59 SQ.FT.	10,904.38 SQ.FT.
9	20,410.67 SQ.FT.	19,621.08 SQ.FT.
10	16,789.30 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

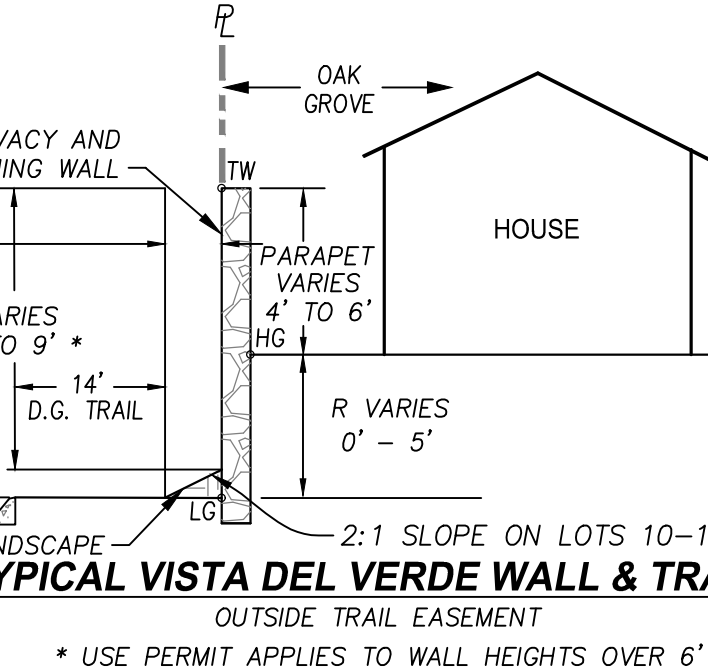
* INDICATES MODIFICATION TO THE STANDARD PLAN



TYPICAL BUILDING PAD



TYPICAL EQUESTRIAN SLOPE WALL



TYPICAL VISTA DEL VERDE WALL & TRAIL

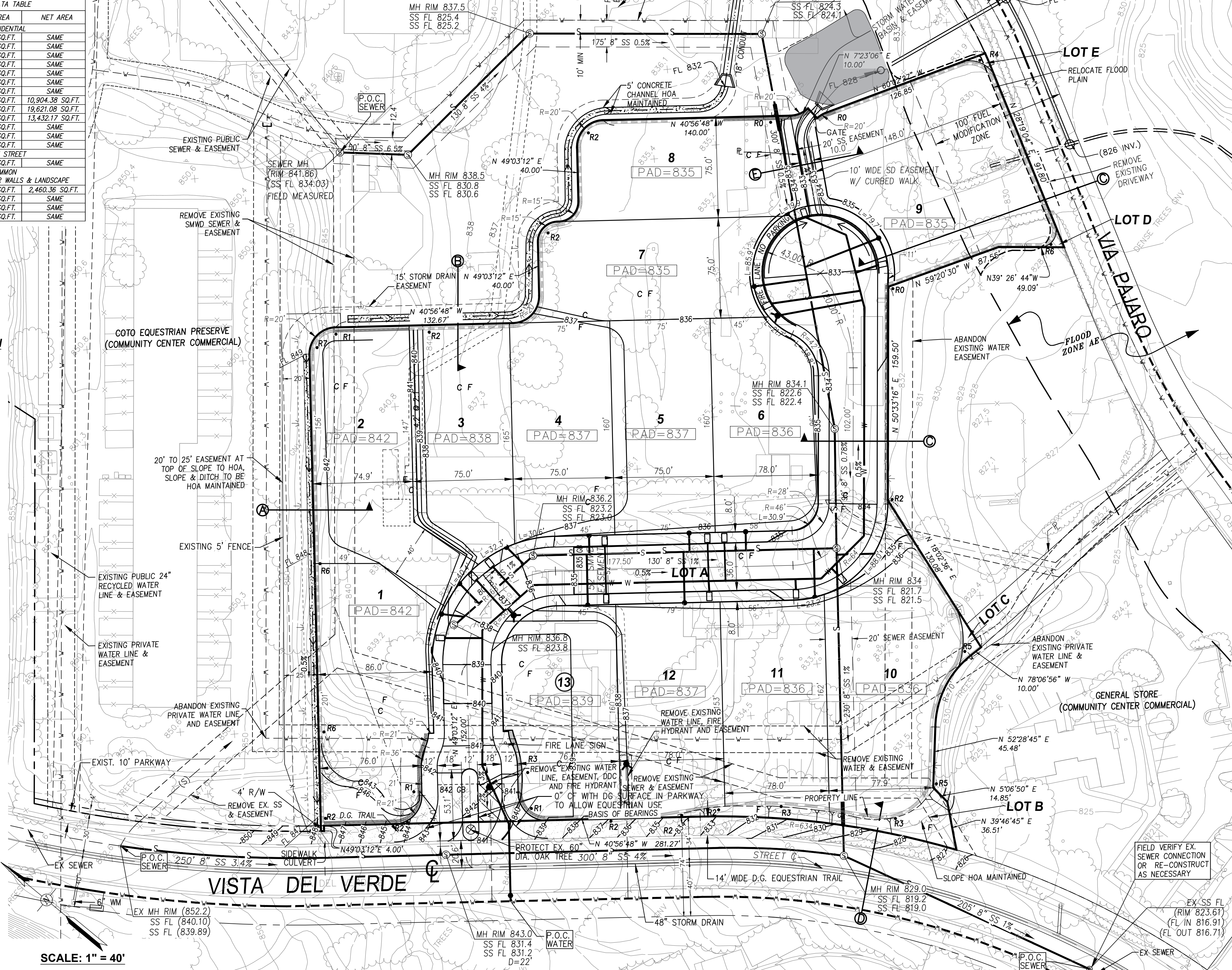


TENTATIVE TRACT NO. 17866

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



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

ROYAL ROBERSON R.C.E. 44160
DATE

10/12/2020

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

SHEET

1

OF 1