















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

**LEGEND:**

- |   |                          |
|---|--------------------------|
| CF  | CURB FACE                |
| FL  | FLOW LINE                |
| FG  | FINISH GRADE             |
| SD  | STORM DRAIN              |
| SS  | SANITARY SEWER           |
| TC  | TOP OF CURB              |
| HG  | HIGH GRADE AT WALL       |
| LG  | LOW GRADE AT WALL        |
| TW  | TOP OF WALL              |
| TF  | TOP OF FENCE             |
| WI  | WROUGHT IRON FENCE       |
|  | PERIMETER/RETAINING WALL |

6' SCREENING 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  
 SEWER & MANHOLE  
 SEWER SERVICE WITH CLEANOUT  
 WATER & FIRE HYDRANT  
 EXISTING SEWER  
 EXISTING WATER  
 CUT/FILL LINE  
 GRADING DAYLIGHT LINE  
 835 (PROPOSED) SPOT ELEVATION  
 ± 1-FOOT  
 OAK TREE - TO BE PROTECTED  
 GB GRADE BREAK  
 830 CONTOUR LINE

The diagram illustrates a cross-section of a retaining wall. The wall is composed of a stone masonry base labeled "STONE" and a top section with vertical hatching. Key levels and features are labeled as follows:

- TF (Top Finish):** The top surface of the wall, which is 4' wide and labeled "4' W.I. FENCE".
- TW (Top Wall):** The top surface of the stone masonry section.
- HG (Height of Gravity):** The top surface of the retaining wall.
- LG (Level Ground):** The base level of the retaining wall.
- PARAPET:** The top section of the wall, with a height dimension  $z_0$  indicated.
- Dimensions:** The total height of the wall is labeled "12' MAX." and the minimum height is labeled "4' MIN."
- Retaining Wall:** The section of the wall below the HG level, with a height dimension labeled "VARIES 2' - 7' RETAINING".

### WALL A

Diagram illustrating the cross-section of a stone retaining wall. The wall is labeled "STONE". The height is indicated as 8' MAX and 6' MIN. The top is labeled "TW" (Top of Wall) and the bottom is labeled "LG" (Level of Ground). The wall is 6' thick. The ground level is labeled "VARIES 0' - 2' RETAINING".

**WALL B**

12' MAX

10' MAX

6' MIN

TF

2' GLASS ON LOT 9 ONLY  
IN REAR AND SIDES WITHIN  
FUEL MOD ZONE

TW

STONE

HG

LG

VARIES  
0' - 6'  
RETAINING

**WALL C**

The diagram illustrates a cross-section of a retaining wall. Key components and dimensions are labeled as follows:

- STONE:** The main body of the wall is constructed from stone masonry.
- PARAPET:** A vertical section on top of the wall, labeled "PARAPET VARIES 4' TO 6'".
- TOE OF SLOPE:** The bottom left corner of the wall's base.
- HEIGHTS:**
  - VARIES 6' TO 9':** The total height of the wall from the toe of the slope to the top.
  - VARIES 0' - 3':** The height of the parapet section.
  - VARIES 0' - 5':** The height of the stone masonry section below the parapet.
- LEVELS:**
  - TW (Top of Wall):** The top edge of the parapet.
  - HG (Height of Gravity):** A horizontal line passing through the center of the stone masonry section.
  - LG (Level of Ground):** The base of the wall.
- RETAINING EX. SLOPE:** The ground surface on the left side of the wall, shown as a sloped line with small vertical hatching.
- 9' MAX:** The maximum total height of the wall structure.

**WALL D**

**WALL E**

**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:**

**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.

PREPARED FOR:

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

STATEMENT OF OWNERSHIP

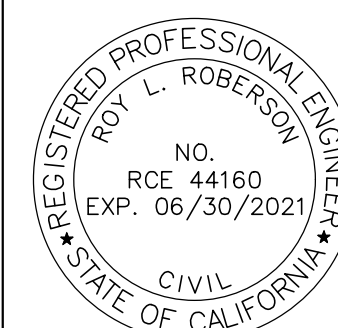
THE FOLLOWING SIGNATORS ARE THE OWNERS OF  
THIS PROPERTY AND CONSENT TO THE FILING OF  
THIS TENTATIVE MAP.

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-WALL PLAN**  
**OAK GROVE - COTO DE CAZA**  
**23432 VISTA DEL VERDE**  
**COTO DE CAZA, CA 92679**

HEET

1

F 1