

- EXISTING LAND USE: VACANT LAND. PREVIOUSLY MASS GRADED PER GRD22-0016 & ROUGH GRADED PER GRD22-0136 TO ALLOW FOR FUTURE DEVELOPMENT PROPOSED LAND USE: RESIDENTIAL - 55 CONVENTIONAL
- EXISTING ZONING: VTTM 19303 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.3 (PA22-0067) DESIGNATE THE PROJECT SITE AS RESIDENTIAL. "B" TENTATIVE MAPS SHALL BE REVIEWED FOR CONSISTENCY WITH THE REFERENCED RANCH PLAN PC TEXT ONSITE DEVELOPMENT STANDARDS:
- i. CONVENTIONAL SINGLE FAMILY DETACHED DWELLINGS - PER PC TEXT SECTION III.A.1.A.2.3 xiii. OPEN SPACE - PER PC TEXT SECTION III.1.2
- GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE PLANS 31 OR PRECISE GRADE PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW VTTM APPROVAL
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND ADDENDUM 3.1. ADJACENT LAND USE ZONING
- NORTH PUBLIC STREET/FUTURE RESIDENTIAL RANCH PLAN PLANNED COMMUNITY SOUTH PUBLIC STREET/FUTURE RESIDENTIAL RANCH PLAN
- PLANNED COMMUNITY
- WEST FUTURE RESIDENTIAL RANCH PLAN PLANNED
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA 35. ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED WATER DISTRICT.
- WATER DISTRICT. NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY:

DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA

SANTA MARGARITA WATER DISTRICT. ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND WITH THE EXCEPTION OF ELECTRICAL TRANSMISSION LINES GREATER THAN 66KV. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT 37. ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM

WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).

- SOUTHERN CALIFORNIA GAS COMPANY 38. ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL SAN DIEGO GAS AND ELECTRIC TELEPHONE: AT&T AND COX COMMUNICATIONS
- CABLE TELEVISION: COX COMMUNICATIONS PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL

DISTRICT.

- DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE O.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS IN ACCORDANCE WITH THE APPLICABLE "MASTER PLAN OF DRAINAGE" AND THE RUN OFF40. THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE MANAGEMENT PLAN (ROMP). PA3 & 4 ROMP APPROVED ON 11/12/2019 AND REVISED SEPTEMBER 2023.
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- GRADING FOR VESTING TENTATIVE TRACT MAP NO. 19303 MAY BE ACCOMPLISHED IN MULTIPLE PHASES. STORM FLOW TRIBUTARIES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGH THE
- SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN ALL PROPOSED STORM DRAINS SHOWN HEREON ARE
- PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP. BACKBONE AND OFFSITE FACILITIES FOR VESTING TENTATIVE

THE INITIAL GRADING AND DEVELOPMENT.

ACCESS TO THE SITE IS PROPOSED VIA LAMKIN LANE AND A STREET. STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.

TRACT NO. 19303 MAY BE PHASED AND COORDINATED WITH

WILL BE REFLECTED ON THE FINAL MAPS.

THE APPLICANT REQUESTS THE OPTION OF RECORDING

MULTIPLE FINAL MAPS FROM THIS VESTING TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), AS AMENDED MARCH 1982.

LANDSCAPING WITHIN MEDIAN AREAS, STREET ISLANDS, AND

- CORPORATION ESTABLISHED FOR THE BENEFIT OF THE PROPERTY OWNERS. THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT
- PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE. 25. PROPOSED UTILITIES, AND EASEMENTS, INCLUDING BUT NOT
- LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP
- 26. STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE.
- THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED. 28. EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL
- MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED.
- 9. ACCESS TO STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR OCFCD AS APPROPRIATE.
- 30. PER THE RANCH PLAN PLANNED COMMUNITY-WIDE

E PLANS, SPECIFICATIONS, MAPS, AND OTHER RECORD DOCUMENTS PER

Signature

TAIT & ASSOCIATES INC. 07/30/2024

# VESTING TENTATIVE TRACT MAP 19303 RANCHO MISSION VIEJO RIENDA PA 3.3 - MR50 LOTS 1-55 & A-K

P = 455.3

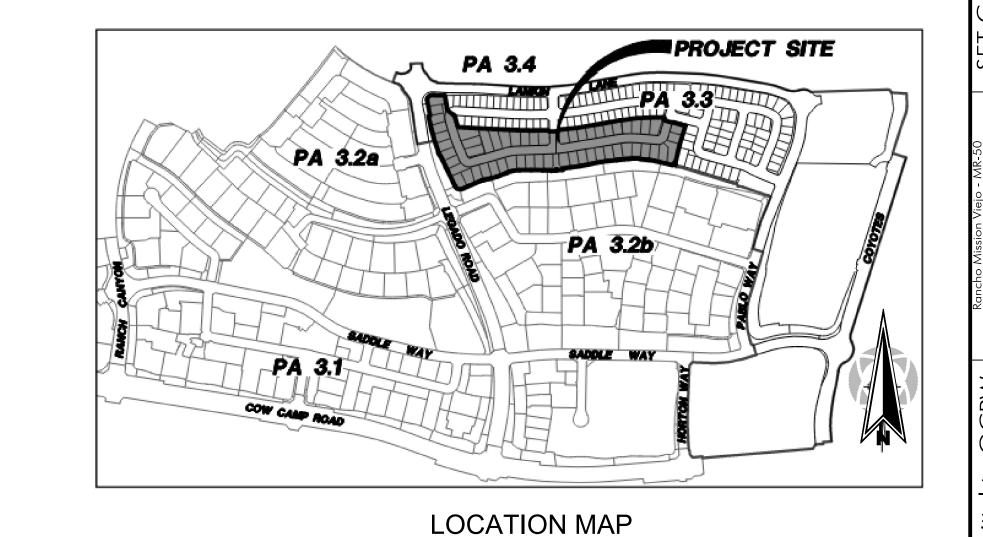
P = 454.9

CONNECTION TO

EX STORM DRAIN

P = 453.8

P = 453.4



4	7,379	0.17	6,513	0.15
5	8,457	0.19	7,555	0.17
6	8,923	0.20	8,222	0.19
7	10,543	0.24	9,852	0.23
8	7,659	0.18	7,659	0.18
9	7,840	0.18	7,840	0.18
10	9,712	0.18	8,436	0.19
11	6,648	0.15	6,648	0.15
12	5,602	0.13	5,602	0.13
13	5,775		5,775	
		0.13		0.13
14	5,710	0.13	5,710	0.13
15	5,815	0.13	5,815	0.13
16	5,927	0.14	5,927	0.14
17	5,765	0.13	5,765	0.13
18	5,570	0.13	5,570	0.13
19	6,023	0.14	6,023	0.14
20	6,140	0.14	6,140	0.14
21	5,895	0.14	5,895	0.14
22	5,896	0.14	5,896	0.14
23	5,978	0.14	5,978	0.14
24	5,843	0.13	5,843	0.13
25	6,125	0.14	6,125	0.14
26	5,477	0.13	5,477	0.13
27	5,535	0.13	5,535	0.13
28	5,681	0.13	5,681	0.13
29	6,327	0.15	6,327	0.15
30	6,286	0.13	6,286	0.13
31	5,678	0.14	5,678	0.14
32	5,686	0.13	5,686	0.13
33	5,536	0.13	5,536	0.13
34	5,489	0.13	5,489	0.13
35	5,601	0.13	5,601	0.13
36	5,909	0.14	5,909	0.14
37	6,227	0.14	6,227	0.14
38	6,127	0.14	6,127	0.14
39	5,753	0.13	5,753	0.13
40	5,989	0.14	5,989	0.14
41	6,669	0.15	6,669	0.15
42	10,105	0.23	10,105	0.23
43	5,434	0.12	5,434	0.12
44	6,188	0.14	6,188	0.14
45	8,362	0.19	8,362	0.19
46	6,941	0.16	6,941	0.16
47	6,751	0.15	6,751	0.15
48	6,305	0.14	6,283	0.14
49	5,832	0.13	5,699	0.13
50	5,453	0.13	5,333	0.12
51	5,407	0.13	5,282	0.12
52	5,400	0.12	5,257	0.12
	5,435		5,197	
53		0.12		0.12
54	5,584	0.13	5,151	0.12
55	6,029	0.14	5,489	0.13
NUMBERED LOTS	351,570	8.07	343,134	7.88
LETTERED LOTS	LOT SQUARE FOOTAGE	LOT SQUARE ACRAGE	PROPOSED LAND USE	
Α	2,772	0.06	PRIVATE COURT	
В	6,285	0.14	PRIVATE COURT	
С	822	0.02	SLOPE/LANDSCAPE	
	846	0.02	SLOPE/LANDSCAPE	
D				
D E	413	0.01	SLOPE/LANDSCAPE	

	• • • • • • • • • • • • • • • • • • • •	-,	0.12	01 211 317102
	I	5,582	0.13	SLOPE/LANDSC
	J	8,506	0.20	SLOPE/LANDSC
	К	9,206	0.21	SLOPE/LANDSC
	LETTERED LOTS	41,729	0.96	

## SUBDIVISION AND GRADING."

41. PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" TTM WQMP FOR PLANNING AREA 3 SUBAREAS 3.3-3.4 (WQ23-0018) CONSISTENT WITH WATERSHED'S DECEMBER 17, 2019 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WQMP FOR THE RANCH PLAN PLANNED COMMUNITY.

5, 2023; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT

(GENERAL REGULATION 25) THE FOLLOWING ALTERNATIVE

AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS: A-1 36-FOOT DOUBLE LOADED STREETS (UP TO 800

A-11 CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY

CORNER RAMP CONDITION TYPICAL INTERSECTION

A-20 ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL

INTERSECTION SIGHT LINE STANDARDS

B-9 MODIFIED COLOR OF CURB RAMP DETECTABLE

D-11 SINGLE FAMILY DETACHED ON-STREET PARKING

G-8 REDUCED LOCAL DEPRESSION ON PUBLIC STREET

THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN

CONCURRENT WITH (AND NOT TERMINATE PRIOR TO THE

EXPIRATION OF) THE DEVELOPMENT AGREEMENT, EVEN IF

GOVERNMENT CODE SECTION 66452.6.(a)(1) AND RANCHO

32. ALL IMPROVED ON-STREET BIKE LANES PROPOSED ON THIS

34. ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.

MISSION VIEJO DEVELOPMENT AGREEMENT 04-01 SECTIONS

TRACT MAP SHALL BE DESIGNED IN ACCORDANCE WITH THE

ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN

BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY

ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC

36. ALL LOT AND PAD GRADIENTS TO BE 1% MINIMUM, UNLESS

AT RANCHO MISSION VIEJO, LLC (DEVIATION TO COUNTY

BENEFIT OF ALL LOTS IN TRACT NO. 19303.

RANCH PLAN FIRE PROTECTION PROGRAM.

OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT

1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON FILE

INGRESS/EGRESS EASEMENT, MINIMUM 24 FOOT WIDE FOR THE

39. PER RANCH PLAN COMPLIANCE MATRIX ITEM 544, "PRIOR TO

THE RECORDATION OF A SUBDIVISION MAP, THE SUBDIVIDER

SHALL PLACE NOTES ON THE FINAL MAP WHICH RELEASE AND RELINQUISH VEHICULAR ACCESS RIGHTS TO ALL ARTERIAL

HIGHWAYS TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS

LOCATIONS APPROVED BY THE COUNTY OF ORANGE, IN A

MANNER MEETING THE APPROVAL OF THE MANAGER,

MANUAL SECTION 105.1 (2.h) FOR SIDEWALKS THAT ARE LESS

THAT TIME FRAME EXCEEDS TEN YEARS, BASED ON

CURB-SEPARATED WALKWAY

G-9 ROLLED CURB ON PRIVATE STREETS

1.2.13 AND 4.2(C).

THAN 5 FEET IN WIDTH.

PROPERTY OWNER.

DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART

OF THIS "B" TENTATIVE TRACT MAP, OR MAY BE PROPOSED

- 42. THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) — VERY HIGH FIRE HAZARD
- 43. ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCFA REQUIREMENTS.
- 44. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE COUNTY OF ORANGE ON THE FINAL MAP OVER ALL PRIVATE STREETS 45. PARKS -INCLUDING THE LOCATION, DIMENSIONS, CREDITABLE
- LOCAL PARK AREA. AND ACCESS IF A PARK IS TO BE PROVIDED; AND A STATEMENT SETTING FORTH, IN DETAIL, HOW THE REQUIREMENTS OF THE LOCAL PARK CODE ARE TO BE ACCOMPLISHED. IF APPLICABLE, THE AMOUNT OF CREDITABLE LOCAL PARK ACREAGE SHALL BE CERTIFIED IN WRITING BY A LICENSED CIVIL ENGINEER OF LAND SURVEYOR. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES 46. GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH TENTATIVE TRACT MAPS, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH OR PRECISE GRADING PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW SUBDIVISION APPROVAL, PER COMPLIANCE WITH APPROPRIATE CONDITIONS OF APPROVAL
- 47. MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS-DEVELOPMENT OF TRACT 19303 WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE
  - 48. LANDOWNER/SUBDIVIDER: THE SPECIFIC LAND OWNERSHIP ENTITY FOR THE PROPOSED PROJECT SITE IS RMV PA3 DEVELOPMENT LLC (REFERRED TO AS RANCHO MISSION VIEJO OR "RMV"). THE SITE WILL EVENTUALLY BE OWNED BY AND HOMES BUILT BY A NEIGHBORHOOD BUILDER COMPANY.

LOTS	SQUARE FOOTAGE	SQUARE ACRAGE	USE
Α	2,772	0.06	PRIVATE COURT
В	6,285	0.14	PRIVATE COURT
С	822	0.02	SLOPE/LANDSCAPE
D	846	0.02	SLOPE/LANDSCAPE
E	413	0.01	SLOPE/LANDSCAPE
F	538	0.01	SLOPE/LANDSCAPE
G	1,404	0.03	SLOPE/LANDSCAPE
Н	5,355	0.12	OPEN SPACE
I	5,582	0.13	SLOPE/LANDSCAPE
J	8,506	0.20	SLOPE/LANDSCAPE
К	9,206	0.21	SLOPE/LANDSCAPE

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS.

(A) MAINTAINED BY THE HOA

(B) MAINTAINED BY INDIVIDUAL LOT OWNER

### EASEMENT NOTE:

- (1) INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19303 TO THE SANTA MARGARITA WATER
- ② INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19303.
- (3) INDICATES AN EASEMENT FOR SEWER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19303 TO THE SANTA MARGARITA WATER
- (4) INDICATES AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19303 TO THE COUNTY OF ORANGE.

### RAW EARTHWORK QUANTITIES:

RAW CUT: 2,500 CY RAW FILL: 2,500 CY \_\_\_\_\_

REVISIONS

NET: 0 CY

TRACT BOUNDARY ------ PROPOSED LOT LINE ---- EASEMENTS 

RETAINING WALL 250 EXISTING CONTOUR

PROPOSED CONTOUR

LOT NUMBER

LEGAL DESCRIPTION:

### ENGINEERS STATEMENT I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND

P = 458.2

P = 457.7

P = 456.9

P=456.5 <u>454.24TC</u> 453.74F'

P = 455.8

TRACT BOUNDARY -

P = 454.9

P = 454.0

SEWER POINT

CONNECTION

19

P=452.5

EX STORM -

THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

SOOJIN SHIM RCE 70855



- TRACT BOUNDARY

P = 455.7

P = 454.7

A.D.S SECTION D-4b

FRONT TO GARAGE FACE

REAR YARD

SIDE ABUTTING STREET

CONVENTIONAL SINGLE-FAMILY

DETACHED DWELLINGS

5.0'

18.0'

10.0' TO PL

10.0' ONE SIDE OR 10' AGGREGATE

5.0' TO PL

### RMV PA 3 Development, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA. 92694 (949) 240-3363

949.474.1960

SShim@fuscoe.com

ENGINEERING 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618

fuscoe.com

STATEMENT OF OWNERSHIP

TITLE: Sr. V.P. Community Development

PROCESSING AND DEVELOPMENT OF PAJ.

PRINTED NAME: Kris Maher

P = 458.7

 $abla^{-}$ 24.4 $^{-}$ 

(28)

P = 458.9

— PROP STORM 🕮 🗀

P = 459.5

P = 421.7

P=419.6

RMV PA3 DEVELOPMENT, LLC, IS THE OWNER OF THAT PORTION OF PA3 COVERED BY IT 19303 AND

PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM, SAID AUTHORIZATION INCLUDES,

BUT IS NOT LIMITED TO THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND

OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE

AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR

P = 458.0

P = 457.7

NOT-A-PART

P = 457.3

P = 457.0

MR25 - VTTM 19191

RESIDENTIAL

NOT - A - PART

P = 456.9

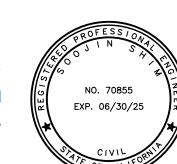
P = 456.1

P = 456.1

P = 455.3

PRODUCT & SITE CRITERIA

MINIMUM BUILDING SETBACK



**VESTING TENTATIVE TRACT MAP 19303** RANCHO MISSION VIEJO RIENDA PA 3.3 - MR50 LOTS 1-55 & A-K

P = 421.7

458.43FS

P = 460.6

P = 422.6

SCALE: 1" = 40'

SHEET 1 OF 2 JOB NO.: 245-061

F:\PROJECTS\245\061\PLANS\VTTM\245-061-VTTM.DWG (05-14-24 8:54:08AM) Plotted by: chebert

APPLICANT/DEVELOPER: BENCHMARK: LOTS 3 THROUGH 10, LOTS H THROUGH K IN FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET ON THE NORTHEASTERLY CORNER OF A THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE SHOWN ON "A" TRACT 17933 NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND IT'S OVER CROSSING OF SAN JUAN CREEK. OCS BENCHMARK "AP-02-00" (NAVD 88) ELEVATION: 238.11 TEL: (949) 526-8843 CONTACT: Cory.Yoder@sheahomes.com

email: RVuong@ranchomv.com

