

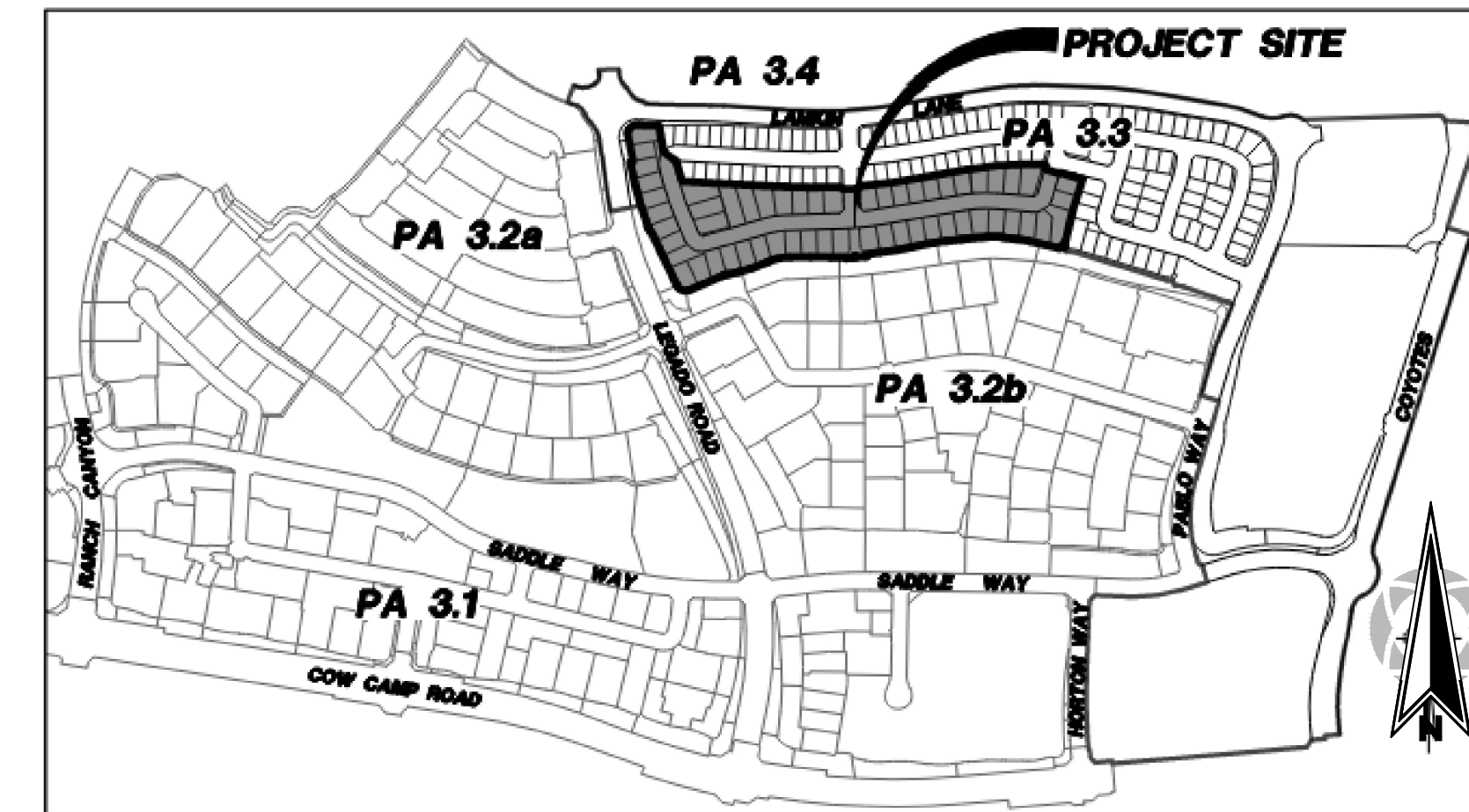
REVIEWED FOR CODE COMPLIANCE

THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. THE ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND AGENCIES. THE PROFESSIONAL ENGINEER'S SIGNATURE RELIEVES THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

TAIT & ASSOCIATES INC.

Signature: [Signature] Date: 07/30/2024

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



LOCATION MAP
NOT TO SCALE

VICINITY MAP

NOT TO SCALE

NOTES:

- 1. EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GRD22-0016 & ROUGH GRADED PER GRD22-0136 TO ALLOW FOR FUTURE DEVELOPMENT.
2. PROPOSED LAND USE: RESIDENTIAL - 55 CONVENTIONAL SINGLE FAMILY DWELLING UNITS.
3. EXISTING ZONING: VTTM 19303 IS LOCATED WITHIN RANCHO PLAN PLANNED COMMUNITY PLANNING AREA 3. IS ZONED AS A DEVELOPMENT AREA BY THE RANCHO PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT.
... (Notes 4-30) ...

LOT SUMMARY table with columns: NUMBERED LOTS, LOT SQUARE FOOTAGE, LOT SQUARE ACREAGE, NET AREA SQUARE FOOTAGE, NET AREA ACREAGE. Lists lots 1 through 55.

LETTERED LOTS table with columns: LETTERED LOTS, LOT SQUARE FOOTAGE, LOT SQUARE ACREAGE, PROPOSED LAND USE. Lists lots A through K.

SLOPE DESIGNATIONS:

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 DISTRICT.
(2) INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19303.
... (Notes 3-4) ...

RAW EARTHWORK QUANTITIES:

RAW CUT: 2,500 CY
RAW FILL: 2,500 CY
NET: 0 CY

LEGEND

- TRACT BOUNDARY
PROPOSED LOT LINE
EASEMENTS
STREET RIGHT-OF-WAY
RETAINING WALL
EXISTING CONTOUR
PROPOSED CONTOUR
LOT NUMBER

ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE: 5/14/2024

900JN SHIM-RCE 70855

PRODUCT & SITE CRITERIA

Table with columns: ZONING CATEGORY PER A.D.S SECTION D-4b, CONVENTIONAL SINGLE-FAMILY DETACHED DWELLINGS, MINIMUM BUILDING SETBACK. Rows include Front to Living, Front to Garage Face, Rear Yard, Side Yard, Side Abutting Street.

STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC, IS THE OWNER OF THAT PORTION OF PA3 COVERED BY THIS 19303 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR 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 PROCESSING AND DEVELOPMENT OF PA3.

DATED THIS May 3, 2024
By: [Signature]
PRINTED NAME: Kris Maher
TITLE: Sr. V.P. Community Development

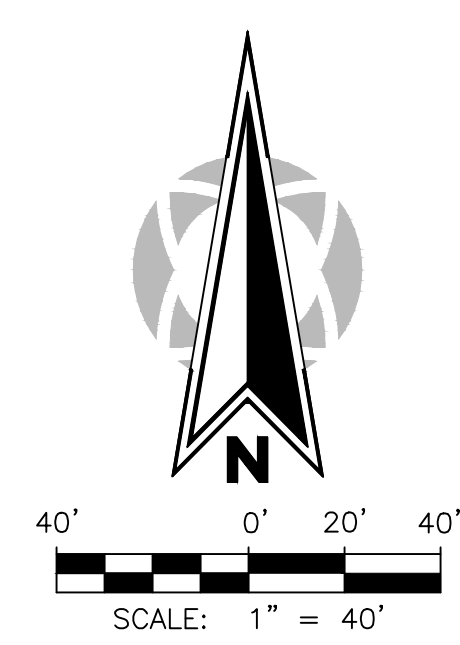


Table with columns: NO., REVISIONS, APP'D., DATE, LEGAL DESCRIPTION, BENCHMARK, APPLICANT/DEVELOPER, OWNER, PREPARED BY. Contains details for lots 3 through 10, 19303, and project information.

Project title block: VESTING TENTATIVE TRACT MAP 19303, RANCHO MISSION VIEJO, RIENDA PA 3.3 - MR50, LOTS 1-55 & A-K, SHEET 1 OF 2, JOB NO.: 245-061

3rd Submittal to OCPW SET C May 3, 2024 - Sheet 3 - VTTM

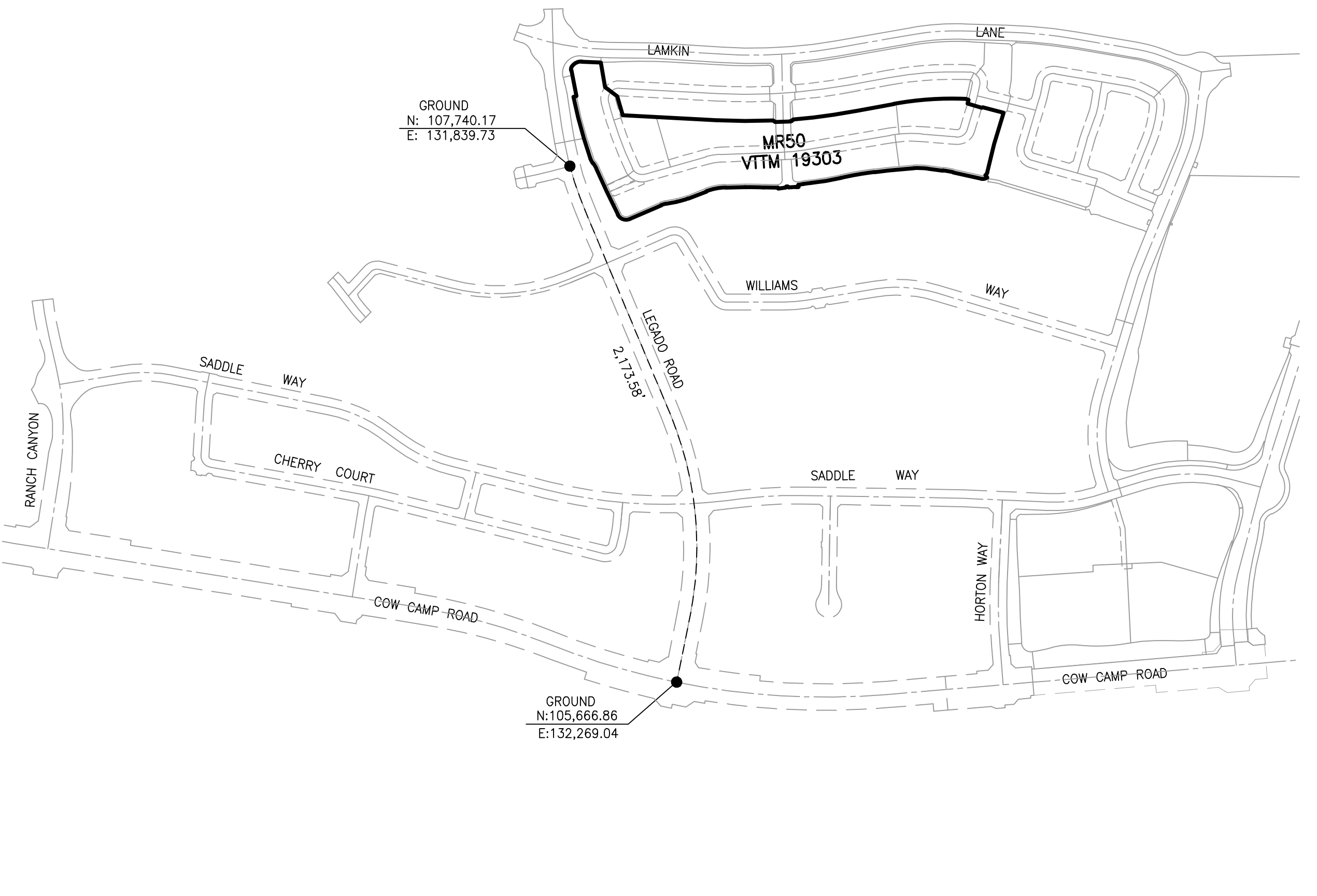
REVIEWED FOR CODE COMPLIANCE
 THESE PLANS AND DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE JURISDICTION CODE REQUIREMENTS. ISSUANCE OF A PERMIT IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER DEPARTMENTS AND ANY NOTED CONDITIONS. THE APPLICANT DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MARK, AND OTHER RECORD DOCUMENTS FOR CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.
TAIT & ASSOCIATES INC.
 Signature: [Signature] Date: 07/30/2024

VESTING TENTATIVE TRACT MAP 19303

RANCHO MISSION VIEJO

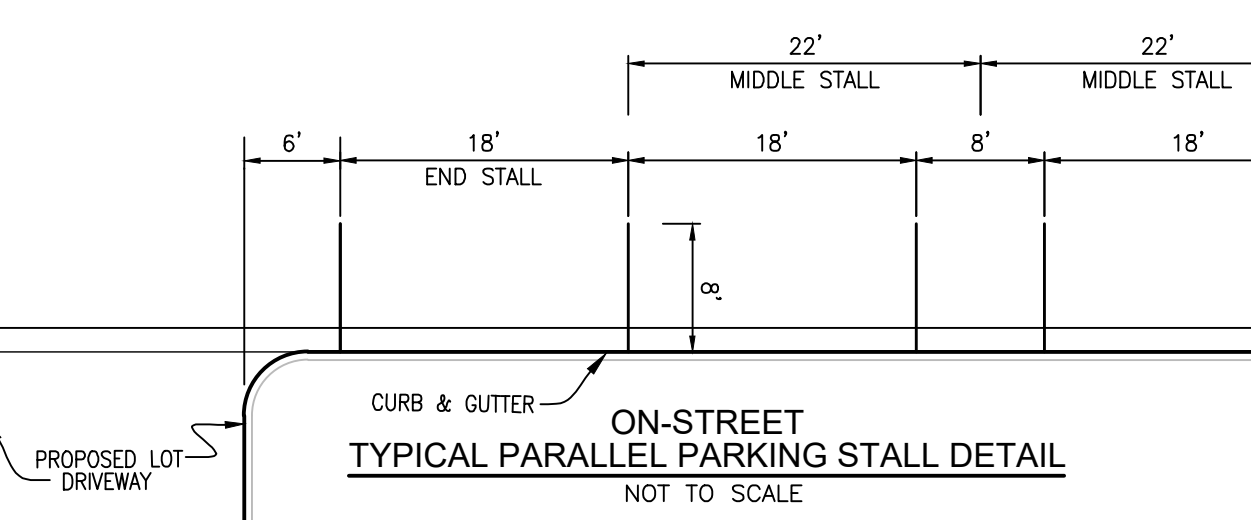
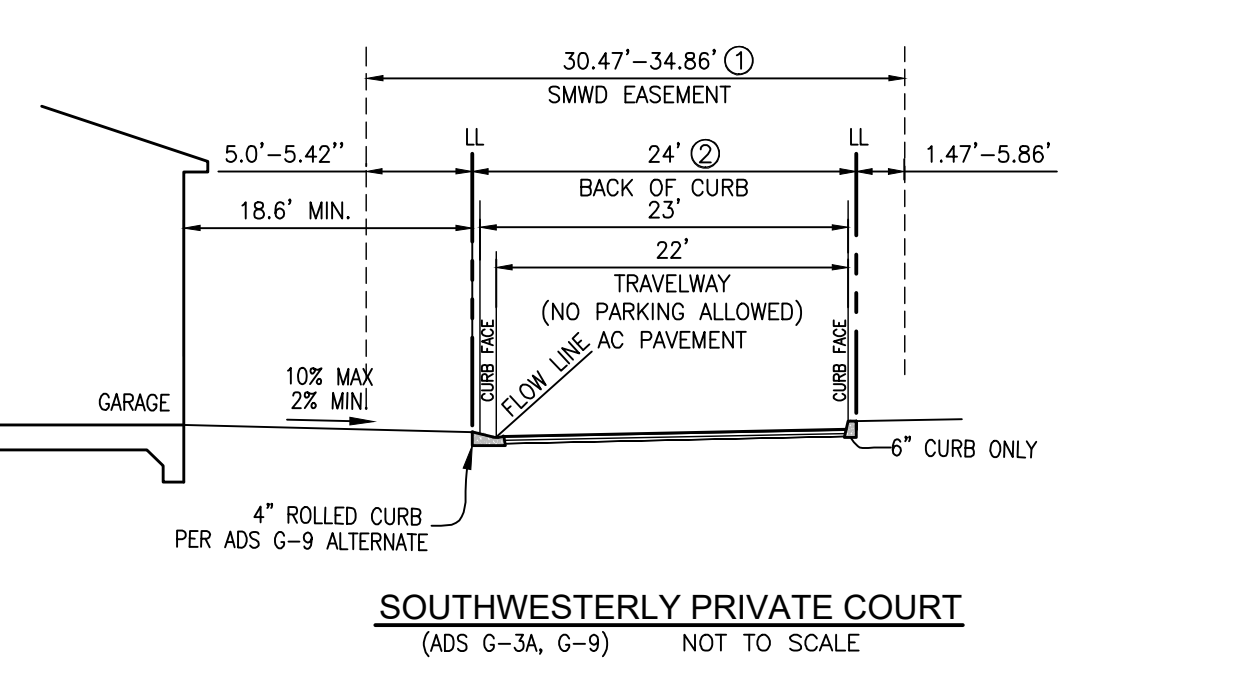
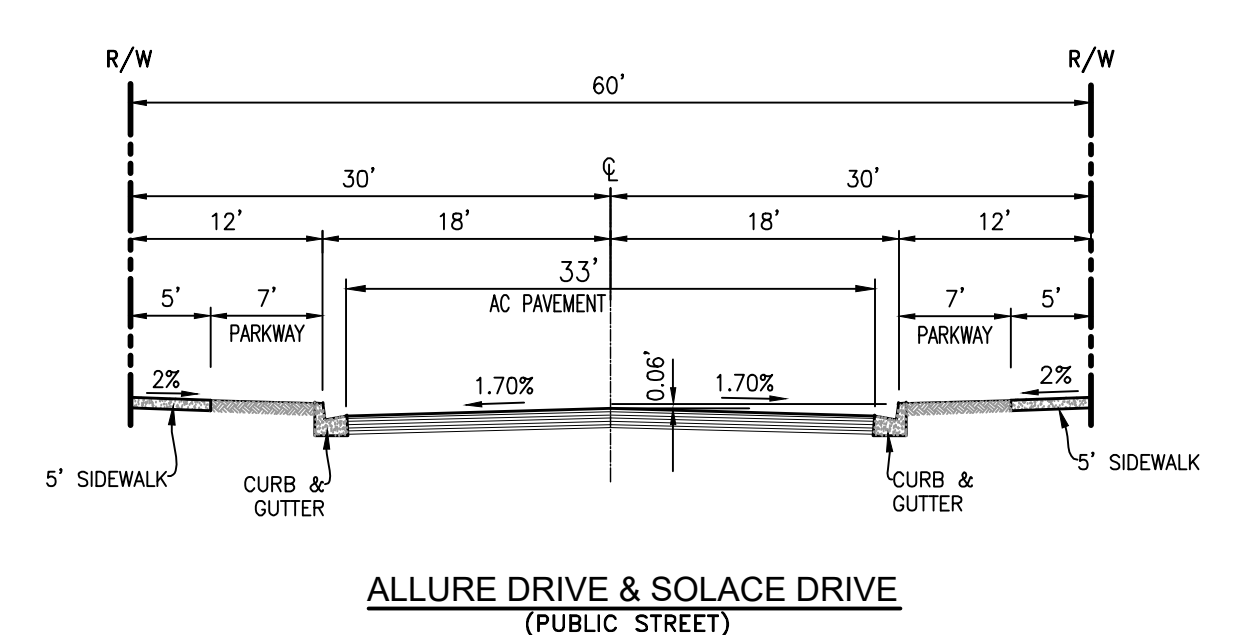
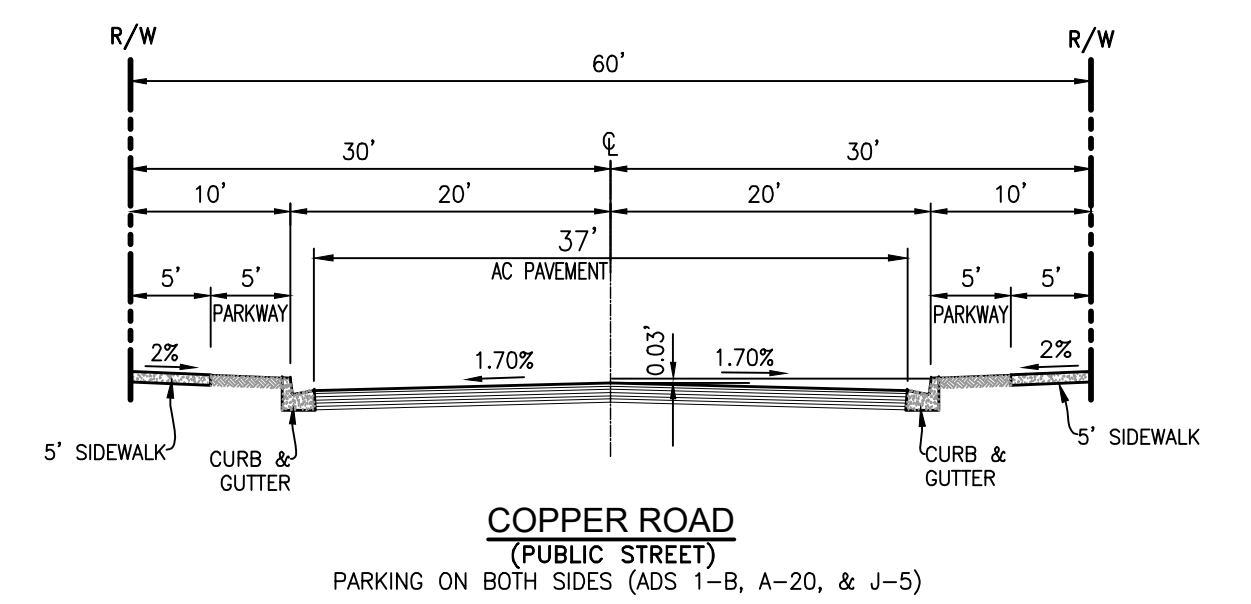
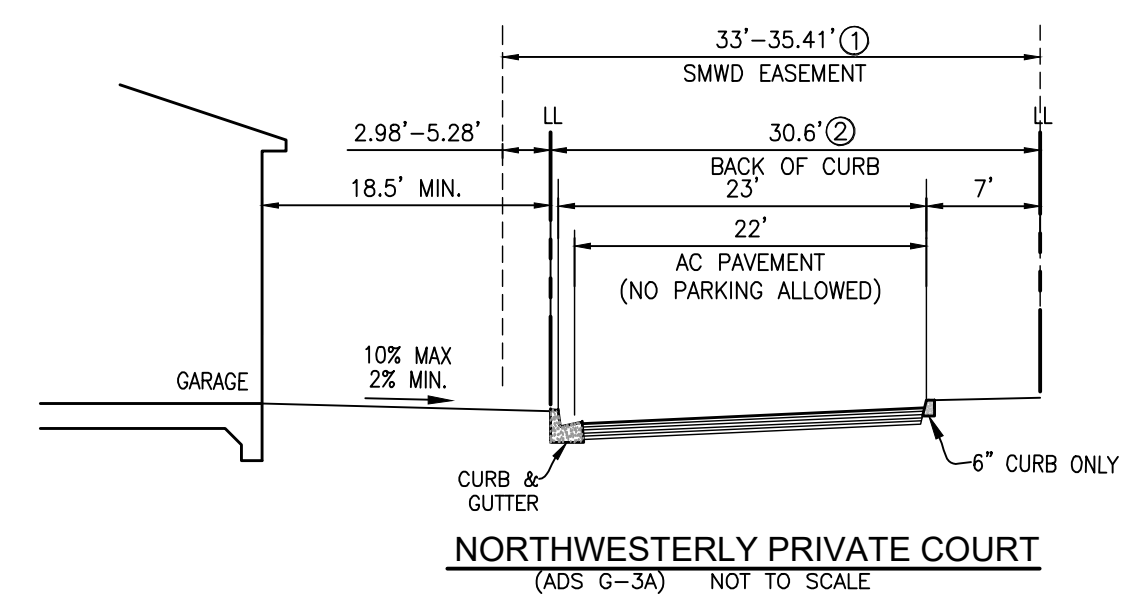
RIENDA PA 3.3 - MR50

LOTS 1-55 & A-K

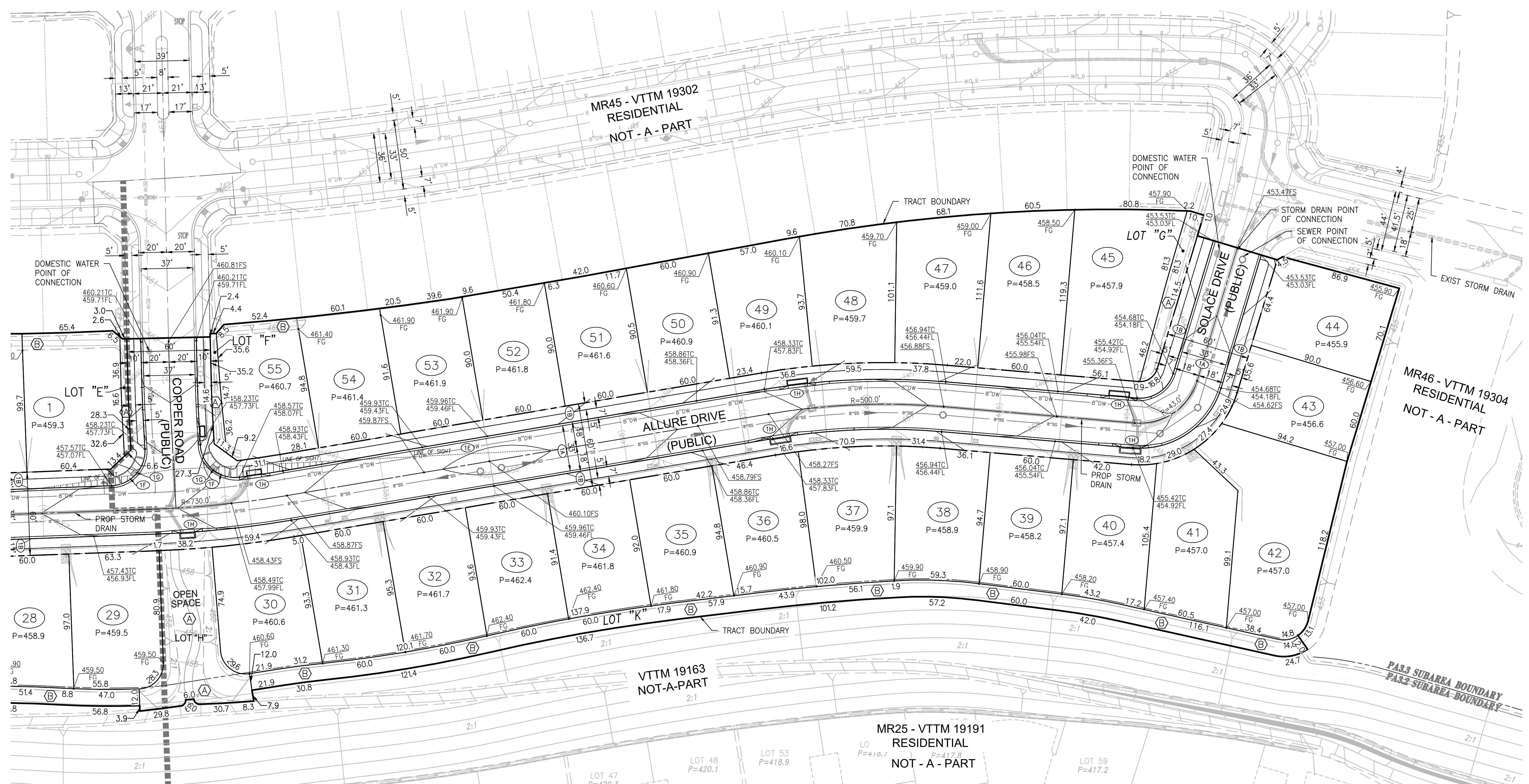
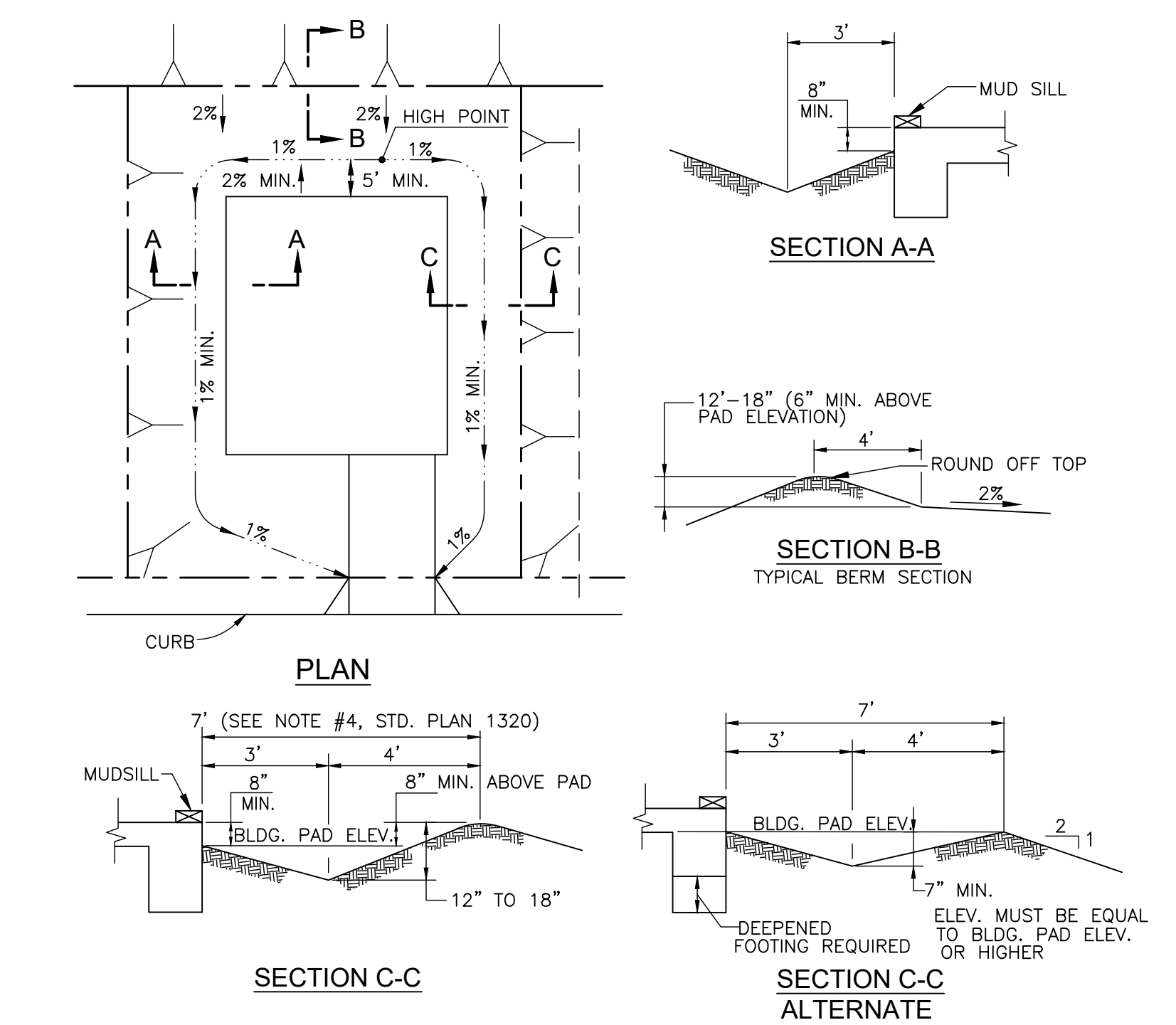


PLAN #	AREA	BEDROOM COUNT	BATH COUNT	TOTAL UNITS (PER PLAN TYPE)	PLAN TYPE MIX	PARKING SPACES (PER UNIT)	RESIDENT PARKING SPACES REQUIRED (NO. OF UNITS/RESIDENT)	GUEST PARKING SPACES REQUIRED (NO. OF UNITS/RESIDENT)	TOTAL PARKING SPACES REQUIRED (RESIDENT + GUEST)
1	3306	4	3.5	16	29%	3.5	56	3.2	59.2
2	3691	5	4.5	18	33%	3.5	63	3.6	66.6
3	3965	5	5.5	21	38%	3.5	73.5	4.2	77.7
TOTAL				55			192.5	11	203.5

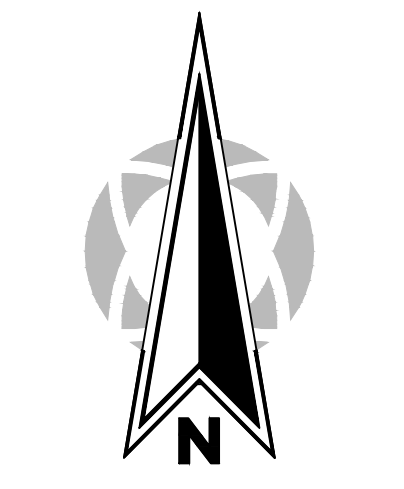
STANDARD	PROVIDED	Total
GARAGE PARKING		165
UNCOVERED SPACES IN DRIVEWAYS		55
UNCOVERED OFF-STREET SPACES		0
ON-STREET PARKING ON PUBLIC STREET	RESIDENT + GUEST	25% MAX ALLOWED = 54.0 50% MAX ALLOWED = 54.0
	PROVIDED =	10.5
	79.5% USED =	16.7
TOTAL		280



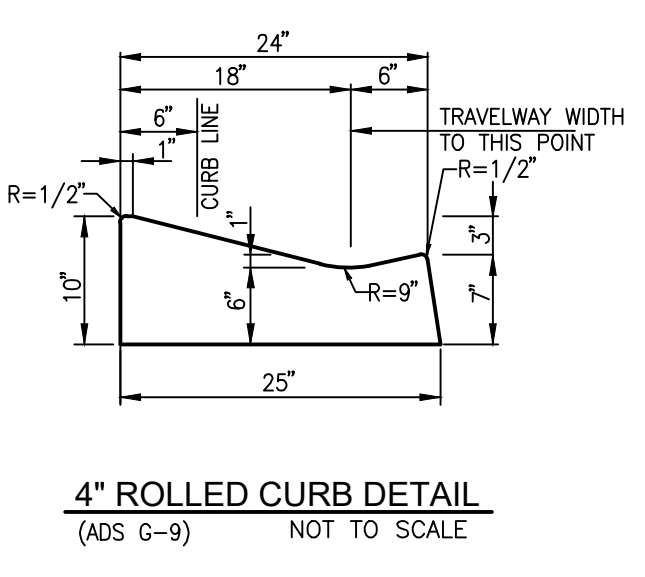
PARKING STALL DIMENSIONS ARE PER ORANGE COUNTY STANDARDS SECTION 7-9-145.3 (c)(4). PARKING STALL STRIPINGS WILL BE MARKED AS SHOWN.



SEE SHEET 1



LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE
1-55	55	8.07	69.21	91.50	RESIDENTIAL SFD
A-B	2	0.21	1.80	-	PRIVATE COURT
C-K	8	0.63	5.40	8.500	SLOPE/LANDSCAPE
H	1	0.12	1.03	-	OPEN SPACE
ROW	1	2.63	22.56	-	PUBLIC STREET
TOTALS	67	11.66	100%	100%	
DEVELOPMENT AREA GROSS	11.66	ALL LOTS 1-55, A-K			4.72 DU/AC
DEVELOPMENT AREA NET	8.82	LESS PRIVATE COURTS & PUBLIC ROW			6.24 DU/AC



—	TRACT BOUNDARY	—	RETAINING WALL
- - -	PROPOSED LOT LINE	- - -	EXISTING CONTOUR
- - -	EASEMENTS	- - -	PROPOSED CONTOUR
—	STREET RIGHT-OF-WAY	○	LOT NUMBER

LEGAL DESCRIPTION: LOTS 3 THROUGH 10, LOTS H THROUGH K IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17933	BENCHMARK: FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET ON THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND IT'S OVER CROSSING OF SAN JUAN CREEK. OCS BENCHMARK "AP-02-00" (NAVD 88) ELEVATION: 238.11"	DEVELOPER: Live the difference!	OWNER: RMV PA 3 Development, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA, 92694 (949) 240-3363	PREPARED BY: 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618 949.474.1960 fuscoe.com	VESTING TENTATIVE TRACT MAP 19303 RANCHO MISSION VIEJO RIENDA PA 3.3 - MR50 LOTS 1-55 & A-K SHEET 2 OF 2 JOB NO.: 245-061
--	--	---	--	--	--