# **VICINITY MAP**

PROJECT BOUNDARY

PRIVATE ALLEY PER-

PER ADS A-18

— — — — — PROPOSED EASEMENT

PROPOSED RETAINING WALL

**LEGEND** 

MR45 - VTTM 19302

RESIDENTIAL (N.A.P.)

MR50 - VTTM 19303

RESIDENTIAL (N.A.P.)

# VESTING TENTATIVE TRACT MAP 19304 MR46

LEGAL DESCRIPTION LOTS 14 THROUGH 18, AND LOT L IN THE UNINCORPORATED TERRITORY OF THE COUNTY

OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17933

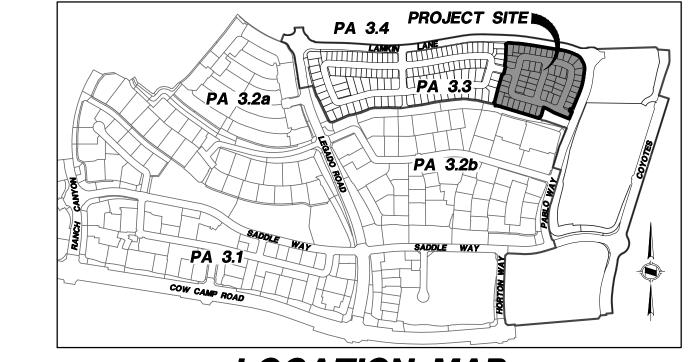
**REVIEWED FOR CODE COMPLIANCE** 

TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS

06/10/2024

**INTERWEST CONSULTING GROUP** 

PERCURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE



# LOCATION MAP

**NOTES** 

ADJACENT LAND USE ZONING

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 - 56 DWELLING UNITS. EXISTING ZONING: VTTM 19304 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

THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.3 (PA22-0067)

DESIGNATE THE PROJECT SITE AS RESIDENTIAL AND URBAN ACTIVITY CENTER. GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP, PER A CONCURRENT PROCESSING REQUEST LETTER. PLAN CHECKING OF ROUGH GRADE PLANS OR PRECISE GRADE PLANS MAY PROCEED. BUT APPROVAL OF THE GRADING PLAN MUST

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND ADDENDUM 3.1.

RANCH PLAN PLANNED COMMUNITY NORTH PUBLIC STREET/FUTURE RESIDENTIAL EAST PUBLIC STREET/FUTURE RESIDENTIAL

WEST FUTURE RESIDENTIAL 8. SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT. 9. DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.

10. NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER 11. 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 WIDTHS WILL BE REFLECTED

SOUTHERN CALIFORNIA GAS COMPANY AT&T AND COX COMMUNICATIONS CABLE TELEVISION: COX COMMUNICATIONS

12. PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.

FLOOD CONTROL DISTRICT STANDARDS AND THE "MASTER PLAN OF DRAINAGE" FOR TRACT NO. 17933 & 17934 PREPARED BY HUNSAKER AND ASSOCIATES AND THE RUN OFF MANAGEMENT PLAN (ROMP) PA3&4 REVISION 1 REVISED ON SEPTEMBER 2023.

14. STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS. 15. ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS

16. GRADING FOR VESTING TENTATIVE TRACT MAP NO. 19304 MAY BE ACCOMPLISHED IN

MULTIPLE PHASES. 17. STORM FLOW TRIBUTARIES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND

AND THROUGH THE SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN HEREON. 18. ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP.

19. BACKBONE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 19304 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT.

20. ACCESS TO THE SITE IS PROPOSED VIA PABLO WAY AND "E" STREET. STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.

## EASEMENT NOTES

INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19304 TO THE SANTA MARGARITA WATER

(2) INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT AND FOR EMERGENCY VEHICLE ACCESS, 24 FOOT WIDE, FOR THE BENEFIT OF LOTS

6-8 AND 14-16 IN TRACT NO. 19304. (3) INDICATES AN EXISTING INGRESS/EGRESS EASEMENT DEDICATED PER TRACT MAP NO. 17933 TO THE COUNTY OF ORANGE

### **SLOPE DESIGNATIONS:**

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

REQUIREMENTS, BUT ARE NOT SHOWN HEREON FOR CLARITY.

 $\langle \overline{\mathsf{A}} \rangle$  maintained by the moaster hoa

MAINTAINED BY INDIVIDUAL LOT OWNER

### **BENCHMARK**

OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11' FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN

> RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92694 (949) 240-3363

### STATEMENT OF OWNERSHIP

RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19304 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 TITLE: Sr. V.P. Community Development

- 21. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE
- 22. 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.
- 23. LANDSCAPING WITHIN MEDIAN AREAS, STREET ISLANDS, AND PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION ESTABLISHED FOR THE BENEFIT OF
- 24. THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE.

26. STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN

- 25. PROPOSED UTILITIES, AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUA UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION
- 27. THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
- INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDATION FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL
- 29. 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 ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED OCTOBER 5, 2023; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 25) THI FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF

A-1 36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT) CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY

MODIFIED KNUCKLE

ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY INTERSECTION SIGHT LINE STANDARDS

CORNER RAMP CONDITION TYPICAL INTERSECTION MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE

PRIVATE ALLEY DRIVE ALLOWING EMERGENCY VEHICLE ACCESS

REDUCED LOCAL DEPRESSION ON PUBLIC STREET G-9 ROLLED CURB ON PRIVATE STREETS

J-5 CLASS III NEV ROUTE 31. THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT

THIS "B" TENTATIVE TRACT MAP:

TERMINATE PRIOR TO THE EXPIRATION OF) THE DEVELOPMENT AGREEMENT, EVEN IF THAT TIME FRAME EXCEEDS TEN YEARS, BASED ON GOVERNMENT CODE SECTION 66452.6.(a)(1) AND RANCHO MISSION VIEJO DEVELOPMENT AGREEMENT 04-01 SECTIONS 1.2.13 AND

32. ALL IMPROVED ON-STREET BIKE LANES PROPOSED ON THIS TRACT MAP SHALL BE DESIGNED IN ACCORDANCE WITH THE ORANGE COUNTY HIGHWAY DESIGN MANUAL.

33. DEVELOPMENT OF VTTM 19304 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL SECTION 105.1 (2.h) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.

34. ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED. 35. ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED 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 OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADED AT 1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON

FILE AT RANCHO MISSION VIEJO, LLC (DEVIATION TO COUNTY GRADING CODE AND MANUAL). 37. ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM PROPERTY OWNER. 38. ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 24

FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19304. 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, SUBDIVISION AND

40. THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCH PLAN FIRE PROTECTION

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.

42. THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) - VERY HIGH FIRE HAZARD SEVERITY ZONE.

43. ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCFA

44. AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE COUNTY OF ORANGE ON THE FINAL MAP OVER ALL PRIVATE COURTS.

45. DEVELOPMENT OF TRACT 19304 WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. 46. ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF BOTH THE COUNTY

OF ORANGE, OC PUBLIC WORKS (OCPW) STANDARD PLANS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY BNI BUILDING NEWS (GREENBOOK), EACH OF WHICH SHALL BE KEPT ON THE WORK SITE AT ALL TIMES. DESIGN OF ALL WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF THE ORANGE COUNTY HIGHWAY DESIGN MANUAL, OC LOCAL DRAINAGE MANUAL, THE OC GRADING MANUAL, AND LATEST VERSION OF RUN-OFF MANAGEMENT PLAN (ROMP) - PA3 & 4

CONSTRUCTED IN COMPLIANCE WITH THE REQUIREMENTS OF OCPW STANDARD PLAN 1107 AND OTHER APPLICABLE OCPW STANDARD PLANS.

ROMP. ALL LOCAL STREETS, "PRIVATE AND PUBLIC," SHALL BE DESIGNED AND

ENGINEERS 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.

MATTHEW D. MOHLER

NEWPORT BEACH, CA 92660

DATE: 6/10/2024

PREPARED BY:

HUNSAKER & ASSOCIATES

I R V I N E , I N C .

PLANNING • ENGINEERING • SURVEYING

ATTN: JAY BULLOCK COUNTY OF ORANGE **REVISION VESTING TENTATIVE TRACT MAP 19304 DESCRIPTION** RANCH PLAN - PLANNING SUBAREA 3.3 RMV PA3 DEVELOPMENT - MR46 SOUTHWEST SIDE OF LAMKIN LANE & PABLO WAY

APPLICANT:

DESIGNED BY: \_\_\_\_\_ SHEET **VTTM-1** DRAFTED BY: \_\_\_\_\_\_\_

6/10/2024

PRIVATE ALLEY PER LOT 19 PER TR 17933 (N.A.P.) MR8 - VTTM 19187 RESIDENTIAL (N.A.P.) MR6 - VTTM 19189

**ABBREVIATIONS** 

CENTERLINE RADIUS

END VERTICAL CURVE

FLOWLINE ELEVATION

HIGH POINT FI FVATION

LOW POINT ELEVATION

BOTANIC WAY 2.0%

SIGHT LINE STD, CORNER RAMP & MODIFIED COLOR

PER ADS B-2, B-8, B-9

(PUBLIC)

EASEMENT

LINEAR FEET

POINT OF INTERSECTION

TOP OF FOOTING ELEV

ROUGH GRADE

RETAINING WALL

TOP OF GRATE

VERTICAL CURVE

TOP OF WALL ELEV

PUBLIC UTILITY EASEMENT

POINT OF VERTICAL INTERSECTION

EXISTING CONTOUR

PROPOSED FIRE HYDRANT

STREET, PER ADS A-1

RESIDENTIAL (N.A.P.)

PROPOSED STORM DRAIN

→ PAD ELEVATION

### NUMBERED LOT AREA SUMMARY

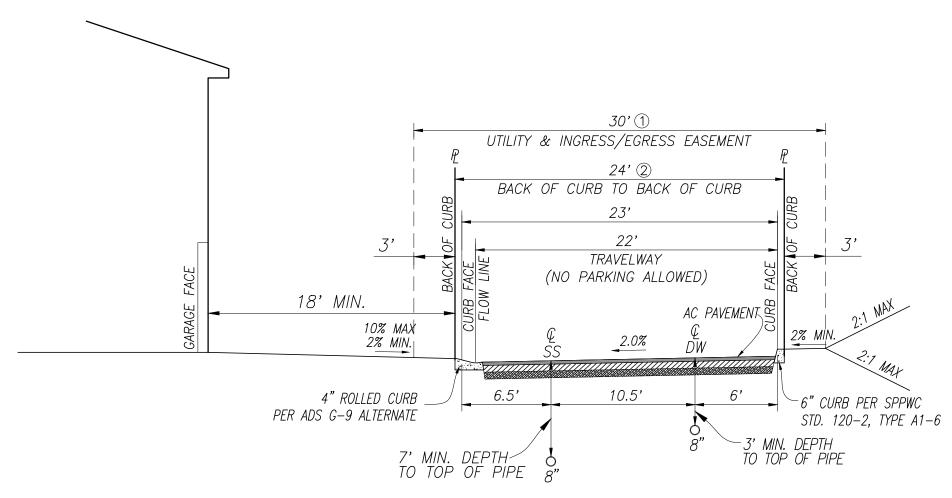
9	5,297 4,540	0.12 0.10	24 25	5,239 5,909	0.12 0.14	39 40	5,763 4,705	0.13 0.11	54 55	4,000 4,000	0.09
8	6,906 5,297	0.16	23 24	4,404 5,239	0.10	38 39	4,611 5,763	0.11	53 54	4,280	0.10
7	4,425	0.10	22	4,105	0.09	37	4,365	0.10	52	4,842	0.11
5 6	4,379 4,417	0.10 0.10	20 21	4,105 4,105	0.09	35 36	4,377 4,556	0.10 0.10	50 51	4,506 4,292	0.10 0.10
4	4,699	0.11	19	4,105	0.09	34	4,578	0.11	49	5,864	0.13
3	4,740	0.11	18	4,102	0.09	33	4,322	0.10	48	4,625	0.11
2	4,911 4,899	0.11 0.11	16 17	4,434 4,079	0.10 0.09	31 32	4,136 4,081	0.09	46 47	5,474 4,602	0.13 0.11
NUMBER	SF.	ACRES	NUMBER	S.F.	ACRES	NUMBER	S.F.	ACRES	NUMBER	SF.	ACRES
LOT	LOTSZE	LOTSIZE		LOT 3ZE	LOTSZE	LOT	LOTSIZE	LOTSZE		LOTSIZE	LOT

### LETTERED LOT AREA SUMMARY

LOT	LOTSIZE	LOTSIZE	USE
NUMBER	SF.	ACRES	032
Α	2,053	0.05	PRIVATECOURT
В	2,509	0.06	PRIVATECOURT
С	4,907	0.12	LANDSCAPE/SLOPE
D	866	0.02	LANDSCAPE/SLOPE
Е	1,316	0.03	LANDSCAPE/SLOPE
F	346	0.01	LANDSCAPE/SLOPE
G	370	0.01	LANDSCAPE/SLOPE
Н	402	0.01	LANDSCAPE/SLOPE
1	921	0.02	LANDSCAPE/SLOPE
J	367	0.01	LANDSCAPE/SLOPE
K	916	0.02	LANDSCAPE/SLOPE
L	389	0.01	LANDSCAPE/SLOPE
M	393	0.01	LANDSCAPE/SLOPE
N	419	0.01	LANDSCAPE/SLOPE
0	530	0.01	LANDSCAPE/SLOPE

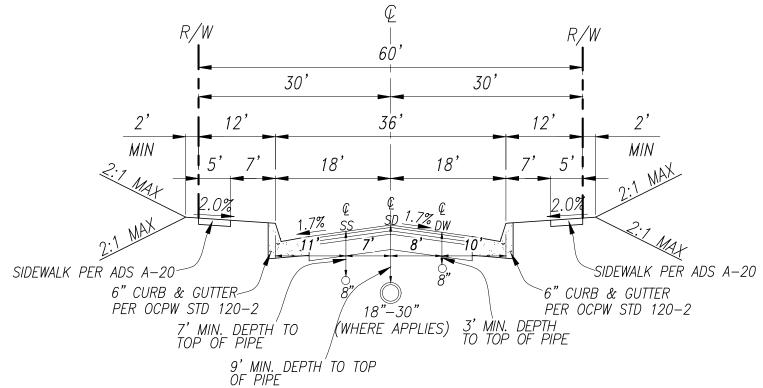
### PROJECT SUMMARY

LOTNUMBERS	TOTALLOTS	AREA (AC)	GROSS%		NET%		PROPOSED LAND USE		
1 THROUGH 56	56	6.02	64.31	%	95.86	%	RESIDENTIALSFD		
ΑB	2	0.10	1.12	%	-		PRIVATECOURT		
Ç0	13	0.29	3.06	%	4.14	%	SLOPE/LANDSCAPE		
ROW	-	2.95	31.51	%	-		PUBLICSTREET		
TOTALS	71	9.36	100.00	%	100.00	%			
DEVELOPMENT A	REA GROSS	9.36	ALLLOTS 1-56, A-O				5.98 DU/AC GROSS DENSITY (56DU/9.36AC)		
DEVELOPMENT	AREA NET	6.28	LESSPRIVATECOURTS & PUBLICROW				8.90 DU/ACNET DENSITY (56DU/6.29AC)		



### TYPICAL 24' PRIVATE COURT

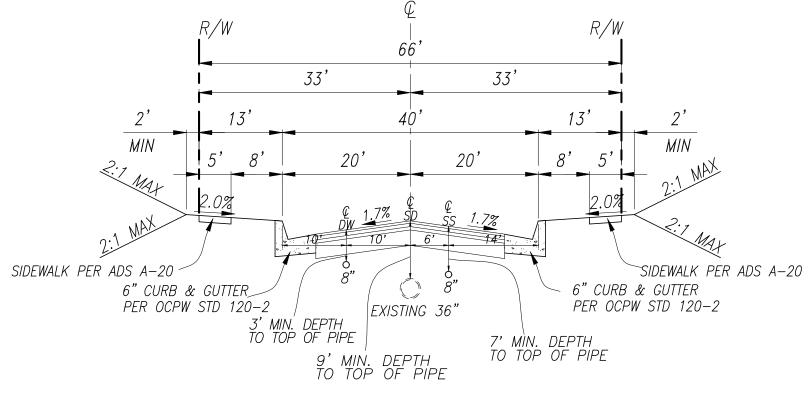
(ADS G-3A, G-9) NOT TO SCALE (PRIVATE)



### SECTION A-A

HEATHER ROAD, STEADFAST WAY, PROSPER WAY, BOTANIC WAY,
AFTERGLOW DRIVE, RENEWAL ROAD

PARKING BOTH SIDES - 25 MPH, ADT=360 (ADS A-1)
(PUBLIC)

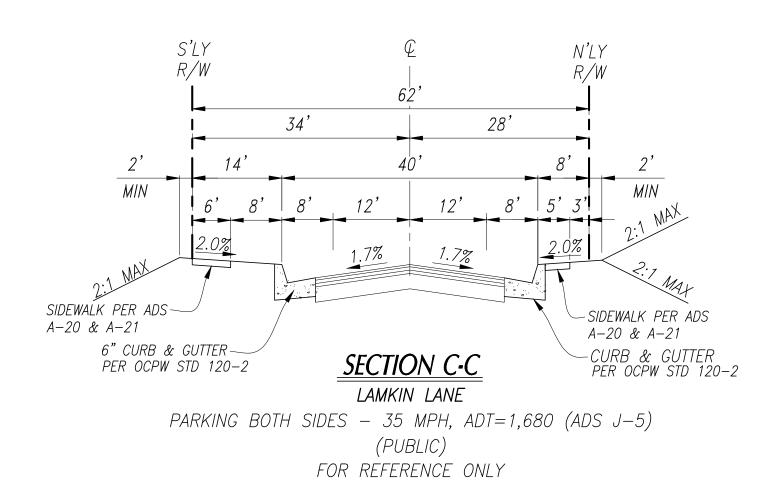


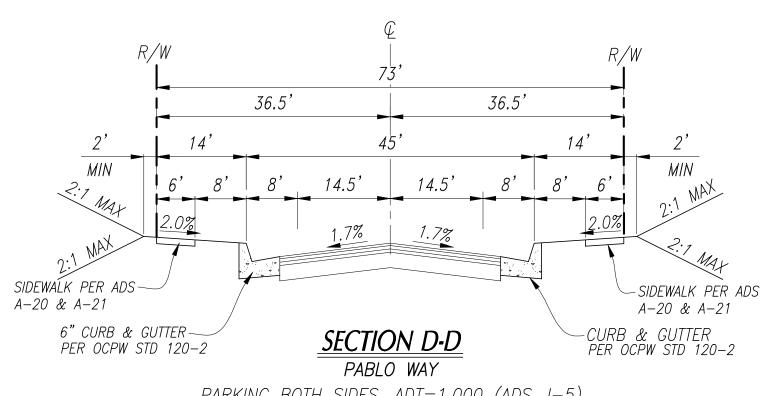
### SECTION B-B

PORTION OF HEATHER ROAD (ENTRY)

PARKING BOTH SIDES — 25 MPH, ADT=530 (OCPW STD 1109)

(PUBLIC)





PARKING BOTH SIDES, ADT=1,000 (ADS J-5)

(PUBLIC)

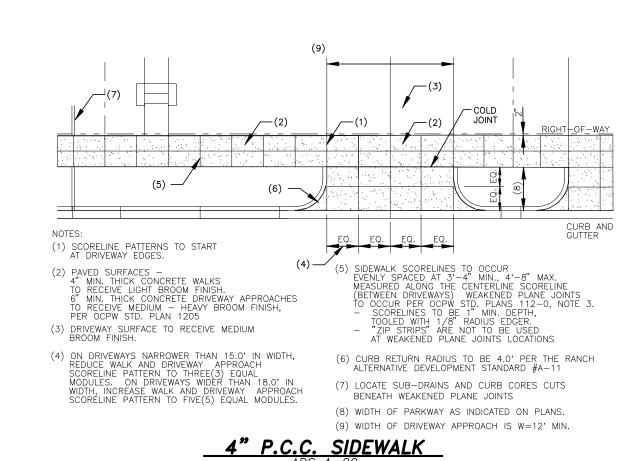
FOR REFERENCE ONLY

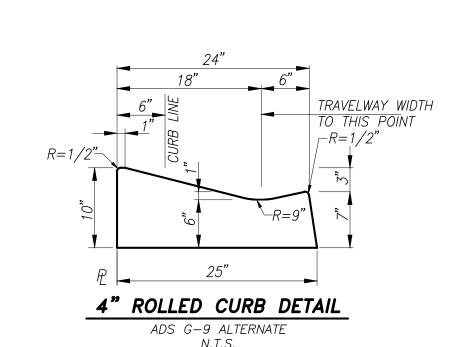
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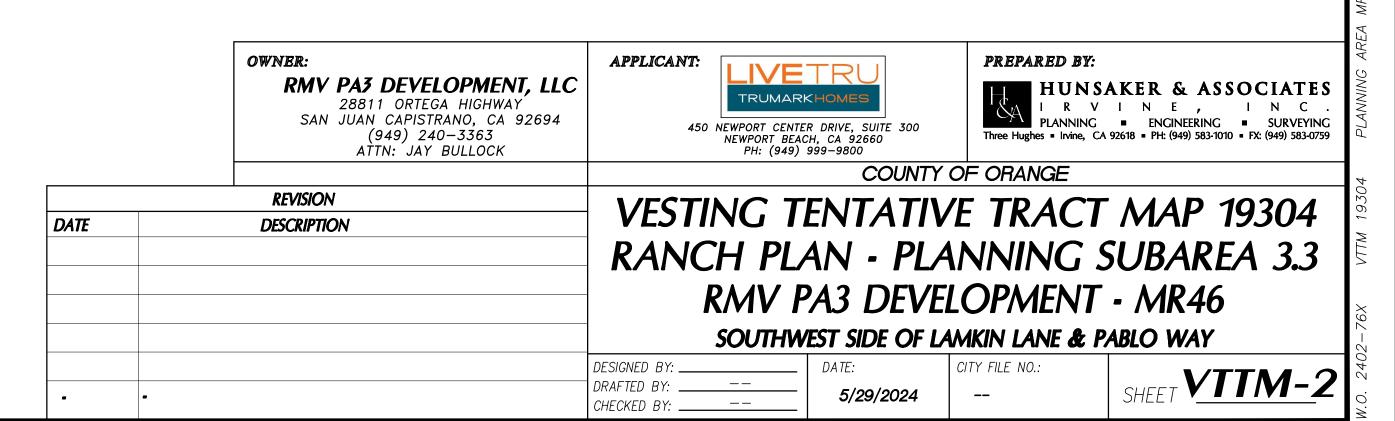
THIS DOCUMENT WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE AGENCY CODE REQUIREMENTS. THE DOCUMENT IS RECOMMENDED FOR ACCEPTANCE SUBJECT TO APPROVAL BY THE ANGENCY. THIS RECOMMENDATION FOR ACCEPTANCE DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PERCURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

### 06/10/2024

**INTERWEST CONSULTING GROUP** 







PLOTTED BY: Katherine Chickering DATE: May. 29, 2024 05:20:09 PM FILE: F:\0839\Engineering\SA\_PA3.3\SA\_MR46\Exh\_TTM\TTM\_SHT2.dwg