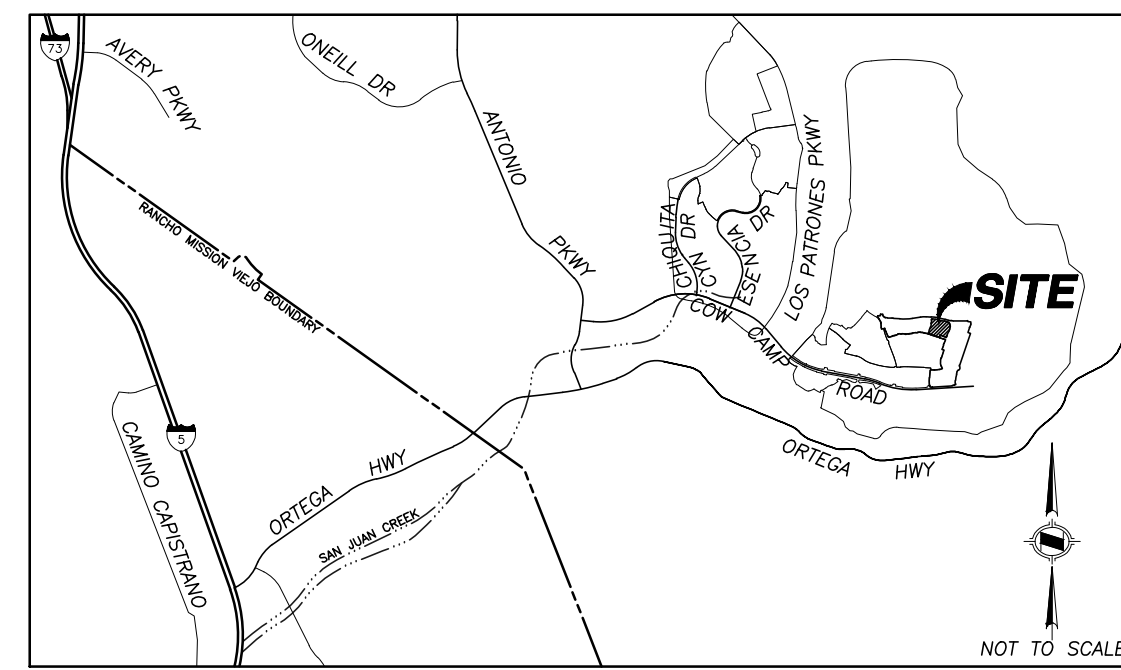


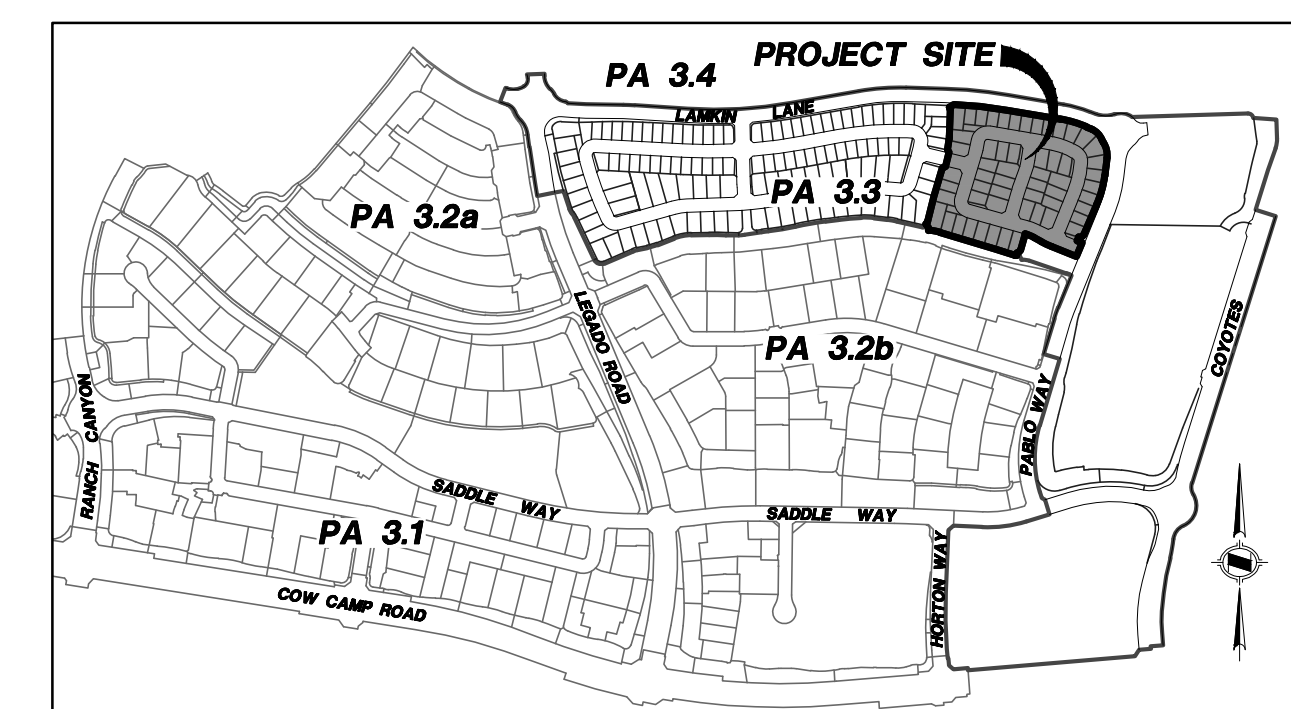
VICINITY MAP



# 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



## LOCATION MAP

### LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CONTOUR LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- WATER
- SEWER
- SUB AREA PLAN BOUNDARY
- VTTM 17933 LOT LINES
- PROPOSED FIRE HYDRANT
- PAD ELEVATION

### ABBREVIATIONS

- BVC BEGIN VERTICAL CURVE
- CF CUBIC FEET
- CLR CENTERLINE RADIUS
- ELEV ELEVATION
- ESMT EASEMENT
- EVC END VERTICAL CURVE
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOWING ELEVATION
- FS FINISH SURFACE
- GB GRADE BREAK
- HP HIGH POINT ELEVATION
- INV INVERT OF DRAIN
- LN LENGTH
- LF LINEAR FEET
- LP LOW POINT ELEVATION
- MN MINIMUM
- MAX MAXIMUM
- NTS NOT TO SCALE
- PAD ELEVATION
- PI POINT OF INTERSECTION
- PUE PUBLIC UTILITY EASEMENT
- PVI POINT OF VERTICAL INTERSECTION
- R RADIUS
- RG ROUGH GRADE
- RTWL RETAINING WALL
- MINTW MAINTENANCE RIGHT OF WAY
- STD STANDARD
- TB TOP OF BERM
- TC TOP OF CURB
- TF TOP OF FOOTING ELEV
- TG TOP OF GRADE
- TW TOP OF WALL ELEV
- VC VERTICAL CURVE

### REVIEWED FOR CODE COMPLIANCE

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 AGENCY. THIS RECOMMENDATION FOR ACCEPTANCE DOES NOT RELIEVE THE ENGINEER OF RECORD OF THEIR RESPONSIBILITY TO PREPARE THE PLANS, SPECIFICATIONS, MAPS AND OTHER RECORD DOCUMENTS PER CURRENT CODES AND APPLICABLE STANDARDS OF PRACTICE.

06/10/2024  
INTEREST CONSULTING GROUP

### NOTES

- 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 3.3, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION I.I.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 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 PRELIMINARY GRADING 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
  - EAST PUBLIC STREET/FUTURE RESIDENTIAL RANCH PLAN PLANNED COMMUNITY
  - WEST FUTURE RESIDENTIAL RANCH PLAN PLANNED COMMUNITY
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: 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 WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- UTILITIES:
  - GAS: SOUTHERN CALIFORNIA GAS COMPANY
  - ELECTRIC: 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 COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE "MASTER PLAN OF DRAINAGE" FOR TRACT NO. 17933 & 17934 PREPARED BY HUNSAKER & ASSOCIATES AND THE RUN OFF MANAGEMENT PLAN (ROMP) PA3&4 REVISION 1 REVISED ON 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. 19304 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 HEREON.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDED OF THE FINAL MAP.
- BACKBONE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 19304 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT.
- 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 DISTRICT.
- 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.
- 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.
- (A) MAINTAINED BY THE MASTER HOA
- (B) 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 CREEK.

### STATEMENT OF OWNERSHIP

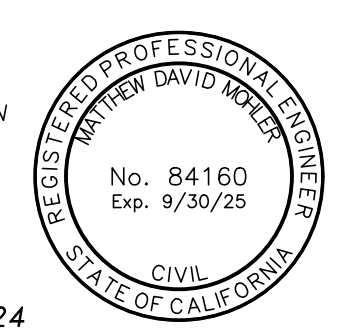
RMV PA3 DEVELOPMENT, LLC IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TRACT NO. 19304 AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO THE EXECUTION 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  
BY: [Signature]  
PRINTED NAME: Kris Maher  
TITLE: Sr. V.P. Community Development

### 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 DATE: 6/10/2024



OWNER: **RMV PA3 DEVELOPMENT, LLC**  
28811 ORTEGA HIGHWAY  
SAN JUAN CAPISTRANO, CA 92694  
(949) 240-3363  
ATTN: JAY BULLOCK

APPLICANT: **LIVETRU**  
TRUMARK-CORPORATE  
450 NEWPORT CENTER DRIVE, SUITE 300  
NEWPORT BEACH, CA 92660  
PH: (949) 999-9800

PREPARED BY: **HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
11000 HUNSAKER DRIVE, SUITE 200  
THE HUNSAKER BUILDING, CA 92618 • PH: (949) 263-5100 • FX: (949) 263-0799

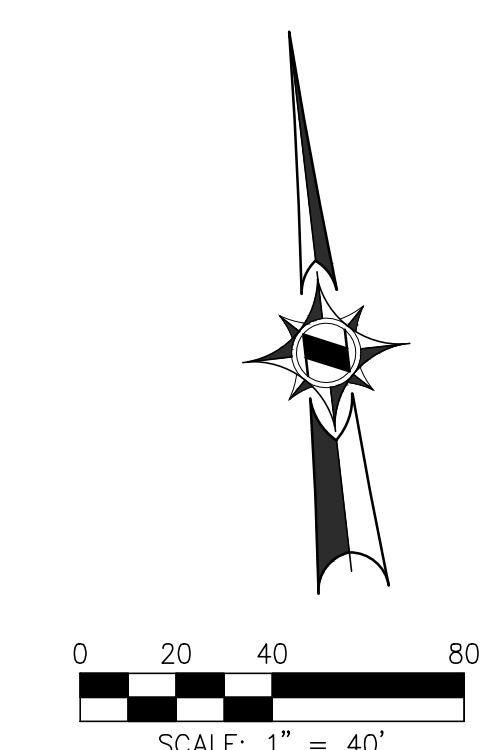
### COUNTY OF ORANGE

## VESTING TENTATIVE TRACT MAP 19304 RANCH PLAN - PLANNING SUBAREA 3.3 RMV PA3 DEVELOPMENT - MR46

### SOUTHWEST SIDE OF LAMKIN LANE & PABLO WAY

DESIGNED BY: DATE: CITY FILE NO.:  
DRAFTED BY: 6/10/2024 SHEET **VTTM-1**  
CHECKED BY:

REVISION	DESCRIPTION





**NUMBERED LOT AREA SUMMARY**

LOT NUMBER	LOT SIZE SF	LOT SIZE ACRES	LOT NUMBER	LOT SIZE SF	LOT SIZE ACRES	LOT NUMBER	LOT SIZE SF	LOT SIZE ACRES	LOT NUMBER	LOT SIZE SF	LOT SIZE ACRES
1	4,911	0.11	16	4,434	0.10	31	4,136	0.09	46	5,474	0.13
2	4,899	0.11	17	4,079	0.09	32	4,081	0.09	47	4,602	0.11
3	4,740	0.11	18	4,102	0.09	33	4,322	0.10	48	4,625	0.11
4	4,699	0.11	19	4,105	0.09	34	4,578	0.11	49	5,864	0.13
5	4,379	0.10	20	4,105	0.09	35	4,377	0.10	50	4,506	0.10
6	4,417	0.10	21	4,105	0.09	36	4,556	0.10	51	4,292	0.10
7	4,425	0.10	22	4,105	0.09	37	4,365	0.10	52	4,842	0.11
8	6,906	0.16	23	4,404	0.10	38	4,611	0.11	53	4,280	0.10
9	5,297	0.12	24	5,239	0.12	39	5,763	0.13	54	4,000	0.09
10	4,540	0.10	25	5,909	0.14	40	4,705	0.11	55	4,000	0.09
11	4,625	0.11	26	6,575	0.15	41	4,322	0.11	56	4,203	0.10
12	4,829	0.11	27	5,028	0.12	42	4,569	0.10			
13	5,545	0.13	28	4,454	0.10	43	4,129	0.09			
14	6,188	0.14	29	4,534	0.10	44	4,119	0.09			
15	4,229	0.10	30	4,405	0.10	45	4,214	0.10			
<b>TOTAL</b>										<b>262,325</b>	<b>6.02</b>

**LETTERED LOT AREA SUMMARY**

LOT NUMBER	LOT SIZE SF	LOT SIZE ACRES	USE
A	2,053	0.05	PRIVATE COURT
B	2,509	0.06	PRIVATE COURT
C	4,507	0.12	LANDSCAPE SLOPE
D	866	0.02	LANDSCAPE SLOPE
E	1,316	0.03	LANDSCAPE SLOPE
F	346	0.01	LANDSCAPE SLOPE
G	370	0.01	LANDSCAPE SLOPE
H	402	0.01	LANDSCAPE SLOPE
I	921	0.02	LANDSCAPE SLOPE
J	367	0.01	LANDSCAPE SLOPE
K	916	0.02	LANDSCAPE SLOPE
L	369	0.01	LANDSCAPE SLOPE
M	383	0.01	LANDSCAPE SLOPE
N	419	0.01	LANDSCAPE SLOPE
O	530	0.01	LANDSCAPE SLOPE

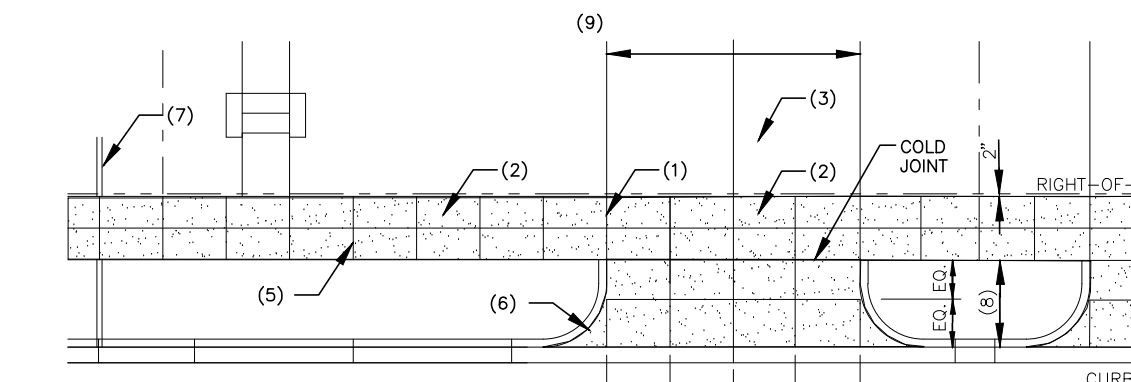
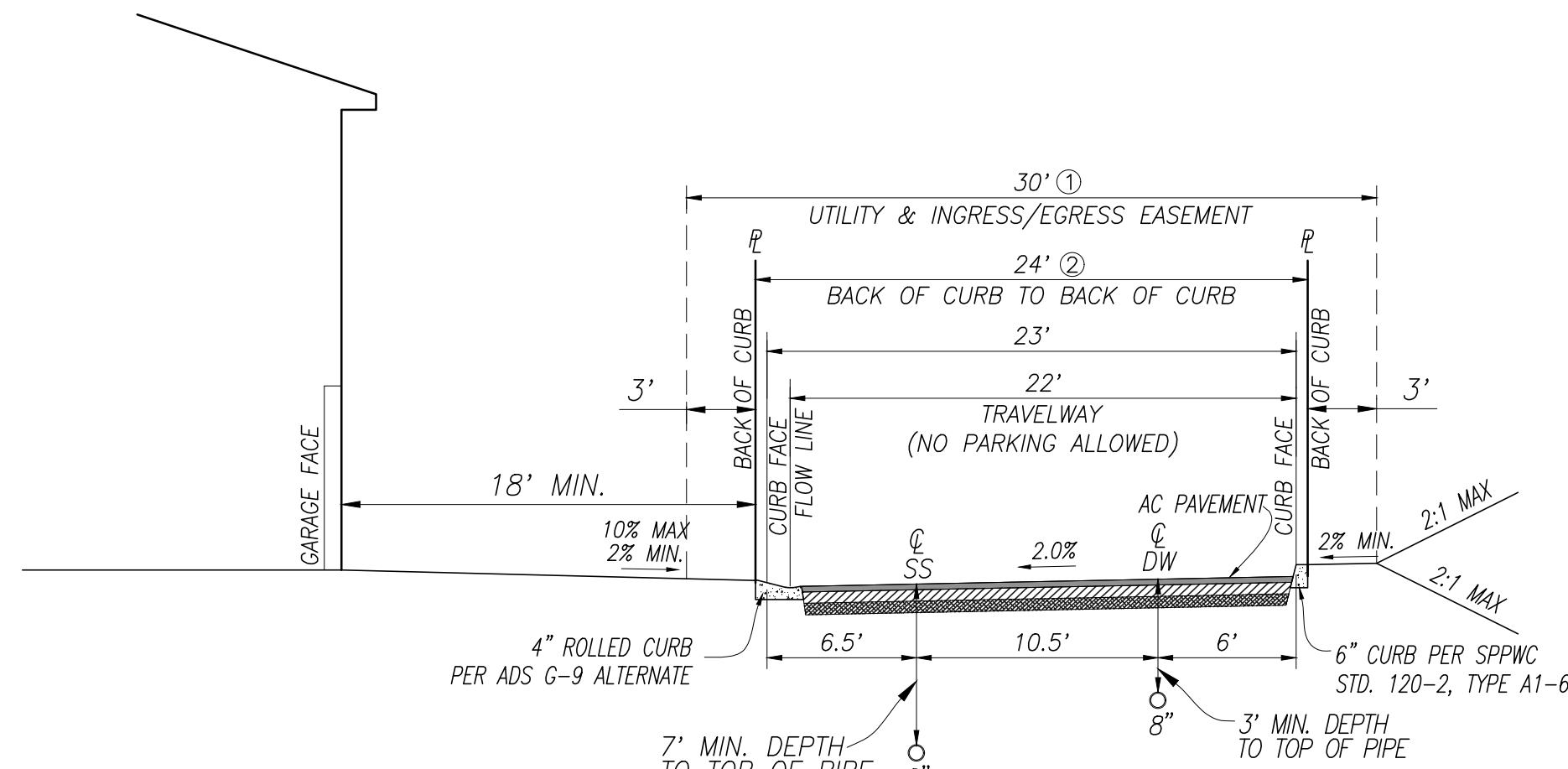
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06/10/2024  
INTEREST CONSULTING GROUP

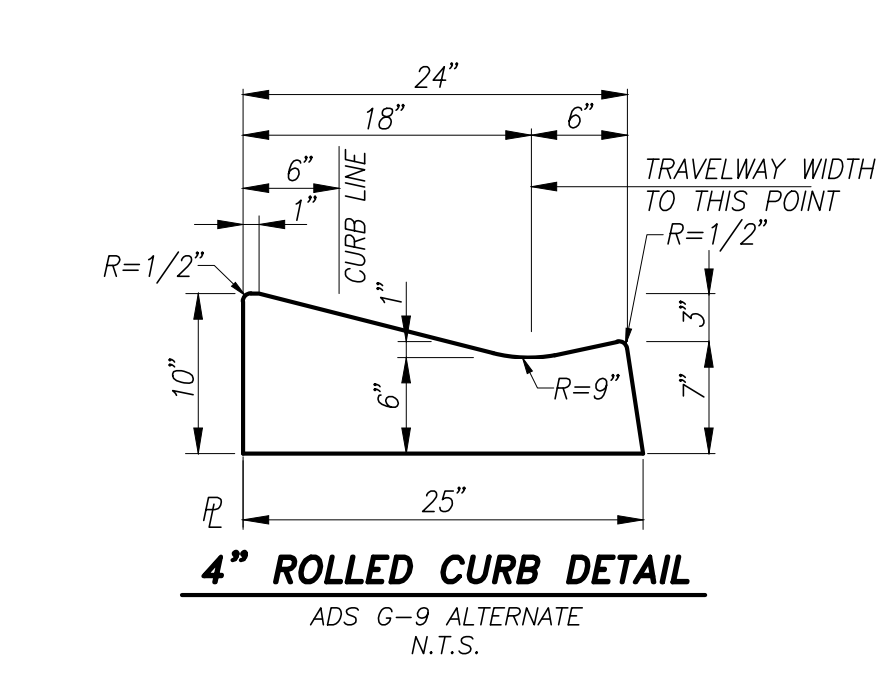
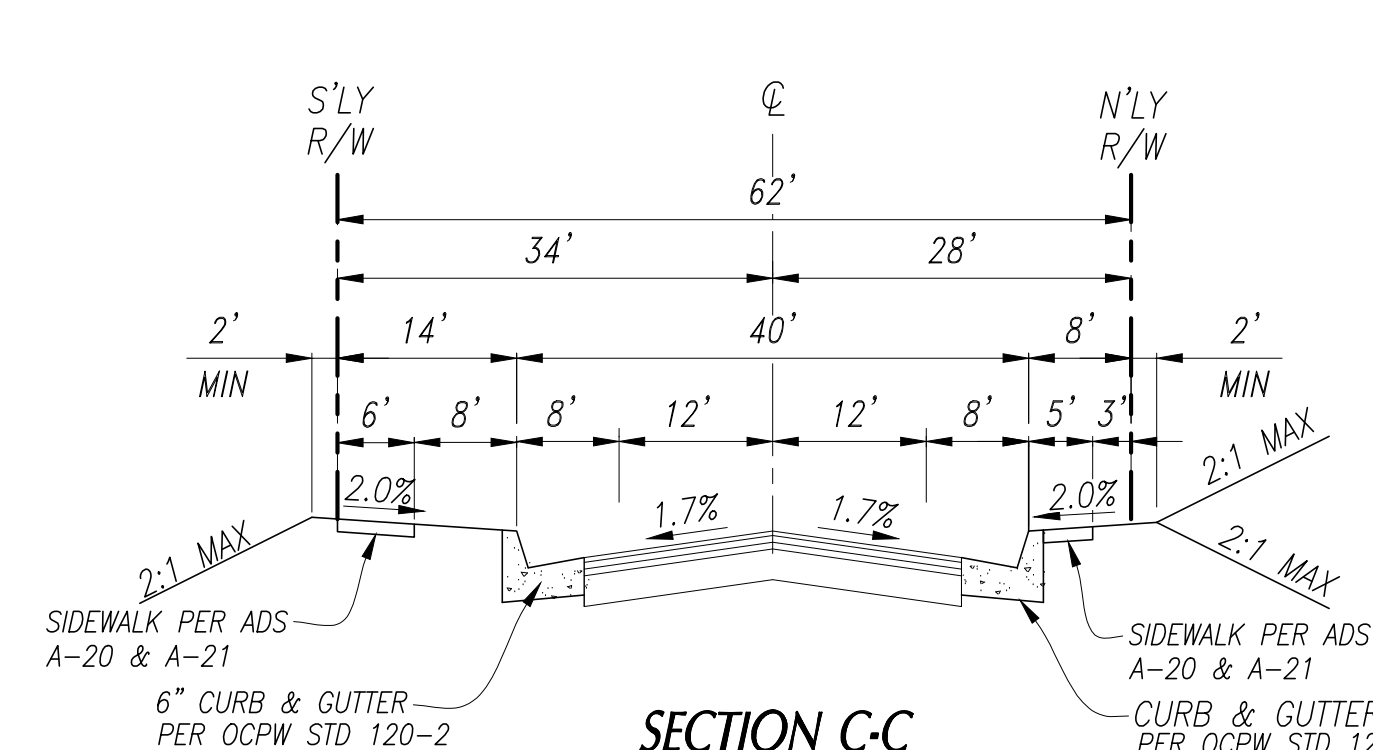
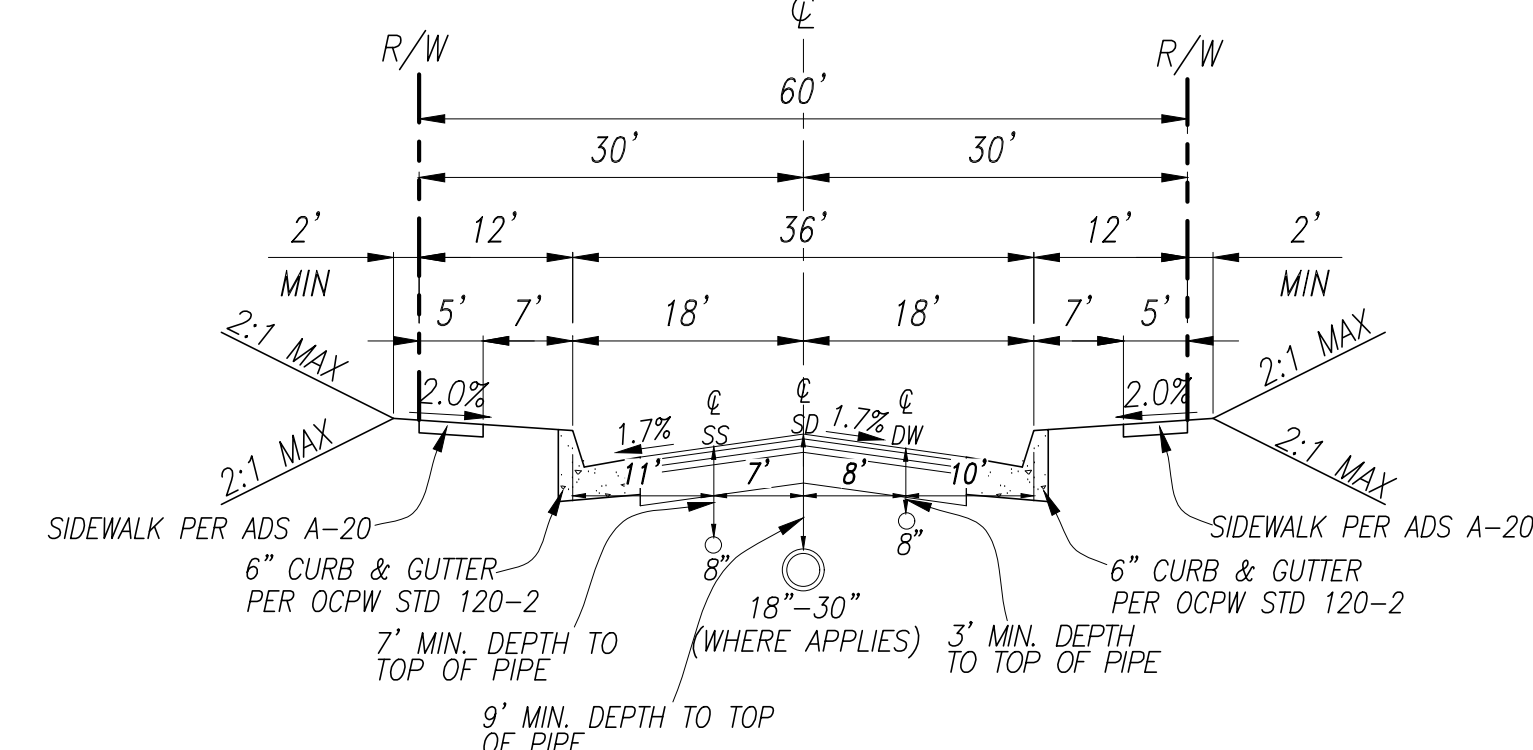
**PROJECT SUMMARY**

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE
1 THROUGH 56	56	6.02	64.31%	95.86%	RESIDENTIAL SFD
A-B	2	0.10	1.12%	-	PRIVATE COURT
C-O	13	0.29	3.06%	4.14%	SLOPE/LANDSCAPE
ROW	-	2.95	31.51%	-	PUBLIC STREET
TOTALS	71	9.36	100.00%	100.00%	
DEVELOPMENT AREA GROSS		9.36	ALL LOTS 1-56, A-O	5.98 DU/AC GROSS DENSITY (56 DU/9.36 AC)	
DEVELOPMENT AREA NET		6.28	LESS PRIVATE COURTS & PUBLIC ROW	8.90 DU/AC NET DENSITY (56 DU/6.28 AC)	

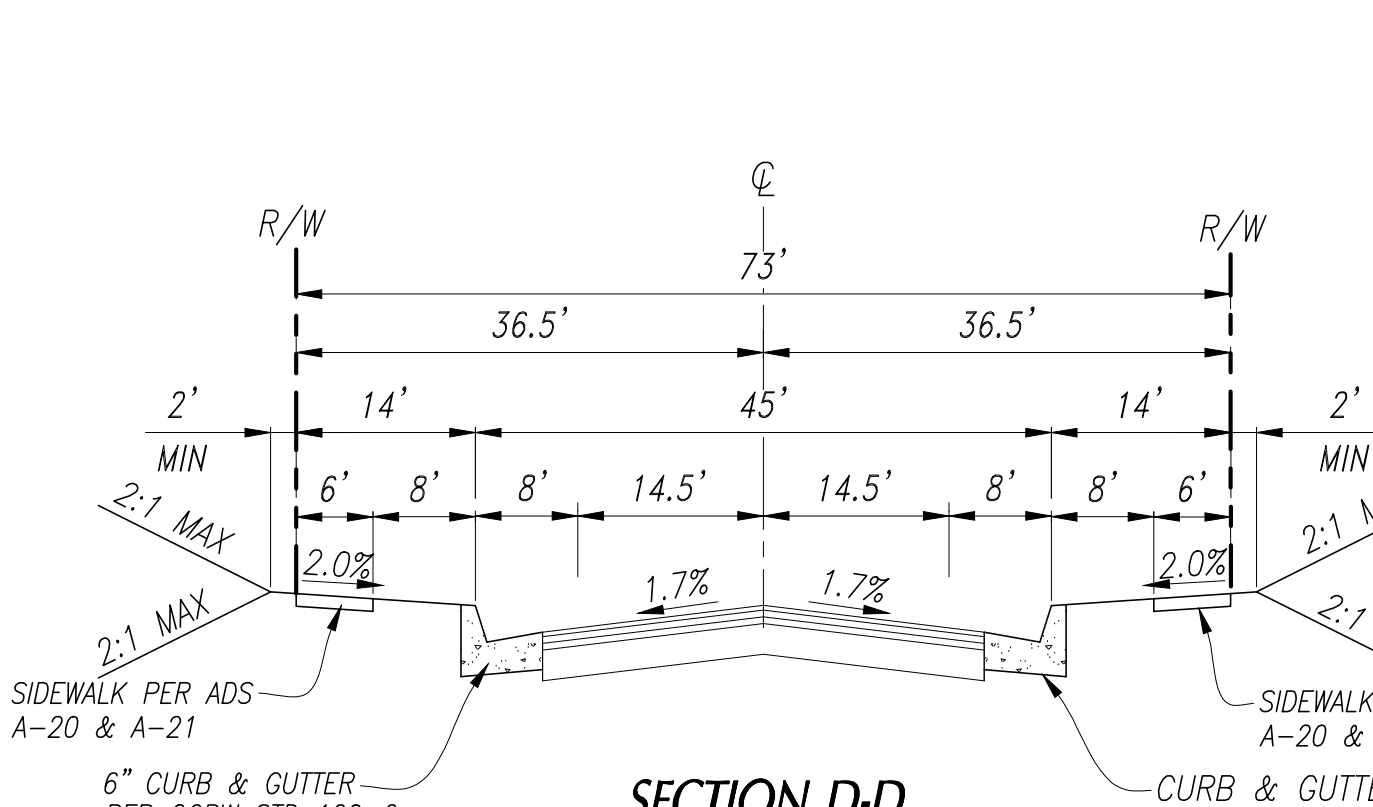
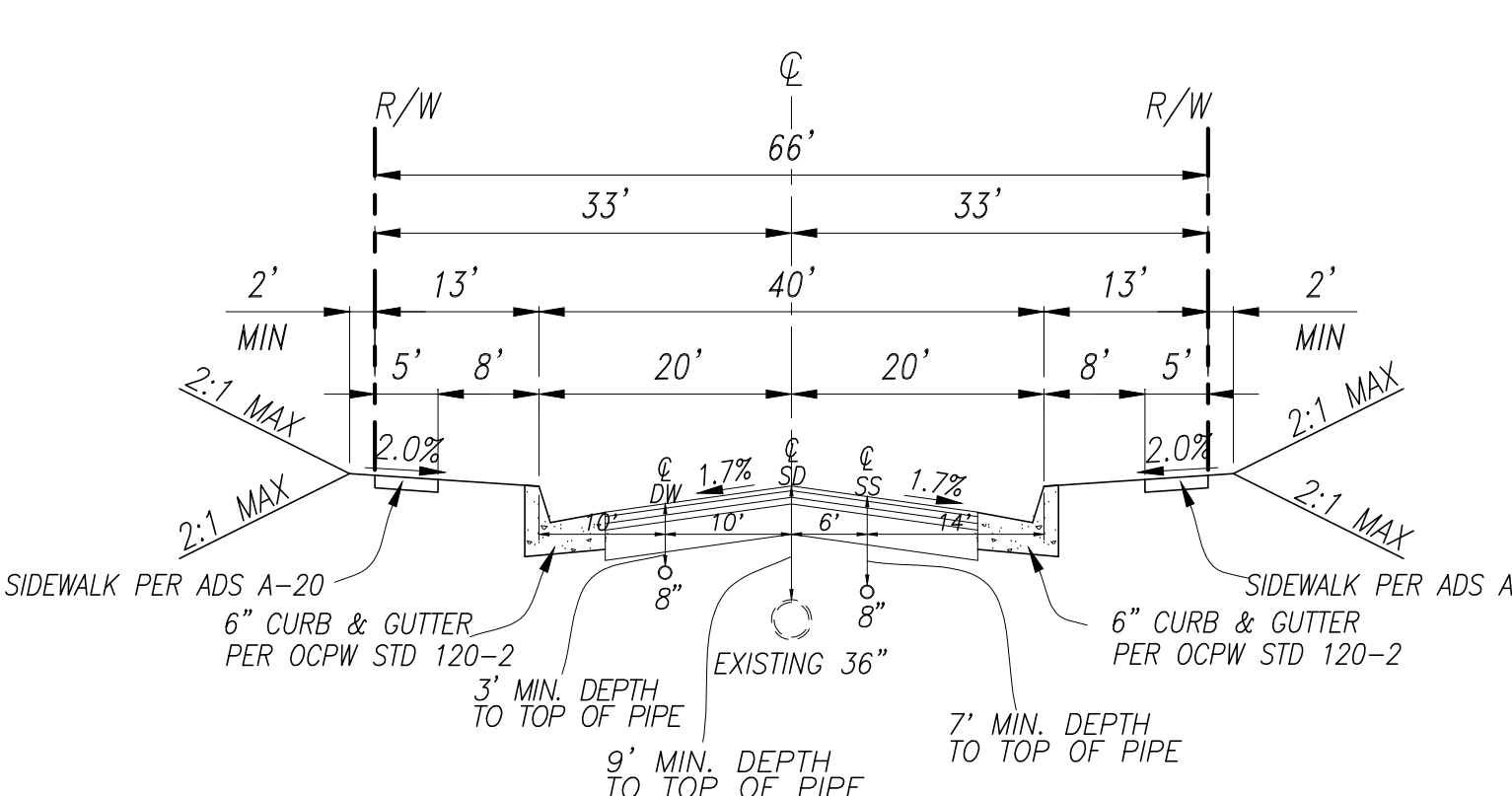


- NOTES:**
- SCORELINE PATTERNS TO START AT DRIVEWAY EDGES.
  - PAVED SURFACES: 4" MIN THICK CONCRETE WALKS TO RECEIVE LIGHT BROOM FINISH. 6" MIN THICK CONCRETE DRIVEWAY APPROACHES TO RECEIVE MEDIUM RUFF BROOM FINISH. PER OCPW STD. PLAN 120-2.
  - DRIVEWAY SURFACE TO RECEIVE MEDIUM BROOM FINISH.
  - ON DRIVEWAYS NARROWER THAN 15.0' IN WIDTH, REDUCE WALK AND DRIVEWAY APPROACH MODULES. ON DRIVEWAYS WIDER THAN 18.0' IN WIDTH, INCREASE WALK AND DRIVEWAY APPROACH SCORELINE PATTERN TO FIVE (5) EQUAL MODULES.
  - SCORELINE PATTERNS TO OCCUR AT DRIVEWAY EDGES. 4" MIN THICK CONCRETE WALKS TO RECEIVE LIGHT BROOM FINISH. 6" MIN THICK CONCRETE DRIVEWAY APPROACHES TO RECEIVE MEDIUM RUFF BROOM FINISH. PER OCPW STD. PLAN 120-2.
  - SCORELINES TO BE 1" MIN. DEPTH. TO BE SET WITH 1/2" BENT EDGE. 2" TRIMPS ARE NOT TO BE USED AT WEAKENED PLANE JOINTS LOCATIONS.
  - CURB RETURN RADII TO BE 4.0' PER THE RANCH ALTERNATE DEVELOPMENT STANDARD 8-11.
  - LOCATE SUB-DRAINS AND CURB CORES CUTS BENEATH WEAKENED PLANE JOINTS.
  - WIDTH OF PARKWAY AS INDICATED ON PLANS.
  - WIDTH OF DRIVEWAY APPROACH IS 8'-12" MIN.

**4" P.C.C. SIDEWALK**  
ADS A-20  
N.T.S.



**4" ROLLED CURB DETAIL**  
ADS G-9 ALTERNATE  
N.T.S.



<b>OWNER:</b> RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92694 (949) 240-3363 ATTN: JAY BULLOCK	<b>APPLICANT:</b> LIVETRU TRUMARK-CORP	<b>PREPARED BY:</b> HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING 3880 HIGHWAY 101, SUITE 100 NEWPORT BEACH, CA 92660 PH: (949) 999-9800
<b>COUNTY OF ORANGE</b>		
<b>VESTING TENTATIVE TRACT MAP 19304</b>		
<b>RANCH PLAN - PLANNING SUBAREA 3.3</b>		
<b>RMV PA3 DEVELOPMENT - MR46</b>		
<b>SOUTHWEST SIDE OF LAMKIN LANE &amp; PABLO WAY</b>		
<b>DESIGNED BY:</b> ---	<b>DATE:</b> 5/29/2024	<b>CITY FILE NO.:</b> ---
<b>DRAFTED BY:</b> ---		
<b>CHECKED BY:</b> ---		
		<b>SHEET VTTM-2</b>