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**Notes:**  
 7 NUMBERED AND 3 LETTERED LOTS  
 5.88 ACRES GROSS/NET (256,217 SF)  
 LAND NOT SUBJECT TO INUNDATION OR  
 OVERFLOW  
 NO LAND OR PARKS TO BE DEDICATED

**Area & Density:**

LOT 1 (RESIDENTIAL)	52,788 SF
LOT 2 (RESIDENTIAL)	49,781 SF
LOT 3 (RESIDENTIAL)	23,257 SF
LOT 4 (RESIDENTIAL)	23,735 SF
LOT 5 (RESIDENTIAL)	20,619 SF
LOT 6 (COMMON AREA)	16,075 SF
LOT 7 (COMMON AREA)	5,340 SF
LOT A (DRIVEWAY)	27,755 SF
LOT B (DRIVEWAY)	19,784 SF
LOT C (DRIVEWAY)	17,064 SF
GROSS LOT AREA:	256,218 SF

PROPOSED CONDOMINIUM UNITS: 37 DU  
 NET AREA/UNIT = 188,918 SF/37 UNITS = 5,106 SF/UNIT

**Land Use:**  
 EXISTING: RECREATION (TENNIS CLUB)  
 PROPOSED: 37 RESIDENTIAL CONDOMINIUM  
 UNITS & COMMON AMENITIES

**Zoning:**  
 Existing: A1  
 Proposed: R2-5000

**Site Address:**  
 11782 SIMON RANCH ROAD  
 UNINCORPORATED TERRITORY OF THE COUNTY OF  
 ORANGE, CA

**Assessor's Parcel Number:**  
 024-321-01

**Flood Zone:**  
 ZONE X OUTSIDE THE 500 YEAR FLOOD  
 BOUNDARIES

**Estimated Grading Quantities:**  
 RAW CUT: 12,000 CY  
 RAW FILL: 12,000 CY  
 IMPORT: 0 CY

**Owner/Subdivider:**  
 Ranch Hill Partners LP  
 2454 Alton Pkwy  
 Irvine, California 92606

**Legal Description:**  
 THAT PORTION OF BLOCK 42 OF IRVINE'S SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK 1, PAGE 88  
 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA,  
 DESCRIBED AS FOLLOWS:  
 BEGINNING OF THE NORTHERLY CORNER OF LOT 320 IN BLOCK 43 OF SAID IRVINE'S SUBDIVISION; THENCE  
 NORTH 40° 00' EAST 20.00 CHAINS; THENCE SOUTH 50° 00' EAST 20.00 CHAINS TO A ONE AND ONE-HALF INCH  
 IRON PIPE MARKING AN ANGLE POINT IN THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN  
 DEED TO SHERMAN STEVENS, RECORDED JULY 16, 1912 IN BOOK 218, PAGE 231 OF DEEDS, AND THE TRUE POINT  
 OF BEGINNING SOUTH 40° 00' WEST 87.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID STEVEN LAND,  
 THENCE NORTH 80° 00' WEST 13.24 FEET; THENCE NORTH 12° 00' WEST 230.42 FEET; THENCE NORTH 73°  
 53' 10" WEST 230.01 FEET; THENCE NORTH 5° 26' 20" EAST 182.83 FEET; THENCE NORTH 19° 21' 40" EAST 74.64  
 FEET; THENCE NORTH 44° 04' 30" EAST 127.61 FEET; THENCE NORTH 53° 30' 23" EAST 199.89 FEET TO A POINT  
 ON THE NORTHEASTERLY LINE OF SAID STEVENS LAND; THENCE SOUTH 80° 00' EAST 477.51 FEET ALONG SAID  
 NORTHEASTERLY LINE TO THE TRUE POINT OF BEGINNING

**Benchmark:**  
 ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "3A-109-79"  
 LAT. 33° 45' 30.39720" LONG. 117° 48' 07.21354"  
 MONUMENT IS SET IN UNKNOWN SUBSIDIANCE ZONE AND MAY NOT FIT ADJACENT BENCHMARKS  
 DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3A-109-79"; SET IN THE  
 SOUTHEASTERLY CORNER OF A 4 BY 4 FT. CONCRETE CATCH BASIN.  
 MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF 17TH STREET AND  
 NEWPORT AVENUE, 48 FT. SOUTHEASTERLY OF THE CENTERLINE OF NEWPORT AVENUE AND 60 FEET  
 SOUTHWESTERLY OF THE CENTERLINE OF EL CAMINO LANE. MONUMENT IS SET LEVEL WITH THE  
 SIDEWALK.  
 ELEVATION: 197.328' (NAVD88) 1995 ADJ.

**Utilities:**

CABLE	COX COMMUNICATIONS
ELECTRICITY	SO. CAL. EDISON
GAS	SO. CAL. GAS COMPANY
SEWER	ORANGE COUNTY SANITATION DISTRICT
WATER	TUSTIN WATER DEPARTMENT

SCHOOL DISTRICT: TUSTIN UNIFIED SCHOOL DISTRICT

**Access:**  
 ACCESS TO THE PROJECT IS FROM SIMON RANCH ROAD. AN EXISTING PUBLIC STREET. THE PAVED ON-SITE  
 PRIVATE DRIVEWAY IS 28 FEET WIDE IN COMPLIANCE WITH O.C.D. STD. PLAN 1107 WHICH REQUIRES A  
 MINIMUM PAVED WIDTH OF 24' FOR DRIVEWAYS SERVING MORE THAN 4 UNITS.

**Deviation from County Standards:**  
 THE PROJECT PROPOSES A DEVIATION FROM ORANGE COUNTY PUBLIC WORKS DEPARTMENT STANDARD PLAN  
 1112 FOR STANDARD KNUCKLE WITH MODIFIED KNUCKLE DESIGN AS SHOWN ON MAP.

**LEGEND:**

AC	ASPHALTIC CONCRETE
CF	CURB FACE
EX	EXISTING
FF	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FS	FINISHED SURFACE
PAD	PAD ELEVATION
PC	PORTLAND CEMENT CONCRETE
ST LT	STREET LIGHT
SF	SQUARE FEET
TC	TOP OF CURB

--- CENTERLINE  
 --- CURB & GUTTER  
 --- DAYLIGHT LINE  
 --- PROPERTY LINE  
 --- SEWER  
 --- TRACT BOUNDARY  
 --- WATER MAIN  
 --- DRAIN PIPE  
 ■ INLET



# Vesting Tentative Tract Map

Ranch Hills Community



Source: Robin B. Hamers & Assoc., Inc. Civil Engineers, 2020

## Figure 6a