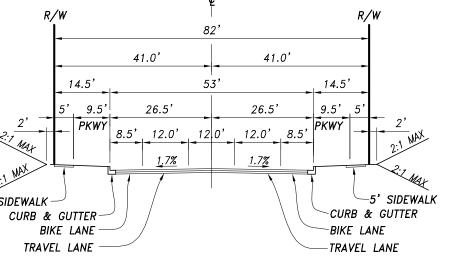


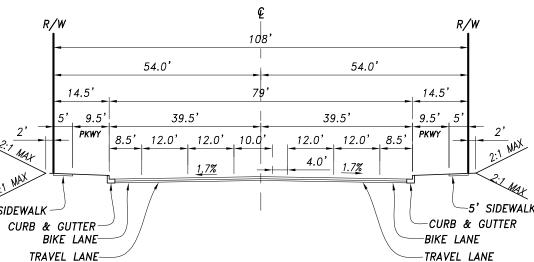
SECTION A-A PORTION OF CHIQUITA CANYON DRIVE (EXISTING)

SECONDARY 50 MPH (PUBLIC) ADS B-5, J-4a



SECTION B-B AIROSO STREET (EXISTING)

FROM NORTH OF "A" STREET RESIDENTIAL COLLECTOR - 35 MPH (PUBLIC) ADS J-5 ADT = 1200 - 6000



SECTION C-C AIROSO STREET (EXISTING)

FROM CHIQUITA CANYON DR. TO "A" ST. RESIDENTIAL COLLECTOR - 35 MPH (PUBLIC) ADS J-5 ADT = 1200 - 6000

STATISTICAL SUMMARY:

ACREAGE LAND USE 2.2 AC. UAC (STORAGE) 2 - 4UAC (MULTI-TENANT FLEX) 4.1 AC. 5, 7-8 UAC (PARKING) 3.8 AC. UAC (FITNESS CLUB) 1.0 AC. UAC (ROLLER SKATING RINK) 1.0 AC. 19.9 AC. 10-27, 36-40 4.8 AC. *28–35* NEIGHBORHOOD CENTER

5.4 AC.

42.3 AC.

SMWD UTILITY

LETTERED LOT SUMMARY

TOTAL

, [LOT	S.F	Acres	LAND USE	LOT	S.F	Acres	LAND USE
+	A	107,455	2.5	ACCESS FOR UTILITY PURPOSE	С	82,367	1.9	ACCESS AND FOR UTILITY PURPOSE
	В	2,656	0.06	ACCESS FOR UTILITY PURPOSE	D	43,683	1.0	ACCESS AND FOR UTILITY PURPOSE

NUMBERED LOT SUMMARY

Lot No.	S.F	Acres	LAND USE	Lot No.	S.F	Acres	LAND USE
1	97,348	2.2	UAC (Storage)	21	24,525	0.6	UAC
2	60,122	1.4	UAC (Multi-Tenant Flex 1)	22	14,744	0.3	UAC
3	55,315	1.3	UAC (Multi-Tenant Flex 2)	23	12,862	0.3	UAC
4	61,617	1.4	UAC (Multi-Tenant Flex 3)	24	12,602	0.3	UAC
5	29,275	0.7	UAC (Parking/ Stalls)	25	20,478	0.5	UAC
6	43,720	1.0	UAC (Fitness Club)	26	36,096	0.8	UAC
7	58,553	1.3	UAC (Parking)	27	29,082	0.7	UAC
8	77,923	1.8	UAC (Parking)	28	31,314	0.7	NEIGHBORHOOD CENTER
9	43,630	1.0	UAC (Roller Skating Rink)	29	45,815	1.1	NEIGHBORHOOD CENTER
10	19,115	0.4	UAC	30	16,660	0.4	NEIGHBORHOOD CENTER
11	12,329	0.3	UAC	31	23,759	0.5	NEIGHBORHOOD CENTER
12	12,277	0.3	UAC	32	32,117	0.7	NEIGHBORHOOD CENTER
13	19,075	0.4	UAC	<i>33</i>	40,248	0.9	NEIGHBORHOOD CENTER
14	58,895	1.4	UAC	34	8,155	0.2	NEIGHBORHOOD CENTER
15	18,575	0.4	UAC	<i>35</i>	11,119	0.3	NEIGHBORHOOD CENTER
16	66,073	1.5	UAC	36	7,910	0.2	UAC
17	35,223	0.8	UAC	37	53,461	1.2	UAC
18	39,838	0.9	UAC	38	40,859	0.9	UAC
19	250,732	5.8	UAC	39	8,229	0.2	UAC
20	19,522	0.4	UAC	40	56,200	1.3	UAC

LEGEND

PROJECT BOUNDARY PROPOSED LOT LINE -----W ----------W ---------- PROPOSED WATER LINE ——S ————S ————O PROPOSED SEWER LINE PROPOSED STORM DRAIN PROPOSED CENTERLINE MASTER AREA PLAN 2.4 BOUNDARY

— — — — TOP OF SLOPE $--\perp --\perp ---\perp ---$ TOE OF SLOPE — — — — — — — DAYLIGHT LINE — — — — — — PROPOSED EASEMENT RETAINING WALL MSE WALL

EXISTING CONTOUR

TYPICAL SECTION D-D

ENTRANCE FROM AIROSO STREET

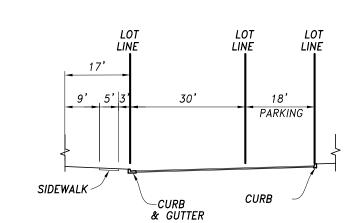
(PRIVATE DRIVE)

TYPICAL SECTION E-E ENTRANCE FROM AIROSO STREET (PRIVATE DRIVE)

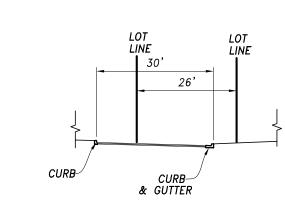
─CURB & GUTTER

CURB & GUTTER

SIDEWALK



TYPICAL SECTION F-F TYPICAL DRIVE AISLE WITH PARKING (PRIVATE DRIVE)



TYPICAL SECTION G-G

EARTHWORK QUANTITIES

24,610 ±CYDS 19,420 ±CYDS 5,190 ±CYDS

THE PROPOSED ESTIMATED GRADING QUANTITIES FOR THIS MAP ARE SUBSTANTIALLY CONSISTENT WITH OR LESS THAN PREVIOUS APPROVALS (IE. PA2 MASTER AREA PLAN (PA 13006, SUBAREA 2.4 SUBAREA AREA PLAN (PA 130004), AND RELATED GRADING PERMIT GA130007). PROPOSED GRADING HAS BEEN ADDRESSED PER CEQA BY THE EIR 589 DOCUMENT AND THE PA2 ADDENDUM TO EIR 589.

EXISTING EASEMENTS

- INDICATES EASEMENT FOR WATER, SEWER AND ACCESS PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT, RECORDED OCTOBER 28, 2016 PER INSTRUMENT NO. 20160533045 BOOK 961 PAGE 12-17
- EXISTING INGRESS EGRESS AND EMERGENCY ACCESS FOR PRIVATE STREET PURPOSES, RECORDED OCTOBER 28, 2016 PER INSTRUMENT NO. 20160533045 BOOK 961 PAGE 12-17. EASEMENT TO TERMINATE UPON THE RECORDATION OF
- INDICATES EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JUNE 15, 2016 PER INSTRUMENT NO. 2016000269924, O.R.

PROPOSED EASEMENTS

	Description	Recipient
1	INGRESS, EMERGENCY ACCESS AND UTILITY EASEMENT FOR PRIVATE STREET PURPOSES	COUNTY & SMWD

LEGAL DESCRIPTION PORTIONS OF FINAL TRACT MAP 17564, LOTS 3-18 & LOT B

SUBDIVIDER: ESENCIA RETAIL, LLC

28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363

STATEMENT OF OWNERSHIP

WE, ESENCIA RETAIL, L.L.C., DO HEREBY STATE THAT WE ARE THE OWNER OF THE TO THE SUBMISSION OF SAID MAP.

DATED THIS	DAY OF	
BY:		
PRINTED NAME:		
TITLE:		

NOTES

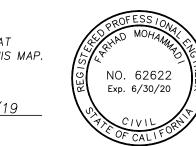
EXISTING LAND USE: VACANT LAND (GRADED PER GRADING PERMIT NUMBER GA150007) PROPOSED LAND USE: URBAN ACTIVITY CENTER AND NEIGHBORHOOD CENTER EXISTING ZONING: VTTM 17575 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 2, IS ZONED AS A DEVELOPMENT AREA BY THE RANCH PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION II.C OF THE PC TEXT. 4. THE PLANNING AREA 2 MASTER AREA PLAN (PA130006), SUBAREA PLAN 2.4 (PA130004) AND PA2 MASTER AND SUBAREA PLAN (PA150047) DESIGNATE THE PROJECT SITE AS URBAN ACTIVITY

VICINITY MAP

- CENTER USES AND NEIGHBORHOOD CENTÉR, WITHIN THE BOUNDARIES OF VTTM 17575. GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP. PER A CONCURRENT PROCESSING REQUESTLETTER. PLAN CHECKING OF GA OR GB PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW VTTM APPROVAL. 6. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCH PLAN FINAL PROGRAM EIR 589 AND PLANNING AREA 2 FEIR ADDENDUM. 7. COUNTY PROCESSING STEPS AND PROCEDURES FOR THIS VESTING TENTATIVE TRACT MAP ARE MADE
- IN ACCORDANCE WITH THE RANCH PLAN SUBDIVISION FLOWCHART AND CHECKLIST AVAILABLE 8. ADJACENT LAND USE ZONING RANCH PLAN PLANNED COMMUNITY NORTH: RESIDENTIAL
- RANCH PLAN PLANNED COMMUNITY SOUTH: RESIDENTIAL EAST: OPEN SPACE RANCH PLAN PLANNED COMMUNITY WEST: RESIDENTIAL RANCH PLAN PLANNED COMMUNITY
- 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 DISTRICT 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 ON FINAL
- SOUTHERN CALIFORNIA GAS COMPANY SAN DIEGO GAS AND ELECTRIC AT&T AND COX COMMUNICATIONS TELEPHONE:
- CABLE TELEVISION: COX COMMUNICATIONS PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT. 13. 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 PERMIT NUMBER ST160002" AND THE RUN OFF MANAGEMENT PLAN (ROMP). 14. STREET IMPROVEMENTS FOR CHIQUITA CANYON DRIVE WAS COMPLETED PER STREET PERMIT
- NUMBERS ST150001 AND ST150014, AIROSO STREET WAS COMPLETED PER STREET PERMIT NUMBER ST160004 AND LOS PATRONES PARKWAY WAS COMPLETED UNDER VARIOUS PERMIT NUMBERS. 15. STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCH PLAN ALTERNATIVE DEVELOPMENT STANDARDS
- 16. ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE 17. GRADING FOR VESTING TENTATIVE TRACT MAP NO. 17575 MAY BE ACCOMPLISHED IN MULTIPLE
- 18. STORM FLOW TRIBUTARIES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGH THE SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN HEREON.
- 19. ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP. 20. BACKBONE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 17575 MAY BE PHASED AND
- COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT. . ACCESS TO THE SITE IS PROPOSED VIA CHIQUITA CANYON DRIVE AND AIROSO STREET.
- 22. MASS GRADING OF SITE IS PURSUANT TO PLANNING COMMISSION APPROVAL OF SUB AREA PLAN 2.4 (PA130004), AS APPROVED BY ORANGE COUNTY PLANNING COMMISSION MARCH 27, 2013.
- 23. PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL 24. 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.
- 25. THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA GOVERNMENT CODE. 26. 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 TO BE SUBMITTED WITH
- GRADING PERMIT APPLICATION. (DEVIATION TO COUNTY GRADING CODE AND MANUAL)

 27. PROPOSED UTILITY, 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 RECORDATION. 28. STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE
- 29. THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT 2010, AS AMENDED. 30. 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.
- 31. ACCESS TO STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR OCFCD AS APPROPRIATE. 32. THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT 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 4.2(C).
- 33. ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS. 34. THERE ARE NO EXISTING BUILDINGS ON SITE
- 35. RECIPROCAL ACCESS AGREEMENT WILL BE REQUIRED TO BE RECORDED WITH THIS MAP TO ACCOUNT FOR ALL LOTS THAT DO NOT HAVE DIRECT ACCESS TO PUBLIC RIGHT OF WAY 36. THIS PROPERTY IS LOCATED WITHIN AN AREA COVERED BY THE RANCH PLAN FIRE PROTECTION PROGRAM (2007), AND IS COVERED UNDER PREVIOUS OCFA APPROVAL OF A FIRE MASTER PLAN. 37. IN ACCORDANCE WITH SECTION 66428 OF THE STATE OF CALIFORNIA GOVERNMENT CODE
- (SUBDIVISION MAP ACT) AND SECTION 7-9-343 OF THE COUNTY OF ORANGE SUBDIVISION CODE, THE REQUIREMENTS OF THE SUBDIVISION CODE ARE AUTOMATICALLY WAIVED WHEN A NEW CONDOMINIUM PROJECT IS CREATED OR ESTABLISHED ON AN EXISTING BUILDING SITE. 38. FINAL MAP 17564 RECORDED THE RELEASE AND RELINQUISHING OF VEHICULAR ACCESS RIGHTS TO CHIQUITA CANYON DRIVE EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE APPROVAL OF THIS TENTATIVE TRACT MAP DOES NOT REVERSE OR UNDO THE RELEASE AND
- RELINQUISHING OF SAID RIGHTS. 39. PRIOR TO THE RECORDATION OF ANY FINAL MAP THAT INCLUDES THE AREA TENTATIVELY SUBDIVIDED BY LOTS ADJACENT TO CHIQUITA CANYON DRIVE AND WHICH PROPOSES VEHICULAR ACCESS TO OR FROM CHIQUITA CANYON DRIVE, RMV SHALL: 1. VERIFY THAT THE PROPOSED CHIQUITA CANYON DRIVE DESIGN (TENTATIVELY, A
 - RIGHT-IN/RIGHT-OUT 28' WIDE ENTRY WITH CURB RETURNS) MEETS THE FOLLOWING ADDITIONAL DESIGN CRITERIA:
 - A. STRIPING OF CHIQUITA CANYON DRIVE MUST CORRESPOND TO FUTURE POTENTIAL CONDITIONS FOR K STREET. B. SUFFICIENT STACKING LENGTH MUST BE ALLOWED FOR QUEUING OF VEHICLES THAT HAVE ENTERED AT THE DRIVEWAY, SUCH THAT VEHICLES WOULD NOT BACK UP ONTO
- CHIQUITA CANYON DRIVE. 2. DEVELOP A SITE PLAN AND CIRCULATION PLAN FOR THE SOUTHERN LOTS OF TENTATIVE TRACT MAP 17575 (OR THOSE PORTION OF FINAL MAP 17564) THAT ALLOWS FOR THE SAFE AND EFFICIENT MOVEMENT OF VEHICLES TO AND FROM CHIQUITA CANYON DRIVE AND WITHIN THE SITE, AND EITHER PROHIBITS THRU MOVEMENT TO THE MIDDLE AND NORTHERN PORTION OF THE SITE OR DE-EMPHASIZES THE CHIQUITA CANYON DRIVE ENTRY AS MAJOR
- POINT OF ACCESS THROUGH USE OF TRAFFIC CALMING, SCREENING, AND/OR CIRCULATION 3. RMV SHALL CONSIDER AND EVALUATE ALTERNATIVE SITE CONFIGURATIONS FOR THIS AREA, INCLUDING LOCATING THE PROPOSED SERVICE STATION ON THE SITE'S SOUTHWESTERN LOT (CORNER LOT OF CHIQUITA CANYON DRIVE AND AIROSO STREET) INSTEAD OF THE

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	2/26/19
W.O.	2402-43
GROSS ARFA	42.3±
51.000 7 <u>2</u> 7.	1,
CONTOUR INTERVAL	
NUMBERED LOTS	40
LETTERED LOTS	4

I. Mohammad.

PREPARED FOR:

ESENCIA RETAIL, LLC 28811 ORTEGA HIGHWAY

SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363



VESTING TENTATIVE TRACT MAP NO. 17575

SHEET 1 OF 1

PLOTTED BY: Sepideh Bastani DATE: Feb. 26, 2019 03:58:47 PM FILE: F:\0716\Engineering\SA_TTM 17575\TTM_17575\TTM 17575.dwq

