

# THE PRESERVE

## VESTING TENTATIVE TRACT NO. 17269

### ORANGE COUNTY, CALIFORNIA

#### NOTES

1. Assessor Parcel Numbers: 125-120-32 and 125-120-37
2. Existing Land Use: Vacant Land
3. Existing General Plan Land Use Designation: Open Space and Cleveland National Forest
4. Existing Zoning: General Agricultural (A1)
5. Proposed Zoning: Agricultural Residential (AR)
6. Water service provided by Elsinore Valley Municipal Water District (EVMWD)
7. Sewer service provided by Elsinore Valley Municipal Water District (EVMWD)
8. Gas service provided by Southern California Gas Company
9. Electric service provided by Southern California Edison Company
10. Telephone service provided by Verizon
11. Cable service provided by Verizon
12. The project site is located within Saddleback Valley Unified School District
13. All grading and erosion control shall be consistent with the requirements from Orange County Grading Manual and Orange County Grading and Erosion Control Code
14. Street improvements shall be designed per the Orange County Highway Design Manual and Orange County Public Works Standard Plans
15. Drainage improvements shall be designed per the Orange County Local Drainage Manual and Orange County Flood Control District Design Manual
16. Multiple Final Tract Maps may be filed on Vesting Tentative Tract Map 17269
17. Project site is located within Zone D, area in which flood hazards are undetermined, but possible, per firm map Community Panel Number 06059C0375H dated February 16, 2004
18. Approximate Earthwork Quantities:  
Cut: 313,860 CYS  
Fill: 313,860 CYS
19. All man-made slopes to be Type "C" unless noted otherwise.
20. The Preserve of San Juan Area Plan (PA130026) is associated with this vesting tentative map.

#### EASEMENTS

- A. Nonexclusive easement for pedestrian and vehicular ingress and egress and incidental purposes, in favor of The Preserve of San Juan, LLC, a California limited liability company, Recorded March 28, 2011 as Instrument No. 2011000158063 of Official Records. To remain.
- B. A right of way for the construction, maintenance and full, free and quite use and enjoyment of a line to support private and/or public telephone, telegraph and other types of communication circuits traversing the above described premises, over a portion of the land. To remain.
- C. This grant shall be effective so long as said easement be actually used for the purposes above specified, and all rights hereunder shall revert to the owner of the land as soon as the said use thereof shall be abandoned and discontinued for a period of five years or more, as conveyed to United States of America in Deed recorded November 1, 1959 in Book 10115, Page 412 of Official Records.
- D. An easement for either or both pole lines, conduits and incidental purposes, in favor of Southern California Edison Company, Recorded July 24, 1963 as Book 6645, Page 335 of Official Records. To remain.
- E. An easement for either or both pole lines, conduits and incidental purposes, in favor of California Water and Telephone Company, Recorded as Book 7839, Page 855 of Official Records. To remain.
- F. An easement for utility purposes over a portion of the land as disclosed by Superior Court Case No. D-16-73-11 and as shown on said Parcel Map. To remain.
- G. An easement for either or both pole lines, conduits and incidental purposes, in favor of Southern California Edison Company, a Corporation, Recorded August 9, 1995 as Instrument No.95-342662 of Official Records. To remain.
- H. An easement for ingress and egress utility and incidental purposes, in favor of Flora Adina Nilson, an unmarried woman, Recorded January 31, 2000 as Instrument No.00-52428 of Official Records. To remain.

#### LOT SUMMARY VICINITY MAP

| Category                | Quantity | Area (Acres) |
|-------------------------|----------|--------------|
| 1 - 29 RESIDENTIAL LOTS | 29       | 21.19        |
| RESERVOIR SITE          | 1        | 2.6          |
| A - C PRIVATE STREETS   | 3        | 6.7          |
| D & E COMMON DRIVES     | 2        | 1.5          |
| F - L OPEN SPACE        | 6        | 162.0        |
| M EMERGENCY ACCESS      | 1        | 0.5          |
| <b>TOTAL</b>            |          | <b>194.5</b> |

#### LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SBM.

#### STATEMENT OF OWNERSHIP

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.

*Douglas L. Staley* DATE 6-5-19  
DOUGLAS L. STALEY

#### LOT AREA TABLE

| Lot No.                   | Gross S.F.     | Net S.F. | Lot No.                 | Gross S.F.     | Net S.F. |
|---------------------------|----------------|----------|-------------------------|----------------|----------|
| 1                         | 27,232         | 19,533   | 15                      | 31,470         | 24,656   |
| 2                         | 42,796         | 37,377   | 17                      | 39,660         | 28,223   |
| 3                         | 28,051         | 24,004   | 18                      | 39,902         | 28,304   |
| 4                         | 29,836         | 26,088   | 19                      | 43,575         | 28,820   |
| 5                         | 20,369         | 19,843   | 20                      | 49,107         | 34,618   |
| 6                         | 23,932         | 19,650   | 21                      | 73,395         | 17,089   |
| 7                         | 21,612         | 18,883   | 22                      | 27,610         | 18,530   |
| 8                         | 38,383         | 26,173   | 23                      | 45,478         | 25,025   |
| 9                         | 28,252         | 23,814   | 24                      | 35,224         | 23,869   |
| 10                        | 15,488         | 14,458   | 25                      | 45,175         | 29,295   |
| 11                        | 14,072         | 13,695   | 26                      | 40,884         | 33,371   |
| 12                        | 18,594         | 18,094   | 27                      | 39,893         | 28,413   |
| 13                        | 26,373         | 19,239   | 28                      | 48,780         | 28,789   |
| 14                        | 22,204         | 21,693   | 29                      | 41,300         | 29,462   |
| 15                        | 28,978         | 24,656   |                         |                |          |
| <b>Total Gross</b>        | <b>921,122</b> |          | <b>Total Net</b>        | <b>686,333</b> |          |
| <b>S.F.</b>               | <b>21.19</b>   |          | <b>Acres</b>            | <b>21.19</b>   |          |
| <b>Gross Average S.F.</b> | <b>31,833</b>  |          | <b>Net Average S.F.</b> | <b>23,667</b>  |          |

#### SLOPE DESIGNATIONS

- (A) MAINTAINED BY PUBLIC AGENCY OR HOME OWNERS ASSOCIATION
- (B) MAINTAINED BY HOME OWNERS ASSOCIATION
- (C) MAINTAINED BY PRIVATE OWNERS

#### DEVIATIONS FROM DESIGN STANDARDS

##### MAN-MADE SLOPES

| LOT | TYPE     | SLOPE |
|-----|----------|-------|
| 23  | TYPE "C" | >20°  |
| 24  | TYPE "C" | >20°  |
| 26  | TYPE "C" | >20°  |
| 28  | TYPE "C" | >20°  |
| 29  | TYPE "C" | >20°  |

##### CURVED LOCAL STREETS & HIGHWAY RADII

| STREET | CENTERLINE RADII |
|--------|------------------|
| "A"    | 100'             |

##### SIDEWALKS & PEDESTRIAN WAYS

NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

| NO.      | DATE | REVISION   | BY |
|----------|------|--|----|
| 11/18/18 |      | ADDRESSED COUNTY COMMENTS                                | JS |
| 06/16/16 |      | ADDED MAINTENANCE ACCESS COVENANTS                       | JS |
| 04/21/15 |      | ADDED EMERGENCY ACCESS LOT "M" (ACREAGE FROM OPEN SPACE) | PA |
| 04/14/15 |      | ADDED RESIDENTIAL LOTS                                   | JS |
| 12/2013  |      | GRADE REVISIONS ON LOT "H" AND LOTS 9 & 10.              | LP |

##### PREPARED FOR:

**The Preserve at San Juan, LLC**  
4000 Barranca Parkway  
Suite 250  
Irvine, CA 92604

##### PREPARED BY:

**H & S A**  
HUNSAKER & ASSOCIATES  
IRVINE, INC.  
PLANNING • ENGINEERING • SURVEYING  
Three Highways Irvine, CA 92618  
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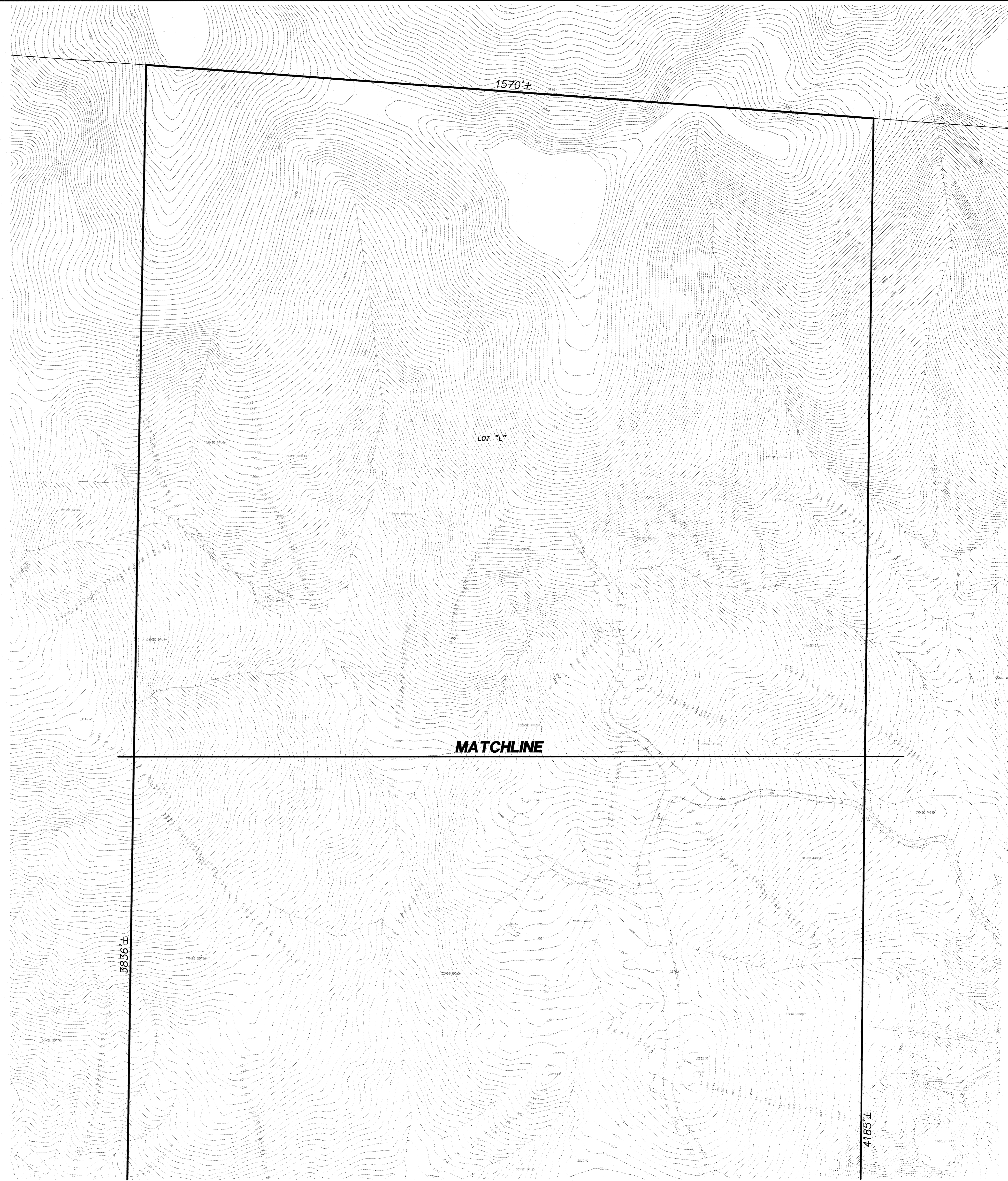
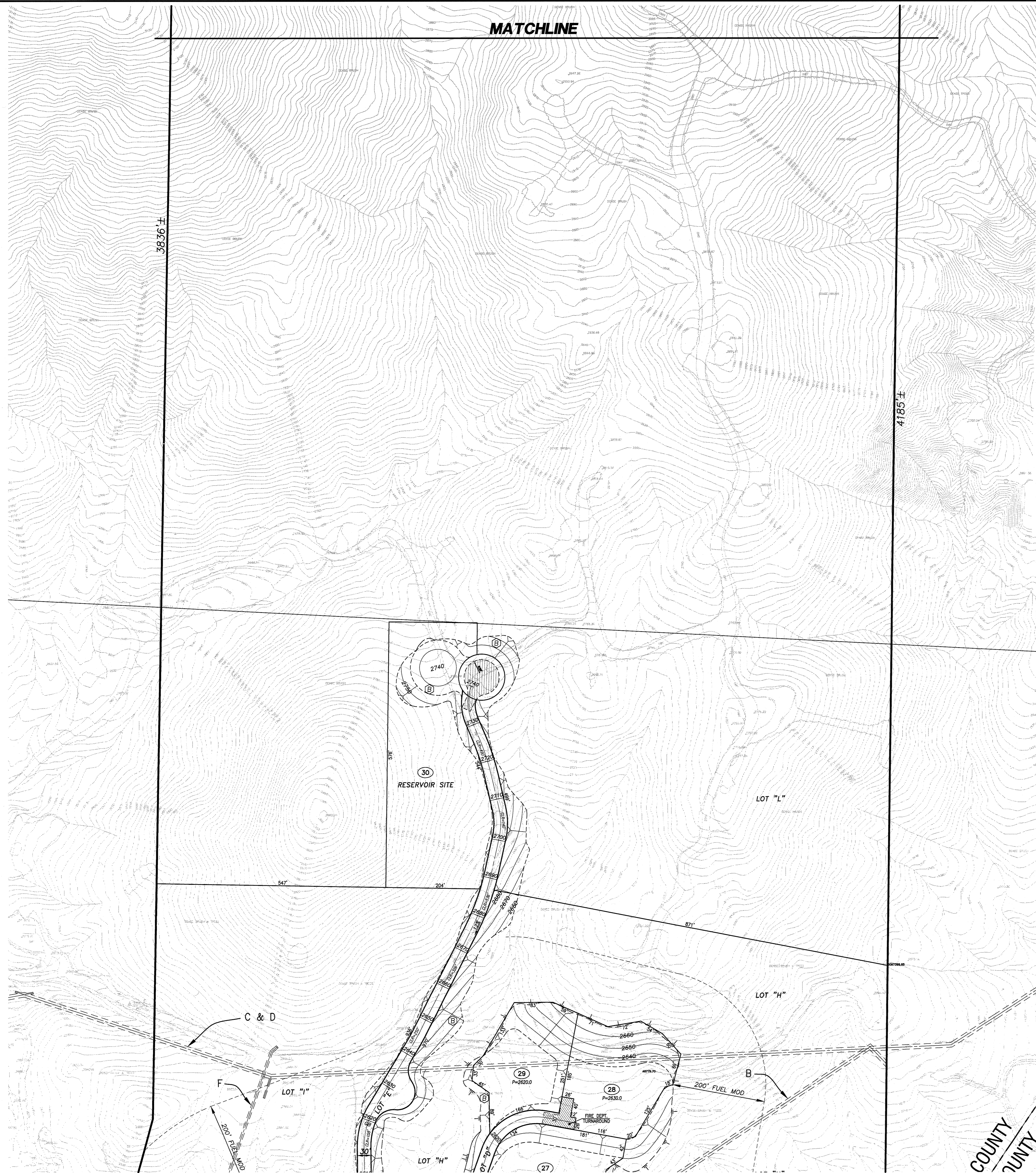
##### MAP DATE IDENTIFIER

DATE: 06/04/19  
W.O.: 3852-1  
GROSS AREA: 194.5 AC±  
CONTOUR INTERVAL: 5'  
TOTAL LOTS: 30 NUMBERED  
13 LETTERED

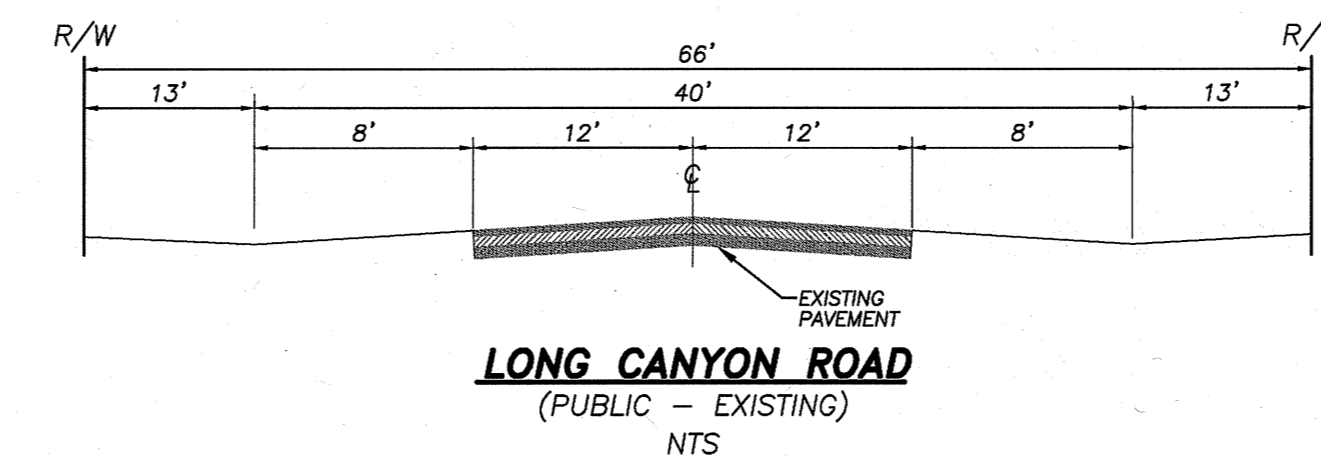
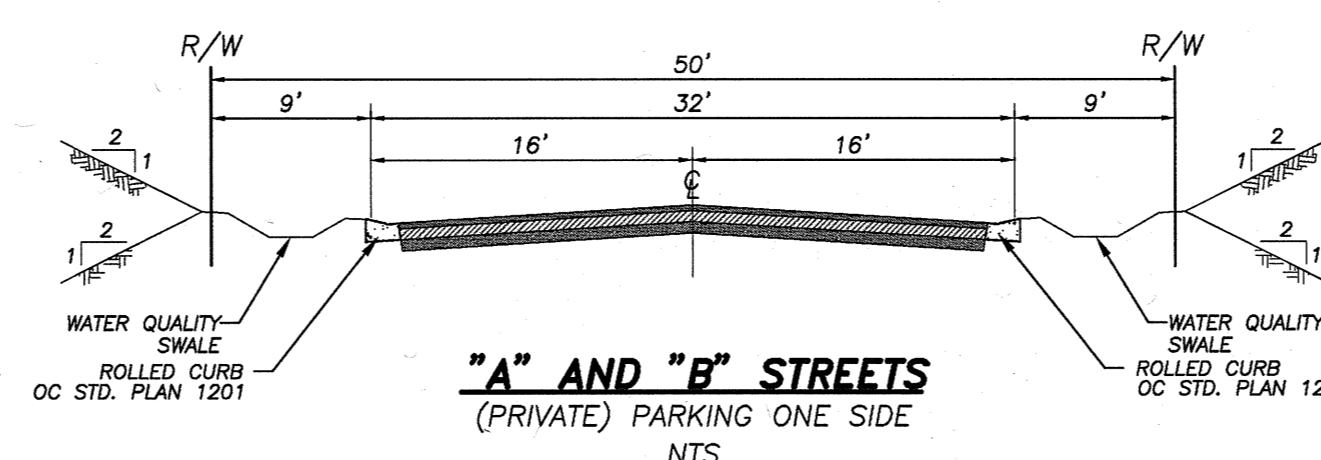
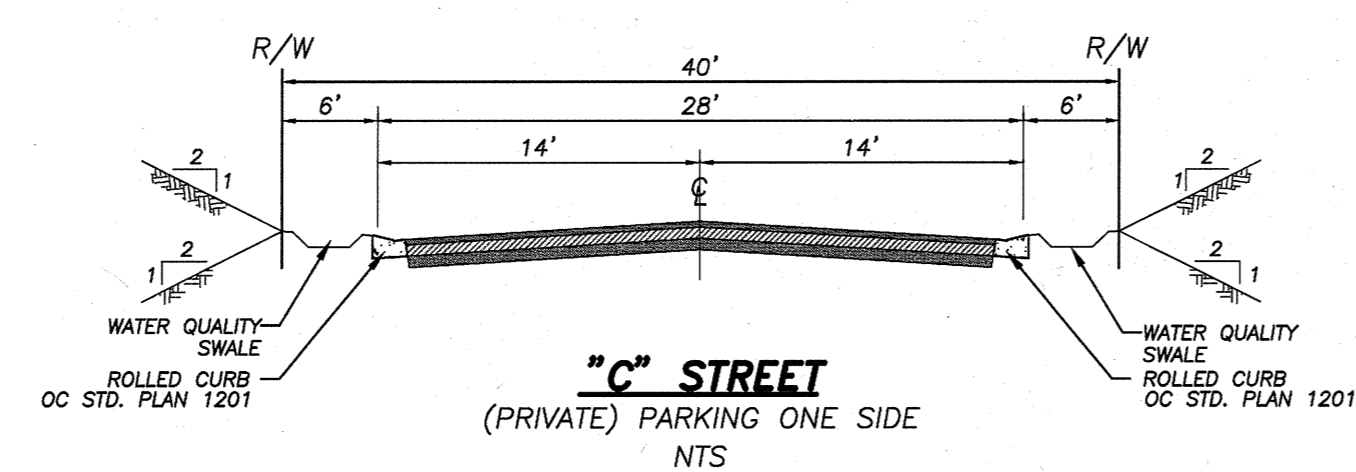
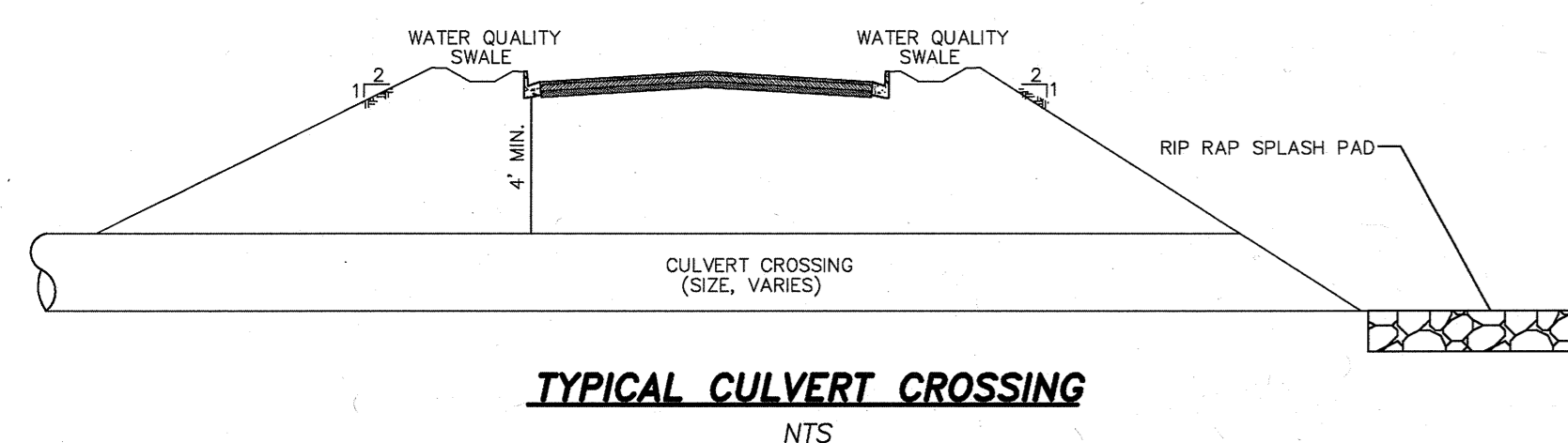
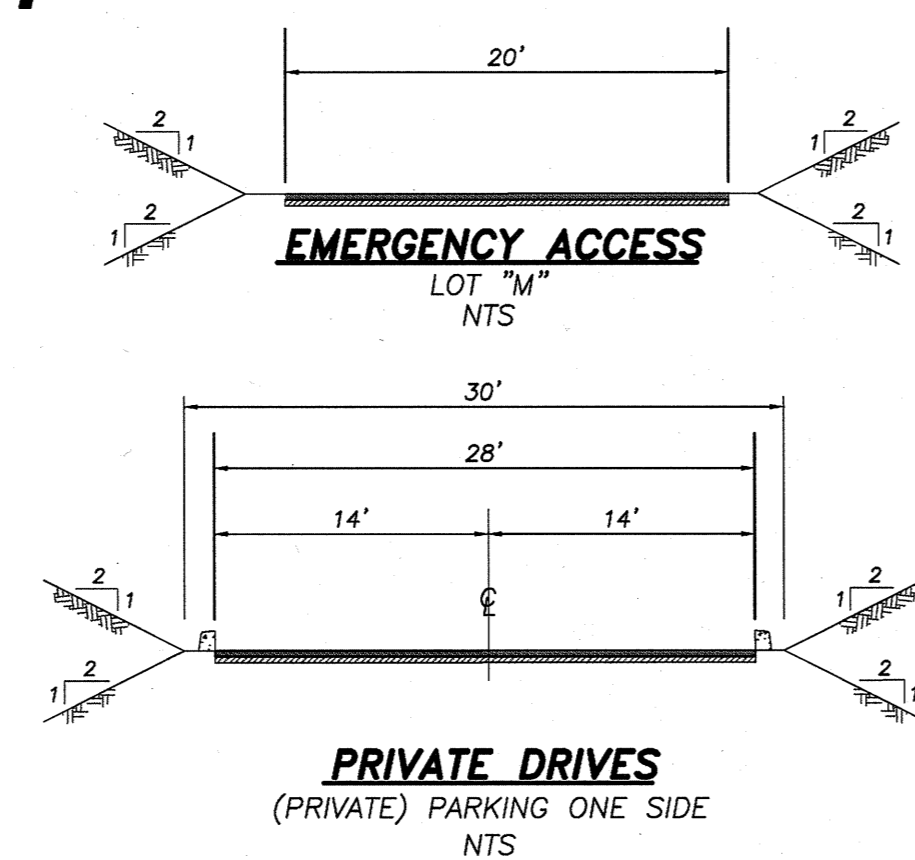
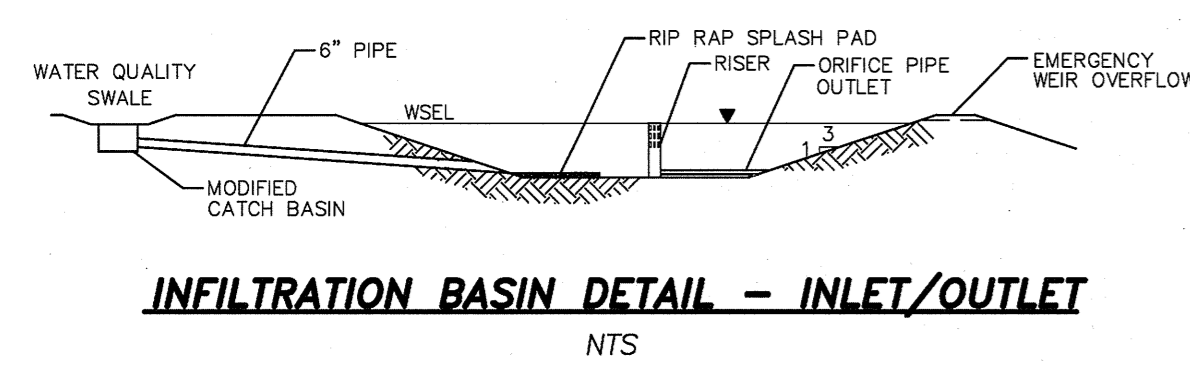
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SHEET 1 OF 2





SEE SHEET 1



INDICATES A RIGHT-OF-WAY, FOR AN EXISTING 66 FEET WIDE PUBLIC ROAD, FOREST SERVICE PROJECT# 0417, MAIN DIVDE, AS RESERVED IN A DEED RECORDED DECEMBER 18, 1984 AS INSTRUMENT NO. 84-521083, OF OFFICIAL RECORDS

**DEVIATIONS FROM DESIGN STANDARDS**

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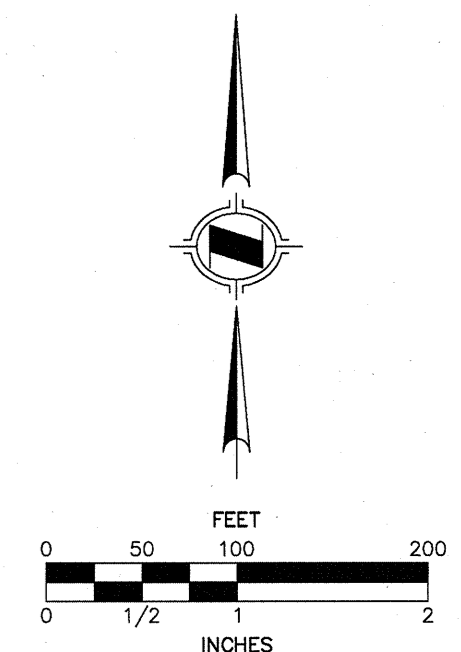
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