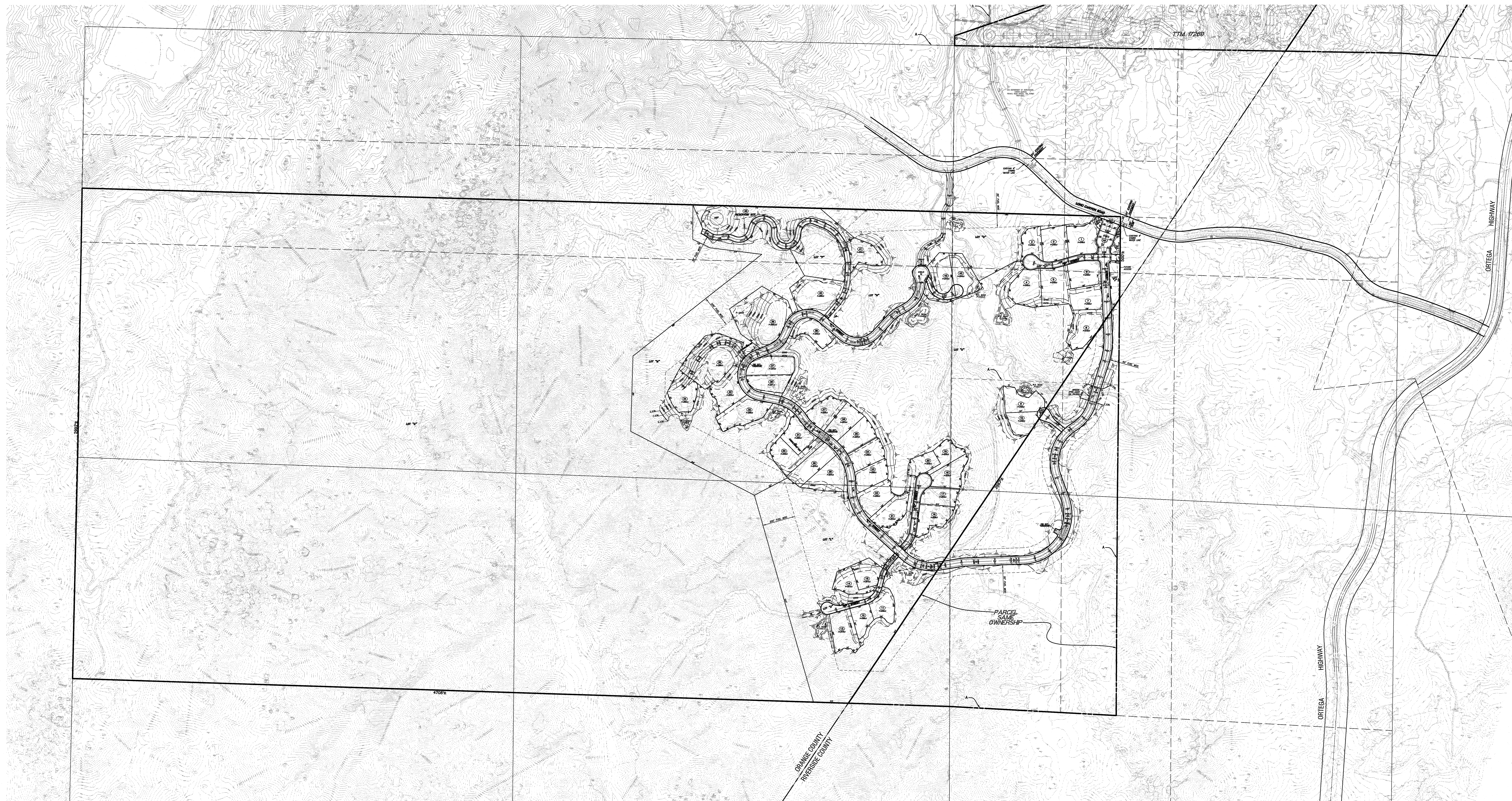


# THE PRESERVE

## VESTING TENTATIVE TRACT NO. 17270

### ORANGE COUNTY, CALIFORNIA



#### NOTES

1. Assessor Parcel Numbers: 125-120-26 and 125-120-31
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 County Grading Manual and Orange County Public Works Standard Plans
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 17270.
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 18, 2004.
18. Approximate Earthwork Quantities:  
Cut: 221,700 CYS  
Fill: 221,700 CYS
20. All man-made slopes to be Type "C" unless noted otherwise.
21. The Preserve at San Juan Area Plan (PA130026) is associated with this vesting tentative map.

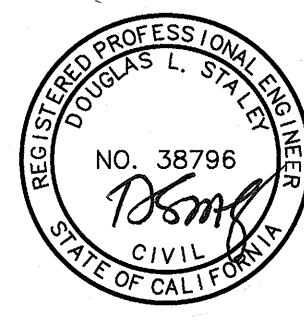
#### LEGAL DESCRIPTION

BEING A PORTION OF THE EAST HALF OF SECTION 19, AND OF THE NORTHWEST QUARTER OF SECTION 20, BOTH IN 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 *Doug Staley* DATE 6-5-19



#### LOT SUMMARY

1 - 43	RESIDENTIAL LOTS	31.99 ACRES
44	ENTRY GATE	0.5 ACRES
45	RESERVOIR SITE	2.54 ACRES
A - F	PRIVATE STREETS	7.55 ACRES
G - Q	OPEN SPACE	346.11 ACRES
	LONG CANYON ROAD	0.1 ACRES
	<b>TOTAL</b>	<b>388.8 ACRES</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
1	"C"	2:20"
2	"C"	2:20"
3	"C"	2:20"
4	"C"	2:20"
5	"C"	2:20"
6	"C"	2:20"
7	"C"	2:20"
8	"C"	2:20"
9	"C"	2:20"
10	"C"	2:20"
11	"C"	2:20"
12	"C"	2:20"
13	"C"	2:20"
14	"C"	2:20"
15	"C"	2:20"
16	"C"	2:20"
17	"C"	2:20"
18	"C"	2:20"
19	"C"	2:20"
20	"C"	2:20"
21	"C"	2:20"
22	"C"	2:20"

##### CURVED LOCAL STREETS & HIGHWAY RADII

STREET	CENTERLINE RADIUS
"C"	132', 150', 125', 175'
"D"	150'
"E"	125'

##### STREET WIDTHS

TYPE	STREET	WIDTH
PRIVATE <td>"E"</td> <td>30' RW</td>	"E"	30' RW

##### SIDEWALKS & PEDESTRIAN WAYS

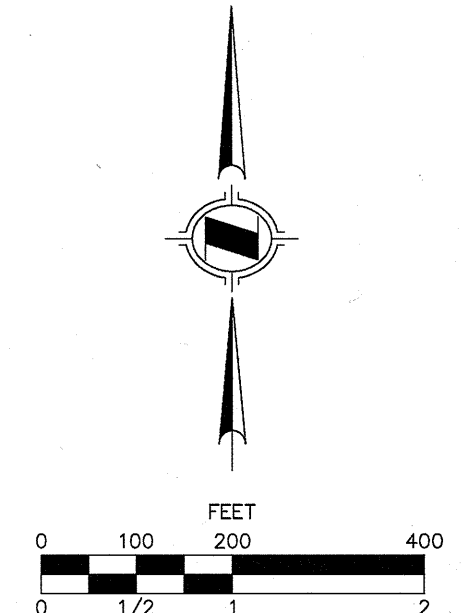
NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

#### LOT AREA TABLE

Lot No.	Residential Area	
	Gross S.F.	Net S.F.
1	83,528	31,281
2	31,728	29,322
3	20,708	16,229
4	38,155	26,887
5	38,719	28,896
6	29,552	27,847
7	28,883	20,533
8	39,031	24,802
9	28,674	28,259
10	21,532	20,458
11	23,093	18,200
12	18,636	18,431
13	34,181	27,158
14	21,519	14,472
15	24,250	12,777
16	29,337	28,063
17	23,115	23,115
18	27,446	27,446
19	20,578	20,578
20	18,788	14,869
21	29,019	21,502
22	30,451	24,253
<b>Total Gross</b>	<b>1,393,602</b>	<b>31,99</b>
<b>Total Net</b>	<b>1,031,899</b>	<b>25.69</b>

#### LOT AREA TABLE

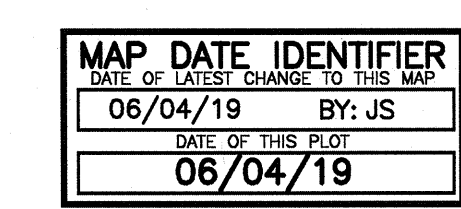
Lot No.	S.F.	Acres
A	45,132	1.04
B	174,123	4.00
C	24,010	0.55
D	21,901	0.50
E	54,516	1.25
F	9,225	0.21
G	2,474	0.06
H	1,244	0.03
I	5,433	0.12
J	16,392	0.38
K	1,379,861	31.68
L	669,252	15.36
M	672,042	15.43
N	304,805	7.00
O	191,626	4.40
P	82,075	1.88
Q	11,751,225	269.77
R	1,773	0.04
S	11,905	0.27
<b>Total S.F.</b>	<b>15,419,114</b>	
<b>Total Acres</b>	<b>353.97</b>	



MAINTENANCE ACCESS COVENANTS: WHERE INDICATED, A MINIMUM OF 7' WIDE MAINTENANCE ACCESS COVENANT SHALL BE PROVIDED ON PRIVATE LOTS FOR EMERGENCY ACCESS AND MAINTENANCE TO THE FUEL MODIFICATION AREA AND SHALL BE A MINIMUM OF 36 INCHES WIDE. THE COVENANTS SHALL BE MAINTAINED FREE OF VEGETATION OR ANY STRUCTURES GREATER THAN 5 INCHES IN HEIGHT. MAINTENANCE COVENANTS OVER LOTS SHALL BE INCLUDED WITHIN THE CC&RS.

NO.	DATE	REVISION	BY
1	11/18/18	ADDRESSES COUNTY COMMENTS	JS
2	05/16/19	ADDED MAINTENANCE ACCESS COVENANTS	JS
3	4/11/14	ADDED RESIDENTIAL LOTS	JS

DATE 06/04/19  
W.O. 3852-1  
GROSS AREA 388.6 AC±  
CONTOUR INTERVAL 5'  
TOTAL LOTS 45 NUMBERED  
17 LETTERED



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

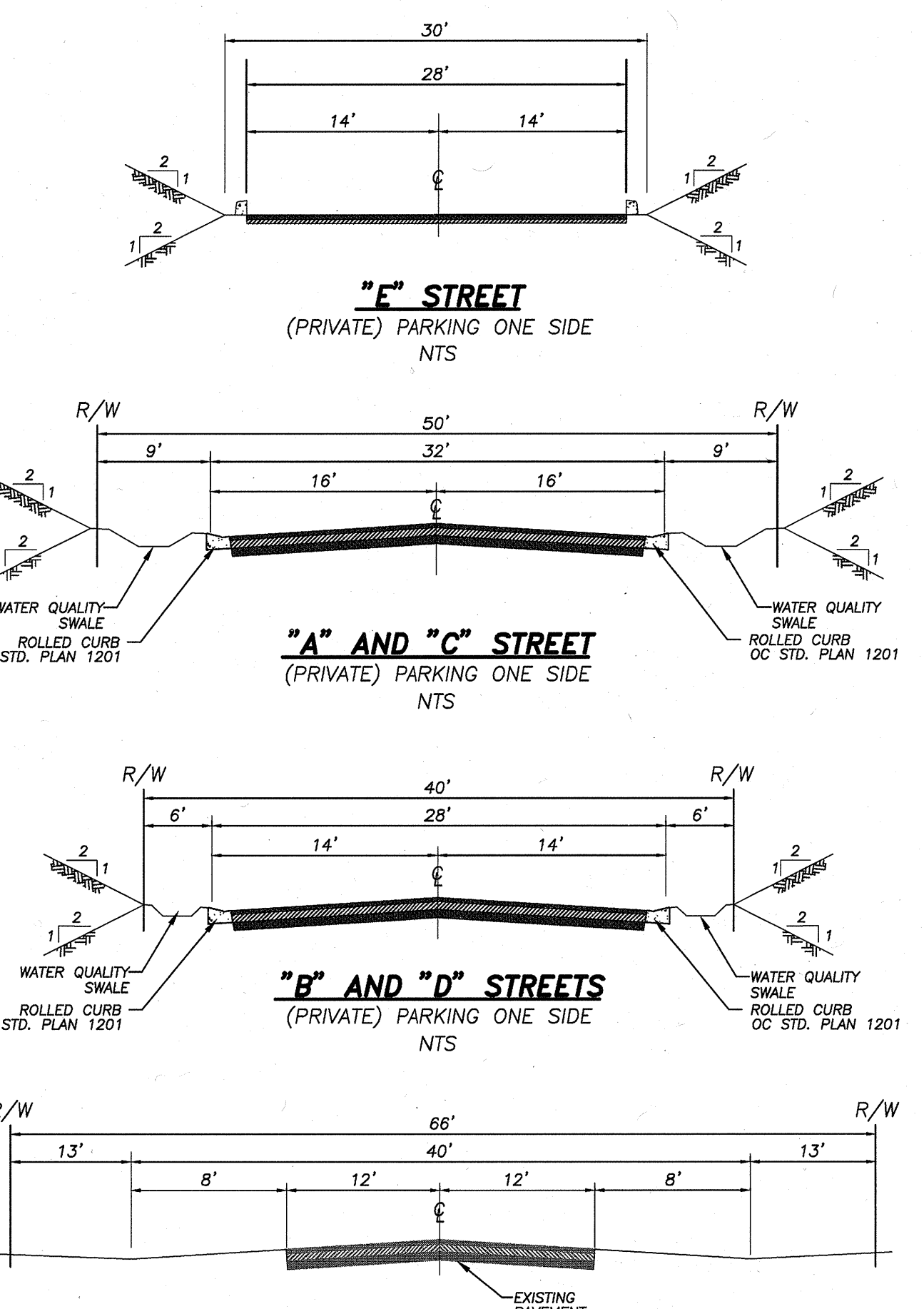
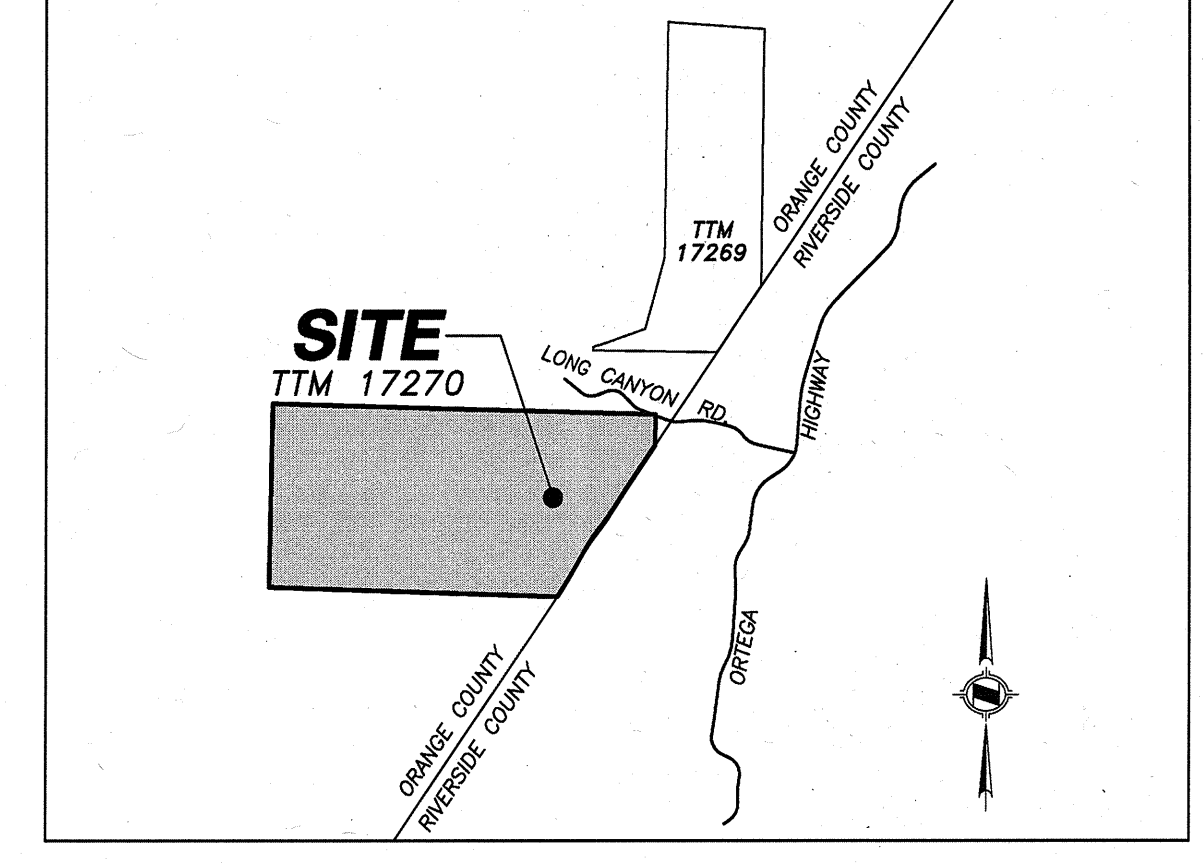


## VESTING TENTATIVE TRACT NO. 17270

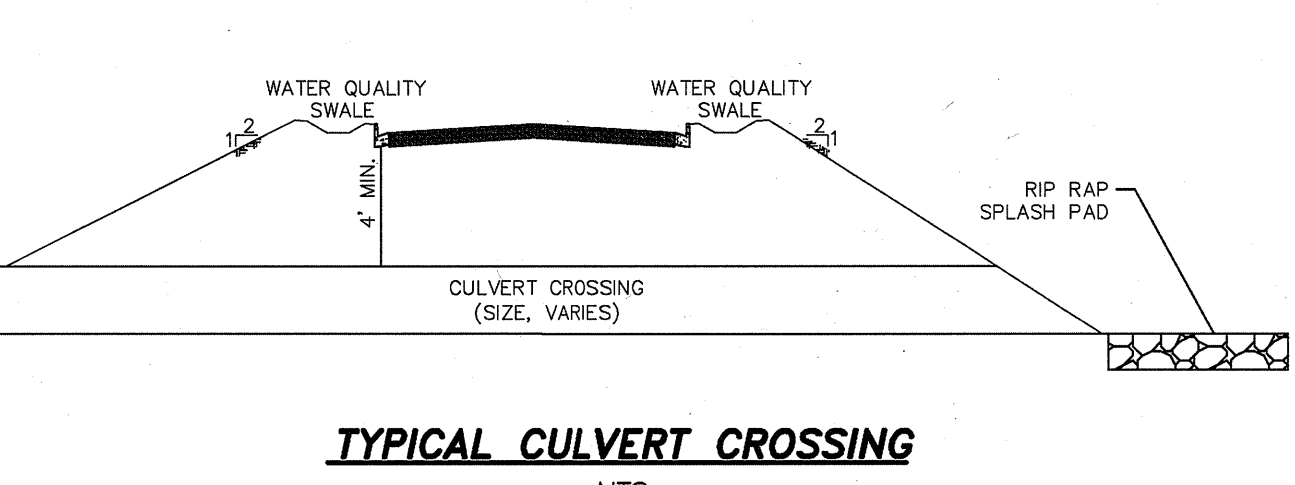
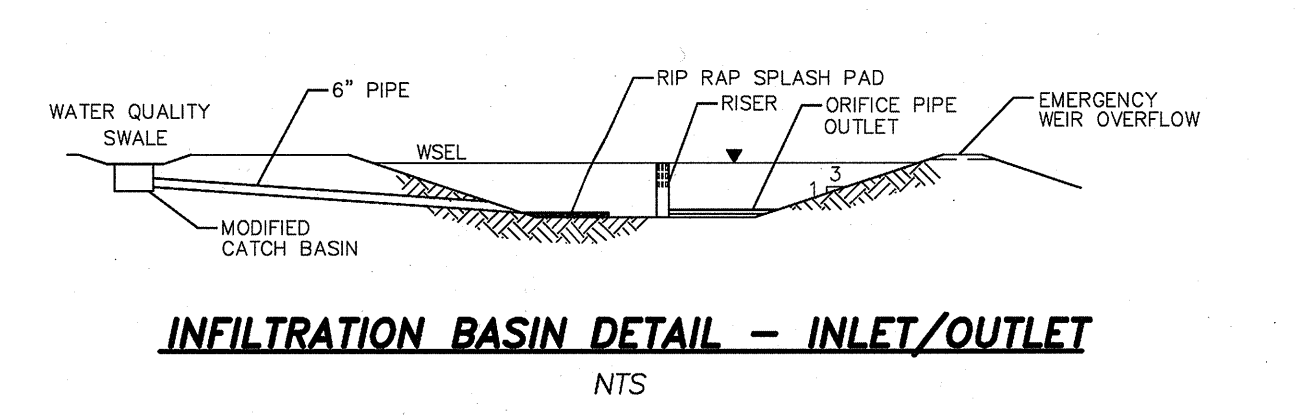


**MAINTENANCE ACCESS COVENANTS:**  
 WHERE INDICATED, A MINIMUM OF 7' WIDE MAINTENANCE ACCESS COVENANT SHALL BE PROVIDED ON PRIVATE LOTS FOR EMERGENCY ACCESS AND MAINTENANCE TO THE FUEL MODIFICATION ZONES. ANY GATES INSTALLED INTO THE FUEL MODIFICATION AREA SHALL BE A MINIMUM OF 18 INCHES WIDE. THE COVENANTS SHALL BE MAINTAINED FREE OF VEGETATION OR ANY STRUCTURES GREATER THAN 6 INCHES IN HEIGHT. MAINTENANCE COVENANTS OVER LOTS SHALL BE INCLUDED WITHIN THE COVRS.

**VICINITY MAP**



INDICATES A RIGHT-OF-WAY FOR AN EXISTING 66 FEET WIDE PUBLIC ROAD, FOREST SERVICE PROJECT 0417, MAIN DRIVE, AS RESERVED IN A DEED RECORDED DECEMBER 18, 1984 AS INSTRUMENT NO. 84-521063, OF OFFICIAL RECORDS



**DEVIATIONS FROM DESIGN STANDARDS**

**MAN-MADE SLOPES**

LOT	TYPE	SLOPE
4	TYPE "C"	>20°
5	TYPE "C"	>20°
14	TYPE "C"	>20°
15	TYPE "C"	>20°
38	TYPE "C"	>20°
39	TYPE "C"	>20°
42	TYPE "C"	>20°

**CURVED LOCAL STREETS & HIGHWAY RADII**

STREET	CENTERLINE RADIUS
"C"	132', 150', 125', 175'
"D"	125'
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**SLOPE DESIGNATIONS**  
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 (B) MAINTAINED BY HOME OWNERS ASSOCIATION  
 (C) MAINTAINED BY PRIVATE OWNERS  
 ALL MAN-MADE SLOPES TO BE TYPE "C" UNLESS NOTED OTHERWISE.

**SIDEWALKS & PEDESTRIAN WAYS**  
 NO SIDEWALKS TO BE PROVIDED AS SHOWN ON THE VESTING TRACT MAP.

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

**PREPARED BY:**  
**H&A**  
**HUNSAKER & ASSOCIATES**  
 PLANNING • ENGINEERING • SURVEYING  
 Three Hughes • Irvine, CA 92618  
 P: (949) 583-0759 • F: (949) 583-9010

**VESTING TENTATIVE TRACT NO. 17270**

**SHEET 2 OF 2**

PLOTTED BY: Jake Smith DATE: Jun. 04, 2019 04:55:50 PM FILE: F:\0188\Planning\04\_Project\TTM\TTM-17270.dwg JUN 05 2019

SEE SHEET 1

