

# TENTATIVE PARCEL MAP NO. 2015-119 IN THE COUNTY OF ORANGE

**LEGAL DESCRIPTION:**

PARCEL 1: (APN: 104-290-016)  
 PARCEL 1, BEING A PORTION OF BLOCKS 15 AND 41 OF IRVINE'S SUBDIVISION, AS SHOWN BY GRANT DEED TO WILLIAM W. CRAWMER AND WIFE, RECORDED JANUARY 17, 1955 IN BOOK 2926, PAGE 226 ON PAGES 213-215 OF BOOK 401 OF OFFICIAL RECORDS OF ORANGE COUNTY, EXCEPTING THEREFROM PORTIONS CONVEYED TO ORANGE COUNTY SANITATION DISTRICT.

**PROPERTY OWNERSHIP INFORMATION:**

APN: 104-029-016  
 10591 BENT TREE RD  
 O'RHYAN CAPITAL MANAGEMENT, LLC  
 801 N. HARBOR BLVD  
 FULLERTON, CA 92832  
 (714) 784-4767

**EASEMENTS:**

ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE USA TITLE COMPANY, UPDATED PRELIMINARY REPORT NO. 061521390-20, DATED APRIL 8, 2015. PLOTTABLE EASEMENTS ARE INDICATED BY A "△"; NON-PLOTTABLE EASEMENTS ARE INDICATED BY A "□".

AN EASEMENT IN FAVOR OF C.E. OIT FOR ROADS, UTILITIES, ETC., RECORDED JULY 16, 1930 IN BOOK 401 PAGE 233 OF OFFICIAL RECORDS OF ORANGE COUNTY.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED DECEMBER 24, 1958 IN BOOK 4527, PAGE 514 OF OFFICIAL RECORDS OF ORANGE COUNTY.

A NON-EXCLUSIVE EASEMENT IN FAVOR OF JOHN P. AND GRACE P. HOLCOMER, JOHN A. & CATHERINE H. SEGEL, JOHN H. & JEANNE P. SEGEL, WILLIAM H. & ELIZABETH L. CRAWMER, K. E. & VIRGINIA M. REAPSVYDER, BART K. & ANNA F. BAKER, AND LEIGH A. & BETTY J. BRITE FOR VEHICULAR TRAFFIC ONLY AND PUBLIC UTILITIES, RECORDED APRIL 7, 1961 IN BOOK 5682 PAGE 28 OF OFFICIAL RECORDS OF ORANGE COUNTY.

**DEVELOPER:**

O'RHYAN CAPITAL MANAGEMENT, LLC  
 801 N. HARBOR BLVD  
 FULLERTON, CA 92832  
 (714) 784-4767

**ENGINEER:**

KWC ENGINEERS  
 1880 COMPTON AVENUE  
 CORONA, CA 92881-3370  
 (951) 734-2130  
 CONTACT: VICTOR E. ELIA P.E.

**UTILITY NOTES:**

WATER: GOLDEN STATE WATER COMPANY  
 500 CAMERON ST  
 PLACENTIA, CA  
 (714) 528-1462

SEWER: ORANGE COUNTY SANITATION DISTRICT  
 10844 ELLIS AVE,  
 FOUNTAIN VALLEY, CA 92708  
 (714) 962-2411

POWER: SOUTHERN CALIFORNIA EDISON CO.  
 1325 S GRAND AVE  
 SANTA ANA, CA  
 (800) 655-4555

GAS: SOCAL GAS  
 1919 S STATE COLLEGE BLVD  
 ANAHEIM, CA 92808  
 (800) 920-1166

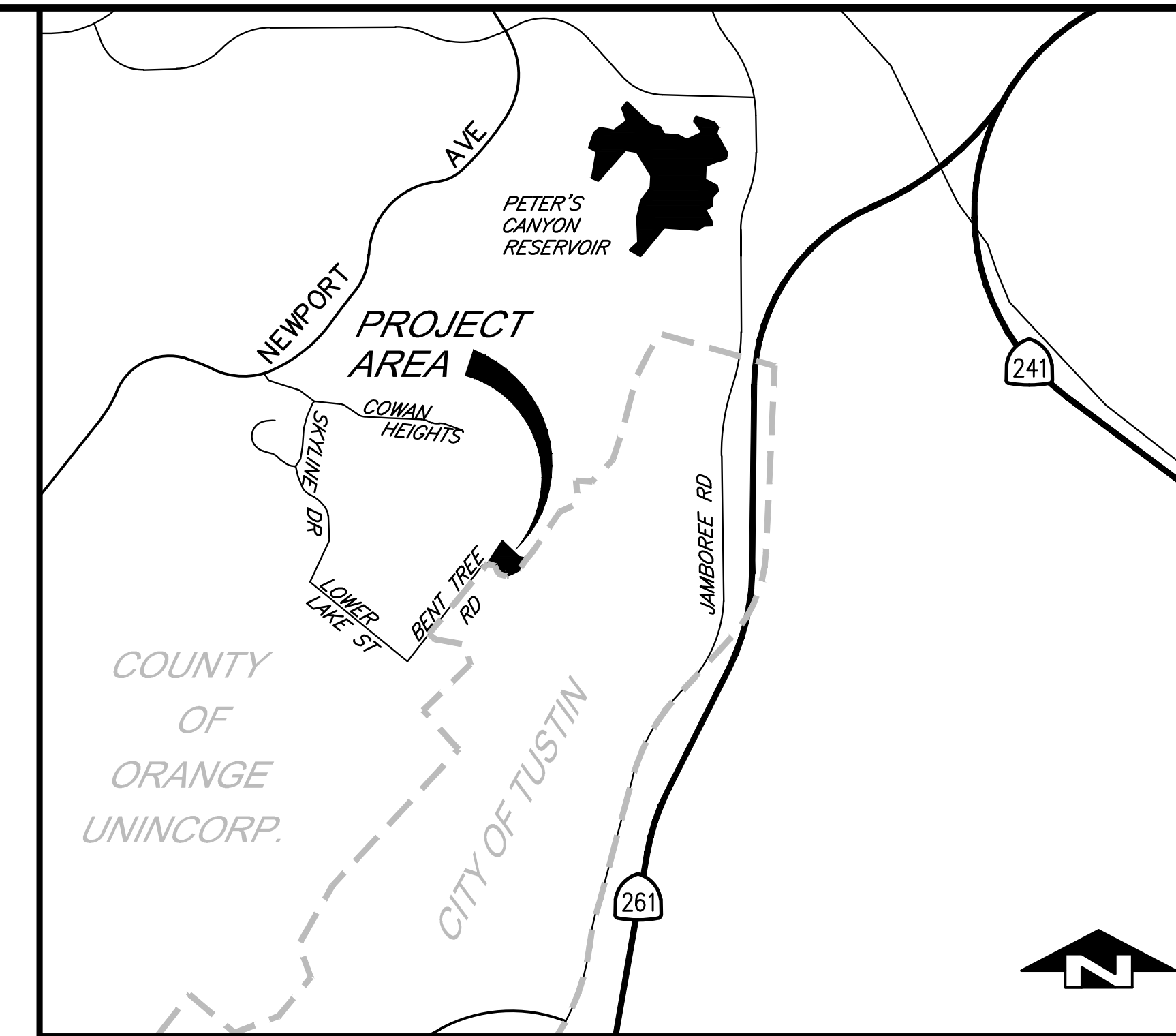
PHONE: AT&T 1265 N. VAN BUREN ST.,  
 #180 ANAHEIM, CA 92807 (714)  
 666-5423

**BENCHMARK:**

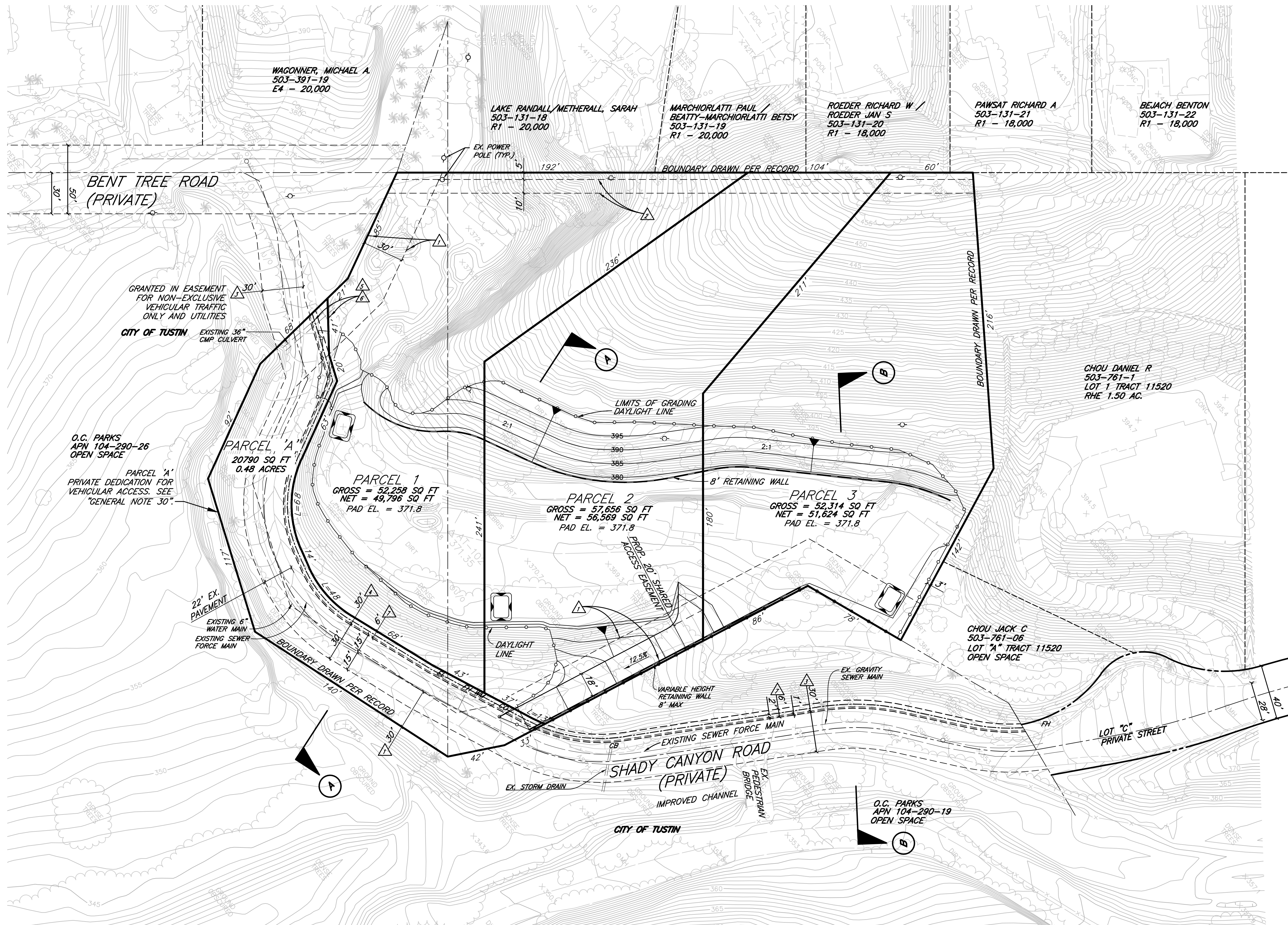
ORANGE COUNTY DESIGNATION "3A-126-05"  
 FOUND 3 3/8" OCS ALUMINUM BENCHMARK DISK STAMPED 3A-126-05, SET IN THE NORTHWESTERLY CORNER OF A 3.5' X 9.0' CONCRETE CATCH BASIN LOCATED IN THE NORTHEASTERLY PORTION OF THE INTERSECTION OF LOWER LAKE AND EAST LEMON HIEGHTS, SOUTH 21.0 FEET.  
 ELEVATION (FEET) 454.882 (NAVD83)

**BASIS OF BEARINGS:**

N 49°14'21" W, BEING THE CENTERLINE OF LOWER LAKE DRIVE AT ITS INTERSECTION WITH BENT TREE ROAD AS SHOWN BY RECORD OF SURVEY NO. 86-1030 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.



VICINITY MAP



**LEGEND:**

- EXISTING SEWER
- EXISTING STORM DRAIN
- 1200 — EXISTING CONTOUR ELEVATION
- 1200 — PROPOSED SURFACE ELEVATION
- 1378.3 — PROPOSED PAD ELEVATION
- ELEV. = ELEVATION
- FG = FINISH GRADE
- FL = FLOWLINE
- FS = FINISHED SURFACE
- D.G. = DECOMPOSED GRANITE
- L = LENGTH
- W = WIDTH
- MIN. = MINIMUM
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- GB = GRADE BREAK
- TC = TOP OF CURB
- 45 = LOT NUMBER

**GENERAL NOTES:**

1. PREPARED: OCTOBER 2014
  2. TOTAL PROJECT GROSS ACREAGE IS 4.57 ACRES.
  3. ACREAGE SUMMARY
 

ITEM	ACREAGE	PERCENT
A. USEABLE AREA (3 LOTS)	1.05	25.0%
B. DRAINAGE (WQMP BASINS)	0.02	0.5%
C. STREETS (LOT 'A')	0.33	7.9%
D. SLOPES	2.80	66.6%
TOTAL	4.20	100.0%
  4. PROPOSED NO. OF DWELLING UNITS: 3 LOTS.
  5. EXISTING GENERAL PLAN DESIGNATION: 1B SUBURBAN RESIDENTIAL .5-.18 DU/AC (ORANGE COUNTY GENERAL PLAN)
  6. PROPOSED GENERAL PLAN DESIGNATION: TO REMAIN THE SAME (1B SUBURBAN RESIDENTIAL)
  7. EXISTING ZONING: R1-1 SINGLE FAMILY RESIDENTIAL (1 ACRE MINIMUM BUILDING SITE AREA) (ZONE CHANGE 16-01)
- ADJACENT LAND USE:
- NORTH:  
 GENERAL PLAN - SUBURBAN RESIDENTIAL  
 ZONING - RHE 1.5 RESIDENTIAL  
 EXISTING USE - SUBURBAN RESIDENTIAL
- EAST:  
 GENERAL PLAN - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL  
 ZONING - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL  
 EXISTING USE - OPEN SPACE-CONSERVATION HABITAT
- SOUTH:  
 GENERAL PLAN - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL  
 ZONING - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL  
 EXISTING USE - OPEN SPACE-CONSERVATION HABITAT
- WEST:  
 GENERAL PLAN - SUBURBAN RESIDENTIAL  
 ZONING - R1-18000/20000 RESIDENTIAL  
 EXISTING USE - SUBURBAN RESIDENTIAL
8. SOURCE OF TOPOGRAPHY IS AERIAL TOPOGRAPHY FLOWN ON JULY 2014 BY ARROWHEAD MAPPING CORPORATION.
  9. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
  10. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE PARCEL MAP.

**GENERAL NOTES (CONT'D):**

11. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
12. DRIVEWAY GRADE MAXIMUM SHALL BE 12.5%.
13. ALL CONC. GUTTERS AND SWALES SHALL HAVE A MINIMUM GRADE OF: 0.6%
14. ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%
15. ESTIMATED DISTURBED AREA FOR THE PROJECT SITE IS 1.89 ACRES, COMPRISING OF 41.1% OF THE TOTAL PROJECT AREA.
16. ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY OWNER
17. ALL SLOPES SHOWN HEREON ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
18. ALL SLOPES ARE PRIVATELY MAINTAINED
19. THE SUBJECT PROPERTY IS CURRENTLY WITHIN THE GOLDEN STATE WATER COMPANY SERVICE AREA
20. PROPOSED WATER TO TIE INTO EXISTING WATER SUPPLY IN SHADY CANYON ROAD
21. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH ORANGE COUNTY FLOOD CONTROL DISTRICT STANDARDS AND SPECIFICATIONS. DRAINAGE ON THIS SITE WILL BE TREATED BY WQMP BASINS BEFORE BEING CONVEYED TO THE EXISTING DRAINAGE FACILITIES. THESE FACILITIES COMPRISE OF CATCH BASINS AND A STORM DRAIN PIPE NETWORK.
22. THE SUBJECT PROPERTY IS WITHIN THE NEWPORT BAY WATERSHED.
23. THE SUBJECT PROPERTY IS WITHIN A 'VERY HIGH' FIRE HAZARD SEVERITY ZONE
24. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE PARCEL MAP.
25. PARCEL 'A' TO BE A DEDICATED AS A PRIVATE STREET. SAID PARCEL 'A' IS TO BE MAINTAINED BY HOMEOWNERS FOR INGRESS AND EGRESS TO AND FROM THE PARCELS HEREON AS WELL AS TO ADJACENT PROPERTIES. INTENT OF THIS MAP IS TO UTILIZE THE EXISTING ROAD AS IS FOR ACCESS TO THE SITE AND ADJACENT PROPERTIES TO THE EAST.
26. EASEMENT #3 AS SHOWN HEREON GRANTS ACCESS RIGHTS TO THIS PROPERTY.

**STATEMENT OF PREPARER**

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.

VICTOR E. ELIA, P.E. DATE \_\_\_\_\_

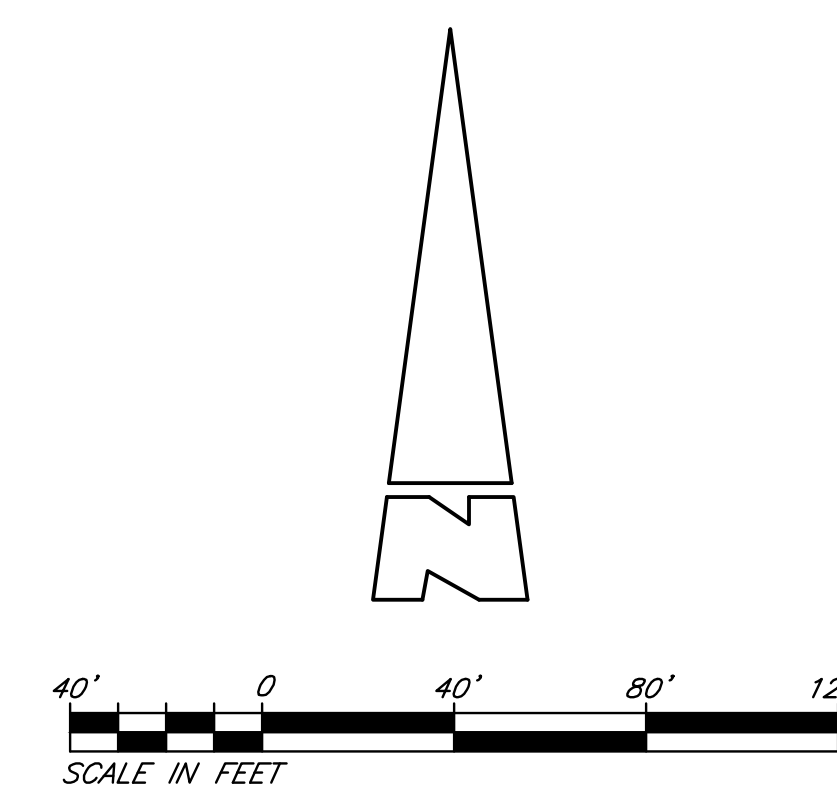


SECTION "A-A"

N.T.S.

SECTION "B-B"

N.T.S.



**TENTATIVE PARCEL MAP NO. 2015-119  
COUNTY OF ORANGE**

PREPARED FOR: O'RHYAN CAPITAL MANAGEMENT, LLC  
 801 N. HARBOR BLVD  
 FULLERTON, CA 92832  
 (714) 784-4767

PREPARED BY: **KWC ENGINEERS**  
 CIVIL ENGINEERS • PLANNERS • SURVEYORS  
 1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130

SHEET  
1 OF 1  
SHEETS

TITLE	DATE IDENTIFIER
10/5/2015	BY: JAB
DATE OF THIS PLAN	10/5/2016