

VESTING TENTATIVE PARCEL MAP 2005-182

PARCEL 1 OF PM 106/1-2

OPEN SPACE EASEMENT AREA

AREA DESCRIPTION	QUANTITY
TOTAL SITE AREA	5.25 AC
TOTAL PRESERVATION EASEMENT AREA	3.46 AC
TOTAL PRESERVATION EASEMENT PERCENTAGE	66 %

UTILITY SERVICES:

WATER COMPANY: TRABUCO CANYON WATER DISTRICT
 PHONE NUMBER : 1 (949) 858-0277
 GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY
 PHONE NUMBER : 1 (800) 238-0092
 ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON
 PHONE NUMBER : 1 (800) 655-4555
 TELEPHONE COMPANY: AT&T
 PHONE NUMBER : 1 (800) 288-2020
 CABLE COMPANY: COX COMMUNICATIONS
 PHONE NUMBER : 1 (800) 234-3993

NOTES:

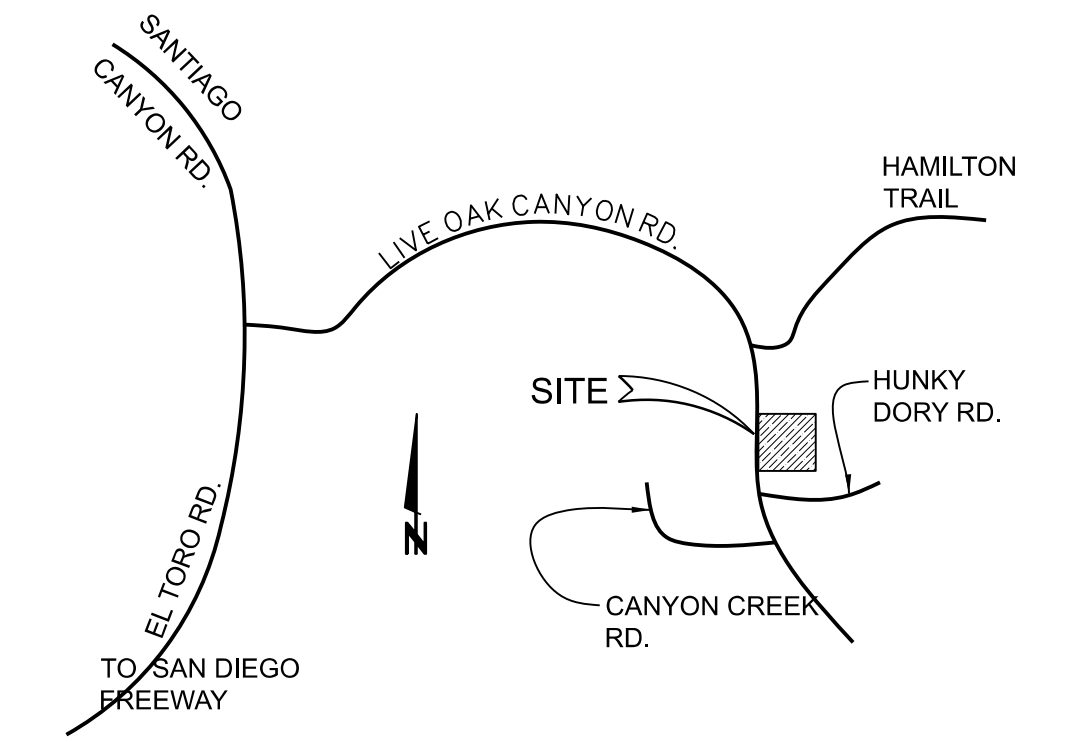
- (A) PARCELS WILL BE SERVED BY A PRIVATE SEWER SYSTEM
- (B) ZONING: FOOTHILL/ TRABUCO SPECIFIC PLAN- TRABUCO CANYON RESIDENTIAL (TRC)
- (C) PLANNING APPLICATION PA140048 IS ASSOCIATED WITH THIS VESTING TENTATIVE PARCEL MAP

EXISTING EASEMENT NOTES:

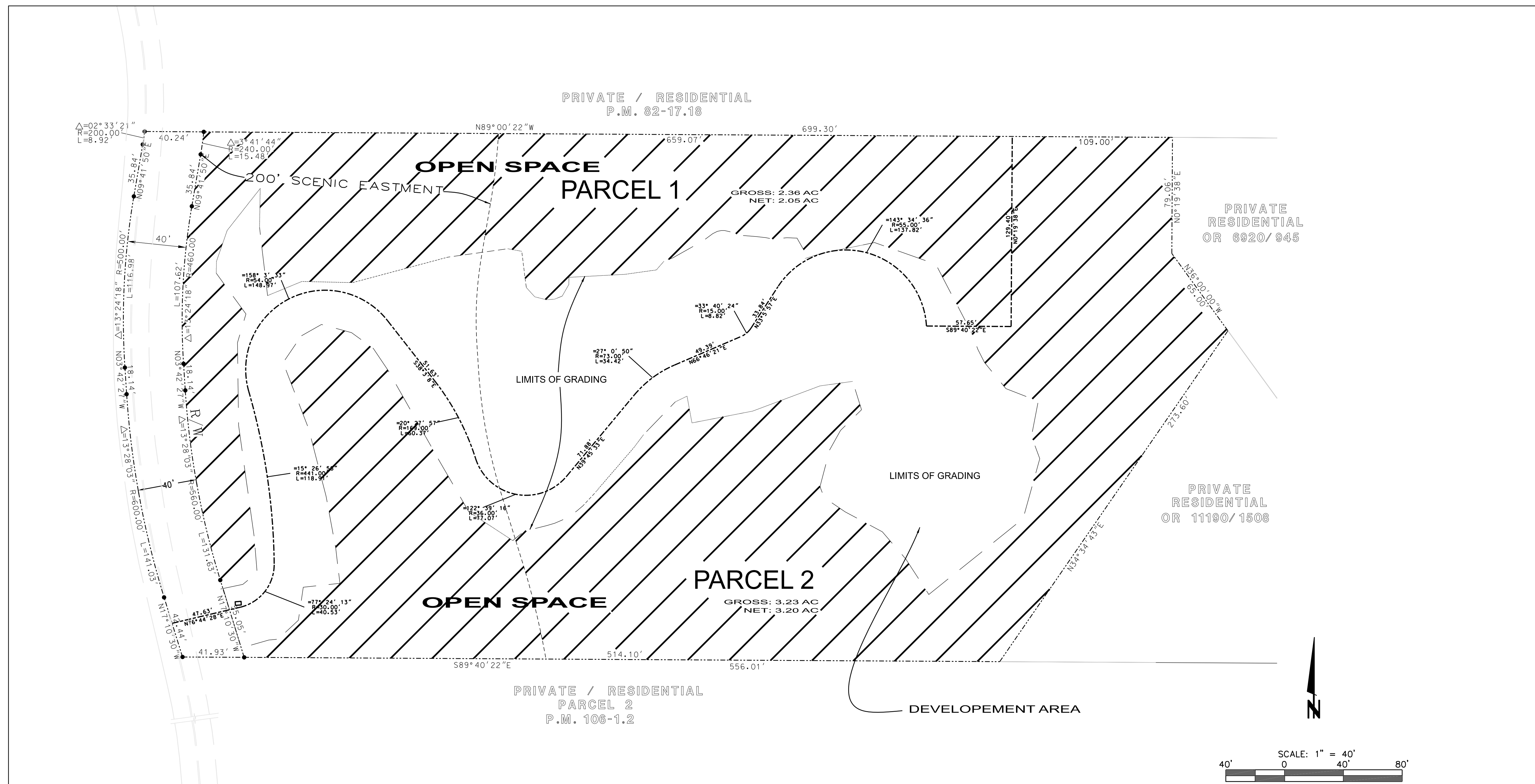
- (D) NO EXISTING EASEMENT ON THIS PROPERTIES

OWNER / SUBDIVIDER:

DAVID DODGE
 21102 INFERNO LN,
 HUNTINGTON BEACH, CA 92679
 TEL: 714-378-4355

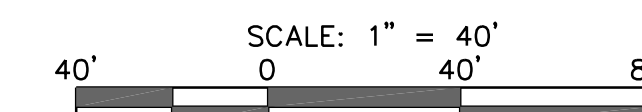


VICINITY MAP
N.T.S.



LOT TABLE

LOT TABLE				
LOT #	NET LOT AREA		GROSS LOT AREA	
1	89,505 SF	2.05 AC	102,852 SF	2.36 AC
2	139,327 SF	3.20 AC	140,482 SF	3.23 AC
TOTAL	228,832 SF	5.25 AC	243,334 SF	5.59 AC



REVISIONS:

BY	DESCRIPTION	DATE

ENGINEER:

Dennis Griffin, PE
 7531 Winding Way
 Fair Oaks, CA 95628
 (760) 613-7132

Dennis Griffin
 DENNIS L. GRIFFIN
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 62861

MARCH 17, 2017
 DATE

APN: 856-033-15, ADDRESS: 19342 LIVE OAK CANYON

OWNER

DAVID DODGE
 21102 INFERNO LN.
 HUNTINGTON BEACH, CA 92679
 (714) 378-4355

COUNTY OF ORANGE

VESTING TENTATIVE PARCEL
 MAP 2005-182
 PARCEL 1 OF PM 106/1-2

Job No.

Sheet No.

1 OF 1