

VTTM 19306
RANCH PLAN - PLANNING SUBAREA 3.4
LENNAR - AQ22

TEAM

LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
CONTACT PERSON: DEREK KEGLEY

RMV PA3 Development, L.L.C.
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92694
(949) 240-3363
CONTACT PERSON: JAY BULLOCK

William Hezmalhalch Architects, Inc.
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
(949) 250-0607
CONTACT: PHILLIP CARDON

EPT DESIGN
14988 SAND CANYON AVE., STUDIO 8
IRVINE, CALIFORNIA 92618
(949) 502-4500
CONTACT PERSON: JONATHON SHATSNIDER

Proactive Engineering Consultants, Inc.
27051 Towne Centre Drive, Suite 270
FOOTHILL RANCH, CA 92610
(949) 228-5065
CONTACT PERSON: NICK STREETER

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SITE DEVELOPMENT PLAN
PA24-0009

4TH SUBMITTAL
10/16/2024

THIS PLAN IS PART OF THE ENTITLEMENT
PROCESS AND A FULL SET OF PLANS FOR
BUILDING CODE REVIEW WILL BE SUBMITTED
AT A LATER DATE.

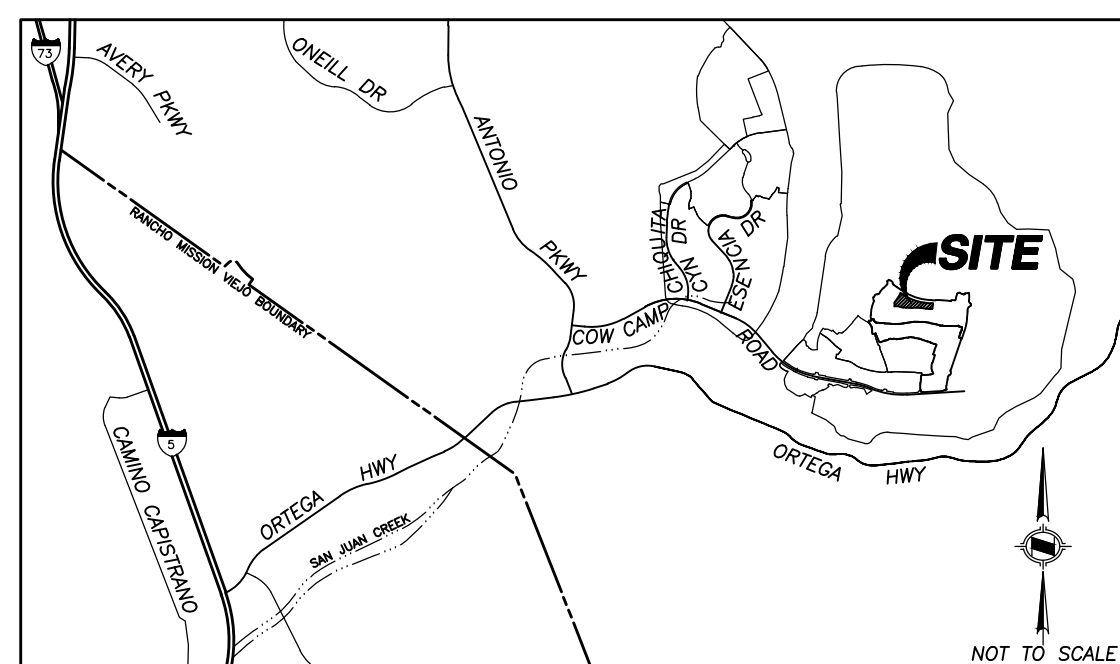
OWNER: RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92694 (949) 240-3363 ATTN: JAY BULLOCK		APPLICANT: LENNAR 15131 ALTON PARKWAY, SUITE 365 IRVINE, CA 92618 (949) 349-8000 ATTN: DEREK KEGLEY		PREPARED BY: PROACTIVE ENGINEERING CONSULTANTS 27051 Towne Centre Drive, Suite 270 Foothill Ranch, CA 92610 (949) 716-7460 ATTN: NICHOLAS A. STREETER NSTEETER@PROENG.COM	
		COUNTY OF ORANGE			
		SITE DEVELOPMENT PLAN - VTTM 19306 RANCH PLAN - PLANNING SUBAREA 3.4 RMV PA3 DEVELOPMENT - AQ22 SOUTHEAST SIDE OF LEGADO ROAD & BUCKER WAY			
DESIGNED BY: JD DRAFTED BY: JD CHECKED BY: NS		DATE: 10/16/2024		PA24-0009 SHEET TS-1	

AQ22 PA3.4

RANCHO MISSION VIEJO, CALIFORNIA

LENNAR

VICINITY MAP

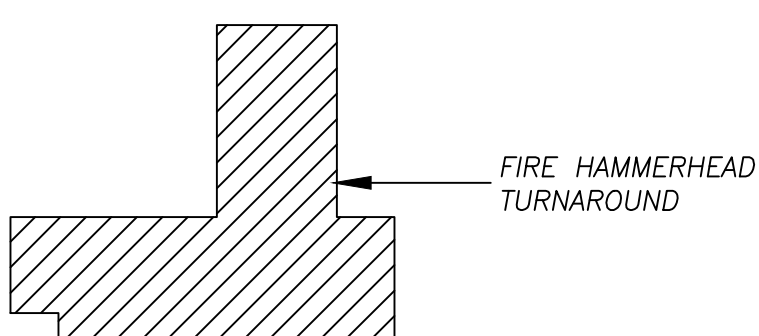
SITE DEVELOPMENT PLAN - VTTM 19306
GAVILAN RIDGE AQ22

LEGAL DESCRIPTION

LOTS 8 THROUGH 19, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE,
STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17934

LEGEND

PROJECT BOUNDARY	EXISTING CONTOUR	STREETS, ALLEYS, DRIVEWAYS, AND COURTS (PRIVATE)
PROPOSED LOT LINE	SUB AREA BOUNDARY	USABLE PROJECT OPEN SPACE (PRIVATE)
PROPOSED CONTOUR LINE	STORM DRAIN	HOA MAINTAINED SLOPES
RIGHT OF WAY	WATER	
TOP OF SLOPE	SEWER	USABLE PRIVATE OPEN SPACE (MINIMUM 150 SF, 3:1 RATIO)
TOE OF SLOPE	PROPOSED FIRE HYDRANT	USABLE PRIVATE OPEN SPACE OUTSIDE OF 150 SF REQUIREMENT
DAYLIGHT LINE	LOT NUMBER	HOMEOWNER OWNED AND MAINTAINED SLOPES
PROPOSED EASEMENT	PLAN TYPE	
PROPOSED RETAINING WALL		
PROPOSED 4' PEDESTRIAN WALKWAY		



EASEMENT NOTES

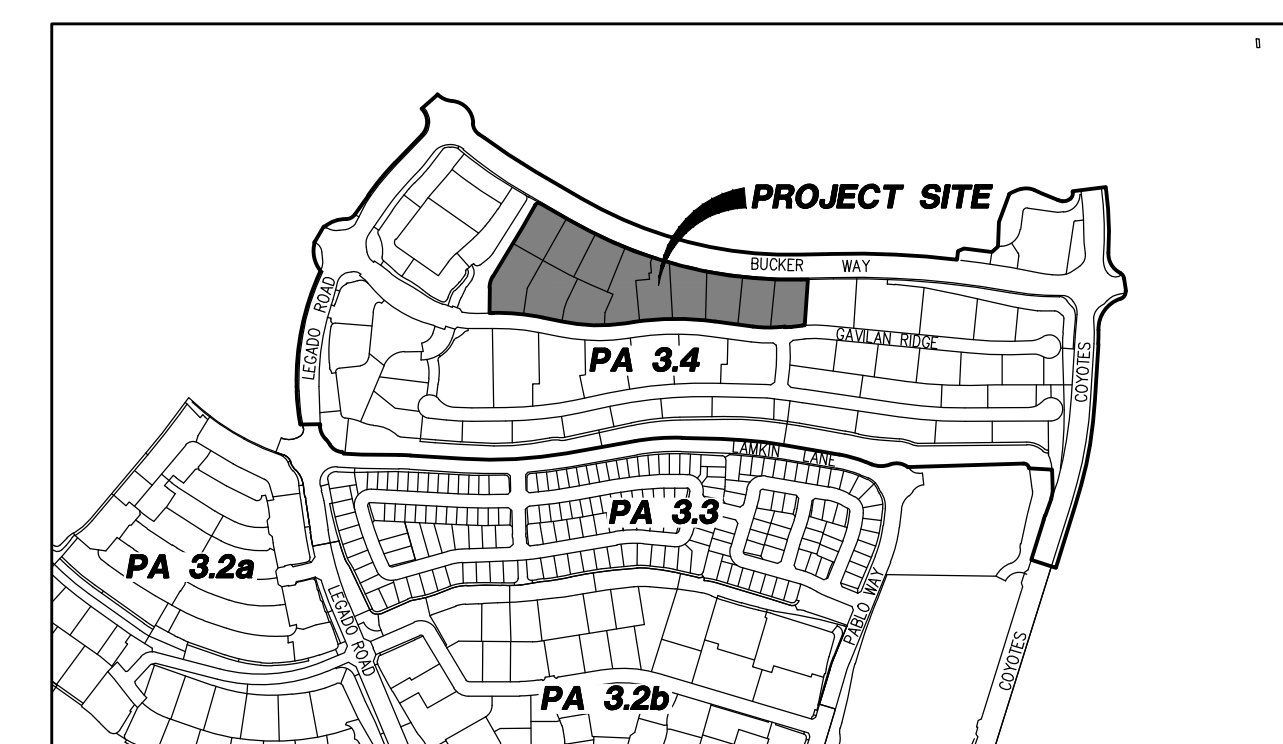
- INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19306 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19306.
- INDICATES AN EASEMENT FOR WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 17934 TO THE SANTA MARGARITA WATER DISTRICT.

BENCHMARK

QCS BM "AP-02-00" (NAV088) ELEVATION: 238.11'
FOUND 3-3/4" QCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99",
SET IN THE NORTHEASTLY CORNER OF A CONCRETE BRIDGE DECK.
MONUMENT IS LOCATED IN THE NORTHEASTLY CORNER OF ANTONIO
PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.

NOTES

- EXISTING LAND USE: VACANT LAND, PREVIOUSLY MASS GRADED PER GRD22-0016 & ROUGH GRADED PER GRD23-0059 TO ALLOW FOR FUTURE DEVELOPMENT.
- PROPOSED LAND USE: RESIDENTIAL - 72 DWELLING UNITS. THIS SITE DEVELOPMENT PERMIT MORE SPECIFICALLY IDENTIFIES THIS SITE AS PLANNED CONCEPT DETACHED DWELLINGS - PER PC TEXT SECTION III.A.2.A.3.
- EXISTING ZONING: VTTM 19306 IS LOCATED WITHIN RANCH PLAN PLANNED COMMUNITY PLANNING AREA 3.4, 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.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.4 (PA22-0067) DESIGNATE THE PROJECT SITE AS RESIDENTIAL.
- ADJACENT LAND USE ZONING:
NORTH: SUBAREA 3.11 FUTURE RESIDENTIAL
SOUTH: VTTM19309 AQ42 FUTURE RESIDENTIAL
EAST: VTTM19307 AQ11 FUTURE RESIDENTIAL
WEST: VTTM19305 AQ12 FUTURE RESIDENTIAL
- SANITARY SEWER SERVICES PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- DOMESTIC WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- NON-DOMESTIC RECYCLED WATER SERVICE PROVIDED BY: SANTA MARGARITA WATER DISTRICT.
- 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 TRACT MAP(S).
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: AT&T AND COX COMMUNICATIONS
CABLE TELEVISION: COX COMMUNICATIONS
- PROJECT SITE IS WITHIN THE CAPISTRANO UNIFIED SCHOOL DISTRICT.
- ACCESS TO THE SITE IS PROPOSED VIA GAVILAN RIDGE. STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
- PER THE RANCH PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED OCTOBER 5, 2023; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCH PLAN PC TEXT (GENERAL REGULATION 2B) THE FOLLOWING ALTERNATIVE DEVELOPMENT STANDARDS (ADS) ARE PROPOSED AS PART OF THIS "B" TENTATIVE TRACT MAP, OR MAY BE PROPOSED AS PART OF SUBSEQUENT "B" TENTATIVE TRACT MAPS:
A-1 36-FOOT DOUBLE LOADED STREETS (UP TO 800 ADT)
A-11 CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY
- ALL PRIVATE COURTS SHALL HAVE A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 24 FOOT WIDE FOR THE BENEFIT OF ALL LOTS IN TRACT NO. 19306.
- PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" TTM WOMP FOR PLANNING AREA 3 SUBAREAS 3.3 & 3.4 (W023-0018) CONSISTENT WITH WATERSHED'S DECEMBER 17, 2019 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WOMP FOR THE RANCH PLAN PLANNED COMMUNITY.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE COUNTY OF ORANGE ON THE FINAL MAP OVER ALL PRIVATE STREETS.
- ALL UNITS TO BE SPRINKLERED PER RANCH FIRE PROTECTION PROGRAM AND OCTA REQUIREMENTS.
- THE SITE IS WITHIN FEMA FLOOD ZONE X PER FEMA MAP 06059C0465J EFFECTIVE DATE 12/3/2009.
- ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY
- INTERSECTION SIGHT LINE STANDARDS
- CORNER RAMP CONDITION TYPICAL INTERSECTION
- MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE (APPROVED OCT. 5, 2023)
- REDUCED AGED QUALIFIED PARKING
- 17-FOOT DRIVEWAYS
- PLANNED CONCEPT RESIDENTIAL LOTS GREATER THAN 3,000 SF
- 1" RIBBON CURB ON PRIVATE STREETS (APPROVED OCT. 5, 2023)
- REDUCED LOCAL DEPRESSIONS ON PRIVATE STREETS
- REDUCED LOCAL DEPRESSION ON PUBLIC STREET
- ROLLED CURB ON PRIVATE STREETS
- GRADED INLETS CATCH BASINS WITH ROLLED CURB ON PRIVATE STREETS
- REDUCED LOCAL DEPRESSION WITH ROLLED CURB ON PRIVATE STREETS
- CLASS III NEW ROUTE

LOCATION MAP
NOT TO SCALE

OWNER:
RMV PA3 DEVELOPMENT, LLC
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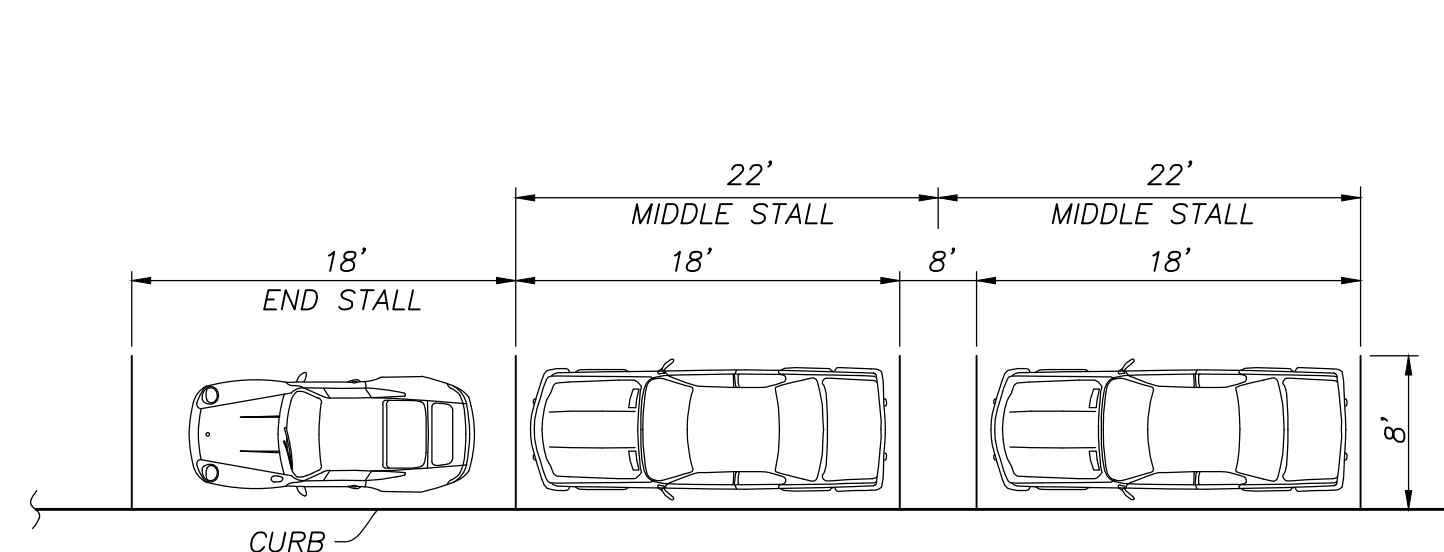
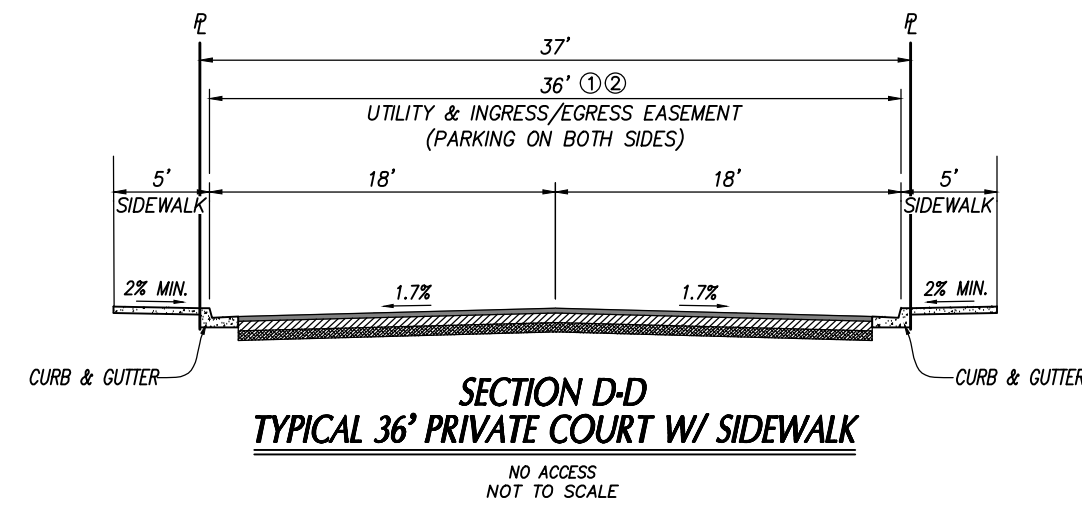
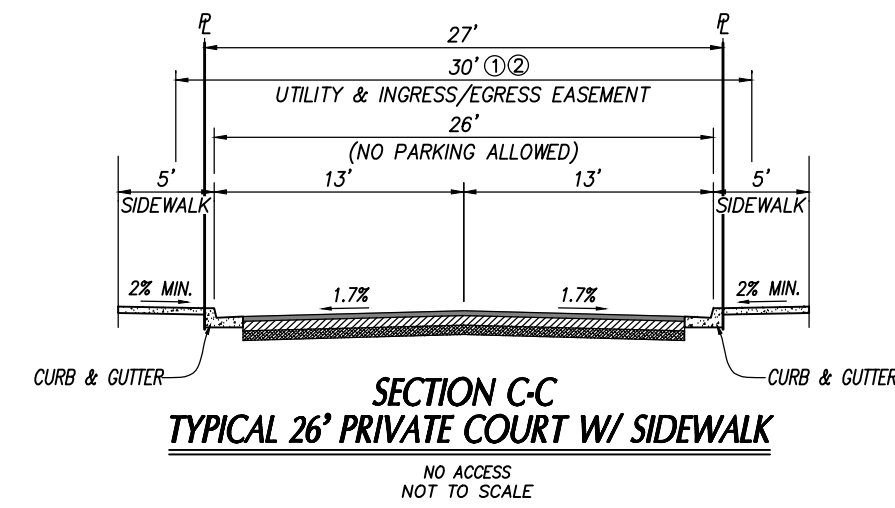
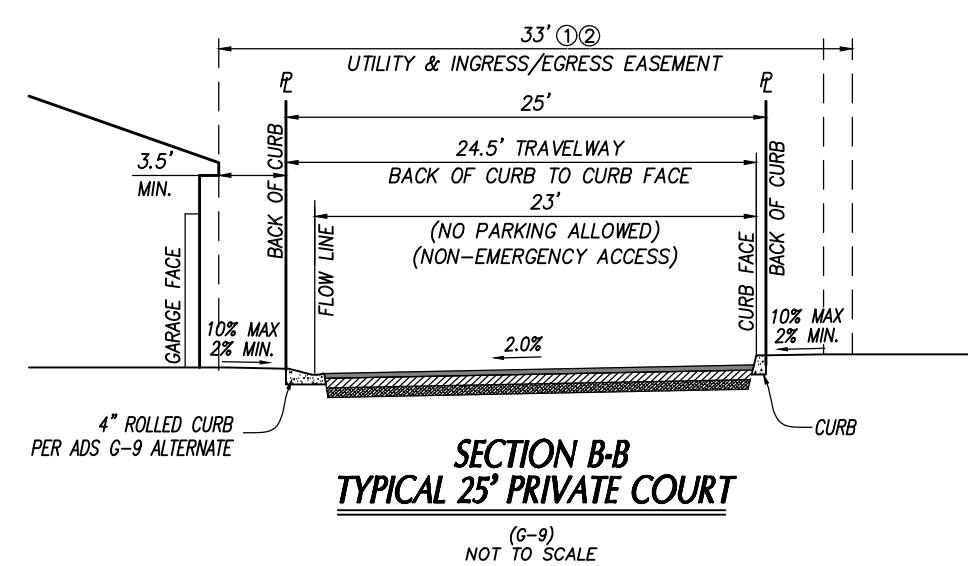
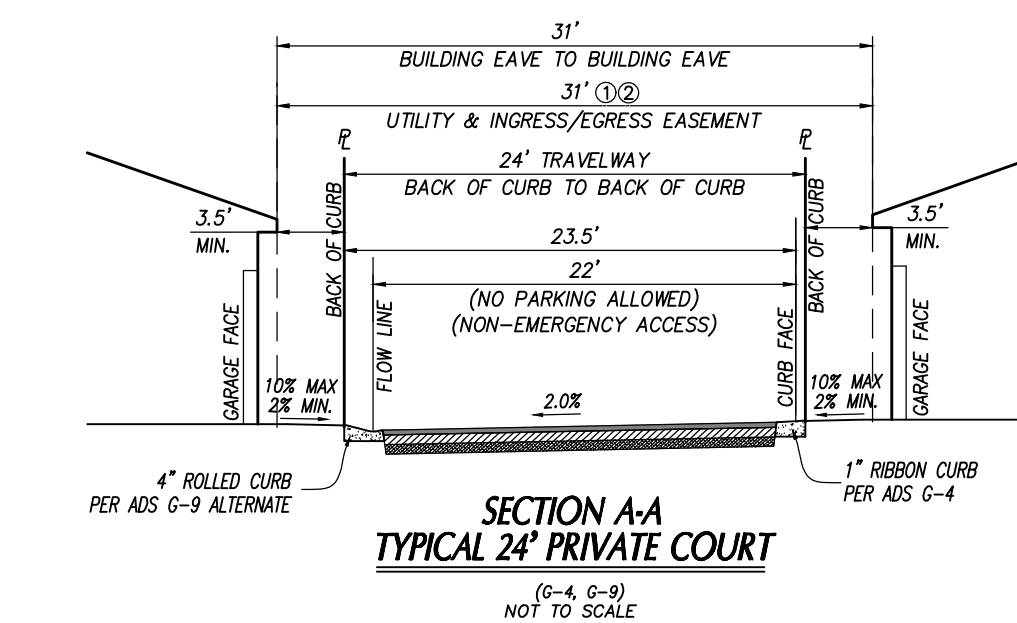
PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
27051 Towne Centre Drive, Suite 270
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ATTN: NICHOLAS A. STREETER
NSTEETER@PROENG.COM

COUNTY OF ORANGE

SITE DEVELOPMENT PLAN - VTTM 19306
RANCH PLAN - PLANNING SUBAREA 3.4
RMV PA3 DEVELOPMENT - AQ22
SOUTHEAST SIDE OF LEGADO ROAD & BUCKER WAY

DESIGNED BY: JDO
DRAFTED BY: JDO
CHECKED BY: JNS
DATE: 10/16/2024
PA24-0009
SHEET SDP-1

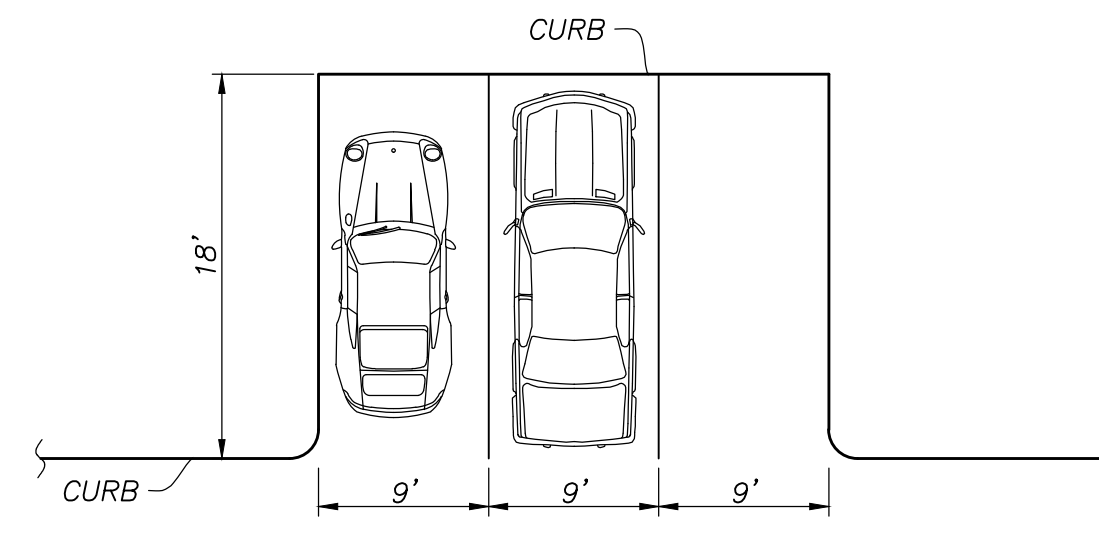
TYPICAL STREET SECTIONS & DETAILS



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3
(a)(4). STALL LINES WILL BE MARKED AS SHOWN.

*ON-STREET
TYPICAL PARALLEL PARKING STALL DETAIL*

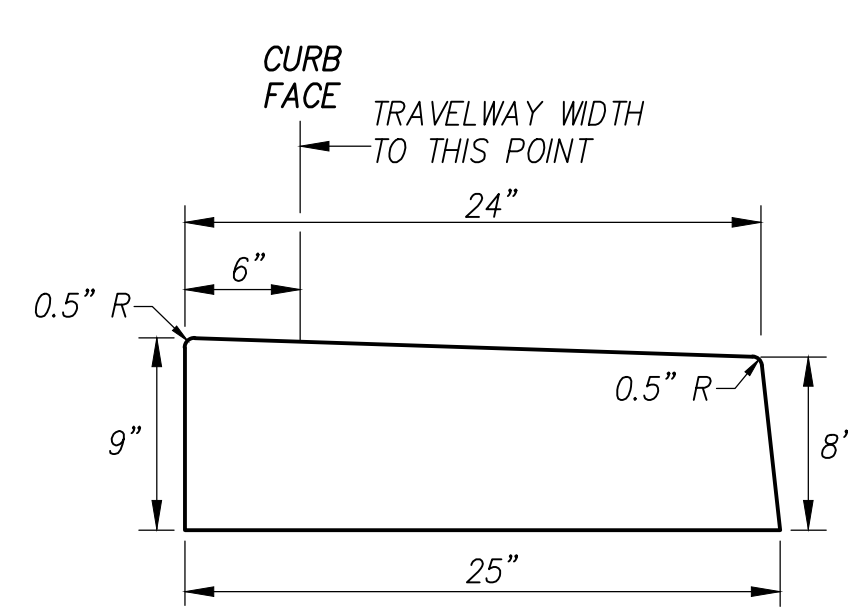
N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3
(a)(2). STALL LINES WILL BE MARKED AS SHOWN.

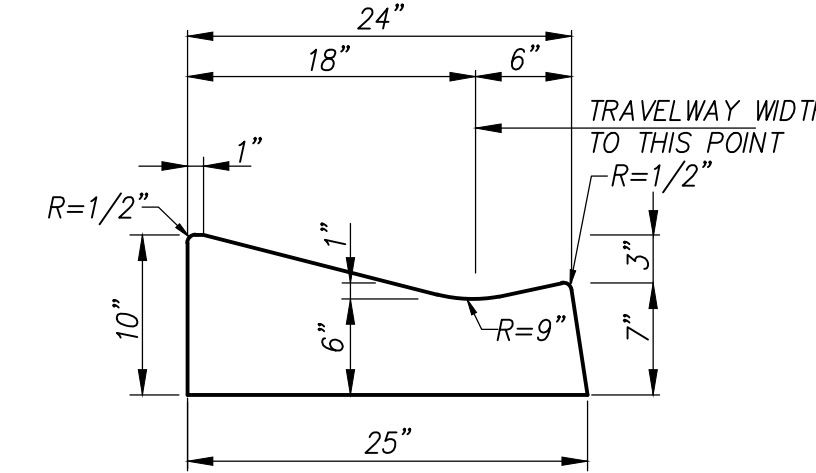
TYPICAL PARKING STALL DETAIL

N.T.S.



1" RIBBON CURB DETAIL

ADS G-
N.T.S.

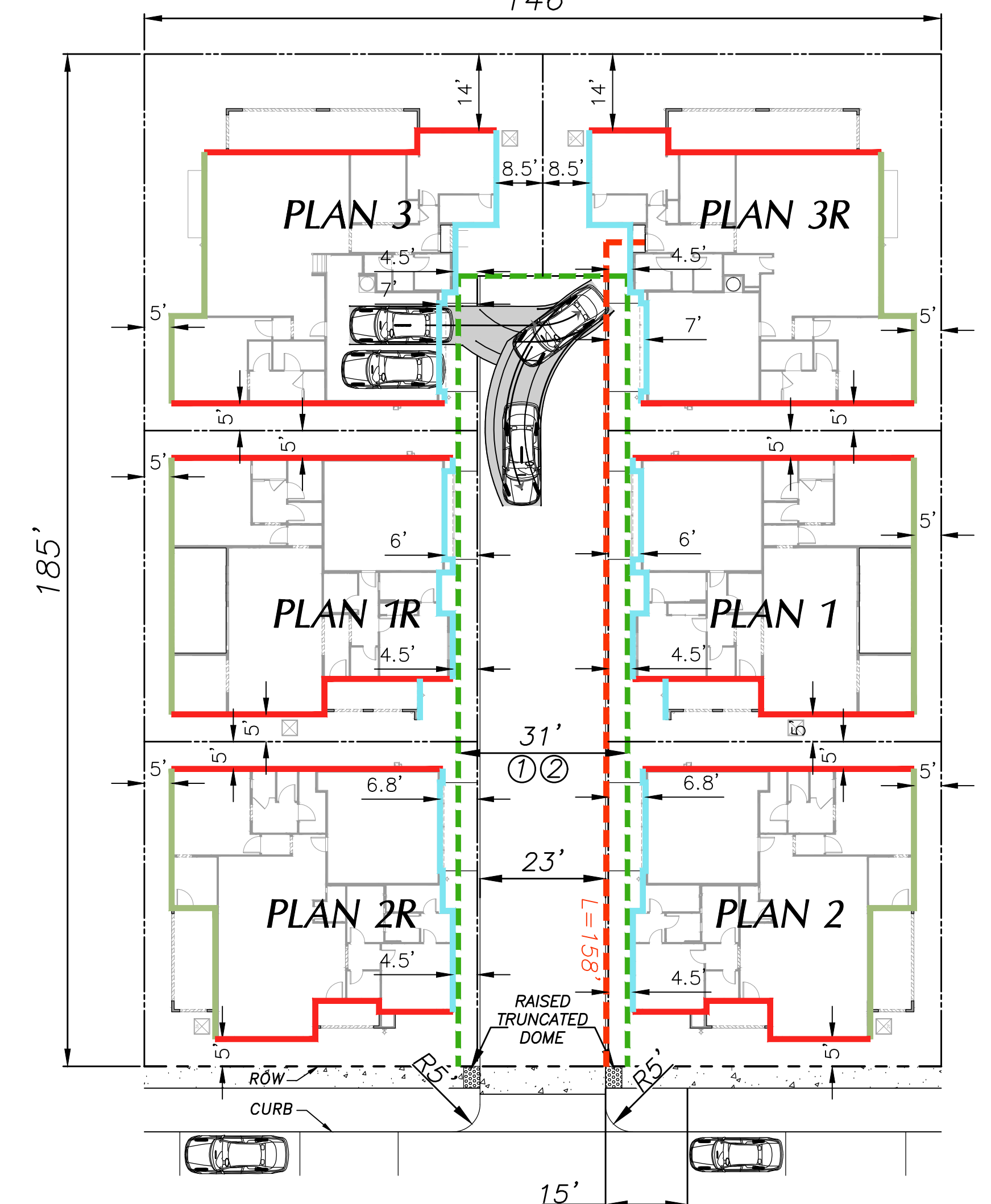


4" ROLLED CURB DETAIL

OS G-9 AD
N.T.S.

TYPICAL CLUSTER DETAIL & MOTORCOURT MANEUVERABILITY

SCALE: 1" = 20'



RESIDENTIAL STREET

EASEMENT NOTE:

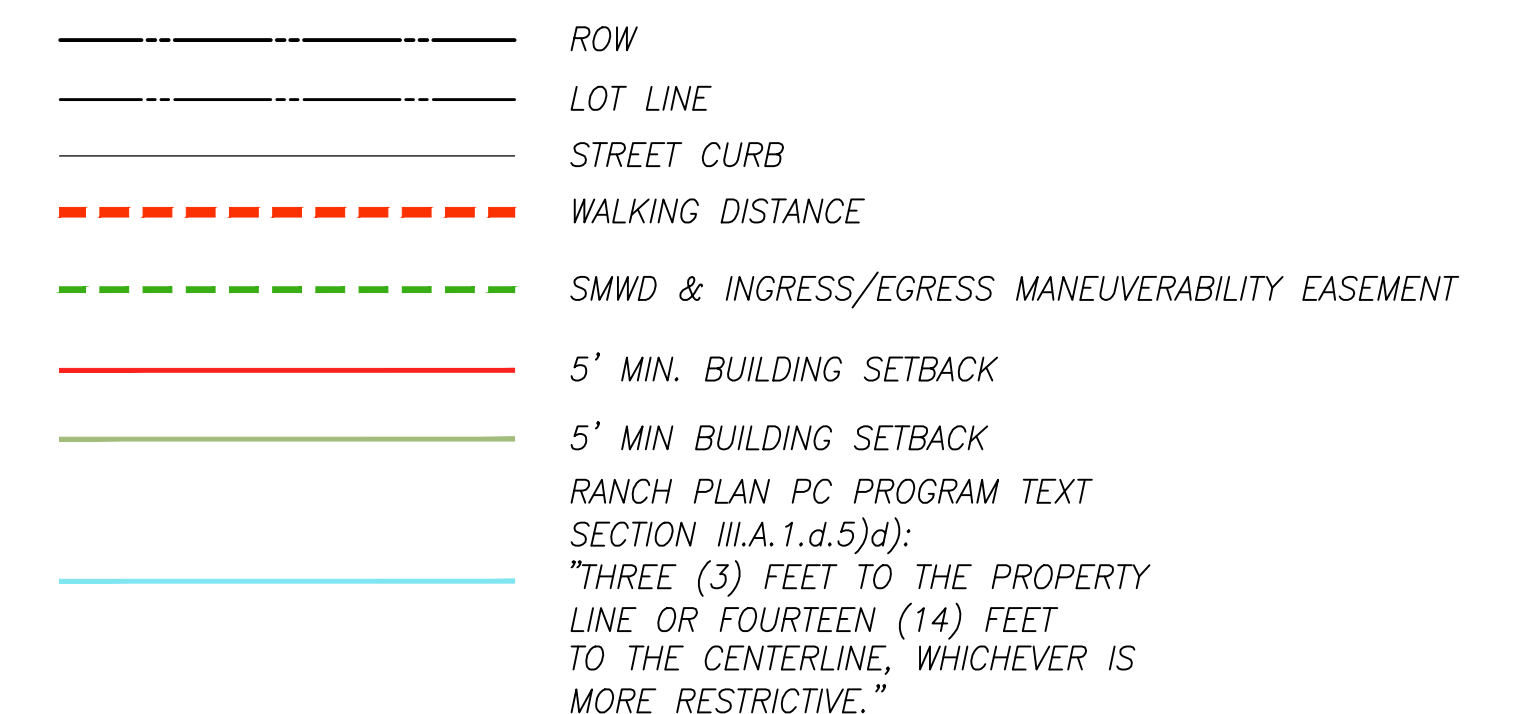
① INDICATES AN EASEMENT FOR SEWER, WATER AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19306 TO THE SANTA MARGARITA WATER DISTRICT

② INDICATES A RECIPROCAL INGRESS/EGRESS EASEMENT, MINIMUM 30 FEET WIDE FOR EMERGENCY VEHICLE ACCESS AND THE BENEFIT OF ALL LOTS IN TRACT NO. 19306

INGRESS/EGRESS MANEUVERABILITY IN MOTORCOURT IS MAINTAINED BY THE RANCHO MASTER MAINTENANCE CORPORATION (RANCHO MMC, THE MASTER H.O.A.) COVENANTS, CODES & RESTRICTIONS (CC&Rs), AND PARTICULARLY SECTION 3.E. REGARDING THE FRONT YARD & ALLEY SPECIAL BENEFIT AREA WHICH STIPULATES: "OWNERS OF RESIDENTIAL PROPERTY (i) ARE PROHIBITED FROM INSTALLING ANY IMPROVEMENT IN THE RANCHO MMC PORTION OF THEIR LOTS, AND (ii) MUST NOT INTERFERE WITH USE OR MAINTENANCE OF THE RANCHO MMC PROPERTY ON THEIR LOTS.

A TOTAL REQUIRED WIDTH OF 30 FEET FOR MANEUVERABILITY IS NEEDED, THEREFORE ADDITIONAL 7 FEET EASEMENT WOULD BE REQUIRED ON TOP OF THE 23 FEET WIDE PAVEMENT (TRAVEL-WAY), IN ORDER TO MEET MINIMUM REQUIREMENT OF 30 FEET. THIS EASEMENT SHOULD BE RESERVED ON THE MAP FOR RECIPROCAL INGRESS/EGRESS PURPOSES.

LEGEND



PROJECT SUMMARY & USABLE PROJECT OPEN SPACE CALCULATIONS

PROJECT SUMMARY					
LOT NUMBERS	TOTAL LOTS	ACRES	GROSS %	NET %	PROPOSED LAND USE
1-72	72	7.35	75.15%	91.73%	PLANNED CONCEPT DETACHED DWELLINGS
A-F	6	1.77	18.00%		PRIVATE COURT
G-I, L-O	7	0.56	5.74%	7.01%	USABLE OPEN SPACE
J-K	2	0.10	1.03%	1.26%	SLOPE/ LANDSCAPE
TOTALS	87	9.78	100.00%	100.00%	
GROSS DEVELOPMENT AREA		9.78	ALL LOTS 1-72, A-O		7.36
NET DEVELOPMENT AREA		8.01	LESS PRIVATE COURTS		8.98
NET RESIDENTIAL AREA		7.89	(GROSS SITE AREA - STREETS, ALLEYS, DRIVEWAYS, HOA SLOPES AND FUEL MOD)		
USABLE PROJECT OPEN SPACE					
REQUIRED USABLE PROJECT OPEN SPACE		5% *	NET RESIDENTIAL AREA X 0.05		0.39 ACRES
PROVIDED USABLE PROJECT OPEN SPACE		5.24%	PROVIDED USABLE OPEN SPACE AREA		0.45 ACRES

*PROJECT OPEN SPACE REDUCED TO 5% PER RPCCPT Sec. III.A.2 d.8(2); PROJECT IS LOCATED ADJACENT TO A LOCAL PUBLIC PARK AND HAS DIRECT, CONVENIENT ACCESS THERETO.

REQUIRED PARKING SUMMARY (PER ADS D-3)
& PROVIDED PARKING SUMMARY

REQUIRED PARKING SUMMARY								
PLAN #	AREA	BEDROOM COUNT	BATH COUNT	TOTAL UNITS (PER PLAN TYPE)	PLAN TYPE MIX	RESIDENT PARKING SPACES REQUIRED (NO. OF UNITS X 2)	GUEST PARKING SPACES REQUIRED (NO. OF UNITS X 0.2)	TOTAL PARKING SPACES REQUIRED (RESIDENT + GUEST)
PLAN 1	1560	2	2.5	25	34.7%	50	5.0	55.0
PLAN 2	1711	2	2.5	15	20.8%	30	3.0	33.0
PLAN 2X	2063	2	3.5	16	22.2%	32	3.2	35.2
PLAN 3	1861	2	2.5	8	11.1%	16	1.6	17.6
PLAN 3X	2378	2	3.5	8	11.1%	16	1.6	17.6
				72		144	14	158
PROVIDED PARKING SUMMARY								
GARAGE PARKING								144
UNCOVERED SPACES IN DRIVEWAYS								0
UNCOVERED OFF STREET SPACES								41
UNCOVERED SPACES ON PRIVATE STREET								0
TOTAL SPACES PROVIDED								185

PLAN DESIGNATION LEGEND

PLAN DESIGNATION MAY CONSIST OF UP TO 4 DIGITS. THE FIRST INDICATES THE PLAN TYPE, THE SECOND INDICATES THE ELEVATION STYLE, THE THIRD INDICATES THE LEVEL OF THE ELEVATION, AND THE FOURTH (IF APPLICABLE) INDICATES A REVERSE PLAN.

PLAN TYPE	DESIGNATION (XX00)	ELEVATION STYLE	DESIGNATION (00XX)
1	1	NEW MISSION	A
2	2	FARMHOUSE	B
2X	2X	MODERN CRAFTSMAN	C
3	3		
3X	3X		

ELEVATION LEVEL	DESIGNATION (00X)	REVERSE PLAN	DESIGNATION (000X)
STANDARD	-		R
ENHANCED	E		

PLAN TYPE + ELEVATION STYLE + REVERSE PLOTTING

EXAMPLES:

PLAN 2, FARMHOUSE, STANDARD ELEVATION, STANDARD PLOTTING:
PLAN 2, FARMHOUSE, ENHANCED ELEVATION, STANDARD PLOTTING:
PLAN 2, FARMHOUSE, STANDARD ELEVATION, REVERSE PLOTTING:
PLAN 2, FARMHOUSE, ENHANCED ELEVATION, REVERSE PLOTTING:

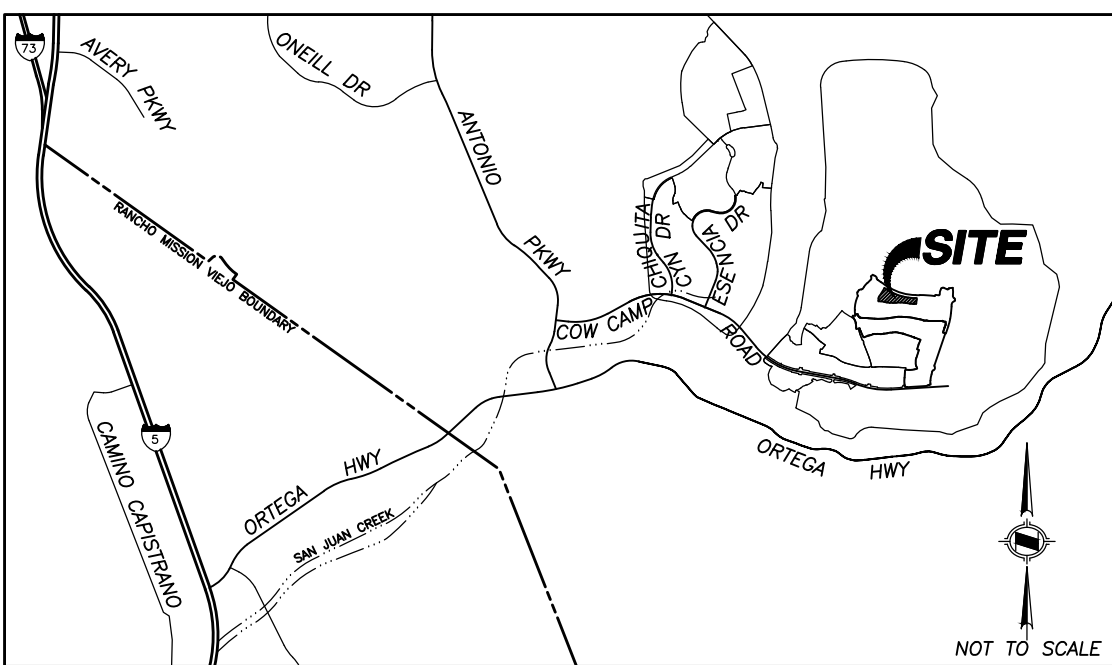
PLAN 2X, FARMHOUSE, STANDARD ELEVATION, STANDARD PLOTTING
PLAN 2X, FARMHOUSE, ENHANCED ELEVATION, STANDARD PLOTTING
PLAN 2X, FARMHOUSE, STANDARD ELEVATION, REVERSE PLOTTING
PLAN 2X, FARMHOUSE, ENHANCED ELEVATION, REVERSE PLOTTING:

PRODUCT & SITE CRITERIA

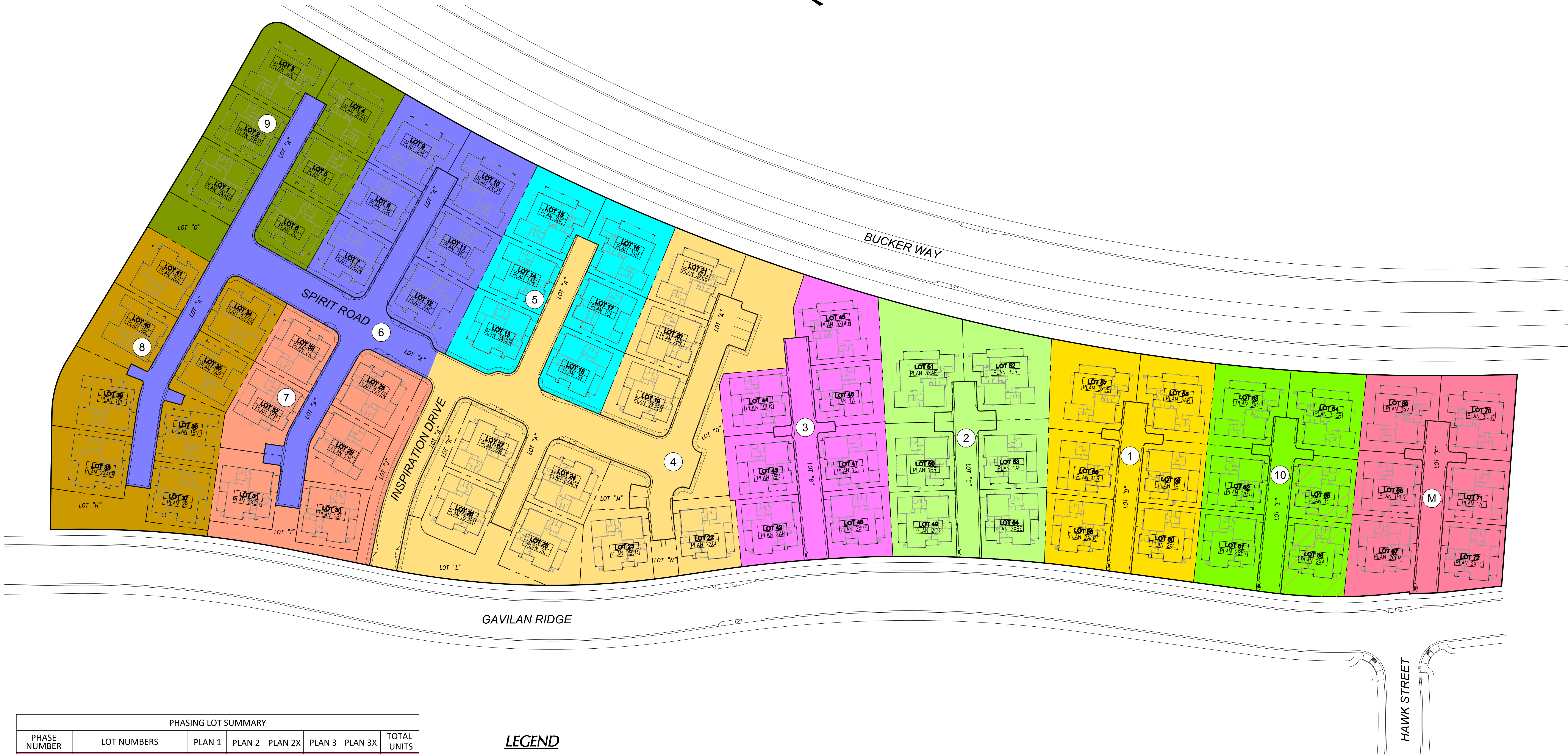
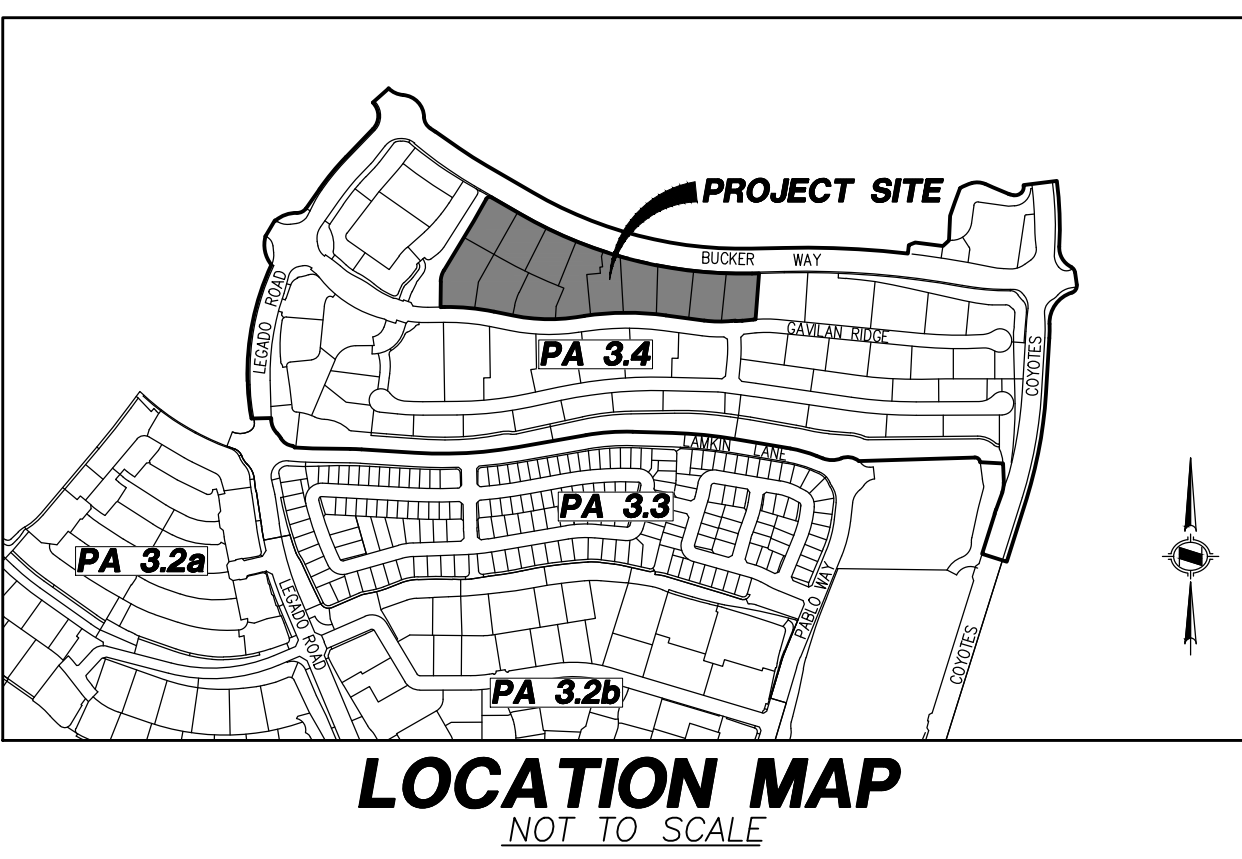
PRODUCT AND SITE CRITERIA	
ZONING CATEGORY PER A.D.5 SECTION D-8	PLANNED CONCEPT DETACHED DWELLINGS
MINIMUM BUILDING SETBACK	
FROM BACK OF SIDEWALK OF INTERNAL STREET	3.0'
FROM CL OF PRIVATE DRIVE	15.0'
REAR YARD	5.0' TO PL
SIDE YARD	10.0' BUILDING TO BUILDING
SIDE ABUTTING STREET	5.0' TO PL

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				ATTN: NICHOLAS A. STREETER NSTEETER@PROENG.COM	
		COUNTY OF ORANGE			
REVISION DATE DESCRIPTION		SITE DEVELOPMENT PLAN - VTTM 19306 RANCH PLAN - PLANNING SUBAREA 3.4 RMV PA3 DEVELOPMENT - AQ22 SOUTHEAST SIDE OF LEGADO ROAD & BUCKER WAY			
		DESIGNED BY: <u>DD</u> DRAFTED BY: <u>DD</u> CHECKED BY: <u>NS</u>		DATE: 10/16/2024	
				PA24-0009	
				SHEET SDP-2	

VICINITY MAP



72 HOMESITES
CONSTRUCTION PHASING EXHIBIT
VTTM 19306
RANCH PLAN-PLANNING SUBAREA 3.4
RMV GAVILAN RIDGE AQ22 DEVELOPMENT



PHASING LOT SUMMARY							
PHASE NUMBER	LOT NUMBERS	PLAN 1	PLAN 2	PLAN 2X	PLAN 3	PLAN 3X	TOTAL UNITS
MODELS	67-72, F	2	1	1	1	1	6
1	55-60, D	2	1	1	1	1	6
2	49-54, C	2	1	1	1	1	6
3	42-48, B	4	1	1	0	1	7
4	19-27, A, K, L, M, N, O	1	3	4	0	1	9
5	13-18	2	1	1	2	0	6
6	7-12, A	2	1	1	1	1	6
7	28-33, I, J	2	2	2	0	0	6
8	34-41, H	4	2	2	0	0	8
9	1-6, G	2	1	1	1	1	6
10	61-66, E	2	1	1	1	1	6
TOTAL	72	25	15	16	8	8	72

LEGEND

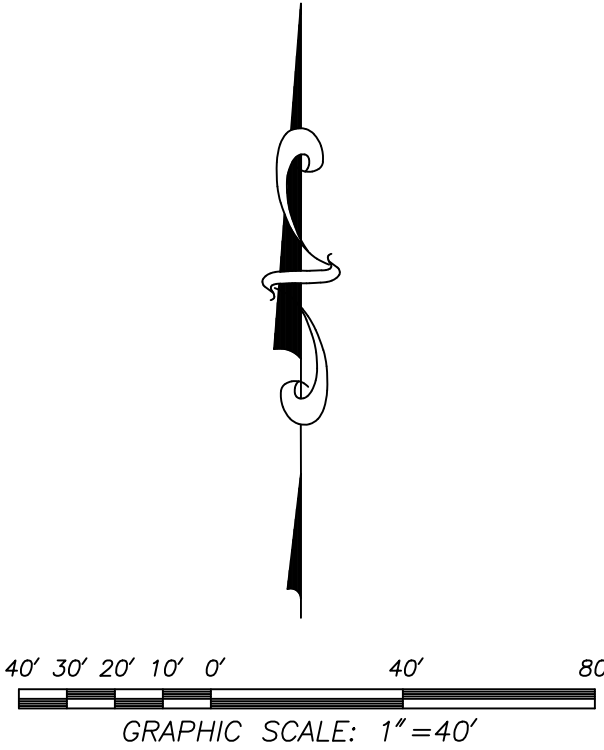
① PHASE NUMBER

— LOT NUMBER

LOT 1
PLAN 2XAER

— PLAN TYPE

TEMPORARY MODEL PARKING LOT



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REVISION DATE DESCRIPTION	COUNTY OF ORANGE CONSTRUCTION PHASING EXHIBIT VESTING TENTATIVE TRACT MAP 19306 RANCH PLAN - PLANNING SUBAREA 3.4 RMV PA3 DEVELOPMENT - AQ22	
DESIGNED BY: DD DRAFTED BY: DD CHECKED BY: NS	DATE: 10/14/2024 SHEET CPE-1	

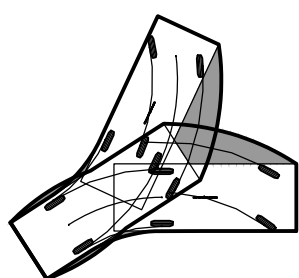
PARKING LAYOUT EXHIBIT



NOTE

1. CHEVY SUBURBAN SIZE VEHICLE USED. LENGTH = 19.0'

LEGEND

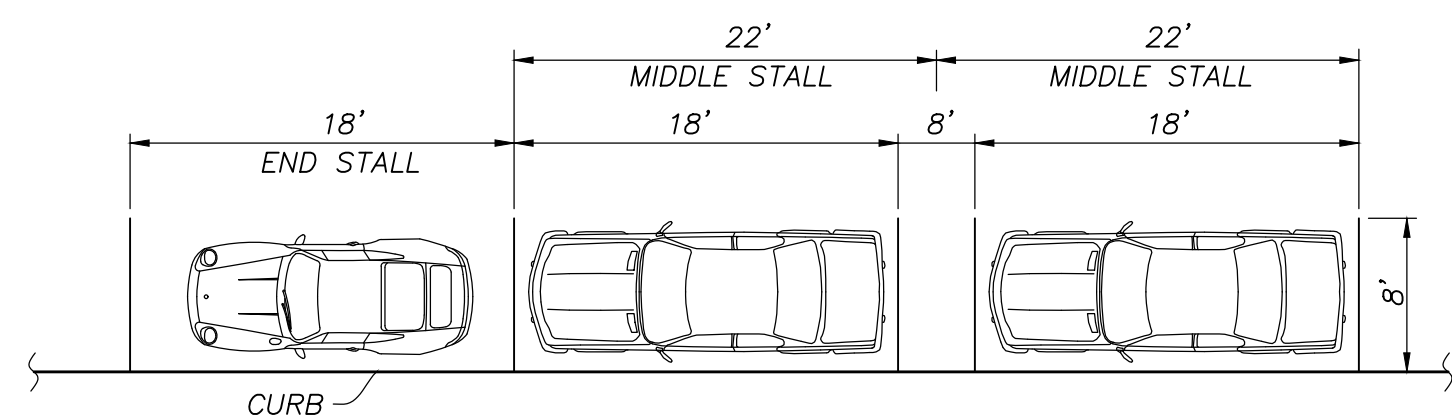


AUTO-TURN VEHICLE

PARKING TRAVEL DISTANCE

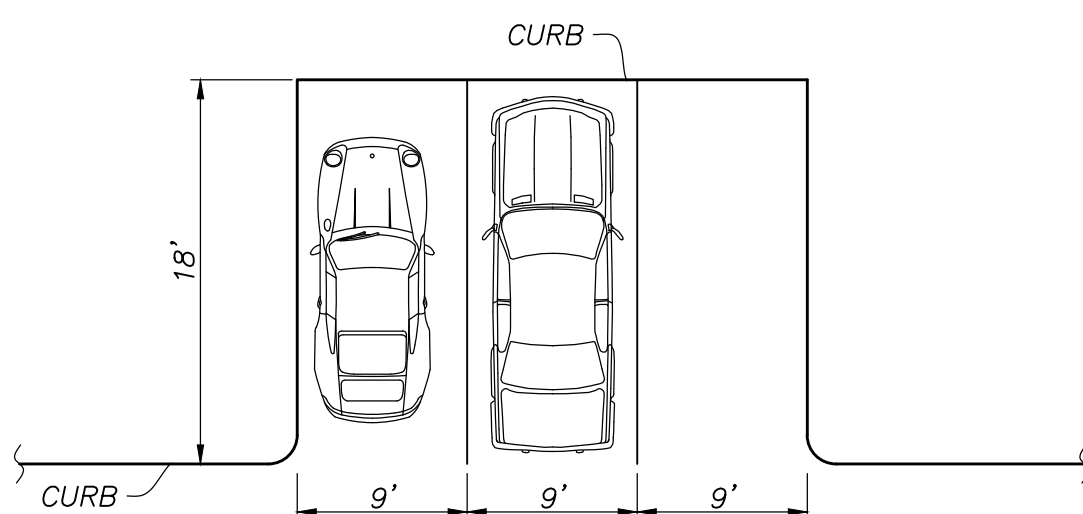
DISTANCES TO PARKING

UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)	UNIT NUMBER	PLAN TYPE	DISTANCE TO PARKING (FEET)
1	2XAER	91	37	2B	172
2	1BER	130	38	2XAER	177
3	3XC	190	39	1CE	45
4	3BER	188	40	1BE	87
5	1A	126	41	2CE	92
6	2C	38	42	2AR	153
7	2XBER	60	43	1BR	84
8	1CR	125	44	1CER	44
9	3AE	187	45	3XBER	107
10	3XCR	180	46	1A	44
11	1BE	118	47	1CE	85
12	2AE	15	48	2XBE	179
13	2XCER	54	49	2CR	155
14	1AR	127	50	1BR	85
15	3BE	187	51	3XAE	52
16	3AR	182	52	3CR	52
17	1CE	122	53	1AE	181
18	2B	18	54	2XBE	181
19	2XAER	61	55	2AER	183
20	1BR	78	56	1CR	86
21	3XCE	49	57	3XBE	52
22	2XCE	120	58	3AR	51
23	2BER	128	59	1BE	85
24	2XAER	24	60	2XC	186
25	2C	190	61	2BER	192
26	2XAER	183	62	1AER	85
27	2BE	20	63	3XC	51
28	2XCER	18	64	3BER	52
29	1AE	61	65	1C	85
30	2BE	135	66	2XA	194
31	2XCER	144	67	2CER	193
32	1CR	47	68	1BER	85
33	2A	19	69	3XA	52
34	2XBER	18	70	3CER	52
35	1AR	91	71	1A	85
36	1BR	47	72	2XBE	181



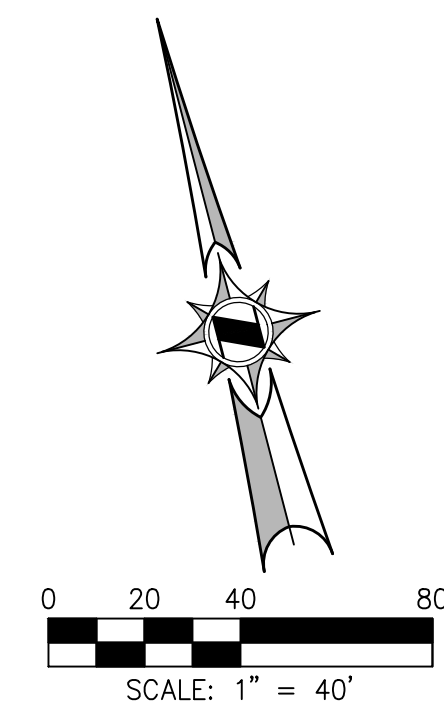
PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(4). STALL LINES WILL BE MARKED AS SHOWN.

ON-STREET
TYPICAL PARALLEL PARKING STALL DETAIL
N.T.S.



PARKING STALL DIMENSION PER ORANGE COUNTY STANDARDS, SECTION 7-9-145.3 (a)(2). STALL LINES WILL BE MARKED AS SHOWN.

TYPICAL PARKING STALL DETAIL
N.T.S.



OWNER:
RMV PA3 DEVELOPMENT, LLC
28811 ORTEGA HIGHWAY
SAN JUAN CAPISTRANO, CA 92694
ATTN: JAY BULLOCK

APPLICANT:
LENNAR
15131 ALTON PARKWAY, SUITE 365
IRVINE, CA 92618
(949) 349-8000
ATTN: DEREK KEGLEY

PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
27051 Towne Centre Drive, Suite 270
Foothill Ranch, CA 92610 (949) 716-7460

ATTN: NICHOLAS A. STREETER
NSTEETER@PROENG.COM

COUNTY OF ORANGE

**PARKING LAYOUT EXHIBIT - VTTM 19306
RANCH PLAN - PLANNING SUBAREA 3.4
RMV PA3 DEVELOPMENT - AQ22
SOUTHEAST SIDE OF LEGADO ROAD & BUCKER WAY**

DESIGNED BY: JD
DRAFTED BY: JD
CHECKED BY: JS
DATE: 06/19/2024

SHEET **PLE-1**

ORANGE COUNTY FIRE AUTHORITY
Reviewed by Planning & Development
Service Request Expires After 6 Months of Inactivity

Approval subject to field inspection and required test, notations herein, conditions in correspondence and conformance with applicable regulations. The stamping of these plans shall not be held to permit or approve the violation of any law.

OCFA SR #: **544565**
Fee Codes: **PR 145**
Plan Type: **Fire Master Plan**
By: **shawnafrley**
Date: **06/03/2024**

**ONLY STAMPED SHEETS REVIEWED BY
ORANGE COUNTY FIRE AUTHORITY**

Call at least 72 hours in advance to schedule
inspections: (714) 573-6150

Notes:

VICINITY MAP

○ THIS BUILDING SHALL BE EQUIPPED WITH AN EMERGENCY RESPONDER DIGITAL RADIO SYSTEM PER THE REQUIREMENTS OF THE ORANGE COUNTY SHERIFF'S DEPARTMENT-COMMUNICATIONS & TECHNOLOGY DIVISION. FOR THE INITIAL SUBMITTAL, OCS/COMM REQUIRES THE ERRCS/BDA/DAS SYSTEM DESIGNER TO PROVIDE THE FOLLOWING FOR PRE-EVALUATION: A. PROJECT NAME, B. SITE ADDRESS, C. PROJECT DESCRIPTION, D. CONTRACTOR CONTACT INFORMATION, E. BDA MODEL (S/N IF AVAILABLE), F. PROPOSED MODE OF OPERATION (CLASS A/B), G. PROPOSED PROJECT TIMELINE. THIS INFORMATION IS TO BE SUBMITTED BY THE DESIGNER VIA EMAIL TO ERRCS@OCS.D.ORG AND BDACERT@OCCA.ORG. CFC 510

WATER DISTRICT:

TENANT
BUSINESS NAME:
CONTACT NAME:
ADDRESS:
CITY:
PHONE:
EMAIL:



RANCH FIRE PROTECTION PROGRAM ATTACHMENTS

Ranch Plan Fire Protection Program was approved by Orange County Fire Authority and Orange County Board of Supervisors dated: July 31, 2007 and Amendment No. 1, dated: March 25, 2013; Amendment No. 2, dated: August 14, 2014 and Amendment No. 3, dated: March 31, 2022.

Attachments used with this submittal:

- 3b Fire Lane No Parking Signs
- 3c Begin / End Fire Lane Signs
- 3g End of Fire Lane Identification
- 3i Mounting Specifications for Fire Lane Signs and No Parking Signs
- 3j Red Curb
- 6a Street Widths
- 10 Hydrant Distribution Table
- 11 Fire Flow Requirement Table
- 12a Fire Hydrant Locations
- 12b Blue Dot Hydrant Marker Location

FIRE FLOW TEST REQUIREMENT

NOTE: A FIRE FLOW MODELING CALCULATION AND FIRE FLOW TEST SHALL BE COMPLETED AND OBTAINED FROM THE SANTA MARGARITA WATER DISTRICT PRIOR TO LUMBER DROP INSPECTION. THE FIRE FLOW TEST SHALL INDICATE THE FLOW AT 20 PSI, AND SHALL BE PROVIDE TO OCFA PRIOR TO SCHEDULING THE LUMBER DROP INSPECTION.

CONSTRUCTION NOTES

1. INSTALL 'END OF FIRE ACCESS' SIGN PER DETAILS ON SHEET F-3.
2. INSTALL FIRE HYDRANT MARKER THAT SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
3. INSTALL INSTALL RED PAINTED CURB PER DETAILS ON SHEET F-3.
4. INSTALL 'FIRE LANE-NO PARKING' SIGN PER DETAILS ON SHEET F-3.
5. INSTALL 'END FIRE LANE-NO PARKING' SIGN PER DETAILS ON SHEET F-3.

BUILDING INFORMATION AND DATA					
PLAN DESCRIPTION	STORIES	OCCUPANCY TYPE	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLERS	SQUARE FOOTAGE
BUILDING PLAN #1	2	R-3	V-B	NFPA 13D	1,540 SF
BUILDING PLAN #2	1	R-3	V-B	NFPA 13D	1,704 SF
BUILDING PLAN #2X	2	R-3	V-B	NFPA 13D	1,974 SF
BUILDING PLAN #3	1	R-3	V-B	NFPA 13D	1,723 SF
BUILDING PLAN #3X	2	R-3	V-B	NFPA 13D	2,187 SF

MIN. FIRE FLOW AND FIRE HYDRANT SPACING REQUIREMENTS

MINIMUM FIRE FLOW OF 1,000 GPM AT 20PSI FOR 1 HOUR REQUIRED PER THE LARGEST BUILDING OF APPROXIMATELY 2,187 SQ.FT. AND TYPE V-B CONSTRUCTION. A MINIMUM OF THREE (3) FIRE HYDRANTS ARE REQUIRED SPACED NO MORE THAN 600-FEET FROM HYDRANT TO HYDRANT, NO MORE THAN 300-FEET FROM ANY BUILDING, AND NO MORE THAN 250-FEET FROM THE END OF A DEAD-END FIRE ACCESS ROAD.

LEGEND

- EXISTING FIRE HYDRANT PER PREVIOUSLY APPROVED BACKBONE FIRE MASTER PLAN SR542339.
- PROPOSED PUBLIC FIRE HYDRANT WITH BLUE REFLECTIVE FIRE HYDRANT MARKER. MARKER SHALL BE PLACED 6" FROM CENTERLINE OF STREET.
- 4" MIN. UNIT ADDRESSING (SEE ARCHITECTURAL PLAN FOR FINAL DESIGN AND LOCATIONS)
- 300' HOSE PULL DISTANCE - FOR SINGLE FAMILY BUILDING TO THE FRONT DOOR.
- PAINT CURB RED WITH 'NO PARKING FIRE LANE' STENCIL AT 30" O.C. PER DETAILS HEREON AND OCFA GUIDELINE B-01.
- INDICATES 'FIRE LANE-NO PARKING' SIGN PER DETAILS HEREON AND THE RPPFP.
- PROPOSED FIRE ACCESS ROAD WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
- EXISTING FIRE ACCESS ROAD.
- NOT A PART OF FIRE ACCESS BUT DRIVE WILL BE CONSTRUCTED WITH ALL-WEATHER PAVED SURFACE DESIGNED, AT A MINIMUM, TO THE AASHTO H-20 STANDARD PER THE RPPFP.
- INDICATES PROPOSED STRUCTURES MEETING THE 2022 CALIFORNIA RESIDENTIAL CODE SECTION R337.
- INDICATES FIRE APPARATUS TURNING RADIUS: 20' WIDE PATH WITH 17" INSIDE AND 36" OUTSIDE.
- LOT # | UNIT # | PLAN TYPE

NO.	DATE	REVISIONS
1		
2		
3		
4		

DRAWING SCALE

GRAPHIC SCALE

1 inch = 40 ft.

CIVIL ENGINEER:

AS

ADAMS STREETER
Civil Engineers
16755 VON KARMAN, STE. 150
IRVINE, CA 92606

ARCHITECTURE/PLANNING:

ARCHITECTS - PLANNERS - DESIGNERS

WHA

680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660

PREPARED BY:

firesafe
PLANNING, INC.

28506 AIROSO STREET
RANCHO MISSION VIEJO, CA 92694
(949) 240-5911

PREPARED FOR:

LENNAR

5000 FIVEPOINT, 3RD FLOOR
IRVINE, CA 92618
(949) 349-8000

PREPARED FOR:

RMV PA3 DEVELOPMENT, LLC

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

TITLE:

**FIRE MASTER PLAN
RANCHO MISSION VIEJO
RIENDA PA 3.4
AQ22 VTTM 19306
OCFA SR 544565**

ORANGE COUNTY FIRE AUTHORITY

DATE: 03/05/2024

SHEET: **F-2**

2 OF 3



LOCATION MAP		FIRE FLOW REPORT		FIRE ACCESS ROADWAY CERTIFICATION LETTER		PARKING ENFORCEMENT LETTER	
EXISTING INGRESS / EGRESS THROUGH RIENDA 3.1, 3.2a, 3.3 PROPOSED RIENDA 3.4 INGRESS / EGRESS PROPOSED EVA LOCATIONS WITHIN RIENDA 3.4				AS ADAMS STREETER Civil Engineers November 20, 2023 Subject: RMV - Rienda 3.4 AQ22 - Fire Access Roadway Certification To Whom It May Concern: This letter is provided to certify that the fire access roadways, including any underground vaults, culverts and other features beneath fire access roadways for the Rienda 3.4, AQ22, VTTM 19306 are designed to provide all-weather driving capabilities, at a minimum, to the American Association of State Highway and Transportation Officials H-20 standard. The Fire access roadways are also designed with a maximum grade of no greater than 10%. Sincerely, <i>N. Streeter</i> Nicholas A. Streeter, PE, PLS Senior Vice President NStreeter@adams-streeter.com 16755 Von Karman Avenue, Suite 150, Irvine, CA 92606 949.474.2330 adams-streeter.com		MARCH 5, 2024 PLANNING AND DEVELOPMENT SERVICES SECTION ORANGE COUNTY FIRE AUTHORITY 1 FIRE AUTHORITY ROAD IRVINE, CA 92602 RE: RIENDA PA3.4 AQ22 FIRE MASTER PLAN, VESTING TENTATIVE TRACT NO. 19306, RANCHO MISSION VIEJO, COUNTY OF ORANGE, CA. OCFA SERVICE REQUEST NUMBER 544565 PARKING ENFORCEMENT PLAN THE FIRE LANE PARKING ENFORCEMENT PLAN FOR THE ABOVE REFERENCED PROJECT IS STATED AS FOLLOWS: ALL FIRE LANES WITHIN PROJECT SHALL BE MAINTAINED AND IN NO EVENT SHALL PARKING BE PERMITTED ALONG ANY PORTION OF A STREET OR DRIVE THAT REQUIRED FIRE LANES OR ANY AREA DESIGNATED AS A FIRE LANE FOR TURN-AROUND OR DRIVE THROUGH PURPOSES. PROJECT HOMEOWNERS ASSOCIATION SHALL ADOPT REASONABLE RULES AND REGULATIONS REGARDING THE PARKING OF VEHICLES ALONG THE STREETS, ROADS AND OR DRIVES WITHIN THE PROJECT THAT ARE NOT IN CONFLICT WITH APPLICABLE LAW. IN FURTHERANCE THEREOF, PROJECT HOMEOWNERS ASSOCIATION, THROUGH ITS OFFICERS, COMMITTEES AND AGENTS WILL ESTABLISH THE "PARKING" AND "NO PARKING" AREAS WITHIN THE PROPERTY IN ACCORDANCE WITH SECTION 22658.2 OF THE CALIFORNIA VEHICLE CODE AND THE RANCH FIRE PROTECTION PROGRAM. THE LAW SHALL BE ENFORCED THROUGH SUCH RULES AND REGULATIONS BY ALL LAWFUL MEANS, INCLUDING, WRITTEN WARNINGS, CITING, LEVYING FINES AND TOWING VEHICLES IN VIOLATION. PROJECT HOMEOWNERS ASSOCIATION WILL CONTRACT WITH A CERTIFIED PATROL AND TOWING COMPANY TO REMOVE VEHICLES THAT VIOLATE NO PARKING RESTRICTIONS. FIRST TIME VIOLATORS WILL RECEIVE A WRITTEN WARNING AND WITH SUBSEQUENT VIOLATIONS, THE VEHICLE SHALL BE SUBJECT TO TOWING. THE VEHICLE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IN REMEDYING SUCH VIOLATION, INCLUDING WITHOUT LIMITATION TOWING COST, CITATIONS AND LEGAL FEES.	
						COMBUSTIBLE CONSTRUCTION LETTER	
						MARCH 5, 2024 ORANGE COUNTY FIRE AUTHORITY 1 FIRE AUTHORITY ROAD IRVINE, CA 92602-0125 SUBJECT: COMBUSTIBLE CONSTRUCTION LETTER: RIENDA PA3.4 AQ22 FIRE MASTER PLAN - OCFA S.R. 544565 RANCHO MISSION VIEJO, COUNTY OF ORANGE THE PURPOSE OF THIS LETTER IS TO NOTIFY YOU THAT THIS PROJECT SHALL INSTALL ALL REQUIRED PAVED FIRE ACCESS ROADS THAT MEET O.C.F.A. GUIDELINES PER THE APPROVED PLANS. ALL FIRE HYDRANTS AND WATER SUPPLY FOR FIREFIGHTING PURPOSES SHALL BE INSTALLED PER THE APPROVED PLANS AND SHALL MEET ALL FIRE FLOWS REQUIREMENTS, PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING DELIVERED FOR CONSTRUCTION.	
FIRE LANE PARKING SIGN DETAILS		ELEVATIONS		FIRE LINE RED CURB DETAILS			
MOUNTING SPECIFICATIONS FOR FIRE LANE SIGNS AND NO PARKING SIGNS END OF FIRE LANE SIGN -PRIVATE STREETS- STANDARD DESIGN- FIRE LANE NO PARKING SIGN -PRIVATE STREETS- STANDARD DESIGN-		FRONT FRONT FRONT FRONT FRONT					
		STREET SECTIONS					
		TYPICAL 24' PRIVATE COURT (NDS A-36b, G-3a, G-8) NOT TO SCALE TYPICAL 26' PRIVATE COURT W/ SIDEWALK (NDS A-36b, G-3a, G-8) NOT TO SCALE		TYPICAL 25' PRIVATE COURT (NDS A-36b, G-3a, G-8) NOT TO SCALE TYPICAL 36' PRIVATE COURT W/ SIDEWALK (NDS A-36b, G-3a, G-8) NOT TO SCALE			
NO. DATE REVISIONS		CIVIL ENGINEER: AS ADAMS STREETER Civil Engineers 16755 VON KARMAN, STE. 150 IRVINE, CA 92606		ARCHITECTURE/PLANNING: WHA ARCHITECTS - PLANNERS - DESIGNERS 680 NEWPORT CENTER DRIVE, SUITE 300 NEWPORT BEACH, CA 92660		PREPARED BY: firesafe PLANNING, INC. 28506 AIROSO STREET RANCHO MISSION VIEJO, CA 92694 (949) 240-5811	
				PREPARED FOR: LENNAR 5000 FIVEPOINT, 3RD FLOOR IRVINE, CA 92618 (949) 349-8000		PREPARED FOR: RMV PA3 DEVELOPMENT, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA 92675 (949) 240-3363	
				TITLE: FIRE MASTER PLAN RANCHO MISSION VIEJO RIENDA PA 3.4 AQ22 VTTM 19306 OCFA SR 544565 ORANGE COUNTY FIRE AUTHORITY		DATE: 03/05/2024 SHEET: F-3 3 OF 3	