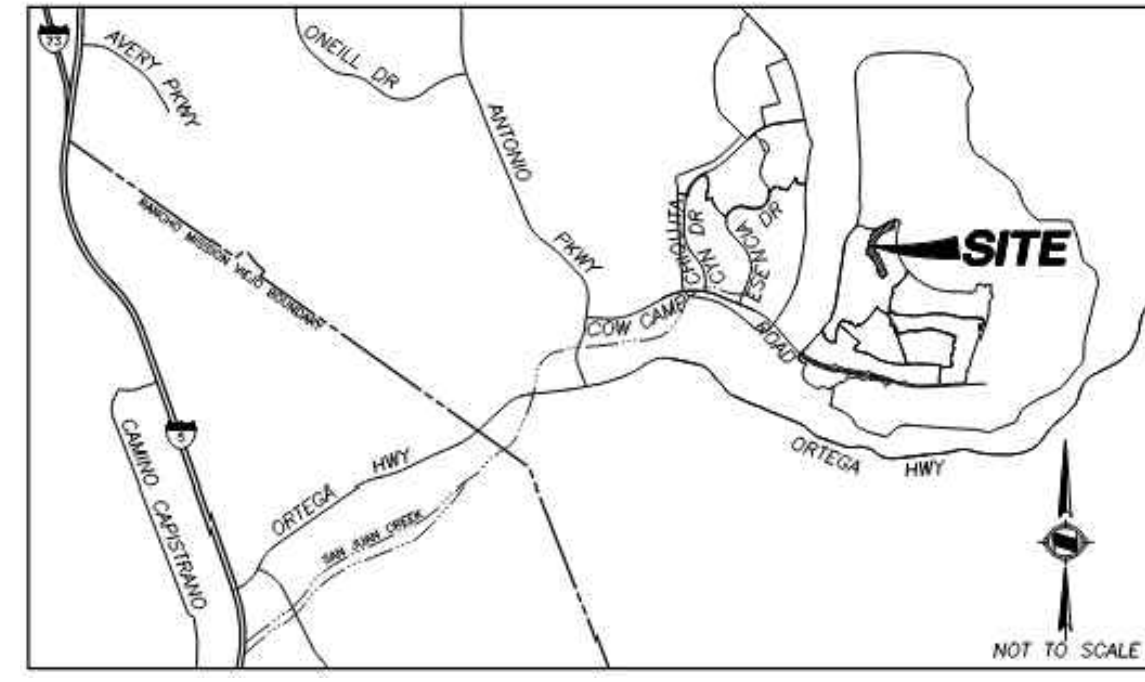
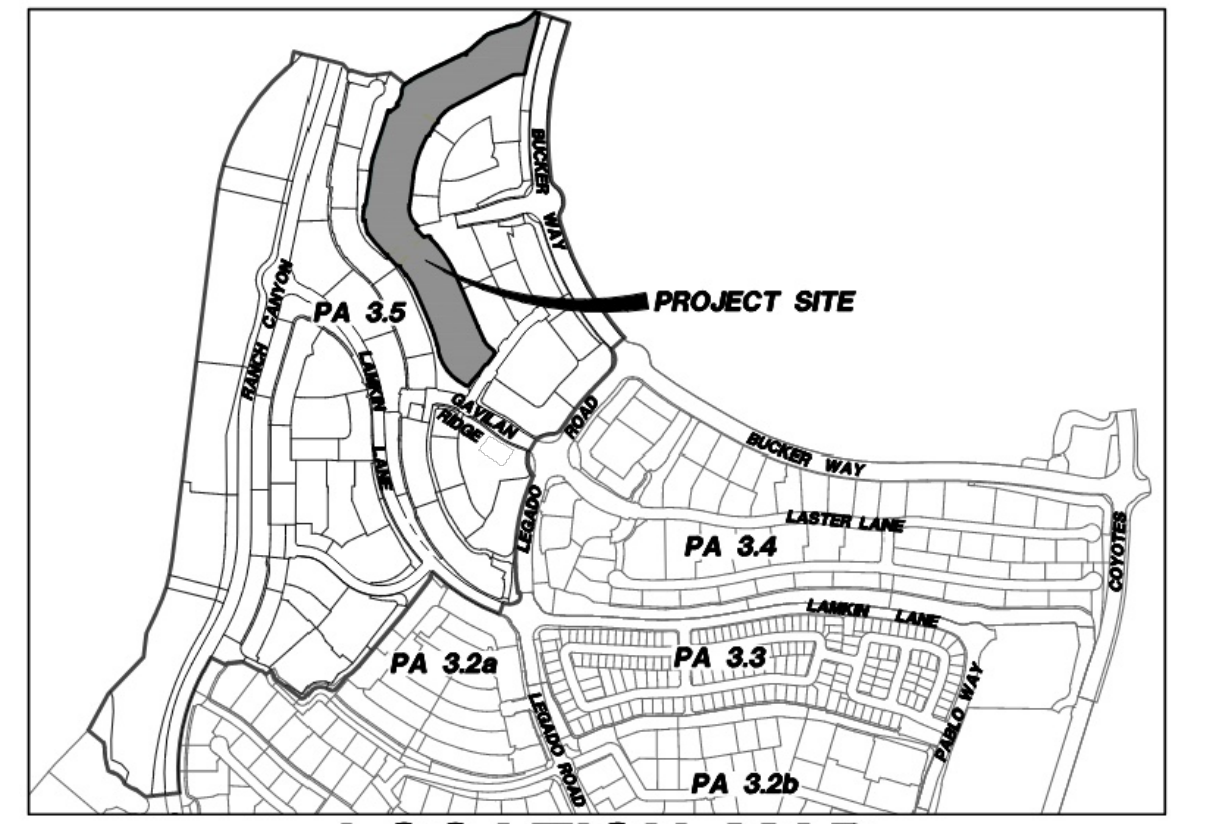


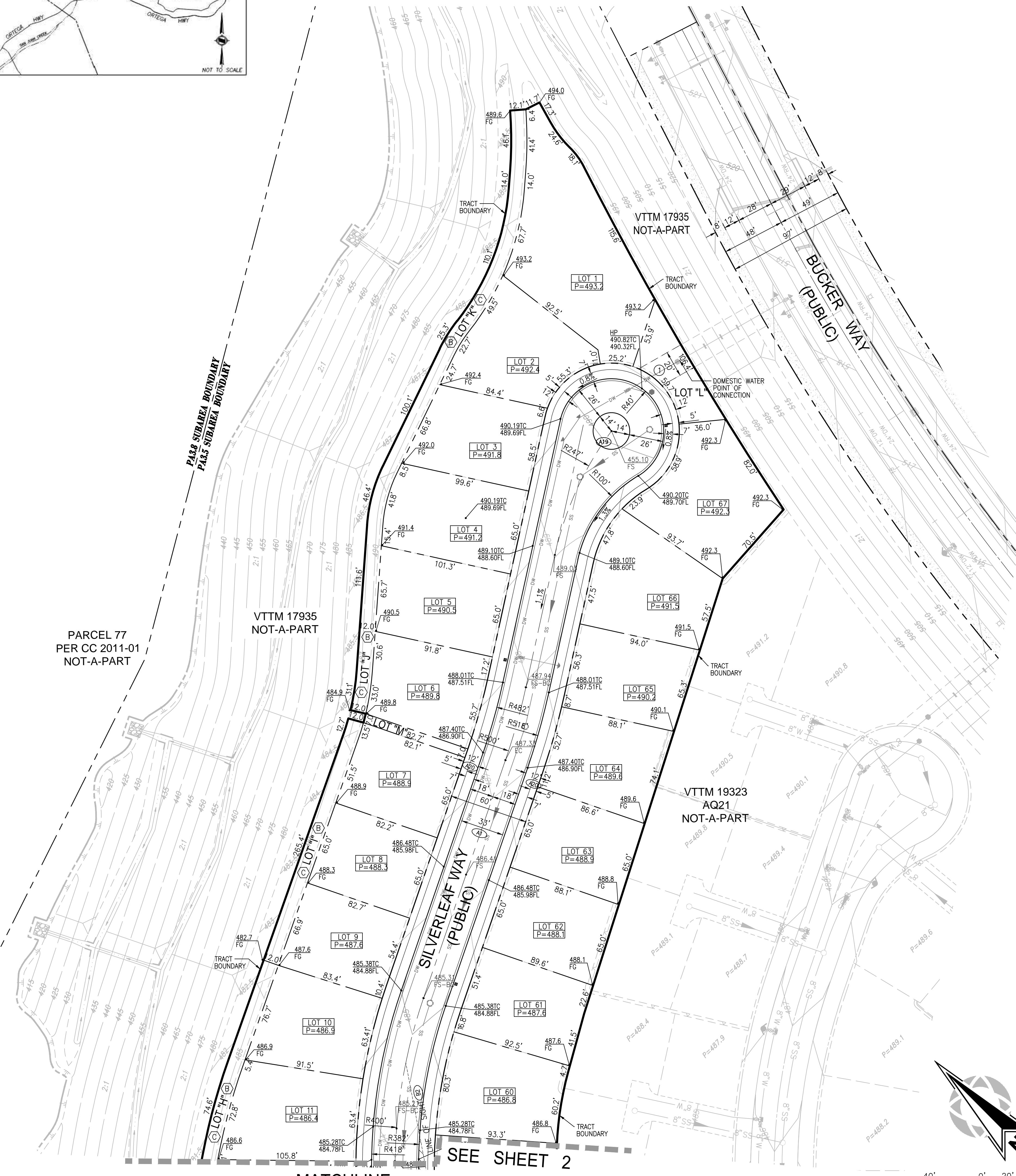
VICINITY MAP



VESTING TENTATIVE TRACT MAP 19321
RANCHO MISSION VIEJO
AQ24
LOTS 1-67 & A-O



LOCATION MAP
NOT TO SCALE



NOTES

- EXISTING LAND USE: VACANT LAND. PREVIOUSLY MASS GRADED PER GRD22-0016 & ROUGH GRADED PER GRD24-0045 TO ALLOW FOR FUTURE DEVELOPMENT.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL - 67 DWELLING UNITS.
- EXISTING ZONING: LOCATED WITHIN RANCHO PLAN PLANNED COMMUNITY PLANNING AREA 3 AND SUBAREA PLAN PA 3.5, IS ZONED AS A DEVELOPMENT AREA BY THE RANCHO PLAN PC TEXT, AND SHALL BE PROCESSED PER THE IMPLEMENTATION PROCEDURES DETAILED IN SECTION I.I.C OF THE PC TEXT.
- THE PLANNING AREA 3 MASTER AREA PLAN AND SUBAREA PLAN 3.5 (PA22-0067 & PA24-0045) DESIGNATE THE PROJECT SITE AS RESIDENTIAL.
- GRADING PLANS MAY BE PROCESSED CONCURRENTLY WITH A TENTATIVE TRACT MAP. PER A CONCURRENT PROCESSING REQUEST LETTER, PLAN CHECKING OF ROUGH GRADE PLANS OR PRECISE GRADE PLANS MAY PROCEED, BUT APPROVAL OF THE GRADING PLAN MUST FOLLOW VTM APPROVAL.
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IMPACTS HAVE BEEN ADDRESSED BY THE RANCHO PLAN FINAL PROGRAM EIR 589 AND ADDENDUM 3.1.
- ADJACENT LAND USE ZONING:
NORTH SUB AREA 3.8 - FUTURE RESIDENTIAL
SOUTH SUB AREA 3.5 - FUTURE RESIDENTIAL, VTTM 19325
EAST SUB AREA 3.5 - FUTURE RESIDENTIAL, VTTM 19323
WEST SUB AREA 3.5 - FUTURE RESIDENTIAL, VTTM 19322
- 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.
- DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH THE O.C. PUBLIC WORKS AND COUNTY OF ORANGE FLOOD CONTROL DISTRICT STANDARDS AND THE "T.M. 17935 SUBAREA PA3.5 ROUGH GRADE HYDROLOGY STUDY (GRD24-0045)" PREPARED BY HUNSAKER AND ASSOCIATES AND THE RUN OFF MANAGEMENT PLAN (ROMP), PA 3 & 4 ROMP REVISION 1 APPROVED 11/17/23.
- STREET IMPROVEMENTS SHOWN HEREON SHALL MEET THE REQUIREMENTS OF THE COUNTY OF ORANGE AND THE RANCHO PLAN ALTERNATIVE DEVELOPMENT STANDARDS. ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- GRADING FOR VESTING TENTATIVE TRACT MAP NO. 19321 MAY BE ACCOMPLISHED IN MULTIPLE PHASES.
- STORM FLOW TRIBUTARIES TO THE SITE SHALL BE INTERCEPTED AND CONVEYED AROUND AND THROUGH THE SITE VIA THE PROPOSED STORM DRAIN SYSTEMS SHOWN HEREON.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDED OF THE FINAL MAP.
- BACKSLOPE AND OFFSITE FACILITIES FOR VESTING TENTATIVE TRACT NO. 19321 MAY BE PHASED AND COORDINATED WITH THE INITIAL GRADING AND DEVELOPMENT.
- STREETS ARE PUBLIC AND ALLEYS ARE PRIVATE.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAPS.
- THE APPLICANT REQUESTS THE OPTION OF RECORDING MULTIPLE FINAL MAPS FROM THIS VESTING TENTATIVE TRACT MAP PER SECTION 66456.1 OF THE STATE OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT), AS AMENDED MARCH 1982.
- LANDSCAPING WITHIN MEDIAN AREAS, STREET ISLANDS, AND PARKWAYS WILL BE MAINTAINED BY A MASTER MAINTENANCE CORPORATION ESTABLISHED FOR THE BENEFIT OF THE PROPERTY OWNERS.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65943 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES, AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITY AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDED.
- STREET CENTERLINE RATES OF GRADE WILL BE BETWEEN 1% AND 10% UNLESS SHOWN OTHERWISE.
- THE SUBDIVIDED PROPERTY SHOWN HEREON IS CONSIDERED "CONTIGUOUS UNITS" OF LAND PURSUANT TO SECTION 66424 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED.
- EASEMENTS FOR PUBLIC USE MAY BE CREATED ON THE FINAL MAPS OR BY SEPARATE INSTRUMENTS SUBSEQUENT TO FINAL MAP RECORDED FOR PUBLIC USE OVER FACILITIES SUCH AS, BUT NOT LIMITED TO, WATER QUALITY ELEMENTS, NEIGHBORHOOD ELECTRICAL VEHICLE PATHS AND OTHER FACILITIES AS MAY BE DETERMINED.
- ACCESS TO STORM DRAINS AND BASINS FOR MAINTENANCE PURPOSES SHALL BE PROVIDED TO THE COUNTY OF ORANGE OR O.C.D.C. AS APPROPRIATE.
- FOR THE RANCHO PLAN PLANNED COMMUNITY-WIDE ALTERNATIVE DEVELOPMENT STANDARDS (APPROVED MAY 22, 2024; SUBSEQUENT REVISIONS OR ADDITIONS MAY ALSO BE APPROVED), AND AS ALLOWED BY RANCHO PLAN PC TEXT (GENERAL REGULATION 25) 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-5 RESIDENTIAL PARKWAYS
A-11 CURB RETURNS AT EACH RESIDENTIAL DRIVEWAY
A-19 CUL-DE-SACS WITH RAISED LANDSCAPE MEDIAN
A-20 ALTERNATIVE NEIGHBORHOOD SIDEWALK DETAIL CURB-SEPARATED WALKWAY
A-39 PRIVATE CURB CORE OUTLET AND CLEANOUT
A-40 PRIVATE AREA DRAIN CONNECTION TO CATCH BASIN INLET
B-2 INTERSECTION SIGHT LINES STANDARDS
B-80 RESIDENTIAL CORNER RAMP CONDITION TYPICAL INTERSECTION
B-9 MODIFIED COLOR OF CURB RAMP DETECTABLE WARNING SURFACE
D-30 REDUCED "SENIOR CITIZEN" PARKING
C-7 REDUCED LOCAL DEPRESSION ON PRIVATE STREETS
C-8 REDUCED LOCAL DEPRESSION ON PUBLIC STREET
J-5 CLASS III NEV ROUTE
- THE EXPIRATION DATE OF THIS TENTATIVE MAP SHALL RUN CONCURRENT WITH (AND NOT TERMINATE PRIOR TO THE EXPIRATION OF) THE DEVELOPMENT AGREEMENT, EVEN IF THAT TIME FRAME EXCEEDS TEN YEARS, BASED ON GOVERNMENT CODE SECTION 66452.6.(g)(1) AND RANCHO MISSION VIEJO DEVELOPMENT AGREEMENT 04-01 SECTIONS 1.2.13 AND 4.2(C).
- DEVELOPMENT OF VTM 19321 SHALL COMPLY WITH SITE ACCESSIBILITY REQUIREMENTS PER THE CALIFORNIA BUILDING CODE AND PER THE ORANGE COUNTY HIGHWAY DESIGN MANUAL SECTION 105.1 (2.1) FOR SIDEWALKS THAT ARE LESS THAN 5 FEET IN WIDTH.
- ALL PUBLIC STREETS SHALL BE COUNTY MAINTAINED.
- ALL PRIVATE STREETS/EASEMENTS WILL NOT BE ACCEPTED BY THE COUNTY FOR MAINTENANCE. COUNTY WILL ONLY ACCEPT THE NECESSARY PUBLIC STREETS AND PUBLIC EASEMENTS.
- ALL LOT AND PAD GRADES TO BE 1% MINIMUM, UNLESS OTHERWISE NOTED. MASS GRADED PADS CAN BE GRADDED AT 1% MINIMUM PER GEOTECHNICAL ENGINEER'S LETTER ON FILE AT RANCHO MISSION VIEJO, LLC (DEVIATION TO COUNTY GRADING CODE AND MANUAL).
- ALL CROSS LOT DRAINAGE TO BE ACCEPTED BY DOWNSTREAM PROPERTY OWNER.
- PER RANCHO PLAN COMPLIANCE MATRIX ITEM 544, "PRIOR TO THE RECORDED OF A SUBDIVISION MAP, THE SUBDIVIDER SHALL PLACE NOTES ON THE FINAL MAP WHICH RELEASE AND REINQUIRE VEHICULAR ACCESS RIGHTS TO ALL ARTERIAL HIGHWAYS TO THE COUNTY OF ORANGE, EXCEPT FOR ACCESS LOCATIONS APPROVED BY THE COUNTY OF ORANGE, IN A MANNER MEETING THE APPROVAL OF THE MANAGER, SUBDIVISION AND GRADING."
- THIS PLAN IS LOCATED WITHIN AN AREA COVERED BY THE RANCHO PLAN FIRE PROTECTION PROGRAM.
- PROJECT WILL BE SHARING BMP FACILITIES WITH ROUGH GRADE "A" T.M. WOMP FOR PLANNING AREA 3 SUBAREA 3.5 (WQ24-0058) CONSISTENT WITH WATERSHED'S DECEMBER 16, 2024 MEMO REGARDING UPDATED GUIDELINES FOR THE PREPARATION OF WOMP FOR THE RANCHO PLAN PLANNED COMMUNITY.
- THE RESIDENTIAL DEVELOPMENT IS WITHIN A STATE RESPONSIBILITY AREA (SRA) - VERY HIGH FIRE HAZARD SEVERITY ZONE.
- ALL UNITS TO BE SPRINKLER PER RANCHO FIRE PROTECTION PROGRAM AND OCA REQUIREMENTS.
- DEVELOPMENT OF TRACT 19321 WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- WATER QUALITY TREATMENT MEASURES FOR THE MASTER PLAN SUBAREA 3.5 WILL BE IMPLEMENTED IN ACCORDANCE WITH THE WATER QUALITY MANAGEMENT PLAN (WOMP) FOR RANCHO MISSION VIEJO TENTATIVE TRACT NO. 17935 ROUGH GRADE "A" WOMP PLANNING AREA 3 SUBAREA 3.5, WQ24-0058; GRD24-0045.

LEGEND

- TRACT BOUNDARY
- PROPERTY/LOT LINE
- RIGHT OF WAY
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- EXISTING CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- PAD ELEVATION

EASEMENT NOTES

- INDICATES AN EASEMENT FOR WATER DEDICATED PER FINAL MAP 19321 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES AN EASEMENT FOR SEWER DEDICATED PER FINAL MAP 19321 TO THE SANTA MARGARITA WATER DISTRICT.
- INDICATES AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES DEDICATED PER FINAL MAP 19321 TO THE COUNTY OF ORANGE.

SLOPE DESIGNATIONS

ALL MANUFACTURED SLOPES TO HAVE TERRACE AND DOWN DRAINS AS REQUIRED BY THE COUNTY OF ORANGE GRADING CODE REQUIREMENTS.

- (A) MAINTAINED BY MASTER HOA
- (B) MAINTAINED BY INDIVIDUAL LOT OWNER
- (C) LANDSCAPE PLANTING IN THESE AREAS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH ON THE CONCEPTUAL FUEL MODIFICATION PLAN PREPARED BY FIRESAFE PLANNING INC. DATED 10/02/2024

RAW EARTHWORK QUANTITIES

RAW CUT: 2,900 CY
RAW FILL: 2,900 CY
NET: 0 CY

STATEMENT OF OWNERSHIP

R/MV PA3 DEVELOPMENT, LLC, IS THE OWNER OF THAT PORTION OF PA3 COVERED BY TT 19321, AND AUTHORIZED TO EXECUTE AND DELIVER ALL DOCUMENTS THAT ARE NECESSARY AND APPROPRIATE FOR PROCESSING AND IMPLEMENTING THE PA3 DEVELOPMENT PROGRAM. SAID AUTHORIZATION INCLUDES, BUT IS NOT LIMITED TO, THE EXECUTION AND DELIVERY OF SUCH APPLICATIONS, AGREEMENTS AND OTHER DOCUMENTS AS ARE REQUIRED BY THE COUNTY OF ORANGE IN CONNECTION WITH THE PROCESSING AND DEVELOPMENT OF PA3, BY RANCHO MISSION VIEJO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT AND MANAGER

DATED THIS: _____
BY: *Jeremy T. Lester*
PRINTED NAME: **Jeremy T. Lester**
TITLE: **President**
BY: *Elise L. Millington*
PRINTED NAME: **Elise L. Millington**
TITLE: **COO**

ENGINEERS STATEMENT

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

DATE: 9/2/2025
SOJOUN SHIM RCE 70855

REVIEWED FOR CODE COMPLIANCE

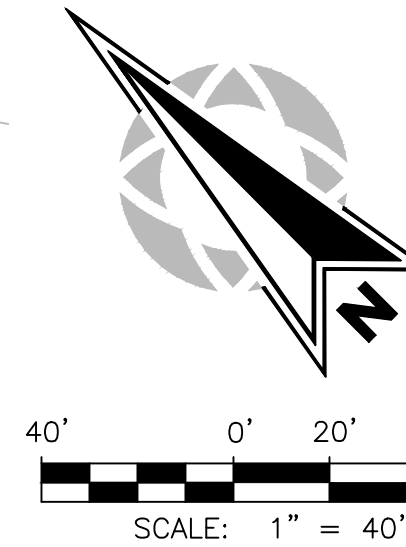
DATE: 10/31/2025

STATISTICAL SUMMARY

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	NET %	PROPOSED LAND USE
1-67	67	10.17	69.05%	97.04%	RESIDENTIAL SFD
A-K	11	0.55	3.73%	3.73%	SLOPE/LANDSCAPE
L-O	4	0.31	2.10%	2.96%	USABLE OPEN SPACE
ROW		3.70	25.11%	35.31%	PUBLIC STREET
TOTAL	82		100%		
GROSS DEVELOPMENT AREA		14.73			ALL LOTS 1-67, A-K
NET RESIDENTIAL AREA		10.17			LESS PUBLIC ROW & SLOPE/LANDSCAPE
NET DEVELOPMENT AREA		11.03			LESS ROW

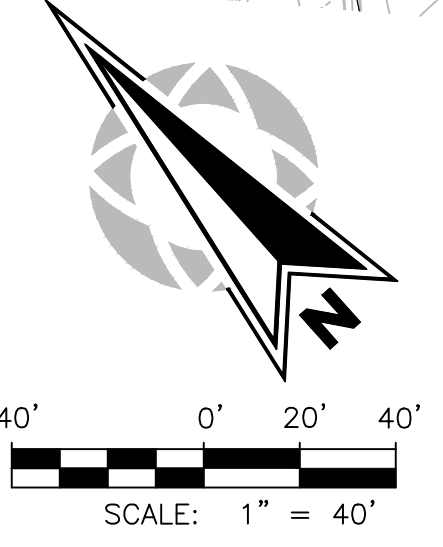
PROJECT SUMMARY NOTES

- DENSITY:
A. GROSS DENSITY: THE NUMBER OF DWELLING UNITS PER GROSS ACRE (SEE DEFINITION OF "GROSS ACRES")
B. NET DENSITY: THE NUMBER OF DWELLING UNITS PER NET ACRE (SEE DEFINITION OF "NET ACRES")
- GROSS ACRES: THE TOTAL ACREAGE OF THE BUILDING SITE INCLUDING, BUT NOT LIMITED TO, BUILDING SITE AREAS, STREETS, DRIVEWAYS, PRIVATE RECREATION AREAS, ORDINANCE REQUIRED LOCAL PARK LAND, OPEN SPACE AREA, EASEMENT AREAS AND SLOPES.
- NET ACRES: THE NUMBER OF ACRES REMAINING AFTER SUBTRACTING OTHER LAND USES SUCH AS PARKS, OTHER PERIPHERAL OPEN SPACE, SCHOOLS AND COLLECTOR AND ARTERIAL ROADS AND AFTER SUBTRACTING SLOPES GREATER THAN TEN (10) FEET IN HEIGHT FROM THE TOTAL GROSS ACREAGE.
- NET RESIDENTIAL AREA: THE AREA OF LAND REMAINING IN A PROJECT, MEASURED IN ACRES OR SQUARE FEET, AFTER DEDUCTION OF THE AREA CONTAINED IN THE PUBLIC AND PRIVATE STREET (OC PLANNED COMMUNITIES INTERPRETS THIS DEFINITION TO INCLUDE ALLEYS AND MOTOR COURTS) AND HIGHWAY RIGHTS-OF-WAY, SCHOOLS, PARKS, FLOOD CONTROL WORKS, OFF-STREET PARKING AREAS, AND ANY OTHER USE, EASEMENT OR ENCUMBRANCE WHICH PREVENTS THE SURFACE USE OF THE PROPERTY FOR A BUILDING SITE OR CONSTRUCTION OF STRUCTURES (I.E. LETTERED LOTS).



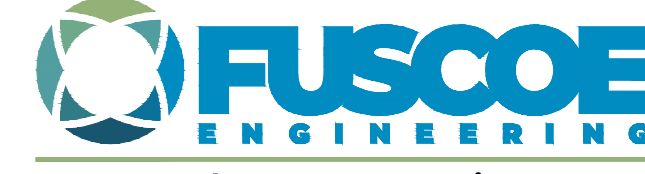


NO.	REVISIONS	APP'D.	DATE	LEGAL DESCRIPTION:	BENCHMARK:	APPLICANT/DEVELOPER:	OWNER:	PREPARED BY:	PROJECT INFORMATION
				LOTS 20 THROUGH 25, LOTS K, M, & N IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17935	OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11' FOUND IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.	Shea HOMES Live the difference. 15261 LAGUNA CANYON RD, STE 100 IRVINE, CA 92618 TEL: (949) 526-8800 CONTACT: Cory.Yoder@sheahomes.com	RMV PA 3 Development, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA, 92694 (949) 240-3363 email: RVuong@ranchomv.com	FUSCOE ENGINEERING 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618 949.474.1960 fuscoe.com SShim@fuscoe.com	VESTING TENTATIVE TRACT MAP 19321 RANCHO MISSION VIEJO AQ24 LOTS 1-67 & A-O SHEET 1 OF 3 JOB NO.: 245-062

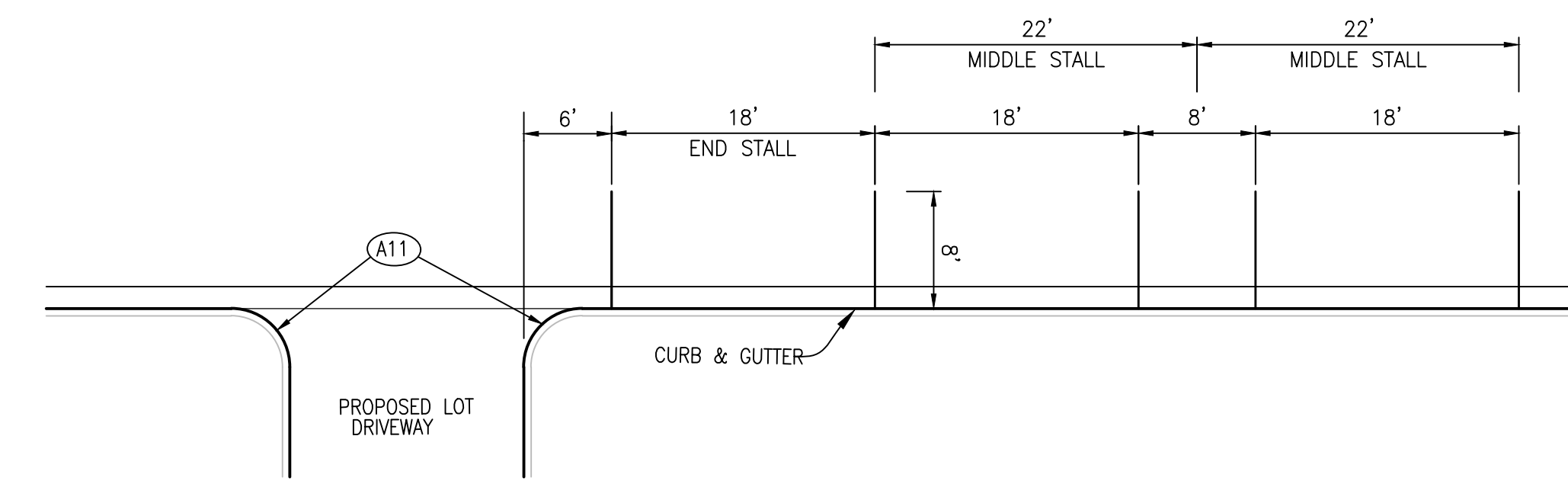
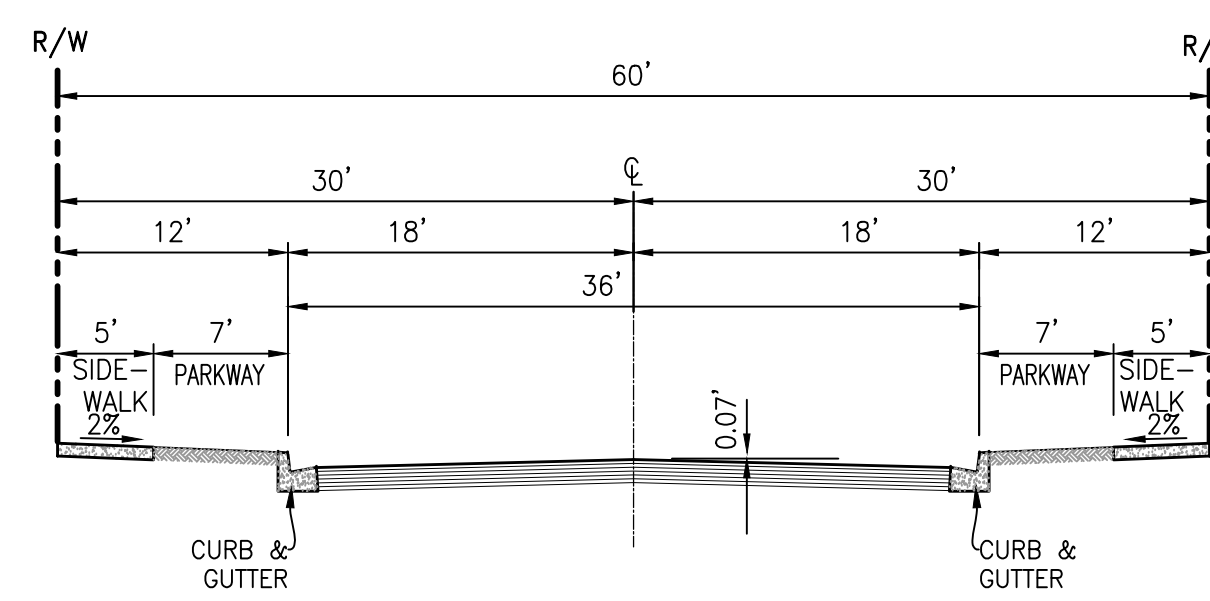




REVIEWED FOR CODE COMPLIANCE
 THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF IRVINE, CALIFORNIA. THE REVIEWING ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THE PLANS TO BE USED FOR CONSTRUCTION. THE REVIEWING ENGINEER'S SIGNATURE AND SEAL ARE NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE CONSTRUCTION. THE REVIEWING ENGINEER'S SIGNATURE AND SEAL ARE NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF THE CONSTRUCTION.
 REVIEWED BY: VENTURA NORTH AMERICA, INC.
 SIGNATURE: _____
 DATE: 10/31/2025

NO.	REVISIONS	APP'D.	DATE	LEGAL DESCRIPTION:	BENCHMARK:	APPLICANT/DEVELOPER:	OWNER:	PREPARED BY:	PROJECT INFORMATION
				LOTS 20 THROUGH 25, LOTS K, M, & N IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17935	OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11' FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.	 15261 LAGUNA CANYON RD, STE 100 IRVINE, CA 92618 TEL: (949) 526-8800 CONTACT: Cory.Yoder@sheahomes.com	 RMV PA 3 Development, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA. 92694 (949) 240-3363 email: RVuang@ranchomv.com	 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618 949.474.1960 SShim@fuscoe.com	VESTING TENTATIVE TRACT MAP 19321 RANCHO MISSION VIEJO AQ24 LOTS 1-67 & A-O SHEET 2 OF 3 JOB NO.: 245-062





SILVERLEAF, BREEZE HILL, & RADIANT WAY
(PUBLIC STREET)
PARKING ON BOTH SIDES (ADS A-20, D-3a & J-5)

ON-STREET TYPICAL PARALLEL PARKING STALL DETAIL

NOT TO SCALE
PARKING STALL DIMENSIONS ARE PER ORANGE COUNTY STANDARDS SECTION 7-9-145.3 (a)(4). PARKING STALL STRIPPING WILL BE MARKED AS SHOWN

LOT SUMMARY

NUMBERED LOTS	LOT SQUARE FOOTAGE	LOT SQUARE ACRAGE	NET AREA SQUARE FOOTAGE	NET AREA ACRAGE
1	11769	0.27	11769	0.27
2	6642	0.15	6642	0.15
3	5967	0.14	5967	0.14
4	6701	0.15	6701	0.15
5	6276	0.14	6276	0.14
6	5908	0.14	5908	0.14
7	5327	0.12	5327	0.12
8	5358	0.12	5358	0.12
9	5464	0.13	5464	0.13
10	6035	0.14	6035	0.14
11	6979	0.16	6979	0.16
12	7673	0.18	7673	0.18
13	6331	0.15	6331	0.15
14	7395	0.17	7395	0.17
15	6139	0.14	6139	0.14
16	5793	0.13	5793	0.13
17	5807	0.13	5807	0.13
18	5939	0.14	5939	0.14
19	5685	0.13	5685	0.13
20	5563	0.13	5563	0.13
21	6155	0.14	6155	0.14
22	7491	0.17	7491	0.17
23	8326	0.19	8326	0.19
24	7385	0.17	7385	0.17
25	6433	0.15	6433	0.15
26	6290	0.14	6290	0.14
27	5133	0.14	5133	0.14
28	6226	0.14	6226	0.14
29	5904	0.14	5904	0.14
30	5800	0.13	5800	0.13
31	5768	0.13	5768	0.13
32	5825	0.13	5825	0.13
33	6140	0.14	6140	0.14
34	6770	0.16	6770	0.16
35	8648	0.20	8648	0.20
36	8210	0.19	8210	0.19
37	7175	0.16	7175	0.16
38	6929	0.16	6221	0.14
39	7651	0.18	7012	0.16
40	6733	0.15	6085	0.14
41	6633	0.15	6078	0.14
42	6595	0.15	6061	0.14
43	6558	0.15	6030	0.14
44	6521	0.15	5999	0.14
45	6638	0.15	6091	0.14
46	6843	0.16	6205	0.14
47	6877	0.16	6135	0.14
48	6823	0.16	6014	0.14
49	6393	0.15	5903	0.14
50	7736	0.18	6866	0.16
51	7350	0.17	6673	0.15
52	6361	0.15	5702	0.13
53	6075	0.14	5404	0.12
54	6126	0.14	5479	0.13
55	6190	0.14	5571	0.13
56	6152	0.14	5570	0.13
57	6115	0.14	5560	0.13
58	7053	0.16	6518	0.15
59	8060	0.19	7631	0.18
60	6519	0.15	6519	0.15
61	6012	0.14	6012	0.14
62	5777	0.13	5777	0.13
63	5678	0.13	5678	0.13
64	5979	0.14	5979	0.14
65	5916	0.14	5916	0.14
66	7346	0.17	7346	0.17
67	8033	0.18	8033	0.18
NUMBERED LOTS	443,099	10.17	429,497	9.86

REQUIRED PARKING SUMMARY

PLAN #	AREA	BEDROOM COUNT	BATH COUNT	TOTAL UNITS (PER PLAN TYPE)	PLAN TYPE MIX	PARKING SPACES (PER UNIT)		RESIDENT PARKING SPACES REQUIRED (NO. OF UNITSxRESIDENT)	GUEST PARKING SPACES REQUIRED (NO. OF UNITSxRESIDENT)	TOTAL PARKING SPACES REQUIRED (RESIDENT + GUEST)
						RESIDENT PARKING (PER UNIT TYPE)	GUEST PARKING (PER UNIT TYPE)			
1	2041	3	3	21	31.3%	2	0.2	42	4.2	46.2
2	2153	3	3	22	32.8%	2	0.2	44	4.4	48.4
3	2221	3	3.5	24	35.8%	2	0.2	48	4.8	52.8
TOTAL				67				134	13.4	147.4

PROVIDED PARKING SUMMARY

	STANDARD		PROVIDED		Total
	RESIDENT	20% MAX ALLOWED =	15% PROVIDED =	13.4	
GARAGE PARKING					134
UNCOVERED SPACES IN DRIVEWAYS					67
UNCOVERED OFF STREET SPACES					0
ON-STREET PARKING ON PUBLIC STREET	RESIDENT + GUEST	75% MAX ALLOWED = 66.0	85% PROVIDED = 74.6		88
TOTAL					289

LETTERED LOTS	LOT SQUARE FOOTAGE	LOT SQUARE ACRAGE	PROPOSED LAND USE	MAINTENANCE
A	648	0.01	SLOPE/ LANDSCAPE	MASTER - HOA
B	1037	0.02	SLOPE/ LANDSCAPE	MASTER - HOA
C	1799	0.04	SLOPE/ LANDSCAPE	MASTER - HOA
D	834	0.02	SLOPE/ LANDSCAPE	MASTER - HOA
E	1048	0.02	SLOPE/ LANDSCAPE	HOMEOWNER
F	3311	0.08	SLOPE/ LANDSCAPE	HOMEOWNER
G	3515	0.08	SLOPE/ LANDSCAPE	HOMEOWNER
H	3838	0.09	SLOPE/ LANDSCAPE	HOMEOWNER
I	2358	0.05	SLOPE/ LANDSCAPE	HOMEOWNER
J	752	0.02	SLOPE/ LANDSCAPE	HOMEOWNER
K	5085	0.12	SLOPE/ LANDSCAPE	HOMEOWNER
L	2661	0.06	OPEN SPACE	MASTER - HOA
M	577	0.01	OPEN SPACE	MASTER - HOA
N	5111	0.12	OPEN SPACE	MASTER - HOA
O	5018	0.12	OPEN SPACE	MASTER - HOA
LETTERED LOTS	37,592	0.86		

PRODUCT & SITE CRITERIA

	CONVENTIONAL SINGLE-FAMILY DETACHED DWELLINGS
MINIMUM BUILDING SETBACK	
FRONT TO LIVING	5.0'
FRONT TO GARAGE FACE	18.0'
REAR YARD	10.0' TO PL
SIDE YARD	10.0' ONE SIDE OR 10' AGGREGATE
SIDE ABUTTING STREET	5.0' TO PL

REVIEWED FOR CODE COMPLIANCE
These plans and documents have been reviewed and found to be in compliance with the applicable codes and regulations of the jurisdiction of the project. The reviewer is not responsible for any errors or omissions in the plans or documents. The reviewer is not responsible for any errors or omissions in the plans or documents. The reviewer is not responsible for any errors or omissions in the plans or documents.
BUREAU VERITAS NORTH AMERICA, INC.
SIGNATURE: _____
DATE: 10/31/2025

NO.	REVISIONS	APP'D.	DATE	LEGAL DESCRIPTION: LOTS 20 THROUGH 25, LOTS K, M, & N IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON "A" TRACT 17935	BENCHMARK: OCS BM "AP-02-00" (NAVD88) ELEVATION: 238.11' FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "AP-02-99", SET IN THE NORTHEASTERLY CORNER OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ITS OVERCROSSING OF SAN JUAN CREEK.	APPLICANT/DEVELOPER: Shea HOMES 15261 LAJUNA CANYON RD, STE 100 IRVINE, CA 92618 TEL: (949) 526-8800 CONTACT: Cory.Yoder@sheahomes.com	OWNER: RMV PA 3 Development, LLC 28811 ORTEGA HIGHWAY SAN JUAN CAPISTRANO, CA. 92694 (949) 240-3363 email: RVuang@ranchormv.com	PREPARED BY: FUSCOE ENGINEERING 15535 Sand Canyon Ave, Suite 100 Irvine, California 92618 949.474.1960 SShim@fuscoe.com	VESTING TENTATIVE TRACT MAP 19321 RANCHO MISSION VIEJO AQ24 LOTS 1-67 & A-O SHEET 3 OF 3 JOB NO.: 245-062
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