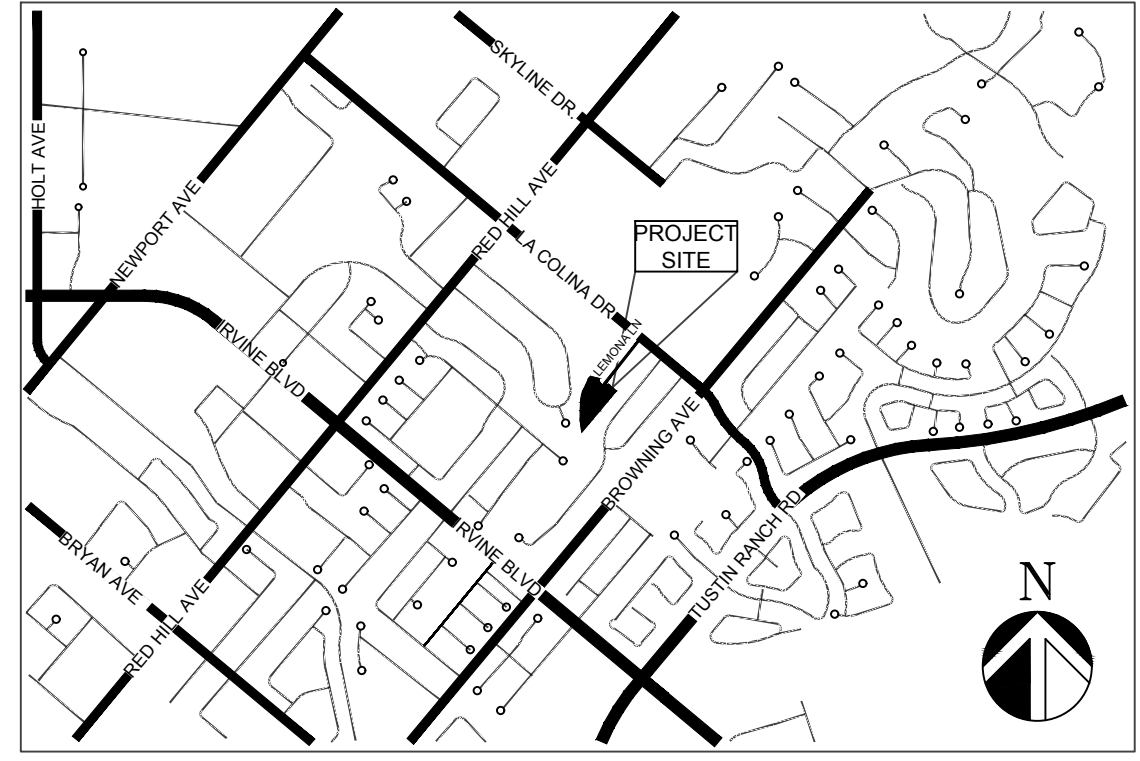


TENTATIVE TRACT NO.19317 COUNTY OF ORANGE, CALIFORNIA

LOT #2
FRONTAGE = 121.92'
LOT #2 AVERAGE WIDTH = 112.17 FT
LOT #2 AVERAGE DEPTH = 104.05 FT
FRONT YARD SETBACK = 30'-0"
REAR YARD SETBACK = 25'-0"
SIDE SETBACK: 112.17 X 10% = 11.22'

LOT #3
FRONTAGE = 127.59'
LOT #3 AVERAGE WIDTH = 141.19 FT
LOT #3 AVERAGE DEPTH = 108.98 FT
FRONT YARD SETBACK = 30'-0"
REAR YARD SETBACK = 25'-0"
SIDE SETBACK: 141.19 X 10% = 14.12'



② VICINITY MAP
N.T.S.

UTILITY SERVICES
WATER SERVICE:
EAST ORANGE COUNTY WATER DISTRICT. / 1 (714) 538-5815
ELECTRICITY:
SOUTHERN CALIFORNIA EDISON / 1 (800) 990-7788
GAS SERVICE:
SOCAL GAS / 1 (800) 427-2200
SEWER:
EAST ORANGE COUNTY WATER DISTRICT. / 1 (714) 538-5815

NOTES:
1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS SET FORTH IN GOVERNMENT CODE SECTIONS 65852.21, 66411.7, AND 66452.6 NO FURTHER SUBDIVISION SHALL BE PERMITTED UPON RECORDATION OF THIS MAP*
2. SEWERAGE DISPOSAL - BY GRAVITY SEWER PIPES TO STREET MAIN
3. ALL PROPOSED UTILITIES TO BE UNDERGROUND
4. ALL EXISTING EASEMENT AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THE TENTATIVE TRACT MAP.
5. NO ON-STREET PARKING ALLOWED WITHIN 24' WIDE TRAVELWAY.
6. NTAC (NORTH TUSTIN ADVISORY BOARD) REVIEW REQUIRED PRIOR TO

PROJECT SUMMARY

SCOPE OF WORK:
- LOT SUBDIVISION TENTATIVE MAP APPLICATION TO SUBDIVIDE A 1.72 ACRE OF LAND INTO 4 PARCELS AND PRIVATE ROAD.
- EXISTING HOUSE WILL BE DEMOLISHED.
JOB ADDRESS: 12612 LEMONA LANE, SANTA ANA, CA 92705
APN: 103-512-41
LEGAL DESCRIPTION: A PORTION OF LOT 7 AND A PORTION OF LOT 8 OF TRACT NO. 1703 IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA.
LOT SIZE: 1.72 ACRES (74,792 S.F.) GROSS
ZONING: 100-E4
OWNER INFO: AYMC Holdings LP
(972) 342-1064
EMAIL: C1ALICE @ YAHOO.COM
CONSTRUCTION TYPE: VB
SPRINKLERED ON NOT: YES
OCCUPANCY GROUP: R3/U

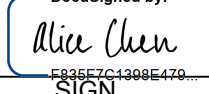

SUMMARY:
LOT #1
LOT SIZE = 18,563 S.F.
FRONTAGE = 77.54+49.92+49.25 = 176.71 FT
LOT #1 AVERAGE WIDTH = (126.42+167.50+190.83+210.25+175.35) / 5 = 174.07 FT
LOT #1 AVERAGE DEPTH = (114.42+108.66+103.22+101.99+88.19) / 5 = 103.50 FT
FRONT YARD SETBACK = 30'-0"
REAR YARD SETBACK = 25'-0"
SIDE SETBACK: 174.1 X 10% = 17.41 FT
OCCUPANCY LOAD: 4,140 SF / 200 = 21

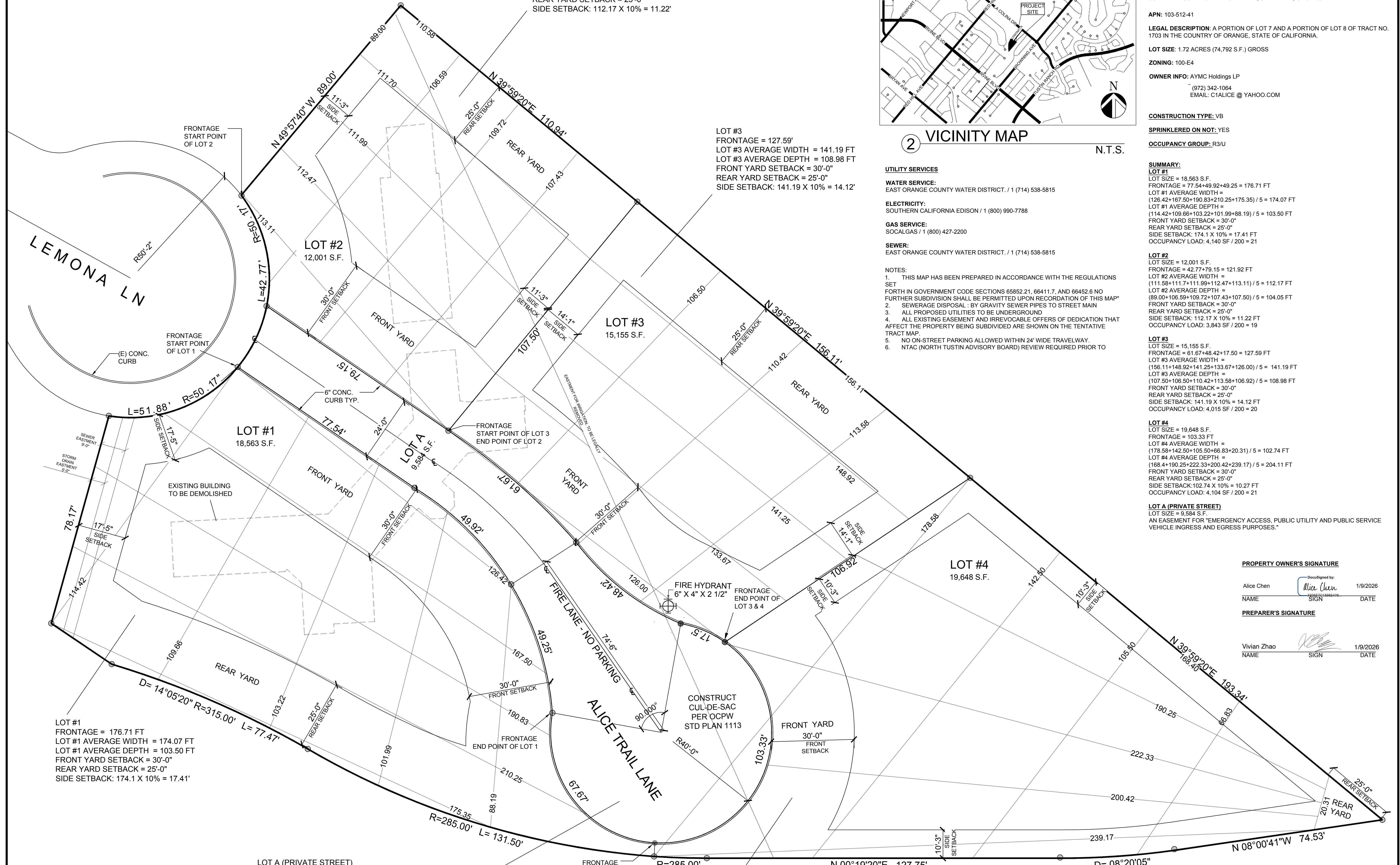
LOT #2
LOT SIZE = 12,001 S.F.
FRONTAGE = 42.77+79.15 = 121.92 FT
LOT #2 AVERAGE WIDTH = (111.58+111.7+111.99+112.47+113.11) / 5 = 112.17 FT
LOT #2 AVERAGE DEPTH = (89.00+106.59+109.72+107.43+107.50) / 5 = 104.05 FT
FRONT YARD SETBACK = 30'-0"
REAR YARD SETBACK = 25'-0"
SIDE SETBACK: 112.17 X 10% = 11.22 FT
OCCUPANCY LOAD: 3,843 SF / 200 = 19

LOT #3
LOT SIZE = 15,155 S.F.
FRONTAGE = 61.67+48.42+17.50 = 127.59 FT
LOT #3 AVERAGE WIDTH = (156.11+148.92+141.25+133.67+126.00) / 5 = 141.19 FT
LOT #3 AVERAGE DEPTH = (107.50+106.50+110.42+113.59+106.92) / 5 = 108.98 FT
FRONT YARD SETBACK = 30'-0"
REAR YARD SETBACK = 25'-0"
SIDE SETBACK: 141.19 X 10% = 14.12 FT
OCCUPANCY LOAD: 4,015 SF / 200 = 20

LOT #4
LOT SIZE = 19,648 S.F.
FRONTAGE = 103.33 FT
LOT #4 AVERAGE WIDTH = (178.58+142.50+105.50+66.83+20.31) / 5 = 102.74 FT
LOT #4 AVERAGE DEPTH = (168.4+190.25+222.33+200.42+239.17) / 5 = 204.11 FT
FRONT YARD SETBACK = 30'-0"
REAR YARD SETBACK = 25'-0"
SIDE SETBACK: 102.74 X 10% = 10.27 FT
OCCUPANCY LOAD: 4,104 SF / 200 = 21

LOT A (PRIVATE STREET)
LOT SIZE = 9,384 S.F.
AN EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES.*

PROPERTY OWNER'S SIGNATURE
Disseigned by:
Alice Chen  1/9/2026
NAME SIGN DATE
PREPARER'S SIGNATURE
Vivian Zhao  1/9/2026
NAME SIGN DATE



LOT #1
FRONTAGE = 176.71 FT
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LOT A (PRIVATE STREET)
EASEMENT FOR EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES

① SITE PLAN
SC. 1/16" = 1'-0"

V&J Design and Builders
Tel.: 949 302 3788
email: vinadesign@gmail.com
State Lic. # 1064445

JOB ADDRESS
12612 LEMONA LANE
TUSTIN, CA 92705

REVISIONS

NO.	DESCRIPTION	DATE

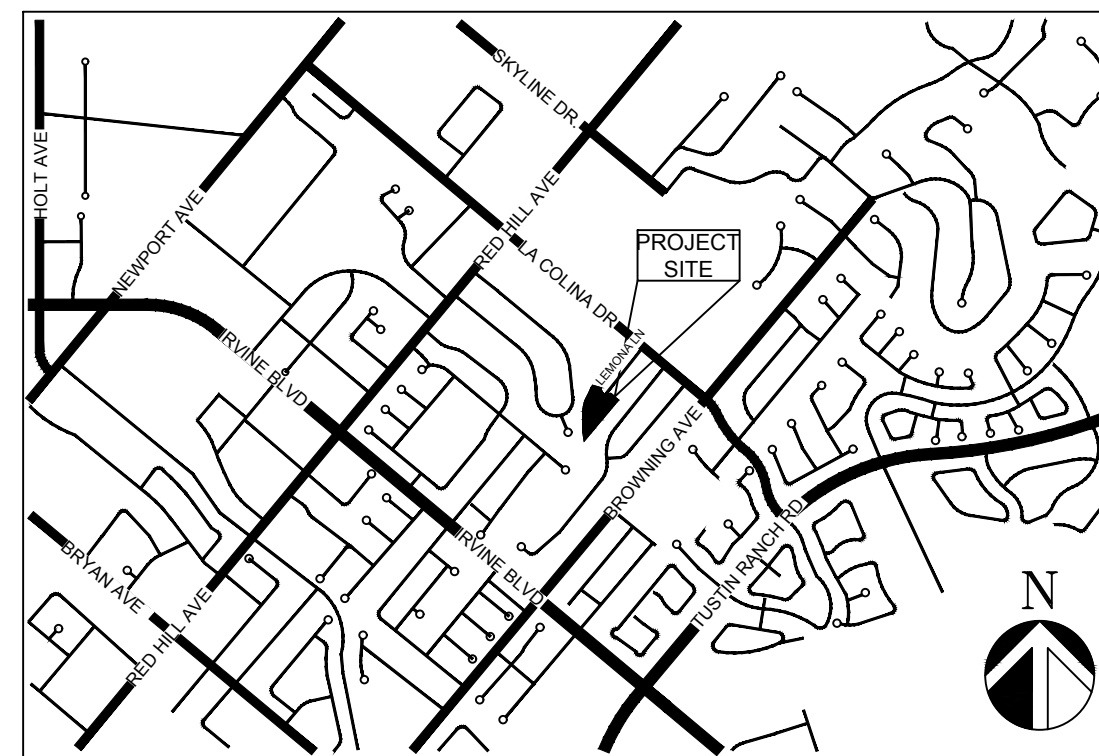
DATE
01/02/2026

SHEET
A-0

TENTATIVE TRACT NO.19317
COUNTY OF ORANGE, CALIFORNIA

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LOT #3
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LOT #3 AVERAGE WIDTH = 141.19 FT
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② VICINITY MAP N.T.S.

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 - NTAC (NORTH TUSTIN ADVISORY BOARD) REVIEW REQUIRED PRIOR TO

PROJECT SUMMARY

SCOPE OF WORK:

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JOB ADDRESS: 12612 LEMONA LANE, SANTA ANA, CA 92705

APN: 103-512-41

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LOT SIZE: 1.72 ACRES (74,792 S.F.) GROSS

ZONING: 100-E4

OWNER INFO: AYMC Holdings LP

(972) 342-1064
EMAIL: CIALICE@YAHOO.COM

CONSTRUCTION TYPE: VB

SPRINKLERED ON NOT: YES

OCCUPANCY GROUP: R3U

SUMMARY:

LOT #1
LOT SIZE = 18,563 S.F.
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FRONT YARD SETBACK = 30'-0"
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SIDE SETBACK: 102.74 X 10% = 10.27 FT
OCCUPANCY LOAD: 4,104 SF / 200 = 21

LOT A (PRIVATE STREET)
LOT SIZE = 9,584 S.F.
AN EASEMENT FOR "EMERGENCY ACCESS, PUBLIC UTILITY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES."

PROPERTY OWNER'S SIGNATURE

Alice Chen (Signature) 1/9/2026
NAME SIGN DATE

PREPARER'S SIGNATURE

Vivian Zhao (Signature) 1/9/2026
NAME SIGN DATE

V&J Design and Builders
Tel.: 949 302 3788
email: vinadesignhg@gmail.com
State Lic. # 1064445

12612 LEMONA LANE
TUSTIN, CA 92705

REVISIONS

NO.	DATE	DESCRIPTION

DATE
01/02/2026

SHEET
A-1

LOT #1
FRONTAGE = 176.71 FT
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① SITE PLAN SC. 1/16" = 1'-0"