

DUPLICATE

742

36

SHEET 1 OF 5 SHEETS
59 NUMBERED LOTS AND
LOTS A THROUGH F, INCLUSIVE.
ACREAGE: 10.396 ACRES
(ALL OF TENTATIVE
TRACT No. 15159)

TRACT No. 15159

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE,
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 1 THROUGH 6 AND LOTS A, B, AND C
OF TRACT No. 14213 AS PER MAP FILED IN BOOK 689, PAGES 3 THROUGH 8,
INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY

BLOCK: 5055
MODULE: 58, 68

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. McGANNON, R.C.E. 23956

DATE OF SURVEY: JANUARY, 1996

ACCEPTED AND FILED AT THE
REQUEST OF

First American Title Company

DATE: September 30, 1996

TIME: 10:33 A.M. FEE: \$116.00

INSTRUMENT NO. 9960491600 M/M

BOOK 742 PAGE 36-40

GARY L. GRANVILLE
COUNTY CLERK-RECORDER

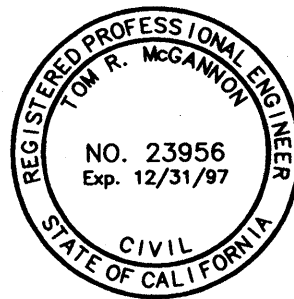
BY Phyllis Johnson
DEPUTY

OWNERSHIP STATEMENT:

WE, THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND COVERED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES: VIA REGGIO.

ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA; THAT THIS MAP, CONSISTING OF 5 SHEETS, AND THE TRUE AND COMPLETE SURVEY MADE IN JANUARY 1996, WHICH IT CORRECTLY REPRESENTS, WERE BOTH MADE BY ME OR UNDER MY DIRECTION; THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY THE POSITIONS INDICATED BY SAID MAP AND THE MONUMENT NOTES THEREUPON; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Tom R. McGannon
TOM R. McGANNON R.C.E. NO. 23956
REG. EXPIRES: 12/31/97

WE ALSO HEREBY DEDICATE TO MOULTON-NIGUEL WATER DISTRICT, THE EASEMENTS FOR WATER AND SEWER PIPELINES, PUBLIC UTILITY AND ACCESS PURPOSES AS SHOWN ON SAID MAP. SAID EASEMENTS SHALL BE SUBJECT TO THE SAME TERMS AND CONDITIONS AS ARE SHOWN IN THAT CERTAIN EASEMENT RECORDED MAY 2, 1980 IN BOOK 13597, PAGES 195 THROUGH 197, INCLUSIVE, OF OFFICIAL RECORDS OF THE COUNTY OF ORANGE.

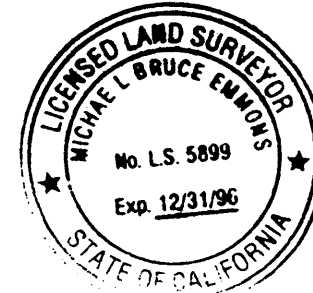
COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND THAT ALL MAPPING PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH AND I AM SATISFIED SAID MAP IS TECHNICALLY CORRECT RELATIVE TO THE TRACT MAP BOUNDARY.

DATE THIS 26th DAY OF September, 1996.

Michael Emmons
JOHN CANAS, COUNTY SURVEYOR

BY: MICHAEL EMMONS, DEPUTY
No. 5899 EXPIRES: 12-31-96



COUNTY TREASURER-TAX COLLECTOR'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF MY OFFICE THERE ARE NO LIENS AGAINST THE LAND COVERED BY THIS MAP OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE.

I ALSO CERTIFY TO THE RECORDER OF ORANGE COUNTY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT HAVE BEEN COMPLIED WITH REGARDING DEPOSITS TO SECURE THE PAYMENT OF TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND COVERED BY THIS MAP.

DATED THIS 23 DAY OF September, 1996.

JOHN M. W. MOORLACH
COUNTY TREASURER-TAX COLLECTOR

BY: Valerie L. Gavin
DEPUTY TREASURER-TAX COLLECTOR

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY IN CONFORMANCE WITH THE TENTATIVE MAP AS FILED WITH, AMENDED AND APPROVED BY THE CITY PLANNING COMMISSION; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND CITY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH AND THE MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED TO BY THE COUNTY SURVEYOR.

DATED THIS 0 DAY OF Sept, 1996.

Ken Montgomery
KEN MONTGOMERY, R.C.E. 22402 (REGIS. EXPIRES: 09/30/97)
CITY ENGINEER/DIRECTOR OF PUBLIC WORKS, CITY OF LAGUNA NIGUEL



CITY CLERK'S CERTIFICATE:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF LAGUNA NIGUEL

I HEREBY CERTIFY THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF THE CITY OF LAGUNA NIGUEL AT REGULAR MEETING THEREOF HELD ON THE 17th DAY OF September, 1996. AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, THE DEDICATION FOR STREET PURPOSES OF: VIA REGGIO.

PURSUANT TO SECTION 66499.20 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP SHALL CONSTITUTE ABANDONMENT OF THOSE EASEMENTS WITHIN THE BOUNDARY OF THIS MAP WHICH WERE ACQUIRED BY THE CITY OF LAGUNA NIGUEL PER DEDICATIONS OF TRACT No. 14213, M.M. 689/3-8, RECORDS OF ORANGE COUNTY, CALIFORNIA, NOT SHOWN ON THIS MAP.

AND DID ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 66436 (a) (3) (A) OF THE SUBDIVISION MAP ACT.

DATED THIS 18th DAY OF September, 1996.

Juanita Zarilla
JUANITA ZARILLA, CITY CLERK
CITY OF LAGUNA NIGUEL

SIGNATURE OMISSIONS:

PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES HAVE BEEN OMITTED:

MOULTON NIGUEL WATER DISTRICT, HOLDER OF EASEMENTS FOR WATER AND SEWER PIPELINES, PUBLIC UTILITY AND ACCESS PURPOSES, DEDICATED ON THE MAP OF TRACT NO. 14213, M.M. 689/3-8.

NIGUEL DEVELOPMENT COMPANY, HOLDER OF A PRIVATE EASEMENT FOR STORM DRAIN PURPOSES RESERVED ON THE MAP OF TRACT NO. 14213, M.M. 689/3-8.

THE CITY OF LAGUNA NIGUEL, HOLDER OF EASEMENTS FOR EMERGENCY AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES DEDICATED ON THE MAP OF TRACT NO. 14213, M.M. 689/3-8. (SAID EASEMENTS TO BE ABANDONED UPON RECORDATION OF THIS MAP.)

CORONA NIGUEL ACQUISITION GROUP, L.P., A CALIFORNIA LIMITED PARTNERSHIP; OWNER

BY: BUIE COMMUNITIES INC., A CALIFORNIA CORPORATION, OWNER

BY: Joseph T. Decoma Jr. BY: Edwin L. Barlow
NAME: JOSEPH T. DECOMA JR. NAME: EDWIN L. BARLOW
TITLE: VICE PRESIDENT TITLE: VICE PRESIDENT

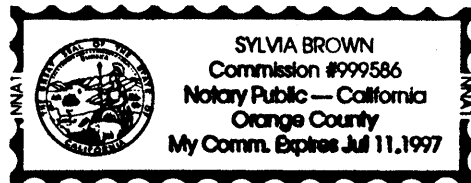
CERTIFICATE OF ACCEPTANCE - MOULTON NIGUEL WATER DISTRICT:

THE UNDERSIGNED, BEING THE DULY APPOINTED AGENT OF THE MOULTON-NIGUEL WATER DISTRICT, A PUBLIC AGENCY IN ORANGE COUNTY, CALIFORNIA, PURSUANT TO ITS RESOLUTION NO. 81-29 DOES HEREBY ACCEPT ON BEHALF OF SAID DISTRICT, THE PIPELINE EASEMENTS FOR WATER AND SEWER PURPOSES, AS DEDICATED AND SHOWN ON THIS TRACT MAP, BY AND BETWEEN THE MOULTON-NIGUEL WATER DISTRICT AND CORONA NIGUEL ACQUISITION GROUP, L.P., THE OWNER, AND DOES HEREBY CERTIFY THAT THE GRANTEE CONSENTS TO THE RECORDATION OF SAID TRACT.

Carlo H. Habash
CARLO H. HABASH
DIRECTOR OF ENGINEERING
MOULTON-NIGUEL WATER DISTRICT

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS



ON AUGUST 21, 1996 BEFORE ME, Sylvia Brown, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSEPH T. DECOMA JR. AND EDWIN L. BARLOW PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Sylvia Brown
NOTARY PUBLIC IN AND FOR SAID STATE
Sylvia Brown
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IN ORANGE COUNTY.

MY COMMISSION EXPIRES: JULY 11, 1997

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

ON 9/9/96, BEFORE ME, Valerie L. Gavin, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARLO H. HABASH, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

SIGNATURE Valerie L. Gavin
NOTARY PUBLIC IN AND FOR SAID STATE
Valerie L. Gavin
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IN Orange COUNTY.

MY COMMISSION EXPIRES: JUNE 16, 2000

742
36

SHEET 2 OF 5 SHEETS
SCALE 1" = 150'
59 NUMBERED LOTS
AND LOTS A THROUGH F, INCLUSIVE
ACREAGE: 10.396 ACRES
(ALL OF TENTATIVE
TRACT No. 15159)

TRACT No. 15159

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. McGANNON, R.C.E. 23956

DATE OF SURVEY: JANUARY, 1996

MONUMENT NOTES:

1" I.P. TAGGED "R.C.E. 23956" OR LEAD, TACK & TAG "R.C.E. 23956" IN CONCRETE OR NAIL & TAG "R.C.E. 23956" IN CONCRETE OR 8" S&W STAMPED "R.C.E. 23956" IN ASPHALT TO BE SET AT ALL LOT CORNERS EXCEPT B.C.s, E.C.s, P.R.C.s AND P.C.C.s WHICH ABUT A STREET AND ARE NOT LOT CORNERS MARKING SIDE LOT LINES; ANY OF SAID LOT CORNERS, TO BE SET, THAT FALL IN CONCRETE CURB AND GUTTER SHALL BE SET ON THE SIDE LOT LINE ONE FOOT (1.00') FROM THE TRUE CORNER, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

8" S&W STAMPED "R.C.E. 23956" IN ASPHALT OR LEAD & TAG "R.C.E. 23956" IN CONCRETE OR 1" I.P. TAGGED "R.C.E. 23956" IN MEDIAN TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED, WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES LOCATION OF MONUMENT TO BE SET AS NOTED.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 7604 AND STATION GPS NO. 7619 BEING NORTH 36°07'54" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD, (1991.35 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.99995210.

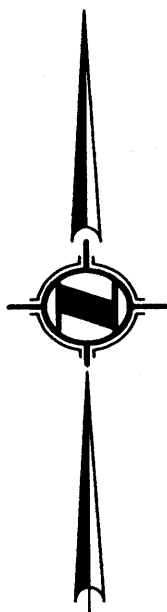
EASEMENT NOTES:

- (A) INDICATES AN EASEMENT FOR ACCESS AND PARKING PURPOSES RESERVED HEREON FOR FUTURE GRANT TO THE OWNER(S) OF LOT 24.
- (B) INDICATES AN EASEMENT FOR PRIVATE STORM DRAIN PURPOSES RESERVED FOR FUTURE GRANT TO THE HOMEOWNER'S ASSOCIATION.
- (C) INDICATES AN EASEMENT FOR SEWER LINE PURPOSES DEDICATED HEREON TO MOULTON NIGUEL WATER DISTRICT.
- (D) INDICATES AN EASEMENT FOR WATER LINE PURPOSES DEDICATED HEREON TO MOULTON NIGUEL WATER DISTRICT.

- 1 INDICATES FOUND 2" I.P. TAGGED "R.C.E. 23956" PER TRACT NO. 13330 M.M. 618/16-21.
- 2 INDICATES FOUND 2" I.P. TAGGED "R.C.E. 23956" PER TRACT NO. 13331 M.M. 618/35-40.
- 3 INDICATES FOUND LEAD & TAG STAMPED R.C.E. 23956 PER TRACT NO. 13330 M.M. 618/16-21.
- 4 INDICATES LOCATION OF 2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG STAMPED R.C.E. 23956 OR S&W STAMPED R.C.E. 23956 TO BE SET PER TRACT NO. 13331 M.M. 618/35-40.
- 5 INDICATES FOUND S&W STAMPED R.C.E. 23956 PER TRACT NO. 13005 M.M. 596/45-50.
- 6 INDICATES LOCATION OF S&W STAMPED R.C.E. 23956 OR 2" I.P. TAGGED R.C.E. 23956 OR LEAD & TAG R.C.E. 23956 TO BE SET PER TRACT NO. 13330 M.M. 618/16-21.
- 7 INDICATES FOUND 1" I.P. TAGGED R.C.E. 23956, NO REFERENCE

INDICATES SHEET NUMBER

GPS NO. 7619 FD. GEAR SPIKE AND WASHER
FLUSH IN A.C. STAMPED "R.C.E. 23956"
PER RECORDS ON FILE IN THE OFFICE OF THE
ORANGE COUNTY SURVEYOR.
N2147144.846, E6119673.190



NOTE:

LOTS "A" THROUGH "F" ARE TO BE GRANTED TO THE HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT FOR LANDSCAPING PURPOSES AND ARE NOT SEPARATE BUILDING SITES.

BOUNDARY AND SHEET INDEX MAP

GPS NO. 7604 FD. GEAR SPIKE AND WASHER
STAMPED "R.C.E. 23956" FLUSH IN A.C.,
PER RECORDS ON FILE IN THE OFFICE OF THE
ORANGE COUNTY SURVEYOR.
N2144691.695, E6121464.132

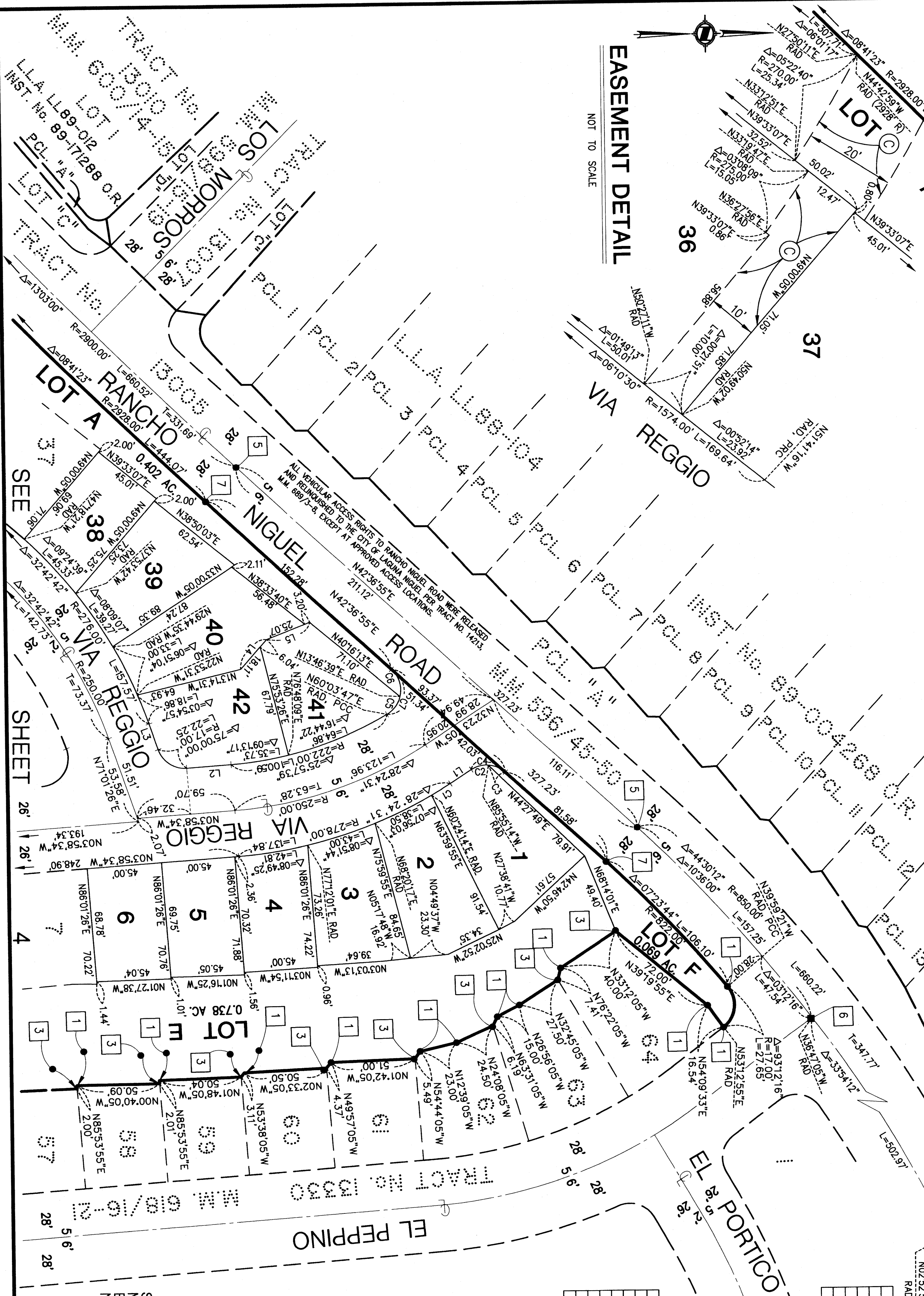
SHEET 3 OF 5 SHEETS
SCALE 1" = 40'
59 NUMBERED LOTS
AND LOTS A THROUGH F, INCLUSIVE
ACREAGE: 10396 ACRES
(ALL OF TENTATIVE
TRACT No. 15159)

TRACT No. 15159
IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956
DATE OF SURVEY: JANUARY, 1996

FD. S&W STAMPED "R.C.E. 23956" PER
TRACT No. 12791, M.M. 591/36 & 37.

EASEMENT DETAIL
NOT TO SCALE



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	278.00'	13.53'	02°47'19"
C2	17.00'	10.82'	36°27'51"
C3	17.00'	11.43'	38°32'09"
C4	17.00'	22.25'	75°00'00"
C5	17.00'	13.73'	46°17'08"
C6	17.00'	18.15'	61°09'44"
C7	17.00'	31.88'	107°26'52"

COURSE DATA

LINE	DIRECTION	DISTANCE
L1	N32°30'5"W	15.41'
L2	N03°58'34"W	27.24'
L3	N71°01'26"E	16.44'
L4	N48°10'57"W	24.15'
L5	N21°03'12"W	28.27'

SCALE: 1" = 40'

SEE SHEET 2 FOR BASIS OF BEARINGS,
MONUMENT NOTES, EASEMENT NOTES,
BOUNDARY AND SHEET INDEX MAP AND
NOTE.

SHEET 4 OF 5 SHEETS
SCALE 1" = 40'
59 NUMBERED LOTS
AND LOTS A THROUGH F, INCLUSIVE
ACREAGE: 10.396 ACRES
(ALL OF TENTATIVE
TRACT No. 15159)

TRACT No. 13007
M.M. 600/14-15
M.M. 600/15-19

TRACT No. 15159

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, RCE 23868
DATE OF SURVEY: JANUARY, 1996

COURSE DATA

LINE	DIRECTION	DISTANCE
L1	N60°04'56"W RAD	14.87'
L2	N39°33'07"E	0.86'

SEE

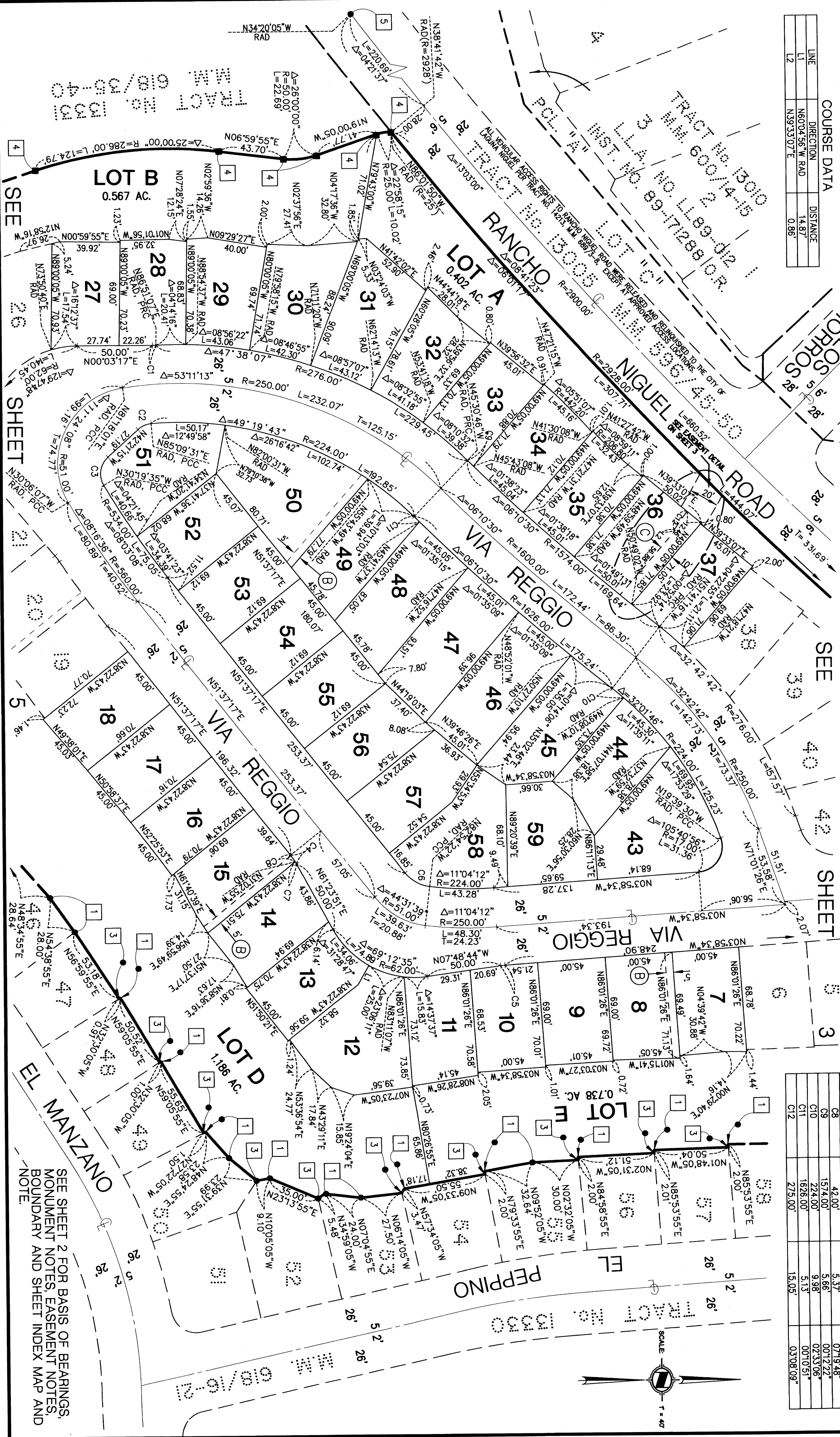
SHEET

3

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	42.00'	2.35'	0°12'10"
C2	15.00'	9.82'	37°30'46"
C3	15.00'	20.41'	77°58'20"
C4	42.00'	7.16'	09°46'34"
C5	42.00'	2.81'	03°50'10"
C6	25.00'	19.43'	44°31'39"
C7	42.00'	1.79'	02°26'45"
C8	5.37'	0.719'48"	07°19'48"
C9	1574.00'	5.66'	00°12'22"
C10	224.00'	9.98'	02°33'06"
C11	1626.00'	5.13'	00°10'51"
C12	275.00'	15.05'	03°08'09"

SCALE 1" = 40'

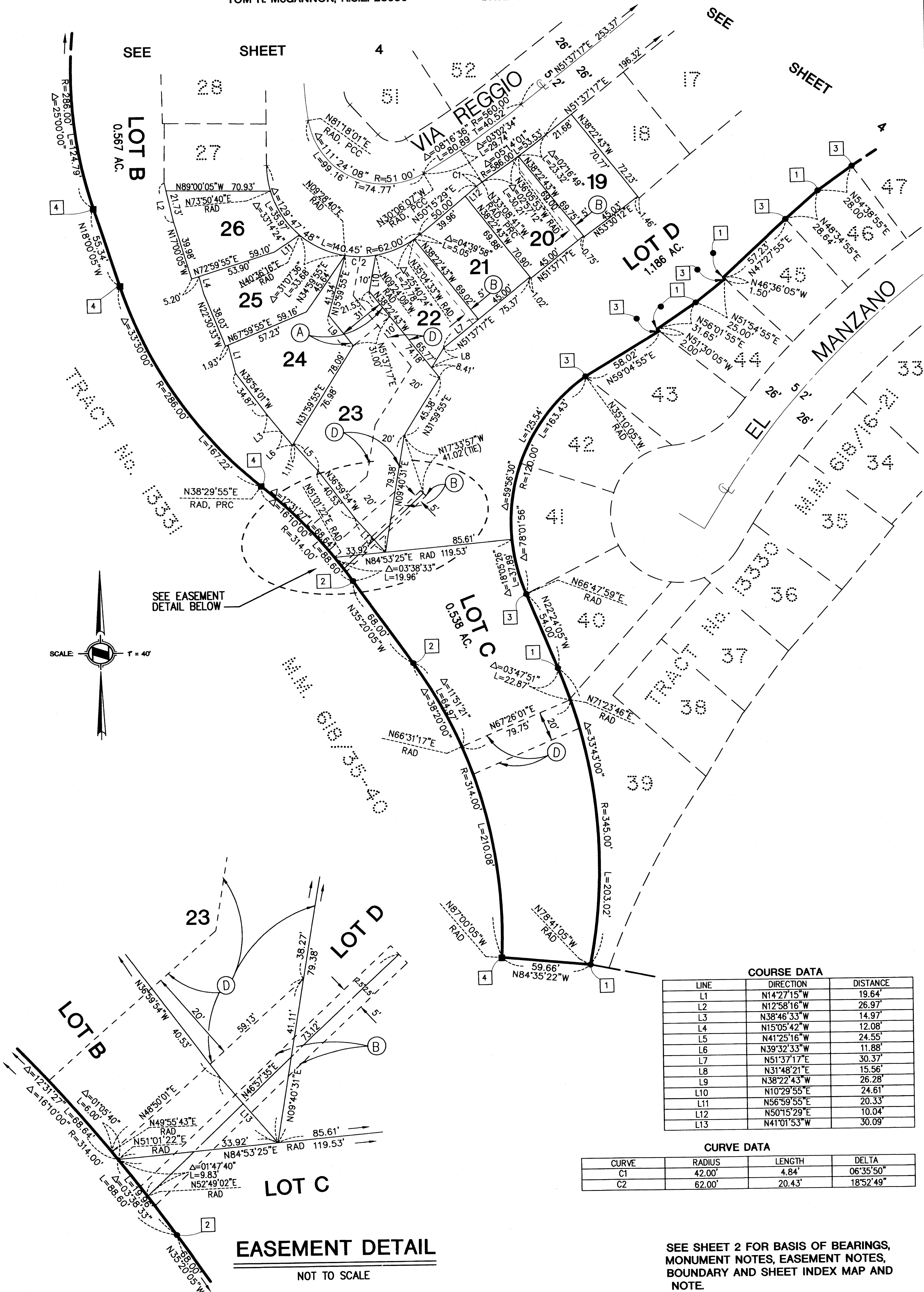


SHEET 5 OF 5 SHEETS
SCALE 1" = 40'
59 NUMBERED LOTS
AND LOTS A THROUGH F, INCLUSIVE
ACREAGE: 10.396 ACRES
(ALL OF TENTATIVE
TRACT No. 15159)

TRACT No. 15159

IN THE CITY OF LAGUNA NIGUEL, COUNTY OF ORANGE,
STATE OF CALIFORNIA

HUNSAKER AND ASSOCIATES IRVINE, INC.
TOM R. MCGANNON, R.C.E. 23956 DATE OF SURVEY: JANUARY, 1996



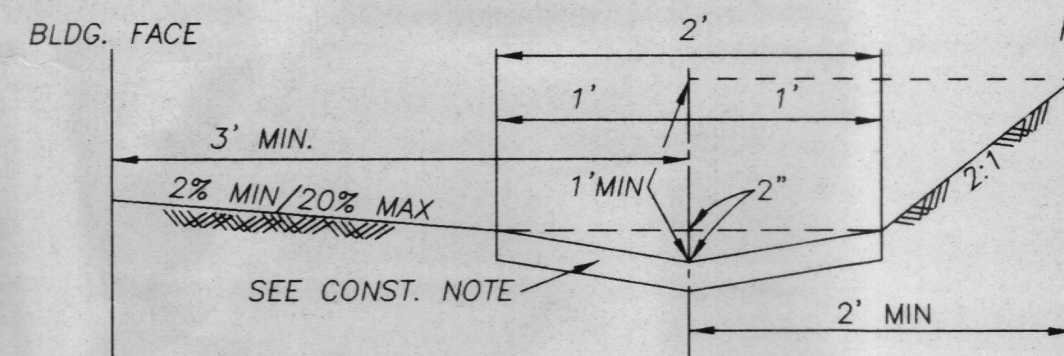
GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF LAGUNA NIGUEL AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF EMA STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT GRADING INSPECTOR, A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPAINED AT THIS MEETING.
- AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO FOOT HORIZONTAL TO ONE FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOILS ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
- FILLS SHALL BE BENCHMARKED INTO COMPETENT MATERIAL PER EMA STANDARD PLAN NO. 1322.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOILS ENGINEER.
- STOCK PILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
- THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS-STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER PER THE GRADING CODE.
- THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS-GRADED PLANS.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING OR NUCLEAR DEVICE AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT OBSERVATIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HUMAN SERVICES AGENCY, DIVISION OF ENVIRONMENTAL HEALTH.
- ANY EXISTING OIL WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE ORANGE COUNTY OIL CODE TO THE APPROVAL OF EMA/REGULATION, SPECIAL SERVICES SECTION.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF EMA/REGULATION, SPECIAL SERVICES SECTION AND/OR AS RECOMMENDED BY THE SOIL ENGINEER.
- PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF EMA STANDARD PLAN 1805.
- AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER EMA STANDARD PLAN 1804.

- ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE 5 CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- ASPHALT SECTIONS MUST BE PER CODE: PARKING STALLS = 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMM.) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF THE SUBGRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY EMA/REGULATION, GRADING SECTION ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 P.M. MONDAY THRU FRIDAY AND 6:00 P.M. AND 8:30 ON SATURDAY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
- THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.

EROSION CONTROL NOTES

- IN CASE OF EMERGENCY CALL: DAVE PATTERSON WORK TELE. NO. (714) 831-3055 NAME HOME TELE. NO.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- ALL TEMPORARY GRADING HAUL ROADS WITHIN AREAS WHICH ARE TO REMAIN UNDEVELOPED AND NATURAL SHALL BE RESTORED TO NATURAL CONDITIONS AND REVEGETATED WITH NATIVE GRASSES UPON THE COMPLETION OF GRADING OPERATIONS.
- ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE OPERATED WITHIN 1000' OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
- ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
- STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS.
- EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR PLAN CHECK AS REQUIRED.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- A GUARD WILL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
- THE UNDERSIGNED CIVIL ENGINEER WILL OBSERVE EROSION CONTROL WORK AND WILL INFORM THE COUNTY AND THE DEVELOPER IF THE WORK IS NOT IN ACCORDANCE WITH THE APPROVED PLAN.

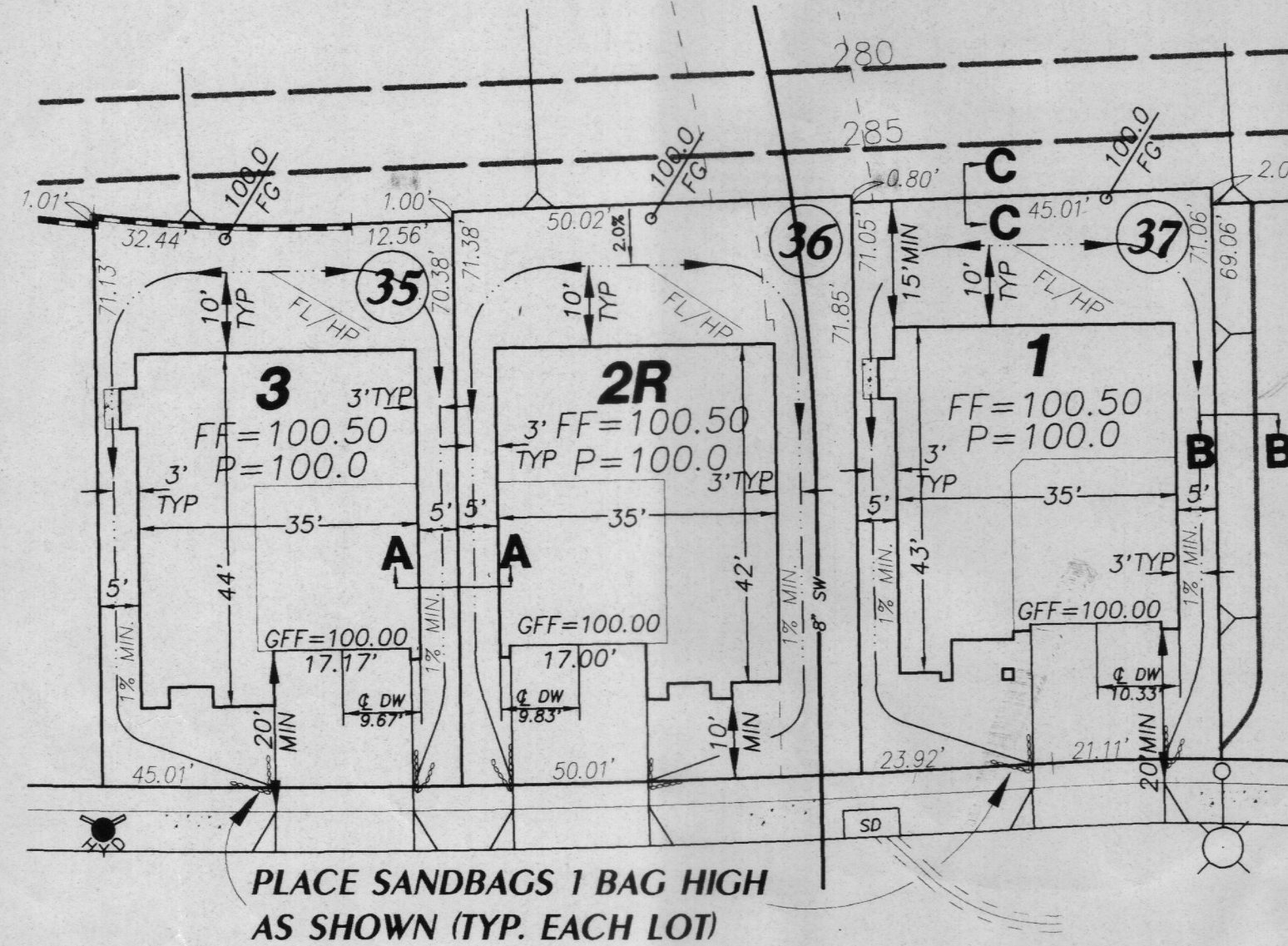


- CONSTRUCTION NOTES:
- APPROVED MATERIAL FOR CONSTRUCTION OF DEVICE IS EITHER 3" CONCRETE WITH NO. 4 BARS LONGITUDINALLY ON CENTER, WITH NO. 4 TIE BARS 48" ON CENTER OR 3" GUNITE WITH 6" X 6" W1.4 X W1.4 WELDED WIRE MESH OR APPROVED EQUAL.
 - INSPECTION OF GRADED SWALE IS REQUIRED PRIOR TO INSTALLATION OF PAVING.
 - GRADED SWALE SHALL BE PRE-WET PRIOR TO PAVING.
 - PAVED DEVICE SHALL BE CURED WITH A MOISTURE LOSS RETARDANT.
 - PUMPCRETE IS AN ACCEPTABLE SUBSTITUTE FOR GUNITE AND MAY BE INSTALLED WITH 6" X 6" W1.4 X W1.4 WELDED WIRE MESH.

PAVED DRAINAGE DEVICE DETAIL

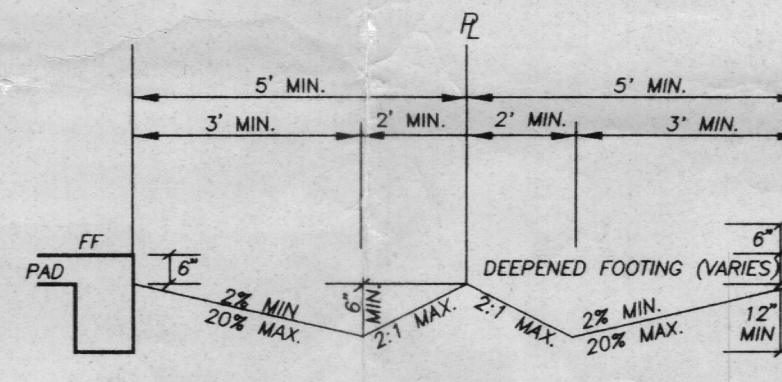
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PRECISE GRADING TRACT NO. 15159 LOTS 1-37 AND 41-59



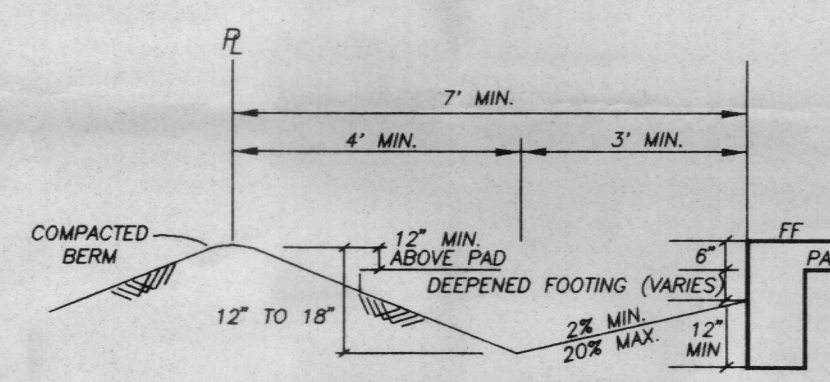
TYPICAL LOT DRAINAGE AND SETBACK DETAIL

NOT TO SCALE

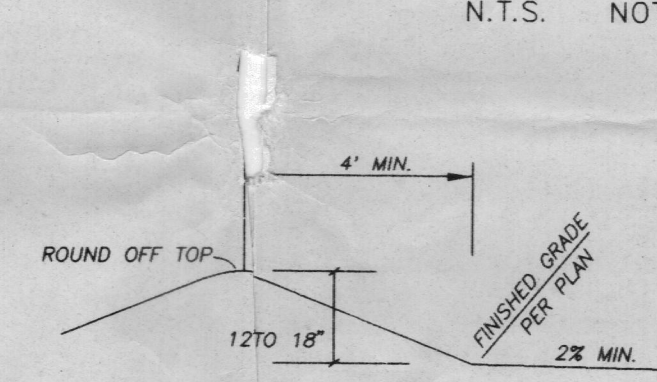


TYPICAL SIDEYARD DRAINAGE

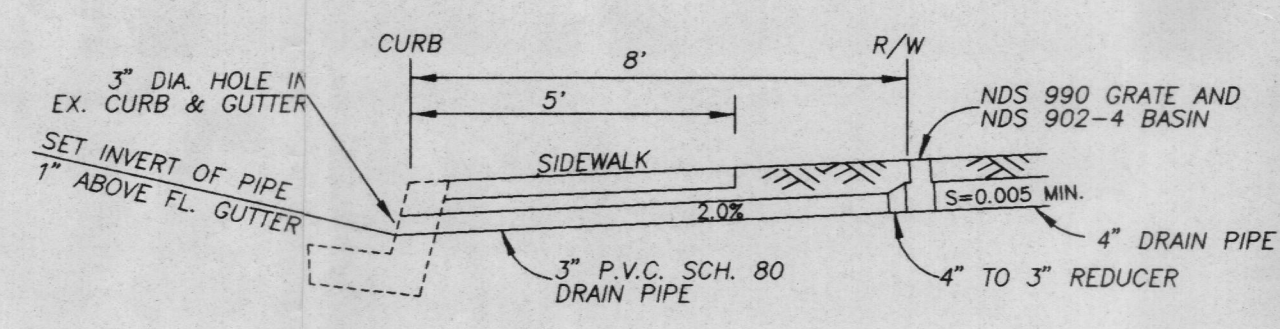
NOTE: TOTAL FOOTING DEPTH= DEPTH PER ARCH. PLANS + EXTRA D.F. PER PRECISE GRADE PLANS



SIDEYARD DRAINAGE AT TOP OF SLOPE



TYPICAL IEARYARD BERM SECTION C - C



AREA DRAIN OUTLET DETAIL

NOT TO SCALE

BUILDING TYPES

THESE PLOT PLANS HAVE BEEN PREPARED BASED ON THE ARCHITECTURAL PLANS LISTED BELOW. REFER TO THESE FOR COMPLETE FOUNDATION PLANS AND DETAILS

ARCHITECT: BASSENIAN/LAGONI

PLAN DATE: JANUARY 25, 1996

REVISION:

UNDERGROUND SERVICE ALERT



Call: Toll FREE

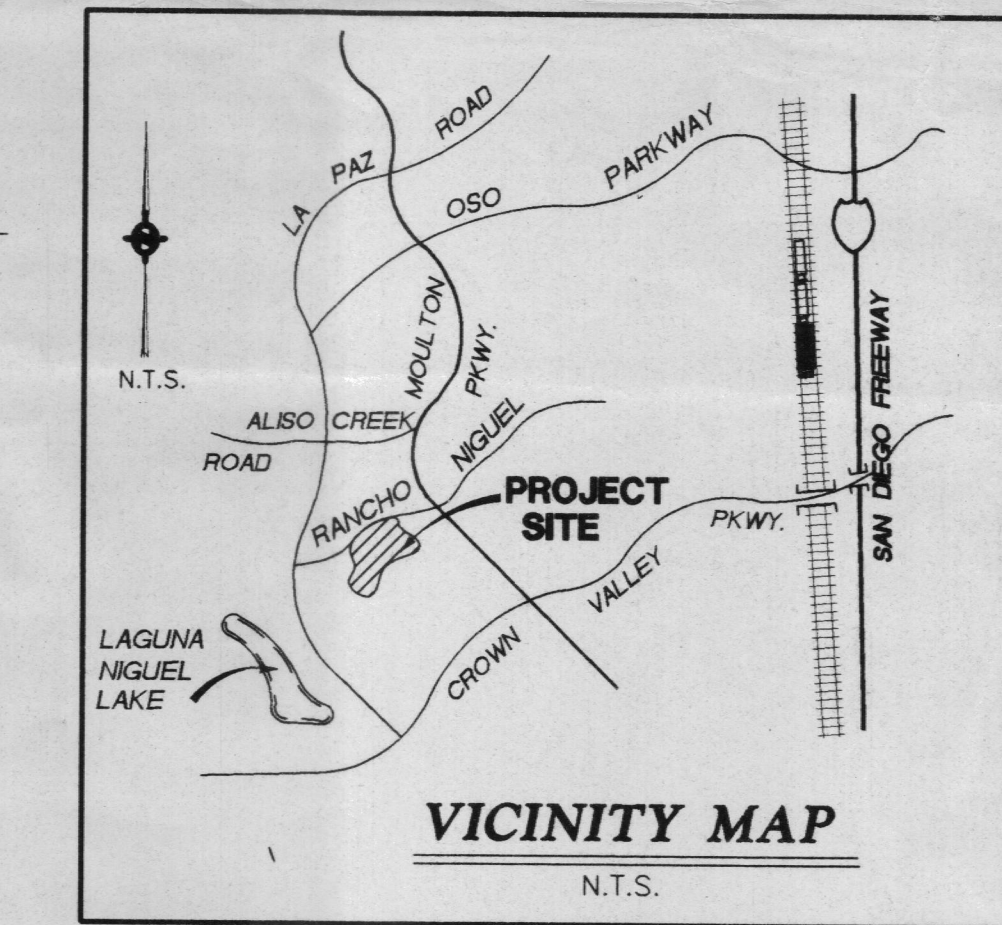
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the US Center notifies only those utilities belong to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

NOTICE TO CONTRACTOR:

CONTRACTOR AGREES HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, AND THE CITY OF LAGUNA NIGUEL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF OWNER, ENGINEER, OR CITY OF LAGUNA NIGUEL.

EXISTING UNDERGROUND UTILITIES ARE AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD



VICINITY MAP

N.T.S.

NO.	INIT.	DATE	DESCRIPTION	DATE	APP'D

BENCH MARK	JOB ADDRESS
ORANGE COUNTY BENCHMARK 31X-3-84 ELEV. 197.338 LEVELED 199 0.3 MILES SOUTHEAST ALONG LA PAZ ROAD FROM ITS INTERSECTION WITH YOSEMITE ROAD 5 FT. BY 6 FT. DOUBLE BARREL REINFORCE CONCRETE BOX, 70 IN. SOUTHWEST OF THE CENTERLINE OF LA PAZ ROAD, SET AT THE TR OF A 15 FT. LONG HEADWALL FOR THE REINFORCE CONCRETE BOX, 1 FT. NORTHWESTERLY OF THE SOUTH-EASTERLY END, 19 FT. LOWER THAN THE A/C BERM.	24608 B RANCHO NIGUEL LAGUNA NIGUEL
BAIS OF BEARINGS	PERMIT NO.
THE BEARINGS HEREIN ARE BASED ON THE BEARING BETWEEN C.C.S. HORIZONTAL CONTROL STATION OPS NO. 7604 AND STATION O. 7619 BEG NORTH 36°07'54" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYORS.	

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SOIL ENGINEER & GEOLOGIST	PREPARED BY:
GEOISOILS INC. 1446 E. CHESTNUT AVE. SANTA ANA, CA. 92701 (714) 647-0277 ATTN.: JOHN WHITNEY	Hunsaker & Associates Irvine, Inc. Planning • Engineering • Surveying Three Hughes, Irvine, CA 92618 (714) 583-1010 PREPARED UNDER THE SUPERVISION OF: Douglas L. Staley R.C.E. 38796 (EXP. 3-31-97)

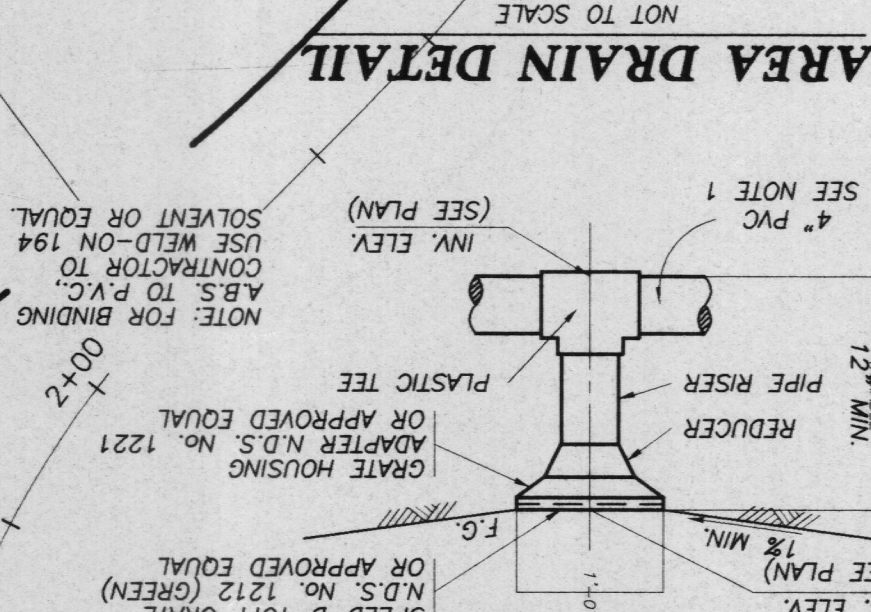
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PREPARED FOR:	CITY OF LAGUNA NIGUEL
CRONA NIGUEL ACQUISITION 380 STEVENS (SUITE-305) SOLANA BEACH, CA 92075 (619) 794-2400	PRECISE GRADING PLAN TRACT 15159 LOTS 1-37 AND 41-59 APR - 3 1997

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CRONA NIGUEL ACQUISITION 380 STEVENS (SUITE-305) SOLANA BEACH, CA 92075 (619) 794-2400	PRECISE GRADING PLAN TRACT 15159 LOTS 1-37 AND 41-59 APR - 3 1997

AREA DRAIN SYSTEM DETAIL

1. AREA DRAIN PIPE SHALL BE:
A. A.B.S. SOLID WALL PIPE PER A.S.T.M. D2751, SDR35.
B. P.V.C. PIPE PER A.S.T.M. D1785 SCH 40 OR SDR 35.
2. ALL N.D.S. FITTINGS MUST BE A.B.S. (NO STYRENE PLASTIC).
3. ACCEPTABLE SOLVENT CEMENTS: (PLASTIC PIPE)
A. WELD-ON 794 (GREEN LABEL) GREEN MEDIUM BODY FAST SET A.B.S. TO P.V.C. CEMENT.
B. A.B.S./P.V.C. TRANSITION PLASTIC PIPE CEMENT (TAN LABEL).
C. APPROVED EQUAL.
4. AREA DRAIN SYSTEMS ARE A PART OF THE LOT PLAN AND MUST BE INSTALLED AND OPERATIONAL PRIOR TO FINAL PRECISE GRADING CERTIFICATION.
5. USE NOS NO. 1212 GRATE AND NOS NO. 1221 BOX OR EQUAL (12" X 12")



AREA DRAIN DETAIL

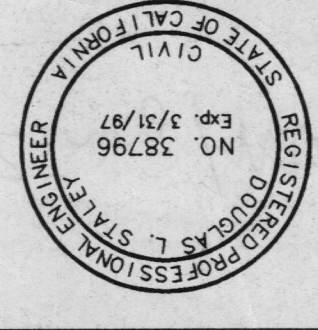
NOT TO SCALE

- NOTE: FOR BINDING
A.B.S. TO P.V.C. CONTRACTOR TO USE WELD-ON 194 INVERT ELEV. (SEE PLAN)
4" P.V.C. (SEE NOTE 1)

CONSTRUCTION NOTES

- INSTALL AREA DRAIN SYSTEM PER DETAIL HEREON.
- INSTALL AREA DRAIN OUTLET PER DETAIL ON SHEET NO. 1
- INSTALL CONCRETE DRAINAGE SWALE PER DETAIL ON SHEET NO. 1
- 4" DRAIN PIPE PER ROUGH GRADING PLAN
- 10" DRAIN PIPE PER ROUGH GRADING PLAN

NO.	DATE	INITIAL	DESCRIPTION



ENGINEER
H. J. Unskes
Associates Irvine, Inc.
Planning • Engineering • Surveying
3 RIVERS • IRVINE, CALIFORNIA 92618 (714) 951-1010

PREPARED FOR:
CORONA NIGUEL ACQUISITION
380 STEVENS (SUITE 305)
SOLANA BEACH, CA 92075
(619) 794-2400

CITY OF LAGUNA NIGUEL
TRACT NO. 15159
LOTS 1-37 AND 41-59
PRECISE GRADING PLAN

SHEET 2 OF 2
TR. 15159
APR - 3 1997

