#### NOTES:

- EXISTING LAND USE: OIL EXTRACTION ADJACENT LAND USE:
  - N- RESIDENTIAL/OPEN SPACE
  - N- RESIDENTIAL/OPEN SF S- RESIDENTIAL
  - E- COMMERCIAL/RESIDENTIAL/INDUSTRIAL
  - W- OPEN SPACE/RESIDENTIAL
    PROPOSED LAND USES: RESIDENTIAL, PARK, OIL EXRACTION/OPEN SPACE, COMMERCIAL, COASTAL
- INN
- 2. ZONING: PER THE NEWPORT BANNING RANCH PLANNED COMMUNITY ZONING.
- 3. DOMESTIC WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF NEWPORT BEACH.
- 4. ALL PROPOSED UTILITIES TO BE UNDERGROUND
  ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
  GAS: SOUTHERN CALIFORNIA GAS COMPANY
  TELEPHONE: PAC BELL CABLE
  CABLE: TIME WARNER
- 5. THE DEVELOPER WILL COMPLY WITH ENERGY CONSERVATION MEASURE SET FORTH IN TITLE XXIV OF THE CALIFORNIA ADMINISTRATIVE CODE.
- 6. DRAINAGE ON THIS SITE WILL BE CONVEYED BY MEANS OF A STORM CONVEYANCE SYSTEM CONSISTING OF VARYING SIZES OF CHANNELS, STORM DRAIN PIPES, CULVERTS, AREA DRAINS AND BROW DITCHES.
- 7. SIDEWALK RETURN TO BE PER CITY OF NEWPORT BEACH STANDARD PLAN NO. 181 AND TITLE 24 OF AMERICAN WITH DISABILITIES ACT.
- 8. ALL STREETS ARE PUBLIC UNLESS NOTED OTHERWISE ON MAP.
- 9. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR CURRENT DESIGNATED LOCATIONS UNLESS OTHERWISE NOTED.
- 10. TOTAL LENGTH OF PROPOSED STREETS IS APPROXIMATELY 23,900 LF.
- 11. TOTAL PROJECT ACREAGE IS 401.1 GROSS AC.
- 12. THERE ARE 232 NUMBERED LOTS AND 19 LETTERED LOTS. SEE LOT SUMMARY TABLES FOR PROPOSED LAND USE BY LOT
- 13. MULTIPLE FINAL TRACT MAPS CAN BE FILED FOR THIS TENTATIVE TRACT MAP.
- 14. THE ASSESSOR'S PARCEL NUMBERS FOR THE PROJECT AREA ARE: 114-170-24, 43, 49, 50, 52, 72, 75, 77, 79, 83, & 424-041-04.
- 15. ALL EXISTING WELLS, IRRIGATION LINES, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, SOLID OR LIQUID WASTE DISPOSAL SITES, AND UNDERGROUND STRUCTURES WITHIN THE SUBDIVISION WILL BE ABANDONED PER THE GOVERNING AGENCIES SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 16. ALL LETTERED LOTS SHOWN ON THIS MAP MAY BE DIVIDED ON THE FINAL MAPS INTO MULTIPLE LOTS FOR PHASING, FINANCING, CONSTRUCTION OR DEDICATION PURPOSES.
- 17. ALL FIRE ACCESS ROADS SHALL COMPLY WITH N.B. FIRE DEPARTMENT STANDARDS.

### PROPOSED DEVIATIONS:

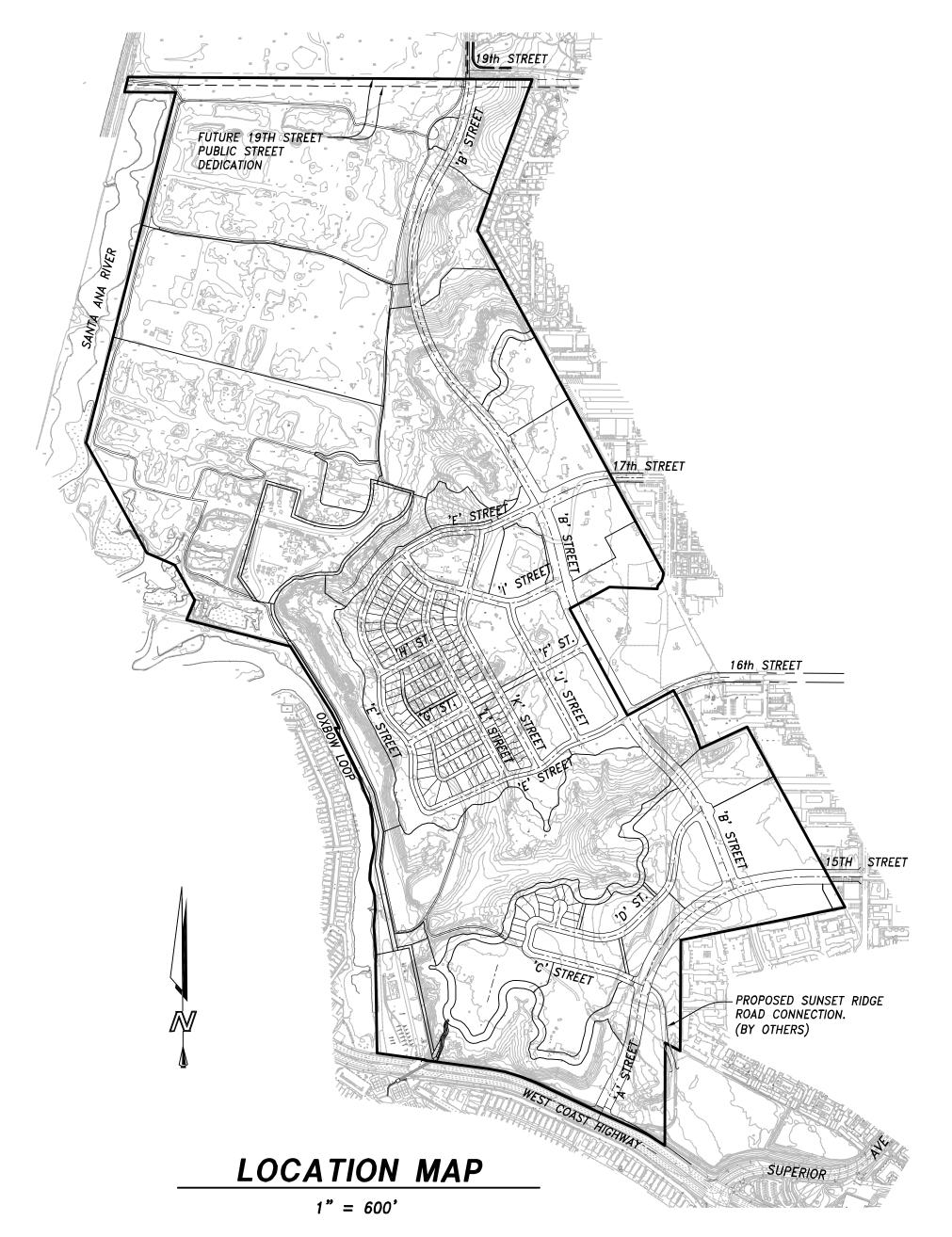
- 1. MODIFIED KNUCKLES ARE ALLOWABLE AS SHOWN AT THE BEND IN 'C' STREET AND 'E' STREET. SEE MODIFIED KNUCKLE DETAIL ON SHEET 2.
- 2. 5' WIDE BIKE LANES ARE ALLOWABLE ON 'A' STREET, 'B' STREET, 15TH STREET AND 17TH STREET.
- 3. BIOSWALES/BIOCELLS WITH A 5' WALK OR 8' MEANDERING WALK ARE ALLOWABLE ON 'A' STREET, 'B' STREET, 15TH STREET, 16TH STREET AND 17TH STREET.
- 4. SIDEWALK IS NOT PROPOSED ON THE WEST SIDE OF 'A' STREET (FROM WEST COAST HIGHWAY TO 'C' STREET), OR THE WEST SIDE OF 'B' STREET (17TH STREET TO 19TH STREET) DUE TO THE ADJACENCY OF OPEN SPACE.
- 5. BIOSWALES/BIOCELLS ARE ALLOWABLE AS A PARKWAY TREATMENT ON LOCAL STREETS AS SHOWN ON TENTATIVE TRACT MAP.
- 6. INTERSECTION TAPERS AND MID-BLOCK TAPERS ARE ALLOWABLE ON LOCAL STREETS AND LOCAL TO LOCAL STREET INTERSECTIONS AS SHOWN ON TENTATIVE TRACT MAP. SEE DETAILS ON SHEET 2.
- 7. AT CITY OF NEWPORT BEACH REQUEST, 'A' STREET (FROM WEST COAST HIGHWAY TO 'C' STREET) IS AT AN ALLOWABLE MAXIMUM CENTERLINE GRADIENT OF 8%.

# TENTATIVE TRACT MAP NO. 17308

# FOR CONDOMINIUM PURPOSES

#### LEGAL DESCRIPTION

A PORTION OF LOTS "B", "C" AND "D", ALL IN THE BANNING TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CASE OF HANCOCK BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION, BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, DESCRIBED IN BOOK 3, PAGE 387 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.



#### STREET DEDICATIONS

STREET	PROPOSED LAND USE	MAINTENANCE RESPONSIBILITY	LOT AREA ACRES
WEST COAST HIGHWAY	PUBLIC STREET	CALTRANS	0.4
'A' STREET	PUBLIC STREET	CITY	4.5
'B' STREET	PUBLIC STREET	CITY	11.2
'C' STREET	PUBLIC STREET	CITY	1.4
'D' STREET	PUBLIC STREET	CITY	2.2
'E' STREET	PUBLIC STREET	CITY	5.4
'F' STREET	PUBLIC STREET	CITY	0.4
'G' STREET	PUBLIC STREET	CITY	0.6
'H' STREET	PUBLIC STREET	CITY	0.4
'I' STREET	PUBLIC STREET	CITY	1.7
'J' STREET	PUBLIC STREET	CITY	1.2
'K' STREET	PUBLIC STREET	CITY	2.3
'L' STREET	PUBLIC STREET	CITY	1.8
15TH STREET	PUBLIC STREET	CITY	1.3
16TH STREET	PUBLIC STREET	CITY	0.2
17TH STREET	PUBLIC STREET	CITY	1.1
TOTAL			35.9
19TH STREET	PUBLIC STREET DEDICATION	CITY/CONSERVATION	3.1
TOTAL			3.1

NOTE: CITY RESERVES THE RIGHT TO REQUIRE MAINTENANCE OF PARKWAY AND MEDIAN LANDSCAPE TO BE BY MASTER HOA.

#### LETTERED LOTS

LOT NUMBER	PROPOSED LAND USE	MAINTENANCE	LOT AREA
		RESPONSIBILITY	ACRES
А	OPEN SPACE	CONSERVATION	48.9
В	OPEN SPACE	CONSERVATION	5.2
С	OPEN SPACE	CONSERVATION	6.4
D	OPEN SPACE	CONSERVATION	33.9
E	OPEN SPACE	CONSERVATION	8.4
F	OPEN SPACE/INTERPRETIVE	НОА	0.5
G	OPEN SPACE	CONSERVATION	47.2
Н	OPEN SPACE	CONSERVATION	15.3
I	WATER QUALITY BASIN	CONSERVATION	2.7
J	OPEN SPACE	CONSERVATION	10.0
K	OPEN SPACE	CONSERVATION	30.7
L	WATER DIFFUSING BASIN	CONSERVATION	0.4
М	OPEN SPACE	CONSERVATION	2.1
Ν	OPEN SPACE	CONSERVATION	8.3
0	OPEN SPACE	CONSERVATION	1.4
Р	OPEN SPACE	CONSERVATION	3.2
Q	OPEN SPACE	CONSERVATION	0.7
R	OPEN SPACE	CONSERVATION	3.7
TOTAL			229.0

ADAMS AVE

ADAMS TANDA THE TRANSMING RANCH LLC

STAMPORT BANNING RANCH LLC

TENTATIVE TRACT MAP 17308

SAMTA ANA MINER ST.

TENTATIVE TRACT MAP 17308

VICINITY MAP

NTS

PROJECT NORTH

OWNER/SUBDIVIDER

NEWPORT BANNING RANCH LLC

1300 QUAIL STREET, SUITE 100 NEWPORT

BEACH, CA 92660

SHEET INDEX

MICHAEL A. MOHLER

Authorized Signatory

TITLE & LOT SUMMARY STREET SECTIONS & DETAILS CROSS SECTIONS PLAN VIEW

DATE

## NUMBERED LOTS

LOT NUMBER	PROPOSED LAND	MAINTENANCE	LOT AREA	LOT NUMBER	PROPOSED LAND	MAINTENANCE	LOT AREA	LOT NUMBER	PROPOSED LAND	MAINTENANCE LOT AREA	LOT NUMBER	PROPOSED LAND	MAINTENANCE	LOT AREA	LOT NUMBER	PROPOSED LAND	MAINTENANCE	LOT AREA	LOT NUMBER	PROPOSED LAND	MAINTENANCE	LOT AREA	LOT NUMBER	PROPOSED LAND	MAINTENANCE	LOT ARE
	USE	RESPONSIBILITY	ACRES		USE	RESPONSIBILITY	ACRES		USE	RESPONSIBILITY ACRES		USE	RESPONSIBILITY	ACRES		USE	RESPONSIBILITY	ACRES		USE	RESPONSIBILITY	ACRES		USE	RESPONSIBILITY	ACRES
1	MIXED USE/RESIDENTIAL	НОА	4.6	36	RESIDENTIAL	HOMEOWNER	0.1	7 1	RESIDENTIAL	HOMEOWNER 0.1	106	RESIDENTIAL	HOMEOWNER	0.1	1 4 1	RESIDENTIAL	HOMEOWNER	0.1	176	RESIDENTIAL	HOMEOWNER	0.1	211	RESIDENTIAL	HOMEOWNER	0.1
2	MIXED USE/RESIDENTIAL	НОА	5.0	37	RESIDENTIAL	HOMEOWNER	0.1	72	RESIDENTIAL	HOMEOWNER 0.1	107	RESIDENTIAL	HOMEOWNER	0.1	1 42	RESIDENTIAL	HOMEOWNER	0.1	177	RESIDENTIAL	HOMEOWNER	0.1	212	RESIDENTIAL	HOMEOWNER	0.1
3	MIXED USE/RESIDENTIAL	НОА	4.7	38	RESIDENTIAL	HOMEOWNER	0.1	73	LANDSCAPE	HOA 0.2	108	RESIDENTIAL	HOMEOWNER	0.1	1 43	RESIDENTIAL	HOMEOWNER	0.1	178	RESIDENTIAL	HOMEOWNER	0.1	213	RESIDENTIAL	HOMEOWNER	0.2
4	MIXED USE/RESIDENTIAL	НОА	3.6	39	RESIDENTIAL	HOMEOWNER	0.1	74	RESIDENTIAL	HOMEOWNER 0.1	109	RESIDENTIAL	HOMEOWNER	0.1	1 4 4	RESIDENTIAL	HOMEOWNER	0.1	179	RESIDENTIAL	HOMEOWNER	0.1	214	RESIDENTIAL	HOMEOWNER	0.2
5	LANDSCAPE	CONSERVATION	0.9	40	RESIDENTIAL	HOMEOWNER	0.1	75	RESIDENTIAL	HOMEOWNER 0.1	110	RESIDENTIAL	HOMEOWNER	0.1	1 45	RESIDENTIAL	HOMEOWNER	0.1	180	RESIDENTIAL	HOMEOWNER	0.1	215	RESIDENTIAL	HOMEOWNER	0.1
6	ACCESS ROAD	OIL OPERATOR/HOA	0.7	41	RESIDENTIAL	HOMEOWNER	0.1	76	RESIDENTIAL	HOMEOWNER 0.1	111	RESIDENTIAL	HOMEOWNER	0.1	1 4 6	RESIDENTIAL	HOMEOWNER	0.1	181	RESIDENTIAL	HOMEOWNER	0.1	216	RESIDENTIAL	HOMEOWNER	0.1
7	ACCESS ROAD	OIL OPERATOR/HOA	1.5	42	RESIDENTIAL	HOMEOWNER	0.1	77	RESIDENTIAL	HOMEOWNER 0.1	112	RESIDENTIAL	HOMEOWNER	0.1	1 47	RESIDENTIAL	HOMEOWNER	0.1	182	RESIDENTIAL	HOMEOWNER	0.1	217	RESIDENTIAL	HOMEOWNER	0.1
8	PARK	НОА	0.3	43	ALLEY	НОА	0.1	78	RESIDENTIAL	HOMEOWNER 0.1	113	RESIDENTIAL	HOMEOWNER	0.1	1 48	RESIDENTIAL	HOMEOWNER	0.1	183	RESIDENTIAL	HOMEOWNER	0.1	218	RESIDENTIAL	HOMEOWNER	0.1
9	ALLEY	НОА	0.4	44	RESIDENTIAL	HOMEOWNER	0.1	79	RESIDENTIAL	HOMEOWNER 0.1	114	RESIDENTIAL	HOMEOWNER	0.1	1 49	RESIDENTIAL	HOMEOWNER	0.1	184	RESIDENTIAL	HOMEOWNER/HOA	3.2	219	RESIDENTIAL	HOMEOWNER	0.1
10	RESIDENTIAL	HOMEOWNER	0.2	45	RESIDENTIAL	HOMEOWNER	0.1	80	RESIDENTIAL	HOMEOWNER 0.1	115	RESIDENTIAL	HOMEOWNER	0.1	150	RESIDENTIAL	HOMEOWNER	0.1	185	LANDSCAPE	НОА	0.2	220	RESIDENTIAL	HOMEOWNER/HOA	2.0
11	RESIDENTIAL	HOMEOWNER	0.1	46	RESIDENTIAL	HOMEOWNER	0.1	81	ALLEY	HOA 0.2	116	RESIDENTIAL	HOMEOWNER	0.1	151	RESIDENTIAL	HOMEOWNER	0.1	186	RESIDENTIAL	HOMEOWNER/HOA	2.8	221	LANDSCAPE	НОА	0.1
12	RESIDENTIAL	HOMEOWNER	0.1	47	RESIDENTIAL	HOMEOWNER	0.1	82	RESIDENTIAL	HOMEOWNER 0.1	117	RESIDENTIAL	HOMEOWNER	0.1	152	RESIDENTIAL	HOMEOWNER	0.1	187	RESIDENTIAL	HOMEOWNER/HOA	2.7	222	RESIDENTIAL	HOMEOWNER/HOA	2.0
13	RESIDENTIAL	HOMEOWNER	0.1	48	RESIDENTIAL	HOMEOWNER	0.1	83	RESIDENTIAL	HOMEOWNER 0.1	118	RESIDENTIAL	HOMEOWNER	0.2	153	RESIDENTIAL	HOMEOWNER	0.1	188	RESIDENTIAL	HOMEOWNER/HOA	3.3	223	RESIDENTIAL	HOMEOWNER/HOA	5.5
1 4	RESIDENTIAL	HOMEOWNER	0.1	49	LANDSCAPE	НОА	0.2	84	RESIDENTIAL	HOMEOWNER 0.1	119	RESIDENTIAL	HOMEOWNER	0.2	154	RESIDENTIAL	HOMEOWNER	0.1	189	PARK	НОА	0.9	224	PARK	НОА	2.1
15	RESIDENTIAL	HOMEOWNER	0.1	50	RESIDENTIAL	HOMEOWNER	0.1	85	RESIDENTIAL	HOMEOWNER 0.1	120	RESIDENTIAL	HOMEOWNER	0.3	155	RESIDENTIAL	HOMEOWNER	0.1	190	INTERIMOIL OPERATIONS SITE	OIL OPERATOR	8.6	225	LANDSCAPE	CONSERVATION	0.4
16	RESIDENTIAL	HOMEOWNER	0.2	51	RESIDENTIAL	HOMEOWNER	0.1	86	RESIDENTIAL	HOMEOWNER 0.1	121	RESIDENTIAL	HOMEOWNER	0.2	156	RESIDENTIAL	HOMEOWNER	0.1	191	PARK	НОА	5.7	226	INTERIM OIL OPERATIONS SITE	OIL OPERATOR	4.8
17	RESIDENTIAL	HOMEOWNER	0.1	52	RESIDENTIAL	HOMEOWNER	0.1	87	RESIDENTIAL	HOMEOWNER 0.1	122	RESIDENTIAL	HOMEOWNER	0.2	157	RESIDENTIAL	HOMEOWNER	0.1	192	PARK	НОА	1.9	227	PARK	НОА	0.2
18	RESIDENTIAL	HOMEOWNER	0.1	53	RESIDENTIAL	HOMEOWNER	0.1	88	RESIDENTIAL	HOMEOWNER 0.1	123	RESIDENTIAL	HOMEOWNER	0.2	158	RESIDENTIAL	HOMEOWNER	0.1	193	PARK	НОА	1.0	228	RESIDENTIAL/RESORT	HOA/RESORT OPERATO	)R 4.7
19	RESIDENTIAL	HOMEOWNER	0.1	54	RESIDENTIAL	HOMEOWNER	0.2	89	RESIDENTIAL	HOMEOWNER 0.1	124	RESIDENTIAL	HOMEOWNER	0.1	159	RESIDENTIAL	HOMEOWNER	0.1	194	PARK	CITY	2.4	229	PARK	НОА	2.5
20	RESIDENTIAL	HOMEOWNER	0.1	55	RESIDENTIAL	HOMEOWNER	0.2	90	RESIDENTIAL	HOMEOWNER 0.1	125	RESIDENTIAL	HOMEOWNER	0.1	160	RESIDENTIAL	HOMEOWNER	0.1	195	PARK	CITY	4.2	230	OPEN SPACE/PARK	CITY	6.6
21	RESIDENTIAL	HOMEOWNER	0.1	56	RESIDENTIAL	HOMEOWNER	0.1	91	RESIDENTIAL	HOMEOWNER 0.1	126	RESIDENTIAL	HOMEOWNER	0.1	161	RESIDENTIAL	HOMEOWNER	0.1	196	PARK	CITY	6.8	231	PARK	CITY	4.2
22	RESIDENTIAL	HOMEOWNER	0.1	57	RESIDENTIAL	HOMEOWNER	0.1	92	RESIDENTIAL	HOMEOWNER 0.1	127	RESIDENTIAL	HOMEOWNER	0.2	162	LANDSCAPE	НОА	0.1	197	RESIDENTIAL	НОА	2.6	232	PARK	CITY	0.3
23	RESIDENTIAL	HOMEOWNER	0.1	58	ALLEY	НОА	0.2	93	RESIDENTIAL	HOMEOWNER 0.1	128	RESIDENTIAL	HOMEOWNER/HOA	2.2	163	RESIDENTIAL	HOMEOWNER	0.1	198	RESIDENTIAL	НОА	3.0	233	INTERPRETIVE PARK	CONSERVATION/HOA	2.3
24	RESIDENTIAL	HOMEOWNER	0.1	59	RESIDENTIAL	HOMEOWNER	0.1	94	RESIDENTIAL	HOMEOWNER 0.1	129	RESIDENTIAL	HOMEOWNER/HOA	1.1	164	RESIDENTIAL	HOMEOWNER	0.1	199	PARK	НОА	1.2	TOTAL			136.2
25	RESIDENTIAL	HOMEOWNER	0.1	60	RESIDENTIAL	HOMEOWNER	0.1	95	RESIDENTIAL	HOMEOWNER 0.1	130	RESIDENTIAL	HOMEOWNER	0.1	1 65	RESIDENTIAL	HOMEOWNER	0.1	200	LANDSCAPE	НОА	0.1				-
26	RESIDENTIAL	HOMEOWNER	0.1	61	RESIDENTIAL	HOMEOWNER	0.1	96	ALLEY	HOA 0.2	131	RESIDENTIAL	HOMEOWNER	0.1	166	RESIDENTIAL	HOMEOWNER	0.1	201	RESIDENTIAL	НОА	2.0				
27	RESIDENTIAL	HOMEOWNER	0.1	62	RESIDENTIAL	HOMEOWNER	0.1	97	RESIDENTIAL	HOMEOWNER 0.1	132	RESIDENTIAL	HOMEOWNER	0.1	1 67	RESIDENTIAL	HOMEOWNER	0.1	202	LANDSCAPE	НОА	0.1				
28	RESIDENTIAL	HOMEOWNER	0.1	63	RESIDENTIAL	HOMEOWNER	0.1	98	RESIDENTIAL	HOMEOWNER 0.1	133	RESIDENTIAL	HOMEOWNER	0.1	1 68	RESIDENTIAL	HOMEOWNER	0.1	203	PARK	НОА	1.0				
29	ALLEY	НОА	0.1	64	RESIDENTIAL	HOMEOWNER	0.1	99	RESIDENTIAL	HOMEOWNER 0.1	134	RESIDENTIAL	HOMEOWNER	0.1	1 69	RESIDENTIAL	HOMEOWNER	0.1	204	RESIDENTIAL	HOMEOWNER	0.1				
30	RESIDENTIAL	HOMEOWNER	0.1	65	ALLEY	НОА	0.2	100	RESIDENTIAL	HOMEOWNER 0.1	135	RESIDENTIAL	HOMEOWNER	0.1	170	RESIDENTIAL	HOMEOWNER	0.1	205	RESIDENTIAL	HOMEOWNER	0.1				
31	RESIDENTIAL	HOMEOWNER	0.1	66	RESIDENTIAL	HOMEOWNER	0.1	101	RESIDENTIAL	HOMEOWNER 0.1	136	RESIDENTIAL	HOMEOWNER	0.1	171	RESIDENTIAL	HOMEOWNER	0.1	206	RESIDENTIAL	HOMEOWNER	0.1				
32	RESIDENTIAL	HOMEOWNER	0.1	67	RESIDENTIAL	HOMEOWNER	0.1	102	RESIDENTIAL	HOMEOWNER 0.1	137	RESIDENTIAL	HOMEOWNER	0.1	172	RESIDENTIAL	HOMEOWNER	0.1	207	RESIDENTIAL	HOMEOWNER	0.2				
33	LANDSCAPE	НОА	0.1	68	RESIDENTIAL	HOMEOWNER	0.1	103	RESIDENTIAL	HOMEOWNER 0.1	138	RESIDENTIAL	HOMEOWNER	0.1	173	RESIDENTIAL	HOMEOWNER	0.1	208	RESIDENTIAL	HOMEOWNER	0.1				
34	RESIDENTIAL	HOMEOWNER	0.1	69	RESIDENTIAL	HOMEOWNER	0.1	104	ALLEY	HOA 0.4	139	RESIDENTIAL	HOMEOWNER	0.1	174	RESIDENTIAL	HOMEOWNER	0.1	209	RESIDENTIAL	HOMEOWNER	0.2				
35	RESIDENTIAL	HOMEOWNER	0.1	70	RESIDENTIAL	HOMEOWNER	0.1	105	LANDSCAPE	HOA 0.2	140	RESIDENTIAL	HOMEOWNER	0.1	175	RESIDENTIAL	HOMFOWNFR	0.1	210	RESIDENTIAL	HOMEOWNER	0.1				

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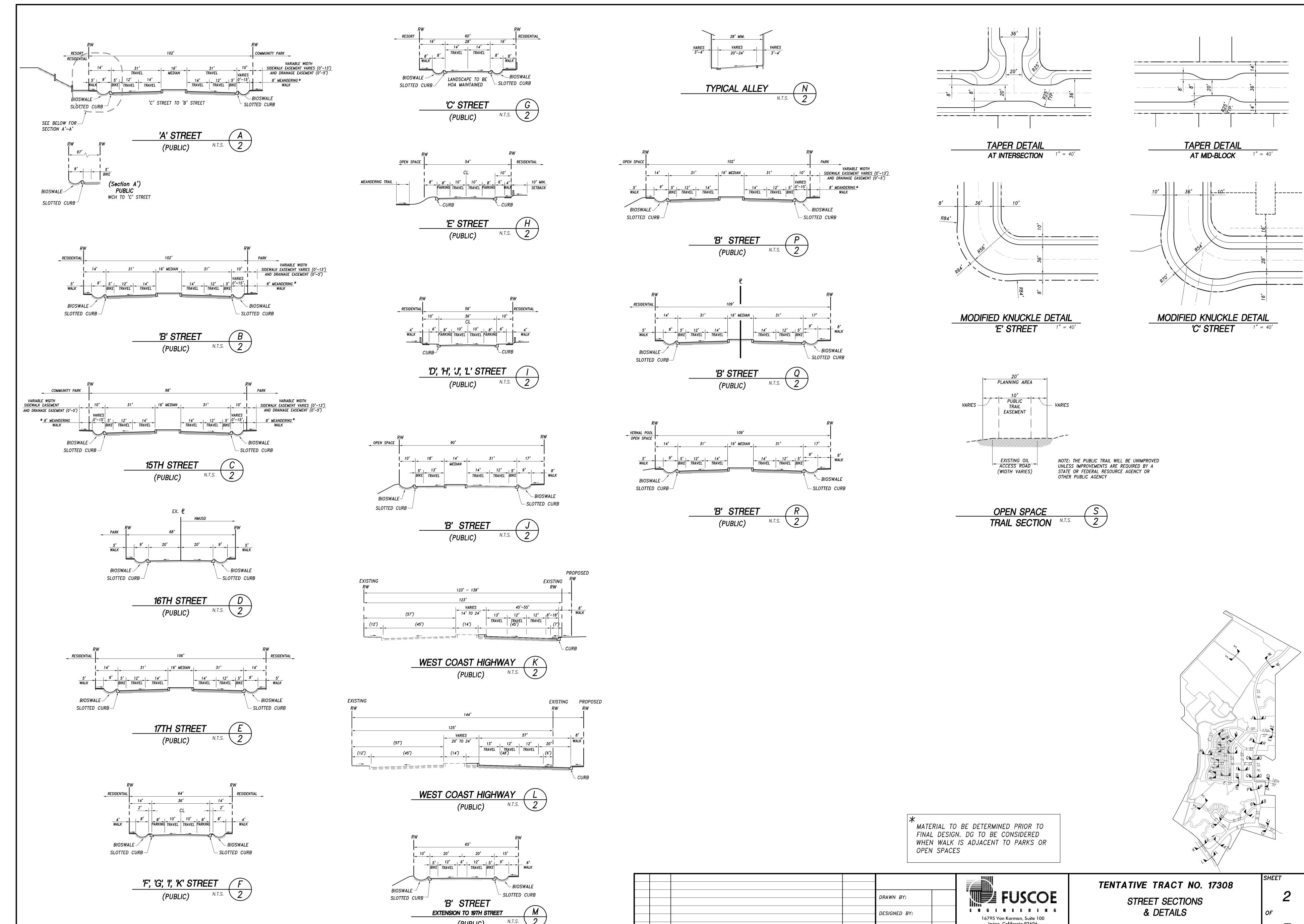
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TENTATIVE TRACT NO. 17308
CITY OF NEWPORT BEACH

1 **1** 



NO. DATE

REVISIONS

P:\PROJECTS\821\01\ENG\ENTITLEMENTS\TENTATIVE TRACT MAP\82101TM02DT.DWG (07-13-11 3:46:15PM) Plotted by: Michelle Penaloza

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