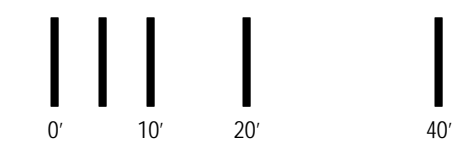
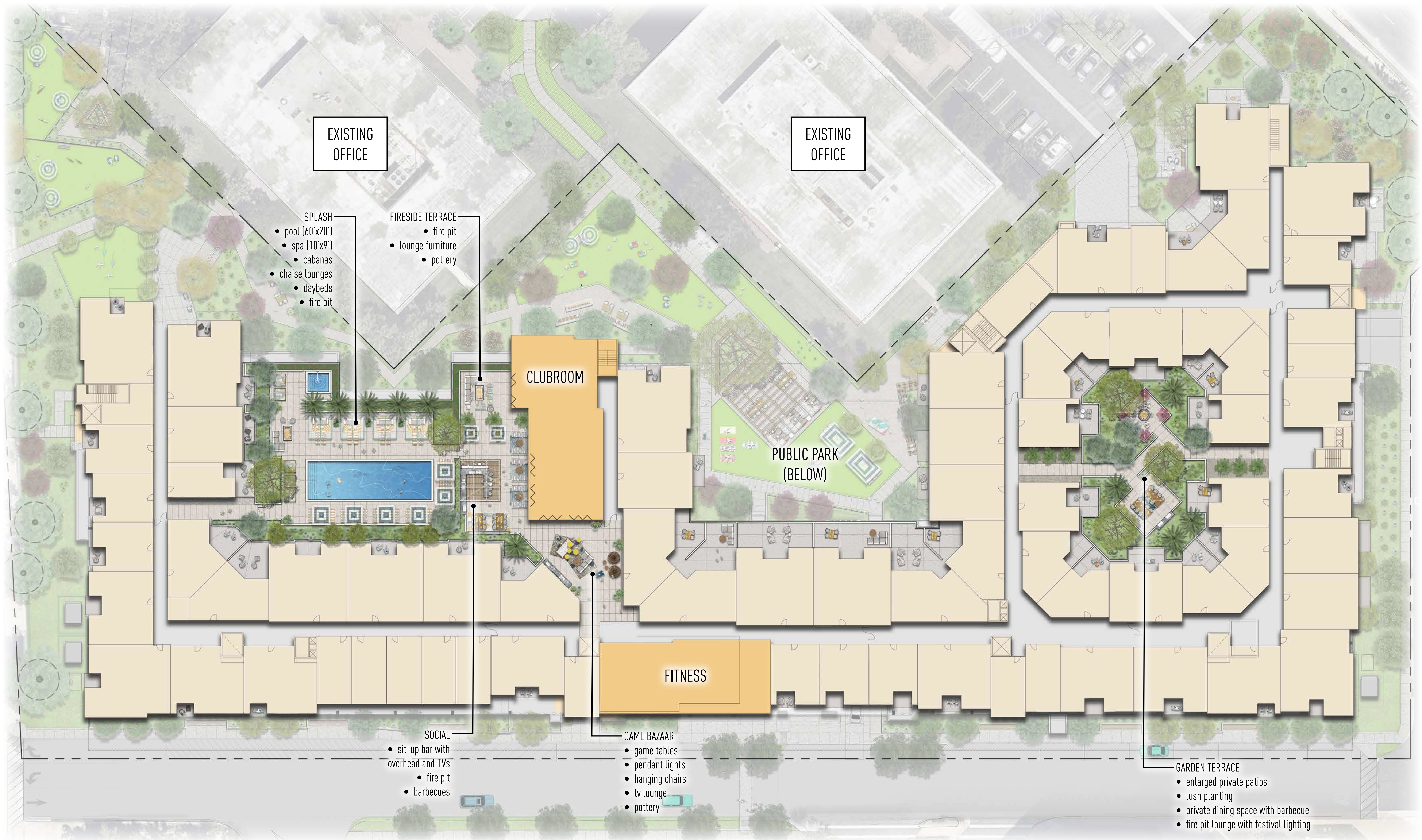




**PARK SIGNAGE NOTE:**  
 PARK TO RECEIVE SIGNAGE PROGRAM. TO BE APPROVED BY CITY STAFF.  
 SIGNAGE TO INCLUDE:  
 • PLANT IDENTIFICATION FOR CA GARDEN  
 • WAY SIGNS ON VON KARMEN & BIRCH TO PARK PARKING STALLS  
 • DIRECTIONAL SIGNAGE FROM PARK PARKING STALLS TO PARK

**PARK LIGHTING NOTE:**  
 PARK SITE LIGHTING TO BE DESIGNED TO MEET CITY OF NEWPORT BEACH & CALIFORNIA BUILDING CODE REQUIREMENTS.



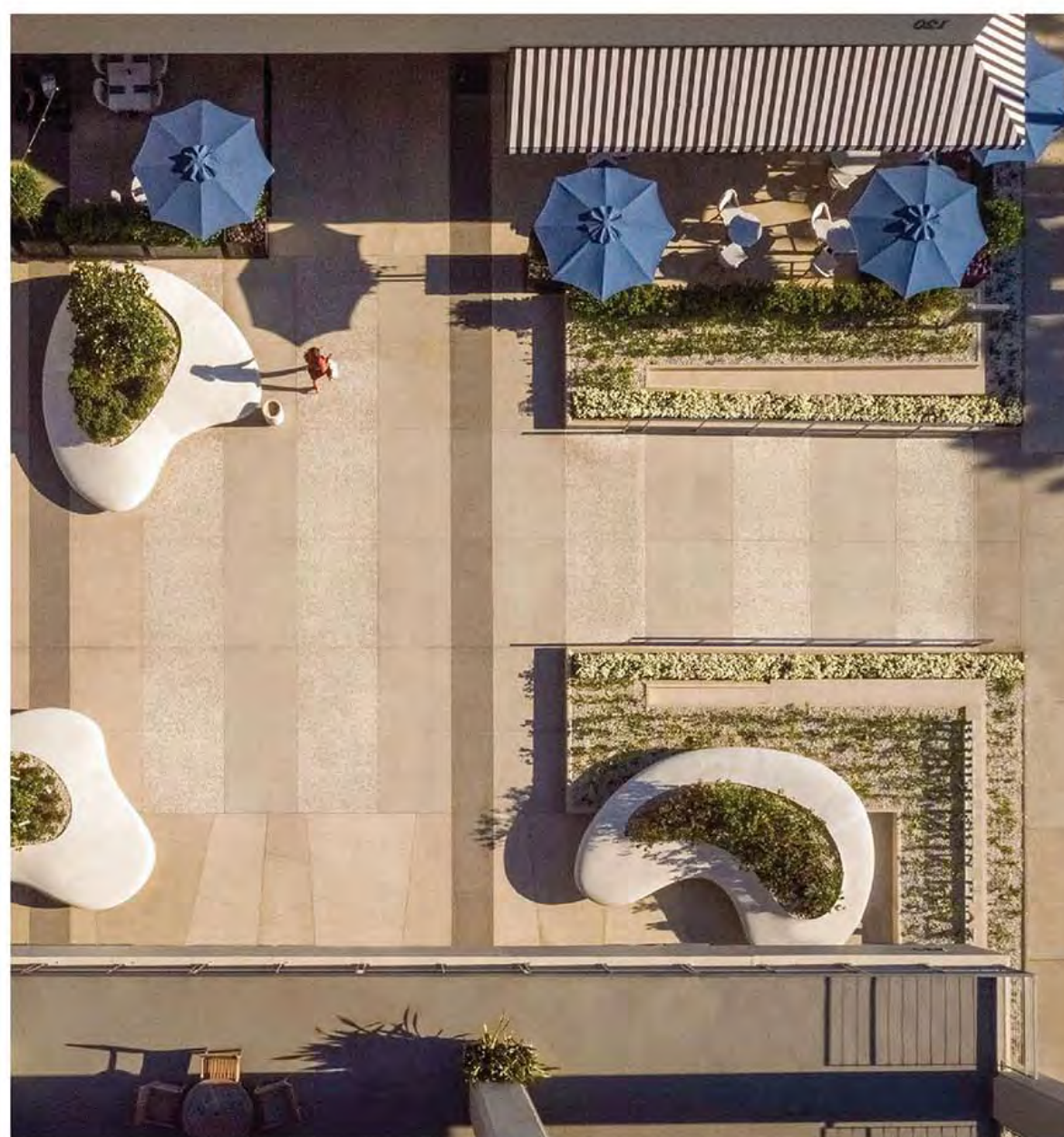
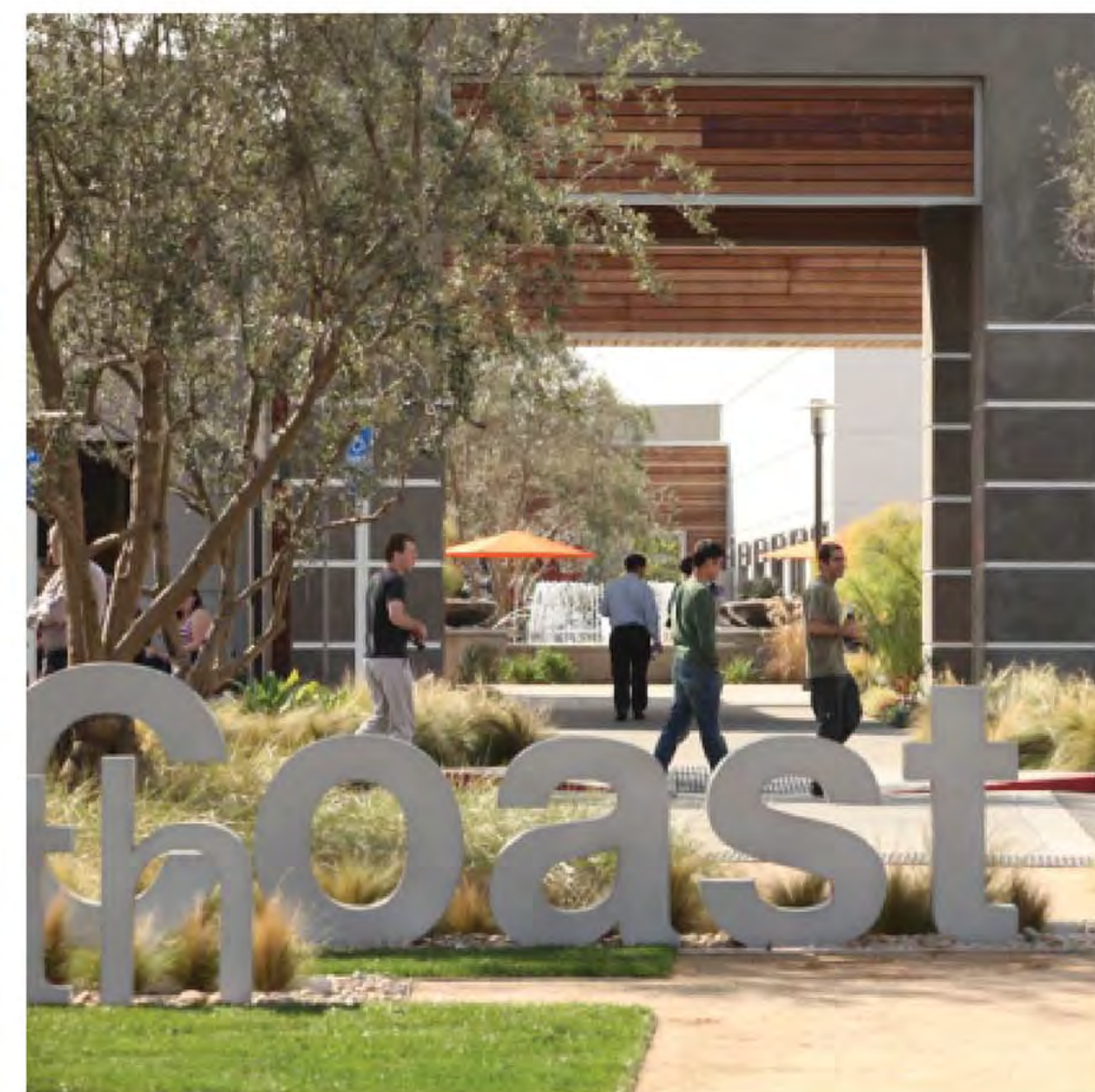
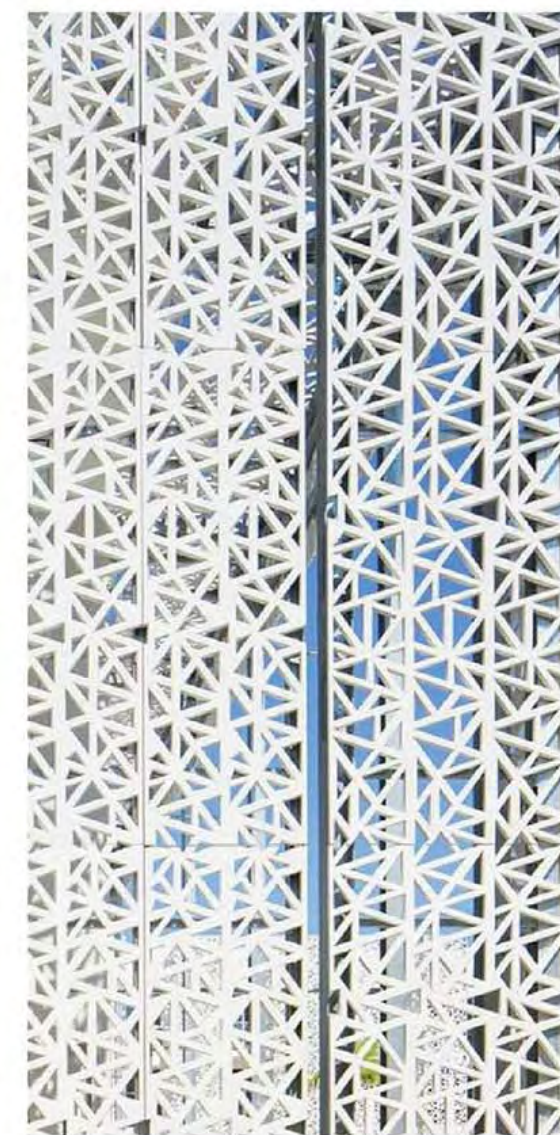
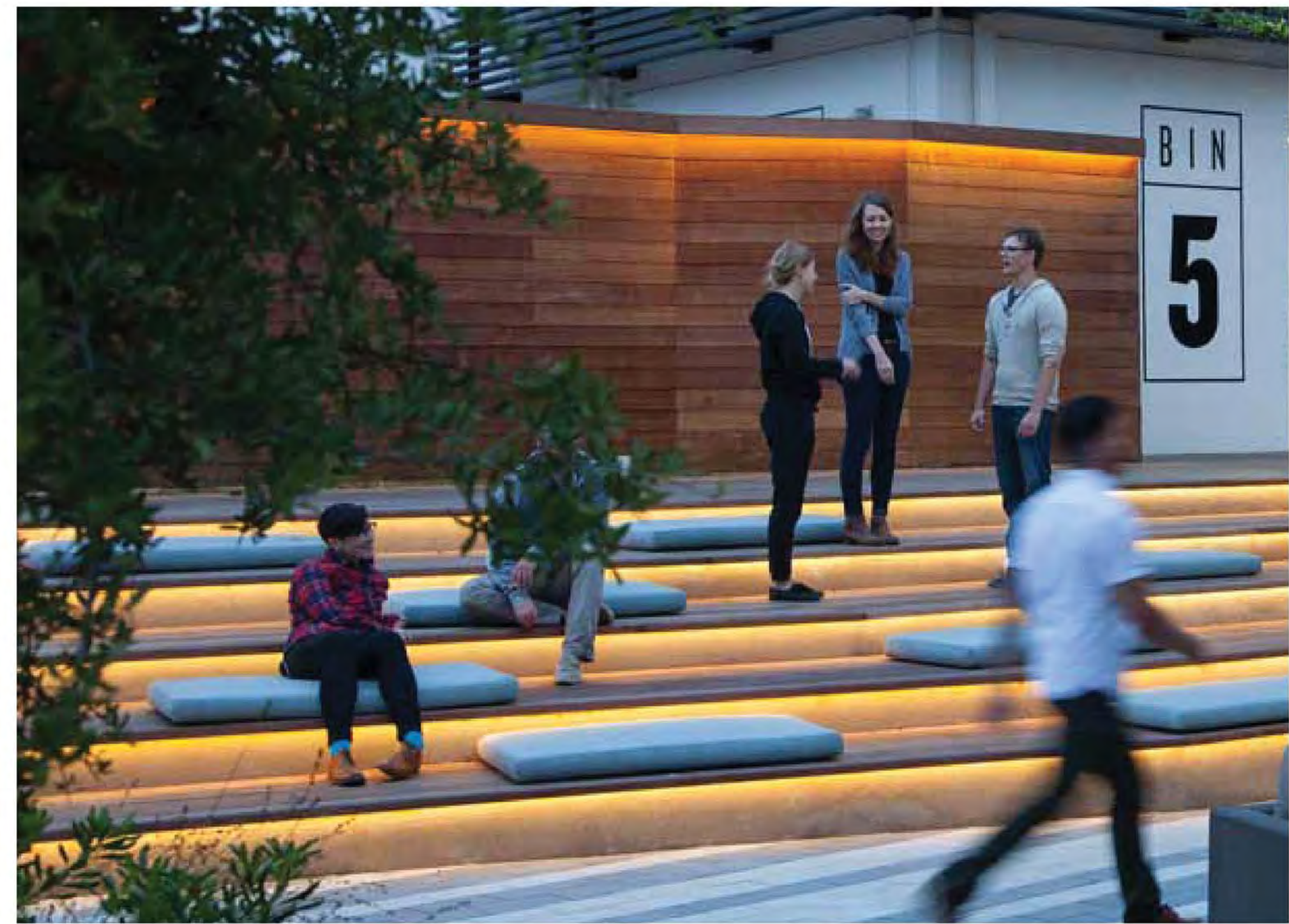
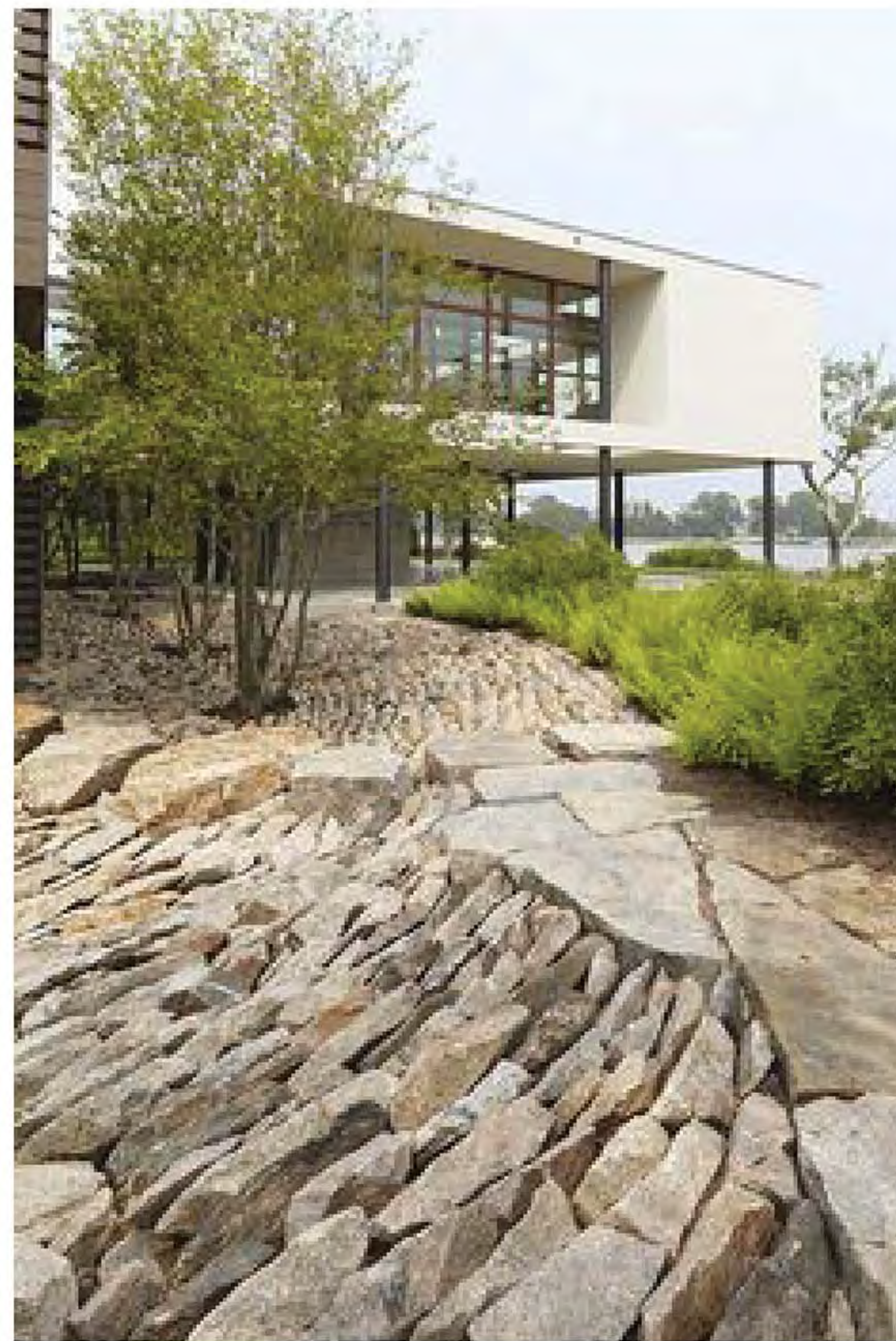
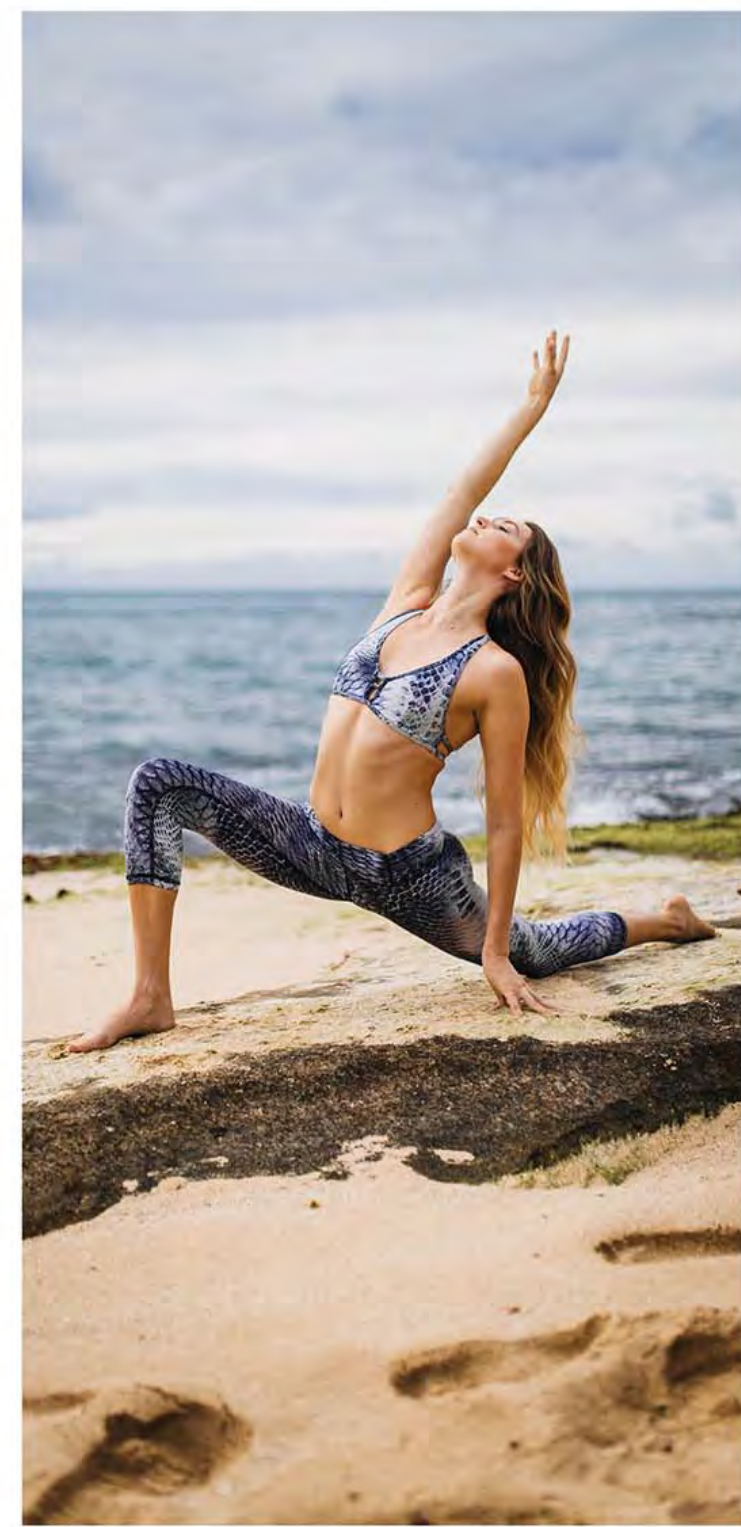
SCREEN PLANTING in POTTERY

- SIT-UP BAR
- overhead shade structure with pendant lights
  - outdoor kitchen
  - TV's

- GAME LAWN
- social fire pit
  - synthetic turf
  - games

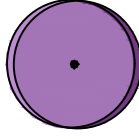





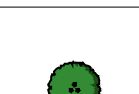


- DINING TERRACE
- group dining tables
  - shade umbrellas

- FIRESIDE CHAT
- fire pit
  - pottery
  - lounge seating

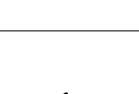


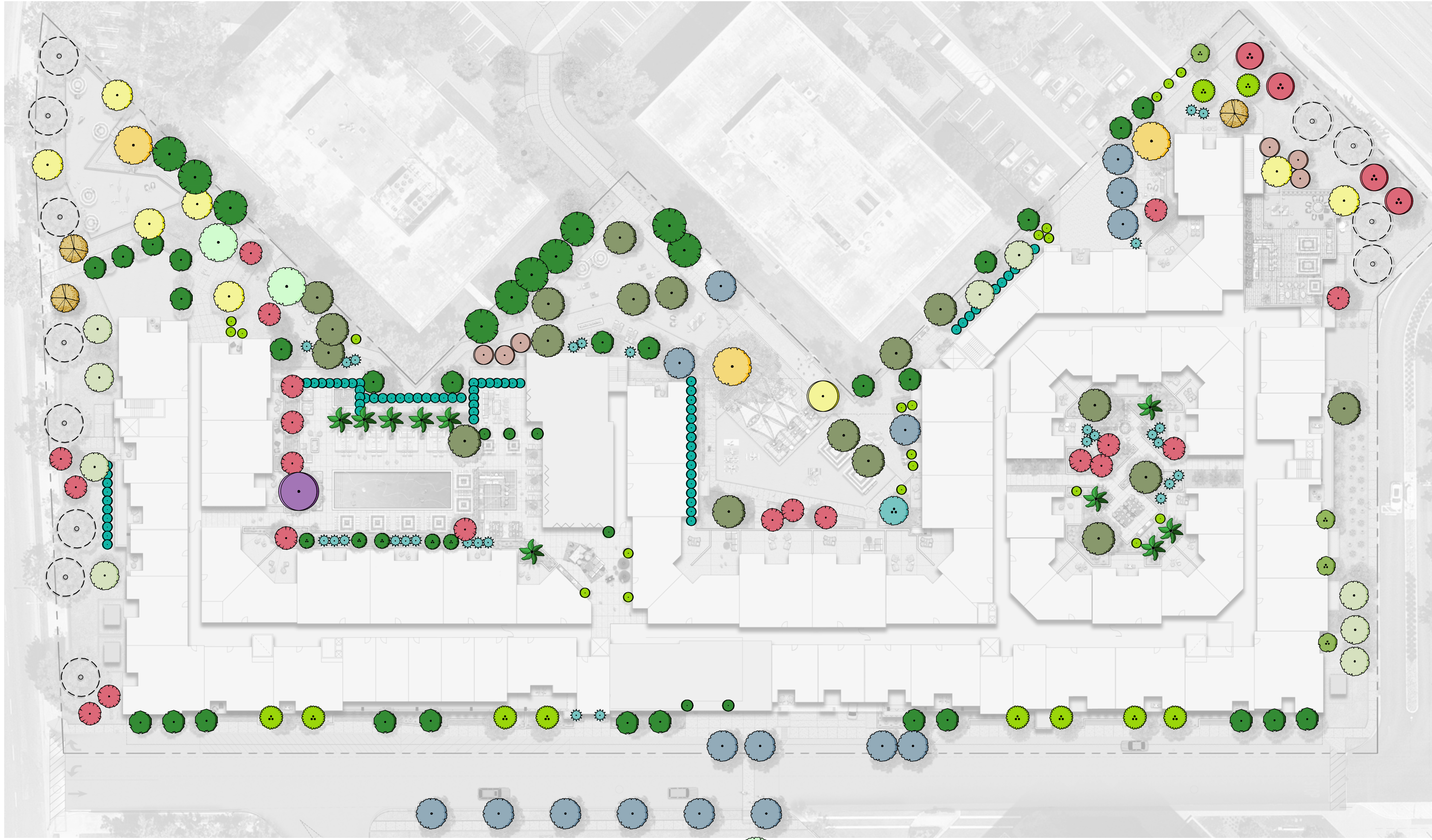
ALL PLANTS ARE CAL-IPC NON-INVASIVE and WUCOLS MEDIUM/LOW WATER CONSUMPTIVE (REGION 3 - SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING and USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL and MINIMIZES EROSION IMPACTS.

### PODIUM PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24"BOX	LOW	1		ALOE BAINESII ALOE	36"BOX	LOW	6
	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	36"BOX	LOW	9		DRACAENA DRACO DRAGON TREE	36"BOX	LOW	18
	ARCHONTOPHOENIX CUNNINGHAMIANA MULTI-TRUNK KING PALM	36"BOX	MEDIUM	10		LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24"BOX	MEDIUM	4
	MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA	24"BOX	MEDIUM	5		PODOCARPUS ELONGATUS 'MONMAL' TM ICEE BLUE YELLOW WOOD	24"BOX	MEDIUM	25
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	36"BOX	MEDIUM	4					

### GROUND LEVEL PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	AGONIS FLEXUOSA PEPPERMINT TREE	36"BOX	LOW	1
	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	36"BOX	LOW	11
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36"BOX	MEDIUM	10
	LAGERSTROEMIA INDICA CRAPE MYRTLE	36"BOX	MEDIUM	4
	LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS FERNLEAF CATALINA IRONWOOD	24"BOX	LOW	10
	MELALEUCA QUINQUENERVIA CAJEPUT TREE MULTI-TRUNK	24"BOX	MEDIUM	9
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MEDIUM	16
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	36"BOX	MEDIUM	14
	PINUS TORREYANA TORREY PINE	24"BOX	LOW	12
	PLATANUS MEXICANA MEXICAN SYCAMORE	24"BOX	LOW	7
	QUERCUS AGRIFOLIA COAST LIVE OAK	60"BOX	VERY LOW	3
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36"BOX	MEDIUM	3
	RHUS LANCEA AFRICAN SUMAC	24"BOX	LOW	4
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MEDIUM	28
ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ALOE BAINESII ALOE	36"BOX	LOW	15
	CERCIDIUM X 'DESERT MUSEUM' THORNLESS PALO VERDE	24"BOX	LOW	1
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	36"BOX	MEDIUM	6
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	11
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24"BOX	MEDIUM	2
	PODOCARPUS ELONGATUS 'MONMAL' TM ICEE BLUE YELLOW WOOD	24"BOX	MEDIUM	52
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	EXISTING STREET TREE EXISTING	N/A		12

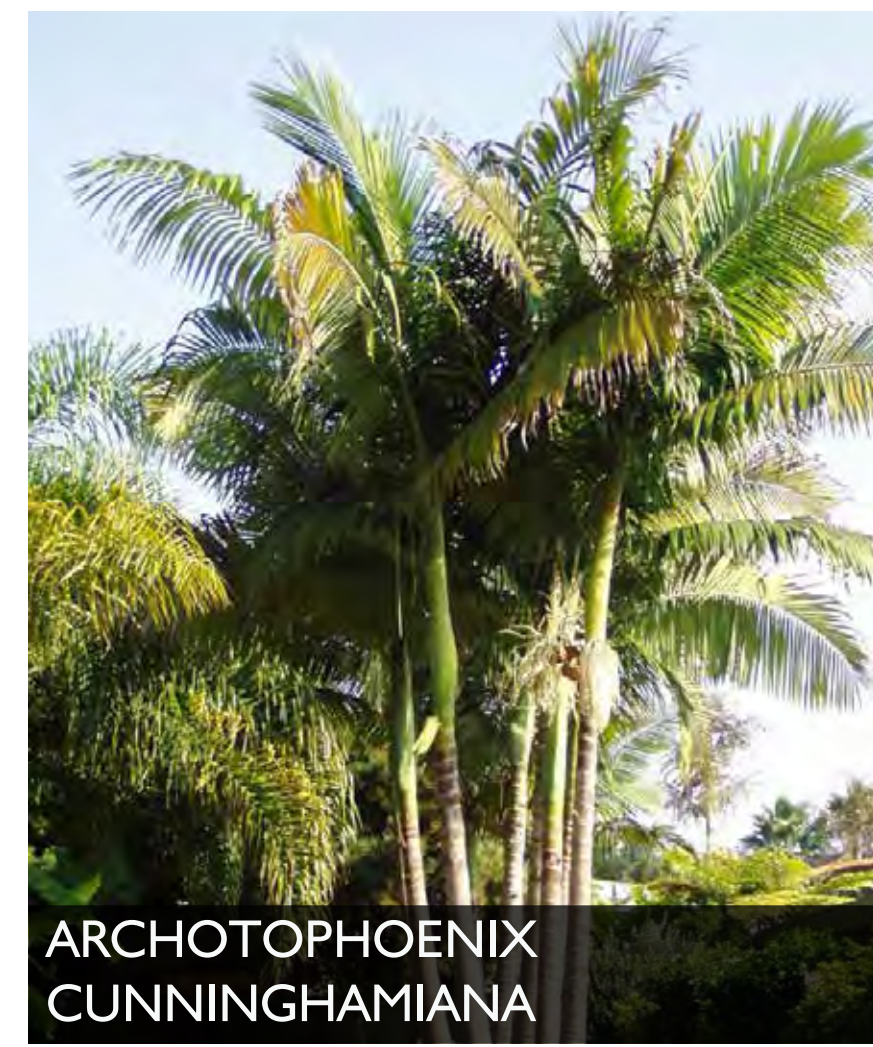




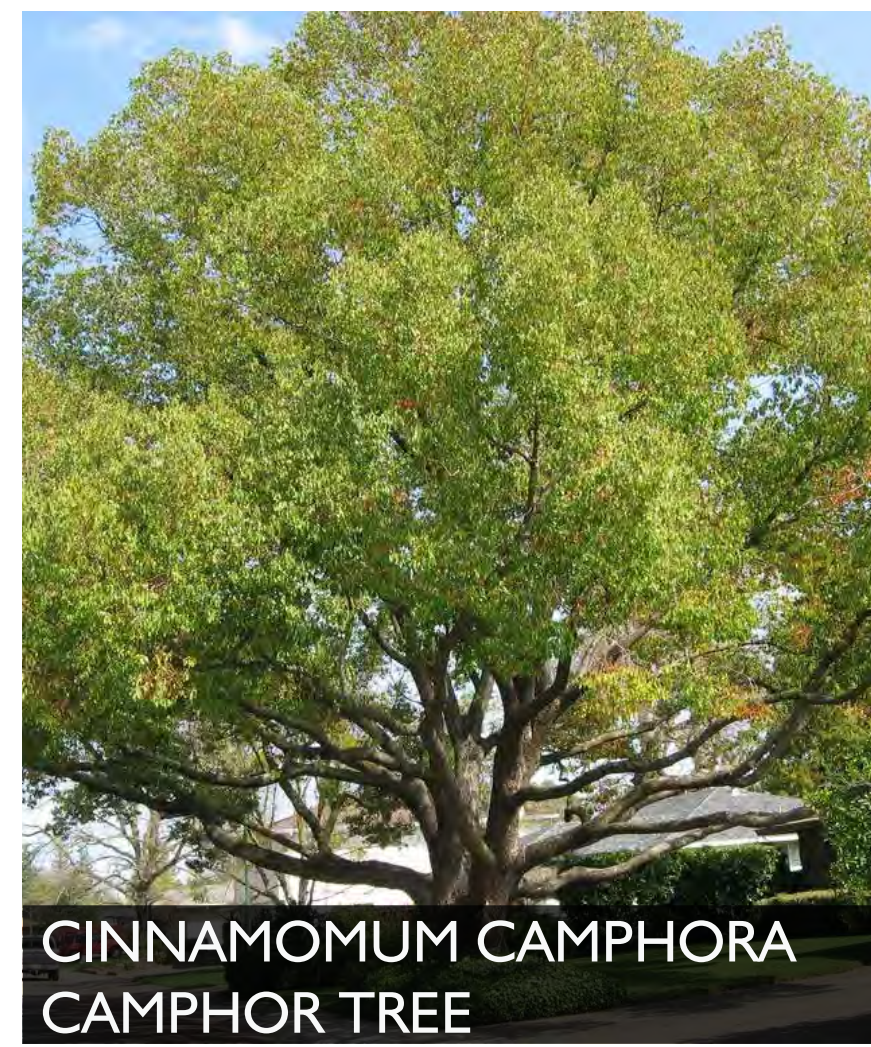
ACACIA PURPUREA  
PURPLE ACACIA



ARBUTUS X MARINA  
STRAWBERRY TREE



ARCHOTOPHOENIX  
CUNNINGHAMIANA



CINNAMOMUM CAMPHORA  
CAMPHOR TREE



JACARANDA ACUTIFOLIA  
JACARANDA



MAGNOLIA G. 'LITTLE GEM'  
MAGNOLIA



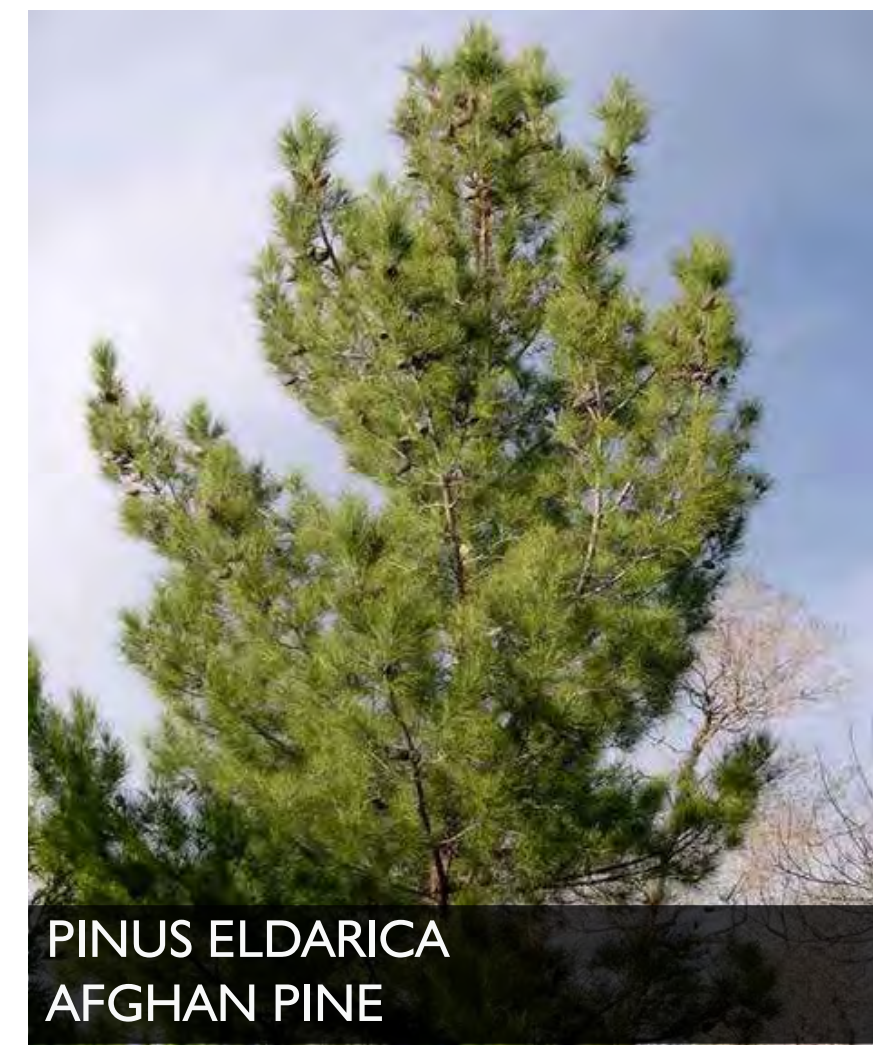
MELALEUCA QUINQUENERVIA  
CAJEPUT TREE



METROSIDEROS EXCELSA  
NEW ZEALAND CHRISTMAS



OLEA 'SWAN HILL'  
FRUITLESS OLIVE



PINUS ELДАРICA  
AFGHAN PINE



PINUS TORREYANA  
TORREY PINE



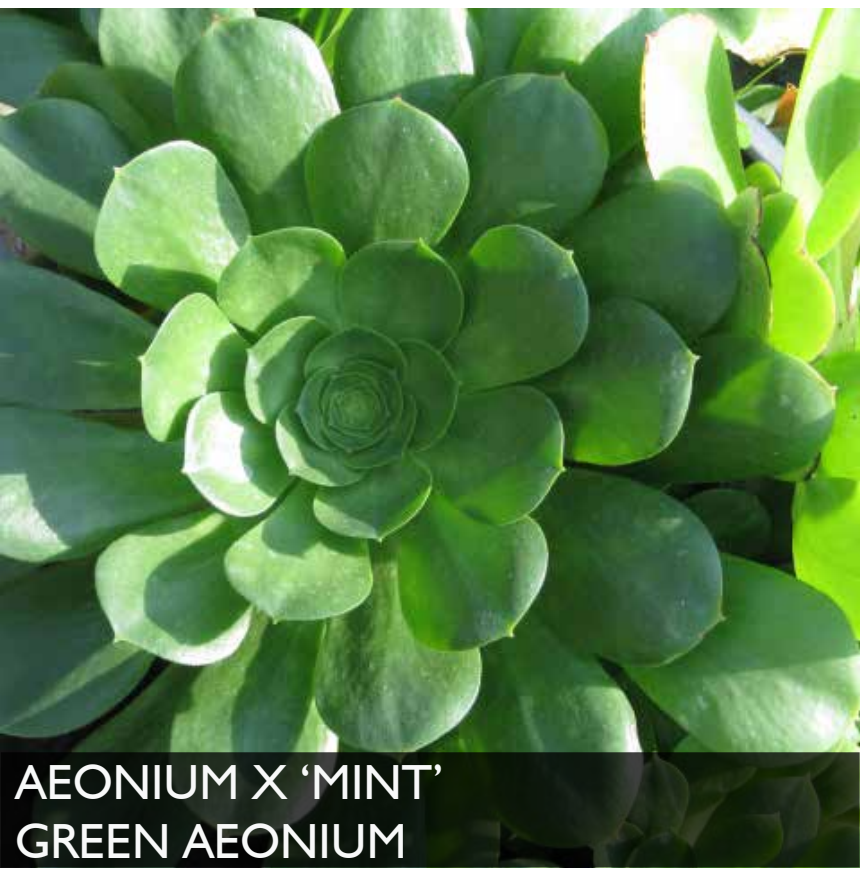
PLATANUS MEXICANA  
MEXICAN SYCAMORE



QUERCUS VIRGINIANA  
SOUTHERN LIVE OAK



TRISTANIA CONFERTA  
BRISBANE BOX



AEONIUM X 'MINT'  
GREEN AEONIUM



AGAVE AMERICANA  
CENTURY PLANT



CHONDROPETALUM ELEPHANTINUM  
LARGE CAPE RUSH



CRASSULA A. 'BLUE WAVES'  
JADE PLANT



DIANELLA REVOLUTA  
FLAX LILY



DASYLIRION WHEELERI  
DESERT SPOON



DRACAENA DRACO  
DRAGON TREE



FESTUCA OVINA GLAUCA  
BLUE FESCUE



FURCRACEA FOETIDA 'MEDIOPICTA'  
MAURITUS HEMP



PITTIOSPORUM T. 'GOLF BALL'  
'GOLF BALL' KOHUHU



PRUNUS ILICIFOLIA SPP. LYONII  
CATALINA CHERRY



ROSMARINUS PROSTRATUS  
DWARF ROSEMARY



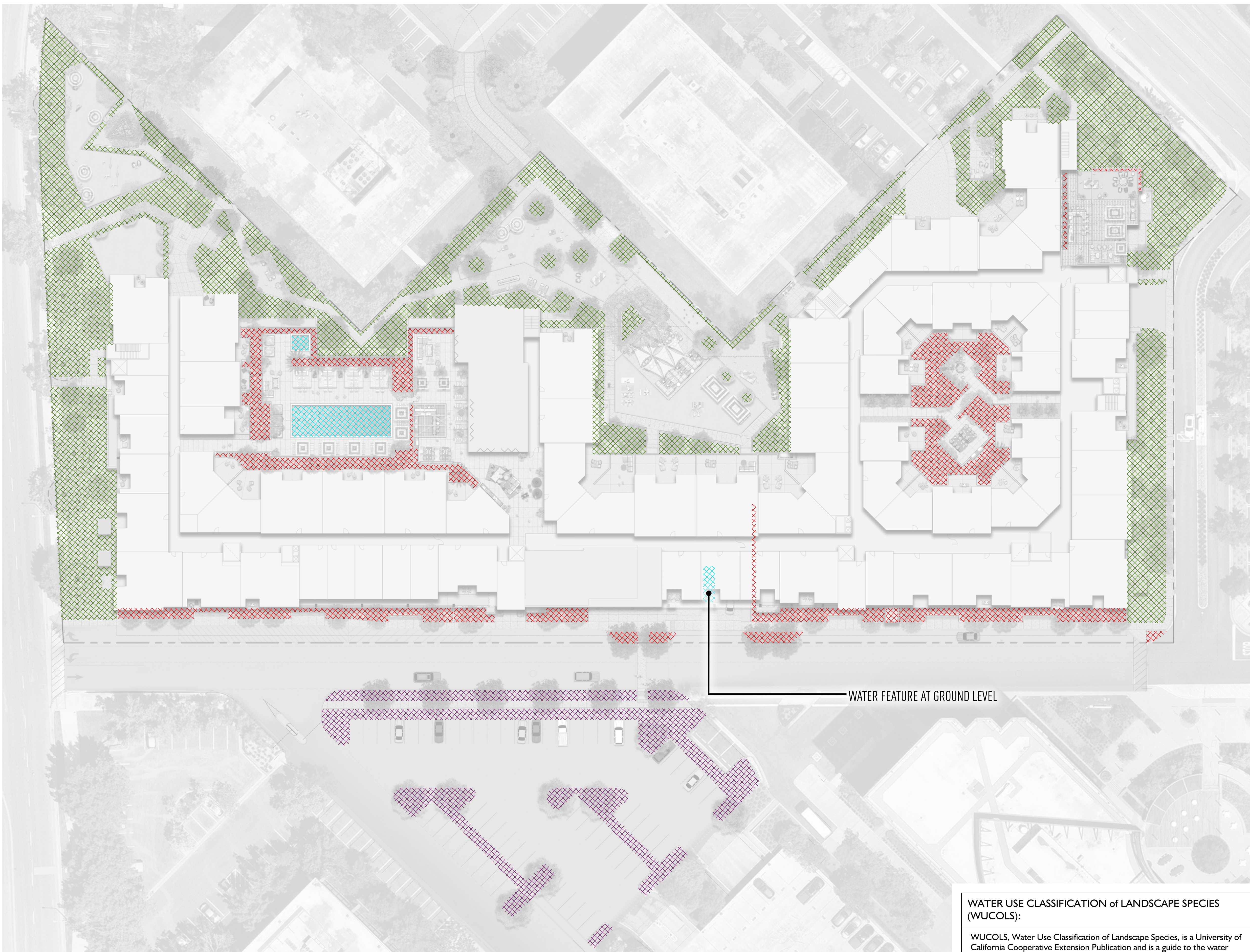
SALVIA CLEVELANDII  
BLUE SAGE



TEUCRIUM CHAMAEDRYIS  
GERMANDER

TREES

SHRUBS



### IRRIGATION HYDROZONES:

- HYDRO-ZONE 1** - Enhanced Plant Palette - Entry Drive, Podium & Rooftop - Sub Surface Irrigation - 7,980 s.f.
- HYDRO-ZONE 2** - Transition Planting Areas - Building Perimeter - Sub Surface Irrigation - 34,990 s.f.
- HYDRO-ZONE 3** - Water Conserving Plant Palette - Parking Lot - Sub Surface Irrigation - 7,070 s.f.
- HYDRO-ZONE 4** - Water Features - Pool/Spa - 1,400 s.f.

TOTAL LANDSCAPE AREA: 51,440 s.f.

- ### WATER CONSERVATION FEATURES
- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
1. Installation of automatic 'smart' irrigation controller with rain-sensor.
  2. The use of low precipitation/low angle irrigation spray heads.
  3. The use of low water consuming plants.
  4. Soil amendment to achieve good soil moisture retention.
  5. Mulching to reduce evapotranspiration from the root zone.
  6. Installation of automatic irrigation system to provide deep-root watering to trees is required.

### WATER CONSERVATION STATEMENT

**PURPOSE:** To provide the maintenance staff a mechanical device to distribute water and ensure plant survival in the most efficient manner and within a time frame that least interferes with the activities of the community.

The Irrigation system for each hydrozone will be automatic and incorporate low volume drip emitters, bubblers and high efficiency low angle spray heads at turf only. Drip irrigation systems may be employed where considered to be effective and feasible. Irrigation valves shall be separated to allow for the systems operation in response to orientation and exposure.

Planting will be designed to enhance the visual character of the site and the architectural elements. Plants shall be grouped with similar water, climatic and soil requirements to conserve water and create a drought responsive landscape.

Each hydrozone consists of moderate to low water consuming plants. In areas of moderate water consuming plants they shall be properly amended to retain moisture for healthy growth and to conserve water.

Plant Material within each hydrozone shall be specified in consideration of north, south, east and west exposures.

Soil shall be prepared and amended to provide for maximum moisture retention and percolation. Planted beds shall be mulched to retain soil moisture and reduce evapotranspiration.

To avoid wasted water, the controls will be overseen by a flow monitor that will detect any broken sprinkler heads to stop that station's operation, advancing to the next workable station. In the event of pressure supply line breakage, it will completely stop the operation of the system. All material will be nonferrous, with the exception of the brass piping into and out of the backflow units. All work will be in the best acceptable manner in accordance with applicable codes and standards prevailing in the industry.

#### WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ET <sub>o</sub> )		45.40		ETAF for MAWA		0.55 (Residential)	
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE) <sup>1</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>2</sup>
<b>Regular Landscape Areas</b>							
1 Enhanced Planting - Medium	0.50	drip	0.81	0.62	7,980	4,826	138,655
2 Transition Planting - Low	0.30	drip	0.81	0.37	34,990	12,959	364,777
3 Water Conserving Planting - Low	0.20	drip	0.81	0.25	7,070	1,746	49,137
4 Water Features - High	1.00	-	1	1.00	1,400	1,400	39,407
					<b>Totals</b>	<b>51,440</b>	<b>591,977</b>
<b>Special Landscape Areas</b>							
					<b>Totals</b>		
						<b>ETWU Total</b>	<b>591,977</b>
						<b>Maximum Allowed Water Allowance (MAWA)<sup>3</sup></b>	<b>796,363</b>

\*Hydrozone #/Planting Description  
E.g. 1) front lawn  
2) low water use plantings  
3) medium water use planting

<sup>1</sup>Irrigation Method overhead spray or drip  
<sup>2</sup>Irrigation Efficiency 0.75 for spray head 0.81 for drip  
<sup>3</sup>ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

#### WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS):

WUCOLS, Water Use Classification of Landscape Species, is a University of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

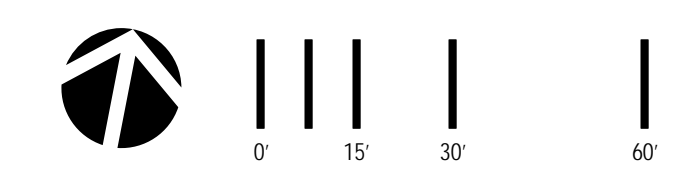
CROP FACTOR	PERCENT OF ET <sub>o</sub>
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

#### ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	21,031
Total Area	51,440
<b>Average ETAF</b>	<b>0.41</b>
All Landscape Areas	
Total ETAF x Area	21,031
Total Area	51,440
<b>Site-wide ETAF</b>	<b>0.41</b>

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for city of Newport Beach from MWEL0 Appendix A 10/13/2020



IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

# RESIDENCES AT 4400 VON KARMAN CONCEPTUAL GRADING PLAN

## LEGAL DESCRIPTION

### PARCEL 1:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 91-155 AS SHOWN ON A MAP THEREOF, FILED IN BOOK 266, PAGES 16 THROUGH 22 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 91-155; THENCE ALONG THE NORTHEASTERLY LINE THEREOF NORTH 49°21'34" WEST 584.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 41°05'02" WEST 54.87 FEET; THENCE SOUTH 04°16'29" EAST 257.91 FEET; THENCE SOUTH 85°43'31" WEST 685.70 FEET TO A LINE PARALLEL WITH AND 1.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF VON KARMAN AVENUE AS SHOWN ON SAID PARCEL MAP NO. 91-155; THENCE ALONG SAID PARALLEL LINE NORTH 06°59'31" WEST 296.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 549.00 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY 90.98 FEET THROUGH A CENTRAL ANGLE OF 09°29'40" TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" WEST 204.00 FEET; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 274.72 FEET; THENCE NORTH 40°38'26" EAST 156.94 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" EAST 204.44 FEET; THENCE ALONG SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 166.34 FEET; THENCE NORTH 40°38'26" EAST 284.73 FEET TO SAID NORTHEASTERLY LINE OF PARCEL 2; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 49°21'34" EAST 157.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 4.51 ACRES, MORE OR LESS.

### PARCEL 2:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 91-155 AS SHOWN ON A MAP THEREOF, FILED IN BOOK 266, PAGES 16 THROUGH 22 OF PARCEL MAPS, TOGETHER WITH PARCEL 1 OF PARCEL MAP NO. 82-713 AS SHOWN ON A MAP THEREOF, FILED IN BOOK 181, PAGES 13 THROUGH 19 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

EXCEPTING THEREFROM THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 91-155; THENCE ALONG THE NORTHEASTERLY LINE THEREOF NORTH 49°21'34" WEST 584.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 41°05'02" WEST 54.87 FEET; THENCE SOUTH 04°16'29" EAST 257.91 FEET; THENCE SOUTH 85°43'31" WEST 685.70 FEET TO A LINE PARALLEL WITH AND 1.00 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF VON KARMAN AVENUE AS SHOWN ON SAID PARCEL MAP NO. 91-155; THENCE ALONG SAID PARALLEL LINE NORTH 06°59'31" WEST 296.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 549.00 FEET; THENCE ALONG SAID CURVE NORTHEASTERLY 90.98 FEET THROUGH A CENTRAL ANGLE OF 09°29'40" TO THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" WEST 204.00 FEET; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 274.72 FEET; THENCE NORTH 40°38'26" EAST 156.94 FEET TO THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL LABELED N.A.P. OF SAID PARCEL MAP NO. 91-155 HAVING A BEARING AND DISTANCE OF NORTH 49°21'34" EAST 204.44 FEET; THENCE ALONG SAID SOUTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID N.A.P. PARCEL AND ITS NORTHEASTERLY PROLONGATION THROUGH THE FOLLOWING COURSES: SOUTH 49°21'34" EAST 166.34 FEET; THENCE NORTH 40°38'26" EAST 284.73 FEET TO SAID NORTHEASTERLY LINE OF PARCEL 2; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 49°21'34" EAST 157.28 FEET TO THE TRUE POINT OF BEGINNING.

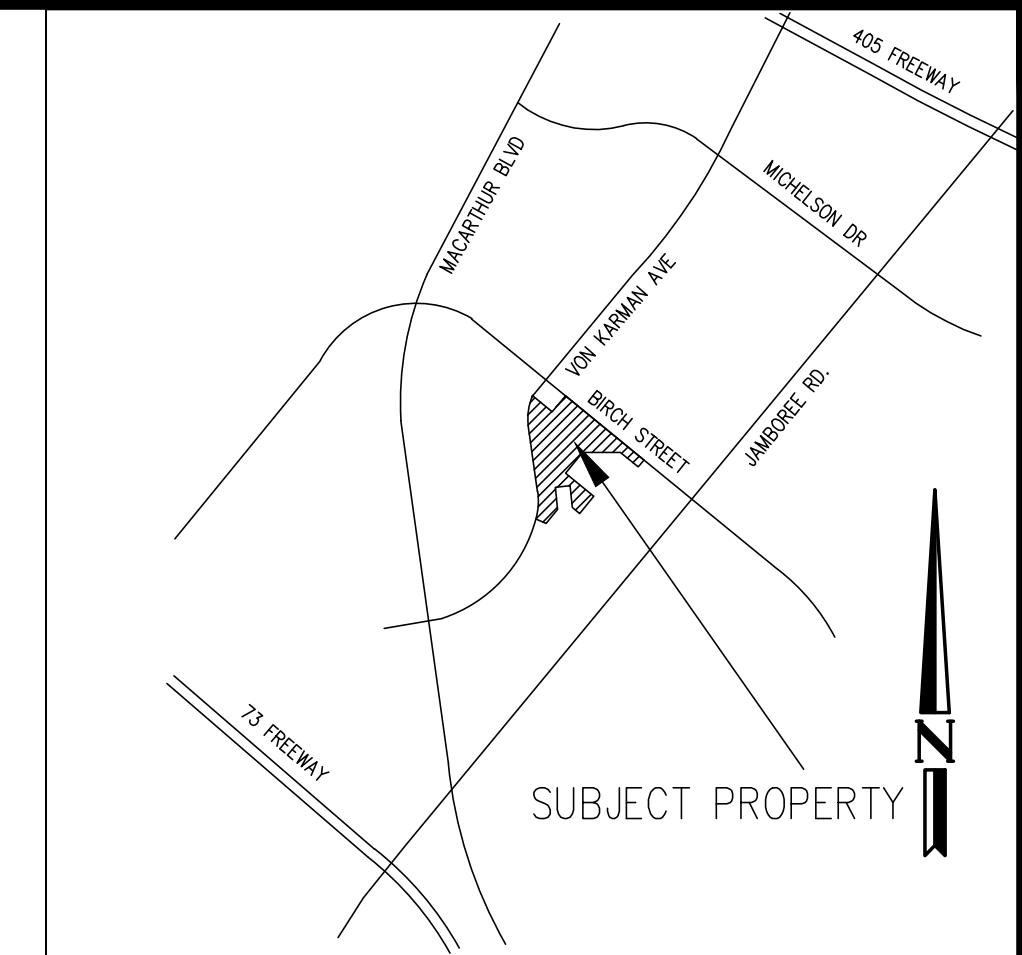
CONTAINING: 20.09 ACRES, MORE OR LESS.

## BENCHMARK

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3J-13-70", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF JAMBOREE ROAD AND FAIRCHILD, 72.3 FT. WESTERLY OF THE CENTERLINE OF FAIRCHILD AND 57.2 FT. SOUTHERLY OF THE CENTER OF THE CENTER MEDIAN ALONG MACARTHUR, 2.8 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS DOWN 0.1 FT. FROM THE TOP OF CURB. ELEVATION: 54.54 (NAVD88)

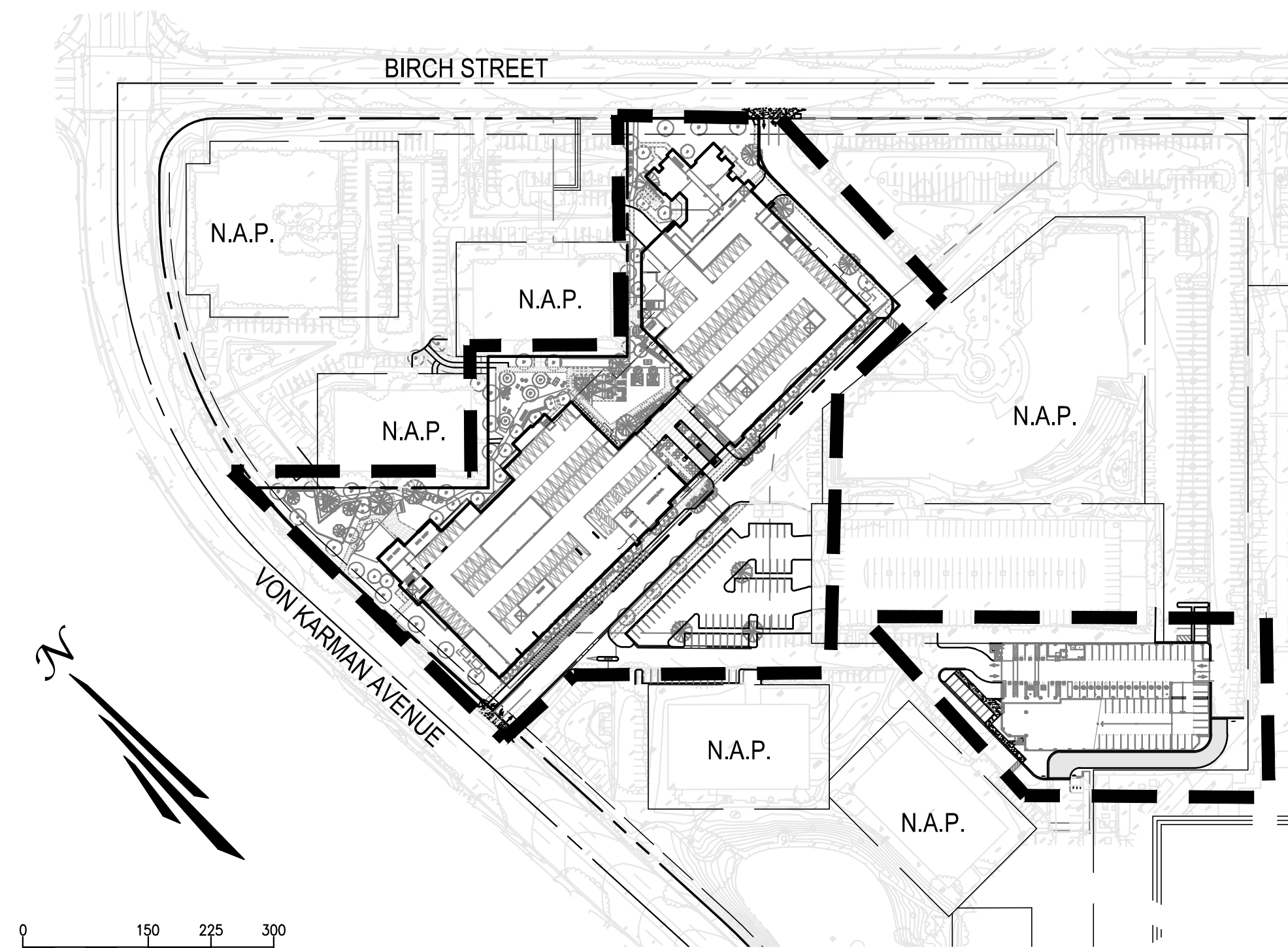
## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6175R1 AND STATION GPS NO. 6168R1 BEING N06°59'37"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR, BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 1983 (2007.00 EPOCH OCS GPS ADJUSTMENT).



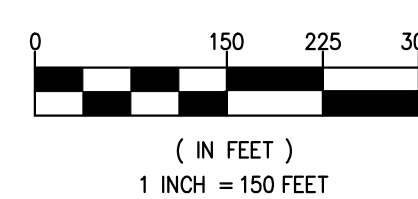
## VICINITY MAP

NTS



## INDEX MAP

SCALE: 1" = 150'



## APPLICANT

TPG (KCN) ACQUISITION, LLC  
5000 BIRCH ST, SUITE 600  
NEWPORT BEACH, CA 92660  
(949) 267-1529

## CIVIL

TAIT & ASSOCIATES  
701 N. PARKCENTER DR.  
SANTA ANA, CA 92705  
(714) 560-8200

## FLOOD NOTE

PER FEMA MAP PANEL 286 OF 539, MAP NUMBER 06059C0286J DATED DECEMBER 3, 2009, SUBJECT PROPERTY IS DETERMINED TO BE ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE SHEET	C1.01
CONCEPTUAL SITE PLAN	C2.01
CONCEPTUAL LIMITS OF IMPACT PLAN	C3.01
CONCEPTUAL GRADING PLAN	C4.01
CONCEPTUAL GRADING PLAN	C4.02
CONCEPTUAL DRAINAGE PLAN	C5.01
ALTERNATE STORM DRAIN RELOCATION PLAN	C5.02
CONCEPTUAL UTILITY PLAN	C6.01
CONCEPTUAL HORIZONTAL CONTROL & STRIPING PLAN	C7.01

## UTILITY COMPANIES:

AT&T  
PHONE: (800) 288-2020  
LINK: AT&T U-VERSE  
SOUTHERN CALIFORNIA GAS COMPANY  
CENTRALIZED CORRESPONDENCE  
MONTEREY PARK, CA 91756  
PHONE: (800) 427-2200

CR&R ENVIRONMENTAL SERVICES  
2051 PLACENTIA AVE.  
COSTA MESA, CA 92627  
PHONE: (949) 625-6735

NEWPORT BEACH CITY UTILITIES  
WATER DEPARTMENT  
949 W. 16TH STREET  
NEWPORT BEACH, CA 92663  
PHONE: (949) 644-3011

SOUTHERN CALIFORNIA EDISON  
P.O. BOX 800  
RANCHO CUCAMONGA, CA 91770  
PHONE: (800) 655-4555

## EARTHWORK

STATEMENT OF QUANTITIES:

CUT: 100,593 CUBIC YARDS + 438 CUBIC YARDS (STORMWATER DETENTION VOLUME)  
FILL: 516 CUBIC YARDS  
NET: 100,515 CUBIC YARDS (EXPORT)

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE.

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## ENGINEERS NOTE TO CONTRACTOR:

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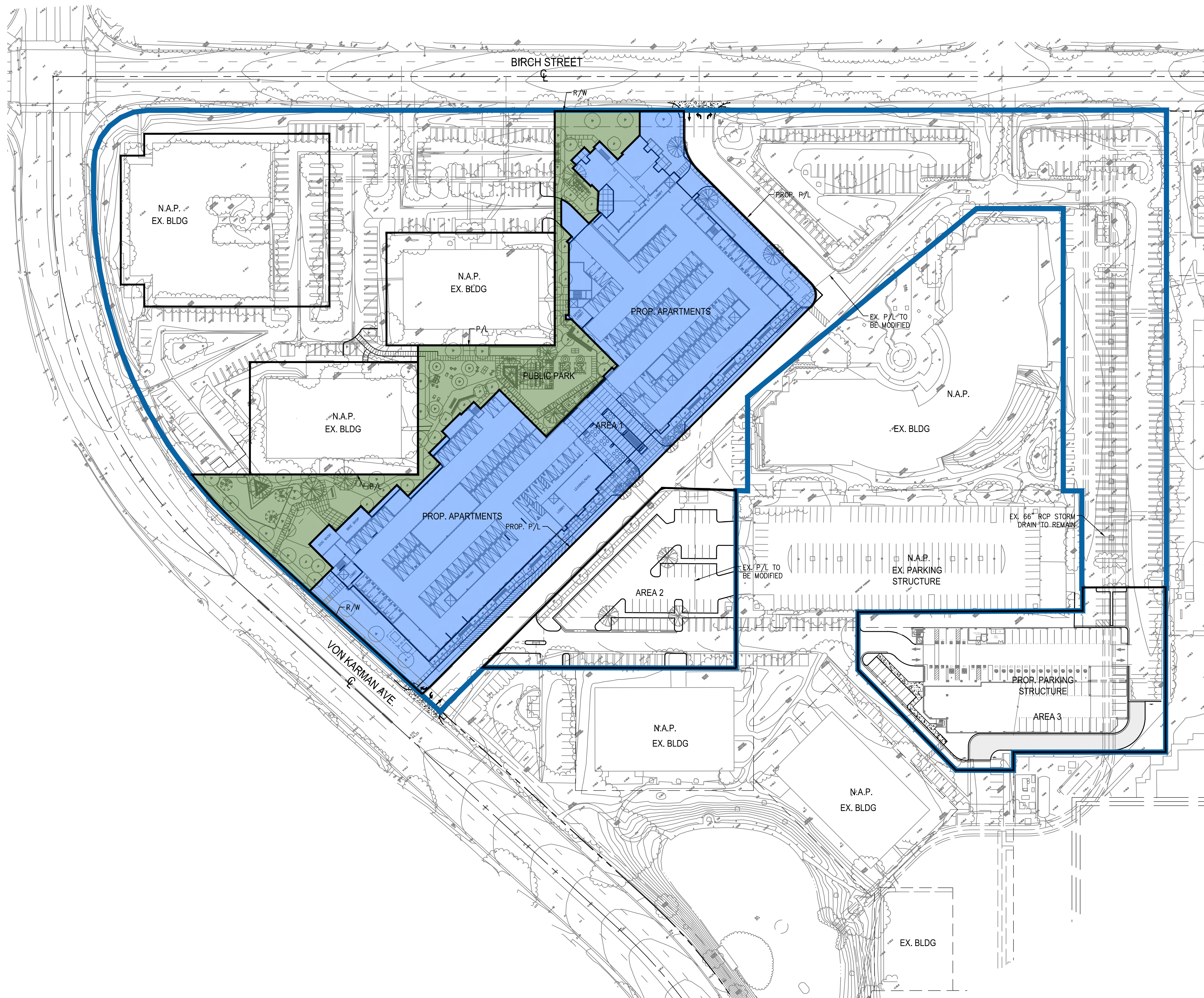


TITLE SHEET  
RESIDENCES AT 4400 VON KARMAN  
CITY OF NEWPORT BEACH  
TPG (KCN) ACQUISITION, LLC  
5000 BIRCH ST., SUITE 600  
NEWPORT BEACH, CA 92660

DRAWN: 8/21/20  
DATE: 8/21/20  
CHECKED: MT  
DATE: 8/21/20  
REVISION #: 1  
DATE: 12/17/20  
JOB NO.: SP8507

C1.01





**DEVELOPMENT AREAS LEGEND**

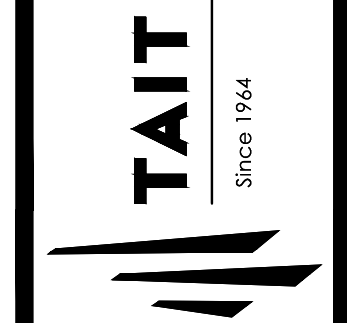
	MIXED USE VILLAGE PROJECT LIMITS	(±13 ACRES)	
	PUBLIC PARK AREA*	(1.1 ACRES)	
	1*	RESIDENTIAL DEVELOPMENT AREA	3.4
	2	PROPOSED ACCESS AND PARKING	1.0
	3	PARKING STRUCTURE	1.5
	TOTAL DEVELOPMENT AREA		±5.9

\*LOT 1 (AREA 1 & PUBLIC PARK) OF FUTURE LOT LINE ADJUSTMENT ~ 4.5± ACRES

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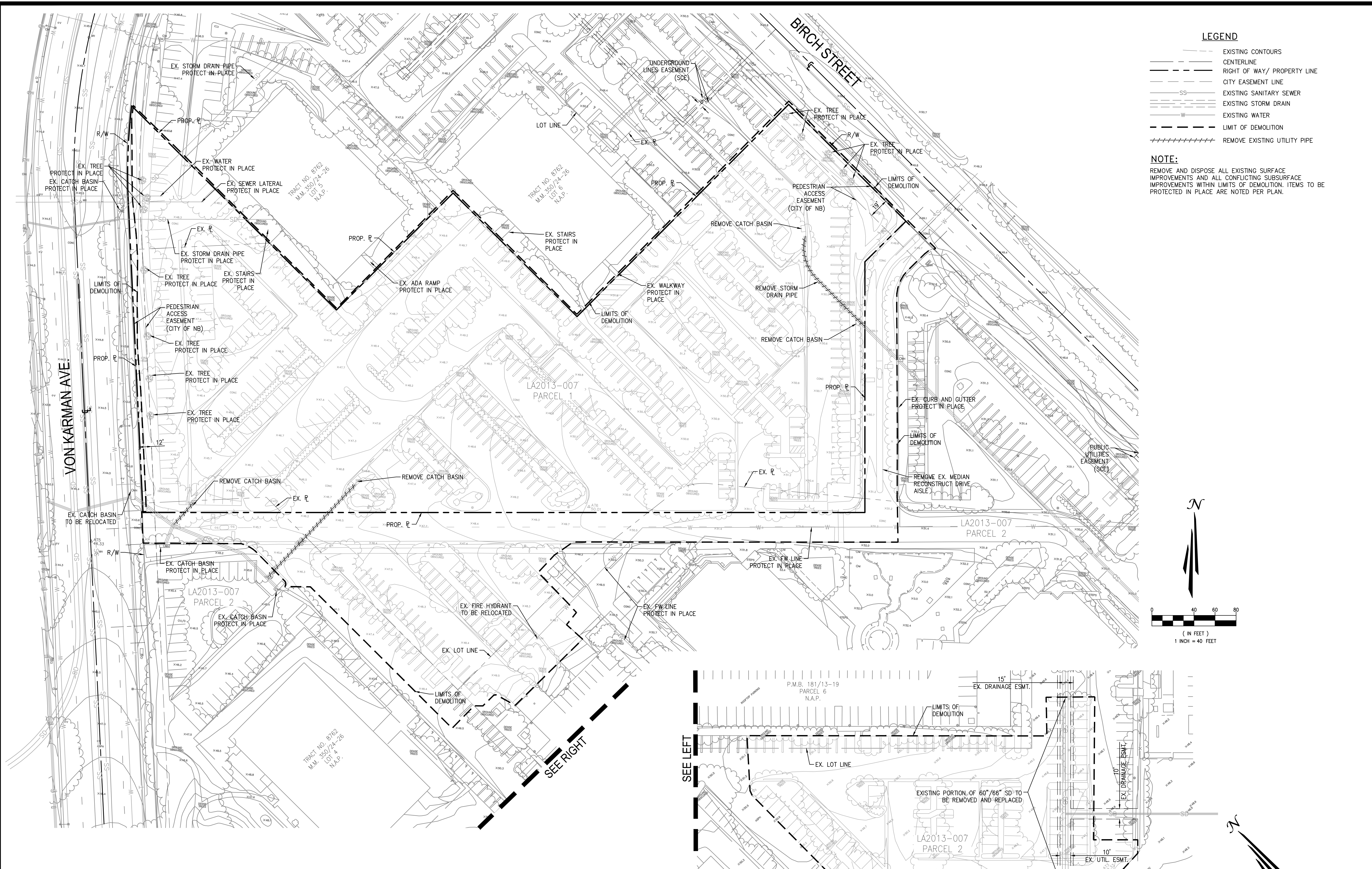
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**CONCEPTUAL SITE PLAN**  
**RESIDENCES AT 4400 VON KARMAN**  
 CITY OF NEWPORT BEACH  
 TPG (KCN) ACQUISITION, LLC  
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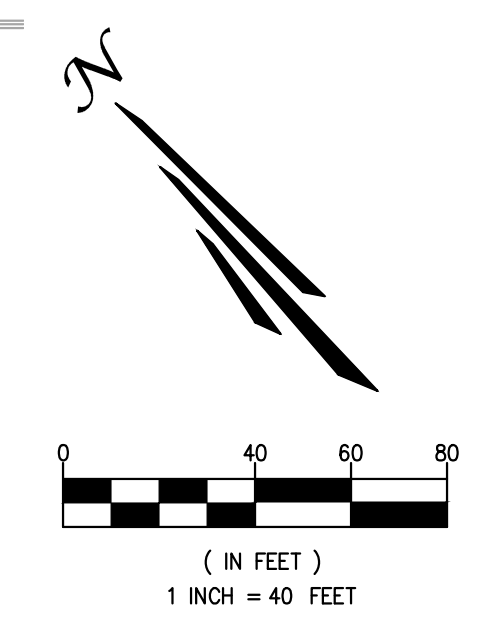
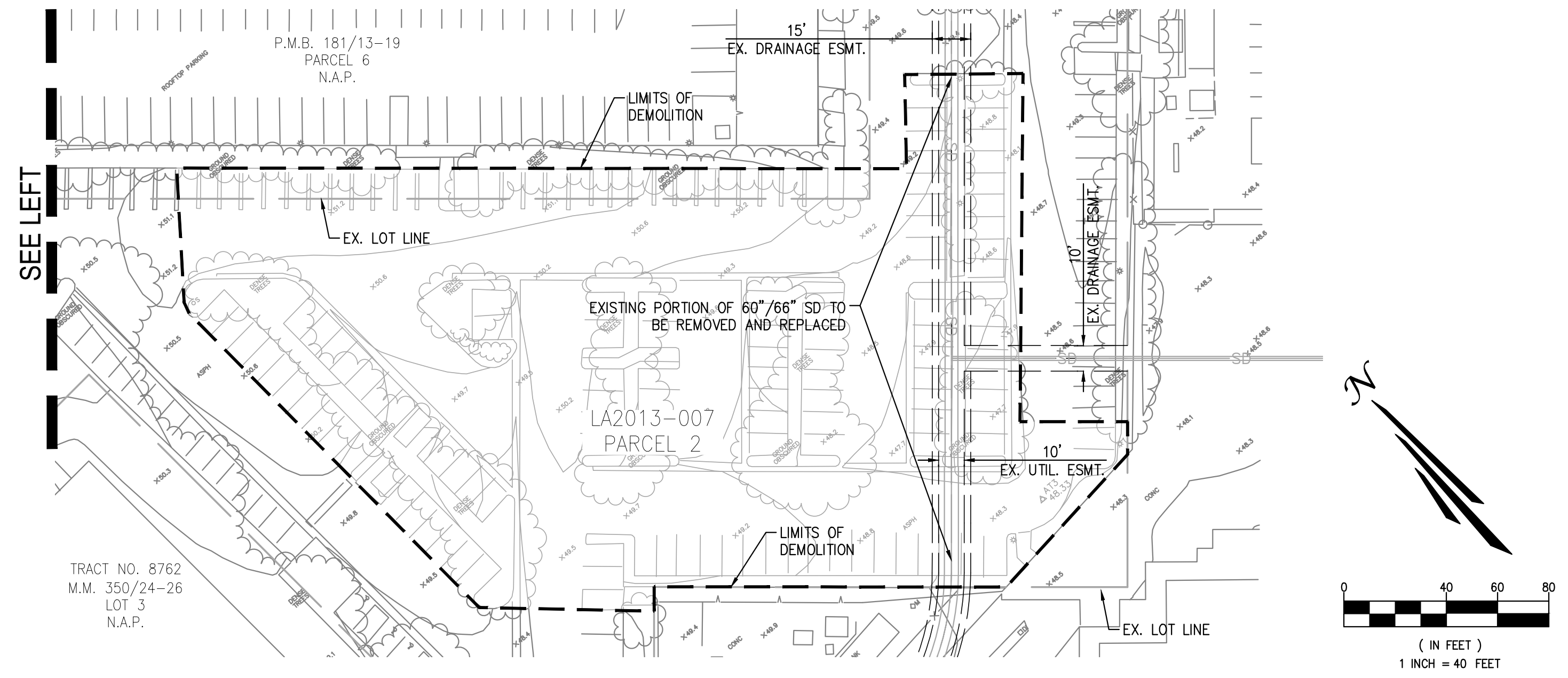
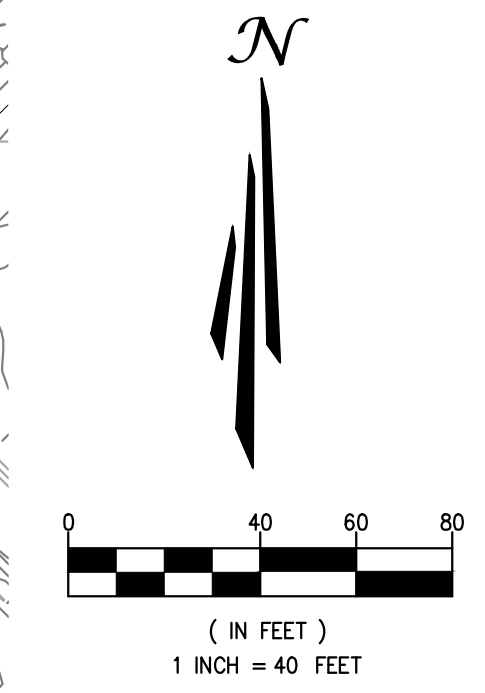
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**LEGEND**

---	EXISTING CONTOURS
---	CENTERLINE
---	RIGHT OF WAY/ PROPERTY LINE
---	CITY EASEMENT LINE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
W	EXISTING WATER
---	LIMIT OF DEMOLITION
-----	REMOVE EXISTING UTILITY PIPE

**NOTE:**  
REMOVE AND DISPOSE ALL EXISTING SURFACE IMPROVEMENTS AND ALL CONFLICTING SUBSURFACE IMPROVEMENTS WITHIN LIMITS OF DEMOLITION. ITEMS TO BE PROTECTED IN PLACE ARE NOTED PER PLAN.



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**CONCEPTUAL LIMITS OF IMPACT PLAN**

**RESIDENCES AT 4400 VON KARMAN**

CITY OF NEWPORT BEACH

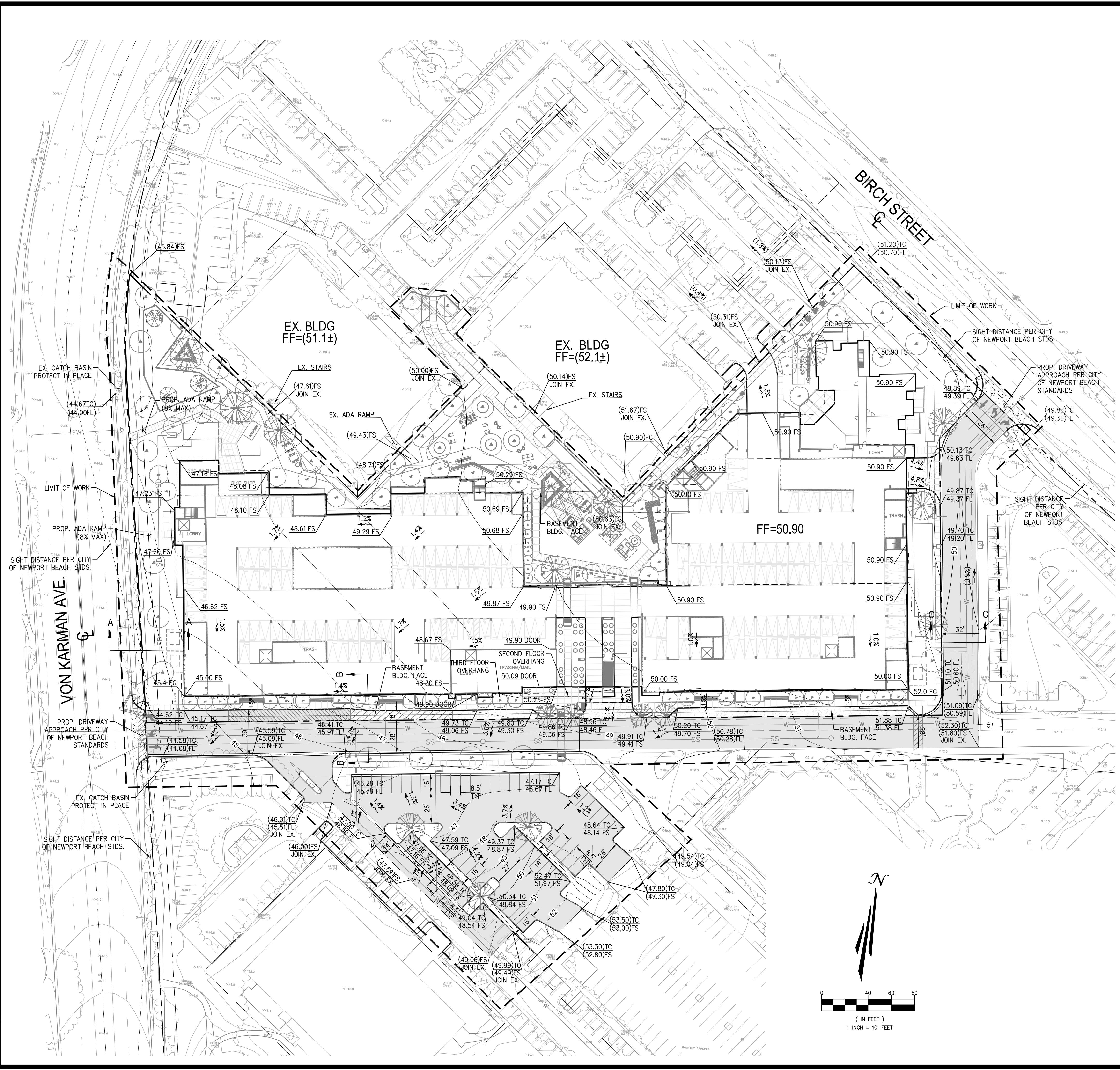
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NEWPORT BEACH, CA 92660

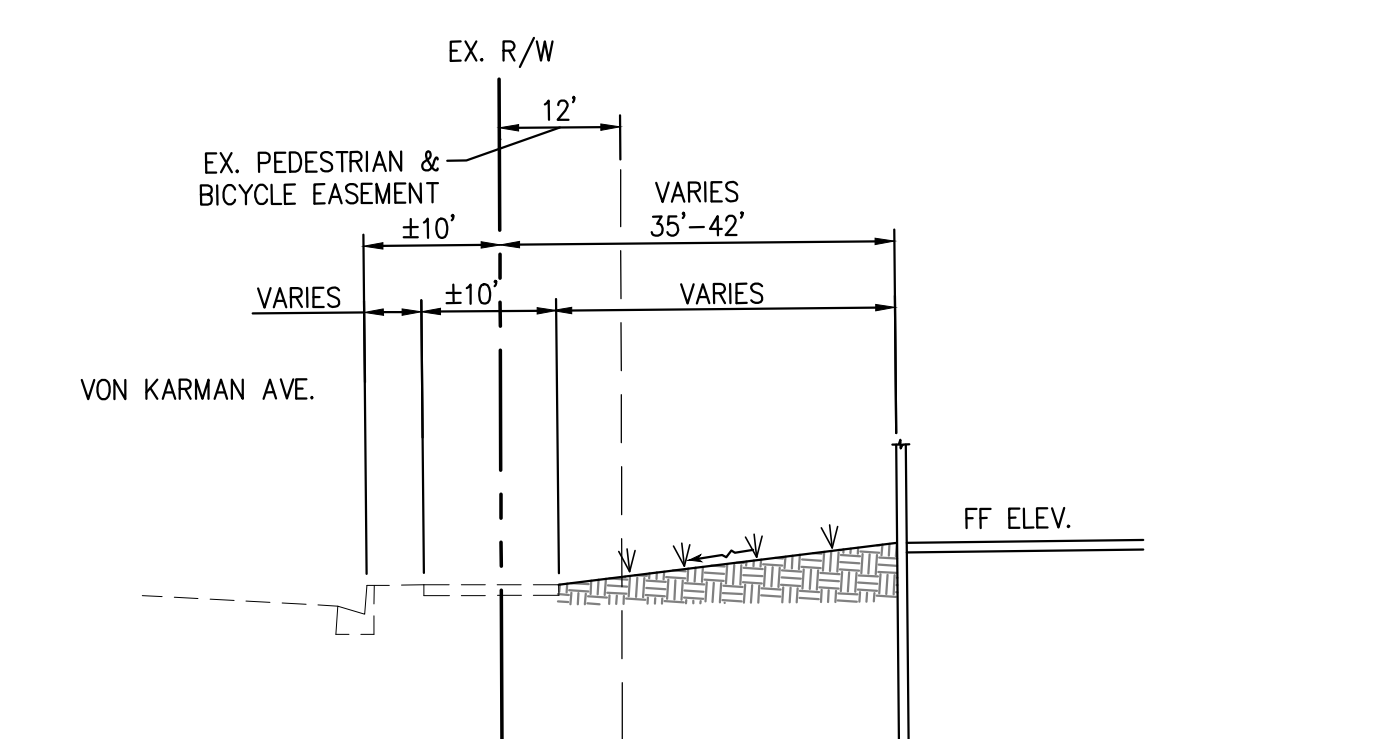
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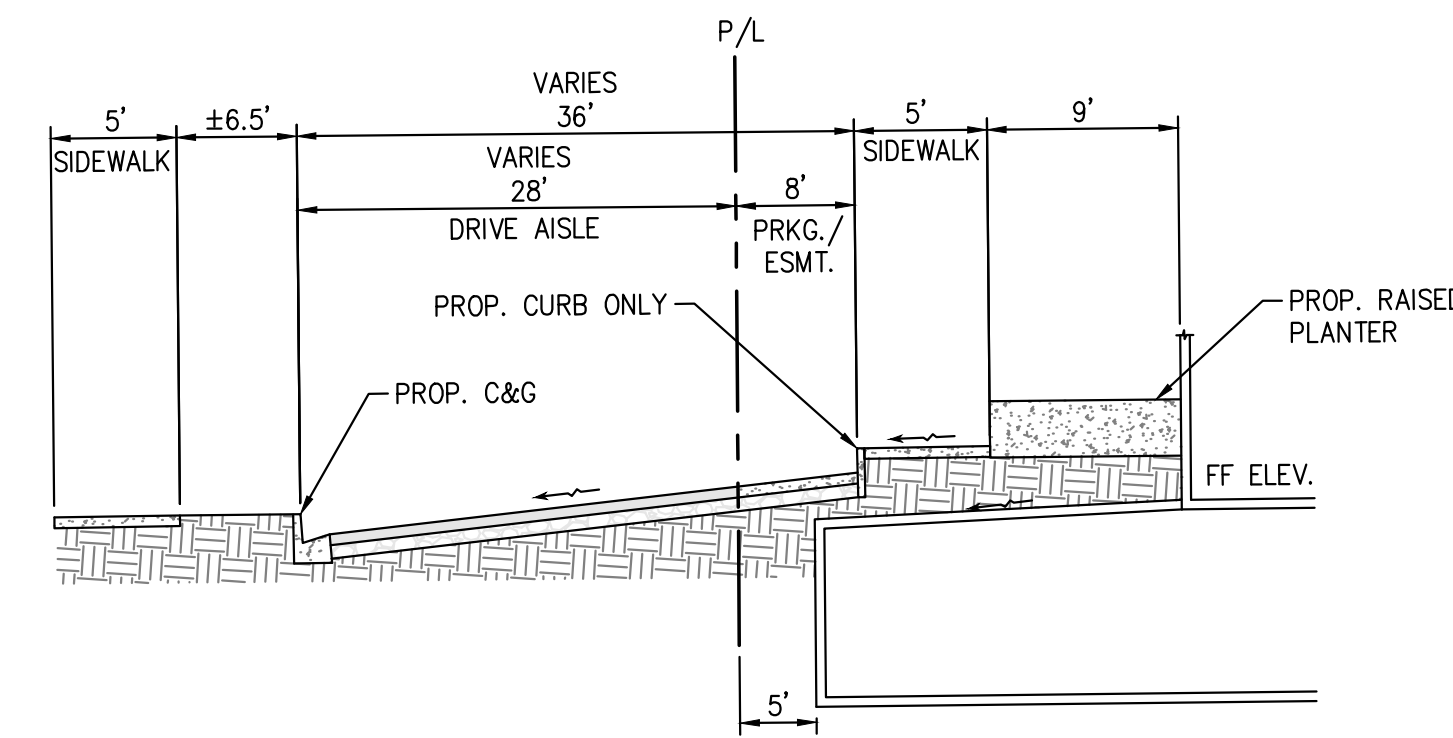
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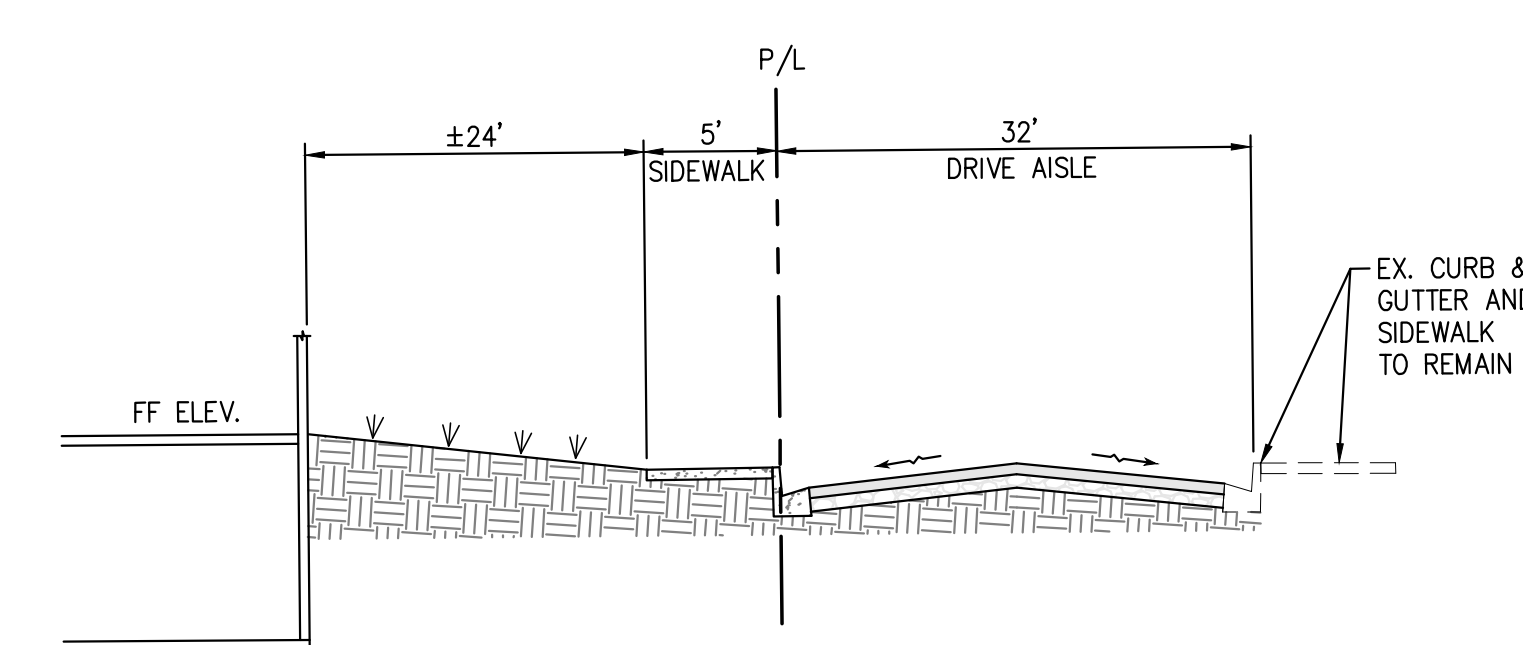
LEGEND			
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--- 33 ---	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GFF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	PL	PROPERTY LINE
---	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
---	PROPOSED CURB	PA	PLANTED AREA
---	EXISTING CURB	PP	POWER POLE
R	RIDGE LINE/ GRADE BREAK	FS	FINISHED SURFACE
FW	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
SS	PROPOSED SANITARY SEWER	TG	TOP OF GRATE
SS	EXISTING SANITARY SEWER	SS	SANITARY SEWER
W	PROPOSED WATER	SD	STORM DRAIN
W	EXISTING WATER	DW	DOMESTIC WATER
SS	EXISTING STORM DRAIN	RW	RECLAIMED WATER
---	LIMIT OF WORK	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
[Pattern]	PROPOSED PCC PAVEMENT	FH	FIRE HYDRANT
[Pattern]	PROPOSED AC PAVEMENT	ST	STREET LIGHT
[Pattern]	PROPOSED LANDSCAPE	EV	ELECTRIC VEHICLE
		CAV	CLEAN AIR VEHICLE
		(E)	EXISTING
		(P)	PROPOSED
		⊙	EXISTING FIRE HYDRANT
		⊙	PROPOSED FIRE HYDRANT
		⊙	WATER VALVE
		⊙	PROPOSED STORM DRAIN MANHOLE



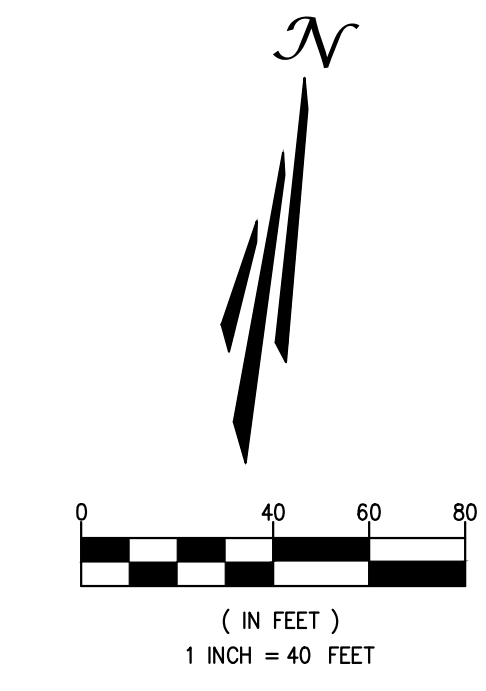
SECTION A-A  
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SECTION B-B  
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SECTION C-C  
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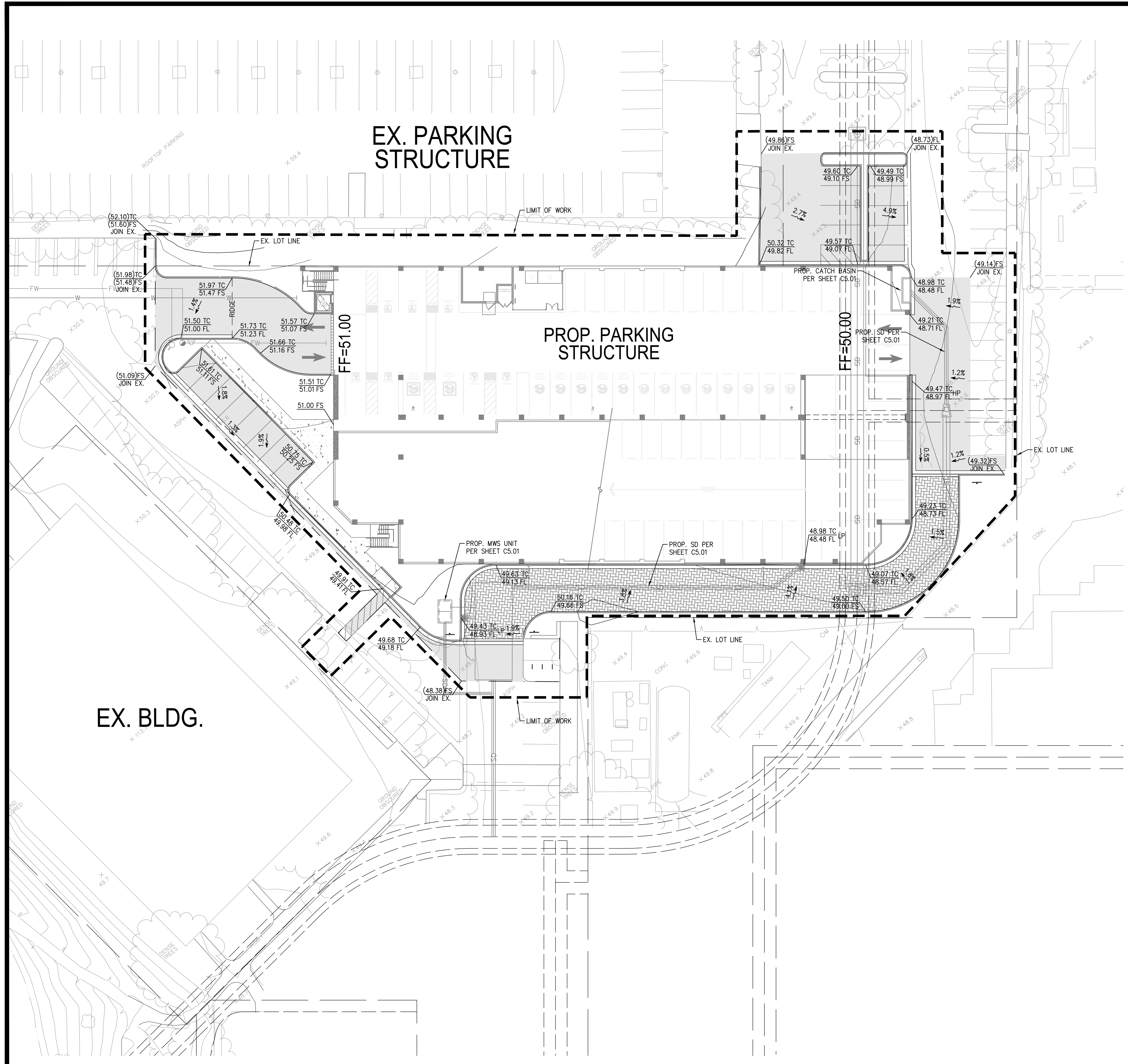
**CONCEPTUAL GRADING PLAN**  
**RESIDENCES AT 4400 VON KARMAN**  
 CITY OF NEWPORT BEACH  
 TPG (KCN) ACQUISITION, LLC  
 5000 BIRCH ST., SUITE 900  
 NEWPORT BEACH, CA 92660

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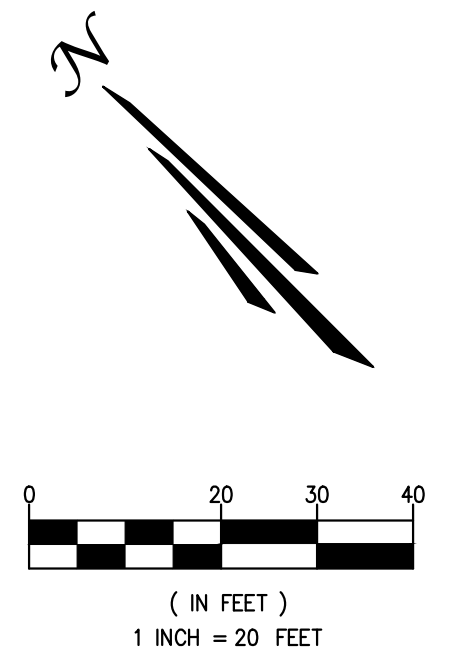
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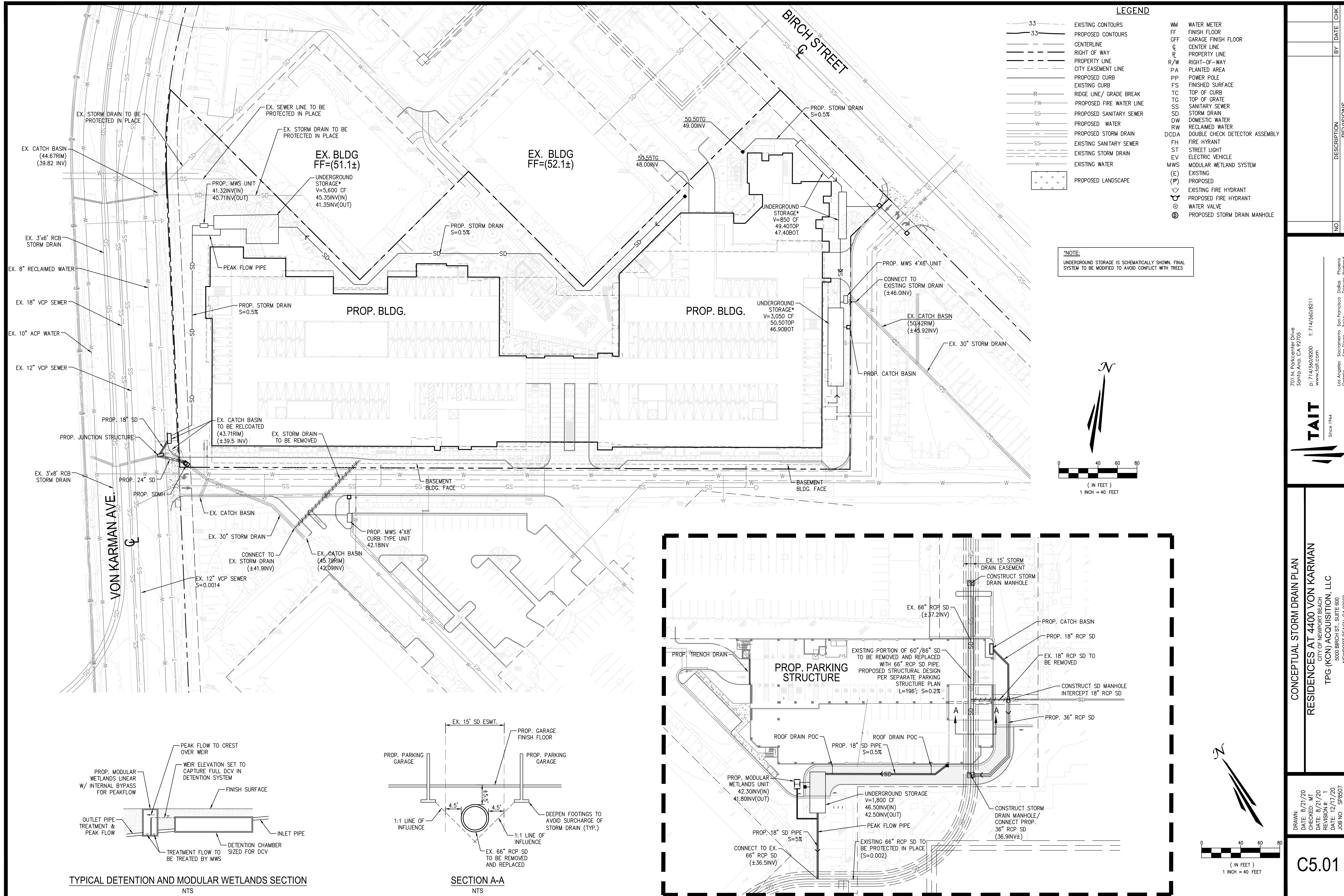


LEGEND			
	EXISTING CONTOURS	WM	WATER METER
	PROPOSED CONTOURS	FF	FINISH FLOOR
	CENTERLINE	GFF	GARAGE FINISH FLOOR
	RIGHT OF WAY	CL	CENTER LINE
	PROPERTY LINE	PL	PROPERTY LINE
	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
	PROPOSED CURB	PA	PLANTED AREA
	EXISTING CURB	PP	POWER POLE
	RIDGE LINE/ GRADE BREAK	FS	FINISHED SURFACE
	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
	PROPOSED SANITARY SEWER	TG	TOP OF GRATE
	PROPOSED WATER	SS	SANITARY SEWER
	PROPOSED STORM DRAIN	SD	STORM DRAIN
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	LIMIT OF WORK	FH	FIRE HYDRANT
	PROPOSED PCC PAVEMENT	ST	STREET LIGHT
	PROPOSED AC PAVEMENT	EV	ELECTRIC VEHICLE
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		(E)	EXISTING
		(P)	PROPOSED
		⊙	EXISTING FIRE HYDRANT
		⊙	PROPOSED FIRE HYDRANT
		⊙	WATER VALVE
		⊙	PROPOSED STORM DRAIN MANHOLE



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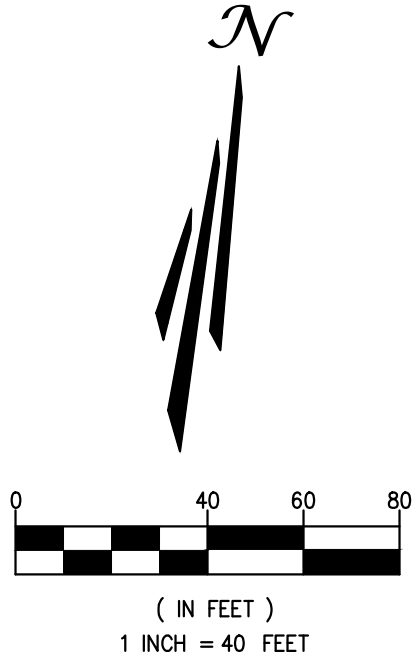
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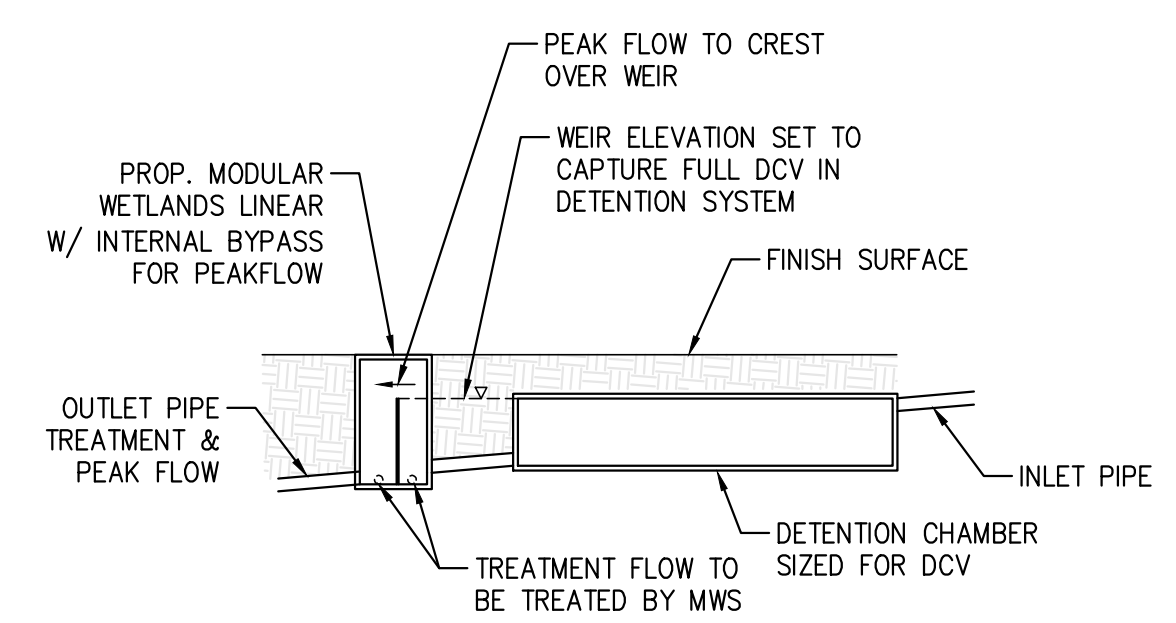
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---	EXISTING CONTOURS	WM	WATER METER
---	PROPOSED CONTOURS	FF	FINISH FLOOR
---	CENTERLINE	GF	GARAGE FINISH FLOOR
---	RIGHT OF WAY	CL	CENTER LINE
---	PROPERTY LINE	PL	PROPERTY LINE
---	CITY EASEMENT LINE	R/W	RIGHT-OF-WAY
---	PROPOSED CURB	PA	PLANTED AREA
---	EXISTING CURB	PP	POWER POLE
---	RIDGE LINE/ GRADE BREAK	FS	FINISHED SURFACE
---	PROPOSED FIRE WATER LINE	TC	TOP OF CURB
---	PROPOSED SANITARY SEWER	TG	TOP OF GRATE
---	PROPOSED WATER	SS	SANITARY SEWER
---	PROPOSED STORM DRAIN	SD	STORM DRAIN
---	EXISTING SANITARY SEWER	DW	DOMESTIC WATER
---	EXISTING STORM DRAIN	RW	RECLAIMED WATER
---	EXISTING WATER	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
---	PROPOSED LANDSCAPE	FH	FIRE HYDRANT
		ST	STREET LIGHT
		EV	ELECTRIC VEHICLE
		MWS	MODULAR WETLAND SYSTEM
		(E)	EXISTING
		(P)	PROPOSED
		⊕	EXISTING FIRE HYDRANT
		⊕	PROPOSED FIRE HYDRANT
		⊕	WATER VALVE
		⊕	PROPOSED STORM DRAIN MANHOLE

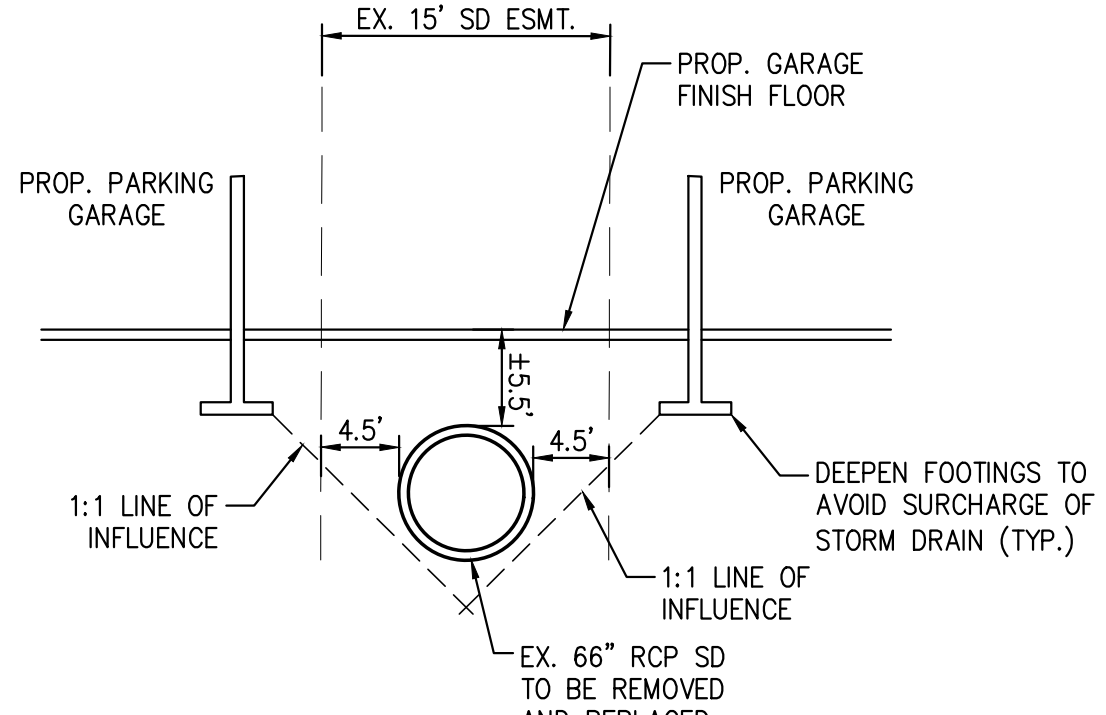
**NOTE:**  
UNDERGROUND STORAGE IS SCHEMATICALLY SHOWN. FINAL SYSTEM TO BE MODIFIED TO AVOID CONFLICT WITH TREES



**TYPICAL DETENTION AND MODULAR WETLANDS SECTION**  
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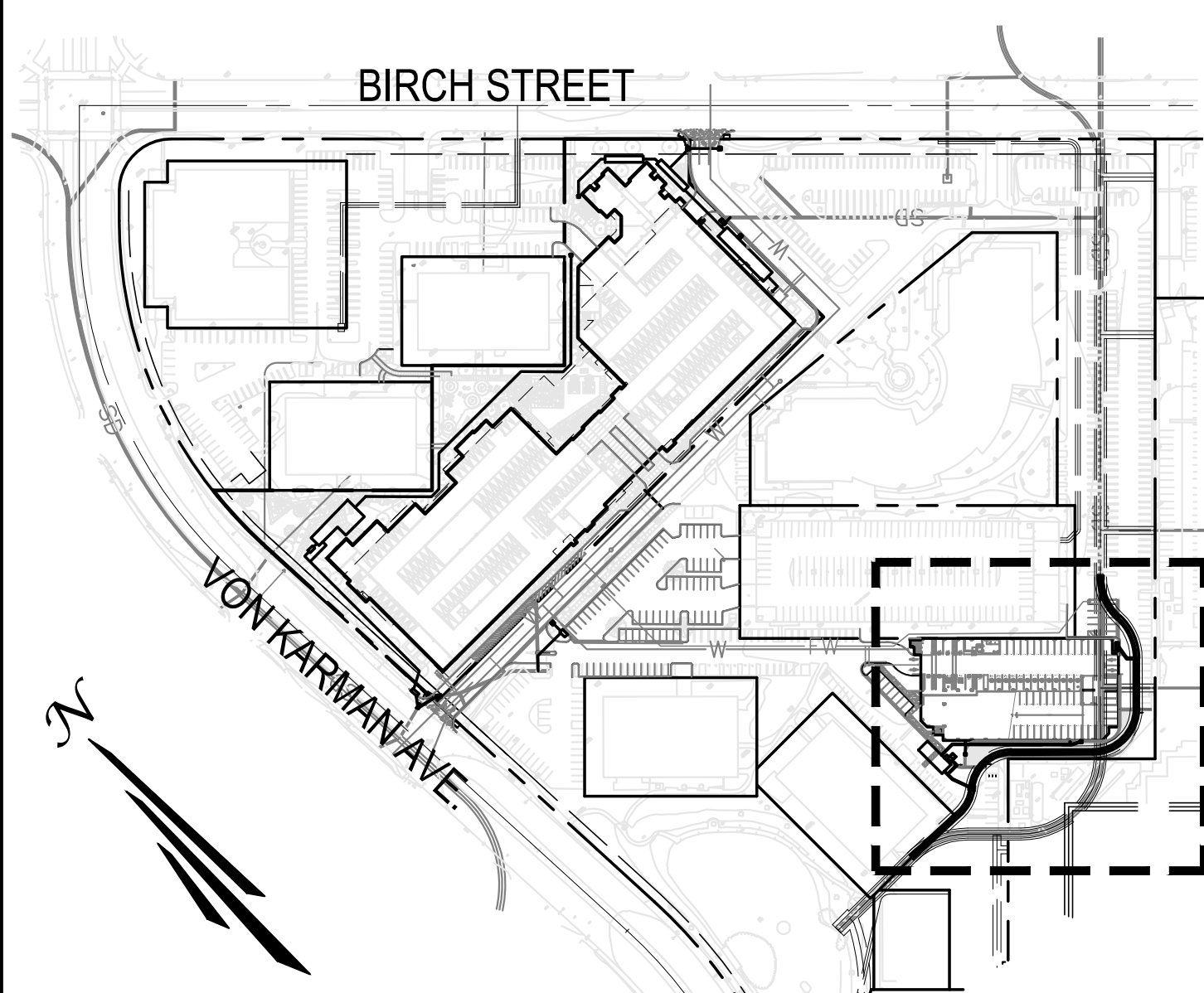
**CONCEPTUAL STORM DRAIN PLAN**  
**RESIDENCES AT 4400 VON KARMAN**  
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TPG (KCN) ACQUISITION, LLC  
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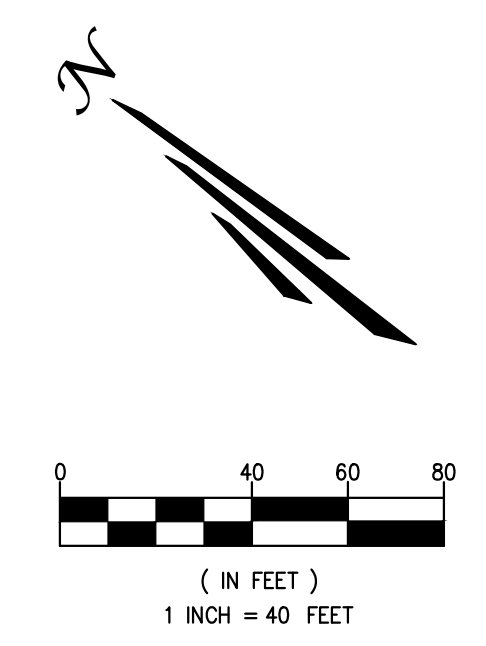
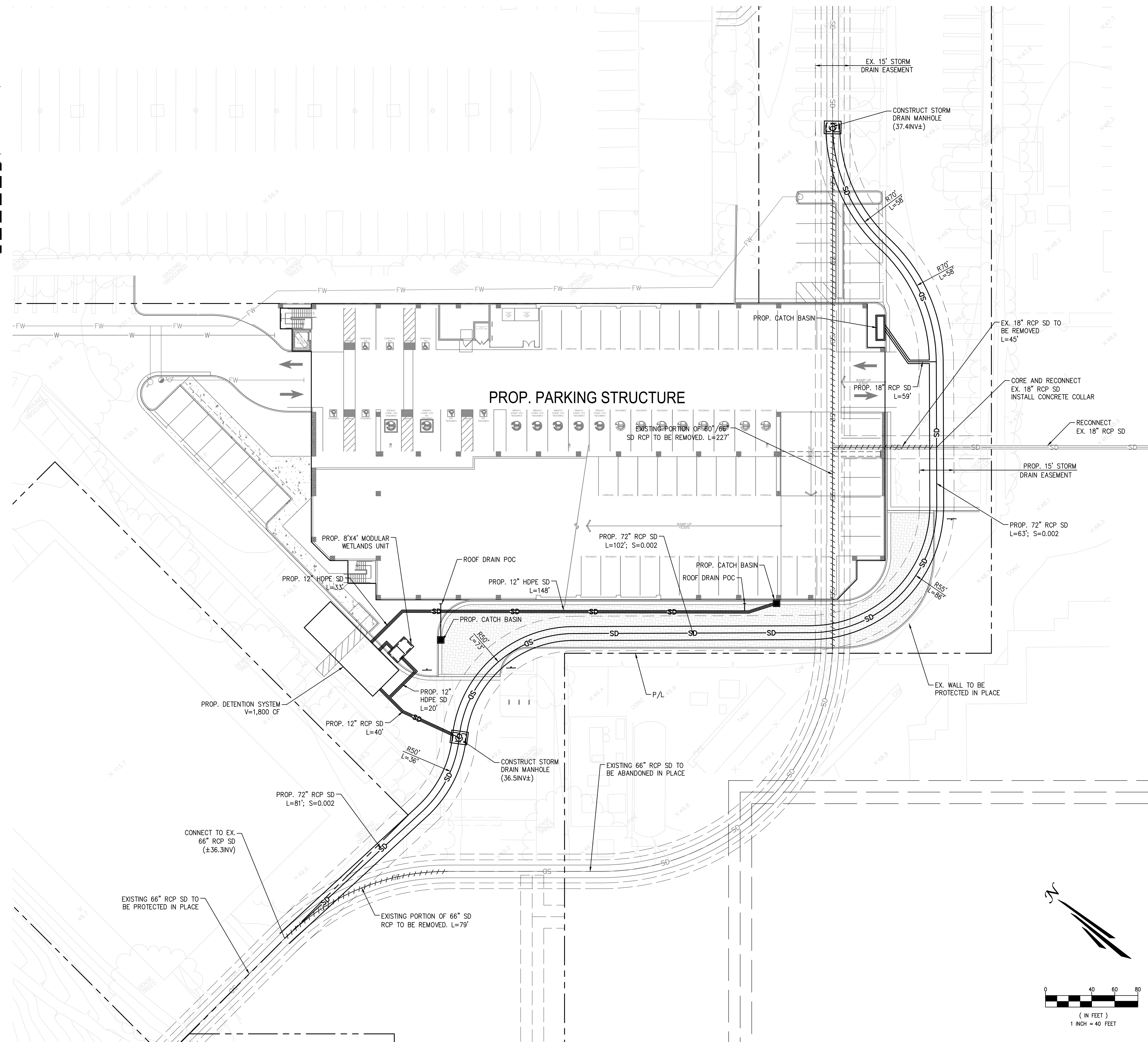
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KEY MAP  
SCALE: 1" = 200'

RCP STORM DRAIN COMPARISON TABLE			
	TOTAL LENGTH	SLOPE	MAX CAPACITY
EXISTING 66" RCP	525 LF	0.002	164 CFS
PROPOSED 72" RCP	555 LF	0.002	207 CFS



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**ALTERNATE STORM DRAIN RELOCATION PLAN**  
**RESIDENCES AT 4400 VON KARMAN**  
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TPG (KCN) ACQUISITION, LLC  
5000 BIRCH ST., SUITE 900  
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