

RELATED BRISTOL VESTING TENTATIVE TRACT MAP NO. 19272 FOR AIRSPACE AND CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

PARCELS 1 AND 2, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 40, PAGES 5 AND 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA.

EXCEPTING FROM SAID PARCEL 2 THAT PORTION THEREOF CONVEYED TO THE CITY OF SANTA ANA BY DEED RECORDED MAY 17, 1972 IN BOOK 10130, PAGE 417, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY BOUNDARY OF PARCEL 2 OF SAID MAP THAT BEARS NORTH 89° 03' 58" WEST 74.47 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 89° 03' 58" WEST 75.11 FEET TO A POINT ON A NON-INTERFERING CURVE CORNER SOUTHEASTERLY MAKING A RADIUS OF 30.00 FEET, A RADIAL AT SAID POINT BEARS NORTH 38° 01' 27" WEST; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTHERLYLY 5.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 167° 07' 35" TO A POINT ON A LINE PARALLEL WITH AND 34.00 FEET SOUTHERLY FROM THE CENTERLINE OF MCARTHUR BOULEVARD AS SHOWN ON SAID MAP; A RADIAL AT SAID POINT BEARS NORTH 49° 50' 58" WEST; THENCE LEAVING SAID CURVE ALONG SAID PARALLEL LINE SOUTH BY 03° 58' EAST A DISTANCE OF 78.78 FEET TO THE POINT OF BEGINNING.

PARCELS 3, 4, 5, 6, 7, 8 AND 9 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 79, PAGES 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A NON-EXCLUSIVE EASEMENT FOR ingress, egress and surface use, TOGETHER WITH THE RIGHT TO PAVE OVER THE LAND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE LAND ALLOTTED TO JAMES MC FADEN IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANJOAQUIN DE SANTA ANA WHICH WAS ENTERED SEPTEMBER 12, 1968 IN BOOK 79, PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE COUNTY OF JUDICIAL DISTRICT NO. 1 AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED IN THE DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT RECORDED DECEMBER 15, 1960 IN BOOK 5550, PAGE 125 OF OFFICIAL RECORDS, RECORD OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING EASTERLY OF A LINE THAT IS PARALLEL WITH AND WESTERLY 80.00 FEET FROM THE CENTERLINE OF BRISTOL STREET, AS SAID CENTERLINE IS DESCRIBED IN THE DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT RECORDED MARCH 19, 1950 IN BOOK 2303, PAGE 213 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHERLY OF A LINE THAT IS PARALLEL WITH AND SOUTHERLY 7.00 FEET FROM THE SOUTH LINE OF THE LAND DESCRIBED IN PARCEL 17 IN THE DEED TO THE CITY OF SANTA ANA, RECORDED FEBRUARY 26, 1971 IN BOOK 3556, PAGE 410 OF SAID OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CSS83, ZONE 10 (2017.50 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8601-8619. SAID BEARINGS AND COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPANIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

REFERENCED CSRS STATIONS			
STATION	NORTHING (N)	EASTING (E)	HEIGHT (ACCURACY)
74PK	218799.57	604879.26	-35.603 FIRST ORDER
SAC7	221916.19	608143.27	-34.715 FIRST ORDER

MAPPING ANGLE AND GRID CORRECTION			
POINT	NORTHING (N)	EASTING (E)	HEIGHT (ELEV.)
1002	220229.53	606424.72	-0253.555 4337 -0.99997449
			-01.891' 33.18"

NOTES: DISTANCES AND COORDINATE DISTANCES SHOWN OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT, AS USED IN TABLES ABOVE. ELEVATION REFERS TO THE CALIFORNIA "ORIGNETIC" HEIGHTS OF 1989 ("CGPS89") OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE (CONVERGENCE ANGLE) AND COMBINATION FACTOR (CF) WERE CALCULATED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1989 ("NAD89") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT (FROM GEOID) USED TO CALCULATE THE COMBINATION FACTOR. IN THE EVENT THAT THE CALCULATORS ARE NOT PERFORMED AT A "TRAIL" POINT IN THE SURVEY, THERE MAY BE NO STATION OR ELEVATION TO LIST.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:

BM NO. SA-292-77 ELEV. 33.607 (COUNTY OF ORANGE BENCH MARK) (DATE: NOV. 08)
 DESCRIPTION: FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED SA-292-77, IN THE NORTHERN CORNER OF A RET. BY ZIAZ COCH (BORN: MONUMENT) IS LOCATED ON THE SOUTH SIDE OF MCARTHUR BOULEVARD, 270 FT. WESTERLY OF THE CENTERLINE OF BEAR STREET, NORTH WESTERLY OF LIGHT POLE #1087, AND 0.81' BEHIND CURB FACE. MONUMENT IS SET LEVEL WITH SIDEWALK.
 CONTOUR INTERVAL: 1'

GENERAL NOTES

- THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED 01/30/2020.
- GRADE ELEVATIONS SHOWN ON THE VTM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY THE CITY OF SANTA ANA THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES AND LOT SIZES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS, SIDEWALKS, AND UTILITIES ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND PLANNING DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- THE BUILDING FOOTPRINTS AND DEVELOPERS THAT ARE SHOWN ON THE SUBDIVISION MAP OR ACCOMPANYING SITE PLAN ARE ONLY FOR ILLUSTRATIVE PURPOSES. ACTUAL BUILDING LOCATIONS AND FOOTPRINTS MAY VARY AND WILL BE REVIEWED DURING INDIVIDUAL PROJECT SITE PLAN APPROVAL. PROCESSES AND SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.
- PERMISSION IS GRANTED FOR MULTIPLE PHASED FIRM MAPS.
- PERMISSION IS GRANTED TO COMBINE LOTS.
- PERMISSION IS GRANTED TO MOVE AIRSPACE LOTS BETWEEN MASTER LOTS, PROVIDED THE PROJECT DOES NOT EXCEED THE ORIGINAL LOTS FOR THE PROJECT, REGARDLESS OF PHASING OR USES.
- AIRSPACE LOT DIMENSIONS TO BE PROVIDED DURING FINAL MAPPING.
- A MAXIMUM OF 350 COMMERCIAL CONDOMINIUM UNITS AND 250 RESIDENTIAL CONDOMINIUMS WILL BE PROVIDED. PERMISSION IS GRANTED TO MOVE AND REDISTRIBUTE CONDOMINIUM UNITS BETWEEN MASTER LOTS, PROVIDED THE PROJECT DOES NOT EXCEED THE MAXIMUM NUMBER OF UNITS.
- LOCATIONS OF APPURTENANT STRUCTURES (E.G., PHASOS, PEDESTRIAN BRIDGES, TRASH SKIFFETS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF PUBLIC AND PUBLIC WORKS.
- PERMISSION IS GRANTED TO MAKE/OVER GRADE.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- THIS PROJECT IS A PART OF A SPECIFIC PLAN.
- THIS PROJECT WILL PROCESS AND RECORD CUTS OR EQUIVALENT FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY OF THE CIVILIAN COMMUNITY UTILITY FACILITIES SERVING THE SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.
- ON-SITE SEWER, STORM DRAIN AND SITE STREETS ARE PRIVATE. ON-SITE 12" WATER IN CALLEN'S COMMON AND BRISTOL PAVED ARE PUBLIC. OTHER ON-SITE WATER MAINS MAY BE EITHER PRIVATE OR PUBLIC, TO BE FURTHER REVIEWED AND COVERED BY THE CITY.
- THE ENTIRE WIDTH OF ALL PROPOSED PRIVATE ROADWAYS WITHIN THIS SITE TO BE DEDICATED TO THE CITY OF SANTA ANA AS A "NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, TRAFFIC LIGHTS, ACCESS RIGHTS IN OVER CROSS, UPON AND THROUGH SAID TRACT FOR THE PURPOSES OF MAINTAINING, SERVICING, REPAIRING, REPLACING, AND READING THE PUBLIC WATER METERS AND TRAFFIC LIGHTS WITHIN SAID TRACT."
- THE BMPs SHOWN ON THE APPROVED TENTATIVE MAP ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WOMP PRIOR TO ISSUANCE OF THE APPROVED GENERAL/UTILITY PLAN. THE CITY OF SANTA ANA WILL INCORPORATE ALL REQUIRED STRUCTURAL BMPs FOR ASSISTANCE AND AN INFORMATION HANDOUT (INCLUDING A WOMP TEMPLATE).
- ALL ACCESSIBILITY RAMPS ARE TO BE CONSTRUCTED PER CITY OF SANTA ANA CITY STD. 1122.
- 15'x15' SIGHT VISIBILITY TRIANGLES (SVT) SHOWN AT PROPOSED INTERSECTIONS/OVERCROSS.
- PROPOSED PUBLIC MEDANS ALONG MCARTHUR BOULEVARD FROM PLAZA DRIVE TO BRISTOL STREET SHALL HAVE DROUGHT TOLERANT LANDSCAPE PER THE CITY OF SANTA ANA PARKWAY GUIDELINES FOR DROUGHT TOLERANT PLANTS INSTALLED.
- INSTALL 24" BOX STREET TREES AND TREE SPECIES, AS NEEDED, PER THE CITY STANDARDS. THE FINAL NUMBER OF TREES AND TREE SPECIES WILL BE DETERMINED DURING STREET IMPROVEMENT PLAN CHECK AND SHALL BE INSTALLED TO THE SATISFACTION OF THE PUBLIC WORKS AGENCY.
- RECREATIONAL, DRAINAGE AND ACCESS AGREEMENT WILL BE DEDICATED ACROSS ALL LOTS AS PART OF THE PROJECT CCM/PROSA.
- CONSTRUCTION/INSTALLATION/REPAIR OF ALL IMPROVEMENTS REQUIRED FOR THIS PROJECT WILL BE CONSTRUCTED AS OUTLINED IN THE MITIGATION MEASURES FROM CR, TRAFFIC IMPACT ANALYSIS, DRAINAGE, WATER FEASIBILITY, SEWER, AND WATER ASSESSMENT STUDIES, AND PRELIMINARY WATER QUALITY MANAGEMENT PLAN AND SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, AND THE SANTA ANA MEMORIAL CODE.
- DEVELOPER ACKNOWLEDGES THAT ANY UTILITIES AND EASEMENTS THAT CONFLICT WITH PROPOSED BUILDINGS SHALL BE RELOCATED AND OUTFITTED, RESPECTIVELY, THROUGH STANDARD CITY PROCESSES, INCLUDING FINAL ACCEPTANCE OF RELOCATED UTILITIES AND GRANTING OF APPROPRIATE REPLACEMENT EASEMENTS, PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- ALL TRAFFIC IMPACT ANALYSIS (TIA) RECOMMENDATIONS, INCLUDING THE FIRM-SHARE COST CONTRIBUTIONS, WILL BE IMPLEMENTED AS REQUIRED BY THE TIA.
- ANY PROPOSED GATES WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
- TRASH ENCLOSURE AREAS SHALL BE FULLY ROOFED OR WILL DRAIN INTO A WATER QUALITY TRAP. INFLUENT DISCHARGE OF SPILLED CONTAMINANTS INTO THE STORM DRAIN SYSTEM.
- STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT OF WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL AND TRANSPORTATION ADVISORY COMMITTEE (ETAC). A LETTER REQUESTING THE REMOVAL AND REPLACEMENT OF EXISTING STREET TREES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS WILL BE PROVIDED TO THE CITY OF SANTA ANA PRIOR TO SITE PLAN APPROVAL.
- THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. 88-2028-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).
- THE DEVELOPER WILL ENTER INTO A LIMITED MAINTENANCE AGREEMENT TO ASSUME RESPONSIBILITY TO MAINTAIN THE SIDEWALK, STREET TREES, AND PARKWAY LANDSCAPING LOCATED IN THE PUBLIC STREET (WITHIN THE CURB LINE DIRECTLY ADJACENT TO THE PROJECT) AND EASEMENT AREAS.
- EXISTING STREET LIGHTS ALONG MCARTHUR BOULEVARD, BRISTOL STREET, SUNFLOWER AVENUE, AND PLAZA DRIVE SHALL BE REPLACED WITH NEW CITY-OWNED STREET LIGHTS INCLUDING EXISTING LUMINAIRE, POLES, AND CONDUITS REQUIRED FOR POWER SUPPLY PER CITY OF SANTA ANA STANDARDS.
- PAVING MAY BE REQUIRED DURING STREET IMPROVEMENT PLAN CHECK IF UTILITY CUTS ARE NEEDED FOR NEW UTILITY SERVICES.
- HALL ROUTE TO BE PROVIDED PRIOR TO ANY CONSTRUCTION ACTIVITY.



VICINITY MAP NOT TO SCALE

PROJECT TEAM

OWNER:
 PROPERTY OWNERS - GREENWELL RANCH LLC
 890 WEST BRISTOL, LLC
 4 WOOD BRISTOL WEST, LLC

SUBDIVIDER/DEVELOPER:
 STEVEN CH
 RCR BRISTOL, LLC
 12021 VON KARMAN AVENUE, SUITE 900
 IRVINE, CA 92612
 TEL: 949.660.7272

ARCHITECT

THE BUCHART
 MAP ARCHITECTS
 1900 MAIN STREET, SUITE 800
 IRVINE, CA 92614
 TEL: 949.809.3388

ENGINEER:
 ORIANA SASSOR, P.E.
 FUSCOE ENGINEERING
 15335 SAND CANYON, SUITE 100
 IRVINE, CA 92618
 TEL: 949.474.1960

UTILITY PURVEYORS

WATER, SEWER, & TRASH CITY OF SANTA ANA
 20 CHASE CENTER PLAZA,
 SANTA ANA, CA 92701
 (714) 547-5454

ELECTRIC
 SOUTHERN CALIFORNIA Edison (SCE)
 14125 SHAW PARKWAY
 IRVINE, CA 92618

GAS
 SOUTHERN CALIFORNIA GAS COMPANY
 1919 STATE COLLEGE BLVD.
 IRVINE, CA 92614
 TEL: 949.859-3120
 (714) 634-6278

ESTIMATED EARTHWORK QUANTITIES

(RAW) CUT CY: 922,400 CY
 (RAW) FILL CY: 5,000 CY
 (RAW) UTILITY SPILLS: 15,000 CY
 (RAW) EXPORT: 932,400 CY

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED GROUND FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLANS.

FLOOD ZONE

MAP NUMBER 060502C0299 DATED 12/31/2009 ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM). THE PROJECT SITE IS WITHIN SHADDED ZONE A, WHICH DEPICTS AREAS WITH REDUCED FLOOD RISK DUE TO AN EXISTING LEVEE. THE EXISTING LEVEE EASEMENT IN THE NORTHEASTERN CORNER OF THE SITE IS WITHIN ZONE A WHICH RISK IS ALSO DETERMINED TO BE WITHIN THE 1% (100-YEAR) ANNUAL CHANCE FLOOD ZONE.

OWNER'S STATEMENT

I HEREBY AUTHORIZE THE SUBMISSION OF THE TENTATIVE TRACT MAP AND REQUEST THE CITY TO PROCESS IT.

SIGNATURE: DATE:

LEGEND

- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED LOT LINE
- PROPOSED BOUNDARY

ABBREVIATIONS

- | | | | |
|---------|------------------|---------|---------------------------|
| AC | ACRE | HTD | HYDRANT |
| APPROX. | APPROXIMATE | N/P | NOT A PART |
| BUILDG. | BUILDING | N/W | OVERHEAD WIRE |
| BLDG. | BACK OF WALK | PROP. | PROPOSED |
| CD | CATCH BASIN | R/W | RIGHT-OF-WAY |
| CAV | CURB & GUTTER | SD | STORM DRAIN |
| CHW | CHUTE | STW | SQUARE FEET |
| ELECT. | ELECTRIC | SW | SMALLER SOWER |
| ENW | EASEMENT | S/V | SIGHT VISIBILITY TRIANGLE |
| EXIST. | EXISTING | SD/WALK | SIDEWALK |
| FIN. | FINISHED FLOOR | TC | TOP OF CURB |
| FL | FLOOR LINE | TOP | TOP OF CURB |
| FS | FINISHED SURFACE | TYP. | TYPICAL |

ROAD LOT AREA TABLE

PRIVATE ROAD LOT NO.	AREA
A	0.70 AC
B	1.08 AC
C	0.22 AC
D	0.22 AC
E	0.23 AC
F	0.24 AC
G	1.07 AC
H	0.33 AC
I	1.03 AC
J	0.69 AC
K	0.52 AC
L	0.59 AC
GRAND TOTAL	7.21 AC

EASEMENT DEDICATION AREA TABLE

PURPOSE OF EASEMENT	AREA
STREET	2.29 AC
SIDEWALK	0.36 AC
TRAFFIC SIGNAL	0.03 AC
WATER	2.11 AC
GRAND TOTAL	4.75 AC

AREAS LISTED ABOVE ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. FINAL LIMITS OF EASEMENT DEDICATION AREAS TO BE DETERMINED DURING FINAL DESIGN.

MASTER LOT AREA TABLE

MASTER LOT NO.	AREA	BASE # OF PARCELS	RESIDENTIAL PARCEL	RETAIL PARCEL	TOTAL # OF AIRSPACE LOTS	# OF RESIDENTIAL CONDOMINIUMS	# OF COMMERCIAL CONDOMINIUMS
1	1.71 AC	5	5	1	11	17	14
2	1.67 AC	5	5	1	11	17	14
3	1.49 AC	5	5	1	11	17	14
4	0.54 AC	5	0	0	5	0	0
5	2.14 AC	5	0	0	5	0	0
6	2.66 AC	5	5	1	11	17	14
7	2.79 AC	5	5	1	11	17	14
8	1.37 AC	5	5	1	11	17	14
9	1.65 AC	5	5	1	11	17	14
10	1.66 AC	5	5	1	11	17	14
11	2.40 AC	5	5	1	11	17	14
12	1.26 AC	5	5	1	11	17	14
13	0.70 AC	5	5	1	11	16	14
14	2.95 AC	5	5	1	11	16	14
15	0.96 AC	5	5	1	11	16	14
16	0.94 AC	5	0	0	5	0	0
17	0.67 AC	5	0	0	5	0	0
18	1.45 AC	5	0	5	10	0	20
19	1.28 AC	5	5	1	11	16	14
20	1.98 AC	5	0	5	10	0	20
21	1.33 AC	5	5	1	11	16	14
GRAND TOTAL	33.56 AC	100	75	25	205	250	350

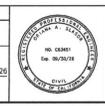
BASE # OF PARCELS ACCOUNTS FOR POTENTIAL GARAGE SUBDIVISIONS.

MASTER LOTS 1-3, 6-15, 19 & 21, INCLUDE A COMBINATION OF PROPOSED AIRSPACE LOTS FOR THE BELOW GRADE PARKING STRUCTURE, RESIDENTIAL, AND RETAIL PURPOSES. MASTER LOTS 4, 5, & 17 INCLUDE PROPOSED AIRSPACE LOTS FOR THE BELOW GRADE PARKING STRUCTURE. MASTER LOTS 16, 18 & 20 INCLUDE PROPOSED AIRSPACE LOTS FOR THE BELOW GRADE PARKING STRUCTURE AND RETAIL PURPOSES.

NO.	DATE	REVISIONS	APP'D.	Prepared for (Developer/Applicant):	PREPARED UNDER THE SUPERVISION OF:
				RCR BRISTOL LLC 1801 VON KARMAN AVENUE, SUITE 900 IRVINE, CA 92612 949.660.7272	SIGNATURE: ORIANA SASSOR R.C.E. NO. 058451 EXP. DATE 09/30/2026

RCR BRISTOL LLC
 1801 VON KARMAN AVENUE, SUITE 900
 IRVINE, CA 92612
 949.660.7272

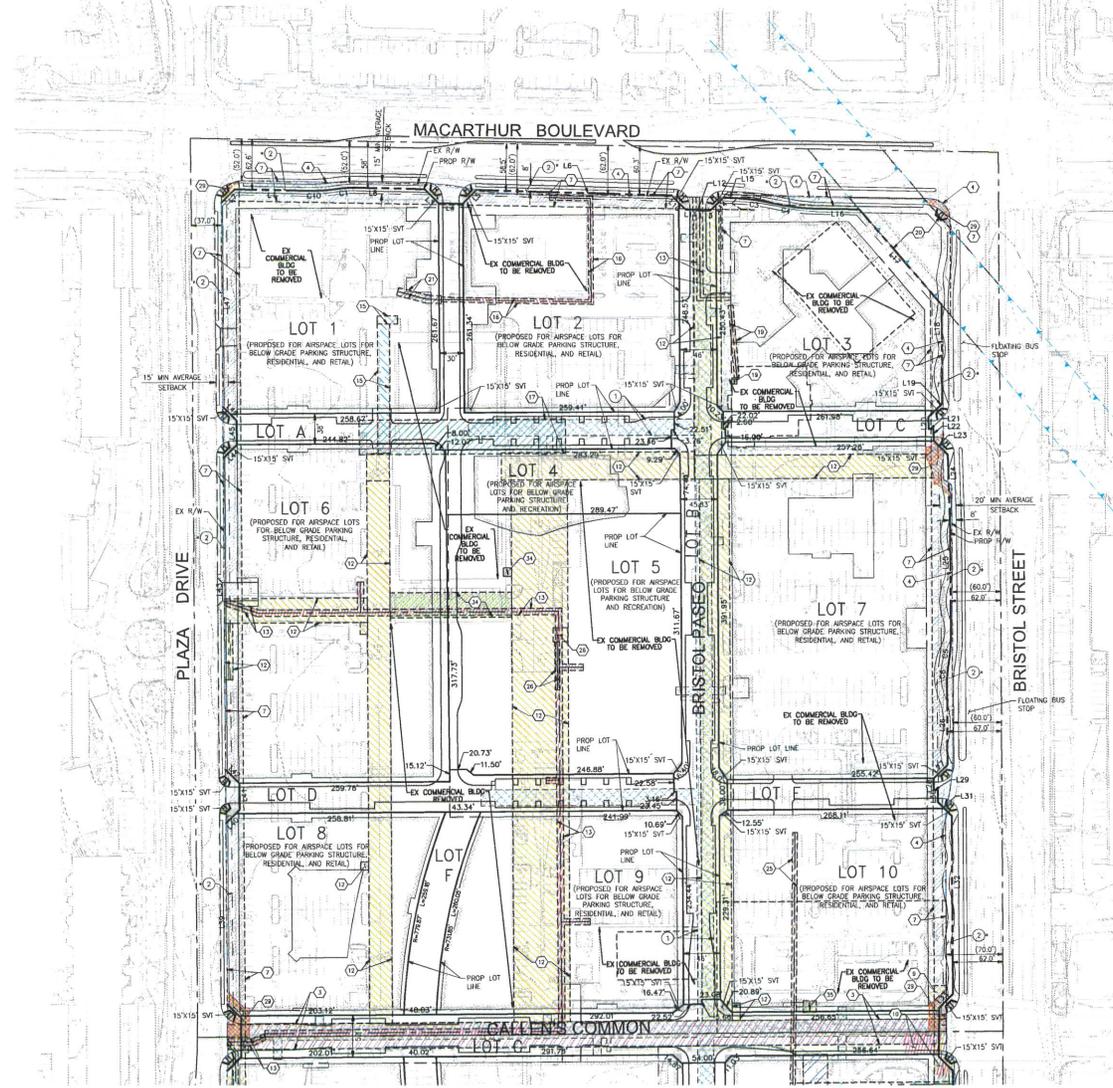
PREPARED UNDER THE SUPERVISION OF:
 SIGNATURE: ORIANA SASSOR
 R.C.E. NO. 058451 EXP. DATE 09/30/2026



PROJECT NO. 622.015
 SHEET 1 of 10

TITLE SHEET
 VESTING TENTATIVE TRACT NO. 19272
 FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
 RELATED BRISTOL
 SANTA ANA, CALIFORNIA

PLAN SET - A
 07/29/2024
 REVISIONS: 1. 07/29/2024
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EASEMENT SCHEDULE (EXISTING)						
ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS	PROPOSED DISPOSITION	HATCH/LINE/TYPE
1	CITY OF SANTA ANA	RECORDED UTILITIES	BOOK 1922 PAGE 499 REC. 12/13/1971	SHOWIN HEREON	ABANDON	[Hatch]
2	CITY OF SANTA ANA	REUNDOING RIGHTS OF ACCESS TO/FROM STREET, HIGHWAY, OR FREIGHTWAY ADJUTING SAID LAND	BOOK 1833 PAGE 863 REC. 10/20/1971, O.R. BOOK 1890 PAGE 617 REC. 01/11/1972, O.R. REC. 05/23/1973	SHOWIN HEREON	PROTECT IN PLACE	[Hatch]
3	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 10069 PAGE 620 REC. 04/04/1972, O.R. BOOK 10711 PAGE 594 REC. 05/23/1973	SHOWIN HEREON	QUITCLAIM	[Hatch]
4	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROL	BOOK 10115 PAGE 899 REC. 06/14/1972, O.R.	SHOWIN HEREON	PROTECT IN PLACE	[Hatch]
5	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROL	BOOK 10172 PAGE 774 REC. 06/14/1972, O.R.	SHOWIN HEREON	PROTECT IN PLACE	[Hatch]
6	CITY OF SANTA ANA	PUBLIC UTILITIES & NON-EXCLUSIVE SURFACE ACCESS EASEMENTS	BOOK 10276 PAGE 372 REC. 07/17/1972, O.R. BOOK 11189 PAGE 803 REC. 07/16/1974, O.R.	SHOWIN HEREON	ABANDON	[Hatch]
7	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 10270 PAGE 878 REC. 08/11/1972, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]
8	CITY OF SANTA ANA	UNDERGROUND PUBLIC UTILITIES & NON-EXCLUSIVE SURFACE EASEMENTS	BOOK 10778 PAGE 551 REC. 06/29/1973, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]
9	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 11013 PAGE 939 REC. 12/05/1973, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]
10	CITY OF SANTA ANA	EXCLUSIVE UNDERGROUND EASEMENT & NON-EXCLUSIVE SURFACE EASEMENTS	BOOK 11189 PAGE 594 REC. 07/05/1974	SHOWIN HEREON	ABANDON	[Hatch]
11	SOUTHERN CALIFORNIA EDISON	UNDERGROUND LINES, CONDUITS & ABOVE-GROUND APPURTENANT FEATURES	BOOK 11213 PAGE 884	SHOWIN HEREON	QUITCLAIM	[Hatch]
12	FIRST WESTERN BANK AND TRUST	EASEMENT GRANTED FOR ACCESS AND EGRESS	BOOK 11293 PAGE 1399 REC. 11/29/1974, O.R.	SHOWIN HEREON	PROTECT IN PLACE	[Hatch]
13	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 11782 PAGE 1806 REC. 08/22/1976, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]
14	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 84-504314 REC. 12/04/1984, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]
15	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 86-822569 REC. 12/17/1986, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]
16	CITY OF SANTA ANA	PUBLIC STREET & HIGHWAY	INST. NO. 1998-051824 REC. 08/10/1998, O.R.	SHOWIN HEREON	ABANDON	[Hatch]
17	CITY OF SANTA ANA	PUBLIC SERVICES	INST. NO. 2000066346 REC. 12/07/2000, O.R.	SHOWIN HEREON	ABANDON	[Hatch]
18	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 2001033838 REC. 01/23/2001, O.R.	SHOWIN HEREON	QUITCLAIM	[Hatch]

EASEMENT SCHEDULE (PROPOSED)			
ITEM NO.	GRANTEE	PURPOSE	NOTES/LINE/TYPE
1	CITY OF SANTA ANA	WATER MAINS	
2	CITY OF SANTA ANA	PEDESTRIAN PUBLIC SIDEWALK/ACCESS	*EASEMENT VARIES, SEE SECTIONS ON SHEET 8
3	CITY OF SANTA ANA	NON-EXCLUSIVE FOR VEHICULAR ACCESS	*FOR ALL PRIVATE ROADWAYS WITHIN SITE

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE				
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	TANGENT
L1	90.18	S88°07'41"E	L23	24.35	S45°15'58"E	L45	28.61	N00°08'56"W	C1	26.89	167.08'	9°13'12"	13.47'
L3	24.34	S43°49'32"E	L24	88.49	S00°59'31"E	L46	24.35	S43°57'24"E	C3	45.87	236.05'	1°10'03"	23.01'
L4	29.45	S87°50'09"E	L25	131.31	S00°27'29"W	L47	254.75	N00°19'03"E	C4	54.86	251.17'	1°28'08"	27.44'
L5	24.04	N48°24'42"E	L26	98.06'	S00°27'28"W				C5	28.61	188.42'	8°45'36"	14.43'
L6	241.35'	S87°38'10"E	L27	24.04	S45°27'31"W				C6	31.60	156.56'	11°33'54"	15.85'
L7	23.72	N48°05'41"E	L28	14.99'	S00°27'36"W								
L8	81.93'	S88°07'40"E	L29	5.00'	S89°29'55"E								
L10	24.45	S43°30'17"E	L30	15.00'	S00°27'36"W								
L11	15.00'	S89°32'24"E	L31	24.06'	S44°30'00"E								
L12	1.57'	S00°27'36"W	L32	222.90'	S00°27'36"W								
L13	15.00'	S89°29'55"E	L33	24.04	S45°27'29"W								
L14	23.51'	N48°45'17"E	L34	60.65'	S00°44'32"W								
L15	15.87'	S86°51'17"E	L35	24.35	S43°57'24"E								
L16	52.45'	S88°12'36"E	L37	47.52'	N00°18'27"E								
L17	156.98'	S39°30'56"E	L38	232.25'	N00°18'24"E								
L18	131.92'	S00°27'33"W	L40	24.04	N45°18'10"E								
L19	24.04	S45°27'33"W	L41	32.61'	S00°19'03"W								
L20	14.89'	S00°27'16"W	L42	24.35	S45°57'24"E								
L21	6.09'	S88°32'24"E	L43	39.15'	N00°19'03"E								
L22	15.01'	S00°27'16"W	L44	24.35	N45°31'19"E								



NO.	DATE	REVISIONS	APP'D.

Prepared for: **RCR BRISTOL LLC**
 1801 ION MARINA AVENUE, SUITE 900
 IRVINE, CA 92612
 949.662.7272

PREPARED UNDER THE SUPERVISION OF:
 SIGNATURE: *[Signature]*
 R.C.E. NO. CS8451 EXP. DATE 09/30/2026

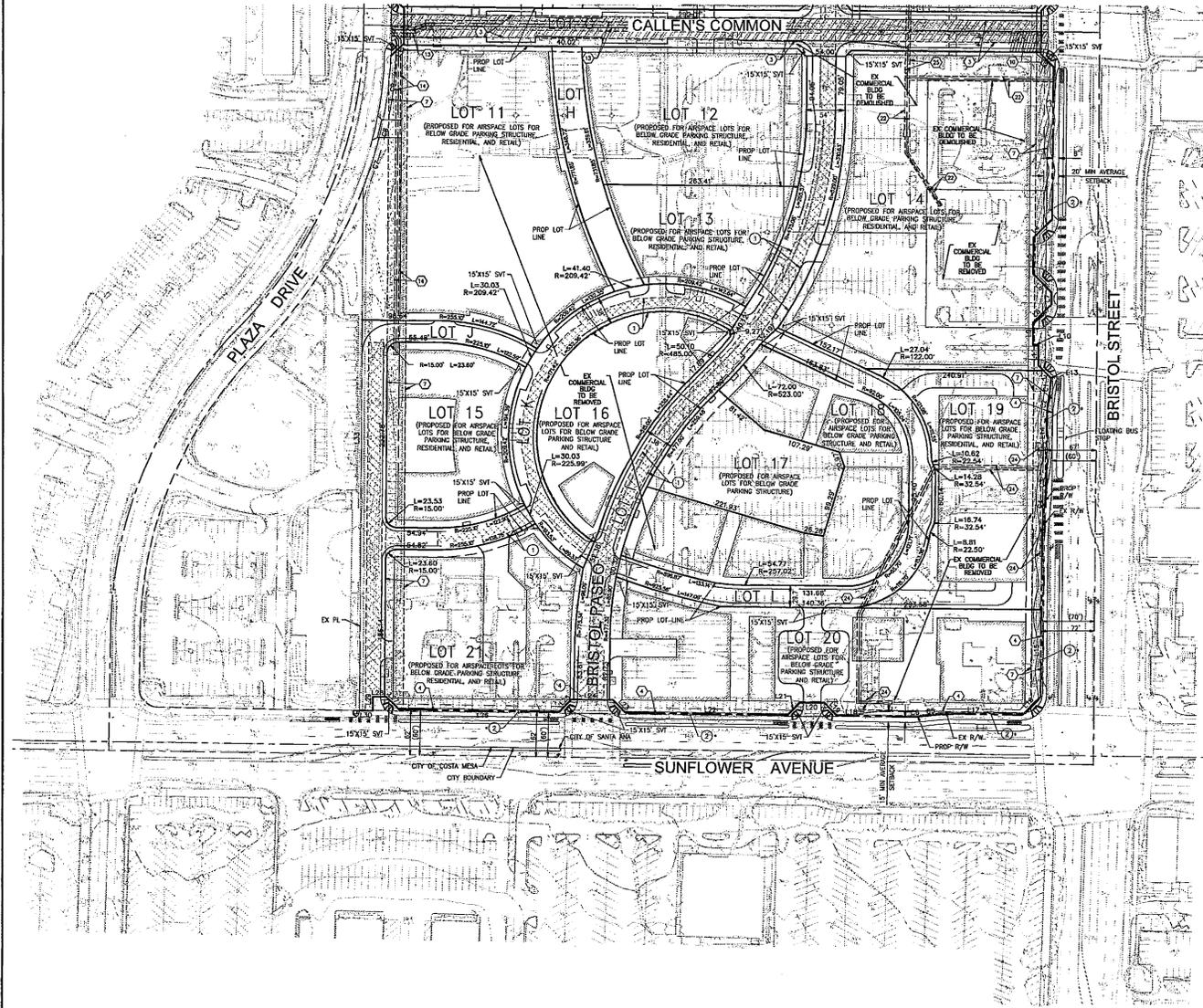


VESTING TENTATIVE TRACT MAP
 VESTING TENTATIVE TRACT NO. 19272
 FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
 RELATED BRISTOL
 SANTA ANA, CALIFORNIA

PROJECT NO. 622.015
 SHEET 10
 2 of 10

Exhibit 9 - Vesting Tentative Tract Map

PLAN SET - A
 RELATED BRISTOL
 VESTING TENTATIVE TRACT NO. 19272
 07/29/2024



EASEMENT SCHEDULE

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS	PROPOSED DISPOSITION	HATCH/LINE/TYPE
1	CITY OF SANTA ANA	RECORDED UTILITIES	BOOK 9922 PAGE 406 REC. 12/13/1971	SHOWN HEREON	ABANDON	[Hatch]
2	CITY OF SANTA ANA	REINVESTED RIGHTS OF ACCESS TO/FROM STREET, HIGHWAY, OR FUTURE AIRSTRIP, SAND LAND	BOOK 9833 PAGE 863 REC. 10/08/1971, O.R. BOOK 9860 PAGE 617 REC. 01/11/1972, O.R.	SHOWN HEREON	ABANDON	[Hatch]
3	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 1006 PAGE 600 REC. 04/08/1972, O.R. BOOK 1071 PAGE 694 REC. 05/23/1973	SHOWN HEREON	OUTCLAIM	[Hatch]
4	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROL	BOOK 1072 PAGE 774 REC. 08/14/1972, O.R.	SHOWN HEREON	PROTECT IN PLACE	[Hatch]
5	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 1070 PAGE 876 REC. 08/11/1972, O.R.	SHOWN HEREON	OUTCLAIM	[Hatch]
6	SOUTHERN CALIFORNIA EDISON	GRANT OF EASEMENT	BOOK 1071 PAGE 600 REC. 05/23/1973, O.R.	SHOWN HEREON	OUTCLAIM	[Hatch]
7	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 1230 PAGE 415 REC. 07/28/1973, O.R.	SHOWN HEREON	OUTCLAIM	[Hatch]
8	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 84-38819 REC. 09/04/1989, O.R.	SHOWN HEREON	OUTCLAIM	[Hatch]
9	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 84-39041 REC. 12/04/1984, O.R.	SHOWN HEREON	OUTCLAIM	[Hatch]

EASEMENT SCHEDULE (PROPOSED)

ITEM NO.	GRANTEE	PURPOSE	HATCH/LINE/TYPE
1	CITY OF SANTA ANA	WATER MAINS	[Hatch]
2	CITY OF SANTA ANA	PEDESTRIAN PUBLIC SIDEWALK/ACCESS	*EASEMENT VARIES SEE SECTION ON SHEET B
3	CITY OF SANTA ANA	MOA-EXCLUSIVE FOR VEHICULAR ACCESS	*FOR ALL PRIVATE ROADWAYS WITHIN SITE
4	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROL	[Hatch]

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED UNDERGROUND BUILDING

LINE TABLE			LINE TABLE			CURVE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS
L1	60.65	S00°46'32"W	L22	218.37	N89°07'54"W	C1	26.51	148.32
L2	24.06	S45°38'56"E	L23	24.12	N44°18'25"W	C2	30.50	172.10
L3	208.62	S02°27'24"W	L24	55.84	N89°08'01"W	C3	33.58	286.41
L4	35.35	S45°27'24"W	L25	24.04	S45°15'59"W	C4	54.61	480.80
L5	49.98	S02°27'32"W	L26	218.04	N89°08'01"W	C5	39.72	258.14
L6	35.35	S44°32'33"E	L27	24.04	N44°08'01"W	C6	25.27	164.52
L7	18.25	S00°17'24"W	L28	18.25	N89°40'57"W	C7	42.78	640.00
L8	35.35	S45°27'24"W	L29	18.91	N89°10'03"W	C8	70.55	587.43
L9	30.23	S02°15'54"W	L30	17.89	N89°07'47"W	C9	74.00	587.43
L10	7.85	S89°28'17"E	L33	702.67	N00°19'03"E			
L11	27.94	S02°15'56"W	L37	47.52	N00°18'27"E			
L12	24.06	S44°35'30"E						
L13	0.05	S02°15'56"W						
L14	83.17	S02°27'32"W						
L15	208.87	S02°27'34"W						
L16	35.23	S45°28'20"W						
L17	88.85	N89°08'34"W						
L18	56.40	N89°08'01"W						
L19	33.55	N89°57'13"W						
L20	23.87	S45°27'22"W						

NO.	DATE	REVISIONS	APP'D.

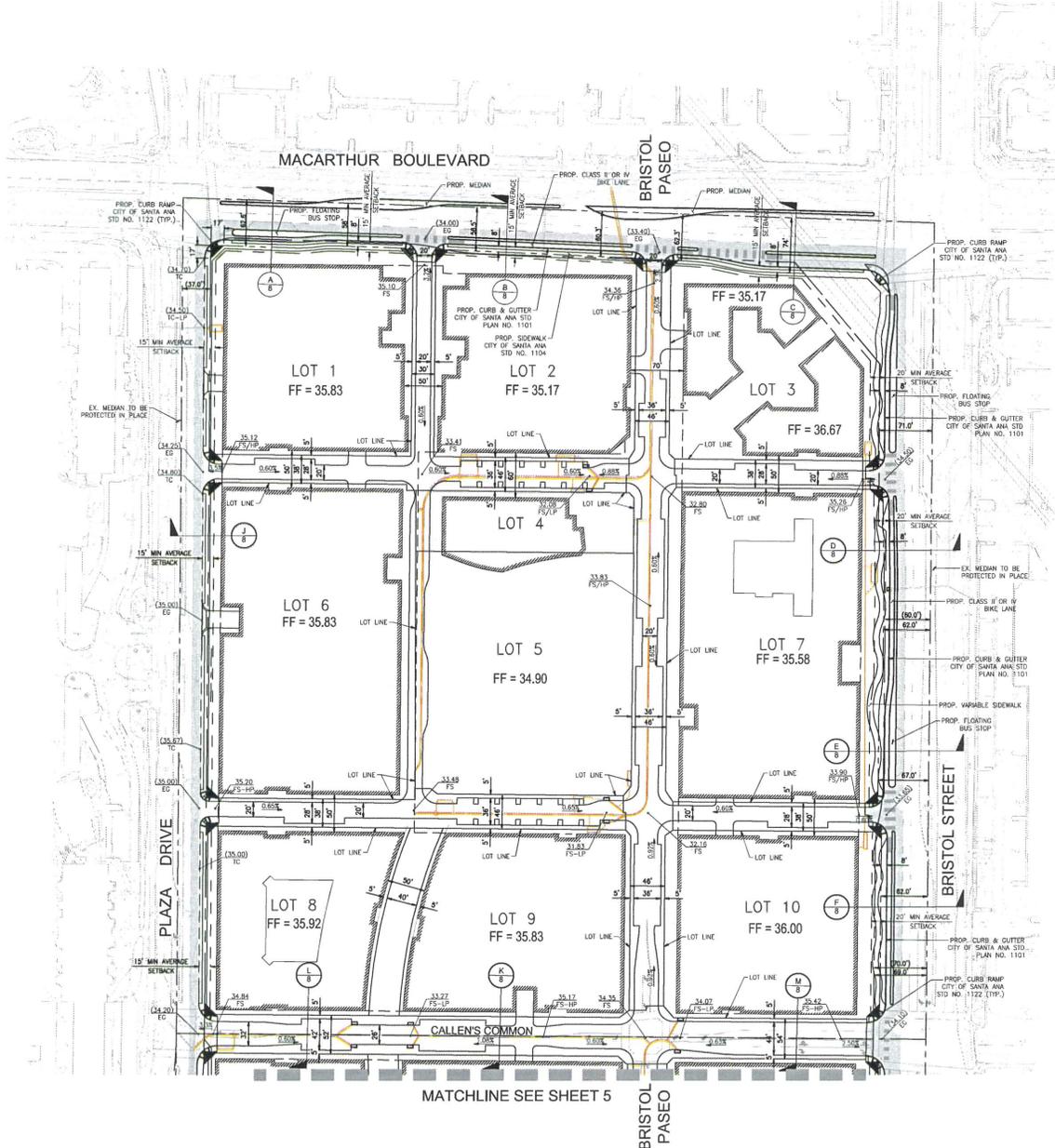
Prepared for: **RCR BRISTOL, LLC**
 18301 VON KARMAN AVENUE, SUITE 908 IRVINE, CA 92612 949.692.7272
 PREPARED UNDER THE SUPERVISION OF:
 SIGNATURE: *[Signature]*
 STEVEN SLUSSER
 R.C.E. NO. C85451 EXP. DATE 09/30/2025



VESTING TENTATIVE TRACT MAP
 VESTING TENTATIVE TRACT NO. 19272
 FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
 RELATED BRISTOL
 SANTA ANA, CALIFORNIA

PROJECT NO. 822.015
 SHEET 3 of 10

Exhibit 9 - Vesting Tentative Tract Map



LEGEND:

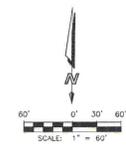
- PROPOSED R/W
- PROPOSED LOT LINE
- PROPOSED BLDG UNDERGROUND
- EXISTING R/W
- EXISTING CONTOURS
- CENTERLINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER MANHOLE
- EXISTING STORM DRAIN
- PROPOSED SPOT GRADE
- PROPOSED MODULAR METALD SYSTEM
- PROPOSED FULL DEPTH ASPHALT PAVEMENT RECONSTRUCTION, THE TOP LAYER/SURFACE COURSE BEING ASPHALT RUBBER HOT MIX
- PROPOSED 3" ASPHALT PAVEMENT CRIND AND OVERLAY WITH ASPHALT RUBBER HOT MIX
- PROPOSED CURB CUT-OFF DEDICATION (17'x17' TYP. UNLESS NOTED OTHERWISE)

- ### NOTES
- CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS AND THE SHERMAN AND NEHRGER CODES.
 - EXISTING STREET LIGHTS ALONG MACARTHUR BOULEVARD, BRISTOL STREET, SUNFLOWER AVENUE, AND PLAZA DRIVE SHALL BE IMPROVED WITH NEW LED-DRIVEN STREET LIGHTS INCLUDING FUTURE LUMINAIRE, POLES, AND CONDUITS REQUIRED FOR POWER SUPPLY.
 - PAVING MAY BE REQUIRED DURING STREET IMPROVEMENT PLAN CHECK IF UTILITY CUTS ARE NEEDED FOR NEW UTILITY SERVICES.
 - INSTALL 24" BOX STREET TREES AND TREE WELLS AS NEEDED PER THE CITY STANDARDS. THE FINAL NUMBER OF TREES AND TREE SPECIES WILL BE DETERMINED DURING STREET IMPROVEMENT PLAN CHECK AND SHALL BE INSTALLED TO THE SATISFACTION OF THE PUBLIC WORKS AGENCY.

CONCEPTUAL PUBLIC IMPROVEMENTS:

ITEM	QUANTITY	UNIT
CURB AND GUTTER	4,800	LF
SEAWALK	4,300	LF
MEDIAN IMPROVEMENTS	1,210	LF
NEW CURB RETURN	27	EA
AC PAVEMENT	119,000	SF
GRIND & OVERLAY	144,000	SF
PROPOSED TREES	73	EA

NOTE: QUANTITIES LISTED ABOVE ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. LOTS WILL BE DEVELOPED IN MULTIPLE PHASES AND TRAILS. FINAL QUANTITIES WILL BE DETERMINED DURING DESIGN OF EACH INDIVIDUAL TRACT.



NO.	DATE	REVISIONS	APP'D.

Prepared for (Developer/Applicant):
RCR BRISTOL LLC
 18201 Von Karman Avenue, Suite 900
 Irvine, CA 92612
 949.466.7272

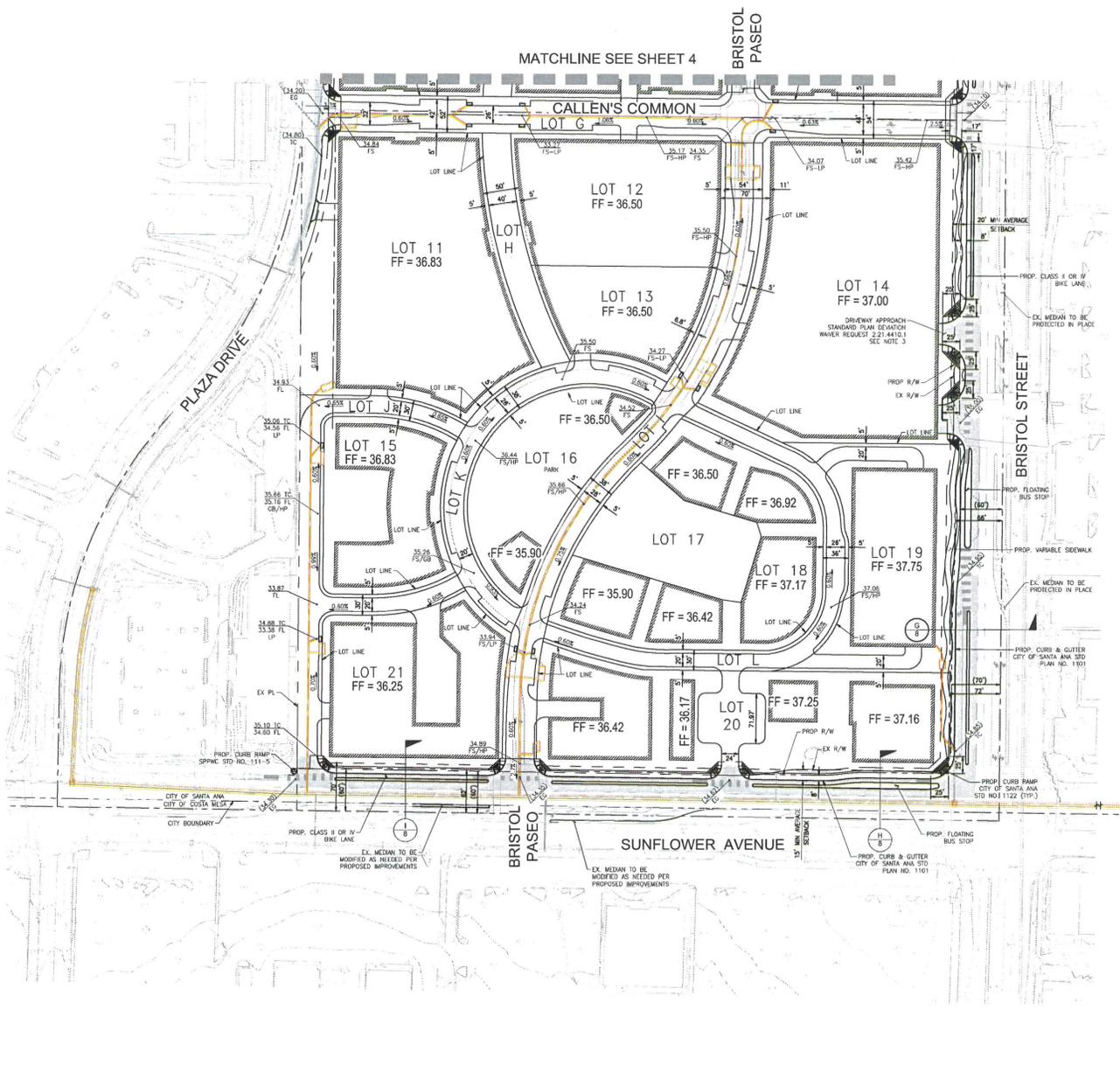
PREPARED UNDER THE SUPERVISION OF:
 SIGNATURE: *Osman*
 OSAMA OSAMA
 R.C.E. NO. 083451 EXP. DATE 09/30/2026



PRELIMINARY GRADING PLAN
 VESTING TENTATIVE TRACT NO. 19272
 FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
 RELATED BRISTOL
 SANTA ANA, CALIFORNIA

PROJECT NO. 622.015
 SHEET 4 of 10

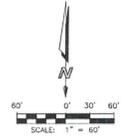
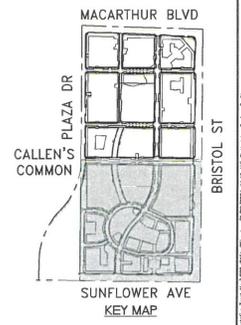
Exhibit 9 - Vesting Tentative Tract Map



LEGEND:

- PROPOSED R/W
- PROPOSED LOT LINE
- PROPOSED BLDG UNDERGROUND
- EXISTING R/W
- EXISTING CONTOURS
- CENTERLINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER MANHOLE
- EXISTING STORM GRAB
- PROPOSED SPOT GRADE
- PROPOSED MODULAR WETLAND SYSTEM
- PROPOSED FULL DEPTH ASPHALT PAVEMENT RECONSTRUCTION, THE TOP LAYER/SURFACE COURSE BEING ASPHALT RUBBER HOT MIX
- PROPOSED 3" ASPHALT PAVEMENT GRIND AND OVERLAY WITH ASPHALT RUBBER HOT MIX
- PROPOSED CORNER CUT-OFF DEDICATION (17'x17' TYP. UNLESS NOTED OTHERWISE)

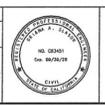
- ### NOTES
- CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, AND THE SANTA ANA MUNICIPAL CODE.
 - EXISTING STREET CURBS ALONG MACARTHUR BLVD, BRISTOL STREET, SUNFLOWER AVENUE, AND PLAZA DRIVE SHALL BE REPLACED WITH NEW CITY-SPECIFIED STREET CURBS INCLUDING TYPICAL CURB AND GUTTER REQUIRED FOR POWER SUPPLY.
 - THE PROJECT PROPOSES TO DEVIATE FROM DRAINAGE APPROACH STANDARD PLAN 1112 PER WATER REQUEST NO. 221-0415.1.
 - PAVING MAY BE REQUIRED DURING STREET IMPROVEMENT PLAN CHECK IF UTILITY CUTS ARE NEEDED FOR NEW UTILITY SERVICES.
 - INSTALL 24" DIA STREET TREES AND TREE WELLS AS NEEDED PER THE CITY STANDARDS. THE FINAL NUMBER OF TREES AND TREE SPACES WILL BE DETERMINED DURING STREET IMPROVEMENT PLAN CHECK AND SHALL BE INSTALLED TO THE SATISFACTION OF THE PUBLIC WORKS AGENCY.



NO.	DATE	REVISIONS	APP'D.

Prepared for:
(Developer/Applicant):
RCR BRISTOL, LLC
18301 VON KARMAN
AVENUE, SUITE 900
IRVINE, CA 92612
949.660.7272

PREPARED UNDER THE SUPERVISION OF:
SIGNATURE: *Osman*
OSMAN BLASOR
R.C.E. NO. 063451 EXP. DATE 05/30/2026



PRELIMINARY GRADING PLAN
VESTING TENTATIVE TRACT NO. 19272
FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
RELATED BRISTOL
SANTA ANA, CALIFORNIA

PROJECT NO. 622.015
SHEET 5 of 10

Exhibit 9 - Vesting Tentative Tract Map

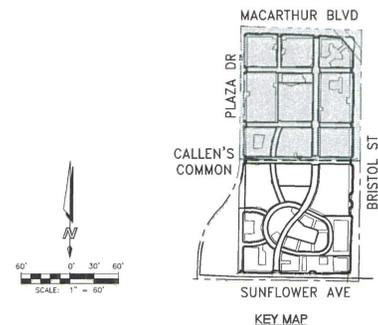
LEGEND		ABBREVIATIONS	
	EXISTING SEWER LINE	AD	AREA DEMO
	EXISTING DOMESTIC WATER LINE	CB	CATCH BASIN
	EXISTING STORM DRAIN LINE	CD	DOUBLE CHECK VALVE
	EXISTING GAS LINE	CS	CONCRETE SCHEDULE
	EXISTING OVERHEAD WIRE	DW	DOMESTIC WATER
	EXISTING R/W	EW	EXISTING WATER
	PROPOSED SEWER LINE	FD	FIRE DETECTOR
	PROPOSED DOMESTIC WATER LINE	FM	FIRE METER
	PROPOSED FIRE WATER LINE	GS	GAS SERVICE
	PROPOSED STORM DRAIN LINE	IR	IRIGATION
	PROPOSED R/W	IS	IRIGATION SERVICE
	PROPOSED L/S LINE	IS	IRIGATION SERVICE
	SITE BOUNDARY LINE	IS	IRIGATION SERVICE
	PROPOSED UNDERGROUND BUILDING	IS	IRIGATION SERVICE
	PROPOSED MODULAR WETLAND SYSTEM	IS	IRIGATION SERVICE
	PROPOSED CATCH BASIN	IS	IRIGATION SERVICE
	PROPOSED BMP DIVERSION STRUCTURE	IS	IRIGATION SERVICE
	PROPOSED WATER EASEMENT	IS	IRIGATION SERVICE
	PROPOSED DOMESTIC WATER BACKFLOW	IS	IRIGATION SERVICE
	PROPOSED DOMESTIC WATER METER	IS	IRIGATION SERVICE
	PROPOSED FIRE DCMA	IS	IRIGATION SERVICE
	PROPOSED IRRIGATION REDUCED PRESSURE BACKFLOW	IS	IRIGATION SERVICE
	PROPOSED IRRIGATION METER	IS	IRIGATION SERVICE
	PROPOSED FIRE HYDRANT	IS	IRIGATION SERVICE

- NOTES**
- THE SHIP'S SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVIEWED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE SHIP FROM THE SURFACE OF THE GRADING PERMIT. THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL SHIP'S.
 - DEMAND CALCULATIONS FOR SIZE DETERMINATION OF DOMESTIC, IRRIGATION AND FIRE SERVICE WATER METERS TO BE CONFORMED WITH LOCAL ORDINANCES.
 - ABANDONMENT OF ALL SIZES LATERAL CONNECTIONS FROM THE PROJECT SITE SHALL BE REMOVED TO PUBLIC THE SEWER MAIN.
 - ALL UTILITY SIZES TO BE CONFORMED WITH LOCAL ORDINANCES.
 - APPROPRIATE BACKFLOW PREVENTERS REQUIRED FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER GRADING AND IMPROVEMENT PLANS (AS APPLICABLE).
 - CONSTRUCTION OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, AND THE SANTA ANA MUNICIPAL CODE.
 - ORIGINEE 12" WATER IN CALLEN'S COMMON AND BRISTOL PASEO ARE PLANNED TO BE PUBLIC. OTHER SIZES WATER MAINS MAY BE PRIVATE OR PUBLIC TO BE FURTHER RESEARCHED AND CONFIRMED BY THE CITY.

CONCEPTUAL PUBLIC UTILITY QUANTITIES:

ITEM	QUANTITY	UNIT
8" WATER MAIN	1188	LF
12" WATER MAIN	4294	LF
DOMESTIC WATER SERVICE	43	EA
IRRIGATION WATER SERVICE	26	EA
FIRE HYDRANTS	24	EA
8" SEWER MAIN (BY DEVELOPER)	89	LF
18" SEWER MAIN	92	LF
SEWER MANHOLE	2	EA
60" STORM DRAIN (FUTURE IMPROVEMENT BY CITY)	200	LF
72" STORM DRAIN (FUTURE IMPROVEMENT BY CITY)	2330	LF

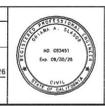
NOTE: QUANTITIES LISTED ABOVE ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. QUANTITIES WILL BE DETERMINED DURING DESIGN OF EACH INDIVIDUAL PHASE.



NO.	DATE	REVISIONS	APP'D.

Prepared for:
RCR BRISTOL LLC
18201 VON KARMAN AVENUE, SUITE 900
IRVINE, CA 92612
949.660.7272

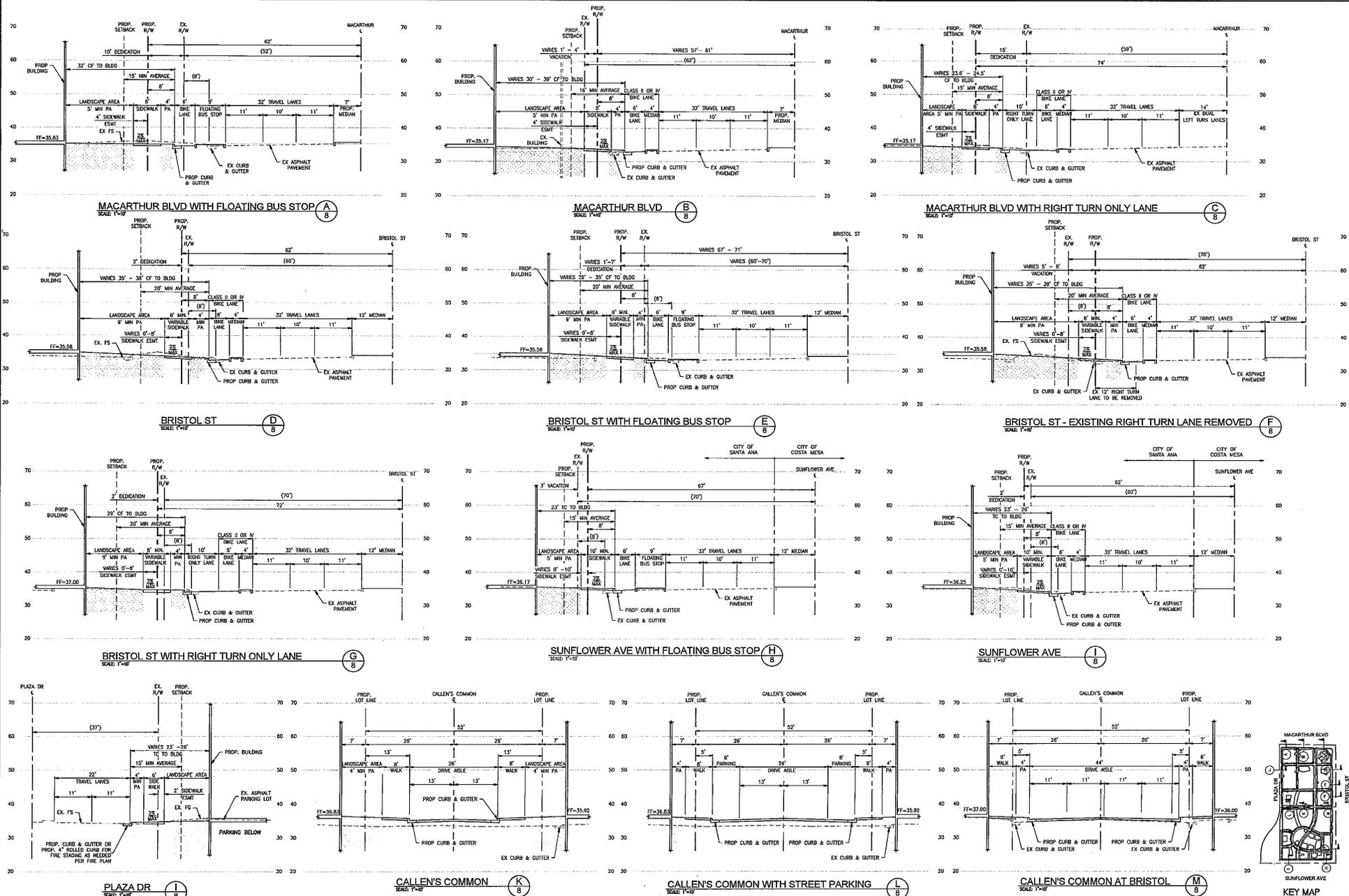
PREPARED UNDER THE SUPERVISION OF:
SIGNATURE: *O. Slosser*
OSIANA SLOSSER
R.C.E. NO. C63451 EXP. DATE 09/30/2026



PRELIMINARY UTILITY PLAN
VESTING TENTATIVE TRACT NO. 19272
FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
RELATED BRISTOL
SANTA ANA, CALIFORNIA

PROJECT NO.
622.015
SHEET
6 of 10

Exhibit 9 - Vesting Tentative Tract Map



NO.	DATE	REVISIONS

Prepared for:
RCR BRISTOL, LLC
 18201 Von Karman Avenue, Suite 400
 Irvine, CA 92612
 949.460.7272

Prepared under the supervision of:
 Signature: *O. Shaper*
 DRAMA SLATOR
 R.C.E. NO. C83451 EXP. DATE 02/30/2026

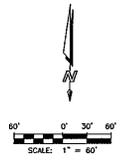
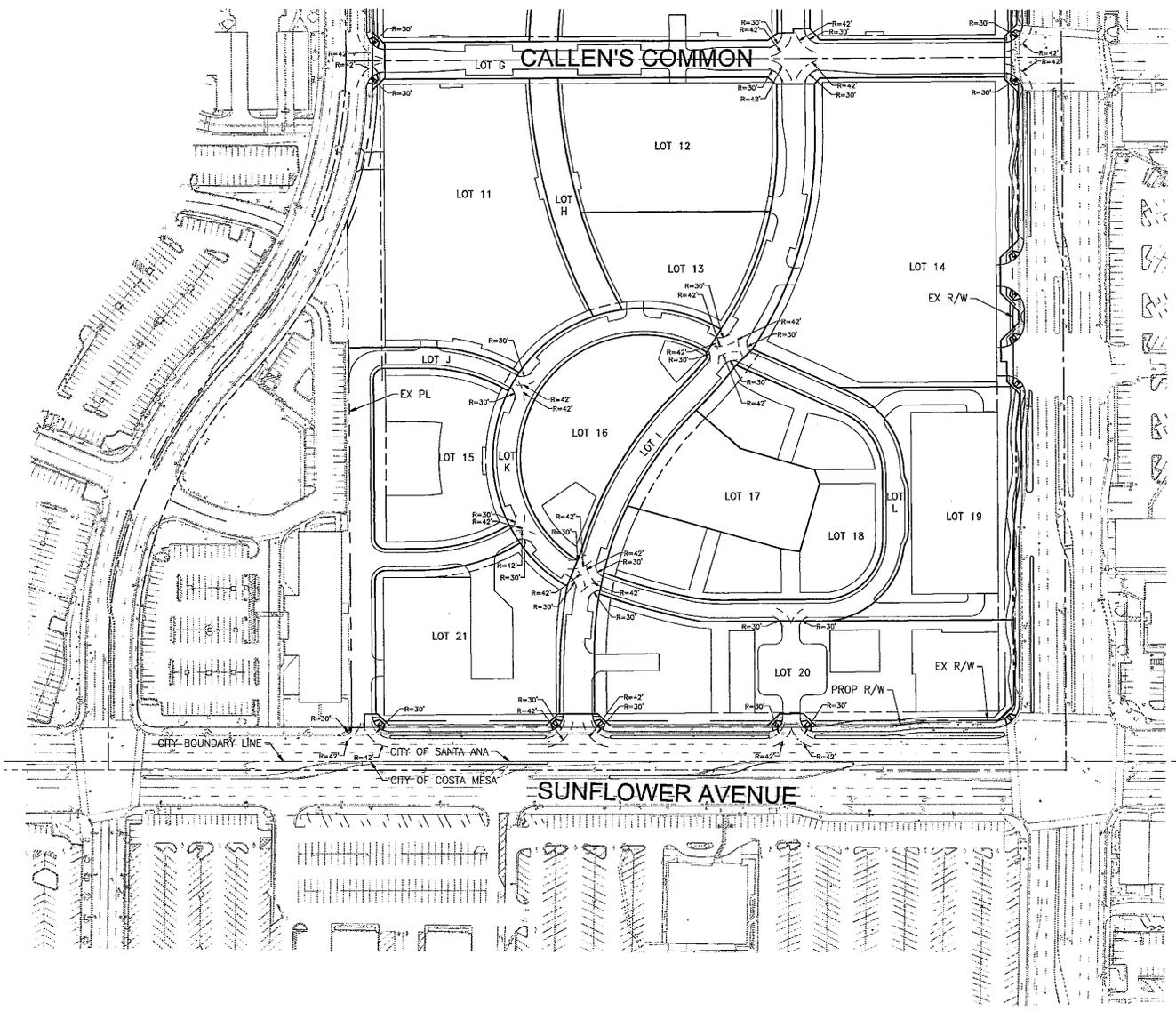


FUSCOE ENGINEERS INC.
 15535 Sand Canyon Ave 949.474.1800
 Suite 500 Irvine, California 92618 fuscoe.com

SECTIONS
 VESTING TENTATIVE TRACT NO. 19272
 FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
 RELATED BRISTOL SANTA ANA, CALIFORNIA

PROJECT NO. 622.015
 SHEET 8 of 10

Exhibit 9 - Vesting Tentative Tract Map



NO.	DATE	REVISIONS	APP'D.

Prepared for
 (Developer/Applicant):
RCR BRISTOL, LLC
 18201 VON KARMAN
 AVENUE, SUITE 800
 IRVINE, CA 92612
 949.860.7272

PREPARED UNDER THE SUPERVISION OF:
 SIGNATURE: *O. Slawer*
 OSWALD SLAWER
 R.C.E. NO. C83451 EXP. DATE 09/30/2028



GARBAGE TRUCK EXHIBIT
 VESTING TENTATIVE TRACT NO. 19272
 FOR AIRSPACE SUBDIVISION AND CONDOMINIUM PURPOSES
 RELATED BRISTOL
 SANTA ANA, CALIFORNIA

PROJECT NO.
 622.015
 SHEET
 10 of 10

Exhibit 9 - Vesting Tentative Tract Map