

# 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 477, 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, BEING NORTH 89° 58' 36" WEST 74.47 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 89° 58' 36" WEST 75.11 FEET TO A POINT ON A NON-TANGENT CURVE COMMENCING SOUTHEASTERLY MAKING A RADIUS OF 30.00 FEET, A RADIAL AT SAID POINT BEARS NORTH 89° 58' 36" WEST 75.11 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTHEASTERLY 5.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 07' 35" TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM THE CENTERLINE OF MACARTHUR BOULEVARD AS SHOWN ON SAID MAP, A RADIAL AT SAID POINT BEARS NORTH 89° 58' 36" WEST; THENCE LEAVING SAID CURVE ALONG SAID PARALLEL LINE SOUTHWEST BY 3° 58' EAST A DISTANCE OF 78.76 FEET TO THE POINT OF BEGINNING.

PARCELS 3, 2, 3 AND 4 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 SANJOSE OF SANTA ANA WHICH WAS ENTERED SEPTEMBER 12, 1968 IN BOOK 79, PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE COUNTY OF ORANGE, CALIFORNIA, AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED IN THE DEED TO THE ORANGE COUNTY FLOOD CONTROL DISTRICT, RECORDED DECEMBER 15, 1960 IN BOOK 5556, PAGE 123 OF OFFICIAL RECORDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING EASTERLY OF A LINE THAT IS PARALLEL WITH AND WESTERLY 7.00 FEET FROM THE CENTERLINE OF BRISTOL STREET, AS SAID CENTERLINE IS DESCRIBED IN THE DEED TO THE COUNTY OF ORANGE, RECORDED MARCH 19, 1953 IN BOOK 2303, PAGE 213 OF SAID OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTHERLY OF A LINE IS PARALLEL WITH AND SOUTHERLY 7.00 FEET FROM THE SOUTH LINE OF THE LAND DESCRIBED IN PARCEL 1, 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, CSDS, 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 SPAN, REFERENCE NETWORK, OR EQUIVALENT STATIONS.

REFERENCE CSDS STATIONS					
STATION	NORTHING (N)	EASTING (E)	HIGHT (H)	ACCURACY	
747K	1180769.57	604876.26	-35.603	FIRST ORDER	
SACV	2216016.19	608143.27	-34.713	FIRST ORDER	

MAPPING ANGLE AND GRID FACTOR					
POINT	NORTHING (N)	EASTING (E)	HIGHT (H)	CF	HEIGHT (ELEV)
10002	720229.53	604824.72	-0275.575-0.637	0.99997449	-81.881' 33.18"

NOTES: DISTANCES AND COORDINATE DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT, AS USED IN TABLES ABOVE. ELEVATION REFERS TO THE CALIFORNIA ORIGINATED HEIGHTS OF 1989 (CORS89) OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE (CONVERGENCE ANGLE) AND COMBINATION FACTOR (CF) WERE CALCULATED IN TERMS OF THE NORTH MEAN GEODETIC DATUM OF 1989 ("NAD89") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT (FROM GEOID128) USED TO CALCULATE THE COMBINATION FACTOR. IN THE EVENT THAT THE CALCULATIONS ARE NOT PERFORMED AT A "TIE" POINT IN THE SURVEY, THERE MAY BE NO STATION OR ELEVATION TO LIST.

DISTANCES SHOWN HEREON, ARE GRID DISTANCES. TO APPROXIMATE CSDS 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:

BN NO. SA-282-77 ELEV. 33.607 (COUNTY OF ORANGE BENCH MARK) (DATE: JANU 08)  
DESCRIPTION: FOUND 3 3/4" DCS ALUMINUM BENCHMARK DISK STAMPED SA-282-77, IS IN THE NORTHEAST CORNER OF A 4 FT. BY 2 FT. CATCH BASIN. MONUMENT IS LOCATED ON THE SOUTH SIDE OF MACARTHUR BOULEVARD, 270 FT. WESTERLY OF THE CENTERLINE OF BEAR STREET, WESTERLY OF LIGHT POLE "FOURTH", AND 0.81' BEHIND CURB FACE. MONUMENT IS SET LEVEL WITH SIDEWALK.

CONTOUR INTERVAL: 1'

## GENERAL NOTES

1. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED 01/30/2020.

2. 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.

3. 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.

4. 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 APPROVAL.

5. THE BUILDING FOOTPRINTS AND ENVELOPES 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. PROPOSED BUILDINGS SHALL BE GRANTED PROVIDED THE PROPOSED BUILDING SATISFIES ALL EXISTING CODES AND ORDINANCES.

6. PERMISSION IS GRANTED FOR MULTIPLE PHASED FINAL MAPS.

7. PERMISSION IS GRANTED TO COMBINE LOTS.

8. PERMISSION IS GRANTED TO MOVE AIRSPACE LOTS BETWEEN MASTER LOTS, PROVIDED THE PROJECT DOES NOT EXCEED THE OVERALL LOTS FOR THE PROJECT, REGARDLESS OF PHASING OR USES.

9. AIRSPACE LOT DIMENSIONS TO BE PROVIDED DURING FINAL MAPPING.

10. A MAXIMUM OF 350 COMMERCIAL CONDOMINIUM UNITS AND 250 RESIDENTIAL CONDOMINIUMS MAY 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.

11. LOCATIONS OF APPURTENANT STRUCTURES (E.G., PAVES, PEDESTRIAN BRIDGES, TRASH SHEDS, WATER QUALITY BASINS, ETC.) MAY BE RELOCATED TO THE SATISFACTION OF RECORDING AND PUBLIC WORKS.

12. PERMISSION GRANTED TO MAKE/BACK GRADE.

13. ALL DIMENSIONS SHOWN ARE APPROXIMATE.

14. THIS PROJECT IS A PART OF A SPECIFIC PLAN.

15. THIS PROJECT WILL PROCESS AND RECORD CC&R'S OR EQUIVALENT FOR THE MAINTENANCE AND COST SHARING RESPONSIBILITY OF THE FUTURE COMMON UTILITY FACILITIES: SEWERING, GATE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, IRRIGATION, SEWER, DRAINAGE, ETC.

16. ON-SITE SEWER, STORM DRAIN AND SITE STREETS ARE PRIVATE. ON-SITE 12" WATER IN CULVERTS COMMON AND BRISTOL PAVED ARE PUBLIC. OTHER ON-SITE WATER MAINS MAY BE EITHER PRIVATE OR PUBLIC, TO BE FURTHER REVIEWED AND CONVEYED BY THE CITY.

17. 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 LOADS, ACCESS RIGHTS IN OVER ACROSS, UPON, AND THROUGH SAID TRACT FOR THE PURPOSES OF MAINTAINING, SERVING, REPAIRING, REPLACING, AND READING THE PUBLIC WATER MAINS AND TRAFFIC LOADS WITHIN SAID TRACT."

18. 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 DRAINAGE OF THE GRADING (ROADS/PAVEMENT), SEWER, AND WATER ASSESSMENT STUDIES, INCORPORATE ALL REQUIRED STRUCTURAL BMPs FOR ASSURANCE AND AN INFORMATION HANDOUT (INCLUDING A WOMP STRUCTURE).

19. ALL ACCESSIBILITY RAMPS ARE TO BE CONSTRUCTED PER CITY OF SANTA ANA CITY STD. 1122.

20. 15'-15" SIGHT VISIBILITY TRIANGLES (SVT) SHOWN AT PROPOSED INTERSECTIONS/DRIVWAYS.

21. PROPOSED PUBLIC MEDIAN ALONG MACARTHUR BOULEVARD FROM PLAZA DRIVE TO BRISTOL STREET SHALL HAVE DROUGHT TOLERANT LANDSCAPE FROM THE CITY OF SANTA ANA PARKWAY GUIDELINES FOR DROUGHT TOLERANT PLANTS INSTALLED.

22. INSTALL 24" BOX STREET TREES AND TREE SPECIES, 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.

23. RECREATIONAL, DRAINAGE AND ACCESS AGREEMENT WILL BE DEDICATED ACROSS ALL LOTS AS PART OF THE PROJECT CC&R/DEED.

24. CONSTRUCTION/INSTALLATION/REPAIR OF ALL IMPROVEMENTS REQUIRED FOR THIS PROJECT WILL BE CONSTRUCTED AS OUTLINED IN THE MITIGATION MEASURES FROM CIR, TRAFFIC IMPACT ANALYSIS, DRAINAGE, WATER DEMAND, SEWER, AND WATER ASSESSMENT STUDIES, AND PRELIMINARY WATER QUALITY MANAGEMENT PLANS AND SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, AND THE SANTA ANA MUNICIPAL CODE.

25. DEVELOPER ACKNOWLEDGES THAT ALL UTILITIES AND EASEMENTS THAT CONFLICT WITH PROPOSED BUILDINGS SHALL BE RELOCATED AND OUTLINED, RESPECTIVELY, THROUGH STANDARD CITY PROCESSES, INCLUDING FINAL ACCEPTANCE OF RELOCATED UTILITIES AND GRANTING OF APPROPRIATE REPLACEMENT EASEMENTS, PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

26. ALL TRAFFIC IMPACT ANALYSIS (TIA) RECOMMENDATIONS, INCLUDING THE F&R-SHARE COST CONTRIBUTIONS, WILL BE IMPLEMENTED AS REQUIRED BY THE TIA.

27. ANY PROPOSED GATES WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.

28. TRASH ENCLOSURE AREAS SHALL BE FULLY ROOFED OR BE DRAIN INTO A WATER QUALITY BASIN TO PREVENT DISCHARGE OF SPILLED CONTAMINANTS INTO THE STORM DRAIN SYSTEM.

29. 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.

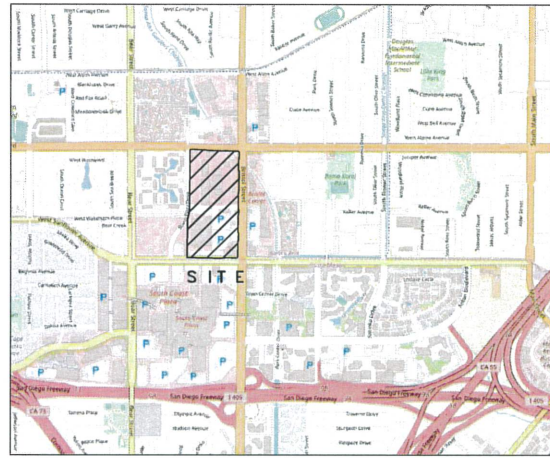
30. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).

31. 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.

32. EXISTING STREET LIGHTS ALONG MACARTHUR BOULEVARD, BRISTOL STREET, SUNFLOWER AVENUE, AND PLAZA DRIVE SHALL BE REPLACED WITH NEW CITY-OWNED STREET LIGHTS INCLUDING FUTURE LUMINAIRES, POLES, AND CONDUITS REQUIRED FOR POWER SUPPLY FOR CITY OF SANTA ANA STANDARDS.

33. PAVING MAY BE REQUIRED DURING STREET IMPROVEMENT PLAN CHECK IF UTILITY CUTS ARE NEEDED FOR NEW UTILITY SERVICES.

34. HAIL ROUTE TO BE PROVIDED PRIOR TO ANY CONSTRUCTION ACTIVITY.



VICINITY MAP  
NOT TO SCALE

## PROJECT TEAM

OWNER:  
PROPERTY OWNERS - GREENWICH RANCH, LLC  
890 WEST BRISTOL, LLC  
A WDC BRISTOL, WEST, LLC  
SURVEYOR/DEVELOPER:  
STEVEN CH  
RCH BRISTOL, LLC  
18201 VON KARMAN AVENUE, SUITE 900  
IRVINE, CA 92612  
TEL: 949.680.7272

## ARCHITECT

TIM BUCHART  
M&P ARCHITECTS  
1900 MAIN STREET, SUITE 800  
IRVINE, CA 92614  
TEL: 949.909.3388  
ENGINEER:  
ORIANA SLASOR, P.E.  
FUSCOE ENGINEERING  
15535 SAND CANYON, SUITE 100  
IRVINE, CA 92618  
TEL: 949.474.1960

## UTILITY PURVEYORS

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

ELECTRIC  
SOUTHERN CALIFORNIA Edison (SCE)  
1125 BANK PARKWAY  
IRVINE, CA 92618

GAS  
SOUTHERN CALIFORNIA GAS COMPANY  
1919 STATE COLLEGE BLVD.  
IRVINE, CA 92612  
(949) 925-3120  
(714) 634-6278

## ESTIMATED EARTHWORK QUANTITIES

(WOM) CUT CY: 922,400 CY  
(WOM) FILL CY: 5,000 CY  
(WOM) UTILITY SPILLS: 15,000 CY  
(WOM) 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 CONTIGUOUS 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 06050C02091 DATED 12/3/2009 ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM). THE PROJECT SITE IS WITHIN SHADDED ZONE X, WHICH DEPICTS AREAS WITH REDUCED FLOOD RISK DUE TO AN EXISTING LEVEE. THE EXISTING GROUND ELEVATION IN THE NORTHEAST CORNER OF THE SITE IS WITHIN ZONE X, WHICH DEPICTS AREAS DETERMINED TO BE WITHIN THE 1% (100-YEAR) ANNUAL CHANCE FLOOD ZONE.

## OWNER'S STATEMENT

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

SIGNATURE DATE

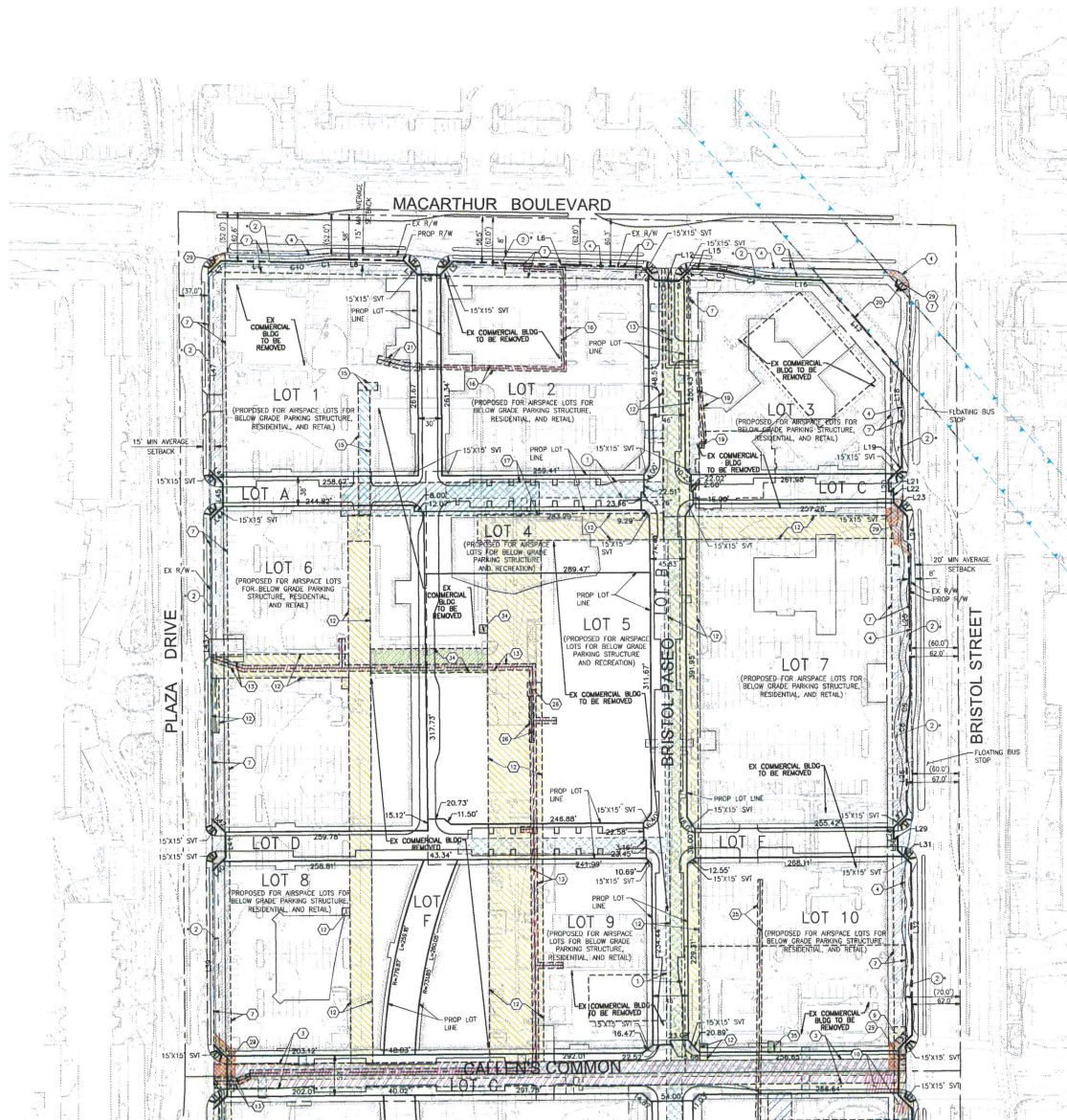
NO.	DATE	REVISIONS	APP'D.	Prepared for (Developer/Agencies):	PREPARED UNDER THE SUPERVISION OF:
				RCH BRISTOL, LLC 18201 VON KARMAN AVENUE, SUITE 900 IRVINE, CA 92612 949.680.7272	SIGNATURE: ORIANA SLASOR R.C.E. NO. 063451 EXP. DATE 09/30/2026

15535 Sand Canyon Ave 949.474.1960  
Suite 100  
Irvine, California 92618 fuscoe.com

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

PROJECT NO.  
622.015  
SHEET  
1 of 10





# LEGEND

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

NO.	DATE	REVISIONS	APP'D.

Prepared for:  
(Developer/Applicant):  
**RCR BRISTOL, LLC**  
18001 VAN KAMARA  
AVENUE, SUITE 900  
IRVINE, CA 92612  
949.662.7272

PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: *[Signature]*  
R.C.E. NO. C83451 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  
2 of 10

## EASEMENT SCHEDULE (EXISTING)

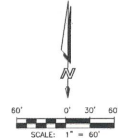
ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS	PROPOSED DISPOSITION	HATCH/LINETYPE
1	CITY OF SANTA ANA	RECORDED UTILITIES	BOOK 9922 PAGE 496 REC. 12/13/1971	SHOWN HEREON	ABANDON	
2	CITY OF SANTA ANA	UNDEVELOPED RIGHTS OF ACCESS TO/FROM STREET, HIGHWAY, OR FREIGHTWAY ADJUTING SAID LAND	BOOK 9833 PAGE 863 REC. 10/04/1971, O.R. BOOK 9860 PAGE 617 REC. 01/17/1972, O.R.	SHOWN HEREON	PROTECT IN PLACE	
3	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 10060 PAGE 620 REC. 04/04/1972, O.R. BOOK 10111 PAGE 594 REC. 05/23/1973	SHOWN HEREON	QUITCLAIM	
4	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROLS	BOOK 10115 PAGE 888 REC. 06/04/1972, O.R.	SHOWN HEREON	PROTECT IN PLACE	
5	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROLS	BOOK 10172 PAGE 274 REC. 06/14/1972, O.R.	SHOWN HEREON	PROTECT IN PLACE	
6	CITY OF SANTA ANA	PUBLIC UTILITIES & NON-EXCLUSIVE SURFACE ACCESS EASEMENTS	BOOK 10276 PAGE 372 REC. 07/17/1972, O.R. BOOK 11160 PAGE 803 REC. 07/10/1974, O.R.	SHOWN HEREON	ABANDON	
7	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 10270 PAGE 676 REC. 08/17/1972, O.R.	SHOWN HEREON	QUITCLAIM	
8	CITY OF SANTA ANA	UNDERGROUND PUBLIC UTILITIES & NON-EXCLUSIVE SURFACE EASEMENTS	BOOK 10776 PAGE 551 REC. 08/17/1972, O.R.	SHOWN HEREON	QUITCLAIM	
9	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 11013 PAGE 638 REC. 12/05/1973, O.R.	SHOWN HEREON	QUITCLAIM	
10	CITY OF SANTA ANA	EXCLUSIVE UNDERGROUND EASEMENT & NON-EXCLUSIVE SURFACE EASEMENTS	BOOK 11189 PAGE 594 REC. 07/05/1974	SHOWN HEREON	ABANDON	
11	SOUTHERN CALIFORNIA EDISON	UNDERGROUND LINES, CONDUITS & ABOVE-GROUND APPURTENANT FEATURES	BOOK 11213 PAGE 884	SHOWN HEREON	QUITCLAIM	
12	FIRST WESTERN BANK AND TRUST	EASEMENT GRANTED FOR INGRESS AND EGRESS	BOOK 11293 PAGE 1399 REC. 11/25/1974, O.R.	SHOWN HEREON	PROTECT IN PLACE	
13	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	BOOK 11782 PAGE 1026 REC. 06/22/1976, O.R.	SHOWN HEREON	QUITCLAIM	
14	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 84-504314 REC. 10/24/1984, O.R.	SHOWN HEREON	QUITCLAIM	
15	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 86-622569 REC. 12/17/1986, O.R.	SHOWN HEREON	QUITCLAIM	
16	CITY OF SANTA ANA	PUBLIC STREET & HIGHWAY	INST. NO. 1988-0518243 REC. 06/10/1988, O.R.	SHOWN HEREON	ABANDON	
17	CITY OF SANTA ANA	PUBLIC SERVICES	INST. NO. 2000066346 REC. 12/07/2000, O.R.	SHOWN HEREON	ABANDON	
18	SOUTHERN CALIFORNIA EDISON	PUBLIC UTILITIES	INST. NO. 2001003838 REC. 01/23/2001, O.R.	SHOWN HEREON	QUITCLAIM	

## EASEMENT SCHEDULE (PROPOSED)

ITEM NO.	GRANTEE	PURPOSE	NOTES/LINETYPE
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 #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	90.18'	S88°07'41"E	L23	24.35'	S45°15'58"E	L45	28.61'	N00°08'56"W
L3	24.34'	S43°49'32"E	L24	98.49'	S00°59'31"E	L46	24.35'	S43°57'24"E
L4	29.45'	S87°50'09"E	L25	131.31'	S00°27'29"W	L47	254.75'	N00°19'03"E
L5	24.04'	N48°24'42"E	L26	98.06'	S00°27'28"W			
L6	241.35'	S87°38'10"E	L27	24.04'	S45°27'31"W			
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°55'17"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	222.88'	S00°27'36"W			
L13	15.00'	S48°59'24"E	L33	24.04'	N49°57'59"W			
L14	23.51'	N48°46'17"E	L34	80.65'	S00°43'52"W			
L15	15.97'	S86°16'11"E	L35	24.35'	S43°57'24"E			
L16	52.48'	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	34.04'	N45°16'10"E			
L19	24.04'	S43°27'33"W	L41	32.61'	S00°19'03"W			
L20	14.99'	S00°27'16"W	L42	24.35'	S43°57'24"E			
L21	6.09'	S88°32'24"E	L43	39.16'	N00°19'03"E			
L22	15.01'	S00°27'16"W	L44	24.35'	N45°23'19"E			

CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	26.89'	167.08'	9°13'12"	13.47'
C3	45.87'	236.05'	1°10'03"	23.01'
C4	54.86'	251.17'	1°28'08"	27.44'
C5	28.81'	188.42'	6°45'36"	14.43'
C6	31.60'	156.56'	11°33'54"	15.85'



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	
2	CITY OF SANTA ANA	UNDEVELOPED RIGHTS OF ACCESS TO/FROM STREET, HIGHWAY, OR PRIVATE ADJUTING, SAID LAND	BOOK 9833 PAGE 863 REC. 10/08/1971, O.R. BOOK 9840 PAGE 617 REC. 01/11/1972, O.R.	SHOWN HEREON	ABANDON	
3	SOUTHERN CALIFORNIA Edison	PUBLIC UTILITIES	BOOK 1006 PAGE 600 REC. 04/04/1972, O.R. BOOK 1071 PAGE 604 REC. 05/23/1973	SHOWN HEREON	OUTCLAM	
4	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROL	BOOK 10772 PAGE 774 REC. 08/14/1972, O.R.	SHOWN HEREON	PROTECT IN PLACE	
5	SOUTHERN CALIFORNIA Edison	PUBLIC UTILITIES	BOOK 10270 PAGE 876 REC. 06/11/1972, O.R.	SHOWN HEREON	OUTCLAM	
6	SOUTHERN CALIFORNIA Edison	GRANT OF EASEMENT	BOOK 10711 PAGE 603 REC. 05/23/1973, O.R.	SHOWN HEREON	OUTCLAM	
7	SOUTHERN CALIFORNIA Edison	PUBLIC UTILITIES	BOOK 12305 PAGE 415 REC. 07/25/1973, O.R.	SHOWN HEREON	OUTCLAM	
8	SOUTHERN CALIFORNIA Edison	PUBLIC UTILITIES	INST. NO. 84-308919 REC. 04/04/1984, O.R.	SHOWN HEREON	OUTCLAM	
9	SOUTHERN CALIFORNIA Edison	PUBLIC UTILITIES	INST. NO. 84-308514 REC. 12/04/1984, O.R.	SHOWN HEREON	OUTCLAM	

EASEMENT SCHEDULE (PROPOSED)

ITEM NO.	GRANTEE	PURPOSE	HATCH/LINE/TYPE
1	CITY OF SANTA ANA	WATER MAINS	
2	CITY OF SANTA ANA	PEDESTRIAN PUBLIC SIDEWALK/ACCESS	EASEMENT WARES, SEE SECTIONS ON SHEET B.
3	CITY OF SANTA ANA	NON-EXCLUSIVE FOR VEHICULAR ACCESS	FOR ALL PRIVATE EASEMENTS WITHIN SITE
4	CITY OF SANTA ANA	TRAFFIC SIGNAL CONTROL	

LEGEND

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

LINE TABLE

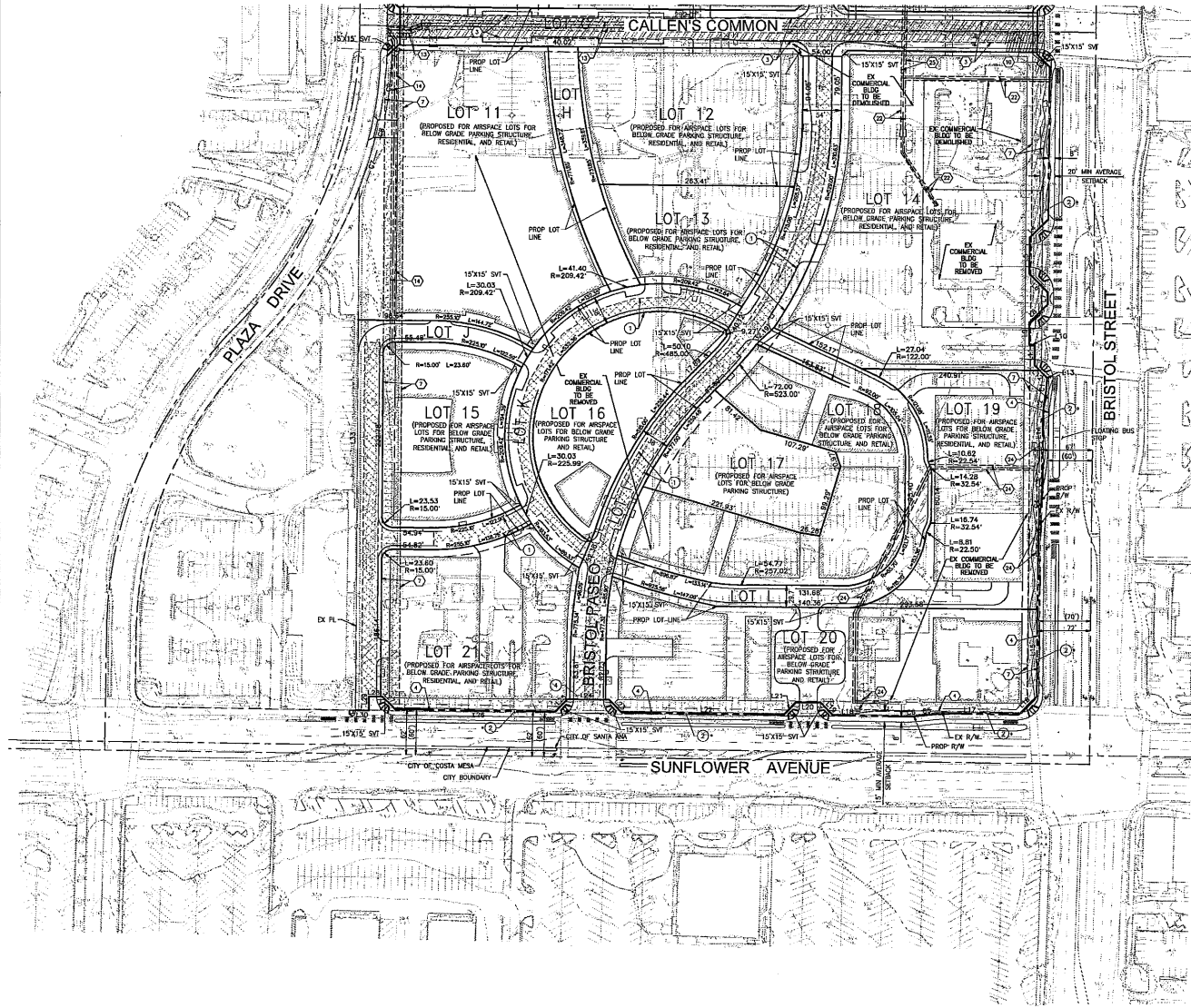
LINE #	LENGTH	BEARING
L1	60.85	S00°46'32"W
L2	24.06	S45°38'56"E
L3	208.62	S00°27'24"W
L4	35.35	S45°27'24"W
L5	49.88	S00°27'22"W
L6	35.35	S44°32'33"E
L7	18.25	S00°17'24"W
L8	30.33	S45°27'24"W
L9	30.23	S00°21'54"W
L10	7.80	S89°28'17"E
L11	27.84	S00°21'56"W
L12	24.06	S44°35'30"E
L13	0.05	S00°21'56"W
L14	83.17	S00°27'22"W
L15	208.67	S00°27'24"W
L16	35.33	S45°28'20"W
L17	88.85	N87°08'34"W
L18	58.40	N87°08'01"W
L20	33.55	N87°57'13"W
L21	23.87	S45°27'22"W

LINE TABLE

LINE #	LENGTH	BEARING
L22	218.37	N89°07'54"W
L23	24.12	N44°18'20"W
L24	55.84	N87°08'01"W
L25	24.04	S45°31'59"W
L26	218.04	N87°08'01"W
L27	24.04	N44°08'01"W
L28	18.25	N89°40'57"W
L29	18.91	S00°19'03"W
L30	17.89	N89°07'47"W
L33	702.67	N00°19'03"E
L37	47.52	N00°18'27"E

CURVE TABLE

CURVE #	LENGTH	BEARING
C1	26.51	148.32'
C2	30.52	172.15'
C3	33.58	295.44'
C4	54.61	480.80'
C5	39.72	258.14'
C6	25.27	164.52'
C7	42.78	640.00'
C8	70.55	587.43'
C9	74.05	587.43'



NO.	DATE	REVISIONS	APP'D.

Prepared for:  
RCR BRISTOL, LLC  
18301 VAN KAMIAN  
AVENUE, SUITE 900  
IRVINE, CA 92612  
949.695.7272

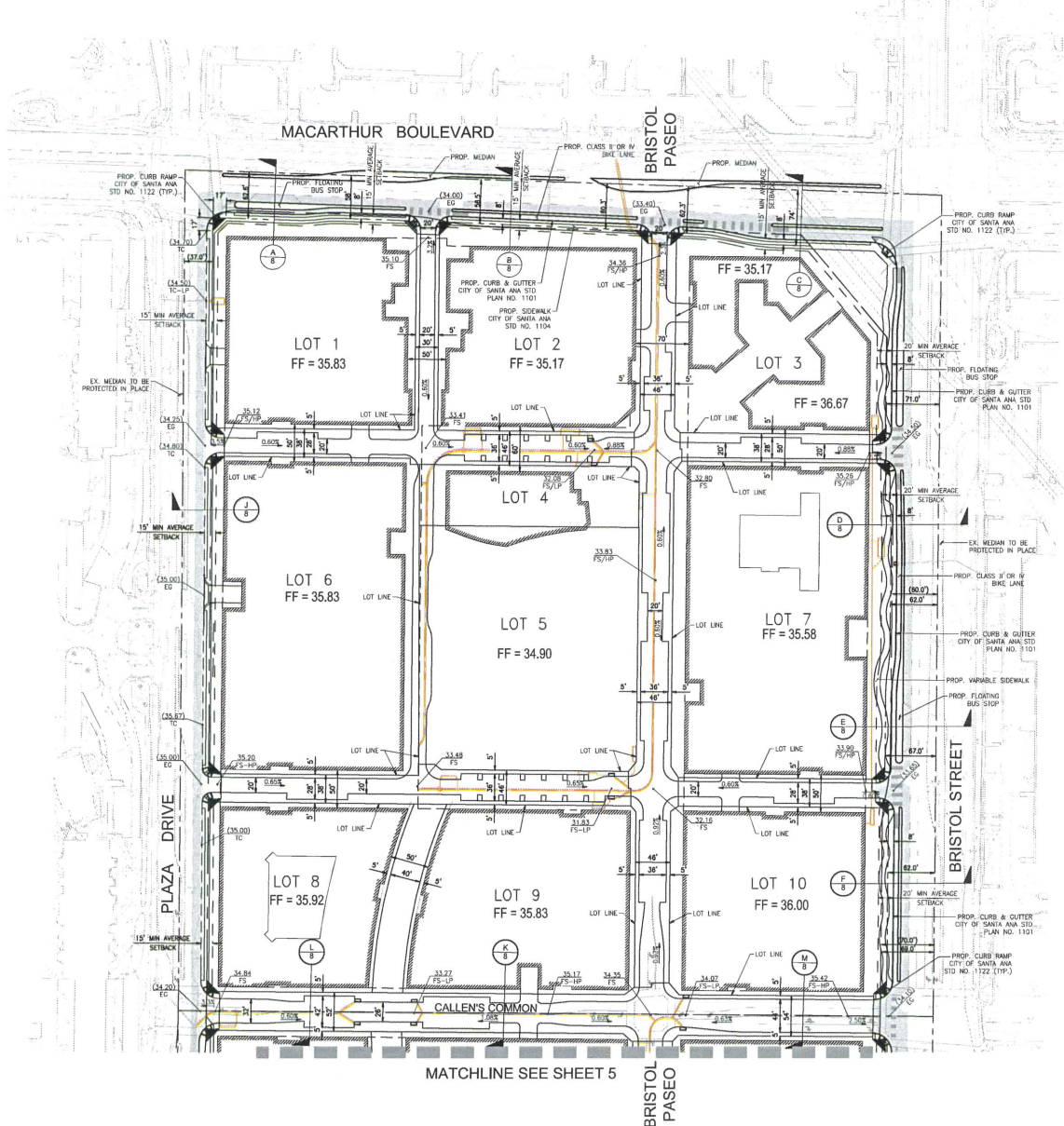
PREPARED UNDER THE SUPERVISION OF:	
SIGNATURE:	DIANA SLASSER
R.C.E. NO.	CR5451
EXP. DATE	05/30/2028



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	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 MANOLE
- EXISTING STORM DRAIN
- 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-OUT DEDICATION (17'x17' TYP, UNLESS NOTED OTHERWISE)

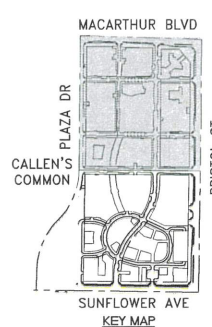
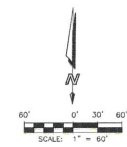
NOTES

- CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, AND THE SANTA ANA MUNICIPAL CODE.
- EXISTING STREET LIGHTS ALONG MACARTHUR BOULEVARD, BRISTOL STREET, SUNFLOWER AVENUE, AND PLAZA DRIVE SHALL BE REMOVED AND NEW LIGHT FIXTURES SHALL BE PROVIDED INCLUDING FUTURE LUMINAIRES, 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" BOD 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.

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	118,000	SF
GRIND & OVERLAY	144,000	SF
PROPOSED TREES	73	EA

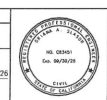
NOTE: QUANTITIES LISTED ABOVE ARE BASED ON CONCEPTUAL ASSUMPTIONS AND SITE PLAN. LOTS WILL BE DEVELOPED IN MULTIPLE PHASES AND TRAILS. FINAL QUANTITIES WILL BE DETERMINED DURING DESIGN OF EACH INDIVIDUAL TRAIL.



NO.	DATE	REVISIONS

APP'D: Prepared for  
(Developer/Applicant):  
**RCR BRISTOL, LLC**  
18201 VON KARMAN  
AVENUE, SUITE 900  
IRVINE, CA 92612  
949.666.7772

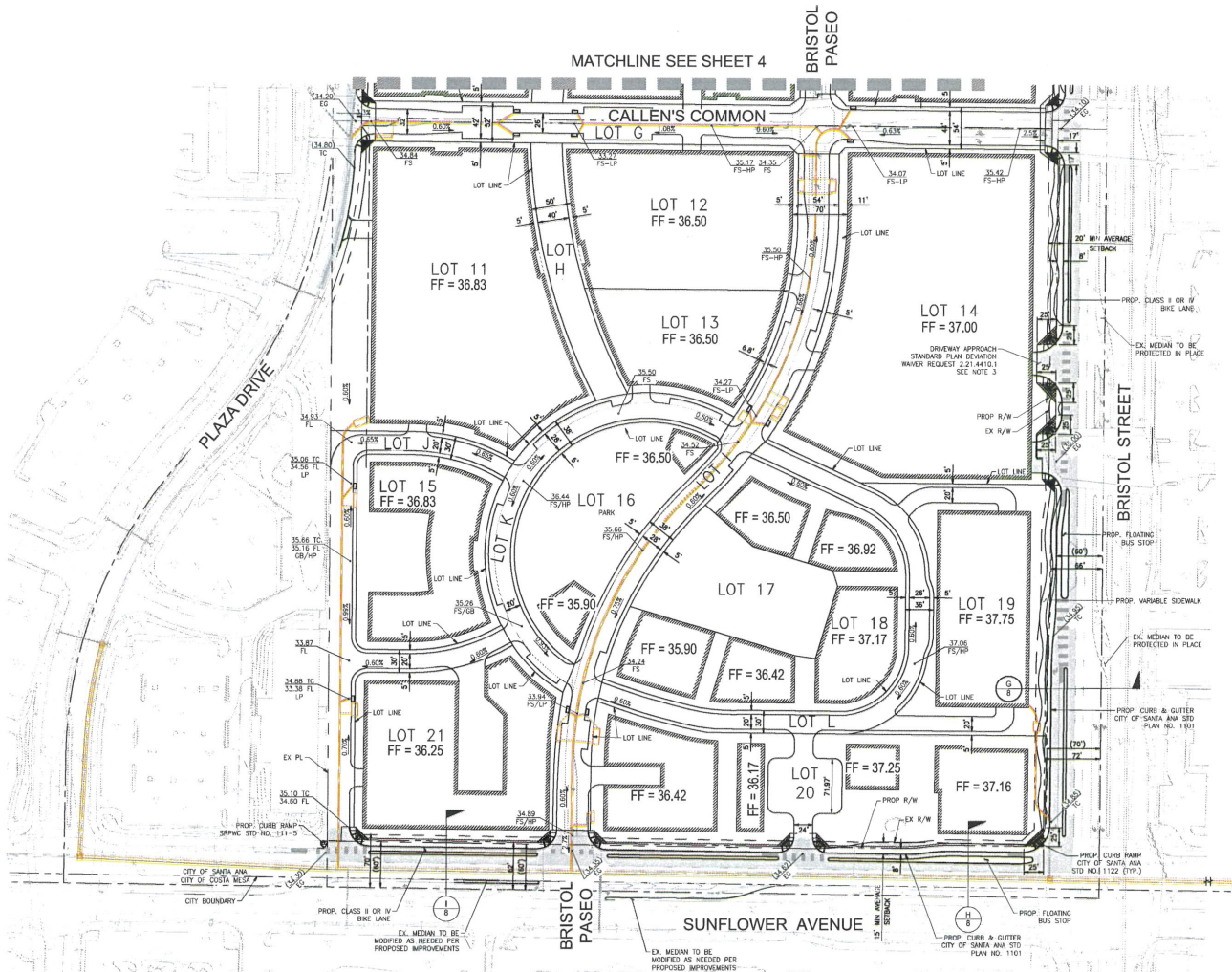
PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: *OSCAR*  
NAME: OSCAR  
R.C.E. NO. C63451 EXP. DATE 08/30/2026



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

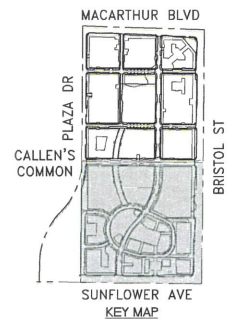
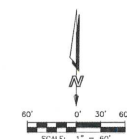


LEGEND:

- PROPOSED R/W
- PROPOSED LOT LINE
- PROPOSED BLDG UNDERGROUND
- EXISTING R/W
- EXISTING CONTOURS
- CENTERLINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER MANHOLE
- EXISTING STORM DRAIN
- 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 CORNS AND CORKLAY WITH ASPHALT RUBBER HOT MIX
- PROPOSED CORNER CUT-OFF DEDICATION (17'x17' TYP. UNLESS NOTED OTHERWISE)

NOTES

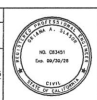
- CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS AND THE SANTA ANA MUNICIPAL CODE.
- EXISTING STREET LIGHTS ALONG MACARTHUR BLVD, BRISTOL STREET, SUNFLOWER AVENUE, AND PLAZA DRIVE SHALL BE REPLACED WITH NEW CITY-OWNED STREET LIGHTS HOLDING TYPICAL LUMINAIRE, POLE, AND CORDON REQUIREMENTS FROM THE SUPPLY.
- THE PROJECT PROPOSES TO DRINK FROM DRAINAGE APPROACH STANDARD PLAN 1113 PER WATER REQUEST NO. 221-44151.
- 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 WELLS 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  
IRVINE, CA 92612  
949.662.7272

PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: *OSLASH*  
GRANIK BLASER  
R.C.E. NO. 063451 EXP. DATE 09/30/2026

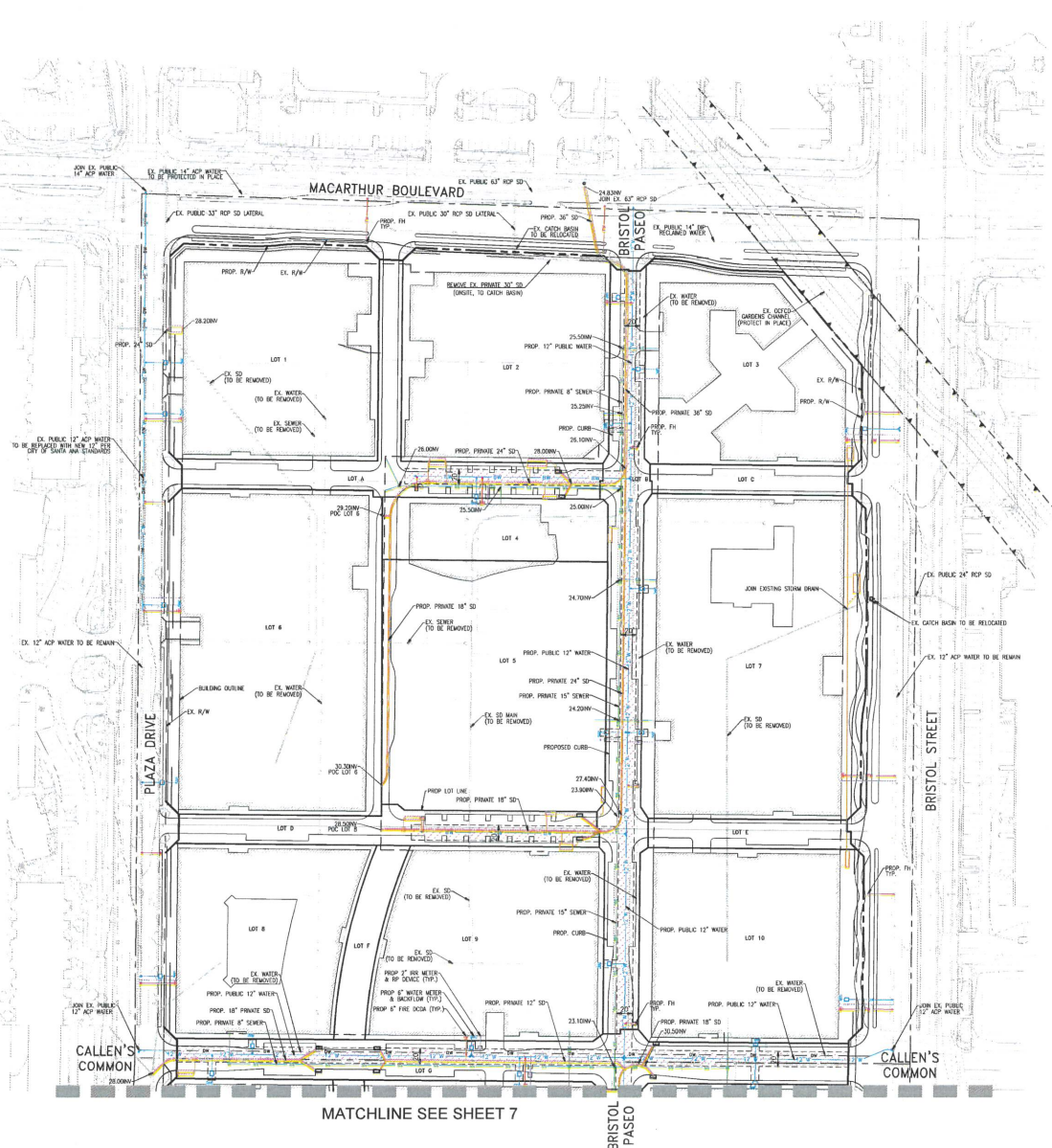


PROJECT NO. 622.015  
SHEET 5 of 10

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

Exhibit 9 - Vesting Tentative Tract Map





**LEGEND**

- EXISTING SINKER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING R/W
- PROPOSED SINKER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED R/W
- PROPOSED LOT LINE
- THE BOUNDARY LINE
- PROPOSED UNDERGROUND BUILDING
- PROPOSED MODULAR WETLAND SYSTEM
- PROPOSED CATCH BASIN
- PROPOSED BAP DIVERSION STRUCTURE
- PROPOSED WATER EXHAUST
- PROPOSED DOMESTIC WATER BACKFLOW
- PROPOSED DOMESTIC WATER METER
- PROPOSED FIRE DCA
- PROPOSED IRRIGATION REDUCED PRESSURE BACKFLOW
- PROPOSED IRRIGATION METER
- PROPOSED FIRE HYDRANT

**ABBREVIATIONS**

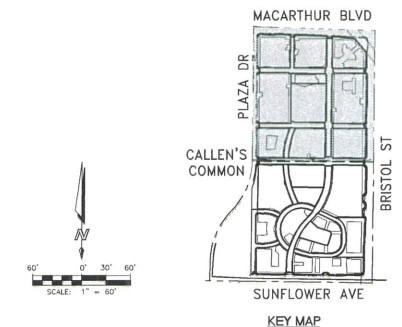
AD	AREA DRAIN	LA	LATERAL
CB	CATCH BASIN	MA	MODULAR WETLAND
CDCA	DOUBLE CHECK DEPRESSURE ASSEMBLY	MWS	MODULAR WETLAND SYSTEM
DW	DOMESTIC WATER	OW	OVERHEAD WIRE
EW	EXISTING WIRE	PR	PROPOSED
FW	FIRE WATER	SD	STORM DRAIN
IR	IRRIGATION	SS	SEWER SINKER
		WM	WATER METER

- NOTES**
- THE MAPS SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE MAPS FROM THE SURVEY OF THE SINKER PERMIT. THE APPROVED UNDERGROUND UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURES, MAPS.
  - SEWER CALCULATIONS FOR SIZE DETERMINATION OF DOMESTIC, IRRIGATION AND FIRE SERVICE WATER MAINS TO BE COMPLETED IN FINAL DESIGN.
  - ABANDONMENT OF ALL SINKER LATERAL CONNECTIONS FROM THE PROJECT SITE SHALL BE REMOVED TO PUBLIC, THE SINKER MAIN.
  - ALL UTILITY SIZES TO BE CONFIRMED IN FINAL DESIGN.
  - APPROPRIATE BACKFLOW PREVENTER REQUIRED FOR ALL FIRE, SEWAGE, 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 WATERWORKS CODE.
  - ON SITE 12" WATER IN CALLEN'S COMMON AND BRISTOL PASEO ARE PLANNED TO BE PUBLIC. OTHER UNDERGROUND WATER MAINS MAY BE PRIVATE OR PUBLIC TO BE FURTHER DETERMINED 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" SINKER MAIN (BY DEVELOPER)	89	LF
18" SINKER MAIN	92	LF
SEWER MANHOLE	2	EA
60" STORM DRAIN (FUTURE IMPROVEMENT BY CITY)	200	LF
72" STORM DRAIN (FUTURE IMPROVEMENT BY CITY)	1330	LF

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



NO.	DATE	REVISIONS	APP'D.

Prepared for:  
(Developer/Applicant):  
**RCR BRISTOL, LLC**

PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: *[Signature]*  
CIVIL ENGINEER  
R.C.E. NO. C63451 EXP. DATE 09/30/2026

949.474.1960  
fuscoec.com

**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

MATCHLINE SEE SHEET 6

BRISTOL PASEO

CALLEN'S COMMON

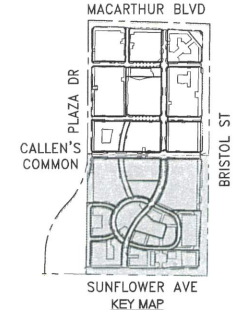
CALLEN'S COMMON

PLAZA DRIVE

BRISTOL STREET

SUNFLOWER AVENUE

BRISTOL PASEO



LEGEND

- EXISTING SINKER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING R/W
- PROPOSED SINKER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED R/W
- PROPOSED LOT LINE
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- PROPOSED MODULAR WETLAND SYSTEM
- PROPOSED CATCH BASIN
- PROPOSED BAP DIVERSION STRUCTURE
- PROPOSED WATER EXCESS
- PROPOSED DOMESTIC WATER BACKFLOW
- PROPOSED DOMESTIC WATER METER
- PROPOSED FIRE DCA
- PROPOSED IRRIGATION REDUCED PRESSURE BACKFLOW
- PROPOSED IRRIGATION METER
- PROPOSED FIRE HYDRANT

ABBREVIATIONS

AS	AREA DRAIN	LAT	LATERAL
CB	CATCH BASIN	MS	MODULAR WETLAND SYSTEM
CSA	CONCRETE SINKER	OWS	OVERHEAD WIRE
DM	DOMESTIC WATER	OWS	OVERHEAD WIRE
DS	DOWN	OWS	OVERHEAD WIRE
FW	FIRE WATER	OWS	OVERHEAD WIRE
FW	FIRE HYDRANT	OWS	OVERHEAD WIRE
FW	FIRE HYDRANT	OWS	OVERHEAD WIRE

NOTES

1. POTENTIAL PRIVATE SINKER CONNECTION AT APPROVAL FROM CITY OF SANTA ANA & CSDS IS REQUIRED.

NO.	DATE	REVISIONS	APP'D.

Prepared for:  
(Developer/Applicant):  
**RCR BRISTOL LLC**  
18201 YORK KAMBA  
AVENUE, SUITE 900  
IRVINE, CA 92612  
949-460-7272

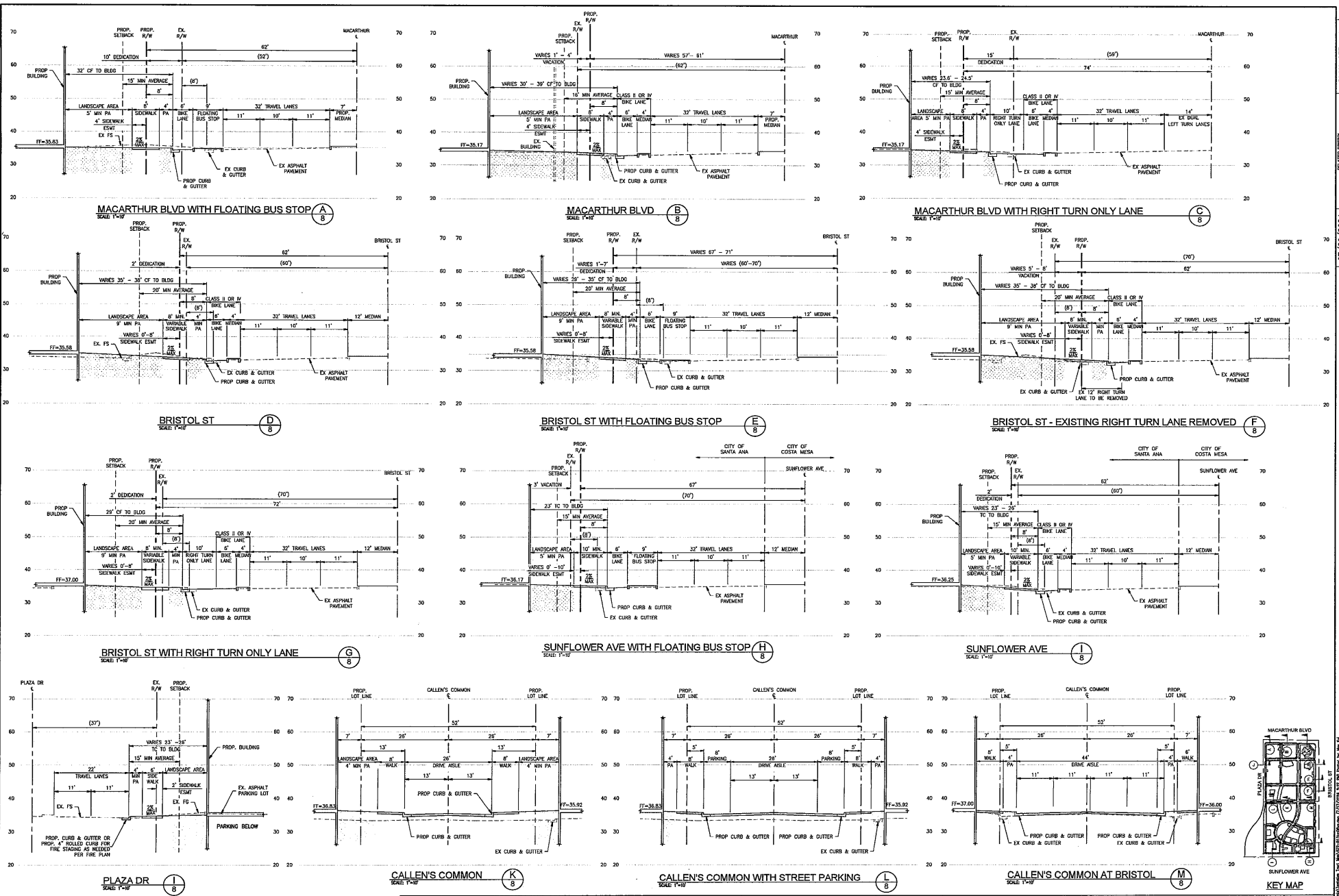
PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: *OSLAW*  
R.C.E. NO. C83451 EXP. DATE 09/30/2026



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

PROJECT NO.  
622.015  
SHEET  
7 of 10

Exhibit 9 - Vesting Tentative Tract Map



NO.	DATE	REVISIONS

APPROVED FOR:  
 (Developer/Applicant):  
**RCR BRISTOL, LLC**  
 18201 VAN KAMMEN  
 AVENUE, SUITE 400  
 IRVINE, CA 92612  
 949.660.7272

PREPARED UNDER THE SUPERVISION OF:  
 (Professional Engineer):  
 SIGNATURE: *[Signature]*  
 DRAWN BY: *[Signature]*  
 R.C.E. NO. C83451 EXP. DATE 05/30/2026

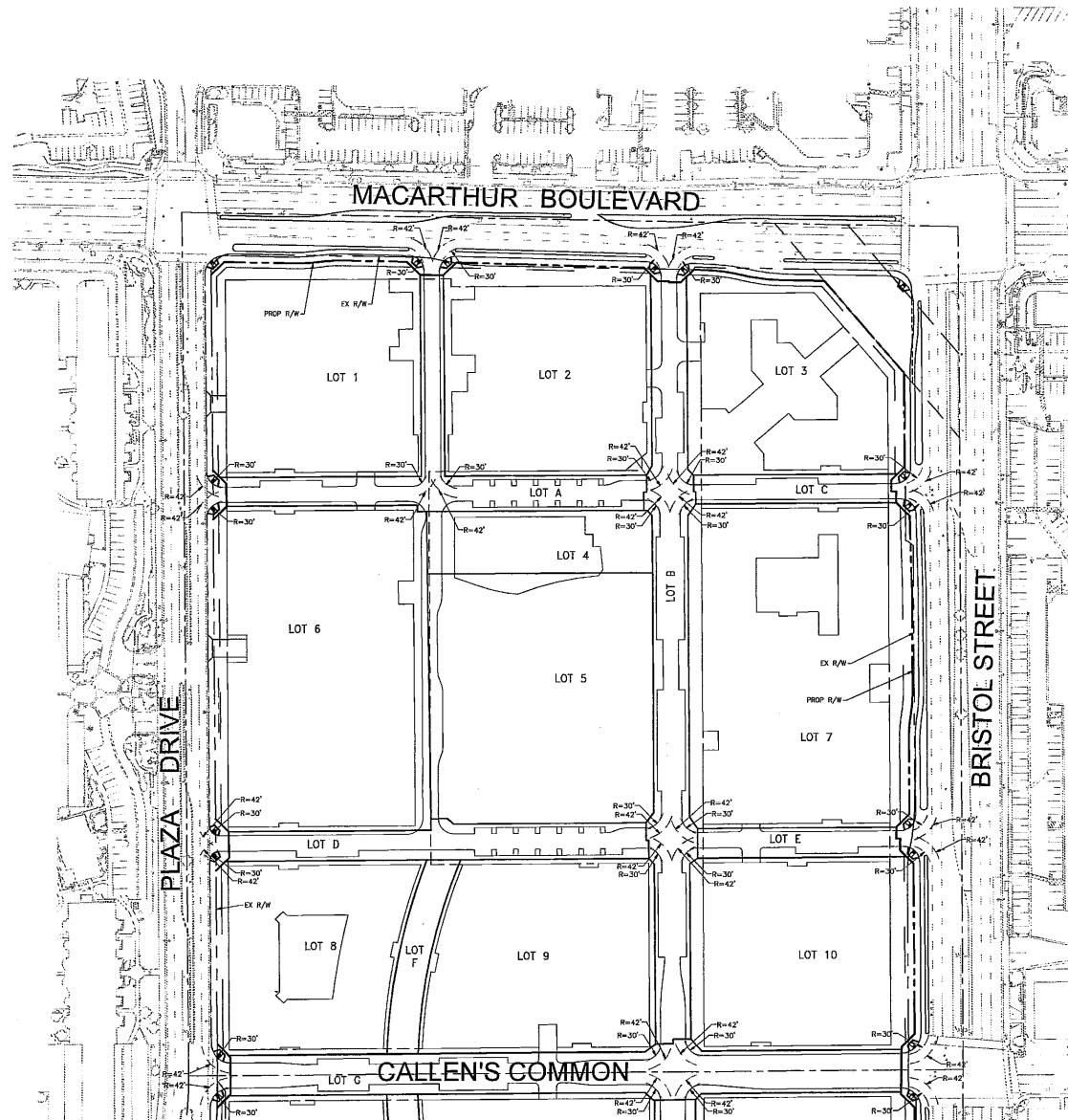
**FUSCOE ENGINEERING**  
 18235 Sand Canyon Ave 949.474.1900  
 Irvine, California 92618 fuscoe.com

**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

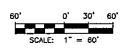
Exhibit 9 - Vesting Tentative Tract Map





# NOTES

1. LOCATION OF BRUSH AND RECYCLING RECEPTS TO BE CONSIDERED IN FINAL DESIGN.
2. LOCATION OF BRUSH TRUCK STAGING AREAS TO BE CONSIDERED IN FINAL DESIGN.
3. THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS SPECIFIED IN SDAG SEC. 18-33.
4. ALL COMMERCIAL ESTABLISHMENTS MUST HAVE ADEQUATE SPACE IN THE TRASH ENCLOSURES FOR THREE MORE STAGING - TRASH, RECYCLING, AND FOOD WASTE TO BE REQUIRED FOR CLOSURE.
5. ALL TRASH ENCLOSURES MUST BE FULLY COVERED ON WIND BLOWN INTO A WIND SHIELD TO PREVENT ESCAPE OF SPILLED CONTAMINANTS INTO THE STORM DRAIN SYSTEM.
6. THE MINIMUM CLEARANCE OF THIS PROJECT WITH 3 OR MORE DWELLING UNITS IS MINIMUM 12' VERTICAL CLEARANCE FOR TRUCKS. THE MINIMUM CLEARANCE FOR TRUCKS IS MINIMUM 12' VERTICAL CLEARANCE FOR TRUCKS. THE MINIMUM CLEARANCE FOR TRUCKS IS MINIMUM 12' VERTICAL CLEARANCE FOR TRUCKS.
7. FOR ANY PROPOSED TRASH CHUTES, THERE MUST BE AT LEAST 3 CHUTES, ONE FOR EACH OF THE FOLLOWING TRASH, RECYCLING, AND FOOD WASTE.
8. MINIMUM 40' X 10' TRUCK STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 8 A.M. TO 6 P.M.
9. MINIMUM VERTICAL CLEARANCE OF 20' AT THE STAGING AREA FOR BN SERVICE CLEARANCE.
10. MINIMUM 12' VERTICAL CLEARANCE FOR TRUCKS.
11. PER CALIFORNIA, ALL COMMERCIAL ESTABLISHMENTS MUST HAVE ADEQUATE SPACE IN THEIR ENCLOSURES FOR THREE MORE STAGING - TRASH, RECYCLING, AND FOOD WASTE. FOOD WASTE SERVICE IS OFFERED IN 2-TRUCK DAYS.
12. RECYCLING MUST REQUIRE FOOD WASTE SERVICE AND SEWAGE CONTAINMENT WILL ALSO NEED TO BE PROVIDED.
13. ALL STAGING AREAS ARE TO BE DESIGN. NO STREET STAGING IS PERMITTED.
14. IF AN 8' WIDE TRUCK STAGING AREA AND 10' WIDE TRUCK STAGING AREA, MINIMUM 12' VERTICAL CLEARANCE FOR TRUCKS. THE MINIMUM CLEARANCE FOR TRUCKS IS MINIMUM 12' VERTICAL CLEARANCE FOR TRUCKS.
15. ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSAIN A MINIMUM GRADE WEIGHT OF 10,000 LBS. PER TRUCK.
16. MINIMUM SIZE OF BN SHALL BE 4 CUBIC YARDS.
17. MINIMUM NUMBER OF PICK-UPS IS 3 TIMES PER WEEK.



NO.	DATE	REVISIONS	APPROVED

Prepared for  
(Developer/Applicant):  
**RCR BRISTOL, LLC**  
18251 VON KARMAN  
AVENUE, SUITE 500  
IRVINE, CA 92612  
949.690.7772

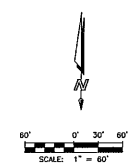
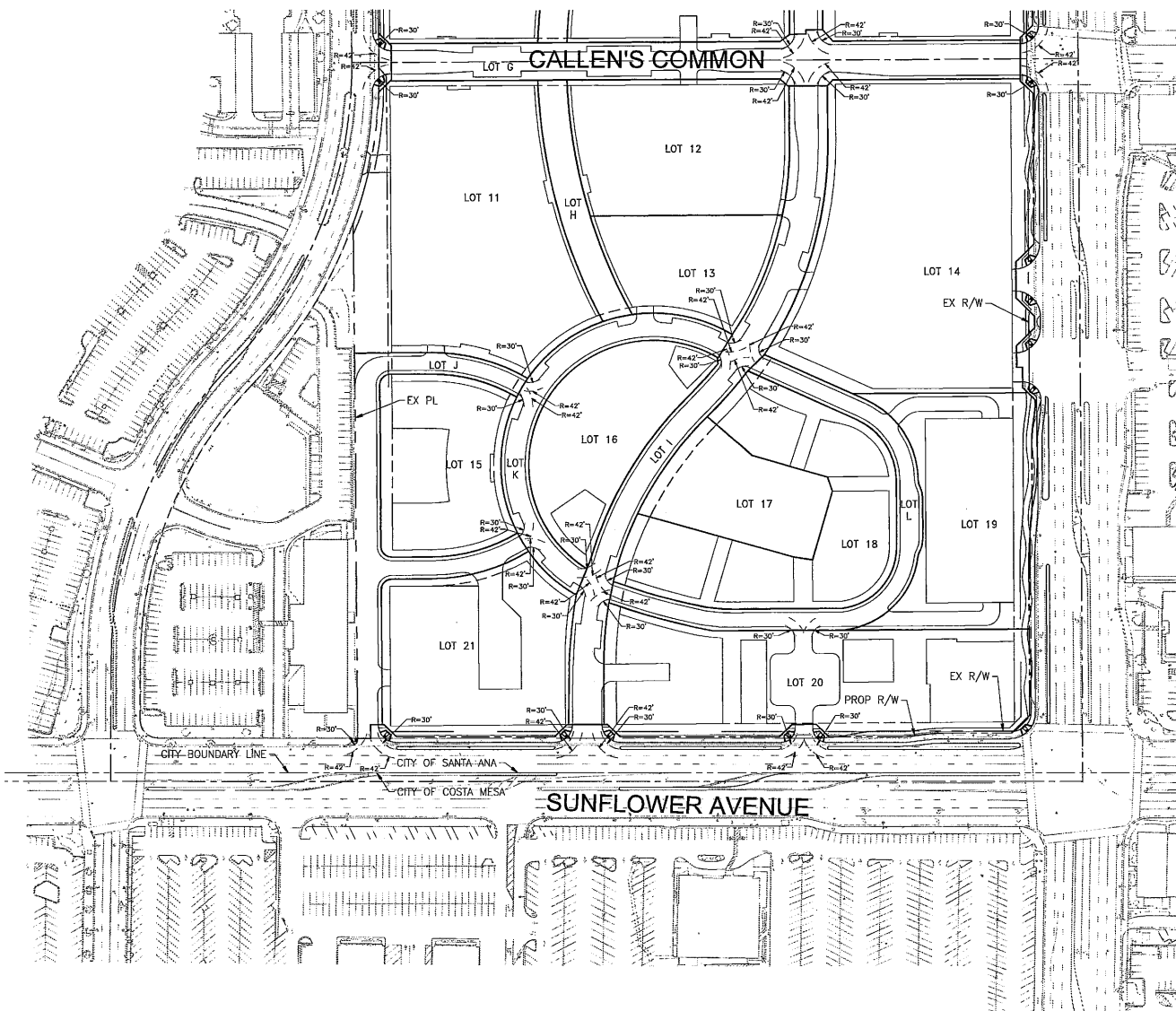
PREPARED UNDER THE SUPERVISION OF:  
SIGNATURE: *O. Slaven*  
ORIANA SLAVEN  
R.C.E. NO. CE4551 EXP. DATE 05/30/2026



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

PROJECT NO.  
822.615  
SHEET  
9 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: *[Signature]*  
OSWEN SLASOR  
C.E. NO. CB3451 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