

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "D" OF THE STAFFORD AND TUSTIN TRACT, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 618 AND 619 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT "D"; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT "D", 225.75 FEET TO THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN A DEED TO MARY A. VANDERMEULEN, RECORDED SEPTEMBER 2, 1897, IN BOOK 33, PAGE 68 OF DEEDS, RECORDS OF ORANGE COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND OF VANDERMEULEN, 733.36 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN A DEED TO CHARLES L. FOSTER, RECORDED NOVEMBER 3, 1892 IN BOOK 55, PAGE 126 OF DEEDS, RECORDS OF ORANGE COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF THE LAND OF FOSTER, 225.75 FEET TO THE WESTERLY LINE OF SAID LOT "D"; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT "D", 733.36 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 19.00 FEET OF THAT PORTION OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF SANTA ANA, RECORDED DECEMBER 22, 1965, IN BOOK 7781, PAGE 486, OFFICIAL RECORDS OF SAID COUNTY.

A PORTION OF SAID LAND IS INCLUDED WITH THE AREA SHOWN ON A MAP FILED IN BOOK 74, PAGE 3 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. FOR CONVEYANCING PURPOSES ONLY: APN 402-191-03

VESTED OWNER:

2020 E. FIRST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SITE ADDRESS:

2020 E. 1ST STREET
SANTA ANA, CA 92705

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°43'39.3"W BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "OEOC" AND "SACY"

DATUM STATEMENT:

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, NAD83, (2017.50 EPOCH OCS GPS ADJUSTMENT).

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCE BY .9999787530

	NORTHING	EASTING :
OEOC	2225551.142	6107584.377
SACY	2218016.190	6061431.893

BENCHMARK STATEMENT:

OCS BENCHMARK NO. SA-334-06
ELEV: 144.664 (NAVD88)
DESCRIBED AS: FOUND 4" OCS ALUMINUM BENCHMARK DISK STAMPED " SA-334-06", SET IN THE NORTHWEST CORNER OF A 15.0 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST PORTION OF THE INTERSECTION OF TUSTIN AVE. AND FIRST ST. 41 FT. SOUTH OF THE CENTERLINE OF FIRST STREET AND 110 FT. EAST OF THE CENTERLINE OF TUSTIN AVE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN " X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 060590277J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009

LAND USE SUMMARY:

GROSS AREA: 3.718 A.C. (161,956 S.F.)
NET AREA: 3.676 A.C. (160,130 S.F.)
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 86

UTILITY PURVEYORS & SERVICES:

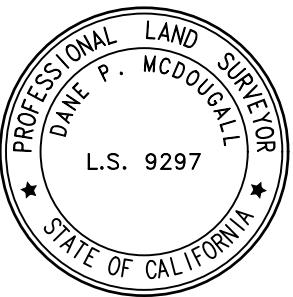
WATER:	CITY OF SANTA ANA WATER DEPARTMENT	(714) 647-3341
SEWER:	CITY OF SANTA ANA PUBLIC WORKS	(714) 647-5690
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
TELEPHONE:	AT&T	(800) 255-5288
CABLE TV:	TIME WARNER CABLE	(800) 961-9941
SCHOOL DISTRICT:	SANTA ANA UNIFIED SCHOOL DISTRICT	(714) 558-5501
FIRE PROTECTION:	ORANGE COUNTY FIRE DEPARTMENT	(714) 573-6100
TRASH:	REPUBLIC SERVICES	(657) 467-6220

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON FEBRUARY 29, 2024.

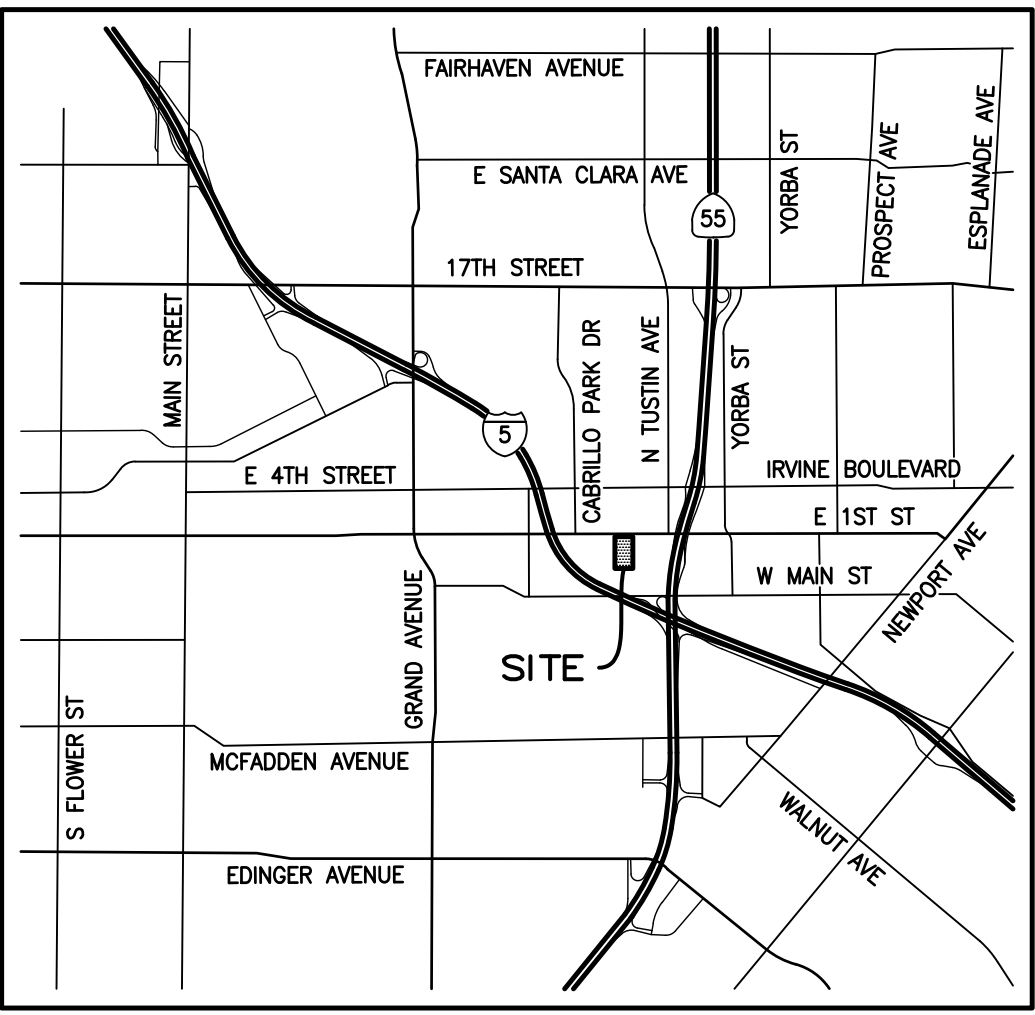
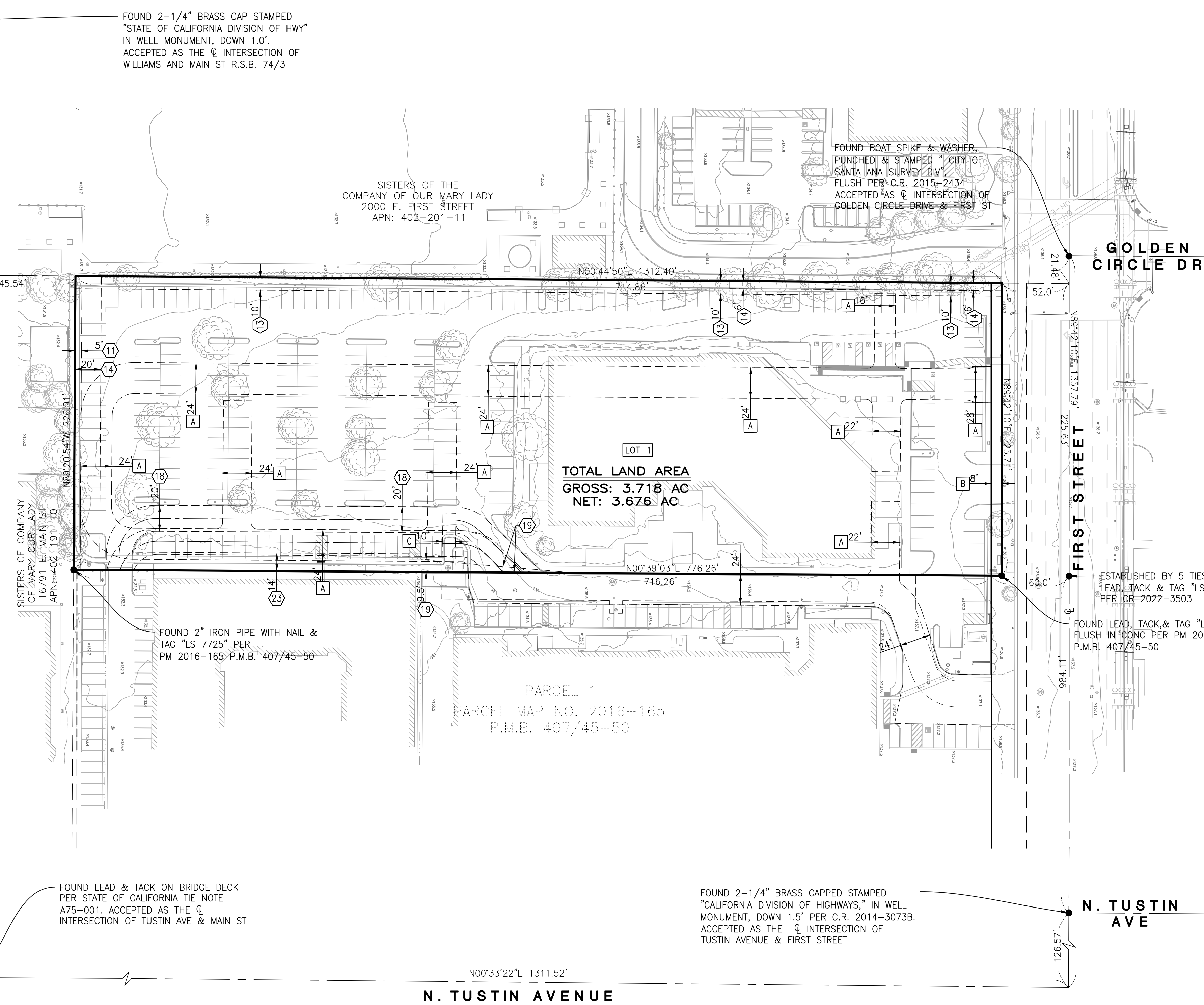
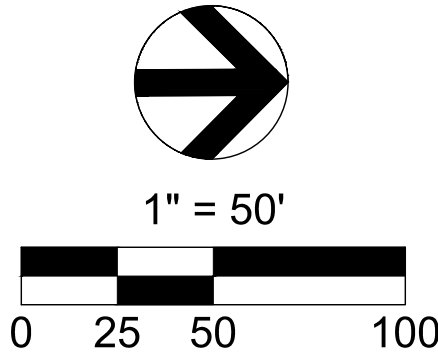


DANE P. MCDUGALL, L.S. 9297

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JANUARY 20, 2025.

RYAN J. BITTNER, R.C.E. 68167



VICINITY MAP
N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE: (949) 445-1833

SUBDIVIDER:

MERITAGE HOMES, INC.
5 PETERS CANYON RD., SUITE 310
IRVINE, CA 92606
(949) 299-3824
CONTACT: LOUISA FELETTI

SHEET INDEX:

SHEET NO.	VESTING TENTATIVE TRACT MAP
SHEET 1	PRELIMINARY SITE PLAN
SHEET 2-3	PRELIMINARY GRADING
SHEET 4	PRELIMINARY SECTIONS
SHEET 5	PRELIMINARY UTILITY PLAN
SHEET 6	TRASH CIRCULATION EXHIBIT
SHEET 7	

LEGEND:

---	CENTERLINE
---	SUBDIVISION BOUNDARY
---	EASEMENT
---	EX. LOT LINE
---	EX. R/W
---	PROP. R/W
---	TIE

EXISTING EASEMENTS:

- # DENOTES PLOTTED ITEM.
- 10 AN EASEMENT FOR IRRIGATION DITCHES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 06, 1892 IN BOOK 54 OF DEEDS, PAGE 376. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 11 AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 20, 1962 AS BOOK 6256, PAGE 10 OF OFFICIAL RECORDS. IN FAVOR OF: BROOMELL CORPORATION
- 13 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 05, 1965 AS BOOK 7509, PAGE 923 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
- 14 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 1985 AS INSTRUMENT NO. 85-063236 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
- 18 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EMERGENCY ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 09, 2018 AS INSTRUMENT NO. 2018000406829 OF OFFICIAL RECORDS.
- 19 AN EASEMENT FOR CONSTRUCTING, MAINTAINING, OPERATING AND REPLACING A PUBLIC SEWER OR SEWERS AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 2019 AS INSTRUMENT NO. 2019000205112 OF OFFICIAL RECORDS. IN FAVOR OF: THE ORANGE COUNTY SANITATION DISTRICT, A PUBLIC AGENCY
- 23 AN EASEMENT FOR SANITARY SEWER PURPOSES AND STORM DRAIN INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 22, 1965 AS BOOK 7603, PAGE 380 OF OFFICIAL RECORDS.

NOTE:

EASEMENTS OUTSIDE OF THE SUBDIVISION BOUNDARY ARE TO BE GRANTED PER SEPARATE INSTRUMENTS

PROPOSED EASEMENTS:

- A INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF SANTA ANA
- B INDICATES AN EASEMENT FOR PUBLIC UTILITY AND PUBLIC STREET PURPOSES DEDICATED TO THE CITY OF SANTA ANA

PREPARED BY:



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LAND PLANNING & SURVEYING

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MERITAGE HOMES, INC.

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CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 19337
VESTING TENTATIVE TRACT MAP

2020 E. FIRST STREET
SANTA ANA, CALIFORNIA 92705

PROJECT NO.

MRTG-008

SHEET

C-1

GENERAL INFORMATION:

- DATE OF PREPARATION: JUNE 20, 2024
- DATE OF SURVEY: FEBRUARY 29, 2024
- NET LOT AREA: 3.676 AC
- EXISTING ZONING: GENERAL COMMERCIAL WITH METRO EAST MIXED USE OVERLAY
- EXISTING LAND USE: DC - DISTRICT CENTER
- PROPOSED LAND USE: DC - DISTRICT CENTER
- CONTOUR INTERVAL IS 1 FOOT.
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF SANTA ANA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- ONSITE SANITARY SEWER SYSTEM SHALL BE PRIVATE AND CONSIST OF PVC (SDR-35) PIPE MATERIALS (OR APPROVED EQUAL).
- ONSITE PROPOSED DOMESTIC WATER SHALL BE PRIVATE AND CONSIST OF PVC DR-14 (C-900) PIPE MATERIALS (OR APPROVED EQUAL) WITH INDIVIDUAL WATER METERS, WATER METER VAULTS AND CITY OWNED WATER METERS WILL BE PLACED WITHIN A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA, AS DIRECTED BY CITY DURING PLAN CHECK.
- ONSITE PROPOSED STORM DRAIN SYSTEM SHALL BE PRIVATE AND CONSIST OF HDPE PIPE MATERIALS (OR APPROVED EQUAL).
- ONSITE DRIVEWAYS/ALLEYS SHALL BE PRIVATE WITH PUBLIC NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS, ACCESS RIGHTS IN, OVER, ACROSS UPON AND THROUGH SAID TRACT IN FAVOR OF CITY OF SANTA ANA.
- THE SUBJECT PROPERTY FALLS WITHIN "X" AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 0605900277A, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009
- 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).
- THIS PROJECT WILL REQUIRE FILING, PROCESS, AND RECORDING OF CC&R'S FOR THE MAINTENANCE AND THE COST SHARING RESPONSIBILITY OF THE FUTURE COMMON UTILITY FACILITIES SERVING THIS SITE, INCLUDING BUT NOT LIMITED TO PRIVATE WATER, FIRE, AND SEWER SYSTEMS.
- NO GATES ARE PROPOSED IN THIS PROJECT. ANY PROPOSED GATE WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
- ANY STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL & TRANSPORTATION ADVISORY COMMITTEE (ETAC). THEREFORE, PROVIDE TO THE CITY OF SANTA ANA A LETTER REQUESTING THE REMOVAL OF EXISTING TREE(S) THAT CONFLICTS WITH THE PROPOSED IMPROVEMENTS. THE CITY WILL PRESENT THE INFORMATION TO THE ETAC COMMITTEE FOR ACTION.
- THE BMPs, SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WOMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs.
- ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY SUBDIVIDER/DEVELOPER, AND/OR AT THE SUBDIVIDER/DEVELOPER'S EXPENSE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE, APPROVED STREET IMPROVEMENT PLANS AND REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
- APPROPRIATE PRIVATE BACKFLOW PREVENTER REQUIRED FOR ALL FIRE SERVICE, DOMESTIC, AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENT PLANS.
- AN AGREEMENT WILL BE RECORDED ADDRESSING THE RECIPROCAL EASEMENT RIGHTS OVER THE ADJOINING PROPERTY, FOR INGRESS AND EGRESS, DRAINAGE, AND MAINTENANCE RESPONSIBILITY, THAT WILL BE REVIEWED AND APPROVED BY THE CITY, AND BE RECORDED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ANY ONSITE EASEMENT AFFECTED BY THE LOCATION OF THE PROPOSED BUILDINGS SHALL BE OUTCLAIMED, AND A RECORDED COPY WILL BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DEVELOPER TO REMOVE/ REPLACE ALL DAMAGE CURB & GUTTER, AND REPLACEMENT WITH NEW CURB & GUTTER.
- ANY ASPHALT PAVEMENT DISTURBANCE BEYOND GRIND AND OVERLAY LIMITS SHOWN ON THE THIS MAP SHALL BE IN COMPLIANCE WITH THE STREET MORATORIUM REQUIREMENTS.
NOTE: THE ASPHALT PAVEMENT ON FIRST STREET IS SCHEDULED TO BE REHABILITATED BY THE END OF 2024 THROUGH A CAPITAL IMPROVEMENT PROJECT (CIP). IF THE DEVELOPMENT PROJECT'S TIMING ALIGNS WITH THE CITY'S PROJECT, THE ASPHALT PAVEMENT REHABILITATION MAY INSTEAD BE ABLE TO BE REPLACED WITH A FAIRSHARE CONTRIBUTION BY THE DEVELOPER TOWARDS THE CIP.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- THE NEW BUS SHELTER SHALL BE PER THE CITY'S LATEST GUIDELINES AND STANDARDS.
- IF ANY CEQA IS DONE A VMT STUDY WILL BE NEEDED.
- PROPOSED 8' R/W DEDICATION IS FOR STREET PURPOSES.
- PROPOSED TRASH ENCLOSURES SHALL BE FULLY ROOFED.
- PROPOSED DEVELOPMENT WILL INCORPORATE MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP) APPLICABLE REQUIREMENTS TABLE 4-1 (EXHIBIT A) PER THE METRO EAST MIXED USE (MEMU) ENVIRONMENTAL IMPACT REPORT AND SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR).

SEE SHEET 3

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LEGEND:

- CENTERLINE
- EX. R/W
- PROP. R/W
- EX. PL
- SETBACK
- EXISTING LOT LINE
- EASEMENT
- ADA PATH OF TRAVEL
- PROPOSED WALL
- PROPOSED PCC PAVEMENT
- PROPOSED DECORATIVE PAVEMENT
- PROPOSED 2-3" GRIND/OVERLAY
- 15'X15' SIGHT TRIANGLE

ABBREVIATIONS:

- | | | | |
|------|--------------------------------|------|-------------------------------------|
| BNDY | BOUNDARY | JS | JUNCTION STRUCTURE |
| CB | CATCH BASIN | MH | MANHOLE |
| C&G | CURB & GUTTER | OH | OVERHEAD ELECTRICAL LINES |
| CLF | CHAIN LINK FENCE | PKWY | PARKWAY |
| CO | CLEANOUT | PL | PROPERTY LINE |
| CV | CONTROL VALVE | PP | POWER POLE |
| DCDA | DOUBLE CHECK DETECTOR ASSEMBLY | PROP | PROPOSED |
| DU | DRY UTILITY | RPPA | REDUCED PRESSURE PRINCIPLE ASSEMBLY |
| DW | DOMESTIC WATER | R/W | RIGHT OF WAY |
| DWY | DRIVEWAY | SD | SQUARE FOOT |
| ELEC | ELECTRIC | SS | STORM DRAIN |
| ESMT | EASEMENT | ST | SANITARY SEWER |
| EX | EXISTING | STLT | STALL |
| FH | FIRE HYDRANT | S/W | STREETLIGHT |
| FW | FIRE WATER | TB | SIDEWALK |
| FDC | FIRE DEPARTMENT CONNECTION | TYP | TRUST BLOCK |
| GV | GATE VALVE | WM | TYPICAL WATER METER |

PREPARED BY:



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CITY OF SANTA ANA
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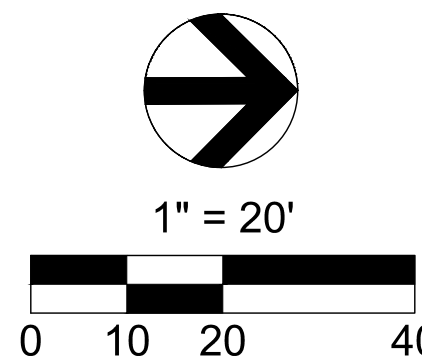
VESTING TENTATIVE TRACT MAP NO. 19337
PRELIMINARY SITE PLAN

2020 E. FIRST STREET
SANTA ANA, CALIFORNIA 92705

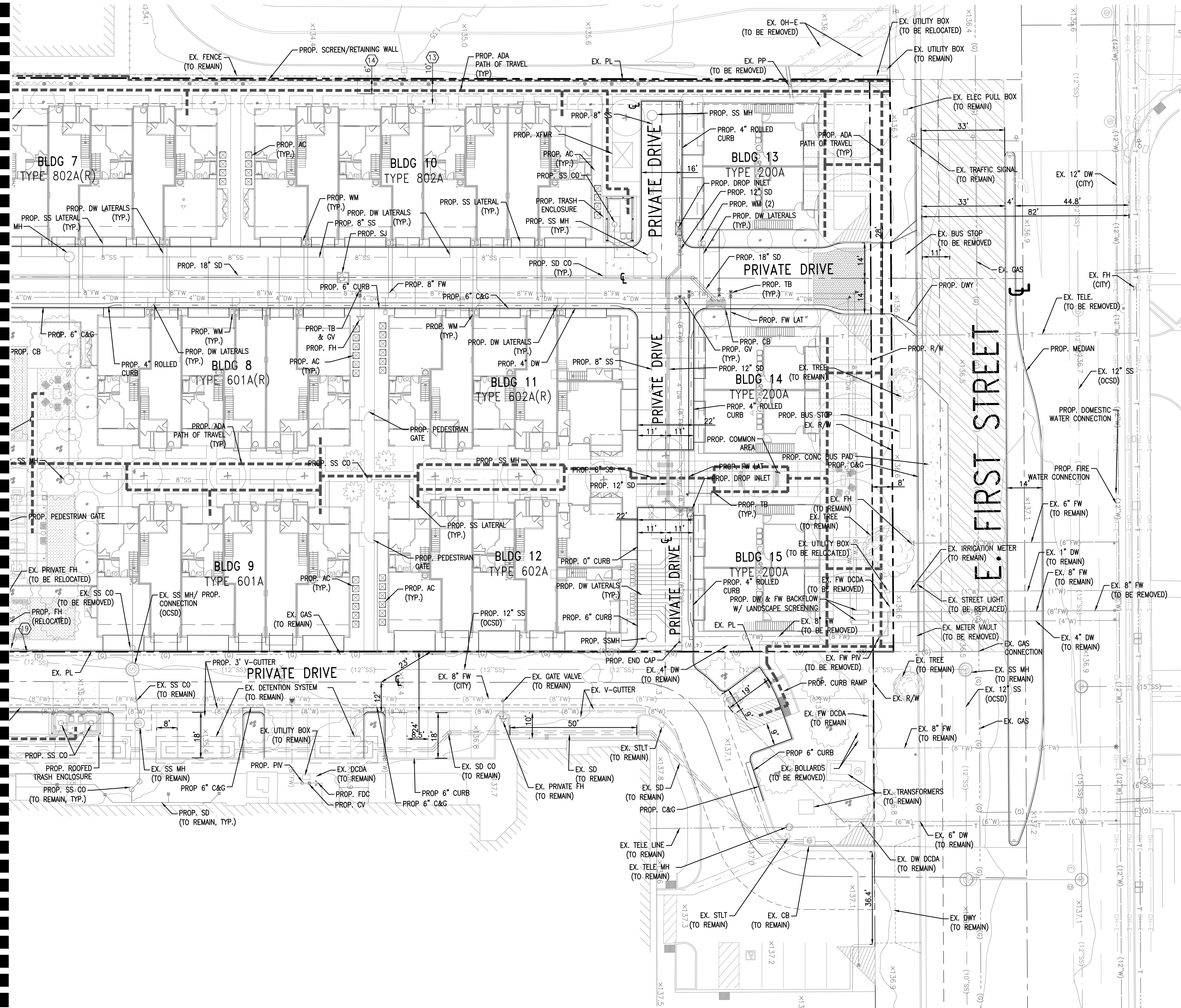
PROJECT NO.
MRTG-008

SHEET
C-2

NOTE:
SECTIONS ON SHEET 5



SEE SHEET 2



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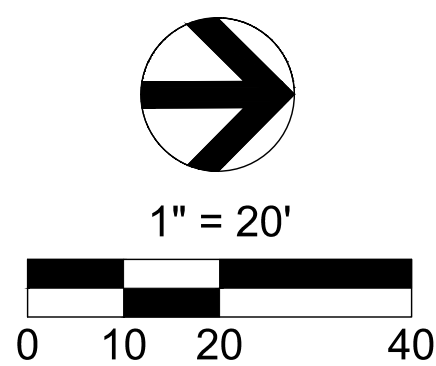
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- - - -	15'X15' SIGHT TRIANGLE

ABBREVIATIONS:

BNDY	BOUNDARY
CB	CATCH BASIN
C&G	CURB & GUTTER
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CV	CONTROL VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DU	DRY UTILITY
DW	DOMESTIC WATER
DWY	DRIVEWAY
ELEC	ELECTRIC
ESMT	EASEMENT
EX.	EXISTING
FH	FIRE HYDRANT
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FDC	FIRE DEPARTMENT CONNECTION
GV	GATE VALVE
JS	JUNCTION STRUCTURE
MH	MANHOLE
OH	OVERHEAD ELECTRICAL LINES
PKWY	PARKWAY
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STALL
STLT	STREETLIGHT
S/W	SIDEWALK
TB	TRUST BLOCK
TYP	TYPICAL
WM	WATER METER

NOTE:

SECTIONS ON SHEET 5



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CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 19337
PRELIMINARY SITE PLAN

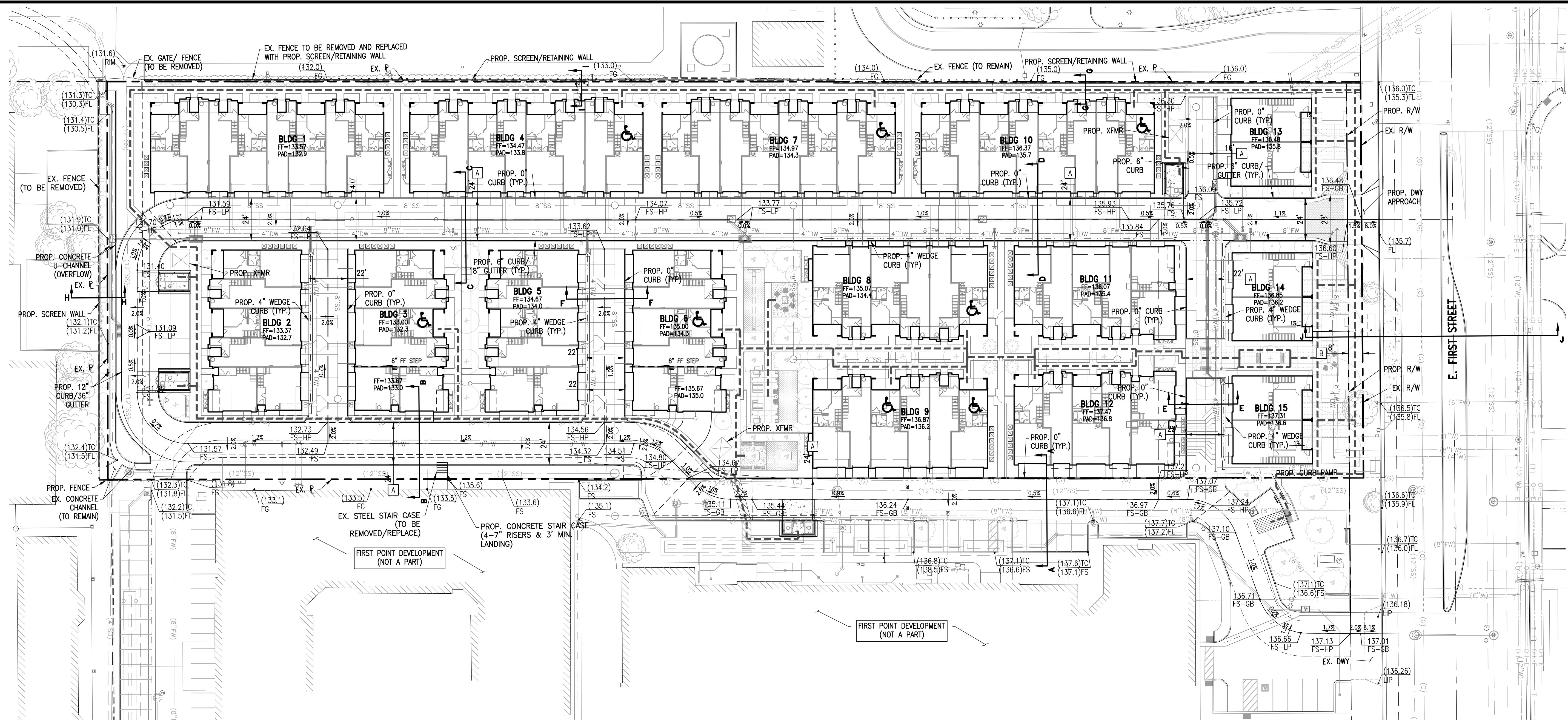
2020 E. FIRST STREET
SANTA ANA, CALIFORNIA 92705

PROJECT NO.
MRTG-008

SHEET

C-3

PLAN SET: 11/7/2024 BY: JST/AD/MSD

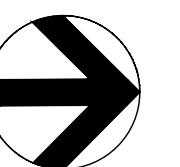


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LEGEND:

- CENTERLINE
--- EXISTING BOUNDARY
--- PROPOSED BOUNDARY
--- SETBACK
--- EXISTING LOT LINE
--- EXISTING WALL
--- PROPOSED WALL
--- SIGHT DISTANCE TRIANGLE
--- PROPOSED TURF
--- PROPOSED PCC PAVEMENT
--- PROPOSED DECORATIVE PAVEMENT
--- ADA PATH OF TRAVEL
- [X] UNIT NUMBER
[Y] UNIT TYPE



1" = 30'

0 15 30 60

PREPARED BY:



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CONSULTING, INC.
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
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PREPARED FOR:

MERITAGE HOMES, INC.

5 PETERS CANYON RD., SUITE 310
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CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 19337
PRELIMINARY GRADING PLAN

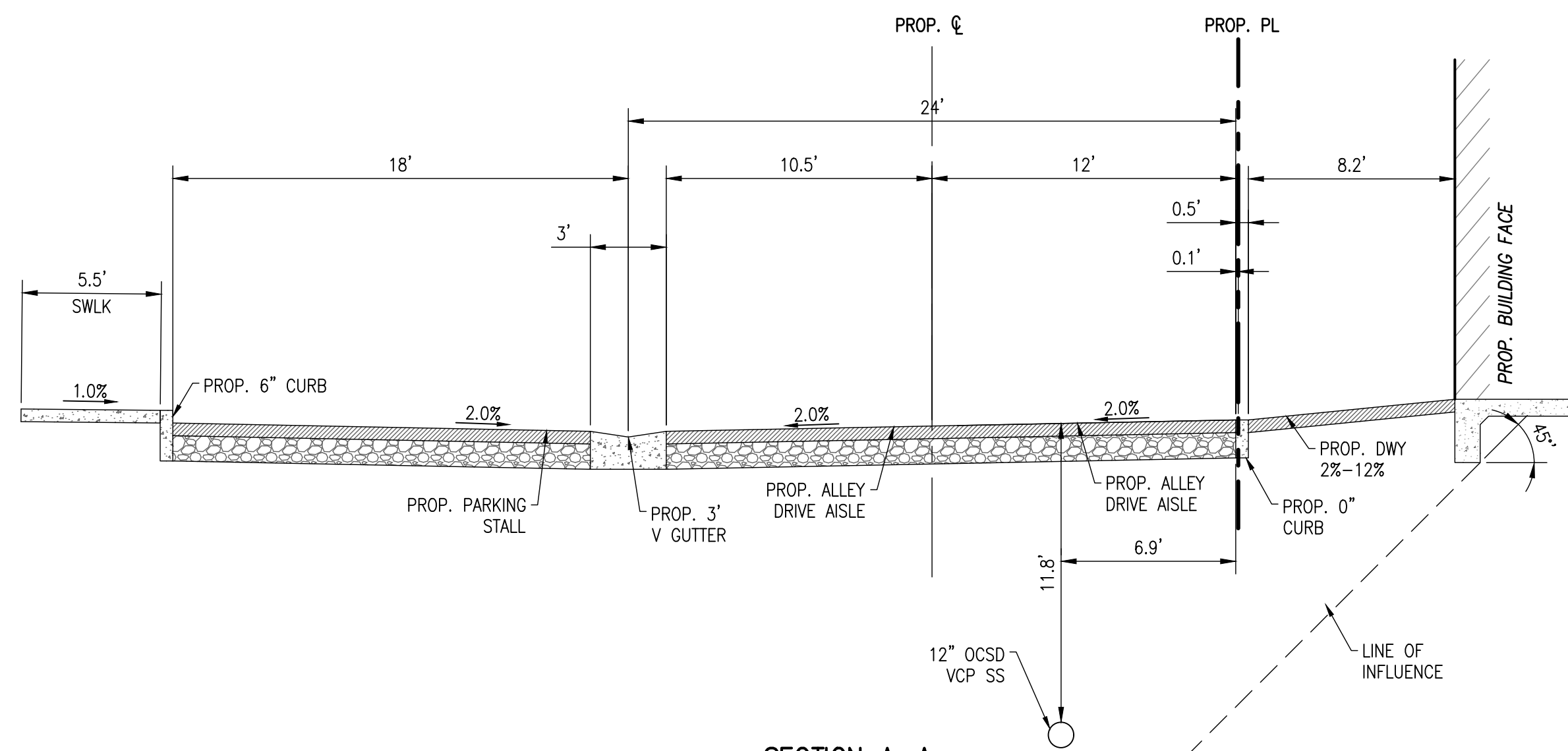
2020 E. FIRST STREET
SANTA ANA, CALIFORNIA 92705

PROJECT NO.
MRTG-008

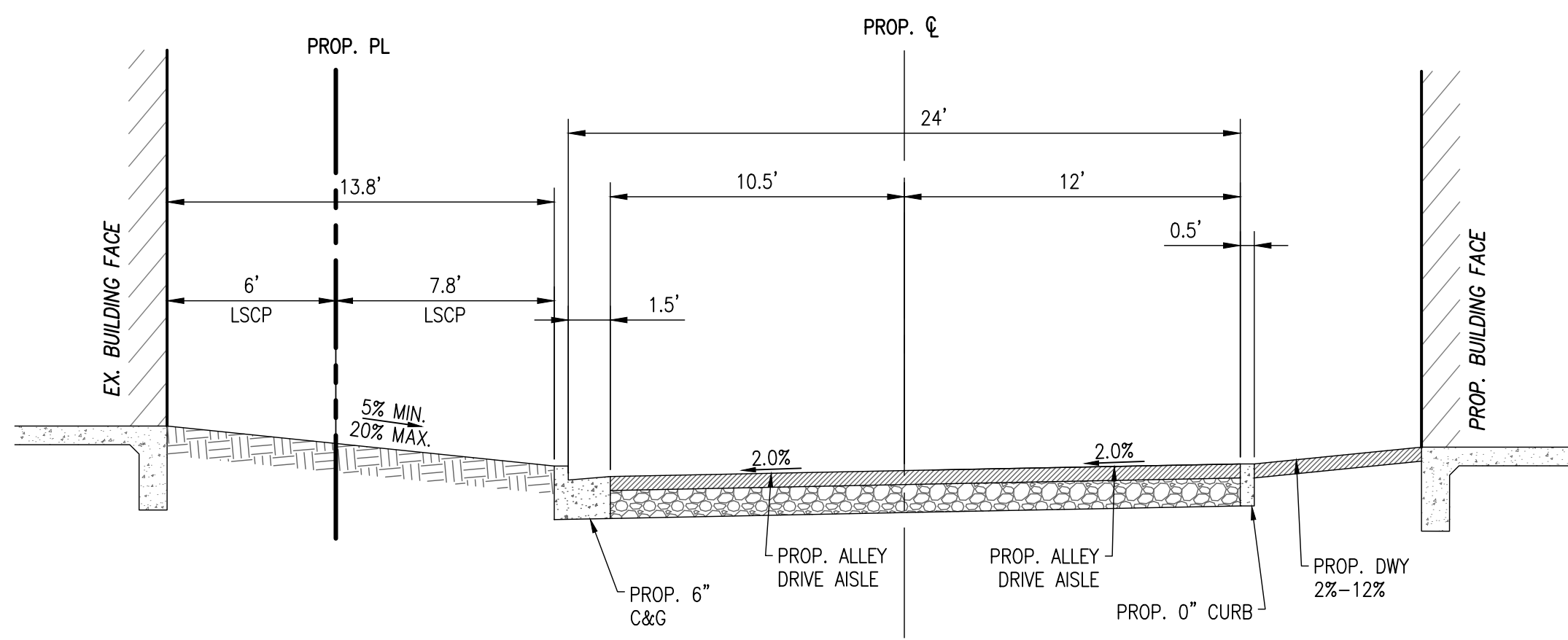
SHEET

C-4

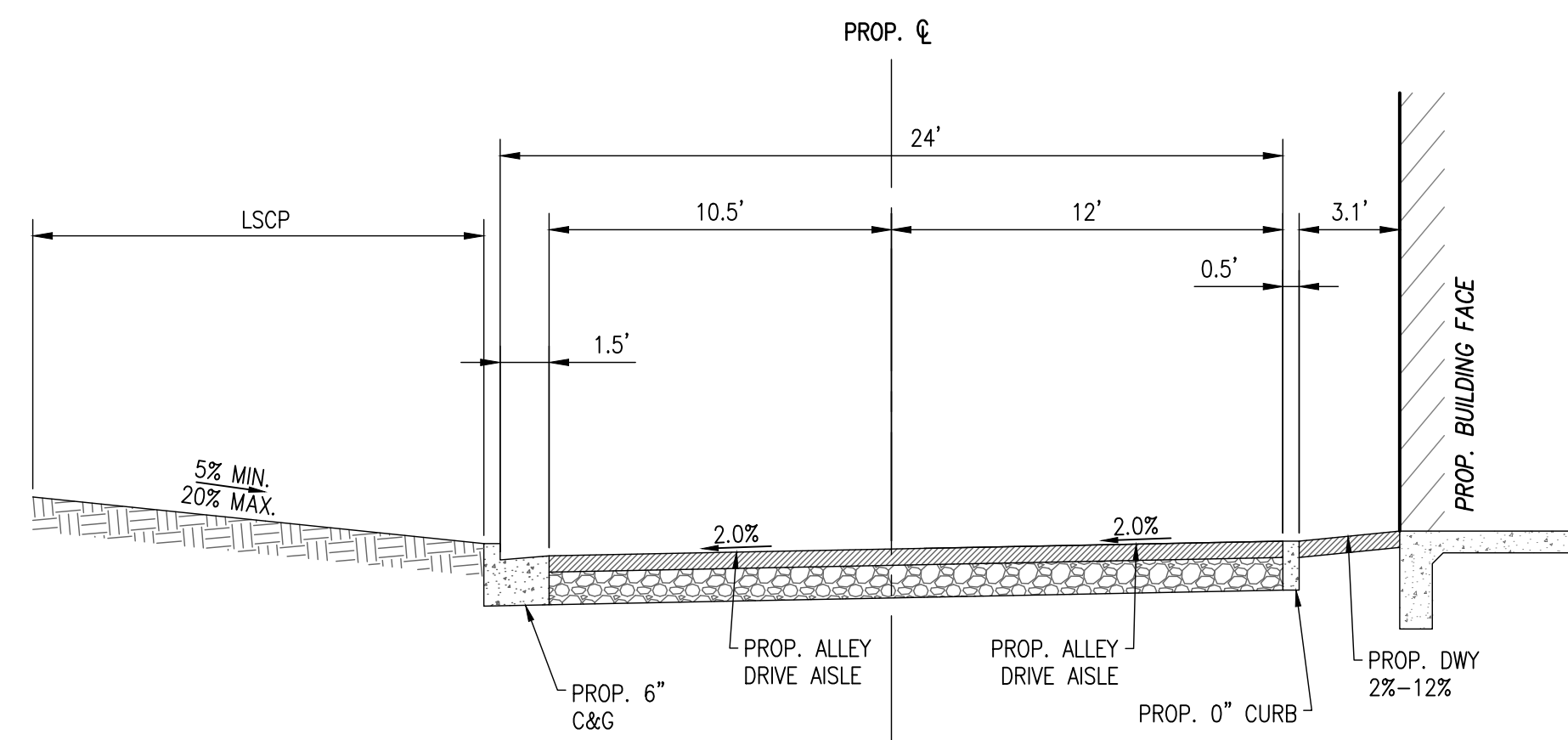
PLAN SET: 11/27/2024 BY: JST HANNOUS



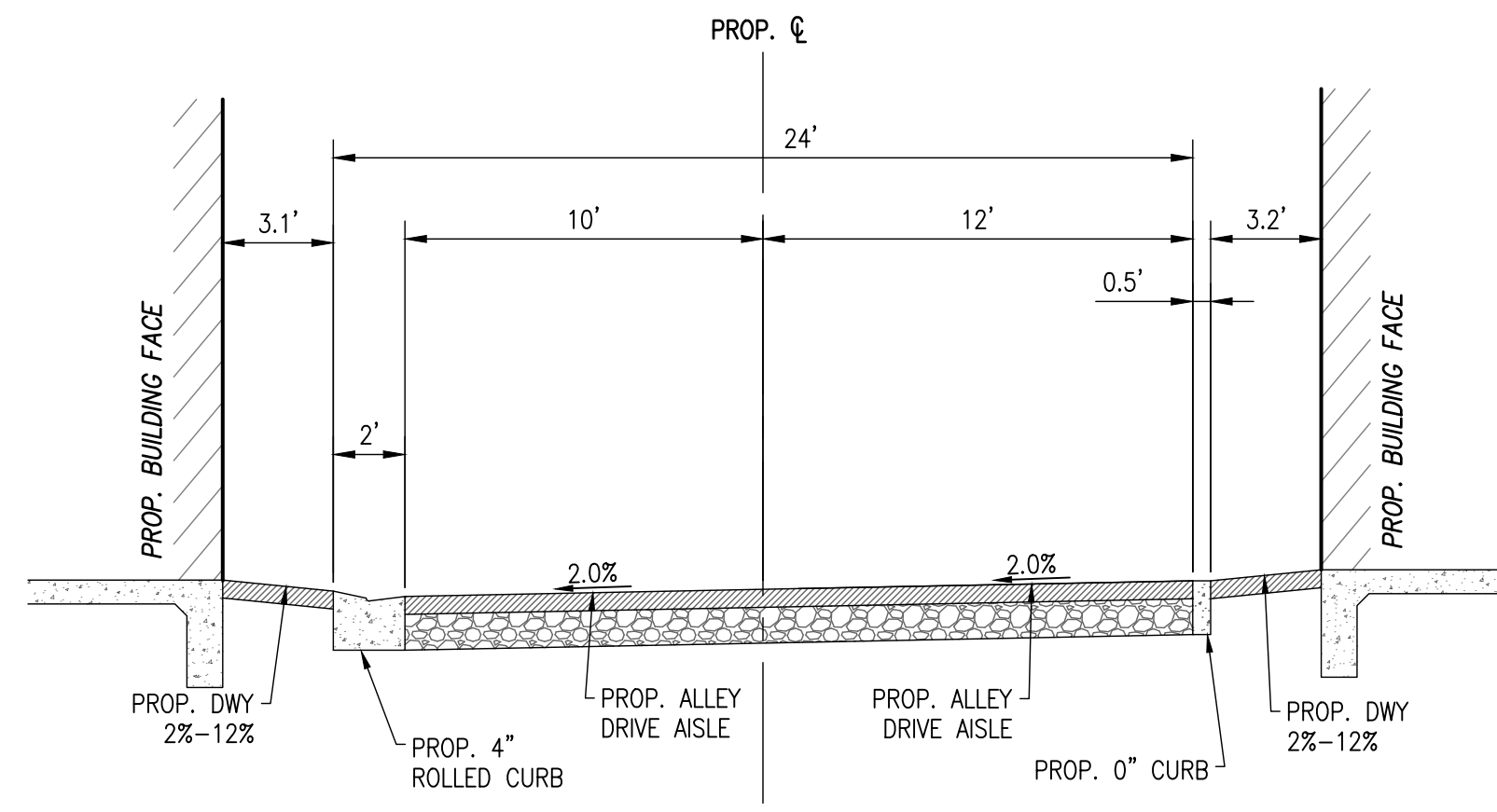
SECTION A-A
PRIVATE DRIVE/FIRE LANE
N.T.S.



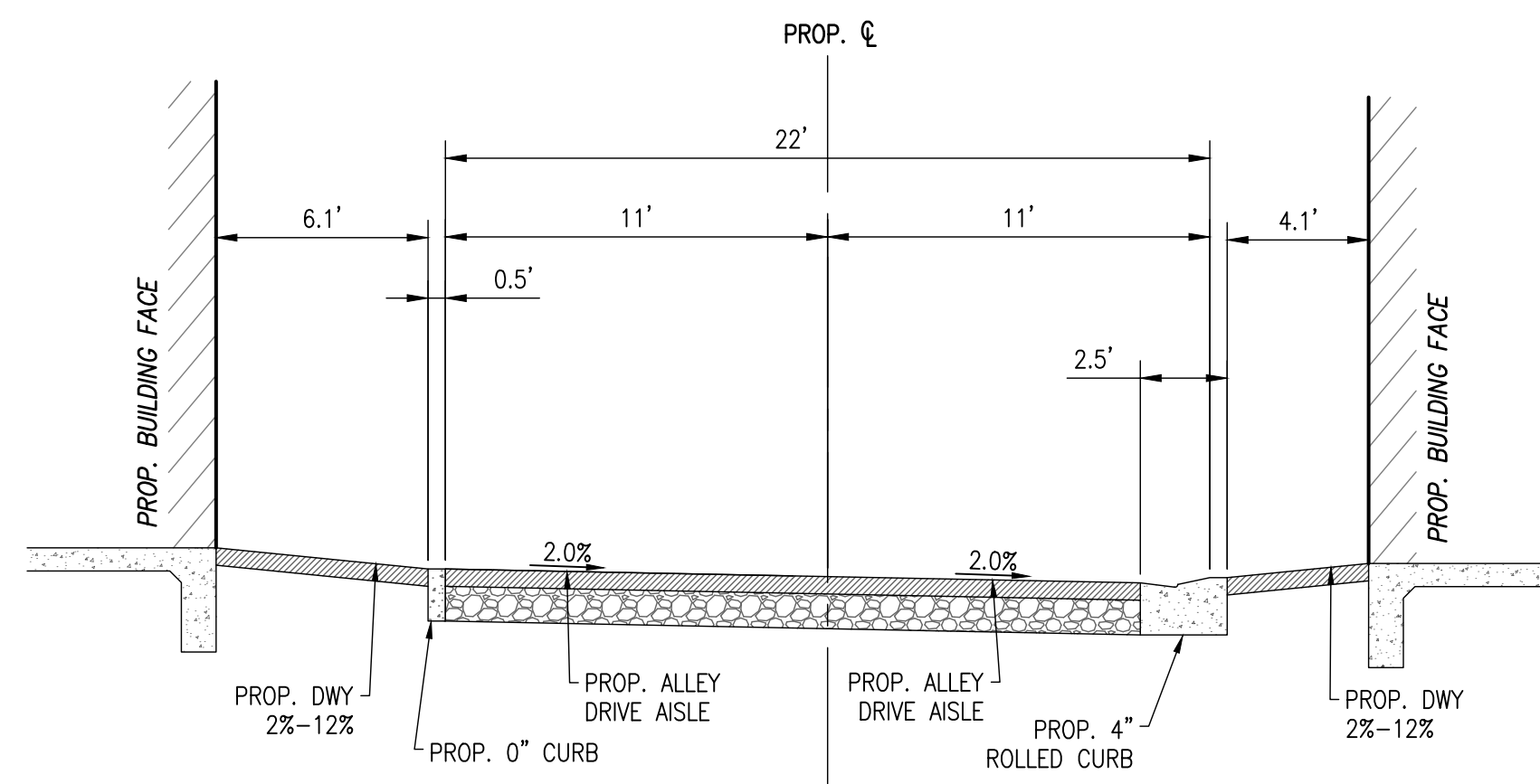
SECTION B-B
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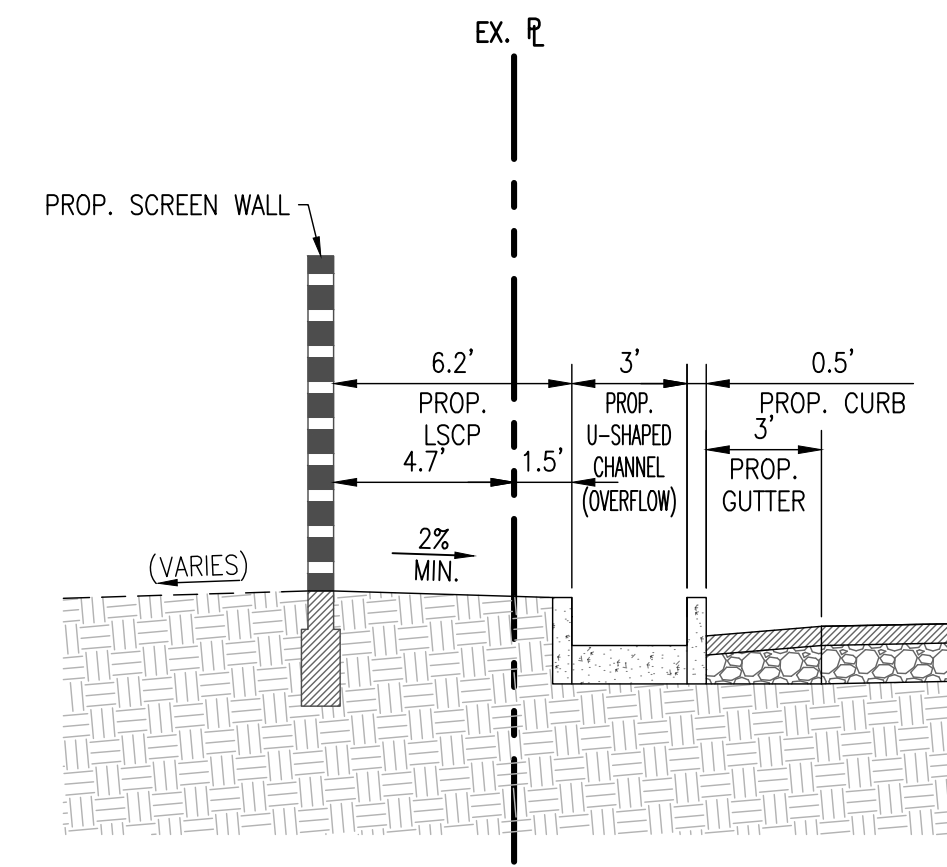
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PRIVATE DRIVE/FIRE LANE
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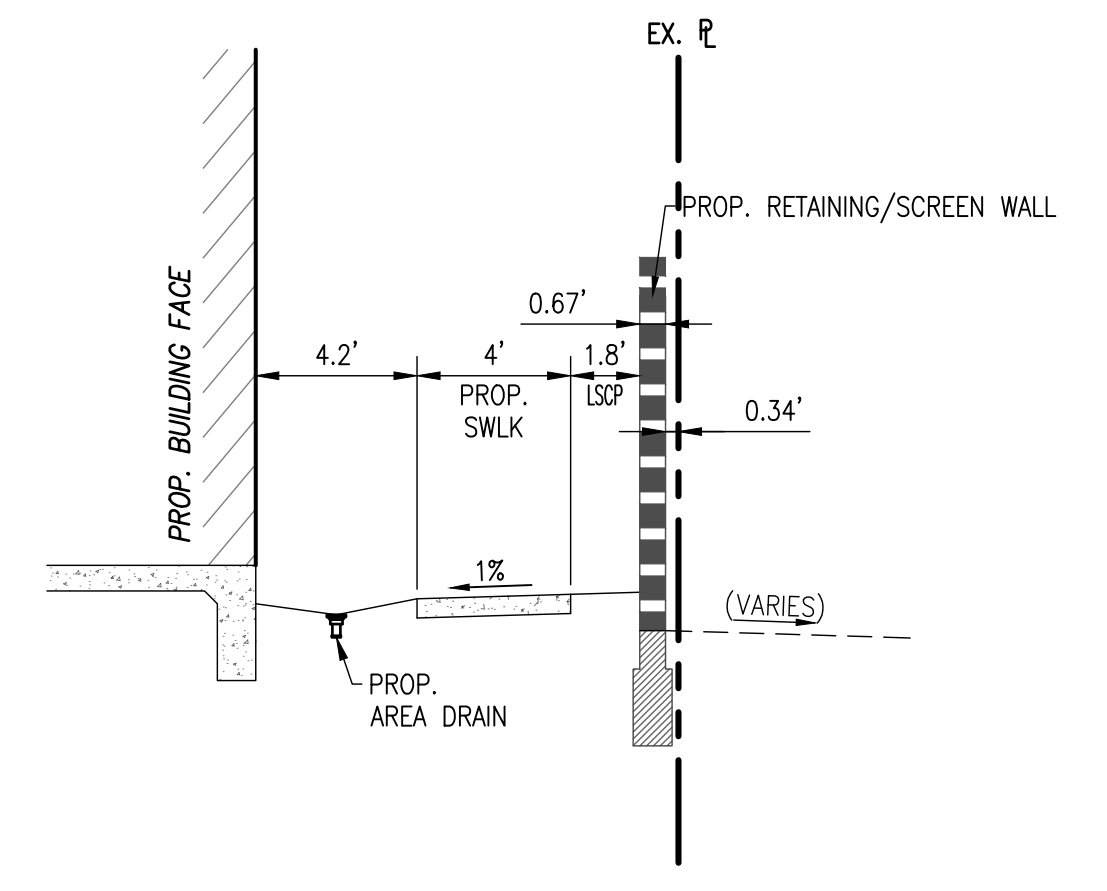
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PRIVATE DRIVE/FIRE LANE
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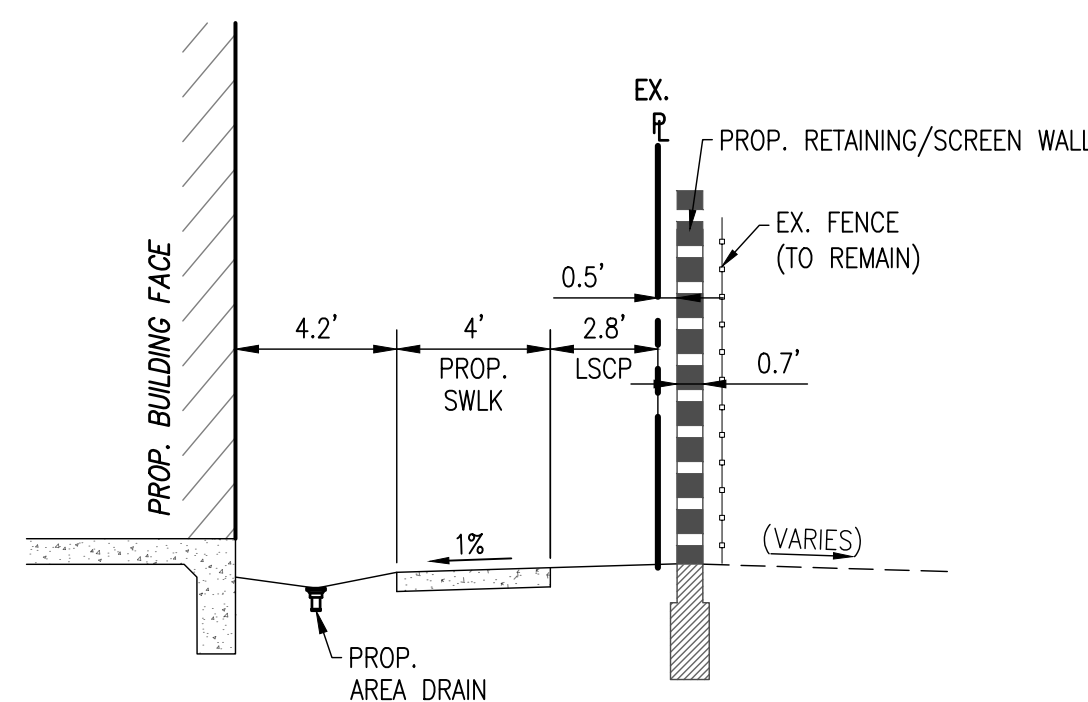
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PRIVATE DRIVE
N.T.S.



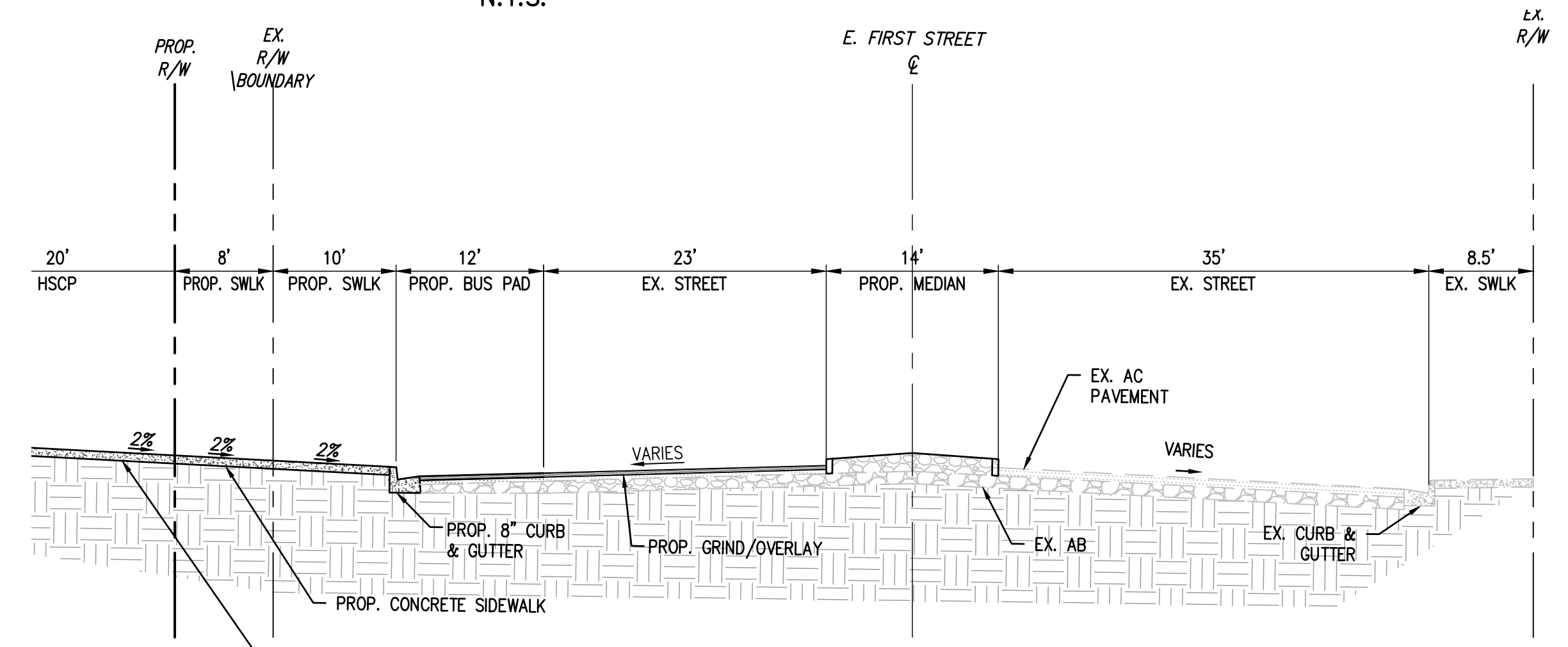
SECTION H-H
WALL
N.T.S.



SECTION G-G
WALL
N.T.S.



SECTION I-I
WALL
N.T.S.



SECTION J-J
E. FIRST STREET
N.T.S.

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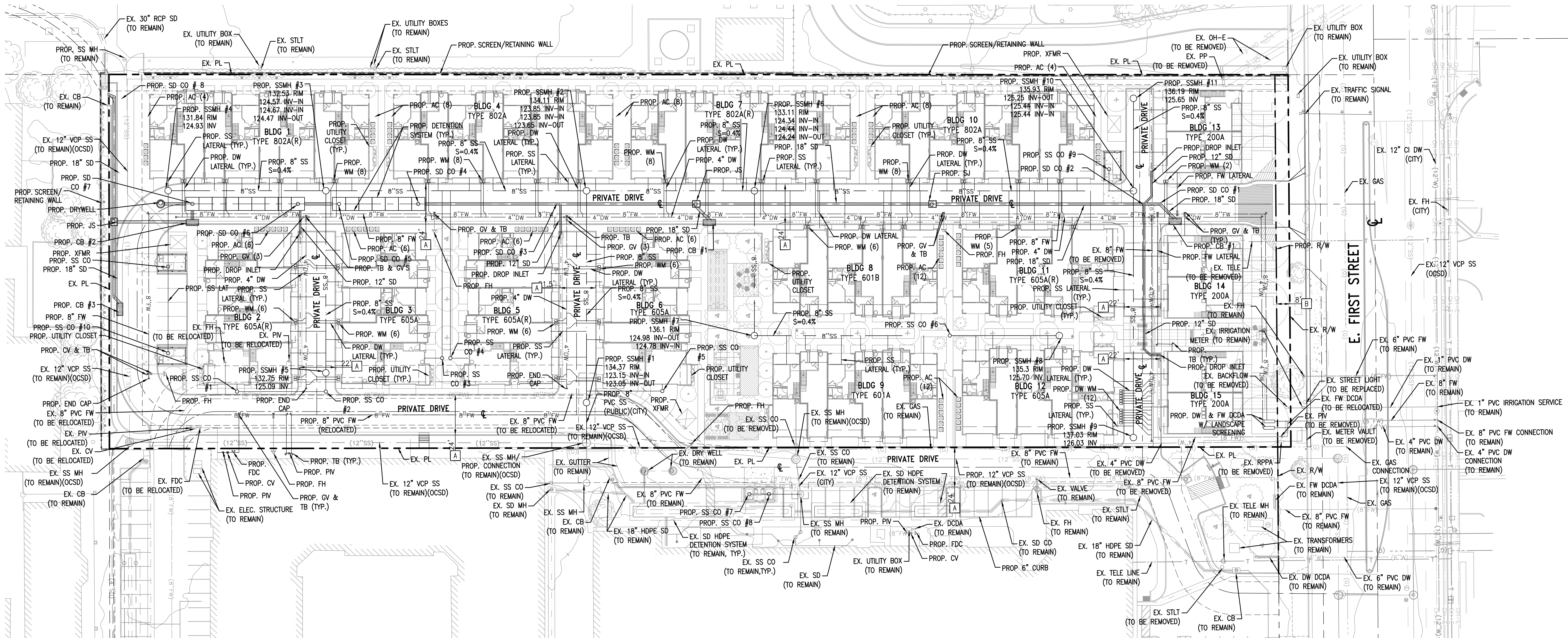
MERITAGE HOMES, INC.
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CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT
VESTING TENTATIVE TRACT MAP NO. 19337
PRELIMINARY SECTIONS
2020 E. FIRST STREET
SANTA ANA, CALIFORNIA 92705

PROJECT NO.
MRTG-008

SHEET
C-5

DATE: 11/27/2024 BY: JST



PROPOSED IMPROVEMENTS:

ALL PROPOSED IMPROVEMENTS AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY SUBDIVIDER/DEVELOPER, AND/OR AT THE SUBDIVIDER/DEVELOPER'S EXPENSE IN ACCORDANCE WITH THE CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE, APPROVED STREET IMPROVEMENT PLANS AND REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

STATEMENT OF IMPROVEMENTS:

APPROXIMATE IMPROVEMENTS PROPOSED BY THIS TENTATIVE MAP:

OFF-SITE

- 180 LF PUBLIC CURB AND GUTTER
- 3,200 SF PUBLIC SIDEWALK
- 6,850 SF PAVEMENT GRIND/ OVERLAY
- 2 EA PUBLIC TREE/TREE WELL LOCATIONS
- 1 EA DRIVEWAY
- 1 EA PUBLIC STREET LIGHT REPLACEMENT
- 1 EA BUS STOP RELOCATION/ CONCRETE BUS PAD
- 1 LS RAISED MEDIAN IMPROVEMENTS/ SIGNING & STRIPING

ON-SITE

- 1,254 LF 8" PRIVATE FIRE WATER MAIN
- 1,265 LF 8" PRIVATE SEWER MAIN
- 86 PRIVATE 4" SEWER LATERALS
- 34,722 SF PRIVATE STREET AC PAVEMENT
- 1,393 LF PRIVATE CURB AND GUTTER
- 11,957 SF PRIVATE SIDEWALK
- 1,427 LF PRIVATE V-GUTTER
- 9 EA PRIVATE CURB RAMPS
- 1,104 LF 8" PRIVATE DOMESTIC WATER MAIN
- 3 EA PRIVATE BACKFLOW PREVENTER FOR IRRIGATION, DOMESTIC WATER, AND FIRE WATER
- 1,357 LF PRIVATE 6" CURB ONLY
- 470 LF PRIVATE 18" SD
- 86 PUBLIC 1.5" DOMESTIC WATER METERS AND SERVICES
- 8 EA PRIVATE CURB/GRADE INLET CATCH BASINS
- 4 EA PRIVATE CURB INLET CATCH BASIN
- 12 EA PRIVATE SEWER MANHOLES
- 6 EA PRIVATE SEWER CLEANOUTS
- 4 EA PRIVATE STORM DRAIN CLEANOUTS
- 3 EA PRIVATE STORM DRAIN JUNCTION STRUCTURES
- 1 EA DRYWELL INFILTRATION SYSTEM
- 2 LS UNDERGROUND CONCRETE DETENTION VAULT DRAINAGE SYSTEM

ABBREVIATIONS:

BDNY	BOUNDARY
OB	CATCH BASIN
C&G	CURB & GUTTER
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CV	CONTROL VALVE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DU	DRY UTILITY
DW	DOMESTIC WATER
DWY	DRIVEWAY
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
FDC	FIRE DEPARTMENT CONNECTION
JS	JUNCTION STRUCTURE
MH	MANHOLE
OH	OVERHEAD ELECTRICAL LINES
PKWY	PARKWAY
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STALL
STLT	STREETLIGHT
S/W	SIDEWALK
TB	TRUST BLOCK
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

PROPOSED EASEMENTS:

- [A] INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF SANTA ANA
- [B] INDICATES AN EASEMENT FOR PUBLIC UTILITY AND PUBLIC STREET PURPOSES DEDICATED TO THE CITY OF SANTA ANA

LEGEND:

---	CENTERLINE
---	EX. R/W
---	PROP. R/W
---	EX. PL
---	SETBACK
---	EXISTING LOT LINE
---	EASEMENT
---	PROPOSED STORM DRAIN
---	EXISTING STORM DRAIN
---	PROPOSED DOMESTIC WATER
---	EXISTING DOMESTIC WATER
---	PROPOSED FIRE WATER
---	EXISTING FIRE WATER
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	EXISTING GAS
---	EXISTING ELECTRIC
---	PROPOSED WALL
---	PROPOSED PCC PAVEMENT
X	UNIT NUMBER
Y	UNIT TYPE

PREPARED BY:



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CIVIL ENGINEERING
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CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT

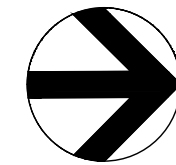
VESTING TENTATIVE TRACT MAP NO. 19337
PRELIMINARY UTILITY

2020 E. FIRST STREET
SANTA ANA, CALIFORNIA 92705

PROJECT NO.
MRTG-008

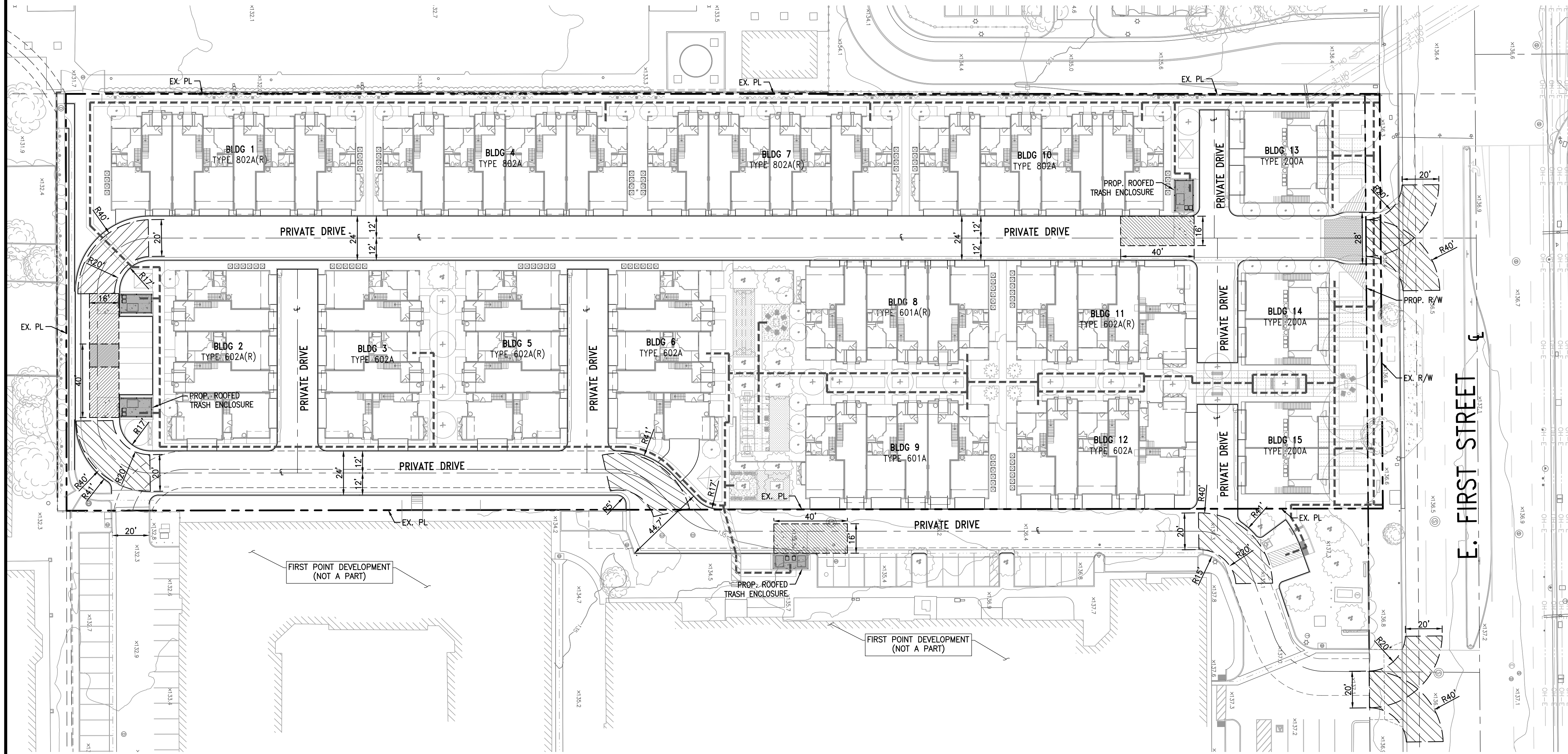
SHEET

C-6



1" = 30'





LEGEND:

COMMUNAL TRASH ENCLOSURE

- WASTE BIN (4 CY)
- RECYCLE BIN (4CY)
- ORGANICS BIN (2 X 64 GAL)

40'X16' STAGING AREA

25' VERTICAL CLEARANCE

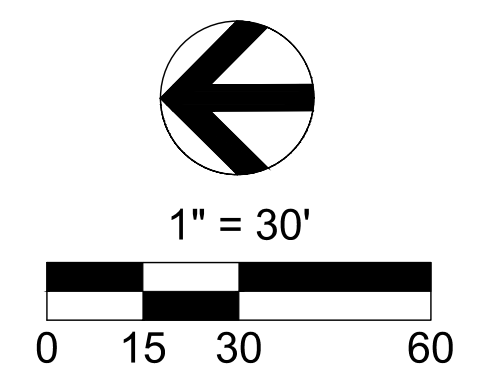
13' VERTICAL CLEARANCE FOR SCOUT TRUCK

TRASH TRUCK TURNING RADIUS

42' RADIUS ON 90° TURN

20' WIDE

- NOTES:**
1. NO TRASH CHUTES PROPOSED.
 2. MINIMUM 40'X16' STAGING AREA AVAILABLE ON SERVICE DAYS FROM 6:00 AM TO 6:00 PM.
 3. MINIMUM VERTICAL CLEARANCE OF 25' AT THE STAGING AREA FOR BIN SERVICE CLEARANCE PROVIDED.
 4. MINIMUM 13' VERTICAL CLEARANCE FOR SCOUT TRUCK PROVIDED.
 5. ALL STAGING AREAS WILL BE PROVIDED ONSITE.
 6. 41' TURNING RADIUS PROVIDED ON A 90° TURN.
 7. ALL PRIVATE DRIVE AISLES AND ALLEYS TO SUSTAIN MINIMUM GROSS WEIGHT OF 60,000 LBS LOAD.
 8. MAXIMUM SIZE OF BINS SHALL BE 4 CUBIC YARDS (CY).
 9. MAXIMUM NUMBER OF PICK-UPS IS 2 TIMES PER WEEK.



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		SHEET C-7	
		CITY OF SANTA ANA DEPARTMENT OF PLANNING AND DEVELOPMENT VESTING TENTATIVE TRACT MAP NO. 19337 TRASH CIRCULATION PLAN 2020 E. FIRST STREET SANTA ANA, CALIFORNIA 92705	