

TENTATIVE TRACT MAP NO. 17976

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE
STATE OF CALIFORNIAA PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIPS SOUTH, RANCH 10 WEST, SAN
BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

APN: 407-107-31, 407-107-32 AND 407-107-22

FOR CONDOMINIUM PURPOSES

BENCHMARK:

COUNTY OF ORANGE BENCHMARK: SA-339-09

OSC INDEX MAP : Q11-04

PAGE/GRID: 829/A6

CITY/LOCATION: SANTA ANA

FOUND 4" OSC ALUMINUM BENCHMARK DISK STAMPED "SA-339-09"
SET IN THE SW'LY CORNER OF A 4'X10' CONCRETE CATCH BASIN.
MONUMENT IS LOCATION IN THE NE'LY CORNER OF THE INTERSECTION
OF FAIRVIEW RD AND EDINGER AVE.

ELEVATION: 56.976' (NAVD88)

EARTH WORK QUANTITIES:

CUT: 50 CU.YD.
FILL: 50 CU.YD.
IMPORT DIRT: 0 CU.YD.

NOTE:

THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OF THE
QUANTITIES.

UTILITY SERVICES:

WATER - SANTA ANA MUNICIPAL UTILITIES SERVICES
SEWER - CITY OF SANTA ANA PUBLIC WORKS AGENCY
ELECTRICAL - SOUTHERN CALIFORNIA EDISON
TELEPHONE - AT&T
SCHOOL - SANTA ANA UNIFIED SCHOOL DISTRICT
FIRE - ORANGE COUNTY FIRE AUTHORITY
POLICE - SANTA ANA POLICE DEPARTMENT

PROJECT SUMMARY

TOTAL SITE AREA: ± 1.22 ACRES (± 53,129 SF) GROSS
(± 51,236 SF) NET BASED ON I.O.D.

TOTAL UNITS: 17 HOMES

- (3) PLAN 1: ± 1,170 SF, 2 BED, 2.5 BATH
- (10) PLAN 2: ± 2,001 SF, 3 BED, 3.5 BATH
- (4) PLAN 3: ± 2,021 SF, 3 BED, 3.5 BATH

DENSITY: 13.93 HOMES PER GROSS ACRE

PARKING:

REQUIRED: 68 SPACES (4.0 SPACES PER HOME)

- (17) HOMES X 2.0 SPACES = 34 SPACES
- (17) GUEST X 2.0 SPACES = 34 SPACES

PROVIDED: 68 SPACES (4.0 SPACES PER HOME)

- GARAGE: 34 SPACES
- HEAD IN: 29 SPACES (8.5' X 16.5' W/ 1.5' OVERHANG)
- HEAD IN: 2 SPACE (9' X 18' W/ 8' LOADING ZONE)
- PARALLEL: 3 SPACES (8' X 22')

OPEN SPACE:

REQUIRED: 8,500 S.F. TOTAL (500 SF PER HOME)

- COMMON: 4,250 SF (250 S.F. PER HOME; 15' MIN. DIM.)
- PRIVATE: 4,250 SF (250 S.F. PER HOME; 10' MIN. DIM.)

PROVIDED: 8,701 S.F. TOTAL (511 SF PER HOME)

- COMMON: 4,415 SF (15' MIN. DIMENSION)
- PRIVATE GROUND: 2,683 SF (5' MIN. DIMENSION)
- PRIVATE DECK: 1,603 SF (5' MIN. DIMENSION)

LOT COVERAGE: 14,551 SF (27.4% OF GROSS SITE)

NOTES:

- PROPOSED DRIVEWAY APPROACH
- PROPOSED CURB AND GUTTER. MATCH EXISTING
- PROPOSED DRAIN PIPE
- PROPOSED CATCH BASIN
- PROPOSED CONCRETE V-GUTTER
- PROPOSED PARKWAY DRAIN
- REMOVE EXISTING WATER METER
- RELOCATE EXISTING POLE TIE/ANCHOR
- REMOVE EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED SEWER LATERAL
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER HOUSE CONNECTION
- PROPOSED SEWER MANHOLE
- PROPOSED STREET LIGHT
- UNDERGROUND EXISTING POLE AND ATTACHED LINES
- PROPOSED 17 DOMESTIC WATER METERS AND 1 WATER METER FOR IRRIGATION
- PROPOSED CMU WALL
- [BMP] PROPOSED MODULAR WETLANDS SYSTEM LINEAR MODEL MWS-L-4-6
- PROPOSED TRENCH DRAIN
- STRIPING PER CHANNELIZATION PLAN
- PROPOSED AC REPAVING OF CURB LANE

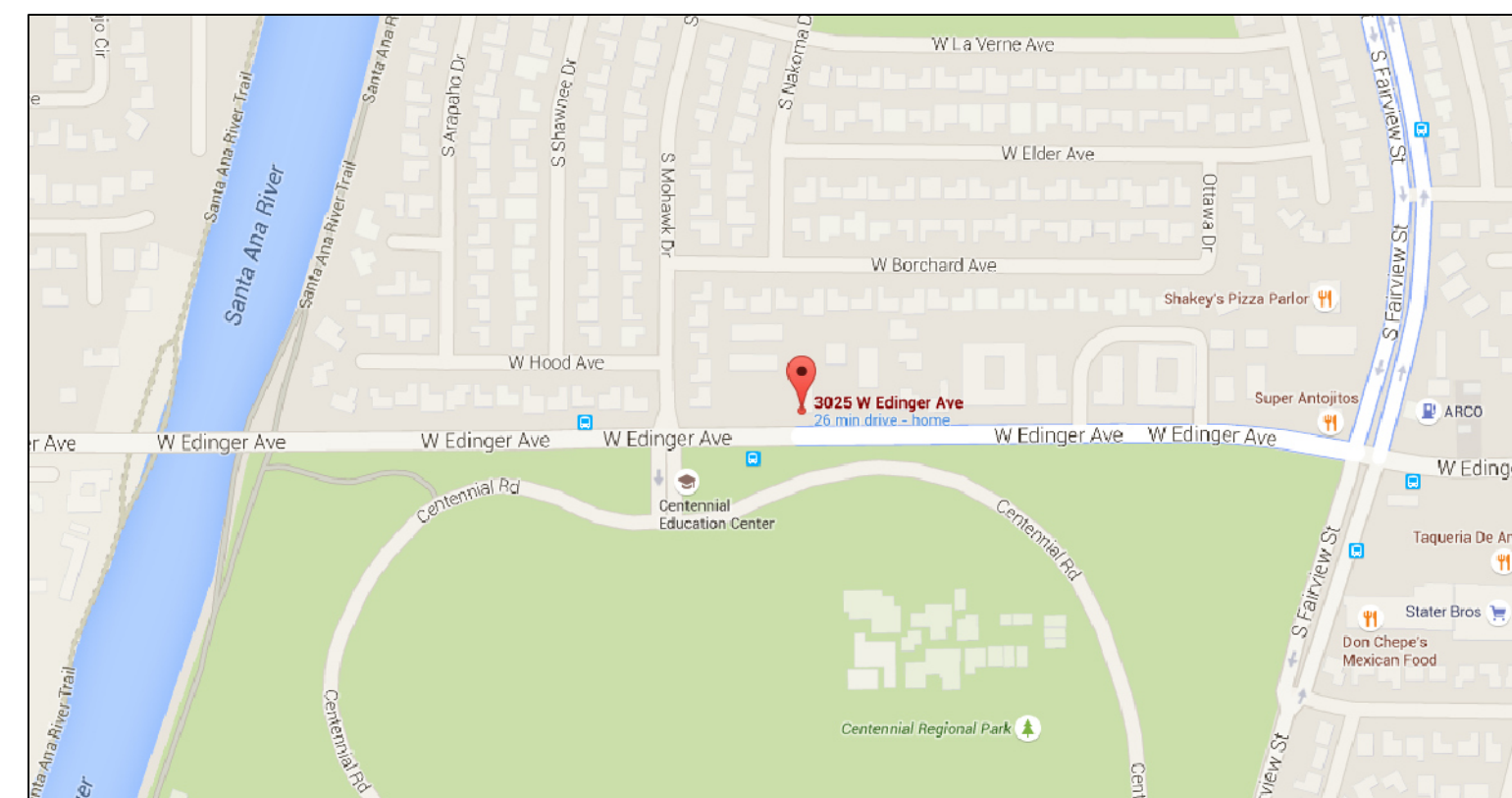
QUANTITY

1,193	SF
156	LF
823	LF
5	EA
433	LF
1	EA
1	EA
1	EA
140	SF
573	SF
408	LF
19	EA
232	LF
1	EA
1	EA
1	LS
18	EA
239	LF
1	EA
8	EA
1	LS
2,600	SF

PREPARED BY:

JACK LEE, RCE 40870
CAL LAND ENGINEERING, INC.
576 E. LAMBERT ROAD,
BREA, CA 92821
TEL: (714) 671-1050
FAX: (714) 671-1090

OWNER/SUBDIVIDER:

HAPHAN GROUP, INC., A CALIFORNIA CORPORATION
10840 WARNER AVE #208
FOUNTAIN VALLEY, CA 92708

ABBREVIATIONS/LEGEND:

CBW..... CONC. BLOCK WALL
C&G..... CURB AND GUTTER
D/A..... DRIVEWAY APRON
DWY..... DRIVEWAY
EP..... EDISON POLE
EX..... EXISTING
FH..... FIRE HYDRANT
FL..... FLOW LINE ELEVATION
TC..... TOP OF CURB ELEVATION
GM..... GAS METER
MH..... MAN HOLE
SMH..... SEWER MANHOLE
S/W..... SIDEWALK
SD..... STORM DRAIN
TBR..... TO BE REMOVED
TRW..... TOP OF RETAINING WALL
WF..... WOODEN FENCE
WV..... WATER VALVE

LEGEND:

.....PIPE SLOPE
.....DRAINAGE PATTERN
.....EXISTING STRUCTURE
.....PROPOSED STRUCTURE
.....PROPOSED SOD AREA
.....CONSTRUCTION NOTE
.....PROPOSED PLANTER AREA

UTILITIES NOTE:

CONVERT ALL EXISTING OVERHEAD UTILITY LINES AND POWER POLES ALONG THE
PROPERTY FRONTAGE ON EDINGER AVENUE TO THE UNDERGROUND FACILITIES (SANTA
ANA MUNICIPAL CODE, SECTION 3542).

NOTE:

THIS PROJECT WILL REQUIRE FILING, PROCESS AND RECORDING A CC&RS 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.

"PROPOSED IMPROVEMENTS":

"ALL IMPROVEMENT AS SHOWN HEREON TO BE CONSTRUCTED AND INSTALLED BY THE
SUB-DIVIDER. THE SUB-DIVIDER EXPENSE IN ACCORDANCE WITH THE CITY
DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA MUNICIPAL CODE, APPROVED
STREET IMPROVEMENT PLANS AND THE REQUIREMENTS OF THE STATE SUBDIVISION MAP
ACT.

TREE REMOVAL NOTE:

ANY STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO
APPROVAL BY THE ENVIRONMENTAL AND TRANSPORTATION ADVISORY COMMITTEE (ETAC).

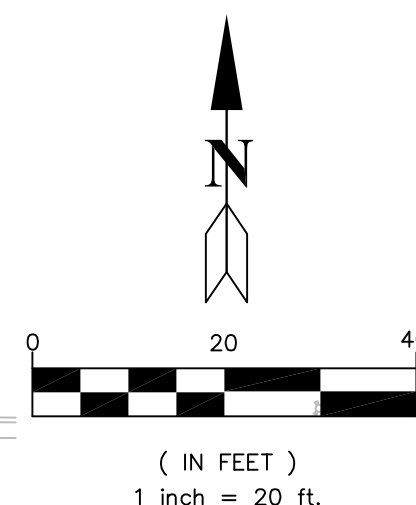
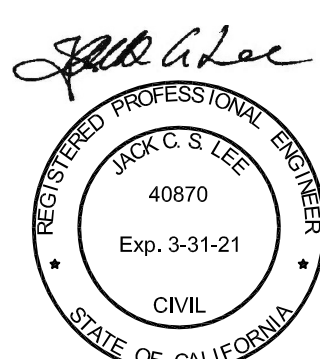
TREE NOTE:

INSTALL 24" BOX STREET TREES PER THE CITY STANDARDS AND APPROVED PLAN, AS
NEED PER THE CITY STANDARDS AND THE APPROVED STREET IMPROVEMENT PLANS.
PLEASE CONTACT THE TREE SECTION SUPERVISOR AT (714) 647-3304 FOR TREE
SPECIES.

WATER QUALITY NOTE:

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). CONTACT SEAN THOMAS
(714) 647-5655 FOR ADDITIONAL INFORMATION.

TRAFFIC NOTE:

THE CONSTRUCTION/INSTALLATION/REPAIR OF ALL THE STREET IMPROVEMENTS AND
TRAFFIC IMPROVEMENTS REQUIRED FOR THIS PROJECT WILL BE CONSTRUCTED AT THE
SOLE EXPENSE OF THE APPLICANT AS OUTLINED IN THE DEVELOPMENT PROJECT MEMO
AND ON THE ATTACHED TRAFFIC IMPROVEMENT PLAN. ALL IMPROVEMENTS SHALL BE IN
ACCORDANCE WITH CITY DESIGN STANDARDS AND SPECIFICATIONS, THE SANTA ANA
MUNICIPAL CODE.CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:

3025 W EDINGER AVENUE,
SANTA ANA, CA 92704

DRAWN:

RR

CHECKED:

DATE:

04-25-2019

JOB NO.:

14-188-001

SCALE:

1" = 20'

FILE NAME:

T-1

SHEET 1 OF 1