

LEGAL DESCRIPTION:

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

PARCEL 1:
THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 330 FEET SOUTH AND 165 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 15, SAID POINT OF COMMENCEMENT BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GEORGE P. FRANK AND ANNA E. FRANK, HUSBAND AND WIFE, AS JOINT TENANTS, BY DEED DATED AUGUST 12, 1925 AND RECORDED DECEMBER 19, 1925 IN BOOK 621, PAGE 218, OF DEEDS;

THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, 165 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15, 120 FEET;

THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, 165 FEET TO THE SOUTHEAST CORNER OF SAID LAND CONVEYED TO GEORGE P. FRANK AND WIFE;

THENCE NORTH ALONG THE EAST LINE OF SAID FRANK'S LAND TO THE POINT OF BEGINNING.

APN: 144-311-15

VESTED OWNER:

CALIFORNIA LIMITED LIABILITY COMPANY-205 SOUTH HARBOR PLAZA LLC

SITE ADDRESS:

125 & 205 S. HARBOR BOULEVARD
SANTA ANA, CA 92736

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, 1983 NAD 83, (2017.50 EPOCH OCS GPS ADJUSTMENT), AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) "SACY" AND "FVPK" BEING N23°25'58"E AS DERIVED FROM GEODETIC VALUES PUBLISHED AND ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

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 .9999817313

	NORTHING	EASTING
SACY:	2218016.191	6061432.265
FVPK:	2188769.567	6048756.255

BENCHMARK STATEMENT:

COUNTY OF ORANGE BENCHMARK NO. 1F-135-69
ELEV: 69.206 (NAVD83)

DESCRIBED AS: 1 FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-135-59" LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF HARBOR BLVD AND CAMILLE STREET, 50FT. WESTERLY OF THE CENTERLINE OF HARBOR BLVD AND 280FT. NORTHERLY OF THE CENTERLINE OF CAMILLE STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE PER FEMA MAP NO. 06059C0256J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009.

LAND USE SUMMARY:

GROSS AREA: 1.818 AC
NET AREA: 1.442 AC
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED DWELLING UNITS: 45

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 DECEMBER 8, 2023.

DANE P. MCDUGALL, L.S. 9297



ENGINEER'S STATEMENT:

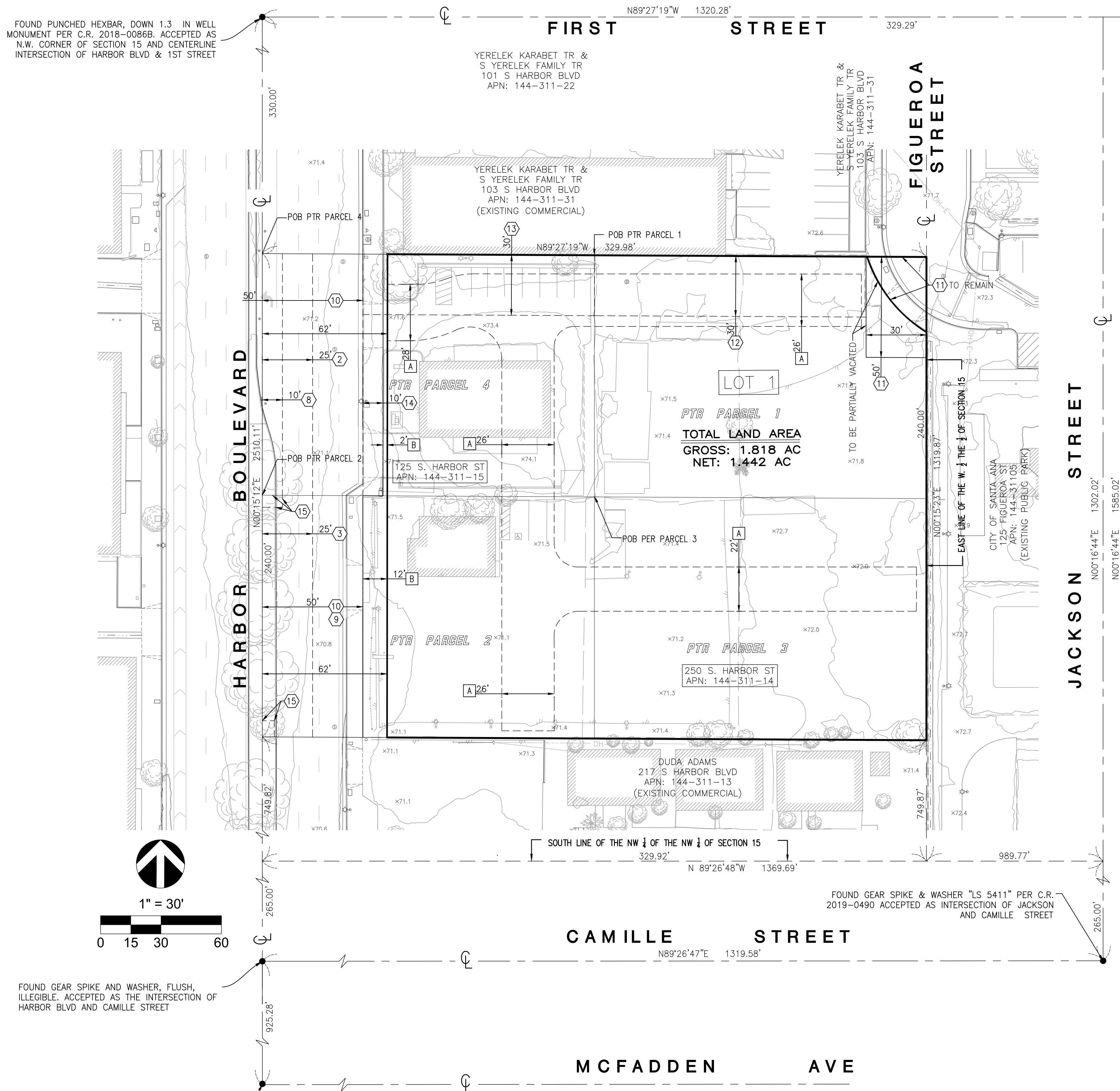
THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JANUARY 23, 2025.

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

VESTING TENTATIVE TRACT MAP NO. 19329

FOR CONDOMINIUM PURPOSES

IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA



CIVIL ENGINEER:

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

SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7555

SHEET INDEX:

SHEET NO.	VESTING TENTATIVE TRACT MAP
SHEET 1	PRELIMINARY SITE PLAN
SHEET 3	PRELIMINARY GRADING PLAN
SHEET 4	PRELIMINARY SECTIONS

LEGEND:

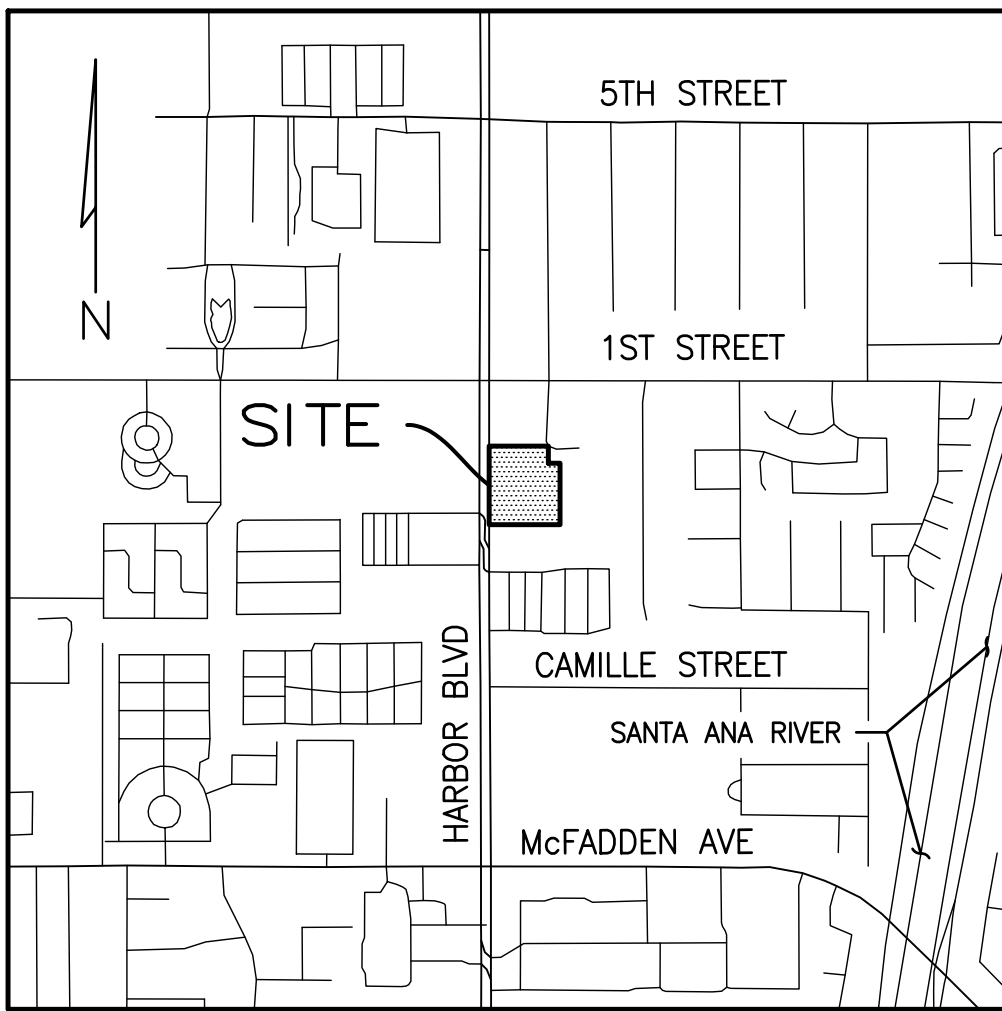
---	CENTERLINE
---	SUBDIVISION BOUNDARY
---	EASEMENT
---	EX. LOT LINE
---	EX. R/W
---	PROP. R/W

EXISTING EASEMENTS:

- 1 DENOTES PLOTTED ITEM.
- 2 AN EASEMENT FOR ROADS, RAILROADS AND DITCHES OVER THE WESTERLY 30 FEET OF SAID LAND; ALSO THE USE AND CONTROL OF CLENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN A DEED RECORDED IN BOOK 77, PAGE 342, OF DEEDS.
- 3 EASEMENT(S) FOR THE ROAD PURPOSES IN FAVOR OF: THE BOARD OF SUPERVISORS OF LOS ANGELES COUNTY
PURPOSE: ROAD RECORDING DATE: JULY 22, 1886
RECORDING NO: BOOK 169, PAGE 59, OF DEEDS OF LOS ANGELES COUNTY RECORDS
- 8 EASEMENT(S) FOR THE PURPOSE(S) OF PUBLIC UTILITIES
RECORDING NO: BOOK 1505, PAGE 25, OF OFFICIAL RECORDS
- 9 EASEMENT(S) FOR THE PURPOSE(S) OF STREET & HIGHWAY IN FAVOR OF: COUNTY OF ORANGE
RECORDING DATE: MARCH 3, 1958
RECORDING NO: BOOK 4216, PAGE 542, OF OFFICIAL RECORDS
- 10 EASEMENT(S) FOR THE PURPOSE(S) OF STREET & HIGHWAY
GRANTED TO: COUNTY OF ORANGE
RECORDING DATE: DECEMBER 10, 1958
RECORDING NO: BOOK 4511, PAGE 330, OFFICIAL RECORDS
- 11 EASEMENT(S) FOR THE PURPOSE(S) OF ROAD(S)
GRANTED TO: CITY OF SANTA ANA, A MUNICIPAL CORPORATION FOR THE RIGHT OF INGRESS AND EGRESS
RECORDING DATE: MAY 7, 1969 RECORDING NO: 4048, BOOK 8949, PG 468, OFFICIAL RECORDS
(A PORTION TO BE VACATED AS SHOWN HEREON)
- 12 EASEMENT(S) FOR THE PURPOSE(S) OF STORM DRAIN(S)
IN FAVOR OF: CITY OF SANTA ANA
RECORDING DATE: MARCH 28, 1975
RECORDING NO: BOOK 11366, PAGE 7, OF OFFICIAL RECORDS
(TO REMAIN)
- 13 EASEMENT(S) FOR THE PURPOSE(S) OF STORM DRAIN
GRANTED TO: CITY OF SANTA ANA
RECORDING DATE: MARCH 17, 1975
RECORDING NO: BOOK 11358, PAGE 355, OFFICIAL RECORDS
(TO REMAIN)
- 14 EASEMENT(S) FOR THE PURPOSE(S) OF PUBLIC STREET
GRANTED TO: CITY OF SANTA ANA
RECORDING DATE: MAY 12, 1987
RECORDING NO: 87-266370, OF OFFICIAL RECORDS
- 15 EASEMENT(S) FOR THE PURPOSE(S) UNDERGROUND UTILITIES
IN FAVOR OF: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS & COMMUNICATION SYSTEMS
RECORDING DATE: MAY 22, 1990
RECORDING NO: 90-272430, OF OFFICIAL RECORDS

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 A DEDICATION IN FAVOR TO THE CITY OF SANTA ANA



VICINITY MAP
N.T.S.

PREPARED BY:



C&V
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
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PREPARED FOR:



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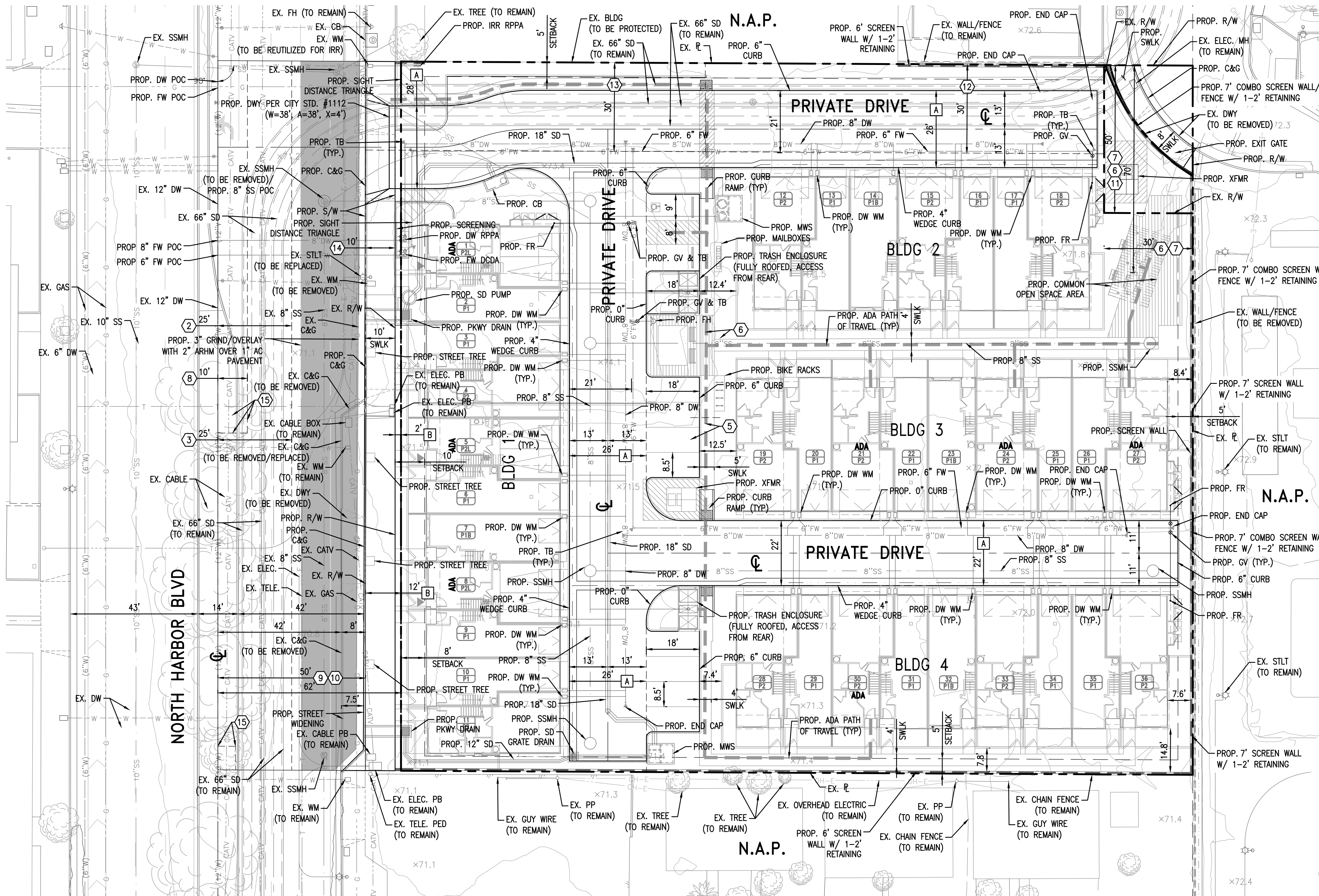
CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 19329
VESTING TENTATIVE TRACT MAP NO. 19329

125 & 205 S. HARBOR BOULEVARD
SANTA ANA, CALIFORNIA 92703

PROJECT NO.
CVEN-174

SHEET
1
OF
4



EXISTING EASEMENTS:

1. DENOTES PLOTTED ITEM.
2. AN EASEMENT FOR ROADS, RAILROADS AND DITCHES OVER THE WESTERLY 30 FEET OF SAID LAND; ALSO THE USE AND CONTROL OF CLENGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN A DEED RECORDED IN BOOK 77, PAGE 342, OF DEEDS.
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5. EASEMENT(S) FOR PIPE LINES AND POLES PURPOSE(S) RECORDING DATE: DECEMBER 19, 1925 RECORDING NO: BOOK 621, PAGE 217, DEEDS RECORDING DATE: OCTOBER 4, 1930 RECORDING NO: BOOK 420, PAGE 362, OFFICIAL RECORDS (TO BE QUITCLAIMED)
6. EASEMENT(S) FOR WATER LINE, GAS, & ELECTRIC LIGHT, POLE & TELEPHONE POLE PURPOSE(S) RECORDING DATE: MARCH 2, 1928 RECORDING NO: BOOK 136, PAGE 297, OFFICIAL RECORDS (TO BE QUITCLAIMED)
7. EASEMENT(S) FOR THE PURPOSE(S) OF ROADS IN FAVOR OF: GEORGE GUNTER & WIFE TO DON V. ROTHENBERGER & MAUDE H. ROTHENBERGER, HUSBAND AND WIFE AS JOINT TENANTS RECORDING DATE: OCTOBER 18, 1928 RECORDING NO: BOOK 200, PAGE 353, OFFICIAL RECORDS
9. EASEMENT(S) FOR THE PURPOSE(S) OF PUBLIC UTILITIES RECORDING NO: BOOK 1505, PAGE 25, OF OFFICIAL RECORDS

9. EASEMENT(S) FOR THE PURPOSE(S) OF STREET & HIGHWAY IN FAVOR OF: COUNTY OF ORANGE RECORDING DATE: MARCH 3, 1958 RECORDING NO: BOOK 4216, PAGE 542, OF OFFICIAL RECORDS
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15. EASEMENT(S) FOR THE PURPOSE(S) UNDERGROUND UTILITIES UNDERGROUND ELECTRICAL SUPPLY SYSTEMS & COMMUNICATION SYSTEMS IN FAVOR OF: RECORDING DATE: MAY 22, 1990 RECORDING NO: 90-272430, OF OFFICIAL RECORDS

PROPOSED EASEMENTS:

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- B INDICATES A DEDICATION IN FAVOR TO THE CITY OF SANTA ANA

LEGEND:

- CENTERLINE
EXISTING BOUNDARY
PROPOSED BOUNDARY
SETBACK
EXISTING LOT LINE
EXISTING WALL
PROPOSED WALL
SIGHT DISTANCE TRIANGLE
PROPOSED TURF
- PROPOSED PCC PAVEMENT
PROPOSED AC. 3" MIN (2" CAP ARHM OVER 1" AC)
PROPOSED DECORATIVE PAVEMENT
PROPOSED DECORATIVE PAVEMENT
ADA PATH OF TRAVEL
UNIT NUMBER
UNIT TYPE

ABBREVIATIONS

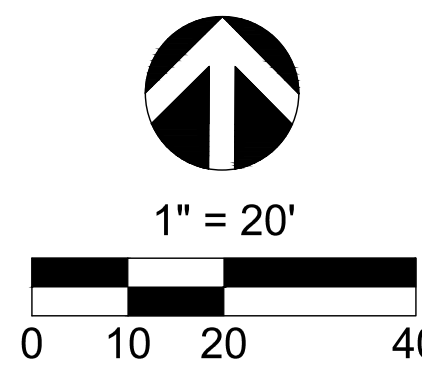
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICES
CB	CATCH BASIN
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EX	EXISTING
FG	FIRE DEPARTMENT CONNECTION
FC	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
FW	FIRE WATER
JS	JUNCTION STRUCTURE
MAX	MAXIMUM
MWS	MODULAR WETLANDS SYSTEM
MH	MANHOLE
MM	MASTER METER
PCC	POINT OF CONNECTION
PV	POST INDICATOR VALVE
PROP.	PROPOSED
PL	PROPERTY LINE
PB	PULLBOX
PP	POWER POLE
POC	POINT OF CONNECTION
RPPA	REDUCED PRESSURE PREVENTION ASSEMBLY
R/W	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
STLT	STREET LIGHT
TC	TOP OF CURB
TB	THRUST BLOCK
TS	TRAFFIC SIGNAL
TELE	TELECOMMUNICATION
XFMR	TRANSFORMER

GENERAL INFORMATION:

- DATE OF PREPARATION: APRIL 5, 2024
- DATE OF SURVEY: DECEMBER 8, 2023
- NET LOT AREA: 1.442 AC
- EXISTING ZONING: HARBOR MIXED USE TRANSIT CORRIDOR SP - CORRIDOR ZONE
- EXISTING LAND USE: UN - URBAN NEIGHBORHOOD
- PROPOSED LAND USE: UN - URBAN NEIGHBORHOOD
- 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 MATERIAL.
- ONSITE PROPOSED DOMESTIC WATER SHALL BE PRIVATE AND CONSIST OF PVC DR-14 (C-900) PIPE MATERIAL 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 STORM DRAIN SYSTEM SHALL BE PRIVATE AND CONSIST OF HDPE PIPE MATERIALS.
- 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 PROJECT IS LOCATED IN FLOOD ZONE "ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE PER FEMA MAP NO. 06059C0256J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3)".
- 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.
- INSTALL 4- 24" BOX STREET TREES AT 35' ON CENTER ON HARBOR BOULEVARD, INCLUDING DEEP ROOT IRRIGATION SYSTEMS, PER CITY STANDARDS.
- 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.
- GRIND AND OVER AT OTHER LOCATIONS WILL BE REQUIRED IF THE ASPHALT PAVEMENT IS CUT FOR ANY PURPOSES BEYOND THE LOCATION IDENTIFIED HEREIN.
- REMOVE EXISTING SIDEWALK, AND CONSTRUCT NEW 10' FULL WIDTH SIDEWALK, ALONG PROPERTY FRONTAGE ON HARBOR BOULEVARD.
- ONE (1) EXISTING STREET LIGHT ALONG PROPERTY FRONTAGE ON EAST SIDE OF HARBOR BOULEVARD, APPROXIMATELY 70' SOUTH OF NORTH PROPERTY LINE SHALL BE REPLACED AND INSTALLATION OF NEW STREET LIGHT MEET LATEST CITY STANDARDS. STREET LIGHT SPACING SHALL NOT EXCEED 150' ON CENTER. WORK SHALL INCLUDE NEW CONDUIT, CONDUCTORS, STREET LIGHTS AND SERVICE PEDESTAL, AS NEEDED.
- USE OF A COMMON SEWER LATERAL TO SERVE MULTIPLE PARCELS IS ALLOWED UPON
- APPROVAL AND RECORDATION OF A CC&R FOR COMMERCIAL PROPERTIES SUBJECT TO THE REVIEW AND APPROVAL OF THE WATER RESOURCES MANAGER OR HIS DESIGNEE.
- DEVELOPER SHALL SUBMIT A COMPLETED APPLICATION AND SUPPORTING DOCUMENTS FOR THE STREET ABANDONMENT ON FIGUEROA STREET. CONTACT ANDERSON CHRYSOSTOMO, SENIOR CIVIL ENGINEER, AT (714) 647-5838 FOR MORE INFORMATION.

RESIDENTIAL PROJECT SUMMARY

TOTAL SITE AREA		1.818 AC
NET SITE AREA		1.481 AC (64,513 SF)
PLAN SUMMARY:		
6 PL 1 @	1,344 SF	3BD+3BATH,
3 PL 2 @	1,616 SF	4BD+4BATH
3 PL 2L @	1,617 SF	3BD+3.5BATH+LIVE-WORK
10 PL 3 @	1,642 SF	3BD+2.5BATH+DEN
4 PL 4 @	1,818 SF	4BD+3.5BATH
PARKING SUMMARY		
REQUIRED:		55 SPACES TOTAL
RESIDENTIAL-OCCUPANT:		44 SPACES (1.5 SP/HOME)
RESIDENTIAL-GUEST:		7 SPACES (0.25 SP/HOME)
LIVE-WORK/SHOPKEEPER-OCCUPANT:		3 SPACES (1.00 SPACES/UNIT)
LIVE-WORK/SHOPKEEPER-GUEST:		2 SPACES (0.50 SPACES/UNIT)
PROVIDED:		74 SPACES TOTAL (2.1 SP/HOME)
RESIDENTIAL+LIVE-WORK (GARAGE SPACES):		32 UNITS X SPACES/DU = 64 SPACES
GUEST PARKING:		10 SPACES
OPEN SPACE SUMMARY		
COMMON:		15% OF LOT SIZE
GROSS =		11,879 SF
PRIVATE:		90 SF PER DWELLING UNIT
		2,880 SF
PROVIDED OPEN SPACE:		
COMMON:		11,954 SF
PRIVATE:		3,832 SF (120 SF PER DWELLING UNIT)



PREPARED BY:



9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

PREPARED FOR:



CITY VENTURES
HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
PHONE (949) 258-7540

CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT

VESTING TENTATIVE TRACT MAP NO. 19329

PRELIMINARY SITE PLAN

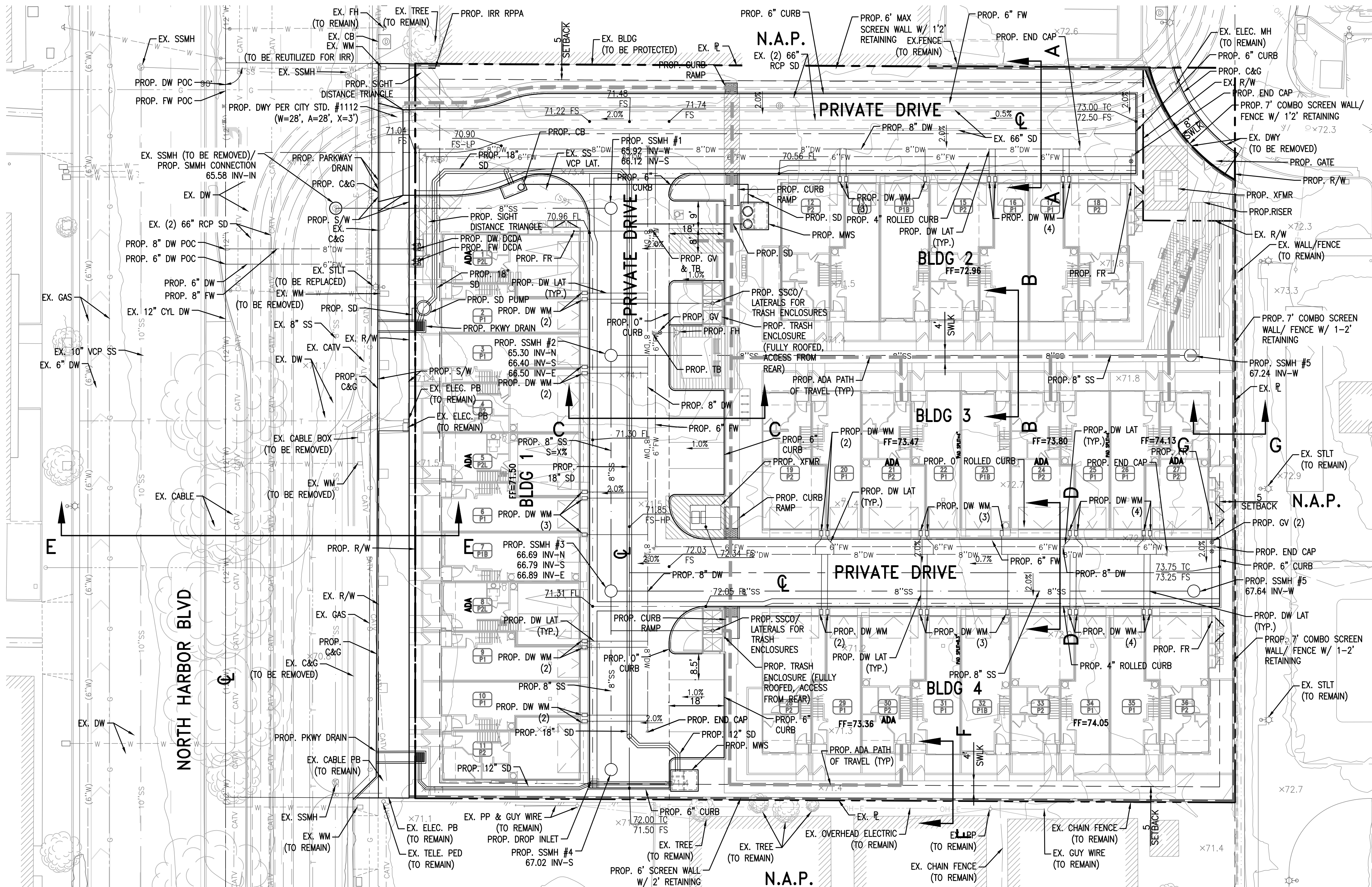
125 & 205 S. HARBOR BOULEVARD
SANTA ANA, CALIFORNIA 92703

PROJECT NO.

CVEN-174

SHEET
2

OF
4



ABBREVIATIONS

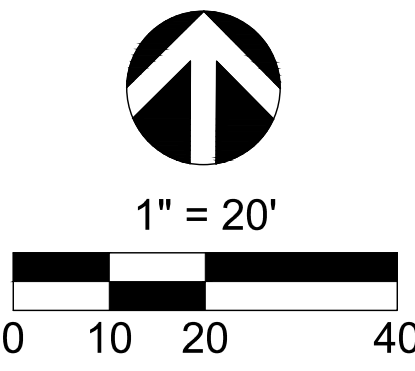
BLDG	BUILDING
BMP	BEST MANAGEMENT PRACTICES
CB	CATCH BASIN
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FR	FIRE RISER
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FW	FIRE WATER
IRR	IRRIGATION
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PROP.	PROPOSED
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LEGEND:

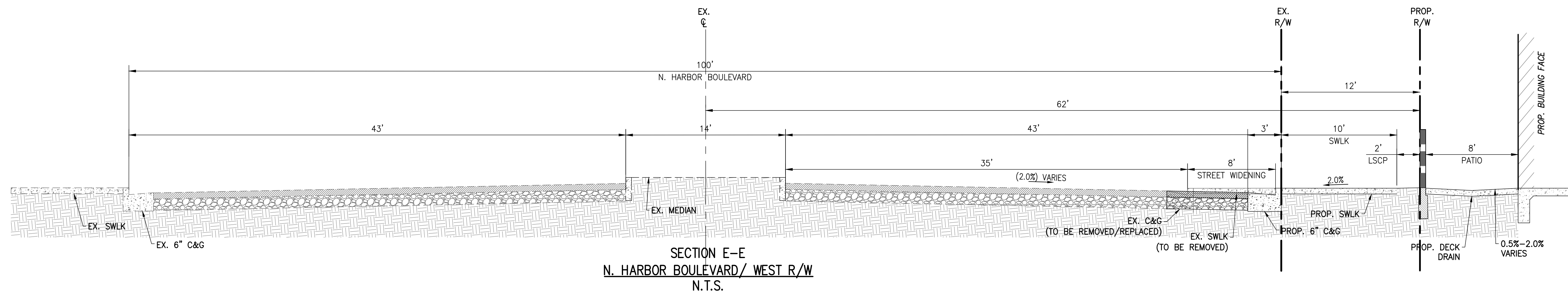
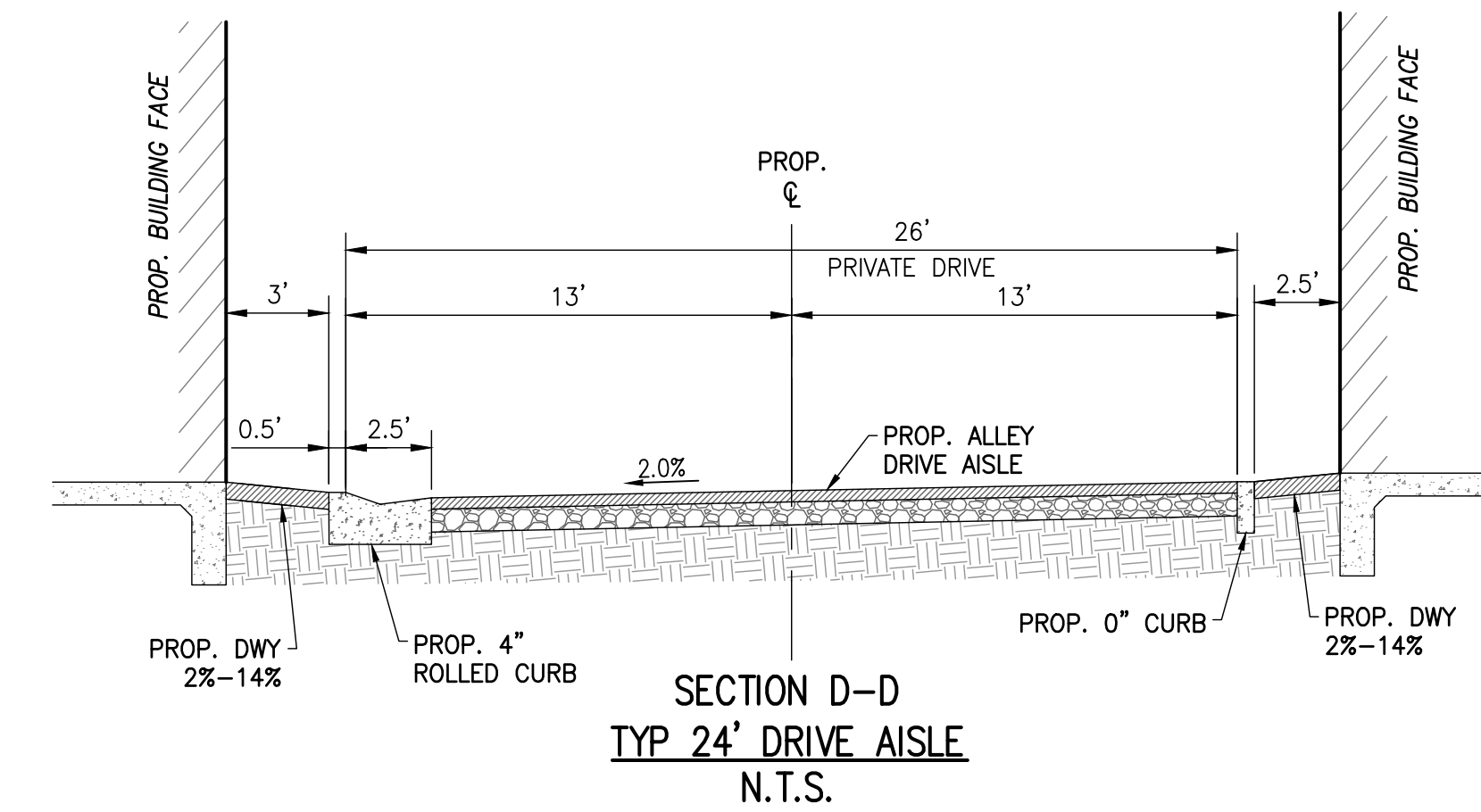
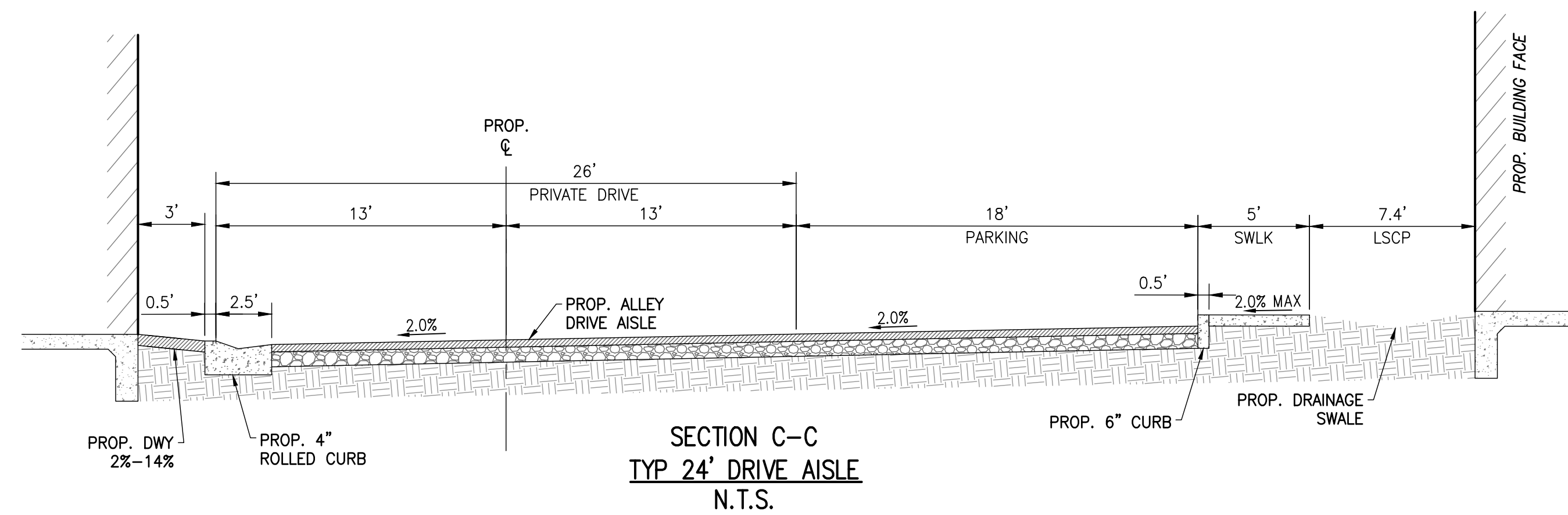
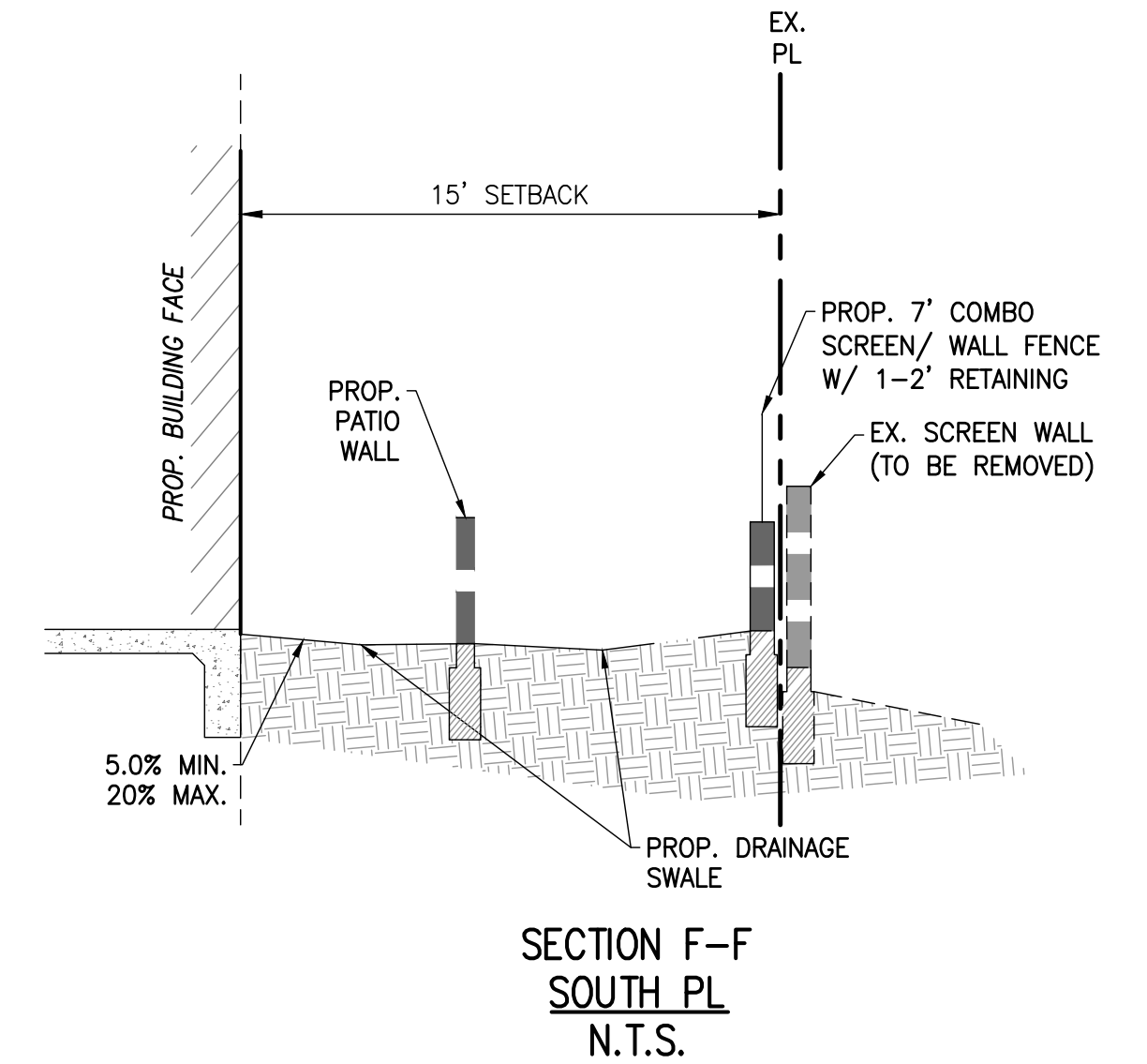
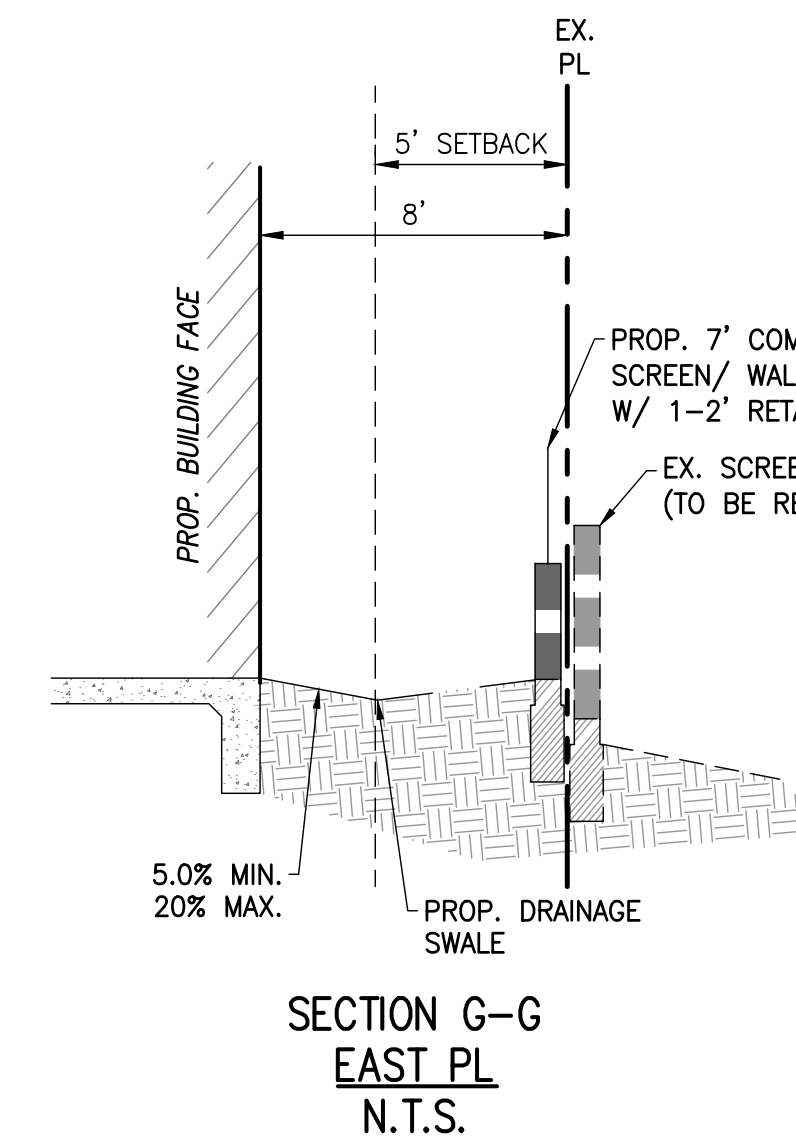
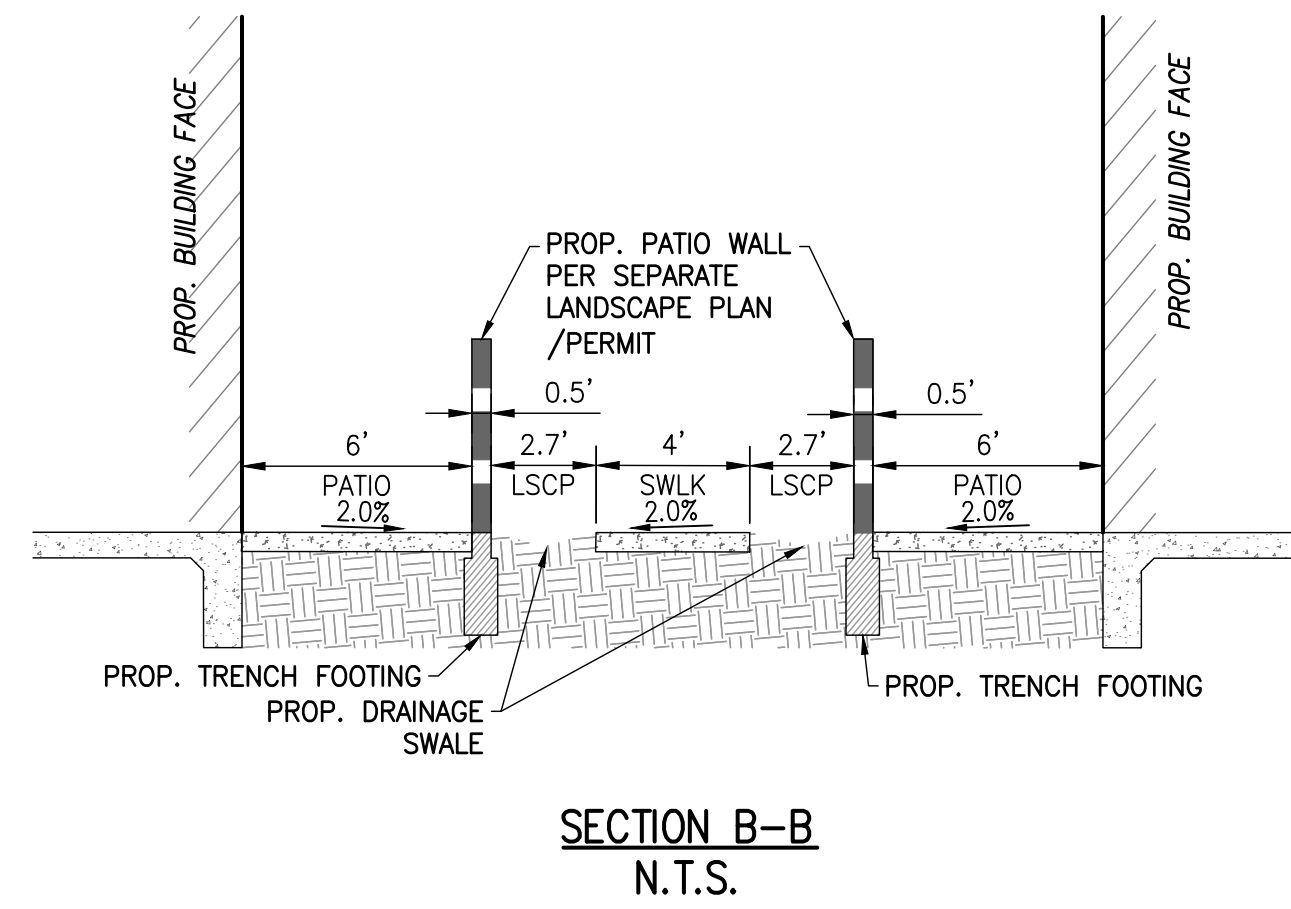
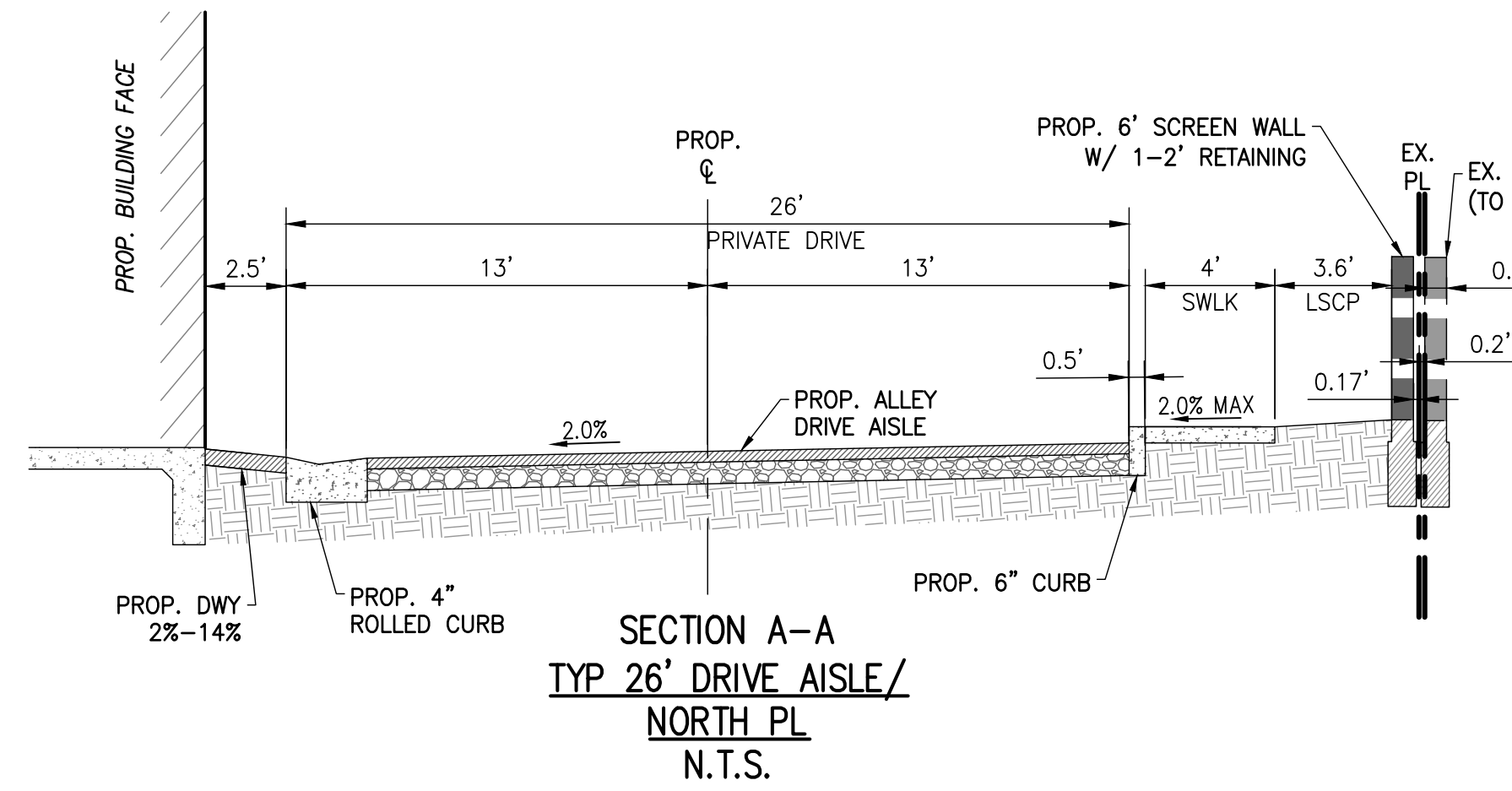
---	CENTERLINE	[Pattern]	PROPOSED PCC PAVEMENT
---	EXISTING BOUNDARY	[Pattern]	PROPOSED AC: 3" MIN (2" CAP ARHM OVER 1" AC)
---	PROPOSED BOUNDARY	[Pattern]	PROPOSED DECORATIVE PAVEMENT
---	SETBACK	[Pattern]	PROPOSED DECORATIVE PAVEMENT
---	EXISTING LOT LINE	[Pattern]	PROPOSED DECORATIVE PAVEMENT
---	EXISTING WALL	[Pattern]	ADA PATH OF TRAVEL
---	PROPOSED WALL	[Pattern]	ADA PATH OF TRAVEL
[Symbol]	SIGHT DISTANCE TRIANGLE	[Symbol]	UNIT NUMBER
[Symbol]	PROPOSED TURF	[Symbol]	UNIT TYPE

STATEMENT OF IMPROVEMENTS:

- APPROXIMATE IMPROVEMENTS PROPOSED BY THIS TENTATIVE MAP:
- OFF-SITE**
- 108 LF PUBLIC CURB AND GUTTER
 - 691 SF PUBLIC SIDEWALK
 - 82 LF 8" PUBLIC WATER MAIN
 - 75 LF 6" PUBLIC FIRE WATER MAIN
 - 24 LF 8" PUBLIC SANITARY SEWER MAIN
 - 1 PUBLIC SANITARY SEWER MANHOLE
 - 1 PARKWAY DRAIN
 - 1 DRIVEWAY APRON
- ON-SITE**
- 553 LF 6" PRIVATE FIRE WATER MAIN
 - 607 LF 8" PRIVATE SEWER MAIN
 - 18180 SF PRIVATE STREET AC PAVEMENT
 - 574 LF PRIVATE CURB AND GUTTER
 - 18180 SF PRIVATE SIDEWALK
 - 85 LF PRIVATE V-GUTTER
 - 0 EA PRIVATE CURB RAMPS
 - 579 LF 8" PRIVATE DOMESTIC WATER
 - 19 LF 1" PUBLIC IRRIGATION SERVICE LATERAL
 - 3 EA PRIVATE BACKFLOW PREVENTER FOR IRRIGATION, DOMESTIC WATER, AND FIRE WATER
 - 773 LF PRIVATE CURB ONLY
 - 16 LF PRIVATE 18" SD
 - 11 LF PRIVATE SD OVER FLOW PIPE
 - 1 MODULAR WETLANDS SYSTEM (MWS) BIOFILTRATION CURB INLET
 - 1 STORMWATER SUMP PUMP SYSTEM
 - 36 PUBLIC 1.5" DOMESTIC WATER METERS AND SERVICES
 - 4 FIRE WATER LATERALS AND RISERS
 - 1 PRIVATE FIRE HYDRANT
 - 5 SANITARY SEWER MANHOLES
 - 21 CATCH BASIN
 - 88 LF 4" FIRE WATER SERVICE LATERALS



PREPARED BY:	PREPARED FOR:	CITY OF SANTA ANA DEPARTMENT OF PLANNING AND DEVELOPMENT	PROJECT NO. CVEN-174
	 9830 IRVINE CENTER DRIVE IRVINE, CALIFORNIA 92618 (949) 916-3800 INFO@CVC-INC.NET WWW.CVC-INC.NET	CITY VENTURES HOMEBUILDING, LLC 3121 MICHELSON DRIVE, SUITE 150 IRVINE, CA 92612 PHONE (949) 258-7540	SHEET 3 OF 4
		VESTING TENTATIVE TRACT MAP NO. 19329 PRELIMINARY GRADING & UTILITY PLAN 125 & 205 S. HARBOR BOULEVARD SANTA ANA, CALIFORNIA 92703	



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CITY OF SANTA ANA
DEPARTMENT OF PLANNING AND DEVELOPMENT
VESTING TENTATIVE TRACT MAP NO. 19329
PRELIMINARY SECTIONS
125 & 205 S. HARBOR BOULEVARD
SANTA ANA, CALIFORNIA 92703

PROJECT NO.
CVEN-174

SHEET
4
OF
4

DATE: 11/30/2023 BY: JBT