

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 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 WEST, S.B.B.&M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 WEST, S.S.B.&M.;

THENCE NORTH 10 CHAINS;
THENCE WEST 6 CHAINS;
THENCE SOUTH 10 CHAINS; THENCE EAST 6 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE NORTH 5-5/6THS CHAINS.

APN: 100-631-04, 100-631-05

VESTED OWNER:

ALMINLO PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

SITE ADDRESS:

510 & 520 N. HARBOR BOULEVARD
SANTA ANA, CA 92376

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) "FVPK" AND "SACY" 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 0.99998230.

BENCHMARK STATEMENT:

OCS BENCHMARK NO. 1F-135-69

ELEV: 89.206' (NAVD88)

DESCRIBED AS: DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1F-135-69", SET IN THE NORTH END OF A CONCRETE HEADWALL. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF HARBOR BOULEVARD AND CAMILLE STREET, 59 FT. WESTERLY OF THE CENTERLINE OF HARBOR BOULEVARD AND 280 FT. NORTHERLY OF THE CENTERLINE OF CAMILLE STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED" PER FEMA MAP NO. 06059C0143J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009.

LAND USE SUMMARY:

GROSS AREA: 2,500 AC

NET AREA: 1,881 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 NOVEMBER 9, 2023.

DANE P. MCDUGALL, L.S. 9297

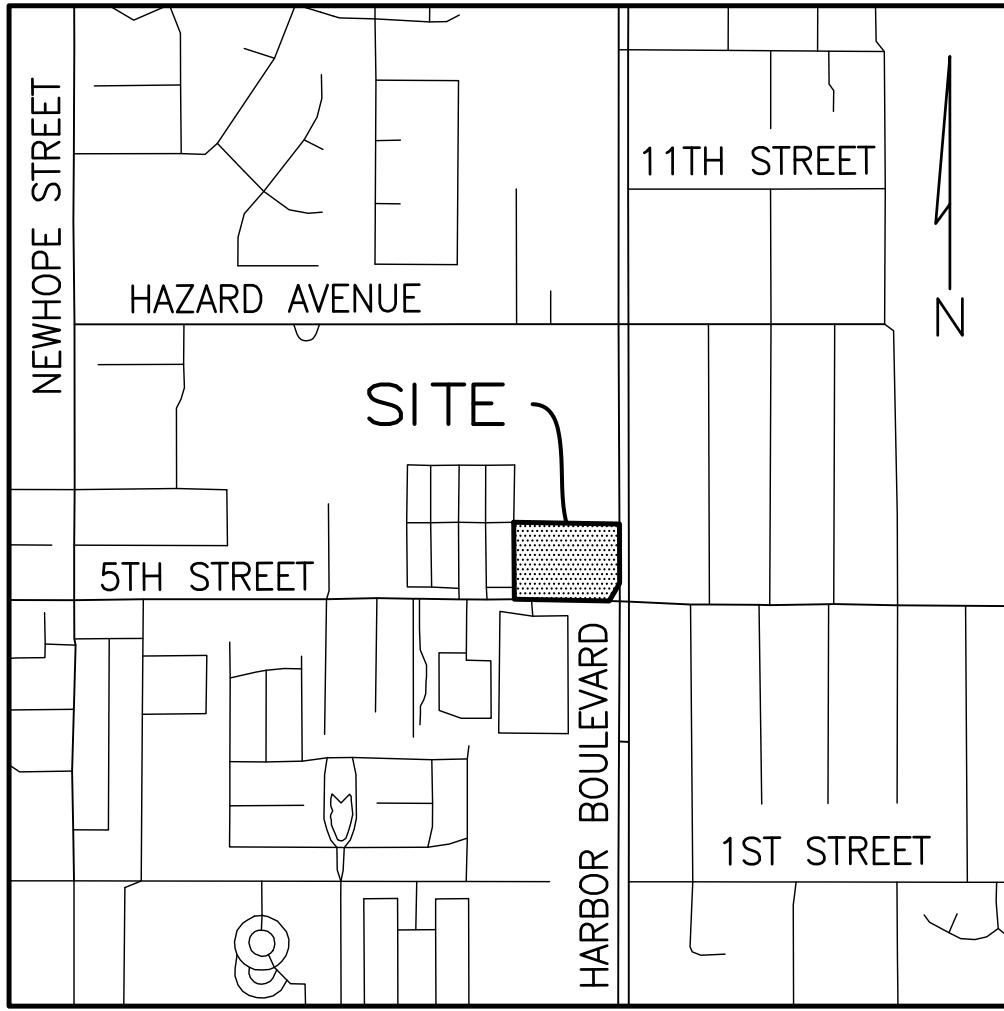
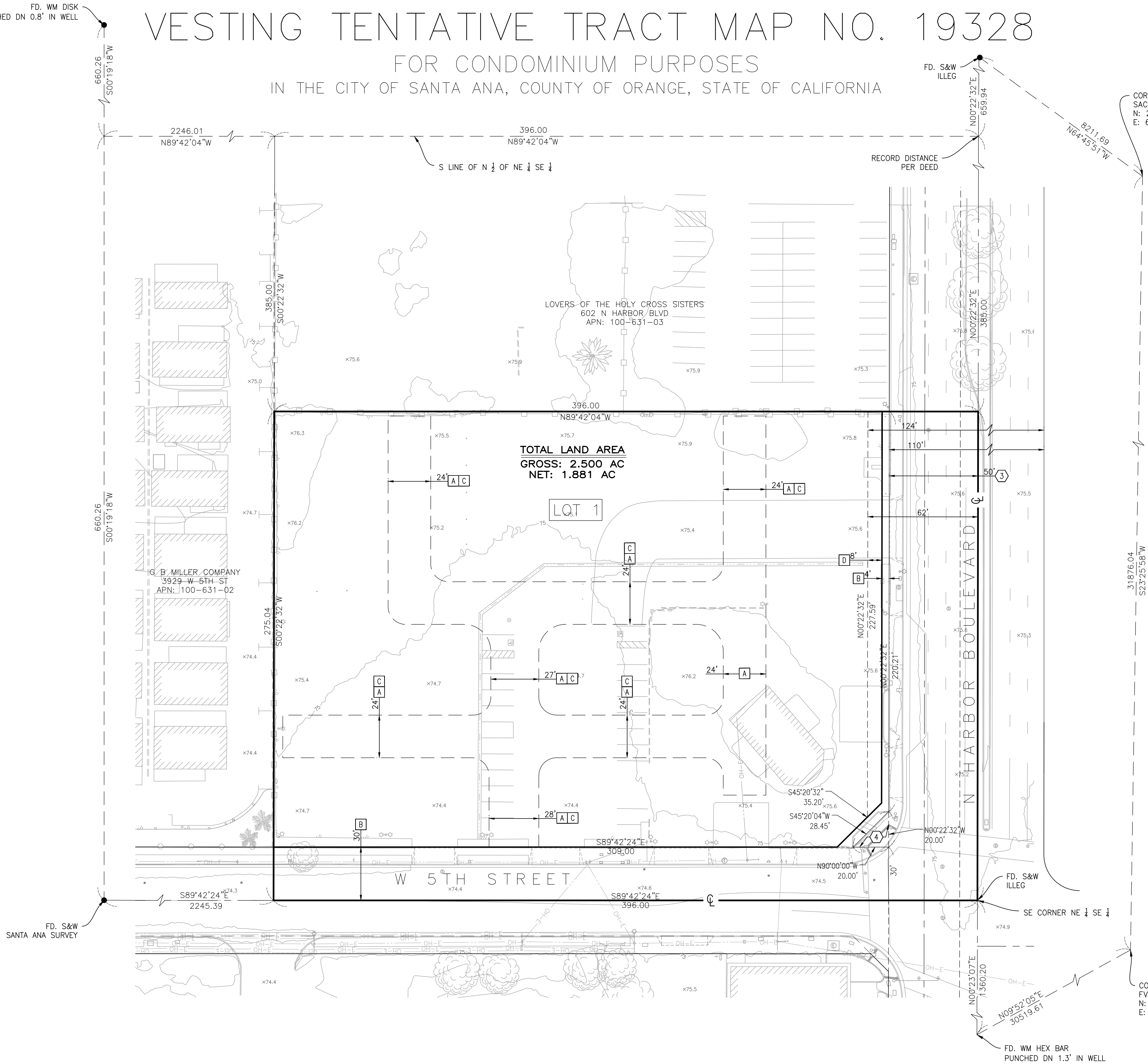
ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON NOVEMBER 1, 2024.

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



VESTING TENTATIVE TRACT MAP NO. 19328
FOR CONDOMINIUM PURPOSES
IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE: (949) 916-3800
CONTACT: RYAN J. BITTNER, P.E.

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 2	PRELIMINARY GRADING & UTILITY PLAN
SHEET 3	PRELIMINARY SECTIONS
SHEET 4	

LEGEND:

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

EXISTING EASEMENTS:

DENOTES PLOTTED ITEM.

3 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	COUNTY OF ORANGE
PURPOSE:	STREET AND HIGHWAY PURPOSES
RECORDING DATE:	OCTOBER 18, 1957
RECORDING NO:	BOOK 4074, PAGE 548 OF OFFICIAL RECORDS
AFFECTS:	AS DESCRIBED THEREIN

4 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF:	COUNTY OF ORANGE
PURPOSE:	STREET AND HIGHWAY PURPOSES
RECORDING DATE:	OCTOBER 25, 1957
RECORDING NO:	BOOK 4082, PAGE 244 OF OFFICIAL RECORDS
AFFECTS:	AS DESCRIBED THEREIN

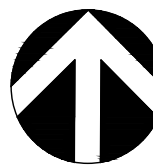
PROPOSED EASEMENTS:

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

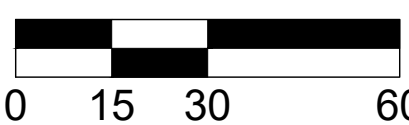
B INDICATES FOR PUBLIC RIGHT-OF-WAY DEDICATION, UTILITY, AND PUBLIC STREET PURPOSES DEDICATED TO THE CITY OF SANTA ANA

C INDICATES AN EASEMENT EXCLUSIVE UNDERGROUND, NON-EXCLUSIVE SURFACE, PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA

D INDICATES AN IRREVOCABLE OFFER TO DEDICATE IN FAVOR OF THE CITY OF SANTA ANA



1" = 30'



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. 19328

VESTING TENTATIVE TRACT MAP

510 & 520 N. HARBOR BOULEVARD
SANTA ANA, CALIFORNIA 92703

PROJECT NO.

CVEN-17

SHEET

1

OF

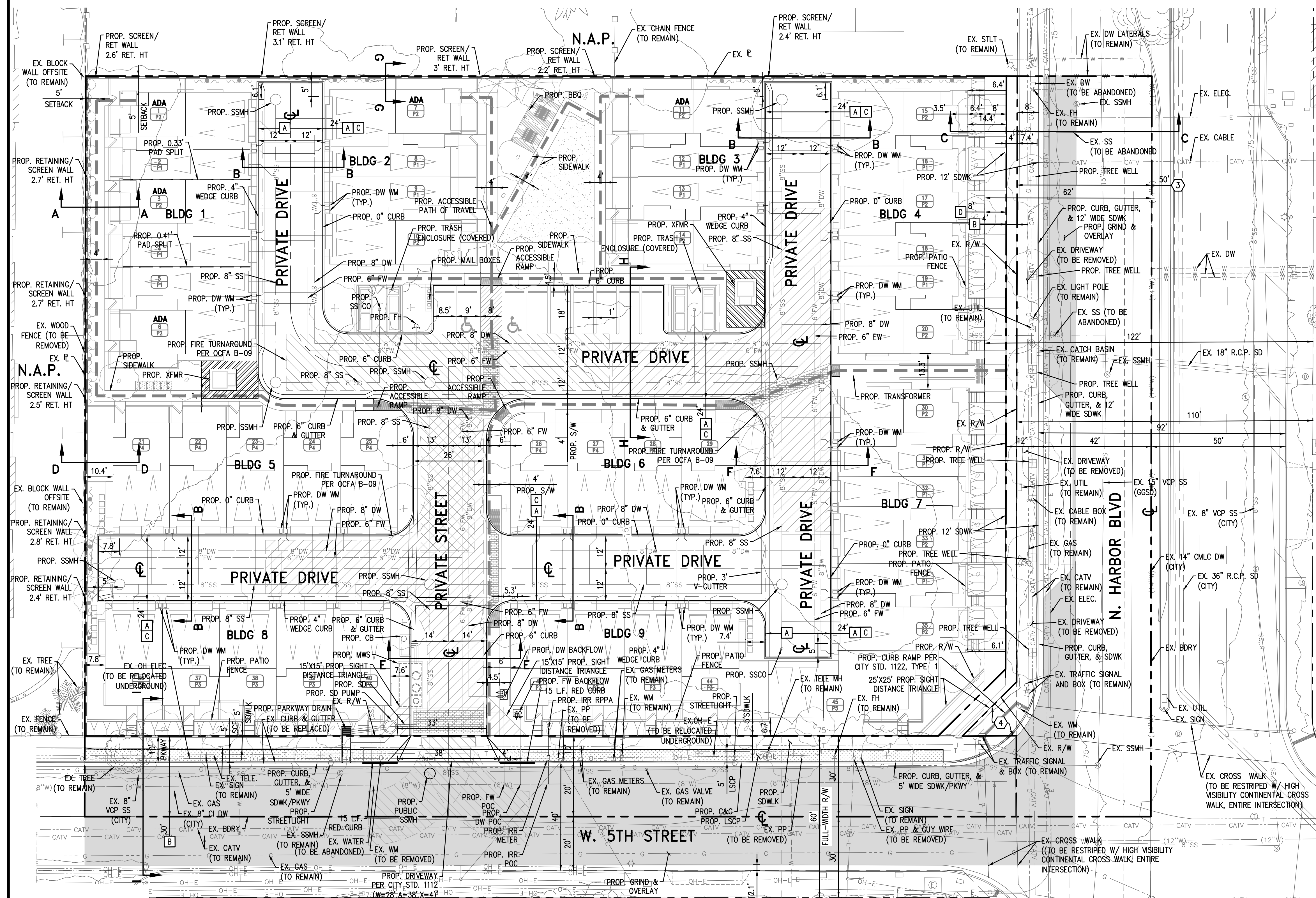
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PRELIMINARY SITE PLAN

TTM 19328, LOT 1

FOR CONDOMINIUM PURPOSES

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



LEGEND:

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

NOTE:

NO PROPOSED GATES ONSITE

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 FOR PUBLIC RIGHT-OF-WAY DEDICATION, UTILITY, AND PUBLIC STREET PURPOSES DEDICATED TO THE CITY OF SANTA ANA
- [C] INDICATES AN EASEMENT EXCLUSIVE UNDERGROUND, NON-EXCLUSIVE SURFACE, PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA

GENERAL INFORMATION:

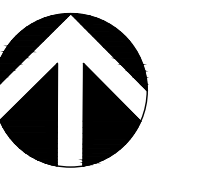
- DATE OF PREPARATION: AUGUST 06, 2024
- DATE OF SURVEY: NOVEMBER 09, 2023
- NET LOT AREA: 1.881 AC
- EXISTING ZONING: HARBOR MIXED USE TRANSIT CORRIDOR SP - CORRIDOR ZONE
- EXISTING LAND USE: UN - URBAN NEIGHBORHOOD
- PROPOSED LAND USE: UN - URBAN NEIGHBORHOOD
- CONTOUR INTERVAL IS 1 FOOT
- ALL DIMENSIONS ARE APPROXIMATE
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF SANTA ANA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- ON-SITE SANITARY SEWER SYSTEM SHALL BE PRIVATE AND CONSIST PVC (SDR 35) PIPE MATERIAL.
- ON-SITE PROPOSED DOMESTIC WATER SHALL BE PRIVATE WITH INDIVIDUAL WATER METERS AND CONSIST OF PVC DR-14 (C900) PIPE MATERIAL. 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.
- ON-SITE PROPOSED STORM DRAIN SHALL BE PRIVATE AND CONSIST OF HDPE PIPE MATERIALS.
- ON-SITE 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 "A" - NO BASE FLOOD ELEVATIONS DETERMINED PER FEMA MAP NO. 06059C0143J, 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.
- ON-SITE WATER SYSTEM TO BE SIZED PER CITY REQUIREMENTS.
- THE BMPs, SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPs.
- THE BMPs SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. 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.
- STREET PAVEMENT WILL BE RESTORED FROM EACH OF THE FURTHEST ENDS WHERE THE PROJECT REQUIRES CUTS IN THE PAVEMENT FOR ANY AND ALL DRY AND WET UTILITIES. ALSO, ADDITIONAL PAVING MAY BE REQUIRED DURING STREET IMPROVEMENT PLAN CHECK OR DURING CONSTRUCTION INSPECTION DEPENDING ON THE CONFIGURATION OF THE UTILITY CUTS. GRINDING OF A MINIMUM OF 3" OF THE EXISTING ASPHALT CONCRETE PAVEMENT, AND CAPPING WITH 2" ASPHALT RUBBER HOT MIX OVER 1" ASPHALT PAVEMENT ALONG THE PROJECT FRONTAGE ON HARBOR BOULEVARD CURB LANE AND FIFTH STREET FULL WIDTH TO GUTTER LIP. THE ASPHALT PAVEMENT IMPROVEMENTS ALONG THE PROJECT FRONTAGE, AS INDICATED HEREON, ARE SUBJECT TO REVISION AT THE PUBLIC WORKS AGENCY'S SOLE DISCRETION BASED ON THE CONDITION DURING THE STREET IMPROVEMENT PLAN CHECK PHASE.
- THE GRIND AND OVERLAY AT OTHER LANES WILL BE REQUIRED IF THE ASPHALT PAVEMENT IS CUT FOR ANY PURPOSE BEYOND THE ABOVE LOCATIONS.
- INSTALLATION OF DROUGHT TOLERANT LANDSCAPING IN THE PARKWAY AREA, ALONG THE PROJECT FRONTAGE OF FIFTH STREET, PER THE CITY OF SANTA ANA PARKWAY IMPROVEMENT GUIDELINES IS REQUIRED.
- INSTALLATION OF 24" BOX STREET TREES ON HARBOR BOULEVARD AND 5TH STREET INCLUDING DEEP ROOT IRRIGATION SYSTEMS PER, CITY STANDARDS. CONTACT THE TREE SECTION SUPERVISOR AT (714) 647-3337, FTORRES@SANTANA.ORG, FOR TREE SPECIES AND FOR THE NUMBER AND SIZE OF REQUIRED TREE REPLACEMENTS. REVISED THE SITE PLAN AND TENTATIVE TRACT MAP TO NOTE AND DEPICT THE SPECIES AND BOX SIZE FOR EACH TREE TO BE IN STALLED.
- SITE SHALL UTILIZE TRASH ENCLOSURES SERVICED BY LOCAL WASTE MANAGEMENT PROVIDER.
- NEW WORK SHALL INCLUDE NEW CONDUIT, CONDUCTORS, STREETLIGHTS AND SERVICE PEDESTAL(S), AS NEEDED. CITY STREETLIGHT STANDARDS ARE AVAILABLE ON THE CITY WEBSITE. CONTACT CESAR RODRIGUEZ AT (714) 647-5626, CRODRIGUEZ@SANTANA-ANA.ORG, FOR STREETLIGHT QUESTIONS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT IS TO 1) SUBMIT AND HAVE APPROVED DESIGN PLANS FOR THE CONSTRUCTION/RELOCATION OF ANY PUBLIC UTILITIES (I.E., WATER, FIRE SEWER, STORM, ETC.) AND OCCUPY TRUNK SEWER, 2) OBTAIN A STREET WORK PERMIT, 3) CONSTRUCT ALL AFOREMENTIONED IMPROVEMENTS, AND 4) HAVE THE IMPROVEMENTS INSPECTED BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- ALL EXISTING OVERHEAD UTILITY LINES AND POWER POLES, SERVING PROJECT SITE, ALONG PROPERTY FRONTAGE ON FIFTH STREET WILL BE REMOVED.
- ALL PROPOSED UTILITIES FOR THIS SUBDIVISION WILL BE UNDERGROUND.
- CONSTRUCTION OF ANY PROPOSED "SITE DESIGN" BMPs (SUCH AS WALKWAYS WITH OPEN JOINTS, SIDEWALKS, PARKING LOT AISLES WITH MINIMUM WIDTHS, DRAINING SIDEWALKS INTO ADJACENT LANDSCAPING, INCORPORATING THE LANDSCAPE AREA INTO DRAINAGE SYSTEM, ETC.) TO MINIMIZE THE IMPERVIOUS AREAS AND TO MAXIMIZE PERMEABILITY AND NATURAL AREAS. REFER TO THE MOST CURRENT ORANGE COUNTY DUMP AND THE LID.

EXISTING EASEMENTS:

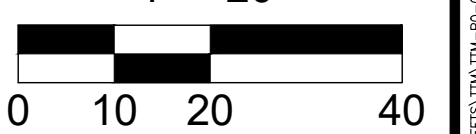
- [#] DENOTES PLOTTED ITEM.
- [3] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- IN FAVOR OF: COUNTY OF ORANGE
PURPOSE: STREET AND HIGHWAY PURPOSES
RECORDING DATE: OCTOBER 18, 1957
RECORDING NO: BOOK 4074, PAGE 548 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
- [4] EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- IN FAVOR OF: COUNTY OF ORANGE
PURPOSE: STREET AND HIGHWAY PURPOSES
RECORDING DATE: OCTOBER 25, 1957
RECORDING NO: BOOK 4082, PAGE 244 OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN

RESIDENTIAL PROJECT SUMMARY

TOTAL SITE GROSS AREA			
1.881 AC (81,936 SF)			
NET SITE AREA			
1.881 AC (81,936 SF)			
PLAN SUMMARY			
13	PL 1 0	1,320 SF	3BD+3BATH, TANDEM
13	PL 2 0	1,576 SF	3BD+3.5BATH
9	PL 3 0	1,525 SF	3BD+2BATH
9	PL 4 0	1,700 SF	3BD+2BATH
PARKING SUMMARY			
REQUIRED: 80 SPACES TOTAL (1.77 SP/HOME)			
RES: 68 SPACES (1.5 SP/HOME)			
GUEST: 12 SPACES (0.25 SP/HOME)			
PROVIDED: 96 SPACES TOTAL (2.1 SP/HOME)			
RES: 90 SPACES (2 SP/HOME)			
GUEST: 6 SPACES			
OPEN SPACE			
TOTAL REQUIRED = 12,675 SF (15% OF LOT SIZE)			
TOTAL PROVIDED = 7,711 SF			



1" = 20'



PREPARED BY:



C&V
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
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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. 19328

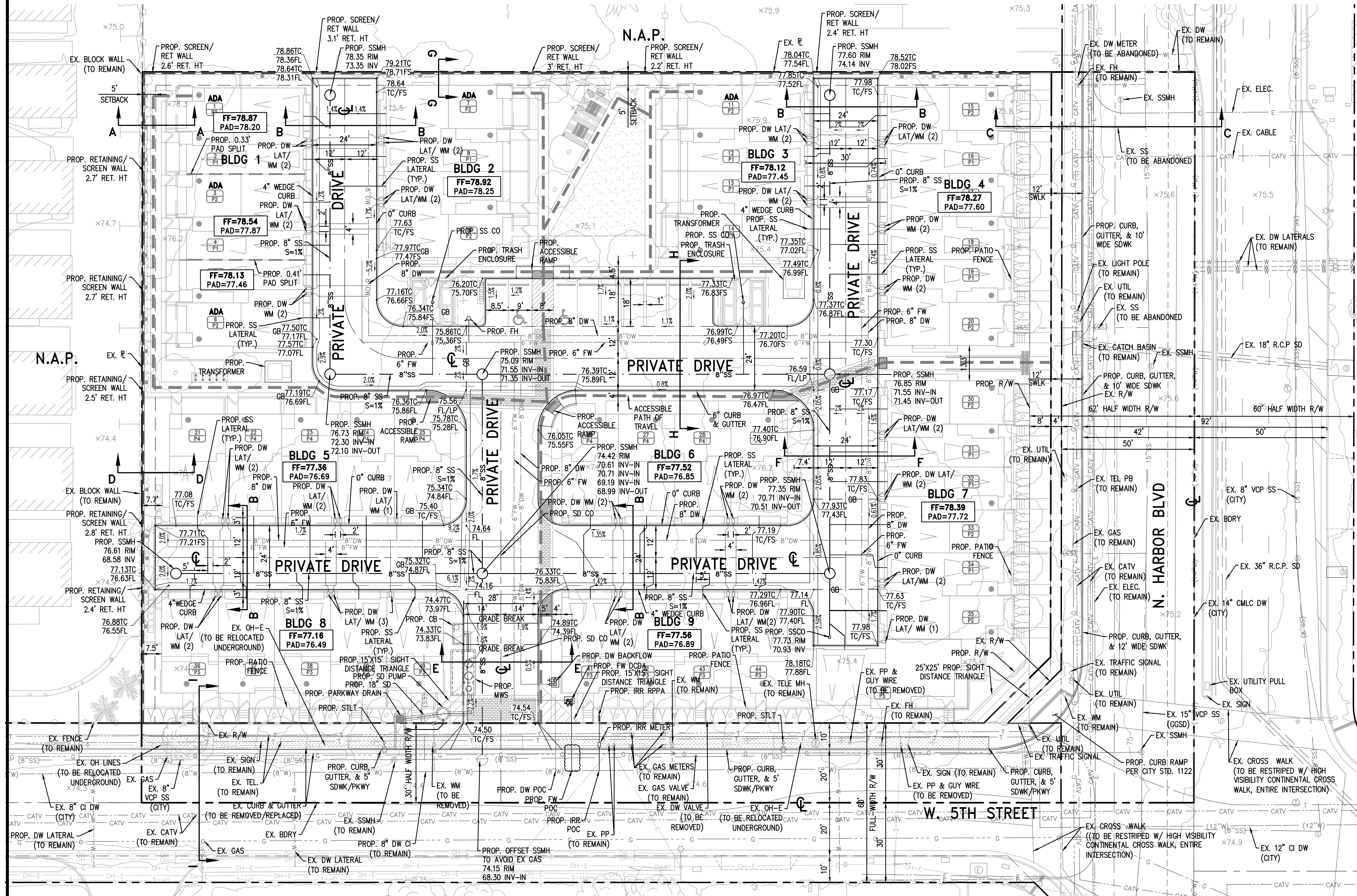
PRELIMINARY SITE PLAN

510 & 520 N. HARBOR BOULEVARD
SANTA ANA, CALIFORNIA 92703

PROJECT NO.
CVEN-17

SHEET
2
OF
4

PRELIMINARY GRADING & UTILITY PLAN
TTM 19328, LOT 1
FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA



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 LANDSCAPE
- ADA PATH OF TRAVEL
- 2:1 SLOPE
- UNIT NUMBER
- UNIT TYPE

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:

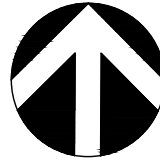
APPROXIMATE IMPROVEMENTS PROPOSED BY THIS TENTATIVE MAP:

OFF-SITE

- 595 LF PUBLIC CURB AND GUTTER
- 4013 SF PUBLIC SIDEWALK
- 29 LF 8" PUBLIC WATER MAIN
- 25 LF 6" PUBLIC FIRE WATER MAIN
- 9 LF 1" PUBLIC IRRIGATION LINE
- 1 PARKWAY DRAIN
- 210 SF PUBLIC DRIVEWAY
- 1 PUBLIC 1.5" IRRIGATION METER AND 1" SERVICE

ON-SITE

- 709 LF 6" PRIVATE FIRE WATER MAIN
- 850 LF 8" PRIVATE SEWER MAIN
- 22,252 SF PRIVATE STREET AC PAVEMENT
- 644 LF PRIVATE CURB AND GUTTER
- 4,298 SF PRIVATE SIDEWALK
- 338 LF PRIVATE V-GUTTER
- 5 EA PRIVATE CURB RAMPS
- 898 LF 8" PRIVATE DOMESTIC WATER
- 3 PRIVATE BACKFLOW PREVENTORS FOR IRRIGATION, DOMESTIC WATER, AND FIRE WATER
- 944 LF PRIVATE CURB ONLY
- 100 LF PRIVATE 18" SD
- 1 MODULAR WETLAND SYSTEM (MWS) BIOFILTRATION CURB INLET
- 1 STORMWATER SUMP PUMP SYSTEM
- 45 PUBLIC 1.5" DOMESTIC WATER METERS AND SERVICES



1" = 20'

0 10 20 40

PREPARED BY:



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CONSULTING, INC.
CIVIL ENGINEERING
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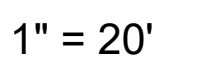
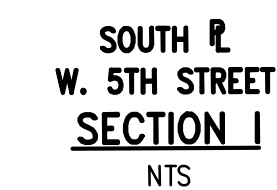
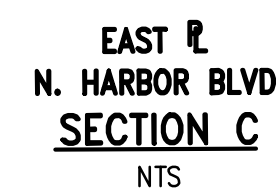
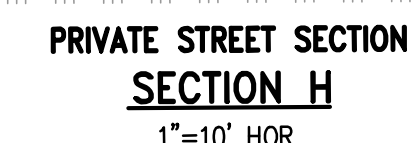
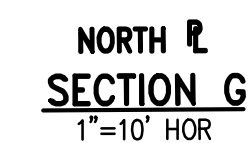
PREPARED FOR:



**CITY VENTURES
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PHONE (949) 258-7540

CITY OF SANTA ANA DEPARTMENT OF PLANNING AND DEVELOPMENT		PROJECT NO. CVEN-17
VESTING TENTATIVE TRACT MAP NO. 19328		SHEET 3
PRELIMINARY GRADING & UTILITY PLAN		OF 4
510 & 520 N. HARBOR BOULEVARD SANTA ANA, CALIFORNIA 92703		

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



PROJECT NO.	CVEN-173
SHEET	4
OF	4