

TENTATIVE TRACT MAP NO. 19178
LOT 1 FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE
STATE OF CALIFORNIA

SHEET INDEX:

- 1 - TENTATIVE TRACT MAP TITLE SHEET
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3 - PRELIMINARY GRADING & UTILITY PLAN

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 402-211-02)

THE NORTH 289.0 FEET OF THE WEST 230.0 FEET OF LOT 2 OF TRACT NO. 24, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 9, PAGE 23 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, THE NORTH 179.00 FEET OF THE WEST 140.00 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1953 IN BOOK 2637, PAGE 506, OFFICIAL RECORDS OF SAID ORANGE COUNTY.

PARCEL TWO: (APN: 402-211-03)

THE NORTH 179.00 FEET OF THE WEST 140.00 FEET OF LOT 2 IN TRACT NO. 24, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 9, PAGE 23 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LAND LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 22, 1953 IN BOOK 2637, PAGE 506 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

SITE ADDRESS:

1814 & 1818 E. FIRST STREET
SANTA ANA, CALIFORNIA

EXISTING ZONING:

A1-OZ1
C1-OZ1
A1: GENERAL AGRICULTURAL
C1: COMMUNITY COMMERCIAL
OZ1: METRO EAST MIXED USE (MEMU) OVERLAY ZONE

VESTED OWNER:

THE PROVIDER FUND, A CALIFORNIA LIMITED PARTNERSHIP

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS NO. 6055 AND GPS NO. 6030R1 BEING N74°0'31"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK STATEMENT:

OC PUBLIC WORKS BENCHMARK NO. SA-334-06
ELEV: 144.664 (NAVD88)

DESCRIBED AS: 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. (TABLE A-5)

FLOOD NOTE:

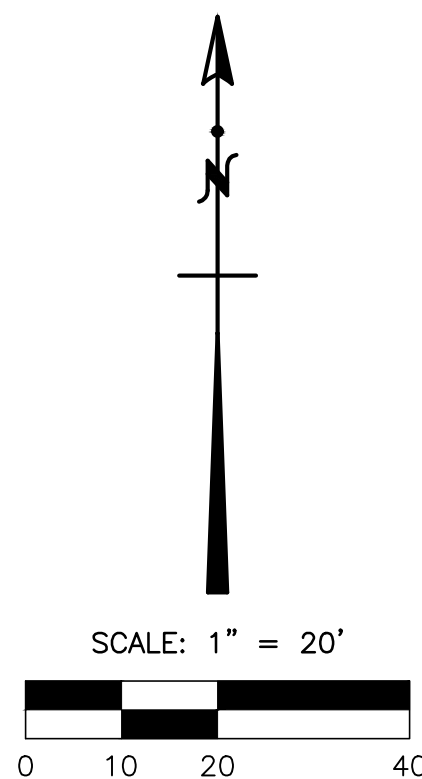
THE SUBJECT PROPERTY FALLS WITHIN "ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER FEMA MAP NO. 06059C0277J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).

LEGEND:

AC ACRE
AP ANGLE POINT
ASPH ASPHALT PAVEMENT
BC BUILDING CORNER
BEG BEGIN
BO BLOW-OFF VALVE
BLDG BUILDING
BW BLOCK WALL
CB CATCH BASIN
CF CURB FACE
CLF CHAIN LINK FENCE
CMF CORRUGATED METAL FENCE
CONC CONCRETE PAVEMENT
DI DRAIN INLET
DWY DRIVEWAY
FH FIRE HYDRANT
GM GAS METER
LS LANDSCAPING
MH MANHOLE
PKWY PARKWAY
P/L PROPERTY LINE
POC POINT OF CONNECTION
PP POWER POLE
PVC POLYVINYL CHLORIDE
RET RETAINING
ROW RIGHT-OF-WAY
SF SQUARE FEET
SFH SINGLE-FAMILY HOME
ST LT STREET LIGHT
TE TRASH ENCLOSURE
TEMP TEMPORARY
TF TRANSFORMER
TS TRAFFIC SIGNAL
WF WOOD FENCE
WL WALL
WM WATER METER
V VALVE
VCP VITRIFIED CLAY PIPE

SYMBOLS:

BO BLOW-OFF VALVE
DI DRAIN INLET
FH FIRE HYDRANT
LIGHT STANDARD
SDM STORM DRAIN MANHOLE
SSM SANITARY SEWER MANHOLE
SP SIGN POST
GM GAS METER
WM WATER METER
UV UTILITY VALVE
UP UTILITY/POWER POLE
BSR BLOCK/RETAINING SCREEN WALL
BLR BLOCK/RETAINING LOW WALL
PDR PLANTER/DECORATIVE WALL
OW OVERHEAD WIRE
EAP EDGE OF ASPHALT PAVEMENT
WIF WOOD/WROUGHT IRON FENCE
CLF CHAIN LINK FENCE
DF DIRECTION OF FLOW
M1 MINOR CONTOUR (1' INTERVAL)
M5 MAJOR CONTOUR (5' INTERVAL)
SE SPOT ELEVATION



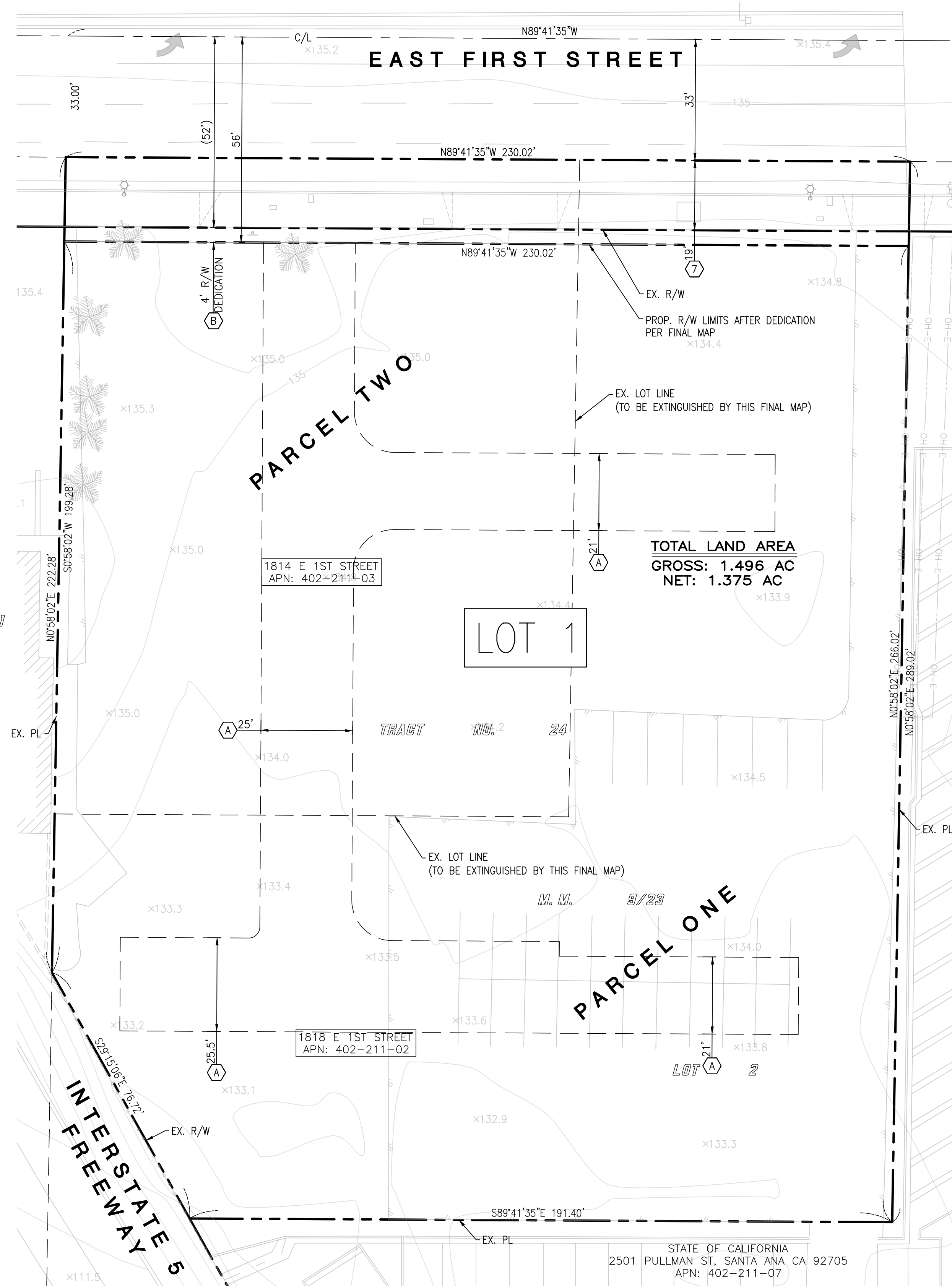
PRATT MICHAEL KEITH
1800 E 1ST ST
SANTA ANA CA 92705
APN: 402-211-06

LOT 1

LOT 2

LOT 3

LOT 4



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PRELIMINARY SITE PLAN
TTM 19178, LOT 1
FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA

GENERAL INFORMATION:

1. DATE OF PREPARATION: SEPTEMBER 28, 2021
2. DATE OF SURVEY: APRIL 6, 2021
3. GROSS AREA: 1.496 AC (65,166 SQUARE FEET)
4. NET LOT AREA: 1.375 AC (59,895 SQUARE FEET)
5. EXISTING ZONING: A1-021 AND C1-021, GENERAL AGRICULTURAL (A1)/ COMMUNITY COMMERCIAL (C1) /METRO EAST MIXED OVERLAY ZONE (021)
6. EXISTING GENERAL PLAN LAND USE: DISTRICT CENTER (DC)
7. PROPOSED ZONING: METRO EAST MIXED USE OVERLAY ZONE/ ACTIVE URBAN
8. CONTOUR INTERVAL IS 1 FOOT.
9. ALL DIMENSIONS ARE APPROXIMATE.
10. ALL IMPROVEMENTS REQUIRED BY THE CITY OF SANTA ANA SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
11. PROPOSED ONSITE SANITARY SEWER SYSTEM SHALL BE PRIVATE. ALL PROPOSED PUBLIC AND PRIVATE SEWER PIPE MATERIAL SHALL CONSIST OF VCP (SDR 26) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS.
12. PROPOSED ONSITE DOMESTIC WATER SHALL BE PRIVATE 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. PROPOSED ONSITE FIRE WATER SHALL BE PRIVATE. ALL PROPOSED PUBLIC AND PRIVATE WATER PIPE MATERIAL WILL CONSIST OF PVC C-900 (DR-14) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS.
13. 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.
14. THE PROJECT IS LOCATED IN FLOOD ZONE X PER FEMA MAP NO. 06059C0277J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).
15. 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).
16. 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.
17. NO GATES ARE PROPOSED IN THIS PROJECT. ANY PROPOSED GATE WILL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
18. 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.
19. DEDICATION REQUIRED TO THE CITY OF SANTA ANA FOR AN EXCLUSIVE SUB-SURFACE, NON-EXCLUSIVE SURFACE UTILITY EASEMENT FOR WATER METER PURPOSES.
20. ONSITE WATER SYSTEM TO BE SIZED PER CITY ORDINANCE AND PLUMBING CODE.
21. 4'-0" DEDICATION TO THE CITY OF SANTA ANA ALONG THE ENTIRE PROPERTY FRONTAGE.
22. 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.
23. 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.
24. 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.
25. NO GATES ARE PROPOSED ON THE PROJECT SITE.
26. 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).
27. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT IS TO 1) SUBMIT AND HAVE THE APPROVED DESIGN PLANS FOR THE CONSTRUCTION/RELOCATION OF ANY PUBLIC UTILITIES (i.e. WATER, FIRE, SEWER, ETC.) AND OCSD TRUNK SEWER, 2) OBTAIN A STREET WORK PERMIT, 3) CONSTRUCT ALL AFOREMENTIONED IMPROVEMENTS, AND 4) HAVE THE IMPROVEMENT ACCEPTED BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
28. INSTALL 24" BOX STREET TREES PER THE CITY STANDARDS AND APPROVED LANDSCAPE PLAN.
29. INSTALL STREET LIGHTS ALONG PROPERTY FRONTAGE AS NEEDED PER APPROVED STREET IMPROVEMENT PLANS AND CITY STANDARDS.
30. APPROPRIATE PRIVATE BACKFLOW PREVENTER FOR ALL FIRE SERVICE, DOMESTIC AND LANDSCAPE WATER METER PER GRADING AND STREET IMPROVEMENTS.

RESIDENTIAL PROJECT SUMMARY:

TOTAL SITE AREA:
1.496 AC (65,166 SF)

NET SITE AREA:
1.375 AC (59,895 SF)

PLAN SUMMARY

4 PL 1 @ 1,385 SF 3BR/1+2(0.5)BA
11 PL 2A @ 1,831 SF 3BR/2+2(0.5)BA
11 PL 2A @ 1,848 SF 3BR/2+2(0.5)BA
5 PL 2C(L/W) @ 2,070 SF 3BR/2+2(0.5)BA
3 PL 3A @ 2,224 SF 3BR/2+2(0.5)BA
1 PL 3B(L/W) @ 2,476 SF 3BR/2+2(0.5)BA

PARKING SUMMARY

REQUIRED:
2 SPACES PER 2BR UNIT = 8 SPACES
2 SPACES PER 3BR UNIT = 62 SPACES

PROVIDED:
GARAGE SPACES = 66 SPACES
ON-GRADE SPACES = 11 SPACES
TOTAL PROVIDED = 77 SPACES

WORK SPACE/ LIVE-WORK SUMMARY

1,980 SF GROUND LEVEL LIVE-WORK SPACE

OPEN SPACE

TOTAL REQUIRED = 35 UNITS X 392 SF ≈13,720 SF

ESTIMATED GRADING QUANTITIES:

DESCRIPTION QUANTITY
CUT: (900) CY
FILL: 300 CY
SHRINKAGE: (200) CY
SPOILS: 800 CY

NET BALANCE: 0 CY

CIVIL ENGINEER:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T. 949.916.3800
F. 949.916.3805
CVC-INC.NET



PREPARED UNDER THE SUPERVISION OF :

DANE P MCDUGALL R.C.E. NO. 80705 DATE

LEGEND:

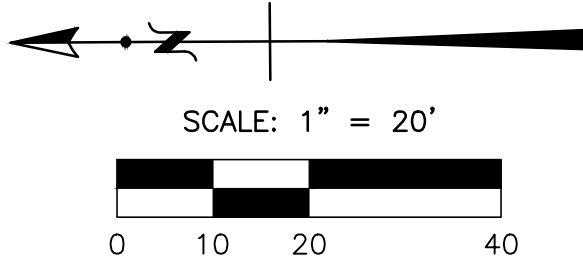
- CENTERLINE
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SETBACK
- EXISTING LOT LINE
- EXISTING WALL
- PROPOSED WALL
- SIGHT DISTANCE TRIANGLE
- PROPOSED TURF
- PROPOSED PCC PAVEMENT
- PROPOSED DECORATIVE PAVEMENT
- ADA PATH OF TRAVEL
- UNIT NUMBER
- UNIT TYPE
- TURNING RADIUS/HAMMERHEAD TURNAROUND

TITLE INFORMATION:
THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: NHSC-6464814 DATED DECEMBER 16, 2020

DENOTES PLOTTED ITEM.

7 AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 1963 AS BOOK 6424, PAGE 200 OF OFFICIAL RECORDS.

IN FAVOR OF: COUNTY OF ORANGE
AFFECTS: AS DESCRIBED THEREIN



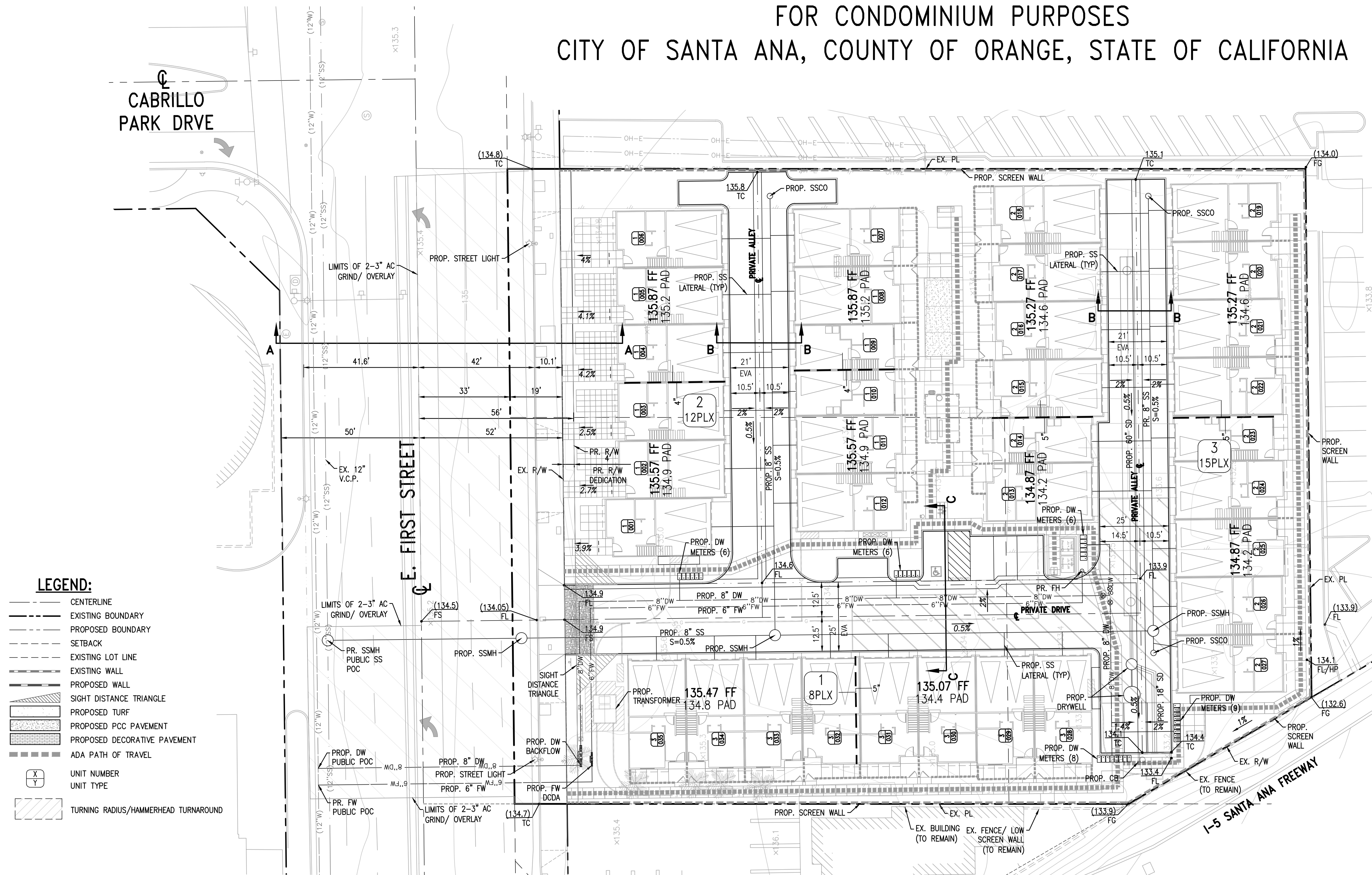
REVISIONS					
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

PLANS PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

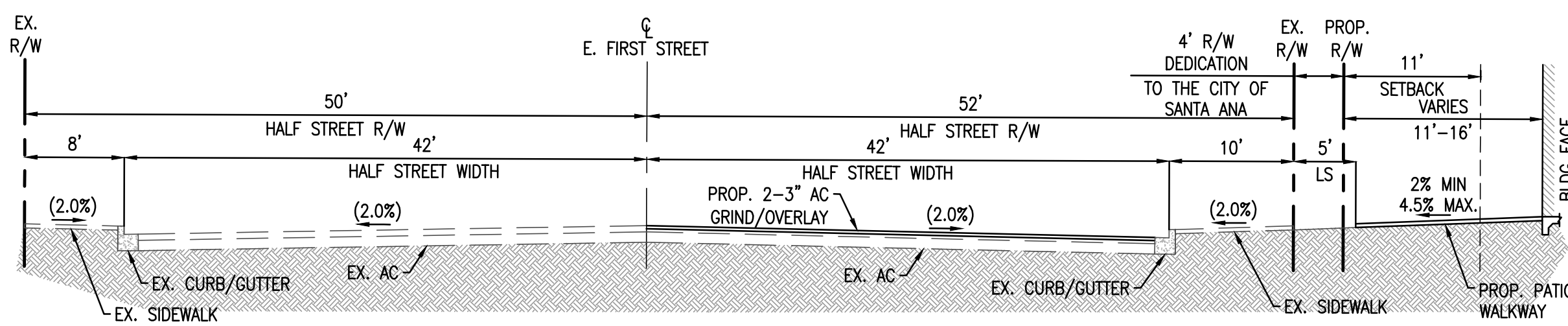
TENTATIVE TRACT MAP NO. 19178
TENTATIVE TRACT MAP
1814 & 1818 E. 1ST STREET SANTA ANA, CA
PUBLIC WORKS AGENCY
CITY OF SANTA ANA

PRELIMINARY GRADING & UTILITY PLAN
TTM 19178, LOT 1
FOR CONDOMINIUM PURPOSES
CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA

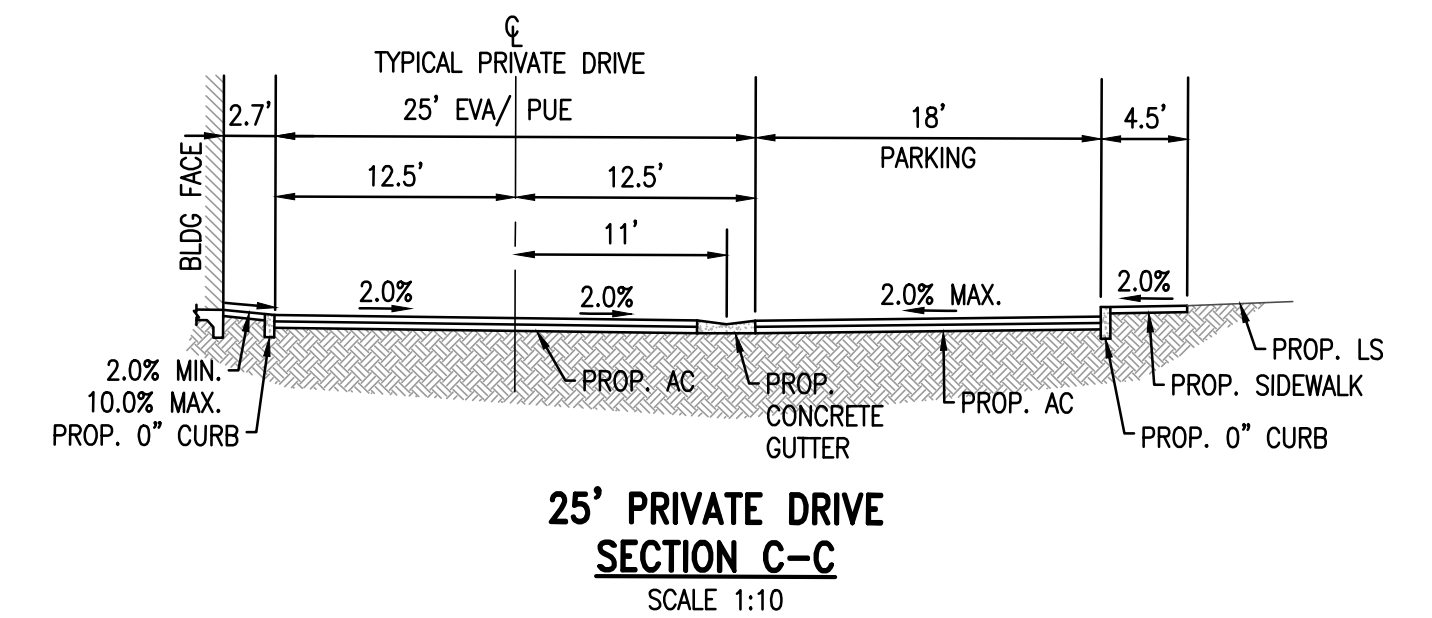
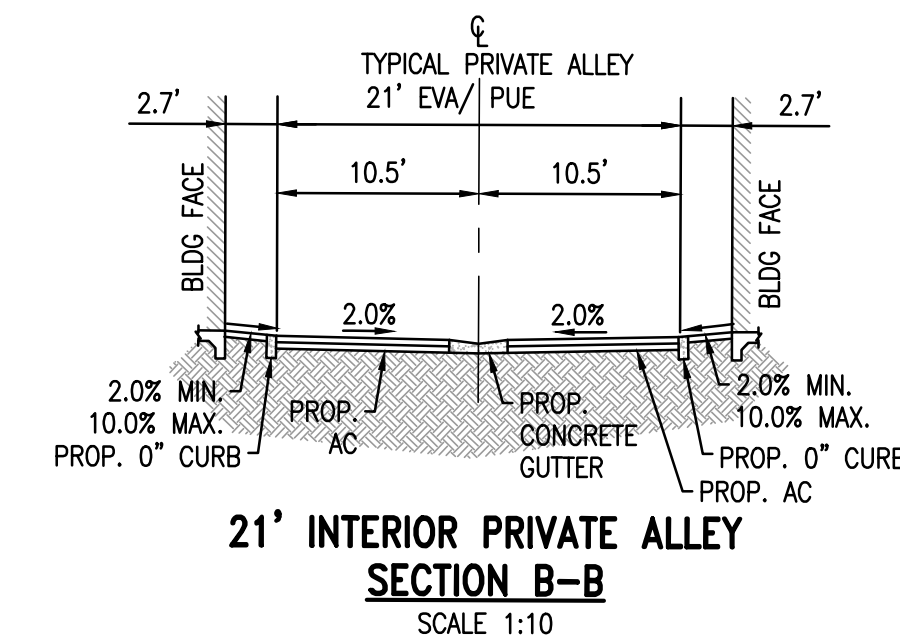


LEGEND:

- CENTERLINE
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- SETBACK
- EXISTING LOT LINE
- EXISTING WALL
- PROPOSED WALL
- SIGHT DISTANCE TRIANGLE
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- PROPOSED DECORATIVE PAVEMENT
- ADA PATH OF TRAVEL
- UNIT NUMBER
- UNIT TYPE
- TURNING RADIUS/HAMMERHEAD TURNAROUND



E. FIRST STREET
NORTH PL
SECTION A-A
SCALE 1:10



ESTIMATED GRADING QUANTITIES:

DESCRIPTION	QUANTITY
CUT:	(900) CY
FILL:	300 CY
SHRINKAGE:	(200) CY
SPOILS:	800 CY
NET BALANCE:	0 CY

CIVIL ENGINEER:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING AND SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T. 949.916.3800
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CVC-INC.NET



PREPARED UNDER THE SUPERVISION OF :

DANE P. MCDUGALL R.C.E. NO. 80705 DATE

REVISIONS

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TENTATIVE TRACT MAP NO. 19178
TENTATIVE TRACT MAP
1814 & 1818 E. 1ST STREET SANTA ANA, CA
PUBLIC WORKS AGENCY
CITY OF SANTA ANA