

# 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  
 2 - PRELIMINARY SITE PLAN  
 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:**  
 A1-021  
 C1-021  
 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°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)

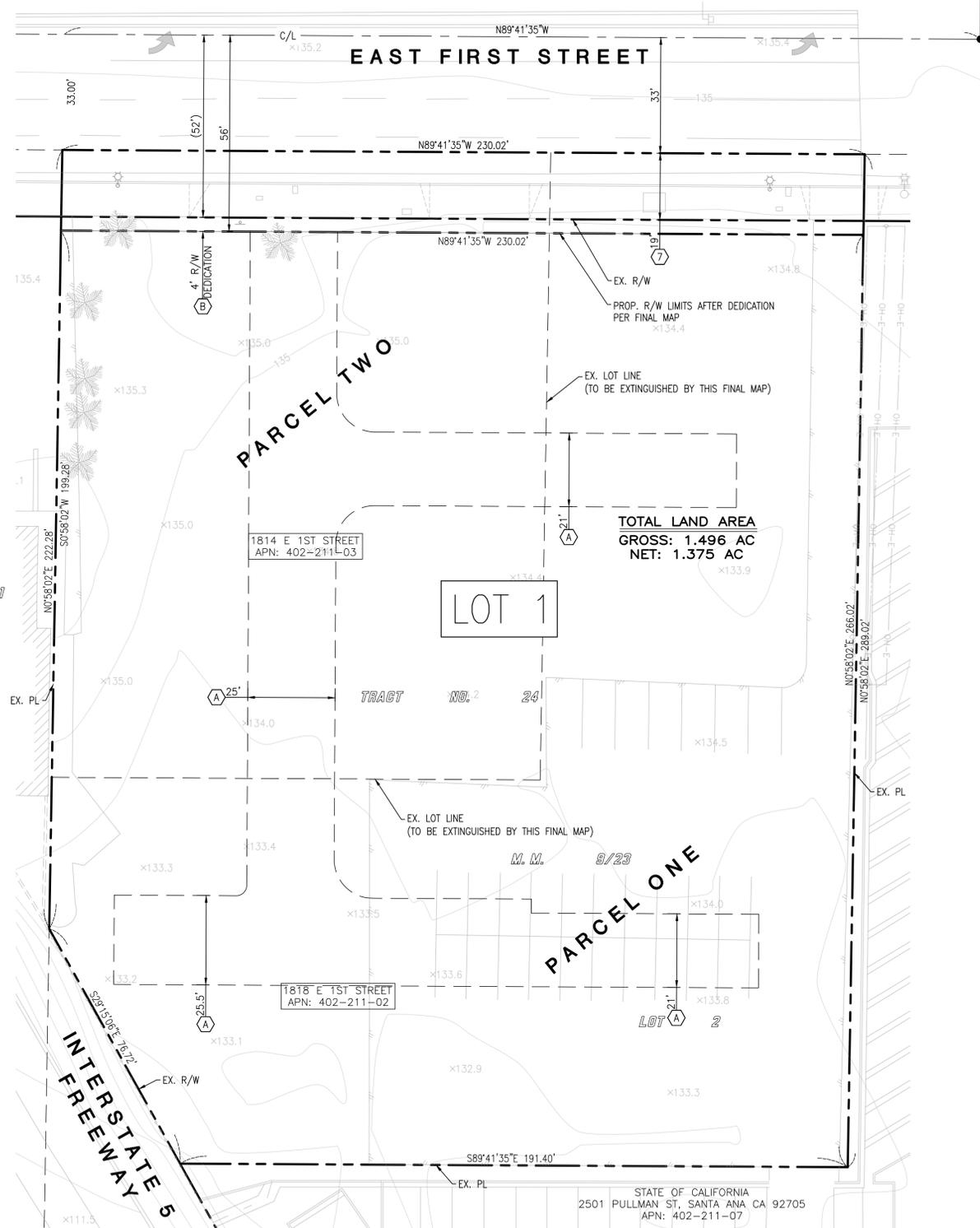
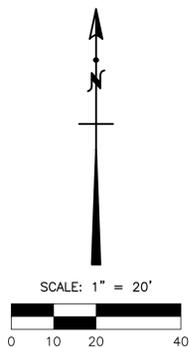
**FLOOD NOTE:**  
 THE SUBJECT PROPERTY FALLS WITHIN "ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER FEMA MAP NO. 06059C0277J, A PRINTED PANEL, EFFECTIVE DECEMBER 3, 2009 (TABLE A-3).

**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
○	STORM DRAIN MANHOLE
○	SANITARY SEWER MANHOLE
○	SIGN POST
○ GM	GAS METER
○ WM	WATER METER
○ V	UTILITY VALVE
—	UTILITY/POWER POLE
—	BLOCK/RETAINING SCREEN WALL
—	BLOCK/RETAINING LOW WALL
—	PLANTER/DECORATIVE WALL
—	OVERHEAD WIRE
—	EDGE OF ASPHALT PAVEMENT
—	WOOD/WROUGHT IRON FENCE
—	CHAIN LINK FENCE
—	DIRECTION OF FLOW
—9.3	MINOR CONTOUR (1' INTERVAL)
—100	MAJOR CONTOUR (5' INTERVAL)
×91.5	SPOT ELEVATION



REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION

PLANS PREPARED BY:

**C&V CONSULTING, INC.**  
 9830 IRVINE CENTER DRIVE  
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**SUBDIVIDER:**  
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 16580 ASTON  
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 (949) 336-2298  
 ANGELA MEYER

**ENGINEER:**  
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 9830 IRVINE CENTER DRIVE  
 IRVINE, CA 92618  
 (949) 916-3800  
 DANE MCDUGALL, P.E., P.L.S.

**ARCHITECT:**  
 WITHEE MALCOLM ARCHITECTS  
 2251 W. 190TH STREET  
 TORRANCE, CA 90504  
 (310) 217-8885

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

7 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

**PROPOSED EASEMENTS:**

A AN EASEMENT FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES AS DEDICATED TO THE CITY OF SANTA ANA.

B AN EASEMENT FOR ROAD, PUBLIC UTILITY AND OTHER PUBLIC PURPOSES AS DEDICATED TO THE CITY OF SANTA ANA.

**CONTACT INFORMATION:**

ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
 PH. (800) 655-4555

GAS: THE SOUTHERN CALIFORNIA GAS COMPANY  
 PH. (800) 427-2200

TELEPHONE: AT&T  
 PH. (800) 225-5288

WATER: CITY OF SANTA ANA WATER DEPARTMENT  
 PH. (714) 647-3341

SEWER: CITY OF SANTA ANA PUBLIC WORKS DEPARTMENT  
 PH. (714) 647-5690

CABLE TV: TIME WARNER CABLE  
 PH. (800) 961-9941

SCHOOL DISTRICT: SANTA ANA UNIFIED SCHOOL DISTRICT  
 PH. (714) 558-5501

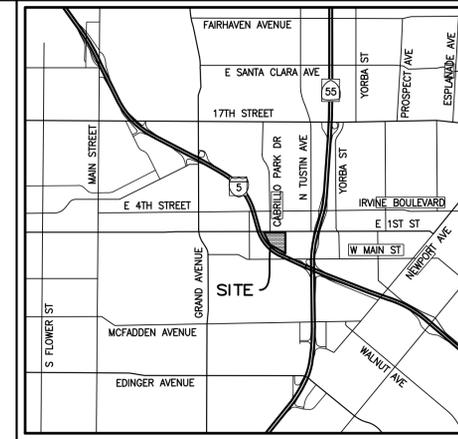
FIRE PROTECTION AGENCY: ORANGE COUNTY FIRE AUTHORITY  
 PH. (714) 573-6100

**PROJECT AREA:**

	AREA	PERVIOUS PERCENTAGE	IMPERVIOUS AREA	PERCENTAGE
PRE-PROJECT CONDITION	0.955 AC	68%	0.441 AC	32%
POST PROJECT CONDITION	0.206 AC	15%	1.169 AC	85%

**ESTIMATED GRADING QUANTITIES:**

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



VICINITY MAP  
 N.T.S.

**CIVIL ENGINEER:**  
**C&V CONSULTING, INC.**  
 CIVIL ENGINEERING  
 LAND PLANNING AND SURVEYING  
 9830 IRVINE CENTER DRIVE  
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 F. 949.916.3805  
 CVC-INC.NET



PREPARED UNDER THE SUPERVISION OF :  
 DANE P MCDUGALL R.C.E. NO. 80705 DATE

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

# 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 (O21)
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 OCSO 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
<b>NET BALANCE:</b>	<b>0 CY</b>

**CIVIL ENGINEER:**

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

9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618

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PREPARED UNDER THE SUPERVISION OF :

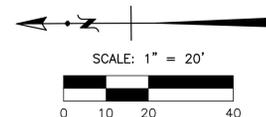
DANE P MCDUGALL R.C.E. NO. 80705 DATE

- 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
  - X UNIT NUMBER
  - Y 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

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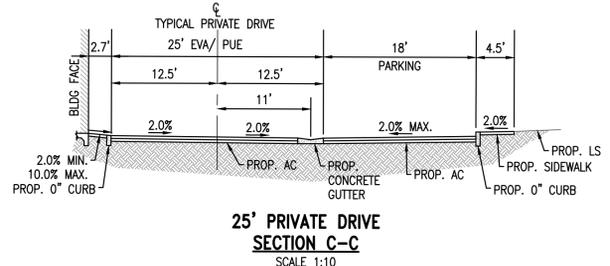
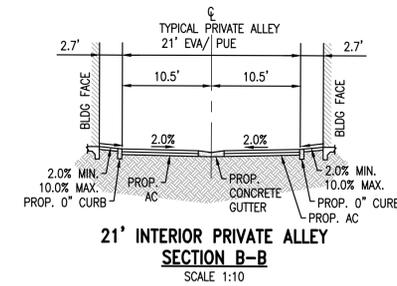
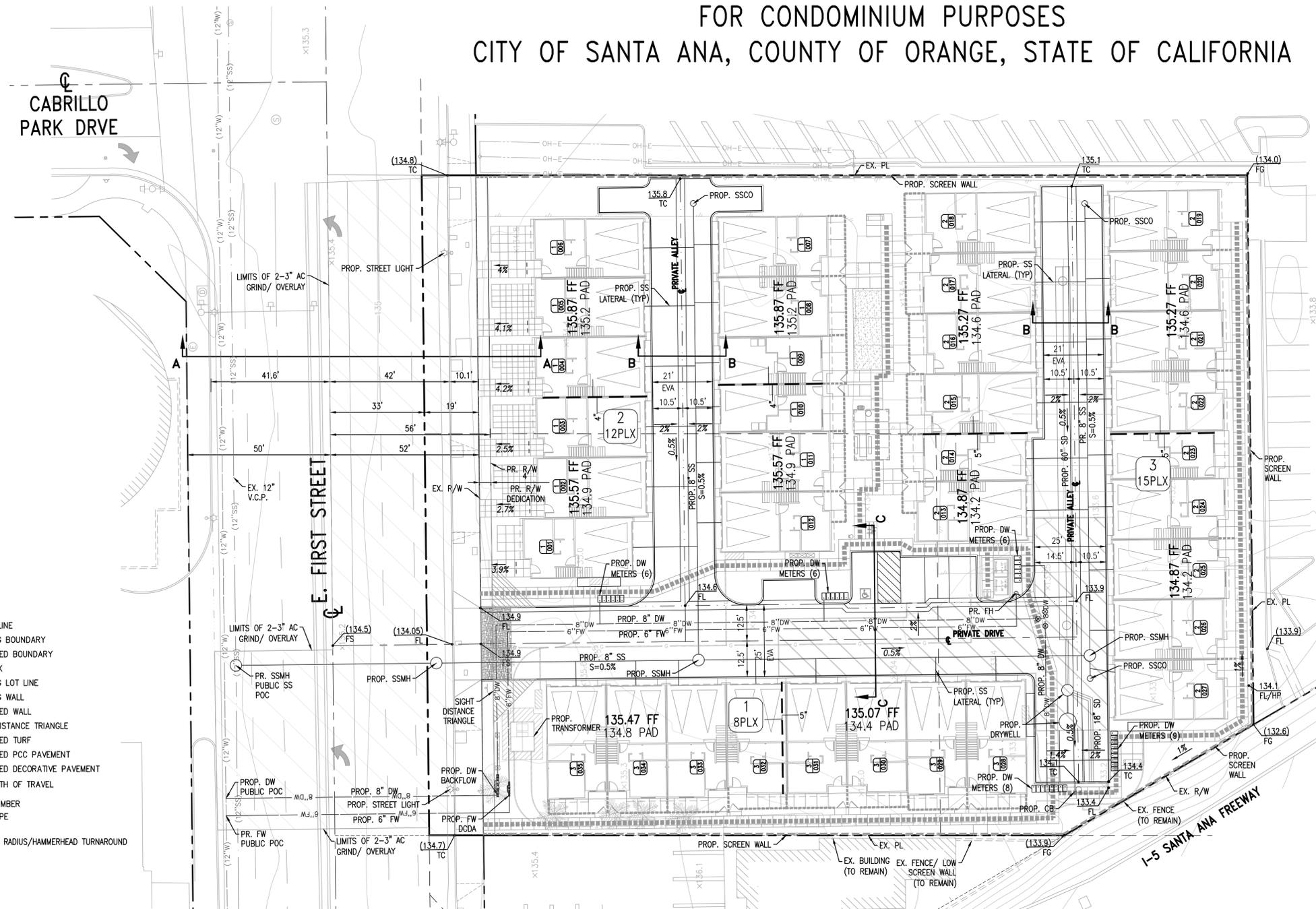
TENTATIVE TRACT MAP NO. 19178  
**TENTATIVE TRACT MAP**  
1814 & 1818 E. 1ST STREET SANTA ANA, CA  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

# 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
  - PROPOSED TURF
  - PROPOSED PCC PAVEMENT
  - PROPOSED DECORATIVE PAVEMENT
  - ADA PATH OF TRAVEL
  - ⓧ UNIT NUMBER
  - ⓧ UNIT TYPE
  - ⓧ TURNING RADIUS/HAMMERHEAD TURNAROUND

**ESTIMATED GRADING QUANTITIES:**

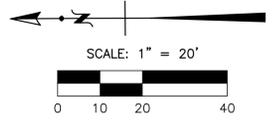
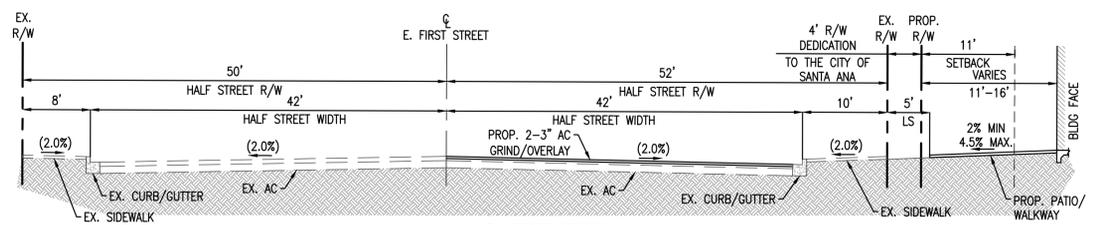
DESCRIPTION	QUANTITY
CUT:	(900) CY
FILL:	300 CY
SHRINKAGE:	(200) CY
SPOILS:	800 CY
NET BALANCE:	0 CY

**CIVIL ENGINEER:**  
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PREPARED UNDER THE SUPERVISION OF :

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



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

REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED/INSTALLED

PLANS PREPARED BY:  
**C&V CONSULTING, INC.**  
 9830 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618  
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 1814 & 1818 E. 1ST STREET SANTA ANA, CA  
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 CITY OF SANTA ANA