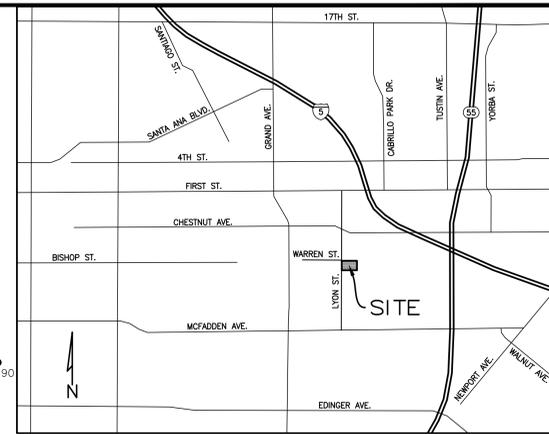


# VESTING TENTATIVE TRACT MAP NO. 19195

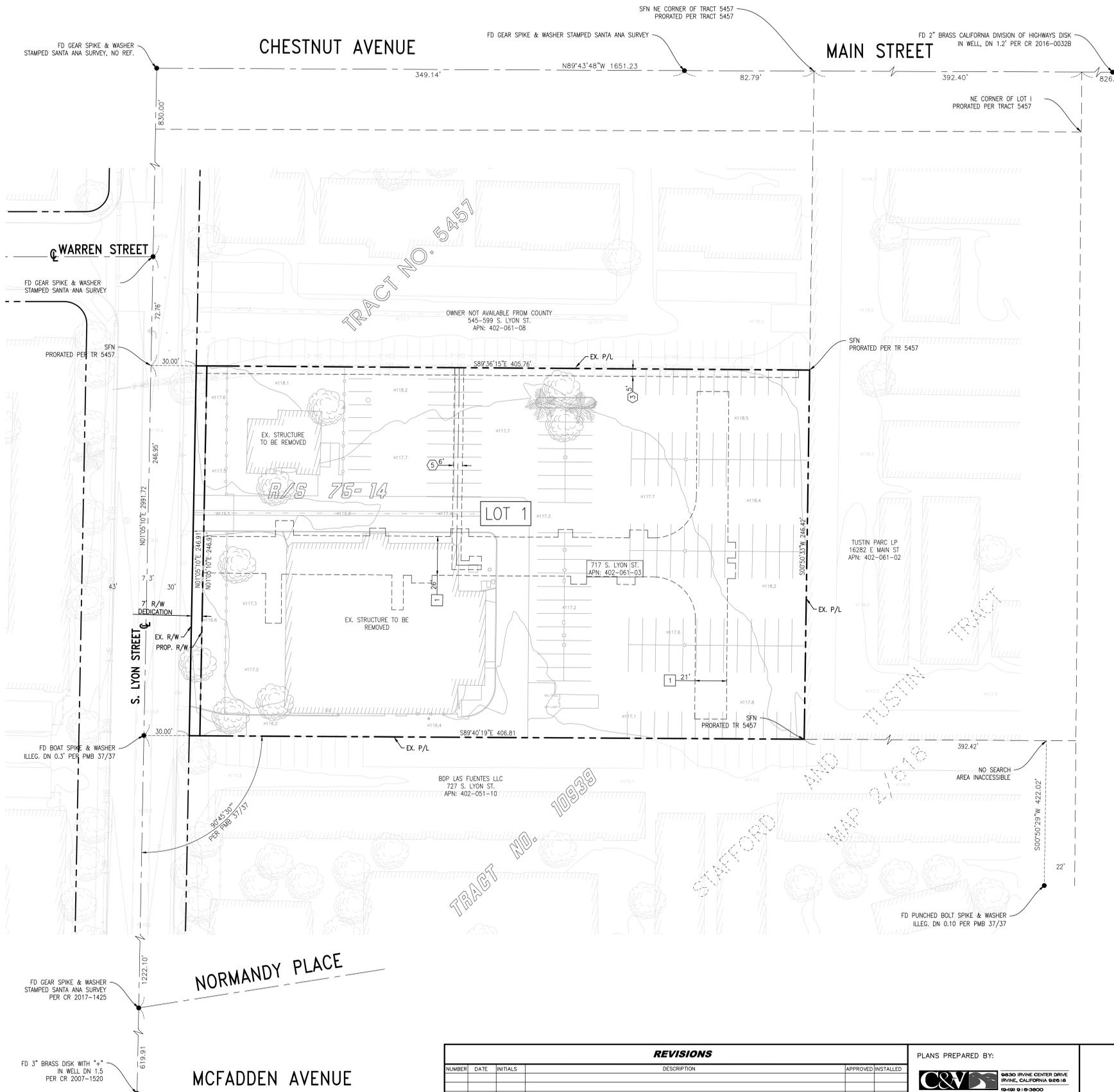
## LOT 1 FOR CONDOMINIUM PURPOSES

### CITY OF SANTA ANA, COUNTY OF ORANGE

### STATE OF CALIFORNIA



**VICINITY MAP**  
N.T.S.



**TITLE INFORMATION:**

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO.: NHSC-6629630 (29) DATED JUNE 24, 2021.

- (#) DENOTES PLOTTED ITEM.
- (S) AN EASEMENT FOR ELECTRIC LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 23, 1963 AS BOOK 6728, PAGE 662 OF OFFICIAL RECORDS.
- (S) AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9812, PAGE 266 OF OFFICIAL RECORDS.  
(TO B E REMOVED)

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°43'39"E BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CCRS, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORRS, "SAC" AND "OCCO".

**DATUM STATEMENT:**

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE VI, NORTH AMERICAN DATUM OF 1983, 2017.50 EPOCH, NAD83(2011), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES UNLESS OTHERWISE NOTED. A GENERALIZED COMBINATION SCALE FACTOR OF 0.9999789205 WAS USED FOR THIS PROJECT AT NORTHING 2216299.472, EASTING 6077135.441. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

**BENCHMARK STATEMENT:**

OC PUBLIC WORKS BENCHMARK NO. SA-257-70  
ELEV. 115.849' (VAN088)  
DESCRIBED AS: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-257-70", SET IN THE TOP OF A 6 IN. CONCRETE POST. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF LYON STREET, 0.4 MILES SOUTHERLY OF THE CENTERLINE OF FIRST STREET, 42 FT. EASTERLY OF THE CENTERLINE OF LYON STREET AND 7.6 FT. SOUTHERLY OF A FIRE HYDRANT. MONUMENT IS SET 0.1 FT. LOWER THAN THE GROUND.

**FLOOD NOTE:**

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06059C0276J, NOT PRINTED, EFFECTIVE DECEMBER 3, 2009.

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
THAT PORTION OF LOT "T" OF THE STAFFORD AND TUSTIN TRACT, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGES 618 AND 619 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT "T" OF THE "STAFFORD AND TUSTIN TRACT" AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 618 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, SAID POINT BEING 862.54 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT "T", BEING ALSO THE SOUTHWEST CORNER OF THE TRACT CONVEYED TO PACIFIC ELECTRIC RAILWAY COMPANY BY DEED RECORDED JANUARY 29, 1918 IN BOOK 317, PAGE 340 OF DEEDS; RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT CONVEYED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, 398.43 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ALSO IN THE EAST LINE OF LANDS CONVEYED TO J. J. VAN WYK BY DEED RECORDED APRIL 28, 1916 IN BOOK 273, PAGE 137 OF DEEDS; RUNNING THENCE SOUTH ALONG SAID EAST LINE, 246.275 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE WEST 398.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT CONVEYED TO J. J. VAN WYK; THENCE NORTH 247.085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

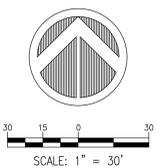
EXCEPTING THEREFROM, THAT PORTION OF SAID LOT "T" AS DESCRIBED IN DEED TO THE CITY OF SANTA ANA, RECORDED SEPTEMBER 28, 1971 IN BOOK 9822, PAGE 341 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

**PROPOSED EASEMENT**

- 1 EMERGENCY VEHICLE, TRASH COLLECTION, AND PUBLIC UTILITY EASEMENT

**ABBREVIATIONS:**

AC ASPHALTIC CONCRETE	NLY NORTHERLY
CB CENTER LINE	NAP NOT A PART
CF CATCH BASIN	NTS NOT TO SCALE
CF CURB FACE	PCC PORTLAND CEMENT CONCRETE
C&G CURB & GUTTER	PL PROPERTY LINE
CLF CHAINLINK FENCE	PP POWER POLE
DW DOMESTIC WATER	PROP PROPOSED
EA EACH	R RADIUS
E'LY EASTERLY	RCF REINFORCED CONCRETE PIPE
ESMT EASEMENT	R/W RIGHT OF WAY
EX EXISTING	S SOUTH
FF FINISHED FLOOR ELEVATION	SD STORM DRAIN
FG FINISHED GRADE	SF SQUARE FEET
FL FLOW LINE	S'LY SOUTHERLY
FW FIRE WATER	SS SANITARY SEWER
FS FINISHED SURFACE	S/W SIDEWALK
GFF GARAGE FINISHED FLOOR	TC TOP OF CURB
HP HIGH POINT	TG TOP OF GRATE
INV INVERT	TW TOP OF WALL
MH MANHOLE	TYP TYPICAL
MIN MINIMUM	WLY WESTERLY
MISC MISCELLANEOUS	WM WATER METER



**VESTED OWNER:**

ORANGE COUNTY ELECTRICAL JOINT APPRENTICESHIP TRUST, STEPHEN BROWN, TRUSTEE, SUBJECT TO EXCEPTION NO. 6.

**ADDRESS:**

717 SOUTH LYON STREET  
SANTA ANA, CA 92705

**DEVELOPER/SUBDIVIDER:**

WARMINSTON RESIDENTIAL  
3090 PULLMAN STREET  
COSTA MESA, CA 92626

**LAND AREA:**

GROSS: 2.30 AC (100,231 SF)  
NET: 2.26 AC (98,482 SF)

**ARCHITECT:**

KTOY ARCHITECTURE & PLANNING  
17911 VON KARMAN AVENUE, SUITE 200  
IRVINE, CA 92614  
(949) 851-2133

**ASSESSOR PARCEL NO.:**

402-061-03

**PROPOSED NO. OF LOTS:**

1 LOT FOR CONDOMINIUM PURPOSES

**UTILITY PURVEYORS & SERVICES:**

- WATER: CITY OF SANTA ANA WATER DEPARTMENT  
PH. (714) 647-3341
- SEWER: CITY OF SANTA ANA PUBLIC WORKS  
PH. (714) 647-5690
- ELECTRIC: SOUTHERN CALIFORNIA EDISON  
PH. (800) 655-4555
- GAS: THE SOUTHERN CALIFORNIA GAS COMPANY  
PH. (800) 427-2200
- TELEPHONE: AT&T  
PH. (800) 255-5288
- CABLE TV: TIME WARNER CABLE  
PH. (800) 961-9941
- SCHOOL DISTRICT: SANTA ANA UNIFIED SCHOOL DISTRICT  
PH. (714) 558-5501
- FIRE PROTECTION: ORANGE COUNTY FIRE DEPARTMENT  
PH. (714) 573-6100

**SHEET INDEX:**

- SHEET 1 - TENTATIVE TRACT MAP TITLE SHEET
- SHEET 2 - PRELIMINARY SITE PLAN
- SHEET 3 - PRELIMINARY GRADING & UTILITY

**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, P.E. 80705  
DMCDUGALL@CVC-INC.NET



REVISIONS		
NUMBER	DATE	INITIALS

PLANS PREPARED BY:	
APPROVED	INSTALLED

VESTING TENTATIVE TRACT MAP NO. 19195  
**TITLE SHEET**  
717 SOUTH LYON STREET  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

SHEET 1 OF 3

DATE: 04/14/2024 09:05 AM (Sheet)\\1710-11-01-Map.dwg PLOT: 04/14/2024 09:05 AM 10:20:2024 - 04/14/2024

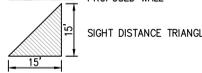
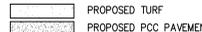
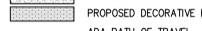
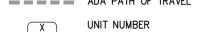
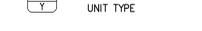
# PRELIMINARY SITE PLAN

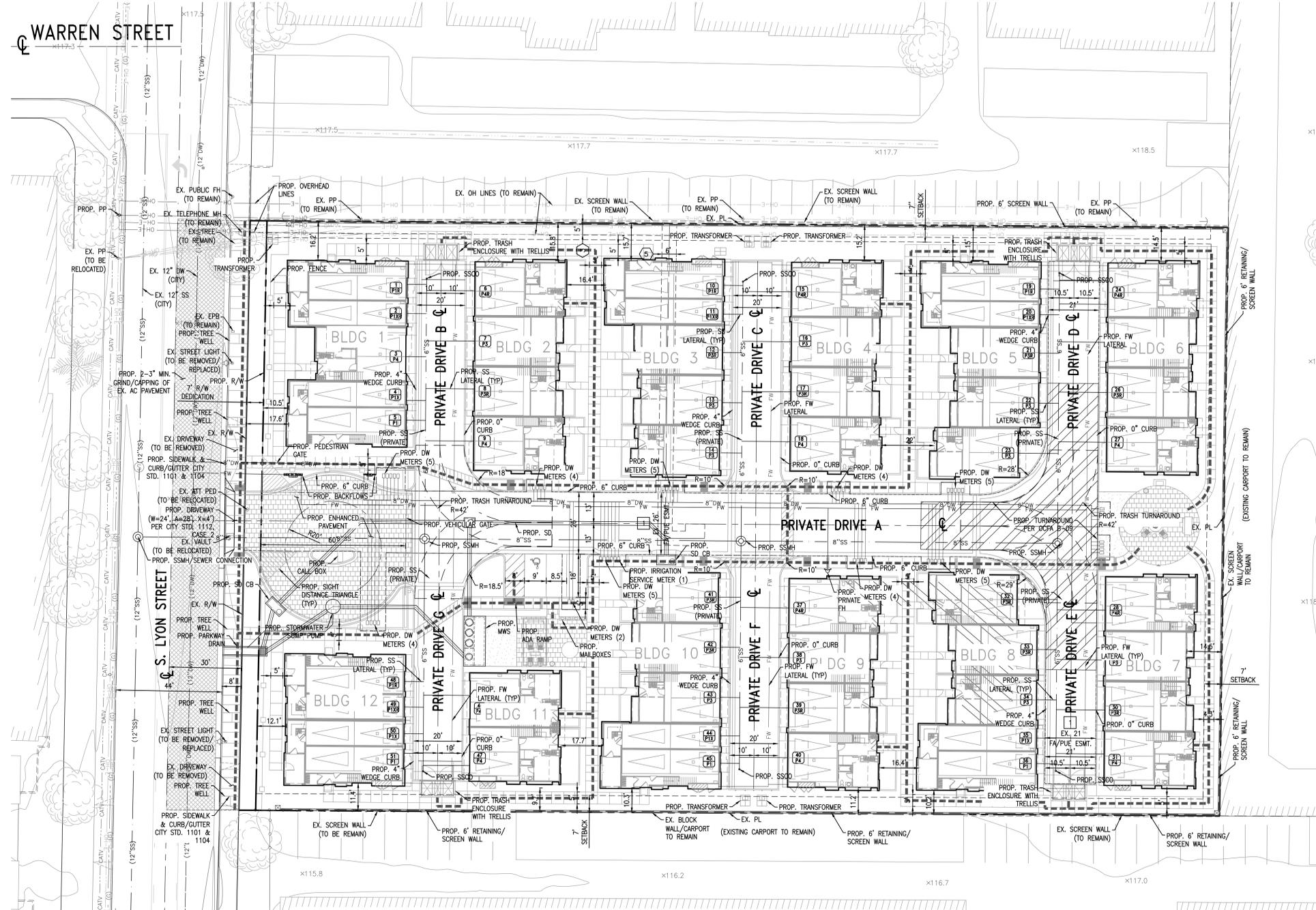
## VTTM 19195, LOT 1

### 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



- GENERAL INFORMATION:**
- DATE OF PREPARATION: DECEMBER 15, 2021
  - DATE OF SURVEY: AUGUST 08, 2021
  - GROSS LOT AREA: 2.3 ACRES/100,231 SQUARE FEET  
NET LOT AREA: 2.26 ACRES/98,482 SQUARE FEET
  - EXISTING ZONING: (A1) GENERAL AGRICULTURAL
  - PROPOSED LAND USE: HARBOR MIXED USE TRANSIT CORRIDOR PLAN
  - 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. ALL PROPOSED PUBLIC AND PRIVATE SEWER PIPE MATERIAL SHALL CONSIST OF PVC (SDR 26) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS.
  - ON-SITE PROPOSED DOMESTIC WATER SHALL BE PRIVATE WITH PUBLIC INDIVIDUAL WATER METERS. WATER METER VALVES AND CITY OWNED WATER METERS WILL BE PLACED WITHIN A PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA. ALL PROPOSED PUBLIC AND PRIVATE WATER PIPE MATERIAL SHALL CONSIST OF PVC C-900 (DR 14) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS.
  - ONSITE STORM DRAIN SYSTEM SHALL BE PRIVATE. ALL PROPOSED PRIVATE STORM DRAIN PIPE MATERIAL SHALL CONSIST OF HDPE (ADS N-12WT) AND PVC (SCH 40) OR APPROVED EQUAL WITH BEDDING AND BACKFILL PER CITY STANDARDS AND MANUFACTURER'S SPECIFICATIONS.
  - 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 X PER FEMA COMMUNITY PANEL NO. PANEL 256 OF 539 MAP NO. 06059C0276J.
  - 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 C&G'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.
  - 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.
  - DEDICATION REQUIRED TO THE CITY OF SANTA ANA FOR AN EXCLUSIVE SUB-SURFACE, NON-EXCLUSIVE SURFACE UTILITY EASEMENT FOR WATER METER PURPOSES.
  - ONSITE WATER SYSTEM TO BE SIZED PER CITY ORDINANCE AND PLUMBING CODE.
  - THE BMP'S, 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 BMP'S.
  - 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.
  - INSTALL 24" BOX TREES PER THE CITY STANDARDS AND APPROVED PLAN, AS NEEDED.
  - 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).
  - THE BMP'S, 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 BMP'S.

**RESIDENTIAL PROJECT SUMMARY**

TOTAL SITE AREA  
GROSS: 2.30 AC (100,231 SF)  
NET: 2.26 AC (98,482 SF)

**PLAN SUMMARY**

8 PL 1 @	1,208 SF	2 BEDS/ 2.5 BATH
8 PL 2 @	1,393 SF	3 BEDS/ 2.5 BATH
22 PL 3 @	1,530 SF	3 BEDS/ 2.5 BATH
13 PL 4 @	1,895 SF	3 BEDS/ 2.5 BATH (OPT. BED 4/ 3.5 BATH)
<b>51 UNITS TOTAL</b>		
<b>*10% ACCESSIBLE UNITS: 5 UNITS</b>		

**REQUIRED PARKING SUMMARY (PER STATE DENSITY BONUS REQUIREMENTS)**

38 U @ 1.5 STALLS	57.0
13 U @ 2.3 STALLS	30.5
<b>90 STALLS REQUIRED</b>	

**PROVIDED PARKING SUMMARY (PER STATE DENSITY BONUS REQUIREMENTS)**

102 GARAGES	
3 GUEST	
105 TOTAL STALLS PROVIDED	
*1 ADA STALL INCLUDED	
(2.1 STALLS/UNIT PROVIDED)	

**PROVIDED COMMUNAL BICYCLE SPACES**  
51 UNITS/ 5 = 11 SPACES

**REQUIRED OPEN SPACE**

COMMON	15' X 2.3AC	15,028 SF
PRIVATE	51 X 90SF/ DU	4,590 SF
<b>TOTAL</b>		<b>19,618 SF</b>

**PROVIDED OPEN SPACE**

COMMON	6,949 SF	
PRIVATE	10,841 SF	
<b>TOTAL</b>		<b>17,790 SF</b>

**BUILDING SETBACKS**  
FRONT: 8' MAX.  
SIDE YARD: 7' MIN.  
REAR YARD: 7' MIN.

- PROPOSED EASEMENT**
- EMERGENCY VEHICLE TRASH COLLECTION, AND PUBLIC UTILITY EASEMENT
- EXISTING EASEMENTS**
- AN EASEMENT FOR ELECTRIC LINES, CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 23, 1963 AS BOOK 6728, PAGE 662 OF OFFICIAL RECORDS.
  - AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 9812, PAGE 266 OF OFFICIAL RECORDS. (TO BE REMOVED)



SCALE: 1" = 20'

**REVISIONS**

NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

PLANS PREPARED BY:

**CRV CONSULTING, INC.**  
9430 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
949 616-3600  
INFO@CRV-INC.NET  
WWW.CRV-INC.NET

VESTING TENTATIVE TRACT MAP NO. 19195

## PRELIMINARY SITE PLAN

717 SOUTH LYON STREET

**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

SHEET 2 OF 3

