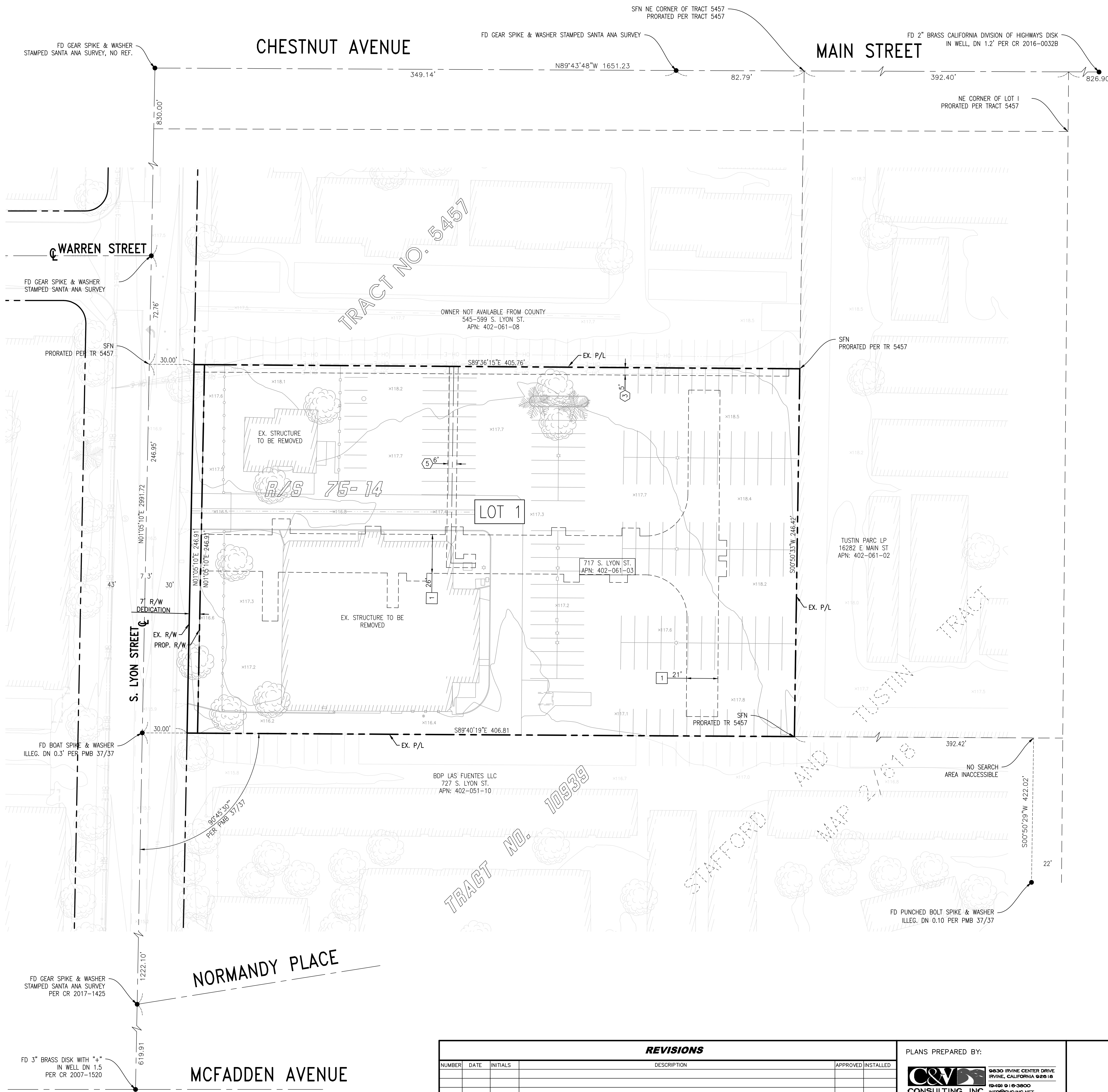


VESTING TENTATIVE TRACT MAP NO. 19195  
LOT 1 FOR CONDOMINIUM PURPOSES  
CITY OF SANTA ANA, COUNTY OF ORANGE  
STATE OF CALIFORNIA



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.

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 B E REMOVED)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°43'39\"/>

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 NORTING 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' (NAVD83)

DESCRIBED AS: DESCRIBED BY OCS 2003 - FOUND 3 3/4\"/>

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 "1" 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 "1" 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 "1", 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 SOUTHEAST 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 "1" 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	N'LY	NORTHERLY
CB	CATCH BASIN	NAP	NOT A PART
CF	CURB FACE	NTS	NOT TO SCALE
C&G	CURB & GUTTER	PCC	PORTLAND CEMENT CONCRETE
CLF	CHAINLINK FENCE	PL	PROPERTY LINE
DW	DOMESTIC WATER	PP	POWER POLE
EA	EACH	PROP	PROPOSED
E'LY	EASTERLY	R	RADIUS
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT OF WAY
FF	FINISHED FLOOR ELEVATION	S	SOUTH
FG	FINISHED GRADE	SD	STORM DRAIN
FL	FLOW LINE	SF	SQUARE FEET
FW	FIRE WATER	S'LY	SOUTHERLY
FS	FINISHED SURFACE	SS	SANITARY SEWER
GFF	GARAGE FINISHED FLOOR	S/W	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TG	TOP OF GRATE
MH	MANHOLE	TW	TOP OF WALL
MIN	MINIMUM	TYP	TYPICAL
MISC	MISCELLANEOUS	W'LY	WESTERLY
		WM	WATER METER

REVISIONS			
NUMBER	DATE	INITIALS	DESCRIPTION

PLANS PREPARED BY:

**C&V CONSULTING, INC.**  
9830 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
TEL: 949.916.3800  
FAX: 949.916.3805  
WWW.CVC-INC.NET

VESTING TENTATIVE TRACT MAP NO. 19195

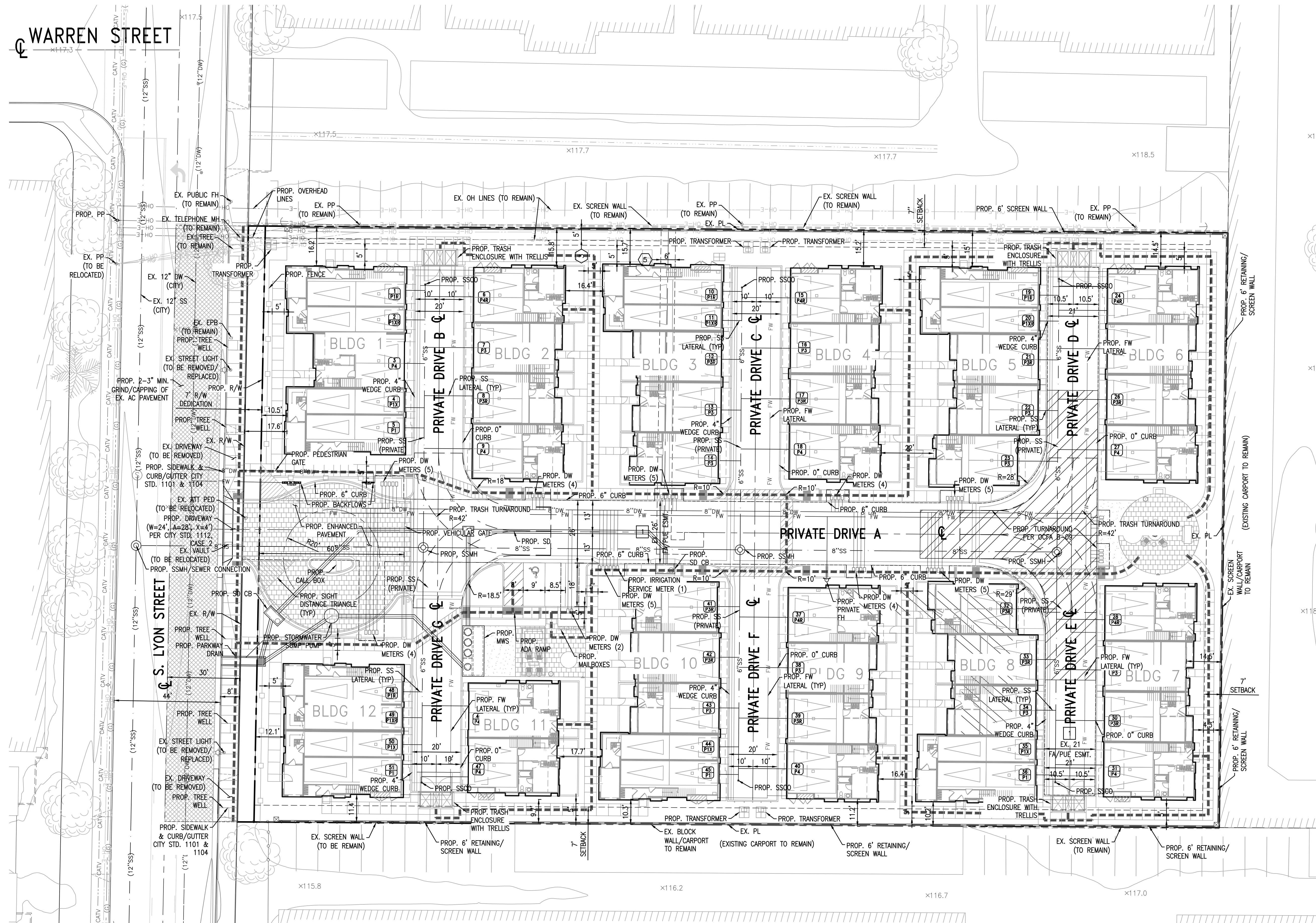
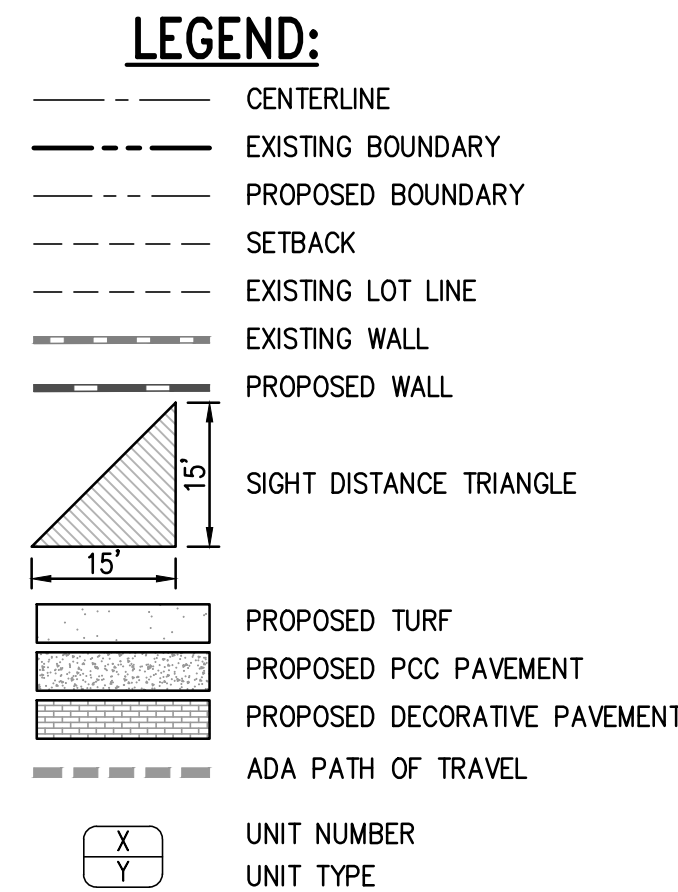
TITLE SHEET

717 SOUTH LYON STREET

**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA



PRELIMINARY SITE PLAN  
VTTM 19195, LOT 1  
FOR CONDOMINIUM PURPOSES  
CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA



**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.
- ON-SITE 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 VAULTS 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.
- ON-SITE 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.
- 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 X PER FEMA COMMUNITY PANEL NO. PANEL 256 OF 539 MAP NO. 0605900276J.
- 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.
- ON-SITE 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**

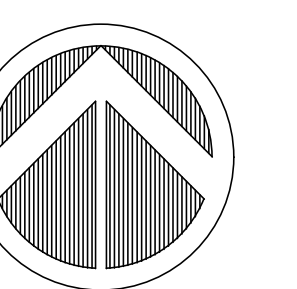
<b>TOTAL SITE AREA</b>	
GROSS: 2.30 AC (100,231 SF)	
NET: 2.26 AC (98,482 SF)	
<b>PLAN SUMMARY</b>	
8 PL 1 @ 1,208 SF	2 BEDS/ 2.5 BATH
8 PL 2 @ 1,393 SF	3 BEDS/ 2.5 BATH
22 PL 3 @ 1,530 SF	3 BEDS/2.5 BATH
13 PL 4 @ 1,895 SF	3 BEDS/2.5 BATH (OPT. BED 4) / 3.5 BATH
51 UNITS TOTAL	
*10% ACCESSIBLE UNITS: 5 UNITS	
<b>REQUIRED PARKING SUMMARY (PER STATE DENSITY BONUS REQUIREMENTS)</b>	
38 U @ 1.5 STALLS	57.0
13 U @ 2.5 STALLS	32.5
90 STALLS REQUIRED	
<b>PROVIDED PARKING SUMMARY (PER STATE DENSITY BONUS REQUIREMENTS)</b>	
102 GARAGES	
3 GUEST	
105 TOTAL STALLS PROVIDED	
*1 ADA STALL INCLUDED	
(2.1 STALLS/UNIT PROVIDED)	
<b>PROVIDED COMMUNAL BICYCLE SPACES</b>	
51 UNITS/ 5 = 11 SPACES	
<b>REQUIRED OPEN SPACE</b>	
COMMON 15' X 2.3AC	15,028 SF
PRIVATE 51 X 90SF/DU	4,580 SF
TOTAL	19,618 SF
<b>PROVIDED OPEN SPACE</b>	
COMMON 6,949 SF	
PRIVATE 10,841 SF	
TOTAL	17,790 SF
<b>BUILDING SETBACKS</b>	
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

PLANS PREPARED BY:

**C&V**  
CONSULTING, INC.  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING  
9430 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
949 616-3600  
INFO@C&V-INC.NET  
WWW.C&V-INC.NET

VESTING TENTATIVE TRACT MAP NO. 19195

**PRELIMINARY SITE PLAN**

717 SOUTH LYON STREET

**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA



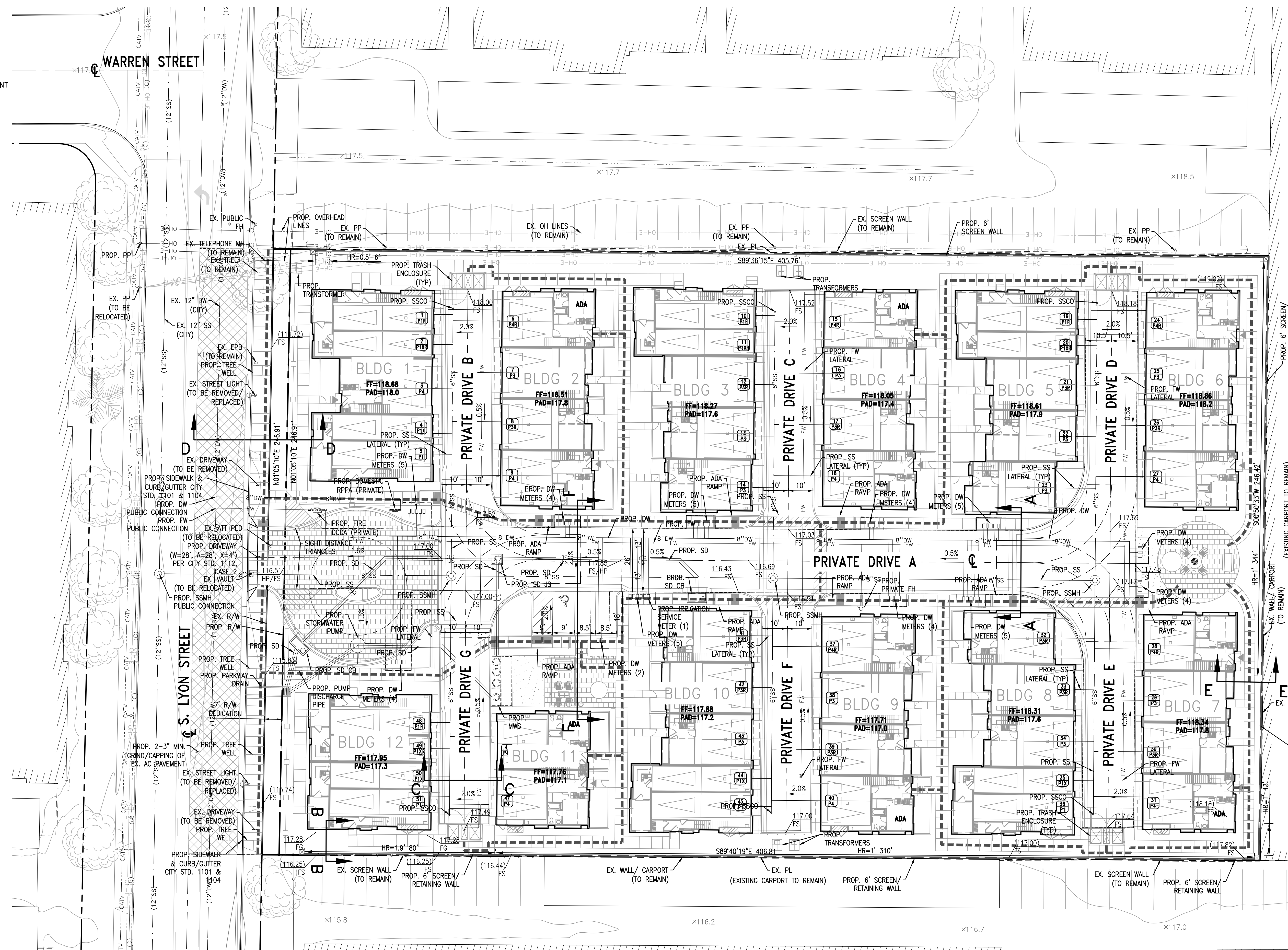
# PRELIMINARY GRADING & UTILITY PLAN

## VTTM 19195, LOT 1

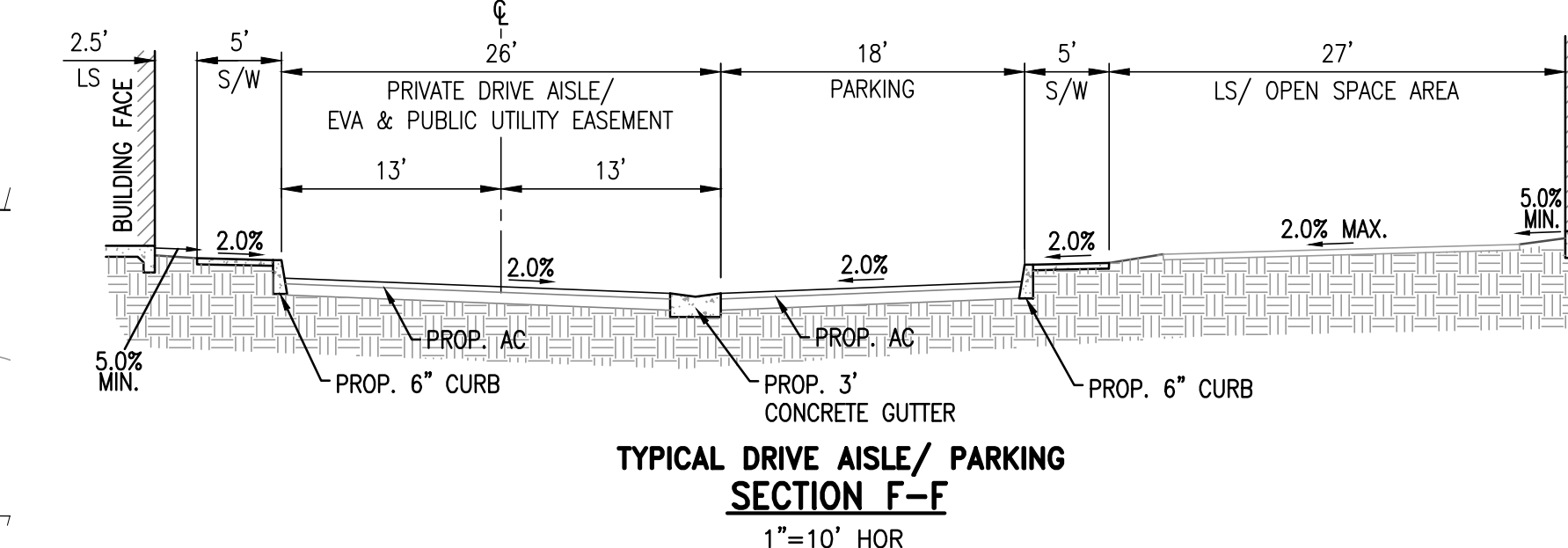
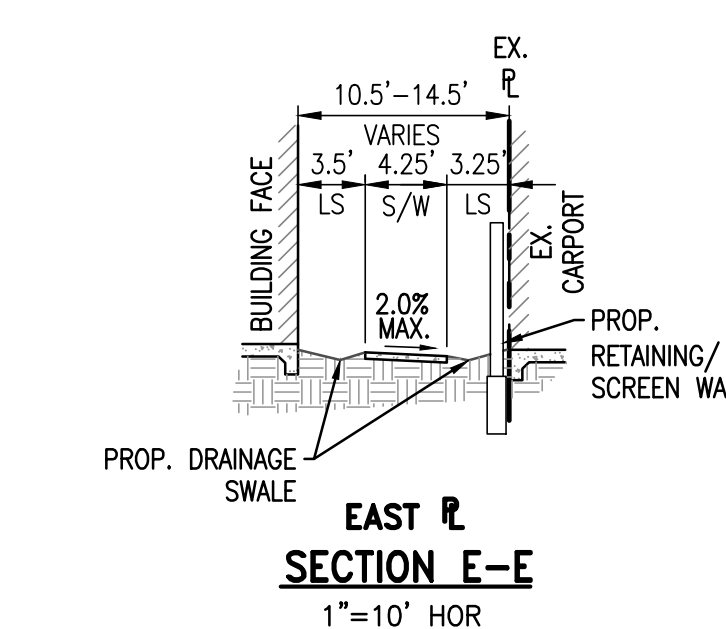
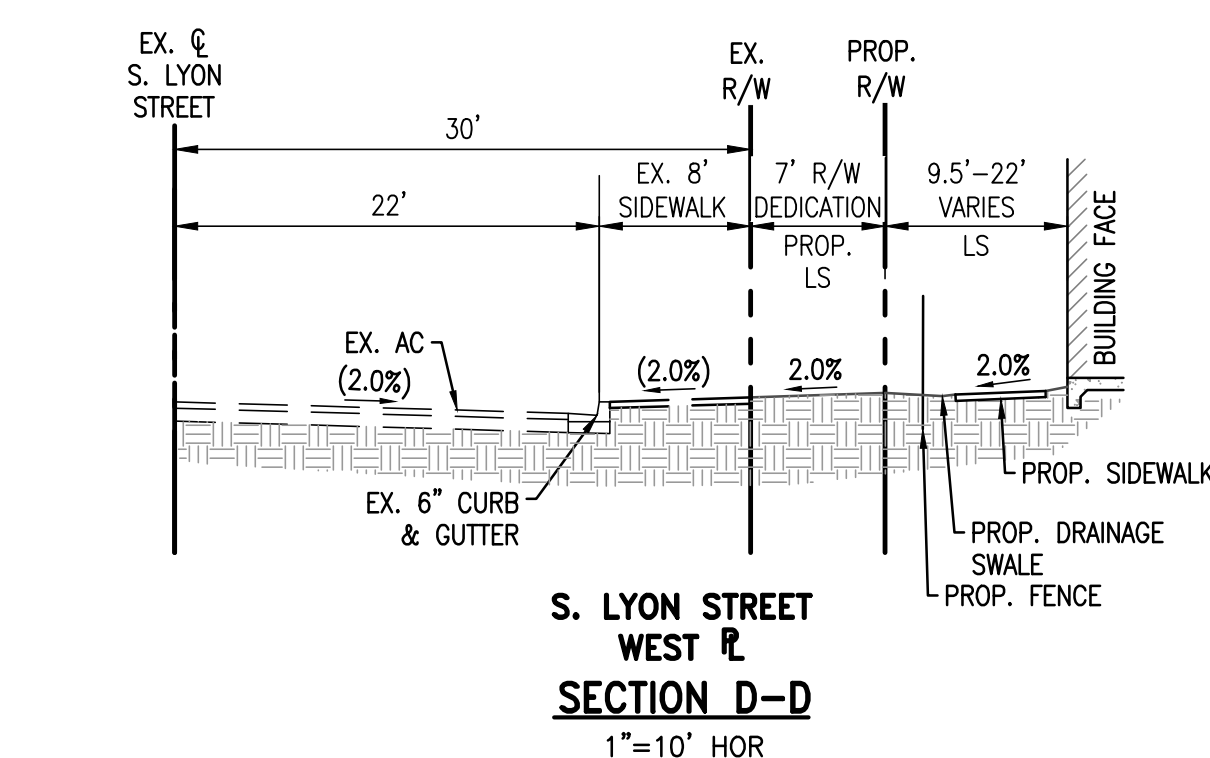
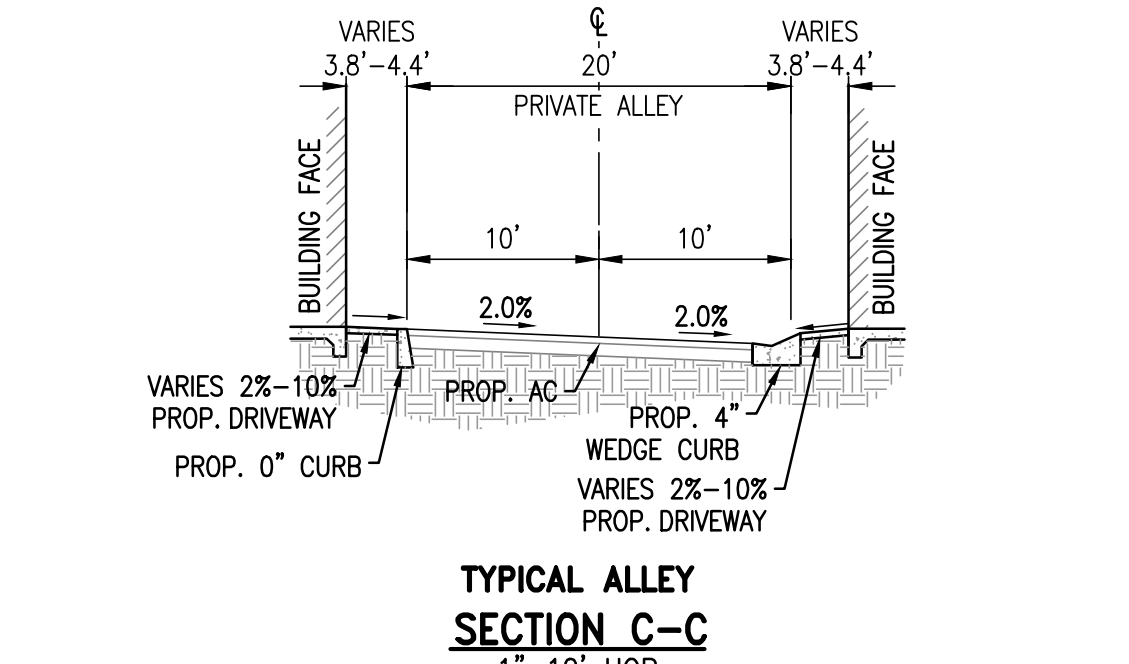
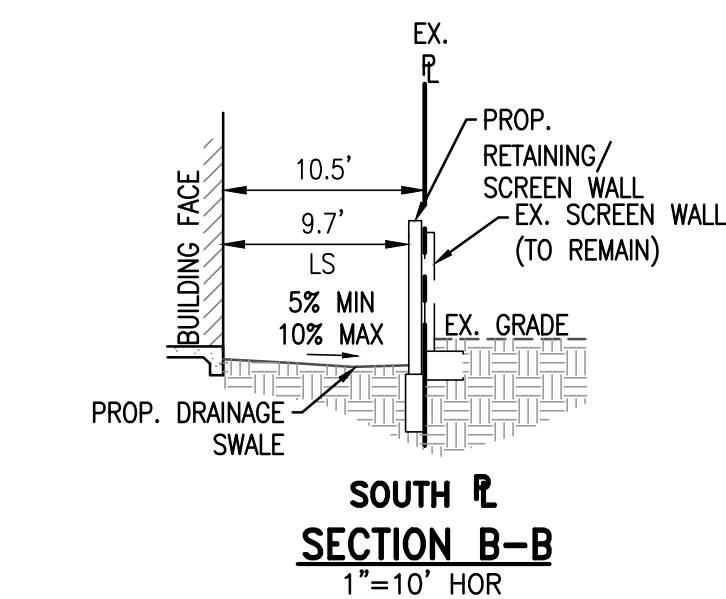
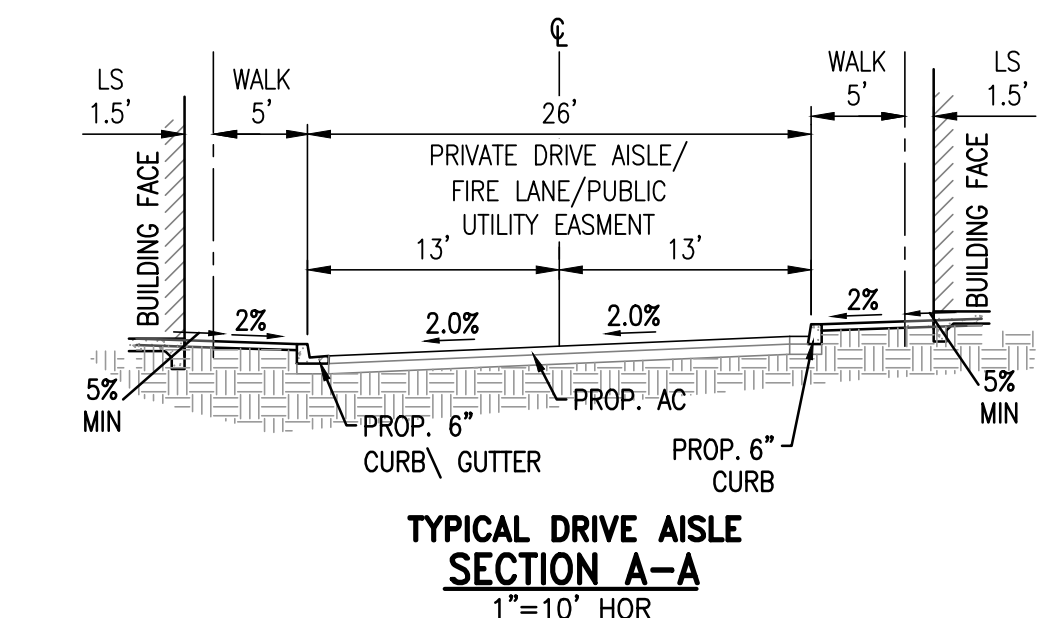
### FOR CONDOMINIUM PURPOSES

#### 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



**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.



#### REVISIONS

NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

#### PLANS PREPARED BY:

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

VESTING TENTATIVE TRACT MAP NO. 19195  
**PRELIMINARY GRADING & UTILITY PLAN**  
717 SOUTH LYON STREET  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

