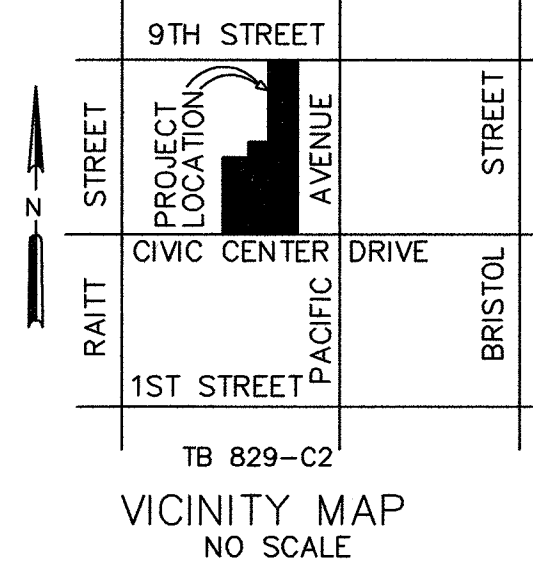


LEGEND

(0.0) EXISTING ELEVATIONS	FH FIRE HYDRANT
0.0 NEW ELEVATIONS	MH MAN HOLE
TP TOP OF PAVEMENT	SD STORM DRAIN
TC TOP OF CURB	HC HANDICAP
FL FLOW LINE	HP HIGH POINT
CL CENTER LINE	-S- SEWER MAIN
BW BACK OF WALK	-W- WATER MAIN
TW TOP OF WALK	ST STREET
FS FINISHED SURFACE	LT LIGHT
FF FINISHED FLOOR	LS LANDSCAPE
TC TOP OF GRADE	RD ROOF DRAIN
WV WATER VALVE	SW STEM WALL
GS GAS METER	WM WATER METER
L.O.S. LINE OF SIGHT	



CONSTRUCTION NOTES AND QUANTITY ESTIMATES

- SAW CUT AND REMOVE AND REPLACE EXISTING AC PAVING AND PAVE TO FULL DEPTH MIN. 7 INCHES 40 SF
- SAW CUT AND REMOVE EXISTING C&G 20 LF
- REMOVE EXISTING CONCRETE CURB 44 LF
- SAW CUT AND REMOVE EXISTING CONCRETE SIDEWALK 1260 SF
- CONSTRUCT DEPRESSED C&G PER CITY STANDARD PLAN NO. 204 TO MATCH EXISTING C&G 40 LF
- CONSTRUCT DRIVEWAY APPROACH PER CITY OF SANTA ANA STANDARD PLAN NO. 214, W AND X AS SHOWN 340 SF
- CONSTRUCT CONCRETE SIDEWALK 1650 SF
- CONSTRUCT C&G - TYPE A8 PER CITY STANDARD PLAN NO. 204 TO MATCH EXISTING C&G 40 LF
- CORE DRILL THROUGH EXISTING C & G TO CONSTRUCT PARKWAY CULVERT TYPE "B" PER CITY OF SANTA ANA STANDARD PLAN NO. 319 CASE II INLET WITH 4" DIA. PVC PIPE N=1 4 EA
- CONSTRUCT 12X12 CATCH BASIN WITH QUICK SET UTILITY VAULT DB 12X12 MODEL WITH HEAVY DUTY ALHAMBRA FOUNDRY GRATE AND FRAME 7 EA
- CONSTRUCT 6 INCH PCC SLAB WITH # 4 REBAR 24 INCHES ON CENTER OVER 4 INCH AGREGATE BASE 8750 SF
- REMOVE EXIST. CONCRETE SLAB 4310 SF
- REMOVE EXISTING TREE 1 EA
- EXIST. WOOD FENCE OR BLK WALL (PROTECT IN PLACE) LS LS
- INSTALL STANDARD STREET LIGHT PER CITY OF SANTA ANA STANDARD PLAN NO. ST1126H 1 EA
- INSTALL STORMTECH SC-740 CHAMBER -85.4"x51"x30" PER MANUFACTURER SPECIFICATIONS LS LS
- TRENCH REPAIR PER CITY OF SANTA ANA STANDARD PLAN NO. 1150 LS LS
- SAW CUT AND REMOVE EXISTING CONCRETE SLAB AND REPAVE IN KIND PER CITY ENGINEER RECOMMENDATIONS 1505 SF
- REMOVE PORTION OF PORCH LS LS
- PLANT NEW TREE PER CITY OF SANTA ANA PUBLIC WORKS DEPARTMENT REQUIREMENTS 2 EA
- SAWCUT AND REMOVE 2 INCH AC PAVING AND REPAVE PER CITY ENGINEER RECOMMENDATIONS 4980

WATER

- INSTALL 1 INCH RESIDENTIAL FIRE AND DOMESTIC COMBINATION METER BOX AND BACK FLOW ASSEMBLY PER CITY OF SANTA ANA STANDARD PLAN NO. 1404 2 EA

SEWER

- EXTEND EXISTING VCP SEWER LATERAL PER CITY OF SANTA ANA STANDARD PLAN NO. 70 LF

NOTE:

- THE CONTRACTOR WILL REMOVE SIDEWALK ALONG CIVIC CENTER DRIVE AND RECONSTRUCT TO FULL PARLWAY WIDTH
- ANY STREET TREE REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY THE ENVIRONMENTAL AND TRASPORTATION ADVISORY COMMITTEE (ETAC).
- 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.
- 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)

NOTE:

- INSTALL 24-INCH BOX STREET TREES PER THE CITY STANDARDS AND APPROVED PLAN, AS NEEDED ON CIVIC CENTER DRIVE AND 9TH STREET.
- REMOVE EXISTING DRIVEWAY AND CONSTRUCT NEW CURB AND GUTTER, AND SIDEWALK PER CITY STANDARDS AND APPROVED PLANS.

NOTE:

SEE SHEET TWO FOR CIVIC CENTER DRIVE AND 9TH STREET DETAILS

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF TRACT NO. 414, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.

NORTHERLY 5 FEET OF EASTERLY 50.16 FEET OF LOT 1 OF TRACT NO 414 RECORDED IN BOOK 17 PAGE 17 OF MISCELLANEOUS MAPS RECORDS OF ORANGE COUNTY, CALIFORNIA DEEDED TO THE CITY OF SANTA ANA PER BOOK 540, 328 OF DEEDS

SOUTHERLY 15 FEET OF LOT 1 OF TRACT NO. 414 RECORDED IN BOOK 17, PAGE 17 AS PER BOOK 7606 PAGE 58 OF OFFICIAL RECORDS.

APN: 405-131-33

BENCHMARK NO. SA-286-75 ELEVATION= 82.592 NAVD88 DESCRIBED BY OCS 2001-FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-286-75" SET IN THE SOUTHWEST CORNER OF A 4FT.BY 15FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF RAITT STREET AND FIRST STREET, 32.8FT. EASTERLY OF THE CENTERLINE OF RAITT STREET AND 3.8FT. NORTHERLY OF THE NORTH END OF THE NORTHEAST CURB RETURN ALONG FIRST STREET. MONUMENT IS SET LEVEL WITH SIDEWALK.

GENERAL NOTES

- EXISTING ZONING: R1
- PROPOSED ZONING: R1
- EXISTING USE: VACANT AND TWO HOMES
- PROPOSED USE: 4 SINGLE FAMILY HOMES
- WATER BY: CITY OF SANTA ANA
- SEWER BY: CITY OF SANTA ANA
- ELECTRIC BY: SCE COMPANY
- GAS BY: THE GAS COMPANY
- TELEPHONE BY: GENERAL TELEPHONE
- CABLE BY: WARNER CABLE COMPANY
- NUMBER OF PARCELS: 4
- TOTAL AREA: GROSS= 39612 SF NET=36878 SF
- ASSESSOR'S PARCEL MAP NO. 405-131-33
- DATE OF SURVEY APRIL 15, 2021
- THOMAS BROTHER MAP BOOK 829-C2

- 5' TO BE DEDICATED TO THE CITY OF SANTA ANA FOR ROAD AND UTILITY PURPOSES
- 2' TO BE DEDICATED TO THE CITY OF SANTA ANA FOR ROAD AND UTILITY PURPOSES

NET AREA OF EACH PARCEL  
AREA PARCEL 1 = 8223 SF  
AREA PARCEL 2 = 11179 SF  
AREA PARCEL 3 = 8462 SF  
AREA PARCEL 4 = 8414 SF

PROJECT ADDRESS

1513 WEST CIVIC CENTER DRIVE  
SANTA ANA, CALIF. 92701

OWNER-DEVELOPER

1513 CIVIC CENTER LLC  
190 WEST 3RD STREET  
SANTA ANA, CALIF. 92701  
PHONE: (714) 393-8001  
E-MAIL: [inderengineering@sbcglobal.net](mailto:inderengineering@sbcglobal.net)  
CONTACT: SAUL DELGADO

INDER ENGINEERING, INC.

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PHONE: (714) 680-9641  
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PREPARED BY:

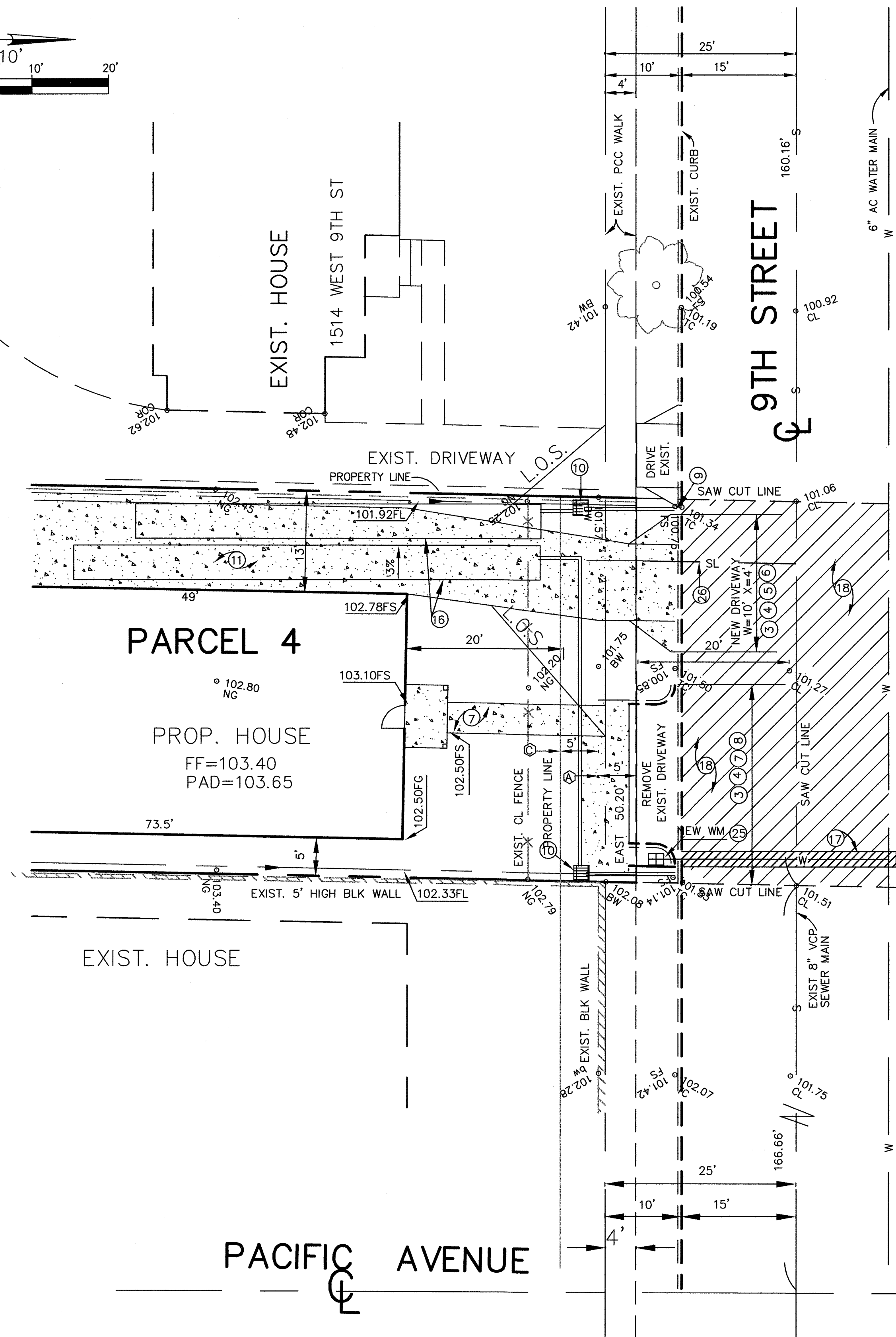
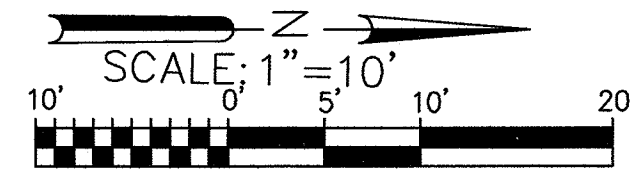
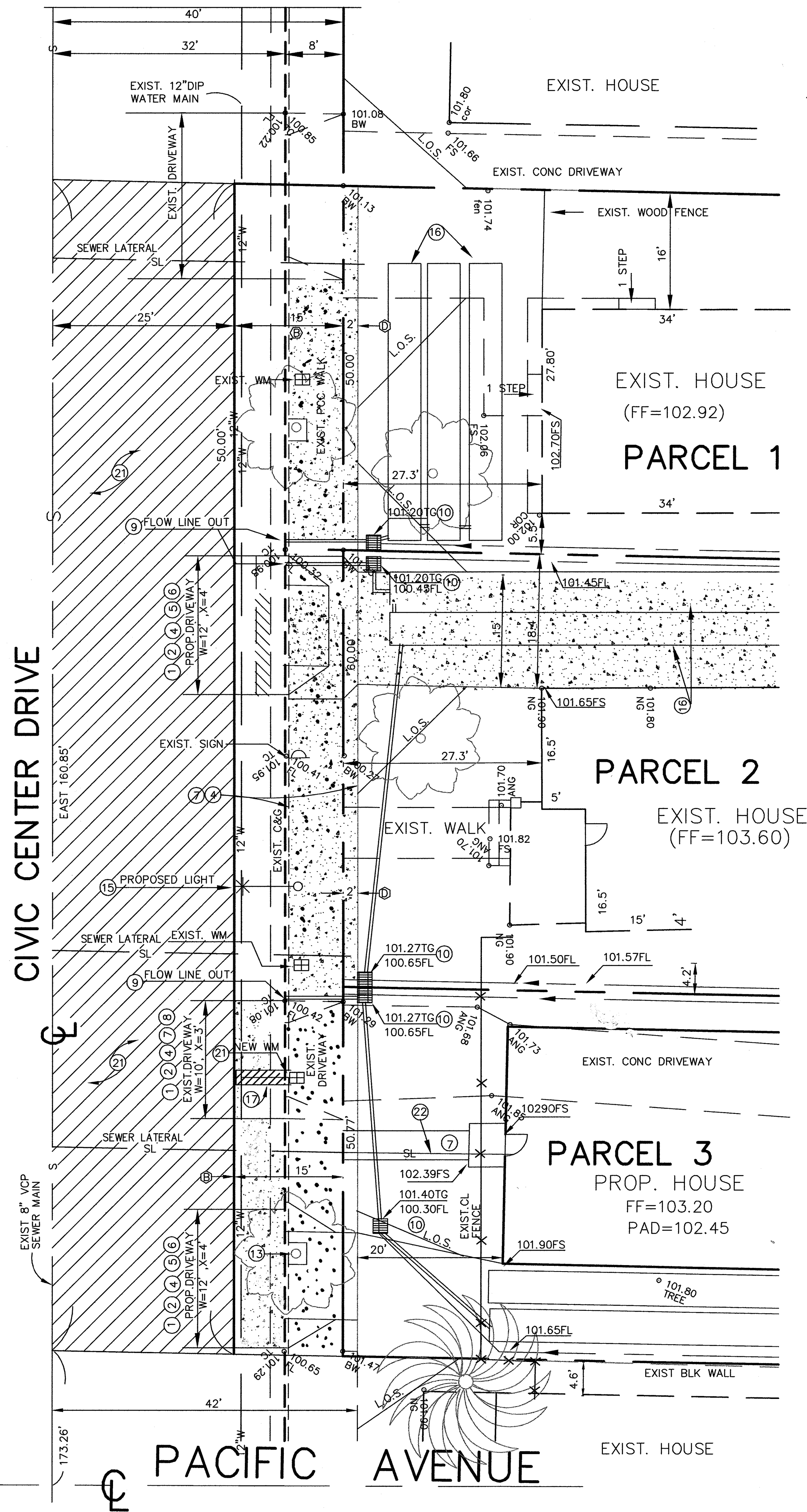
*Indarjit Chauhan* 9-27-2021  
INDER JIT CHAUHAN RCE 28466 DATE



TENTATIVE PARCEL MAP NO.  
2021-144



CIVIC CENTER DRIVE



# CONSTRUCTION NOTES AND QUANTITY ESTIMATES

- 1 SAW CUT AND REMOVE AND REPLACE EXISTING AC PAVING AND PAVE TO FULL DEPTH MIN. 7"INCHES 40 SF
  - 2 SAW CUT AND REMOVE EXISTING C&G 36 LF
  - 3 REMOVE EXISTING CONCRETE CURB 44 LF
  - 4 SAW CUT AND REMOVE EXISTING CONCRETE SIDEWALK 460 SF
  - 5 CONSTRUCT DEPRESSED C&G PER CITY STANDARD PLAN NO. 204 TO MATCH EXISTING C&G 40 LF
  - 6 CONSTRUCT DRIVEWAY APPROACH PER CITY OF SANTA ANA STANDARD PLAN NO. 214, W AND X AS SHOWN 340 SF
  - 7 CONSTRUCT CONCRETE SIDEWALK 210 SF
  - 8 CONSTRUCT C&G - TYPE A8 PER CITY STANDARD PLAN NO. 204 TO MATCH EXISTING C&G 60 LF
  - 9 CORE DRILL THROUGH EXISTING C & G TO CONSTRUCT PARKWAY CULVERT TYPE "B" PER CITY OF SANTA ANA STANDARD PLAN NO. 319 CASE II INLET WITH 4" DIA. PVC PIPE N=1 4 EA
  - 10 CONSTRUCT 12X12 CATCH BASIN WITH QUICK SET UTILITY VAULT DB 12X12 MODEL WITH HEAVY DUTY ALHAMBRA FOUNDRY GRATE AND FRAME 7 EA
  - 11 CONSTRUCT 6 INCH PCC SLAB WITH # 4 REBAR 24 INCHES ON CENTER OVER 4 INCH AGREGATE BASE 8750 SF
  - 12 REMOVE EXIST. CONCRETE SLAB 4310 SF
  - 13 REMOVE EXISTING TREE 3 EA
  - 14 EXIST. WOOD FENCE OR BLK WALL (PROTECT IN PLACE) LS LS
  - 15 INSTALL STANDARD STREET LIGHT PER CITY OF SANTA ANA STANDARD PLAN NO. ST1126H 1 EA
  - 16 INSTALL STORMTECH SC-740 CHAMBER -85.4"x51"x30" PER MANUFACTURER SPECIFICATIONS LS LS
  - 17 TRENCH REPAIR PER CITY OF SANTA ANA STANDARD PLAN NO. 1150 LS LS
  - 18 SAW CUT AND REMOVE EXISTING CONCRETE SLAB AND REPAVE IN KIND PER CITY ENGINEER RECOMMENDATIONS 1500 SF
  - 19 REMOVE PORTION OF PORCH LS LS
  - 20 PLANT NEW TREE PER CITY OF SANTA ANA PUBLIC WORKS DEPARTMENT RECOMMENDATIONS 2 EA
  - 21 SAWCUT AND REMOVE 2 INCH AC PAVING AND REPAVE PER CITY ENGINEER RECOMMENDATIONS 4980
  - 25 INSTALL 1 INCH RESIDENTIAL FIRE AND DOMESTIC COMBINATION METER BOX AND BACK FLOW ASSEMBLY PER CITY OF SANTA ANA STANDARD PLAN NO. 1404 2 EA
  - 26 EXTEND EXISTING VCP SEWER LATERAL PER CITY OF SANTA ANA STANDARD PLAN NO. 70 LF
- ## EROSION
- 31 INSTALL TWO ROWS ONE FOOT HIGH GRAVEL BAGS PER CASQA BMP SE6 LS LS
  - 32 INSTALL SILT FENCE PER CASQA BMP SE1 LS LS
  - 33 CONSULT STABILIZED CONSTRUCTION ENTRANCE/EXIT PER CASQA BMP TC-3 LS LS

## EASEMENTS AND DEDICATION

- A NORTHERLY 5 FEET OF EASTERLY 50.16 FEET OF LOT 1 OF TRACT NO 414 RECORDED IN BOOK 17 PAGE 17 OF MISCELLANEOUS MAPS RECORDS OF ORANGE COUNTY, CALIFORNIA DEEDED TO THE CITY OF SANTA ANA PER BOOK 540, 328 OF DEEDS
- B SOUTHERLY 15 FEET OF LOT 1 OF TRACT NO. 414 RECORDED IN BOOK 17, PAGE 17 AS PER BOOK 7606 PAGE 58 OF OFFICIAL RECORDS.
- C 5' TO BE DEDICATED TO THE CITY OF SANTA ANA FOR ROAD AND UTILITY PURPOSES
- D 2' TO BE DEDICATED TO THE CITY OF SANTA ANA FOR ROAD AND UTILITY PURPOSES

## PROJECT ADDRESS

1513 WEST CIVIC CENTER DRIVE  
SANTA ANA, CALIF. 92701

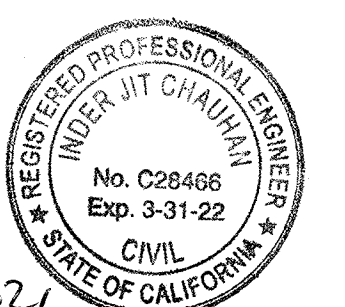
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PREPARED BY:

*Indarjit Chauhan* 9-07-2021  
INDER JIT CHAUHAN RCE 28466 DATE



TENTATIVE PARCEL MAP NO.  
2021-144