

ABBREVIATIONS

AIRVAC	AIR AND VACUUM VALVE	MH	MANHOLE	TM	TRACT MAP
APN	ASSESSOR'S PARCEL NUMBER	MIN	MINIMUM	TR	TRACT
BLDG	BUILDING	N'LY	NORTHERLY	TYP.	TYPICAL
BNDY	BOUNDARY	NO	NUMBER	W'LY	WESTERLY
CC&R	COVENANTS, CONDITIONS, AND RESTRICTIONS	OCPW	ORANGE COUNTY PUBLIC WORKS		
CL	CENTERLINE	OH-E	OVERHEAD ELECTRIC		
C&G	CURB AND GUTTER	P/P	POWER POLE		
CF	CURB FACE	PIV	POST INDICATOR VALVE		
CONC	CONCRETE	PPTY	PROPERTY		
DCDA	DOUBLE CHECK DETECTOR	PL	PROPERTY LINE		
	ASSEMBLY	PROP	PROPOSED		
DW	DOMESTIC WATER	PUE	PUBLIC UTILITY EASEMENT		
DWG.	DRAWING	RCE	REGISTERED CIVIL ENGINEER		
DWY	DRIVEWAY	RET	RETAINING		
E	EAST	RW	RECLAIMED WATER		
EG	EXISTING GRADE	R/W	RIGHT-OF-WAY		
E'LY	EASTERLY	S	SOUTH		
ESMT	EASEMENT	SCE	SO CAL EDISON		
EX	EXISTING	SL	STREET LIGHT		
FDC	FIRE DEPARTMENT CONNECTION	S'LY	SOUTHERLY		
FG	FINISHED GRADE	SD	STORM DRAIN		
FT	FEET	SFD	SINGLE FAMILY DWELLING		
HOA	HOMEOWNERS ASSOCIATION	STD.	STANDARD		
HSCP	HARDSCAPE	SWR	SANITARY SEWER		
LL	LOT LINE	ST	STREET		
LSCP	LANDSCAPE	SWLK	SIDEWALK		

LEGEND

TRACT BOUNDARY	---
LOT LINE	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
EXISTING EASEMENT	---
EXISTING WATER	---
PROPOSED WATER	---
PROPOSED FIRE WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
PROPOSED STORM DRAIN	---

ZONING

ZONING:	AP - ADMINISTRATIVE & PROFESSIONAL
GENERAL PLAN	
LAND USE DESIGNATION:	GENERAL COMMERCIAL
EXISTING LAND USE:	GENERAL COMMERCIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
PROPOSED DENSITY:	23.2 DU/AC
TOTAL PARKING:	319
UNIT PARKING:	284
GUEST PARKING:	35

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 LOT
LETTERED LOTS:	0 LOTS
TOTAL AREA GROSS:	6.12 AC
TOTAL AREA NET:	6.12 AC
TOTAL AREA TO BE DEDICATED:	0 AC
TOTAL AREA FOR NUMBERED LOTS:	6.12 AC
TOTAL AREA FOR LETTERED LOTS:	0 AC
TOTAL DWELLING UNITS:	142
DETACHED UNITS:	20
ATTACHED UNITS:	122

UTILITIES

WATER:	MESA WATER DISTRICT	(949) 631-1201
SEWER:	COSTA MESA SANITARY DISTRICT	(949) 645-8400
TELEPHONE:	AT&T/	(800) 288-2020
	COMCAST CABLE	(866) 928-9135
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON CO.	(800) 655-4555
FIRE PROTECTION:	COSTA MESA FIRE & RESCUE DEPARTMENT	(714) 754-4966

SHEET INDEX

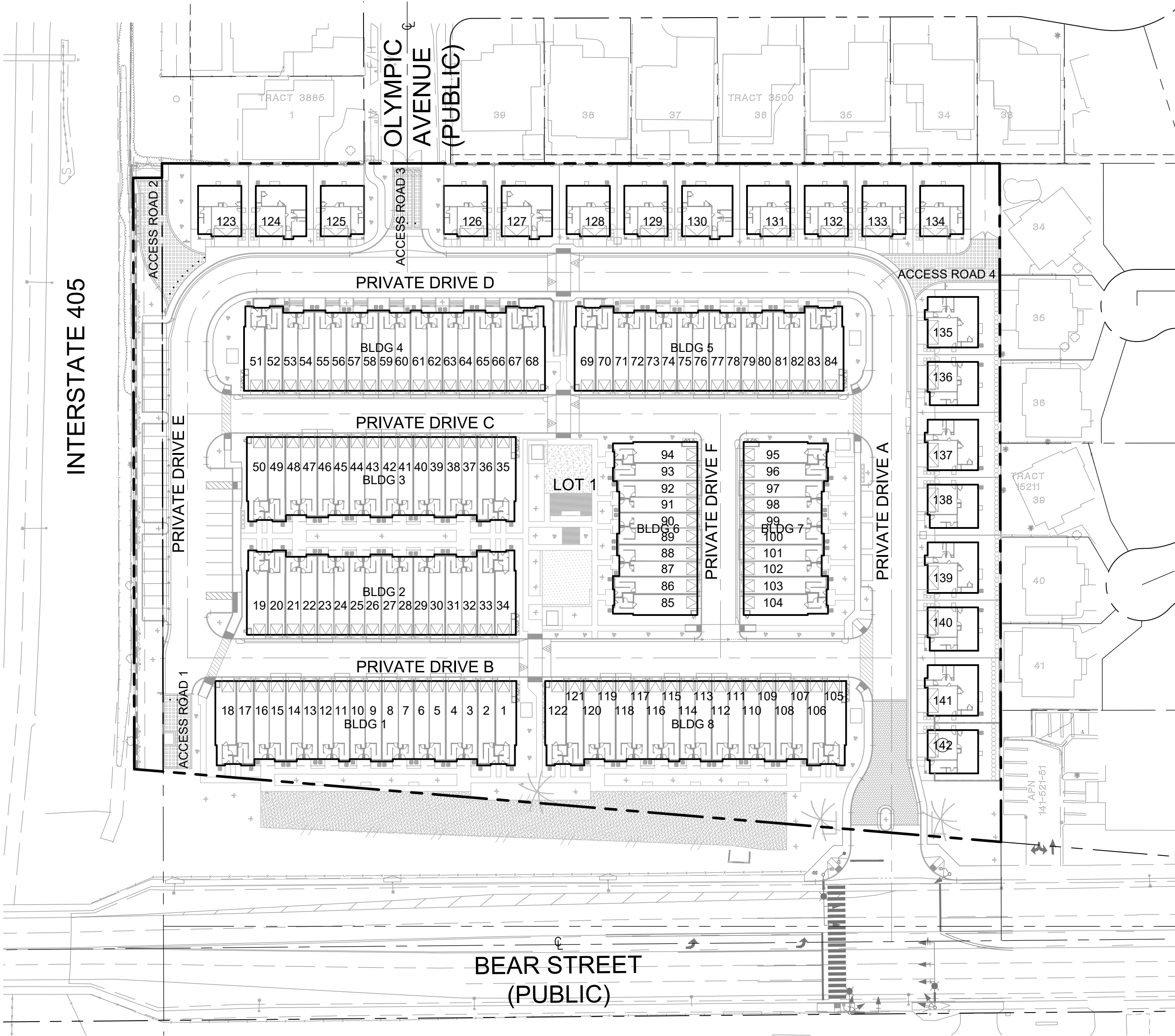
C-1 - TITLE SHEET
C-2 - EXISTING CONDITIONS
C-3 - TENTATIVE TRACT MAP
C-4 - TYPICAL SECTIONS
C-5 - CONCEPTUAL GRADING PLAN
C-6 - CONCEPTUAL UTILITY PLAN
C-7 - FIRE ACCESS SITE PLAN

LEGAL DESCRIPTION

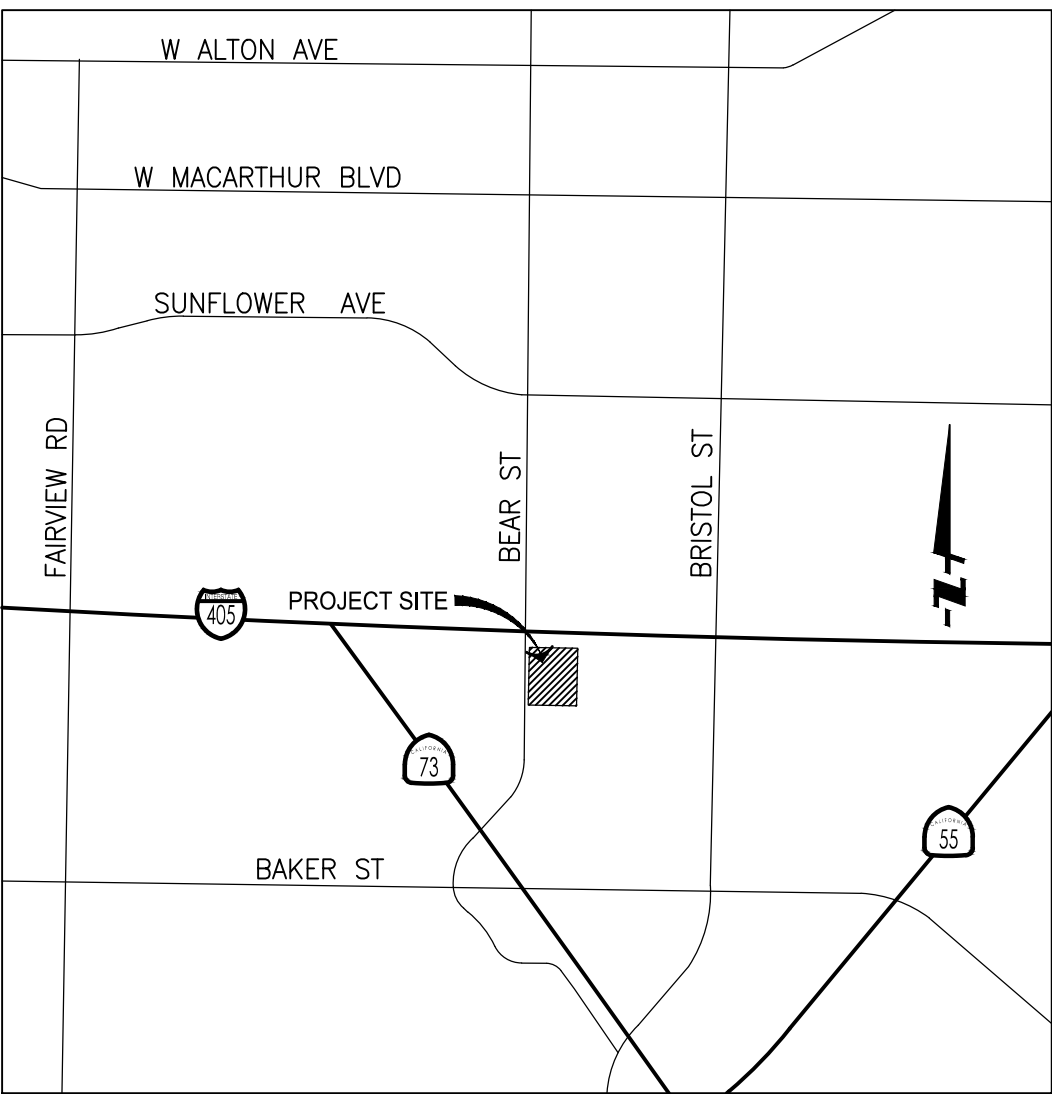
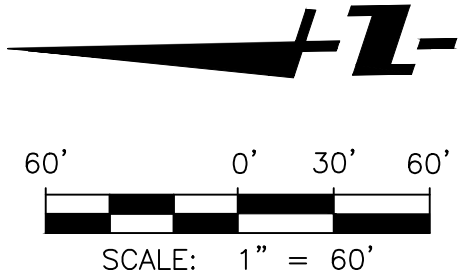
REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON EXHIBIT "A" AND FURTHER DEPICTED ON EXHIBIT "B" AS ATTACHED TO LOT LINE ADJUSTMENT NO. LL 20-01 RECORDED FEBRUARY 7, 2020 AS INSTRUMENT NO. 2020000053536 OF OFFICIAL RECORDS.

TENTATIVE TRACT NO. 19334
FOR CONDOMINIUM PURPOSES
3150 BEAR STREET
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE,
STATE OF CALIFORNIA



SITE PLAN



OWNER

THE KHOSHBIN TOWER L.P., A
TEXAS LIMITED PARTNERSHIP

DEVELOPER

MERITAGE HOMES
5 PETERS CANYON ROAD
IRVINE, CA 92606
PH: 949.299.3847
EMAIL: JOHANNA.CROOKER@MLCHOLDINGS.NET

CONTACT: JOHANNA CROOKER, AICP

CIVIL ENGINEER

X ENGINEERING & CONSULTING
6 HUTTON CENTRE DR., SUITE 650
SANTA ANA, CA 92707
PH: 949.522.7100

CONTACT: ERIC LISSNER, PE

GEOTECHNICAL ENGINEER

SA GEOTECHNICAL
1000 NORTH COAST HIGHWAY SUITE 10
LAGUNA BEACH, CALIFORNIA 92651
PH: 949.403.7229

CONTACT: REZA SABERI, GE

BENCHMARK

DESIGNATION: CM-42-81

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-42-81", SET IN THE SOUTHEAST CORNER OF A 4 FT. BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WEST SIDE OF BEAR STREET, 794 FT. SOUTHERLY OF THE 405 SAN DIEGO FREEWAY, AND 42 FT. WESTERLY OF THE CENTERLINE OF BEAR STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 35.182 (NAVD 88)

BASIS OF BEARINGS

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE VI, NAD 83 (2010.00 EPOCH).
AS DETERMINED BY GLOBAL POSITIONING SYSTEM (G.P.S.) TIES TO TWO CONSTINUOS GLOBAL POSITIONING SYSTEM (GPS) REFERRED TO AS "BILL" AND "P474". SAID STATIONS ARE PART OF THE CALIFORNIA SPATIAL REFERENCE NETWORK (CRSN) AND WERE HELD "FIXED" HORIZONTALLY IN THIS SURVEY. THE BEARING BETWEEN CCGPS "BILL" AND "P474" BEING N30 42'07"W WAS USED AS THE BASIS OF BEARING.N35D10'15"E

BILL N: 2,154,994.965
E: 6,313,564.161

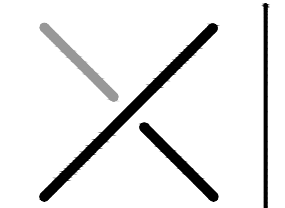
P474 N: 2,074,324.482
E: 6,256,718.870

ASSESSOR'S PARCEL NUMBER

141-521-48, 141-521-49

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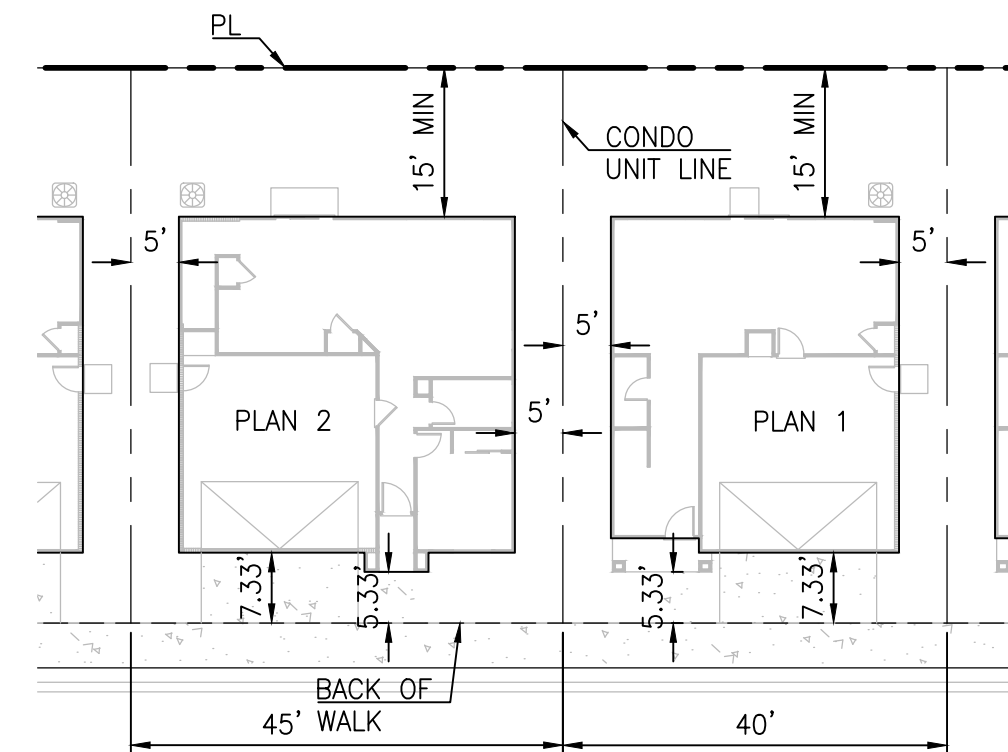
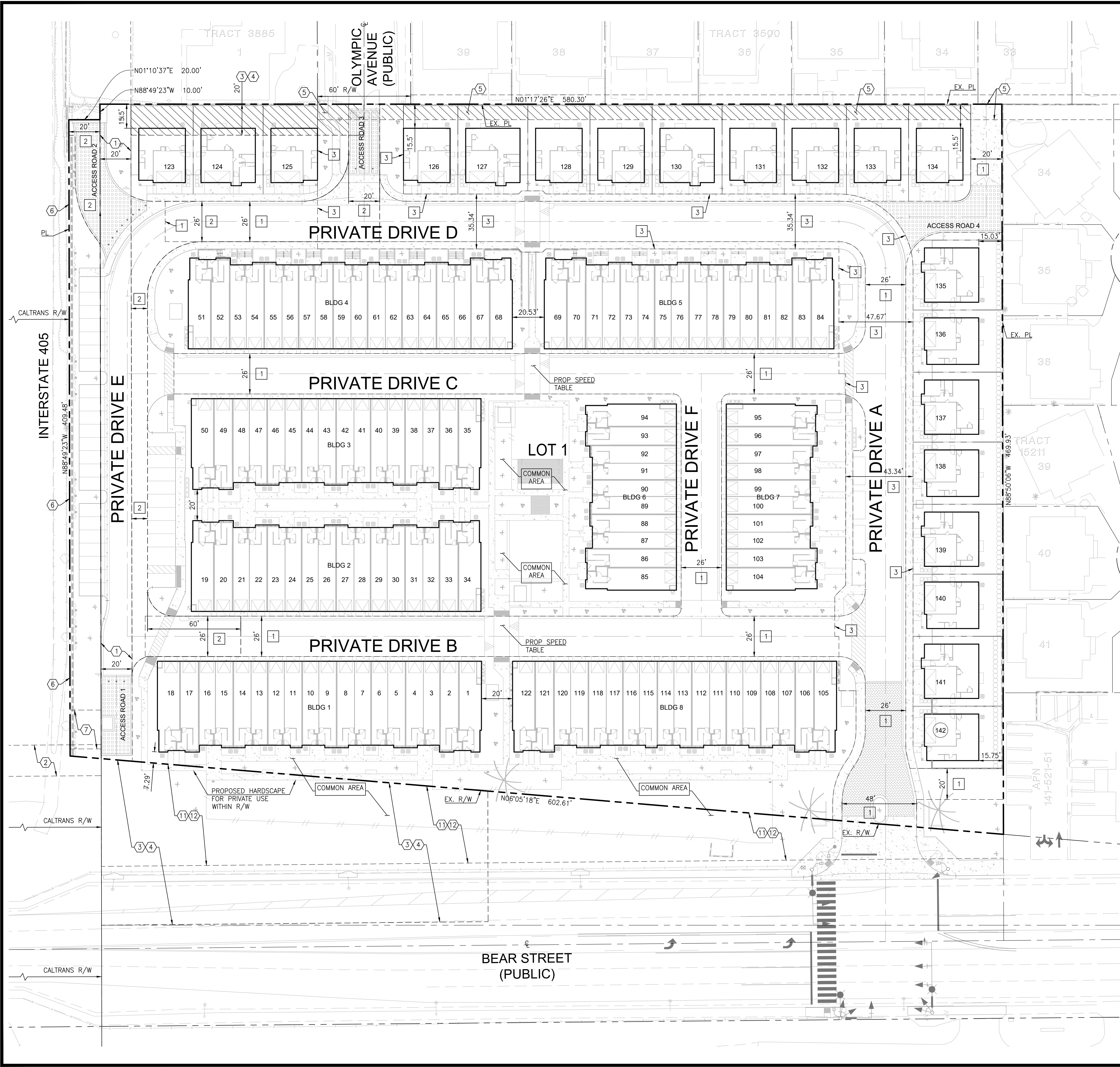
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SCALE: AS SHOWN
DESIGNED BY: DA/KD
DRAWN BY: DA/RR
CHECKED BY: EL

TITLE SHEET
TENTATIVE TRACT MAP 19334
FOR CONDOMINIUM PURPOSES
CITY OF COSTA MESA, CALIFORNIA

SHEET
C-1
OF
7



TYPICAL SINGLE-FAMILY DETACHED UNIT DIMENSIONS

SCALE: 1"=20'

EXISTING EASEMENTS TO REMAIN

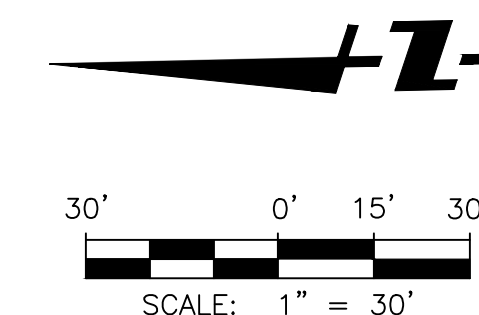
- 1 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED AS BOOK 6324, PAGE 712 OF OFFICIAL RECORDS IN FAVOR OF COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY CALIFORNIA, TO REMAIN.
- 2 AN EASEMENT FOR PUBLIC SEWER OR SEWERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 1965 AS BOOK 7413, PAGE 735 AND RECORDED FEBRUARY 18, 1965 IN BOOK 7419, PAGE 95, BOTH OF OFFICIAL RECORDS, IN FAVOR OF COUNTY SANITATION DISTRICT NO. 7 (OF ORANGE COUNTY, CALIFORNIA), TO REMAIN.
- 3 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 15, 1965 AS BOOK 7484, PAGE 86 OF OFFICIAL RECORDS, TO REMAIN.
- 4 AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7498, PAGE 934 OF OFFICIAL RECORDS IN FAVOR OF THE STATE OF CALIFORNIA. BY A DIRECTOR'S DEED RECORDED IN BOOK 11572, PAGE 1364, OFFICIAL RECORDS, SAID INTEREST HAS PASSED TO THE COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY, TO REMAIN.
- 5 AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED AS BOOK 7676, PAGE 146 OF OFFICIAL RECORDS IN FAVOR OF COSTA MESA SANITARY DISTRICT, TO BE PARTIALLY QUITCLAIMED.
- 6 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED APRIL 23, 1975 AS BOOK 11384, PAGE 1327 OF OFFICIAL RECORDS, TO REMAIN.
- 7 AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1977 AS BOOK 12266, PAGE 123 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO REMAIN.
- 11 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HOLD HARMLESS AGREEMENT" RECORDED OCTOBER 09, 1997 AS INSTRUMENT NO. 1997-0507340 OF OFFICIAL RECORDS, TO REMAIN.
- 12 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAINTENANCE AGREEMENT" RECORDED OCTOBER 09, 1997 AS INSTRUMENT NO. 1997-0507341 OF OFFICIAL RECORDS, TO REMAIN.

PROPOSED EASEMENTS

- 1 EASEMENT FOR SEWER AND INCIDENTAL PURPOSES DEDICATED TO COSTA MESA SANITARY DISTRICT.
- 2 EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES DEDICATED TO ORANGE COUNTY SANITATION DISTRICT.
- 3 EASEMENT FOR PUBLIC PEDESTRIAN ACCESS SUBJECT TO CC&R'S AND MAINTAINED BY THE HOA.

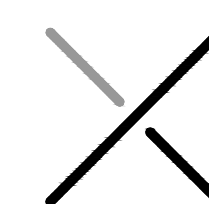
LEGEND

PORTION OF EASEMENT TO BE QUITCLAIMED



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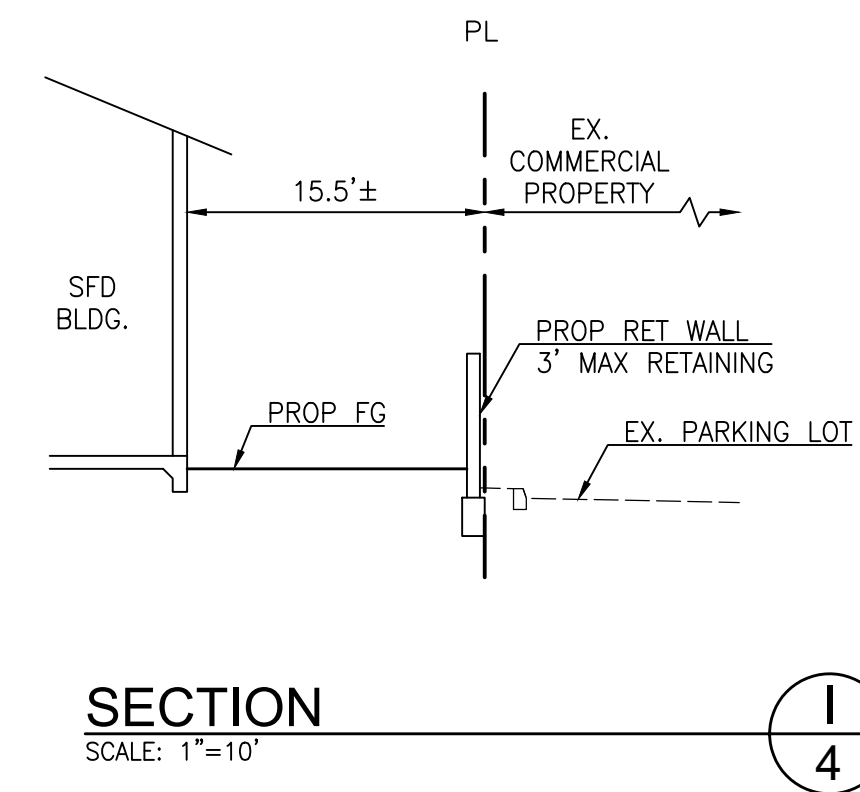
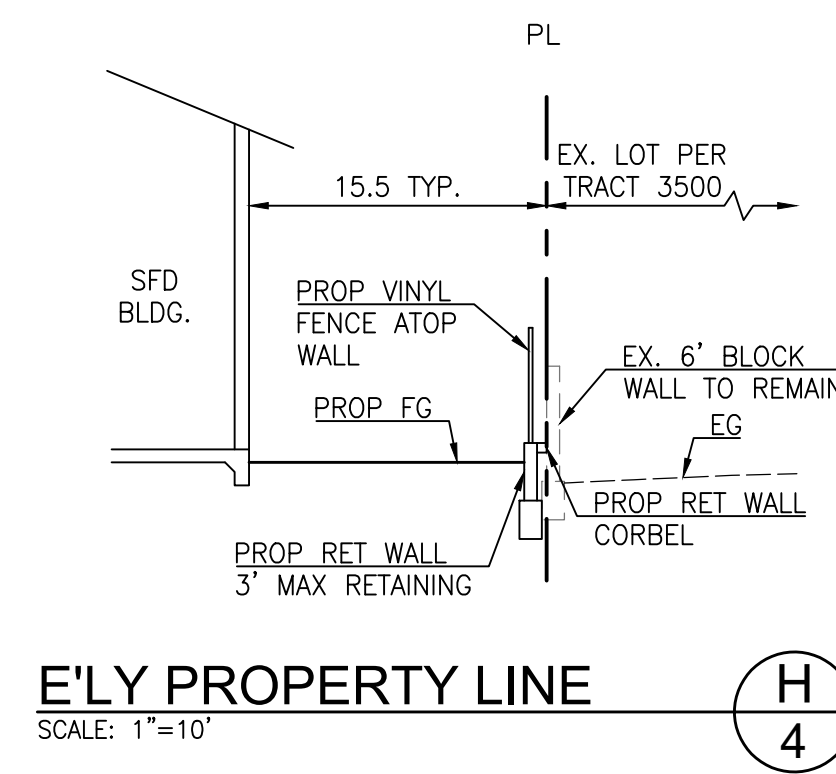
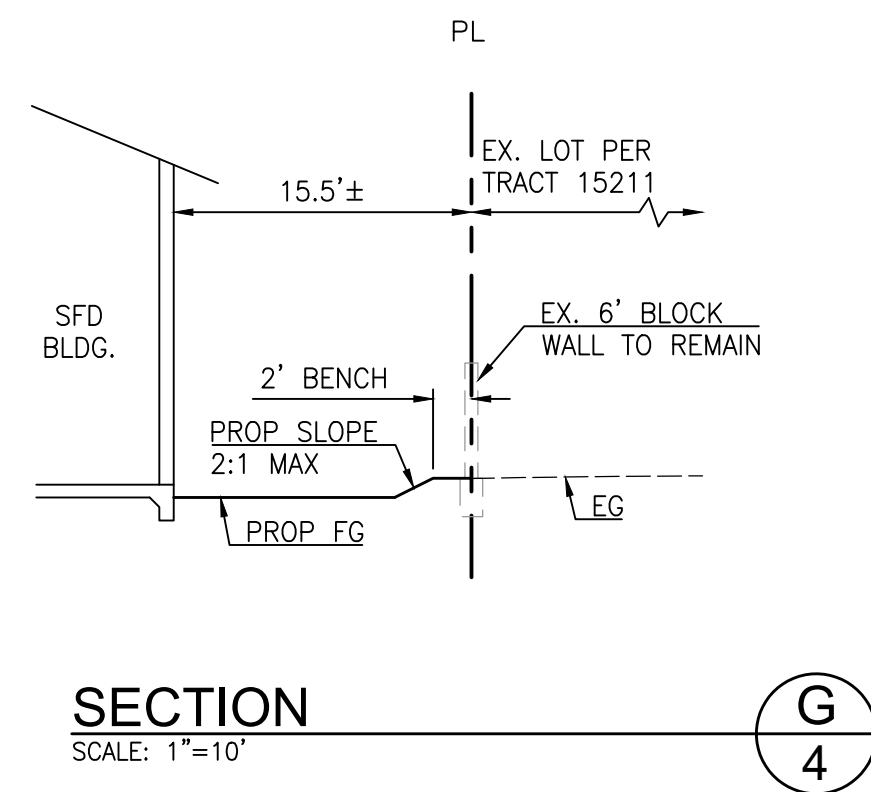
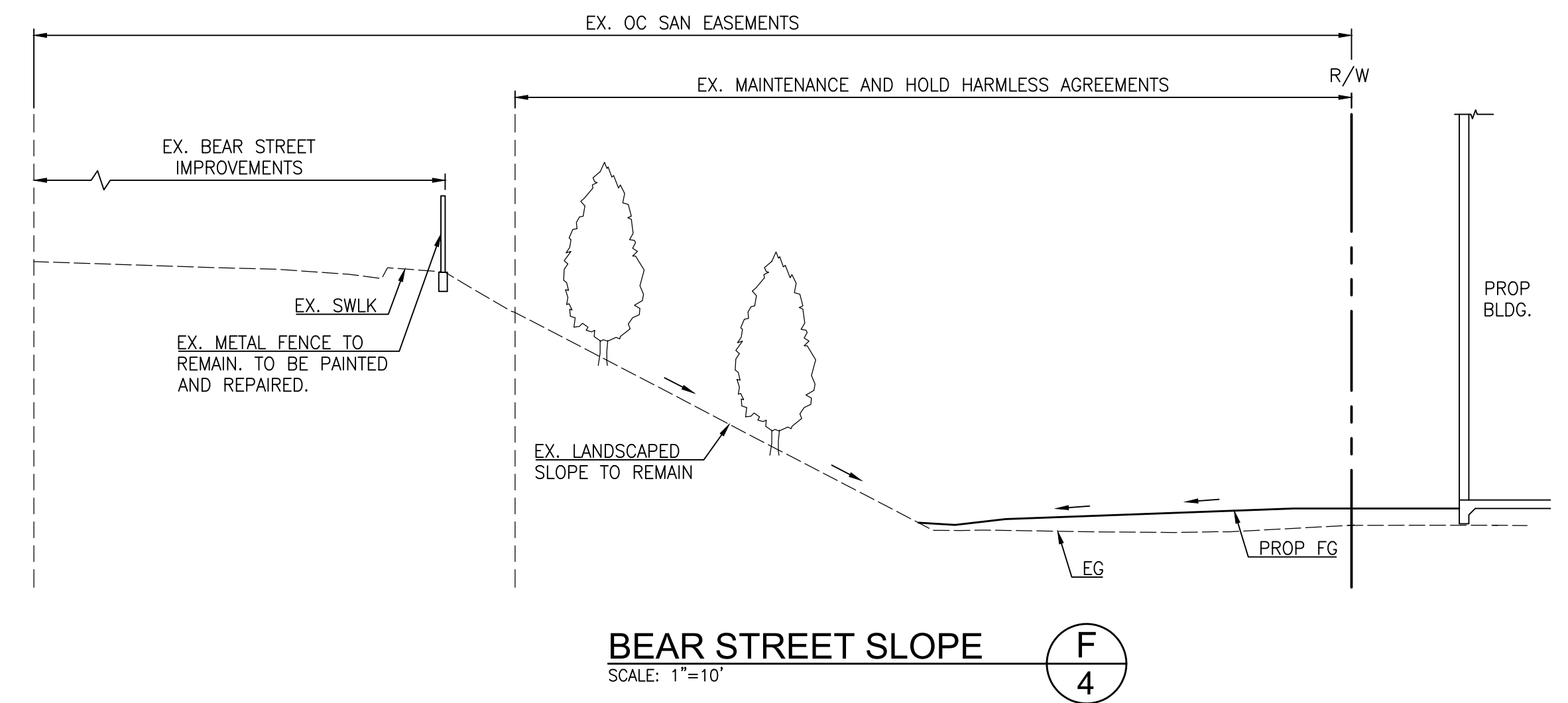
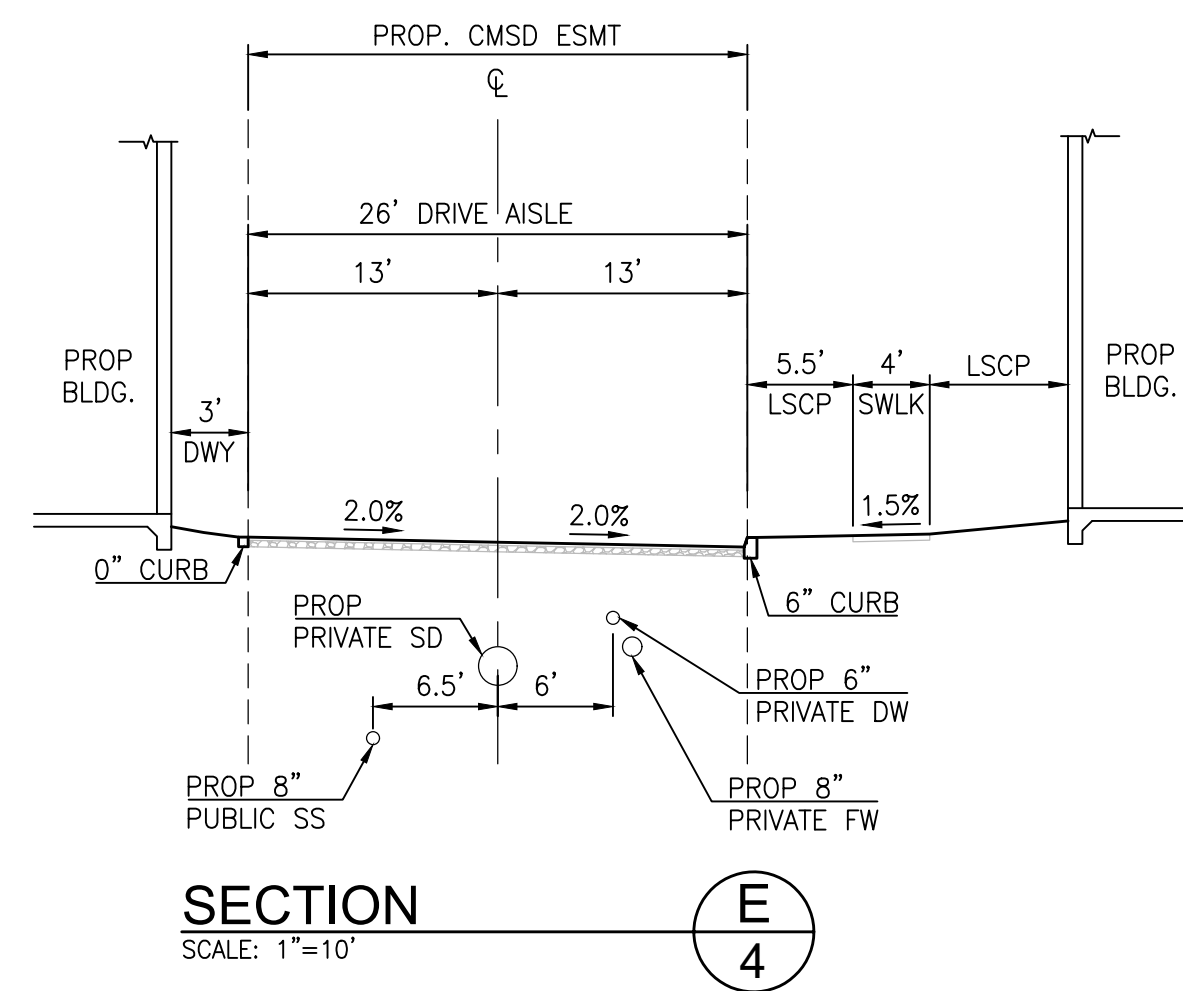
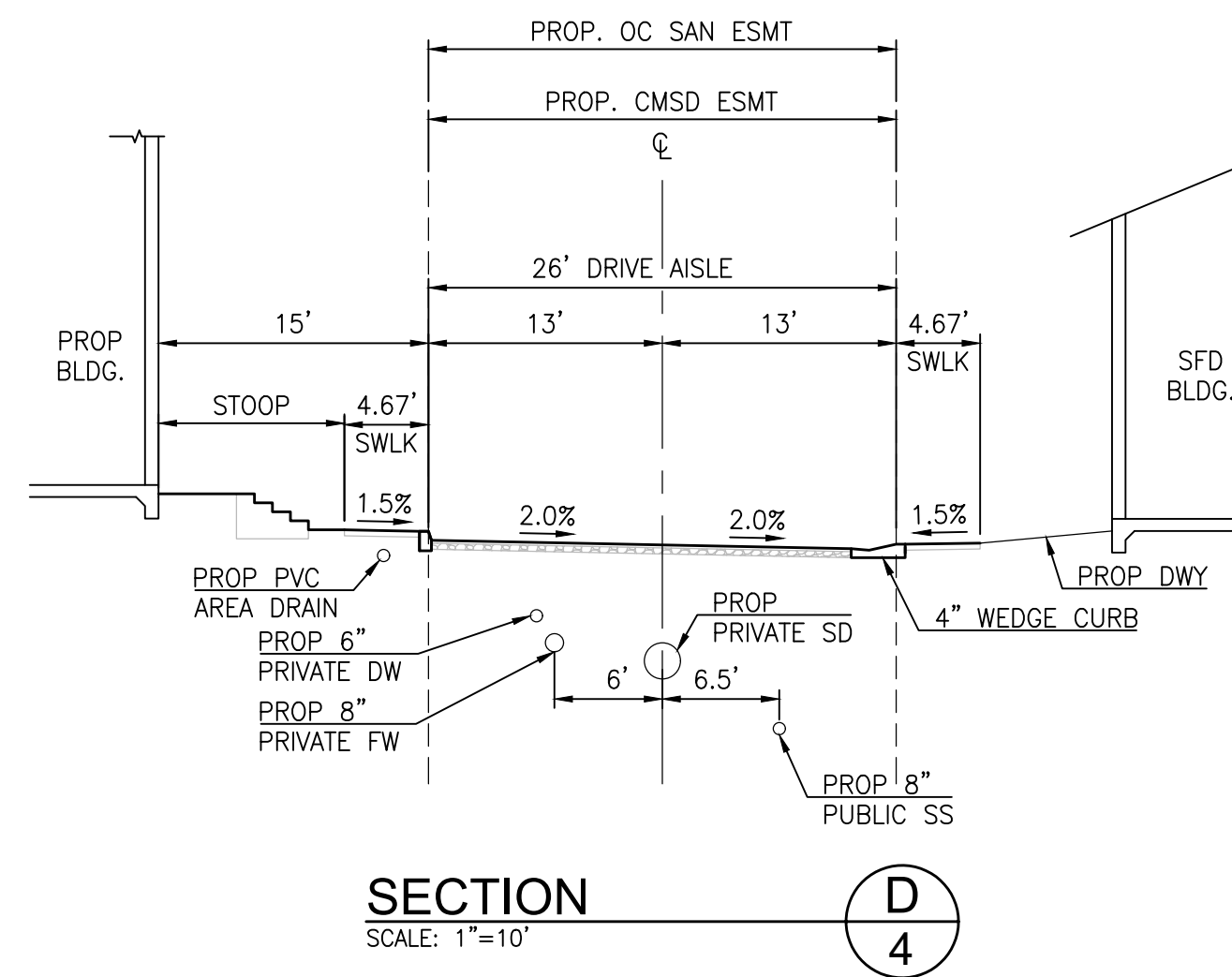
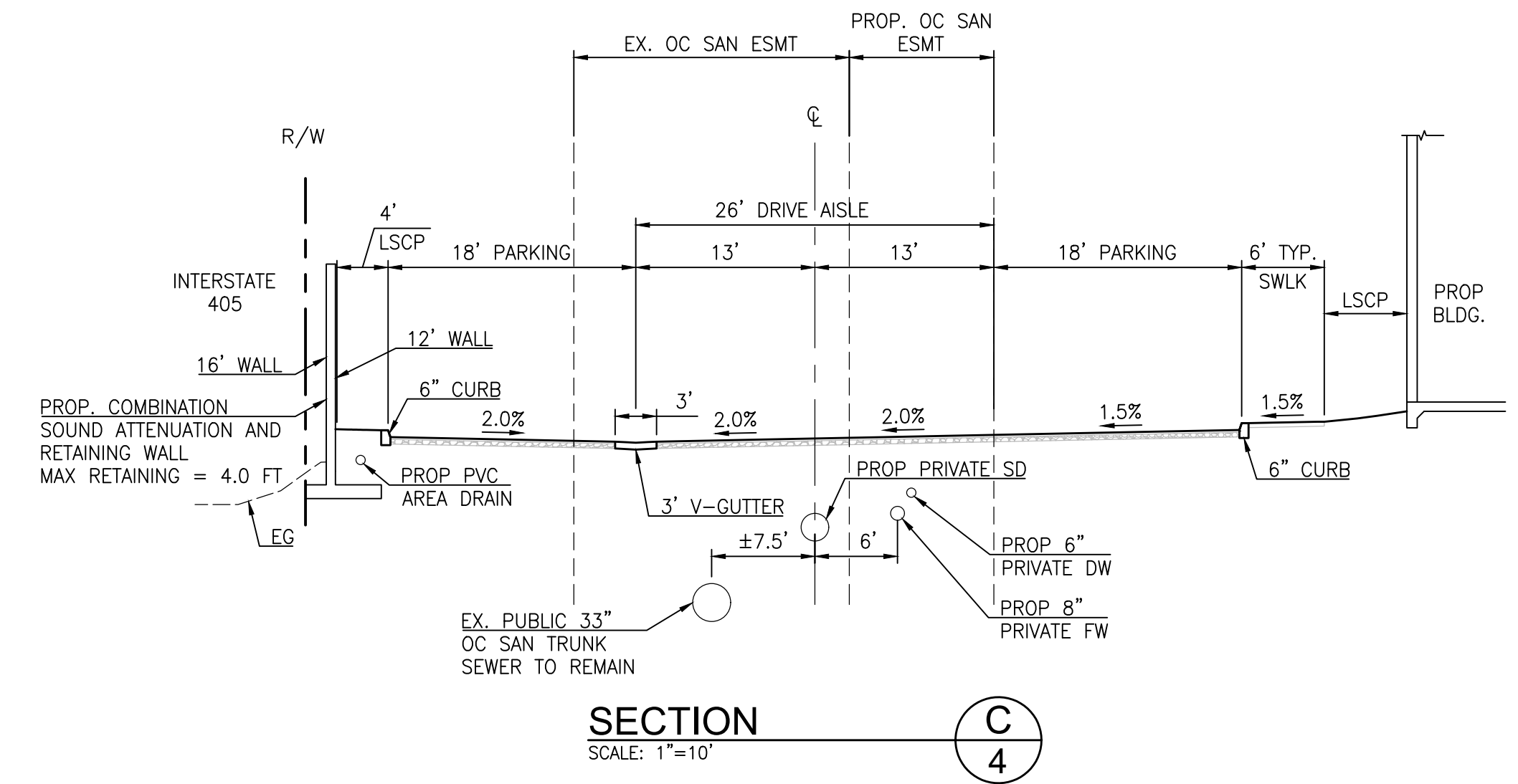
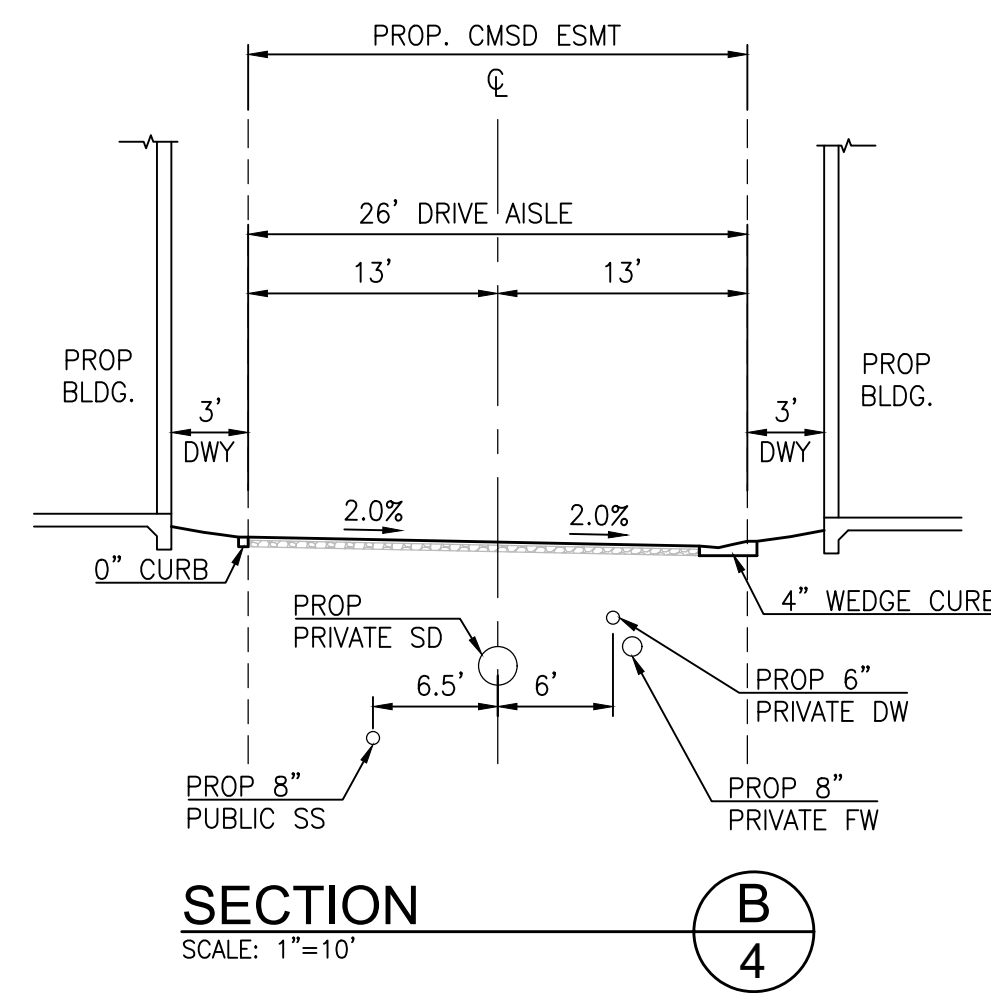
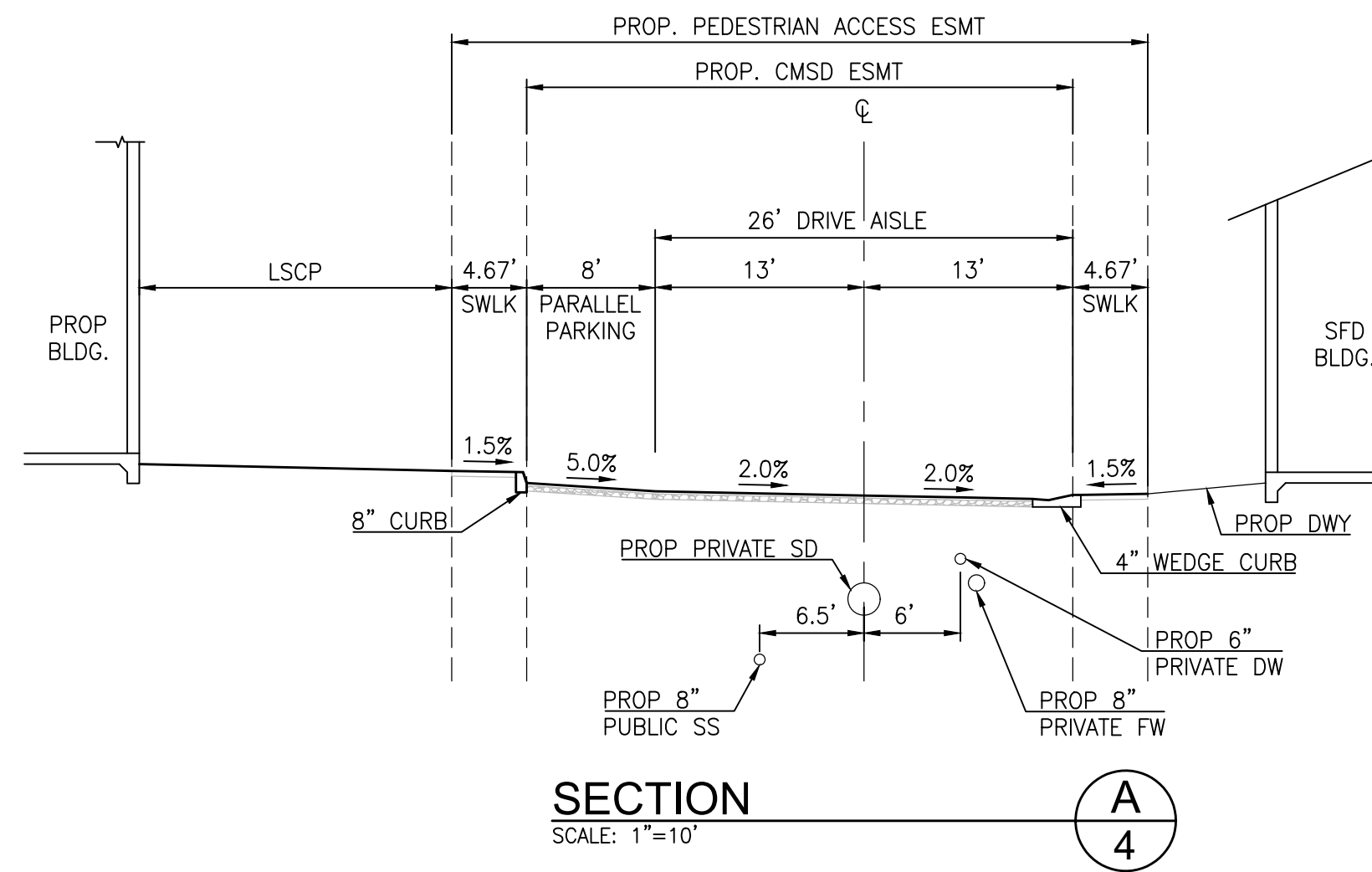
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DA/RR
CHECKED BY:
EL

TENTATIVE TRACT MAP
TENTATIVE TRACT MAP 19334
FOR CONDOMINIUM PURPOSES
CITY OF COSTA MESA, CALIFORNIA

SHEET
C-3
OF
7



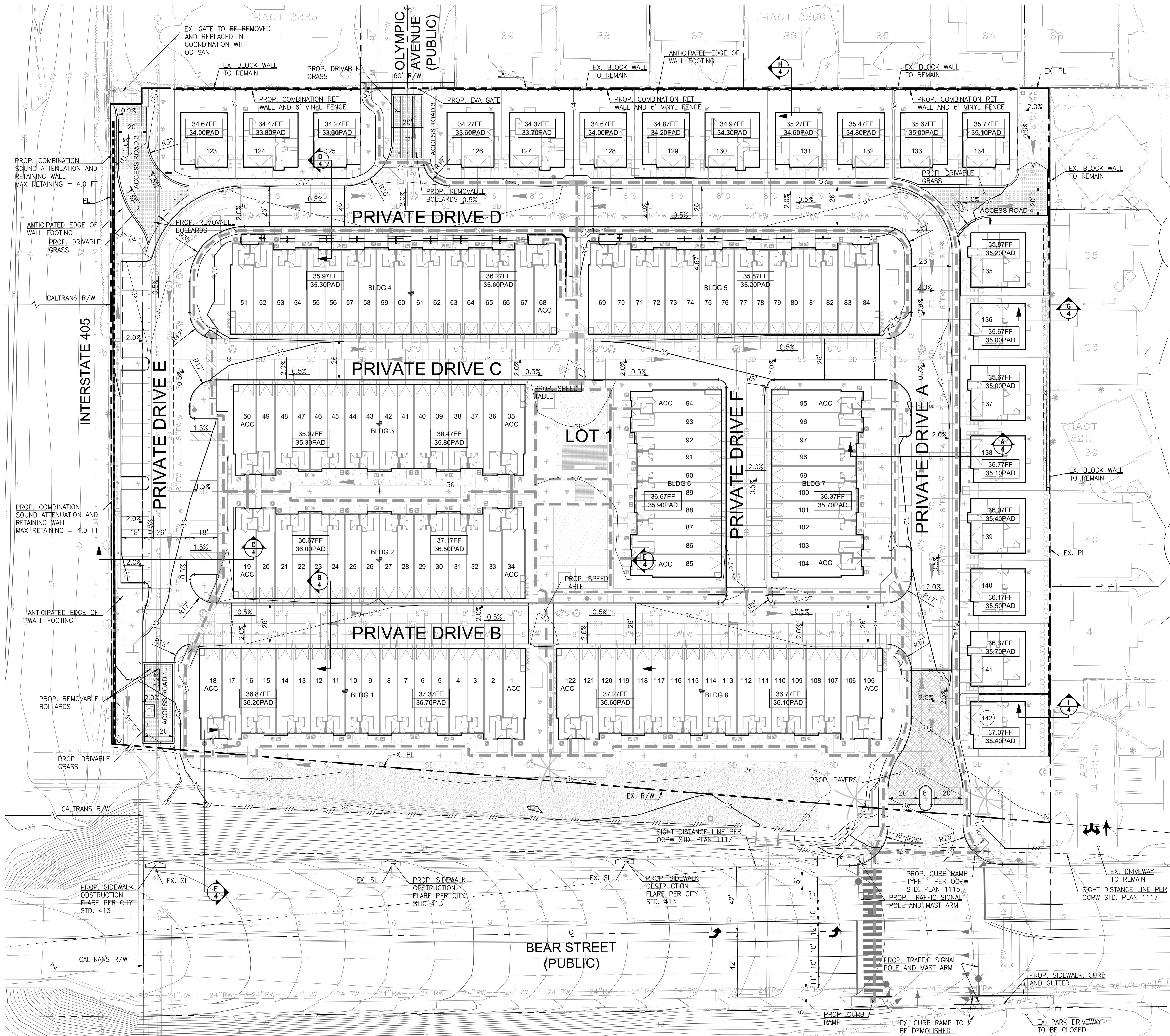
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TYPICAL SECTIONS
 TENTATIVE TRACT MAP 19334
 FOR CONDOMINIUM PURPOSES
 CITY OF COSTA MESA, CALIFORNIA

SHEET
 C-4
 OF
 7



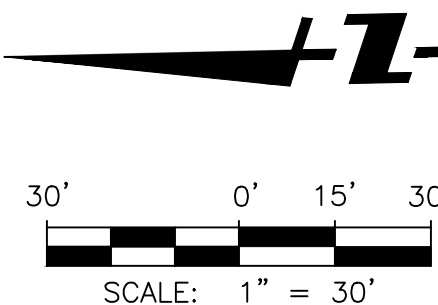
LEGEND

- TRACT BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED DAYLIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED RIDGE LINE
- PROPOSED RETAINING WALL
- PROPOSED NON-RETAINING WALL
- PROPOSED WALL FOOTING
- EDGE OF PAVEMENT
- FLOW LINE
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED CHANGE IN SLAB ELEVATION
- INDICATES ACCESSIBLE UNIT
- PROPOSED PAVERS PER LANDSCAPE PLAN
- PROPOSED DRIVEABLE GRASS PAVEMENT SYSTEM

EARTHWORK QUANTITIES

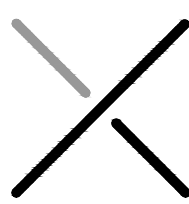
	CUT (CY)	FILL (CY)
RAW VALUES:	2,600	7,800
OVEREXCAVATION:	39,000	39,000
SHRINKAGE (4.5%):		2,000
SUBSIDENCE (0.10):		1,000
TOTALS:	44,800	49,800
NET:	5,000 CY IMPORT	

NOTE: THESE VALUES DO NOT INCLUDE UTILITY TRENCH, HOUSE FOOTING SPOILS, DEMOLITION HAULOFF, OR PAVEMENT THICKNESS.



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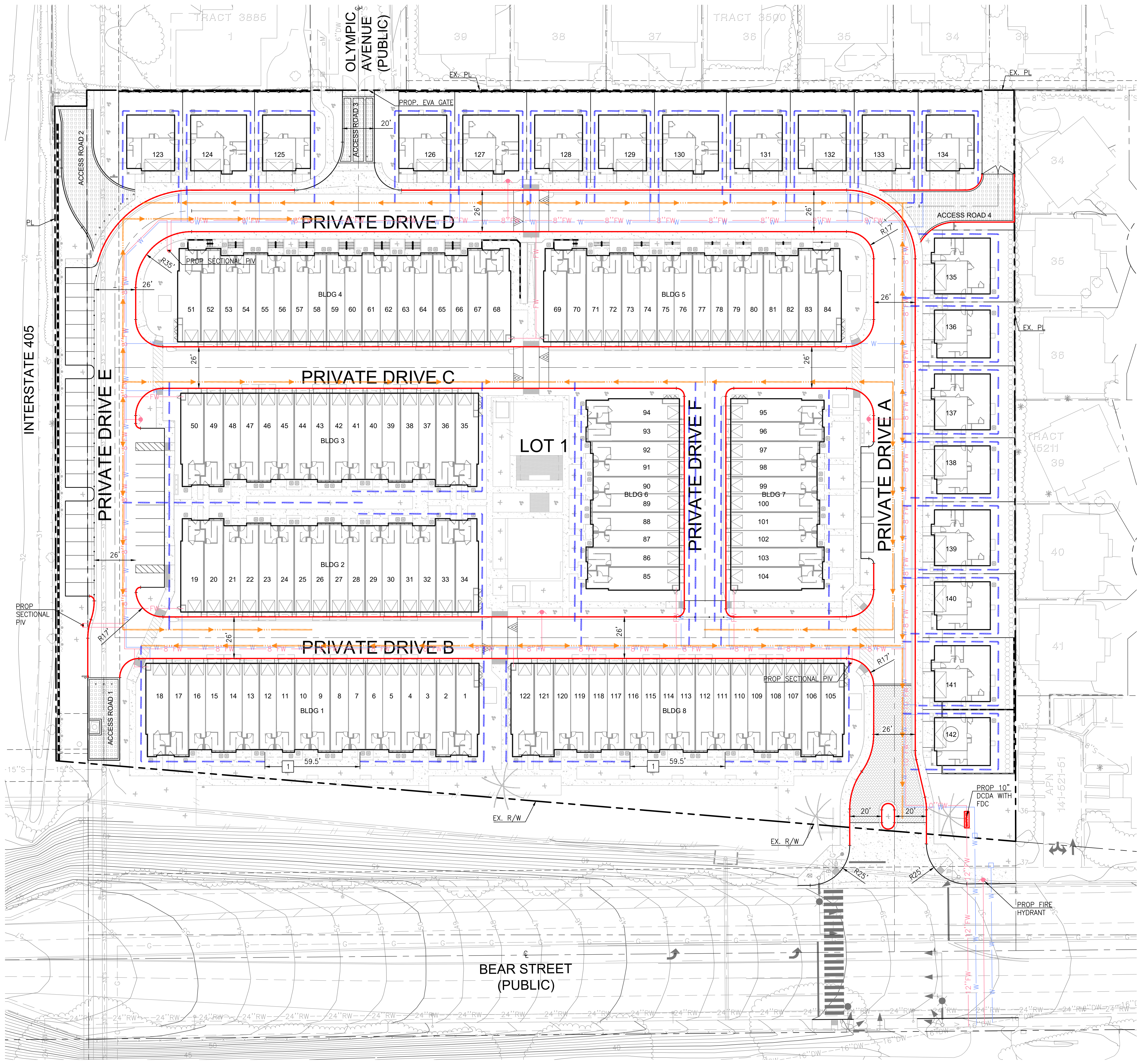
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CONCEPTUAL GRADING PLAN
TENTATIVE TRACT MAP 19334
FOR CONDOMINIUM PURPOSES
CITY OF COSTA MESA, CALIFORNIA

SHEET
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OF
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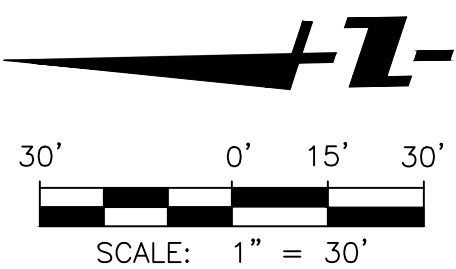


LEGEND

- EXISTING RIGHT OF WAY
- STREET CENTERLINE
- PROPERTY BOUNDARY
- PROPOSED FIRE WATER
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED 10" DCDA WITH FDC
- HOSE LAY LINE
- HOSE PULL LINE
- CURBS AND AREAS DESIGNATED TO BE NO PARKING

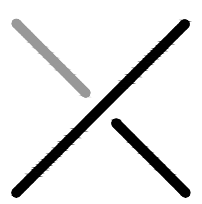
NOTES

1. PORTION OF BUILDING PERIMETER NOT ACCESSED BY HOSE PULL.
2. HOSE PULL LENGTH SHOWN 150' MAX.



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FIRE ACCESS SITE PLAN
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