TENTATIVE TRACT NO. 19334

FOR CONDOMINIUM PURPOSES

3150 BEAR STREET

IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE,
STATE OF CALIFORNIA

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		
℄	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 ASSEMBLY	PL	PROPERTY LINE		
		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 — W —
- PROPOSED WATER — W —
- PROPOSED FIRE WATER — FW —
- EXISTING SEWER — S —
- PROPOSED SEWER — S —
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN — SD —
- PROPOSED STORM DRAIN

ZONING

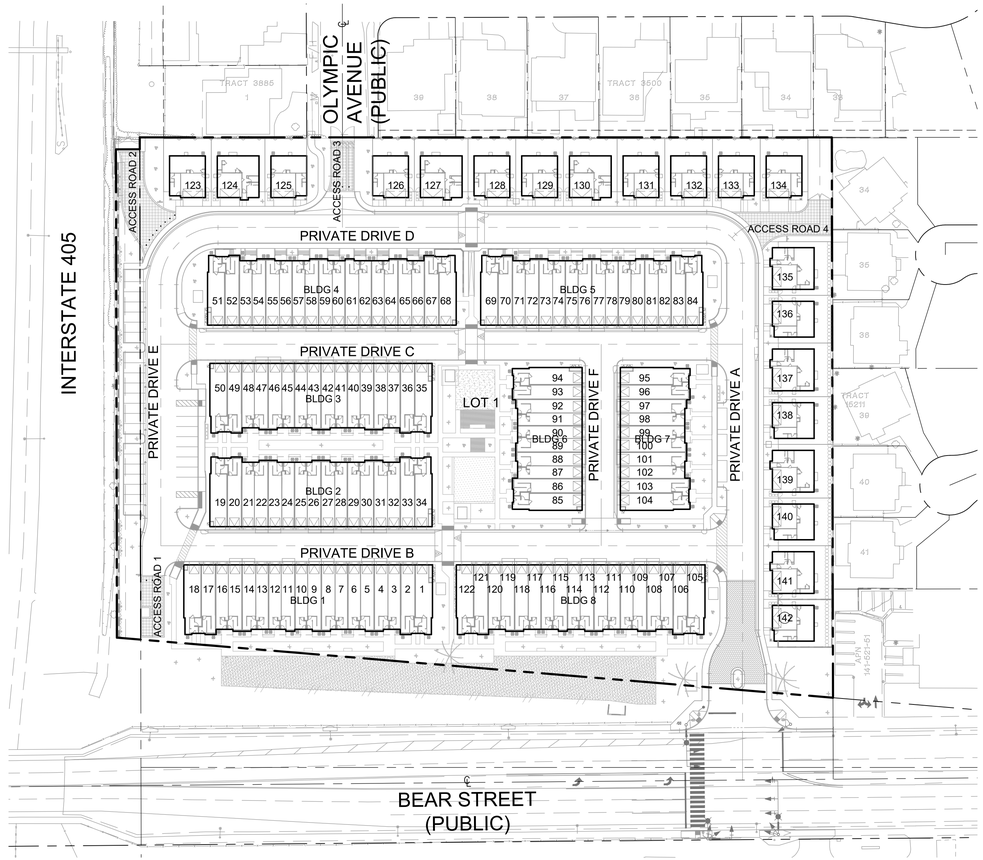
ZONING:	AP – ADMINISTRATIVE & PROFESSIONAL
GENERAL PLAN	
LAND USE DESIGNATION:	GENERAL COMMERCIAL
EXISTING LAND USE:	GENERAL COMMERCIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
PROPOSED DENSITY:	23.2 DU/AC
TOTAL PARKING:	319
UNIT PARKING:	284
GUEST PARKING:	35

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

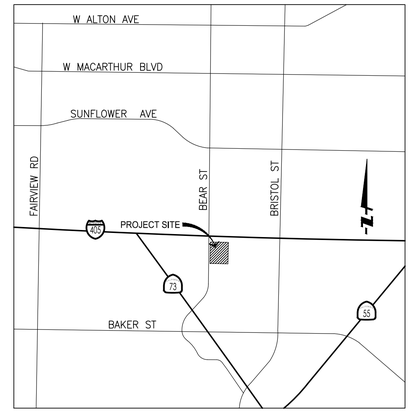
SHEET INDEX

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



SITE PLAN

60' 0' 30' 60'
SCALE: 1" = 60'



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

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

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.

3RD SUBMITTAL - PREPARED 4/9/2025

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	TITLE SHEET TENTATIVE TRACT MAP 19334 FOR CONDOMINIUM PURPOSES CITY OF COSTA MESA, CALIFORNIA	SHEET C-1 OF 7
DESIGNED BY: DA/KD		
DRAWN BY: DA/RR		
CHECKED BY: EL		

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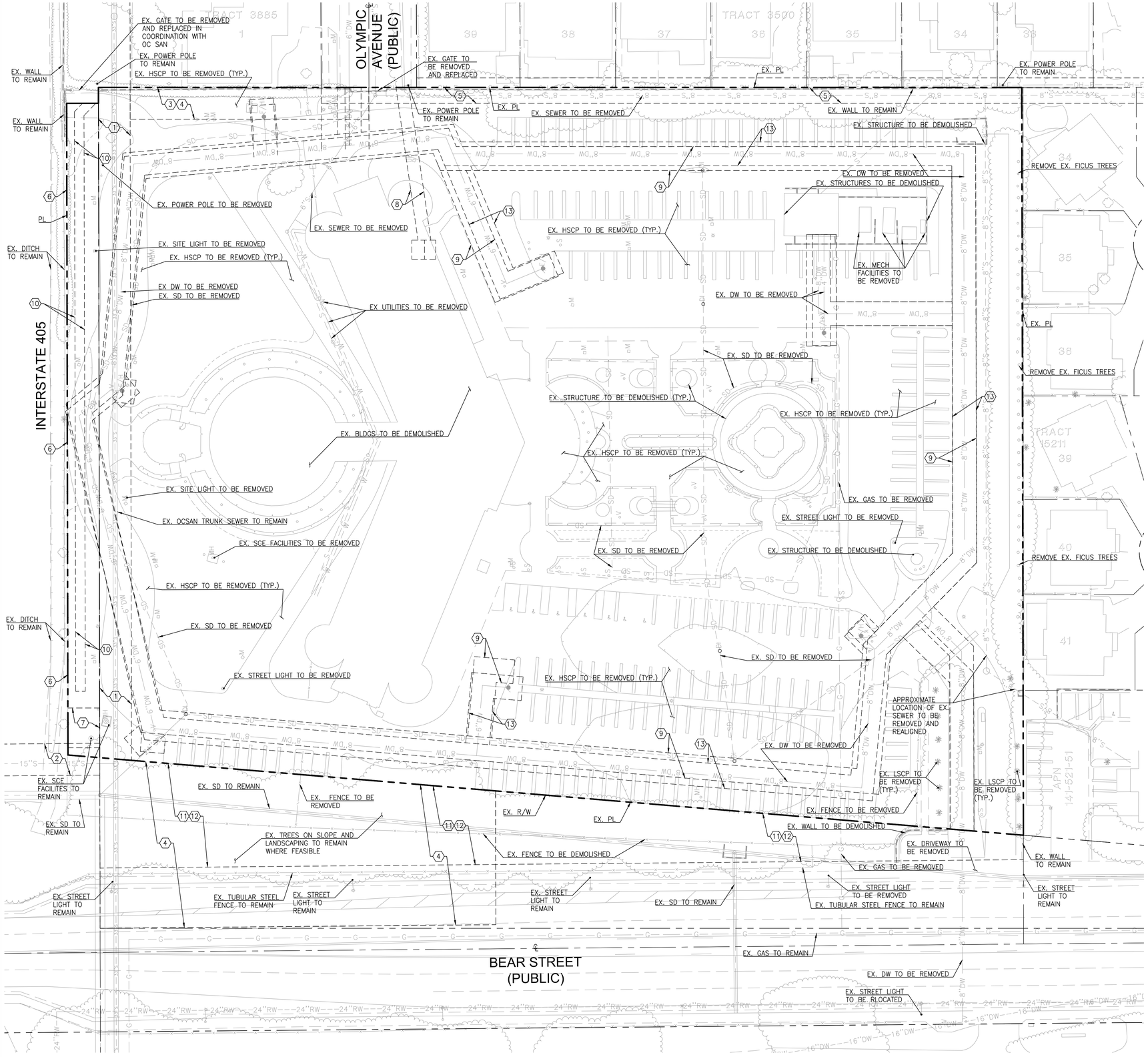

EXISTING EASEMENTS

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.

8. AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1978 AS BOOK 12836, PAGE 597 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO BE QUITCLAIMED UPON REMOVAL OF FACILITIES.

9. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 13620, PAGE 772 OF OFFICIAL RECORDS, TO BE QUITCLAIMED UPON REMOVAL OF FACILITIES.

10. AN EASEMENT TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1989 AS INSTRUMENT NO. 1989-201777 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, TO BE QUITCLAIMED UPON REMOVAL OF FACILITIES.

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.

13. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT TO THE MESA CONSOLIDATED WATER DISTRICT" RECORDED JULY 08, 1999 AS INSTRUMENT NO. 1999-0505534 OF OFFICIAL RECORDS, TO BE QUITCLAIMED UPON REMOVAL OF FACILITIES.

3RD SUBMITTAL - PREPARED 4/9/2025

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
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REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	EXISTING CONDITIONS
DESIGNED BY: DA/KD	TENTATIVE TRACT MAP 19334
DRAWN BY: DA/RR	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF COSTA MESA, CALIFORNIA
	SHEET C-2 OF 7

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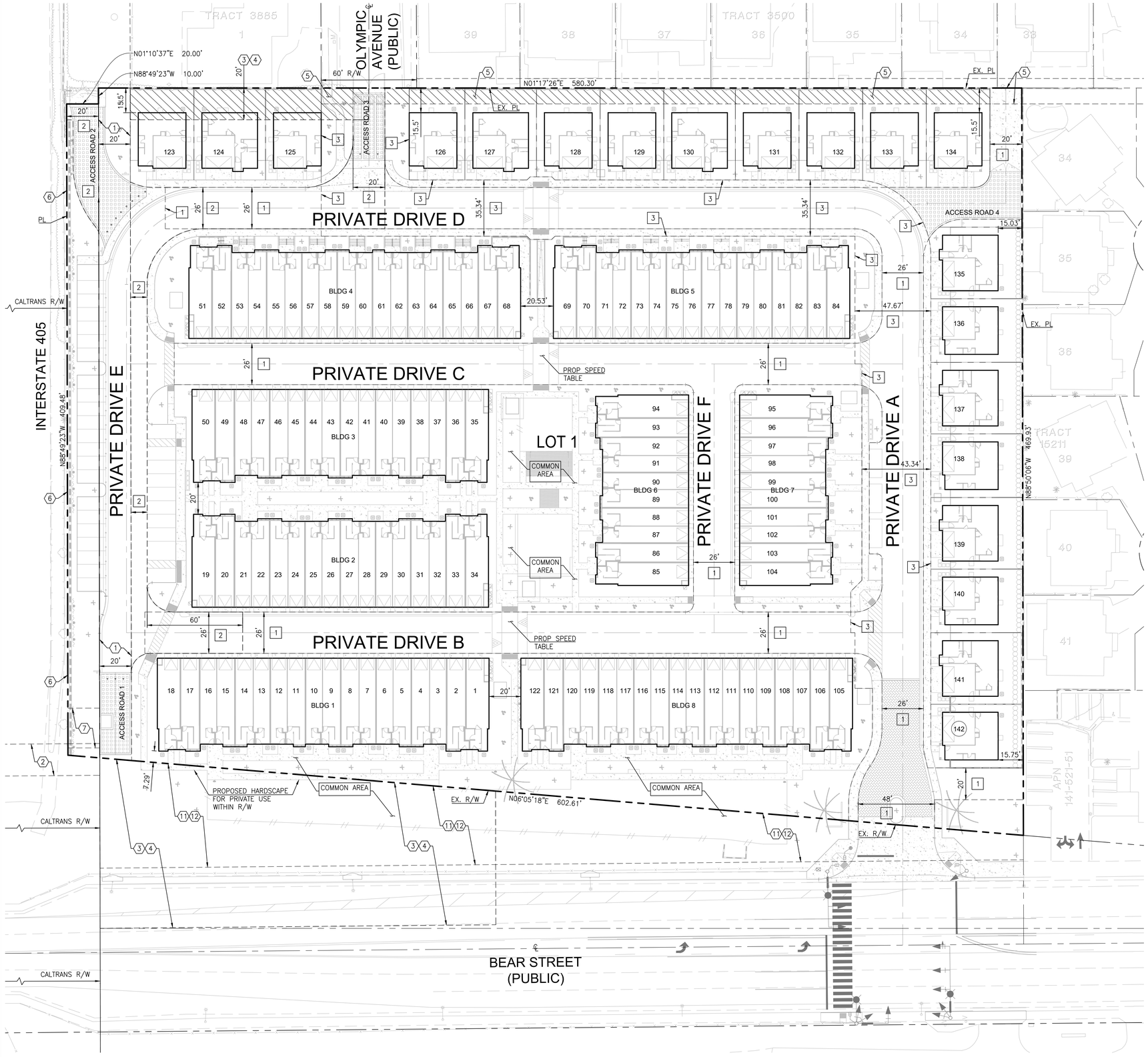

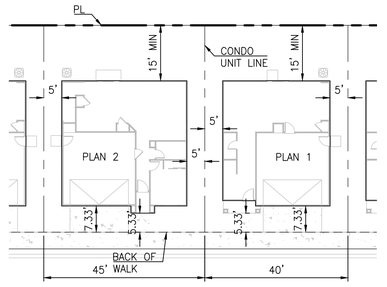

TYPICAL SINGLE-FAMILY DETACHED UNIT DIMENSIONS

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.

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(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

30' 0' 15' 30'

SCALE: 1" = 30'

3RD SUBMITTAL - PREPARED 4/9/2025

PREPARED BY:

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REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE:	AS SHOWN
DESIGNED BY:	DA/KD
DRAWN BY:	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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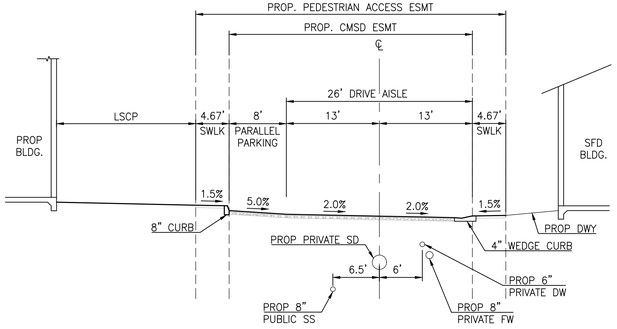

SECTION A/4
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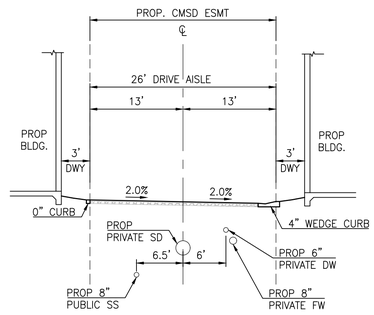

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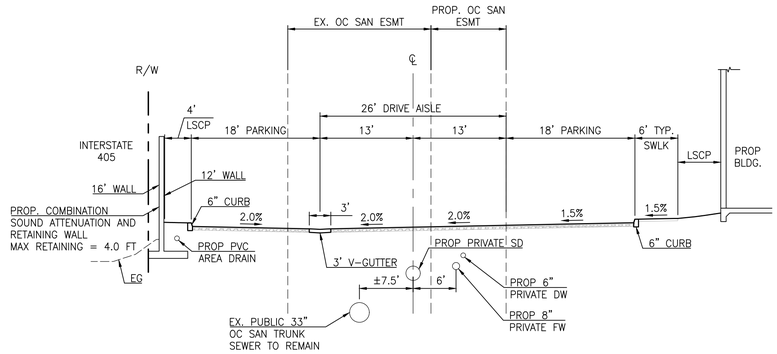

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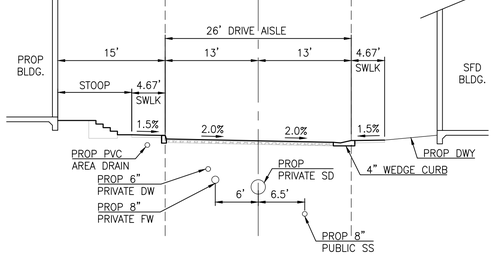

SECTION D/4
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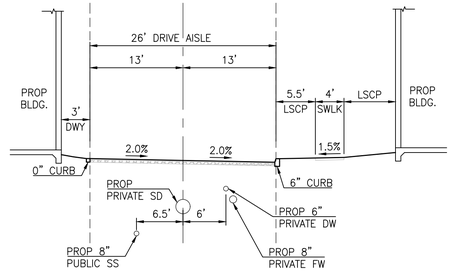

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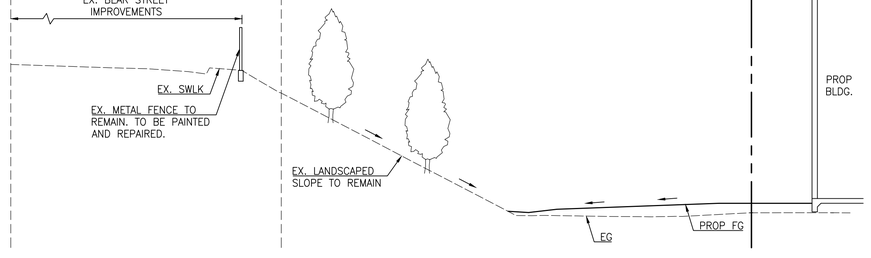
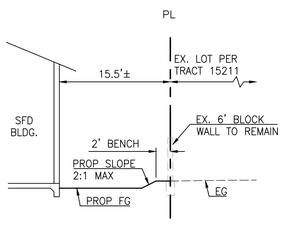


BEAR STREET SLOPE F/4
SCALE: 1"=10'



SECTION G/4
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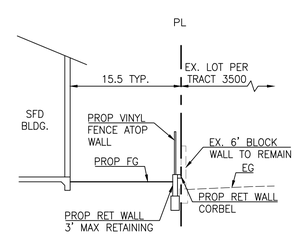
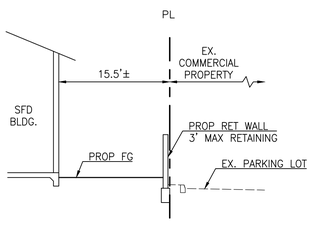


E'LY PROPERTY LINE H/4
SCALE: 1"=10'



SECTION I/4
SCALE: 1"=10'

3RD SUBMITTAL - PREPARED 4/9/2025

PREPARED BY:

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REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

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

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

SHEET C-4 OF 7

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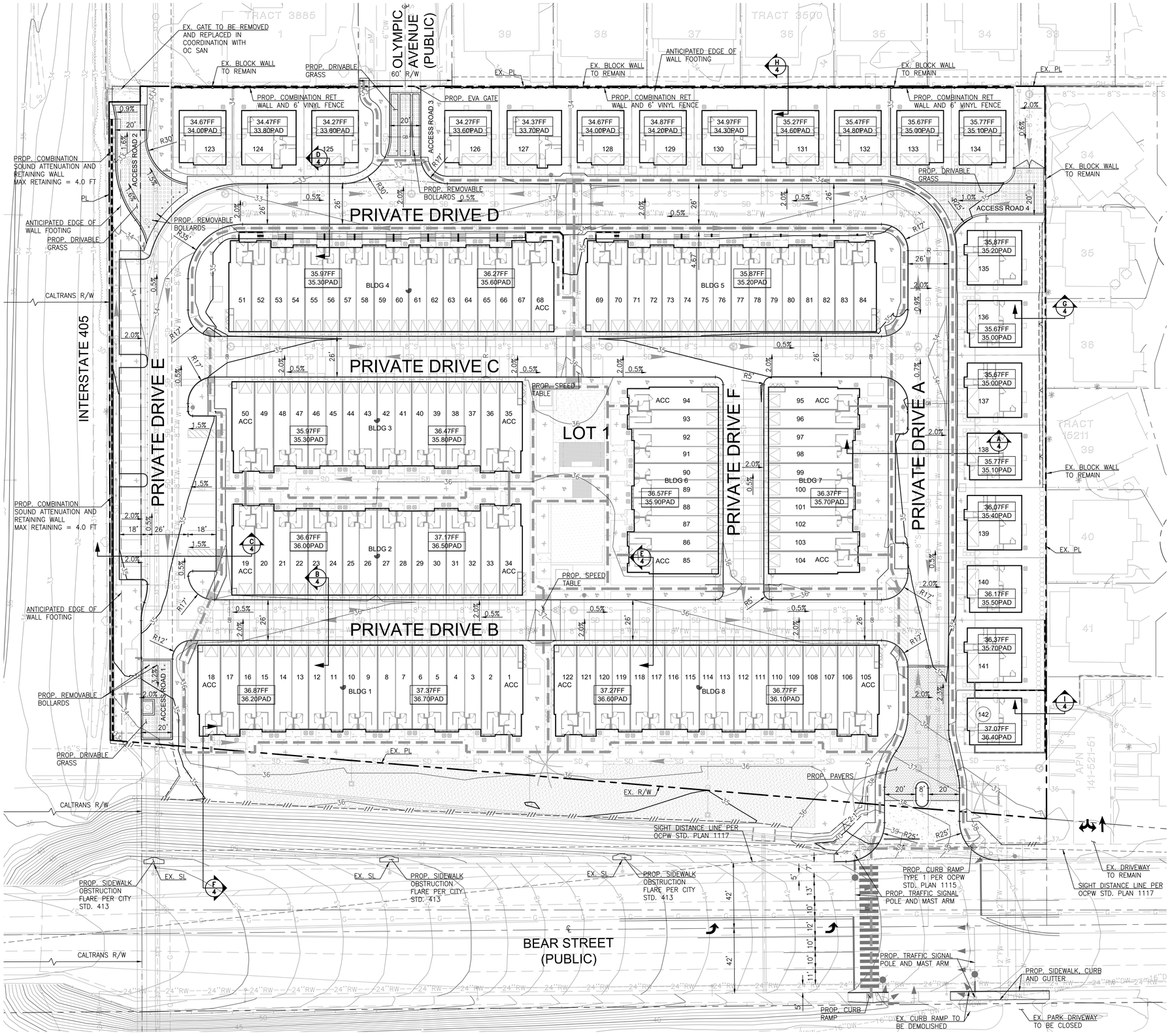

LEGEND

- TRACT BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- PROPOSED DAYLIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- W — PROPOSED DOMESTIC WATER
- FW — PROPOSED FIRE WATER
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SANITARY SEWER
- 100 — PROPOSED ELEVATION
- 100 — EXISTING ELEVATION
- GB — GB — PROPOSED GRADE BREAK
- R — R — 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
- ACC — INDICATES ACCESSIBLE UNIT
- PROPOSED PAVERS PER LANDSCAPE PLAN
- PROPOSED DRIVABLE 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.

30' 0' 15' 30'

SCALE: 1" = 30'

3RD SUBMITTAL - PREPARED 4/9/2025

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REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	CONCEPTUAL GRADING PLAN
DESIGNED BY: DA/KD	TENTATIVE TRACT MAP 19334
DRAWN BY: DA/RR	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF COSTA MESA, CALIFORNIA

SHEET C-5 OF 7

P:\117\007\Plans\Entitlement\TTM\117-007-ttm05cg.dwg Plotted At: April 9, 2025 6:48 PM Last Saved By: deon.ocre Last Saved At: April 9, 2025 2:57 PM

EX. GATE TO BE REMOVED AND REPLACED IN COORDINATION WITH OC SAN

PROP AIRVAC ASSEMBLY PER MESA WATER STD. DWG. 8 (PUBLIC)

OLYMPIC AVENUE (PUBLIC)

INTERSTATE 405

ACCESS ROAD 2

ACCESS ROAD 3

ACCESS ROAD 4

ACCESS ROAD 1

PRIVATE DRIVE A

PRIVATE DRIVE B

PRIVATE DRIVE C

PRIVATE DRIVE D

PRIVATE DRIVE E

PRIVATE DRIVE F

LOT 1

BEAR STREET (PUBLIC)

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

PROP SD (PRIVATE)

PROP DW (PRIVATE)

PROP 8" SWR (PUBLIC)

PROP FIRE HYDRANT

PROP TRANSFORMER

PROP 8"X24' MWS

PROP 8'X20' MWS

CONNECTION TO EX. SD (PRIVATE)

EX. SD

EX. OCSAN SS

EX. DITCH TO REMAIN

EX. 24" SD TO REMAIN

EX. 60" SD TO REMAIN

EX. R/W

EX. 24" RW PER OCWD RECORD DWG. CONTRACT NO. GA-90-1

PROP FW (PRIVATE)

PROP FW (PUBLIC)

PROP 10" DCDA WITH FDC

PROP 6" DW MASTER METER

PROP 1.5" IRRIGATION METER

CONNECTION TO EX. DW

EX. 16" DW

APN 141-521-51

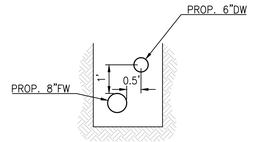
TRACT 3885

TRACT 3500

TRACT 15211

LEGEND

- PROPERTY BOUNDARY
- STREET CENTER LINE
- PROPOSED EASEMENT
- EXISTING DOMESTIC WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED MODULAR WETLANDS SYSTEM
- PROPOSED DW METER
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED TRANSFORMER
- PROPOSED 10" DCDA WITH FDC
- PROPOSED POST INDICATOR VALVE
- FLOW DIRECTION ARROW



WATER SHOULDER TRENCH DETAIL

30' 0' 15' 30'

SCALE: 1" = 30'

3RD SUBMITTAL - PREPARED 4/9/2025

PREPARED BY:

X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com

REGISTERED PROFESSIONAL ENGINEER ERIC LISSNER NO. 84264 CIVIL STATE OF CALIFORNIA

SCALE: AS SHOWN	CONCEPTUAL UTILITY PLAN
DESIGNED BY: DA/KD	TENTATIVE TRACT MAP 19334
DRAWN BY: DA/RR	FOR CONDOMINIUM PURPOSES
CHECKED BY: EL	CITY OF COSTA MESA, CALIFORNIA

SHEET C-6 OF 7

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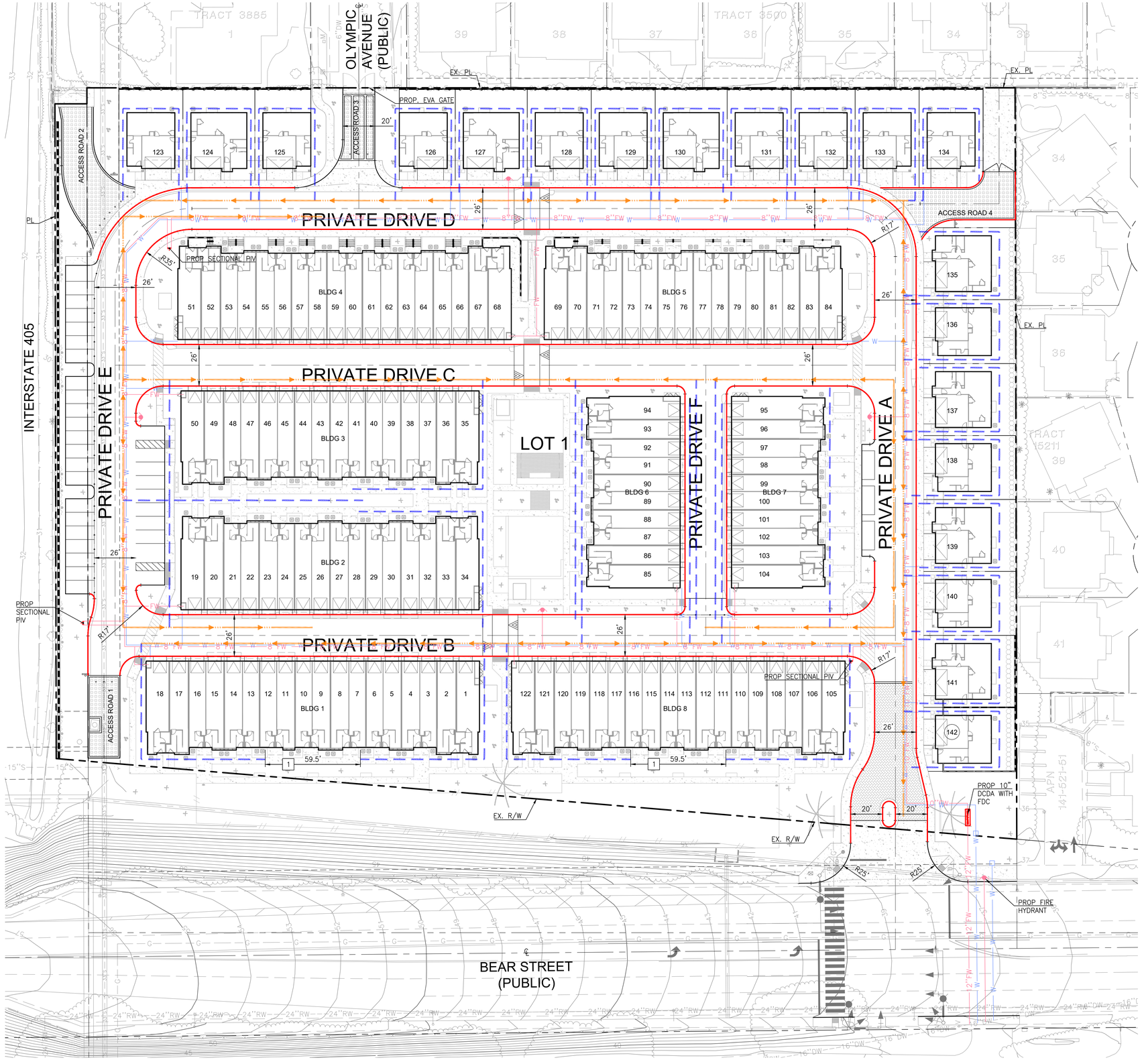

LEGEND

- 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.

30' 0' 15' 30'

SCALE: 1" = 30'

3RD SUBMITTAL - PREPARED 4/9/2025

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

FIRE ACCESS SITE PLAN

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

SHEET C-7 OF 7

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