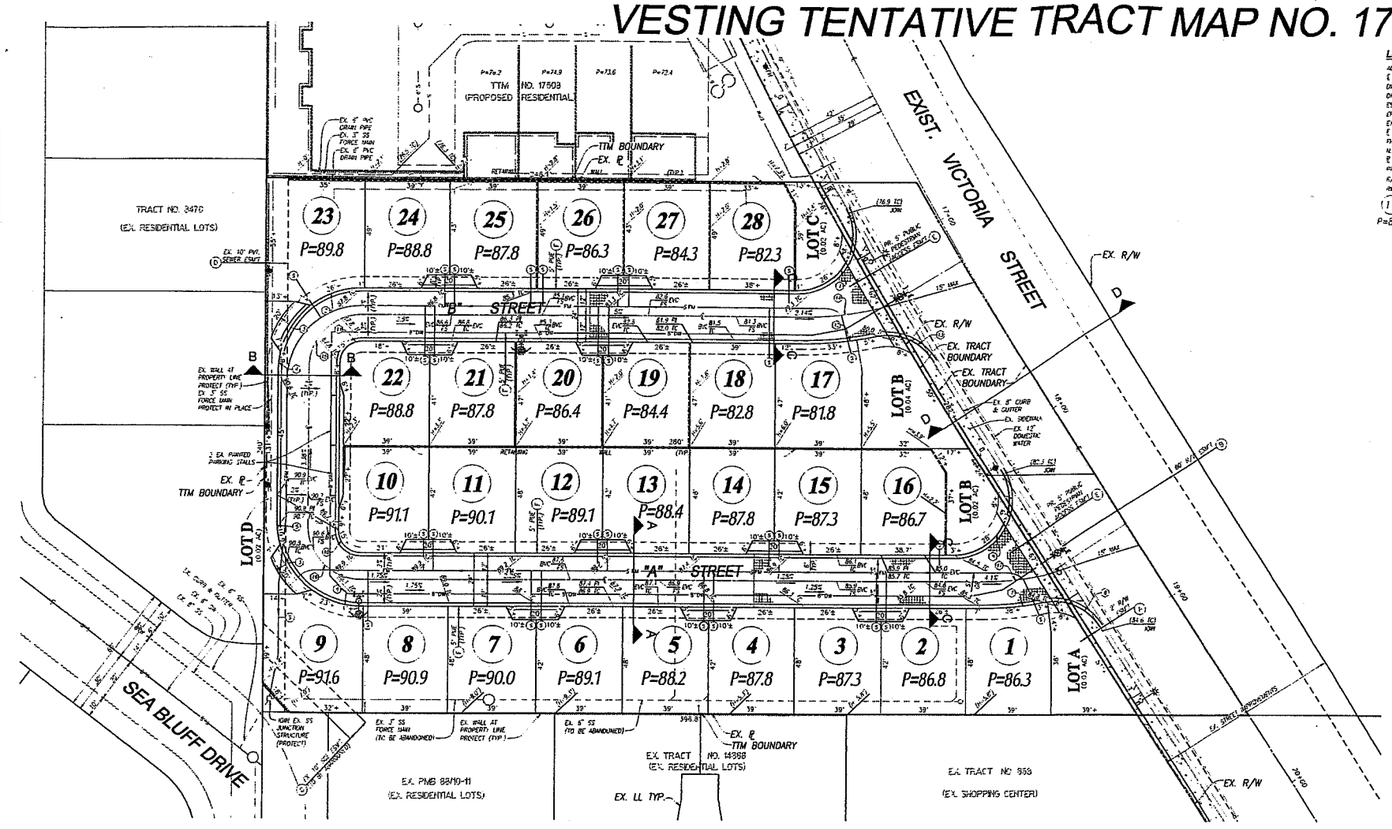
VESTING TENTATIVE TRACT MAP NO. 17779



LEGEND OF ABBREVIATIONS & SYMBOLS

AC	ASPHALT CONCRETE		TOP OF EXISTING SLOPE
℄	CENTERLINE		TOE OF EXISTING SLOPE
DW	DOMESTIC WATER	350	SPOT ELEVATION
DWWY	DRIVEWAY		EARTHWORK GRADING
ESMT	EASEMENT		EXIST. OR OFF-SITE CONTOUR
EP	EDGE OF PAVEMENT		CENTERLINE
EX	EXISTING		PROPERTY LINE - TRACT BOUNDARY
℄	FLOW LINE		PR. PROPERTY LINE
FH	FIRE HYDRANT		EX. R/W-RIGHT OF WAY
N.T.S.	NOT TO SCALE		PR. R/W-RIGHT OF WAY
℄	PROPERTY LINE		EX. DOMESTIC WATER
PR	PROPOSED		EX. ELECTRICAL
R/W	RIGHT OF WAY		EX. SEWER MAIN; M.H. & FLOW DIRECTION
RW	RECYCLED WATER		EX. RETAINING WALL
(17)	SINGLE-FAMILY LOT NUMBER		PR. RETAINING WALL
P=81.8	PAD ELEVATION		GRADIENT & FLOW DIRECTION
			STREET LIGHT
			EX. FIRE HYDRANT
			PP E-ONE SEWER
		FW	PR. FORCE MAIN SEWER
		DW	PR. DOMESTIC WATER LINE

GENERAL NOTES

1. EXISTING LAND USE: PROFESSIONAL BUILDING SFR
2. PROPOSED LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL UNITS.
3. EXISTING ZONING: ADMINISTRATIVE AND PROFESSIONAL
4. PROPOSED ZONING: MDR-PD (RL ZONE CHANGE AND GENERAL PLAN AMENDMENT
5. DOMESTIC WATER SERVICE PROVIDED BY: MESA CONSOLIDATED WATER DISTRICT
6. SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT PROPOSED LOT SEWER LAT FACILITY (PATS AND FORCE MAIN TO EXISTING COSMSD SEWER IN SEA BLUFF STREET
7. RECLAIMED WATER: NONE
8. TELEPHONE SERVICE PROVIDED BY: PACIFIC BELL
9. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY
10. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
11. CABLE TELEVISION SERVICE PROVIDED BY: TIME WARNER CABLE
12. ALL NEW UTILITIES, EXCLUDING TRANSFORMERS AND PEDESTALS, EXCLUSIVELY SERVING THE SITE SHALL BE UNDERGROUND.
13. SITE Q_{10} STORM WATER RUN-OFF SURFACE FLOWS DIVERTED TO VICTORIA STREET. Q_{10} RUN-OFF IS ANTICIPATED TO BE REDUCED FROM CURRENT INDUSTRIAL BUILDING USAGE STORM DISCHARGE OF 5.55 CFS TO PROPOSED DEVELOPED RESIDENTIAL SITE USAGE OF 5.25 CFS. ANY STORM DRAIN FACILITIES SHALL BE PER CITY OF COSTA MESA STANDARDS OR APPROVED MODIFICATIONS.
14. 100 YEAR FLOOD PROTECTION FOR PROJECT IS PROVIDED BY EXISTING DOWNSTREAM STORM DRAIN FACILITIES WITHIN VICTORIA STREET AND SANTA ANA RIVER FLOOD CONTROL FACILITY. SEE GRADING AND PRIVATE STREET SURFACE FLOW CAPACITY.
15. VICTORIA STREET IS AN EXISTING PUBLIC ARTERIAL STREET
16. ALL INTERIOR STREETS ARE PRIVATE STREET (VIRTUAL SECTION HAS CAPACITY FOR DEVELOPED SITE SURFACE DRAINAGE FLOW TO EXISTING VICTORIA STREET
17. STREET AND PARKING SIGNS ETC. SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF COSTA MESA FIRE DEPT GUIDELINES AS NECESSARY.
18. ACCESS RIGHTS FOR VICTORIA STREET SHALL BE DEDICATED ON THE FINAL TRACT MAP TO THE CITY OF COSTA MESA WITH THE EXCEPTION OF PRIVATE STREET INTERSECTIONS AT LOCATIONS INDICATED HEREON
19. EXISTING BUILDING AND PARKING LOT TO BE REMOVED PER DEMOLITION PLAN APPROVED BY CITY OF COSTA MESA BUILDING DEPT. ALL EXISTING WALLS, CESSPOOLS, IRRIGATION LINES, SEWER LINES/FACILITIES, DRAINAGE CULVERTS AND SURFACE OR UNDERGROUND STRUCTURES TO BE REMOVED, RELOCATED, ABANDONED OR CRUSHED IN PLACE UNLESS NOTED ON MAP.
20. ANY SLOPES TO BE 3 MAXIMUM OF 1 HORIZONTAL TO 1 VERTICAL.
21. ALL LOT AGREAGES ARE APPROXIMATE
22. ALL BOUNDARY AND LOT DIMENSIONS ARE APPROXIMATE.
23. PROJECT SITE ENTRIES SHALL NOT BE GATED

PARKING SUMMARY

TYPE OF PARKING SPACE	REQUIRED	PROVIDED
GARAGE SPACES	56	56
DRIVEWAY SPACES	42	42
GUEST SPACES	14	14
TOTAL	112	112

UNIT MIX TABULATION

PLAN	TYPE	UNIT SQUARE FOOTAGE*	NO UNITS
PLAN 1	3 BEDROOM	1,850 S.F.	14
PLAN 2	3 BEDROOM	2,127 S.F.	14
TOTAL			28

* EXCLUDES GARAGE SQUARE FOOTAGE

LEGAL DESCRIPTION

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF LOT 75 OF FAIRVIEW FARMS, AS PER MAP RECORDED IN BOOK 6 PAGE "1" OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ENGINEER'S STATEMENT

THIS MAP WAS BEEN PREPARED UNDER MY SUPERVISION AS DIRECTED BY THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON.

DAVID FRAITONE, R.C.E. NO. 24685 — DATE

LOT SUMMARY TABLE

LOT NO.	GROSS SQ. FT.	LOT NO.	GROSS SQ. FT.	LOT NO.	GROSS SQ. FT.
1	1,882	11	1,801	21	1,734
2	1,803	12	1,803	22	1,787
3	1,801	13	1,801	23	2,006
4	1,803	14	1,803	24	1,841
5	1,882	15	1,801	25	1,842
6	1,803	16	1,803	26	1,841
7	1,801	17	1,843	27	1,842
8	1,871	18	1,833	28	1,834
9	2,272	19	1,756		
10	1,872	20	1,730		

COMMON LOT SUMMARY TABLE

LOT NO.	GROSS AC
A	0.03
B	0.06
C	0.02
D	0.02

ACREAGE SUMMARY TABLE

LAND USE	TOTAL LOTS	ACREAGE
SINGLE-FAMILY LOTS	28	1.19 AC
LETTERED LOTS	4	0.13 AC
PRIVATE STREETS	-	0.45 AC
VICTORIA ST R/W	-	0.27 AC
TOTAL AREA		2.04 AC

GROSS AREA	2.04 AC
NET AREA	1.77 AC
TOTAL DWELLING UNITS	28 DU
MAXIMUM BUILDING HEIGHT	37'± FT
GROSS DENSITY	13.73 DU/AC
NET DENSITY	15.82 DU/AC

ASSESSORS PARCEL NUMBER'S

422-327-15

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN S.C.S. HORIZONTAL CONTROL STATION GPS No. 8LSA AND STATION GPS No. 8NAA BEING NORTH 43°05'15" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

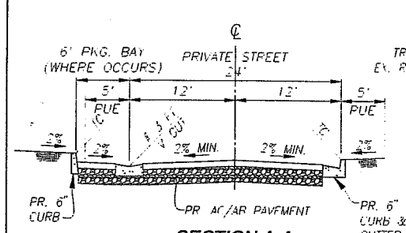
BENCHMARK

BENCHMARK HB-243-77 ELEVATION 28.98 DATUM NAVD 88 1988 O.C.S. ADJUSTMENT

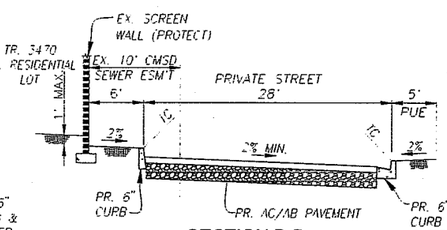
DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-243-77". SET IN THE NORTHWEST CORNER OF A 4 FT BY 11 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF AMERICAN AVENUE AND VICTORIA STREET, 260 FT WESTERLY OF THE CENTERLINE OF AMERICAN AVENUE, AND 23 FT SOUTHERLY OF THE CENTERLINE OF VICTORIA STREET. MONUMENT IS SET FLUSH WITH THE SIDEWALK.

EASEMENT NOTES:

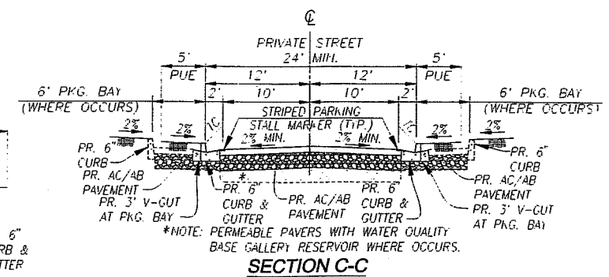
(2) EXISTING RIGHT OF WAY EASEMENT TO THE CITY OF COSTA MESA.
(3) EXISTING RIGHT OF WAY EASEMENT TO THE CITY OF COSTA MESA.
(5) EXISTING SOUTHERN CALIFORNIA EDISON EASEMENT (TO BE ABANDONED) TO THE CITY OF COSTA MESA.
(6) EXISTING SEWER EASEMENT TO THE CITY OF COSTA MESA.
(7) PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT TO THE CITY OF COSTA MESA.
(9) EXISTING PUBLIC UTILITY EASEMENT TO THE CITY OF COSTA MESA.



SECTION A-A
NTS



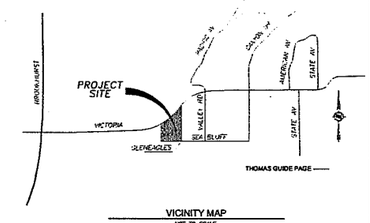
SECTION B-B
NTS



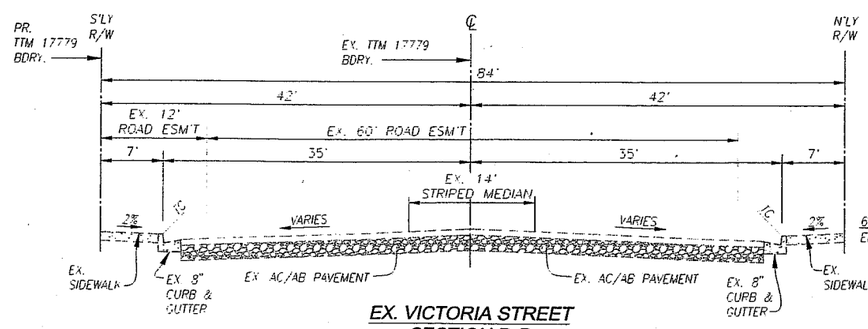
SECTION C-C
NTS

CURVE DATA

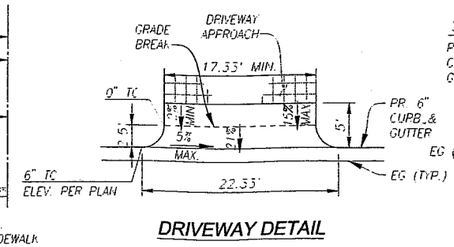
	BEARING/DELTA	RADIUS	LENGTH	TANGENT
(1)	11°00'02"	25.00'	51.83'	43.45'
(2)	38°24'07"	38.00'	25.47'	13.23'
(3)	26°00'53"	44.00'	20.00'	10.18'
(4)	12°28'43"	38.00'	8.94'	4.49'
(5)	18°25'45"	38.00'	10.90'	5.49'
(6)	37°28'48"	38.00'	23.53'	12.16'
(7)	110°20'00"	100.00'	28.88'	14.48'
(8)	67°26'16"	25.00'	29.43'	16.68'
(9)	132°54'33"	25.00'	93.63'	45.96'
(10)	30°00'00"	10.00'	15.71'	10.00'
(11)	89°59'10"	10.00'	15.71'	10.00'
(12)	12°00'00"	160.00'	33.56'	16.84'
(13)	70°00'03"	25.00'	30.77'	17.67'
(14)	14°26'16"	148.00'	37.31'	18.75'
(15)	89°59'10"	24.00'	37.68'	23.98'
(16)	90°00'00"	24.00'	37.70'	24.00'
(17)	11°54'58"	148.00'	30.82'	15.47'



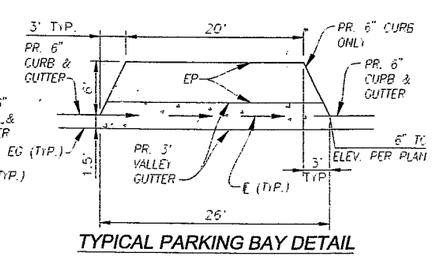
VICINITY MAP
NOT TO SCALE



EX. VICTORIA STREET
SECTION D-D



DRIVEWAY DETAIL



TYPICAL PARKING BAY DETAIL

SCALE: 1" = 20'
GRAPHIC SCALE: 1"=20'

SCALE	1"=20'
DATE	JULY 31, 2014
H.D.	3503-2
GROSS AREA	2.04 AC ±
NET AREA	1.77 AC ±
PRIVATE STREETS	0.45 AC ±
VICTORIA ST R/W	0.27 AC ±
CONTOUR INTERVAL	1'
TOTAL LOTS	28 NUMBERED 4 LETTERED

MAP DATE IDENTIFIER
08/06/14

DESIGNED BY: DF & SS
DRAFTED BY: DF
PROCESSED BY:

DATE	REVISION	BY

PREPARED FOR: DEVELOPER

TRUMARK HOMES

PREPARED BY:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
Irvine, California — San Clemente, California
949.583.1010 — 949.492.8171

VESTING TENTATIVE TRACT MAP NO. 17779

DATE: 07/31/2014 — SHEET 1 OF 1