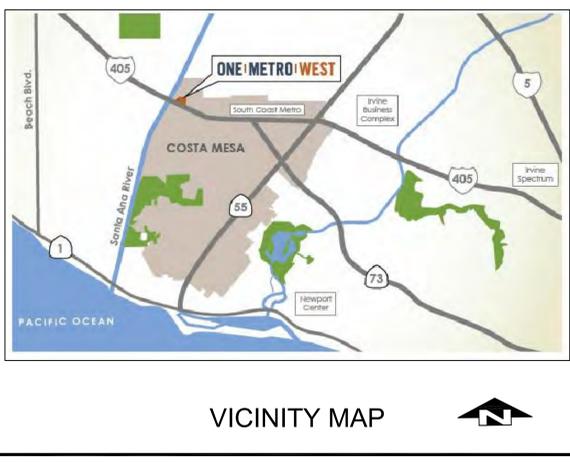


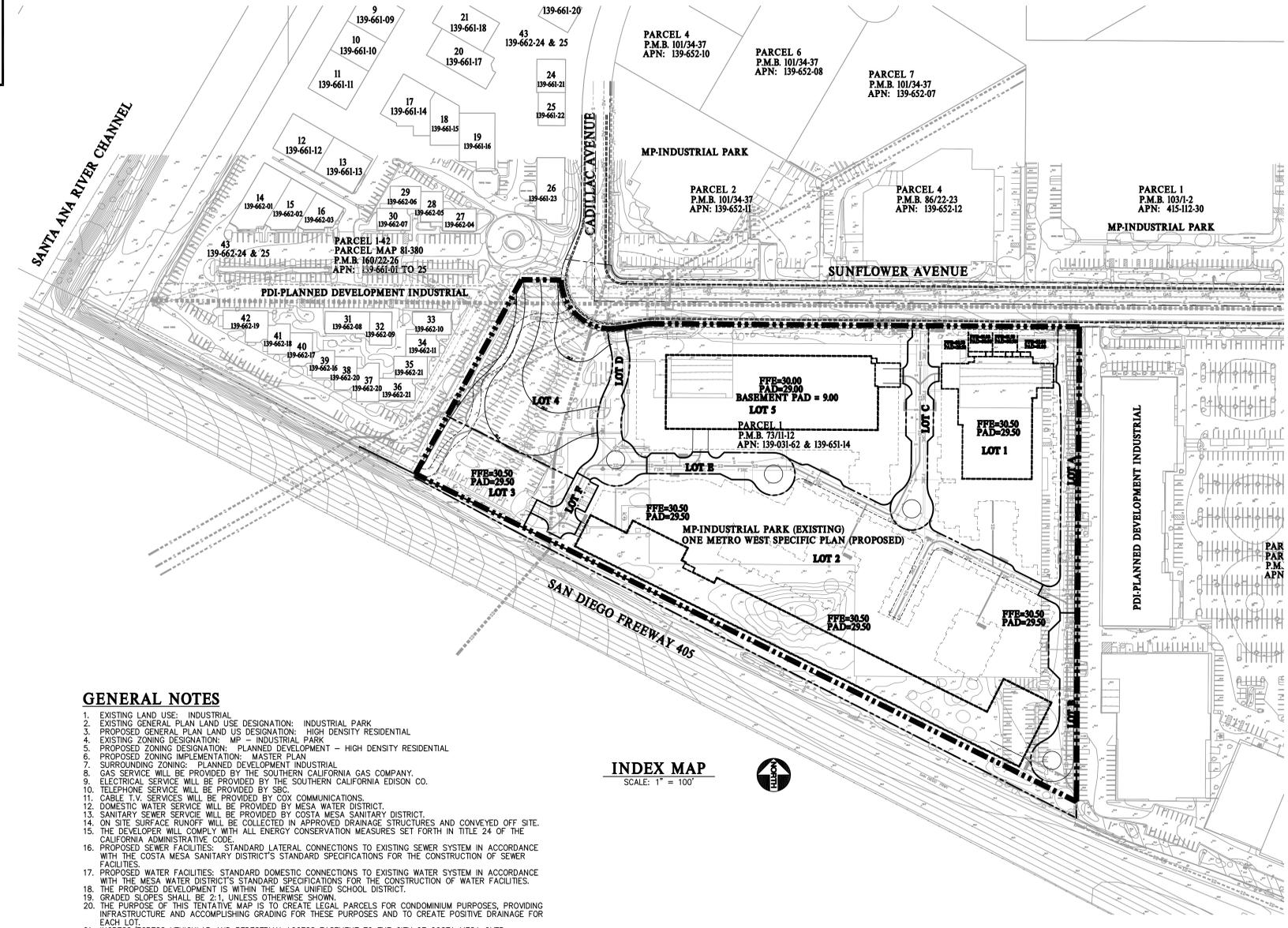
ATTACHMENT 7 – TENTATIVE TRACT MAP NO.
19015

PROVIDED UNDER SEPARATE COVER



THE CITY OF COSTA MESA TENTATIVE TRACT MAP NO. 19015 FOR CONDOMINIUM PURPOSES

EXISTING PARCEL 1: (2,000 ACRES) APN 139-031-62 & 139-651-14 PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 73, PAGES 11 AND 12 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXISTING EASEMENTS AND EXCEPTIONS

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: County of Orange
 Purpose: road
 Recording Date: June 9, 1964
 Recording No: in Book 103, Page 378 of Deeds
 Affects: A portion of said land as more particularly described in said document.
 A portion of said road was vacated by the City of Costa Mesa by a Resolution recorded December 3, 1969, in Book 9153, Page 685, Official Records.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Santa Ana
 Purpose: sewer
 Recording Date: May 23, 1923
 Recording No: in Book 473, Page 143 of Deeds
 Affects: A portion of said land as more particularly described in said document.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: The City of Santa Ana
 Purpose: underground water
 Recording Date: May 9, 1947
 Recording No: in Book 1523, Page 295 of Official Records
 Affects: A portion of said land as more particularly described in said document.
5. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document.
 Granted to: The City of Santa Ana
 Purpose: September 14, 1962
 Recording Date: in Book 628, Page 587 of Official Records
 Affects: A portion of said land as more particularly described in said document.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: County of Orange (District No. 7)
 Purpose: sewer and road
 Recording Date: August 19, 1972
 Recording No: in Book 10260, Page 906 of Official Records
 Affects: A portion of said land as more particularly described in said document.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Southern California Edison Company
 Purpose: public utilities
 Recording Date: June 9, 1975
 Recording No: in Book 11423, Page 1807 of Official Records
 Affects: A portion of said land as more particularly described in said document.
 Reference is hereby made to said document for full particulars.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Southern California Edison Company
 Purpose: public utilities
 Recording Date: June 9, 1975
 Recording No: in Book 11423, Page 1809 of Official Records
 Affects: A portion of said land as more particularly described in said document.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Southern California Edison Company
 Purpose: public utilities
 Recording Date: June 9, 1975
 Recording No: in Book 11423, Page 1892 of Official Records
 Affects: A portion of said land as more particularly described in said document.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Costa Mesa County Water District
 Purpose: pipelines
 Recording Date: October 28, 1975
 Recording No: in Book 11550, Page 1154 of Official Records
 Affects: A portion of said land as more particularly described in said document.
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parcel Map recorded in Book 73, Pages 11 and 12 of Parcel Map:
 Purpose: sewer line
 Affects: A 12 foot strip designated and delineated on said Parcel Map.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parcel Map recorded in Book 73, Pages 11 and 12 of Parcel Map:
 Purpose: street purpose
 Affects: Portion of said land as designated as Sunflower Avenue.
13. Covenants, conditions and restrictions but containing any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
 Recording Date: November 12, 1975
 Recording No: in Book 11560, Page 480 of Official Records
14. Matters contained in that certain document:
 Entitled: Approving Agent's Certificate
 Dated: November 17, 1975
 Executed by: CCF Orange County Properties, Inc.
 Recording Date: November 20, 1975
 Recording No: in Book 11574, Page 1178 of Official Records
 Reference is hereby made to said document for full particulars.
 and Recording Date: May 27, 1977
 and Recording No: in Book 12171, Page 1817 of Official Records
 and Recording Date: May 27, 1977
 and Recording No: in Book 12171, Page 1830 of Official Records
15. Matters contained in that certain document:
 Entitled: Notice and Declaration of Land Use Restriction
 Dated: April 29, 1987
 Executed by: Bly 511 Corporation
 Recording Date: July 29, 1992
 Recording No: 92-209236, Official Records
20. Dismiss the pending court action referred to below and furnish for recordation a release of the lis pendens:
 Court: Superior Court of California
 Case No: 30-2018-00978184-CLJ-ELJ-CJC
 County: Orange
 Plaintiff: Orange County Transportation Authority
 Defendant: International Asset Management Group, LLC, a California limited liability company
 Lis Pendens Recording Date: April 19, 2018
 Lis Pendens Recording No: 201800139995 of Official Records

PROPOSED EASEMENTS / DEDICATIONS

- A. EASEMENT FOR WATER PURPOSES TO MESA WATER DISTRICT
- B. EASEMENT FOR SEWER PURPOSES TO COSTA MESA SANITARY DISTRICT
- C. EASEMENT FOR EMERGENCY ACCESS TO CITY OF COSTA MESA
- D. EASEMENT FOR PUBLIC PEDESTRIAN SIDEWALK / ACCESS PURPOSES TO CITY OF COSTA MESA
- E. EASEMENT FOR PUBLIC BIKE TRAIL PURPOSES TO CITY OF COSTA MESA
- F. RECIPROCAL EASEMENT FOR INGRESS, EGRESS, VEHICULAR AND PEDESTRIAN ACCESS, PRIVATE UTILITY AND GROSS LOT DRAINAGE OVER AND FOR THE BENEFIT OF LOTS 1-5 & A-E. (BLANKET IN NATURE)

GENERAL NOTES

1. EXISTING LAND USE: INDUSTRIAL
2. EXISTING GENERAL PLAN LAND USE DESIGNATION: INDUSTRIAL PARK
3. PROPOSED GENERAL PLAN LAND USE DESIGNATION: HIGH DENSITY RESIDENTIAL
4. EXISTING ZONING DESIGNATION: MP - INDUSTRIAL PARK
5. PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL
6. PROPOSED ZONING IMPLEMENTATION: MASTER PLAN
7. SURROUNDING ZONING: PLANNED DEVELOPMENT INDUSTRIAL
8. GAS SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA GAS COMPANY.
9. ELECTRICAL SERVICE WILL BE PROVIDED BY THE SOUTHERN CALIFORNIA EDISON CO.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SBC.
11. CABLE T.V. SERVICES WILL BE PROVIDED BY COX COMMUNICATIONS.
12. DOMESTIC WATER SERVICE WILL BE PROVIDED BY MESA WATER DISTRICT.
13. SANITARY SEWER SERVICE WILL BE PROVIDED BY COSTA MESA SANITARY DISTRICT.
14. ON SITE SURFACE RUNOFF WILL BE COLLECTED IN APPROVED DRAINAGE STRUCTURES AND CONVEYED OFF SITE.
15. THE DEVELOPER WILL COMPLY WITH ALL ENERGY CONSERVATION MEASURES SET FORTH IN TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
16. PROPOSED SEWER FACILITIES: STANDARD LATERAL CONNECTIONS TO EXISTING SEWER SYSTEM IN ACCORDANCE WITH THE COSTA MESA SANITARY DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER FACILITIES.
17. PROPOSED WATER FACILITIES: STANDARD DOMESTIC CONNECTIONS TO EXISTING WATER SYSTEM IN ACCORDANCE WITH THE MESA WATER DISTRICT'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES.
18. THE PROPOSED DEVELOPMENT IS WITHIN THE MESA UNIFIED SCHOOL DISTRICT.
19. GRADED SLOPES SHALL BE 2:1, UNLESS OTHERWISE SHOWN.
20. THE PURPOSE OF THIS TENTATIVE MAP IS TO CREATE LEGAL PARCELS FOR CONDOMINIUM PURPOSES, PROVIDING INFRASTRUCTURE AND ACCOMPLISHING GRADING FOR THESE PURPOSES AND TO CREATE POSITIVE DRAINAGE FOR EACH LOT.
21. INGRESS/EGRESS VEHICULAR AND PEDESTRIAN ACCESS EASEMENT TO THE CITY OF COSTA MESA OVER SIDEWALKS AND ROADWAYS WITHIN DEDICATED EASEMENTS.
22. ALL LOCAL DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE TO CITY OF COSTA MESA STANDARDS.
23. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND, INCLUDING THE EXISTING AERIAL LINES ALONG THE SUNFLOWER FRONTAGE.
24. ALL SIDEWALK, CURB RETURNS AND PEDESTRIAN CROSSINGS WILL MEET THE TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS AND ARE ACCESSIBLE FOR PEDESTRIAN AND HANDICAP CIRCULATION.
25. ALL SIDEWALKS SHALL CONFORM TO CITY OF COSTA MESA STANDARD PLANS.
26. ALL CURB RETURNS AND ACCESS RAMPS SHALL CONFORM TO CITY OF COSTA MESA STANDARD PLANS.
27. PROPOSED SANITARY AGENCY - CITY APPROVED WASTE MANAGEMENT.
28. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED, AS REQUIRED, TO THE MESA WATER DISTRICT FOR WATER PURPOSES AS SHOWN HEREON.
29. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED, AS REQUIRED, TO THE COSTA MESA SANITARY DISTRICT FOR SEWER PURPOSES AS SHOWN HEREON.
30. EASEMENTS FOR EMERGENCY ACCESS SHALL BE DEDICATED OVER THE PRIVATE DRIVE AISLES TO THE CITY OF COSTA MESA AS SHOWN HEREON.
31. ANY PROPOSED STORMFILTERS OR WATER QUALITY DEVICES WILL BE MAINTAINED BY PRIVATE OWNER.
32. IRREVOCABLE OFFERS OF DEDICATION FOR PUBLIC ACCESS EASEMENTS TO THE CITY OF COSTA SHALL BE PROVIDED AS SHOWN ON THE MAP.
33. THE NEAREST BUS STOPS ARE LOCATED APPROXIMATELY 850 FEET TO THE EAST OF THE PROPERTY AT THE INTERSECTION OF SUNFLOWER AVENUE AND HYLAND AVENUE.
34. LOT 4 IS FOR OPEN SPACE PURPOSES.

INDEX MAP
SCALE: 1" = 100'

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BETWEEN OCS GPS STATIONS 6106 AND 6105 HAVING A BEARING OF N 89°33'11"W

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON AN OCRN STATION DESIGNATION: FVPC. ELEVATION = 89.250, (NAVD88, LEVELED 2005).

FLOOD ZONE INFORMATION:

FLOOD ZONE X: FEMA FIRM PANEL NO. 06059C0258I, DATED DECEMBER 3, 2009

LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 73, PAGES 11 AND 12 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 139-031-62 AND 139-651-14

SHEET INDEX

TITLE SHEET	1
TYPICAL SECTIONS	2-4
EXISTING CONSTRAINTS MAP	5
TENTATIVE TRACT MAP	6
MAP LOT DIMENSIONS & AREAS	7
PRELIMINARY GRADING	8
COLOR COMPOSITE UTILITY PLAN	9
SITE PLAN REFERENCE	10

LEGEND

--- --	PROPOSED TRACT BOUNDARY	☒	EXISTING FIRE HYDRANT	
---	EXISTING RIGHT-OF-WAY	☑	PROPOSED FIRE HYDRANT	
---	EXISTING LOT LINE	☐	PROPOSED CATCH BASIN	
---	EXISTING CENTERLINE	○	PROPOSED MANHOLE	
---	EXISTING EASEMENT	▨	PUBLIC STREET RIGHT OF WAY DEDICATION	
---	EXISTING DOMESTIC WATER	---	PIP	PROTECT IN PLACE
---	EXISTING STORM DRAIN	---	TBR	TO BE REMOVED
---	EXISTING SEWER	---	---	EXISTING STREET LIGHT
---	PROPOSED DOMESTIC WATER	---	---	PROPOSED STREET LIGHT
---	PROPOSED STORM DRAIN	---	---	---
---	PROPOSED SEWER	---	---	---

*SETBACKS PER ONE METRO WEST SPECIFIC PLAN

NO.	DATE	REVISIONS
7		
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23 MAUCHLY, SUITE 110
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PHONE: 949-727-9095
FAX: 949-727-9098



ROSE EQUITIES, LLC
8383 WHITSHIRE BOULEVARD, SUITE 632
RIVERSIDE, CA 92501
PHONE: 1-732-782-4300

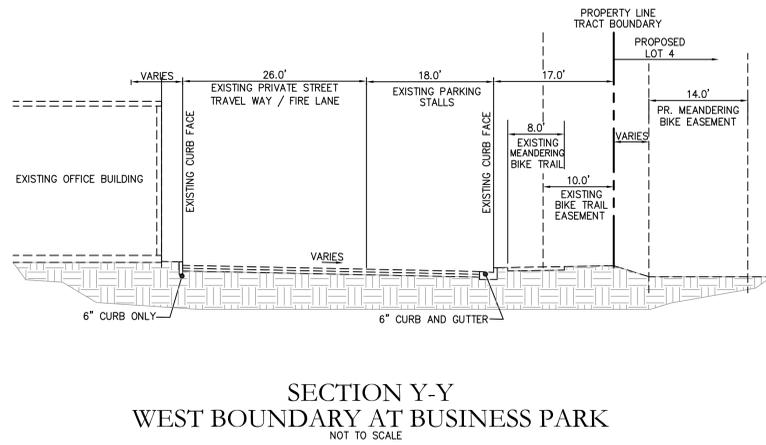
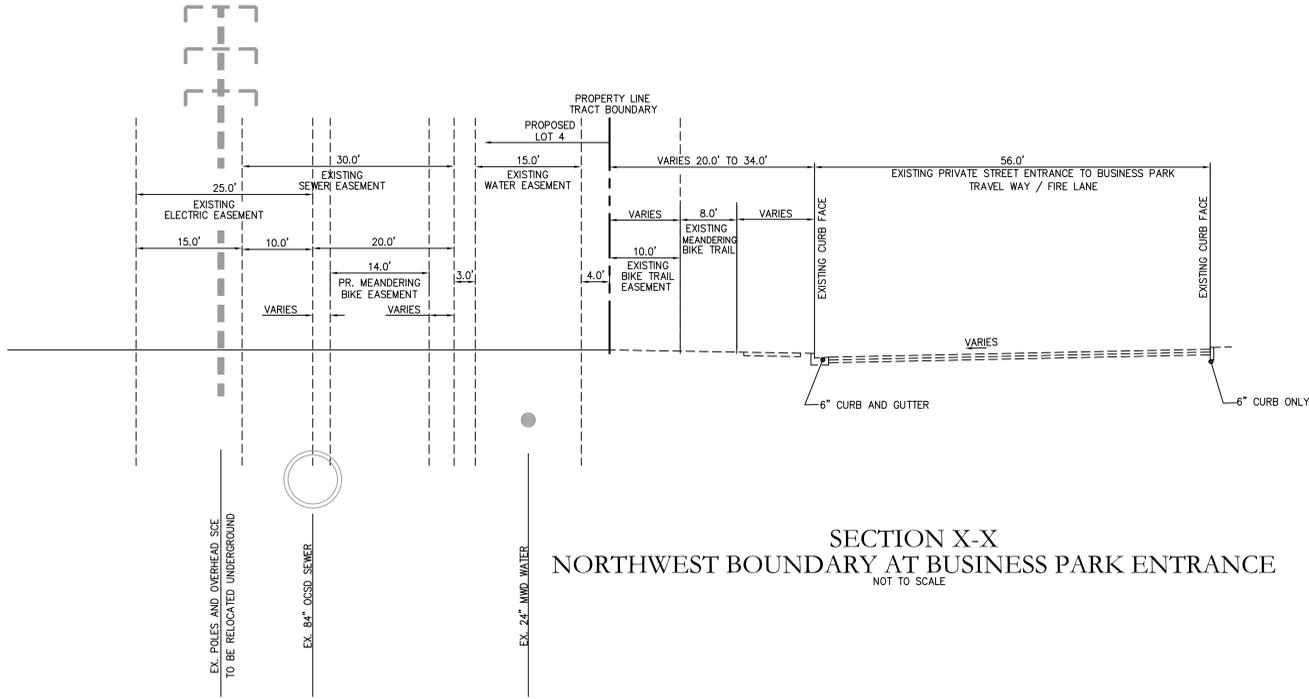
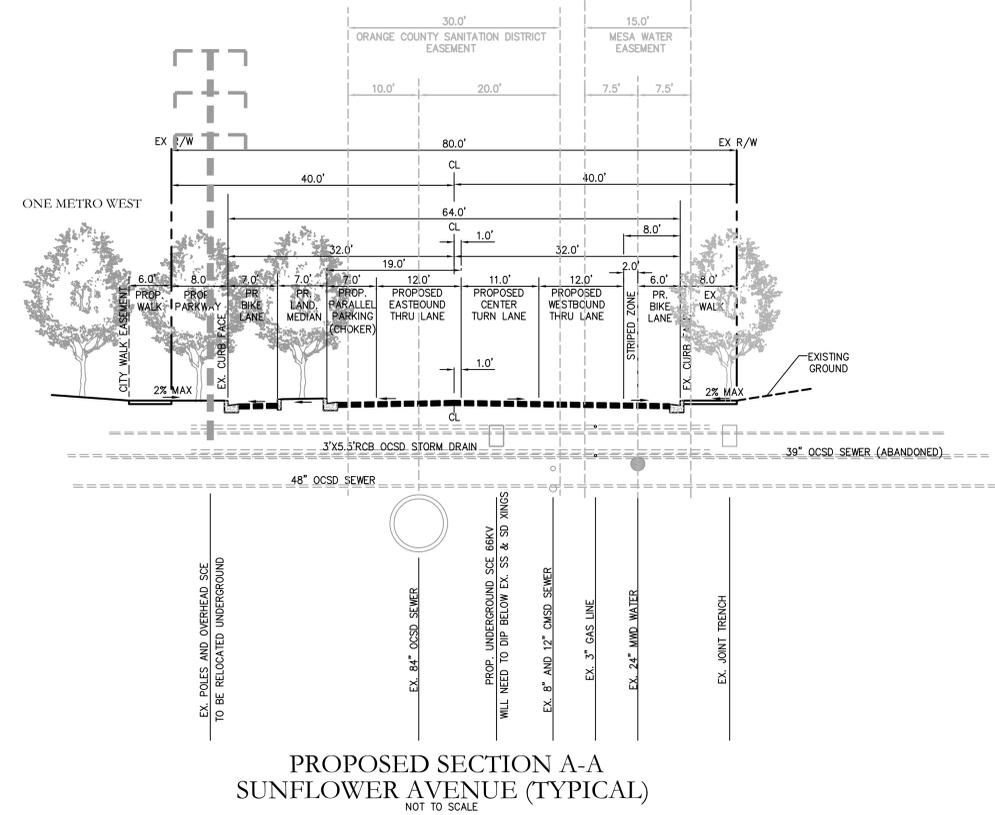
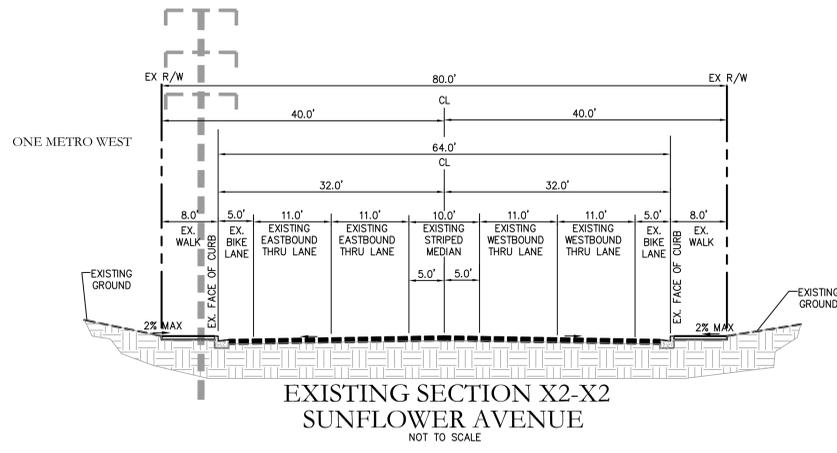
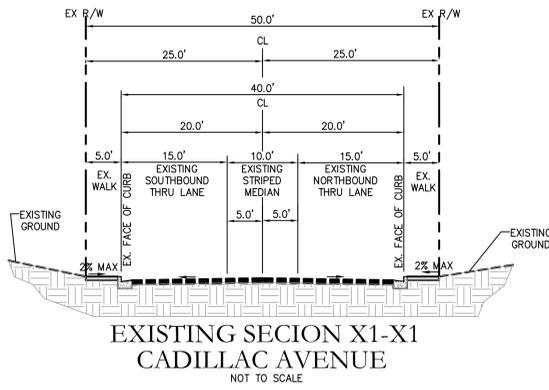
**TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
TITLE SHEET**

**CITY OF COSTA MESA
COMMUNITY DEVELOPMENT DEPARTMENT**

☒ TENTATIVE TRACT MAP
FILE CASE # **T-19015**

SHEET 1 OF 10

JOB NO. 286-888
PLAN SET - SH
DATE: 4-2-20
FILED IN THE OFFICE OF THE COUNTY RECORDER OF COSTA MESA, CALIFORNIA



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7		
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URBAN RESOURCE
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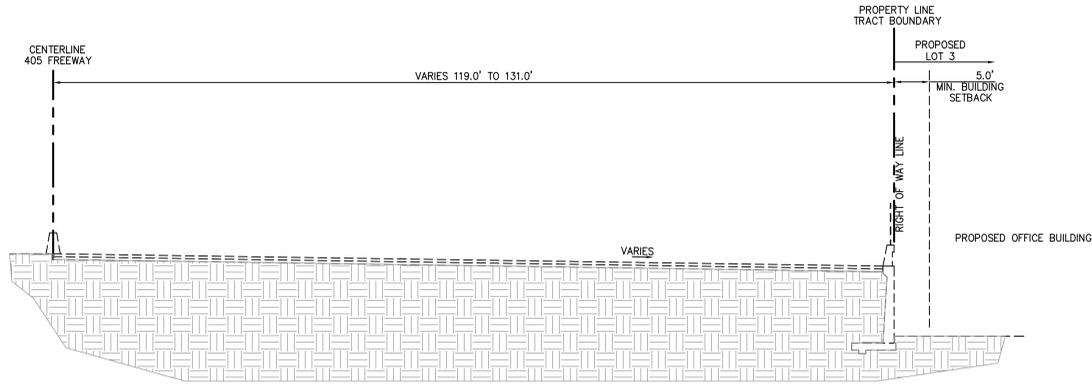
**TENTATIVE TRACT MAP NO. 19015
 FOR CONDOMINIUM PURPOSES
 TYPICAL SECTIONS**
**CITY OF COSTA MESA
 COMMUNITY DEVELOPMENT DEPARTMENT**

PLAN SET: 4TH SUB
 DATE: 2-4-20
 JOB NO. 286683
 PLAN CONTROL
 ROSE EQUITIES

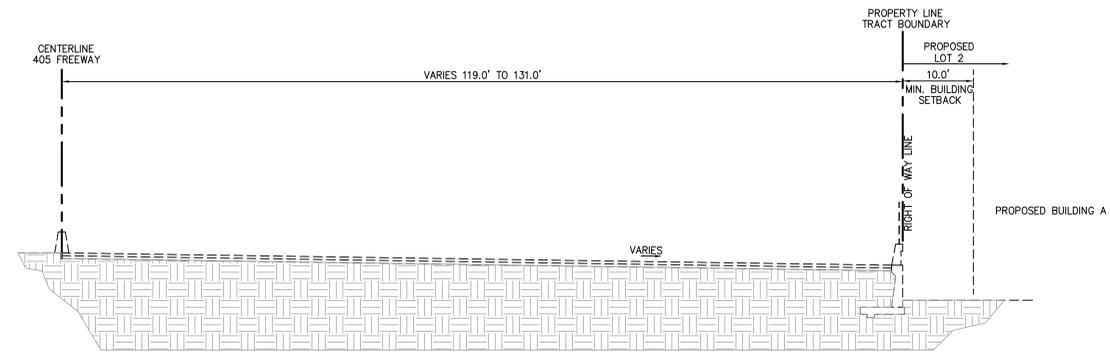
TENTATIVE TRACT MAP
 FILE CASE # **T-19015**

SHEET 2 OF 10

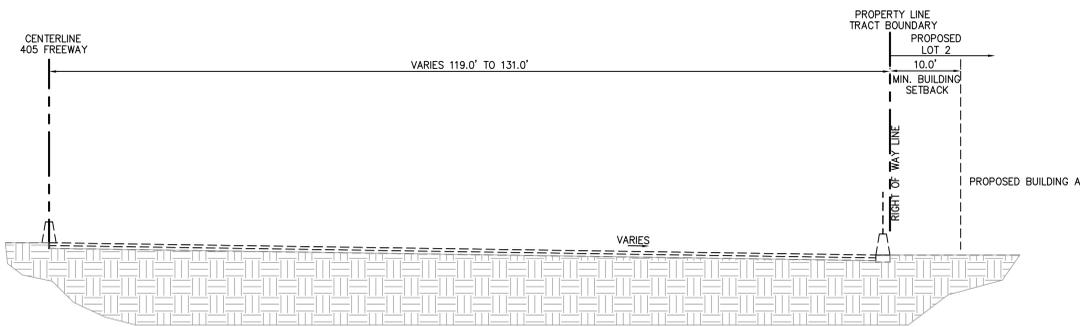
SEE SHEET 5 AND 6 FOR SECTION LOCATIONS



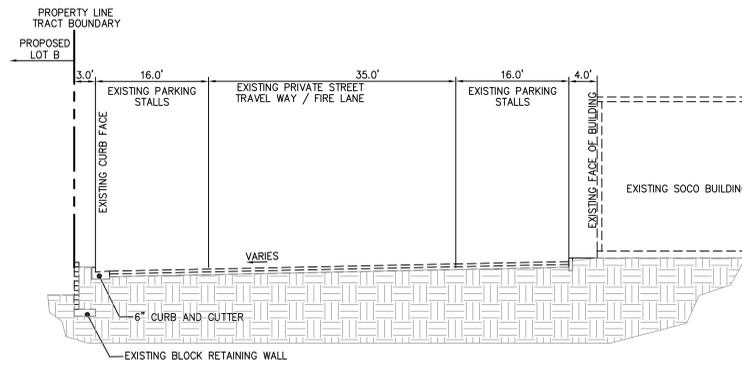
SECTION C-C
CALTRANS 405 AT OFFICE BUILDING
NOT TO SCALE



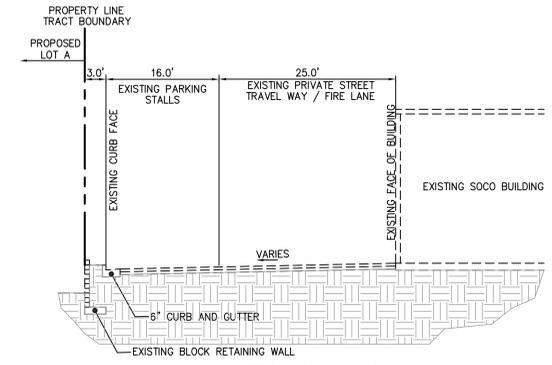
SECTION D-D
CALTRANS 405 AT NORTH END OF BUILDING A
NOT TO SCALE



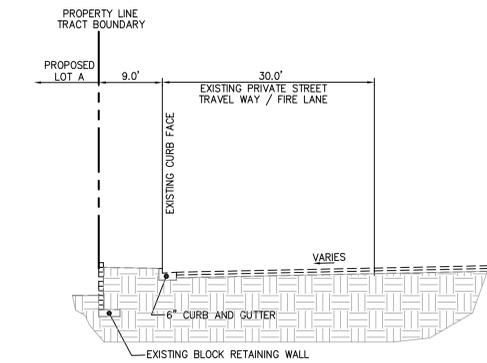
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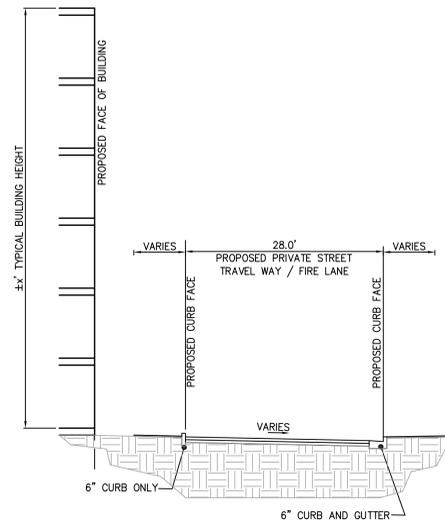
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EAST BOUNDARY AT SOUTH END OF SOCO
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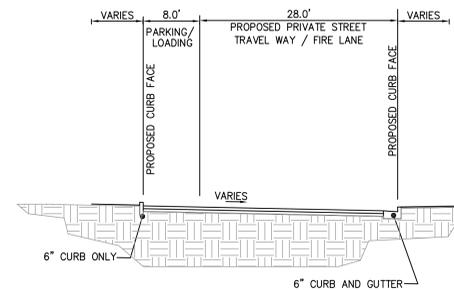
SECTION G-G
EAST BOUNDARY AT SOUTH MIDDLE OF SOCO
NOT TO SCALE



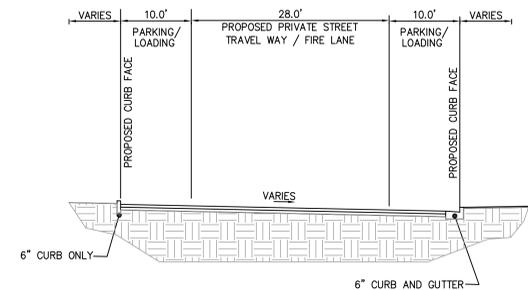
SECTION H-H
EAST BOUNDARY AT NORTH END OF SOCO
NOT TO SCALE



SECTION I-I
TYPICAL 28' LANE- NO PARKING / LOADING
NOT TO SCALE



SECTION J-J
TYPICAL 28' LANE- LOADING ONE SIDE
NOT TO SCALE



SECTION K-K
TYPICAL 28' LANE- LOADING TWO SIDES
NOT TO SCALE

NO.	DATE	REVISIONS
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URBAN RESOURCE
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ROSE EQUITIES, LLC
6383 WHILSHIRE BOULEVARD, SUITE 632
BEVERLY HILLS, CA 90211
PHONE: 323-782-4300

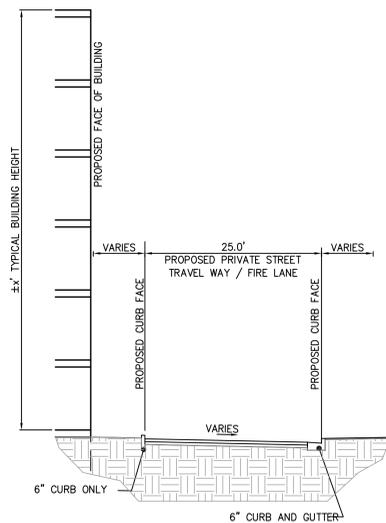
TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
TYPICAL SECTIONS
CITY OF COSTA MESA
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN SET: 4TH SUB
DATE: 2-4-20
JOB NO. 286683

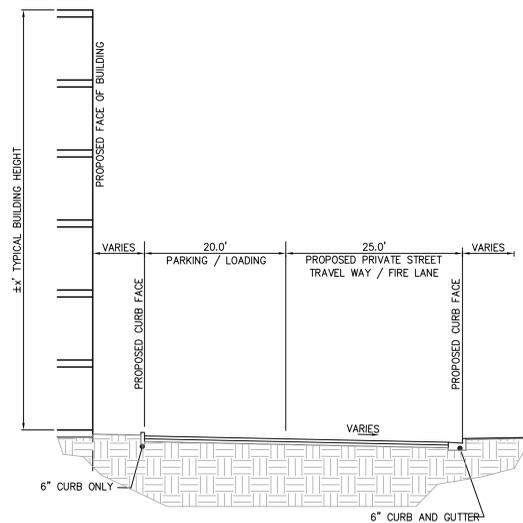
TENTATIVE TRACT MAP
FILE CASE # T-19015
SHEET 3 OF 10

SEE SHEET 6 FOR SECTION LOCATIONS

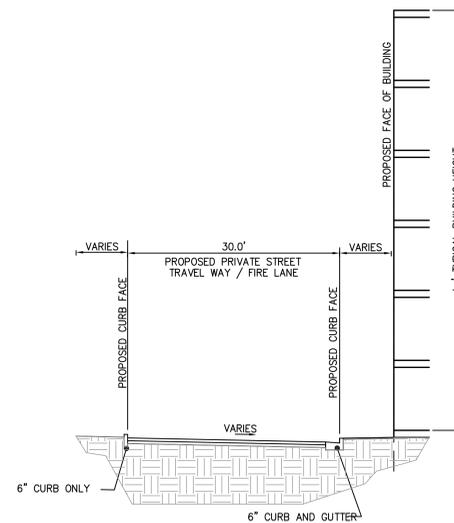
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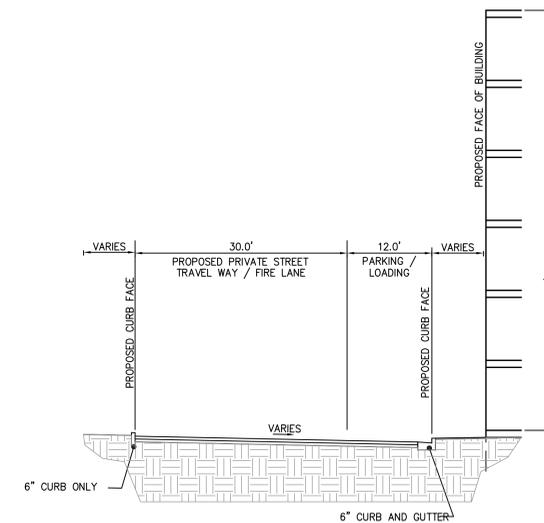
SECTION L-L
TYPICAL 25' LANE- NO PARKING / LOADING
NOT TO SCALE



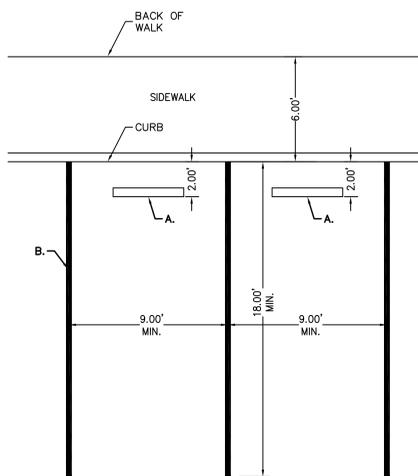
SECTION M-M
TYPICAL 25' LANE- LOADING ONE SIDE
NOT TO SCALE



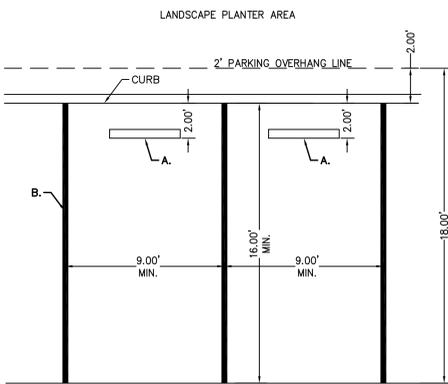
SECTION N-N
TYPICAL 30' LANE- NO PARKING / LOADING
NOT TO SCALE



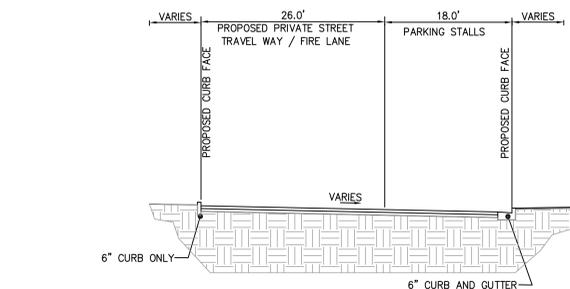
SECTION O-O
TYPICAL 30' LANE- LOADING ONE SIDE
NOT TO SCALE



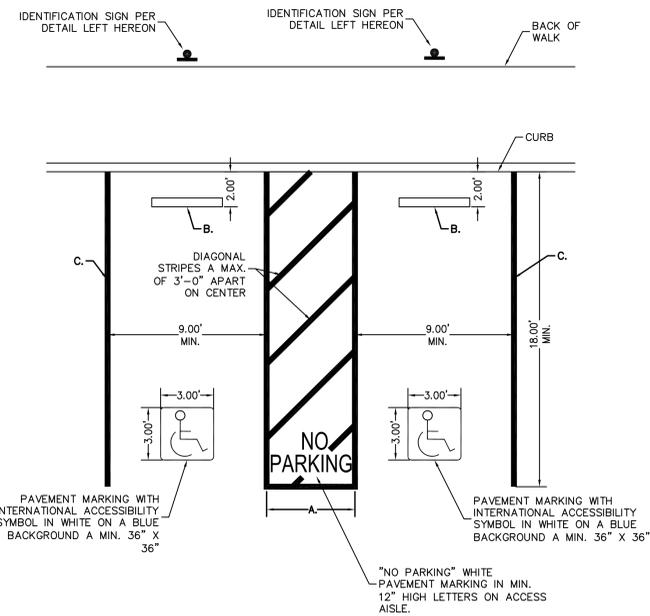
STANDARD FULL SIZE
9' X 18' STALLS



OVERHANG FULL SIZE
9' X 16' STALLS WITH 2' OVERHANG

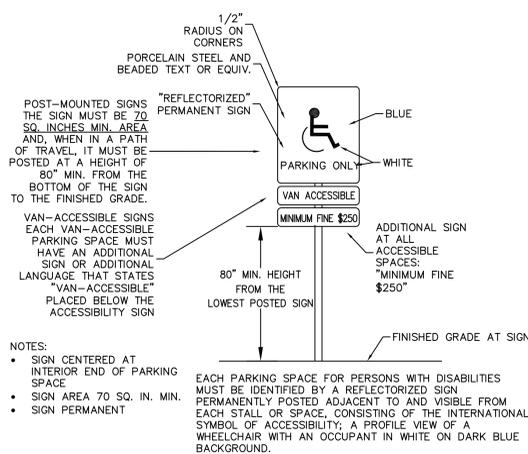


SECTION P-P
TYPICAL 26' LANE- ACCESSIBLE PARKING ONE SIDE
NOT TO SCALE



- A. ACCESS AISLE: 5'-0" MIN. WIDTH AT TYPICAL STALL, 8'-0" MIN. WIDTH AT VAN ACCESSIBLE STALL. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH DIAGONAL STRIPES A MAX. OF 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.
- B. WHEEL STOP REQUIRED IF WALK IS ONLY THE MIN. 4' WIDE (UP TO 6' WIDE). NOT REQUIRED FOR WALKS 6' WIDE OR GREATER.
- C. STRIPING: STRIPES TO BE PAINTED A COLOR CONTRASTING WITH PARKING SURFACE PREFERABLY BLUE OR WHITE.

**ACCESSIBLE PARKING STALLS
PAVEMENT MARKING REQUIREMENTS**



NOTE:
ALL SPECIFICATIONS SHOWN HEREON ARE BASED ON THE 2016 C.B.C., CHAPTER 11B REQUIREMENTS. PLEASE REFER TO SAID DOCUMENT FOR FURTHER INFORMATION.

**ACCESSIBLE PARKING STALLS
IDENTIFICATION SIGN REQUIREMENTS**

- A. WHEEL STOP REQUIRED IF WALK IS ONLY THE MIN. 4' WIDE (UP TO 6' WIDE). NOT REQUIRED FOR WALKS 6' WIDE OR GREATER.
- B. STRIPING: STRIPES TO BE PAINTED A COLOR CONTRASTING WITH PARKING SURFACE PREFERABLY WHITE.

TYPICAL PARKING STALL DIMENSIONS

NO.	DATE	REVISIONS
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URBAN RESOURCE
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23 HAVANLE CA 92021
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BEVERLY HILLS, CA 90211
PHONE: 323-786-4300

**TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
TYPICAL SECTIONS**
CITY OF COSTA MESA
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN SET: 4TH SUB
ROSE EQUITIES
DATE: 2-4-20
JOB NO. 286683
PLAN CONTROL
ROSE EQUITIES

TENTATIVE TRACT MAP
FILE CASE # **T-19015**
SHEET 4 OF 10

SEE SHEET 6 FOR SECTION LOCATIONS

PDI-PLANNED DEVELOPMENT INDUSTRIAL

PARCEL 1-42
PARCEL MAP 81-380
P.M.B. 160/22-26
APN: 139-661-01 TO 25

MP-INDUSTRIAL PARK

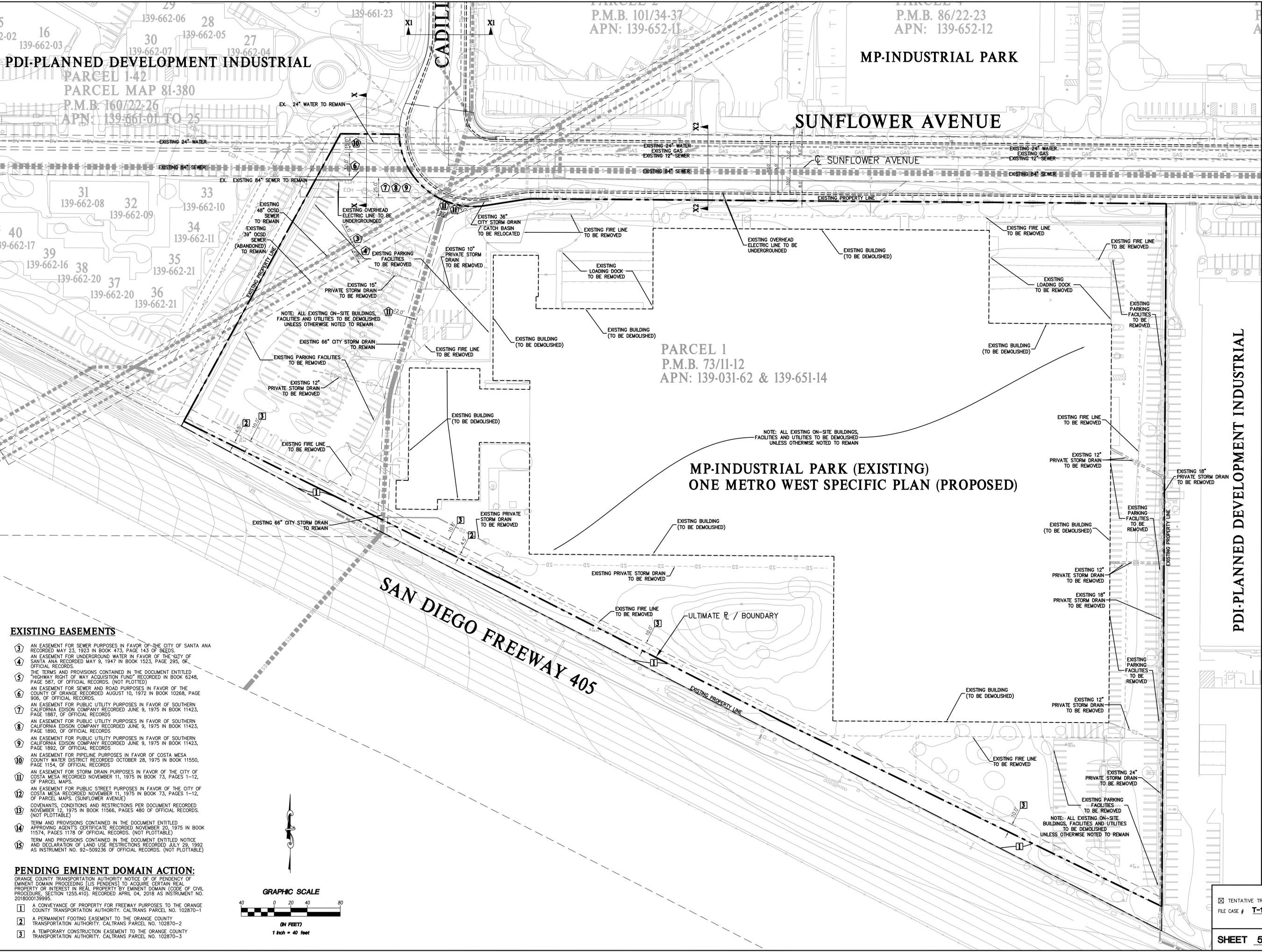
SUNFLOWER AVENUE

PARCEL 1
P.M.B. 73/11-12
APN: 139-031-62 & 139-651-14

MP-INDUSTRIAL PARK (EXISTING)
ONE METRO WEST SPECIFIC PLAN (PROPOSED)

SAN DIEGO FREEWAY 405

PDI-PLANNED DEVELOPMENT INDUSTRIAL

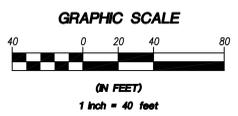


EXISTING EASEMENTS

- 3 AN EASEMENT FOR SEWER PURPOSES IN FAVOR OF THE CITY OF SANTA ANA RECORDED MAY 23, 1923 IN BOOK 473, PAGE 143 OF BEEDS.
- 4 AN EASEMENT FOR UNDERGROUND WATER IN FAVOR OF THE CITY OF SANTA ANA RECORDED MAY 9, 1947 IN BOOK 1523, PAGE 295, OF OFFICIAL RECORDS.
- 5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HIGHWAY RIGHT OF WAY ACQUISITION FUND" RECORDED IN BOOK 6248, PAGE 587, OF OFFICIAL RECORDS. (NOT PLOTTED)
- 6 AN EASEMENT FOR SEWER AND ROAD PURPOSES IN FAVOR OF THE COUNTY OF ORANGE RECORDED AUGUST 10, 1972 IN BOOK 10268, PAGE 906, OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 9, 1975 IN BOOK 11423, PAGE 1887, OF OFFICIAL RECORDS.
- 8 AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 9, 1975 IN BOOK 11423, PAGE 1890, OF OFFICIAL RECORDS.
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- 10 AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF COSTA MESA COUNTY WATER DISTRICT RECORDED OCTOBER 28, 1975 IN BOOK 11550, PAGE 1154, OF OFFICIAL RECORDS.
- 11 AN EASEMENT FOR STORM DRAIN PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED NOVEMBER 11, 1975 IN BOOK 73, PAGES 1-12, OF PARCEL MAPS.
- 12 AN EASEMENT FOR PUBLIC STREET PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED NOVEMBER 11, 1975 IN BOOK 73, PAGES 1-12, OF PARCEL MAPS. (SUNFLOWER AVENUE)
- 13 COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT RECORDED NOVEMBER 12, 1975 IN BOOK 11566, PAGES 480 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- 14 TERM AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "APPROVING AGENTS' CERTIFICATE" RECORDED NOVEMBER 20, 1975 IN BOOK 11574, PAGES 1178 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
- 15 TERM AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE AND DECLARATION OF LAND USE RESTRICTIONS" RECORDED JULY 29, 1992 AS INSTRUMENT NO. 92-509236 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

PENDING EMINENT DOMAIN ACTION:

- ORANGE COUNTY TRANSPORTATION AUTHORITY NOTICE OF PENDING OF EMINENT DOMAIN PROCEEDING (LUS PENDING) TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN (CODE OF CIVIL PROCEDURE, SECTION 1255.410). RECORDED APRIL 04, 2018 AS INSTRUMENT NO. 201800013995.
- 1 A CONVEYANCE OF PROPERTY FOR FREEWAY PURPOSES TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY. CALTRANS PARCEL NO. 102870-1
 - 2 A PERMANENT FOOTING EASEMENT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY. CALTRANS PARCEL NO. 102870-2
 - 3 A TEMPORARY CONSTRUCTION EASEMENT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY. CALTRANS PARCEL NO. 102870-3



URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 RAVINE CA 92618
PHONE: 949-727-9095
FAX: 949-727-9098



ROSE EQUITIES, LLC
8383 WHILSHIRE BOULEVARD, SUITE 632
BEVERLY HILLS, CA 90211
PHONE: 1-323-782-4300

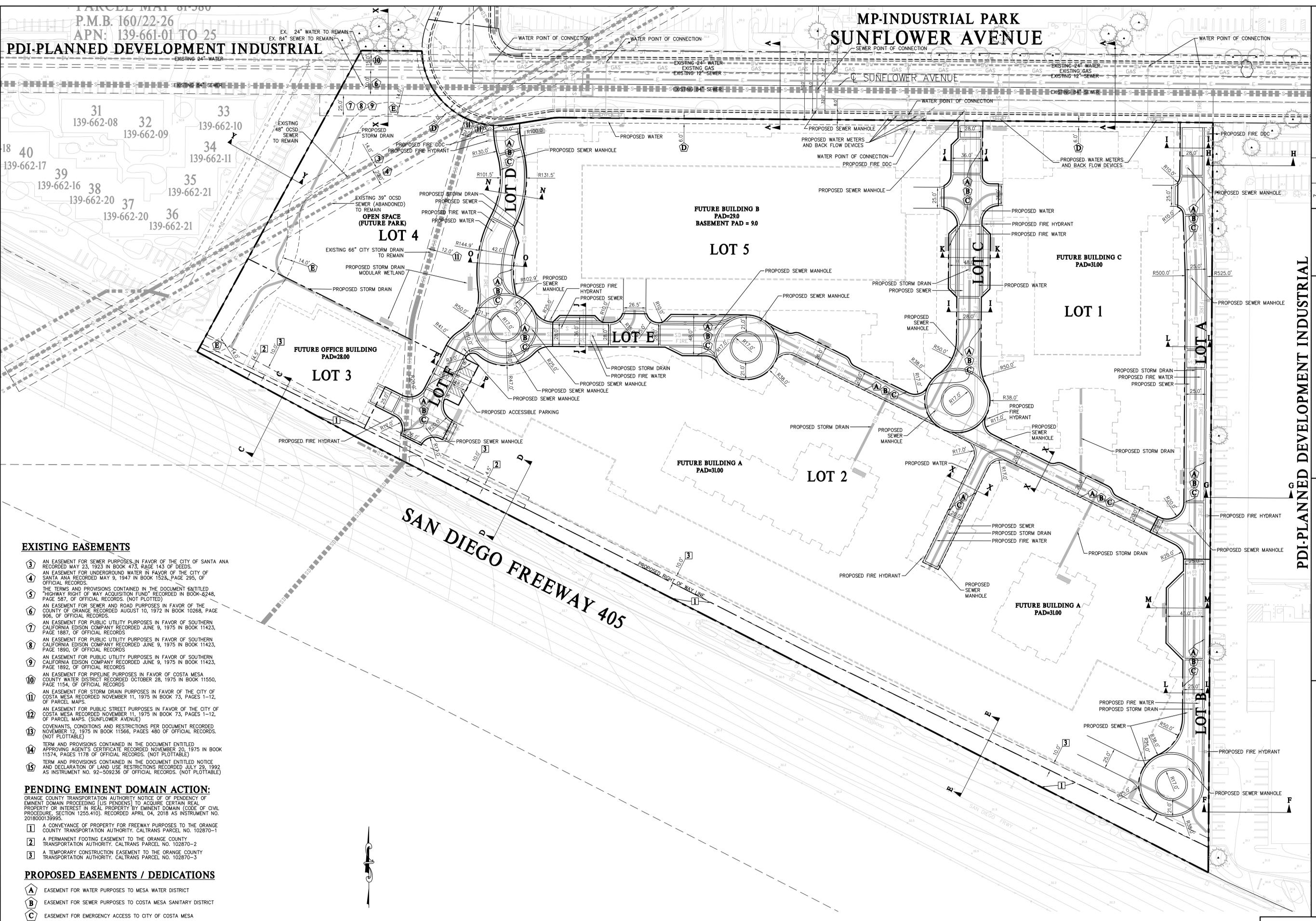
TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
EXISTING CONSTRAINTS
CITY OF COSTA MESA
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN SET: 4TH SUB
DATE: 2-4-20
JOB NO. 286683

SHEET 5 OF 10

NO.	DATE	REVISIONS
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TENTATIVE TRACT MAP
FILE CASE # T-19015



PARCEL MAP 01580
 P.M.B. 160/22-26
 APN: 139-661-01 TO 25
PDI-PLANNED DEVELOPMENT INDUSTRIAL

MP-INDUSTRIAL PARK
SUNFLOWER AVENUE

- 31 139-662-08
- 32 139-662-09
- 33 139-662-10
- 34 139-662-11
- 35 139-662-21
- 36 139-662-21
- 37 139-662-20
- 38 139-662-20
- 39 139-662-16
- 40 139-662-17

EXISTING EASEMENTS

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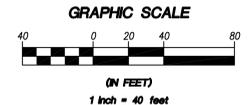
PENDING EMINENT DOMAIN ACTION:

ORANGE COUNTY TRANSPORTATION AUTHORITY NOTICE OF PENDENCY OF EMINENT DOMAIN PROCEEDING (US PENDENS) TO ACQUIRE CERTAIN REAL PROPERTY OR INTEREST IN REAL PROPERTY BY EMINENT DOMAIN (CODE OF CIVIL PROCEDURE, SECTION 1235.410). RECORDED APRIL 04, 2018 AS INSTRUMENT NO. 2018000139995.

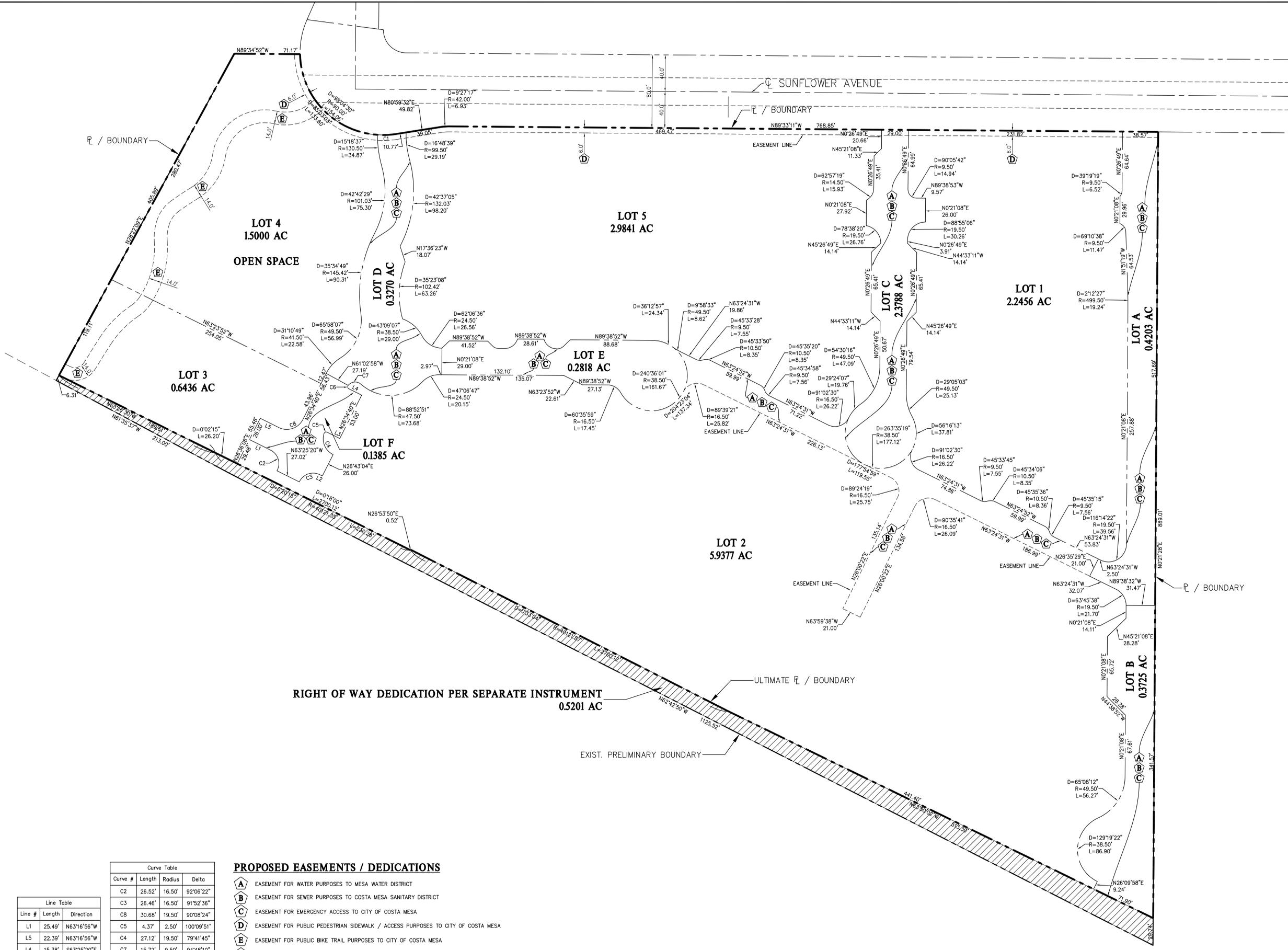
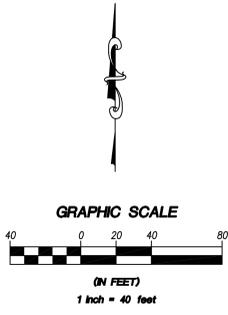
- 1 A CONVEYANCE OF PROPERTY FOR FREEWAY PURPOSES TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY, CALTRANS PARCEL NO. 102870-1
- 2 A PERMANENT FOOTING EASEMENT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY, CALTRANS PARCEL NO. 102870-2
- 3 A TEMPORARY CONSTRUCTION EASEMENT TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY, CALTRANS PARCEL NO. 102870-3

PROPOSED EASEMENTS / DEDICATIONS

- A EASEMENT FOR WATER PURPOSES TO MESA WATER DISTRICT
- B EASEMENT FOR SEWER PURPOSES TO COSTA MESA SANITARY DISTRICT
- C EASEMENT FOR EMERGENCY ACCESS TO CITY OF COSTA MESA
- D EASEMENT FOR PUBLIC PEDESTRIAN SIDEWALK / ACCESS PURPOSES TO CITY OF COSTA MESA
- E EASEMENT FOR PUBLIC BIKE TRAIL PURPOSES TO CITY OF COSTA MESA
- F RECIPROCAL EASEMENT FOR INGRESS, EGRESS, VEHICULAR AND PEDESTRIAN ACCESS, PRIVATE UTILITY AND CROSS LOT DRAINAGE OVER AND FOR THE BENEFIT OF LOTS 1-5 & A-E. (BLANKET IN NATURE)



<p>URBAN RESOURCE CONSULTING CIVIL ENGINEERS 23 MAUGHY, SUITE 110 IRVINE, CA 92618 PHONE: 949-727-9085 FAX: 949-727-9085</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td>7</td> <td></td> </tr> <tr> <td>6</td> <td></td> </tr> <tr> <td>5</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>1</td> <td></td> </tr> </table>	NO.	DATE	7		6		5		4		3		2		1	
NO.	DATE																
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<p>ROSE EQUITIES, LLC 8885 WILLOW HILLS AVENUE, SUITE 632 HAYWARD, CALIFORNIA 94542 PHONE: 1-323-782-4300</p>																	
<p>TENTATIVE TRACT MAP NO. 19015 FOR CONDOMINIUM PURPOSES TENTATIVE TRACT MAP</p>																	
<p>CITY OF COSTA MESA COMMUNITY DEVELOPMENT DEPARTMENT</p>																	
<p>JOB NO. 2802.080 FILE CASE # T-19015 SHEET 6 OF 10</p>																	



Line #	Length	Direction
L1	25.49'	N63°16'56"W
L5	22.39'	N63°16'56"W
L4	15.38'	S63°25'20"E
L3	15.23'	S63°25'20"E
L2	2.85'	N63°16'56"W

Curve #	Length	Radius	Delta
C2	26.52'	16.50'	92°06'22"
C3	26.46'	16.50'	91°52'36"
C8	30.68'	19.50'	90°08'24"
C5	4.37'	2.50'	100°09'51"
C4	27.12'	19.50'	79°41'45"
C7	15.72'	9.50'	94°48'10"
C6	4.40'	2.50'	100°44'21"
C1	20.46'	90.00'	130°1'27"

- PROPOSED EASEMENTS / DEDICATIONS**
- A** EASEMENT FOR WATER PURPOSES TO MESA WATER DISTRICT
 - B** EASEMENT FOR SEWER PURPOSES TO COSTA MESA SANITARY DISTRICT
 - C** EASEMENT FOR EMERGENCY ACCESS TO CITY OF COSTA MESA
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NO.	DATE	REVISIONS
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 BAYVIEW BLVD
BAYVIEW, CA 94021
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ROSE EQUITIES, LLC
6383 WHILSHIRE BOULEVARD, SUITE 632
BEVERLY HILLS, CA 90211
PHONE: 310-278-4300

**TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
MAP LOT DIMENSIONS & AREA**

**CITY OF COSTA MESA
COMMUNITY DEVELOPMENT DEPARTMENT**

PLAN SET: 4TH SUB
DATE: 2-4-20

JOB NO. 286663

PLAN CONTROL
ROSE EQUITIES

TENTATIVE TRACT MAP
FILE CASE # **T-19015**

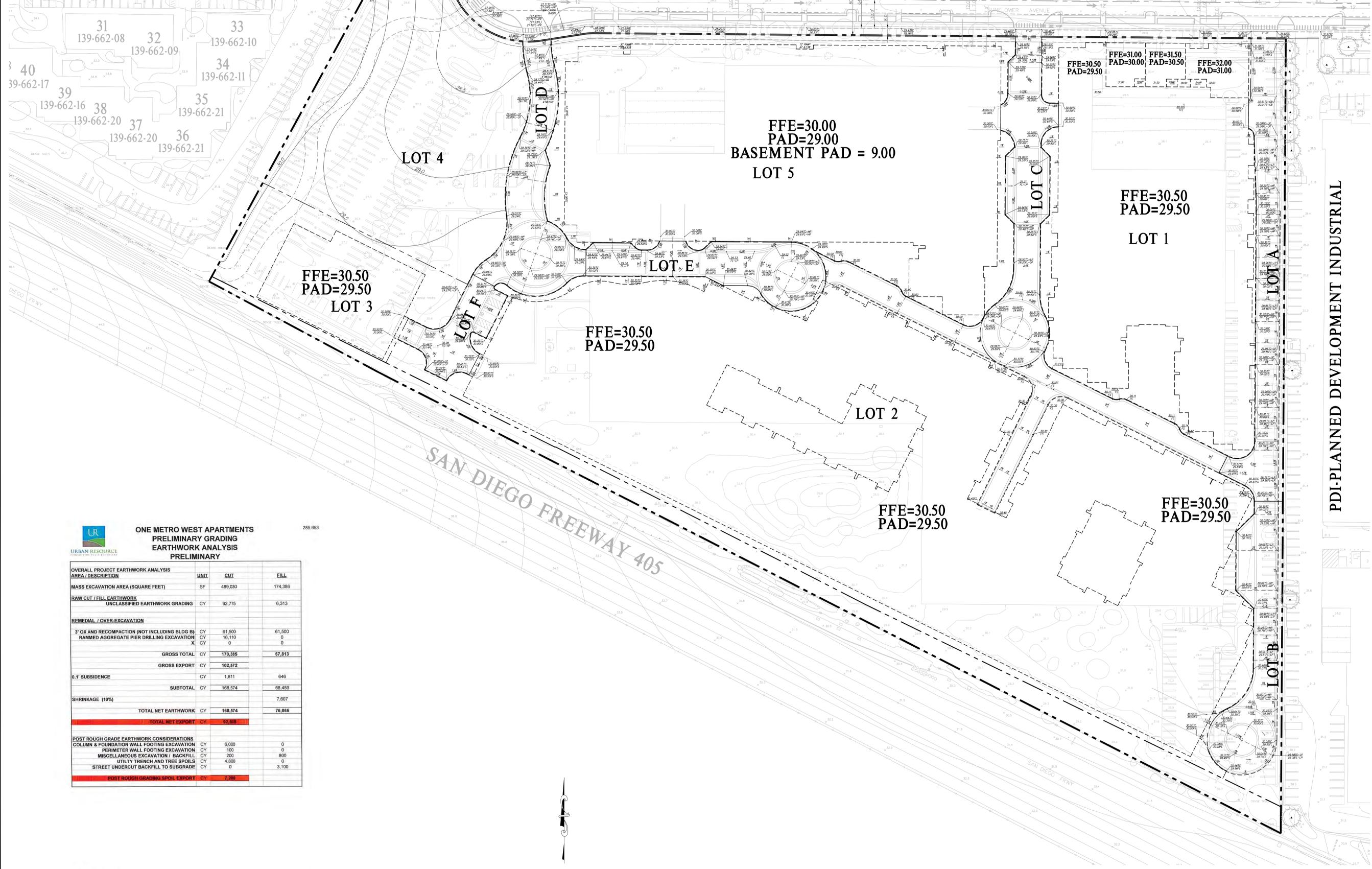
SHEET 7 OF 10

P:\286663\TENTATIVE MAP\653-TM-SHT-7.dwg
PLOT DATE: Feb 04, 2020 - 11:12AM

P.M.B. 160722-26
 APN: 139-661-01 TO 25

MP-INDUSTRIAL PARK SUNFLOWER AVENUE

PDI-PLANNED DEVELOPMENT INDUSTRIAL

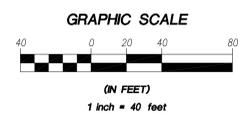


PDI-PLANNED DEVELOPMENT INDUSTRIAL

UR
 URBAN RESOURCE

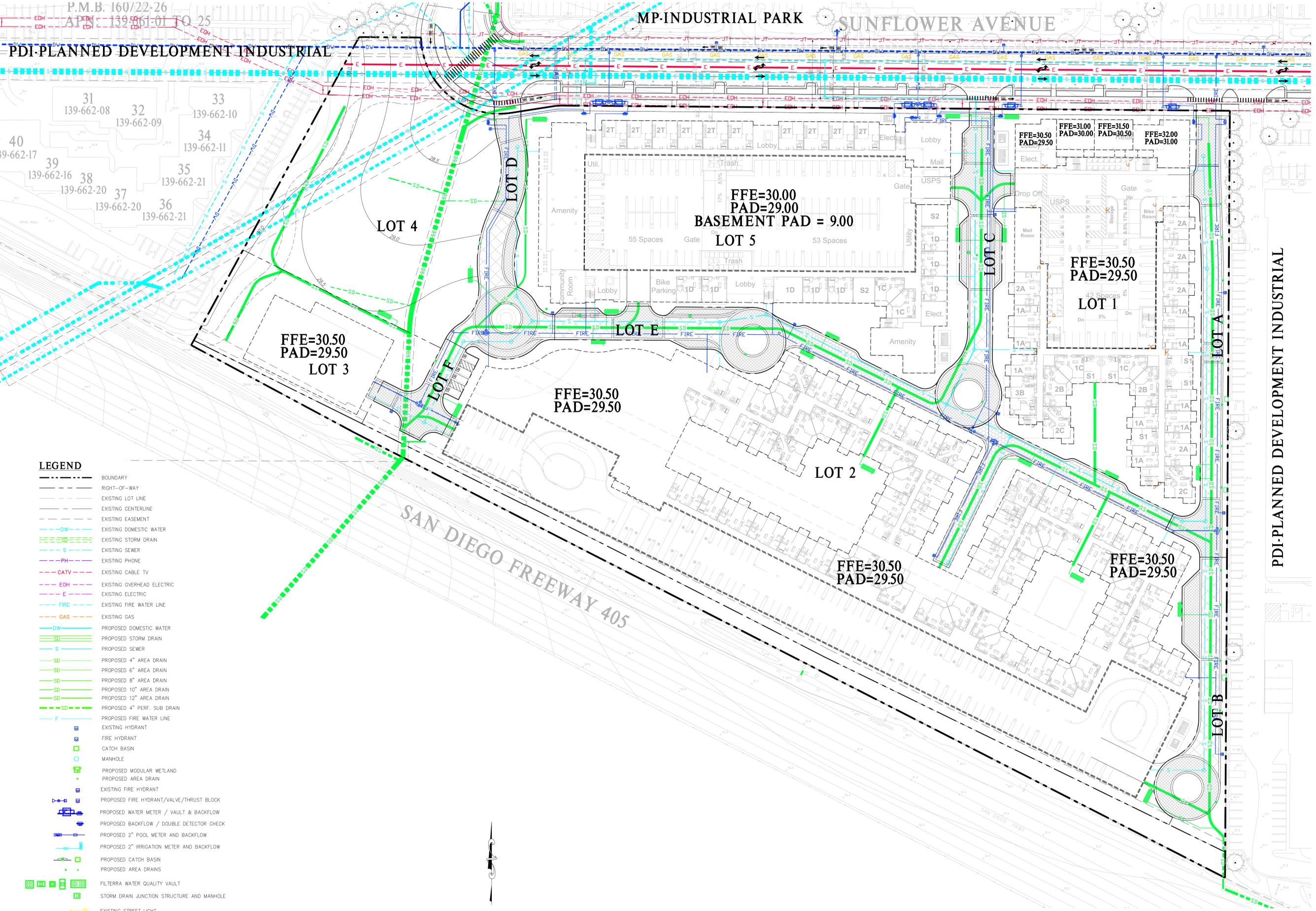
**ONE METRO WEST APARTMENTS
 PRELIMINARY GRADING
 EARTHWORK ANALYSIS
 PRELIMINARY**

OVERALL PROJECT EARTHWORK ANALYSIS AREA / DESCRIPTION	UNIT	CUT	FILL
MASS EXCAVATION AREA (SQUARE FEET)	SF	489,030	174,386
RAW CUT / FILL EARTHWORK			
UNCLASSIFIED EARTHWORK GRADING	CY	92,775	6,313
REMEDIAL / OVER-EXCAVATION			
3" OX AND RECOMPACTION (NOT INCLUDING BLDG B)	CY	61,500	61,500
RAMMED AGGREGATE PIER DRILLING EXCAVATION	CY	16,110	0
	X	0	0
	CY	0	0
GROSS TOTAL	CY	170,385	67,813
GROSS EXPORT	CY	102,572	
0.1' SUBSIDENCE	CY	1,811	646
SUBTOTAL	CY	168,574	68,459
SHRINKAGE (10%)			7,607
TOTAL NET EARTHWORK	CY	168,574	76,066
TOTAL NET EXPORT	CY	92,468	
POST ROUGH GRADE EARTHWORK CONSIDERATIONS			
COLUMN & FOUNDATION WALL FOOTING EXCAVATION	CY	6,000	0
PERIMETER WALL FOOTING EXCAVATION	CY	100	0
MISCELLANEOUS EXCAVATION / BACKFILL	CY	200	800
UTILITY TRENCH AND TREE SPILLS	CY	4,800	0
STREET UNDERCUT BACKFILL TO SUBGRADE	CY	0	3,100
POST ROUGH GRADING SPOIL EXPORT	CY	7,280	



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ROSE EQUITIES, LLC 8885 WILLOW HOLLOW ROAD, SUITE 632 HAYWARD, CALIFORNIA 94542 PHONE: 1-323-782-4300	
TENTATIVE TRACT MAP NO. 19015 FOR CONDOMINIUM PURPOSES PRELIMINARY GRADING CITY OF COSTA MESA COMMUNITY DEVELOPMENT DEPARTMENT	
PLAN SET: 471-578 PLAN CONTROL: 2-4-20 DATE: 2-4-20	JOB NO. 285.683 FILE CASE # T-19015 SHEET 8 OF 10

DATE: 2-4-20
 DATE: 2-4-20
 DATE: 2-4-20



P.M.B. 160/22-26
 A PERM 139-662-01 TO 25

PDI-PLANNED DEVELOPMENT INDUSTRIAL

MP-INDUSTRIAL PARK SUNFLOWER AVENUE

31 139-662-08 32 139-662-09 33 139-662-10
 34 139-662-11 35 139-662-21
 36 139-662-21 37 139-662-20 38 139-662-20 39 139-662-16 40 39-662-17

FFE=30.50
 PAD=29.50
LOT 3

LOT 4

FFE=30.00
 PAD=29.00
BASEMENT PAD = 9.00
LOT 5

FFE=30.50
 PAD=29.50
LOT 1

LOT 2

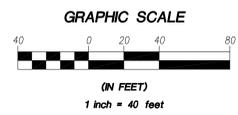
FFE=30.50
 PAD=29.50

FFE=30.50
 PAD=29.50

SAN DIEGO FREEWAY 405

PDI-PLANNED DEVELOPMENT INDUSTRIAL

- LEGEND**
- BOUNDARY
 - RIGHT-OF-WAY
 - EXISTING LOT LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - DW EXISTING DOMESTIC WATER
 - SD EXISTING STORM DRAIN
 - S EXISTING SEWER
 - PH EXISTING PHONE
 - CATV EXISTING CABLE TV
 - EOH EXISTING OVERHEAD ELECTRIC
 - E EXISTING ELECTRIC
 - FIRE EXISTING FIRE WATER LINE
 - GAS EXISTING GAS
 - DW PROPOSED DOMESTIC WATER
 - SD PROPOSED STORM DRAIN
 - S PROPOSED SEWER
 - SD PROPOSED 4" AREA DRAIN
 - SD PROPOSED 6" AREA DRAIN
 - SD PROPOSED 8" AREA DRAIN
 - SD PROPOSED 10" AREA DRAIN
 - SD PROPOSED 12" AREA DRAIN
 - SD PROPOSED 4" PERF. SUB DRAIN
 - F PROPOSED FIRE WATER LINE
 - EXISTING HYDRANT
 - FIRE HYDRANT
 - CATCH BASIN
 - MANHOLE
 - PROPOSED MODULAR WETLAND
 - PROPOSED AREA DRAIN
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT/VALVE/THRUST BLOCK
 - PROPOSED WATER METER / VAULT & BACKFLOW
 - PROPOSED BACKFLOW / DOUBLE DETECTOR CHECK
 - PROPOSED 2" POOL METER AND BACKFLOW
 - PROPOSED 2" IRRIGATION METER AND BACKFLOW
 - PROPOSED CATCH BASIN
 - PROPOSED AREA DRAINS
 - FILTERRIA WATER QUALITY VAULT
 - STORM DRAIN JUNCTION STRUCTURE AND MANHOLE
 - EXISTING STREET LIGHT
 - PROPOSED STREET LIGHT
 - PROPOSED GAS METER
 - PROPOSED TRANSFORMERS, PME AND CAPACITOR



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 8383 WHILSHIRE BOULEVARD, SUITE 632
 BEVERLY HILLS, CA 90211
 PHONE: 1-323-782-4300

TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
COMPOSITE COLOR UTILITY PLAN

CITY OF COSTA MESA
 COMMUNITY DEVELOPMENT DEPARTMENT

TENTATIVE TRACT MAP
 FILE CASE # **T-19015**

SHEET 9 OF 10

JOB NO. 286653

PLAN SET: 4TH SUB
 DATE: 2-4-20
 P:\286653\TENTATIVE MAP\93-TM-SUB-9 COLOR COMPOSITE UTILITY PLAN.dwg
 PLOT DATE: Feb 04, 2020 - 11:17AM
 ROSE EQUITIES

REVISIONS

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P.M.B. 160/22-26
APN: 139-661-01 TO 25

MP-INDUSTRIAL PARK

SUNFLOWER AVENUE

PDI-PLANNED DEVELOPMENT INDUSTRIAL

31 139-662-08 32 139-662-09 33 139-662-10
 34 139-662-11 35 139-662-21
 36 139-662-21 37 139-662-20 38 139-662-20 39 139-662-16
 40 39-662-17

OPEN SPACE (PARK)
LOT 4

OFFICE
FFE=30.50
PAD=29.50
LOT 3

FFE=30.50
PAD=29.50

BUILDING B
FFE=30.00
PAD=29.00
BASEMENT PAD = 9.00
LOT 5

FFE=30.50 PAD=29.50
FFE=31.00 PAD=30.00
FFE=31.50 PAD=30.50
FFE=32.00 PAD=31.00

BUILDING C
FFE=30.50
PAD=29.50
LOT 1

LOT 2

FFE=30.50
PAD=29.50

BUILDING A

FFE=30.50
PAD=29.50

SAN DIEGO FREEWAY 405

PDI-PLANNED DEVELOPMENT INDUSTRIAL

TENTATIVE TRACT MAP NO. 19015
FOR CONDOMINIUM PURPOSES
SITE PLAN

CITY OF COSTA MESA
COMMUNITY DEVELOPMENT DEPARTMENT

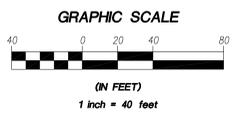
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BEVERLY HILLS, CA 90211
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UR
URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
23 HAVEN, CA 90248
PHONE: 949-727-9095
FAX: 949-727-9098



REVISIONS

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TENTATIVE TRACT MAP
FILE CASE # T-19015

JOB NO. 285653

SHEET 10 OF 10

PLAN CONTROL
ROSE EQUITIES
DATE: 2-4-20

P:\285653\TENTATIVE MAP\03-TM-SUB-10 SITE PLAN REFERENCE.dwg
PLOT DATE: Feb 04, 2020 - 11:20AM