

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH

SHOPOFF
REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1395



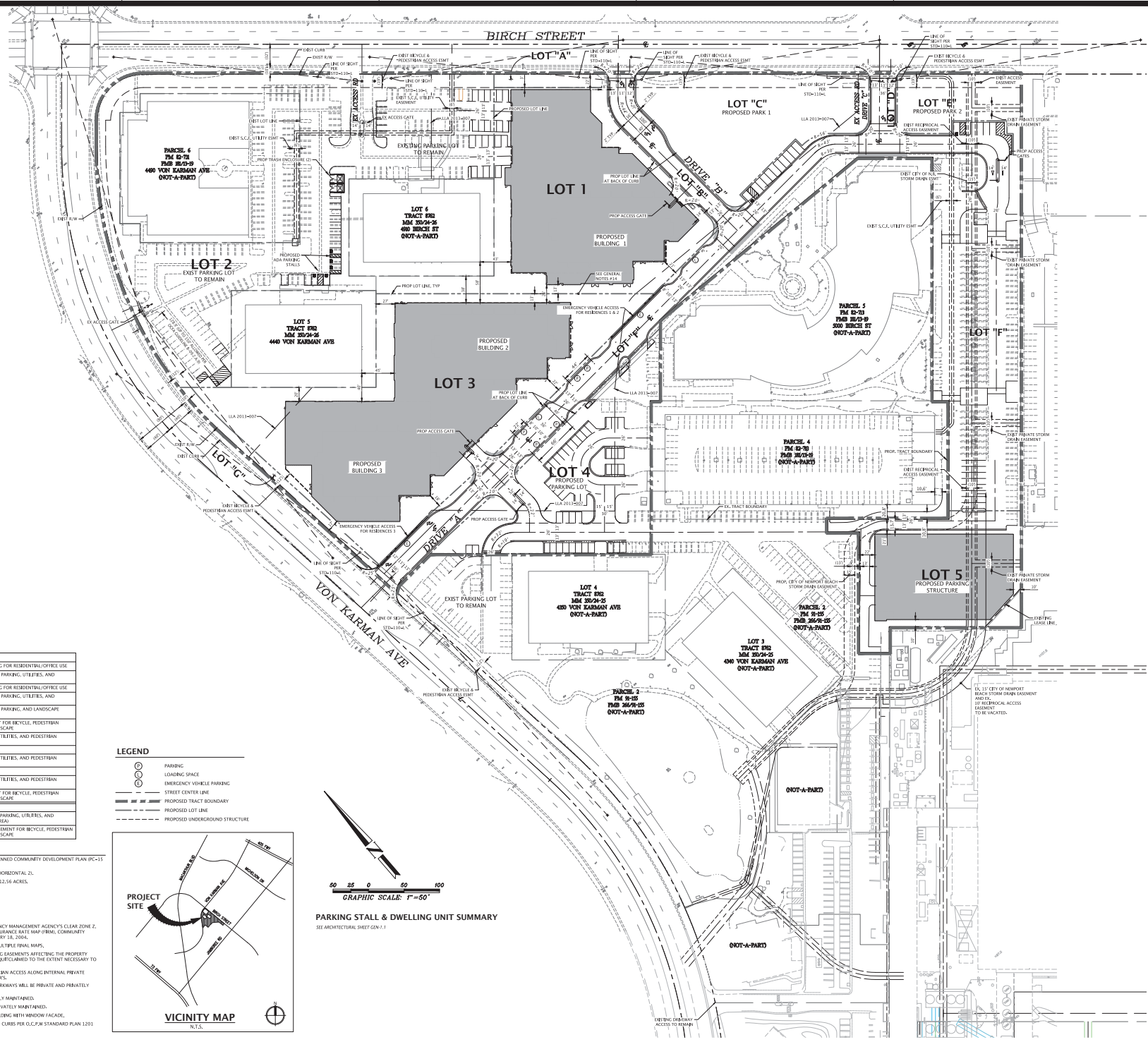
REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
TECHNICAL SITE PLAN

SHEET NUMBER
C-1

DAVID EVANS AND ASSOCIATES INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN

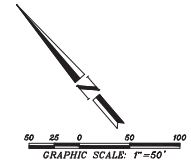
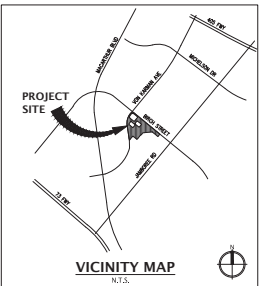
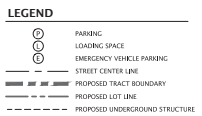


OWNER
TCVA MANAGEMENT, LLC
17755 SKY PARK EAST, SUITE 100
IRVINE, CA 92614
(949) 261-2499

DEVELOPER/ SUBDIVIDER
SHOPOFF LAND FUND II LP
2 PARK PLAZA, SUITE 700
IRVINE, CA 92614
CONTACT: MICHAEL MURPHY

LAND USE SUMMARY

LOT	AREA (ACRES)	LAND USE
1	1.69	PROPOSED BUILDING FOR RESIDENTIAL OFFICE USE
2	2.29	PROPOSED ACCESS, PARKING, UTILITIES, AND LANDSCAPE
3	2.51	PROPOSED BUILDING FOR RESIDENTIAL OFFICE USE
4	1.10	PROPOSED ACCESS, PARKING, UTILITIES, AND LANDSCAPE
5	0.87	PROPOSED ACCESS, PARKING, AND LANDSCAPE
6A	0.07	EXISTING EQUIPMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE
6B	0.21	PROPOSED ROAD, UTILITIES, AND PEDESTRIAN ACCESS
7A	0.06	PROPOSED PARK
7B	0.08	PROPOSED ROAD, UTILITIES, AND PEDESTRIAN ACCESS
7C	0.31	PROPOSED PARK
7D	2.47	PROPOSED ROAD, UTILITIES, AND PEDESTRIAN ACCESS
7E	0.10	EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE
TOTAL	12.56	
NUMBERED	8.45	BUILDING, ACCESS, PARKING, UTILITIES, AND LANDSCAPE (NET AREA)
LETTERED	4.10	PARK, EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE



PARKING STALL & DWELLING UNIT SUMMARY
SEE ARCHITECTURAL SHEET GEN-1

- GENERAL NOTES**
- ZONING DISTRICT: KOLL CENTER NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN (JC-15) KOLL CENTER.
 - GENERAL PLAN M5442 (MIXED-USE DISTRICT HORIZONTAL 2).
 - GROSS AREA (NUMBERED & LETTERED LOTS) = 12.56 ACRES.
 - NET AREA (NUMBERED LOTS) = 8.46 ACRES.
 - PARK AREA LOTS "C", AND "D" = 1.17 ACRES.
 - DENSITY = DWELLING UNITS / NET AREA = 260 DU / 8.46 ACRES = 307 DU/AC
 - THIS PROJECT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S CLEAR ZONE Z. AREA OF 100-YEAR FLOOD ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANELMAP NO. 0286, EFFECTIVE DATE: FEBRUARY 14, 2004.
 - THE TENTATIVE MAP BOUNDARY MAY HAVE MULTIPLE FINAL MAPS.
 - EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THE MAP WILL BE QUICHLAND TO THE EXTENT NECESSARY TO ACCOMMODATE THE FUTURE LAND USE.
 - ON-SITE PUBLIC PARKING STALLS AND PEDESTRIAN ACCESS ALONG INTERNAL PRIVATE STREETS WILL BE DOCUMENTED WITH THE CC&P'S.
 - ON-SITE SIDEWALKS, PARKING STALLS, AND PARKWAYS WILL BE PRIVATE AND PRIVATELY MAINTAINED.
 - ON-SITE STREETS TO BE PRIVATE AND PRIVATELY MAINTAINED.
 - ON-SITE STREETS TO BE PRIVATE AND PRIVATELY MAINTAINED.
 - LOT LINE TO BE 20' MIN CLEARANCE FROM BUILDING WITH WINDOW FACADE.
 - ON-SITE STREETS WILL HAVE CONCRETE-ROLLED CURBS PER CALIFORNIA STANDARD PLAN L201



REVISIONS

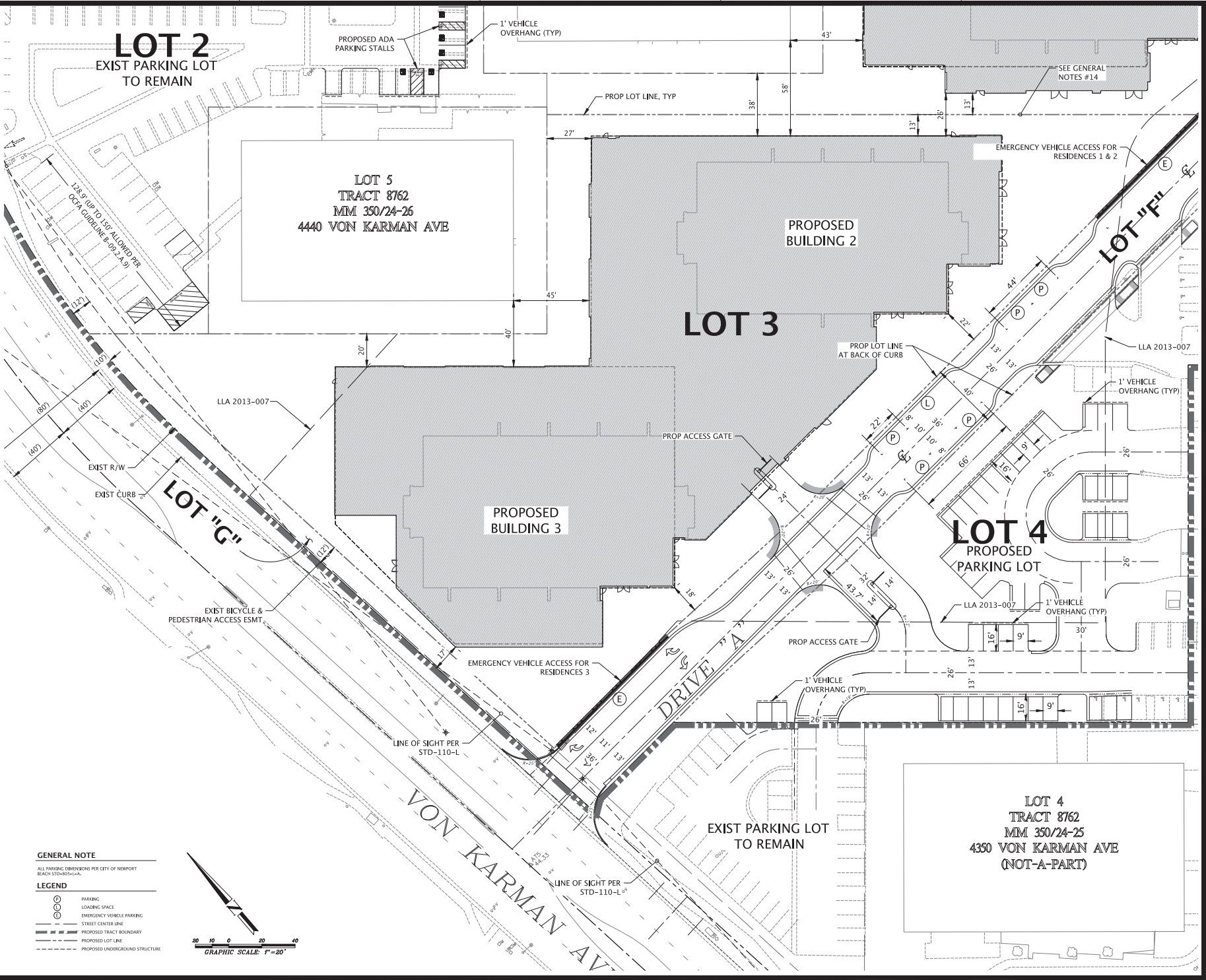
NO.	DESCRIPTION	DATE

SHEET TITLE
TECHNICAL SITE PLAN

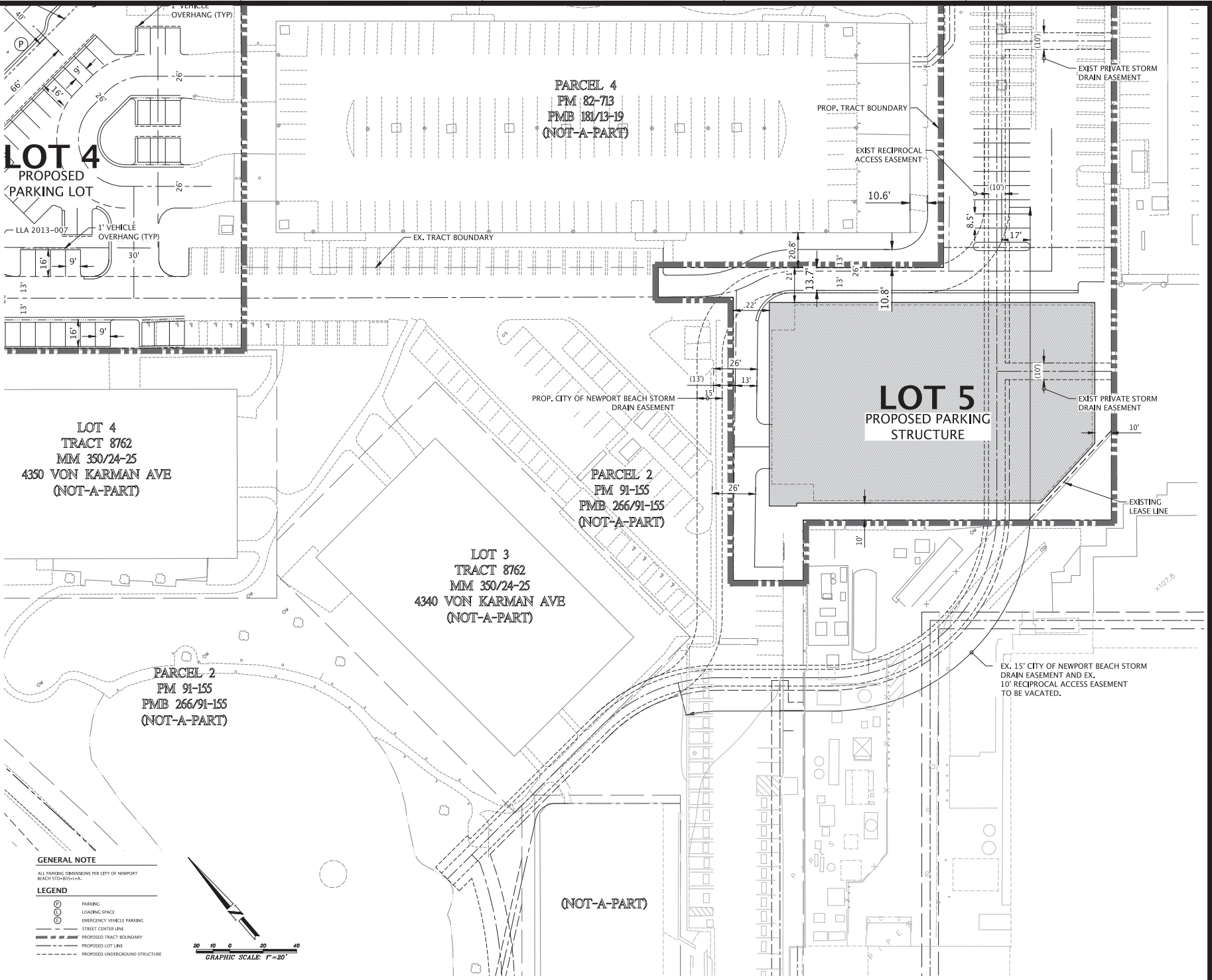
SHEET NUMBER
C-1.1

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN



Copyright: Name: SA, MARYSUE, CA, 1402107-0000, Conceptual TSP, 01, 1402107-0000, Lot: Owner: Job No.: 2017 - 03.31.17, Pp. 48



SHOPOFF
REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH



REVISIONS

DESCRIPTION	DATE

SHEET TITLE
TECHNICAL SITE PLAN

SHEET NUMBER
C-1.4

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN

TENTATIVE PARCEL MAP NO. 2016-200

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR FINANCE/CONVEYANCE PURPOSES

TITLE INFORMATION

TITLE INFORMATION: THIS MAP WAS DERIVED FROM THE PRELIMINARY TITLE REPORT ORDER NO. MISC-529797A, DATED AS OF SEPTEMBER 21, 2016.

NO RESPONSIBILITY FOR CONTENT, COMPLETENESS, OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP, THE SURVEYOR, OR DAVID EVANS & ASSOCIATES, INC.

1-2. TAX MATTERS

3. A PERPETUAL AVIATION EASEMENT IN AND THROUGH THE AIR ABOVE THE HEREIN DESCRIBED AND OTHER LAND, RECORDED MARCH 17, 1964 IN BOOK 6965, PAGE 721, OF OFFICIAL RECORDS.

SAID DEED TO WHICH RECORD REFERENCE IS HEREBY MADE FOR ALL PARTICULARS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECOGNICAL GRANT OF EASEMENT" RECORDED AS BOOK 10413, PAGE 573 OF OFFICIAL RECORDS.

5. COORDINATES, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 10811, PAGE 643 OF OFFICIAL RECORDS AND AS HERETOFORE IN THE DOCUMENTS RECORDED AS BOOK 11066, PAGE 822; BOOK 11033, PAGE 916; INSTRUMENT NO. 1999040636; AND INSTRUMENT NO. 1997071943.

6. AN APPURTENANT NON-EXCLUSIVE EASEMENT IN PERPETUITY FOR INGRESS AND EGRESS FROM THE PUBLIC STREETS ADJACENT TO LOT 7 OF TRACT 8762, AND A PORTION OF LOT 7 OF TRACT 8762, DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KOLL CENTER WINDSOR, RECORDED JULY 20, 1973 AS INSTRUMENT NO. 20040, IN BOOK 10811 PAGE 643, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA AS AMENDED BY A FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED JANUARY 24, 1974 AND RECORDED JANUARY 30, 1974 IN BOOK 1086, PAGE 822, OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

THE EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 11037, PAGE 740 OF OFFICIAL RECORDS AND RE-RECORDED AS BOOK 11236, PAGE 1437.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

THE EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 11037, PAGE 750 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

AFFECTS: A PORTION OF THE LAND

THE EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED APRIL 5, 1974 AS BOOK 11112, PAGE 1407 OF OFFICIAL RECORDS.

IN FAVOR OF: THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION

AFFECTS: A PORTION OF THE LAND

THE EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1974 AS BOOK 11284, PAGE 916 OF OFFICIAL RECORDS.

IN FAVOR OF: THE CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION

AFFECTS: A PORTION OF THE LAND

THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 15, 1978 AS BOOK 12065, PAGE 482 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

THE EASEMENT FOR INGRESS, EGRESS, AUTOMOBILE PARKING AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1978 AS BOOK 12065, PAGE 482 OF OFFICIAL RECORDS.

IN FAVOR OF: AETNA LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION

AFFECTS: A PORTION OF THE LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

THE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1982 AS INSTRUMENT NO. 82-235448 OF OFFICIAL RECORDS.

IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

AFFECTS: A PORTION OF THE LAND

VARIOUS PRIVATE DRIVES OF VARED WIDTHS FOR ACCESS TO AND FROM MAC KARMAN BOULEVARD, VON KARMAN AVENUE, AND BIRCH STREET, AS SHOWN ON MAPS FILED IN BOOK 114, PAGES 22 TO 24, IN BOOK 181, PAGES 13 TO 18 AND IN BOOK 188, PAGES 30 TO 44, ALL OF WHICH MAPS, RECORDS OF SAID ORANGE COUNTY, LIST THE FACT THAT THE OWNERS OF SAID LAND HAVE NO RIGHTS OF VEHICULAR ACCESS TO MAC KARMAN BLVD., AND VON KARMAN AVENUE, BIRCH STREET AND JAMESWAY BLVD., EXCEPT AT THEIR EXISTING PRIVATE DRIVES.

ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM A HAS BEEN DEDICATED OR RELINQUISHED ON A MAP FILED IN BOOK 181, PAGES 13 THROUGH 19 OF PARCEL MAPS.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 10, 1993 AS INSTRUMENT NO. 93-050038 OF OFFICIAL RECORDS.

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONVANT TO ROOMWELL PROPERTY" RECORDED NOVEMBER 12, 1997 AS INSTRUMENT NO. 1997070474 OF OFFICIAL RECORDS.

18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 200600090308 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED JUNE 13, 2013 AS INSTRUMENT NO. 201300059292 OF OFFICIAL RECORDS.

DOCUMENT RE-RECORDED JULY 10, 2013 AS INSTRUMENT NO. 201300042955 OF OFFICIAL RECORDS.

20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED DECEMBER 5, 2014 AS INSTRUMENT NO. 201400024196 OF OFFICIAL RECORDS.

21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

22-25. TITLE ISSUES.

INDICATES ITEM FLOTTED HEREIN

OWNER

KON A MANAGEMENT, LLC
17705 BRY PARK LANE, SUITE 100
IRVINE, CA 92614
(949) 261-2499

DEVELOPER

SHOPOFF LAND FUND, L.P.
2 PARK PLAZA, SUITE 100
IRVINE, CA 92614
(949) 417-1396
(949) 417-1399 FAX

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF PARCELS 1 AND A PORTION OF PARCELS 2 OF LOT LINE ADJUSTMENT MAP LA2013-007, RECORDED 27, 2013 AS INSTRUMENT NO. 201300064418 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GENERAL NOTES

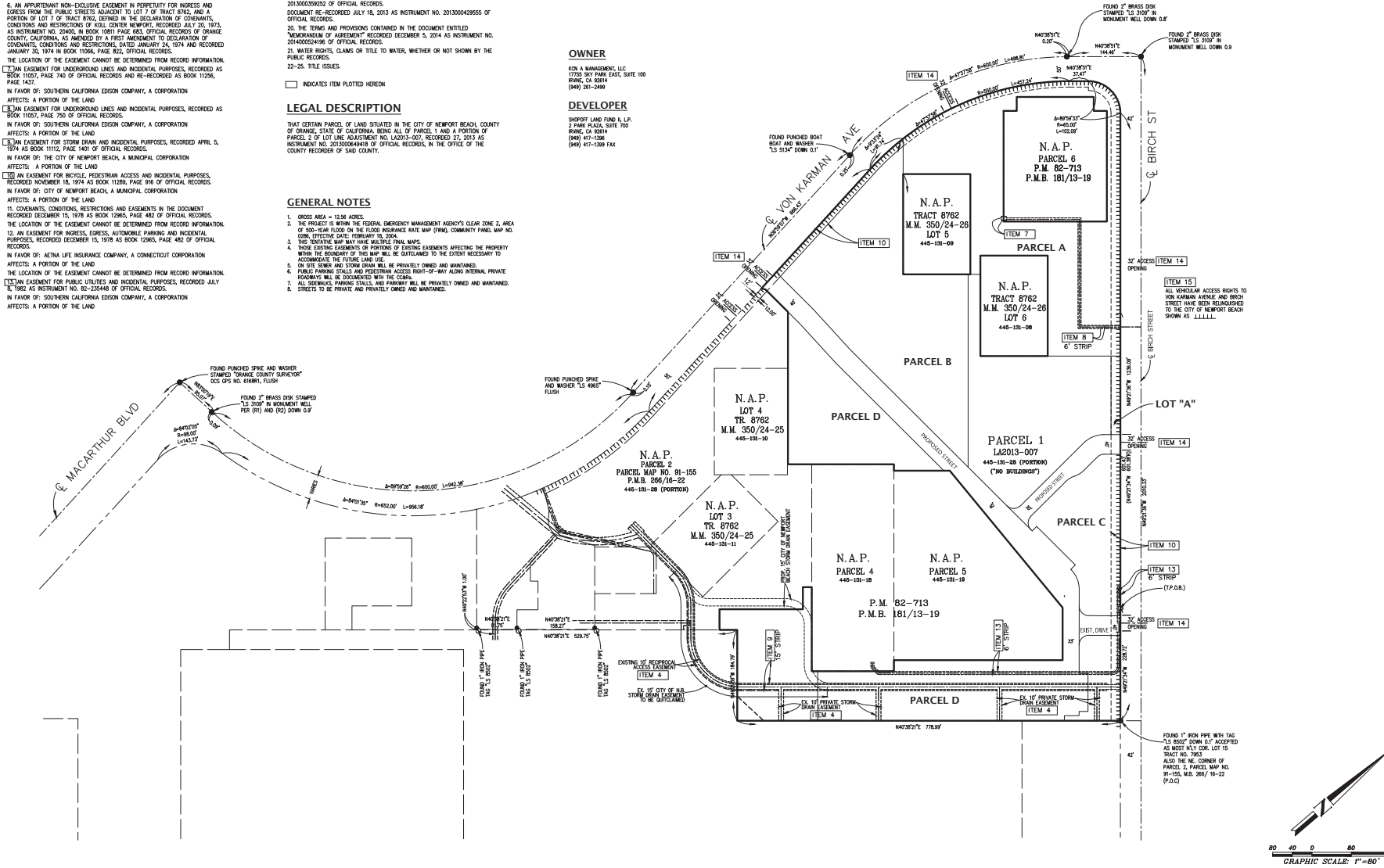
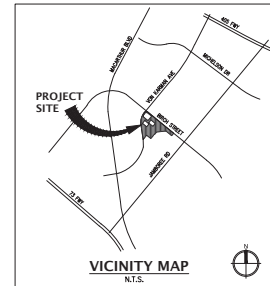
- GROSS AREA = 12.56 ACRES.
- THE PROJECT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S CLEAR ZONE 2, AREA OF 500-YEAR FLOOD ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL MAP NO. 5004, EFFECTIVE DATE: FEBRUARY 19, 2004.
- THIS TENTATIVE MAP MAY HAVE MULTIPLE FINAL MAPS.
- THOSE EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP WILL BE OUTLINED TO THE EXTENT NECESSARY TO ACCOMMODATE THE PROPOSED LAND USE.
- ON SITE OWNER AND STORM DRAIN WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC PARKING LOTS AND PEDESTRIAN ACCESS RIGHTS OF-WAY ALONG INTERNAL PRIVATE HIGHWAYS WILL BE DOCUMENTED WITH THE CDP.
- ALL EXISTING PARKING SPACES AND PARKWAY WILL BE PRIVATELY OWNED AND MAINTAINED.
- STREETS TO BE PRIVATE AND PRIVATELY OWNED AND MAINTAINED.

LAND USE SUMMARY

PARCEL	AREA (ACRES)	LAND USE
A	2.36	PROPOSED PARKING, ROAD, UTILITIES, LANDSCAPE, AND PEDESTRIAN ACCESS, EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE
B	4.20	PROPOSED BUILDINGS FOR RESIDENTIAL/OFFICE USE
C	1.25	PROPOSED PARKS, ROAD, UTILITIES, AND PEDESTRIAN ACCESS
D	4.75	PROPOSED PARKING, ROAD, UTILITIES, LANDSCAPE, AND PEDESTRIAN ACCESS, EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE
TOTAL	12.56	GROSS AREA

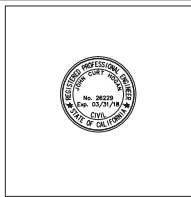
LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING LOT LINE TO BE ADJUSTED
- ROADWAY CENTERLINE
- NO ACCESS LOT LINE
- INDICATES FOUND MONUMENTS AS NOTED HEREON.
- INDICATES RECORD DIMENSION PER TITLE REPORT LEGAL DESCRIPTION



SHOPOFF REALTY INVESTMENTS
2 PARK PLAZA, SUITE 100, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES NEWPORT CITY OF NEWPORT BEACH

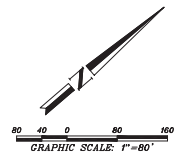


REVISIONS	
DESCRIPTION	DATE

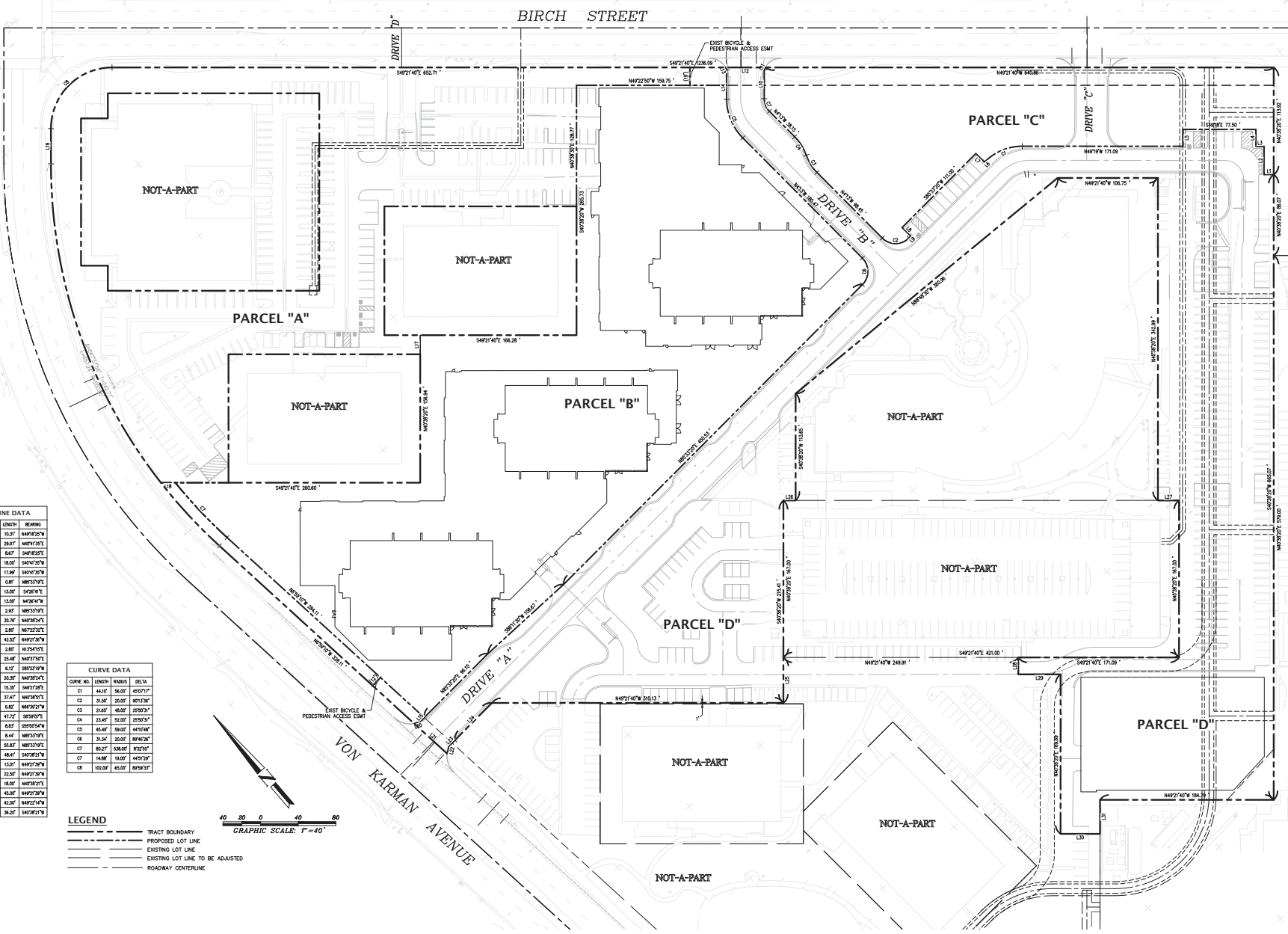
SHEET TITLE
TENTATIVE PARCEL MAP 2016-200
TITLE SHEET

SHEET NUMBER
C-2

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500



CONCEPTUAL DESIGN



LINE DATA

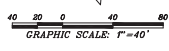
LINE NO.	LENGTH	BEARING
L1	10.37	N44°12'00"W
L2	23.87	N44°12'00"W
L3	8.47	S45°12'00"E
L4	18.00	S45°12'00"E
L5	17.89	S45°12'00"E
L6	0.87	N00°00'00"E
L7	13.00	S45°12'00"E
L8	13.00	N45°12'00"W
L9	3.97	N45°12'00"W
L10	30.76	N45°12'00"W
L11	3.87	N45°12'00"W
L12	40.52	N45°12'00"W
L13	2.87	N45°12'00"W
L14	25.48	N45°12'00"W
L15	8.17	S85°12'00"E
L16	20.37	N45°12'00"W
L17	18.00	S45°12'00"E
L18	27.47	N45°12'00"W
L19	4.82	N45°12'00"W
L20	47.72	S45°12'00"E
L21	8.87	S05°12'00"E
L22	8.87	S05°12'00"E
L23	8.87	N45°12'00"W
L24	31.87	N45°12'00"W
L25	48.47	S45°12'00"E
L26	13.00	N45°12'00"W
L27	23.00	N45°12'00"W
L28	18.00	N45°12'00"W
L29	40.00	N45°12'00"W
L30	40.00	N45°12'00"W
L31	26.00	S45°12'00"E

CURVE DATA

CURVE NO.	LENGTH	RADIUS	DELTA
C1	44.10	36.00	45°00'00"
C2	31.50	25.00	90°00'00"
C3	21.85	40.00	200°00'00"
C4	23.40	63.00	250°00'00"
C5	45.80	18.00	44°12'00"
C6	31.34	25.00	89°42'00"
C7	80.27	538.00	8°32'00"
C8	14.88	18.00	44°12'00"
C9	102.00	45.00	88°59'30"

LEGEND

- TRACT BOUNDARY
- - - - PROPOSED LOT LINE
- — — EXISTING LOT LINE
- — — EXISTING LOT LINE TO BE ADJUSTED
- — — ROADWAY CENTERLINE



SHOPOFF
REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1395

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH



REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
TENTATIVE
PARCEL MAP 2016-200
HORIZONTAL CONTROL

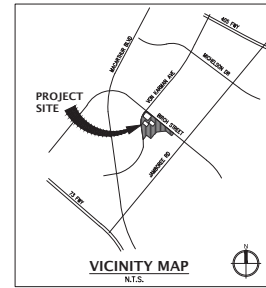
SHEET NUMBER
C-2.1

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN

TENTATIVE TRACT MAP NO. 17852

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



TITLE INFORMATION

TITLE INFORMATION SHOWN HEREON WAS DERIVED FROM THE PRELIMINARY TITLE REPORT ORDER NO. 024-4492434, DATED AS OF AUGUST 8, 2014 AND UPDATED AUGUST 19, 2014.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NO RESPONSIBILITY FOR CONTENT, COMPLETENESS, OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP, THE SURVEYOR, OR HALL & FOREMAN, INC.

1.-2. TAX MAPS.

3. A FURTHER AVIATION EASEMENT IN AND THROUGH THE AIR ABOVE THE HEREIN RECORDED AND OTHER LAND, RECORDED MARCH 17, 1964 IN BOOK 6363, PAGE 271, OF OFFICIAL RECORDS, SAID DEED TO WHICH RECORD REFERENCE IS HEREBY MADE FOR ALL PARTICULARS.

4. INTENTIONALLY DELETED

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 10811, PAGE 483 OF OFFICIAL RECORDS.

6. AN APPURTENANT NON-EXCLUSIVE EASEMENT IN PERPETUITY FOR INGRESS AND EGRESS FROM THE PUBLIC STREETS ADJACENT TO LOT 7 OF TRACT 8762, AND A PORTION OF LOT 1 OF TRACT 8762, SERVING IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF KOLL CENTERS, NEWPORT, RECORDED JULY 20, 1973, AS INSTRUMENT NO. 20040, IN BOOK 10811 PAGE 683, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AS AMENDED BY A FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED JANUARY 24, 1974 AND RECORDED JANUARY 30, 1974 IN BOOK 10366, PAGE 822 OF OFFICIAL RECORDS.

7. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

8. AN EASEMENT FOR UNDERGROUND LINES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 11057, PAGE 702 OF OFFICIAL RECORDS.

9. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

10. AN EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1974 AS BOOK 11289, PAGE 976 OF OFFICIAL RECORDS.

11. IN FAVOR OF: CITY OF NEWPORT BEACH, A MUNICIPAL CORPORATION

12. INTENTIONALLY DELETED

13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 15, 1978 AS BOOK 12965, PAGE 482 OF OFFICIAL RECORDS.

14. AN EASEMENT FOR INGRESS, EGRESS, AUTOMOBILE PARKING AND INCIDENTAL PURPOSES, RECORDED DECEMBER 15, 1978 AS BOOK 12965, PAGE 482 OF OFFICIAL RECORDS. (SAME DOCUMENT AS 10)

15. IN FAVOR OF: AETNA LIFE INSURANCE COMPANY, A CONNECTICUT CORPORATION

16. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

17. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 8, 1982 AS INSTRUMENT NO. 82-23448 OF OFFICIAL RECORDS.

18. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION

19. INTENTIONALLY DELETED

20. THE FACT THAT THE OWNERS OF SAID LAND HAVE NO RIGHTS OF VEHICULAR ACCESS TO MAC ARTHUR BLVD. AND VON KARMAN AVENUE, BIRCH STREET AND JAMBORKE BLVD., EXCEPT AT THEN EXISTING PRIVATE DRIVES.

21. ADJUTEN'S RIGHTS OF INGRESS AND EGRESS TO OR FROM JAMBORKE BLVD. HAVE BEEN DEDICATED OR RELINQUISHED ON THE FILED MAP.

22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED AUGUST 10, 1983 AS INSTRUMENT NO. 83-054036 OF OFFICIAL RECORDS.

23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT TO ROCKWELL PROPERTY" RECORDED NOVEMBER 12, 1987 AS INSTRUMENT NO. 19970374873 OF OFFICIAL RECORDS.

24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED FEBRUARY 9, 2006 AS INSTRUMENT NO. 2006000983208 OF OFFICIAL RECORDS.

25. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

26. WATER RIGHTS, CLANS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, 19-21. TITLE ISSUES.

27. □ INDICATES ITEM FLOTTED HEREIN

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PARCELS A, B, C, AND D, OF PM _____ IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

GENERAL NOTES

- GROSS AREA = 12.56 ACRES.
- THE PROJECT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S CLEAR ZONE 2, AREA OF 500-YEAR FLOOD OR THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL MAP NO. 0508 (EFFECTIVE DATE: FEBRUARY 19, 2004).
- THIS TENTATIVE MAP MAY HAVE MULTIPLE FINAL MAPS.
- THESE EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP WILL BE OUTLINED TO THE EXTENT NECESSARY TO ACCOMMODATE THE PROPOSED LAND USE.
- ON SITE SEWER AND STORM DRAIN WILL BE PRIVATELY OWNED AND MAINTAINED.
- PUBLIC PARKING SPACES AND PEDESTRIAN ACCESS RIGHT-OF-WAY ADJACENT INTERNAL PRIVATE ROADSWAYS WILL BE DOCUMENTED WITH THE COARPS.
- ALL SEVERALS PARKING SPACES, AND PARKWAY WILL BE PRIVATELY OWNED AND MAINTAINED.
- STREETS TO BE PRIVATE AND PRIVATELY OWNED AND MAINTAINED.

LAND USE SUMMARY

LOT	AREA (ACRES)	LAND USE
1	1.69	PROPOSED BUILDING FOR RESIDENTIAL/OFFICE USE
2	2.29	PROPOSED ACCESS, PARKING, UTILITIES, AND LANDSCAPE
3	2.51	PROPOSED ACCESS, PARKING, UTILITIES, AND LANDSCAPE
4	1.10	PROPOSED ACCESS, PARKING, UTILITIES, AND LANDSCAPE
5	0.87	PROPOSED PARKING AND LANDSCAPE
6*	0.07	EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE
7*	0.21	PROPOSED ROAD, UTILITIES, AND PEDESTRIAN ACCESS
8*	0.86	PROPOSED PARK
9*	0.08	PROPOSED ROAD, UTILITIES, AND PEDESTRIAN ACCESS
10*	0.31	PROPOSED PARK
11*	2.47	PROPOSED ROAD, UTILITIES, AND PEDESTRIAN ACCESS
12*	0.10	EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE
TOTAL	12.56	GROSS AREA
NUMBERED	8.46	BUILDING, ACCESS, PARKING, UTILITIES, AND LANDSCAPE (NET AREA)
LETTERED	4.10	PARK, EXISTING EASEMENT FOR BICYCLE, PEDESTRIAN ACCESS, AND LANDSCAPE

LEGEND

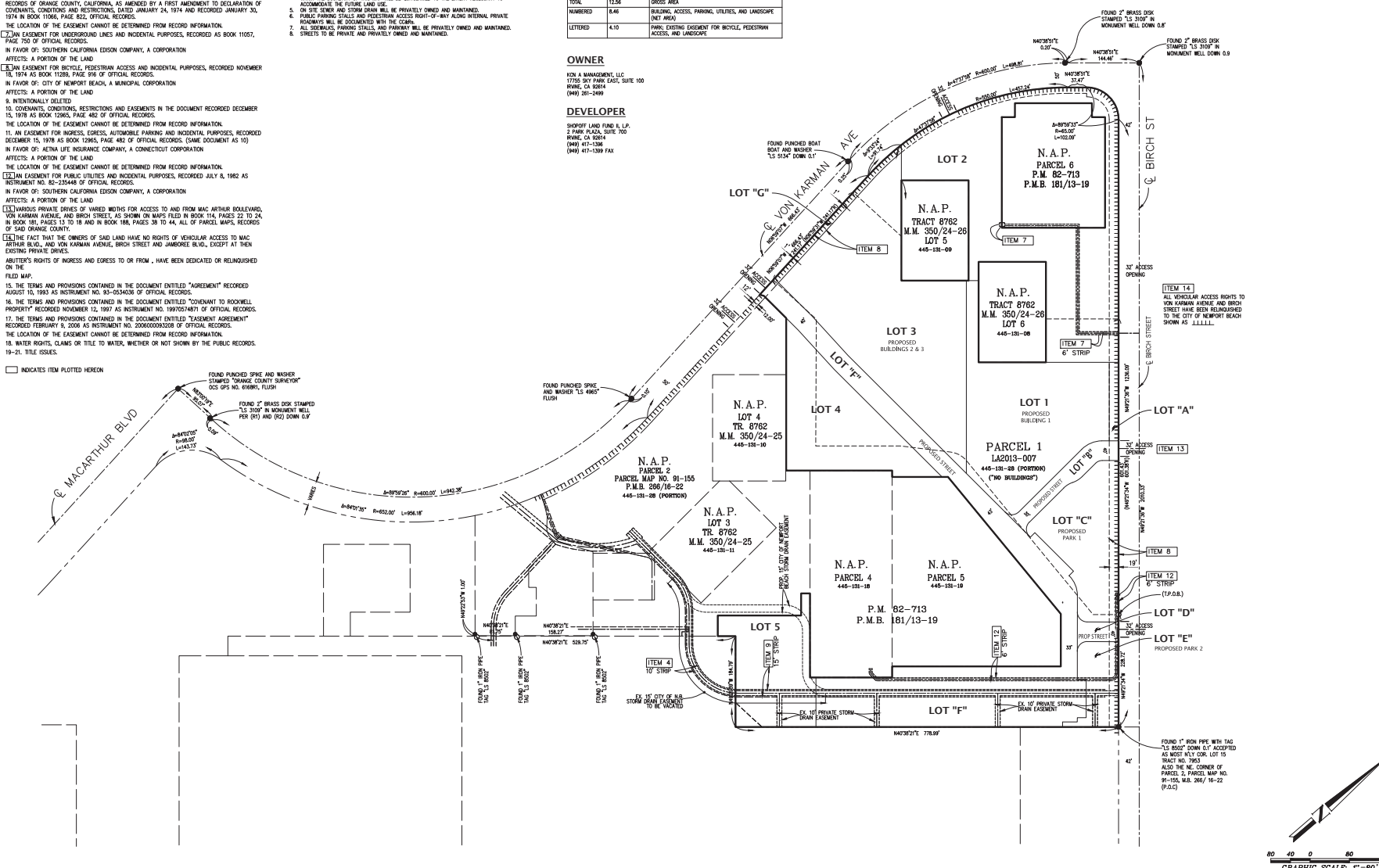
- TRACT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING LOT LINE TO BE ADJUSTED
- ROADWAY CENTERLINE
- NO ACCESS LOT LINE
- INDICATES FOUND MONUMENTS AS NOTED HEREON.
- () INDICATES RECORD DIMENSION PER TITLE REPORT LEGAL DESCRIPTION

OWNER

KON A MANAGEMENT, LLC
17705 BRY PARK LANE, SUITE 100
IRVINE, CA 92614
(949) 261-2499

DEVELOPER

SHOPOFF LAND FUND, L.P.
2 PARK PLAZA, SUITE 100
IRVINE, CA 92614
(949) 417-1396
(949) 417-1399 FAX



SHOPOFF
REALTY INVESTMENTS
2 PARK PLAZA, SUITE 100, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH



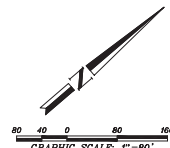
REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
TENTATIVE TRACT MAP 17852
TITLE SHEET

SHEET NUMBER
C-3

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

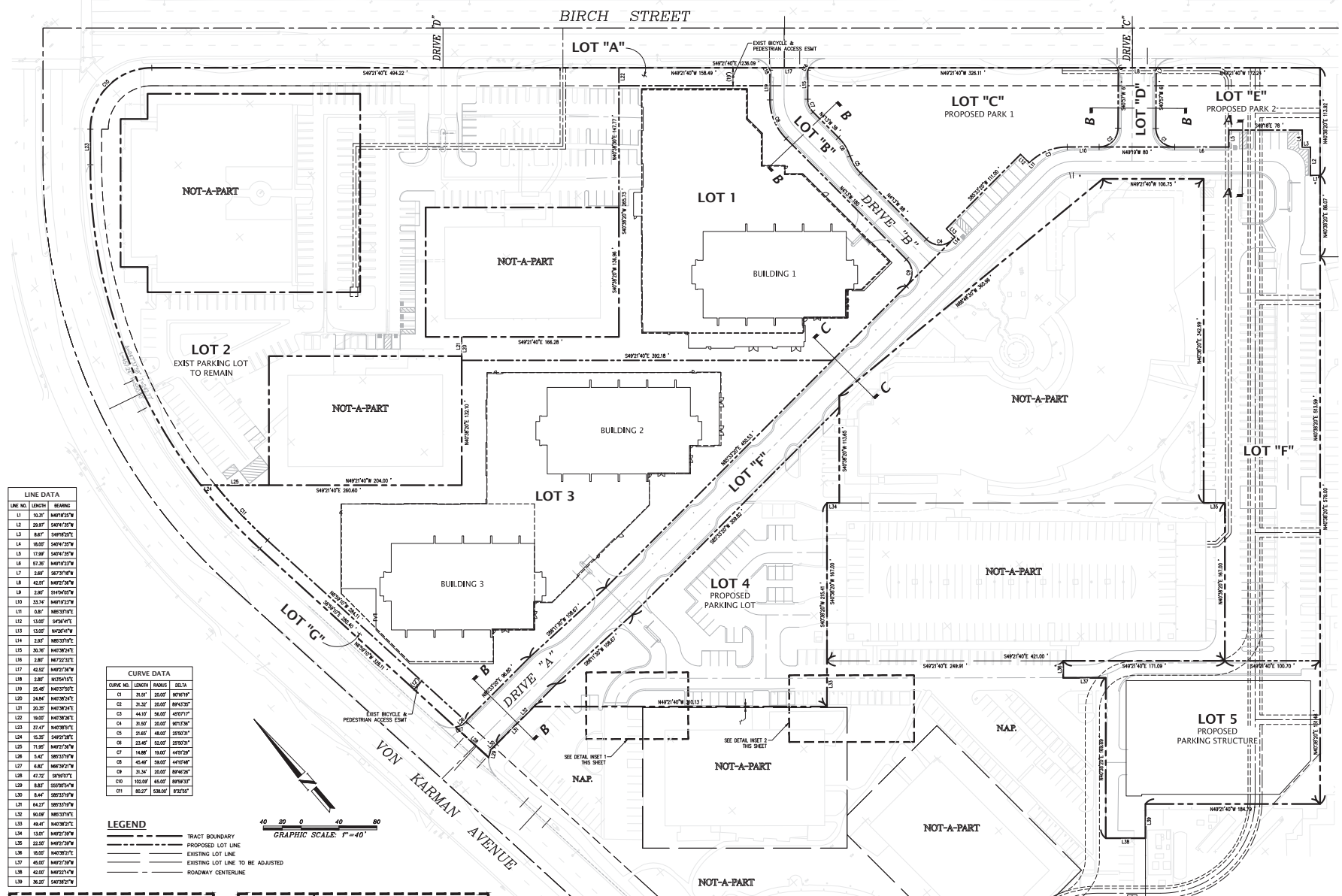
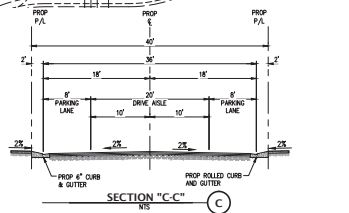
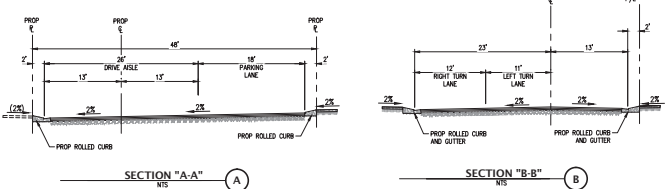
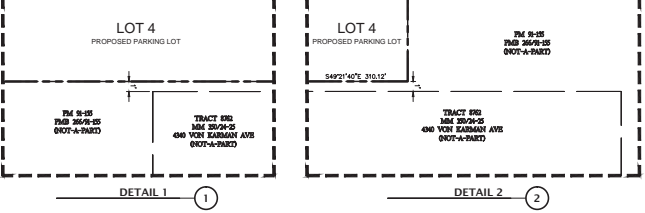
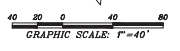
CONCEPTUAL DESIGN



LINE NO.	LENGTH	BEARING
L1	10.37	S49°21'47"W
L2	28.97	S49°21'47"W
L3	8.87	S49°21'47"W
L4	18.02	S49°21'47"W
L5	17.89	S49°21'47"W
L6	57.20	S49°21'47"W
L7	2.89	S49°21'47"W
L8	42.57	S49°21'47"W
L9	2.87	S49°21'47"W
L10	33.74	S49°21'47"W
L11	0.81	N02°32'47"E
L12	13.02	S49°21'47"W
L13	15.02	S49°21'47"W
L14	2.87	N02°32'47"E
L15	36.70	N49°21'47"E
L16	2.87	N49°21'47"E
L17	42.52	N49°21'47"E
L18	2.87	N49°21'47"E
L19	25.85	N49°21'47"E
L20	24.84	N49°21'47"E
L21	20.32	N49°21'47"E
L22	18.02	N49°21'47"E
L23	27.47	N49°21'47"E
L24	15.52	S49°21'47"W
L25	71.92	N49°21'47"W
L26	5.42	S02°32'47"E
L27	6.82	N02°32'47"E
L28	47.72	S02°32'47"E
L29	8.82	S02°32'47"E
L30	8.42	S02°32'47"E
L31	64.12	S02°32'47"E
L32	90.92	N02°32'47"E
L33	48.42	N02°32'47"E
L34	15.52	N02°32'47"E
L35	22.52	N49°21'47"W
L36	18.02	N49°21'47"W
L37	45.02	N49°21'47"W
L38	42.02	N49°21'47"W
L39	38.02	S49°21'47"W

CURVE NO.	LENGTH	RADIUS	DELTA
C1	31.51	20.00	90°49'47"
C2	31.52	20.00	89°42'59"
C3	44.12	30.00	42°57'57"
C4	31.50	20.00	90°57'30"
C5	23.45	30.00	23°50'51"
C6	14.88	18.00	44°57'39"
C7	43.42	30.00	44°57'39"
C8	31.34	20.00	89°42'59"
C9	102.59	45.00	89°42'59"
C10	82.27	538.00	8°12'52"

- LEGEND**
- TRACT BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EXISTING LOT LINE TO BE ADJUSTED
 - ROADWAY CENTERLINE



SHOPOFF REALTY INVESTMENTS
 2 PARK PLAZA, SUITE 100, IRVINE, CA 92614
 TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES NEWPORT
 CITY OF NEWPORT BEACH



REVISIONS	DESCRIPTION	DATE

SHEET TITLE
TENTATIVE TRACT MAP 17852
HORIZONTAL CONTROL

SHEET NUMBER
C-3.1

DAVID EVANS AND ASSOCIATES, INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.665.4500

CONCEPTUAL DESIGN

BIRCH STREET

LOT "A"

LOT "C"
A=0.86ac

LOT "E"
A=0.31ac

LOT 1
A=1.69ac

LOT 2
A=2.29ac

LOT 3
A=2.51ac

LOT 4
A=1.10ac

LOT 5
A=0.87ac

PARCEL 6
FM 82-78
PMB 18/13-19
4400 VON KARMAN AVE
(NOT-A-PART)

LOT 6
TRACT 8762
MM 30/24-26
490 BIRCH ST
(NOT-A-PART)

LOT 5
TRACT 8762
MM 30/24-26
4400 VON KARMAN AVE
(NOT-A-PART)

PARCEL 5
FM 82-78
PMB 18/13-19
5000 BIRCH ST
(NOT-A-PART)

PARCEL 4
FM 82-78
PMB 18/13-19
(NOT-A-PART)

LOT 4
TRACT 8762
MM 30/24-25
430 VON KARMAN AVE
(NOT-A-PART)

PARCEL 2
FM 91-105
PMB 266/91-105
(NOT-A-PART)

LOT 3
TRACT 8762
MM 30/24-25
430 VON KARMAN AVE
(NOT-A-PART)

PARCEL 2
FM 91-105
PMB 266/91-105
(NOT-A-PART)

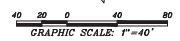
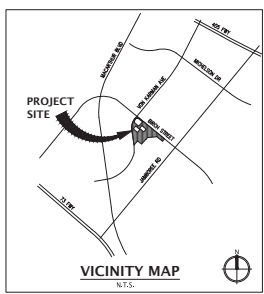
LEGEND

- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- LOT 1 - RESIDENTIAL/OFFICE
- LOT 2 - PARKING, ACCESS, LANDSCAPE, & UTILITIES
- LOT 3 - RESIDENTIAL/OFFICE
- LOT 4 - PARKING, ACCESS, LANDSCAPE, & UTILITIES
- LOT 5 - PARKING & LANDSCAPE
- LOT "A" - PEDESTRIAN ACCESS & LANDSCAPE
- LOT "B" - ROAD, PEDESTRIAN ACCESS, & UTILITIES
- LOT "C" - PARK
- LOT "D" - ROAD, PEDESTRIAN ACCESS, & UTILITIES
- LOT "E" - PARK
- LOT "F" - ROAD, PEDESTRIAN ACCESS, & UTILITIES
- LOT "G" - PEDESTRIAN ACCESS & LANDSCAPE

OWNER
KCN 4 MANAGEMENT, LLC
17753 SKY PARK EAST, SUITE 100
IRVINE, CA 92614
(949) 261-2499

DEVELOPER/SUBDIVIDER
SHOPOFF LAND FUND II, LP
2 PARK PLAZA, SUITE 700
IRVINE, CA 92614
CONTACT: MICHAEL MURPHY

- GENERAL NOTES**
- ZONING DISTRICT: KOLL CENTER NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN (PC-15) KOLL CENTER.
 - GENERAL PLAN: MLD-H2 (MIXED-USE DISTRICT HORIZONTAL 2).
 - GROSS AREA (NUMBERED & LETTERED LOTS) = 12.36 ACRES.
 - NET AREA (NUMBERED LOTS) = 8.45 ACRES.
 - PARK-AREA LOTS "C" AND "E" = 1.17 ACRES.
 - DENSITY = DWELLING UNITS / NET AREA
= 260 DU / 8.45 ACRES
= 307 DU/AC
 - EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THE MAP WILL BE OUTLINED TO THE EXTENT NECESSARY TO ACCOMMODATE THE FUTURE LAND USE.



SHOPOFF
REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH



REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
PROPOSED LOT LINE CONFIGURATION EXHIBIT

SHEET NUMBER
C-4

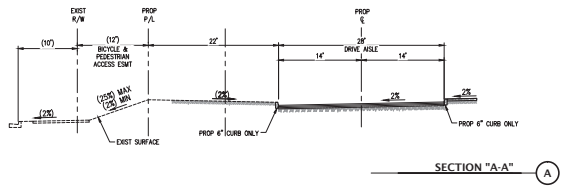
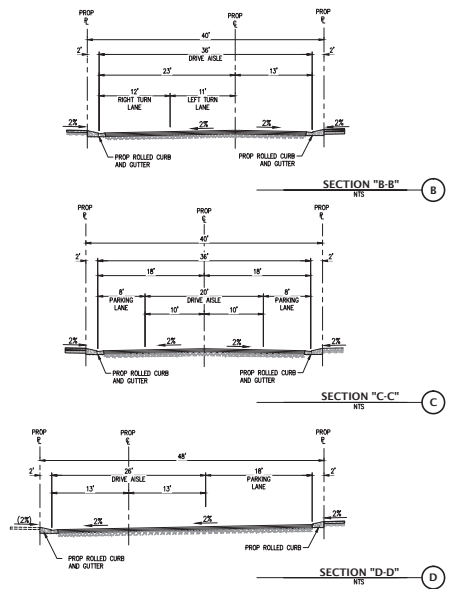
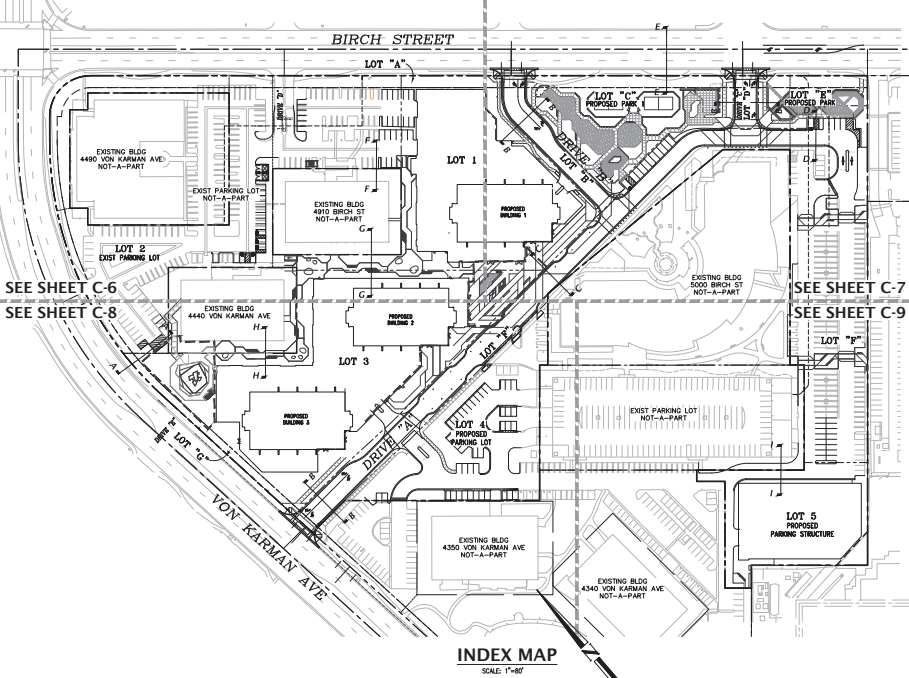
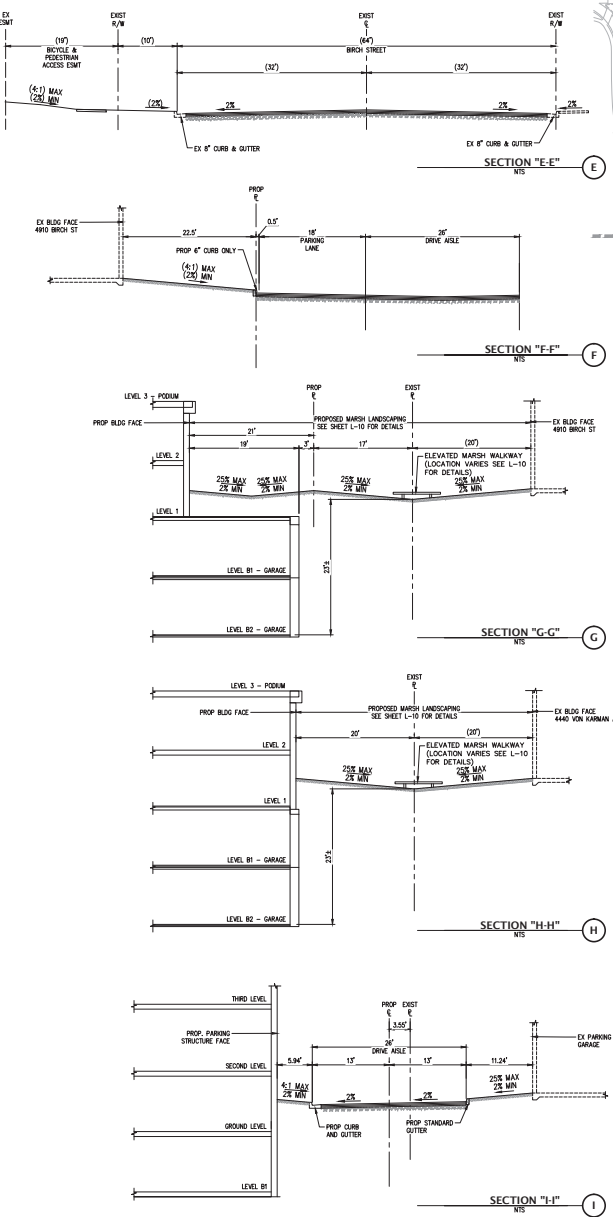
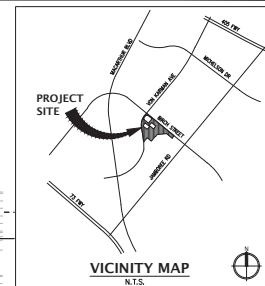
DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN

CONCEPTUAL GRADING PLANS

KOLL CENTER

TENTATIVE TRACT MAP NO. 17852



OWNER
 KON A MANAGEMENT, LLC
 17705 SKY PARK EAST, SUITE 100
 IRVINE, CA 92614
 (949) 261-2499

DEVELOPER/ SUBDIVIDER
 SHOPOFF LAND FUND II, LP
 2 PARK PLAZA, SUITE 700
 (949) 417-1306
 CONTACT: MICHAEL MURPHY

CIVIL ENGINEER
 DAVID EVANS & ASSOCIATES
 17702 17TH, SUITE 200
 TUSTIN, CA 92780
 CONTACT: MARK READER

SHEET INDEX

SHEET DESCRIPTION	SHEET NAME	SHEET NO.
TITLE SHEET	C-5	1 OF 6
GRADING SHEET, LOTS 1 & "A"	C-6	2 OF 6
GRADING SHEET, LOTS "C" & "E"	C-7	3 OF 6
GRADING SHEET, LOTS 2, 3, & 4	C-8	4 OF 6
GRADING SHEET, LOT 5	C-9	5 OF 6
ROUGH GRADING SHEET	C-10	6 OF 6

SHOPOFF
 REALTY INVESTMENTS
 2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
 TELEPHONE: (949) 417-1306

THE KOLL CENTER RESIDENCES NEWPORT
 CITY OF NEWPORT BEACH



REVISIONS

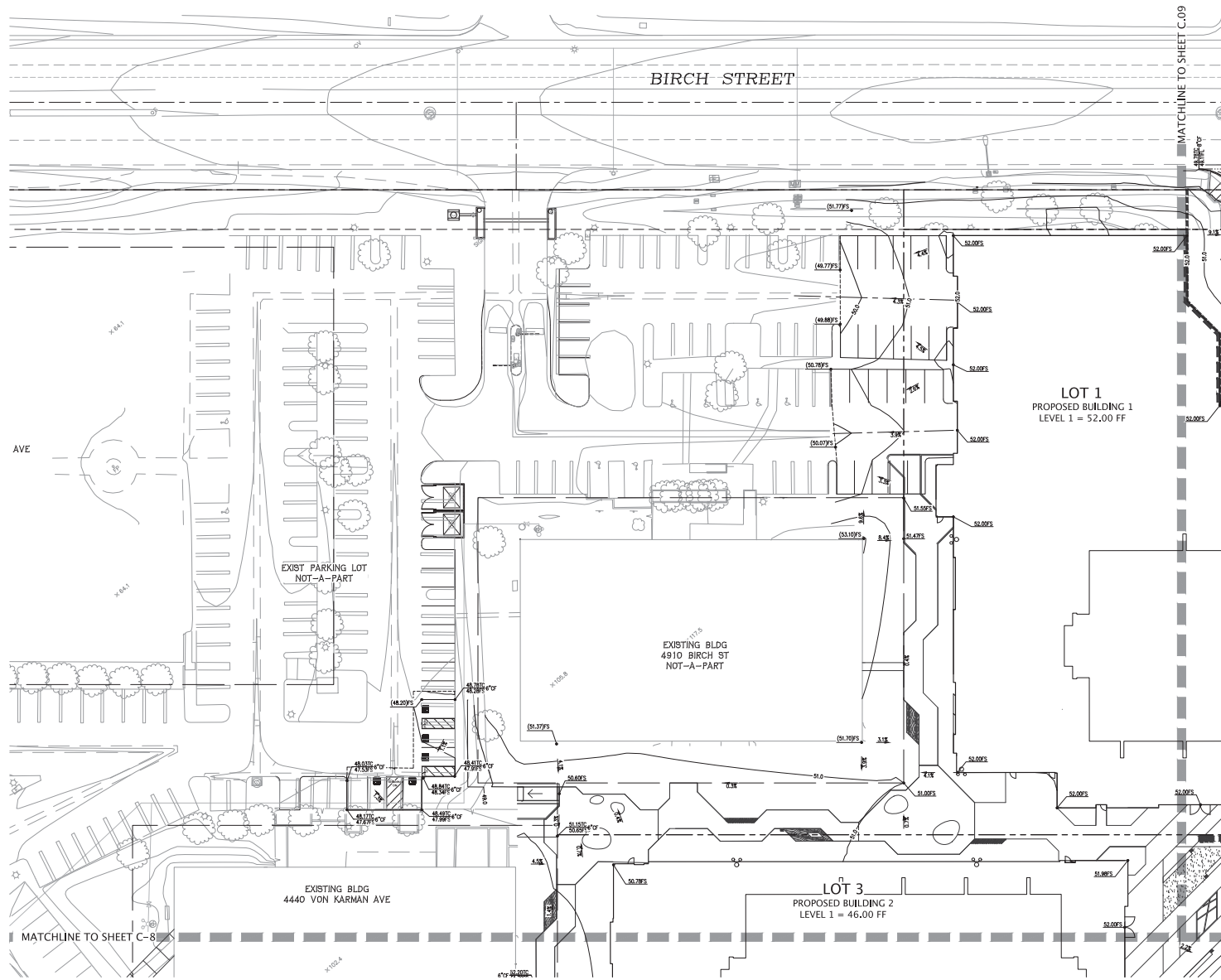
NO.	DESCRIPTION	DATE

SHEET TITLE
CONCEPTUAL GRADING PLAN
 TITLE SHEET

SHEET NUMBER
C-5

DAVID EVANS AND ASSOCIATES INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.665.4500

CONCEPTUAL DESIGN



SHOPOFF
 REALTY INVESTMENTS
 2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
 TELEPHONE: (949) 417-1395

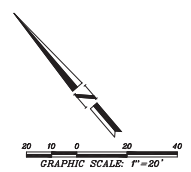
THE KOLL CENTER RESIDENCES NEWPORT
 CITY OF NEWPORT BEACH



REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
 CONCEPTUAL GRADING PLAN
 NORTHWEST

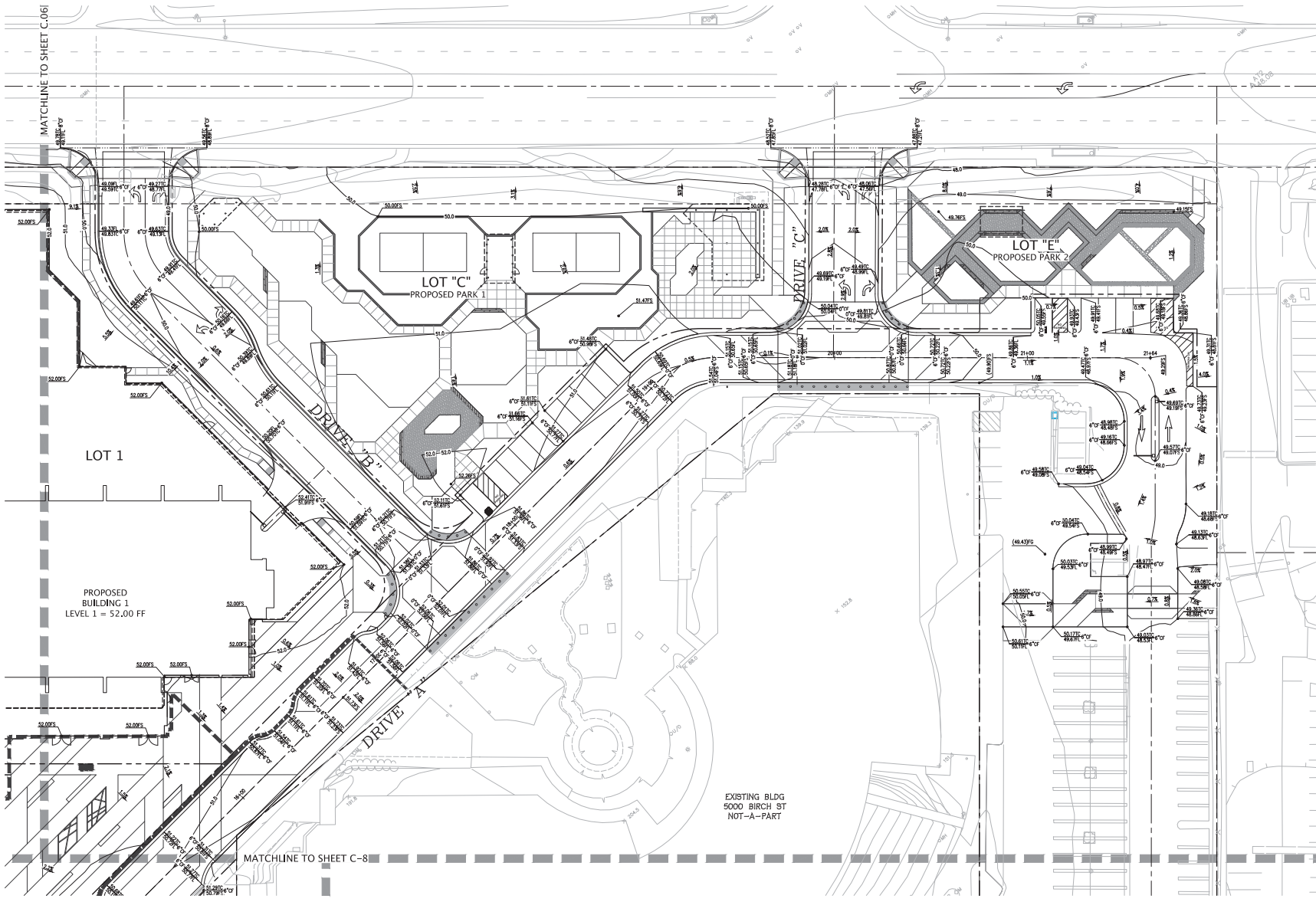
SHEET NUMBER
 C-6



DAVID EVANS AND ASSOCIATES, INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.665.4500

CONCEPTUAL DESIGN

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SHOPOFF
 REALTY INVESTMENTS
 2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
 TELEPHONE: (949) 417-1395

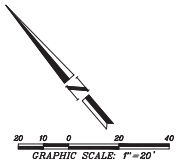
THE KOLL CENTER RESIDENCES NEWPORT
 CITY OF NEWPORT BEACH



REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
CONCEPTUAL GRADING PLAN
 NORTHEAST

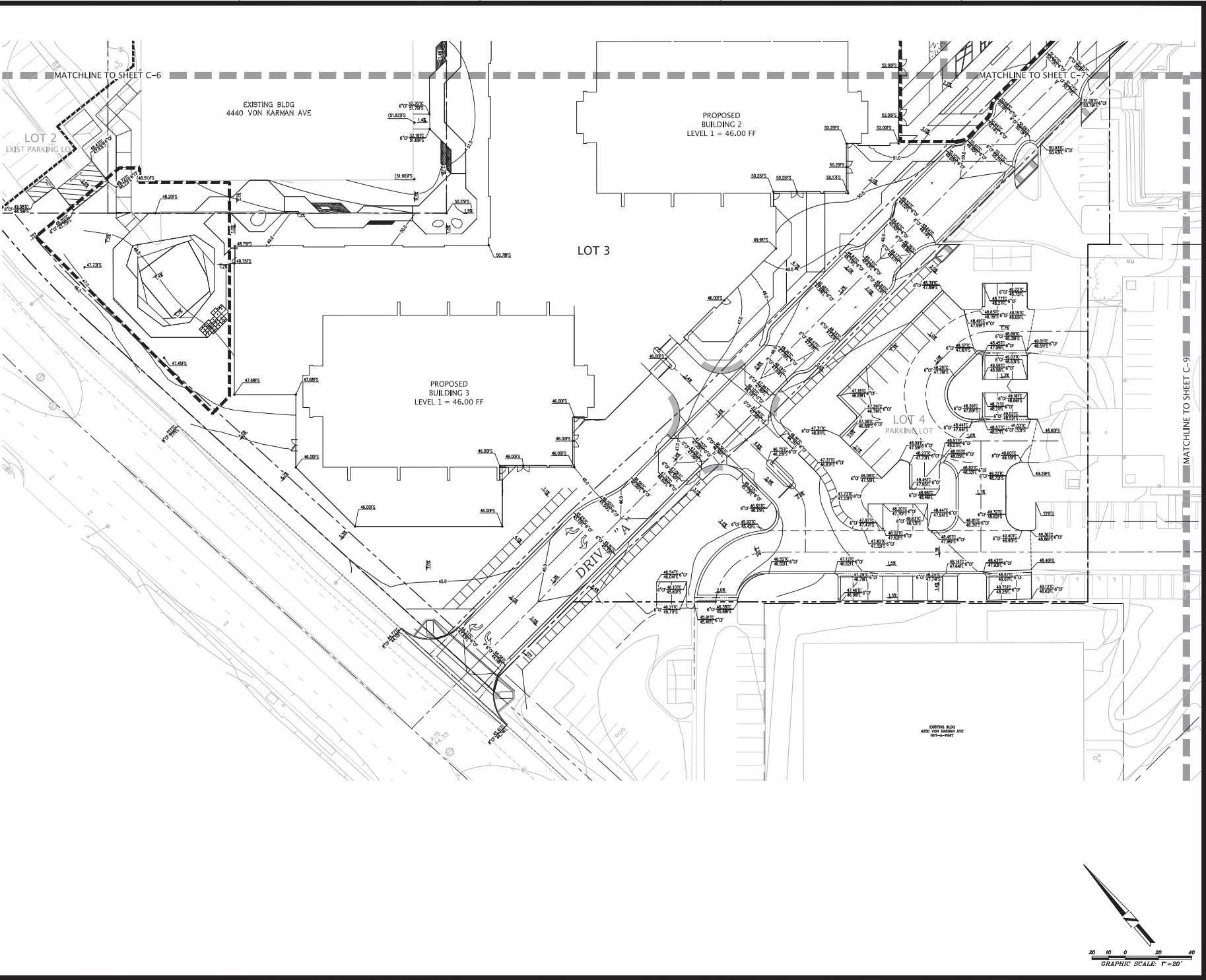
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DAVID EVANS AND ASSOCIATES INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.665.4500

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SHOPOFF
 REALTY INVESTMENTS
 2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
 TELEPHONE: (949) 417-1395

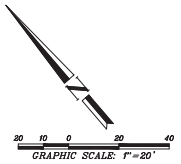
THE KOLL CENTER RESIDENCES NEWPORT
 CITY OF NEWPORT BEACH



REVISIONS	
DESCRIPTION	DATE

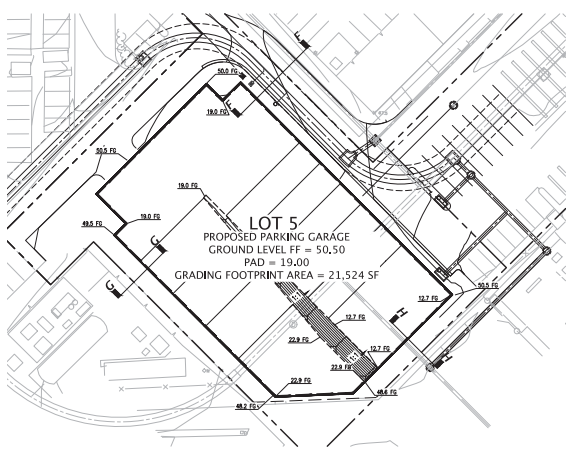
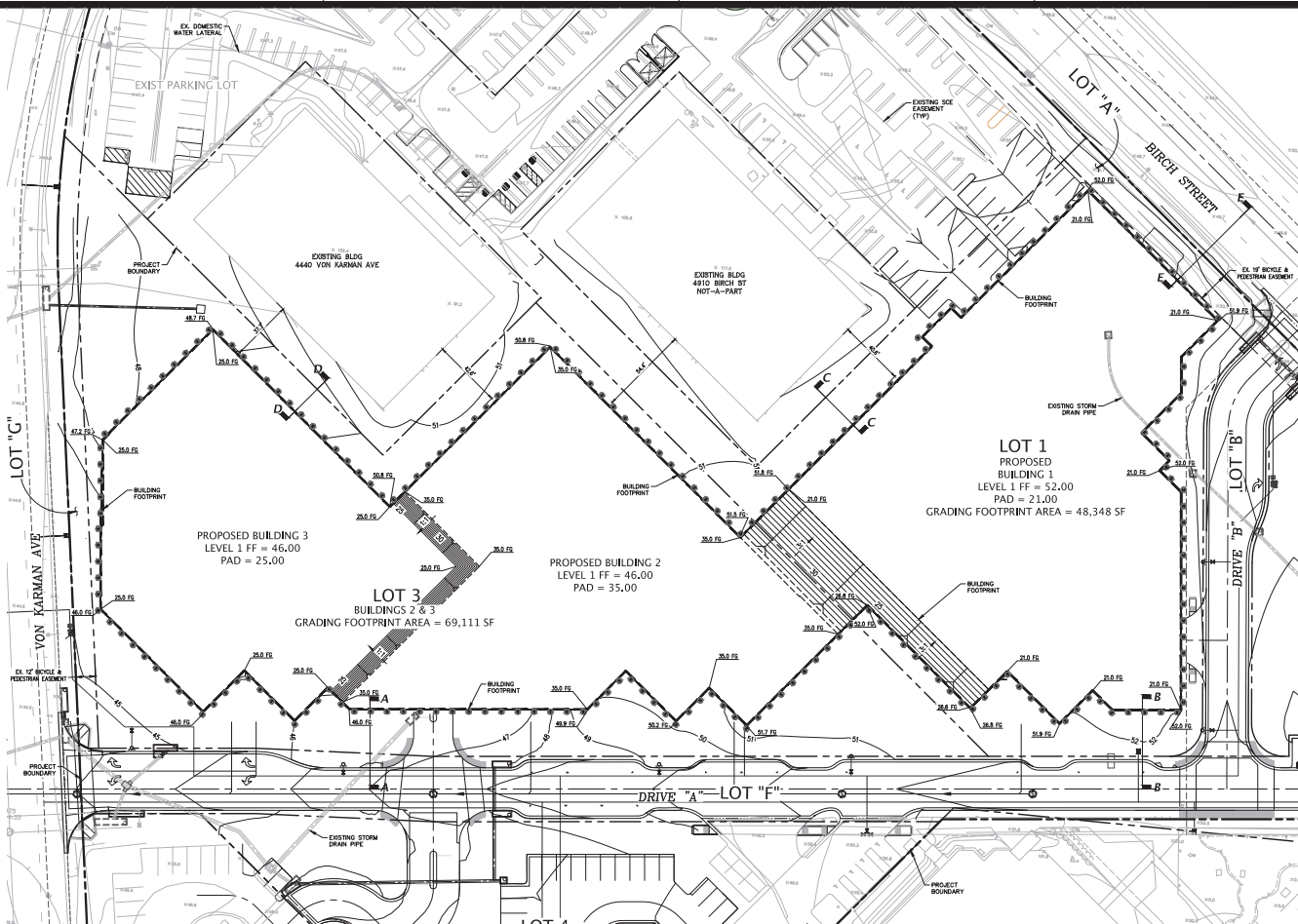
SHEET TITLE
CONCEPTUAL GRADING PLAN
 SOUTHWEST

SHEET NUMBER
C-8

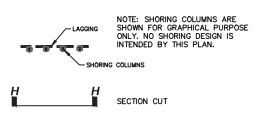


DAVID EVANS AND ASSOCIATES, INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.665.4500

CONCEPTUAL DESIGN

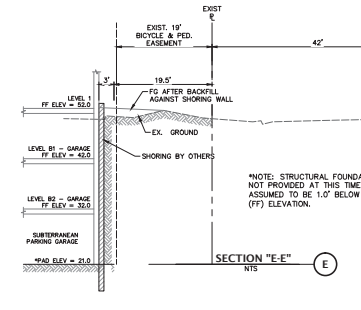
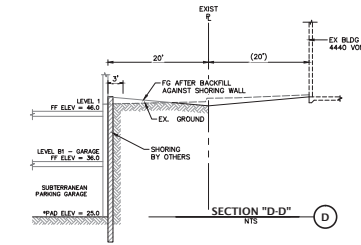
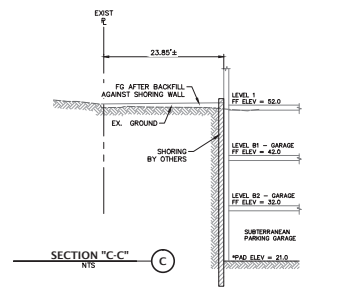
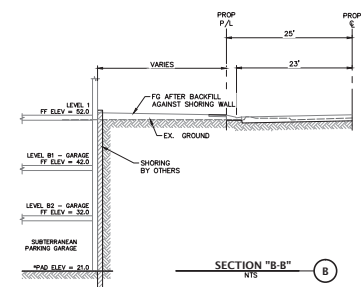
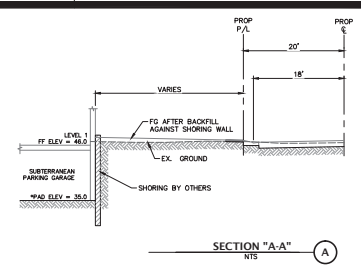
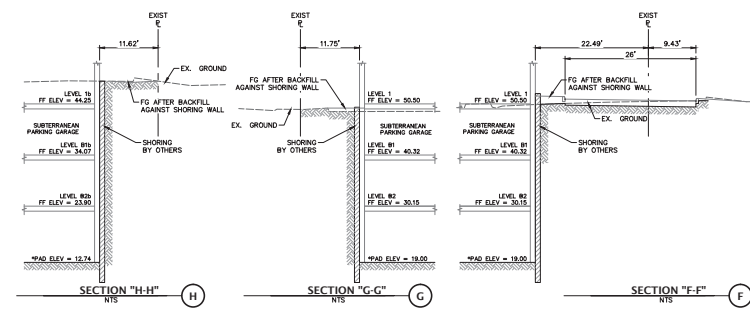
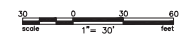


LEGEND



EARTHWORK QUANTITIES BUILDINGS 1-3 ROUGH GRADING	
RAW CUT:	103,005 CY
RAW FILL:	0 CY
EST. BACKFILL:	5,079 CY
NET RESULT:	97,926 CY EXPORT

EARTHWORK QUANTITIES PARKING STRUCTURE ROUGH GRADING	
RAW CUT:	24,726 CY
RAW FILL:	0 CY
EST. BACKFILL:	587 CY
NET RESULT:	24,139 CY EXPORT

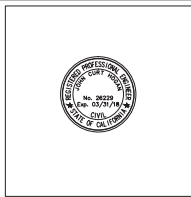


NOTE: STRUCTURAL FOUNDATION PLANS ARE NOT PROVIDED AT THIS TIME. PAD ELEVATION ASSUMED TO BE 1.0' BELOW FINISH FLOOR (FF) ELEVATION.

SHOPOFF
REALTY INVESTMENTS

2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1395

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH



REVISIONS	
DESCRIPTION	DATE

SHEET TITLE
CONCEPTUAL GRADING PLAN
ROUGH GRADING PLAN

SHEET NUMBER
C-10

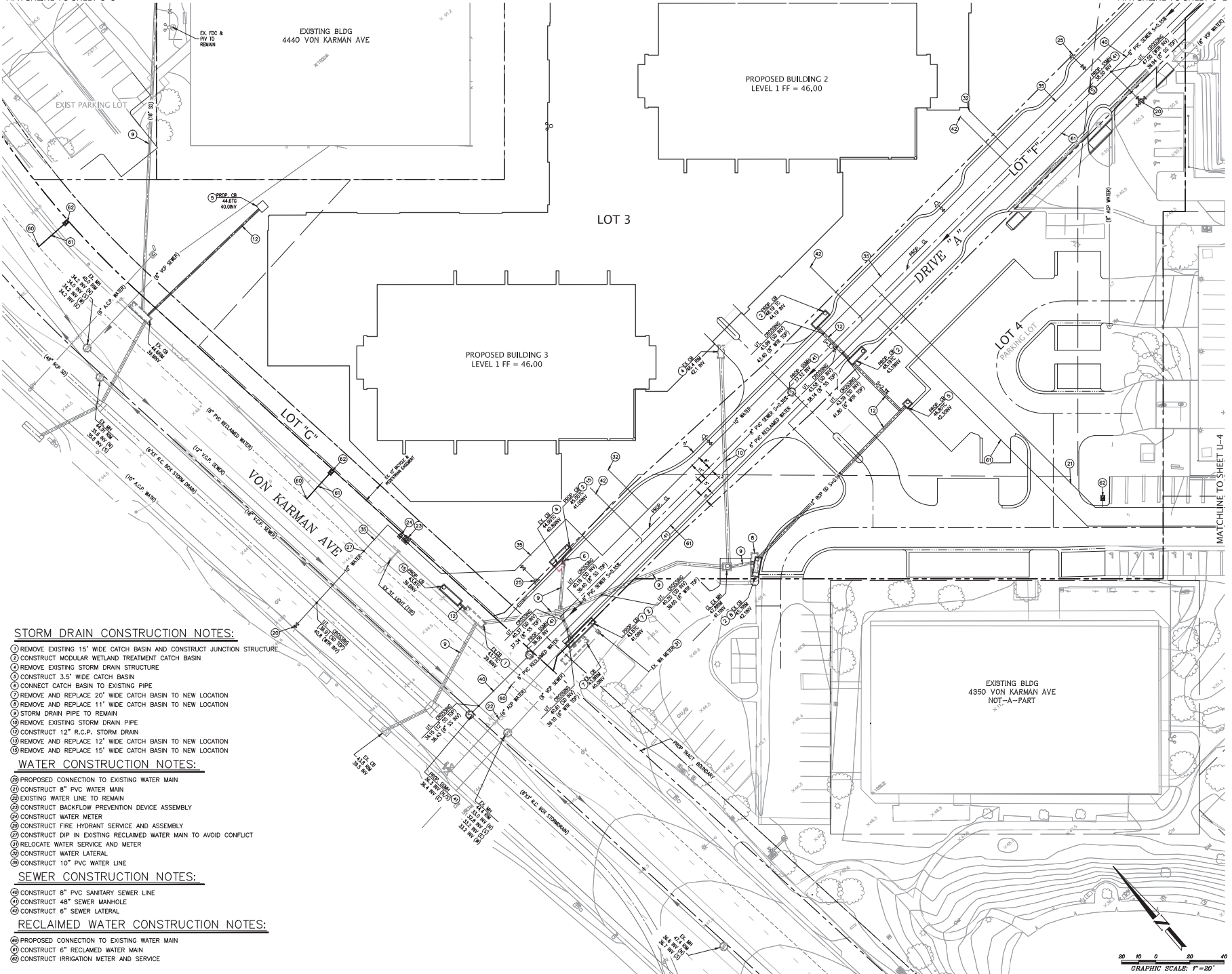
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN

MATCHLINE TO SHEET U-3

MATCHLINE TO SHEET U-2



STORM DRAIN CONSTRUCTION NOTES:

- 1 REMOVE EXISTING 15' WIDE CATCH BASIN AND CONSTRUCT JUNCTION STRUCTURE
- 2 CONSTRUCT MODULAR WETLAND TREATMENT CATCH BASIN
- 3 REMOVE EXISTING STORM DRAIN STRUCTURE
- 4 CONSTRUCT 3.5' WIDE CATCH BASIN
- 5 CONNECT CATCH BASIN TO EXISTING PIPE
- 6 REMOVE AND REPLACE 20' WIDE CATCH BASIN TO NEW LOCATION
- 7 REMOVE AND REPLACE 11' WIDE CATCH BASIN TO NEW LOCATION
- 8 STORM DRAIN PIPE TO REMAIN
- 9 REMOVE EXISTING STORM DRAIN PIPE
- 10 CONSTRUCT 12" R.C.P. STORM DRAIN
- 11 REMOVE AND REPLACE 12' WIDE CATCH BASIN TO NEW LOCATION
- 12 REMOVE AND REPLACE 15' WIDE CATCH BASIN TO NEW LOCATION

WATER CONSTRUCTION NOTES:

- 20 PROPOSED CONNECTION TO EXISTING WATER MAIN
- 21 CONSTRUCT 8" PVC WATER MAIN
- 22 EXISTING WATER LINE TO REMAIN
- 23 CONSTRUCT BACKFLOW PREVENTION DEVICE ASSEMBLY
- 24 CONSTRUCT WATER METER
- 25 CONSTRUCT FIRE HYDRANT SERVICE AND ASSEMBLY
- 26 CONSTRUCT DIP IN EXISTING RECLAIMED WATER MAIN TO AVOID CONFLICT
- 27 RELOCATE WATER SERVICE AND METER
- 28 CONSTRUCT WATER LATERAL
- 29 CONSTRUCT 10" PVC WATER LINE

SEWER CONSTRUCTION NOTES:

- 30 CONSTRUCT 8" PVC SANITARY SEWER LINE
- 31 CONSTRUCT 48" SEWER MANHOLE
- 32 CONSTRUCT 6" SEWER LATERAL

RECLAIMED WATER CONSTRUCTION NOTES:

- 33 PROPOSED CONNECTION TO EXISTING WATER MAIN
- 34 CONSTRUCT 6" RECLAIMED WATER MAIN
- 35 CONSTRUCT IRRIGATION METER AND SERVICE

SHOPOFF
REALTY INVESTMENTS
2 PARK PLAZA, SUITE 700, IRVINE, CA 92614
TELEPHONE: (949) 417-1395

THE KOLL CENTER RESIDENCES NEWPORT
CITY OF NEWPORT BEACH



REVISIONS

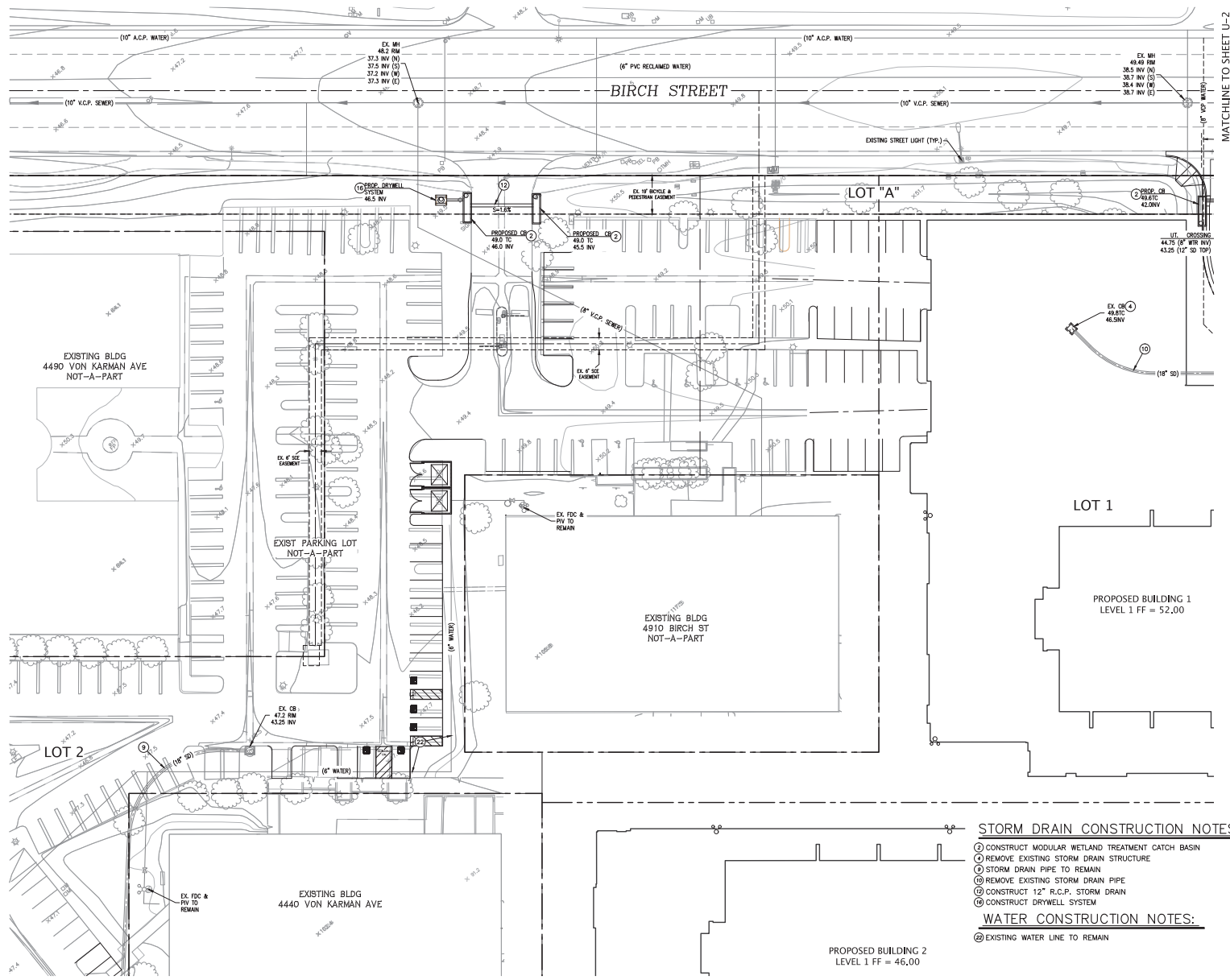
NO.	DESCRIPTION	DATE

SHEET TITLE
CONCEPTUAL UTILITY PLAN
SOUTHWEST

SHEET NUMBER
U-1

DAVID EVANS AND ASSOCIATES, INC.
17782 17th Street Suite 200
Tustin California 92780-1947
Phone: 714.665.4500

CONCEPTUAL DESIGN



MATCHLINE TO SHEET U-2

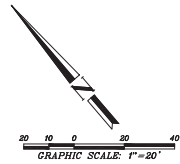
MATCHLINE TO SHEET U-1

STORM DRAIN CONSTRUCTION NOTES:

- ① CONSTRUCT MODULAR WETLAND TREATMENT CATCH BASIN
- ② REMOVE EXISTING STORM DRAIN STRUCTURE
- ③ STORM DRAIN PIPE TO REMAIN
- ④ REMOVE EXISTING STORM DRAIN PIPE
- ⑤ CONSTRUCT 12" R.C.P. STORM DRAIN
- ⑥ CONSTRUCT DRYWELL SYSTEM

WATER CONSTRUCTION NOTES:

- ⑦ EXISTING WATER LINE TO REMAIN



SHOPOFF
 REALTY INVESTMENTS
 2 PARK PLAZA, SUITE 100, IRVINE, CA 92614
 TELEPHONE: (949) 417-1396

THE KOLL CENTER RESIDENCES NEWPORT
 CITY OF NEWPORT BEACH



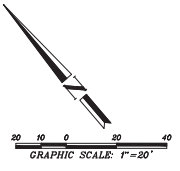
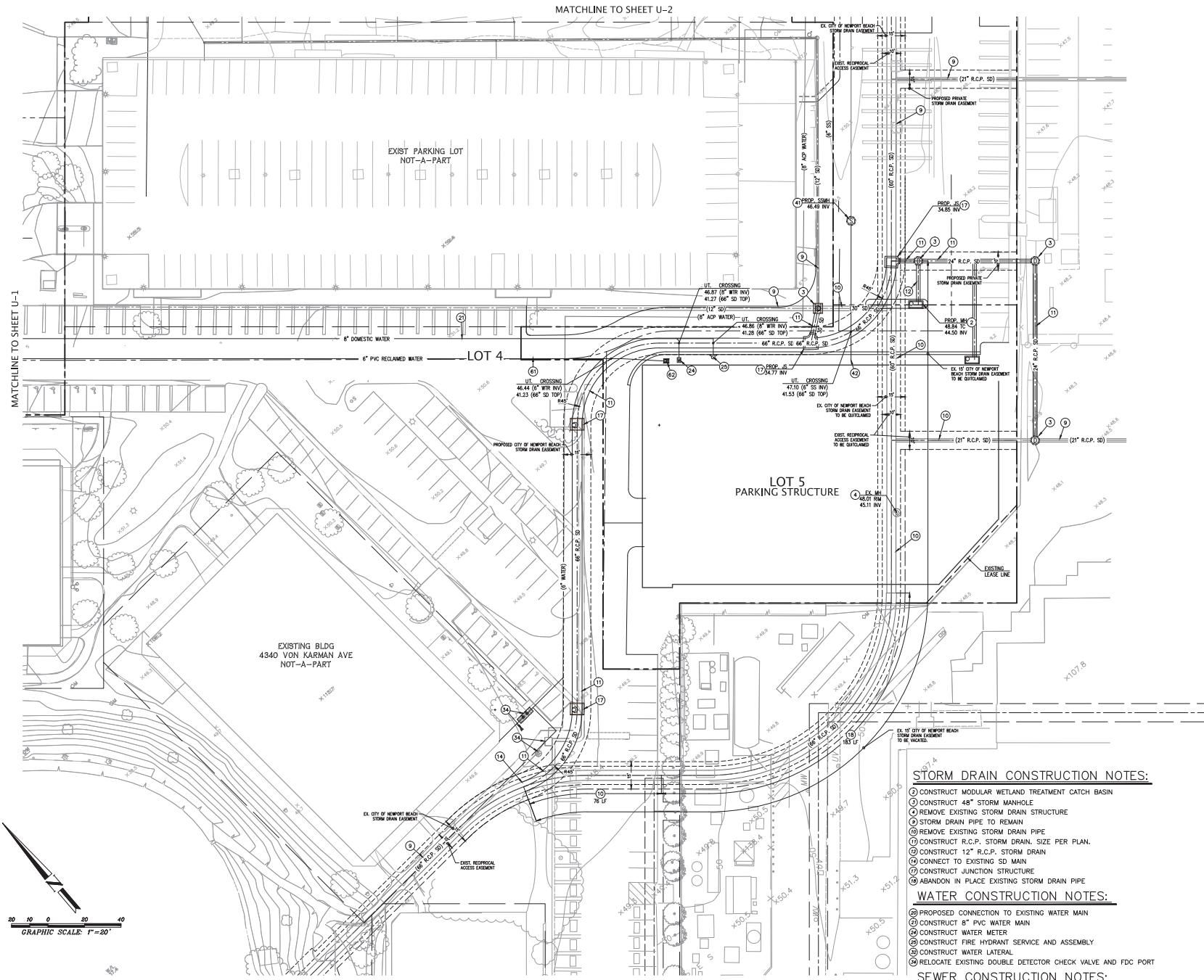
REVISIONS		
DESCRIPTION	DATE	

SHEET TITLE
CONCEPTUAL UTILITY PLAN
 NORTHWEST

SHEET NUMBER
U-3

DAVID EVANS AND ASSOCIATES, INC.
 17782 17th Street Suite 200
 Tustin California 92780-1947
 Phone: 714.665.4500

CONCEPTUAL DESIGN



STORM DRAIN CONSTRUCTION NOTES:

- ① CONSTRUCT MODULAR WETLAND TREATMENT CATCH BASIN
- ② CONSTRUCT 48" STORM MANHOLE
- ③ REMOVE EXISTING STORM DRAIN STRUCTURE
- ④ STORM DRAIN PIPE TO REMAIN
- ⑤ REMOVE EXISTING STORM DRAIN PIPE
- ⑥ CONSTRUCT R.C.P. STORM DRAIN, SIZE PER PLAN.
- ⑦ CONSTRUCT 12" R.C.P. STORM DRAIN
- ⑧ CONNECT TO EXISTING SD MAIN
- ⑨ CONSTRUCT JUNCTION STRUCTURE
- ⑩ ABANDON IN PLACE EXISTING STORM DRAIN PIPE

WATER CONSTRUCTION NOTES:

- ⑪ PROPOSED CONNECTION TO EXISTING WATER MAIN
- ⑫ CONSTRUCT 8" PVC WATER MAIN
- ⑬ CONSTRUCT WATER METER
- ⑭ CONSTRUCT FIRE HYDRANT SERVICE AND ASSEMBLY
- ⑮ CONSTRUCT WATER LATERAL
- ⑯ RELOCATE EXISTING DOUBLE DETECTOR CHECK VALVE AND FDC PORT

SEWER CONSTRUCTION NOTES:

- ⑰ CONSTRUCT 48" SEWER MANHOLE
- ⑱ CONSTRUCT 6" SEWER LATERAL

RECLAIMED WATER CONSTRUCTION NOTES:

- ⑳ CONSTRUCT 6" RECLAIMED WATER MAIN
- ㉑ CONSTRUCT IRRIGATION METER AND SERVICE

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REALTY INVESTMENTS

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TELEPHONE: (949) 417-1396

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REVISIONS

DESCRIPTION	DATE

SHEET TITLE
CONCEPTUAL UTILITY PLAN
SOUTHEAST

SHEET NUMBER
U-4

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CONCEPTUAL DESIGN