

TENTATIVE PARCEL MAP NO. 2021-180

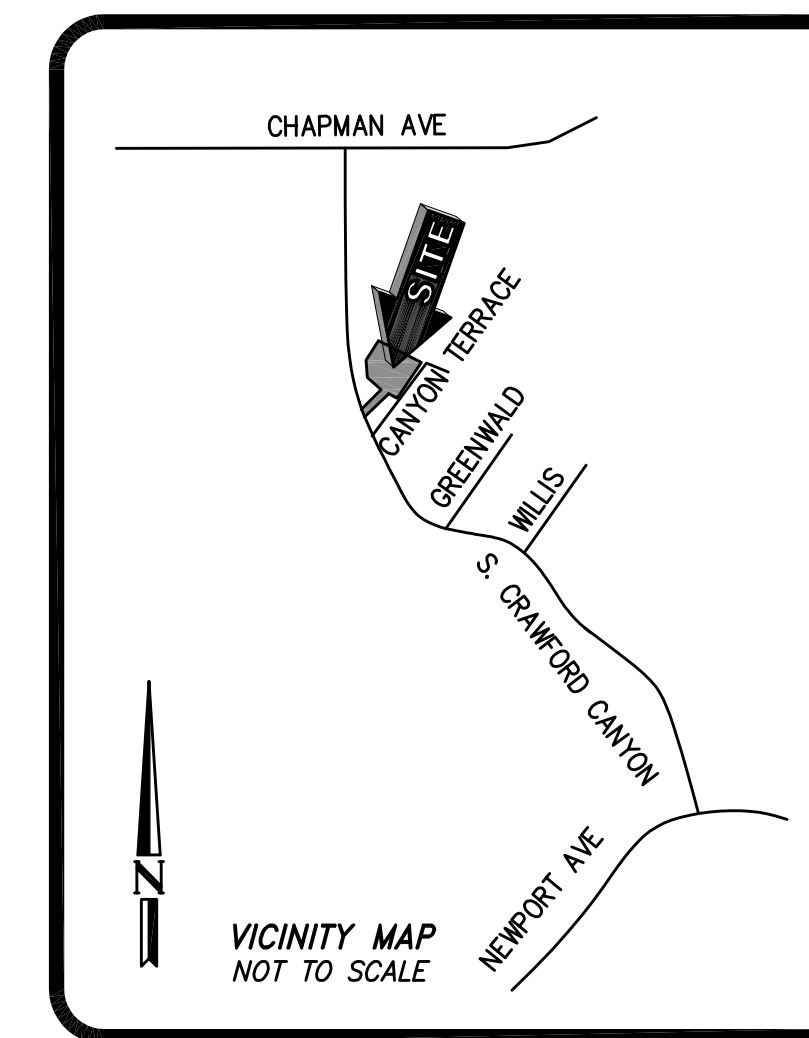
IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A PORTION OF LOT 6 OF EL MODENA CITRUS LANDS, AS PER MAP RECORDED IN BOOK 6, PAGE 32 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TABLE			
PARCEL #	GROSS LOT AREA	NET LOT AREA	PERCENT
1	20,000 SF	0.46 AC	20,000 SF 0.46 AC
2	26,028 SF	0.60 AC	26,028 SF 0.60 AC
3	25,809 SF	0.59 AC	25,809 SF 0.59 AC
4	20,000 SF	0.46 AC	20,000 SF 0.46 AC
A	12,843 SF	0.29 AC	12,843 SF 0.29 AC
TOTAL	104,679 SF	2.40 AC	104,679 SF 2.40 AC

PERVIOUS AREA: 1.66 ACRES (69.1%)
IMPERVIOUS AREA: 0.74 ACRES (30.9%)

NOTE: THE ALIGNMENT OF THE PROPOSED STORM DRAIN SHALL NOT CROSS THE FUTURE BUILDING PAD LOCATIONS.

NOTE: PRIOR TO RECORDATION, AN IRREVOCABLE OFFER OF DEDICATION FOR AN ADDITIONAL 10' OF RIGHT OF WAY ON CRAWFORD CANYON ROAD ACROSS THE PROPERTY FRONTAGE IS REQUIRED.



OWNER

LINKEY INTERNATIONAL INC.
12305 PROVINCETOWN ST.
SEAL BEACH, CA 90740
HAI BANG TRINH, PRESIDENT
562-296-7720

ENGINEER

ENGINEER:
DRC ENGINEERING, INC
160 S OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860

EARTHWORK

CUT: 4,511 CY
FILL: 10,714 CY
IMPORT: 6,203 CY

SETBACK REQ.

FRONT: 30'
SIDE: 10'
REAR: 25'

EASEMENT NOTES

EXISTING EASEMENTS: NONE
EXISTING ZONING: E4-20000
PROPOSED ZONING: E4-20000
NO OF EX. LOTS: 1
NO OF PROPOSED LOTS: 5
SEWAGE DISPOSAL: PRIVATE
GRAVITY SEWER TO COUNTY SYSTEM

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CRAWFORD CANYON AS SHOWN ON RECORD OF SURVEY NO. 2004-1213, AS PER MAP FILED IN BOOK 204, PAGE 1, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING NORTH 25°23'00" WEST.

ASSESSOR'S PARCEL NUMBER (APN)

393-101-03

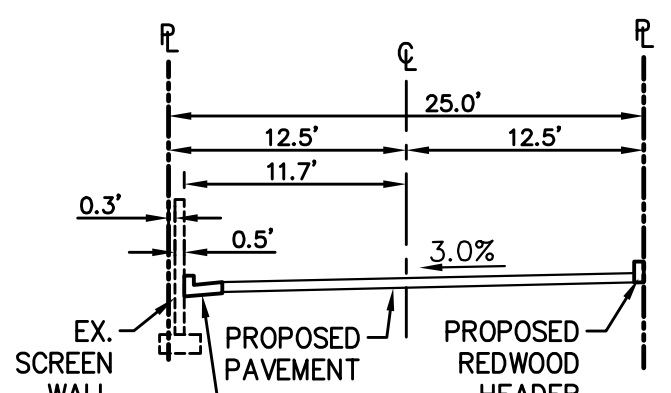
BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

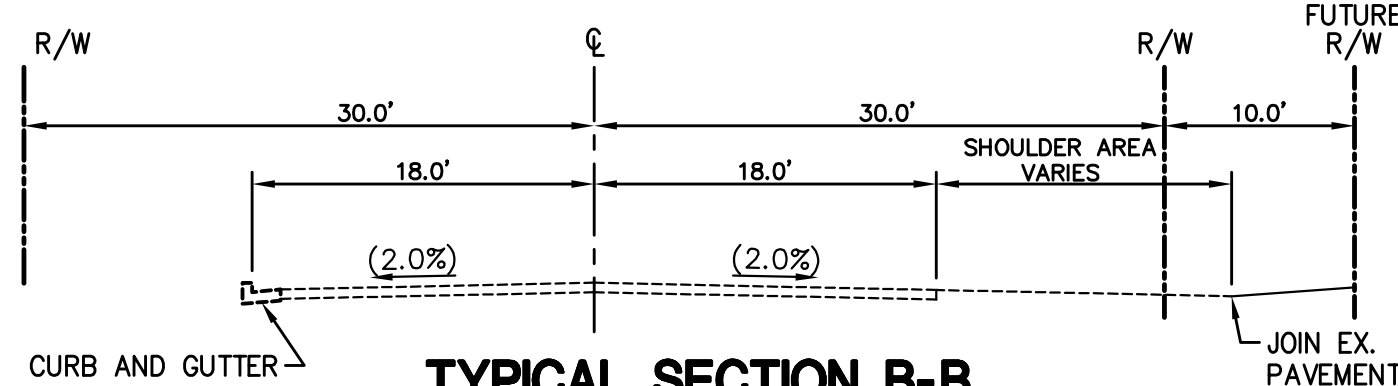
BM No.: 3A-115-79 ELEV.: 339.645'
(COUNTY OF ORANGE BENCHMARK) DATUM: NAVD88

DESCRIPTION: DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3A-115-79"; SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF CRAWFORD CANYON, 165 FT. NORTHERLY OF THE CENTERLINE OF BREA GLENN, 37 FT. WESTERLY OF THE CENTERLINE OF CRAWFORD CANYON. MONUMENT IS SET UP 0.3 FEET ABOVE THE GROUND.

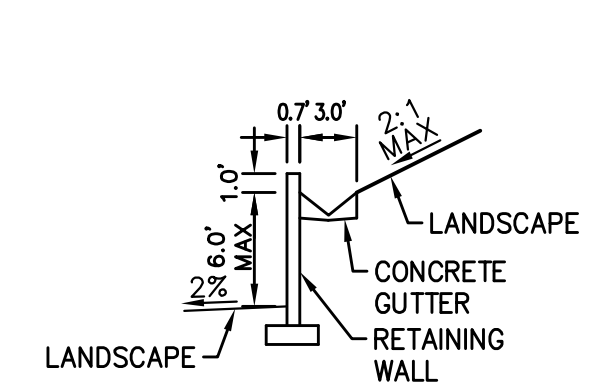
CONTOUR INTERVAL=1'



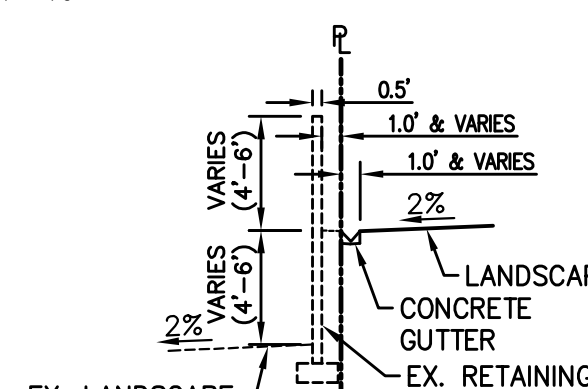
TYPICAL SECTION A-A
PRIVATE DRIVE
SCALE 1"=10'



TYPICAL SECTION B-B
CRAWFORD CANYON
SCALE 1"=10'



TYPICAL SECTION C-C
RETAINING WALL
SCALE 1"=10'



TYPICAL SECTION D-D
EX. RETAINING WALL
SCALE 1"=10'

DEMOLITION NOTES:

- 91 - REMOVE EXISTING BUILDING
- 92 - REMOVE EXISTING AC PAVING

CONSTRUCTION NOTES:

- 1 - PROPOSED ROLLED CURB PER OCPW STD. 1201
- 2 - PROPOSED CURB AND GUTTER
- 3 - PROPOSED RETAINING WALL
- 4 - PROPOSED AC PAVING
- 5 - PROPOSED SEWER
- 6 - PROPOSED WATER
- 7 - PROPOSED REDWOOD HEADER
- 8 - PROPOSED MODULAR WETLANDS WATER QUALITY DEVICE
- 9 - PROPOSED STORM DRAIN INLET
- 10 - PROPOSED 8" STORM DRAIN PIPE
- 11 - PROPOSED 12" STORM DRAIN PIPE
- 12 - PROPOSED 18" STORM DRAIN PIPE
- 13 - PROPOSED 60" STORM DRAIN DETENTION PIP
- 14 - PROPOSED JUNCTION STRUCTURE
- 15 - PROPOSED GUTTER
- 16 - PROPOSED 8" DIAMETER BOLLARD
- 17 - PROPOSED FIRE HYDRANT

LEGEND:

- PARCEL BOUNDARY
- - - EASEMENT LINE
- CENTERLINE
- - - ADJACENT PROPERTY LINE
- RETAINING WALL
- EX. RETAINING WALL
- EX. MANHOLE
- EX. FIRE HYDRANT
- EX. POWER POLE
- EX. TREE(S)
- SEWER MANHOLE
- CLEANOUT
- CO
- SDMH
- SDMH
- WM
- DOMESTIC WATER METER
- FH
- FIRE HYDRANT
- FLOW DIRECTION

LINKEY INTERNATIONAL, INC.
10262 S. CRAWFORD CANYON RD
SANTA ANA, CA 92705
TENTATIVE PARCEL MAP

PROJECT: _____
ISSUE: TPM
DATE: 6/16/23
CHECKED: RJV DRAWN: DJG
DRAWING FILE: 06741102
PROJECT NO.: 20-674
SHEET NUMBER:
1
OF 1 SHEETS
SCALE: AS SHOWN

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NO.:	REVISION:	DATE:

NOT FOR CONSTRUCTION