

COUNTY OF ORANGE TENTATIVE PARCEL MAP NO. 2021-131

LEGAL DESCRIPTION

PARCEL 1: (APN: 104-290-016)
 PARCEL 1, BEING A PORTION OF BLOCKS 15 AND 41 OF IRVINE'S SUBDIVISION, AS SHOWN BY GRANT DEED TO WILLIAM W. CRAWMER AND WIFE, RECORDED JANUARY 17, 1955 IN BOOK 2926, PAGE 226 ON PAGES 233-235 OF BOOK 401 OF OFFICIAL RECORDS OF ORANGE COUNTY, EXCEPTING THEREFROM PORTIONS CONVEYED TO ORANGE COUNTY SANITATION DISTRICT.

PROPERTY OWNERSHIP INFORMATION

APN: 104-290-016
 10591 BENT TREE RD
 DAVID HERNANDEZ
 8136 CALMADA AVE
 WHITTIER, CA 90602

ORANGE COUNTY BENCHMARK

ORANGE COUNTY DESIGNATION "3A-126-05"
 FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED 3A-126-05", SET IN THE NORTHWESTERLY CORNER OF A 3.5' X 9.0' CONCRETE CATCH BASIN LOCATED IN THE NORTHEASTERLY PORTION OF THE INTERSECTION OF LOWER LAKE AND EAST LEMON HEIGHTS, SOUTH 21.0 FEET.
 ELEVATION (FEET) 454.882 (NAVD88)

BASIS OF BEARING

N 49°14'21" W, BEING THE CENTERLINE OF LOWER LAKE DRIVE AT ITS INTERSECTION WITH BENT TREE ROAD AS SHOWN BY RECORD OF SURVEY NO. 86-1030 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA.

EASEMENTS

ITEMS SHOWN HEREON WERE PLOTTED FROM RECORD DATA BASED ON SCHEDULE "B" DOCUMENTS FROM THE USA TITLE COMPANY, UPDATED PRELIMINARY REPORT NO. 061521390-20, DATED APRIL 8, 2015. PLOTTABLE EASEMENTS ARE INDICATED BY Δ. NON-PLOTTABLE EASEMENTS ARE INDICATED BY □.

- Δ AN EASEMENT IN FAVOR OF C.E. OTT FOR ROADS, UTILITIES, ETC., RECORDED JULY 16, 1930 IN BOOK 401 PAGE 233 OF OFFICIAL RECORDS OF ORANGE COUNTY.
- Δ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED DECEMBER 24, 1958 IN BOOK 4527, PAGE 514 OF OFFICIAL RECORDS OF ORANGE COUNTY.
- Δ A NON-EXCLUSIVE EASEMENT IN FAVOR OF JOHN P. AND GRACE P. HOLCOMB, JOHN A. & CATHERINE H. SIEGEL, JOHN H. & JEANE P. SIEGEL, WILLIAM H. & ELIZABETH L. CRAWMER, K. E. & VIRGINIA M. REAFSNYDER, BART K. & ANNA F. BAKER, AND LEIGH A. & BETTY J. BRITE FOR VEHICULAR TRAFFIC ONLY AND PUBLIC UTILITIES, RECORDED APRIL 7, 1961 IN BOOK 5682 PAGE 28 OF OFFICIAL RECORDS OF ORANGE COUNTY.

- Δ AN EASEMENT IN FAVOR OF K. E. & VIRGINIA M. REAFSNYDER AND BART M. & ANNA F. BAKER FOR ROAD AND PUBLIC UTILITIES, RECORDED APRIL 7, 1961 IN BOOK 5682, PAGE 37 OF OFFICIAL RECORDS OF ORANGE COUNTY.
- Δ AN EASEMENT IN FAVOR OF SHADY CANYON INC. FOR ROAD AND UTILITIES, RECORDED SEPTEMBER 13, 1985 AS INSTRUMENT 85-349669 OF OFFICIAL RECORDS OF ORANGE COUNTY.
- Δ A NON-EXCLUSIVE EASEMENT IN FAVOR OF JACK CHOU, DORIS CHOU, DAVID CHOU, THOMAS CHOU, AND DANIEL CHOU FOR VEHICULAR TRAFFIC ONLY AND PUBLIC UTILITIES, RECORDED AUGUST 3, 1989 AS INSTRUMENT 89-411573 OF OFFICIAL RECORDS OF ORANGE COUNTY.
- Δ AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES, RECORDED OCTOBER 16, 1990 AS INSTRUMENT 90-550698 OF OFFICIAL RECORDS OF ORANGE COUNTY.

OWNER/DEVELOPER

DAVID HERNANDEZ
 8136 CALMADA AVE
 WHITTIER, CA 90602

PLAN PREPARER

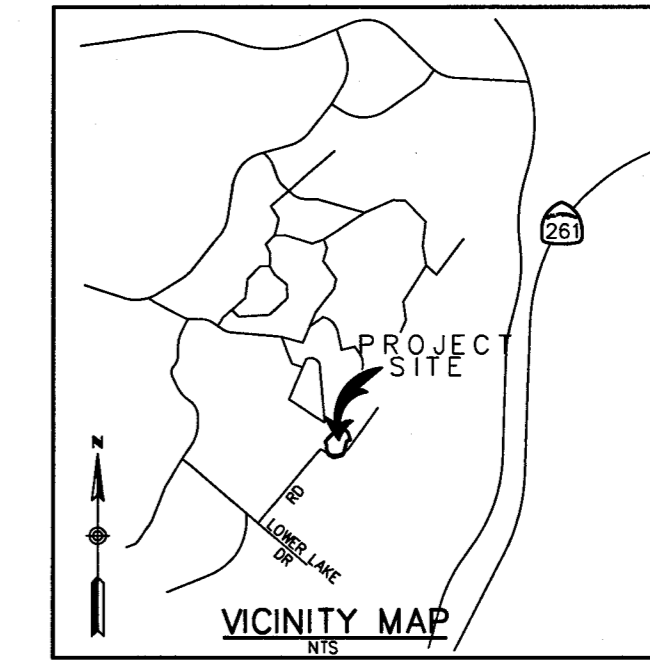
ALPINE CONSULTANTS
 22431 ANTONIO PKWY 160-16A
 RANCHO SANTA MARGUERITA, CA 92688
 (949) 835-2251

LEGEND

- EXISTING SEWER
- EXISTING STORM DRAIN
- 365— EXISTING CONTOUR ELEVATION
- PROPOSED SURFACE ELEVATION
- 1365.3— PROPOSED PAD ELEVATION
- ELEV. = ELEVATION
- FG = FINISH GRADE
- FL = FLOWLINE
- FS = FINISHED SURFACE
- D.G. = DECOMPOSED GRANITE
- L = LENGTH
- W = WIDTH
- MN. = MINIMUM
- PL = PROPERTY LINE
- R/W = RIGHT OF WAY
- GB = GRADE BREAK
- TC = TOP OF CURB
- 45 = LOT NUMBER

GENERAL NOTES

1. ORIGINALLY PREPARED: SEPTEMBER 2021
2. TOTAL PROJECT GROSS ACRES IS 4.2 ACRES ±
3. ACREAGE SUMMARY
 PARCEL 1 = 1.2 ACRES
 PARCEL 2 = 1.4 ACRES
 PARCEL 3 = 1.6 ACRES
 TOTAL = 4.2 ACRES
4. PROPOSED NO. OF DWELLING UNITS: 3 LOTS.
5. EXISTING GENERAL PLAN DESIGNATION: 1B SUBURBAN RESIDENTIAL .5-18 DU/AC (ORANGE COUNTY GENERAL PLAN)
6. PROPOSED GENERAL PLAN DESIGNATION: TO REMAIN THE SAME (1B SUBURBAN RESIDENTIAL)
7. EXISTING ZONING: R1-1 SINGLE FAMILY RESIDENTIAL (1 ACRE MINIMUM BUILDING SITE AREA) (ZONE CHANGE 1B-01)
- ADJACENT LAND USE:
 NORTH: GENERAL PLAN - SUBURBAN RESIDENTIAL ZONING - RHE 1.5 RESIDENTIAL
 EXISTING USE - SUBURBAN RESIDENTIAL
 SOUTH: GENERAL PLAN - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL ZONING - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL
 EXISTING USE - OPEN SPACE-CONSERVATION HABITAT
 EAST: GENERAL PLAN - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL ZONING - PLANNED COMMUNITY PUBLIC AND INSTITUTIONAL
 EXISTING USE - OPEN SPACE-CONSERVATION HABITAT
 WEST: GENERAL PLAN - SUBURBAN RESIDENTIAL ZONING - R1-18000/20000 RESIDENTIAL
 EXISTING USE - SUBURBAN RESIDENTIAL
8. SOURCE OF TOPOGRAPHY IS AERIAL TOPOGRAPHY FLOWN OCTOBER 2017 BY RICK ENGINEERING.
9. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE.
10. ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THIS TENTATIVE PARCEL MAP.
11. ALL EXISTING EASEMENTS ARE TO REMAIN IN THEIR DESIGNATED LOCATIONS UNLESS NOTED OTHERWISE.
12. DRIVEWAY GRADE MAXIMUM SHALL BE 12.5%.
13. ALL CONC. GUTTERS AND SWALES SHALL HAVE A MINIMUM GRADE OF: 0.6%.
14. ALL A.C. PAVING SHALL HAVE A MINIMUM GRADE OF: 1.0%.



UTILITY NOTES

WATER: GOLDEN STATE WATER COMPANY
 500 CAMERON ST
 PLACENTIA, CA
 (714) 528-1462

SEWER: ORANGE COUNTY SANITATION DISTRICT
 10844 ELLIS AVE.
 FOUNTAIN VALLEY, CA 92708
 (714) 962-2411

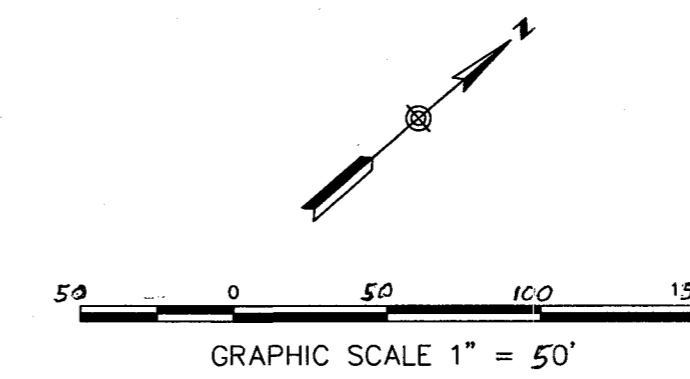
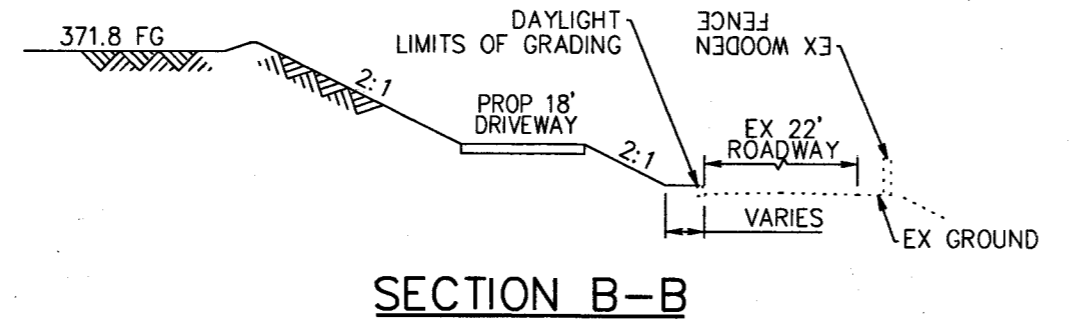
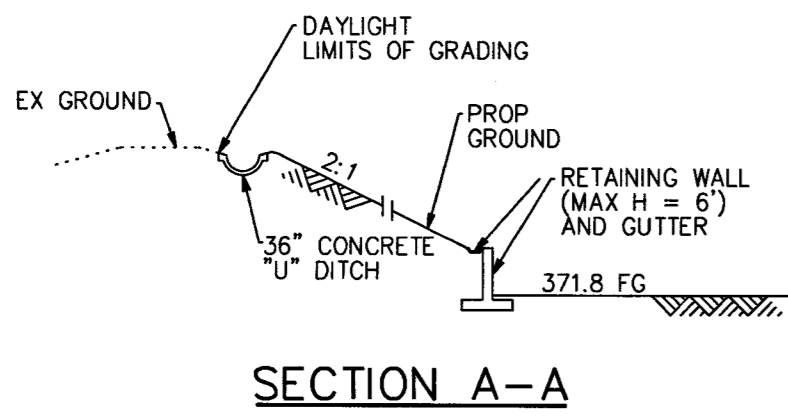
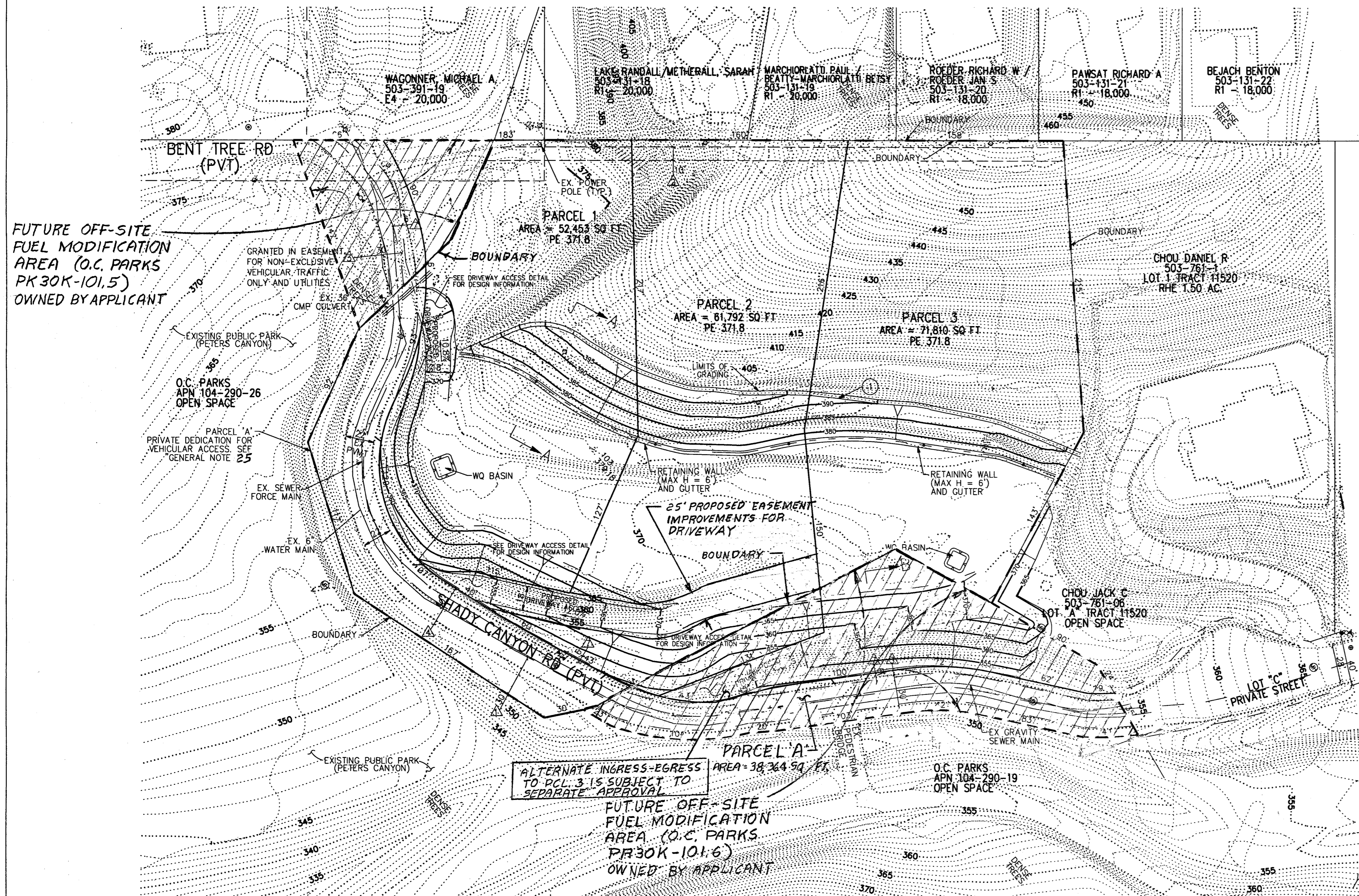
POWER: SOUTHERN CALIFORNIA EDISON CO.
 1325 S GRAND AVE
 SANTA ANA, CA
 (800) 655-4555

GAS: SOCAL GAS
 1919 S STATE COLLEGE BLVD
 ANAHEIM, CA 92806
 (800) 920-1166

PHONE: AT&T
 1265 N. VAN BUREN ST., #180
 ANAHEIM, CA 92807
 (714) 666-5423

GENERAL NOTES CONT.

15. ESTIMATED DISTURBED AREA FOR THE PROJECT SITE IS 2.39 ACRES, COMPRISING OF 46.4% OF THE TOTAL PROJECT AREA.
16. ALL SLOPES ADJACENT TO STREET R.O.W. TO BE MAINTAINED BY OWNER.
17. ALL SLOPES SHOWN HEREON ARE 2:1 MAXIMUM UNLESS OTHERWISE NOTED.
18. ALL SLOPES ARE PRIVATELY MAINTAINED.
19. THE SUBJECT PROPERTY IS CURRENTLY WITHIN THE GOLDEN STATE WATER COMPANY SERVICE AREA.
20. PROPOSED WATER TO TIE INTO EXISTING WATER SUPPLY IN SHADY CANYON ROAD.
21. DRAINAGE SYSTEM WILL BE DEVELOPED IN ACCORDANCE WITH ORANGE COUNTY FLOOD CONTROL DISTRICT STANDARDS AND SPECIFICATIONS. DRAINAGE ON THIS SITE WILL BE CONVEYED TO THE EXISTING DRAINAGE FACILITIES. THESE FACILITIES COMPRISE OF CATCH BASINS AND A STORM DRAIN PIPE NETWORK.
22. THE SUBJECT PROPERTY IS WITHIN THE NEWPORT BAY WATERSHED.
23. THE SUBJECT PROPERTY IS WITHIN A "VERY HIGH" FIRE HAZARD SEVERITY ZONE.
24. ALL PARTIES HAVING A BENEFICIARY INTEREST IN THE PROPERTY BEING SUBDIVIDED ARE AWARE OF AND CONSENT TO THE FILING OF THIS TENTATIVE PARCEL MAP.
25. PARCEL "A" TO BE A DEDICATED AS A PRIVATE STREET. SAID PARCEL "A" IS TO BE MAINTAINED BY HOMEOWNERS FOR INGRESS AND EGRESS TO AND FROM THE PARCELS HEREON AS WELL AS TO ADJACENT PROPERTIES. INTENT OF THIS MAP IS TO UTILIZE THE EXISTING ROAD AS IS FOR ACCESS TO THE SITE AND ADJACENT PROPERTIES TO THE EAST.
26. EASEMENT #3 AS SHOWN HEREON GRANTS ACCESS RIGHTS TO THIS PROPERTY.



DATE IDENTIFIER
 DATE OF LATEST CHANGE TO THIS MAP
 DATE OF THIS PLOT

TENTATIVE PARCEL MAP
 2021-131
 COUNTY OF ORANGE

| REVISIONS | BY | DRAWN BY: | PROJECT DESCRIPTION: | OWNER INFORMATION: | SHEET 1 OF |
|-----------|----|-----------|----------------------------------|--|------------|
| | | | TENTATIVE PARCEL MAP 2021-131 | OWNER: DAVID HERNANDEZ ADDRESS: 8136 CALMADA AVE WHITTIER, CA 90602 PH No.: | SHEET |
| | | L.C. | | | 1 |

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, THE ACCURACY OF ALL DIMENSIONS FROM THE SITE AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL DIMENSIONS AND CONDITIONS REPRESENTED THEREBY ARE TO REMAIN THE SAME UNLESS OTHERWISE NOTED. THIS DRAWING IS TO BE USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSIDERED AS CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE DRAWINGS.