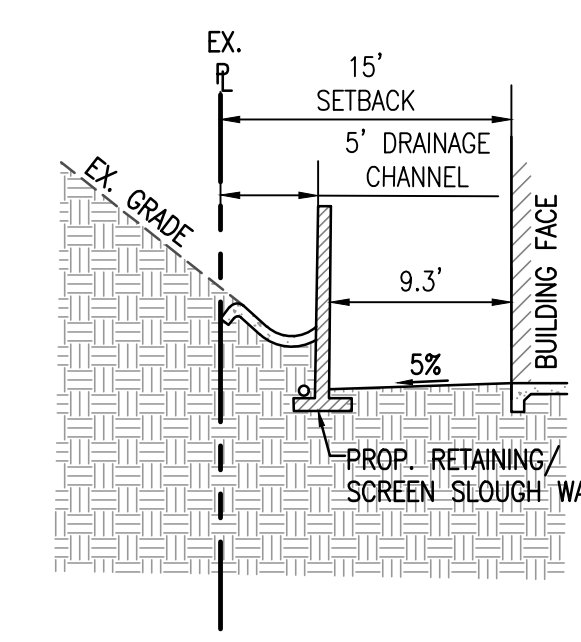
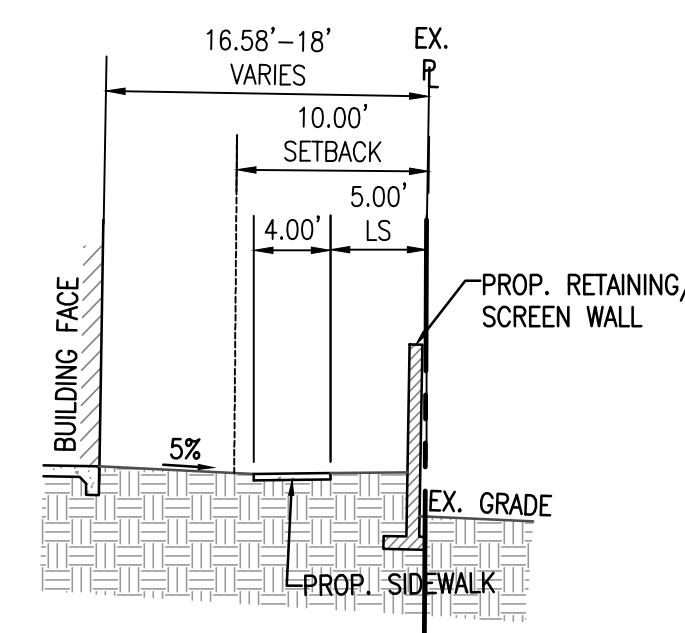


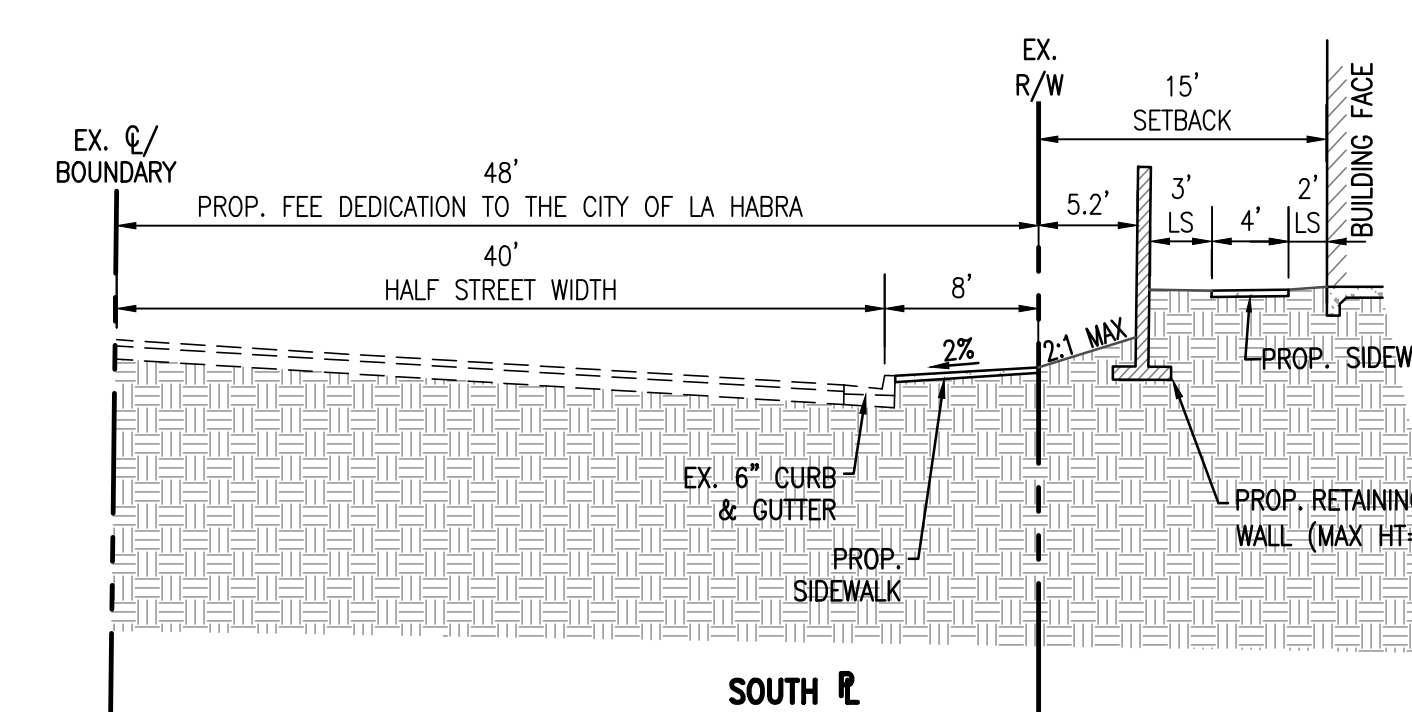
WEST SECTION A
1"=10' HOR



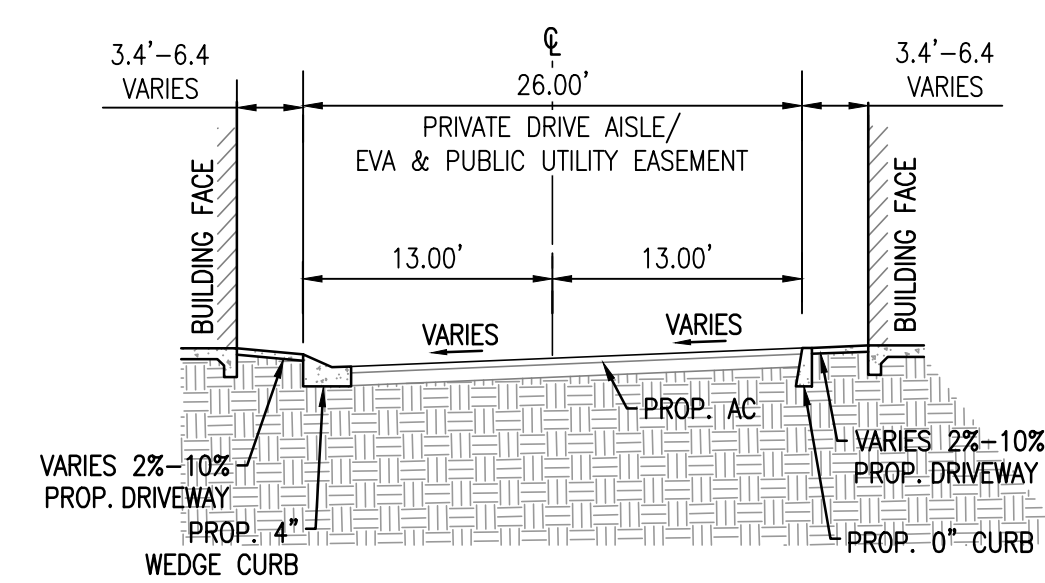
NORTH SECTION B
1"=10' HOR



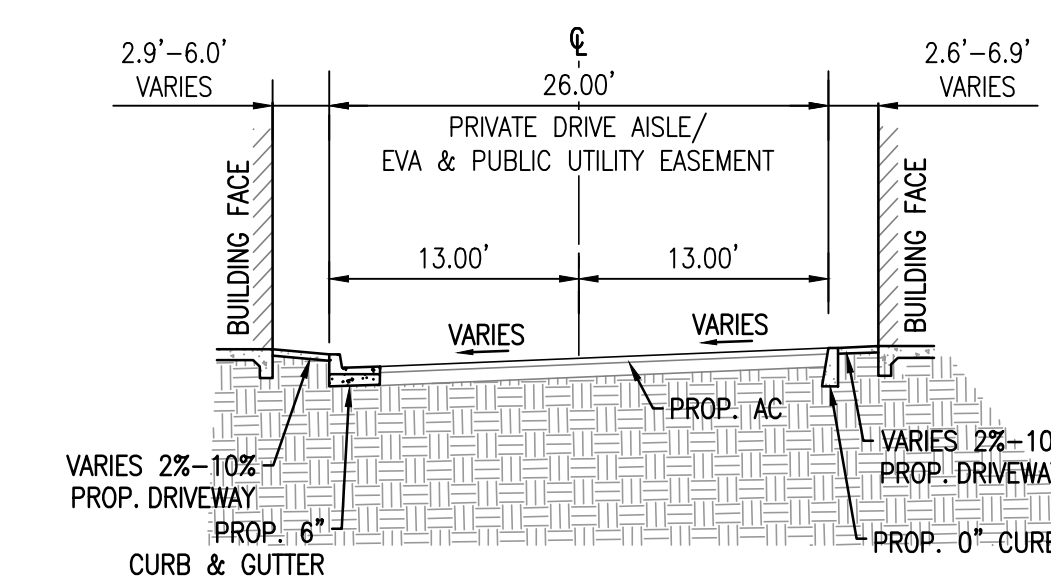
EAST SECTION C
1"=10' HOR



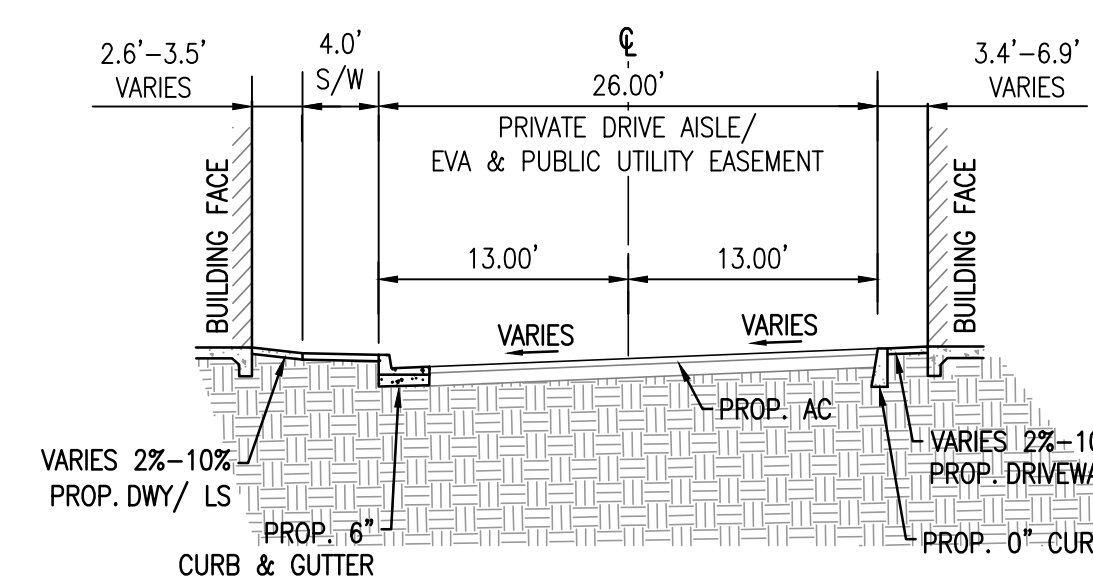
SOUTH SECTION D
NTS



STREET SECTION E
1"=10' HOR



STREET SECTION F
1"=10' HOR



STREET SECTION G
1"=10' HOR



C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

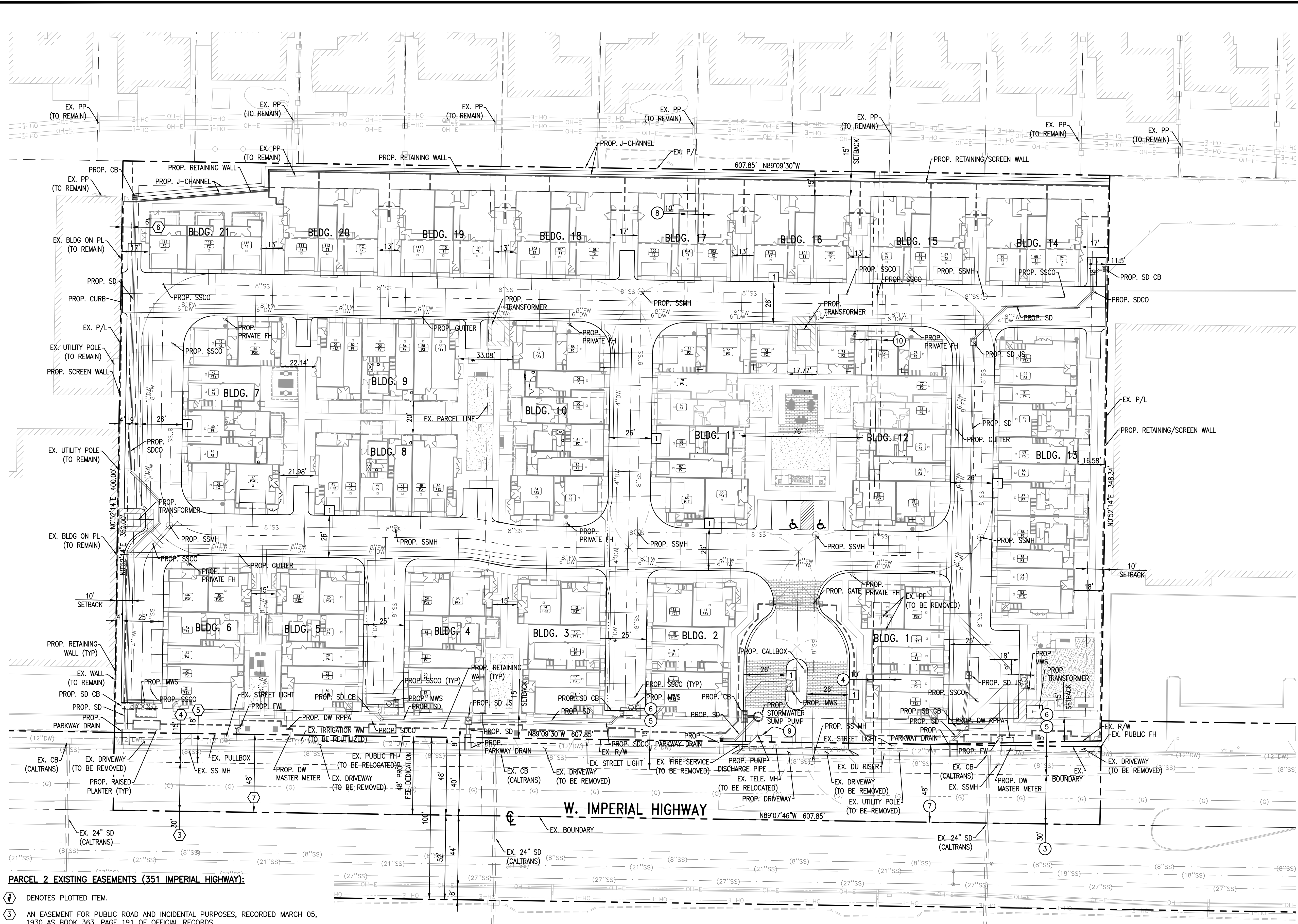
9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

CITY OF LA HABRA
TENTATIVE TRACT MAP NO. 19143
TYPICAL SECTIONS

REV	DATE	DESCRIPTION

DRAWN: SJP	APPROVED BY: _____	DRAWING NO.:	SHEET:
CHECKED: JH	CITY ENGINEER: _____	DATE:	2 OF 6
SCALE: AS SHOWN			

PROJ: 0320-09 1402 PUBLIC IMPROVEMENTS TENTATIVE TRACT MAP No. 19143
 DATE: 07/2021 8:47:56am



LEGEND:

---	CENTERLINE
- - - -	EX. TRACT BOUNDARY/ RIGHT-OF-WAY LINE
---	LOT LINE
- - - -	EX. EASEMENT LINE
- - - -	PROP. EASEMENT LINE
▬▬▬▬▬▬	ADA PATH OF TRAVEL
8"SS	PROP. SS LINE
8"DW	PROP. DW LINE
8"FW	PROP. FW LINE
---	PROP. SD LINE
○	PROP. SS MH/ SD PUMP STATION
○	PROP. SS CO
⊗	PROP. WATER VALVE
⊕	PROP. FIRE HYDRANT
⊗	PROP. DW WM
⊗	PROP. FW DCA
⊗	PROP. FW PV
---	EX. SS LINE
---	EX. DW LINE
---	EX. CHAIN LINK FENCE
---	EX. SCREEN WALL
---	EX. OVERHEAD POWERLINE
○	EX. SS MH
○	EX. SD MH
⊕	EX. FIRE HYDRANT
⊗	EX. WATER VALVE
⊗	EX. POWER POLE
⊗	EX. STREET LIGHT POLE

- PARCEL 1 EXISTING EASEMENTS:**
- ① DENOTES PLOTTED ITEM.
 - ③ AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 05, 1930 AS BOOK 363, PAGE 191 OF OFFICIAL RECORDS. IN FAVOR OF: ORANGE COUNTY
 - ④ AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 02, 1957 AS BOOK 3757, PAGE 423 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
 - ⑤ AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 08, 1957 AS BOOK 3798, PAGE 76 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF LA HABRA
 - ⑥ AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1957 AS BOOK 3825, PAGE 341 OF OFFICIAL RECORDS. IN FAVOR OF: LA HABRA SANITARY DISTRICT OF ORANGE COUNTY
 - ⑦ AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 06, 1966 AS BOOK 8040, PAGE 444 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF LA HABRA
 - ⑧ AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND ABOVE GROUND ENCLOSURES AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1974 AS BOOK 11144, PAGE 168 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
 - ⑨ AN EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED JUNE 18, 1979 AS BOOK 13190, PAGE 1593 OF OFFICIAL RECORDS. IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 - ⑩ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1991 AS INSTRUMENT NO. 91-575103 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY

- PARCEL 2 EXISTING EASEMENTS (351 IMPERIAL HIGHWAY):**
- ① DENOTES PLOTTED ITEM.
 - ③ AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 05, 1930 AS BOOK 363, PAGE 191 OF OFFICIAL RECORDS. IN FAVOR OF: ORANGE COUNTY
 - ④ AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 04, 1957 AS BOOK 3825, PAGE 339 OF OFFICIAL RECORDS. IN FAVOR OF: LA HABRA SANITARY DISTRICT
 - ⑤ AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 15, 1960 AS BOOK 5288, PAGE 425 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF LA HABRA
 - ⑥ AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1961 AS BOOK 5761, PAGE 855 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
 - ⑦ AN EASEMENT FOR STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 06, 1966 AS BOOK 8040, PAGE 444 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF LA HABRA

PROPOSED EASEMENT:

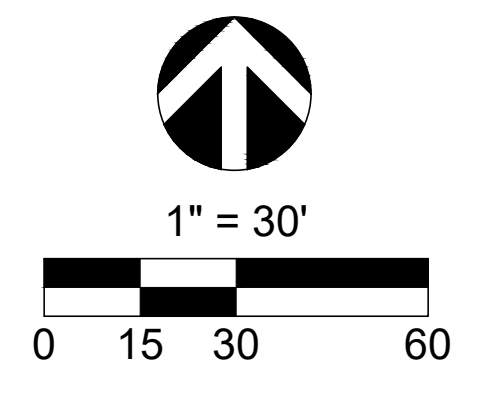
- ① EMERGENCY ACCESS AND TRASH COLLECTION EASEMENT



C&V CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING

9630 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET

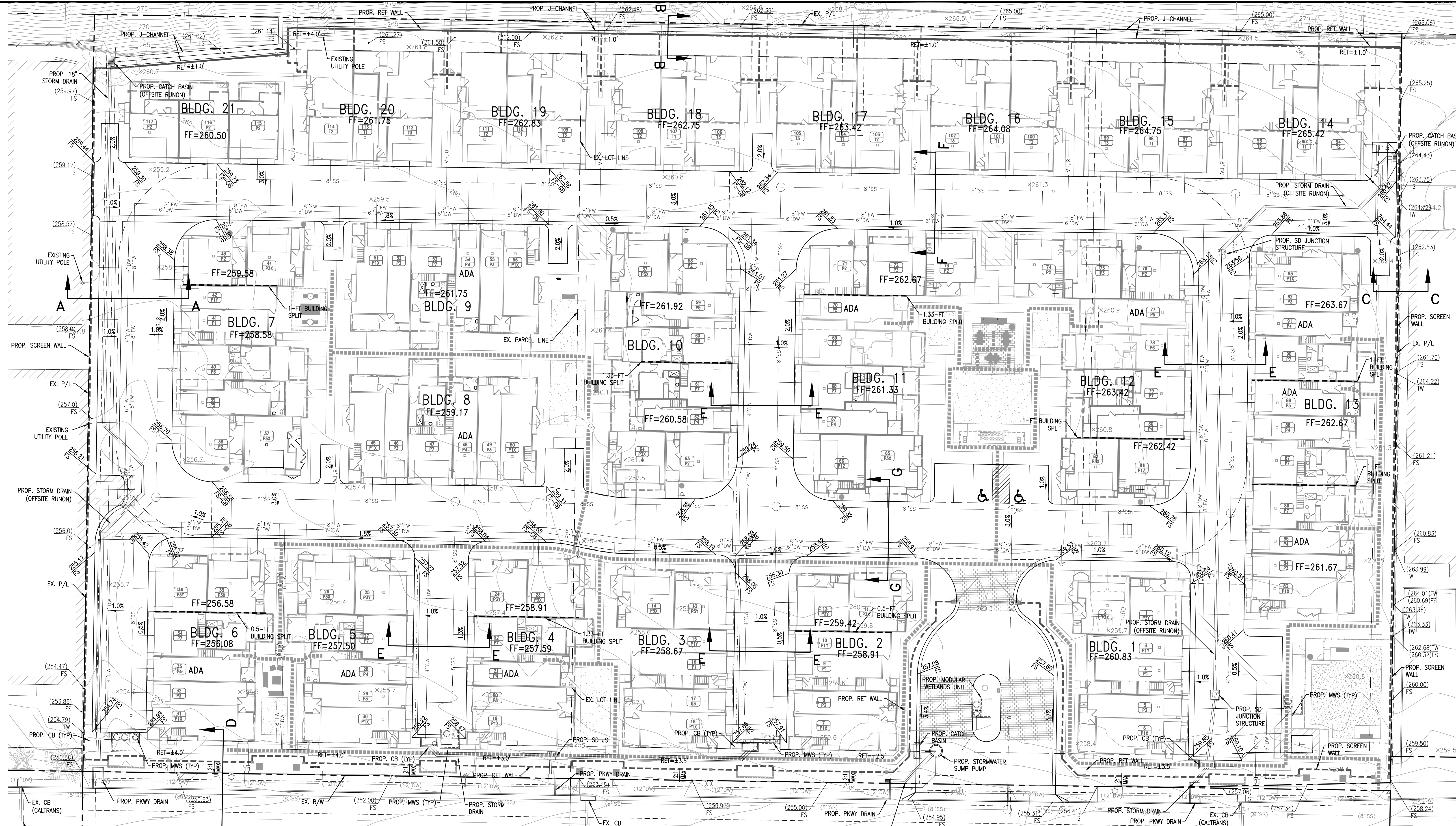
CITY OF LA HABRA
TENTATIVE TRACT MAP NO. 19143
PRELIMINARY SITE PLAN



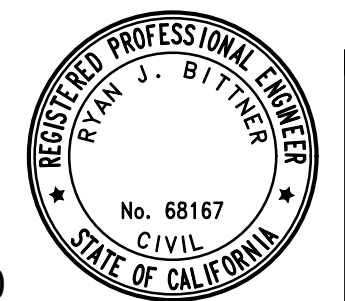
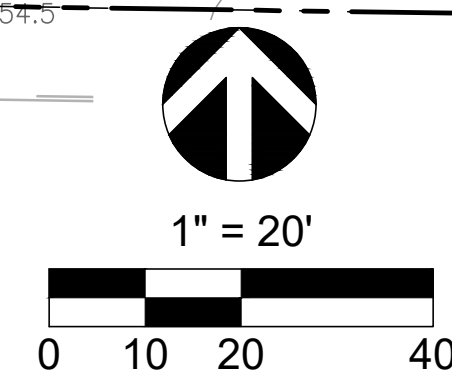
REV.	DATE	DESCRIPTION

DRAWN: SJP	APPROVED BY:	DRAWING NO.:	SHEET
CHECKED: JH	CITY ENGINEER	DATE:	3 OF 6
SCALE: AS SHOWN			

PROD: 03/30/19 10:40 AM P:\CADD\SPRING\03\03\19\19143\19143_Prelim_Site_Plan.dwg BJT:spn/rev Date: 07/20/2021 04:05:58



CITY OF LA HABRA
TENTATIVE TRACT MAP NO. 19143
PRELIMINARY GRADING & DRAINAGE PLAN



9830 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET

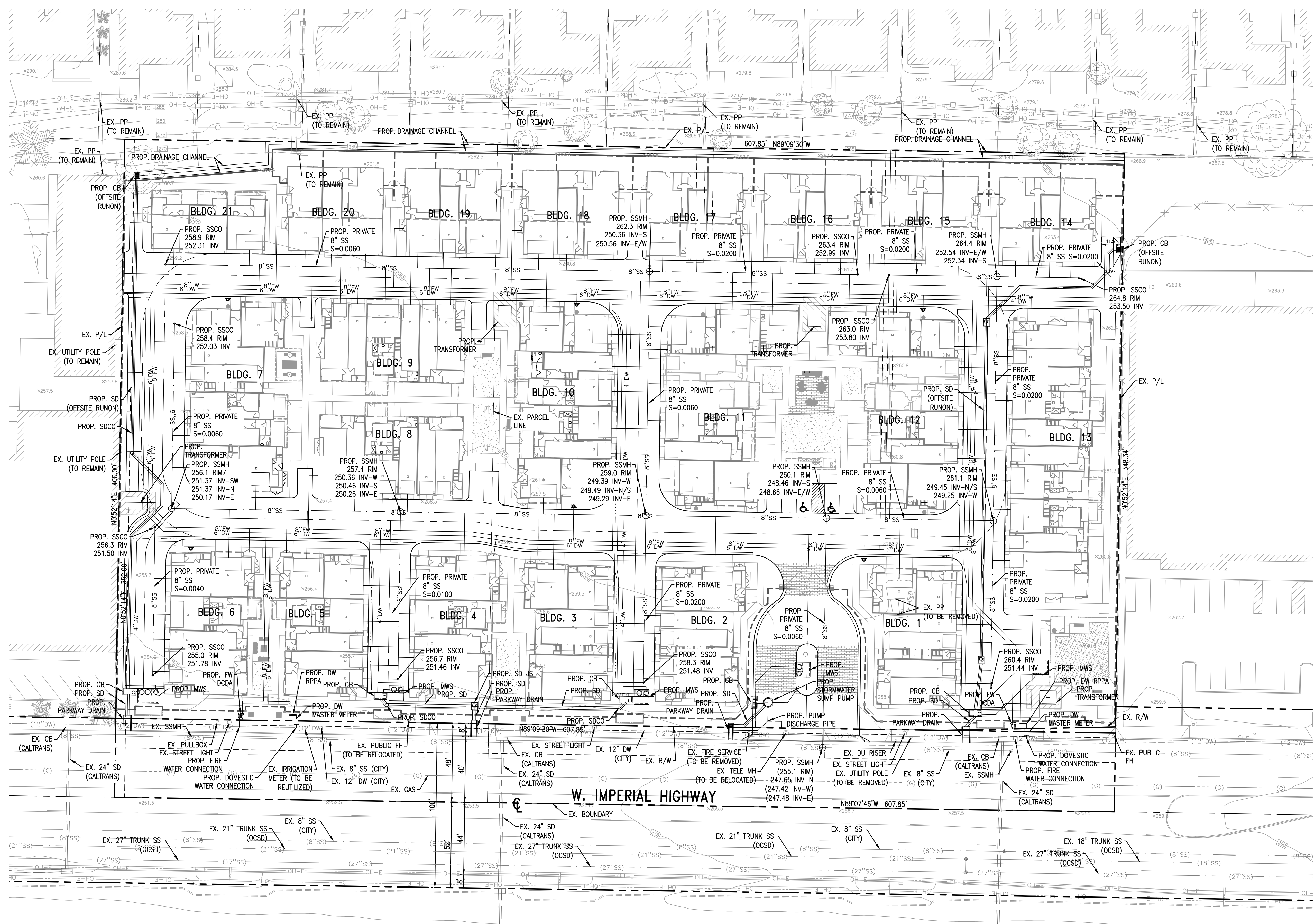
REV	DATE	DESCRIPTION

DRAWN	SJP
CHECKED	JH
SCALE	AS SHOWN

APPROVED BY	CITY ENGINEER
DATE	

DRAWING NO.	
SHEET	4 OF 6

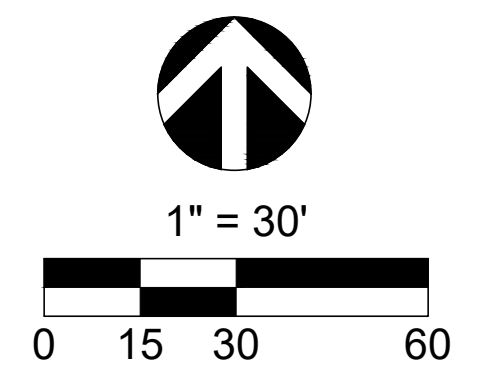
PROD: 03/30/09 1049 P:\CVC\19143\19143.dwg BJT:SPRINGER - DATE: 07/20/2021 04:58:58



C&V
 CONSULTING, INC.
 CIVIL ENGINEERING
 LAND PLANNING & SURVEYING

9630 IRVINE CENTER DRIVE
 IRVINE, CALIFORNIA 92618
 (949) 916-3800
 INFO@CVC-INC.NET
 WWW.CVC-INC.NET

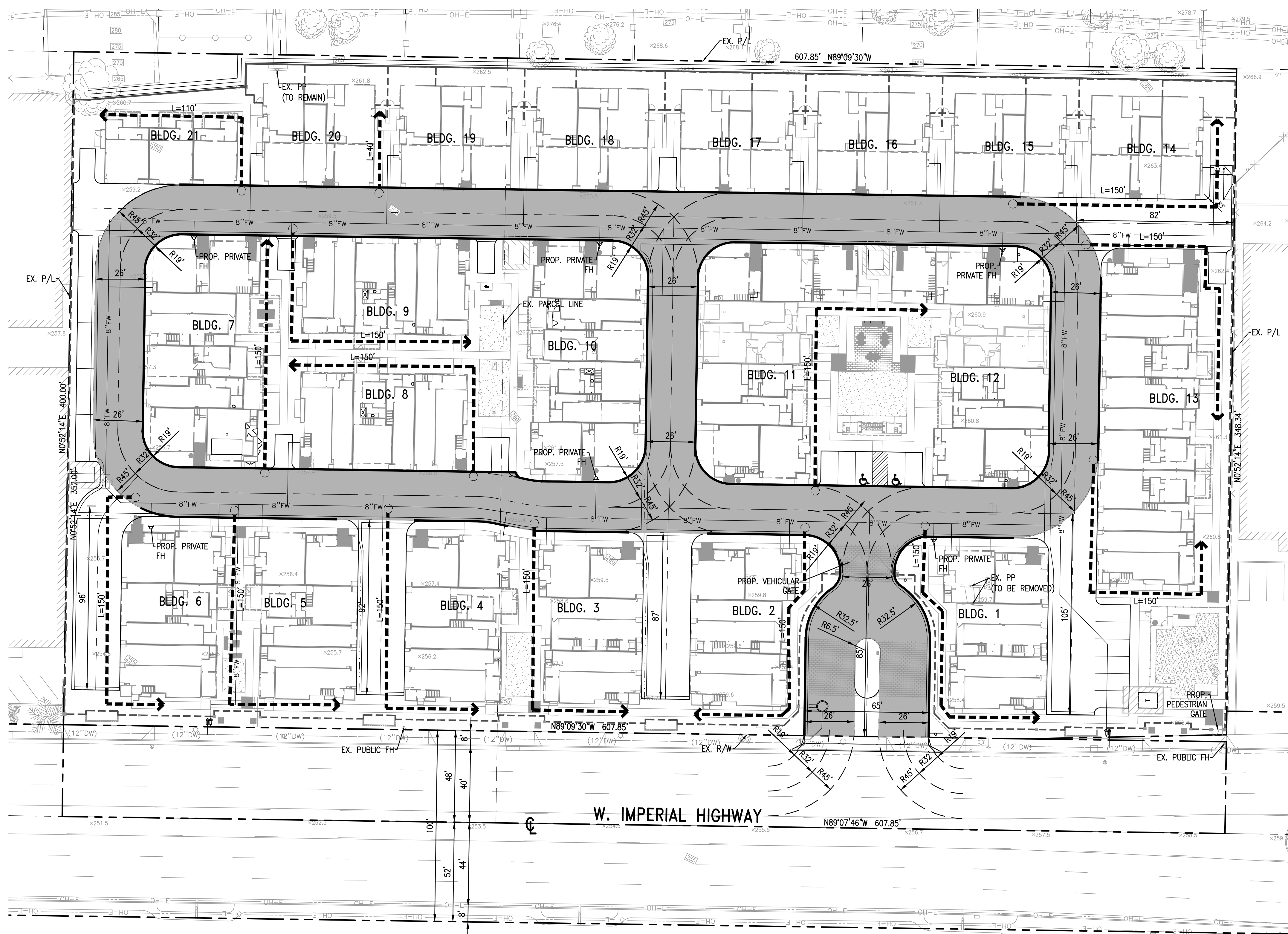
CITY OF LA HABRA
TENTATIVE TRACT MAP NO. 19143
PRELIMINARY UTILITY PLAN



REV.	DATE	DESCRIPTION

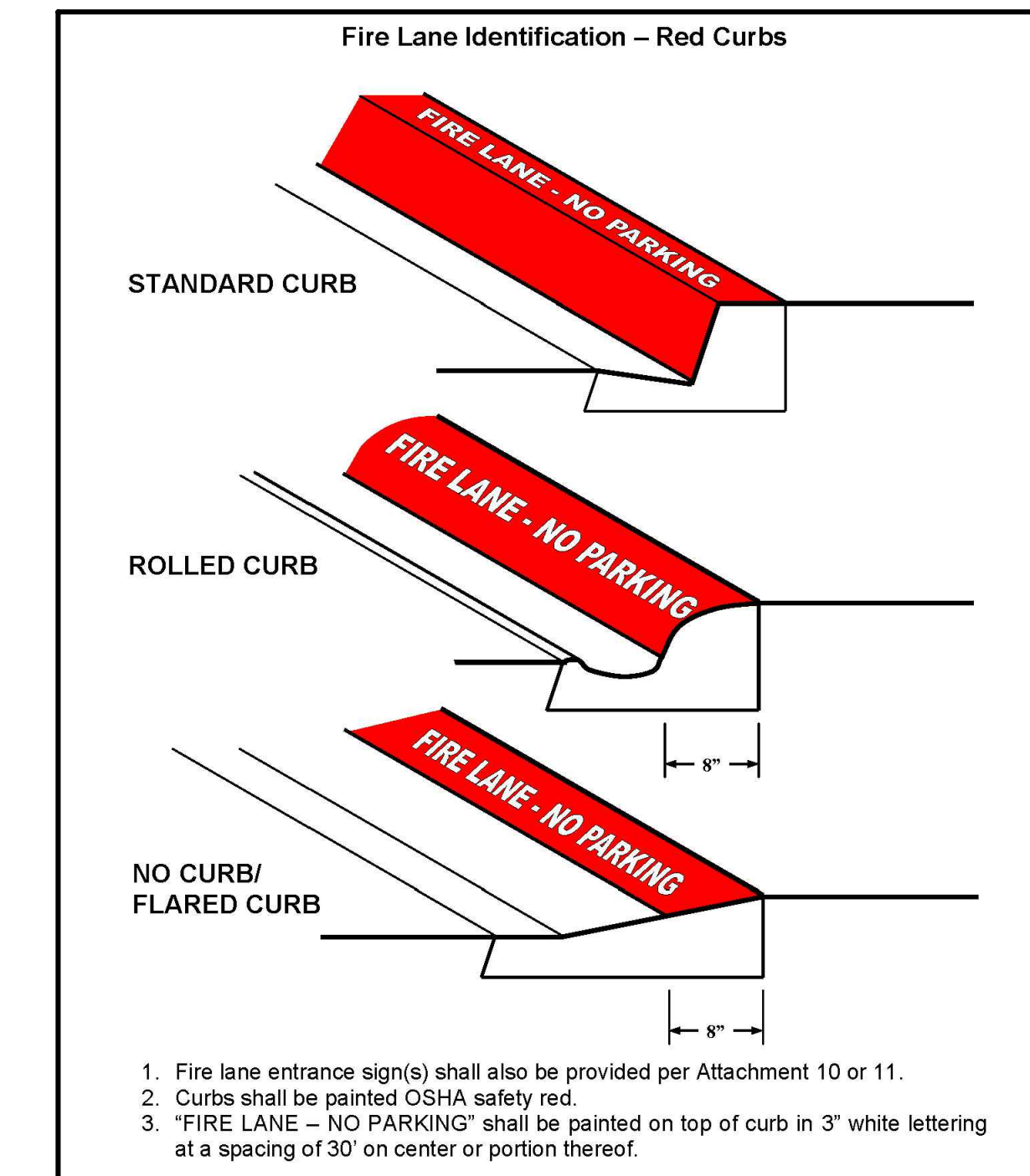
DRAWN: SJP	APPROVED BY: _____	DRAWING NO.:	SHEET
CHECKED: JH	CITY ENGINEER	DATE:	5 OF 6
SCALE: AS SHOWN			

PROD: 03/20/19 10:00 PM C:\GIS\Projects\19143\19143_PrelimUtilityPlan.dwg BJT:sp/rev/ Date: 07/20/2021 04:55:58



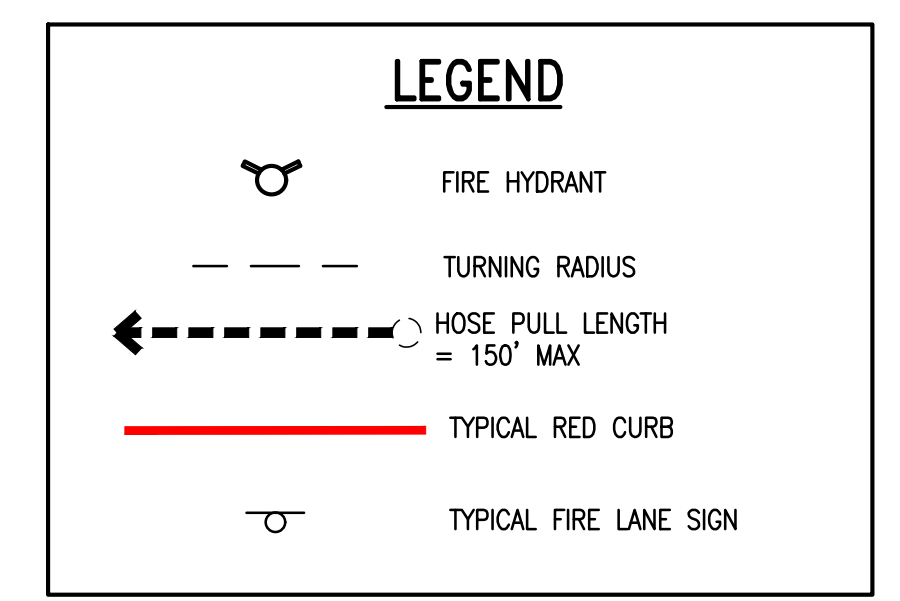
PROJECT GENERAL NOTES:

1. ALL FIRE ACCESS LANES MEET LACoFD MINIMUM REQUIREMENTS 19' & 45' RADIUS.
2. THIS PROJECT DOES NOT HAVE ANY FUEL MODIFICATION OR WILD LAND EXPOSURES AND IS NOT IN A VERY HIGH FIRE HAZARD ZONE.
3. THIS PROJECT IS DESIGNED IN CONFORMANCE WITH THE CBC, 2019 EDITION.
4. ALL FIRE ACCESS ROADS SHALL BE ALL WEATHER, MEET THE CRITERIA OF AN ALL WEATHER DRIVING SURFACE AND COMPLY WITH LACoFD GUIDELINE FOR FIRE APPARATUS ROADS.
5. LARGEST APPROXIMATE BUILDING SQ. FOOTAGE = 25,305 SF.
6. BUILDINGS ARE DESIGNATED TYPE V-B.
7. BUILDINGS 1-20 OCCUPANCIES ARE R2, BUILDING 21 OCCUPANCY IS R3.
8. THE BUILDING HEIGHTS ARE APPROXIMATELY 35'-0" MAX.
9. BUILDINGS 1-20 ON THE SITE WILL BE SPRINKLERED PER NFPA FULL 13 OR 13, BUILDING 21 WILL BE SPRINKLERED PER NFPA 13D.
10. BUILDING ADDRESS NUMBER SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH A 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. FIRE CODE 908.4.4.
11. A KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE, IN ACCORDANCE WITH FIRE CODE 902.4, AND AS SET FORTH IN FIRE DEPARTMENT REGULATION 5.
12. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS GALLONS PER MINUTE, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF HOURS. TWO PUBLIC FIRE HYDRANT(S) FLOWING SIMULTANEOUSLY MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW. FIRE CODE 507.3 & APPENDIX B105.1.
13. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2"-1/12" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL; AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 903.2.1
14. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 1001.4
15. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 1001.4



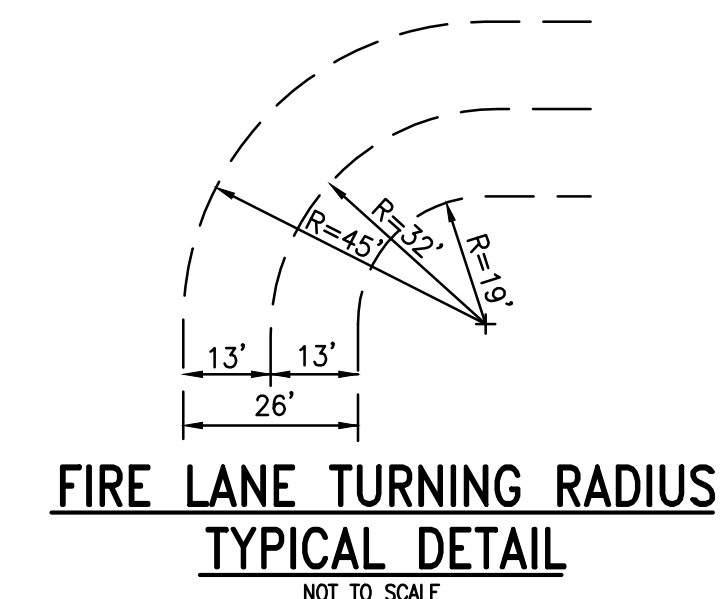
1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30" on center or portion thereof.

FIRE LANE RED CURB TYPICAL DETAIL
NOT TO SCALE

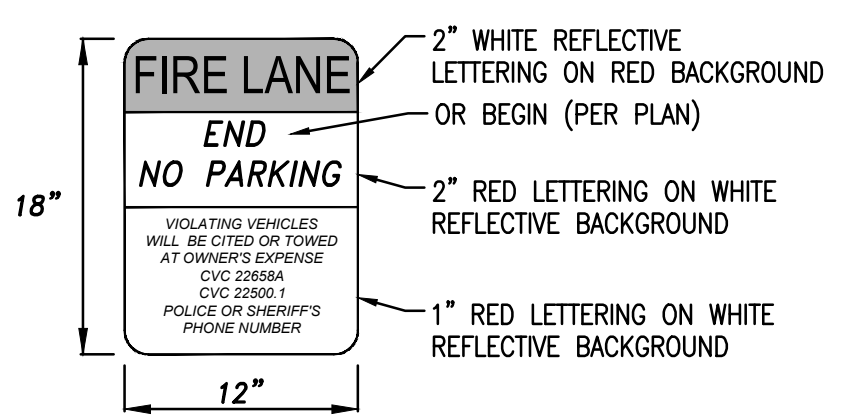


ABBREVIATIONS:

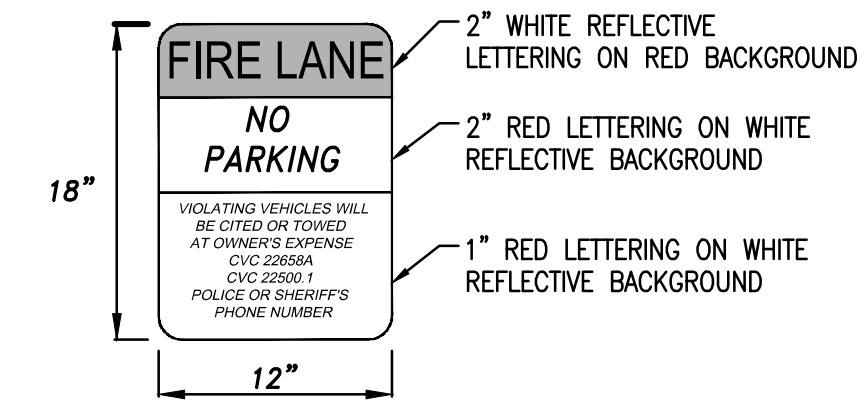
- BLDG BUILDING
- R/W RIGHT OF WAY
- R RADIUS
- EX. EXISTING
- N.A.P. NOT A PART
- PL PROPERTY LINE
- PROP. PROPOSED
- CL CENTERLINE
- FH FIRE HYDRANT
- C&G CURB AND GUTTER



FIRE LANE TURNING RADIUS TYPICAL DETAIL
NOT TO SCALE



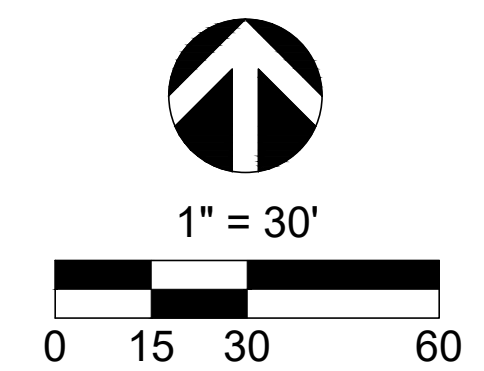
BEGIN & END FIRE LANE NO PARKING SIGN TYPICAL DETAIL
NOT TO SCALE



FIRE LANE NO PARKING SIGN TYPICAL DETAIL
NOT TO SCALE

ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

ALL SIGN AND LETTERING DIMENSIONS ARE MINIMUMS.
SIGNS SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.



C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

CITY OF LA HABRA

TENTATIVE TRACT MAP NO. 19143
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

REV	DATE	DESCRIPTION	BY

DRAWN	SJP	APPROVED BY	DRAWING NO.	SHEET
CHECKED	JH	CITY ENGINEER	DATE	6 OF 6
SCALE	AS SHOWN			