

**TRAFFIC DEPARTMENT NOTES:**

- OVERNIGHT PARKING PERMITS WILL NOT BE ISSUED BY LHPD.
- ADD (24") STOP SIGN, SQUARE TELESPAR POST WITH BREAK-AWAY SLEEVE, (12") WHITE STOP BAR LEGEND AND (8") WHITE STOP LEGEND TO DRIVE APPROACH ON TO CYPRESS STREET.

**ENGINEERING DEPARTMENT NOTES:**

- ALL OVERHEAD UTILITIES DIRECTLY IN FRONT OF THE PROJECT WILL NEED TO BE UNDERGROUND AS WELL AS ALL UTILITY SERVICES.
- THE HOA WILL BE RESPONSIBLE TO MAINTAIN THE PUBLIC PARKWAY DIRECTLY IN FRONT OF THE PROJECT.

BUILD'G #	UNIT #	# OF BEDRM.	LIVING AREA (SF)	GARAGE (SF)	OPEN SPACE (SF)
BUILD'G 1	UNIT A	3-BEDRM.	2,354	515	252
	UNIT B,C,D	3-BEDRM.	2,143	436	258
	UNIT E	3-BEDRM.	2,159	440	358
BUILD'G 2	UNIT F	3-BEDRM.	2,104	450	256
	UNIT G	3-BEDRM.	2,143	436	258
	UNIT H	3-BEDRM.	2,159	440	258
BUILD'G 3	UNIT I	3-BEDRM.	2,192	440	320
	UNIT J	3-BEDRM.	2,130	524	290

TOTAL COMMON OPEN SPACE REQ.: 760 SF  
PROVIDED 619 + 650: 1,269 SF

**PROJECT DATA**

SCOPE OF WORK- PROPOSE NEW TEN THREE-STORY CONDOMINIUM UNITS.  
EACH UNIT IS ATTACHED WITH A 2-CAR GARAGE.

ZONING: R-6

BUILDING HEIGHT: 34'-9", ( 29'-8" TO EAVE LINE AT DRIVEWAY ), THREE STORIES

LOT AREA: 27,245 SF

BUILDING 1 ( UNIT A, B, C, D, E )  
TOTAL LIVING AREA: 10,942 SF TOTAL GARAGE AREA: 2,263 SF

BUILDING 2 ( UNIT F, G, H )  
TOTAL LIVING AREA: 6,406 SF TOTAL GARAGE AREA: 1,326 SF

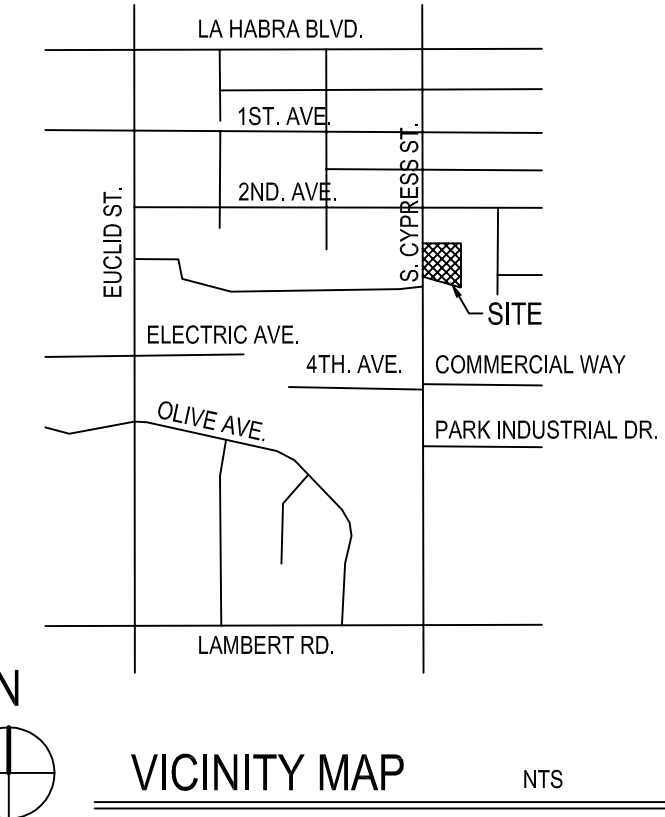
BUILDING 3 ( UNIT I, J )  
TOTAL LIVING AREA: 4,322 SF TOTAL GARAGE AREA: 964 SF

LOT COVERAGE: ( 4,882 SF + 2,899 SF + 2,067 SF ) / 27,245 SF = 36.15 %

**PARKING REQUIREMENT**

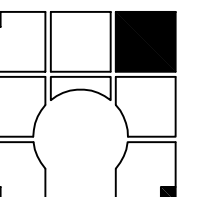
- REQUIRE 35 SPACES-  
3X 10 (3-BEDRM UNIT) = 30 SPACES  
0.5 (GUEST) X 10 (UNITS) = 5 SPACES (UNCOVERED)
- PROVIDED 35 SPACES-  
2 SPACES (GARAGE) X 10 (UNIT) = 20 SPACES  
15 SPACES (UNCOVERED)

COMMON OPEN SPACE PROVIDED: 1,269 SF



REVISION DATE

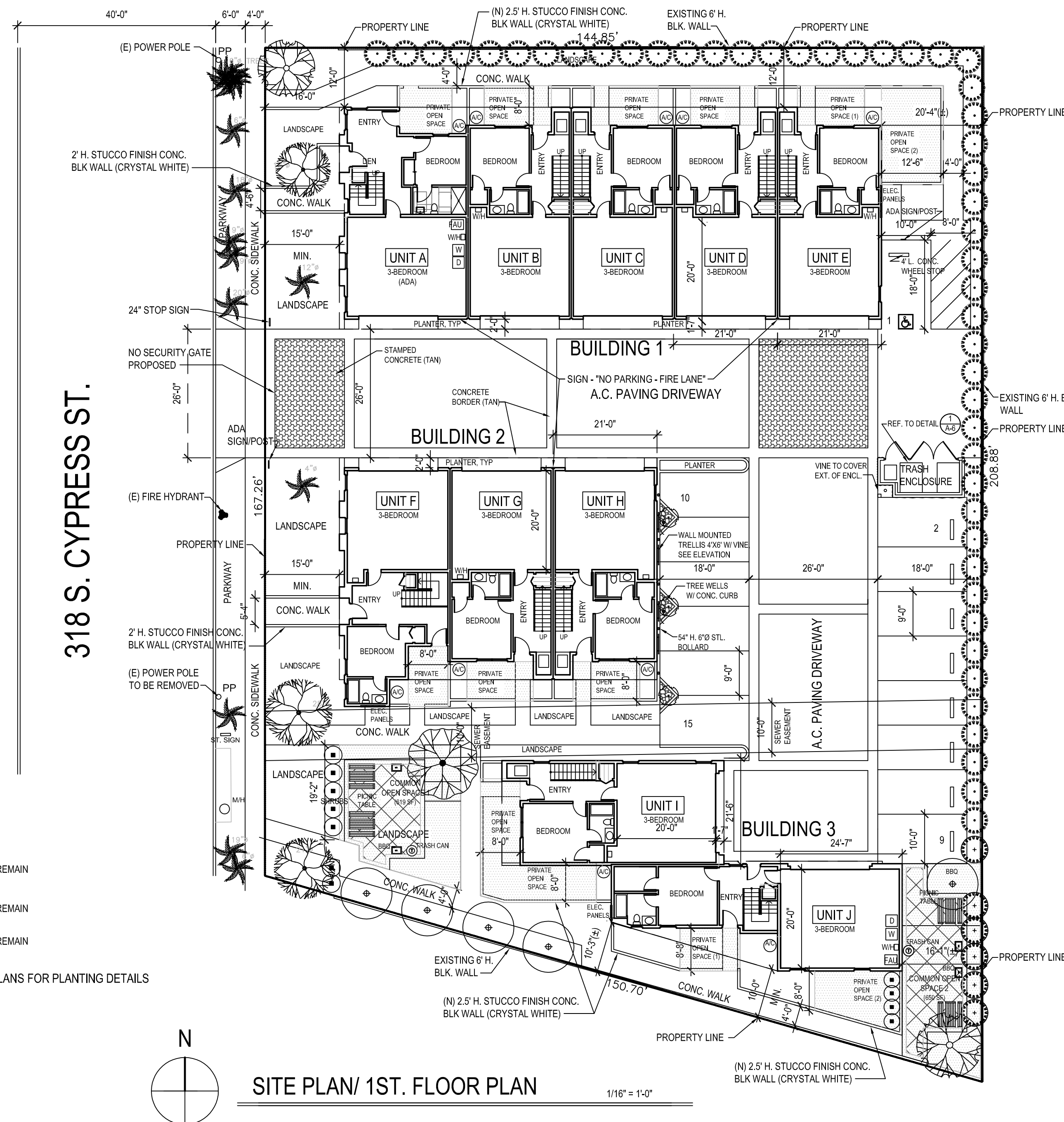
10-20-21



**KBR & ASSOCIATES**

22288 ROUNDUP DR.,  
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(909) 444-9272

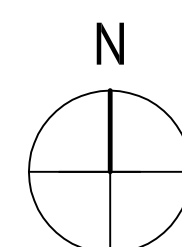
tsyrickych@gmail.com



**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN

NOTE: SEE LANDSCAPE PLANS FOR PLANTING DETAILS



**SITE PLAN/ 1ST. FLOOR PLAN**

1/16" = 1'-0"

TEN-UNIT CONDOMINIUMS

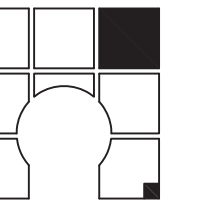
318 S. CYPRESS ST.  
LA HABRA, CA

Drawn Date 04-02-2021

Sheet

**A-1**

Of Sheets

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EAST ELEVATION - BUILDING 1



WEST ELEVATION - BUILDING 1 & 2 STREET VIEW



NORTH ELEVATION - BUILDING 1



SOUTH ELEVATION - BUILDING 1



EAST ELEVATION - BUILDING 2



SOUTH ELEVATION - BUILDING 2



NORTH ELEVATION - BUILDING 2

TEN-UNIT CONDOMINIUMS

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WEST ELEVATION - BUILDING 3



NORTH ELEVATION - BUILDING 3

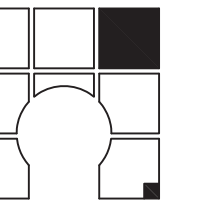


EAST ELEVATION - BUILDING 3



SOUTH ELEVATION - BUILDING 3

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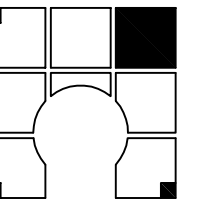
TEN-UNIT CONDOMINIUMS  
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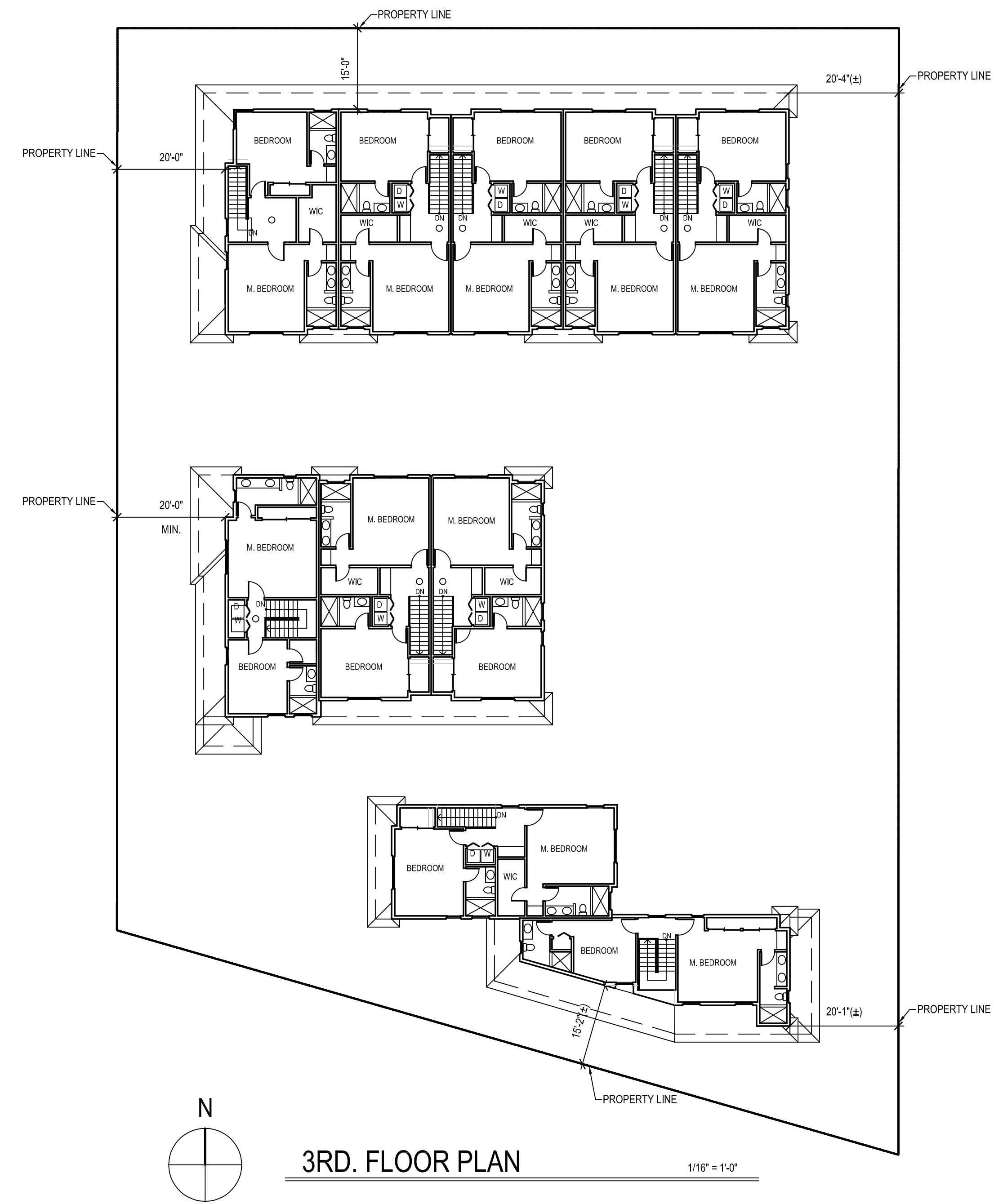
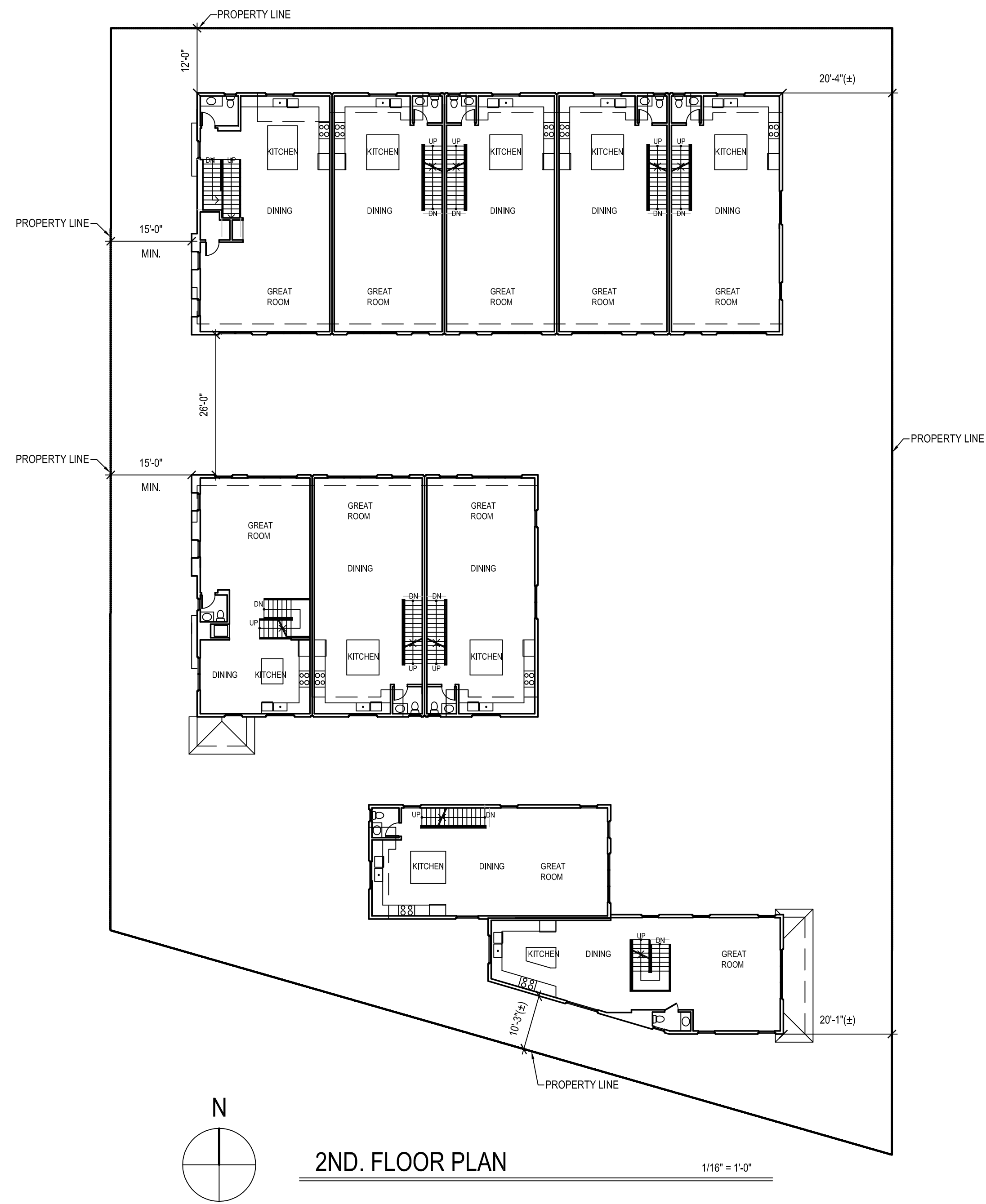
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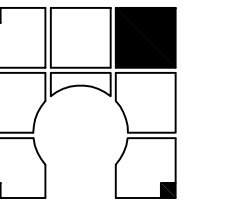
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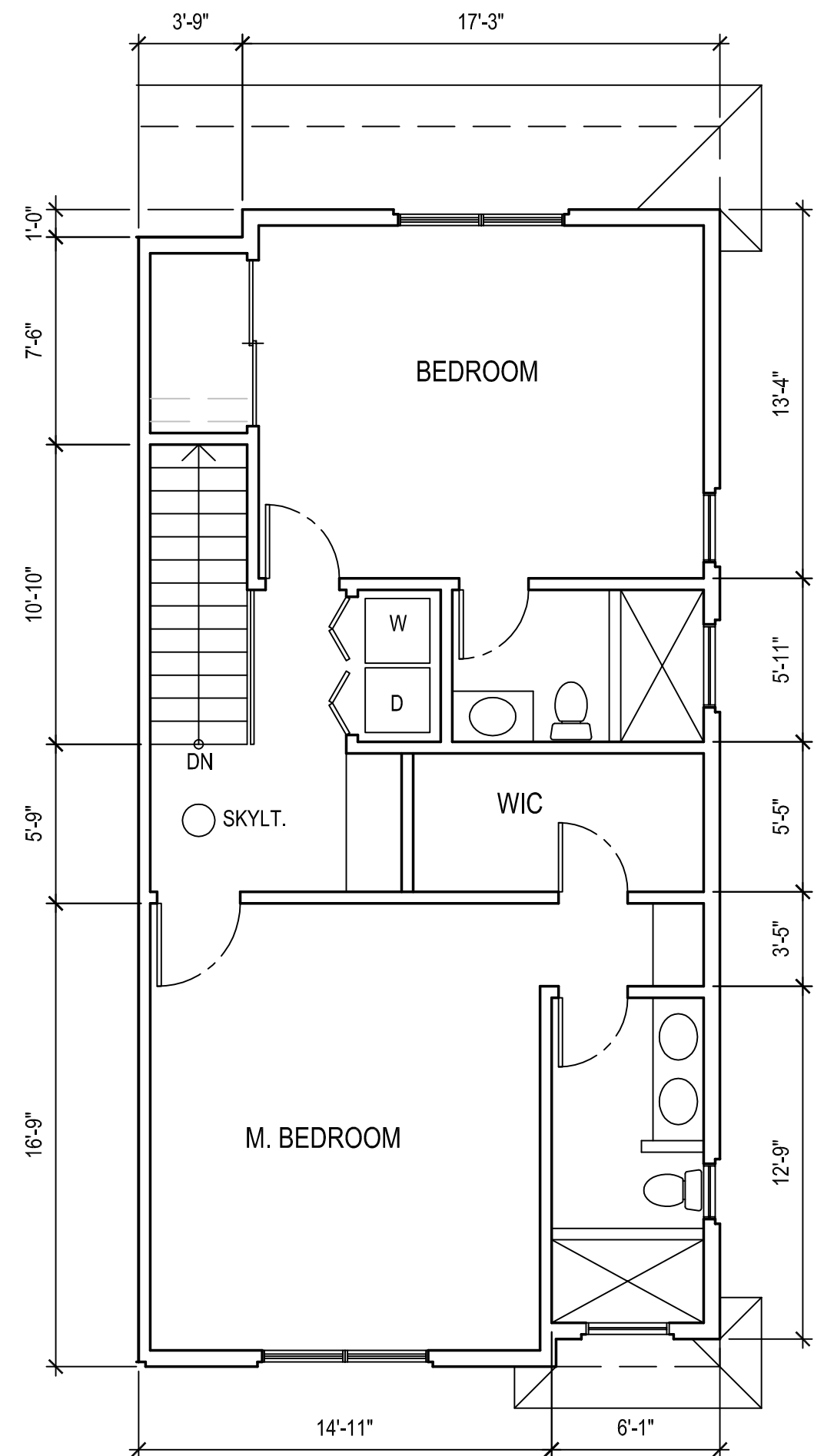
**TEN-UNIT CONDOMINIUMS**  
318 S. CYPRESS ST.  
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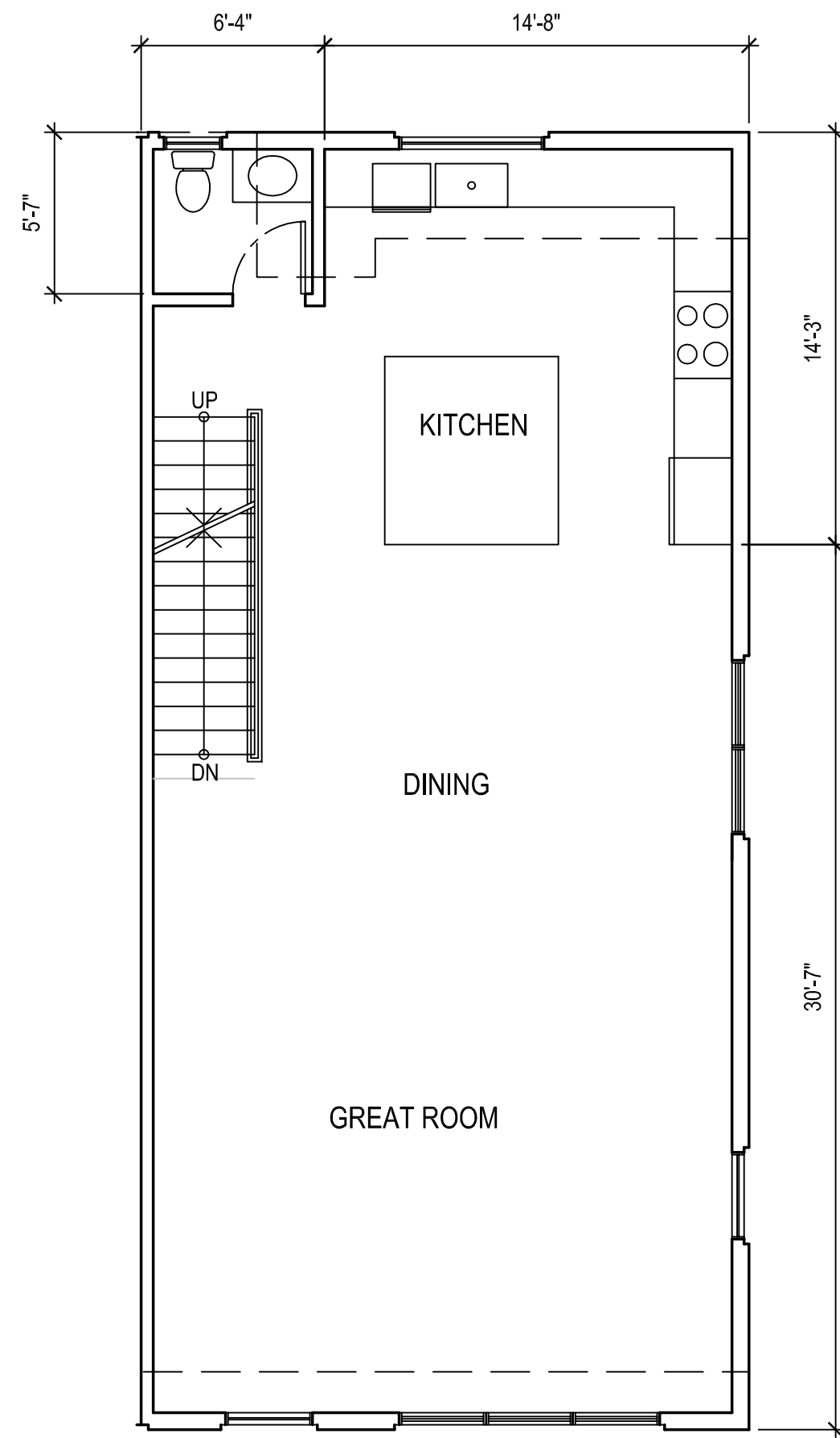
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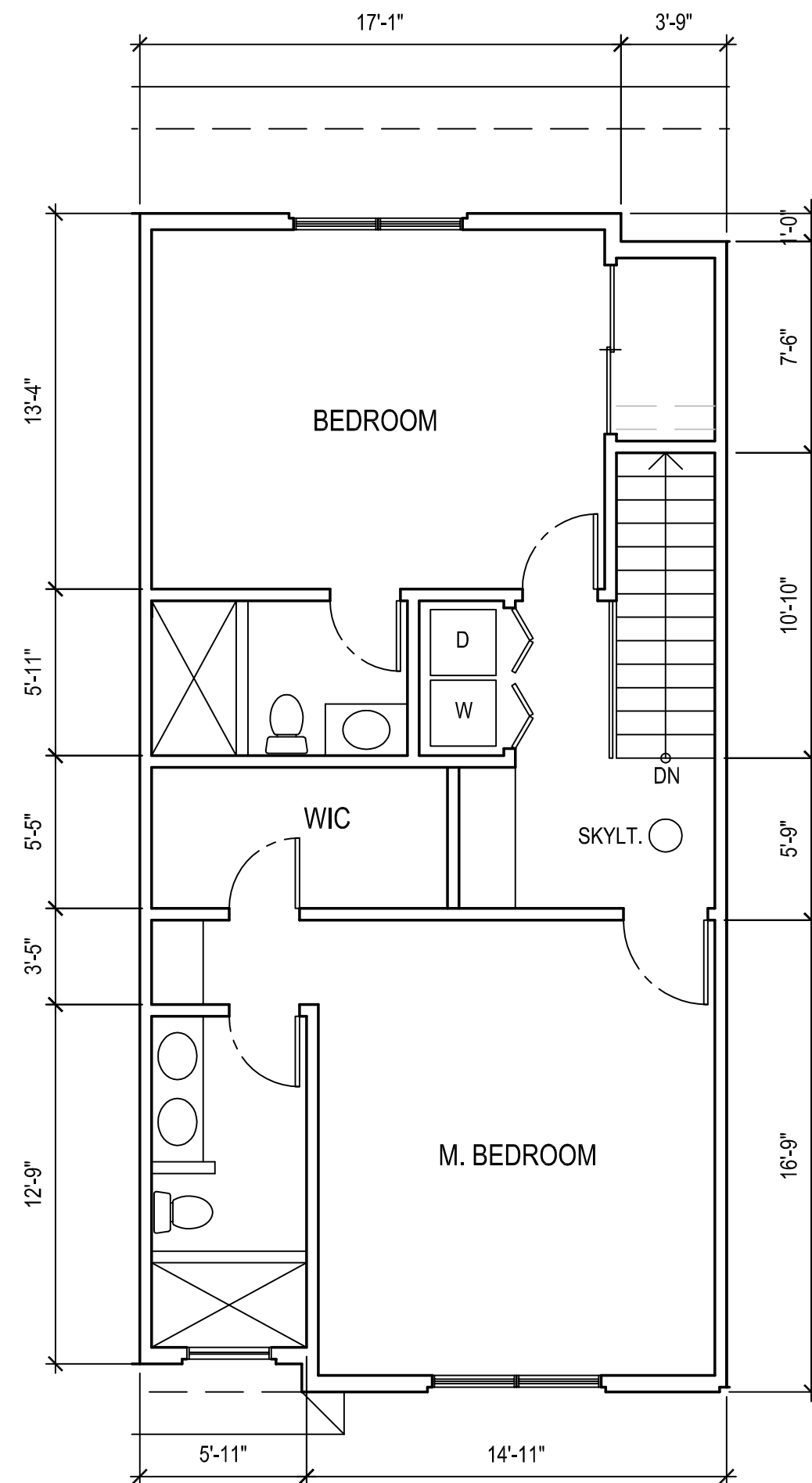
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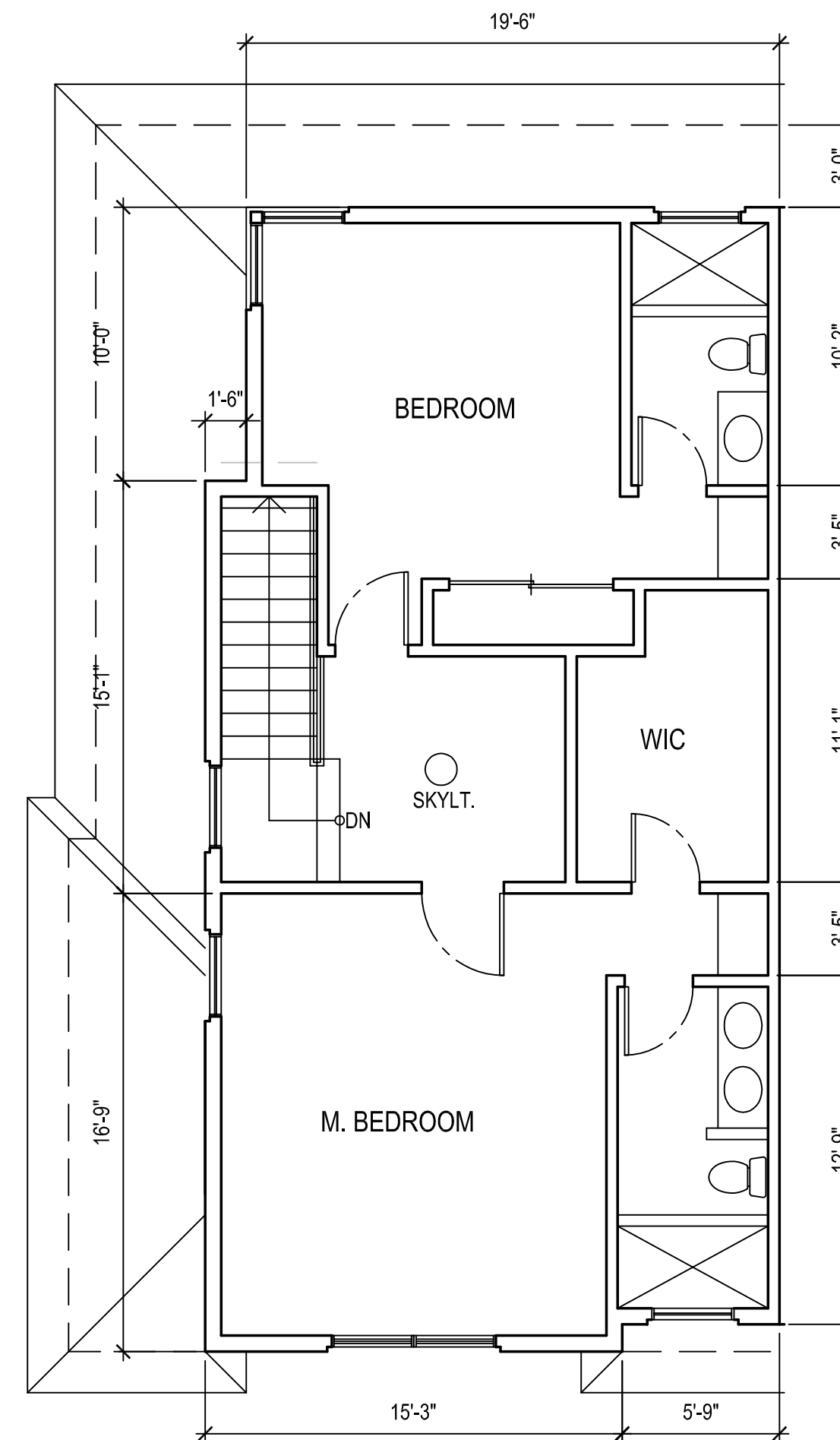
3RD. FLOOR PLAN (UNIT E)  
(MIRRORED UNIT H) 3/16" = 1'-0"



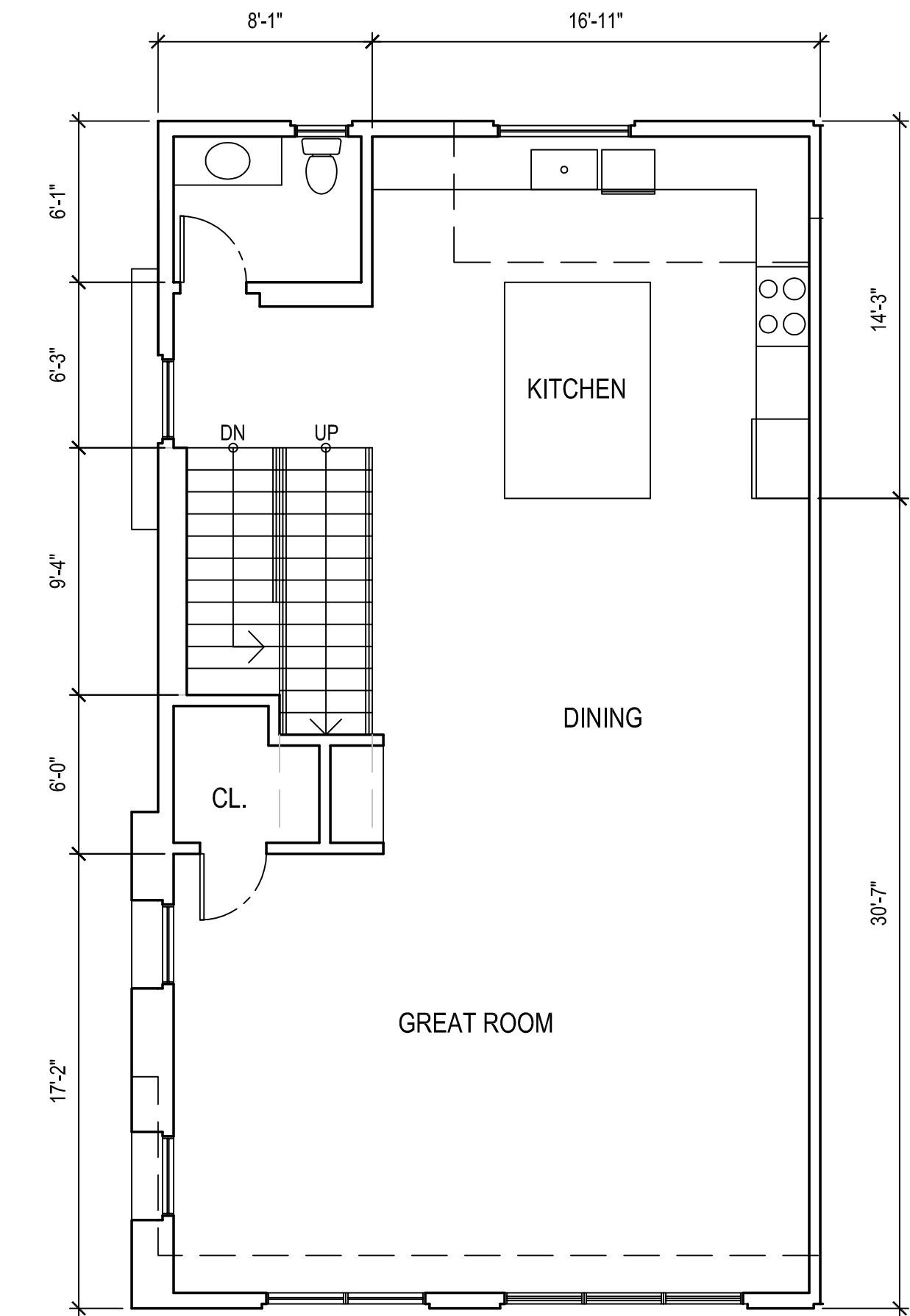
2ND. FLOOR PLAN (UNIT E)  
(MIRRORED UNIT H) 3/16" = 1'-0"



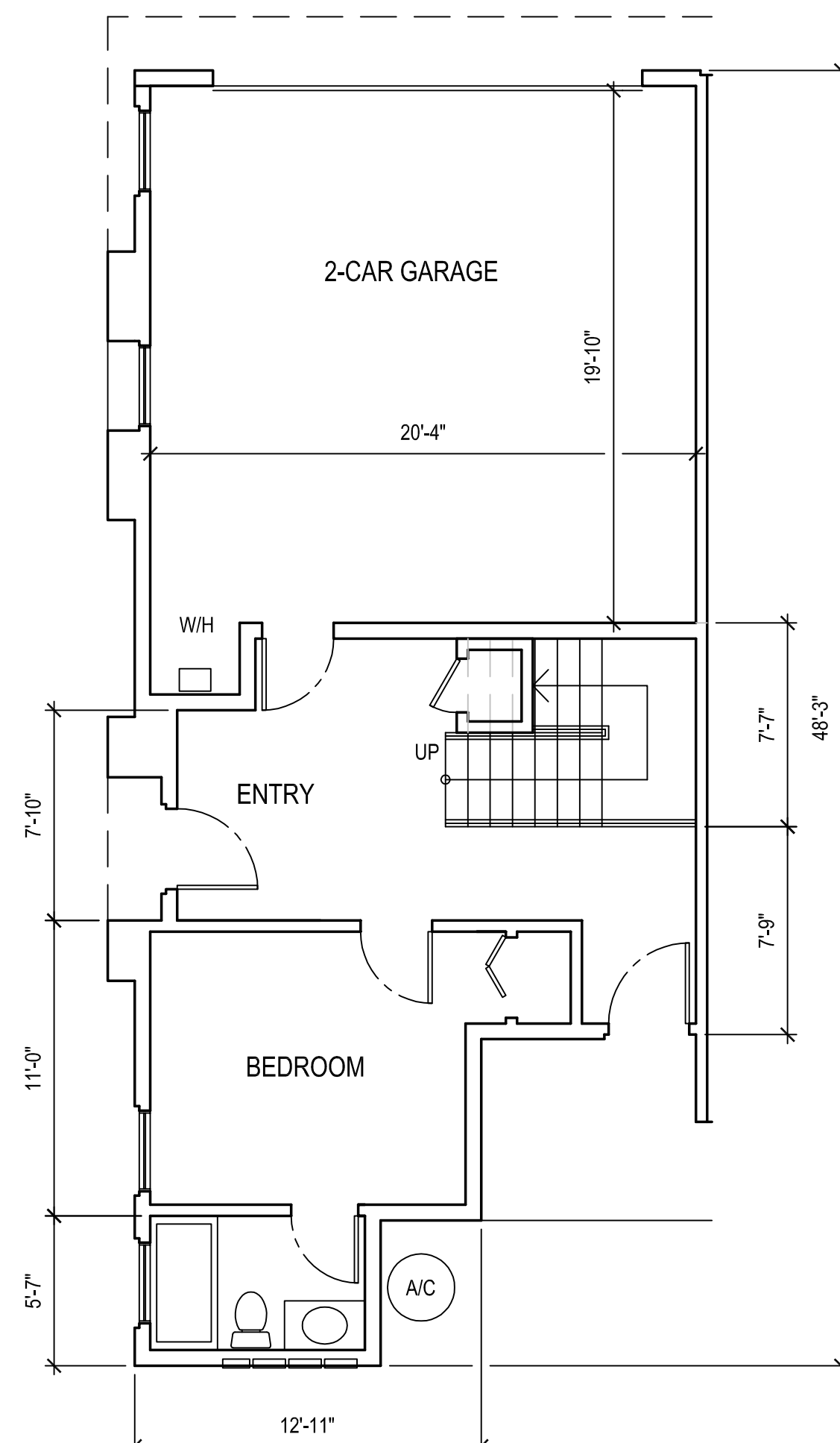
3RD. FLOOR PLAN (UNIT B,D)  
(MIRRORED UNIT C,G) 3/16" = 1'-0"



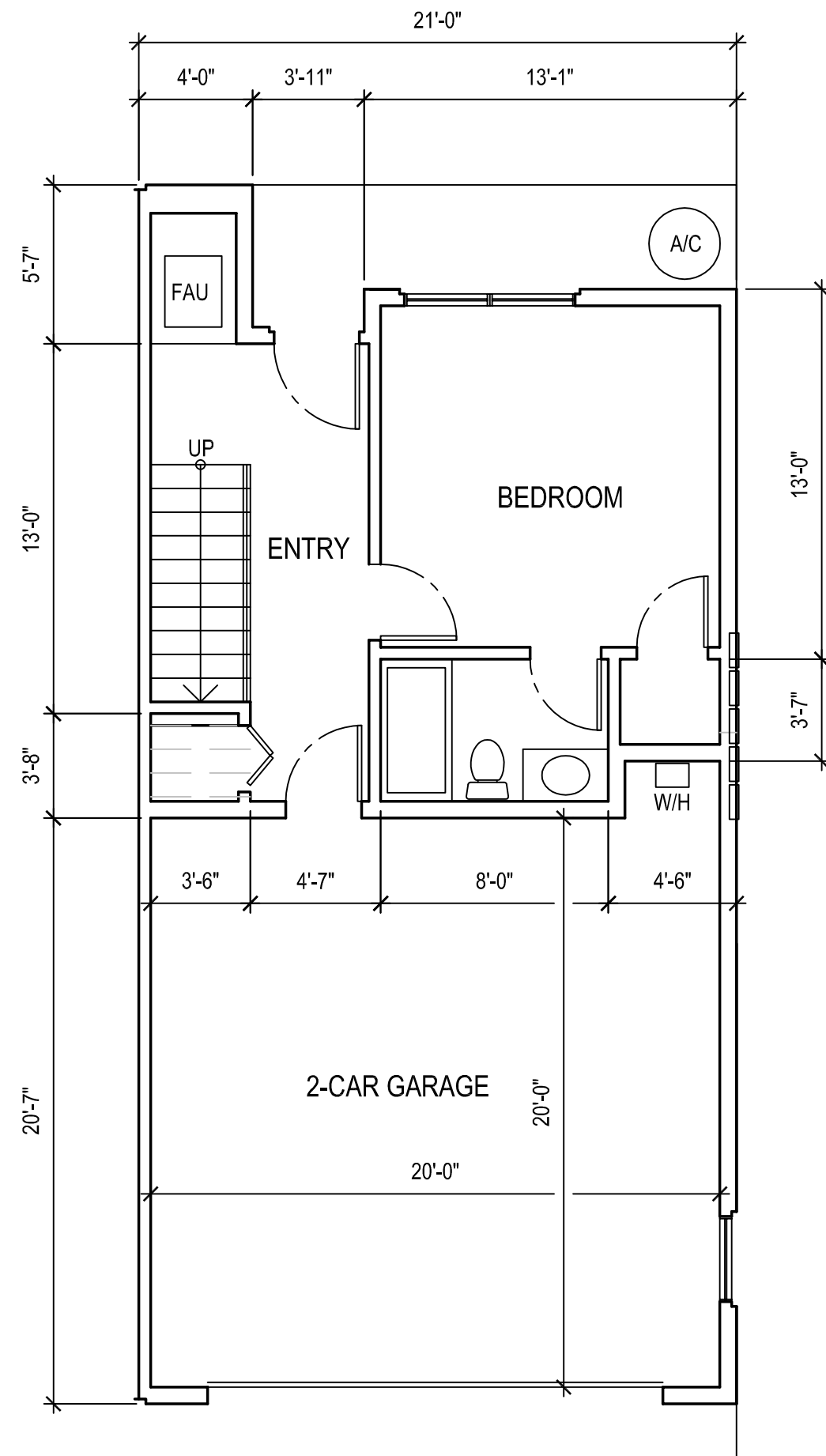
3RD. FLOOR PLAN (UNIT A)  
ACCESSIBLE UNIT 3/16" = 1'-0"



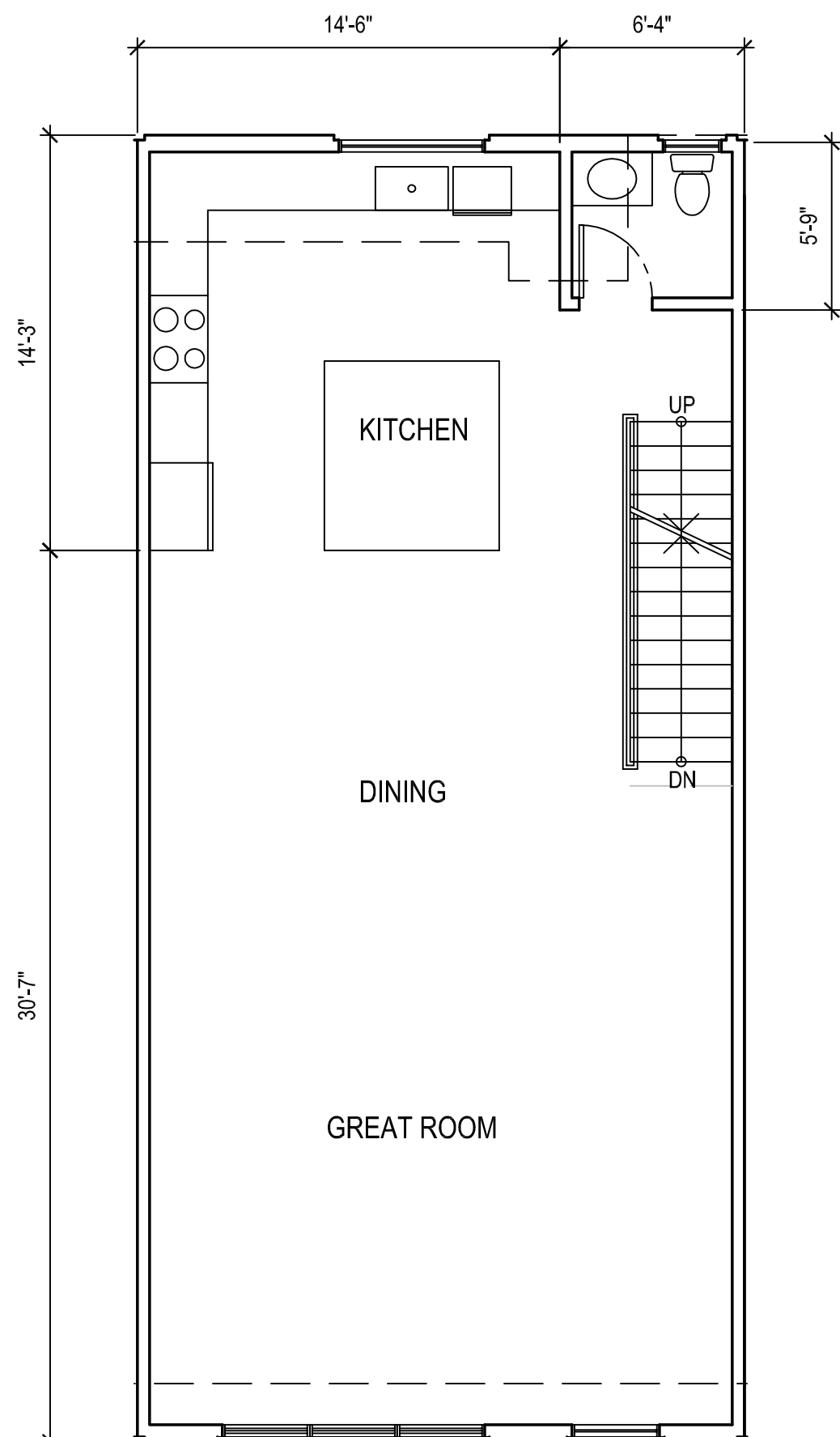
2ND. FLOOR PLAN (UNIT A)  
ACCESSIBLE UNIT 3/16" = 1'-0"



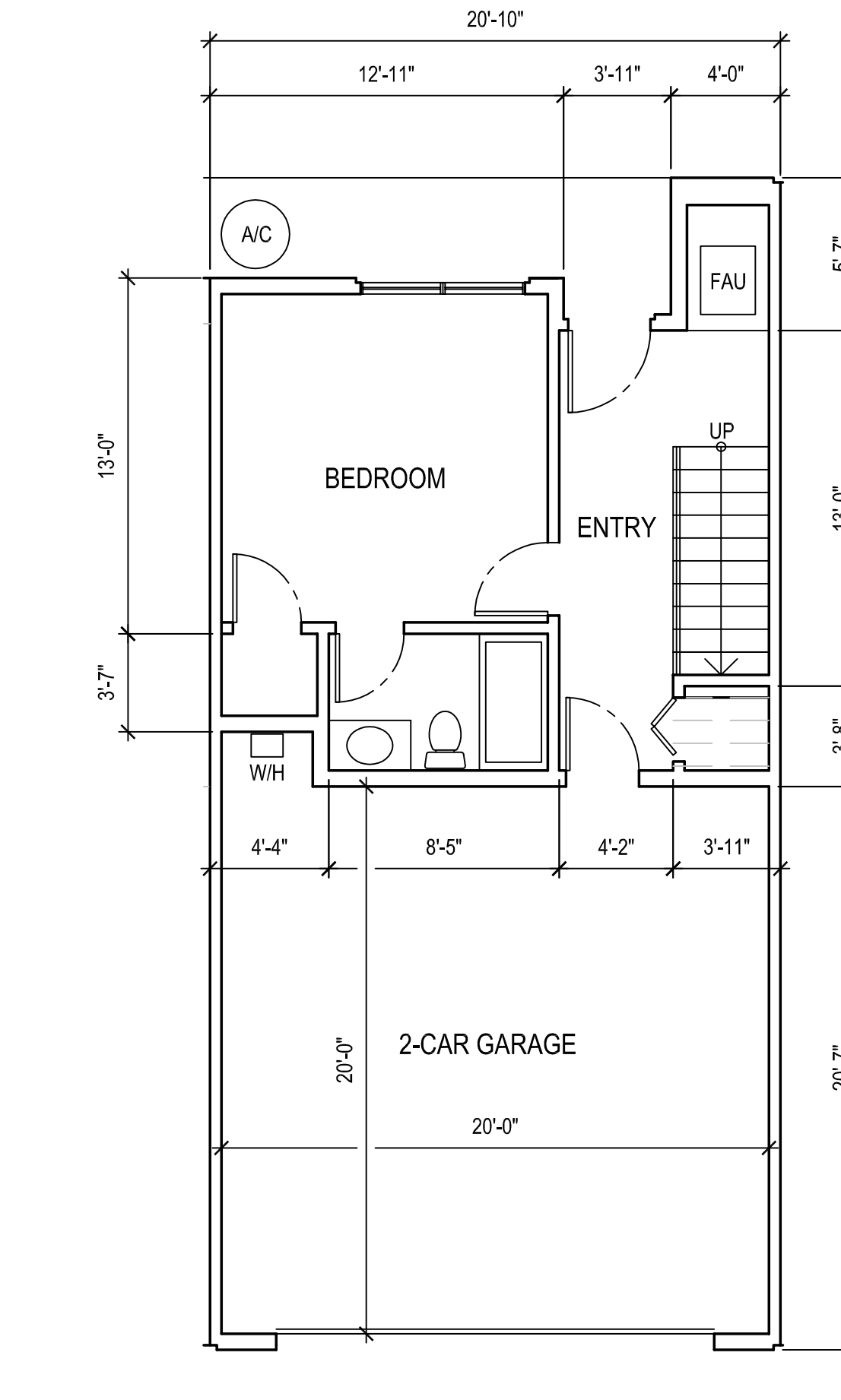
1ST. FLOOR PLAN (UNIT F) 3/16" = 1'-0"



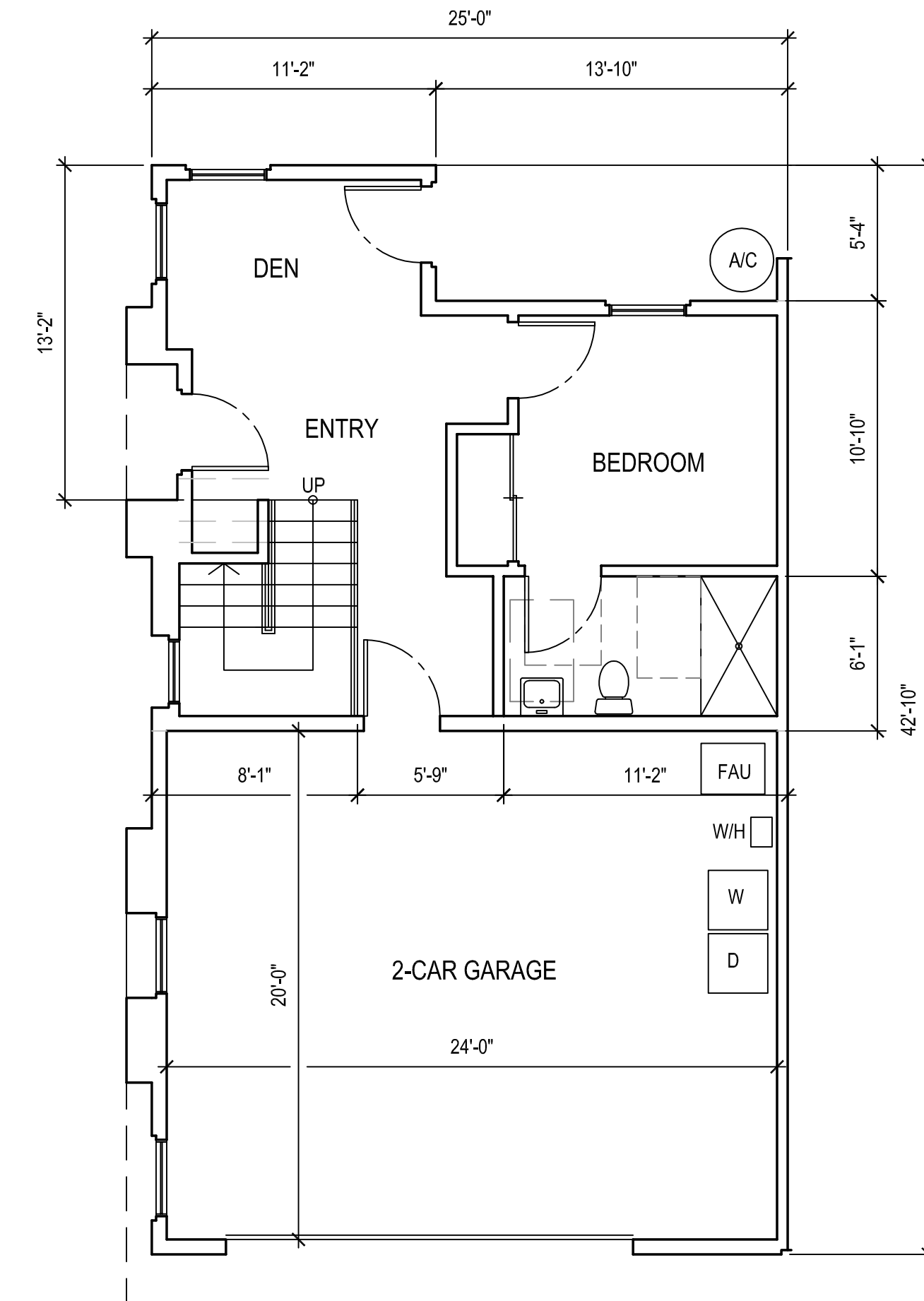
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(MIRRORED UNIT H) 3/16" = 1'-0"



2ND. FLOOR PLAN (UNIT B,D)  
(MIRRORED UNIT C,G) 3/16" = 1'-0"



1ST. FLOOR PLAN (UNIT B,D)  
(MIRRORED UNIT C,G) 3/16" = 1'-0"



1ST. FLOOR PLAN (UNIT A)  
ACCESSIBLE UNIT 3/16" = 1'-0"

TEN-UNIT CONDOMINIUMS

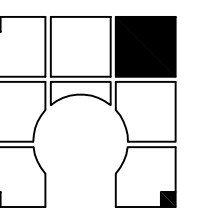
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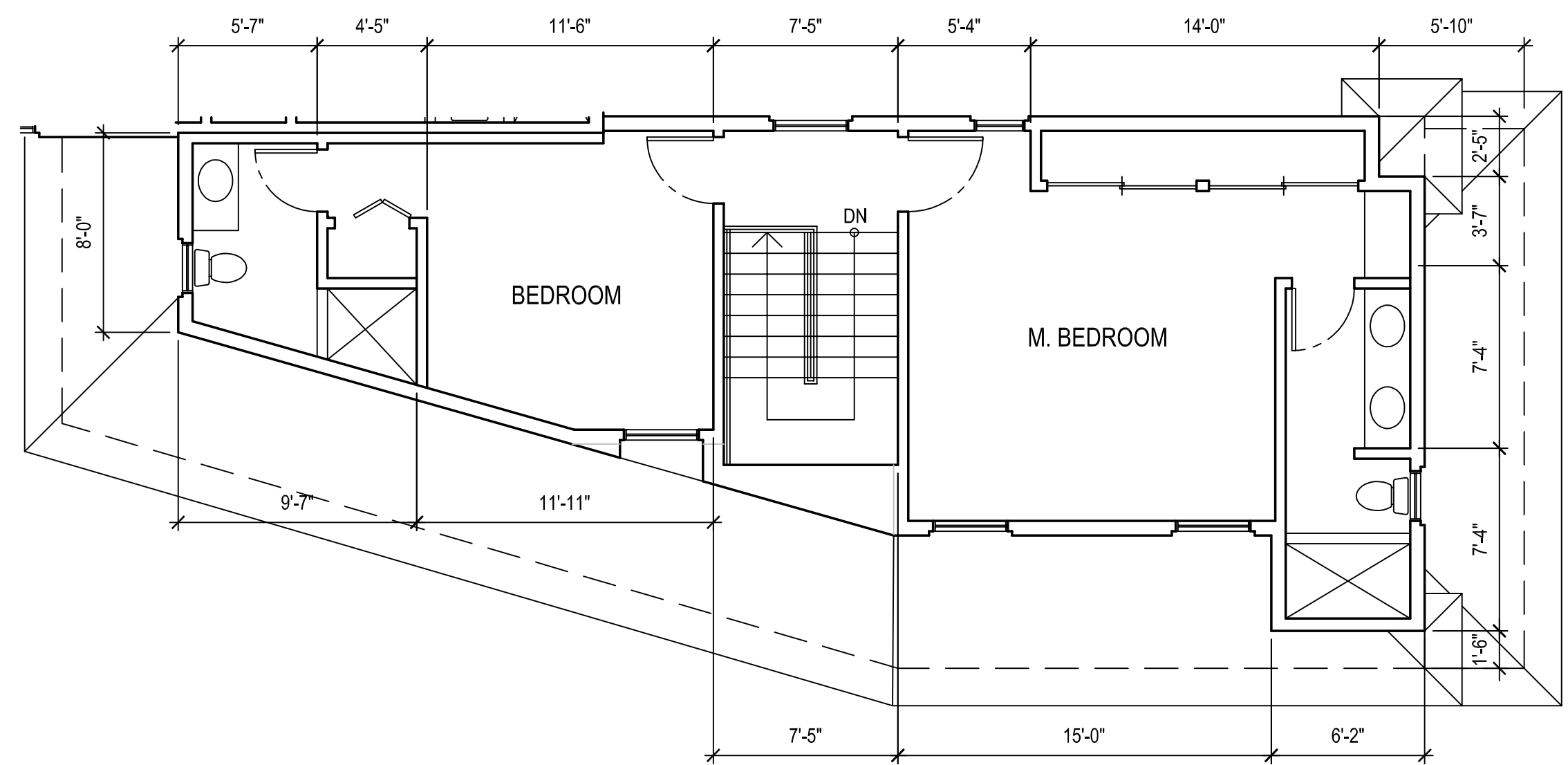
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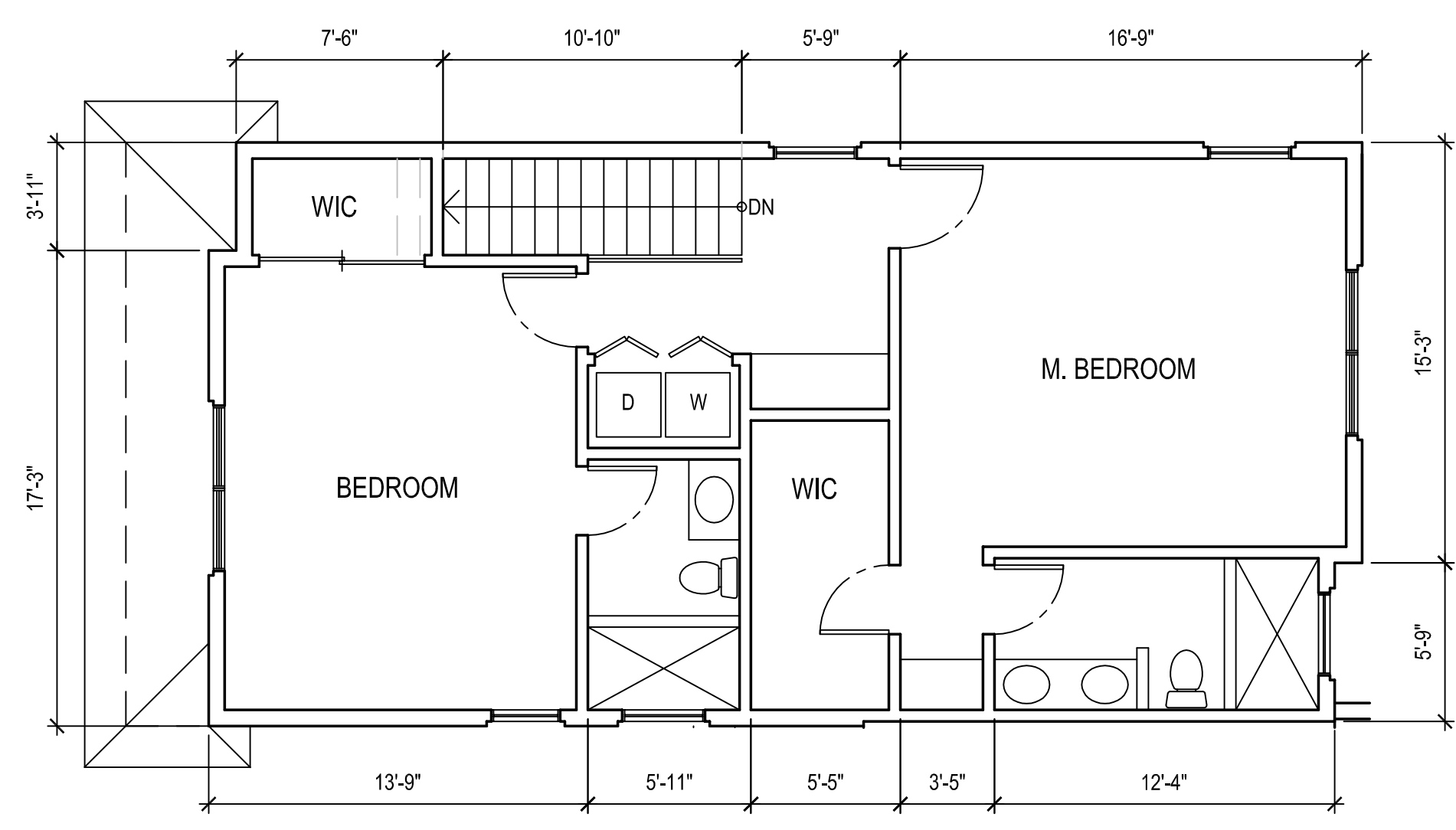
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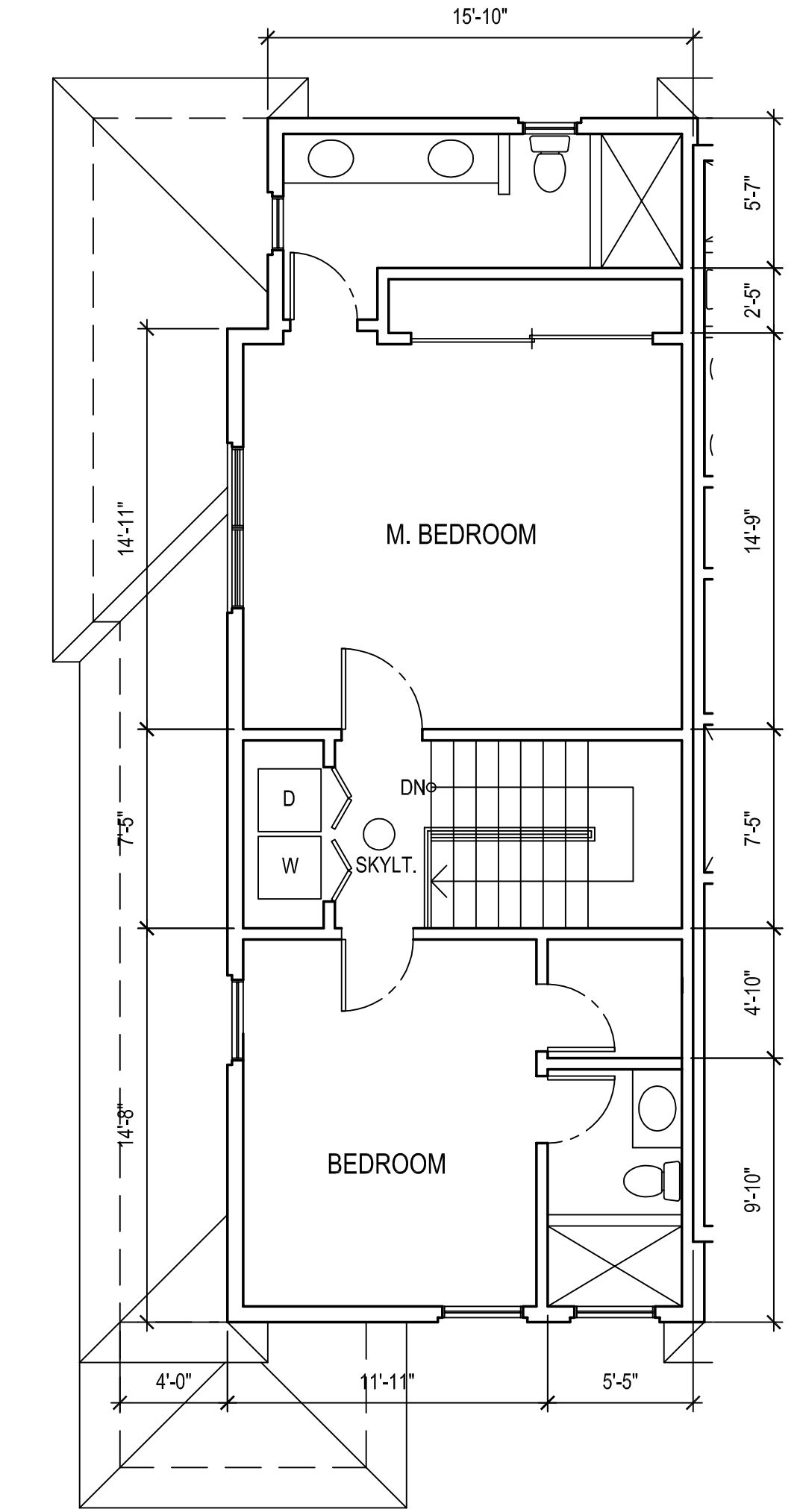
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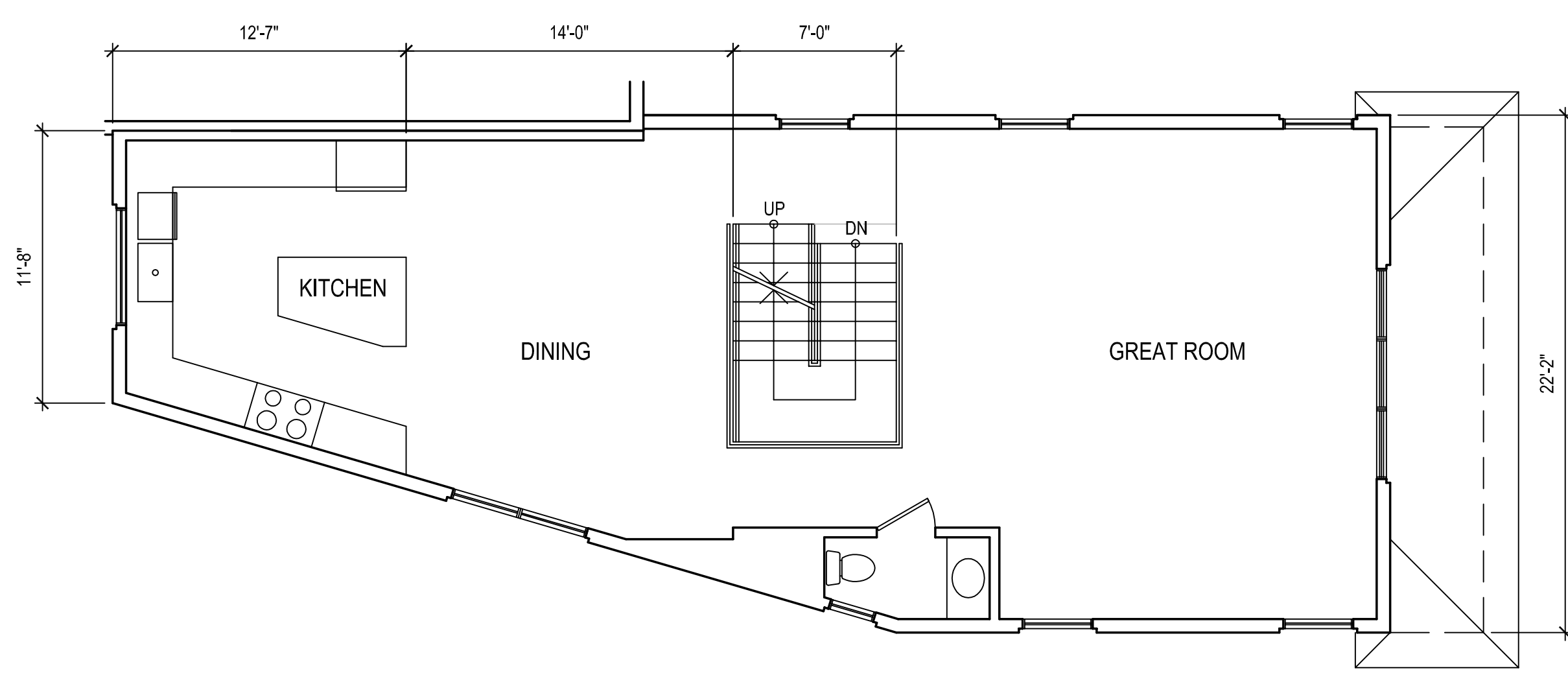
3RD. FLOOR PLAN (UNIT J) 3/16" = 1'-0"



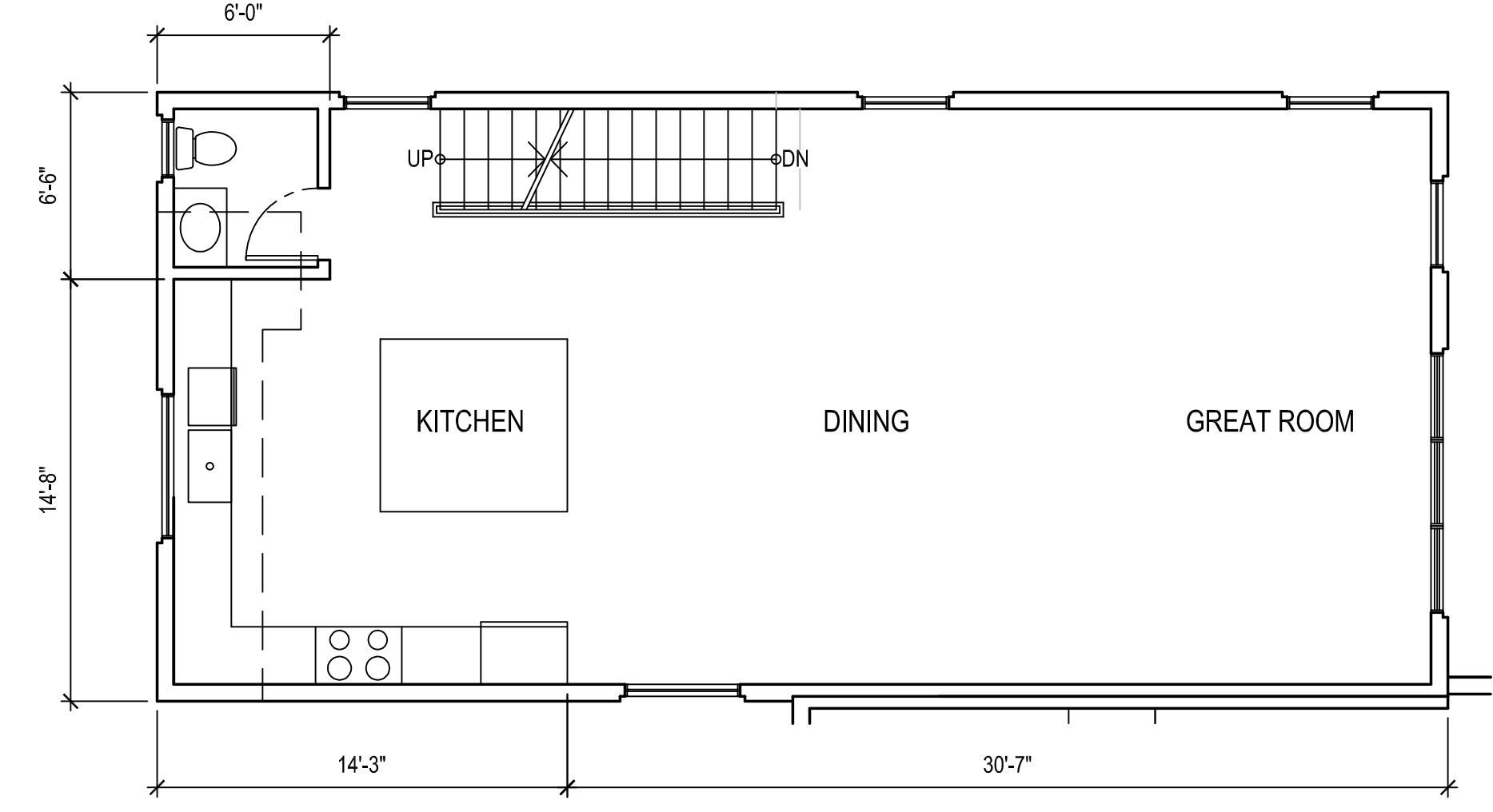
3RD. FLOOR PLAN (UNIT I) 3/16" = 1'-0"



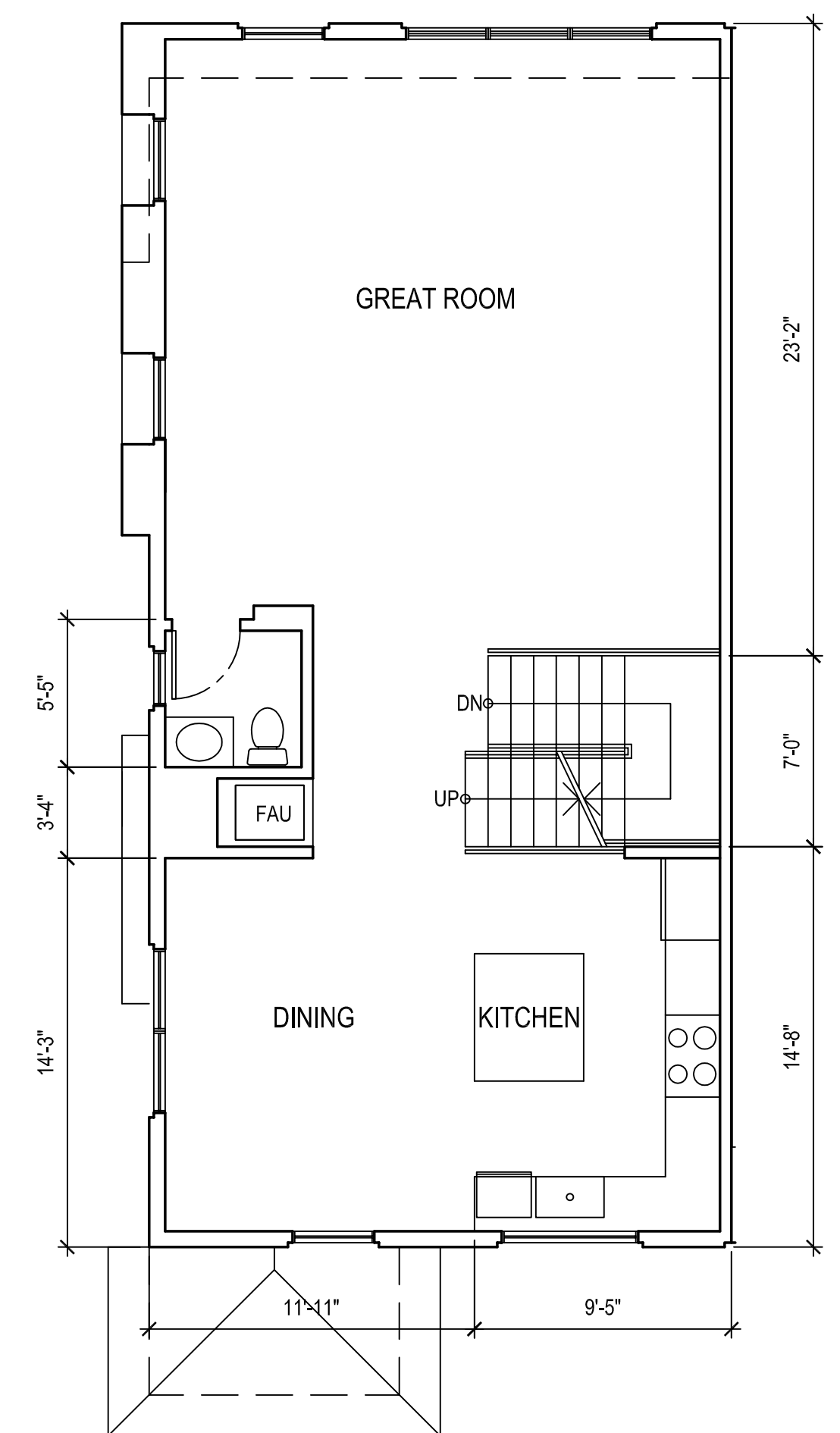
3RD. FLOOR PLAN (UNIT F) 3/16" = 1'-0"



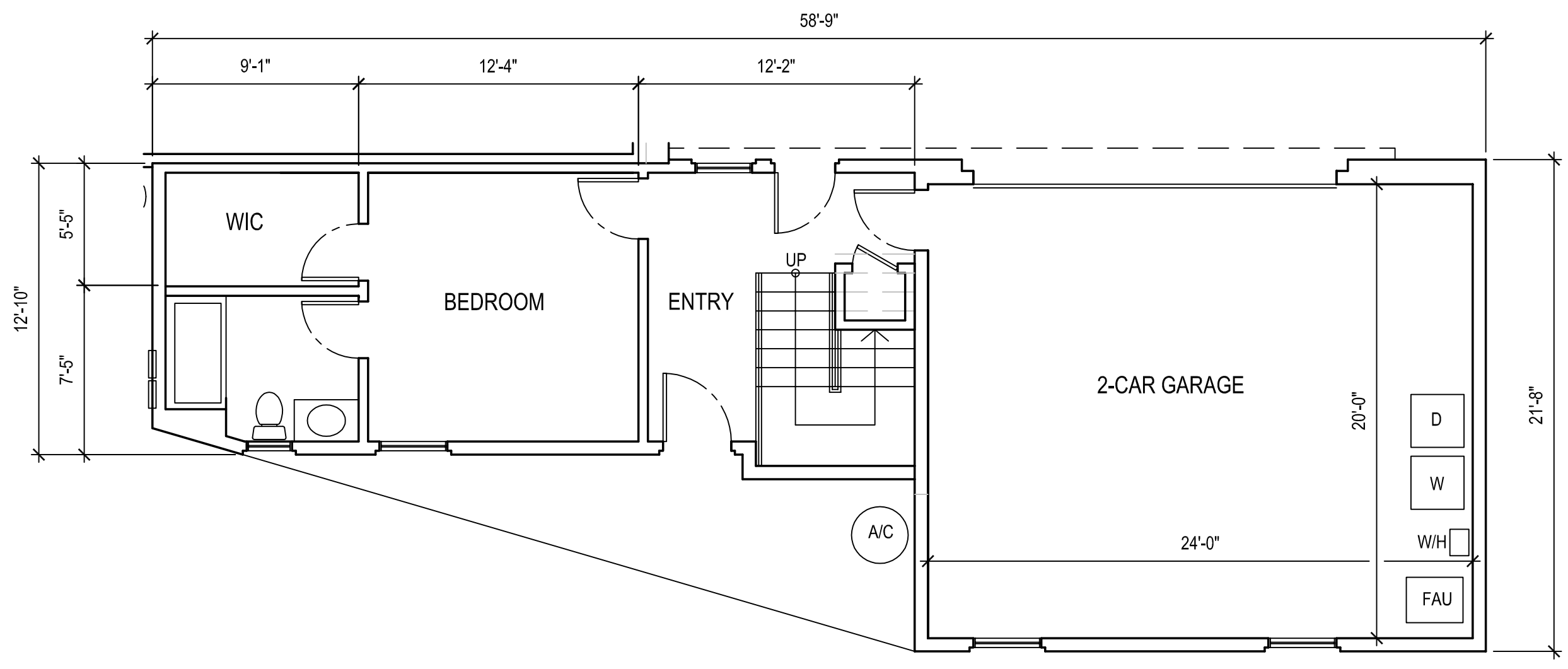
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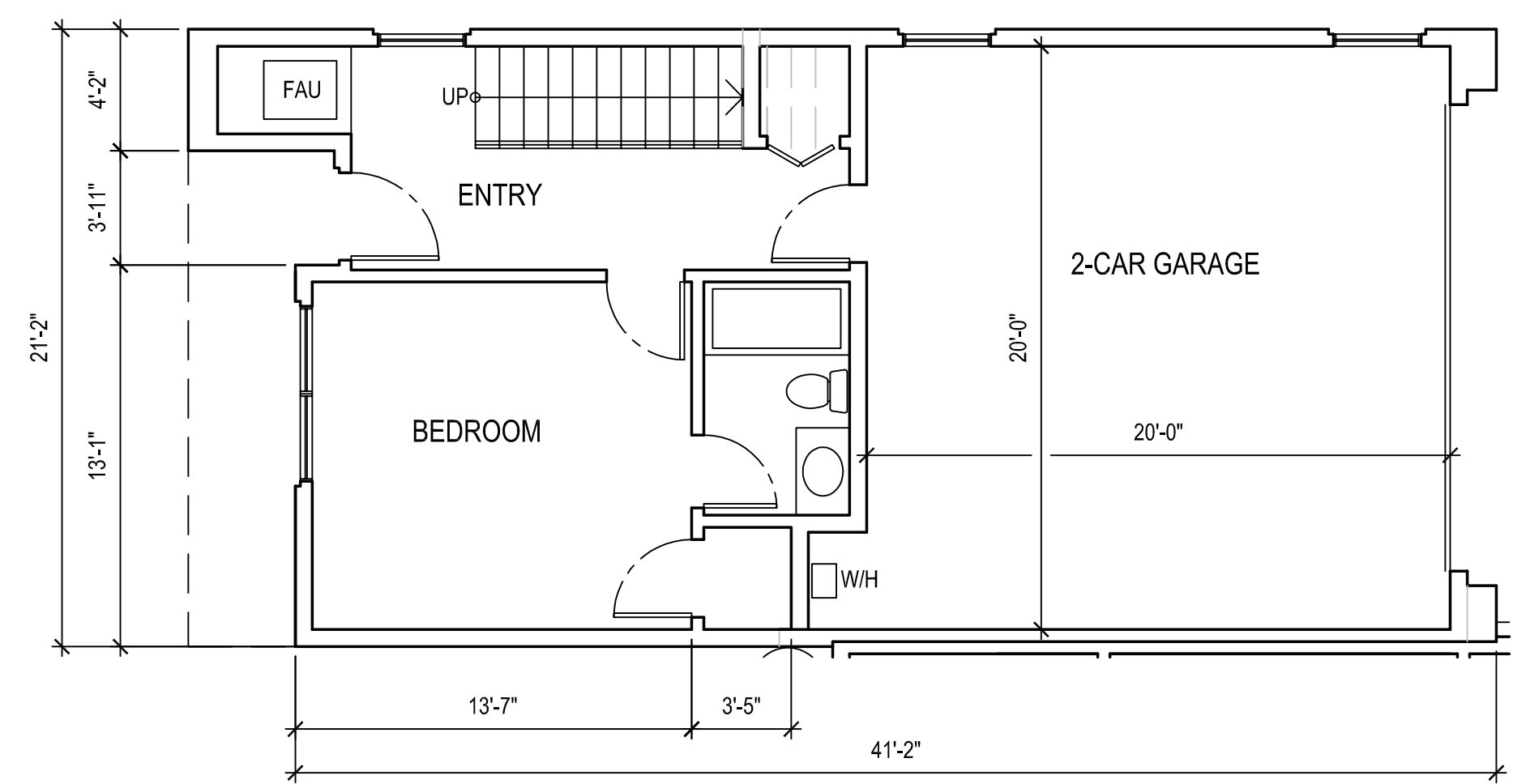
2ND. FLOOR PLAN (UNIT I) 3/16" = 1'-0"



2ND. FLOOR PLAN (UNIT F) 3/16" = 1'-0"



1ST. FLOOR PLAN (UNIT J) 3/16" = 1'-0"



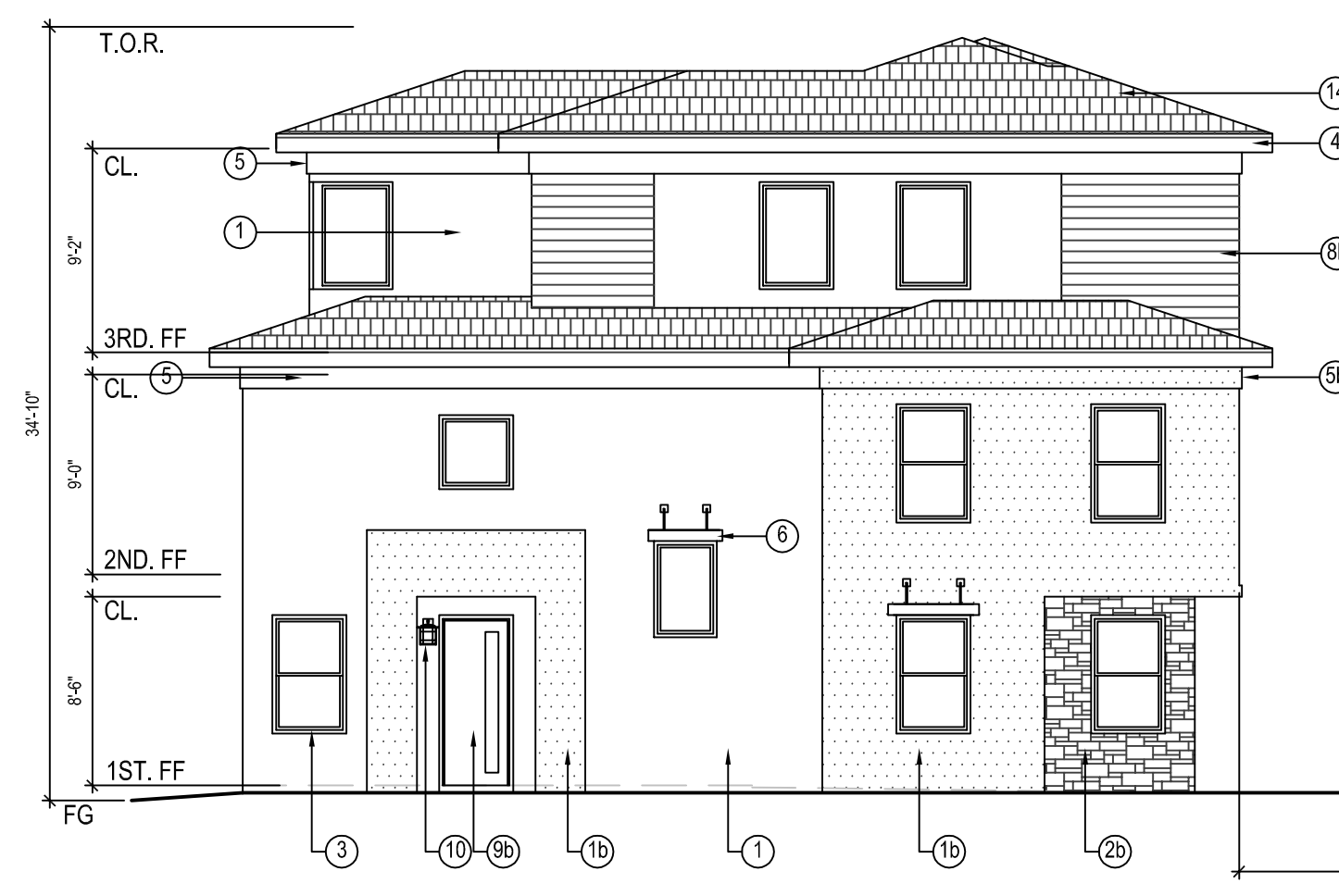
1ST. FLOOR PLAN (UNIT I) 3/16" = 1'-0"

**TEN-UNIT CONDOMINIUMS**  
 318 S. CYPRESS ST.  
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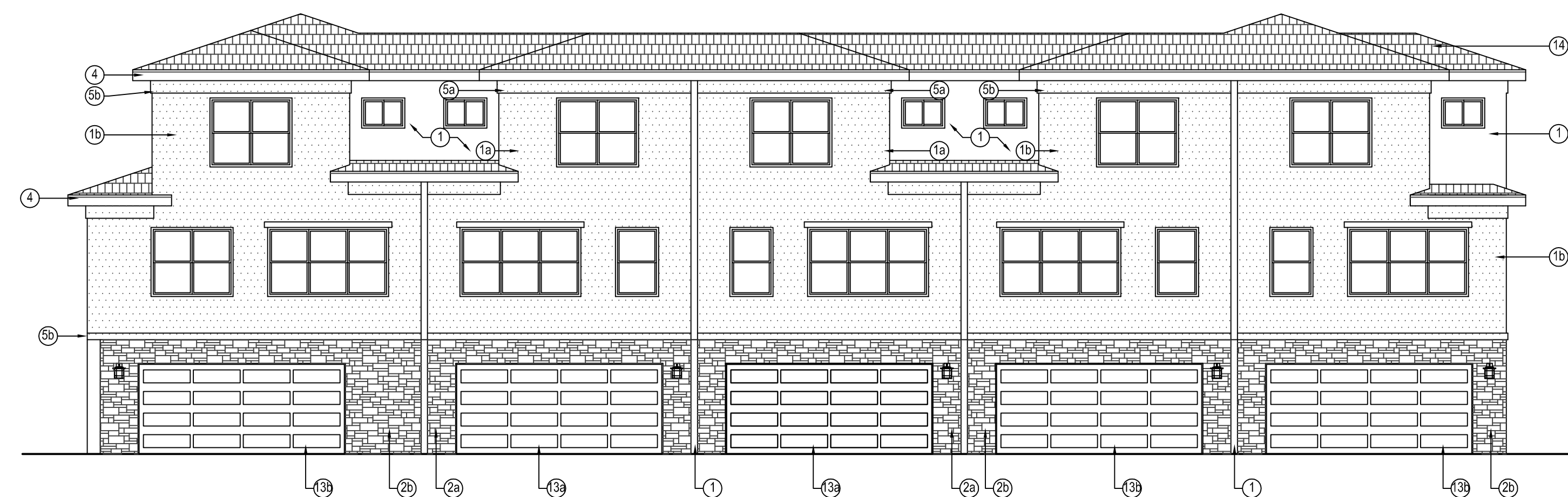
COLOR SCHEME 1	
① STUCCO - LAHABRA, 50 CRYSTAL WHITE ⑤ SMOOTH FINISH STUCCO MOLDING	
⑭ STUCCO - LAHABRA, 81584 SUFFOLK ⑤⑥ SMOOTH FINISH STUCCO MOLDING	
④ SMOOTH STUCCO FINISH FASCIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224	
②⑥ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GENOA SANDS	
⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE, DE6350	
⑧⑩ WOOD SIDING - DUNN-EDWARDS, CHOCOLATE CHUNK, DE6070 ⑨⑩ FRONT DOOR	
③ WINDOW - BRONZE VINYL FRAME ⑫ FRENCH DOOR - BRONZE	
⑭ ROOF TILE - EAGLE ROOFING, BEL AIR, 4602 CONCORD BLEND CHARCOAL, TAN BLEND	

COLOR SCHEME 2	
① STUCCO - LAHABRA, 50 CRYSTAL WHITE ⑤ SMOOTH FINISH STUCCO MOLDING	
⑭ STUCCO - LAHABRA, 81593 BAY RIDGE ⑤⑥ SMOOTH FINISH STUCCO MOLDING	
④ SMOOTH STUCCO FINISH FASCIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224	
②⑥ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GREY	
⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE, DE6350	
⑧⑩ WOOD SIDING - DUNN-EDWARDS, DARK ENGINE, DE6350 ⑨⑩ FRONT DOOR	
③ WINDOW - BRONZE VINYL FRAME ⑫ FRENCH DOOR - BRONZE	
⑭ ROOF TILE - EAGLE ROOFING, BEL AIR, 4602 CONCORD BLEND CHARCOAL, TAN BLEND	

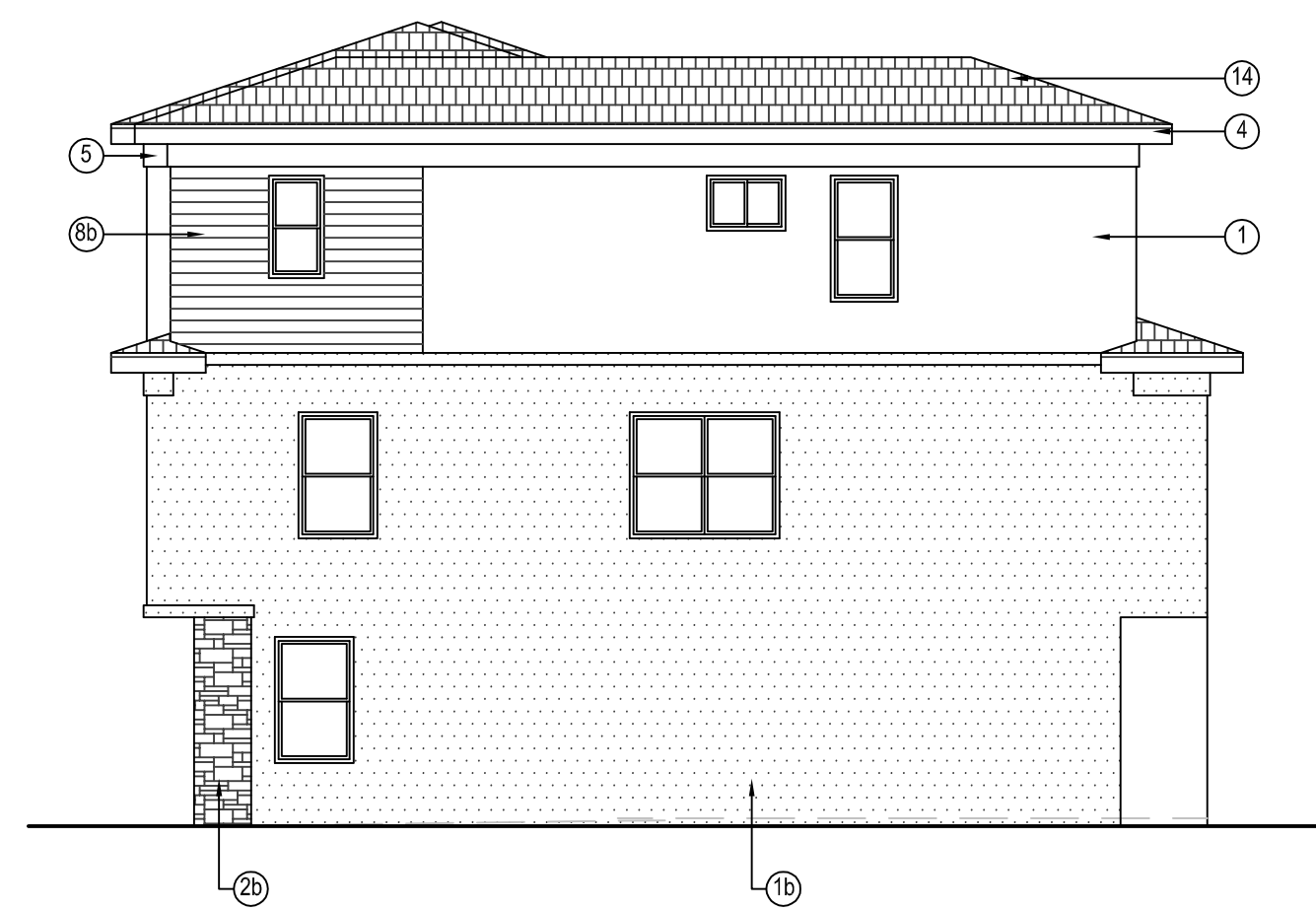
- ELEVATION KEY NOTES:
- ① STUCCO - LAHABRA, 50 CRYSTAL WHITE
  - ⑭ STUCCO - LAHABRA, 81584 SUFFOLK
  - ⑩ STUCCO - LAHABRA, 81593 BAY RIDGE
  - ②⑥ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GENOA SANDS
  - ②⑥ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GREY
  - ③ 2" RECESSED WINDOW - BRONZE VINYL FRAME
  - ④ SMOOTH STUCCO FINISH FASCIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224
  - ⑤ SMOOTH FINISH STUCCO MOLDING - LAHABRA, 50 CRYSTAL WHITE
  - ⑤⑥ SMOOTH FINISH STUCCO MOLDING - LAHABRA, 81584 SUFFOLK
  - ⑤⑥ SMOOTH FINISH STUCCO MOLDING - LAHABRA, 81593 BAY RIDGE
  - ⑥ 12" DEEP METAL CONOPY - DUNN-EDWARD, DARK ENGINE DE6350
  - ⑧⑩ WOOD SIDING - DUNN-EDWARDS, CHOCOLATE CHUNK DE6070
  - ⑧⑩ WOOD SIDING - DUNN-EDWARDS, DARK ENGINE DE6350
  - ⑨⑩ FRONT DOOR W/ GLASS ON SIDE - DUNN-EDWARDS, CHOCOLATE CHUNK DE6070
  - ⑨⑩ FRONT DOOR W/ GLASS ON SIDE - DUNN-EDWARDS, DARK ENGINE DE6350
  - ⑩ DECORATIVE WALL LIGHT - BLACK
  - ⑫ FRENCH DOOR - COLOR TO MATCH WINDOW FRAME
  - ⑬ METAL SECTIONAL GARAGE DOOR WITH GLASS ON SIDE - DUNN-EDWARDS, CHOCOLATE CHUNK DE6070
  - ⑬ METAL SECTIONAL GARAGE DOOR WITH GLASS ON SIDE - DUNN-EDWARDS, DARK ENGINE DE6350
  - ⑭ ROOF TILE - EAGLE ROOFING, BEL AIR, 4602 CONCORD BLEND - CHARCOAL, TAN BLEND



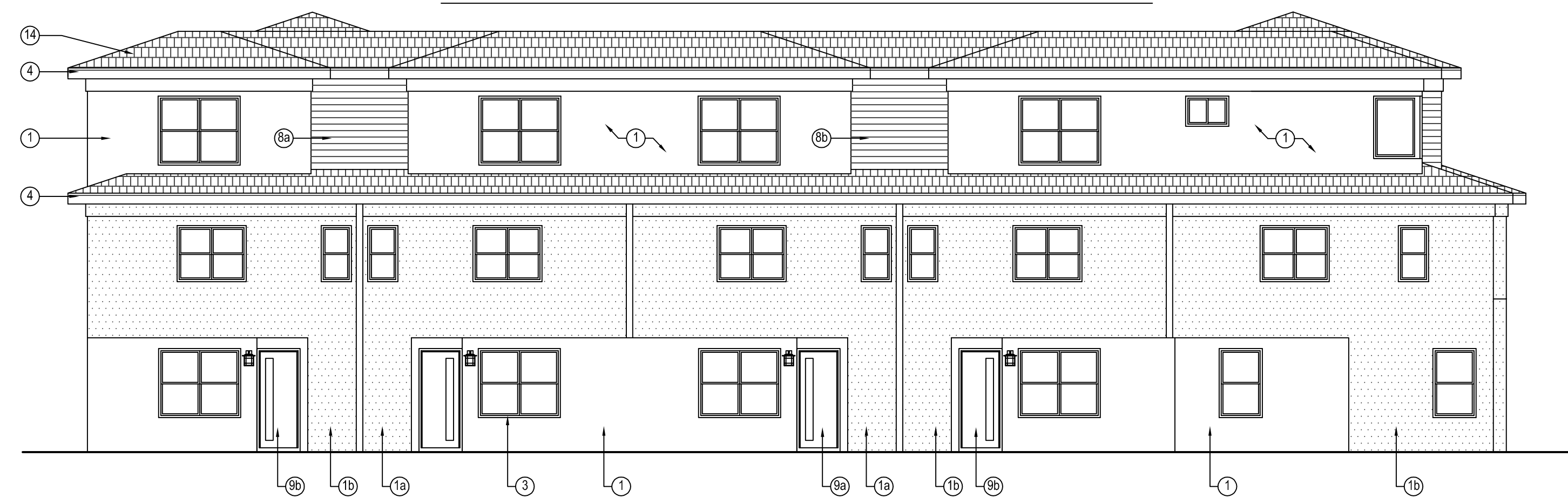
WEST ELEVATION - BUILDING 1 & 2 STREET VIEW 1/8" = 1'-0"



SOUTH ELEVATION - BUILDING 1 1/8" = 1'-0"



EAST ELEVATION - BUILDING 1 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 1 1/8" = 1'-0"



EAST ELEVATION - BUILDING 2 1/8" = 1'-0"



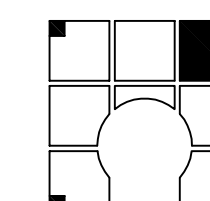
SOUTH ELEVATION - BUILDING 2 1/8" = 1'-0"



NORTH ELEVATION - BUILDING 2 1/8" = 1'-0"

REVISION DATE

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TEN-UNIT CONDOMINIUMS

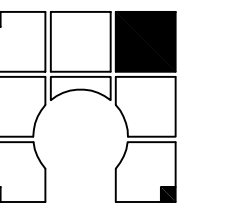
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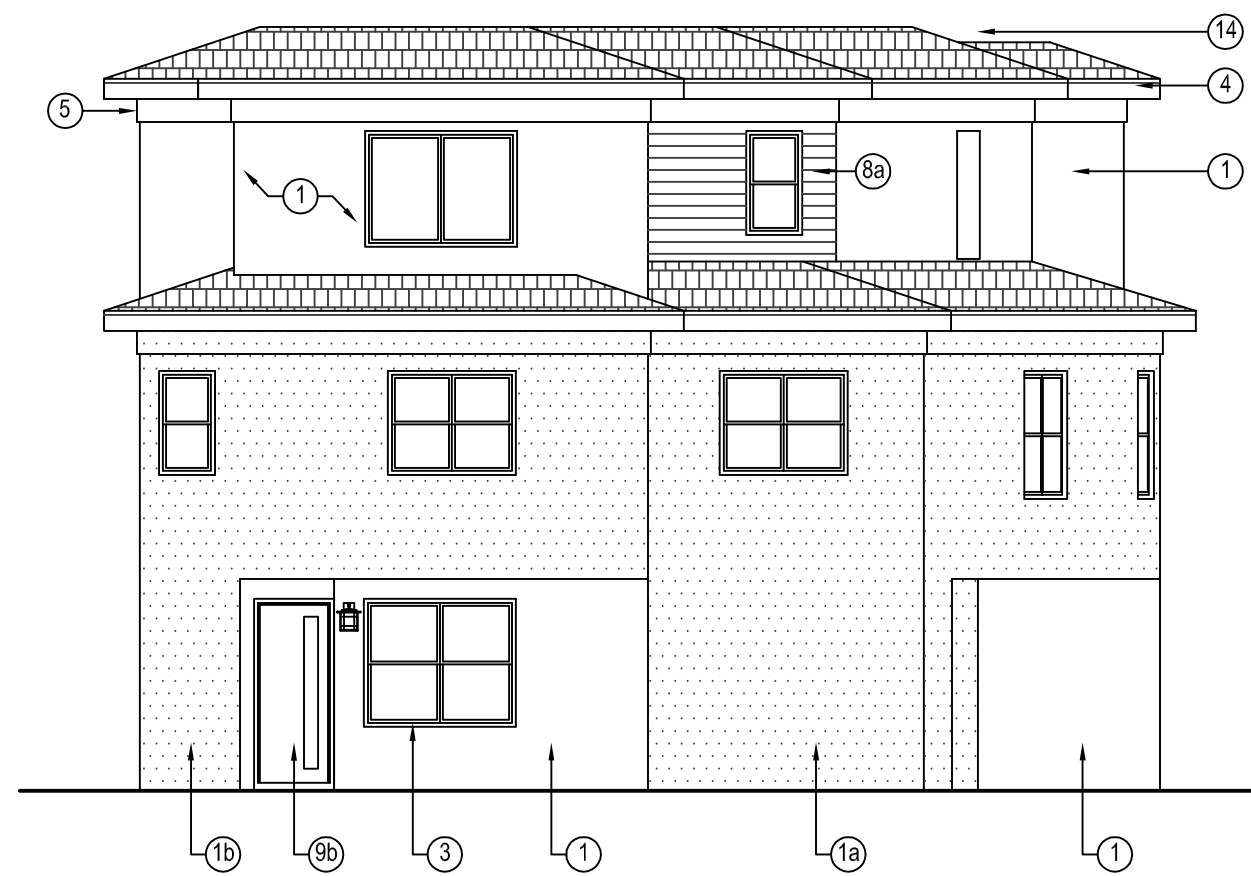
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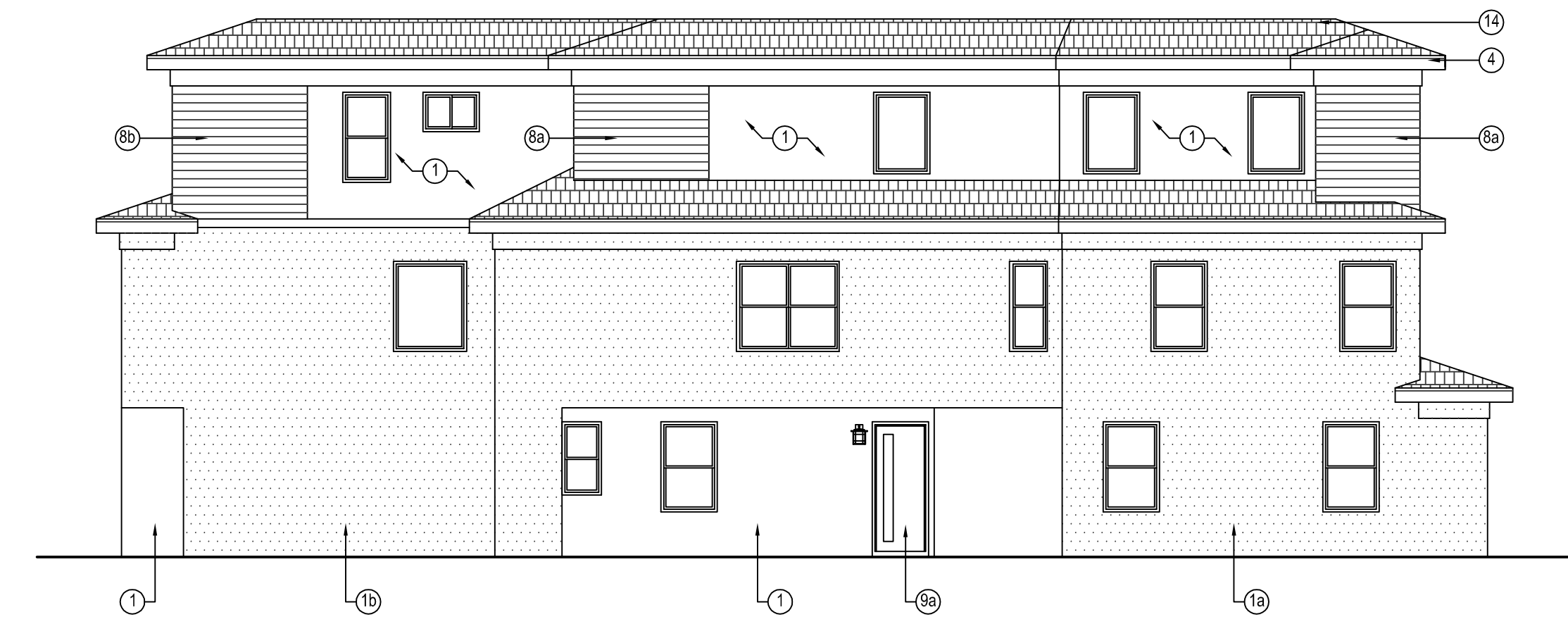
**EAST ELEVATION - BUILDING 3** 1/8" = 1'-0"



**NORTH ELEVATION - BUILDING 3** 1/8" = 1'-0"



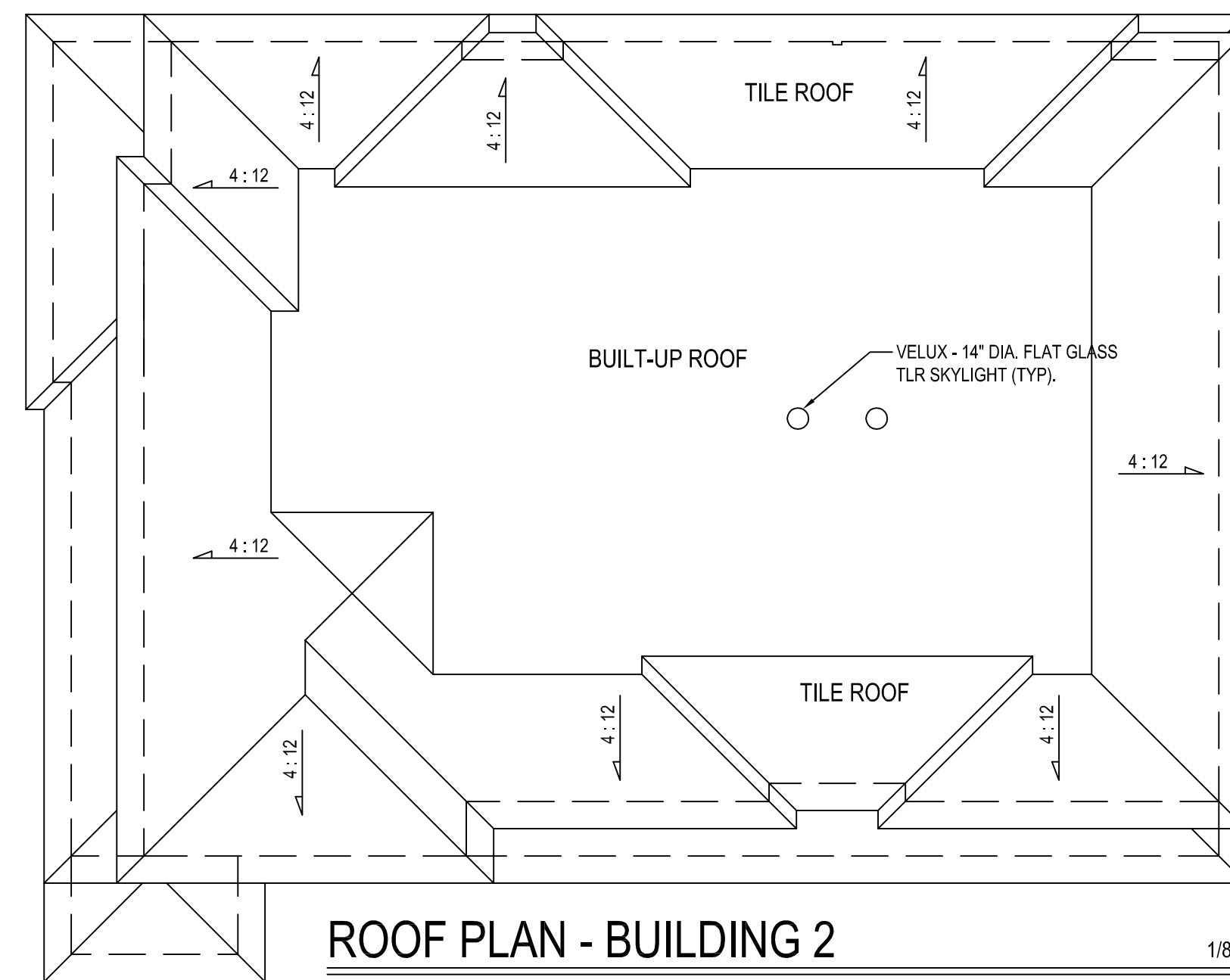
**WEST ELEVATION - BUILDING 3** 1/8" = 1'-0"



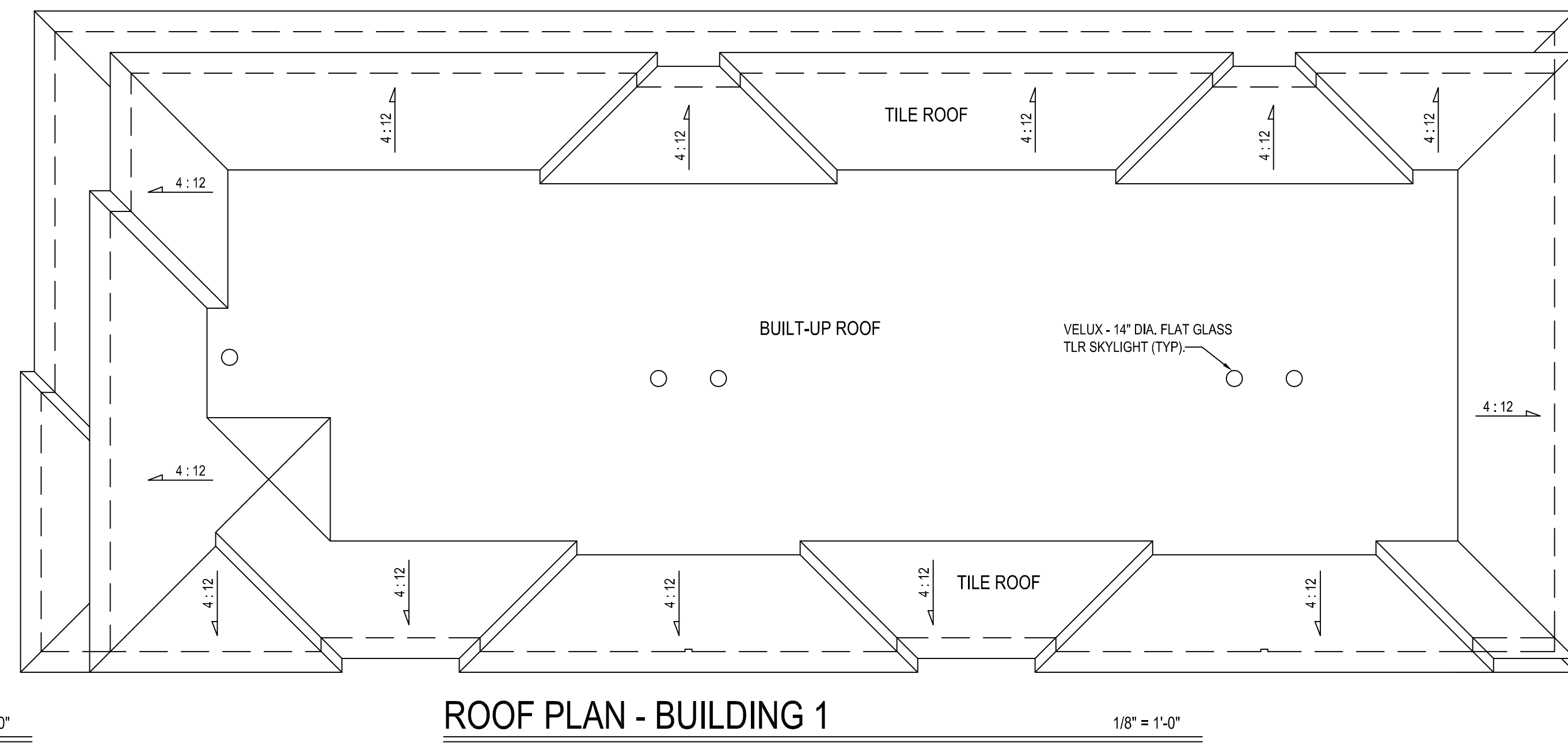
**SOUTH ELEVATION - BUILDING 3** 1/8" = 1'-0"

**ELEVATION KEY NOTES:**

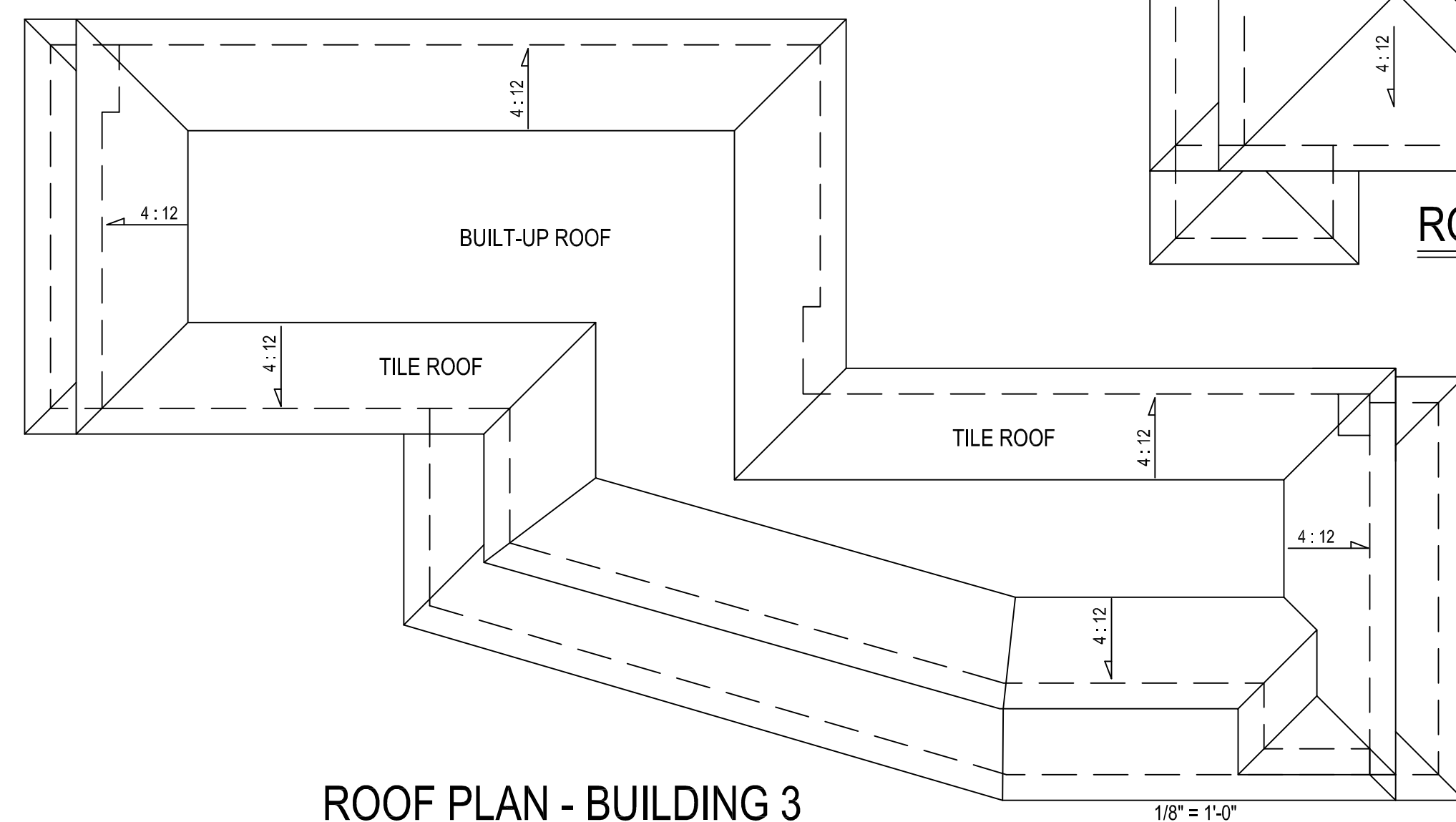
- ① STUCCO - LAHABRA, 50 CRYSTAL WHITE
- ② STUCCO - LAHABRA, 81584 SUFFOLK
- ③ STUCCO - LAHABRA, 81593 BAY RIDGE
- ④ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GENOA SANDS
- ⑤ STONE VENEER - CORONADO, 3" SPLIT LIMESTONE - GREY
- ⑥ 2" RECESSED WINDOW - BRONZE VINYL FRAME
- ⑦ SMOOTH STUCCO FINISH FACIA BOARD - DUNN-EDWARDS, TREASURE CHEST, DE6224
- ⑧ SMOOTH FINISH STUCCO MOLDING - LAHABRA, 50 CRYSTAL WHITE
- ⑨ SMOOTH FINISH STUCCO MOLDING - LAHABRA, 81584 SUFFOLK
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- ⑲ METAL SECTIONAL GARAGE DOOR WITH GLASS ON SIDE - DUNN-EDWARDS, DARK ENGINE DE6350
- ⑳ ROOF TILE - EAGLE ROOFING, BEL AIR, 4602 CONCORD BLEND - CHARCOAL, TAN BLEND



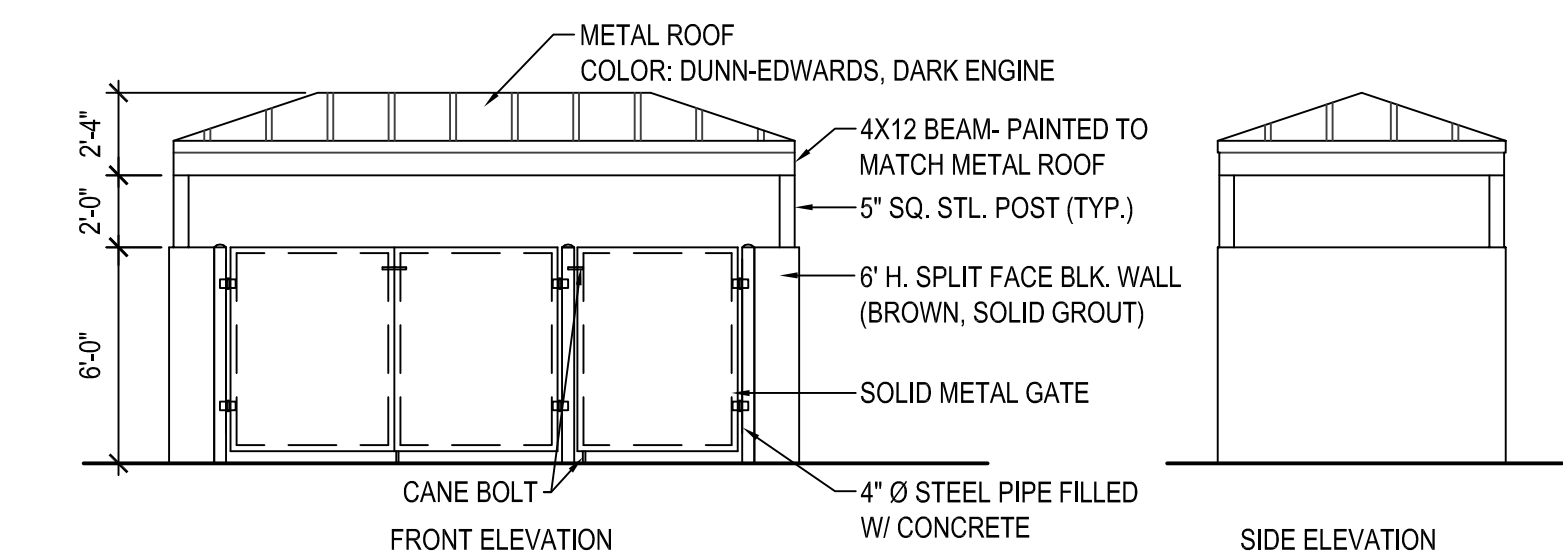
**ROOF PLAN - BUILDING 2** 1/8" = 1'-0"



**ROOF PLAN - BUILDING 1** 1/8" = 1'-0"



**ROOF PLAN - BUILDING 3** 1/8" = 1'-0"



**NOTES:**

- 1. ALL EXT. STEEL AND METAL SHALL BE PAINTED COLOR: DUNN-EDWARDS, DARK ENGINE.
- 2. PROVIDE HOSE BIB AND AN AREA DRAIN CONNECTED TO THE SANITARY SEWER SYSTEM.

**① TRASH ENCLOSURE** 3/16" = 1'-0"

**TEN-UNIT CONDOMINIUMS**

**318 S. CYPRESS ST.  
LA HABRA, CA**

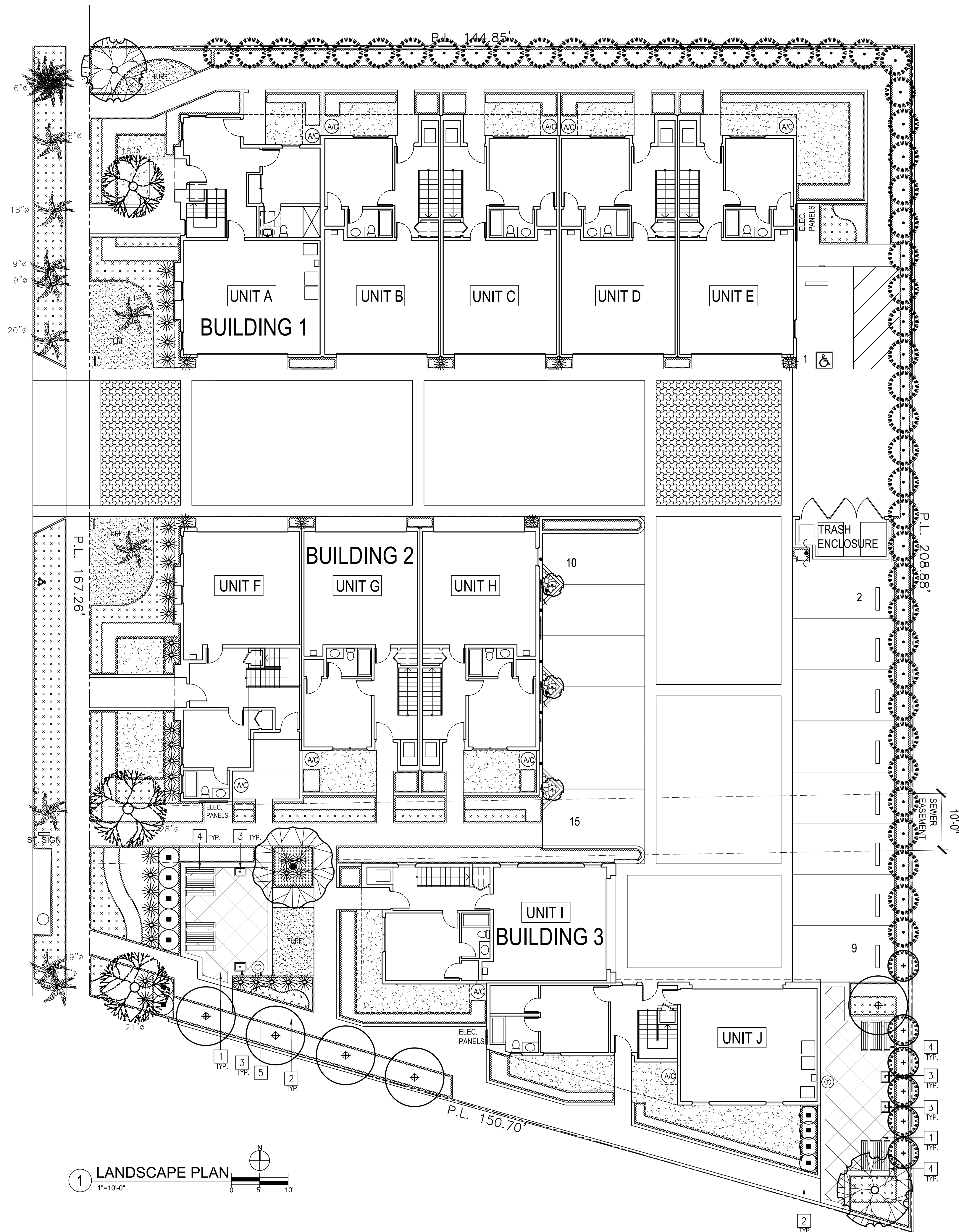
Drawn Date 04-02-2021

Sheet

**A-6**

Of Sheets

318 S. CYPRESS ST.



1 LANDSCAPE PLAN  
1"=10'-0"

CONCEPT TREE LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	WATER USE
<b>SPECIMEN TREE</b>			
	LAGERSTROEMIA INDICA 'MUSKOGEE' / GRAPE MYRTLE	24" BOX	MODERATE 5
	CERCIS OCCIDENTALIS/ WESTERN REDBUD	24" BOX	LOW 2
	OLEA EUROPAEA FRUITLESS/ FRUITLESS OLIVE TREE	24" BOX	LOW 2
<b>EVERGREEN COLUMNAR TREE</b>			
	MAGNOLIA G. 'LITTLE GEM'/ LITTLE GEM MAGNOLIA	24" BOX	MODERATE 5
	LAUREL NOBILIS/ SWEET BAY	24" BOX	LOW 2
	HYMENOCARPUS FLAVUM / SWEETSHADE	24" BOX	MODERATE
	TRISTANIA CONFERTA/ BRISBANE BOX TREE	24" BOX	MODERATE
	CUPRESSUS SEMPERVIRENS/ ITALIAN CYPRESS	15 GAL.	LOW 2
<b>EXISTING TREE TO REMAIN</b>			
	EXISTING TREE TO REMAIN PER PLAN		
	EXISTING PALMS TO REMAIN PER PLAN		
	EXISTING CYPRESS TO REMAIN PER PLAN		

CONCEPT SHRUB LEGEND

<b>HEDGE SCREEN FOR PRIVACY</b>			
	LIGUSTRUM JAPONICUM/ JAPANESE PRIVET	15 GAL.	MODERATE 5
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'/ CAROLINA LAUREL		
<b>FOUNDATION SHRUB</b>			
	ROSMARINUS O. 'BLUE SPIRES' /AFRIGHT ROSEMARY	5 GAL.	LOW 15
	CALLISTEMON C. 'LITTLE JOHN'/ LITTLE JOHN DWARF BOTTLEBRUSH		
<b>ROSE SHRUB</b>			
	ROSE 'ICEBERG' / ICEBERG ROSE	5 GAL.	MODERATE 5
	BONIS M. J. /BOXWOOD HEDGE	2' O.C.	MODERATE 5
<b>ACCENT SHRUB</b>			
	LAVANDULA S. 'OTTO QUAST' /SPANISH LAVENDER	5 GAL.	LOW 2
	SALVIA GREGII 'FORMANS RED' /AUTUMN SAGE		
	LANTANA MONTEVIDENSIS 'DWARF YELLOW' /DWARF YELLOW LANTANA		
	RHAMPHILEPIS I. 'SPRINGTIME'/ INDIA HAWTHORN	5 GAL.	MODERATE 5
	AGAPANTHUS AFRICANUS/ LILY OF THE NILE		
<b>GROUND COVER/VINE/ TURF/ OTHER</b>			
	GERANIUM CANTABRIGIENSE 'BOKOVO' /BOKOVO GERANIUM	1 GAL.	MODERATE 5
	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'	1 GAL.	LOW 2
	BOUGAINVILLEA 'BARBARA KARST' /BOUGAINVILLEA	5 GAL.	LOW 2
	DOLICHANDRA INQUIS-CATI /CATS CLAM VINE	5 GAL.	LOW 2
	(ST. AUGUSTINE WARM SEASON TURF)	--	HST 8
	SYNTHETIC TURF OR DECOMPOSED GRANITE	--	--
	PEBBLE MULCH AT THE BASE OF TREE DIAMONDS	--	--

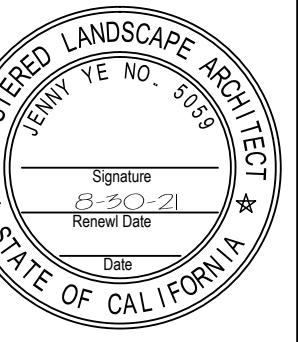
HARDSCAPE LEGEND

KEY NOTE	DESCRIPTION
1	OPEN SPACE PAVING, PER ARCHITECTURAL PLAN
2	CONC. WALKWAY, PER ARCHITECTURAL PLAN
3	B.B.Q. CHARCOAL GRILL, 23.5" x 17" x 11H HEAVY-DUTY STEEL, W/ MOUNTING PLATE, BLACK COLOR
4	OUTDOOR PICNIC TABLE SET, 54" L. x 54" W x 28.5" H WEATHER RESISTANT HDPE, BLACK COLOR
5	TRASH RECEPTACLE, 23" D. x 33" H, STEEL, BLACK

\*REFER TO ARCHITECTURAL SITE PLAN FOR MORE INFO.

REVISIONS BY

JYC  
LANDSCAPE  
ARCHITECTURE  
PHONE: (951) 317-6825  
Email: jyrnyjye@yahoo.com



CONCEPTUAL LANDSCAPE PLAN

SHEET TITLE:

CONDOMINIUM  
318 SOUTH CYPRESS STREET,  
LA HABRA, CA 90631

PROJECT NAME:

DATE 10-11-21  
SCALE PER PLAN  
DRAWN  
JOB 210416  
SHEET

L-1

OF 1 SHEETS

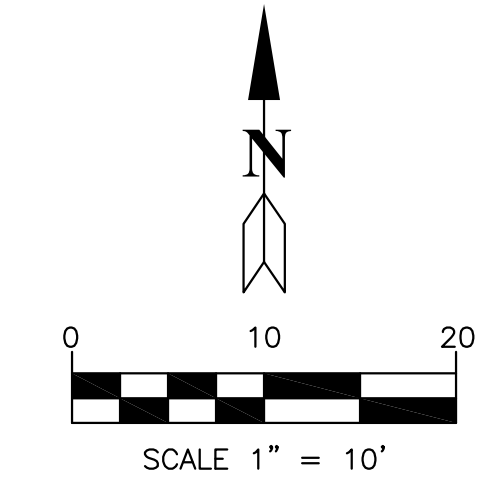
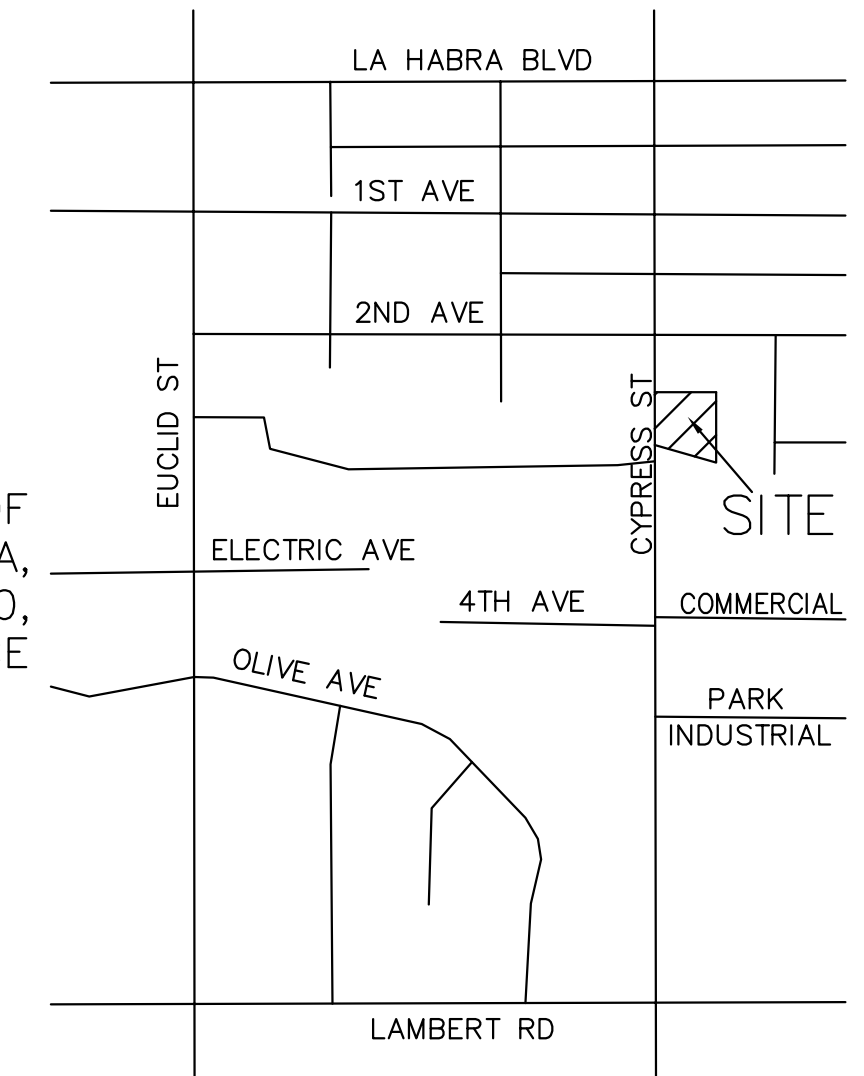
# TENTATIVE TRACT MAP NO. 19156

IN THE CITY OF LA HABRA, COUNTY OF ORANGE  
STATE OF CALIFORNIA

PARCEL 1 OF PARCEL MAP 91-154, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 282, PAGES 9-10, OF PARCEL MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 022-205-14

FOR CONDOMINIUM PURPOSES



**BENCHMARK:**

COUNTY BENCHMARK NO. S-51-R68

DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCGS BRONZED DISK STAMPED "S 51 RESET 1968", SET IN THE SOUTHEASTERLY CORNER OF A 4.5 FT. BY 4.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF EUCLID AVENUE AND A SINGLE SET OF RAILROAD TRACKS, 0.25 MILES SOUTHERLY FROM THE CENTERLINE OF LA HABRA, 105 FT. NORTHERLY OF THE CENTERLINE OF THE RAILWAY AND 32 FT. WESTERLY FROM THE CENTERLINE OF EUCLID. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 355.62'

**EARTH WORK QUANTITIES:**

CUT: 300 CU.YD.  
FILL: 100 CU.YD.  
EXPORT: 200 CU.YD.

NOTE:  
THE YARDAGE SHOWN HEREON IS FOR PERMIT AND BONDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING OF THE QUANTITIES.

**PROJECT SUMMARY**

GROSS AREA: 29,416.31 SF (0.675 ACRE)  
NET AREA: 25,793.23 SF (0.592 ACRE)  
IMPERVIOUS AREA: 20,182.93 SF (74.09%)  
PERVIOUS AREA: 7,059.00 SF (25.91%)  
ZONING: R-6 MULTIPLE FAMILY DWELLING  
NUMBER OF UNITS: 10

**PREPARED BY:**

JACK LEE, RCE 40870  
CAL LAND ENGINEERING, INC.  
576 E. LAMBERT ROAD,  
BREA, CA 92821  
TEL: (714) 671-1050  
FAX: (714) 671-1090

**OWNER/SUBDIVIDER:**

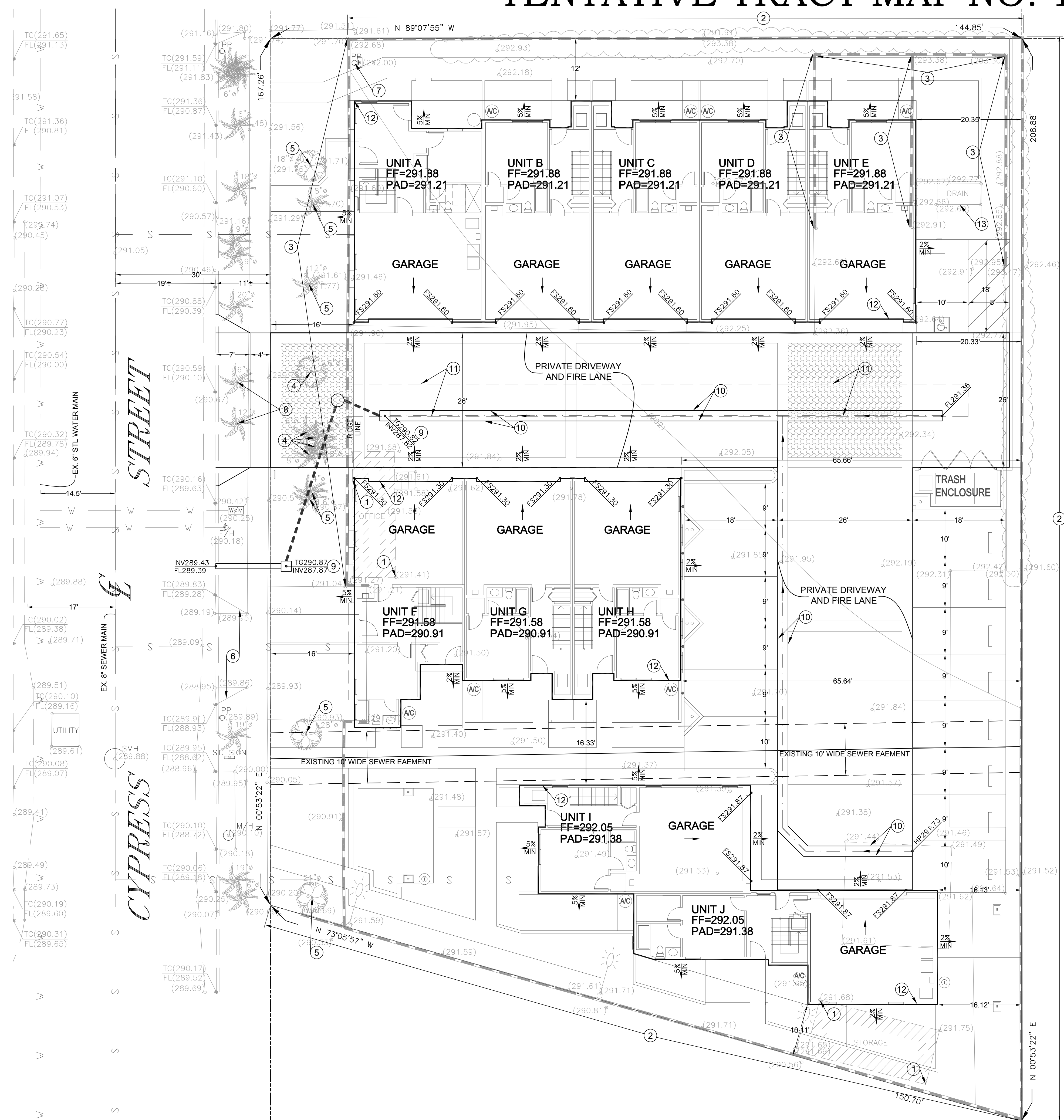
DE INVESTMENT, LLC  
2818 N. KINGSGATE DRIVE,  
ORANGE, CA 92867  
TEL: (626) 999-7350  
EMAIL: HCHIH@YAHOO.COM

**ABBREVIATIONS/LEGEND:**

- CBW..... CONC. BLOCK WALL
- C&G..... CURB AND CUTTER
- D/A..... DRIVEWAY APRON
- DWY..... DRIVEWAY
- EP..... EDISON POLE
- EX..... EXISTING
- FH..... FIRE HYDRANT
- FL..... FLOW LINE ELEVATION
- TC..... TOP OF CURB ELEVATION
- GM..... GAS METER
- MH..... MAN HOLE
- SMH..... SEWER MANHOLE
- S/W..... SIDEWALK
- SD..... STORM DRAIN
- TBR..... TO BE REMOVED
- TRW..... TOP OF RETAINING WALL
- WF..... WOODEN FENCE
- WV..... WATER VALVE

**LEGEND:**

- .....PIPE SLOPE
- .....DRAINAGE PATTERN
- .....EXISTING STRUCTURE
- .....PROPOSED STRUCTURE
- .....PROPOSED SOD AREA
- .....CONSTRUCTION NOTE
- .....PROPOSED PLANTER AREA



**CONSTRUCTION NOTES:**

- ① EXISTING BUILDING TO BE REMOVED
- ② EXISTING 6' HIGH BLOCK WALL TO REMAIN
- ③ EXISTING BLOCK WALL TO BE REMOVED
- ④ EXISTING TREE TO BE REMOVED
- ⑤ EXISTING TREE TO REMAIN
- ⑥ EXISTING DRIVEWAY APPROACH TO BE REMOVED
- ⑦ EXISTING POWER POLE TO REMAIN
- ⑧ EXISTING STREET TREE TO BE REMOVED
- ⑨ INSTALL CATCH BASIN
- ⑩ CONSTRUCT V-GUTTER
- ⑪ INSTALL STORMTECH INFILTRATION SYSTEM
- ⑫ CONSTRUCT NEW BUILDING
- ⑬ EXISTING CATCH BASIN TO BE REMOVED

**UTILITY SERVICES:**

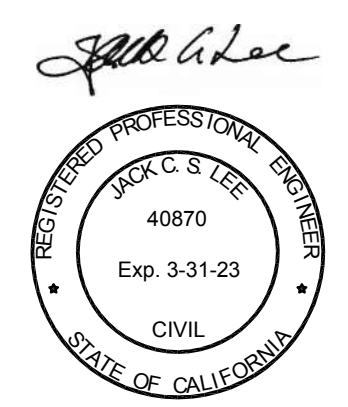
- CABLE - SPECTRUM
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON
- FIRE - ORANGE COUNTY FIRE AUTHORITY
- GAS - SOUTHER CALIFORNIA GAS COMPANY
- POLICE - LA HABRA POLICE DEPARTMENT
- REFUSE - CR&R INCORPORATED
- SCHOOL - LA HABRA CITY SCHOOL DISTRICT
- SEWER - CITY OF LA HABRA
- TELEPHONE - VERIZON
- WATER - CITY OF LA HABRA

**CALLAND ENGINEERING, INC.**  
d/b/a QUARTECH CONSULTANTS

574 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

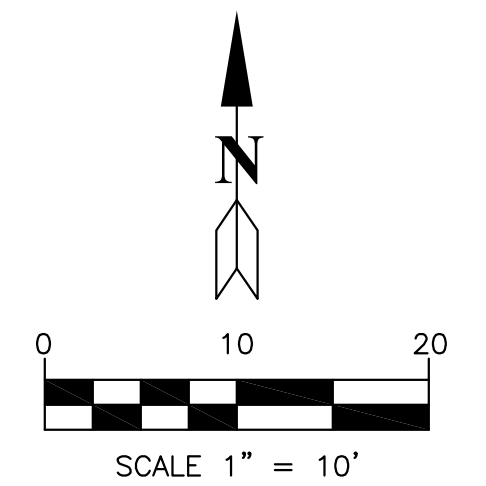
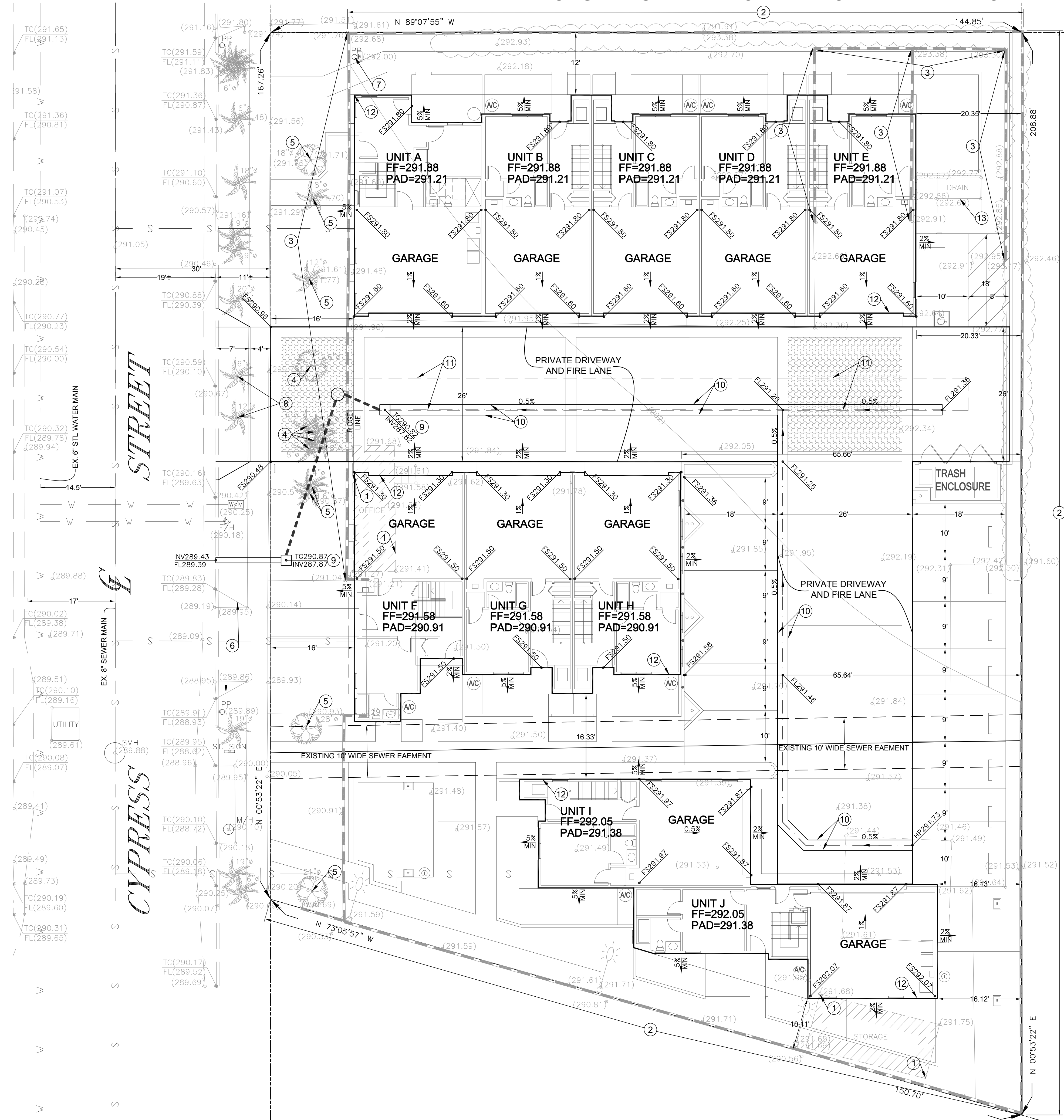
PROJECT LOCATION:  
318 S. CYPRESS ST.,  
LA HABRA CA 90631

DRAWN: PS  
CHECKED:  
DATE: 10/14/2021  
JOB NO.: 21-019-064  
SCALE: 1" = 10'  
FILE NAME:



**T-1**

# CONCEPTUAL GRADING PLAN



**BENCHMARK:**  
COUNTY BENCHMARK NO. S-51-R68

DESCRIBED BY OCS 2003 - FOUND 3 3/4" USCGS BRONZED DISK STAMPED "S 51 RESET 1968", SET IN THE SOUTHEASTERLY CORNER OF A 4.5 FT. BY 4.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF EUCLID AVENUE AND A SINGLE SET OF RAILROAD TRACKS, 0.25 MILES SOUTHERLY FROM THE CENTERLINE OF LA HABRA, 105 FT. NORTHERLY OF THE CENTERLINE OF THE RAILWAY AND 32 FT. WESTERLY FROM THE CENTERLINE OF EUCLID. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

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EXPORT: 200 CU.YD.

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NUMBER OF UNITS: 10

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**CONSTRUCTION NOTES:**

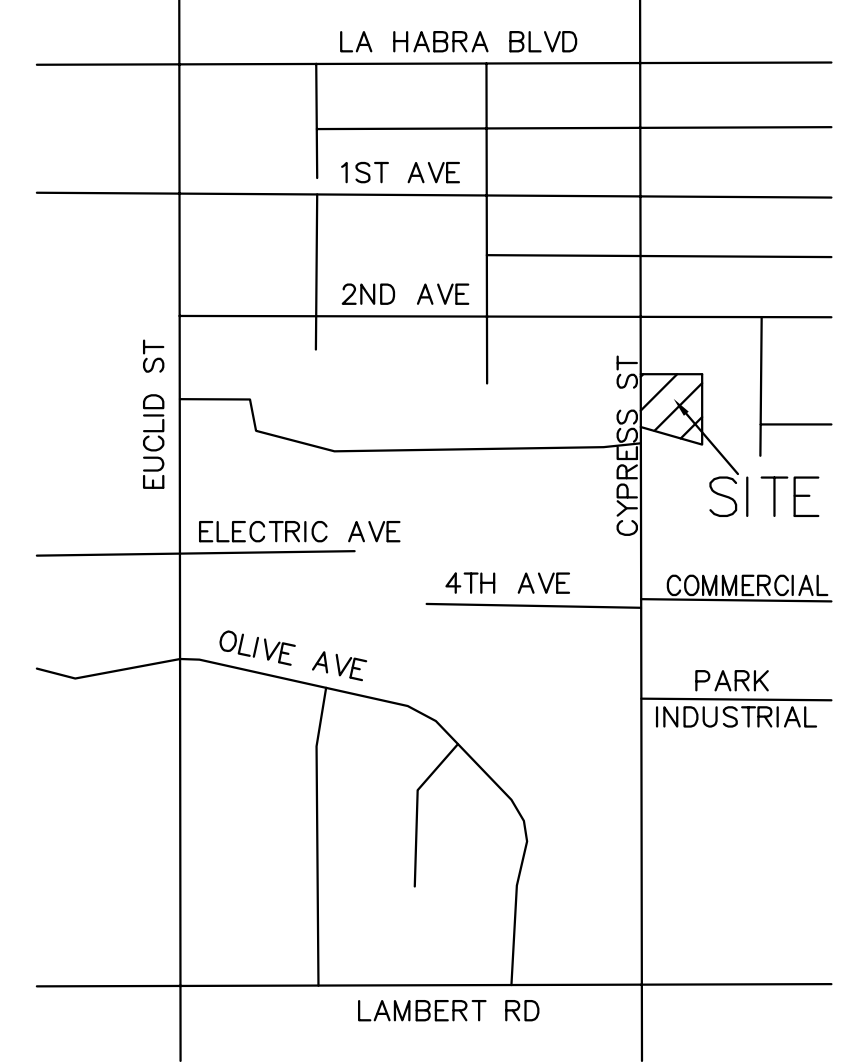
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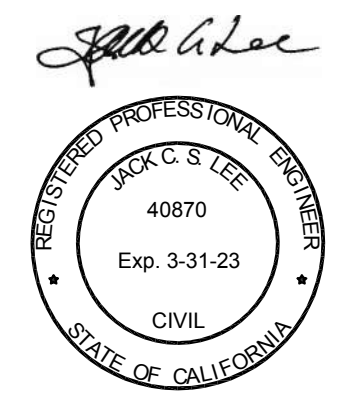


VICINITY MAP  
NTS

**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS  
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**PG-1**