TENTATIVE TRACT MAP NO. 19262

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

FOR CONDOMINIUM PURPOSES

BENCHMARK:

BENCHMARK NO. 2C-71-68

DESCRIBED BY OCS 2003 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "2C-71-68", SET IN THE TOP OF A CONCRETE FOOTING FOR A 6FT. TALL BRICK WALL. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE "T" INTERSECTION OF LA HABRA BOULEVARD AND NORTH COLLEGE, 48 FT. SOUTHERLY OF THE CENTERLINE OF LA HABRA, 88 FT. WESTERLY OF THE CENTERLINE OF NORTH COLLEGE AND 21 FT. WESTERLY OF THE WESTERLY EDGE OF A SIDEWALK LEADING TO THE SOUTH. MONUMENT IS SET LEVEL WITH THE GROUND.

ELEVATION: 324.777' (NAVD1988)

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 41, OF PARCEL MAPS, IN THE COUNTY RECORDER OFFICE OF SAID COUNTY.

APN: 303-125-18

BASIS OF BEARINGS:

CENTERLINE OF LA HABRA BLVD N 89°08'03" W
AS PER PARCEL MAP NO. 2004-282, P.M.B. 350-35-37

EARTH WORK QUANTITIES:

CUT:	50 CU.YD.
FILL:	50 CU.YD.
EXPORT:	0 CU.YD.

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

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

PROJECT SUMMARY

TOTAL AREA:	11,856.59 SF
DISTURBED AREA:	11,856.59 SF
IMPERVIOUS AREA:	10,458.59 SF
PERVIOUS AREA:	1,398.00 SF

OCCUPANCY TYPE:	R-2
CONSTRUCT TYPE:	V-B (SPRINKLERED)

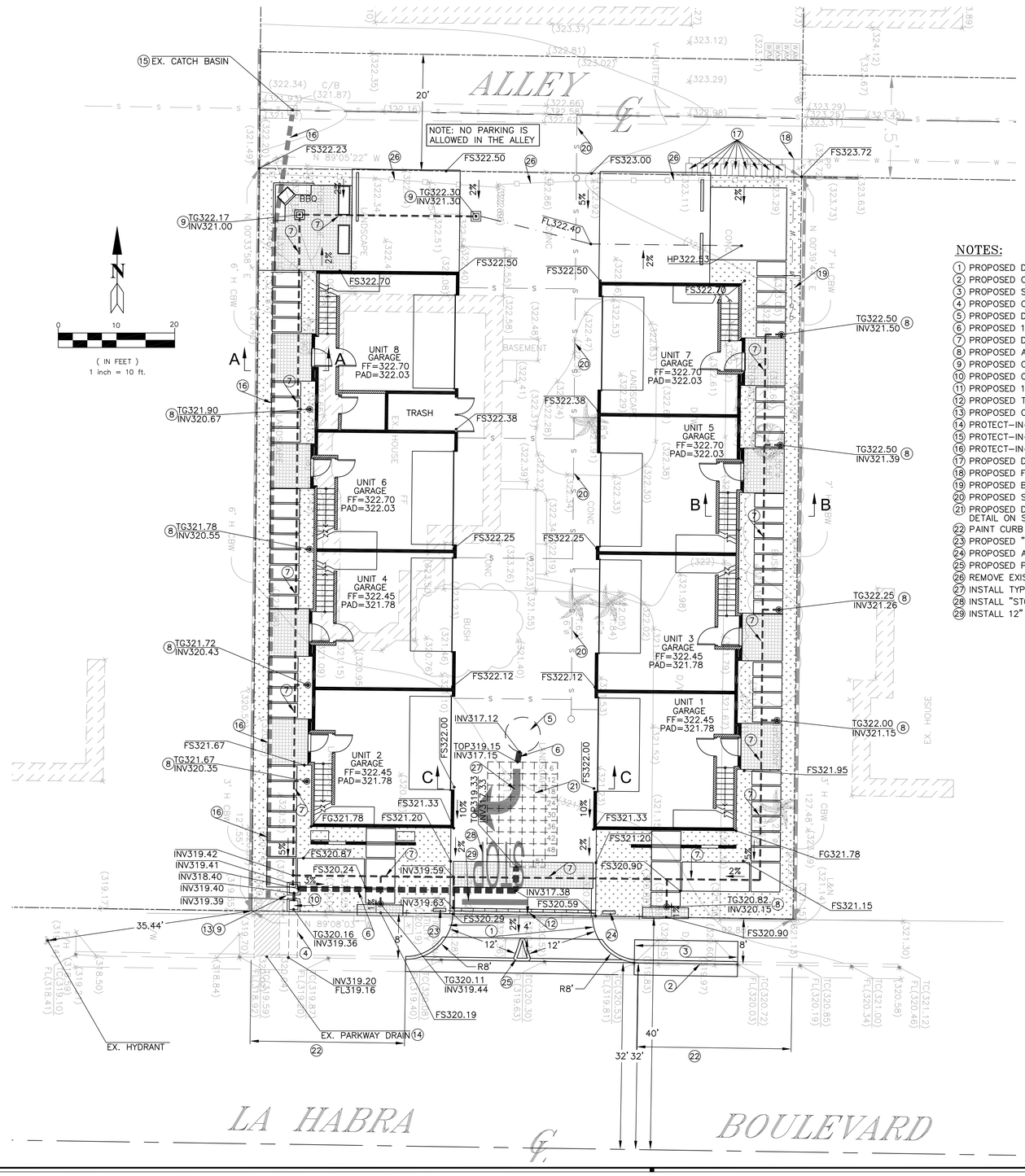
EASEMENT NOTES:

THE EASEMENTS FOR WHITTIER HOME TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION AND SOUTHERN CALIFORNIA EDISON COMPANY NOTED IN THE TITLE REPORT ARE BLANKET IN NATURE.

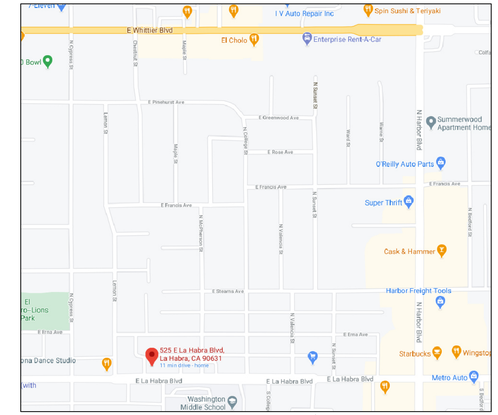
THE WESTERLY 3 FEET "EASEMENT" PER BOOK 15, PAGE 41 OF PARCEL MAPS, AS NOTED IN THE TITLE REPORT IS NOT AN EASEMENT.

PUBLIC WORKS NOTES:

ANY WORK CONDUCTED WITHIN THE CITY'S RIGHT-OF-WAY WILL REQUIRE A PERMIT FROM ENGINEERING/PUBLIC WORKS



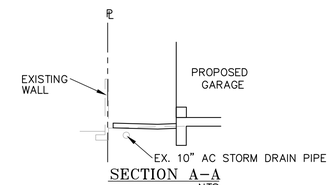
(IN FEET)
1 inch = 10 ft.



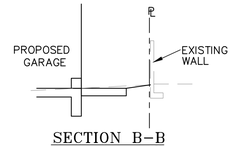
VICINITY MAP
NTS

NOTES:

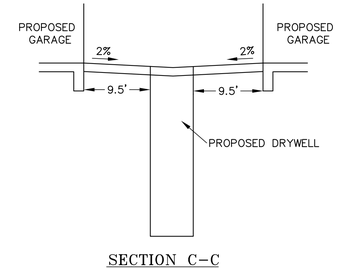
1. PROPOSED DRIVEWAY APRON PER CITY STANDARDS
2. PROPOSED CURB AND GUTTER PER CITY STANDARDS
3. PROPOSED SIDEWALK PER CITY STANDARDS
4. PROPOSED CURB DRAIN PER CITY STANDARDS
5. PROPOSED DRYWELL PER DETAIL ON SHEET C-2
6. PROPOSED 12" DRAINAGE PIPE
7. PROPOSED DRAINAGE PIPE
8. PROPOSED AREA DRAIN
9. PROPOSED CATCH BASIN
10. PROPOSED CURB DRAIN INLET
11. PROPOSED 12" HIGH MAX CURB/PLANTER WALL
12. PROPOSED TRENCH DRAIN
13. PROPOSED CATCH BASIN INSERT FILTER PER DETAIL ON SHEET C-2
14. PROTECT-IN-PLACE EXISTING PARKWAY DRAIN
15. PROTECT-IN-PLACE EXISTING STORM DRAIN CATCH BASIN
16. PROTECT-IN-PLACE EXISTING 10" AC PIPE STORM DRAIN
17. PROPOSED DOMESTIC WATER METER AND SERVICE
18. PROPOSED FIRE SERVICE
19. PROPOSED BACKFLOW DEVICE
20. PROPOSED SEWER LATERAL
21. PROPOSED DETENTION SYSTEM: 51 UNITS CUDO, VOLUME=388CF DETAIL ON SHEET C-2
22. PAINT CURB RED
23. PROPOSED "STOP" SIGN AND "RIGHT TURN ONLY" SIGN.
24. PROPOSED ADA SIGN
25. PROPOSED PORKCHOP ISLAND
26. REMOVE EXISTING FENCE
27. INSTALL TYPE IV PAVEMENT ARROW (RIGHT TURN) PER DETAIL ON THIS SHEET
28. INSTALL "STOP" PAVEMENT MARKING PER DETAIL ON THIS SHEET
29. INSTALL 12" WHITE LIMIT LINE



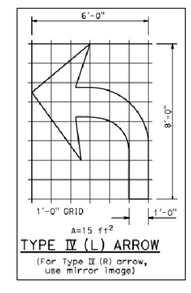
SECTION A-A
NTS



SECTION B-B
NTS

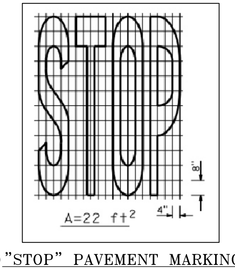


SECTION C-C
NTS



TYPE IV (L) ARROW
(For Type IV (R) arrow, use mirror image)

27 RIGHT TURN ARROW (WHITE COLOR)



28 "STOP" PAVEMENT MARKING (WHITE COLOR)

OWNER/SUBDIVIDER:

TONY ZHENG AND LAN XUAN
3251 BENT TWIG LANE,
DIAMOND BAR, CA 91765
TEL: 626-898-0396
EMAIL: INFOHONGDING@GMAIL.COM

PREPARED BY:

JACK LEE, RCE 40870
CAL LAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD,
BREA, CA 92821
TEL: (714) 671-1050
EMAIL: CALLANDENG@YAHOO.COM

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
525 E. LA HABRA BLVD.,
LA HABRA, CA 90631

DRAWN:	RR
CHECKED:	
DATE:	8-30-2024
JOB NO.:	22-019-057
SCALE:	1"=10'
FILE NAME:	

T-1

SHEET 1 OF 1