

TENTATIVE PARCEL MAP NO. 2024-155

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF BLOCK 115 OF TRACT NO. SUNSET BEACH, AS PER MAP RECORDED IN BOOK 3, PAGES 39 AND 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSE

OWNER

LUIS ARMONA
9451 FIRESTONE BLVD., STE.B
DOWNEY, CA 90341
(562) 307-4735

PREPARED BY:

HANK JONG, PE
EGL ASSOCIATE, INC.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
TEL: 626-263-3588

BENCHMARK:

COUNTY BENCHMARK 14-61-83
3 3/4" USGS BRONZED DISK STAMPED "14-61-83" SET IN TOP OF CONCRETE SEAWALL ALONG THE WESTLY SIDE OF BAYVIEW DR ACROSS BAYVIEW DRIVE FROM ADDRESS (#16856), 4.2 FT SOUTHERLY OF THE CL OF AN ACCESS ALLEY LEADING TO A SMALL CANAL AND 87 FT WESTERLY OF THE CL OF BAYVIEW DR ELEV 7.744

NAVD88 DATUM YEAR LEVELLED: 2005

SURVEY WAS PROVIDED BY AL THELWELL, LS 6999 ON AUGUST 19, 2022. MANAGED BY HANK JONG.

NOTES:

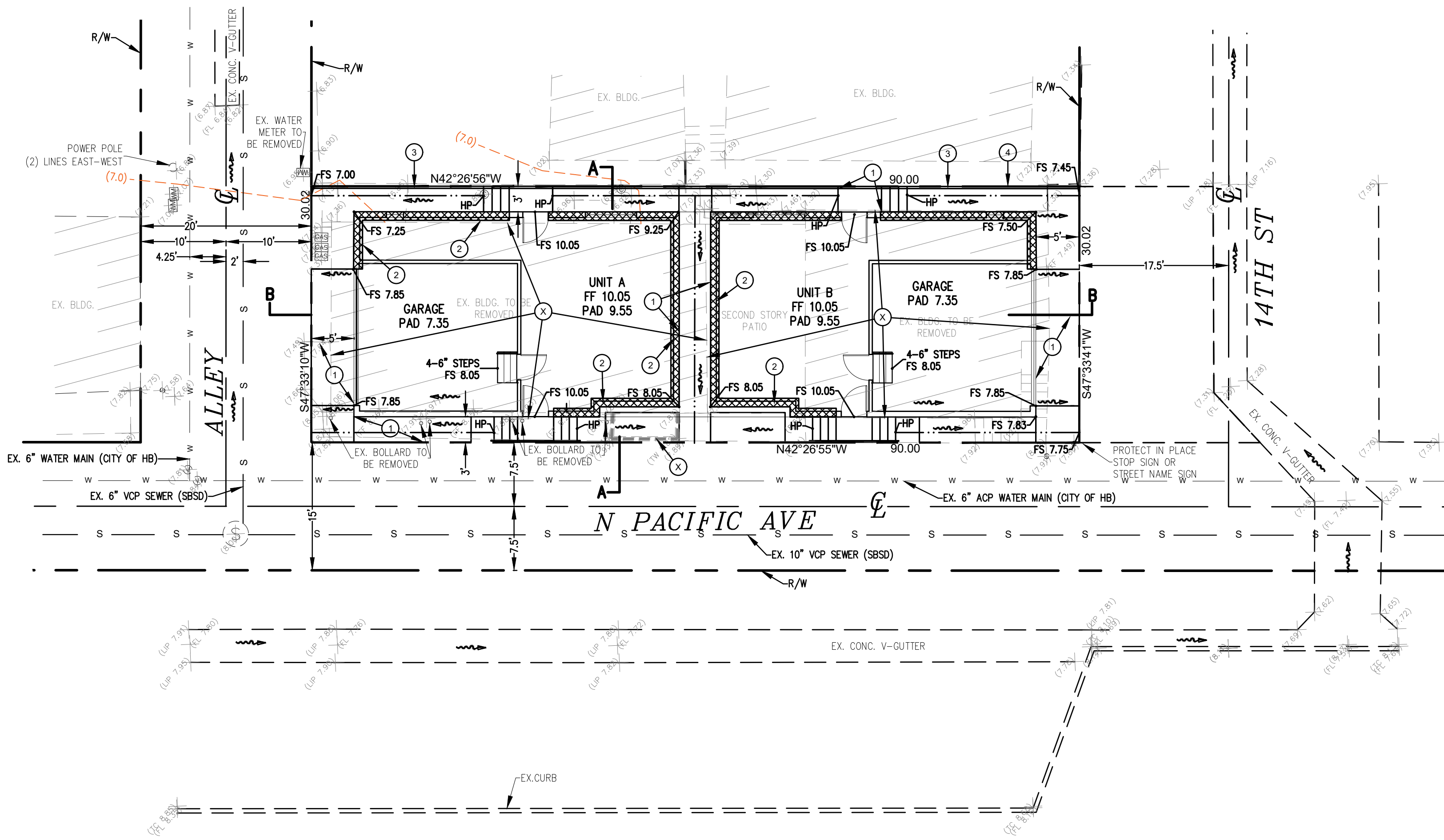
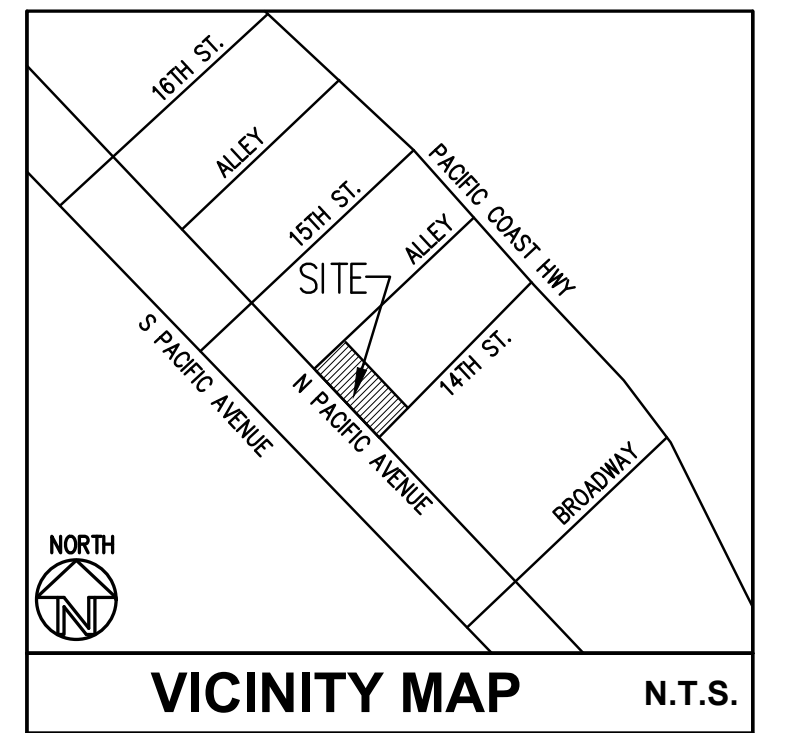
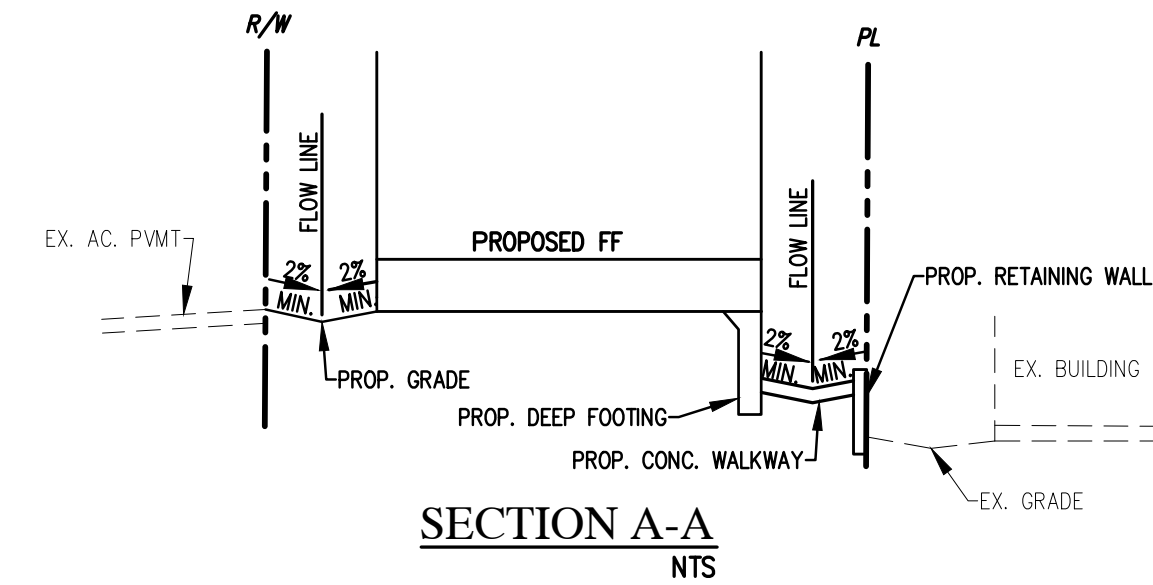
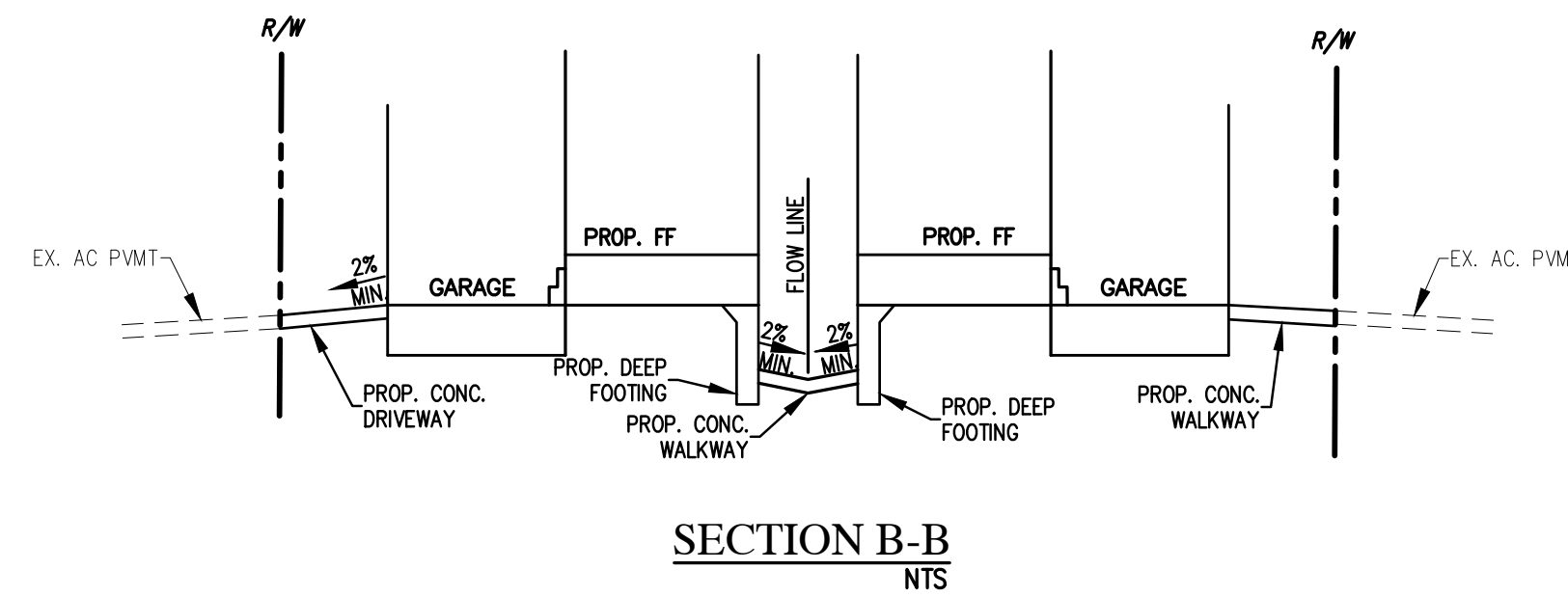
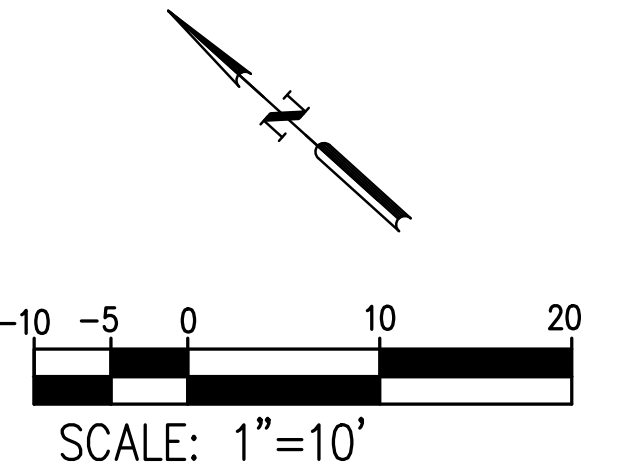
ZONING: RMH (PRESENT)
ZONING: RMH (PROPOSED)
APN: 178-533-11
NO. OF EX. LOT: 1
NO. OF PROP. LOT: 1
NO. OF EX. UNITS: 1
NO. OF PROP. UNITS: 2
NO. OF PROP. PARKINGS: 2 (GARAGE)
NO. OF PROP. FLOORS: 3 STORIES (NO BASEMENT)
AREA OF LOT: 2,701 SQ. FT. (0.06 ACRE)

FEMA FLOOD ZONE DESIGNATION

ZONE: AE (EL 8)
MAP NUMBER: 06059C0229K
CITY OF HUNTINGTON BEACH
DATE OF MAP: 03/21/2019

UTILITY SERVICES:

WATER ----- ORANGE COUNTY WATER DISTRICT
SEWER ----- ORANGE COUNTY SANITATION DISTRICT
GAS ----- SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL ----- SOUTHERN CALIFORNIA EDISON
TELEPHONE ----- AT&T
SCHOOL ----- HUNTINGTON BEACH CITY SCHOOL DISTRICT
FIRE ----- HUNTINGTON BEACH FIRE DEPARTMENT
POLICE ----- HUNTINGTON BEACH POLICE DEPARTMENT



CONSTRUCTION NOTES

- 1 PROP. CONC. PAVING.
- 2 PROP. DEEP FOOTING PER ARCHITECTURAL PLANS.
- 3 PROP. RETAINING WALL PER SEPARATE PERMIT.

DEMOLITION NOTES

- (X) EXISTING STRUCTURES TO BE REMOVED.

LEGEND

- +9.13EXISTING ELEVATION
- (7.0)--.....EXISTING CONTOUR
-DRAINAGE PATTERN
-PROPOSED STRUCTURE
-BOUNDARY LINE
-EXISTING FENCE
-DRAIN INLET
- WMWATER METER
- (X)POWER POLE
- TGTOP OF GRATE
- INVINVERT
- FSFINISHED SURFACE
- FLFLOWLINE
- R/WRIGHT OF WAY
- PLPROPERTY LINE
-DEEP FOOTING

Underground Service Alert
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TWO WORKING DAYS BEFORE YOU DIG

REVISIONS				
REV.	DATE	BY	DESCRIPTION	APP'VD

EGL Associates, Inc.
11819 GOLDRING ROAD, UNIT A
ARCADIA, CA 91006
Tel: 626-263-3588
EMAIL: MAIL@EGL88.COM
JOB #: 22-171-001

PREPARED UNDER THE SUPERVISION OF:
HANK JONG
R.C.E. NO.: 45846 EXP. DATE: 12/31/26
REVIEWED BY:
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS
DATE:

DRAWN BY:	BL	11/15/24
DESIGNED BY:	BL	11/15/24
CHECKED BY:	HJ	11/15/24

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

TENTATIVE PARCEL MAP
OWNER: LUIS ARMONA, TEL: (562) 307-4735
ENTITLEMENT NO. IPZR 22-040
16811 14TH STREET, SUNSET BEACH, CA 90742
APN: 178-533-11