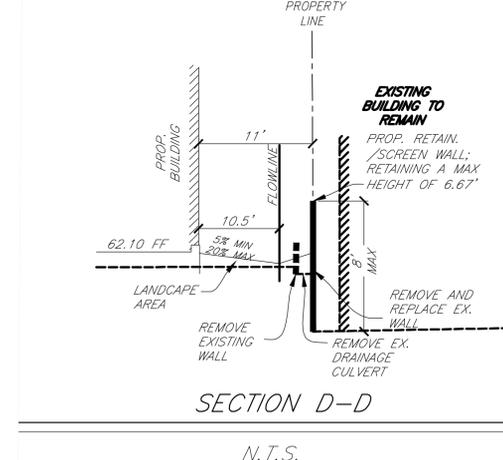
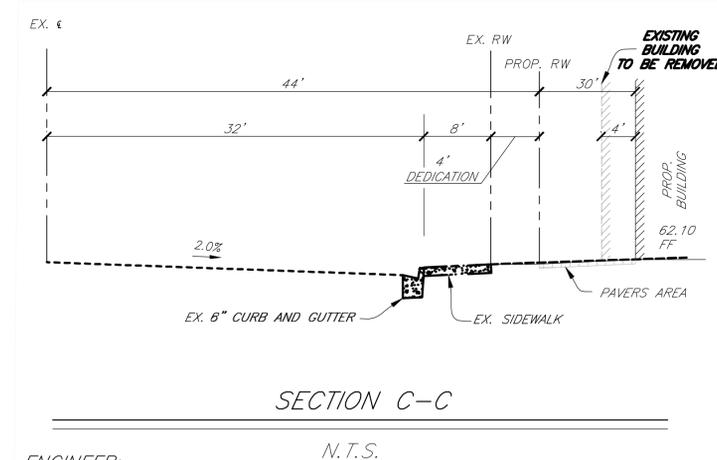
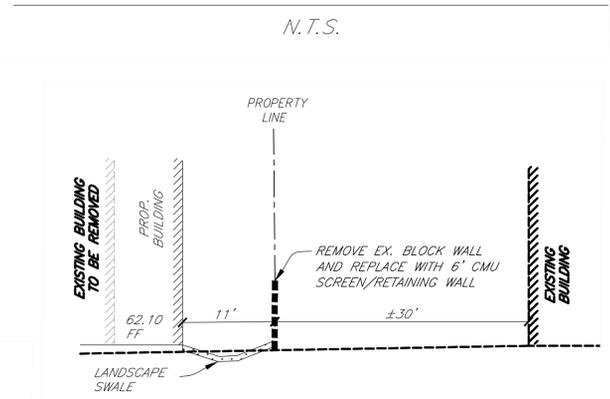
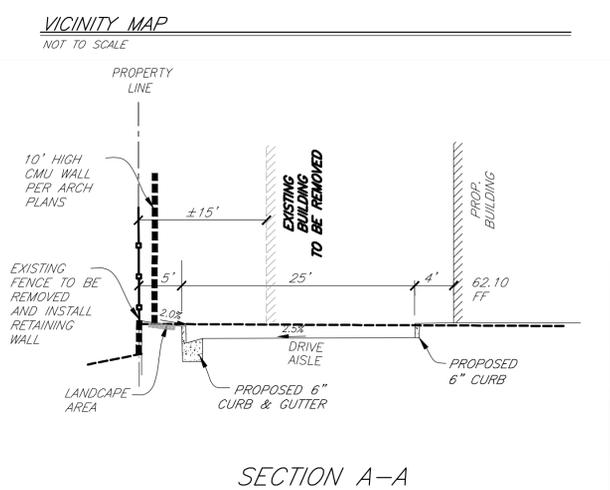
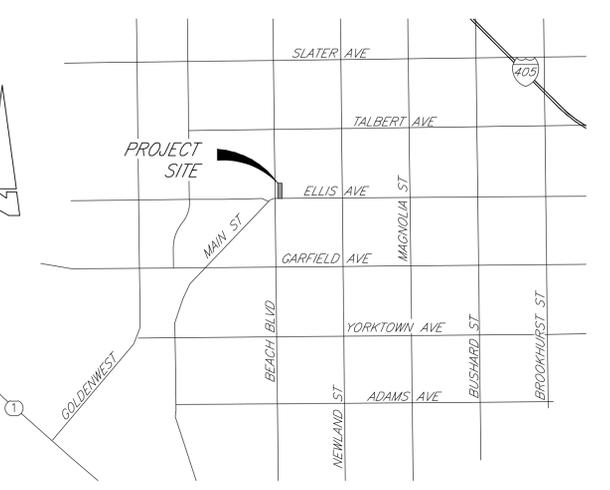
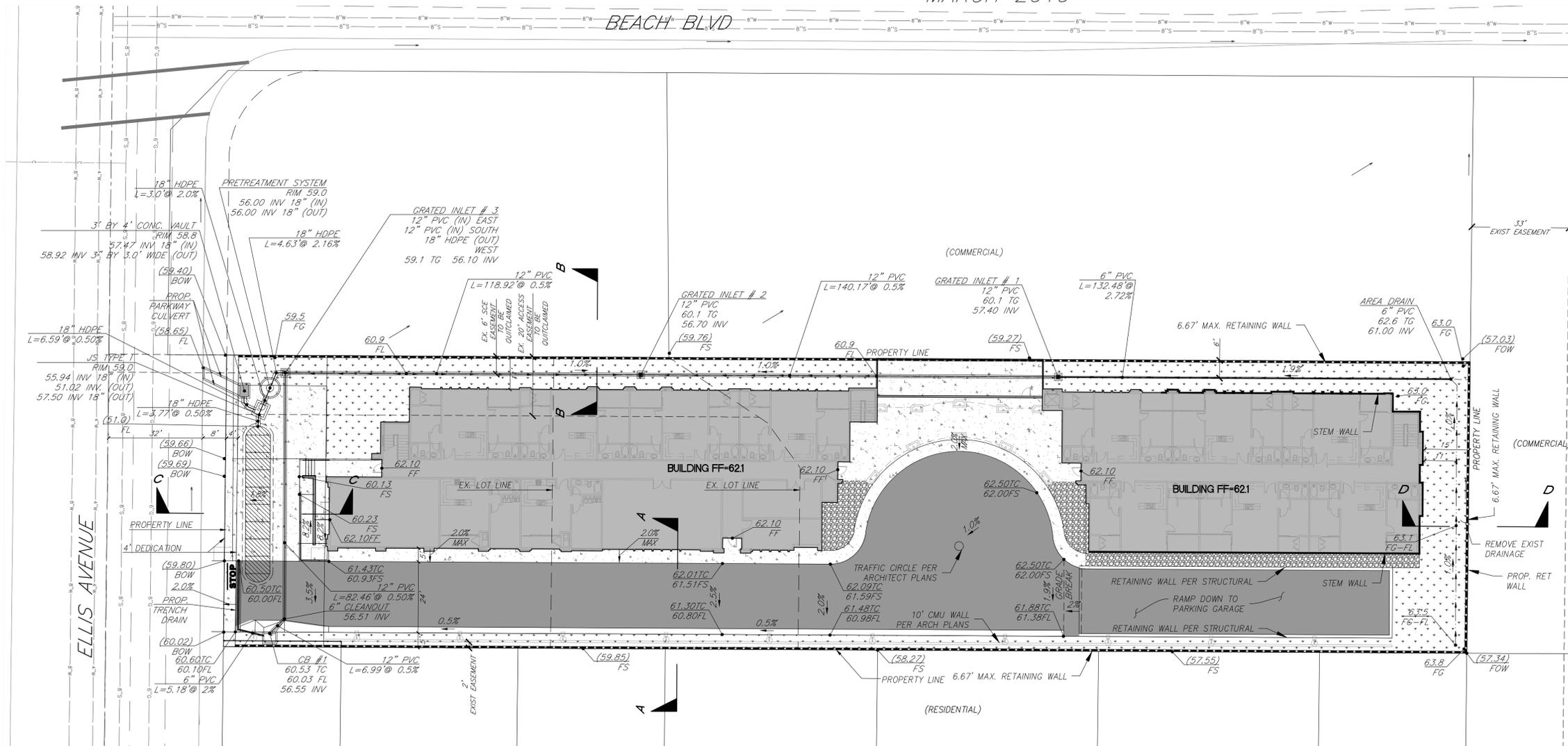


HUNTINGTON BEACH CONDOS APN 157-341-07, 04, 08 CONCEPTUAL GRADING PLAN

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE
MARCH 2019

- LEGEND:**
- AC PAVEMENT
 - PCC PAVEMENT
 - LANDSCAPED AREA
 - BUILDING FOOTPRINT



STATISTICAL INFORMATION

PROPOSED PROPERTY USE: MULTI-STORY RESIDENTIAL CONDOS; 2 LEVELS OF PARKING BELOW GROUND; BUILDING FINISHED FLOOR CONSISTENT THROUGHOUT; 1 COMMON ROOF; SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS

GENERAL PLAN: M-SP-D MIXED USE
ZONING: SPECIFIC PLAN 14

PROPOSED ZONING: MIXED USE

PROPERTY ACREAGE: 0.95 AC

PROPERTY SQUARE FEET: ±41,598 SF

PARKING:
GENERAL:
MULTI-FAMILY DWELLINGS
STUDIO/1 BDRM = 1 ENCLOSED SPACE PER UNIT
2 BDRM = 2 SPACES (1 ENCLOSED) PER UNIT
3+ BDRM = 2.5 SPACES (1 ENCLOSED) PER UNIT
GUEST PARKING = 0.5 SPACES PER UNIT
PARKING PROVIDED IN UNDERGROUND PARKING STRUCTURE; PLEASE SEE ARCHITECTURAL PLANS FOR PARKING COUNT & DETAILS

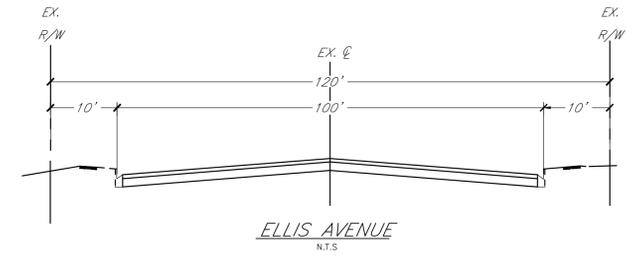
SEWAGE DISPOSAL: PROPOSED CONNECTION TO EXISTING PUBLIC SEWER MAIN IN ELLIS AVENUE

WATER SUPPLY: PROPOSED CONNECTION TO EXISTING WATER LINE IN ELLIS AVENUE
FIRE - 6" FIRE LINE
DOMESTIC - 4" DOMESTIC

TRASH: RAINBOW ENVIRONMENTAL SERVICES

DRAINAGE: SOUTHERLY TO A PROPOSED PARKWAY CULVERT, THENCE NORTHWESTERLY TOWARDS BEACH BLVD INTO AN EXISTING DRAINAGE STRUCTURE

ESTIMATED CUT/FILL:
CUT = 10,610 CY
FILL = 915 CY
NET = 9,695 CY SPOILS



ENGINEER:

KWC ENGINEERS
1890 COMPTON AVENUE, SUITE 100
CORONA, CA 92881-3370
(951) 734-2130
(951) 272-3308 FAX
CONTACT: BRANDON BARNETT, P.E.
EMAIL: BRANDON.BARNETT@KWCENGINEERS.COM

APPLICANT/OWNER:

OC DEVELOPMENT, LLC
1307 W 6TH STREET, STE 202
CORONA, CA 92882
(951) 893-1900
TAHIR SALIM

Date	By	REVISIONS

SCALE: 1"=20'
DATE: 3/05/2019
DESIGNED: BWP
CHECKED: BB



SHEET
1
OF 1 SHEETS

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