

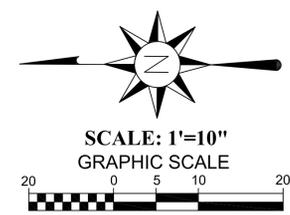
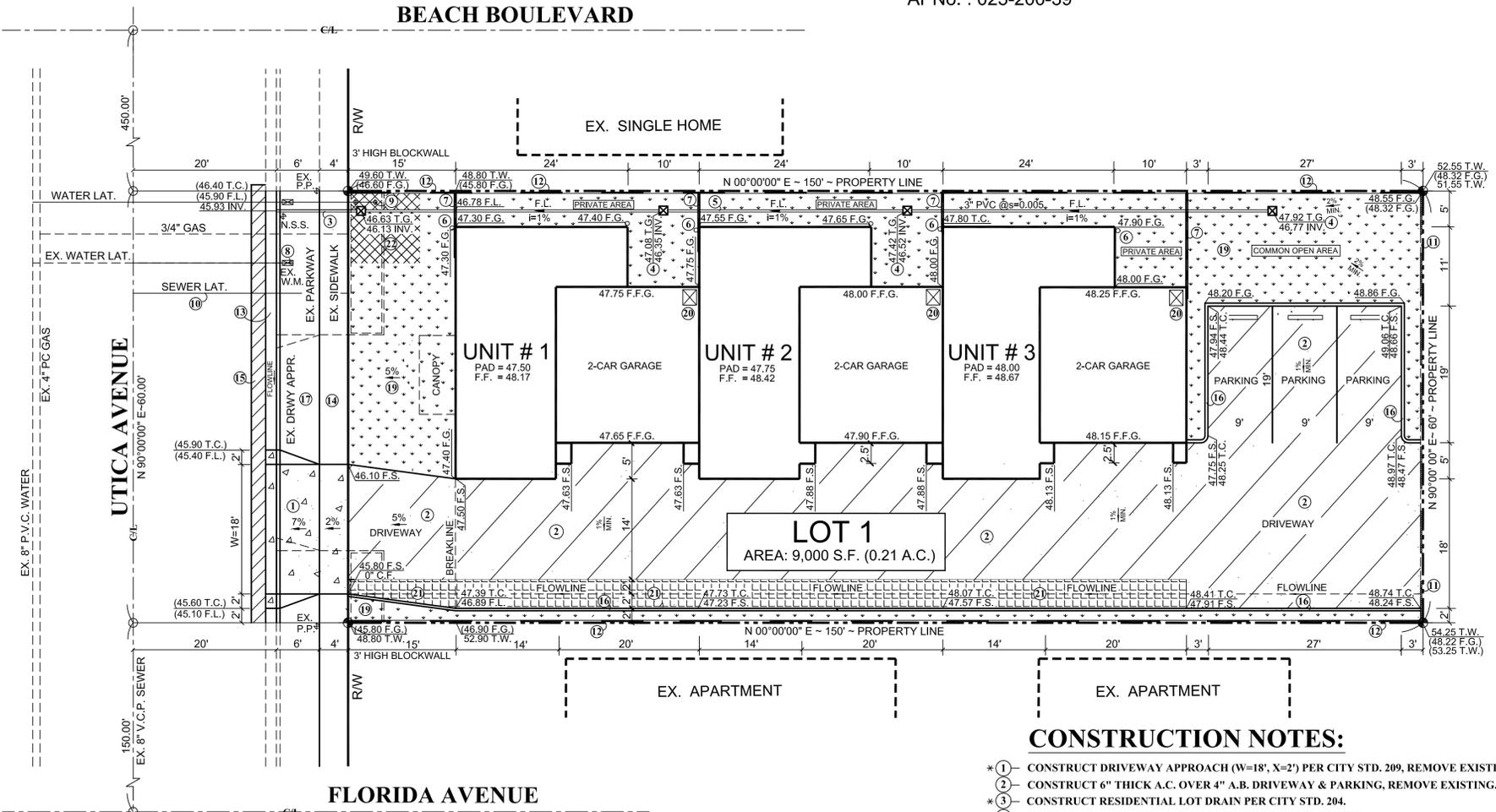
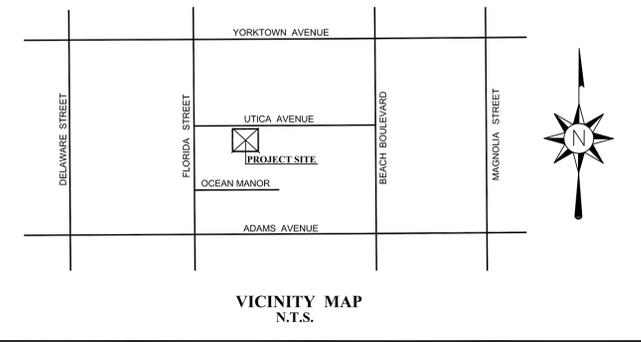
# TENTATIVE TRACT MAP No. 2019-028

## FOR CONDOMINIUM PURPOSES ONLY

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

BEING SUBDIVISION OF PORTION OF LOT 38, EASTSIDE VILLA TRACT, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, AS PER MAPS RECORDED IN BOOK 4, PAGE 65 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNo. : 025-200-39



- LEGEND LIST:**
- CENTERLINE
  - EXISTING CURB & GUTTER LINE
  - PROPERTY LINE
  - R/W LIMIT
  - EXISTING BLOCKWALL
  - PROPOSED BLOCKWALL
  - P.V.C. PIPELINE
  - SURFACE DRAINAGE FLOW LINE
  - AREA CATCH BASIN
  - STAMPED COLOR BRICK
  - CONCRETE PAVEMENT
  - EXISTING BUILDING & GARAGE
  - LANDSCAPING AREA
  - PERMEABLE CONCRETE PAVERS
  - BIORETENTION WITHOUT UNDER DRAIN
  - A.C. PAVEMENT DRIVEWAY, PARKING
  - UNIT I
  - PROPOSED THREE UNITS TOWNHOUSES
- ABBREVIATIONS LIST:**
- T.W. = TOP OF WALL
  - T.F. = TOP OF FOOTING
  - F.H. = FIRE HYDRANT
  - T.C. = TOP OF CURB
  - T.G. = TOP OF GRATE INLET
  - INV. = DRAINAGE PIPE INVERT ELEVATION
  - F.L. = SURFACE DRAINAGE FLOW LINE
  - F.S. = FINISH SURFACE (A.C. OR CONC. AREA)
  - F.G. = FINISH GRADE (DIRT AREA)
  - F.F. = BUILDING FINISHED FLOOR
  - F.F.G. = FINISHED FLOOR GARAGE
  - ℄ = CENTER LINE
  - P.L. = PROPERTY LINE
  - R/W = RIGHT-OF-WAY
  - D.S. = DOWNSPOUT
  - P.P. = POWER POLE
  - C.O. = CLEAN-OUT
  - B.F. = WATER BACKFLOW
  - = OVERFLOW DRAIN DIRECTION
  - ↘ = PIPE SLOPE
  - PVC = POLYVINYL CHLORIDE (PIPE)
  - VCP = VITRIFIED CLAY PIPE
  - (134.50) = EXISTING ELEVATION
  - 165.20 = PROPOSED ELEVATION

**PROPERTY OWNER:** H & N ENTERPRISES, LLC  
(HAI THI NGUYEN)  
1814 MAIN STREET  
HUNTINGTON BEACH, CA 92648  
(949) 378-7272

**PROPERTY ADDRESS:** 712 E. UTICA AVENUE  
HUNTINGTON BEACH, CA 92648

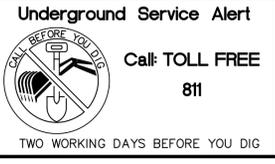
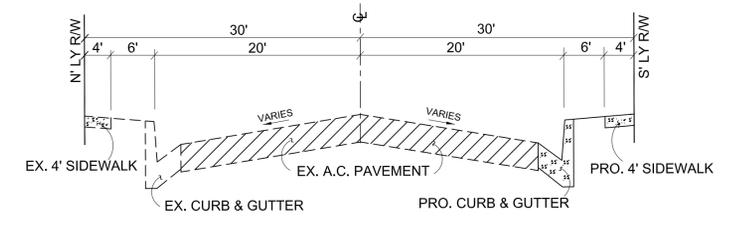
**ENGINEER:** C.N. ENGINEERS  
53 PRAIRIE FALCON  
ALISO VIEJO, CA 92656  
(949) 302-2901  
Email: cahnnguyen@gmail.com

**LEGAL DESCRIPTION:** THE EAST 60.00' OF THE WEST 180.00' OF THE NORTH 150.00' OF BLOCK 2007 OF EAST SIDE VILLA TRACT, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAPS RECORDED IN BOOK 4, PAGE 65 OF MISCELLANEOUS MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM TWO PERCENT OF ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN A DEED RECORDED JUNE 10, 1958 IN BOOK 4310, PAGE 267 OF O.R. ALSO EXCEPT THEREFROM TWO PERCENT OF ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY THEREON, AS SET FORTH IN A DEED RECORDED SEPTEMBER 19, 1962 IN BOOK 6254, PAGE 413 OF O.R.

### CONSTRUCTION NOTES:

- CONSTRUCT DRIVEWAY APPROACH (W=18', X=2') PER CITY STD. 209, REMOVE EXISTING. 198 S.F.
- CONSTRUCT 6" THICK A.C. OVER 4" A.B. DRIVEWAY & PARKING, REMOVE EXISTING. 2,948 S.F.
- CONSTRUCT RESIDENTIAL LOT DRAIN PER CITY STD. 204. 1 EA
- INSTALL (12"x12") AREA CATCH BASIN WITH FOSSIL FILTER. 3 EA
- INSTALL 3" P.V.C. DRAIN PIPE (SCH35), MIN. SLOPE 0.5%. 120 L.F.
- CONSTRUCT DOWNSPOUT PER DETAIL HEREON. 6 EA
- CONSTRUCT 6' HIGH WOODEN WALL. 40 L.F.
- PROTECT EXISTING DOMESTIC WATER METER AND SERVICE IN PLACE. 1 EA
- CONSTRUCT BACKFLOW DEVICE (RPPD) PER CITY WATER STD. 609A. 1 EA
- INSTALL SEWER LATERAL (INCL. CLEAN-OUT) PER CITY STD. 507. 1 EA
- PROTECT EXISTING 4' HIGH BLOCK WALL. 60 L.F.
- CONSTRUCT (3' & 6') HIGH BLOCK WALL, REMOVE EXISTING W.I. FENCE. 300 L.F.
- CONSTRUCT 6" C.F. CURB & GUTTER PER CITY STD. 201, REMOVE EXISTING. 42 L.F.
- CONSTRUCT 4" P.C.C. THICK SIDEWALK PER CITY STD. 207, REMOVE EXISTING. 168 S.F.
- SAWCUT, REMOVE AND REPLACE FULL DEPTH ASPHALT CONCRETE. 120 S.F.
- CONSTRUCT 6" C.F. ONLY PER CITY STD. 201, TYPE "B-2". 220 L.F.
- REMOVE EXISTING PARKWAY AND REPLACE WITH TURF OR GRASS. 252 S.F.
- DEMOLISH EXISTING HOUSE PER SEPARATE PERMIT. 1 L.S.
- LANDSCAPING PER ARCHITECT PLAN. 1 L.S.
- TRASH BIN INSIDE GARAGE. 3 EA
- PERMEABLE CONCRETE PAVERS (BMP-INF-6). 460 S.F.
- BIORETENTION WITHOUT UNDER DRAIN (BMP-INF-3). 100 S.F.

**BASIS OF BEARINGS:**  
The centerline of Utica Avenue being N 90°00'00" E in the Parcel Map 35/47, is used for basis of bearings.



REVISIONS					REFERENCES	
REV.	DATE	BY	DESCRIPTION	APP'VD	BENCH MARK: HB-274-04 DESCRIBED BY OCS 2002- FOUND 3 3/4" OCS ALUMINIUM BENCH MARK DISK STAMPED "HB-274-04" SET IN THE NORTHEASTERLY CORNER OF A 8.0 FT. BY 6.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF BEACH BOULEVARD AND YORKTOWN AVENUE, 50 FT. WESTERLY OF THE CENTERLINE OF BEACH BOULEVARD AND 65 FT. SOUTHERLY OF THE CENTERLINE OF YORKTOWN. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 56.153 FEET (NAV88, 2005)	

**OWNER/DEVELOPER**  
H & N ENTERPRISES  
1814 Main Street  
Huntington Beach, CA 92648  
Phone: (949) 378-7272

**CIVIL ENGINEER**  
C.N. ENGINEERS  
Engineering-Construction  
53 Prairie Falcon  
Aliso Viejo, CA 92656  
Phone: (949) 302-2901  
Email: cahnnguyen@gmail.com

DRAWN BY: H.D.L.  
DESIGNED BY: C.Q.N.  
CHECKED BY: C.Q.N.

PREPARED UNDER THE SUPERVISION OF:  
LAN N. PHAM, P.E.  
R.C.E. No. 29595, Exp. Date: 10-31-2019

REVIEWED BY:  
HUNTINGTON BEACH DEPT. OF PUBLIC WORKS



**TENTATIVE TRACT MAP No. 2019-028**

**FOR 3 UNITS TOWNHOUSES DEVELOPMENT**

Address: 712 E. Utica Avenue, Huntington Beach CA 92648  
APNo. 025-200-39

SHEET NO. 1 OF 1

