

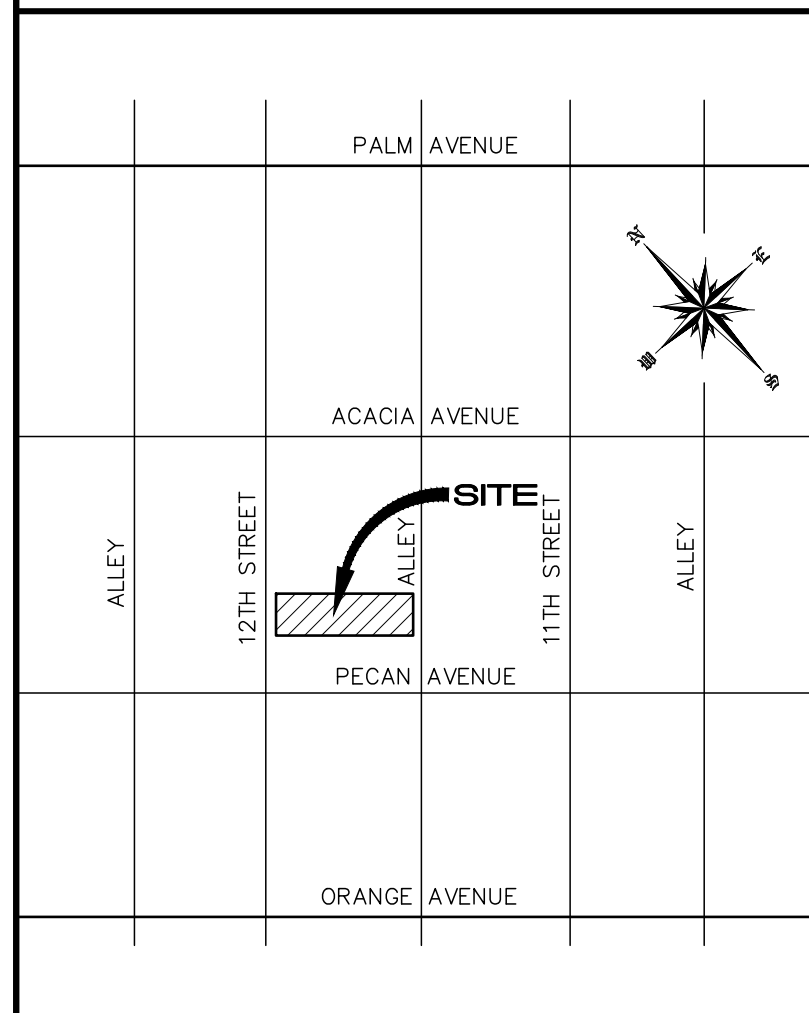
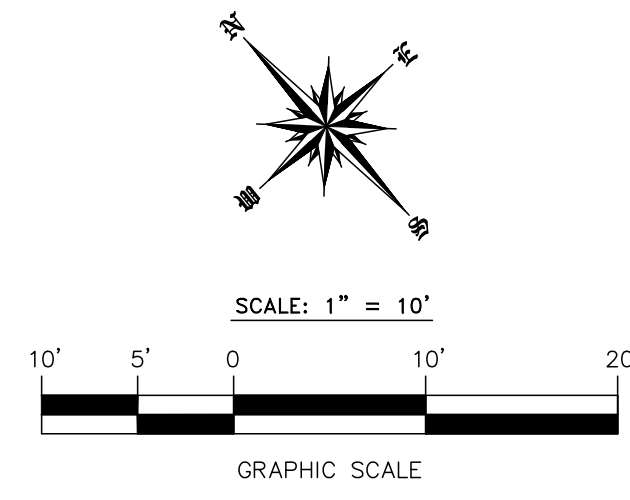
# TENTATIVE PARCEL MAP NO. 2023-115

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

### PROPOSED BOUNDARY

ENGINEER:  
  
**JONES, CAHL & ASSOCIATES**  
 CONSULTING ENGINEERS  
 18090 Beach Boulevard - Huntington Beach  
 California 92648 - (714) 848-0566  
 e-mail: jca@jonescahl.com  
 JOB NO.: 21-2485

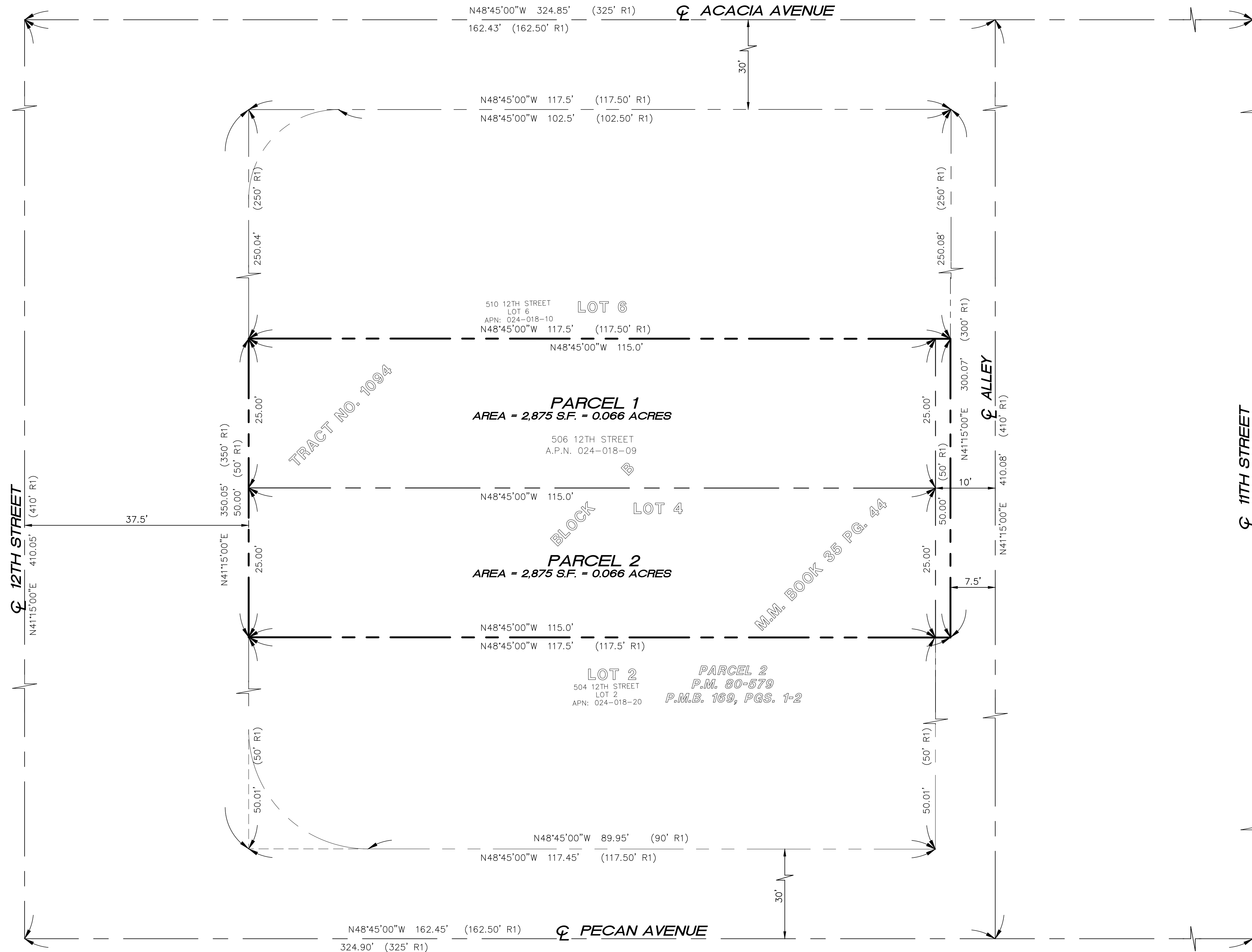
DANIEL RUBIO  
 P.L.S. 8239 EXP. 12/31/23 DATE



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

	EXISTING ELEVATIONS
	EXISTING CONTOUR
	ORIGINAL PROPERTY LINE
	PROPOSED PROPERTY LINE
	CHAIN LINK FENCE
	SEWER LINE
	WATER LINE
	BLOCK WALL
	BUILDING
	CONCRETE
	PALM TREE
	ASPHALTIC CONCRETE
	BACK OF SIDEWALK
	CATCH BASIN
	CENTERLINE
	CHAIN LINK FENCE
	SURVEY CONTROL POINT
	EXTRA DEPTH FOOTING
	EDISON VAULT
	ELECTRIC BOX
	EDGE OF PAVEMENT
	FINISHED FLOOR
	FLOW LINE
	FINISHED SURFACE
	GEARHEAD SPIKE
	GTE VAULT
	HIGH POINT
	IRRIGATION VALVE
	INVERT
	LINEAR FEET
	LANDSCAPE AREA
	LUMP SUM
	MANHOLE
	NATURAL GRADE
	POWER POLE
	SQUARE FEET
	SEWER MANHOLE
	STRIP DRAIN
	SIDEWALK
	TOP OF CURB
	TOP OF GRATE
	TOP OF STEP
	TOP OF STEM WALL
	WATER METER
	WATER VALVE
	WATER SERVICE



**PROJECT ADDRESS:**  
506 12TH STREET

**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 4, BLOCK B OF TRACT NO. 1094, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 44, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 024-018-09

**BASIS OF BEARINGS:**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5019R1 AND STATION GPS NO. 5022R1, BEING NORTH 31°3'06" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

**BENCHMARK:**  
DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-286A-83", SET IN THE NORTHERLY CORNER OF A 4 FT. BY 13 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF PALM AVENUE AND 12TH STREET, 54 FT. SOUTHEASTERLY OF THE CENTERLINE OF 12TH STREET AND 20 FT. SOUTHWESTERLY OF THE CENTERLINE OF PALM. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION = 29.649, NAVD 88, LEVELED 2005, O.C.S. 1995 ADJUSTMENT

**FLOOD ZONE:**  
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 085034 0261 J  
MAP NO: 06059C0261J

EFFECTIVE DATE: DECEMBER 3, 2009  
DATUM: NAVD 1988

**OWNER/SUBDIVIDER:**  
WJK DEVELOPMENT  
28392 AIROSO STREET  
RANCHO MISSION VIEJO, CA 92694  
CONTACT: GRANT KEENE  
PHONE: (949) 677-0668  
EMAIL: grant@wjkdevelopment.com

**ARCHITECT:**  
ERIC TRABERT & ASSOCIATES, INC.  
9521 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
TELEPHONE: (949) 861-2244  
FAX: (949) 861-2233  
EMAIL: eric@etadesign.com

**SURVEY BY:**  
JONES, CAHL & ASSOCIATES  
18090 BEACH BLVD, SUITE #12  
HUNTINGTON BEACH, CA 92648  
TELEPHONE: (714) 848-0566  
FAX: (714) 848-6322  
E-MAIL: jca@jonescahl.com

CONTACT: ERIC TRABERT CONTACT: DANIEL RUBIO, P.E., P.L.S.

**UTILITY PROVIDERS:**  
WATER DISTRICT: CITY OF HUNTINGTON BEACH  
SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH  
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON  
GAS PROVIDER: SOUTHERN CALIFORNIA GAS  
CABLE PROVIDER: TIME WARNER CABLE

- GENERAL NOTES:**
- DATE OF PREPARATION: FEBRUARY 2023
  - GROSS ACREAGE: 5,875 S.F. = 0.135 ACRES
  - EXISTING ZONING: RMH-A
  - GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (SMALL LOT SUBDISTRICT))
  - SITE IS CURRENTLY DEVELOPED
  - ALL DIMENSIONS ARE APPROXIMATE.
  - ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

NO.	DATE	DESCRIPTION	BY

**REFERENCES**  
R1- INDICATES RECORD DATA PER TRACT NO. 1094, M.M. 35/44

**TENTATIVE PARCEL MAP NO. 2023-115**

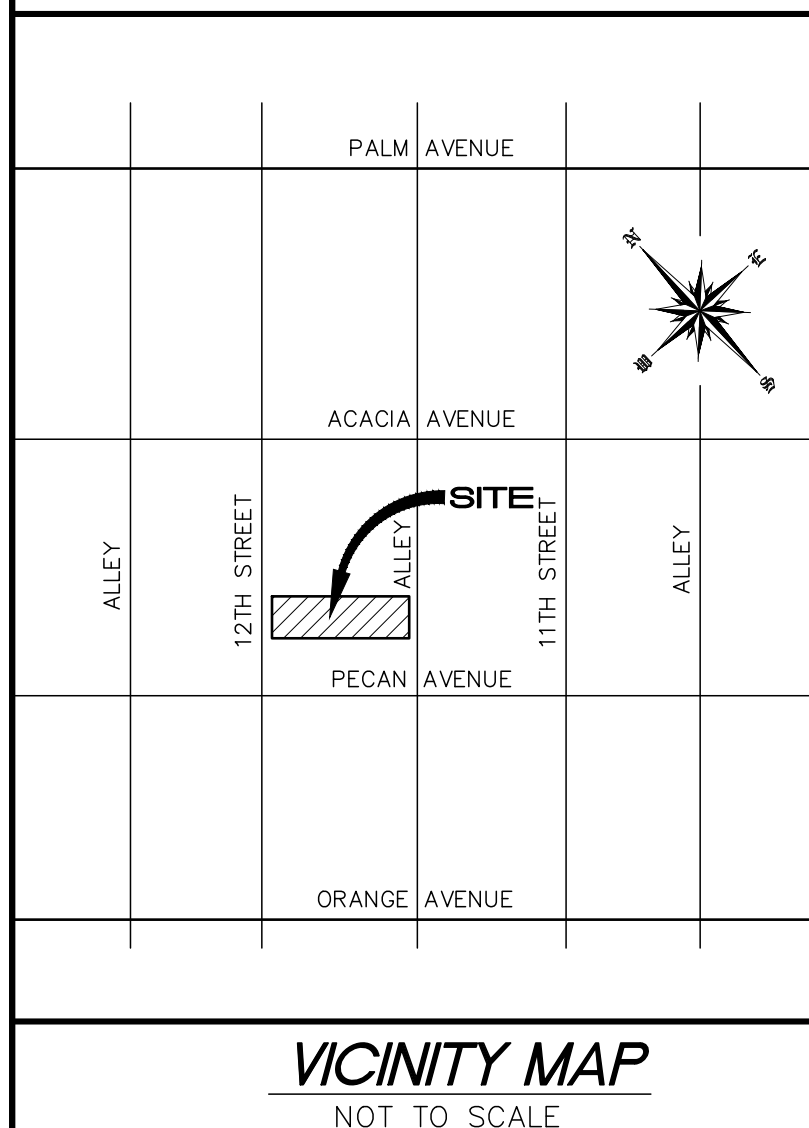
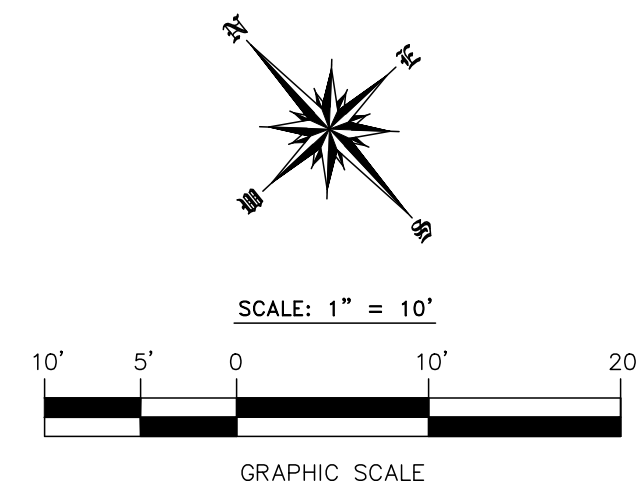
IN THE CITY OF HUNTINGTON BEACH  
DATE: FEBRUARY 24, 2023  
PROPOSED BOUNDARY  
SHEET 1 OF 3

# TENTATIVE PARCEL MAP NO. 2023-115

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

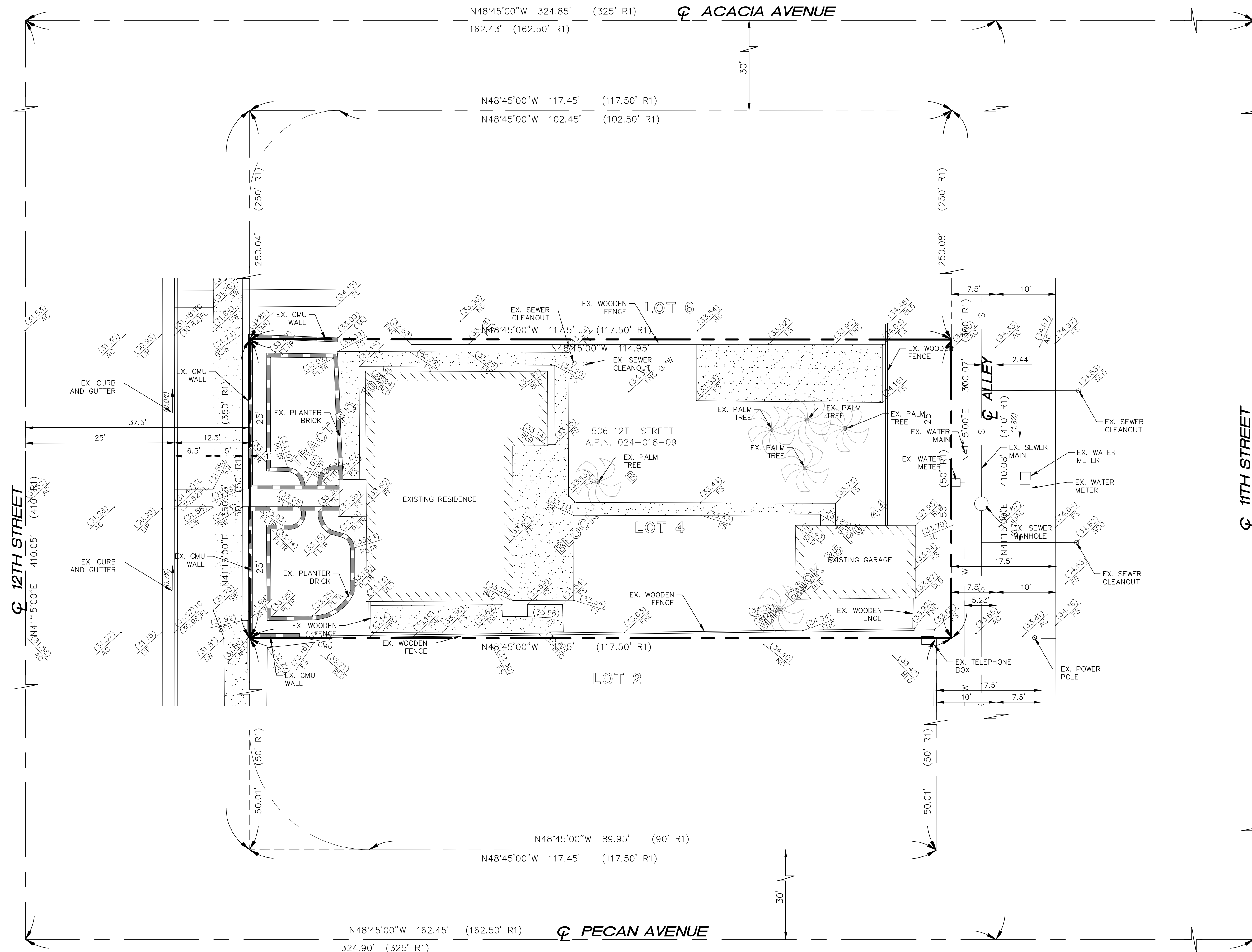
ENGINEER:  
**JCA**  
JONES, CAHL & ASSOCIATES  
CONSULTING ENGINEERS  
18090 Beach Boulevard - Huntington Beach  
California 92648 - (714) 848-0566  
e-mail: jca@jonescahl.com  
JOB NO.: 21-2485

DANIEL RUBIO DATE  
P.L.S. 8239 EXP. 12/31/23



**LEGEND**

(xxx.xx)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	ORIGINAL PROPERTY LINE
X	CHAIN LINK FENCE
S	SEWER LINE
W	WATER LINE
█	BLOCK WALL
█	BUILDING
█	CONCRETE
*	PALM TREE
AC	ASPHALTIC CONCRETE
BSW	BACK OF SIDEWALK
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CP	SURVEY CONTROL POINT
+ ED	EXTRA DEPTH FOOTING
ED VLT	EDISON VAULT
ELEC BOX	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
H.P.	HIGH POINT
IRR VLV	IRRIGATION VALVE
INVT	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SP	SQUARE FEET
SMH	SEWER MANHOLE
STRP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TO	TOP OF ORATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE



**PROJECT ADDRESS:**  
506 12TH STREET

**LEGAL DESCRIPTION:**  
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A.P.N.: 024-018-09

**BASIS OF BEARINGS:**  
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**BENCHMARK:**  
DESCRIBED BY OCS 2004 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "H8-256A-83", SET IN THE NORTHERLY CORNER OF A 4 FT. BY 13 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF PALM AVENUE AND 12TH STREET, 54 FT. SOUTHEASTERLY OF THE CENTERLINE OF 12TH STREET AND 20 FT. SOUTHWESTERLY OF THE CENTERLINE OF PALM. MONUMENT IS SET LEVEL WITH THE SIDEWALK

ELEVATION = 29.649, NAVD 88, LEVELED 2005, O.C.S. 1995 ADJUSTMENT

**FLOOD ZONE:**  
ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J  
MAP NO: 06059C0261J  
EFFECTIVE DATE: DECEMBER 3, 2009  
DATUM: NAVD 1988

**OWNER/SUBDIVIDER:**  
WJK DEVELOPMENT  
28392 JUIROSSO STREET  
RANCHO MISSION VIEJO, CA 92694  
CONTACT: GRANT KEENE  
PHONE: (949) 677-0668  
EMAIL: grant@wjkdevelopment.com

**ARCHITECT:**  
ERIC TRABERT & ASSOCIATES, INC.  
9521 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
TELEPHONE: (949) 861-2244  
FAX: (949) 861-2233  
E-MAIL: eric@etadesign.com  
CONTACT: ERIC TRABERT

**SURVEY BY:**  
JONES, CAHL & ASSOCIATES  
18090 BEACH BLVD. SUITE #12  
HUNTINGTON BEACH, CA 92648  
TELEPHONE: (714) 848-0566  
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E-MAIL: jca@jonescahl.com  
CONTACT: DANIEL RUBIO, P.E., P.L.S.

**UTILITY PROVIDERS:**  
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SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH  
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GAS PROVIDER: SOUTHERN CALIFORNIA GAS  
CABLE PROVIDER: TIME WARNER CABLE

**GENERAL NOTES:**

- DATE OF PREPARATION: FEBRUARY 2023
- GROSS ACREAGE: 5,875 S.F. = 0.135 ACRES
- EXISTING ZONING: RMH-A
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (SMALL LOT SUBDISTRICT)
- SITE IS CURRENTLY DEVELOPED
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- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**REFERENCES**  
R1- INDICATES RECORD DATA PER TRACT NO. 1094, M.M. 35/44

TENTATIVE PARCEL MAP NO. 2023-115  
IN THE CITY OF HUNTINGTON BEACH  
DATE: FEBRUARY 24, 2023  
EXISTING TOPOGRAPHY  
SHEET 2 OF 3

# TENTATIVE PARCEL MAP NO. 2023-115

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

ENGINEER:  
**JCA**  
JONES, CAHL & ASSOCIATES  
CONSULTING ENGINEERS  
18090 Beach Boulevard - Huntington Beach  
California 92648 - (714) 848-0566  
e-mail: jca@jonescahl.com  
JOB NO.: 21-2485

DANIEL RUBIO DATE  
P.L.S. 8239 EXP. 12/31/23

**PROJECT ADDRESS:**  
506 12TH STREET

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ZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO: 065034 0261 J  
MAP NO: 06059C0261J  
EFFECTIVE DATE: DECEMBER 3, 2009  
DATUM: NAVD 1988

**OWNER/SUBDIVIDER:**  
W.R. DEVELOPMENT  
28492 ARDOR STREET  
RANCHO MISSION VIEJO, CA 92694  
CONTACT: GRANT KEENE  
PHONE: (949) 677-0668  
EMAIL: grant@wdevelopment.com

**ARCHITECT:**  
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9521 IRVINE CENTER DRIVE  
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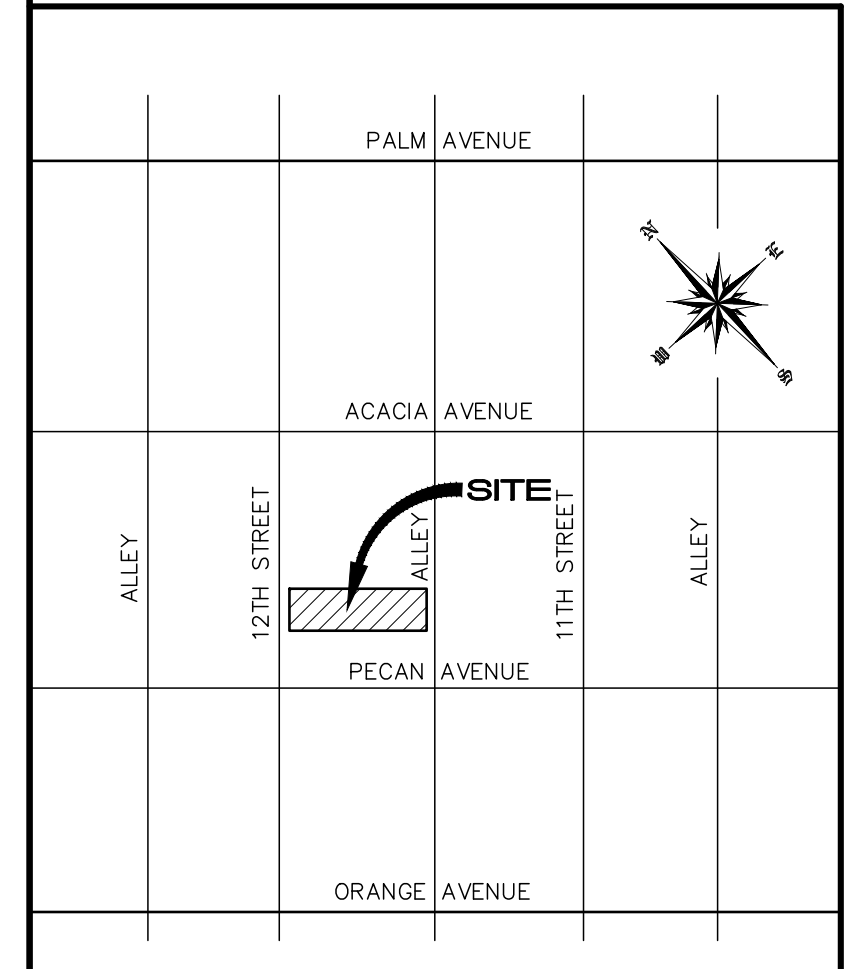
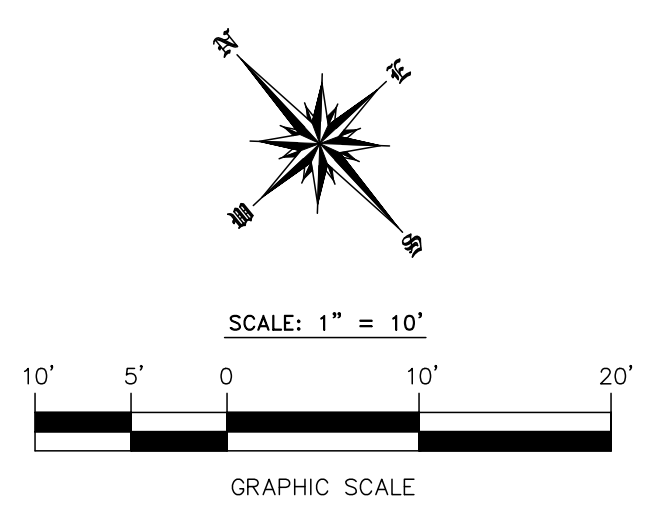
**SURVEY BY:**  
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CONTACT: ERIC TRABERT CONTACT: DANIEL RUBIO, P.E., P.L.S.

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SANITATION DISTRICT AREA: CITY OF HUNTINGTON BEACH  
ELECTRICAL PROVIDER: SOUTHERN CALIFORNIA EDISON  
GAS PROVIDER: SOUTHERN CALIFORNIA GAS  
CABLE PROVIDER: TIME WARNER CABLE

**GENERAL NOTES:**

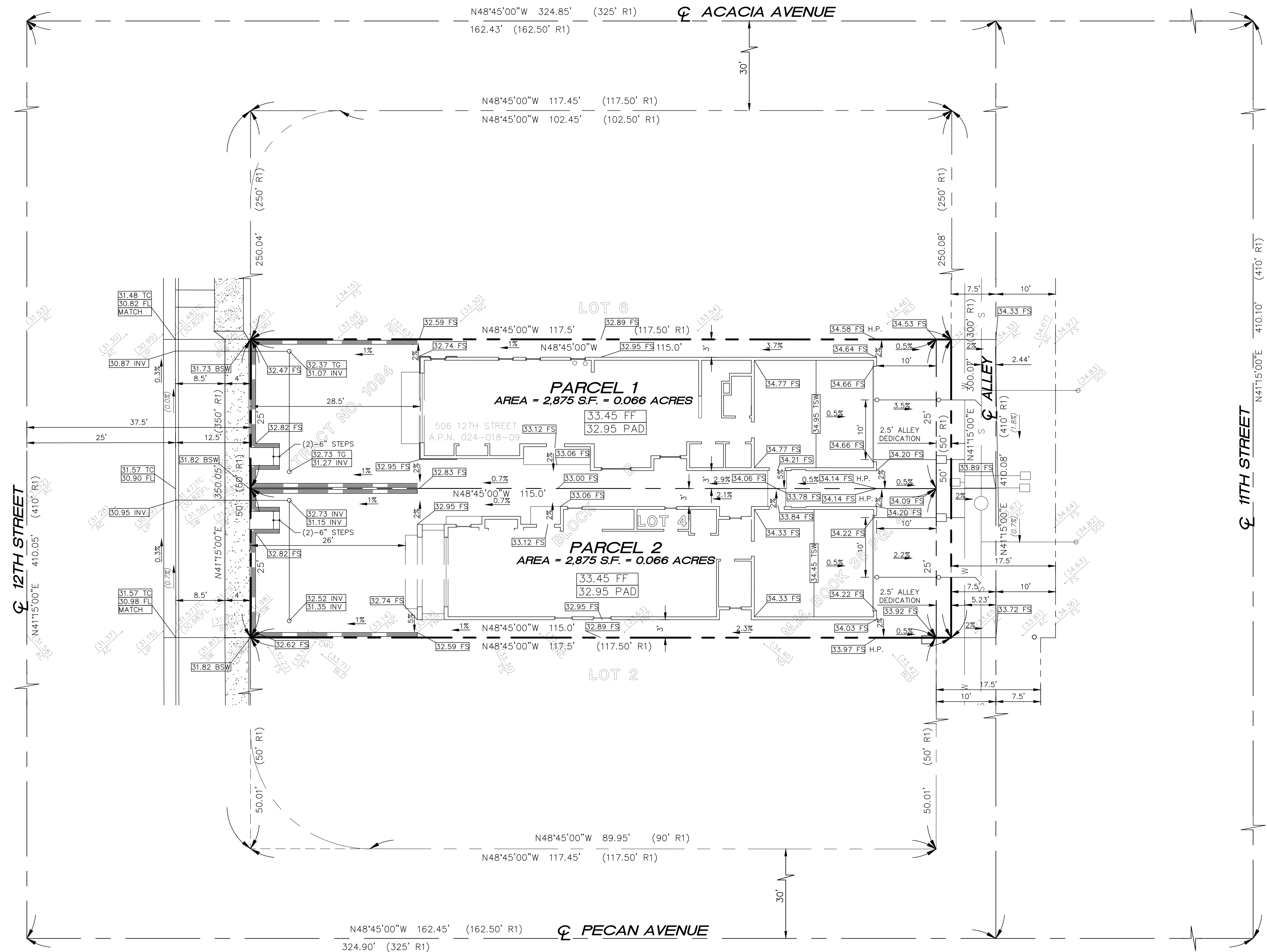
- DATE OF PREPARATION: FEBRUARY 2023
- GROSS ACREAGE: 5,875 S.F. = 0.135 ACRES
- EXISTING ZONING: RMH-A
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (SMALL LOT SUBDISTRICT)
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VICINITY MAP  
NOT TO SCALE

**LEGEND**

(xxx.xx)	EXISTING ELEVATIONS
(xxx)	EXISTING CONTOUR
---	PROPERTY LINE
---	ORIGINAL LOT LINE
-X-	CHAIN LINK FENCE
-S-	SEWER LINE
-W-	WATER LINE
---	BLOCK WALL
---	BUILDING
---	CONCRETE
*	PALM TREE
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WTR	WATER SERVICE



**REVISIONS**

NO.	DATE	DESCRIPTION	BY

**REFERENCES**  
R1- INDICATES RECORD DATA PER TRACT NO. 1094, M.M. 35/44

TENTATIVE PARCEL MAP NO. 2023-115  
IN THE CITY OF HUNTINGTON BEACH  
DATE: FEBRUARY 24, 2023  
CONCEPTUAL GRADING  
SHEET 3 OF 3