

TENTATIVE PARCEL MAP NO. 2023-122
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
BOUNDARY MAP - FOR CONDOMINIUM PURPOSES

ENGINEER:



JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566
e-mail: jca@jonescahl.com
JOB NO.: 22-2551

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

DATE

PROJECT ADDRESS :
210 ALABAMA STREET

LEGAL DESCRIPTION :

LOTS 22, 23 AND 24, BLOCK 202 OF VISTA DEL MAR TRACT, HUNTINGTON BEACH, SECTION 2, AS PER MAP THEREOF RECORDED IN BOOK 4, PAGE 5 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, EXCEPTING THEREFROM, THE SOUTH 67 1/2 FEET THEREOF.

ALSO KNOWN PARCEL 2 DESCRIBED ON EXHIBIT "A" AND AS SHOWN ON EXHIBIT "B" OF LOT LINE ADJUSTMENT NO. 22-006, RECORDED JULY 10, 2023 AS INSTRUMENT NO. 2023000164566 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 024-203-13

BASIS OF BEARINGS :

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BALTIMORE AVENUE, BEARING NORTH 89°17'21" EAST PER RECORD OF SURVEY 84-1013, IN BOOK 145 PAGES 46-47, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

BENCHMARK :

BENCHMARK: HB-266-89 DESCRIBED BY OCS 1989 AT THE NORTHERLY PORTION OF THE INTERSECTION OF LAKE STREET AND ATLANTA AVENUE AND ORANGE AVENUE, IN HUNTINGTON BEACH, SET AT THE SOUTHEASTERLY CORNER OF A 4.5 FT. BY 25 FT. CATCH BASIN, 56.3 FT. NORTHWESTERLY OF THE CENTERLINE PROD OF LAKE STREET, 36.3 FT. NORTHEASTERLY OF THE CENTERLINE OF ORANGE AVENUE, 4 FT. BEHIND CURB FACE.

ELEVATION = 34.572 FEET (NAVD88), 2005 YEAR LEVELED 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: 06050C0261J

EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

OWNER/SUBDIVIDER:

THOM JACOBS
202 ALABAMA ST.
HUNTINGTON BEACH, CA 92648
PHONE: (714) 791-1084
EMAIL: THOMJACOBS@GMAIL.COM

ARCHITECT:

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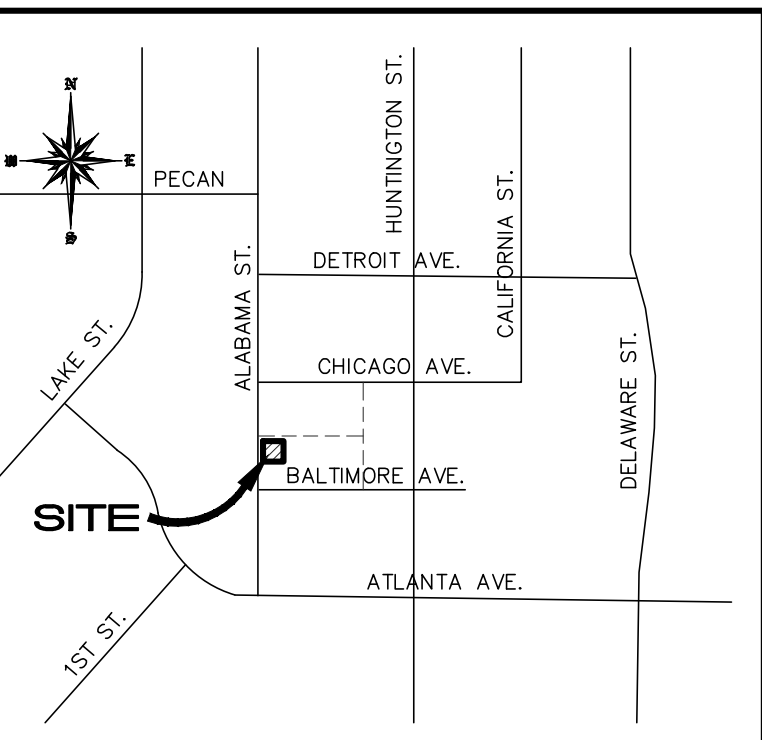
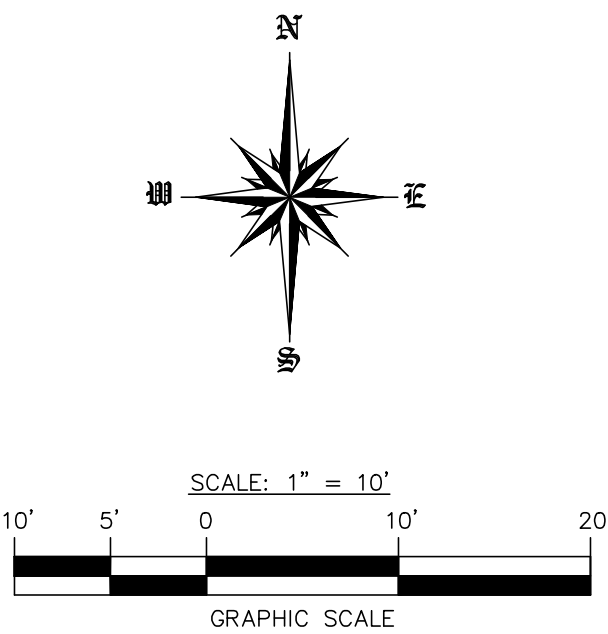
UTILITY PROVIDERS:

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: MARCH 2023
- GROSS ACREAGE: 0.122 AC
- EXISTING ZONING: RMH-A-CZ
- GENERAL PLAN LAND USE: RESIDENTIAL MEDIUM HIGH DENSITY (MAX 25 DU/AC)
- SITE IS CURRENTLY RESIDENTIAL HOME
- ALL DIMENSIONS ARE APPROXIMATE.
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF HUNTINGTON BEACH SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

TENTATIVE PARCEL MAP NO. 2023-122
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: JULY 25, 2023
PROPOSED BOUNDARY
SHEET 1 OF 2



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
AC	ASPHALT/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
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE AREA
L.S.	LUMP SUM
MH	MANHOLE
NG	NATURAL GRADE
PP	POWER POLE
SF	SQUARE FEET
SMH	SEWER MANHOLE
STRP DRAIN	STRIP DRAIN
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
TSW	TOP OF STEM WALL
WM	WATER METER
WV	WATER VALVE
WTR	WATER SERVICE

REVISIONS

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△			
NO.	DATE	DESCRIPTION	BY

REFERENCES

R1- INDICATES RECORD DATA PER VISTA DEL MAR TRACT, SECTION TWO, M.M. 4/5.

TENTATIVE PARCEL MAP NO. 2023-122
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
BOUNDARY MAP - FOR CONDOMINIUM PURPOSES

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MAP NO: 0605C0261J

EFFECTIVE DATE: DECEMBER 3, 2009
DATUM: NAVD 1988

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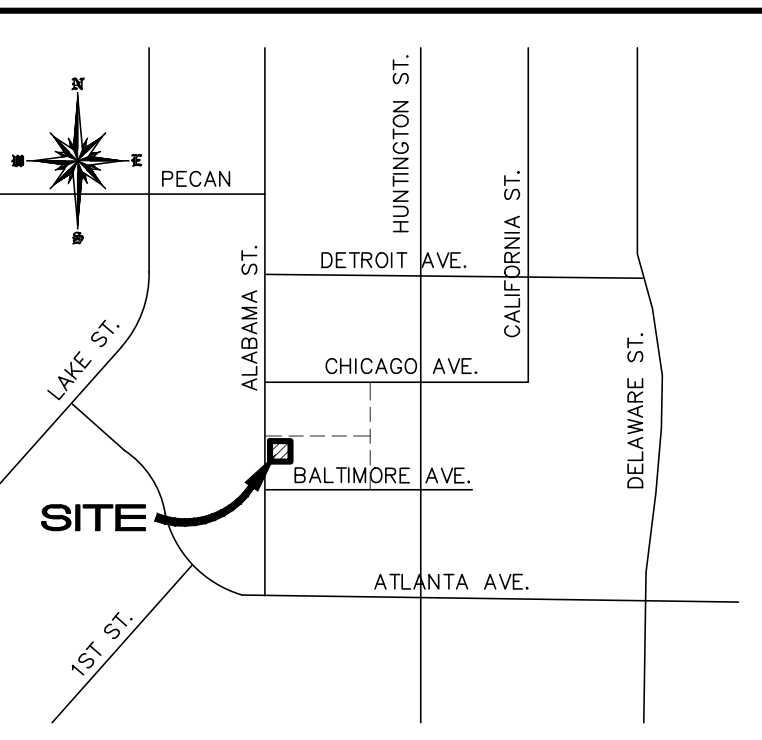
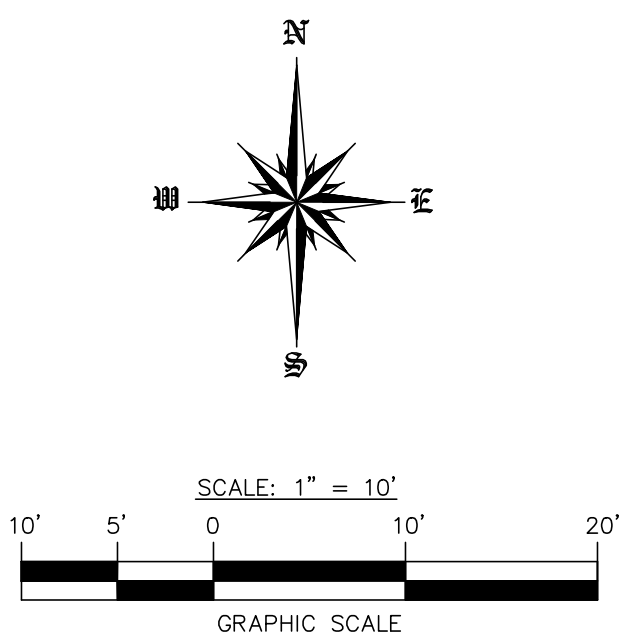
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TENTATIVE PARCEL MAP NO. 2023-122
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH
DATE: JULY 25, 2023
CONCEPTUAL GRADING PLAN
SHEET 2 OF 2



VICINITY MAP
NOT TO SCALE

LEGEND

(XXX)	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
AC	ASPHALT/CONCRETE
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