

NOTES:

- EXISTING LAND USE: SCHOOL SITE
- PROPOSED LAND USE: RESIDENTIAL – 85 SINGLE-FAMILY DETACHED UNITS
- ADJACENT LAND USE
- NORTH: RESIDENTIAL
- SOUTH: PARK
- EAST: RESIDENTIAL
- WEST: RESIDENTIAL
- SANITARY SEWER PROVIDED BY: CITY OF HUNTINGTON BEACH
- DOMESTIC WATER PROVIDED BY: CITY OF HUNTINGTON BEACH
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- PROJECT SITE IS LOCATED WITHIN THE HUNTINGTON BEACH SCHOOL DISTRICT.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP. ALL ONSITE STORM DRAIN PIPES ARE PRIVATE AND MAINTAINED BY THE HOA UP TO THE TRACT BOUNDARY.
- ALL PROPOSED WATER WILL BE PUBLIC AND MAINTAINED BY THE CITY OF HUNTINGTON BEACH.
- ALL PROPOSED SEWERS INCLUDING LIFT STATION UP TO THE NEXT DOWNSTREAM MANHOLE WILL BE PRIVATE AND MAINTAINED BY HOA.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAP(S).
- TTM IS LOCATED WITHIN ZONE 'X'.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON THE FINAL MAP OVER ALL PRIVATE STREETS.
- ALL INFRASTRUCTURE IMPROVEMENTS WITHIN THE TENTATIVE TRACT MAP ARE PROVIDED BY BUILDER.
- ALL CONNECTIONS TO PUBLIC ROADWAYS WILL REQUIRE AN ENCROACHMENT PERMIT.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- ACCESS TO THE SITE IS PROPOSED VIA "STRATHMOOR LN". ALL ONSITE STREETS ARE PRIVATE.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITIES AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION.
- THE CITY OF HUNTINGTON BEACH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS/EASEMENTS.
- APN 149-302-17

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY REPORT FILE NO. NCS-996290-SA1, DATED MAY 29, 2020 AND UPDATED JUNE 10, 2020. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SAID REPORT.

Ⓜ GRANT OF EASEMENT FOR ELECTRIC SYSTEM AND INCIDENTAL PURPOSES TO BE QUITCLAIMED.

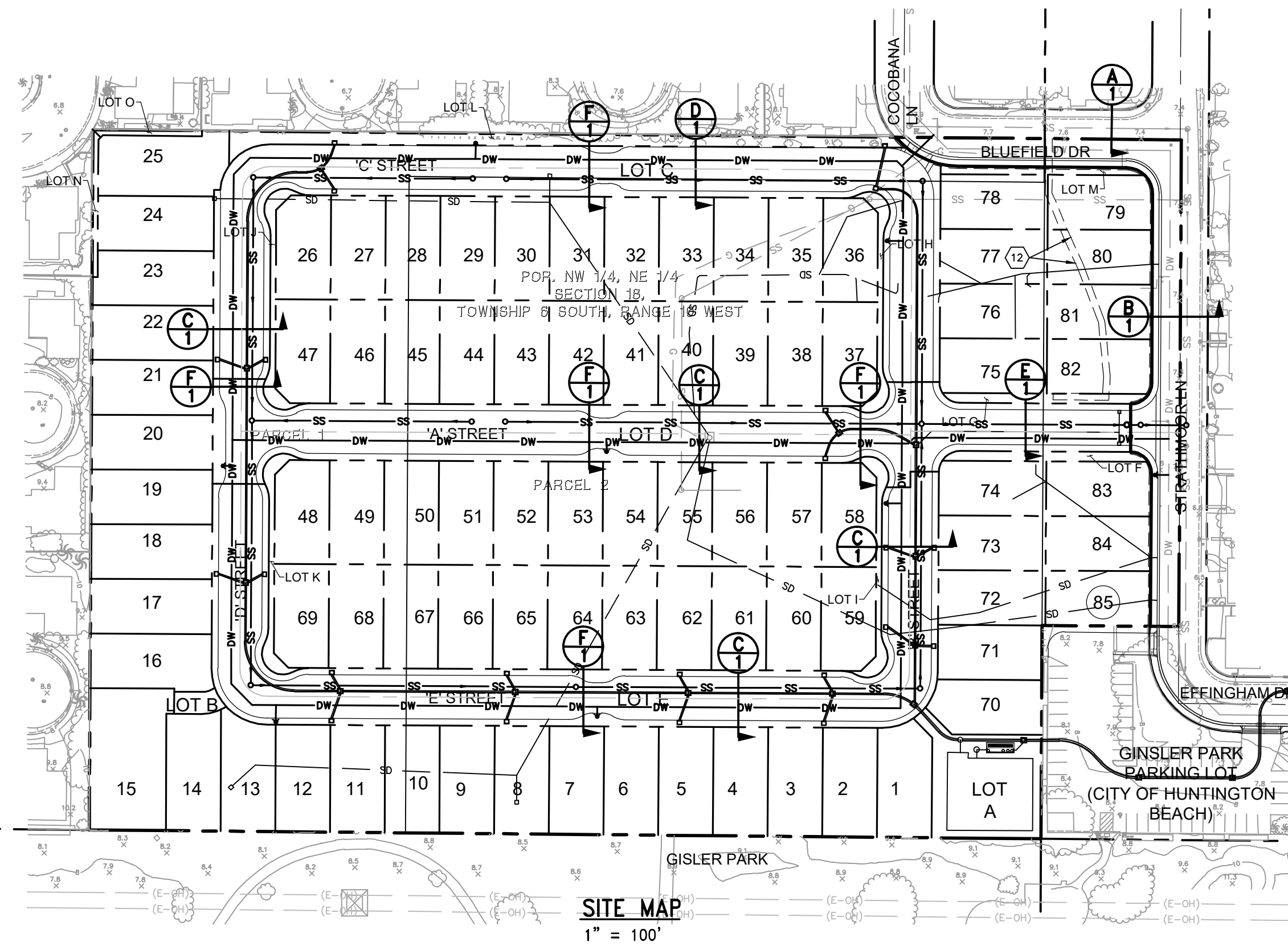
TENTATIVE TRACT NO. 19136

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:

PARCEL 1:
THE SOUTHERLY 640.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THE SOUTH 600 FEET OF THE EAST 580.80 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.



STATISTICAL SUMMARY:

LOT NUMBERS	TOTAL LOTS	AREA (AC)	PROPOSED LAND USE	COMMENTS
1 – 85	85	9.67	SINGLE-FAMILY DETACHED	5,000 SF AVERAGE LOT SIZE
A	1	0.23	PRIVATE OPEN SPACE	HOA TO MAINTAIN
B	1	0.02	PRIVATE DRIVE	HOA TO MAINTAIN
C-E	3	3.29	PRIVATE STREET	HOA TO MAINTAIN
F-O	10	0.43	LANDSCAPE	HOA TO MAINTAIN
NET TOTALS	100	13.64		
OFF-SITE	-	0.42	PUBLIC STREET	CITY TO MAINTAIN
DEVELOPMENT AREA GROSS		14.06		

UTILITY PROVIDERS:

SANITARY SEWER: CITY OF HUNTINGTON BEACH
 DOMESTIC WATER: CITY OF HUNTINGTON BEACH
 GAS: THE GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON

ENGINEERS STATEMENT:

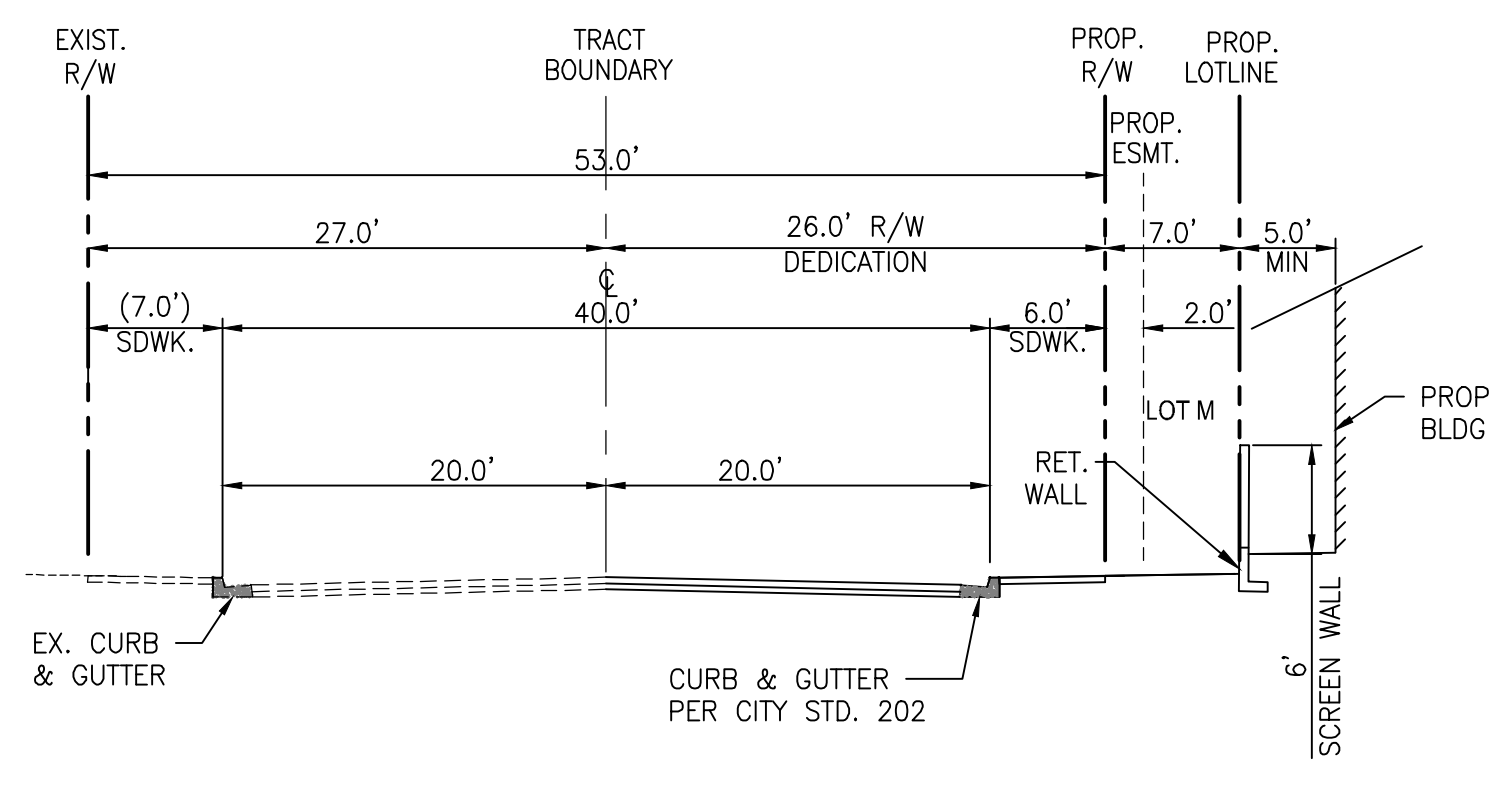
I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

SOOJIN SHIM, P.E.

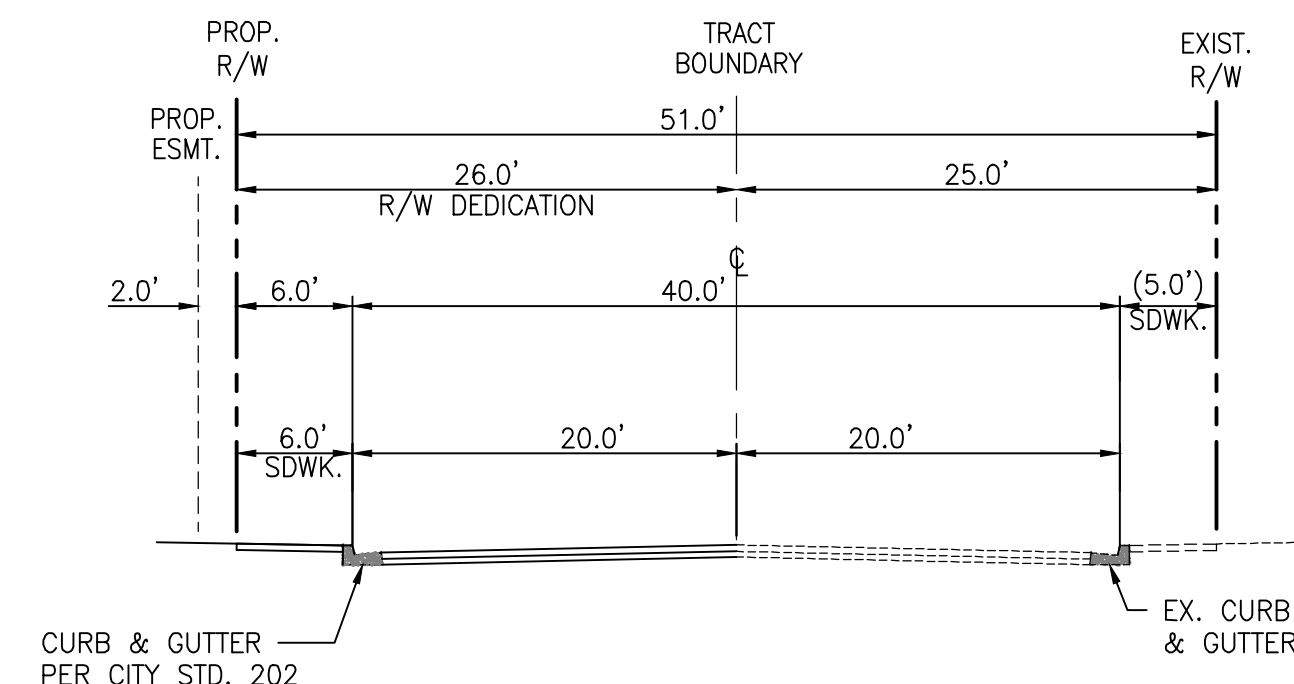
DATE: 07/14/2021

PROPOSED EASEMENTS:

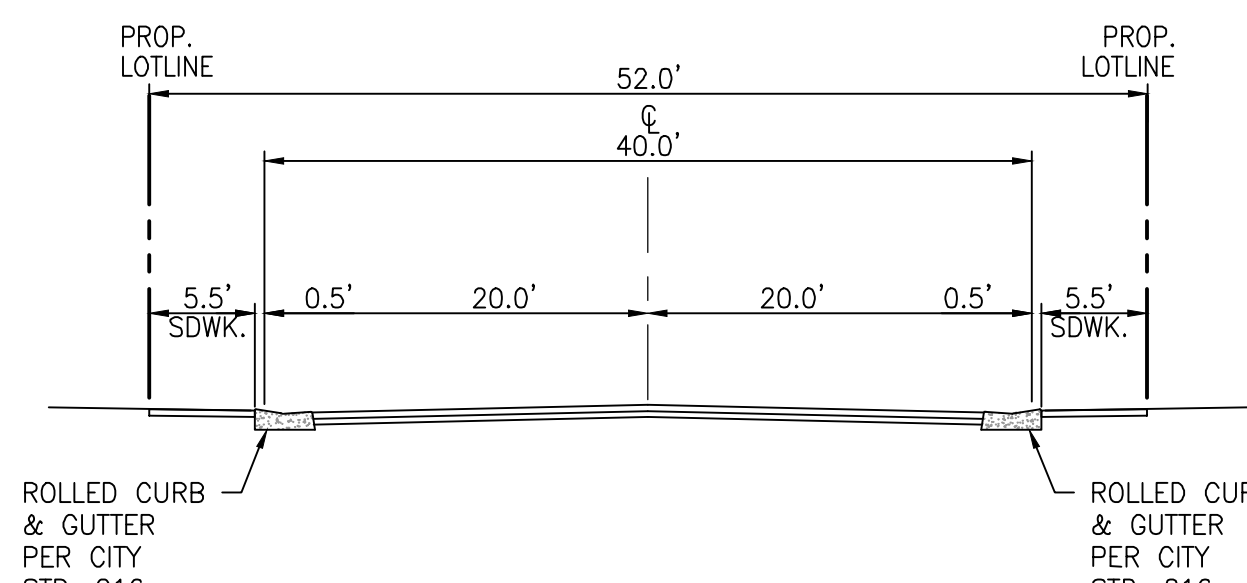
- INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
- INDICATES AN EASEMENT FOR WATER PIPELINES, AND ACCESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
- A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG STRATHMOOR LANE FRONTAGE
- A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG BLUEFIELD DRIVE FRONTAGE



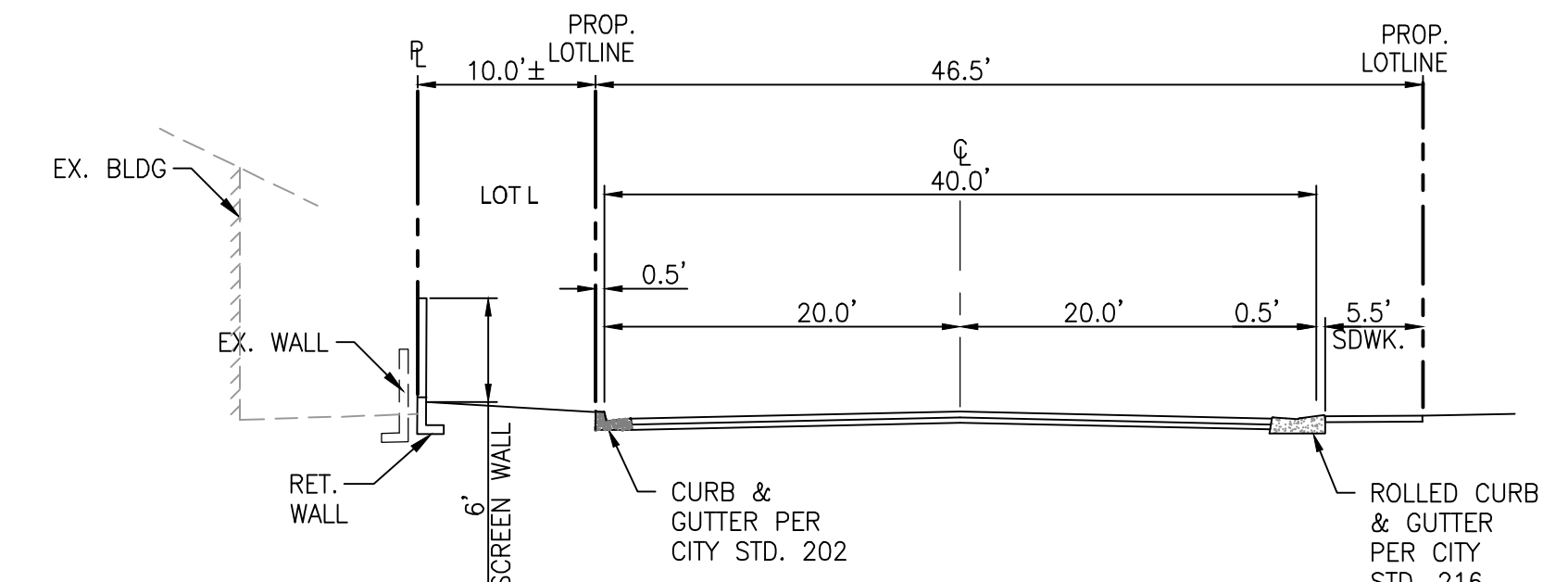
EXIST. BLUEFIELD DR. PARALLEL PARKING BOTH SIDES (A) 1



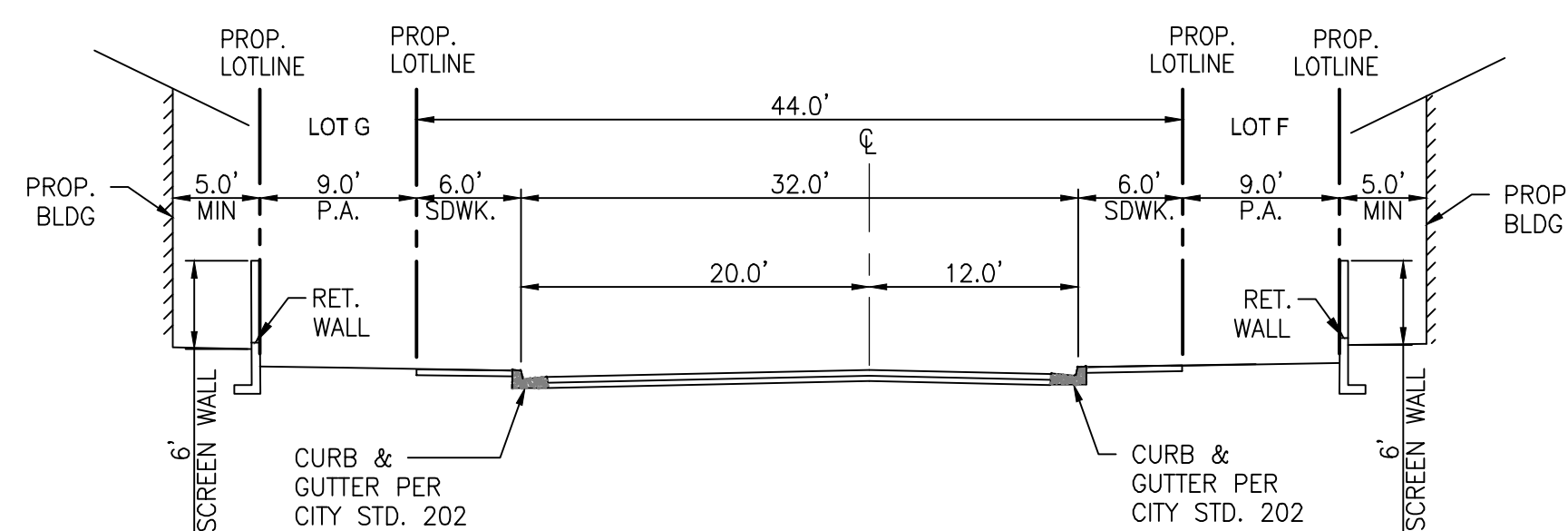
EXIST. STRATHMOOR LN PARALLEL PARKING BOTH SIDES (B) 1



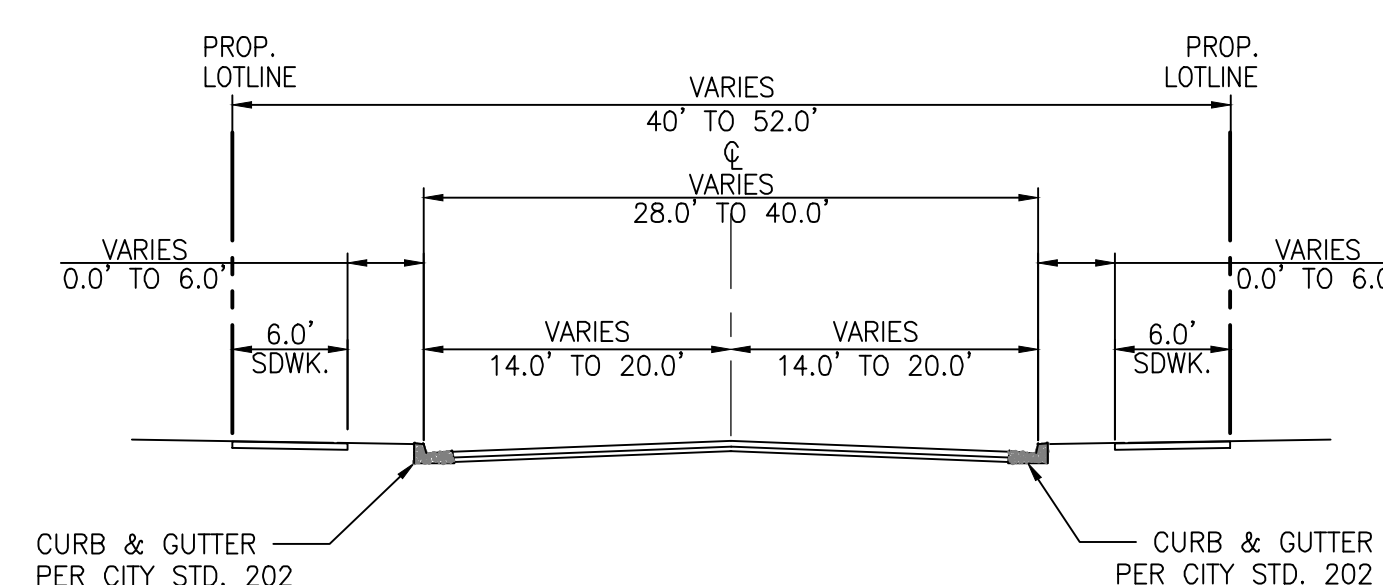
PRIVATE STREET PARALLEL PARKING BOTH SIDES (C) 1



PRIVATE STREET PARALLEL PARKING BOTH SIDES (D) 1



PRIVATE STREET PARALLEL PARKING ONE SIDE (E) 1



PRIVATE STREET TRANSITION FROM 40' TO 28' (F) 1

NO.	DATE	REVISIONS	APP'D



PREPARED BY:

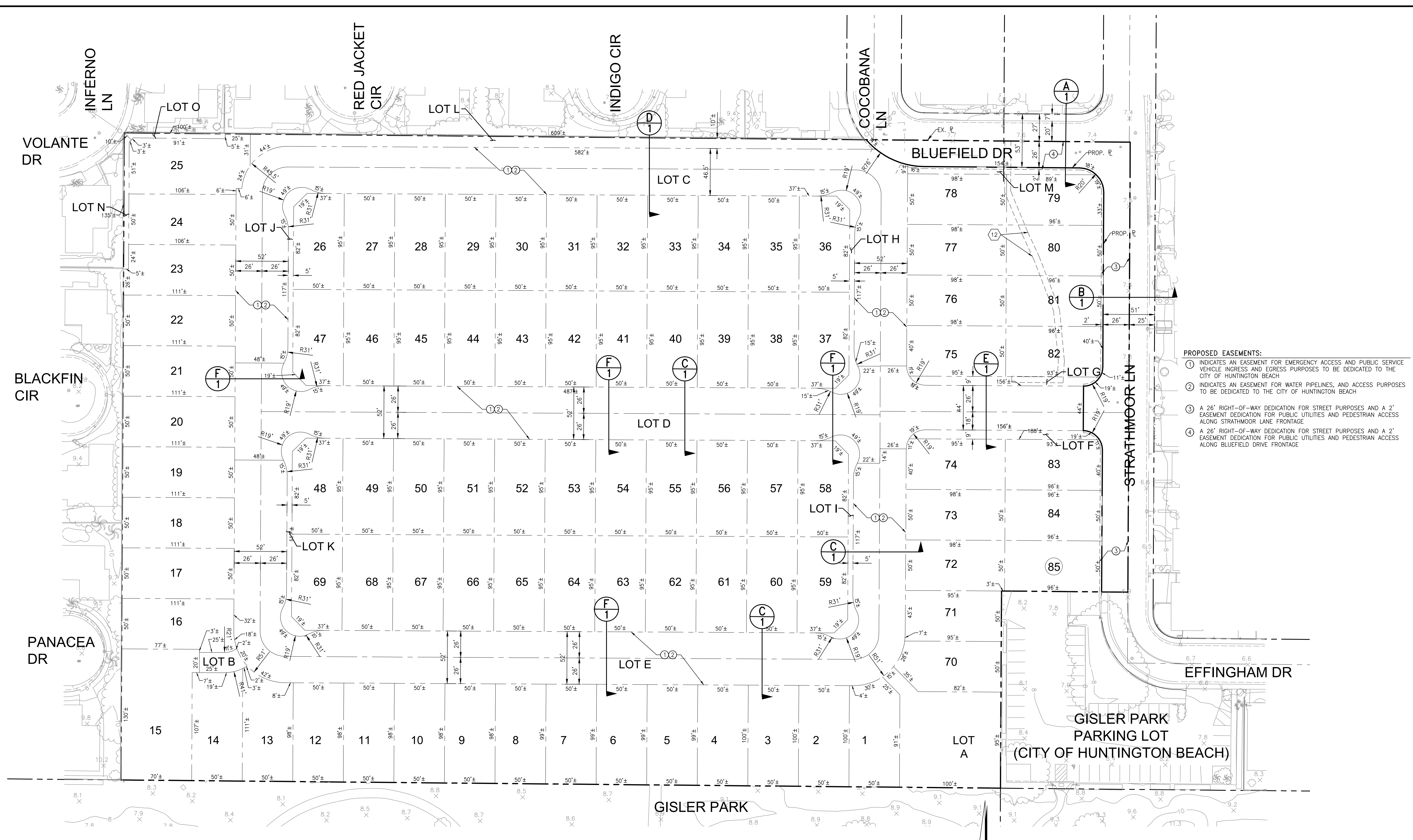


DEVELOPER:



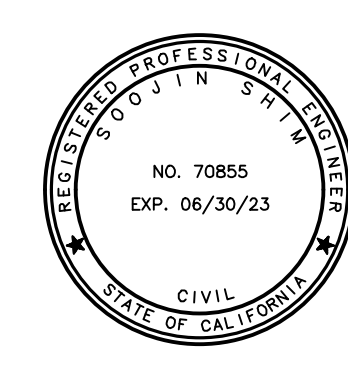
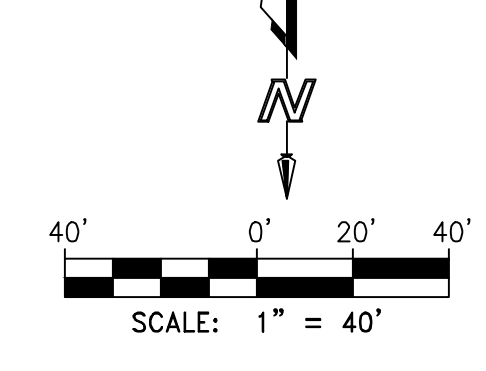
DATE: JULY 14, 2021

1 OF 3



- PROPOSED EASEMENTS:**
- ① INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
 - ② INDICATES AN EASEMENT FOR WATER PIPELINES, AND ACCESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
 - ③ A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG STRATHMOOR LANE FRONTAGE
 - ④ A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG BLUEFIELD DRIVE FRONTAGE

NO.	DATE	REVISIONS	APP'D



PREPARED BY: **FUSCO ENGINEERING**
 DEVELOPER: **Brookfield Residential**
 16795 Von Karman, Suite 100
 Irvine, California 92606
 tel 949.474.1960 fax 949.474.5315
 www.fusco.com
 DATE: JULY 14, 2021

LOT SUMMARY NUMBERED LOTS			
LOT NO.	LAND USE	AREA (SF)	AREA (AC)
1	SINGLE FAMILY	5084	0.12
2	SINGLE FAMILY	4992	0.11
3	SINGLE FAMILY	4982	0.11
4	SINGLE FAMILY	4971	0.11
5	SINGLE FAMILY	4961	0.11
6	SINGLE FAMILY	4951	0.11
7	SINGLE FAMILY	4940	0.11
8	SINGLE FAMILY	4930	0.11
9	SINGLE FAMILY	4920	0.11
10	SINGLE FAMILY	4909	0.11
11	SINGLE FAMILY	4899	0.11
12	SINGLE FAMILY	4889	0.11
13	SINGLE FAMILY	5135	0.12
14	SINGLE FAMILY	5372	0.12
15	SINGLE FAMILY	9241	0.21
16	SINGLE FAMILY	5661	0.13
17	SINGLE FAMILY	5546	0.13
18	SINGLE FAMILY	5546	0.13
19	SINGLE FAMILY	5546	0.13
20	SINGLE FAMILY	5546	0.13
21	SINGLE FAMILY	5546	0.13
22	SINGLE FAMILY	5546	0.13
23	SINGLE FAMILY	5425	0.12
24	SINGLE FAMILY	5296	0.12
25	SINGLE FAMILY	6522	0.15
26	SINGLE FAMILY	4661	0.11
27	SINGLE FAMILY	4750	0.11
28	SINGLE FAMILY	4750	0.11
29	SINGLE FAMILY	4750	0.11
30	SINGLE FAMILY	4750	0.11
31	SINGLE FAMILY	4750	0.11
32	SINGLE FAMILY	4750	0.11
33	SINGLE FAMILY	4750	0.11
34	SINGLE FAMILY	4750	0.11
35	SINGLE FAMILY	4750	0.11
36	SINGLE FAMILY	4661	0.11
37	SINGLE FAMILY	4661	0.11
38	SINGLE FAMILY	4750	0.11
39	SINGLE FAMILY	4750	0.11
40	SINGLE FAMILY	4750	0.11
41	SINGLE FAMILY	4750	0.11
42	SINGLE FAMILY	4750	0.11
43	SINGLE FAMILY	4750	0.11
44	SINGLE FAMILY	4750	0.11
45	SINGLE FAMILY	4750	0.11
46	SINGLE FAMILY	4750	0.11
47	SINGLE FAMILY	4661	0.11
48	SINGLE FAMILY	4661	0.11
49	SINGLE FAMILY	4750	0.11
50	SINGLE FAMILY	4750	0.11

LOT SUMMARY NUMBERED LOTS			
LOT NO.	LAND USE	AREA (SF)	AREA (AC)
51	SINGLE FAMILY	4750	0.11
52	SINGLE FAMILY	4750	0.11
53	SINGLE FAMILY	4750	0.11
54	SINGLE FAMILY	4750	0.11
55	SINGLE FAMILY	4750	0.11
56	SINGLE FAMILY	4750	0.11
57	SINGLE FAMILY	4750	0.11
58	SINGLE FAMILY	4661	0.11
59	SINGLE FAMILY	4661	0.11
60	SINGLE FAMILY	4750	0.11
61	SINGLE FAMILY	4750	0.11
62	SINGLE FAMILY	4750	0.11
63	SINGLE FAMILY	4750	0.11
64	SINGLE FAMILY	4750	0.11
65	SINGLE FAMILY	4750	0.11
66	SINGLE FAMILY	4750	0.11
67	SINGLE FAMILY	4750	0.11
68	SINGLE FAMILY	4750	0.11
69	SINGLE FAMILY	4661	0.11
70	SINGLE FAMILY	4841	0.11
71	SINGLE FAMILY	4751	0.11
72	SINGLE FAMILY	4900	0.11
73	SINGLE FAMILY	4900	0.11
74	SINGLE FAMILY	4891	0.11
75	SINGLE FAMILY	4891	0.11
76	SINGLE FAMILY	4900	0.11
77	SINGLE FAMILY	4900	0.11
78	SINGLE FAMILY	4900	0.11
79	SINGLE FAMILY	4761	0.11
80	SINGLE FAMILY	4800	0.11
81	SINGLE FAMILY	4800	0.11
82	SINGLE FAMILY	4791	0.11
83	SINGLE FAMILY	4791	0.11
84	SINGLE FAMILY	4800	0.11
85	SINGLE FAMILY	4819	0.11
SUBTOTAL NUMBERED LOTS		420,969	9.67

LOT SUMMARY LETTERED LOTS			
LOT LETTER	LAND USE	AREA (SF)	AREA (AC)
LOT A	PVT OPEN SPACE	9882	0.23
LOT B	PVT DRIVEWAY	853	0.02
LOT C	PVT STREET	46853	1.08
LOT D	PVT STREET	45690	1.05
LOT E	PVT STREET	50731	1.16
LOT F	PVT OPEN SPACE	1609	0.04
LOT G	PVT OPEN SPACE	1609	0.04
LOT H	PVT OPEN SPACE	1617	0.04
LOT I	PVT OPEN SPACE	1617	0.04
LOT J	PVT OPEN SPACE	1617	0.04
LOT K	PVT OPEN SPACE	1617	0.04
LOT L	PVT OPEN SPACE	6806	0.16
LOT M	PVT OPEN SPACE	1285	0.03
LOT N	PVT OPEN SPACE	665	0.02
LOT O	PVT OPEN SPACE	491	0.01
SUBTOTAL LETTERED LOTS		172,942	3.97

NO.	DATE	REVISIONS	APP'D



PREPARED BY:



DEVELOPER:



DATE: JULY 14, 2021