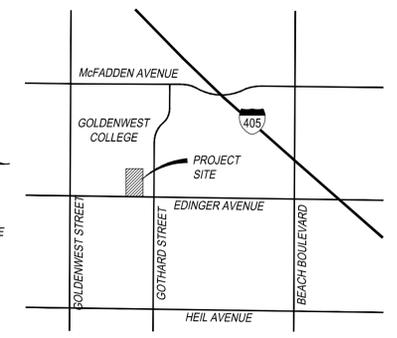


TENTATIVE TRACT MAP NO. 19174

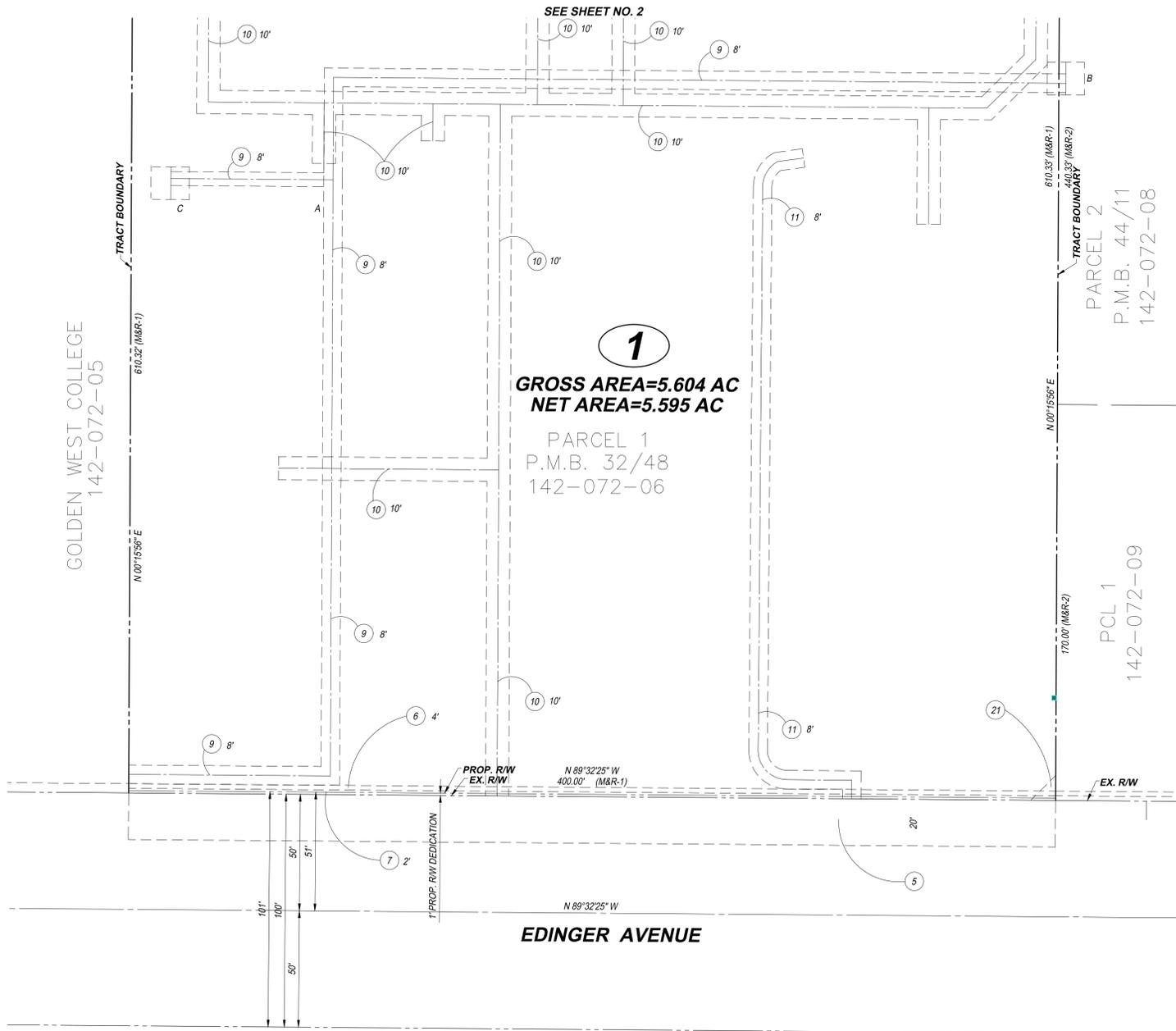
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, CALIFORNIA
FOR CONDOMINIUM PURPOSES

GENERAL INFORMATION

- SITE ADDRESS:**
7225 EDINGER AVE, HUNTINGTON BEACH, CA 92647
- EXISTING GENERAL PLAN DESIGNATION:**
M-SP MIXED USE - SPECIFIC PLAN OVERLAY
- EXISTING ZONING:**
BEACH & EDINGER CORRIDORS SPECIFIC PLAN 2.1.6 TOWN CENTER BOULEVARD SEGMENT
- PROPOSED ZONING:**
BEACH & EDINGER CORRIDORS SPECIFIC PLAN 2.1.6 TOWN CENTER BOULEVARD SEGMENT
- EXISTING LAND USE:** M-SP - COMMERCIAL
- PROPOSED LAND USE:**
M-SP - 130 SINGLE FAMILY ATTACHED TOWNHOMES PER CONDITIONAL USE PERMIT M-SP MIXED USE - SPECIFIC PLAN OVERLAY
- GROSS PROJECT ACREAGE:** 5.604 ACRES (244,128 S.F.)
NET PROJECT ACREAGE: 5.595 ACRES (243,728 S.F.)
- TOTAL NUMBER OF RESIDENTIAL LOTS:** 1
- PROJECT DENSITY:** 23.1 DU / AC.
- ADJACENT LAND USE:**
NORTH: GOLDEN WEST COLLEGE
SOUTH: MULTIFAMILY RESIDENTIAL APARTMENTS
EAST: COMMERCIAL
WEST: GOLDEN WEST COLLEGE
- UTILITY PURVEYORS:**
WATER / TRASH / SEWER: CITY OF HUNTINGTON BEACH
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
CABLE / PHONE / INTERNET: AT&T
- SCHOOL DISTRICT:**
OCEAN VIEW SCHOOL DISTRICT & HUNTINGTON BEACH UNION HIGH SCHOOL DISTRICT.
- FLOOD ZONE:**
THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN BOUNDARY), FLOOD RATE INSURANCE RATE MAP COMMUNITY PANEL NUMBER 065034 0232 DATED DECEMBER 03, 2009 (ORANGE COUNTY, PANEL 232 OF 539)
- DEMOLITION ONSITE:** ANY EXISTING STRUCTURES ON SITE WILL BE REMOVED PRIOR TO DEVELOPMENT. NO EXISTING TREES TO REMAIN ONSITE.
- DEMOLITION OFFSITE:** ANY EXISTING INTERFERING STRUCTURES AND APPURTENANCES WILL BE REMOVED, RECONSTRUCTED OR RELOCATED PER FINAL PLAN.
- SOURCE OF TOPOGRAPHY:**
TOPOGRAPHIC SURVEY PREPARED VIA AERIAL SURVEY PREPARED BY DON READ CORPORATION, DATED MARCH 24, 2021.
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- ALL SLOPES SHALL BE CONSTRUCTED AT A RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- ACCESS TO THE SITE IS PROPOSED VIA:** GOTHARD STREET & EDINGER AVENUE.
- PUBLIC EASEMENTS FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAP.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65793 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITY LOCATIONS AND EASEMENTS ARE APPROXIMATE ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAP.
- MULTI-FAMILY FIRE FLOW - 3500 GPM.



VICINITY MAP



LEGAL PROJECT 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 A:
PARCEL 1 IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 32, PAGE 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER

142-072-06

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, NORTH AMERICAN DATUM 1983, (EPOCH 2010.00)

ARCHITECT

ANGELENO ASSOCIATES
147 E. CITY PLACE DRIVE
SANTA ANA, CA 92705
714-285-1888

LANDSCAPE ARCHITECT

STUDIO PAD, INC.
23195 LA CADENA DRIVE, SUITE 103
LAGUNA HILLS, CA 92653
949-770-8530

APPLICANT / DEVELOPER

BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
949-296-2400

OWNER

FREWAY INDUSTRIAL PARK
1809 STRATFORD CIRCLE
VILLA PARK, CA 92647
714-350-8668

STATEMENT OF OWNERSHIP

WE, _____ DO HEREBY STATE THAT WE ARE THE OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE SUBMISSION OF SAID MAP.

DATED THIS _____ DAY OF _____
BY: _____

DATE OF MAP

AUGUST 2022

ENGINEER / CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF PHILIP C. MALCOMSON, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

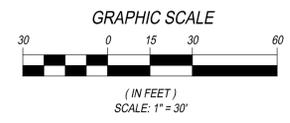
PHILIP C. MALCOMSON R.C.E 67819 DATE _____

LEGEND OF ABBREVIATIONS & SYMBOLS

A.C.	ASPHALT	(1)	FIRST AND LAST LOT NUMBER
T.C.	TOP OF CURB	PARCEL 4	EXISTING LOT NUMBER
F.L.	FLOWLINE ELEV.	---	PROPERTY LINE
G.B.	GRADE BREAK	2%	STREET RATE
F.S.	FINISH SURFACE	---	CENTERLINE
INV.	INVERT OF DRAIN	---	FLOWLINE
P=	PAD ELEVATION	●	FIRE HYDRANT
H.P.	HIGH POINT	⊗	STREET LIGHT
D.W.Y.	DRIVEWAY	□	WATER METER
N.T.S.	NOT TO SCALE	---	WATER MAIN
P.U.E.	PUBLIC UTILITY EASEMENT	---	FIRE MAIN
M.H.	MANHOLE	---	SEWER MAIN
		---	DRAINAGE PIPE
		[C.B.]	CATCH BASIN & LOCAL DEPRESSION
		---	EXISTING WATER
		---	EXISTING SEWER
		---	EXISTING UTILITY
		---	EXISTING SCREEN WALL
		---	PROPOSED SCREEN WALL
		2:1 MAX	TOP OF SLOPE
		---	TOE OF SLOPE
		---	PEDESTRIAN PATH OF TRAVEL
		---	SIDE WALK
		---	ACCESS RAMP
		---	CURB

SHEET INDEX

SHEET NO.	DESCRIPTION
1-2	TITLE SHEET AND NOTES
3-4	EXISTING SITE INFORMATION



TENTATIVE TRACT MAP NO. 19174

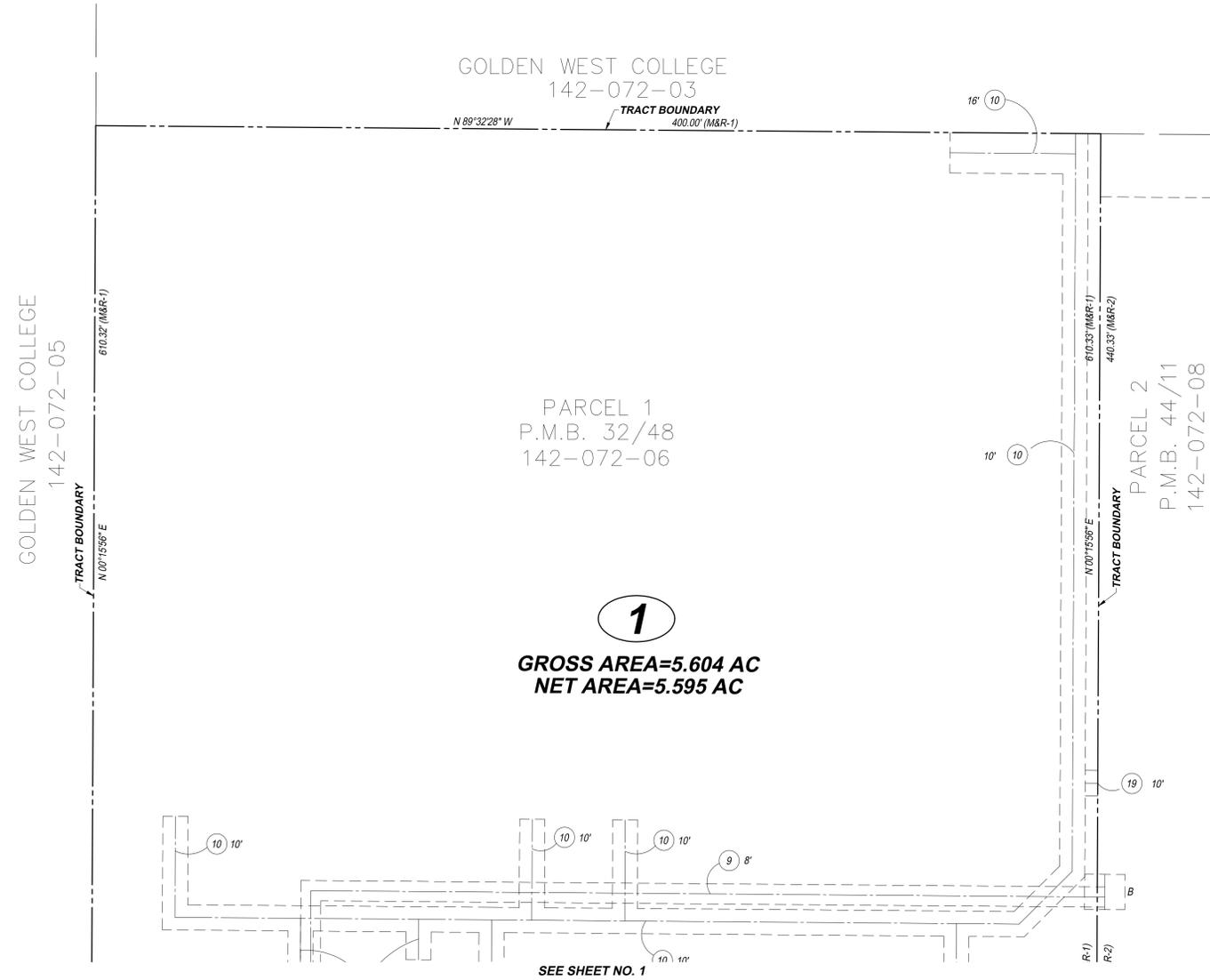
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, CALIFORNIA FOR CONDOMINIUM PURPOSES

TITLE SHEET

9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

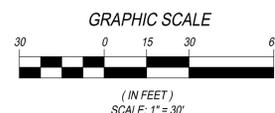
TENTATIVE TRACT MAP NO. 19174

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, CALIFORNIA
FOR CONDOMINIUM PURPOSES



1
GROSS AREA=5.604 AC
NET AREA=5.595 AC

SEE SHEET NO. 1



APPLICANT / DEVELOPER
BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
949-296-2400

TENTATIVE TRACT MAP NO. 19174

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, CALIFORNIA FOR
CONDOMINIUM PURPOSES

TITLE SHEET

DATE	BY	REVISIONS

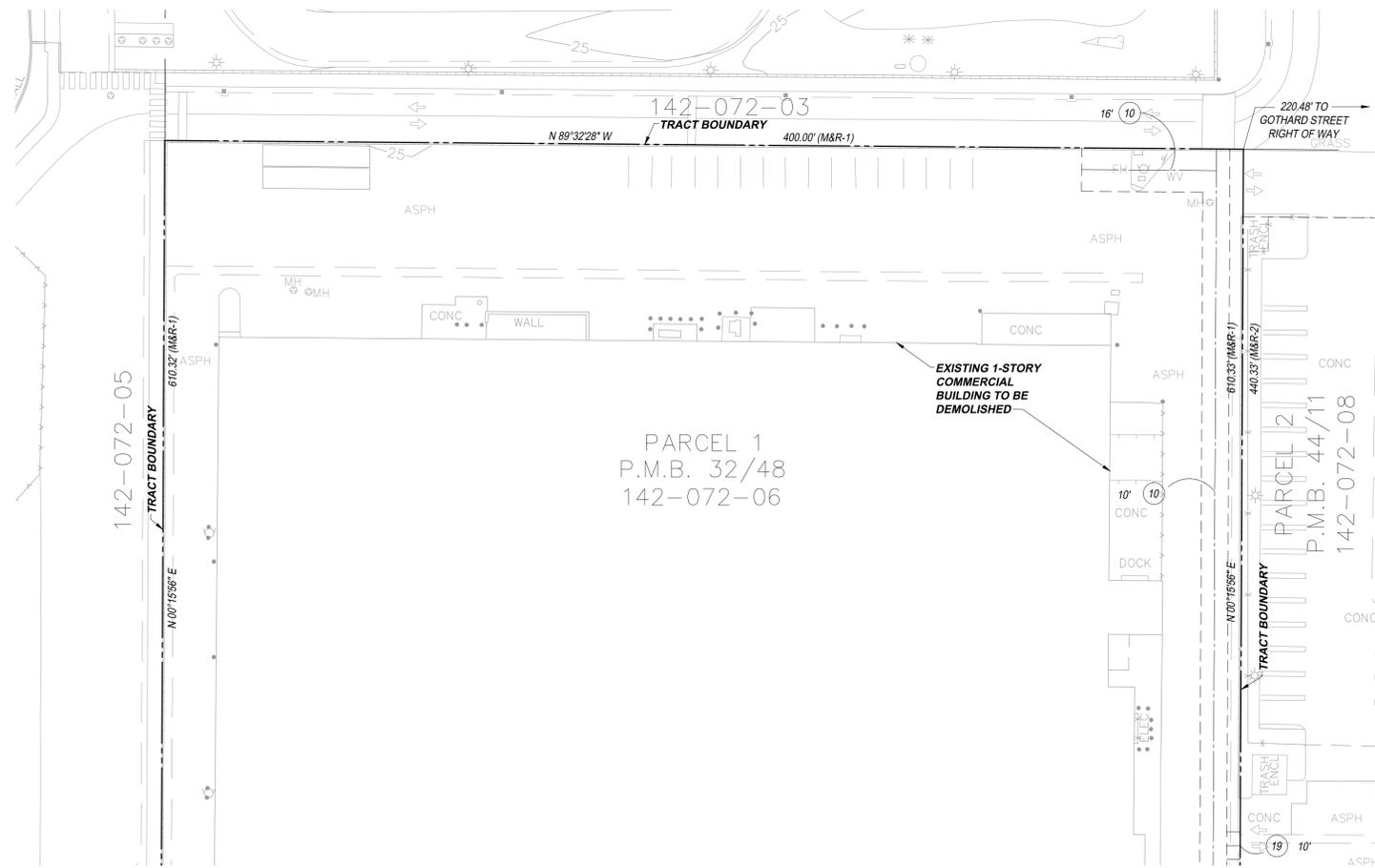


C&V
CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

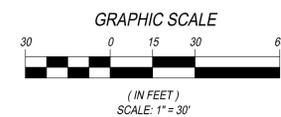
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WWW.CVC-INC.NET

TENTATIVE TRACT MAP NO. 19174

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, CALIFORNIA
FOR CONDOMINIUM PURPOSES



SEE SHEET NO. 3



APPLICANT / DEVELOPER
BRANDYWINE HOMES
16580 ASTON
IRVINE, CA 92606
949-296-2400

TENTATIVE TRACT MAP NO. 19174

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, CALIFORNIA FOR
CONDOMINIUM PURPOSES

EXISTING SITE INFORMATION

SHEET 4 OF 4

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LAND PLANNING & SURVEYING

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DATE	BY	REVISIONS