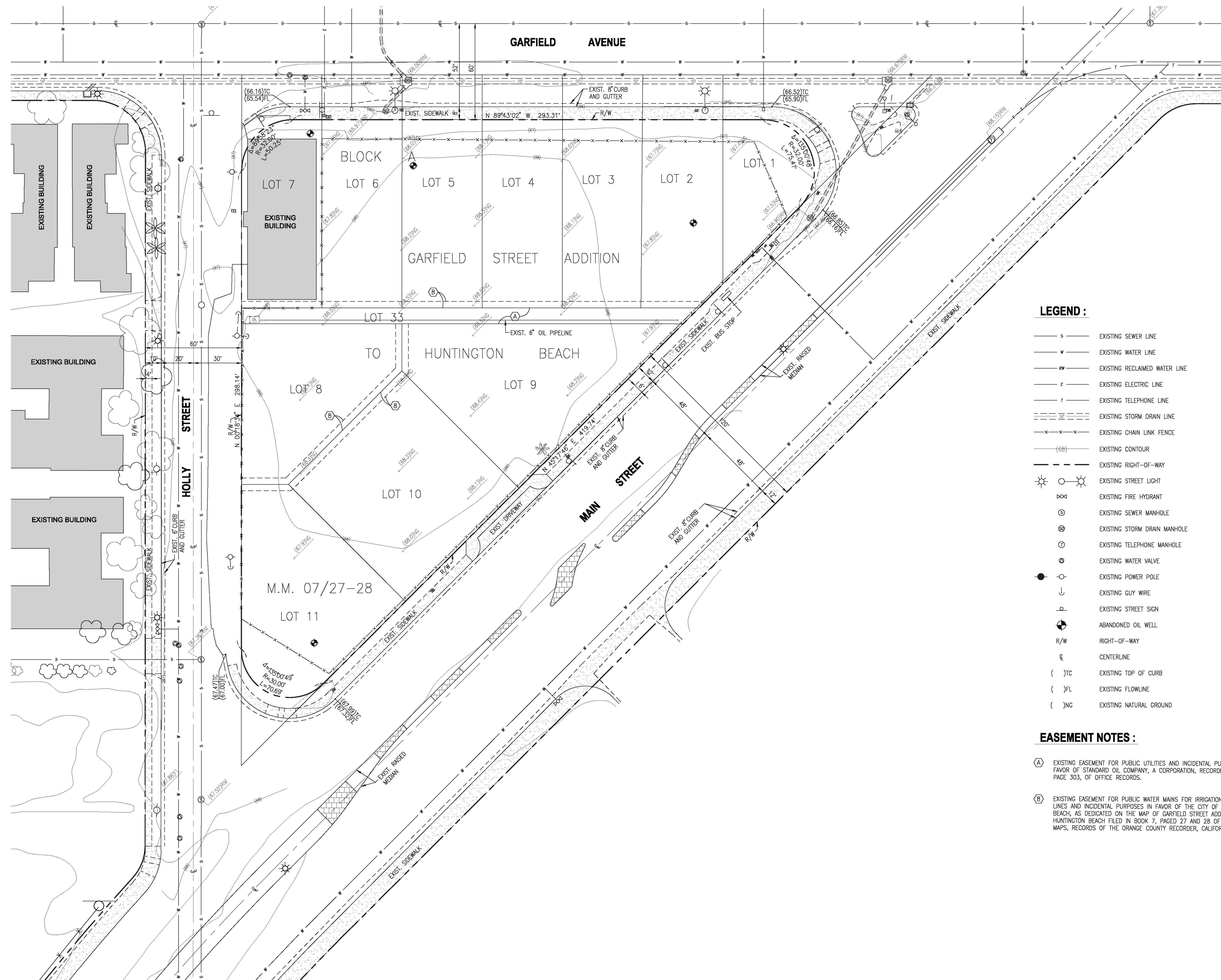




LEGEND :

- S — EXISTING SEWER LINE
- W — EXISTING WATER LINE
- RW — EXISTING RECLAIMED WATER LINE
- E — EXISTING ELECTRIC LINE
- T — EXISTING TELEPHONE LINE
- SD — EXISTING STORM DRAIN LINE
- x — x — x — EXISTING CHAIN LINK FENCE
- (66) — EXISTING CONTOUR
- — — — — EXISTING RIGHT-OF-WAY
- ☼ EXISTING STREET LIGHT
- ⦿ EXISTING FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING TELEPHONE MANHOLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING POWER POLE
- ↓ EXISTING GUY WIRE
- ⊙ EXISTING STREET SIGN
- ⊙ ABANDONED OIL WELL
- R/W RIGHT-OF-WAY
- ℄ CENTERLINE
- () TC EXISTING TOP OF CURB
- () FL EXISTING FLOWLINE
- () NG EXISTING NATURAL GROUND

EASEMENT NOTES :

- (A) EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED IN BOOK 377, PAGE 303, OF OFFICE RECORDS.
- (B) EXISTING EASEMENT FOR PUBLIC WATER MAINS FOR IRRIGATION AND POLE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HUNTINGTON BEACH, AS DEDICATED ON THE MAP OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF THE ORANGE COUNTY RECORDER, CALIFORNIA.



EXISTING CONDITIONS PLAN

HB TRI

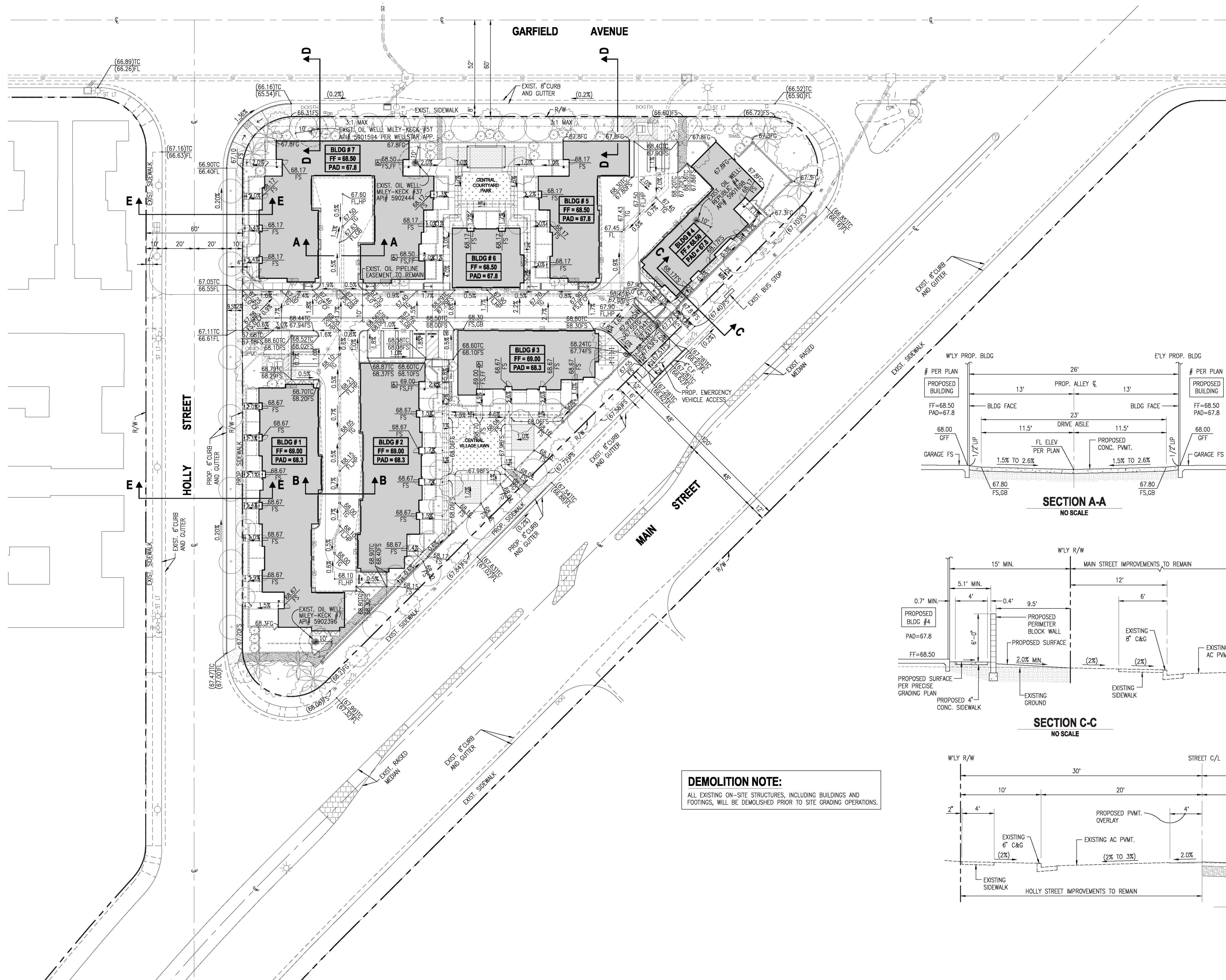
GARFIELD AVENUE AND MAIN STREET
HUNTINGTON BEACH, CA

C-1



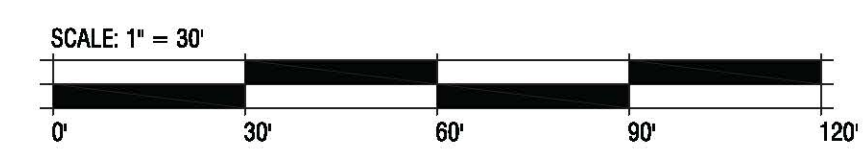
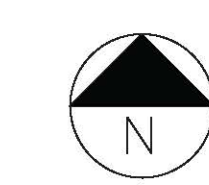
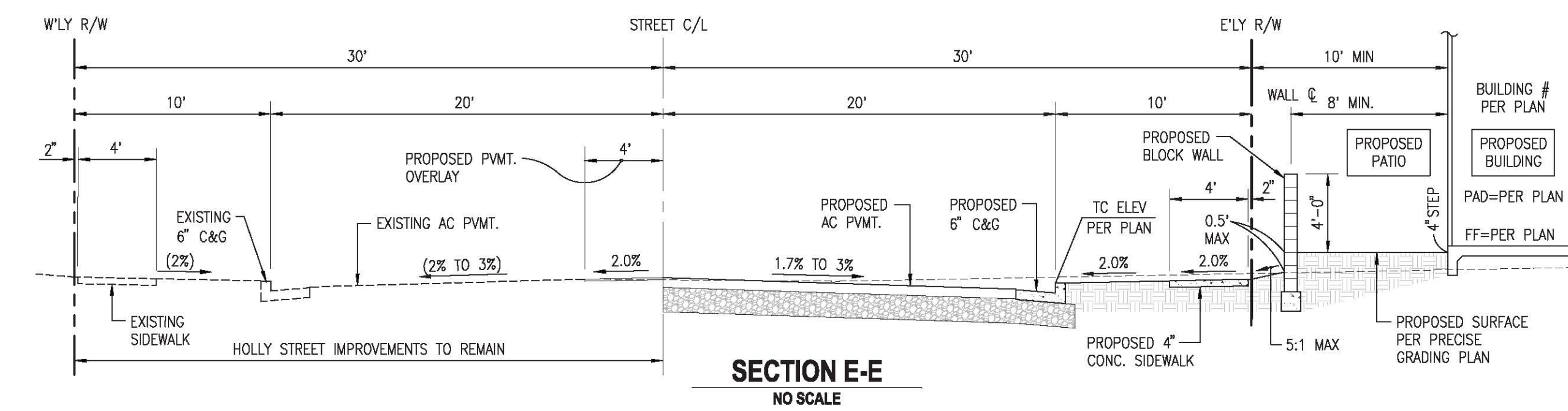
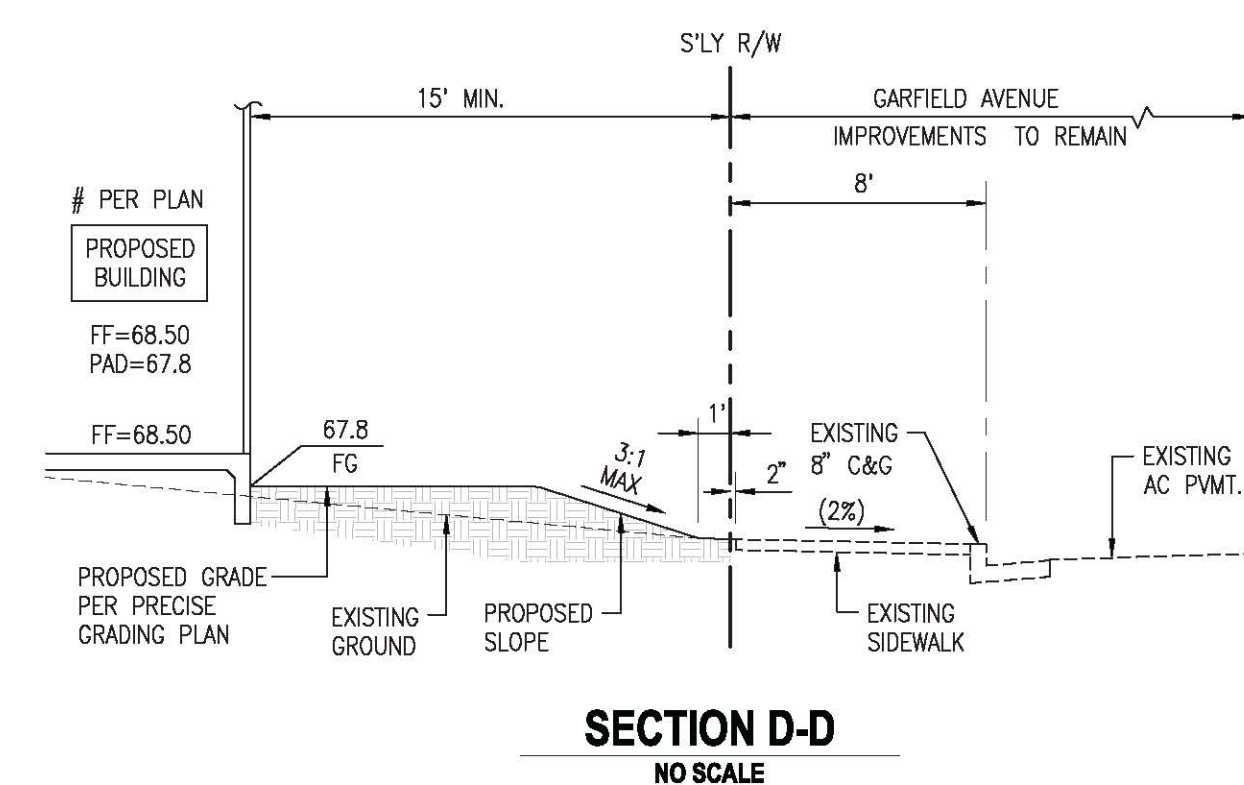
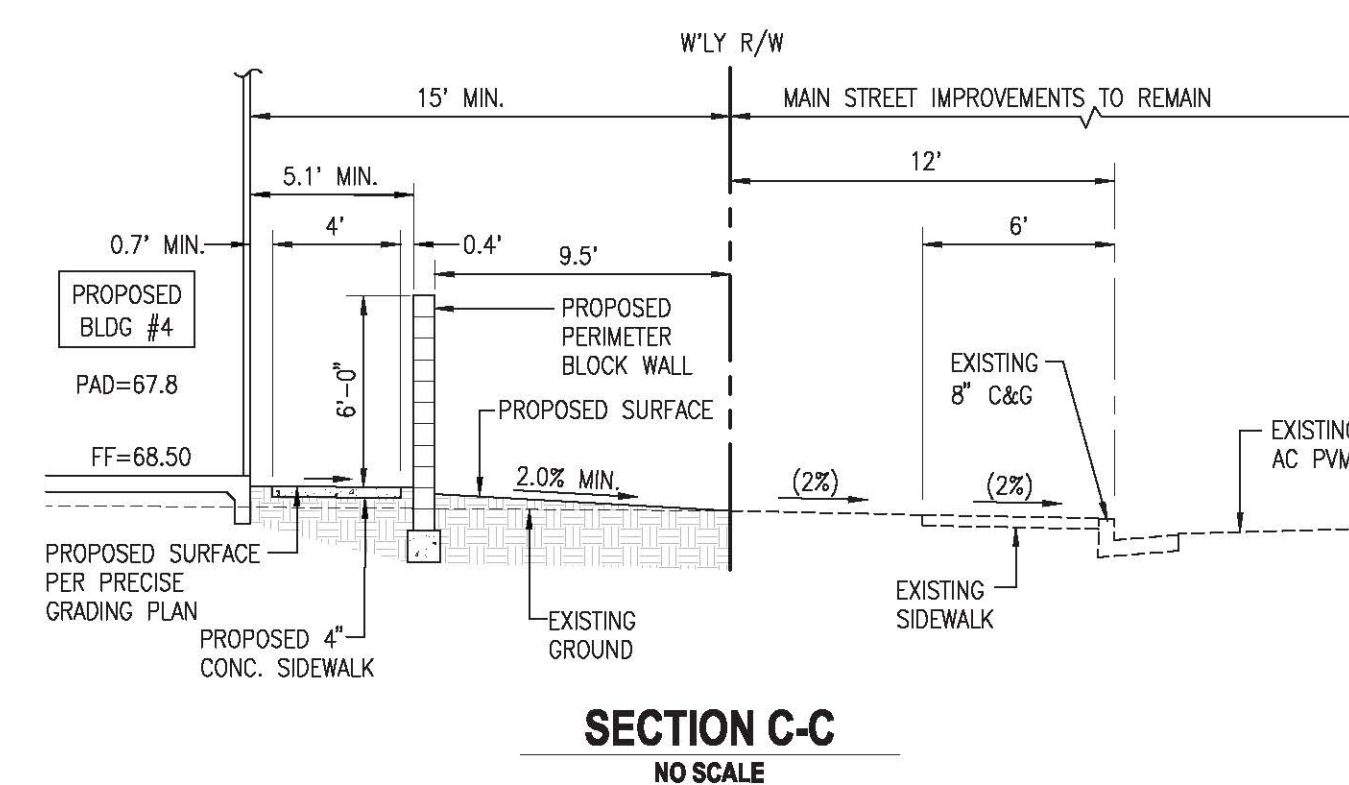
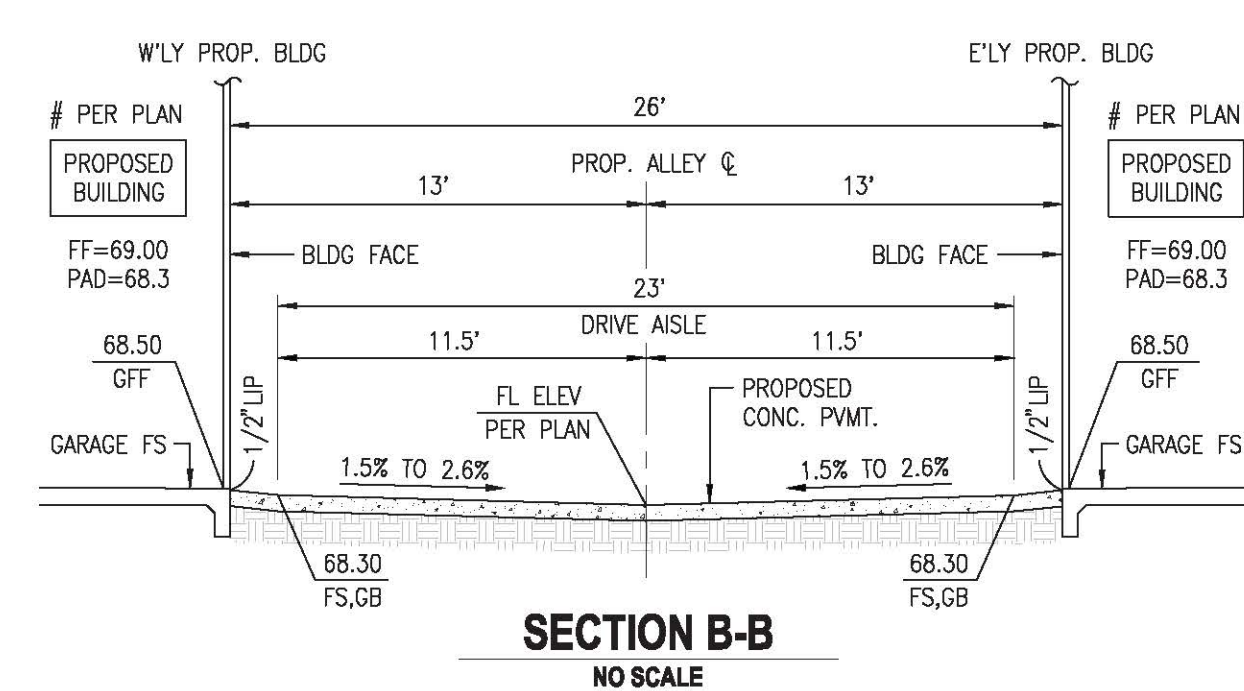
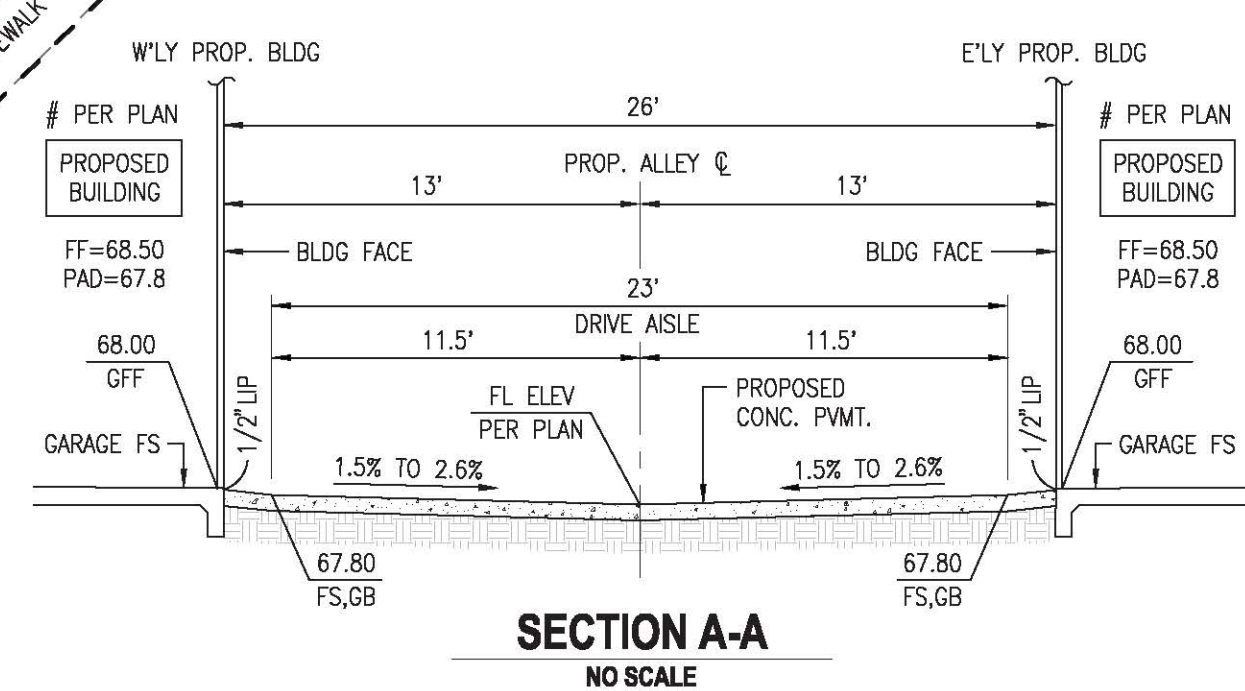
FIFTH CITY SUBMITTAL
2026-948-002 | 2-10-2022

2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 660-0418
CIVIL ENGINEERS PLANNERS LAND SURVEYORS



LEGEND :

- s — EXISTING SEWER
- w — EXISTING WATER
- RW — EXISTING RECLAIMED WATER
- EXISTING STORM DRAIN
- ⊙ EXISTING STREET LIGHT
- ⊙ EXISTING TRAFFIC SIGNAL
- FH ⊙ EXISTING/PROPOSED FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- DCDA ⊙ PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- BPDC ⊙ PROPOSED BACKFLOW PREVENTION DOUBLE CHECK
- R/W RIGHT-OF-WAY
- ℄ CENTERLINE
- TC TOP OF CURB
- FL FLOWLINE
- FS FINISH SURFACE
- FG FINISH GRADE
- TG TOP OF GRATE
- FF FINISH FLOOR
- GB GRADE BREAK

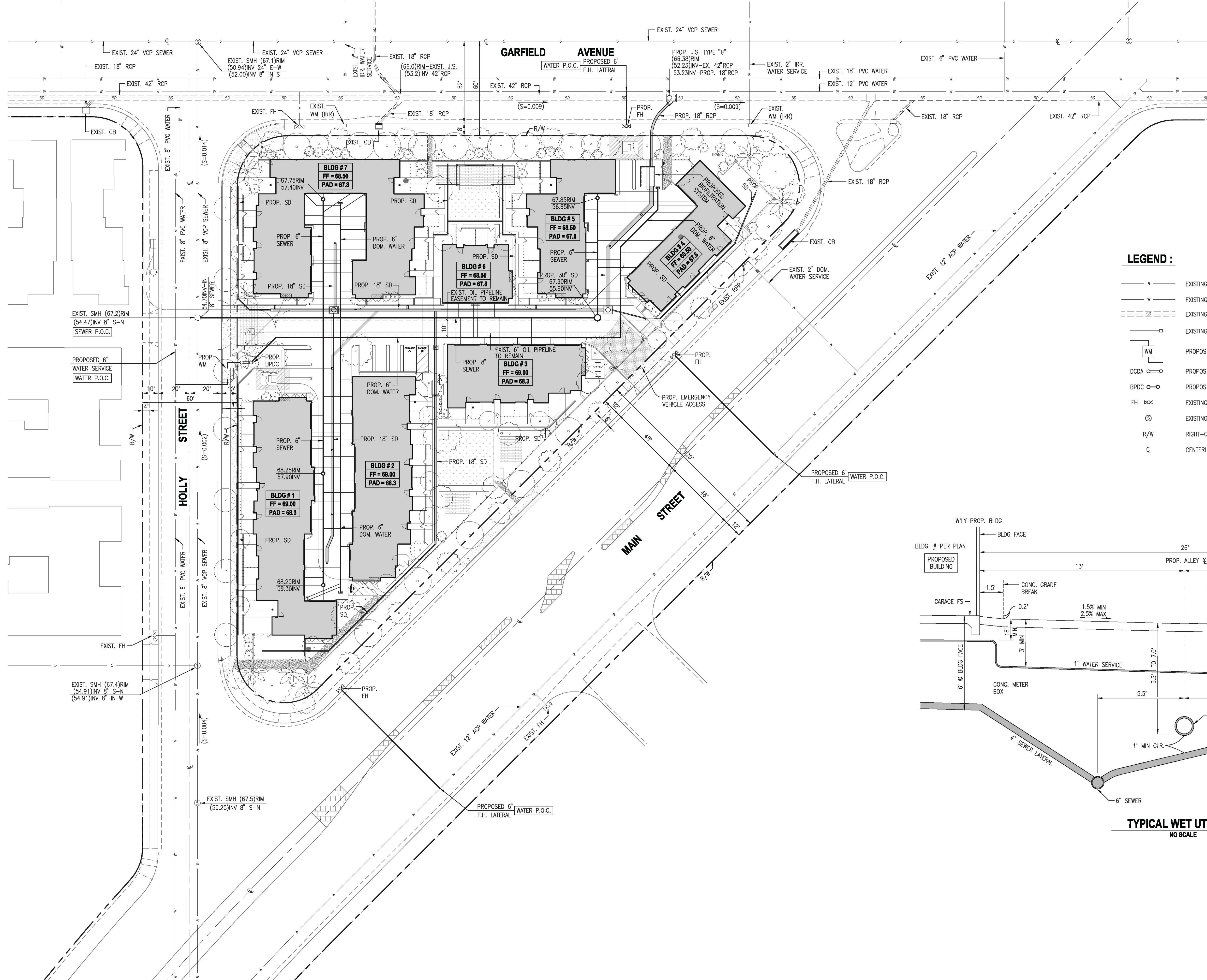


PRELIMINARY GRADING PLAN

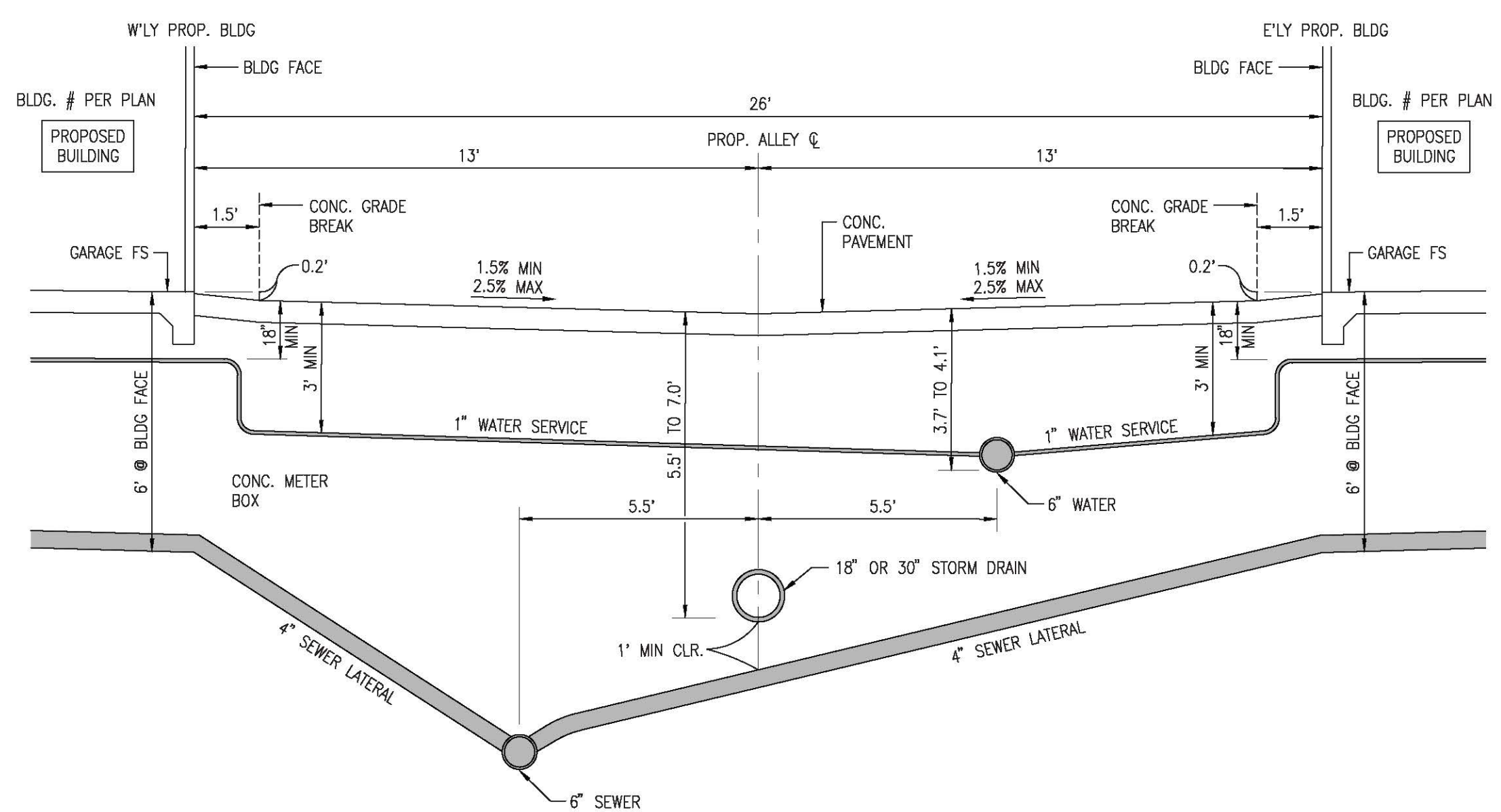
HB TRI

GARFIELD AVENUE AND MAIN STREET

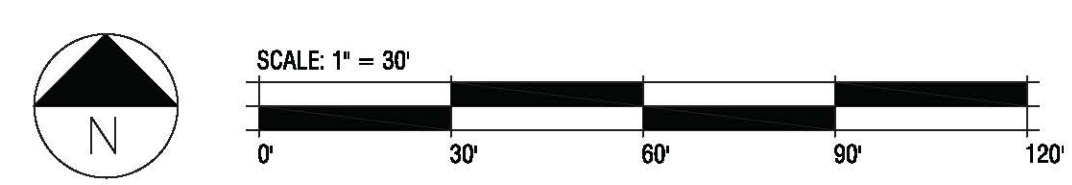
HUNTINGTON BEACH, CA



- LEGEND :**
- EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING WATER SERVICE AND METER
 - PROPOSED WATER SERVICE AND METER
 - PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
 - PROPOSED BACKFLOW PREVENTION DOUBLE CHECK
 - EXISTING/PROPOSED FIRE HYDRANT
 - EXISTING SEWER MANHOLE
 - RIGHT-OF-WAY
 - CENTERLINE



TYPICAL WET UTILITIES
NO SCALE



PRELIMINARY WET UTILITY PLAN

HB TRI

GARFIELD AVENUE AND MAIN STREET
HUNTINGTON BEACH, CA

TENTATIVE
TRACT NO. 19118
FOR CONDOMINIUM PURPOSES
IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA

A.P. NO.: 159-281-01, 02, 03, 04, & 05
AREA: 2.11 ACRES GROSS - 1.80 ACRES NET
OCTOBER 2020

OWNER/SUBDIVIDER:
BONANNI DEVELOPMENT, INC.
5500 BOLSA AVENUE, SUITE 120
HUNTINGTON BEACH, CA 92649
714-892-0123
CHRIS SEGESMAN

LAND SURVEYOR/CIVIL ENGINEER
WALDEN & ASSOCIATES
2552 WHITE RD., SUITE B
IRVINE, CA 92614
949-660-0110
JEFFREY WALDEN, P.L.S. 7914



LEGAL DESCRIPTION:
LOTS 1 THROUGH 11 INCLUSIVE, AND LOT 33, IN BLOCK "A" OF THE GARFIELD STREET ADDITION TO HUNTINGTON BEACH, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN BOOK 7, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 20' OF SAID LOT 7.

EXCEPT ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSES OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERAL, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER FROM SAID LAND BY MEANS OF MINES, WELLS, DERRICKS AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE DESCRIBED LAND, IT BEING UNDERSTOOD THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND WATER, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE ABOVE DESCRIBED LAND NOR TO USE ANY OF THE SAID LAND OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND 500 FEET BELOW THE PRESENT SURFACE OF THE SAID LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED BY HUNTINGTON BEACH COMPANY IN THE DEED RECORDED JUNE 03, 1991 AS INSTRUMENT NO. 91-273901 OF OFFICIAL RECORDS.

EASEMENTS:
(A) INDICATES AN EASEMENT FOR PUBLIC WATER MAINS FOR IRRIGATION AND POLE LINES AND INCIDENTAL PURPOSES IN FAVOR OF HUNTINGTON BEACH COMPANY, AS RESERVED ON THE MAP OF GARFIELD STREET ADDITION TO HUNTINGTON BEACH FILED IN BOOK 07, PAGES 27 AND 28 OF MISCELLANEOUS MAPS, RECORDS OF THE ORANGE COUNTY RECORDER, CALIFORNIA, TO BE QUIT CLAIMED.
(B) INDICATES AN EASEMENT AND RIGHT-OF-WAY FOR STREET PURPOSES AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MAY 22, 1963, IN BOOK 6557, PAGE 241 OF OFFICIAL RECORDS.
(C) INDICATES AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED JULY 12, 1972, IN BOOK 10219, PAGE 605 OF OFFICIAL RECORDS.
(D) INDICATES A PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC STREET AND UTILITIES PURPOSES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MAY 19, 1997 AS INSTRUMENT NO. 19970231419 OFFICIAL RECORDS.
(E) INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED IN BOOK 377, PAGE 303 OF OFFICIAL RECORDS.
(F) INDICATES AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF STANDARD OIL COMPANY, A CORPORATION, RECORDED IN BOOK 746, PAGE 151 OF OFFICIAL RECORDS.
(G) INDICATES AN EASEMENT FOR STREET PURPOSES AND PUBLIC UTILITIES, IN FAVOR OF THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION, RECORDED MARCH 17, 1995, AS INSTRUMENT NO. 1995-0107964 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBERS:
159-281-01, 02, 03, 04, & 05

ADDRESS:
19002 AND 19006 HOLLY LANE

FLOOD ZONE:
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE X PER THE FLOOD INSURANCE RATE MAP NUMBER 06059C0261J, DATED DECEMBER 03, 2009.

SITE DATA:
GROSS AREA: 91,699 SQ. FT. - 2.11 ACRES
NET AREA: 78,436 SQ. FT. - 1.80 ACRES

ZONING:
SP-9 HOLLY-SEACLIFF SPECIFIC PLAN

LAND USE:
EXISTING:
COMMERCIAL

PROPOSED:
MEDIUM DENSITY RESIDENTIAL
35 RESIDENTIAL CONDOMINIUM UNITS

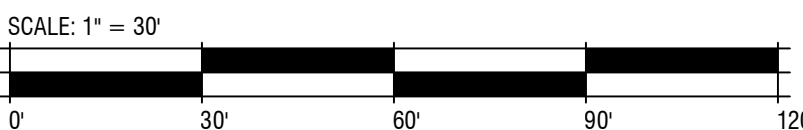
NOTES:
EXISTING OIL WELLS TO BE CAPPED (4 LOCATIONS).

EXISTING BUILDING ON LOT 7 TO BE DEMOISHED.

LOT 33 (PRIVATE ALLEY) TO BE ABANDONED BY CITY OF HUNTINGTON BEACH PER FINAL MAP.

PUBLIC UTILITIES AND EMERGENCY VEHICLE ACCESS TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON FINAL MAP.

SHARED ACCESS, INGRESS/EGRESS, PARKING, PRIVATE UTILITIES AND LANDSCAPING WITH COST SHARING AND MAINTENANCE RESPONSIBILITIES TO BE ADDRESSED UNDER AND SUBJECT TO A SEPARATE DOCUMENT TO BE RECORDED CONCURRENTLY WITH THE FINAL MAP.



TT-1

WALDEN &
SSOCIATES

2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 660-0110 FAX: 660-0418

CIVIL ENGINEERS PLANNERS LAND SURVEYORS

THIRD CITY SUBMITTAL

2026-948-002 | 9-1-2021

TENTATIVE TRACT NO. 19118
FOR CONDOMINIUM PURPOSES

HB TRI

GARFIELD AVENUE AND MAIN STREET
HUNTINGTON BEACH, CA

BONANNI
DEVELOPMENT