

#### 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

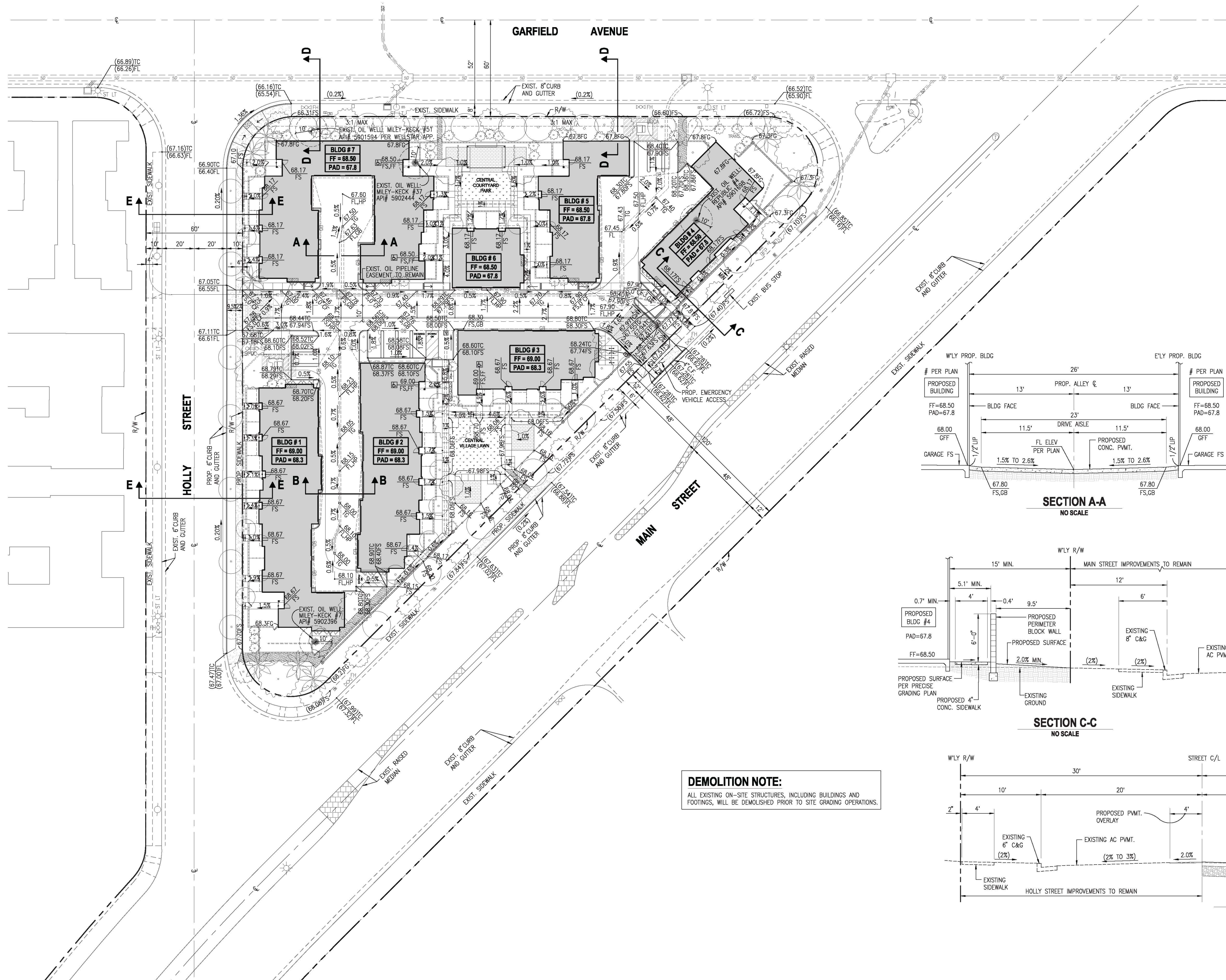


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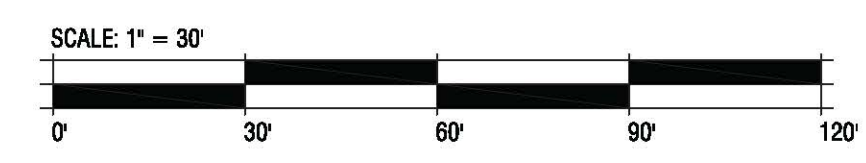
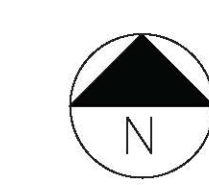
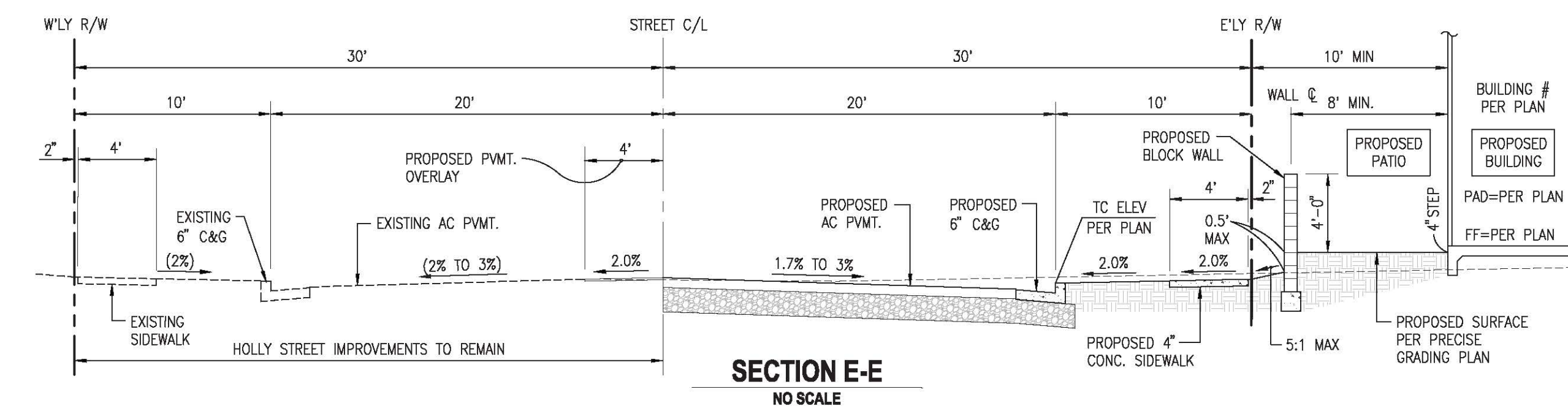
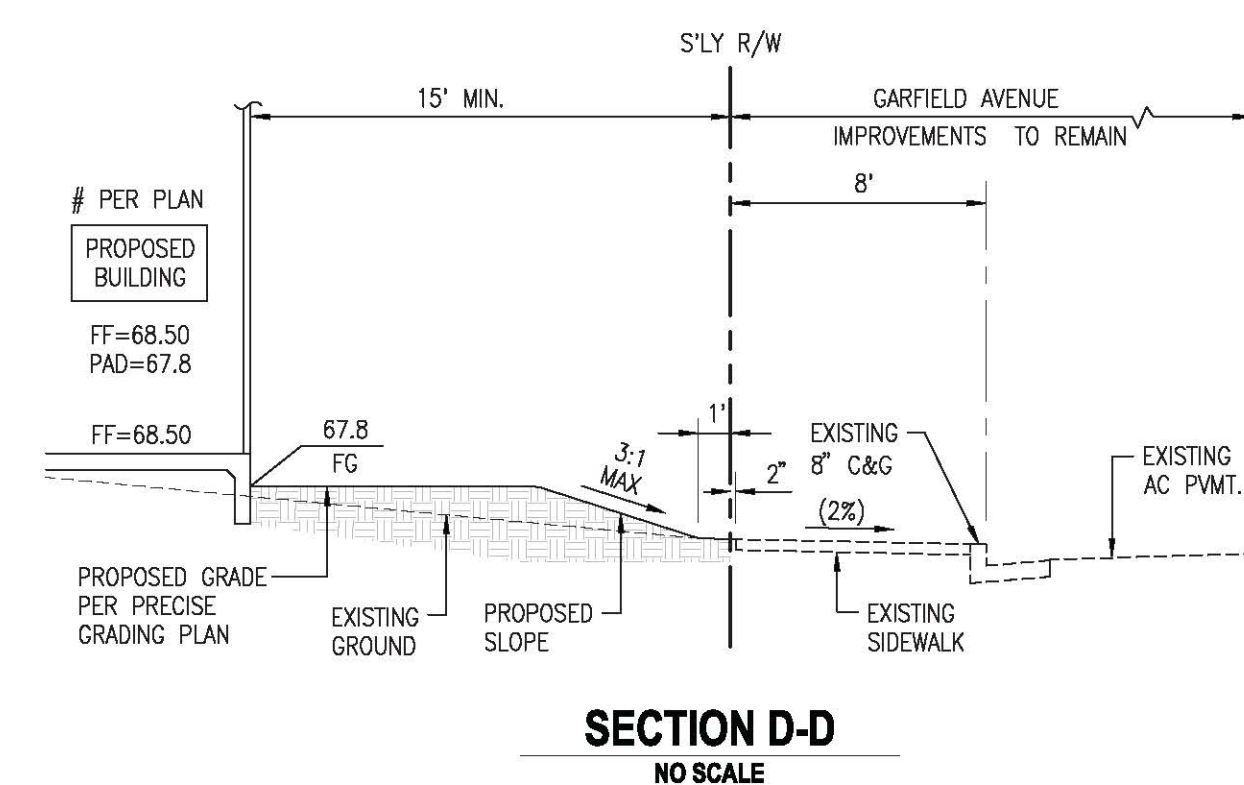
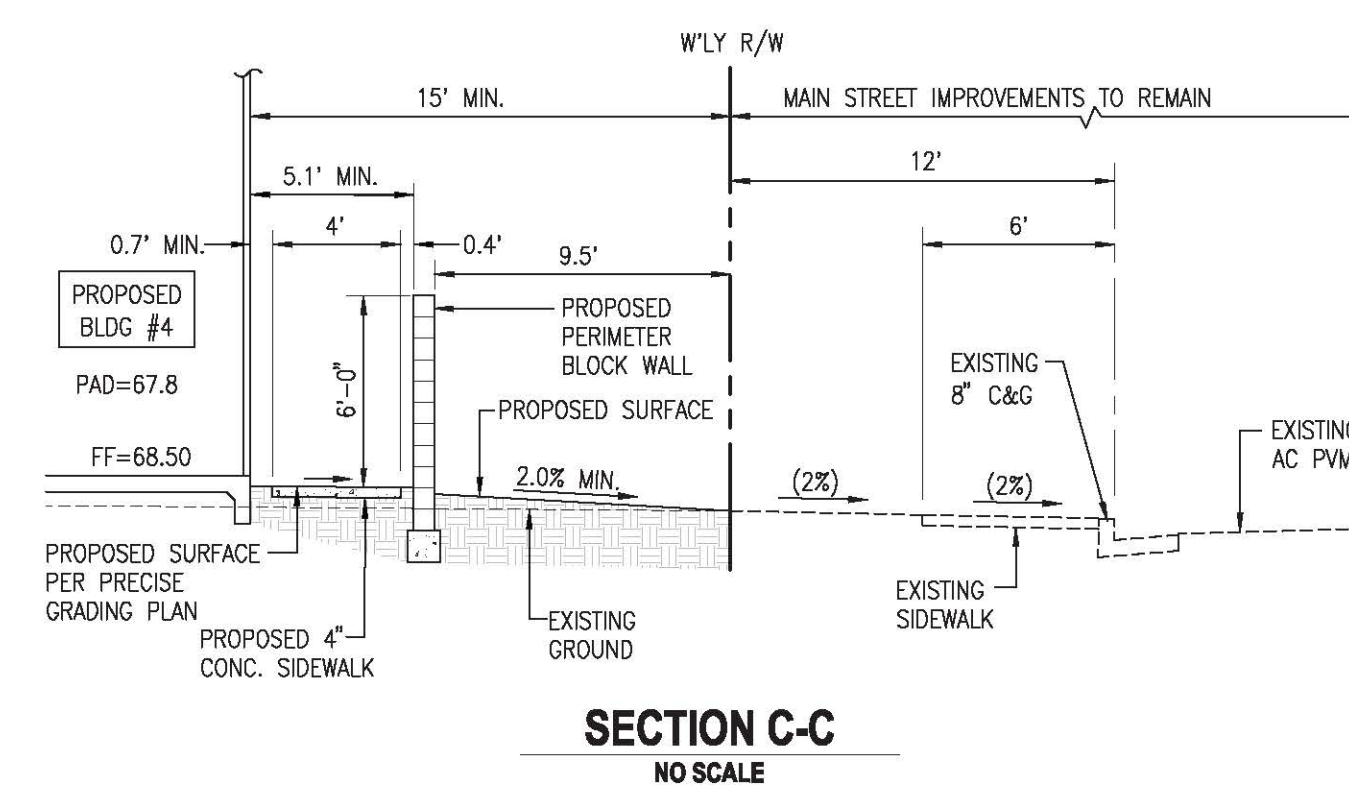
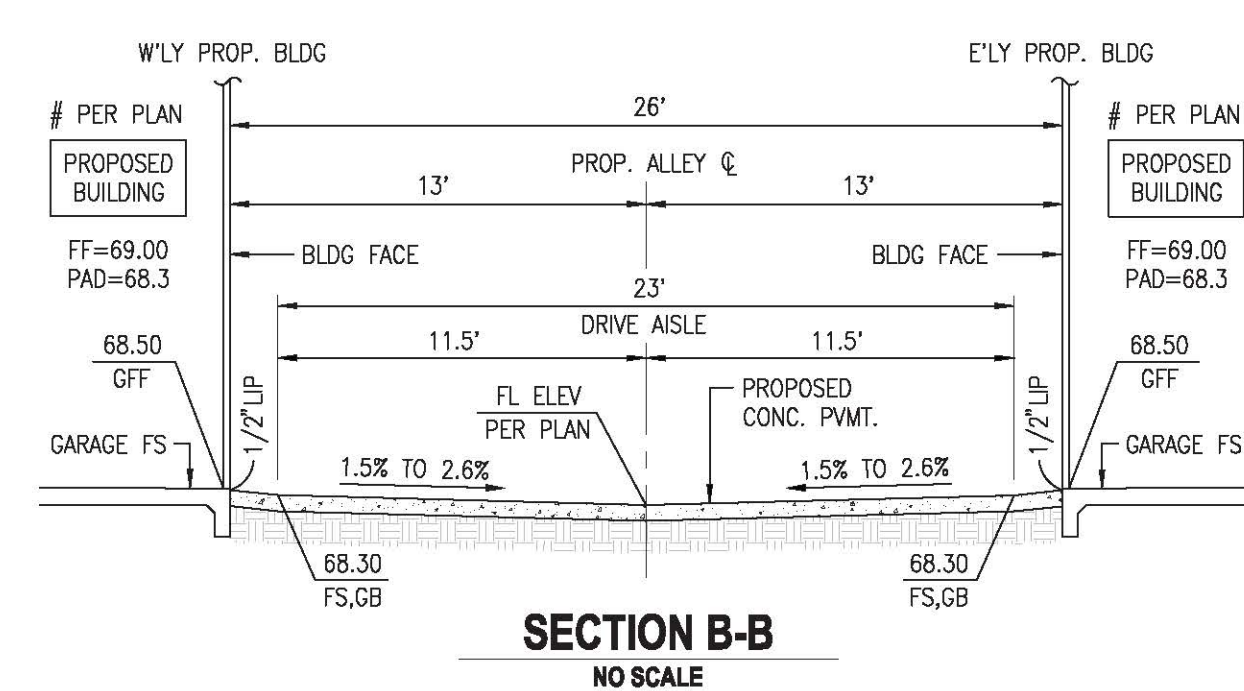
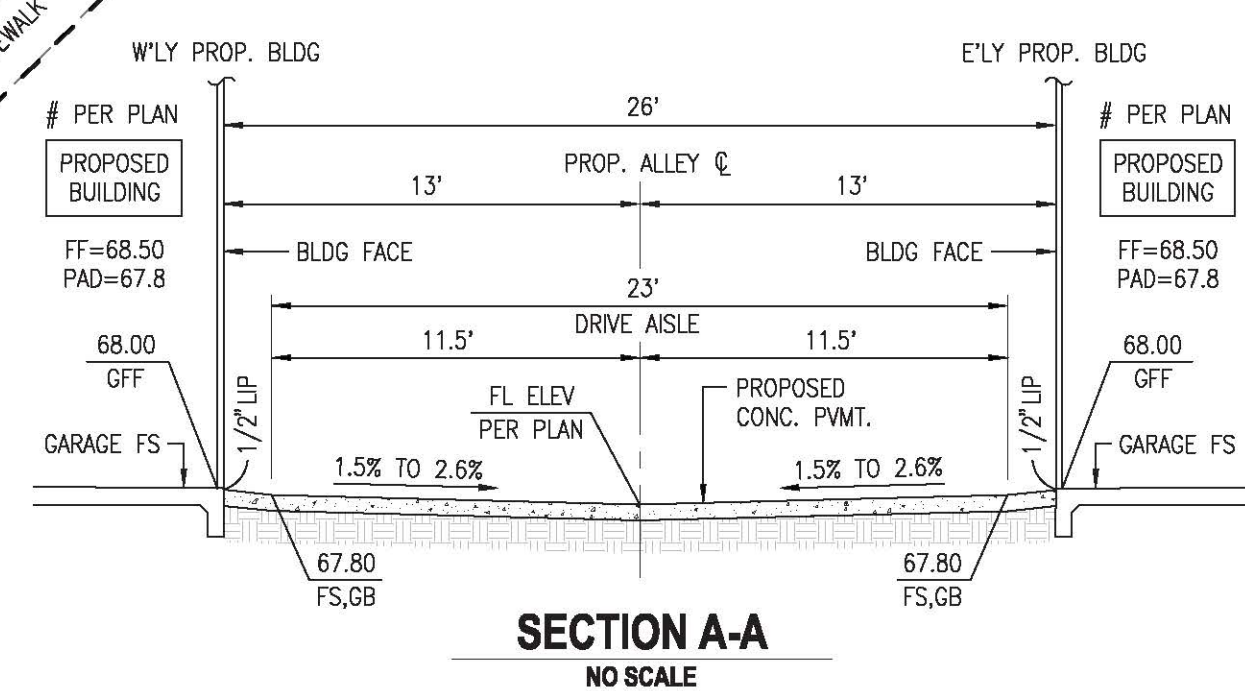






**LEGEND :**

- 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



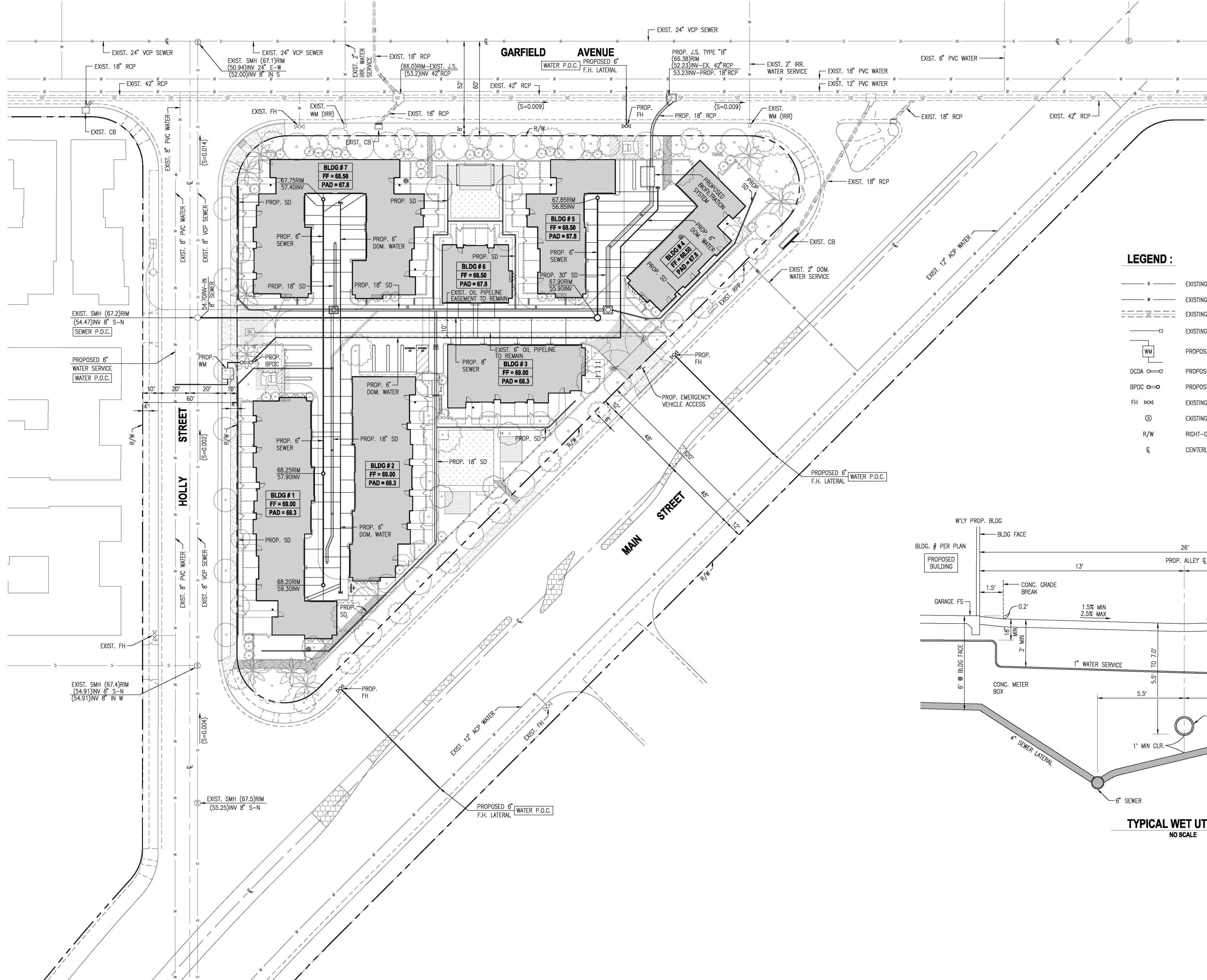
# PRELIMINARY GRADING PLAN

## HB TRI

### GARFIELD AVENUE AND MAIN STREET

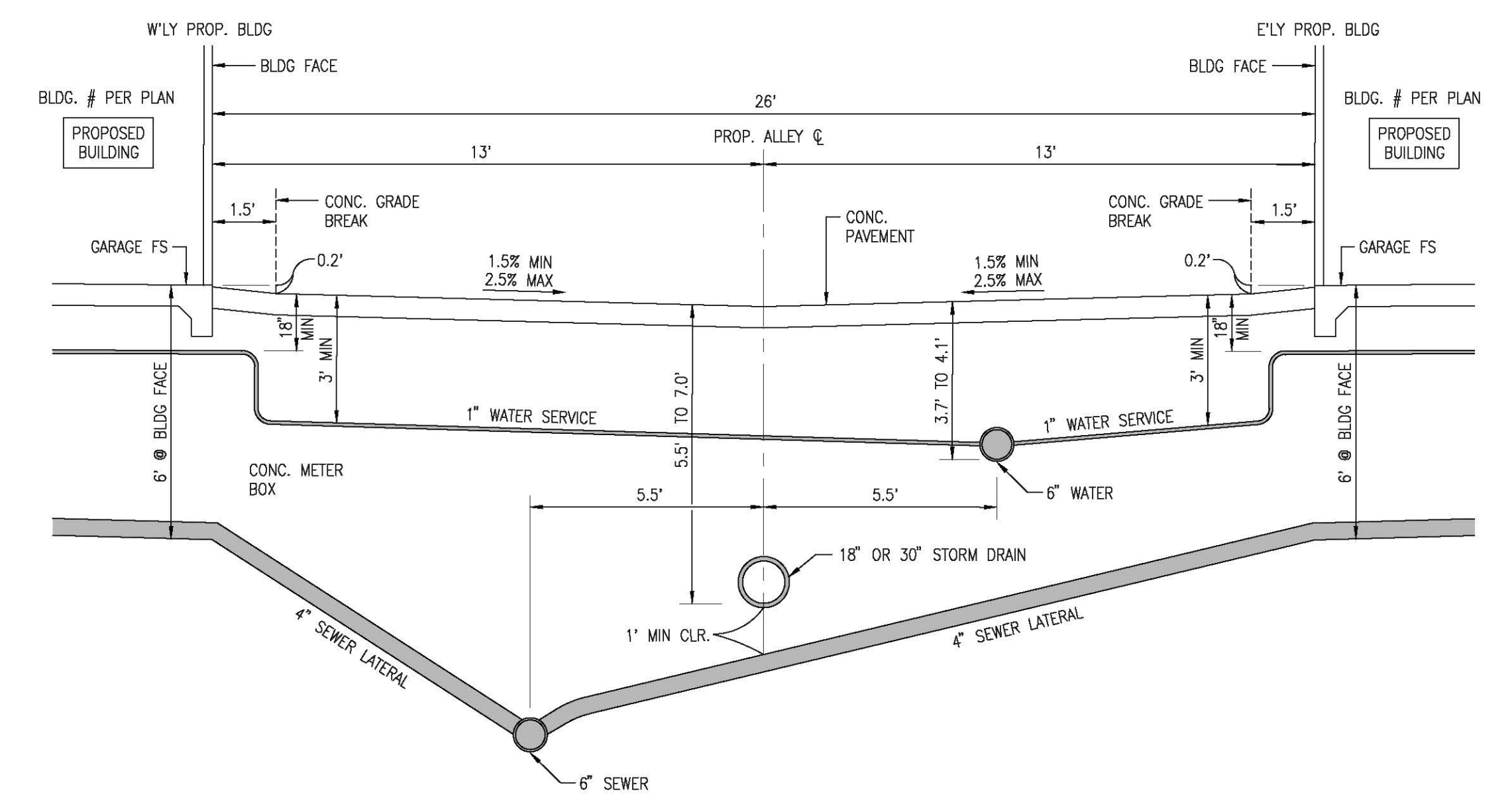
### HUNTINGTON BEACH, CA



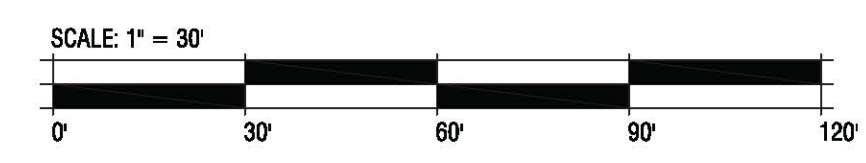


**LEGEND :**

- s — EXISTING SEWER LINE
- w — EXISTING WATER LINE
- SD --- EXISTING STORM DRAIN LINE
- □ — EXISTING WATER SERVICE AND METER
- WM — PROPOSED WATER SERVICE AND METER
- DCDA — PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- BPDC — PROPOSED BACKFLOW PREVENTION DOUBLE CHECK
- FH — EXISTING/PROPOSED FIRE HYDRANT
- ⊙ — EXISTING SEWER MANHOLE
- R/W — RIGHT-OF-WAY
- ℄ — CENTERLINE



**TYPICAL WET UTILITIES**  
NO SCALE



**PRELIMINARY WET UTILITY PLAN**

**HB TRI**

**GARFIELD AVENUE AND MAIN STREET  
HUNTINGTON BEACH, CA**



**C-3**



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2026-948-002 | 2-10-2022

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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.

SITE REQUIREMENTS:  
MAXIMUM DENSITY/INTENSITY:  
50%  
MAXIMUM LOT COVERAGE:  
MAXIMUM BUILDING HEIGHT:  
MINIMUM SETBACKS:  
FRONT (MAIN STREET)  
DWELLING:  
ACCESSORIES:  
SIDE  
INTERIOR:  
STREET:  
ACCESSORIES:  
BUILDING SEPARATION:  
MINIMUM OPEN SPACE:

15 UNITS/GROSSACRE  
50%  
DWELLINGS: 40 FT. AND A MAX. 3 STORIES  
ACCESSORY BUILDINGS: 35 FT.

15 FT.  
5 FT.  
5 FT.  
10 FT.  
8 FT.  
15 FT. FOR 2 STORY, 20 FT. FOR 3 STORY  
PRIVATE SPACE: 70 SQ. FT. PER DWELLING UNIT. COMMON SPACE:  
300 SQ. FT./2 BEDROOM UNIT  
350 SQ. FT./3 BEDROOM UNIT

70 SPACES  
(11) 2 BEDROOM X 2.0 SPACES = 22 SPACES  
(24) 3 BEDROOM X 2.0 SPACES = 48 SPACES  
ADA: = 1 SPACES

84 SPACES  
GARAGE: = 70 SPACES  
OPEN (OFF-STREET) = 14 SPACES  
ADA: = 1 SPACES

LEGEND:  
- WATER VALVE  
- WATER METER  
- FIRE HYDRANT  
- BACK FLOW DEVICE  
- FIRE DEPT. CONNECTION  
- IRRIGATION CONTROL VALVE  
- MAILBOX  
- MANHOLE  
- SEWER MANHOLE  
- STORM DRAIN MANHOLE  
- CATCH BASIN  
- GRATE DRAIN  
- DRAIN INLET  
- GUARD POST  
- SIGN  
- CHAIN LINK FENCE  
- ABANDONED OIL WELL  
- TRAFFIC POLE  
- STREET LIGHT  
- PARKING LOT LIGHT  
- POWER POLE  
- GUY WIRE  
- PULL BOX  
- GAS VALVE  
- GAS METER  
- TELEPHONE PEDESTAL  
- TELEPHONE PULLBOX  
- CABLE TV PULLBOX  
- TELEPHONE MANHOLE  
- TREE  
- ELECTRICAL LINE  
- RECLAIMED WATER  
- SEWER  
- STORM DRAIN  
- WATER

BOUNDARY LINE GROSS  
BOUNDARY LINE NET  
CENTERLINE LINE  
RIGHT-OF-WAY LINE  
LOT/PARCEL LINE  
EASEMENT LINE

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.



SCALE: 1" = 30'  
0' 30' 60' 90' 120'

TENTATIVE TRACT NO. 19118  
FOR CONDOMINIUM PURPOSES

HB TRI

GARFIELD AVENUE AND MAIN STREET  
HUNTINGTON BEACH, CA



TT-1



THIRD CITY SUBMITTAL  
2026-948-002 | 9-1-2021

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