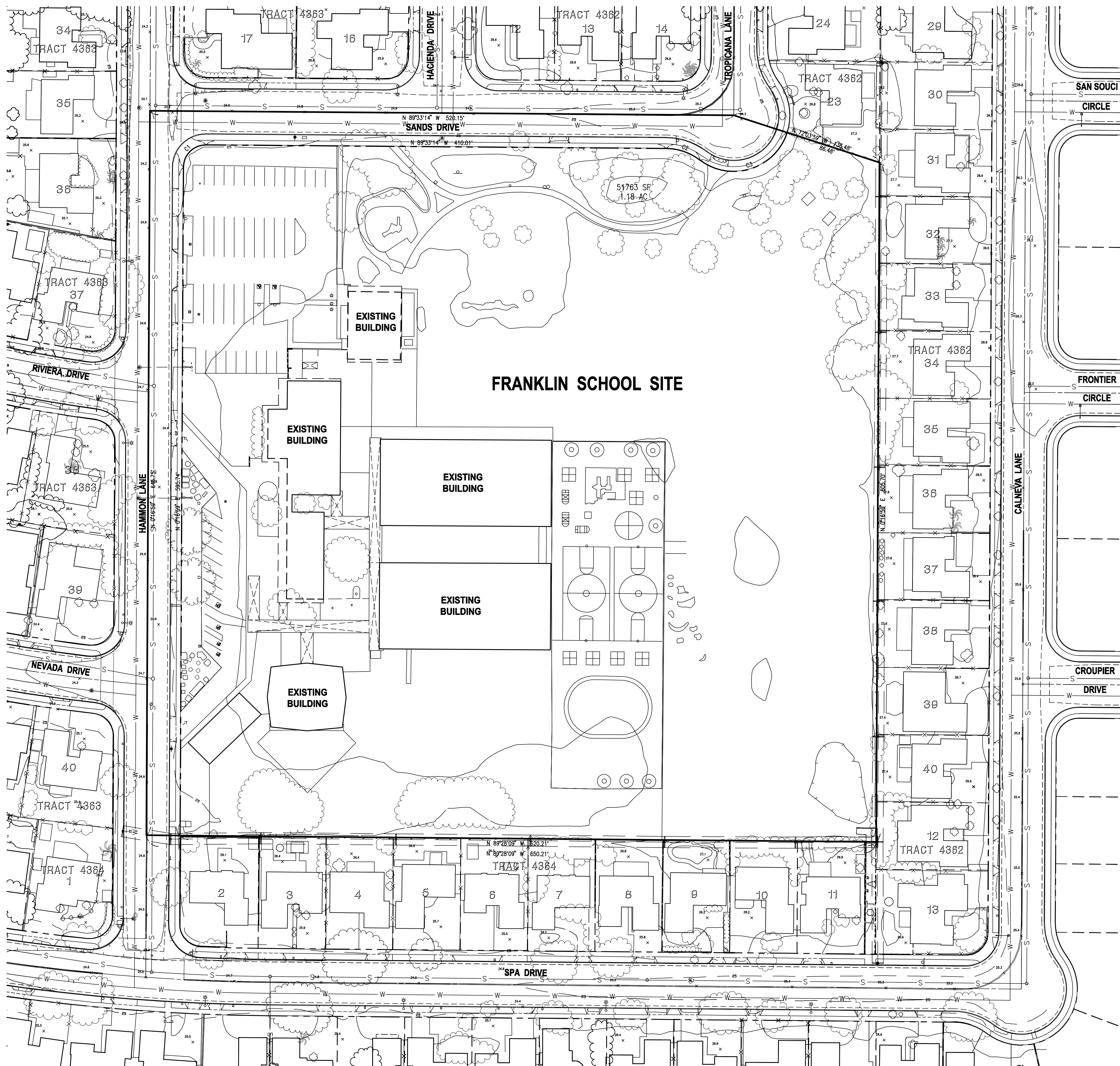
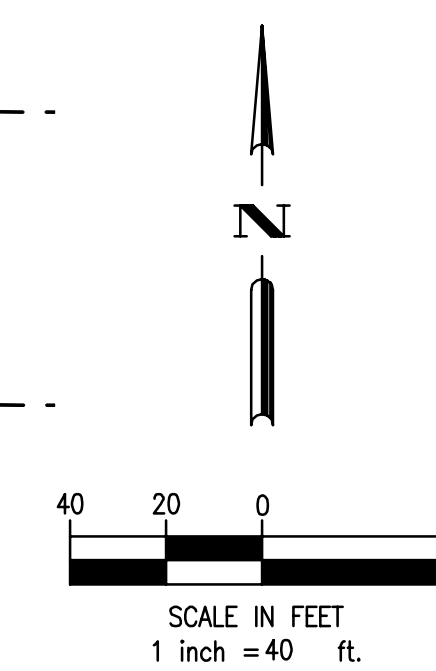




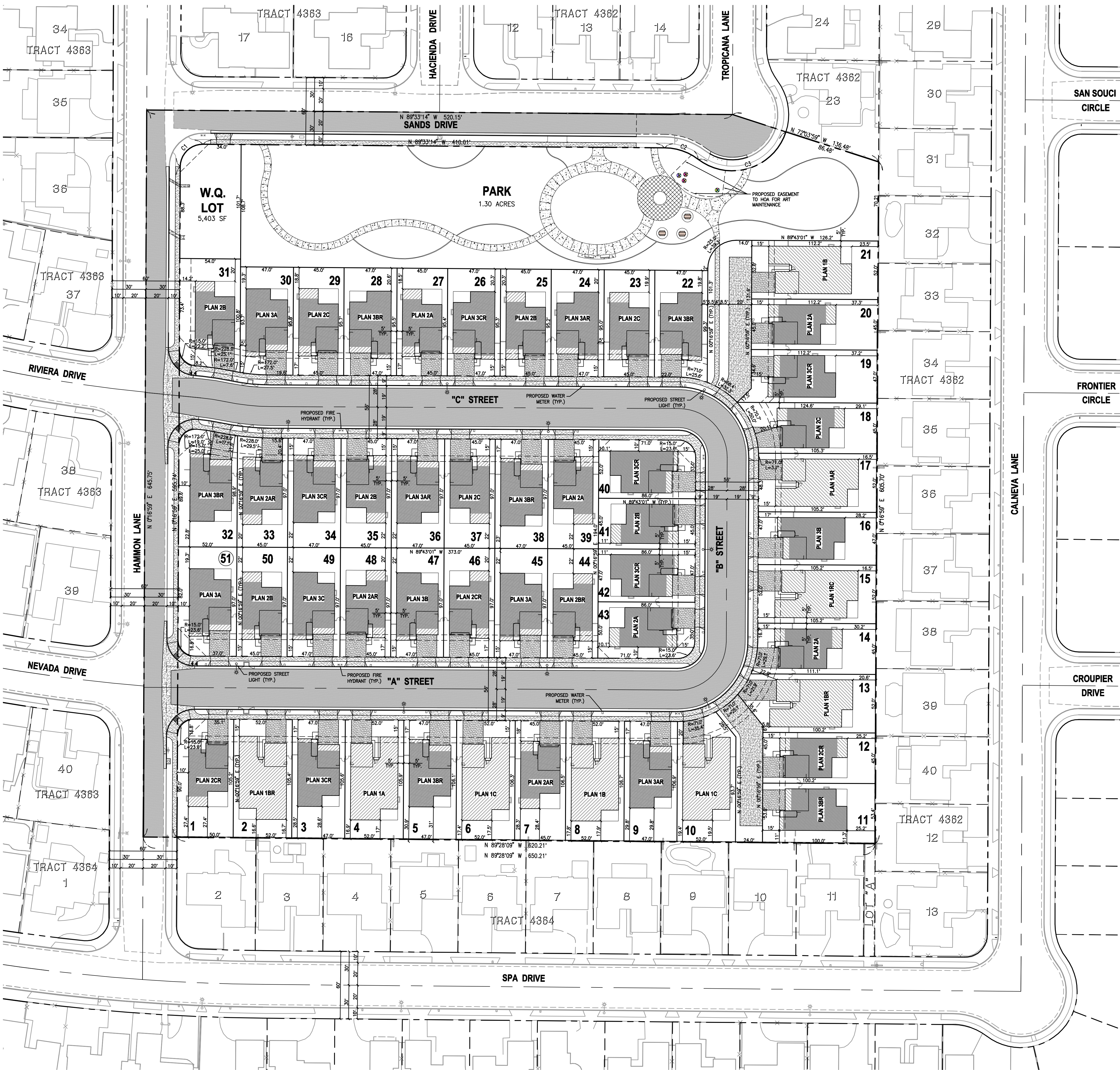
LEGEND:

- | | | | | | |
|-------|-----------------------------|-----|-----------------------------|-----|-------------------------------|
| LS | - LANDSCAPE AREA | W | - EXISTING WATER LINE | ST | - STREET LIGHT |
| ASPH | - ASPHALT PAVEMENT | W-1 | - EXISTING GAS LINE | PP | - POWER POLE |
| CONC | - CONCRETE | W-2 | - EXISTING WATER LINE | T | - TREE |
| TRANS | - TRANSFORMER | S | - EXISTING SEWER LINE | PM | - PALM TREE |
| G | - EXISTING GAS LINE | SD | - EXISTING STORM DRAIN LINE | S | - SIGN |
| W | - EXISTING WATER LINE | E | - EXISTING ELECTRICAL LINE | F | - FENCE |
| W-1 | - EXISTING GAS LINE | T | - EXISTING TELEPHONE LINE | W | - WALL |
| W-2 | - EXISTING WATER LINE | | | D | - DRIVEWAY |
| S | - EXISTING SEWER LINE | | | --- | - INDICATES PROPERTY BOUNDARY |
| SD | - EXISTING STORM DRAIN LINE | | | --- | - INDICATES PROJECT BOUNDARY |
| E | - EXISTING ELECTRICAL LINE | | | | |
| T | - EXISTING TELEPHONE LINE | | | | |
-
- | | | | |
|------|----------------------------|-----|-------------------------------|
| WM | - WATER METER | SL | - STREET LIGHT |
| FH | - FIRE HYDRANT | PP | - POWER POLE |
| WMH | - WATER MANHOLE | T | - TREE |
| PIV | - PIV | PM | - PALM TREE |
| TM | - TELEPHONE MANHOLE | S | - SIGN |
| ICV | - IRRIGATION CONTROL VALVE | F | - FENCE |
| SMH | - SEWER MANHOLE | W | - WALL |
| SDMH | - STORM DRAIN MANHOLE | D | - DRIVEWAY |
| CB | - CATCH BASIN | --- | - INDICATES PROPERTY BOUNDARY |
| HP | - HANDICAP PARKING | --- | - INDICATES PROJECT BOUNDARY |



BOUNDARY LABELS:

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°09'47"	20.00'	31.47'
C2	36°52'12"	50.00'	32.18'
C3	109°22'57"	50.00'	95.45'

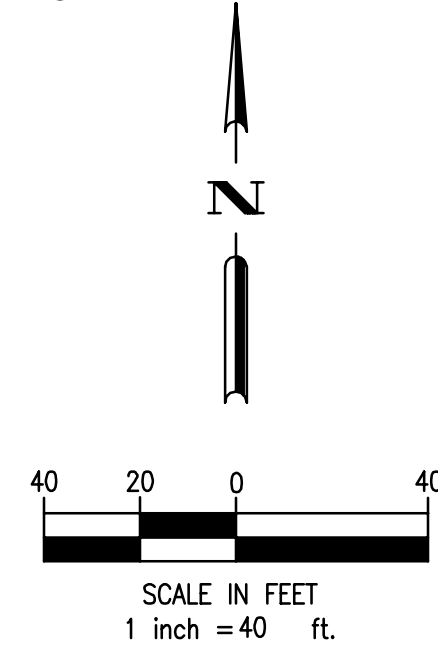


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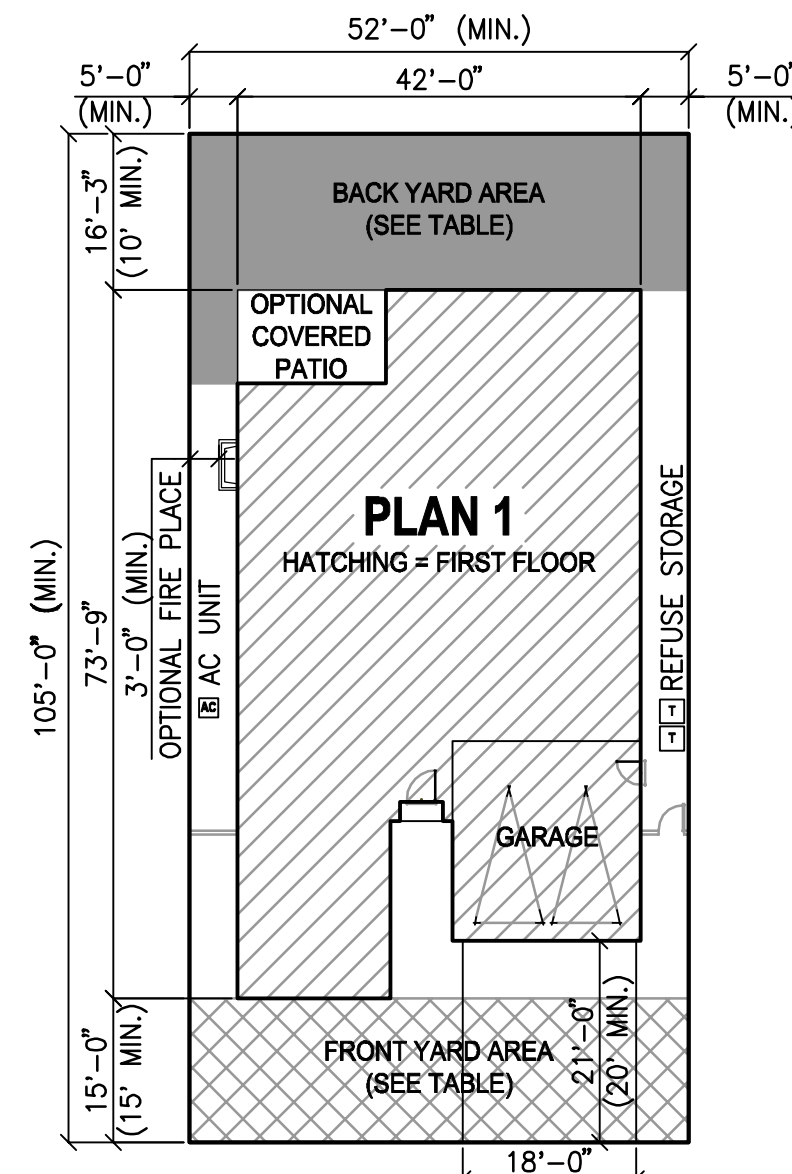
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C3	109°22'57"	50.00'	95.45'

BUILDING MATRIX	
PLAN 1	9
PLAN 2	21
PLAN 3	21
TOTAL HOMES	51

SITE SUMMARY	
GROSS BOUNDARY	9.58 ACRES
STREET DEDICATION	.83 ACRES
NET SITE AREA	8.75 ACRES
PARK SITE	1.30 ACRES
DENSITY	5.83 DU/ACRE
MINIMUM LOT SIZE	3,825 SF



TYPICAL MINIMUM LOT SETBACKS

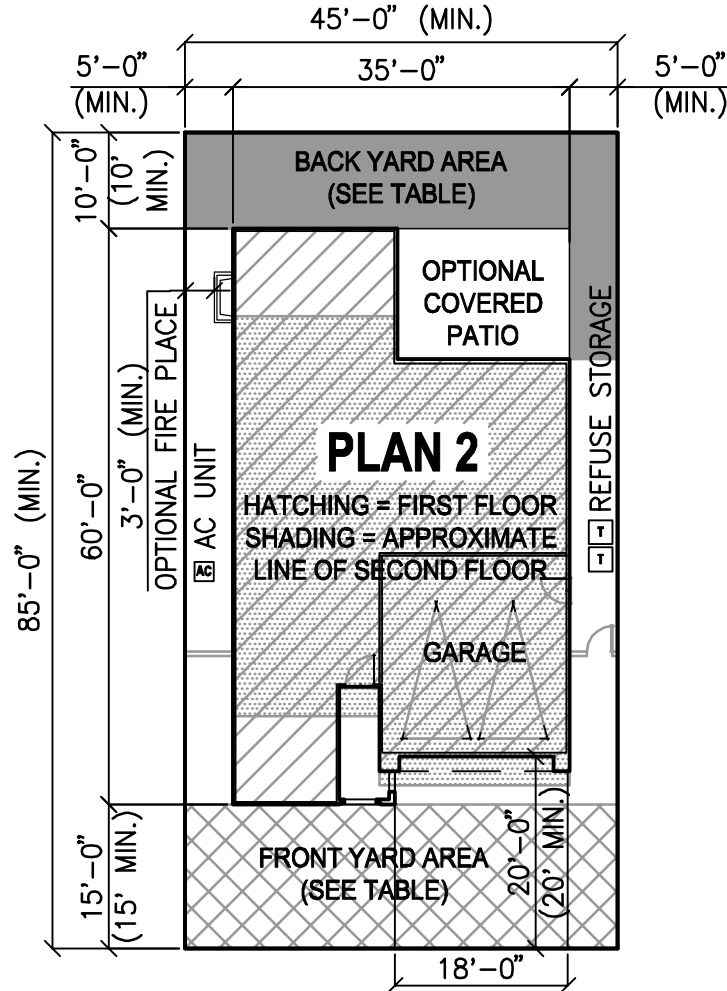


PLAN 1
2,291 SQ. FT.
TARGET: 2,300 SQ. FT.

FLOOR AREA TABLE	
1ST FLOOR	2,291 SQ. FT.
TOTAL	2,291 SQ. FT.
2 - CAR GARAGE	405 SQ. FT.
OPT. CALIFORNIA ROOM	151 SQ. FT.
PORCH	13 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN TYPE 1
SCALE 1" = 20'

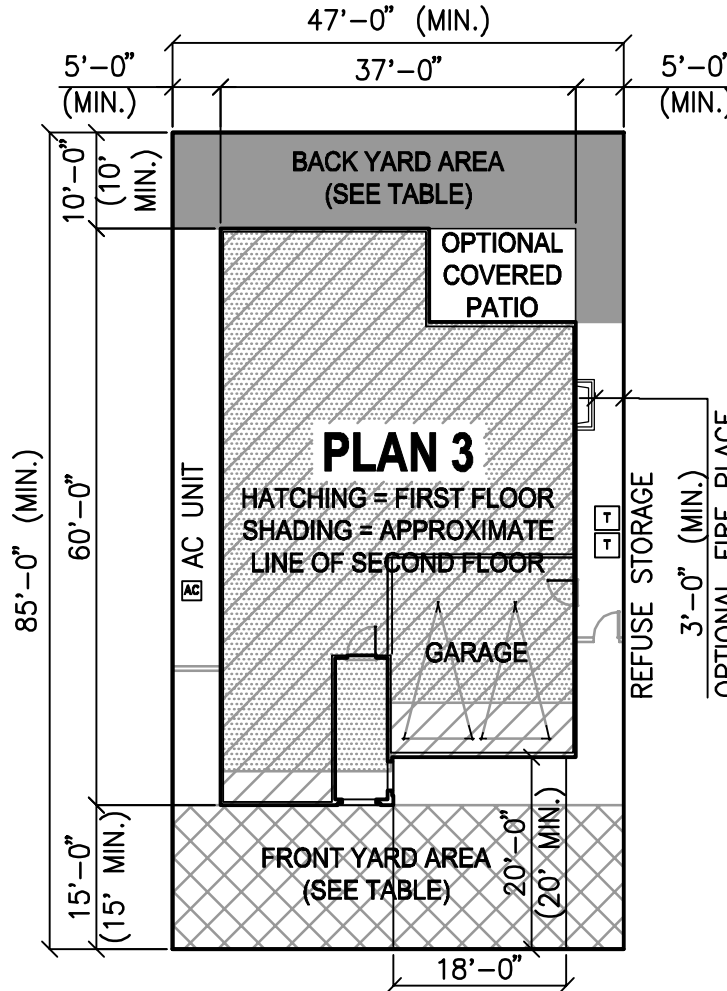


PLAN 2
2,686 SQ. FT.
TARGET: 2,600 SQ. FT.

FLOOR AREA TABLE	
1ST FLOOR	1,268 SQ. FT.
2ND FLOOR	1,418 SQ. FT.
TOTAL	2,686 SQ. FT.
2 - CAR GARAGE	437 SQ. FT.
OPT. CALIFORNIA ROOM	243 SQ. FT.
PORCH	61 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN TYPE 2
SCALE 1" = 20'



PLAN 3
3,224 SQ. FT.
TARGET: 3,100 SQ. FT.

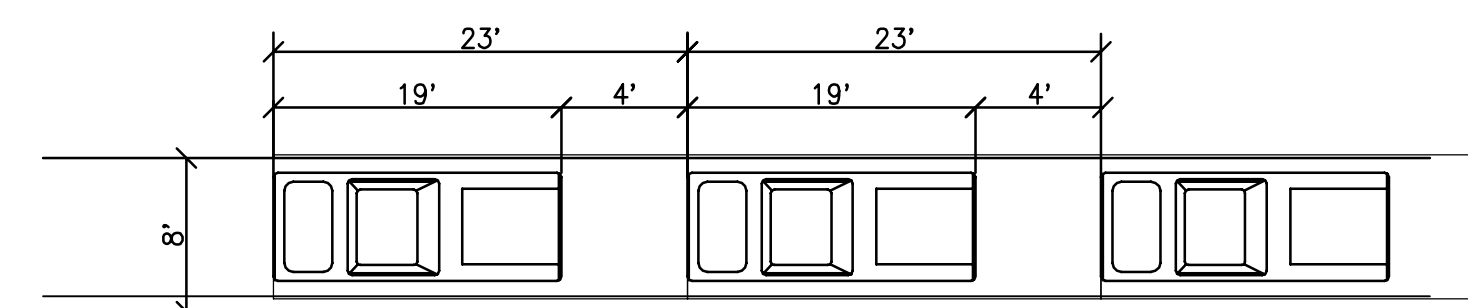
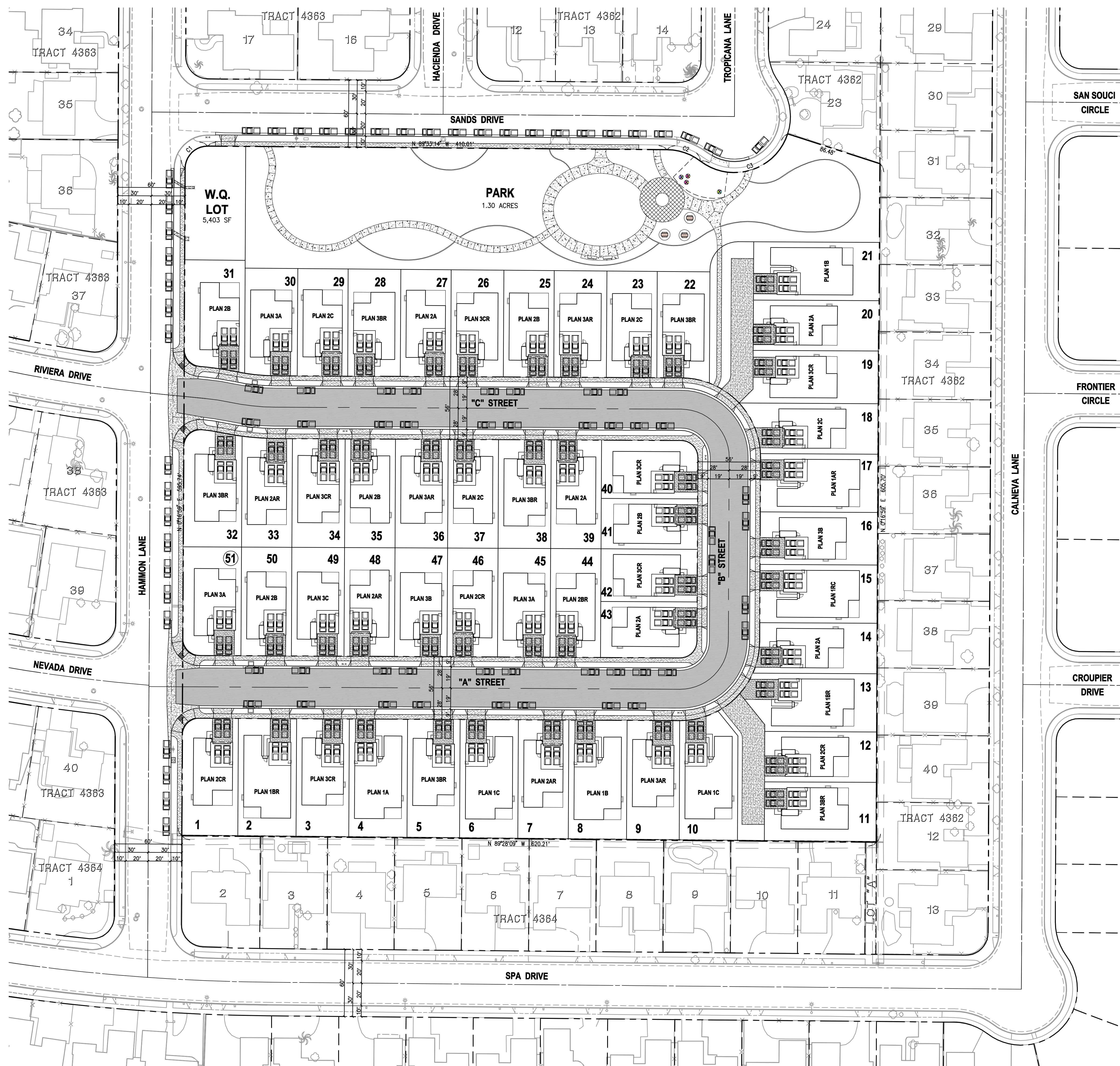
FLOOR AREA TABLE	
1ST FLOOR	1,485 SQ. FT.
2ND FLOOR	1,739 SQ. FT.
TOTAL	3,224 SQ. FT.
2 - CAR GARAGE	404 SQ. FT.
OPT. CALIFORNIA ROOM	148 SQ. FT.
PORCH	87 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN TYPE 3
SCALE 1" = 20'

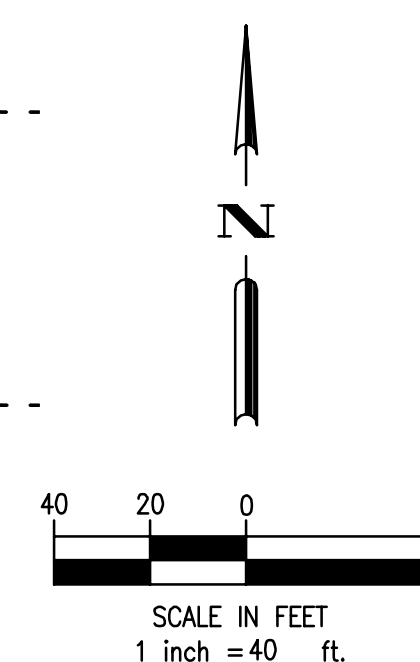
TENTATIVE TRACT 18147 FRANKLIN SCHOOL SITE RESIDENTIAL DEVELOPMENT "SEA DANCE" 1422 HAMMON LANE, HUNTINGTON BEACH				
LOT #	PLAN ELEVATION	TOTAL LOT (S.F.)	FRONT YARD AREA (S.F.)	REAR YARD AREA INCLUDING PATIO (S.F.)
1	2CR	5207	702	1682
2	1BR	5477	780	1061
3	3CR	4960	705	1538
4	1A	5499	780	1084
5	3BR	4980	705	1558
6	1C	5521	780	1106
7	2AR	4788	675	1589
8	1B	5543	780	1128
9	3AR	5020	705	1598
10	1C	5619	609	1211
11	3BR	5330	795	1542
12	2CR	4509	675	1446
13	1BR	5816	430	1273
14	2A	4789	685	1671
15	1CR	5471	780	1055
16	3B	4945	705	1523
17	1AR	5471	780	1055
18	2C	5029	734	1622
19	3CR	5350	763	1946
20	2A	5049	675	1986
21	1B	5835	780	1419
22	3BR	4494	712	1129
23	2C	4273	675	1209
24	3AR	4469	705	1141
25	2B	4285	675	1221
26	3CR	4481	705	1153
27	2A	4297	675	1143
28	3BR	4494	705	1166
29	2C	4308	675	1155
30	3A	4486	707	1103
31	2B	5183	779	1395
32	3BR	5293	732	1381
33	2AR	4384	676	1217
34	3CR	4559	705	1231
35	2B	4365	675	1301
36	3AR	4559	705	1231
37	2C	4365	675	1301
38	3BR	4559	705	1137
39	2A	4365	675	1301
40	3CR	4423	731	724
41	2B	3870	675	806
42	3CR	4042	705	714
43	2A	4252	701	818
44	2BR	4365	675	1301
45	3A	4559	705	1231
46	2CR	4365	675	1211
47	3B	4559	705	1231
48	2AR	4365	675	1211
49	3C	4559	705	1231
50	2B	4365	675	1301
51	3A	4996	732	1202

TECHNICAL SITE PLAN



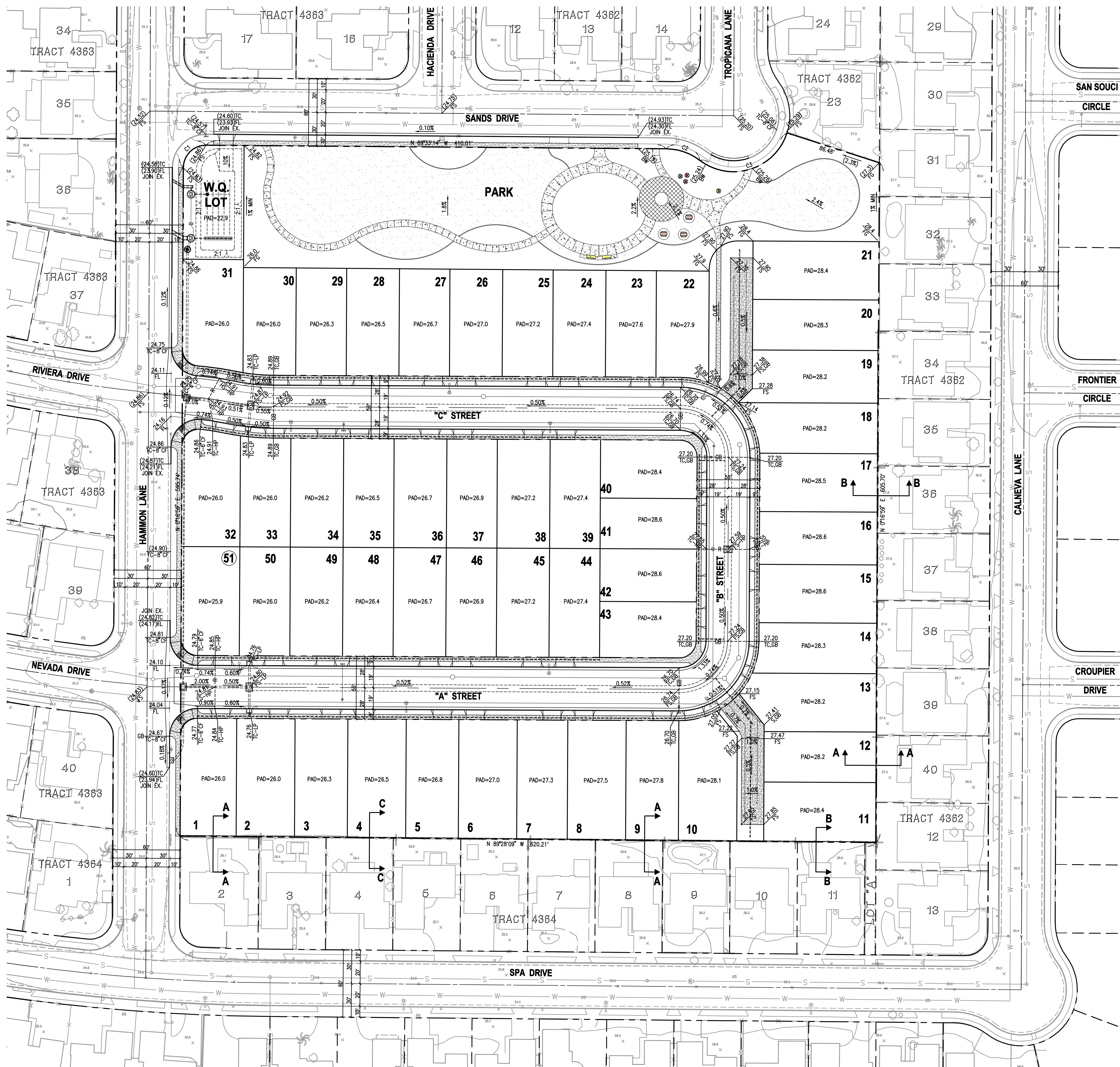
DETAIL "A"
TYPICAL PARALLEL PARKING DETAIL
 SCALE: 1"=10'

PARKING CALCULATIONS			
	QUANTITY REQUIRED	QUANTITY PROVIDED	OVERAGE/ (UNDERAGE)
CITY OFF-STREET PARKING REQUIREMENTS (2 ENCLOSED AND 2 OPEN PER UNIT)	204	204	0
ON-STREET CURB ADJACENT PARKING (ALONG PUBLIC STREET)	0	38	+38
ON-STREET CURB ADJACENT PARKING (ALONG PRIVATE STREET)	0	42	+42
TOTAL PARKING	204	286	+70



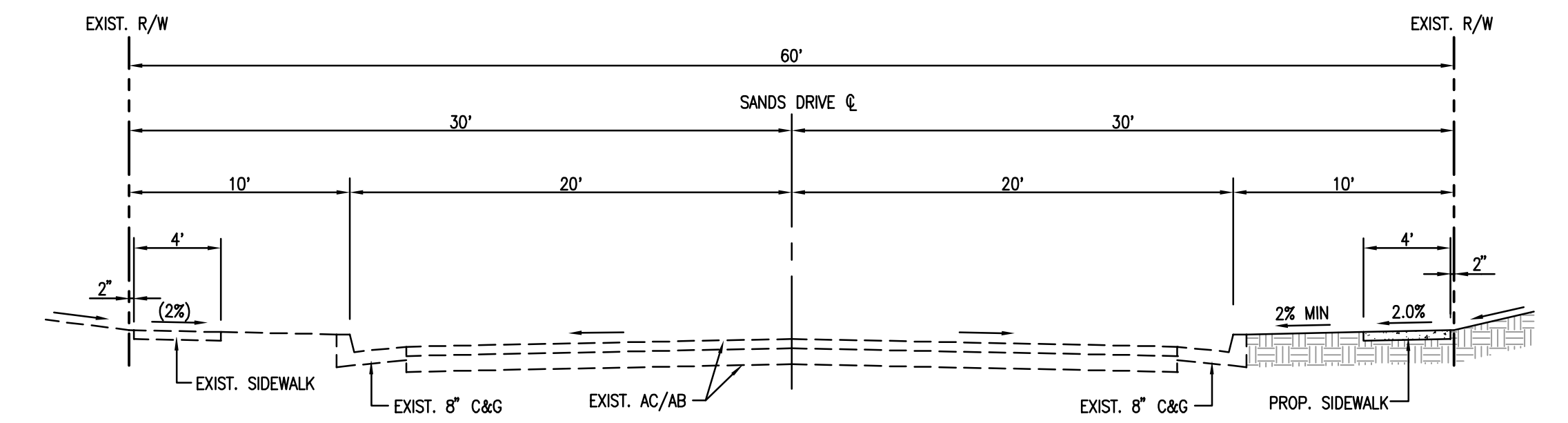
BOUNDARY LABELS:

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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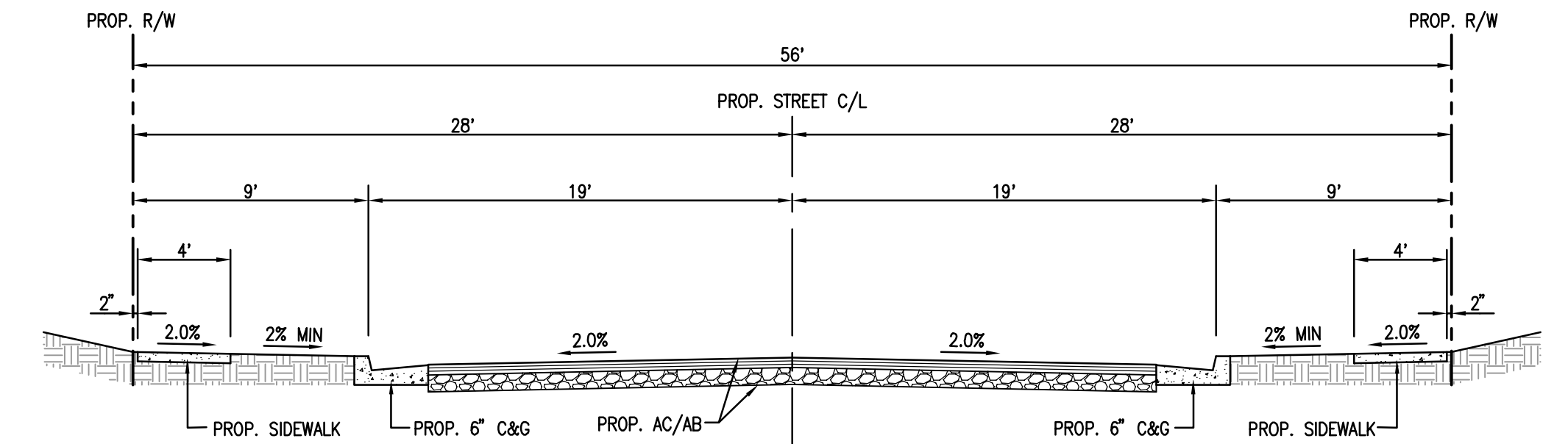


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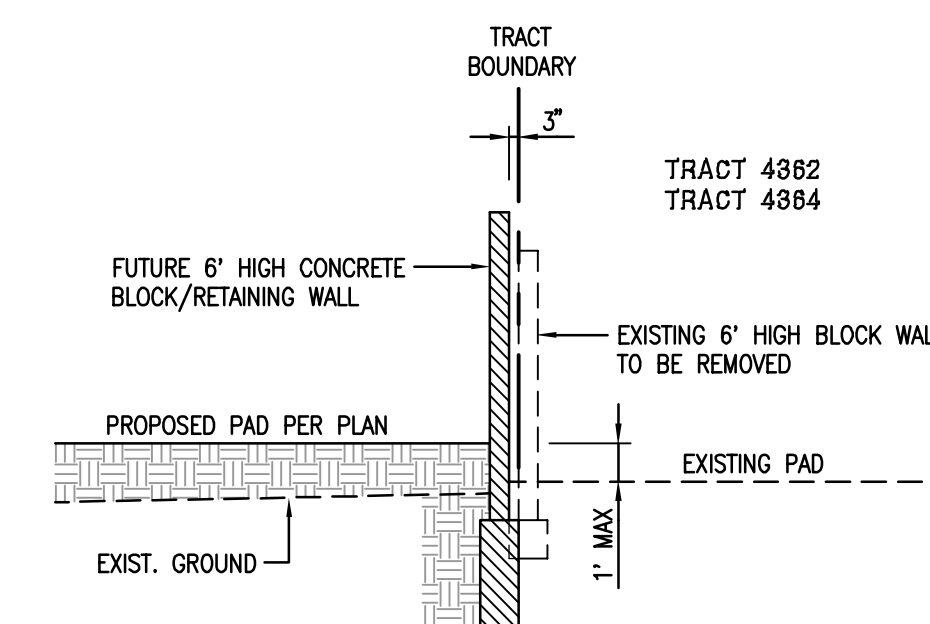
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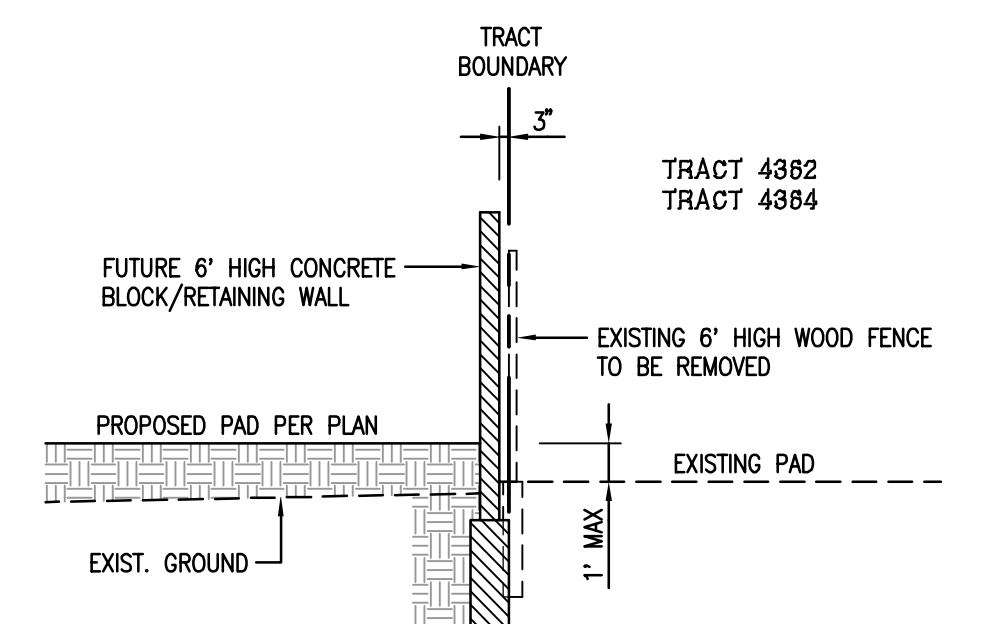
**SANDS DRIVE
HAMMON LANE**
NO SCALE



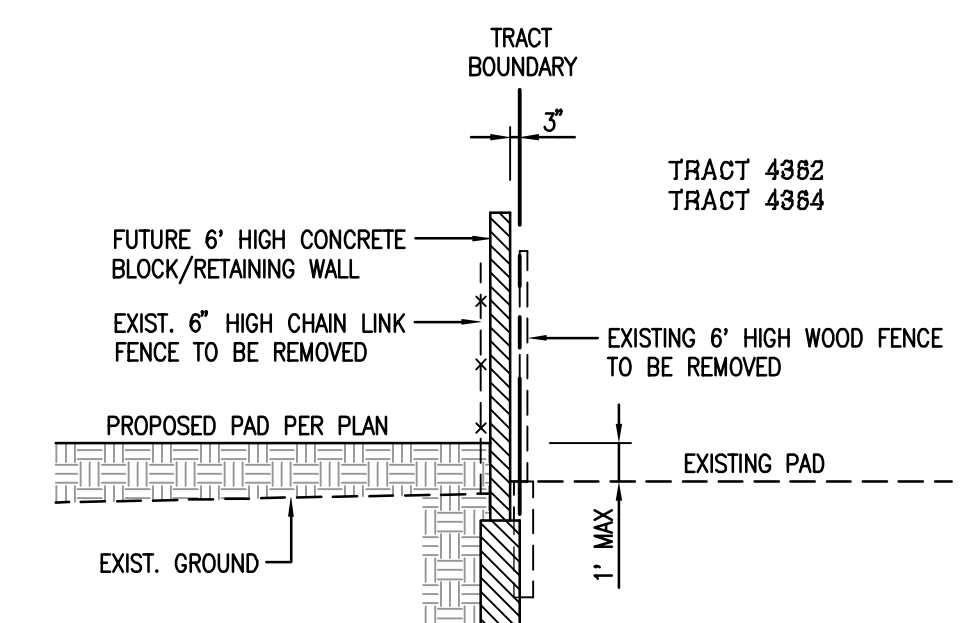
PROPOSED 56' INTERIOR STREET
NO SCALE



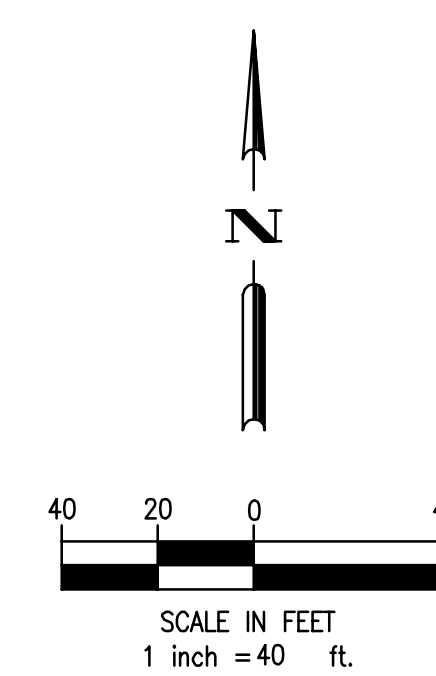
SECTION A-A
NO SCALE



SECTION B-B
NO SCALE



SECTION C-C
NO SCALE



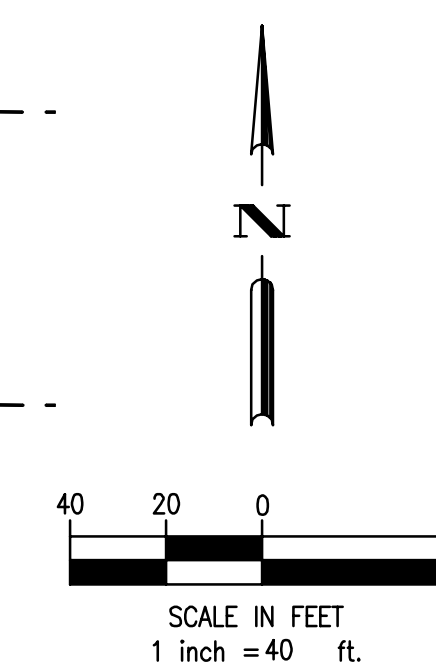
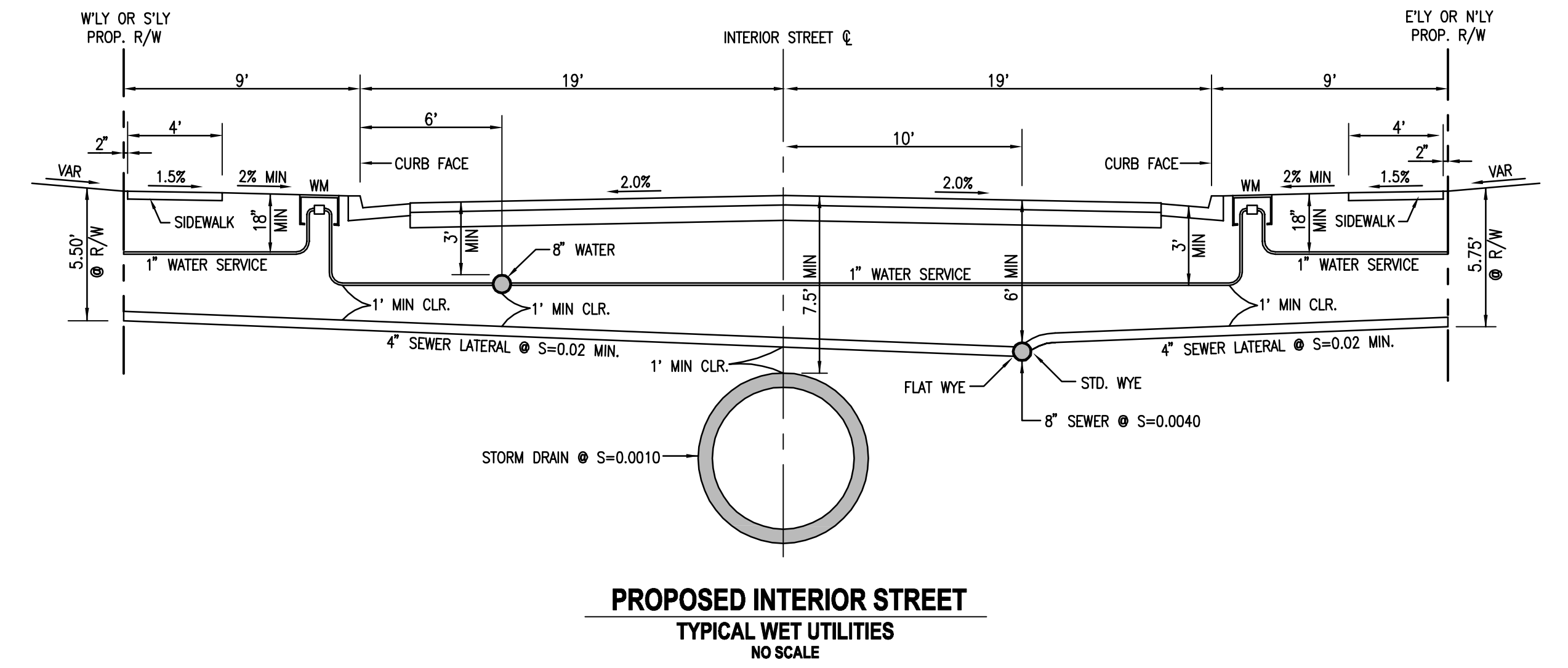
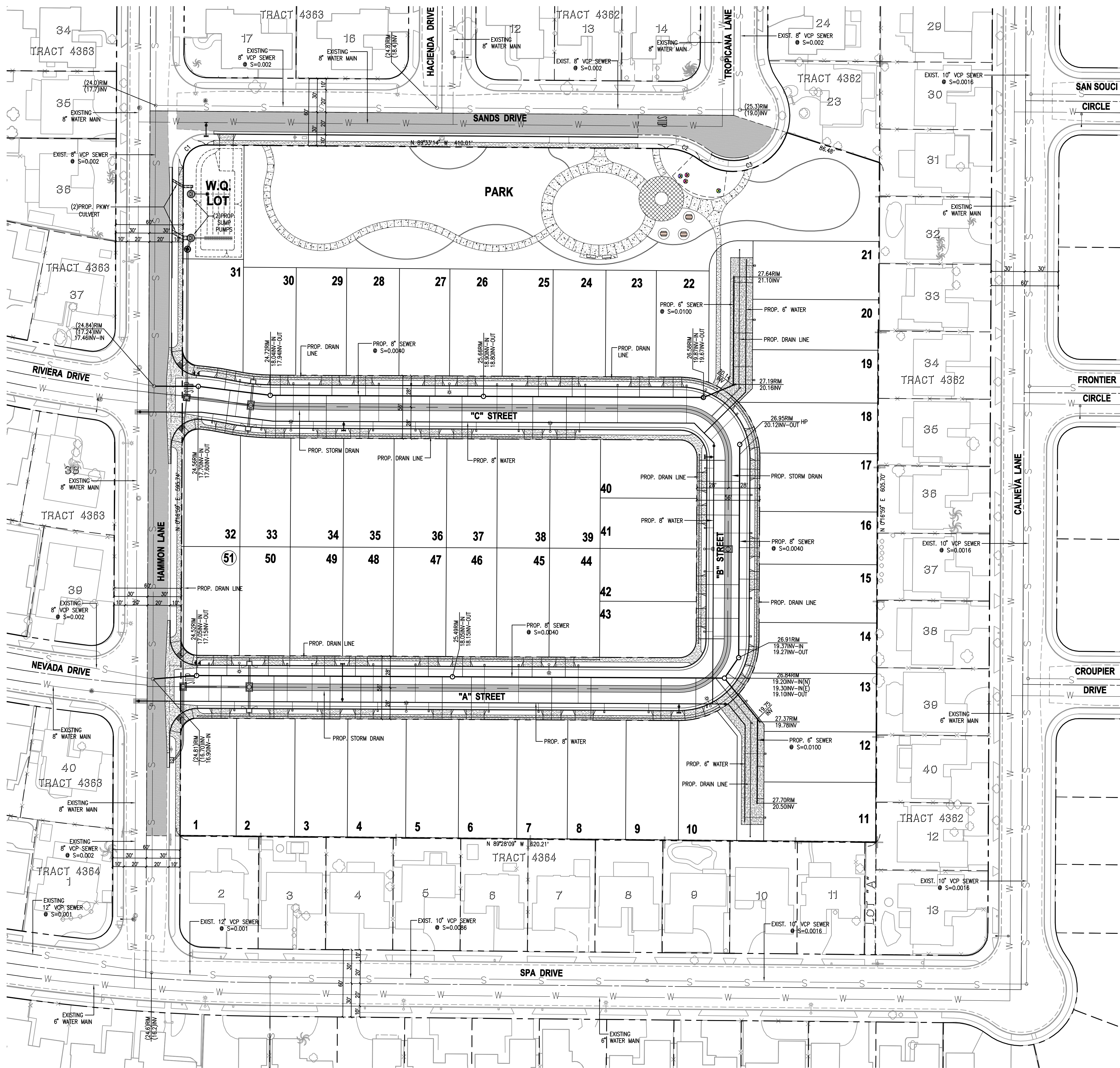
**ALDEN &
ASSOCIATES**
2552 WHITE ROAD, SUITE B, IRVINE, CA 92614
(949) 850-0110 FAX: 850-0418
CIVIL ENGINEERS PLANNERS LAND SURVEYORS

FRANKLIN SCHOOL SITE
Huntington Beach, California

PRELIMINARY GRADING PLAN

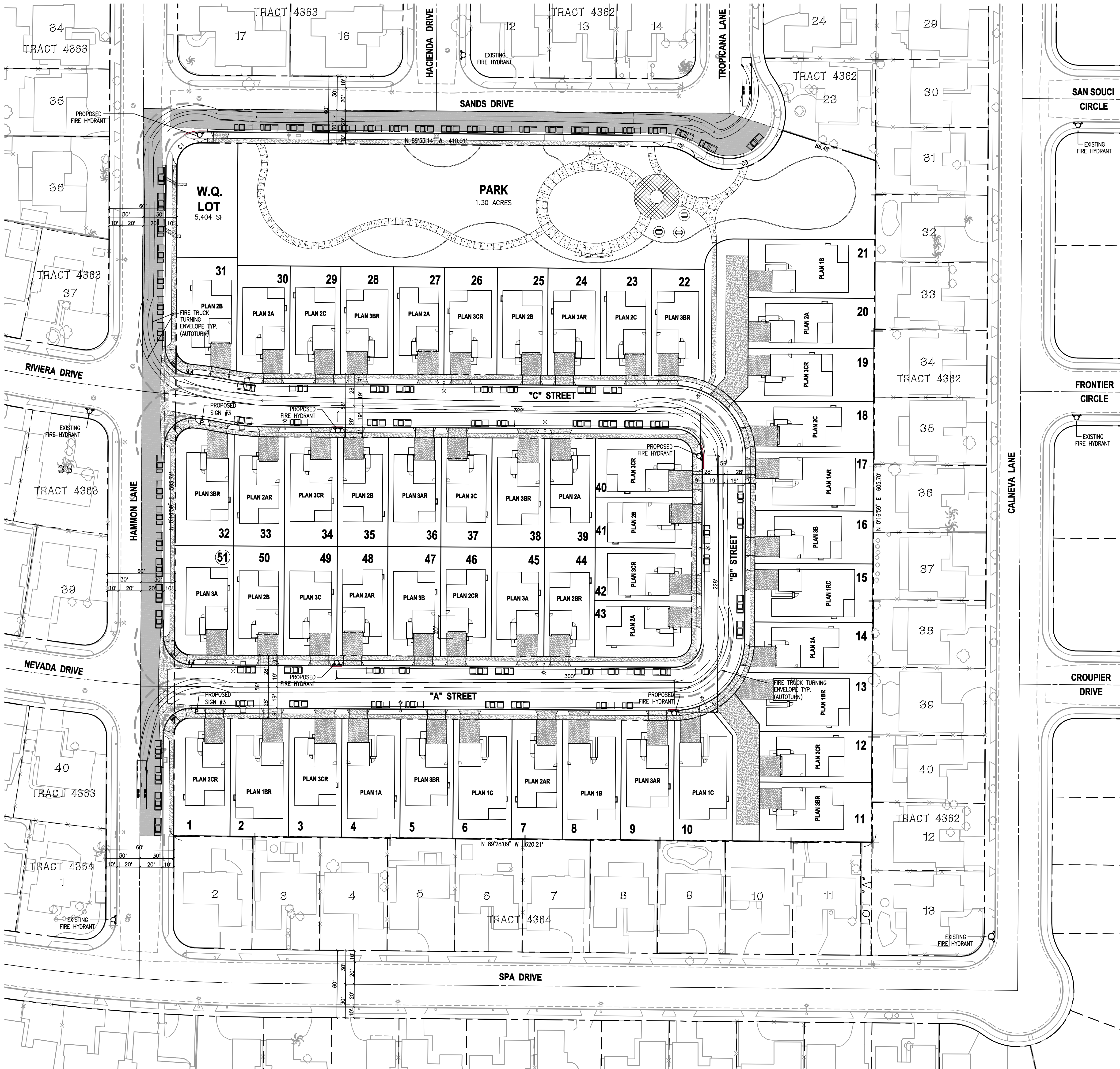
07.27.18





PRELIMINARY WET UTILITY PLAN

07.27.18



BOUNDARY LABELS:

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°09'47"	20.00'	31.47'
C2	36°52'12"	50.00'	32.18'
C3	109°22'57"	50.00'	95.45'

INDIVIDUAL BUILDING INFORMATION

- HEIGHT - 27' MAX
- STORIES - 2
- CONSTRUCTION TYPE - WOOD FRAME
- BUILDING SIZE - 2,305-3,224 SF

LEGEND

- RED CURB W/ "FIRE LANE" SPACED AT 25' PER CHBD SPECIFICATION NO. 415
- PROPOSED FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT LOCATION
- #3 ENTRANCE SIGN #3 PER CHBD SPECIFICATION NO. 415 (SEE DETAIL HEREON)

NOTE:
SIGN DETAIL IS FOR VERBIAGE ONLY. SIGN SIZE, GAGE, COLOR, LETTER HEIGHT, ETC
SHALL CONFORM TO CHBD SPECIFICATION NO. 415



FIRE APPARATUS MINIMUM TURNING RADIUS
PER CITY OF HUNTINGTON BEACH FIRE DEPARTMENT
SPECIFICATION NO. 401

FIRE MASTER PLAN NOTES

- CITY FIRE DEPARTMENT SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT.
- HYDRANTS SHALL BE OPERATIONAL PRIOR TO DELIVERING COMBUSTIBLE MATERIALS.
- PERMANENT, TEMPORARY, AND PHASED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 68,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL BE IN PLACE PRIOR TO LUMBER DROP.
- AN APPROVED, SIGNED, WET-STAMPED FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
- FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.).
- THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED FIRE MASTER PLAN AND STANDARDS IDENTIFIED IN THE CITY FIRE DEPARTMENT SPECIFICATIONS FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
- FIRE LANE SIGNS AND RED CURBS SHALL MEET THE CITY FIRE DEPARTMENT SPECIFICATIONS AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
- ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE CITY FIRE DEPARTMENT SPECIFICATIONS. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
- ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH THE CITY FIRE DEPARTMENT SPECIFICATIONS.
- ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND CITY FIRE DEPARTMENT SPECIFICATIONS.
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
- DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
- ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT.
- APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN CITY FIRE DEPARTMENT SPECIFICATIONS AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND LOCAL ORDINANCES, AMENDMENTS, AND GUIDELINES. SPRINKLER SYSTEMS, OTHER THAN THOSE WITH LESS THAN 100 HEADS SERVING A SINGLE FAMILY RESIDENCE/DUPLEX, SHALL BE MONITORED BY AN APPROVED CENTRAL STATION. SEPARATE PLAN SUBMITTALS FOR THE SPRINKLER AND MONITORING SYSTEMS ARE REQUIRED.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND CITY ORDINANCES, AMENDMENTS, AND GUIDELINES. A SEPARATE PLAN SUBMITTAL IS REQUIRED.

GIS MAPPING INFORMATION

A. GIS MAPPING INFORMATION SHALL BE PROVIDED TO THE FIRE DEPARTMENT IN COMPLIANCE WITH GIS DEPARTMENT CAD SUBMITTAL GUIDELINE REQUIREMENTS. MINIMUM SUBMITTALS SHALL INCLUDE THE FOLLOWING:

- SITE PLOT PLAN SHOWING THE BUILDING FOOTPRINT.
- SPECIFY THE TYPE OF USE FOR THE BUILDING
- LOCATION OF ELECTRICAL, GAS, WATER, SPRINKLER SYSTEM SHUT-OFFS.
- FIRE SPRINKLER CONNECTIONS (FDC) IF ANY.
- KNOX ACCESS LOCATIONS FOR DOORS, GATES, AND VEHICLE ACCESS.
- STREET NAME AND ADDRESS.

FINAL SITE PLOT PLAN SHALL BE SUBMITTED IN THE FOLLOWING DIGITAL FORMAT AND SHALL INCLUDE THE FOLLOWING:

- SUBMITTAL MEDIA SHALL BE VIA CD ROM TO THE FIRE DEPARTMENT.
- SHALL BE IN ACCORDANCE WITH COUNTY OF ORANGE ORDINANCE 3809.
- FILE FORMAT SHALL BE IN .SHX, .AUTOCAD, .DWG (LATEST POSSIBLE RELEASE) DRAWING FILE - .DWG (PREFERRED) OR DRAWING INTERCHANGE FILE - .DXF.
- DATA SHOULD BE IN NAD83 STATE PLANE, ZONE 6, FEET LAMBERT CONFORMAL CONIC PROJECTION.
- SEPARATE DRAWING FILE FOR EACH INDIVIDUAL SHEET.
- IN COMPLIANCE WITH HUNTINGTON BEACH STANDARD SHEETS, DRAWING NAMES, PEN COLORS, AND LAYERING CONVENTION. AND CONFORM TO CITY OF HUNTINGTON BEACH SPECIFICATION # 409 - STREET NAMING AND ADDRESSING.

FOR SPECIFIC GIS TECHNICAL REQUIREMENTS, CONTACT THE HUNTINGTON BEACH GIS DEPARTMENT AT (714) 536-5574.

ALTERNATIVE MATERIALS AND METHODS

- FIRE HYDRANT SPACING - PROVIDED AT STRATEGIC LOCATIONS TO ACCOMMODATE FIRE DEPARTMENT OPERATIONS.
- RED CURBING - ADDITIONAL FIVE FEET (5') OF RED CURBING BEYOND WHAT IS REQUIRED IN THE FIRE DEPARTMENT CITY SPECIFICATIONS SHALL BE PROVIDED TO PREVENT PARKING NEAR HYDRANTS (WHERE APPLICABLE).
- SIGNAGE - PROVIDED AT ENTRY IDENTIFYING FIRE ROAD, RED CURB AND FIRE HYDRANT LOCATIONS.
- INCREASED FIRE PROTECTION SYSTEM STANDARDS - BELL SHALL BE PROVIDED ON EACH SIDE OF HOMES THAT WILL ACTIVATE UPON FIRE SPRINKLER WATER FLOW.
- RESTRICTION OF R.V. PARKING - SHALL BE INCLUDED IN THE DEVELOPMENT CC&R'S.

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

January 12, 2018

Mr. Steve Eros
City of Huntington Beach Fire Department
2000 Main Street
Huntington Beach, CA 92648

Re: Franklin School Site Residential Development- Tract 18147
Fire Master Plan and Alternative Materials and Methods

Dear Steve,

Pursuant to your request, in accordance with Section 104.9 of the California Fire Code for alternate methods of fire protection, and in conformance with the Conditions of Approval for the above referenced project please accept this letter as formal request for the proposed Alternative Materials and Methods for fire protection to mitigate for the listed deviations from the fire code for this project.

We proposed the following deviations from the City of Huntington Beach Municipal Code:

- Section 503.1.1: In one location we exceed the 150 foot hose pull requirement from the approved fire apparatus access road (which corresponds to the proposed private streets). This occurs at the private driveway with a gap at Lot 11.
- Section 503.2.1: We propose a reduction in the fire apparatus access road width from 24' to 22' within the onsite private streets. This would result in an overall street width reduction from 67' to 56' total Right of Way width and from 40' to 38' curb to curb with parking on both sides of the street.

In an effort to mitigate for these deviations we propose the following Alternative Materials and Methods:

- Reduced fire hydrant spacing from the 500' standard to a maximum of 325' provided at strategic locations to accommodate Fire Department operations.
- Provide for restriction of R.V. parking to be identified in the development's CC&R's.
- Provide language in the CC&R's requiring the maintenance of Fire Department requirements and these Alternative Materials and Methods.

Please also find attached a Fire Master Plan for the project identifying the proposed water lines fire hydrants, blue reflective markers, red curbing, fire lane signage, secondary emergency access with knox box, street widths, along with the proposed Alternative Materials and Methods as indicated above.

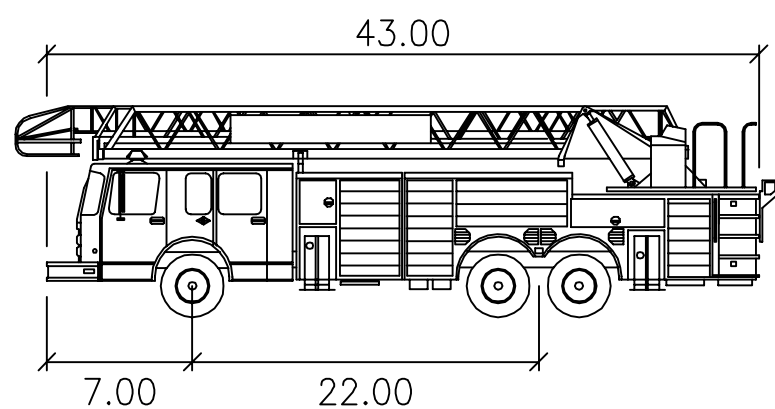
Thank you for your consideration and we look forward to your prompt approval. Should you have any questions or need any additional information please contact me immediately.

Sincerely,

David L. Buser

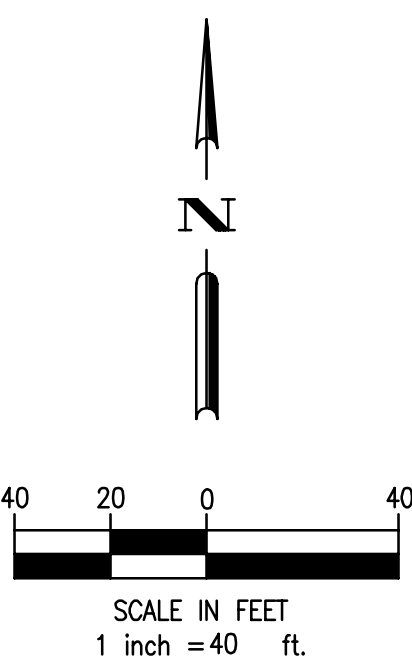
DLB/bv

Page 1 of 1



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



FIRE MASTER PLAN

07.27.18

TENTATIVE TRACT NO. 18147

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE
STATE OF CALIFORNIA

A.P. NO.: 195-214-23
AREA: 9.58 ACRES
JULY 2018

LEGAL DESCRIPTION:

BEING THAT PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BOLSA AVENUE 80.00 FEET WIDE AND SPRINGDALE STREET 60.00 FEET WIDE; THENCE, NORTH 0°39'26" WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 2387.94 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY; THENCE, SOUTH 89°33'34" WEST ALONG SAID EASTERLY EXTENSION, AND SAID NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY, 75 FEET WIDE, A DISTANCE OF 770.00 FEET; THENCE NORTH 0°39'26" WEST, A DISTANCE OF 260.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID COURSE NORTH 0°39'26" WEST, A DISTANCE OF 605.63 FEET; THENCE NORTH 73°00'24" WEST, A DISTANCE OF 136.42 FEET; THENCE SOUTH 89°30'00" WEST, A DISTANCE OF 520.00 FEET; THENCE SOUTH 0°39'26" EAST, PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 645.59 FEET; THENCE, NORTH 89°33'34" EAST PARALLEL WITH THE NORTH LINE OF SAID UNITED STATES RAILROAD RIGHT OF WAY, A DISTANCE OF 650.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS, HYDROCARBONS, MINERALS AND OTHER SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, TOGETHER WITH THE RIGHT TO ENTER, EXPLORE FOR AND REMOVE THE SAME, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR SUBSURFACE OF THE PROPERTY ABOVE A DEPTH OF 500 FEET FOR ANY PURPOSE, AS RESERVED BY DOROTHY T. PECK, INDIVIDUALLY; DOROTHY T. PECK, AS TRUSTEE UNDER THE WILL OF ALDRICH R. PECK, DECEASED; DOROTHY THAYER PECK, CHARLES H. THATCHER AND TITLE INSURANCE AND TRUST COMPANY, A CORPORATION, AS TRUSTEES OF THE TRUST UNDER WRITTEN DECLARATION THEREOF, BY CARRIE A. PECK, DATED DECEMBER 18, 1936 IN DEED RECORDED OCTOBER 04, 1960, IN BOOK 5445, PAGE 332, OF OFFICIAL RECORDS.

OWNER:

WESTMINSTER SCHOOL DISTRICT
14121 CEDARWOOD AVENUE
WESTMINSTER, CA 92683
(714) 894-7311

DEVELOPER:

TRI POINTE HOMES, LLC
5 PETERS CANYON, SUITE 100
IRVINE, CA 92614
949-478-8838
MR. RICK WOOD

MAP PREPARER:

WALDEN & ASSOCIATES
2552 WHITE RD., SUITE B
IRVINE, CA 92614
949-660-0110
JEFFREY A. WALDEN, P.L.S. 7914

NOTES:

- NUMBER OF LOTS: 51 NUMBERED, 5 LETTERED
LOTS A THROUGH E INCLUSIVE ARE NON-BUILDABLE LOTS.
LOT A IS FOR PRIVATE STREET, PUBLIC UTILITY AND, EMERGENCY VEHICLE ACCESS PURPOSES.
LOT B IS FOR COMMON AREAS.
LOT C IS FOR COMMON AREAS.
LOT D IS FOR WATER QUALITY PURPOSES.
LOT E IS TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH PER THIS FINAL MAP.
- GENERAL PLAN DESIGNATION:
EXISTING: P(RL)
PROPOSED: RL (7.45 ACRES), OS-P (1.3 ACRES)

ZONING DESIGNATION:
EXISTING: PS
PROPOSED: RL (7.45 ACRES), OS-PR (1.3 ACRES)
- EXISTING USE: VACANT SCHOOL
- FLOOD ZONE: ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06059C0119J, REVISED DECEMBER 3, 2009.
- EXISTING SITE REQUIREMENTS:
SETBACKS:
FRONT: 10 FEET
SIDE: ZERO
SIDE ABUTTING RESIDENTIAL: 10 FEET
SIDE ABUTTING STREET: 10 FEET
REAR: ZERO
REAR ABUTTING RESIDENTIAL: 10 FEET
BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT 50 FEET. STRUCTURES WITHIN 45 FEET OF THE DISTRICT BOUNDARY SHALL NOT EXCEED 18 FEET IN HEIGHT.
FLOOR AREA RATIO (FAR):
1.5 MAXIMUM
- UTILITY PURVEYORS:
WATER: CITY OF HUNTINGTON BEACH (PUBLIC)
SEWER: CITY OF HUNTINGTON BEACH
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: VERIZON OF CALIFORNIA

EASEMENT NOTES:

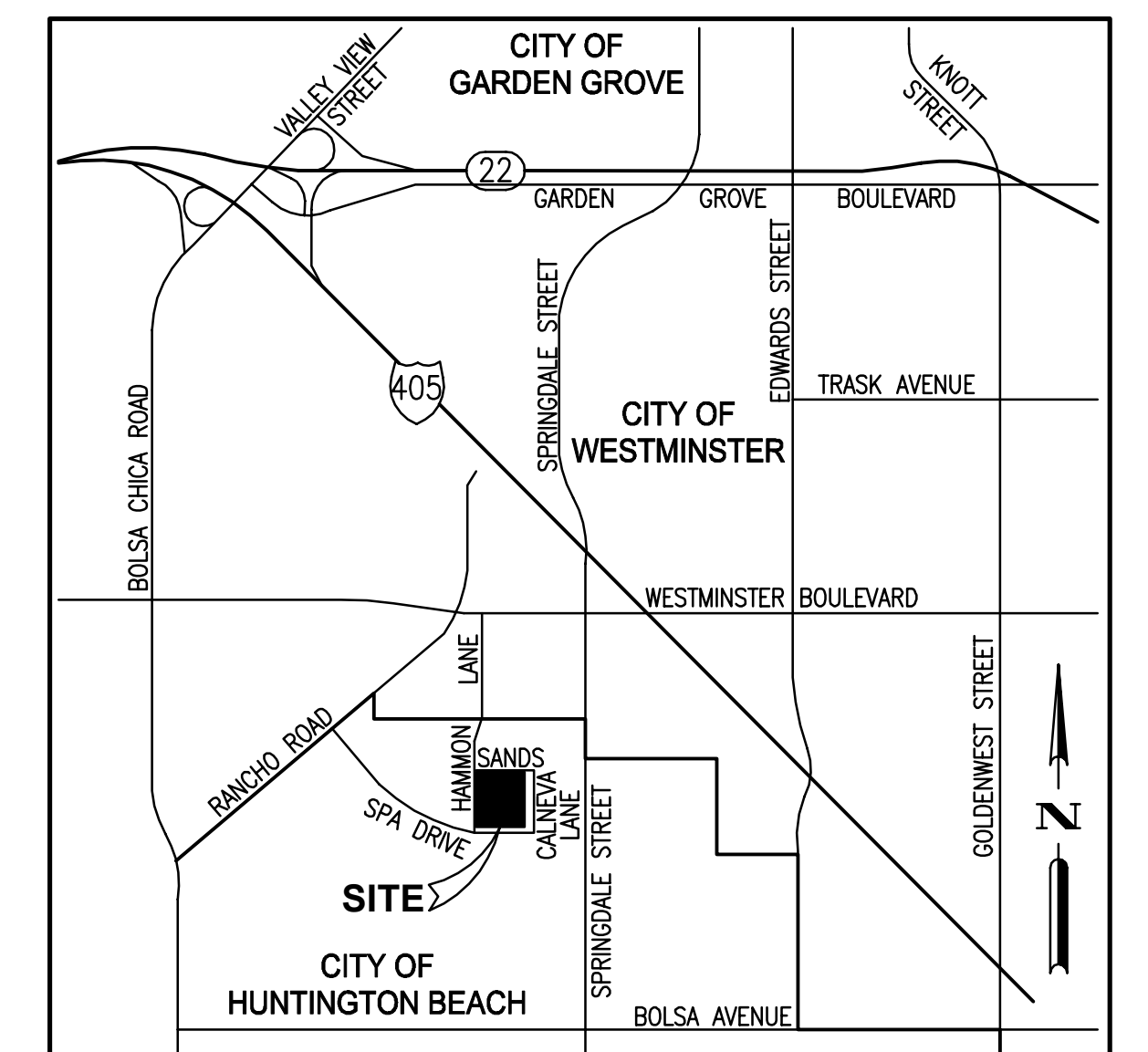
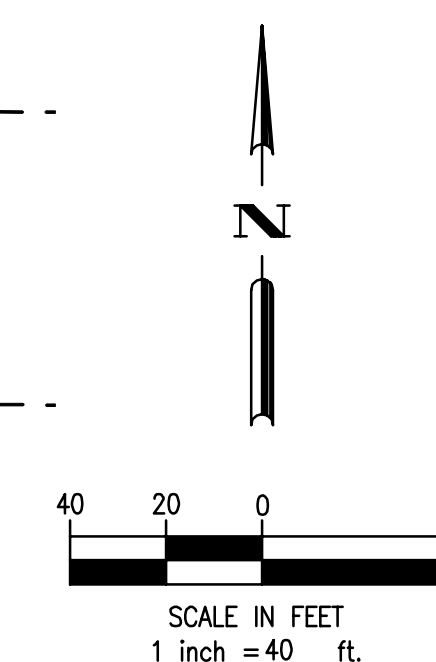
- AN EASEMENT FOR STREET, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JUNE 9, 1965 IN BOOK 7549, PAGE 631 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 10, 1965 IN BOOK 7661, PAGE 52 OF OFFICIAL RECORDS.

LEGEND:

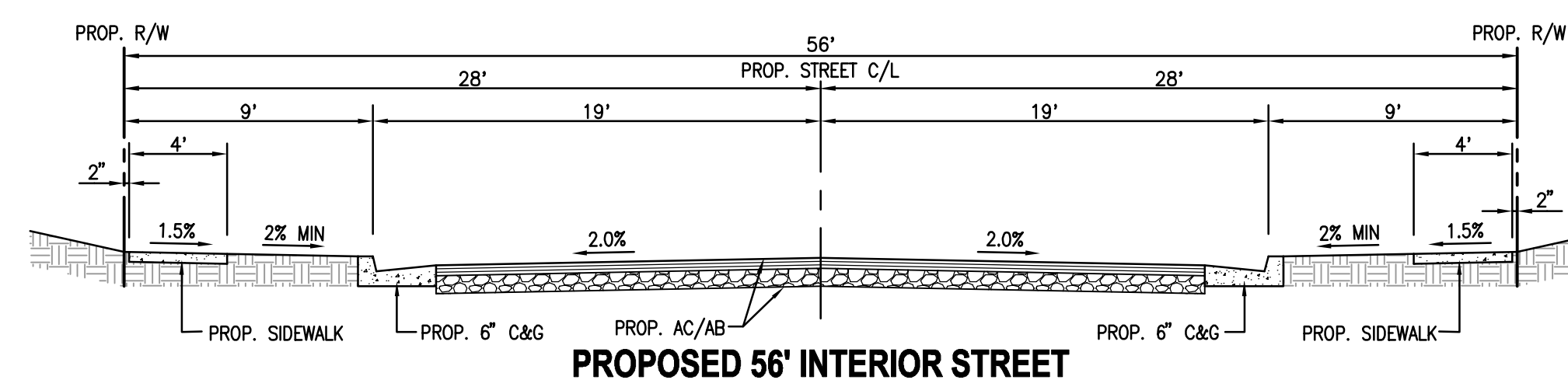
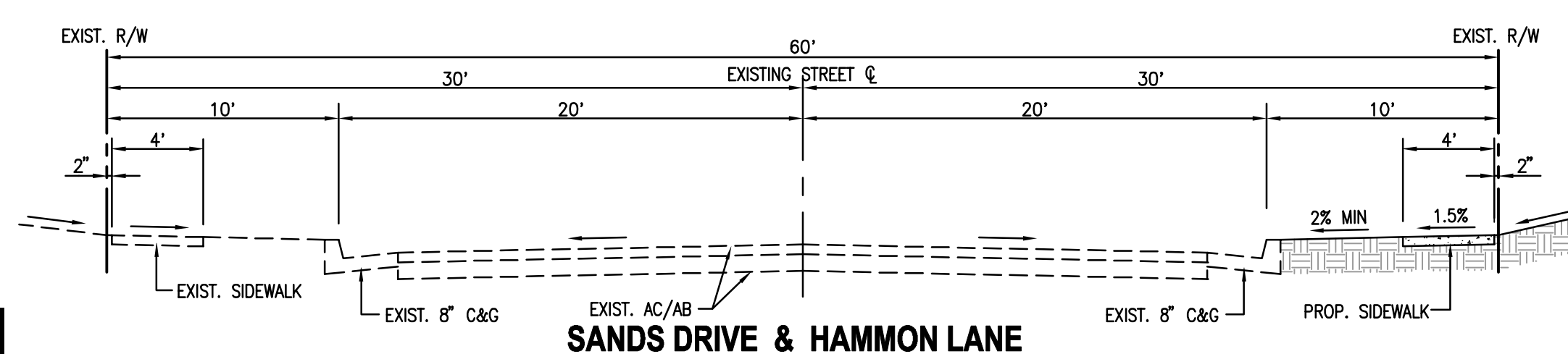
- LANDSCAPE AREA
- ASPHALT PAVEMENT
- CONCRETE
- TRANSFORMER
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING ELECTRICAL LINE
- EXISTING TELEPHONE LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER MANHOLE
- PIV
- TELEPHONE MANHOLE
- IRRIGATION CONTROL VALVE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- HANDICAP PARKING
- STREET LIGHT
- POWER POLE
- TREE
- PALM TREE
- SIGN
- WALL
- INDICATES PROJECT BOUNDARY

BOUNDARY LABELS:

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°09'47"	20.00'	31.47'
C2	36°52'12"	50.00'	32.18'
C3	109°22'57"	50.00'	95.45'



VICINITY MAP
NO SCALE



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

FRANKLIN SCHOOL SITE

Huntington Beach, California

TENTATIVE TRACT MAP

07.27.18

