

OWNER  
LUIS ARMONA  
9451 FIRESTONE BLVD., STE.B  
DOWNEY, CA 90341  
(562) 307-4735

PREPARED BY  
EGL ASSOCIATES, INC  
11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
PHONE: (626) 263-3588

NOTES:  
EXISTING ZONING: UNDESIGNATED  
PROPOSED ZONING: UNDESIGNATED  
SEWAGE DISPOSAL: EXISTING PUBLIC SEWER  
METHOD OF DRAINAGE: GRAVITY FLOW TO PUBLIC STREET  
THERE ARE NO OAK TREES IN THIS PROPERTY.  
EXISTING LOT: 1  
EXISTING UNITS: 1  
PROPOSED LOT: 1  
NO. OF PROP UNIT: 2  
NO. OF PROP PARKING: 4 GARAGE  
TOTAL AREA : 2,704 SF (0.06 ACRES)  
A.P.N.:178-513-22

UTILITY SERVICES:  
WATER-CITY OF HUNTINGTON BEACH WATER COMPANY  
SEWER-SUNSET BEACH SANITARY DISTRICT  
ELECTRICAL-EDISON  
TELEPHONE-AT&T  
SCHOOL-HUNTINGTON BEACH UNIFIED SCHOOL DISTRICT  
FIRE-HBFD  
POLICE-HUNTINGTON BEACH POLICE DEPARTMENT

BASIS OF BEARINGS: SCALE: 1"=5'

BEARINGS ARE BASED ON THE CENTER LINE OF 25TH STREET BEING N47°33'05"E PER R2.

### CONSTRUCTION NOTES

- PROPOSED CONCRETE PAVING.
- PROPOSED DEEP FOOTING.
- PROPOSED 2.5' HI. MAX PLANTER WALL.
- PROPOSED CONCRETE CURB.
- PROPOSED DRAIN INLET.
- PROPOSED DRAIN PIPE.
- PURPOSED WATER METER & SERVICES.
- EX. STRUCTURE TO BE DEMOLISHED.
- PROPOSED SEWER LATERAL.
- PROPOSED SEWER CLEANOUT.
- EX. WATER METER TO BE REMOVED.
- PROPOSED 6' FENCE.

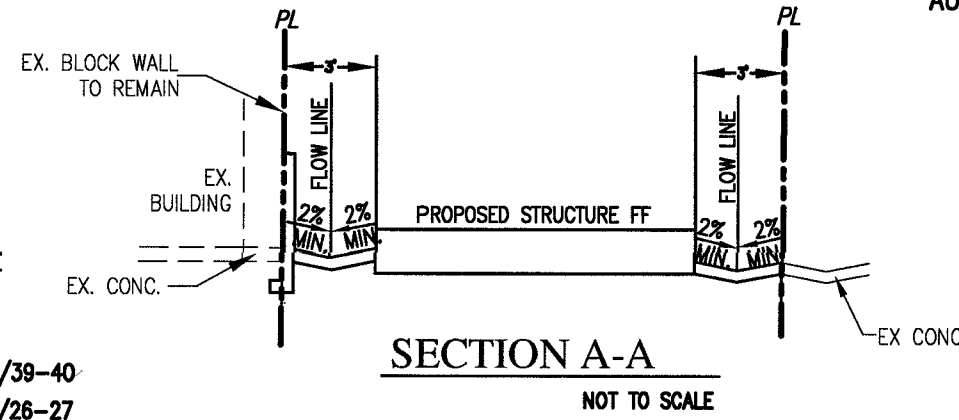
## TENTATIVE PARCEL MAP NO. 2019-110

IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 5, BLOCK 125, RECORDED IN BOOK 3, PAGES 39 AND 40 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### LEGEND

- ×9.13 .....EXISTING ELEVATION  
--(9)-- .....EXISTING CONTOUR  
.....DRAINAGE PATTERN  
.....PROPOSED STRUCTURE  
.....BOUNDARY LINE  
.....EXISTING FENCE  
.....SEWER LINES  
.....WATER LINES
- .....DRAIN INLET  
WM .....WATER METER  
(x) .....POWER POLE  
TG .....TOP OF GRATE  
INV .....INVERT  
FS .....FINISHED SURFACE  
FL .....FLOWLINE
- R1..... SUNSET BEACH, M.M. 3/39-40  
R2..... PM88-297, P.M.B. 254/26-27

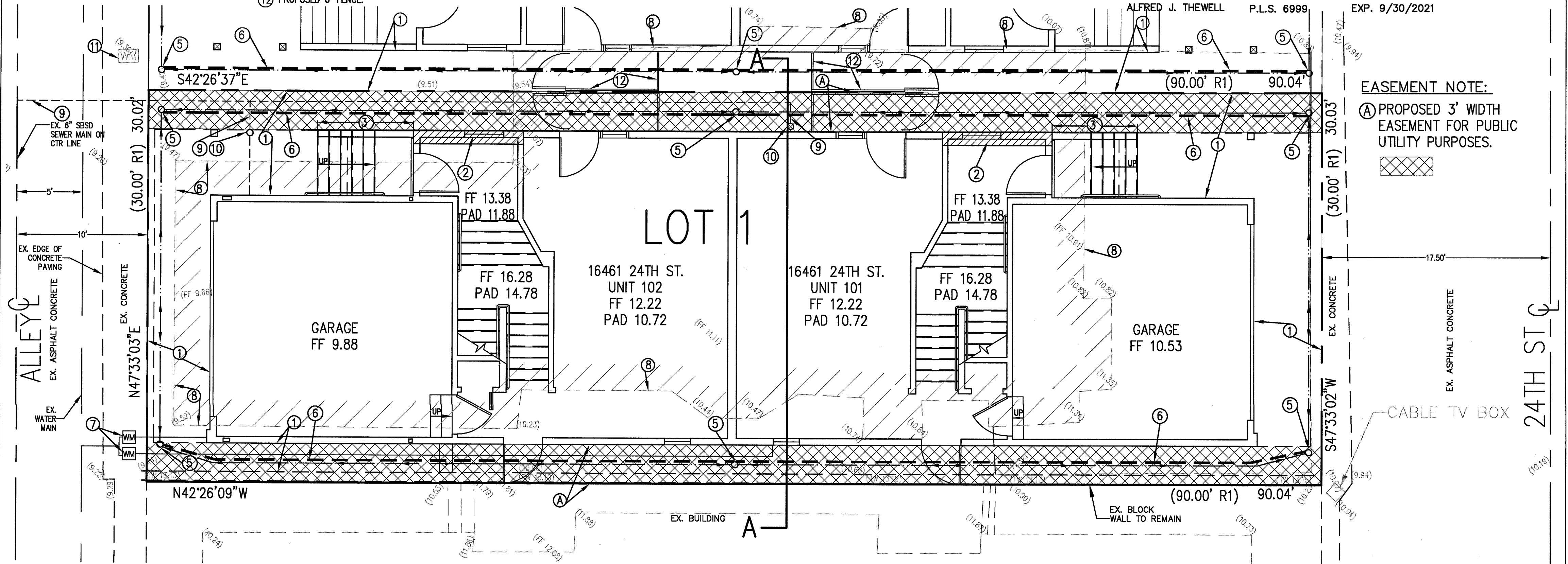
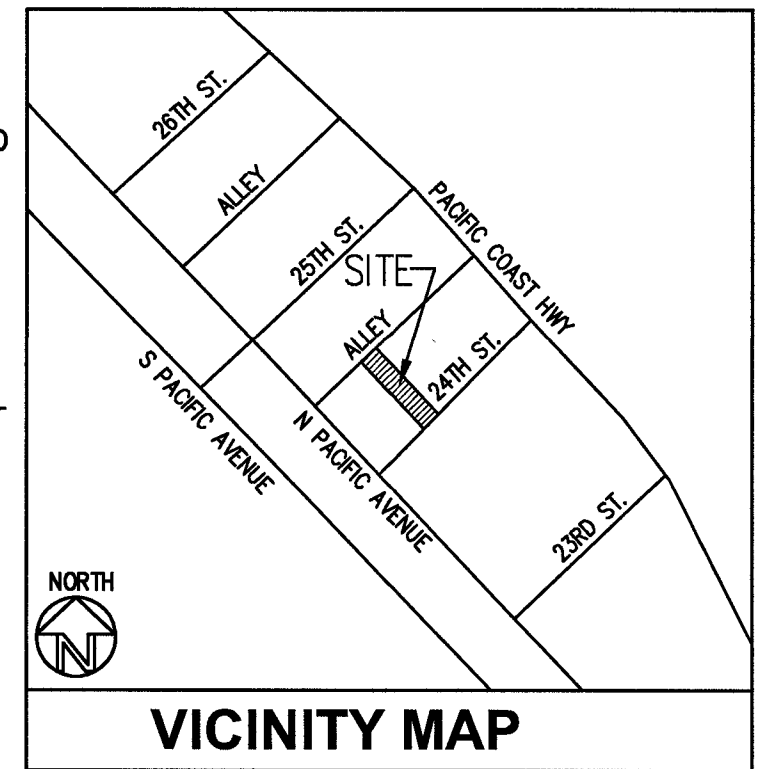
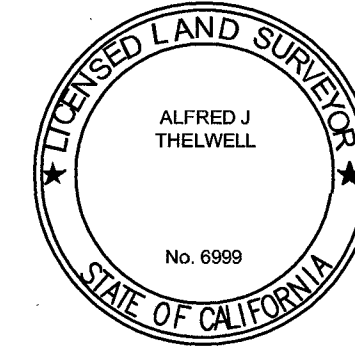
FOR CONDOMINIUM PURPOSES



### BENCHMARK:

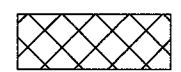
COUNTY BENCHMARK 1J-57-80  
3" OCS ALUMINUM BENCHMARK DISK STAMPED "1J-57-80", IN THE SOUTHERLY CORNER OF A 6 FT. BY 54 FT. CONCRETE EDISON VAULT. MONUMENT IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND ANDERSON STREET, 85 FT. NORTHEASTERLY OF THE CENTERLINE OF PCH AND 35 FT. NORTHWESTERLY OF THE CENTERLINE OF ANDERSON. MONUMENT IS LEVEL WITH THE SIDEWALK.  
ELEV 7.083

SURVEY WAS PROVIDED BY AL THELWELL, LS 6999 ON AUGUST 2, 2018. MANAGED BY HANK JONG.



### EASEMENT NOTE:

- Ⓐ PROPOSED 3' WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES.

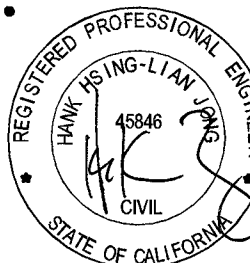


### REVISIONS

REV.	DATE	BY	DESCRIPTION

EGL Associates, Inc.

11819 GOLDRING ROAD, UNIT A  
ARCADIA, CA 91006  
Tel: 626-263-3588  
Fax: 626-263-3599



### REVIEWED BY:

PLANNING DEPT.	DATE
REVIEWED BY:	
FIRE DEPT.	DATE
DRAWN BY:	SH 11/25/20
DESIGNED BY:	SH 11/25/20
CHECKED BY:	HJ 11/25/20

### PREPARED UNDER THE SUPERVISION OF:

HANK JONG  
R.C.E. NO.: 45846  
REVIEWED BY:  

## TENTATIVE PARCEL MAP

OWNER: LUIS ARMONA, TEL: (562) 307-4735

2-UNIT CONDOMINIUM  
16461 24TH STREET, SUNSET BEACH, CA 90742  
APN: 178-513-22

SHEET NO.

1 OF 1