

NOTES:

- EXISTING LAND USE: SCHOOL SITE
- PROPOSED LAND USE: RESIDENTIAL – 85 SINGLE-FAMILY DETACHED UNITS
- ADJACENT LAND USE
- NORTH: RESIDENTIAL
- SOUTH: PARK
- EAST: RESIDENTIAL
- WEST: RESIDENTIAL
- SANITARY SEWER PROVIDED BY: CITY OF HUNTINGTON BEACH
- DOMESTIC WATER PROVIDED BY: CITY OF HUNTINGTON BEACH
- ALL PROPOSED UTILITIES ARE TO BE UNDERGROUND. PROPOSED UTILITY LOCATIONS SHOWN ON THE MAP ARE APPROXIMATE. ACTUAL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON FINAL TRACT MAP(S).
- PROJECT SITE IS LOCATED WITHIN THE HUNTINGTON BEACH SCHOOL DISTRICT.
- ALL PROPOSED STORM DRAINS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN PLANS WILL BE PREPARED PRIOR TO RECORDATION OF THE FINAL MAP. ALL ONSITE STORM DRAIN PIPES ARE PRIVATE AND MAINTAINED BY THE HOA UP TO THE TRACT BOUNDARY.
- ALL PROPOSED WATER WILL BE PUBLIC AND MAINTAINED BY THE CITY OF HUNTINGTON BEACH.
- ALL PROPOSED SEWERS INCLUDING LIFT STATION UP TO THE NEXT DOWNSTREAM MANHOLE WILL BE PRIVATE AND MAINTAINED BY HOA.
- PUBLIC EASEMENTS (IF NECESSARY) FOR SIDEWALK PURPOSES WILL BE REFLECTED ON THE FINAL MAP(S).
- TTM IS LOCATED WITHIN ZONE 'X'.
- AN EASEMENT FOR EMERGENCY VEHICLE ACCESS SHALL BE DEDICATED TO THE CITY OF HUNTINGTON BEACH ON THE FINAL MAP OVER ALL PRIVATE STREETS.
- ALL INFRASTRUCTURE IMPROVEMENTS WITHIN THE TENTATIVE TRACT MAP ARE PROVIDED BY BUILDER.
- ALL CONNECTIONS TO PUBLIC ROADWAYS WILL REQUIRE AN ENCROACHMENT PERMIT.
- ALL SLOPES SHALL BE CONSTRUCTED AT A MAXIMUM SLOPE RATIO OF 2:1 UNLESS OTHERWISE NOTED.
- ACCESS TO THE SITE IS PROPOSED VIA "STRATHMOOR LN". ALL ONSITE STREETS ARE PRIVATE.
- THIS MAP IS AN APPLICATION FOR A DEVELOPMENT PERMIT PURSUANT TO SECTION 65493 OF THE CALIFORNIA GOVERNMENT CODE.
- PROPOSED UTILITIES AND EASEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE ACCESS, PRIVATE ACCESS, PRIVATE UTILITIES AND ACCESS ARE APPROXIMATE. ACTUAL UTILITY AND TRAIL LOCATIONS AND EASEMENT WIDTHS WILL BE REFLECTED ON THE FINAL MAPS, OR BY SEPARATE EASEMENT DOCUMENTS SUBSEQUENT TO FINAL MAP RECORDATION.
- THE CITY OF HUNTINGTON BEACH WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS/EASEMENTS.
- APN 149-302-17

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY REPORT FILE NO. NCS-996290-SA1, DATED MAY 29, 2020 AND UPDATED JUNE 10, 2020. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS CITED IN SAID REPORT.

- ⑫ GRANT OF EASEMENT FOR ELECTRIC SYSTEM AND INCIDENTAL PURPOSES TO BE QUITCLAIMED.

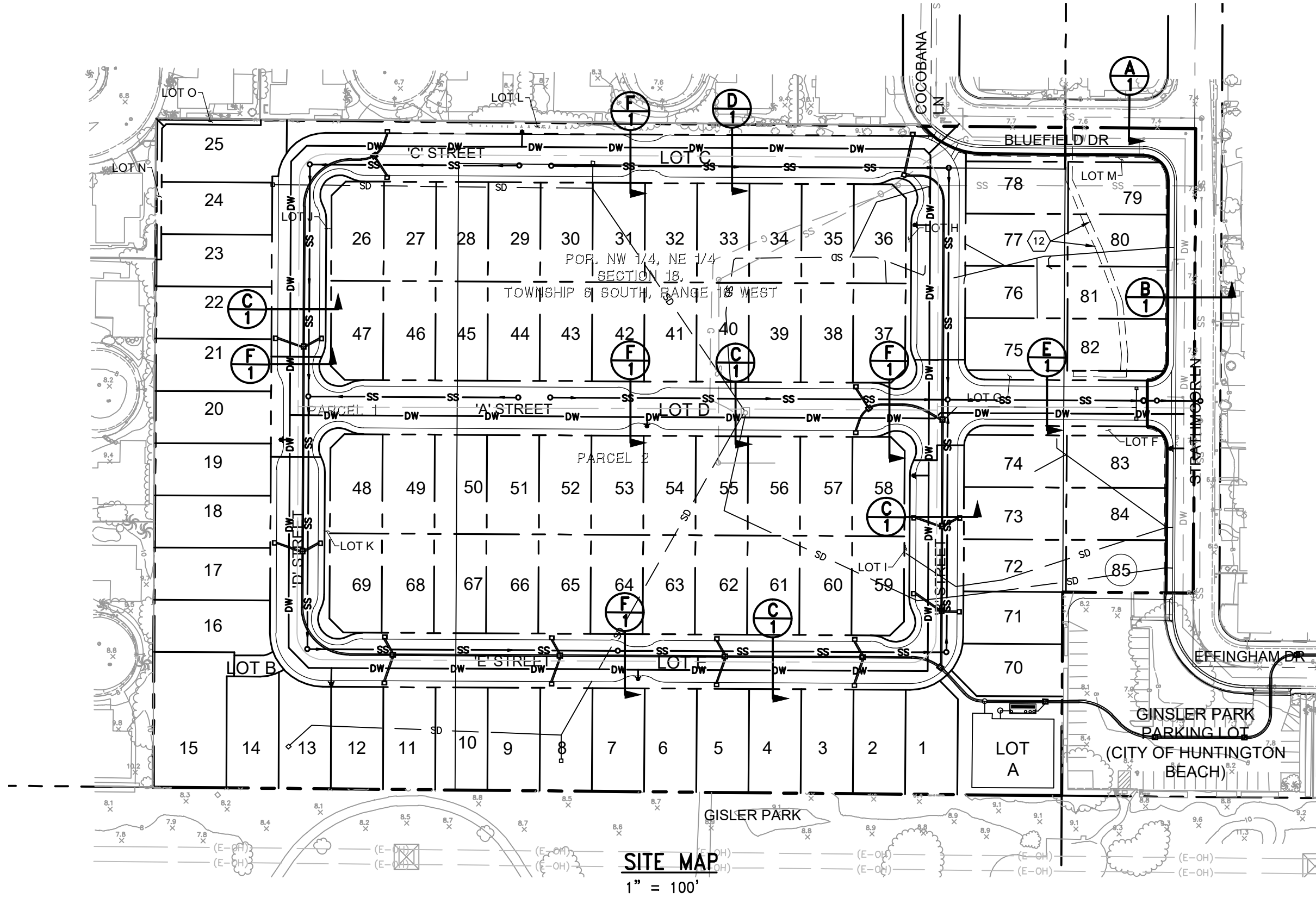
TENTATIVE TRACT NO. 19136

LEGAL 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 1:
THE SOUTHERLY 640.00 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
THE SOUTH 600 FEET OF THE EAST 580.80 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.



STATISTICAL SUMMARY:

LOT NUMBERS	TOTAL LOTS	AREA (AC)	PROPOSED LAND USE	COMMENTS
1 – 85	85	9.67	SINGLE-FAMILY DETACHED	5,000 SF AVERAGE LOT SIZE
A	1	0.23	PRIVATE OPEN SPACE	HOA TO MAINTAIN
B	1	0.02	PRIVATE DRIVE	HOA TO MAINTAIN
C-E	3	3.29	PRIVATE STREET	HOA TO MAINTAIN
F-O	10	0.43	LANDSCAPE	HOA TO MAINTAIN
NET TOTALS	100	13.64		
OFF-SITE	–	0.42	PUBLIC STREET	CITY TO MAINTAIN
DEVELOPMENT AREA GROSS		14.06		

UTILITY PROVIDERS:

SANITARY SEWER
DOMESTIC WATER
GAS
ELECTRIC

CITY OF HUNTINGTON BEACH
CITY OF HUNTINGTON BEACH
THE GAS COMPANY
SOUTHERN CALIFORNIA EDISON

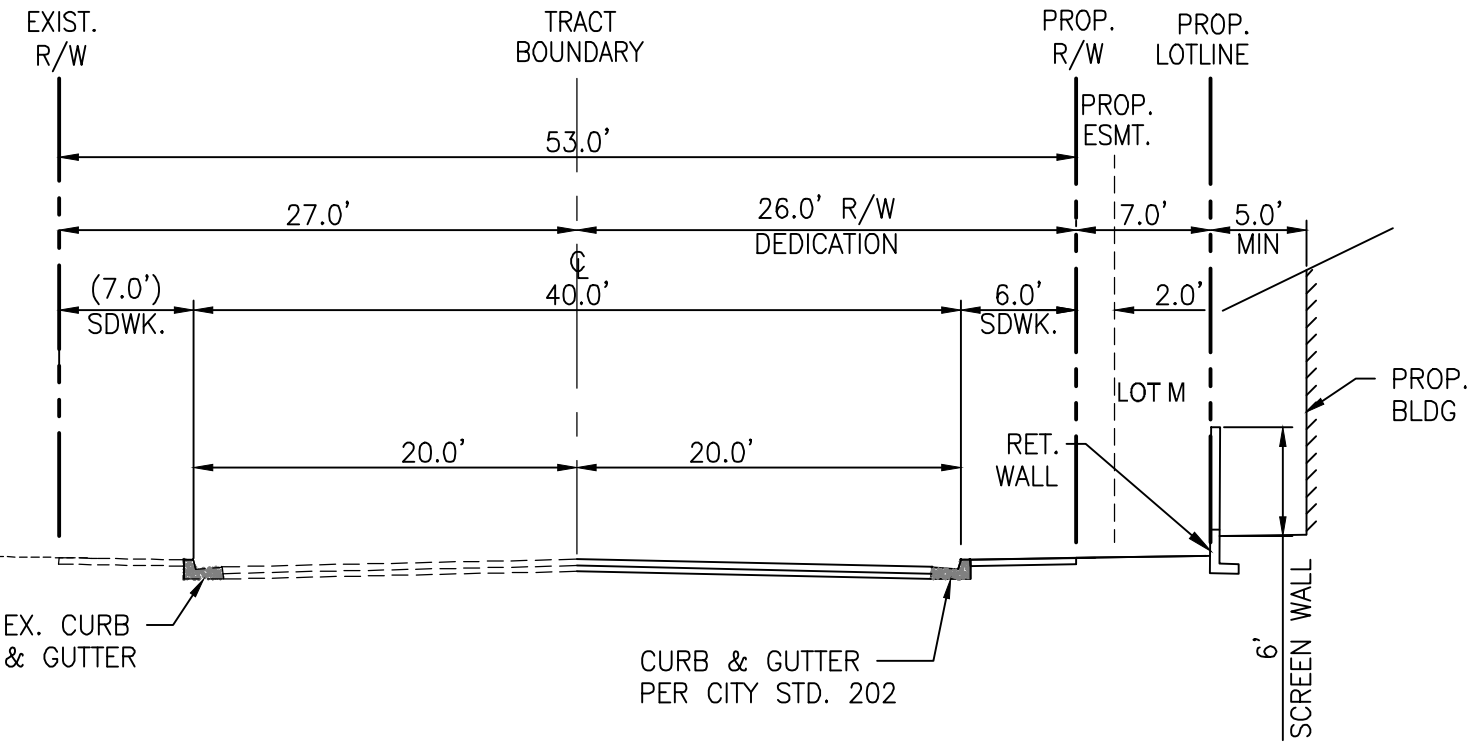
ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP

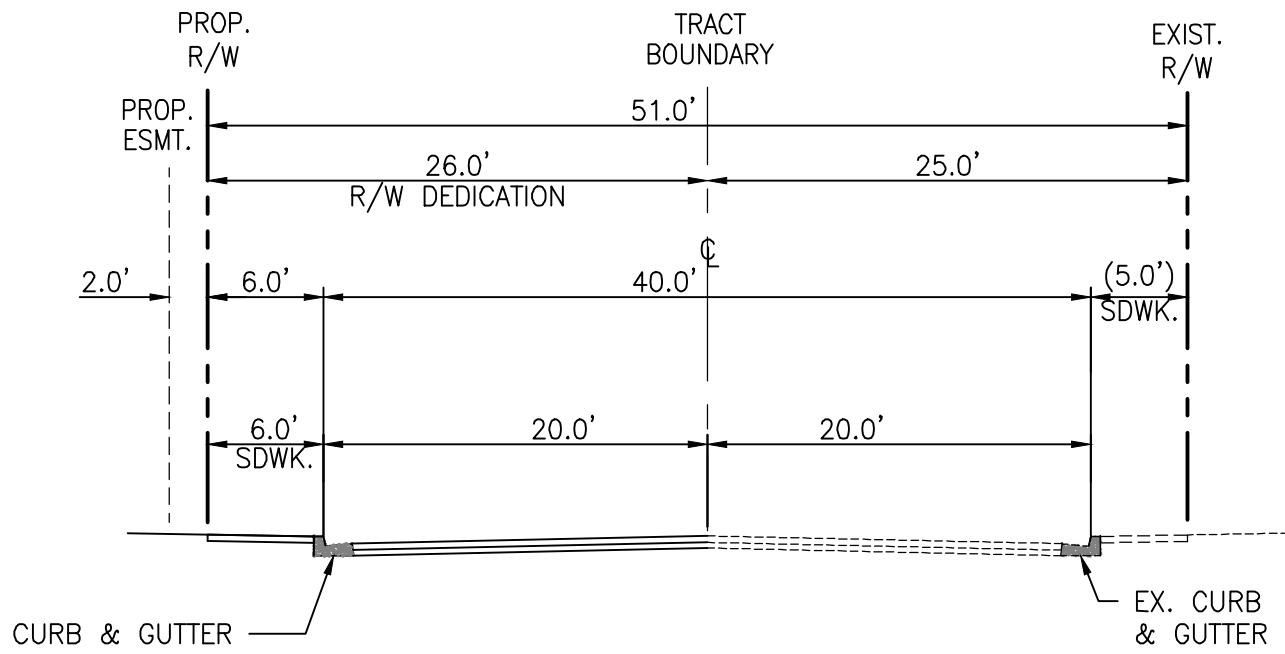
SOOJIN SHIM, P.E. DATE: 07/14/2021

PROPOSED EASEMENTS:

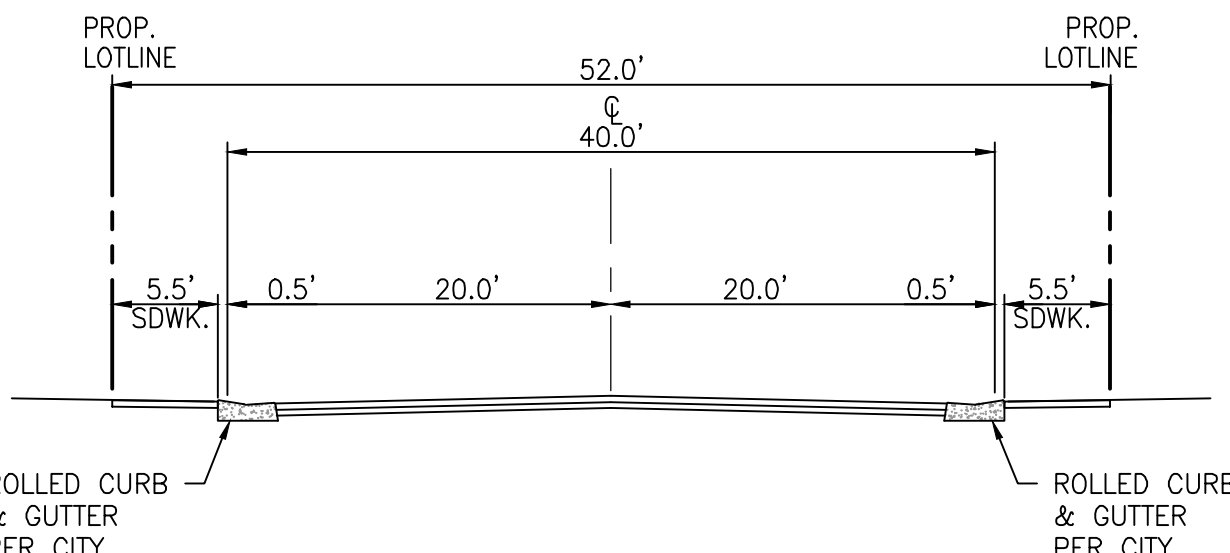
- INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
- INDICATES AN EASEMENT FOR WATER PIPELINES, AND ACCESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
- A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG STRATHMOOR LANE FRONTAGE
- A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG BLUEFIELD DRIVE FRONTAGE



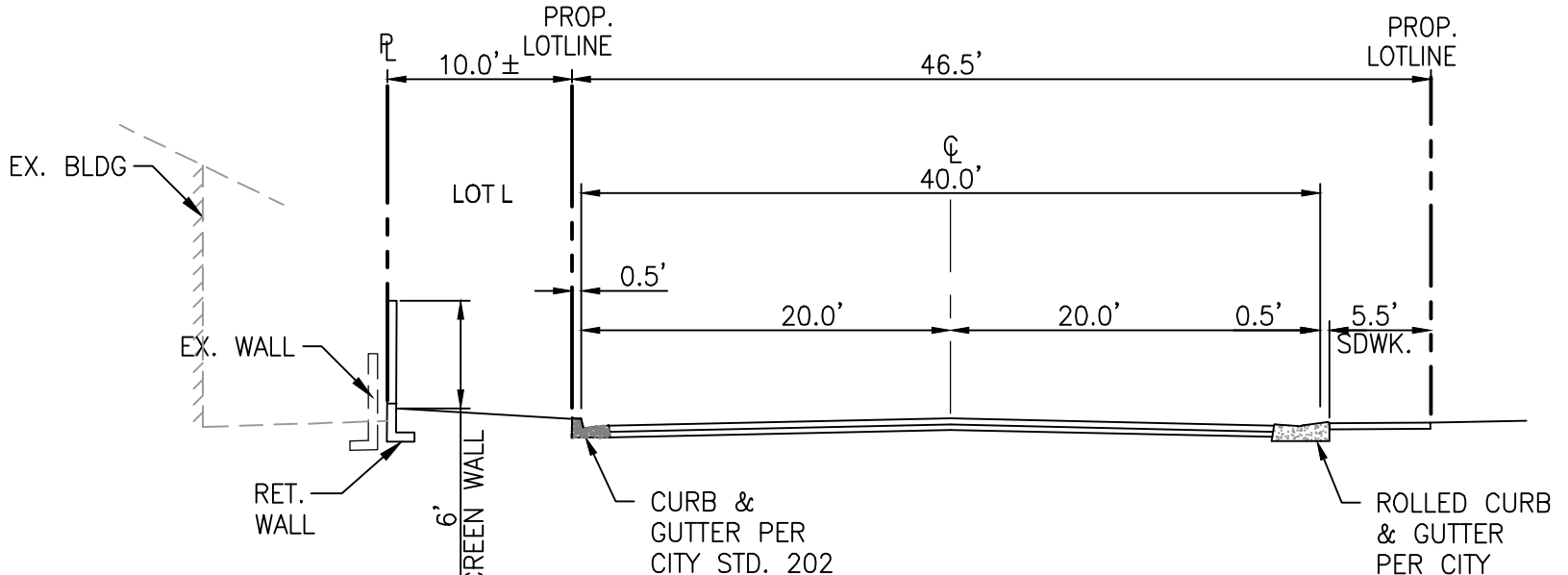
EXIST. BLUEFIELD DR.
PARALLEL PARKING BOTH SIDES
N.T.S. (A) 1



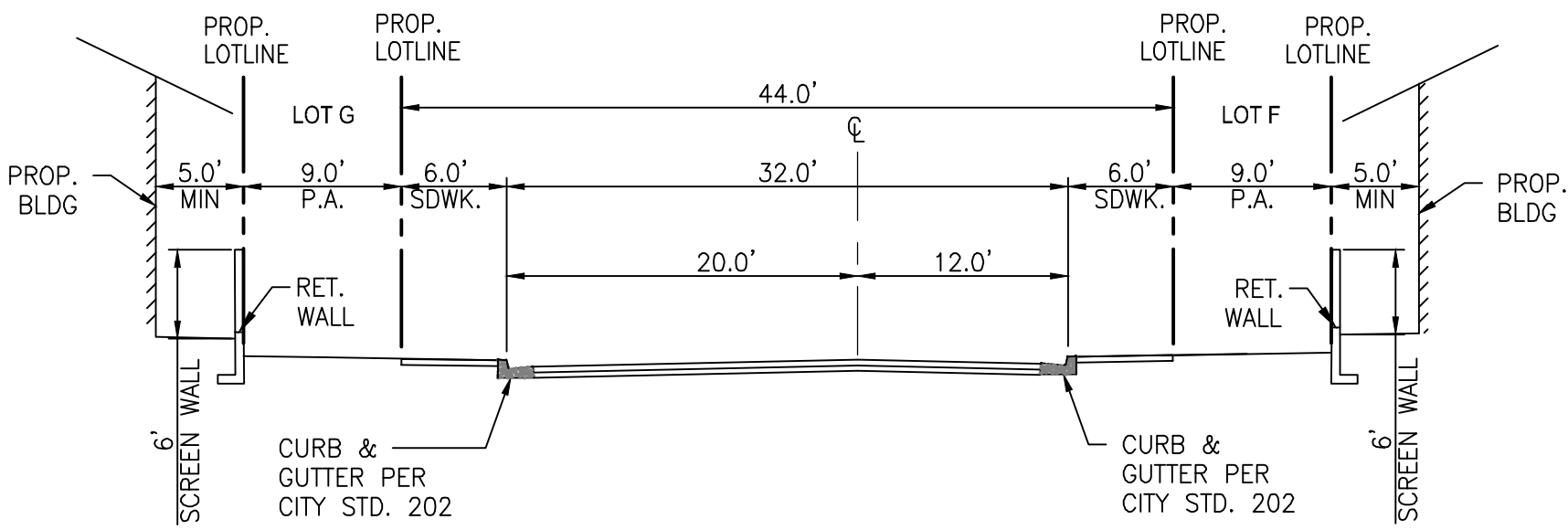
EXIST. STRATHMOOR LN
PARALLEL PARKING BOTH SIDES
N.T.S. (B) 1



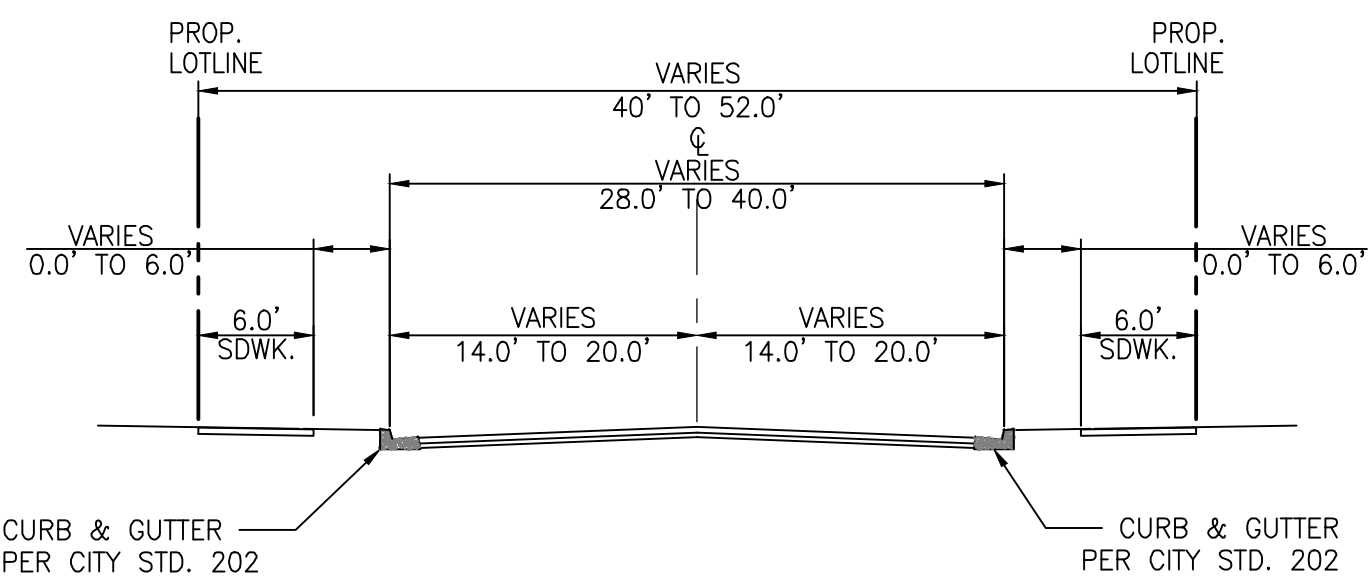
PRIVATE STREET
PARALLEL PARKING BOTH SIDES
N.T.S. (C) 1



PRIVATE STREET
PARALLEL PARKING BOTH SIDES
N.T.S. (D) 1



PRIVATE STREET
PARALLEL PARKING ONE SIDE
N.T.S. (E) 1



PRIVATE STREET
TRANSITION FROM 40' TO 28'
N.T.S. (F) 1

NO.	DATE	REVISIONS	APP'D



PREPARED BY:

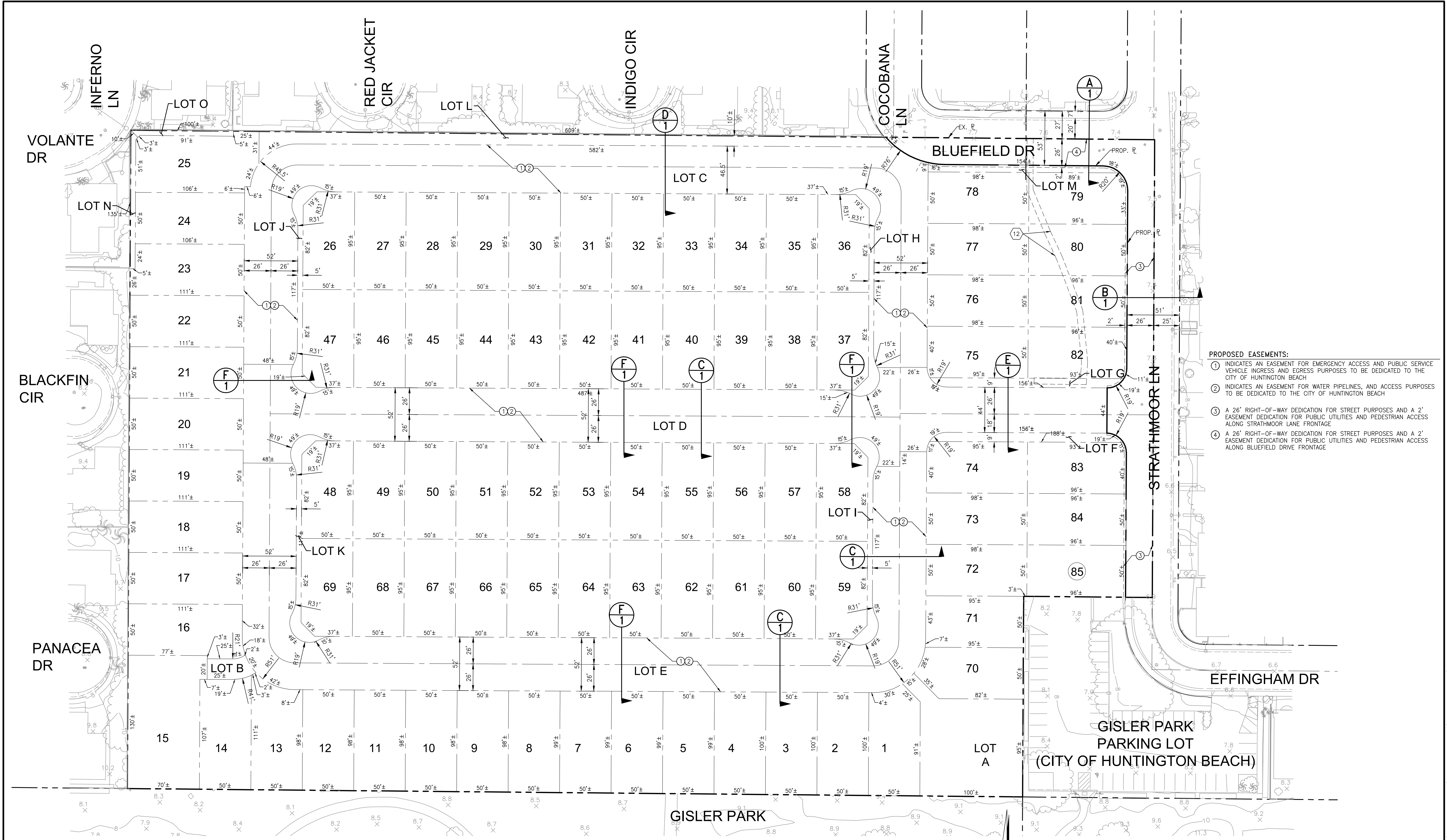
FUSCOE
ENGINEERING
16795 Van Korman, Suite 100
Irvine, California 92606
tel 949.474.1960 fax 949.474.5315
www.fuscoe.com

DEVELOPER:

Brookfield
Residential

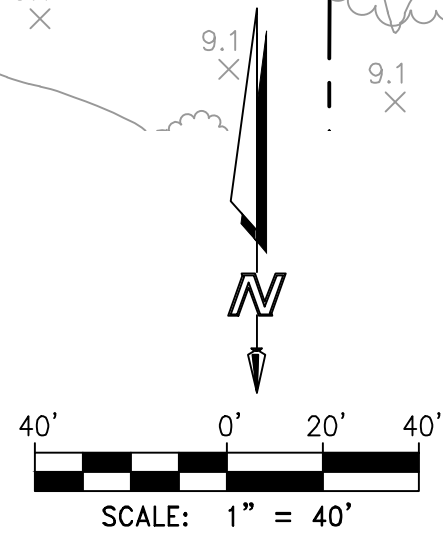
DATE: JULY 14, 2021

1 OF 3



- PROPOSED EASEMENTS:
- ① INDICATES AN EASEMENT FOR EMERGENCY ACCESS AND PUBLIC SERVICE VEHICLE INGRESS AND EGRESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
 - ② INDICATES AN EASEMENT FOR WATER PIPELINES, AND ACCESS PURPOSES TO BE DEDICATED TO THE CITY OF HUNTINGTON BEACH
 - ③ A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG STRATHMOOR LANE FRONTAGE
 - ④ A 26' RIGHT-OF-WAY DEDICATION FOR STREET PURPOSES AND A 2' EASEMENT DEDICATION FOR PUBLIC UTILITIES AND PEDESTRIAN ACCESS ALONG BLUEFIELD DRIVE FRONTAGE

NO.	DATE	REVISIONS	APP'D



PREPARED BY:
FUSCOE
ENGINEERING
16795 Van Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 fax 949.474.5315
www.fuscoe.com

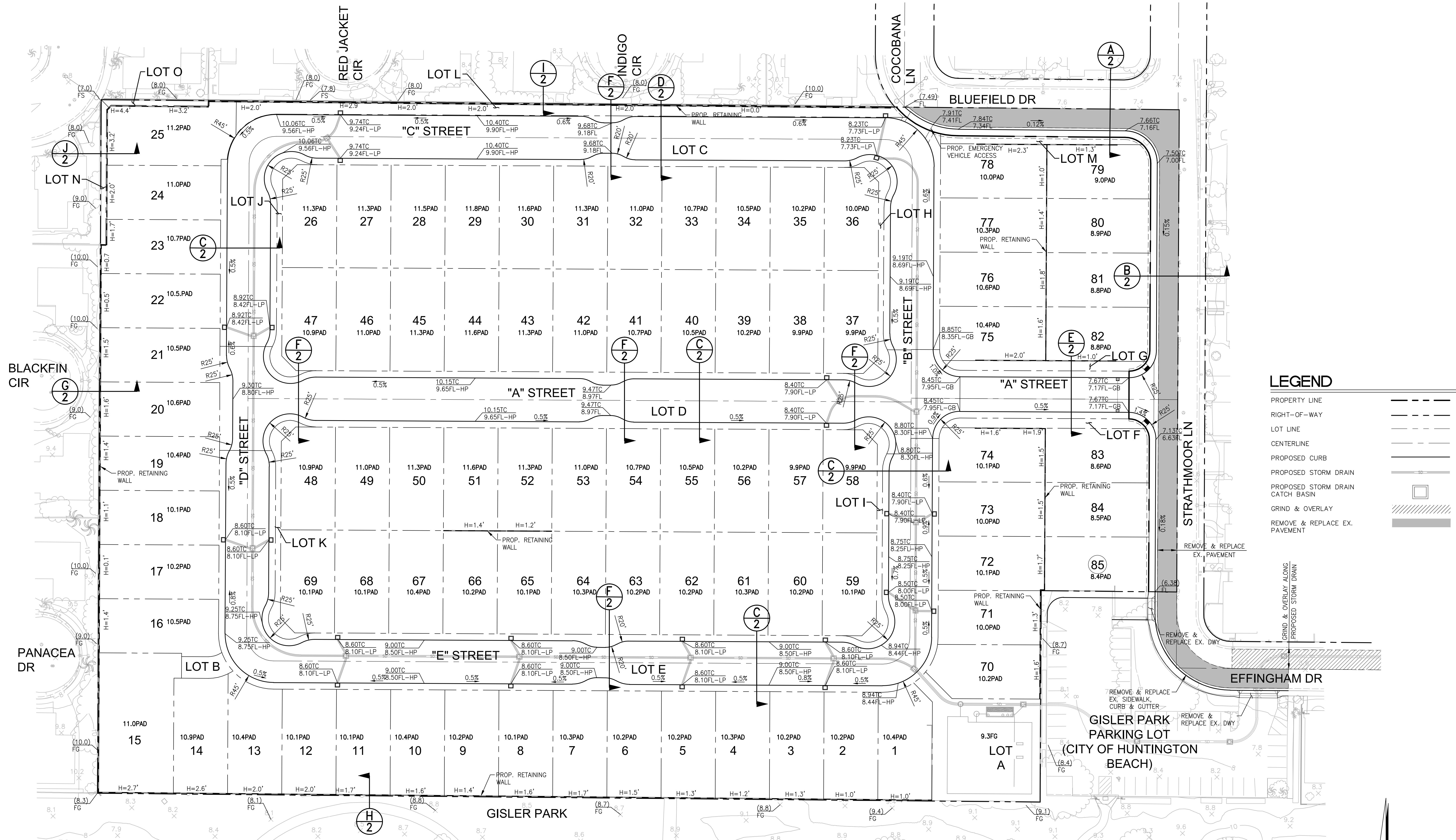
DEVELOPER:
Brookfield
Residential

LOT SUMMARY NUMBERED LOTS			
LOT NO.	LAND USE	AREA (SF)	AREA (AC)
1	SINGLE FAMILY	5084	0.12
2	SINGLE FAMILY	4992	0.11
3	SINGLE FAMILY	4982	0.11
4	SINGLE FAMILY	4971	0.11
5	SINGLE FAMILY	4961	0.11
6	SINGLE FAMILY	4951	0.11
7	SINGLE FAMILY	4940	0.11
8	SINGLE FAMILY	4930	0.11
9	SINGLE FAMILY	4920	0.11
10	SINGLE FAMILY	4909	0.11
11	SINGLE FAMILY	4899	0.11
12	SINGLE FAMILY	4889	0.11
13	SINGLE FAMILY	5135	0.12
14	SINGLE FAMILY	5372	0.12
15	SINGLE FAMILY	9241	0.21
16	SINGLE FAMILY	5661	0.13
17	SINGLE FAMILY	5546	0.13
18	SINGLE FAMILY	5546	0.13
19	SINGLE FAMILY	5546	0.13
20	SINGLE FAMILY	5546	0.13
21	SINGLE FAMILY	5546	0.13
22	SINGLE FAMILY	5546	0.13
23	SINGLE FAMILY	5425	0.12
24	SINGLE FAMILY	5296	0.12
25	SINGLE FAMILY	6522	0.15
26	SINGLE FAMILY	4661	0.11
27	SINGLE FAMILY	4750	0.11
28	SINGLE FAMILY	4750	0.11
29	SINGLE FAMILY	4750	0.11
30	SINGLE FAMILY	4750	0.11
31	SINGLE FAMILY	4750	0.11
32	SINGLE FAMILY	4750	0.11
33	SINGLE FAMILY	4750	0.11
34	SINGLE FAMILY	4750	0.11
35	SINGLE FAMILY	4750	0.11
36	SINGLE FAMILY	4661	0.11
37	SINGLE FAMILY	4661	0.11
38	SINGLE FAMILY	4750	0.11
39	SINGLE FAMILY	4750	0.11
40	SINGLE FAMILY	4750	0.11
41	SINGLE FAMILY	4750	0.11
42	SINGLE FAMILY	4750	0.11
43	SINGLE FAMILY	4750	0.11
44	SINGLE FAMILY	4750	0.11
45	SINGLE FAMILY	4750	0.11
46	SINGLE FAMILY	4750	0.11
47	SINGLE FAMILY	4661	0.11
48	SINGLE FAMILY	4661	0.11
49	SINGLE FAMILY	4750	0.11
50	SINGLE FAMILY	4750	0.11

LOT SUMMARY NUMBERED LOTS			
LOT NO.	LAND USE	AREA (SF)	AREA (AC)
51	SINGLE FAMILY	4750	0.11
52	SINGLE FAMILY	4750	0.11
53	SINGLE FAMILY	4750	0.11
54	SINGLE FAMILY	4750	0.11
55	SINGLE FAMILY	4750	0.11
56	SINGLE FAMILY	4750	0.11
57	SINGLE FAMILY	4750	0.11
58	SINGLE FAMILY	4661	0.11
59	SINGLE FAMILY	4661	0.11
60	SINGLE FAMILY	4750	0.11
61	SINGLE FAMILY	4750	0.11
62	SINGLE FAMILY	4750	0.11
63	SINGLE FAMILY	4750	0.11
64	SINGLE FAMILY	4750	0.11
65	SINGLE FAMILY	4750	0.11
66	SINGLE FAMILY	4750	0.11
67	SINGLE FAMILY	4750	0.11
68	SINGLE FAMILY	4750	0.11
69	SINGLE FAMILY	4661	0.11
70	SINGLE FAMILY	4841	0.11
71	SINGLE FAMILY	4751	0.11
72	SINGLE FAMILY	4900	0.11
73	SINGLE FAMILY	4900	0.11
74	SINGLE FAMILY	4891	0.11
75	SINGLE FAMILY	4891	0.11
76	SINGLE FAMILY	4900	0.11
77	SINGLE FAMILY	4900	0.11
78	SINGLE FAMILY	4900	0.11
79	SINGLE FAMILY	4761	0.11
80	SINGLE FAMILY	4800	0.11
81	SINGLE FAMILY	4800	0.11
82	SINGLE FAMILY	4791	0.11
83	SINGLE FAMILY	4791	0.11
84	SINGLE FAMILY	4800	0.11
85	SINGLE FAMILY	4819	0.11
SUBTOTAL NUMBERED LOTS		420,969	9.67

LOT SUMMARY LETTERED LOTS			
LOT LETTER	LAND USE	AREA (SF)	AREA (AC)
LOT A	PVT OPEN SPACE	9882	0.23
LOT B	PVT DRIVEWAY	853	0.02
LOT C	PVT STREET	46853	1.08
LOT D	PVT STREET	45690	1.05
LOT E	PVT STREET	50731	1.16
LOT F	PVT OPEN SPACE	1609	0.04
LOT G	PVT OPEN SPACE	1609	0.04
LOT H	PVT OPEN SPACE	1617	0.04
LOT I	PVT OPEN SPACE	1617	0.04
LOT J	PVT OPEN SPACE	1617	0.04
LOT K	PVT OPEN SPACE	1617	0.04
LOT L	PVT OPEN SPACE	6806	0.16
LOT M	PVT OPEN SPACE	1285	0.03
LOT N	PVT OPEN SPACE	665	0.02
LOT O	PVT OPEN SPACE	491	0.01
SUBTOTAL LETTERED LOTS		172,942	3.97

NO.	DATE	REVISIONS	APP'D



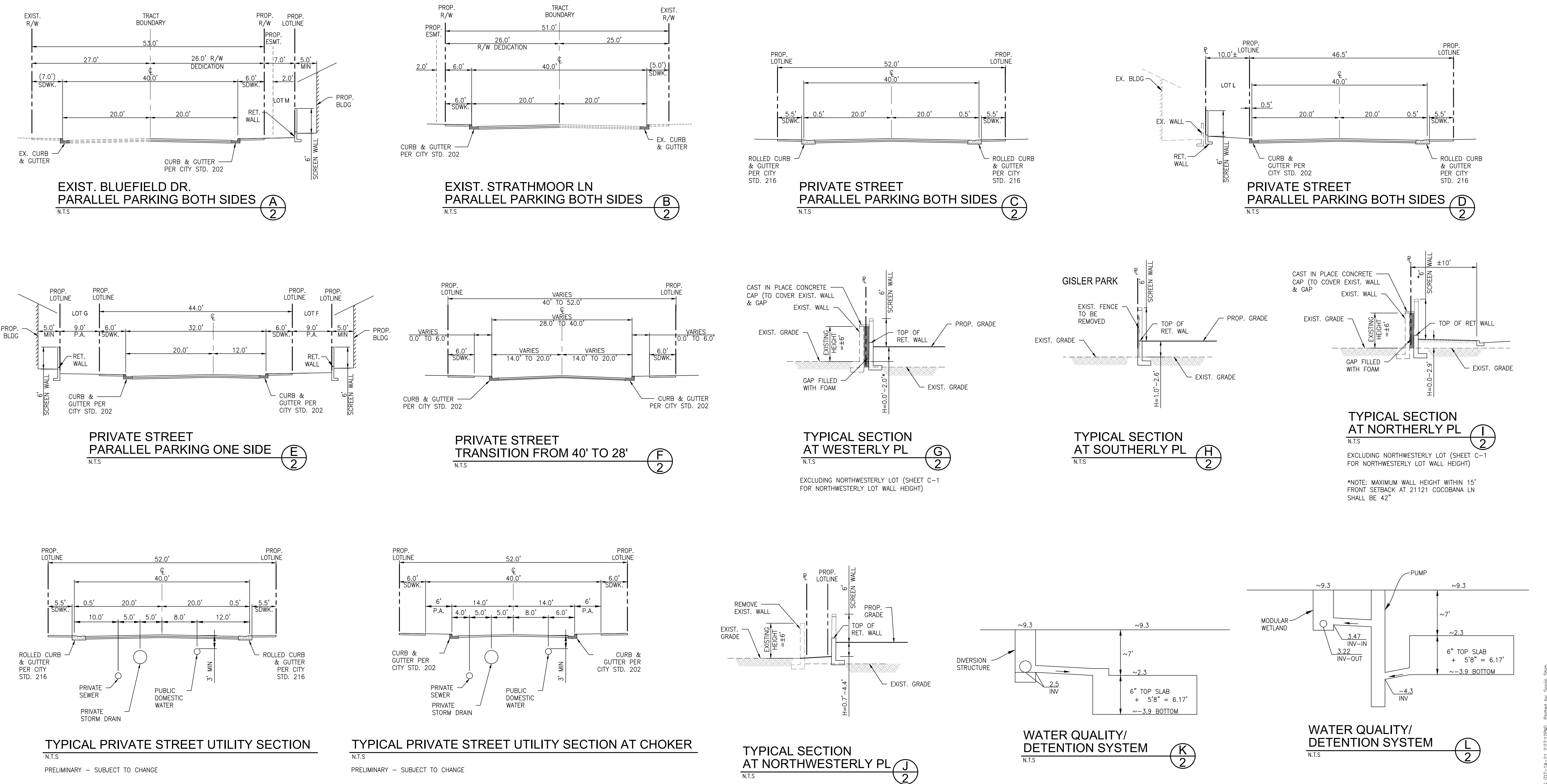
CONCEPTUAL GRADING PLAN

GISLER / STRATHMOOR LANE RESIDENTIAL

Huntington Beach, California

308.087

07.14.21



Site & Zoning Summary

Total Homes:	85	
Site Area:	±13.64 Acres	
Density:	± 6.23 Homes/Acre	
Proposed Zoning:	RL-PUD	
Proposed Land Use:	Single Family Residential	
Min. Lot Size:	Required 6,000 sf	Provided 4,661 sf *
Min. Lot Width:	60'	50' *
Minimum Setbacks		
Front:	15'	15' min.
Side:	5'	5' typ.
Street Side:	10'	10' typ.
Rear:	10'	22' min.
Front Entry Garage:	20'	20.5' min.
Max. Building Height:	35'	27'-4" max. (Plan 1C)
Max. F.A.R.:	N/A	N/A
Max. Lot Coverage:	50%	Plan 1, 43.9% (2,046 sf) Plan 2, 45.5% (2,119 sf) Plan 3, 49.4% (2,303 sf)

* Utilizes lower minimum requirement through PUD

Parking Required
4 Bedroom Homes - Plans 1 & 2, 56 homes (2 enclosed / 2 open):
112 enclosed / 112 open
5 Bedroom Homes - Plan 3, 29 homes (3 enclosed / 3 open):
87 enclosed / 87 open **
Total Spaces:
199 enclosed / 199 open

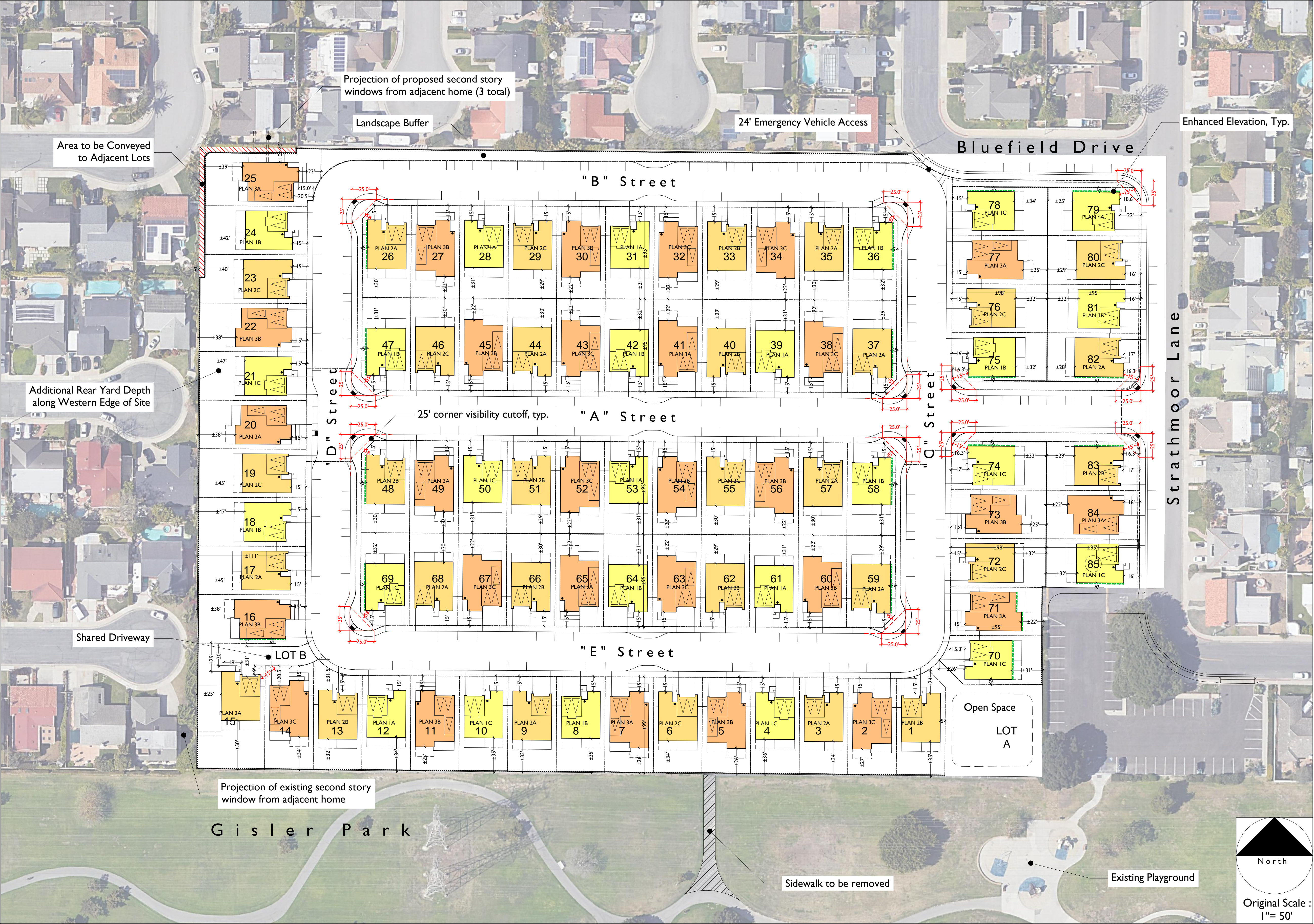
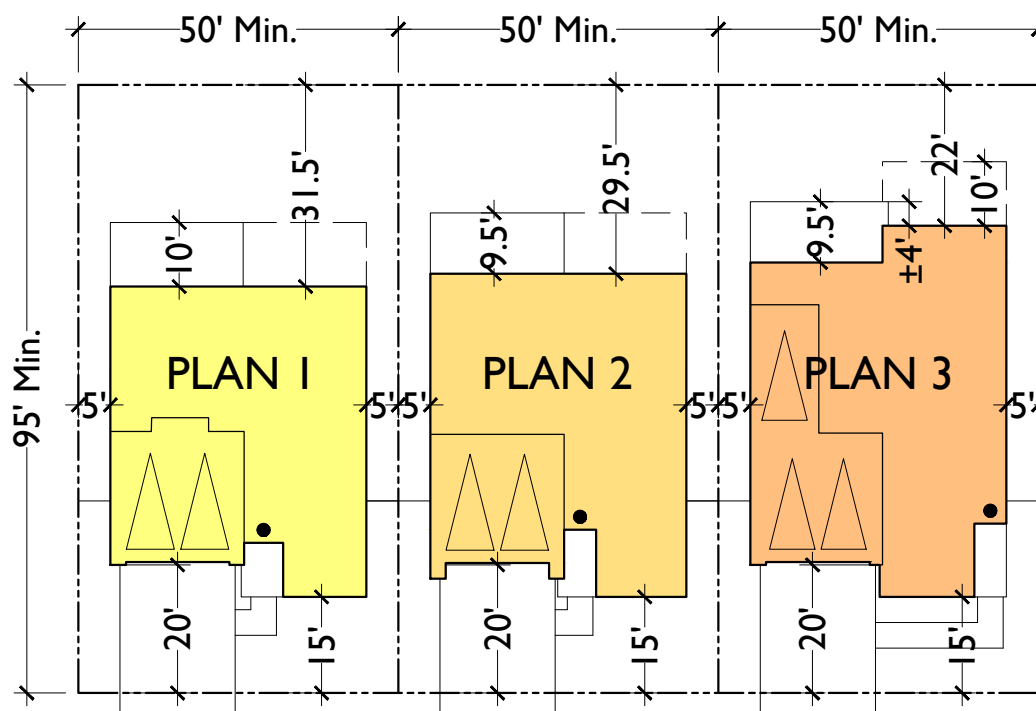
Parking Provided
Garage Spaces: 199
Driveway Spaces: 170 **
On Street Spaces: 103 **
Total Spaces: 472

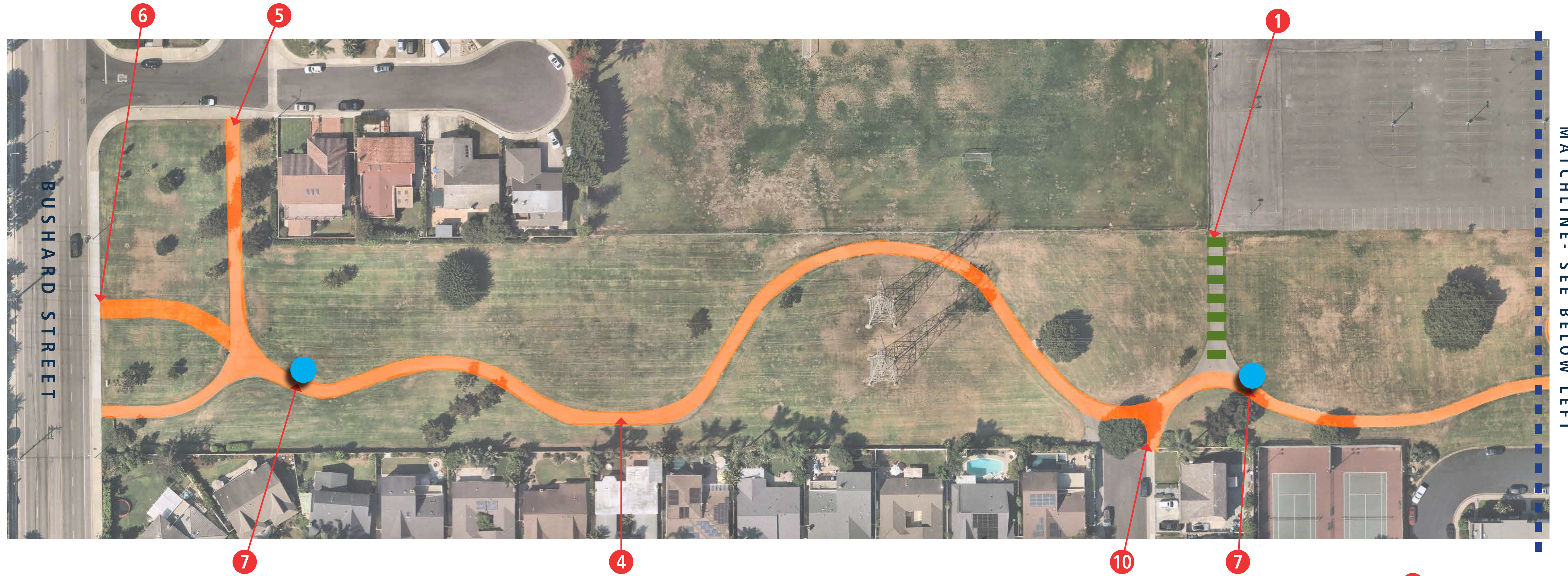
** 3rd open space provided on street through PUD

Architectural Styles
Plans 1A, 2A, 3A: Transitional Farmhouse
Plans 1B, 2B, 3B: Adobe Ranch
Plans 1C, 2C, 3C: Coastal Cottage

--- Lot Line
--- Enhanced elevation where occurs

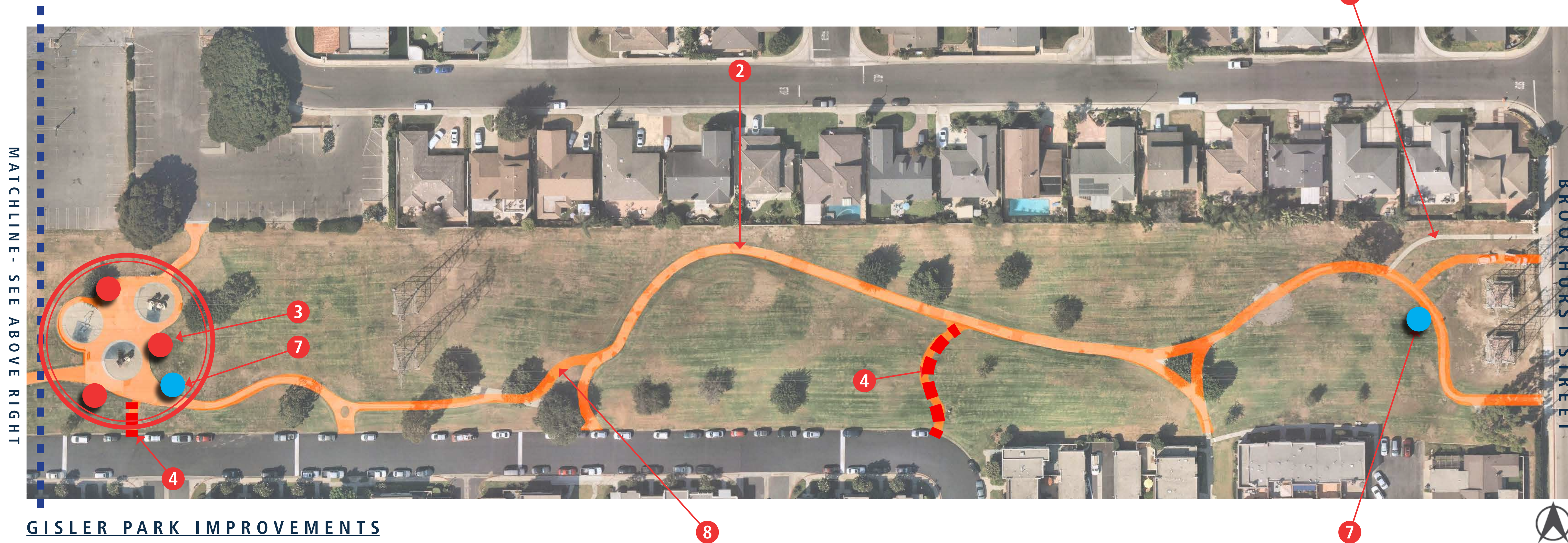
Typical Minimum Lot Dimensions



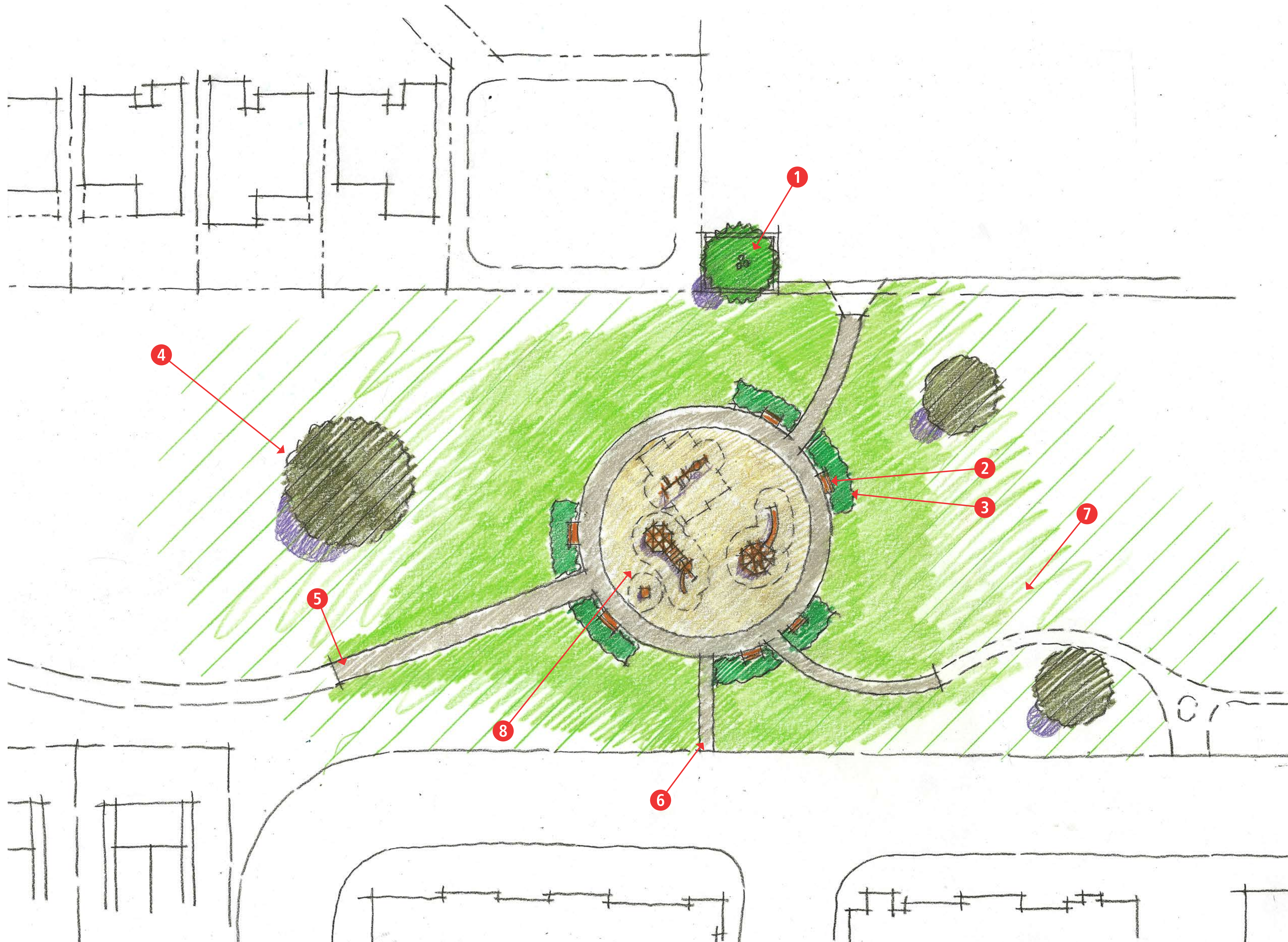


LEGEND

- 1 Remove walk and replace with sod.
- 2 Remove existing walkway system in park and replace with 10' wide natural gray concrete walk.
- 3 Replace play equipment and site furniture at playground. See Sheet L-2.
- 4 Add additional connections from park to neighborhood.
- 5 Move bollards to back side of sidewalk at entry to park.
- 6 Relocate walk to align with curb cut on Bushard.
- 7 Add trash cans as noted
- 8 Route pathway around tree.
- 9 Remove walk and replace with turf
- 10 ADA ramp



GISLER PARK IMPROVEMENTS



LEGEND

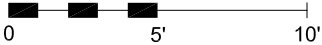
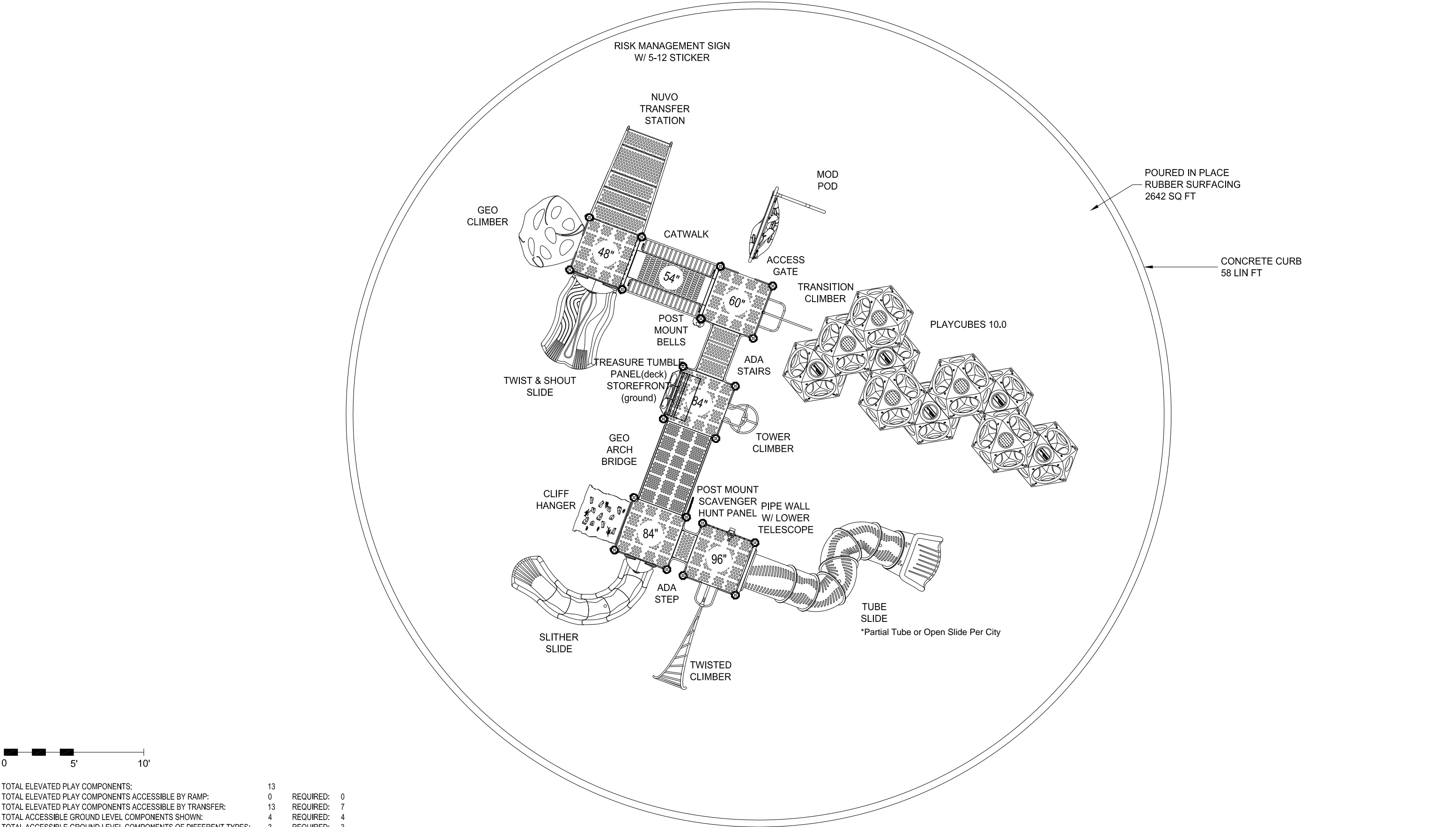
- 1 New tree - Outside of easement
- 2 New bench
- 3 Ornamental shrubs to provide backdrop for seating
- 4 Existing tree to remain
- 5 New concrete sidewalk
- 6 New sidewalk connection to neighborhood
- 7 Existing lawn to remain
- 8 New play equipment
 - [1] 5-12 year old equipment set
 - [1] 2-5 year old equipment set
 - [1] swing set
 - [1] small spinner or small amenity
 - Rubberized surfacing

0 10' 20' 40'
Scale: 1" = 20'-0"



07 . 14 . 21

Brookfield
Residential



TOTAL ELEVATED PLAY COMPONENTS:	13	
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:	0	REQUIRED: 0
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:	13	REQUIRED: 7
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN:	4	REQUIRED: 4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:	3	REQUIRED: 3

* APPLICABLE ONLY WITH ADA COMPLIANT SURFACING.

PLAY STRUCTURE AND LAYOUT OF THE COMPONENTS CONFORM TO
ASTM F1487-17 AND CPSC #325 GUIDELINES AND CCR TITLE 22,
DIVISION 4 CHAPTER 22.

CRITICAL FALL HEIGHT OF OVERALL PLAY AREA: 96"

PROJECT:

GISLER PARK PLAYGROUND

HUNTINGTON BEACH, CA

DESIGNED BY:
ALEX BERON
JUNE 21, 2021
DRAWING #
C21074PM

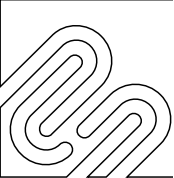
DESIGNED FOR:
AGES
5-12

since 1979

dave bang

associates inc.

park+playground





COLOR PALETTE:



MANUFACTURERS:



PROJECT:

GISLER PARK PLAYGROUND

HUNTINGTON BEACH, CA

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JUNE 21, 2021
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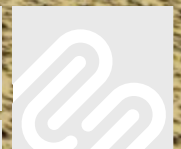
DESIGNED FOR:

AGES
5-12

since 1979

dave bang
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▶ park+playground





SELECTED COLORS

POST: METALLIC GRAY

COMPONENT 1: AZURE

COMPONENT 2: AZURE

ROTOMOLDED PLASTIC 1: SKY

ROTOMOLDED PLASTIC 2: N/A

ROTOMOLDED PLASTIC 3: N/A

SHEET PLASTIC 1: COBALT/SAND

SHEET PLASTIC 2: COBALT/SAND

2-TONE PLASTIC: COBALT/SAND

ROPE: N/A

ECO-ARMOR: GRAY

MODIFIED COLORS LISTED BELOW

Slither slide and geo climber: Chartreuse

Tube slide and Playseat: Cyan

Playcubes: Sky/Chartreuse

COLOR PALETTE:



MANUFACTURERS:



PROJECT:

GISLER PARK PLAYGROUND
HUNTINGTON BEACH, CA

DESIGNED BY:

ALEX BERON
JUNE 21, 2021
DRAWING #
C21074PM

DESIGNED FOR:

AGES
5-12

