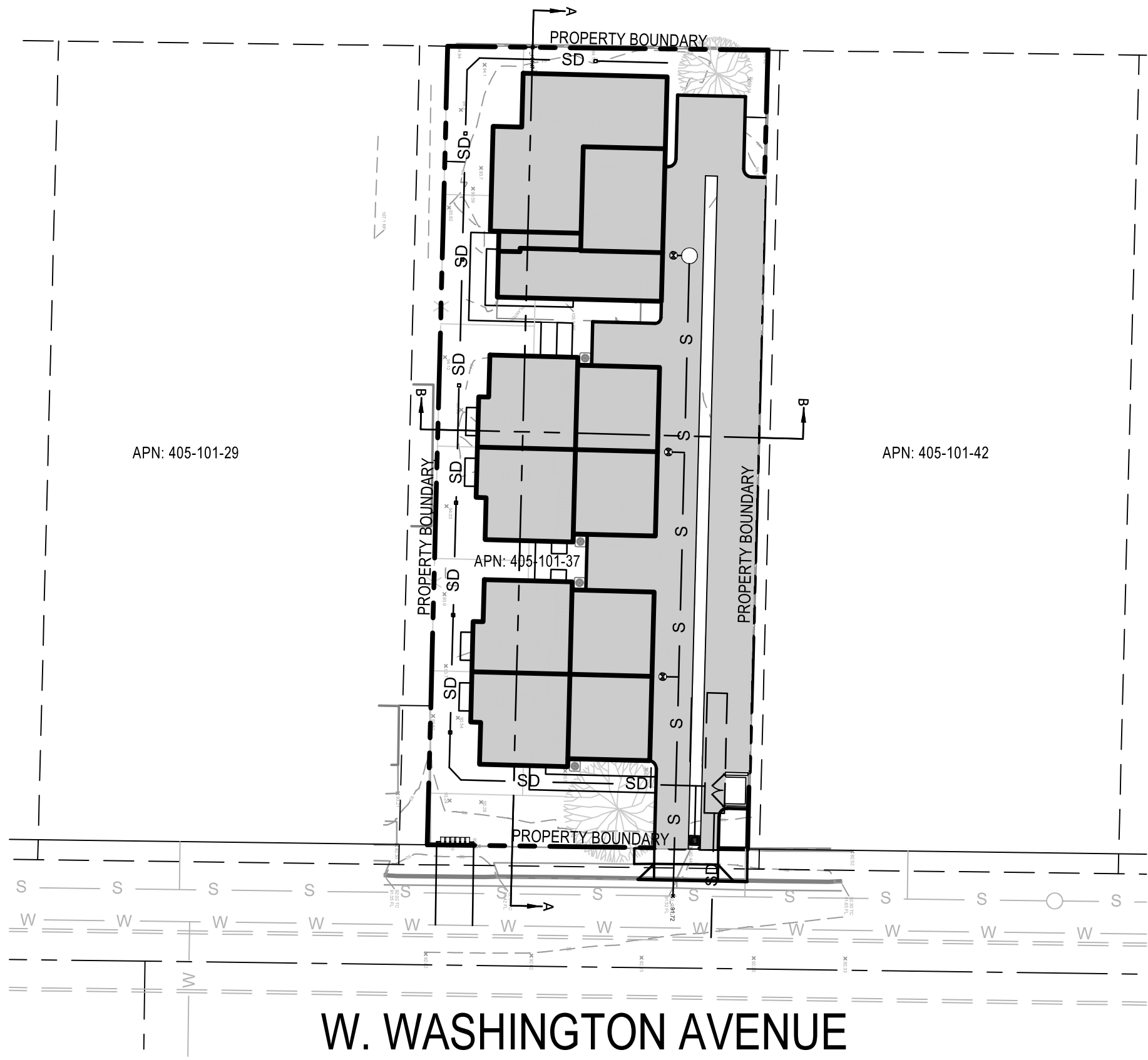
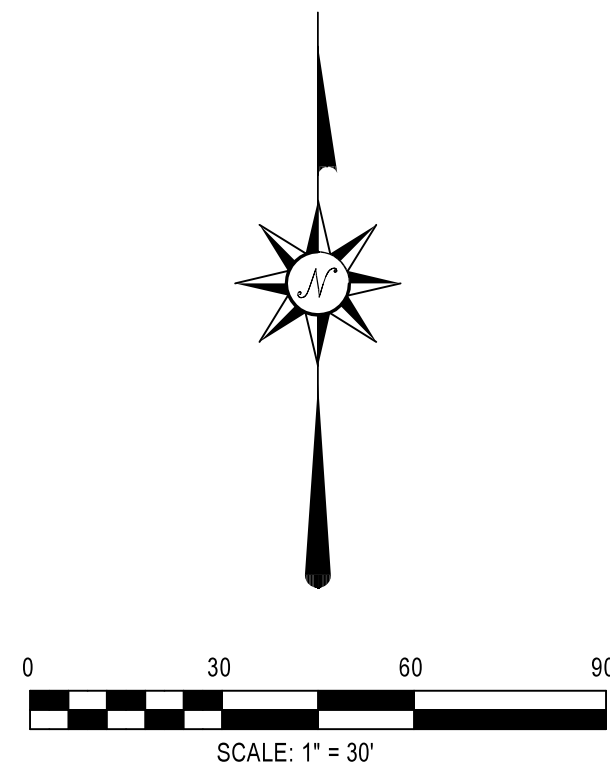


TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR:
1921 W WASHINGTON AVENUE TOWNHOMES PROJECT
SANTA ANA, CA

LEGEND

ITEM	SYMBOL
PROJECT BOUNDARY	---
LOT LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
CENTERLINE	---
EXISTING OVERHEAD ELECTRICAL	OE
EXISTING WATERLINE	W
EXISTING SEWER MAIN	S
EXISTING GAS LINE	G
EXISTING STORM DRAIN	SD
EXISTING FIRE HYDRANT	X
EXISTING FENCE	W
DAYLIGHT LINE	2
CUT/FILL LINE	440
FINISHED GROUND CONTOUR	440
EXISTING GROUND CONTOUR	440
PROPOSED CUT/FILL SLOPE	2:1
TOP/TOE GRADING LINE	---
RETAINING WALL (PER SEPARATE PERMIT)	---
EXISTING SPOT ELEV.	(400.50) FG
FUTURE SPOT ELEVATIONS	400.50 FG
PROPOSED 6" CURB	---
PROPOSED RIBBON GUTTER	---
PROPOSED STORM DRAIN	SD
PROPOSED SEWER	S
PROPOSED SEWER MANHOLE	○
PROPOSED WATER	W
PROPOSED WATER METER	□



OWNER/SUBDIVIDER

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

HABITAT FOR HUMANITY, ORANGE COUNTY
CONTACT: JOHN KAYE
220 RITCHEY STREET
SANTA ANA, CA 92705
714-434-6200

JOHN KAYE

ENGINEER OF WORK

WILLIAM J. SUITER RCE 68964



ABBREVIATIONS

AC	ASPHALT CONCRETE	INV	INVERT ELEVATION
ADA	AMERICAN WITH DISABILITIES ACT	MH	MANHOLE
BFD	BACKFLOW DEVICE	MIN	MINIMUM
BLDG	BUILDING	PA	PLANTER AREA
BS	BOTTOM OF STAIRS	PBOX	PULL BOX
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
CB	CATCH BASIN	POC	POINT OF CONNECTION
CF	CURB FACE	POT	PATH OF TRAVEL
CMU	CONCRETE MASONRY UNIT	PP	POWER POLE
CO	CLEANOUT	PROP	PROPOSED
COMM	COMMUNICATIONS	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	R/W	RIGHT-OF-WAY
DS	DOWNSPOUT	SCO	SEWER CLEANOUT
EG	EDGE OF GUTTER	SD	STORM DRAIN
ELEC	ELECTRICAL	SDCO	STORM DRAIN CLEANOUT
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SL	STREET LIGHT
FG	FINISHED GRADE	SMH	SEWER MANHOLE
FL	FLOW LINE	TC	TOP OF CURB
FM	FORCE MAIN	TD	TOP OF DECK
FS	FINISHED SURFACE	TG	TOP OF GRATE
GA	GUY ANCHOR	TS	TOP OF STAIRS
GB	GRADE BREAK	TW	TOP OF WALL
GFF	GARAGE FINISH FLOOR	TYP	TYPICAL
GP	GUY POLE	WAR	WATER AIR RELEASE
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
HT	HEIGHT		

LEGAL DESCRIPTION

LOT 4 IN BLOCK A OF TRACT NO. 451, IN THE CITY OF SANTA ANA, AS PER MAP RECORDED IN BOOK 16, PAGE 41 OF MISCELLANEOUS MAPS, IN THE OFFICES OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.
EXCEPTING THEREFROM THE WEST 7 FEET AND THE EAST 3 FEET.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA ANA AS DESCRIBED IN DOCUMENT RECORDED FEBRUARY 25, 1983 AS INSTRUMENT NO. 83-84912 OF OFFICIAL RECORDS.

FIELD TOPOGRAPHY

FIELD TOPOGRAPHY
SUPPLIED BY: F3 & ASSOCIATES, INC.
701 EAST H STREET
BENICIA, CA 94510
707-338-0086
SURVEY ON 6-7-2022

ASSESSOR'S PARCEL NUMBER

405-101-37
TAX RATE AREA: 11-003

FEMA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA FLOODPLAIN.

FIRM PANEL 144 OF 539, FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

GENERAL NOTES:

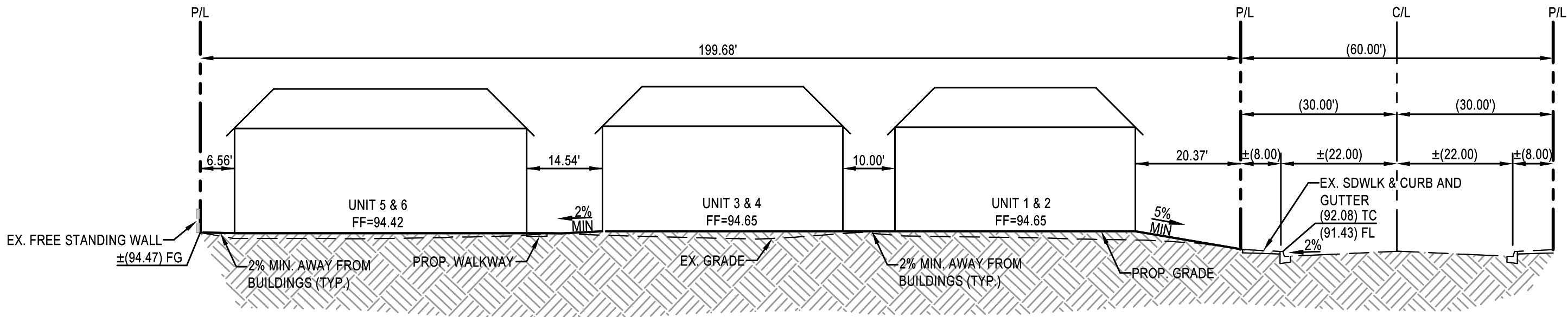
- APN: 405-101-37
- GROSS ACREAGE: 0.37 AC
- NET ACREAGE: 0.37 AC
- NUMBER OF LOTS: 1
- NUMBER OF DWELLING UNITS: 6
- EXISTING ZONING: R-2 (LIMITED MULTIPLE-FAMILY RESIDENCE)
- EXISTING GENERAL PLAN: LR-7 (LOW DENSITY RESIDENTIAL)
- FINISH GRADES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
- PROPOSED DENSITY: 16.3 DU/AC
- CUT AND FILL SLOPES NO STEEPER THAN 2:1
- PUBLIC SERVICES AND DISTRICTS:
 - GAS & ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - TELEPHONE: AT&T
 - WATER: CITY OF SANTA ANA
 - SEWER: CITY OF SANTA ANA
 - FIRE DISTRICT: ORANGE COUNTY FIRE AUTHORITY (OCFA)
 - SCHOOL DISTRICT: SANTA ANA UNIFIED SCHOOL DISTRICT
- NO SPECIAL DISTRICTS ARE PROPOSED
- PROPOSED SETBACK:
 - FRONT YARD = MINIMUM 20'
 - SIDE YARD = MINIMUM 5'
 - REAR YARD = MINIMUM 5'
- SEE STORM WATER MITIGATION PLAN PREPARED BY: PASCO LARET SUITER & ASSOCIATES DATED:
- SEE PRELIMINARY DRAINAGE STUDY PREPARED BY: PASCO LARET SUITER & ASSOCIATES DATED:
- SEE GEOTECHNICAL AND INFILTRATION EVALUATION PREPARED BY:
- PROPOSED STREET LIGHTS WILL BE PER CITY STANDARDS

EARTHWORK QUANTITIES

CUT: 325 CY
FILL: 25 CY
NET (EXPORT): 300 CY

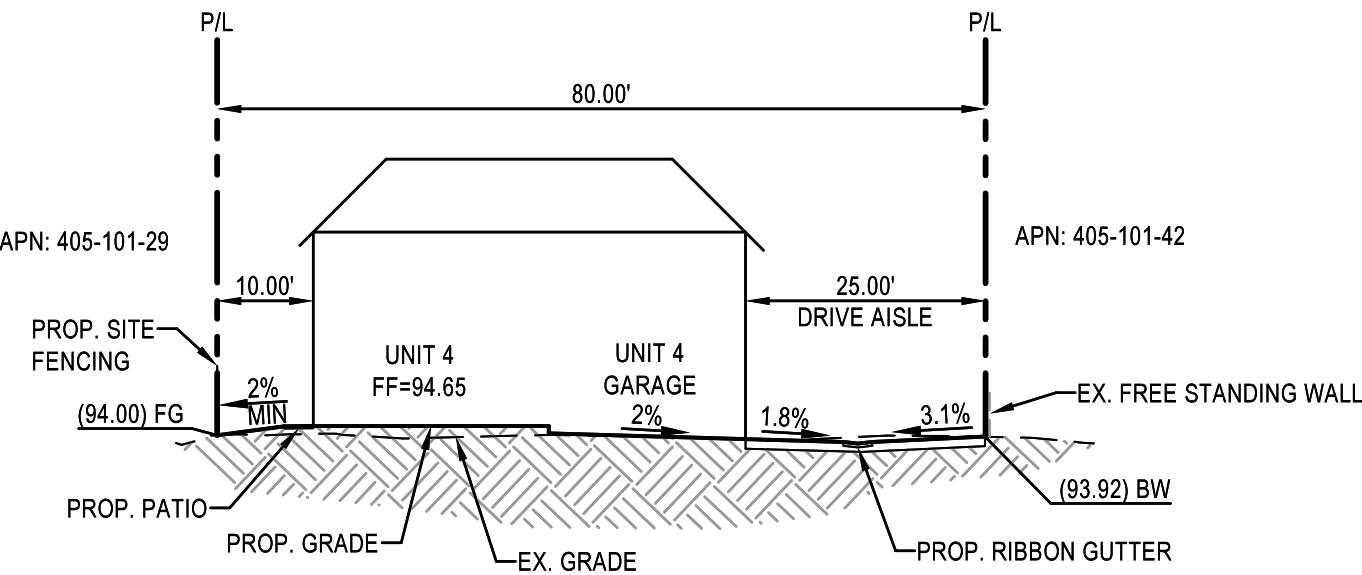
THE ABOVE RAW EARTHWORK QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL NOT RELY UPON QUANTITIES FOR BID PURPOSES. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES TO THEIR SATISFACTION PRIOR TO START OF WORK.

NOTE: QUANTITIES DO NOT INCLUDE ANY EARTHWORK FOR REMEDIAL PURPOSES. EARTHWORK ESTIMATES ARE BASED ON IN PLACE VOLUMES AND DO NOT ACCOUNT FOR ANY SHRINKAGE OR SWELL OF THE SOIL THAT MAY OCCUR DURING GRADING.



SECTION A-A

SCALE: NTS



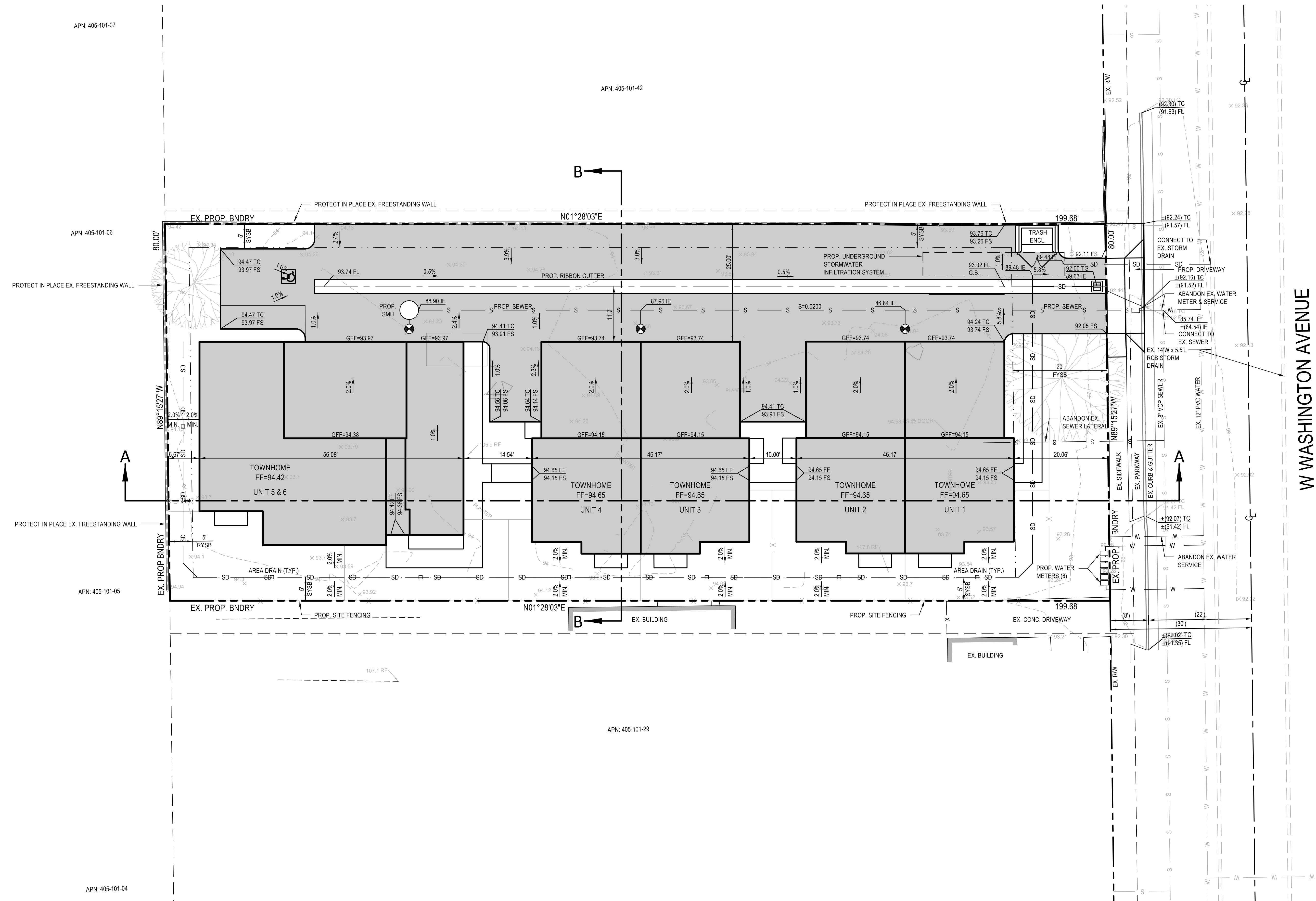
SECTION B-B

SCALE: NTS

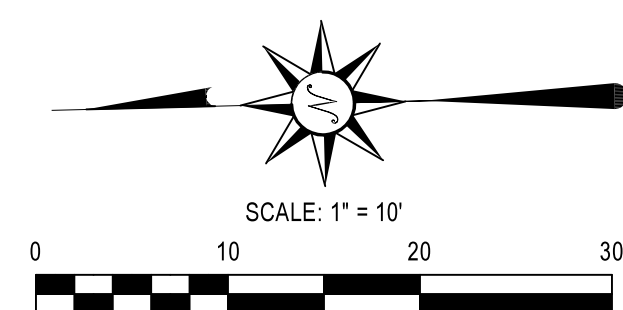
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 949.661.6695 | www.plsaengineering.com

HABITAT FOR HUMANITY 1921
W. WASHINGTON AVE

APN: 405-101-04



W WASHINGTON AVENUE



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& ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 949.661.6695 | www.plsaengineering.com

HABITAT FOR HUMANITY 1921
W. WASHINGTON AVE

PRELIMINARY GRADING PLAN
PLSA JOB NO.3791
2-22-2022
SHEET 2 OF 2