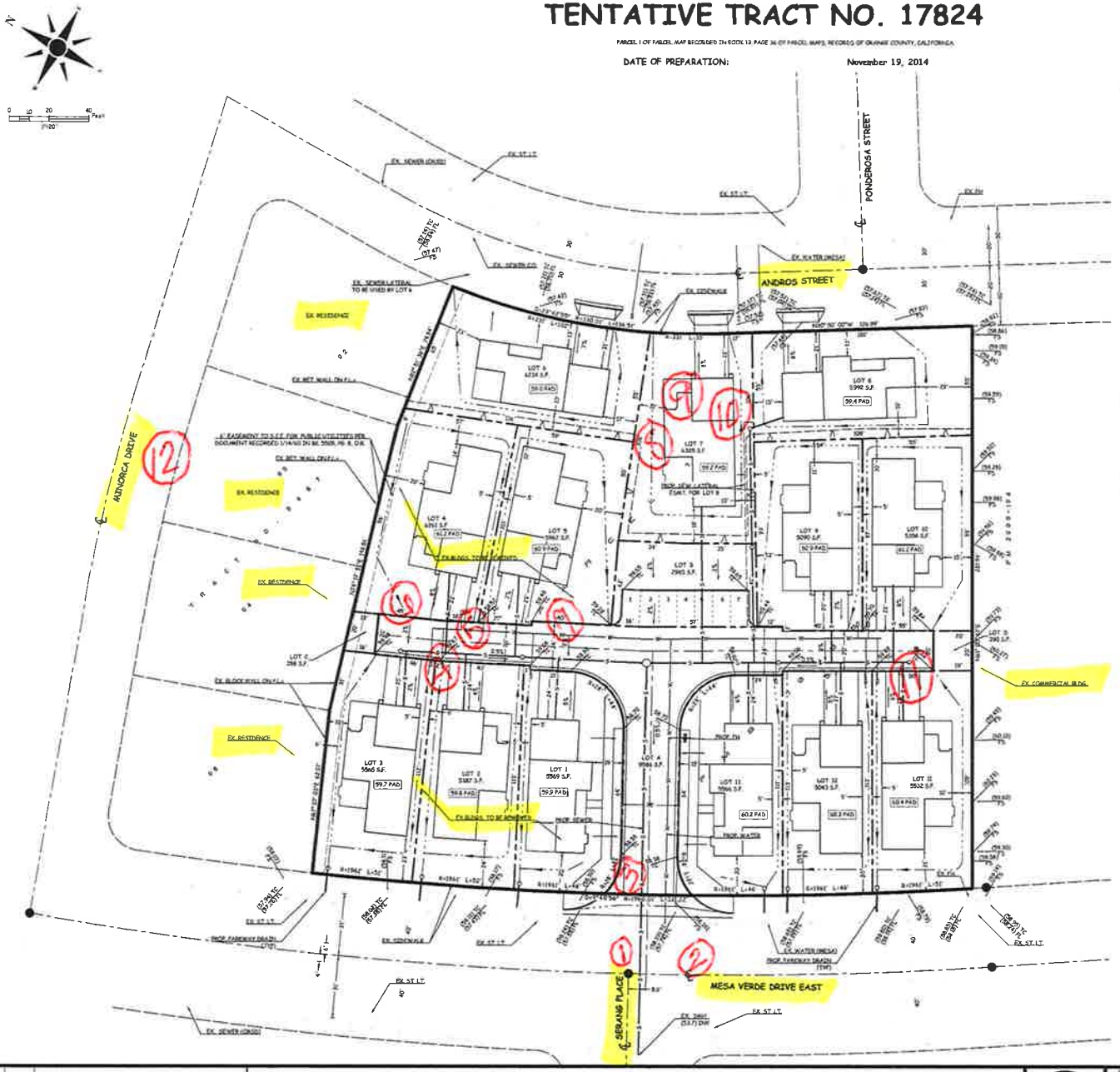
TENTATIVE TRACT NO. 17824

PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 13, PAGE 36 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE OF PREPARATION: November 19, 2014



NOTES:

1.50 ACRES GROSS AND NET
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO LAND OR FEES TO BE DEDICATED

PROPOSED LAND USE:

13 SINGLE FAMILY RESIDENCES

ASSESSOR'S PARCEL NUMBERS:

[illegible]

SETBACK REQUIREMENTS:

FRONT	20'
SIDES	5'
REAR	10'

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS
PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 13, PAGE 36 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL STATION G.P.S. NO. 6135 AND STATION G.P.S. NO. 615181 BEING NORTH 69° 38' 03" WEST PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

OWNER/SUBDIVIDER:

PINNACLE RESIDENTIAL
20 ENTERPRISE, SUITE 320
ALISO VIEJO, CA
(949) 297-3270

SITE ADDRESS:

2880 MESA VERDE DRIVE
COSTA MESA, CA 92626

FLOOD ZONE:

ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

ESTIMATED GRADING QUANTITIES:

R.A.W. CUT: 1670 CY
R.A.W. FILL: 2010 CY
IMPORT: 340 CY

ENGINEER:

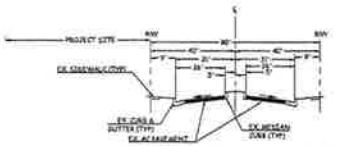
ROBIN B. HAMERS & ASSOCIATES, INC.
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192

LEGEND:

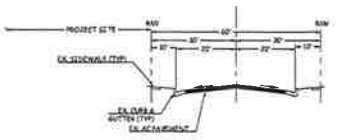
AC	ASPHALTIC CONCRETE
EX	EXISTING
FH	FIRE HYDRANT
FS	FINISHED SURFACE
ST.L.T	STREET LIGHT
SF	SQUARE FEET
TC	TOP OF CURB
	CENTERLINE
	CURB & GUTTER
	DRAINAGE SWALE
	PROPERTY LINE
S	SEWER
	TRACT BOUNDARY
W	WATER MAIN
	WATER METER

LOT AREA TABLE	
LOT #	AREA (SF)
LOT 1	5569
LOT 2	5387
LOT 3	5565
LOT 4	6241
LOT 5	5967
LOT 6	6234
LOT 7	6325
LOT 8	5992
LOT 9	5090
LOT 10	5556
LOT 11	5532
LOT 12	5043
LOT 13	9066
LOT A	9066
LOT B	2985
LOT C	298
LOT D	290

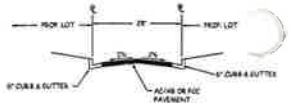
VICINITY MAP
NOT TO SCALE



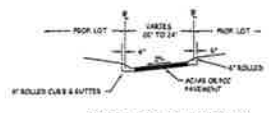
TYPICAL SECTION: MESA VERDE DRIVE
NOT TO SCALE



TYPICAL SECTION: ANDROS STREET
NOT TO SCALE



TYPICAL SECTION: ENTRY
NOT TO SCALE



TYPICAL SECTION: DRIVEWAY
NOT TO SCALE

#	DATE	DESCRIPTION
		REVISIONS

pictures taken 11/24/14

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192

ROBIN B. HAMERS R.C.E. #1230 — 2/24/15 DATE

TENTATIVE TRACT NO. 17824
& PRELIMINARY GRADING PLAN

2880 MESA VERDE DRIVE
COSTA MESA, CA 92626

-16-

ATTACHMENT 2

View of South west property line off Serang.

#1 on map.

View of S.W. property line and commercial building on adjacent property to S.E..

#2 on map.

View of existing church buildings off Mesa Verde Drive East.

#3 on map.

View on property looking Southerly.

#4 on map.

View on property looking S.E..
#5 on map.

View on property looking East.
#6 on map

View from property looking North of building #2.

#7 on map.

view of property looking north.

#8 on map.

View of property looking N.E. showing residential property on Andros St.

#9 on Map

View of property looking East showing residential property on Andros St.

#10 on map

view along S.E. property looking South westerly.

#11 on map

Residential property on Minorca on north westerly of church property line.

#12 on map