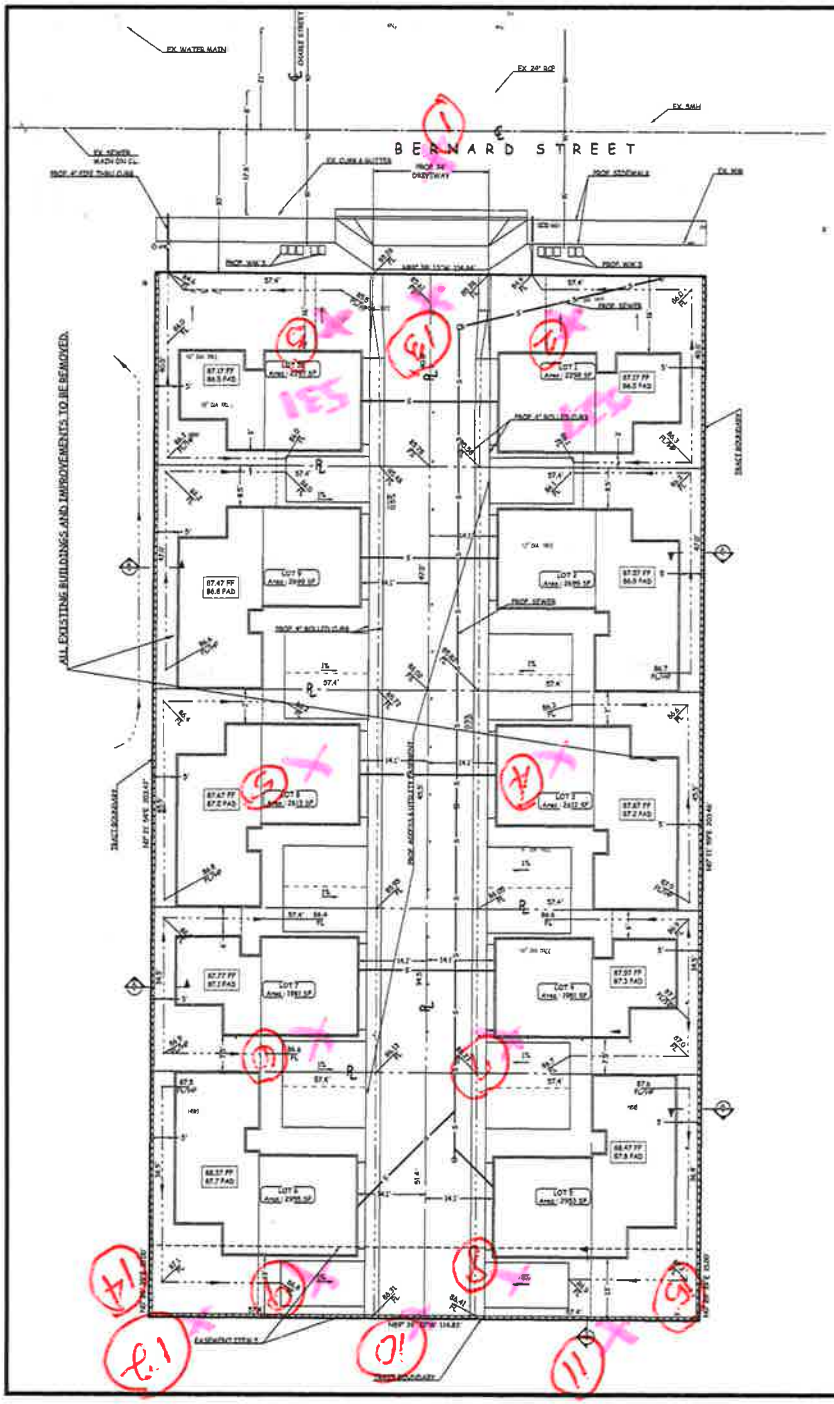
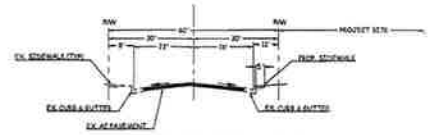
TENTATIVE TRACT NO. 2015-____

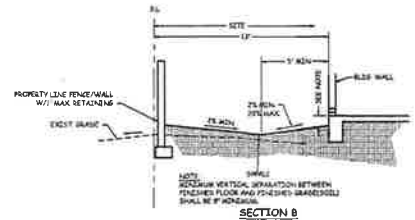
LOT 8 & 9 IN BLOCK 8 OF TRACT NO. 553, GIBSON HOME ACRES, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS SHOWN ON SAID TRACT, LYING SOUTHERLY OF SAID LOTS.

DATE OF PREPARATION: May 26, 2015

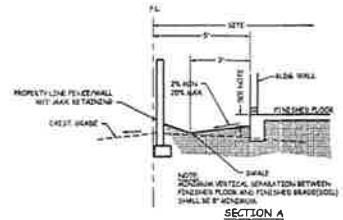




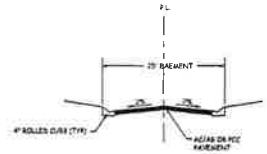
TYPICAL SECTION: BERNARD STREET
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION A
NOT TO SCALE



TYPICAL SECTION: DRIVEWAY
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

EASEMENTS PER PROPERTY NATIONAL TITLE COMPANY REPORT, ORDER NO. 1001-2-0090701-JR2

ITEM 2- EASEMENT FOR POLES AND ALONG SIDE LINE FOR POLE LINE, DETACHED AND INDUCT DUCTS RESERVED FOR THE BENEFIT OF THE FAIRVIEW PARKS WATER COMPANY. THIS EASEMENT IS NOT LOCATED OF RECORD

ITEM 3- EASEMENT TO E P BEVAN AND JOSEPH BETLES FOR PIPE LINES, ETC. RECORDED FEBRUARY 26, 1919, IN BOOK 318, PAGE 183, OF DEEDS. THIS EASEMENT IS NOT LOCATED OF RECORD.

ITEM 5- EASEMENT TO THE CITY OF COSTA MESA FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 25, 1999 AS INSTRUMENT NO. 19990749826, OFFICIAL RECORDS AND OCTOBER 25, 1999 AS INSTRUMENT NO. 19990749827, OFFICIAL RECORDS. THIS EASEMENT IS PLOTTED HEREON.

LEGEND:

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

NOTES:

0.576 ACRES GROSS/NET (25,088 SF)
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW
NO LAND OR PARCS TO BE DEDICATED

PROPOSED LAND USE:

10 SINGLE FAMILY RESIDENCES

ASSESSOR'S PARCEL NUMBERS:

427-151-32 & 34

SETBACK REQUIREMENTS:

FRONT	20'
SIDES	5'
REAR	15'

LEGAL DESCRIPTION:

LOT 8 & 9 IN BLOCK 8 OF TRACT NO. 553, GIBSON HOME ACRES, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS SHOWN ON SAID TRACT, LYING SOUTHERLY OF SAID LOTS

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN HORIZONTAL CONTROL STATION GPS NO. 6200 B1 AND STATION GPS NO. 1533 BEING N. 06° 50' 09" W. PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR

OWNER/SUBDIVIDER:

PLANET HOME LIVING
1401 QUAIL STREET
NEWPORT BEACH, CA 92660

SITE ADDRESS:

527-531 BERNARD
COSTA MESA, CA 92626

FLOOD ZONE:

ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

ESTIMATED GRADING QUANTITIES:

RAW CUT 20 CY
RAW FILL 280 CY
IMPORT 260 CY

#	DATE	DESCRIPTION
		REVISIONS

NO. RCE 31720 — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1782
ROBIN B. HAMERS R.C.E. 31720 — 5/26/15 — DATE

TENTATIVE TRACT NO. 2015-____
& PRELIMINARY GRADING PLAN
527-531 BERNARD
COSTA MESA, CA 92626

ATTACHMENT 4

3

4

1

2

1/3

11

12

9

10

15

13

14

Charle St 1900
Bernard St 500
NO PARKING