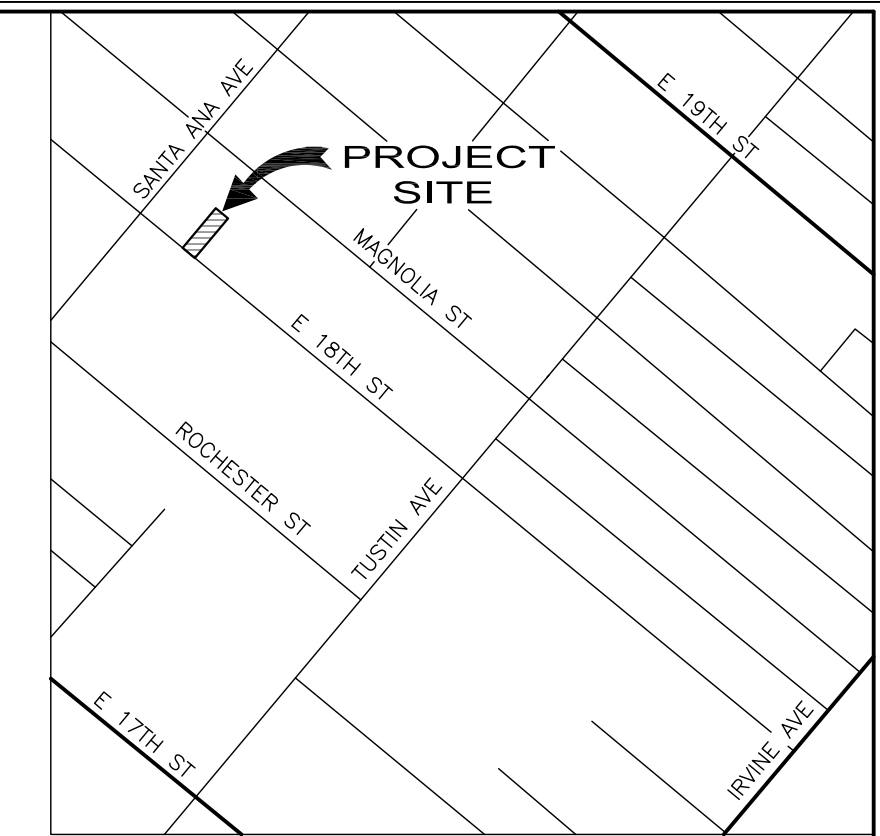


SITE PLAN

320 EAST 18TH STREET
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA

PORTION OF LOT 3
TRACT NO. 505
SINGLE FAMILY RESIDENTIAL



LOCATION MAP
(NO SCALE)

LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-4853123 (50).
THE SOUTHWESTERLY 137.62 FEET OF LOT 4, TRACT NO. 505, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION: (PROPOSED; FOLLOWING LOT LINE ADJUSTMENT)

THE SOUTHWESTERLY 153.62 FEET OF LOT 4, TRACT NO. 505, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

OC INFILL PARTNERS, LLC
20201 SW BIRCH STREET
NEWPORT BEACH, CA 92660

GENERAL NOTES:

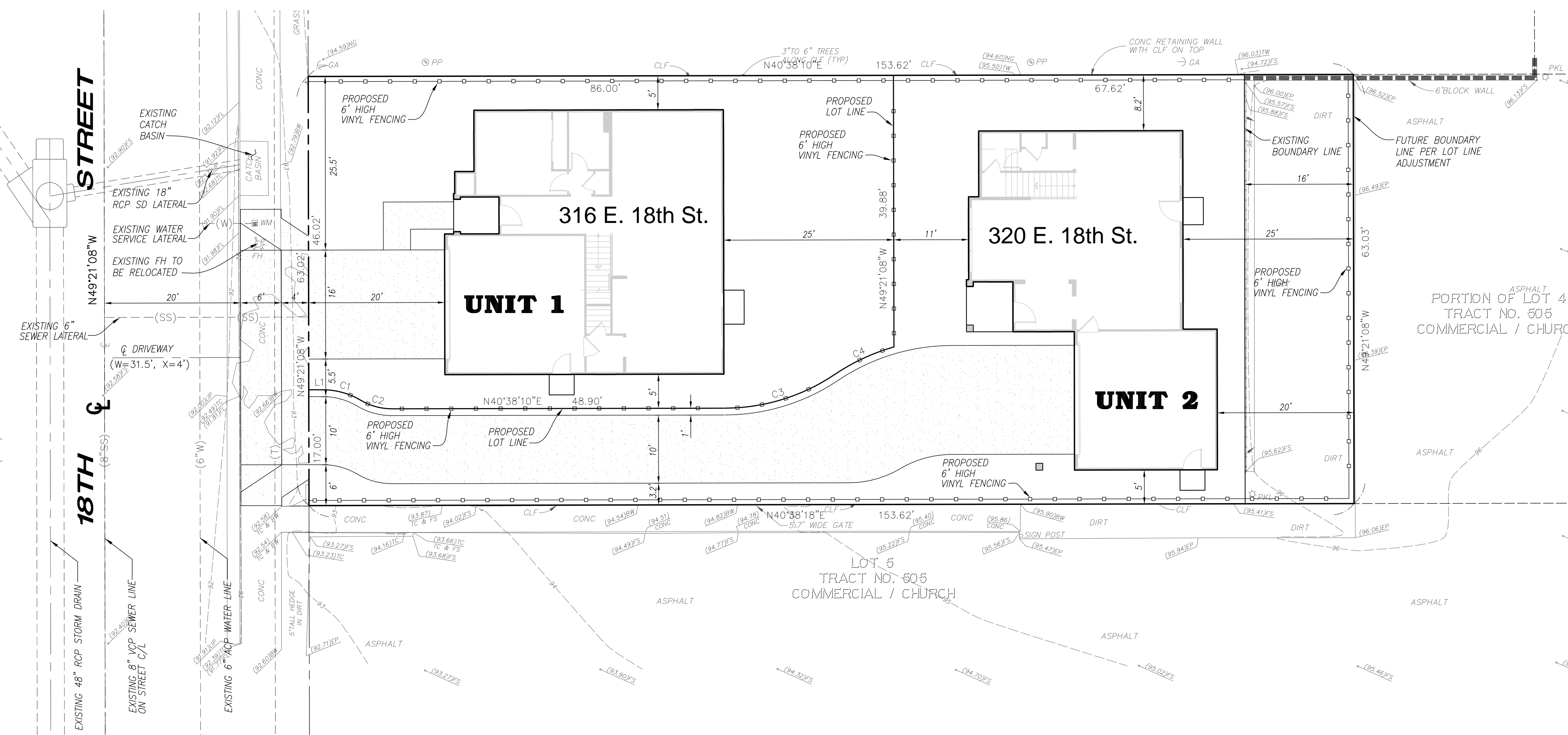
- EXISTING LAND USE: INTITUTIONAL AND RECREATIONAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ADJACENT LAND USES TO THE NORTHWEST: RESIDENTIAL
- PROPOSED ZONING: R-2 MD

DEVELOPMENT STANDARDS:

DESCRIPTION	PROVIDED UNIT 1	PROVIDED UNIT 2
BUILDING SETBACKS:		
FRONT	20.0'	11.0'
SIDE	5.0' MIN.	5.0' MIN.
REAR	25.0'	20.0' MIN.
PARKING SPACES:	2 GARAGE	2 GARAGE

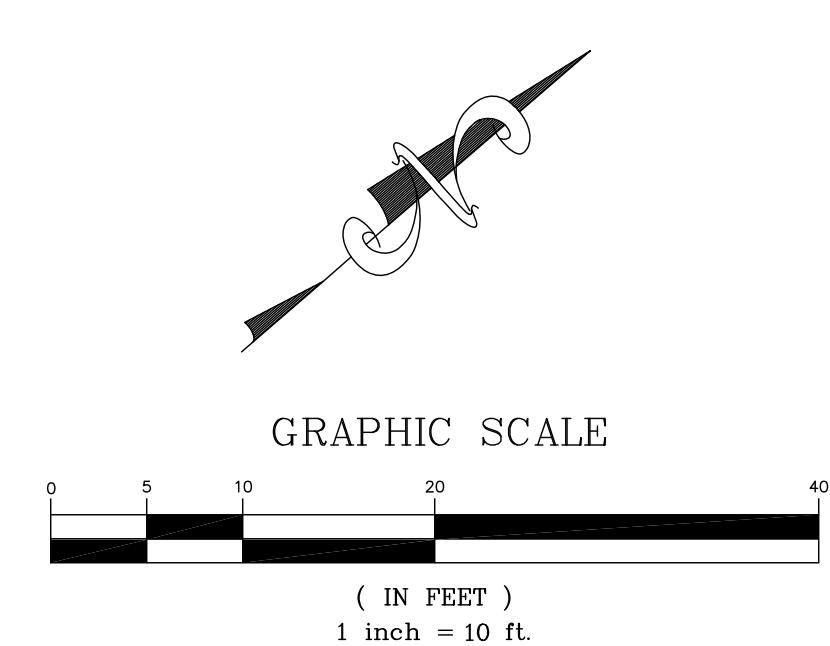
AREA SUMMARY:

DESCRIPTION	SQ. FT.	ACRES	PERCENTAGE
GROSS AREA	9,683	0.222	100%
OPEN SPACE AREA	5,107	0.117	52.7%
UNIT 1			
LOT AREA	4,093	0.094	100%
BUILDING AREA	1,540	0.035	37.6%
DRIVEWAY AREA	320	0.007	7.8%
OPEN SPACE AREA	2,233	0.051	54.6%
UNIT 2			
LOT AREA	5,590	0.128	100%
BUILDING AREA	1,346	0.031	24.1%
DRIVEWAY AREA	1,370	0.031	24.5%
OPEN SPACE AREA	2,874	0.066	51.4%



ABBREVIATIONS:

- APN ASSESSOR PARCEL NO.
- BW BACK OF WALK
- C/L CENTERLINE
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- FL FLOWLINE
- FS FINISHED SURFACE
- GA GUY ANCHOR
- PKL PARKING LOT LIGHT
- PP POWER POLE
- TC TOP OF CURB
- TW TOP OF WALL
- WM WATER METER
- (8"SS) EXISTING 8" SEWER
- (8"W) EXISTING 8" WATER
- (3"G) EXISTING 3" GAS



LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00'	N40°38'10"E

CURVE TABLE		
LINE	LENGTH	RADIUS
C1	5.91'	11.00'
C2	4.83'	9.00'
C3	17.23'	29.00'
C4	9.67'	31.00'

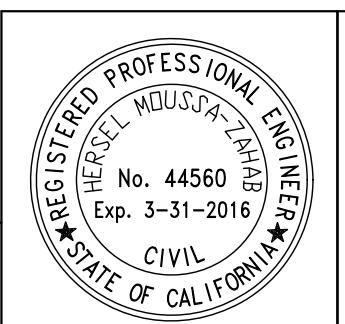
LEGEND

- PROPOSED HARDSCAPE/DRIVE APPROACH
- PROPOSED 6' HIGH VINYL FENCE

NOTE:
ALL WORK TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM CITY OF COSTA MESA PUBLIC WORKS DEPARTMENT.

INFRASTRUCTURE NOTE:

LOCATION AND SIZE OF INFRASTRUCTURE SHOWN HEREON ARE BASED ON AVAILABLE RECORDS. MUST BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.



LAND PLANNERS SURVEYORS CIVIL ENGINEERS

LAND DEVELOPERS CONSULTANTS

1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92706
(714) 557-7700 (714) 557-7707 FAX

CITY OF COSTA MESA

SITE PLAN

320 EAST 18TH STREET
APN: 117-251-36

DESIGNED BY: _____ APPROVED: _____

DATE: _____

DRAWN BY: SZ

DATE: 06-08-15

LATEST CHANGES BY: _____

DATE: _____

PLOTTED BY: SZ

DATE: 06-08-15

SHEET 1 OF 1

JOB NO. 508

BENCH MARK: CM-48-89
ELEVATIONS FOR THIS SURVEY WERE BASED ON ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. CM-48-89, BEING A 3-3/4" OCS ALUMINUM DISC STAMPED "CM-48-89", ON A CATCH BASIN IN THE NW CORNER OF SANTA ANA AVENUE & BROADWAY, LEVEL WITH SIDEWALK.
ELEV = 95.84 NAVD88 (2005)

BASIS OF BEARINGS
N40°37'54"E PER RECORD OF SURVEY NO. 99-1114, BOOK 183 PAGE 19.

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
MASTERCRAFT HOMES GROUP, LLC

20201 SW BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
(949) 252-1122

PLANS PREPARED UNDER SUPERVISION OF:

HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/16