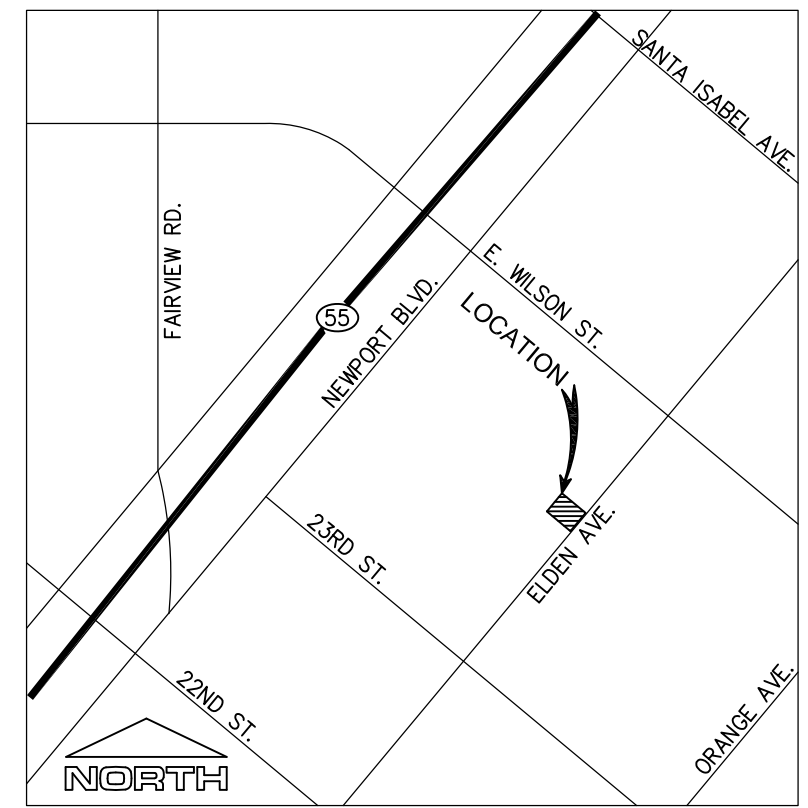
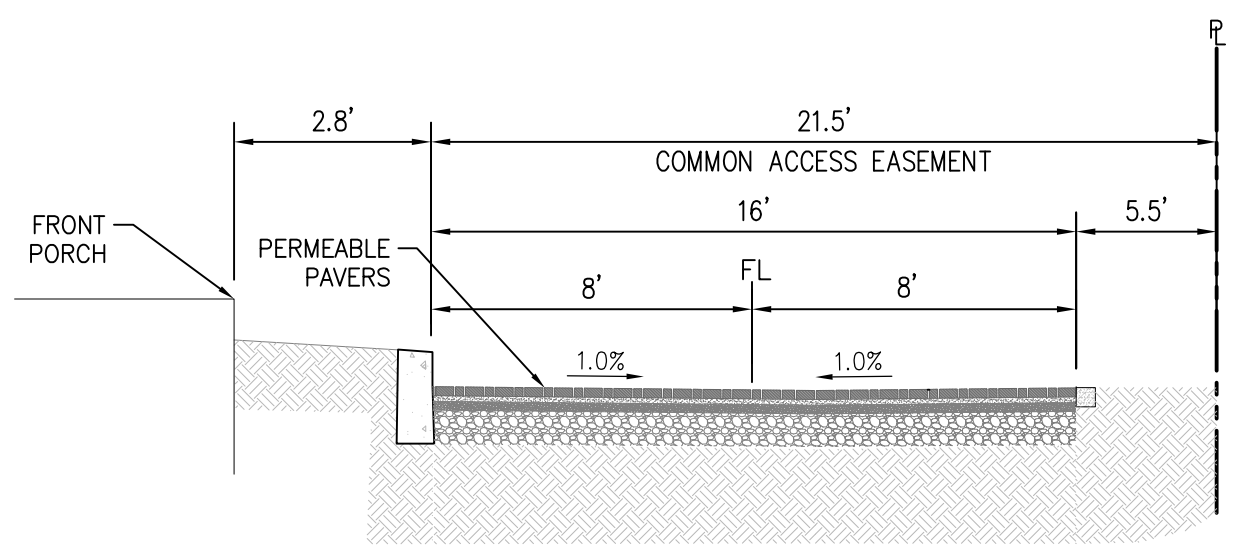
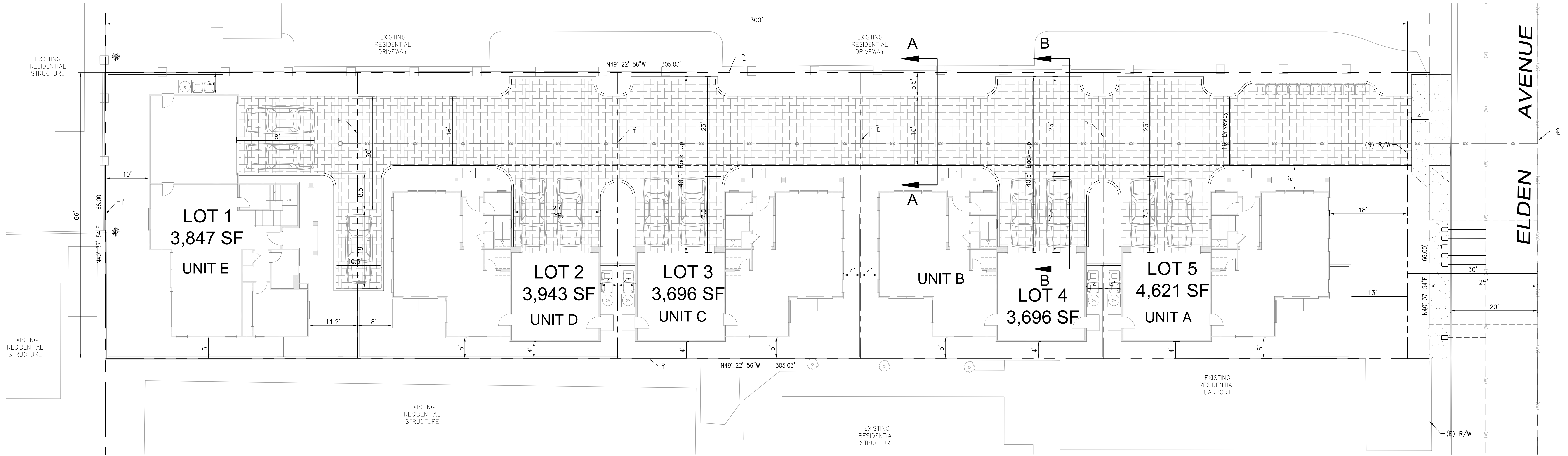


SITE PLAN

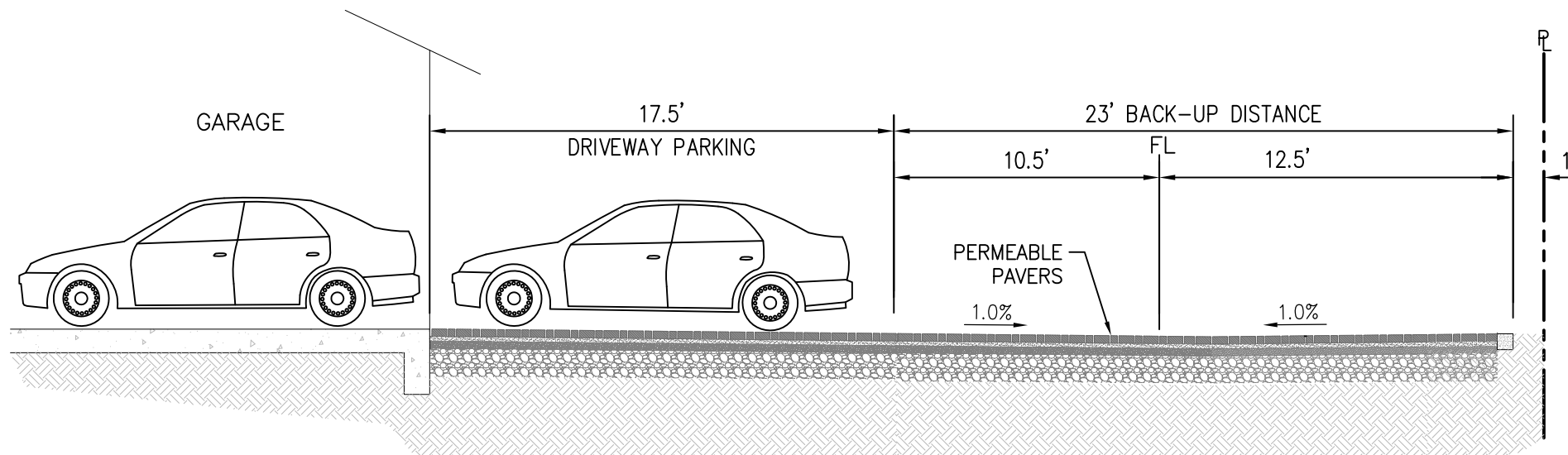
FOR
2333 ELDEN AVENUE
IN THE
CITY OF COSTA MESA, COUNTY OF ORANGE



VICINITY MAP
NTS



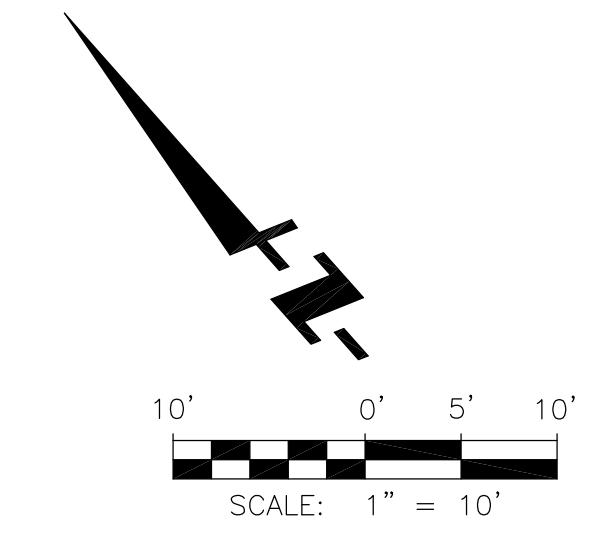
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

LEGEND

- C --- CENTER LINE
- EX P/L --- EXISTING P/L
- P/L --- PROPOSED P/L
- SE --- PROPOSED SIDEWALK EASEMENT
- EX S --- EXISTING SEWER LINE
- EX W --- EXISTING WATER LINE
- F --- EXISTING FIRE HYDRANT
- P --- EXISTING POWER POLES
- M --- EXISTING WATER METER
- W --- PROPOSED WATER METER
- L --- PROPOSED SEWER LATERAL
- SL --- EXISTING SEWER LATERAL
- C & G --- EXISTING CURB & GUTTER
- P C & G --- PROPOSED CURB & GUTTER
- P CW --- PROPOSED CONCRETE WALK
- P CD --- PROPOSED CONCRETE DRIVEWAY
- P PD --- PROPOSED PAVER DRIVEWAY



NOTES:

1. PARKS & RECREATION COMMISSION'S APPROVAL IS REQUIRED PRIOR TO REMOVAL OF TREES WITHIN THE PUBLIC RIGHT-OF-WAY.
2. EXISTING DRIVE APPROACHES ARE TO BE REMOVED AND REPLACED WITH FULL HEIGHT CURB AND GUTTER PER CITY STANDARDS.

AREA

NET AREA: 19,804 SF = 0.45 AC
GROSS AREA: 20,134 SF = 0.46 AC

LOT SUMMARY

LOT	LOT AREA	DESCRIPTION
1	3,830 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
2	3,960 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
3	3,696 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
4	3,696 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
5	4,621 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE

OPEN SPACE

OPEN SPACE REQUIRED = 5,941 (30%)
OPEN SPACE PROVIDED = 6,010 (30.3%)

LOT COVERAGES

LOT	STRUCTURE	PORCH	DRIVEWAY	OPEN SPACE	TOTAL
LOT 1	1,562 SQ. FT.	80 SQ. FT.	612 SQ. FT.	1,591 SQ. FT.	3,830 SQ. FT.
LOT 2	1,235 SQ. FT.	31 SQ. FT.	1,819 SQ. FT.	875 SQ. FT.	3,960 SQ. FT.
LOT 3	1,235 SQ. FT.	78 SQ. FT.	1,422 SQ. FT.	961 SQ. FT.	3,696 SQ. FT.
LOT 4	1,235 SQ. FT.	31 SQ. FT.	1,422 SQ. FT.	1,008 SQ. FT.	3,696 SQ. FT.
LOT 5	1,235 SQ. FT.	78 SQ. FT.	1,718 SQ. FT.	1,590 SQ. FT.	4,621 SQ. FT.

PROJECT ADDRESS

2333 ELDEN AVENUE
COSTA MESA, CA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6263 AND STATION GPS NO. 6265, BEING SOUTH 46°46'25" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK

O.C.S. BENCHMARK CM-26-27
(ORANGE COUNTY NAVD88 DATUM)
2005 ELEVATION - 95.597 FEET NAVD88

LEGAL DESCRIPTION

LOT 25, TRACT 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 14, PAGES 11 AND 12, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

ASSESSOR PARCEL NUMBER

APN: 439-421-07

OWNER/DEVELOPER

2333 ELDEN PARTNERS, LLC
20201 SW BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
949.252.1122

ENGINEER

AS
ADAMS STREETER
Civil Engineers
15 Corporate Park, Irvine, CA 92614 | 949.453.2300 | adams-streeter.com

PLAN PREPARATION DATE
SEPTEMBER 9, 2015