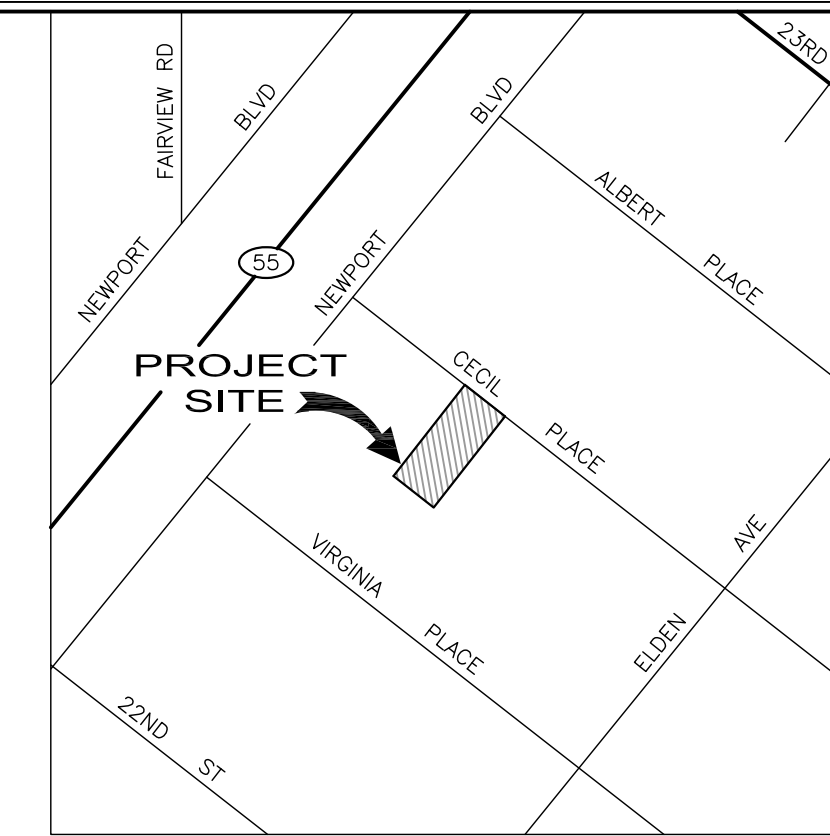
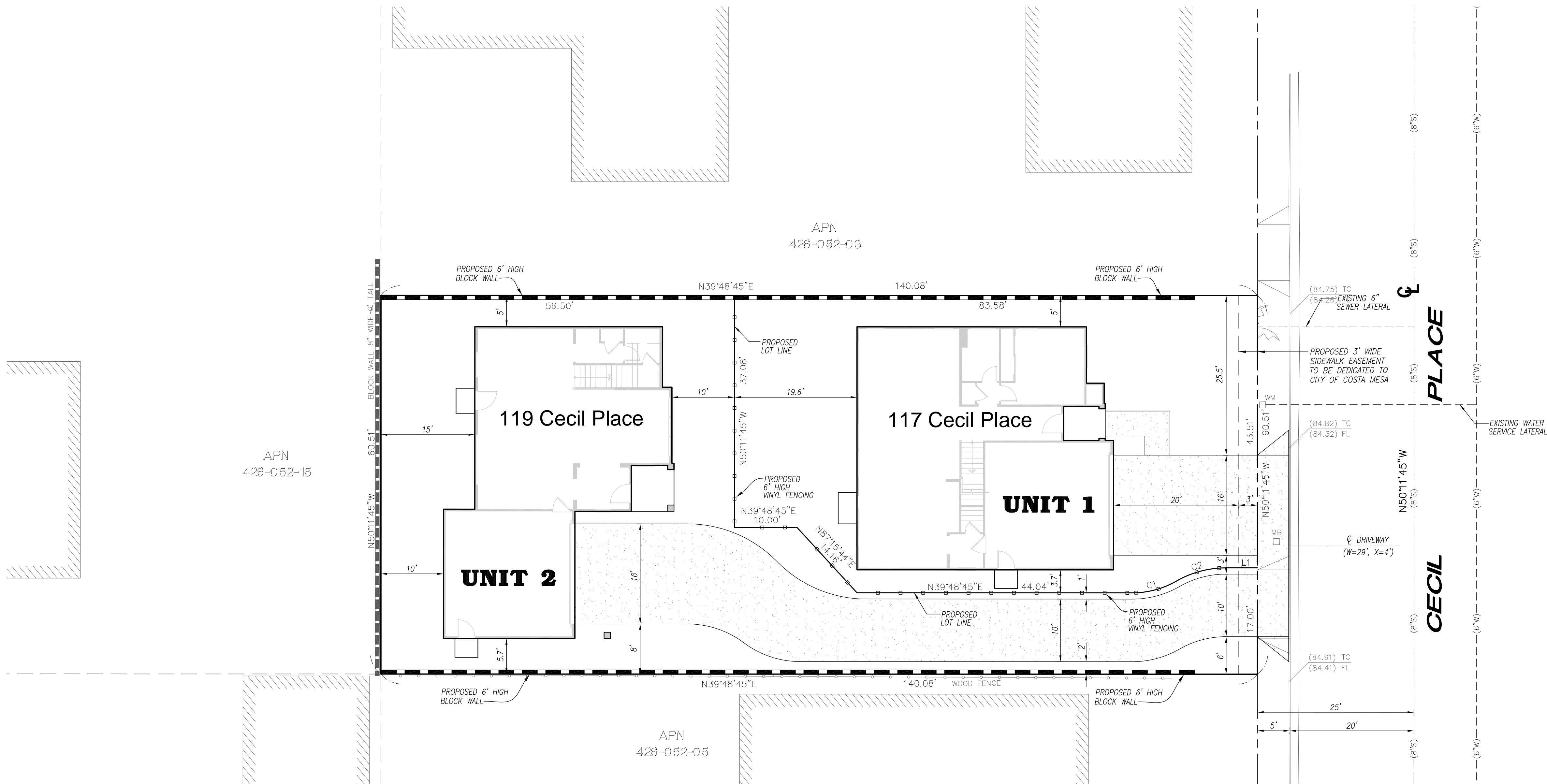


SITE PLAN

119 CECIL PLACE
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)



LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-4853124 (50).
THE SOUTHEASTERLY HALF OF LOT 19 OF TRACT NO. 114, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 14, 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: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ADJACENT LAND USES: RESIDENTIAL

DEVELOPMENT STANDARDS:

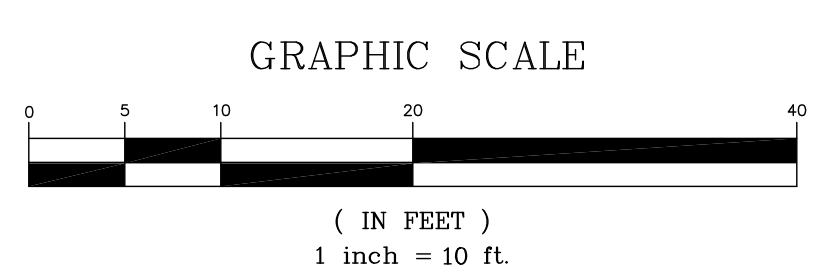
DESCRIPTION	PROVIDED UNIT 1	PROVIDED UNIT 2
BUILDING SETBACKS:		
FRONT	20.0'	10.0'
SIDE	5.0' MIN.	5.0' MIN.
REAR	19.6'	10.0' MIN.
PARKING SPACES:	2 GARAGE	2 GARAGE

AREA SUMMARY:

DESCRIPTION	SQ. FT.	ACRES	PERCENTAGE
GROSS AREA	8,476	0.194	100%
OPEN SPACE AREA	3,906	0.090	46.1%
UNIT 1			
LOT AREA	3,766	0.086	100%
BUILDING AREA	1,540	0.035	40.9%
DRIVEWAY AREA	368	0.008	9.8%
OPEN SPACE AREA	1,858	0.043	49.3%
UNIT 2			
LOT AREA	4,710	0.108	100%
BUILDING AREA	1,346	0.031	28.6%
DRIVEWAY AREA	1,316	0.030	27.9%
OPEN SPACE AREA	2,048	0.047	43.5%

ABBREVIATIONS:

- APN ASSESSOR PARCEL NO.
- C/L CENTERLINE
- FL FLOWLINE
- MB MAIL BOX
- TC TOP OF CURB
- WM WATER METER
- (8"S) EXISTING 8" SEWER
- (8"W) EXISTING 8" WATER



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N39°48'45"E

CURVE TABLE		
LINE	LENGTH	RADIUS
C1	7.31'	14.00'
C2	8.36'	16.00'

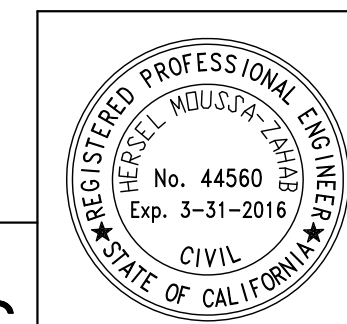
LEGEND

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

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 DEVELOPMENTS CONSULTANTS

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

CITY OF COSTA MESA

SITE PLAN
119 CECIL PLACE
APN: 426-052-04

DESIGNED BY:	APPROVED:
DATE:	
DRAWN BY: SZ	
DATE: 06-05-15	
LATEST CHANGES BY:	
DATE:	
PLOTTED BY: SZ	
DATE: 06-05-15	

SHEET
1 OF 1
JOB NO. 526

BENCH MARK: 1E-118-04
3 3/4" ALUMINUM DISK SET IN THE S.W. CORNER OF A 3.5'X2' GRATE INLET CONCRETE CATCH BASIN LOCATED IN THE S.W. CORNER OF INTERSECTION OF NORTHBOUND NEWPORT BLVD AND VICTORIA AND 40 FT. WESTERLY OF THE C/L OF NEWPORT BLVD.
ELEVATION = 85.007 NAVD 88 2005

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CECIL PLACE BEING NORTH 50°11'45" WEST AS SHOWN ON TRACT MAP NO. 114 FILED IN BOOK 11, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

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

DATE