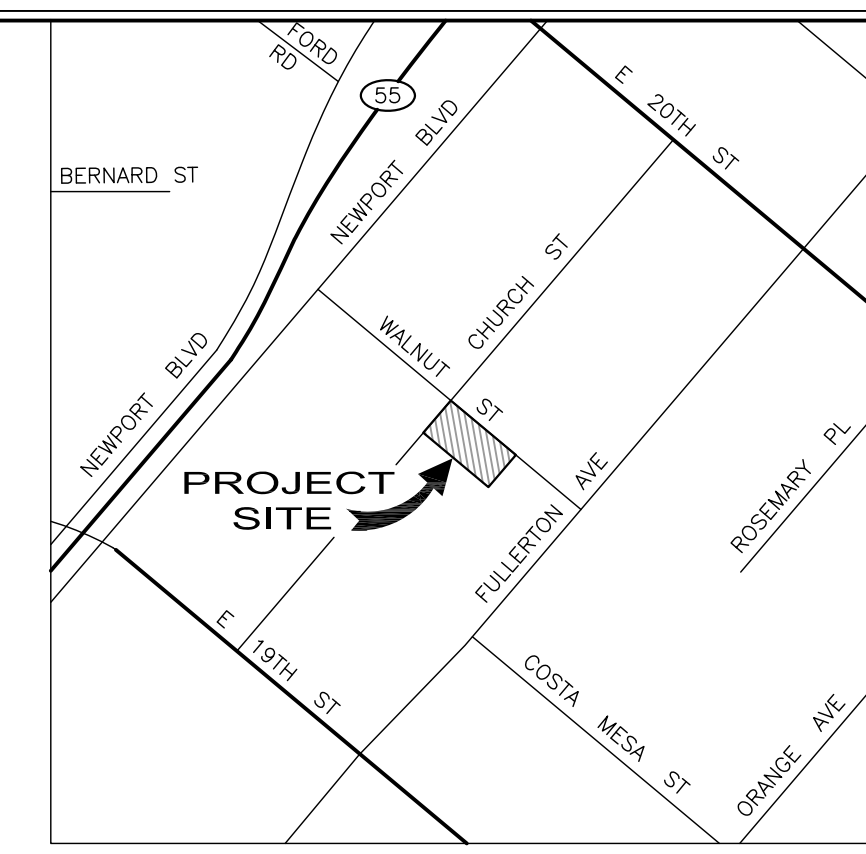
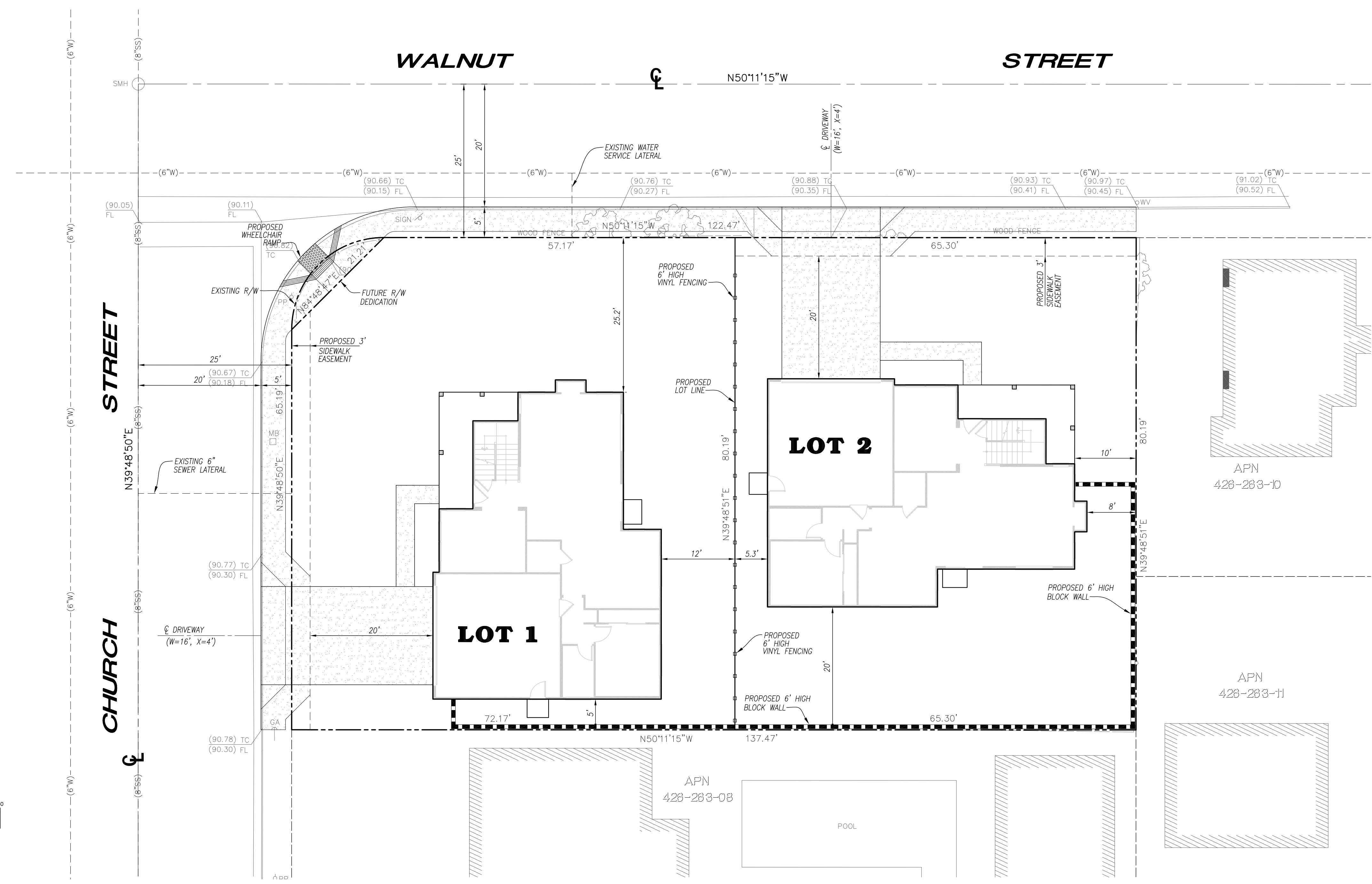


# SITE PLAN

1944 CHURCH STREET  
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-4853125 (50). LOT 12 AND THE NORTHEASTERLY 25 FEET OF LOT 14 OF TRACT NO. 1086, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 25 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:**

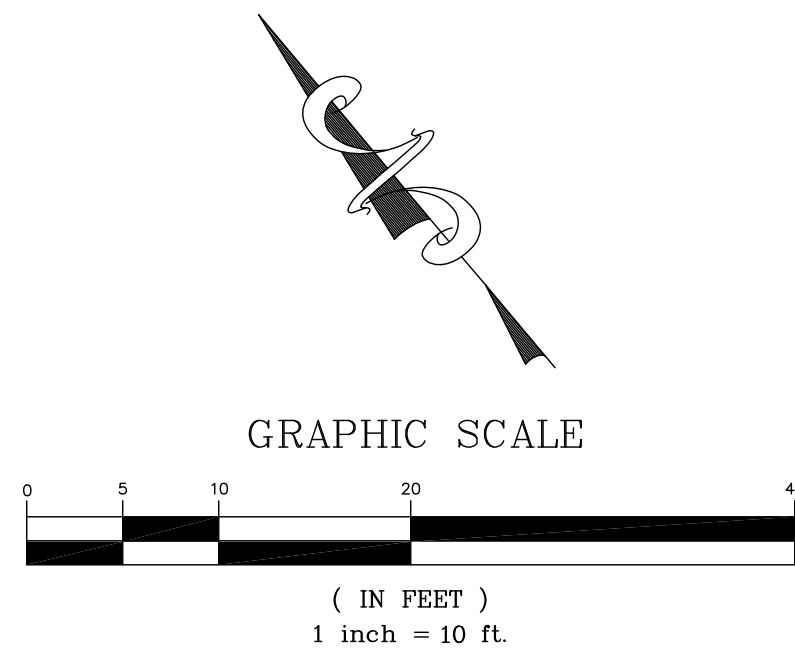
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ADJACENT LAND USES: RESIDENTIAL

**DEVELOPMENT STANDARDS:**

DESCRIPTION	PROVIDED	PROVIDED
	UNIT 1	UNIT 2
BUILDING SETBACKS:		
FRONT	20.0'	20.0'
SIDE	5.0' MIN.	5.3' MIN.
REAR	12.0' MIN.	20.0' MIN.
PARKING SPACES:	2 GARAGE	2 GARAGE

**AREA SUMMARY:**

DESCRIPTION	SQ. FT.	ACRES	PERCENTAGE
GROSS AREA	10,911	0.250	100%
OPEN SPACE AREA	6,773	0.155	62.1%
UNIT 1			
LOT AREA	5,674	0.130	100%
BUILDING AREA	1,701	0.039	30.0%
DRIVEWAY AREA	368	0.008	6.5%
OPEN SPACE AREA	3,605	0.083	63.5%
UNIT 2			
LOT AREA	5,237	0.120	100%
BUILDING AREA	1,701	0.039	32.5%
DRIVEWAY AREA	368	0.008	7.0%
OPEN SPACE AREA	3,168	0.072	60.5%



**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.

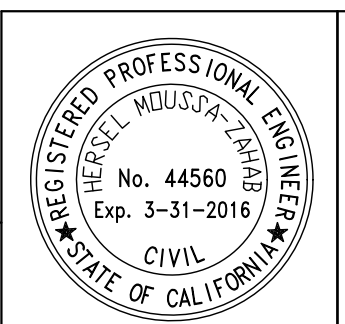
- ABBREVIATIONS:**
- APN ASSESSOR PARCEL NO.
  - C/L CENTERLINE
  - FL FLOWLINE
  - GA GUY ANCHOR
  - MB MAIL BOX
  - PP POWER POLE
  - TC TOP OF CURB
  - WV WATER VALVE
  - (8"S) EXISTING 8" SEWER
  - (6"W) EXISTING 6" WATER

**BENCH MARK:** 1E-112-91  
3 3/4" ALUMINUM DISK SET IN THE N.W. CORNER OF A 4'X22' CONCRETE CATCH BASIN LOCATED IN S.E. CORNER OF THE INT OF NEWPORT BLVD AND E 20TH ST. 72 FT. S.E. OF THE C/L OF E 20TH ST & ALONG THE E SIDE OF NORTHBOUND NEWPORT BLVD.  
ELEVATION = 88.505 NAVD 88 2005

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WALNUT STREET BEING NORTH 50°11'15" WEST AS SHOWN ON TRACT MAP NO. 1086 FILED IN BOOK 33, PAGE 25 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



**LAND DEVELOPMENT CONSULTANTS**  
LAND PLANNERS  
SURVEYORS  
CIVIL ENGINEERS  
1520 BROOKHOLLOW DRIVE, SUITE 33  
SANTA ANA, CALIFORNIA, 92706  
(714) 557-7700 (714) 557-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:  
HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/16

**CITY OF COSTA MESA**

**SITE PLAN**  
1944 CHURCH STREET  
APN: 426-263-09

DESIGNED BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWN BY: SZ  
DATE: 06-09-15  
LATEST CHANGES BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLOTTED BY: SZ  
DATE: 06-09-15

**SHEET**  
1 OF 1  
**JOB NO. 538**