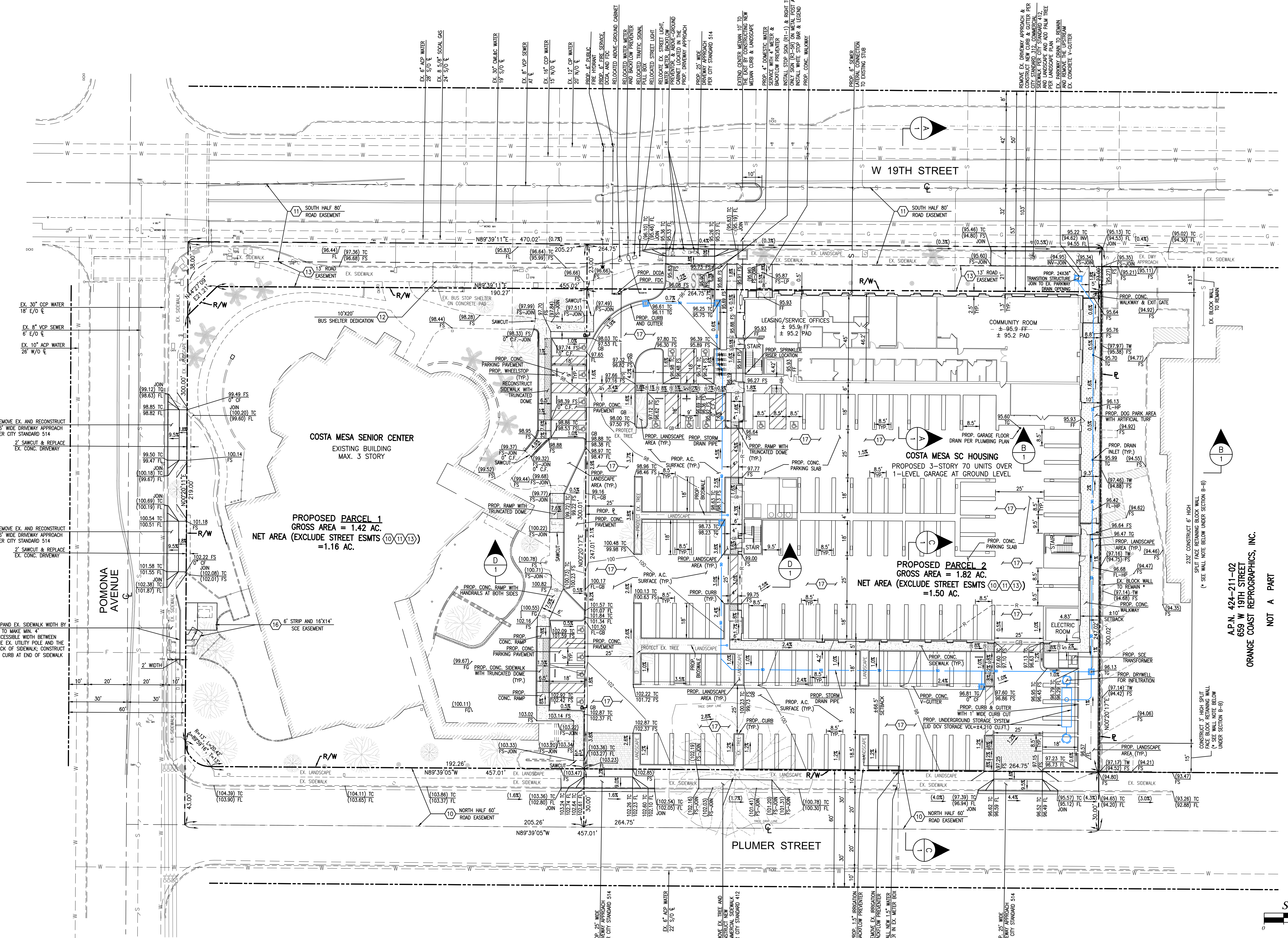
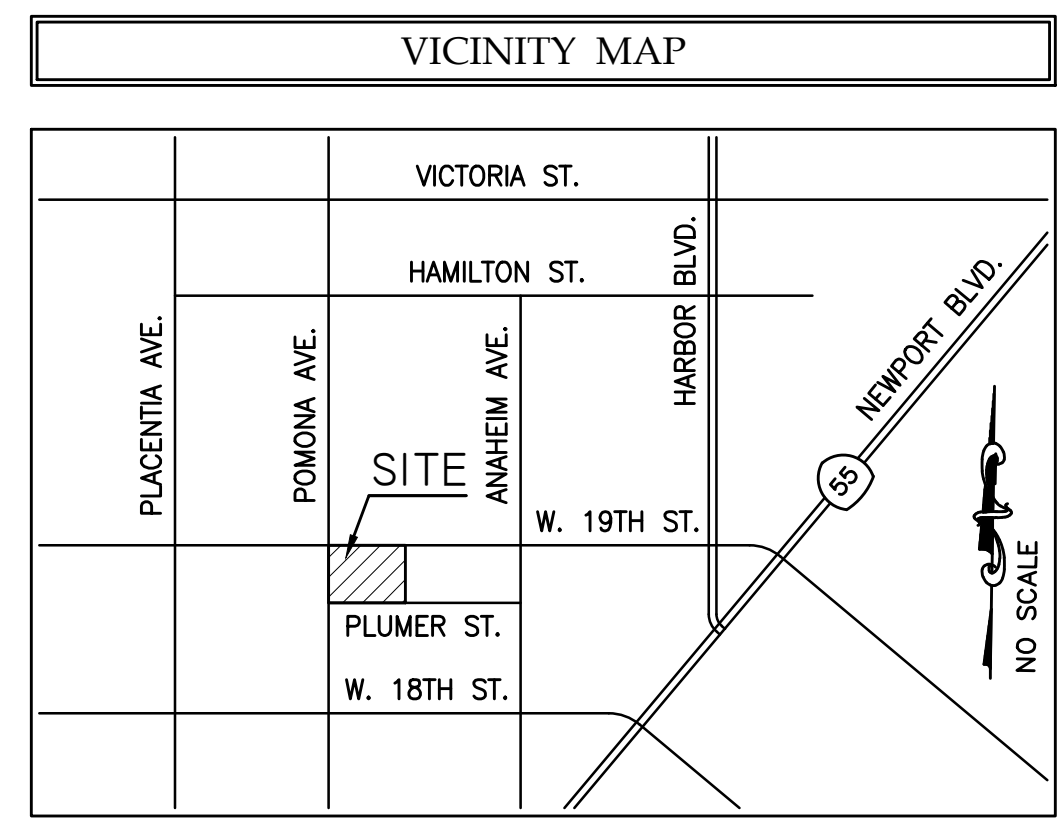


**PRELIMINARY GRADING PLAN AND  
TENTATIVE PARCEL MAP NO. 2023-160  
(URBAN MASTER PLAN SUBMITTAL; 08/22/2024)**

**ATTACHMENT 14**



EASEMENTS	
10	AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK 3663, PAGE 518 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.
11	AN EASEMENT FOR THE WIDENING OF WEST 19TH STREET AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1956 AS BOOK 3735, PAGE 110 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.
12	AN OFFER OF DEDICATION FOR PUBLIC BUS SHELTER AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 13, 1977 AS BOOK 12375, PAGE 254 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA.
13	AN EASEMENT FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1206 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.
14	AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1991 AS INSTRUMENT NO. 91-47928 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN.
17	AN EASEMENT FOR INGRESS, EGRESS, PUBLIC ACCESS, PARKING AND PUBLIC USE AS TO BE RECORDED AT THE COUNTY OF ORANGE. IN FAVOR OF: THE CITY OF COSTA MESA. AFFECTS: AS DESCRIBED THEREIN.

BENCHMARK	
PUBLIC WORKS OF ORANGE COUNTY DESIGNATION: CM-39-81	
DESCRIBED BY OCS 2001 - FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-39-81" SET IN THE SOUTHWEST CORNER OF A 3 FT. BY 15 CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PLACENTIA AVENUE AND 18TH STREET, 23 FT. SOUTHERLY OF THE CENTERLINE OF 18TH STREET AND 0.5 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS SET LEVEL WITH SIDEWALK.	
ELEVATION: 102.442 (2005 ADJUSTMENT) NAVD 1988	

BASIS OF BEARINGS	
THE BEARING NORTH 89°27'28" EAST ALONG THE CENTERLINE OF 19TH STREET AS SHOWN ON TRACT NO. 3287 RECORDED IN BOOK 102, PAGES 38 TO 39 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.	
NOTE: THE TOPOGRAPHIC SURVEY WAS PERFORMED ON 9-18-2021 BY DANNY T. DAVIS (P.L.S. #7586) AND A COPY OF IT IS IN FILE WITH THIS OFFICE.	

SITE INFORMATION	
SITE ADDRESS: 695 W. 19TH STREET, COSTA MESA, CA 92627	

LEGAL DESCRIPTION - EXISTING	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	EXCEPT THE EASTERLY 160 FEET.
ALSO EXCEPT ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN OR UNDER ALL OF THE ABOVE DESCRIBED LAND, HOWEVER, NO RIGHT IS RESERVED TO ENTER ON THE SURFACE OF SAID PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS AND MINERALS, AS RESERVED IN THE DEEDS FROM ELIZABETH M. FARRAR AND OTHERS, RECORDED AUGUST 11, 1953 IN BOOK 2553, PAGES 624 AND 628 OF OFFICIAL RECORDS, AND IN BOOK 2554, PAGES 22 AND 10 OF OFFICIAL RECORDS.	
APN 424-211-01	

LEGAL DESCRIPTION - PROPOSED	
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:	
PARCEL 1 THE WEST 205.25 FEET OF LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
PARCEL 2 THE EAST 264.75 FEET OF THE WEST 470 FEET OF LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
EXCEPT ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN OR UNDER ALL OF THE ABOVE DESCRIBED LAND, HOWEVER, NO RIGHT IS RESERVED TO ENTER ON THE SURFACE OF SAID PROPERTY FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS AND MINERALS, AS RESERVED IN THE DEEDS FROM ELIZABETH M. FARRAR AND OTHERS, RECORDED AUGUST 11, 1953 IN BOOK 2553, PAGES 624 AND 628 OF OFFICIAL RECORDS, AND IN BOOK 2554, PAGES 22 AND 10 OF OFFICIAL RECORDS.	

EARTHWORK ESTIMATES		
OVER-EXCAVATION - 5' BEYOND FOOTPRINT	RAW CUT (CY)	RAW FILL (CY)
	-3,849	3,849
UNDERCUT - DRIVEWAY, PARKING, & SIDEWALK (12')	-1,066	211
UNDERGROUND STORAGE SHRINKAGE (10%)	-452	537
NET EXPORT = 770 CY	TOTAL = -5,367	4,597

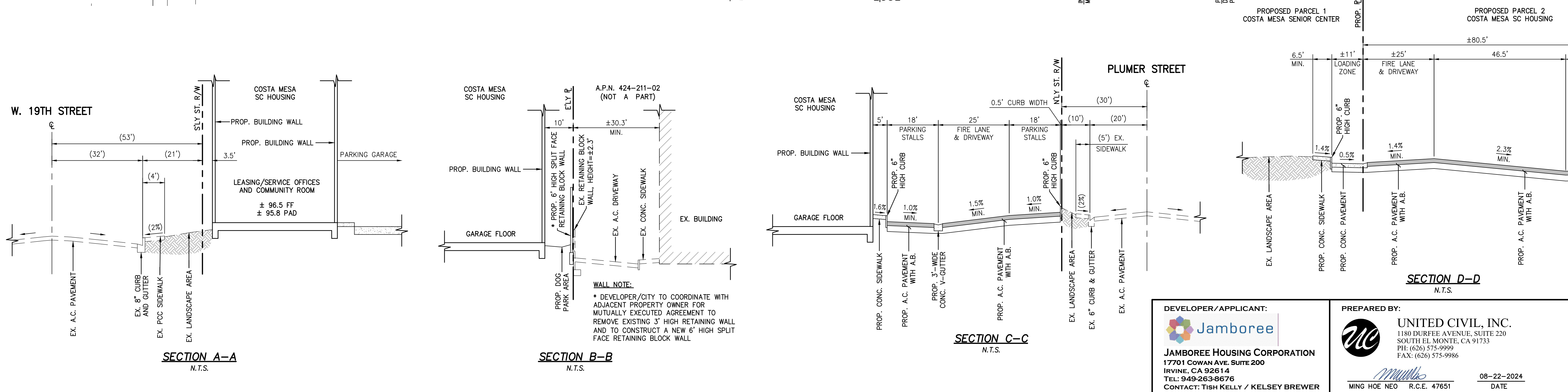
UTILITY PROVIDERS	
CATV: SPECTRUM	1-833-267-6094
ELECTRICITY: SOUTHERN CALIFORNIA EDISON	1-800-655-4555
GAS: SOUTHERN CALIFORNIA GAS	1-800-427-2200
SEWER: COSTA MESA SANITARY DISTRICT	1-949-445-8400
STORM DRAIN: CITY OF COSTA MESA	1-714-754-5123
TELEPHONE: AT&T	1-800-445-2365
TRASH COLLECTION: COSTA MESA DISPOSAL	1-949-645-8400
WATER: MESA WATER DISTRICT	1-949-631-1201

PROJECT INFORMATION	
URBAN PLAN AREA: 19 WEST URBAN PLAN	19 WEST URBAN PLAN
ZONING: C1 (LOCAL BUSINESS DISTRICT)	C1 (LOCAL BUSINESS DISTRICT)
ADDRESS: 695 W. 19TH STREET, COSTA MESA, CA 92627	695 W. 19TH STREET, COSTA MESA, CA 92627
PROJECT DESCRIPTION: THE 4-STORY PROPOSED DEVELOPMENT DESIGNED IN A SPANISH REVIVAL AESTHETIC CONSISTS OF 70 UNITS OVER A TYPE I podium GARAGE WITHIN THE EXISTING COSTA MESA SENIOR CENTER PARKING LOT. THE PROPOSED DEVELOPMENT IS A INTENDED TO HOUSE SENIORS AND THE MAJORITY OF THE UNITS ARE 1 BEDROOM	
ASSESSOR PARCEL NO.: 424-211-01	424-211-01
SITE AREA OVERALL: 3.24 AC. (GROSS)	3.24 AC. (GROSS)
PROPOSED SUBDIVISION: PARCEL 1 = 1.42 AC. (GROSS), 1.16 AC. (NET)	PARCEL 1 = 1.42 AC. (GROSS), 1.16 AC. (NET)
UNITS: 70 UNITS	70 UNITS
DENSITY: 46.50/ACRE	46.50/ACRE
CONSTRUCTION TYPE: PRODEM - (1) AND (3) LEVELS OF TYPE V-A OVER	PRODEM - (1) AND (3) LEVELS OF TYPE V-A OVER
SPRINKLERS: NFPA 13	NFPA 13
BUILDING OCCUPANCY: R-2, S-2, A-3, AND B	R-2, S-2, A-3, AND B

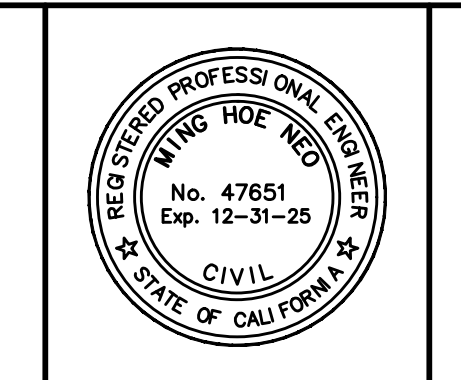
LEGEND	
EXISTING OVERHEAD LINE	EXISTING OVERHEAD LINE
EXISTING GAS LINE	EXISTING GAS LINE
EXISTING SEWER LINE	EXISTING SEWER LINE
EXISTING WATER LINE	EXISTING WATER LINE
PROP. FIRE WATER SERVICE	PROP. FIRE WATER SERVICE
PROP. SEWER LATERAL	PROP. SEWER LATERAL
PROP. PRIGATION WATER SERVICE	PROP. PRIGATION WATER SERVICE
PROP. COSTA MESA WATER SERVICE	PROP. COSTA MESA WATER SERVICE
EX. PROPERTY LINE	EX. PROPERTY LINE
EX. RIGHT-OF-WAY	EX. RIGHT-OF-WAY
EX. LOT LINE	EX. LOT LINE
RETAINING/BLOCK/BROCK WALL	RETAINING/BLOCK/BROCK WALL
EX. BUILDING	EX. BUILDING
EX. TREE	EX. TREE
GUY WIRE	GUY WIRE
BACKFLOW VALVE	BACKFLOW VALVE
EXISTING ON-SITE LIGHT	EXISTING ON-SITE LIGHT

ABBREVIATION	
A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
ACP	ASBESTOS CONCRETE PIPE
BFP	BACKFLOW PREVENTER
CLP	CENTER LINE
CIP	CONCRETE CYLINDER PIPE
CIP	CAST IRON PIPE
CM/L&C	CEMENT MORTAR LINES & CEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRATE
FL	FINISHED FLOOR
FS	FINISHED SURFACE
GB	GRADE BREAK
INV	INVERT
HP	HIGH POINT
NGL	NATURAL GRADE
OH	OVERHEAD LINE
R	PROPERTY LINE
PROSP	PROPOSED
R/W	RIGHT OF WAY
S	SEWER CLEANOUT
S	SLOPE
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VOL	VOLUME



**DEVELOPER/APPLICANT:**  
**Jamboree**  
 JAMBOREE HOUSING CORPORATION  
 17701 COWAN AVE. SUITE 200  
 IRVINE, CA 92614  
 TEL: 949-263-9676  
 CONTACT: TISH KELLY / KELSEY BREWER

**PREPARED BY:**  
**UNITED CIVIL, INC.**  
 1180 DUFFREE AVENUE, SUITE 220  
 SOUTH BAY, MONTECITO, CA 91733  
 PH: (626) 575-9999  
 FAX: (626) 575-9986  
 DATE: 08-22-2024



**ARCHITECT:**  
 ARCHITECTURE DESIGN COLLABORATIVE  
 23231 SOUTH FRONT DRIVE  
 LAGUNA HILLS, CA 92653  
 TEL: (949) 287-1660 EXT. 202  
 CONTACT: CHRIS WEHBECK

**LANDSCAPE ARCHITECT:**  
 M/S LANDSCAPE ARCHITECTURE  
 507 30TH STREET  
 NEWPORT BEACH, CA 92663  
 TEL: (949) 675-9964  
 CONTACT: DAN BELLE

**SURVEYOR:**  
 DAVIS LAND SURVEYING, INC.  
 1197 E. LOS ANGELES AVE., SUITE C-322  
 SIMI VALLEY, CA 93065  
 TEL: (805) 864-4181  
 CONTACT: DANNY T. DAVIS, PLS.

**PRELIMINARY GRADING PLAN AND  
TENTATIVE PARCEL MAP No. 2023-160  
(URBAN MASTER PLAN SUBMITTAL; 08/22/2024)  
695 W. 19TH STREET, COSTA MESA, CA 92627**

SHEET 1 OF 1  
DATE: 12/11/2024