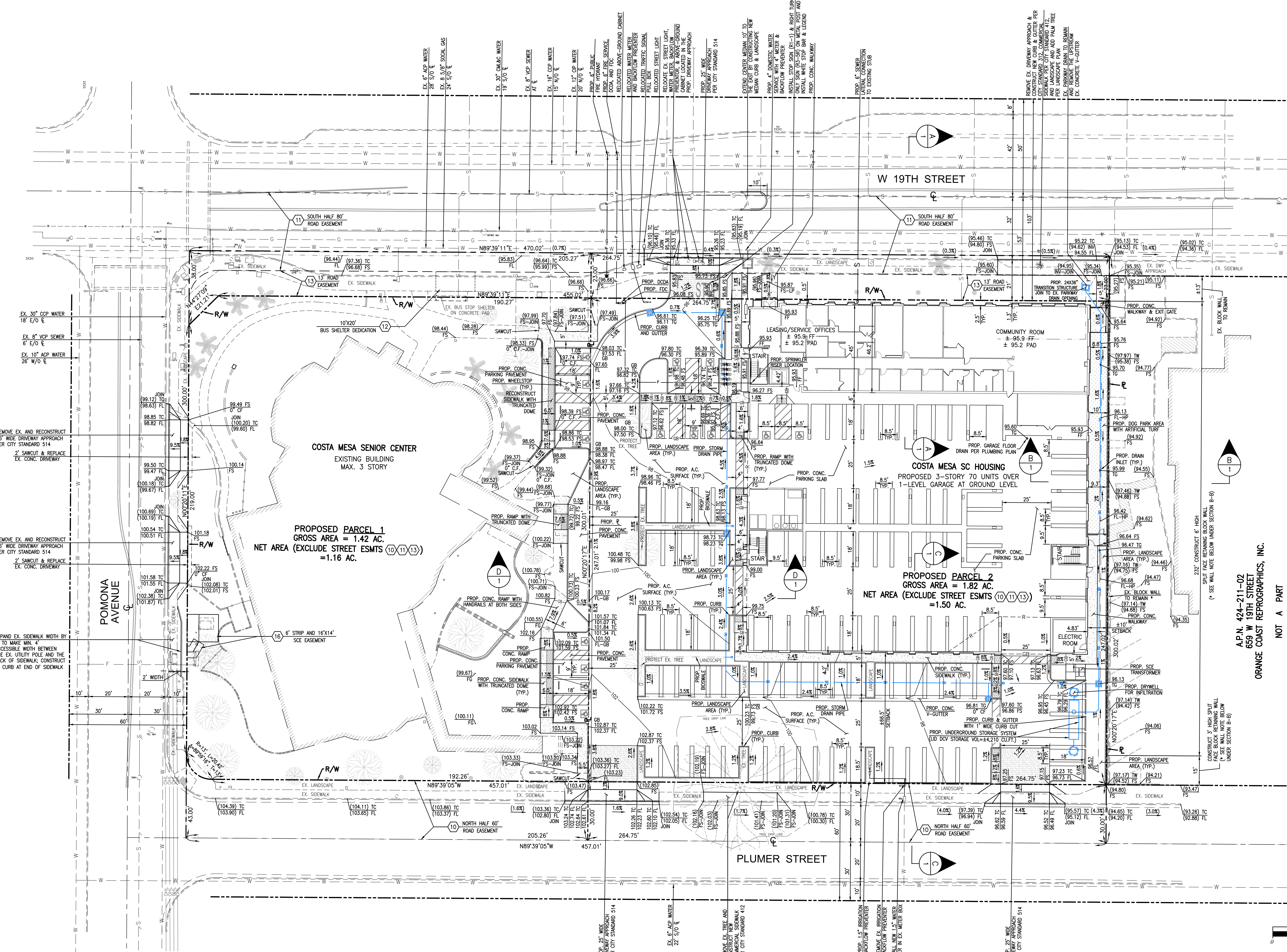
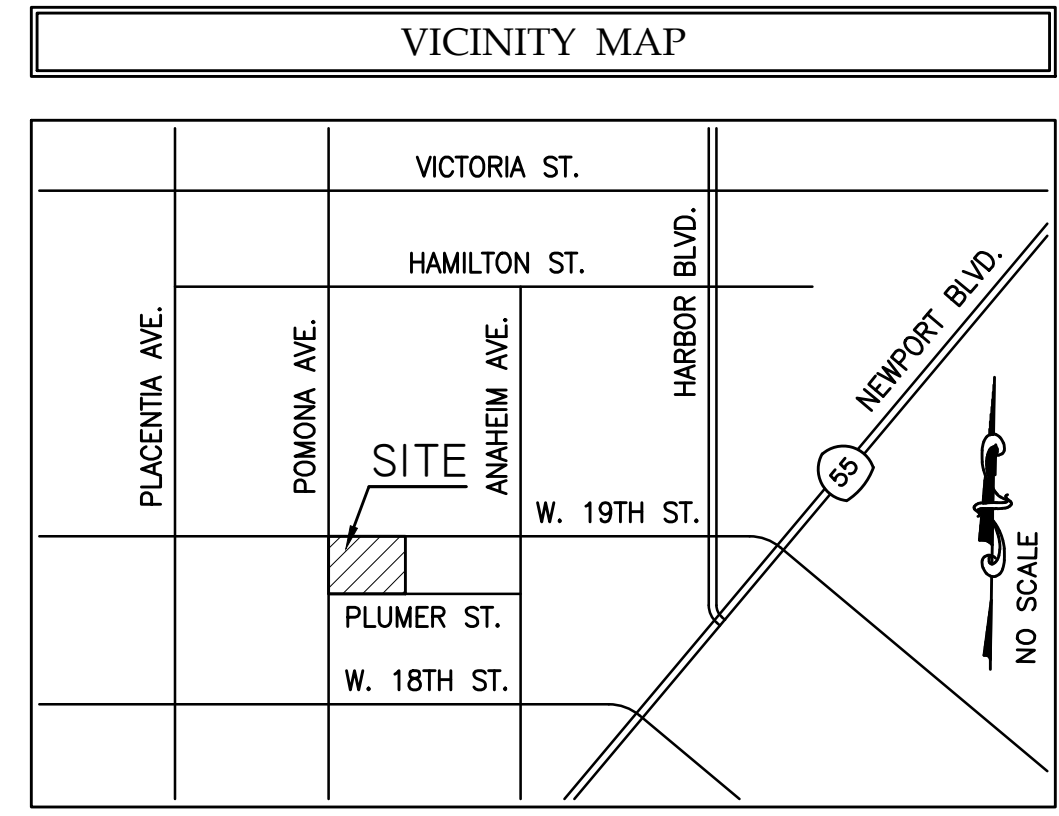


**PRELIMINARY GRADING PLAN AND
TENTATIVE PARCEL MAP NO. 2023-160
(URBAN MASTER PLAN SUBMITTAL; 08/22/2024)**

ATTACHMENT 11



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 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 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. TO: THE CITY OF COSTA MESA AS DESCRIBED THEREIN.
- 13 AN EASEMENT FOR STREETS AND HIGHWAYS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1979 AS BOOK 13396, PAGE 1208 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COSTA MESA AS DESCRIBED THEREIN.
- 16 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. 91-479126 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION. SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN.

EARTHWORK ESTIMATES

	RAW CUT (CY)	RAW FILL (CY)
OVER-EXCAVATION - BUILDING 3' DEEP 5' BEYOND FOOTPRINT	-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	1-800-455-2355
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
 ZONING: C1 (LOCAL BUSINESS DISTRICT)
 SITE ADDRESS: 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 WITH THE EXISTING COSTA MESA SENIOR CENTER PARKING LOT. THE PROPOSED DEVELOPMENT IS AN INTENDED TO HOUSE SENIORS AND THE MAJORITY OF THE UNITS ARE 1 BEDROOM.
 ASSESSOR PARCEL NO.: 424-211-01
 SITE AREA OVERALL: 3.24 AC. (GROSS)
 PROPOSED SUBDIVISION: PARCEL 1 = 1.42 AC. (GROSS), 1.16 AC. (NET)
 UNITS: 70 UNITS
 DENSITY: 46.50/ACRE
 CONSTRUCTION TYPE: PRODEM - (1) AND (3) LEVELS OF TYPE V-A OVER
 NFA 1.3
 SPRINKLERS: (1) LEVEL OF TYPE I-A
 BUILDING OCCUPANCY: R-2, S-2, A-3, AND B

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 FILE WITH THIS OFFICE.

SITE INFORMATION

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

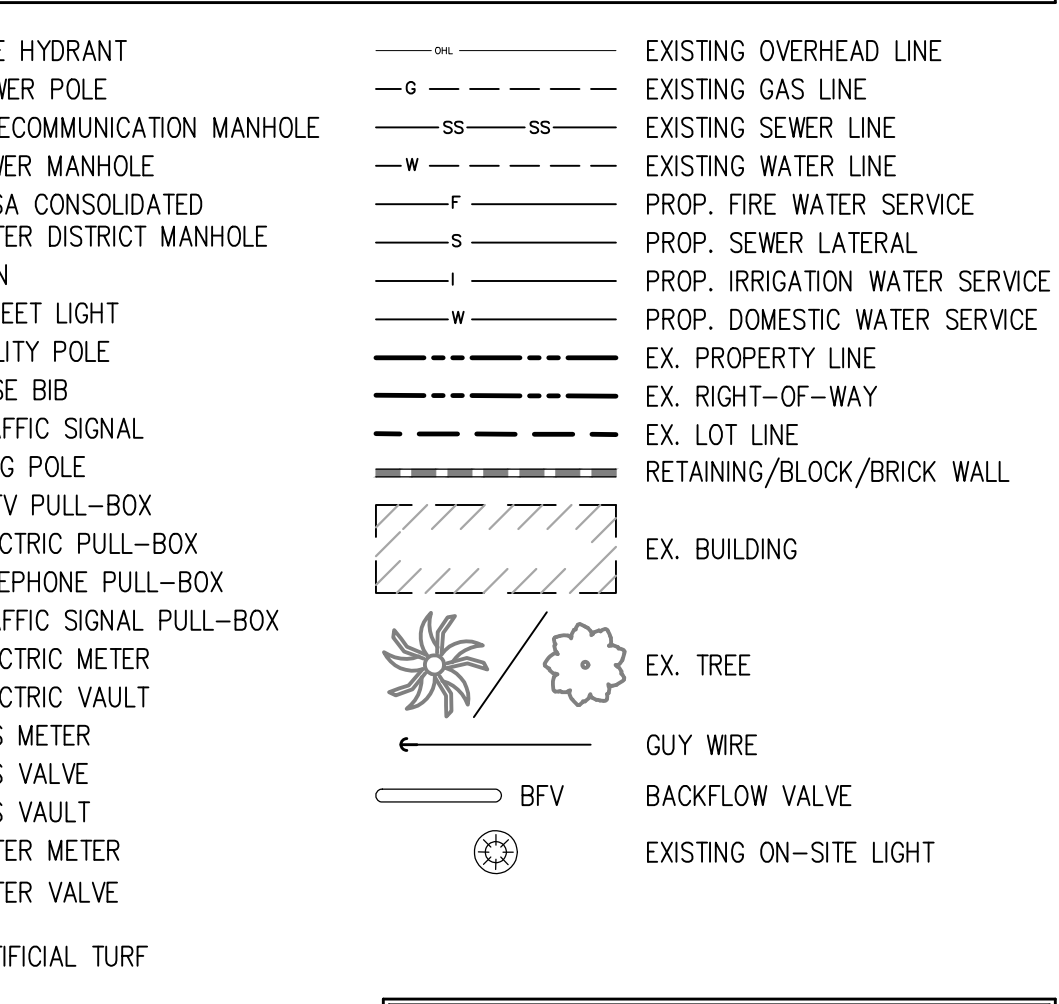
LEGAL DESCRIPTION - EXISTING

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

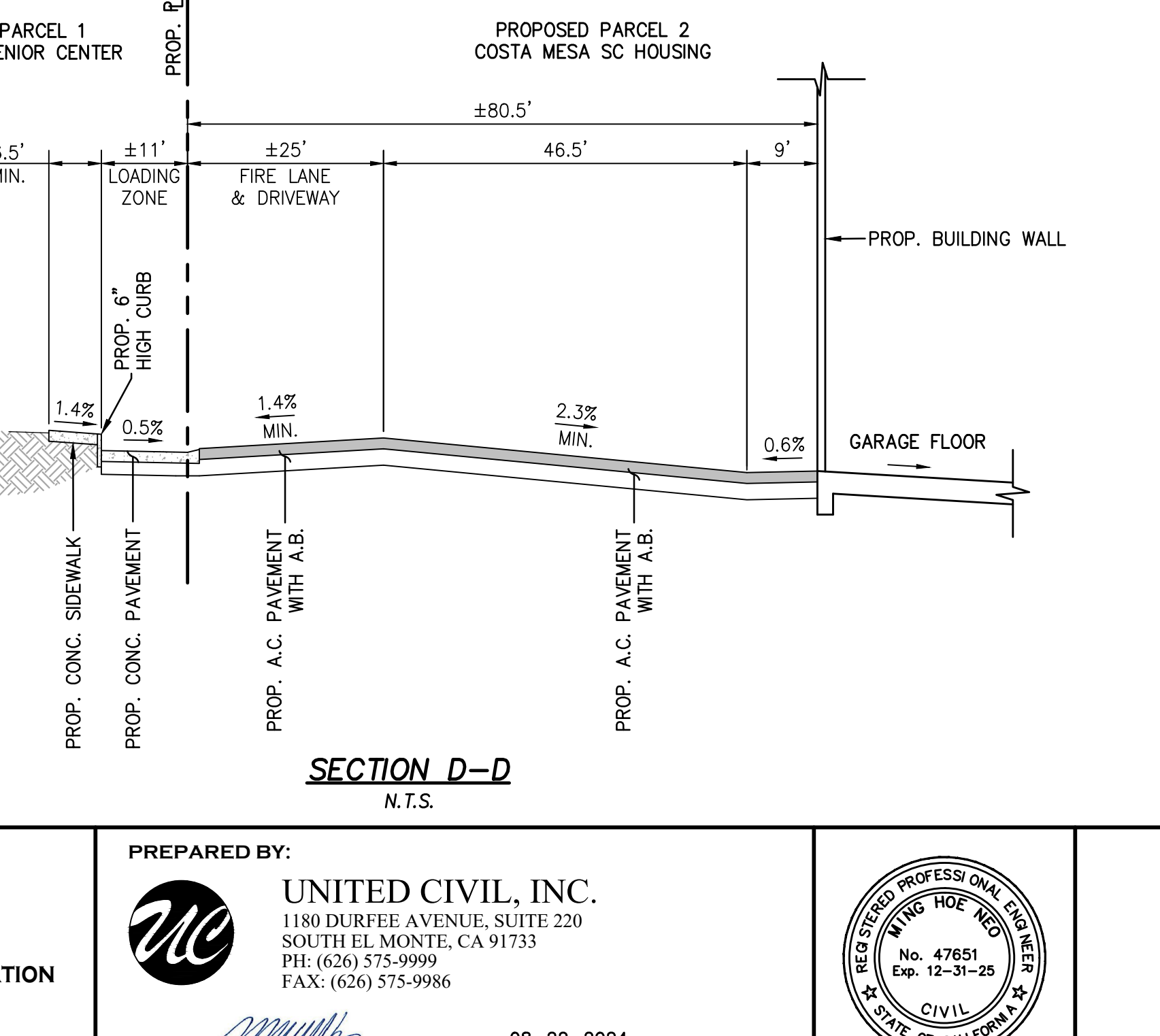
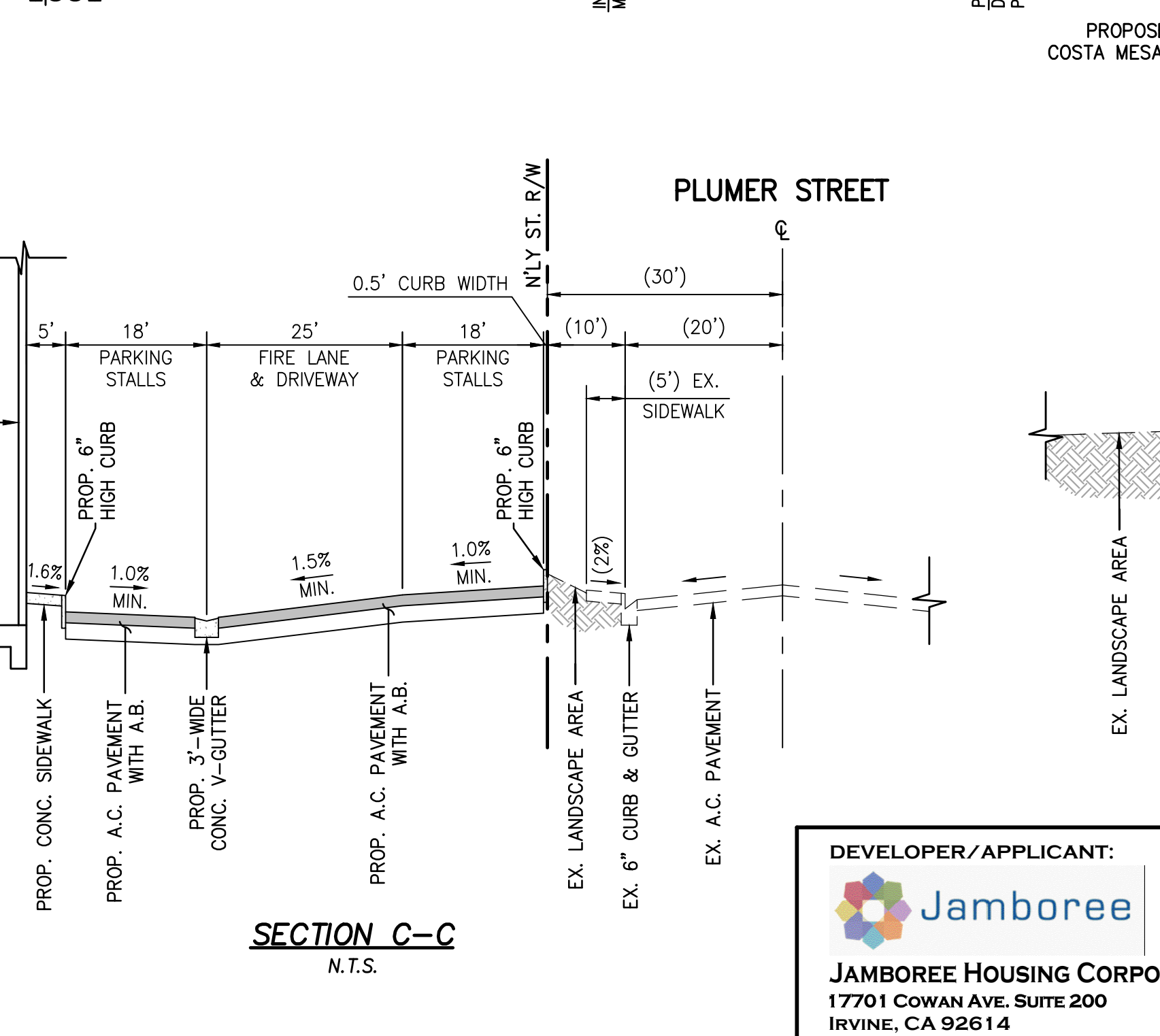
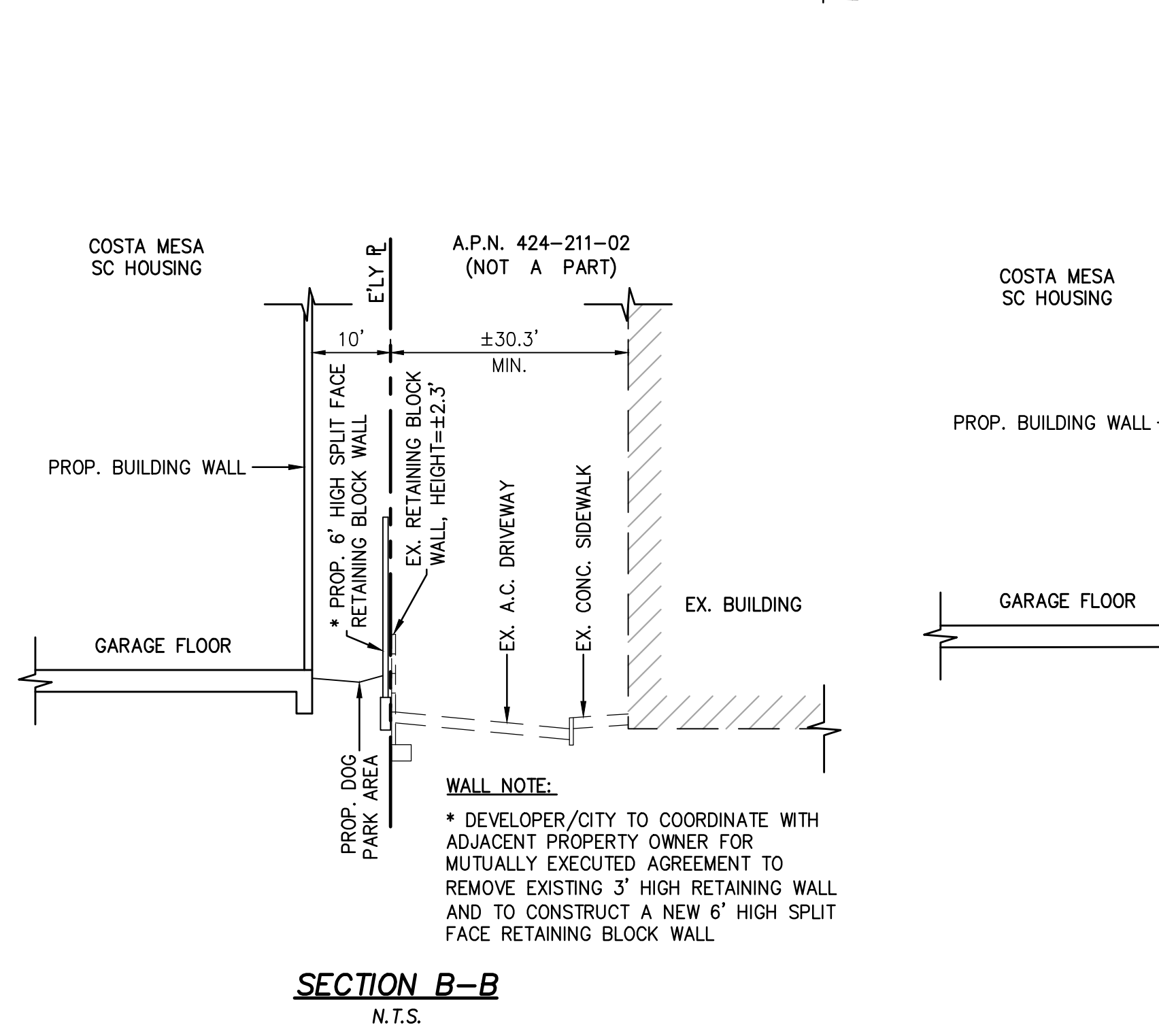
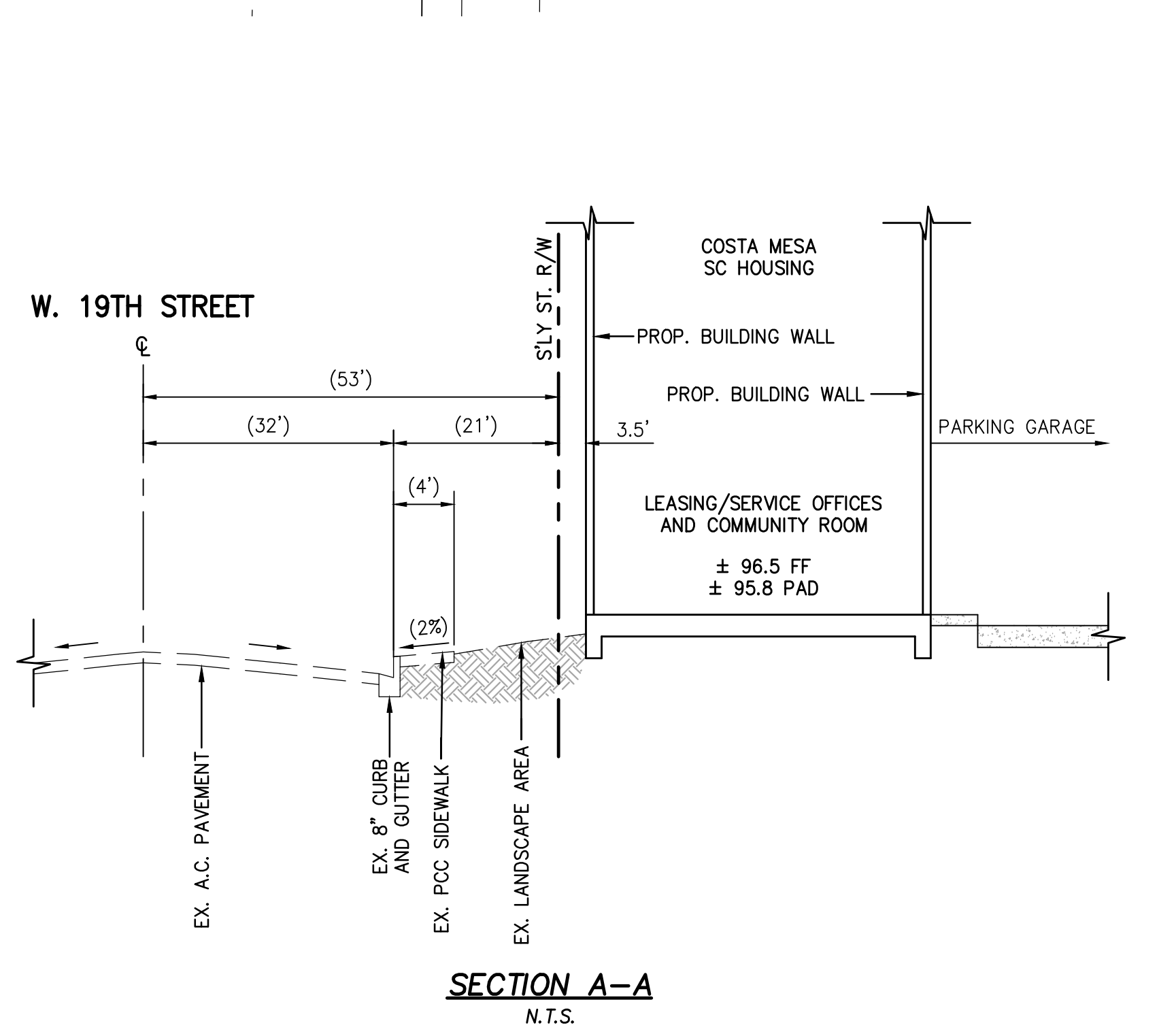
PARCEL 1
 THE WEST 205.25 FEET OF LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 PARCEL 2
 THE EAST 264.75 FEET OF THE WEST 470 FEET OF LOT 501, NEWPORT MESA TRACT, AS PER MAP RECORDED IN THE BOOK 5, PAGE 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.

LEGEND



ABBREVIATION

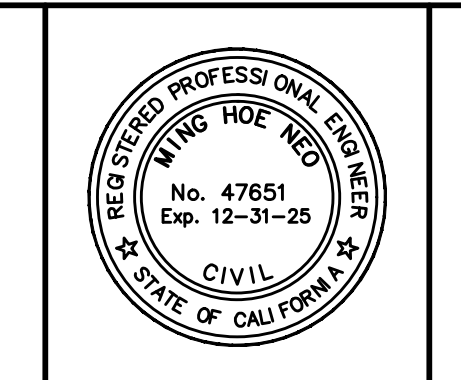
A.B.	AGGREGATE BASE
A.C.	ASPHALT CONCRETE
ACP	ASBESTOS CONCRETE PIPE
BFP	BACKFLOW PREVENTER
CLP	CENTER LINE
CIP	CONCRETE CYLINDER PIPE
CIP	CAST IRON PIPE
CM&C	CEMENT MORTAR LINES & CEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRATE
FL	FINISHED FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
INV	INVERT
HP	HIGH POINT
NGL	NATURAL GRADE
OH	OVERHEAD LINE
R	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
CO	SEWER CLEANOUT
S	SLOPE
STD	STANDARD
TC	TOP OF CURB
TOP	TOP OF GRADE
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 HAVEN, CALIF. CA 91773
 PH: (626) 575-9999
 FAX: (626) 575-9986
 MING HOE NEO R.C.E. 47851

08-22-2024
 DATE



**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: 08/22/2024