



SAGECREST
PLANNING + ENVIRONMENTAL

Olson Townhomes - Planning Application No. 2021-0084

Appendix A

Architectural Plans



NEWLAND & TALBERT

BUILDER/DEVELOPER:
THE OLSON COMPANY
SEAL BEACH, CA

ARCHITECT:
KTGY

IRVINE, CA

CIVIL ENGINEERS:
ADVANCED CIVIL GROUP

LAGUNA NIGUEL, CA

LANDSCAPE ARCHITECT:
STUDIO PAD, INC.

LAGUNA HILLS, CA



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The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90704

HUNTINGTON BEACH - NEWLAND AND TALBERT
HUNTINGTON BEACH, CA # 2020-0732

Plot Date: 02.03.2022
4th Planning Submittal: 02.02.2022



Property Address 8371-8375 Talbert Ave. Huntington Beach, CA 92647		Legal Description Pin No. Assessor: 167-531-23, 24 TTM No. 19157				
Building Code Summary						
Occupancy	R-3					
Construction Type	Type V-B					
Fire Sprinkler	NFPA 13D					
Building Type	On-Grade					
Number of Stories	2 and 3					
Zoning		Current Zoning	Proposed Zoning			
Current Zoning	RL- Low Density Residential	RM- Medium Density Residential				
Front Yard Setback	15'	15' (provided)				
Side Yard Setback	no less than 3'; no more than 5'	17' (provided)	(above 2 stories + 3' for exceeding 25' height)			
Street Side Yard Setback	no less than 6'; no more than 10'	15' (provided)				
Rear Yard Setback	10'	13' (provided)	(10' + 3' for exceeding 25' height)			
Site Summary		Site Area				
Gross Site Area	105,889 SF	2.43 AC				
Net Site Area	89,949 SF	2.07 AC				
Dwelling Units*	34 DU	*Density Bonus 10%				
Gross Density	14.0 DU/AC					
Net Density	16.4 DU/AC					
Lot Coverage						
Maximum Lot Coverage	50 %					
Provided Lot Coverage	35 % Provided					
Density						
Permitted Density	15.0 du/ac					
Provided Density	16.4 du/ac	*Density Bonus 10%				
Building Height						
Allowed	35'-0"					
Proposed	35'-0"					
Townhomes Plan Summary						
Type	#	GFA	Beds	% Total GFA	GFA + Garage	
P1/P1 alt	4	1,258	3	11.8%	5,032	6,984
P2	7	1,586	3	20.6%	11,102	14,581
P3	14	1,805	4	41.2%	25,270	29,988
P4	9	1,846	3	26.5%	16,614	16,614
Total	34			100.0%	58,018	68,167
Type	#	%				
3 bedroom Units	20	58.8%				
4 bedroom Units	14	41.2%				
Total	34	100%				
Bedroom Count						
Type	#	%				
3 bedroom total	60	51.7%				
4 bedroom total	56	48.3%				
Total	116	100%				
Parking Summary						
Required	Spaces/ Unit		Req.			
Resident	2.0		68			
Guest	0.50		17			
Total Required Parking	2.5		85			
Parking Provided	Spaces/ Unit		Spaces Provided			
Garage Spaces	2.0		68			
Guest Spaces	0.47		16			
Accessible Space	0.03		1			
Total Provided Parking	2.50		85			
Open Space Summary						
Required	Open Space (25% of total net unit SF)		14,505 SF 426.6 SF/UNIT			
Open Space Meeting Minimum Code Dimensions						
Common Open Space (min. 10')	8,579 SF		78 %			
Private Open Space (min. 6')	2,456 SF		22 %			
Total Open Space Meeting Minimum Dimensions	11,035 SF		324.6 SF/UNIT			
Open Space NOT Meeting Minimum Code Dimensions						
Private Open Space (less than min. 6' - Aprox. Only)	1,545 SF		8.15 %			
Other Landscape Space (less than min. 10' - Aprox. Only)	17,423 SF		91.85 %			
Total Open Space NOT Meeting Minimum Dimensions	18,968 SF		557.9 SF/UNIT			
Total of All Open Space Categories				30,003 SF		
Building Coverage	31,317 SF		34.82 %			
Pavement Coverage	28,629 SF		31.83 %			
Landscape/Hardscape Coverage	30,003 SF		33.36 %			

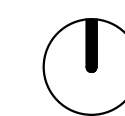


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Plot Date: 03.08.2022
4th Planning Submittal: 02.02.2022

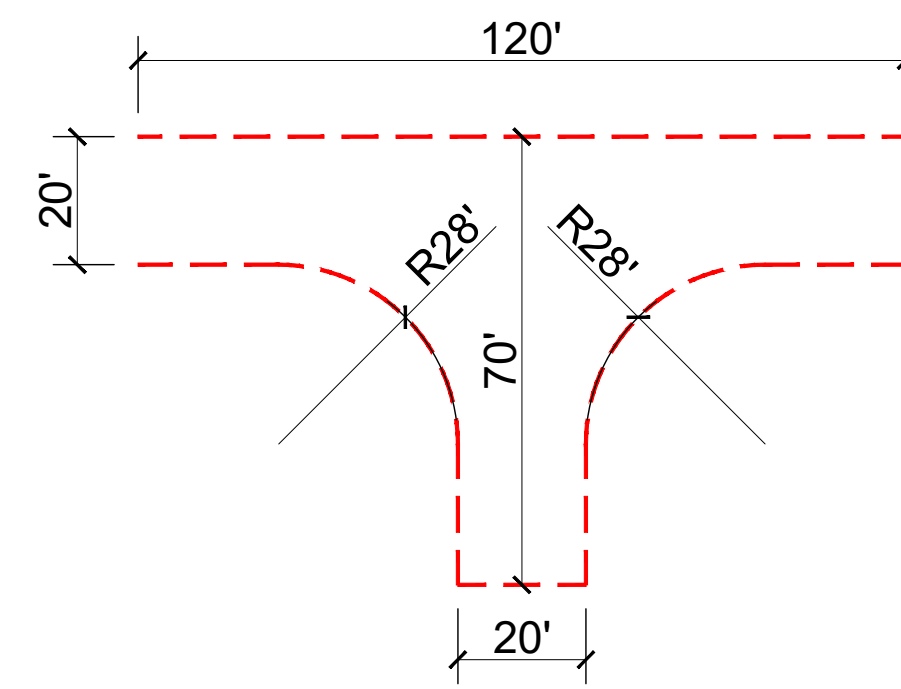


0 15 30 60

SITE PLAN

A1.0

2016 CALIFORNIA FIRE CODE
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



LEGEND

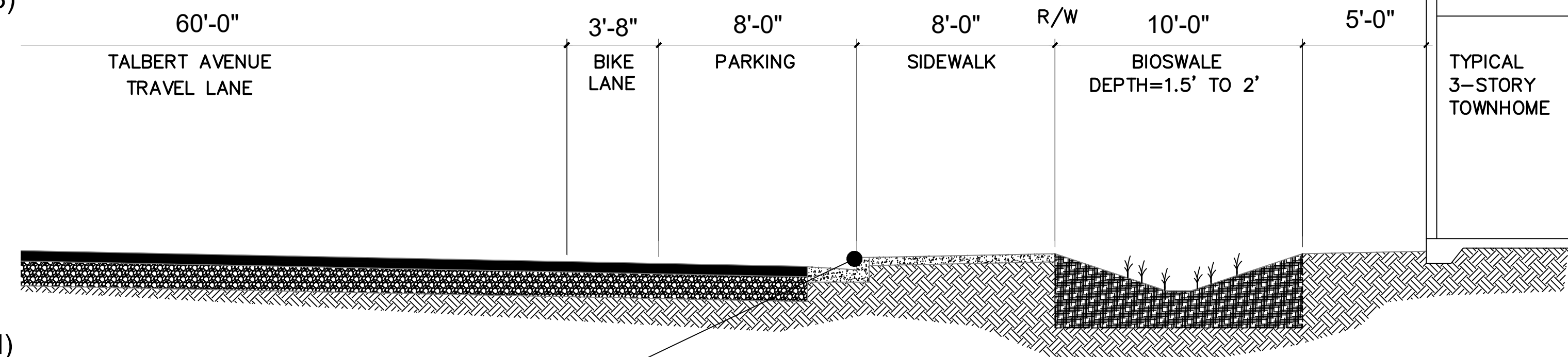
- - - 150' Max Hose Pull From Northside of Site
- - - 150' Max Hose Pull From South side of Site
- - - Fire Lane Red Curb
- - - 6'-0" High stucco over CMU perimeter wall (see sheet L3)
- - - 5'-0" High stucco over CMU patio wall (see sheet L3)
- - - 3'-6" High stucco over CMU patio wall (see sheet L3)
- - - 6'-0" High Vinyl fence (see sheet L3)
- - - 5'-6" High tubular steel fence (see sheet L3)

Existing Fire Hydrant (FH)

Proposed Fire Hydrant (FH)

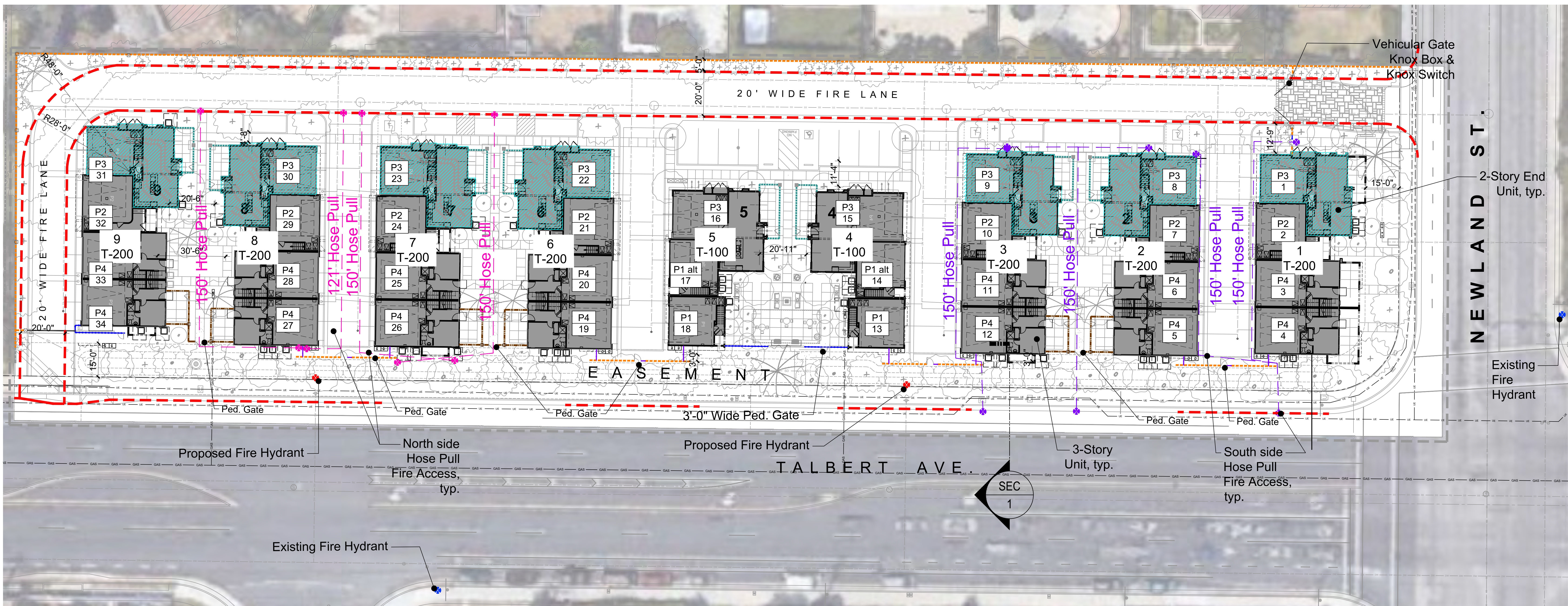
Building Code Summary	
Occupancy	R-3
Construction Type	Type V-B
Fire Sprinkler	NFPA 13D
Building Type	On-Grade
Number of Stories	2 and 3

Note: Only painted curb is added.
Everything is existing and not changing.



Painted Red Fire Curb

Bioswale Section
Scale: 1/4"=1'-0"

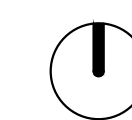


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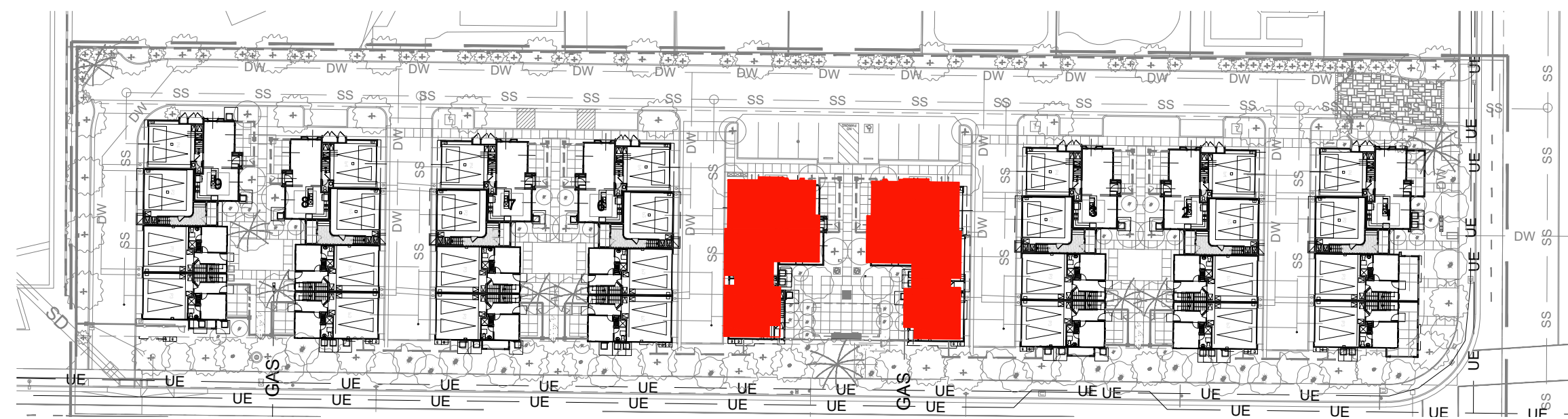
Plot Date: 02.03.2022
4th Planning Submittal: 02.02.2022



0 10 20 40

FIRE ACCESS PLAN

A1.1



KEY MAP, N.T.S.

LEGEND

- | | | | |
|--------------------------------------|--|--|---|
| 1 Stucco, 16/20 Finish | 8 Fiberglass Entry Doors | 16 Fiber-Cement Wrapped Bay Window | 23 Decorative Wood Corbels |
| 2 Low Profile Concrete "S" Roof Tile | 9 Not Used | 17 Metal Guard Railing | 24 Metal Sectional Garage Door |
| 3 Gable End Faux Vent Recess | 10 Stucco Foam Faux Sculpted Sill Trim | 18 Grille Metal Detail (Where Occurs) | 25 Decorative Exterior Lights & Address |
| 4 Cantilever Stucco Corbels | 11 Exposed Truss Tails | 19 Decorative Arbor | 26 Metal Scupper with Decorative Trim |
| 5 Decorative Shutters | 12 Patio Doors and Sliders | 20 Trim Surround with Optional Ceramic Tile Inserts | 27 Metal Door |
| 6 Vinyl Windows with Muntins | 13 Stucco Arch Soffit | 21 Decorative Shaped Stucco Opening Surround with small Crown Trim | |
| 7 Stucco Over Foam Corbels | 14 Stucco Battered Wing-Wall | 22 Decorative Sculptured Stucco Hood Awning (Where Occurs) | |
| | 15 Battered Stucco Recess | | |



RIGHT



REAR



LEFT



FRONT

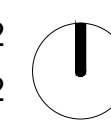


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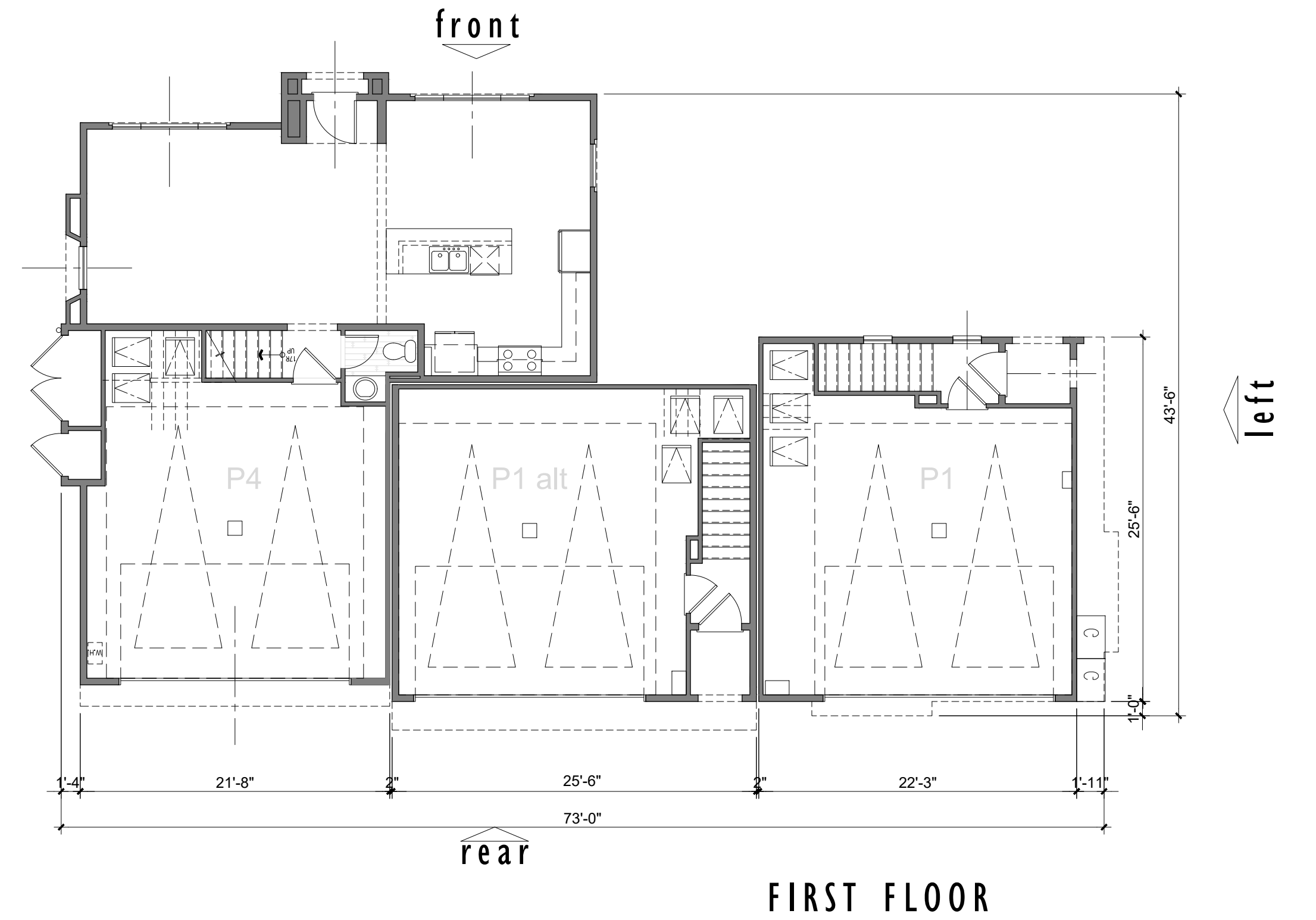
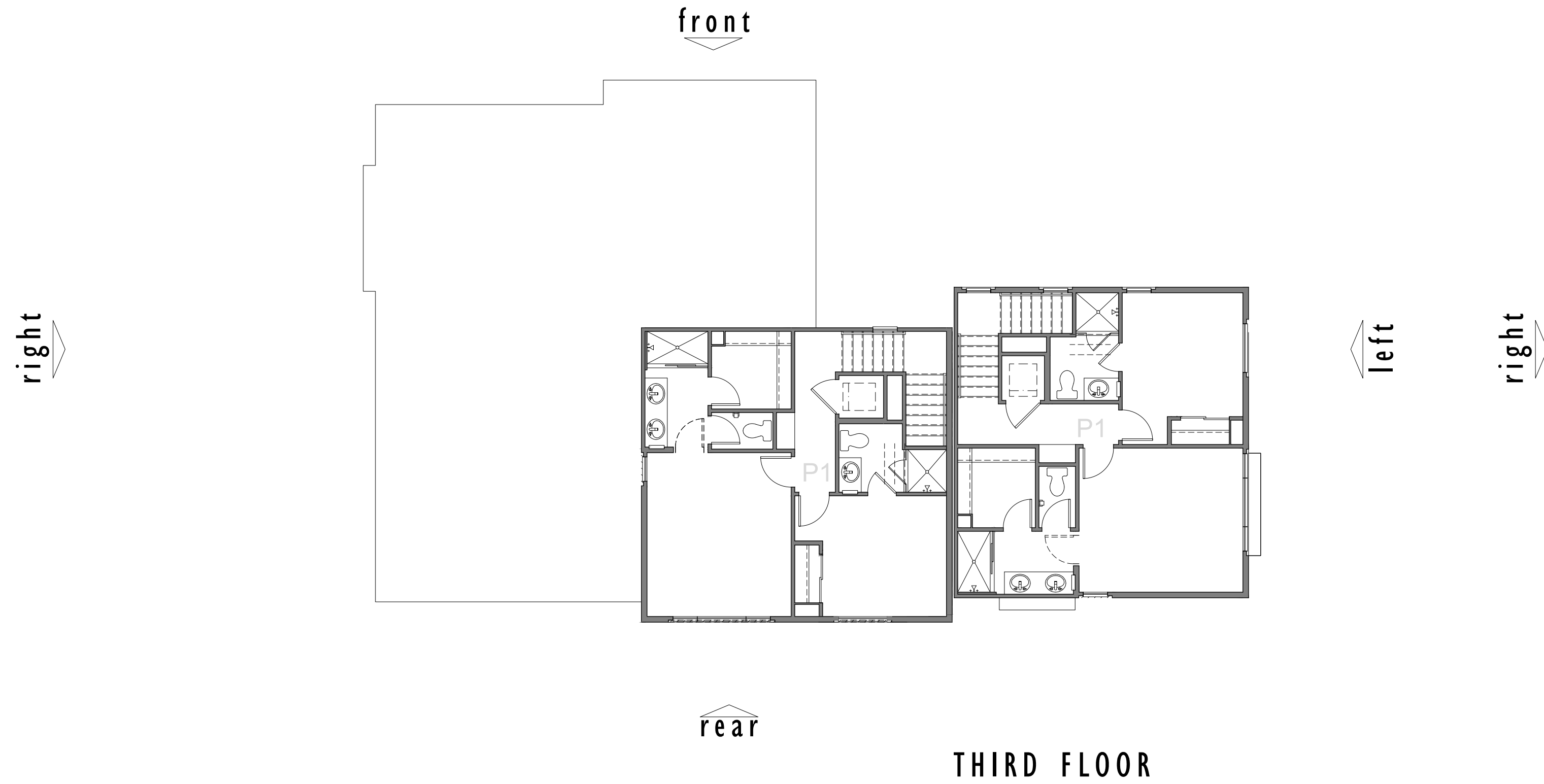
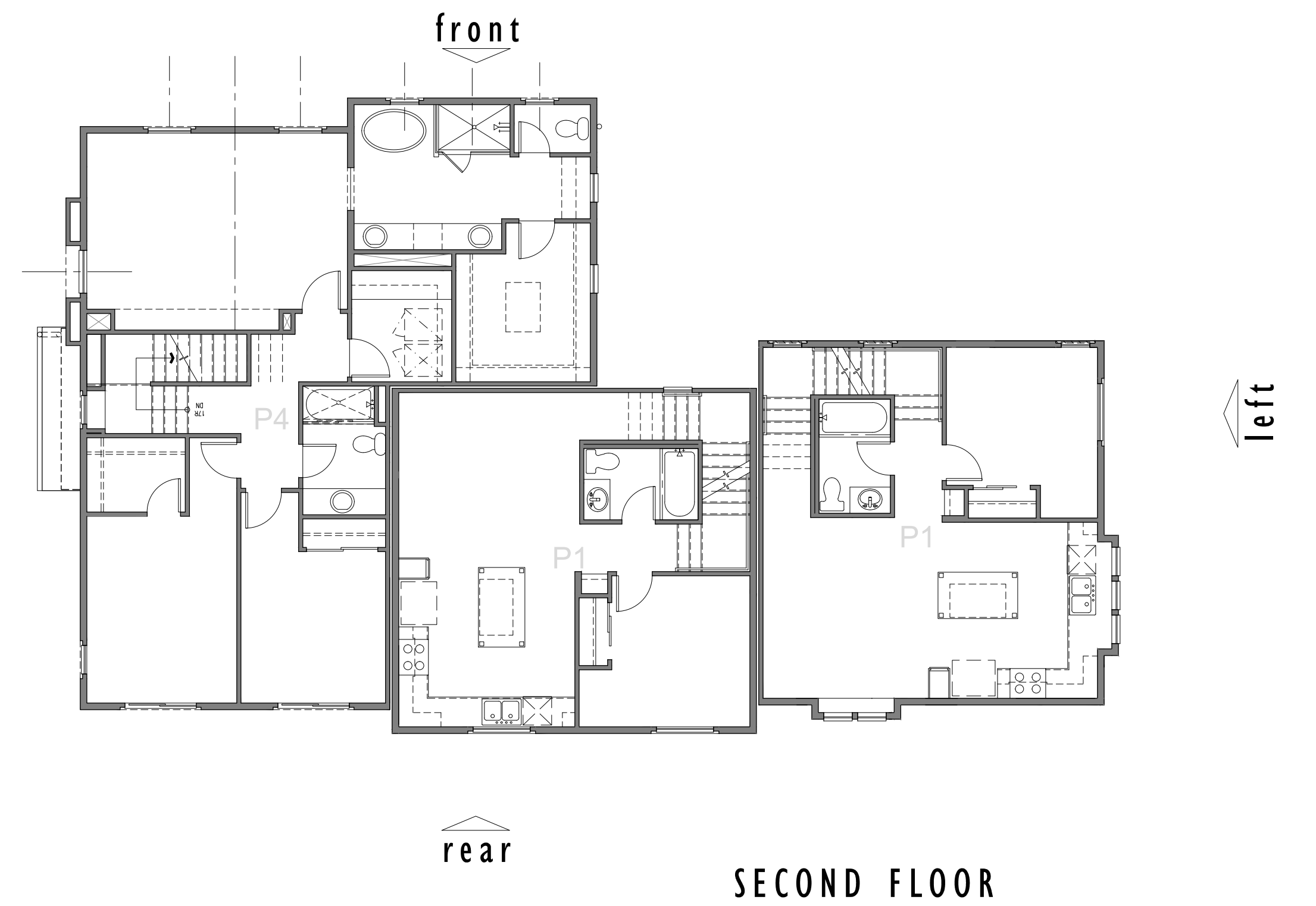
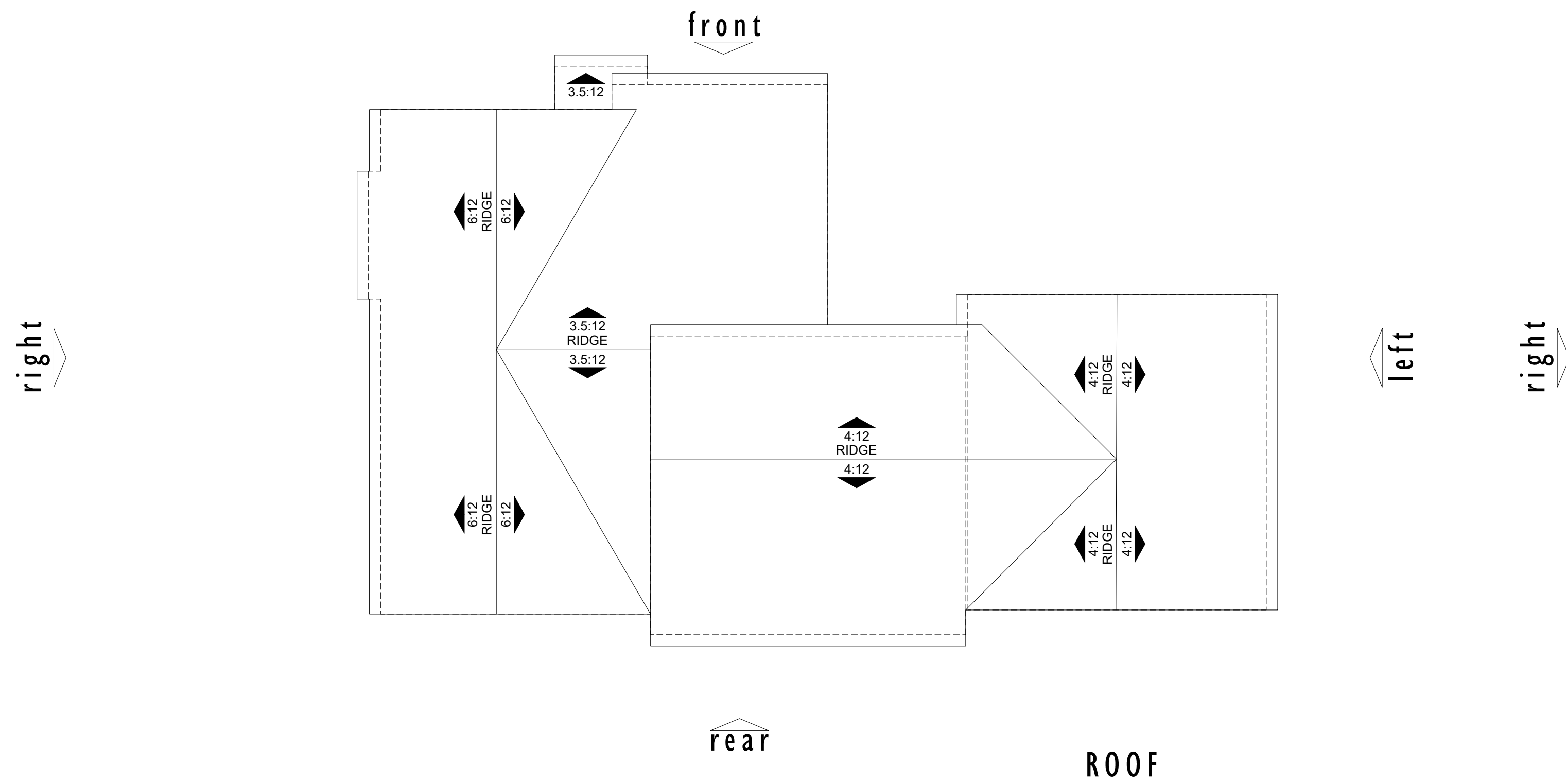
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0 4 8 16

T-100 ELEVATIONS
SANTA BARBARA STYLE

A2.0



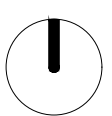
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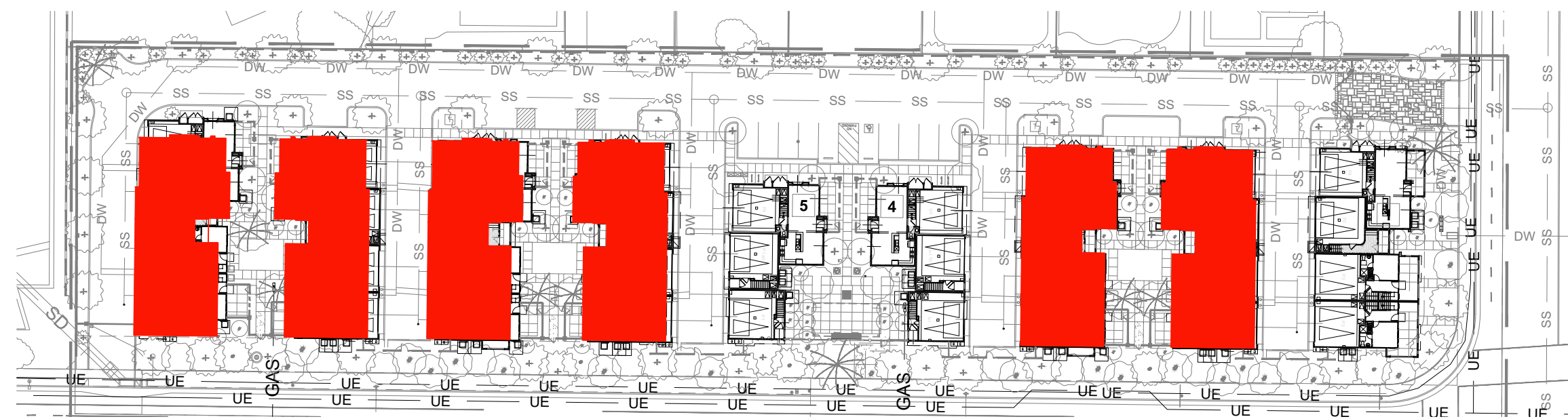
02.03.2022
02.02.2022



0 4 8 16

T-100 COMPOSITE PLANS

A2.1



KEY MAP, N.T.S.

LEGEND

- | | | | |
|--------------------------------------|--|--|---|
| 1 Stucco, 16/20 Finish | 8 Fiberglass Entry Doors | 16 Fiber-Cement Wrapped Bay Window | 23 Decorative Wood Corbels |
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| 7 Stucco Over Foam Corbels | 14 Stucco Battered Wing-Wall | 22 Decorative Sculptured Stucco Hood Awning (Where Occurs) | |
| | 15 Battered Stucco Recess | | |



STANDARD RIGHT



BAY WINDOW PROJECTION NOT TO EXCEED 2'-6" (CODE 230.68)

REAR



STANDARD LEFT BUILDING 3, 7, & 9



STANDARD LEFT BUILDING 2, 6, & 8



BAY WINDOW PROJECTION NOT TO EXCEED 2'-6" (CODE 230.68)

STANDARD FRONT

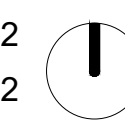


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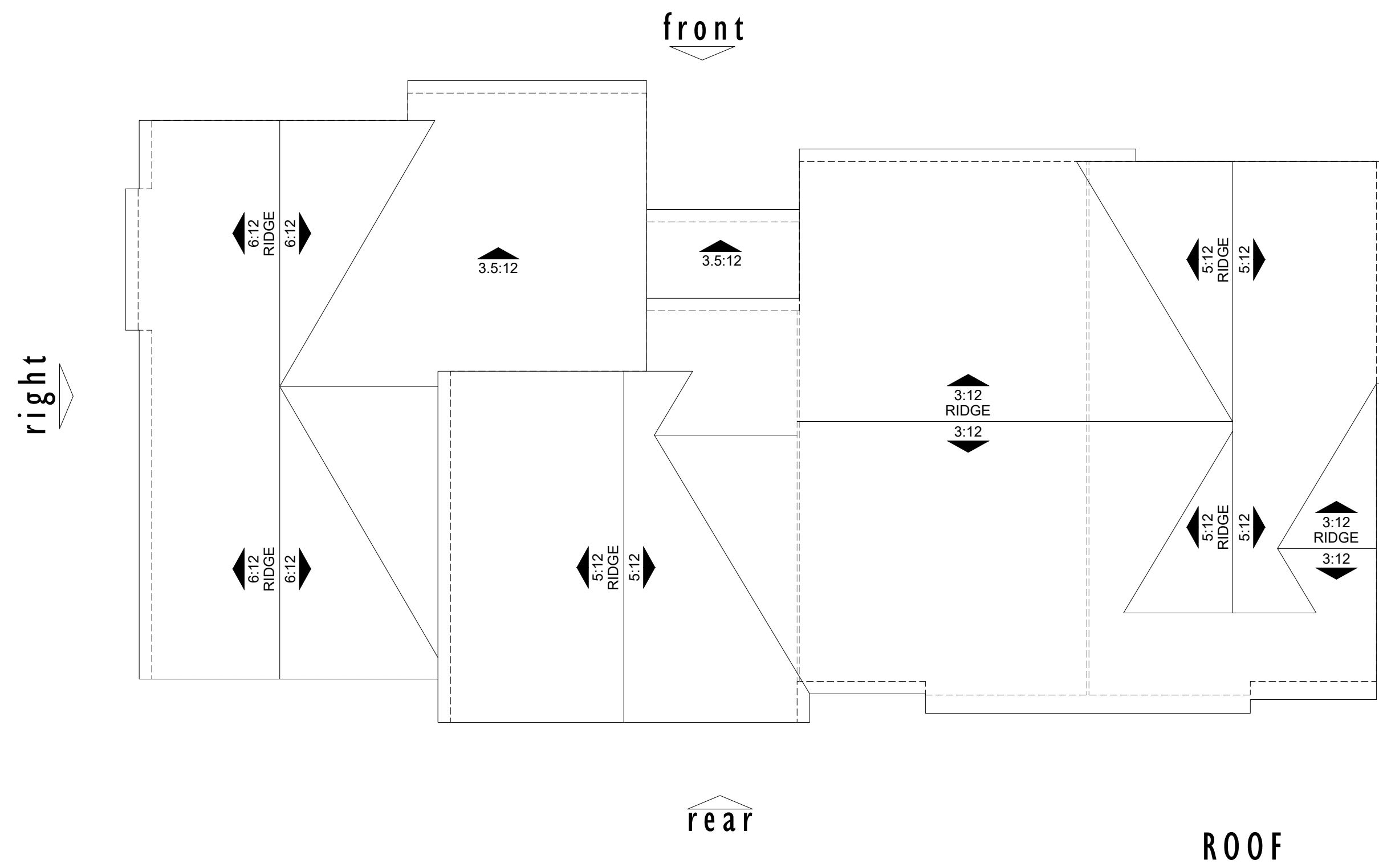
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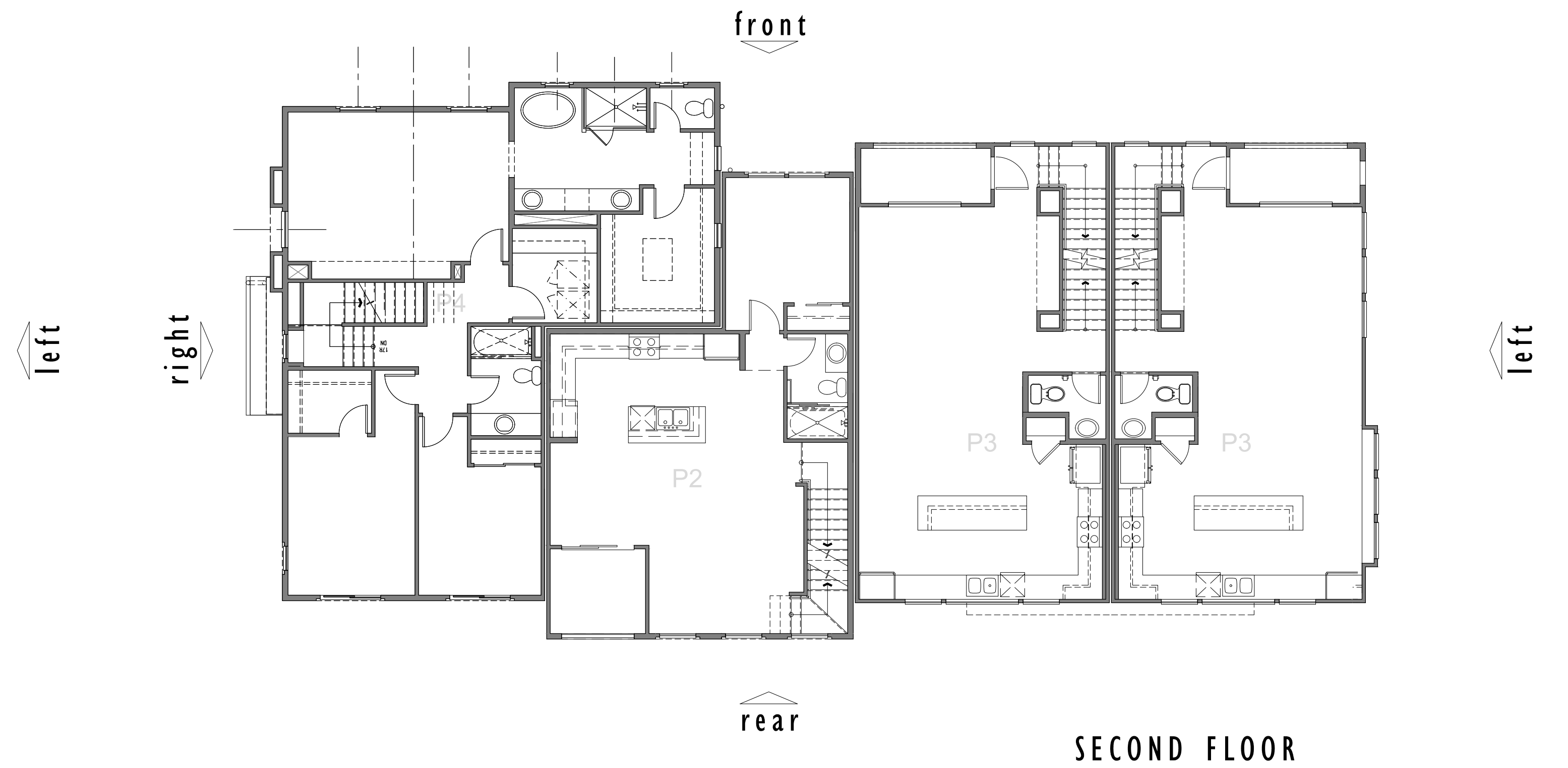
0 4 8 16

T-200 ELEVATIONS (STANDARD)
SANTA BARBARA STYLE

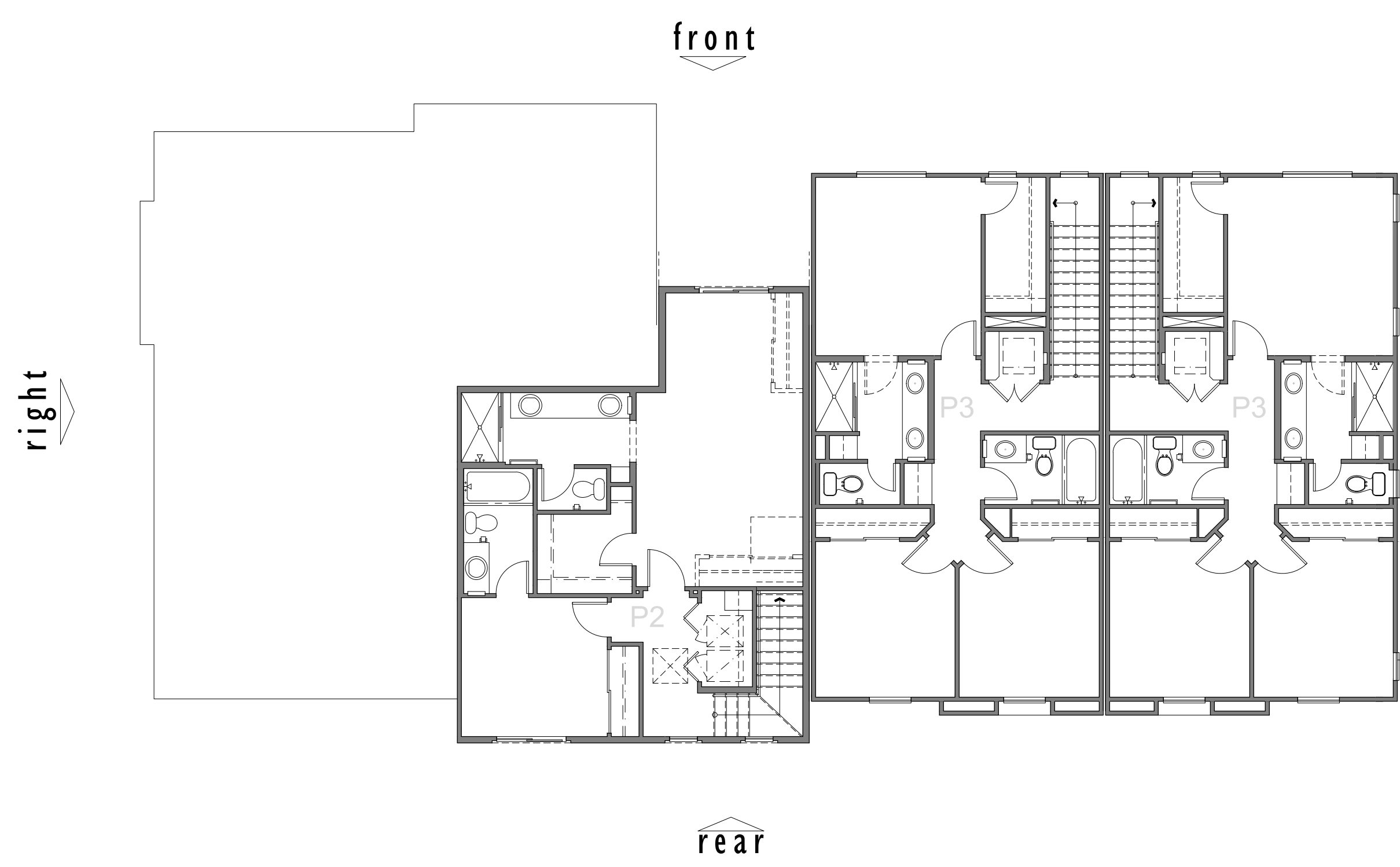
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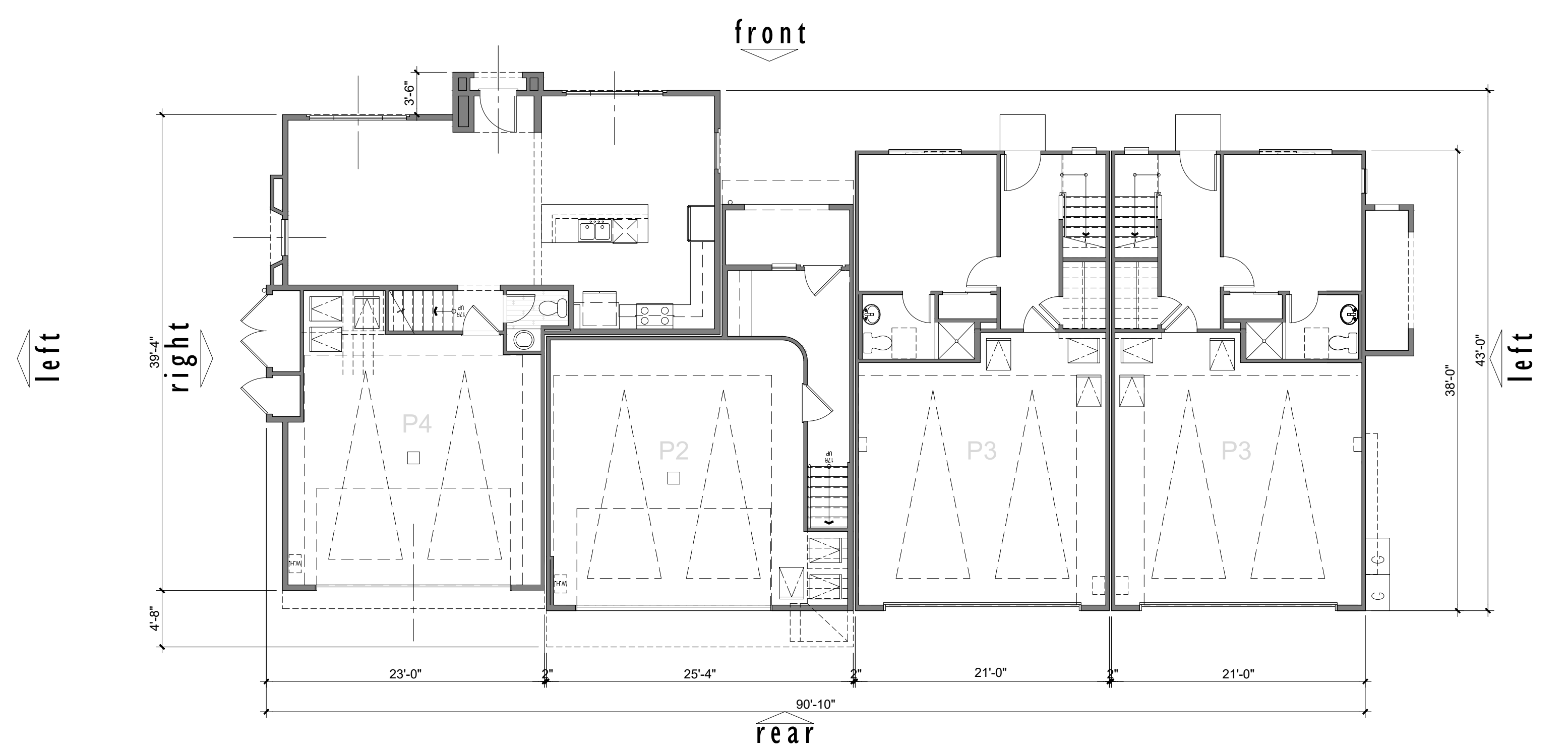
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



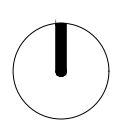
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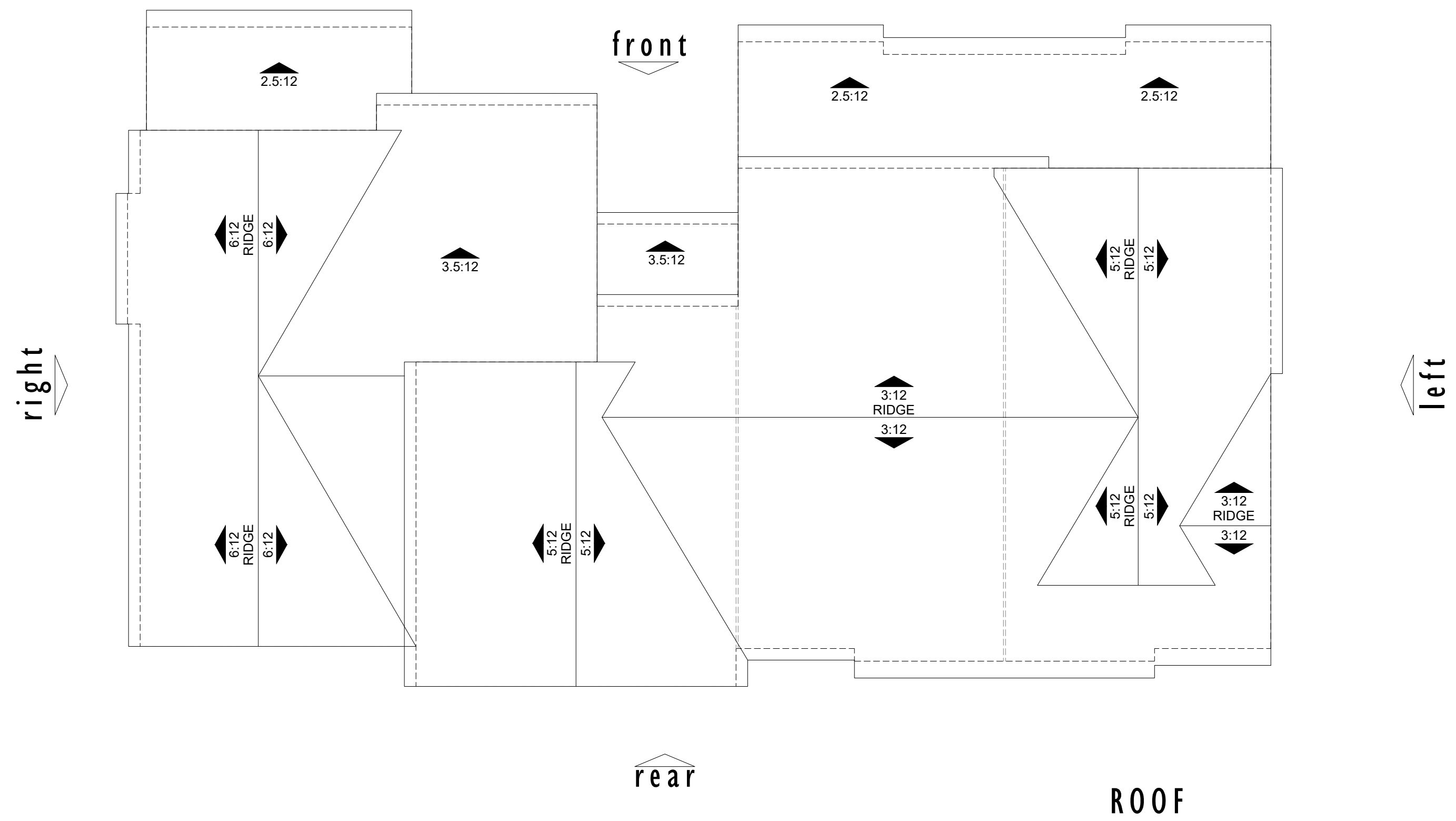
02.03.2022
02.02.2022



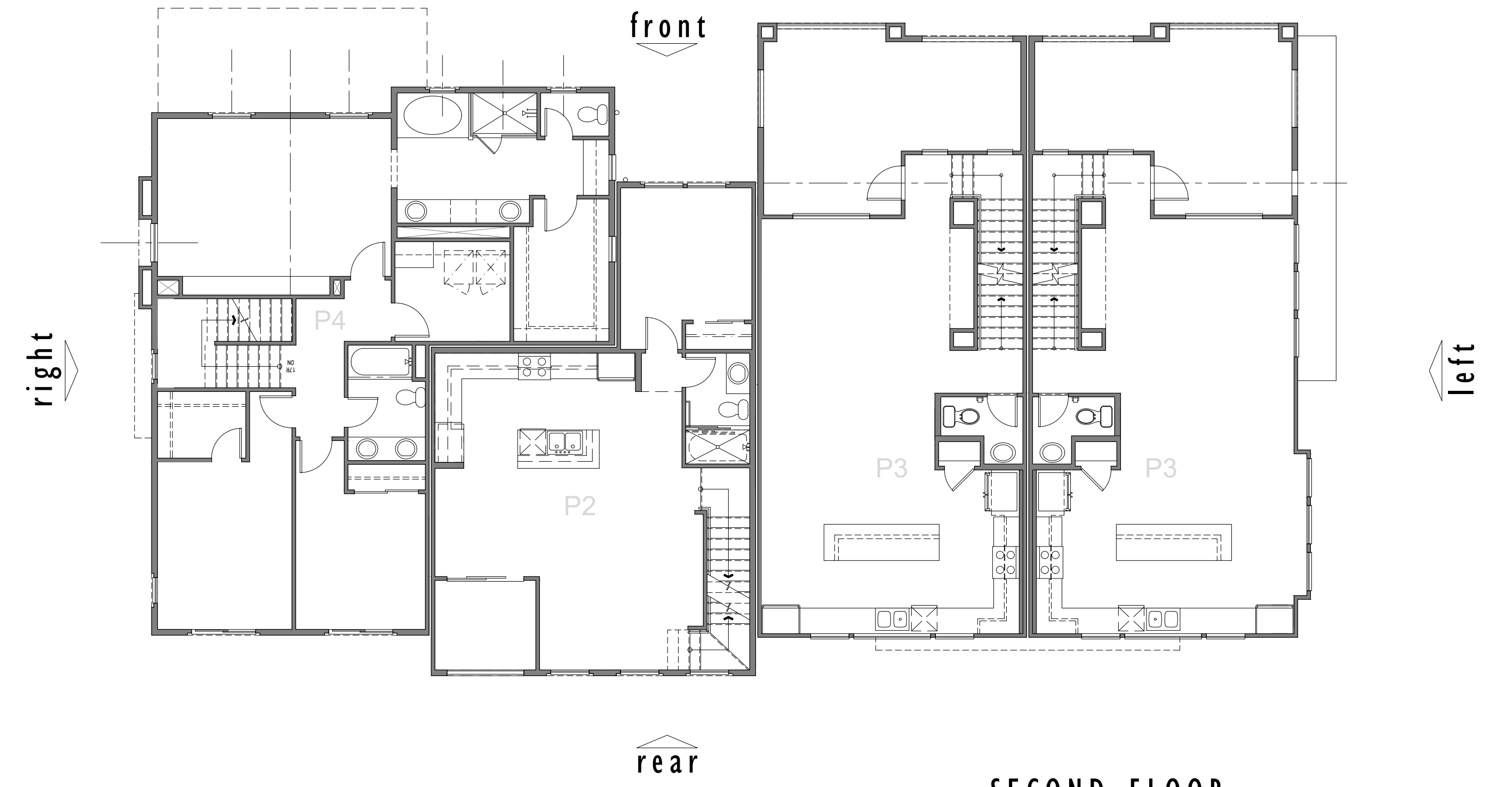
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T-200 COMPOSITE PLANS
STANDARD BUILDING CONDITION

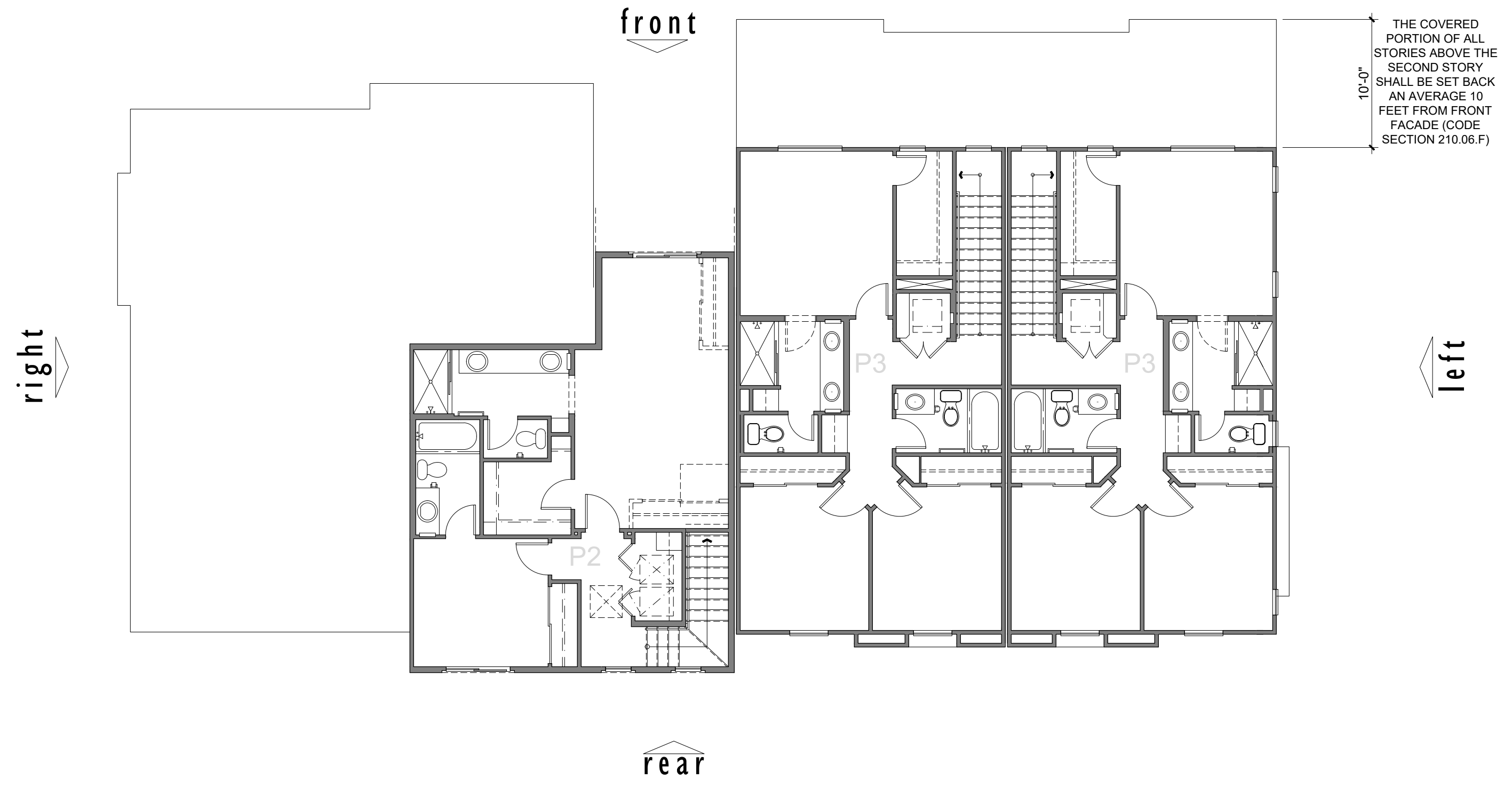
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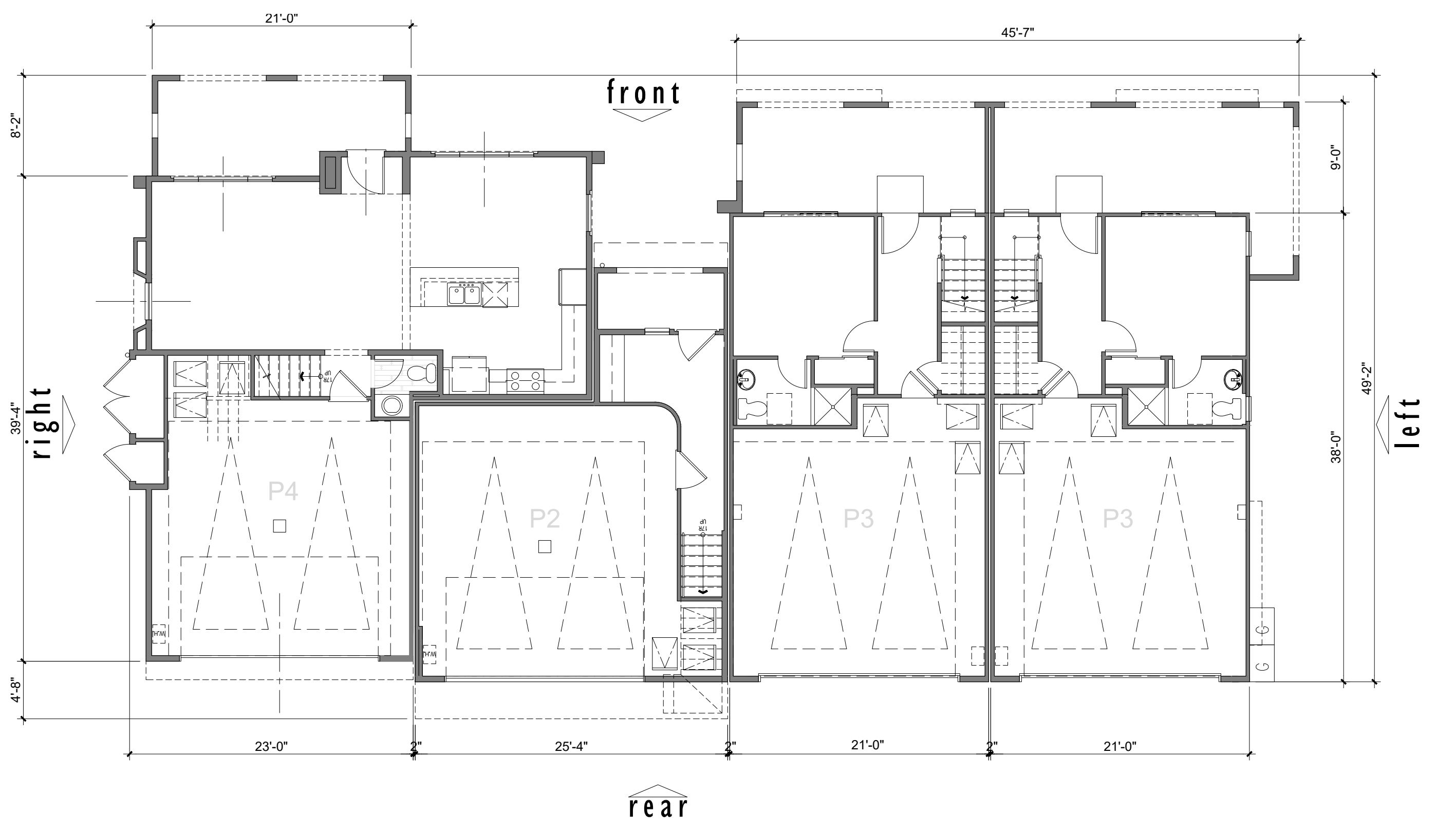
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



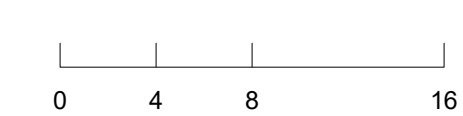
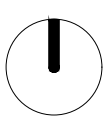
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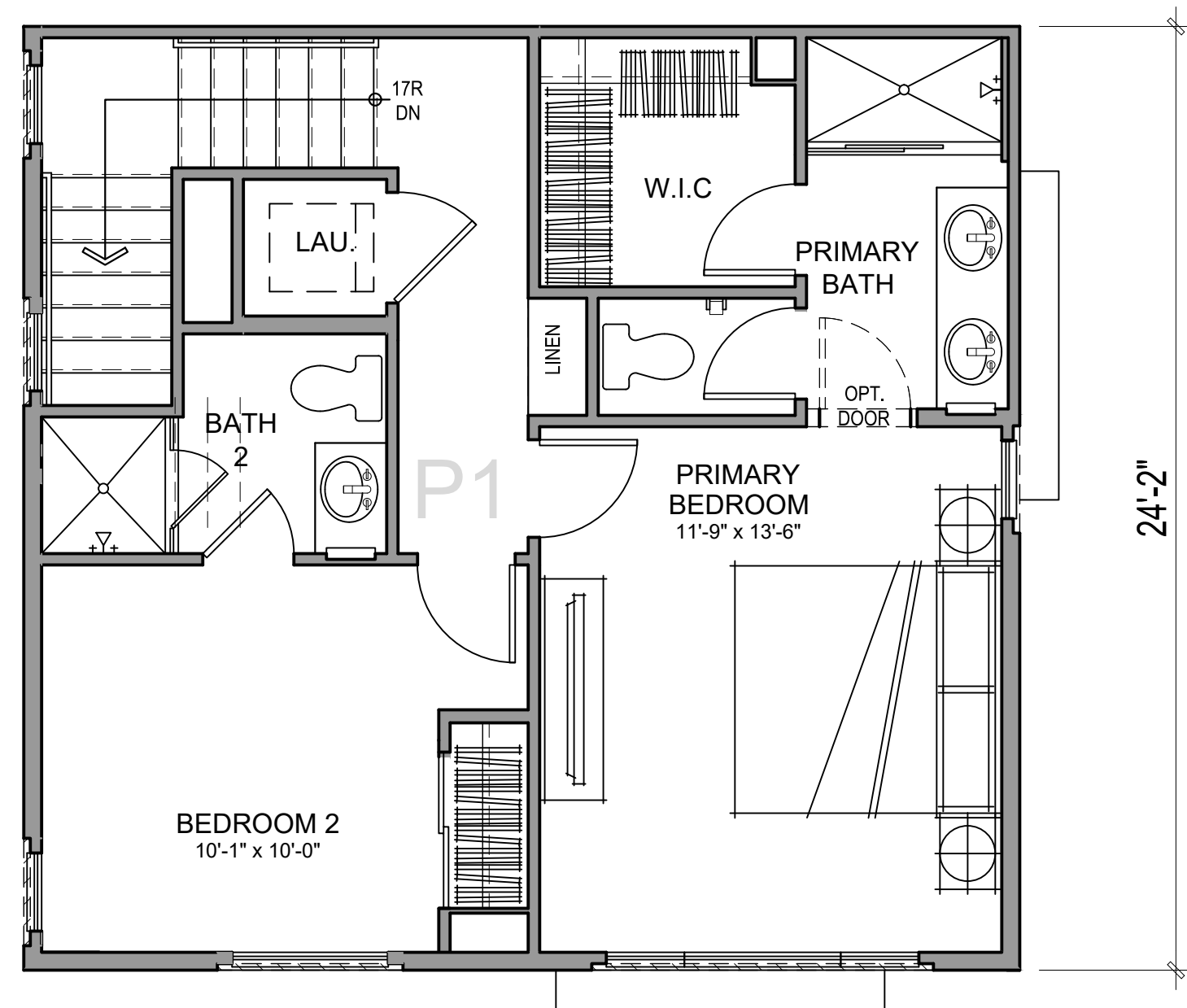
Plot Date:
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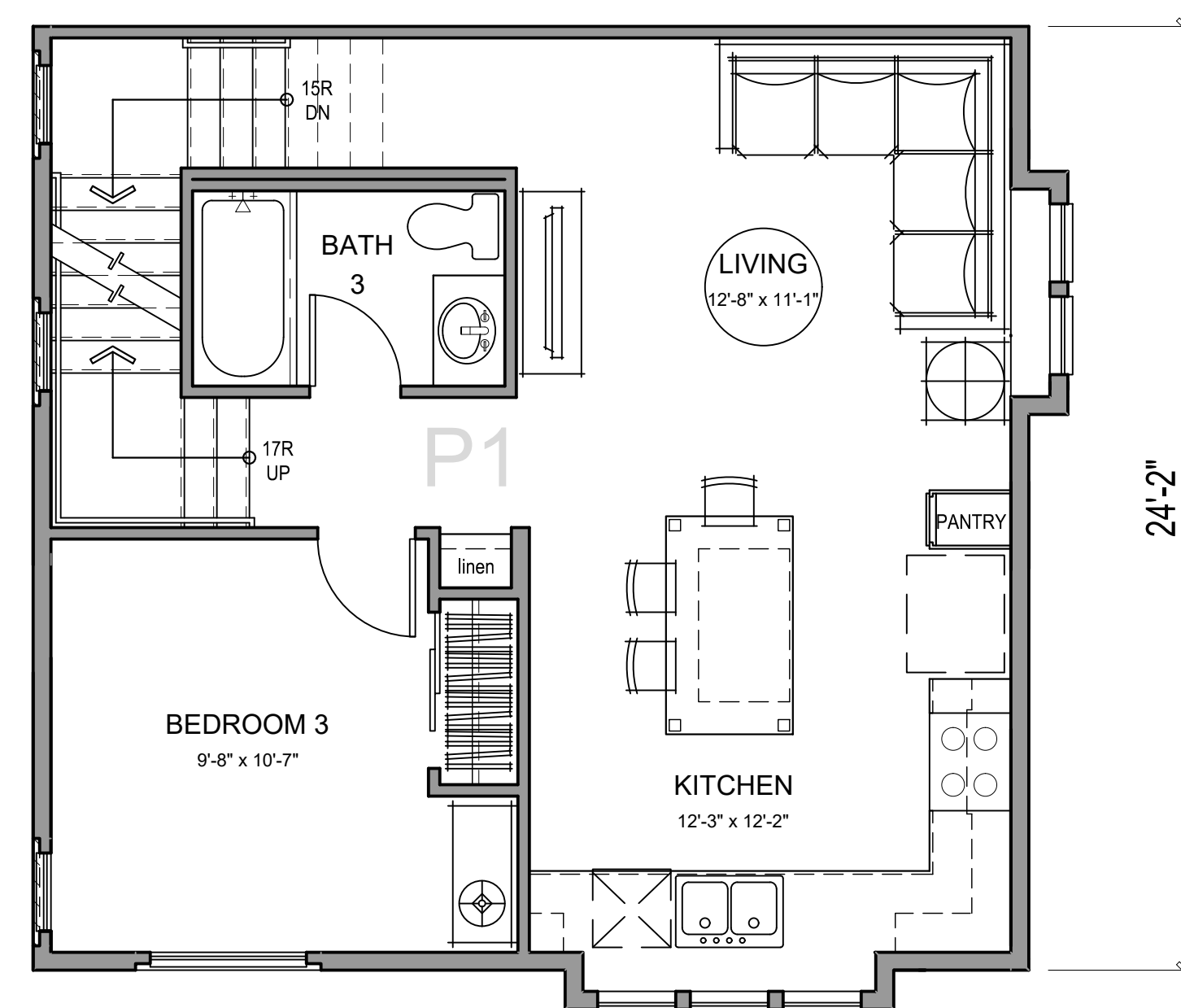


T-200 COMPOSITE PLANS
ENHANCEMENT FIRST FLOOR CONDITION

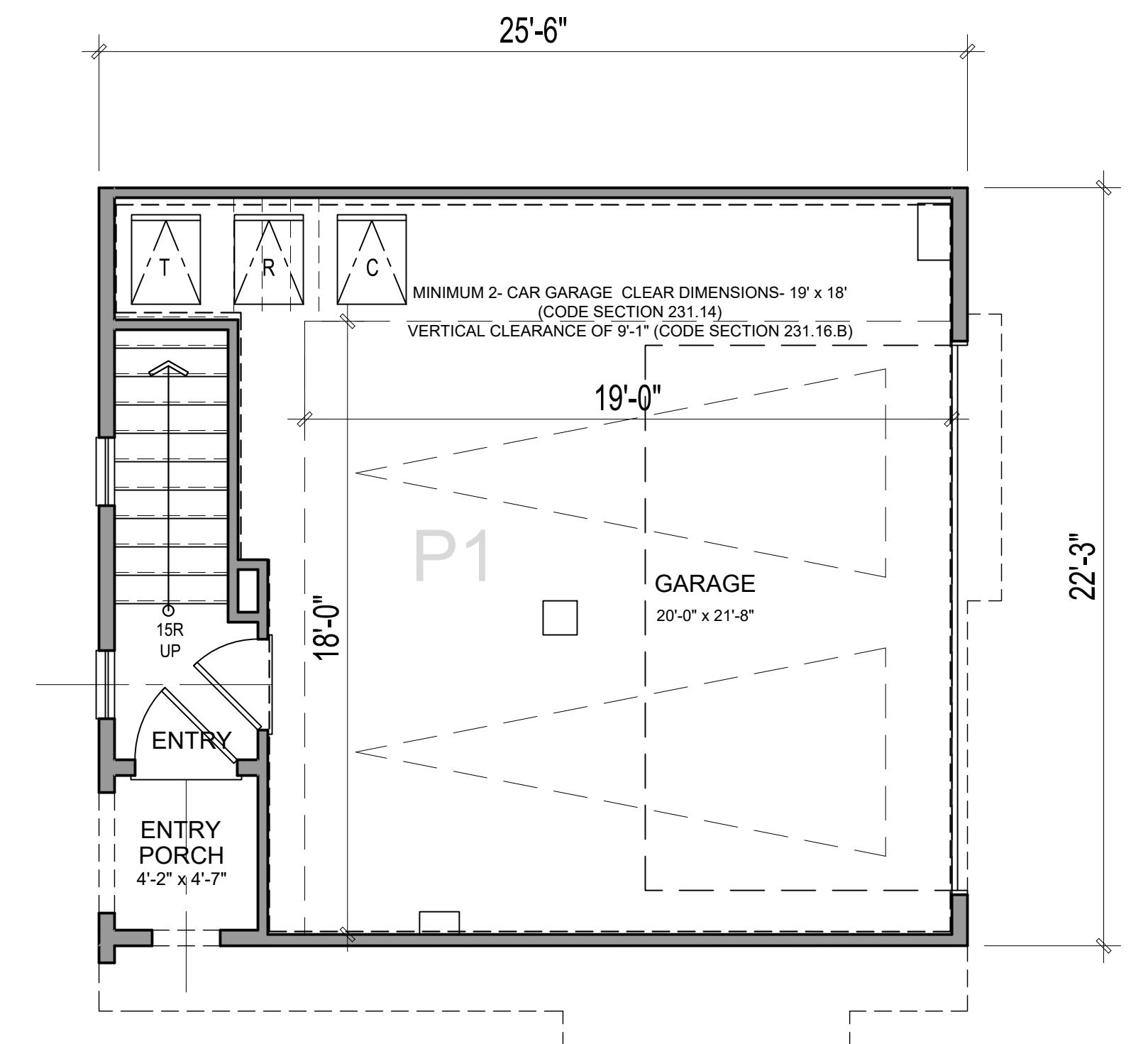
A2.5



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 - GROSS AREA	
1ST FLOOR	81 SQ. FT.
2ND FLOOR	616 SQ. FT.
3RD FLOOR	561 SQ. FT.
TOTAL LIVING	1258 SQ. FT.
PORCH	23 SQ. FT.
GARAGE	488 SQ. FT.

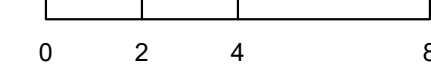


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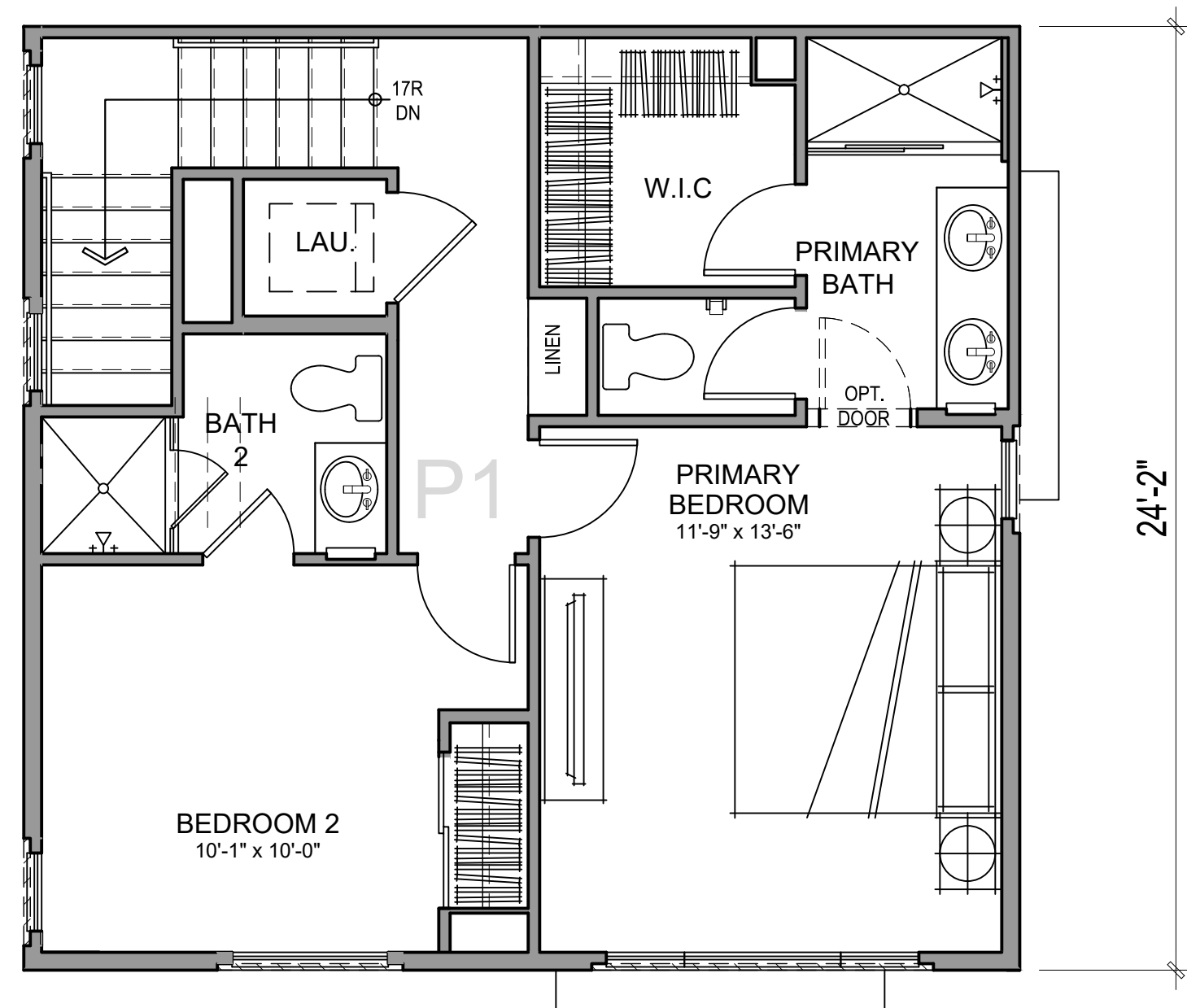
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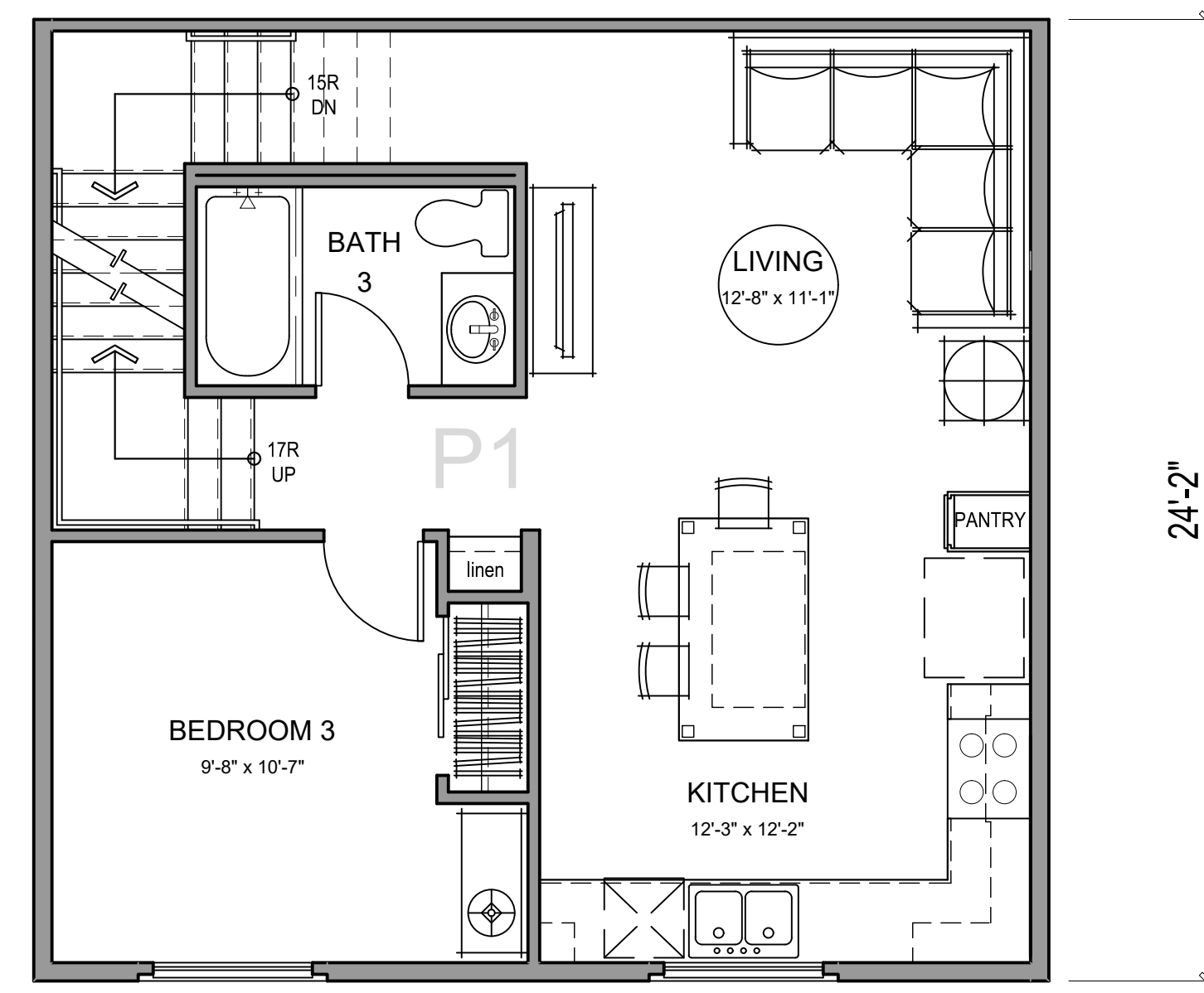


PLAN 1

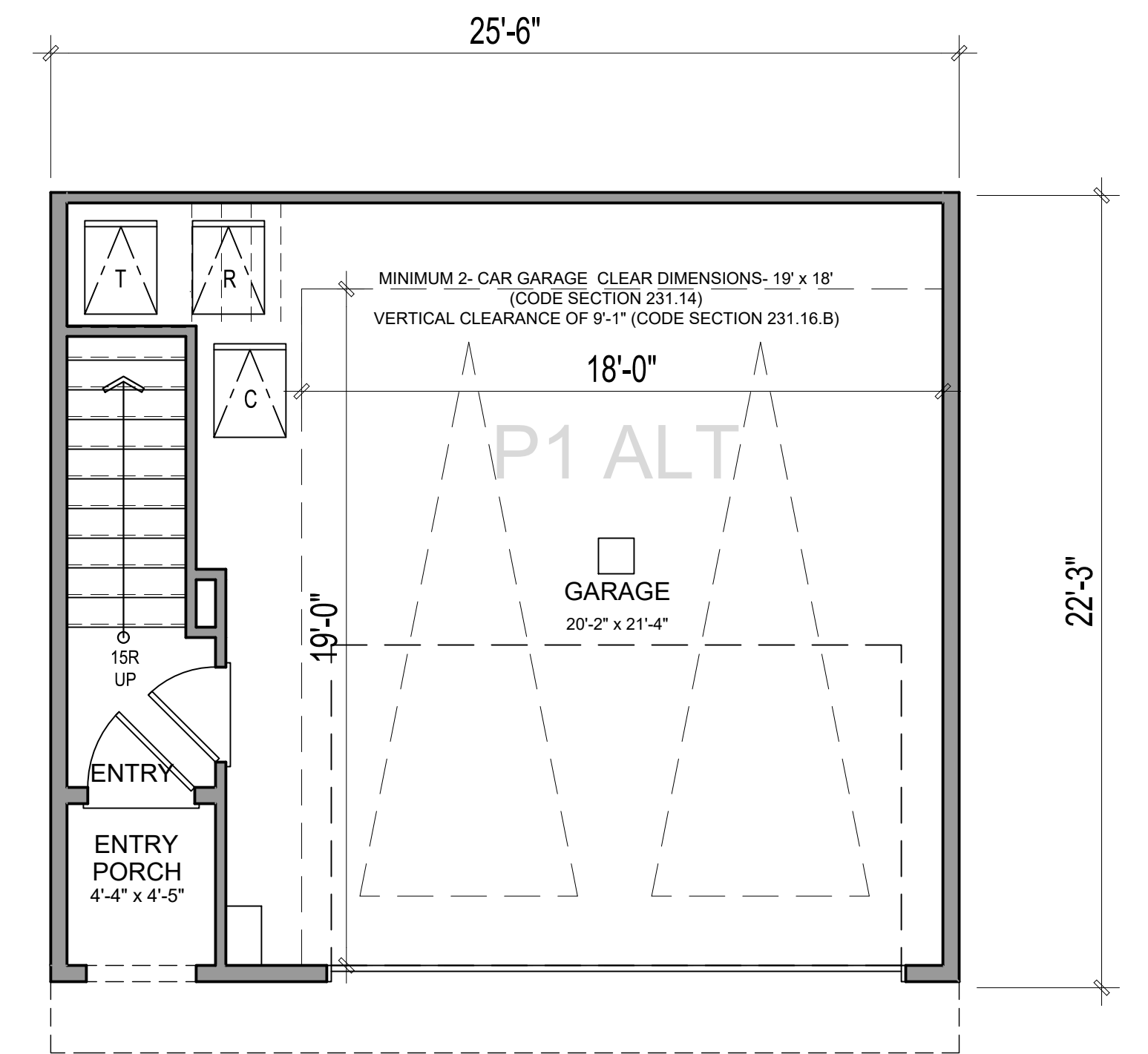
A3.0



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 ALT - GROSS AREA	
1ST FLOOR	81 SQ. FT.
2ND FLOOR	616 SQ. FT.
3RD FLOOR	561 SQ. FT.
TOTAL LIVING	1258 SQ. FT.
PORCH	23 SQ. FT.
GARAGE	488 SQ. FT.

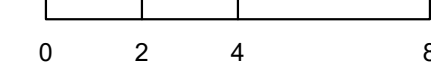


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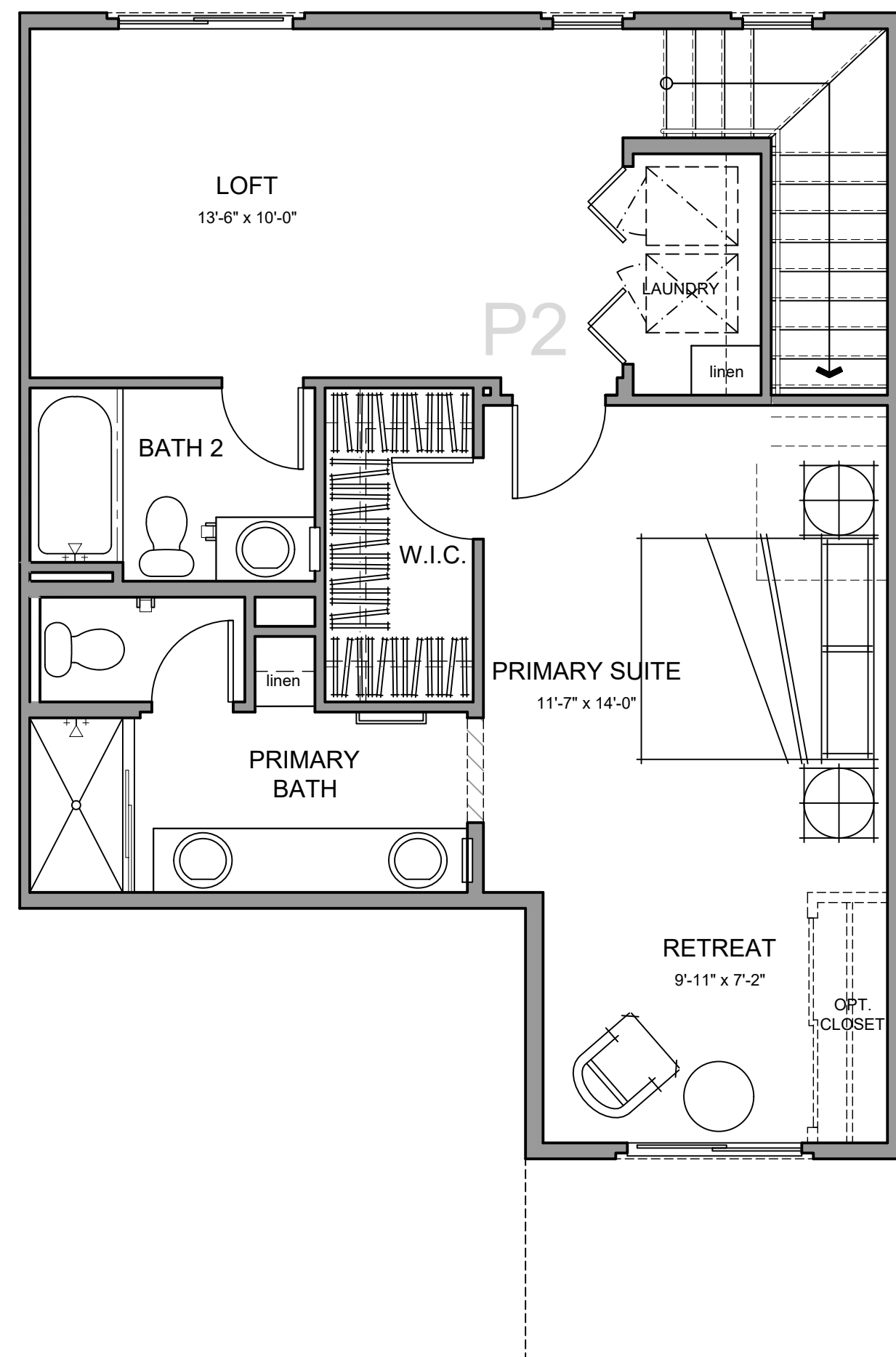
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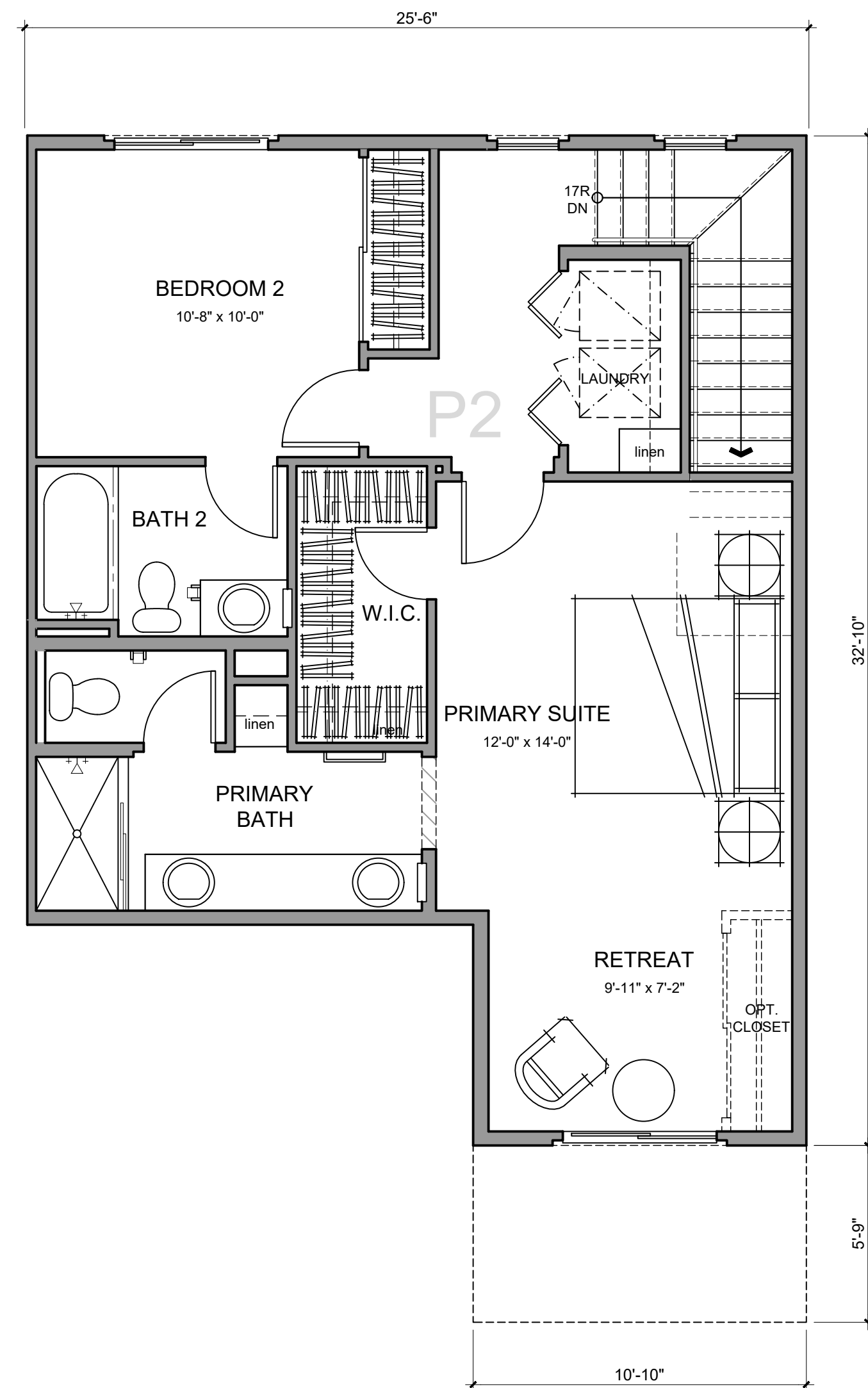


PLAN 1 ALT

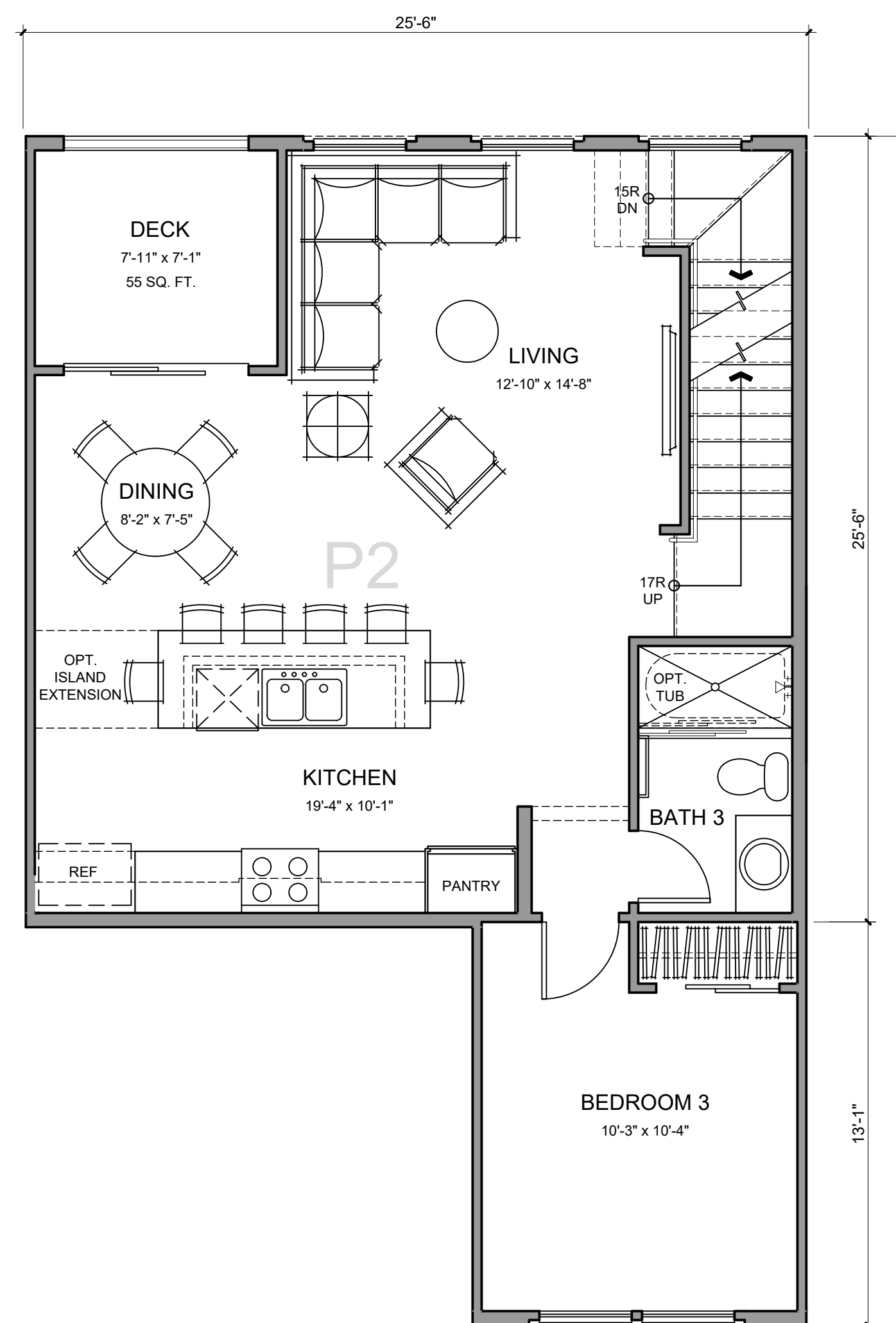
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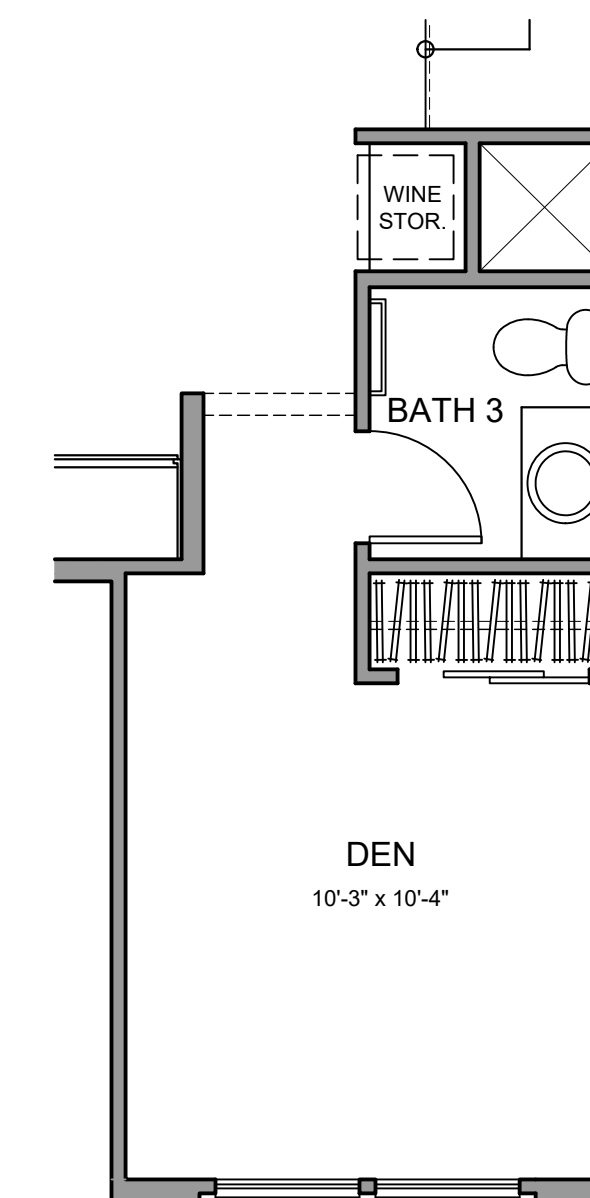
THIRD FLOOR:
LOFT OPTION



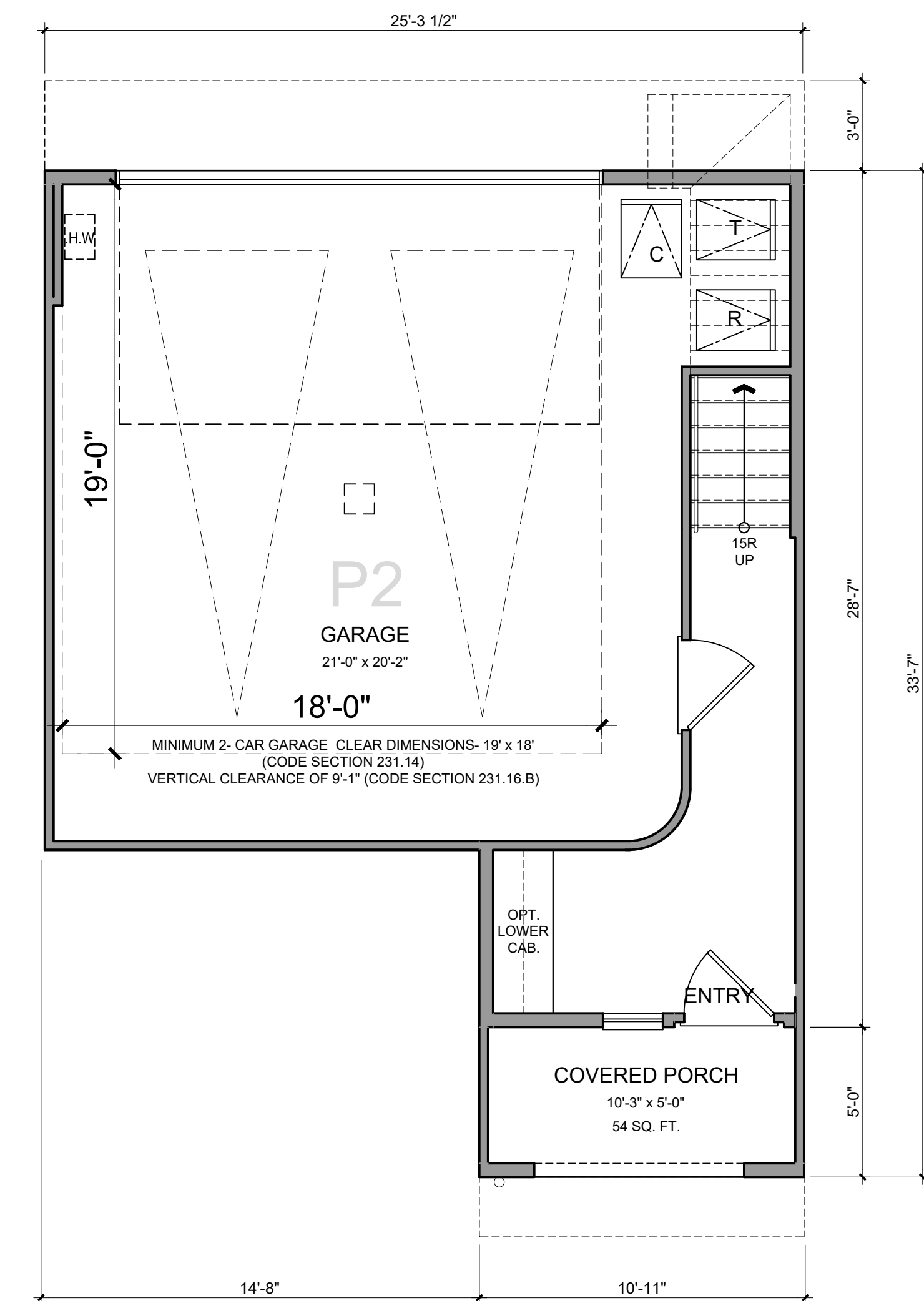
THIRD FLOOR



SECOND FLOOR



DEN OPTION



FIRST FLOOR

P2 - GROSS AREA	
1ST FLOOR	171 SQ. FT.
2ND FLOOR	729 SQ. FT.
3RD FLOOR	676 SQ. FT.
TOTAL LIVING	1575 SQ. FT.
PORCH	54 SQ. FT.
GARAGE	508 SQ. FT.
DECK	55 SQ. FT.

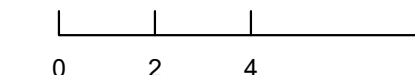


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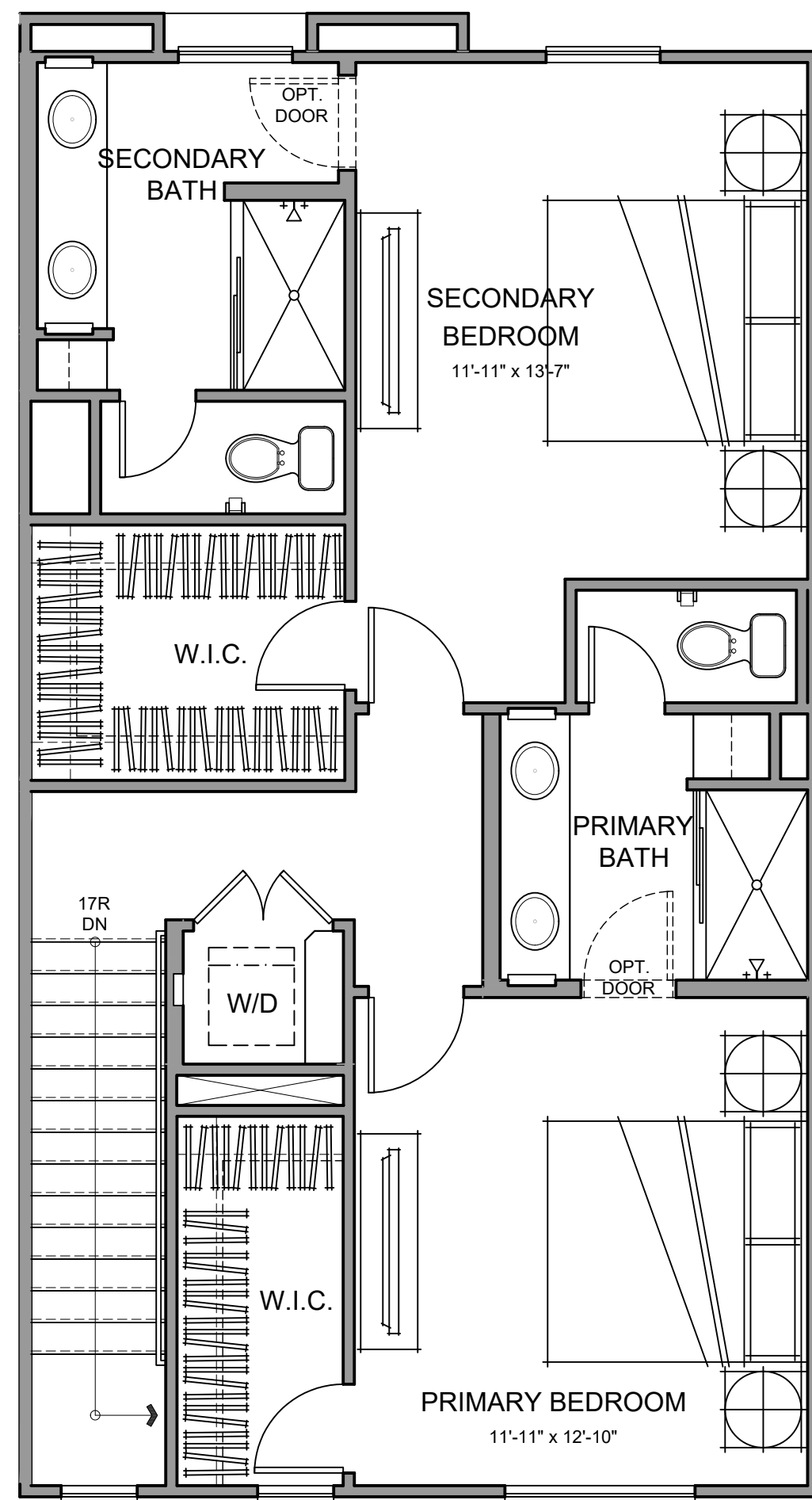
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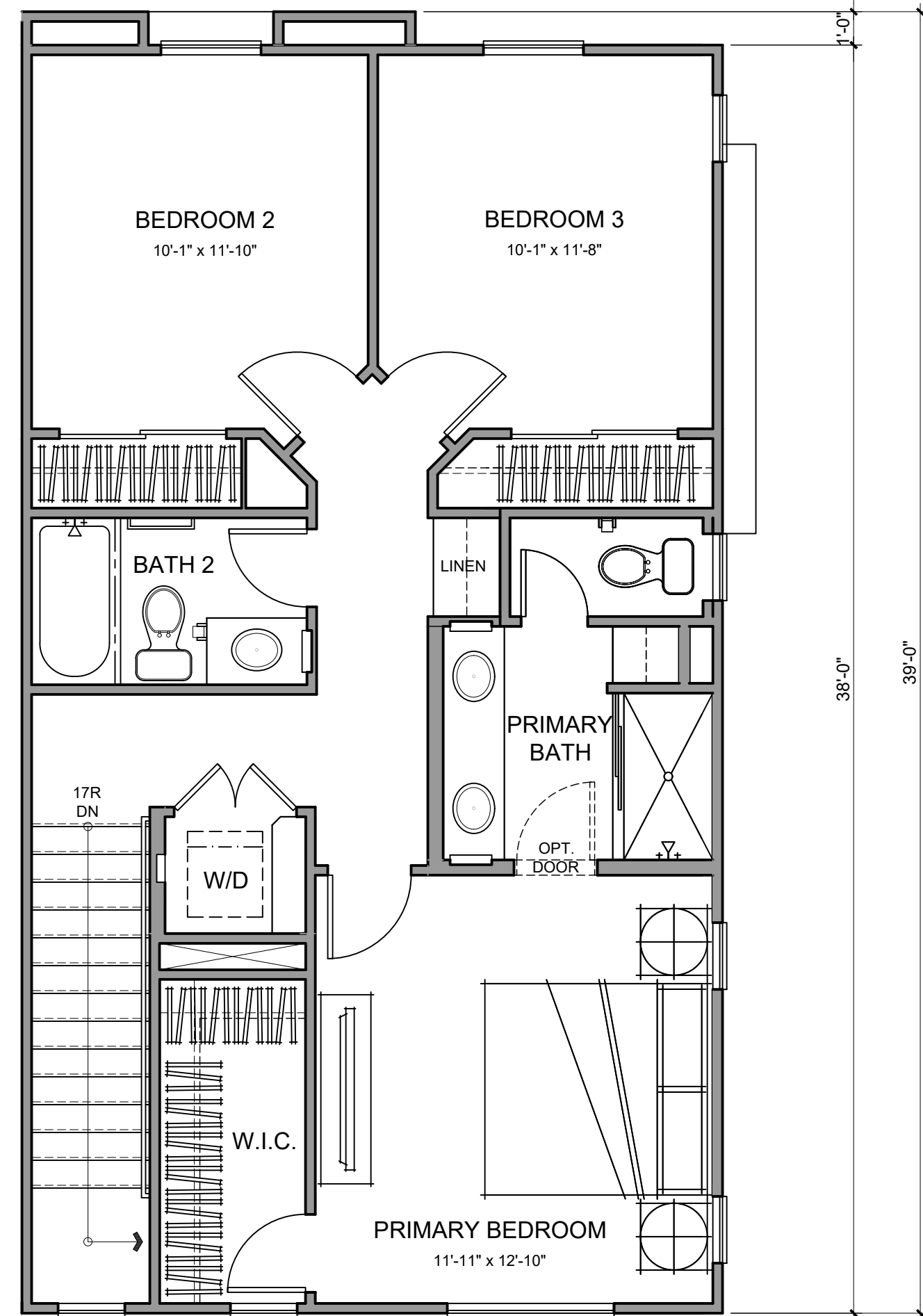


PLAN 2

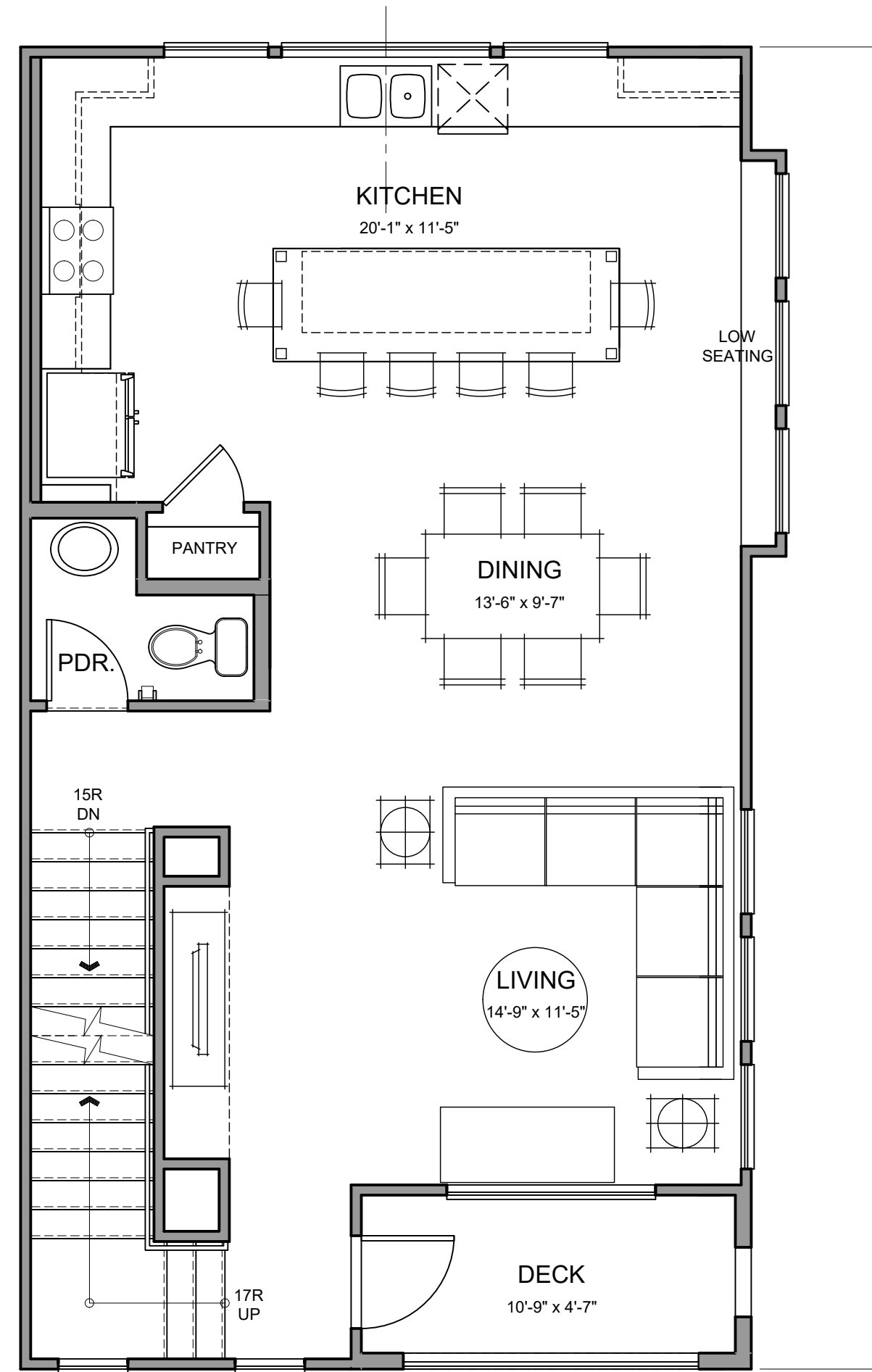
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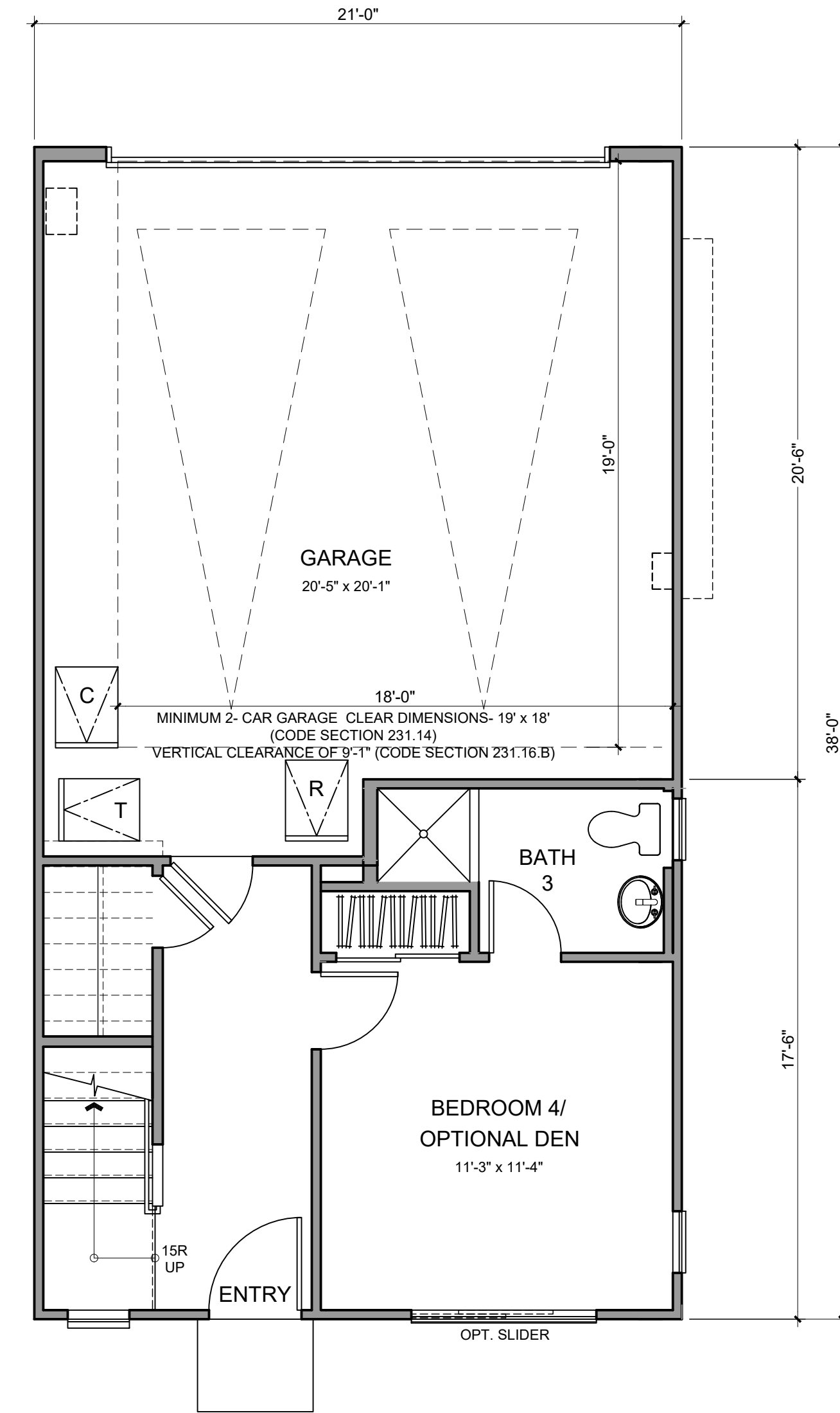
THIRD FLOOR:
DUAL MASTER OPTION



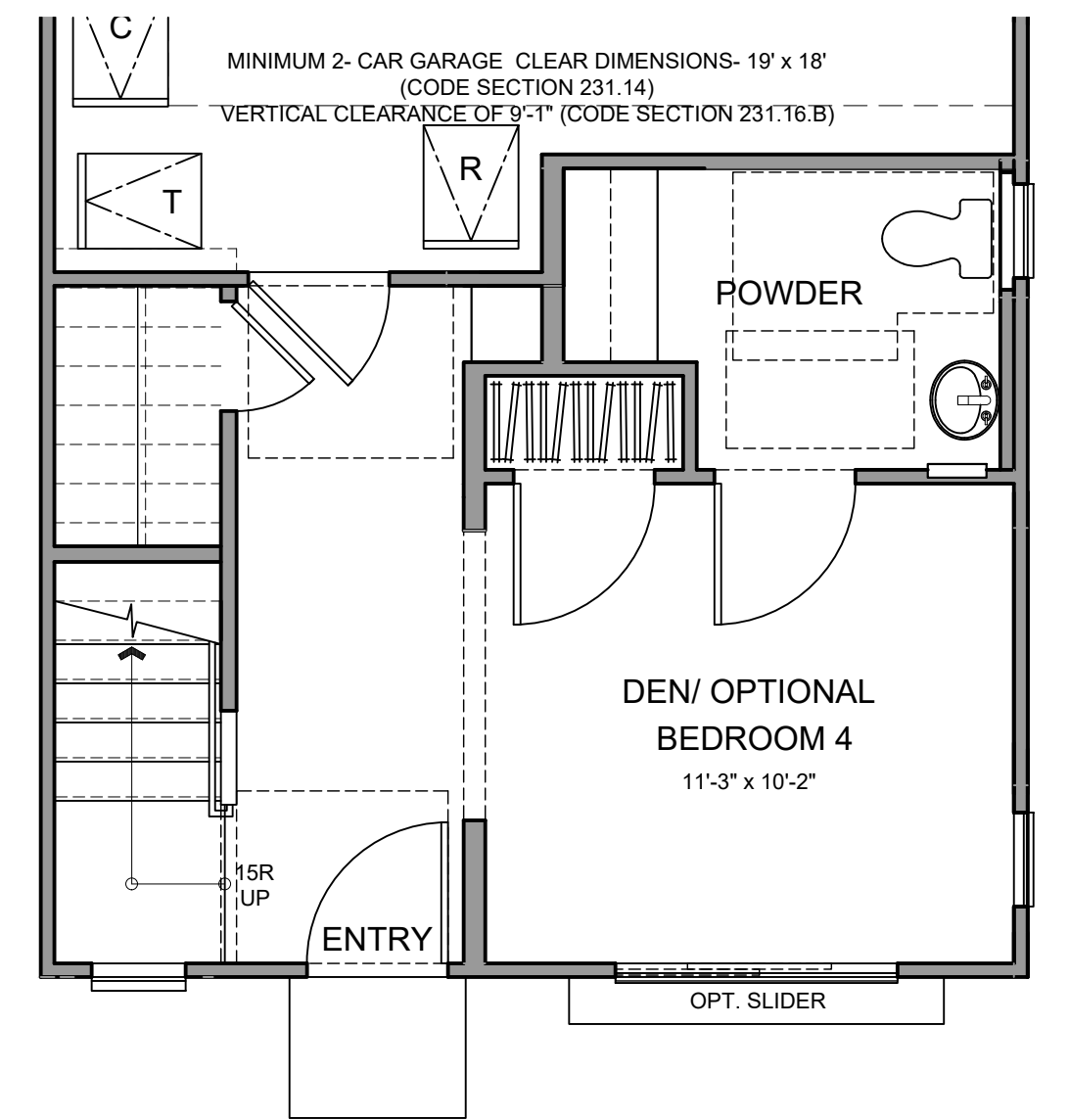
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - ACCESSIBLE UNIT

P3 - GROSS AREA	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	742 SQ. FT.
3RD FLOOR	727 SQ. FT.
TOTAL LIVING	1805 SQ. FT.
GARAGE	337 SQ. FT.
DECK	49 SQ. FT.

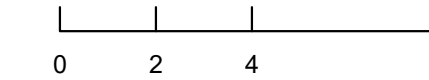


Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90704

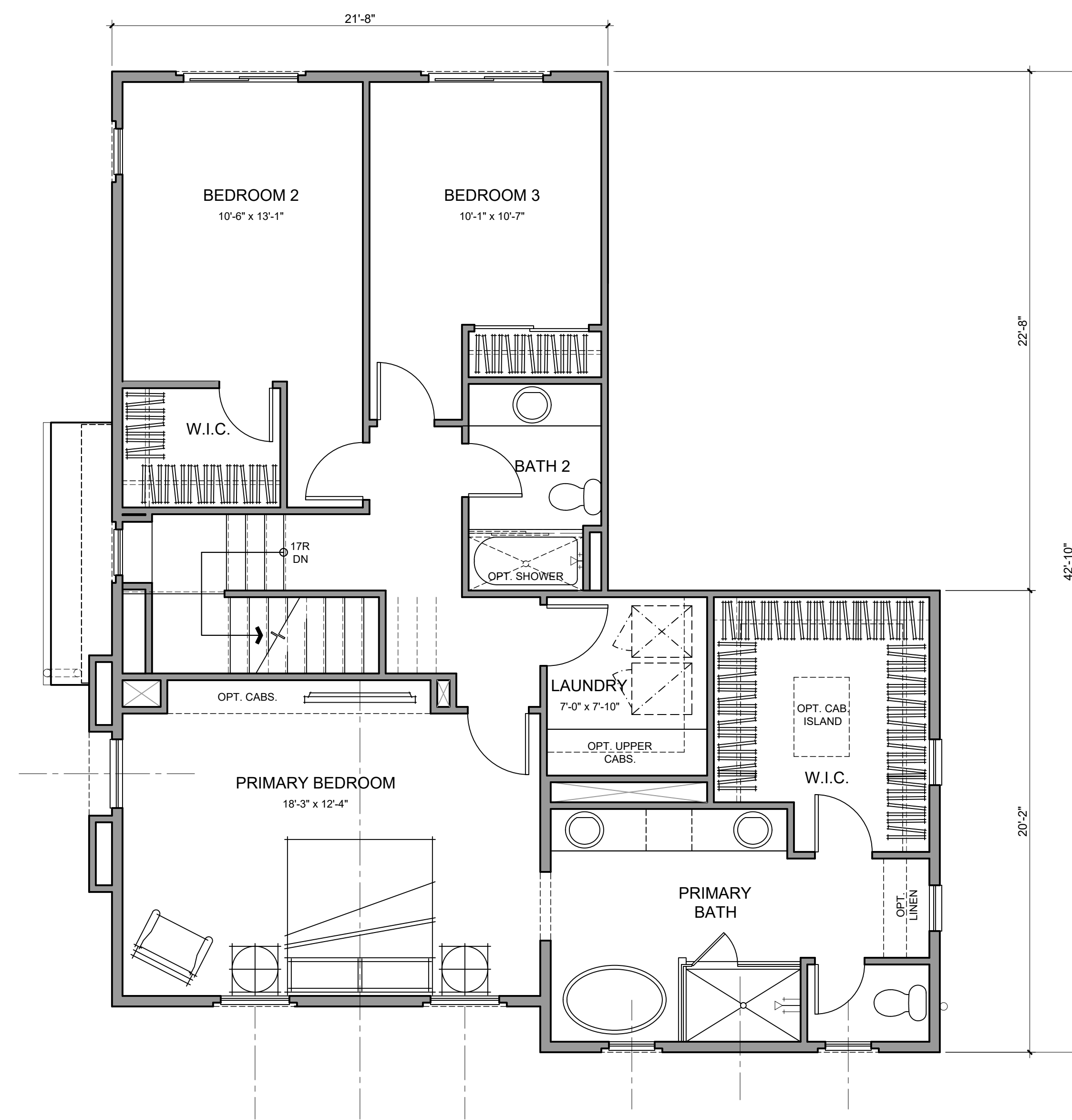
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HUNTINGTON BEACH, CA # 2020-0732

Plot Date: 02.03.2022
4th Planning Submittal: 02.02.2022

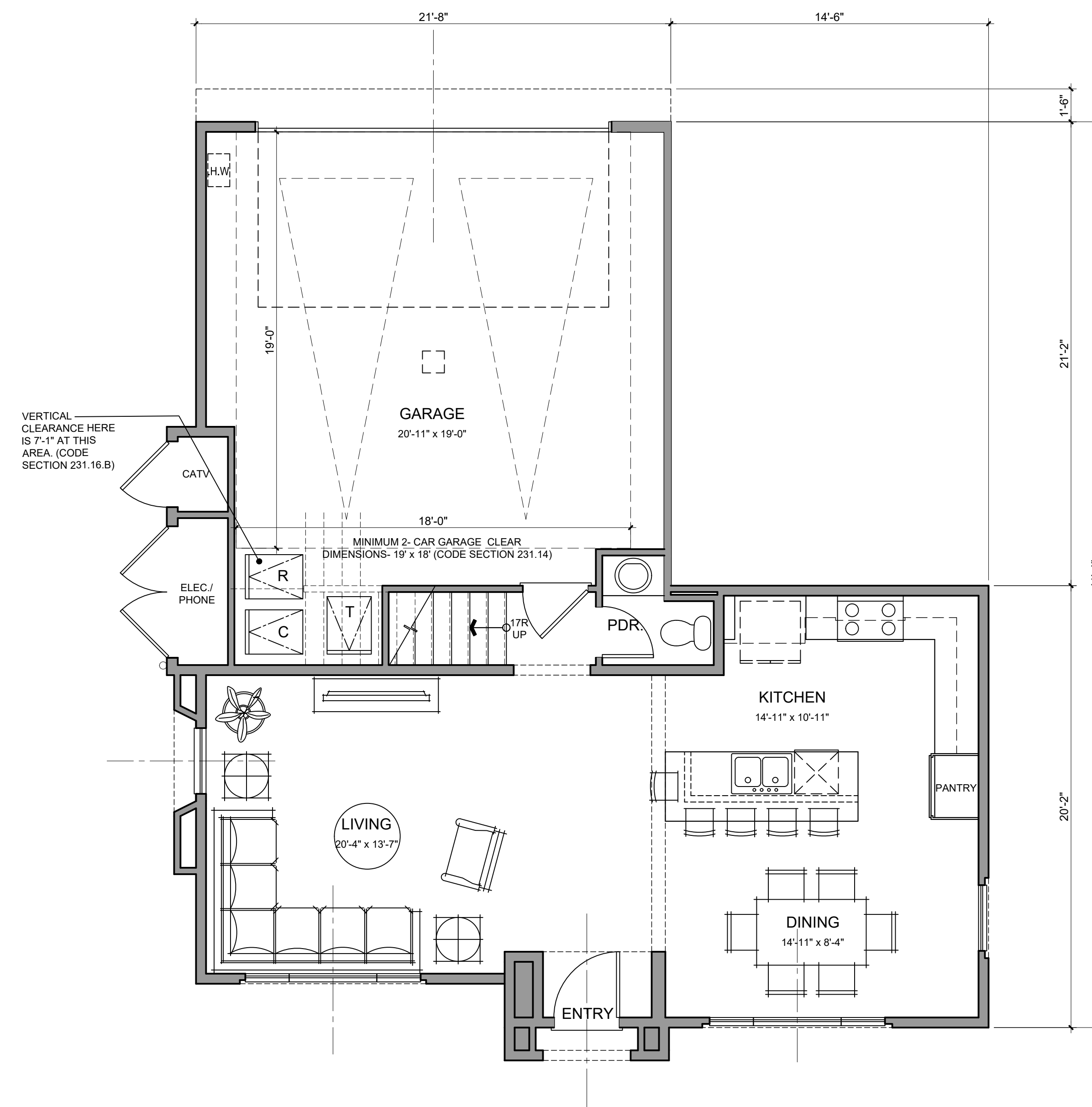


PLAN 3

A3.3



SECOND FLOOR



FIRST FLOOR

P4 - GROSS AREA	
1ST FLOOR	669 SQ. FT.
2ND FLOOR	1177 SQ. FT.
TOTAL LIVING	1847 SQ. FT.
GARAGE	474 SQ. FT.

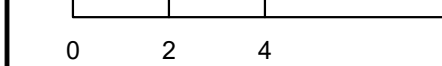


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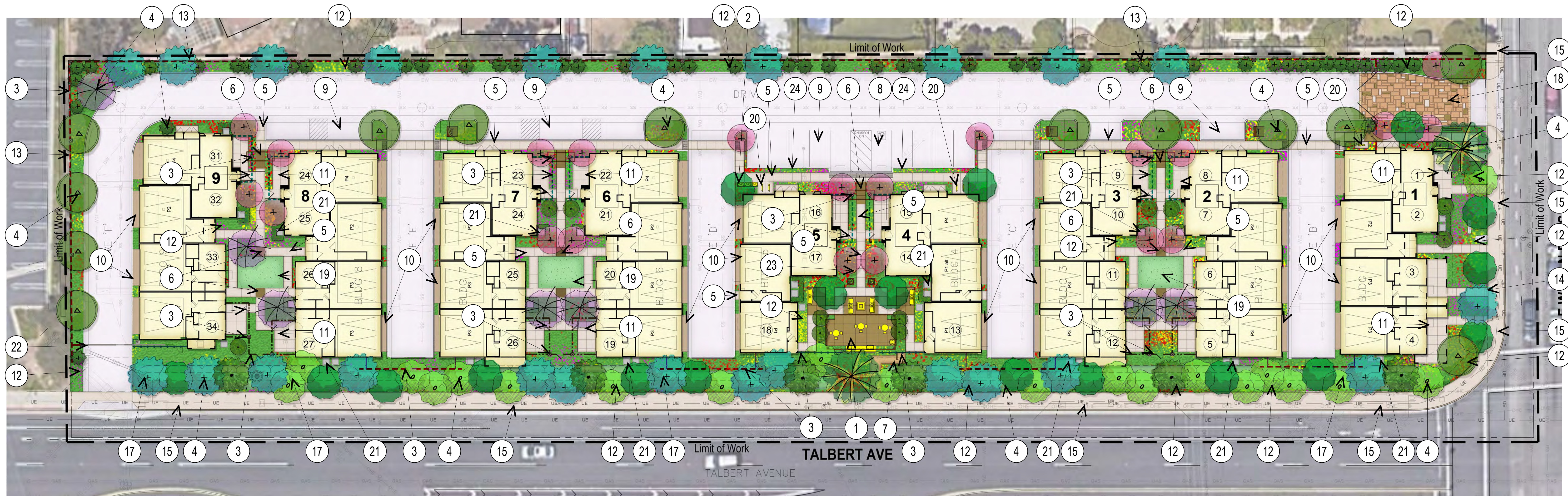
HUNTINGTON BEACH - NEWLAND AND TALBERT
HUNTINGTON BEACH, CA # 2020-0732

Plot Date: 02.03.2022
4th Planning Submittal: 02.02.2022



PLAN 4

A3.4

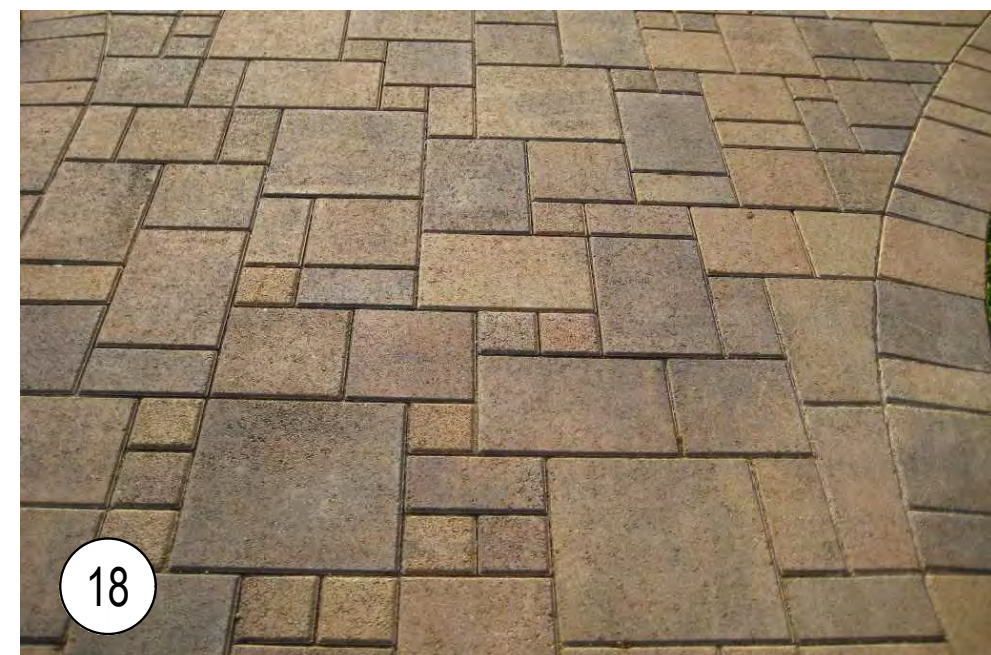
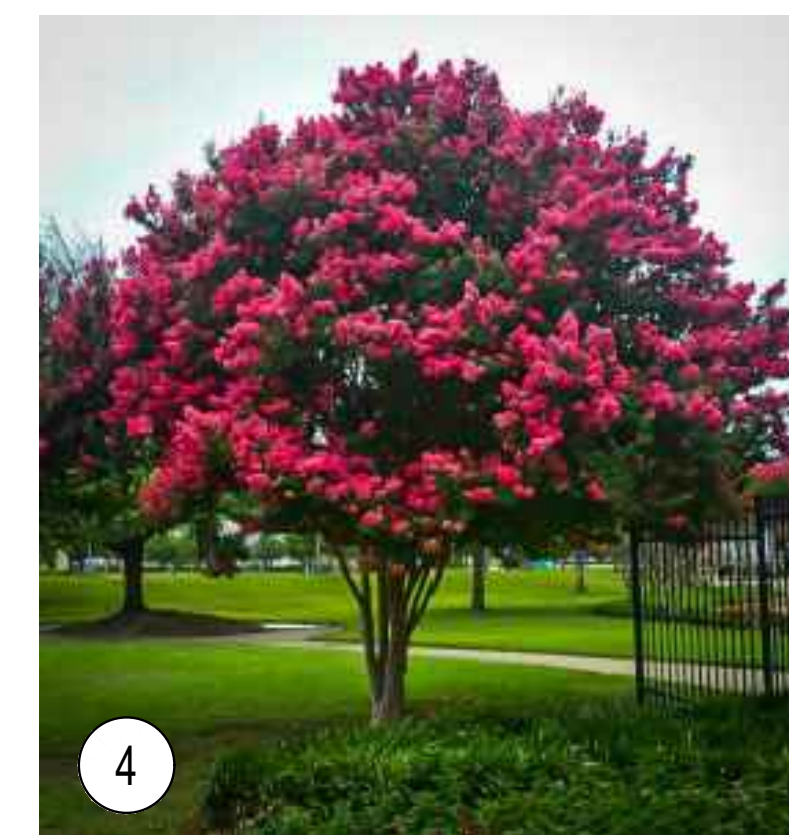


LEGEND

1. Central community open space area with colored concrete, shade structure, BBQ island, tables and chairs seating for small social events and group gatherings.
2. Three community cluster mailboxes, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Proposed tree, per Planting Plan.
5. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
6. 4' wide pedestrian walk intersection node, in colored concrete (light topcast finish).
7. 4' wide DG path for fire access only.
8. Accessible parking stall and striping, per Civil plans.
9. Guest parking stall.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Private patio, HOA maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Property line.
14. Public street R.O.W.
15. Proposed public street sidewalk, per Civil plans.
16. Transformer to be screened with landscape, quantity and final locations to be determined.
17. Proposed bioswale per Civil's plan.
18. Main entry vehicular & pedestrian gates with enhanced paving, vehicular gates to automatically open as vehicle approach gate.
19. Real turf areas with courtyards for passive use.
20. Short-term bike rack parking. (5 bike racks, accommodating 10 bike spaces).
21. A/C condensers to be screened with 15 gallon evergreen hedges.
22. Second vehicular entry slide gate.
23. Community dog bag station (black in color), for pet owners.
24. 2' overhang in the lieu of wheel stops for planter.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Landscape Plan

The Olson Company



6th City Submittal | Project No.: TOC49
Date: Feb. 24, 2022

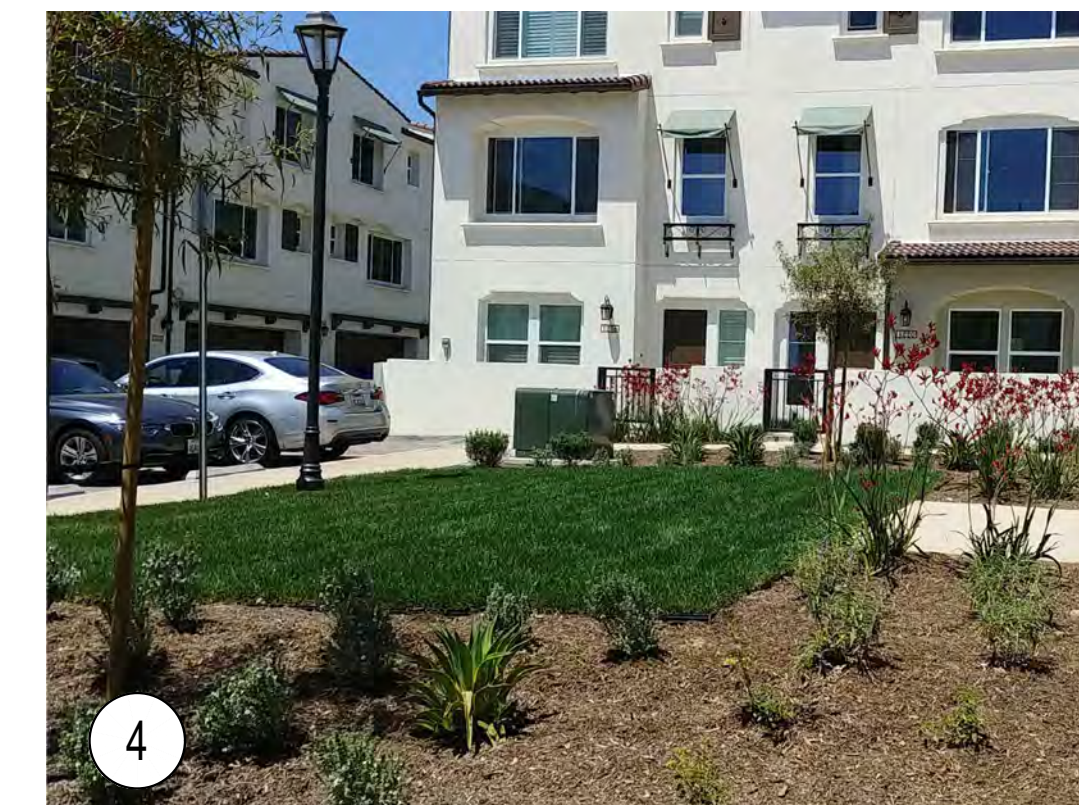
L-1

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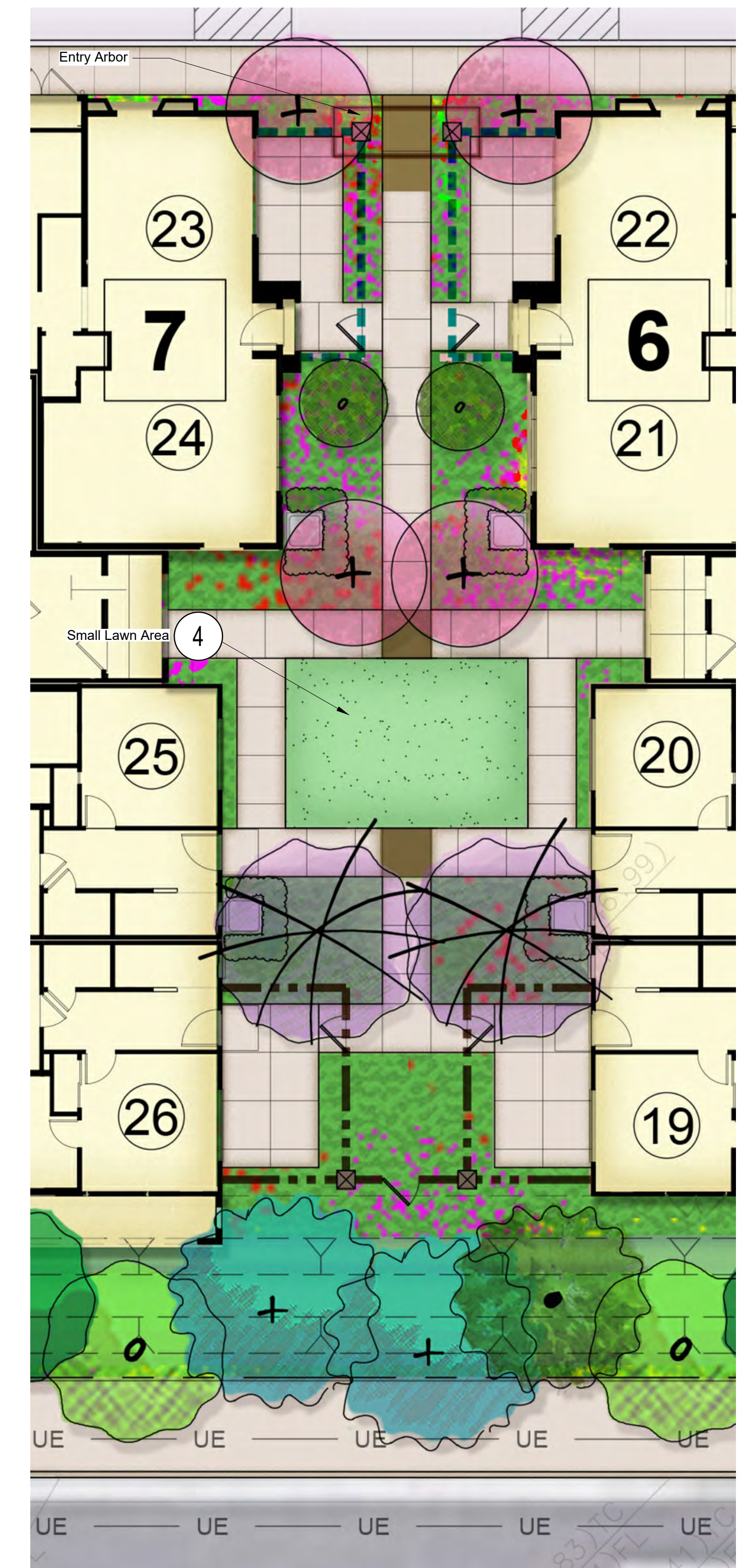




Plan View: Central Open Space
Scale: 1" = 1/8"

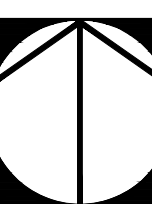


*Conceptual images (provided herein are conceptual and subject to change)



Plan View: Courtyard
Scale: 1" = 1/8"

Schematic Open Space Enlargements (1/8" Scale)



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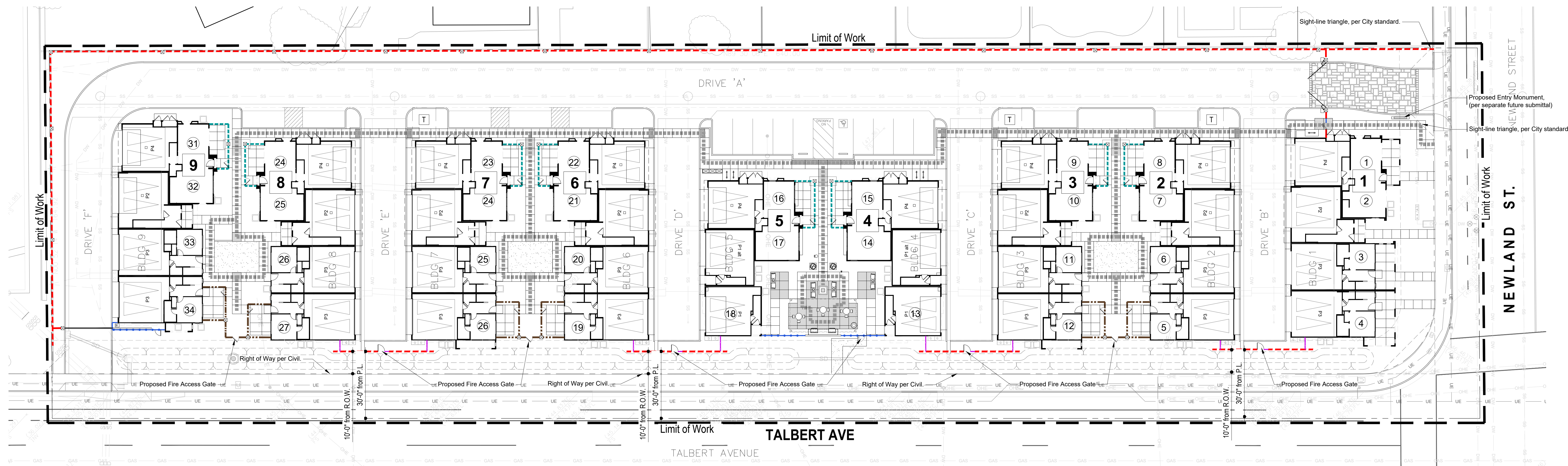
6th City Submittal | Project No.: TOC49
Date: Feb. 24, 2022

L-2

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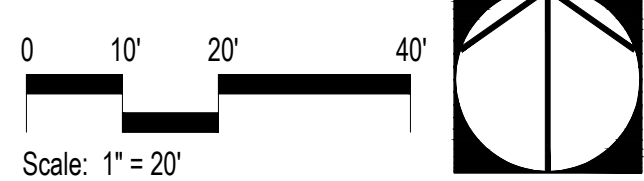
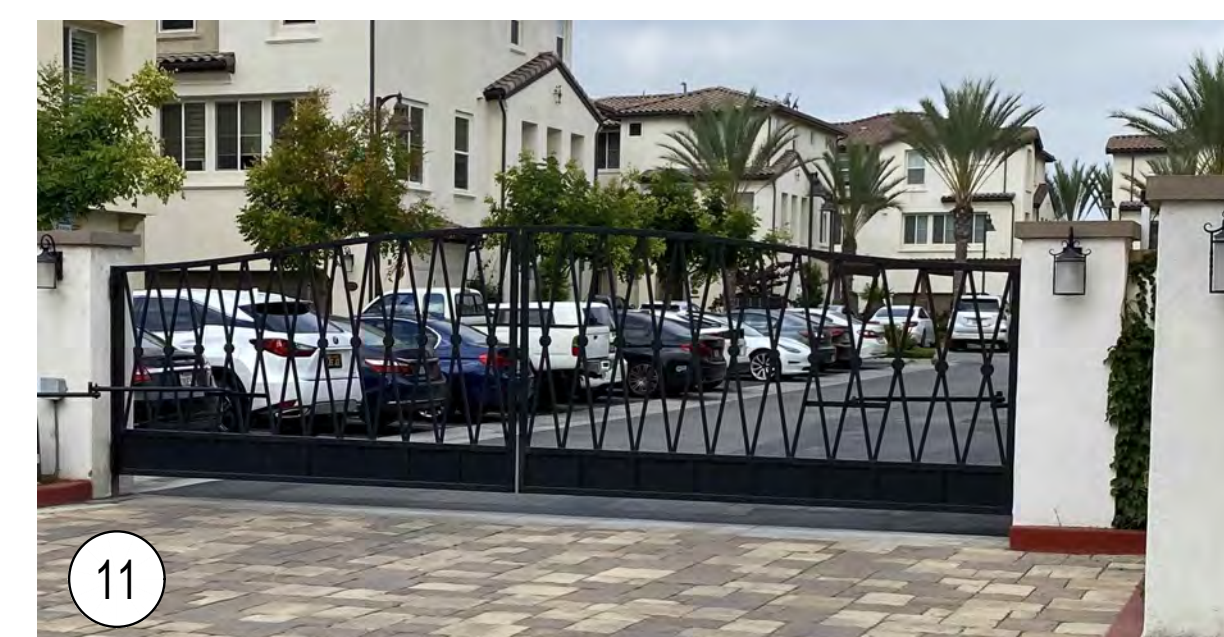
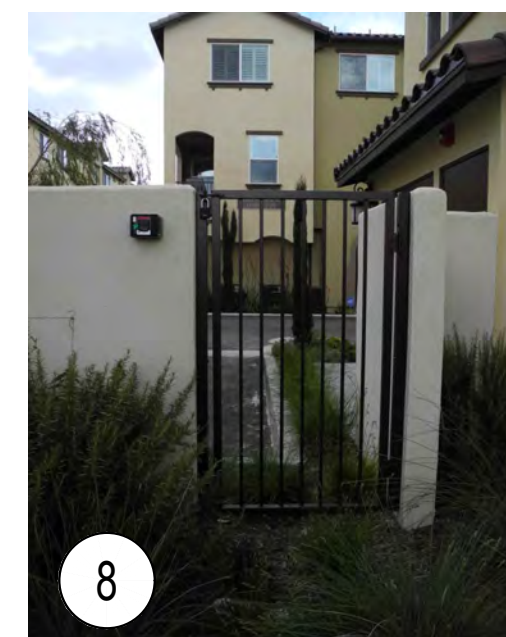


WALL LEGEND

- 1 - 5'-6" High stucco over CMU perimeter wall, with flat stucco cap.
- 2 - 5'-0" High stucco over CMU patio wall, with flat stucco cap.
- 3 - 4'-0" High stucco over CMU patio wall, with flat stucco cap.
- 4 - 5'-6" High vinyl fence (tan color).
- 5 - 5'-6" High tubular steel fence (black paint color).
- 6 - 6'-0" High stucco over CMU block pilaster, with precast cap.
- 7 - 5'-6" High vinyl fire access gates (tan color).
- 8 - 5'-6" High metal fire access gates (black paint color).
- 9 - 6'-0" High metal pedestrain gates (black paint color).
- 10 - 4'-0" High metal patio gates (black paint color).
- 11 - ±6'-0" High metal vehicular swing gate. (black paint color).
- 12 - ±8'-0" High entry portal with trellis.
- 13 - ±6'-0" High Exit ONLY sliding gate.
- ADA Path of Travel



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Wall and Fence Plan

The Olson Company

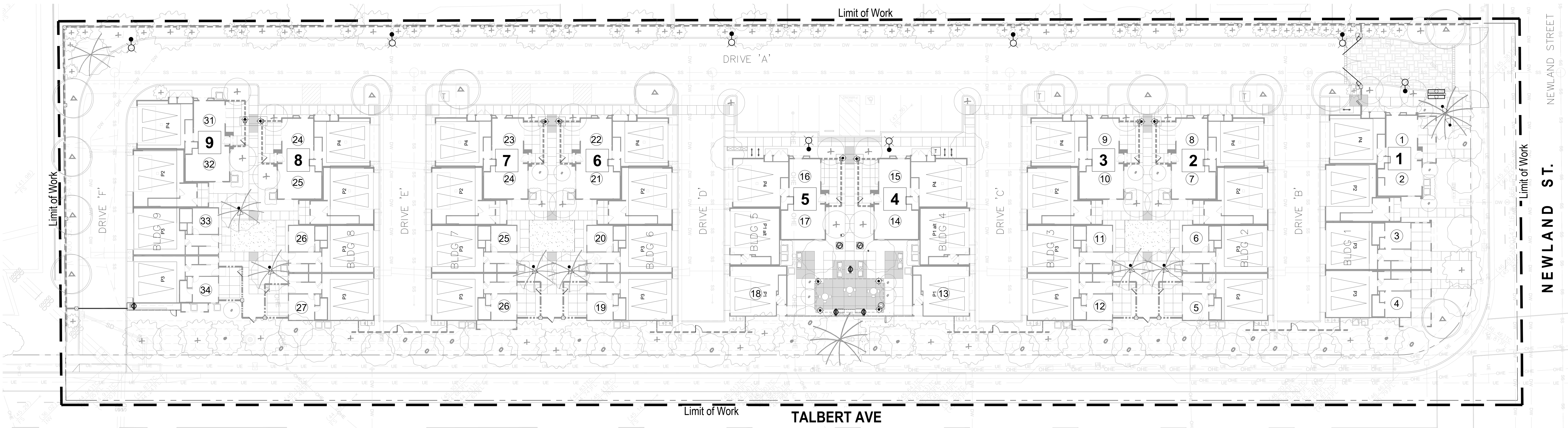


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6th City Submittal | Project No.: TOC49 | Date: Feb. 24, 2022

L-3

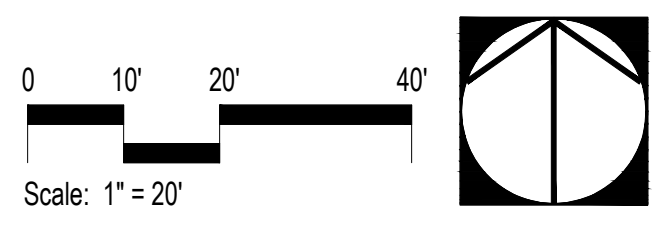


LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	8
	Shade Structure Downlight - Kichler model #16017AZT27 Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White	12
	Tree uplight, Staked - Kichler model VLO #16018-16020 Order #16019AZT27 (35Flood) Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White	8
	Low-voltage transformer - Kichler model #15PR300 SS Cast Aluminum, Stainless Steel, Wall, Install with Mechanical Transformer Timer (#15557BK & Plug-in Transformer Remote Photocell (#15534K), 300W	1
	FX Luminaire PB Ideal selection for large broad objects or washing light. 2.23" W x 6.72" H x 4.03" L. Order code: PB, Aluminum Alloy, (AB) Antique Bronze, 3-Prong Spike Lamp: PB-1LED, 2W/2.4VA, 2700K, Beamspread: Very Wide Flood	2



Schematic Lighting Plan



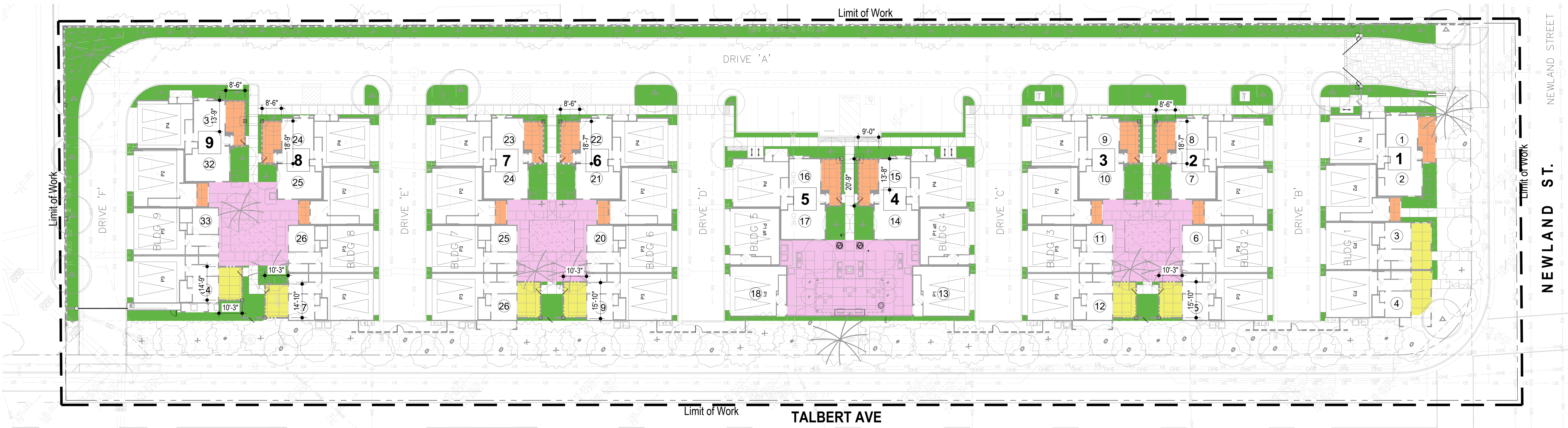
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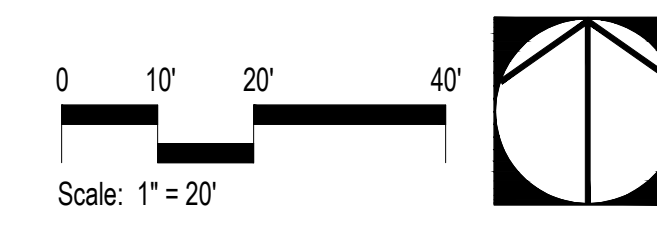


6th City Submittal | Project No.: TOC49
Date: Feb. 24, 2022



PRIVATE/Common OPEN SPACE

SYMBOL	NOTES	PROVIDED QTY	REQUIRED QTY
	COMMON SPACE MEETING MIN. CODE DIMENSIONS (with min. 10' dimension)	5,507 sf	
	PRIVATE O.S. MEETING MIN. CODE DIMENSIONS (with min. 10' dimension)	1,286 sf	
	UPPER PRIVATE O.S. MEETING MIN. CODE DIM. (provided by the Architect)	468 sf	
	TOTAL OPEN SPACE MEETING MIN. DIMENSIONS:	7,261 sf (213.6 sf/unit)	14,423 sf (424.2 unit)
	PRIVATE O.S. NOT MEETING MIN. CODE DIMENSIONS (with less than 10' dimension)	1,660 sf	
	LANDSCAPE O.S. NOT MEETING MIN. CODE DIM. (with less than 10' dimension)	8,858 sf	
	TOTAL OPEN SPACE NOT MEETING MIN. DIMENSIONS:	10,518 sf (309.4 sf/unit)	14,423 sf (424.2 unit)
	TOTAL OF ALL OPEN SPACE CATEGORIES:	17,779 sf	



Schematic Private/Common Open Space Plan

The Olson Company



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6th City Submittal | Project No.: TOC49 | Date: Feb. 24, 2022

L-6

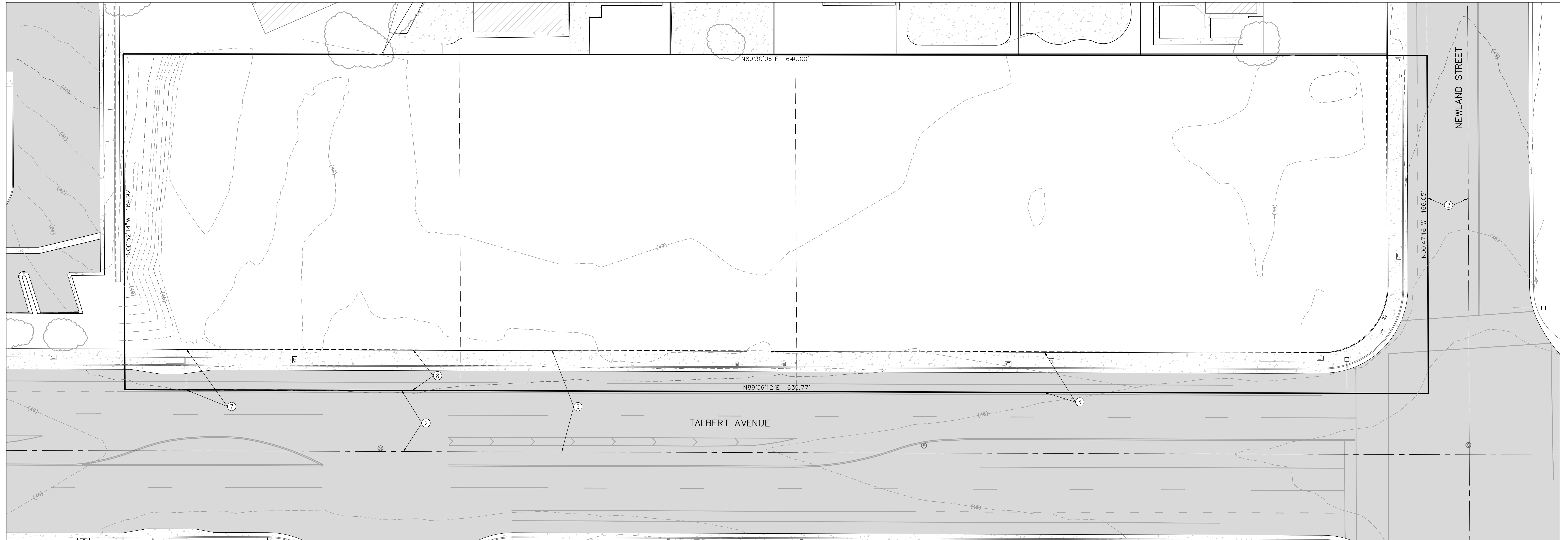
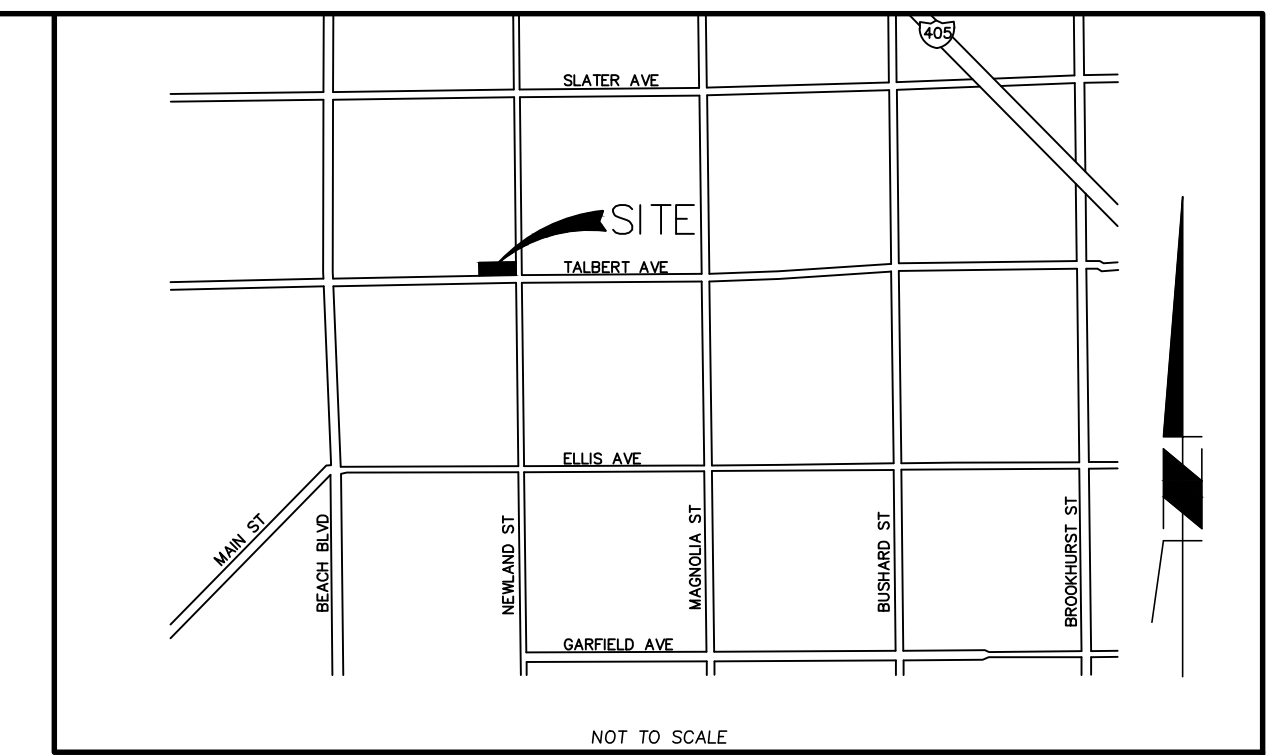
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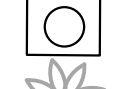

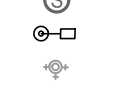

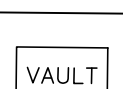

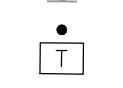
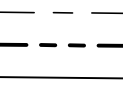



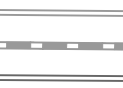
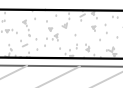




TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2, 3 AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,
AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY



LEGEND:

-  EX STORM DRAIN STRUCTURE
-  EX PALM TREE
-  EX TREE
-  EX SEWER MANHOLE
-  EX STREETLIGHT
-  EX FIRE HYDRANT
-  EX UTILITY BOX
-  EX STORM DRAIN MANHOLE
-  EX CATCH BASIN
-  EX POWER POLE
-  EX TRAFFIC LIGHT
-  EX UNDERGROUND UTILITY VAULT
-  EX WATER VALVE COVER
-  EX WATER METER
-  EX MANHOLE
-  EX STREET SIGN
-  EX BOLLARD
- EX TRANSFORMER
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX BLOCK WALL
- EX RETAINING WALL
- EX CURB AND GUTTER
- EX CONCRETE
- EX BUILDING
- EX ASPHALT
- PR UNIT NUMBER
- PR PLAN NUMBER

GENERAL NOTES

1. EXISTING LAND USE: (RL) LOW DENSITY RESIDENTIAL
2. PROPOSED LAND USE: 34 TOWNHOMES (RM) MEDIUM DENSITY RESIDENTIAL
3. EXISTING ZONING: (RL) LOW DENSITY RESIDENTIAL
4. WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
5. SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCIAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: AT&T
9. CABLE TELEVISION PROVIDED BY: SPECTRUM
10. PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIDLO EARTHQUAKE FAULT ZONING ACT.
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 0609020253J EFFECTIVE 12/3/2009.
14. ASSESSOR'S PARCEL NUMBER: 167-531-23, 167-531-24
15. PARKING PROVIDED: 68 ENCLOSED (2 PER UNIT IN GARAGE) 19 GUEST PARKING
16. ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

EXISTING EASEMENTS

- ② AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1903 IN BOOK 91, PAGE 24 OF DEEDS, IN FAVOR OF: THE STEARNS RANCHO COMPANY AFFECTS: AS DESCRIBED THEREIN STATUS: TO REMAIN
- ③ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1975 IN BOOK 11597, PAGE 1670 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑥ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1976 IN BOOK 12976, PAGE 1013 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑦ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1978 IN BOOK 12976, PAGE 1018 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑧ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 201608089186 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

- PARCEL A: (APN 167-531-24)
PARCELS 2 AND 3, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.
- PARCEL B: (APN 167-531-23)
PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

BASIS OF BEARINGS:

CENTERLINE OF CENTRAL AVENUE BEING N 89°19'54" W

PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

ASSESSOR PARCEL NUMBER:

APN: 167-531-23
167-531-24

LOT AREA:

GROSS: 2.43 ACRES
NET: 2.07 ACRES

DENSITY CALCULATIONS:

PROPOSED TOWNHOMES: 34 UNITS
NET AREA: 2.07 AC
PROPOSED DENSITY: 16.4 DU/AC

ESTIMATE OF EARTHWORK QUANTITIES:

CUT=2,052 CY FILL=1,742 CY OVEREXCAVATION=10,000 CY
THESE VALUES ARE FOR PLAN CHECK PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES PRIOR TO START OF WORK.

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

GORDON A. LANGSTON AND MARY M. LANGSTON, AS TRUSTEES OF THE LANGSTON FAMILY TRUST
8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
3010 OLD RANCHO PARKWAY, SUITE 100
SEAL BEACH, CA 90740-2751
(562) 596-4770

PREPARED BY:



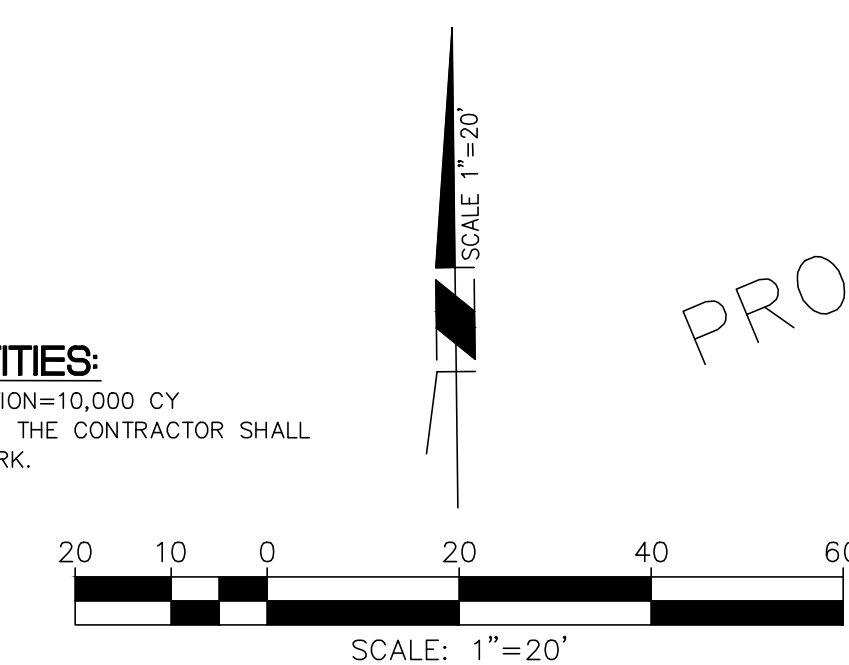
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE C, PAB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM

R. Steven Austin
R. STEVEN AUSTIN, PE
RCE 68795 EXP: 9/30/23

2/23/2022
DATE



PROGRESS PRINT DRAFT

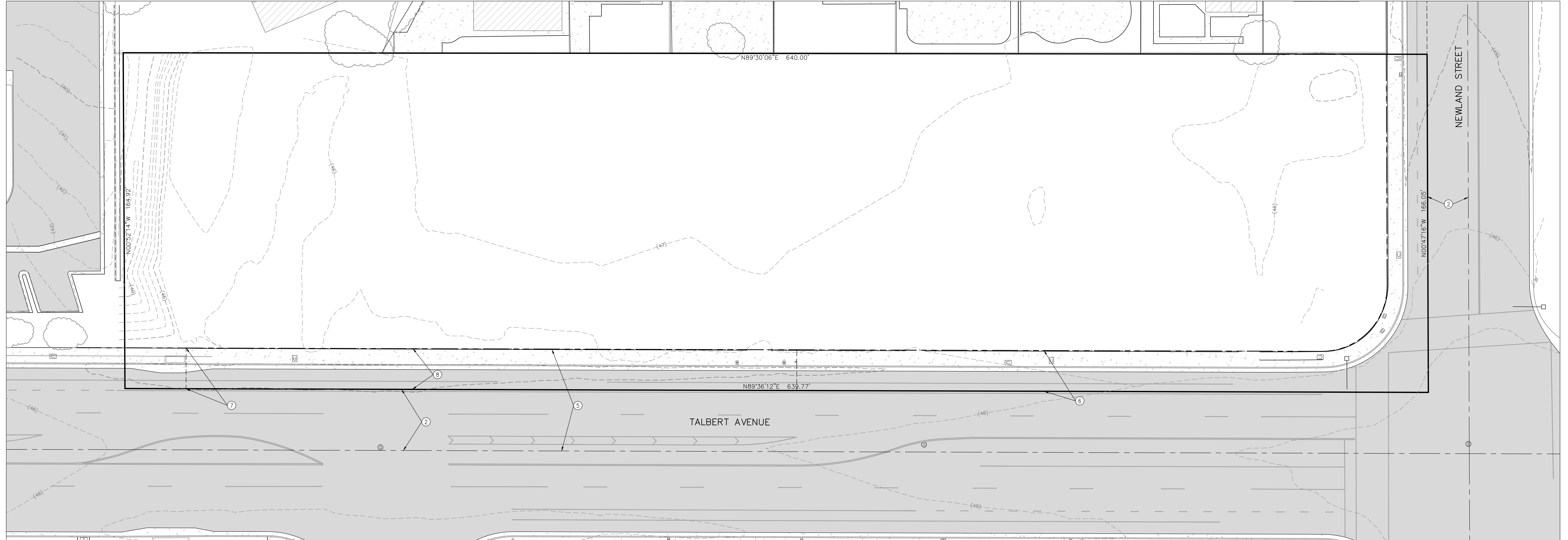
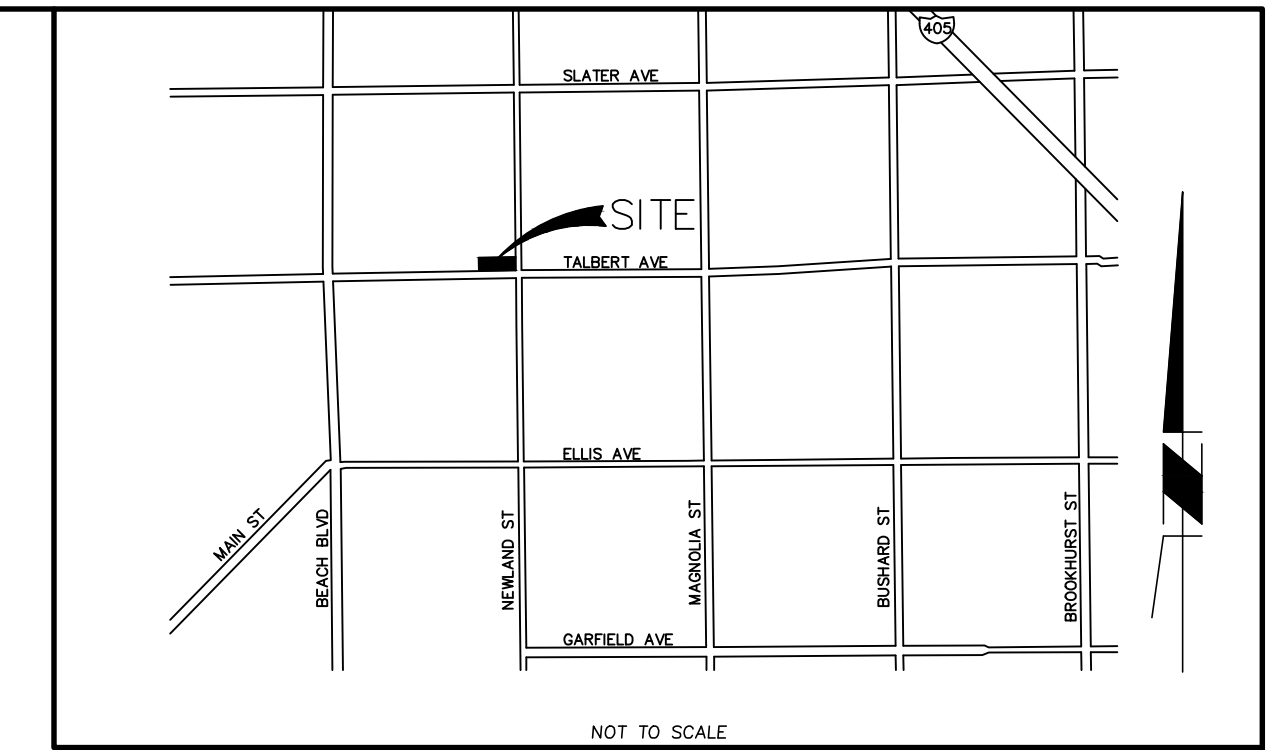


**TENTATIVE TRACT MAP NO. 19157
FOR CONDOMINIUM PURPOSES**

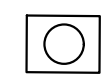




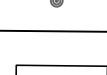


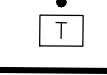
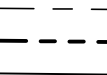


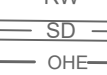






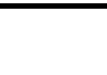


TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES

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LEGEND:

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- EX CURB AND GUTTER
- EX CONCRETE
- EX BUILDING
- EX ASPHALT
- PR UNIT NUMBER
- PR PLAN NUMBER

GENERAL NOTES

1. EXISTING LAND USE: (RL) LOW DENSITY RESIDENTIAL
2. PROPOSED LAND USE: 34 TOWNHOMES (RM) MEDIUM DENSITY RESIDENTIAL
3. EXISTING ZONING: (RL) LOW DENSITY RESIDENTIAL
4. WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
5. SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCIAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: AT&T
9. CABLE TELEVISION PROVIDED BY: SPECTRUM
10. PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 06059C0253J EFFECTIVE 12/3/2009.
14. ASSESSOR'S PARCEL NUMBER: 167-531-23, 167-531-24
15. PARKING PROVIDED: 68 ENCLOSED (2 PER UNIT IN GARAGE) 19 GUEST PARKING
16. ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

EXISTING EASEMENTS

- ② AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1903 IN BOOK 91, PAGE 24 OF DEEDS, IN FAVOR OF: THE STEARNS RANCHO COMPANY AFFECTS: AS DESCRIBED THEREIN STATUS: TO REMAIN
- ③ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 17, 1975 IN BOOK 11597, PAGE 1670 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑥ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1976 IN BOOK 12976, PAGE 1013 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑦ AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES, RECORDED DECEMBER 26, 1978 IN BOOK 12976, PAGE 1018 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP
- ⑧ AN EASEMENT FOR STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 28, 2016 AS INSTRUMENT NO. 201600089186 OF OFFICIAL RECORDS, IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN STATUS: DEDICATED AS RIGHT OF WAY PER FINAL MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

- PARCEL A: (APN 167-531-24)
PARCELS 2 AND 3, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.
- PARCEL B: (APN 167-531-23)
PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

BASIS OF BEARINGS:

CENTERLINE OF CENTRAL AVENUE BEING N 89°19'54" W

PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

ASSESSOR PARCEL NUMBER:

APN: 167-531-23
167-531-24

LOT AREA:

GROSS: 2.43 ACRES
NET: 2.07 ACRES

DENSITY CALCULATIONS:

PROPOSED TOWNHOMES: 34 UNITS
NET AREA: 2.07 AC
PROPOSED DENSITY: 16.4 DU/AC

ESTIMATE OF EARTHWORK QUANTITIES:

CUT=2,052 CY FILL=1,742 CY OVEREXCAVATION=10,000 CY
THESE VALUES ARE FOR PLAN CHECK PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES PRIOR TO START OF WORK.

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

GORDON A. LANGSTON AND MARY M. LANGSTON, AS TRUSTEES OF THE LANGSTON FAMILY TRUST
8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
3010 OLD RANCHO PARKWAY, SUITE 100
SEAL BEACH, CA 90740-2751
(562) 596-4770

PREPARED BY:

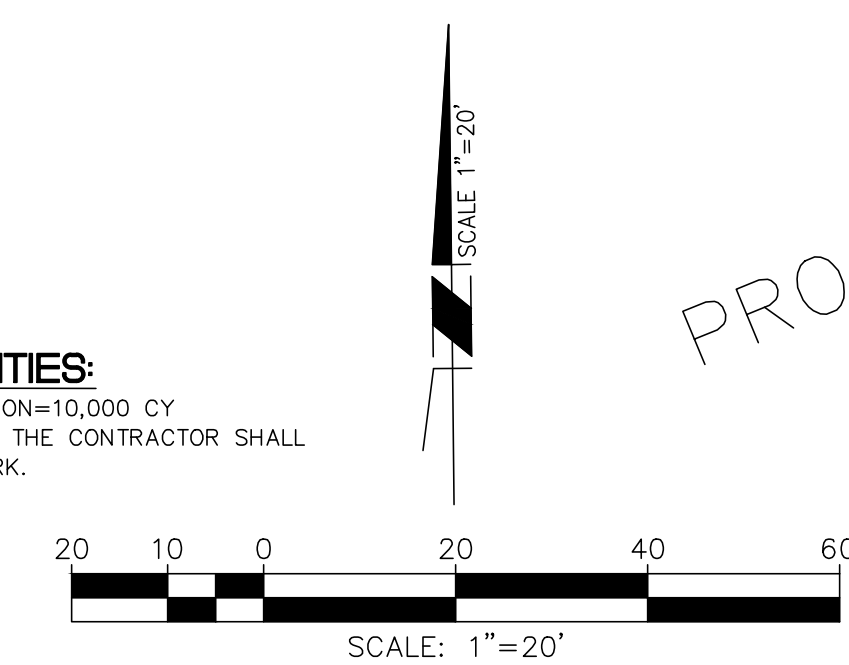


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R. Steven Austin
R. STEVEN AUSTIN, PE
RCE 68795 EXP: 9/30/23 DATE: 2/23/2022



PROGRESS PRINT DRAFT



**TENTATIVE TRACT MAP NO. 19157
FOR CONDOMINIUM PURPOSES**

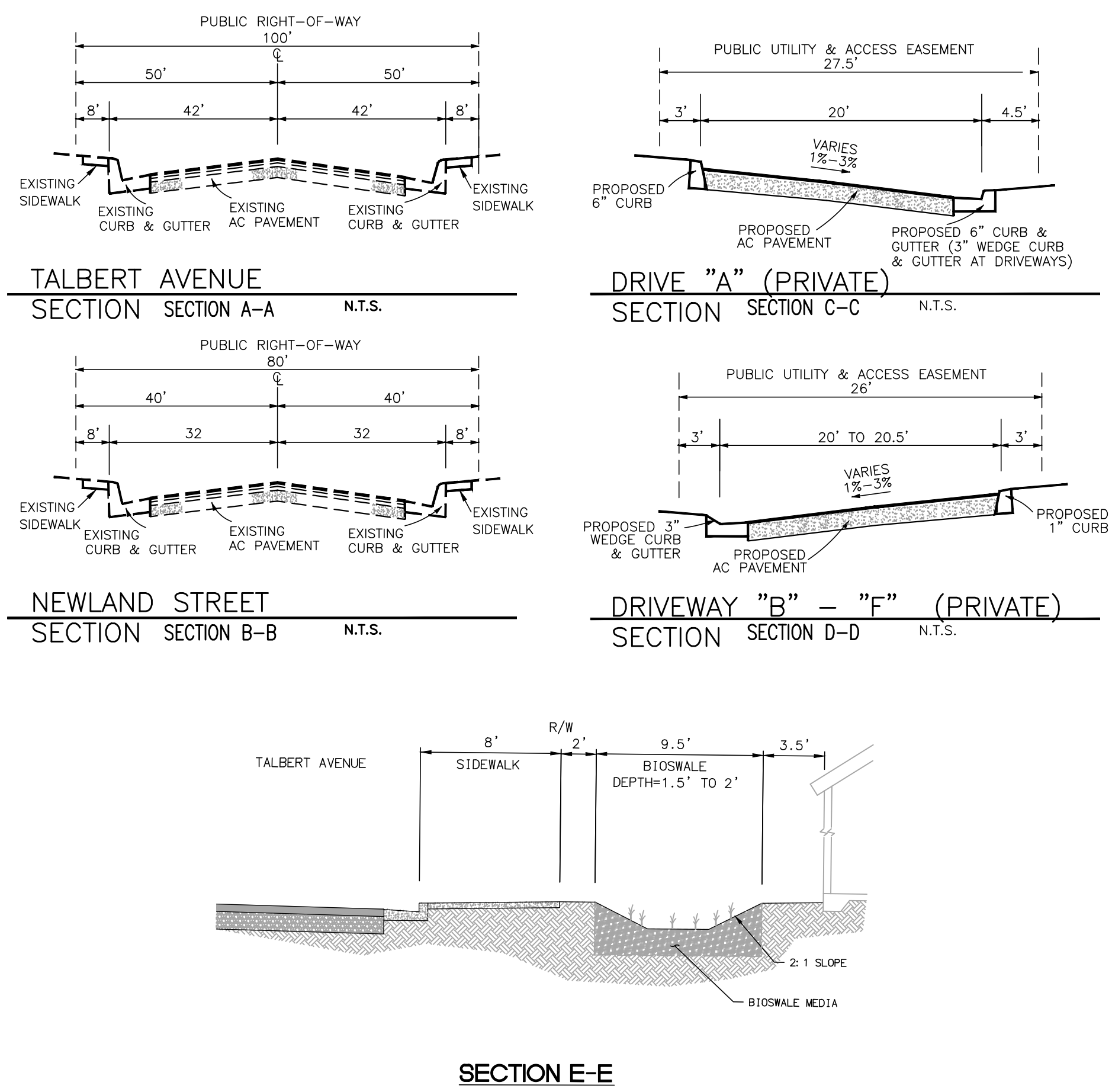
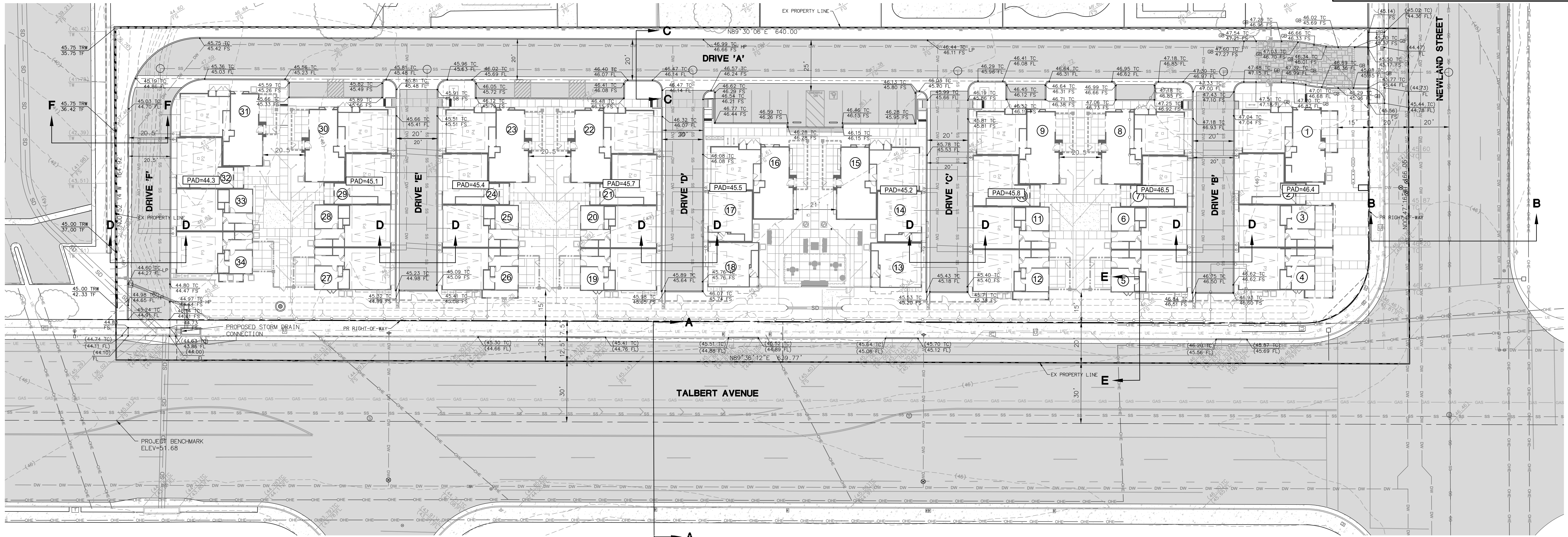
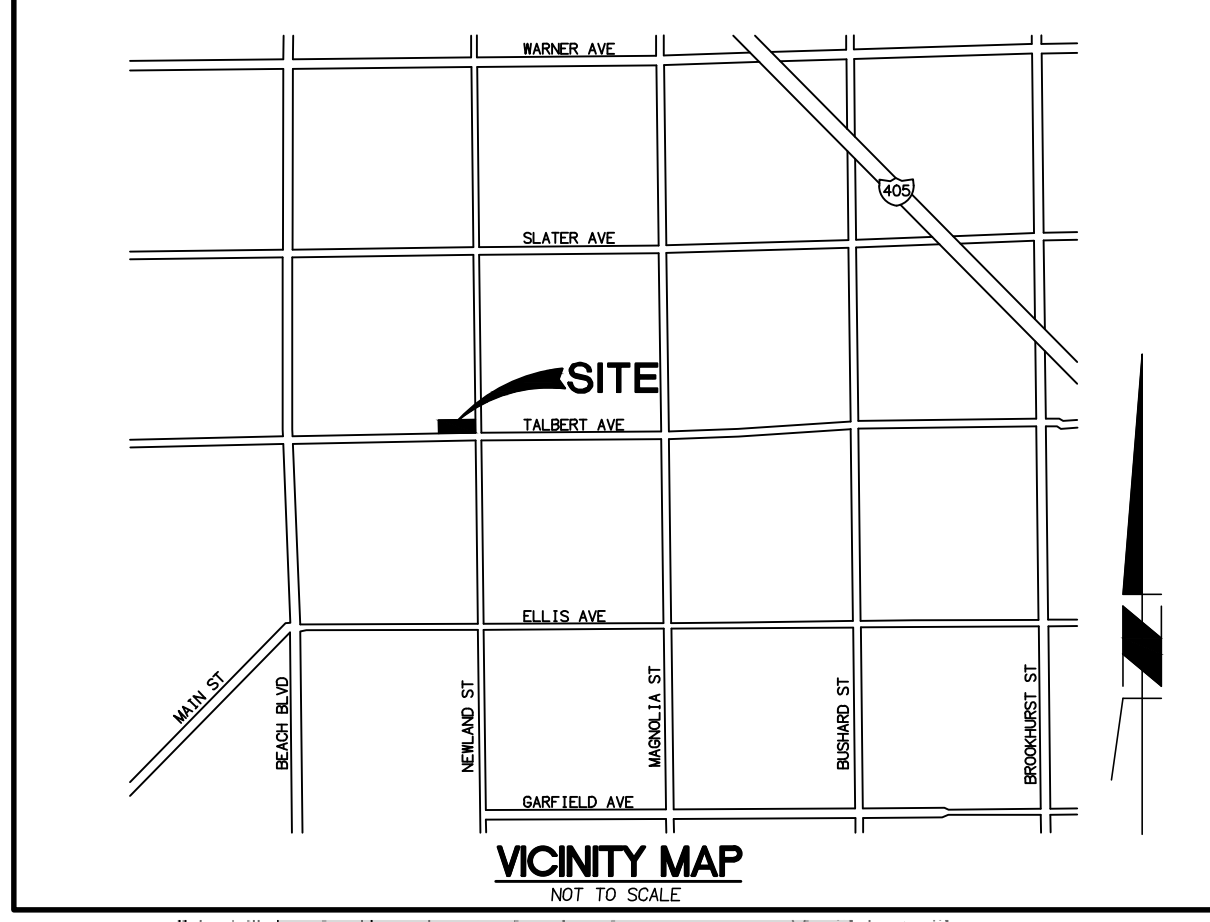
GRADING AND DRAINAGE PLAN

FOR TENTATIVE TRACT MAP NO. 19157

FOR CONDOMINIUM PURPOSES

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2, 3 AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY



LEGEND:

	EX TREE		PR SEWER LINE
	EX SEWER MANHOLE		PR DOMESTIC WATER LINE
	EX STREET LIGHT		PR STORM DRAIN LINE
	EX FIRE HYDRANT		PR IRON FENCE
	EX UTILITY BOX		PR BLOCK WALL
	EX STORM DRAIN MANHOLE		PR 2:1 SLOPE
	EX CATCH BASIN		PR RETAINING WALL
	EX POWER POLE		
	EX TRAFFIC LIGHT		
	EX UNDERGROUND UTILITY VAULT		
	EX WATER VALVE COVER		
	EX WATER METER		
	EX MANHOLE		
	EX STREET SIGN		
	EX BOLLARD		
	EX TRANSFORMER		
	EX PROPERTY BOUNDARY		
	EX STREET CENTERLINE		
	EX RIGHT-OF-WAY		
	EX PROPERTY LINE		
	EX MAJOR CONTOUR		
	EX MINOR CONTOUR		
	EX SEWER LINE		
	EX DOMESTIC WATER LINE		
	EX FIRE WATER LINE		
	EX RECOVERED WATER LINE		
	EX STORM DRAIN LINE		
	EX OVERHEAD ELECTRIC		
	EX IRON FENCE		
	EX CHAIN LINK FENCE		
	EX WOOD FENCE		
	EX BLOCK WALL		
	EX RETAINING WALL		
	EX CURB AND GUTTER		
	EX CONCRETE		
	EX BUILDING		
	EX ASPHALT		
	PR UNIT NUMBER		
	PR PLAN NUMBER		
	PR CURB		
	PR EDGE OF PAVEMENT		

GENERAL NOTES:

- EXISTING LAND USE: (RL) LOW DENSITY RESIDENTIAL
- PROPOSED LAND USE: 34 TOWNHOMES (RM) MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONINGS: (RL) LOW DENSITY RESIDENTIAL
- WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- GAS SERVICE PROVIDED BY: SOCAL GAS CO.
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE TELEVISION PROVIDED BY: SPECTRUM
- PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
- ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
- NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-FRIOLD EARTHQUAKE FAULT ZONING ACT.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X". (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 08030223X EFFECTIVE 12/2/2009.
- ASSESSOR'S PARCEL NUMBER: 167-531-23, 167-531-24
- PARKING PROVIDED: 68 ENCLOSED (2 PER UNIT IN GARAGE) 19 GUEST PARKING
- ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN 167-531-24)

PARCELS 2 AND 3, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

PARCEL B: (APN 167-531-23)

PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

BASIS OF BEARINGS:

CENTELINE OF CENTRAL AVENUE BEING N 89°19'54" W

PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

ASSESSOR PARCEL NUMBER:

APN: 167-531-23
167-531-24

LOT AREA:

GROSS: 2.43 ACRES
NET: 2.07 ACRES

DENSITY CALCULATIONS:

PROPOSED TOWNHOMES: 34 UNITS
NET AREA: 2.07 AC
PROPOSED DENSITY: 16.4 DU/AC

ESTIMATE OF EARTHWORK QUANTITIES:

CUT=2,052 CY FILL=1,742 CY OVEREXCAVATION=10,000 CY
THESE VALUES ARE FOR PLAN CHECK PURPOSES ONLY; THE CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES PRIOR TO START OF WORK.

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

GORDON A. LANGSTON AND MARY M. LANGSTON, AS TRUSTEES OF THE LANGSTON FAMILY TRUST
8371-8375 TALBERT AVENUE
HUNTINGTON BEACH, CA 92646

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740-2751
(562) 596-4770

PREPARED BY:

ADVANCED CIVIL GROUP

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN
SUITE C, PAB 251
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R. Steven Austin
R. STEVEN AUSTIN, PE
RCE 68795 EXP: 9/30/23

2/23/2022
DATE

PROGRESS PRINT DRAFT

SCALE: 1" = 20'
DATE: 2/23/2022
GROSS AREA: +/- 2,431 AC
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED 3 LETTERED
TOTAL UNITS: 34 TOWNHOMES

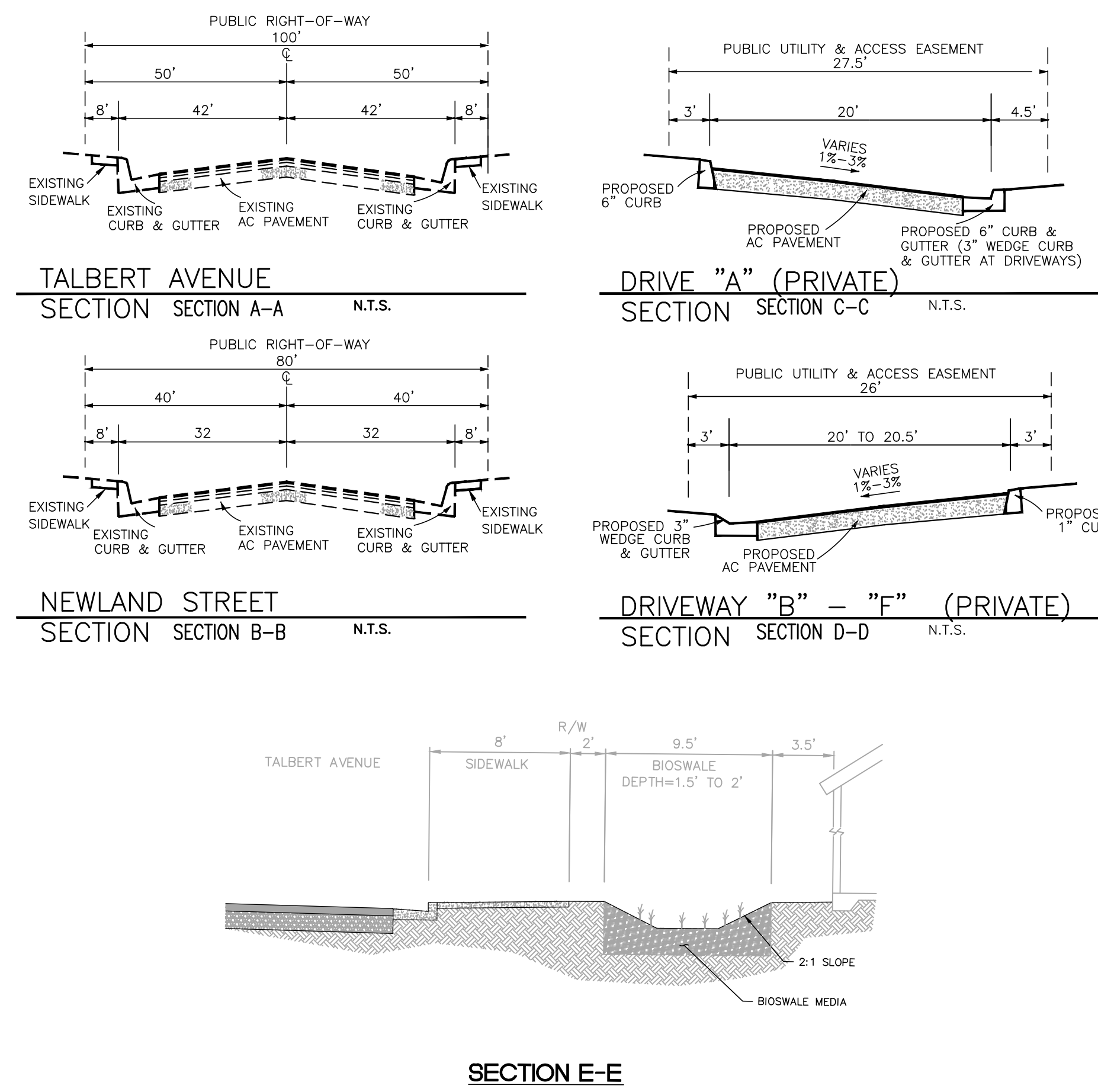
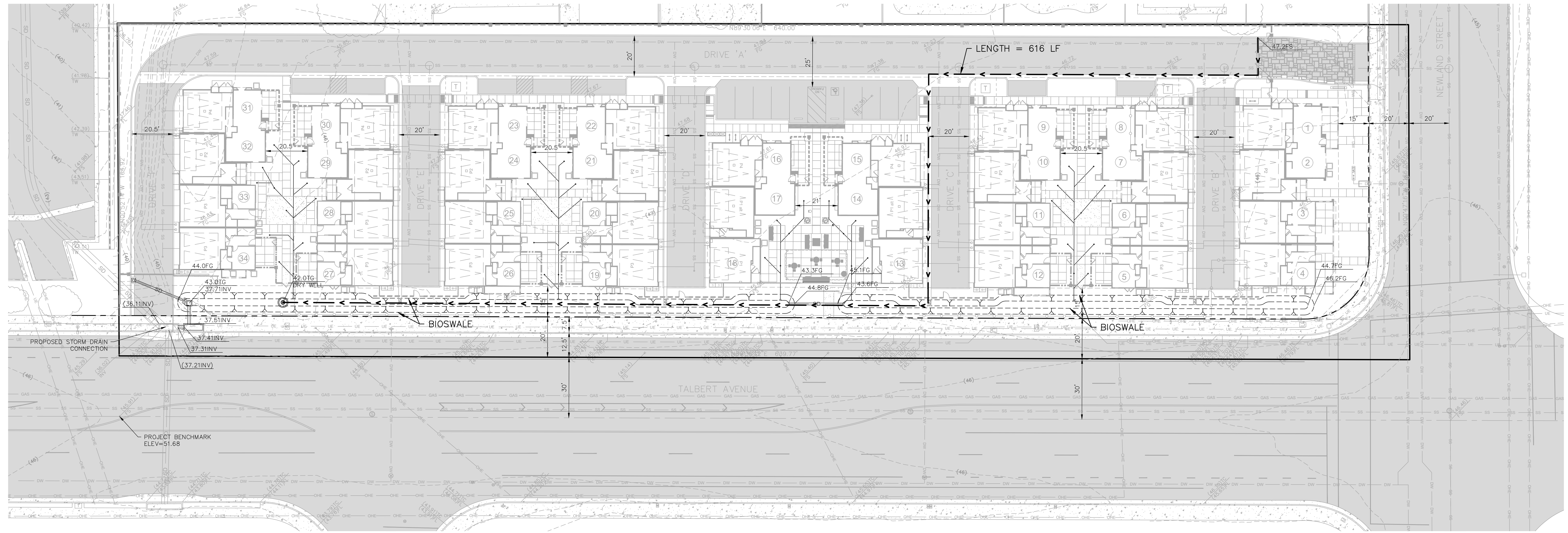
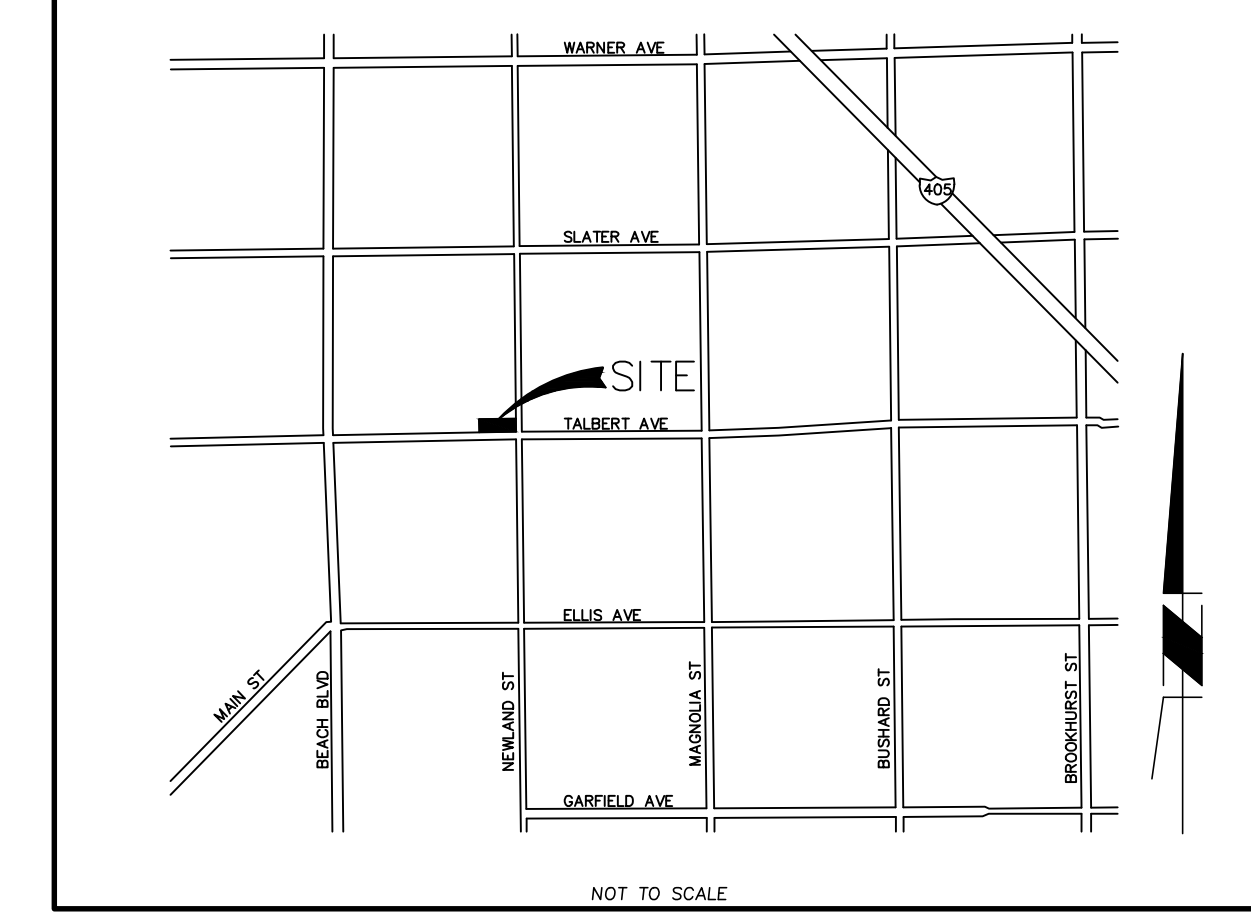
**TENTATIVE TRACT MAP NO. 19157
GRADING AND DRAINAGE PLAN
FOR CONDOMINIUM PURPOSES**

SHEET 1 OF 1

GRADING AND DRAINAGE PLAN FOR TENTATIVE TRACT MAP NO. 19157 FOR CONDOMINIUM PURPOSES

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2, 3 AND 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA,
AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY



LEGEND:

- | | |
|--|--|
| <ul style="list-style-type: none"> ○ EX TREE ○ EX SEWER MANHOLE ○ EX STREET LIGHT ○ EX FIRE HYDRANT ○ EX UTILITY BOX ○ EX STORM DRAIN MANHOLE ○ EX CATCH BASIN ○ EX POWER POLE ○ EX TRAFFIC LIGHT □ VAULT ○ EX UNDERGROUND UTILITY VAULT ○ EX WATER VALVE COVER ○ EX WATER METER ○ EX MANHOLE ○ EX STREET SIGN ○ EX BOLLARD ○ EX TRANSFORMER ○ EX PROPERTY BOUNDARY ○ EX STREET CENTERLINE ○ EX RIGHT-OF-WAY ○ EX PROPERTY LINE ○ EX MAJOR CONTOUR ○ EX MINOR CONTOUR ○ EX SEWER LINE ○ EX DOMESTIC WATER LINE ○ EX FIRE WATER LINE ○ EX RECYCLED WATER LINE ○ EX STORM DRAIN LINE ○ EX OVERHEAD ELECTRIC ○ EX IRON FENCE ○ EX CHAIN LINK FENCE ○ EX WOOD FENCE ○ EX BLOCK WALL ○ EX RETAINING WALL ○ EX CURB AND GUTTER ○ EX CONCRETE ○ EX BUILDING ○ EX ASPHALT ○ PR UNIT NUMBER ○ PR PLAN NUMBER ○ PR CURB ○ PR EDGE OF PAVEMENT ○ PR SEWER LINE ○ PR DOMESTIC WATER LINE | <ul style="list-style-type: none"> — PR DOMESTIC WATER LINE — PR STORM DRAIN LINE — PR IRON FENCE — PR BLOCK WALL — PR 2:1 SLOPE — PR RETAINING WALL |
|--|--|
- GENERAL NOTES**
1. EXISTING LAND USE: (RL) LOW DENSITY RESIDENTIAL
 2. PROPOSED LAND USE: 34 TOWNHOMES (RM) MEDIUM DENSITY RESIDENTIAL
 3. EXISTING ZONING: (RL) LOW DENSITY RESIDENTIAL
 4. WATER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
 5. SEWER SERVICE PROVIDED BY: CITY OF HUNTINGTON BEACH
 6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
 7. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
 8. TELEPHONE SERVICE PROVIDED BY: AT&T
 9. CABLE TELEVISION PROVIDED BY: SPECTRUM
 10. PROJECT IS WITHIN THE OCEAN VIEW SCHOOL DISTRICT
 11. ALL LOTS SHALL BE HOMEOWNER OR HOMEOWNER ASSOCIATION MAINTAINED
 12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT.
 13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM PANEL 060590253J EFFECTIVE 12/3/2009.
 14. ASSESSOR'S PARCEL NUMBER: 167-531-23, 167-531-24
 15. PARKING PROVIDED: 68 ENCLOSED (2 PER UNIT IN GARAGE) 19 GUEST PARKING
 16. ALL OPEN SPACE AREAS, DRIVEWAYS, PRIVATE STREETS AND TRACTS WILL BE MAINTAINED BY THE HOA.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
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 EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.
 PARCEL B: (APN 167-531-23)
 PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
 EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

BASIS OF BEARINGS:

CENTERLINE OF CENTRAL AVENUE BEING N 89°19'54" W

PROPERTY ADDRESS:

8371-8375 TALBERT AVENUE
 HUNTINGTON BEACH, CA 92646

ASSESSOR PARCEL NUMBER:

APN: 167-531-23
 167-531-24

LOT AREA:

GROSS: 2.43 ACRES
 NET: 2.07 ACRES

DENSITY CALCULATIONS:

PROPOSED TOWNHOMES: 34 UNITS
 NET AREA: 2.07 AC
 PROPOSED DENSITY: 16.4 DU/AC

ESTIMATE OF EARTHWORK QUANTITIES:

CUT: 2,055 CY FILL: 1,742 CY OVEREXCAVATION: 10,000 CY
 THESE VALUES ARE FOR PLAN CHECK PURPOSES ONLY; THE CONTRACTOR SHALL VERIFY THEIR OWN QUANTITIES PRIOR TO START OF WORK.

STATEMENT OF OWNERSHIP:

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GORDON A. LANGSTON AND MARY M. LANGSTON, AS TRUSTEES OF THE LANGSTON FAMILY TRUST
 8371-8375 TALBERT AVENUE
 HUNTINGTON BEACH, CA 92646

BY: _____ DATE: _____

DEVELOPER:

THE OLSON COMPANY
 3010 OLD RANCH PARKWAY, SUITE 100
 SEAL BEACH, CA 90740-2751
 (562) 596-4770

PREPARED BY:

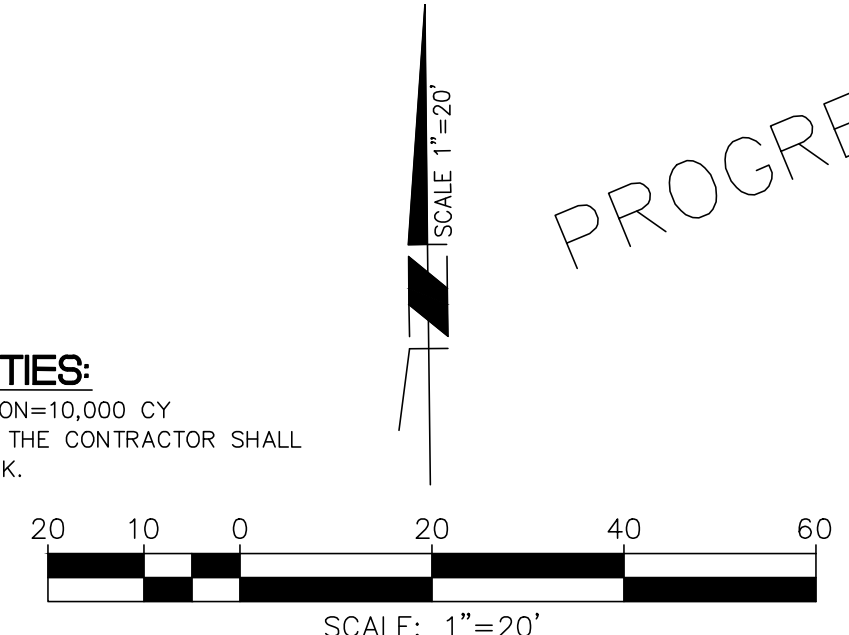


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R. Steven Austin
 R. STEVEN AUSTIN, PE
 RCE 68795 EXP: 9/30/23



PROGRESS PRINT DRAFT



TENTATIVE TRACT MAP NO. 19157
 HYDROLOGY PLAN
 FOR CONDOMINIUM PURPOSES