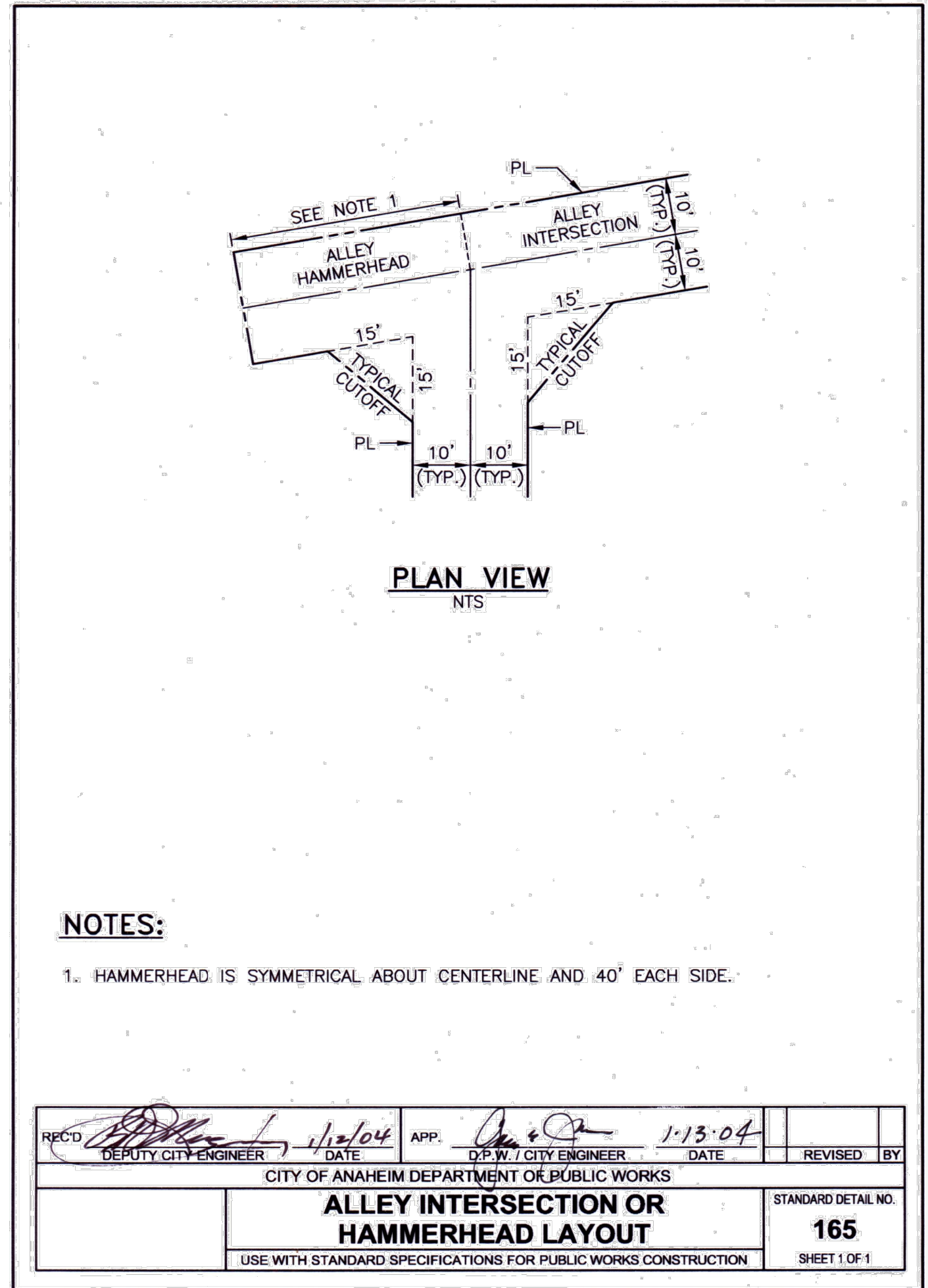
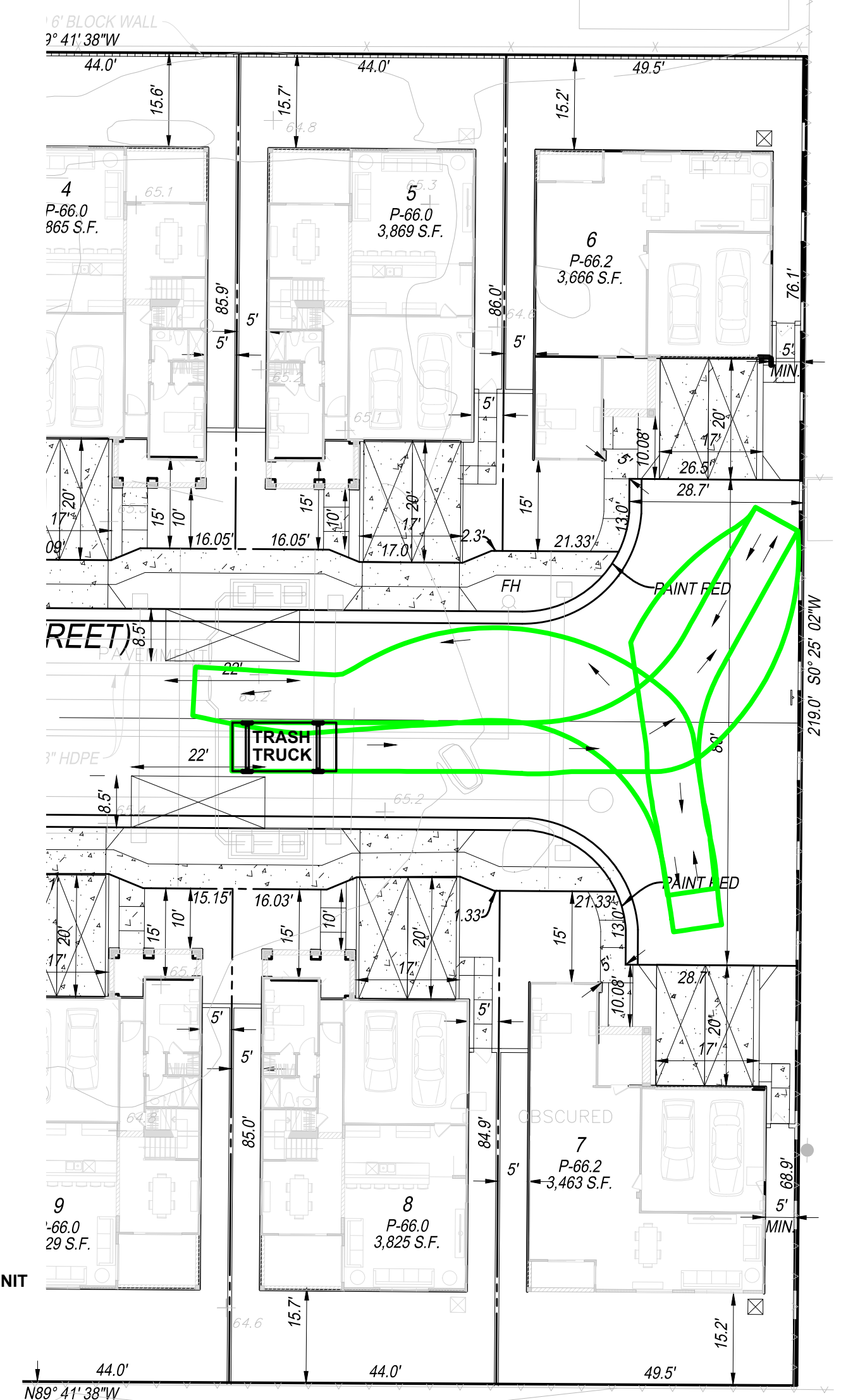
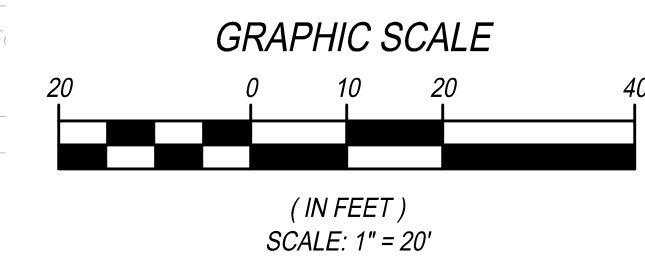
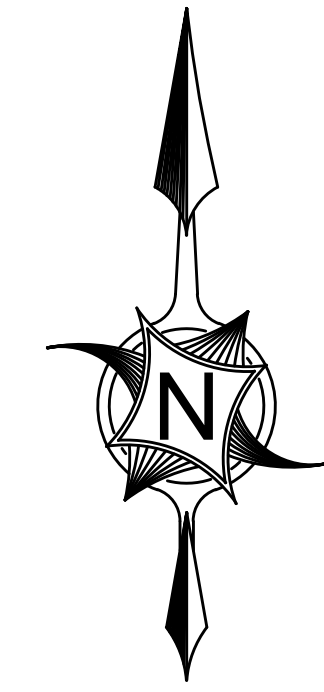
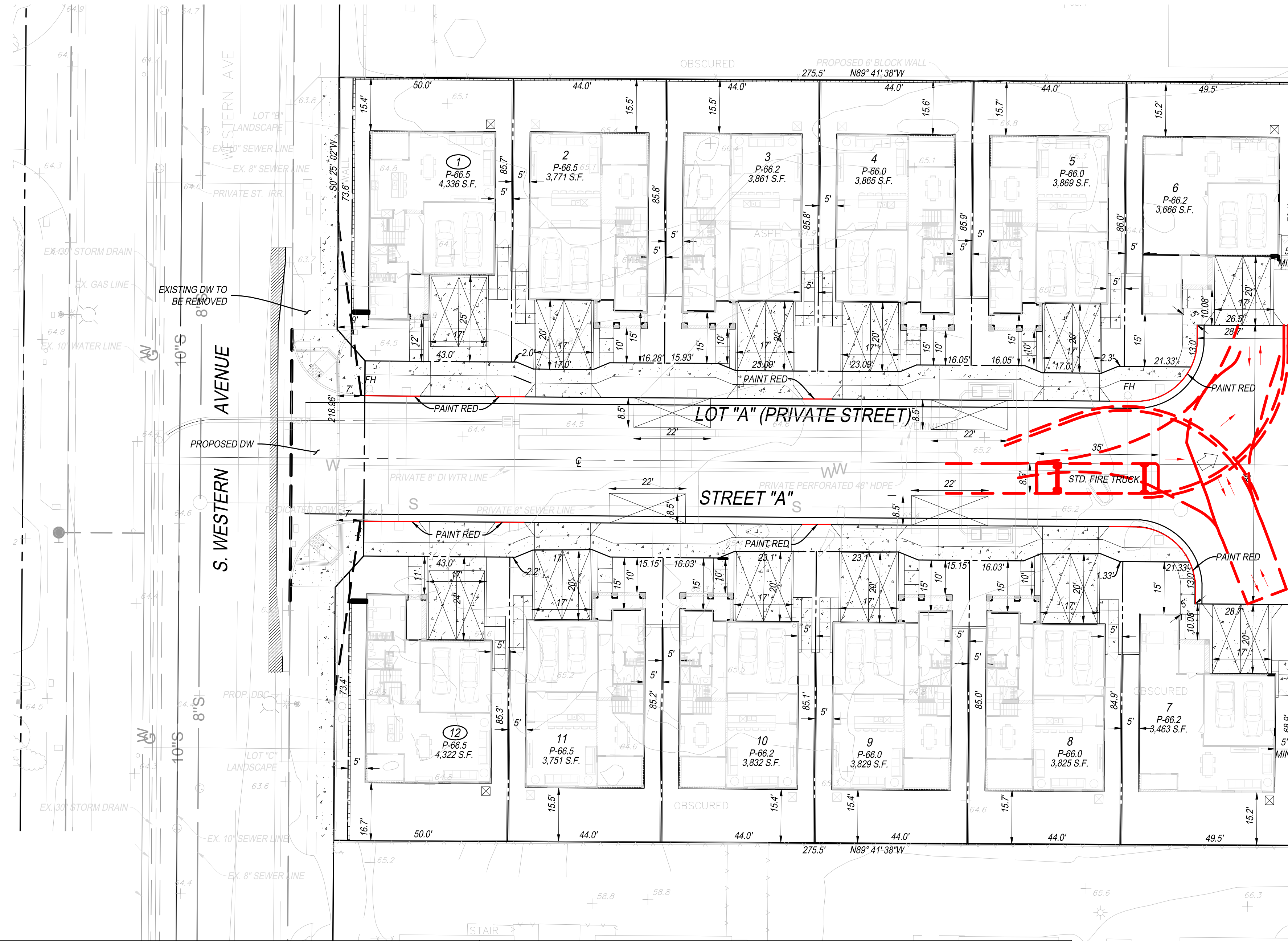
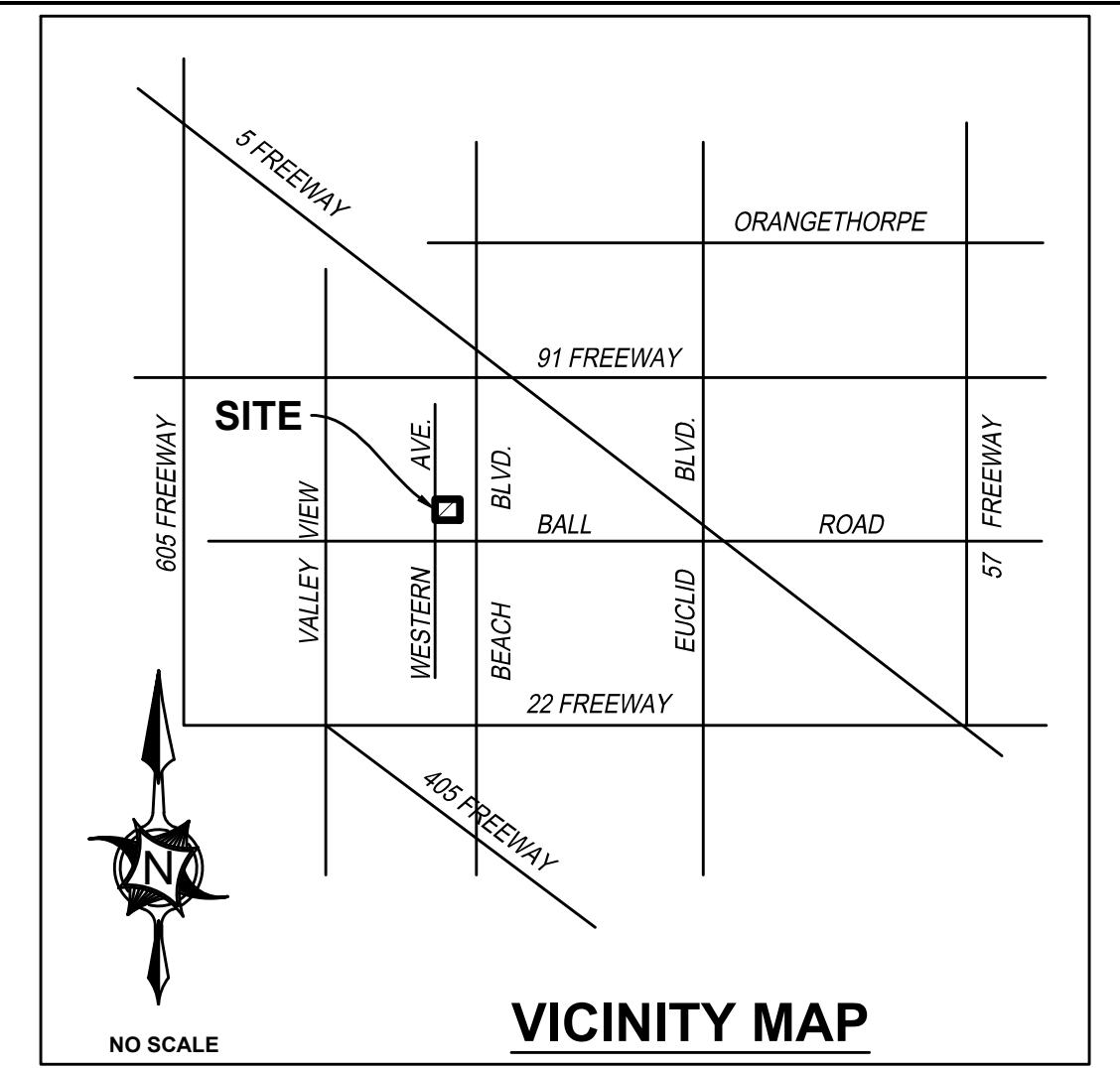


CIRCULATION PLAN

TRACT 17944

LEGEND
 TENTATIVE MAP BOUNDARY
 PARKING SPOT
 FIRE TRUCK TURNING PATH
ENGINEER/CONTACT PERSON
 THIS MAP WAS PREPARED UNDER THE DIRECTION OF DRU J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.
 DRU J. MAYERS DATE
 RCE 38474, EXPIRES 3/31/21
APPLICANT/OWNER/DEVELOPER
 MJM DEVELOPMENT, INC.
 1533 EAST CHAPMAN AVENUE
 ORANGE, CA 92666
 PHONE: (714) 891-4937 FAX: (714) 978-6193
ASSESSOR'S PARCEL NUMBER
 079-882-36, 079-882-37
DATE OF MAP
 December 22th, 2020



ANAHEIM FIRE & RESCUE
 Community Risk Reduction Division
 291 S. Anaheim Blvd., #300
 Anaheim, CA 92805
 (714) 765-4048

ACCESS FOR NEWLY CONSTRUCTED RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS SPECIFICATIONS & REQUIREMENTS

Reference: California Fire Code, Anaheim Municipal Code

Access roads shall be required for every building, when any portion of a first story exterior wall is located more than 150 feet from fire department vehicle access, as measured by an unobstructed approved route around the exterior of the building. For high-rise buildings please refer to Anaheim Fire & Rescue Specifications and Requirements for high-rise buildings.

MINIMUM REQUIREMENTS FOR FIRE ACCESS ROADS

Minimum Widths

- 20 feet - clear of any ground level or vertical obstruction
- 24 feet - when providing access to carports or open parking spaces
- 26 feet - for buildings more than three stories in height. Access road shall be a minimum of 10' from the building.

To allow parking on one side, these dimensions shall be increased a minimum of eight feet. To allow for parking on both sides, the dimensions shall be increased a minimum of 16 feet.

Minimum Vertical Clearance
 Fourteen (14) feet vertical clearance shall apply to archways, cantilevered structures, balconies, signs, lamps or other projections for the minimum 20-foot width.

Minimum Corner Cutoffs or Radii
 Provide a 17.5 foot radius for a 20 foot wide access way. Refer to City of Anaheim Engineering Standard 106 for additional information, if necessary.

Turn-Around Areas
 Turn-around areas are required for any access way in excess of 150 feet.

- Cul-de-sac turn-around areas must have a minimum 38-foot radius to the curb (76 foot diameter). No parking shall be permitted and the area shall remain clear of all permanent or immovable structures or obstructions.
- Hammerhead or T turn-around areas must have a minimum lane width of 28 feet. Top of T will be 80 feet long, 40 feet off center in each direction.

Grades
 All streets (public or private) and driveways shall have a maximum grade of 10%, and shall conform to City of Anaheim engineering standards.
 Rev-06/19

Access and Loading
 Facilities, buildings or portions of buildings shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt or concrete surface capable of supporting the imposed load of fire apparatus weight of at least 78,000 pounds.

Gates and Speed Bumps
 Gates shall open to provide a minimum of 20-foot clear width.
Exception: separate gates provided for both ingress and egress may be a minimum of 12 feet each.
 Electrically operated gates shall be provided with a Knox override switch located on the entry side of the gate in an approved location. Manually operated gates shall be provided with a Knox pullock. In addition, all electrically operated gates providing fire access to greater than twenty residential units, or when otherwise required by the Chief, shall be provided with an approved remote-opening/preemptive system that is controlled by either public safety radio frequency or optical emitter.

Speed bumps and directional barriers such as spikes are not permitted in fire access roads.

Access to Rescue Windows and Other Required Openings
 All buildings equipped with openings, as required by the Fire and Building Code shall be provided with an approved direct access route from the fire access road to accommodate fire department operations. The access route shall be a minimum of six (6) feet in width and be designed to accommodate a twenty-one (21) foot fire department ladder. A clear area of at least eight (8) feet in width shall be maintained free of permanent obstructions below all required rescue windows to allow for fire department ladder placement.

FIRE HYDRANTS

Location and Installation
 No structures or external portions thereof shall be more than 300 feet travel distance from a fire hydrant. All hydrants, public or private, shall be installed in accordance with the City of Anaheim Water Engineering Standard W-110, with the following exceptions:

- Private on-site fire hydrants shall be located at least 40 feet from any structure where possible and identified by installation of blue reflective markers.
- Private on-site fire hydrants shall be located no closer than 24 inches and no more than 26 inches from the face of the curb to the center of the hydrant barrel.

Protective devices (curbs, rails, concrete-filled pipes, etc.) shall be provided to protect all fire hydrants from vehicular traffic where adjacent to vehicular access ways. Such devices shall not obstruct use of the hydrant connections. A three (3) feet clearance must be provided around all hydrants.

Type of Fire Hydrants
 Fire hydrants shall have two (2) 2 1/2 inch connections, and one (1) four-inch connection, served by a minimum six inch water line

- Larger water lines are required when serving more than one hydrant
- If the water line is capable of providing in excess of 3,000 gallons per minute, the hydrants shall have one (1) 2 1/2 inch connection and two (2) four inch connections.

Parking Clearance
 Parallel parking is prohibited for 7 1/2 feet on each side to permit accessibility to the hydrant.

Fire Flows
 All hydrants, public or private, must be designed to provide a minimum 1,500 gallons per minute at 20 psi residual pressure. All fire flow requirements shall be established according to California Fire Code, Appendix B.

To Request this brochure in an alternative format, please call (714) 765-4048 or TTY (714) 765-5125. The City prohibits discrimination on the basis of race, color, or national origin in programs, services and activities.
 Rev-06/19

PARKING SPACES PROVIDED

TOTAL NUMBER OF SPACES REQUIRED: 4 PARKING SPACE PER UNIT PLUS 0.5 SPACE PER UNIT
 8 LOTS ARE 4 BEDROOM UNITS AND 4 LOTS ARE 3 BEDROOM UNITS PLUS DEN ROOM
 TOTAL NUMBER OF SPACES REQUIRED: 48 + 4 SPACES = 52 SPACE REQUIRED
 TOTAL NUMBER OF SPACES PROPOSED: 52 TOTAL (24 IN THE GARAGE)

RS-4 ZONE PARKING REQUIREMENTS

TOTAL NUMBER OF BEDROOMS	MINIMUM NUMBER OF PARKING SPACES PER UNIT
3 OR FEWER BEDROOMS	NO ADDITIONAL SPACE REQUIRED
4 BEDROOMS	0.5 ADDITIONAL SPACE PER UNIT

TANDEM SPACES ARE ONLY COUNTED WHEN LOCATED IN FRONT OF A GARAGE. THE MINIMUM DIMENSIONS FOR SPACES LOCATED IN TANDEM TO A TILT-UP GARAGE DOOR ARE EIGHT (8) FEET WIDE AND TWENTY-FIVE (25) FEET LONG, WHERE LOCATED IN TANDEM TO A ROLL-UP GARAGE DOOR, AND EIGHT (8) FEET WIDE AND TWENTY FEET LONG, WHERE LOCATED IN TANDEM TO A GARAGE DOOR.

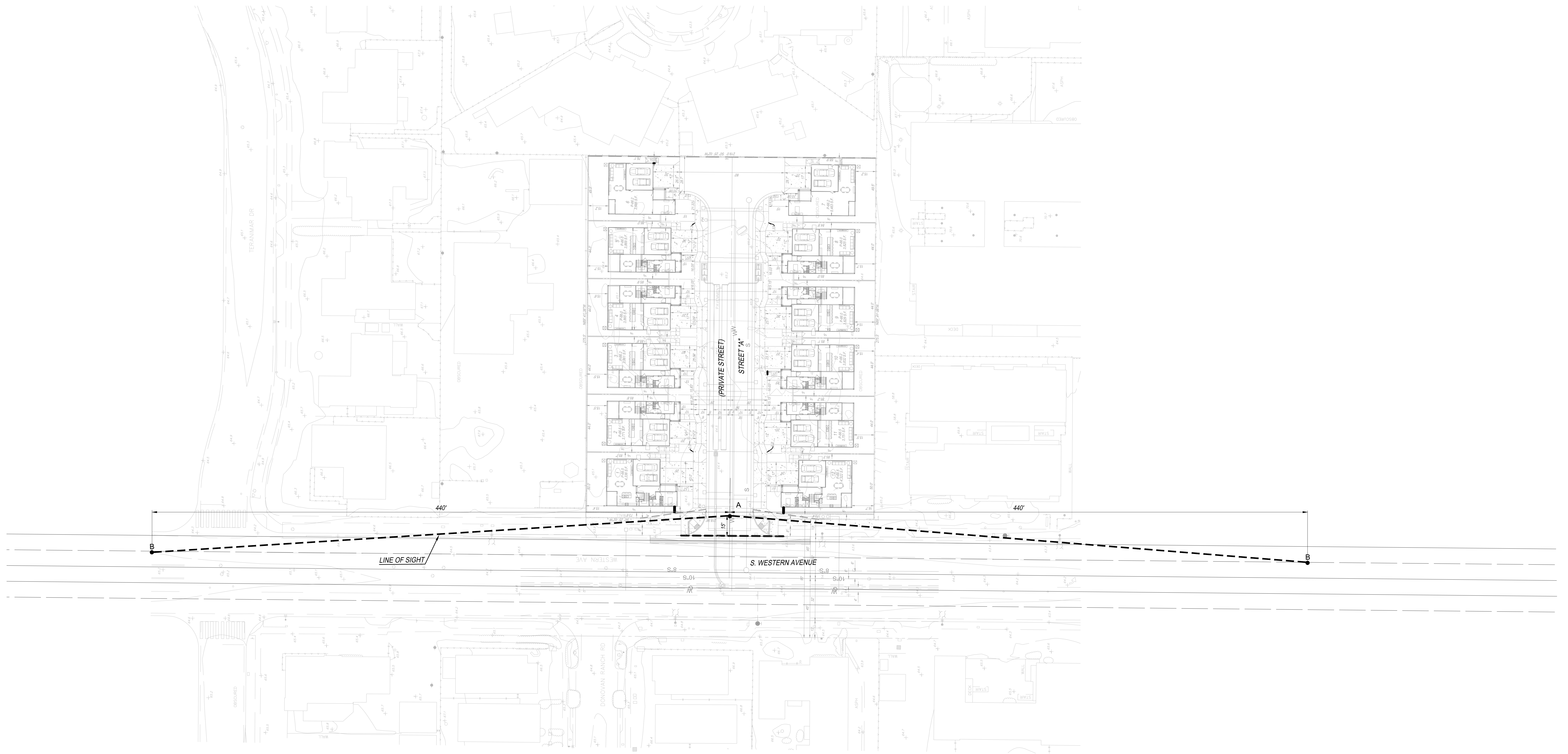
PARKING SPACES LOCATED IN TANDEM TO A GARAGE CAN BE LOCATED IN THE REQUIRED FRONT OR STREET SETBACK. ALL OTHER SPACES SHALL BE LOCATED OUTSIDE THE REQUIRED STREET SETBACK, AND SHALL BE MAINTAINED IN AN ACCESSIBLE SCREEN LOCATION ON THE LOT.

CIRCULATION PLAN
17944
 IN THE CITY OF ANAHEIM, CALIFORNIA

MAYERS & ASSOCIATES
 CIVIL ENGINEERING, INC.
 PLANNING • ENGINEERING • SURVEYING
 19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
 (949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

INTERSECTION SIGHT DISTANCE EXHIBIT

TR 17944



INTERSECTION SIGHT LINE EXHIBIT

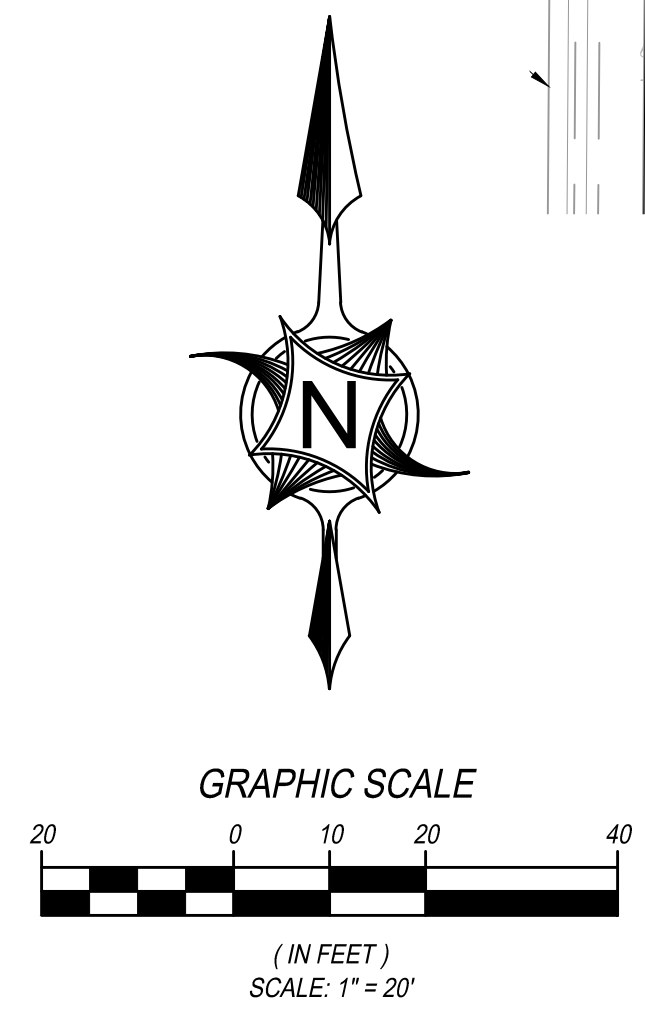
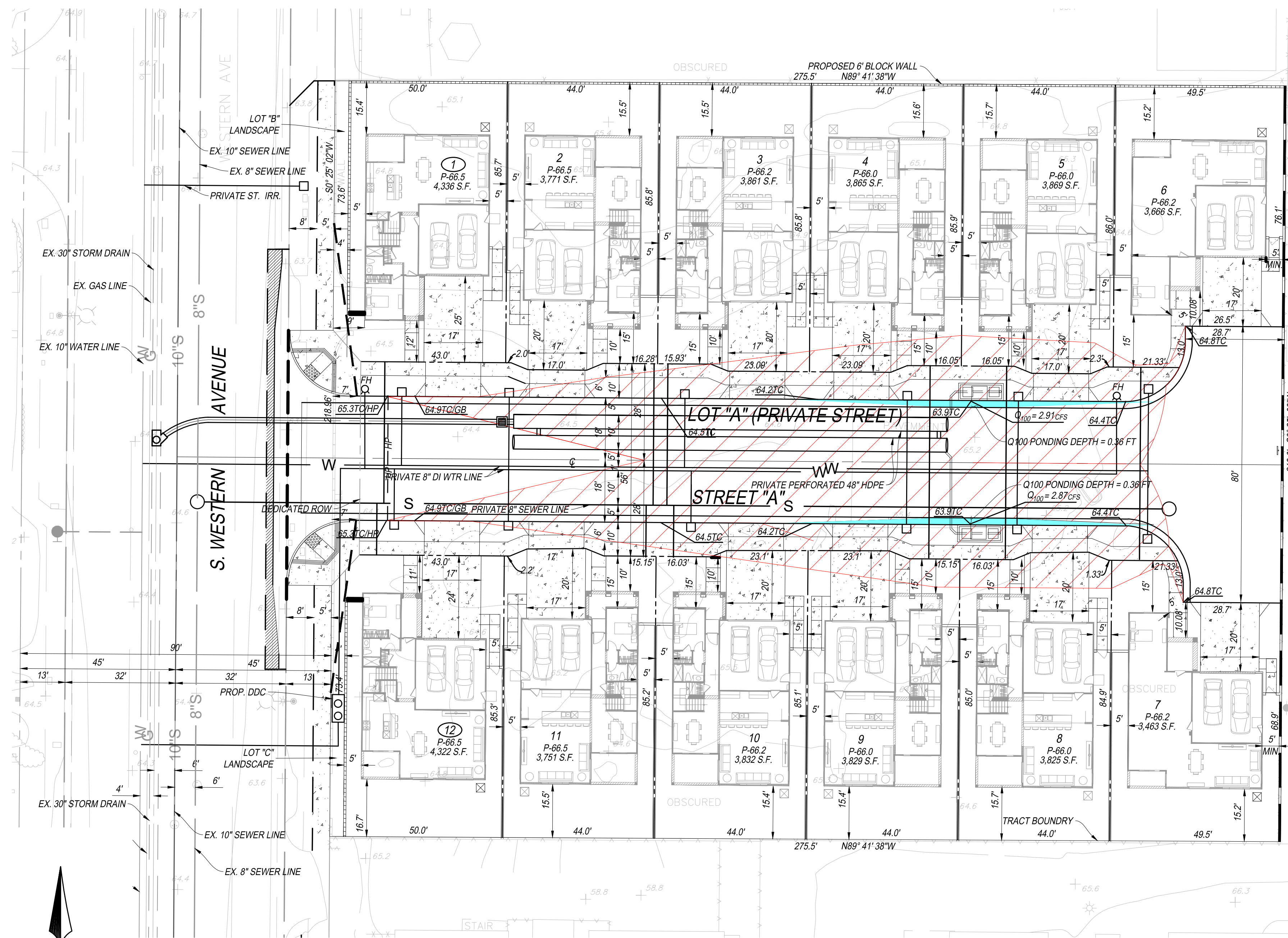
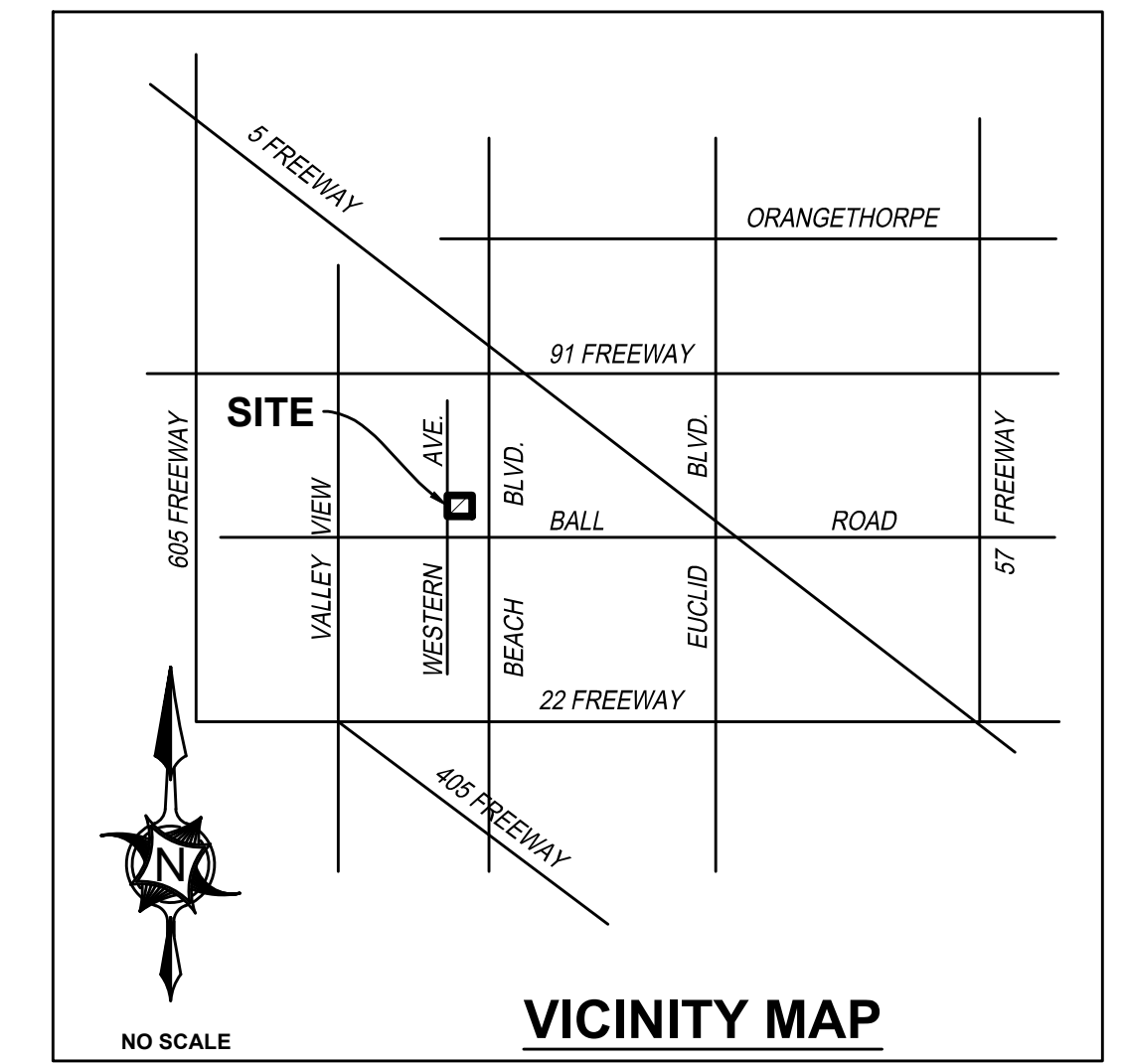
17944

IN THE CITY OF ANAHEIM, CALIFORNIA

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 CIVIL ENGINEERING, INC.
 PLANNING • ENGINEERING • SURVEYING
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 (949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

DATE	BY	REVISIONS

PONDING EXHIBIT TRACT 17944



CURB INLET 1

Project Description	
Worksheet	Curb Inlet - 1
Type	Curb Inlet In Sag
Solve For	Spread

Input Data	
Discharge	2.90 cfs
Gutter Width	2.00 ft
Gutter Cross Slope	0.083300 ft/ft
Road Cross Slope	0.020000 ft/ft
Curb Opening Length	4.00 ft
Opening Height	0.83 ft
Curb Throat Type	Horizontal
Local Depression	4.0 in
Local Depression Width	4.00 ft

Results	
Spread	11.66 ft
Throat Incline Angle	90.00 degrees
Depth	0.36 ft
Gutter Depression	1.5 in
Total Depression	5.5 in

CURB INLET 2

Project Description	
Worksheet	Curb Inlet - 2
Type	Curb Inlet In Sag
Solve For	Spread

Input Data	
Discharge	2.90 cfs
Gutter Width	2.00 ft
Gutter Cross Slope	0.083300 ft/ft
Road Cross Slope	0.020000 ft/ft
Curb Opening Length	4.00 ft
Opening Height	0.83 ft
Curb Throat Type	Horizontal
Local Depression	4.0 in
Local Depression Width	4.00 ft

Results	
Spread	11.66 ft
Throat Incline Angle	90.00 degrees
Depth	0.36 ft
Gutter Depression	1.5 in
Total Depression	5.5 in

LEGEND	
TENTATIVE MAP BOUNDARY	---
BEGIN/END VERTICAL CURVE	○
POINT OF INTERSECTION	+
FINISHED SURFACE	FS
CENTERLINE RADIUS	CLR=300'
STREET CENTERLINE ELEVATION	580
STREET GRADE	2%
LOT NUMBER	48
PAD ELEVATION	P-831.0
FIRST AND LAST RESIDENTIAL LOT NUMBER	○
EXISTING WATERLINE	W
EXISTING STORM DRAIN	SD
PROPOSED WATERLINE	W
PROPOSED STORM DRAIN	SD
PROPOSED SEWER AND MANHOLES	S
CROSS GUTTER	—
EXISTING LOT NUMBER	PARCEL 4
SLOPE (2:1 MAX)	▾
PONDING DEPTH	▨
EMERGENCY OVERFLOW DEPTH	▨

ENGINEER/CONTACT PERSON
THIS MAP WAS PREPARED UNDER THE DIRECTION OF DRU J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

DRU J. MAYERS DATE
RCE 38474, EXPIRES 3/31/21

APPLICANT/OWNER/DEVELOPER
MJM DEVELOPMENT, INC.
1509 EAST CHAPMAN AVENUE
ORANGE, CA 92666
PHONE: (714) 961-4837 FAX: (714) 978-6193

ASSESSOR'S PARCEL NUMBER
079-882-36, 079-882-37

DATE OF MAP
DECEMBER 22, 2020

LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTH 75 FEET OF THE SOUTH 218.86 FEET OF THE WEST 320.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S.B.B. & M.

PARCEL 2:
THE SOUTH 218.86 FEET OF THE WEST 320.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN.

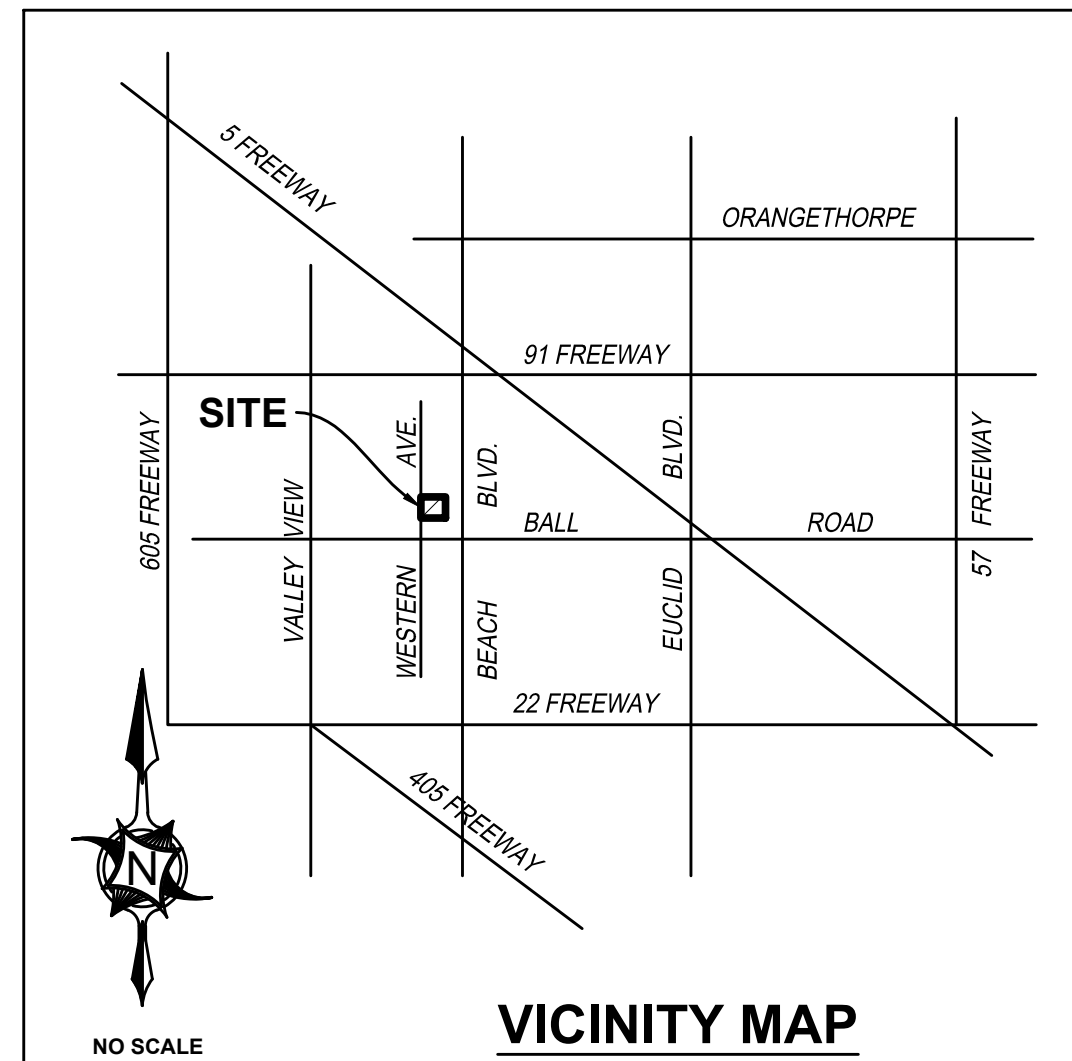
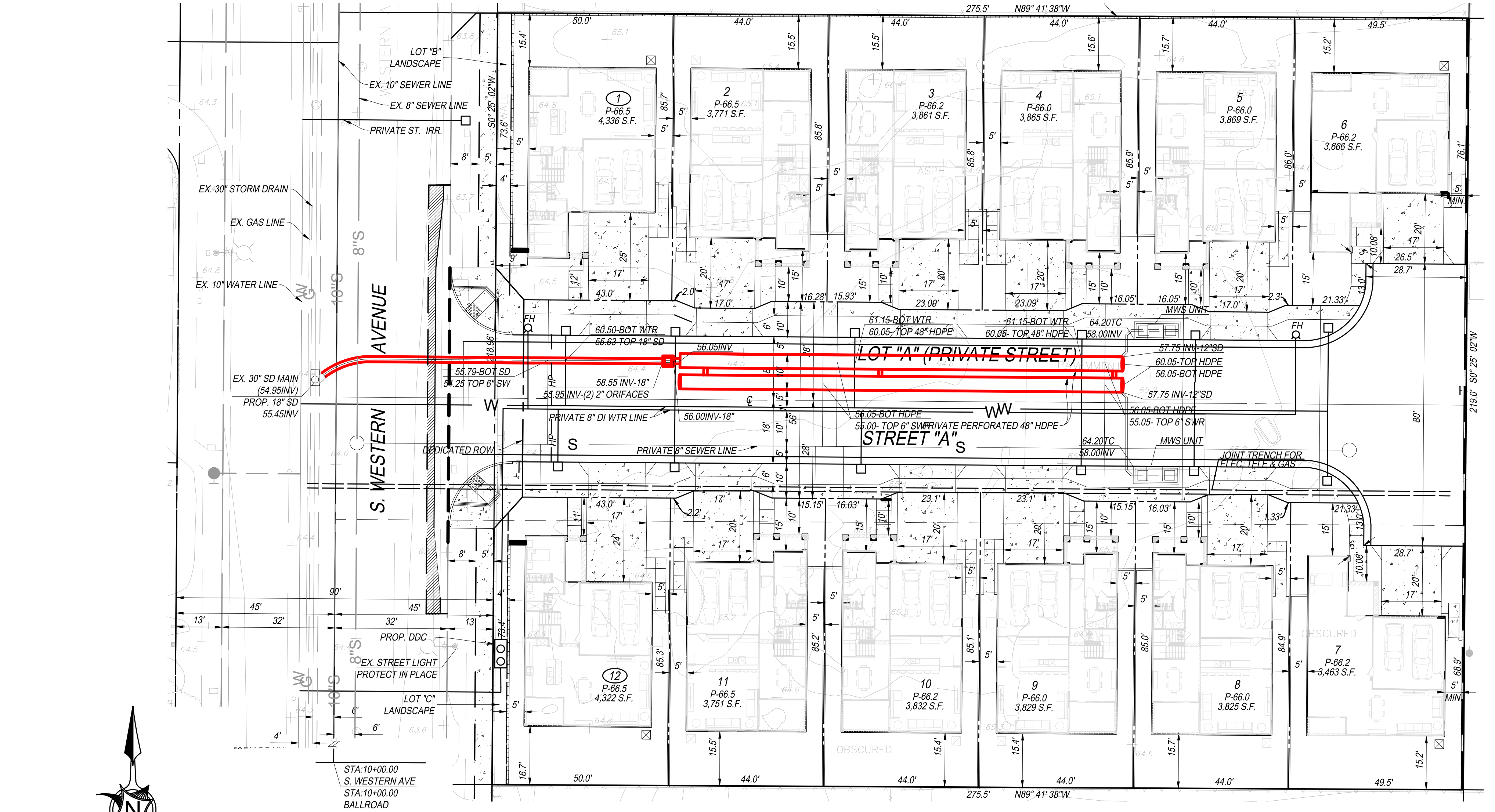
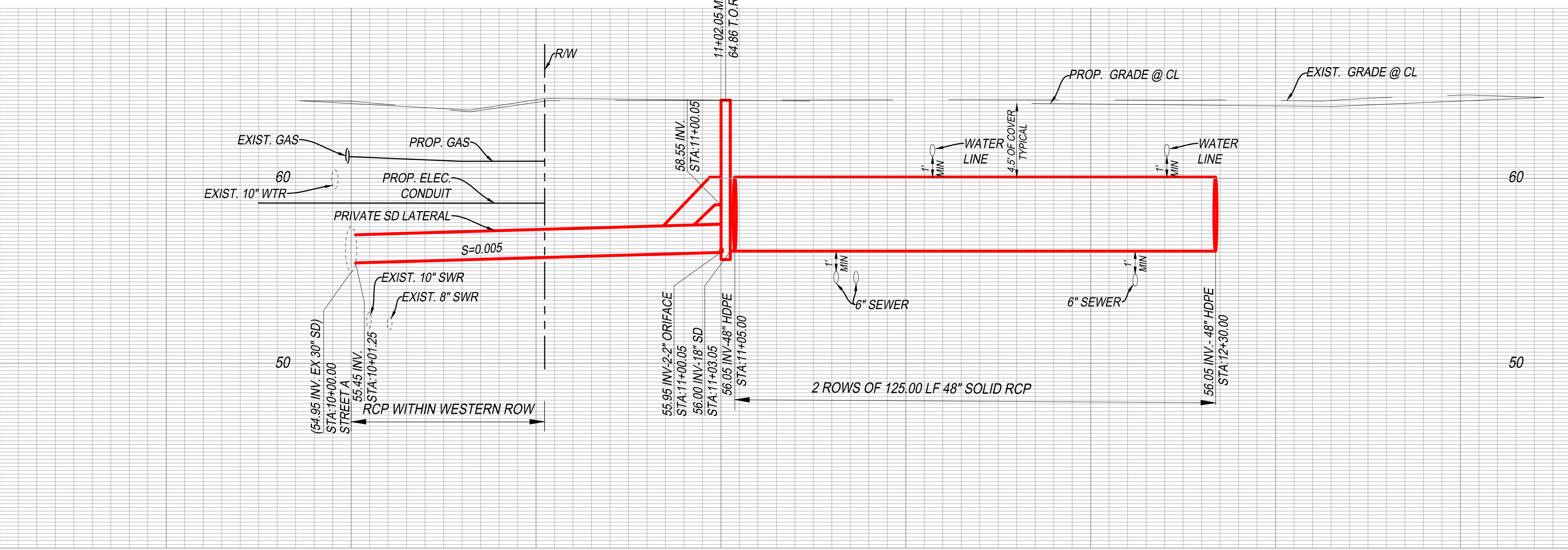
EXCEPT THE SOUTH 75 FEET THEREOF.

EASEMENTS
EASEMENTS SHOWN HEREON ARE LISTED AS EXCEPTIONS TO COVERAGE IN THE FOLLOWING FIRST AMERICAN TITLE PRELIMINARY REPORTS:
ORDER NO.: NHSC-5907756
DATED: MARCH 26, 2019

PONDING EXHIBIT 17944 IN THE CITY OF ANAHEIM, CALIFORNIA



DATE	BY	REVISIONS



LEGEND

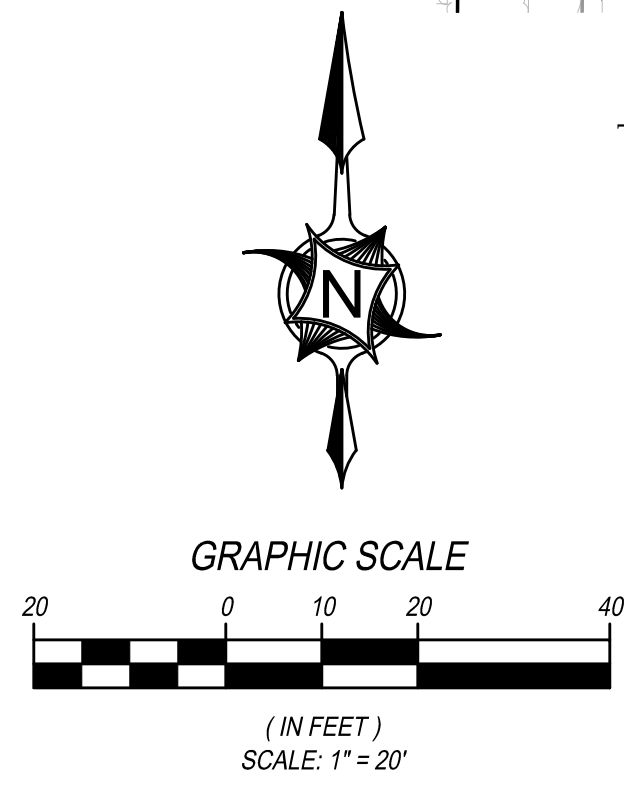
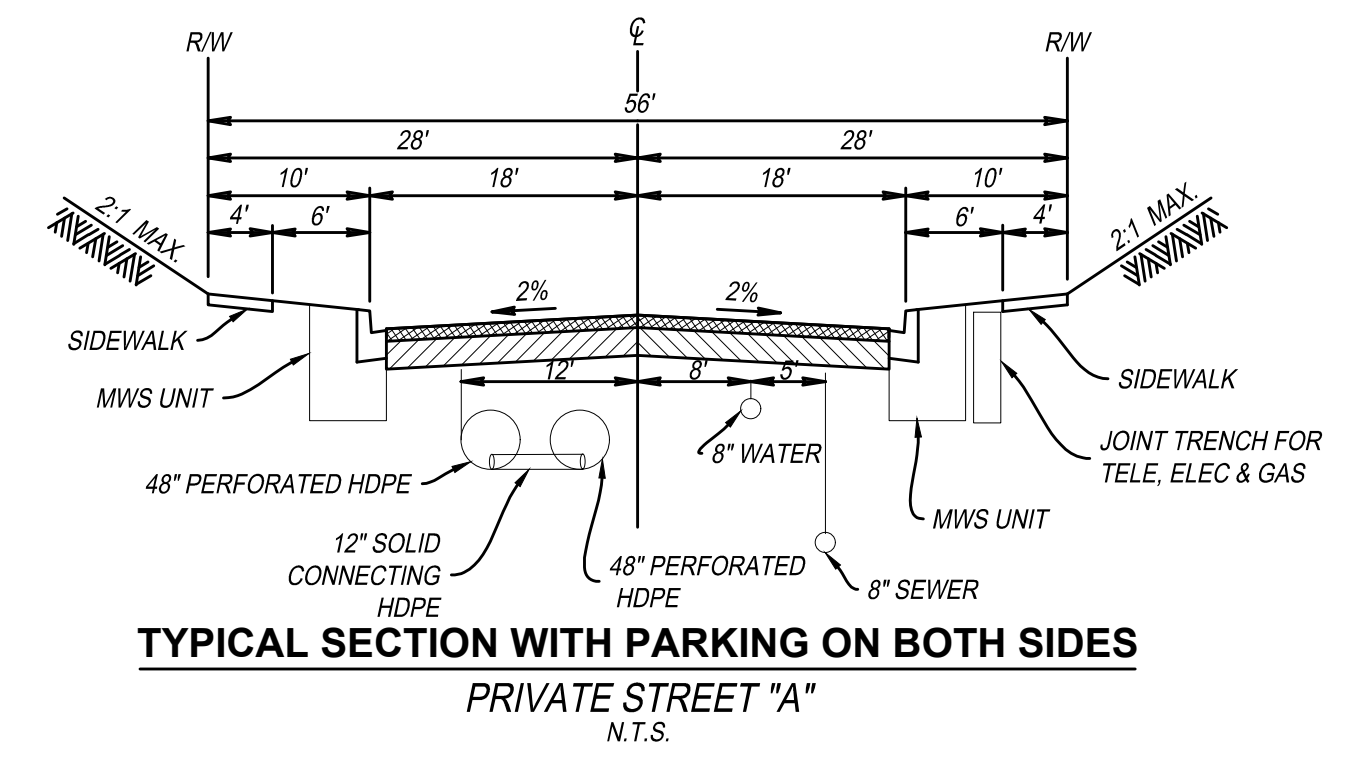
TENTATIVE MAP BOUNDARY	.....	PI
BEGIN/END VERTICAL CURVE	.....	FS
POINT OF INTERSECTION	.....	CLR=300'
FINISHED SURFACE	.....	580
CENTERLINE RADIUS	.....	2%
STREET CENTERLINE ELEVATION	.....	48
STREET GRADE	.....	P-631.0
LOT NUMBER	.....	.....
PAD ELEVATION	.....	.....
FIRST AND LAST RESIDENTIAL LOT NUMBER	.....	.....
EXISTING WATERLINE	.....	.....
EXISTING STORM DRAIN	.....	.....
PROPOSED WATERLINE	.....	.....
PROPOSED STORM DRAIN	.....	.....
PROPOSED SEWER AND MANHOLES	.....	.....
CROSS GUTTER	.....	.....
EXISTING LOT NUMBER	.....	.....
SLOPE (2:1 MAX)	.....	.....

ENGINEER/CONTACT PERSON
 THIS MAP WAS PREPARED UNDER THE DIRECTION OF DRU J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

APPLICANT/OWNER/DEVELOPER
 MJM DEVELOPMENT, INC.
 1509 EAST CHAPMAN AVENUE
 ORANGE, CA 92668
 PHONE: (714) 891-4937 FAX: (714) 978-6193

ASSESSOR'S PARCEL NUMBER
 079-882-36; 079-882-37

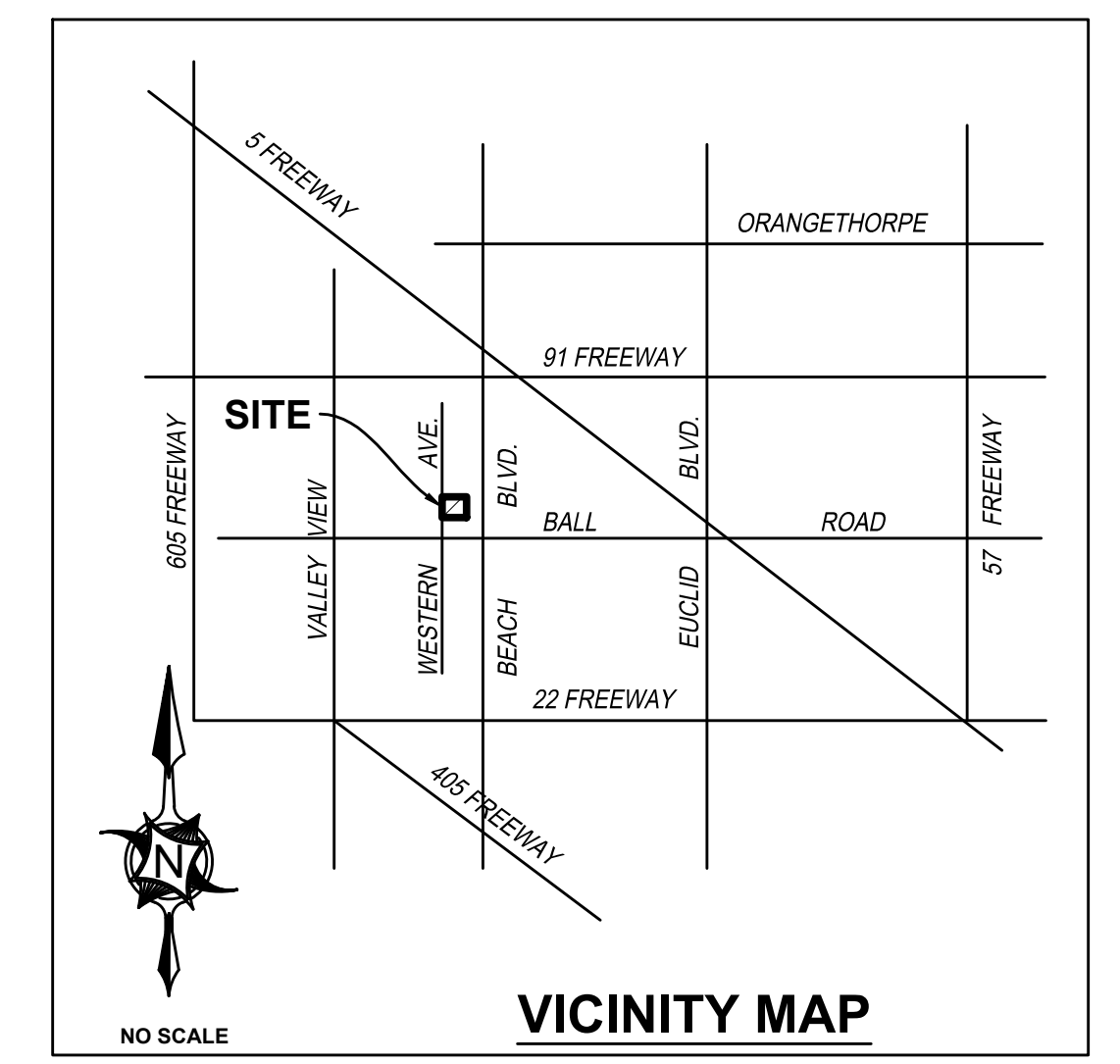
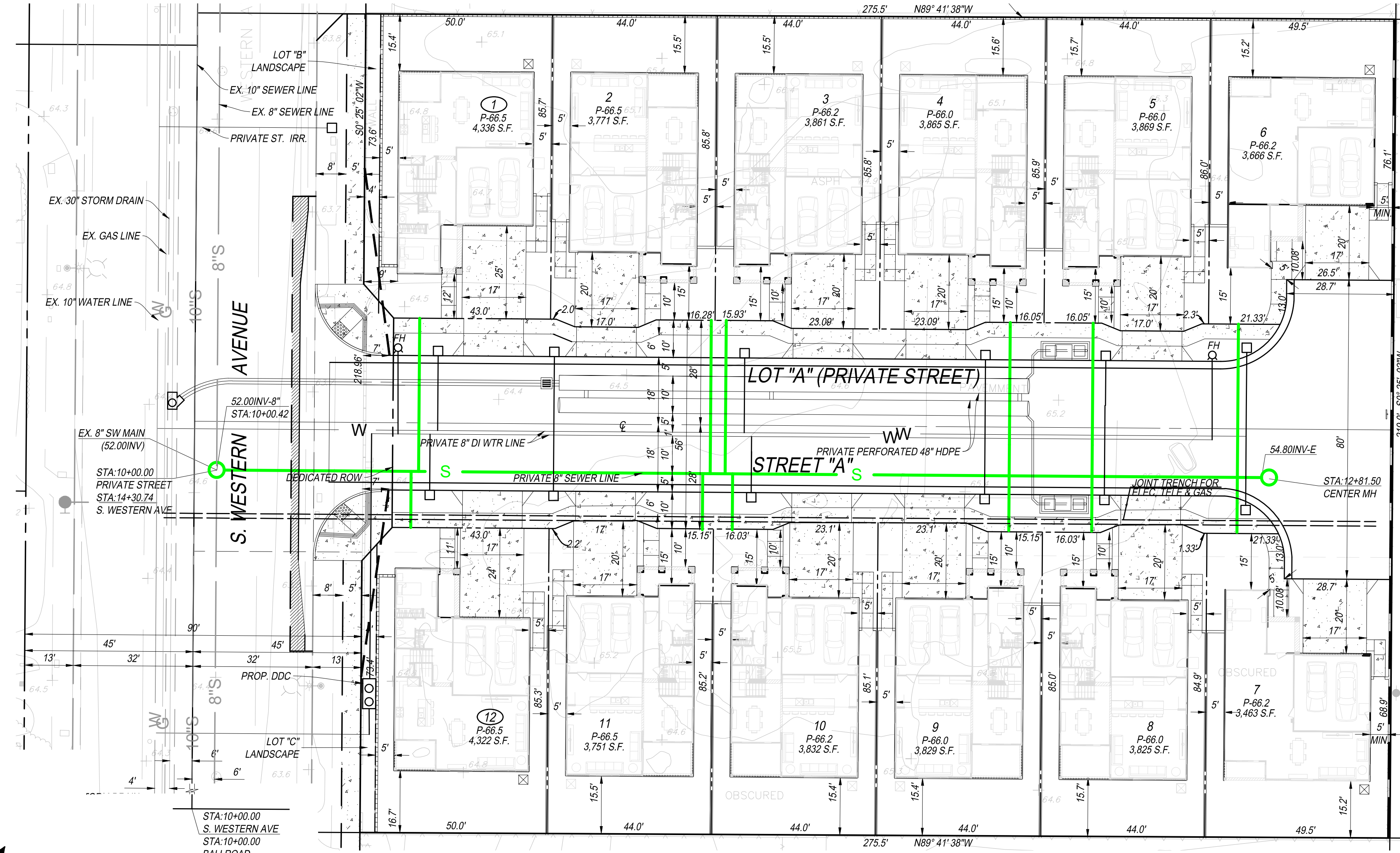
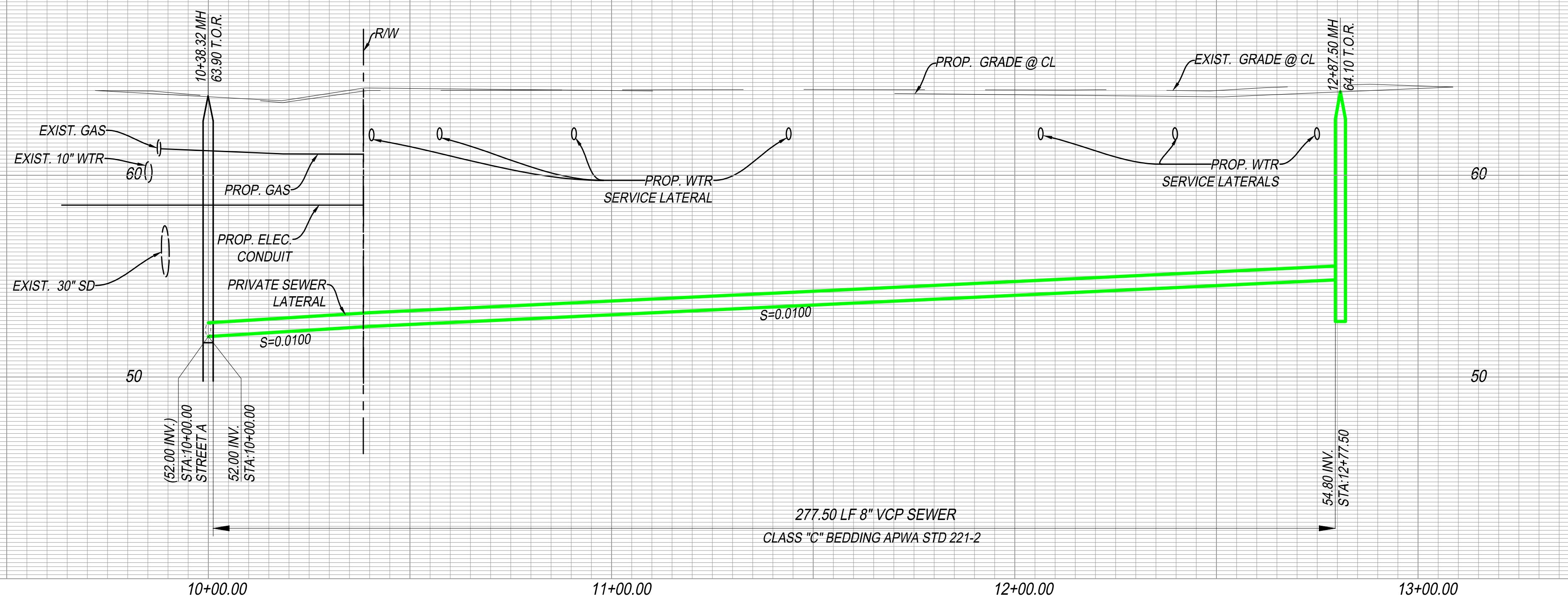
DATE OF MAP
 DECEMBER 22, 2020



DATE	BY	REVISIONS

PRELIMINARY STORMDRAIN PLAN
17944
 IN THE CITY OF ANAHEIM, CALIFORNIA

MAYERS & ASSOCIATES
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LEGEND

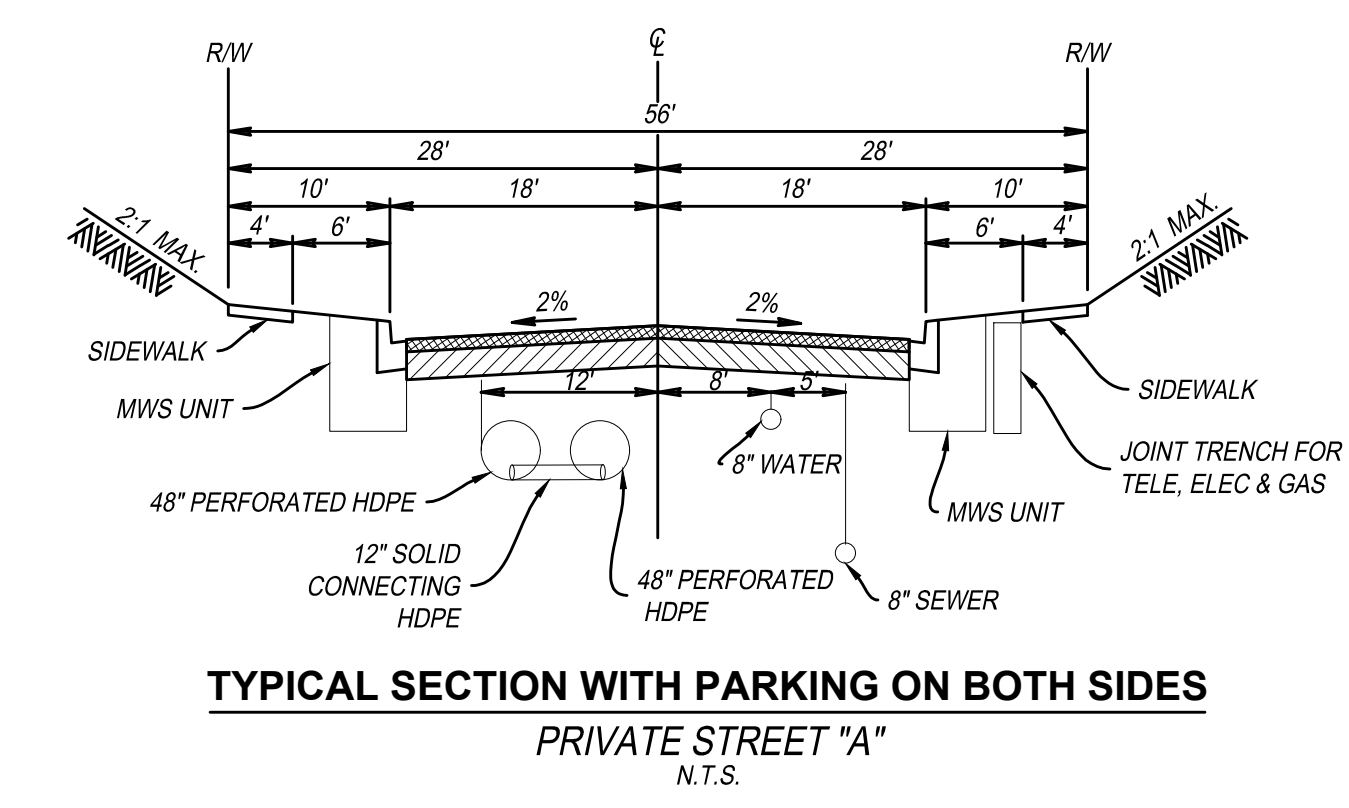
TENTATIVE MAP BOUNDARY	
BEGINNING VERTICAL CURVE	
POINT OF INTERSECTION	PI
FINISHED SURFACE	.....	FS
CENTERLINE RADIUS	.....	CLR=300'
STREET CENTERLINE ELEVATION	.....	580
STREET GRADE	.....	2%
LOT NUMBER	.....	48
PAD ELEVATION	.....	P-631.0
FIRST AND LAST RESIDENTIAL LOT NUMBER	.....
EXISTING WATERLINE	.....	W
EXISTING STORM DRAIN	.....	SD
PROPOSED WATERLINE	.....	W
PROPOSED STORM DRAIN	.....	SD
PROPOSED SEWER AND MANHOLES	.....	S
CROSS GUTTER	.....
EXISTING LOT NUMBER	.....	PARCEL 4
SLOPE (2:1 MAX)	.....

ENGINEER/CONTACT PERSON
 THIS MAP WAS PREPARED UNDER THE DIRECTION OF DRU J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

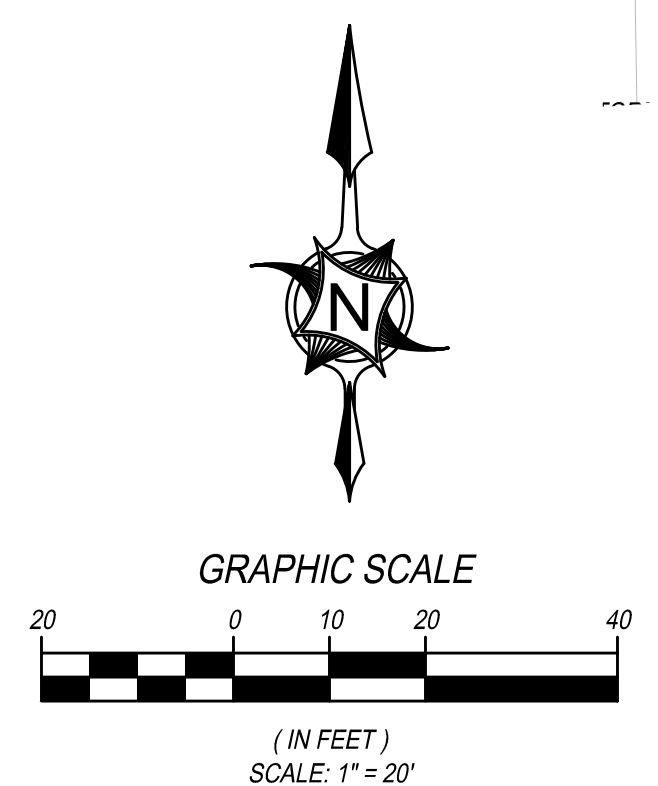
DRU J. MAYERS RCE 38474, EXPIRES 3/31/21 DATE _____
 APPLICANT/OWNER/DEVELOPER
MJM DEVELOPMENT, INC.
 1509 EAST CHAPMAN AVENUE
 ORANGE, CA 92666
 PHONE: (714) 891-4937 FAX: (714) 978-6193

ASSESSOR'S PARCEL NUMBER
 079-882-36, 079-882-37

DATE OF MAP
 DECEMBER 22, 2020



DATE	BY	REVISIONS

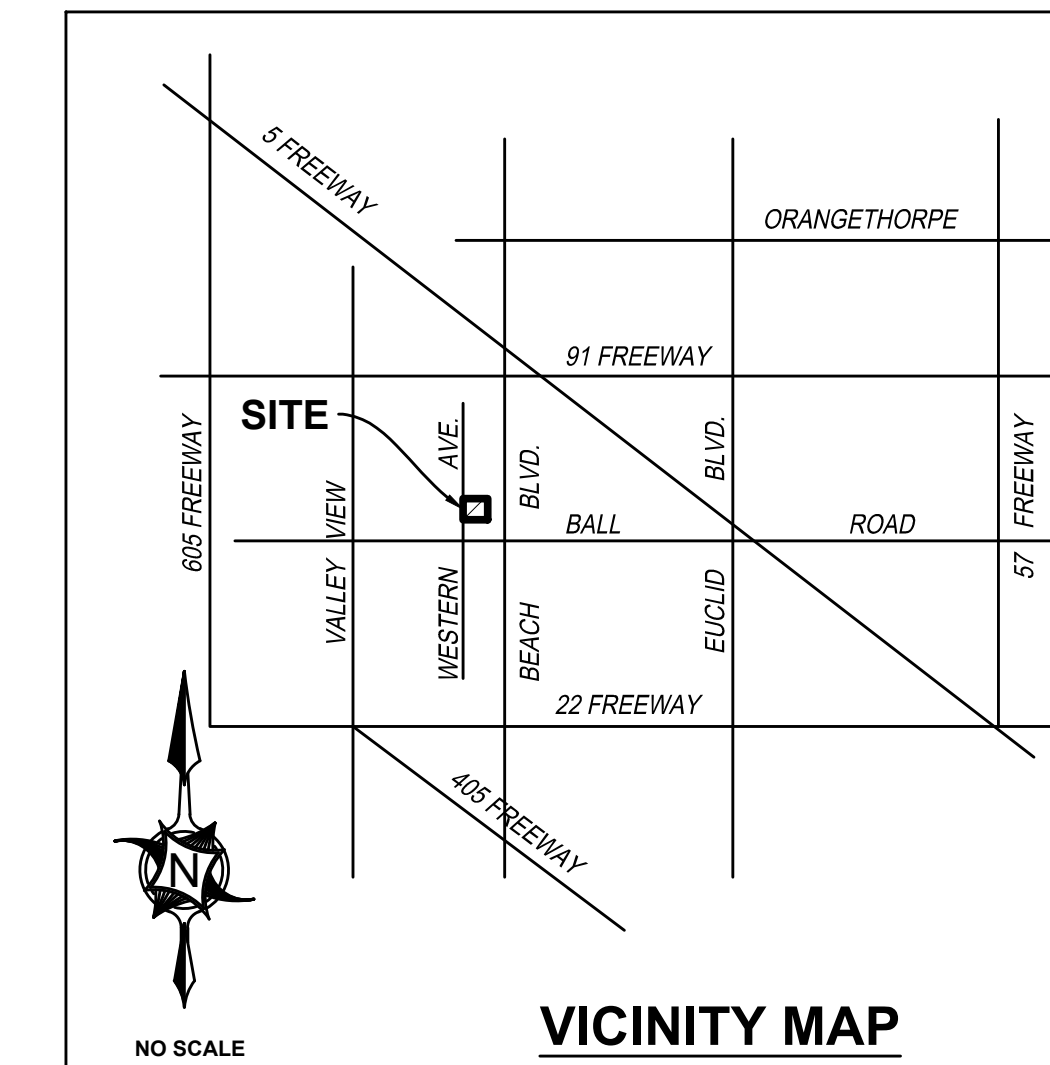


PRELIMINARY SEWER PLAN
17944
 IN THE CITY OF ANAHEIM, CALIFORNIA

MAYERS & ASSOCIATES
CIVIL ENGINEERING, INC.
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 19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
 (949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

SITE PLAN

IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA
RS-4 ZONING, SINGLE FAMILY RESIDENTIAL



- GENERAL NOTES**
- EXISTING GENERAL PLAN DESIGNATION: RM-1 CORRIDOR RESIDENTIAL
 - EXISTING ZONING: TRANSITION (T)
 - EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL (1049)
 - EXISTING SURROUNDING LAND USE: RESIDENTIAL AND MULTI FAMILY
 - PROPOSED ZONING: RS-4
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - TOTAL NUMBER OF LOTS: 12 RESIDENTIAL UNITS
 - PROJECT ACREAGE: 1.39 AC. GROSS, 1.13 AC. NET
 - PROJECT DENSITY: 8.7 DU/AC GROSS, 11.1 DU/AC NET
 - THOMAS BROS. MAP: 2006 SAN DIEGO AND ORANGE COUNTIES PAGE 767 H:7
 - THE OWNER OF THE SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
 - UTILITY PURVEYORS:
WATER: ANAHEIM PUBLIC UTILITIES
SEWER: CITY OF ANAHEIM
GAS: THE GAS COMPANY
ELECTRIC: ANAHEIM PUBLIC UTILITIES
TELEPHONE: PACIFIC BELL
CABLE: ADELPHI COMMUNICATIONS
ON-SITE SEWER: PRIVATE
ON-SITE STORM DRAIN: PRIVATE
 - SCHOOL DISTRICT: WESTERN HIGH SCHOOL DISTRICT
 - ALL EXISTING IMPROVEMENTS ON PROPERTY WILL BE REMOVED UPON RECORDATION OF THE MAP.
 - BUILDING SETBACK SHALL BE MEASURED FROM THE ULTIMATE RIGHT-OF-WAY.
 - TURNAROUND AREA SHALL HAVE MINIMUM RADIUS OF 38 FEET PER FIRE DEPARTMENT STANDARDS AND ENGINEERING STANDARD DETAIL 108. NO PARKING OR PERMANENT OBSTRUCTIONS ARE ALLOWED IN THE TURNAROUND AREA.
 - FLOOD ZONE X
 - NO VEHICULAR GATES PLANNED. *VEHICLE GATES SHALL NOT BE INSTALLED ACROSS THE PROJECT DRIVEWAYS OR ACCESS ROADS WITHOUT APPROVAL BY THE CITY ENGINEER.*
 - THE HAMMERHEAD CURB WILL BE PAINTED RED FOR TRASH TRUCK ACCESS.
 - ALL DOMESTIC IRRIGATION WATER SERVICES 2 INCHES OR LESS SHALL BE INSTALLED WITH A METER BOX BEHIND THE CURB PER WSSS STANDARD DRAWINGS W-101 OR W-102. MINIMUM CLEARANCES SHALL BE PROVIDED AROUND WATER FACILITIES PER COA NO. 438-BELOW.
 - ALL DOMESTIC OR IRRIGATION SERVICES LARGER THAN 2 INCHES SHALL REQUIRE AN ABOVE GROUND COMBINATION METER AND BACKFLOW ASSEMBLY. LOCATED BEHIND THE SETBACK LINE AS DETERMINED BY THE PLANNING DEPARTMENT. CONCRETE PADS FOR THE METER ASSEMBLY SHALL BE DRAWN TO SCALE ON THE UTILITY PLAN PER WSSS STANDARD DRAWING W-229. MINIMUM CLEARANCES SHALL BE PROVIDED AROUND WATER FACILITIES PER COA NO. 439-BELOW.
 - ALL FIRE LINES SHALL REQUIRE AN ABOVE GROUND DOC ASSEMBLY LOCATED BEHIND THE SETBACK LINE AS DETERMINED BY THE PLANNING DEPARTMENT. CONCRETE PADS FOR THE FIRE LINE DOC ASSEMBLY SHALL BE DRAWN TO SCALE ON THE UTILITY PLAN PER WSSS STANDARD DRAWING W-220 OR W-222. MINIMUM CLEARANCES SHALL BE PROVIDED AROUND WATER FACILITIES PER COA NO. 420.
 - NUMBER OF LETTERED LOTS IS 3.
 - ALL BACKFLOW EQUIPMENT SHALL BE LOCATED ABOVE GROUND OUTSIDE OF THE STREET SETBACK AREA IN A MANNER FULLY SCREENED FROM ALL PUBLIC STREETS AND ALLEYS. ANY BACKFLOW ASSEMBLY CURRENTLY INSTALLED IN A VAULT WILL HAVE TO BE BROUGHT UP TO CURRENT STANDARDS.
 - EXISTING UTILITIES ALONG THE EXISTING RIGHT OF WAY WILL BE COORDINATED WITH THE CITY OF ANAHEIM REGARDING RELOCATION.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTH 75 FEET OF THE SOUTH 218.86 FEET OF THE WEST 320.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S.B.B. & M.

PARCEL 2:
THE SOUTH 218.86 FEET OF THE WEST 320.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EASEMENTS

EASEMENTS SHOWN HEREON ARE LISTED AS EXCEPTIONS TO COVERAGE IN THE FOLLOWING FIRST AMERICAN TITLE PRELIMINARY REPORTS:
ORDER NO.: NHSC-580758
DATED: MARCH 26, 2019

BENCHMARK

PEPPERWOOD - TR 17944

DESCRIPTION:
BM 74-43 DESCRIBED AS FOLLOWS: BRASS CAP MARKED CITY OF ANAHEIM BENCHMARK #300 B, IN THE TOP OF CURB AT THE SOUTHWEST END OF CURB RETURN. ELEVATIONS: (NAVD83, 63.52) (NGVD29, 61.40)

NOTES:
FINISH FLOOR ELEVATIONS SHALL BE 1-FT MINIMUM ABOVE THE 100-YR (24HR) EVENT WATER SURFACE ELEVATION

THIS PRELIMINARY GRADING PLAN IS FOR REFERENCE ONLY AND IS PART OF THE DEVELOPMENT PACKAGE. THE ELEVATIONS INFORMATION SHOWN ON THIS PLAN MAY BE REVISED AS PART OF THE FINAL GRADING PLAN REVIEW AND APPROVAL DURING FINAL ENGINEERING.

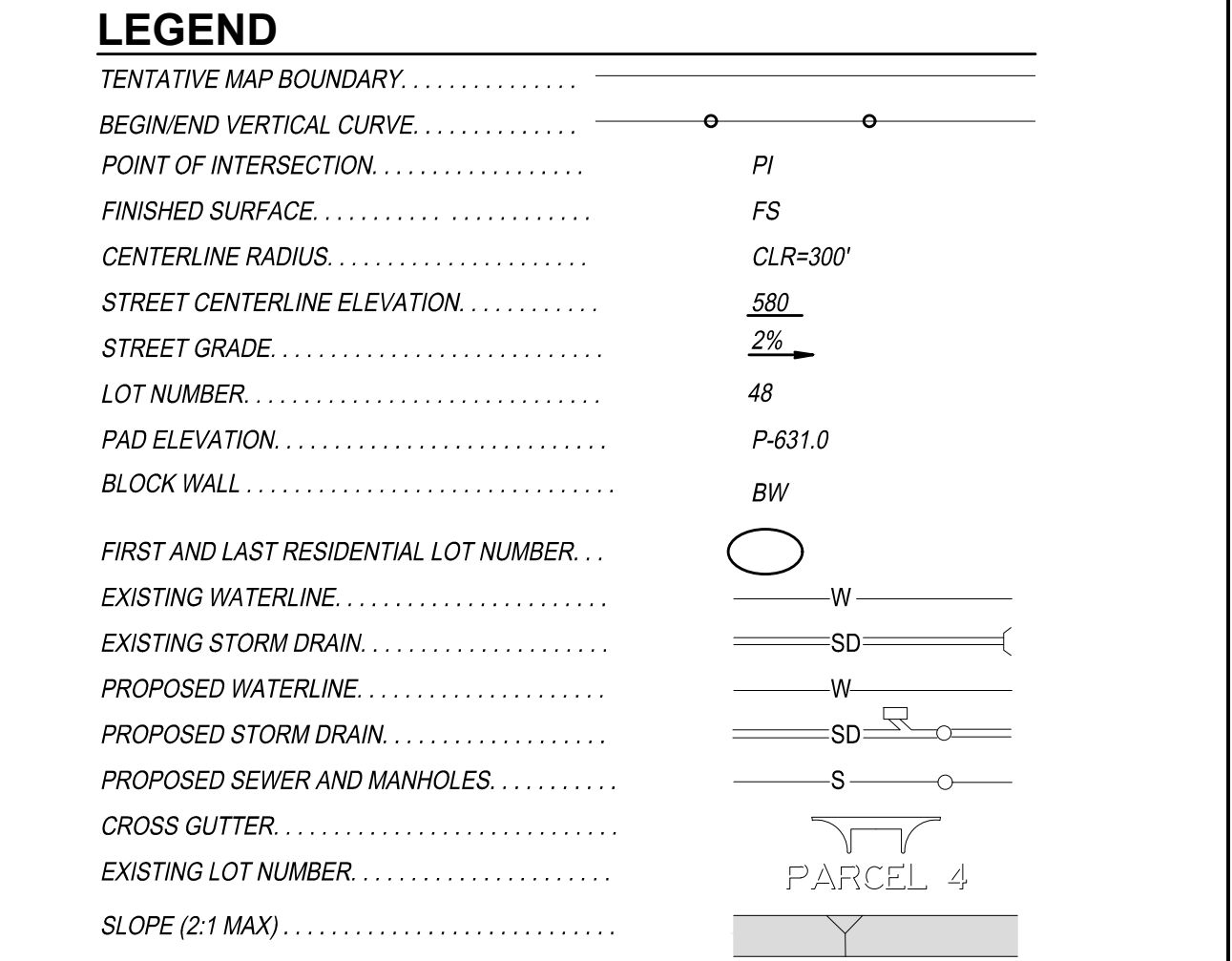
DUE TO THE MANY STREET UTILITY CUTS, THE ENTIRE STREET OF WESTERN AVE SHALL BE REPAVED FROM EDGE OF NEW GUTTER TO STREET CROWN/CENTERLINE IN ACCORDANCE TO CITY STANDARD 132.

PROPOSED CATCH BASINS SHALL HAVE FULL CAPTURE SCREENS AND AUTOMATIC SCREENS ON THE CURB SURFACE (ARS AND CPS)

PROPOSED WATER LINES WILL HAVE WATER ENGINEERING EASEMENTS VIA A SEPARATE INSTRUMENT

VEHICLE GATES SHALL NOT BE INSTALLED ACROSS THE PROJECT DRIVEWAYS OR ACCESS ROADS WITHOUT APPROVAL BY CITY ENGINEER.

DEVELOPER IS RESPONSIBLE FOR POSTING A CASH-IN-LIEU PAYMENT FOR THE COST OF WIDENING THE STREET AND UTILITY RELOCATIONS AND ANY REQUIRED OFF-SITE WOMP BMPs REQUIRED FOR THE STREET WIDENING TO ITS ULTIMATE LOCATION.



ENGINEER/CONTACT PERSON
THIS MAP WAS PREPARED UNDER THE DIRECTION OF DRU J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

APPLICANT/OWNER/DEVELOPER
MJM DEVELOPMENT, INC.
1535 EAST CHAPMAN AVENUE
ORANGE, CA 92666
PHONE: (714) 991-4307 FAX: (714) 978-6193

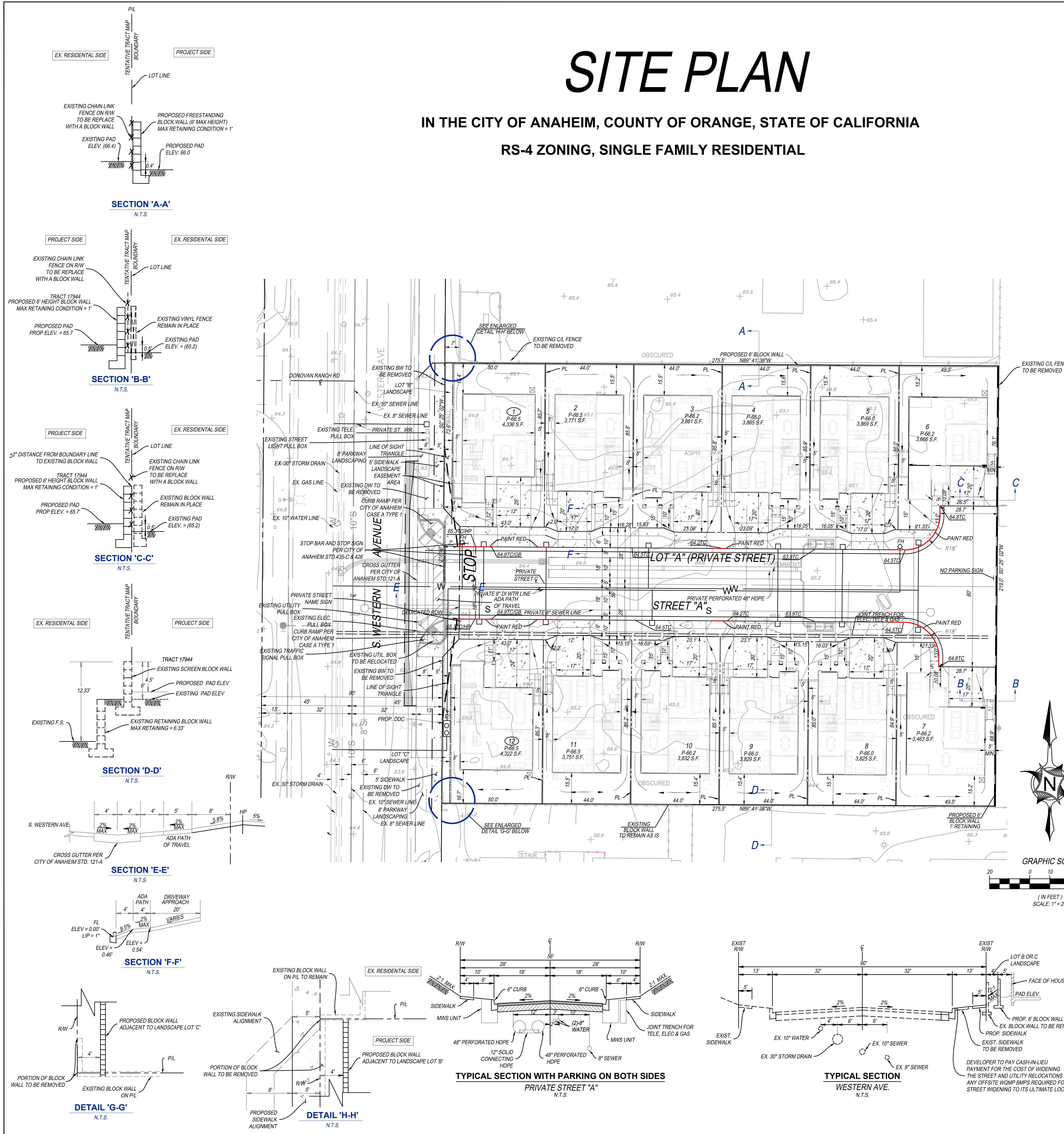
ASSESSOR'S PARCEL NUMBER
079-862-36, 079-862-37

DATE OF MAP
DECEMBER 22, 2020

SITE PLAN 17944
IN THE CITY OF ANAHEIM, CALIFORNIA

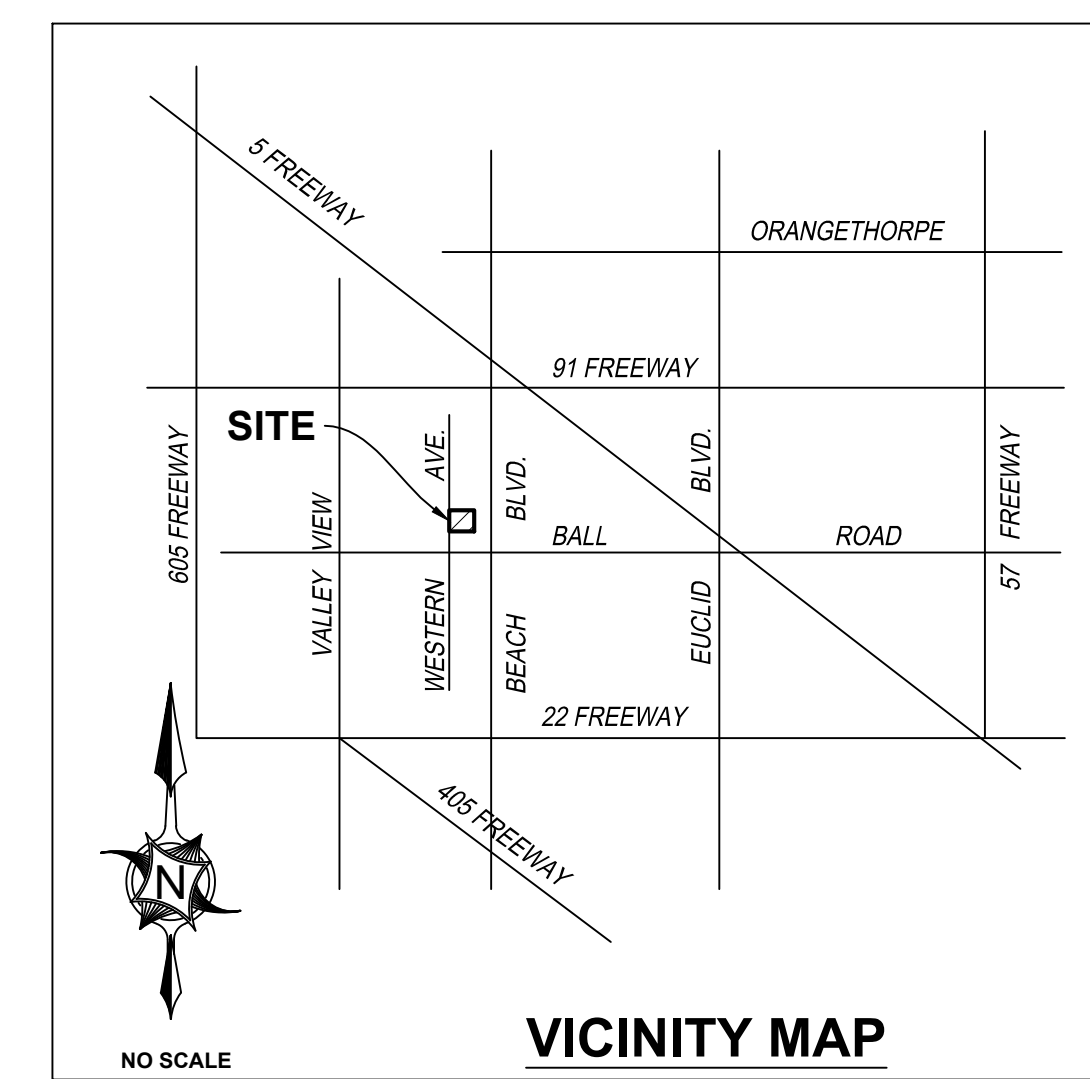
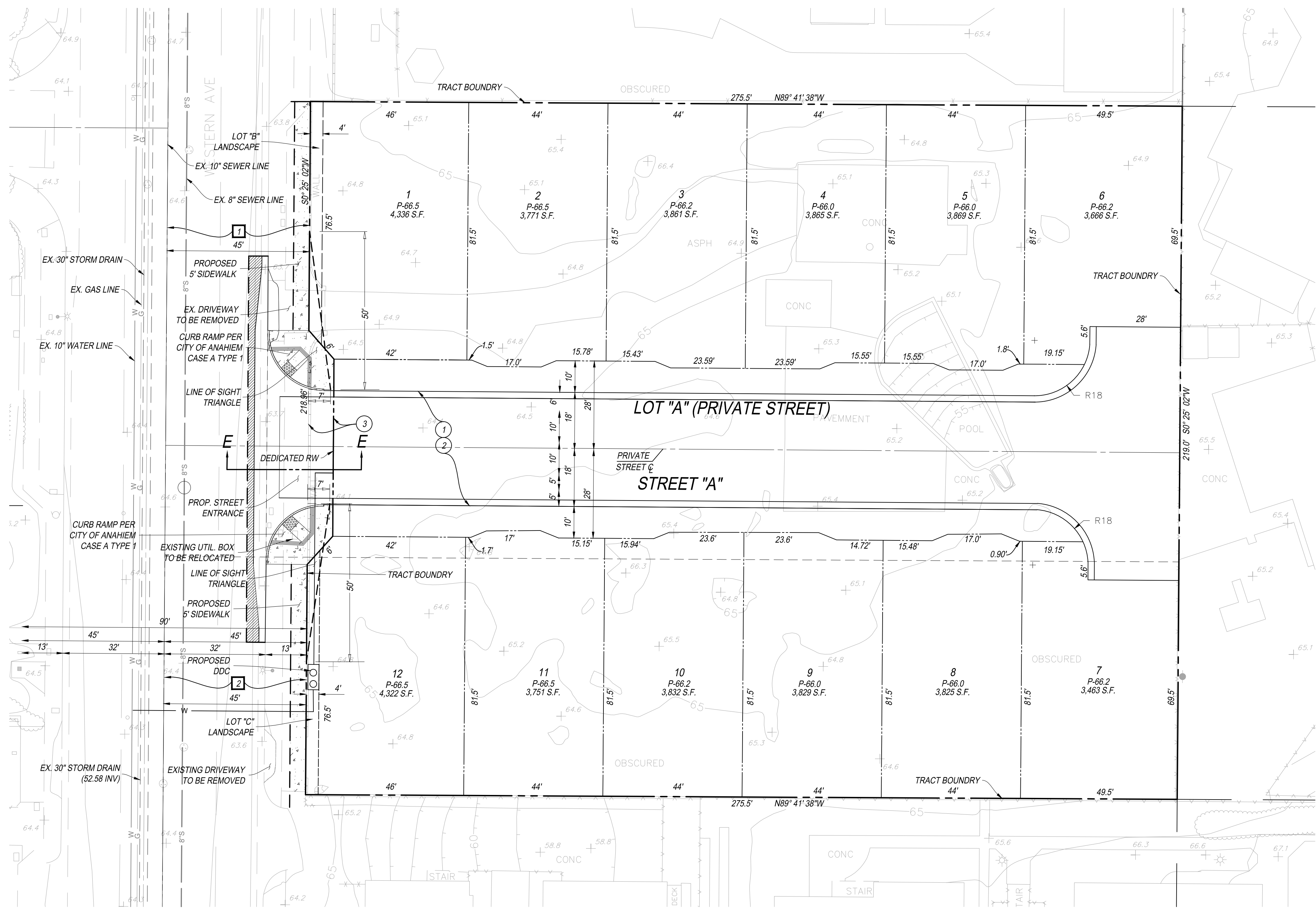
MAYERS & ASSOCIATES CIVIL ENGINEERING, INC.
PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
(949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

DATE	BY	REVISIONS



TENTATIVE TRACT MAP NO. 17944

RS-4 SINGLE FAMILY RESIDENTIAL



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ANAHEIM, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (079-882-36)

THE SOUTH 75 FEET OF THE SOUTH 218.96 FEET OF THE WEST 320.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 11 WEST, S.B.B. & M.

PARCEL 2: (079-882-37)

THE SOUTH 218.96 FEET OF THE WEST 320.5 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPT THE SOUTH 75 FEET THEREOF.

EXISTING EASEMENTS

EASEMENTS SHOWN HEREON ARE LISTED AS EXCEPTIONS TO COVERAGE IN THE FOLLOWING FIRST AMERICAN TITLE PRELIMINARY REPORTS:

ORDER NO.: NHSC-300758

DATED: MARCH 26, 2019

□ DENOTES ITEM PLOTTED HEREON.

ITEMS LISTED AS EXCEPTIONS IN PTR ORDER NO. NHSC-300758

1 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED OCTOBER 3, 1969 AS BOOK 8742, PAGE 235 OF OFFICIAL RECORDS.

2 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN DOCUMENT RECORDED MAY 13, 1969 AS BOOK 8855, PAGE 840 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

- 1 PROPOSED EASEMENT FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES
- 2 EASEMENT TO CITY OF ANAHEIM PUBLIC UTILITIES FOR DOMESTIC WATER PER SEPARATE INSTRUMENT
- 3 PROPOSED EASEMENT FOR ROAD, PUBLIC UTILITY AND PUBLIC PURPOSES TO THE CITY OF ANAHEIM

BENCHMARK

PEPPERWOOD - TR 17944

DESCRIPTION:
BM 7A-03 DESCRIBED AS FOLLOWS: BRASS CAP MARKED CITY OF ANAHEIM BENCHMARK #300 B, IN THE TOP OF CURB AT THE SOUTHWEST END OF CURB RETURN. ELEVATIONS: (NAVD88, 63.52) (INGVD29, 61.40)

FLOOD CONTROL MAP

MAP #0609C0109J
ZONE X

LOT	GROSS AREA (S.F.)	NET AREA (S.F.)	F.A.R.
1	3,735	2,054	45%
2	3,632	1,889	48%
3	3,638	1,892	48%
4	3,639	1,892	48%
5	3,634	1,890	48%
6	3,700	2,109	43%
7	3,672	2,093	43%
8	3,624	1,884	48%
9	3,638	1,892	48%
10	3,637	1,891	48%
11	3,632	1,889	48%
12	3,735	2,054	45%
A	15,284		
B	300		
C	300		

LAND USE/ACREAGE SUMMARY

DESCRIPTION	ACREAGE
GROSS ACREAGE	1.39 ACREAGE
NET ACREAGE	1.13 ACREAGE
OWNER: MJM DEVELOPMENT	
MAINTENANCE RESPONSIBILITY: MJM DEVELOPMENT	

UTILITY PURVEYORS

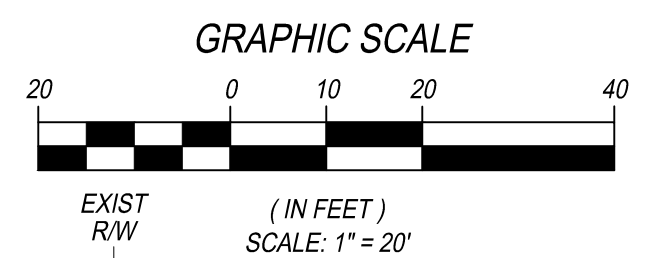
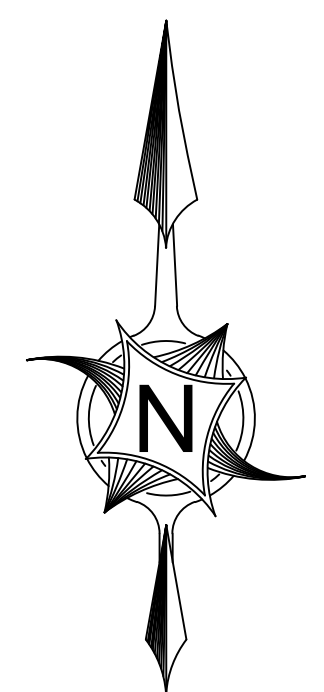
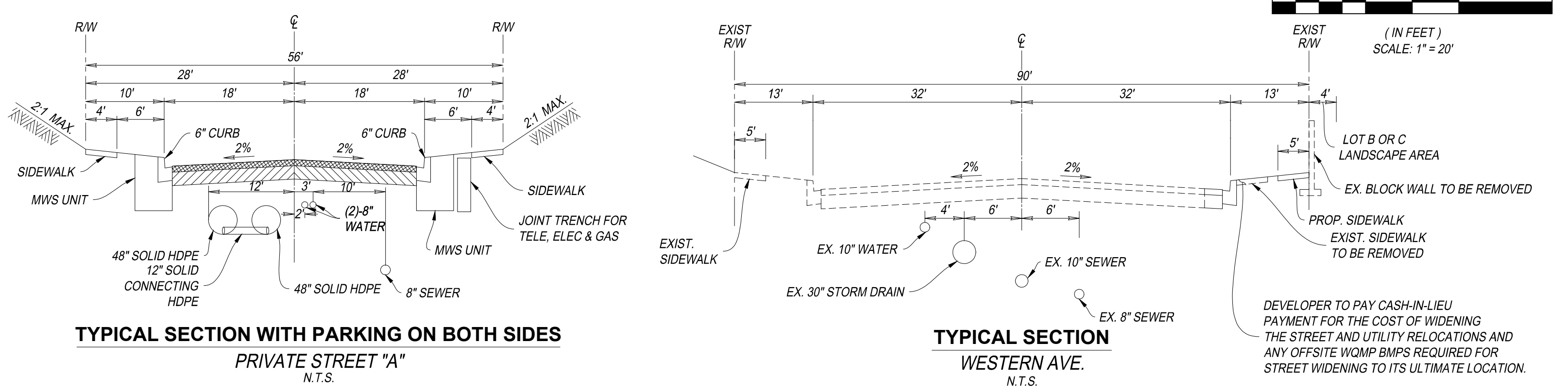
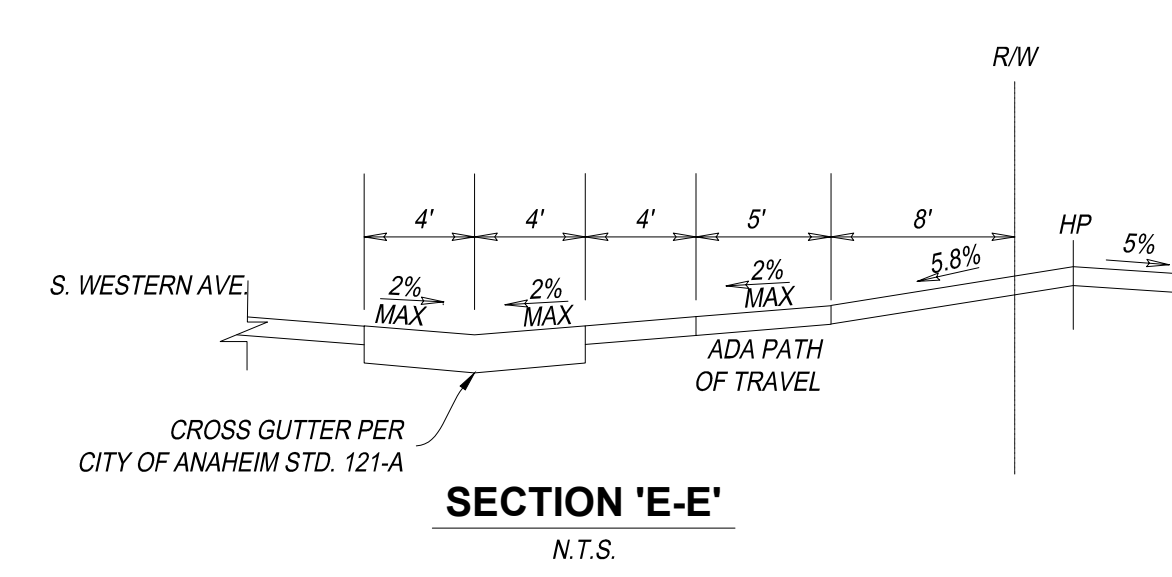
PUBLIC UTILITIES
201 S ANAHEIM BL SUITE 601
ANAHEIM, CA 92805
714-765-4298

METROPOLITAN WATER-ORANGE COUNTY SUBSTRUCTURES TEAM
PO BOX 54153 TERMINAL ANNEX
LOS ANGELES, CA 90054

SOUTHERN CALIFORNIA EDISON
500 S WEST ST.
ANAHEIM, CA 92801
1-800-655-4555

SC GAS-GARDEN GROVE
1919 STATE COLLEGE BLVD.
ANAHEIM, CA 92806
714-634-3217

NOTES:
IF THERE WILL BE MANY STREET UTILITY CUTS, THE ENTIRE STREET SHALL BE REPAVED FROM EDGE OF NEW GUTTER TO STREET CROWN/CENTERLINE IN ACCORDANCE WITH CITY STANDARD 132



GENERAL NOTES

1. EXISTING GENERAL PLAN DESIGNATION: RM-1 CORRIDOR RESIDENTIAL
2. EXISTING ZONING: TRANSITION (T)
3. EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL (1049)
4. EXISTING SURROUNDING LAND USE: RESIDENTIAL AND MULTI FAMILY
5. PROPOSED ZONING: RS-4
6. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
7. TOTAL NUMBER OF LOTS: 12 RESIDENTIAL UNITS
8. PROJECT ACREAGE: 1.39 AC. GROSS, 1.13 AC. NET
9. PROJECT DENSITY: 8.7 DU/AC GROSS, 11.1 DU/AC NET
10. THOMAS BROS. MAP: 2006 SAN DIEGO AND ORANGE COUNTIES PAGE 767 H-7
11. THE OWNER OF THE SUBJECT PROPERTY DOES NOT OWN ANY CONTIGUOUS PROPERTY.
12. UTILITY PURVEYORS: WATER: CITY OF ANAHEIM
SEWER: PRIVATE
GAS: THE GAS COMPANY
ELECTRIC: ANAHEIM ELECTRIC
TELEPHONE: PACIFIC BELL
CABLE: ADDELPHI COMMUNICATIONS
ONSITE SEWER: PRIVATE
ONSITE STORM DRAIN: PRIVATE
13. SCHOOL DISTRICT: WESTERN HIGH SCHOOL DISTRICT.
14. ALL EXISTING IMPROVEMENTS ON PROPERTY WILL BE REMOVED UPON RECORDED OF THE MAP.
15. BUILDING SETBACK SHALL BE MEASURED FROM THE ULTIMATE RIGHT-OF-WAY.
16. TURNAROUND AREA SHALL HAVE MINIMUM RADIUS OF 38 FEET PER FIRE DEPARTMENT STANDARDS AND ENGINEERING STANDARD DETAIL 08. NO PARKING OR PERMANENT OBSTRUCTIONS ARE ALLOWED IN THE TURNAROUND AREA.
17. ALL PROPOSED PRIVATE UTILITIES SHALL BE PRIVATELY MAINTAINED.
18. ALL DOMESTIC IRRIGATION WATER SERVICES 2 INCHES OR LESS SHALL BE INSTALLED WITH A METER BOX BEHIND THE CURB PER WSSS STANDARD DRAWINGS W-101 OR W-102. MINIMUM CLEARANCES SHALL BE PROVIDED AROUND WATER FACILITIES PER COA NO. 439 BELOW.
19. ALL DOMESTIC OR IRRIGATION SERVICES LARGER THAN 2 INCHES SHALL REQUIRE AN ABOVE GROUND COMBINATION METER AND BACKFLOW ASSEMBLY, LOCATED BEHIND THE SETBACK LINE AS DETERMINED BY THE PLANNING DEPARTMENT. CONCRETE PADS FOR THE METER ASSEMBLY SHALL BE DRAWN TO SCALE ON THE UTILITY PLAN PER WSSS STANDARD DRAWING W-229. MINIMUM CLEARANCES SHALL BE PROVIDED AROUND WATER FACILITIES PER COA NO. 439 BELOW.
20. ALL FIRE LINES SHALL REQUIRE AN ABOVE GROUND DDC ASSEMBLY LOCATED BEHIND THE SETBACK LINE AS DETERMINED BY THE PLANNING DEPARTMENT. CONCRETE PADS FOR FIRE LINE DDC ASSEMBLY SHALL BE DRAWN TO SCALE ON THE UTILITY PLAN PER WSSS STANDARD DRAWING W-220 OR W-222. MINIMUM CLEARANCES SHALL BE PROVIDED AROUND WATER FACILITIES PER COA NO. 439.

LEGEND

TENTATIVE MAP BOUNDARY	.....
BEGINNING VERTICAL CURVE	.....
POINT OF INTERSECTION	PI
FINISHED SURFACE	FS
CENTERLINE RADIUS	CLR=300'
STREET CENTERLINE ELEVATION	580
STREET GRADE	2%
LOT NUMBER	48
PAD ELEVATION	P-631.0
FIRST AND LAST RESIDENTIAL LOT NUMBER	.....
EXISTING WATERLINE	W
EXISTING STORM DRAIN	SD
PROPOSED WATERLINE	W
PROPOSED STORM DRAIN	SD
PROPOSED SEWER AND MANHOLES	S
CROSS GUTTER	.....
EXISTING LOT NUMBER	PARCEL 4
SLOPE (2:1 MAX)	.....
DOUBLE DETECTOR CHECK ASSEMBLY	DDC

ENGINEER/CONTACT PERSON

THIS MAP WAS PREPARED UNDER THE DIRECTION OF DRU J. MAYERS, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

DRU J. MAYERS DATE
ICE 38474, EXPIRES 3/31/21

APPLICANT/OWNER/DEVELOPER

MJM DEVELOPMENT, INC.
1509 EAST CHAPMAN AVENUE
ORANGE, CA 92668
PHONE: (714) 851-8337 FAX: (714) 978-6193

ASSESSOR'S PARCEL NUMBER

079-882-36, 079-882-37

DATE OF MAP

DECEMBER 22, 2020

TENTATIVE TRACT MAP NO.

17944

IN THE CITY OF ANAHEIM, CALIFORNIA

MAYERS & ASSOCIATES
CIVIL ENGINEERING, INC.
PLANNING • ENGINEERING • SURVEYING
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