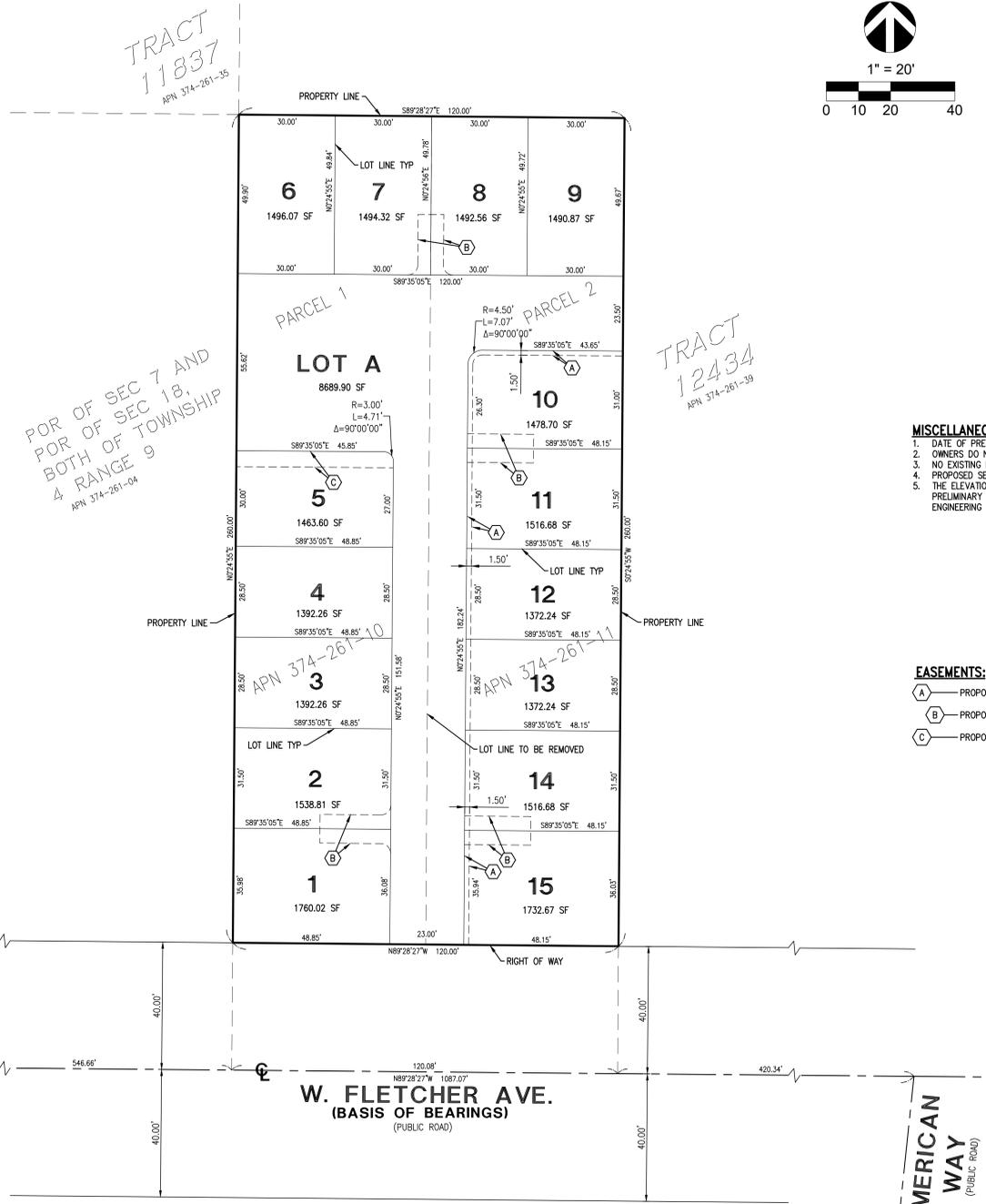
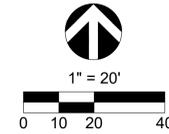
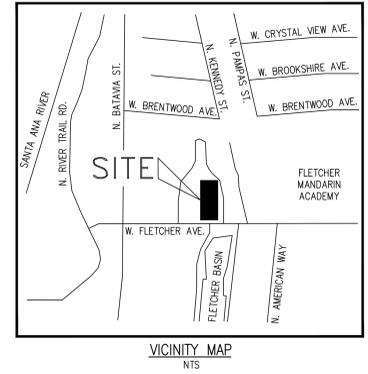


# TENTATIVE TRACT MAP 19429

705 AND 715 W FLETCHER AVE, CITY OF ORANGE,  
COUNTY OF ORANGE, STATE OF CALIFORNIA



POR OF SEC 7 AND  
POR OF SEC 18,  
BOTH OF TOWNSHIP  
4 RANGE 9  
APN 374-261-04

TRACT  
12434  
APN 374-261-39

**MISCELLANEOUS NOTES:**

1. DATE OF PREPARATION: October 2025.
2. OWNERS DO NOT OWN ANY ADJACENT PARCELS.
3. NO EXISTING EASEMENTS AFFECT THE SUBJECT PROPERTY.
4. PROPOSED SEWER LATERAL SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. THE ELEVATIONS AND RELATED INFORMATION SHOWN ON THIS PLAN ARE PRELIMINARY AND MAY BE SUBJECT TO REVISION DURING THE FINAL ENGINEERING PLAN REVIEW AND APPROVAL PROCESS.

**EASEMENTS:**

- (A) — PROPOSED SIDEWALK EASEMENT.
- (B) — PROPOSED PARKING EASEMENT.
- (C) — PROPOSED OPEN SPACE EASEMENT.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
BEGINNING AT THE SOUTHEAST CORNER OF THE LAND CONVEYED TO ELWOOD R. BENDER AND WIFE BY DEED RECORDED AUGUST 28, 1946 IN BOOK 1455, PAGE 9 OF OFFICIAL RECORDS, SAID SOUTHEAST CORNER BEING IN THE CENTER LINE OF FLETCHER STREET SOUTH 89° 57' 30" EAST 316.75 FEET FROM THE POINT OF INTERSECTION OF THE CENTER LINES OF THOSE CERTAIN 40 FOOT COUNTY ROADS DESCRIBED IN DEEDS RECORDED JANUARY 17, 1917 IN BOOK 299, PAGE 131 OF DEEDS, AND RECORDED MAY 13, 1918 IN BOOK 324, PAGE 4 OF DEEDS; HENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BENDER'S LAND 300 FEET; THENCE SOUTH 89° 57' 30" EAST, PARALLEL WITH THE CENTER LINE OF SAID FLETCHER STREET, 60 FEET; THENCE SOUTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID BENDER'S LAND, 300 FEET TO THE CENTER LINE OF SAID FLETCHER STREET; THENCE NORTH 89° 57' 30" WEST ALONG SAID CENTER LINE, 60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF ORANGE BY GRANT DEED RECORDED JULY 18, 1969 AS INSTRUMENT NO. 12226, IN BOOK 9025, PAGE 294 OF OFFICIAL RECORDS.  
APN: 374-261-10

PARCEL 2:  
BEGINNING AT A POINT IN THE CENTER LINE OF FLETCHER STREET SOUTH 89° 57' 30" EAST 60 FEET FROM THE SOUTHEAST CORNER OF THE LAND CONVEYED TO ELWOOD R. BENDER AND WIFE BY DEED RECORDED AUGUST 26, 1946 IN BOOK 1455, PAGE 9 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, SAID POINT BEING SOUTH 89° 57' 30" EAST 376.75 FEET ALONG SAID CENTER LINE FROM THE POINT OF INTERSECTION OF THE CENTER LINES OF THOSE CERTAIN 40-FOOT COUNTY ROADS DESCRIBED IN DEEDS RECORDED JANUARY 17, 1917 IN BOOK 299, PAGE 131 OF DEEDS, AND RECORDED MAY 13, 1918 IN BOOK 324, PAGE 4 OF DEEDS; THENCE SOUTH 89° 57' 30" EAST ALONG SAID CENTER LINE 60 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BENDER'S LAND, 300 FEET; THENCE NORTH 89° 57' 30" WEST PARALLEL WITH THE SAID CENTER LINE OF FLETCHER STREET, 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BENDER'S LAND 300 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF ORANGE BY GRANT DEED RECORDED JULY 18, 1969 AS INSTRUMENT NO. 12226, IN BOOK 9025, PAGE 294 OF OFFICIAL RECORDS.  
APN: 374-261-11

**OWNER**

ADC FLETCHER 15, LLC  
c/o HAMILTON LAND DEVELOPMENT  
1635 OHMS WAY, SUITE A  
COSTA MESA, CA 92627

**ARCHITECT**

SUMMA ARCHITECTURE  
2526 S. MISSION ROAD, STE. 404  
BONSALL, CA 92003  
760-724381-1198

**CIVIL ENGINEER**

MFKESSLER  
1 VENTURE PLAZA, STE 130  
IRVINE, CA 92618  
949-339-5330

**GEOTECH ENGINEER**

NORCAL ENGINEERING  
10841 HUMBOLT ST  
LOS ALAMITOS, CA 90720  
562-779-9469

**ADDRESS:**

705-715 W. FLETCHER AVE.  
ORANGE, CA 92669

**ZONING:**

EXISTING: R3

**ASSESSOR PARCEL NO.**

374-261-10 AND 374-261-11

**FLOOD ZONE:**

FLOOD ZONE X - AREA OF REDUCED FLOOD HAZARD DUE TO LEVEE

**LAND AREA:**

0.72 ACRES

COMMUNITY MAP NO. 0605900156J  
DATED: 12/3/2009

**BENCHMARK:**

FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1K-27-72"  
SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF GLASSSELL STREET AND LINCOLN AVENUE, 40 FEET EASTERLY OF THE CENTERLINE OF GLASSSELL, 225 FT. NORTHERLY OF THE CENTERLINE OF LINCOLN AND 1 FT. NORTHERLY OF THE NORTH EDGE OF THE SOUTHERLY OF TWO PRIVATE DRIVES  
ELEVATION = 213.41 (NAVD83)

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF FLETCHER AVENUE OF AS SHOWN ON TRACT NO. 12034 RECORDED IN BOOK 528 PAGES 5-7, RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA BEING: NORTH 89°28'27" WEST

REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

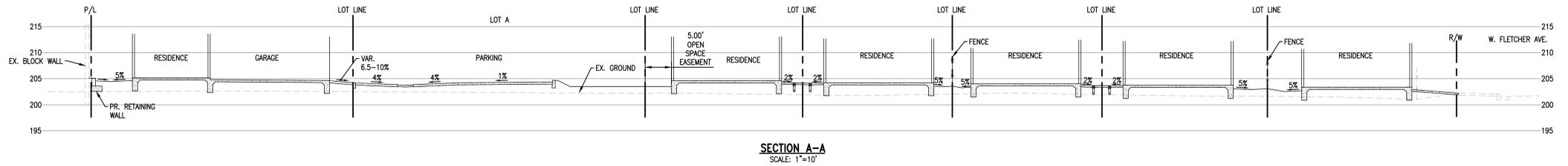
PREPARED BY:  
**MFKessler**  
ONE VENTURE, STE. 130  
IRVINE, CA 92618  
PHONE: (949) 339-5330  
CONTACT: ALI MONSHIZADEH



TENTATIVE TRACT MAP 119429  
705 & 715 W FLETCHER AVE  
ORANGE, CALIFORNIA

SCALE: HORIZ. 1" = 20'	SHEET No. 1 OF 4
VERT. N/A	PROJECT NUMBER
DRAWN BY: STAFF	CHECKED BY: AM

ALI MONSHIZADEH R.C.E. No. 057674 DATE



**2424 CAST IRON GRATE** 112 lbs.  
**2424 STEEL GRATES**  
 PARKWAY TRAFFIC 48 lbs.  
 103 lbs.

**2424 TOP SECTION (WITH GALVANIZED FRAME)**  
**2424 LOWER SECTION (NO FRAME)**  
 NOTE: USE 12", 18", 24" LOWERS TO INCREASE DEPTH UP TO MAXIMUM OF 72"  
**2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)**

**2424 STEEL COVER**  
 PARKWAY TRAFFIC 81 lbs.  
 114 lbs.

**NOTES:**  
 1. GRATES AND COVERS AVAILABLE PAINTED BLACK OR GALVANIZED  
 2. "ADA" GRATES AVAILABLE IN PARKWAY & TRAFFIC  
 3. "HEEL PROOF" GRATES AVAILABLE IN PARKWAY ONLY  
 4. A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS.	KNOCK-OUTS
2424 T6	6"	270	NONE
2424 T12	12"	495	(4) 6" x 11"
2424 T18	18"	745	(4) 9" x 12"
2424 T24	24"	870	(4) 14" x 14"

EXTENSION SECTION	HT.	LBS.	KNOCK-OUTS
2424 E6	6"	270	NONE

LOWER SECTION	HT.	LBS.	KNOCK-OUTS
2424 L12	12"	495	(4) 6" x 11"
2424 L18	18"	745	(4) 9" x 12"
2424 L24	24"	870	(4) 14" x 14"

BOTTOM SECTION	HT.	LBS.	KNOCK-OUTS
2424 B30	30"	1595	(4) 18" x 18"
2424 B36	36"	1995	(4) 18" x 18"

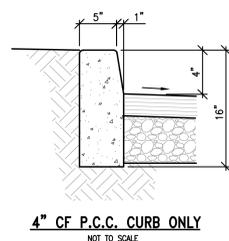
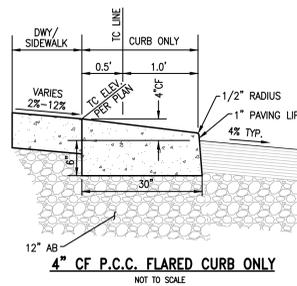
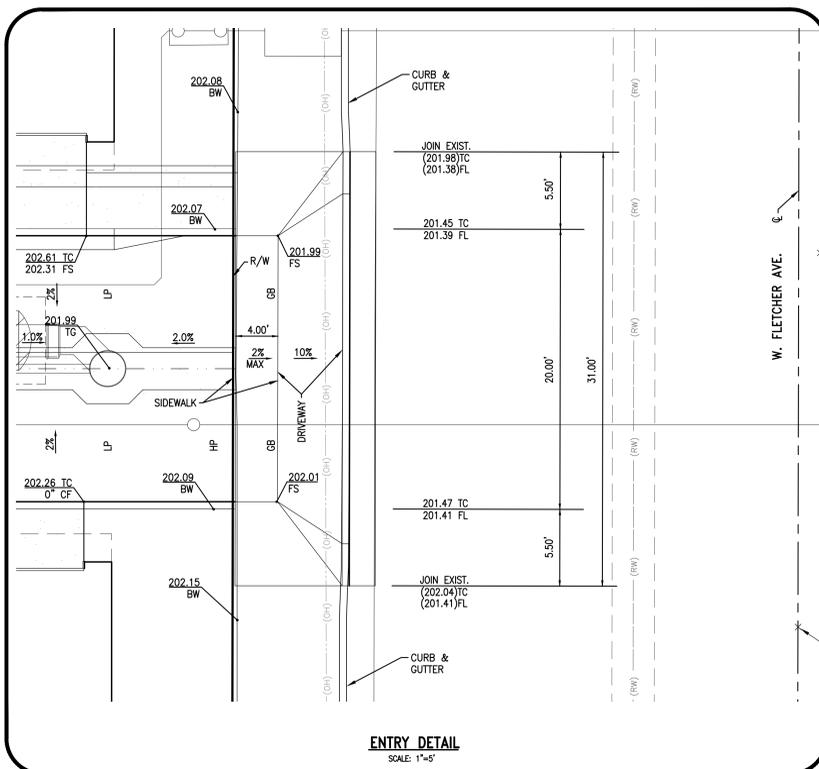
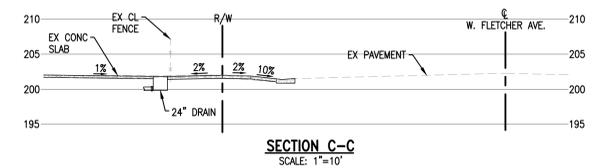
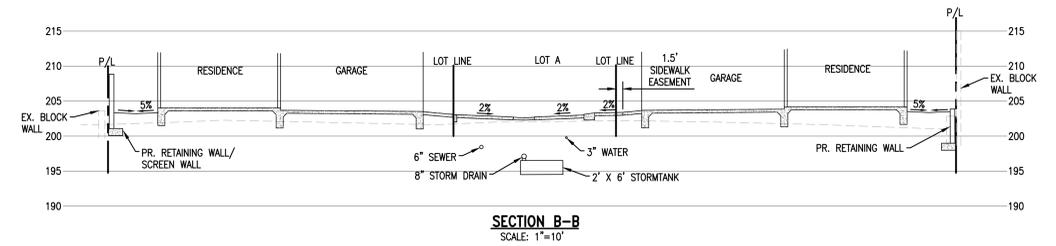
**24" x 24" CATCH CUB**  
 BROOK PRODUCTS  
 2424 CB  
 11-23-99 02-28-00

**NYLOPLAST DRAIN BASIN**  
 NTS

INTEGRATED DUCTILE IRON FRAME & GRATE/SOLID TO MATCH BASIN O.D.  
 18" (457 mm) MIN WIDTH  
 AASHTO H-20 CONCRETE SLAB 8" (203 mm) MIN THICKNESS  
 TRAFFIC LOADS: CONCRETE DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED GIVING CONSIDERATION FOR LOCAL SOIL CONDITIONS, TRAFFIC LOADING & OTHER APPLICABLE DESIGN FACTORS  
 ADAPTER ANGLES VARIABLE 0°-360° ACCORDING TO PLANS  
 VARIABLE SLUMP DEPTH ACCORDING TO PLANS  
 8" (152 mm) MIN ON 8-24" (200-600 mm)  
 10" (254 mm) MIN ON 30" (750 mm)  
 4" (102 mm) MIN ON 8-24" (200-600 mm)  
 6" (152 mm) MIN ON 30" (750 mm)  
 VARIOUS TYPES OF INLET AND OUTLET ADAPTERS AVAILABLE: 4-30" (100-750 mm) FOR CORRUGATED HOPE  
 BACKFILL MATERIAL BELOW AND TO SIDES OF STRUCTURE SHALL BE ASTM D3321 CLASS I OR II CRUSHED STONE OR GRAVEL AND BE PLACED UNIFORMLY IN 12" (305 mm) LIFTS AND COMPACTED TO MIN OF 90%  
 WATERTIGHT JOINT (CORRUGATED HOPE SHOWN)  
 INVERT ACCORDING TO PLANS/TAKE OFF

**NOTES:**  
 1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A538 GRADE 70-50-05  
 2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A538 GRADE 70-50-05  
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS  
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HOPE ADS & HANDED DUAL WALL & SDR 35 PVC  
 5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM  
 6. TO ORDER CALL: 800-821-4716

A	PART #	GRATE/SOLID COVER OPTIONS
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20



**AREA DRAIN SYSTEM**  
NOT TO SCALE

NOTE: USE BLACK ATRIUM GRATE IN SHRUB AND GROUND COVER AREAS, USE GREEN FLAT GRATE IN GRASS AREAS, AND USE SAND COLOR OR BRASS FLAT GRATES IN HARDSCAPE AREAS

KEY NOTES	4"	6"	8"	9"	12"
1 FLAT GRATE					
CIRCULAR	11/13	40/50	10/20	980/990	1240/1250
SQUARE	1/2	4/5	881/882	950/970	1211/1212
2 ATRIUM GRATE					
CIRCULAR	75/78	80/90	NA	NA	NA
SQUARE	NA	NA	NA	981/991	1280/1290
3 LOW-PROFILE ADAPTER	NA	NA	NA	930/932	1230
4 UNIVERSAL OUTLET	NA	NA	NA	1243/1266	1243/1266
5 DOWN PIPE	4"	6"	6"	4"/6"	

PIPE SIZE PER PLAN

4" CURB ONLY    TRANSITION PER PLAN 3" MINIMUM    0" CURB

4" CURB FACE    0" CURB

SQUARE ATRIUM GRATE    SQUARE FLAT GRATE    CIRCULAR FLAT GRATE    CIRCULAR ATRIUM GRATE

**RECORD DRAWING** RECOMMENDED

ENGINEER (SIGNATURE) DATE PRINCIPAL CIVIL ENGINEER

**REVISIONS**

NO.	DATE	DESCRIPTION	APPROVED

PREPARED BY: **MFKessler** ONE VENTURE, STE. 130 IRVINE, CA 92618 PHONE: (949) 339-5330 CONTACT: ALI MONSHIZADEH

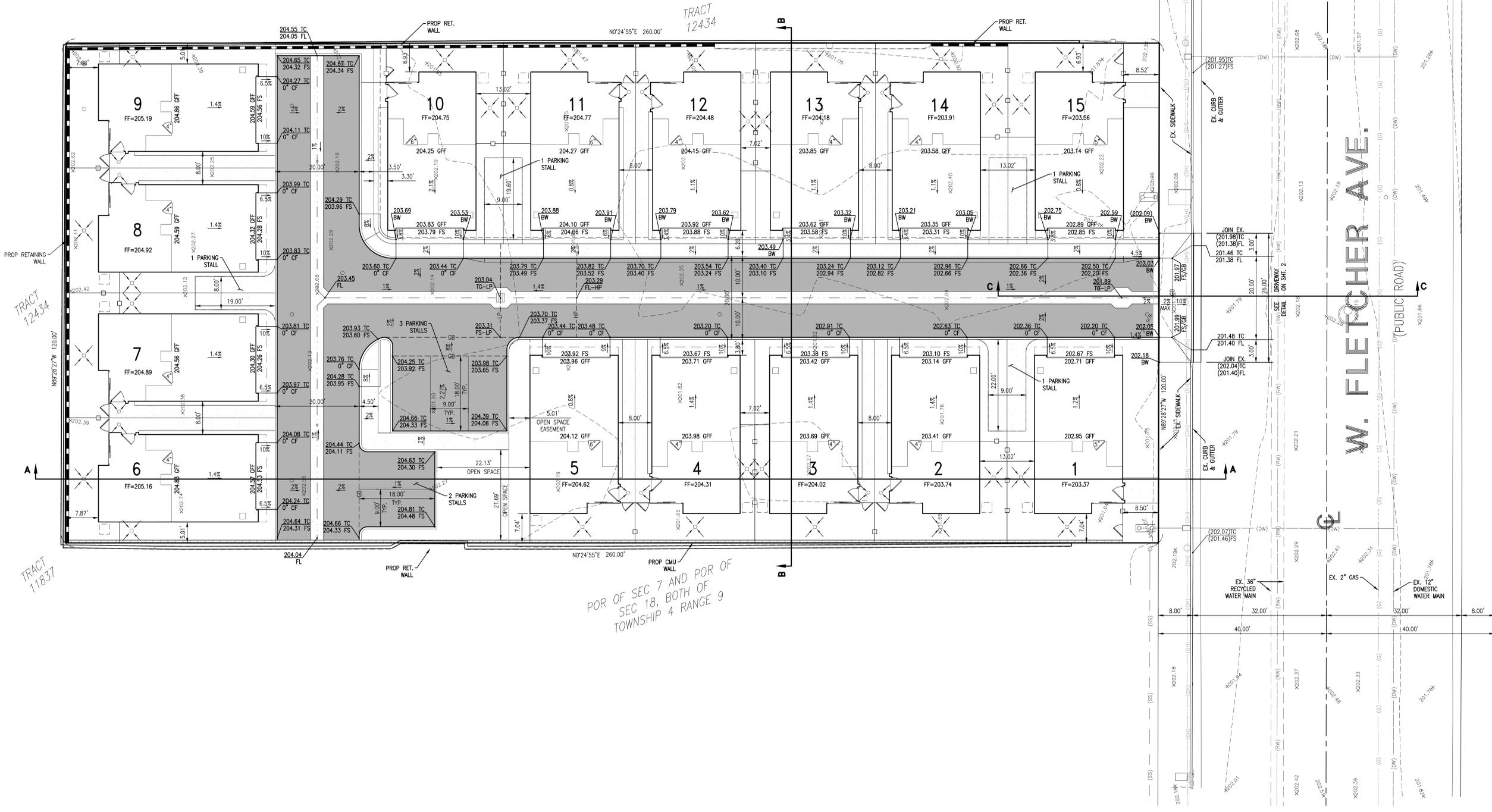
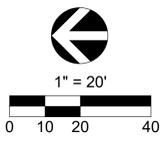
**DIGALERT** DIAL TOLL FREE 811 or 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG

CITY OF ORANGE OFFICE OF THE CITY ENGINEER PRELIMINARY ENGINEERING PLAN DETAILS AND SECTIONS

SCALE: HORIZ.: SEE PLAN VERT.: SEE PLAN SHEET No. 2 OF 4

DRAWN BY: STAFF PROJECT NUMBER

CHECKED BY: AM



**LEGEND**

	PROPOSED SEWER LINE		EXISTING WATER VALVE
	PROPOSED WATER LINE		EXISTING MANHOLE
	PROPOSED STORM DRAIN LINE		FIRE HYDRANT
	CENTER LINE		STREET LIGHT
	PROPERTY LINE		EX. POWER POLE
	EXISTING CURB AND GUTTER		PROP. FDC
	EXISTING SIDEWALK		SEWER MANHOLE
	EXISTING SEWER LINE		SEWER CLEANOUT
	EXISTING WATER LINE		WATER VALVE
	EXISTING STORM DRAIN LINE		RETAINING WALL
	EXISTING GAS LINE		WOOD FENCE
	EXISTING TELEPHONE LINE		IRON FENCE
	EXISTING ELECTRIC LINE		LIMIT OF WORK

RECORD DRAWING		RECOMMENDED	
ENGINEER (SIGNATURE)	DATE	PRINCIPAL CIVIL ENGINEER	DATE
<b>REVISIONS</b>			
NO.	DATE	DESCRIPTION	APPROVED
PREPARED BY: <b>MFKessler</b> MFKESSLER ONE VENTURE, STE. 130 IRVINE, CA 92618 PHONE: (949) 339-5330 CONTACT: ALI MONSHIZADEH			
ALI MONSHIZADEH, R.C.E. No. C67874		DATE	

**DIGALERT**

DIAL TOLL FREE 811 or 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

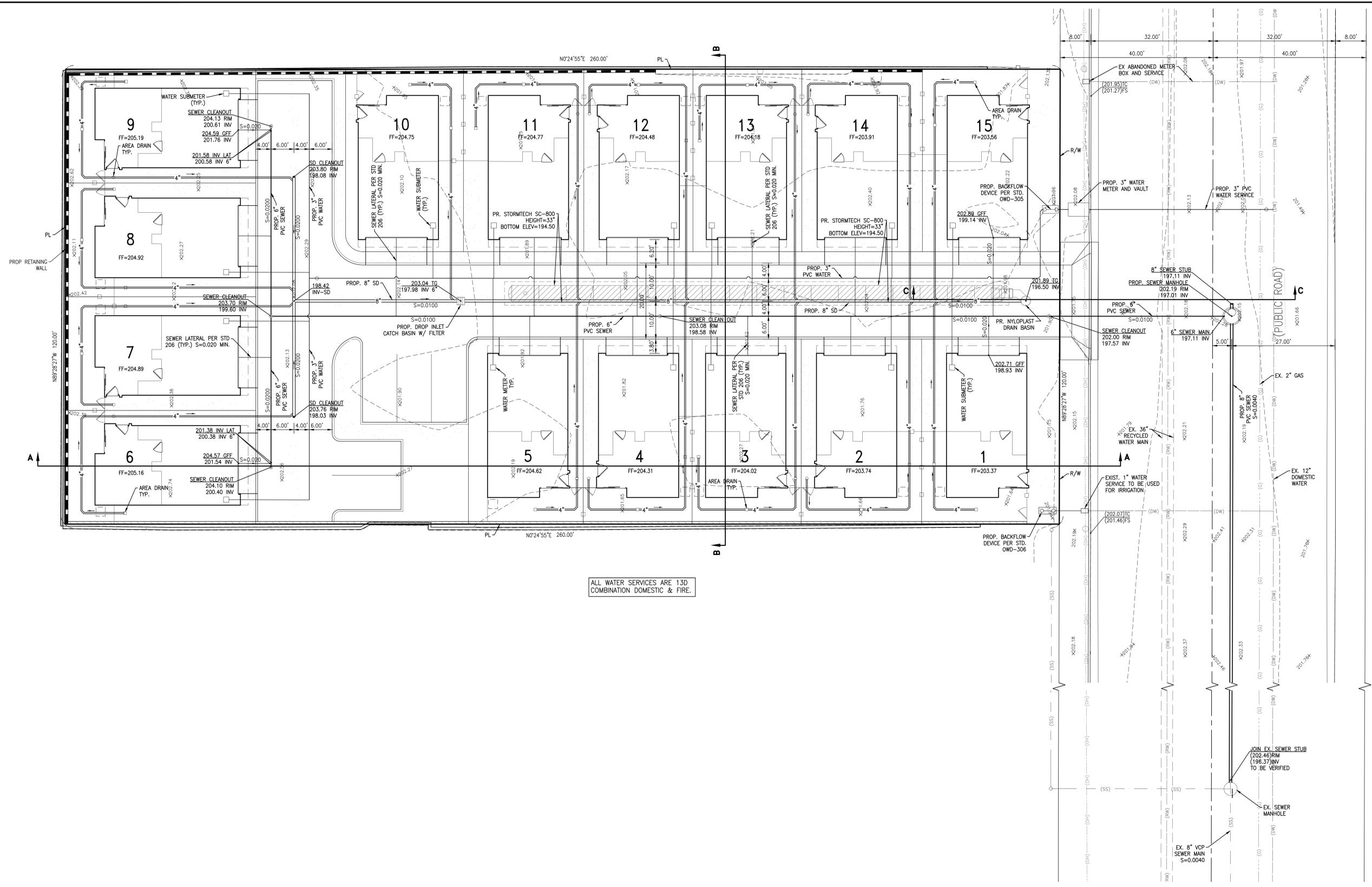
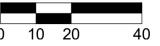
CITY OF ORANGE  
OFFICE OF THE CITY ENGINEER  
PRELIMINARY ENGINEERING PLAN  
GRADING AND DRAINAGE PLAN

SCALE: HORIZ.: SEE PLAN VERT.: SEE PLAN SHEET No. 3 OF 4

DRAWN BY: STAFF PROJECT NUMBER: CHECKED BY: AM



1" = 20'



ALL WATER SERVICES ARE 13D COMBINATION DOMESTIC & FIRE.

**LEGEND**

	PROPOSED SEWER LINE		EXISTING WATER VALVE
	PROPOSED WATER LINE		EXISTING MANHOLE
	PROPOSED STORM DRAIN LINE		FIRE HYDRANT
	CENTER LINE		STREET LIGHT
	PROPERTY LINE		EX. POWER POLE
	EXISTING CURB AND GUTTER		PROP. FDC
	EXISTING SIDEWALK		SEWER MANHOLE
	EXISTING SEWER LINE		SEWER CLEANOUT
	EXISTING WATER LINE		WATER VALVE
	EXISTING STORM DRAIN LINE		RETAINING WALL
	EXISTING GAS LINE		WOOD FENCE
	EXISTING TELEPHONE LINE		IRON FENCE
	EXISTING ELECTRIC LINE		LIMIT OF WORK

RECORD DRAWING	RECOMMENDED
ENGINEER (SIGNATURE) _____ DATE _____	DATE _____ PRINCIPAL CIVIL ENGINEER _____

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED BY:  
**MKessler**  
 ONE VENTURE, STE. 130  
 IRVINE, CA 92618  
 PHONE: (949) 339-5330  
 CONTACT: ALI MONSHIZADEH  
 CIVIL ENGINEERING, LAND PLANNING, SURVEYING



**DIGALERT**  
  
 DIAL TOLL FREE  
 811 or  
 1-800-422-4133  
 AT LEAST TWO DAYS  
 BEFORE YOU DIG  
 UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

CITY OF ORANGE OFFICE OF THE CITY ENGINEER	
PRELIMINARY ENGINEERING PLAN UTILITY PLAN	
SCALE: HORIZ. SEE PLAN VERT. SEE PLAN	SHEET No. <b>4</b> OF <b>4</b>
DRAWN BY: STAFF	PROJECT NUMBER
CHECKED BY: AM	