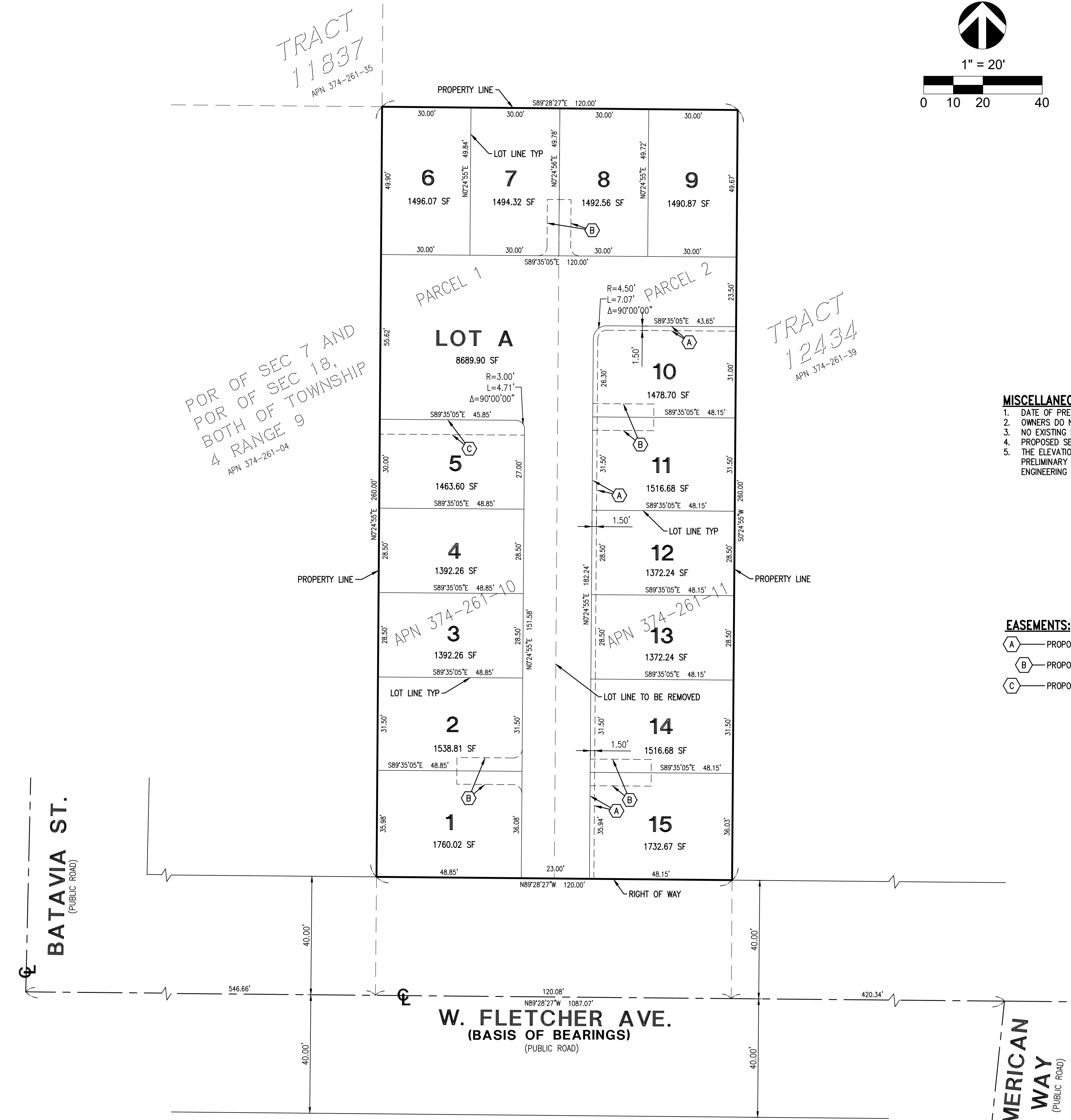
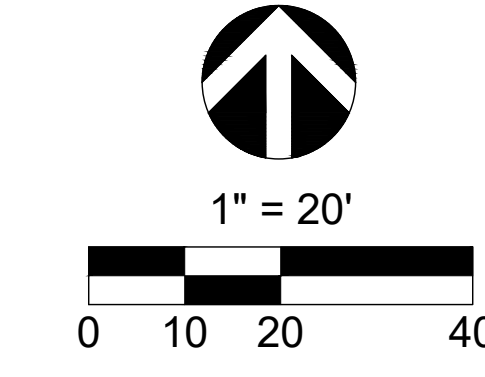
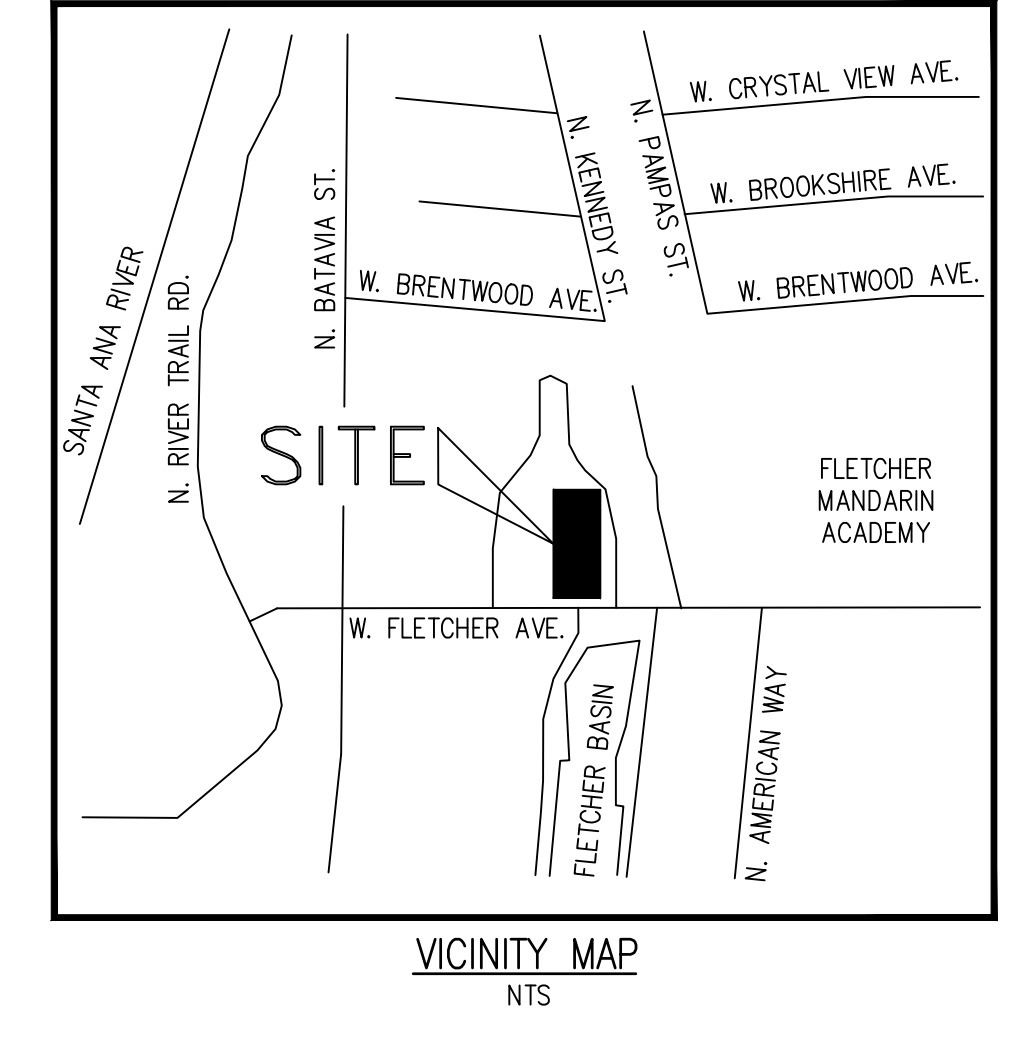


TENTATIVE TRACT MAP 19429

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



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

MISCELLANEOUS NOTES:

1. DATE OF PREPARATION: October 2025.
2. OWNERS DO NOT OWN ANY ADJACENT PARCELS.
3. NO EXISTING EASEMENTS AFFECT THE SUBJECT OWNED AND MAINTAINED.
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.

OWNER

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

ARCHITECT

SUMMA ARCHITECTURE
2506 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:

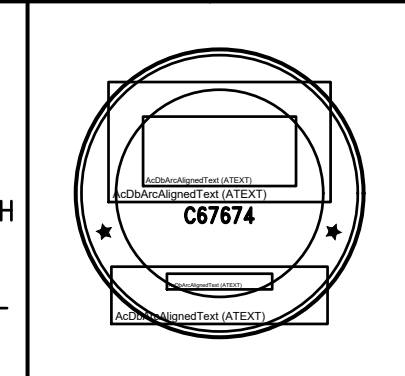
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1K-27-72"
SET IN THE TOP OF A 6 IN. BY 6 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF GLASSSELL STREET AND LINCOLN AVENUE, 40 FEET EASTERLY OF THE CENTERLINE OF GLASSSELL, 225 FT. NORTHERLY OF THE CENTERLINE OF LINCOLN AND 1 FT. NORTHERLY OF THE NORTH EDGE OF THE SOUTHERLY OF TWO PRIVATE DRIVES
ELEVATION = 213.41 (NAVD88)

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

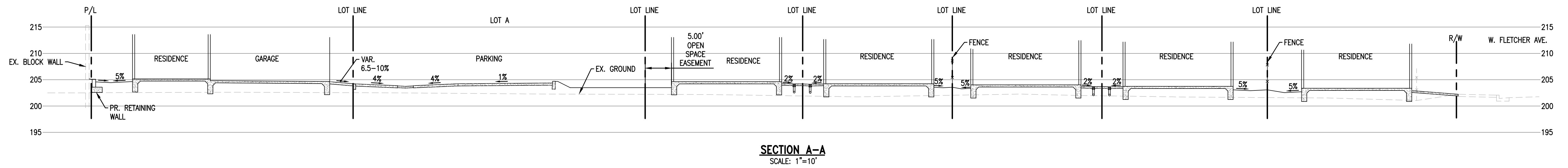
PREPARED BY:
MFKessler
ONE VENTURE, STE. 130
IRVINE, CA 92618
PHONE: (949) 339-5330
CONTACT: ALI MONSHIZADEH



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 48 lbs. (PARKWAY TRAFFIC), 103 lbs. (TRAFFIC)

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 STEEL COVER 81 lbs. (PARKWAY TRAFFIC), 114 lbs. (TRAFFIC)

2424 BOTTOM SECTION (WITH OR WITHOUT FRAME)

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"

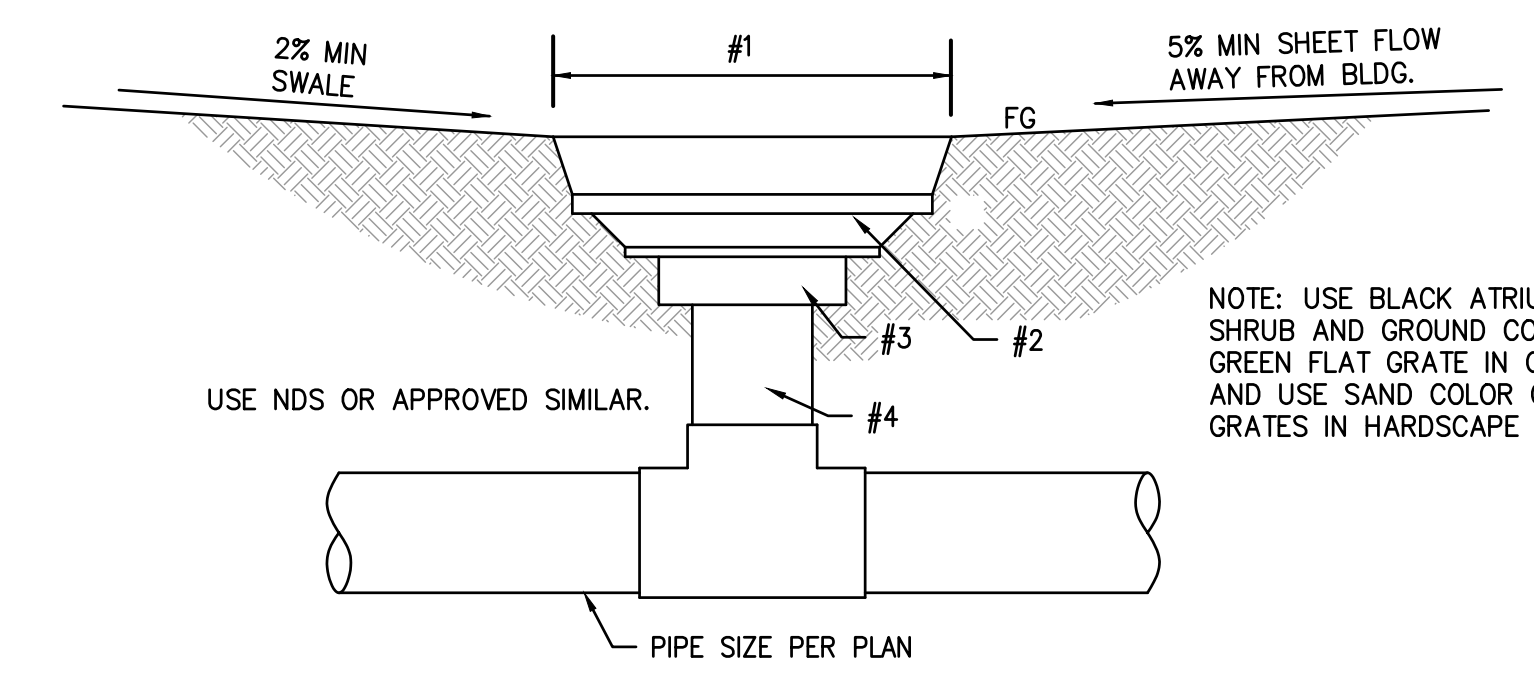
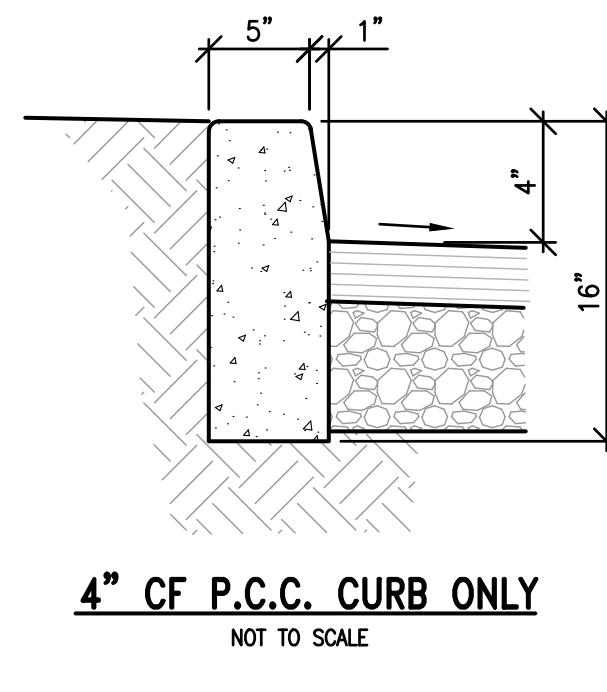
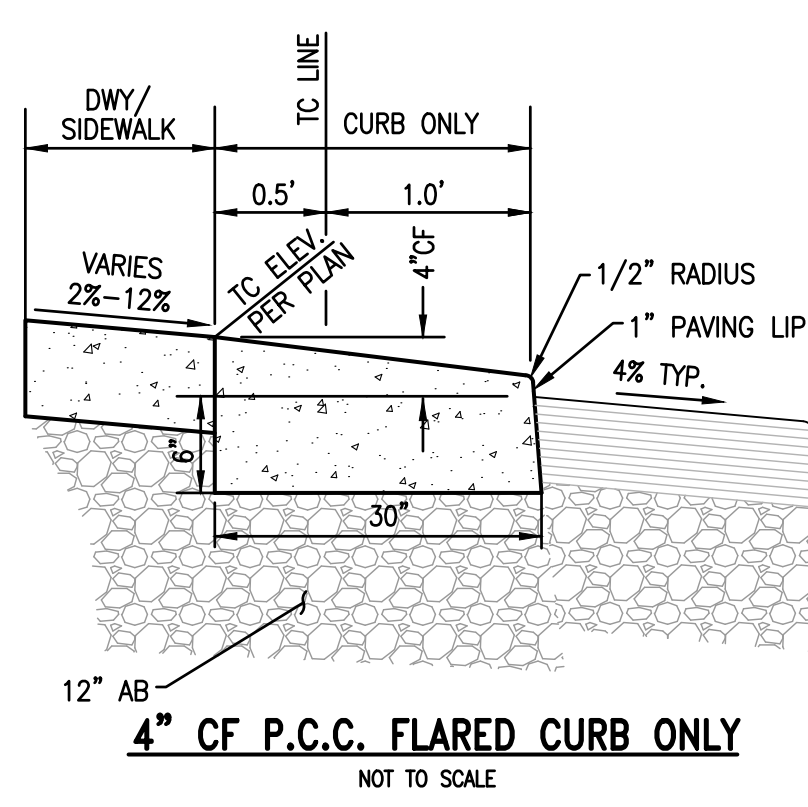
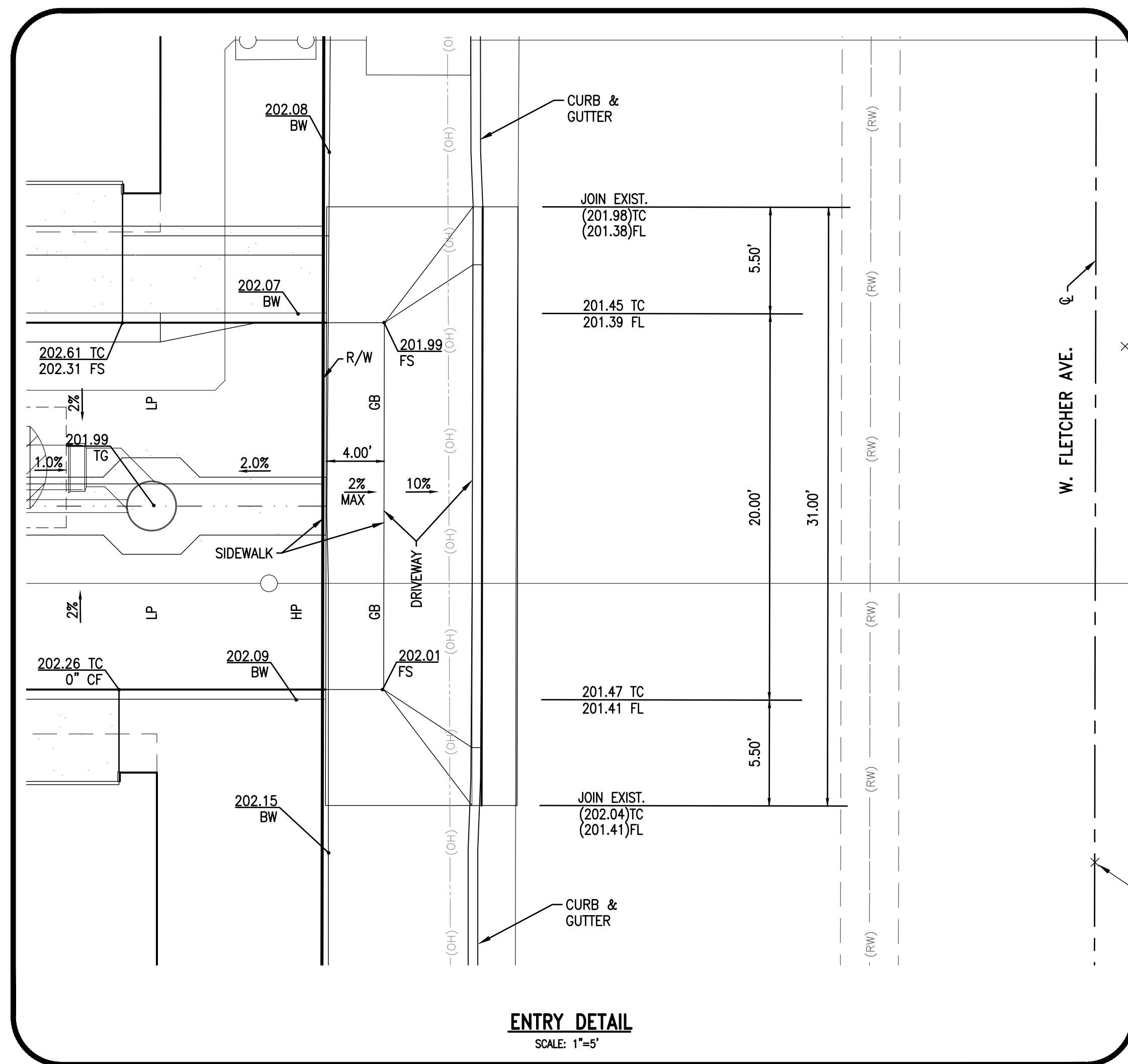
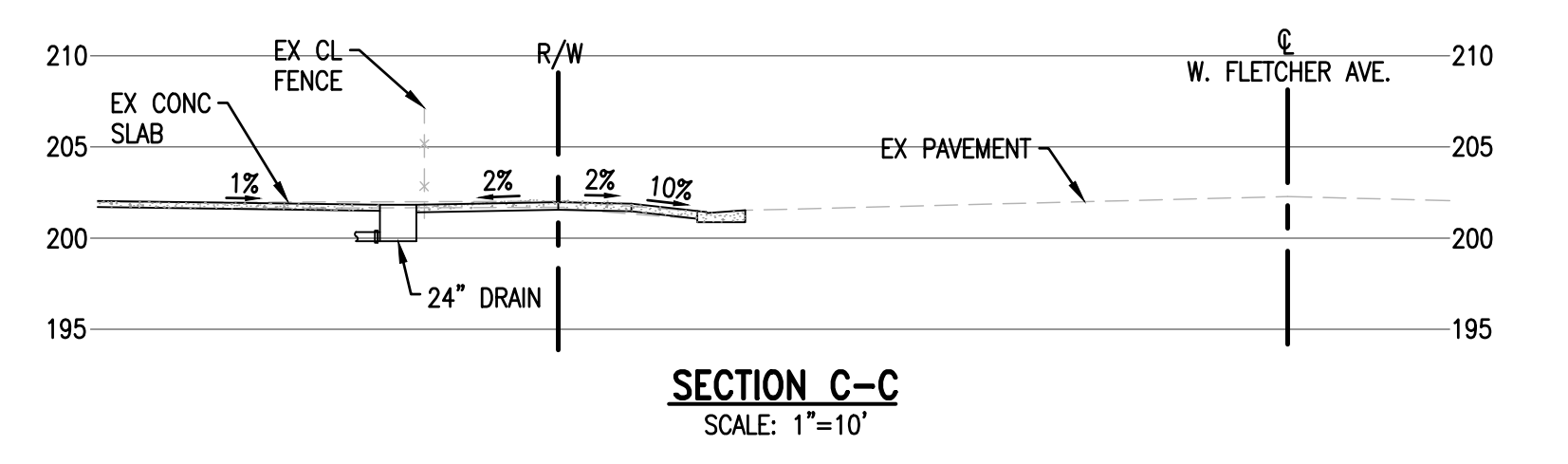
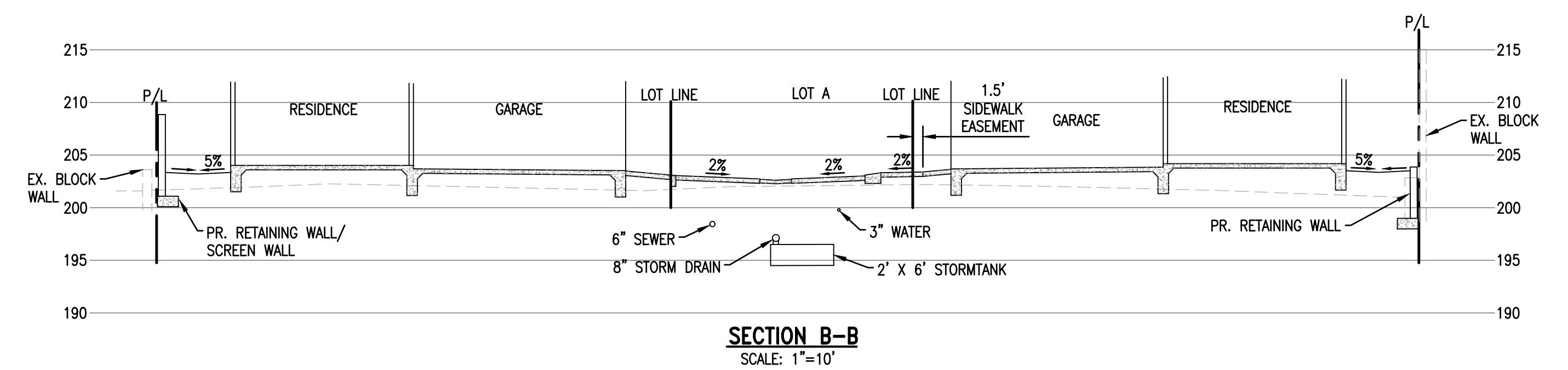
BOTTOM SECTION	HT.	LBS.	KNOCK-OUTS
2424 B30	30"	1595	(4) 18" x 18"
2424 B36	36"	1995	(4) 18" x 18"

24" x 24" CATCH BASIN
2424 CB

NYLOPLAST DRAIN BASIN
NTS

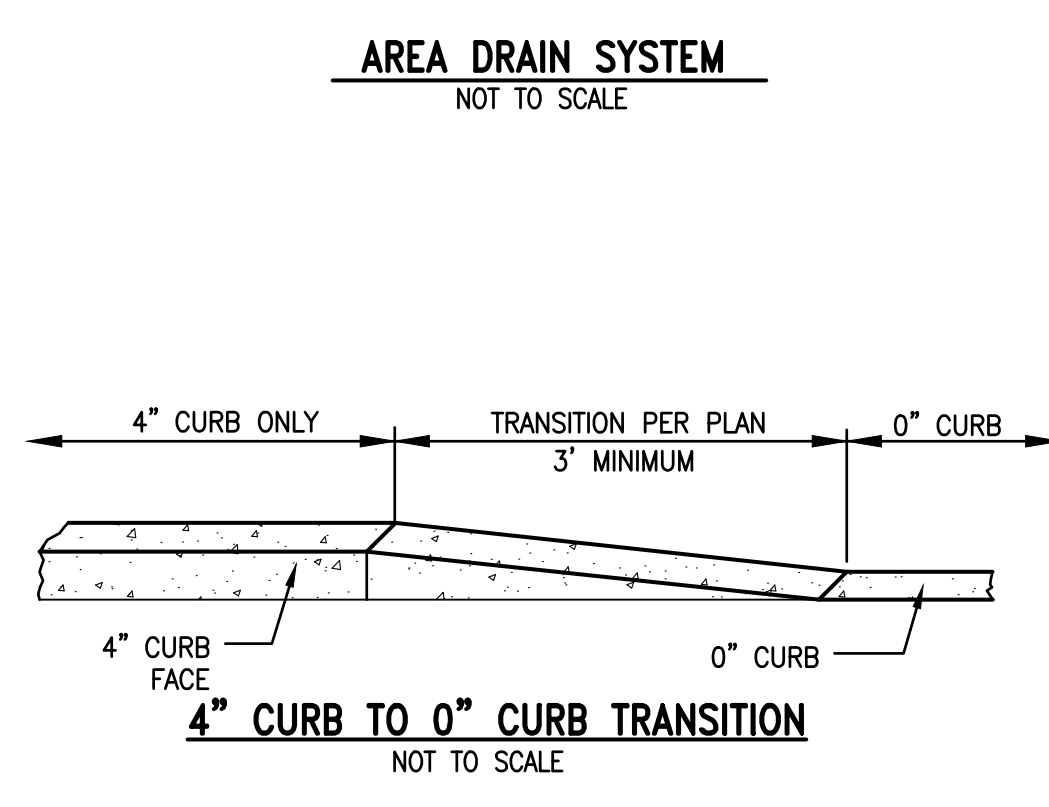
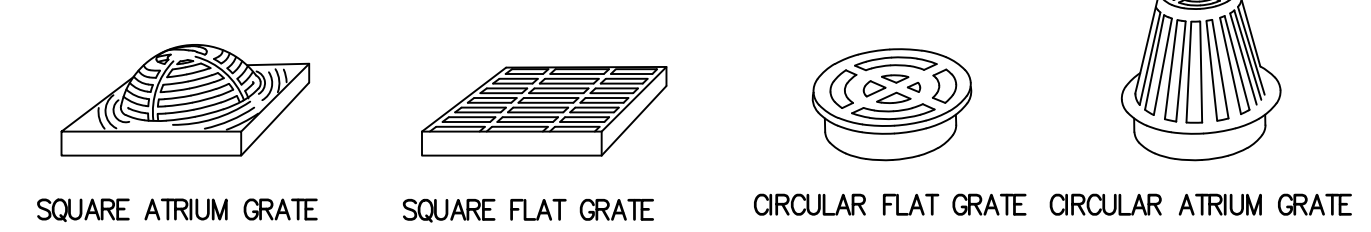
NOTES:
 1. 6-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
 3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
 4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE 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
6"	260BAG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
10"	2610AG	PEDESTRIAN LIGHT DUTY / STANDARD LIGHT DUTY / SOLID LIGHT DUTY
12"	2612AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
15"	2615AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
18"	2618AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
24"	2624AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20
30"	2630AG	PEDESTRIAN AASHTO H-20 / STANDARD AASHTO H-20 / SOLID AASHTO H-20



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
ATRIUM GRATE					
CIRCULAR	75/78	80/90	NA	NA	NA
SQUARE	NA	NA	NA	981/991	1280/1290
2 LOW-PROFILE ADAPTER	NA	NA	NA	930/932	1230
3 UNIVERSAL OUTLET	NA	NA	NA	1243/1266	1243/1266
4 DOWN PIPE	4"	6"	6"	4"/6"	



RECORD DRAWING RECOMMENDED

ENGINEER (SIGNATURE) DATE PRINCIPAL CIVIL ENGINEER

REVISIONS

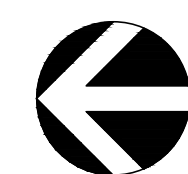
NO.	DATE	DESCRIPTION	APPROVED

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

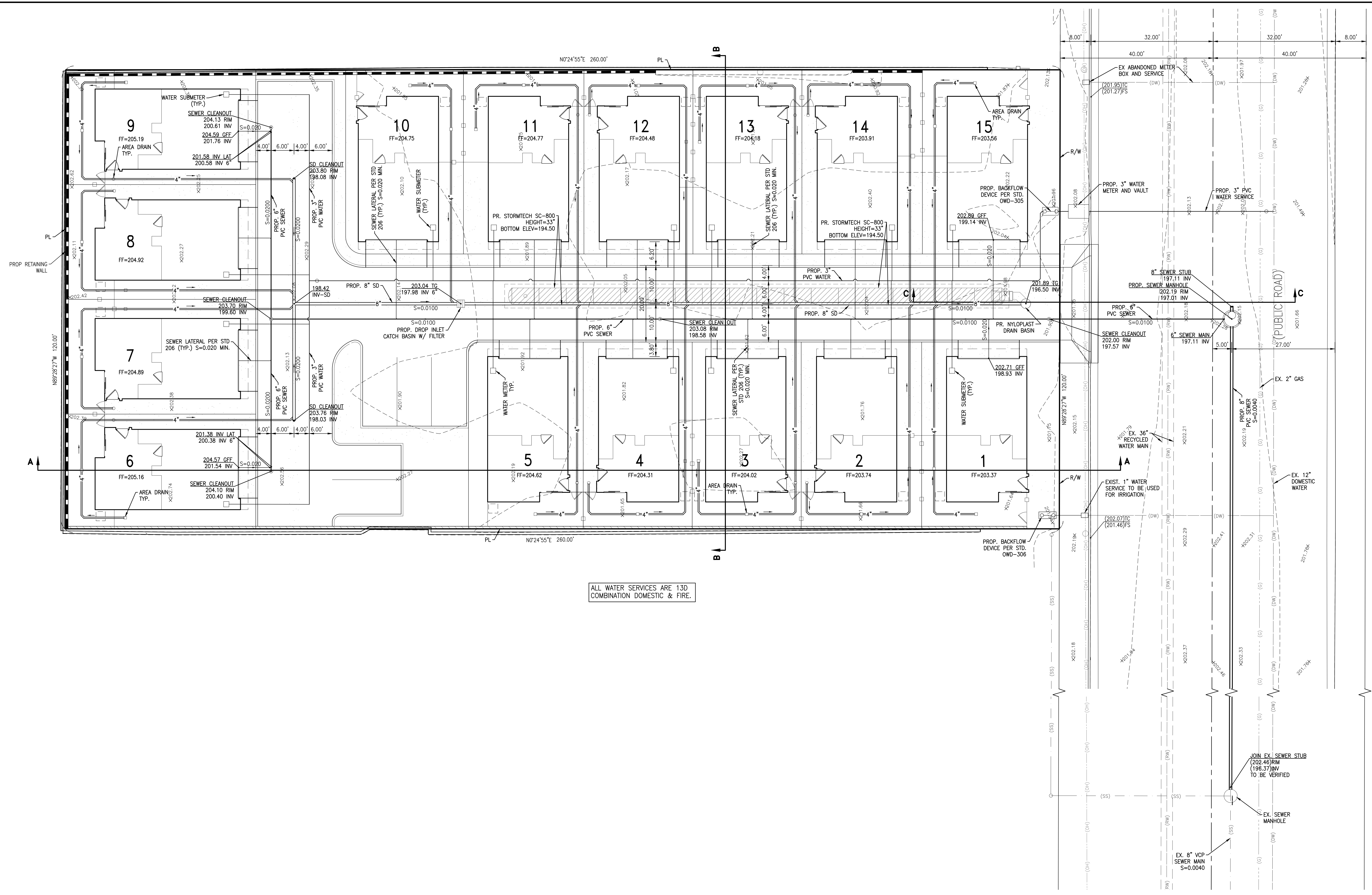
CITY OF ORANGE
 OFFICE OF THE CITY ENGINEER
 PRELIMINARY ENGINEERING PLAN
 DETAILS AND SECTIONS

SCALE: HORIZ.: SEE PLAN
 VERT.: SEE PLAN
 SHEET No. 2 OF 4
 DRAWN BY: STAFF
 CHECKED BY: AM

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



1" = 20'
0 10 20 40



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
— S — EXISTING SEWER LINE	—○— SEWER CLEANOUT
— W — EXISTING WATER LINE	—○— WATER VALVE
— S — EXISTING STORM DRAIN LINE	—■— RETAINING WALL
— G — EXISTING GAS LINE	—○— WOOD FENCE
— T — EXISTING TELEPHONE LINE	—○— IRON FENCE
— E — EXISTING ELECTRIC LINE	—■— LIMIT OF WORK

RECORD DRAWING		RECOMMENDED	
ENGINEER (SIGNATURE)	DATE	PRINCIPAL CIVIL ENGINEER	DATE
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED
PREPARED BY: MFKessler MFKESSLER ONE VENTURE, STE. 130 IRVINE, CA 92618 PHONE: (949) 339-5330 CONTACT: ALI MONSHIZADEH			
ALI MONSHIZADEH, R.C.E. No. C6764		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
UTILITY PLAN

SCALE: HORIZ. SEE PLAN VERT. SEE PLAN SHEET No. 4 OF 4
DRAWN BY: STAFF PROJECT NUMBER: _____
CHECKED BY: AM