

RESIDENTIAL (NET AREAS)

Lot No.	S.F.	Acres	Lot No.	S.F.	Acres
1	3,212	0.07	15	3,119	0.07
2	3,225	0.07	16	3,264	0.07
3	3,235	0.07	17	4,590	0.11
4	2,732	0.06	18	3,038	0.07
5	2,912	0.07	19	3,354	0.08
6	3,168	0.07	20	3,101	0.07
7	2,797	0.06	21	3,101	0.07
8	2,890	0.07	22	3,101	0.07
9	3,578	0.08	23	3,101	0.07
10	3,644	0.08	24	3,101	0.07
11	3,168	0.07	25	3,101	0.07
12	2,912	0.07	26	3,294	0.08
13	2,903	0.07	27	3,062	0.07
14	3,165	0.07	28	4,681	0.11
Total S.F.			90,453		
Total Acres			2.08		
Average			3,230		

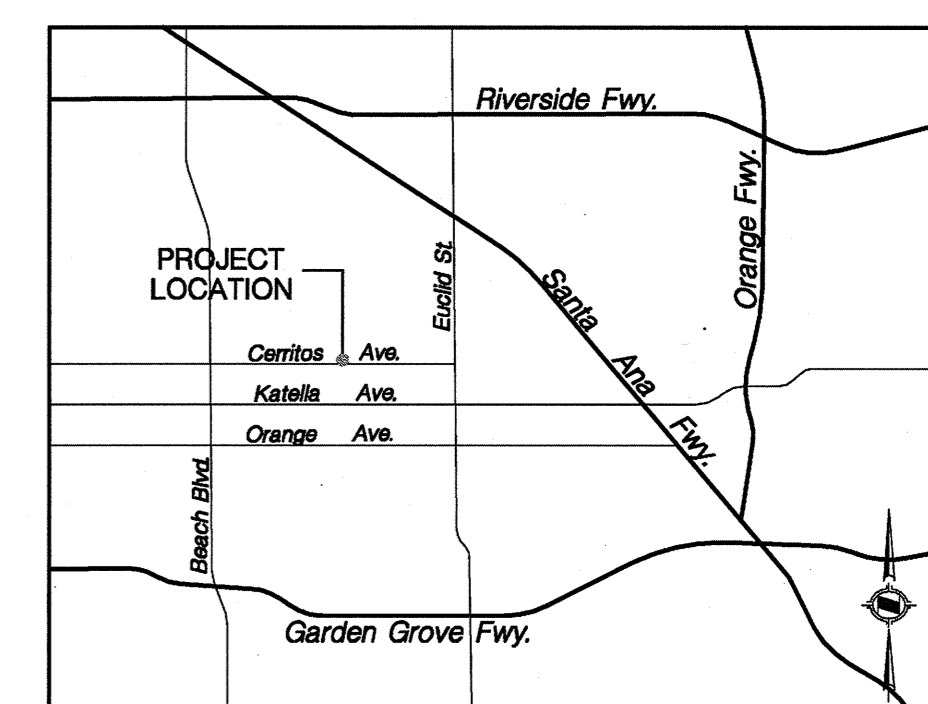
OPEN SPACE

Lot No.	S.F.	Acres	LAND USE
A	603	0.01	OPEN SPACE
B	1,438	0.03	OPEN SPACE
C	590	0.01	OPEN SPACE
D	795	0.02	OPEN SPACE
E	7,272	0.17	STREET
F	5,611	0.13	STREET
G	7,189	0.17	STREET
H	5,329	0.12	STREET
I	4,704	0.11	STREET
J	5,227	0.12	STREET
K	1,407	0.03	STREET
L	1,387	0.03	STREET
TOTAL		41,532 S.F.	
		0.95 AC.	

EXISTING EASEMENT:

- AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 8/11/1997 IN BOOK 30, PAGE 58, OF DEED IN FAVOR OF STEARNS RANCHOS COMPANY AFFECTS SAID LAND SURVEYORS NOTE EASEMENT WITHIN CERRITOS AVENUE RIGHT OF WAY, SHOWN HEREON AS (A)
- AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 8/8/1949 IN BOOK 1885, PAGE 243, OFFICIAL RECORDS IN FAVOR OF AUGUST D. ELTISTE AND MARGARET D. ELTISTE AFFECTS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED, SHOWN HEREON AS (B) TO BE QUITCLAIMED OR REMOVED FROM TITLE
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 3/2/1951 IN BOOK 2152 PAGE 382, OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED, SAID MATTER AFFECTS PARCEL 4. SHOWN HEREON AS (C)
- AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 7/3/1953 IN BOOK 2532, PAGE 412, OFFICIAL RECORDS IN FAVOR OF AUGUST D. ELTISTE AND MARGARET D. ELTISTE, HUSBAND AND WIFE AFFECTS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED, SAID MATTER AFFECTS PARCELS 1 AND 2. SHOWN HEREON AS (D) TO BE QUITCLAIMED OR REMOVED FROM TITLE
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED IN BOOK 2795, PAGE 518, OFFICIAL RECORDS IN FAVOR OF COUNTY OF ORANGE AFFECTS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED, SAID MATTER AFFECTS PARCELS 1 AND 2. SURVEYORS NOTE: EASEMENT WITHIN CERRITOS AVENUE RIGHT OF WAY, SHOWN HEREON AS (E)
- AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES THERETO AS PROVIDED IN AN INSTRUMENT RECORDED 10/24/1955 IN BOOK 3258 PAGE 330, OFFICIAL RECORDS, IN FAVOR OF MOORE BUILT HOMES, INC., A CALIFORNIA CORPORATION AFFECTS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED, SAID MATTER AFFECTS PARCEL 5. SHOWN HEREON AS (F) TO BE QUITCLAIMED OR REMOVED FROM TITLE
- AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES AS PROVIDED IN AN INSTRUMENT RECORDED 1/4/1956 IN BOOK 3341, PAGE 171, OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS MORE PARTICULARLY DESCRIBED IN THE ABOVE MENTIONED, SHOWN HEREON AS (G)

VICINITY MAP



NOTES:

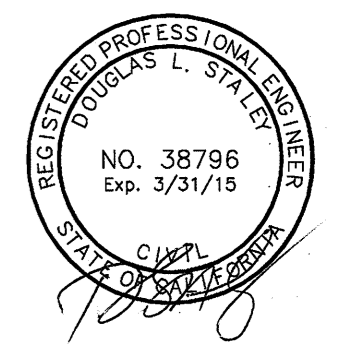
- EXISTING LAND USE: INSTITUTIONAL & RESIDENTIAL
- PROPOSED LAND USE: SINGLE-FAMILY DETACHED, SMALL-LOT SUBDIVISION
- GENERAL PLAN LAND USE DESIGNATION: 1B SUBURBAN RESIDENTIAL (0.5 - 18 DU/AC)
- EXISTING ZONING: R-1 SINGLE-FAMILY RESIDENCE
- PROPOSED ZONING: R1 (3,000) PD (3,200)
- WATER SERVICE PROVIDED BY: CITY OF ANAHEIM
- SEWER SERVICE PROVIDED BY:
 - REGIONAL ORANGE COUNTY SANITATION DISTRICT
 - LOCAL: CITY OF GARDEN GROVE
- TRASH SERVICE PROVIDED BY: ANAHEIM DISPOSAL
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON (SCE)
- TELEPHONE SERVICE PROVIDED BY: AT&T
- CABLE PROVIDED BY: TIME WARNER CABLE
- THE PROJECT IS LOCATED WITHIN THE ANAHEIM UNION SCHOOL DISTRICT.
- ASSESSOR PARCEL NUMBERS: 127-401-06, 127-401-07, 127-401-08, 127-401-09, 127-401-10
- WATER IMPROVEMENTS SHALL BE PER CITY OF ANAHEIM PUBLIC WORKS DEPARTMENT WATER DIVISION STANDARD PLANS AND SPECIFICATIONS.
- SEWER IMPROVEMENTS SHALL BE PER ORANGE COUNTY SANITATION DISTRICT AND CITY OF ANAHEIM PUBLIC WORKS DEPARTMENT STANDARDS.
- GRADING AND DRAINAGE DESIGN SHALL BE PER THE REQUIREMENTS OF THE COUNTY OF ORANGE GRADING MANUAL AND COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
- STORM DRAIN IMPROVEMENTS SHALL BE PER ORANGE COUNTY FLOOD CONTROL PLANS AND SPECIFICATIONS.
- ADDRESS: 9671 CERRITOS AVE., ANAHEIM, CA 92804
- TOTAL RESIDENTIAL LOTS: 28
- OPEN SPACE LOTS: 7 (LETTER LOTS)
- AVERAGE NET LOT SIZE: 3,230 S.F.
- MINIMUM NET LOT SIZE: 2,732 S.F.
- TOTAL GROSS AREA OF PROJECT SITE: 3.17 AC
- TOTAL NET RESIDENTIAL AREA: 2.08 AC
- THOMAS GUIDE: 798, 1C, 1D

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: A PORTION OF THE SOUTH 1/4 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 10 WEST, S.B.M.

ENGINEER STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.
 Douglas L. Staley, DATE 11-2-16



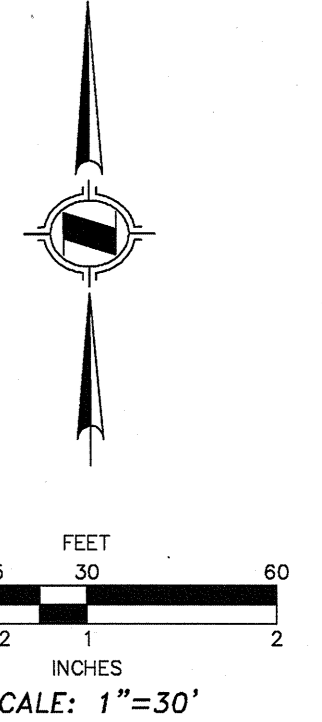
STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.
 DATE _____
 JEFF WEBER, AGENT

OWNER/DEVELOPER:

SIC ACQUISITIONS LLC
 19100 VON KARMAN AVENUE, SUITE 400
 IRVINE, CA 92612

MAP DATE	IDENTIFIER
11/02/16	BY: JS
DATE OF THIS SET	11/02/16



LEGEND:

- TRACT BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- RETAINING WALL
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED W.Q. INLET
- PROPOSED DRY WELL
- PROPOSED FIRE HYDRANT
- RATE OF GRADE
- NUMBERED LOT/PAD ELEVATION
- NAP NOT A PART

PROJECT SUMMARY

PROPOSED ZONING: R1 (3,000) PD (3,200)

Lot	Use	Acres
1-28	RESIDENTIAL LOTS/SINGLE FAMILY	2.22 AC.
A-C	LANDSCAPE LOTS ADJACENT TO CERRITOS AVENUE ROW ACRES	0.06 AC.
D	CENTRAL COMMON AREA LOT	0.02 AC.
E-G	TOTAL CERRITOS AVENUE ROW ACRES	0.46 AC.
H-K	PRIVATE STREETS	0.38 AC.
N/A	TOTAL OF ALL SIDEWALK EASEMENTS OVER INDIVIDUAL LOTS	(0.12 AC.)
L	SHARED PRIVATE DRIVEWAY	0.03 AC.
TOTAL		3.17 AC.

PROPOSED EASEMENT:

- RECIPROCAL INGRESS/EGRESS EASEMENT IN FAVOR OF LOTS 8-10 (1)
- AN EASEMENT FOR SIDEWALK PURPOSES (2)
- INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 28 (3)
- INGRESS/EGRESS EASEMENT IN FAVOR OF LOT 17 (4)

SITE SUMMARY:

NUMBER OF UNITS = 28
 SITE AREA = 3.17 ACRES
 DENSITY = 8.83 UNITS PER ACRE

DEVIATIONS TABLE:

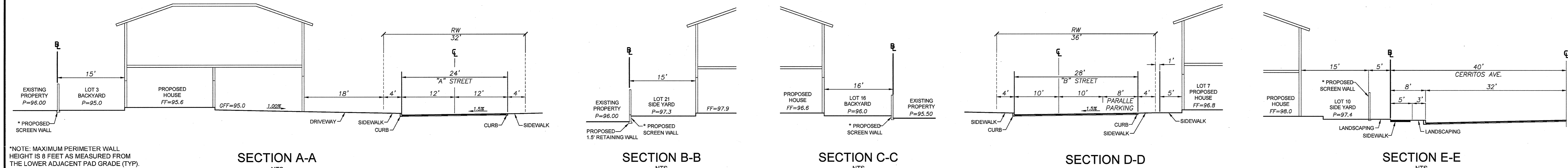
PURSUANT TO THE ORANGE COUNTY SUBDIVISION CODE, WE ARE REQUESTING THE FOLLOWING DEVIATIONS.

- A DEVIATION TO OCPW STANDARD PLAN 1117 FOR INTERSECTION SIGHT DISTANCE AS SHOWN ON VTTM 17813.
- A DEVIATION TO OCPW STANDARD PLAN 1107 FOR A AND C STREET PAVEMENT WIDTH AS SHOWN ON VTTM 17813.
- A DEVIATION TO OCPW STANDARD PLAN 1112 FOR A NON-STANDARD KNUCKLE ON A PRIVATE STREET AS SHOWN ON VTTM 17813.

EARTHWORK SUMMARY:

CUT: 2,600 CYS
 FILL: 2,600 CYS

SECTIONS:



*NOTE: MAXIMUM PERIMETER WALL HEIGHT IS 8 FEET AS MEASURED FROM THE LOWER ADJACENT PAD GRADE (TYP).

VESTING TENTATIVE TRACT MAP NO. 17813

PREPARED FOR: SIC ACQUISITIONS LLC
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 IRVINE, CA 92612
 ATTN: Jeff Weber

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 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hights Irvine, CA 92618
 P: (949) 583-0759 F: (949) 583-1010

SHEET 1 OF 1

W:\0889\Planning\OA_Project\TTM 17813 ANAHEIM-CERRITOS.GEN -- RM: -- DOC: --