Attachment C

Project Plans

















KNIGHTHALL C A P I T A L









SHEET INDEX

LANDSCAPE

COVED CLIEFT	00.4	OVERALL LANDSCAPE PLAN
COVER SHEET PERSPECTIVE AT BONITA CYN RD - VIEW A	CS 1	RETAINING WALL SECTIONS & SITE FURNISHINGS
PERSPECTIVE AT BONITA CYN RD - VIEW B	CS 2 CS 3	OFFSITE AT&T SITE PLAN IMPROVEMENTS
SHEET INDEX	INDEX	FIREPIT LOUNGE AREA ENLARGEMENT
STEET TOOK	INDEX	PICNIC AREA ENLARGEMENT
PLANNING		FENCE & WALL PLAN
ILLUSTRATIVE SITE PLAN	SP1	
LANDSCAPE PAVING ZONE EXHIBIT	SP2	CIVIL
ARCHITECTURE		VESTING TENTATIVE TRACT MAP
CODE ANALYSIS	A1	TITLE SHEET
UA SPLIT PLAN 1	A2	EXISTING CONDITIONS
UA SPLIT PLAN 2	A3	CONCEPTUAL GRADING PLAN
UA SPLIT PLAN 3	A4	SECTIONS
UA SPLIT PLAN 4	A5	CONCEPTUAL UTILITY PLAN
COMPOSITE PLANS - 5 PLEX	A6	AVERAGE GRADE PLANE
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A25



L1 L2 L3 L4 L5

1 OF 1 C-01 C-02 C-03 C-04 C-05 C-06



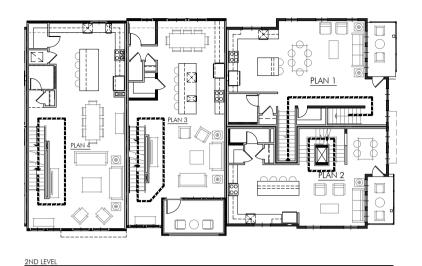
OPENING CALCULATIONS

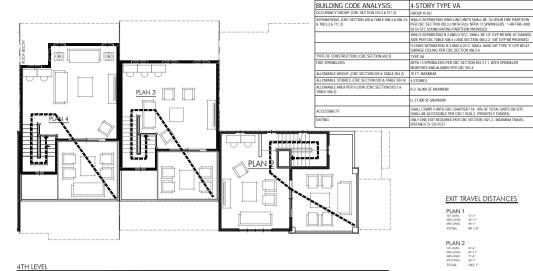












EXIT TRAVEL DISTANCES

PLAN 2

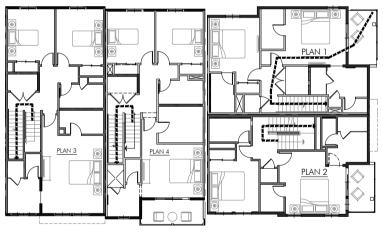
1ST LEVEL 12'-4'
2ND LEVEL 23'-11'
3RD LEVEL 17'-4'
4TH LEVEL 46'-7'
TOTAL 100'-1'

PLAN 3
15T LEVEL 12-8"
2ND LEVEL 43-2"
3ND LEVEL 48-2"
4TH LEVEL 45-5"
TOTAL 119"-5"

PLAN 4

15T LEVEL 12-8*
2ND LEVEL 46-8*
3RD LEVEL 45-10*
TOTAL 123*-11*

(B) PLAN 2 PLAN 4 PLAN 1 PLAN 3



3RD LEVEL

ALLOWABLE BUILDING A	ALLOWABLE BUILDING AREA:																
BUILDING TYPE	OCCUPANCY	CONSTRUCTION TYPE	ALLOWABLE AREA TABLE (CBC TABLE 506.2) R2 / U	FRONTAGE (If) INCREASE (CBC SECTION 506.3)	SPRINKLER (Is) INCREASE (CBC SECTION 506.3)	ALLOWABLE NUMBER OF STORIES (CBC 504.4)	ACTUAL BUILDING AREA 1ST FLOOR S.F. R2	ACTUAL BUILDING AREA 2ND FLOOR S.F. R2	ACTUAL BUILDING AREA 3RD FLOOR S.F. R2	ACTUAL BUILDING AREA 4TH FLOOR S.F. R2	ACTUAL BUILDING AREA GARAGE S.F. U	DECK & TERRACE	ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3)	TOTAL ACTUAL BUILDING AREA S.F. R2	ACTUAL BUILDING AREA S.F. R2 + U	BUILDING MIXED-AREA RATIO (<3)	FIRE WALL REQUIRED
5 PLEX - 4 STORY	R-2/U	TYPE VA, 1-HOUR	36,000 / 27,000 S.F.	NOT USED	USED FOR HEIGHT INCREASE (4-STORY)	4	1,340	3,468	3,661	1,184	2,415	1,177	70	10,830	13,245	0.36	NO
6 PLEX - 4 STORY	R-2 / U	TYPE VA, 1-HOUR	36,000 / 27,000 S.F.	NOT USED	USED FOR HEIGHT INCREASE (4-STORY)	4	1,765	4,283	4,592	1,620	2,879	1,574	70	13,834	16,713	0.45	NO
8 PLEX - 4 STORY	R-2 / U	TYPE VA, 1-HOUR	36,000 / 27,000 S.F.	NOT USED	USED FOR HEIGHT INCREASE (4-STORY)	4	2,644	6,032	6,404	2,520	3,792	2,244	70	19,844	23,636	0.63	NO

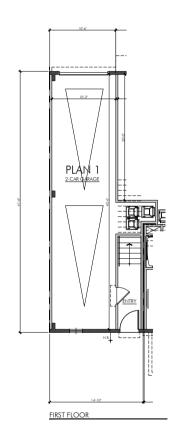


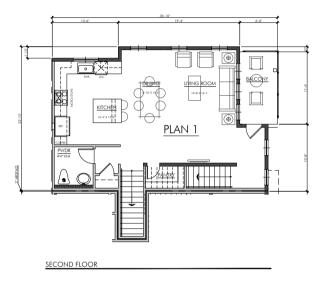


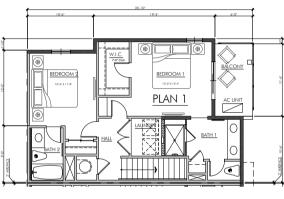












PLAN 1 • 2 BR/2.5 B/	4
PLAN 1 • FIRST FLOOR - GROSS	539 SQ. FT.
PLAN 1 * SECOND FLOOR - GROSS	708 SQ. FT.
PLAN 1 • THIRD FLOOR - GROSS	670 SQ. FT.
PLAN 1 • TOTAL GROSS (NBMC)	1,916 SQ.F
PLAN 1 • DECKS	139 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	96 SQ.FT.
PRIVATE OPEN SPACE PROVIDED	139 SQ. FT.

NOTE: ALL BEDROOMS SHALL HAVE AN EGRESS WINDOW WITH A MINIMUM OPENING SIZE OF 5.7 SQ. FT.

PLAN 1 • 2 BR/2.5 I	BA .
PLAN 1 FIRST FLOOR - NET	54 SQ. FT.
PLAN 1 • SECOND FLOOR - NET	612 SQ. FT.
PLAN 1 • THIRD FLOOR - NET	647 SQ. FT.
PLAN 1 • TOTAL NET	1,314 SQ.FT



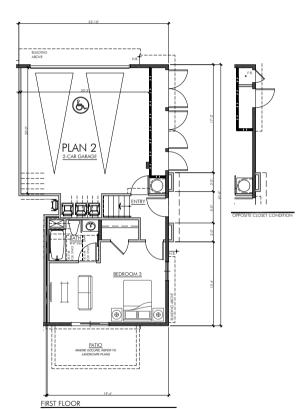


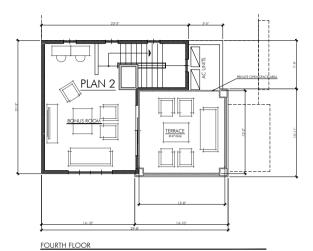


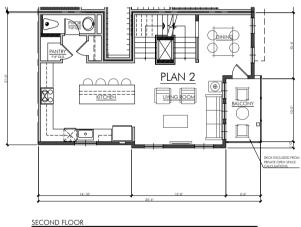
THIRD FLOOR













NOTE: ALL BEDROOMS SHALL HAVE AN EGRESS WINDOW WITH A MINIMUM OPENING SIZE OF 5.7 SQ. FT.

PLAN 2 • 3 BR/3.5 BA/LOFT

NET LIVING AREA	
PLAN 2 • 3 BR/3.5	BA/LOFT
PLAN 2 • FIRST FLOOR - NET	340 SQ. FT.
PLAN 2 • SECOND FLOOR - NET	543 SQ. FT.
PLAN 2 • THIRD FLOOR - NET	619 SQ. FT.
PLAN 2 • FOURTH FLOOR - NET	292 SQ. FT.
PLAN 2 • TOTAL NET	1,509 SQ.FT

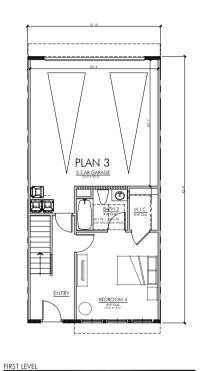


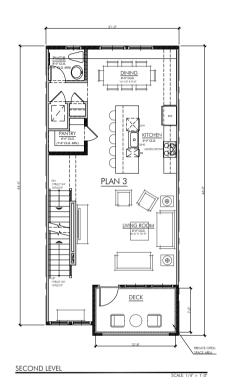
NEWPORT BEACH | CALIFORNIA

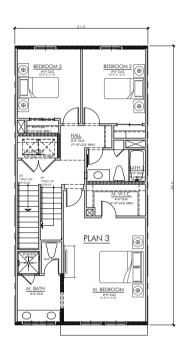














THIRD LEVEL

FOURTH LEVEL

NET LIVING AREA	
PLAN 2 • 3 BR/3.5	BA/LOFT
PLAN 3 • FIRST FLOOR - NET	388 SQ. FT.
PLAN 3 • SECOND FLOOR - NET	764 SQ. FT.
PLAN 3 • THIRD FLOOR - NET	881 SQ. FT.
PLAN 3 • FOURTH FLOOR - NET	370 SQ. FT.

NOTE: ALL BEDROOMS SHALL HAVE AN EGRESS WINDOW WITH A MINIMUM OPENING SIZE OF 5.7 SQ. FT.





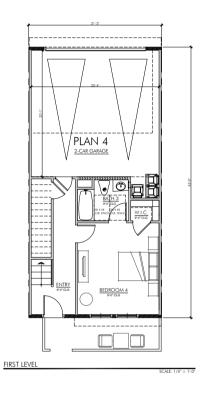
NEWPORT BEACH | CALIFORNIA KNIGHTHALL CAPITAL | 24 -172

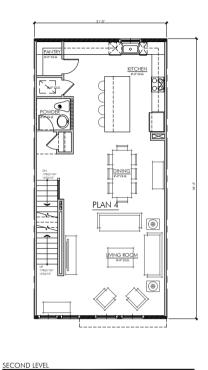
DATE 6 | 25 | 25

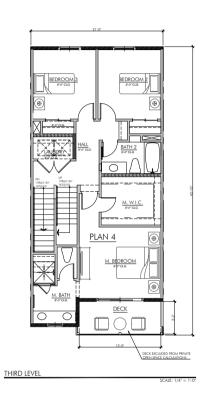














FOURTH LEVEL

SCALE: 1/4" = 1

GROSS AREA	
PLAN 4 • 4 BR/3.5 BA	VLOFT
PLAN 4 • FIRST FLOOR - GROSS	903 SQ. FT.
PLAN 4 • SECOND FLOOR - GROSS	886 SQ. FT.
PLAN 4 • THIRD FLOOR - GROSS	810 SQ. FT.
PLAN 4 • FOURTH FLOOR - GROSS	391 SQ. FT.
PLAN 4 • TOTAL GROSS (NBMC)	2,989 SQ. F1
PLAN 4 • DECK	69 SQ. FT.
PLAN 4 • TERRACE	204 SQ. FT.
PRIVATE OPEN SPACE REQ. (5% GFA)	149 SQ. FT.
PRIVATE OPEN SPACE PROVIDED	156 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY D OF CALCULATION.	UE TO METHOD

NET LIVING AREA

PLAN 4 • 4 BR/3.5 BA/LOFT

RAN4 • RIST RICOR • NET 416 50. FI

RAN4 • SCOND RICOR • NET 87 50. FI

RAN4 • HIND RICOR • NET 87 50. FI

RAN4 • FOURTH RICOR • NET 822 50. FI

RAN4 • FOURTH RICOR • NET 822 50. FI

NOTE: ALL BEDROOMS SHALL HAVE AN EGRESS WINDOW WITH A MINIMUM OPENING SIZE OF 5.7 SQ. FT.

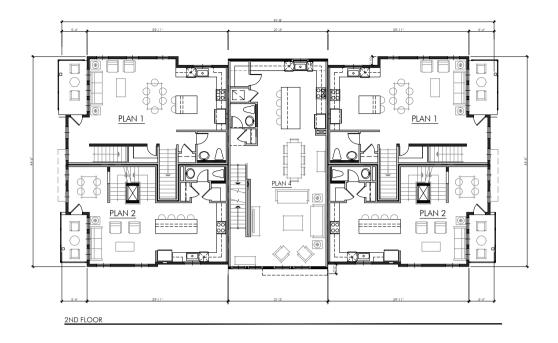


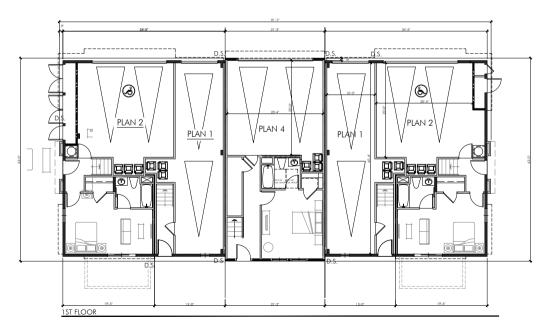
NEWPORT BEACH | CALIFORNIA KNIGHTHALL CAPITAL | 24 -172 DATE 6 | 25 | 25













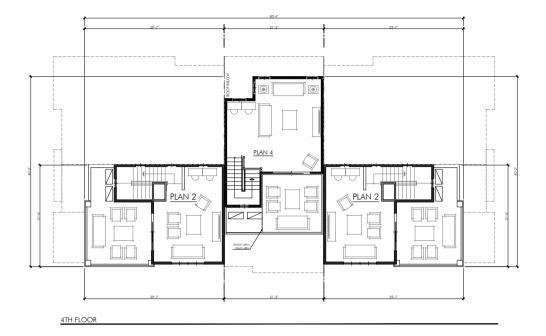


NEWPORT BEACH | CALIFORNIA













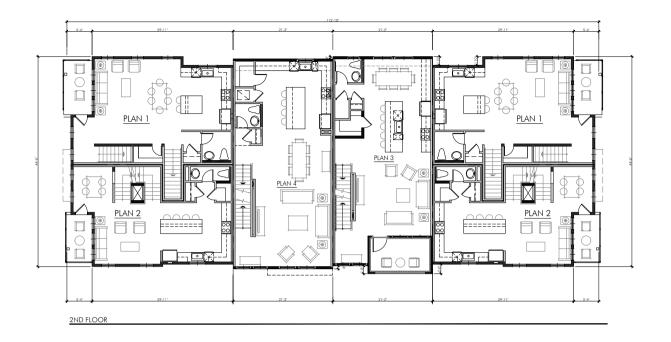


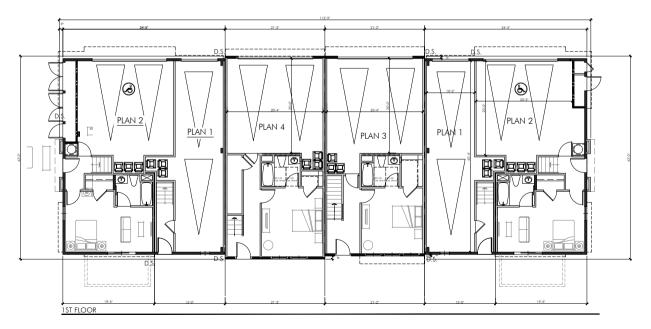
NEWPORT BEACH | CALIFORNIA













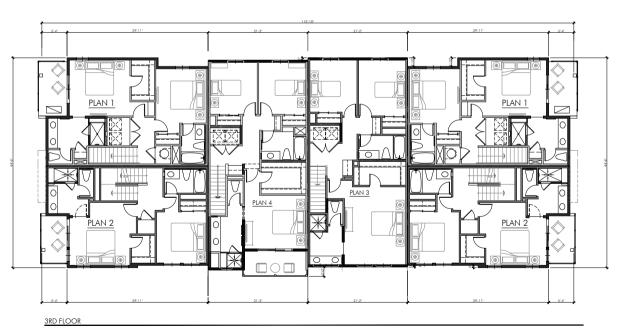
NEWPORT BEACH | CALIFORNIA









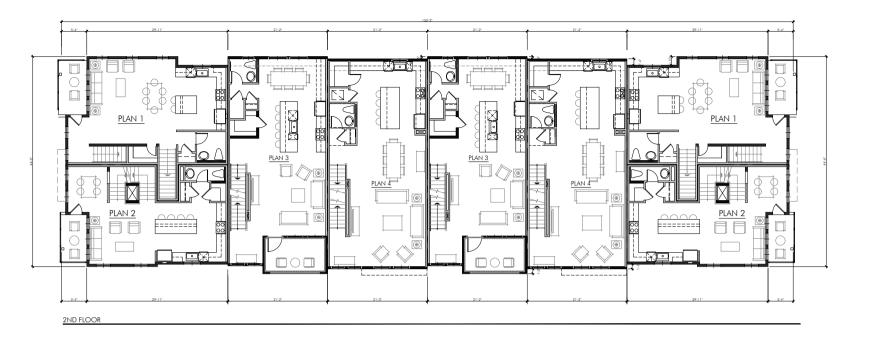


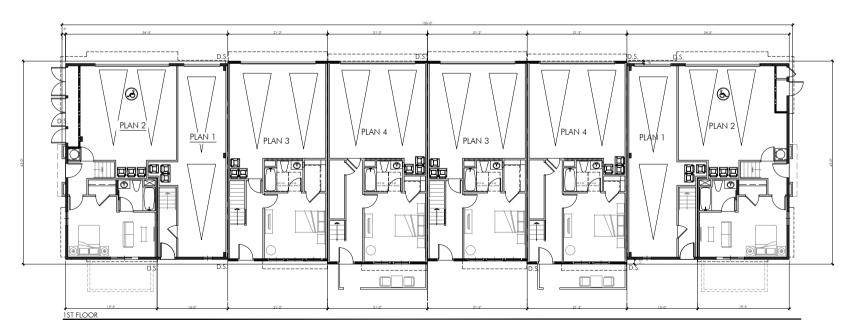












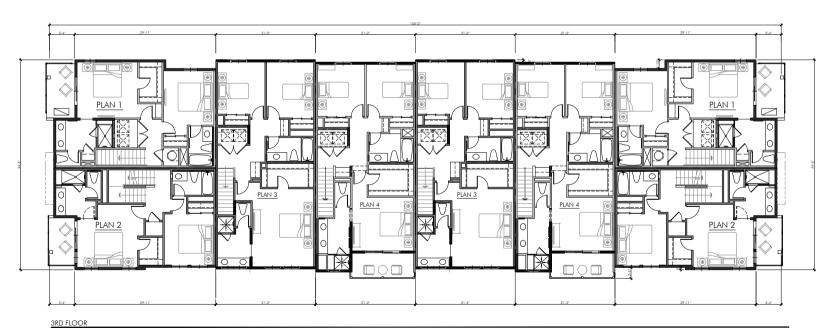














NEWPORT BEACH | CALIFORNIA KNIGHTHALL CAPITAL | 24 -172 DATE 6 | 25 | 25





















6:12 6:12 3:12 3:12 6:12 6:12 6:12 3:12 6:12 6:12 LOW SLOPE ROOF LOW SLOPE ROOF 3:12 3:12 3:12 3:12 **ROOF PLAN**





















ROOF PLAN



6:12 6:12 3:12 3:12 3:12 3:12 3:12 3:12 6:12 6:12 6:12 3:12 3:12 6:12 LOW SLOPE ROOF $\frac{3}{8}$:12 LOW SLOPE ROOF LOW SLOPE ROOF 3 8:12 3:12 3:12 3:12 6:12 3:12

FORD ROAD

NEWPORT BEACH | CALIFORNIA













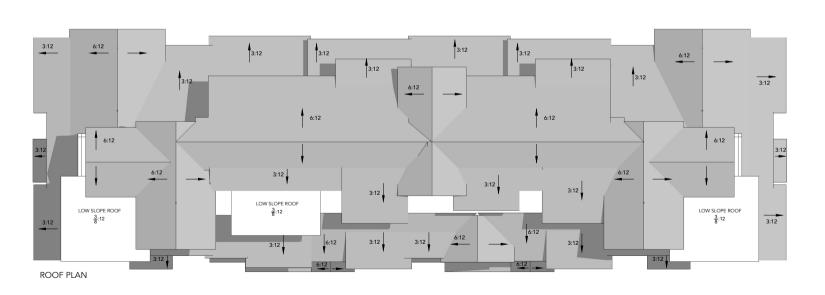


RIGHT ELEVATION

*NOTE: WINDOW CONDITION VARIES BETWEEN BLDGS 1 & 2 PER OPENING RESTRICTIONS, SEE SHEET A25

*NOTE: WINDOW CONDITION VARIES BETWEEN BLDGS 1 & 2 PER OPENING RESTRICTIONS, SEE SHEET A25









UA SPLIT 8 PLEX ELEVATIONS & ROOF PLAN | A17





FRONT PERSPECTIVE



REAR PERSPECTIVE











COLOR SCHEME A



1. ROOF CAPISTRANO "ASH GRAY" MCELROY METAL



2. ALUMINUM STOREFRONT SINGLE HUNG - BLACK MILGARD



TUNDRABRICK "LATIGO" EL DORADO STONE



4. OUTDOOR FAN HAIKU COASTAL 52" BLACK BIG ASS FANS



5. OUTDOOR LIGHTING OIL RUBBED BRONZE REJUVENATION



RAWLEY LED SCONCE



A. STUCCO 1 16/20 SW 7005 "PURE WHITE"



B. SW 9139 "DUBONAIR"



E. SW 7674 "PEPPERCORN"



C. SW 6236 "GRAYS HARBOR"









COLOR SCHEME B



1. ROOF CAPISTRANO "ASH GRAY" MCELROY METAL



2. ALUMINUM STOREFRONT SINGLE HUNG - BLACK MILGARD



BRICK TUNDRA BRICK "CHALK DUST" EL DORADO STONE



4. OUTDOOR FAN HAIKU COASTAL 52" BLACK BIG ASS FANS



5. OUTDOOR LIGHTING RAWLEY LED SCONCE OIL RUBBED BRONZE REJUVENATION







E. SW 7048 "URBANE BRONZE"



C. SW 7615 "SEA SERPENT"











NEWPORT BEACH | CALIFORNIA









UPPER FLOOR FACADE AREA: 1,927 SF — TOTAL WINDOW AREA: 393 SF

UPPER FLOOR FACADE WINDOWS PROVIDED: 393 / 1,927 = 20%

UPPER FLOOR FACADE WINDOWS PROVIDED: 39371,927 = 20%



5 PLEX FACADE

12" PROJECTION: 515 SF

PRIMARY FACADE: 2,440 SF PROJECTION AREA REQUIRED 10% PROJECTION AREA PROVIDED: 515 / 2,440 = 21%





FORD ROAD

NEWPORT BEACH | CALIFORNIA





ARCHITECTURAL FACADE CALCULATIONS | A22



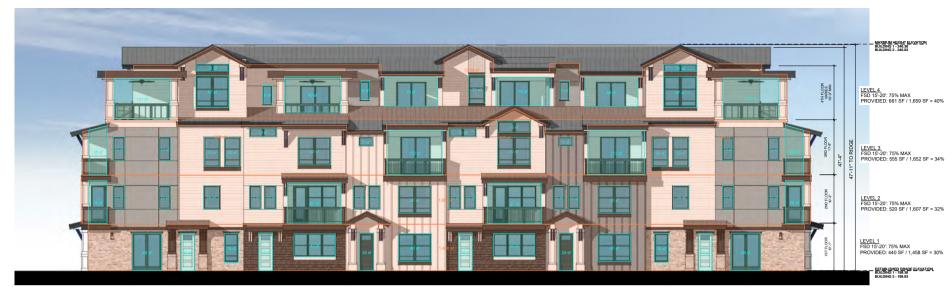




NEWPORT BEACH | CALIFORNIA KNIGHTHALL CAPITAL | 24 -172 DATE 6 | 25 | 25







BUILDINGS 1 & 2 - SOUTH ELEVATION



BUILDING 4 - NORTH ELEVATION



BUILDING 2 - WEST ELEVATION





OPENING CALCULATIONS | A24





BUILDINGS 1 & 2 - SIDE ELEVATION (BETWEEN BUILDINGS 1 & 2 CONDITION ONLY)



BUILDING 3 - REAR ELEVATION







LEGEND

- **MAILBOXES**
- 2 PICNIC AREA
- **(3)** FIREPIT LOUNGE AREA
- **4** MONUMENT SIGNAGE
- 5 EXISTING PROPERTY LINE
- BIKE RACKS
- MODULAR WETLAND SEE DRAWINGS BY CIVIL
- 8 CONCRETE WALKWAY
- SECTION 'A' SEE SHEET L2
- 10 SECTION 'B' SEE SHEET L2
- 1 PROPOSED PROPERTY LINE
- 12 TRANSFORMER
- PARKING AREA
- SLIDING VEHICULAR GATE

ONSITE CONCEPT PLANT SCHEDULE





FORD ROAD

DTAL LANDSCAPE AREA: 20,31% (10,213 SF)

NEWPORT BEACH | CALIFORNIA

KNIGHTHALL CAPITAL, LLC | 24 -172 DATE 6 | 16 | 25









SITE FURNISHINGS





FORD ROAD

KNIGHTHALL CAPITAL, LLC | 24 -172

DATE 6 | 16 | 25

NEWPORT BEACH | CALIFORNIA

MFR: MAGLIN MODEL: ICONIC BIKE RACK COLOR: SILVER 14



FIRE PIT

MFR: ORE DESIGN MODEL: FORMED CYLINDER COLOR: LINEN WHITE



MAILBOXES

MFR: SALSBURY INDUSTRIES MODEL: 16A - TYPE III COLOR: WHITE









*REPRESENTATIVE IMAGE - SUBJECT TO DESIGN CHANGE

NEWPORT BEACH | CALIFORNIA

KNIGHTHALL CAPITAL, LLC | 24 -172 DATE 6 | 16 | 25











LEGEND

- 1 PARKING STALLS
- 2 WALKWAY
- 3 ENHANCED PAVING
- 4 LOUNGE SEATING WITH FIREPIT
- 5 PLANTING AREA
- **6** RETAINING WALL

FORD ROAD

NEWPORT BEACH | CALIFORNIA

KNIGHTHALL CAPITAL, LLC | 24 -172 DATE 6 | 16 | 25

















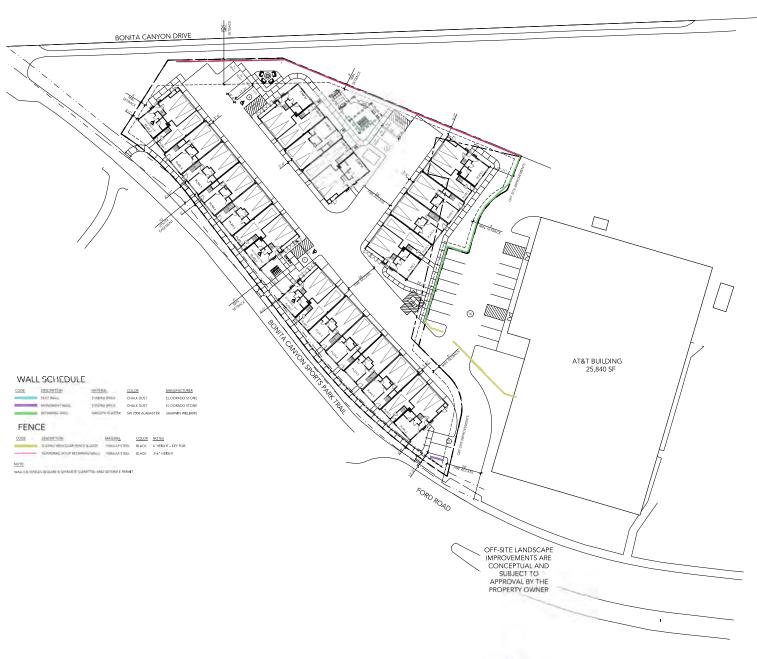








URBAN ARENA



NEWPORT BEACH | CALIFORNIA

KNIGHTHALL CAPITAL, LLC | 24 -172 DATE 6 | 16 | 25





IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA (FOR RESIDENTIAL CONDOMINIUM AND RE-SUBDIVISION PURPOSES)



- (1) EASEMENTS AS SET FORTH IN DOCUMENT RECORDED JUNE 12, 1964 IN BOOK 7085 PAGES 258 TO 260 OF OFFICIAL RECORDS.
- EASEMENT TO CITY OF NEWPORT BEACH FOR STREET AND HIGHWAY PURPOSED AS GRANTED IN A DOCUMENT RECORDED DECEMBER 17 1970 IN BOOK 9493, PAGES 363 TO 367 OF OFFICIAL RECORDS. AFFECTS A PORTION OF PARCEL B.

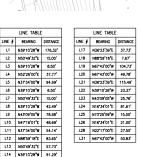
ABBREVIATIONS	
SELOC COMMITTEE SELECTION OF SE	BULDING COLHTERING CLEMONT CLEMONT CLEMONT CLEMONT DESIGNED DESIGN
	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	PROPOSED LOT LINE
catv	PROPOSED CABLE TV LINE
— — E — —	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
DW	EXISTING DOMESTIC WATER
ss	EXISTING SANITARY SEWER
DW	PROPOSED DOMESTIC WATER
ss	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED RETAINING WALL

FLOOD ZONE

PROPOSED EMERGENCY ACCESS/ UTILITY EASEMENT

UTILITY NOTES

- ALL PROPOSED UTILITIES TO BE INSTALLED PER CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS.



L15 N36'23'39"E 48.20"

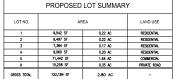
L16 N53'36'21"W 15.00'

BONITA CANYON DRIVE

CURVE TABLE						
CURVE #	RADIUS	LENGTH	Δ			
C1	2.00"	3.14	90.00,00,			
C2	2.00	3.14	89 51 26			
C3	400.00*	27.76	3'58'37*			
C4	30.00	12.09	23'05'34"			
C5	2.00	3.14	90.00,00			
C6	12.00	21.87	104"25"53"			
C7	2.00	3.14	90'00'00"			
C8	7.00	9.23	75'34'07"			
C9	374.00'	25.96	3"58"37"			
C10	2.00'	3.14	90'00'00"			
C11	46.00'	36.84	45"53"12"			
C13	5.00'	3.51'	40"10"12"			

	PROPOSED	LOT SUMMAR	ťΥ
LOT NO.	AF	REA	LAND US
1	9,542 SF	0.22 AC	RESIDENTIA
2	9,497 SF	0.22 AC	RESIDENTIA
3	7,384 SF	0.17 AC	RESIDENTIA
4	9,060 SF	0.20 AC	RESIDENTIA
5	71,442 SF	1.64 AC	CONNERCH
Α	15,258 SF	0.35 AC	PRMATE RO
GROSS TOTAL	122,184 SF	2.80 AC	-

EX. 6°SS 10 BE UPSIZED 10 8°SS



LOT 5



SITE ADDRESS

4302 FORD ROAD NEWPORT BEACH, CA 92660

NIGHTHALL CAPITAL, LLC 1400 NEWPORTCENTER DRIVE, SUITE 230 NEWPORT REACH, CA 92880

OWNER PACIFIC BELL TELEPHONE COMPANY

CIVIL ENGINEER

ORIANA SLASOR, P.E.
FUSCOE ENGINEERING, INC.
15535 SAND CANYON AVE, SUITE 101
IRVINE, CALIFORNIA 92618



GENERAL NOTES

- 1. EXISTING LAND USE: PARCEL 2: VACANT/UNDEVELOPED LAND PARCEL 1: COMMERCIAL
- PROPOSED LAND USE:
 PARCEL 2: RESIDENTIAL CONDOMINIUM:
- 3. PROPOSED NUMBER OF UNITS: 27

LEGAL DESCRIPTION

PARCEL 2 OF A PARCEL MAP, IN THE CITY OF NEWPORT BEACH, COUNTY OR ORANGE STATE OF CALIFORNIA, AS PER MAP FILED IN <u>BOOK 65</u>, <u>PAGE 4</u> OF PARCEL MAPS, RECORDS OF SAID COUNTY.

PRINCEL 20.00 THE EMETRY LINE OF SMO PARCEL 1, MORTH LYDY TO EMET, A DISTINCT BENEVAL ADDRESS AND THE LYDERS MORTH STORY OF EMEL AND THE STORY A DISTINCT OF SMOOTH STORY OF THE STORY A DISTINCT OF SMOOTH STORY OF THE STORY LINE OF SMOOPHING STORY OF THE STORY OF THE STORY LINE OF SMOOPHING STORY OF THE STORY LINE OF SMOOPHING STORY OF THE STORY OF THE STORY OF THE STORY LINE OF SMOOPHING STORY OF THE STORY OF THE STORY LINE OF THE STORY OF T

PARCEL 2: APN 458-361-10

FOLLOWING ASSENGENT CORNER OF SMD PARCEL 1;
THENCE ADMO THE ESCREAY UNE OF SMD PARCEL 1, MORTH 1300-10 EST, A DISTANCE OF 42-A TEXT TO THE ERONANG OF A MORTH 1300-10 EST, A DISTANCE OF 42-A TEXT TO THE ERONANG OF A MORTH 1300-10 EST, A BOSTANCE OF A MORTH 1300-10 EST, A DISTANCE OF A MORTH 1300-

BASIS OF BEARINGS

THE EASTERLY LINE OF PARCEL 2 SHOWN AS \$22'17'00"W PER PARCEL MAP NO. 258, P.M.B. 65/4 WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

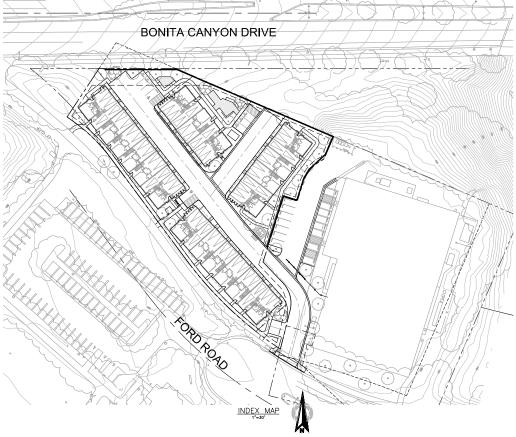


VESTING TENTATIVE TRACT MAP NO. 19396 4302 FORD ROAD CITY OF NEWPORT BEACH

06/16/2025 AS SHOWN JOB NO.: 4243-001 DRAWN: DT/MK FOR RESIDENTIAL CONDOMINIUM AND RE-SUBDIVISION PURPOSES CHECKED: OS SHEET 1 OF 1

CITY OF NEWPORT BEACH FORD ROAD

4302 FORD ROAD NEWPORT BEACH, CA 92660



SHEET INDEX					
TITLE SHEET	C-01				
EXISTING CONDITIONS	C-02				
CONCEPTUAL GRADING PLAN	C-03				
SECTIONS	C-04				
CONCEPTUAL UTILITY PLAN	C-05				
AVERAGE GRADE PLANE	C-06				

ABBE	<u>REVIATIONS & LEGEN</u>	ND	
BF BLDG BW	BACKFLOW BUILDING BACK OF WALK	=:=	RIGHT OF WAY/PROPERTY LINE CENTER LINE
CB	CATCH BASIN		EXISTING EASEMENT
CL.	CENTER LINE		PROPOSED FASEMENT
DW	DONESTIC WATER		LOT LINE
ESMT	EASEMENT		
EX.	EXISTING		RETAINING WALL
FF	FINISHED FLOOR	50	EX. CONTOUR
FG	FINISHED GRADE		EXISTING WATER MAIN
FH	FIRE HYDRANT	= =	EXISTING SEWER MAIN
FL	FLOW LINE		EXISTING STORM DRAIN
FS	FINISHED SURFACE		
FW	FIRE WATER	— — CATY — —	EXISTING CABLE TV LINE
GB	GRADE BREAK	— — r — —	EXISTING ELECTRIC LINE
H HP	HEIGHT HIGH POINT	— — r(ts) — —	EXISTING TRAFFIC SIGNAL CONDUIT
IRR	IRRIGATION		EXISTING GAS LINE
I I	LENGTH		EXISTING TELEPHONE LINE
LP	LOW POINT		
PL.	PROPERTY LINE	0-0	EXISTING STREET LIGHT
PROP.	PROPOSED		PRIVATE STORM DRAIN LINE
R/W	RIGHT OF WAY	r'ss	PRIVATE SEWER LINE
SD	STORM DRAIN		
SS	SANITARY SEWER		PROPOSED MODULAR WETLAND
TBD	TO BE DETERMINED		
TG	TOP OF GRATE		FIRE HYDRANT



VICINITY MAP NOT TO SCALE

SITE ADDRESS

4302 FORD ROAD NEWPORT BEACH, CA 92660

DEVELOPER

CIVIL ENGINEER



LEGAL DESCRIPTION

BASIS OF BEARINGS
THE EASTERLY LINE OF PARCEL 2 SHOWN AS \$2271700'W PER PARCEL MAP 258, P.M.B. 65/4 WAS HELD AS THE BASIS OF BEARINGS FOR THIS WAP.

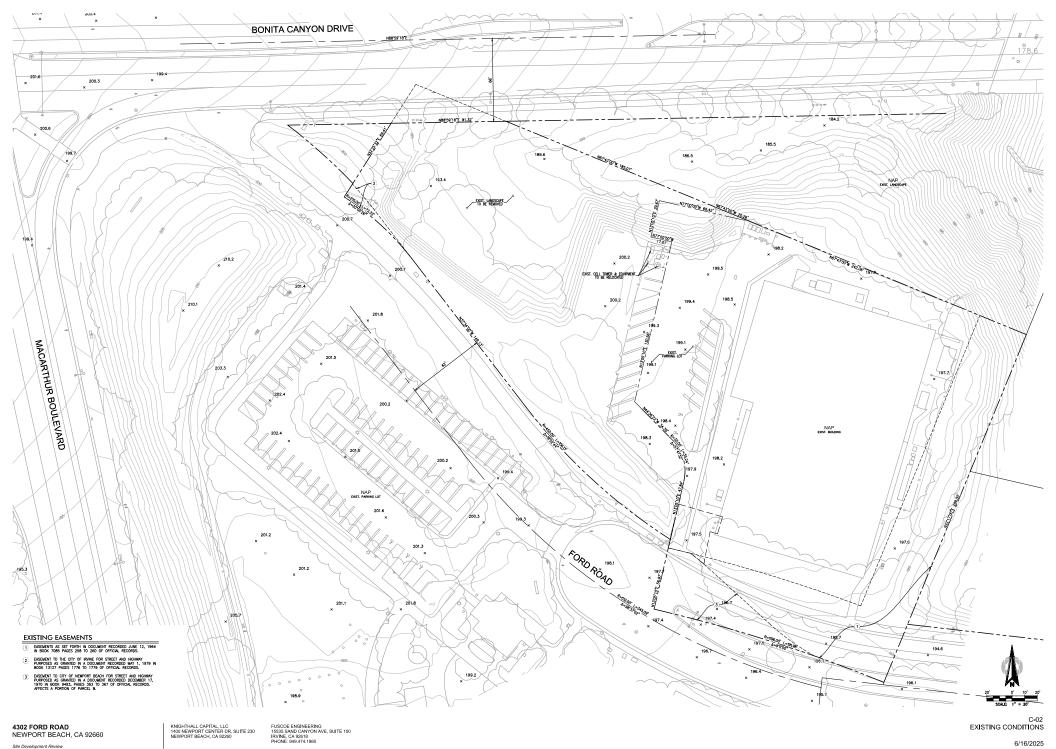
FLOOD ZONE

THE AREA OF LIND SHOWN HEREON LIES WITHIN FLOOD ZONE "A" AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL NO. 06059002280K, EFFECTIVE 3/21/2019.

4302 FORD ROAD NEWPORT BEACH, CA 92660 KNIGHTHALL CAPITAL, LLC 1400 NEWPORT CENTER DR, SUITE 230 NEWPORT BEACH, CA 92260

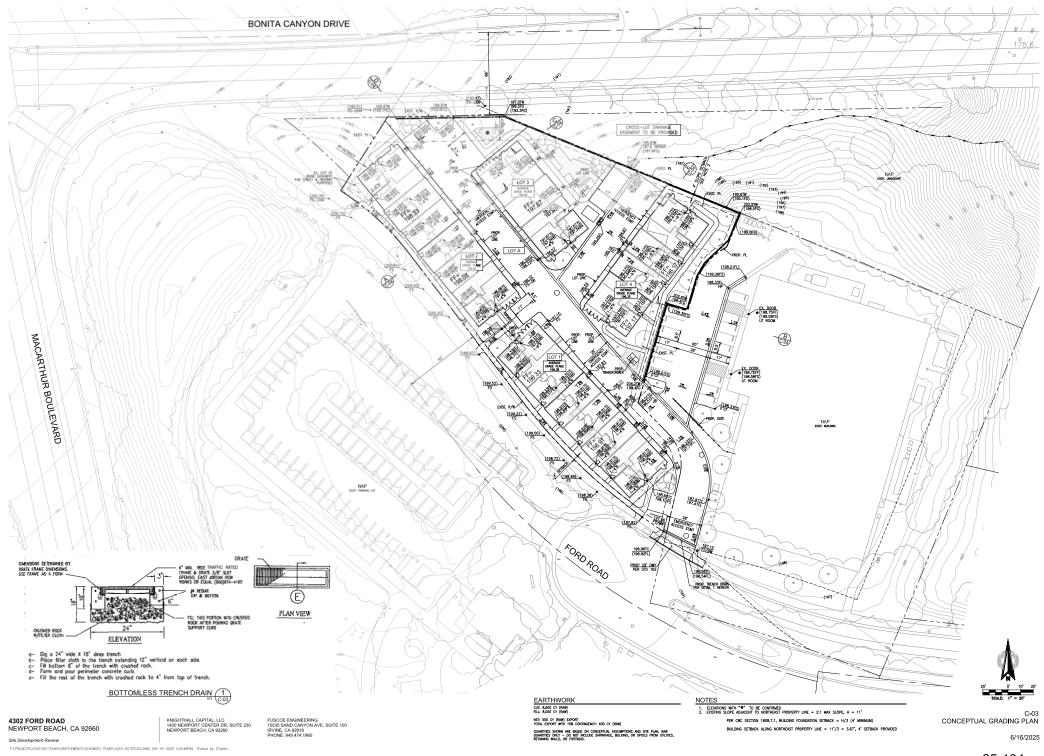
FUSCOE ENGINEERING 15535 SAND CANYON AVE, SUITE 100 IRVINE, CA 92618 PHONE: 949.474.1960

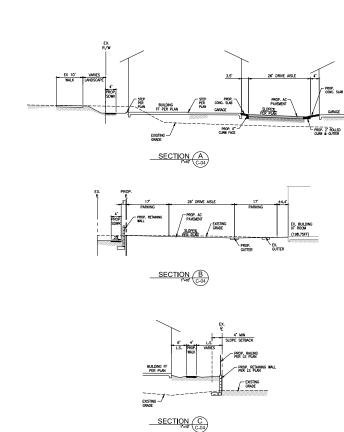
C-01

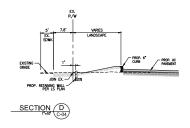


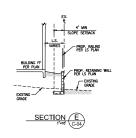
F:\PROJECTS\4243\001\PLANS\ENTITLEMENTS\SCHEMATIC PLANS\4243-001ET025V.DWG (06-16-2025 2:30:32PW) Plotted by: DTodillo

35-103



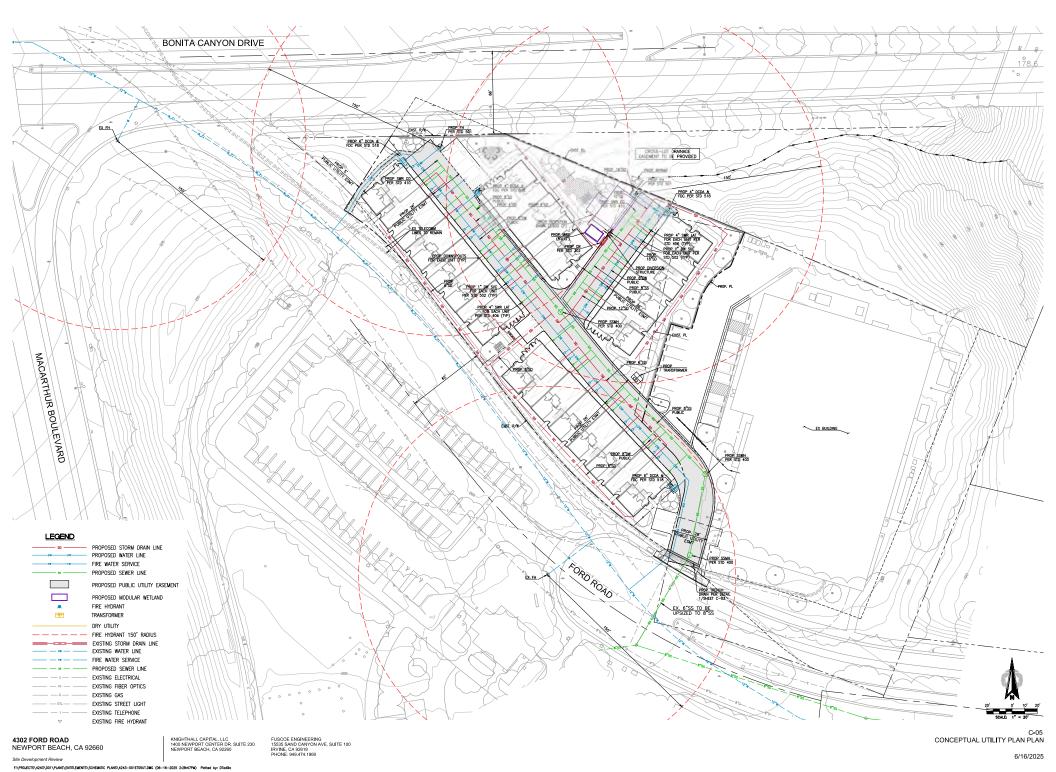






4302 FORD ROAD NEWPORT BEACH, CA 92660 KNIGHTHALL CAPITAL, LLC 1400 NEWPORT CENTER DR, SUITE 230 NEWPORT BEACH, CA 92260 FUSCOE ENGINEERING 15535 SAND CANYON AVE, SUITE 100 IRVINE, CA 92618 PHONE: 949.474.1960 C-04 SECTIONS

6/16/2025



35-106

