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Plotted By: Huo, Kevin
Sheet Set: KHA
Layout: 1
COVER SHEET
March 29, 2021 04:38:57pm
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PROJECT TEAM

RECORD OWNER/DEVELOPER: ROB BAK CORE SPACES 11401 CENTURY OAKS TERRACE #400 AUSTIN, TX 78758 PHONE: (630) 730-9453	ARCHITECT: NATHAN L. CASTEEL DLR, INC 333 WEST WACKER DRIVE, #850 CHICAGO, IL 60606 PHONE: (312) 382-5366
CIVIL ENGINEER: BRIAN GILLIS, PE (#63021) KIMLEY-HORN AND ASSOCIATES 1100 TOWN AND COUNTRY ROAD, SUITE 700 ORANGE, CA 92868 PHONE: (714) 786-6275	GEOTECHNICAL ENGINEER SURVEYOR BLAKE KERBS PARTNER ESI 1761 E. GARRY AVENUE SANTA ANA, CA 92705 PHONE: 657-212-1856

EASEMENT/EXCEPTIONS/ ENCUMBRANCES:

SEE PRELIMINARY TITLE REPORT BY FIRST AMERICA TITLE INSURANCE COMPANY, ORDER NO. 0-SA-6185224 DATED MARCH 4, 2020 ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DENOTED THUS: # WITH LOCATIONS KEYED THE SAME HEREON.

- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED IN BOOK 8396, PAGE 292 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 17, 1975 IN BOOK 11432, PAGE 1247 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

SEE PRELIMINARY TITLE REPORT BY STEWART TITLE INSURANCE COMPANY, ORDER NO. 20000030463A DATED JULY 20, 2020 ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DENOTED THUS: # WITH LOCATIONS KEYED THE SAME HEREON.

- AN WATER RIGHTS CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.
- AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP NO. TRACT MAP 3743 IN BOOK 335, PAGES 44-45. THIS ITEM AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON. PLOTTABLE ITEMS DEDICATED ON SAID TRACT LIE OUTSIDE THE LIMITS OF LOTS.
- AN EASEMENT FOR RIGHT OF WAY FOR PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO RECORDED FEBRUARY 7, 1969 IN BOOK 8868, PAGE 427 OF OFFICIAL RECORDS. THE ABOVE DESCRIBED EASEMENT WAS ABANDONED AND VACATED PER RESOLUTION 5892, RECORDED JULY 17, 1975 IN BOOK 11460, PAGE 181 OF OFFICIAL RECORDS. THIS ITEM DOES NOT AFFECT THE SUBJECT PROPERTY, SAID ITEM WAS VACATED BY THE ABOVE REFERENCED RESOLUTION, IT IS PLOTTED HEREON FOR REFERENCE.
- AN EASEMENT FOR AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES AND RIGHTS INCIDENTAL THERETO RECORDED APRIL 29, 1975 IN BOOK 11389, PAGE 275 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CAN NOT BE DETERMINED DUE TO ILLEGIBLE DOCUMENT.
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED IN BOOK 8396, PAGE 292 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED JUNE 17, 1975 IN BOOK 11432, PAGE 1247 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR RIGHT OF WAY FOR PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO RECORDED JULY 3, 1975 IN BOOK 11449, PAGE 1199 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND S PLOTTED HEREON.
- AN EASEMENT FOR ELECTRIC LINES AND RIGHTS INCIDENTAL THERETO RECORDED NOVEMBER 18, 1975 IN BOOK 11571, PAGE 1827 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DOCUMENT RECORDED AUGUST 18, 1986 AS INSTRUMENT NO. 86-367289 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

UTILITY PURVEYORS

WATER & SEWER CITY OF FULLERTON 303 W COMMONWEALTH AVE FULLERTON, CA 92832 (9714) 738-6845	GAS SOUTHERN CALIFORNIA GAS COMPANY 1919 STATE COLLEGE BLVD ANAHEIM, CA 92806 (877) 238-0092
ELECTRIC SOUTHERN CALIFORNIA EDISON (SCE) 14005 S BENSON AVE CHINO, CA (909) 548-7047	TELEPHONE CHARTER 7377 CENTRAL AVENUE RIVERSIDE, CA 92504 (833) 267-6097

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°32'10" W ALONG THE CENTERLINE OF CHAPMAN AVENUE PER TRACT AMP NO. 17162, FILED IN BOOK 906, PAGES 26-29 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, STATE OF CALIFORNIA.

BM 2D-36-99

DESCRIPTION: $\frac{3}{4}$ " OCS ALUMINUM DISK IN THE SOUTHWEST CORNER OF A 4.5' X 29' CONCRETE CATCH BASIN LOCATED 125' NORTH OF THE CENTERLINE OF CHAPMAN AVE, 43' EAST OF THE CENTERLINE OF STATE COLLEGE BOULEVARD.

ELEVATION: 218.538 (2006 OCS ADJUSTMENT)
DATUM: NAVD 88

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1, AS PER MAP FILED IN BOOK 67, PARCEL 15 OF PARCEL MAPS, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THEREFORE AN UNDIVIDED $\frac{1}{2}$ OF ALL OIL, GAS, MINERALS AND HYDROCARBONS BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENT OF RECORDED JULY 22, 1960 IN BOOK 5340, PAGE 485, OF OFFICIAL RECORDS.

APN: 338-091-07

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, CITY OF FULLERTON, DESCRIBED AS FOLLOWS:

LOT 5 AND 6 OF TRACT 3743, IN THE CITY OF FULLERTON, AS SHOWN ON A MAP RECORDED IN BOOK 335, PAGE 44 AND 45, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM $\frac{1}{2}$ ALL OIL, GAS, MINERAL, AND OTHER HYDROCARBONS, AS RESERVED IN INSTRUMENTS OF RECORD.

APN: 338-091-05 AND 338-091-06

TENTATIVE PARCEL MAP NO.2020-173

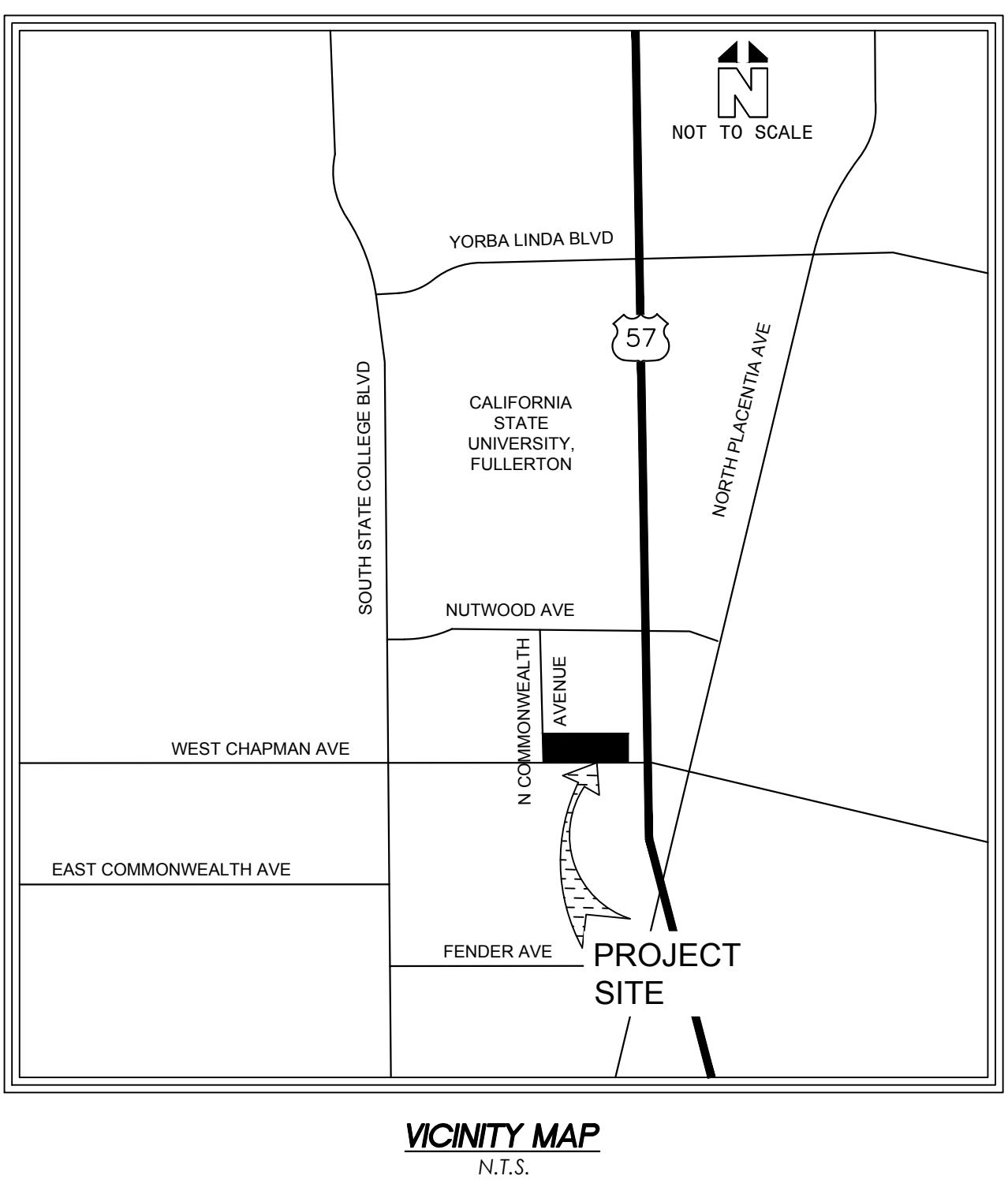
FOR

THE HUB

2601-2651 EAST CHAPMAN

AVENUE,

CITY OF FULLERTON, CA



LEGEND

	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED EASEMENTS
	EXISTING EASEMENTS
	CENTERLINE
	BUILDING SETBACK

ABBREVIATIONS

R/W	RIGHT OF WAY
BLDG.	BUILDING
SUB.	SUBDIVISION
PROP.	PROPOSED
EX.	EXISTING
C	CENTERLINE
R	PROPERTY LINE
AC	ACRES
CONC	CONCRETE

PROJECT SUMMARY:

SITE ADDRESS:	2601-2651 EAST CHAPMAN AVENUE, CITY OF FULLERTON, CA
GROSS AREA	3.55 AC
EXISTING ZONING CLASSIFICATION:	OFFICE
EXISTING USE:	OFFICE
PROPOSED USE:	HIGH DENSITY RESIDENTIAL WITH RETAIL
PARCEL MAP:	2020-173
PARCEL NUMBERS:	338-091-05 338-091-06 338-091-07
GENERAL PLAN DESIGNATION:	OFFICE
PROPOSED ZONING:	SPECIFIC PLAN DEVELOPMENT

ASSESSOR'S PARCEL NUMBERS

338-091-05
338-091-06
338-091-07

SETBACK REQUIREMENT:

BUILDING SETBACK FROM ARTERIAL STREET:
BUILDING SETBACK FROM INTERIOR PROPERTY LINE:

SHEET INDEX

SHEET NO.	SHEET TITLE
C1	TITLE SHEET
C2	TENTATIVE PARCEL MAP
C3	PRELIMINARY GRADING PLAN
C4	PRELIMINARY UTILITY PLAN

OWNER'S STATEMENT

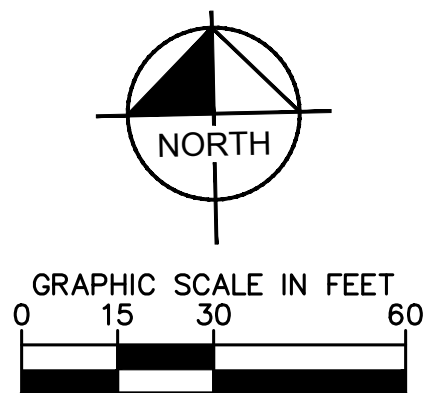
I HEREBY ACKNOWLEDGE THE SUBMISSION OF THE PARCEL MAP AND REQUEST THE CITY TO PROCESS IT.

SIGNATURE _____ DATE _____





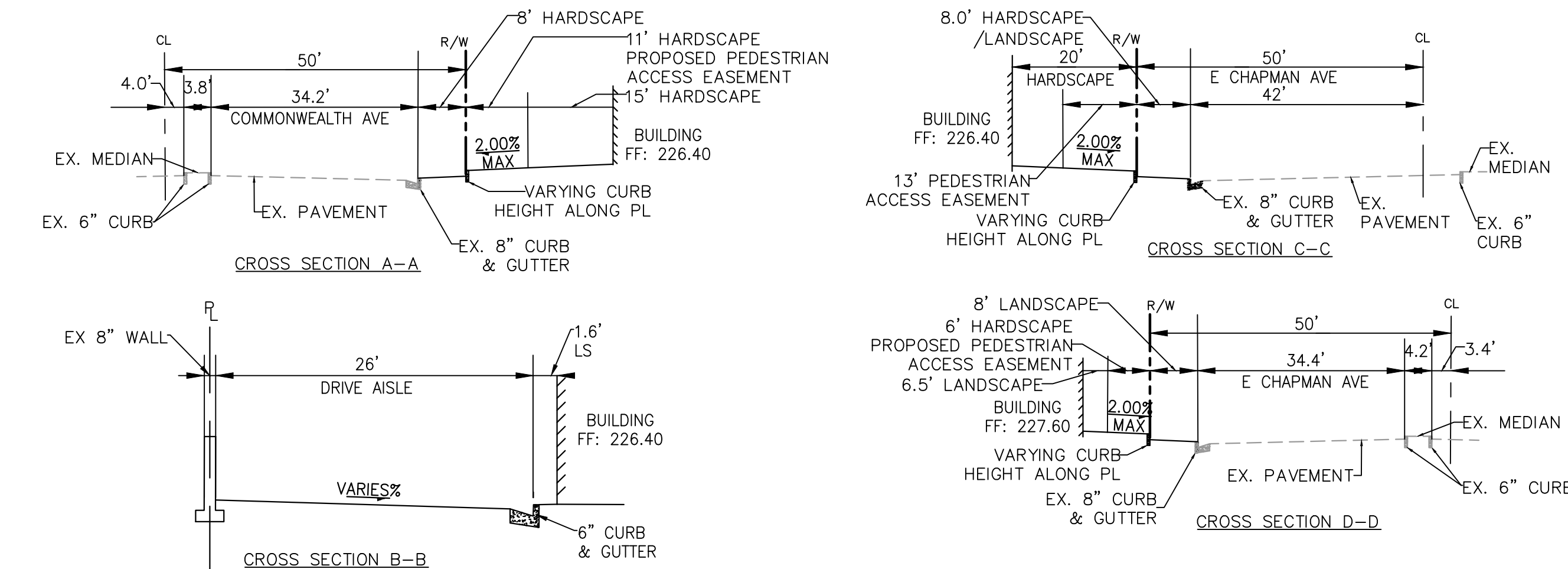
PARCEL NUMBER	AREA (AC)	LAND USE
1	3.54	MIXED-USE
GROSS TOTAL	3.54	
DEDICATION	.01	
NET TOTAL	3.55	



SHEET NUMBER		C2	
THE HUB PREPARED FOR CORE CAMPUS MANAGER		FULLERTON	
CA		CA	
TENTATIVE PARCEL MAP		KHA PROJECT 194224001	
		DATE 10/22/20	
		SCALE AS SHOWN	
		DESIGNED BY BG	
		DRAWN BY KH	
		CHECKED BY BG	
		DATE: 6/30/22	
		BRIAN GILLIS	
		CA LICENSE NUMBER 63021	
		LICENSED PROFESSIONAL	
		Kimley»Horn	
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No.	REVISIONS	DATE	BY

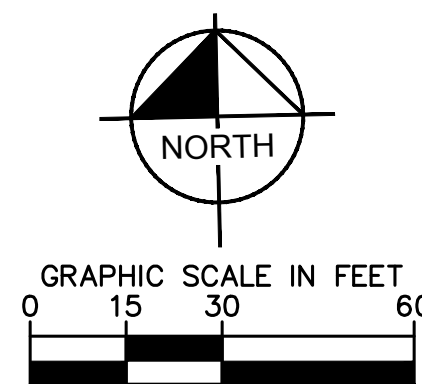


Know what's below.
Call 811 before you dig.

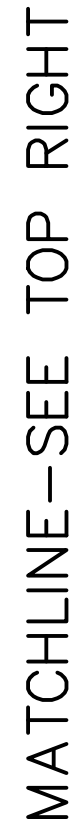
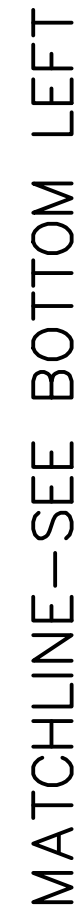


REFER TO ALL HARDSCAPE WITH SEPARATE
ARCHITECT LANDSCAPE PLAN

ALL DAMAGED AND/OR SUBSTANDARD
PUBLIC IMPROVEMENTS SHALL BE REMOVED
AND REPLACED PER CITY STANDARDS,
UNLESS APPROVED BY THE CITY ENGINEER



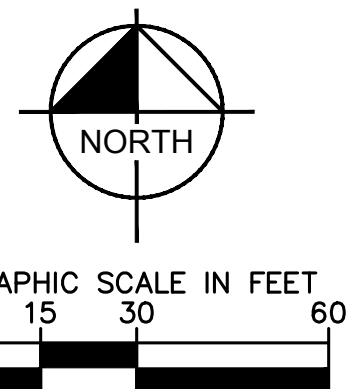
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TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 9
PHONE: 714-939-1030 FAX: 714-938-9488
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EAST CHAPMAN AVENUE

	PROPOSED R/W
	EXISTING LOT LINE
	STREET CENTERLINE
	EASEMENT
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED PUBLIC WATER
	PROPOSED PRIVATE DOMESTIC WATER
	PROPOSED FIRE
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING FIRE WATER
	EXISTING RECLAIMED WATER
	BUILDING SETBACK
	PROPOSED FIRE BACKFLOW PREVENTER
	PROPOSED DOMESTIC BACKFLOW PREVENTER
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED CURB INLET
	PROPOSED AREA DRAIN
	PROPOSED MODULAR WETLAND SYSTEM

ON-SITE FIRE LINES, WATER LINES, AND FIRE HYDRANTS SHALL BE PRIVATELY OWN AND MAINTAINED



SHEET NUMBER		C4	
THE HUB PREPARED FOR CORE CAMPUS MANAGER		FULLERTON CA	
PRELIMINARY UTILITY PLAN		KHA PROJECT 194224001	
		DATE 10/22/20	
		SCALE AS SHOWN	
		DESIGNED BY BG	
		DRAWN BY KH	
		CHECKED BY BG	
		DATE: 6/30/22	
		LICENSED PROFESSIONAL BRIAN GILLIS	
		CA LICENSE NUMBER 63021	
		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1100 TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668 PHONE: 714-938-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM	
		Kimley»Horn	
		No.	
		REVISIONS	
		DATE	
		BY	