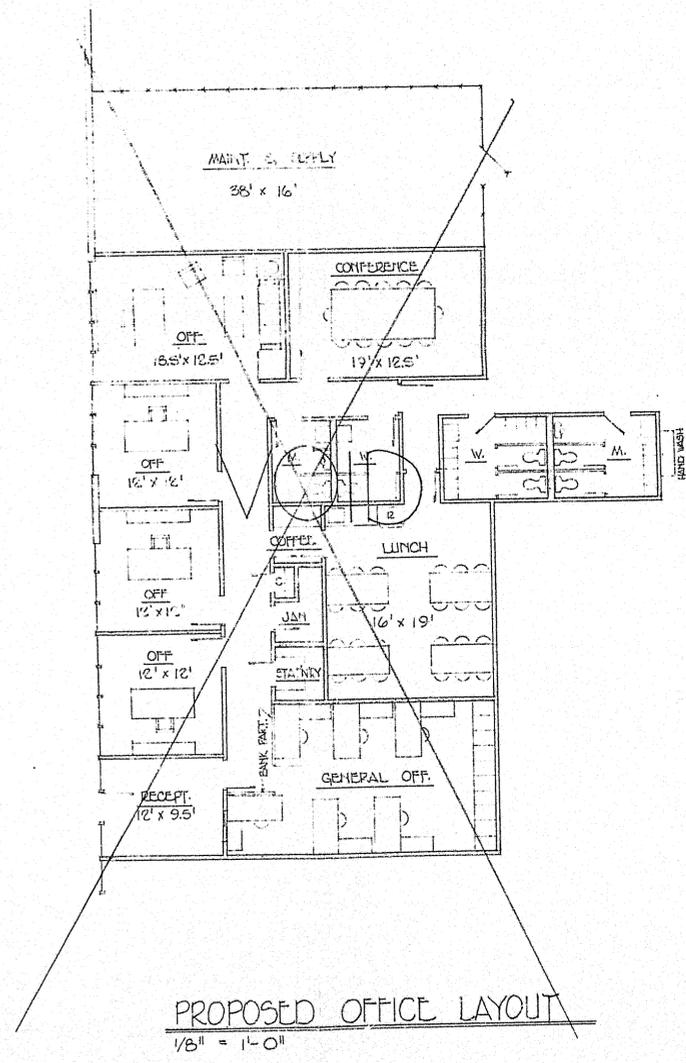


PUD-103-76

PUD-103-76

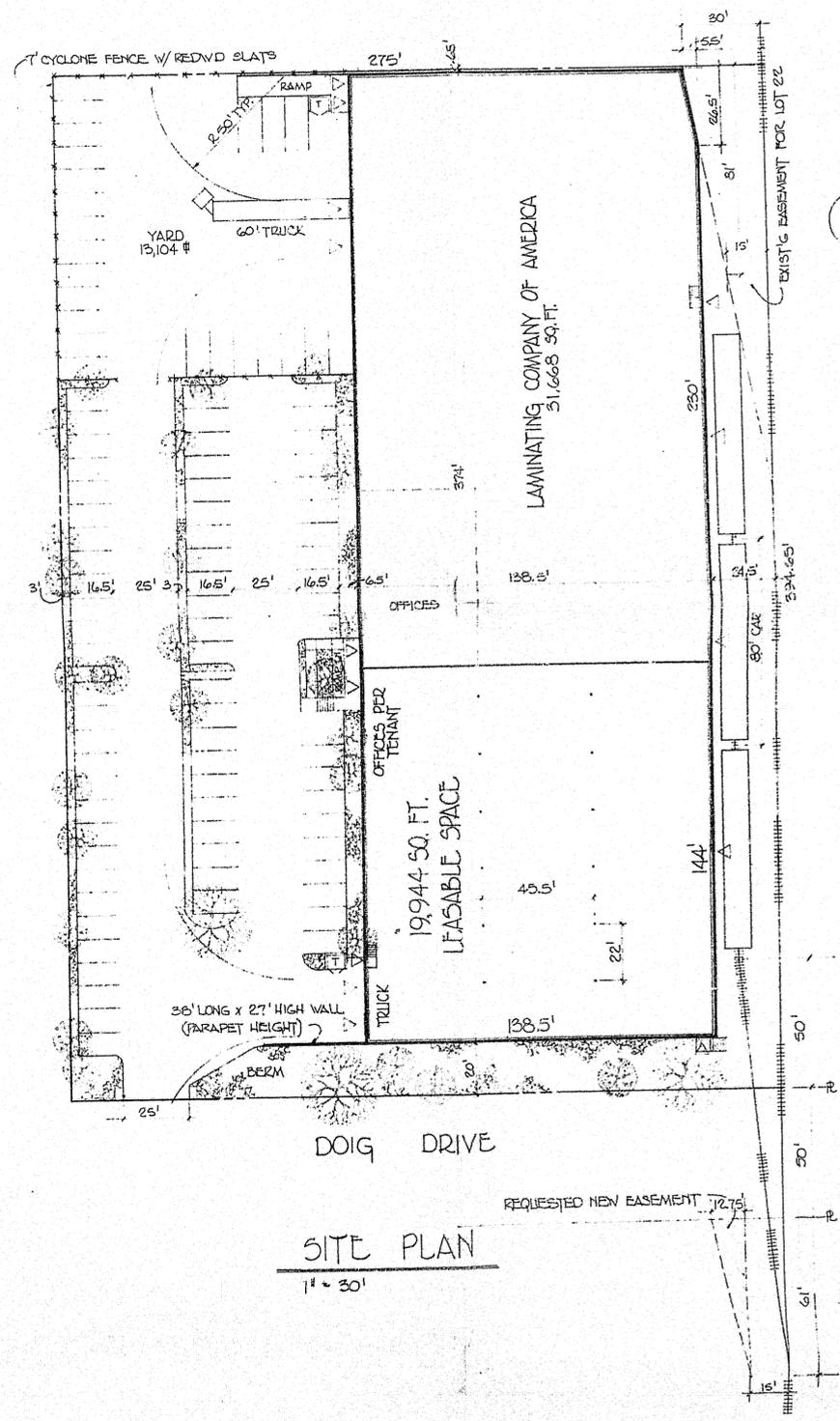


**SITE DATA**

LAND	108,529 #	100.0 %
BUILDING (DOCK HIGH FL.)	51,612	47.5
YARD	13,104	12.1
LANDSCAPING	7,570	7.0
PARKING & F.V.I.L.	36,243	33.4
INTERIOR BLDG.	50,972	47.0
OFFICES	5,027 / 250 #	4.6
MFG.	28,034 / 500 #	25.8
STORAGE	17,840 / 1000 #	16.4
PARKING REQUIRED		94.3
PARKING SHOWN		96

**LEGAL DESCRIPTION**

LOT 21, TRAC 9398 I.I.C. GARDEN GROVE



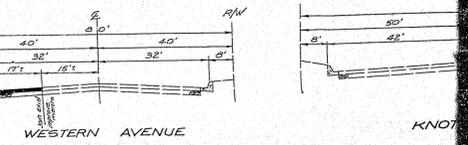
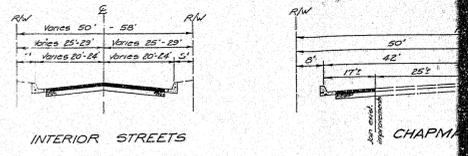
**SANVISTA** development company  
3190-D airport loop drive  
costa mesa, california 92626  
(714) 549-4187

PROPOSED BUILD-TO-SUIT FOR  
LAMINATING COMPANY OF AMERICA  
PORTION OF LOT 21, IRVINE INDUSTRIAL CMPX - GARDEN GROVE  
checked: \_\_\_\_\_ date: OCT 10, 1977 drawn: \_\_\_\_\_ scale: SHOWN approved: \_\_\_\_\_

**revisions**

no.	date	by

commission number  
**7710**



Note: Water supplier -  
Sewage disposal -  
Streets to be constructed  
to Grove standards.  
Use of property:  
Planned Community (PC)  
Boundary Tree

SCALE 1"=100'

# REVISION TENTATIVE TR

IN THE CITY OF GARDEN GROVE,  
Being a portion of the W 1/4 Section 22  
& Lots 5, 6, and a portion of Lots 11, 12  
Company's Subdivision as shown on  
Page 57 of Miscellaneous Record  
Recorder of Los Angeles County, Cal.  
map filed in Book 2, Page 43 of  
of the County Recorder of Orange

Lots 89  
July 1976  
Revised February, 1977

Prepared in the office of  
Williamson & Schmid,  
Civil Engineers  
17782 S.W. Park Blvd.  
Irvine, California 92714  
Phone: (714) 549-2222

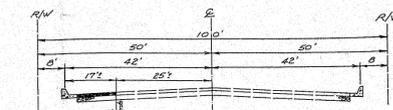
△	
△	
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TYPICAL STREET SECTIONS



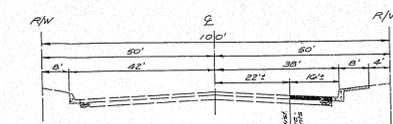
INTERIOR STREETS



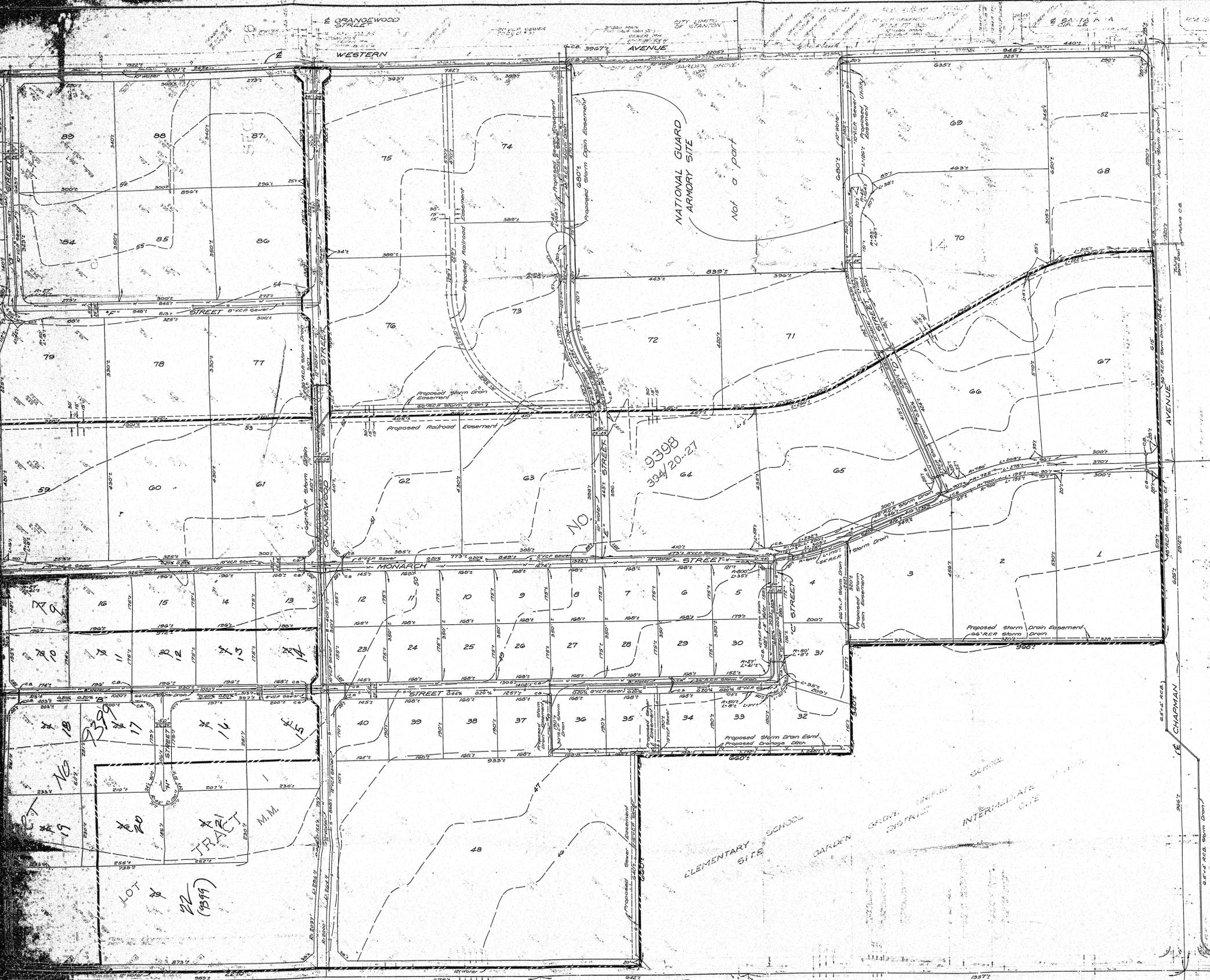
CHAPMAN AVENUE



WESTERN AVENUE



KNOTT AVENUE

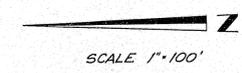


Note: Water supplier - City of Garden Grove  
Sewage disposal - Garden Grove Sanitary District

Streets to be constructed to City of Garden Grove Standards.

Use of property:  
Planned Community (PC) - Industrial

Boundary Tract No 9398, M.M. 394/20-27



REVISED TENTATIVE TRACT NO. 9397

IN THE CITY OF GARDEN GROVE, ORANGE COUNTY, CALIFORNIA.  
Being a portion of the 1/2 Section 28, Township 4 South, Range 11 West & Lots 5, 6 and a portion of Lots 11, 12, 13 and 14 of J.W. Bixby & Company's Subdivision as shown on the map recorded in Book 7, Page 31 of Miscellaneous Record Maps in the office of the County Recorder of Los Angeles County, California, and as shown on the map filed in Book 2, Page 43 of Record of Surveys in the office of the County Recorder of Orange County, California.

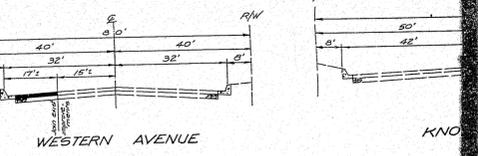
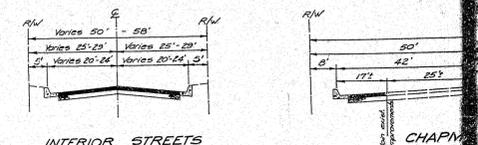
Lots 89  
July 1976  
Revised February, 1977

2091 Acres  
Gerard F. Oldenburg, L.S. 3446

Prepared in the office of  
Williamson & Schmid,  
Civil Engineers  
1702 Oak Park Blvd.  
Irvine, California 92714  
Phone: (714) 549-2222

Prepared for:  
Irvine Industrial Complex  
4770 Campus Drive  
Irvine, California 92713  
Phone: (714) 833-1010

Table with columns for NO., DATE, and other tracking information.



Note: Water supplier - Sewage disposal -

Streets to be constructed to Groves standards.

Use of property: Planned Community (PC)

Boundary Tra

SCALE 1"=100'

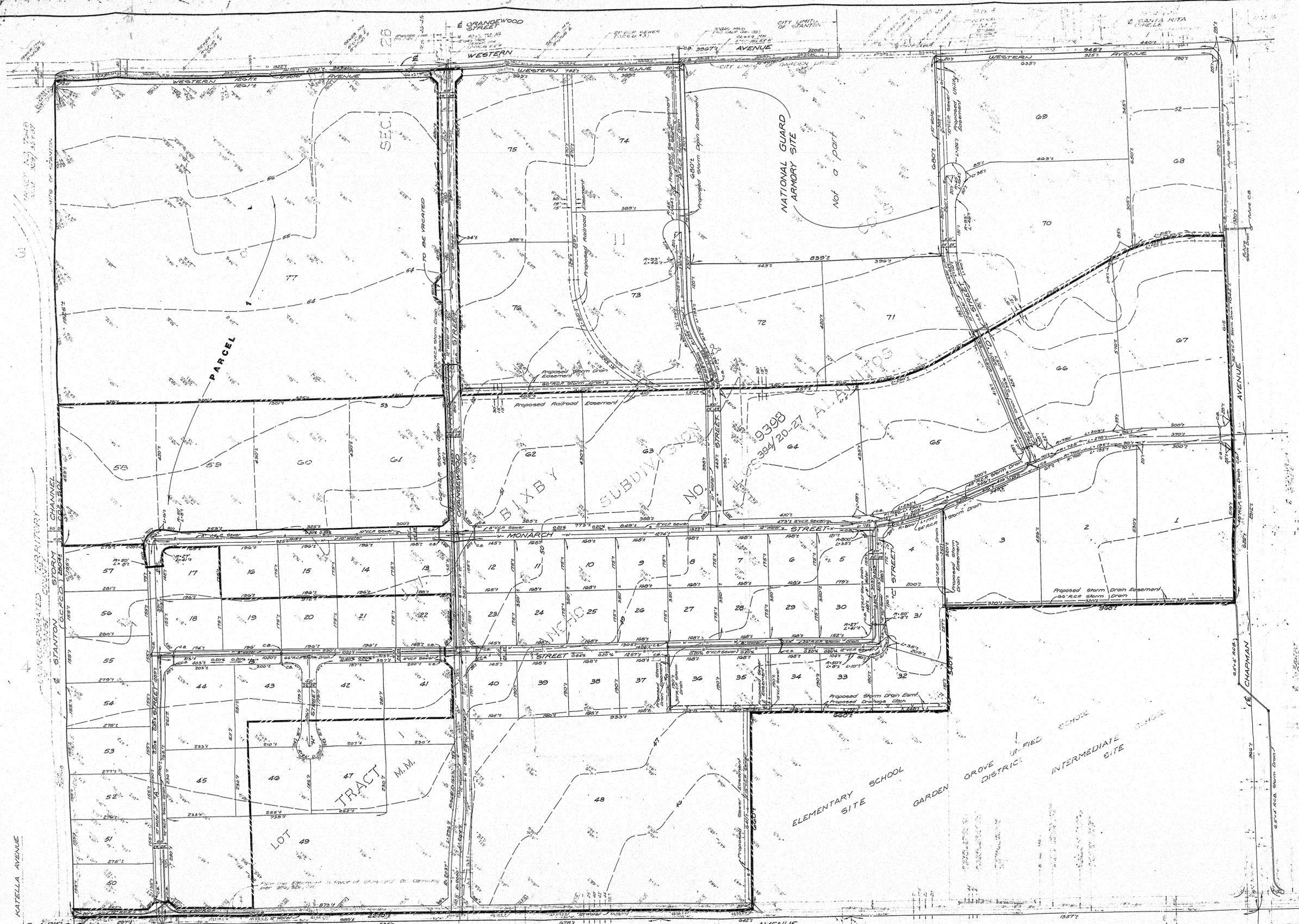
### REVISIONS TENTATIVE TR

IN THE CITY OF GARDEN GROVE  
Being a portion of the W 1/4 Section 4  
& Lots 5, 6 and a portion of Lots 11, 12  
Company's Subdivision as shown on  
Page 57 of Miscellaneous Record  
Recorder of Los Angeles County, map  
map filed in Book 2 Page 43 of  
of the County Recorder of Orange  
County, California.

Lot 77  
July 1976  
Revised February 4, 1977 & June 1977

Prepared in the office of  
Williamson & Schmid,  
Civil Engineers  
17782 2nd Park Blvd.  
Irvine, California, 92714  
Phone (714) 545-2222

NO.	DATE	DESCRIPTION
1	7-19-76	PRELIMINARY
2	2-18-77	REVISED

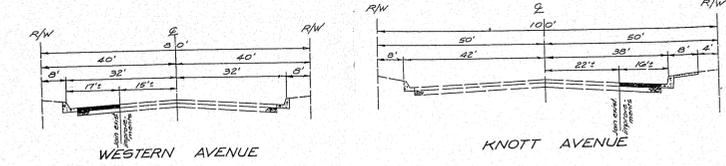
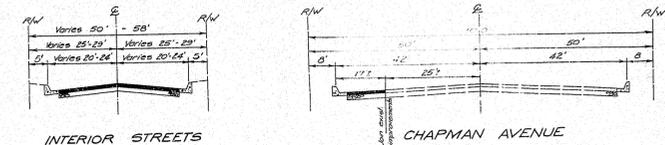


TRACT NO. 1724  
M.M. 387/21-23  
GRAND MANON DRIVE

TRACT NO. 1798  
M.M. 387/21-23  
ORANGEWOOD AVENUE

TRACT NO. 53361  
M.M. 231/38-40

TRACT NO. 5431  
M.M. 119/112  
LEILANI LANE



Note: Water supplier - City of Garden Grove  
Sewage disposal - Public Sewers, Garden Grove Sanitary District

Streets to be constructed to City of Garden Grove standards.

Use of property:  
Planned community (PC) - Industrial

Boundary Tract No 9398, M.M. 394/20-27



### REVISED TENTATIVE TRACT NO. 9397

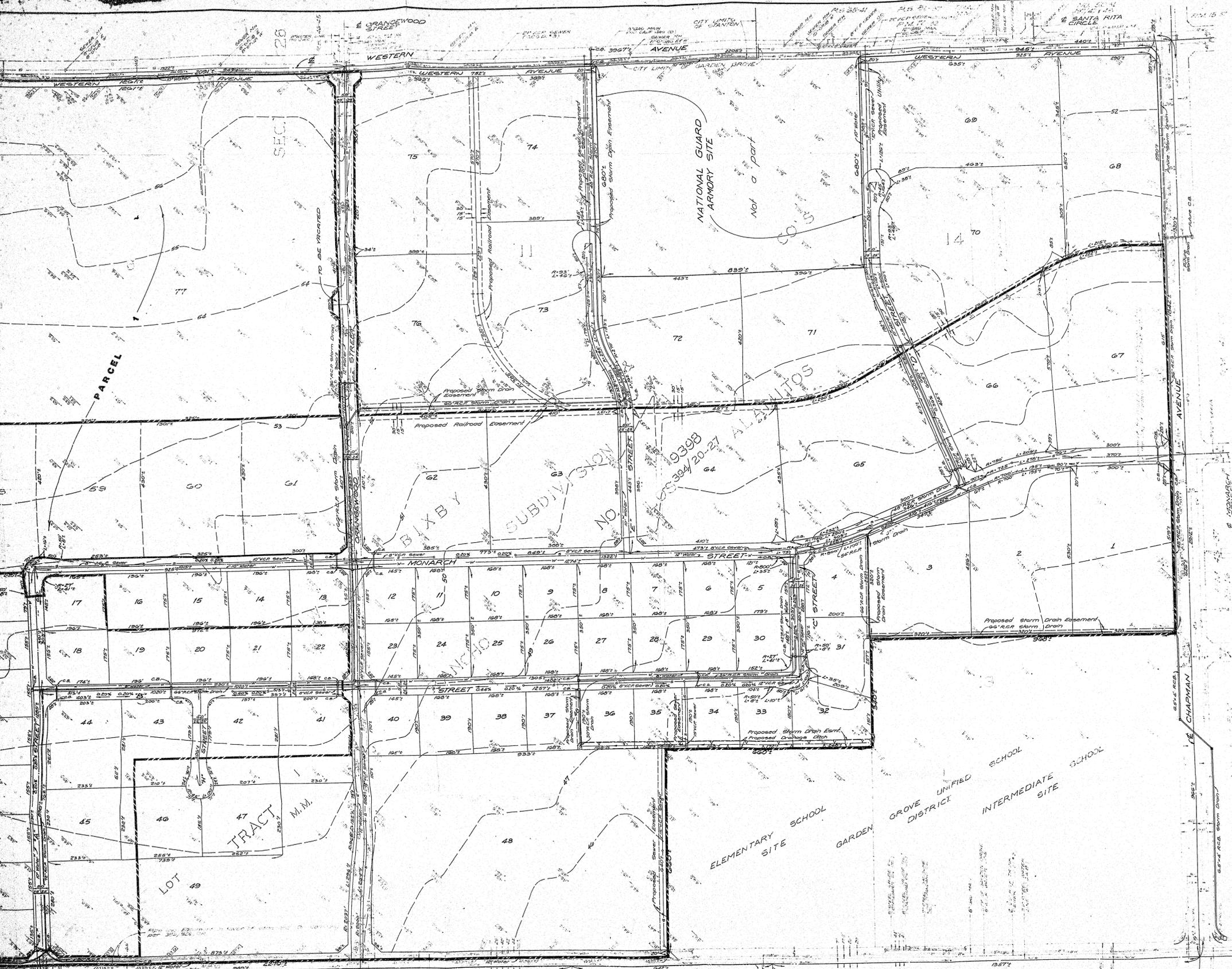
IN THE CITY OF GARDEN GROVE, ORANGE COUNTY, CALIFORNIA.  
Being a portion of the W 1/4 Section 26, Township 4 South, Range 11 West of Lots 5, 6 and a portion of Lots 11, 12, 13 and 14 of J.W. Bixby & Company's Subdivision as shown on the map recorded in Book 7, Page 57 of Miscellaneous Record Maps in the office of the County Recorder of Los Angeles County, California, and as shown on the map filed in Book 2, Page 43 of Record of Surveys in the office of the County Recorder of Orange County, California.

Lots 77 209 1/2 Acres  
July 1976 Gerald F. Oldenburg, L.S. 3246  
Revised February, 1977 & June 1977

Prepared in the office of:  
Williamson & Schmidt,  
Civil Engineers  
17762 Sky Park Blvd.  
Irvine, California 92714  
Phone (714) 269-2222

Prepared for:  
Irvine Industrial Complex  
4770 Campus Drive  
Irvine, California 92713  
Phone (714) 833-1010

NO.	DATE	REVISIONS	BY	APP'D
1	5-29-77	CHANGED LOTS 25 TO 31, TO 25-30, ELIMINATED LOTS 75 TO 80	M.A.	
2	2-16-77	REMOVED BOUNDARY TO THE N.E. CORNER, REVISED LOTS 41-45, RENUMBERED LOTS AT TRACT 85	J.C.	



TRACT NO. 8124 327/10-12 & GRAND MANON DRIVE  
TRACT NO. 7798 327/11-23 & ORANGEWOOD AVENUE  
TRACT NO. 9398 327/11-23 & LEILANI LANE

PUD-103-76

111948: 716

111948: 711

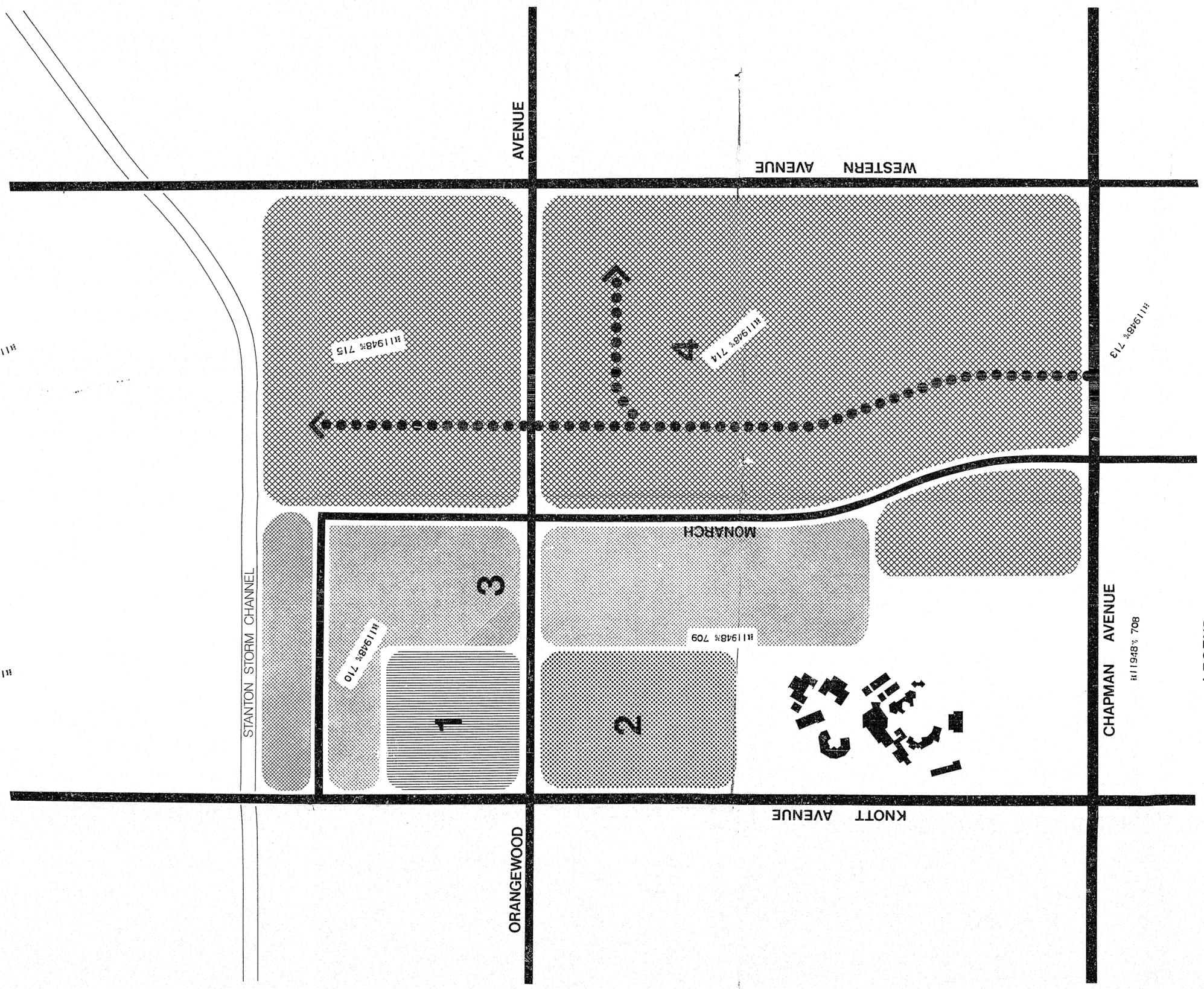
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111948: 705

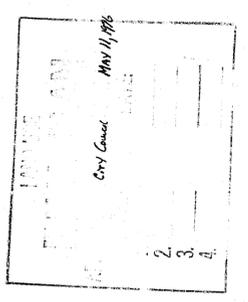
111948: 704

111948: 703

111948: 702



- LEGEND**
- INDUSTRIAL COMMERCIAL
  - MULTI-TENANT INDUSTRY
  - SPECIAL INDUSTRY
  - INDUSTRY
  - RAILROAD



PUD 103 76

# Land Use Plan

## IRVINE INDUSTRIAL COMPLEX garden grove