

SITE INFORMATION

35.423.040 RESIDENTIAL ZONES LOT STANDARDS
 MINIMUM LOT SIZE (3-E-1):
 3 ACRES GROSS - MINIMUM LOT WIDTH: 210 FEET

35.423.050 RESIDENTIAL ZONES DEVELOPMENT STANDARDS
SETBACK REQUIREMENTS (3-E-1):
 FRONT:
 FIFTY (50) FEET FROM ROAD CENTERLINE AND
 TWENTY (20) FEET FROM EDGE OF R.O.W.
 FRONT SECONDARY:
 LOT ONE HUNDRED (100) FT WIDE OR MORE - SAME AS
 PRIMARY FRONT SETBACK.
 SIDE YARDS:
 TEN (10) FEET MINIMUM, TWENTY (20) FEET MAXIMUM REQUIRED.
 REAR YARDS:
 TWENTY-FIVE (25) FEET.

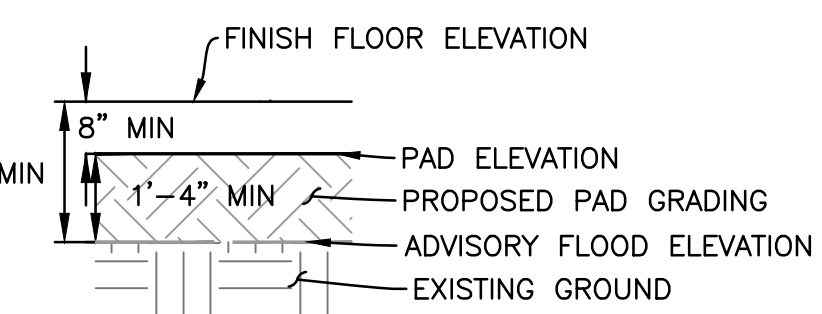
HEIGHT RESTRICTIONS:
 THIRTY-FIVE (35) FEET AND TWO (2) STORIES FOR
 RESIDENTIAL STRUCTURE. EXCEPTION: RESTRICTED TO SIXTEEN
 (16) FEET FOR ANY PORTION OF A STRUCTURE LOCATED ABOVE
 AN AREA OF THE SITE WHERE THE FINISHED GRADE IS TEN (10)
 FEET OR MORE ABOVE THE EXISTING GRADE.

FLOOD ZONE:
 THE FLOOD ZONE DESIGNATIONS FOR THIS SITE ARE REGULATORY
 FLOODWAY & ZONE "X" PER FIRM PANEL No. 06083C, 1584G DATED
 DECEMBER 4TH, 2012. FLOOD ZONE "X" IS DEFINED AS AN AREA OF
 MINIMAL FLOOD HAZARD.

ADVISORY FLOOD ELEVATIONS:
 IN JUNE OF 2018, FEMA RECOVERY MAPPING WAS PUBLISHED, GIVING
 ADVISORY FLOOD ELEVATIONS FOR AREAS AFFECTED BY THE THOMAS
 FIRE. THE FLOOD CONTROL DISTRICT HAS ADOPTED FLOOD PLAIN
 MANAGEMENT STRATEGIES REQUIRING NEW STRUCTURES BUILT WITHIN
 THE HIGH HAZARD AREA TO HAVE FINISH FLOOR ELEVATIONS A
 MINIMUM OF TWO (2) FEET ABOVE ADVISORY FLOOD ELEVATION. SEE
 DETAIL THIS SHEET.

WITHIN LOT 3 ADVISORY FLOOD ELEVATIONS ARE APPROXIMATELY
 EQUAL TO EXISTING GROUND CONTOUR ELEVATIONS.
 ADVISORY FLOOD ELEVATIONS MUST BE DETERMINED BY A LICENSED
 PROFESSIONAL AND CONFIRMED BY THE SANTA BARBARA COUNTY
 FLOOD CONTROL DISTRICT PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

A/E BLD ENV LIMIT = ADVISORY FLOOD ELEVATION BUILDING ENVELOPE
 LIMIT



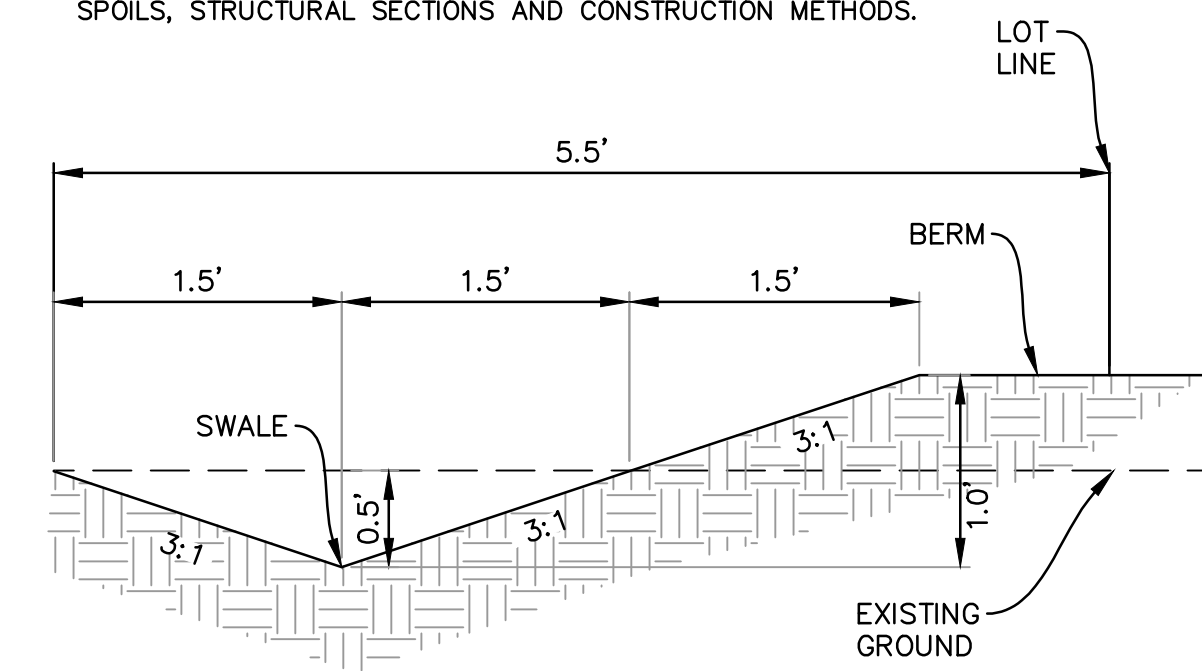
ADVISORY FLOOD ELEVATION DETAIL
 NOT TO SCALE

OAK WOODLANDS:
 WHILE INDIVIDUAL SPECIES OF COAST LIVE OAK EXIST ON LOT 3,
 THERE ARE NO AREAS WHICH CAN BE DEFINED AS OAK WOODLANDS: A
 CLOSED CANOPY OF ONE (1) ACRE MINIMUM.

RAW EARTHWORK QUANTITIES

ACCESS ROAD	CUT 400 CY	FILL 850 CY
LOT 1 BASIN	CUT 940 CY	FILL 270 CY
LOT 2 BASIN EAST	CUT 370 CY	FILL 120 CY
LOT 2 BASIN WEST	CUT 910 CY	FILL 60 CY
LOT 3 BASIN	CUT 740 CY	FILL 70 CY
LOT 4 BASIN	CUT 440 CY	FILL 380 CY
TOTAL	CUT 3,800 CY	FILL 1,750 CY

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE
 VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE
 PROPOSED FINISH GRADE. EXISTING GROUND IS DEFINED BY
 THE TOPOGRAPHIC CONTOURS. PROPOSED FINISH GRADE IS
 DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO
 BE CONSTRUCTED. THE ABOVE QUANTITIES ARE FOR
 PERMITTING PURPOSES ONLY AND HAVE NOT BEEN FACTORED
 TO INCLUDE ALLOWANCES FOR BUILDING, CLEARING AND
 GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND
 RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE
 SPOILS, STRUCTURAL SECTIONS AND CONSTRUCTION METHODS.

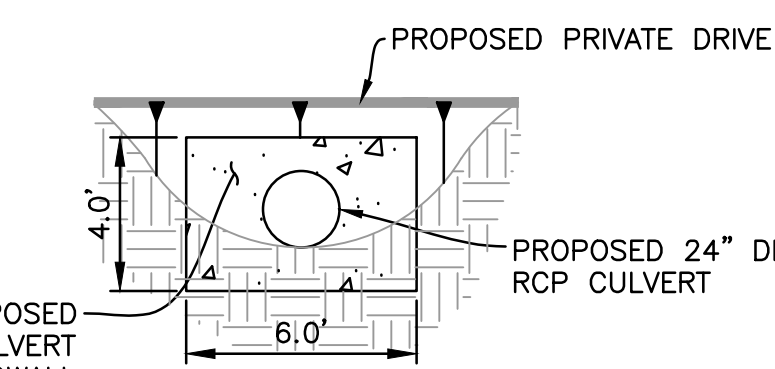


TYPICAL INTERNAL LOT LINE DRAINAGE INTERCEPT DETAIL

SCALE: 1"=1'
 ADJUST / OMIT DRAINAGE INTERCEPT WHEN THERE ARE CONFLICTS
 WITH EXISTING OAK TREES OR DRAINAGE IMPROVEMENTS. MIRROR
 DRAINAGE INTERCEPT ON OTHER SIDE OF LOT LINE AS NEEDED TO
 PREVENT CROSS-LOT DRAINAGE.

SEWER

EXISTING SEWER LATERALS CONNECTING TO MONTECITO SANITARY
 DISTRICT SEWER MAIN ARE TO BE ABANDONED.



CULVERT ELEVATION

SCALE: 1"=5'

CULVERT PLAN VIEW

SCALE: 1"=10'

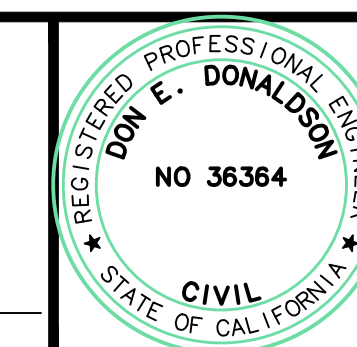
PROPOSED PRIVATE DRIVEWAY CULVERT DETAIL

- INFORMATION SOURCE NOTES:**
- FLOOD HAZARD AREA AND SURROUNDING APN PARCEL BOUNDARIES
 SOURCE: COUNTY OF SANTA BARBARA FLOOD CONTROL, 2018
 - TOPOGRAPHY, TOP OF BANK, AND LOT 3 BOUNDARY
 SOURCE: STANTEC SURVEY, NOVEMBER 2019
 - SANITARY SEWER
 SOURCE: MONTECITO SANITARY DISTRICT, OCTOBER 2019
 - DOMESTIC WATER
 SOURCE: MONTECITO WATER DISTRICT, OCTOBER 2019
 - RIPARIAN LIMITS, OAK, SYCAMORE, AND WILLOW
 SOURCE: STORRER ENVIRONMENTAL SERVICES, MARCH 2020

NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:	PREPARED BY:
				STUART WHITMAN, INC.	GCV LLC

6310 SAN VICENTE BLVD, SUITE 430
 LOS ANGELES, CA 90040
 PHONE: (310) 477-5577

946 CHELTENHAM ROAD, SANTA BARBARA, CA 93105
 PHONE: (805) 729-0529
 DON E. DONALDSON
 PROJECT ENGINEER 36364 R.C.E. DATE

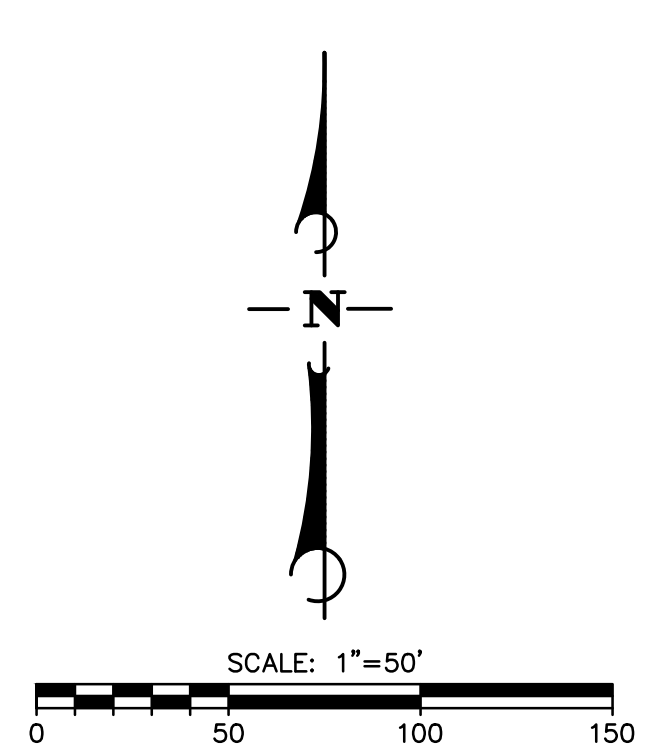


PRELIMINARY GRADING & DRAINAGE PLAN
749 SAN YSIDRO ROAD
 COUNTY OF SANTA BARBARA, CALIFORNIA

GCV PROJECT NO. 202002
 SHEET 3B OF 8
 PLAN DATE 11/03/2021

LEGEND

- 10' CONTOUR LINE (EXISTING)
- 2' CONTOUR LINE (EXISTING)
- PROPOSED 10' CONTOUR LINE
- PROPOSED 2' CONTOUR LINE
- DAYLIGHT LINE
- PROPOSED FLOW LINE
- SD PROPOSED STORM DRAIN LINE
- S PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- PROPOSED CULVERT
- PARCEL BOUNDARY (SB COUNTY APN)
- C CENTERLINE
- SETBACKS (AS SHOWN)
- EXISTING CULVERT
- EXISTING WATER MAIN
- EXISTING SEWER MAIN (MSD 2019)
- APPROXIMATE EXISTING BUILDING/POOL DECK FOOTPRINT
- RIPARIAN AREA LIMIT BY STORRER ENVIRONMENTAL (MARCH 2020)
- 50' RIPARIAN BUFFER SETBACK
- TOP OF BANK IDENTIFIED BY COOK (JANUARY 2021)
- TOP OF BANK/TOP OF CRITICAL SLOPE SETBACK (50')
- TOP OF CRITICAL SLOPE
- TOE OF BANK
- TOE OF SLOPE
- PROPOSED FINISHED SURFACE ELEVATION
- PROPOSED SLOPE
- 5.0%
- PROPOSED PLANTER / FOUNTAIN
- RIP RAP & HEADWALL+
- STABILIZED EMERGENCY OVERFLOW



LEGEND

- PROPOSED URBAN TOP OF BANK BUFFER (107,080 SF)
- PROPOSED ADDITIONAL OAK CREEK BUFFER (7,189 SF)
- TOTAL 114,269 SF TOTAL PROPOSED BUFFER

PROPOSED URBAN TOP OF BANK BUFFER EXHIBIT 11/3/2021

VESTING TENTATIVE TRACT MAP TT14851 20TRM-00000-00001 BEING ALL OF LOT 3 OF TRACT 13,545

DESIGN: DONALDSON ENGINEERING, INC. CHECKED: DONALDSON ENGINEERING, INC. DATE: 11/03/2021 12:41:57 PM
 PLOT DATE: 11/03/2021 1:10:59 PM