

GENERAL NOTES

ASSOSSOR PARCEL NUMBER 011-100-049
 PROJECT AREA: 12.768 ACRES NET; 13.017 ACRES GROSS
 EXISTING LAND USE : RESIDENTIAL URBAN
 COMPREHENSIVE PLAN DESIGNATION: SRR-0.33
 EXISTING ZONING: 3-E-1
 PROPOSED ZONING: 3-E-1
 TOPOGRAPHIC SURVEY PREPARED BY STANTIC CONSULTING

ADJACENT LAND USE

NORTH- 2-E-1 SINGLE FAMILY RESIDENTIAL
 SOUTH- 2-E-1 SINGLE FAMILY RESIDENTIAL
 EAST- 2-E-1 SINGLE FAMILY RESIDENTIAL
 WEST- 2-E-1 SINGLE FAMILY RESIDENTIAL

UTILITY SERVICES

DOMESTIC WATER : MONTECITO WATER DISTRICT
 SEWER DISPOSAL: MONTECITO SANITARY DISTRICT
 TELEPHONE: VERIZON (FRONTIER)
 ELECTRIC: SOOUTHERN CALIFORNIA EDISON COMPANY
 GAS: SOOUTHERN CALIFORNIA GAS COMPANY
 CATV: COX CABLE

PROPOSED EASEMENTS

SEE SHEET 2 FOR EXISTING AND PROPOSED EASEMENT MAP

EXISTING EASEMENTS

EXISTING EASEMENT PER CHICAGO TITLE COMPANY, PRELIMINARY TITLE REPORT TITLE NO. FWWE-775200070-RR, UPDATE C, DATED 12/17/2021.

RECORD REFERENCES

R1 TRACT NO 13,545 RECORDED IN BOOK 152 PAGES 46 & 47 MAPS

SURVEY NOTES

- BASIS OF BEARINGS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), NAD83(2011), ZONE 5, EPOCH 2017.50, AS DEFINED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC). DISTANCES AND COORDINATES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET. THE BOUNDARY SHOWN HEREON IS PER THAT CERTAIN TRACT MAP RECORDED IN BOOK 152 PAGES 46 & 47.
- ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88) DEFINED LOCALLY BY CONTROL POINT 12, STATION "ELBOW" OF THE 2018 MONTECITO HIGH PRECISE GEODESIC CONTROL NETWORK SAID POINT HAS A ELEVATION OF 304.28 U.S SURVEY FEET AS PER RECORD OF SURVEY RECORDED IN BOOK 212 PAGES 48-52 COUNTY OF SANTA BARBARA
- BOUNDARY LINES ARE SHOWN PER RECORD DATA ONLY. TOPOGRAPHICAL DATA WAS PREPARED BY OTHERS, AND SPOT CHECKED FOR ACCURACY BY LPC. THE WESTERN CREEK AND ADJACENT TOPOGRAPHY SURVEY WAS RESURVEYED BY TERRESTRIAL LIDAR METHODS AS NOTED HEREON BY LPC.
- EASEMENT(S) GRANTED IN A DOCUMENTS, GRANTED TO : COUNTY OF SANTA BARBARA PURPOSE : ROADWAY RECORDED : MARCH 17, 1955 INSTRUMENT NO : 5034, BOOK 1304, PAGE 421, OF OFFICIAL RECORDS. AFFECTS : PORTION OF SAID LAND LYING WITHIN SAN YSIDRO ROAD

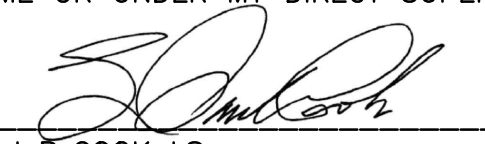
OWNERS STATEMENT

WE/ I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR THE AUTHORIZED AGENT OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE ALSO HEREBY RELINQUISH THE RIGHT TO VEHICULAR INGRESS AND EGRESS TO AND FROM SAN YSIDRO ROAD ALONG THAT PORTION OF LOT 4 AS SHOWN HEREON AS HAVING A LENGTH OF 168.18'.

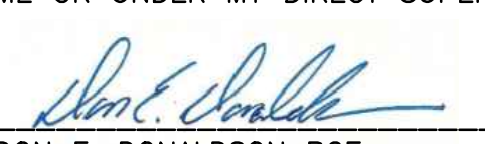
OWNER - SCOTT L. WHITMAN, PRESIDENT DATE _____
 6310 SAN VICENTE BLVD, SUITE 430
 LOS ANGELES, CA, 90048
 (310) 477-5577

OWNER - KAENAN S. WHITMAN, SECRETARY DATE _____
 6310 SAN VICENTE BLVD, SUITE 430
 LOS ANGELES, CA, 90048
 (310) 477-5577

SURVEYORS STATEMENT

THIS MAP AND THE SURVEY IT REPRESENTS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
 DATE 4-29-2022
 L.P. COOK LS

ENGINEERS STATEMENT

THIS MAP AND THE SURVEY IT REPRESENTS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
 DATE 5-5-2022
 DON E. DONALDSON RCE

PROPOSED PARCEL AREAS

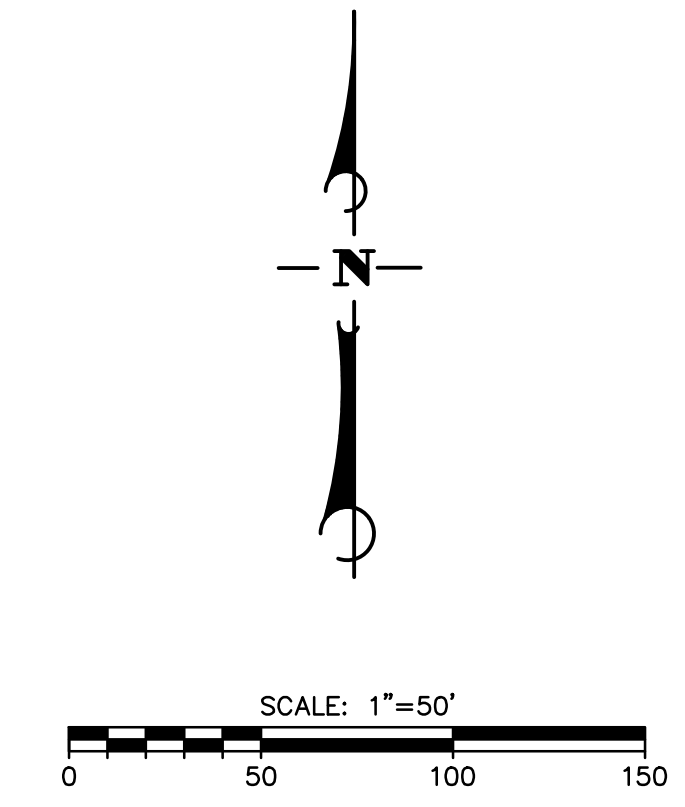
PARCEL NO.	NET AREA	GROSS AREA
LOT 1	132,368 SF 3.039 AC.	136,584 SF 3.135 AC.
LOT 2	131,678 SF 3.023 AC.	131,678 SF 3.023 AC.
LOT 3	145,348 SF 3.334 AC.	145,34 SF 3.334 AC.
LOT 4	147,712 SF 3.391 AC.	154,343 SF 3.543 AC.
TOTAL AREA	556,154 SF 12.768 AC	567,001 SF 13.017 AC.

RECORD EXISTING LOT AREA

TR 13545	NET AREA	GROSS AREA
LOT 3	556,174 SF 12.768 AC	567,010 SF 13.017 AC.
R.O.W. NORTH		1,810 SF
R.O.W. SOUTH		9,038 SF
TOTAL AREA		567,001 SF 13.017 AC.

LEGEND

- PROPOSED LOT LINE
- PARCEL BOUNDARY (SB COUNTY APN)
- EXISTING EASEMENT LINE



FLOOD CONTROL & WATER CONSERVATION DISTRICT NOTES

GENERAL / PRIOR TO INDIVIDUAL LOT DEVELOPMENT:
 TWO OF THE PROPOSED PARCELS ARE PARTIALLY LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA ZONE AE FLOODWAY, AND ALL PARCELS ARE LOCATED WITHIN THE FEMA RECOVERY MAP HIGH HAZARD AREA (HHA). ALL PROPOSED LOTS ARE SUBJECT TO ORDINANCE 15A AND MUST COMPLY WITH THE REQUIREMENTS THEREIN AT THE TIME THAT THE INDIVIDUAL OR COMBINED LOTS RETURN FOR GRADING AND DEVELOPMENT. THE HHA ADVISORY FLOOD ELEVATION (AFE) WILL GOVERN FOR DETERMINING FINISH FLOOR ELEVATIONS, WHICH SHALL BE ELEVATED AT OR ABOVE THE AFE PLUS 2 FEET.
 EACH PARCEL SHALL MITIGATE STORM WATER PEAK RUNOFF RATES FOR THE 2-100 YEAR STORM EVENTS PER THE FLOOD CONTROL DISTRICT STANDARD CONDITIONS.
 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.
 EACH PARCEL SHALL SUBMIT A PLAN CHECK DEPOSIT FEE TO COVER PLAN CHECK COST AT THE TIME OF DEVELOPMENT; EACH PARCEL SHALL EXECUTE A PRIVATE DETENTION SYSTEM MAINTENANCE AGREEMENT.

PROJECT CLEAN WATER NOTES

POTENTIAL FUTURE ADU'S ASSUMED TO BE LOCATED ABOVE FUTURE PROPOSED SINGLE FAMILY DEVELOPMENT (E.G. NO FUTURE IMPERVIOUS SF MODELED FOR POTENTIAL ADU'S).
 EACH PARCEL SHALL MITIGATE FOR STORM WATER QUALITY, RETAIN RUNOFF FROM THE 95TH PERCENTILE STORM, AND CONTROL PEAK RATES FOR THE 2-10 YEAR STORM EVENTS PER PROJECT CLEAN WATER STANDARD CONDITIONS.
 PRIOR TO LAND USE APPROVAL FOR THE DEVELOPMENT OF EACH INDIVIDUAL LOT, A TIER 4 FINAL STORMWATER CONTROL PLAN FOR THAT LOT SHALL BE SUBMITTED TO THE PUBLIC WORKS, WATER RESOURCES DIVISION FOR REVIEW, TOGETHER WITH THE PLAN CHECK DEPOSIT TO COVER PLAN CHECK COSTS.
 PRIOR TO LAND USE APPROVAL FOR THE DEVELOPMENT OF EACH INDIVIDUAL LOT, EACH PARCEL SHALL EXECUTE A PRIVATE STORMWATER CONTROL SYSTEM MAINTENANCE AGREEMENT.

VESTING TENTATIVE TRACT MAP 14,851
 PLANNING AND DEVELOPMENT
 NO. 20TRM 00000-00001
 BEING ALL OF LOT 3 OF TRACT 13,545

NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:	PREPARED BY:
				STUART WHITMAN INC. 6310 SAN VICENTE BLVD, STE 430 LOS ANGELES, CA, 90048	GCV LLC & L.P. COOK & CO, INC. 946 CHELTENHAM ROAD, SANTA BARBARA, CA 93105 PHONE: (805) 729-0529 DON E. DONALDSON 36364 PROJECT ENGINEER R.C.E.

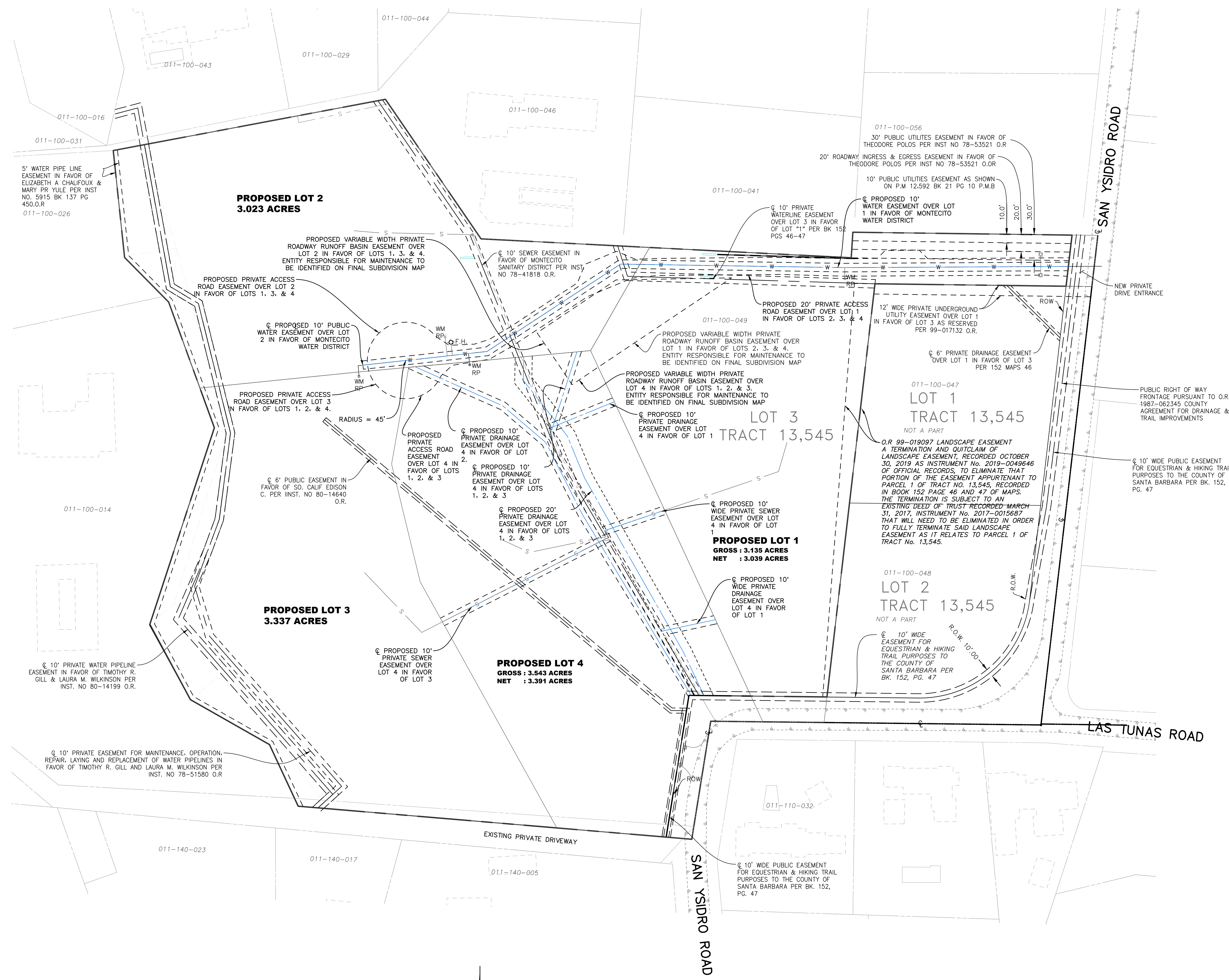
PROFESSIONAL SEAL
 DON E. DONALDSON
 NO 36364
 CIVIL
 STATE OF CALIFORNIA

PROFESSIONAL SEAL
 L.P. COOK
 NO 4285
 LICENSED LAND SURVEYOR
 STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP
 AND EXISTING EASEMENTS
 749 SAN YSIDRO ROAD
 COUNTY OF SANTA BARBARA

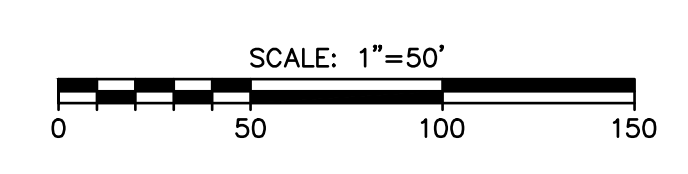
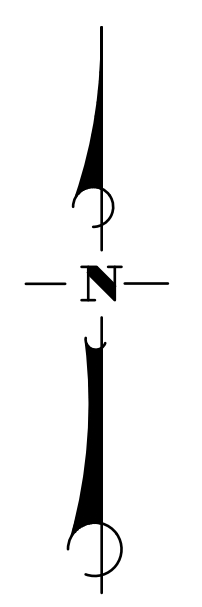
GCV PROJECT NO.
202002
 SHEET
1 of 8
 PLAN DATE
5/31/2022

DRAWING TENTATIVE SHEET.DWG



LEGEND

- PROPOSED EASEMENT
- - - EXISTING EASEMENT
- PARCEL BOUNDARY (SB COUNTY APN)
- CENTERLINE

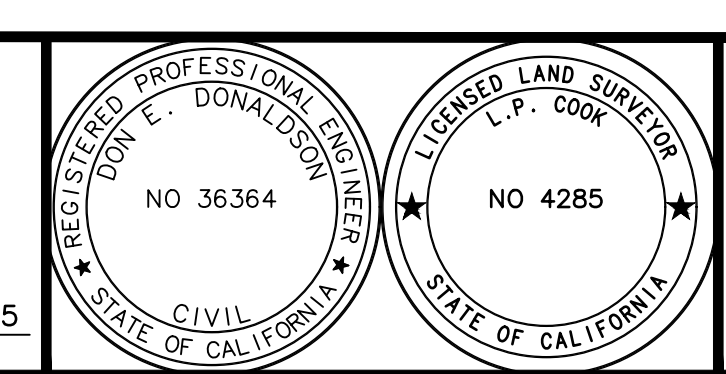


VESTING TENTATIVE TRACT MAP TT14851
 PLANNING AND DEVELOPMENT CASE
 NO. 20TRM 00000-00001
 BEING ALL OF LOT 3 OF TRACT 13,545

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
 STUART WHITMAN INC.
 6310 SAN VICENTE BLVD, STE 430
 LOS ANGELES, CA, 90048

PREPARED BY:
 GCV LLC & L.P. COOK & CO, INC.
 946 CHELTENHAM ROAD, SANTA BARBARA, CA 93105
 PHONE: (805) 729-0529
 DON E. DONALDSON 36364 PROJECT ENGINEER
 L.P. COOK 4285 R.C.E. LICENSED LAND SURVEYOR



VESTING TENTATIVE TRACT MAP
 AND PROPOSED EASEMENTS
 749 SAN YSIDRO ROAD
 COUNTY OF SANTA BARBARA

GCV PROJECT NO. 202002
 SHEET 2 OF 8
 PLAN DATE 5/31/2022

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) STORES 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.

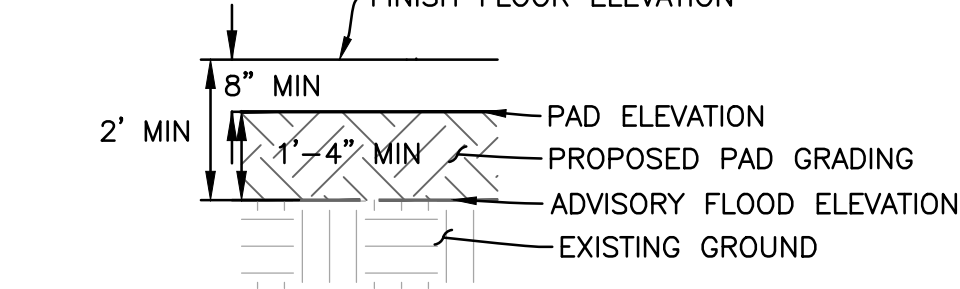
FLOOD ZONE:
 THE FLOOD ZONE DESIGNATIONS FOR THIS SITE ARE REGULATORY
 FLOODWAY & ZONE "X" PER FIRM PANEL No. 06083C 1584G DATED
 DECEMBER 4TH, 2012. FLOOD ZONE "X" IS DEFINED AS AN AREA OF
 MINIMAL FLOOD HAZARD.

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



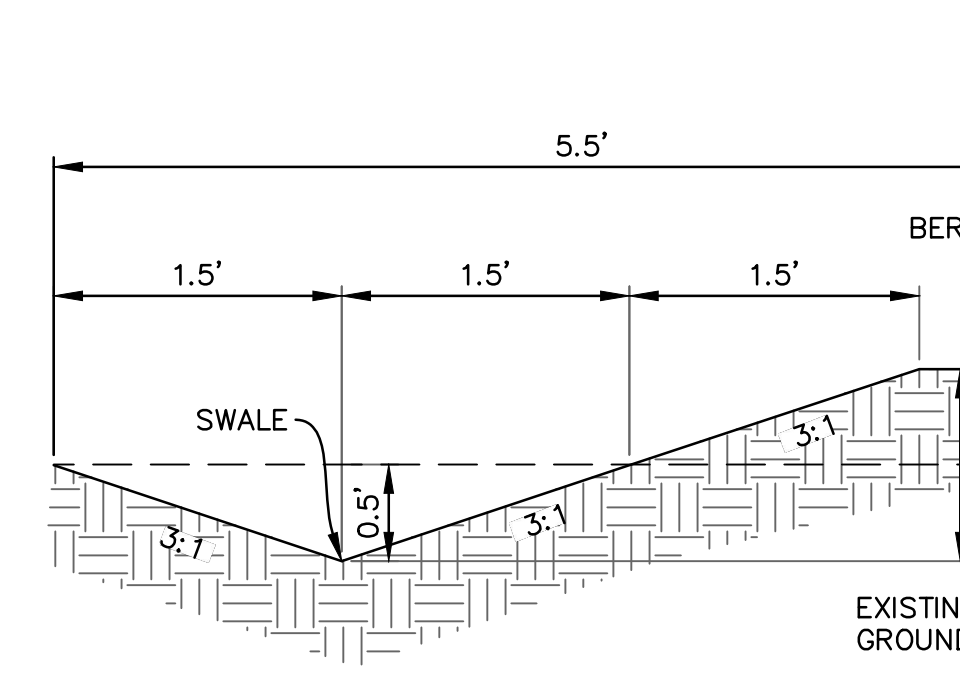
ADVISORY FLOOD ELEVATION DETAIL
 NOT TO SCALE

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 2 BASIN EAST	CUT 380 CY	FILL 110 CY
TOTAL	CUT 780 CY	FILL 960 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 BULKING, CLEARING AND GRUBBING,
 SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND
 RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE
 SPOILS, STRUCTURAL SECTIONS AND CONSTRUCTION METHODS.

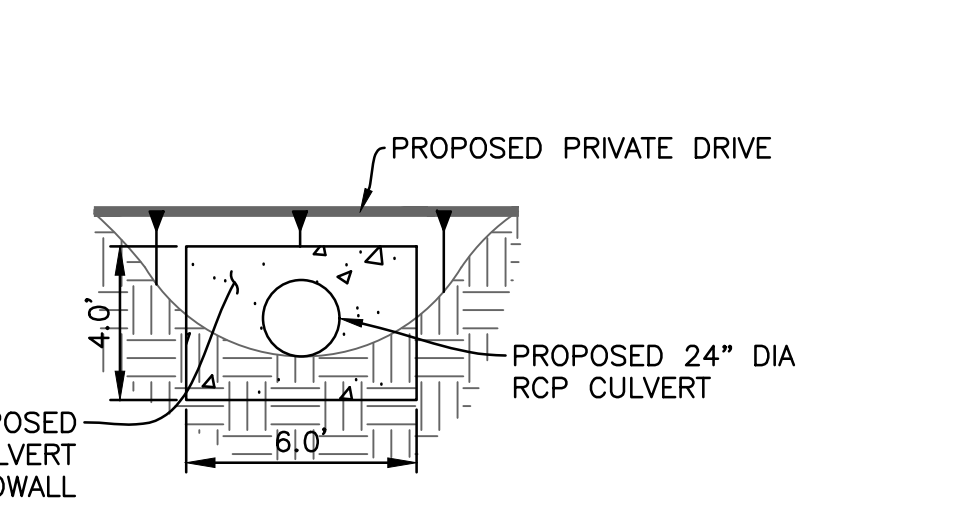


TYPICAL INTERNAL LOT LINE DRAINAGE INTERCEPT DETAIL

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.

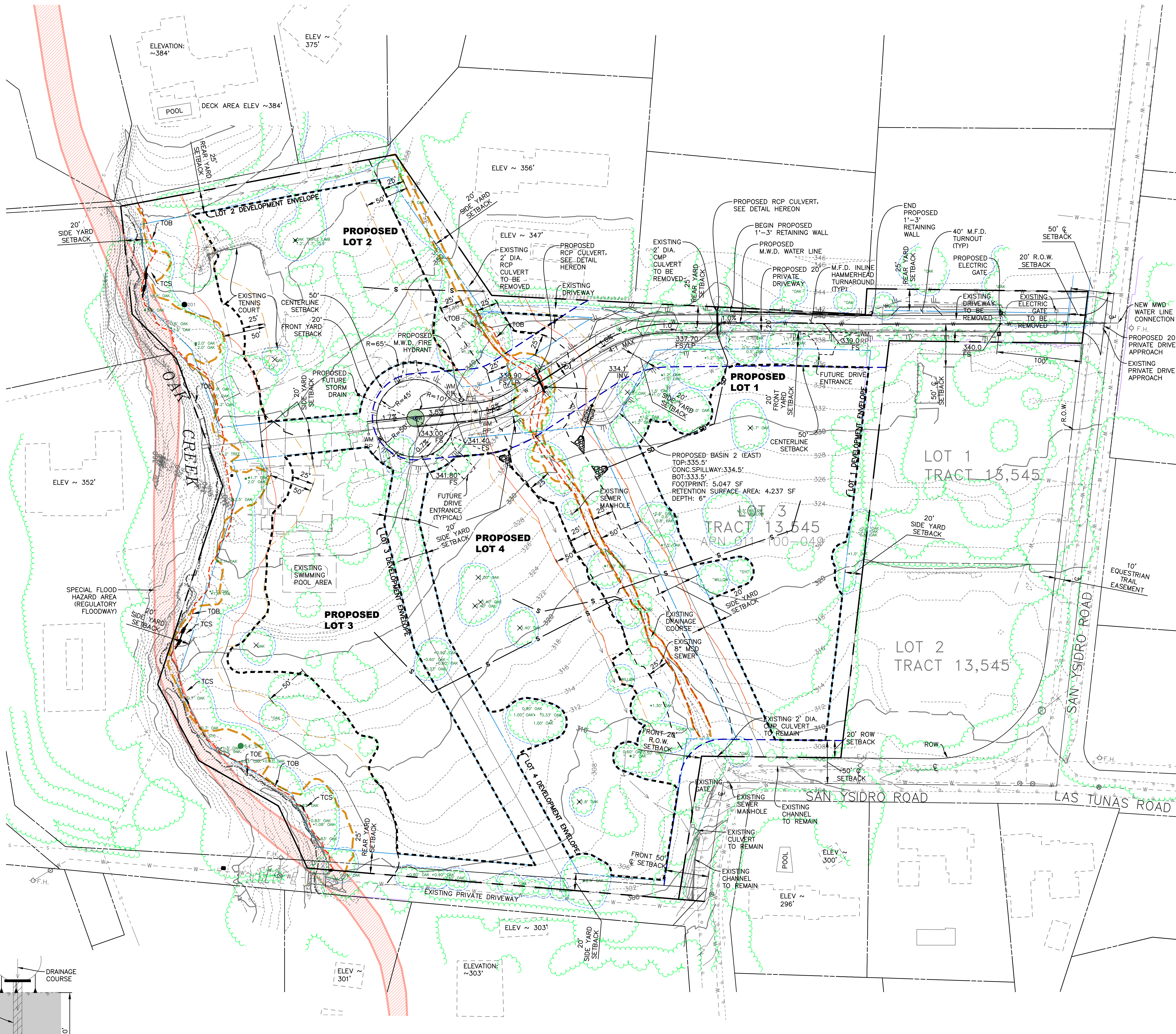


CULVERT ELEVATION
 SCALE: 1"=5'

CULVERT PLAN VIEW
 SCALE: 1"=10'

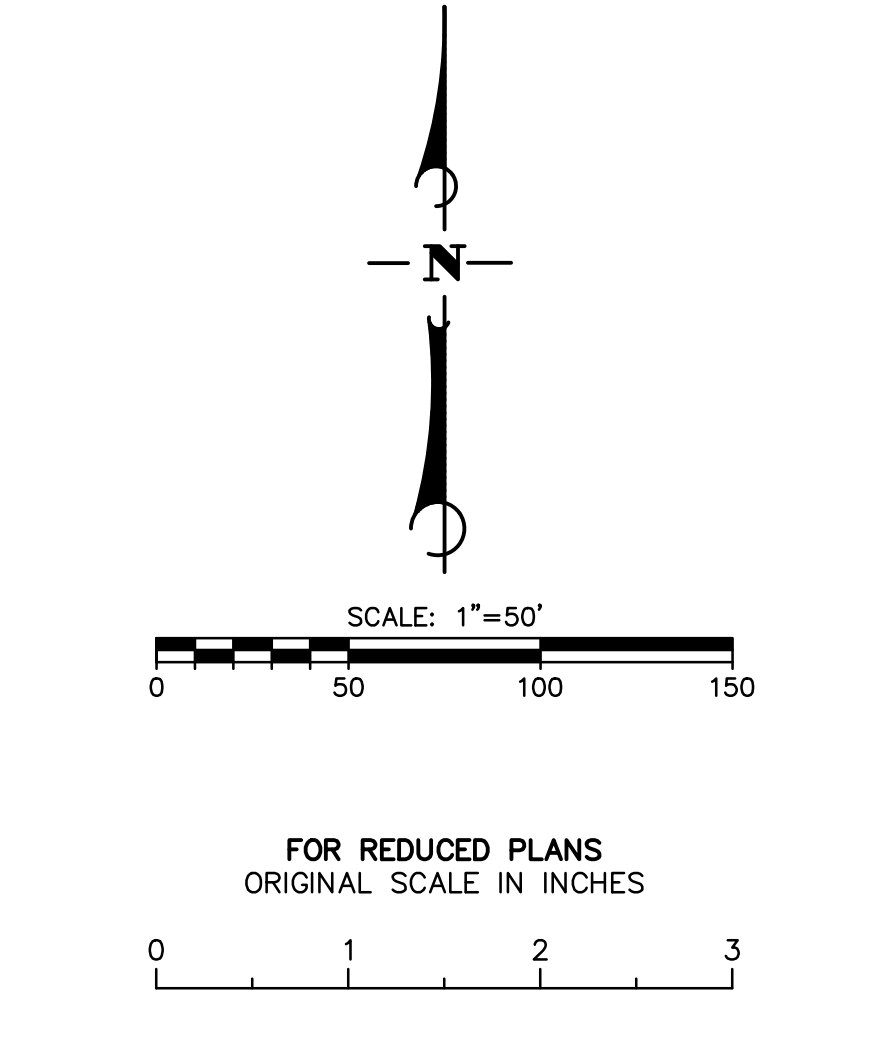
PROPOSED PRIVATE DRIVEWAY CULVERT DETAIL

- 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



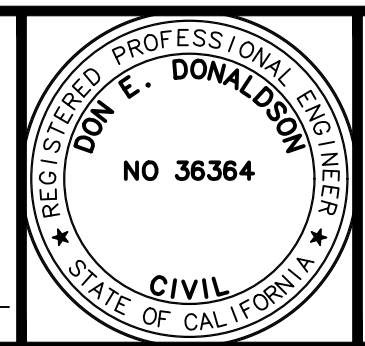
LEGEND

- 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
- CREEK CENTERLINE
- PROPOSED DEVELOPMENT ENVELOPE
- 25' RIPARIAN BUFFER GRADING SETBACK ALONG CENTRAL DRAINAGE COURSE
- NATIVE TREE AND DRIFLINE IDENTIFIED BY STANTEC (JANUARY 2020) & STORRER ENVIRONMENTAL (MARCH 2020) WITH 6' BUFFER
- OAK TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER & REDUCED BACKFLOW PREVENTER
- TOB TOP OF BANK
- TCS TOP OF CRITICAL SLOPE
- TOE TOE OF SLOPE
- 350.0 FS PROPOSED FINISHED SURFACE ELEVATION
- 5.0% PROPOSED SLOPE
- PROPOSED PLANTER / FOUNTAIN
- RIP RAP & HEADWALL+
- STABILIZED EMERGENCY OVERFLOW



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

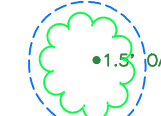
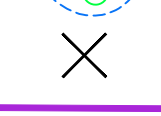

NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:	PREPARED BY:	GCV PROJECT NO.
				STUART WHITMAN, INC.	GCV LLC	202002
				6310 SAN VICENTE BLVD, SUITE 430 LOS ANGELES, CA 90040 PHONE: (310) 477-5577	946 CHELTENHAM ROAD, SANTA BARBARA, CA 93105 PHONE: (805) 729-0529 DON E. DONALDSON PROJECT ENGINEER	SHEET 3 OF 8
						PLAN DATE 5/31/2022



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

PLOT DATE: 6/3/2022 11:19:11 AM
 DESIGN: DONALDSON
 CHECKED: DONALDSON
 42-ENG. SAVE DATE: 6/2/2022 8:40:05 AM

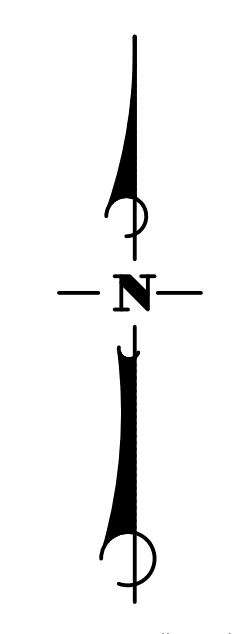
LEGEND

- 10' CONTOUR LINE (EXISTING)
- 2' CONTOUR LINE (EXISTING)
- - - DAYLIGHT LINE
- PARCEL BOUNDARY (SB COUNTY APN)
- CENTERLINE
-  NATIVE TREE AND DRILINE IDENTIFIED BY STANTEC (JANUARY 2020) & STORRER ENVIRONMENTAL (MARCH 2020) WITH 6' BUFFER
-  OAK TREE TO BE REMOVED
-  PROPOSED WILLOW REMOVAL



DESIGN: 2/10/2022 8:51:42 AM
 CHECKED: 2/10/2022 7:03:41 AM
 PLOT DATE: 2/10/2022 7:03:41 AM
 42-ENG SAVE DATE: 2/10/2022 8:51:42 AM

INFORMATION SOURCE NOTES:
 1. SURROUNDING APN PARCEL BOUNDARIES
 SOURCE: COUNTY OF SANTA BARBARA FLOOD CONTROL, 2018
 2. TOPOGRAPHY, AND LOT 3 BOUNDARY
 SOURCE: STANTEC SURVEY, NOVEMBER 2019
 3. RIPARIAN LIMITS, OAK, SYCAMORE, AND WILLOW
 SOURCE: STORRER ENVIRONMENTAL SERVICES, MARCH 2020

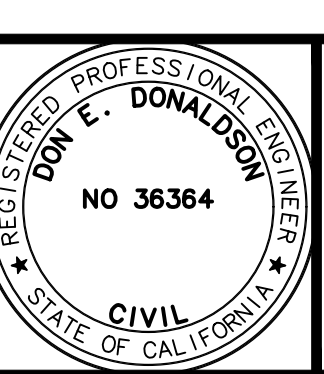


FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
STUART WHITMAN, INC.
 6310 SAN VICENTE BLVD, SUITE 430
 LOS ANGELES, CA 90040
 PHONE: (310) 477-5577

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



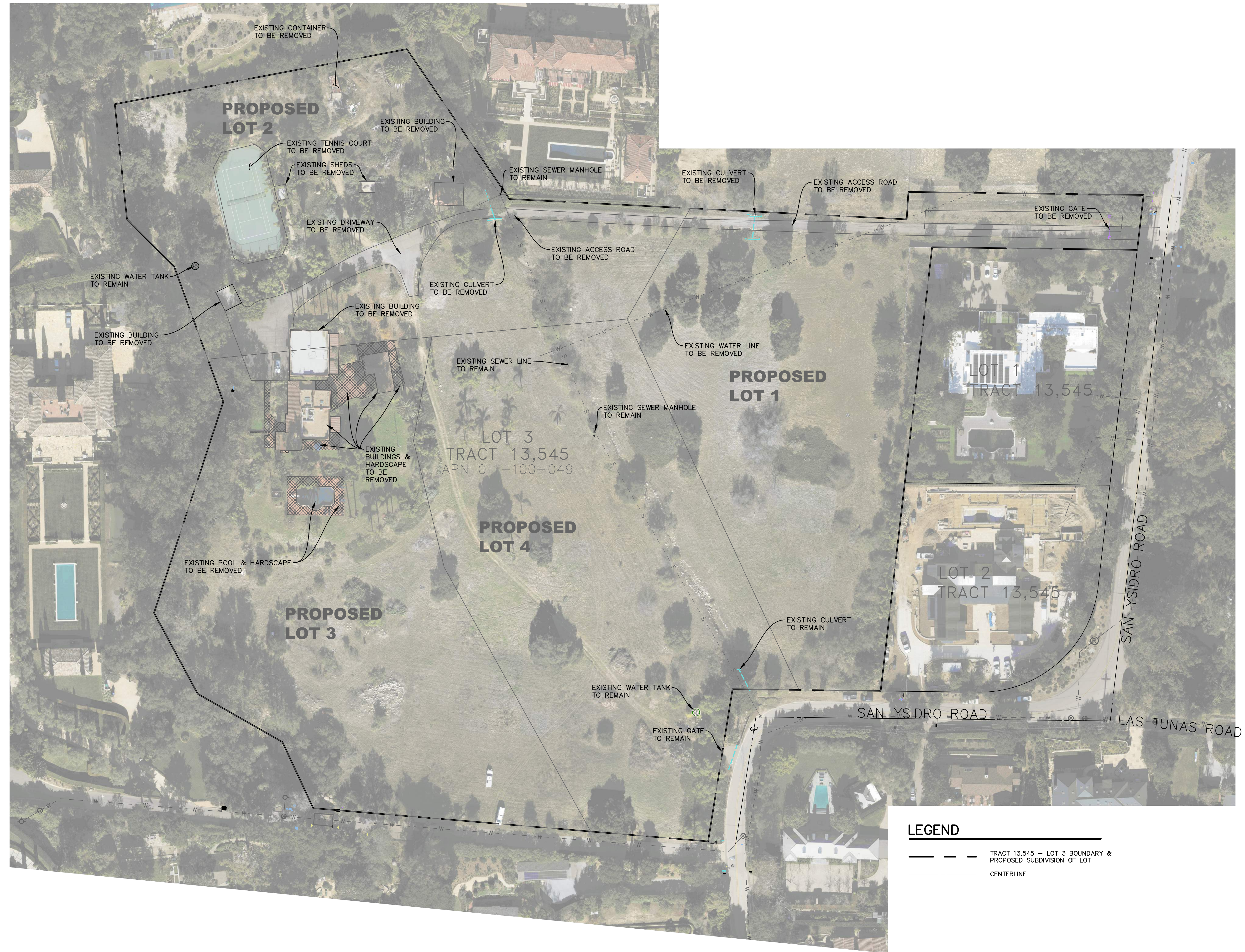
**VESTING TENTATIVE TRACT MAP TT14851
 CASE NO.20TRM 00000-00001
 BEING ALL OF LOT 3 OF TRACT 13,545**

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

GCV PROJECT NO.
 202002
 SHEET **4** OF **8**
 PLAN DATE
 2/9/2022

PLOT DATE: 2/10/2022 7:18:05 AM

DESIGN DESIGNED CHECKED CHECKED
42-ENG SAVE DATE: 2/10/2022 7:11:11 AM

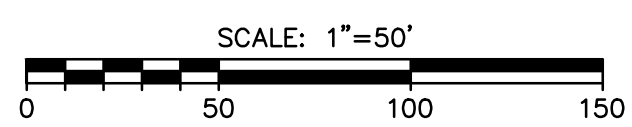
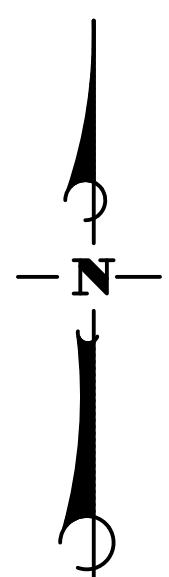


LEGEND

- TRACT 13,545 - LOT 3 BOUNDARY & PROPOSED SUBDIVISION OF LOT
- CENTERLINE

INFORMATION SOURCE NOTES:

1. AERIAL IMAGE
SOURCE: STANTEC SURVEY, DECEMBER 2019
2. TRACT 13,545 - LOT 3 BOUNDARY
SOURCE: TRACT MAP, PENFIELD & SMITH, FEBRUARY 1987 & STANTEC SURVEY, DECEMBER 2019



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES



**VESTING TENTATIVE TRACT MAP TT14851
CASE NO.20TRM 00000-00001
BEING ALL OF LOT 3 OF TRACT 13,545**

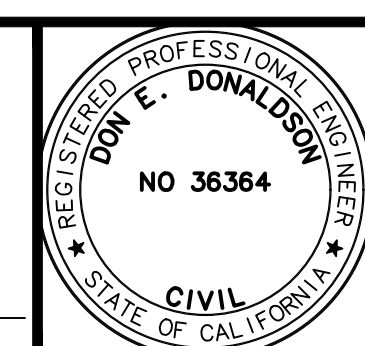
**EXISTING SITE / DEMOLITION PLAN
749 SAN YSIDRO ROAD**

COUNTY OF SANTA BARBARA, CALIFORNIA

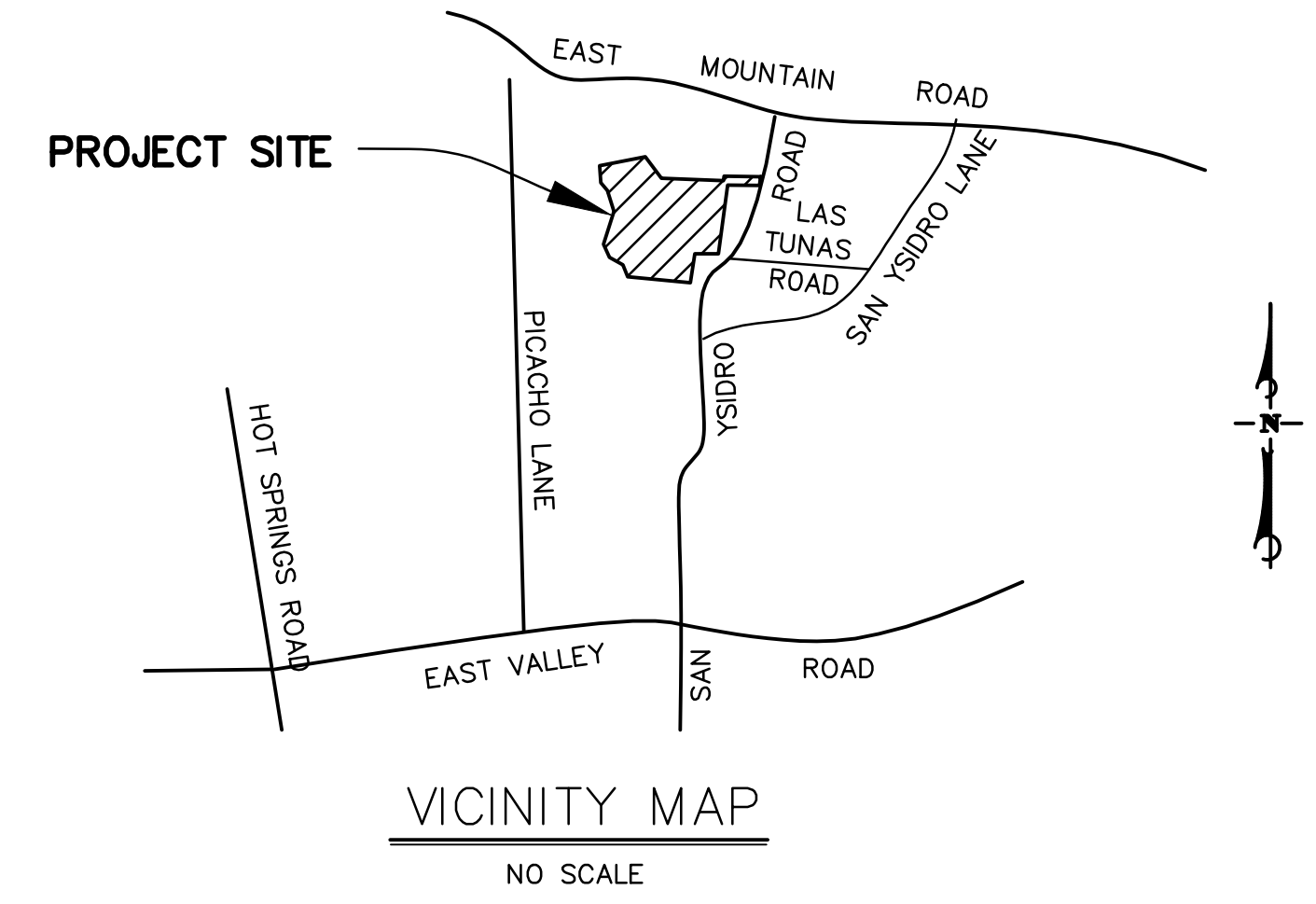
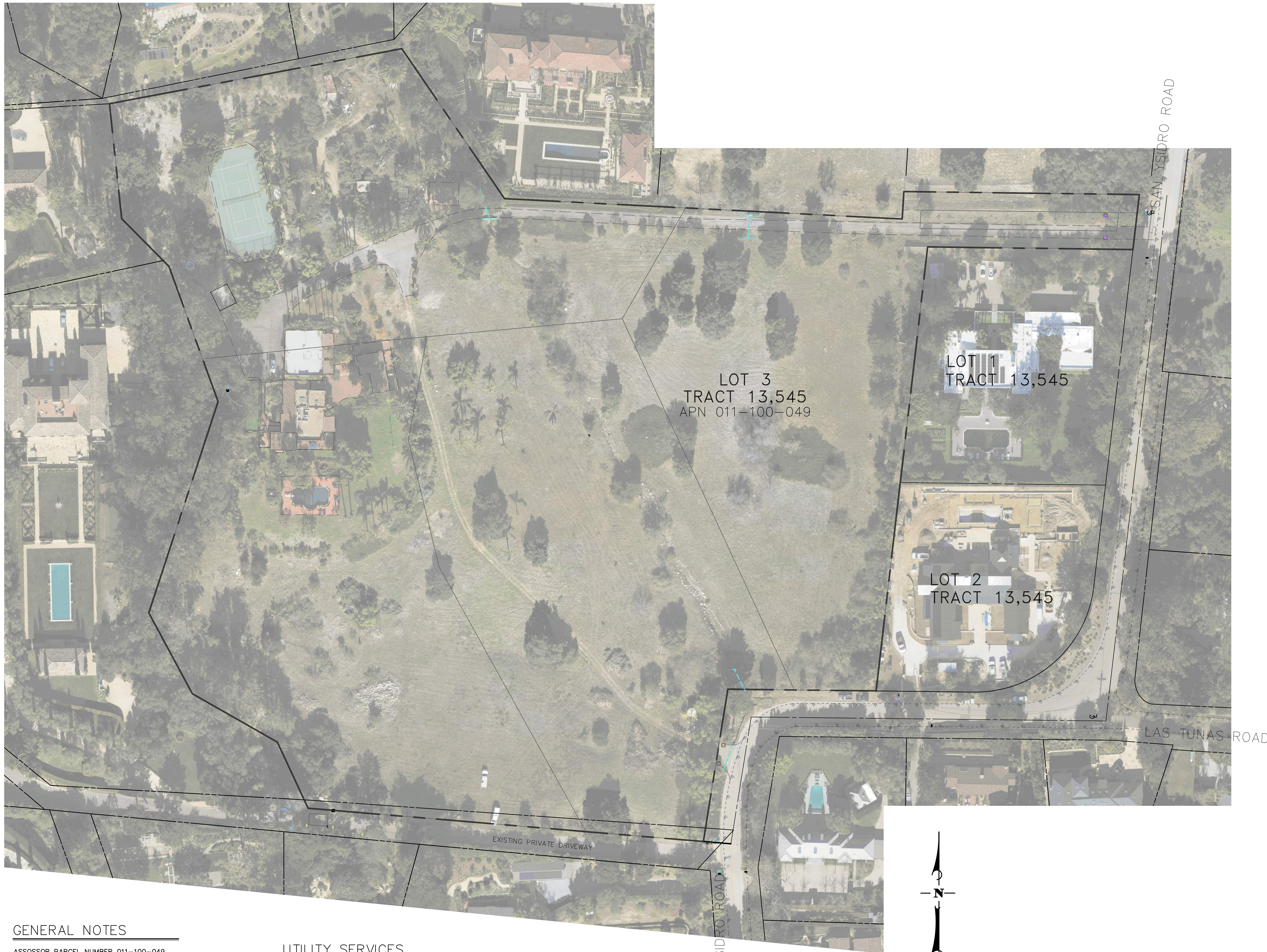
NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
STUART WHITMAN, INC.
6310 SAN VICENTE BLVD, SUITE 430
LOS ANGELES, CA 90040
PHONE: (310) 477-5577

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



GCV PROJECT NO.
202002
SHEET
5 OF **8**
PLAN DATE
2/9/2022



SURVEY NOTES

BASIS OF BEARINGS
BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83),
NAD83(2011), ZONE 5, EPOCH 2017.50, AS DEFINED BY THE CALIFORNIA
SPATIAL REFERENCE CENTER (CSRC).
DISTANCES AND COORDINATES SHOWN HEREON ARE EXPRESSED IN U.S.
SURVEY FEET.
THE BOUNDARY SHOWN HEREON IS PER THAT CERTAIN TRACT MAP RECORDED
IN BOOK 152 PAGES 46 & 47

ELEVATIONS
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE
REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
DEFINED LOCALLY BY CONTROL POINT 12, STATION "ELBOW" OF THE 2018
MONTECITO HIGH PRECISE GEODETIC CONTROL NETWORK SAID POINT HAS A
ELEVATION OF 304.28 U.S. SURVEY FEET AS PER RECORD OF SURVEY
RECORDED IN BOOK 212 PAGES 48-52 COUNTY OF SANTA BARBARA

BOUNDARY LINES ARE SHOWN PER RECORD DATA ONLY. TOPOGRAPHICAL DATA
WAS PREPARED BY OTHERS, AND SPOT CHECKED FOR ACCURACY BY LPC. THE
WESTERN CREEK AND ADJACENT TOPOGRAPHY SURVEY WAS RESURVEYED BY
TERRESTRIAL LIDAR METHODS BY LPC.

GENERAL NOTES

ASSOSSOR PARCEL NUMBER 011-100-049
PROJECT AREA: 12.768 ACRES NET
EXISTING LAND USE : RESIDENTIAL URBAN
COMPREHENSIVE PLAN DESIGNATION: SRR-0.33
EXISTING ZONING: 3-E-1
POPOSED ZONING: 3-E-1
TOPOGRAPHIC SURVEY PREPARED BY STANTEC CONSULTING
AND L.P. COOK AND COMPANY

ADJACENT LAND USE

NORTH- 2-E-1 SINGLE FAMILY RESIDENTIAL
SOUTH- 2-E-1 SINGLE FAMILY RESIDENTIAL
EAST- 2-E-1 SINGLE FAMILY RESIDENTIAL
WEST- 2-E-1 SINGLE FAMILY RESIDENTIAL

UTILITY SERVICES

DOMESTIC WATER : MONTECITO WATER DISTRICT
SEWER DISPOSAL: MONTECITO SANITARY DISTRICT
TELEPHONE: VERIZON (FRONTIER)
ELECTRIC: SOOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOOUTHERN CALIFORNIA GAS COMPANY
CATV: COX CABLE

RECORD REFERENCES

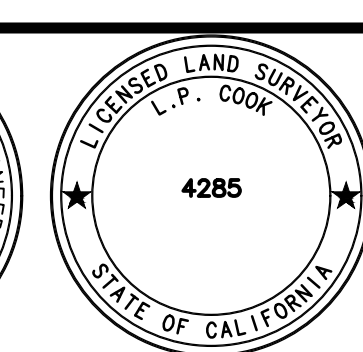
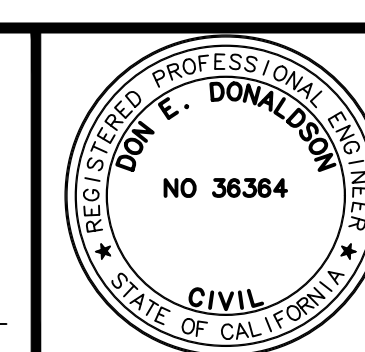
R1 TRACT NO 13,545 RECORDED IN BOOK 152 PAGES
46 & 47 MAPS

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
STUART WHITMAN INC.
827 STATE STREET, SUITE 11
SANTA BARBARA, CA 93101-3227
PHONE: (805) 729-0529

PREPARED BY:
L.P. COOK & COMPANY, INC.
827 STATE STREET, SUITE 11
SANTA BARBARA, CA 93101-3227
PHONE: (805) 729-0529
L.P. COOK 4285
LICENSED LAND SURVEYOR

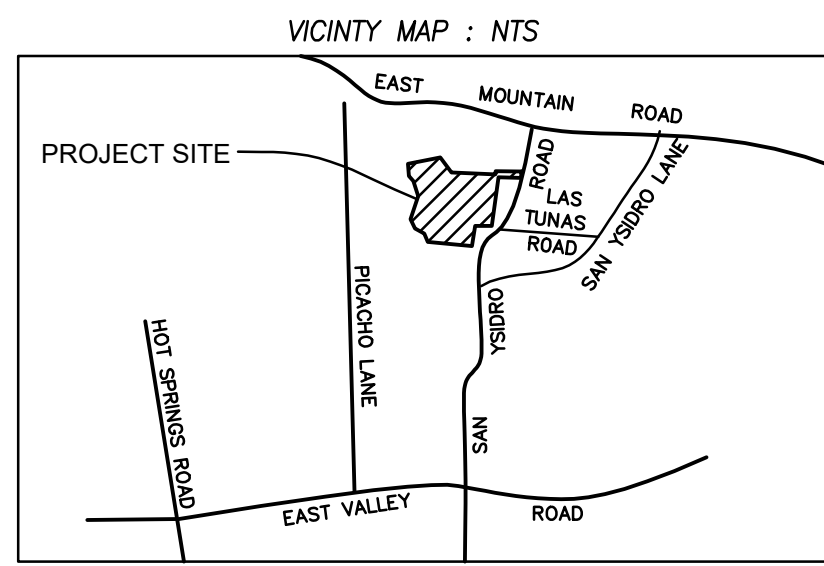


**VESTING TENTATIVE TRACT MAP 14,851
20TRM-00000-00001
BEING ALL OF LOT 3 OF TRACT 13,545**

**EXISTING CONDITIONS
749 SAN YSIDRO ROAD
COUNTY OF SANTA BARBARA**

LPC PROJECT NO.
2306
SHEET
6 OF 8
PLAN DATE
2/9/2022

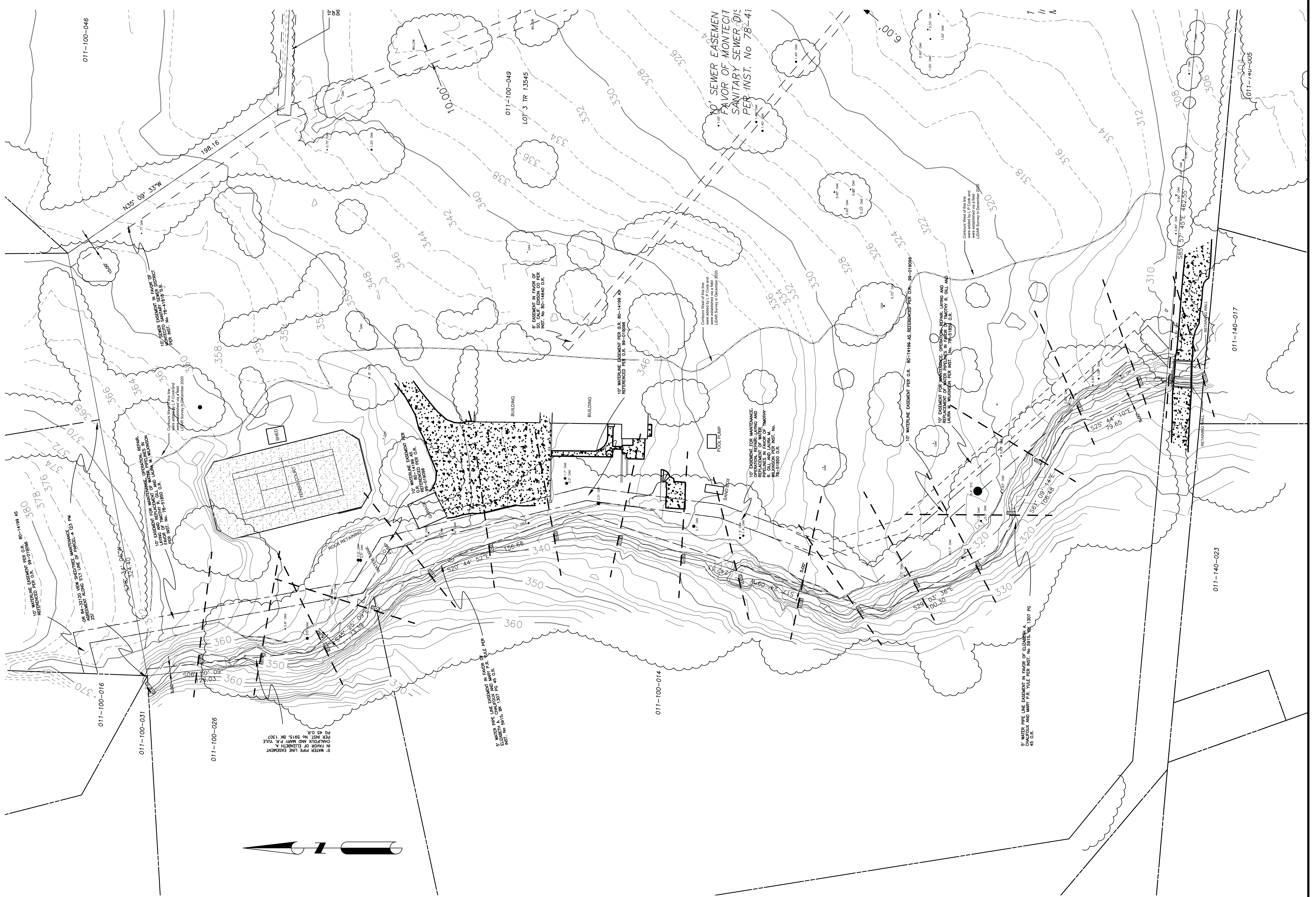
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42-ENG. SAVE DATE: 2/10/2022 7:11:11 AM
PLOT BY: Henderson, Matthew



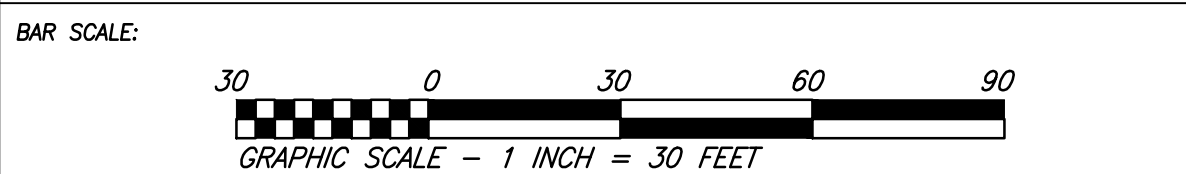
LEGEND:
1. SEE SHEET 8 FOR CROSS SECTIONS

LEGEND:

SYMBOLS LEGEND:	LINETYPE LEGEND:
— PARCEL LINE SYMBOL	— PARCEL LINE
● TREE	— CONTOUR (2' INTERVAL)
	— CHAIN LINK FENCE
	— ROCK WALL
	— TCS — TOP OF CRITICAL SLOPE
	— TOP — TOP OF BANK
	— TOE — TOE OF BANK
	— CL — CREEK CENTERLINE



L.P. COOK & COMPANY, Inc.
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CA 93101-3227
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TOPOGRAPHICAL SURVEY, INCLUDING CROSS SECTION OF THE WESTERN PORTION OF LOT 3, M.B. 152-46/47 FOR ADDITIONAL SURVEY DATA FOR THE VESTED TENTATIVE TRACT MAP IN PROCESS.

DATA COLLECTED: DECEMBER 2020

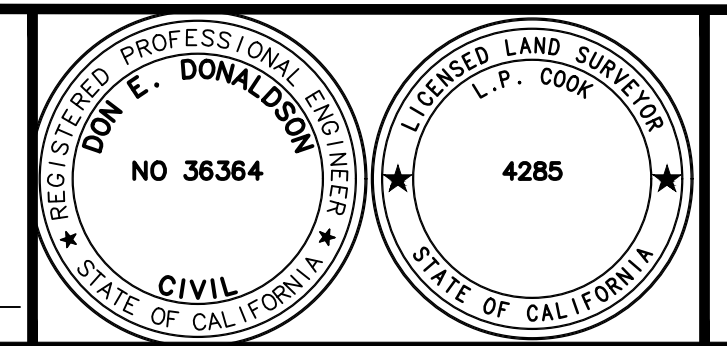
SHEET NO.: 1 OF 2
DRAWN BY: DU
CHECKED BY: LPC
DATE: 01/15/2021
JOB NO.: 2306.00F

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
STUART WHITMAN INC.
6310 SAN VICENTE BLVD, STE 310
LOS ANGELES, CA., 90048

PREPARED BY:
GCV LLC
946 CHELTENHAM ROAD,
SANTA BARBARA, CA 93105
PHONE: (805) 729-0529

DON E. DONALDSON 36364
PROJECT ENGINEER R.C.E. DATE



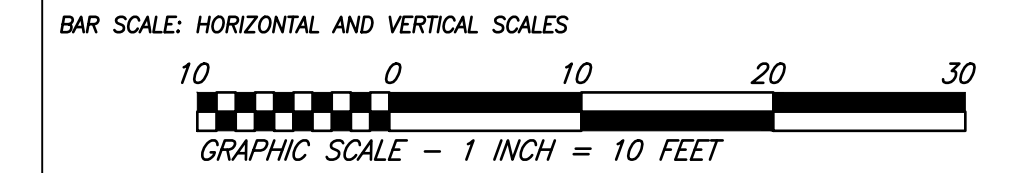
VESTING TENTATIVE TRACT MAP 14,851
20TRM-00000-00001
BEING ALL OF LOT 3 OF TRACT 13,545

VESTING TENTATIVE TRACT MAP
OAK CREEK TOPOGRAPHIC SURVEY
749 SAN YSIDRO ROAD
COUNTY OF SANTA BARBARA

GCV PROJECT NO. 202002
SHEET 7 OF 8
PLAN DATE 2/9/2022

OAK CREEK CROSS SECTIONS

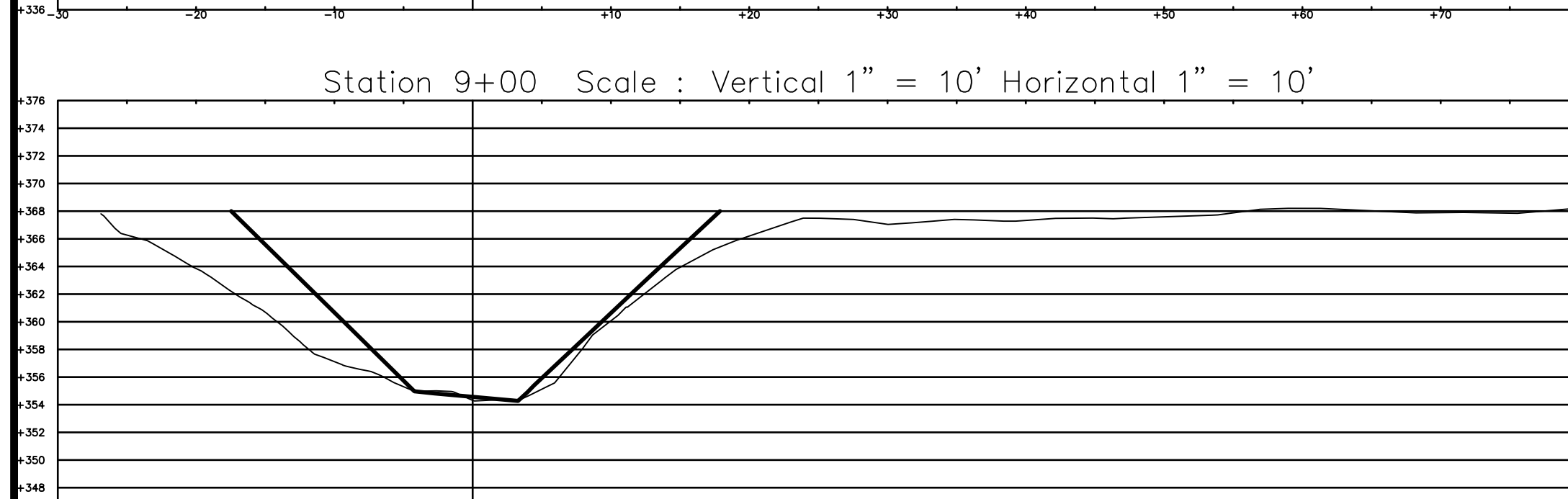
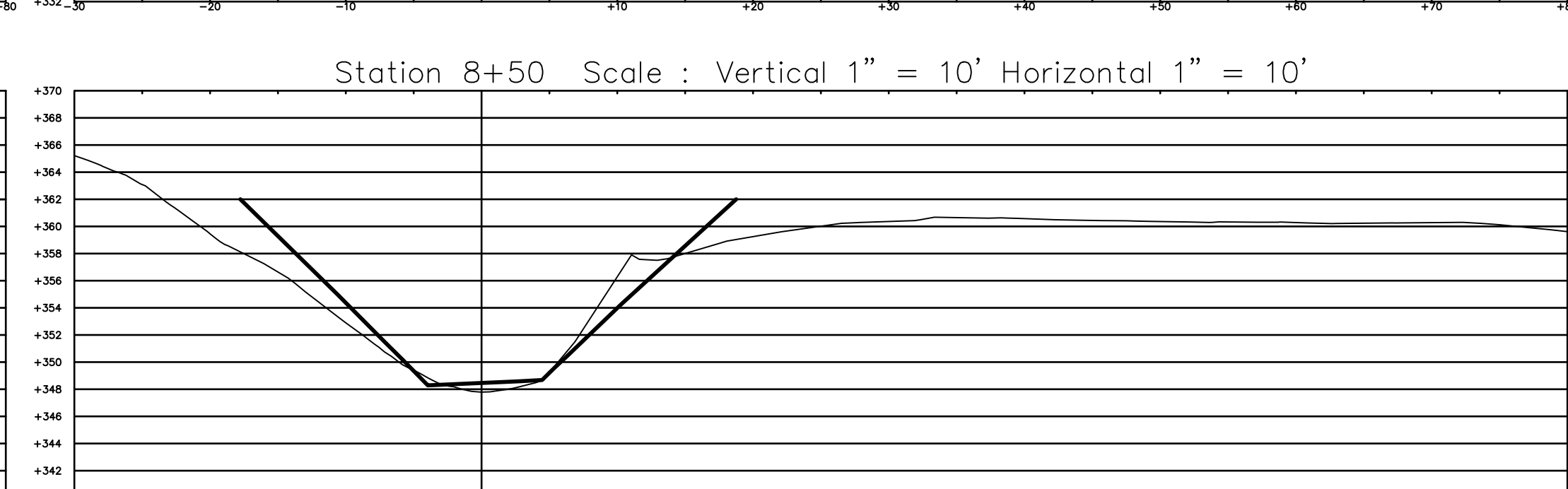
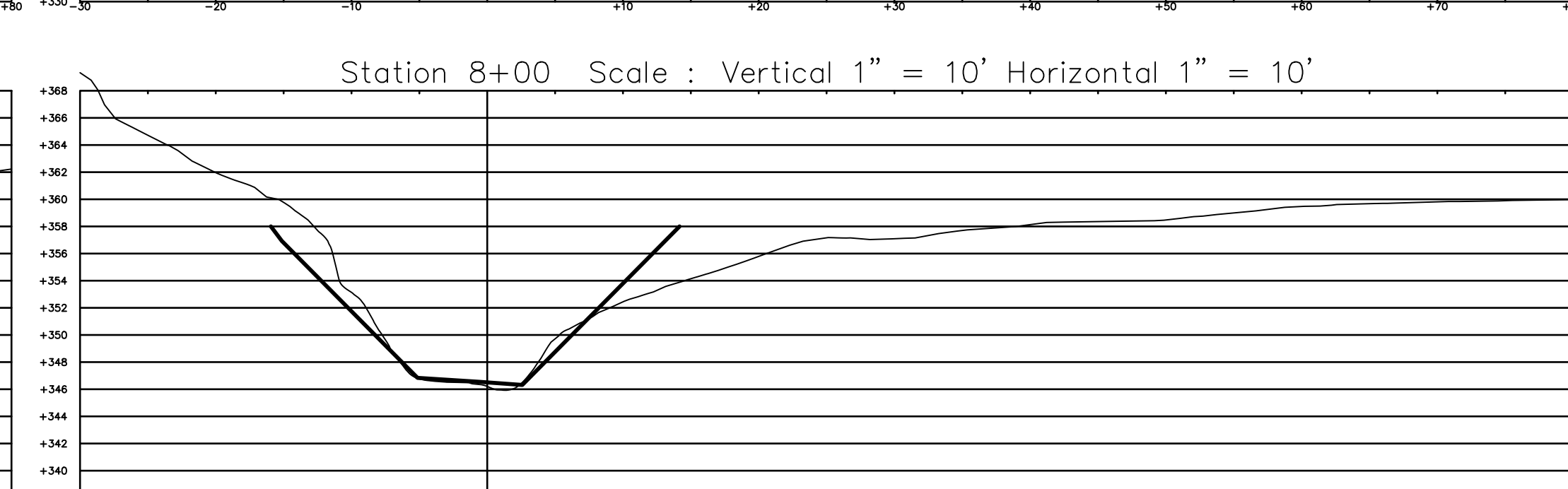
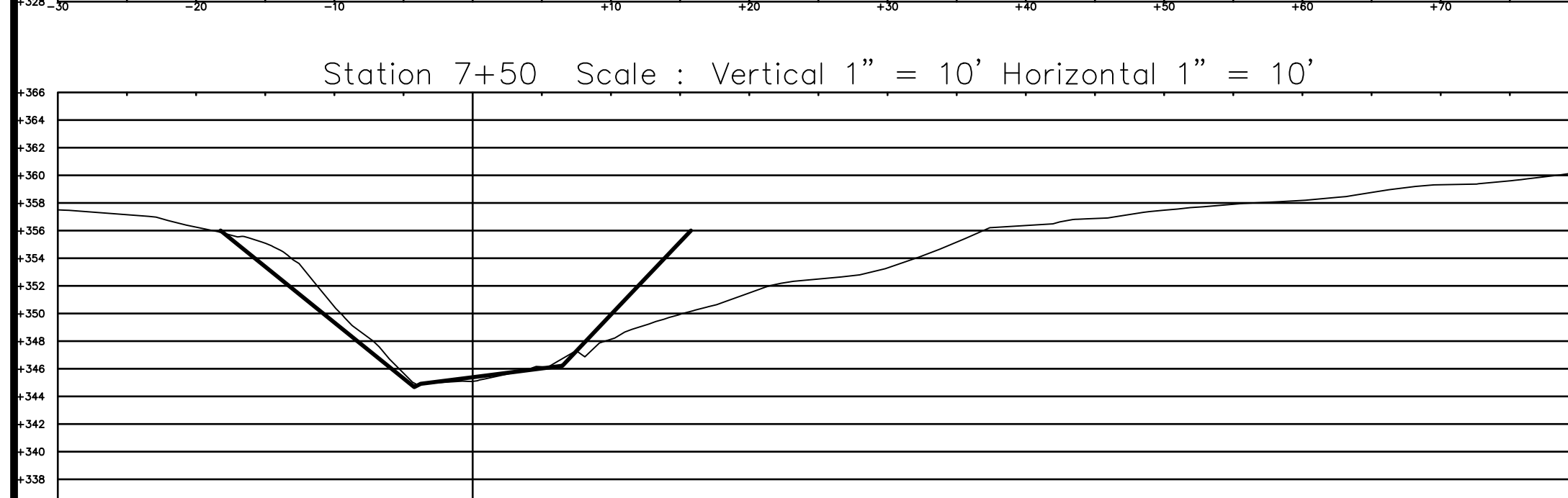
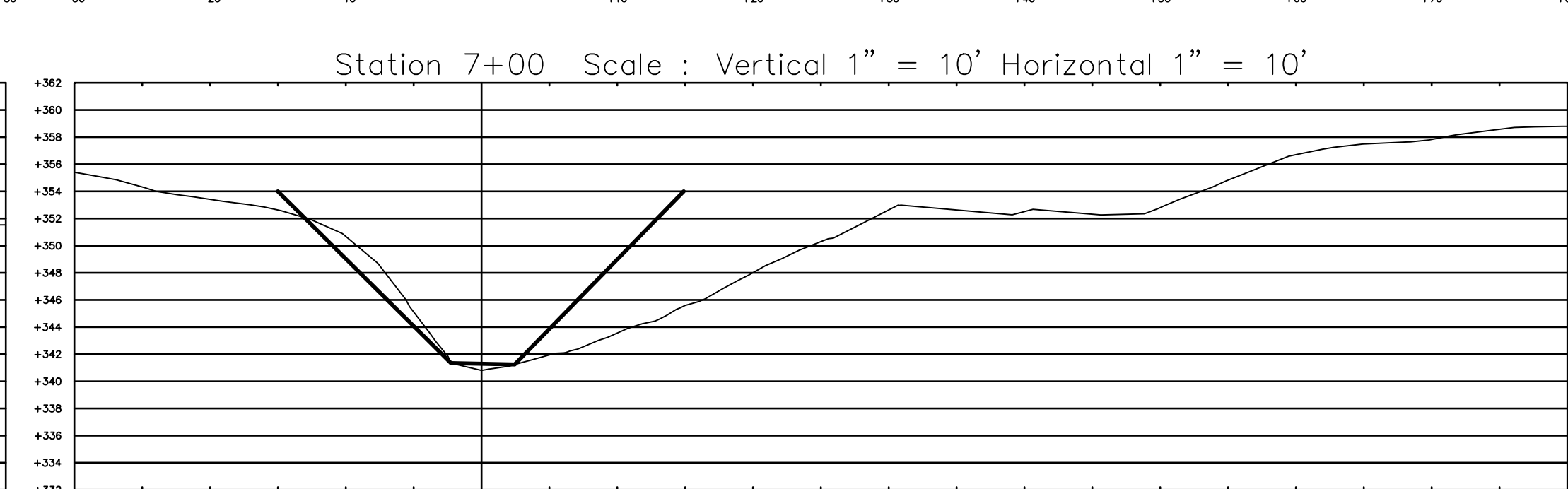
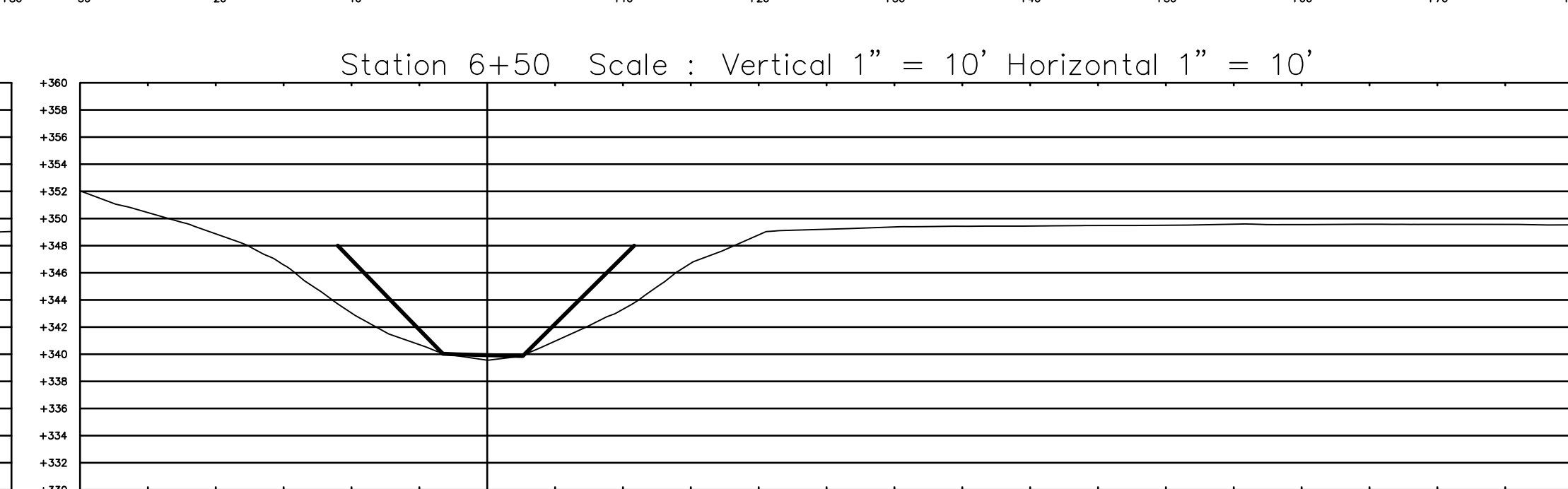
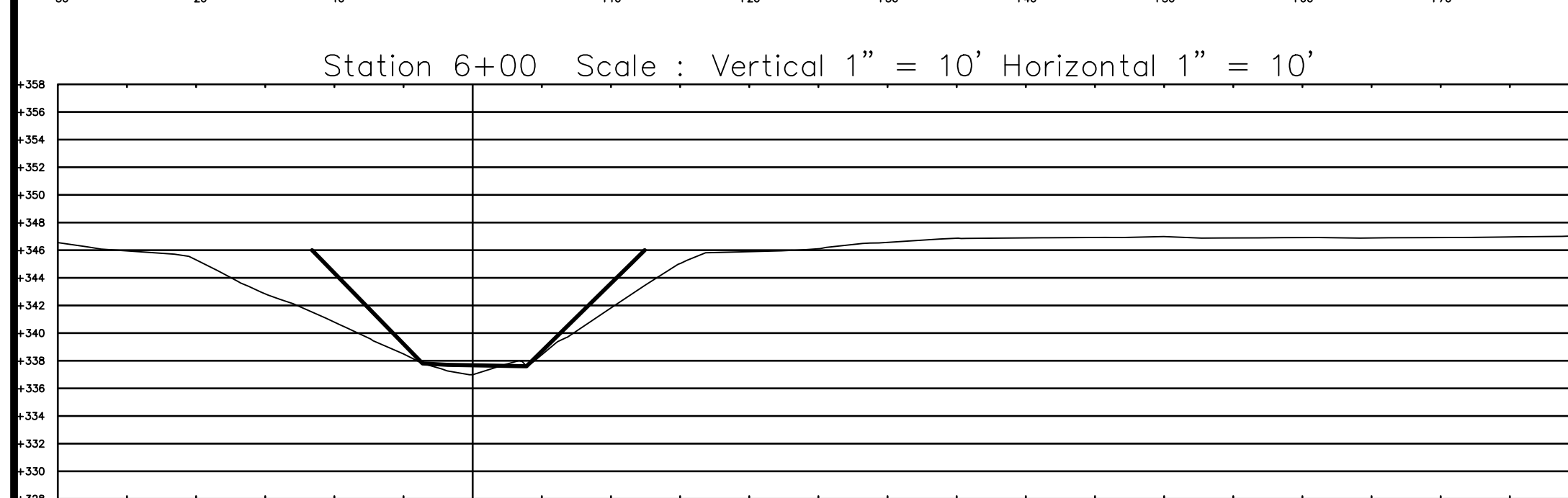
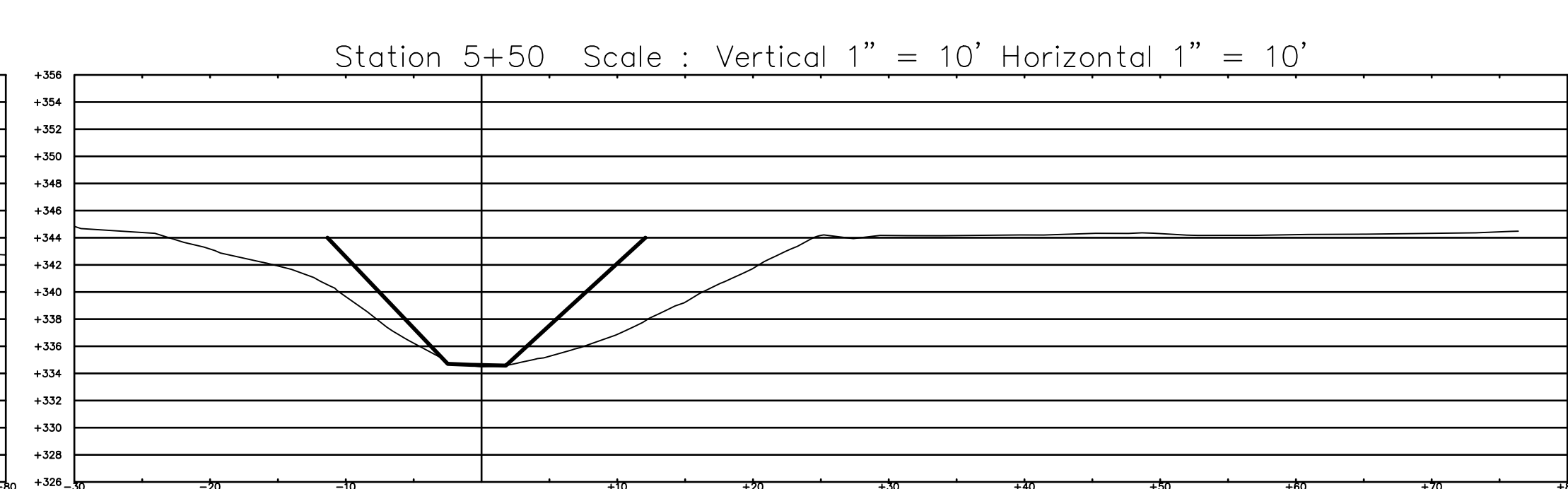
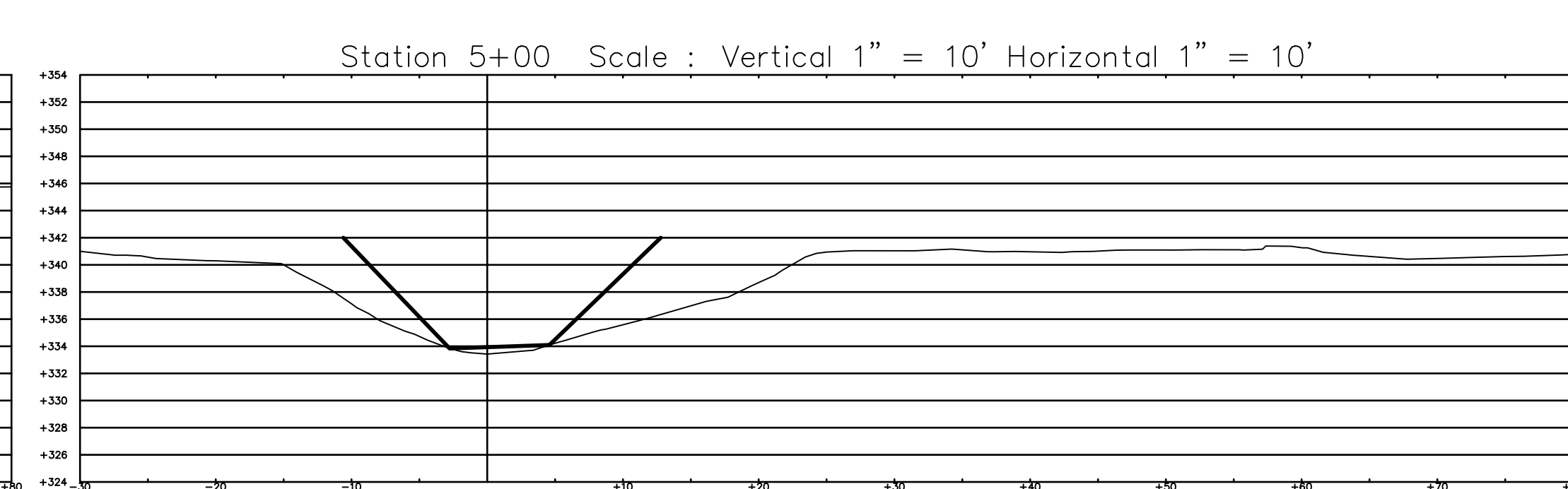
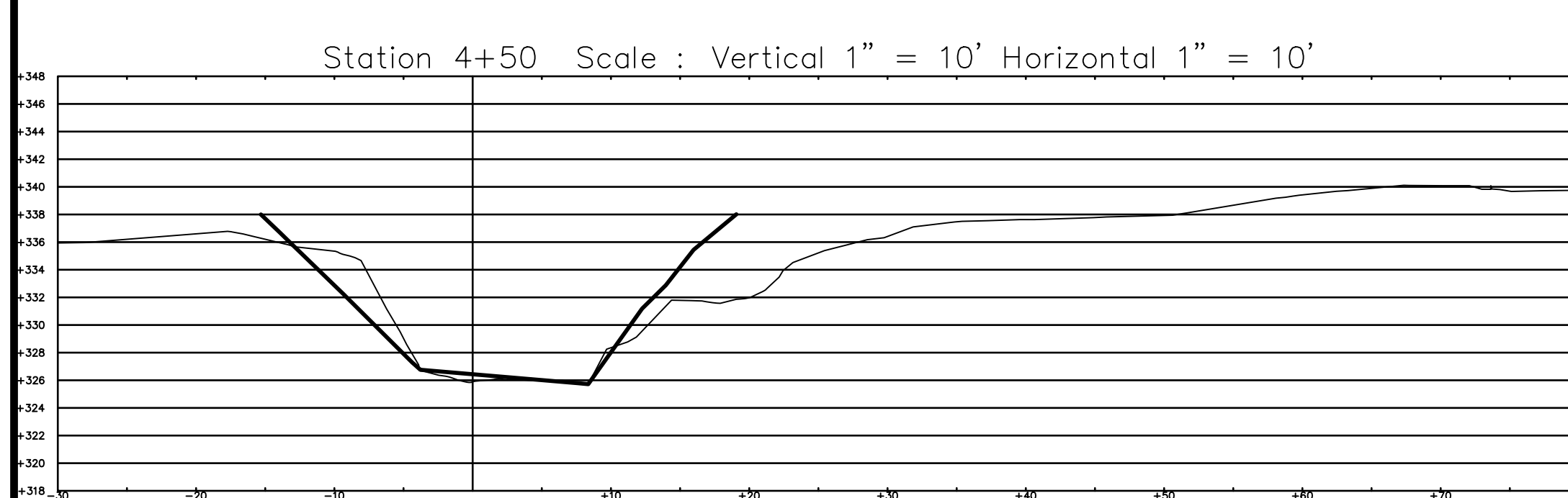
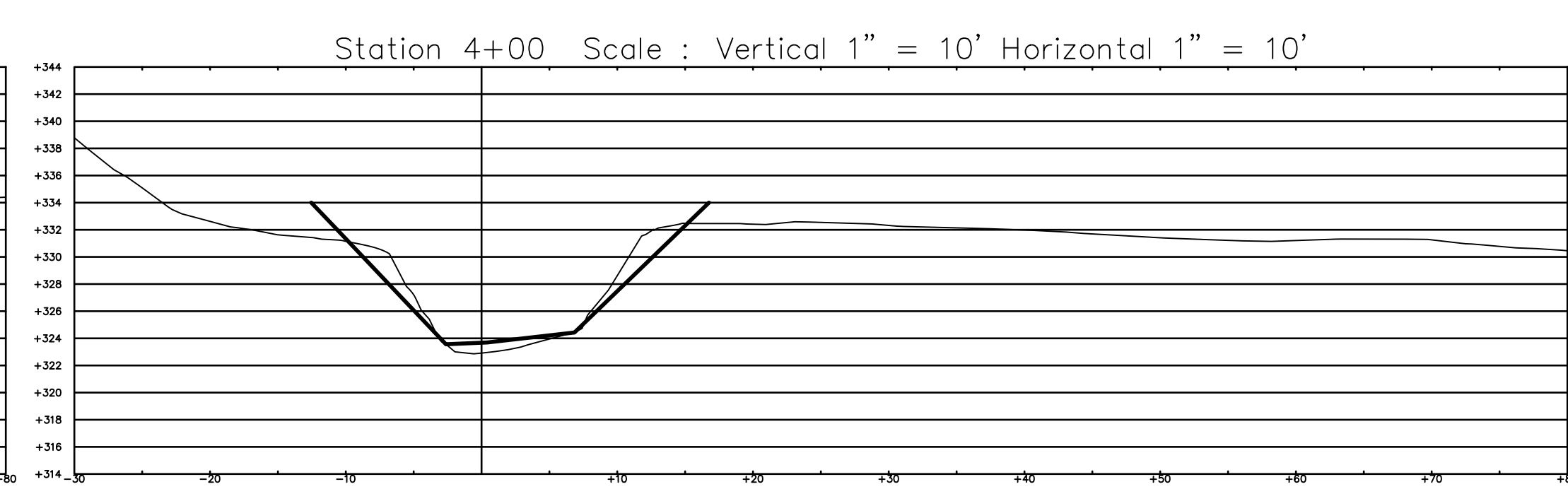
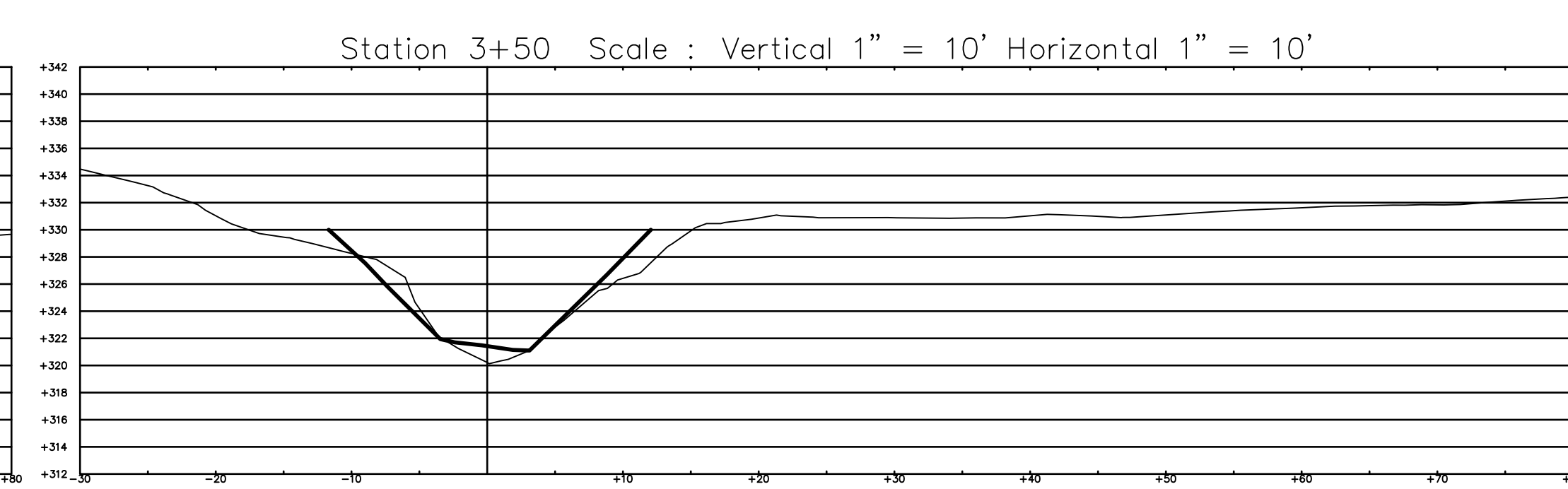
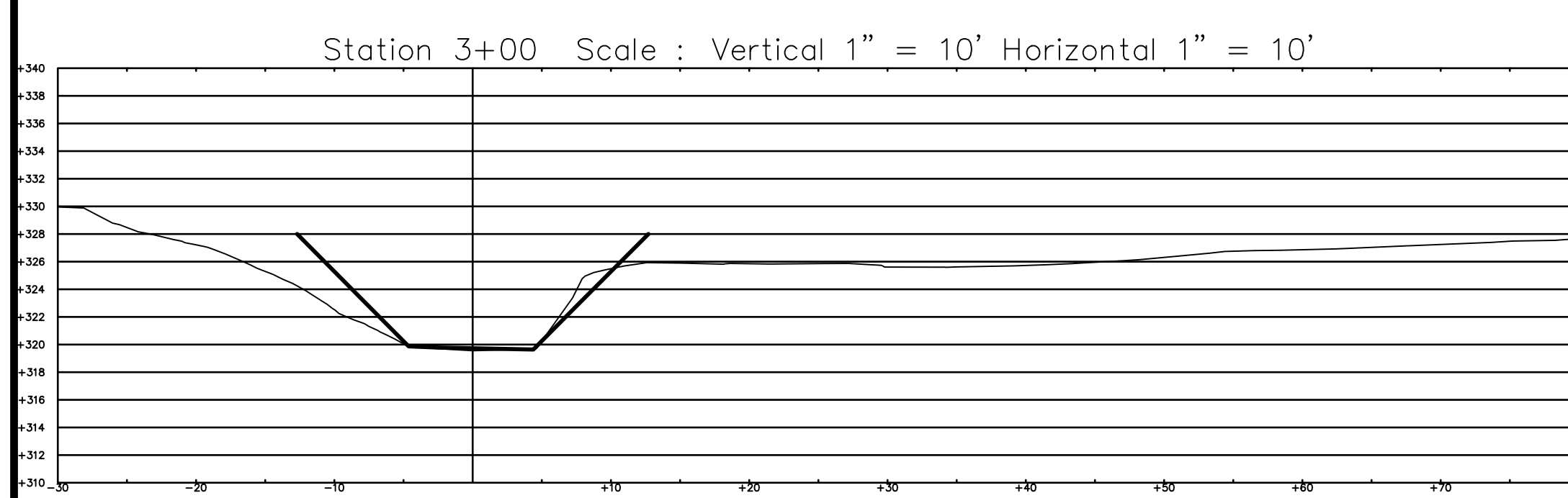
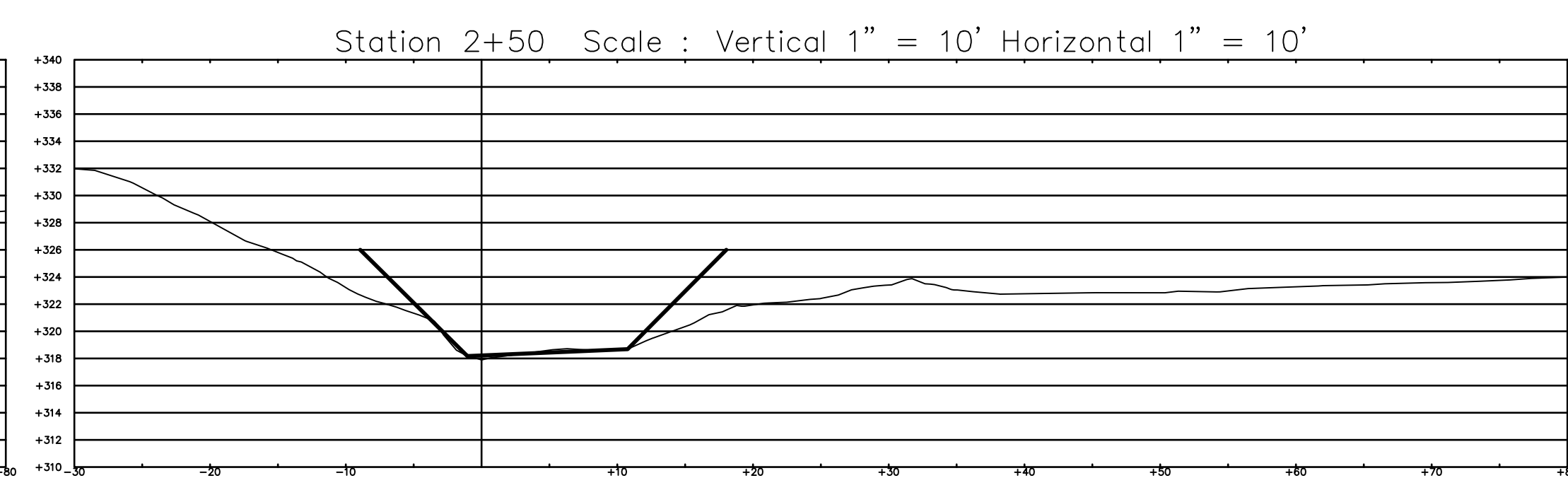
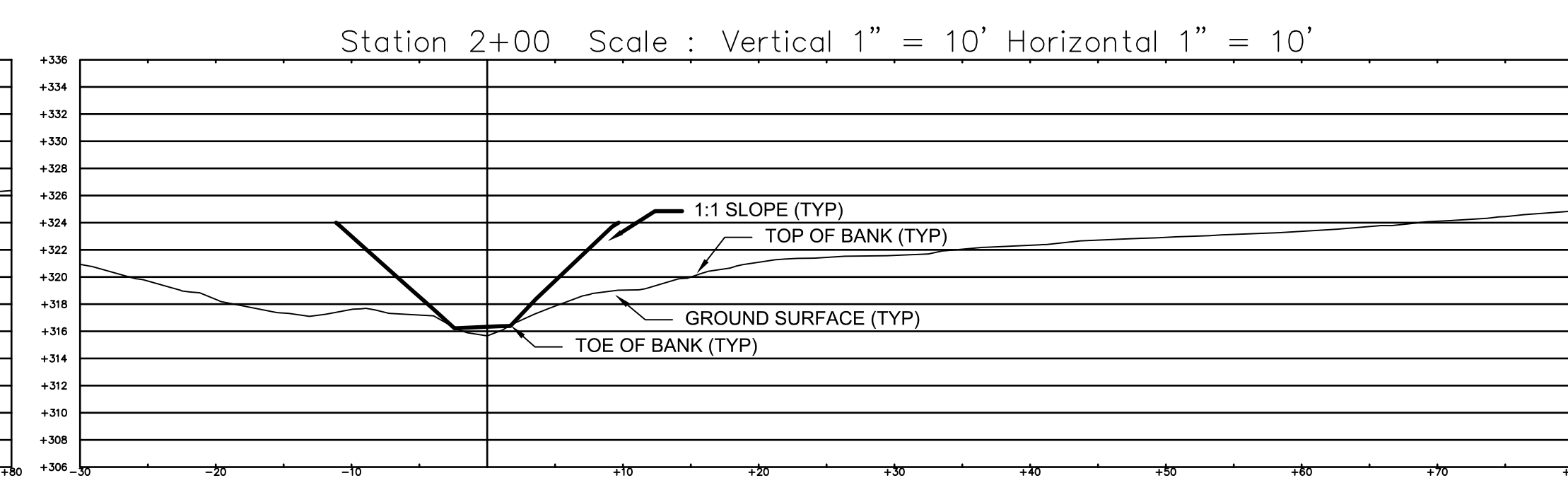
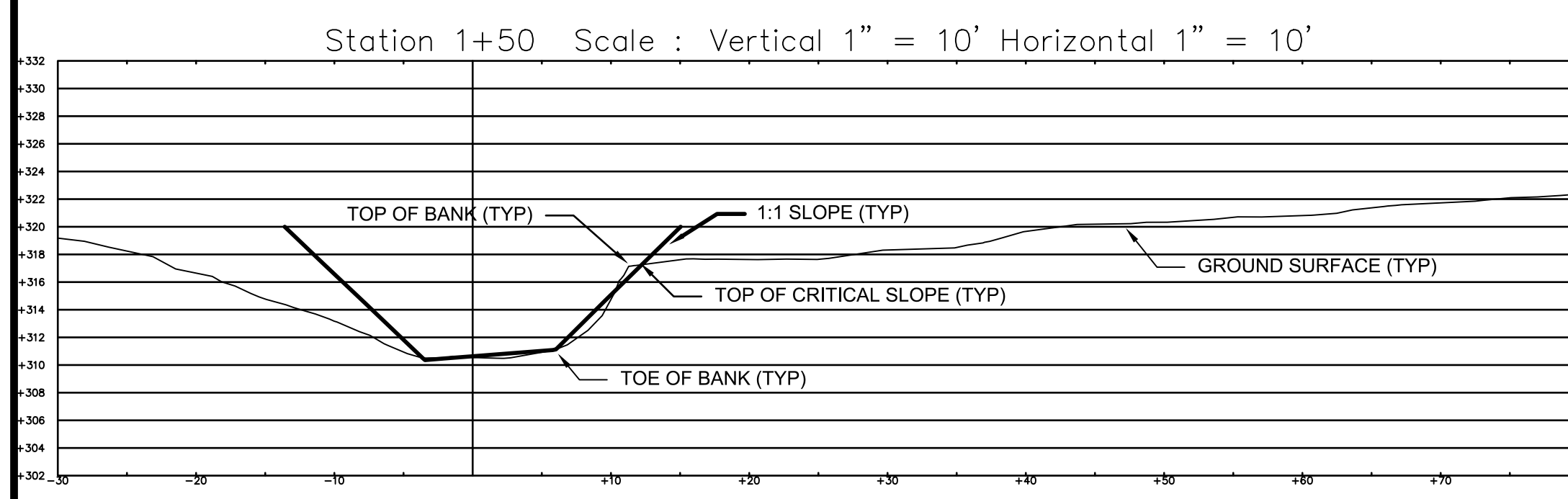
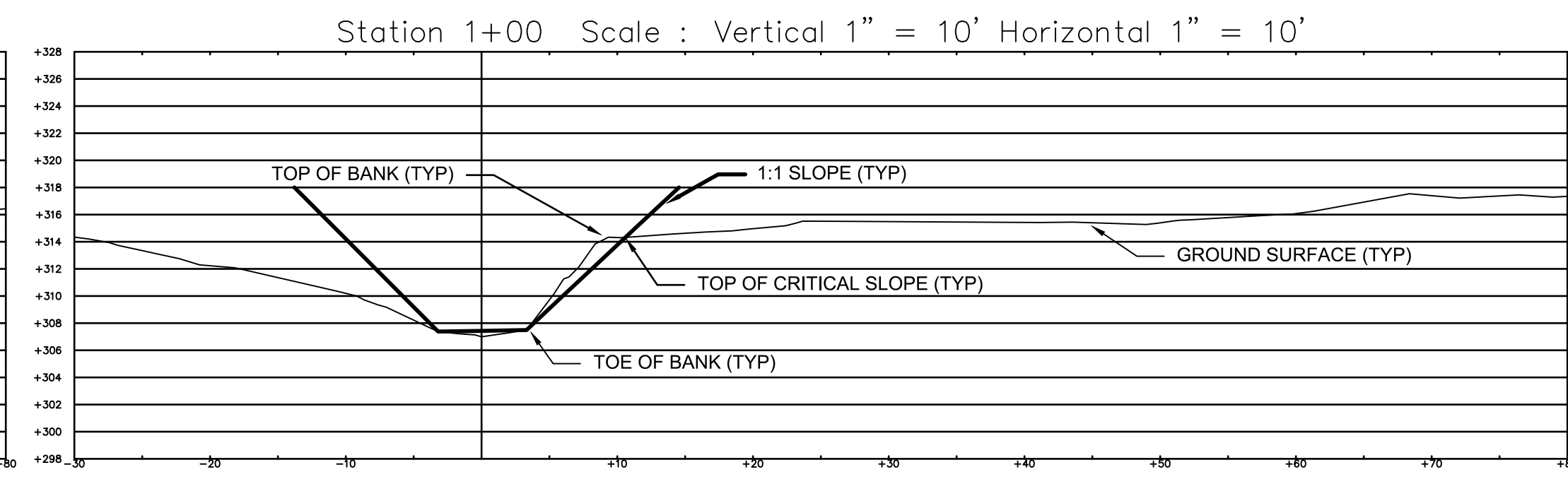
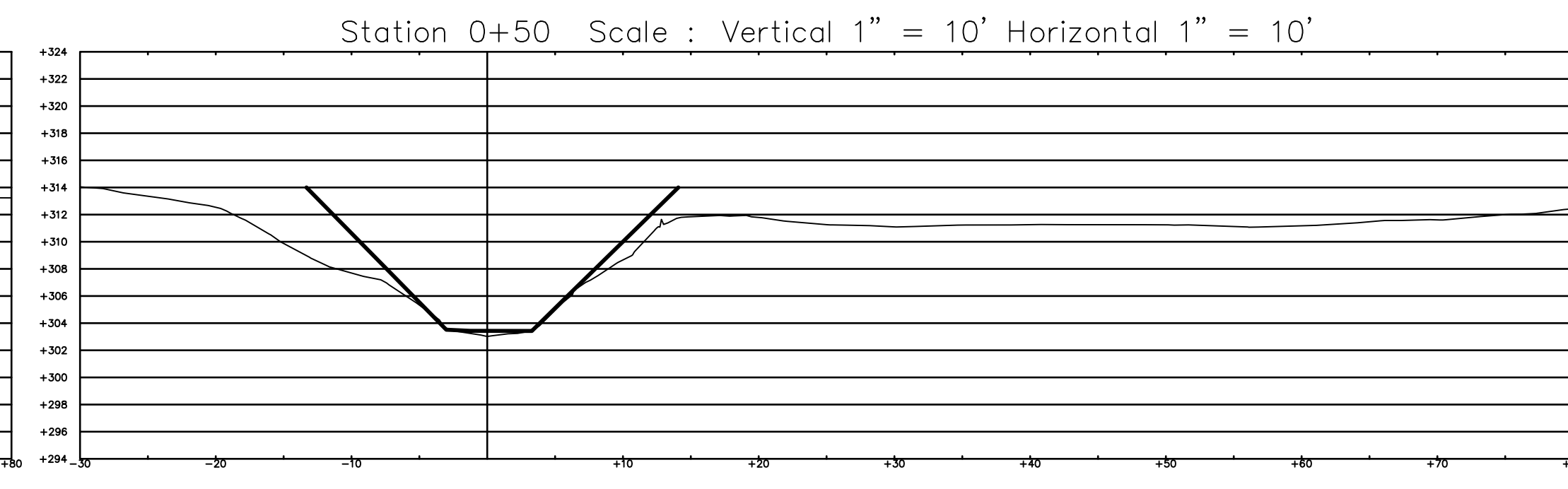
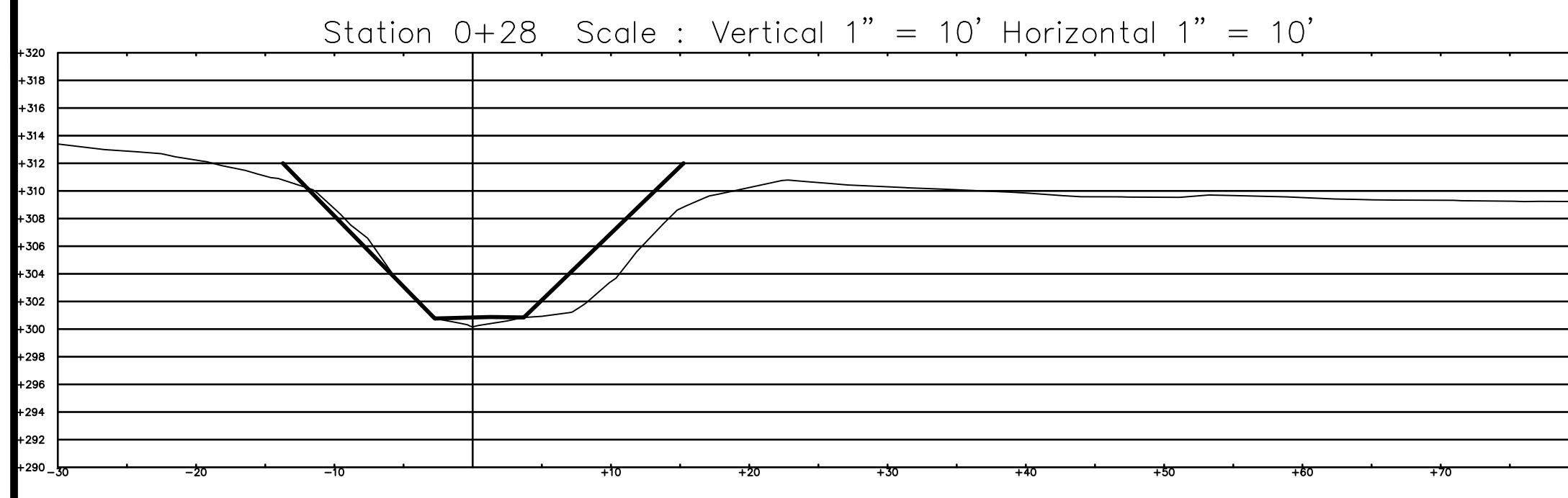
L.P. COOK & COMPANY, Inc.
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TOPOGRAPHICAL SURVEY, INCLUDING CROSS SECTION OF THE WESTERN PORTION OF LOT 3, M.B. 152-46/47 FOR ADDITIONAL SURVEY DATA FOR THE VESTED TENTATIVE TRACT MAP IN PROCESS.

DATA COLLECTED: DECEMBER 2020

SHEET NO.: 2 OF 2
 DRAWN BY: DU
 CHECKED BY: LPC
 DATE: 01/15/2021
 JOB NO.: 2306.00F

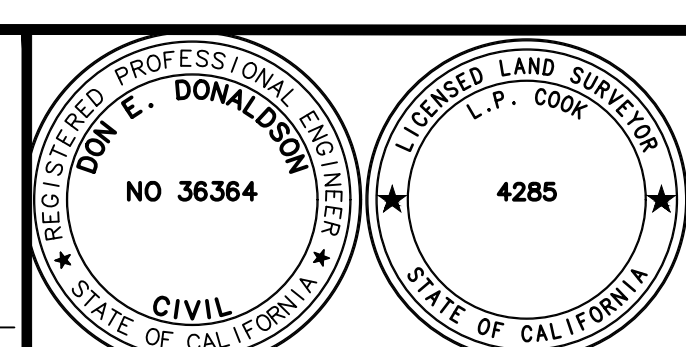


VESTING TENTATIVE TRACT MAP 14,851
 20TRM-0000-0001
 BEING ALL OF LOT 3 OF TRACT 13,545

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
 STUART WHITMAN INC.
 6310 SAN VICENTE BLVD. STE 430
 LOS ANGELES, CA., 90048

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



VESTING TENTATIVE TRACT MAP
 OAK CREEK CROSS SECTIONS
 749 SAN YSIDRO ROAD
 COUNTY OF SANTA BARBARA

GCV PROJECT NO.
 202002
 SHEET
 8 OF 8
 PLAN DATE
 2/9/2022