

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
 ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB8) 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

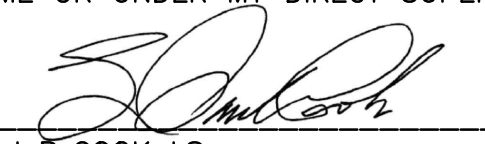
OWNERS STATEMENT

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'.

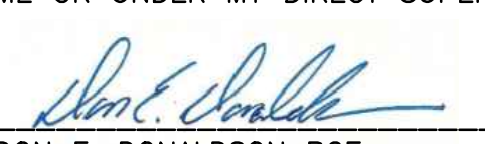
OWNER - SCOTT L. WHITMAN, PRESIDENT DATE _____
 6310 SAN VICENTE BLVD, SUITE 430
 LOS ANGELES, CA, 90048
 (310) 477-5577

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

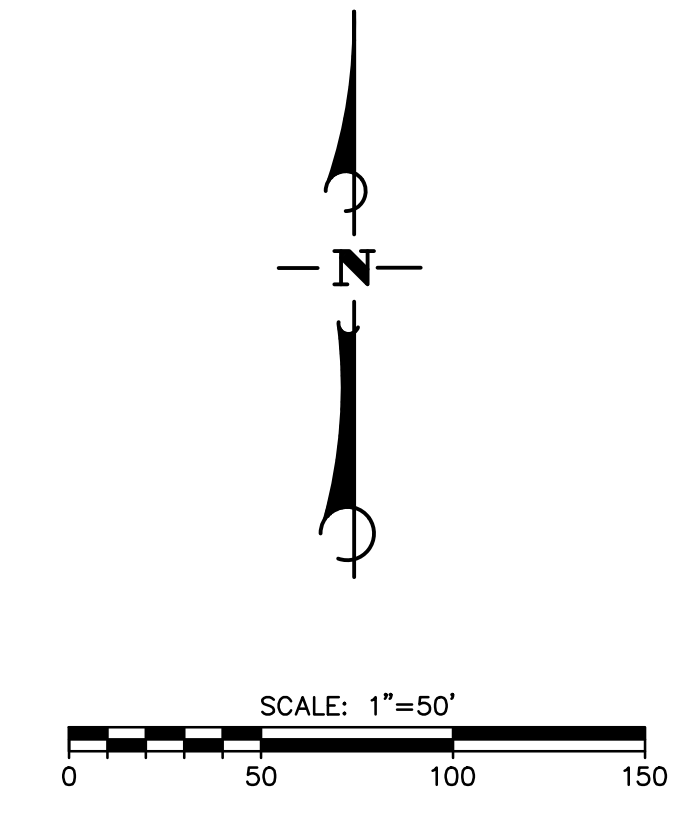
PARCEL NO.	NET AREA	GROSS AREA
LOT 1	132,368 SF 3.039 AC.	136,584 SF 3.135 AC.
LOT 2	131,678 SF 3.023 AC.	131,678 SF 3.023 AC.
LOT 3	145,348 SF 3.334 AC.	145,34 SF 3.334 AC.
LOT 4	147,712 SF 3.391 AC.	154,343 SF 3.543 AC.
TOTAL AREA	556,154 SF 12.768 AC	567,001 SF 13.017 AC.

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 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.

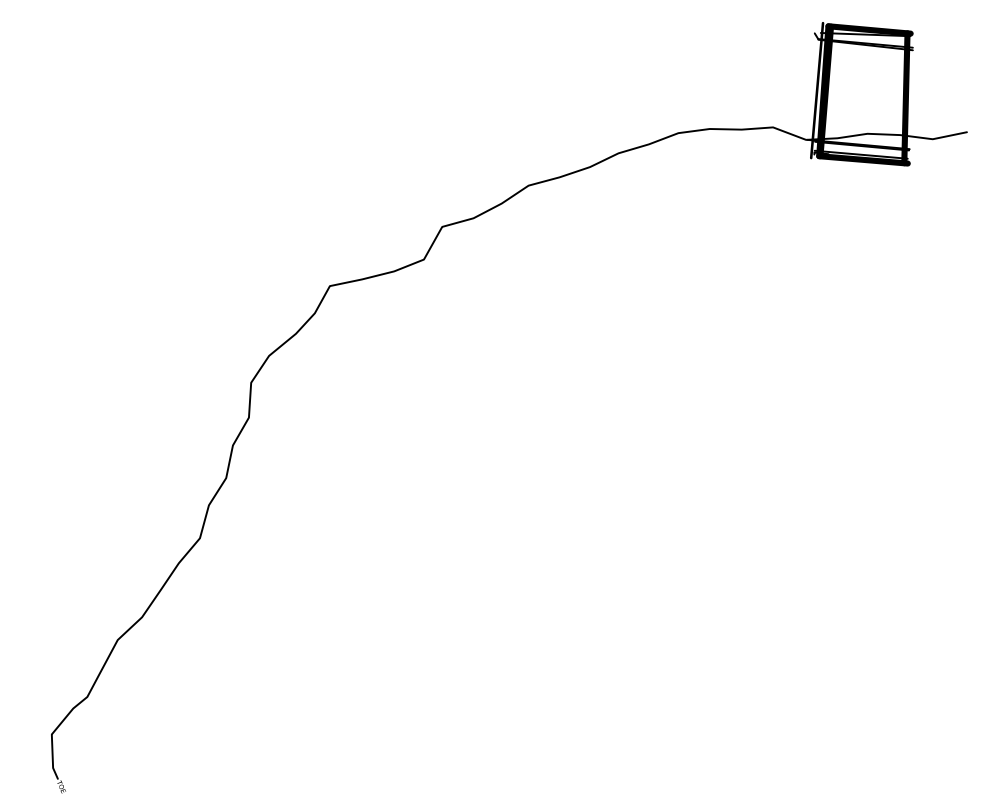
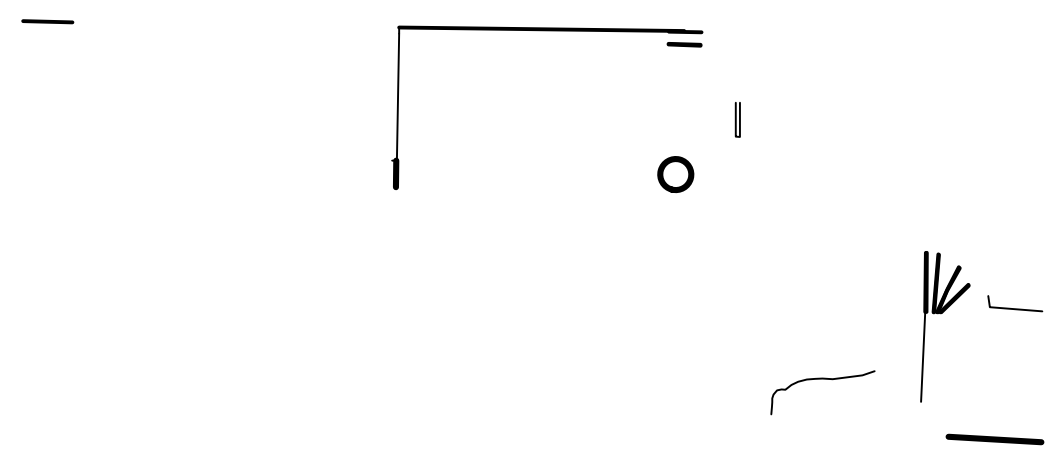
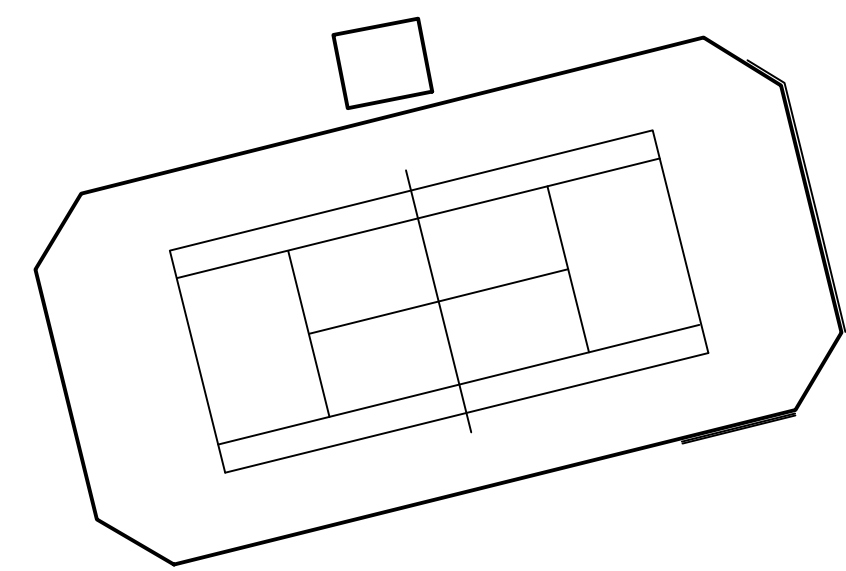
PROFESSIONAL SEAL
 DON E. DONALDSON
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 NO 36364

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

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

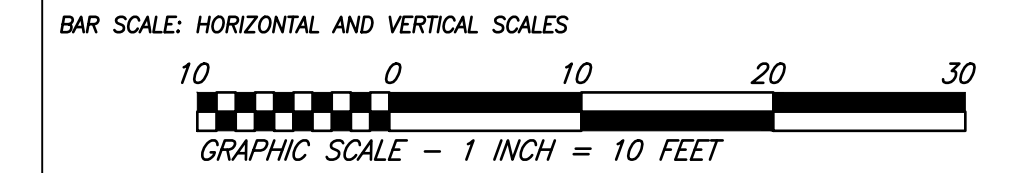
GCV PROJECT NO.
202002
 SHEET
1 OF 8
 PLAN DATE
5/31/2022

DRAWING TENTATIVE SHEET.DWG



OAK CREEK CROSS SECTIONS

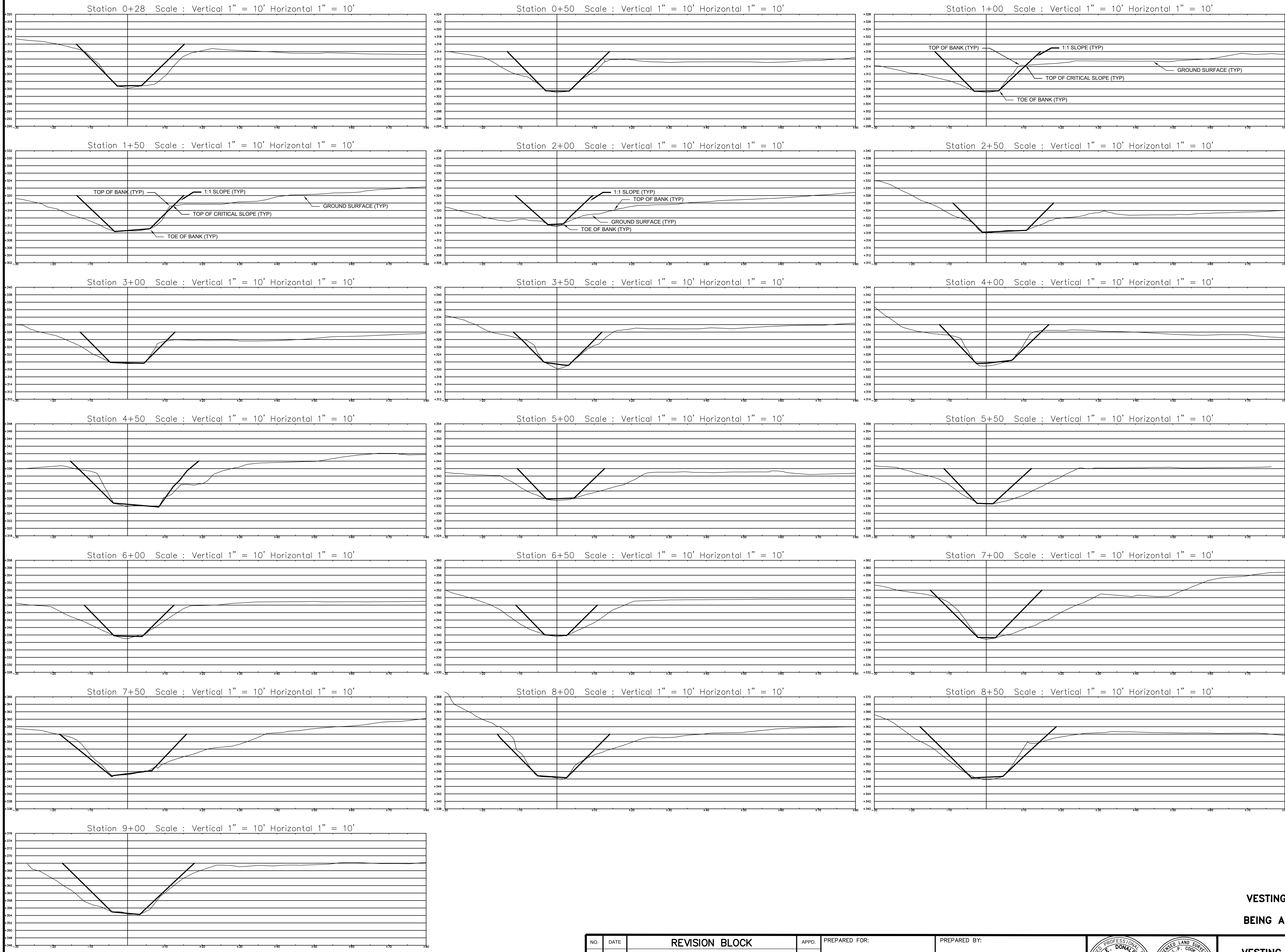
L.P. COOK & COMPANY, Inc.
 Land Surveying
 Mapping & Digital Graphics
 827 State Street, Suite 11, Santa Barbara, CA 93101-3227
 (805) 966-5105



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.

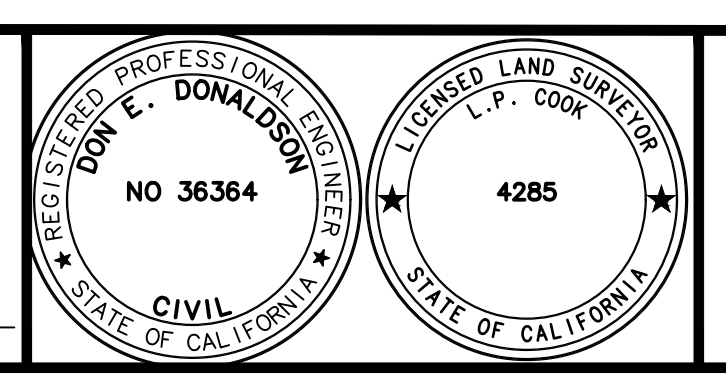
DATA COLLECTED: DECEMBER 2020

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:	PREPARED BY:
				STUART WHITMAN INC. 6310 SAN VICENTE BLVD. STE 430 LOS ANGELES, CA., 90048	GCV LLC 946 CHELTENHAM ROAD, SANTA BARBARA, CA 93105 PHONE: (805) 729-0529
					DON E. DONALDSON PROJECT ENGINEER
					36364 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