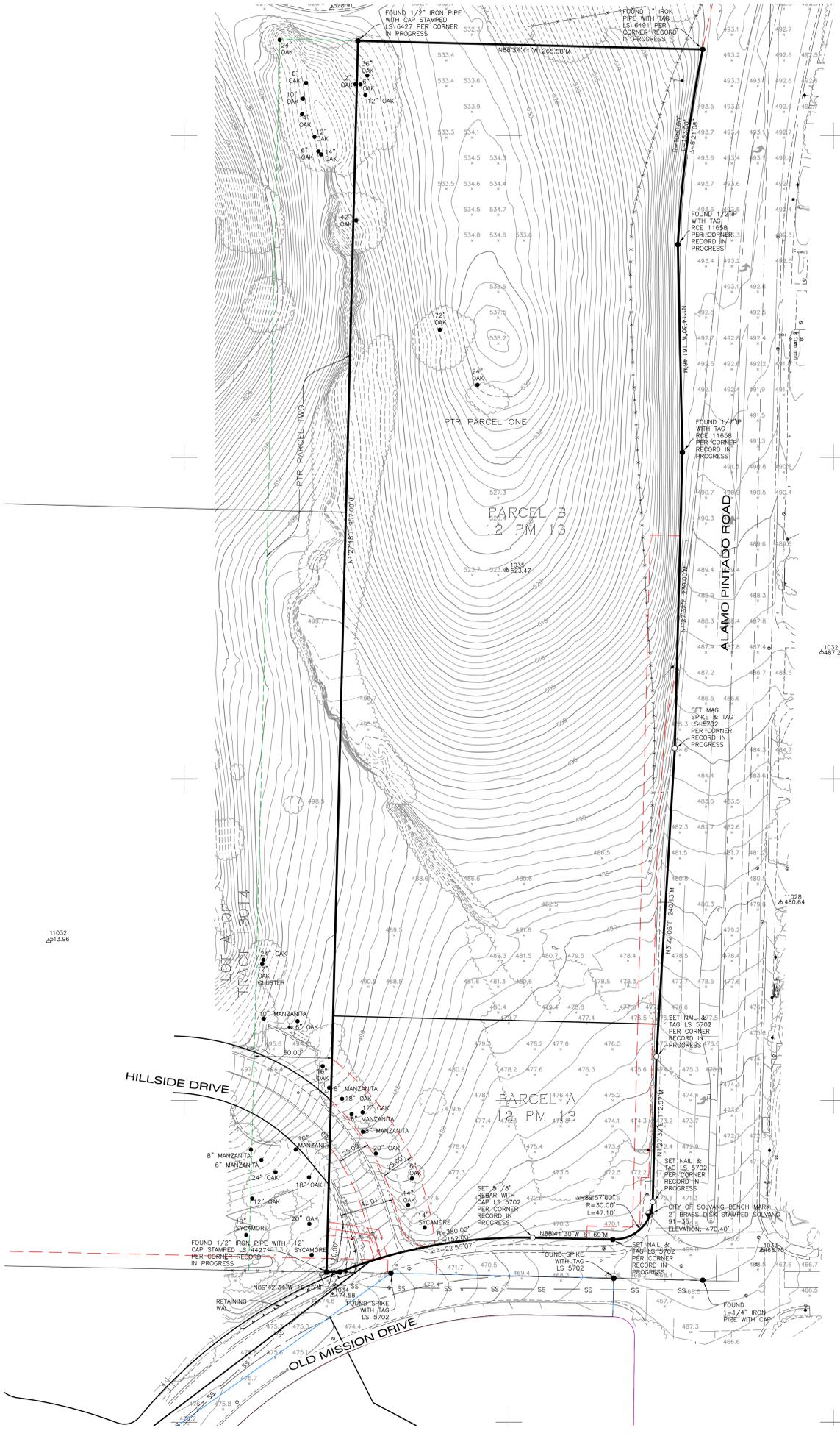


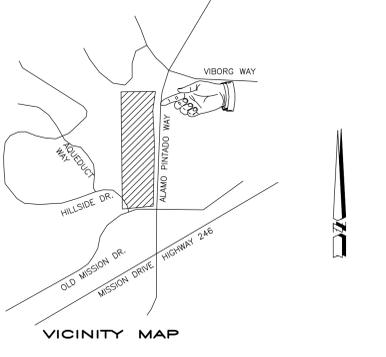
N:\2024\20-253 Alamo Pintado - Solvang\CD\20-253 Alamo Pintado - Updated Base.dwg, 3/28/24, Mar 28, 2024 12:42pm, LRichanson

PLANNING APPLICATION REVIEW

This plans are under review by City Staff of Solvang. Plans are not approved and are subject to change.



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CITY OF SOLVANG
PLANNING & BUILDING



SYMBOL LEGEND:

— x — x —	FENCE LINE	—	RETAINING WALL
— SS —	SEWER MAIN	—	POGE BOX
— W —	WATER MAIN	—	GAS METER
— G —	GAS MAIN	—	TELEPHONE BOX
— ETC —	ELEC/TELEPHONE/CABLE	—	SIGNAL BOX
— OHE —	OVERHEAD ELECTRIC	—	CABLE T.V. BOX
—	DROP INLET AT CURB	—	ELECTRIC BOX
—	DROP INLET	—	TELEPHONE MANHOLE
—	STORM DRAIN MANHOLE	—	STREET LIGHT
—	FIRE HYDRANT	—	JOINT POLE
—	WATER WELL	—	POWER POLE
—	WATER VALVE	—	GUY WIRE
—	WATER METER		
—	SEWER MANHOLE		
—	SEWER CLEANOUT		

ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. 4205-5640984 11-3-2023 (PARCEL A)
 ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. 4201-5811470 11-3-2023 (PARCEL B)

— EXCEPTION (EASEMENT)
 - - - APPURTENANT EASEMENT

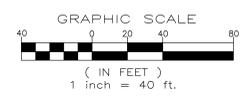
• TREE SYMBOL (NOT TO SCALE)

CCAM LEGEND

△	Horizontal / Vertical Control	⊠	Handicap Parking
⚑	Flag Pole	⊠	Fire Hydrant
⊙	Light Pole	⊠	Manhole
⊙	Post	⊠	Utility Box
⊙	Power Pole Anchor	⊠	Transmission Tower
⊙	Power Pole	⊠	Ref Road Signal
⊙	Traffic Signal	⊠	Sign
⊙	Street Light	⊠	Tree
⊙	Large Sign	⊠	Tree Line
⊙	Small Sign	⊠	Brush Line
⊙	Curb	⊠	Edge of Asphalt
⊙	Catch Basin	⊠	Concrete
⊙	Left Turn Arrow	⊠	Gravel
⊙	Right Turn Arrow	⊠	Gravel
⊙	High Water Cover	⊠	Gravel
⊙	Water Valve	⊠	Gravel
⊙	Water Meter	⊠	Gravel
⊙	Retaining Wall	⊠	Gravel

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY CENTRAL COAST AERIAL MAPPING, PHOTOGRAPHY DATED 9-8-20, JOB NO. 20-169, WITH GROUND CONTROL, SET BY M&S LAND SURVEYS. CONTACT: ROBERT LAFICA, CCAM 805-543-4307
 MICHAEL B. STANTON, PLS 5702 DATE 3/28/24

- SURVEYOR'S NOTES:**
- EASEMENTS NOTED IN FIRST AMERICAN TITLE ORDER NO. 4205-5640984 AND 4201-5811470 HAVE BEEN PLOTTED.
 - ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 - THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. M&S LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 - THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A BOUNDARY SURVEY WHICH IS CURRENTLY IN PROGRESS. PERMANENT MONUMENTS WILL BE SET AT ALL PROPERTY CORNERS AND A CORNER RECORD MAP OR RECORD OF SURVEY MAP WILL BE SUBMITTED TO THE COUNTY OF SANTA BARBARA AS REQUIRED BY STATE LAW.



BASIS OF BEARINGS
 THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, CORS 1996 ADJUSTMENT [NAD83(2011)], EPOCH DATE OF 2010.0000.
 THE PROJECTION USED IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5 PROJECTION.
 WALLACE GROUP CONTROL POINT #s 11061, 11046, AND 11048 WERE USED AS CONTROL FOR SUPPLEMENTAL TOPOGRAPHIC MAPPING.
 ALL MEASUREMENTS LISTED, SHOWN AND REPRESENTED HEREON ARE BASED ON GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 5 PROJECTION. THE COMBINED SCALE FACTOR FOR THE PROJECT IS 0.9999992314. THIS SCALE FACTOR WAS CALCULATED USING AN ELEVATION OF 459.73 FEET FOR PT. NO. 3. DIVIDE THE DISTANCES HEREON BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET
 THE CONVERGENCE ANGLE IS: -1'24.5" AT PT. NO. 3

BENCH MARK:
 THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER THE CITY OF SOLVANG BENCHMARK INDEX. THIS SURVEY TIED TO THE POINT DESIGNATED AS PT. NO 91-35 OF SAID INDEX BENCH A 2" BRASS CAP INSCRIBED "SOLVANG 91-35" AND HAVING A PUBLISHED ELEVATION OF 470.40'.
 DATUM: NAVD88

SITE DATA:
 ADDRESS: VACANT LAND, NO ADDRESS ASSIGNED
 ASSESSOR'S PARCEL NO. APN 139-530-001 AND APN 139-530-002

TOPOGRAPHIC MAP
 PARCELS A AND B OF PARCEL MAP 11644 IN THE CITY OF SOLVANG, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS SHOWN ON THE MAP FILED IN BOOK 12 AT PAGE 14 OF PARCEL MAPS.

AT THE REQUEST OF JOSH RICHMAN
 MICHAEL B. STANTON, PLS 5702
 3559 S. HIGUERA STREET
 SAN LUIS OBISPO, CA 93401
 805-544-1560
 March 28, 2024 JOB #20-253

DATE	REVISION
3-28-24	REVISED SURVEY NOTES
1-25-2024	LOCATE TREES
12-19-2023	UPDATE ESMTS TO NEW TITLE
11-8-2023	EDITED ITEM#4 ON PARCEL B
12-7-2020	EDITED EASEMENT NOTES