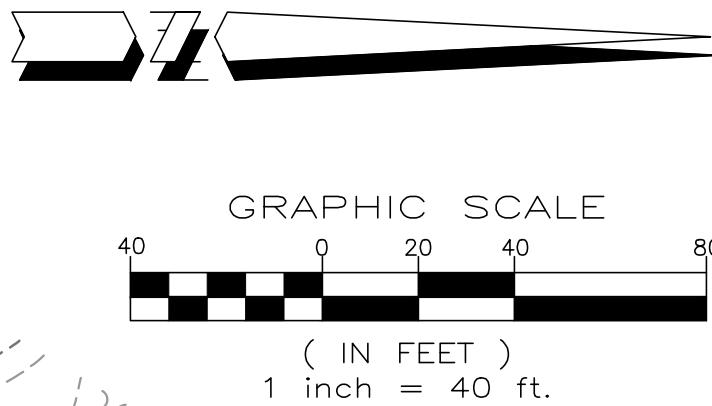
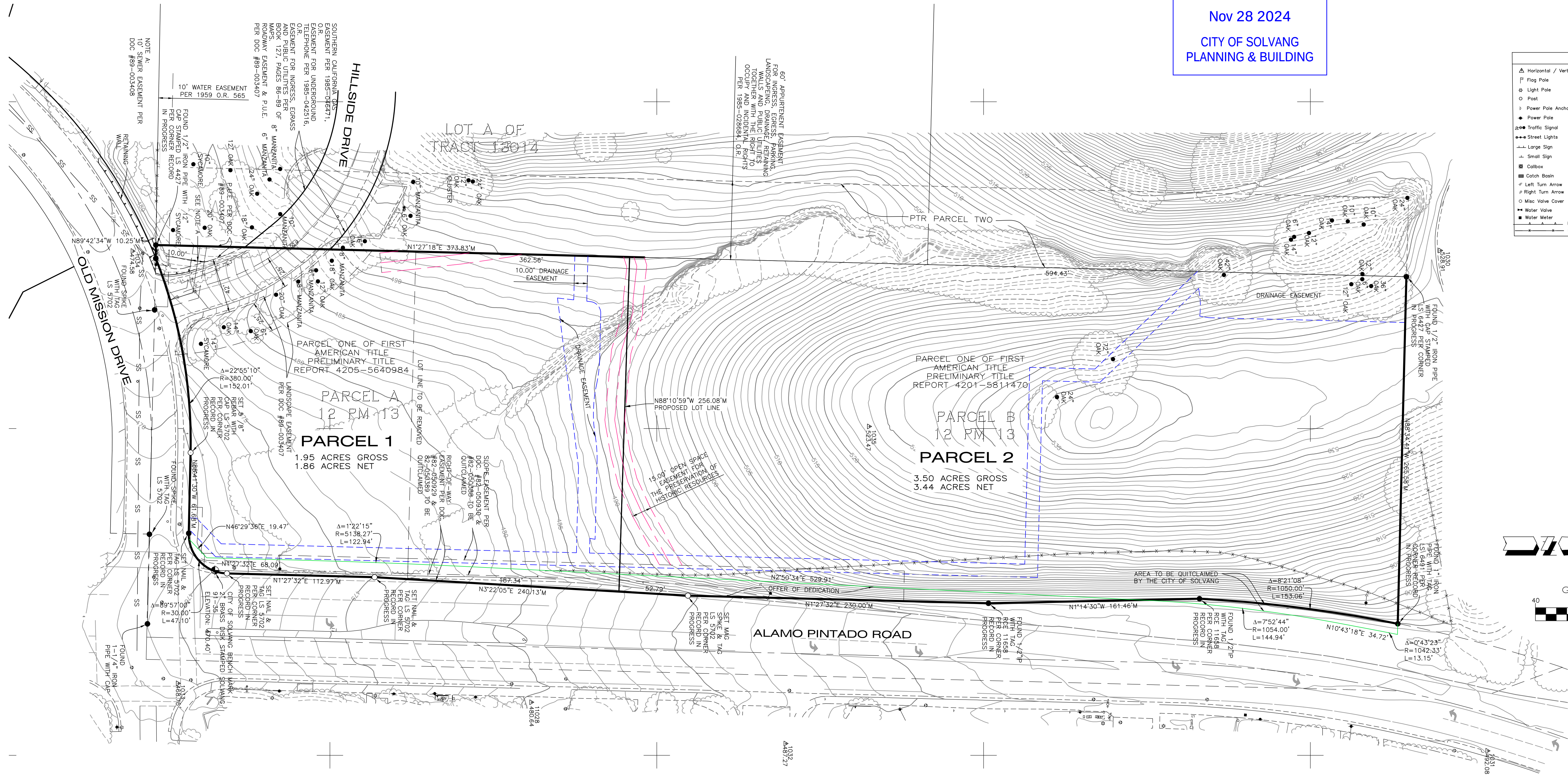


RECEIVED
Nov 28 2024
CITY OF SOLVANG
PLANNING & BUILDING

CCAM LEGEND	
Horizontal / Vertical Control	Handicap Parking
Flag Pole	Fire Hydrant
Light Pole	Manhole
Post	Utility Box
Power Pole Anchor	Transmission Tower
Power Pole	Rail Road Signal
Traffic Signal	Palm
Street Lights	Tree
Large Sign	Tree Line
Small Sign	Brush Line
Calbox	Dirt Road
Catch Basin	Edge of Asphalt
Left Turn Arrow	Concrete
Right Turn Arrow	Waterline
Misc Valve Cover	Trail
Water Valve	Curb
Water Meter	Gutter
Retaining Wall	
FENCE	



BASIS OF BEARINGS

THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, CGRS 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 0.9999092314. 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: -1'12'47.5" AT PT. NO. 3

BENCH MARK:

THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) PER THE CITY OF SOLVANG BENCHMARK INDEX. THIS SURVEY TIED TO THE POINT DESIGNATED AS PT. NO 91-35 OF SAID INDEX BEING A 2" BRASS CAP INSCRIBED "SOLVANG 91-35" AND HAVING A PUBLISHED ELEVATION OF 470.40'.
DATUM: NAV088

SURVEYOR'S NOTES:

EASEMENTS NOTED IN FIRST AMERICAN TITLE ORDER NO. 4205-5640984 AND 4201-5811470 HAVE BEEN PLOTTED.

EASEMENTS FOR INGRESS, EGRESS, PUBLIC UTILITIES, PUBLIC PEDESTRIAN ACCESS PURPOSES AN PUBLIC WATER PIPELINES AND INCIDENTAL PURPOSES PER BOOK 127 OF MAPS AT PAGES 86-89 ARE ON ADJACENT PROPERTY AND DO NOT AFFECT THIS MAP.

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 MBS LAND SURVEYS. CONTACT: ROBERT LAFICA, CCAM 805-543-4307

Michael B. Stanton 11/26/24
MICHAEL B. STANTON, PLS 5702 DATE



PARCEL AREA TABLE

EXISTING		PROPOSED	
PARCEL A	4.45 ACRES	PARCEL 1	1.95 ACRES
PARCEL B	1.00 ACRES	PARCEL 2	3.50 ACRES
TOTAL	5.45 ACRES		5.45 ACRES

SUBDIVISION NOTES:

OWNER:
LOTS ON ALAMO PINTADO, LLC
C/O JOSH RICHMAN
4200 BROADWAY
OAKLAND, CA 94611
805-350-1791
jrichman@gmail.com

SURVEYOR:
MICHAEL STANTON, PLS
MBS LAND SURVEYS
3559 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
805-594-1960
ATTN: KERRY MARGASON
kerry@mbslandsurveys.com

ASSESSOR'S PARCEL NUMBER
APN 139-530-001 & 139-530-002

ZONING:
R3/R-1

GENERAL PLAN DESIGNATION
HIGH DENSITY RESIDENTIAL/
LOW DENSITY RESIDENTIAL

UTILITIES:
WATER & SEWER: CITY OF SOLVANG
ELECTRIC: PG&E
TELEPHONE: FRONTIER
CABLE TV: COMCAST
GAS: SOUTHERN CAL GAS

VESTING TENTATIVE PARCEL MAP NO. 30,082

BEING A SUBDIVISION FOR 100 RESIDENTIAL AIRSPACE CONDOMINIUM UNITS OF 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.

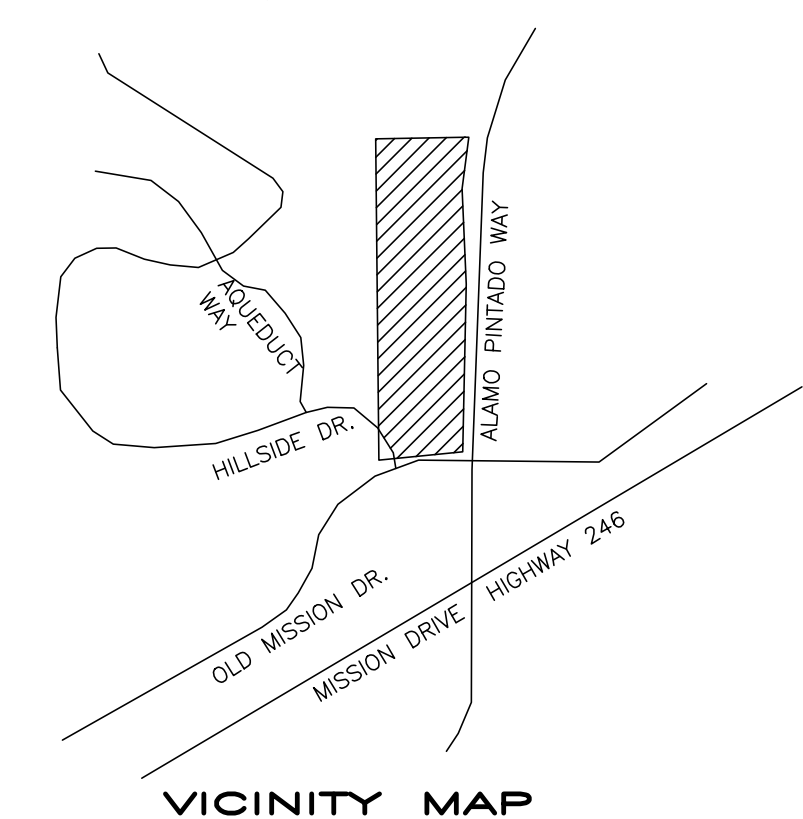
AT THE REQUEST OF JOSH RICHMAN

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3563 SUELDO ST. UNIT C
SAN LUIS OBISPO, CA 93401
805-594-1960

November 26, 2024

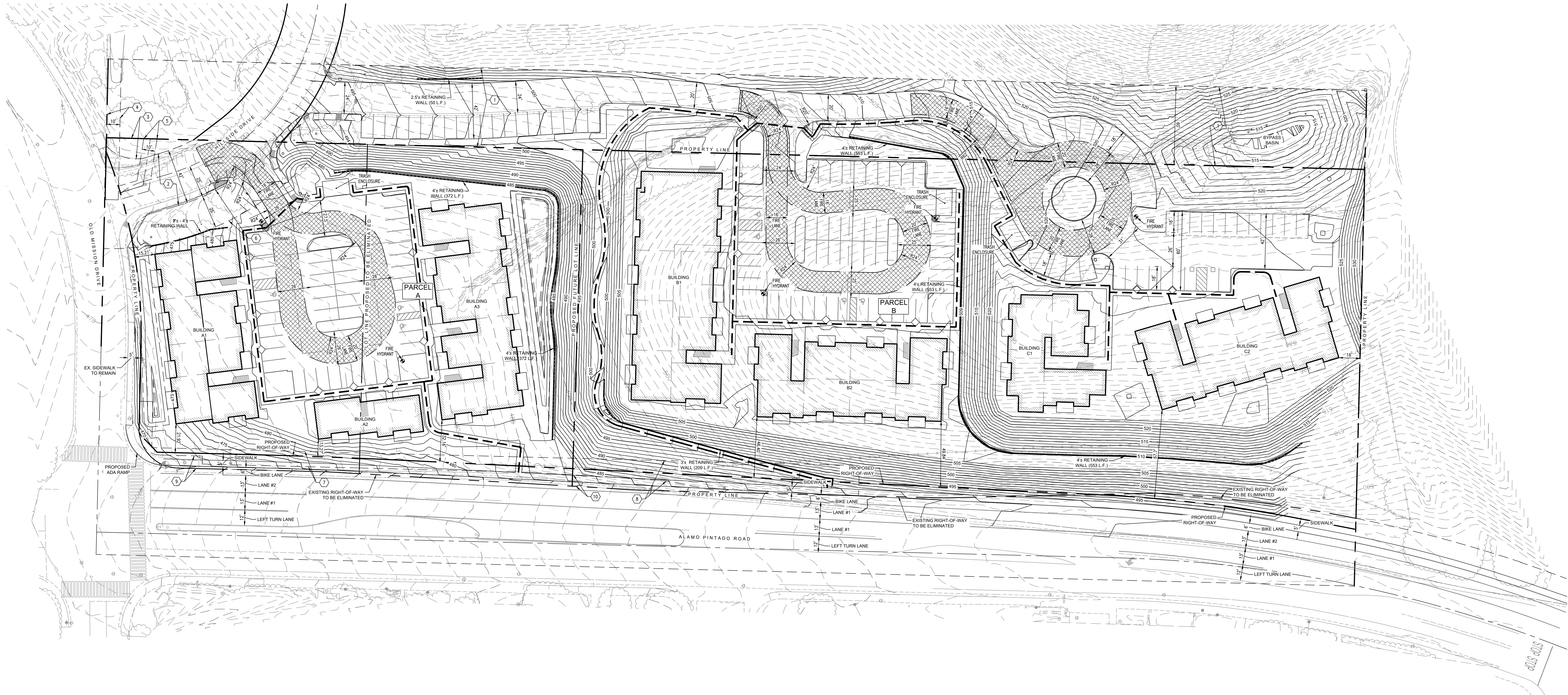
JOB #20-253

SHEET 1 OF 1



WILDWOOD DEVELOPMENT

PRELIMINARY GRADING PLAN - TITLE SHEET
FOR PARCEL'S A & B OF PM 11644 (APN'S 139-530-001 & 002)
SHEET 1 OF 5



LEGEND

PROJECT BOUNDARY	---
EXISTING PROPERTY LINE	---
CURB LINE	---
EXISTING EDGE OF PAVEMENT	---
EASEMENT LINE	---
STORM DRAIN (PUBLIC)	---
EXIST. STORM DRAIN (PUBLIC)	---
SEWER MAIN (PUBLIC)	---
EXIST. SEWER MAIN (PUBLIC)	---
WATER MAIN (PUBLIC)	---
EXIST. WATER MAIN (PUBLIC)	---
EXIST. CONTOURS	---
PROPOSED CONTOURS	---
AG BUFFER	---
MASONRY WALL	---
ADA PATH OF TRAVEL	---

SAN. SEWER MANHOLE
EXIST. SEWER MANHOLE
STORM DRAIN MANHOLE
STREET LIGHT
FIRE HYDRANT

EXISTING EASEMENTS

- APPURENTANT EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, PARKING, LANDSCAPING, DRAINAGE, RETAINING WALLS OVER 60" STOP PER BOOK 127, PAGES 86 TO 89, INCLUSIVE.
- ROADWAY & PUBLIC UTILITY EASEMENT TO OAK VIEW PARTNERSHIP (PARCEL 1) PER DOC. #89-003407.
- PUBLIC UTILITY EASEMENT TO OAK VIEW PARTNERSHIP (PARCEL 2) PER DOC. #89-003407.
- 10' WATERLINE EASEMENT TO SOLVING MUN. IMP. DIST. PER 1959 OR 565.
- 10' SEWERLINE EASEMENT TO OAK VIEW PARTNERSHIP PER DOC. #89-003408.
- LANDSCAPE EASEMENT TO OAK VIEW PARTNERSHIP (PARCEL 3) PER DOC. #89-003407.
- SLOPE EASEMENT TO COUNTY OF SANTA BARBARA PER DOC. #82-50930.
- SLOPE EASEMENT TO COUNTY OF SANTA BARBARA PER DOC. #82-50386.
- RIGHT-OF-WAY EASEMENT TO COUNTY OF SANTA BARBARA PER DOC. #82-50929.
- RIGHT-OF-WAY EASEMENT TO COUNTY OF SANTA BARBARA PER DOC. #82-50389.

BASIS OF BEARINGS

THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, COR'S 1996 ADJUSTMENT [NAD83(2011)], EPOCH DATE OF 2010.0000.

THE PROJECTION USED IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCCRS), ZONE 5 PROJECTION.

WALLACE GROUP CONTROL POINT #4 (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 0.9999092314. THIS SCALE FACTOR WAS CALCULATED USING AN ELEVATION OF 456.73 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: -172'47.5" AT PT. NO. 3.

BENCHMARK

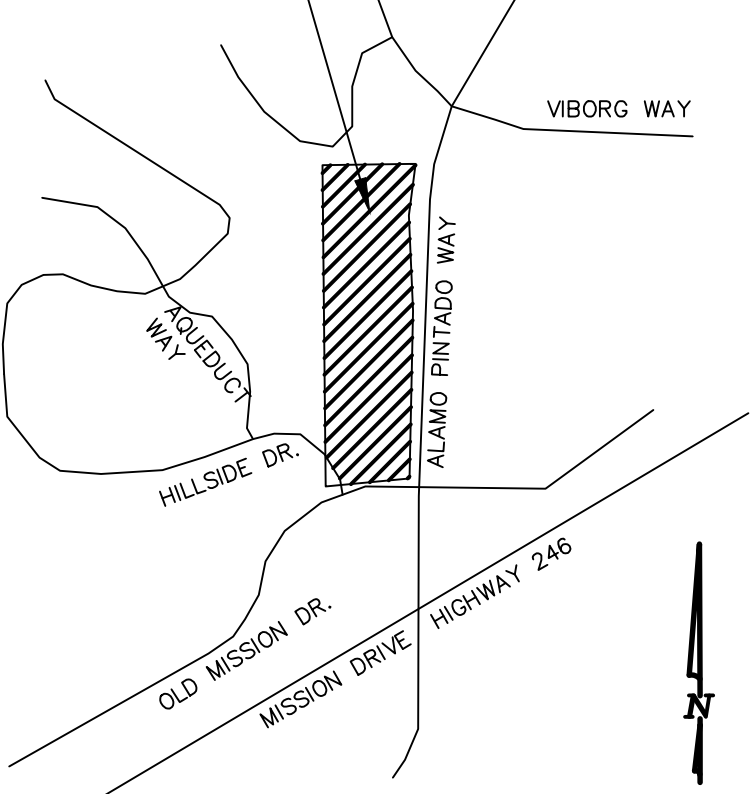
THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER THE CITY OF SOLVING BENCHMARK INDEX. THIS SURVEY TIED TO THE POINT DESIGNATED AS PT. NO. 91-35 OF SAID INDEX BEING A 2" BRASS CAP INScribed SOLVING 91-35" AND HAVING A PUBLISHED ELEVATION OF 470.40."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

EARTHWORK QUANTITIES

RAW DIRT	36,442 C.Y. OUT
RAW FILL	19,667 C.Y. FILL
	16,775 C.Y. NET OUT

*VALUES ARE RAW AND DO NOT LOSSES DUE TO COMPACTION

PROJECT SITE



VICINITY MAP

N.T.S.

INDEX

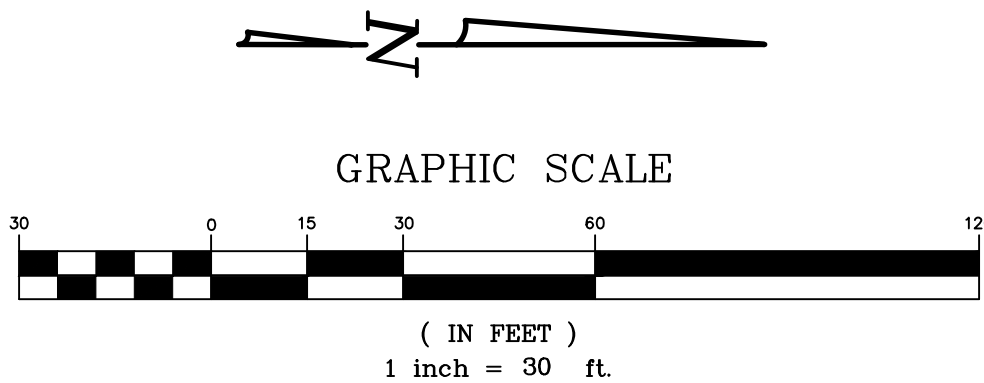
SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	GRADING PLAN
C-3	GRADING PLAN
C-4	SECTIONS
C-5	COMPOSITE UTILITY PLAN

SHEET: C-1
DATE: 11/26/2024



2624 Airport Drive
Santa Maria, California 93455
(805) 934-5767

RUSSELL J. GARRISON, P.E. LIC. NO. 59987

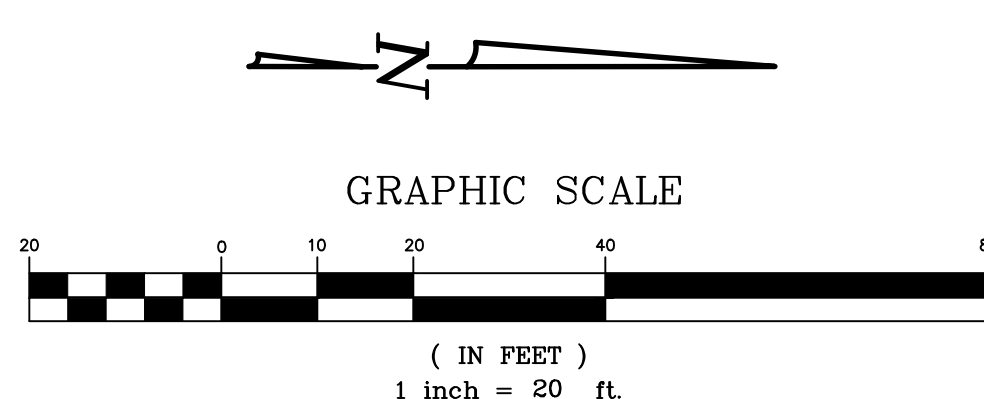




SEE SHEET 3 FOR CONTINUATION

LEGEND

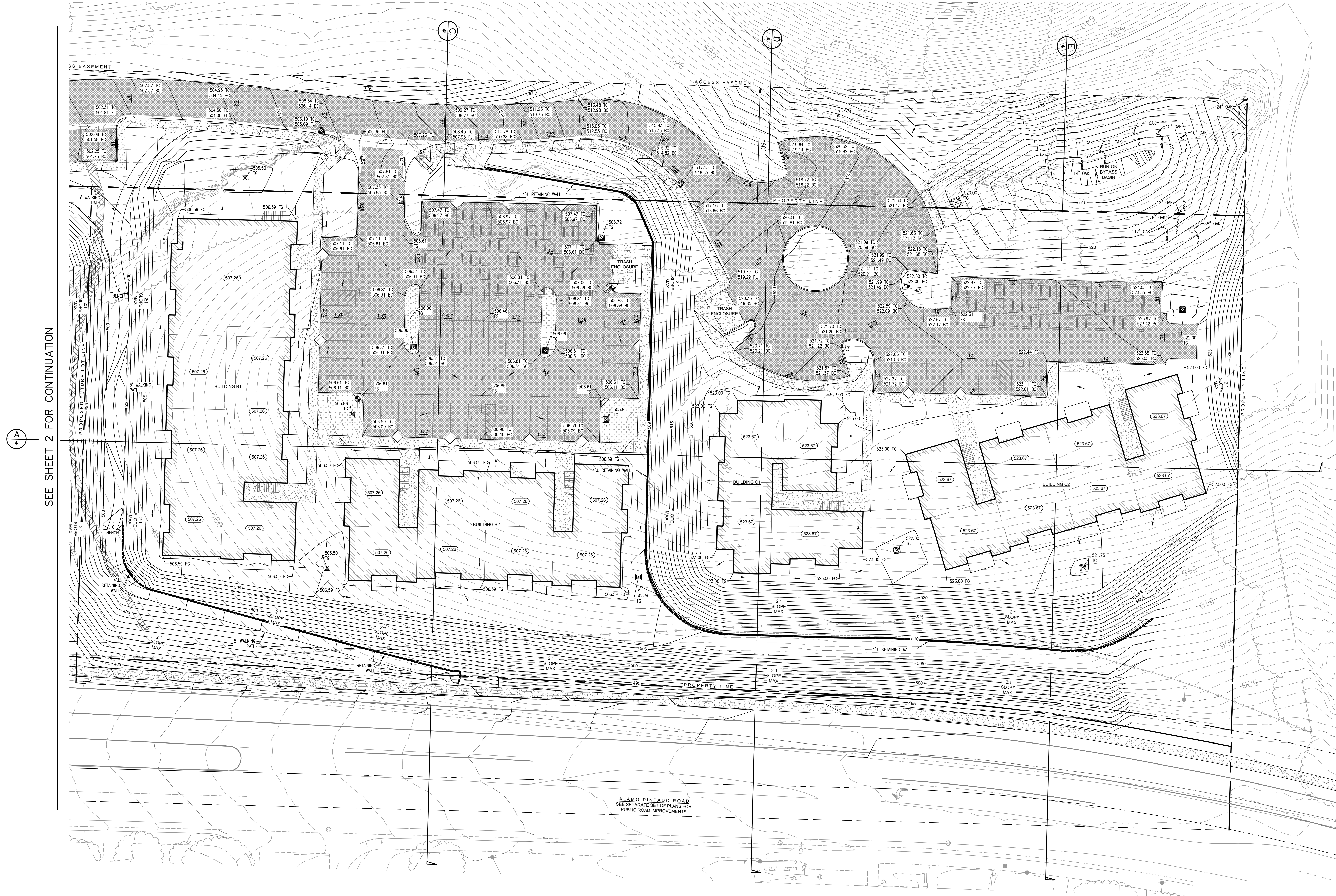
PROJECT BOUNDARY	
EXISTING PROPERTY LINE	
CENTERLINE	
LOT LINE	
CURB LINE	
EXISTING EDGE OF PAVEMENT	
EASEMENT LINE	
STORM DRAIN (PUBLIC)	
EXIST STORM DRAIN (PUBLIC)	
SEWER MAIN (PUBLIC)	
EXIST SEWER MAIN (PUBLIC)	
WATER MAIN (PUBLIC)	
EXIST. WATER MAIN (PUBLIC)	
EXIST. CONTOURS	-200
PROPOSED CONTOURS	-200
AIR BUFFER	
MASONRY WALL	
	SAN. SEWER MANHOLE
	EXIST. SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET LIGHT
	FIRE HYDRANT
	= AC SURFACE
	= CONCRETE/DG FLATWORK
	= LID BASIN



* APPURTENANT EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, PARKING, LANDSCAPING,
DRAINAGE, RETAINING WALLS OVER 60" STRIP PER BOOK 127, PAGES 86 TO 89, INCLUSIVE

WILDWOOD DEVELOPMENT

PRELIMINARY GRADING PLAN - GRADING
FOR PARCELS A & B OF PM 11644 (APN'S 139-530-001 & 002)
SHEET 3 OF 5



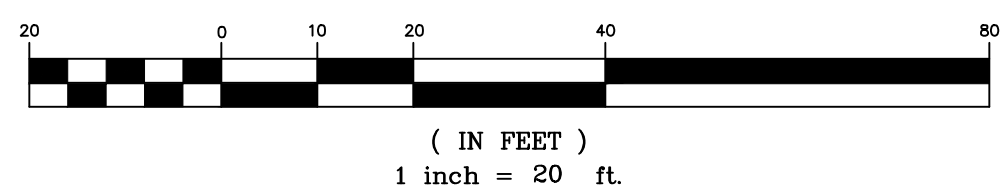
SEE SHEET 2 FOR CONTINUATION

LEGEND

PROJECT BOUNDARY	---
EXISTING PROPERTY LINE	---
CENTERLINE	---
LOT LINE	---
CURB LINE	---
EXISTING EDGE OF PAVEMENT	---
EASEMENT LINE	---
STORM DRAIN (PUBLIC)	---
EXIST STORM DRAIN (PUBLIC)	---
SEWER MAIN (PUBLIC)	---
EXIST SEWER MAIN (PUBLIC)	---
WATER MAIN (PUBLIC)	---
EXIST. WATER MAIN (PUBLIC)	---
EXIST. CONTOURS	---
PROPOSED CONTOURS	---
AG BUFFER	---
MASONRY WALL	---

SAN. SEWER MANHOLE	⊙
EXIST. SEWER MANHOLE	⊙
STORM DRAIN MANHOLE	⊙
STREET LIGHT	⊙
FIRE HYDRANT	⊙
AC SURFACE	▨
CONCRETE/DC FLATWORK	▨
LID BASIN	▨

GRAPHIC SCALE



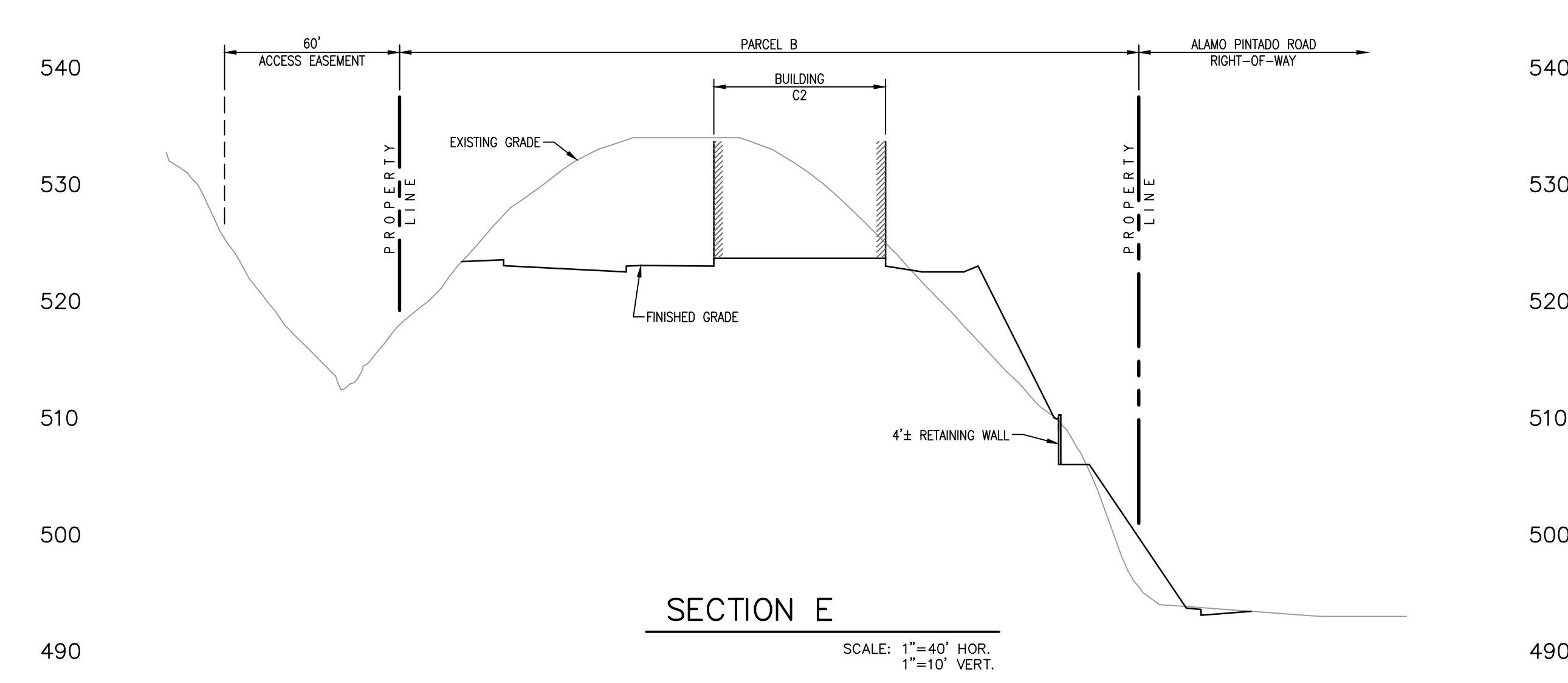
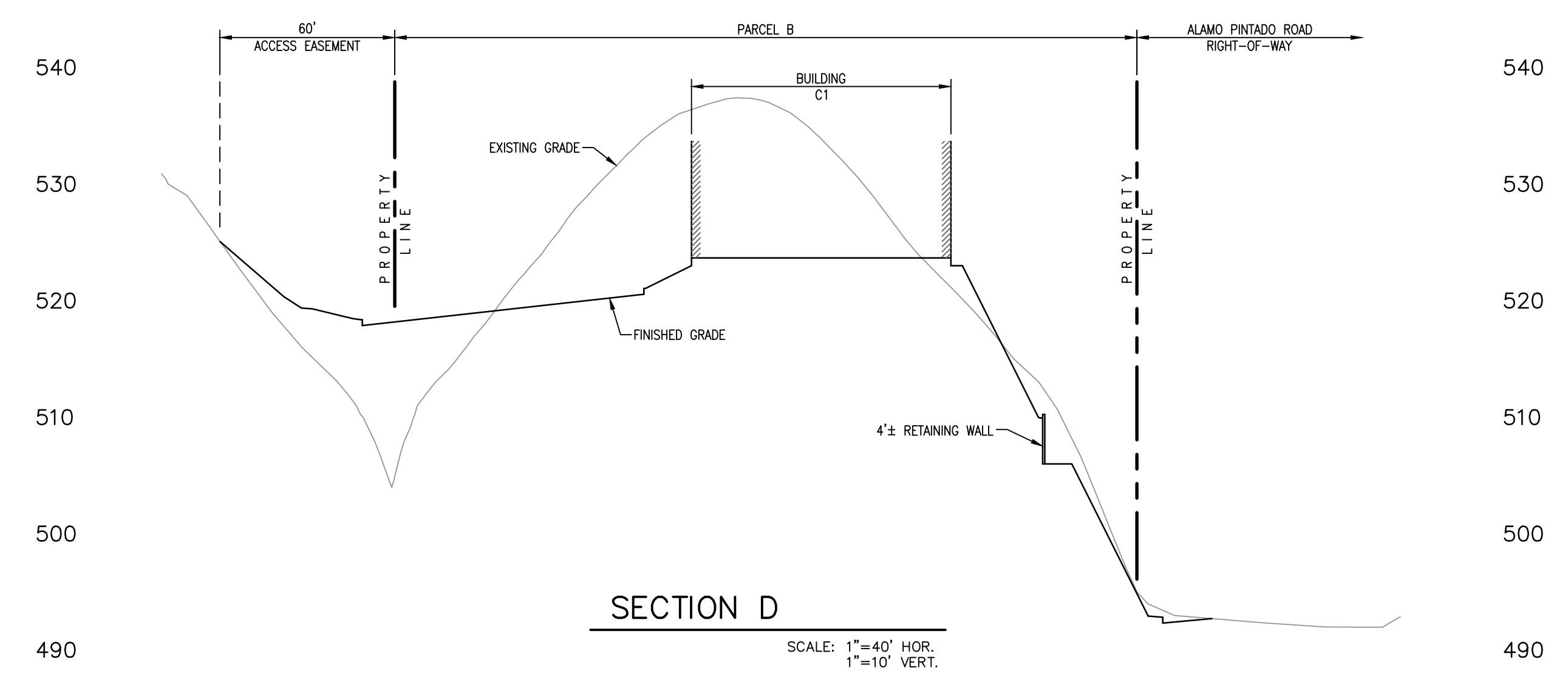
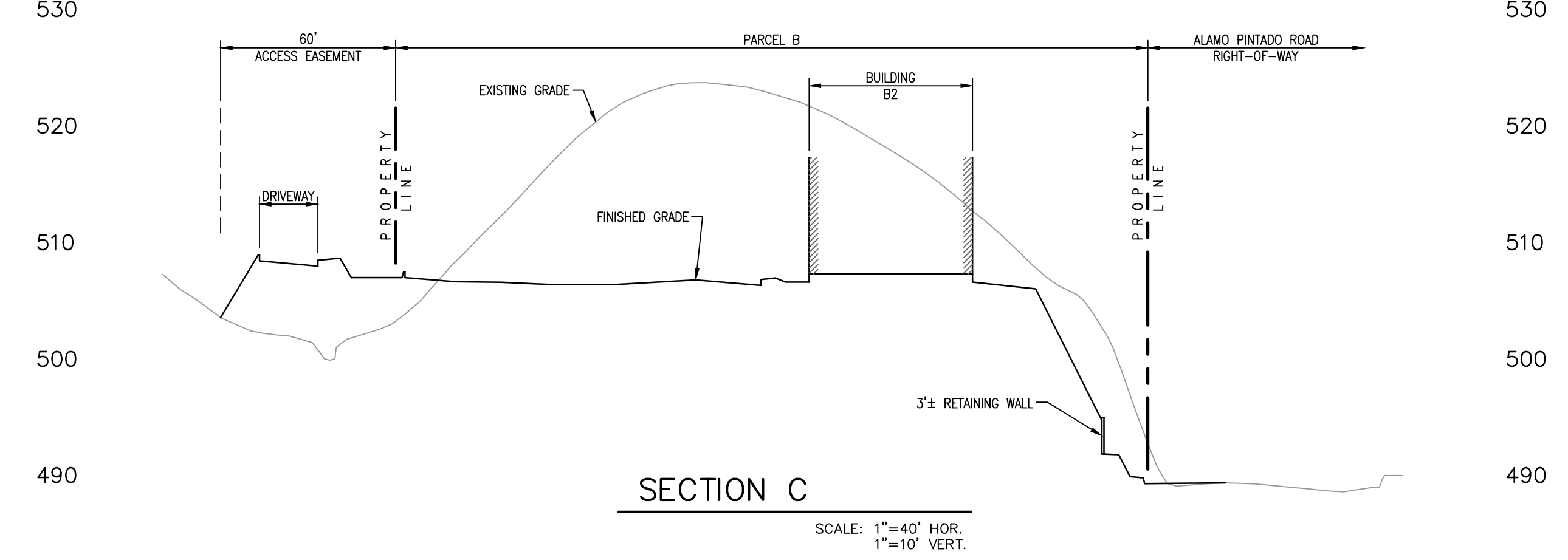
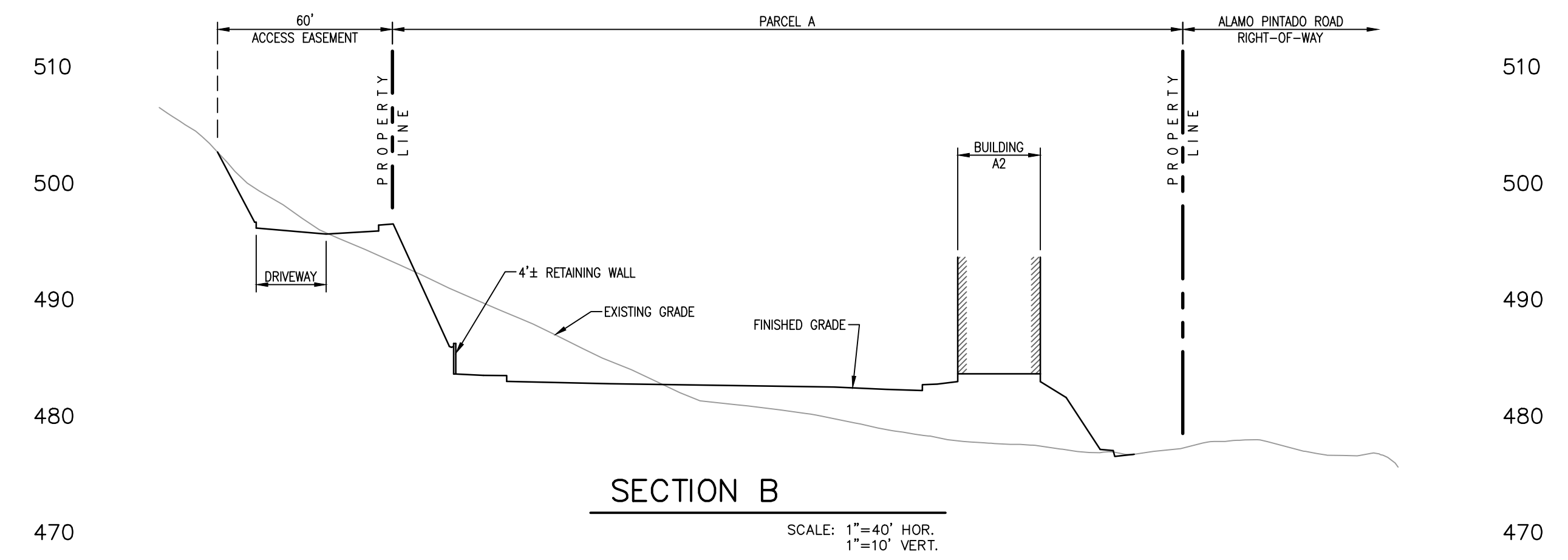
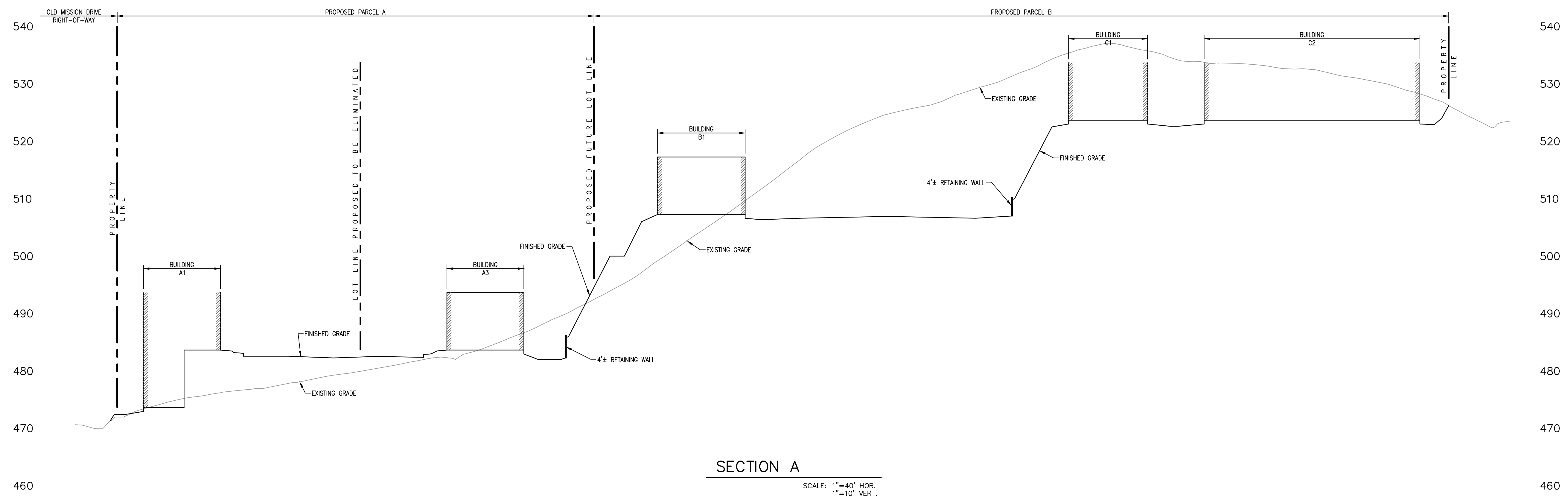
SHEET: C-3
DATE: 11/26/2024

BETHEL
engineering
2624 Airport Drive
Santa Maria, California 93455
(805) 934-5767

RUSSELL J. GARRISON, P.E. LIC. NO. 59987

WILDWOOD DEVELOPMENT

PRELIMINARY GRADING PLAN – SECTIONS
FOR PARCELS A & B OF PM 11644 (APN'S 139-530-001 & 002)
SHEET 4 OF 5

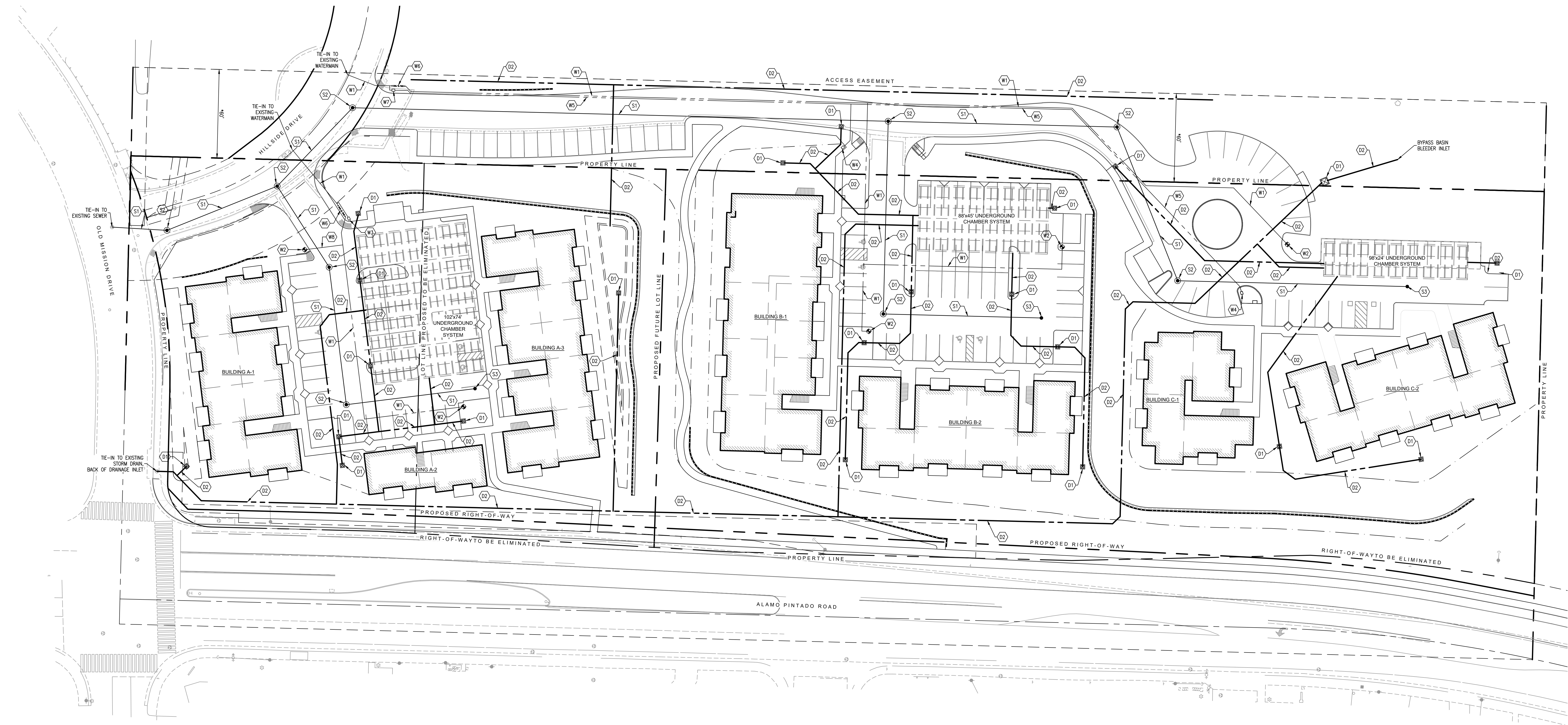


SHEET: C-4
DATE: 11/26/2024

WILDWOOD DEVELOPMENT

PRELIMINARY GRADING PLAN - UTILITIES
FOR PARCELS A & B OF PM 11644 (APN'S 139-530-001 & 002)
SHEET 5 OF 5

* APPURTENANT EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, PARKING, LANDSCAPING,
DRAINAGE, RETAINING WALLS OVER 60" STRIP PER BOOK 127, PAGES 86 TO 89, INCLUSIVE



WATER NOTES

ALL DOMESTIC WATER SERVICE TO COMPLY WITH THE STANDARDS SET FORTH IN SECTION 500 OF THE CITY OF SOLVING STANDARD DETAILS

- W1 8" FIRE LINE
- W2 FIRE HYDRANT
- W3 DOMESTIC METER (2")
- W4 DOMESTIC SUB METER (OPTIONAL)
- W5 4" DOMESTIC WATER LINE
- W6 BACKFLOW PREVENTER
- W7 DOMESTIC METER (1")
- W8 6" DOMESTIC WATER LINE

SEWER NOTES

- S1 SANITARY SEWER MAIN
- S2 SANITARY SEWER MANHOLE
- S3 SANITARY SEWER CLEANOUT

STORM DRAIN NOTES

- D1 CATCH BASIN
- D2 HOPE STORM DRAIN



GRAPHIC SCALE



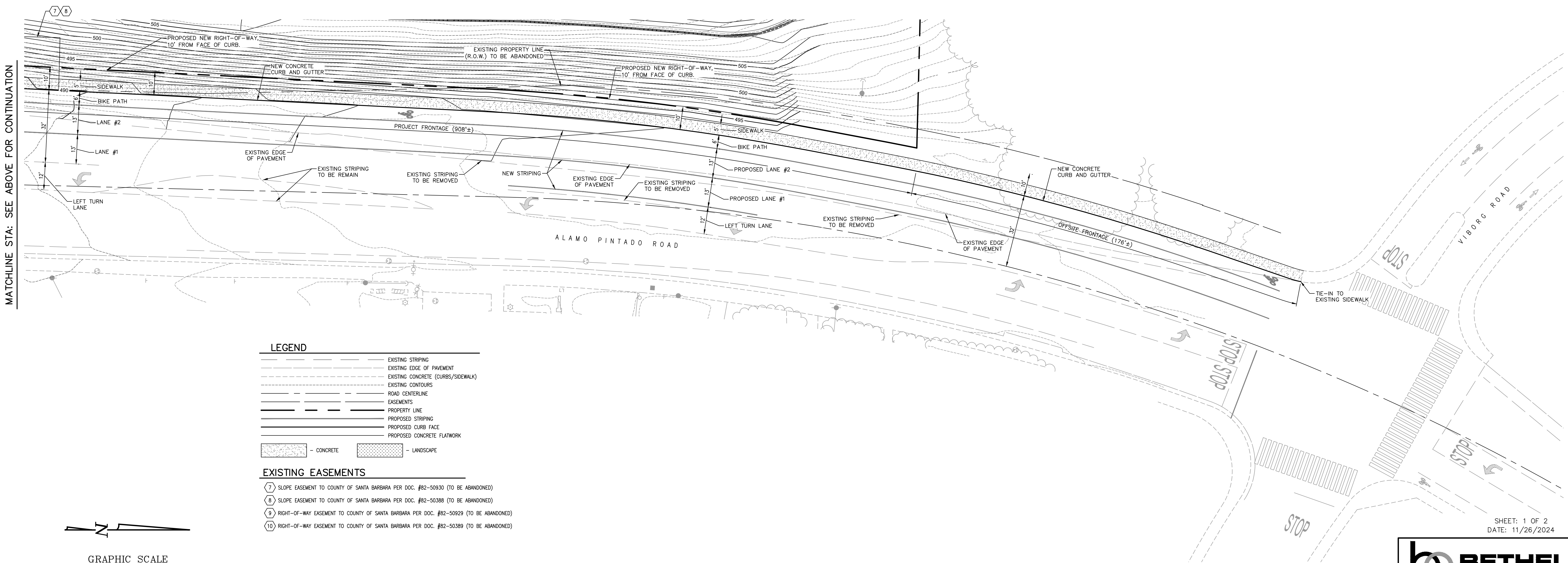
SHEET: C-5
DATE: 11/26/2024

BETHEL
engineering
2624 Airport Drive
Santa Maria, California 93455
(805) 934-5767

RUSSELL J. GARRISON, P.E. LIC. NO. 59987

MATCHLINE STA: SEE ABOVE FOR CONTINUATION

MATCHLINE STA: SEE BELOW FOR CONTINUATION



PUBLIC ROADWAY IMPROVEMENTS

OPTION 1: ROADWAY, BIKE LANE, AND SIDEWALK IMPROVEMENTS PER SOLVANG STD DETAIL 300

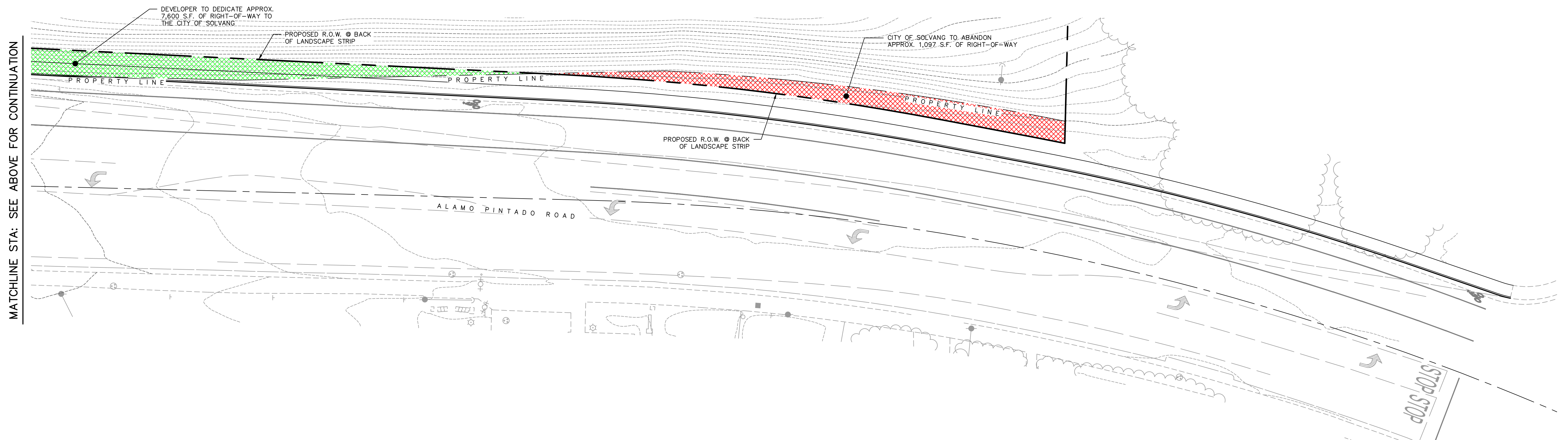
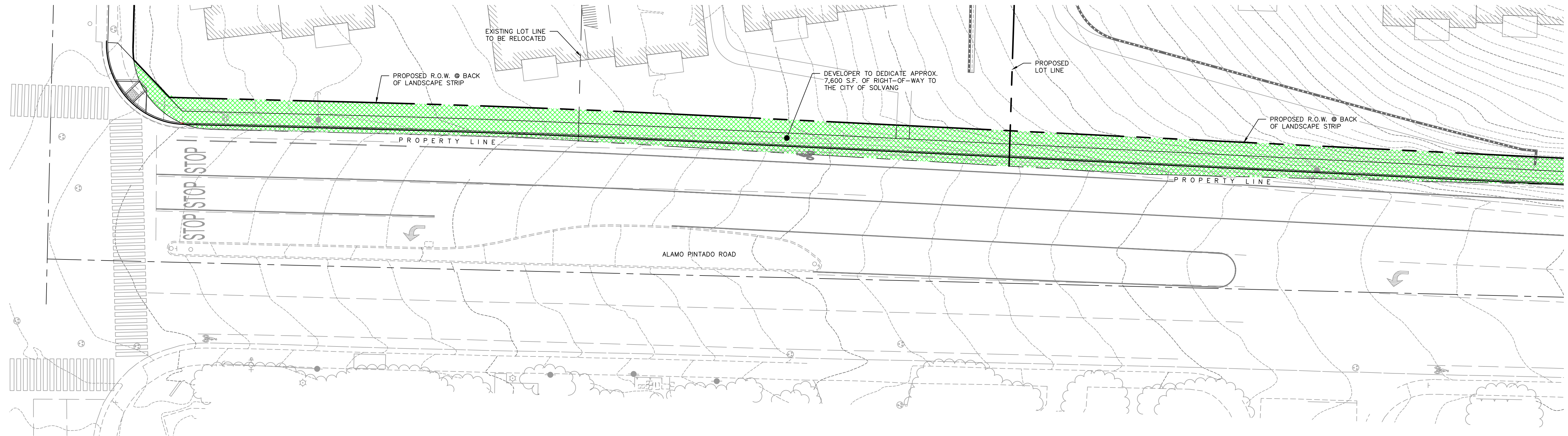
SHEET: 1 OF 2
DATE: 11/26/2024

bethel
engineering

2624 Airpark Drive
Santa Maria, California 93455
(805) 934-5767

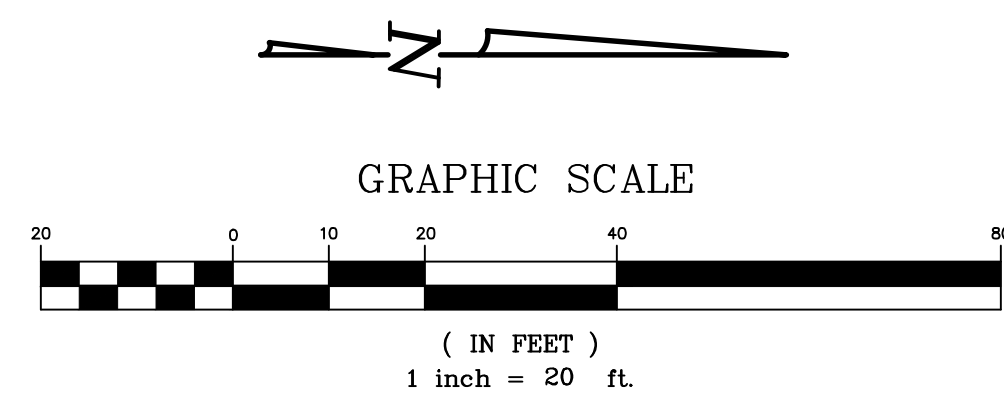
RUSSELL J. GARRISON, P.E.

LIC. NO. 59987



SUMMARY OF R.O.W. ADJUSTMENTS

DEVELOPER R.O.W. DEDICATION:	7,600 S.F.
CITY R.O.W. ABANDONMENT:	1,097 S.F.

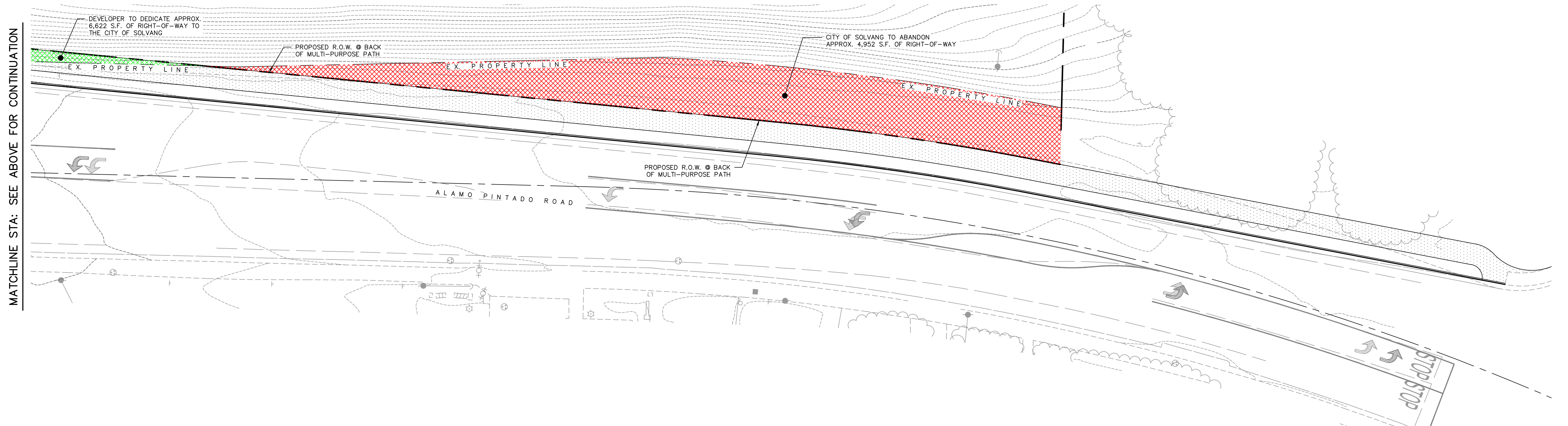


PUBLIC ROADWAY IMPROVEMENTS

OPTION 1: ROADWAY, BIKE LANE, AND SIDEWALK IMPROVEMENTS PER SOLVANG STD DETAIL 300

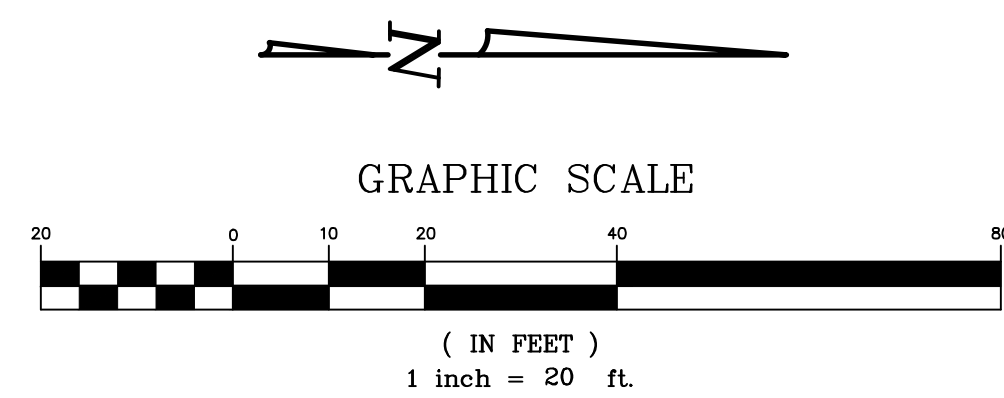


MATCHLINE STA: SEE BELOW FOR CONTINUATION



SUMMARY OF R.O.W. ADJUSTMENTS

DEVELOPER R.O.W. DEDICATION:	6,622 S.F.
CITY R.O.W. ABANDONMENT:	4,952 S.F.



PUBLIC ROADWAY IMPROVEMENTS OPTION 2: ROADWAY AND MULTI-PURPOSE PATH OPTION PER ACTIVE TRANSPORTATION PLAN

SHEET: 2 OF 2
DATE: 11/26/2024