

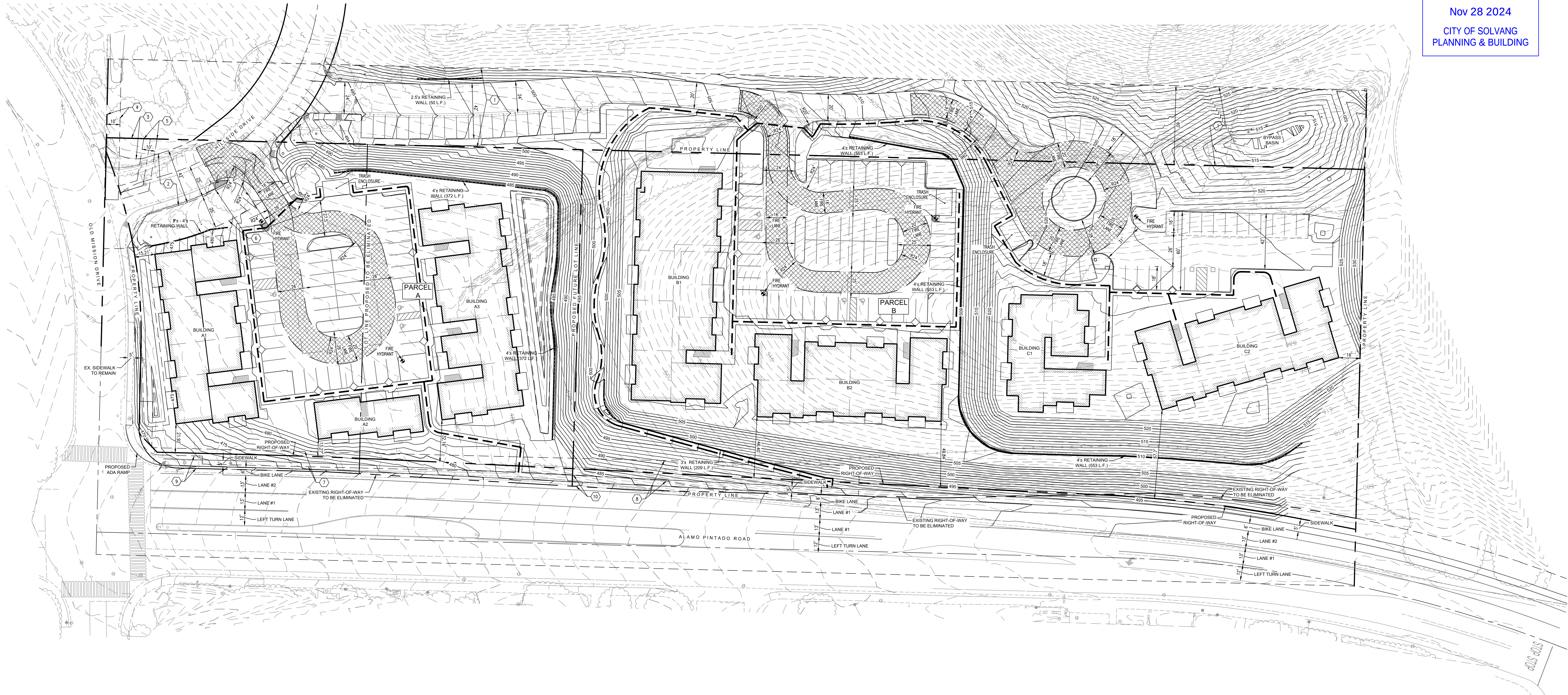
WILDWOOD DEVELOPMENT

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

RECEIVED

Nov 28 2024

CITY OF SOLVANG
PLANNING & BUILDING



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, RETAINING WALLS OVER 60" STROP 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 SOLVANG 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: -17247.5" AT PT. NO. 3.

BENCHMARK

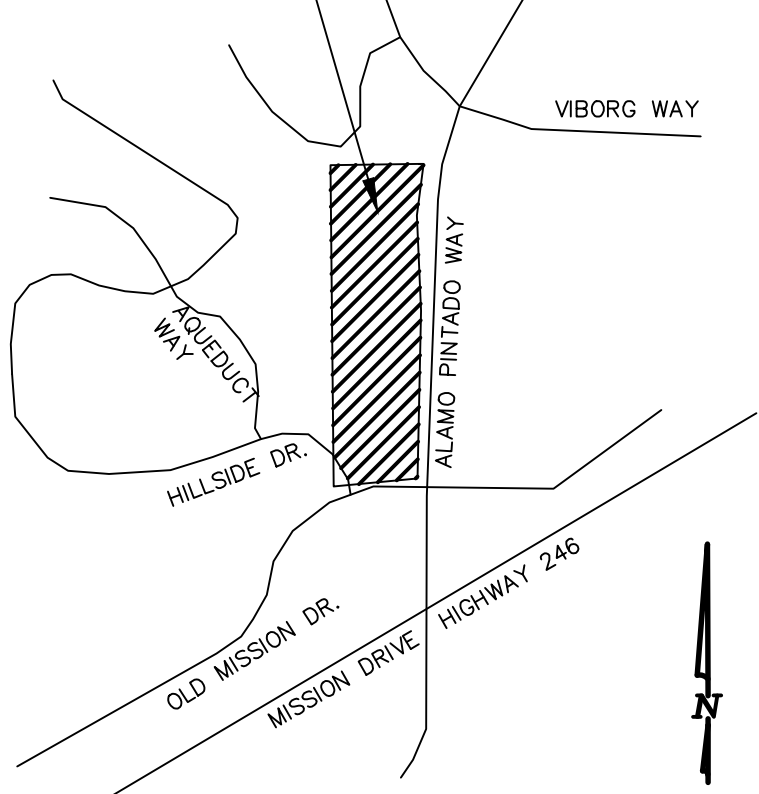
THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER THE CITY OF SOLVANG BENCHMARK INDEX. THIS SURVEY TIED TO THE POINT DESIGNATED AS PT. NO. 91-35 OF SAID INDEX BEING A 2" BRASS CAP INSCRIBED "SOLVANG 91-35" AND HAVING A PUBLISHED ELEVATION OF 470.40."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

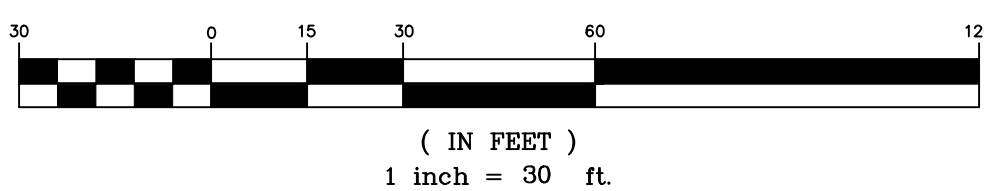
INDEX

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

PLANNING
APPLICATION REVIEW

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

GRAPHIC SCALE



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

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

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

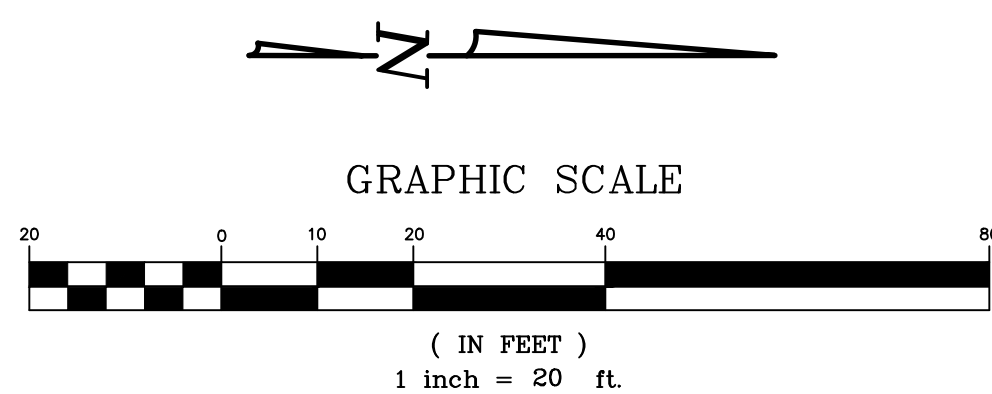
WILDWOOD DEVELOPMENT

PRELIMINARY GRADING PLAN - GRADING
FOR PARCELS A & B OF PM 11644 (APN'S 139-530-001 & 002)
SHEET 2 OF 5



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	---
PROPOSED CONTOURS	---
AG BUFFER	---
MASONRY WALL	---
SAN. SEWER MANHOLE	●
EXIST. SEWER MANHOLE	●
STORM DRAIN MANHOLE	●
STREET LIGHT	●
FIRE HYDRANT	●
AC SURFACE	---
CONCRETE/DC FLATWORK	---
UD BASIN	---

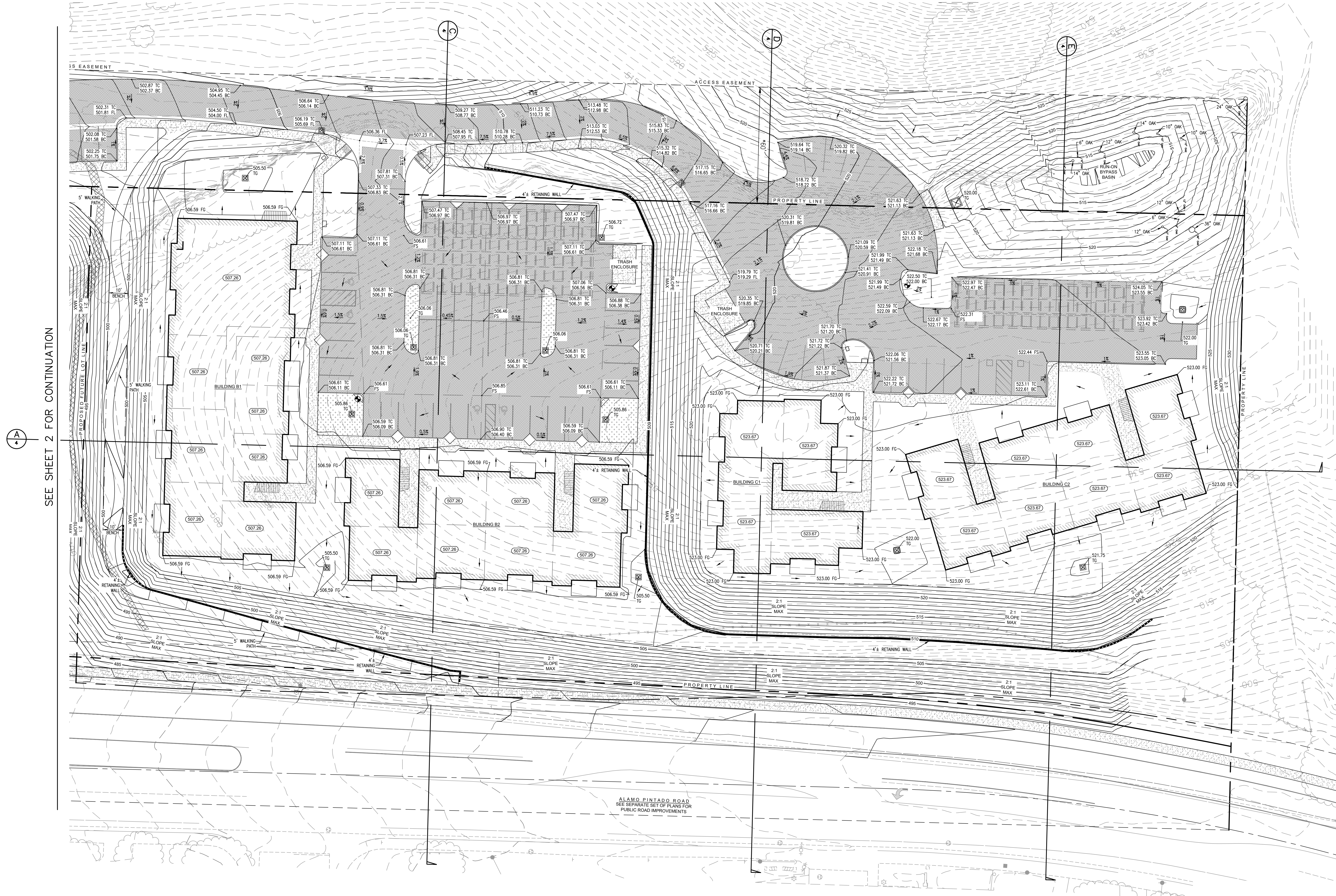


SHEET: C-2
DATE: 11/26/2024

* 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



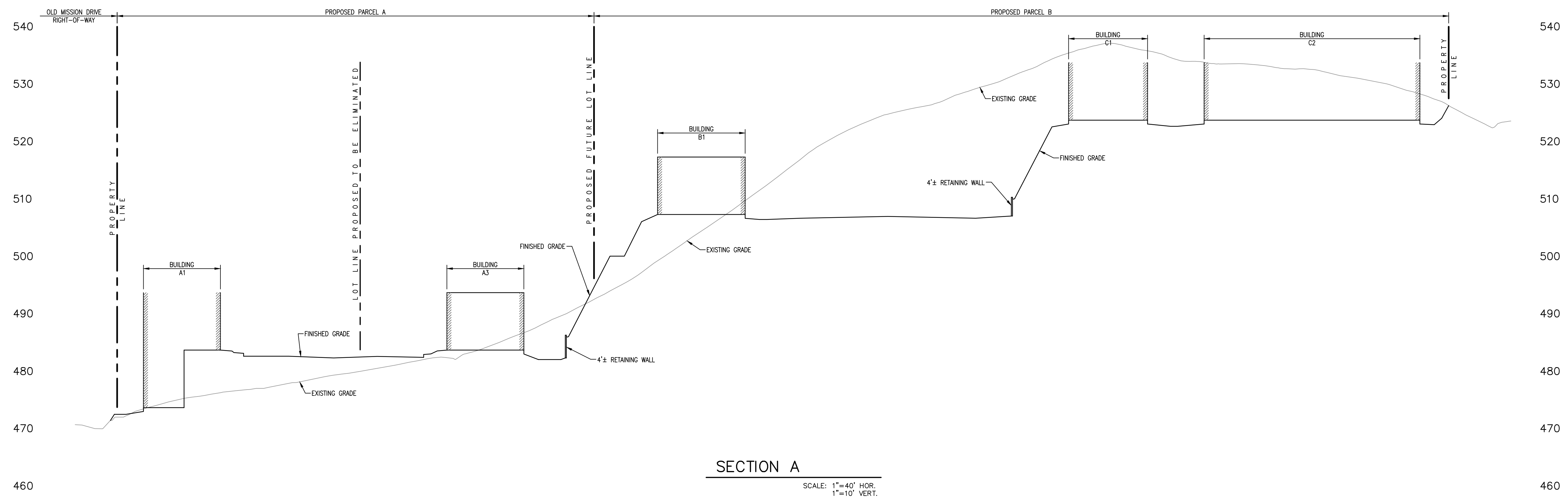
SHEET: C-3
DATE: 11/26/2024

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

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

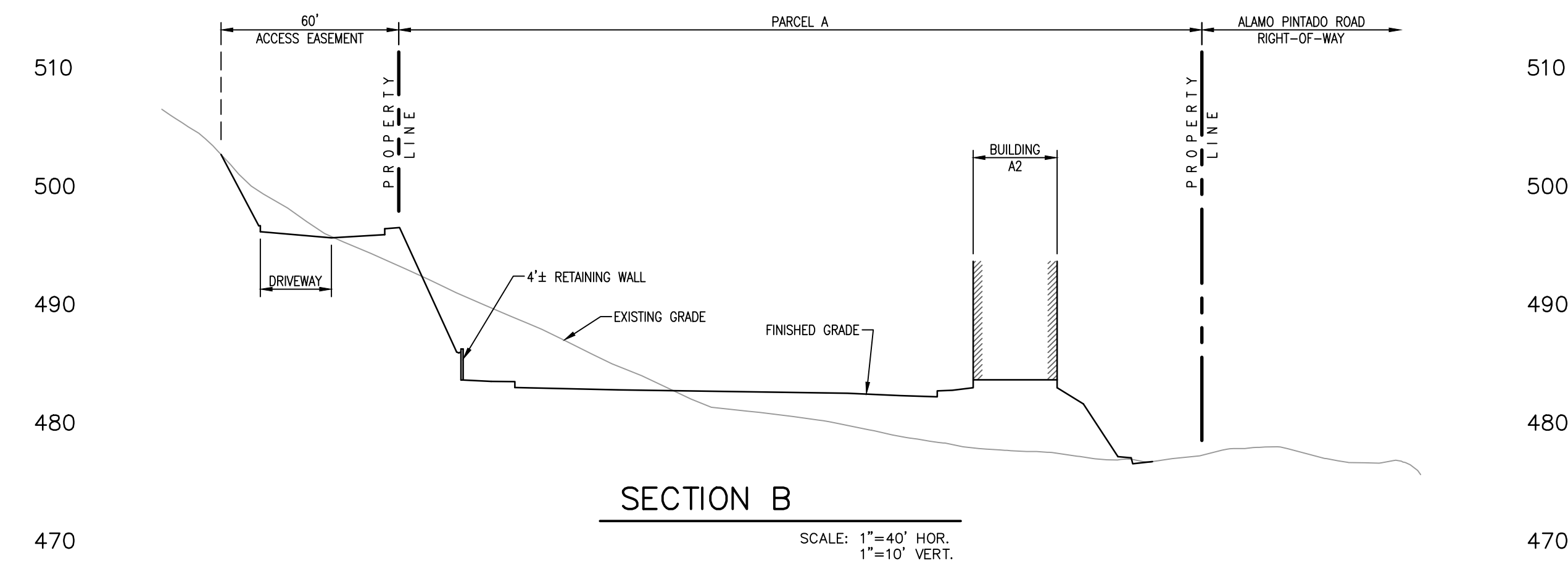
WILDWOOD DEVELOPMENT

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



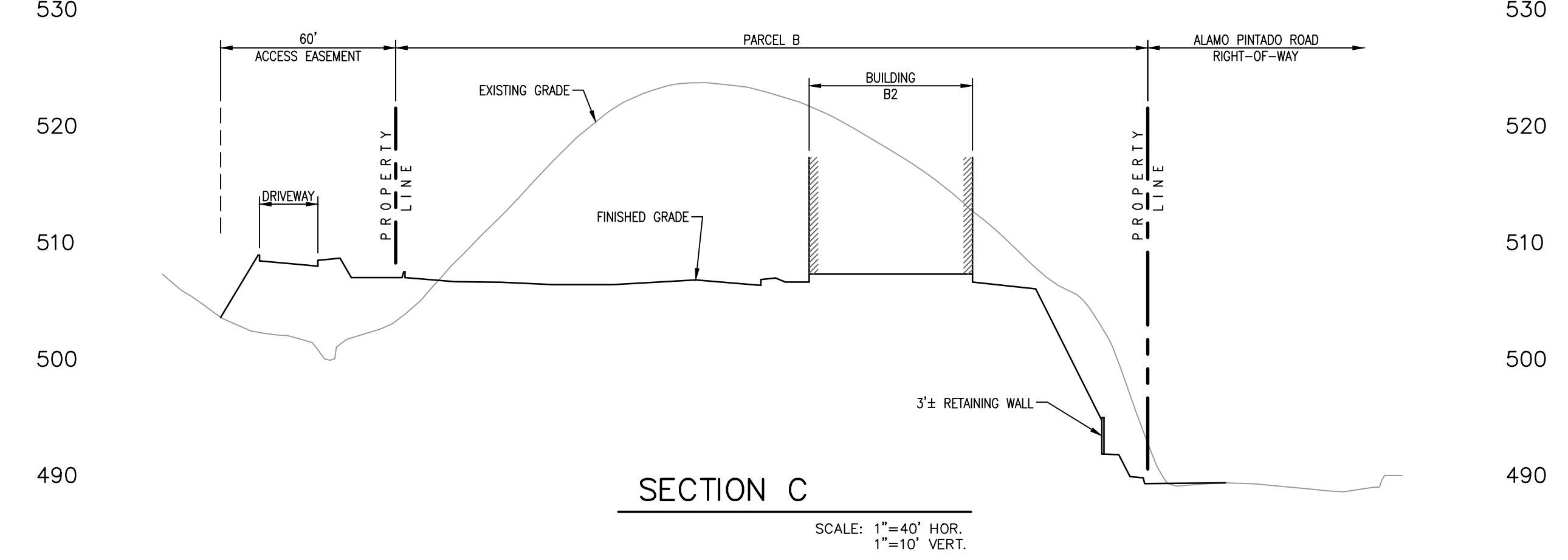
SECTION A

SCALE: 1"=40' HOR.
1"=10' VERT.



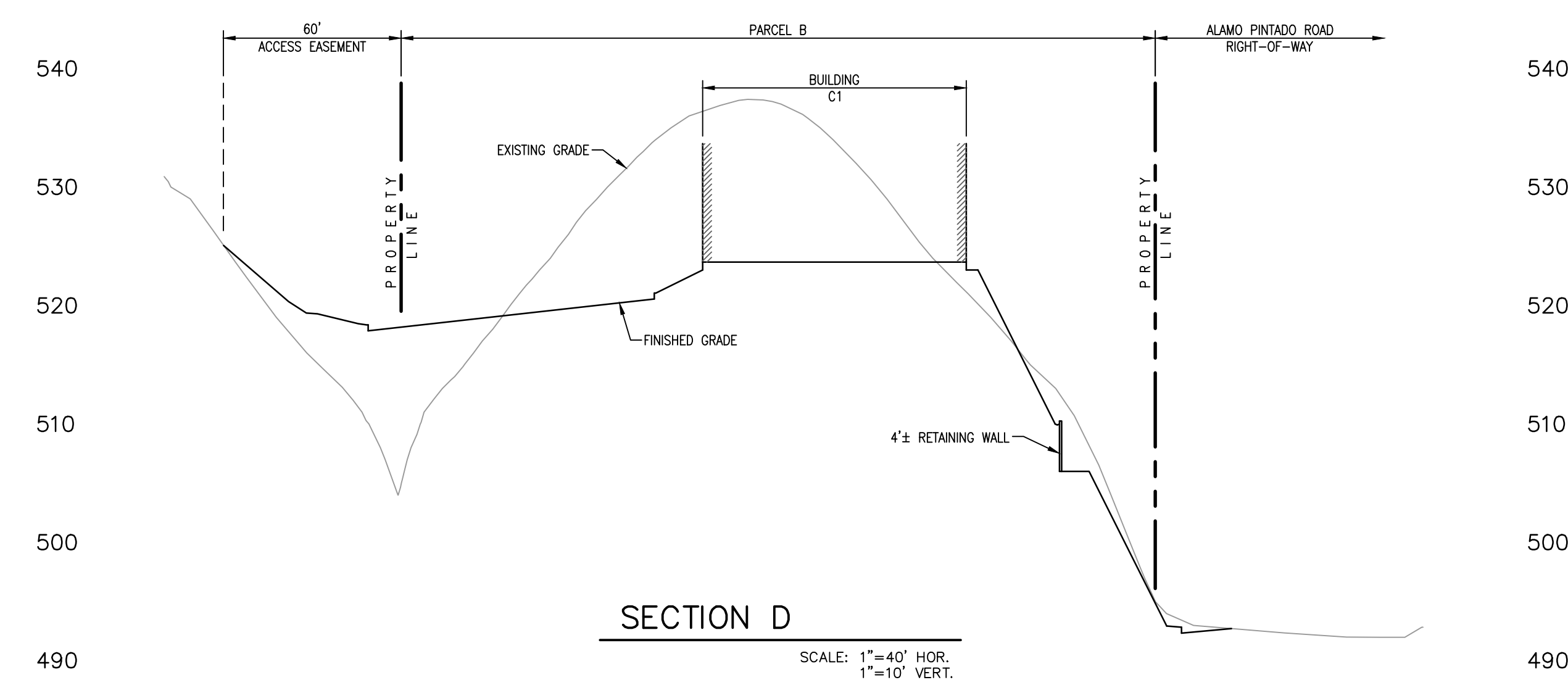
SECTION B

SCALE: 1"=40' HOR.
1"=10' VERT.



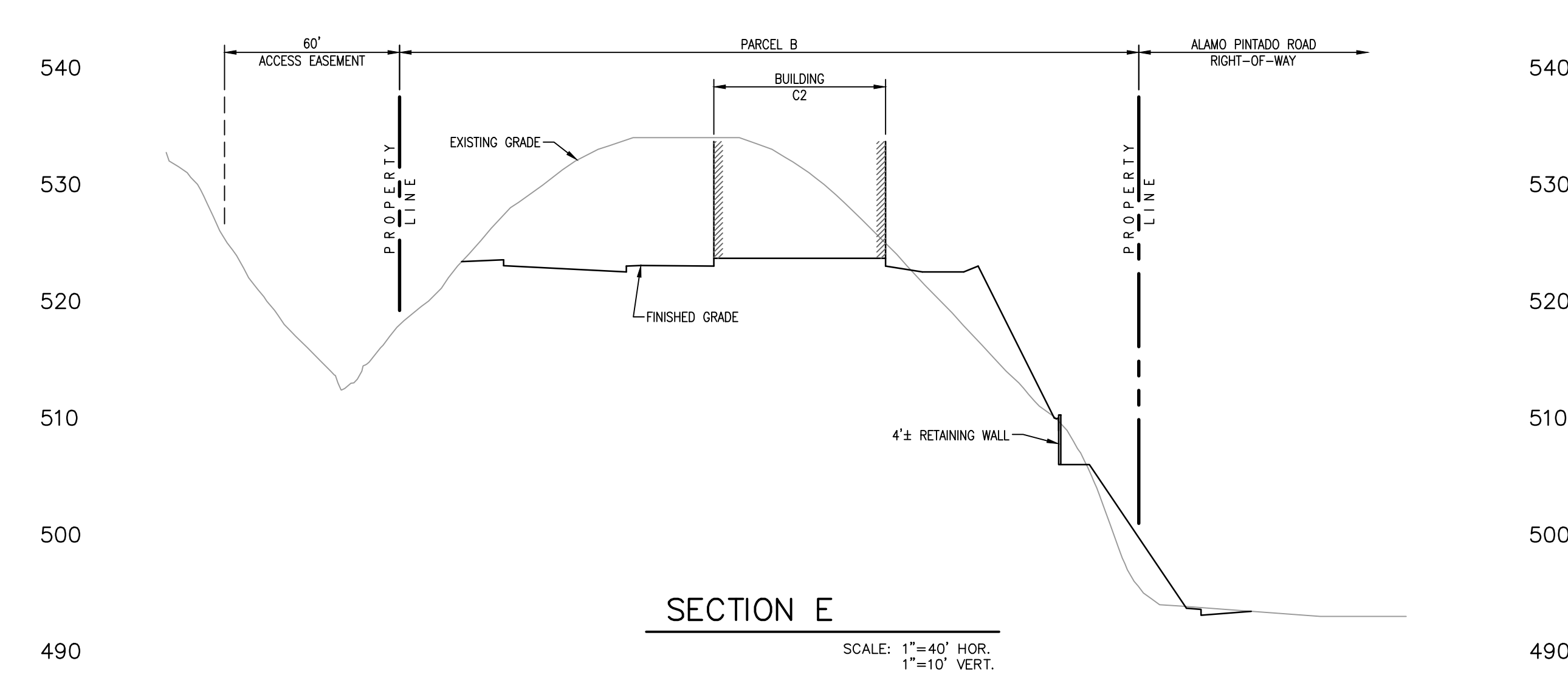
SECTION C

SCALE: 1"=40' HOR.
1"=10' VERT.



SECTION D

SCALE: 1"=40' HOR.
1"=10' VERT.



SECTION E

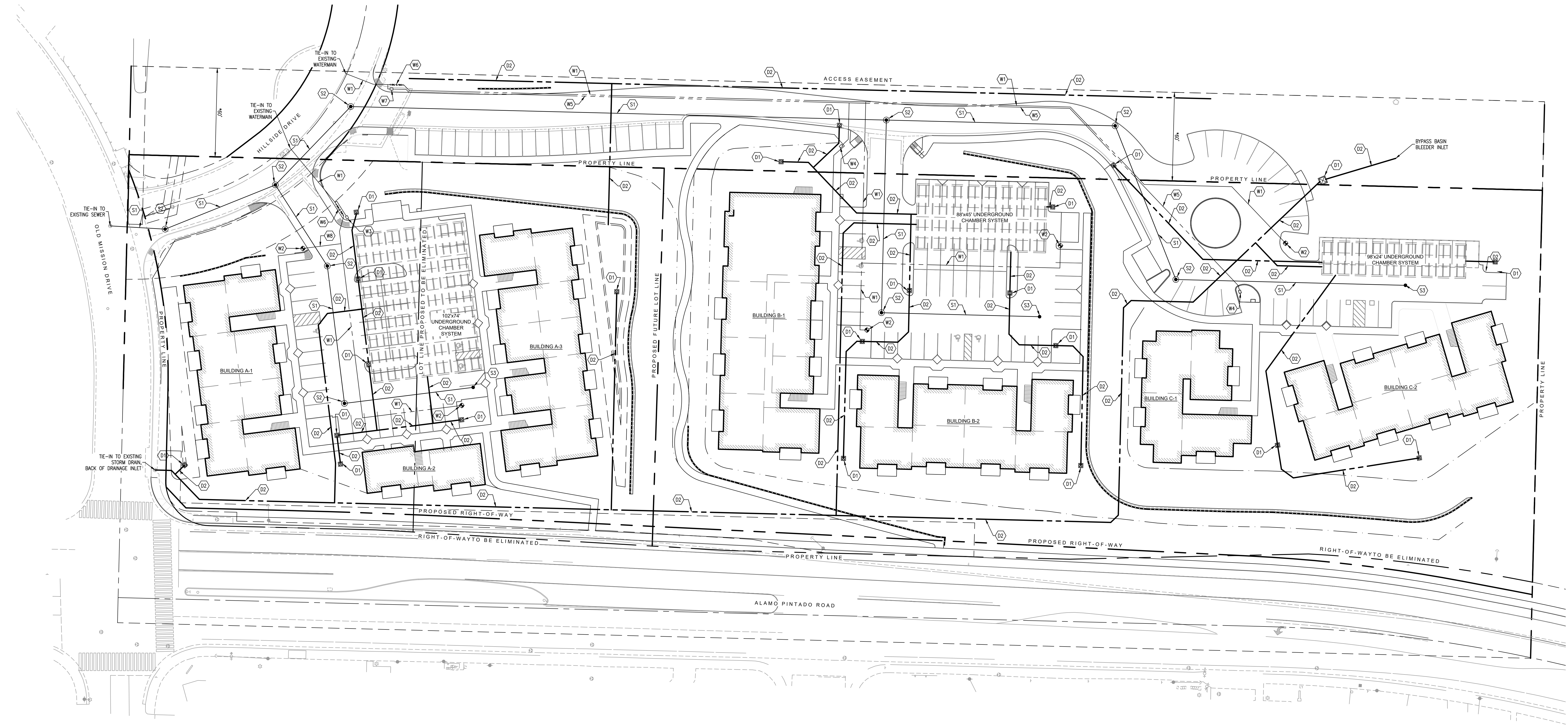
SCALE: 1"=40' HOR.
1"=10' VERT.

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 (3")
- 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