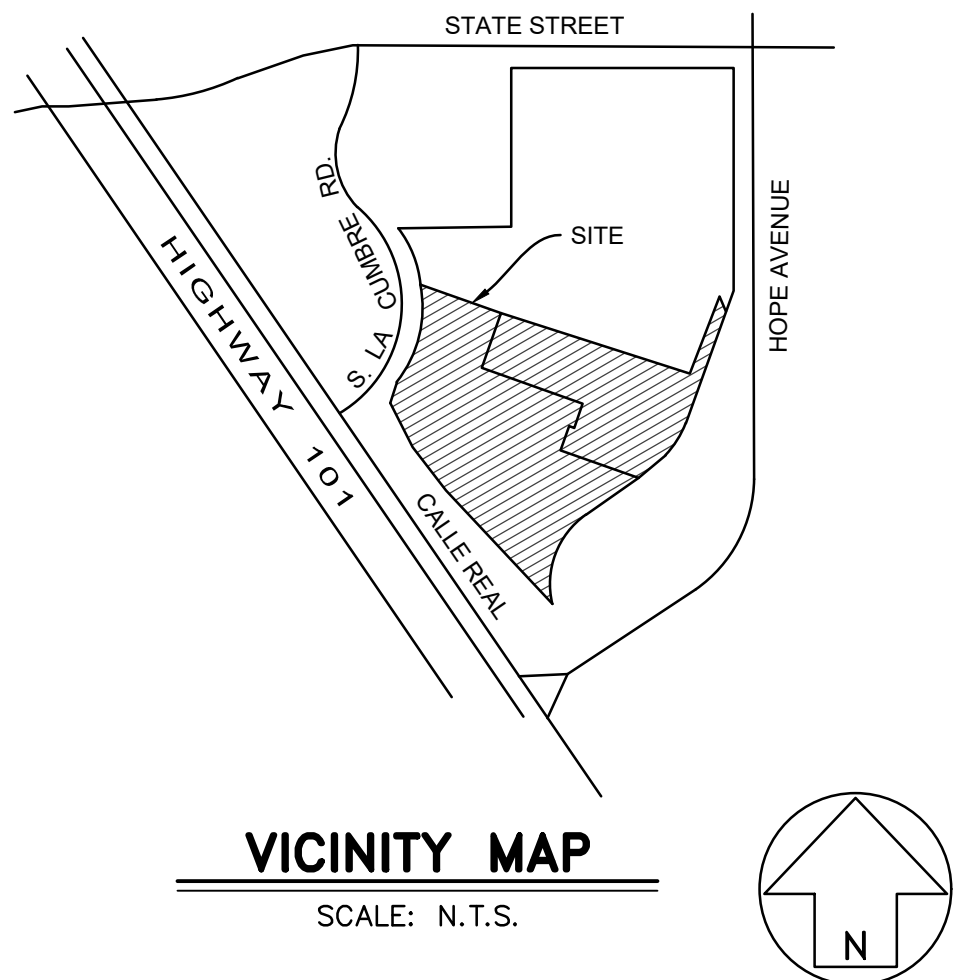
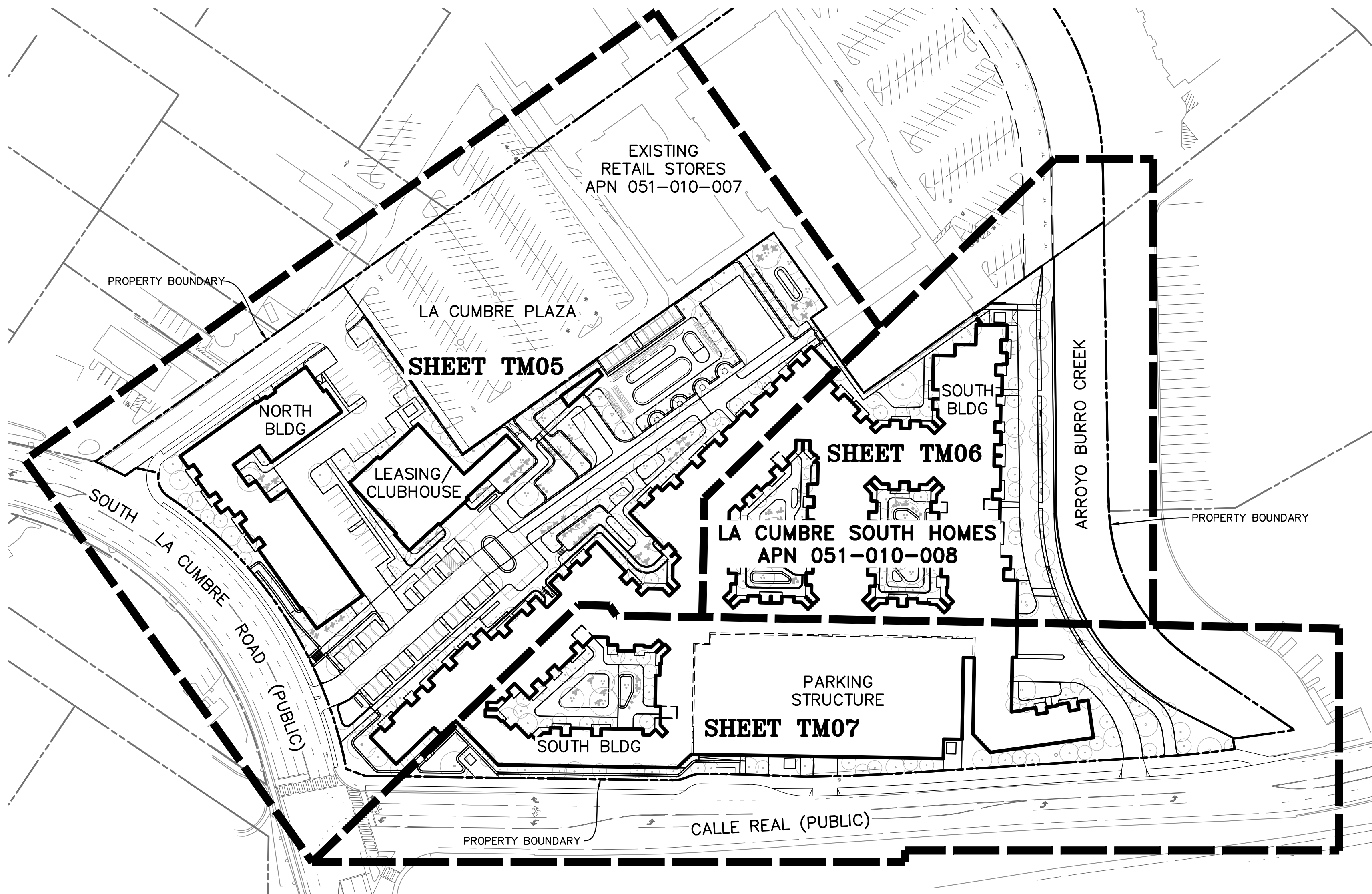
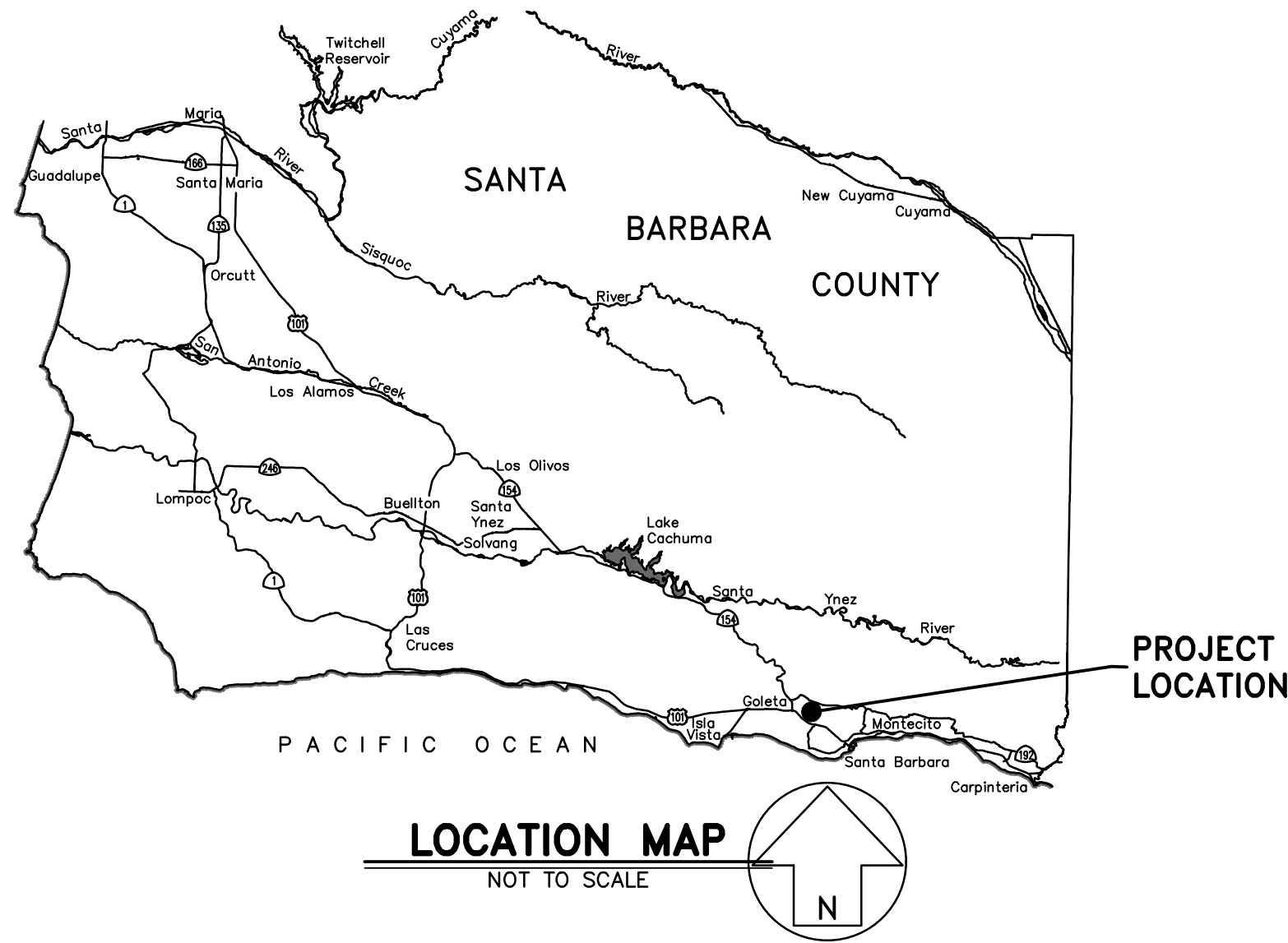


LA CUMBRE SOUTH HOMES



UTILITY PROVIDERS

WATER: CITY OF SANTA BARBARA
SEWER DISPOSAL: CITY OF SANTA BARBARA
TELEPHONE/COMM: VERIZON/FRONTIER/COX CABLE
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS COMPANY

PROPERTY INFORMATION/STATISTICS

APN: 051-010-007 AND 051-010-008 (ONE LEGAL PARCEL)
ZONING: COMMERCIAL GENERAL/UPPER STATE STREET

EXISTING CONDITIONS
GROSS AREA: 15.997 ACRES
ROAD EASEMENT: 0.219 ACRES
ARROYO BURRO EASEMENT: 1.592 ACRES
NET AREA: 14.186 ACRES

PROPOSED CONDITIONS
PARCEL 1
INITIAL GROSS AREA: 10.348 ACRES
RIGHT-OF-WAY DEDICATIONS/RELINQUISHMENTS: 0.408 ACRES
FINAL GROSS AREA: 9.942 ACRES
ARROYO BURRO EASEMENT: 0.740 ACRES
NET AREA: 9.202 ACRES

PARCEL 2
GROSS AREA: 5.649 ACRES
ARROYO BURRO EASEMENT: 0.852 ACRES
NET AREA: 4.797 ACRES

FLOOD ZONE

APPROXIMATELY 33,400 SF OF PROPOSED PARCELS 1 AND 2 ARE LOCATED IN A FEMA FLOODWAY (ARROYO BURRO CREEK). APPROXIMATELY 3,200 SF OF PARCEL 1 IS LOCATED IN "ZONE AE" (ADJACENT TO THE INTERSECTION OF CALLE REAL AND THE ARROYO BURRO CREEK). NO BUILDINGS ARE PROPOSED WITHIN ZONE "AE" OR THE FLOODWAY.

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES

UNDER BUILDING FOOTPRINT: 39,600 C.Y. CUT 3,100 C.Y. FILL
OUTSIDE BUILDING FOOTPRINT: 11,300 C.Y. CUT 2,000 C.Y. FILL
TOTAL: 50,900 C.Y. CUT 5,100 C.Y. FILL
EXPORT: 45,800 C.Y.

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, STRUCTURAL SECTIONS FOR PAVING AND HARDSCAPE, UNDERGROUND UTILITIES, SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

LEGEND

---	PROJECT BOUNDARY
---	EXISTING EASEMENT
70	EXISTING MAJOR CONTOUR
62	EXISTING MINOR CONTOUR
x x x	EXISTING FENCE
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN
S	EXISTING SEWER MAIN
W	EXISTING WATER MAIN
E	EXISTING ELECTRIC
OHW	EXISTING OVERHEAD WIRE
---	EXISTING EDGE OF PAVEMENT

---	PROPOSED WALL
---	PROPOSED GRADE BREAKLINE
---	PROPOSED FLOWLINE
---	PROPOSED LIMITS OF GRADING
---	PROPOSED ROAD CENTERLINE
---	PROPOSED SAWCUT/DAYLIGHT
---	PROPOSED CURB
100	PROPOSED MAJOR CONTOUR
98	PROPOSED MINOR CONTOUR
SD	PROPOSED STORM DRAIN LINE
---	PROPOSED GRATED INLET
S	PROPOSED SEWER LINE
---	PROPOSED SEWER MANHOLE
---	PROPOSED SEWER CLEANOUT
W	PROPOSED WATER LINE
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT
---	PROPOSED BACK FLOW PREVENTER
---	PROPOSED METER
---	PROPOSED IRRIGATION LINE
S=0.5%	PIPE SLOPE
1.0%	SURFACE SLOPE

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
C & G	CURB AND GUTTER
CONC	CONCRETE
CONSTR	CONSTRUCT
DI	DUCTILE IRON
DWY	DRIVEWAY
E	ELECTRICAL
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
LAT	LATERAL
LP	LOW POINT
MH	MANHOLE
NTS	NOT TO SCALE
PA	PLANTER AREA
PL	PROPERTY LINE/BOUNDARY
PROP	PROPOSED
PVT	PRIVATE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SW	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VLV	VALVE
W	WATER
WV	WATER VALVE
WM	WATER METER

OWNER'S CERTIFICATE

I HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER AND AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RIVERA DIARY PROPERTY, LLC
OWEN PIPARETTI, MANAGING MEMBER
8085 SANTA SUSANA AVENUE
SANTA BARBARA, CA 93111
(805) 280-8345

SIGNED

DATE

PREPARER'S STATEMENT

STANTEC CONSULTING SERVICES, INC.
200 E. CARRILLO STREET, SUITE 101
SANTA BARBARA, CA 93101
TEL: (805) 963-9532

THE IMPROVEMENTS SHOWN HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION.

GUY GERMER SALTS, RCE 60488

DATE

THIS MAP WAS PREPARED UNDER MY DIRECT SUPERVISION.

ANDREW S. WOLF, PLS 9738

DATE

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
TM01	TITLE SHEET
TM02	LEGAL DESCRIPTION & EXCEPTIONS
TM03	TENTATIVE PARCEL MAP - EXISTING
TM03A	TENTATIVE PARCEL MAP - PROPOSED
TM04	GENERAL NOTES
TM05-TM07	GRADING & DRAINAGE PLAN
TM08	UTILITY PLAN
TM09	SITE DETAILS

TENTATIVE PARCEL MAP NO. _____
LA CUMBRE SOUTH HOMES
TITLE SHEET



Know what's below.
Call before you dig.

KENNEDY WILSON

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA



TM01

200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532

JOB NO. 204269600
DATE 10-14-2025

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, SITUATE IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH SURVEY PIPE SET ON THE 15TH COURSE (AND NORTHERLY LINE) OF THAT TRACT OF LAND DESCRIBED AS "PARCEL TWO" IN THE RELINQUISHMENT OF THE STATE HIGHWAY FROM THE CALIFORNIA HIGHWAY COMMISSION TO THE COUNTY OF SANTA BARBARA, RECORDED JANUARY 13, 1959 AS INSTRUMENT NO. 1011 IN BOOK 1585 AT PAGE 459 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, FROM WHICH A 6" X 6" CONCRETE MONUMENT AT THE NORTHWESTERLY TERMINUS OF SAID 15TH COURSE BEARS NORTH 42°15'17" WEST ALONG SAID LINE, 569.49 FEET; THENCE ALONG THE NORTHERLY BOUNDARY LINES OF SAID COUNTY OF SANTA BARBARA TRACT;

THE FOLLOWING COURSES AND DISTANCES: NORTH 42°15'17" WEST, 569.49 FEET TO SAID 6" X 6" CONCRETE MONUMENT; NORTH 36°32'28" WEST, 201.21 FEET TO A 6" X 6" CONCRETE MONUMENT; NORTH 25°58'08" WEST, 182.85 FEET TO A 6" X 6" CONCRETE MONUMENT; NORTH 18°10'02" EAST, 80.22 FEET TO A 6" X 6" CONCRETE MONUMENT AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 440.00 FEET, A DELTA OF 50°05'24"; AND WHOSE RADIAL CENTER BEARS NORTH 50°26'55" WEST; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, 384.79 FEET TO A 1/2 INCH SURVEY PIPE SET AT THE END THEREOF, AND A POINT ON THE NORTHWESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO REFUGIO ORTEGA DE GARRILLO, RECORDED IN BOOK E PAGE 505 OF DEEDS; THENCE SOUTH 69°33'10" EAST, ALONG SAID PROLONGATION AND SAID SOUTHERLY LINE, AT 228.52 FEET A 3/4 INCH SURVEY PIPE, AT 350.80 FEET A 1/2 INCH SURVEY PIPE, AT 450.82 FEET A 1/2 INCH SURVEY PIPE, AT 954.97 FEET A 1/2 INCH SURVEY PIPE, 1048.19 FEET TO A 1/2 INCH SURVEY PIPE; THENCE NORTH 19°55'25" EAST, 430.40 FEET TO A 1/2 INCH SURVEY PIPE SET AT THE NORTHERLY TERMINUS OF THAT LINE USED TO DETERMINE THE BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN THE DEED TO LAURATELLE C. CAVALETTI, INDIVIDUALLY AND AS TRUSTEE UNDER THE WILL OF L. M. CAVALETTI, DECEASED, RECORDED NOVEMBER 18, 1965 AS INSTRUMENT NO. 41028 IN BOOK 2129 AT PAGE 378 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THENCE ALONG SAID BOUNDARY DETERMINATION LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 0°14'23" EAST, 107.34 FEET; SOUTH 19°55'25" WEST, 500.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 600.00 FEET AND A DELTA OF 2°25'; SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 25.31 FEET TO THE END THEREOF AND THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 300.00 FEET AND A DELTA OF 30°10'; SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 157.95 FEET TO THE END THEREOF AND THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 600.00 FEET AND A DELTA OF 2°25'; SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 25.31 FEET TO THE END THEREOF; SOUTH 54°55'25" WEST 330.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 400.00 FEET AND A DELTA OF 3°27'; SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 24.09 FEET TO THE END THEREOF AND THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 48°06'; SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, 167.90 FEET TO THE END THEREOF AND THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 400.00 FEET AND A DELTA OF 3°27'; SOUTHERLY, ALONG THE ARC OF SAID CURVE, 24.09 FEET TO THE END THEREOF; AND SOUTH 0°04'35" EAST, 115.71 FEET TO A POINT IN THE NORTHERLY LINE OF SAID "PARCEL TWO" OF THE RELINQUISHMENT OF THE STATE HIGHWAY FROM THE CALIFORNIA HIGHWAY COMMISSION TO THE COUNTY OF SANTA BARBARA HEREINAFORE REFERRED TO; SAID POINT BEARING NORTH 42°15'17" WEST, 33.09 FEET FROM THE SOUTHWESTERLY TERMINUS OF THE 15TH COURSE OF SAID "PARCEL TWO"; THENCE NORTH 42°15'17" WEST, ALONG SAID 15TH COURSE OF SAID "PARCEL TWO" 7.44 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN ON MAP FILED MARCH 14, 1996 IN BOOK 80, PAGE 90 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID SANTA BARBARA COUNTY, CALIFORNIA.

APN: 051-010-008 AND 051-010-007

SURVEY NOTES

1. AERIAL TOPOGRAPHIC MAPPING
THE AERIAL TOPOGRAPHIC MAPPING SHOWN HEREON WAS COMPILED BY VERTICAL MAPPING RESOURCES, AT A SCALE OF 1"=20', WITH A 1 FOOT CONTOUR INTERVAL, FROM AERIAL PHOTOGRAPHY OBTAINED DECEMBER 7, 2024.

2. BOUNDARY AND EASEMENT INFORMATION
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT (NOTED BELOW) AND AS SHOWN ON RECORD OF SURVEY BOOK 80, PAGE 90. THE BOUNDARY INFORMATION SHOWN IS ESTABLISHED BY A FIELD SURVEY CONDUCTED IN DECEMBER OF 2024. RESULTS OF SAID FIELD SURVEY AND ANALYSIS ARE SHOWN ON A RECORD OF SURVEY MAP PREPARED BY STANTEC, AND CURRENTLY UNDER REVIEW BY THE SANTA BARBARA COUNTY SURVEYOR'S OFFICE.

THIS SURVEY HAS TIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO ORIENT THE TOPOGRAPHIC AND PLANIMETRIC MAPPING TO THE ESTABLISHED BOUNDARY. THIS MAP ITSELF DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY AND REFERENCE IS MADE TO SAID RECORD OF SURVEY MAP UNDER REVIEW FOR FULL INFORMATION ON THE ESTABLISHMENT. COURSES AND AREAS SHOWN HEREON ARE TAKEN FROM SAID RECORD OF SURVEY MAP.

THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. FBDO-2503162, DATED APRIL 4, 2025. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. STANTEC DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID REPORT.

3. UTILITIES
SURFACE AND UNDERGROUND UTILITY FEATURES SHOWN HEREON WERE COMPILED FROM BASE MAPPING OBTAINED FROM THE PROVIDERS AS SHOWN, IN COMBINATION WITH FEATURES SHOWN FROM THE AERIAL TOPOGRAPHIC MAPPING OBTAINED FOR THIS PROJECT.

4. EXISTING BUILDINGS
EXISTING BUILDINGS ON PARCEL 1 TO REMAIN AS SHOWN. BUILDINGS ON PARCEL 2 BE DEMOLISHED AS PART OF SITE DEVELOPMENT.

5. FLOOD HAZARD
FLOOD ZONE CLASSIFICATION: SURVEYED LAND LIES WITHIN THE FOLLOWING FEMA FLOOD ZONES:
• FLOOD ZONE "X": AREA OF MINIMAL FLOOD HAZARD OR 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
• FLOOD ZONE "AE": SPECIAL FLOOD HAZARD AREAS WITH BFE OR DEPTH
• REGULATORY FLOODWAY: CHANNEL OF A RIVER OR OTHER WATERCOURSE

FLOOD ZONES ARE APPROXIMATELY PLOTTED HEREIN FROM FLOOD INSURANCE RATE MAPS (FIRM) 06083C1386H, 06083C1378H, 06083C1359G, AND 0683C1367H.

6. BENCHMARK
A 2-INCH DIAMETER IRON PIPE WITH 2-1/2" DIAMETER BRASS CAP STAMPED "SANTA BARBARA CONTROL NETWORK 1995 PLS 6167 STATION 11" AND CENTER PUNCHED INSIDE A 6-INCH DIAMETER ALUMINUM MONUMENT WELL, MARKED "CITY OF SANTA BARBARA CONTROL NETWORK", FLUSH WITH ASPHALT ROAD SURFACE, NEAR THE CENTERLINE INTERSECTION OF CALLE REAL AND HITCHCOCK WAY, PER RECORD OF SURVEY BOOK 147, PAGES 70 - 74, OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

STATION 11 ELEVATION = 161.86 NAVD88

EXISTING EASEMENTS

THE FOLLOWING ITEM NUMBERS CORRESPOND TO EXCEPTION ITEMS CONTAINED IN PRELIMINARY TITLE REPORT NO. FBDO-2503162 DATED APRIL 4, 2025, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

9.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: DRAINAGE DITCH, FLOOD CONTROL AND ROAD
RECORDING NO: IN BOOK 2147 PAGE 1059, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
AND RECORDING NO: IN BOOK 2147 PAGE 1057, OF OFFICIAL RECORDS
AND RECORDING NO: IN BOOK 2150 PAGE 361, OF OFFICIAL RECORDS
AND RECORDING NO: IN BOOK 2150 PAGE 364, OF OFFICIAL RECORDS
10.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA BARBARA
PURPOSE: WATER MAINS
RECORDING DATE: MAY 9, 1966
RECORDING NO: AS INSTRUMENT NO. 15528, IN BOOK 2150 PAGE 1221, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
11.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION
PURPOSE: SANITARY SEWER
RECORDING DATE: JUNE 8, 1966
RECORDING NO: AS INSTRUMENT NO. 18834, IN BOOK 2154 PAGE 196, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
14.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JULY 15, 1966
RECORDING NO: 22989, IN BOOK 2158 PAGE 534, OF OFFICIAL RECORDS
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDING DATE: OCTOBER 27, 1967
RECORDING NO: 31511, IN BOOK 2209 PAGE 1154, OF OFFICIAL RECORDS
AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR: ROADWAY, WALKWAYS, PARKING, PUBLIC UTILITIES AND DRAINAGE AFFECTING PORTIONS OF SAID LAND.
- 4a.

PARCEL 2 (ROADWAY EASEMENT)
- 4b.

PARCEL 3 (ROADWAY EASEMENT)
- 4c.

PARCEL 4 (ROADWAY EASEMENT)
- 4d.

PARCEL 8 (WALKWAY EASEMENT)
- 4e.

BUILDING SITE A
- 4f.

BUILDING SITE B
- 4g.

PARCEL 5 (WALKWAY EASEMENT)
- 4h.

PARCEL 7 (WALKWAY EASEMENT)
15.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC STREET
RECORDING DATE: OCTOBER 25, 1966
RECORDING NO: AS INSTRUMENT NO. 34705, IN BOOK 2170 PAGE 558, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
16.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES RECORDING
RECORDING NO: JANUARY 31, 1967
RECORDING NO: AS INSTRUMENT NO. 2729, IN BOOK 2179 PAGE 1065, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN. **NOT LOCATABLE FROM INFORMATION PROVIDED.**
17.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 31, 1967
RECORDING NO: AS INSTRUMENT NO. 2730, IN BOOK 2179 PAGE 1068, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN. **NOT LOCATABLE FROM INFORMATION PROVIDED.**
19.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MARCH 8, 1967
RECORDING NO: AS INSTRUMENT NO. 6543, IN BOOK 2183 PAGE 1066, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN. **NOT PLOTTABLE FROM INFORMATION PROVIDED.**
20.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: MARCH 14, 1967
RECORDING NO: 6944, IN BOOK 2184 PAGE 194, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN. **NOT PLOTTABLE FROM INFORMATION PROVIDED.**
21.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA BARBARA
PURPOSE: PUBLIC STREET OR ROAD
RECORDING DATE: OCTOBER 30, 1967
RECORDING NO: 31654, IN BOOK 2209 PAGE 1419, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN.
22.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON, A CALIFORNIA CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 17, 1968
RECORDING NO: AS INSTRUMENT NO. 15752, IN BOOK 2232 PAGE 603, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
23.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION
PURPOSE: WATER MAINS, INGRESS AND EGRESS
RECORDING DATE: JUNE 28, 1968
RECORDING NO: AS INSTRUMENT NO. 20445, IN BOOK 2237 PAGE 174, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
24.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SHIRLEY ANN MOMAHAN WILSON, A MARRIED WOMAN
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: FEBRUARY 22, 1973
RECORDING NO: AS INSTRUMENT NO. 6899, IN BOOK 2448 PAGE 1119, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
27.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA BARBARA, A MUNICIPAL CORPORATION
PURPOSE: STREET AND RELATED PURPOSES AND USES
RECORDING DATE: NOVEMBER 20, 1998
RECORDING NO: 98-090304, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN.
32.

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
RECORDING DATE: NOVEMBER 17, 2016
RECORDING NO: 2016-0061784, OF OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN.

LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.



Kennedy Wilson

LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

TENTATIVE PARCEL MAP NO. _____
LEGAL DESCRIPTION
AND EXCEPTIONS



TM02
JOB NO. 204269600
DATE 10-14-2025

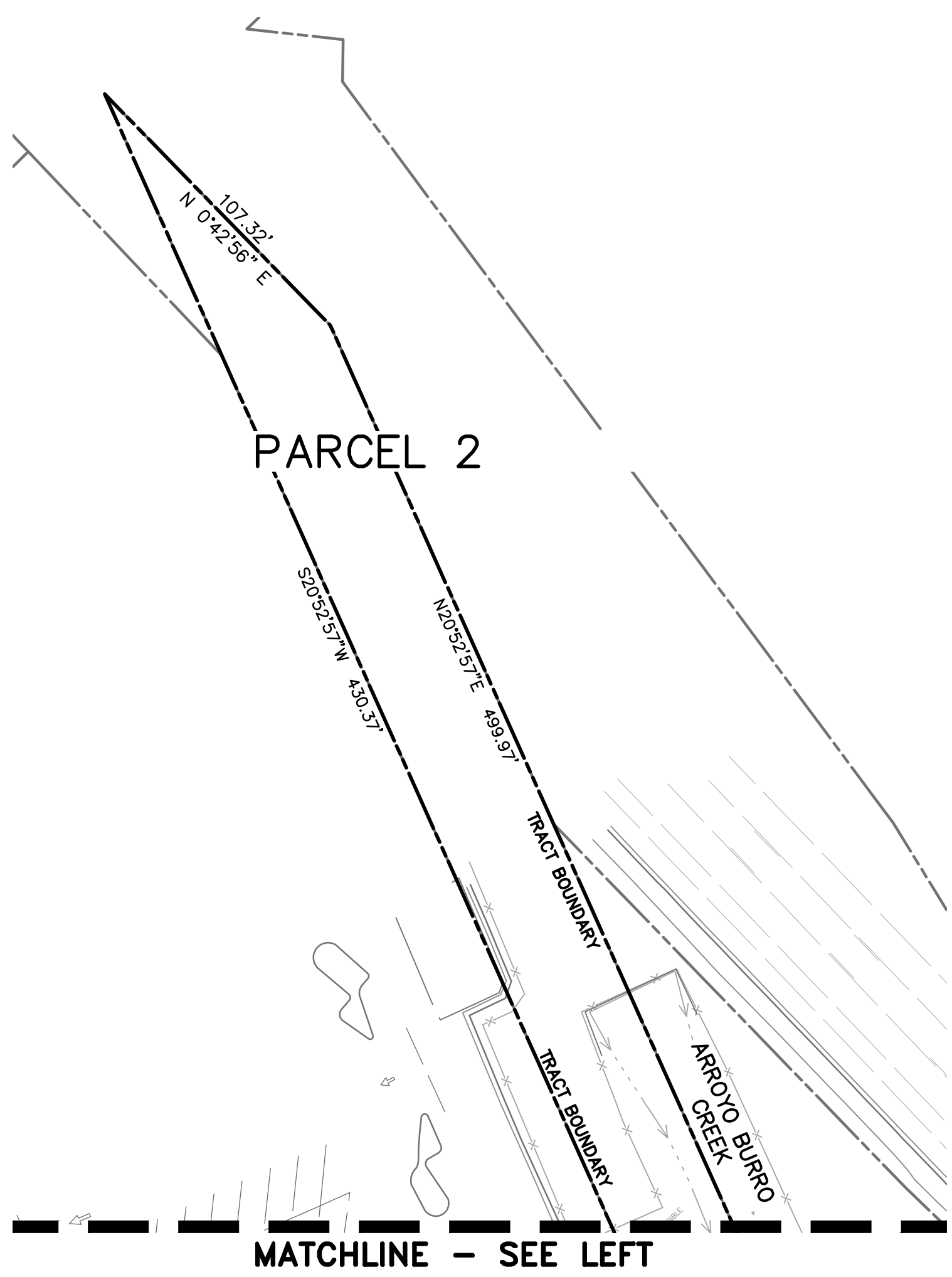
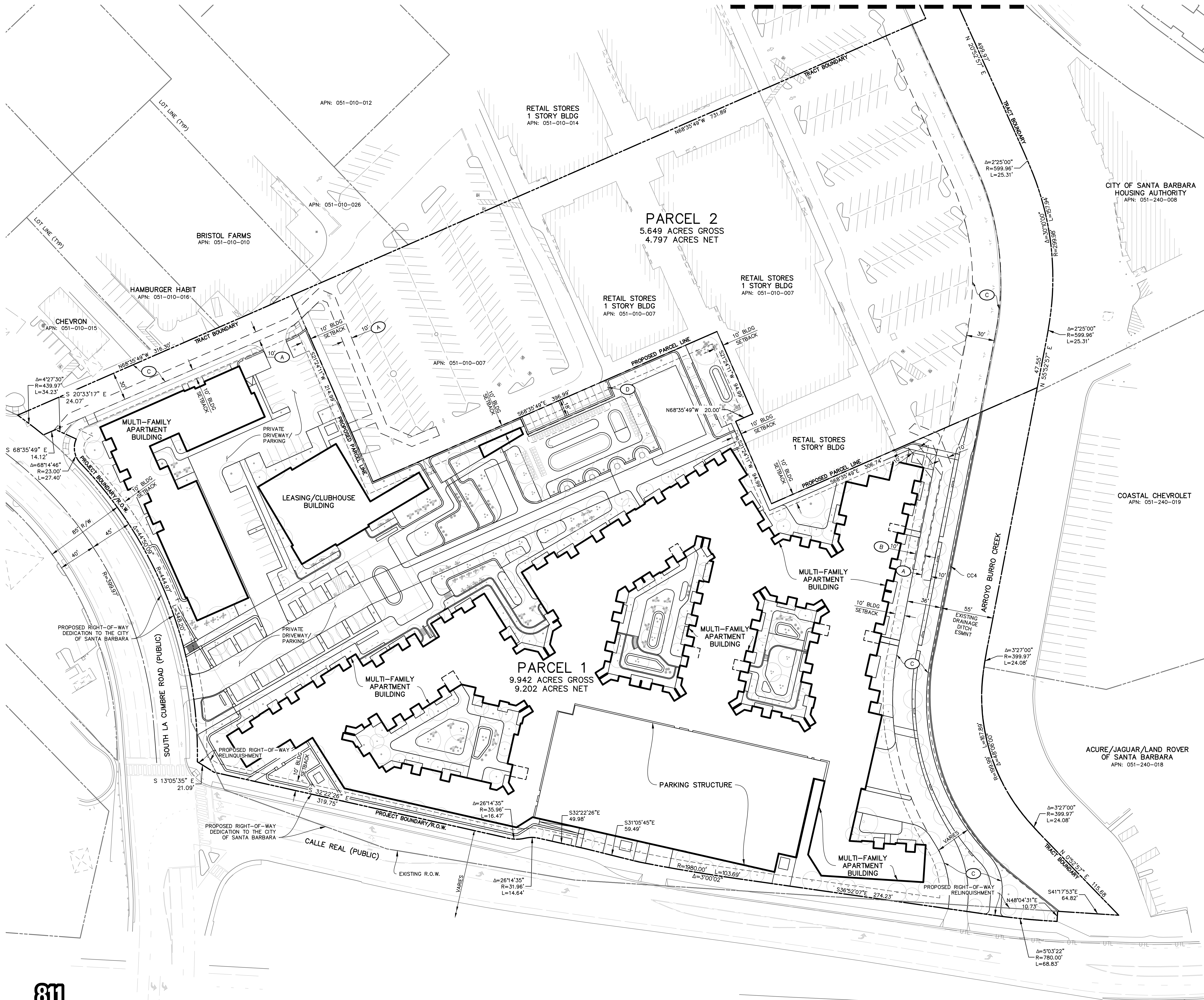
8/1

SEE SHEET TM02 FOR EXISTING

BEING A SUBDIVISION OF A PORTION OF THE OUTSIDE
PUEBLO LANDS OF THE CITY OF SANTA BARBARA AS
SHOWN ON RECORD OF SURVEY BOOK 80, PAGE 90

200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532

JOB NO. 204269600
DATE 10-14-2025



- PROPOSED EASEMENTS**
- (A) PROPOSED WATER UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF SANTA BARBARA.
 - (B) PROPOSED SEWER UTILITY EASEMENT TO BE DEDICATED TO THE CITY OF SANTA BARBARA.
 - (C) PROPOSED PUBLIC ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN AND BICYCLE ACCESS.
 - (D) VEHICULAR PARKING EASEMENT TO BE DEDICATED TO PARTIES TO THE LA CUMBRE MALL CC&R'S.

TENTATIVE PARCEL MAP NO. _____
LA CUMBRE SOUTH HOMES
PROPOSED LOTS AND EASEMENTS

BEING A SUBDIVISION OF A PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA AS SHOWN ON RECORD OF SURVEY BOOK 80, PAGE 90

COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA



KENNEDY WILSON

LA CUMBRE SOUTH HOMES
SANTA BARBARA, CA

Stantec **TM03A**
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Phone: (805) 963-9532

JOB NO. 204269600
DATE 10-14-2025

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, (2012 GREENBOOK), LATEST EDITION, PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES) AS MODIFIED BY THE CITY OF SANTA BARBARA STANDARDS, AND THE NOTES THAT FOLLOW.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- ALL OTHER PLANS RELATING TO THE DEVELOPMENT SHOWN HEREON MUST INCORPORATE THE IMPROVEMENTS AS REQUIRED BY THESE PLANS. WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION.
- PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR GRADING, OWNER AND CONTRACTOR SHALL INITIATE A PRE-CONSTRUCTION CONFERENCE INCLUDING THE OWNER, CONTRACTOR, PUBLIC WORKS, DIVISION OF LAND USE CONTROLS, AND PLANNING.
- CONTRACTOR SHALL CONSTRUCT ALL UTILITY FEATURES AND PLANTERS PER ARCHITECTURAL / LANDSCAPE PLANS.
- CONTRACTOR SHALL POSSESS AN "A" CONTRACTOR'S LICENSE FOR ALL WORK IN THE PUBLIC RIGHT OF WAY AND SHALL FURNISH EVIDENCE OF THE SAME AT THE TIME THE PERMIT IS REQUESTED.
- CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT TWO (2) FULL DAYS IN ADVANCE OF COMMENCING CONSTRUCTION AT 811.
- CONTRACTOR SHALL CONTACT CITY PUBLIC WORKS DEPARTMENT AND ALL UTILITY COMPANIES TWO (2) FULL DAYS IN ADVANCE, PRIOR TO EXCAVATION WORK. THE FOLLOWING ARE THE LIST OF AGENCIES AND PHONE NUMBERS:

a. CITY OF SANTA BARBARA PUBLIC WORKS DEPT.

b. VERIZON TELEPHONE COMPANY

c. SOUTHERN CALIFORNIA GAS COMPANY

d. COX COMMUNICATIONS

e. SOUTHERN CALIFORNIA EDISON

564-5377

964-8301

681-8061

681-3841

683-5252
- PRIOR TO START OF ANY CONSTRUCTION, OWNER OR CONTRACTOR MUST OBTAIN A "PUBLIC WORKS CONSTRUCTION PERMIT" FROM 630 GARDEN STREET, PUBLIC WORKS COUNTER.
- THE CONTRACTOR SHALL COMPLY WITH ALL THE CONDITIONS OF THE PERMITS RELATED TO THE PROJECT.
- VERTICAL CONTROL AND LINES AND GRADE SHOWN ON THE PLANS AND PROFILES ARE BELIEVED TO BE CORRECT FOR THE WORK SHOWN. CORRECTIONS REQUIRED BY ERRORS, OMISSIONS, OR MINOR MODIFICATIONS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE CITY ENGINEER AND SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR FULFILLING HIS CONTRACT.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSES OF PROVIDING A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD AND THE CITY PUBLIC WORKS DEPARTMENT.

CAUTION: THE ENGINEER WHO PREPARED THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADEQUATE BRACING AND SHORING FOR EXCAVATIONS, TEMPORARY STRUCTURES, AND ANY AND ALL PARTIALLY COMPLETED PORTIONS OF THE WORK. SHEETING, SHORING, BRACING OR EQUIVALENT PROTECTION FOR ALL EXCAVATIONS SHALL BE PROVIDED AS REQUIRED BY INDUSTRIAL SAFETY LAWS.
- ALL UTILITIES INCLUDING WATER AND SEWER MAINS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAY) SHALL BE COMPLETED AND THE STRUCTURAL BACKFILL OF TRENCHING TESTED FOR COMPACTION AND APPROVED BEFORE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE. COMPACTION TESTS SHALL BE PERFORMED, AS REQUIRED BY A LABORATORY DESIGNATED BY THE OWNER.
- CONTRACTOR SHALL FURNISH ONE COMPLETE SET OF RECORD DRAWINGS. THE DRAWINGS SHALL BE MYLAR ORIGINAL TRACING OF THE DRAWINGS OR AN ACCEPTABLE DIRECT POSITIVE MYLAR REPRODUCIBLE THEREOF BEFORE THE WORK WILL BE ACCEPTED. DIA/DZ PROCESS WILL NOT BE ACCEPTED.
- ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE PROJECT AND TRANSPORTED TO A SUITABLE DISPOSAL SITE BY THE CONTRACTOR.
- CONTRACTOR SHALL ADJUST TOP OF GRADE FOR ALL UTILITY FEATURES TO FINAL GRADES.
- CONSTRUCTION RELATED TRUCK TRIPS SHALL NOT BE SCHEDULED DURING PEAK HOURS (7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M.) TO HELP REDUCE TRUCK TRAFFIC ON ADJACENT STREETS AND ROADWAYS.
- THE ROUTE OF CONSTRUCTION RELATED TRAFFIC TO BE ESTABLISHED TO MINIMIZE TRIPS THROUGH SURROUNDING RESIDENTIAL NEIGHBORHOODS.
- CONSTRUCTION PROHIBITED ON SATURDAY, SUNDAY, HOLIDAYS AND BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.
- CONCRETE CURBS, GUTTER AND GROSS GUTTERS WITH SLOPES LESS THAN 0.8% SHALL BE SURVEYED AND STAKED BY A CALIFORNIA LICENSED SURVEYOR.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE CITY PUBLIC WORKS BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
- THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO THE ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL PER CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (JANUARY 2012), AND SAFETY AND SHALL FURNISH, INSTALL, MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTRL AND SAFETY. A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR TEMPORARY TRAFFIC CONTROL AND AN APPROPRIATE HAUL ROUTE.
- THE CONTRACTOR SHALL PREVENT SETTLEMENT OF ADJACENT STRUCTURES WITH BRACING AND SHORING OR OTHER SIMILAR METHODS.
- ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
- IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONFORM TO APPLICABLE SANTA BARBARA COUNTY AND CITY CODES AND PROCEDURES FOR REMOVING THE MATERIAL. CONTACT SANTA BARBARA COUNTY PROTECTION SERVICES DEPARTMENT AT 681-5500 AND CITY ENVIRONMENTAL SERVICES AT 564-5669.
- THE CONTRACTOR SHALL PROTECT EXISTING BUILDING AND FACILITIES TO REMAIN WITHIN THE LIMITS OF DEMOLITION. THE CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES AND PUBLIC OR PRIVATE ACCESS.
- RECYCLING BINS SHALL BE PLACED ONSITE AND USED DURING ALL CONSTRUCTION ACTIVITIES.
- IF ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED OR REDIRECTED IMMEDIATELY AND THE PLANNING DIVISION SHALL BE NOTIFIED. THE ARCHAEOLOGIST SHALL ASSESS THE NATURE, EXTENT, AND SIGNIFICANCE OF ANY DISCOVERIES AND DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHAEOLOGICAL RESOURCE TREATMENT, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING AND/OR EXCAVATION ACTIVITIES, CONSULTATION AND/OR MONITORING WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST, ETC.

IF THE DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION. A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE PLANNING DIVISION GRANTS AUTHORIZATION.

IF THE DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OR MATERIALS, A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE PLANNING DIVISION GRANTS AUTHORIZATION.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING IN THE RIGHT OF WAY FOR PROPERTY FRONTAGE ON E. HALEY AND N. SALSIPUEDES STREETS.
- ALL PLANTS IN THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED A HEIGHT OF 8-INCHES PER SBMC 15.20.020, 15.20.040 AND SHALL BE WATER CONSERVING PER SBMC 22.080.020.
- CITY BUILDING INSPECTOR TO DETERMINE LOCATION OF BACKWATER DEVICE FOR ON-SITE PRIVATE SEWER, IF DETERMINED THAT ONE IS REQUIRED.

IMPROVEMENT SPECIFICATIONS

- ASPHALT CONCRETE SHALL BE CALIFORNIA DEPARTMENT OF TRANSPORTATION TYPE B, 1/2" MAX., MEDIUM GRADING, AR 4000 GRADE ASPHALT, MIN. 6 PERCENT ASPHALT BY WEIGHT.
- AGGREGATE BASE SHALL BE CLASS 2, 3/4" MAXIMUM, IN ACCORDANCE WITH SECTION 26 OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- JUST PRIOR TO PLACING AGGREGATE BASE COURSE, APPLY SOIL STERILANT/WEED KILLER, DISTRIBUTING THE CHEMICALS THROUGH THE FIRST 2 TO 3 INCHES OF SUBGRADE.
- THE AGGREGATE BASE SHALL BE PLACED, SPREAD AND COMPACTED TO 95% RELATIVE COMPACTION IN ACCORDANCE WITH SECTION 26 OF THE CALTRANS STANDARD SPECIFICATIONS.
- ANY UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PENFIELD & SMITH ENGINEERS/SURVEYORS CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE.
- HIGH DENSITY POLYETHYLENE PIPE SHALL CONFORM WITH AASHTO M294.
- ALL REQUESTS FOR CONSTRUCTION SURVEYING SHALL BE 48 HRS. PRIOR TO EFFORT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S PERMIT CONDITIONS OF APPROVAL AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
- GEOTECHNICAL OR GEOLOGIC REPORTS AND ANY UPDATES SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE REPORTS AND ABIDE BY THEIR RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORTS, CONTRACTOR SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT, PRIOR TO PROCEEDING CONTRACTOR SHALL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.
- BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE CITY PUBLIC WORKS DEPARTMENT, THE UTILITY COMPANIES, THE GEOTECHNICAL ENGINEER, AND THE ENGINEER OF RECORD (PENFIELD & SMITH) AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
- EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION, AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. (SEE SURVEY MONUMENTATION NOTE ON THIS SHEET)
- IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS, UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.
- THE STREET LOAD LIMIT FOR SANTA BARBARA CITY STREETS IS PER THE CALIFORNIA VEHICULAR CODE SECTION 35550, ANY LOAD GREATER THAN THAT SPECIFIED IN THE CODE WILL NEED A HEAVY LOAD PERMIT AND ROUTING APPROVAL BY THE CITY. CONTACT TRANSPORTATION OPERATIONS STAFF AT THE PUBLIC WORKS PERMIT COUNTER.
- AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, WALLS, PAVEMENT, SIDEWALKS AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVEREXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE SOILS REPORT REFERENCED IN THE GENERAL NOTES.
- THESE PLANS SHOWS THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.
- CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITIONS, AND SATISFACTORY TO THE GOVERNING AGENCIES' REQUIREMENTS.
- CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, MIN. 1"-3" STONES, 6" DEEP PLACED AT MIN. 50' LENGTH BY MIN. 30' WIDTH AT LOCATION TO BE DETERMINED BY CONTRACTOR AND APPROVED BY OWNER.
- CONSTRUCT ON-SITE TEMPORARY MACHINE/VEHICLE WASH-OUT AREA, AND LEGALLY DISPOSE OF DEBRIS/SILTS OFF-SITE.
- SIDEWALK, CURB & GUTTER REPLACEMENT
 - SIDEWALK, CURB AND GUTTER REPLACEMENT SHALL CONFORM TO THE CITY OF SANTA BARBARA STANDARD DETAILS. IN ADDITION THE FOLLOWING REQUIREMENTS SHALL APPLY TO REPLACEMENT CURB AND GUTTER.
 - PATCHING OR REPAIR OF SIDEWALK AND/OR GUTTER SECTIONS IS NOT PERMITTED (SAW CUT AND REPLACE).
 - PATCHING OF CRACKS IN SIDEWALK, CURB AND/OR GUTTERS IS NOT PERMITTED (SAW CUT AND REPLACE).
 - PATCHING OF GOUGES OR CHIPPED CONCRETE EXCEEDING 6 INCHES LONG BY 2 INCHES WIDE BY 1/2 INCH DEEP IS NOT PERMITTED. (SAW CUT AND REPLACE)
 - DAMAGED SIDEWALK, CURB AND/OR GUTTER MUST BE SAW-CUT AND REPLACED, AND MATCH EXISTING (NOTE: THERE IS NO REFERENCE UNDER SECTION 201 OF THE GREENBOOK THAT ALLOWS PATCHING).
 - ALL REPLACEMENTS SHALL BE SAW-CUT FROM JOINT TO JOINT. (NO PATCHWORK QUILT-LIKE REPLACEMENT)
 - REMOVAL AND REPLACEMENT WILL BE REQUIRED FOR TREE ROOT LIFTED SECTION, BIOBARRIER ROOT BARRIER OR APPROVED EQUAL, APPROVED BY THE CITY PARKS DEPARTMENT, SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, AND UNDER THE DIRECTION OF THE CITY ARBORIST.
 - CLASS II BASE AND SUB-GRADE UNDER CURB AND GUTTER SHALL BE COMPACTED IN ACCORDANCE WITH THE ASPHALT PAVEMENT SUB-GRADE AND BASE COMPACTION REQUIREMENTS OF THE GREENBOOK AND THE CITY OF SANTA BARBARA'S DRAFT ENGINEERING DESIGN GUIDELINES.
 - ALL SIDEWALK REPLACEMENTS SHALL BE SAW-CUT FROM THE NEAREST JOINT ON EITHER SIDE OF THE DAMAGED CONCRETE FOR UNIFORMITY (TO AVOID PATCHWORK LOOK).
 - THE SOILS ENGINEER SHALL EVALUATE SUB-GRADE MATERIALS UNDER PROPOSED CURBS, GUTTERS AND SIDEWALKS FOR EXPANSION PROPERTIES AND SHALL PROVIDE APPROPRIATE RECOMMENDATIONS IN WRITING TO MITIGATE POTENTIAL DAMAGES. SUB-GRADE SOILS ARE CONSIDERED EXPANSIVE IF THEY HAVE AN EXPANSION INDEX GREATER THAN 20 (UBO STD. 29-2). IN LIEU OF A RECOMMENDATION, THE CURB AND GUTTERS SHALL HAVE A MINIMUM OF 6 INCHES OF CLASS II BASE BENEATH THE CURB AND GUTTERS EXTENDING AT LEAST 12 INCHES BEHIND THE BACK OF THE CURB (FROM DRAFT ENGINEERING DESIGN GUIDELINES. SEE ALSO CITY STANDARD DETAILS).

EXISTING UTILITIES

- ANY UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PENFIELD & SMITH CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO (2) FULL DAYS IN ADVANCE OF COMMENCING CONSTRUCTION AT 811.
- CONTRACTOR IS ADVISED THAT THE LOCATION OF UNDERGROUND UTILITY SYSTEMS AND SUBSTRUCTURES HAVE NOT BEEN ESTABLISHED. CONTRACTOR IS TO COORDINATE WITH THE OWNER TO VERIFY SUCH LOCATIONS AND PORTIONS TO BE PROTECTED.
- CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES. BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY CONTRACTOR'S OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.
- UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES, CONTRACTOR SHALL NOTIFY THE OWNER OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.

GRADING NOTES

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS SHALL BE AVAILABLE AT THE SITE AT ALL TIMES.
- IN ADDITION TO THESE NOTES, ALL REQUIREMENTS CONTAINED IN THE SOILS REPORT PREPARED FOR THIS PROJECT BY GEOCON DATED 2/27/2025 AS WELL AS ANY UPDATES OR AMENDMENTS TO THAT REPORT SHALL BE CONFORMED TO.
- ANY MODIFICATIONS OF OR CHANGES TO THE APPROVED GRADING PLANS SHALL BE APPROVED BY THE PROJECT ENGINEER.
- UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE OBTAINED FROM AVAILABLE SOURCES, THE ACCURACY OF WHICH HAS NOT BEEN DETERMINED. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND SUBSTRUCTURES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- TRENCHES AND SLOPES WITH A VERTICAL HEIGHT GREATER THAN 4 FT SHALL BE PROPERLY PROTECTED PER STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA) STANDARDS.
- ANY ABANDONED SUBSURFACE STRUCTURES INCLUDING IRRIGATION LINES, UTILITIES, CISTERNS AND TANKS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE GRADING INSPECTOR AND GEOTECHNICAL ENGINEER, UNLESS OTHERWISE NOTED ON THE PLANS.
- COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTION OF THE ASTM D1557 COMPACTION STANDARD.
- POSITIVE SURFACE DRAINAGE SHALL DIRECT WATER AWAY FROM ALL SLOPES AND STRUCTURES.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION DURING STORM CONDITIONS AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO DRAINAGE PATTERNS ALTERED DURING CONSTRUCTION.
- THE AREA TO BE GRADED SHALL BE CLEARED OF SURFACE VEGETATION, INCLUDING ROOTS AND ROOT STRUCTURES.
- IF DURING THE GRADING OPERATIONS PREVIOUSLY PLACED, UNDOCUMENTED FILL MATERIAL IS ENCOUNTERED, THIS UNDOCUMENTED FILL MATERIAL SHALL BE REMOVED PRIOR TO COMMENCEMENT OF THE FILLING OPERATIONS.
- IF DURING THE GRADING OPERATIONS EXPANSIVE SOIL IS ENCOUNTERED, THIS EXPANSIVE SOIL SHALL BE REMOVED PRIOR TO COMMENCEMENT OF THE FILLING OPERATIONS.
- ALL MATERIAL EXPORTED FROM THE SITE SHALL BE HAULED TO AN APPROVED STOCKPILE LOCATION OR LEGAL LANDFILL.
- ALL CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL UNLESS OTHERWISE APPROVED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
- THE EXCAVATED SOILS AND/OR IMPORTED APPROVED FILL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 8 INCHES IN LOOSE THICKNESS. FILL SHALL BE THOROUGHLY MIXED, MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE GEOTECHNICAL ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO PLACING OF FILL.
- DURING FILL PLACEMENT, ALL CONTACT SURFACES BETWEEN UNDISTURBED SOILS AND COMPACTED FILL MATERIAL SHALL BE EITHER HORIZONTAL OR VERTICAL, AND SHALL BE LOCATED A MINIMUM OF 24 INCHES BELOW THE BOTTOM OF THE POROUS TOPSOIL LAYER OF THE ORIGINAL GROUND.
- ALL FILL SLOPES WHICH ARE CREATED DURING THE GRADING OPERATION SHALL BE PROPERLY SHAPED TO A MAXIMUM SLOPE ANGLE OF 2 HORIZONTAL TO 1 VERTICAL, AND COMPACTED BY ROLLING THE SHEEPSFOOT ROLLER OR SIMILAR COMPACTION EQUIPMENT OVER THE SLOPE FACE AT VERTICAL LIFT INTERVALS OF 30 INCHES OR LESS.
- FILL SLOPES SHALL BE KEYED AND BENCHED WITH APPROVED MATERIAL AND PER THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT.
- IMPORT SOILS, IF REQUIRED FOR STRUCTURAL FILL, SHALL BE GRANULAR, NON-EXPANSIVE SOILS WITH AN EXPANSION INDEX OF LESS THAN 40 AS DETERMINED BY LABORATORY TESTING PRIOR TO IMPORTATION OF THE FILL MATERIAL TO THE SITE.

STREET, PAVING AND HARDSCAPE NOTES

- SAWCUT, PROTECT, PRESERVE, AND RELOCATE ANY CONTRACTOR STAMPS FOUND IN THE EXISTING SIDEWALK TO THE ADJACENT PARKWAY, PER THE DIRECTION OF THE PUBLIC WORKS INSPECTOR.
- THE UPPER 12 INCHES OF PAVEMENT SUBGRADE MATERIAL SHALL BE SCARIFIED AND COMPACTED TO A RELATIVE COMPACTION OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH THE LATEST ADOPTION OF THE ASTM D1557 COMPACTION STANDARD.
- PAVEMENT BASE SHALL BE CLASS 2 OR CRUSHED MISCELLANEOUS BASE UNLESS OTHERWISE SHOWN ON THESE PLANS.
- PAVEMENT BASE SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH THE LATEST ADOPTION OF THE ASTM D1557 COMPACTION STANDARD.
- ASPHALT CONCRETE PAVING SHALL BE C2-PG 64-10 PER CALTRANS STANDARD SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THESE PLANS.
- ASPHALT CONCRETE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY OBTAINED USING CALIFORNIA TEST 304.
- PORTLAND CEMENT CONCRETE FOR CURBS, GUTTERS, SIDEWALKS AND OTHER POURED OR CAST-IN-PLACE STRUCTURES SHALL BE CLASS 532-CFM-3250 UNLESS OTHERWISE SHOWN ON THESE PLANS.
- ALL REINFORCING STEEL SHALL BE GRADE 60 PER ASTM A615 or A706.
- ALL SIDEWALKS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND PER CITY OF SANTA BARBARA STANDARD DETAILS.

GEOTECHNICAL REPORT RECOMMENDATIONS

GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOCON (PROJECT NO.: W1690-06-03) DATED FEBRUARY 27, 2025.

GRADING:

- UP TO 4 1/2 FEET OF EXISTING ARTIFICIAL FILL WAS ENCOUNTERED DURING THE SITE INVESTIGATION. THE EXISTING FILL ENCOUNTERED IS BELIEVED TO BE THE RESULT OF PAST GRADING AND CONSTRUCTION ACTIVITIES AT THE SITE. DEEPER FILL MAY EXIST IN OTHER AREAS OF THE SITE THAT WERE NOT DIRECTLY EXPLORED. EXISTING ARTIFICIAL FILL TO A DEPTH UP TO APPROXIMATELY 12 FEET BELOW THE GROUND SURFACE WILL BE PRESENT IN THE PREVIOUS FAULT TRENCH EXCAVATIONS (SEE FIGURE 2A), AND UP TO 14 FEET OF EXISTING FILL MAY BE PRESENT ADJACENT TO THE RETAINING WALLS FOR THE PREVIOUS SEARS BUILDING. FUTURE DEMOLITION OF THE EXISTING STRUCTURES WHICH OCCUPY THE SITE WILL LIKELY DISTURB THE UPPER FEW FEET OF SOIL.
- GRADING IS ANTICIPATED TO INCLUDE PREPARATION OF THE BUILDING PADS; EXCAVATION OF SITE SOILS FOR PROPOSED FOUNDATIONS, SLABS, AND UTILITY TRENCHES, AS WELL AS EXCAVATION AND COMPACTION OF ALL EXISTING PREVIOUSLY PLACED ARTIFICIAL FILLS.
- A PRECONSTRUCTION CONFERENCE SHOULD BE HELD AT THE SITE PRIOR TO THE BEGINNING OF GRADING OPERATIONS WITH THE OWNER, CONTRACTOR, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND, IF APPLICABLE, BUILDING OFFICIAL IN ATTENDANCE. SPECIAL SOIL HANDLING REQUIREMENTS CAN BE DISCUSSED AT THAT TIME.
- EARTHWORK SHOULD BE OBSERVED, AND COMPACTED FILL TESTED BY REPRESENTATIVES OF GEOCON WEST, INC. THE EXISTING FILL AND NATURAL SOILS ENCOUNTERED DURING EXPLORATION IS SUITABLE FOR RE-USE AS AN ENGINEERED FILL, PROVIDED ANY ENCOUNTERED OVERSIZE MATERIAL (GREATER THAN 6 INCHES) AND ANY ENCOUNTERED DELETERIOUS DEBRIS IS REMOVED.
- GRADING SHOULD COMMENCE WITH THE REMOVAL OF EXISTING VEGETATION AND EXISTING IMPROVEMENTS FROM THE AREA TO BE GRADED. DELETERIOUS DEBRIS SUCH AS WOOD AND ROOT STRUCTURES SHOULD BE EXPORTED FROM THE SITE AND SHOULD NOT BE MIXED WITH THE FILL SOILS. ASPHALT AND CONCRETE SHOULD NOT BE MIXED WITH THE FILL SOILS UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER. EXISTING UNDERGROUND IMPROVEMENTS PLANNED FOR REMOVAL SHOULD BE COMPLETELY EXCAVATED AND THE RESULTING DEPRESSIONS PROPERLY BACKFILLED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED HEREIN. ONCE A CLEAN EXCAVATION BOTTOM HAS BEEN ESTABLISHED IT MUST BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON WEST, INC.) AND THE BUILDING INSPECTOR.
- IT IS RECOMMENDED THAT ALL EXISTING ARTIFICIAL FILL SOILS IN ALL BUILDING AREAS BE EXCAVATED TO EXPOSE COMPETENT NATURAL SOILS. IT IS ANTICIPATED THAT THE AVERAGE EXCAVATION DEPTH WILL BE BETWEEN 4 AND 6 FEET IN MOST AREAS. DEEPER EXCAVATIONS MAY BE REQUIRED TO REMOVE ANY ENCOUNTERED FILL OR SOFT SOILS AND SHOULD BE PERFORMED AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON). THE LIMITS OF EXCAVATION FOR EXISTING ARTIFICIAL FILL AND SOFT SOIL REMOVAL WILL BE VERIFIED BY THE GEOCON REPRESENTATIVE DURING SITE GRADING ACTIVITIES. THE EXCAVATIONS FOR BUILDING PADS SHOULD EXTEND Laterally A MINIMUM DISTANCE OF 5 FEET BEYOND THE BUILDING FOOTPRINT AREAS, INCLUDING BUILDING APPURTENANCES, OR A DISTANCE EQUAL TO THE DEPTH OF FILL BELOW THE FOUNDATION, WHICHEVER IS GREATER.
- ALL EXCAVATIONS MUST BE OBSERVED AND APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON). PRIOR TO PLACING ANY FILL THE UPPER 6 INCHES OF THE EXCAVATION BOTTOM MUST BE SCARIFIED, MOISTENED, AND COMPACTED WITH HEAVY EQUIPMENT IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON WEST, INC.).
- ALL FILL AND BACKFILL SOILS SHOULD BE PLACED IN HORIZONTAL LOOSE LAYERS APPROXIMATELY 6 TO 8 INCHES THICK, MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND PROPERLY COMPACTED TO A MINIMUM OF 92 PERCENT RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D 1557 (LATEST EDITION).
- SUBSEQUENT TO THE RECOMMENDED GRADING, THE PROPOSED STRUCTURES MAY BE SUPPORTED ON A CONVENTIONAL SHALLOW SPREAD FOUNDATION SYSTEM DERIVING SUPPORT IN THE NEWLY PLACED ENGINEERED FILL AND/OR COMPETENT NATURAL SOILS. IT IS THE INTENT OF THE GEOTECHNICAL ENGINEER TO ALLOW STRUCTURES TO DERIVE SUPPORT IN BOTH NEWLY PLACED ENGINEERED FILL AND COMPETENT NATURAL SOILS IF PROJECT CONDITIONS WARRANT SUCH AN OCCURRENCE. RECOMMENDATIONS FOR FOUNDATION DESIGN ARE PROVIDED IN SECTION 7.6. RECOMMENDATIONS FOR SWIMMING POOL AND ELEVATOR PIT DESIGN ARE PROVIDED IN SECTIONS 7.13 AND 7.14 OF THIS REPORT, RESPECTIVELY.
- FOUNDATIONS FOR SMALL OUTLYING STRUCTURES, SUCH AS BLOCK WALLS UP TO 8 FEET IN HEIGHT, PLANTER WALLS OR TRASH ENCLOSURES, WHICH WILL NOT BE TIED TO THE PROPOSED STRUCTURE, MAY BE SUPPORTED ON CONVENTIONAL FOUNDATIONS DERIVING SUPPORT ON A MINIMUM OF 12 INCHES OF NEWLY PLACED ENGINEERED FILL WHICH EXTENDS Laterally AT LEAST 12 INCHES BEYOND THE FOUNDATION AREA. WHERE EXCAVATION AND COMPACTION CANNOT BE PERFORMED, FOUNDATIONS MAY DERIVE SUPPORT DIRECTLY IN THE UNDISTURBED COMPETENT NATURAL SOILS AT AND BELOW A DEPTH OF 30 INCHES BELOW THE EXISTING GRADE AND SHOULD BE DEEPENED AS NECESSARY TO MAINTAIN A MINIMUM 12 INCH EMBEDMENT INTO THE RECOMMENDED BEARING MATERIALS. IF THE SOILS EXPOSED IN THE EXCAVATION BOTTOM ARE SOFT OR LOOSE, COMPACTION OF THE SOILS WILL BE REQUIRED PRIOR TO PLACING STEEL OR CONCRETE. COMPACTION OF THE FOUNDATION EXCAVATION BOTTOM IS TYPICALLY ACCOMPLISHED WITH A COMPACTION WHEEL OR MECHANICAL WACKER AND MUST BE OBSERVED AND APPROVED BY A GEOCON REPRESENTATIVE.
- WHERE NEW PAVING IS TO BE PLACED, IT IS RECOMMENDED THAT ALL EXISTING FILL AND SOFT SOILS BE EXCAVATED AND PROPERLY COMPACTED FOR PAVING SUPPORT. AS A MINIMUM, THE UPPER 12 INCHES OF SOIL SHOULD BE SCARIFIED, MOISTENED TO NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 92 PERCENT RELATIVE COMPACTION, AS DETERMINED BY ASTM TEST METHOD D 1557 (LATEST EDITION). PAVING RECOMMENDATIONS ARE PROVIDED IN THE PRELIMINARY PAVEMENT RECOMMENDATIONS SECTION OF THIS REPORT (SEE SECTION 7.10).
- STABLE EXCAVATIONS FOR THE RECOMMENDED GRADING CAN BE ACHIEVED WITH SLOPING MEASURES. HOWEVER, IF EXCAVATIONS IN CLOSE PROXIMITY TO AN ADJACENT PROPERTY LINE AND/OR STRUCTURE ARE REQUIRED, SPECIAL EXCAVATION MEASURES MAY BE NECESSARY IN ORDER TO MAINTAIN LATERAL SUPPORT OF THE EXISTING IMPROVEMENTS. EXCAVATION RECOMMENDATIONS ARE PROVIDED IN THE TEMPORARY EXCAVATIONS SECTION OF THIS REPORT (SECTION 7.16).
- ALL IMPORTED SOILS SHALL BE OBSERVED, TESTED, AND APPROVED BY GEOCON WEST, INC. PRIOR TO BRINGING SOIL TO THE SITE AND SHOULD POSSESS THE CHARACTERISTICS PRESENTED IN THE TABLE BELOW. IF IMPORT SOILS ARE PLACED IN THE BUILDING AREA THEY SHOULD BE PLACED UNIFORMLY ACROSS THE BUILDING PAD OR IN A MANNER THAT IS APPROVED BY THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON).
- SUMMARY OF IMPORT FILL RECOMMENDATIONS

SOIL CHARACTERISTIC	VALUES
EXPANSION POTENTIAL	"VERY LOW" (EXPANSION INDEX OF 20 OR LESS)
PARTICLE SIZE	MAXIMUM DIMENSION LESS THAN 6 INCHES FREE OF DEBRIS
CORROSIVITY	EQUAL OR LESS DETRIMENTAL THAN EXISTING ONSITE SOILS
- UTILITY TRENCHES SHOULD BE PROPERLY IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS. THE PIPE SHOULD BE BEDDED WITH CLEAN SANDS (SAND EQUIVALENT GREATER THAN 30) TO A DEPTH OF AT LEAST 1 FOOT OVER THE PIPE, AND THE BEDDING MATERIAL MUST BE INSPECTED AND APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON). THE USE OF GRAVEL IS NOT ACCEPTABLE UNLESS USED IN CONJUNCTION WITH FILTER FABRIC TO PREVENT THE GRAVEL FROM HAVING DIRECT CONTACT WITH SOIL. THE REMAINDER OF THE TRENCH BACKFILL MAY BE DERIVED FROM ONSITE SOIL OR APPROVED IMPORT SOIL, COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION, AS DETERMINED BY ASTM TEST METHOD D 1557 (LATEST EDITION). THE USE OF MINIMUM 2-SACK SLURRY AS BACKFILL IS ALSO ACCEPTABLE. PRIOR TO PLACING ANY BEDDING MATERIALS OR PIPES, THE EXCAVATION BOTTOM MUST BE OBSERVED AND APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON).
- ALL TRENCH AND FOUNDATION EXCAVATION BOTTOMS MUST BE OBSERVED AND APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER (A REPRESENTATIVE OF GEOCON), PRIOR TO PLACING BEDDING MATERIALS, FILL, STEEL, GRAVEL, OR CONCRETE.

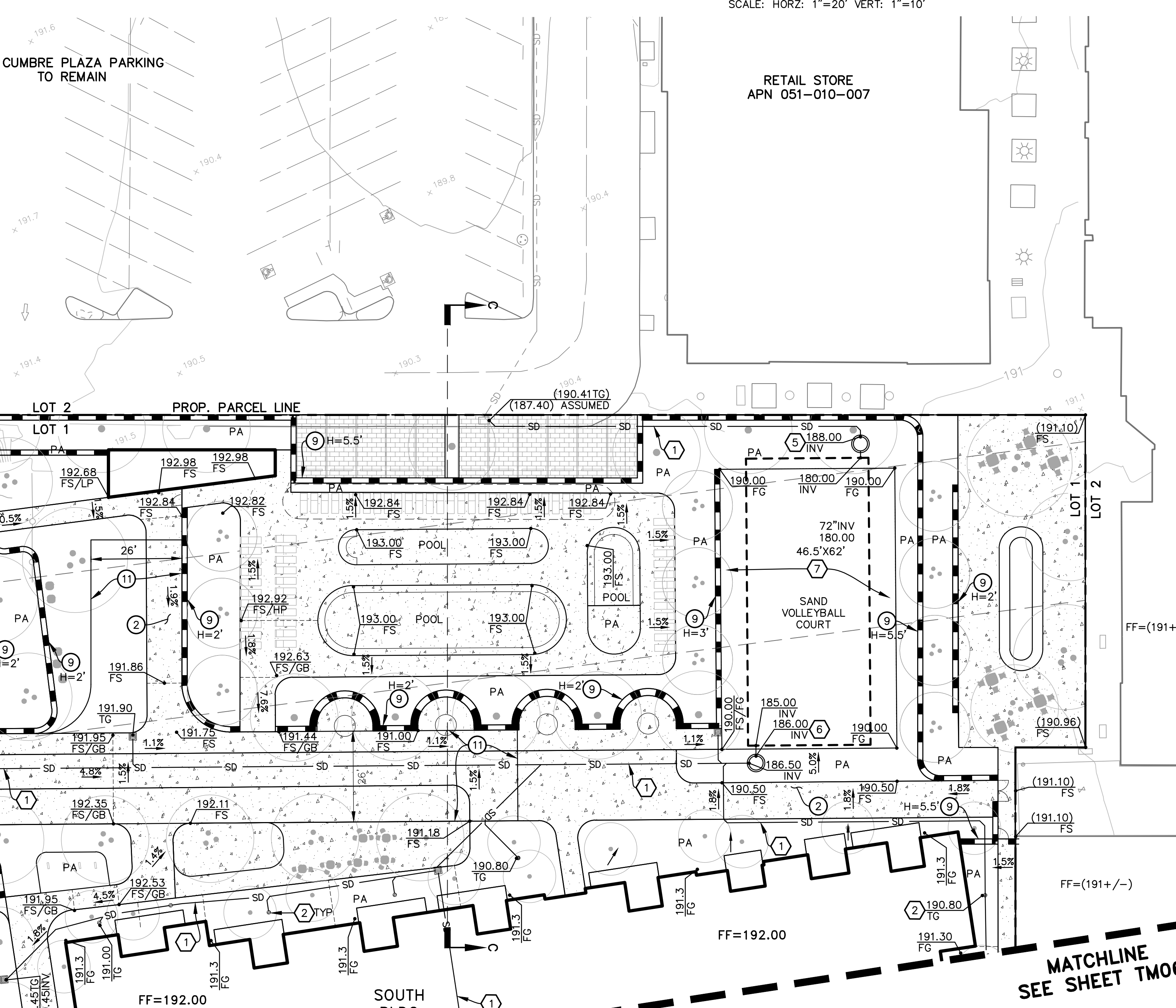
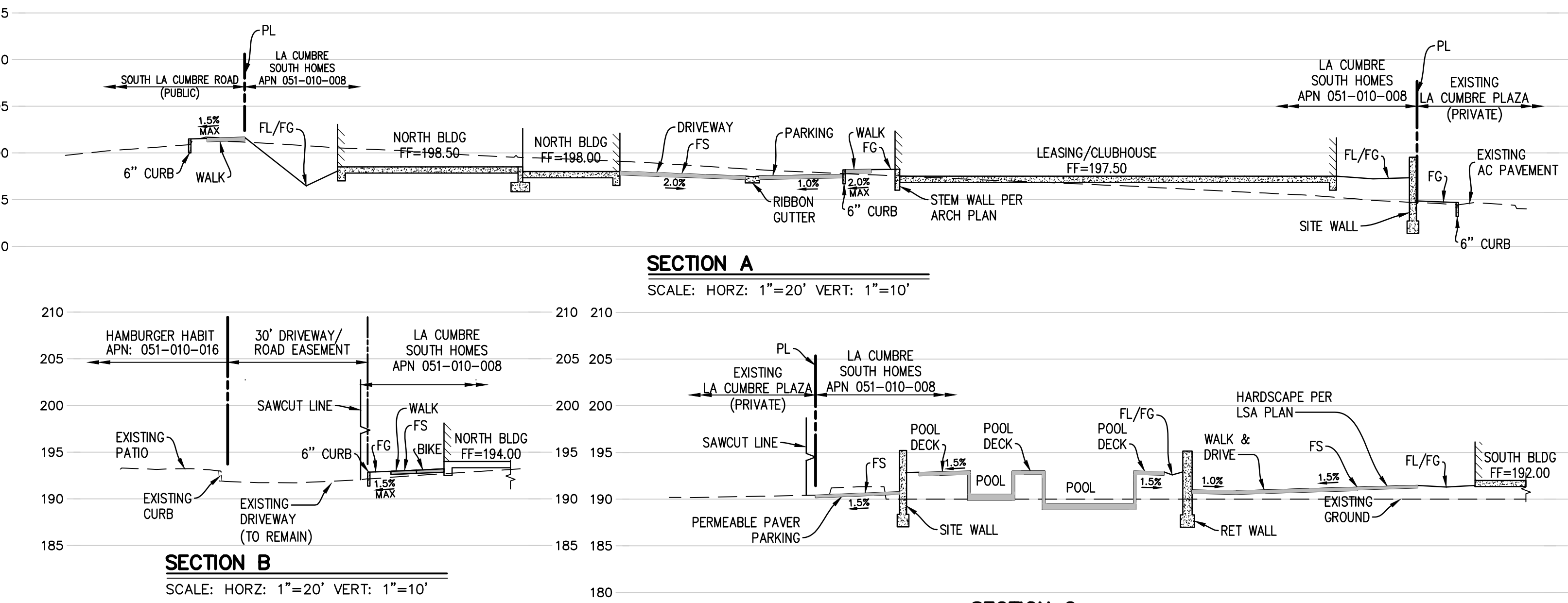
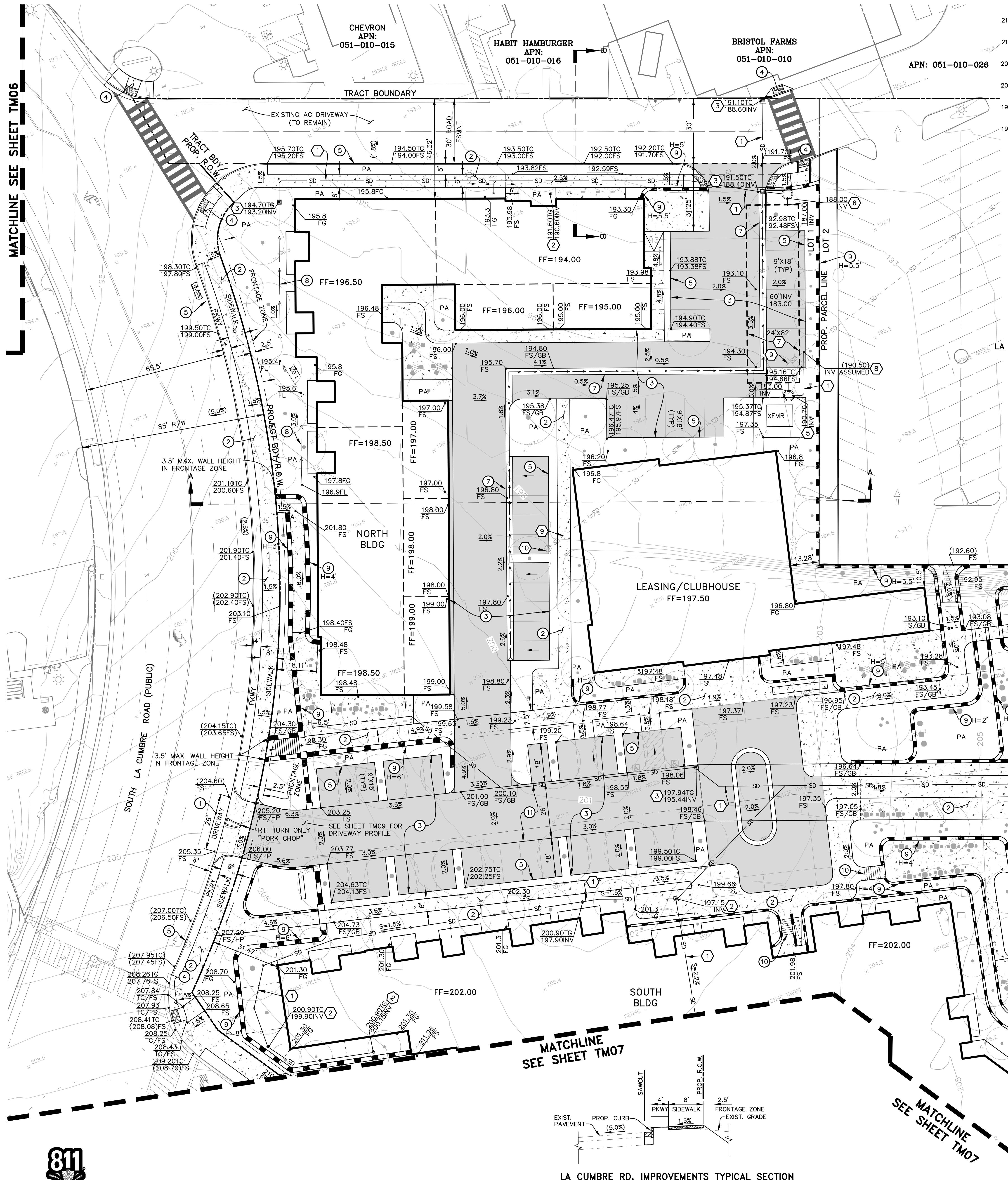


LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

TENTATIVE PARCEL MAP NO. _____
GENERAL NOTES

MATCHLINE SEE SHEET TM06

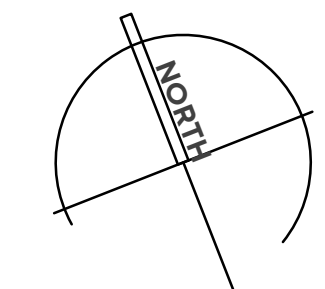
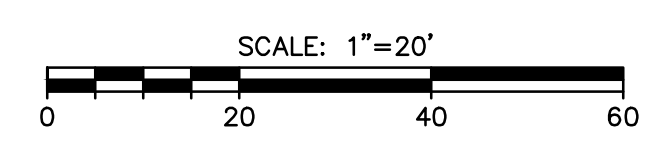


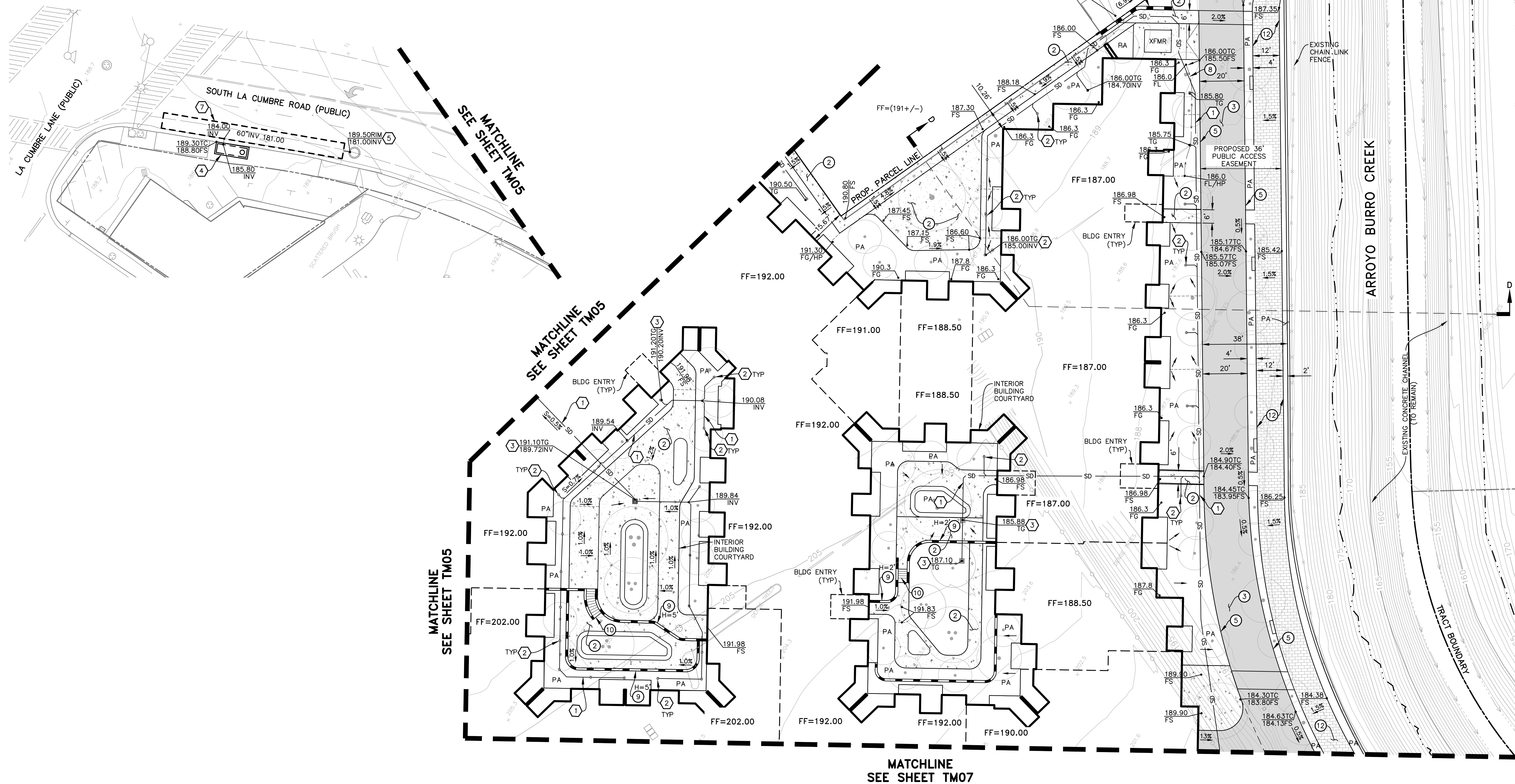
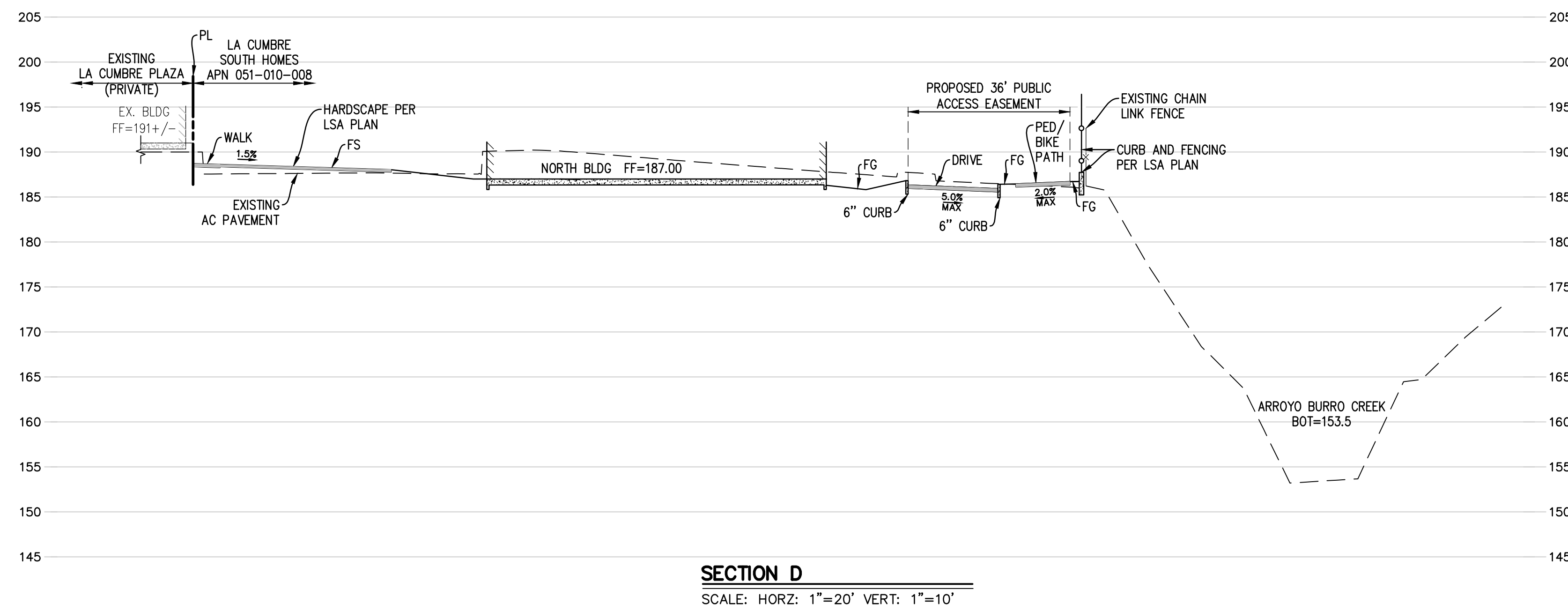
- CONSTRUCTION NOTES**
- PROPOSED COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAIL H-03.1.
 - PROPOSED HARDSCAPE / PEDESTRIAN WALKWAY.
 - PROPOSED HARDSCAPE / VEHICULAR PAVEMENT.
 - PROPOSED ACCESS RAMP PER CITY OF SANTA BARBARA STANDARD DETAIL H-07.3.
 - PROPOSED 6" CURB.
 - PROPOSED 6" CURB AND 18" GUTTER.
 - PROPOSED CONCRETE RIBBON GUTTER.
 - PROPOSED VEGETATED SWALE.
 - PROPOSED RETAINING/SITE WALL.
 - PROPOSED STAIRS.
 - PROPOSED FIRE ACCESS ROAD.
 - PROPOSED BIKE PATH & WALKWAY.
- DRAINAGE CONSTRUCTION NOTES**
- PROPOSED STORM DRAIN LINE AT 0.5% MIN SLOPE, SIZE TBD.
 - PROPOSED STORM WATER AREA DRAIN 2" BELOW ADJACENT FINISH GRADE AT BUILDING.
 - PROPOSED STORM WATER CATCH BASIN.
 - PROPOSED STORM WATER CURB INLET WITH SEDIMENT TRAP.
 - PROPOSED STORM WATER MANHOLE/OVERFLOW STRUCTURE.
 - PROPOSED HYDRODYNAMIC SEPARATOR TREATMENT SYSTEM.
 - PROPOSED UNDERGROUND STORMWATER RETENTION SYSTEM (PERFORATED CMP).
 - JOIN EXISTING STORM DRAIN.
 - REMOVE EXISTING STORM DRAIN LINE.
 - REMOVE EXISTING STORM DRAIN MANHOLE.
 - REMOVE EXISTING STORM DRAIN CATCH BASIN.
 - PROPOSED STORM DRAIN DAYLIGHT TO CURB.

- GENERAL NOTES**
- ALL PROPOSED DRAINAGE IMPROVEMENTS SHALL BE PRIVATE.
 - FRONTAGE ZONE - 3'-6" MAX. HEIGHT WALLS ALLOWED.

LA CUMBRE RD. IMPROVEMENTS TYPICAL SECTION
SCALE: HORZ. 1"=10'
VERT. 1"=5'

TENTATIVE PARCEL MAP NO. GRADING & DRAINAGE PLAN





GENERAL NOTES

1. ALL PROPOSED DRAINAGE IMPROVEMENTS SHALL BE PRIVATE.

CONSTRUCTION NOTES

- 1 PROPOSED COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAIL H-03.1.
- 2 PROPOSED HARDSCAPE / PEDESTRIAN WALKWAY.
- 3 PROPOSED HARDSCAPE / VEHICULAR PAVEMENT.
- 4 PROPOSED ACCESS RAMP PER CITY OF SANTA BARBARA STANDARD DETAIL H-07.3.
- 5 PROPOSED 6" CURB.
- 6 PROPOSED 6" CURB AND 18" GUTTER.
- 7 PROPOSED CONCRETE RIBBON GUTTER.
- 8 PROPOSED VEGETATED SWALE.
- 9 PROPOSED RETAINING/SITE WALL.
- 10 PROPOSED STAIRS.
- 11 PROPOSED FIRE ACCESS ROAD.
- 12 PROPOSED BIKE PATH & WALKWAY.

DRAINAGE CONSTRUCTION NOTES

- 1 PROPOSED STORM DRAIN LINE AT 0.5% MIN SLOPE, SIZE TBD.
- 2 PROPOSED STORM WATER AREA DRAIN 2" BELOW ADJACENT FINISH GRADE AT BUILDING.
- 3 PROPOSED STORM WATER CATCH BASIN.
- 4 PROPOSED STORM WATER CURB INLET WITH SEDIMENT TRAP.
- 5 PROPOSED STORM WATER MANHOLE/OVERFLOW STRUCTURE.
- 6 PROPOSED HYDRODYNAMIC SEPARATOR TREATMENT SYSTEM.
- 7 PROPOSED UNDERGROUND STORMWATER RETENTION SYSTEM (PERFORATED CMP).
- 8 JOIN EXISTING STORM DRAIN LINE.
- 9 REMOVE EXISTING STORM DRAIN LINE.
- 10 REMOVE EXISTING STORM DRAIN MANHOLE.
- 11 REMOVE EXISTING STORM DRAIN CATCH BASIN.
- 12 PROPOSED STORM DRAIN DAYLIGHT TO CURB.

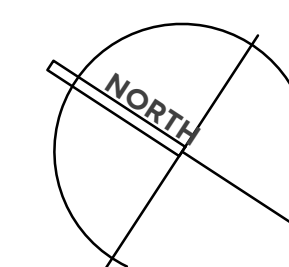


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LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

SCALE: 1"=20'
0 20 40 60



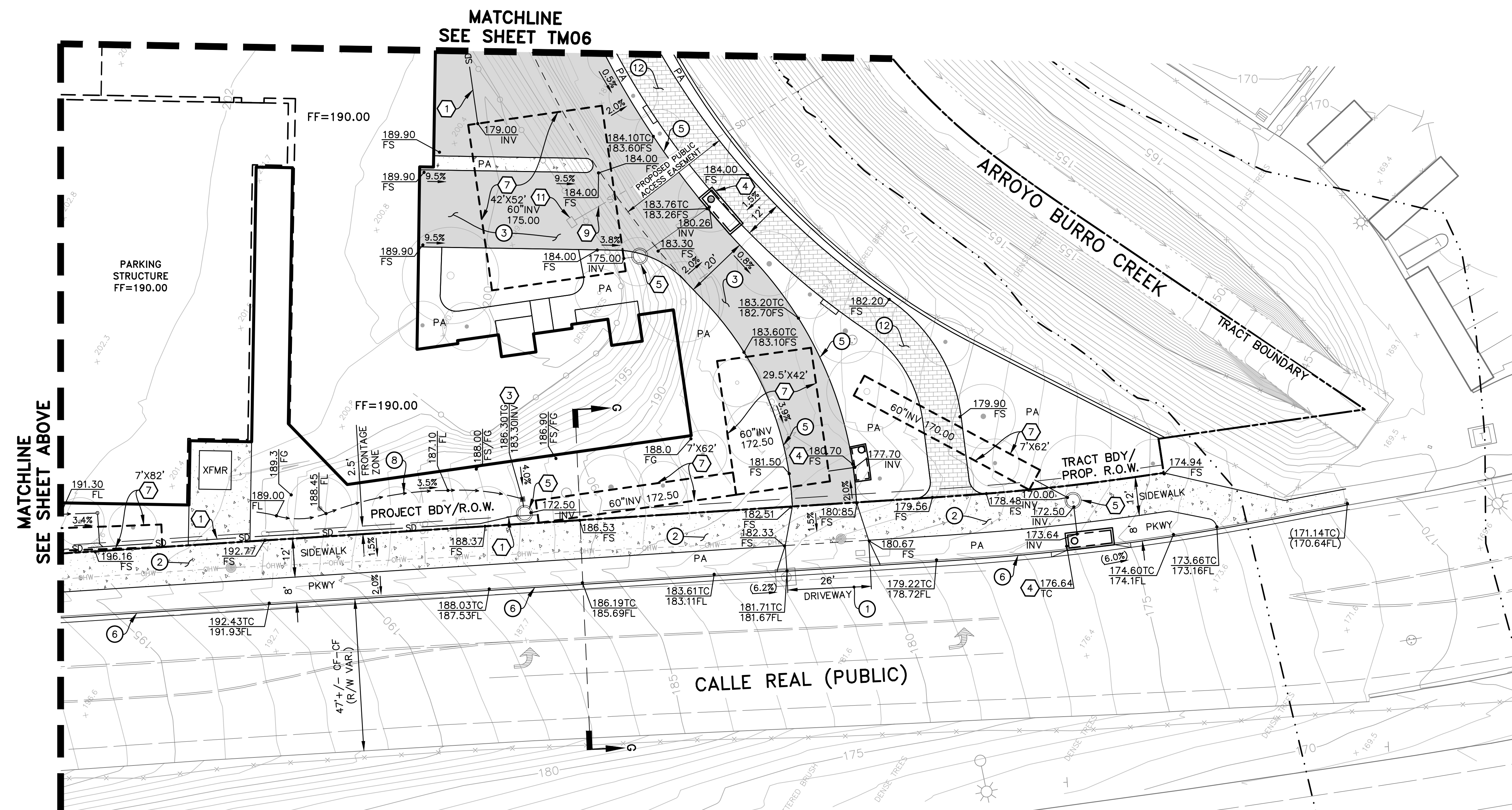
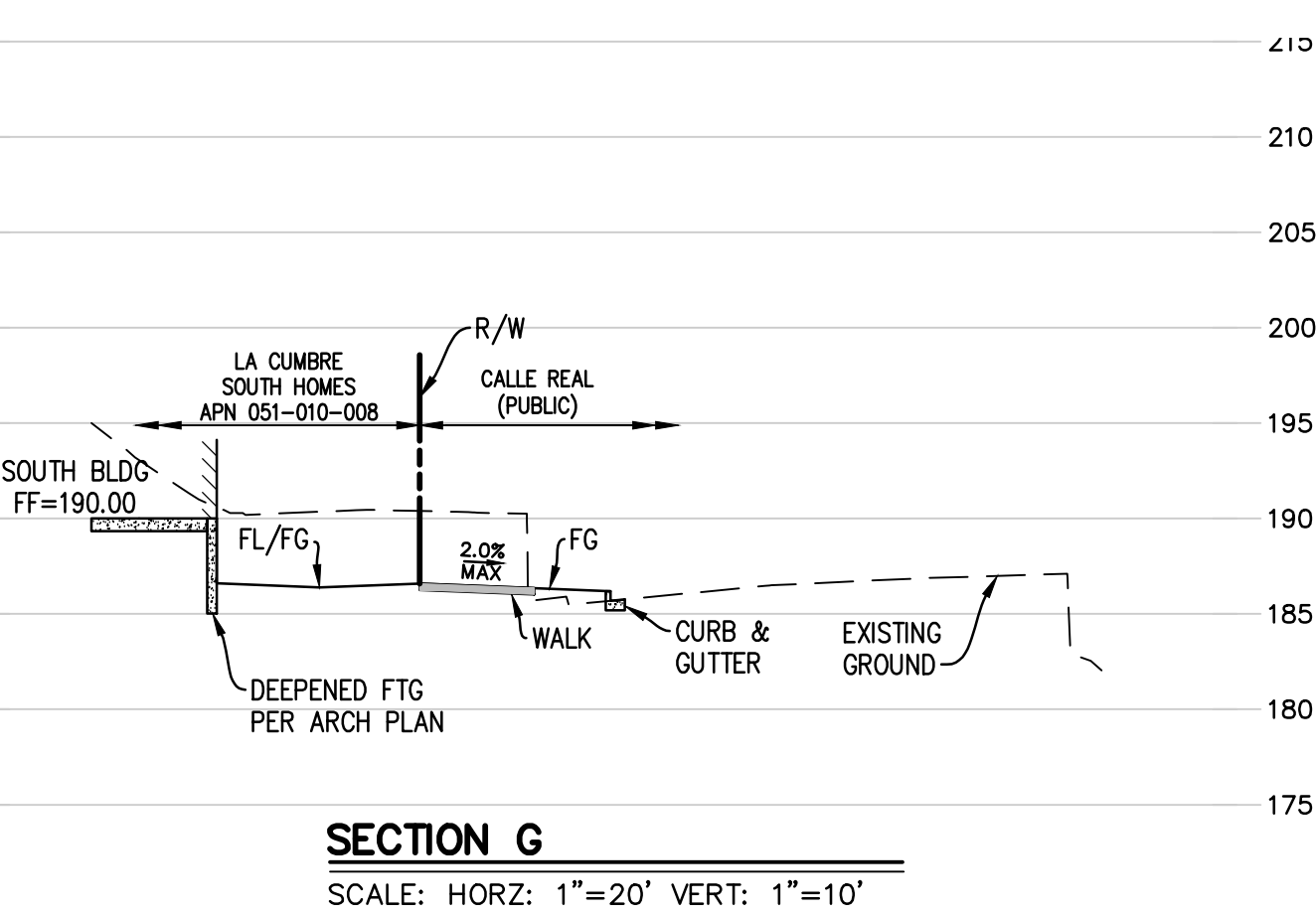
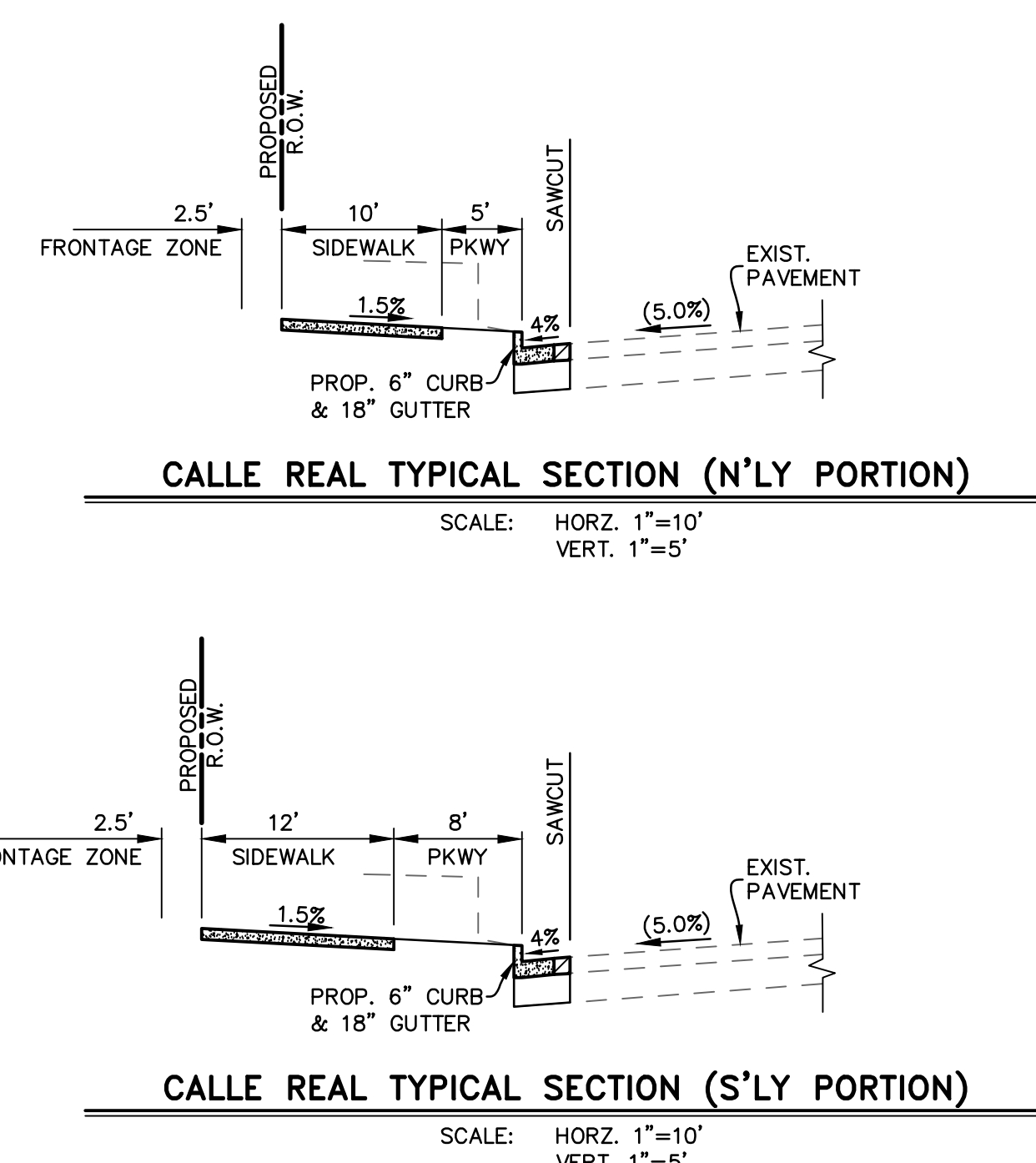
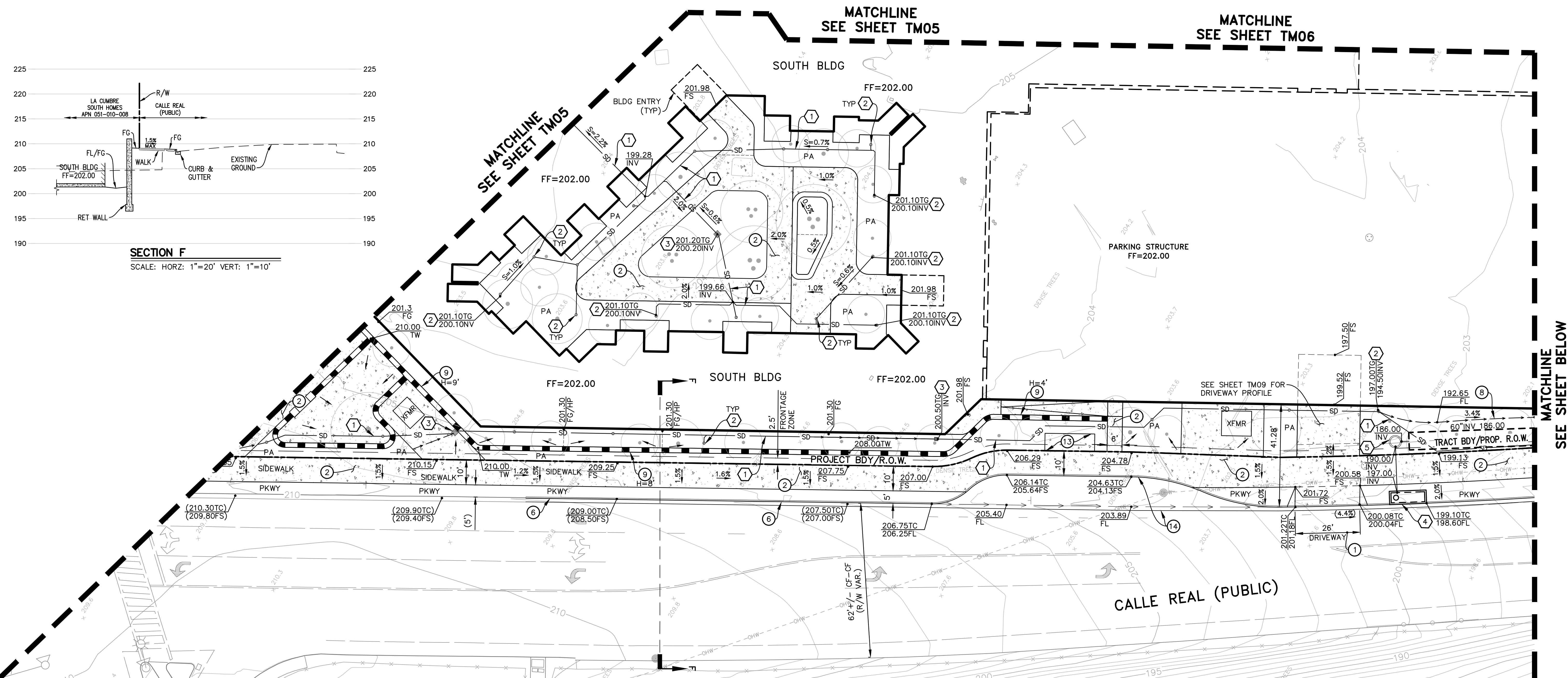
TENTATIVE PARCEL MAP NO. GRADING & DRAINAGE PLAN

1"=20'
0 20 40 60 80

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Phone: (805) 963-9532

TM06

JOB NO. 204269600
DATE 10-14-2025

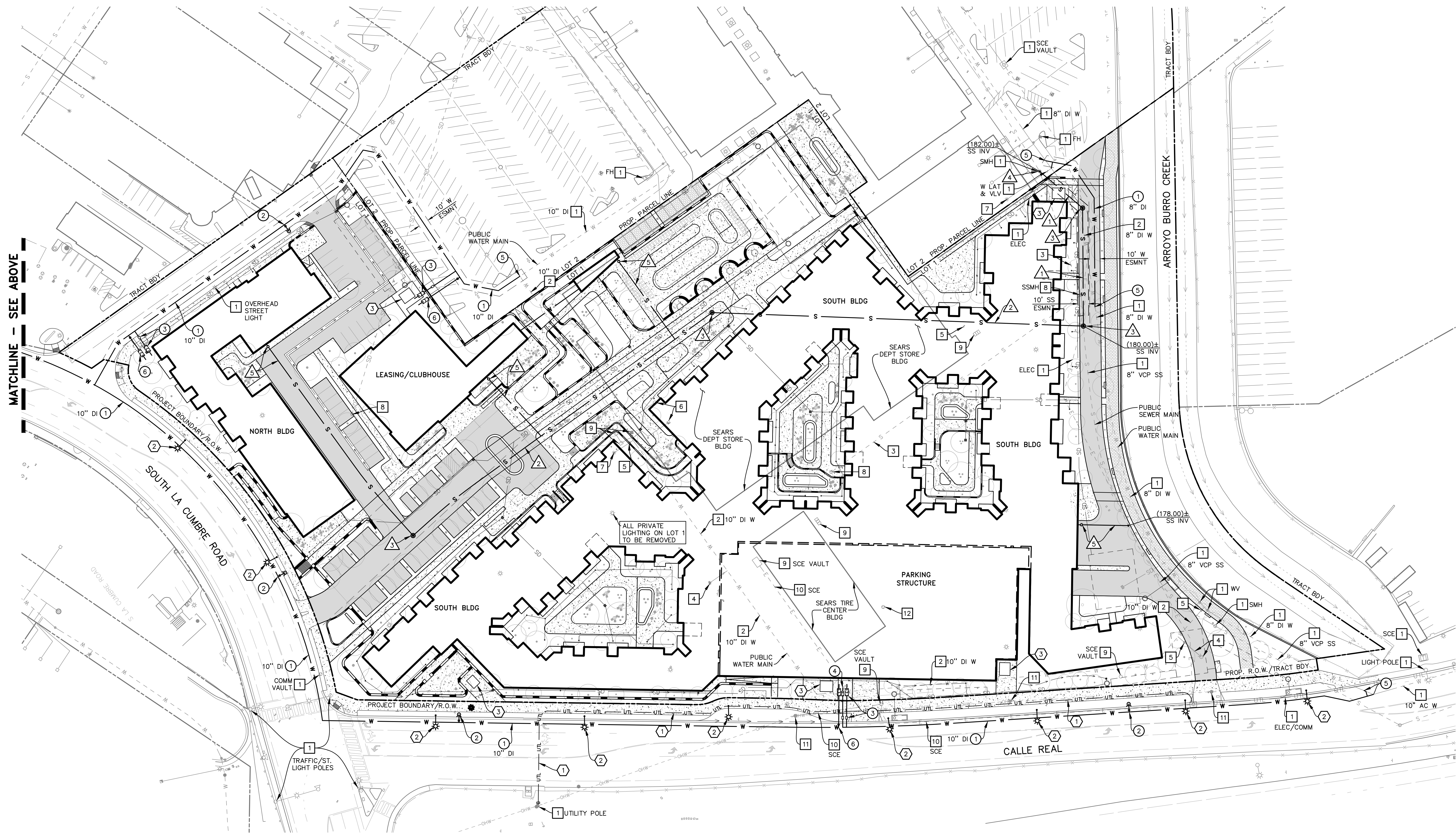
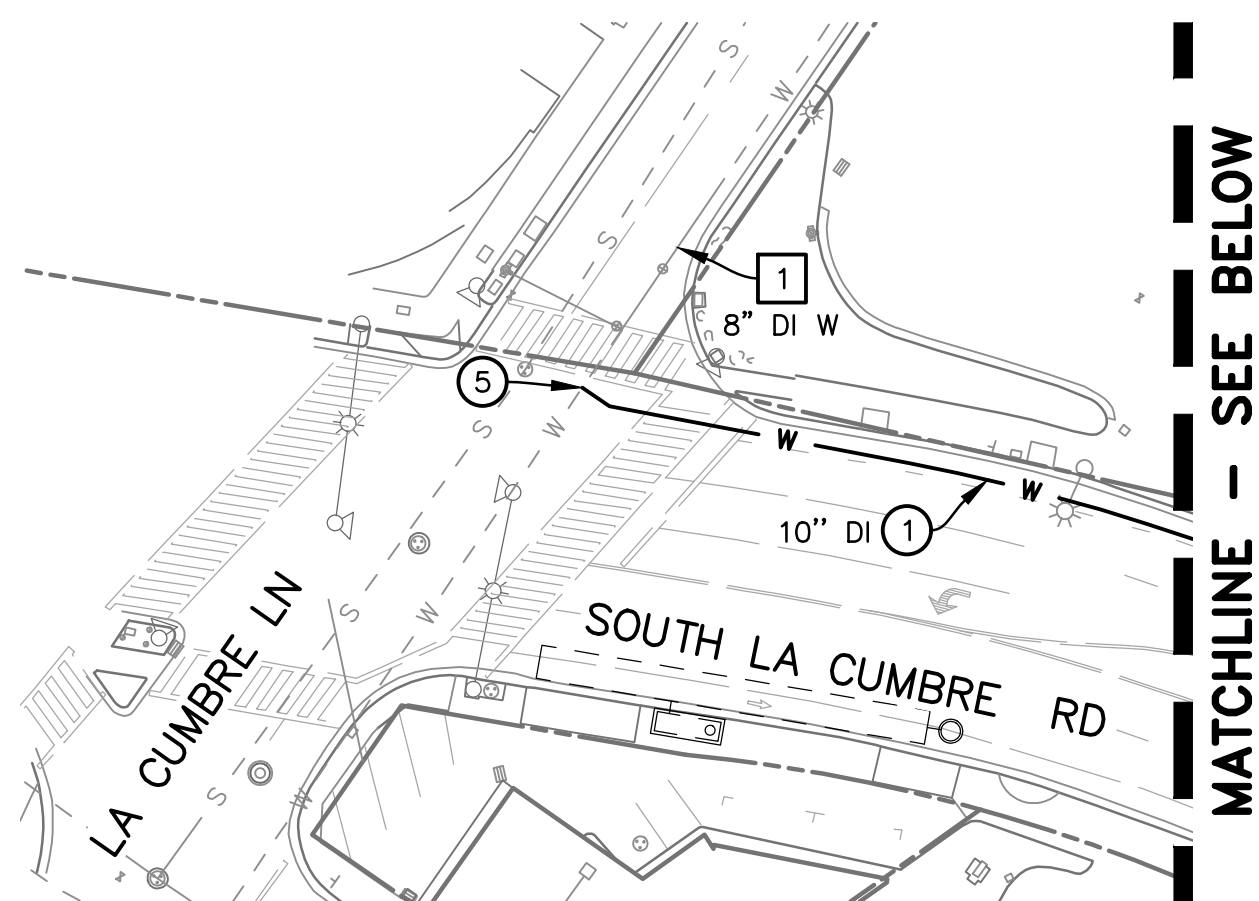


- GENERAL NOTES**
1. ALL PROPOSED DRAINAGE IMPROVEMENTS SHALL BE PRIVATE.
 2. FRONTAGE ZONE - 3'-6" MAX. HEIGHT WALLS ALLOWED.

- CONSTRUCTION NOTES**
1. PROPOSED COMMERCIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAIL H-03.1.
 2. PROPOSED HARDSCAPE / PEDESTRIAN WALKWAY.
 3. PROPOSED HARDSCAPE / VEHICULAR PAVEMENT.
 4. PROPOSED ACCESS RAMP PER CITY OF SANTA BARBARA STANDARD DETAIL H-07.3.
 5. PROPOSED 6" CURB.
 6. PROPOSED 6" CURB AND 18" GUTTER.
 7. PROPOSED CONCRETE RIBBON GUTTER.
 8. PROPOSED VEGETATED SWALE.
 9. PROPOSED RETAINING/SITE WALL.
 10. PROPOSED STAIRS.
 11. PROPOSED FIRE ACCESS ROAD.
 12. PROPOSED BIKE PATH & WALKWAY.
 13. PROPOSED 7'X20' BUS SHELTER PER MTD STANDARDS.
 14. PROPOSED CONCRETE BUS POCKET PER CITY OF SANTA BARBARA STANDARD DETAIL H-08.0.

- DRAINAGE CONSTRUCTION NOTES**
1. PROPOSED STORM DRAIN LINE AT 0.5% MIN SLOPE, SIZE TBD.
 2. PROPOSED STORM WATER AREA DRAIN 2" BELOW ADJACENT FINISH GRADE AT BUILDING.
 3. PROPOSED STORM WATER CATCH BASIN.
 4. PROPOSED STORM WATER CURB INLET WITH SEDIMENT TRAP.
 5. PROPOSED STORM WATER MANHOLE/OVERFLOW STRUCTURE.
 6. PROPOSED HYDRODYNAMIC SEPARATOR TREATMENT SYSTEM.
 7. PROPOSED UNDERGROUND STORMWATER RETENTION SYSTEM (PERFORATED CMP).
 8. JOIN EXISTING STORM DRAIN LINE.
 9. REMOVE EXISTING STORM DRAIN LINE.
 10. REMOVE EXISTING STORM DRAIN MANHOLE.
 11. REMOVE EXISTING STORM DRAIN CATCH BASIN.
 12. PROPOSED STORM DRAIN DAYLIGHT TO CURB.

TENTATIVE PARCEL MAP NO. _____
GRADING & DRAINAGE PLAN



LEGEND	
---	TRACT BOUNDARY/R.O.W.
---	PROPOSED PARCEL LINE
---	PROPOSED EASEMENT
SD ---	EXISTING STORM DRAIN
---	EXISTING SEWER MAIN
W ---	EXISTING WATER MAIN
E ---	EXISTING ELECTRIC
OHW ---	EXISTING OVERHEAD WIRE
SD ---	PROPOSED STORM DRAIN
●	PROPOSED GRATED INLET
S	PROPOSED SEWER LINE
⊙	PROPOSED SEWER MANHOLE
○	PROPOSED SEWER CLEANOUT
W	PROPOSED WATER LINE
⊙	PROPOSED WATER METER
⊞	PROPOSED WATER VALVE
⊞	PROPOSED FIRE HYDRANT
⊞	PROPOSED BACK FLOW PREVENTER/ DOUBLE CHECK DETECTOR ASSEMBLY

- GENERAL NOTES**
- SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN DESIGN. STORM DRAIN IS SHOWN FOR REFERENCE ONLY ON UTILITY PLAN.
 - EACH RESIDENTIAL UNIT SHALL HAVE A DEDICATED PRIVATE WATER SUBMETER.
 - ANY RELOCATION OF CITY-OWNED INFRASTRUCTURE TO BE PERFORMED BY CITY'S CONTRACTOR.
 - REMOVAL/ABANDONMENT OF CITY-OWNED INFRASTRUCTURE MUST FOLLOW CITY STANDARD DETAILS.
 - ALL ON-SITE PRIVATE LIGHTING INFRASTRUCTURE SHALL BE REMOVED.
 - ALL ON-SITE PRIVATE IRRIGATION INFRASTRUCTURE SHALL BE REMOVED.
 - THERE SHALL BE NO CROSS CONNECTION BETWEEN POTABLE WATER, STORMWATER AND SANITARY SEWER SYSTEMS.

- DEMOLITION NOTES**
- PROTECT IN PLACE.
 - REMOVE EXISTING PUBLIC DI WATER LINE, SIZE PER PLAN.
 - REMOVE EXISTING PUBLIC 8" VCP SEWER LINE.
 - REMOVE EXISTING FIRE HYDRANT AND LATERAL.
 - REMOVE EXISTING VALVE.
 - REMOVE EXISTING METER.
 - REMOVE EXISTING FDC.
 - REMOVE EXISTING MANHOLE.
 - REMOVE EXISTING VAULT/BOX.
 - REMOVE EXISTING UNDERGROUND UTILITY SERVICE.
 - REMOVE UTILITY POLE AND OVERHEAD ELECTRICAL AND COMMUNICATION LINES.
 - GREASE INTERCEPTOR TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS.

- SEWER CONSTRUCTION NOTES**
- CONSTRUCT PUBLIC 8" PVC SEWER MAIN.
 - CONSTRUCT PRIVATE 6" PVC SEWER MAIN.
 - CONSTRUCT SEWER MANHOLE.
 - REMODEL EXISTING SEWER MANHOLE.
 - CONSTRUCT PRIVATE 6" LATERAL & CLEANOUT.

- WATER CONSTRUCTION NOTES**
- CONSTRUCT PUBLIC D.I. WATER MAIN, SIZE PER PLAN.
 - CONSTRUCT PUBLIC FIRE HYDRANT ASSEMBLY.
 - CONSTRUCT "MASTER" WATER METER FOR DOMESTIC WATER SYSTEM, SERVICE CONNECTION, AND REDUCED PRESSURE PRINCIPLE ASSEMBLY (SIZES TBD). SUB-METERS FOR EACH RESIDENTIAL UNIT TO BE CONSTRUCTED WITHIN THE BUILDING.
 - CONSTRUCT IRRIGATION SERVICE, METER, AND REDUCE PRESSURE PRINCIPLE ASSEMBLY (SIZES TBD).
 - JOIN EXISTING PUBLIC WATER LINE.
 - CONSTRUCT SERVICE CONNECTION WITH GATE VALVE AND DCOA FOR PRIVATE ONSITE FIRE SPRINKLER SYSTEM (SIZES TBD).

- DRY UTILITY CONSTRUCTION NOTES**
- CONSTRUCT UNDERGROUND ELECTRICAL AND COMMUNICATION UTILITIES IN JOINT UTILITY TRENCH.
 - CONSTRUCT TYPE A-16 STREET LIGHT POLE WITH COMPATIBLE LUMINAIRE PER CITY OF SANTA BARBARA STANDARD DETAIL L-03.0 AND L-03.3.
 - CONSTRUCT PRIVATE ELECTRICAL TRANSFORMER.



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LA CUMBRE SOUTH HOMES

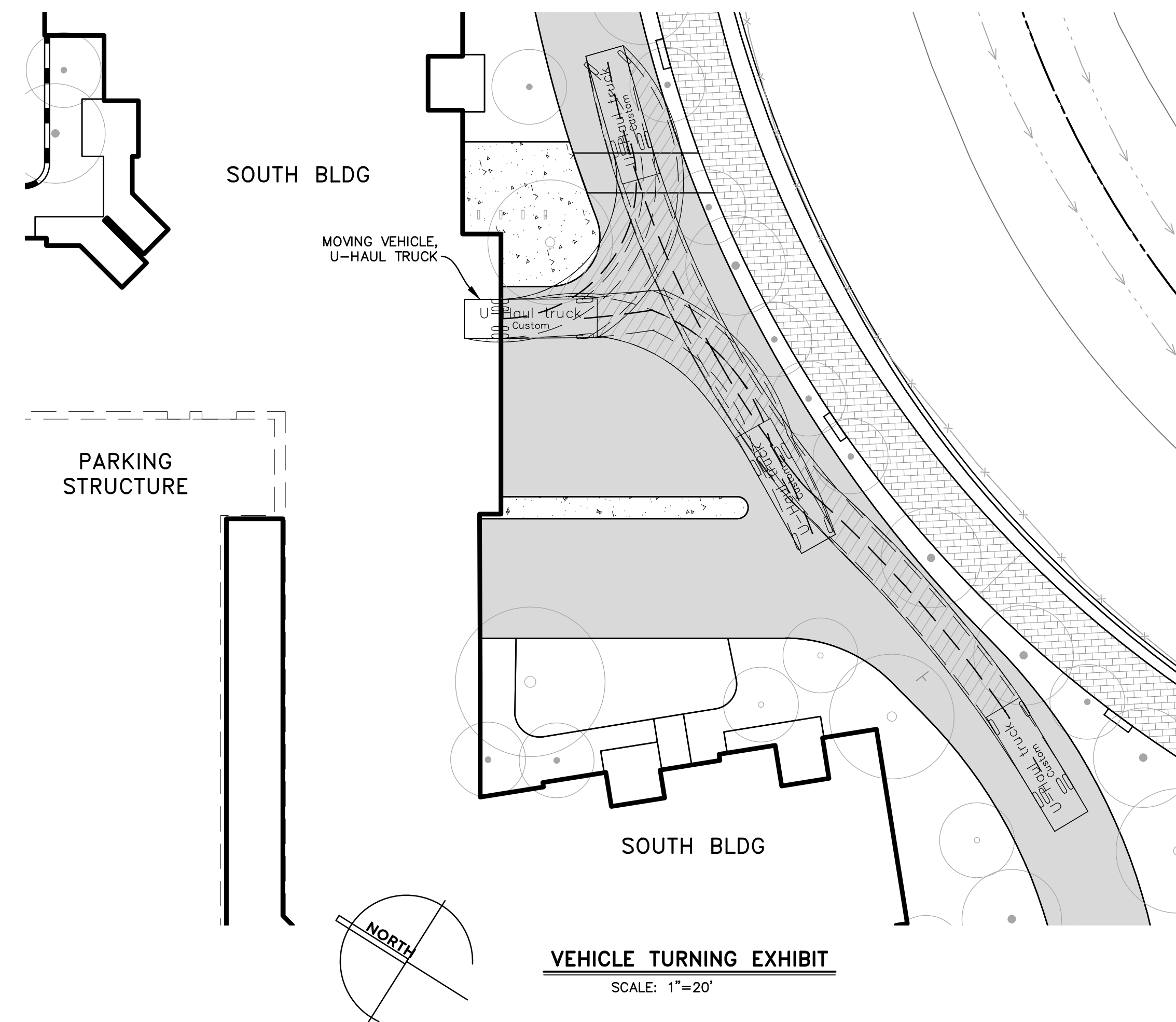
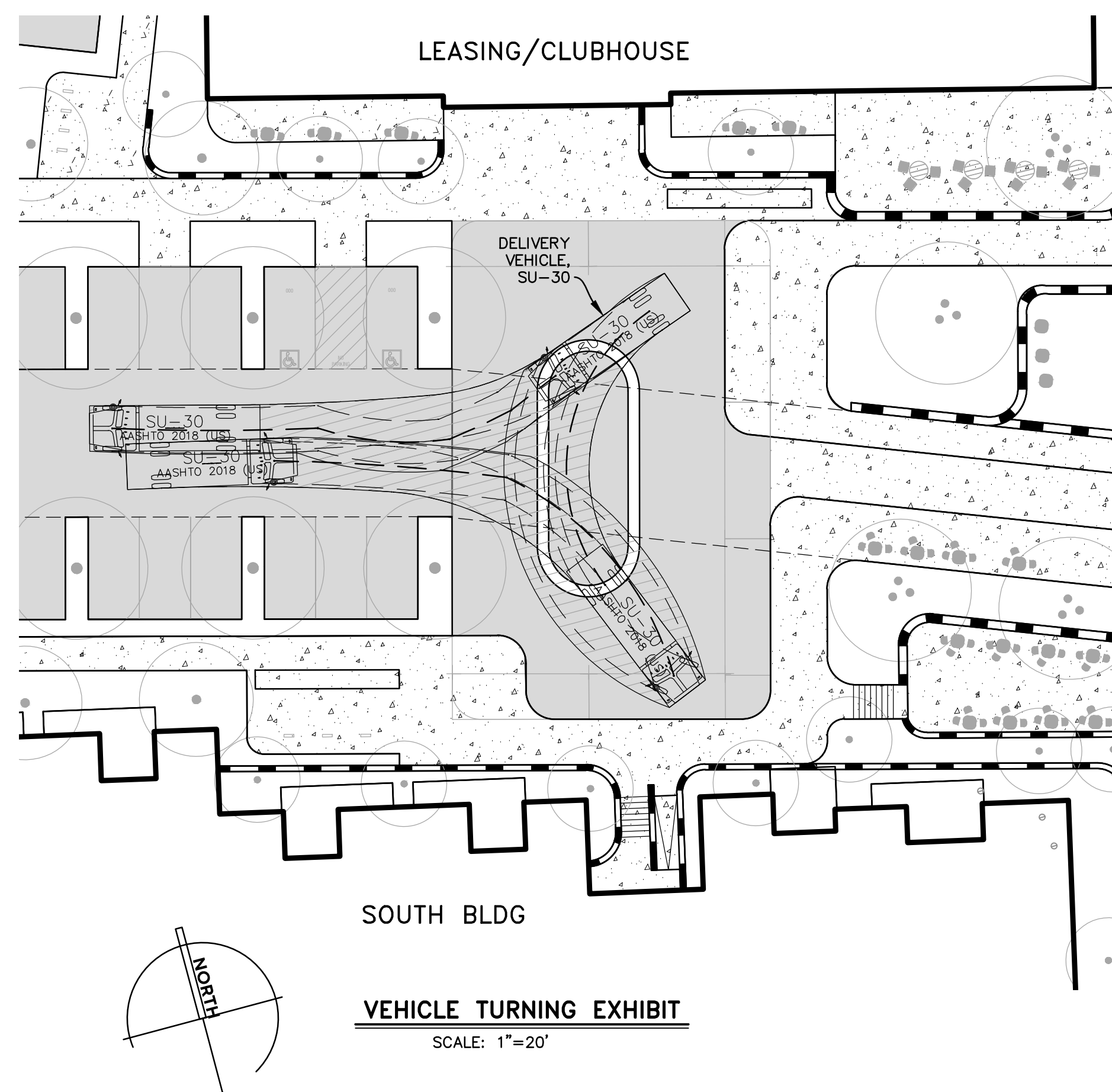
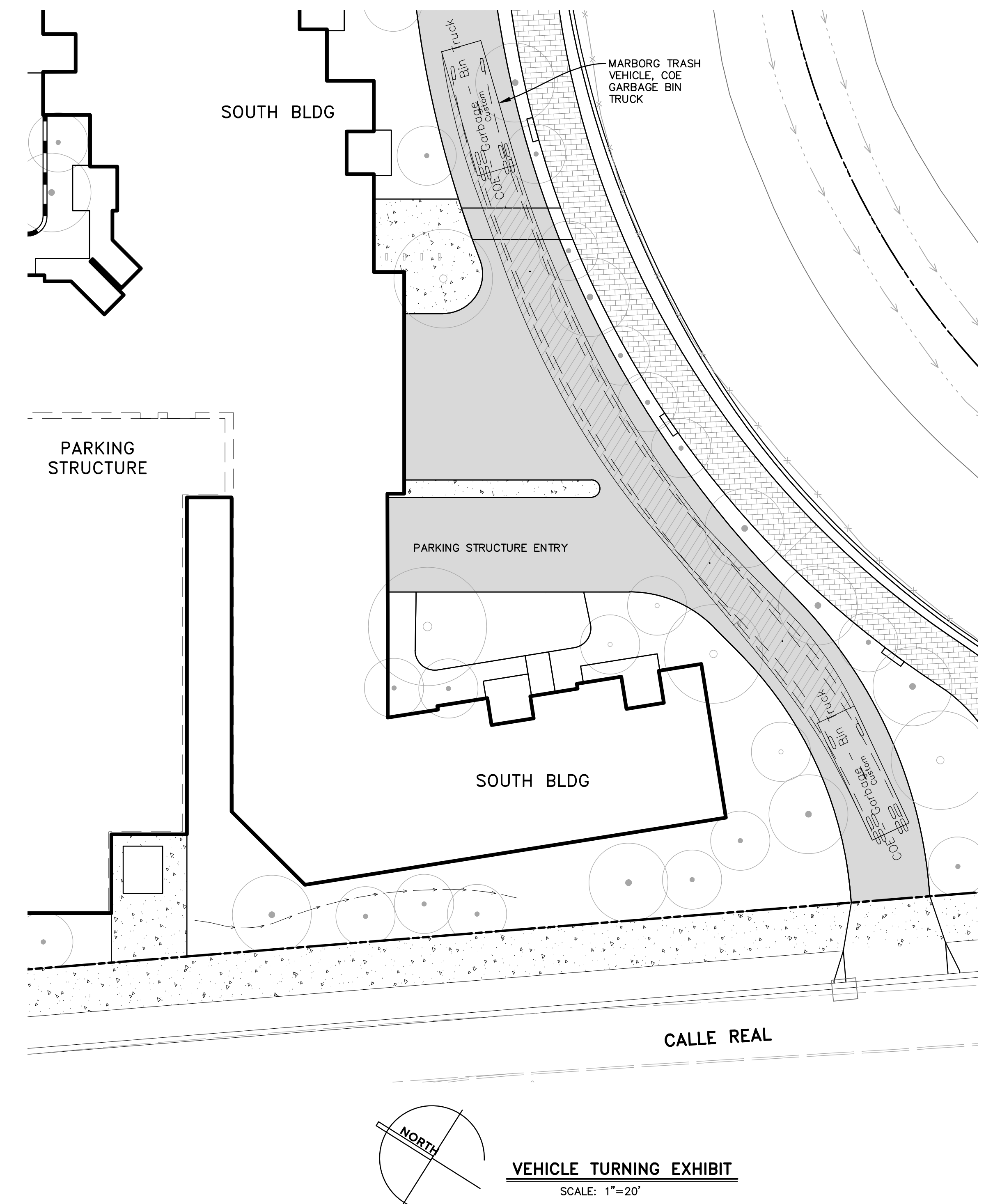
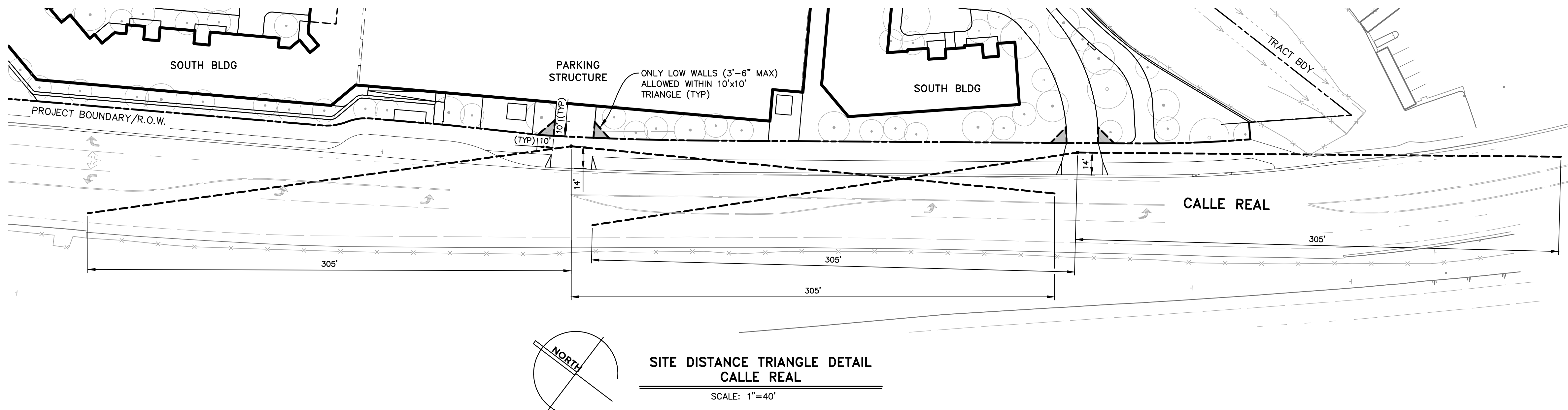
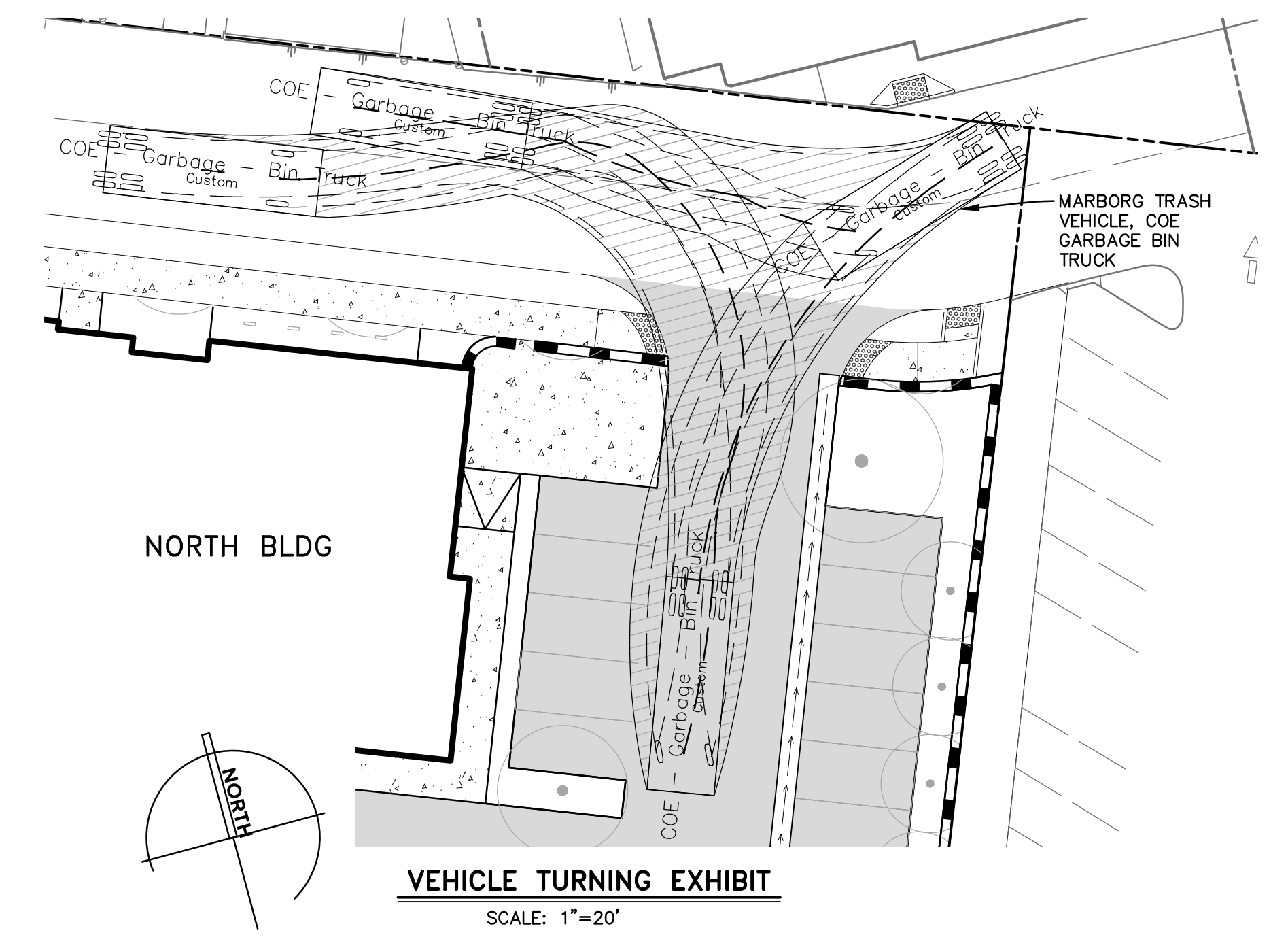
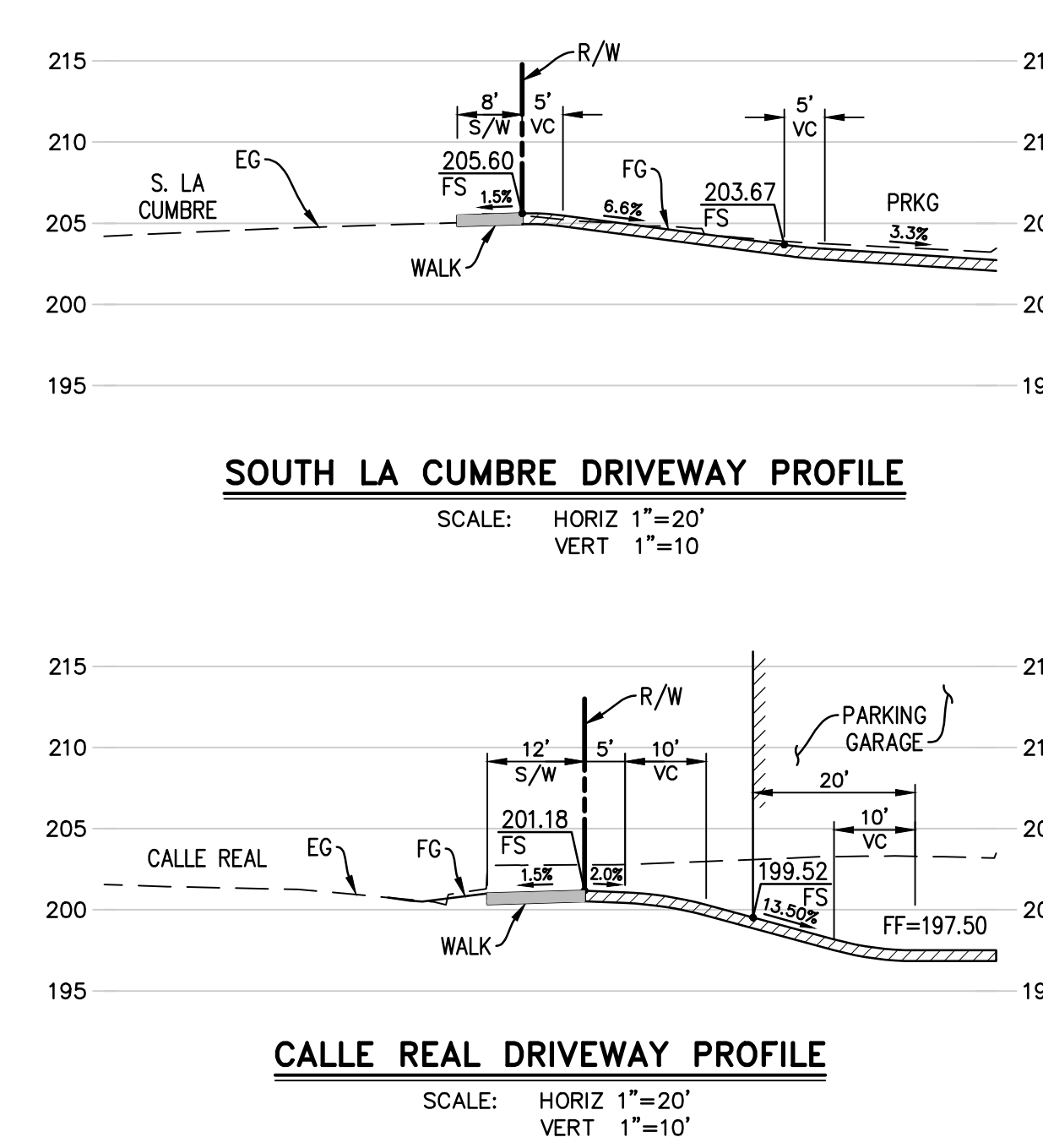
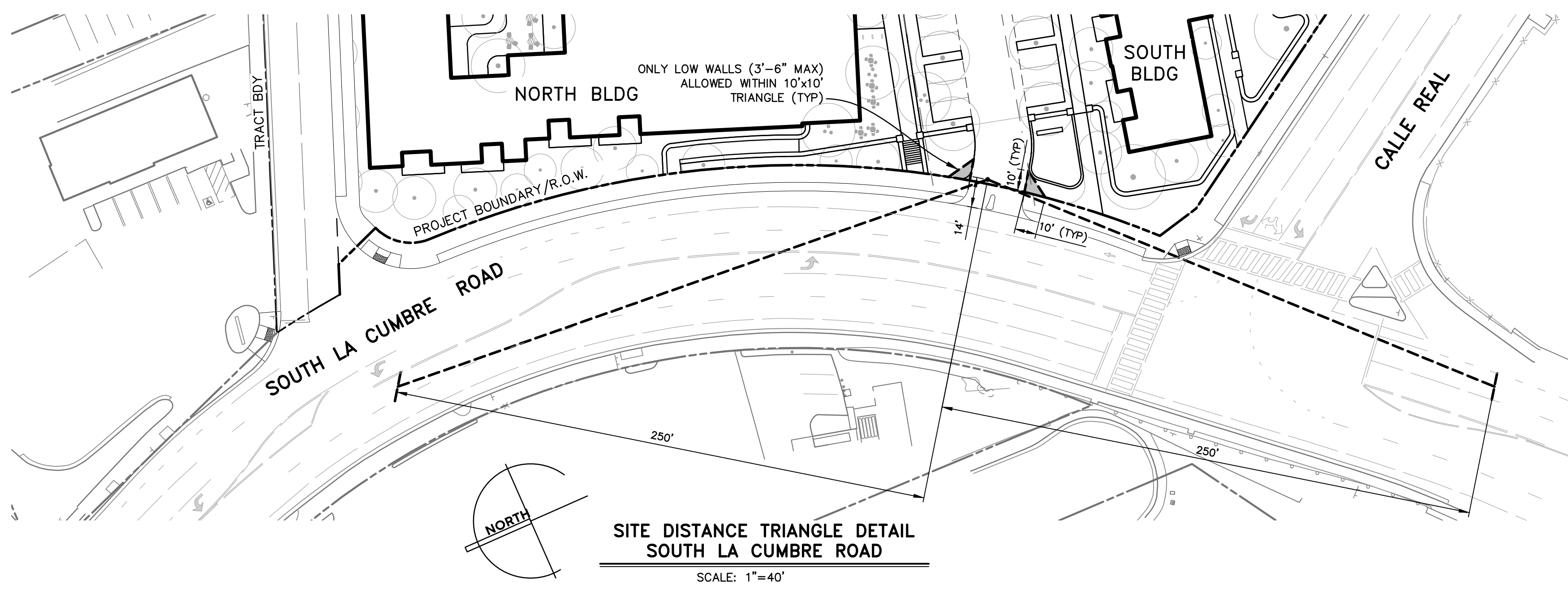
SANTA BARBARA, CA

TENTATIVE PARCEL MAP NO. _____
UTILITY PLAN

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1"=40'
0 40 80 120 160



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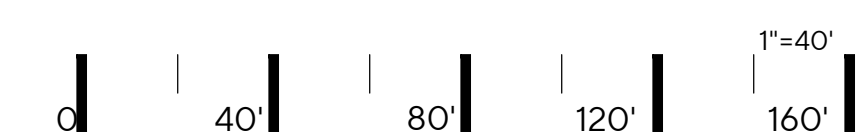
LA CUMBRE SOUTH HOMES

SANTA BARBARA, CA

TENTATIVE PARCEL MAP NO. _____
SITE DETAILS



TM09



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