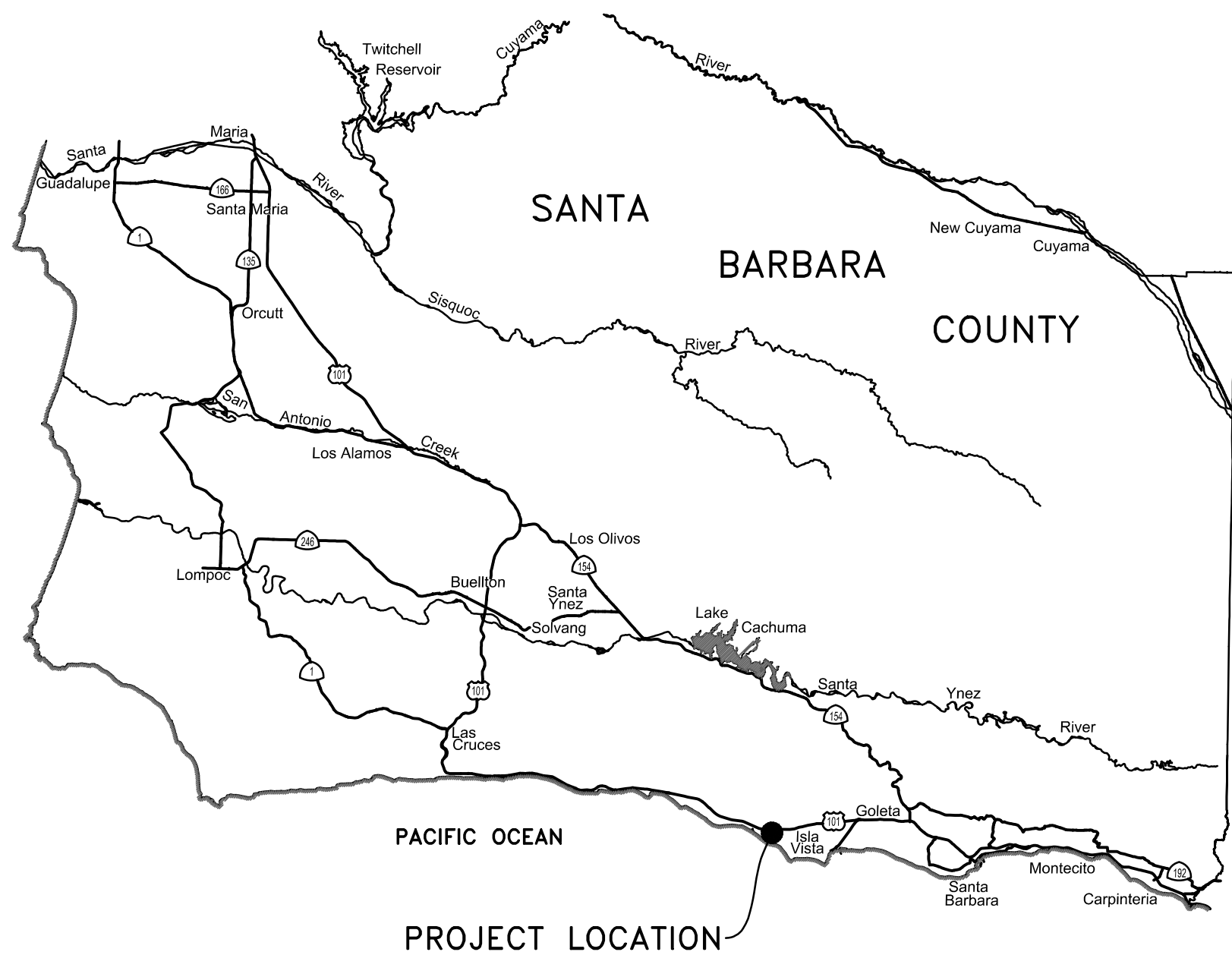


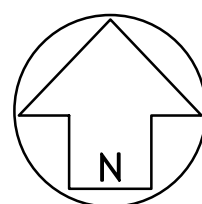
# SANDPIPER GOLF CLUB

## PRELIMINARY IMPROVEMENT PLANS

### GOLETA, CA



VICINITY MAP  
SCALE: N.T.S.



#### CONTACT INFORMATION

**OWNER**  
SANDPIPER GOLF TRUST, LLC  
CONTACT: CATHY HWANG  
280 CHESTNUT AVENUE  
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**SURVEYOR**  
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**GEOTECHNICAL ENGINEER**  
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CONTACT: STEVE CAMPBELL  
327-A EAST HALEY STREET  
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(805) 965-5003

**AGENT**  
SUZANNE ELLEDGE PLANNING &  
PERMITTING SERVICES, INC  
CONTACT: STEVE WELTON  
1625 STATE STREET, SUITE 1  
SANTA BARBARA, CA 93101  
(805) 966-2758

**GOLF COURSE ARCHITECT**  
DOAKGOLF INC  
CONTACT: TOM DOAK  
530 8TH STREET  
TRAVERSE CITY, MI 49686  
(231) 218-0390

**BUILDING ARCHITECT**  
WINICK ARCHITECTS, INC  
CONTACT: BARRY WINICK  
404 GARDEN STREET  
SANTA BARBARA, CA 93101  
(805) 770-3400

**LANDSCAPE ARCHITECT**  
EARTHFORM DESIGN  
CONTACT: SAM MAPHIS  
1227 DE LA VINA STREET  
SANTA BARBARA, CA 93101  
(805) 963-2006

#### UTILITY PROVIDER INFORMATION

**SEWER**  
GOLETA WEST SANITARY DISTRICT  
PO BOX 4  
GOLETA, CA 93116  
(805) 968-2617

**ELECTRIC**  
SOUTHERN CALIFORNIA EDISON  
PO BOX 800  
ROSEMEAD, CA 91770  
(800) 655-4555

**WATER**  
GOLETA WATER DISTRICT  
4699 HOLLISTER AVENUE  
GOLETA, CA 93110  
(805) 964-6761

**CABLE**  
COX CABLE  
22 SOUTH FAIRVIEW AVE  
GOLETA, CA 93117  
(805) 961-3844

**GAS**  
SOUTHERN CALIFORNIA GAS  
PO BOX 816  
GOLETA, CA 93116  
(805) 681-8048

**COMMUNICATIONS**  
FRONTIER  
1800 SOLAR DR  
OXNARD, CA 93036  
(805) 964-8303

#### LEGEND, SYMBOLS, & ABBREVIATIONS

---	PROJECT BOUNDARY
---	EXISTING EASEMENT
---	SETBACK
---	GRADING LIMITS
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	PROPOSED WATER
---	EXISTING FENCE
---	EXISTING GAS LINE
---	EXISTING STORM DRAIN
---	EXISTING SEWER MAIN
---	EXISTING WATER MAIN
---	EXISTING ELECTRIC
---	EXISTING OVERHEAD WIRE
---	EXISTING EDGE OF PAVEMENT
---	COURSE ACCESSIBLE PATH
---	ACCESSIBLE PATH OF TRAVEL

---	COURSE FAIRWAY
---	COURSE BUNKER
---	COURSE GREEN
---	COURSE TEE BOX
---	GRATED CATCH BASIN INLET
---	SEWER MANHOLE
---	WATER METER
---	FIRE HYDRANT
---	BACKFLOW PREVENTOR
---	DIRECTION OF SURFACE DRAINAGE
---	AC PAVEMENT
---	CONCRETE PAVEMENT
---	ENHANCED CONCRETE PAVEMENT
---	DG OR GRAVEL
---	TURFBLOCK
---	EX
---	FF
---	FG
---	FS
---	FH
---	FL
---	HP
---	INV
---	PA
---	PROP.
---	PUE
---	PVT
---	SCO
---	SMH
---	TG
---	TYP
---	U.N.O.
---	SECTION DESIGNATION
---	SHEET WHERE SECTION IS SHOWN

#### SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS MAP & DEMOLITION PLAN
C3	SITE PLAN & GOLF COURSE ACCESSIBILITY
C4-C12	GRADING & DRAINAGE PLANS
C13-C15	SECTIONS
C16	DETAILS
C17	HOLLISTER AVENUE STREET IMPROVEMENT PLAN
C18-C19	PROPOSED UTILITY PLAN
C20	PARKING DIMENSIONS/VEHICULAR ACCESS PLAN

#### EARTHWORK

PRELIMINARY EARTHWORK ESTIMATES (ALL VOLUMES ARE CUBIC YARD):

	CLUBHOUSE & PARKING	BARNSDALL COMPLEX	MAINTENANCE YARD	GOLF COURSE	TOTAL
RAW CUT:	26,500	500	3,000	56,500	86,500
RAW FILL:	0	0	0	56,000	56,000
OVER-EXCAVATION:	18,500	1,500	6,500	0	26,500
SHRINKAGE & LOSSES:	4,000	500	1,500	24,500	30,500
IMPORT:	0	0	0	24,000	24,000
EXPORT:	22,500	0	1,500	0	0

#### SURVEYOR'S NOTES

**AERIAL TOPOGRAPHY**  
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20' WITH A 1 FOOT CONTOUR INTERVAL USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY VERTICAL MAPPING RESOURCES FROM AERIAL PHOTOGRAPHY ACQUIRED JUNE 9, 2020.

**BOUNDARY NOTES**  
THAT PORTION OF PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A FIELD RETRACEMENT OF THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL MAP (BEING THE EASTERLY ADJOINER TO THE SUBJECT PROPERTY) RECORDED IN PARCEL MAP BOOK 58 AT PAGE 44, SANTA BARBARA COUNTY RECORDER.

**BASIS OF BEARINGS AND COORDINATES**  
THE BEARINGS AND HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), NAD83(2011), ZONE 5, EPOCH 2017.50, DEFINED LOCALLY BY GEODETIC TIES TO CGPS STATIONS: "COPR", "P519", & "TURN" PER THAT CERTAIN PROJECT REPORT: "CALIFORNIA SPATIAL REFERENCE SYSTEM CSRS EPOCH 2017.50 (NAD83), YEHUA BOCK, PENG FANG, AND GREGORY R. HELMER, JANUARY 4, 2018"; AS SIGNED BY JOHN CANAS, PLS ON JANUARY 25, 2018, AND A TRUNCATED VERSION OF TABLE 1, VERSION 2, RELATED TO SAID REPORT AND REFERENCED UNDER PUBLICATIONS/DELIVERABLES, ITEM (1) IN SAID REPORT; SAID REPORT BEING ON FILE AT THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER/CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

**VERTICAL DATUM**  
THE ORTHOMETRIC HEIGHTS (ELEVATIONS) SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA GEODETIC TIES TO SAID STATION "COPR" HAVING A GEODETIC REFERENCE POINT (GRP) ORTHOMETRIC HEIGHT (ELEVATION) OF 45.467 FEET AS PER THE 2018 MONTECITO HIGH PRECISION GEODETIC CONTROL NETWORK RECORDED IN RECORD OF SURVEY BOOK 212 AT PAGES 48 THROUGH 52, INCLUSIVE. SAID HEIGHTS ARE BASED ON INTERPOLATING NATIONAL GEODETIC SURVEY'S "GEOID12B" GEOID MODEL AND APPLYING SAID COMPUTED GEOID HEIGHT TO CONTROL STATION COMPUTED ELLIPSOID HEIGHTS.



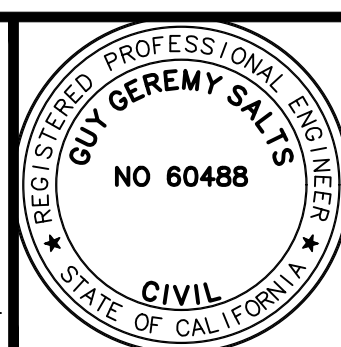
FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES

0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GUY  
PROJECT ENGINEER  
60488  
R.C.E.  
7/26/2024  
EXP. DATE



**TITLE SHEET**  
**PRELIMINARY IMPROVEMENT PLANS**  
**SANDPIPER GOLF CLUB**  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
**C1** OF **C20**  
PLAN DATE  
7/26/2023



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PLOT BY: Garmand, Wovely



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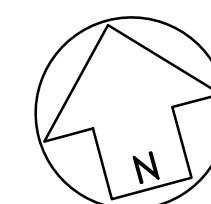
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- 21 A 20' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 23609, BOOK 2159, PAGE 22, OF OFFICIAL RECORDS.
- 22 A 10' WIDE WITH 4' STRIPS PUBLIC UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INSTRUMENT NO. 25969, BOOK 2161, PAGE 772, OF OFFICIAL RECORDS.
- 23 A 20' WIDE SEWER EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER INSTRUMENT NO. 30664, BOOK 2326, PAGE 681, OF OFFICIAL RECORDS.
- 25 A 10' WIDE PIPELINE EASEMENT GRANTED TO SIGNAL OIL AND GAS COMPANY PER INSTRUMENT NO. 17717, BOOK 2351, PAGE 109, OF OFFICIAL RECORDS.
- 26 A PIPELINE EASEMENT GRANTED TO GOLETA COUNTY WATER DISTRICT PER INSTRUMENT NO. 5276, BOOK 2386, PAGE 1077, OF OFFICIAL RECORDS.
- 27 A 6' WIDE PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 13967, BOOK 2396, PAGE 177, OF OFFICIAL RECORDS.
- 28 A 6' WIDE PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 20745, BOOK 2404, PAGE 1063, OF OFFICIAL RECORDS.
- 30 A 10' WIDE PIPELINE EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 80-37607 OF OFFICIAL RECORDS.
- 31 A 10' WIDE PIPELINE EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 81-35052 OF OFFICIAL RECORDS.
- 35 A 6' WIDE PUBLIC UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INSTRUMENT NO. 86-010545, OF OFFICIAL RECORDS.
- 41 AN EASEMENT FOR THE PURPOSES OF WATER STORAGE TANKS, INGRESS & EGRESS, A 40' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 40' WIDE AND TWO 80' WIDE INGRESS & EGRESS AND STRUCTURES EASEMENT, A 100' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 300' WIDE LANDSCAPE EASEMENT (NOT PLOTTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064798.
- 51 A 10' WIDE PIPELINE EASEMENT GRANTED TO ELLWOOD PIPELINE INC. PER INSTRUMENT NO. 2010-10685 OF OFFICIAL RECORDS.

#### DEMOLITION NOTES

- 1 DEMOLISH CLUBHOUSE AREA IMPROVEMENTS INCLUDING CLUBHOUSE BUILDINGS IN THEIR ENTIRETY, ASPHALT PARKING LOT, CONCRETE WALKWAYS, AND PROPERLY ABANDON EXISTING SEPTIC SYSTEM.
- 2 DEMOLISH MAINTENANCE FACILITY AREA IMPROVEMENTS INCLUDING MAINTENANCE STRUCTURES (EXCEPT AS NOTED) IN THEIR ENTIRETY AND ASPHALT PARKING LOT. PROTECT EXISTING FUEL STATION AND MAINTENANCE BARN IN PLACE.
- 3 COORDINATE WITH UTILITY COMPANIES TO UNDERGROUND EXISTING OVERHEAD UTILITIES.
- 4 DEMOLISH EXISTING COMFORT STATION BUILDINGS IN THEIR ENTIRETY. PROPERLY ABANDON EXISTING SEPTIC SYSTEM.
- 5 CLEAR AND GRUB EXISTING LANDSCAPING PER LIMITS OF LANDSCAPE ARCHITECT'S IMPROVEMENT PLANS.

#### GOLF COURSE LEGEND

- |  |           |
|--|-----------|
|  | TEE BOX   |
|  | GREEN     |
|  | FAIRWAY   |
|  | CART PATH |
|  | BUILDING  |



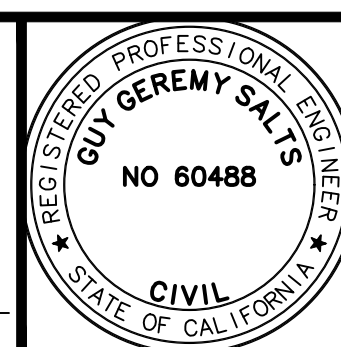
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NO.	DATE	REVISION BLOCK	APPD.

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SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
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Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



EXISTING CONDITIONS MAP  
AND DEMOLITION PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
C2 OF C20  
PLAN DATE  
7/26/2023

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#### GOLF COURSE ACCESSIBILITY REQUIREMENTS

THE PROPOSED COURSE IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE CHAPTER 11B SECTIONS 206.2.15, 238.2, 238.3, AND 1006:

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE ACCESSIBLE ELEMENTS AND SPACES WITHIN THE BOUNDARY OF THE GOLF COURSE INCLUDING THE CLUBHOUSE, GOLF CAR RENTAL, BAG DROP, COURSE COMFORT STATIONS, PRACTICE AREAS, TEEING GROUNDS, PUTTING GREENS, AND DRIVING RANGES.

FOR A TEEING GROUND TO BE ACCESSIBLE, IT SHALL BE DESIGNED AND CONSTRUCTED SO THAT A GOLF CAR CAN ENTER AND EXIT THE TEEING GROUND. FOR ONE TEEING GROUND, THE TEEING GROUND MUST BE ACCESSIBLE. FOR TWO TEEING GROUNDS, THE FORWARD TEEING GROUND MUST BE ACCESSIBLE. FOR THREE OR MORE TEEING GROUNDS, AT LEAST TWO TEEING GROUNDS MUST BE ACCESSIBLE INCLUDING THE FORWARD TEEING GROUND.

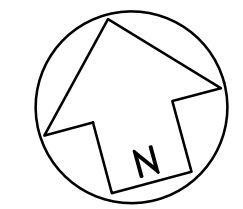
PUTTING GREENS SHALL BE DESIGNED AND CONSTRUCTED SO THAT A GOLF CAR CAN ENTER AND EXIT THE PUTTING GREEN.

AT LEAST 5%, BUT NO FEWER THAN 1, OF THE PRACTICE PUTTING GREENS, PRACTICE TEEING GROUNDS, AND TEEING STATIONS AT THE DRIVING RANGE SHALL BE DESIGNED AND CONSTRUCTED SO THAT A GOLF CAR CAN ENTER AND EXIT THE AREA.

THE CLEAR WIDTH OF GOLF CAR PASSAGES SHALL BE 48 INCHES MINIMUM. WHERE CURBS OR BARRIERS ARE CONSTRUCTED TO PREVENT GOLF CARS FROM ENTERING A FAIRWAY, OPENINGS 60 INCHES WIDE MINIMUM SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 75 FEET.

#### GOLF COURSE LEGEND

- PUTTING GREEN
- FAIRWAY
- COURSE ROUTING
- HOLE NUMBER
- COURSE ACCESSIBLE ROUTE

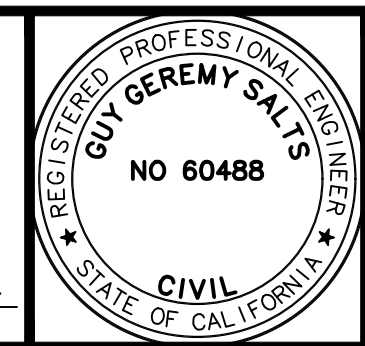


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280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
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Phone: (805) 963-9532  
GUY GERMERY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



**SITE PLAN &  
GOLF COURSE ACCESSIBILITY  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB**  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
**C3** OF **C20**  
PLAN DATE  
7/26/2023

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EXISTING EASEMENTS/EXCEPTIONS

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MATCHLINE - SEE SHEET C5

MATCHLINE - SEE SHEET C7

**811**  
Know what's below.  
Call before you dig.

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ORIGINAL SCALE IN INCHES

0 1 2 3

SCALE: 1"=40'

0 40 80 120

N

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PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

**Stantec**

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

GUY GEREMY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE

REGISTERED PROFESSIONAL ENGINEER  
GUY GEREMY SALTS  
NO 60488  
CIVIL  
STATE OF CALIFORNIA

GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C4 OF C20
PLAN DATE 7/26/2023

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MATCHLINE - SEE SHEET C4

MATCHLINE - SEE SHEET C6

PRELIMINARY

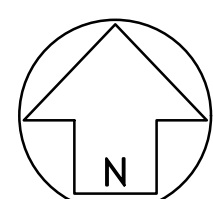
MATCHLINE - SEE SHEET C8



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ORIGINAL SCALE IN INCHES

0 1 2 3



SCALE: 1"=40'

0 40 80 120

NO.	DATE

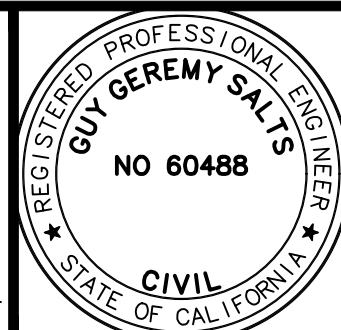
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SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Corrallo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532

GUY GEREMY SALTS  
PROJECT ENGINEER  
60488  
R.C.E.  
7/26/2023  
EXP. DATE



GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

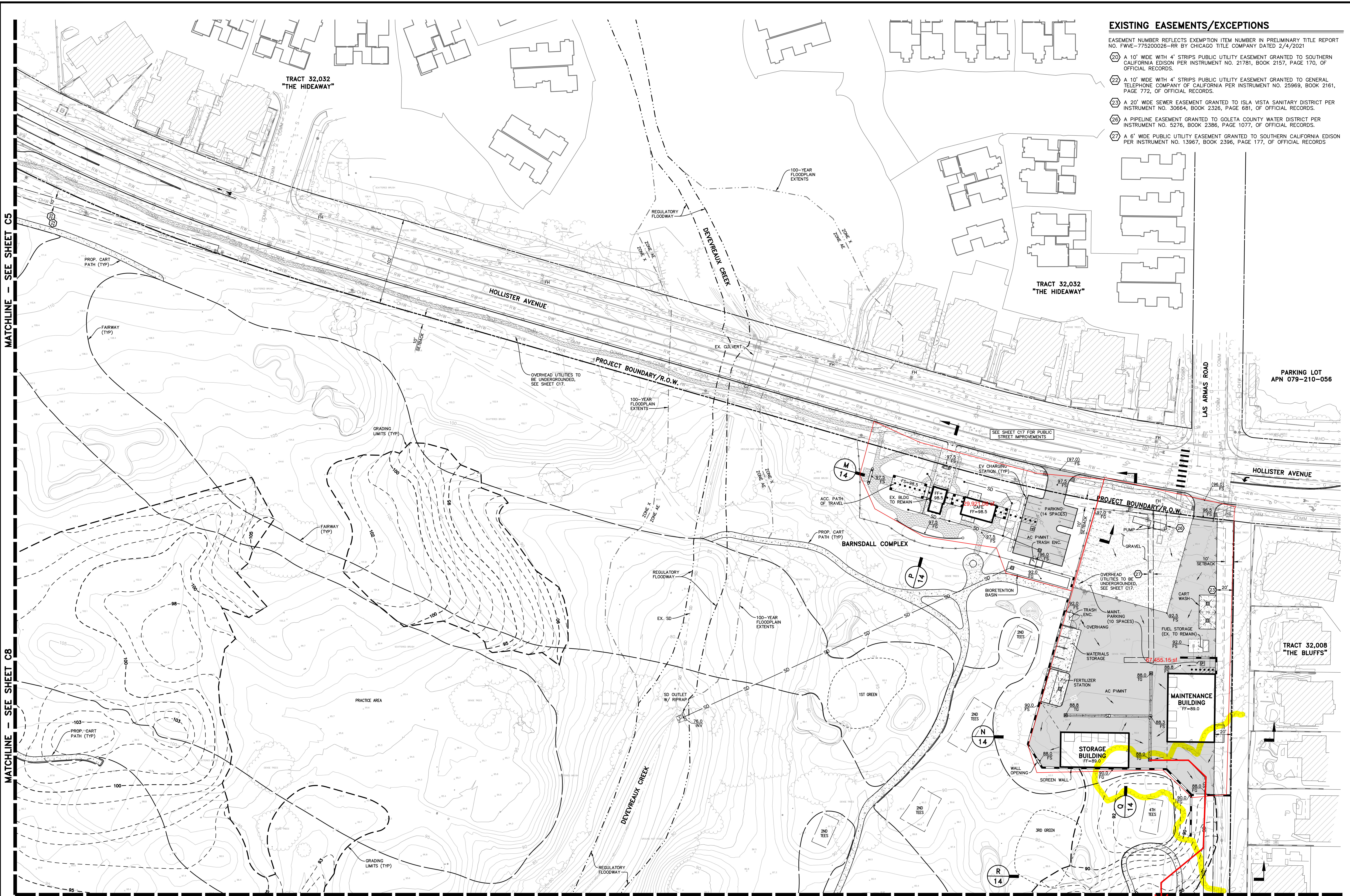
STANTEC PROJECT NO.  
2042588200  
SHEET  
C5 OF C20  
PLAN DATE  
7/26/2023

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42-ENG. SAVE DATE: 7/25/2023 6:48:54 AM

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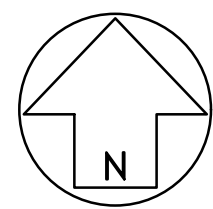


EXISTING EASEMENTS/EXCEPTIONS

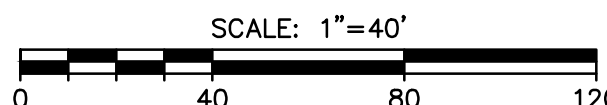
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- 20 A 10' WIDE WITH 4' STRIPS PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 21781, BOOK 2157, PAGE 170, OF OFFICIAL RECORDS.
  - 22 A 10' WIDE WITH 4' STRIPS PUBLIC UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INSTRUMENT NO. 25969, BOOK 2161, PAGE 772, OF OFFICIAL RECORDS.
  - 23 A 20' WIDE SEWER EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER INSTRUMENT NO. 30664, BOOK 2326, PAGE 681, OF OFFICIAL RECORDS.
  - 26 A PIPELINE EASEMENT GRANTED TO GOLETA COUNTY WATER DISTRICT PER INSTRUMENT NO. 5276, BOOK 2386, PAGE 1077, OF OFFICIAL RECORDS.
  - 27 A 6' WIDE PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 13967, BOOK 2396, PAGE 177, OF OFFICIAL RECORDS



FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



SCALE: 1"=40'

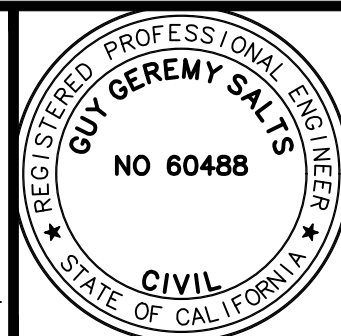


MATCHLINE - SEE SHEET C9

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Corrallo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREMY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

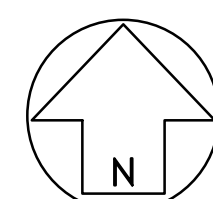
STANTEC PROJECT NO.  
2042588200  
SHEET  
**C6 OF C20**  
PLAN DATE  
7/26/2023



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ORIGINAL SCALE IN INCHES



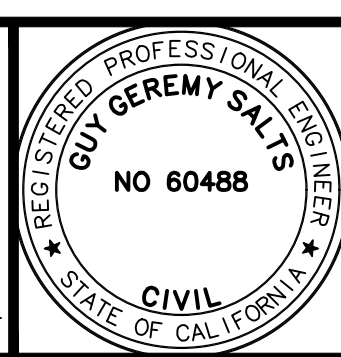
SCALE: 1"=40'



NO.		DATE	REVISION BLOCK		APPD.

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SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

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GUY GEREMY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



**GRADING AND DRAINAGE PLAN**  
**PRELIMINARY IMPROVEMENT PLANS**  
**SANDPIPER GOLF CLUB**  
GOLETA, CA

STANTEC PROJECT NO. 2042588200	
SHEET <b>C7</b>	OF <b>C20</b>
PLAN DATE 7/26/2023	

MATCHLINE - SEE SHEET C4

MATCHLINE - SEE SHEET C8

### EXISTING EASEMENTS/EXCEPTIONS

EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

- 12 A VARIABLE WIDTH ROADWAY EASEMENT PER RECORD OF SURVEYS BOOK 12, PAGE 39, OF OFFICIAL RECORDS.
- 21 A 20' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 23609, BOOK 2159, PAGE 22, OF OFFICIAL RECORDS.
- 30 A 10' WIDE PIPELINE EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 80-37607 OF OFFICIAL RECORDS.
- 31 A 10' WIDE PIPELINE EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 81-35052 OF OFFICIAL RECORDS.
- 41 AN EASEMENT FOR THE PURPOSES OF WATER STORAGE TANKS, INGRESS & EGRESS, A 40' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 40' WIDE AND TWO 80' WIDE INGRESS & EGRESS AND STRUCTURES EASEMENT, A 100' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 300' WIDE LANDSCAPE EASEMENT (NOT PLOTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064798.

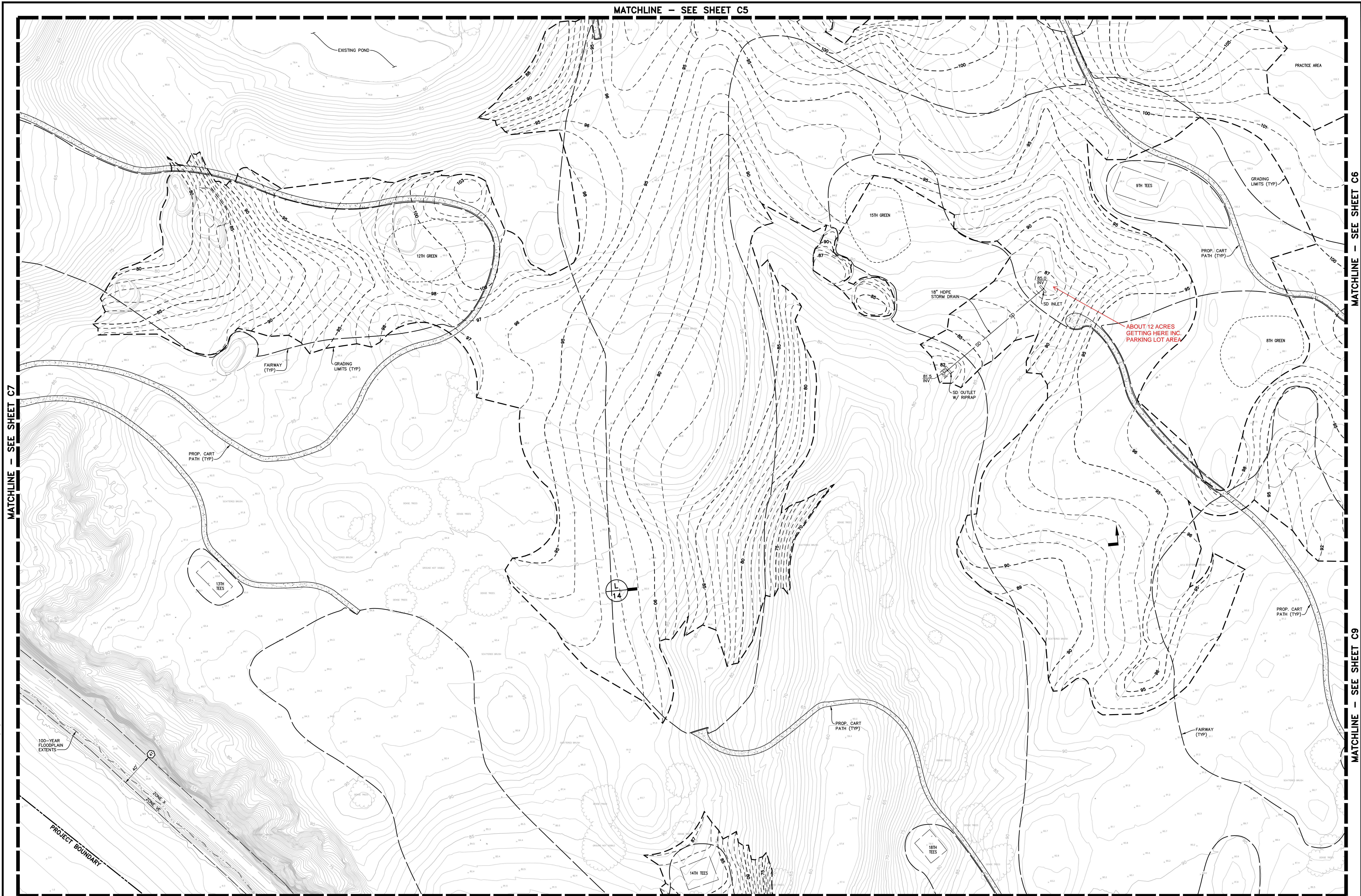
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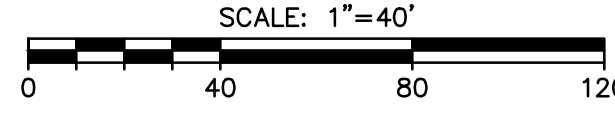
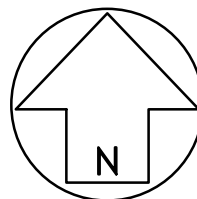
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PLOT BY: Garmand, Wovely



**EXISTING EASEMENTS/EXCEPTIONS**

EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

41 AN EASEMENT FOR THE PURPOSES OF WATER STORAGE TANKS, INGRESS & EGRESS, A 40' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 40' WIDE AND TWO 80' WIDE INGRESS & EGRESS AND STRUCTURES EASEMENT, A 100' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 300' WIDE LANDSCAPE EASEMENT (NOT PLOTTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064798.



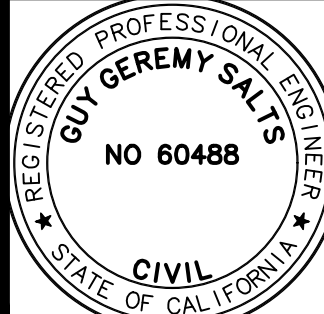
**MATCHLINE - SEE SHEET C10**

NO.		DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559



200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



**GRADING AND DRAINAGE PLAN**  
**PRELIMINARY IMPROVEMENT PLANS**  
**SANDPIPER GOLF CLUB**  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
**C8 OF C20**  
PLAN DATE  
7/26/2023

MATCHLINE - SEE SHEET C7

MATCHLINE - SEE SHEET C5

MATCHLINE - SEE SHEET C6

MATCHLINE - SEE SHEET C9

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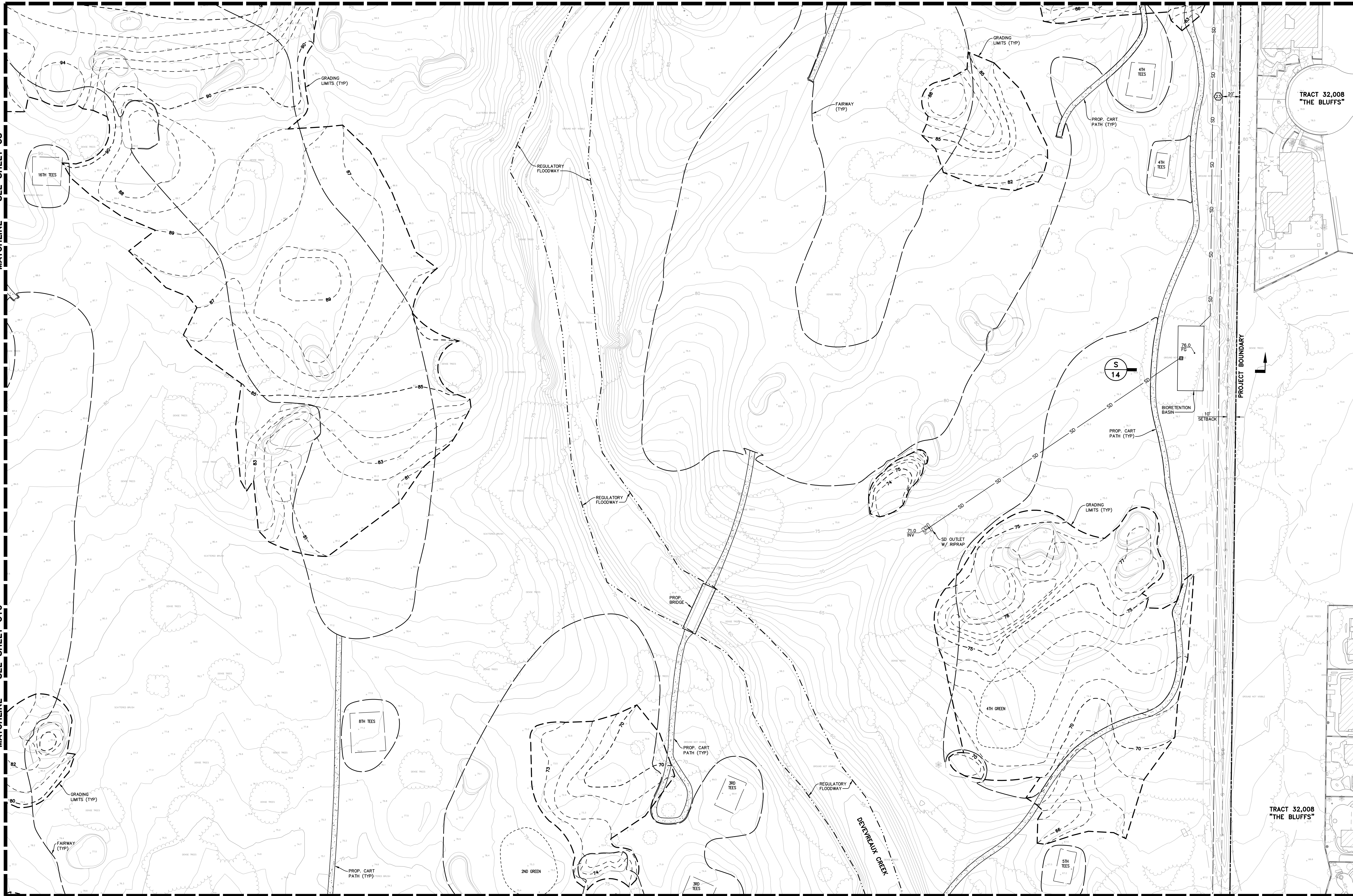
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MATCHLINE - SEE SHEET C11



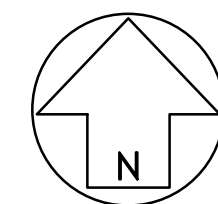
Know what's below.  
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FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES

0 1 2 3

#### EXISTING EASEMENTS/EXCEPTIONS

EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE  
REPORT NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021  
A 20' WIDE SEWER EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER  
INSTRUMENT NO. 30664, BOOK 2326, PAGE 681, OF OFFICIAL RECORDS.



SCALE: 1"=40'

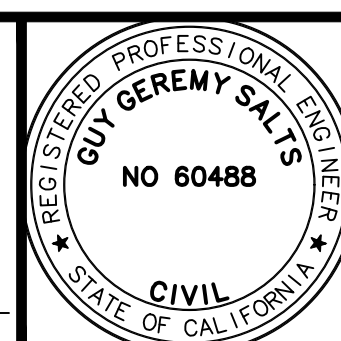
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#### REVISION BLOCK

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE,  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Corrallo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREMY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
C9 OF C20  
PLAN DATE  
7/26/2023

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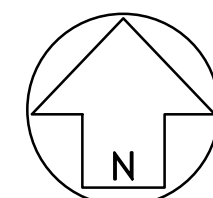
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ORIGINAL SCALE IN INCHES



SCALE: 1"=40'



#### EXISTING EASEMENTS/EXCEPTIONS

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NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

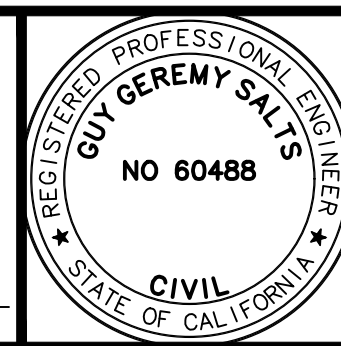
- 41 AN EASEMENT FOR THE PURPOSES OF WATER STORAGE TANKS, INGRESS & EGRESS, A 40' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 40' WIDE AND TWO 80' WIDE INGRESS & EGRESS AND STRUCTURES EASEMENT, A 100' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 300' WIDE LANDSCAPE EASEMENT (NOT PLOTTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064798.

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PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

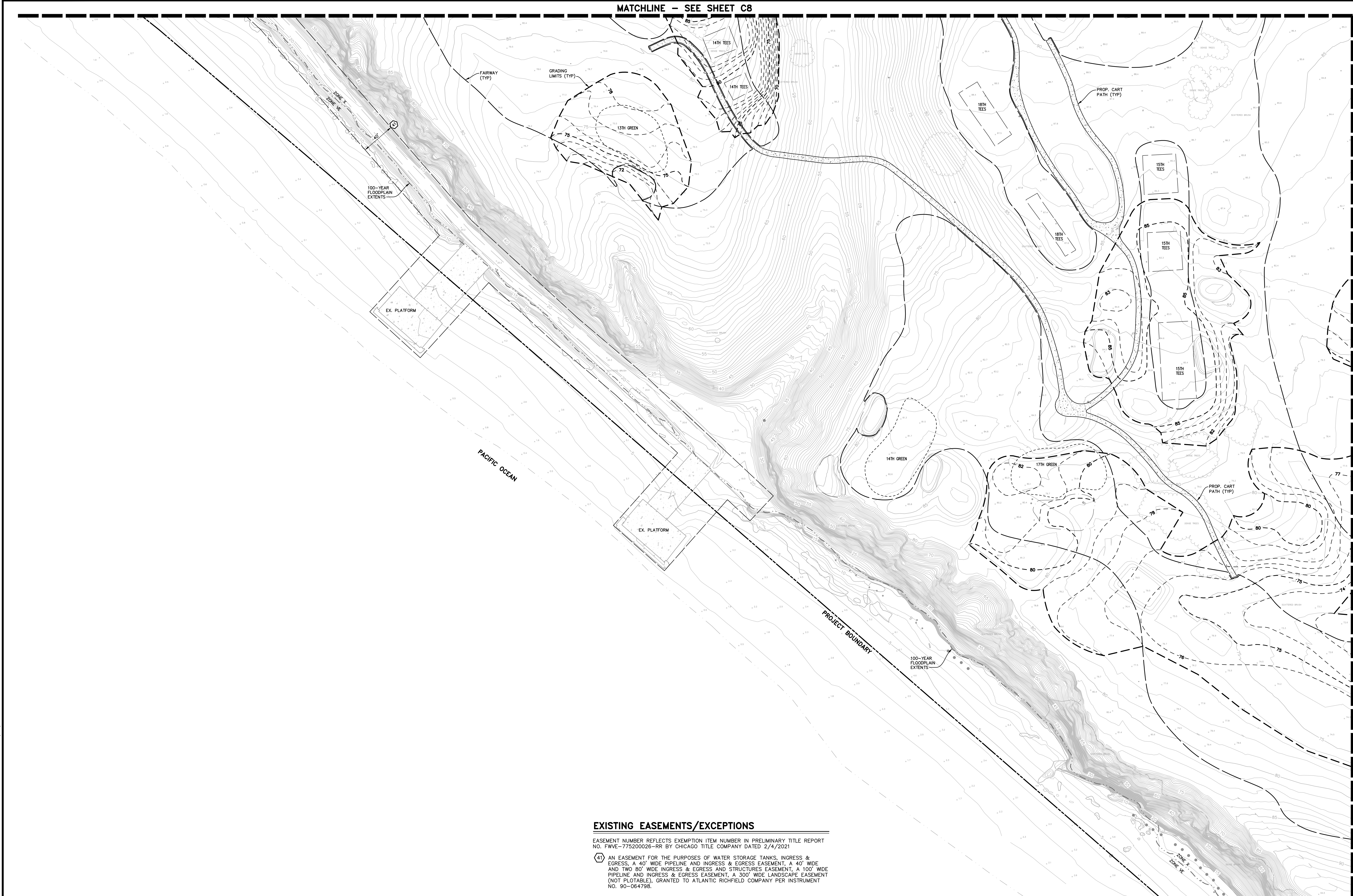


200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
C10 OF C20  
PLAN DATE  
7/26/2023



MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C9

MATCHLINE - SEE SHEET C11

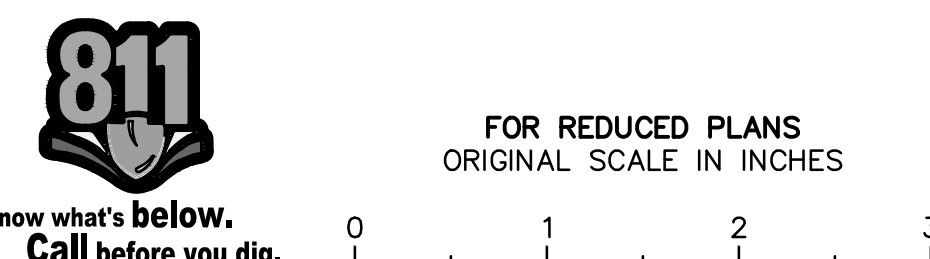
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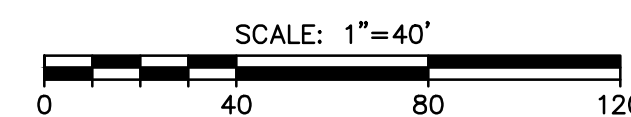
**MATCHLINE - SEE SHEET C10**

# PRELIMINARY



EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT  
NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

23 A 20' WIDE SEWER EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER  
INSTRUMENT NO. 30664, BOOK 2326, PAGE 681, OF OFFICIAL RECORDS.



PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

## GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET <b>C11</b> OF <b>C20</b>
PLAN DATE 7/26/2023

ESIGN \_\_\_\_\_ WPG \_\_\_\_\_ CHECKED \_\_\_\_\_ GGS \_\_\_\_\_  
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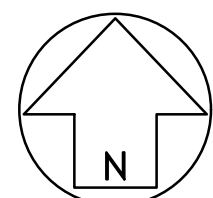
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ORIGINAL SCALE IN INCHES



SCALE: 1"=40'



NO.		DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
 **Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
**C12** OF **C20**  
PLAN DATE  
7/26/2023

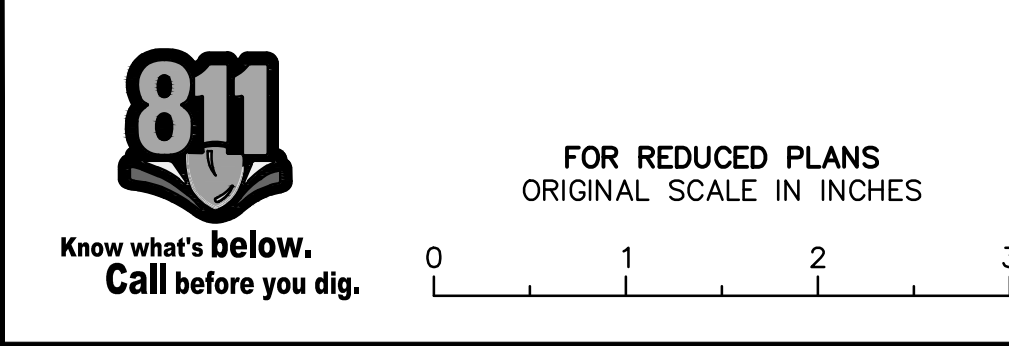
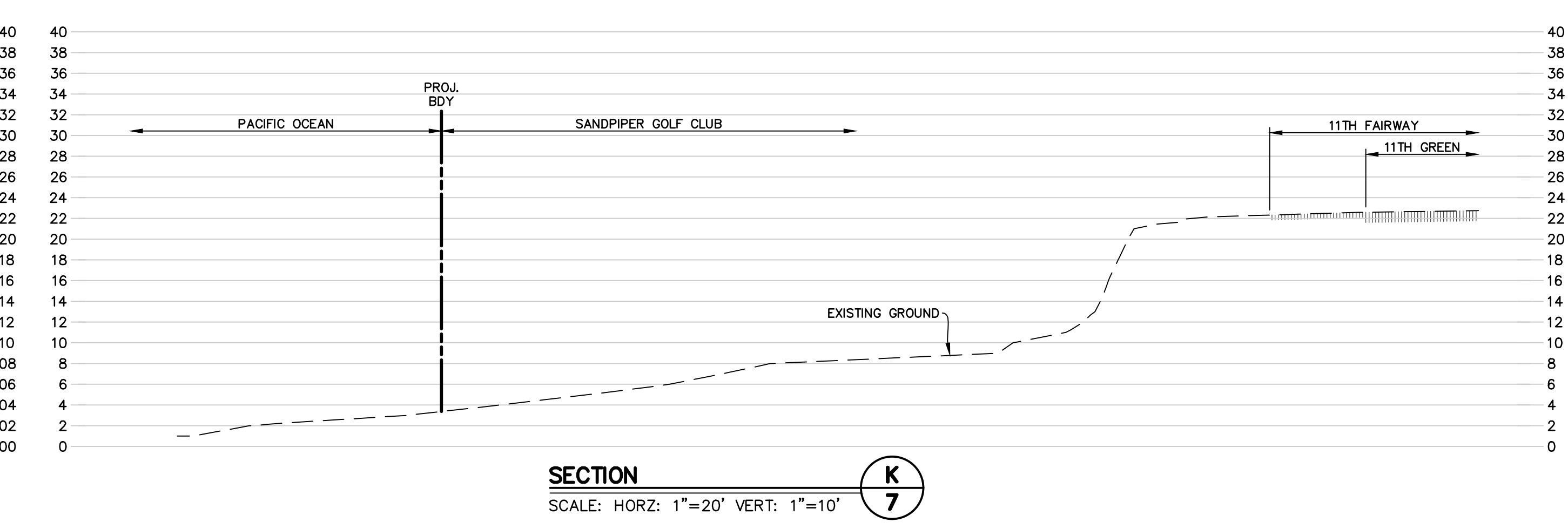
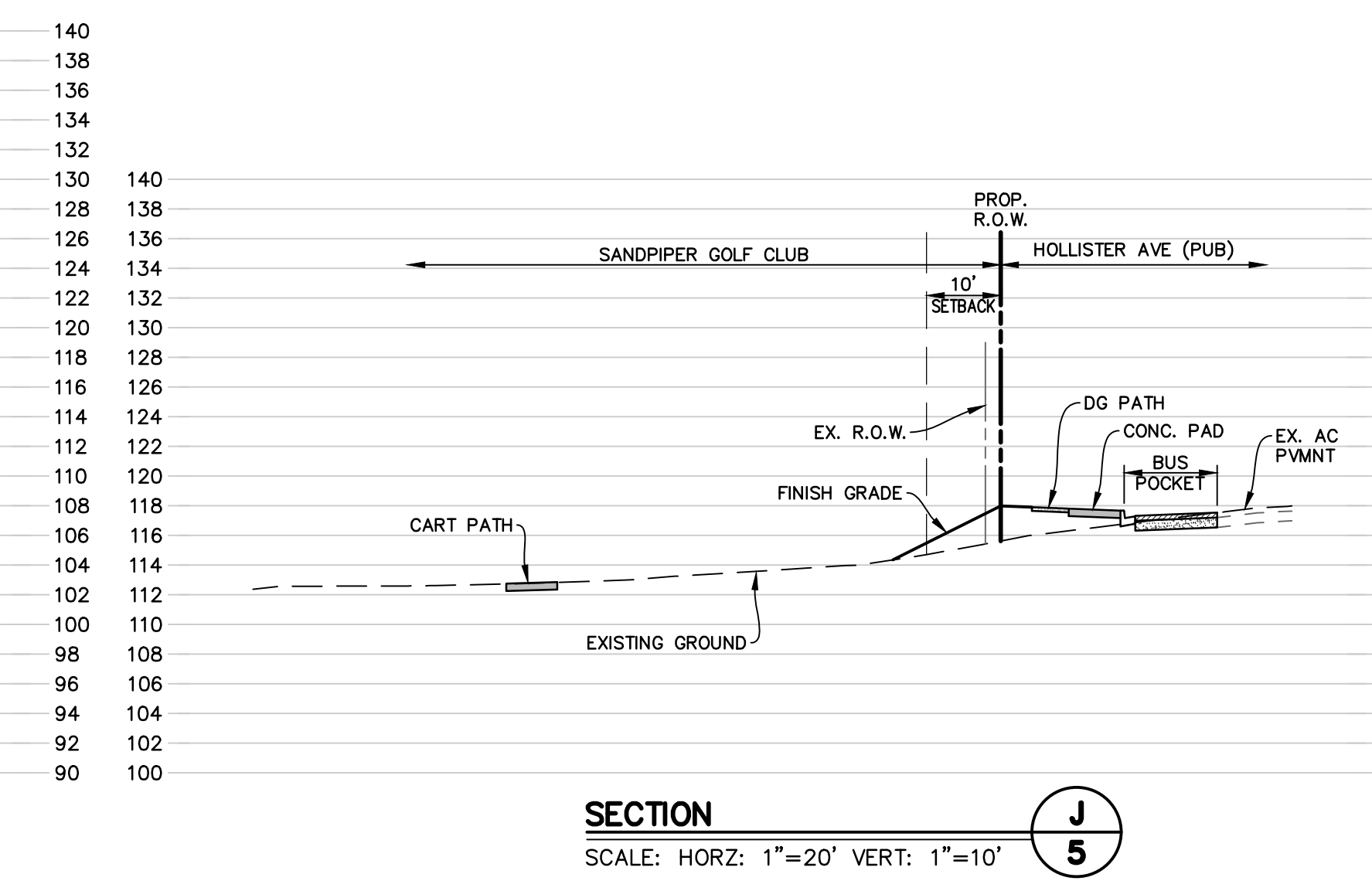
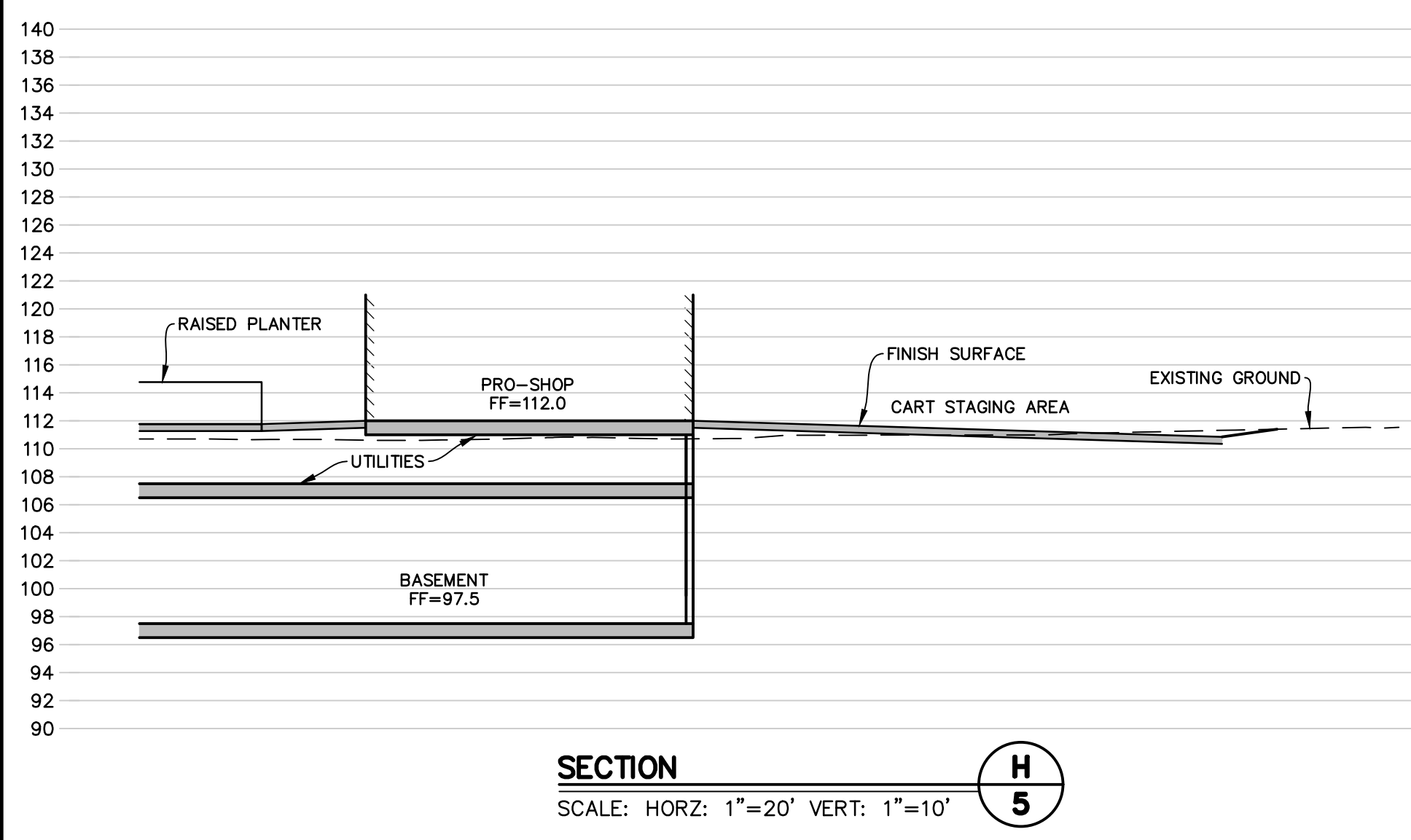
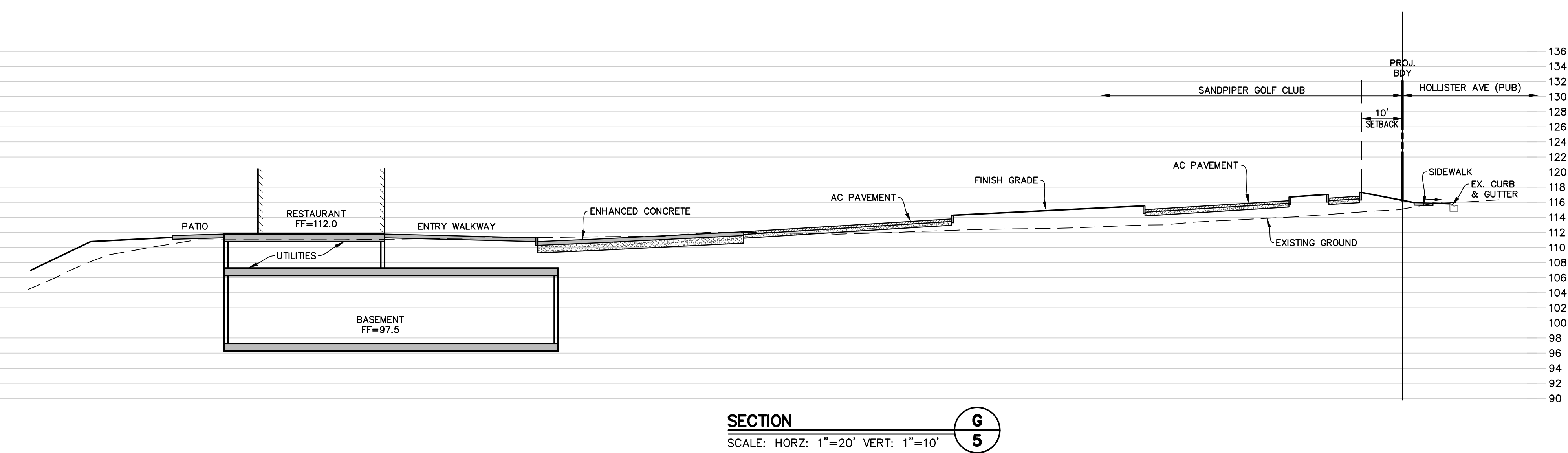
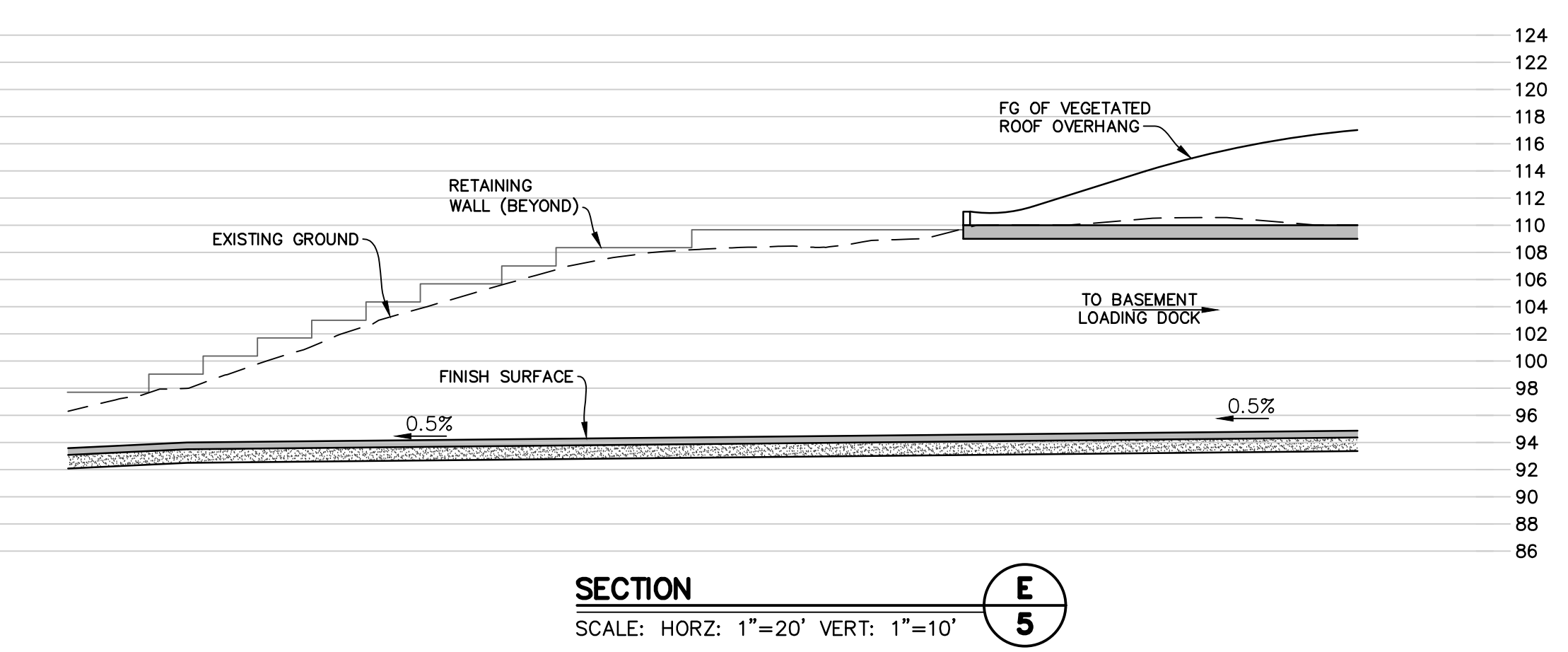
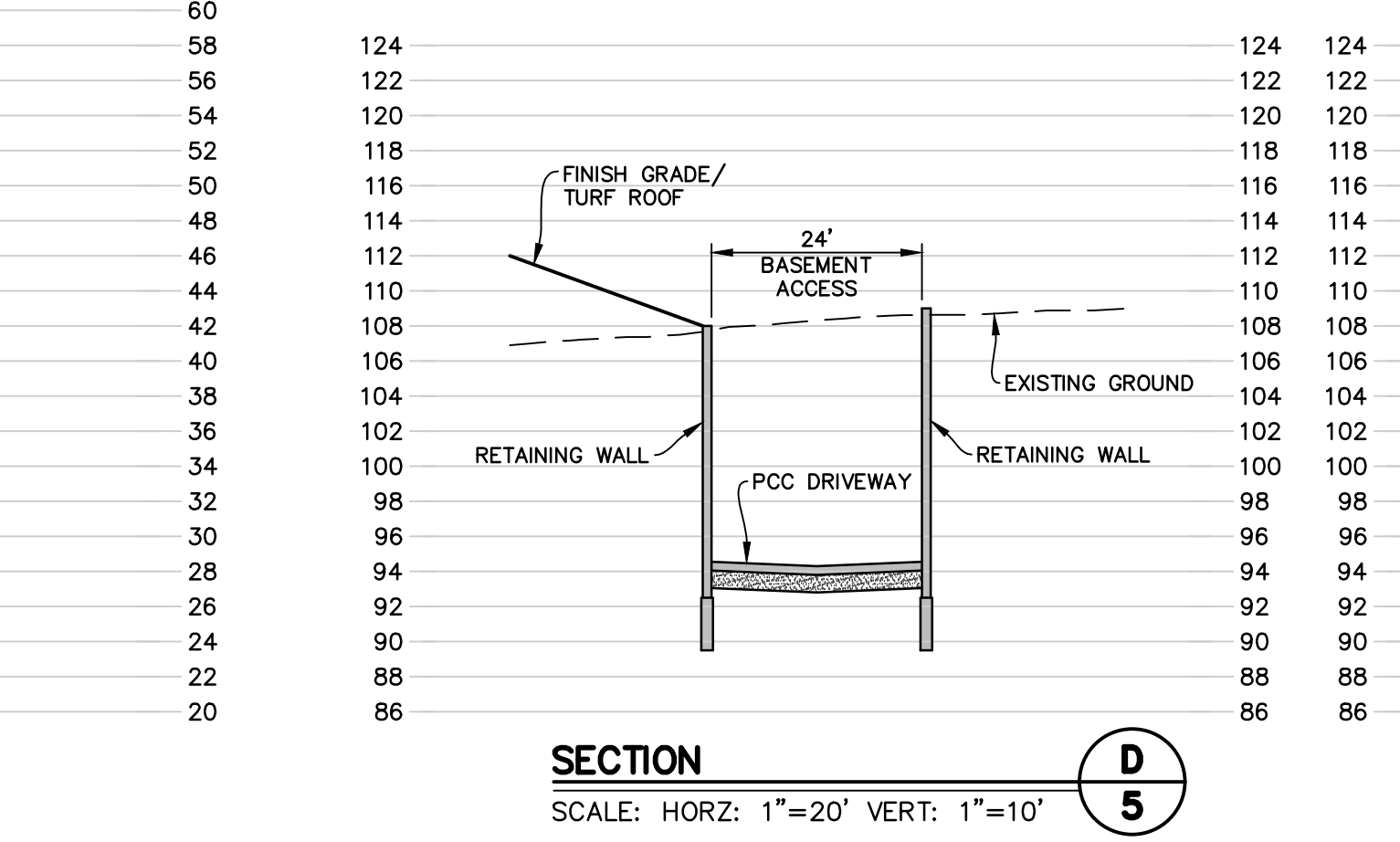
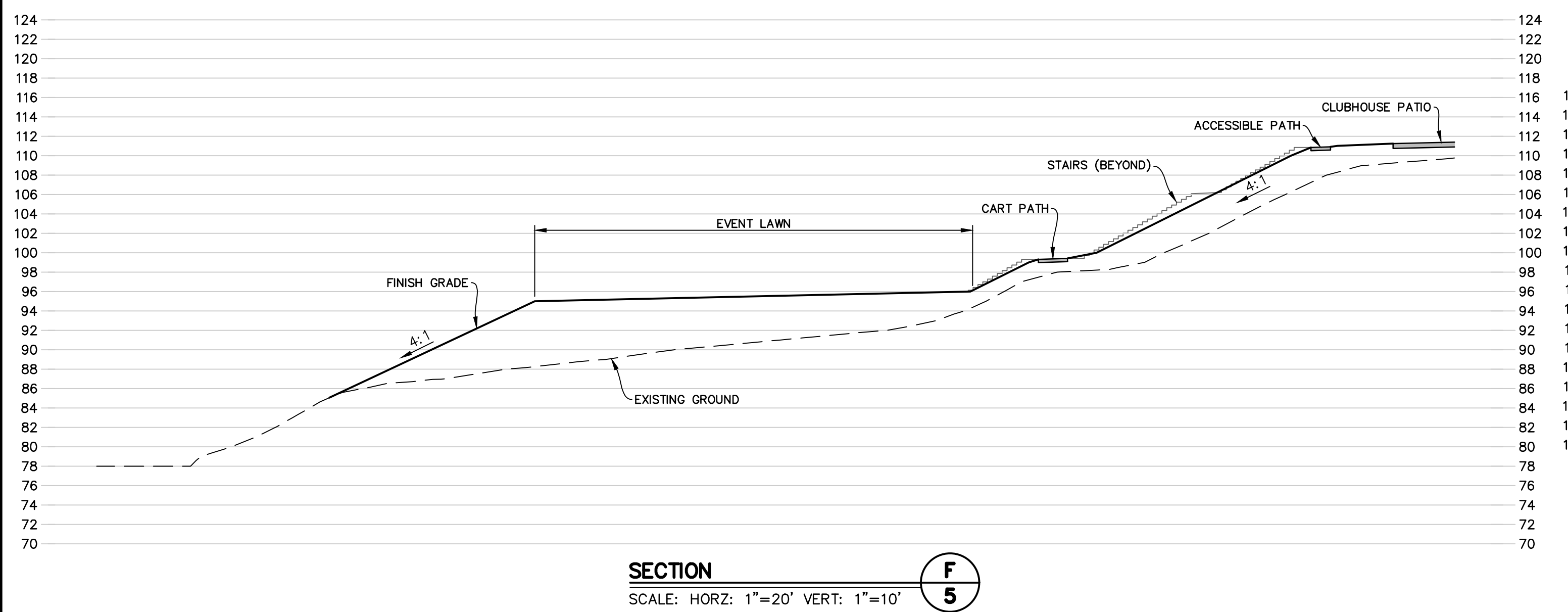
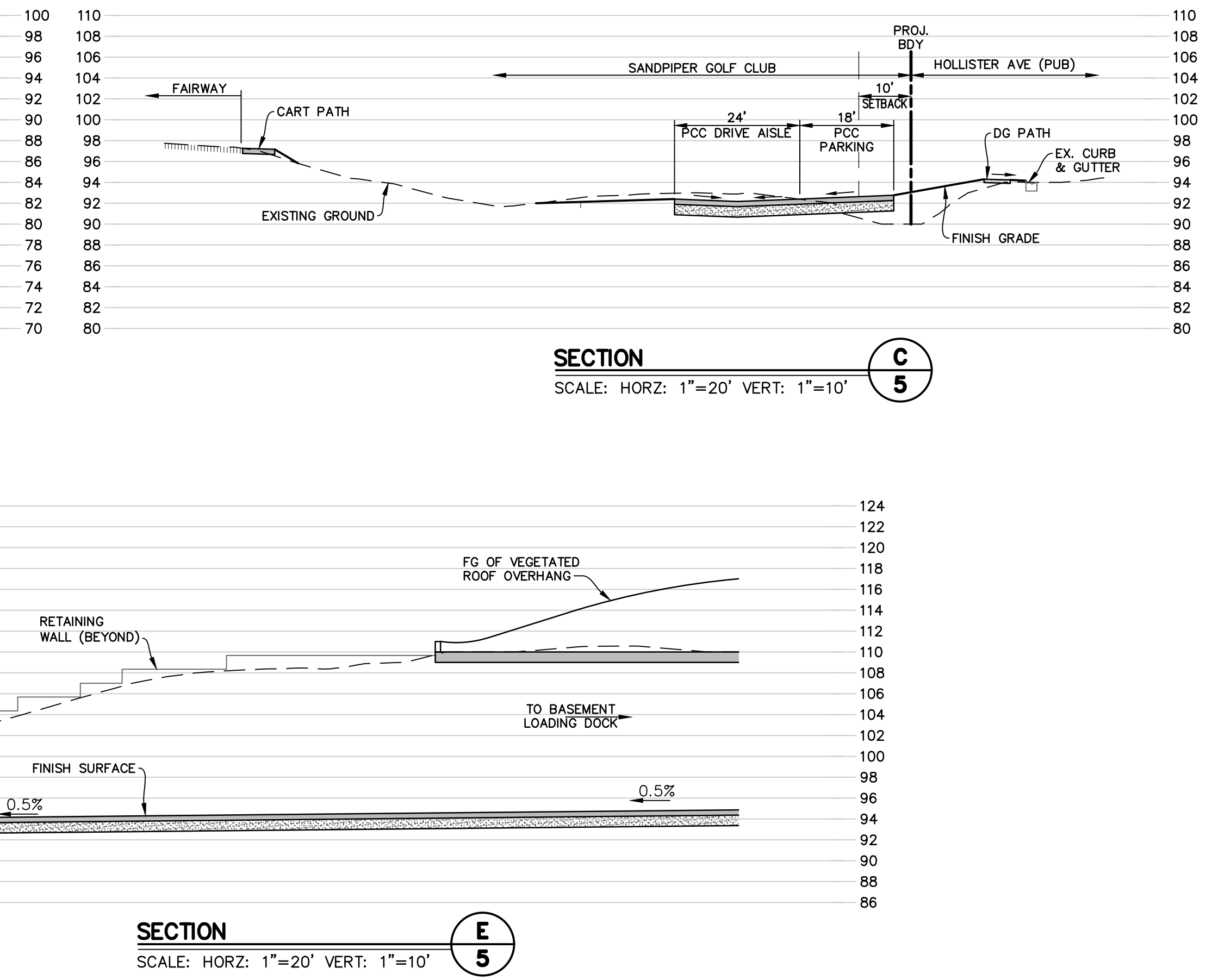
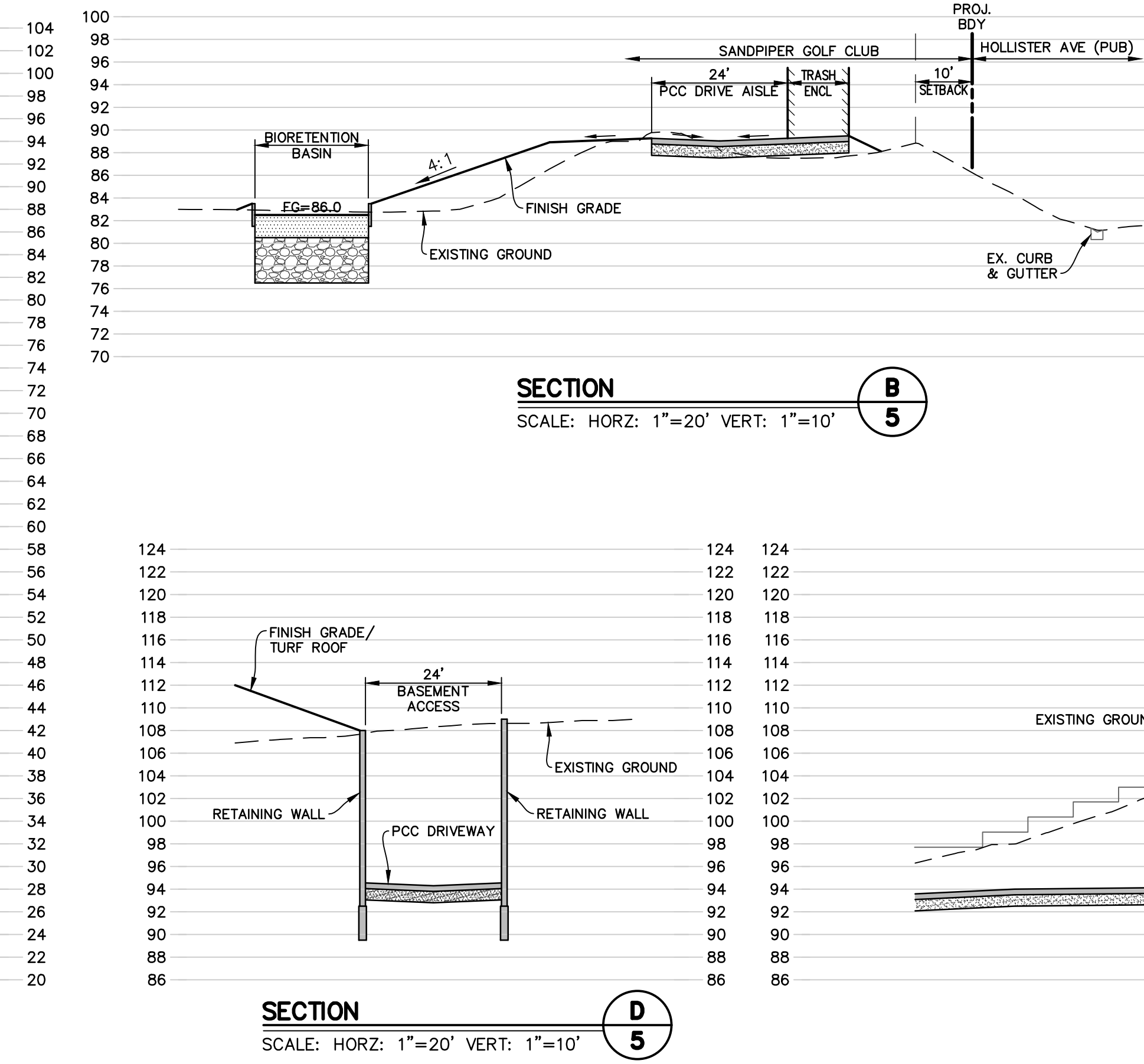
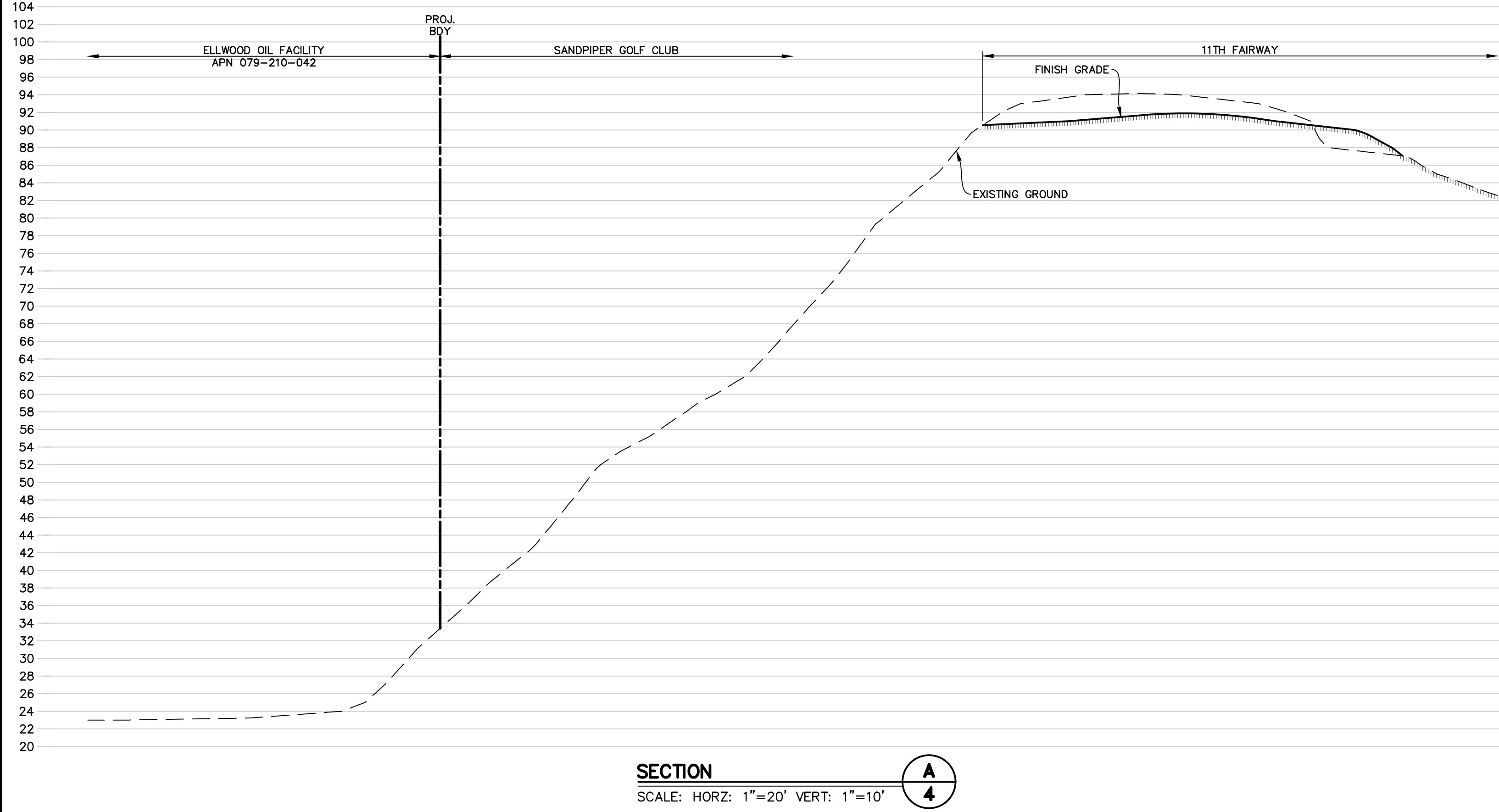
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PLOT DATE: 7/26/2023 6:46:30 AM  
PLOT BY: Gerard Wovely



FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



SECTIONS  
**PRELIMINARY IMPROVEMENT PLANS**  
**SANDPIPER GOLF CLUB**  
GOLETA, CA

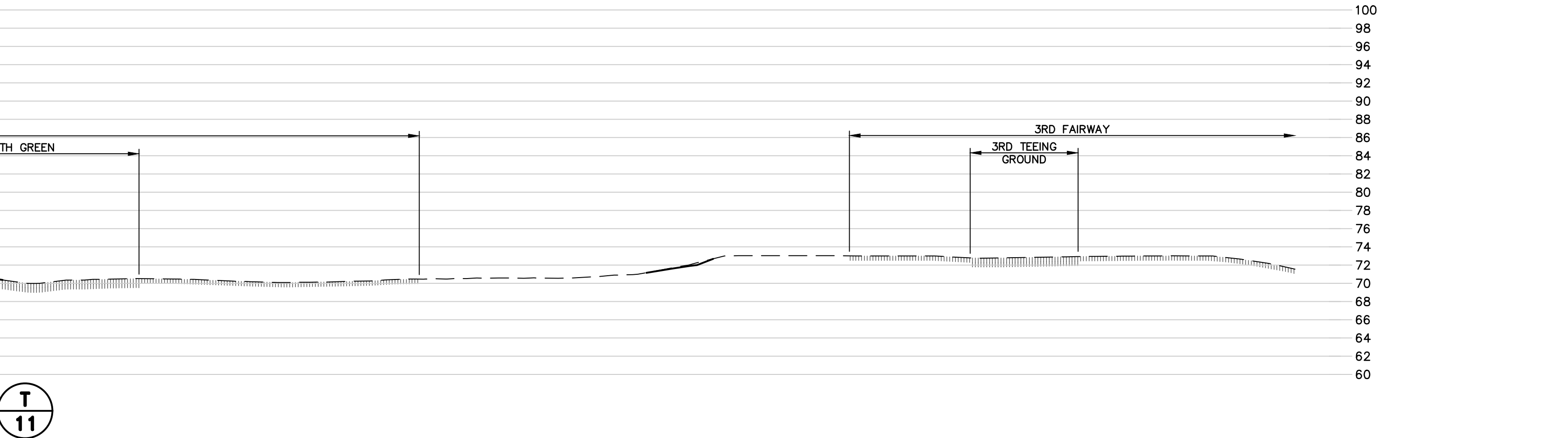
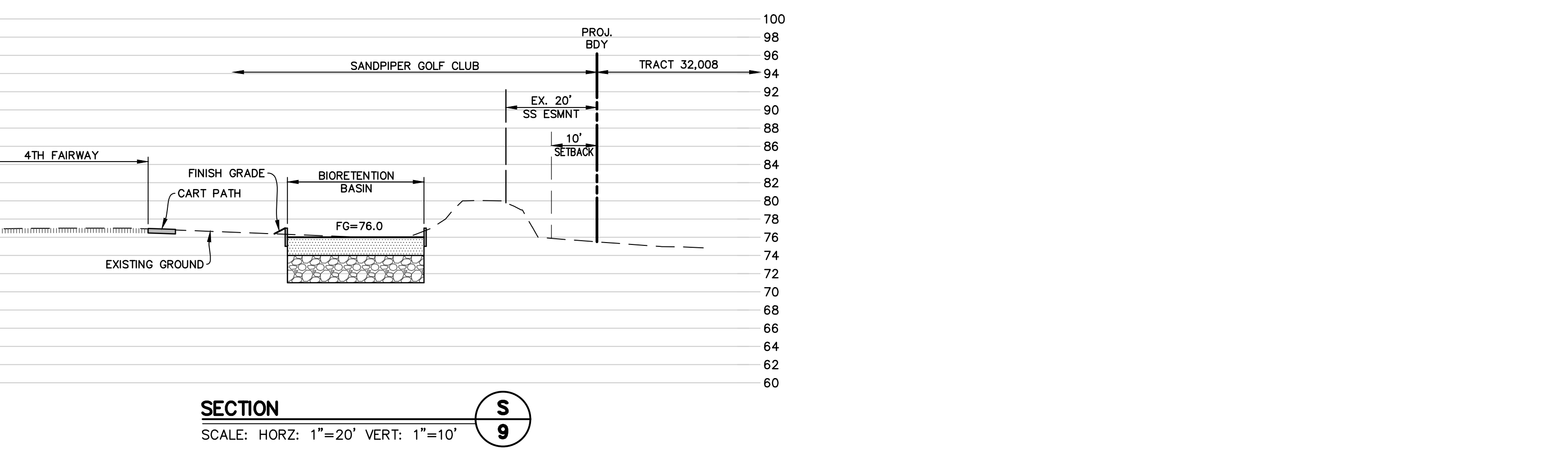
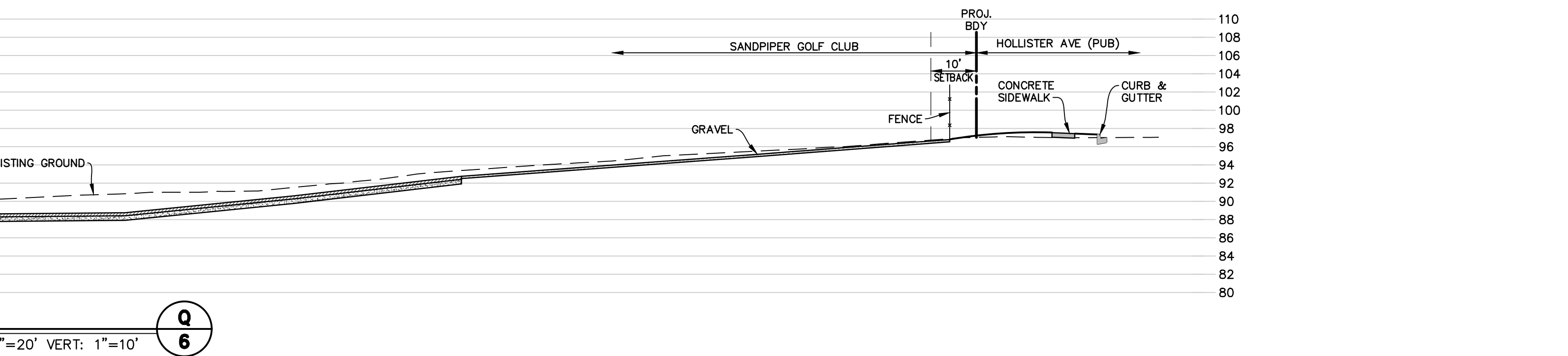
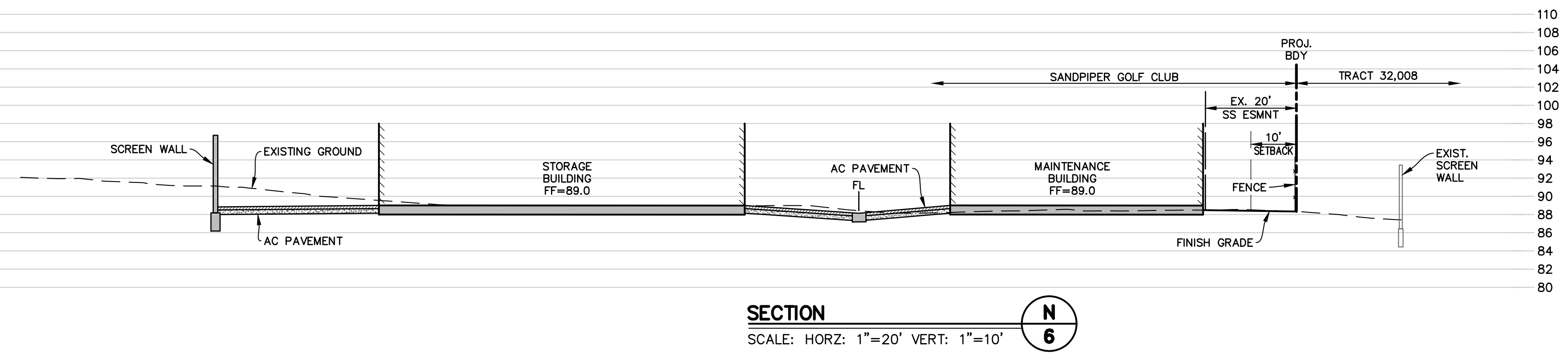
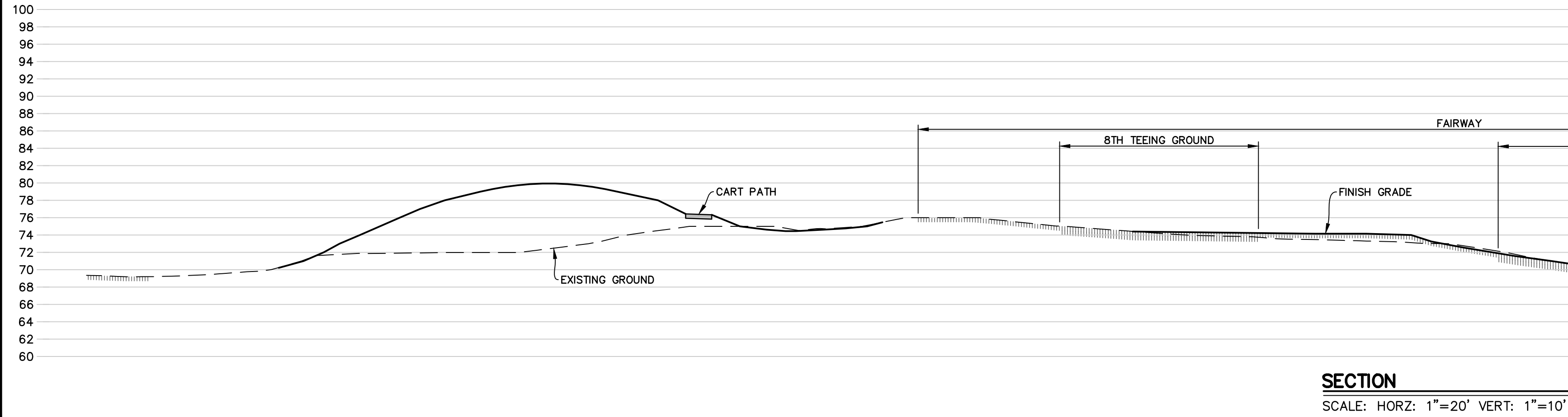
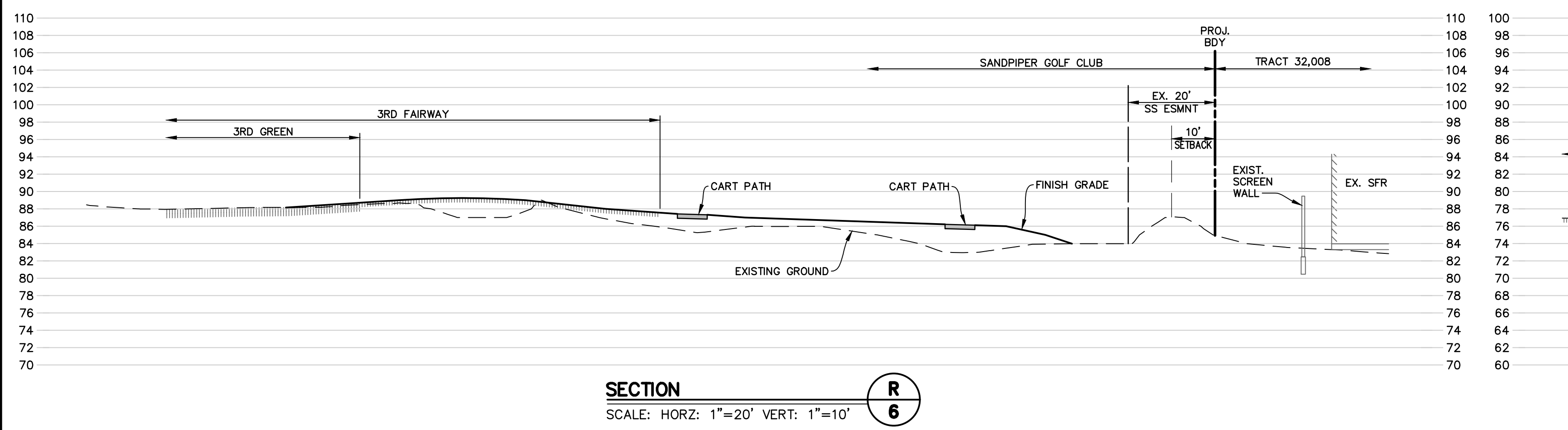
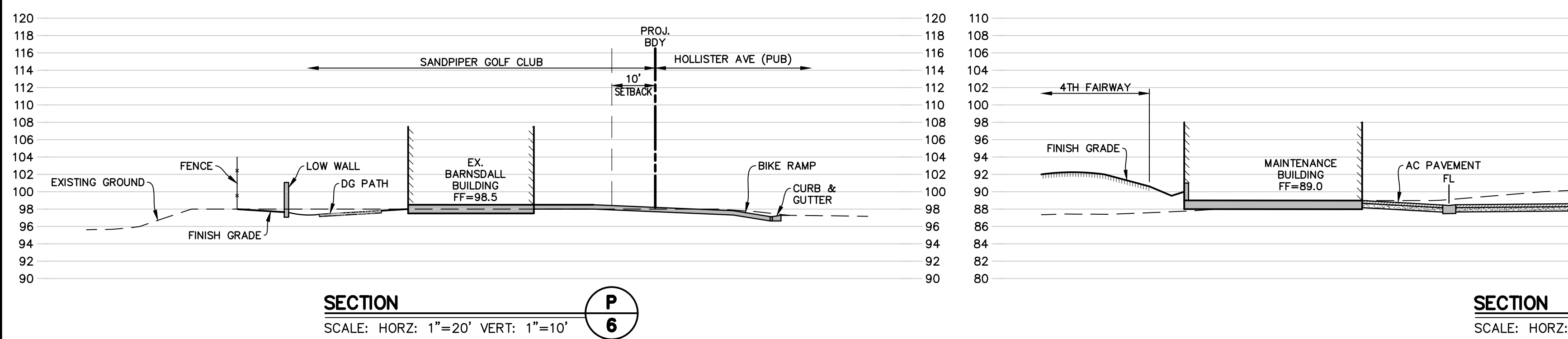
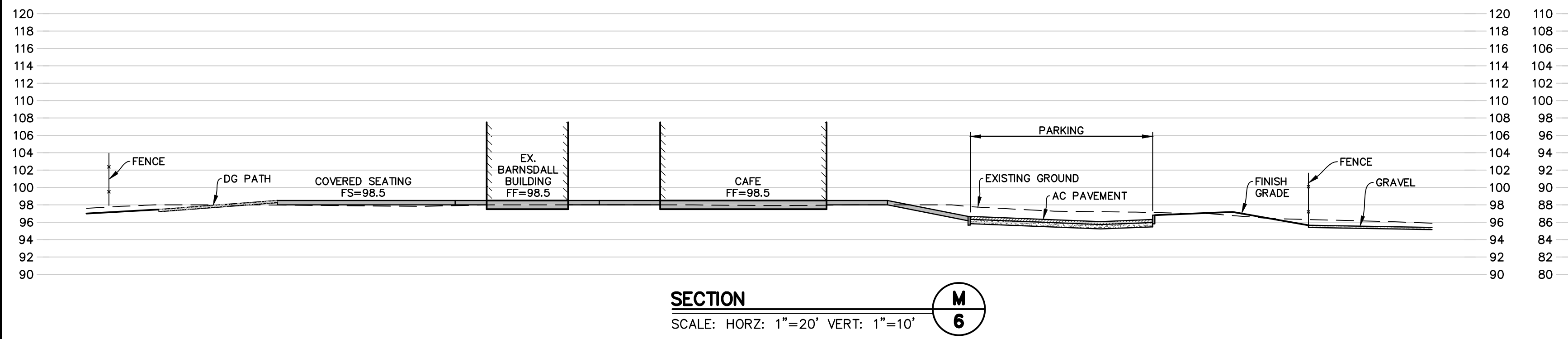
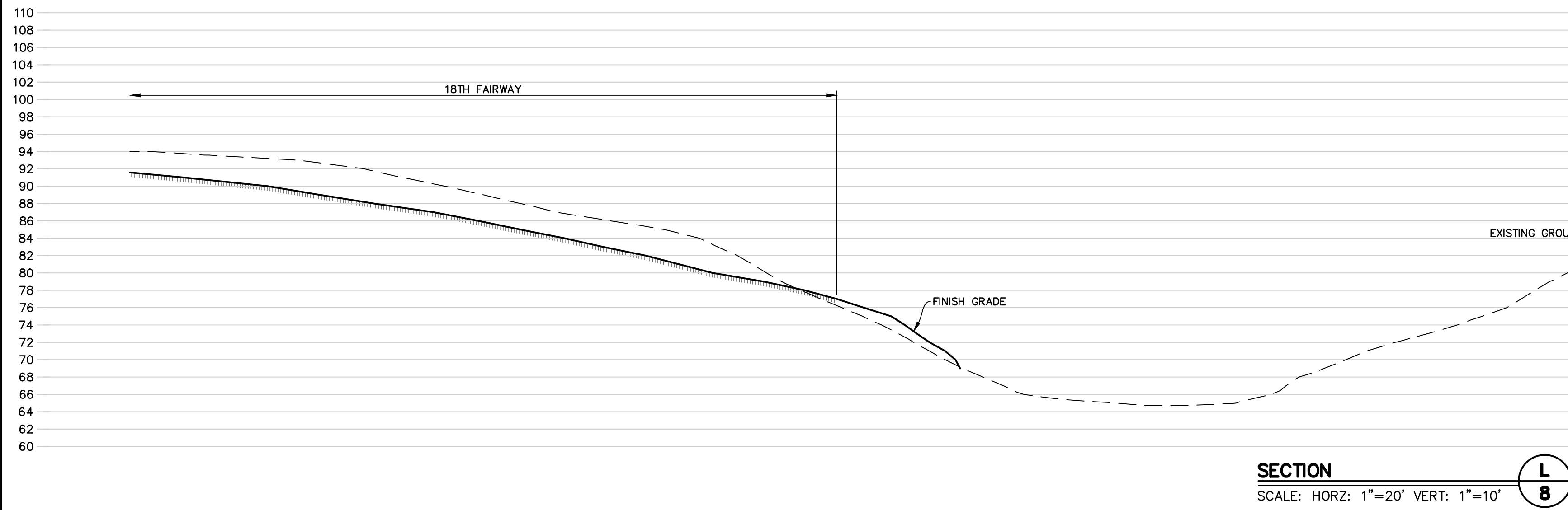
STANTEC PROJECT NO.  
2042588200  
SHEET  
**C13** OF **C20**  
PLAN DATE  
7/26/2023

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PRELIMINARY



DESIGN: WFG CHECKED: GGS  
42-ENG SAVE DATE: 7/26/2023 8:47:06 AM PLOT DATE: 7/26/2023 8:30:42 AM  
PLOT BY: Gerard Wovely



**811**  
Know what's below.  
Call before you dig.

FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES

0 1 2 3

SECTION T 11  
SCALE: HORZ: 1"=20' VERT: 1"=10'

NO.		DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

**Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



**SECTIONS**  
**PRELIMINARY IMPROVEMENT PLANS**  
**SANDPIPER GOLF CLUB**  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
**C14** OF **C20**  
PLAN DATE  
7/26/2023

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PRELIMINARY



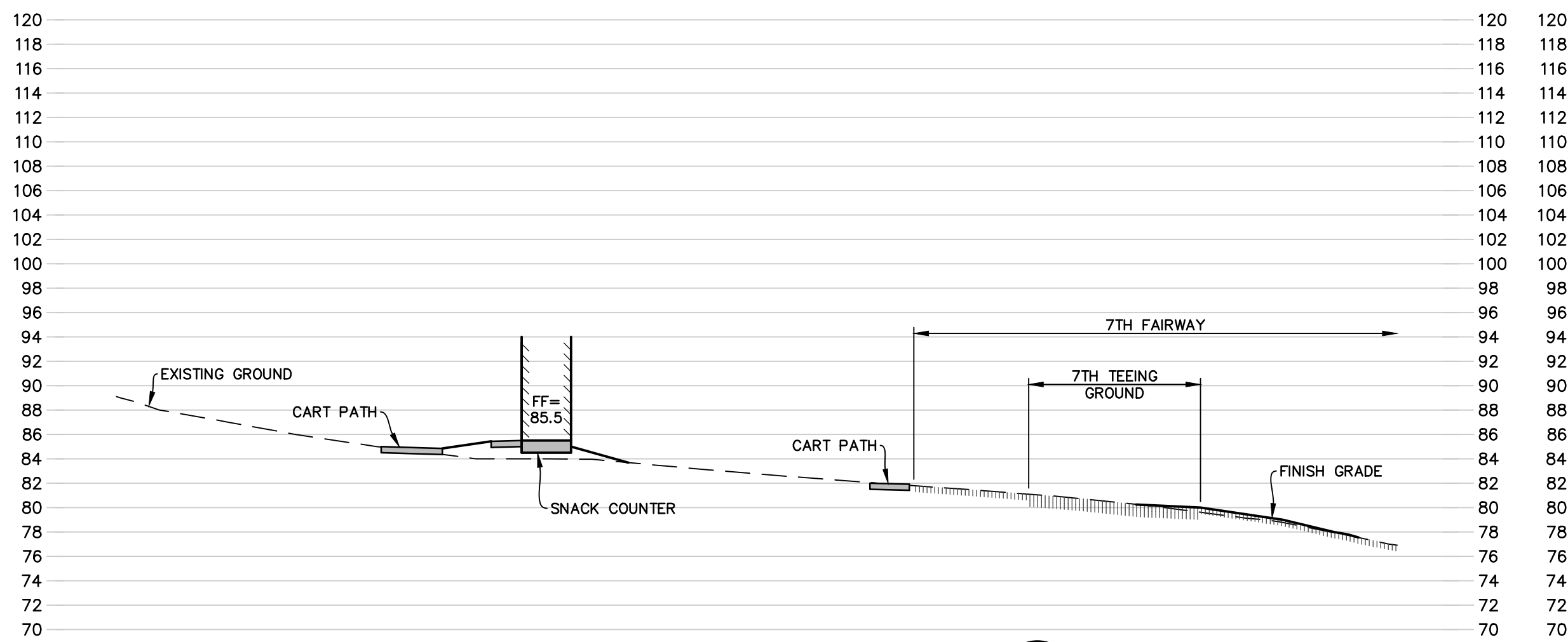
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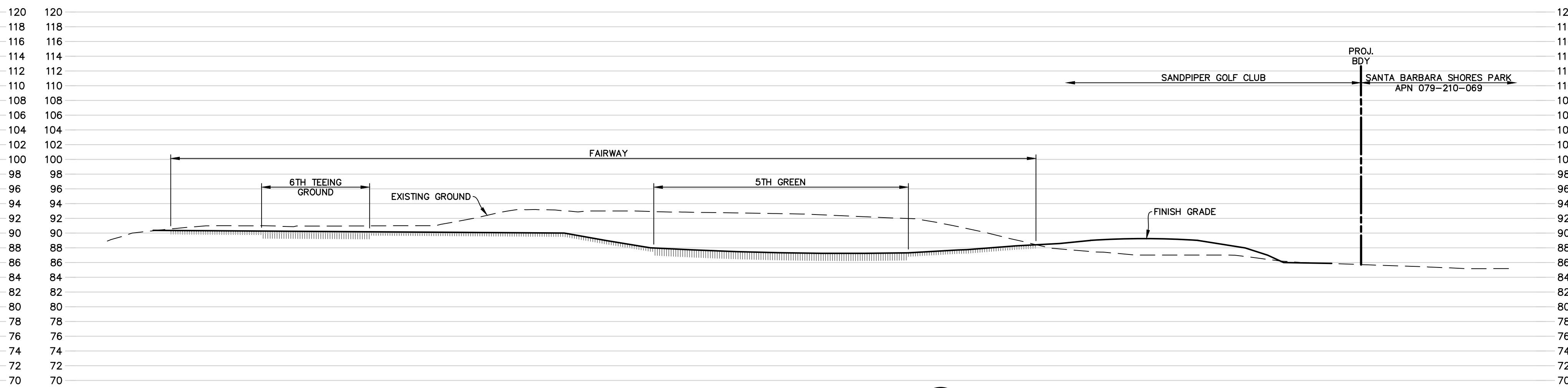
FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



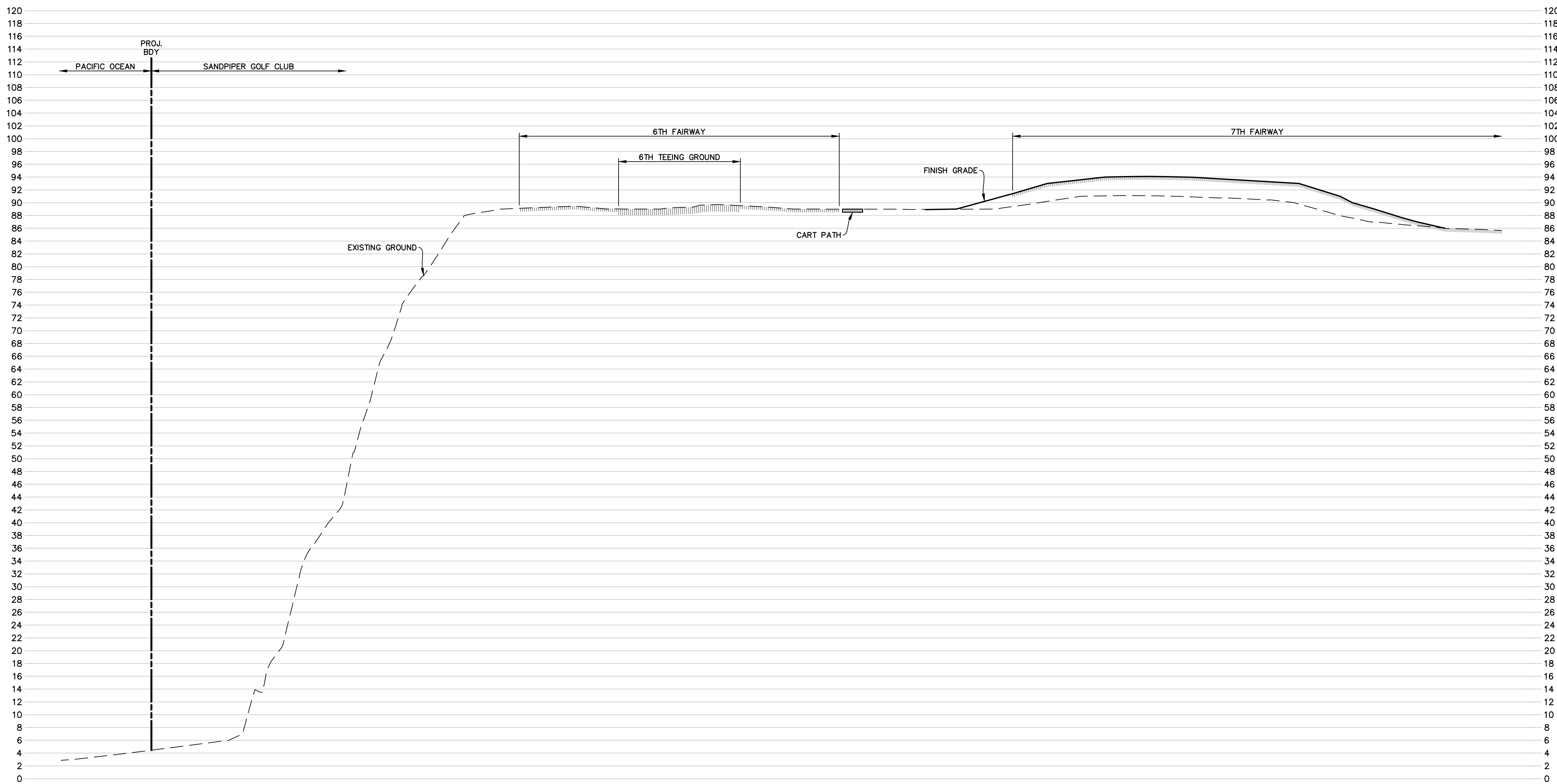
SECTION  
SCALE: HORZ: 1"=20' VERT: 1"=10'  
U  
11



SECTION  
SCALE: HORZ: 1"=20' VERT: 1"=10'  
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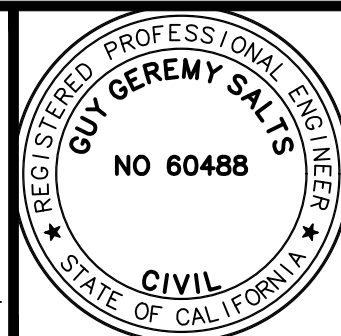
SECTION  
SCALE: HORZ: 1"=20' VERT: 1"=10'  
W  
12



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



SECTIONS  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
C15 OF C20  
PLAN DATE  
7/26/2023

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PRELIMINARY

DRAWING: c:\projects\5962\drawing\prelim\_eng\5962\_prelim\_gd.dwg





FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



NO.	DATE	REVISION BLOCK	APPD.

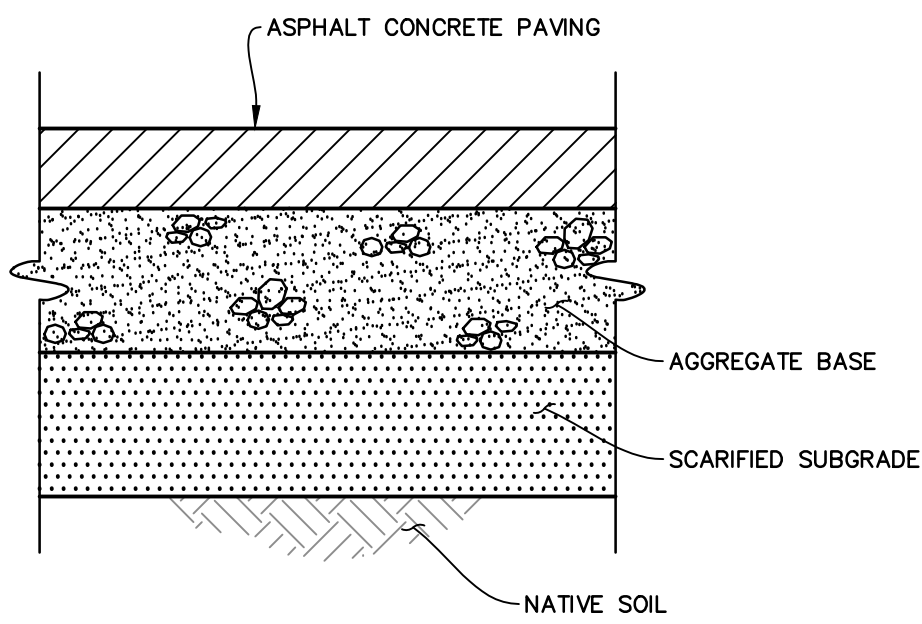
PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE,  
WESTMONT, IL 60559

200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



DETAILS  
**PRELIMINARY IMPROVEMENT PLANS**  
**SANDPIPER GOLF CLUB**  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
**C16** OF **C20**  
PLAN DATE  
7/26/2023

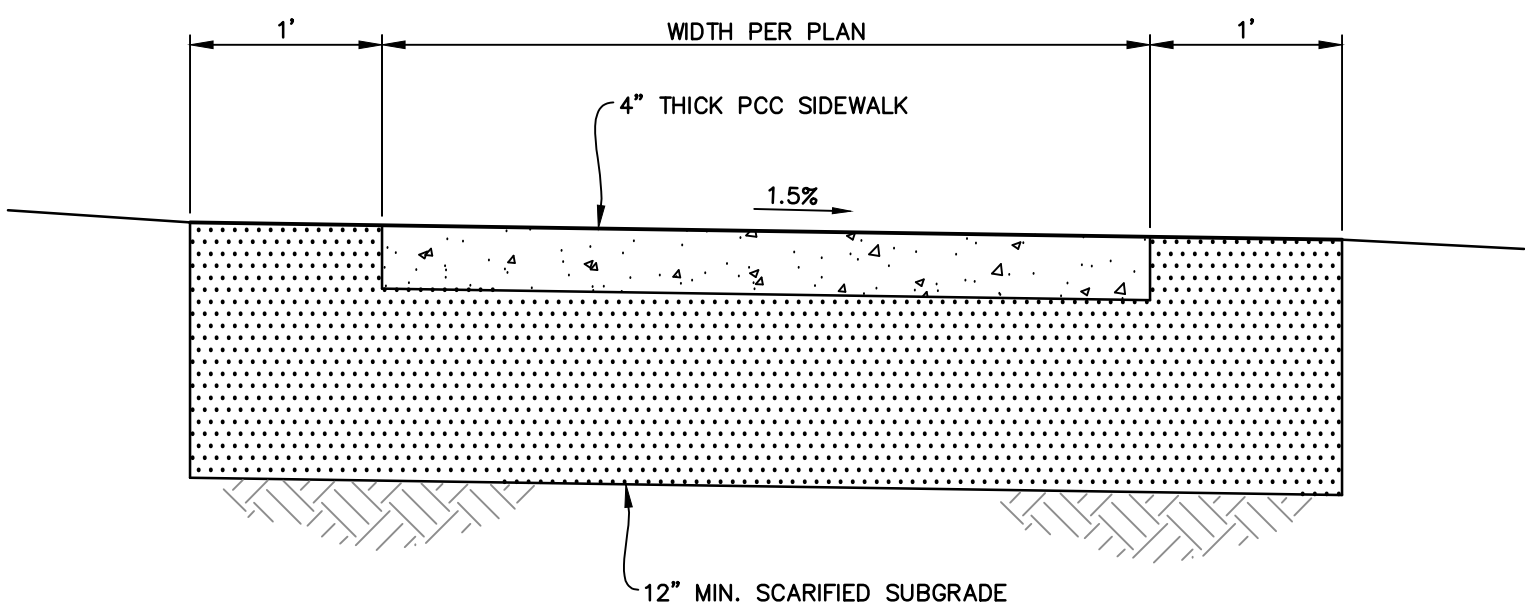


STRUCTURAL SECTION TABLE	
TRAFFIC INDEX	5
AC	4"
BASE	5"
SUBGRADE	12"

BASED ON PRELIMINARY R-VALUE OF 20

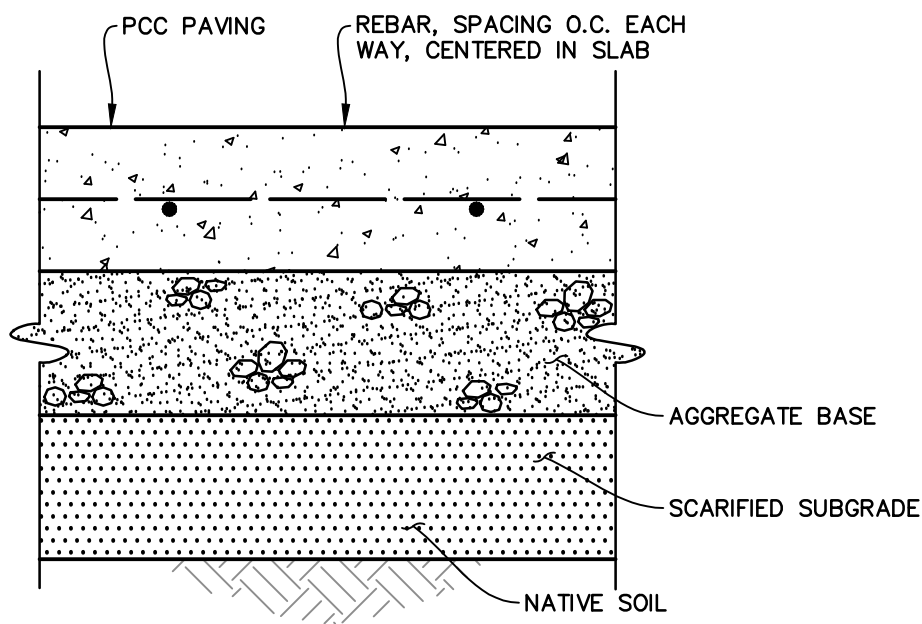
- NOTES:
1. INSTALL EMULSIFIED ASPHALT "FOG SEAL" PER COUNTY OF SANTA BARBARA SPECIFICATIONS.
  2. ASPHALT CONCRETE INSTALLATION SHALL FOLLOW CALTRANS STANDARD SPECIFICATIONS, SECTION 39.
  3. AGGREGATE BASE AND SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
  4. STRUCTURAL SECTIONS SHOWN ARE PRELIMINARY. R-VALUE TESTS SHALL BE PERFORMED AT THE COMPLETION OF GRADING TO DETERMINE FINAL STRUCTURAL SECTION.

**PRELIMINARY AC PAVEMENT SECTION**  
N.T.S.



- NOTES:
1. INSTALL WEAKENED PLANE JOINTS AT 5' MAXIMUM SPACING PER DETAIL "C", THIS SHEET.

**TYPICAL CART PATH SECTION**  
N.T.S.

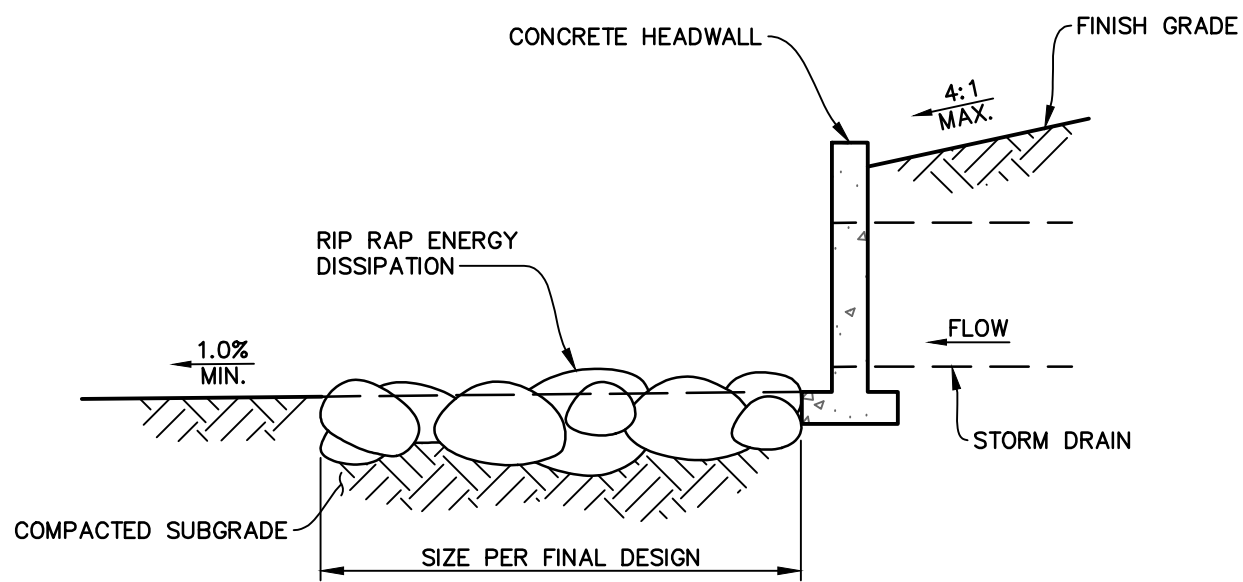


STRUCTURAL SECTION TABLE	
PCC	4"
REBAR	#3 AT 24"
BASE	6"
SUBGRADE	12"

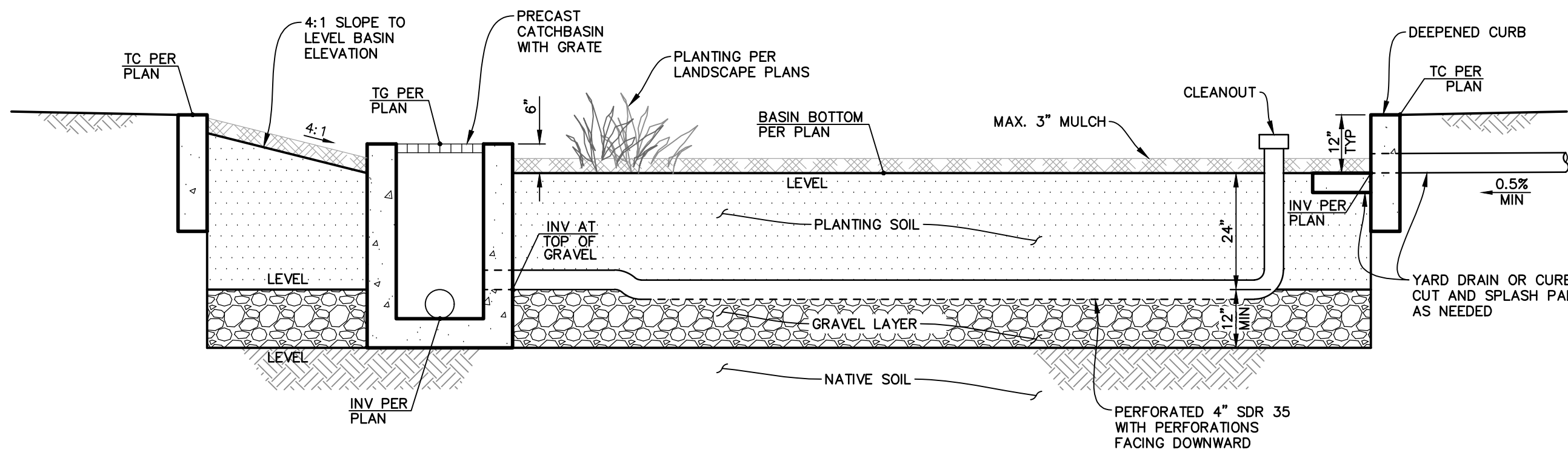
PRELIMINARY VALUES

- NOTES:
1. AGGREGATE BASE AND SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
  2. WEAKENED PLANE JOINTS AND EXPANSION JOINTS WILL BE REQUIRED
  3. FINAL PAVEMENT SECTION WILL MEET GEOTECHNICAL REQUIREMENTS

**PRELIMINARY CONCRETE PAVEMENT SECTION**  
N.T.S.



**STORM DRAIN OUTLET WITH RIP RAP**  
N.T.S.



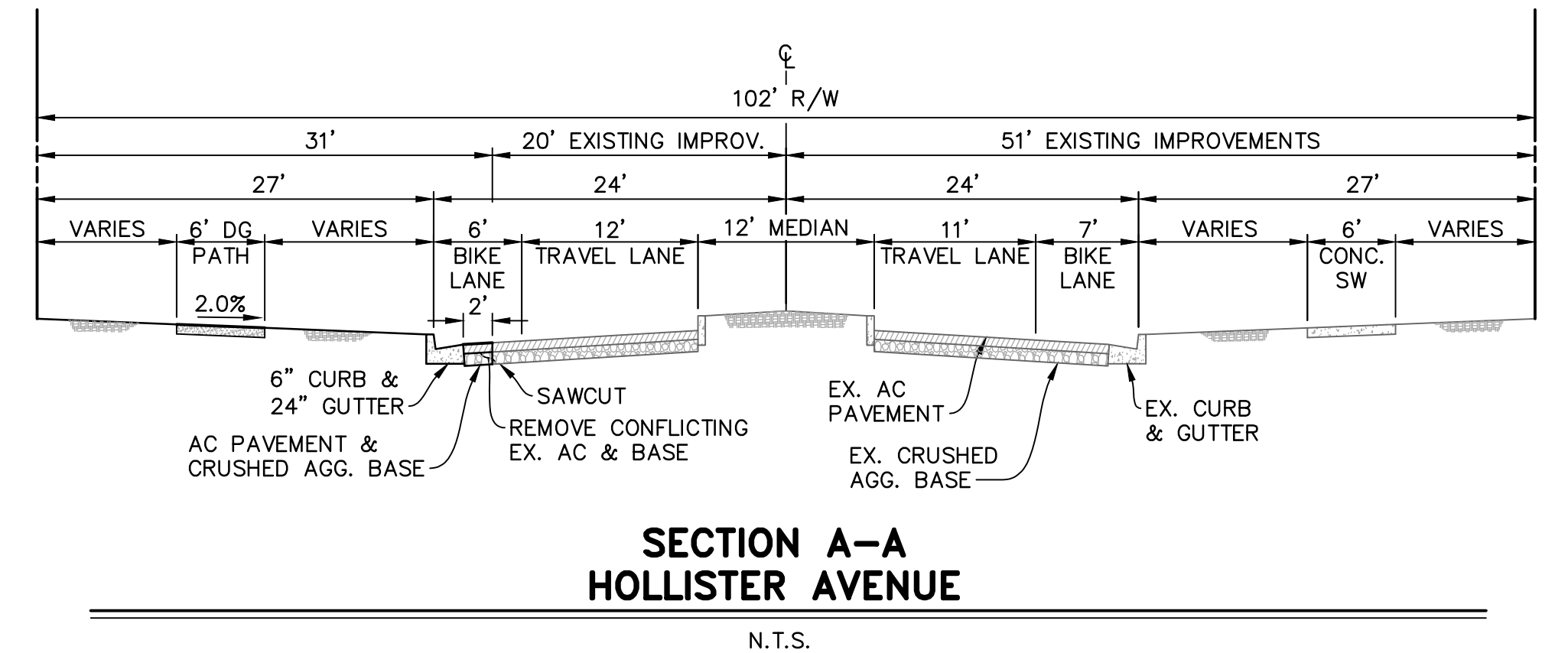
- NOTES:
1. PLANTING SOIL MIX PER LANDSCAPE ARCHITECT'S PLAN AND PER SANTA BARBARA COUNTY PROJECT CLEAN WATER SPECIFICATIONS.
  2. GRAVEL LAYER TO BE CLASS II PERMEABLE MATERIAL PER CALTRANS SPECIFICATION 68-2.02(F)(3). MINIMUM 12" THICK, MAXIMUM 48" THICK
  3. NATIVE SOIL SHALL BE UNCOMPACTED AND RIPPED TO LOOSEN IF REQUIRED.
  4. ALL LAYERS TO BE LEVEL ACROSS BASIN EXCEPT WHEN TOP SOIL IS SLOPED AGAINST CURB AT 4:1 MAX WHERE SHOWN ON PLANS.

**TYPICAL BIORETENTION BASIN SECTION**  
N.T.S.

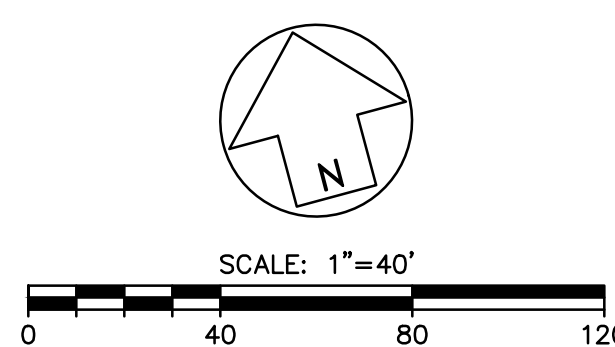
PRELIMINARY

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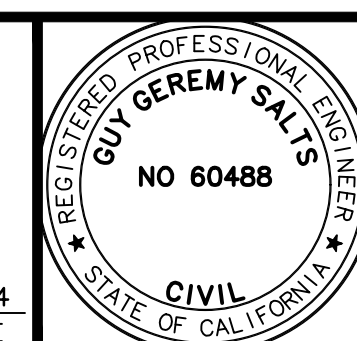
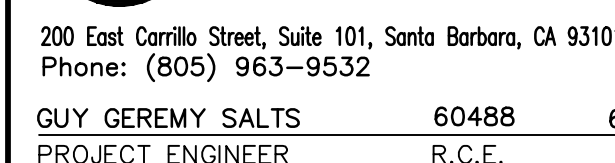




FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES

[illegible]

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559



**HOLLISTER AVENUE  
STREET IMPROVEMENT PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB**

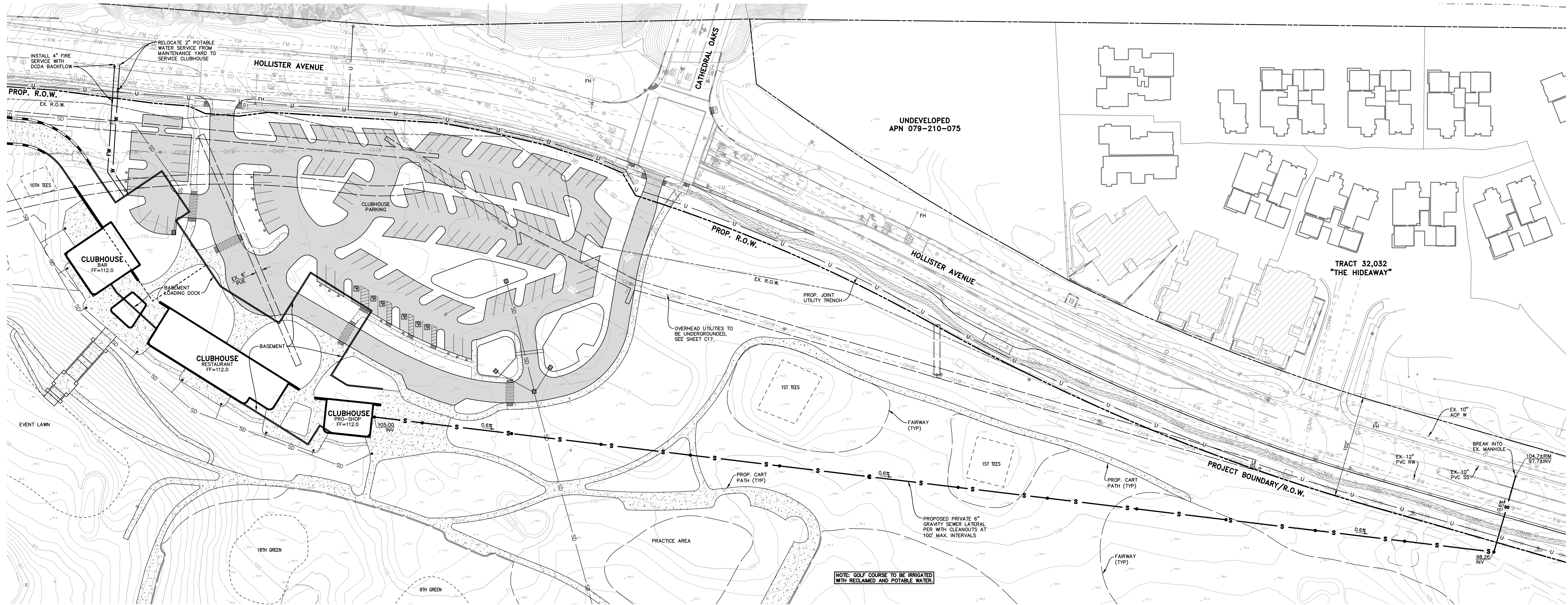
TANTEC PROJECT NO. 2042588200	
SET <b>17</b>	OF <b>C20</b>
IN DATE 7/26/2023	

PRELIMINARY

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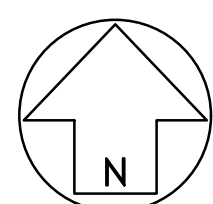


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FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



SCALE: 1"=40'

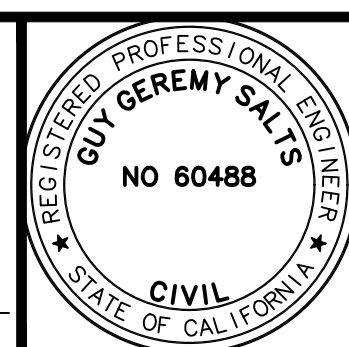


#### CLUBHOUSE UTILITY PLAN

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREMY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



PROPOSED UTILITY PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

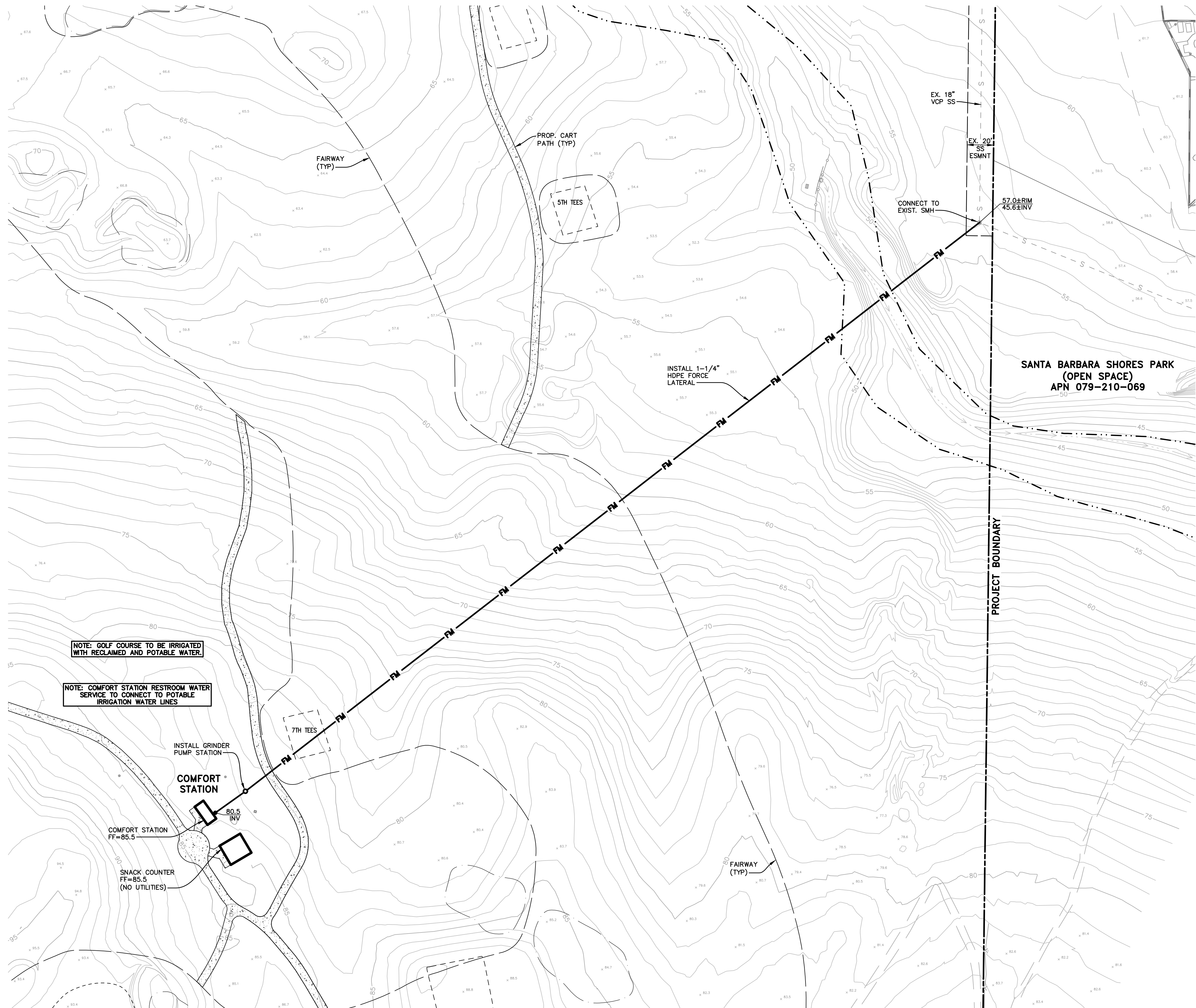
STANTEC PROJECT NO.  
2042588200  
SHEET  
C18 OF C20  
PLAN DATE  
7/26/2023

DRAWING: c:\projects\5962\drawing\prelim\eng\5962\_prelim\_util.dwg

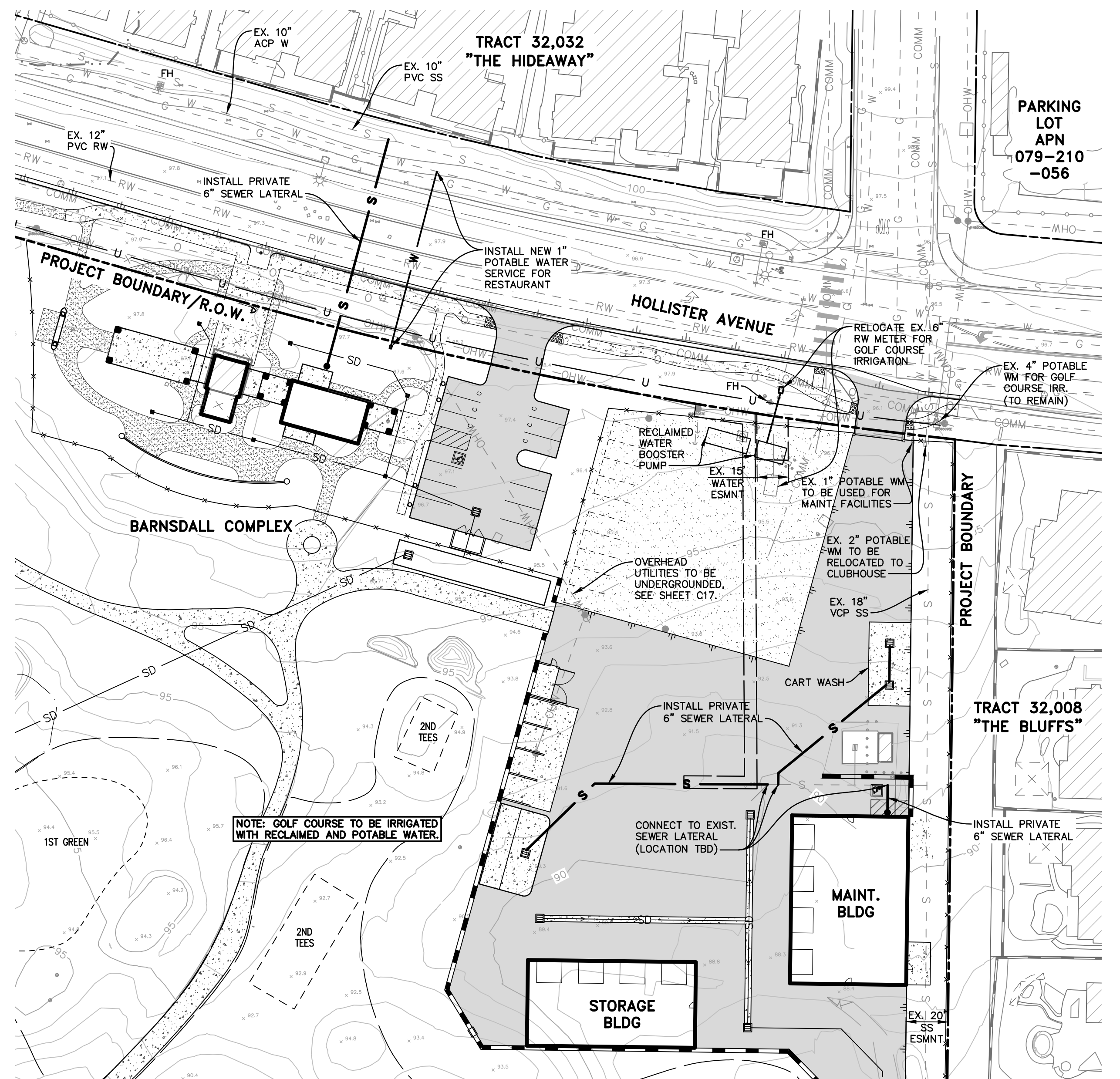
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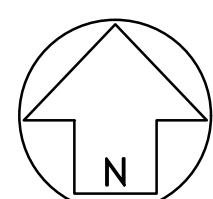
COMFORT STATION UTILITY PLAN



BARNSDALL & MAINTENANCE UTILITY PLAN



FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



SCALE: 1"=40'



NO.		DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Corliss Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GEREY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



PROPOSED UTILITY PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
C19 OF C20  
PLAN DATE  
7/26/2023

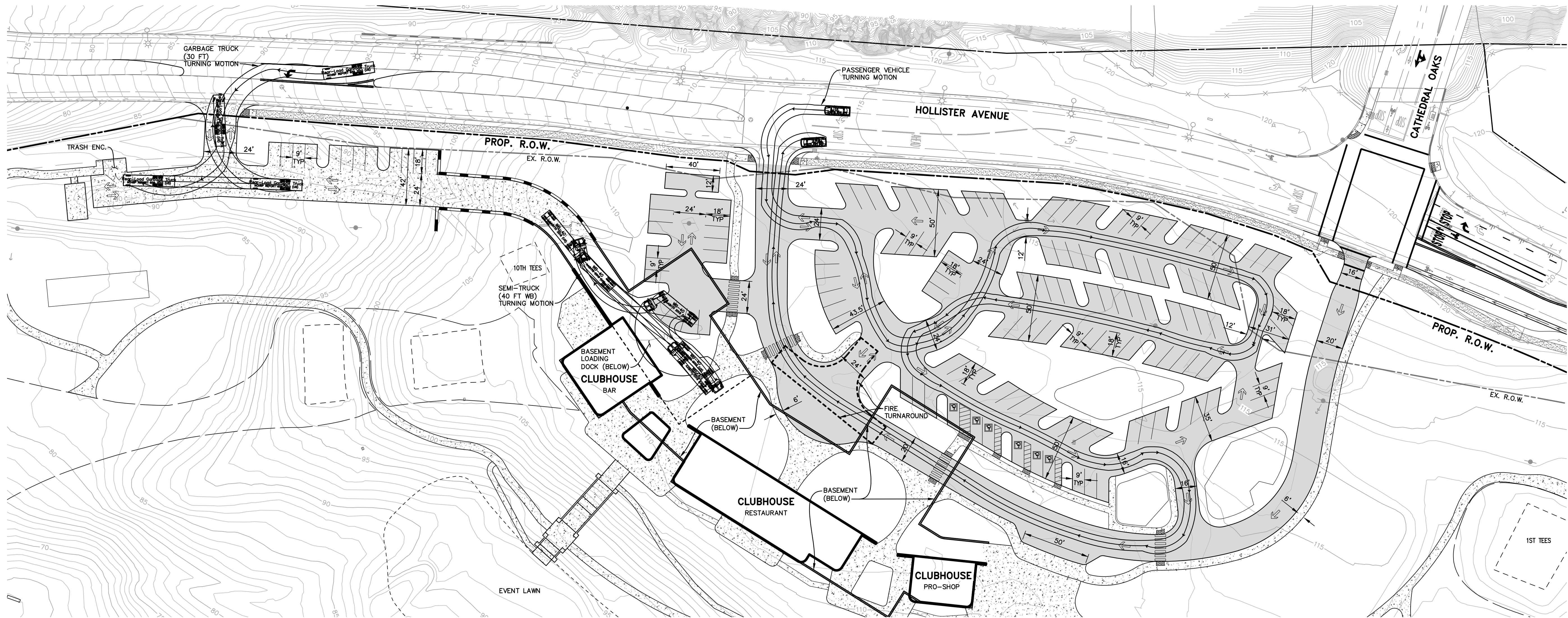
DESIGN: WFG CHECKED: GGS PLOT DATE: 7/26/2023 1:02:22 PM PLOT BY: Garmand, Wovely

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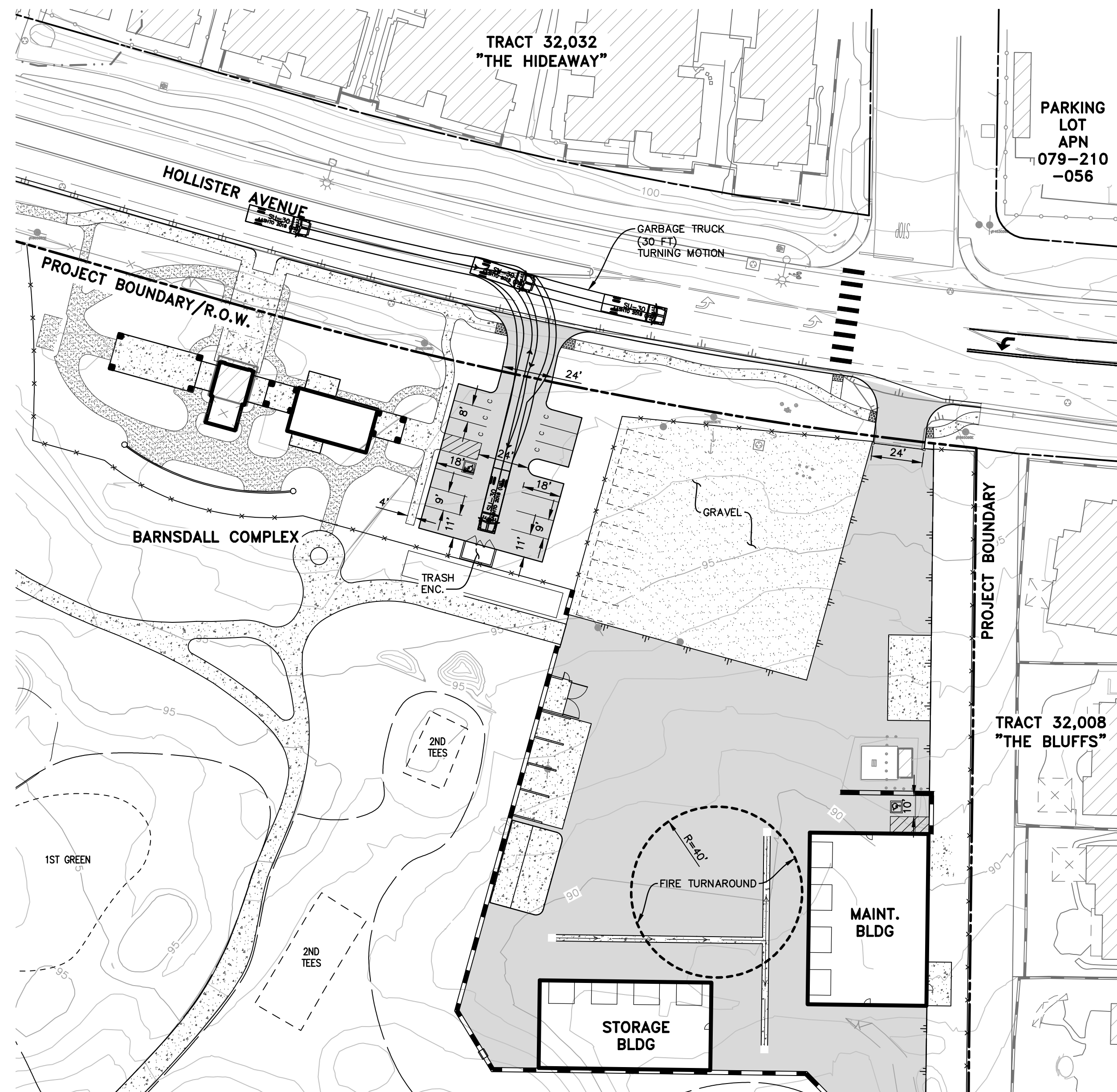
PRELIMINARY

DRAWING: c:\projects\5962\drawing\prelim\eng\5962\_prelim\_util.dwg





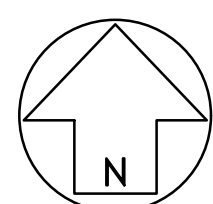
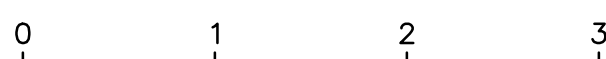
CLUBHOUSE & WEST PARKING LOT



BARNSDALL & MAINTENANCE BUILDINGS



FOR REDUCED PLANS  
ORIGINAL SCALE IN INCHES



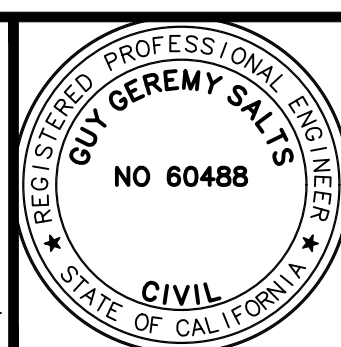
SCALE: 1"=40'



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:  
SANDPIPER GOLF TRUST, LLC  
280 CHESTNUT AVENUE  
WESTMONT, IL 60559

PREPARED BY:  
**Stantec**  
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101  
Phone: (805) 963-9532  
GUY GERMANY SALTS 60488 6/30/2024  
PROJECT ENGINEER R.C.E. EXP. DATE



PARKING DIMENSIONS/  
VEHICULAR ACCESS PLAN  
PRELIMINARY IMPROVEMENT PLANS  
SANDPIPER GOLF CLUB  
GOLETA, CA

STANTEC PROJECT NO.  
2042588200  
SHEET  
C20 OF C20  
PLAN DATE  
7/26/2023