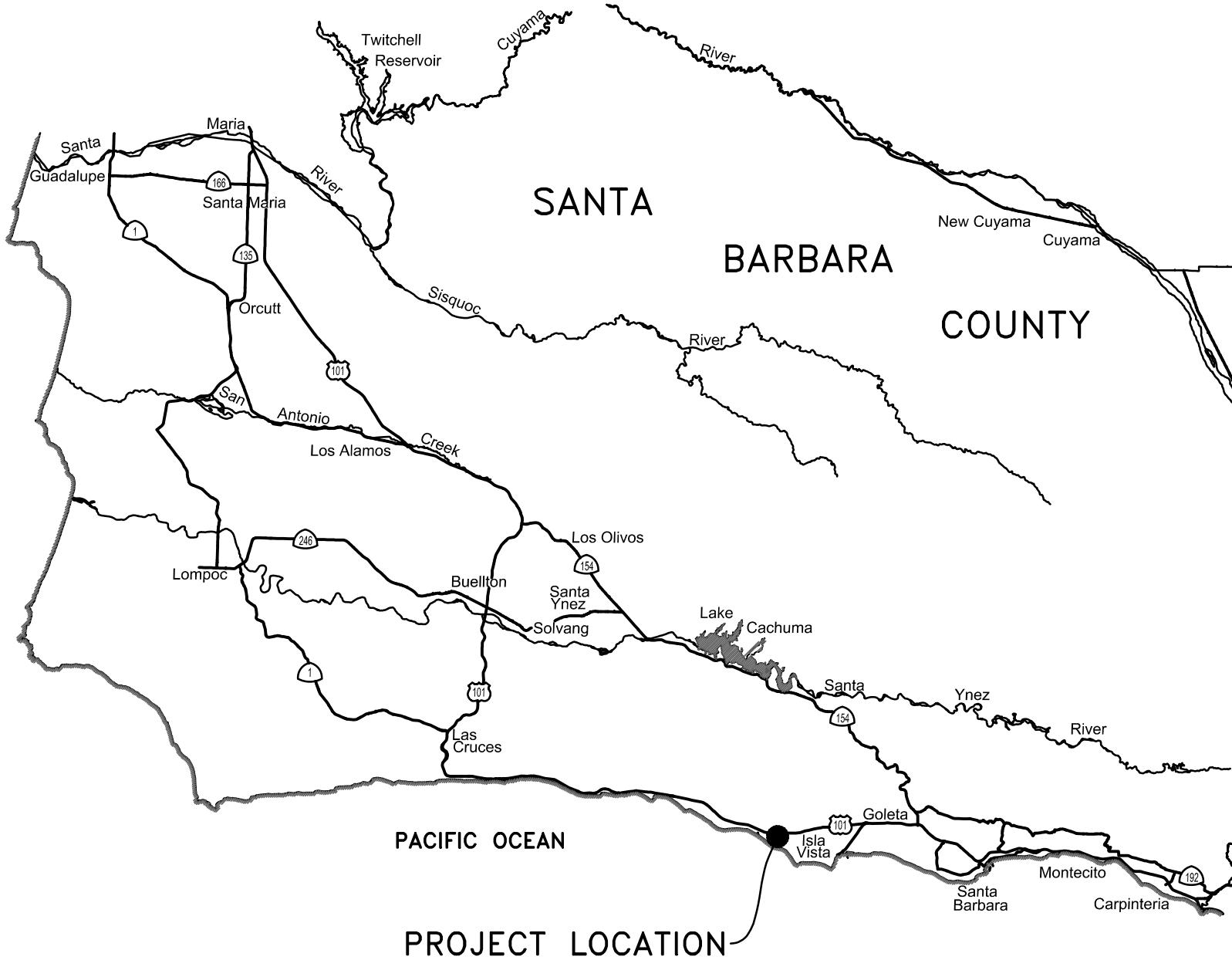


SANDPIPER GOLF CLUB

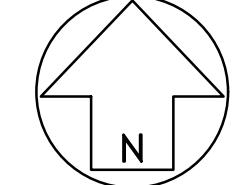
PRELIMINARY IMPROVEMENT PLANS

GOLETA, CA



VICINITY MAP

SCALE: N.T.S.



CONTACT INFORMATION

OWNER: SANDPIPER GOLF TRUST, LLC
CONTACT: CATHY HWANG
280 CHESTNUT AVENUE
WESTMONT, IL 60559
(630) 455-7716

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

CIVIL ENGINEER: STANTEC CONSULTING SERVICES, INC
CONTACT: GREGORY SALTIS
200 EAST CARRILLO STREET, SUITE 101
SANTA BARBARA, CA 93101
(805) 963-9532

GOLF COURSE ARCHITECT: DOAK INC
CONTACT: DM DOAK
535 STATE STREET
TRaverse CITY, MI 49686
(231) 218-0390

SURVEYOR: STANTEC CONSULTING SERVICES, INC
CONTACT: GUY GEMERY SALTIS
200 EAST CARRILLO STREET, SUITE 101
SANTA BARBARA, CA 93101
(805) 963-9532

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

GEOTECHNICAL ENGINEER: CAMPBELL GEO
CONTACT: STEVE CAMPBELL
327-A EAST HALEY STREET
SANTA BARBARA, CA 93101
(805) 965-5003

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

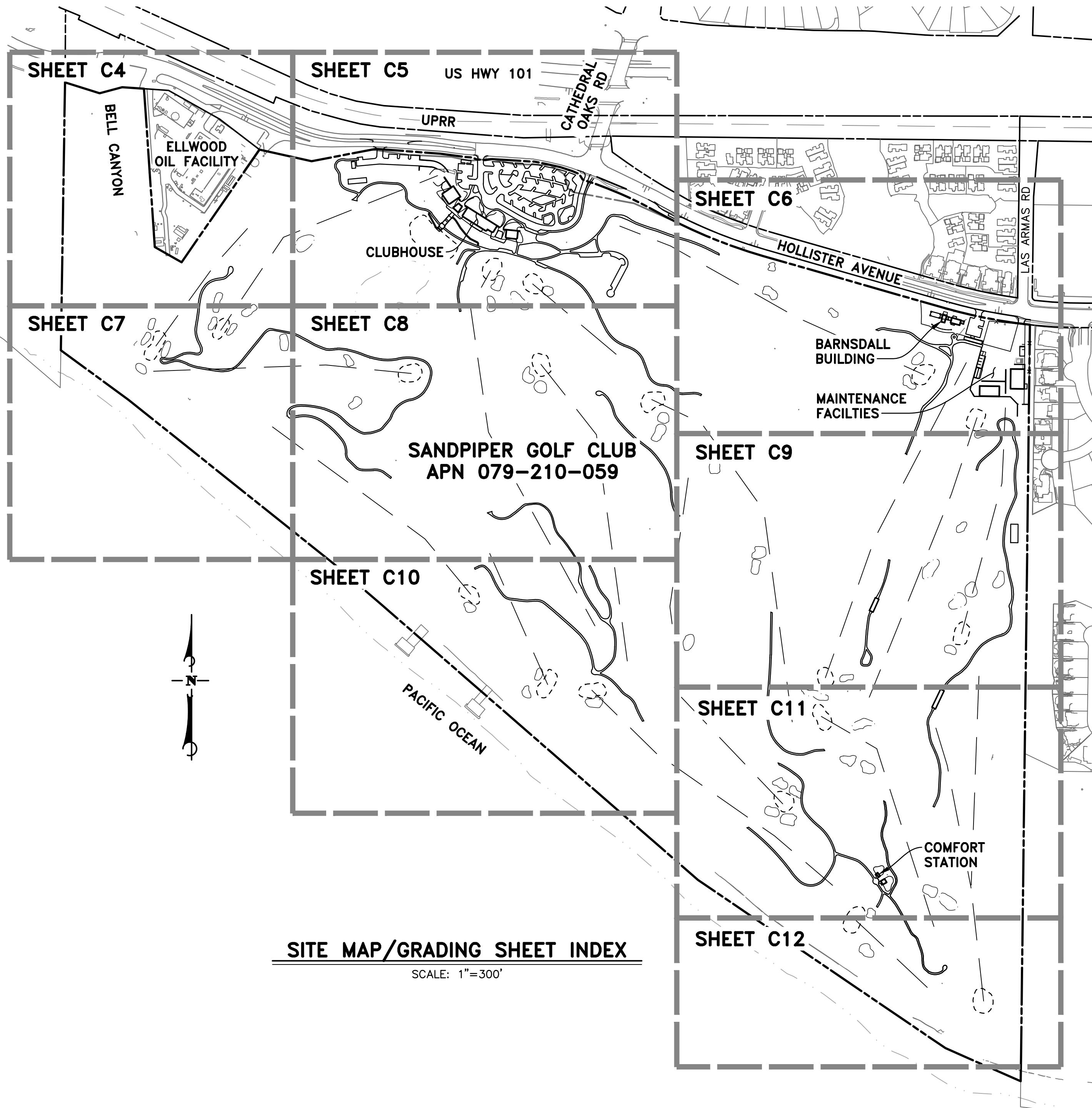
CABLE: COX CABLE
22 SOUTH FAIRVIEW AVE
GOLETA, CA 93117
(805) 681-3844

GAS: SOUTHERN CALIFORNIA GAS
PO BOX 818
GOLETA, CA 93116
(805) 681-8048

COMMUNICATIONS: FRONTIER
1800 SOLAR DR
DOWNTOWN, CA 93036
(805) 964-8303

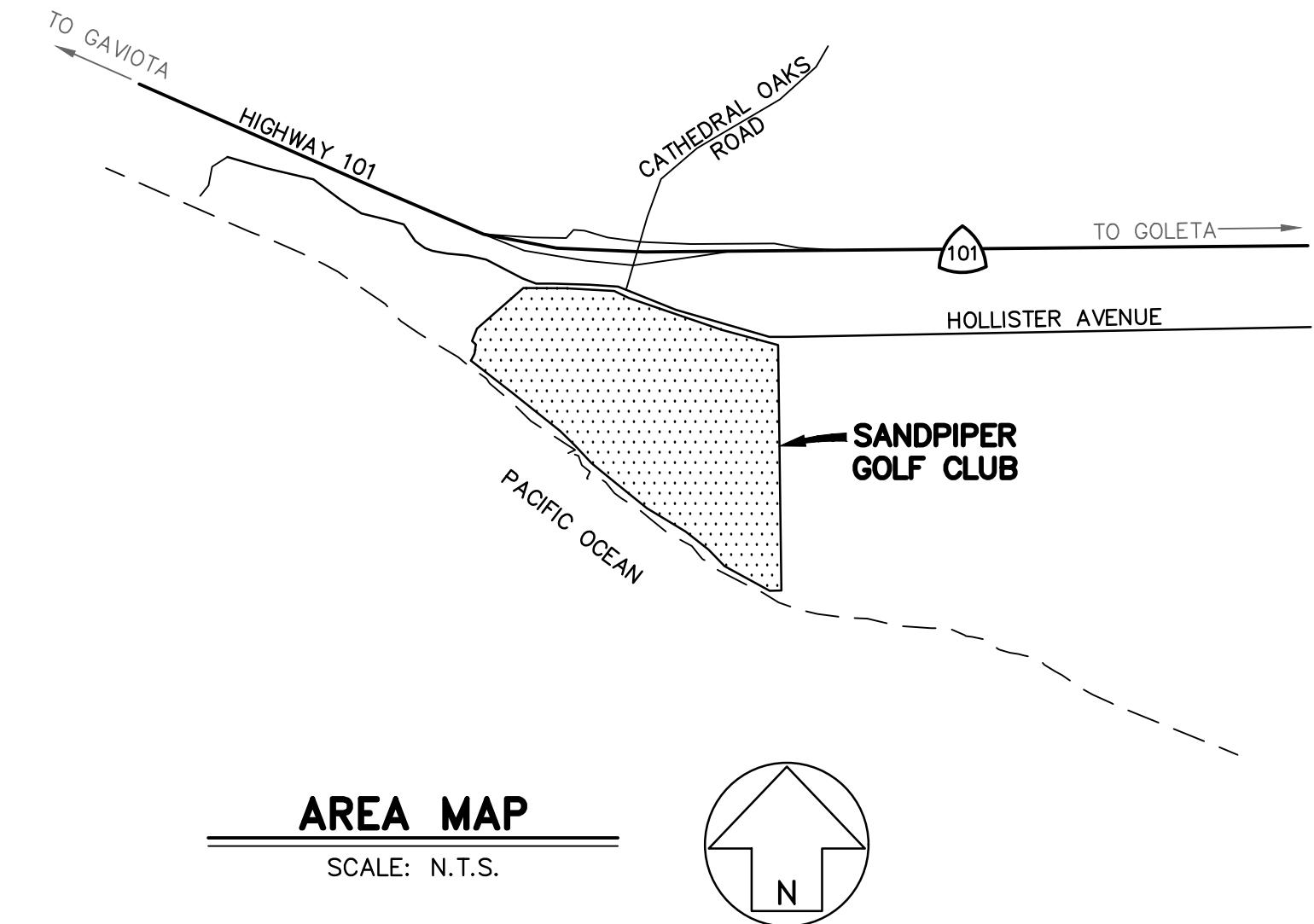
LEGEND, SYMBOLS, & ABBREVIATIONS

—	PROJECT BOUNDARY	EX	EXISTING
—	EXISTING EASEMENT	FF	FINISH FLOOR
—	SETBACK	FG	FINISH GRADE
—	GRADING LIMITS	FS	FINISH SURFACE
—	70	FH	FIRE HYDRANT
—	EXISTING MAJOR CONTOUR	FL	FLOW LINE
—	62	HP	HIGH POINT
—	EXISTING MINOR CONTOUR	INV	INVERT
—	PROPOSED MAJOR CONTOUR	PA	PLANTER AREA
—	68	PROP.	PROPOSED
—	PROPOSED MINOR CONTOUR	PUE	PUBLIC UTILITY EASEMENT
—	SD	PVT	PRIVATE
—	PROPOSED STORM DRAIN	SCO	SEWER CLEANOUT
—	S	SMH	SEWER MANHOLE
—	PROPOSED SEWER	TG	TOP OF GRATE
—	W	TYP	TYPICAL
—	PROPOSED WATER	U.N.O.	UNLESS NOTED OTHERWISE
—	EXISTING FENCE		SECTION DESIGNATION
—	EXISTING GAS LINE		SECTION WHERE SECTION IS SHOWN
—	SD		
—	EXISTING STORM DRAIN		
—	S		
—	EXISTING SEWER MAIN		
—	W		
—	EXISTING WATER MAIN		
—	E		
—	EXISTING ELECTRIC		
—	OHW		
—	EXISTING OVERHEAD WIRE		
—	EXISTING EDGE OF PAVEMENT		
—	COURSE ACCESSIBLE PATH		
—	ACCESSIBLE PATH OF TRAVEL		



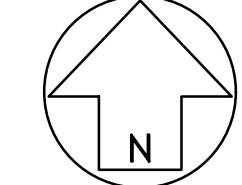
SITE MAP/GRADING SHEET INDEX

SCALE: 1"=300'



AREA MAP

SCALE: N.T.S.



EARTHWORK

PRELIMINARY EARTHWORK ESTIMATES (ALL VOLUMES ARE CUBIC YARD):

	CLUBHOUSE & PARKING	BARNSDALL COMPLEX	Maintenance YARD	GOLF COURSE	TOTAL
RAW CUT:	26,200	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
EXPORT:	0	0	0	24,000	0
	22,500	0	1,500	0	0

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	HOLLISTER AVENUE STREET IMPROVEMENT PLAN
C17	PROPOSED UTILITY PLAN
C18-C19	PARKING DIMENSIONS/VEHICULAR ACCESS PLAN
C20	

SURVEYOR'S NOTES

AERIAL TOPOGRAPHY

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

BOUNDARY NOTES

THE 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), YEHUDA 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 SAME REPORT AND REFERENCED IN THE 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 ELEVATIONAL HEIGHTS (ELEVATIONS) SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) VIA GEODETIC TIES TO SAME 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" GEODIODE MODEL AND APPLYING SAID COMPUTED GEODIODE HEIGHT TO CONTROL STATION COMPUTED ELLIPOID HEIGHTS.

NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:	PREPARED BY:	Stantec	REGISTERED PROFESSIONAL ENGINEER	TITLE SHEET	STANTEC PROJECT NO.
				SANDPIPER GOLF TRUST, LLC 280 CHESTNUT AVENUE WESTMONT, IL 60559 Phone: (805) 963-9532	GUY GEMERY SALTIS 200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101 Phone: (805) 963-2006		NO 60488	PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB GOLETA, CA	204258200
									SHEET C1 OF C20
									PLAN DATE 7/26/2024

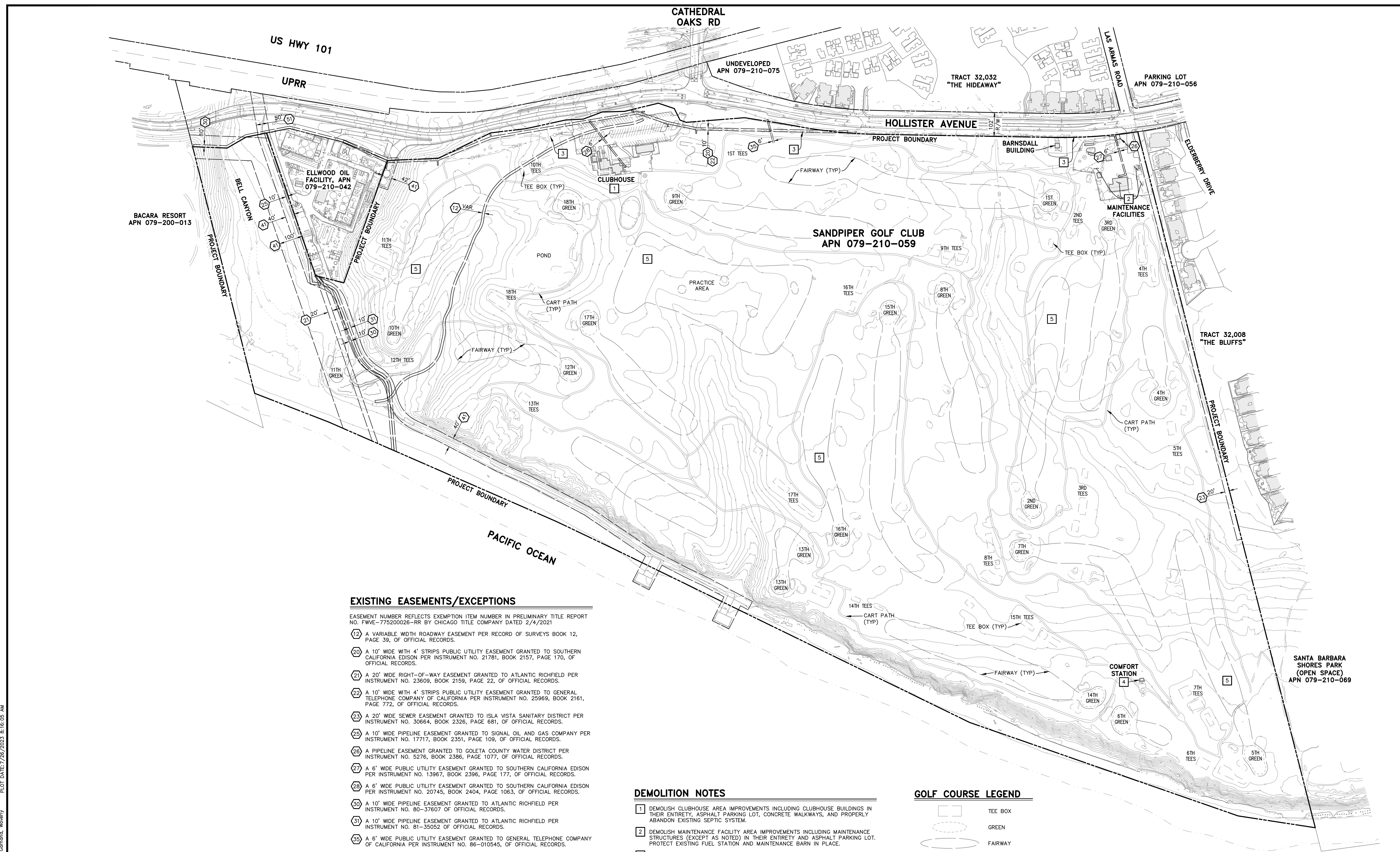
ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. COPYRIGHT 2016, STANTEC CONSULTING SERVICES INC.



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

Call before you dig.

0 1 2 3



EXISTING EASEMENTS/EXCEPTIONS

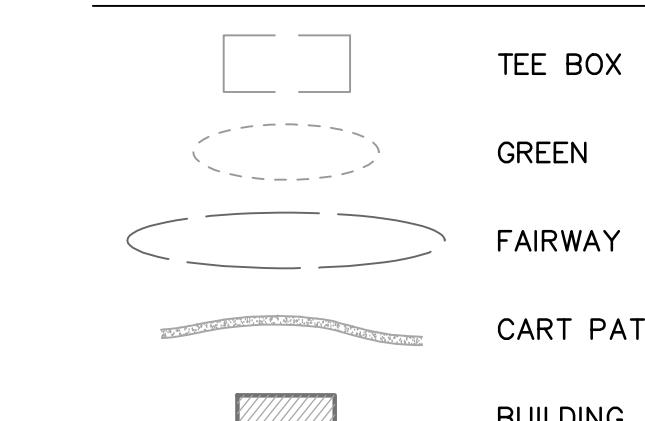
EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021 PAGE 39, OF OFFICIAL RECORDS.

- (12) A VARIABLE WIDTH ROADWAY EASEMENT PER RECORD OF SURVEYS BOOK 12, PAGE 39, OF OFFICIAL RECORDS.
- (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.
- (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. 81-3502 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 100' 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.
- (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



SCALE: 1"=150'

0 150 300 450

REVISION BLOCK				APPD.	PREPARED FOR:	PREPARED BY:	EXISTING CONDITIONS MAP AND DEMOLITION PLAN PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB			STANTEC PROJECT NO. 2042588200
NO.	DATE				SANDPIPER GOLF TRUST, LLC 280 CHESTNUT AVENUE WESTMONT, IL 60559 200 East Corillo Street, Suite 101, Santa Barbara, CA 93101 Phone: (805) 963-9532	Guy Jeremy Salts PROJECT ENGINEER 60488 6/30/2024 R.C.E., EXP. DATE	GUY GUY GUY GUY GEREMY GEREMY GEREMY GEREMY SALTS SALTS SALTS SALTS REGISTERED PROFESSIONAL ENGINEER NO. 60488 CIVIL STATE OF CALIFORNIA DRAWMNG C:\Projects\5882\drawings\p\pdm_05882.pdm	C2 OF C20	PLAN DATE 7/26/2023	

ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. COPYRIGHT 2016, STANTEC CONSULTING SERVICES INC.



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3

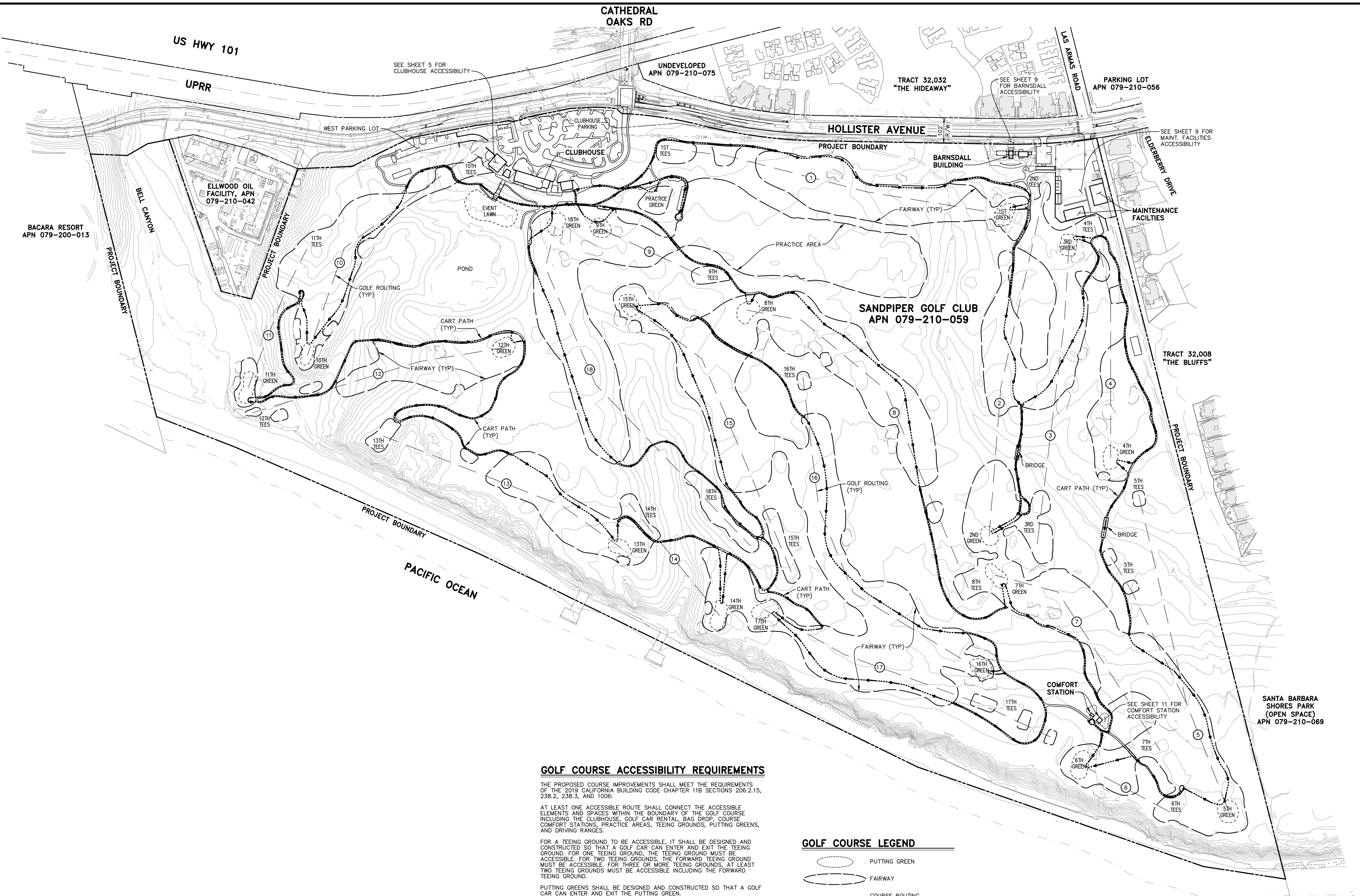
WPG

DESIGN CHECKED GCS
42-ENG SAVE DATE 7/28/2023 6:42:33 AM

PLOT DATE 7/26/2023 8:16:05 AM

PLOT BY: Garand, Waverly

WPG



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 1000:

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT THE ACCESSIBLE ELEMENTS OF THE GOLF COURSE INCLUDING THE GOLF COURSE INCLUDING THE CLUBHOUSE, GOLF CART 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 ONE TEEING GROUND. THE FORWARD TEEING GROUND MUST BE ACCESSIBLE FOR THREE TEEING GROUNDS PROVIDED AT LEAST TWO TEEING GROUNDS MUST BE ACCESSIBLE INCLUDING THE FORWARD TEEING GROUND.

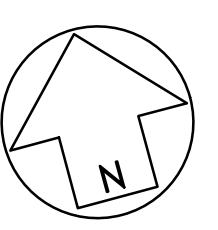
PUTTING GREENS SHALL BE DESIGNED AND CONSTRUCTED SO THAT A GOLF CAR CAN ENTER AND EXIT THE PUTTING GREEN.

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 FOR GOLF CART PASSAGES SHALL BE 48 INCHES MINIMUM. WHERE GATES OR BARRIERS ARE PROVIDED 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
- ⑥ HOLE NUMBER
- COURSE ACCESSIBLE ROUTE

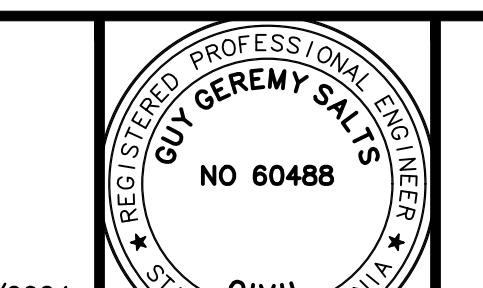


SCALE: 1"=150'

0 150 300 450

NO.	DATE	REVISION BLOCK	APPD.
			PREPARED FOR: SANDPIPER GOLF TRUST, LLC 280 CHESTNUT AVENUE WESTMONT, IL 60559

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

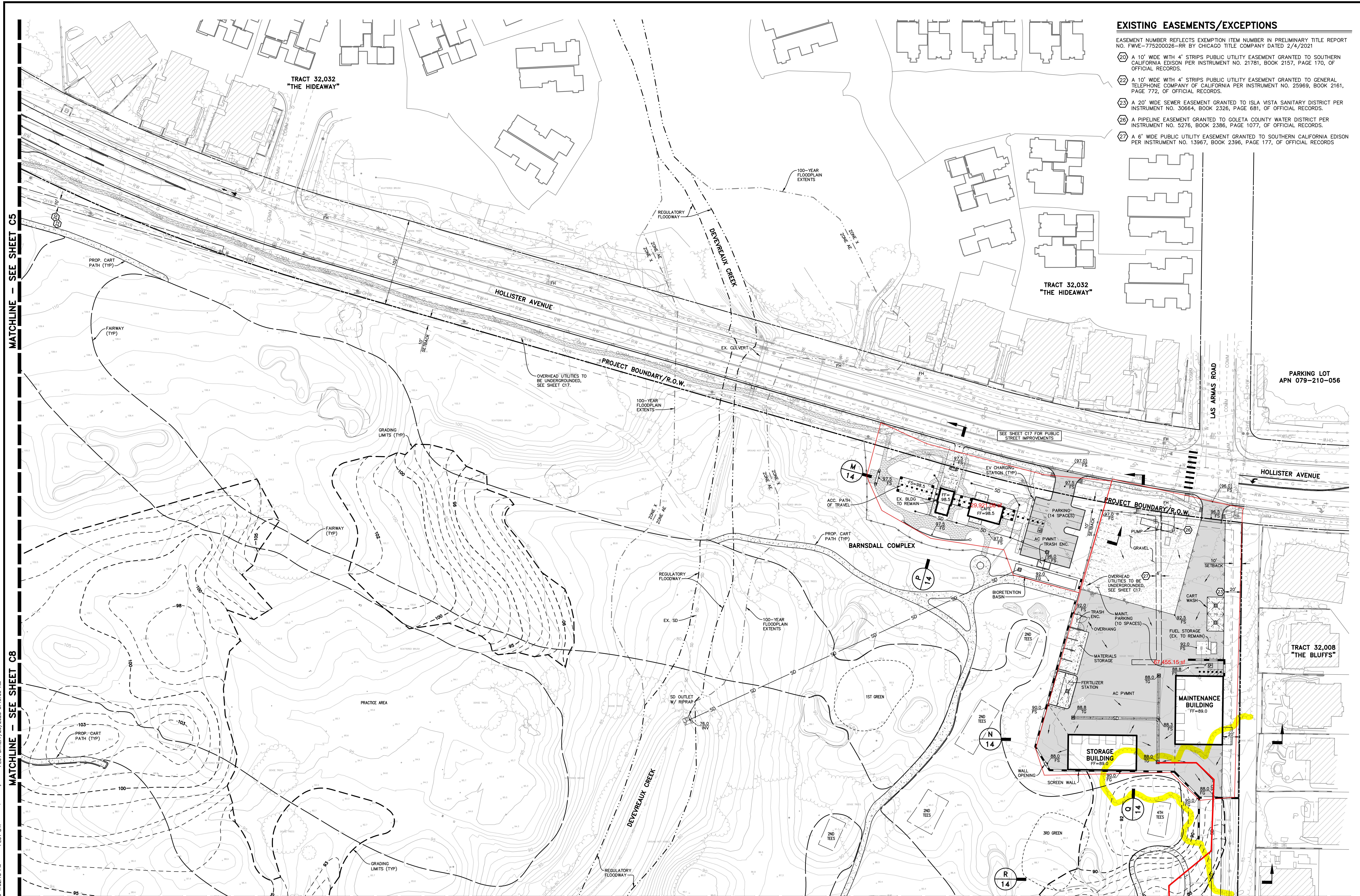
PLAN DATE
7/26/2023



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3



**MATCHLINE - SEE SHEET C9****REVISION BLOCK**

APPD.

PREPARED FOR:

SANDPIPER GOLF TRUST, LLC
280 CHESTNUT AVENUE
WESTMONT, IL 60559200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532GUY GEREMY SALTS
PROJECT ENGINEER
R.C.E., EXP. DATE

6/30/2024

60488

REGISTERED PROFESSIONAL ENGINEER
GUY GEREMY SALTS
NO 60488
CIVIL
STATE OF CALIFORNIASANTAC PROJECT NO.
2042588200

SHEET C6 OF C20

PLAN DATE
7/26/2023

DRAWING NO.: C:\Projects\5882\4\Planning\Planning_eng\5882_prelim_gd.dwg

ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF SANTAC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. SANTAC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF SANTAC. COPYRIGHT 2016, SANTAC CONSULTING SERVICES INC.



Know what's below.

Call before you dig.

0 1 2 3

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

SCALE: 1"=40'

0 40 80 120

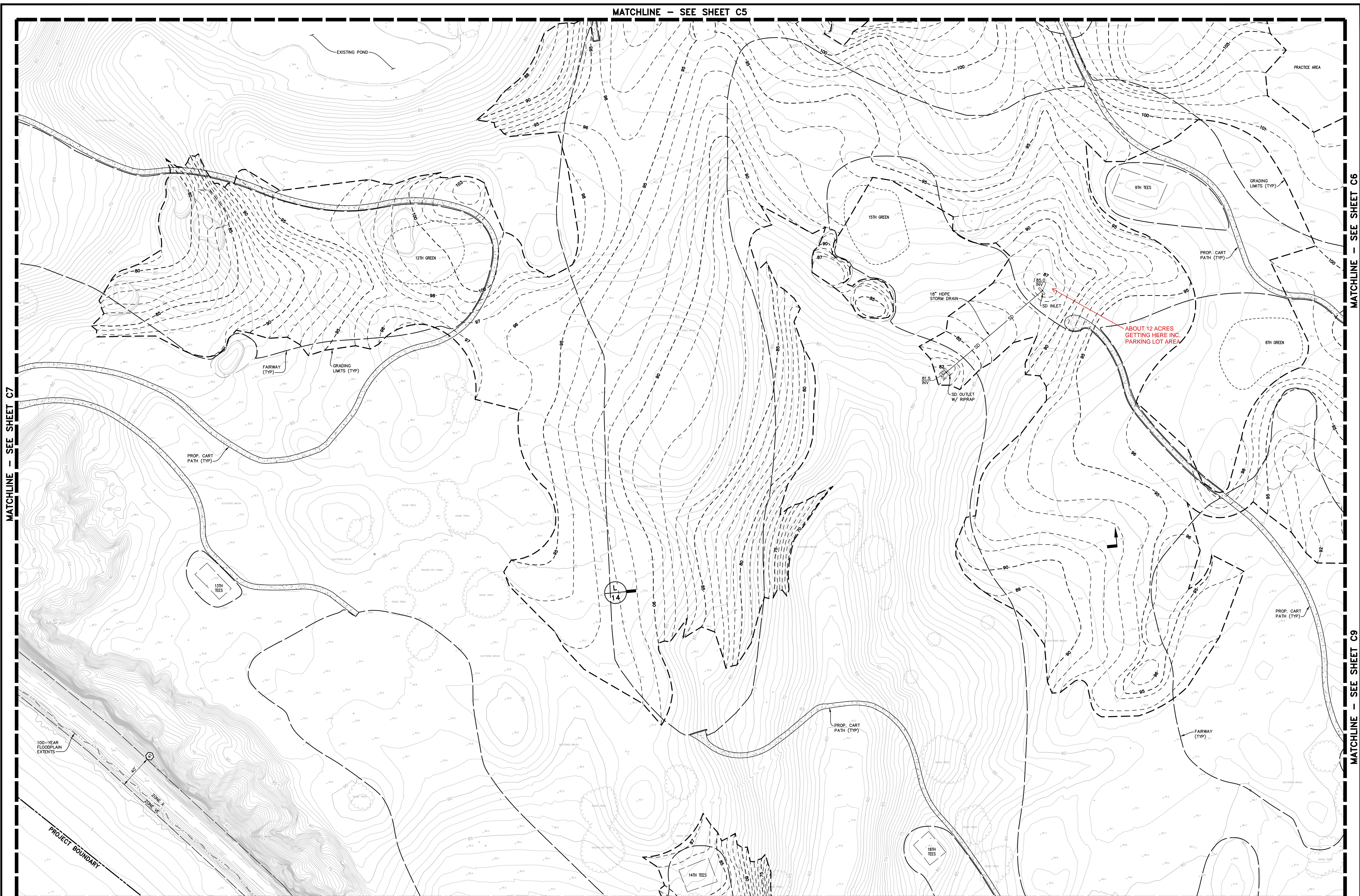
42-ENG

WPG

DESIGN

WPG

42-ENG



**FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES**

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

Call before you dig.

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 PLOTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064798.

THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. © 2016, STANTEC CONSULTING SERVICES INC.

A scale bar icon consisting of a horizontal line with a vertical tick mark at the right end. Below it is a pie chart icon divided into four equal sectors.



A horizontal number line with tick marks at 0, 40, and 80. The line is labeled with '0' at the far left, '40' in the middle, and '80' at the far right. There are four equally spaced tick marks between 0 and 40, and four equally spaced tick marks between 40 and 80.

NO.	DATE	REVISION BLOCK

A circular professional identification card. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "REGISTERED" at the bottom. The center of the card features the name "GUY JEREMY SALTS" in large, bold, serif capital letters. Below the name, the identification number "NO 60488" is displayed. At the bottom of the card, the word "CIVIL" is written in a large, bold, serif capital letter, and "CALIFORNIA" is written in a smaller, serif capital letter to the right. The card is set against a white background with a black border.

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS

SANDPIPER GOLF CLUB

STANTEC PROJECT NO.
2042588200

SHEET
C8 OF **C20**

PLAN DATE
7/26/2023

MATCHLINE - SEE SHEET C6

MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C10

PLOT DATE: 7/26/2023 6:49:52 AM

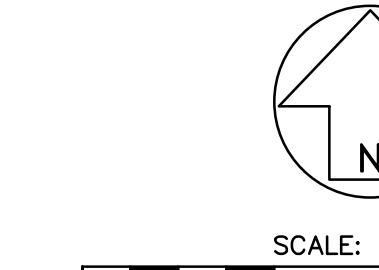
PLOT BY: Garand, Waverly

CHECKED: GCS

42-ENG SAVE DATE: 7/25/2023 1:02:18 PM

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

EXISTING EASEMENTS/EXCEPTIONS

EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE
REPORT NO. FWVE-77520026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021A 20' WIDE SEWER EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER
INSTRUMENT NO. 30664, BOOK 2326, PAGE 681, OF OFFICIAL RECORDS.

SCALE: 1"=40'

MATCHLINE - SEE SHEET C11

REVISION BLOCK

NO. DATE APPD.

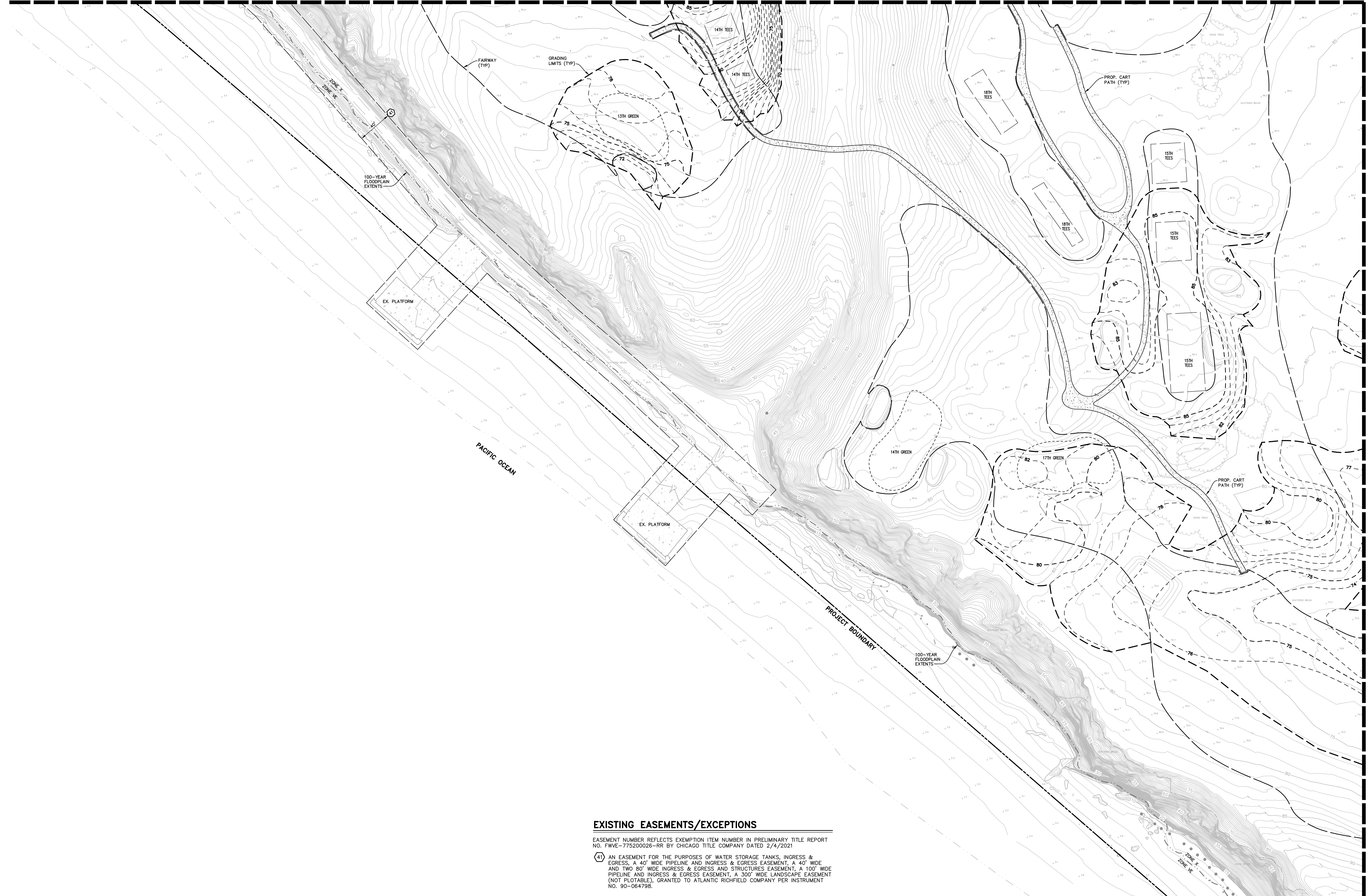
PREPARED FOR:
SANDPIPER GOLF TRUST, LLC
280 CHESTNUT AVENUE
WESTMONT, IL 60559PREPARED BY:
Stantec
200 East Corrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532
GUY GEMERY SALTS
PROJECT ENGINEER
R.C.E.
6/30/2024
EXP. DATEREGISTERED PROFESSIONAL ENGINEER
GUY GEMERY SALTS
NO 60488
CIVIL
STATE OF CALIFORNIA
DRAWMNG C:\Projects\5882\Drawing\811m_eng\5882_pdm_93.dwgGRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CASTANTEC PROJECT NO.
2042588200
SHEET
C9 OF C20
PLAN DATE
7/26/2023

MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C9

MATCHLINE - SEE SHEET C11

MATCHLINE - SEE SHEET C1



EXISTING EASEMENTS/EXCEPTIONS

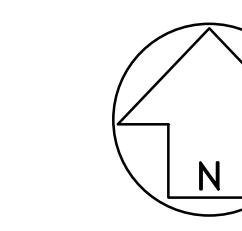
EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FWVE-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

④ AN EASEMENT FOR THE PURPOSES OF WATER STORAGE TANKS, INGRESS & EGRESS, A 40' WIDE PIPELINE AND INGRESS & EGRESS EASEMENT, A 100' WIDE AND A 60' 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.

DESIGN CHECKED: GCS
42-ENG SAVE DATE: 7/25/2023 1:02:18 PMPLOT BY: Garmand, Waverly
PLOT DATE: 7/26/2023 6:56:07 AM

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3



SCALE: 1"=40'
0 40 80 120

REVISION BLOCK

NO. DATE

APPD.

PREPARED FOR:

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

PREPARED BY:

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

REGISTERED PROFESSIONAL ENGINEER

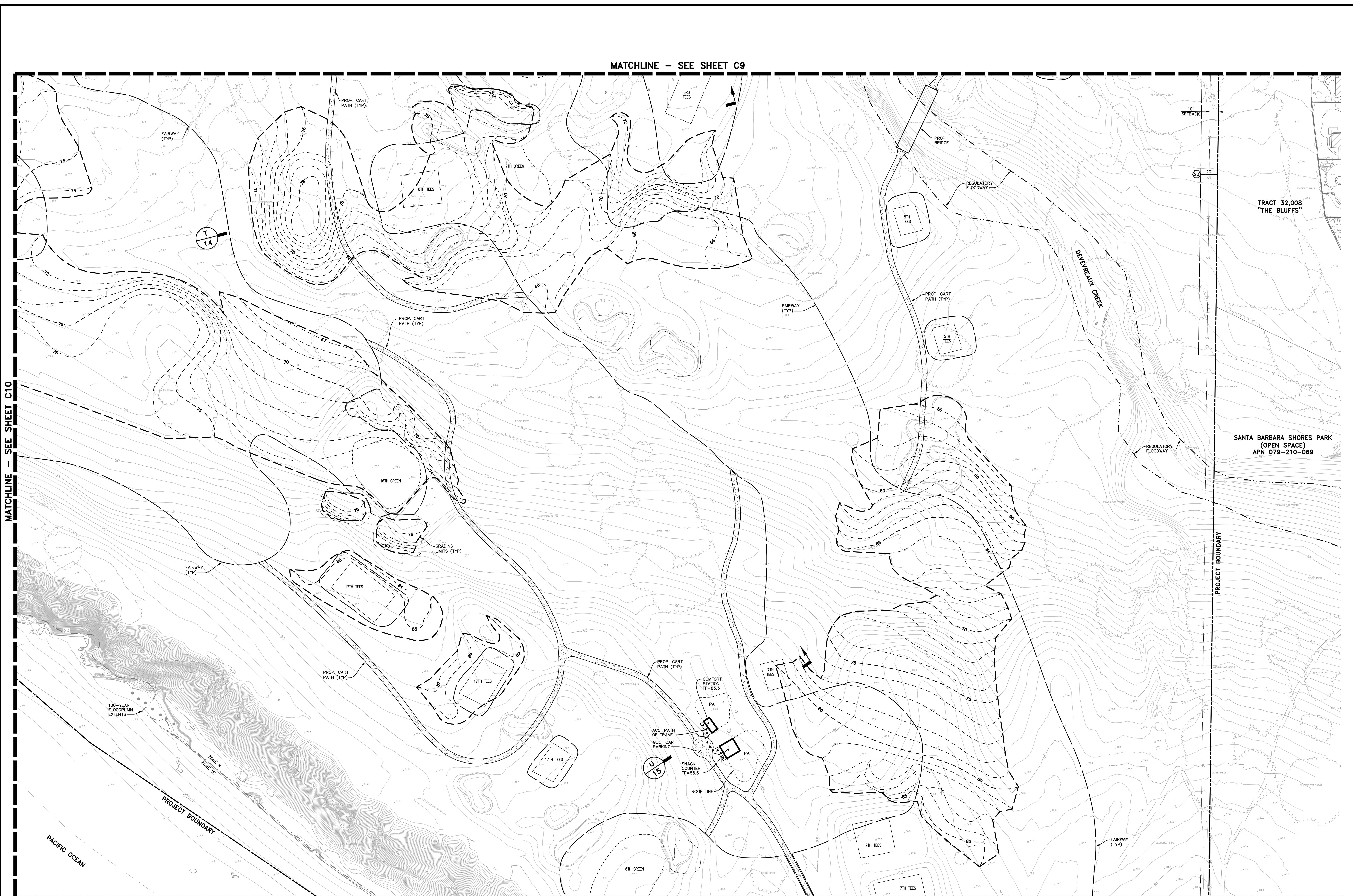
GUY GEMERY SALTS
NO 60488
CIVIL
STATE OF CALIFORNIA
PRACTICING
DRAWMNG C:\Projects\5882\Planning\Planning\5882_prelim_eng\5882_prelim_eng.dwg

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO.
2042588200SHEET
C10 OF C20PLAN DATE
7/26/2023

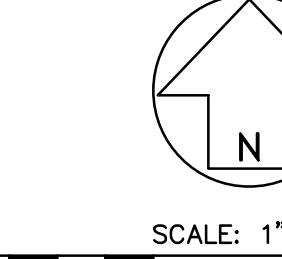
ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. COPYRIGHT 2016, STANTEC CONSULTING SERVICES INC.



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

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

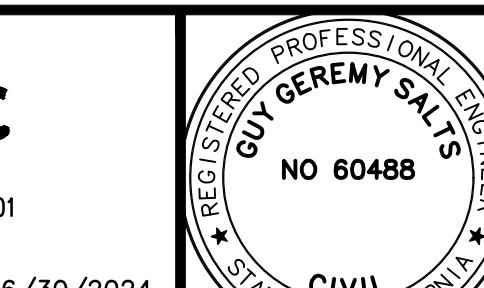


=40

MATCHLINE - SEE SHEET C12

REVISION BLOC

REVISION BLOCK	APPD.	PREPARED FOR:
		SANDPIPER GOLF TRUST
		280 CHESTNUT AVENUE
		WESTMONT, IL 60559



GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS

SANDPIPER GOLF CLUB


STANTEC PROJECT NO.
2042588200


SHEET
C11 **OF** **C20**

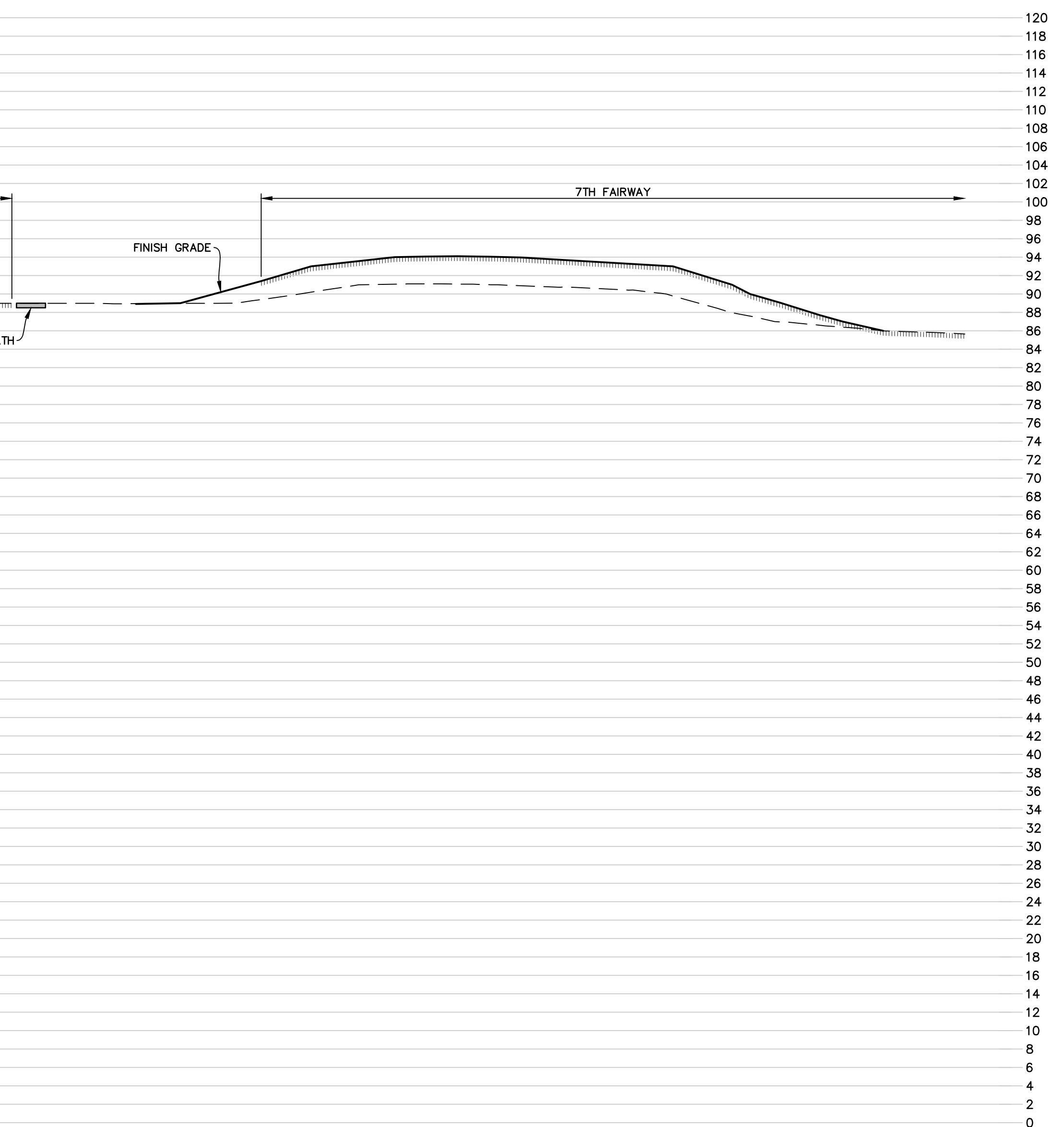
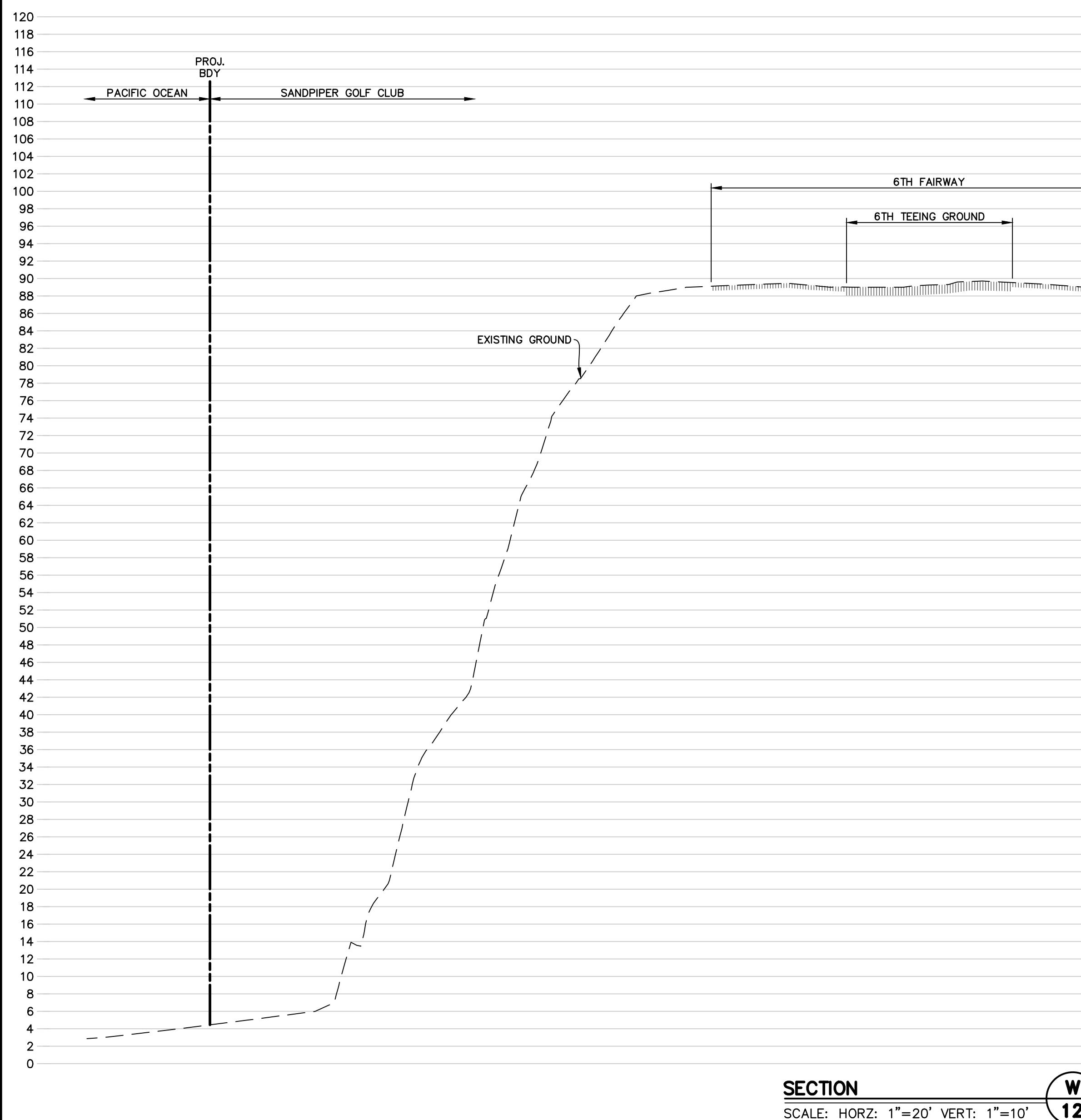
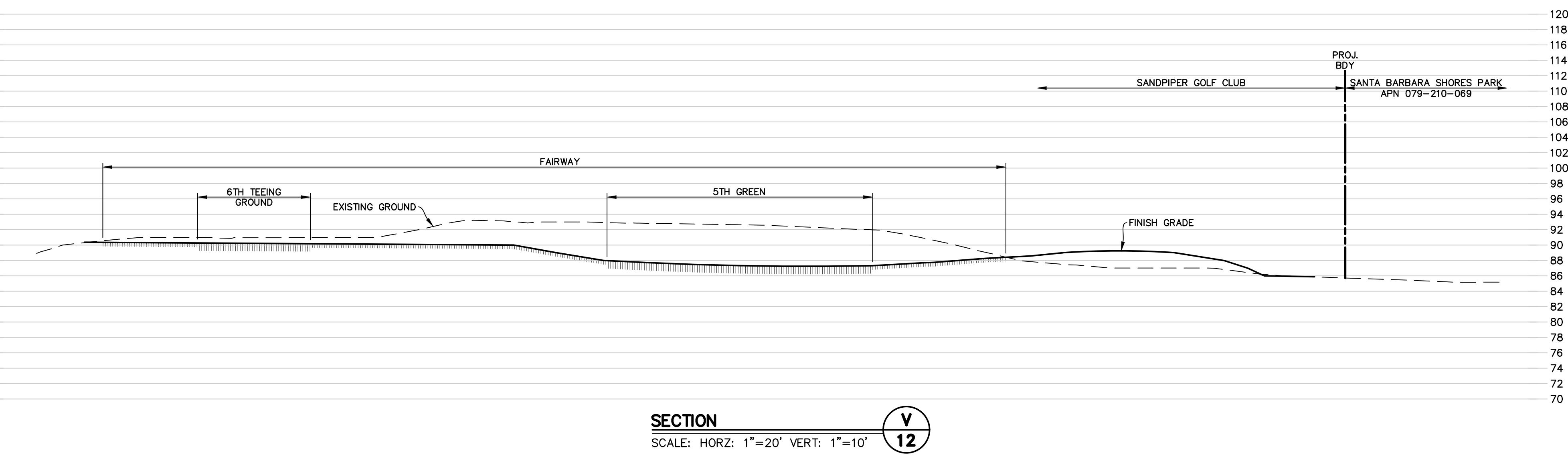
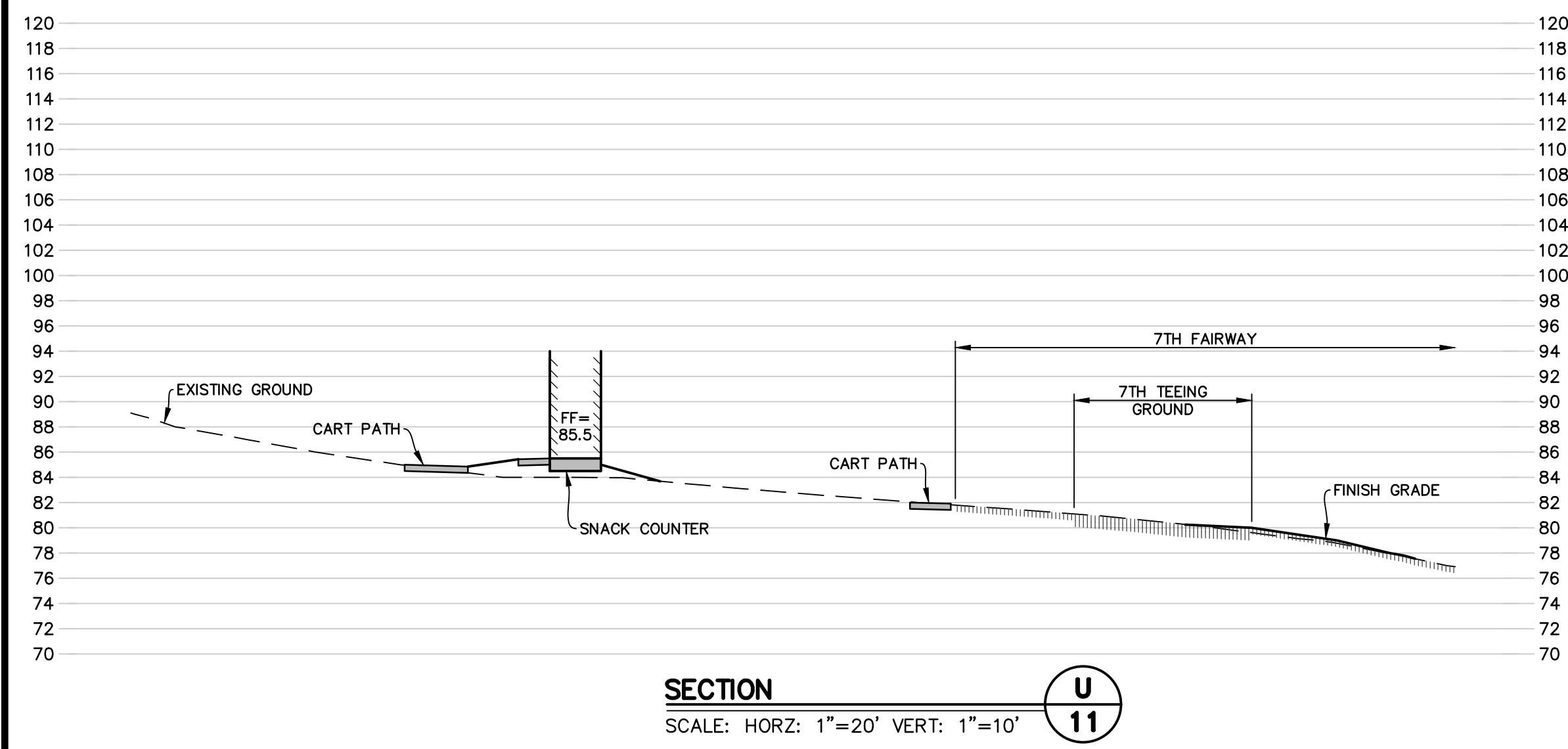
PLAN DATE

U:\G:\c:\projects\58\

ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS PROVIDED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. STANTEC SHALL NOT BE RESPONSIBLE FOR THE CLOSING OF THIS PROJECT, OR THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT, UNLESS THE PROJECT IS CLOSED AND THE PROFESSIONAL WORK PRODUCT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC.







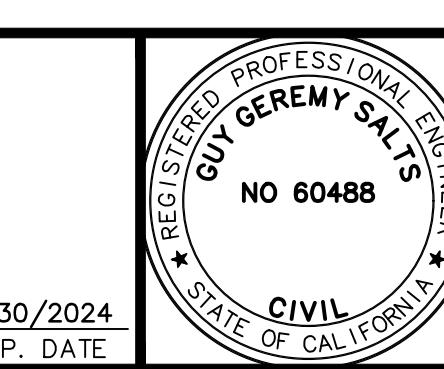
WPG DESIGN CHECKED GGS



**FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES**

ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE. ANY PROFESSIONAL WORK PRODUCT WHICH IS NOT SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC, OR WHICH IS NOT SIGNED, IS NOT A PROFESSIONAL WORK PRODUCT.

The image shows a white rectangular card with a black border. On the left side, there is a vertical column of text: 'F TRUST, LLC', 'AVENUE', and '60559'. On the right side, there is a large 'Stantec' logo with a stylized 'S' inside a circle to the left of the word. Above the logo, the text 'PREPARED BY:' is printed. Below the logo, the address '200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101' and phone number '(805) 963-9532' are printed. At the bottom, there is a line of text 'CLIX, CEREMY, SALTS' followed by '60488'.



SECTIONS

STANTEC PROJECT NO.
2042588200

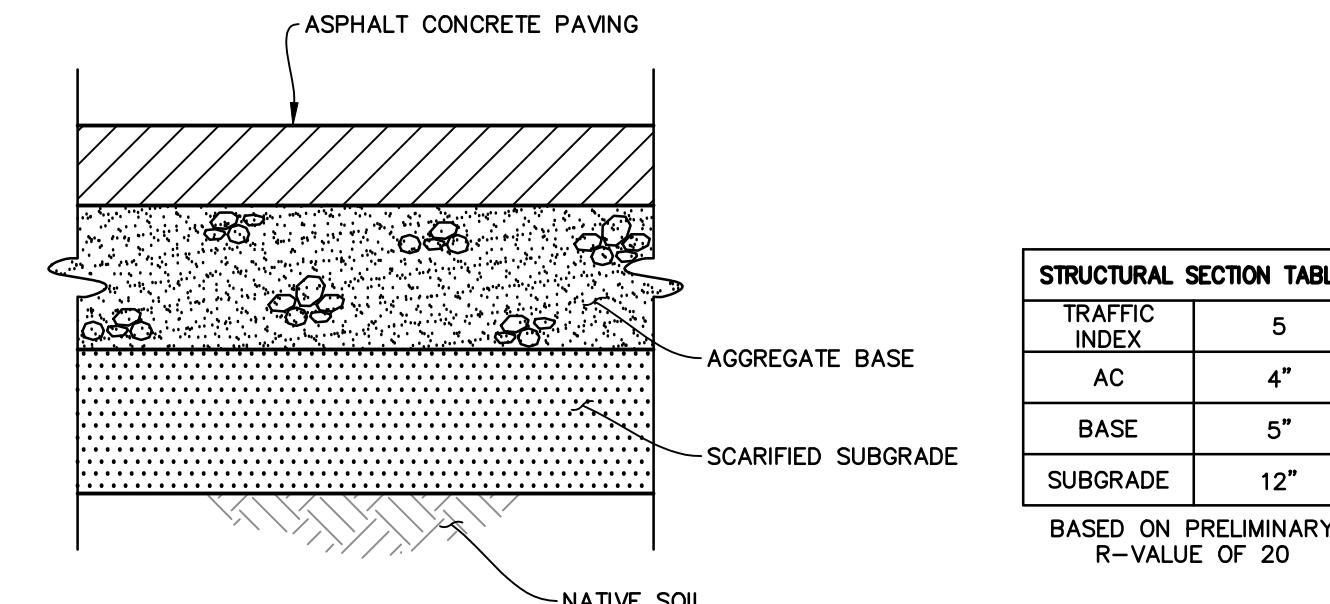
SHEET
C15 OF **C20**

PLAN DATE
7/26/2023

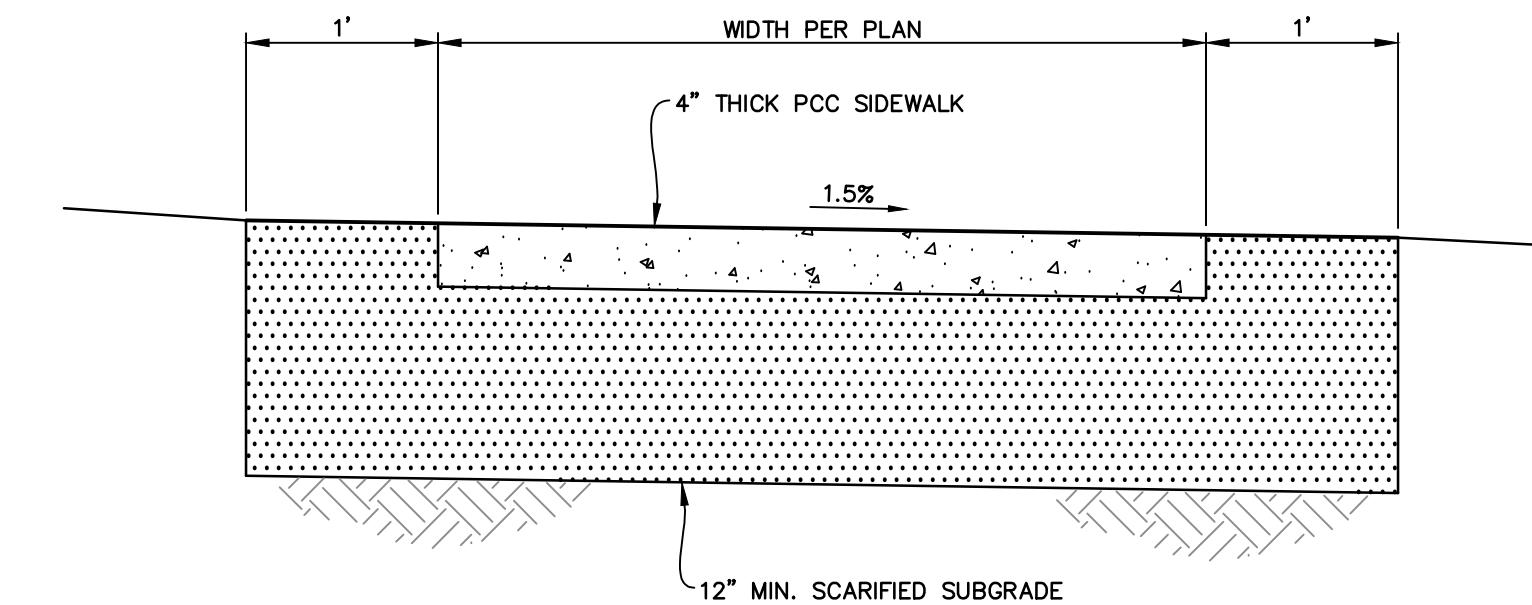


FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

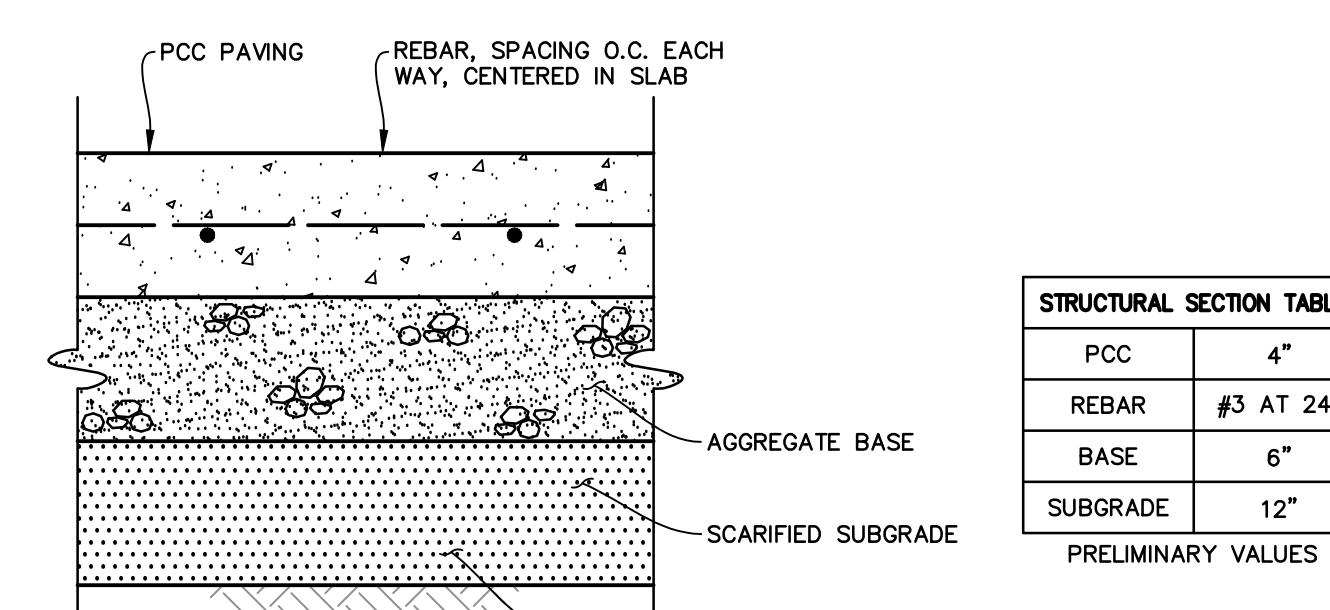
0 1 2 3



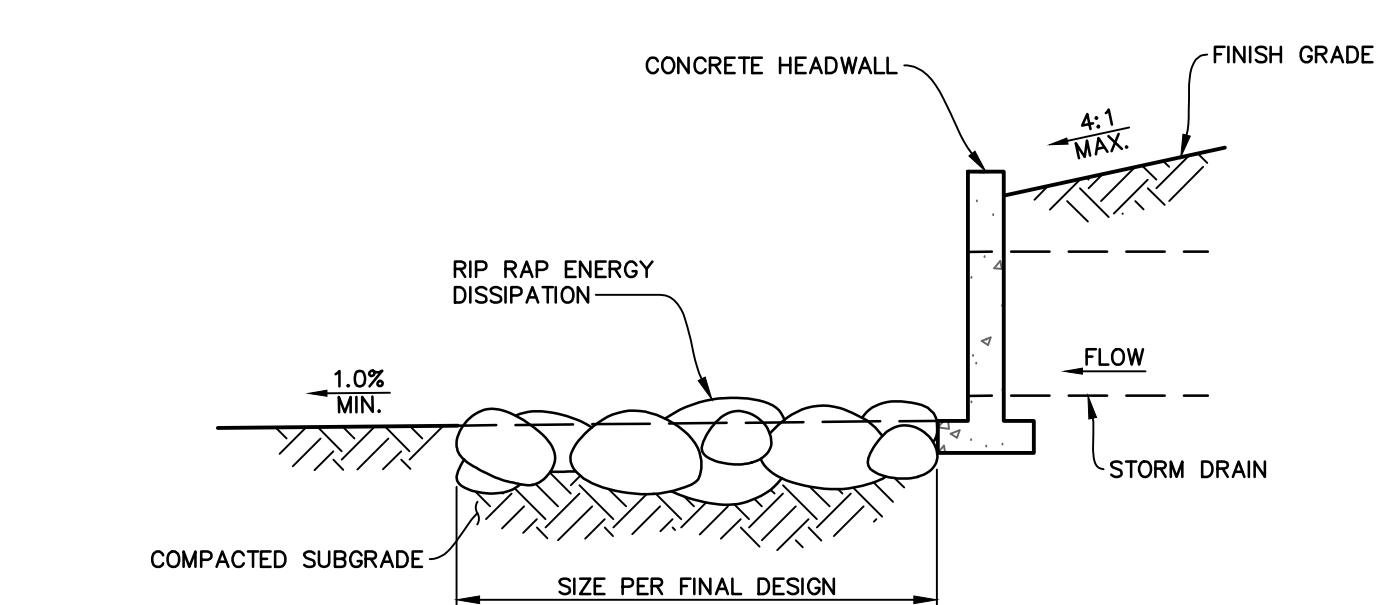
PRELIMINARY AC PAVEMENT SECTION
N.T.S.



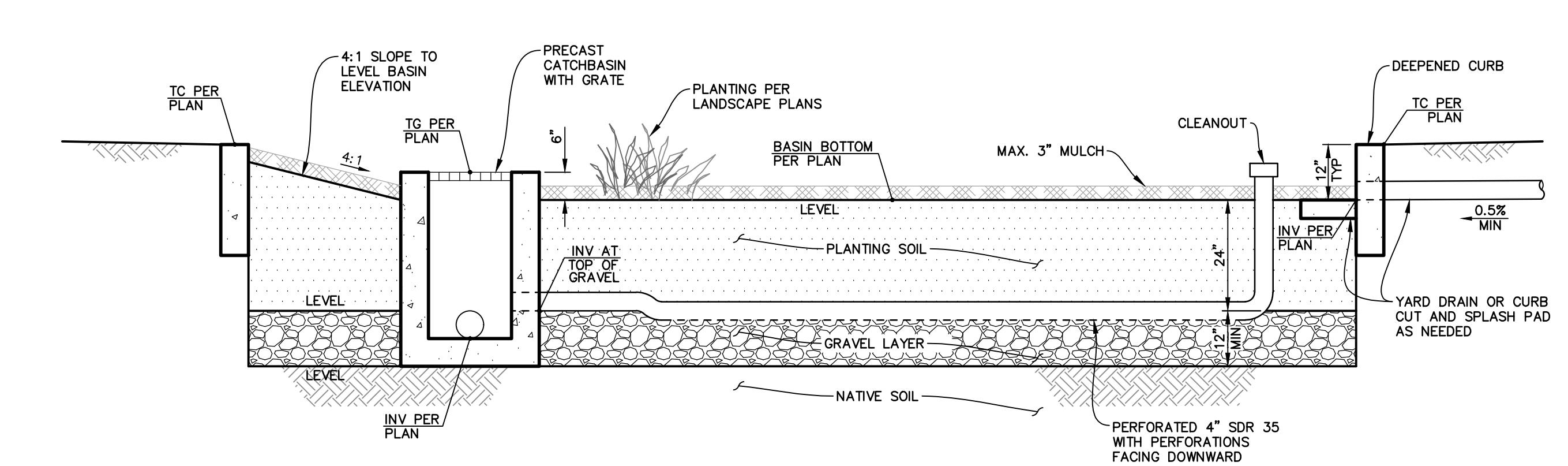
TYPICAL CART PATH SECTION
N.T.S.



PRELIMINARY CONCRETE PAVEMENT SECTION
N.T.S.

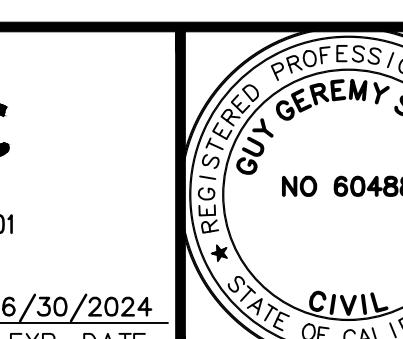


STORM DRAIN OUTLET WITH RIP RAP
N.T.S.



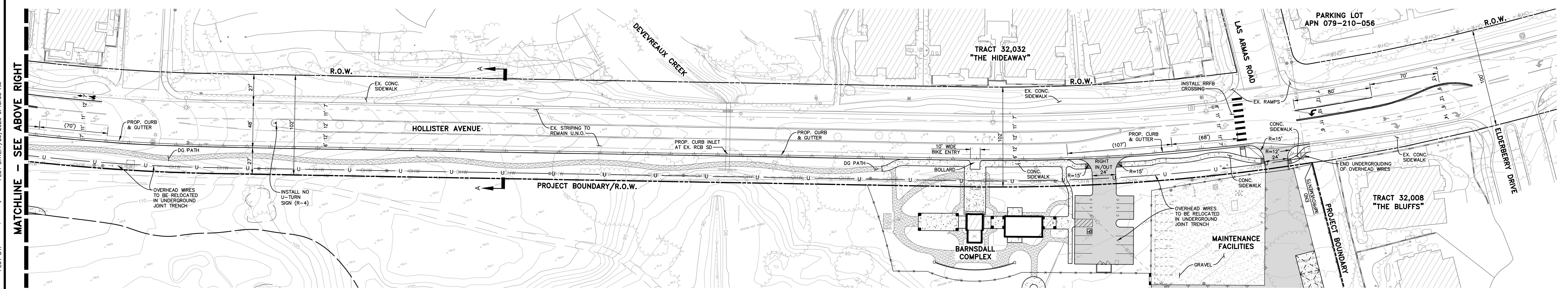
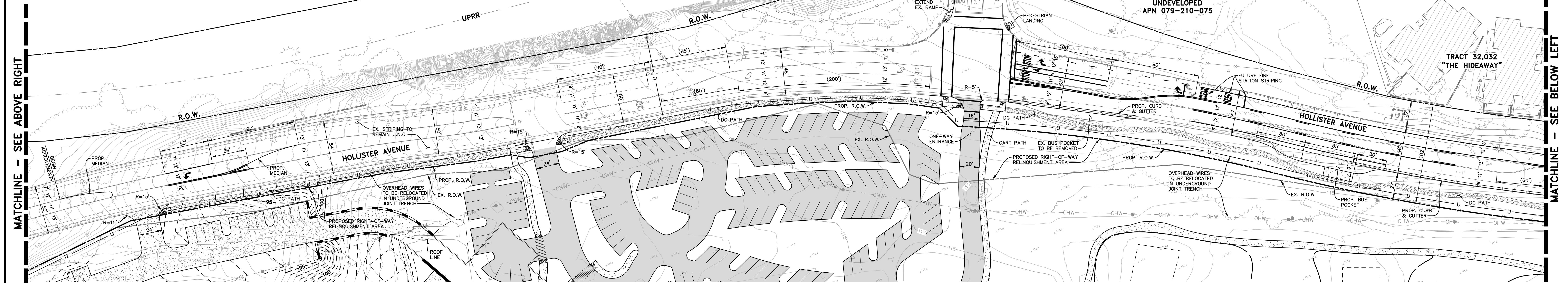
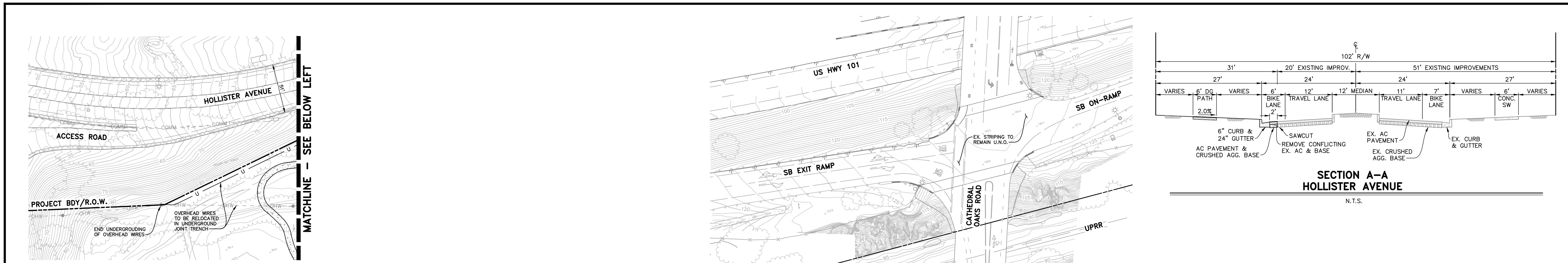
TYPICAL BIORETENTION BASIN SECTION
N.T.S.

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 GEMERY SALTS PROJECT ENGINEER R.C.E.
				6/30/2024 EXP. DATE

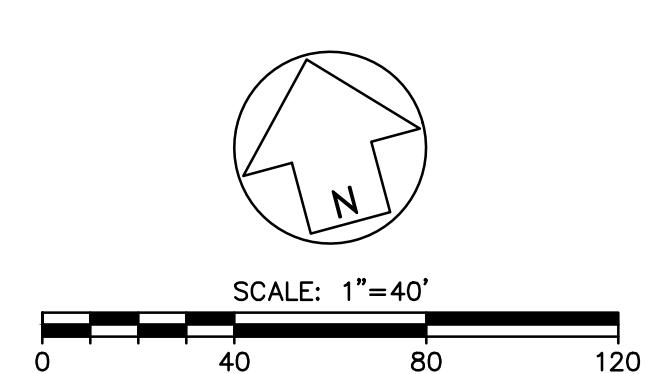


DETAILS
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO.
2042588200
SHEET C16 OF C20
DRAWING: C:\Projects\5882\Cartooning\prelim_eng\5882_prelim_eng.dwg



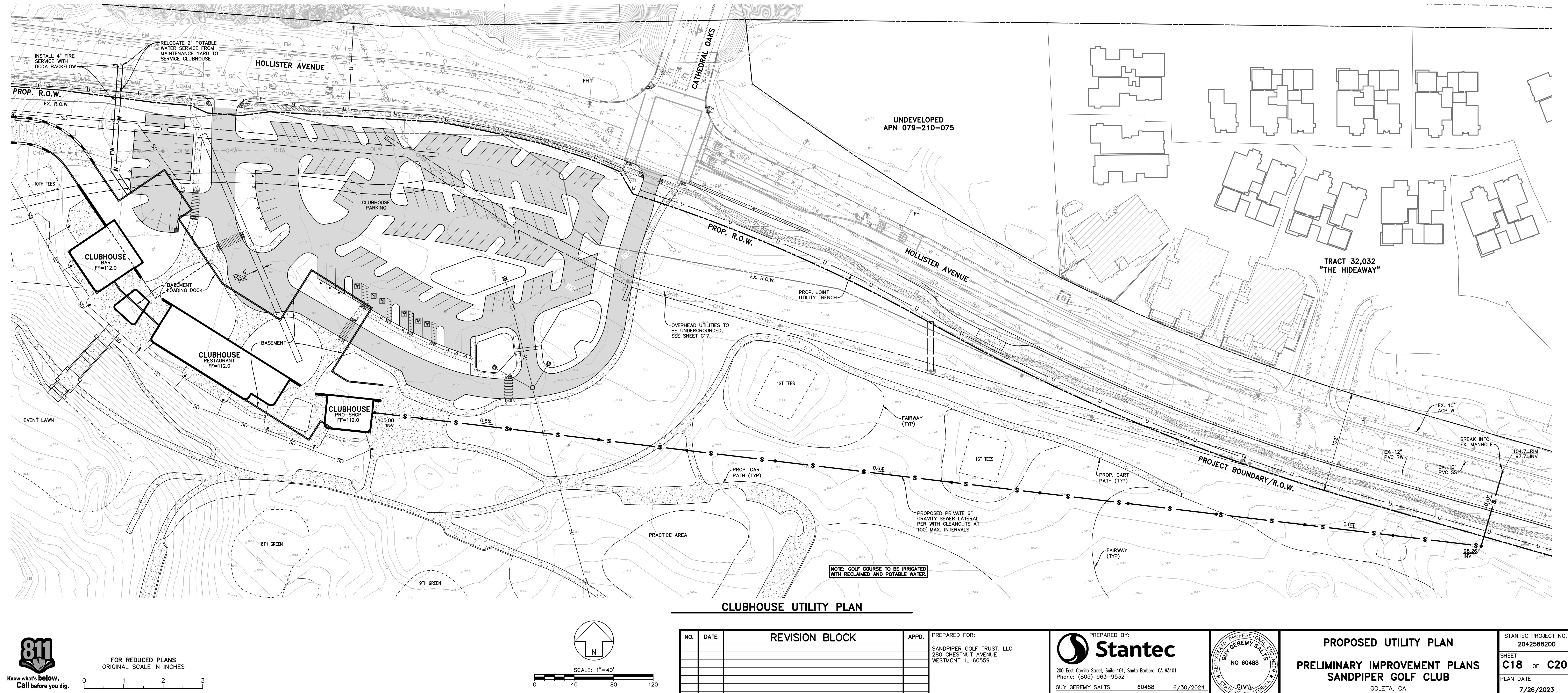
811
Know what's below.
Call before you dig.
FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
SCALE: 1"=40'
0 1 2 3
0 40 80 120

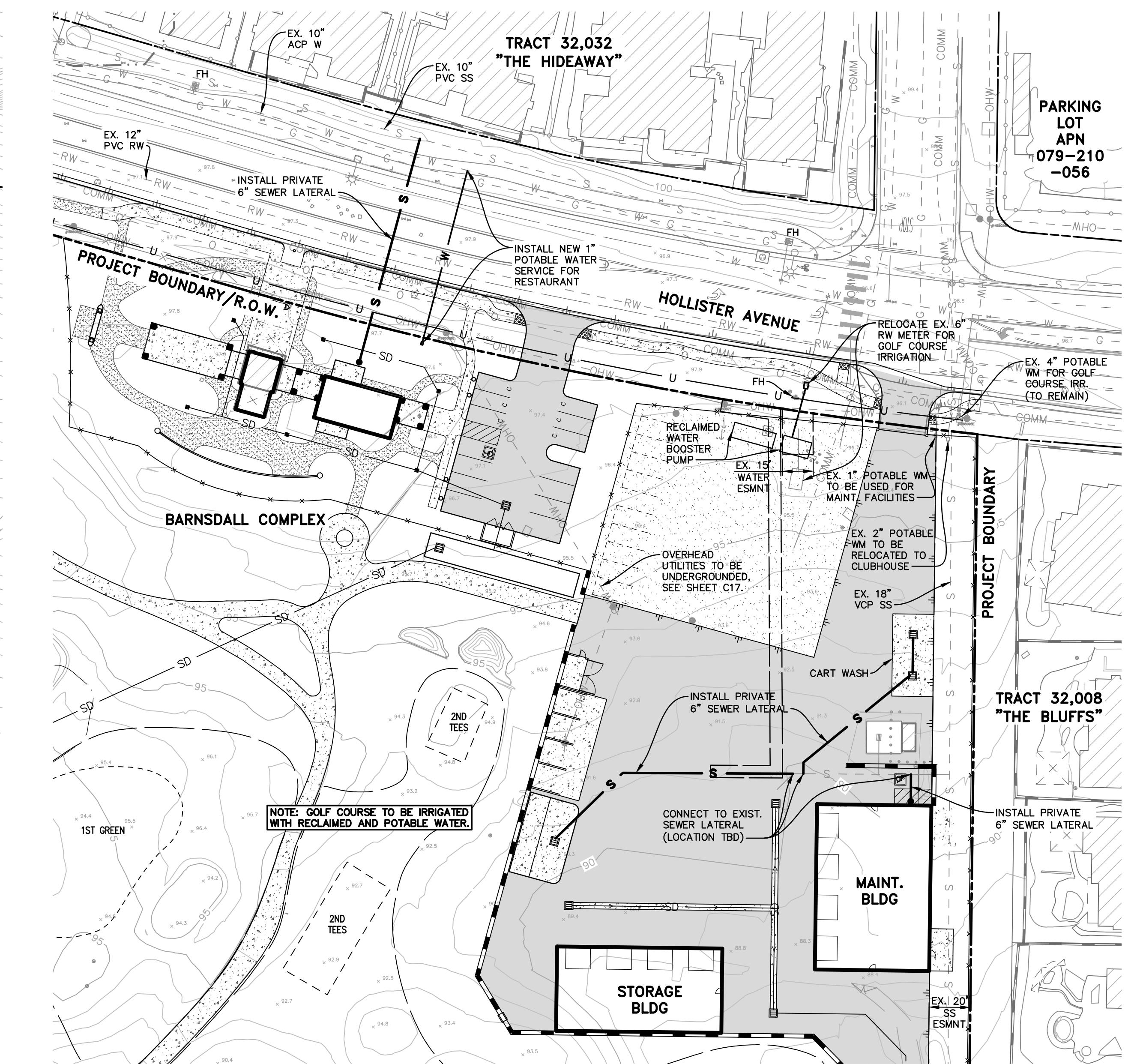
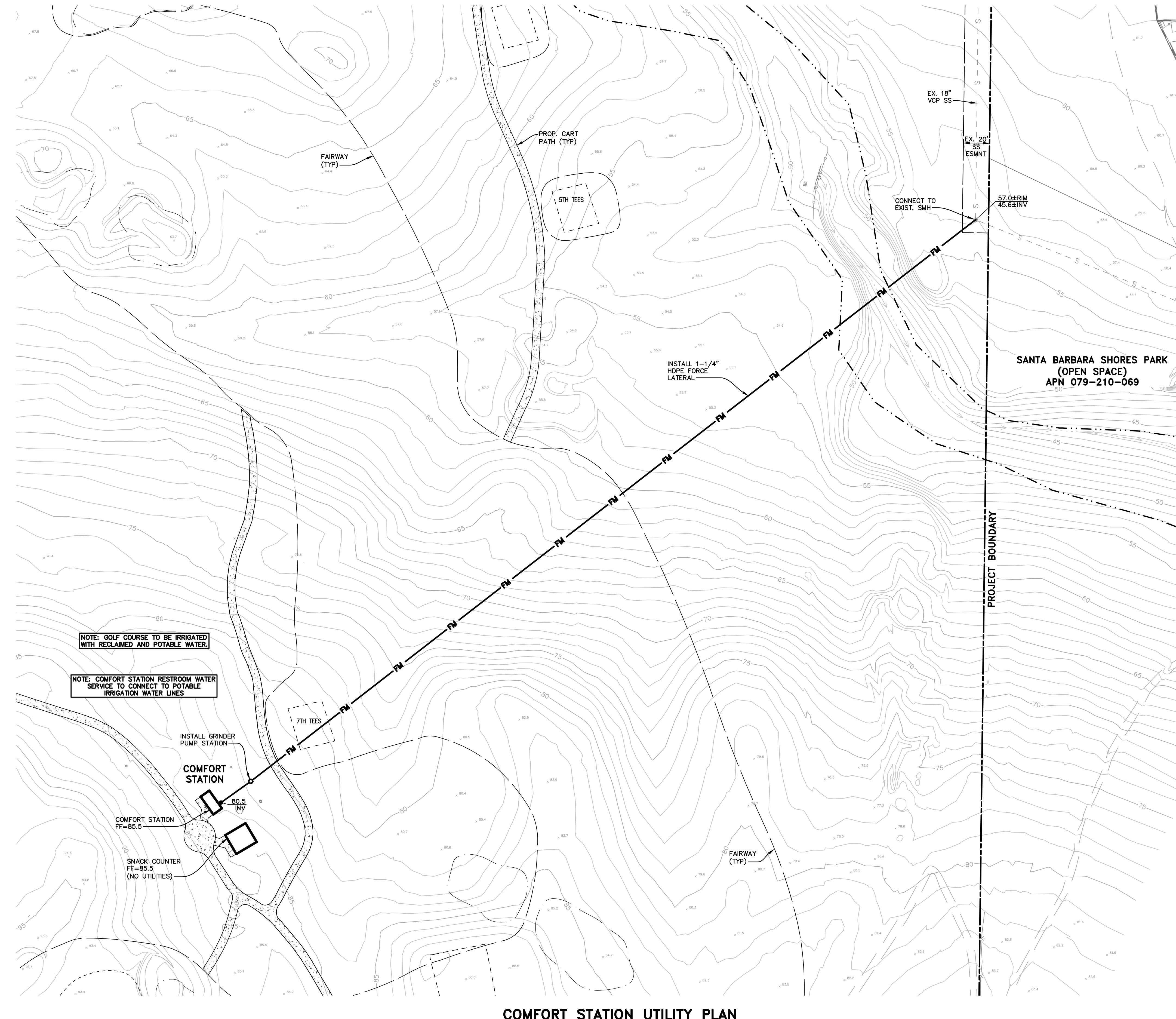


REVISION BLOCK

NO.	DATE	APPD.	PREPARED FOR:	PREPARED BY:	CIVIL ENGINEER:	PROFESSIONAL ENGINEER:	OWNER:	STANTEC PROJECT NO.
			SANDPIPER GOLF TRUST, LLC 280 CHESTNUT AVENUE WESTMONT, IL 60559	Stantec 200 East Camino Street, Suite 101, Santa Barbara, CA 93101 Phone: (805) 963-9532	GUY GEMERY SALTS 60488 PROJECT ENGINEER R.C.E., EXP. DATE 6/30/2024	REGISTRATION NO. 60488 GUY GEMERY SALTS CIVIL ENGINEER STATE OF CALIFORNIA	HOLLISTER AVENUE STREET IMPROVEMENT PLAN PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB GOLETA, CA	2042588200

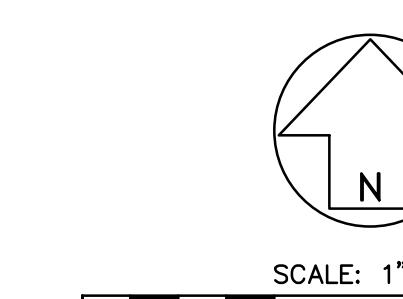
ATTENTION: IF THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL WORK PRODUCT. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC CONSTITUTES THE PROFESSIONAL WORK PRODUCT. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF STANTEC. COPYRIGHT 2016, STANTEC CONSULTING SERVICES INC.



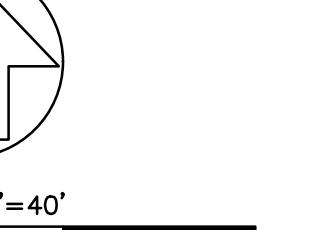


FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3



0 40 80 120

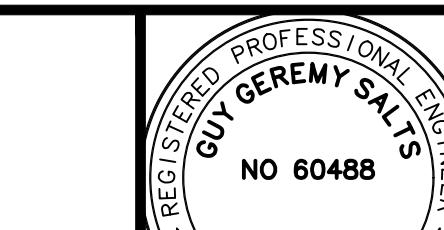


REVISION BLOCK

APP'D.

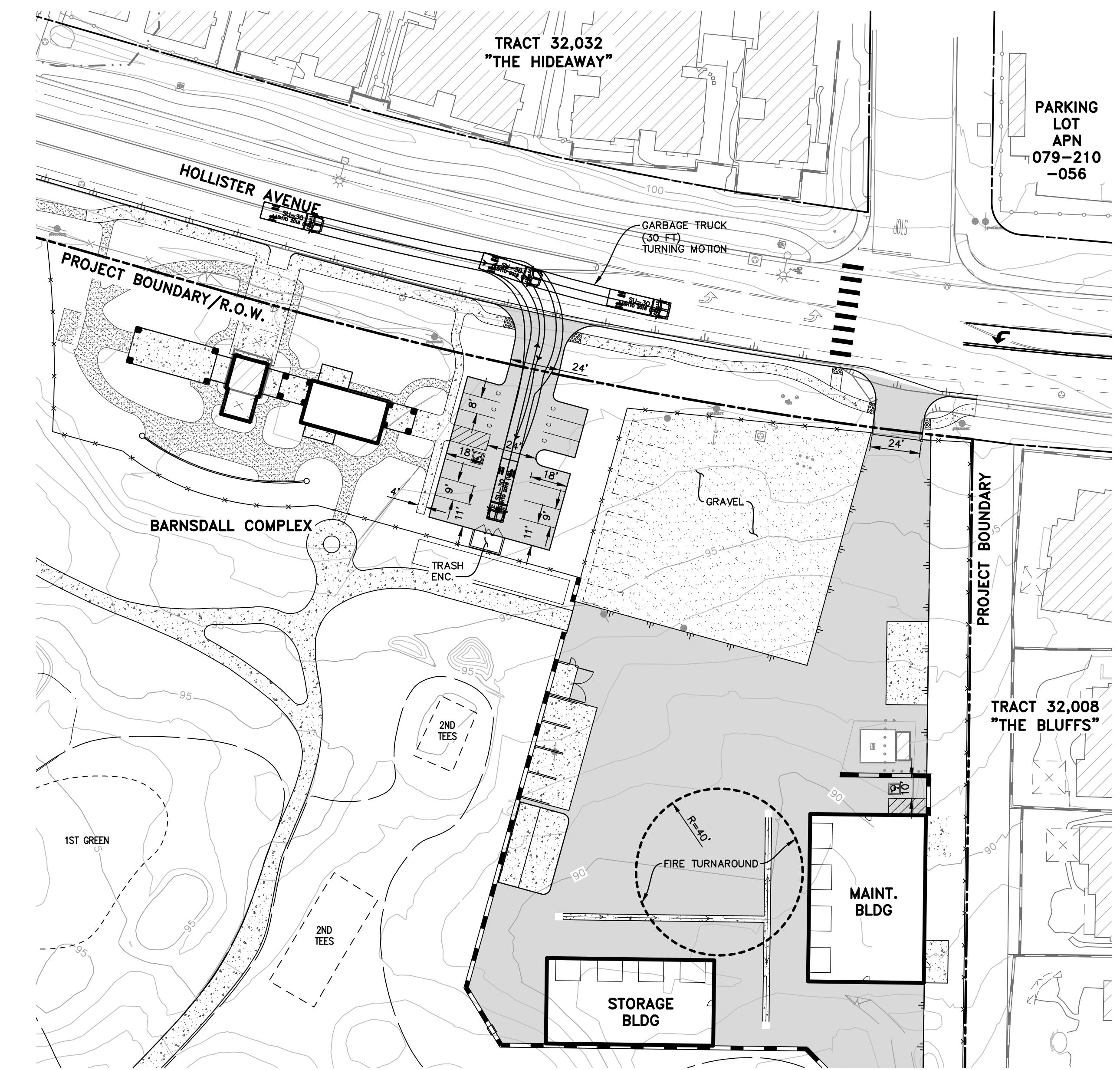
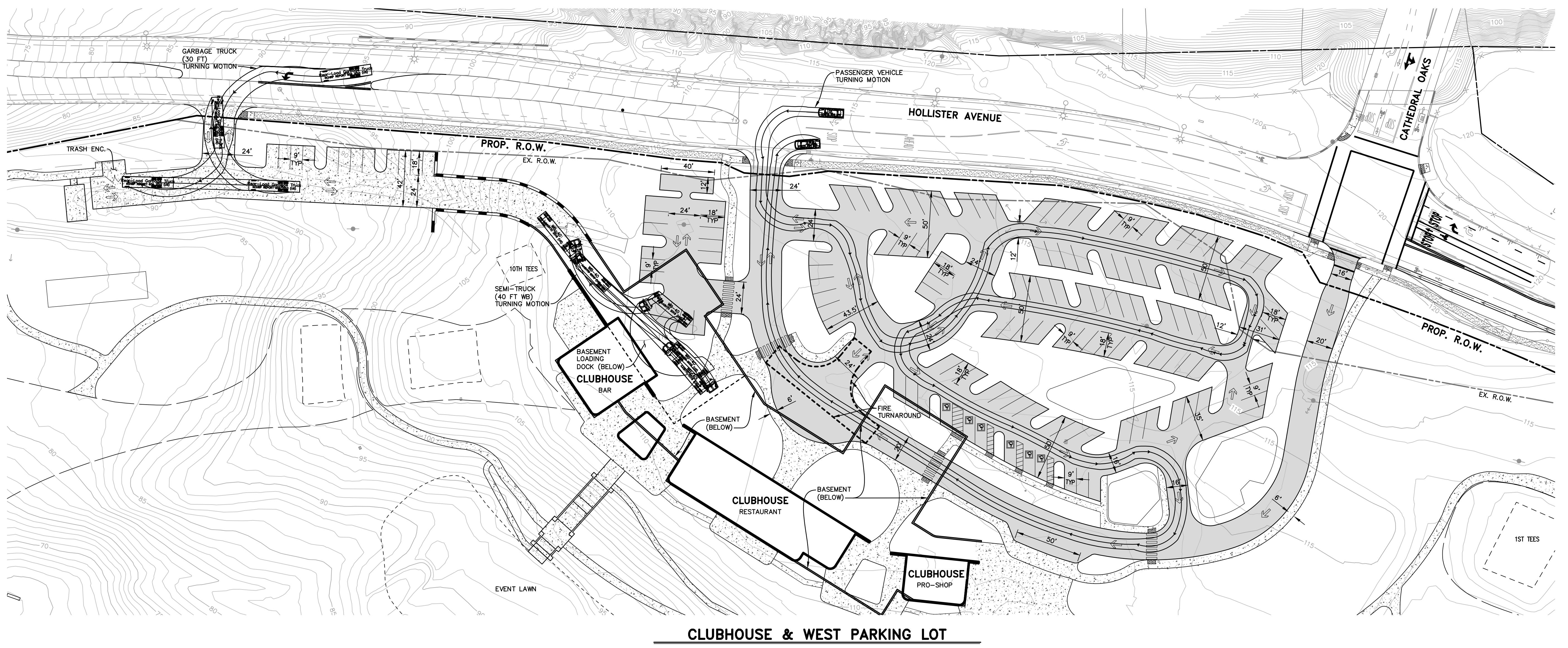
PREPARED FOR:
SANDPIPER GOLF TRUST, LLC
280 CHESTNUT AVENUE
WESTMONT, IL 60559

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

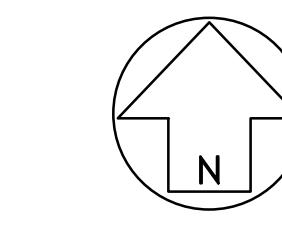


PROPOSED UTILITY PLAN
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

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



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES



SCALE: 1"=40'

0 40 80 120

REVISION BLOCK

NO.	DATE	APPD.	PREPARED FOR:	PREPARED BY:	PARKING DIMENSIONS / VEHICULAR ACCESS PLAN	STANTEC PROJECT NO. 2042588200
			SANDPIPER GOLF TRUST, LLC 280 CHESTNUT AVENUE WESTMONT, IL 60559 Phone: (805) 963-9532	Guy Jeremy Salts Project Engineer R.C.E. 6/30/2024 EXP. DATE	GUY JEREMY SALTS NO 60488 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA	SHEET C20 OF C20 DRAWING: C:\Projects\5882\Planning\Prelim_eng\5882_prelim_trod.dwg
						PLAN DATE 7/26/2023