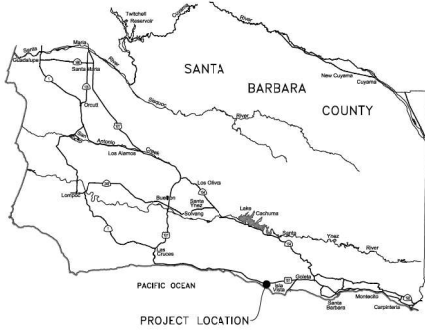


SANDPIPER GOLF CLUB

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
(815) 455-7718

CIVIL ENGINEER
STANTEC CONSULTING SERVICES, INC.
CONTACT: KERRY SALTS
200 E. CARRILLO STREET, SUITE 101
SANTA BARBARA, CA 93101
(805) 963-9532

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

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

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

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

BUILDING ARCHITECT
WINCK ARCHITECTS, INC.
CONTACT: SHARRY WINCK
404 GARDEN STREET
SANTA BARBARA, CA 93101
(805) 770-3400

LANDSCAPE ARCHITECT
EARTHFORM DESIGN
CONTACT: SAM MAPHS
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

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

GAS
SOUTHERN CALIFORNIA GAS
PO BOX 819
GOLETA, CA 93116
(805) 981-8048

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

CABLE
COK CABLE
22 507TH FAIRVIEW AVE
GOLETA, CA 93117
(805) 841-3844

FRONTIER
1800 SOLAR DR
OXNARD, CA 93036
(805) 964-9303

LEGEND, SYMBOLS, & ABBREVIATIONS

---	PROJECT BOUNDARY	---	COURSE FAIRWAY	EX	EXISTING
---	EXISTING EASEMENT	---	COURSE BUNKER	FF	FINISH FLOOR
---	SETBACK	---	COURSE GREEN	FG	FINISH GRADE
---	GRADING LIMITS	---	COURSE TEE BOX	FS	FINISH SURFACE
---	EXISTING MAJOR CONTOUR	---	GRADED CATCH BASIN INLET	FH	FIRE HYDRANT
---	EXISTING MINOR CONTOUR	---	SEWER MANHOLE	FL	FLOW LINE
---	PROPOSED MAJOR CONTOUR	---	WATER METER	HP	HIGH POINT
---	PROPOSED MINOR CONTOUR	---	INVERT	INV	INVERT
---	PROPOSED STORM DRAIN	---	BACKFLOW PREVENTOR	PA	PLANTER AREA
---	PROPOSED SEWER	---	DIRECTION OF SURFACE DRAINAGE	PROP.	PROPOSED
---	PROPOSED WATER	---	AC PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
---	EXISTING FENCE	---	CONCRETE PAVEMENT	PVT	PRIVATE
---	EXISTING GAS LINE	---	ENHANCED CONCRETE PAVEMENT	SEC	SEWER CLEANOUT
---	EXISTING STORM DRAIN	---	CG OR GRAVEL	SMH	SEWER MANHOLE
---	EXISTING SEWER MAIN	---	TURFBLOCK	TO	TOP OF GRADE
---	EXISTING WATER MAIN	---		TYP	TYPICAL
---	EXISTING ELECTRIC	---		UNK.	UNLESS NOTED OTHERWISE
---	EXISTING OVERHEAD WIRE	---		U.A.O.	SECTION DESIGNATION
---	EXISTING EDGE OF PAVEMENT	---			SHEET WHERE SECTION IS SHOWN
---	COURSE ACCESSIBLE PATH	---			
---	ACCESSIBLE PATH OF INCHES	---			

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	BARNESJALL 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				34,000	0
EXPORT	22,500	0	1,500	0	0

SURVEYOR'S NOTES

TERMINOLOGY
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 WESTERN BOUNDARY OF THAT CERTAIN PARCEL MAP (BEING THE EASTERLY ADJACENT TO THE SUBJECT PROPERTY) RECORDED IN PARCEL MAP BOOK 58 AT PAGE 44, SANTA BARBARA COUNTY RECORDER.

BASE 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 GPS STATIONS "COPR", "T01", & "T09" PER THAT CERTAIN PROJECT REPORT: "CALIFORNIA SPATIAL REFERENCE SYSTEM CSRS EPOCH 2017.50 (NAD83), YERUDA BOOK, PENG FANG, AND GREGORY E. HELMER, JANUARY 6, 2016", 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 IN THE SCRP'S 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 (GSP) (ORTHOMETRIC HEIGHT (ELEVATION)) OF 45,487 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 SECOND-ORDER GEOD AND APPLYING SAID COMPUTED GEOD HEIGHT TO CONTROL STATION COMPUTED ELLIPSOID HEIGHTS.

DRB Recommended
Approval 1-27-26



FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

NO.	DATE	REVISION BLOCK	APPD.

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

PREPARED BY:
Stantec
200 East Corbin Road, Suite 101, Santa Barbara, CA 93101
PHONE: (805) 963-9532
GUY GEMERY SALTS
PROJECT ENGINEER
60488
R.C.E.
6/20/2024
EXP. DATE

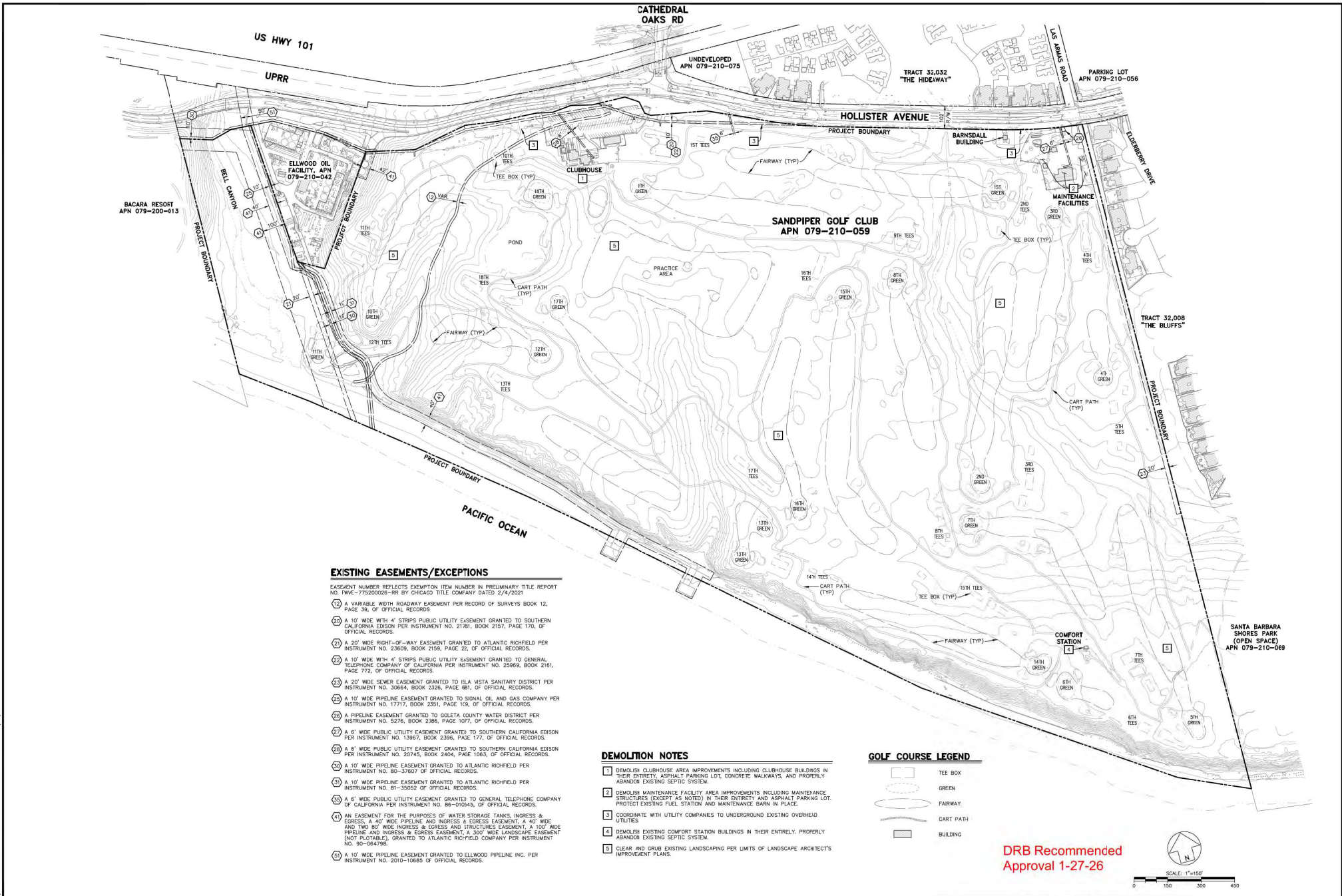


TITLE SHEET
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO.
2042888200
SHEET
C1 OF **C20**
PLAN DATE
7/28/2023

CHECKED: []
 DATE: 7/28/2023 1:02:48 PM
 PLOT DATE: 7/28/2023 8:38:51 AM
 PLOT BY: []

PRELIMINARY
 CONFERENCE: []



EXISTING EASEMENTS/EXCEPTIONS

- EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FWV-775200028-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
 - 20 A 10' WIDE WITH 4' STRIPS PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 21981, BOOK 2157, PAGE 370, OF OFFICIAL RECORDS.
 - 21 A 20' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 23609, BOOK 2158, 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.
 - 24 A 10' WIDE PIPELINE EASEMENT GRANTED TO SIGNAL OIL AND GAS COMPANY PER INSTRUMENT NO. 17717, BOOK 2351, PAGE 109, OF OFFICIAL RECORDS.
 - 25 A PIPELINE EASEMENT GRANTED TO GOLETA COUNTY WATER DISTRICT PER INSTRUMENT NO. 5276, BOOK 2386, PAGE 107, 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. 81-35002 OF OFFICIAL RECORDS.
 - 32 A 6" WIDE PUBLIC UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INSTRUMENT NO. 86-01045, OF OFFICIAL RECORDS.
 - 34 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. 90-064796.
 - 35 A 10' WIDE PIPELINE EASEMENT GRANTED TO ELLWOOD PIPELINE INC. PER INSTRUMENT NO. 2010-10685 OF OFFICIAL RECORDS.

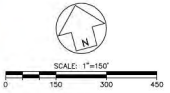
DEMOLITION NOTES

- 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

DRB Recommended Approval 1-27-26



811
 Here's what's below.
 Call before you dig.

FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES

NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:
				SANDPIPER GOLF TRUST, LLC 380 CHESTNUT AVENUE WESTMINSTER, CA 92683

Stantec

300 East Corbin Road, Suite 100, Santa Barbara, CA 93101
 Phone: (805) 963-8832

GLY GEMEY SALTS 60488 6/23/2024
 PROJECT ENGINEER R.C.E. EXP. DATE

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

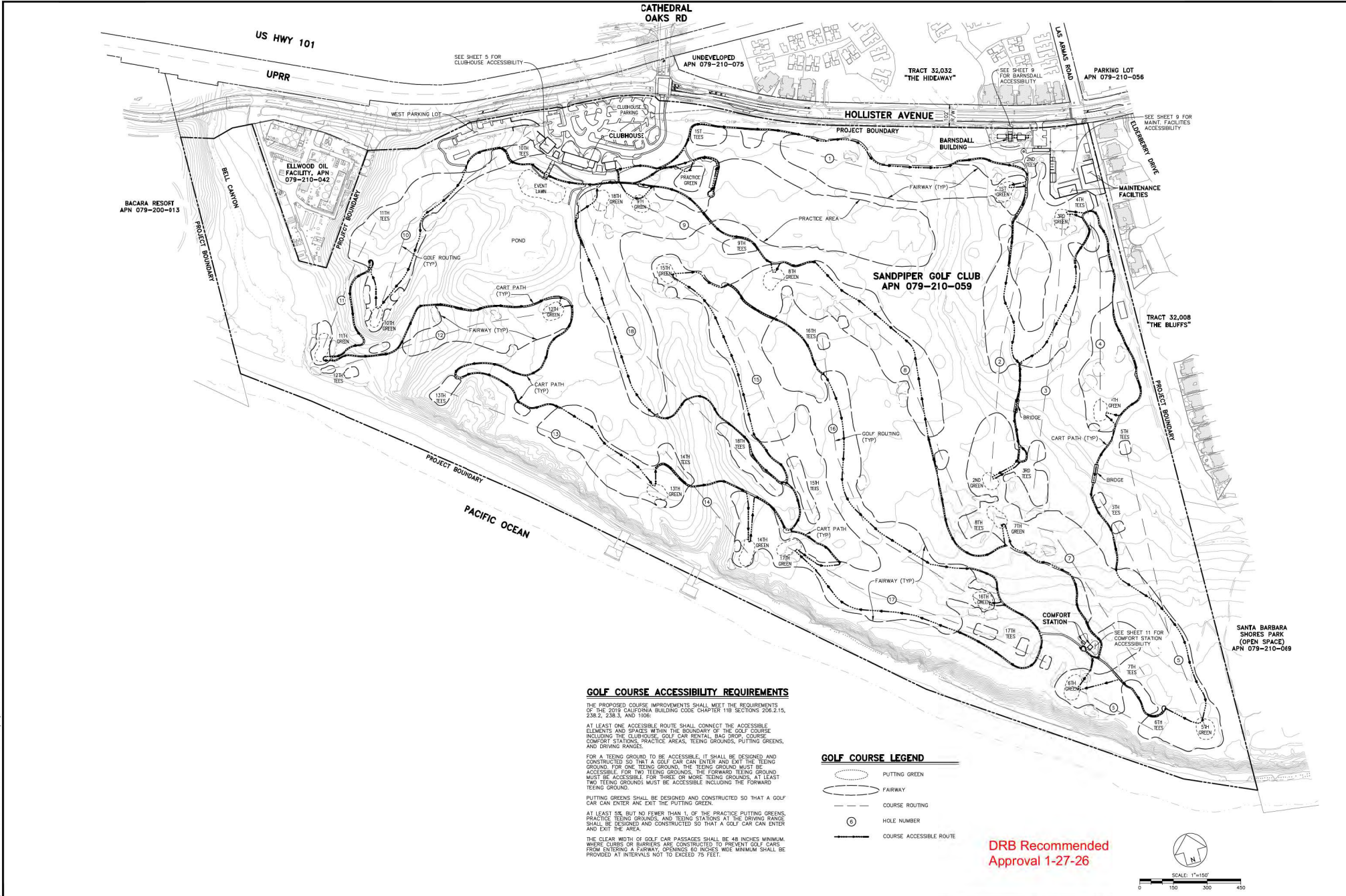
GOLETA, CA

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

CHECKED: []
 DATE: 7/26/2023 8:42:33 AM
 PLOT DATE: 7/26/2023 8:46:00 AM
 PLOT BY: []

PRELIMINARY

SOURCE: USGS 30' QUAD (444544) 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 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2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 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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 1106.

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, TEEMING GROUNDS, PUTTING GREENS, AND DRIVING RANGES.

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

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

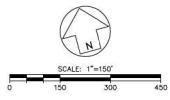
AT LEAST ONE, BUT NO FEWER THAN 1% OF THE PRACTICE PUTTING GREENS, PRACTICE TEEMING GROUNDS, AND TEEMING STATIONS AT THE DRIVING RANGE SHALL BE DESIGNED AND CONSTRUCTED SO THAT A GOLF CAR CAN ENTER AND EXIT THE AREA.

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

DRB Recommended Approval 1-27-26



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0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMONT, IL 60090

Stantec

300 East Centre Street, Suite 100, Santa Barbara, CA 93101
 Phone: (805) 963-8032

GLY GEMEY SALTS 60485 6/20/2024
 PROJECT ENGINEER R.C.E. EXP. DATE

PROFESSIONAL SEAL
 CIVIL
 NO 60485
 STATE OF CALIFORNIA

SITE PLAN & GOLF COURSE ACCESSIBILITY PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB

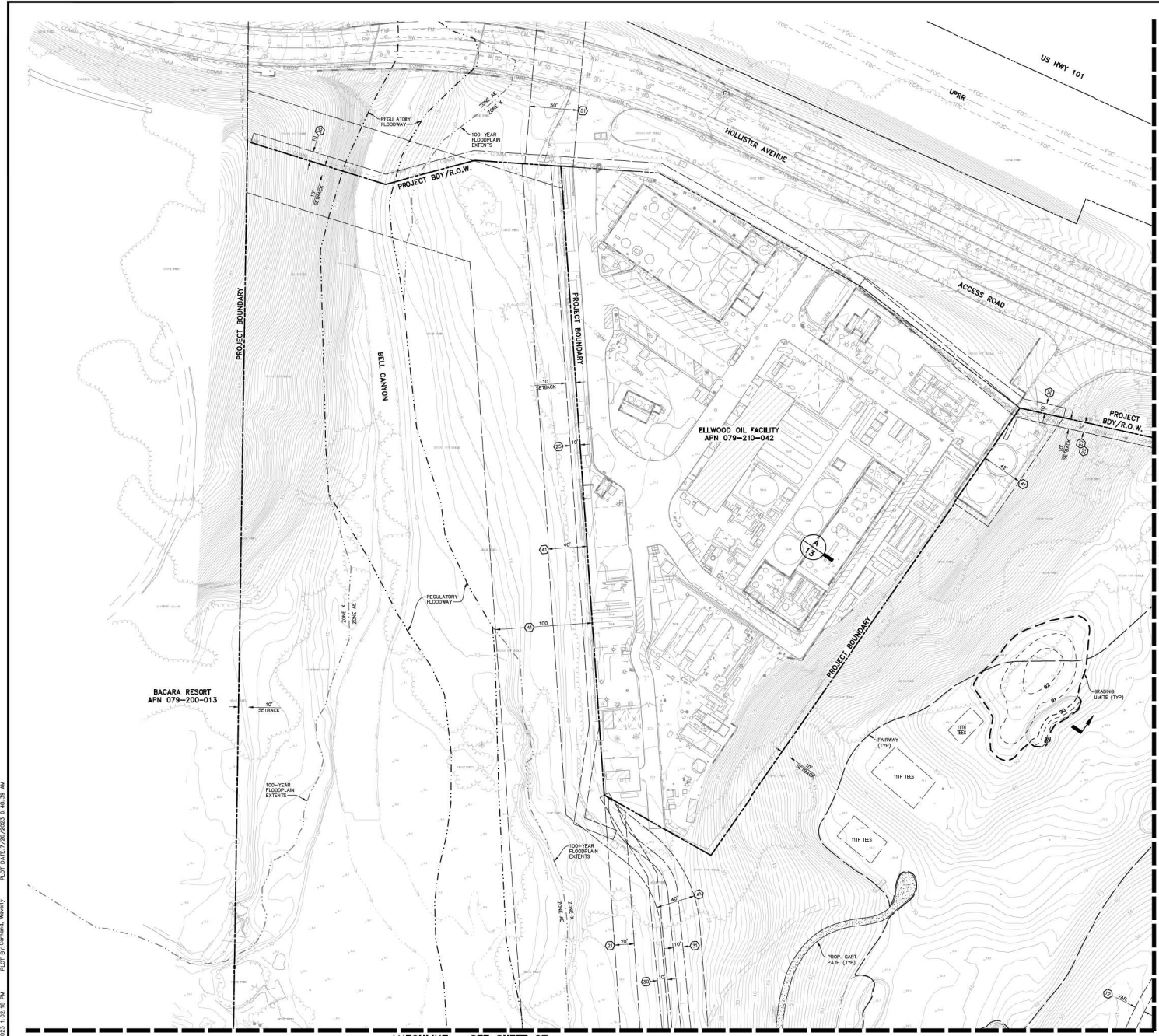
GOLETA, CA

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

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PRELIMINARY

SOURCE: U:\Projects\2023\CA\Wash\Gym\11-24-23\11-24-23_11-24-23.dwg
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- EXISTING EASEMENTS/EXCEPTIONS**
- EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. TWC-77320026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021
- ① A VARIABLE WIDTH ROADWAY EASEMENT PER RECORD OF SURVEYS BOOK 12, PAGE 39, OF OFFICIAL RECORDS.
 - ② 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.
 - ③ A 20' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 23609, BOOK 2159, PAGE 22, OF OFFICIAL RECORDS.
 - ④ A 10' WIDE WITH 4' STRIPS PUBLIC UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INSTRUMENT NO. 23669, BOOK 2161, PAGE 172, OF OFFICIAL RECORDS.
 - ⑤ A 10' WIDE PIPELINE EASEMENT GRANTED TO SIGNAL OIL AND GAS COMPANY PER INSTRUMENT NO. 17717, BOOK 2351, PAGE 109, OF OFFICIAL RECORDS.
 - ⑥ A 10' WIDE PIPELINE EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 80-37607 OF OFFICIAL RECORDS.
 - ⑦ A 10' WIDE PIPELINE EASEMENT GRANTED TO ATLANTIC RICHFIELD PER INSTRUMENT NO. 81-35052 OF OFFICIAL RECORDS.
 - ⑧ 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 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.
 - ⑨ A 10' WIDE PIPELINE EASEMENT GRANTED TO ELLWOOD PIPELINE INC. PER INSTRUMENT NO. 2010-10685 OF OFFICIAL RECORDS.

MATCHLINE - SEE SHEET C5

MATCHLINE - SEE SHEET C7

DRB Recommended
Approval 1-27-26

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

1 2 3

SCALE: 1"=40'

0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
SANDPIPER GOLF TRUST, LLC
380 CHESTNUT AVENUE
WESTMONT, IL 60090

Stantec

300 East Garfield Street, Suite 100, Seattle, WA 98101
Phone: (206) 463-8332

GLY GEMEY SALTS 60488 6/20/2024
PROJECT ENGINEER R.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS

SANDPIPER GOLF CLUB

GOLETA, CA

STANTEC PROJECT NO. 2042888200

SHEET **C4** OF **C20**

PLAN DATE: 7/28/2023

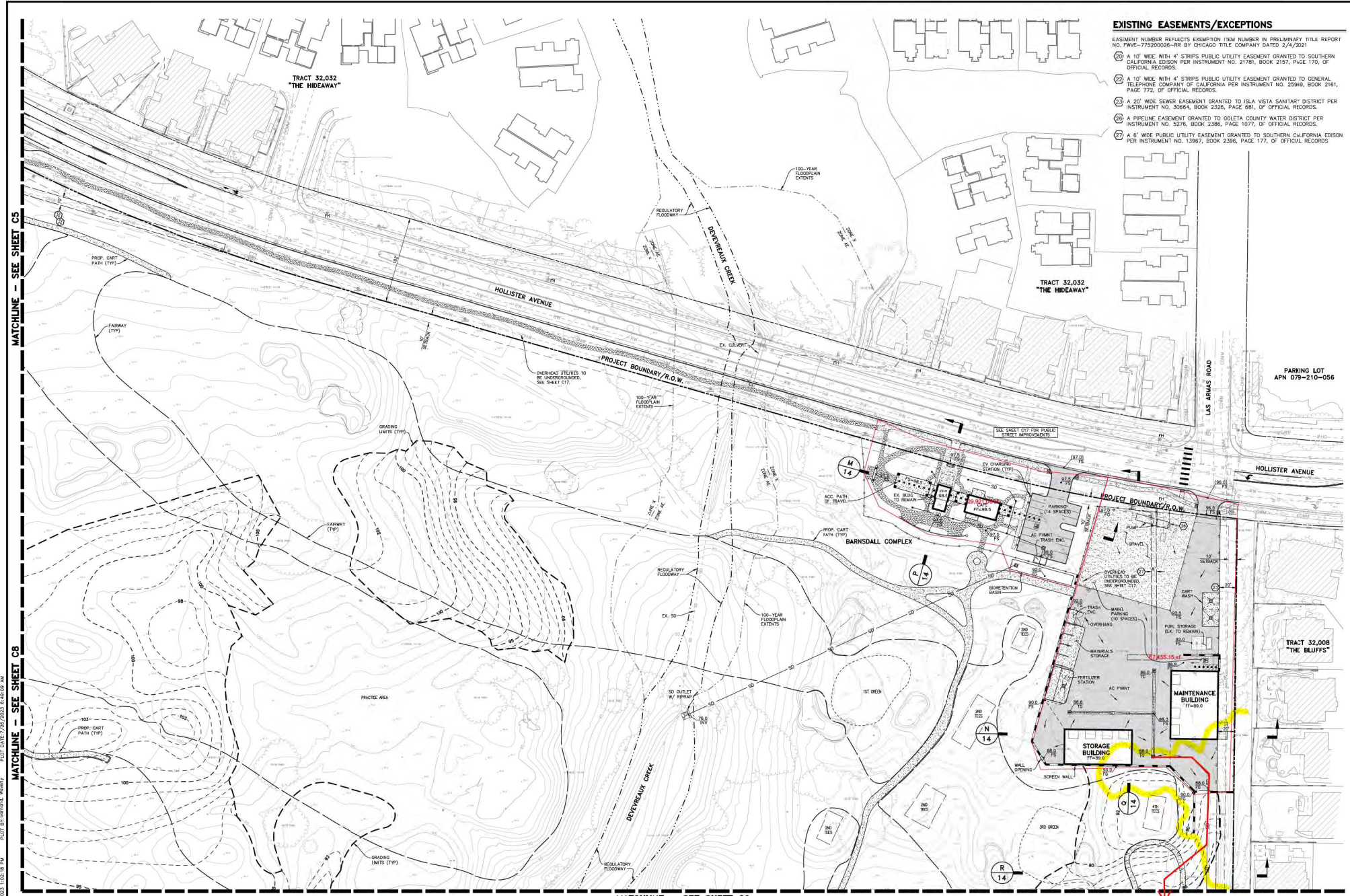
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- EXISTING EASEMENTS/EXCEPTIONS**
- EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FW-775200026-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021
- 20 A 10' WIDE WITH 4" STRIPS PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison PER INSTRUMENT NO. 21761, BOOK 2157, PAGE 170, OF OFFICIAL RECORDS.
 - 21 A 10' WIDE WITH 4" STRIPS PUBLIC UTILITY EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INSTRUMENT NO. 25949, BOOK 2161, PAGE 772, OF OFFICIAL RECORDS.
 - 23 A 20' WIDE SEWER EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER INSTRUMENT NO. 30854, BOOK 2326, PAGE 861, 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 2366, PAGE 177, OF OFFICIAL RECORDS.



MATCHLINE - SEE SHEET C3

MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C9

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

FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES

0 1 2 3

DRB Recommended Approval 1-27-26

SCALE: 1"=40'

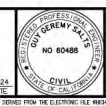
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NO.		DATE		REVISION BLOCK		APPD.

PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMONT, IL 60090

Stantec

200 East Cabrillo Street, Suite 100, Santa Barbara, CA 93101
 PHONE: (805) 963-9332
 GUY CHERNEY SALTS
 PROJECT ENGINEER
 60485 6/20/2024
 S.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN

STANTEC PROJECT NO. 2042588200

PRELIMINARY IMPROVEMENT PLANS

SANDPIPER GOLF CLUB

GOLETA, CA

SHEET C6 OF C20

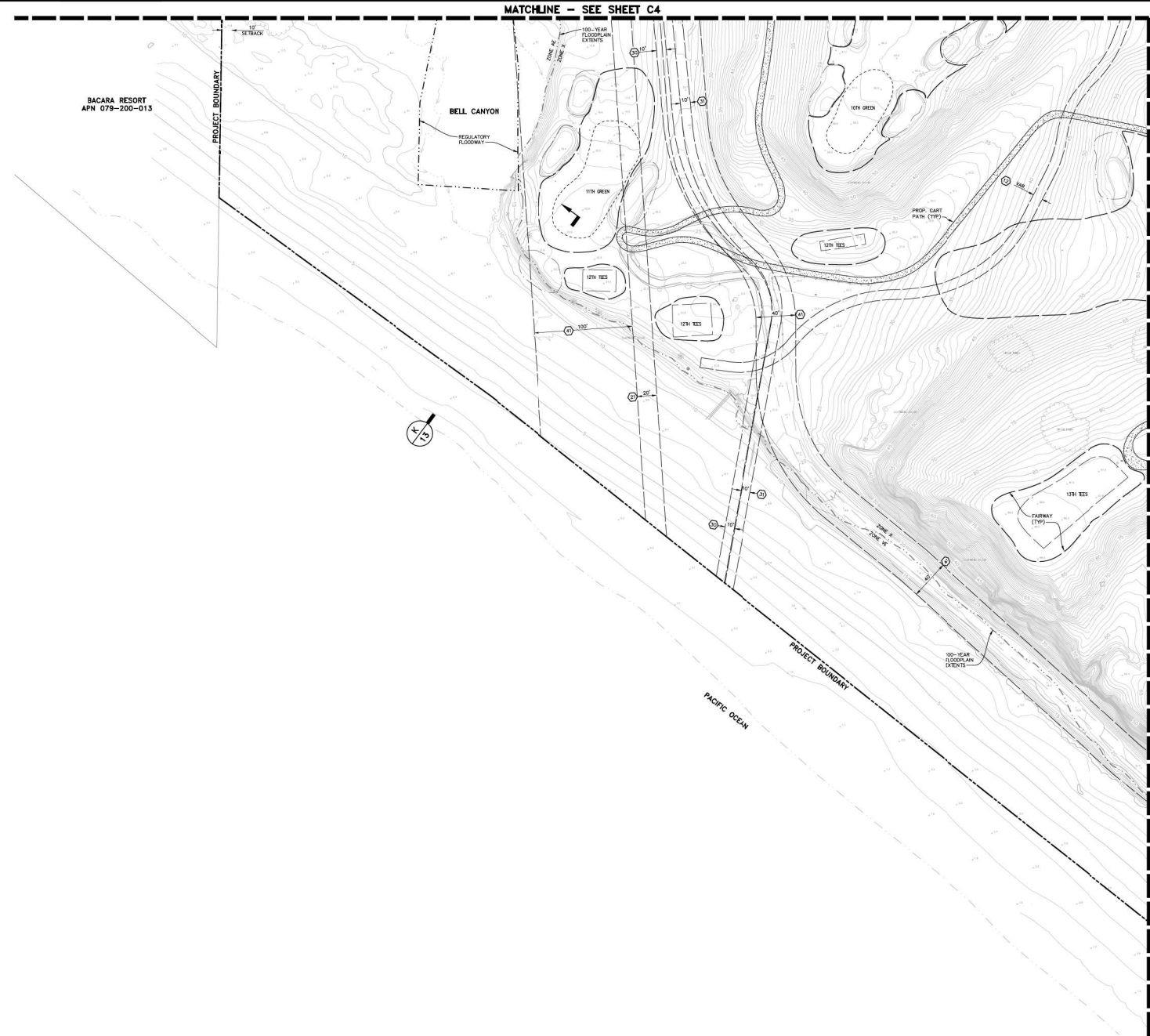
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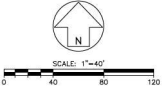


EXISTING EASEMENTS/EXCEPTIONS

- EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT NO. FW-775205026-RH 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.
 - (29) 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. 91-35552 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 PLANTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064796.

DRB Recommended Approval 1-27-26

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 0 1 2 3



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PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMONT, IL 60090

Stantec
 300 East Cabrillo Blvd, Suite 100, Sausalito, CA 94965
 Phone: (415) 963-8532
 GUY GERMERY SALTS
 PROJECT ENGINEER 60486 6/30/2024
 R.C.E. EXP. DATE



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

STANTEC PROJECT NO.
 2042888200
 SHEET
C7 OF **C20**
 PLAN DATE
 7/26/2023

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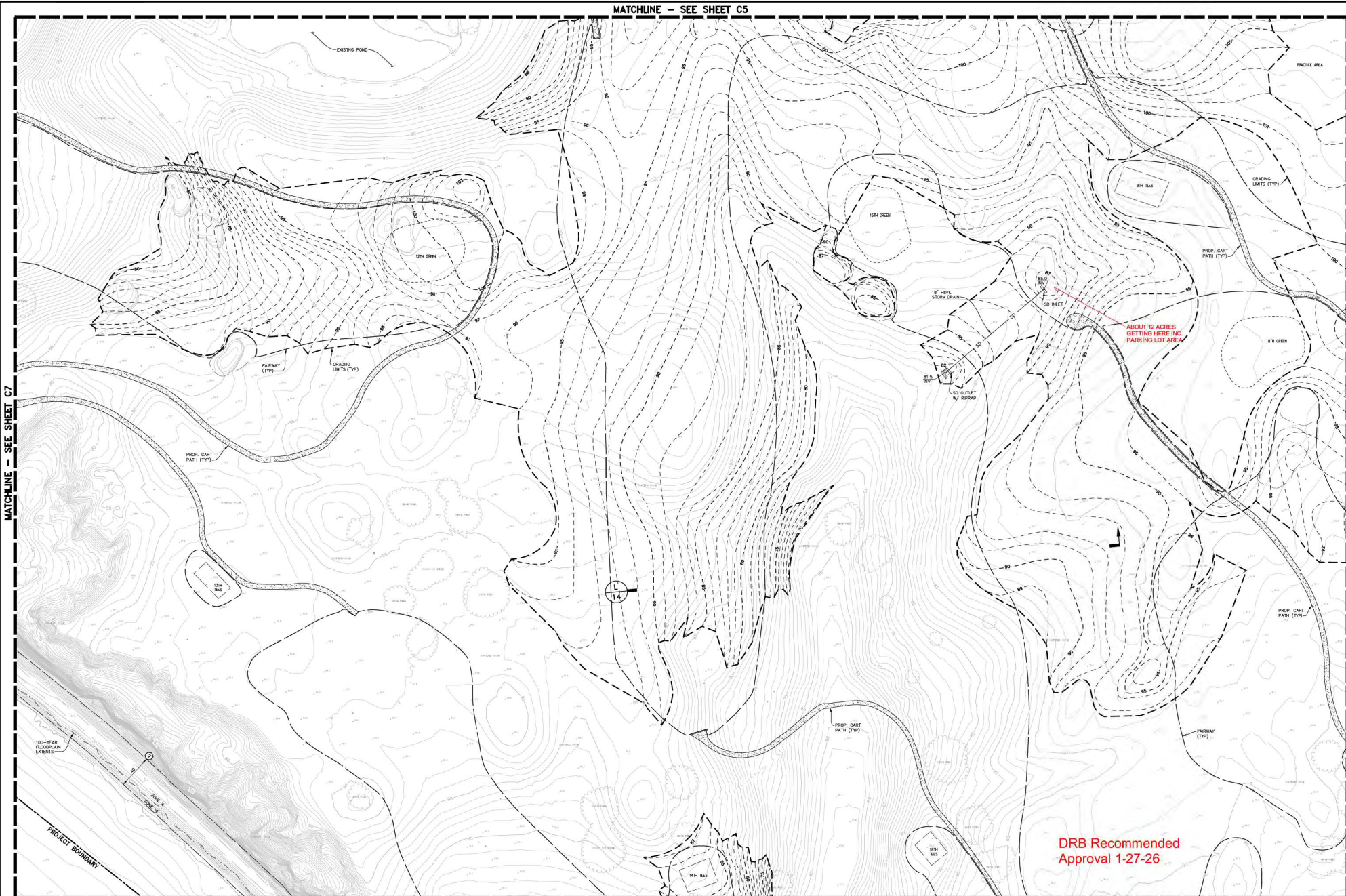
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MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C9

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ABOUT 12 ACRES GETTING HERE INC. PARKING LOT AREA

DRB Recommended Approval 1-27-26

EXISTING EASEMENTS/EXCEPTIONS

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

(C) 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 100' WIDE LANDSCAPE EASEMENT (NOT PLOTTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90-064798

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3

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0 40 80 120

MATCHLINE - SEE SHEET C10

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SANDPIPER GOLF TRUST, LLC
380 CHESTNUT AVENUE
WESTMONT, IL 60090

PREPARED BY:
GLY GERMERY SALTS
60488
6/20/2024
R.C.E.
EXP. DATE:

NO 60488
CIVIL
EXPIRES 12/31/2024

STANTEC PROJECT NO.
2042588200

SHEET
C8 OF C20

PLAN DATE
7/26/2023

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

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MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C10

MATCHLINE - SEE SHEET C11



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 ORIGINAL SCALE IN INCHES

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EXISTING EASEMENTS/EXCEPTIONS

EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE
 REPORT NO. FWVE-775200028-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

Ⓢ A 20' WIDE SEMI EASEMENT GRANTED TO ISLA VISTA SANITARY DISTRICT PER INSTRUMENT NO. 30864, BOOK 2326, PAGE 851, OF OFFICIAL RECORDS.

SCALE: 1"=40'

0 40 80 120

N

REVISION BLOCK

NO.	DATE	APPD.

PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMONT, IL 60090

Stantec

PREPARED BY:
 300 East California Street, Suite 100, San Jose, CA 95101
 PHONE: (408) 963-8932
 GUY GEHEMY SALTS
 PROJECT ENGINEER
 60488 6/20/2024
 R.C.E. EXP. DATE



GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
 GOLETA, CA

STANTEC PROJECT NO.
 2042888200

SHEET
C9 OF **C20**

PLAN DATE
 7/26/2023

DESIGN: WFS, CHECKED: GDS, PLOT DATE: 7/26/2023, 10:18 AM, PLOT BY: WFS/MS, WFS

DATE PLOTTED: 7/26/2023 10:18 AM, PLOT BY: WFS/MS, WFS

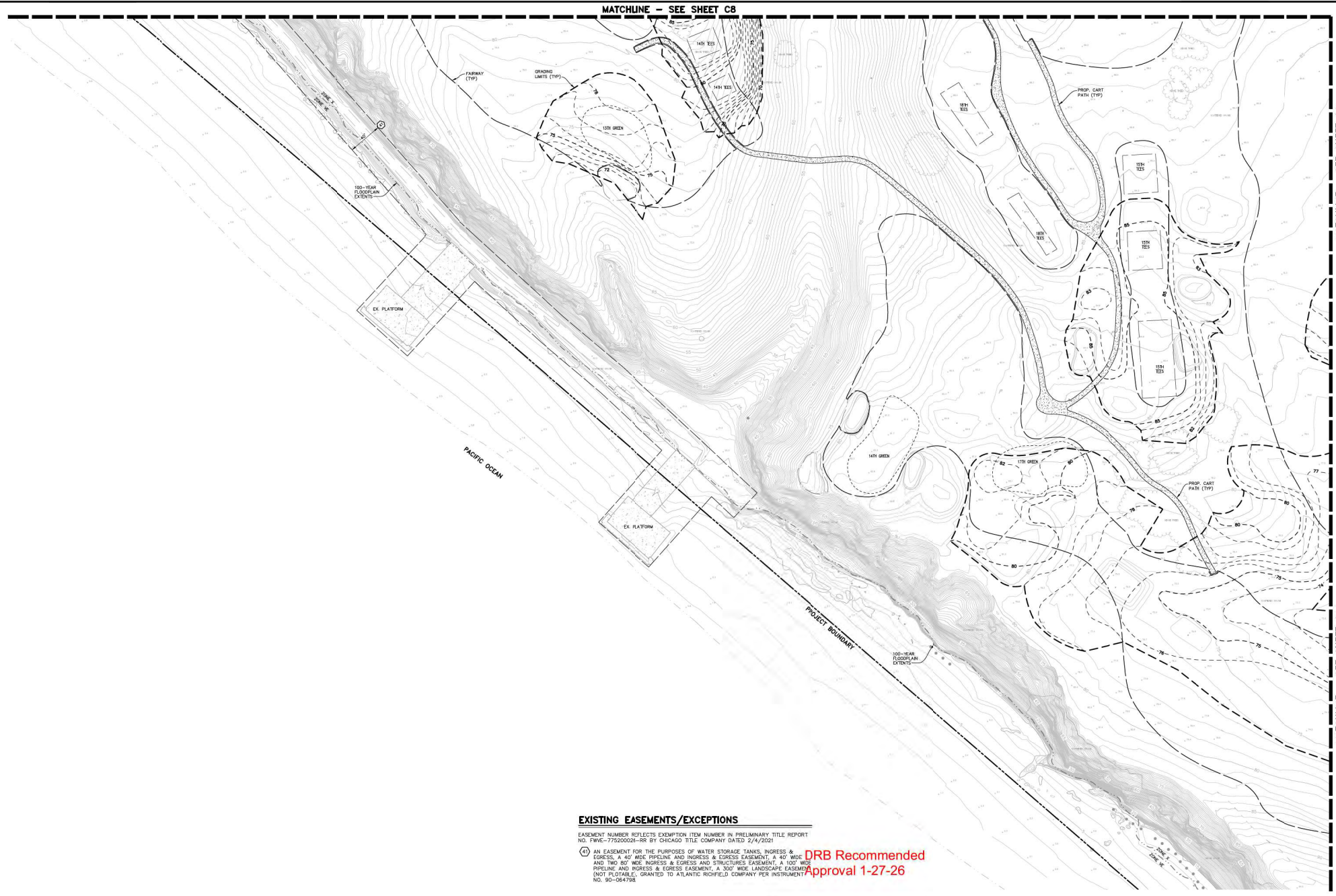
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MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C9

MATCHLINE - SEE SHEET C11

PRELIMINARY



EXISTING EASEMENTS/EXCEPTIONS

EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT
NO. FWVE-77520028-RR BY CHICAGO TITLE COMPANY DATED 2/4/2021

- ① 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. 90-064758 **DRB Recommended Approval 1-27-26**



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

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES



SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
SANDPIPER GOLF TRUST, LLC
380 CHESTNUT AVENUE
WESTMONT, IL 60090

Stantec
200 East Corbin Road, Suite 100, San Jose, CA 95131
Phone: (408) 963-8932
GUY GEHEMY SALTS
PROJECT ENGINEER
60488
6/30/2024
EXP. DATE



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

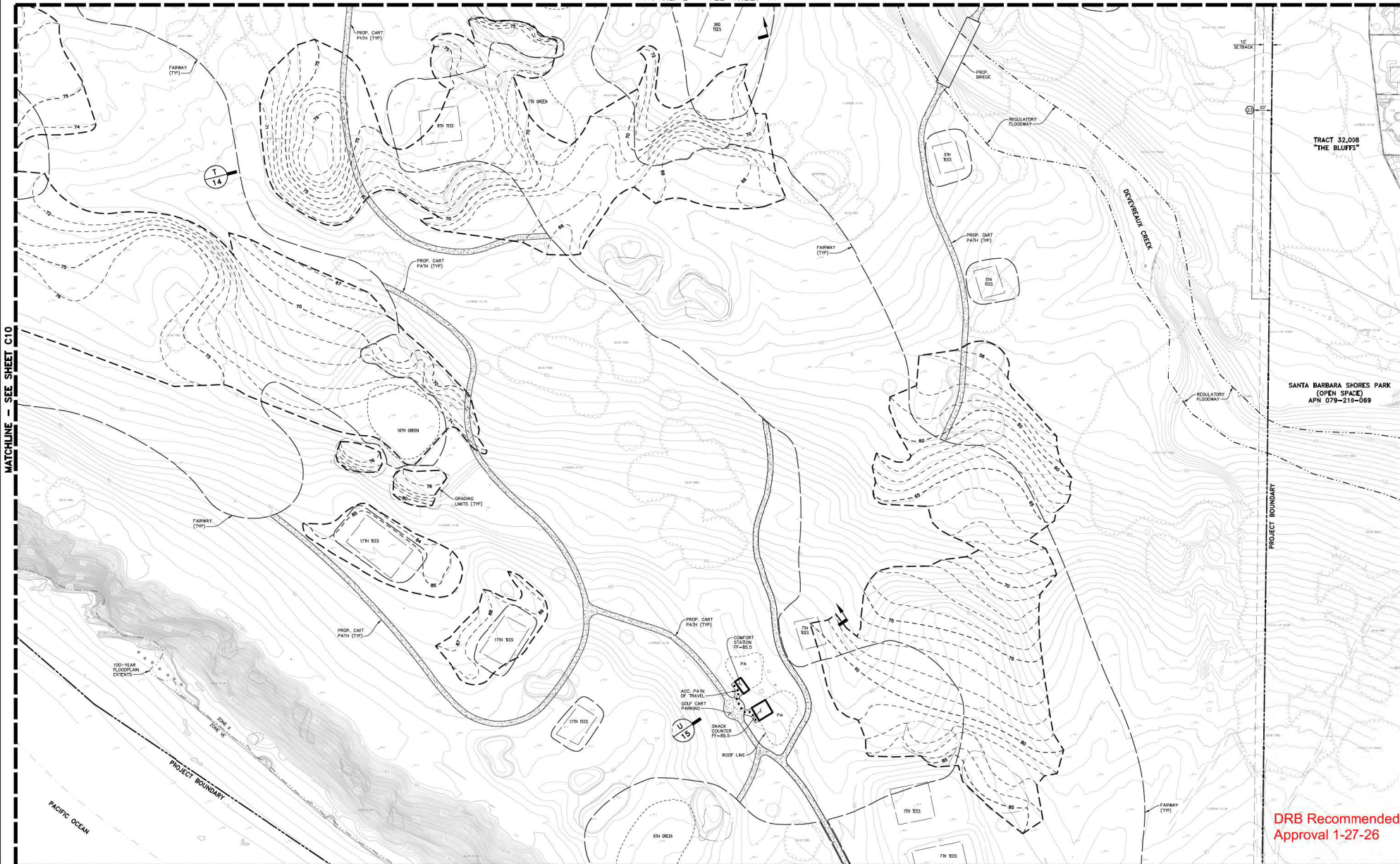
STANTEC PROJECT NO.
2042588200
SHEET
C10 OF **C20**
PLAN DATE
7/26/2023

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42-ENG SAVE DATE: 7/26/2023 1:02:18 PM PLOT BY: wfs@stantec.com

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MATCHLINE - SEE SHEET C9

MATCHLINE - SEE SHEET C10



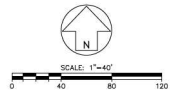
TRACT 32,008
"THE BLUFFS"

SANTA BARBARA SHORES PARK
(OPEN SPACES)
APN 079-210-069

DRB Recommended
Approval 1-27-26

MATCHLINE - SEE SHEET C12

EXISTING EASEMENTS/EXCEPTIONS
 EASEMENT NUMBER REFLECTS EXEMPTION ITEM NUMBER IN PRELIMINARY TITLE REPORT
 NO. FW-6-775200026-89 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 661, OF OFFICIAL RECORDS.



REVISION BLOCK		
NO.	DATE	DESCRIPTION

PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMINSTER, IL 60090

Stantec
 200 East Corbin Street, Suite 100, Santa Barbara, CA 93101
 Phone: (805) 963-4932
 GUY GEMERY SALTS
 PROJECT ENGINEER
 60488 6/20/2024
 R.C.E. EXP. DATE



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

STANTEC PROJECT NO.
2042588200

SHEET
C11 OF **C20**

PLAN DATE
7/26/2023

DESIGNED: [redacted] CHECKED: [redacted] PLOT DATE: 7/26/2023 9:00:51 AM
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 ORIGINAL SCALE IN INCHES
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PRELIMINARY

SOURCE: I:\PROJECTS\2023\1726\1726.dwg
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 ORIGINAL SCALE IN INCHES

SCALE: 1"=40'



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMONT, IL 60090



PREPARED BY:
Stantec
 200 East Corbin Road, Suite 100, Santa Barbara, CA 93101
 Phone: (805) 963-8832
 GUY GERMERY SALTS 60488 6/30/2024
 PROJECT ENGINEER S.C.E. EXP. DATE

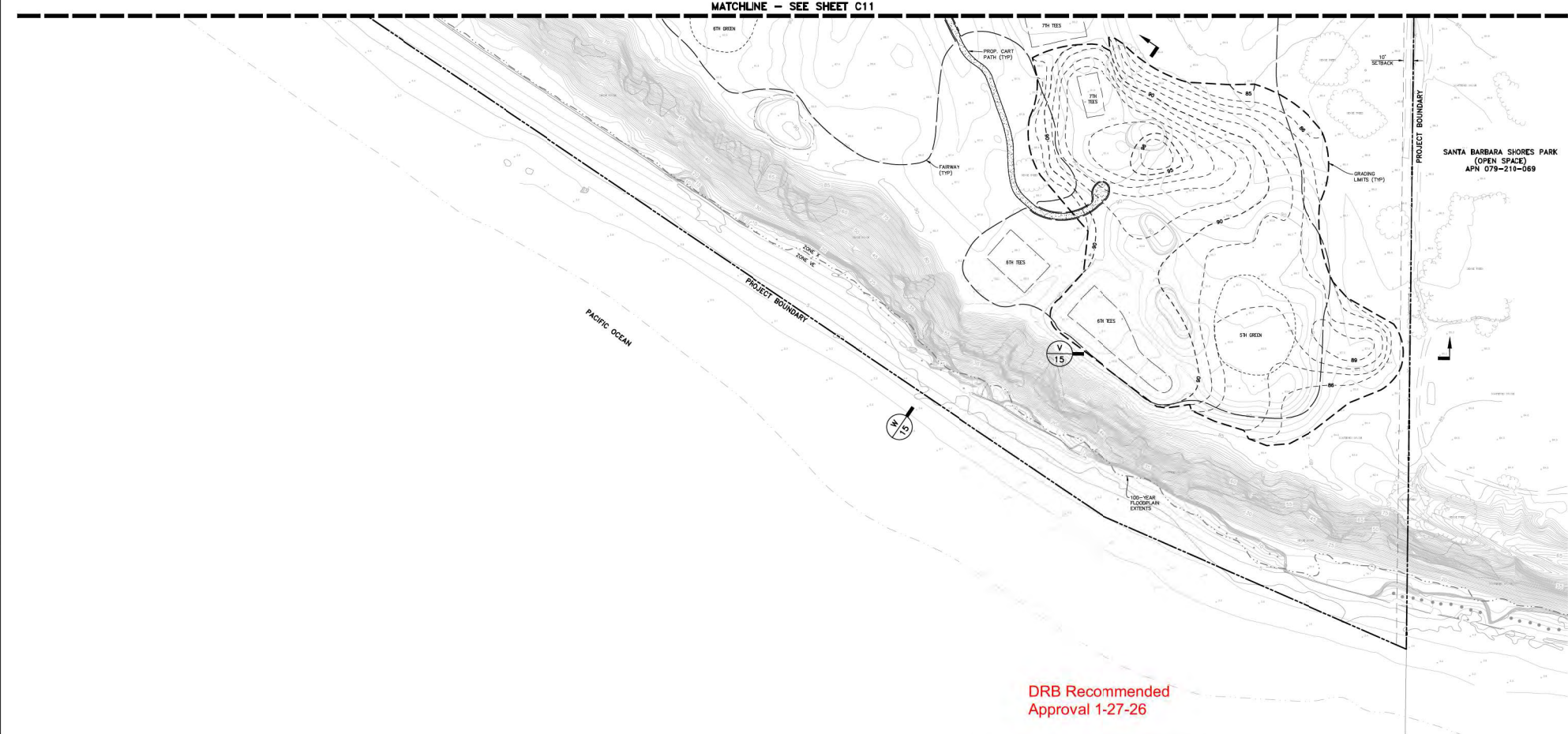


GRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
 GOLETA, CA

STANTEC PROJECT NO.
 2042588200

SHEET
C12 OF **C20**

PLAN DATE
 7/26/2023

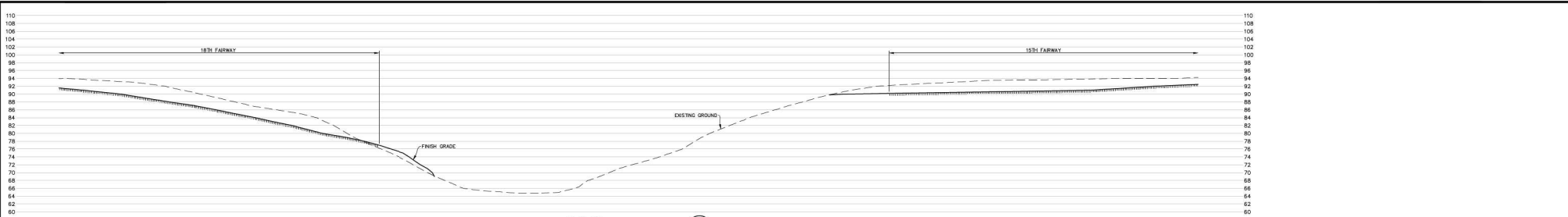


DRB Recommended
Approval 1-27-26

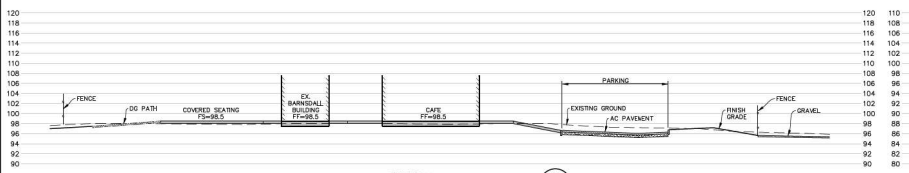
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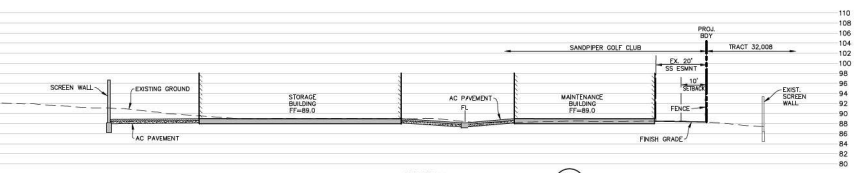
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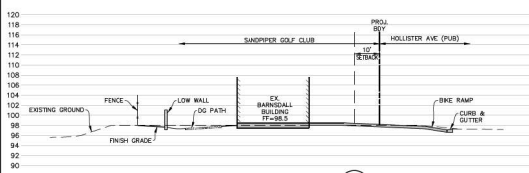
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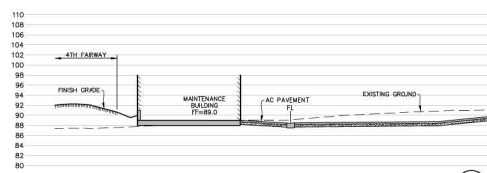
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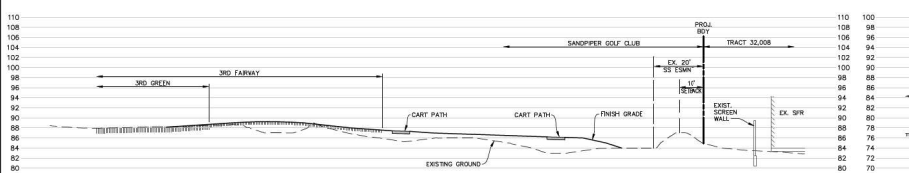
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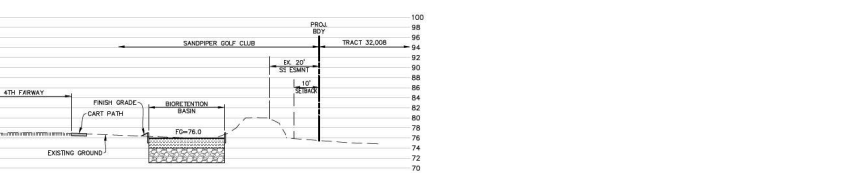
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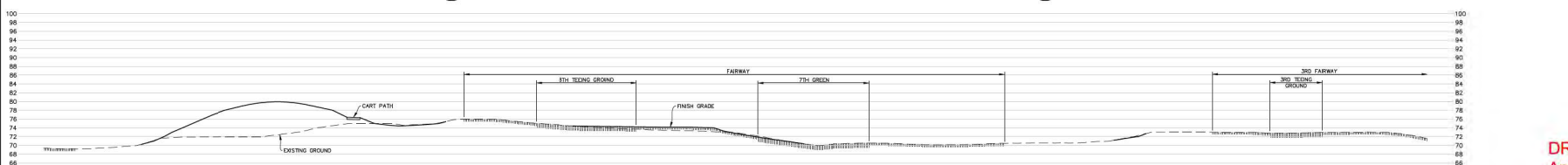
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SECTION R 6
SCALE: HORIZ: 1"=20' VERT: 1"=10'



SECTION S 9
SCALE: HORIZ: 1"=20' VERT: 1"=10'



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

DRB Recommended Approval 1-27-26

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ORIGINAL SCALE IN INCHES

NO.		DATE		REVISION BLOCK		APPD.	PREPARED FOR:
							SANDPIPER GOLF TRUST, LLC 380 CHESTNUT AVENUE WESTMONT, IL 60090

PREPARED BY:
Stantec
300 East Centre Street, Suite 100, San Jose, CA 95101
Phone: (408) 963-8932
GUY GEMERY SALTS 60488 6/20/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

STANTEC PROJECT NO.
2042888200

SHEET
C14 OF **C20**

PLAN DATE
7/28/2023

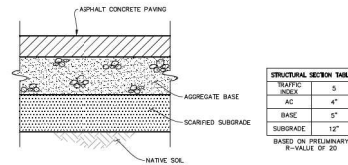
PRELIMINARY

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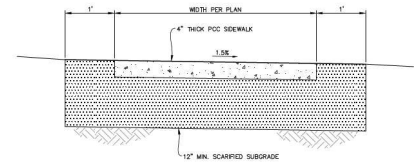
FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES



- NOTES:
1. INSTALL DILUFIED 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

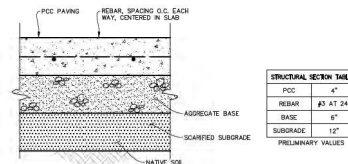
N.T.S.



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

TYPICAL CART PATH SECTION

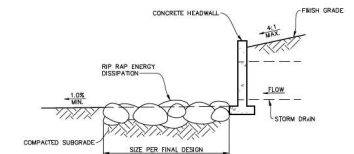
N.T.S.



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

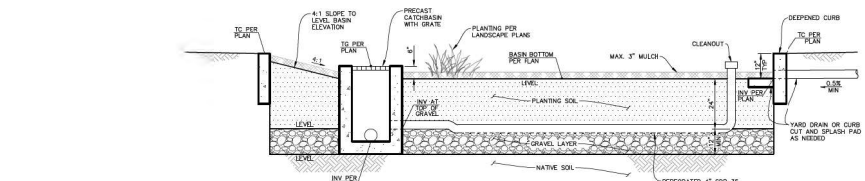
PRELIMINARY CONCRETE PAVEMENT SECTION

N.T.S.



STORM DRAIN OUTLET WITH RIP RAP

N.T.S.



- NOTES:
1. PLANTING SOIL MIX PER LANDSCAPE ARCHITECT'S PLAN AND FOR SANTA BARBARA COUNTY PROJECT CLEAN WATER SPECIFICATIONS.
 2. GRAVEL LAYER TO BE CLASS # FRENCHABLE MATERIAL PER CALTRANS SPECIFICATION 6E-2.02(2)(5) MINIMUM 12" THICK MAXIMUM 4/8" THICK.
 3. NATIVE SOIL SHALL BE UNCOMPACTED AND RIPPED TO LOOSER IF REQUIRED.
 4. ALL LAYERS TO BE LEVEL ACROSS BASIN EXCEPT WHEN TOP SOIL IS SLOPED AGAINST CURB AT 4:1 MAX. SLOPE SHOWN ON PLANS.

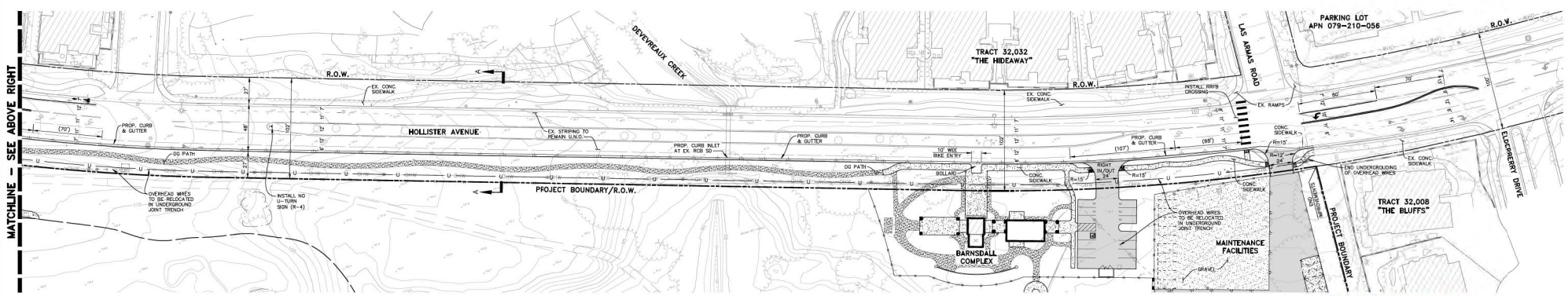
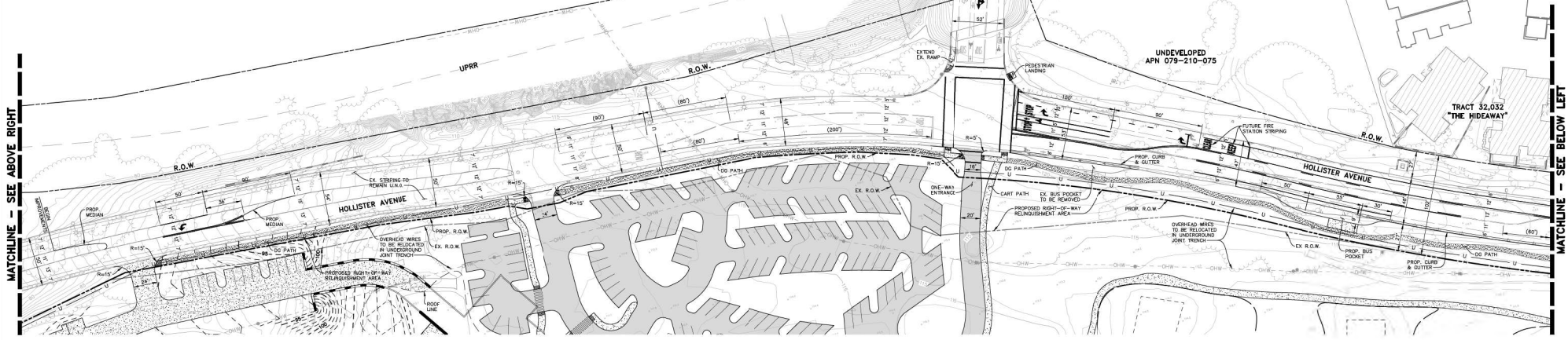
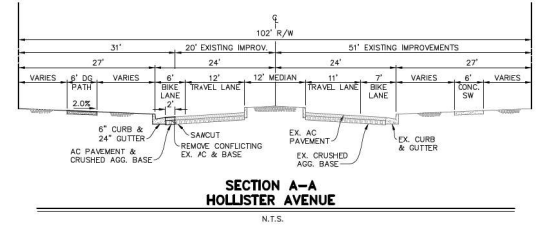
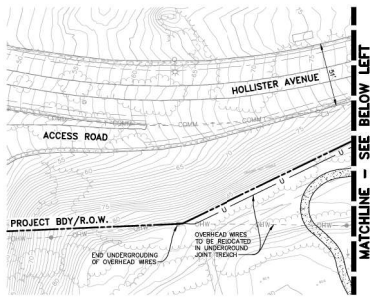
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N.T.S.

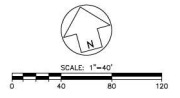
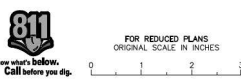
DRB Recommended
Approval 1-27-26

NO.		DATE		REVISION BLOCK		APPR.	PREPARED FOR:	PREPARED BY:		PROJECT:		STANTEC PROJECT NO.		
							SANDPIPER GOLF TRUST, LLC 380 CRESTMOUNT AVENUE WESTMINSTER, CA 92683	Stantec 200 East Corbin Street, Suite 101, Santa Barbara, CA 93101 PHONE: (805) 963-8932 GUY GHEMERY SALTS PROJECT ENGINEER		NO 60489 GUY GHEMERY SALTS PROJECT ENGINEER		DETAILS PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB GOLETA, CA		2042588200 SHEET C16 OF C20 PLAN DATE 7/26/2023

PRELIMINARY
 SOURCE: U:\Projects\2023\CA\WFS\gymtc\wg\10866_01plan_c01.dwg, 8/1/23



**DRB Recommended
Approval 1-27-26**



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
SANDPIPER GOLF TRUST, LLC
380 CHESTNUT AVENUE
WESTMONT, IL 60090

PREPARED BY:
Stantec
300 East California Street, Suite 100, San Jose, CA 95101
PHONE: (408) 963-8932
GUY GEMERY SALTS 60488 6/20/2024
PROJECT ENGINEER R.C.E. EXP. DATE



**HOLLISTER AVENUE
STREET IMPROVEMENT PLAN
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB**
GOLETA, CA

STANTEC PROJECT NO. 2042588200	SHEET C17 OF C20
PLAN DATE 7/26/2023	

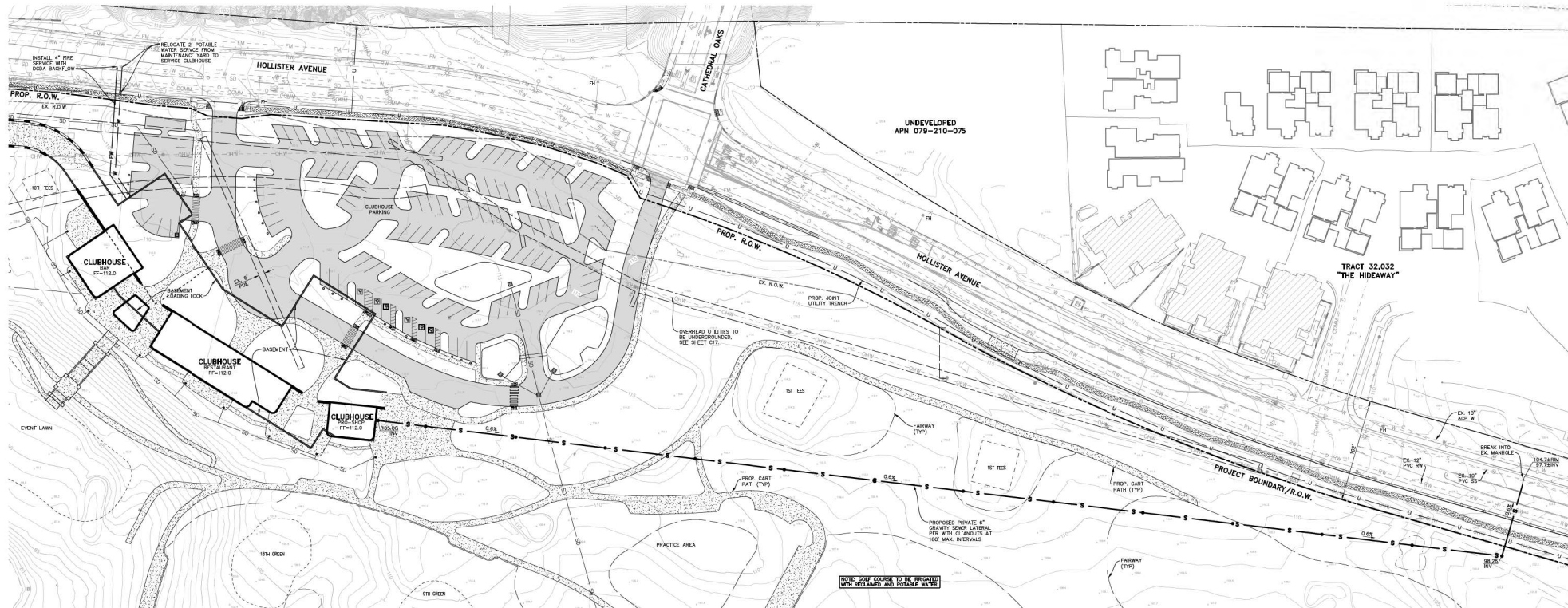
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Approval 1-27-26

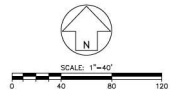


CLUBHOUSE UTILITY PLAN

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0 1 2 3



NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
SANDPIPER GOLF TRUST, LLC
380 CHESTNUT AVENUE
WESTMONT, IL 60090

Stantec
300 East Centre Street, Suite 100, San Jose, CA 95101
PHONE: (408) 963-8832
GUY GEMERY SALTS
PROJECT ENGINEER
60488
R.C.E.
6/20/2024
EXP. DATE



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

STANTEC PROJECT NO.
2042588200

SHEET
C18 OF **C20**

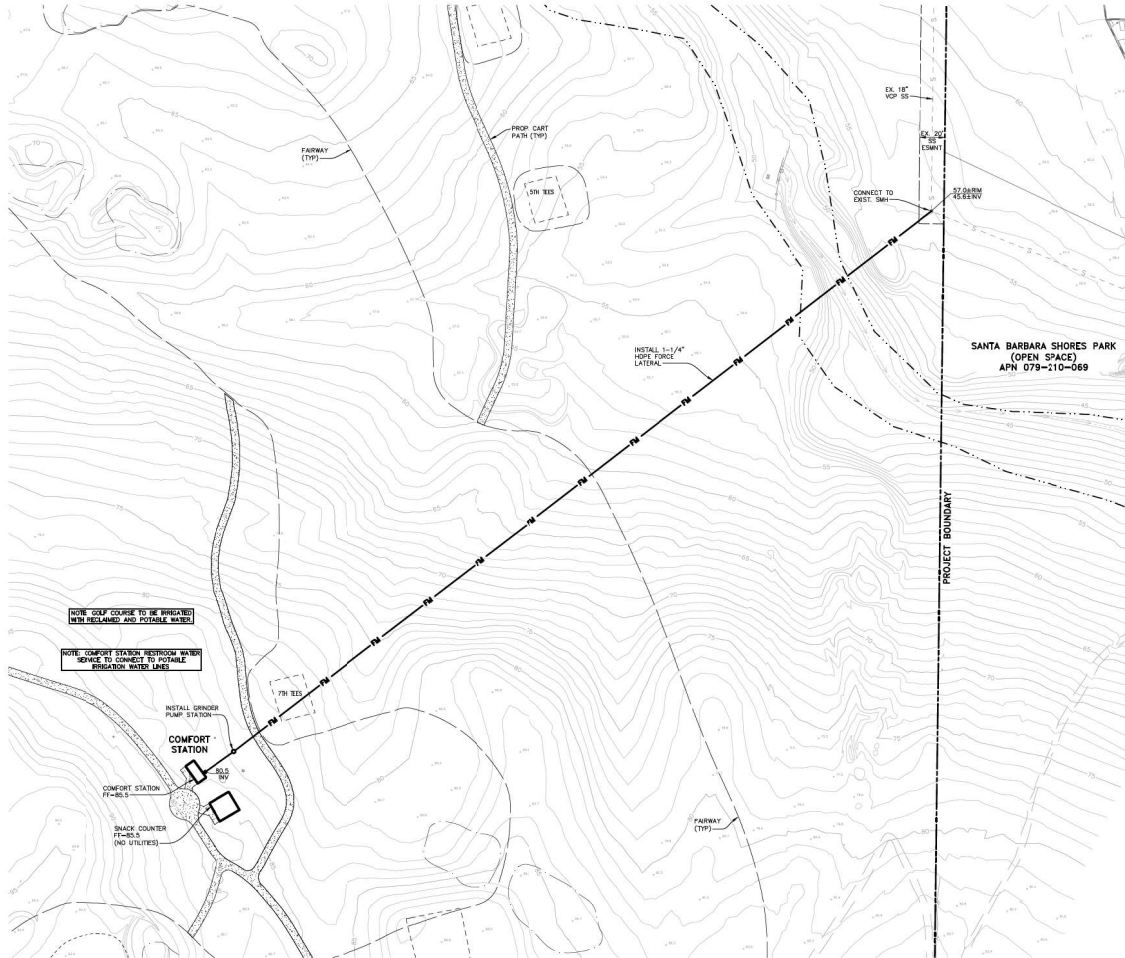
PLAN DATE
7/26/2023

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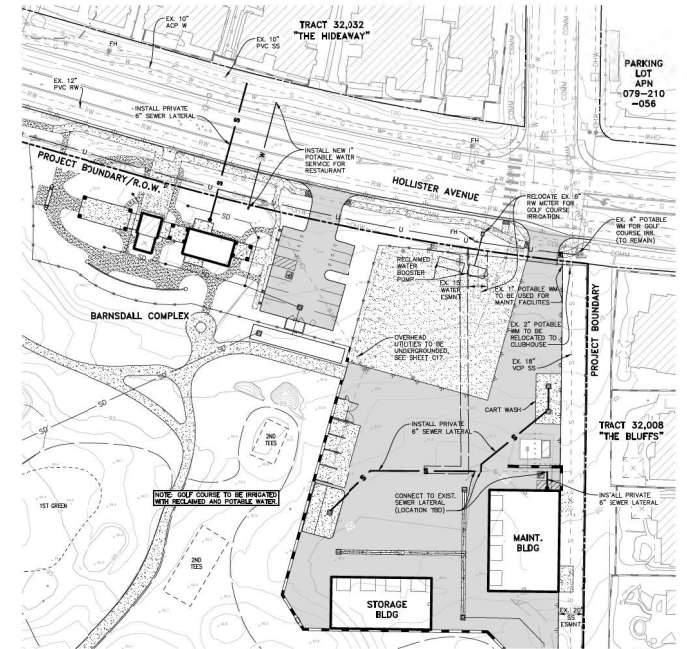
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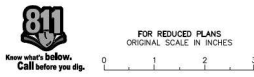


COMFORT STATION UTILITY PLAN

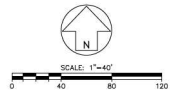


BARNSDALL & MAINTENANCE UTILITY PLAN

DRB Recommended
Approval 1-27-26



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ORIGINAL SCALE IN INCHES



NO.		DATE		REVISION BLOCK		APPD.	PREPARED FOR:
							SANDPIPER GOLF TRUST, LLC 380 CHESTNUT AVENUE WESTMONT, IL 60090

PREPARED BY:
Stantec
300 East California Street, Suite 100, San Jose, CA 95101
Phone: (408) 963-8832
GUY CEREAMY SALTS 60488 6/30/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

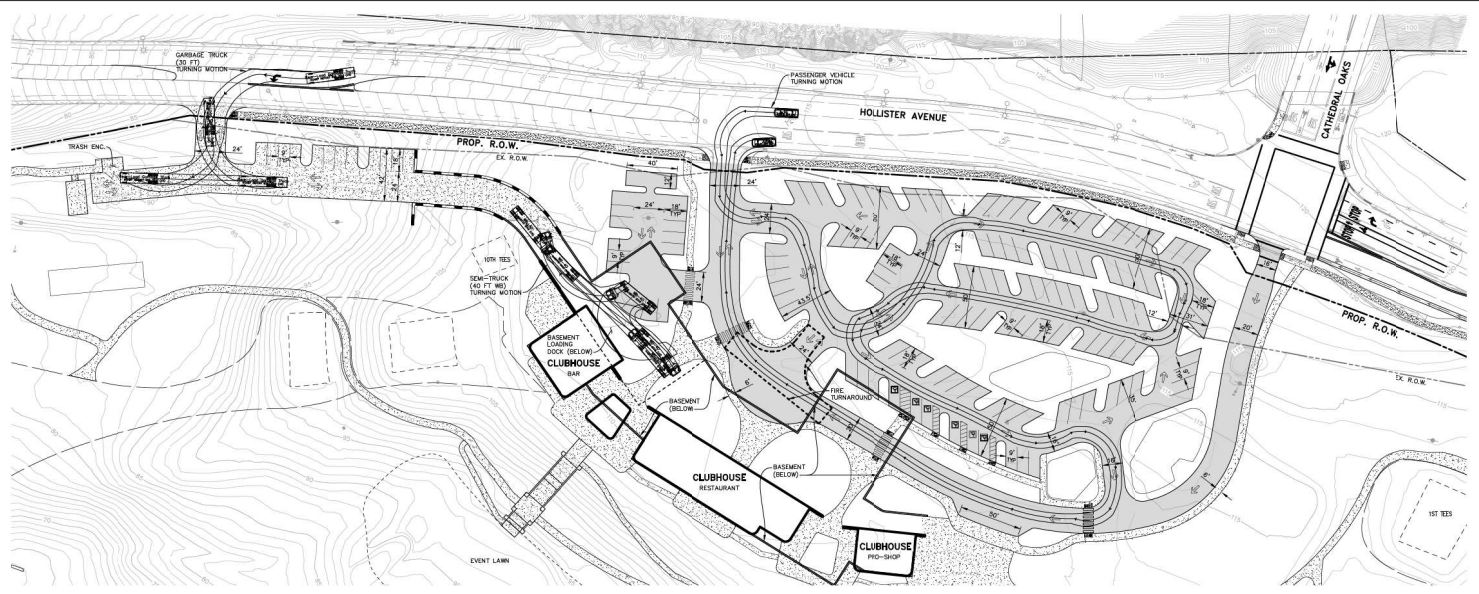
STANTEC PROJECT NO.
2042588200
SHEET
C19 OF **C20**
PLAN DATE
7/26/2023

PRELIMINARY

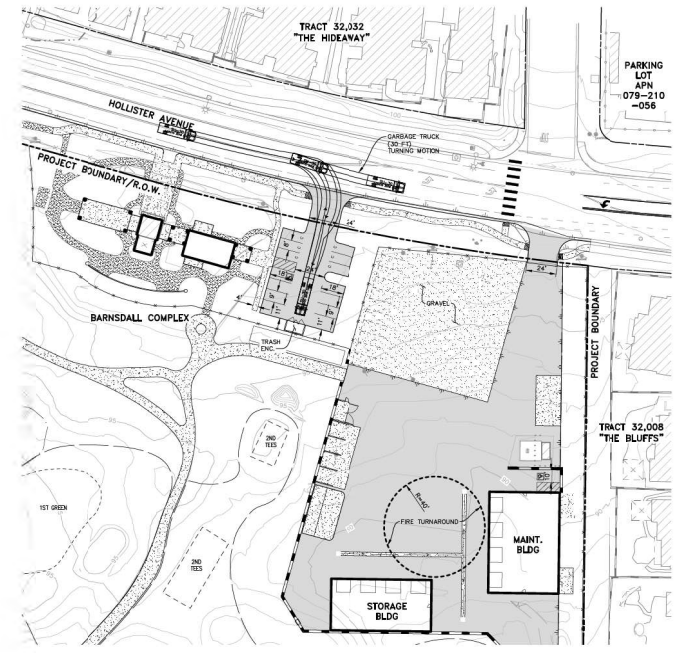
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CLUBHOUSE & WEST PARKING LOT



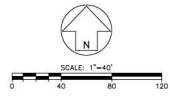
BARNSDALL & MAINTENANCE BUILDINGS

DRB Recommended Approval 1-27-26

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

FOR REDUCED PLANS
 ORIGINAL SCALE IN INCHES

0 1 2 3



NO.	DATE	REVISION BLOCK	APPR.

PREPARED FOR:
 SANDPIPER GOLF TRUST, LLC
 380 CHESTNUT AVENUE
 WESTMONT, IL 60090

Stantec
 300 East Corbin Road, Suite 101, San Jose, CA 95131
 Phone: (408) 963-9332
 GUY GEMERY 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

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PRELIMINARY

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