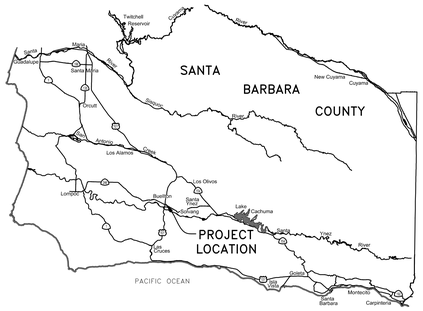
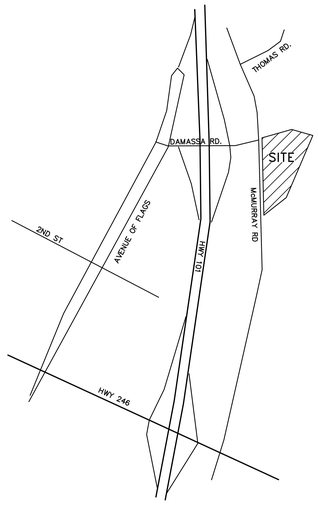


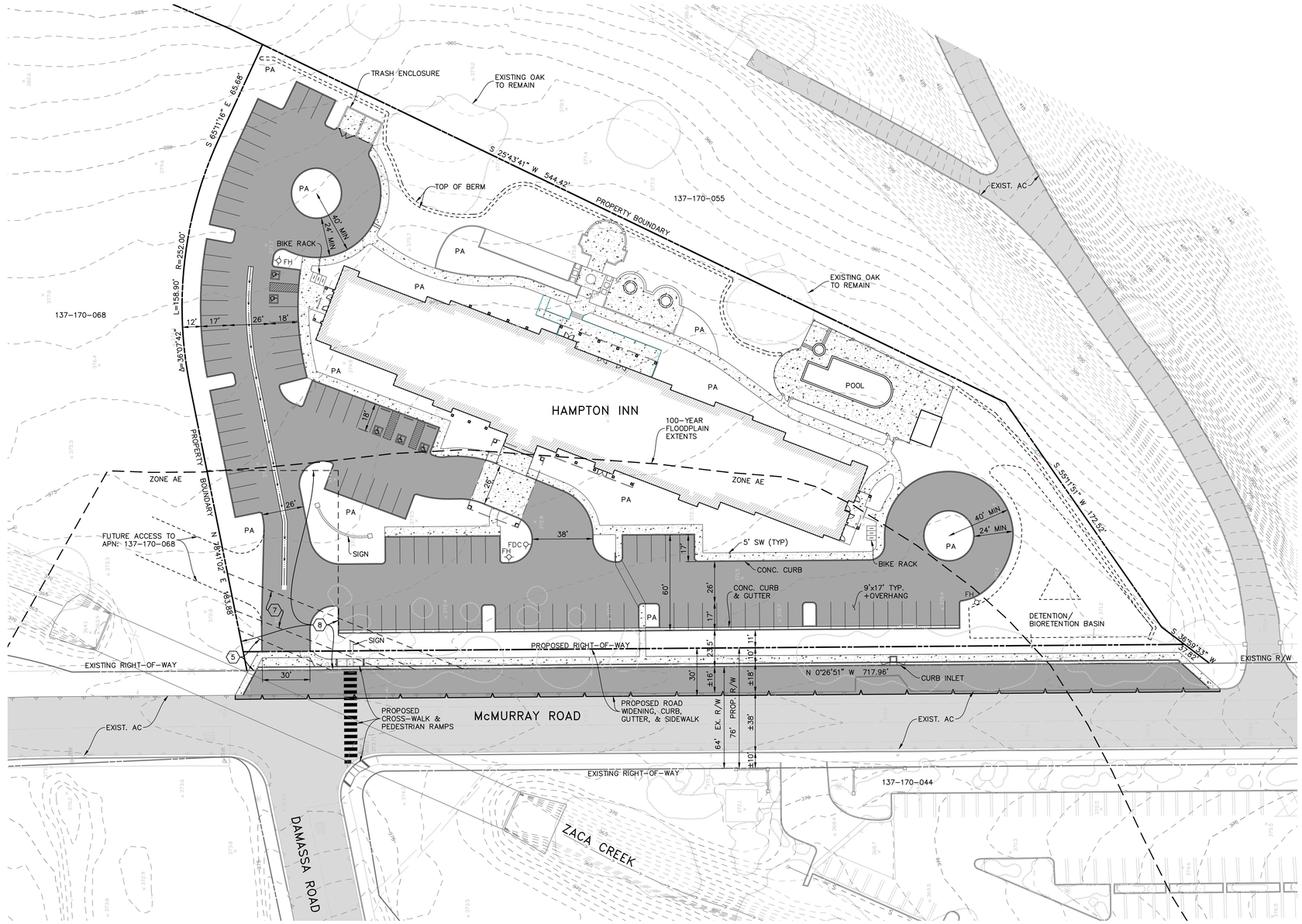
VICINITY MAP

SCALE: N.T.S.



AREA MAP

SCALE: N.T.S.



SURVEYOR'S NOTES

1. MAPPING

TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A ONE FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY COOPER AERIAL SURVEYS INC. FROM AERIAL PHOTOGRAPHY FEBRUARY 22, 2014.

AERIAL PHOTOGRAPHY

THE AERIAL PHOTOGRAPHY USED AS THE BACKGROUND FOR THIS MAP WAS OBTAINED ON FEBRUARY 22, 2014 BY COOPER AERIAL SURVEYS. THE PHOTOGRAPHY HAS BEEN CONVERTED INTO A DIGITAL FORMAT AND CORRECTED FOR HORIZONTAL AND VERTICAL DISTORTION USING STANDARD PHOTOGRAMMETRIC METHODS.

2. BOUNDARY INFORMATION

THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM LOT LINE ADJUSTMENT 05-LLA-02 RECORDED JANUARY 24, 2007 AS INSTRUMENT No. 2007-5592 OFFICIAL RECORDS, WITH THE COUNTY RECORDER, COUNTY OF SANTA BARBARA, CALIFORNIA. THE COMPILED DESCRIPTION WAS ORIENTED TO THE TOPOGRAPHIC MAP BASED ON EXISTING FENCES. THE BOUNDARY IS ONLY APPROXIMATE AND SHOULD NOT BE RELIED UPON UNTIL THE FULL BOUNDARY RETRACEMENT IS COMPLETED.

3. BASIS OF BEARINGS AND COORDINATES

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 1991.35), THIS SURVEY TIED TO STATION 2010-012 PER RECORD OF SURVEY FILED IN BOOK 177, PAGES 89-90, AND STATION TJRN PER RECORD OF SURVEY FILED IN BOOK 171, PAGES 24-25.

ALL DISTANCES AND COORDINATES ARE REFERENCED TO CALIFORNIA COORDINATE SYSTEM, NAD 83, ZONE 5 GRID (EPOCH 1991.35) AND ARE EXPRESSED IN US SURVEY FOOT UNITS.

THE SITE COMBINATION FACTOR IS 0.99991258 AND THE SITE MAPPING ANGLE IS -1°14'57", BOTH CALCULATED AT FOUND STATION 2010-012.

4. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), DEFINED LOCALLY BY GPS TIES TO HORIZONTAL CONTROL STATIONS 2010-012 LISTED ABOVE. 2010-012 ELEVATION = 377.46 US FEET

5. FLOOD ZONE

ZONE AE; OUTSIDE 1% CHANCE ANNUAL FLOODPLAIN.

GENERAL INFORMATION

OWNER
OCEAN PARK HOTELS
CONTACT: JIM FLACG
710 FIERO LANE #14
SAN LUIS OBISPO, CA 93401
(805) 544-0812

ARCHITECT
PK ARCHITECTS
CONTACT: JEFF PAWLOWSKI
4515 S. MCCLINTOCK DR., SUITE 206
ENGLEWOOD, CO 80112
(602) 283-1621

LANDSCAPE ARCHITECT
ROBERT ANDREW FOWLER ASLA
CONTACT: ROB FOWLER
315 WEST HALEY STREET, STE 202
SANTA BARBARA, CA 93101
(805) 730-7555

CIVIL ENGINEER
PENFIELD & SMITH ENGINEERS
CONTACT: GEREMY SALTS
111 E. VICTORIA STREET
SANTA BARBARA, CA 93101
(805) 963-9532

GEOTECHNICAL ENGINEER
EARTH SYSTEMS PACIFIC
CONTACT: DOUG DUNHAM
2049 NORTH PREISKER LANE, SUITE E
SANTA MARIA, CA 93454
(805) 928-2991

UTILITY PROVIDER INFORMATION

SEWER
CITY OF BUELLTON
(805) 686-0137

GAS
SOUTHERN CALIFORNIA GAS
P.O. BOX 818
GOLETA, CA 93116
(805) 681-8018

CABLE
COMCAST CABLE
2323 THOMPSON WAY
SANTA MARIA, CA 93455
(800) 266-2278

WATER
CITY OF BUELLTON
(805) 686-0137

ELECTRIC
PACIFIC GAS AND ELECTRIC
4325 S. HIGUERA ST
SAN LUIS OBISPO, CA 93401 (805) 546-3888

PHONE
VERIZON
424 S. PATTERSON AVENUE
GOLETA, CA 93111
(805) 967-2765

EXISTING EASEMENTS (EASEMENT NUMBERS CORRESPOND TO PRELIMINARY TITLE REPORT EXEPTIONS)

5. EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA FOR DRAINAGE IN 12/17/1963 INST #53346 BK2026 PG695 OF OFFICIAL RECORDS.
6. EASEMENT FOR CUT & FILL SLOPES IN 03/30/1966 INST #10632 BK2145 PG1149 OF OFFICIAL RECORDS (NOT PLOTTABLE)
7. EASEMENT IN FAVOR OF THE BUELLTON COMMUNITY SERVICES DISTRICT FOR SEWER LINES IN 12/11/1978 INST #78-57112 OF OFFICIAL RECORDS.
8. EASEMENT IN FAVOR OF PARCEL 137-170-068 FOR INGRESS, EGRESS & UTILITIES IN BK58 PG20 OF PARCEL MAP.

SCALE: 1"=30'
0 30 60 90

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering • Surveying • Planning • Construction Management •
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN OWP CHECKED GGS
GUY GEREMY SALTS DATE:
PROJECT ENGINEER
R.C.E. 60,488

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

CITY OF BUELLTON
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY DEVELOPMENT PLAN
SITE PLAN AND NOTES
HAMPTON INN – APN 137-170-067
CITY OF BUELLTON, CA

P&S PROJECT NO. 21307.01
SHEET 1 OF 2
PLAN DATE 6/27/14

42-ENG SAVE DATE: 7/1/2014 12:52:41 PM PLOT BY: Waverly Parks PLOT DATE: 7/1/2014 12:53:34 PM PLOT SCALE: 1:1

DRAWING: r:\ocsd\work\21307\civil\preliminary engineering\plot drawings\21307_dev_plan_01.dwg

EARTHWORK

EARTHWORK ESTIMATES:

CUT: 4,000 CUBIC YARDS
FILL: 6,500 CUBIC YARDS
IMPORT: 2,500 CUBIC YARDS
EXPORT: 0 CUBIC YARDS

EARTHWORK NOTES:

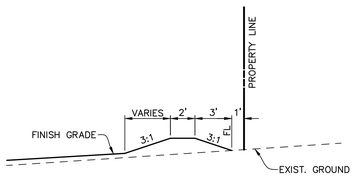
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION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

THE EARTHWORK QUANTITIES ABOVE ARE FOR BUILDING PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS.

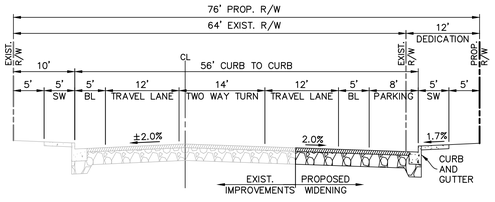
THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

LEGEND

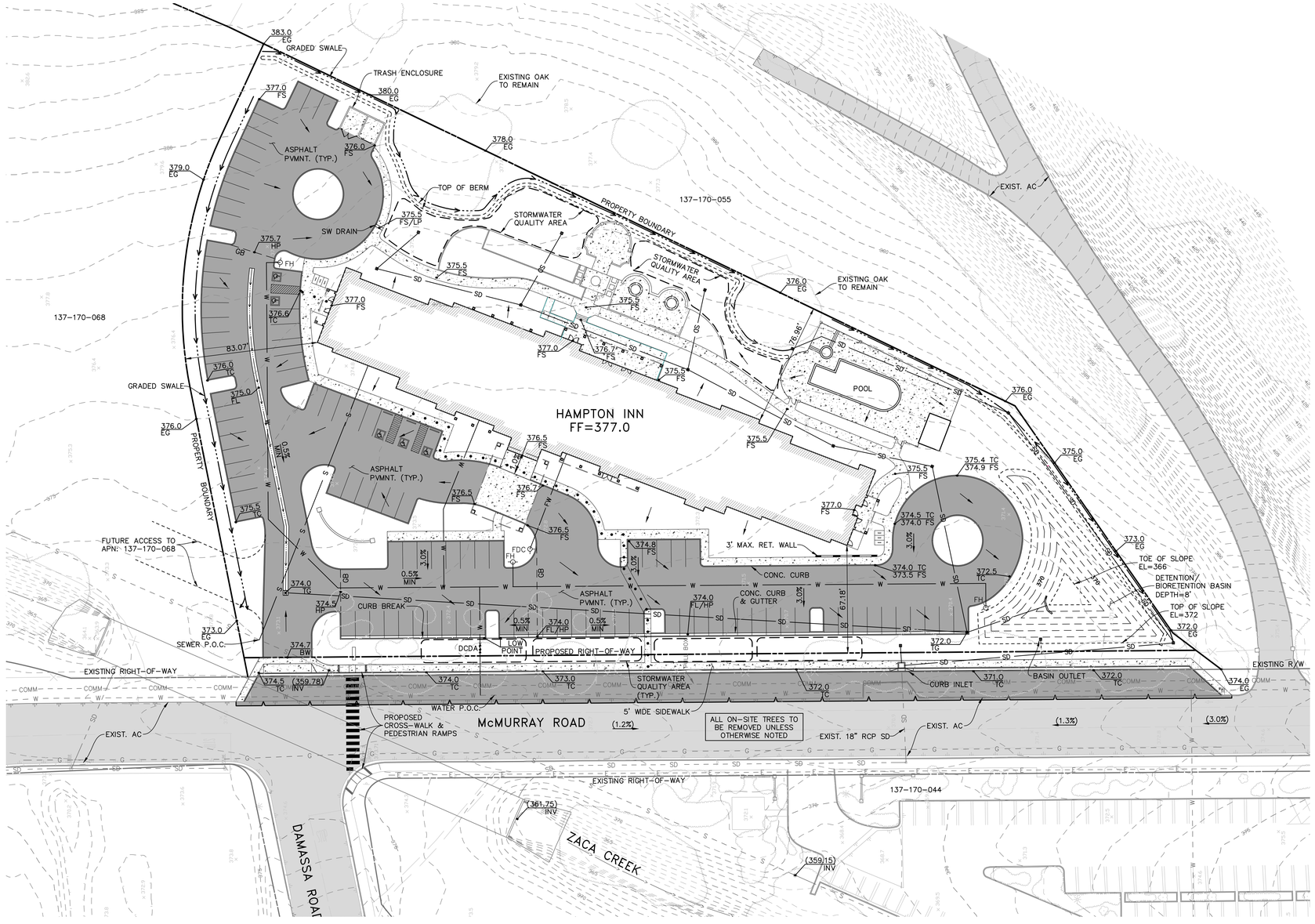
- PROPERTY BOUNDARY/RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER
- EXISTING COMMUNICATIONS
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SAWCUT LINE
- CONCRETE RIBBON GUTTER
- GRADED SWALE
- ADA PATH OF TRAVEL
- GRADE BREAK
- EXISTING AC PAVEMENT
- PROPOSED AS PAVEMENT
- PROPOSED CONCRETE
- DROP INLET
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION



BERM DETAIL
SCALE = 1"=5'



TYPICAL SECTION–McMURRAY ROAD
HORIZ: 1" = 10'
VERT: 1" = 5'



SCALE: 1"=30'
0 30 60 90

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISIONS	APPD.

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REVIEWED BY:
SIGNATURE DATE

PRELIMINARY DEVELOPMENT PLAN
GRADING AND IMPROVEMENT PLAN
HAMPTON INN – APN 137-170-067
CITY OF BUELLTON, CA

P&S PROJECT NO. 21307.01
SHEET 2 OF 2
PLAN DATE 6/27/14

42-ENG SAVE DATE: 7/1/2014 12:52:41 PM PLOT BY: Waverly Parks PLOT DATE: 7/1/2014 12:53:36 PM PLOT SCALE: 1:1

DRAWING: r:\ocsd\work\21307\civil\preliminary engineering\plot drawings\21307_dev_plan_01.dwg