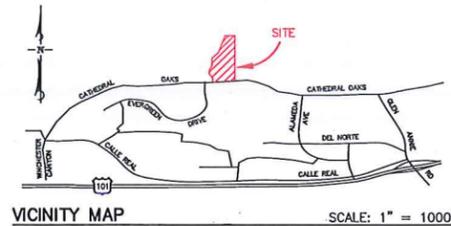


VESTING TENTATIVE TRACT MAP

(05-154-GPA/RZN/TM 32,045/FDP)

SEPTEMBER 2015 P.N. 01-023.01 SHEET 1 OF 6 SHEETS

BEING A SUBDIVISION OF A PORTION OF RANCHO DOS PUEBLOS,
IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA
ASSESSOR'S PARCEL 077-630-019



PROJECT SITE STATISTICS

LOT NUMBER	LOTSIZE GROSS/NET SF	PLAN TYPE	HOUSE (SF)	FLEX ROOM (SF)	GARAGE (SF)	FOOT PRINT (SF)	HARDSCAPE (SF) (DRIVEWAY+PATIOS)	ROAD EASEMENT HARDSCAPE (SF)	LOT LANDSCAPE (SF)	AVE. LOT WIDTH (FT)
1	7627	1	1,727	0	491	2,486	555	1367	3,219	60.65
2	7500	4	2,302	0	439	2,346	723	1560	2,871	60.00
3	7500	2-R (REVERSED)	2,161	0	434	2,127	462	1560	3,351	60.00
4	7844	3	2,266	170	415	1,727	631	1930	3,556	62.83
5	7795	3-R	2,266	170	415	1,727	462	1920	3,686	60.00
6	7500	4	2,302	0	439	2,346	629	1560	2,965	60.00
7	7500	2-R	2,161	0	434	2,127	462	1560	3,351	60.00
8	7500	4	2,302	0	439	2,346	629	1560	2,965	60.00
9	7500	3	2,266	170	415	1,727	625	1560	3,588	60.00
10	7500	4	2,302	0	439	2,346	629	1560	2,965	60.00
11	7080	3	2,096	0	415	1,727	563	927	3,863	55.37
12	10221	5	3,886	470	659	3,222	765	1094	5,140	65.79
13	12032	5	3,886	470	659	3,222	878	1358	6,574	74.66
14	10987	5	3,886	470	659	3,222	924	1158	5,683	65.36
15	13869	5	3,886	470	659	3,222	1000	673	8,974	81.40
16	9493	4-R	2,677	375	439	2,346	747	962	5,438	61.62
17	11520	4	2,677	375	439	2,346	730	946	7,498	70.39
18	19517	4-R	2,677	375	439	2,346	815	7543	8,813	84.11
19	18186	4-R	2,677	375	439	2,346	750	6962	6,127	80.82
20	9599	2	2,401	240	434	2,127	636	1258	5,578	67.70
21	13270	4-R	2,677	375	439	2,346	632	757	9,535	63.42
22	7636	3	2,266	170	415	1,727	619	717	4,573	51.08
23	7318	3-R	2,266	0	415	1,727	475	1263	3,853	55.23
24	7500	2	2,161	0	434	2,127	619	1560	3,194	60.00
25	7500	2	2,161	0	434	2,127	461	1560	3,352	60.00
26	7500	1	1,727	0	491	2,486	548	1560	2,908	60.00
27	7500	2	2,161	0	434	2,127	462	1560	3,351	60.00
28	7500	3-R	2,266	170	415	1,727	545	1560	3,668	60.00
29	7500	3-R	2,266	170	415	1,727	545	1560	3,668	60.00
30	7500	2	2,161	0	434	2,127	462	1560	3,351	60.00
31	7561	3-R	2,266	170	415	1,727	615	1567	3,652	60.00
32	8347	1-R	1,727	0	491	2,486	844	1644	3,373	60.00
33	12625	1	1,727	0	491	2,486	540	5596	4,003	76.63
34	7650	2	2,161	0	434	2,127	455	1616	3,452	61.20
35	7629	1	1,727	0	491	2,486	534	1608	3,001	60.50
36	7500	2-R	2,161	0	434	2,127	454	1560	3,359	60.00
37	7500	1-R	1,727	0	491	2,486	540	1560	2,914	60.00
38	7500	2	2,161	0	434	2,127	454	1560	3,359	60.00
39	11515	1-R	1,727	0	491	2,486	540	5015	3,474	64.45
40	12370	2	2,401	240	434	2,127	463	5558	4,222	67.49
41	7500	3	2,266	170	415	1,727	618	1560	3,595	60.00
42	7500	1	1,727	0	491	2,486	654	1560	2,800	60.00
43	7525	2	2,161	0	434	2,127	462	1561	3,375	60.20
44	7649	3	2,266	170	415	1,727	618	1567	3,737	61.20
45	7657	1-R	1,727	0	491	2,486	549	1569	3,053	61.25
46	11754	2-R	2,401	240	434	2,127	463	5096	4,068	62.01
47	10750	3-R	2,266	170	415	1,727	548	4889	3,586	58.01
48	7500	2	2,161	0	434	2,127	463	1560	3,350	60.00
49	7502	3	2,266	170	415	1,727	632	1561	3,582	60.00
50	7506	1-R	1,727	0	491	2,486	549	1559	2,912	60.00
51	7507	2	2,161	0	434	2,127	462	1561	3,357	60.00
52	7507	1-R	1,727	0	491	2,486	548	1561	2,912	60.00
53	10282	3	2,266	170	415	1,546	640	4358	3,927	57.78
54	8611	2	2,401	240	434	2,127	470	2149	3,865	68.95
55	7636	1	1,727	0	491	2,486	635	1566	2,949	61.10
56	8134	2-R	2,401	240	434	2,127	461	1670	3,876	65.05
57	10750	3	2,226	170	415	1,727	629	4887	3,507	58.01
58	10810	2	2,161	240	434	2,127	549	4552	3,582	62.07
59	7503	2-R	2,161	0	434	2,127	627	1560	3,189	60.00
60	12297	3	2,266	170	415	1,727	496	5069	5,005	69.20
61 OS	10591							7573	3018	
62 OS	6747							1184	5563	
63 OS	76491/19142net							2100	17042	
64 OS	48540							11389	37151	
SUB-TOTAL	683527 -57349 (concess)									
TOTALS	626,178 SF 14.38 AC					131,698 SF 3.02 AC	31,568 SF 0.72 AC	153,630 SF 3.53 AC	309,282 SF 7.10 AC	

LEGAL DESCRIPTION

THAT PORTION OF THE RANCHO DOS PUEBLOS, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED IN A DEED TO THE NEREPI COMPANY RECORDED MAY 7, 1980 AS INSTRUMENT NO. 80-18567 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND IS SHOWN ON A RECORD OF SURVEY RECORDED DECEMBER 10, 1998 IN BOOK 149, PAGE 77 OF RECORDS OF SURVEYS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND WHICH LIES SOUTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND DISTANT FIFTY-TWO (52.00) FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CATHEDRAL OAKS ROAD, ONE-HUNDRED AND FOUR (104.00) FEET WIDE, WITH THE CENTERLINE OF NORTHGATE DRIVE AS SHOWN ON PARCEL MAP NO. 14,257 RECORDED JULY 24, 1996 IN BOOK 51, PAGE 79 THROUGH 88, INCLUSIVE, OF PARCEL MAPS;

THENCE NORTH 87°24'16" EAST A DISTANCE OF 71.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°15'34" AN ARC DISTANCE OF 118.31 FEET;

THENCE NORTH 87°08'42" EAST A DISTANCE OF 376.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 03'26" AN ARC DISTANCE OF 107.72 FEET;

THENCE NORTH 89°12'08" EAST A DISTANCE OF 233.10 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO NEREPI COMPANY.

EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY AS REPORT NO. 09-77501424-AM DATED MARCH 19, 2009:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG THE "PRESENT EXISTING RANCH ROAD EXTENDING IN A GENERAL NORTHERLY DIRECTION FROM THE STATE HIGHWAY", SHOULD SAME CROSS OR INTERSECT SAID LAND, AS SAID EASEMENT IS DESCRIBED IN DEED FROM RUSSEL E. DOY, ET UX, TO GLENH A. WEST, RECORDED MARCH 2, 1949 AS INSTRUMENT NO. 2707 IN BOOK 841, PAGE 120 OF OFFICIAL RECORDS. THE EASEMENT IS UNLOCATABLE FROM THE RECORD. (ITEM # 7)

TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN TO GENERAL TELEPHONE COMPANY OF CALIFORNIA IN DOCUMENT RECORDED OCTOBER 8, 1956, INSTRUMENT NO. 19666, BOOK 1406, PAGE 264, OF OFFICIAL RECORDS. EASEMENT QUITCLAIMED BY DEED EXECUTED BY GTE CALIFORNIA, RECORDED FEBRUARY 10, 1999 AS INSTRUMENT NO. 99-10454 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY. (ITEM # 8)

FIFTEEN (15.00) FOOT WIDE EASEMENT FOR WATER PIPE LINE AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO GOLETA COUNTY WATER DISTRICT IN DOCUMENT RECORDED JUNE 24, 1960, INSTRUMENT NO. 20044, BOOK 1756, PAGE 501, OF OFFICIAL RECORDS. (ITEM # 9)

104.00 FOOT WIDE EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF SANTA BARBARA AS SET FORTH IN DOCUMENT RECORDED FEBRUARY 3, 1999 AS INSTRUMENT NO. 99-9145, OFFICIAL RECORDS, FOR CATHEDRAL OAKS ROAD. SAID EASEMENT RIGHTS HAVE REVERTED TO THE CITY OF GOLETA. (ITEM # 14)

PROPOSED FIFTY-FIVE FOOT EASEMENT FOR PRIVATE STREET, PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND EMERGENCY ACCESS PURPOSES TO BE GRANTED TO PROJECT HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE PROPOSED LOTS AS SHOWN HEREON.

PROPOSED FIFTY-FIVE FOOT EASEMENT FOR PRIVATE STREET, PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND EMERGENCY ACCESS PURPOSES TO BE GRANTED TO PROJECT HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE PROPOSED LOTS AS SHOWN HEREON.

OWNERS STATEMENT:

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

SHELBY FAMILY PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ DATE _____

SUBDIVIDER & APPLICANT:

SHELBY FAMILY PARTNERSHIP, L.P.
890 LLAC DRIVE
SANTA BARBARA, CA 93108

GENERAL NOTES

1. SUBDIVISION MAP ACT:

THIS VESTING TENTATIVE MAP REPRESENTS A PROPOSED SUBDIVISION OF LAND PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, GOVERNMENT CODE SECTION 66410 ET SEQ. AND THE CITY OF GOLETA CITY CODE CHAPTER 21. PROPOSED LOTS 1 THROUGH 60, INCLUSIVE, AS SHOWN HEREON ARE INTENDED TO BE CREATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES. PROPOSED LOTS 61 THROUGH 64, INCLUSIVE, AS SHOWN HEREON ARE INTENDED TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE PROJECT OWNERS ASSOCIATION. PROPOSED ROADS AS SHOWN HEREON ARE PROPOSED TO BE CONVEYED TO THE PROJECT OWNERS ASSOCIATION AS PRIVATE STREET EASEMENTS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS, WITH THE OWNERS ASSOCIATION RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE STREETS AND DRAINAGE FACILITIES AS SHOWN HEREON.

2. TOPOGRAPHIC SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC COMPILATIONS PERFORMED BY GOLDEN STATE AERIAL SURVEYS IN DECEMBER 2007 AND SUPPLEMENTED BY FIELD SURVEYS UNDERTAKEN BY L & P CONSULTANTS.

3. BENCHMARK:

SPIKE IN POWER POLE 3206134 E, ABOUT 1 FOOT ABOVE ASPHALT GRADE, 15.6 FEET RIGHT OF STATION 40+79.49 CIENEGUITAS ROAD. ELEVATION = 258.16, USGS SEA LEVEL DATUM OF 1929.

4. BOUNDARY INFORMATION:

BOUNDARY INFORMATION AS SHOWN HEREON HAS BEEN BASED ON RECORD MAP DATA AND FIELD BOUNDARY SURVEYS PERFORMED BY L & P CONSULTANTS.

5. BASIS OF BEARINGS:

THE BEARING OF NORTH 0°28'00" WEST BETWEEN FOUND MONUMENTS ON THE EAST LINE OF PARCEL "A" OF THE LAND SHOWN ON RECORD OF SURVEY FILED IN BOOK 149, PAGE 77 OF RECORDS OF SURVEYS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

6. TENTATIVE MAP AREAS:

GROSS AREA OF TRACT MAP: 15.80 ACRES
PUBLIC RIGHT-OF-WAY: 1.42 ACRES (CATHEDRAL OAKS ROAD)
NET AREA OF TRACT MAP: 14.38 ACRES

GROSS AREA INCLUDES LAND WITHIN PUBLIC ROAD EASEMENTS.

7. LAND USE AND ZONING DESIGNATIONS:

GENERAL PLAN: AGRICULTURE (EXISTING) - SINGLE FAMILY RESIDENTIAL (PROPOSED)
ZONING: AG-II-40 (EXISTING) - 7-R-1 SINGLE FAMILY RESIDENTIAL (PROPOSED)
BUILDING SETBACKS: PER CURRENT 7-R-1 STANDARDS AND PROPOSED TEXT AMENDMENT

8. PROPOSED LOT COUNT AND USE:

60 SINGLE FAMILY RESIDENTIAL LOTS, AND 4 PRIVATE OPEN SPACE LOTS ARE PROPOSED TO BE CREATED BY THIS VESTING TENTATIVE TRACT MAP. ACCESS TO PROPOSED LOTS IS PROVIDED BY PRIVATE STREET EASEMENTS.

9. FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C" PER FLOOD INSURANCE RATE MAP FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, COMMUNITY PANEL NO. 060331 0735 C, DATED SEPTEMBER 27, 1985. ZONE "C" INDICATES AREAS OF MINIMUM FLOOD HAZARD.

GEOTECHNICAL & SOILS REPORT

A GEOTECHNICAL STUDY HAS BEEN PREPARED BY ENGEQ, INC. AS PROJECT NO. P2009.000.144 DATED JUNE 5, 2009.

DRAINAGE

DRAINAGE FOR PROPOSED LOTS AS SHOWN HEREON WILL SURFACE DRAIN TO PRIVATE STREET GUTTERS, CATCH BASINS, SUBSURFACE STORM DRAIN PIPES AND BIOSWALES AND WILL BE CONDUCTED TO ESTABLISHED DRAINAGE COURSES AS SHOWN HEREON.

UTILITY INFORMATION

1. WASTEWATER DISPOSAL:

GOLETA WEST SANITARY DISTRICT
1 ADAMS ROAD
GOLETA, CA 93117
(805) 968-2617

WASTE WATER DISPOSAL OF THE PROPOSED LOTS WILL BE ACCOMPLISHED BY MEANS OF A PUBLIC SEWER COLLECTION SYSTEM AS SHOWN HEREON. THE PROJECT SITE IS CURRENTLY SERVED BY GOLETA WEST SANITARY DISTRICT.

2. WATER AND FIRE FLOW:

GOLETA WATER DISTRICT
4659 HOLLISTER AVENUE
SANTA BARBARA, CA 93110
(805) 964-6761

WATER SERVICE TO LOTS FOR DOMESTIC USES, LANDSCAPING IRRIGATION AND FIRE PROTECTION IS PROPOSED TO BE PROVIDED BY EXTENDING EXISTING GOLETA WATER DISTRICT MAINS AND LATERALS AS SHOWN HEREON.

3. ELECTRICAL SERVICE:

EDISON COMPANY
333 DAVID LOVE PLACE
SANTA BARBARA, CA 93117
(805) 683-5229

ELECTRICAL SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.

4. NATURAL GAS SERVICE:

GAS COMPANY
P.O. BOX 818
SANTA BARBARA, CA 93116
(805) 681-8209

NATURAL GAS SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.

5. TELEPHONE SERVICE:

VERIZON
P.O. BOX 339
SANTA BARBARA, CA 93102
(805) 966-0432

TELEPHONE SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.

6. CABLE SERVICE:

COX CABLE
22 S. FAIRVIEW AVENUE
GOLETA, CA 93117
(805) 683-7751

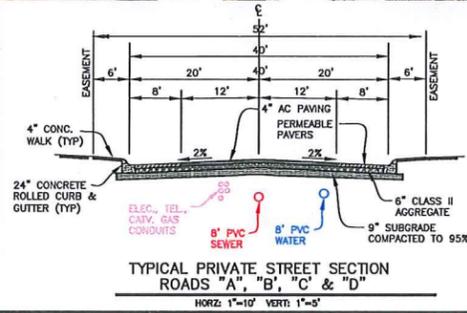
CABLE TV SERVICE TO ALL LOTS WILL



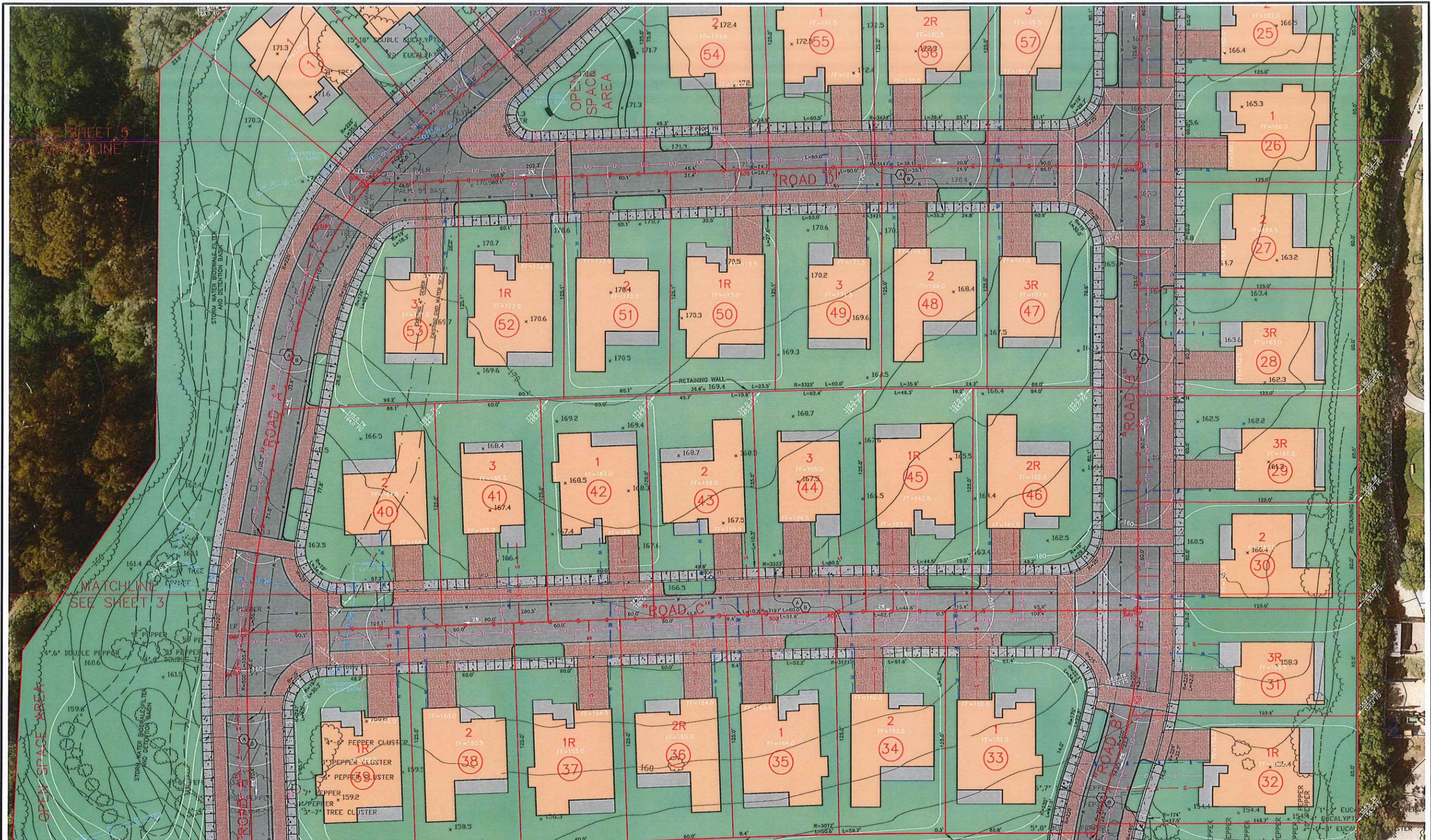
MAP & PLAN SHEET LEGEND
 SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP
 SEE SHEET 2 FOR OVERALL DEVELOPMENT PLAN AREA AND PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN. SEE ARCHITECTURAL PLANS FOR ARCHITECTURAL DESIGN AND DETAILS.
 SEE SHEET 3, 4, 5 & 6 FOR DETAILED DESIGN OF IMPROVEMENTS AND BUILDING LOCATIONS. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, ELEVATIONS, ROOF PLANS, COLORS AND MATERIALS AND PERSPECTIVES.



LEGEND			
(10)	PROPOSED LOT	W	EXISTING WATER LINE
2	PROPOSED UNIT MODEL	GHW	EXISTING OVERHEAD WIRE
2R	PROPOSED UNIT MODEL REVERSED	S	PROPOSED SEWER LINE
(A)	EASEMENT NOTE PER SHEET 1	W	PROPOSED WATER LINE
---	EXISTING PROPERTY LINE	SO	PROPOSED STORM DRAIN
---	PROPOSED LOT LINE	---	PROPOSED STREETS LIGHT
---	EASEMENTS	---	RETAINING WALL
---	GROUND FLOOR FOOTPRINT	FDH	FIRE HYDRANT
---	GROUND FLOOR PATIOS	CB	CATCH BASIN
---	GRADING LIMITS	---	PROPOSED STREET LIGHT
---	EXISTING CONTOUR	---	POWER POLE
---	PROPOSED CONTOUR	FF= 162.2	FINISH FLOOR ELEVATION
---	EXISTING SEWER LINE	162.0 FG	FINISH GRADE ELEVATION
		TW / BW	TOP / BOTTOM OF WALL



FINAL DEVELOPMENT PLAN
 AND
PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN
 FOR
 (05-154-GPA/RZN/TM 32,045/FDP)
 SEPTEMBER 2015 P.N. 01-023.01 SHEET 3 OF 6 SHEETS

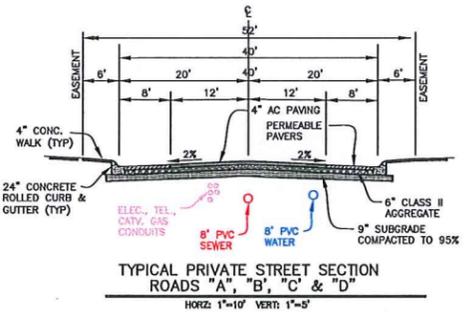


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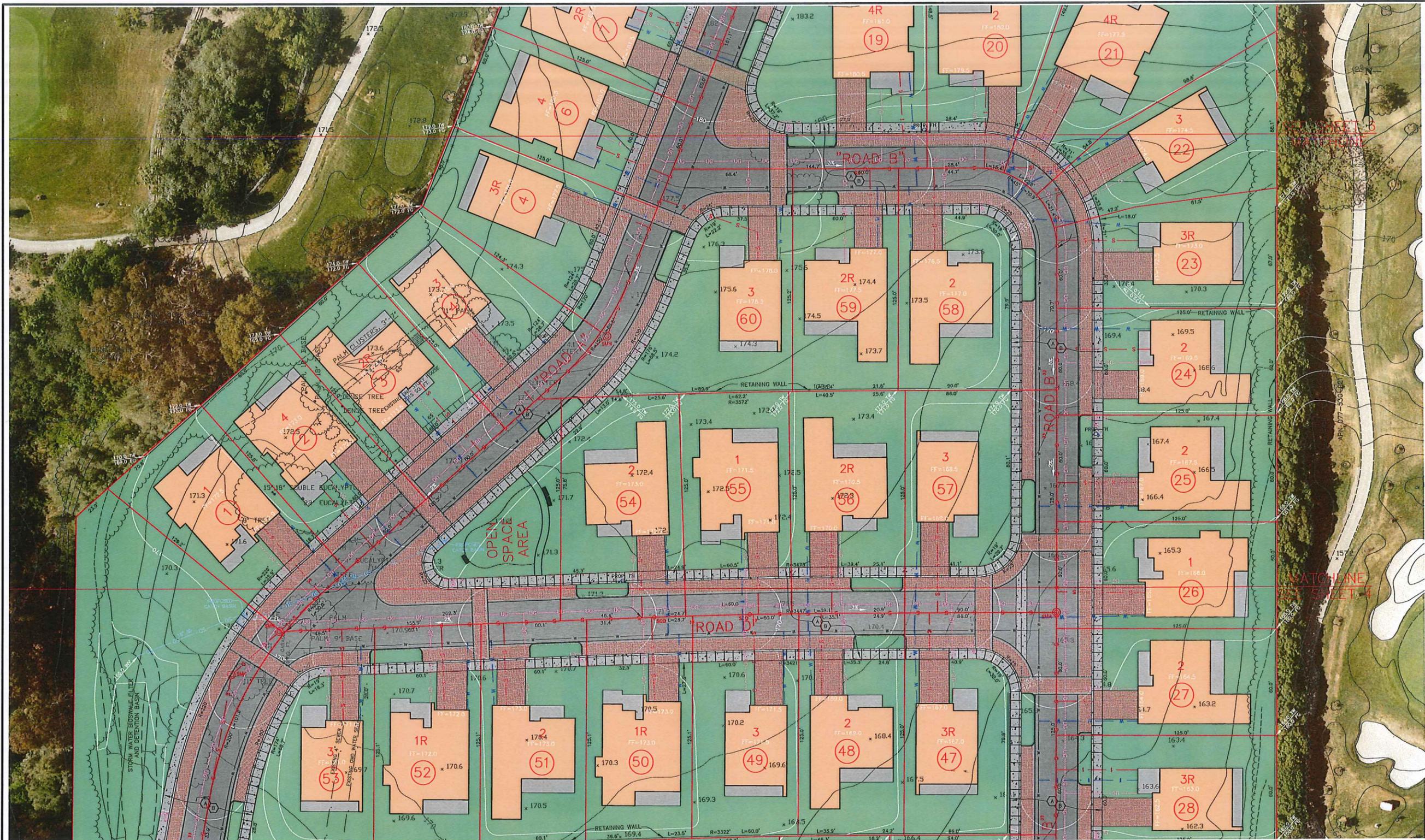
LEGEND

(10)	PROPOSED LOT	W	EXISTING WATER LINE
2	PROPOSED UNIT MODEL	OHW	EXISTING OVERHEAD WIRE
2R	PROPOSED UNIT MODEL REVERSED	S	PROPOSED SEWER LINE
(A)	EASEMENT NOTE PER SHEET 1	W	PROPOSED WATER LINE
---	EXISTING PROPERTY LINE	SD	PROPOSED STORM DRAIN
---	PROPOSED LOT LINE	UB	PROPOSED DRY UTILITY
---	EASEMENTS	---	RETAINING WALL
---	GROUND FLOOR FOOTPRINT	FH	FIRE HYDRANT
---	GROUND FLOOR PATIOS	CB	CATCH BASIN
---	GRADING LIMITS	PS	PROPOSED STREET LIGHT
---	EXISTING CONTOUR	FF=	FINISH FLOOR ELEVATION
---	PROPOSED CONTOUR	162.0 FG	FINISH GRADE ELEVATION
---	EXISTING SEWER LINE	TW / BW	TOP OR BOTTOM OF WALL



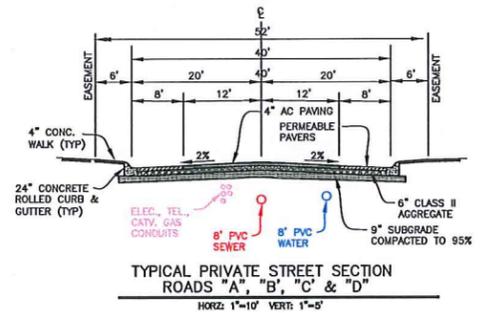
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 (05-154-GPA/RZN/TM 32,045/FDP)
 SEPTEMBER 2015 P.N. 01-023.01 SHEET 4 OF 6 SHEETS





MAP & PLAN SHEET LEGEND
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LEGEND	
(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A)	EASEMENT NOTE PER SHEET 1
(---)	EXISTING PROPERTY LINE
(---)	PROPOSED LOT LINE
(---)	EASEMENTS
(---)	GROUND FLOOR FOOTPRINT
(---)	GROUND FLOOR PATIOS
(---)	GRADING LIMITS
(---)	EXISTING CONTOUR
(---)	PROPOSED CONTOUR
(---)	EXISTING SEWER LINE
(---)	EXISTING WATER LINE
(---)	EXISTING OVERHEAD WIRE
(---)	PROPOSED WATER LINE
(---)	PROPOSED SEWER LINE
(---)	PROPOSED STORM DRAIN
(---)	PROPOSED DRY UTILITY
(---)	RETAINING WALL
(FH)	FIRE HYDRANT
(---)	CATCH BASIN
(---)	PROPOSED STREET LIGHT
(---)	POWER POLE
FF= 162.2	FINISH FLOOR ELEVATION
162.0 FG	FINISH GRADE ELEVATION
TW / BW	TOP OR BOTTOM OF WALL



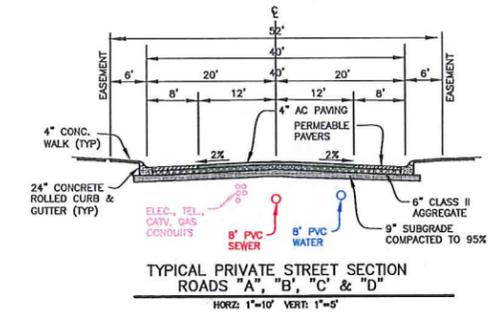
FINAL DEVELOPMENT PLAN
 AND
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 (05-154-GPA/RZN/TM 32,045/FDP)
 SEPTEMBER 2015 P.N. 01-023.01 SHEET 5 OF 6 SHEETS





MAP & PLAN SHEET LEGEND

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LEGEND	
(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A)	EASEMENT NOTE PER SHEET 1
---	EXISTING PROPERTY LINE
---	PROPOSED LOT LINE
---	EASEMENTS
---	GRADING LIMITS
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
OHW	EXISTING OVERHEAD WIRE
S	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
SD	PROPOSED STORM DRAIN
SD	PROPOSED DRY UR-B-DIAS
---	RETAINING WALL
FH	FIRE HYDRANT
CB	CATCH BASIN
SL	PROPOSED STREET LIGHT
PP	POWER POLE
FF= 162.2	FINISH FLOOR ELEVATION
162.0 FG	FINISH GRADE ELEVATION
TW / BW	TOP OR BOTTOM OF WALL
---	GROUND FLOOR FOOTPRINT
---	GROUND FLOOR PATIOS

FINAL DEVELOPMENT PLAN

AND

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

(05-154-GPA/RZN/TM 32,045/FDP)

SEPTEMBER 2015 P.N. 01-023.01 SHEET 6 OF 6 SHEETS

