

RICHARDS RANCH

PRELIMINARY GRADING MAP

SANTA MARIA, CALIFORNIA

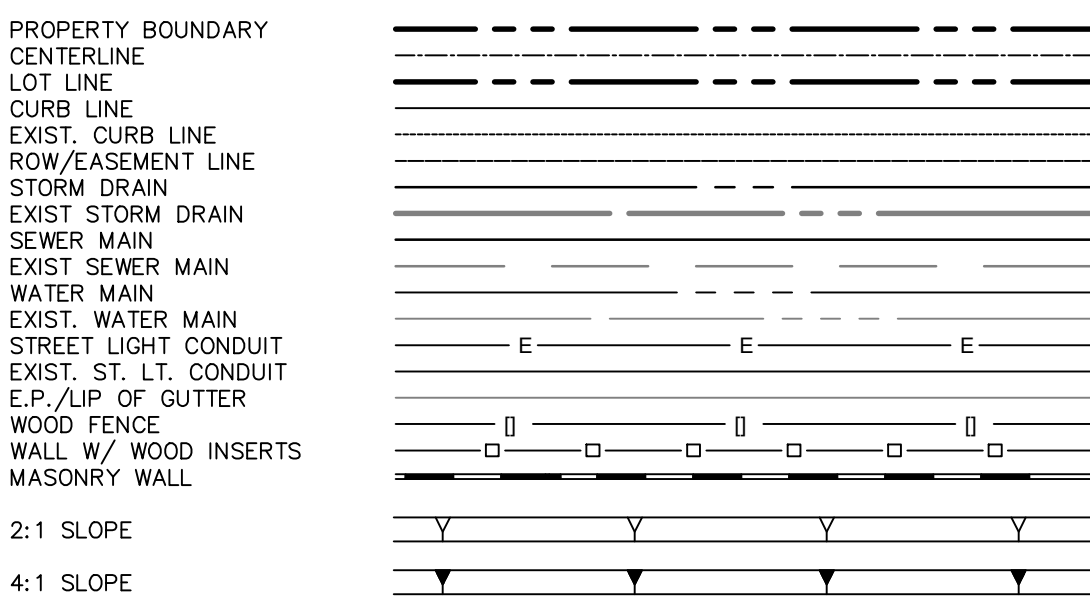
INDEX

SHEET #	SHEET DESCRIPTION
C1.	PRELIMINARY GRADING SHEET
C2.	PRELIMINARY GRADING SHEET
C3.	TENTATIVE TRACT MAP SHEET
C4.	TENTATIVE TRACT MAP SHEET

EARTHWORK QUANTITIES

OUT: 71,659 C.Y.
FILL: 137,806 C.Y.
IMPORT/EXPORT: 66,147 C.Y.
*NO SHRINKAGE OR SUBSIDENCE INCLUDED

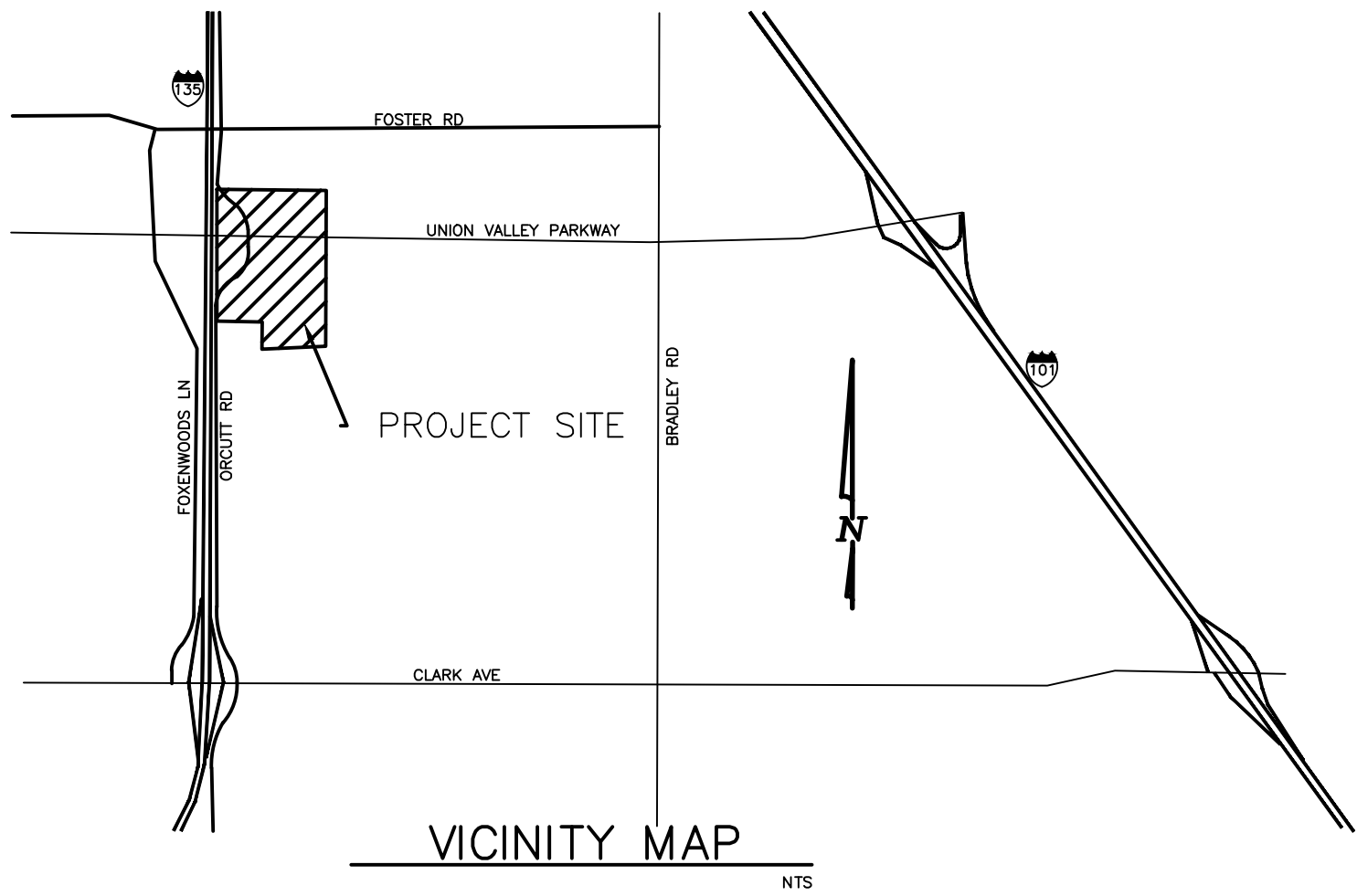
LEGEND



EXIST. CONTOURS	ABBREVIATIONS
SAN. SEWER MANHOLE EXIST. SEWER MANHOLE STORM DRAIN MANHOLE EXIST. S.D. MANHOLE WATER VALVE EXIST. DOUBLE WATER METER PUBLIC STREET LIGHT PRIVATE PRKG LOT LIGHTS FIRE HYDRANT EXIST. FIRE HYDRANT CATCH BASIN SEWER LATERAL EXIST. SEWER LATERAL SEWER CLEAN OUT	ASPHALT CONCRETE BACK OF WALK EDGE OF PAVEMENT EXISTING FINISHED GRADE FLOW LINE GRADE BREAK HIGH POINT H.P. L.P. TOP OF CURB TOP OF FOOTING T.O.F. T.O.W.

Parcel	Existing Slope (Avg) Site	Existing Slope (Avg) Development Area
APN 107-250-019	3%	3%
APN 107-250-020	2%	2%
Lot 1	2%	2%
Lot 2	4%	4%
Lot 3	1%	1%
Lot 4	3%	3%
Lot 5	1%	1%
Lot 6	4%	4%
Lot 7	3%	3%

EXISTING SLOPES

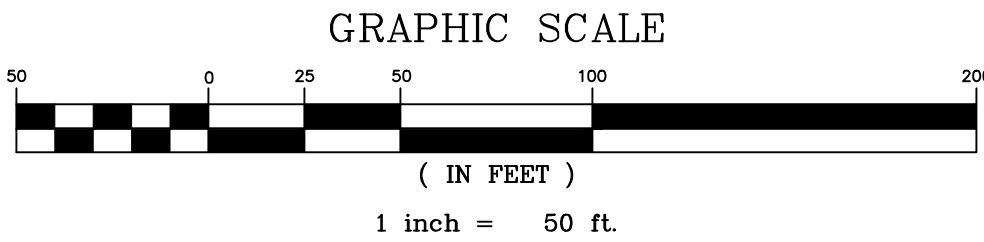


MATCH LINE SEE SHEET C2

Lot #	Total Area	Structures	Hardscape	Landscape
1	167,600 SF	22,754 SF	54,977 SF	90,069 SF
2	145,300 SF	0 SF	6,781 SF	138,519 SF
3	90,805 SF	38,221 SF	33,880 SF	18,704 SF
4	106,948 SF	54,280 SF	8,173 SF	43,615 SF
5	527,413 SF	122,836 SF	189,732 SF	215,045 SF
6	424,239 SF	103,378 SF	150,250 SF	161,611 SF
7	241,944 SF	64,622 SF	95,047 SF	82,275 SF
APN 107-250-019	101,610 SF	7,662 SF	49,473 SF	44,445 SF
APN 107-250-020	81,238 SF	6,600 SF	32,706 SF	39,932 SF

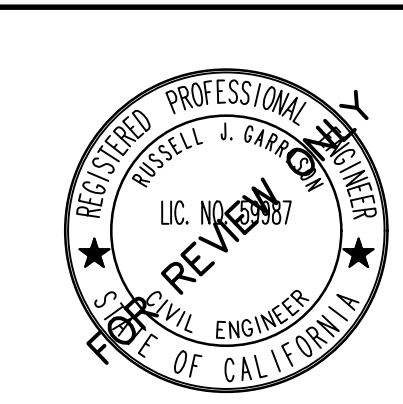
SURFACE BREAKDOWN

PROPOSED DEVELOPED SITE



THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4766

THE UNDERLYING TOPOGRAPHIC INFORMATION BASED ON THE ALTA SURVEY DATED 7/26/22 (SHEET A2) NAVD '88 DATUM 1/10/2025



DESIGNED BY: G.C.	PRELIMINARY GRADING PLAN FOR RICHARD'S RANCH COUNTY OF SANTA BARBARA, CALIFORNIA
CHECKED BY: R.J.G.	
REVISIONS	
DATE DESCRIPTION	
RUSSELL J. GARRISON R.C.E. 59987 DATE: SCALE: AS SHOWN	
BETHEL ENGINEERING 2824 Pajaro Dr., Santa Maria, California 93455 (805) 934-5167	
APPROVED: DATE BY: S.B. CO. DIRECTOR OF PUBLIC WORKS	SHEET C1

MATCH LINE SEE SHEET C1

RICHARDS RANCH

PRELIMINARY GRADING MAP

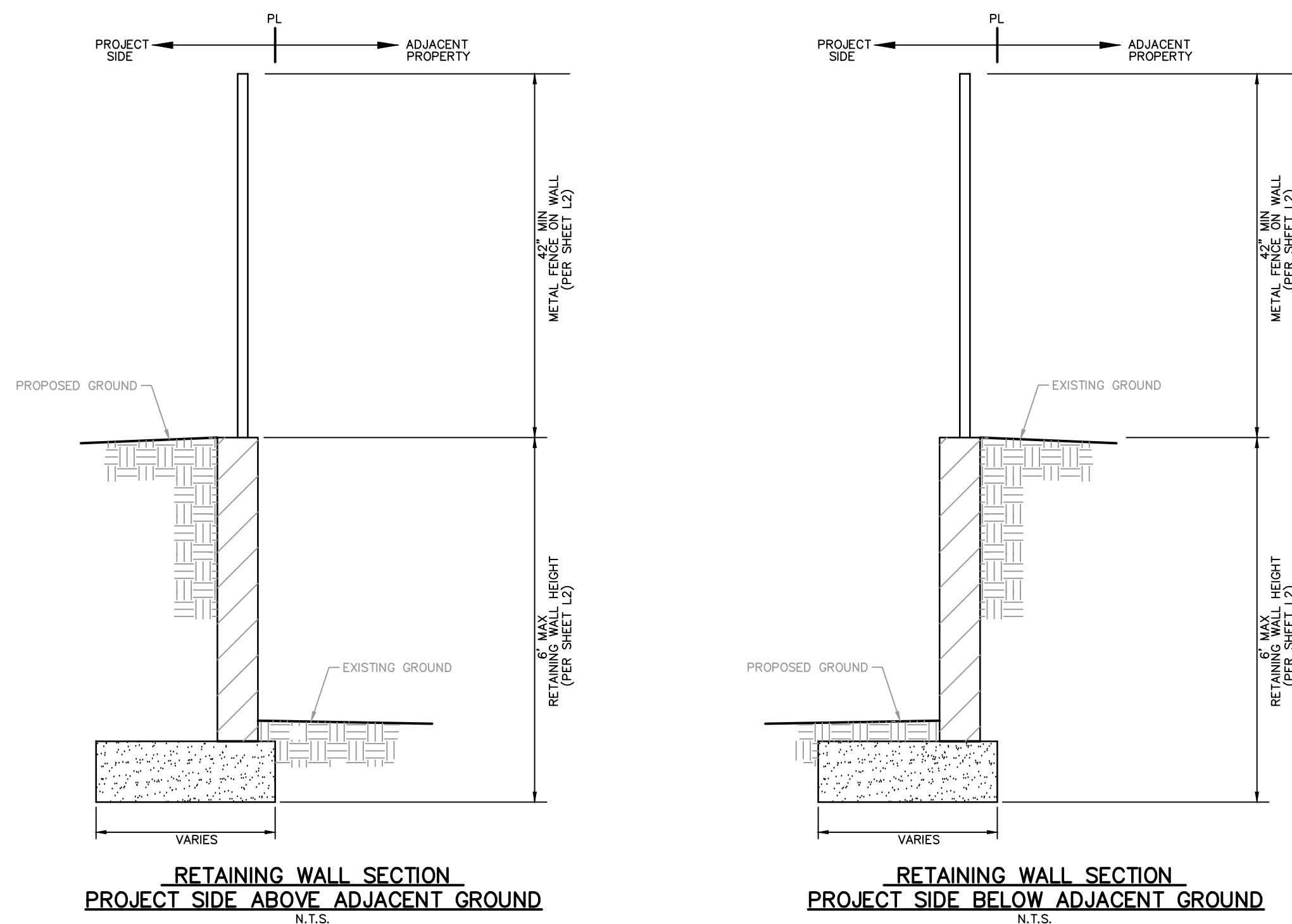
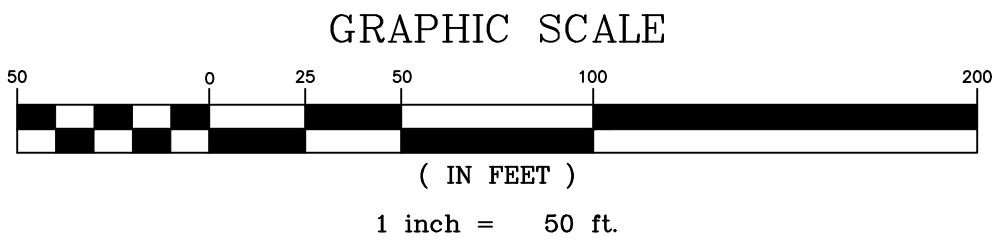
SANTA MARIA, CALIFORNIA

BASIN BOTTOM ELEVATION = 340.00
TOP OF BASIN ELEVATION = 345.00
BASIN OUTLET ELEVATION = 2" ORIFICE
@ 341.31
Q95TH HIGH WATER = 341.31
Q25 HIGH WATER = 343.40
Q25 OUTFLOW = 0.15 CFS
Q25 VOLUME = 8,176 CF

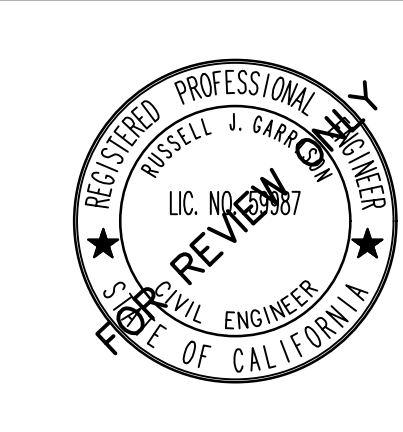
BASIN BOTTOM ELEVATION = 344.00
TOP OF BASIN ELEVATION = 350.00
BASIN OUTLET ELEVATION = 2" ORIFICE
@ 344.75
Q95TH HIGH WATER = 344.75
Q25 HIGH WATER = 348.17
Q25 OUTFLOW = 0.19 CFS
Q25 VOLUME = 64,415 CF

BUILDING	LOWEST EXIST. ELEV.	PROPOSED FINISHED FLOOR ELEV.	BUILDING HEIGHT ABOVE FF	MAX BUILDING HEIGHT FROM LOWEST EXIST. ELEV.
18 PLEX BUILDINGS				
BLDG 4	357.0	357.50	42.50	43.00'
BLDG 5	357.0	357.50	42.50	43.00'
BLDG 6	357.0	357.50	42.50	43.10'
BLDG 7	355.5	355.80	42.50	42.80'
BLDG 9	346.0	354.50	42.50	51.00'
BLDG 10	348.2	354.00	42.50	48.30'
BLDG 12	357.0	359.50	42.50	45.00'
BLDG 13	357.6	359.50	42.50	44.40'
BLDG 14	357.8	360.50	42.50	45.20'
BLDG 19	375.7	376.00	42.50	42.80'
BLDG 23	371.5	377.00	42.50	48.00'
24 PLEX BUILDINGS				
BLDG 1	340.0	344.80	44.50	49.30'
BLDG 2	340.0	348.00	44.50	52.50'
BLDG 3	345.0	350.50	44.50	50.00'
BLDG 8	347.0	354.90	44.50	52.40'
BLDG 11	353.0	358.50	44.50	50.00'
BLDG 15	358.0	361.00	44.50	47.50'
BLDG 16	359.0	363.00	44.50	48.50'
BLDG 17	368.0	371.00	44.50	49.50'
BLDG 18	368.0	374.00	44.50	50.50'
BLDG 20	378.0	382.00	44.50	48.50'
BLDG 21	370.5	372.00	44.50	46.00'
BLDG 22	369.5	375.00	44.50	50.00'
COURTYARD BUILDINGS				
BLDG 1	359.5	376.00	53.00	69.50'
BLDG 2	349.3	366.00	53.00	69.70'
COMMERCIAL BUILDINGS				
BLDG A	351.0	350.30	24.00	23.30'
BLDG B	344.0	350.30	36.54	42.84'
BLDG C	348.2	352.00	27.83	31.63'
BLDG D	348.0	352.00	11.28	15.28'
COMMUNITY BUILDINGS				
CLUBHOUSE	365.0	362.00	25.50	22.50'
NORTHWEST PARCEL				
C STORE	343.5	343.90	29.00	29.40'
SOUTHWEST PARCEL				
CAR WASH	346.4	347.40	29.00	30.00'
RETAIL	342.2	347.00	28.00	32.90'

BUILDING HEIGHT TABLE



THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4766



DESIGNED BY:	G.C.	PRELIMINARY GRADING PLAN FOR RICHARD'S RANCH COUNTY OF SANTA BARBARA, CALIFORNIA	
CHECKED BY:	R.J.G.		
REVISIONS			
DATE	DESCRIPTION		
DATE		RUSSELL J. GARRISON R.C.E. 59987	DATE
APPROVED:		BETHEL engineering	SCALE: AS SHOWN
DATE		BY	S.B. CO. DIRECTOR OF PUBLIC WORKS
DATE		SHEET C2	

1/10/2025

RICHARDS RANCH

TENTATIVE TRACT MAP VTTM 14,902 (24TRM-00003) SANTA MARIA, CALIFORNIA

PARCEL INFORMATION:

EXISTING PARCEL & SIZE	PROPOSED PARCEL
NORTHWEST PARCEL APN 107-250-020 1.86 ACRES GROSS & NET	NOT A PART OF THE SUBDIVISION. EXISTING LEGAL LOT PER CERTIFICATE OF COMPLIANCE 12-CC-21 TO REMAIN IN CURRENT CONFIGURATION.
SOUTHWEST PARCEL APN 107-250-019 2.33 ACRES GROSS & NET	NOT A PART OF THE SUBDIVISION. EXISTING LEGAL LOT PER CERTIFICATE OF COMPLIANCE 12-CC-21 TO REMAIN IN CURRENT CONFIGURATION.
NORTHEAST PARCEL APN 107-250-021 12.16 ACRES CERTIFICATE OF COMPLIANCE 12-CC-12	PARCEL 1 = 4.30 ACRES GROSS & NET PARCEL 2 = 3.34 ACRES GROSS & NET PARCEL 3 = 2.08 ACRES GROSS & NET PARCEL 4 = 2.43 ACRES GROSS & NET
SOUTHEAST PARCEL APN 107-250-022 27.4 ACRES CERTIFICATE OF COMPLIANCE 12-CC-23	PARCEL 5 = 12.11 ACRES GROSS & NET PARCEL 6 = 9.74 ACRES GROSS & NET PARCEL 7 = 5.56 ACRES GROSS & NET

SITE ADDRESS:

OWNER:
RICHARD'S RANCH, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ATTN: MICHAEL STOLEY
893 MARSH ST. #13014
SAN LUIS OBISPO, CA 93406
805-225-3293
MD3investments@gmail.com

TOPOGRAPHIC SURVEY

BY:
FARGEN SURVEYS, INC.
2824 AIRPARK DRIVE
SANTA MARIA, CA 93454
(805) 937-5727
DATED 9-24-21

UTILITIES

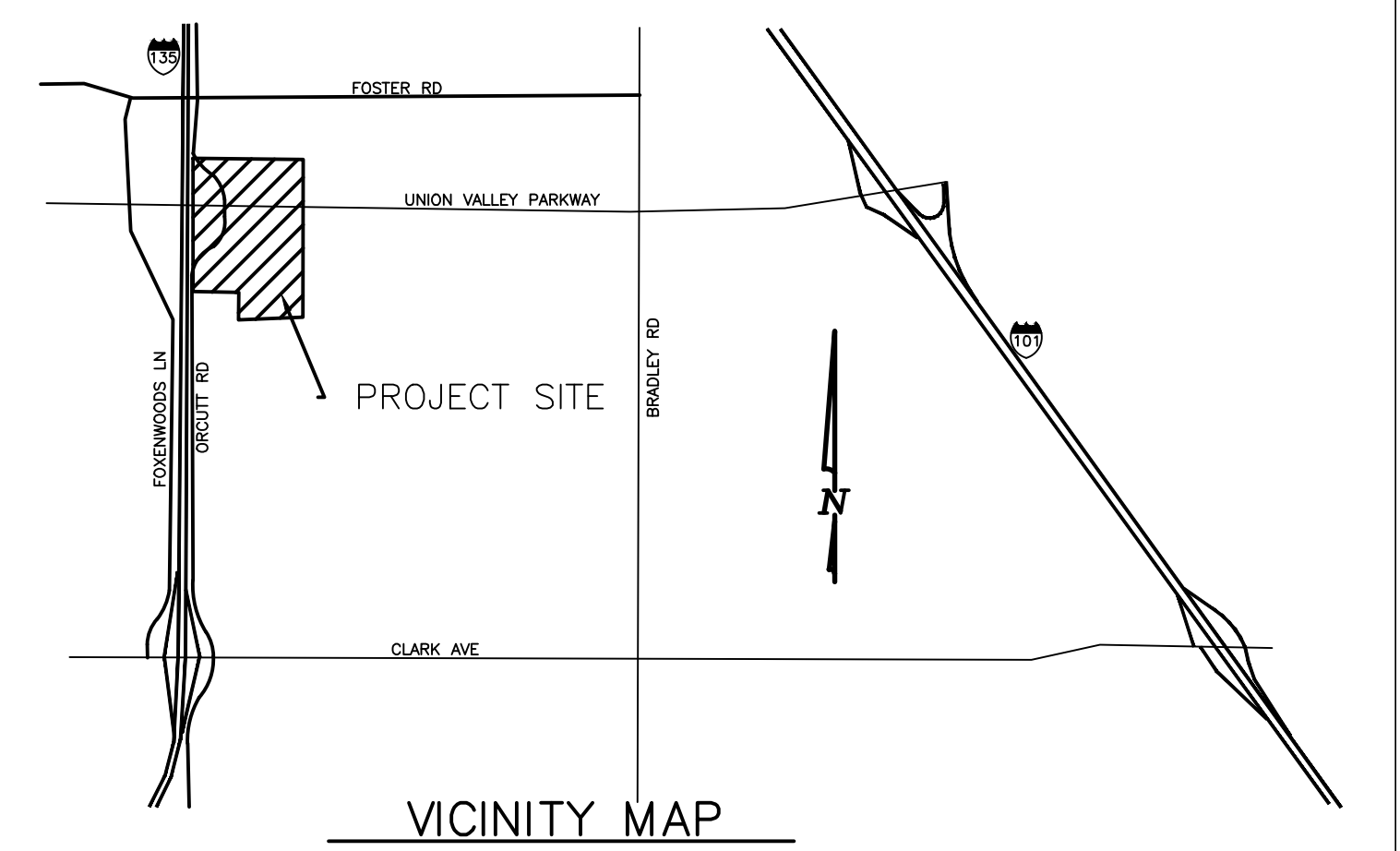
OWNER: GOLDEN STATE WATER COMPANY
SEWER: LAGUNA SANITATION
ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
GAS: Socal Gas Co.
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: COMCAST OF SANTA MARIA

FIRM DESIGNATION

SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 500 YEAR FLOOD PLAIN)

LEGEND

PROPERTY BOUNDARY	---
CENTERLINE	---
LOT LINE	---
CURB LINE	---
EXIST. CURB LINE	---
ROW/EASEMENT LINE	---
STORM DRAIN	---
EXIST. STORM DRAIN	---
SEWER MAIN	---
EXIST. SEWER MAIN	---
WATER MAIN	---
EXIST. WATER MAIN	---
STREET LIGHT CONDUIT	---
EXIST. ST. LT. CONDUIT	---
E.P./J.P. OF GUTTER	---
WOOD FENCE	---
WALL W/ WOOD INSERTS	---
MASONRY WALL	---
2:1 SLOPE	---
4:1 SLOPE	---
EXIST. CONTOURS	---
SAN. SEWER MANHOLE	---
EXIST. SEWER MANHOLE	---
STORM DRAIN MANHOLE	---
EXIST. S.D. MANHOLE	---
WATER VALVE EXIST.	---
WATER VALVE	---
DOUBLE WATER METER	---
PUBLIC STREET LIGHT	---
PRIVATE PRKG LOT LIGHTS	---
FIRE HYDRANT	---
EXIST. FIRE HYDRANT	---
CATCHER BASIN	---
TOP OF CURB	---
SEWER LATERAL	---
EXIST. SEWER LATERAL	---
SEWER CLEAN OUT	---
ABBREVIATIONS	---
ASPHALT CONCRETE	---
BACK OF WALK	---
EDGE OF PAVEMENT	---
EXISTING	---
FINISHED GRADE	---
FLOW LINE	---
GRADE BREAK	---
HIGH POINT	---
LOW POINT	---
TOP OF CURB	---
TOP OF FOOTING	---
TOP OF WALL	---



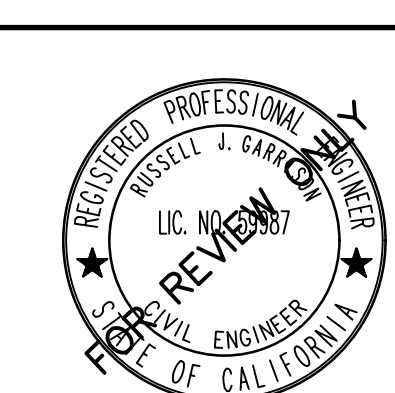
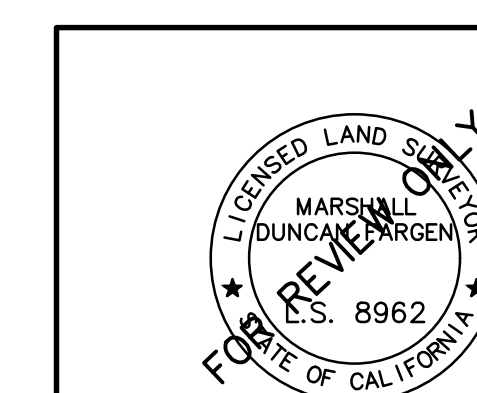
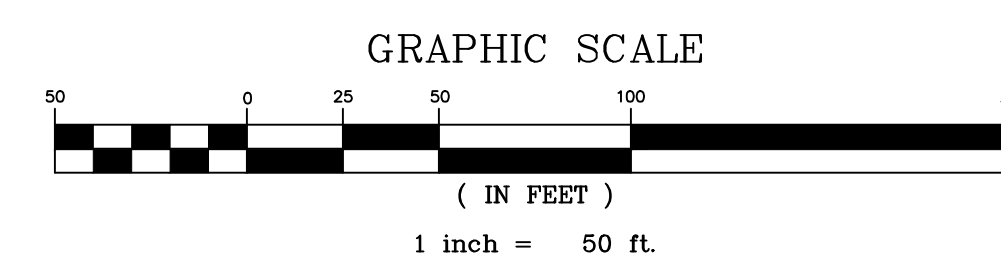
MATCH LINE SEE SHEET C4

CURRENT TITLE REPORT
FIRST AMERICAN TITLE COMPANY
ORDER NUMBER 4009-7130694
DATED MAY 31, 2024

OWNER'S CERTIFICATE
WE HEREBY STATE THAT (WE) AM(ARE) THE OWNER(S) OF OR HAVE AN INTEREST IN THE
LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THAT (WE)
AM(ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO
SAID LAND. (WE) CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND
SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

AUTHORIZED SIGNATURE

DATE



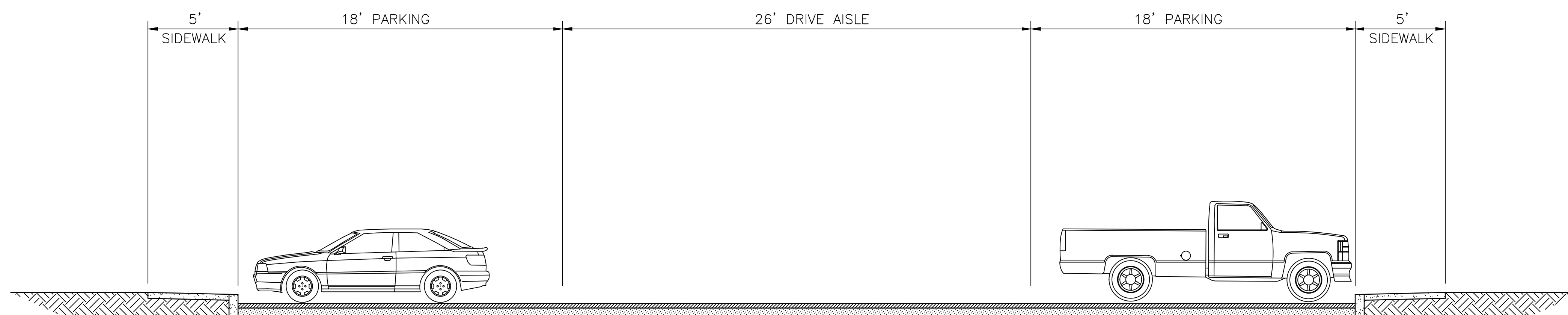
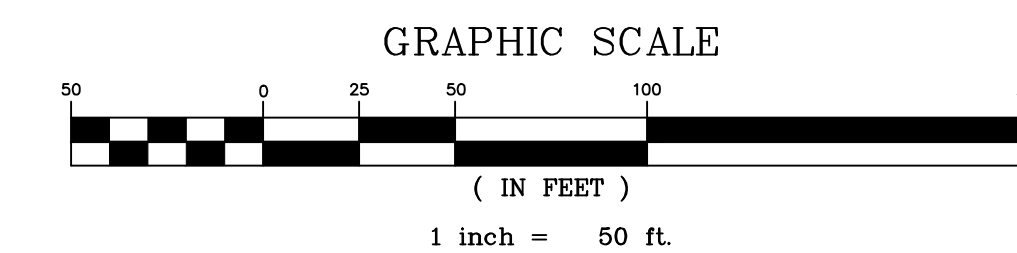
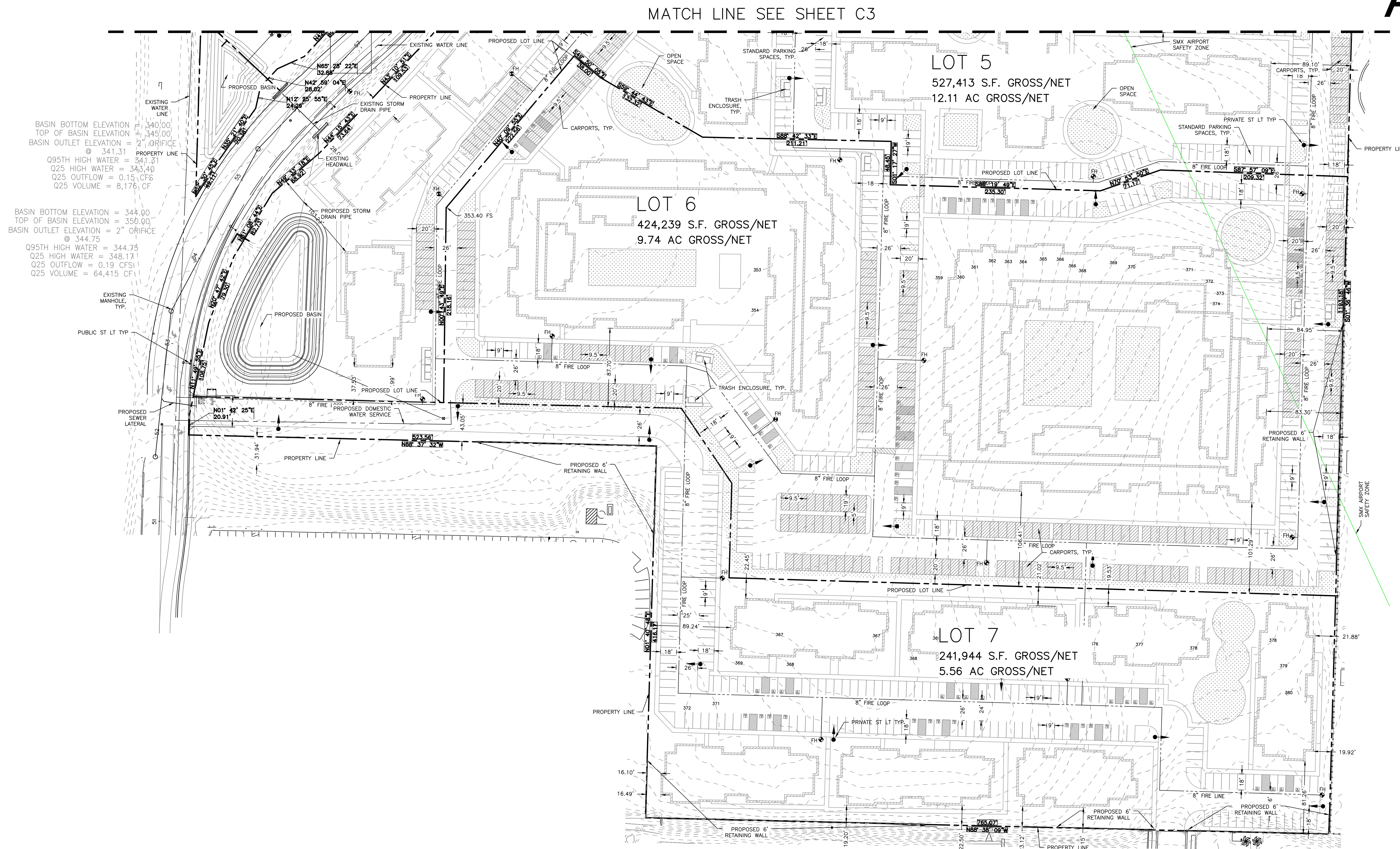
THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE
SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4760

DESIGNED BY:	G.C.	TENTATIVE TRACT MAP FOR RICHARD'S RANCH COUNTY OF SANTA BARBARA, CALIFORNIA	
CHECKED BY:	R.J.G.		
REVISIONS			
DATE	DESCRIPTION		
DATE		RUSSELL J. GARRISON R.C.E. 59987	DATE
DATE		BETHel engineering	SCALE:
DATE		BY	AS SHOWN
DATE		S.B. CO. DIRECTOR OF PUBLIC WORKS	SHEET C3

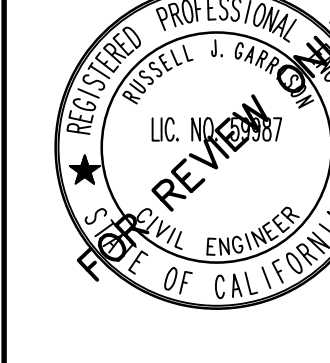
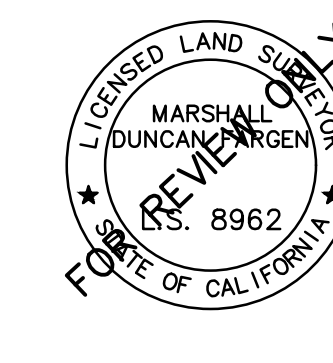
1/10/2025

RICHARDS RANCH

TENTATIVE TRACT MAP
VTTM 14,902
(24TRM-00003)
SANTA MARIA, CALIFORNIA

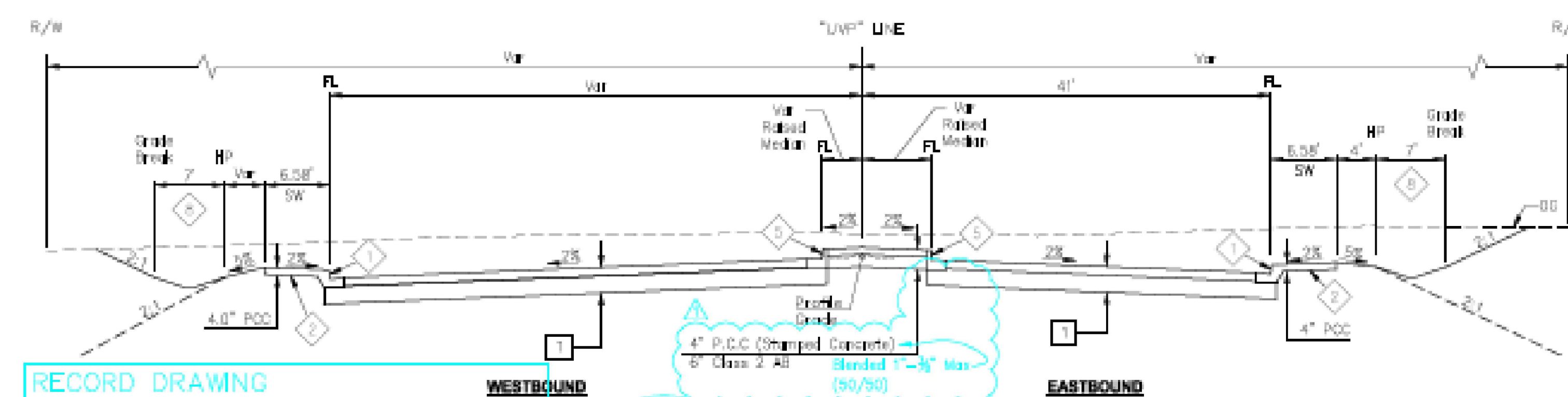


PRIVATE DR. SECTION—TYP

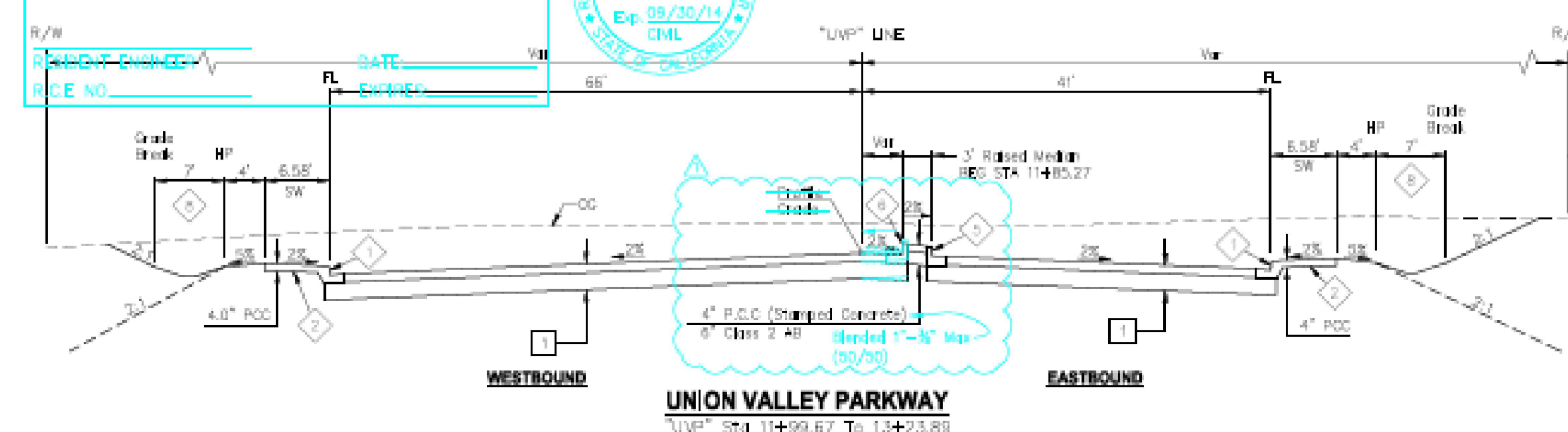
[illegible]

GENERAL NOTES

SR 135			
AAOT (2011)	21,877	AAOT (2031)	16,054
CHV (2011)	2,180	CHV (2031)	1,711
TI (20 yr)	6	TI (20 yr)	10
SHOULDER		LANE	

[illegible]

THE ENGINEER-OF-RECORD DID NOT APPROVE, OBSERVE, OR VERIFY THE CHANGES INDICATED HEREIN. THE PURPOSE OF THESE RECORD DRAWINGS IS TO DOCUMENT PROJECT FIELD CHANGES AS PROVIDED FROM THE AS-BUILT DRAWINGS SUPPLIED BY THE OWNER OR CONTRACTOR.



Call Independent Service Start (ISS) or Service Offered Call the on-call hotline.

CADNOTE: The engineer preparing these plans will not be compensated for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

by the proposed or other parties.



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Quality Infrastructure Services
ONE STREET TWO BLOCK, VENTURA, CA 93001
CNE (805) 648-4840 FAX (805) 648-6861

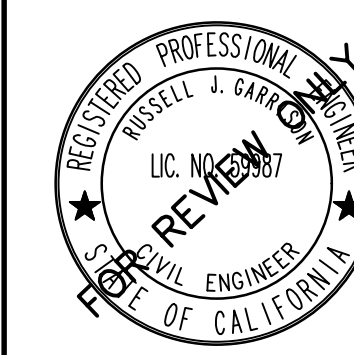
Adm S. Chase, No. 74043

				Record Drawings
LETTER	DATE	BY	APPROVE	REVISION

CITY OF SANTA MARIA			
DEPARTMENT OF PUBLIC WORKS			
SCALE	DATE		
AS NOTED	12/07/12		
		DR. J. WHITEHEAD	RCE 47924
UNION VALLEY PARKWAY EXTENSION			
FROM SR 135 TO HUMMEL DRIVE			
TYPICAL CROSS SECTIONS			
"UVP" STA 11+89.67 TO 30+13.57			

DRAWN BY: R. Gholizadeh
CHECKED BY: S. Kordkheili
DATE: May 18, 2011
SHEET: 02 OF 50
REFERENCES
FILE NUMBER
1950.02

1/10/2025



TENTATIVE TRACT MAP
FOR RICHARD'S RANCH

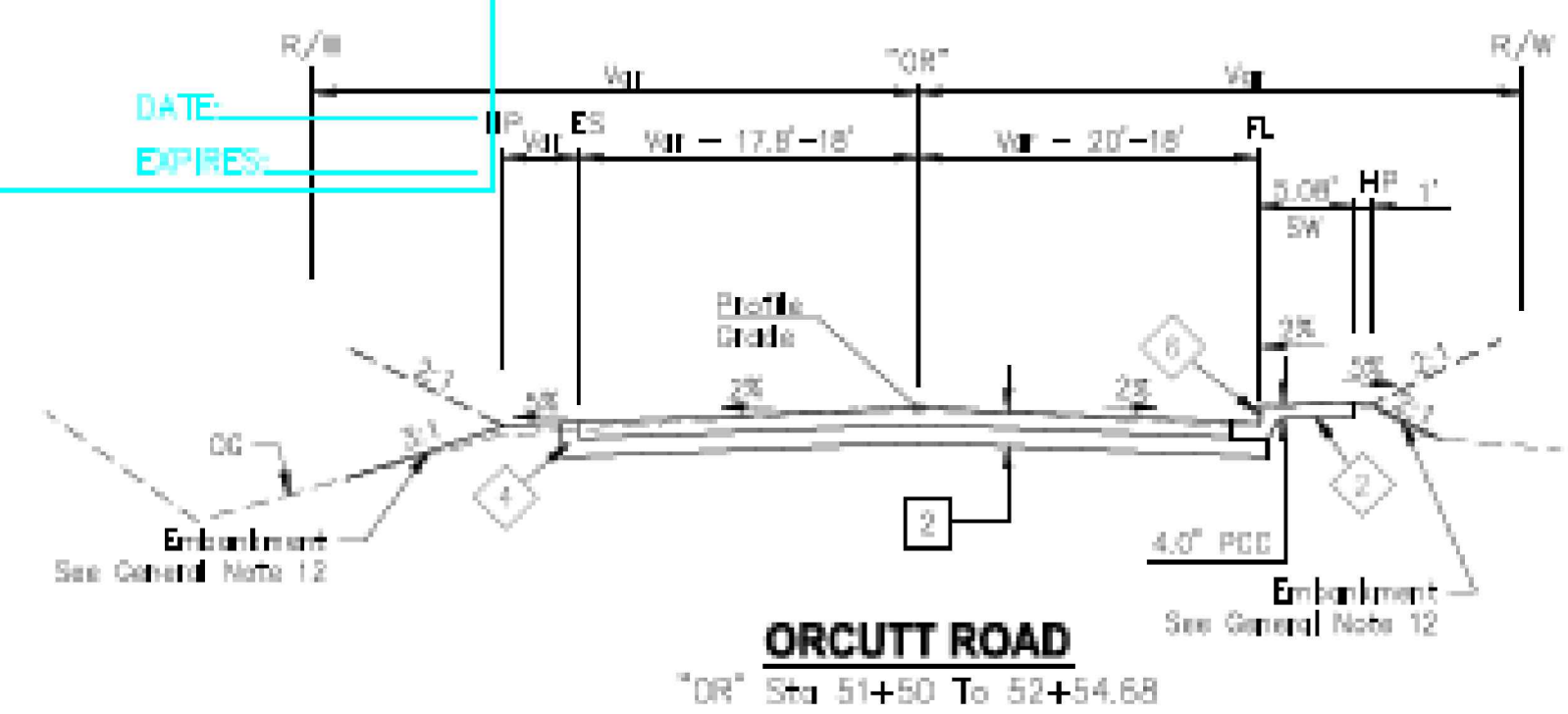
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 BETHEL engineering		2624 Alpark Dr., Santa Maria, California 93455 (805) 934-5787	SCALE: AS SHOWN
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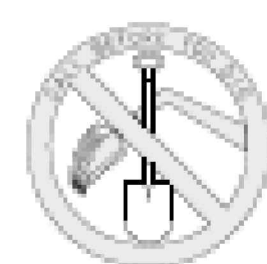
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BY _____
S.B. CO. DIRECTOR OF PUBLIC WORKS

SHEET C5



RESIDENT ENGINEER _____ DATE: _____
R.C.E. NO. _____ EXPIRES: _____



ATTENTION:

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Call Understanding Service Dept. (USA) at Southern California toll free at 1-800-829-0933. For outside areas, please call 909-441-1010.

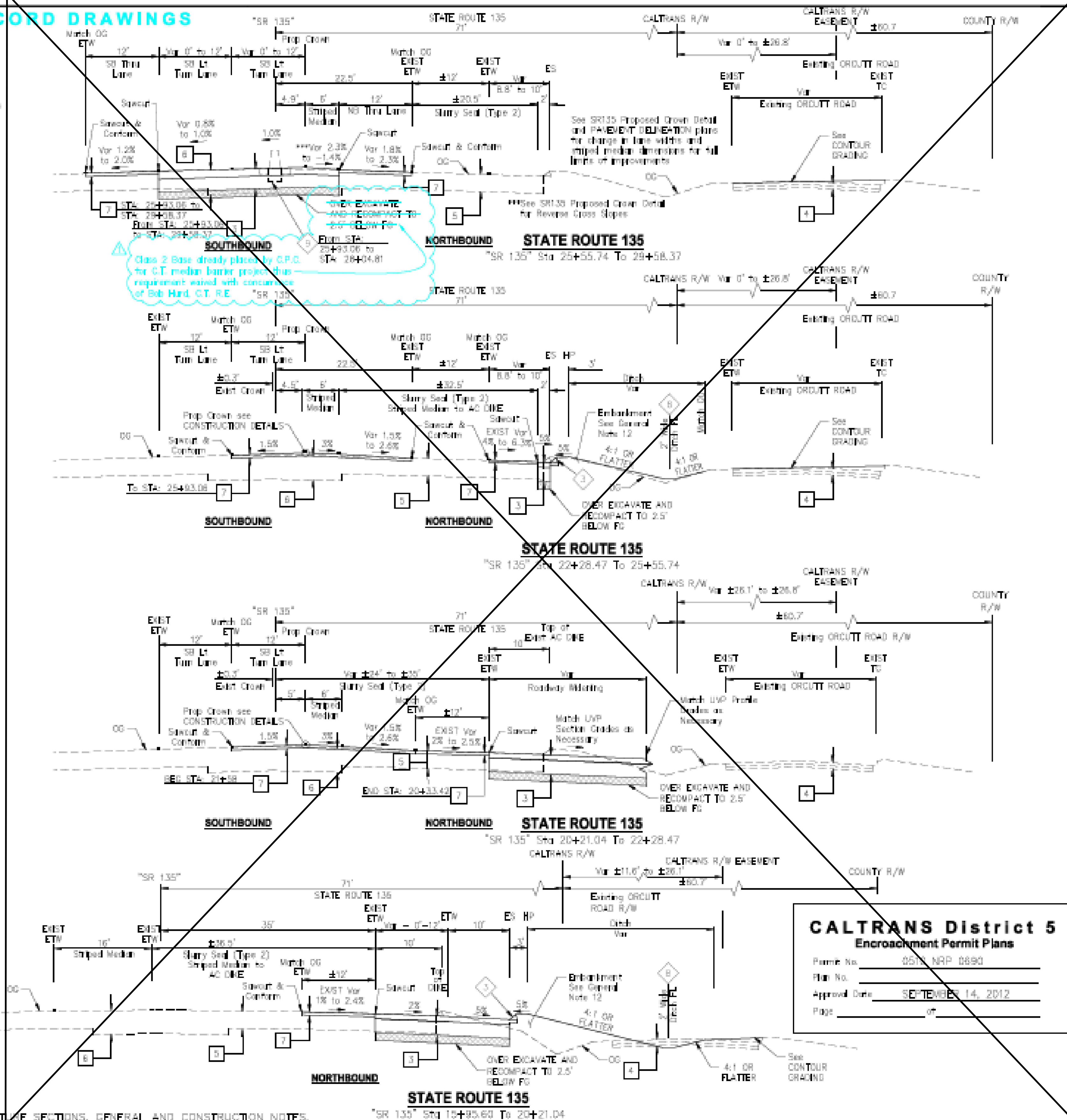
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or areas of these plans. All changes to the plans must be in writing and must be approved by the engineer of these plans.



MNS
ENGINEERS INC.
ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
Quality Infrastructure Services
16 N. 54th STREET, 2ND FLOOR, E-104, OAK BROOK, IL 60451
PHONE (800) 548-6840 FAX (800) 548-6841

Adam S. Chappin, No. 74043

			
LETTER	DATE	BY	APPROVED



CALTRANS District
Encroachment Permit Plans

Permit No. 0512 NAP 0090
 Plan No. _____
 Approved Date SEPTEMBER 14, 2012
 Page _____ of _____

CITY OF SANTA MARIA
DEPARTMENT OF PUBLIC WORKS

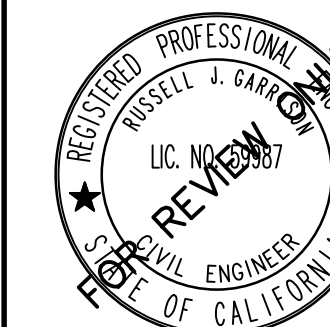
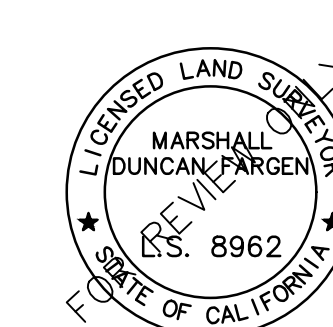
DATE	12/07/12		
BY	DAVID J. WHITE	R.C.E. 43934	ENR 12-11-13

**UNION VALLEY PARKWAY EXTENSION
FROM SR 135 TO HUMMEL DRIVE
TYPICAL CROSS SECTIONS
"OR" AND "SR 135"**

DRAWN BY:	R. Gindoff
CHECKED BY:	S. Kambhampati
DATE:	May 18, 2012
SHEET:	03 OF 50

FILE NUMBER

ROAD SECTIONS — ORCUTT ROAD (OR)



DESIGNED BY:	G.C.
CHECKED BY:	R.J.G.
REVISIONS	
DATE	DESCRIPTION

TENTATIVE TRACT MAP
FOR RICHARD'S RANCH

DISCIPLINE: _____ DATE: _____



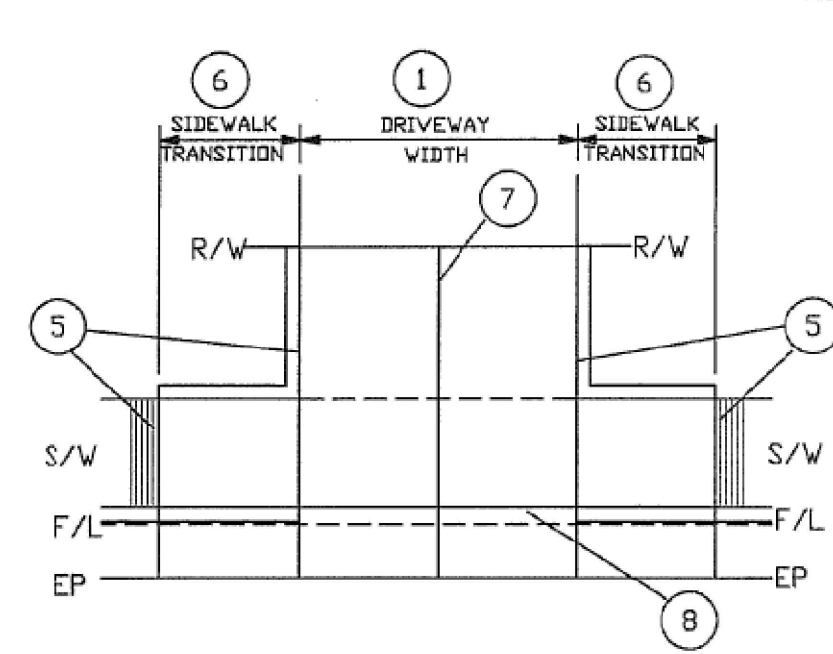
2624 Airpark Dr., Santa Maria,
California 93455. (805) 934-5767

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4766

766.	1000150
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BY S.B. CO. DIRECTOR OF PUBLIC WORKS

SHEET C6



PLAN B

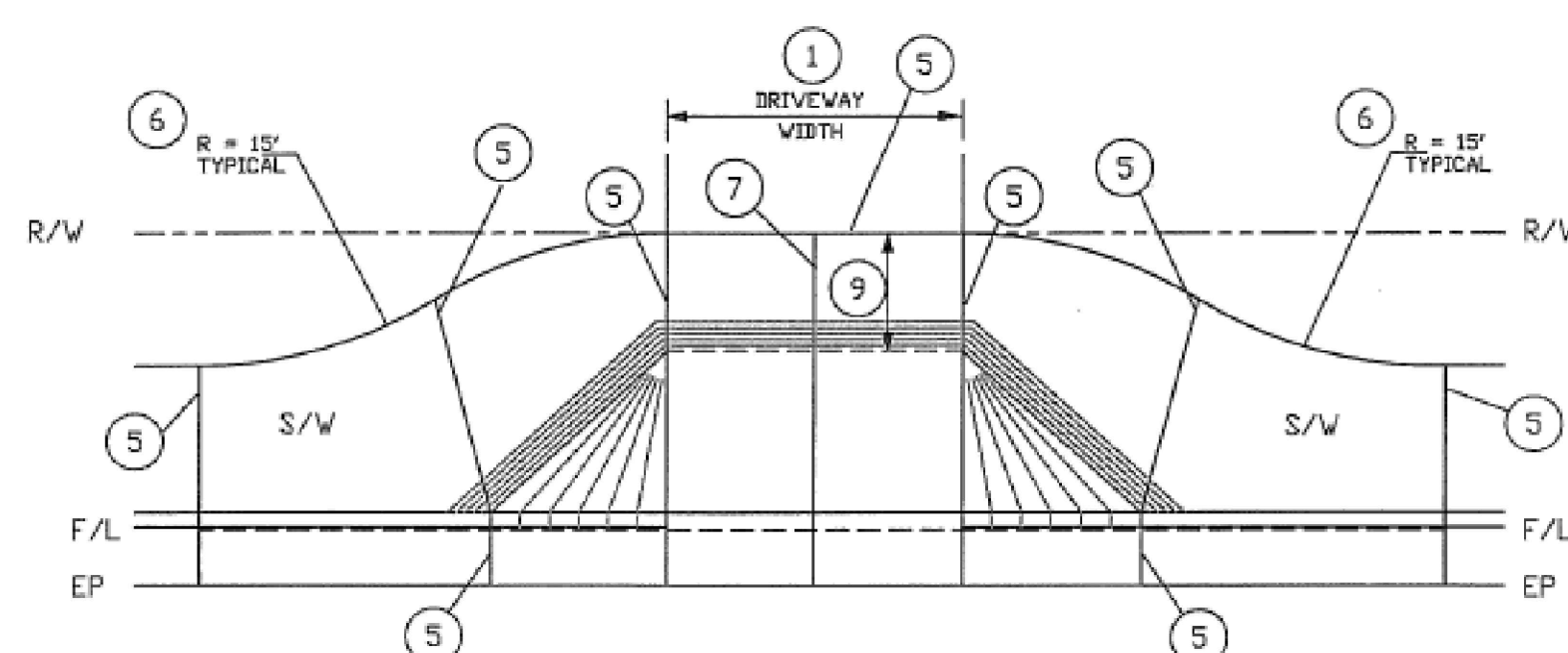
5. WEAKENED-PLANE JOINTS SHALL BE PLACED WHERE SIDEWALKS, CURBS, AND GUTTERS MEET WITH THE DRIVEWAY RAMP AS SHOWN. WHERE THE DRIVEWAY ITSELF IS CONCRETE, THIS JOINT SHALL ALSO BE PLACED AT THE BACK OF THE RAMP.

6. WHERE NECESSARY, SECTIONS OF ADJOINING SIDEWALK MAY BE DEPRESSED TO MAKE AN ADA COMPLIANT TRANSITION TO THE DRIVEWAY. RETAINING CURBS MAY BE NECESSARY.
7. WEAKENED-PLANE JOINTS SHALL BE MADE ALONG THE CENTER OF THE DRIVEWAY AS SHOWN ON 10' SPACING WHEN THE DRIVEWAY IS WIDER THAN 10'.
8. A SCORELINE SHALL CONTINUE THE LINE OF THE CURB BACK ACROSS THE DRIVEWAY RAMP.

APPROVED BY:

REVISION DATE _____

7/7/68
DATE



PLAN C

OTHER NOTES:

- REFER TO APWA STANDARD PLANS REGARDING TYPE A AND B DRIVEWAYS.

WHERE PLAN A (TYPE B OF APWA STANDARD PLANS) DRIVEWAY IS IMPRACTICAL, MODIFIED TYPE B DRIVEWAY OF APWA STANDARD PLANS (PLAN C) SHALL SERVE AS AN ALTERNATE.

APPROVED BY

REVISION DATE: _____

1/24/2011 1/24/2011
DIRECTOR OF PUBLIC WORKS DATE



NOTES: (REFER TO 5-010 FOR ADDITIONAL NOTES)

1. THE WIDTH OF THE SIDEWALKS (NOT INCLUDING THE CURB) SHALL BE AS SHOWN IN TABLE A OR B. SIDEWALKS FRONTING COMMERCIAL DEVELOPMENTS SHALL EXTEND FROM THE BACK OF THE CURB TO 6' FROM THE RIGHT-OF-WAY LINE.

2. TRANSVERSE EXPANSION JOINTS SHOULD CONTINUE THROUGH THE ADJACENT CURB AND GUTTER.

3. WEAKENED-PLANE JOINTS SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 10' ON SIDEWALKS AND CURB/GUTTERS. WHERE SIDEWALKS ABUT THE CURB, THE WEAKENED-PLANE JOINT SHALL BE CONTINUOUS THROUGH BOTH.

APPROVED BY:

REVISION DATA

1/2/2011 1/2/2011
DIRECTOR OF PUBLIC WORKS DATE



R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH	WIDTH	STANDARD CY/LF	MONOLITHIC CY/LF
MAJOR	6'-070	6'	9.5'	9.5'	0.116	0.124
60'	6'-030	5'	9.5'	6'	0.073	0.082
56'	6'-030	5'	9.5'	5'	0.061	0.069
RURAL	6'-030	4'	9.5'	4'	0.049	0.057

PLAN B - SIDEWALK WITH PARKWAY



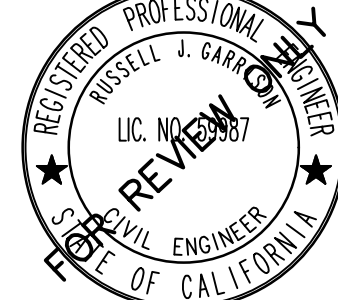
R/W WIDTH	STD DTL	MINIMUM WIDTH	COMMERCIAL WIDTH	WIDTH	STANDARD CY/LF
MAJOR	6-070	5'	9.5'	9.5'	0.116
60'	6-030	5'	9.5'	5'	0.061
56'	6-030	3'	9.5'		
RURAL	6-030	4'	9.5'	4'	0.049

APPROVED BY:

REVISION DATES

1/17/11

1/10/2025



THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4766

R.J.G.

ONS

COUNTY OF SANTA BARBARA, CALIFORNIA

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