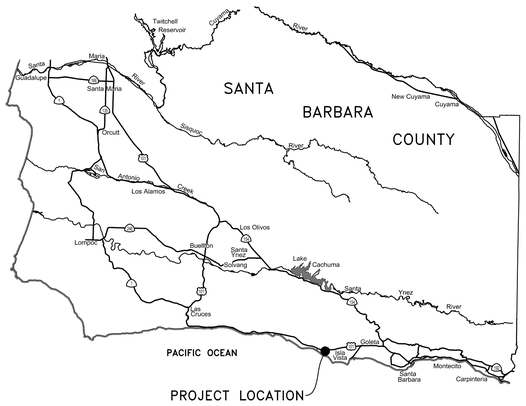
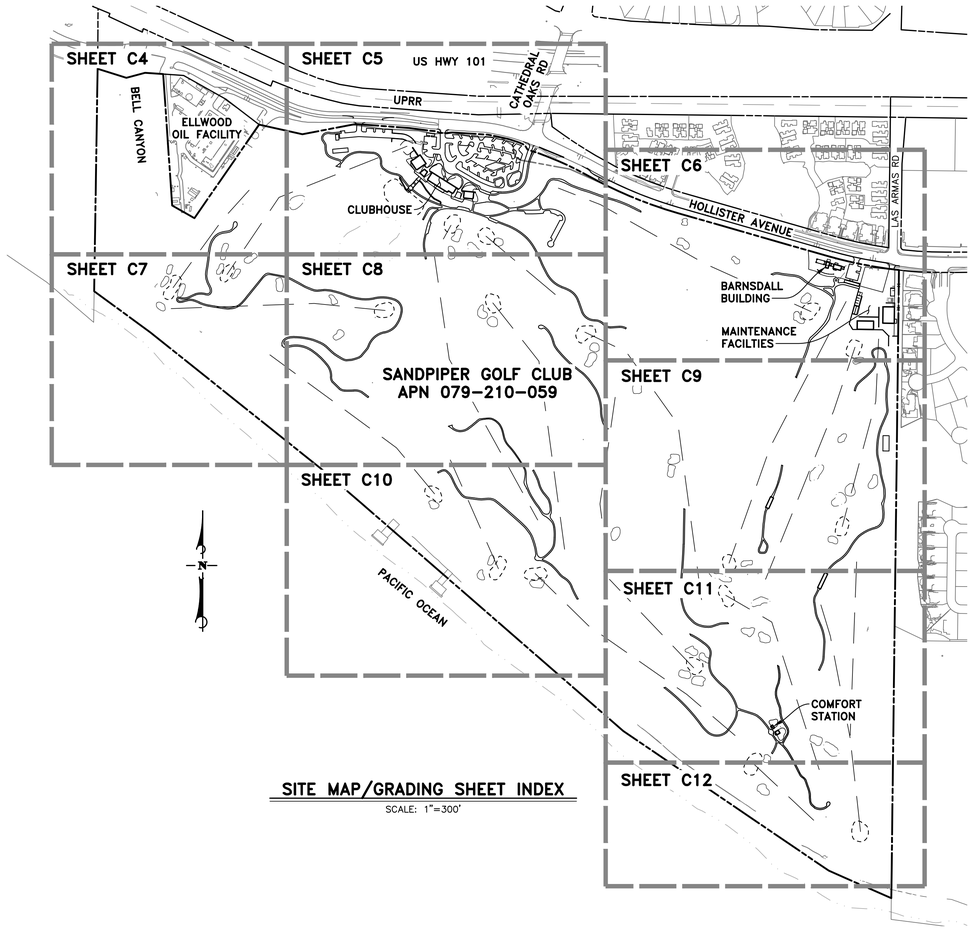
Appendix B

Civil Drawings

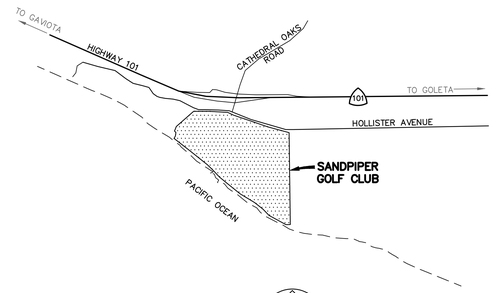
SANDPIPER GOLF CLUB
PRELIMINARY IMPROVEMENT PLANS
GOLETA, CA



VICINITY MAP
SCALE: N.T.S.



SITE MAP/GRADING SHEET INDEX
SCALE: 1"=300'



AREA MAP
SCALE: N.T.S.

CONTACT INFORMATION

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

CIVIL ENGINEER
STANTEC CONSULTING SERVICES, INC
CONTACT: GEREMY 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 HALEY STREET
SANTA BARBARA, CA 93101
(805) 965-5003

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

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

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

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

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

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

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

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

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

LEGEND, SYMBOLS, & ABBREVIATIONS

- PROJECT BOUNDARY
- EXISTING EASEMENT
- SETBACK
- GRADING LIMITS
- 70 EXISTING MAJOR CONTOUR
- 62 EXISTING MINOR CONTOUR
- 70 PROPOSED MAJOR CONTOUR
- 68 PROPOSED MINOR CONTOUR
- SD PROPOSED STORM DRAIN
- S PROPOSED SEWER
- W PROPOSED WATER
- X EXISTING FENCE
- G EXISTING GAS LINE
- 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

- COURSE FAIRWAY
- COURSE BUNKER
- COURSE GREEN
- COURSE TEE BOX
- GRATED CATCH BASIN INELT
- SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- BACKFLOW PREVENTOR
- DIRECTION OF SURFACE DRAINAGE
- AC PAVEMENT
- CONCRETE PAVEMENT
- ENHANCED CONCRETE PAVEMENT
- DG OR GRAVEL
- TURFBLOCK

EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FH	FIRE HYDRANT
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT
PA	PLANTER AREA
PROP.	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
SCO	SEWER CLEANOUT
SMH	SEWER MANHOLE
TG	TOP OF GRATE
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

A/S — SECTION DESIGNATION / SHEET WHERE SECTION IS SHOWN

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS MAP & DEMOLITION PLAN
C3	SITE PLAN & GOLF COURSE ACCESSIBILTY
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	BARNSDALL 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:	0	0	0	24,000	0
EXPORT:	22,500	0	1,500	0	0

SURVEYOR'S NOTES

AERIAL TOPOGRAPHY
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 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 SAID REPORT AND REFERENCED UNDER 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 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 (GRP) ORTHOMETRIC HEIGHT (ELEVATION) OF 45.467 FEET AS PER THE 2018 NGS 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" GEOID MODEL AND APPLYING SAID COMPUTED GEOID HEIGHT TO CONTROL STATION COMPUTED ELLIPSOID HEIGHTS.

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS 60488 6/30/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

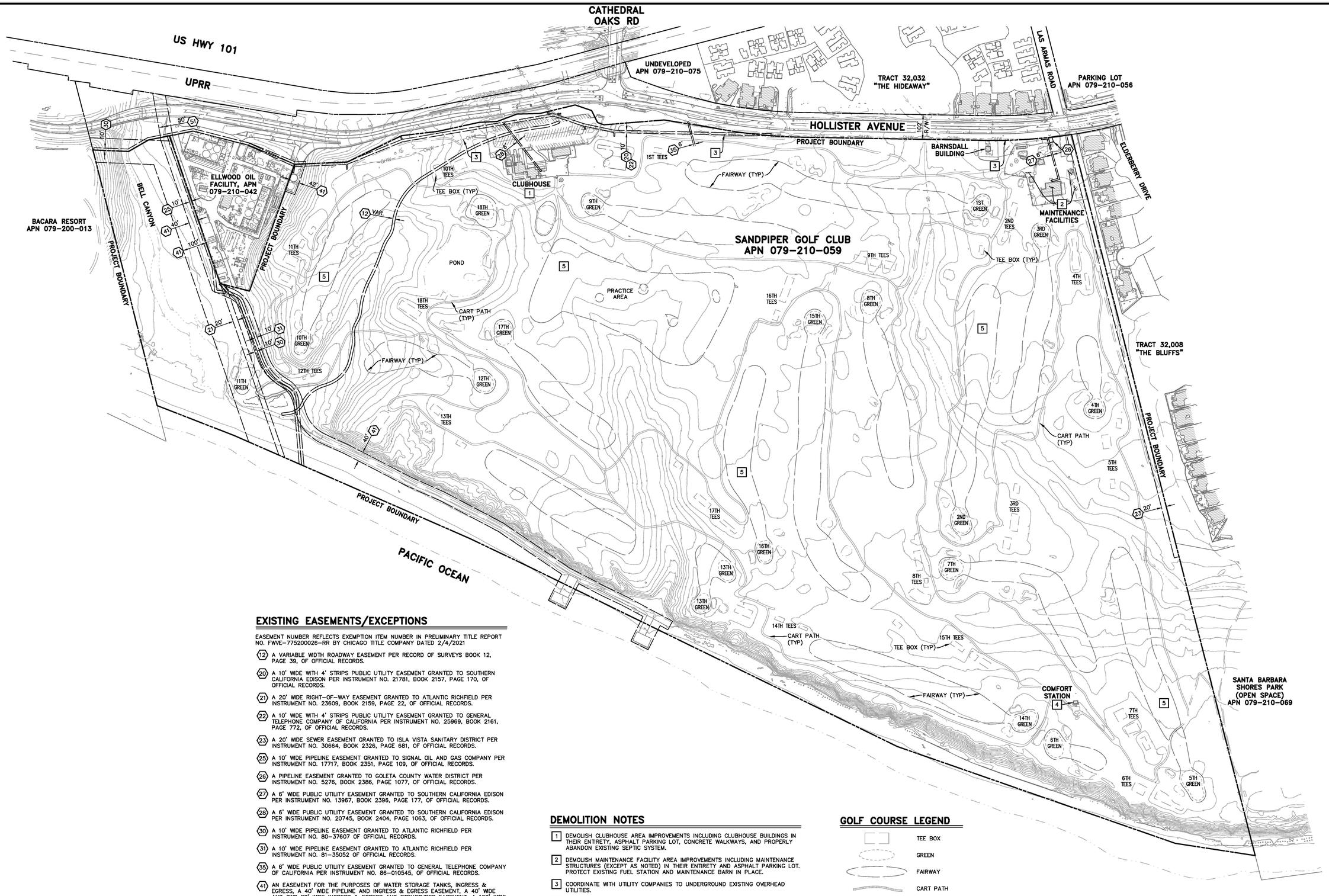
TITLE SHEET
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C1 OF C20
PLAN DATE 7/26/2023

PRELIMINARY

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EXISTING EASEMENTS/EXCEPTIONS

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(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. 30684, 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. 81-35052 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 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.

(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 ENTIRELY. 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

PRELIMINARY

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY JEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

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

GOLETA, CA

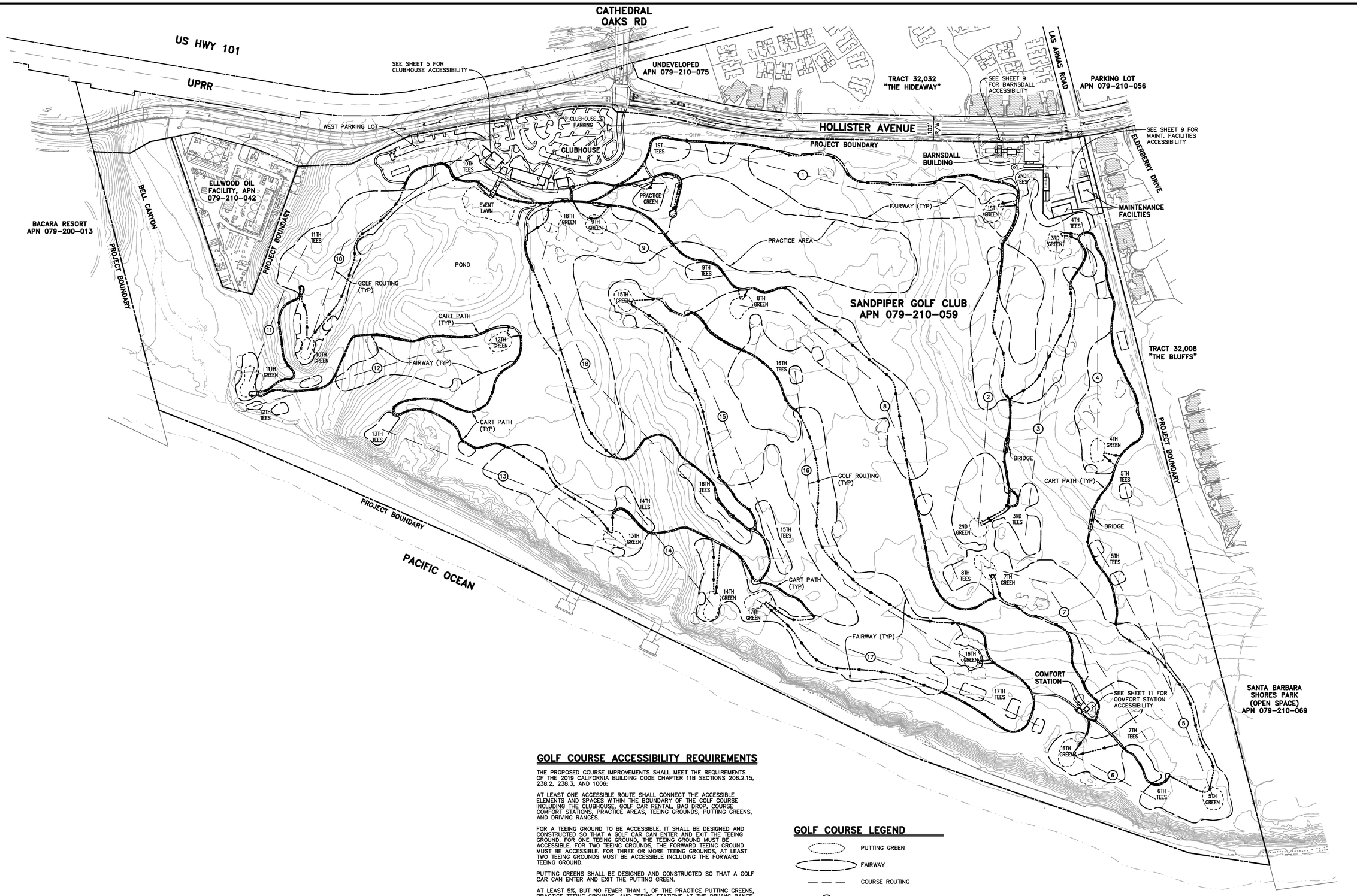
STANTEC PROJECT NO. 2042588200
SHEET C2 OF C20
PLAN DATE 7/26/2023

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ORIGINAL SCALE IN INCHES
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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 1006:

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, 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 TWO TEEING GROUNDS, THE FORWARD TEEING GROUND MUST BE ACCESSIBLE. FOR THREE OR MORE TEEING GROUNDS, 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 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
- (6) HOLE NUMBER
- COURSE ACCESSIBLE ROUTE

N

SCALE: 1"=150'
0 150 300 450

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ORIGINAL SCALE IN INCHES
0 1 2 3

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

REGISTERED PROFESSIONAL ENGINEER · GUY GEREMY SALTS · NO 60488 · CIVIL · 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

DESIGN WFG CHECKED GSS
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PRELIMINARY

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

N
SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

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

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

STANTEC PROJECT NO. 2042588200
SHEET C4 OF C20
PLAN DATE 7/26/2023

DESIGN WPG CHECKED GSS
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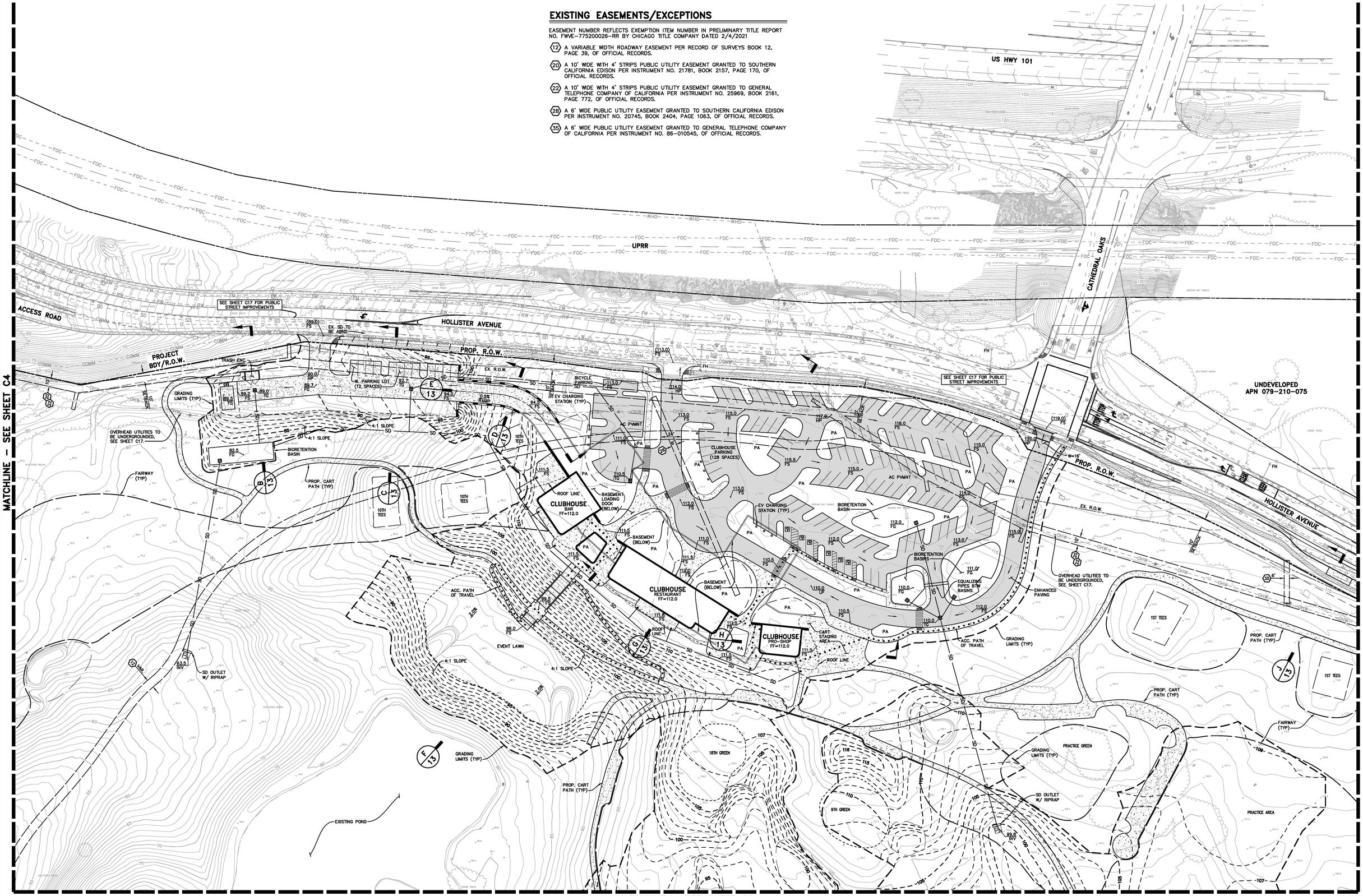
(12) A VARIABLE WIDTH ROADWAY EASEMENT PER RECORD OF SURVEYS BOOK 12, PAGE 39, OF OFFICIAL RECORDS.

(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.

(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.

(28) A 6' WIDE PUBLIC UTILITY EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON PER INSTRUMENT NO. 20745, BOOK 2404, PAGE 1063, 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.



PRELIMINARY

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

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS 60488 6/30/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB

GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C5 OF C20
PLAN DATE 7/26/2023

DESIGN WPG CHECKED GGS
42-ENG SAVE DATE: 7/25/2023 1:02:18 PM PLOT BY:Garnand, Waverly PLOT DATE:7/26/2023 6:48:54 AM

DRAWING:C:\projects\58822\drawing\prelim_eng\58822_prelim_gd.dwg

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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

(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.

(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. 30684, BOOK 2326, PAGE 681, 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

MATCHLINE – SEE SHEET C5

MATCHLINE – SEE SHEET C8

MATCHLINE – SEE SHEET C9

TRACT 32,032 "THE HIDEAWAY"

TRACT 32,032 "THE HIDEAWAY"

TRACT 32,008 "THE BLUFFS"

PARKING LOT APN 079-210-056

HOLLISTER AVENUE

PROJECT BOUNDARY/R.O.W.

DEVEREAUX CREEK

LAS ARMAS ROAD

BARNSDALL COMPLEX

PROP. CART PATH (TYP)

FAIRWAY (TYP)

GRADING LIMITS (TYP)

PRACTICE AREA

1ST GREEN

2ND TEES

3RD GREEN

4TH TEES

REGULATORY FLOODWAY

100-YEAR FLOODPLAIN EXTENTS

ZONE X
ZONE AE

EX. CULVERT

EX. SD

SD OUTLET W/ RIPRAP

76.0 INV

OVERHEAD UTILITIES TO BE UNDERGROUNDED, SEE SHEET C17.

SEE SHEET C17 FOR PUBLIC STREET IMPROVEMENTS

EV CHARGING STATION (TYP)

ACC. PATH OF TRAVEL

EX. BLDG TO REMAIN

FF=98.5

CAFE FF=98.5

PARKING (14 SPACES)

AC PVMNT TRASH ENC.

PUMP

GRAVEL

BIORETENTION BASIN

CART WASH

MAINT. PARKING (10 SPACES)

OVERHANG

FUEL STORAGE (EX. TO REMAIN)

TRASH ENC.

MATERIALS STORAGE

FERTILIZER STATION

AC PVMNT

MAINTENANCE BUILDING FF=89.0

STORAGE BUILDING FF=89.0

WALL OPENING

SCREEN WALL

10' SETBACK

15' SETBACK

PRELIMINARY

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FOR REDUCED PLANS ORIGINAL SCALE IN INCHES

0 1 2 3

N

SCALE: 1"=40'

0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

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

PREPARED BY:

Stantec

200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB

GOLETA, CA

STANTEC PROJECT NO. 2042588200

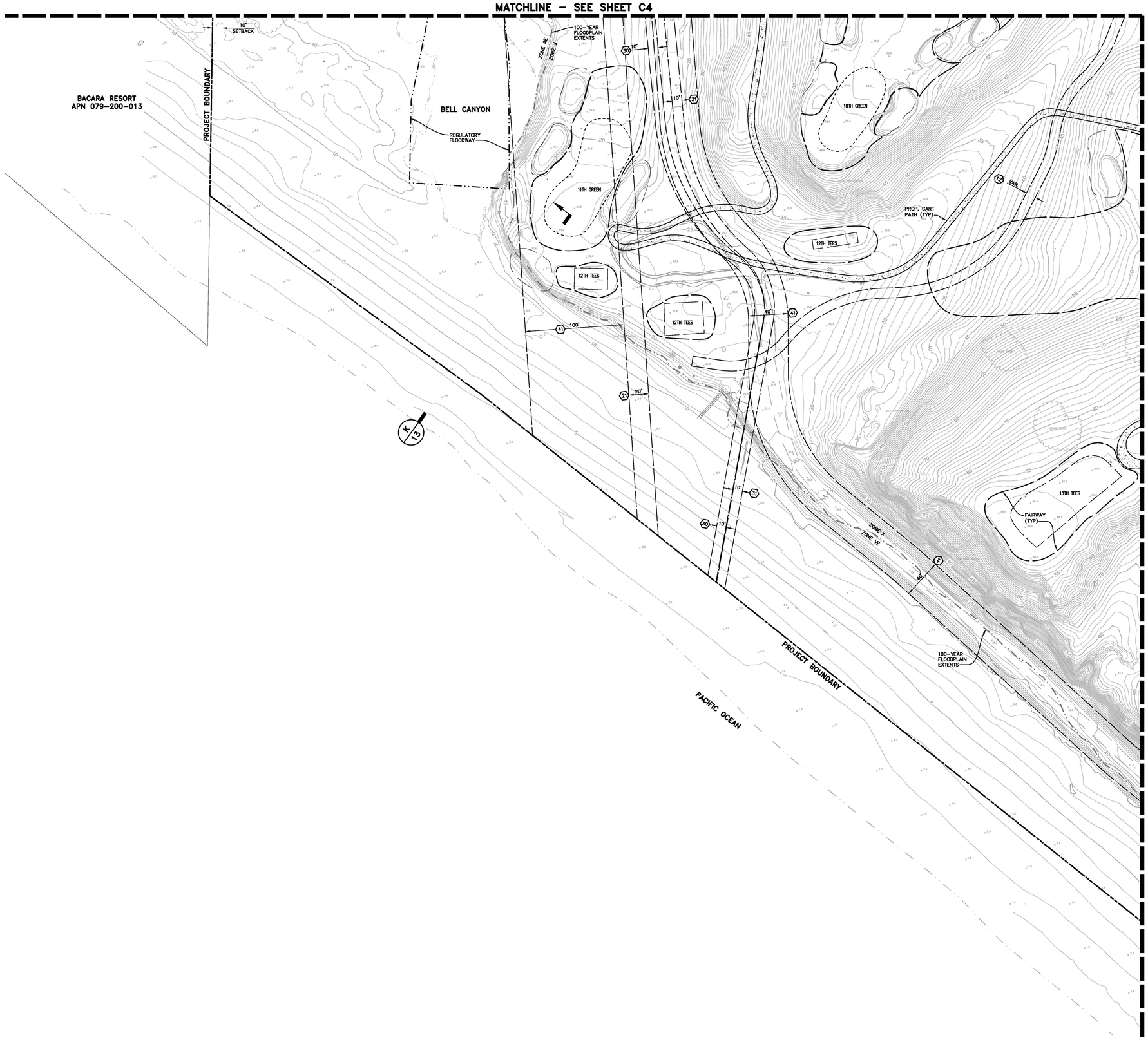
SHEET C6 OF C20

PLAN DATE 7/26/2023

DESIGN WFG CHECKED GGS
42-ENG SAVE DATE: 7/25/2023 1:02:18 PM PLOT BY:Samand, Waverly PLOT DATE:7/26/2023 6:49:09 AM

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(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.

(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. 81–35052 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 PLOTABLE), GRANTED TO ATLANTIC RICHFIELD COMPANY PER INSTRUMENT NO. 90–064798.

PRELIMINARY

Know what's below. Call before you dig.

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

N
SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB

GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C7 OF C20
PLAN DATE 7/26/2023

DESIGN WFG CHECKED GSS
42–ENG SAVE DATE: 7/25/2023 1:02:18 PM PLOT BY:Sarnand, Waverly PLOT DATE:7/26/2023 6:49:23 AM
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MATCHLINE – SEE SHEET C5

MATCHLINE – SEE SHEET C7

MATCHLINE – SEE SHEET C6

MATCHLINE – SEE SHEET C9

EXISTING POND

PRACTICE AREA

9TH TEES

GRADING LIMITS (TYP)

15TH GREEN

PROP. CART PATH (TYP)

18" HDPE STORM DRAIN

SD INLET

85.0 INV

8TH GREEN

12TH GREEN

FAIRWAY (TYP)

GRADING LIMITS (TYP)

82

81.5 INV

SD OUTLET W/ RIPRAP

PROP. CART PATH (TYP)

13TH TEES

L 14

PROP. CART PATH (TYP)

100-YEAR FLOODPLAIN EXTENTS

S1

40'

ZONE X

ZONE VE

PROJECT BOUNDARY

PROP. CART PATH (TYP)

FAIRWAY (TYP)

14TH TEES

18TH TEES

MATCHLINE – SEE SHEET C10

PRELIMINARY

EXISTING EASEMENTS/EXCEPTIONS

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Know what's below. Call before you dig.

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

N

SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

PREPARED BY:
Stantec
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963–9532

GUY GEREMY SALTS 60488 6/30/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB

GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C8 OF C20
PLAN DATE 7/26/2023

DESIGN WPG CHECKED GDS
42–ENG SAVE DATE: 7/25/2023 1:02:18 PM PLOT BY: Garmand, Waverly PLOT DATE: 7/26/2023 6:49:38 AM

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MATCHLINE – SEE SHEET C6

MATCHLINE – SEE SHEET C8

MATCHLINE – SEE SHEET C10

MATCHLINE – SEE SHEET C11

GRADING LIMITS (TYP)

REGULATORY FLOODWAY

FAIRWAY (TYP)

16TH TEES

4TH TEES

PROP. CART PATH (TYP)

TRACT 32,008 "THE BLUFFS"

PROJECT BOUNDARY

20' (23)

76.0 FG

BIORETENTION BASIN

10' SETBACK

S 14

71.0 INV

SD OUTLET W/ RIPRAP

PROP. BRIDGE

4TH GREEN

8TH TEES

2ND GREEN

3RD TEES

5TH TEES

DEVEREUX CREEK

PRELIMINARY

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

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

Know what's below. Call before you dig.

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES

0 1 2 3

N

SCALE: 1"=40'

0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

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

PREPARED BY:
Stantec
200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963–9532

GUY GEREMY SALTS 60488 6/30/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS SANDPIPER GOLF CLUB

GOLETA, CA

STANTEC PROJECT NO. 2042588200

SHEET C9 OF C20

PLAN DATE 7/28/2023

DESIGN MPG CHECKED GDS
42–ENG SAVE DATE: 7/25/2023 1:02:18 PM PLOT BY: Garnand, Waverly PLOT DATE: 7/26/2023 6:48:52 AM

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MATCHLINE – SEE SHEET C8

MATCHLINE – SEE SHEET C9

MATCHLINE – SEE SHEET C11

PRELIMINARY

FAIRWAY (TYP)

GRADING LIMITS (TYP)

14TH TEES

14TH TEES

13TH GREEN

PROP. CART PATH (TYP)

18TH TEES

18TH TEES

15TH TEES

15TH TEES

14TH GREEN

17TH GREEN

PROP. CART PATH (TYP)

ZONE X

ZONE VE

100-YEAR FLOODPLAIN EXTENTS

EX. PLATFORM

PACIFIC OCEAN

PROJECT BOUNDARY

EX. PLATFORM

100-YEAR FLOODPLAIN EXTENTS

ZONE X

ZONE VE

EXISTING EASEMENTS/EXCEPTIONS

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

N

SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

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

DESIGN WFG CHECKED GGS
42-ENG SAVE DATE: 7/25/2023 1:02:18 PM PLOT BY:Garnand, Waverly PLOT DATE:7/26/2023 6:50:07 AM

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MATCHLINE – SEE SHEET C9

MATCHLINE – SEE SHEET C10

MATCHLINE – SEE SHEET C12

PROP. CART PATH (TYP)

FAIRWAY (TYP)

3RD TEES

7TH GREEN

8TH TEES

T 14

PROP. BRIDGE

10' SETBACK

23 20'

REGULATORY FLOODWAY

5TH TEES

TRACT 32,008
"THE BLUFFS"

DEVEREAUX CREEK

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

16TH GREEN

GRADING LIMITS (TYP)

17TH TEES

PROJECT BOUNDARY

100-YEAR FLOODPLAIN EXTENTS

ZONE X
ZONE VE

PACIFIC OCEAN

COMFORT STATION FF=85.5

PA

ACC. PATH OF TRAVEL

GOLF CART PARKING

SNACK COUNTER FF=85.5

U 15

ROOF LINE

7TH TEES

6TH GREEN

EXISTING EASEMENTS/EXCEPTIONS

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ORIGINAL SCALE IN INCHES
0 1 2 3

N

SCALE: 1"=40'
0 40 80 120

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PREPARED FOR:
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280 CHESTNUT AVENUE
WESTMONT, IL 60559

PREPARED BY:
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Phone: (805) 963-9532

GUY GEREMY SALTS 60488 6/30/2024
PROJECT ENGINEER R.C.E. EXP. DATE

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

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

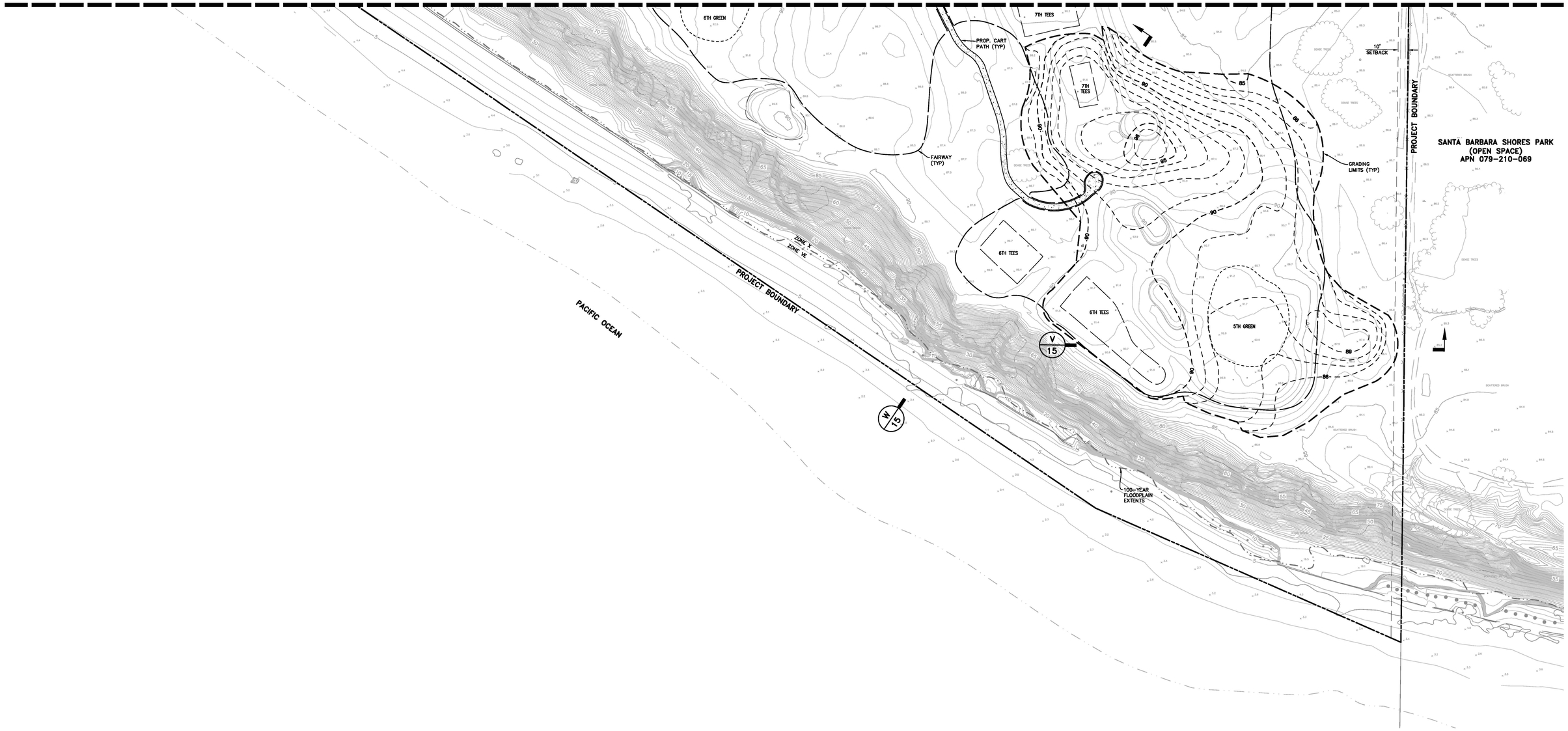
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MATCHLINE – SEE SHEET C11



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0 40 80 120

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PREPARED BY:
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PROJECT ENGINEER	R.C.E.	EXP. DATE

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

GRADING AND DRAINAGE PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB

GOLETA, CA

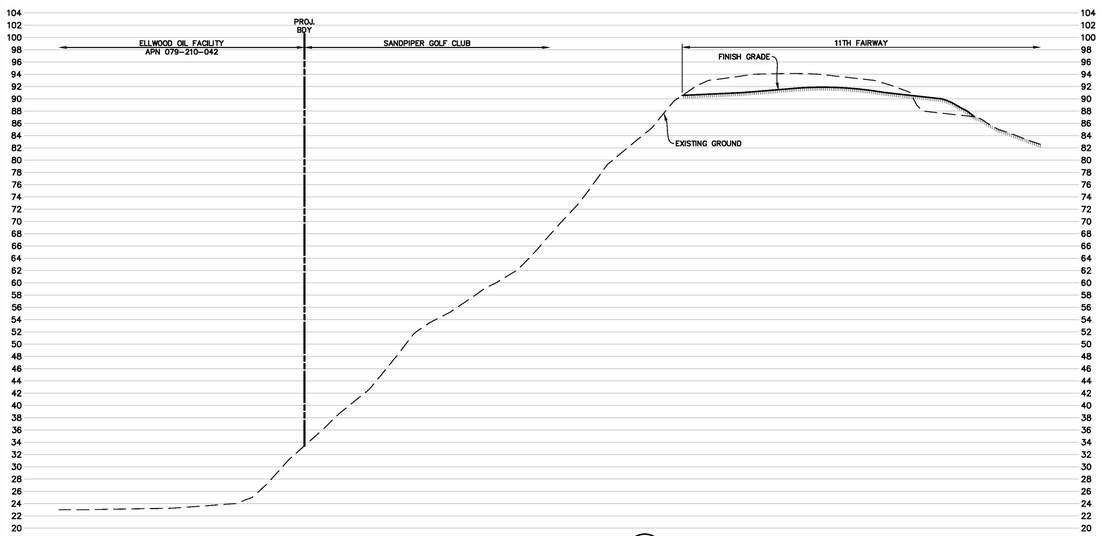
STANTEC PROJECT NO.
2042588200

SHEET
C12 OF C20

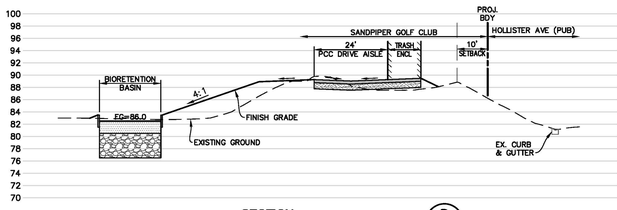
PLAN DATE
7/28/2023

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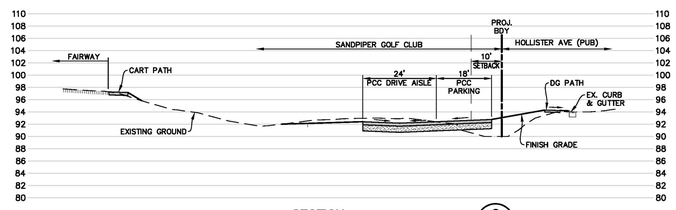
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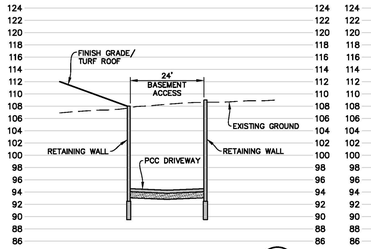
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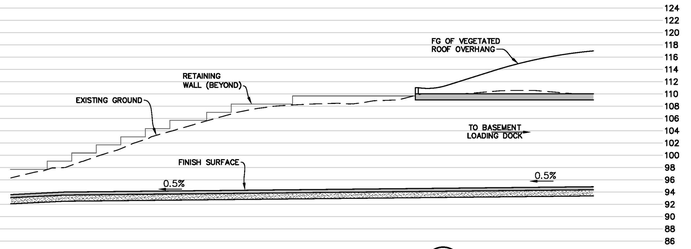
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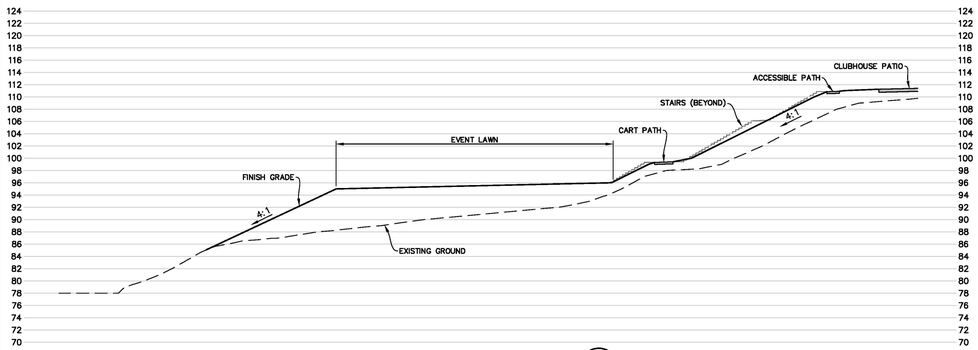
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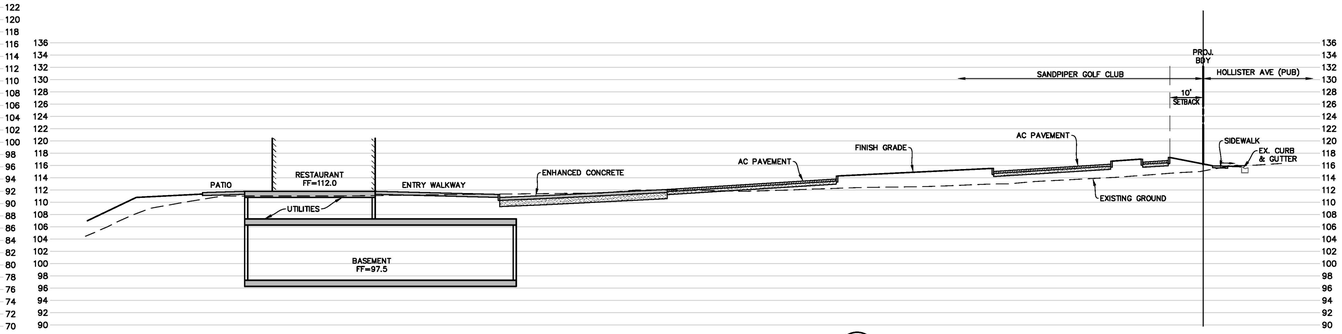
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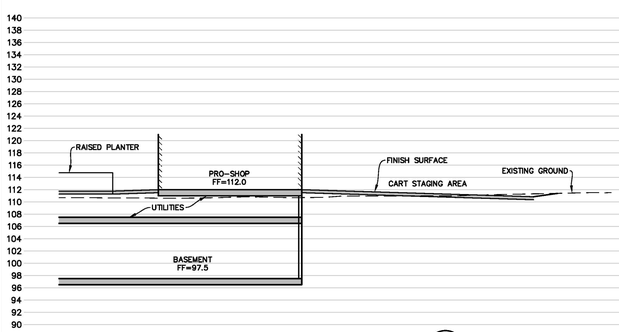
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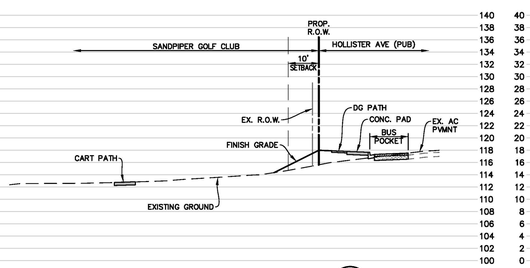
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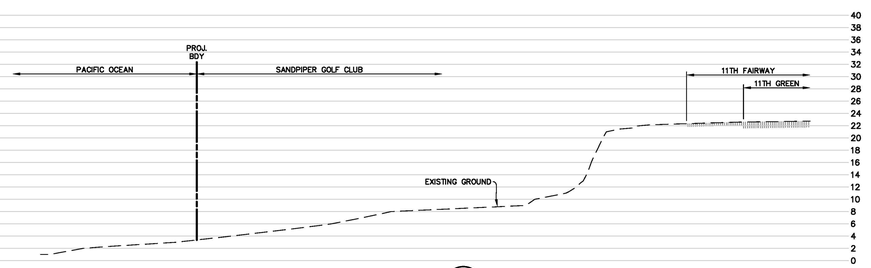
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SECTION H/5 — SCALE: HORZ: 1"=20' VERT: 1"=10'



SECTION J/5 — SCALE: HORZ: 1"=20' VERT: 1"=10'



SECTION K/7 — SCALE: HORZ: 1"=20' VERT: 1"=10'

PRELIMINARY

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DRAWING: c:\projects\5882\drawing\prelim_eng\5882_prelim_grd_det.dwg

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

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

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

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

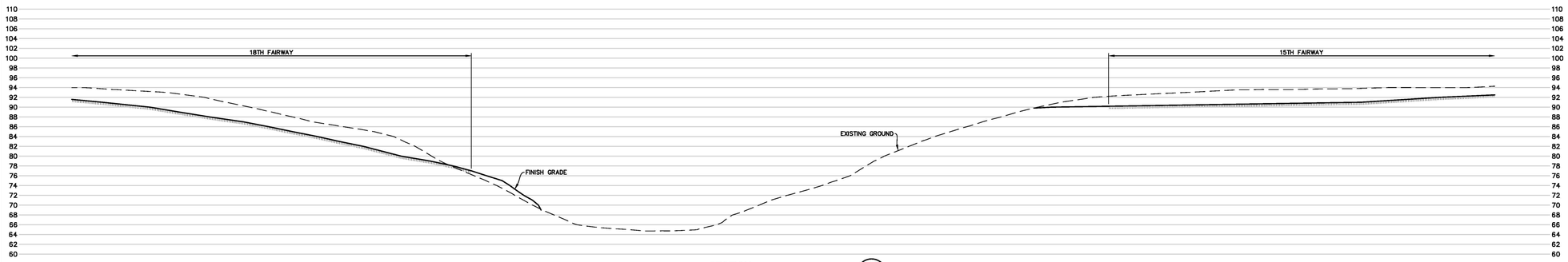
REGISTERED PROFESSIONAL ENGINEER
GUY GEREMY SALTS
NO 60488
CIVIL
STATE OF CALIFORNIA

SECTIONS

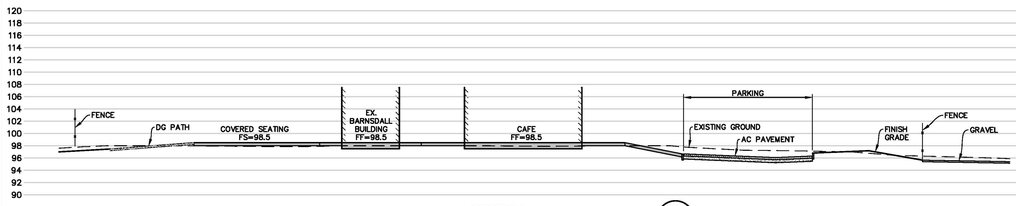
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C13 OF C20
PLAN DATE 7/26/2023

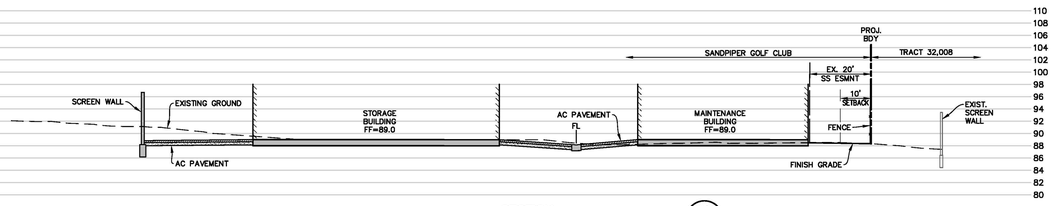
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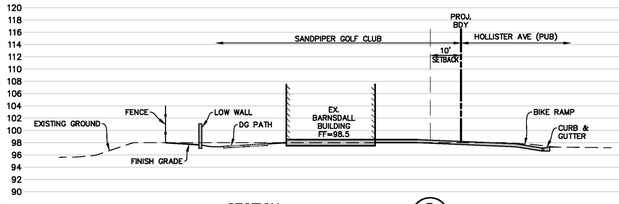
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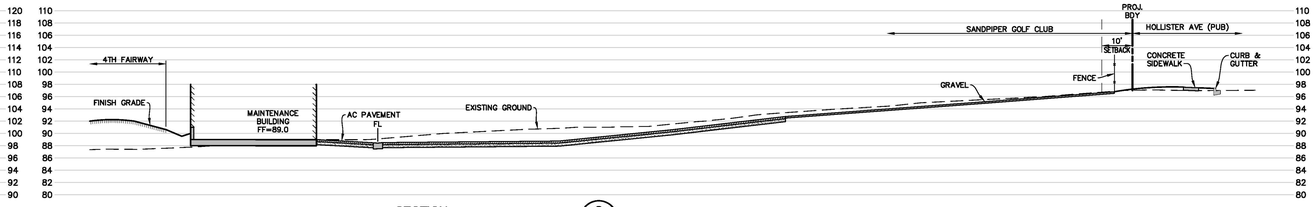
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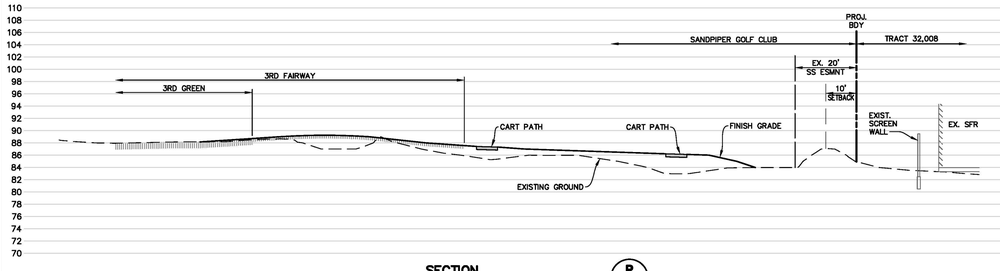
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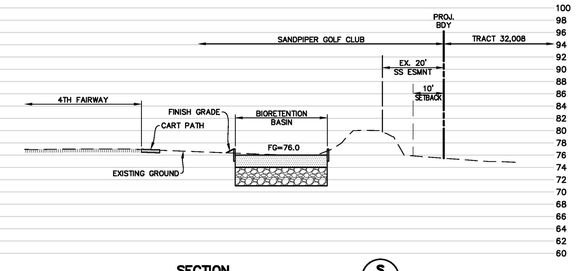
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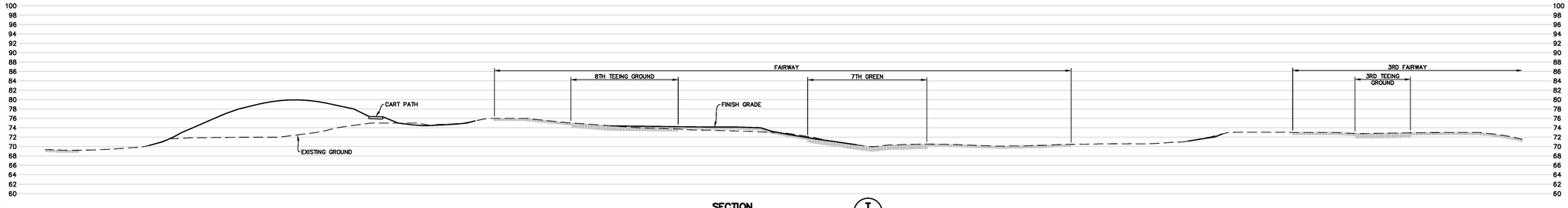
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SECTION R/6
SCALE: HORZ: 1"=20' VERT: 1"=10'



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



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

Know what's below. Call before you dig.

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

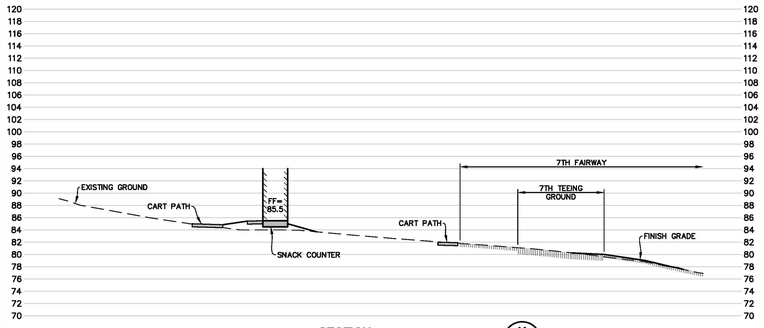
SECTIONS
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO.
2042588200
SHEET
C14 OF C20
PLAN DATE
7/26/2023

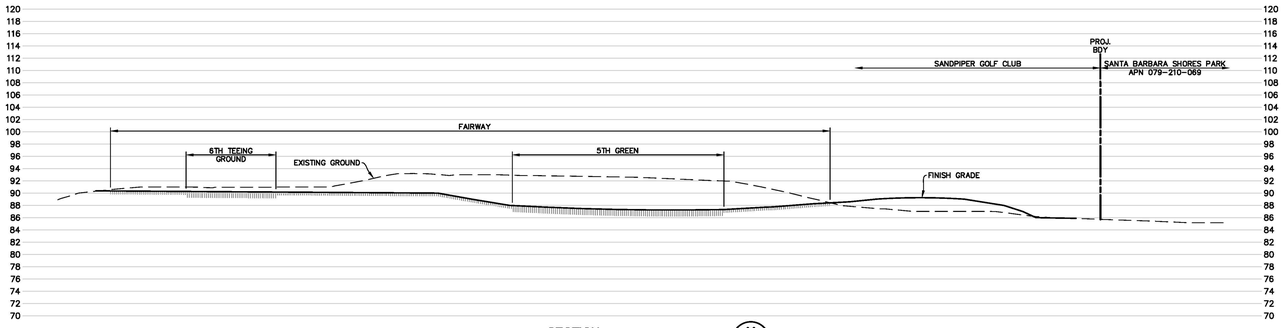
PRELIMINARY

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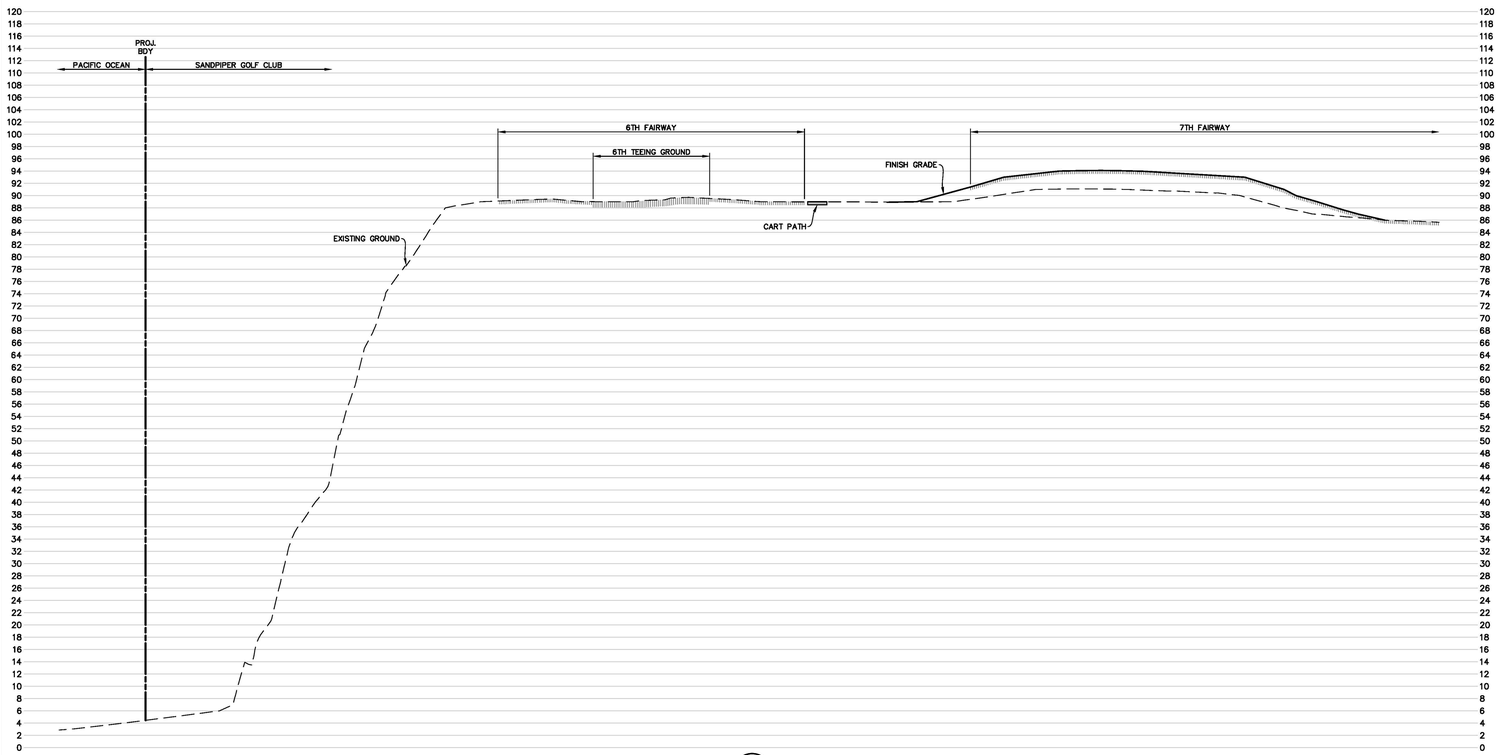
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SECTION U / 11
SCALE: HORZ: 1"=20' VERT: 1"=10'



SECTION V / 12
SCALE: HORZ: 1"=20' VERT: 1"=10'



SECTION W / 12
SCALE: HORZ: 1"=20' VERT: 1"=10'

PRELIMINARY

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

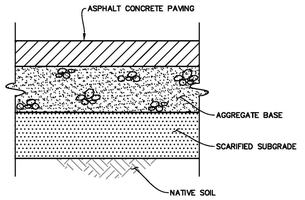
SECTIONS

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO.
2042588200
SHEET
C15 OF C20
PLAN DATE
7/26/2023

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DRAWING: c:\projects\5882\drawing\prelim_eng\5882_prelim_gd_det.dwg

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STRUCTURAL SECTION TABLE	
TRAFFIC INDEX	5
AC	4"
BASE	5"
SUBGRADE	12"

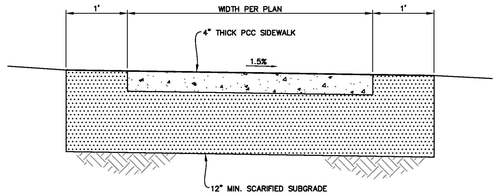
BASED ON PRELIMINARY R-VALUE OF 20

NOTES:

1. INSTALL EMULSIFIED 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.

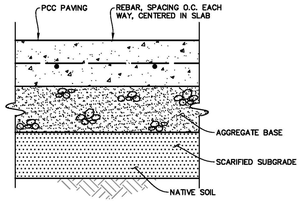


NOTES:

1. INSTALL WEAKENED PLANE JOINTS AT 5' MAXIMUM SPACING PER DETAIL "C", THIS SHEET.

TYPICAL CART PATH SECTION

N.T.S.



STRUCTURAL SECTION TABLE	
PCC	4"
REBAR	#3 AT 24"
BASE	6"
SUBGRADE	12"

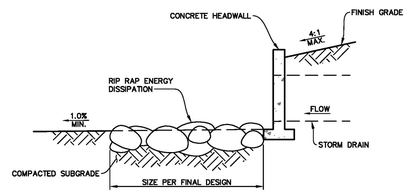
PRELIMINARY VALUES

NOTES:

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

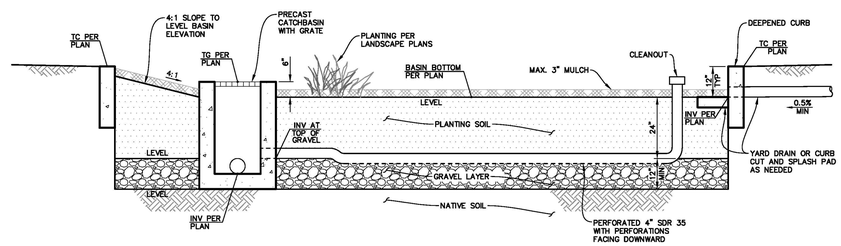
PRELIMINARY CONCRETE PAVEMENT SECTION

N.T.S.



STORM DRAIN OUTLET WITH RIP RAP

N.T.S.



NOTES:

1. PLANTING SOIL MIX PER LANDSCAPE ARCHITECT'S PLAN AND PER SANTA BARBARA COUNTY PROJECT CLEAN WATER SPECIFICATIONS.
2. GRAVEL LAYER TO BE CLASS II PERMEABLE MATERIAL PER CALTRANS SPECIFICATION 68-2.02(F)(3). MINIMUM 12" THICK, MAXIMUM 48" THICK
3. NATIVE SOIL SHALL BE UNCOMPACTED AND RIPPED TO LOOSEN IF REQUIRED.
4. ALL LAYERS TO BE LEVEL ACROSS BASIN EXCEPT WHEN TOP SOIL IS SLOPED AGAINST CURB AT 4:1 MAX WHERE SHOWN ON PLANS.

TYPICAL BIORETENTION BASIN SECTION

N.T.S.

PRELIMINARY

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

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

PREPARED BY:

Stantec

200 East Carrillo Street, Suite 101, Santa Barbara, CA 93101
Phone: (805) 963-9532

GUY GEREMY SALTS	60488	6/30/2024	
PROJECT ENGINEER	R.C.E.	EXP. DATE	

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

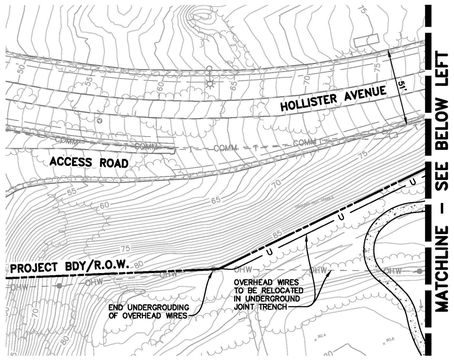
DETAILS

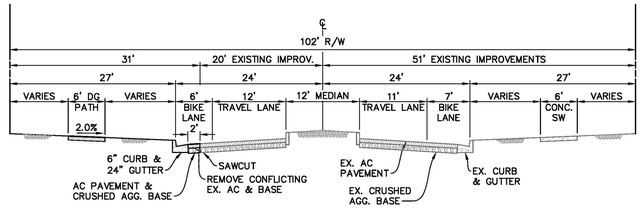
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

STANTEC PROJECT NO. 2042588200
SHEET C16 OF C20
PLAN DATE 7/26/2023

DESIGN WPG CHECKED GSS
42-ENG SAVE DATE: 7/25/2023 1:03:11 PM PLOT BY: Garnand, Waverly PLOT DATE: 7/26/2023 6:46:39 AM
DRAWING: c:\projects\5882\drawing\prelim_eng\5882_prelim_gd_det.dwg

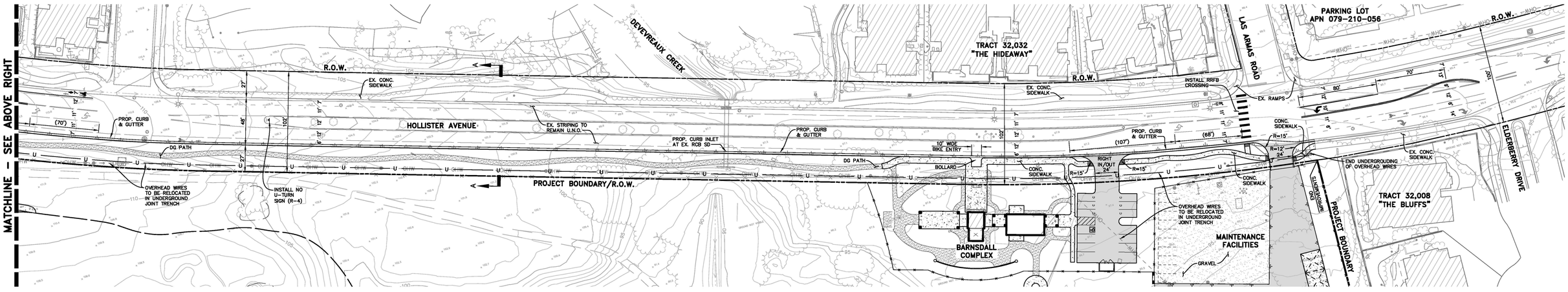
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SECTION A–A
HOLLISTER AVENUE

N.T.S.



PRELIMINARY

PLOT DATE: 7/26/2023 6:43:53 AM
PLOT BY: Garnand, Waverly
SAVE DATE: 7/25/2023 1:03:04 PM
DESIGN: WPG CHECKED: GGS
42-ENG

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

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

N
SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

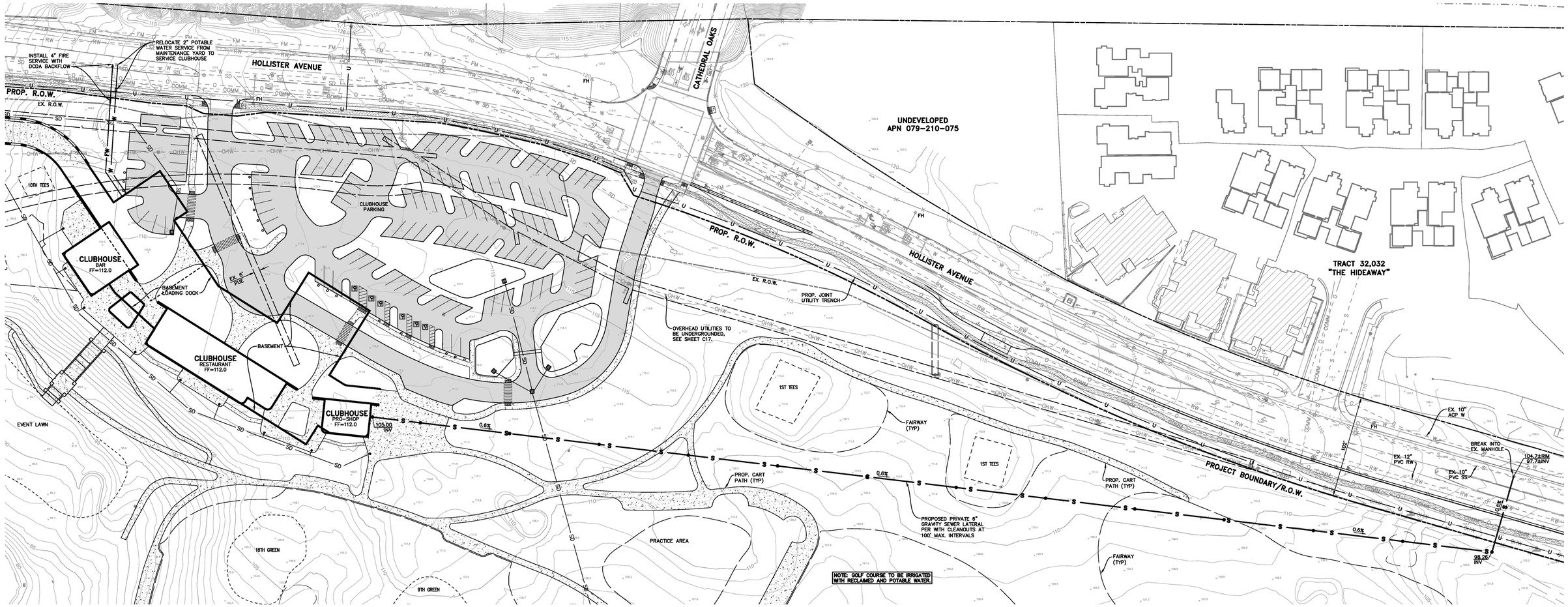
HOLLISTER AVENUE STREET IMPROVEMENT PLAN
PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB

GOLETA, CA

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

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CLUBHOUSE UTILITY PLAN

PRELIMINARY

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

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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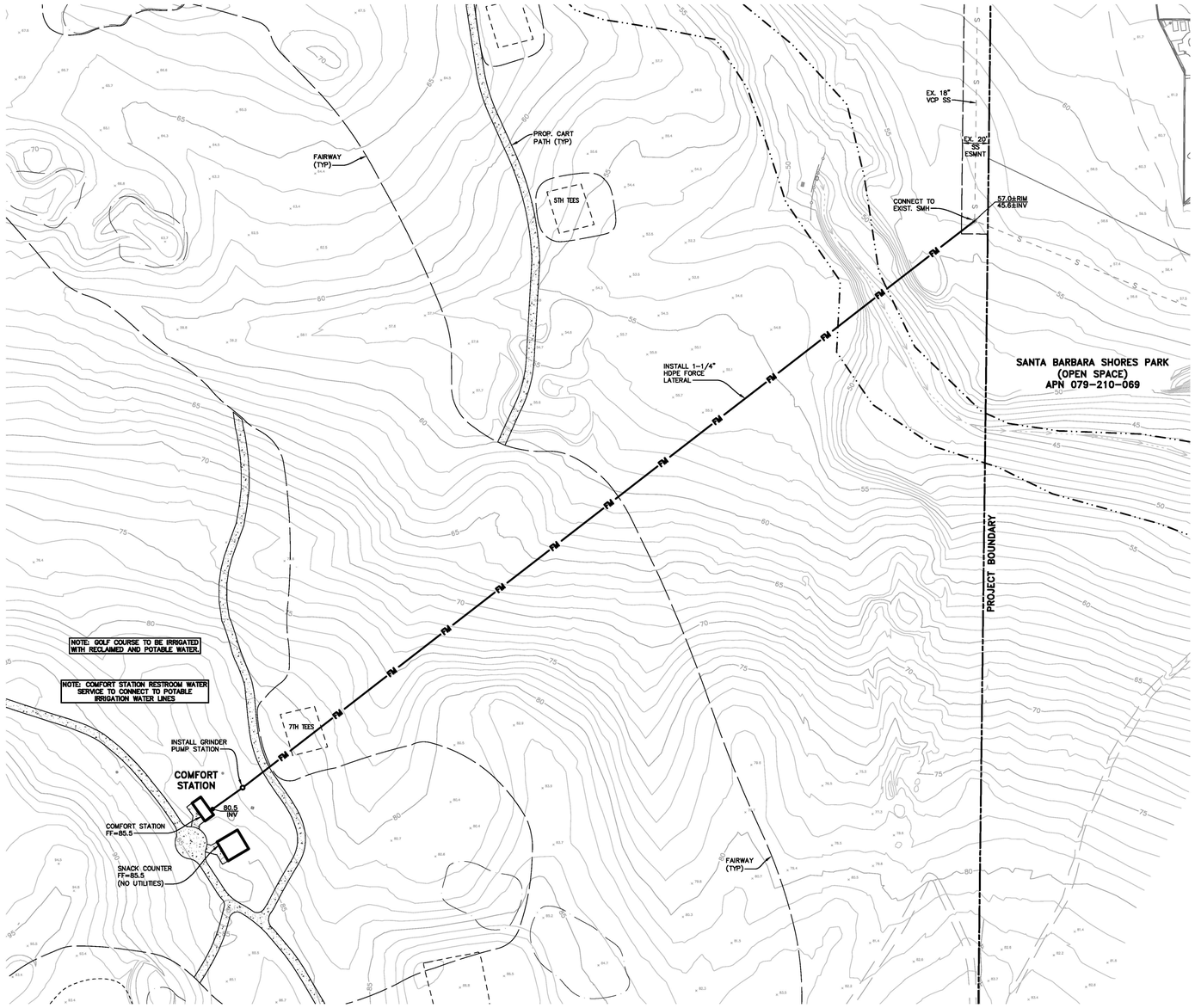
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SCALE: 1"=40'
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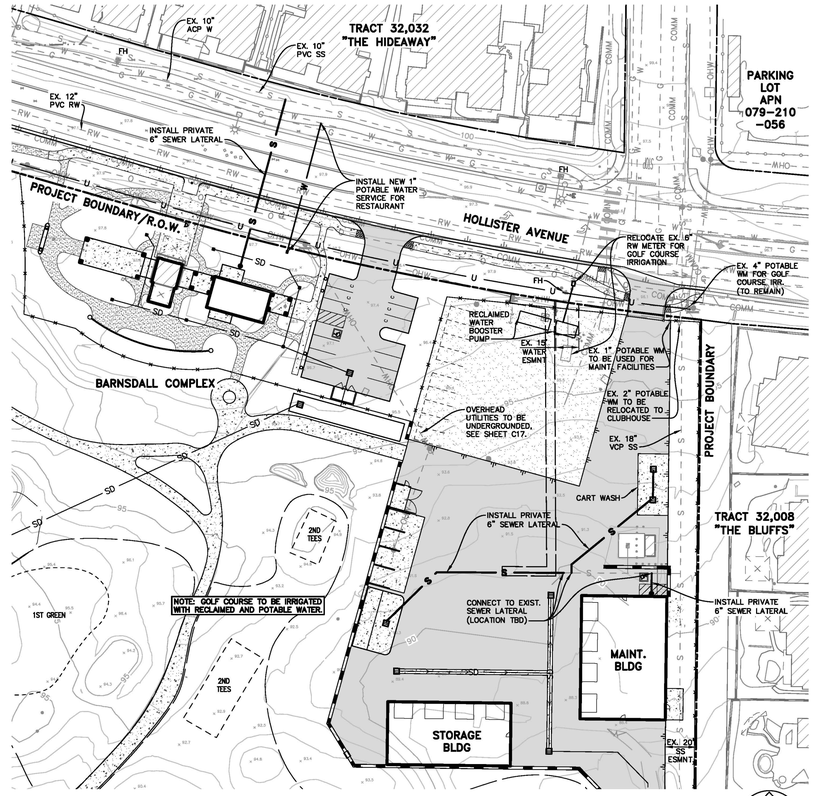
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COMFORT STATION UTILITY PLAN



BARNSDALL & MAINTENANCE UTILITY PLAN

PRELIMINARY

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FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

N
SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

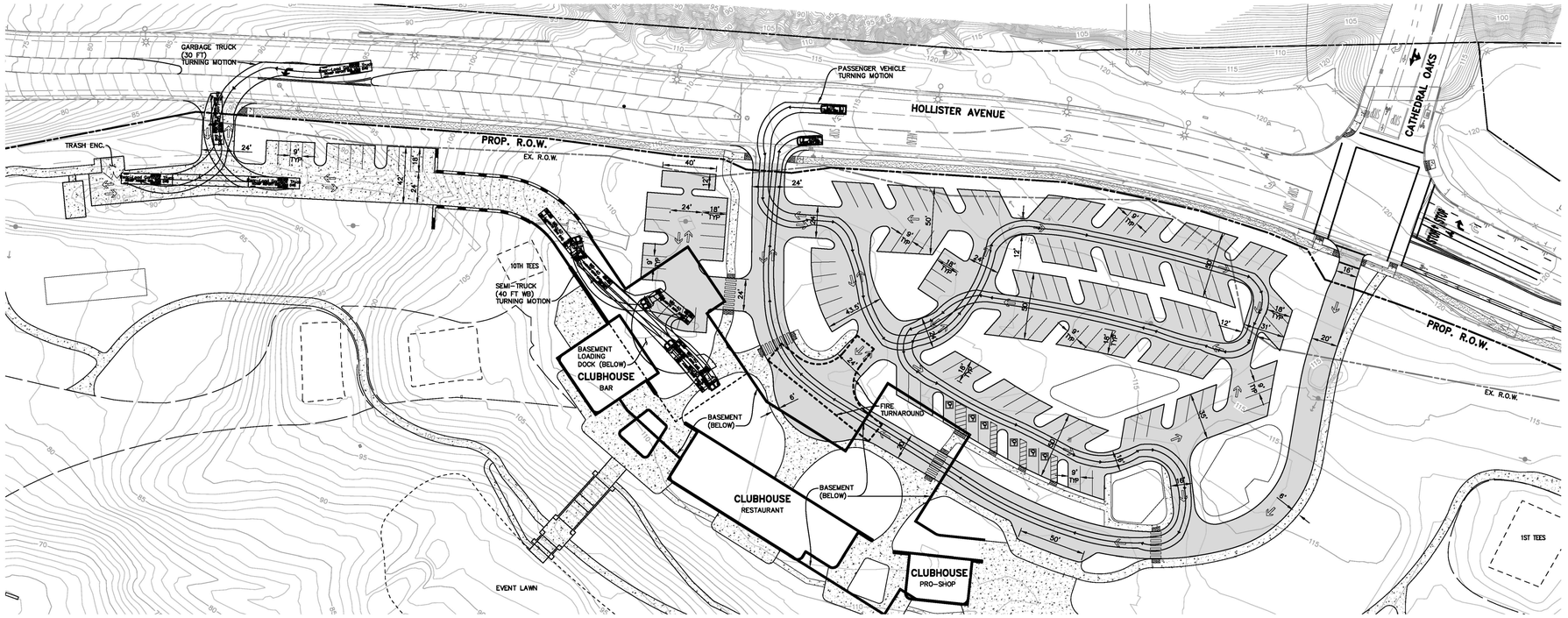
PROPOSED UTILITY PLAN

PRELIMINARY IMPROVEMENT PLANS
SANDPIPER GOLF CLUB
GOLETA, CA

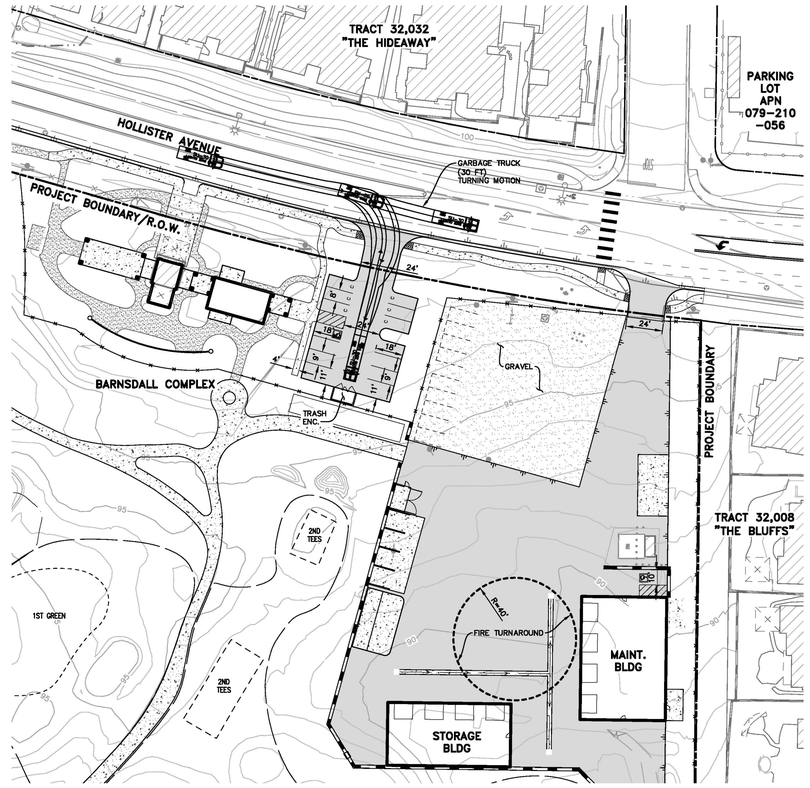
STANTEC PROJECT NO. 2042588200
SHEET C19 OF C20
PLAN DATE 7/26/2023

DESIGN WFG CHECKED GSS
42-ENG SAVE DATE: 7/25/2023 1:02:22 PM PLOT BY:Sarnand, Waverly PLOT DATE:7/26/2023 6:36:08 AM
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CLUBHOUSE & WEST PARKING LOT



BARNSDALL & MAINTENANCE BUILDINGS

PRELIMINARY

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ORIGINAL SCALE IN INCHES
0 1 2 3

N
SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISION BLOCK	APPD.

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

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

GUY GEREMY SALTS	60488	6/30/2024
PROJECT ENGINEER	R.C.E.	EXP. DATE

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

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

DESIGN: WPG CHECKED: GDS
42-ENG SAVE DATE: 7/26/2023 6:42:12 AM PLOT BY: Garmand, Waverly PLOT DATE: 7/26/2023 8:23:06 AM
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