





# SOBHANI RANCH

VESTING TENTATIVE  
TRACT MAP 14,873  
SHEET 3 OF 4

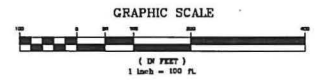
## EARTHWORK QUANTITIES

ROADS	24,578 C.Y. FILL	8,208 C.Y. FILL
STORM DRAIN	44,581 C.Y. CUT	10 C.Y. CUT
TOTAL	25,419 C.Y. NET FILL	8,308 C.Y. NET FILL

NOTE: EARTHWORK QUANTITIES DO NOT ALLOW FOR ANY LOSSES DUE TO SETTLEMENT, COMPACTION, SUBSIDENCE, AND CLEARING AND GRADING.

LOT 9  
314,3548 SF

STATE HIGHWAY 246



DATE: 5/12/2025

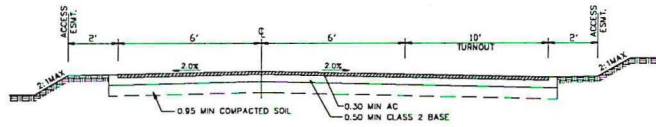
2824 AIRPARK DRIVE  
SANTA MARIA, CA 93455  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE: DECEMBER 2021

UPO URBAN PLANNING CONCEPTS, INC.  
2824 AIRPARK DRIVE  
SANTA MARIA, CALIFORNIA 93455  
805/934-5780

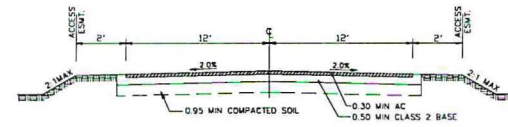
BETHEL engineering  
2824 Airpark Drive  
Santa Maria, California 93455  
(805) 834-5787  
LORI M. SPEER, P.E. LIC. NO. 68448

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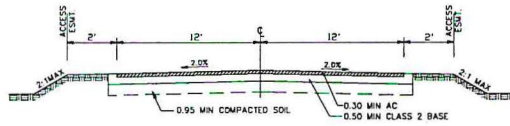
VESTING TENTATIVE  
TRACT MAP 14,873  
SHEET 4 OF 4



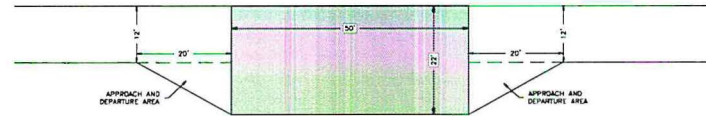
(A) 12' PRIVATE ROAD SECTION TO TURNOUT  
NTS



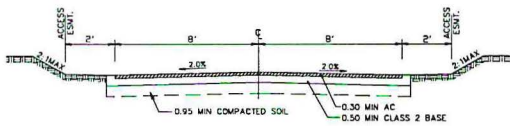
(E) 24' PRIVATE ROAD CONCRETE SECTION  
NTS



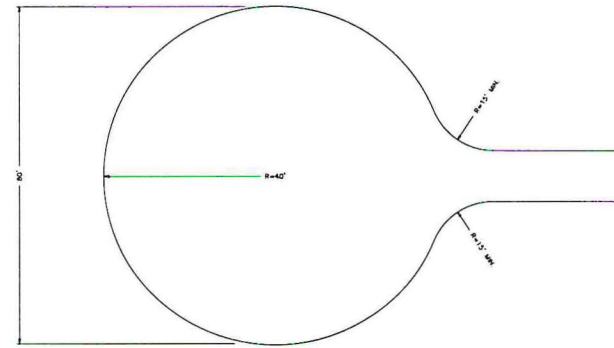
(B) 24' PRIVATE ROAD TYPICAL SECTION  
NTS



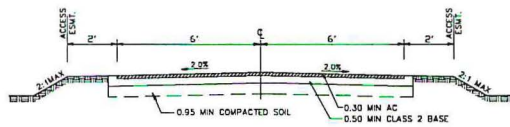
(F) TURNOUT FOR 12' DRIVEWAY  
NTS



(C) 16' PRIVATE ROAD TYPICAL SECTION  
NTS



(G) BULB TURNAROUND WITH NO PARKING  
NTS



(D) 12' PRIVATE ROAD TYPICAL SECTION  
NTS

DATE: 5/13/2023



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upo URBAN  
PLANNING  
CONCEPTS, INC.  
URBAN DESIGN & LAND DEVELOPMENT ENVIRONMENTAL ANALYSIS

2524 Airpark Drive  
Santa Maria, California 93455  
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