

# CLARK AVENUE COMMERCIAL DEVELOPMENT

DEVELOPMENT PLAN for TENTATIVE PARCEL MAP

## UTILITIES

WATER: GOLDEN STATE WATER  
 SEWER: LAGUNA SANITATION  
 ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE: FRONTIER COMMUNICATIONS  
 CABLE TV: COMCAST

## F.I.R.M. DESIGNATION

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 060331 0460 F., DATED SEPT. 30, 2005 AND CLASSIFIED AS FOLLOWS:  
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

## PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 129-280-001, 103-750-038 & COUNTY LOT 4  
 NUMBER OF LOTS: 4  
 GROSS AREA: (6.88 ACRES) 299,693 S.F.  
 EXISTING PUBLIC ROW: (0.79 ACRE) 34,412 S.F.  
 AREA TO BE DEDICATED AS PUBLIC ROW: (0.12 ACRE) 5,041 S.F.  
 AREA TO BE ABANDONED AS PROJECT AREA: (0.26 ACRE) 11,284 S.F.  
 NET PROJECT AREA: (5.95 ACRE) 259,182 S.F.  
 FUTURE SUNNY HILLS ROAD DEDICATION TO PUBLIC: (0.84 ACRE) 36,590 S.F.  
 NET PARCEL AREA: (5.11 ACRE) 222,592 S.F.  
 AVERAGE LOT SIZE: 55,648 S.F.  
 ZONING: COMMERCIAL C-2

## LAND USAGE:

	sq. ft.	%
PROJECT AREA	259,182	100
BUILDING FOOTPRINTS	42,921	17
PAVING	151,761	59
LANDSCAPING	65,085	25

## BUILDING SUMMARY

PROPOSED USE: COMMERCIAL RETAIL  
 EXISTING USE: VACANT LAND  
 NUMBER OF STORIES: COMMERCIAL 1: 1 STORY  
 COMMERCIAL 2: 1 STORY  
 COMMERCIAL 3: 1 STORY  
 GAS STATION: 1 STORY

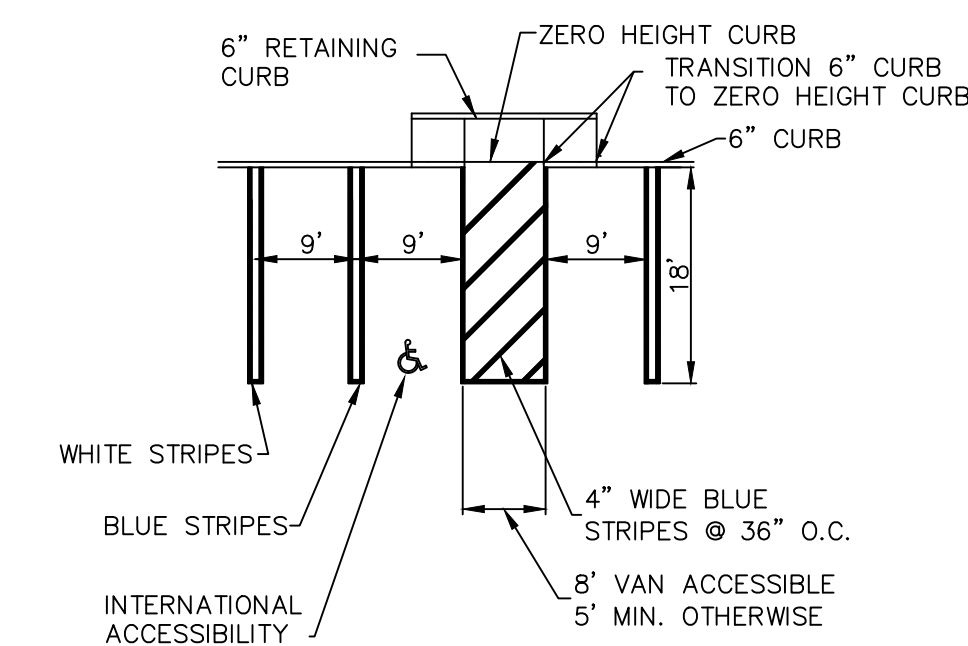
## LEGAL DESCRIPTION:

THAT PORTION OF SECTION 7 AND SECTION 18 OF TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, INCLUDED WITHIN THE LAND SHOWN AS "5.820 AC." ON RECORD OF SURVEY RECORDED IN BOOK 113, PAGE 41 OF RECORD OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (A.P.N. 129-280-001)

## PARKING SUMMARY

PARKING REQUIREMENTS:  
 • VEHICLE SPACES REQ'D (WITHOUT REDUCTIONS LISTED BELOW):  
 COMMERCIAL 1 1 SPACE / 500 SQ.FT. OF GROSS FLOOR AREA = 28,020 / 500 = 57 SPACES  
 COMMERCIAL 2 1 SPACE / 500 SQ.FT. OF GROSS FLOOR AREA = 6,816 / 500 = 14 SPACES  
 COMMERCIAL 3 1 SPACE / 300 SQ.FT. OF GROSS FLOOR AREA = 2,700 / 300 = 9 SPACES  
 1 SPACE PER 2 EMPLOYEES = 3 SPACES  
 GAS STATION 1 SPACE / 300 SQ.FT. OF GROSS FLOOR AREA = 4,135 / 300 = 16 SPACES  
 TOTAL REQ'D: = 100 SPACES  
 • PARKING PROVIDED:  
 REGULAR PROVIDED: 184 SPACES  
 • LOADING SPACES:  
 REQUIRED: 1 SPACE PER PARCEL = 1 TOTAL  
 PROVIDED: 1 SPACE PER PARCEL = 4 TOTAL  
 • ACCESSIBLE SPACES:  
 REQUIRED: 6 PER CBC TABLE 11B-6  
 PROVIDED: 6 SPACES  
 • VAN SPACES:  
 REQUIRED: 1 FOR EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN 1  
 PROVIDED: 4 SPACES  
 • BICYCLE SPACES:  
 REQUIRED: 0  
 PROVIDED: 10 SPACES (5 RACKS)

- PROPOSED AREA OF PUBLIC RIGHT-OF-WAY ABANDONMENT, TOTALING 11,284 SQUARE FEET
- PROPOSED AREA OF PUBLIC RIGHT-OF-WAY DEDICATION, TOTALING 5,041 SQUARE FEET



## PROPOSED EASEMENTS

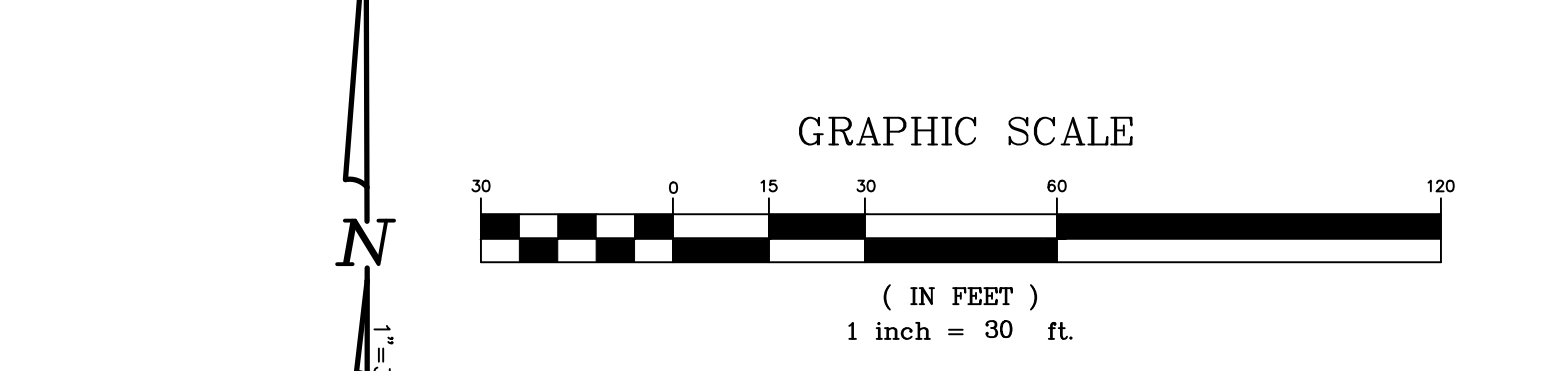
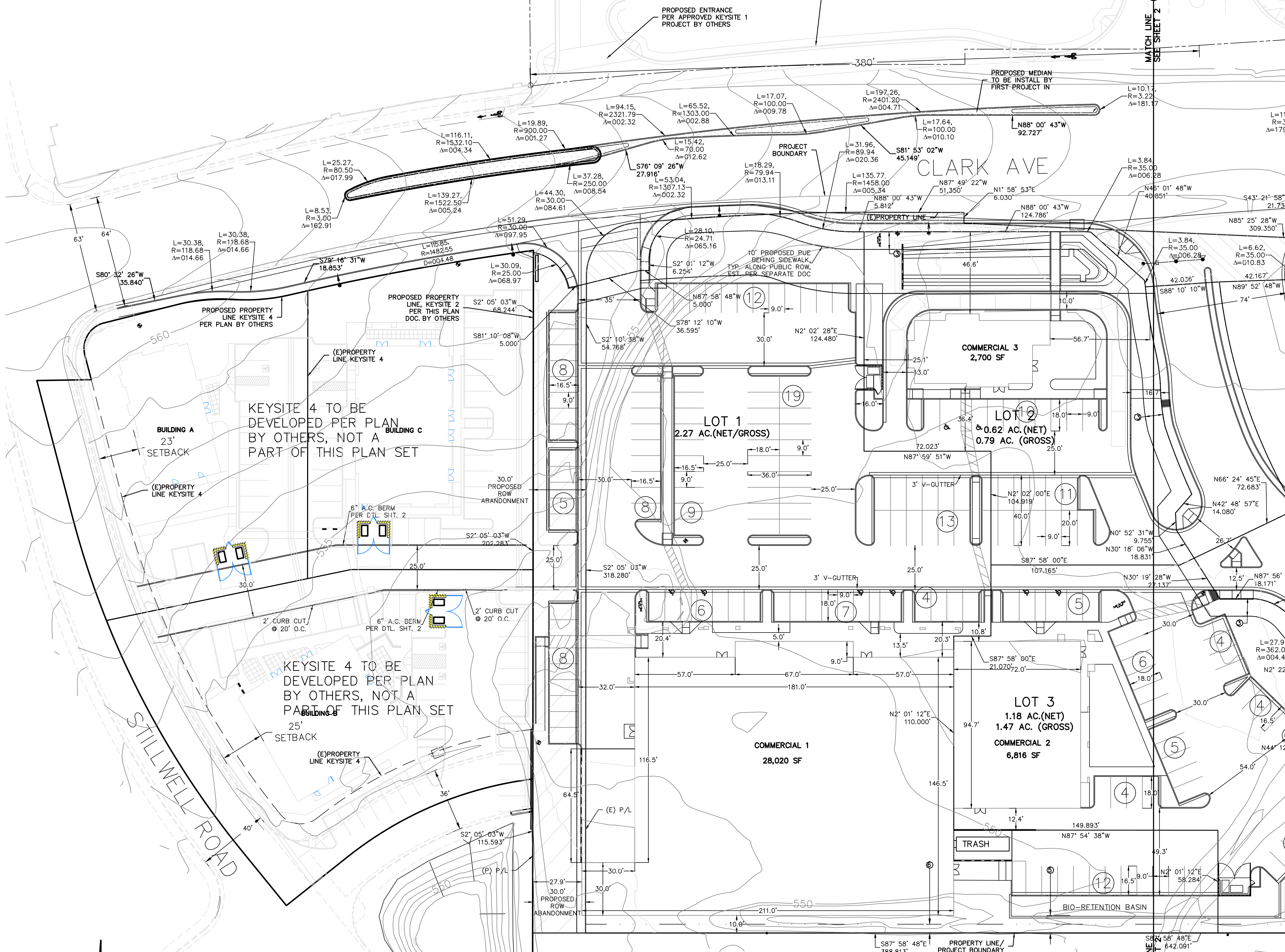
- VARYING WIDTH RECIPROCAL EASEMENT FOR ACCESS, PARKING, AND DRAINAGE PURPOSES FOR THE BENEFIT OF ALL PARCELS AND KEYSITE 4 PARCELS AFFECTS PARCELS SHOWN HEREON EXCEPT THE AREAS OF ORIGINALLY CONSTRUCTED BUILDING ENVELOPS.
- VARYING WIDTH PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF ALL PARCELS. AFFECTS ALL PARCELS SHOWN HEREON EXCEPT THE AREAS OF ORIGINALLY CONSTRUCTED BUILDING ENVELOPS.
- 10' WIDE PUBLIC UTILITY EASEMENT
- 10' WIDE PUBLIC TRAIL EASEMENT

## EXISTING EASEMENTS

- PRELIMINARY TITLE REPORT ORDER NO. 1241072-DL. NOT ALL EXCEPTION ITEMS ARE LISTED. APPLIES TO A.P.N. 129-280-001. NOTE NUMBER CORRESPONDS TO EXCEPTION ITEM NUMBER.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
 GRANTED TO: Paul S. Heath et al  
 PURPOSE: Sewer and utility purposes  
 RECORDED: December 7, 1982 as Instrument No. 82-51337 of Official Records  
 AFFECTS: Southerly 10 feet of said land  
 PURPOSE: Place and leave fill dirt  
 AFFECTS: The exact location is not disclosed of record.
  - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT  
 GRANTED TO: General Telephone Co.  
 PURPOSE: Public utilities  
 RECORDED: February 1, 1983 as Instrument No. 83-4900 of Official Records  
 AFFECTS: Southerly 5 feet of said land

### LEGEND

FUTURE CONST. PROJECT BOUNDARY	---	F.L.
CENTERLINE	---	E.P.
PROPOSED PROPERTY LINE	---	G.B.
EXISTING PROPERTY LINE	---	R/W, ROW
CURB LINE	---	(E)
EXIST. CURB LINE	---	P/L, PL.
EASEMENT LINE	---	SW
SEWER LINE	---	INV
EXIST. SEWER LINE	---	TC
WATER LINE	---	BC
EXIST. WATER LINE	---	
EXIST. CONTOURS	---	
RETAINING WALL	---	
E.P./CLIP OF GUTTER	---	
SAN. SEWER MANHOLE	---	
EXIST. SEWER MANHOLE	---	
PROPOSED STREET LIGHT	---	
EXISTING STREET LIGHT	---	
FIRE HYDRANT	---	
EXIST. FIRE HYDRANT	---	
CATCH BASIN	---	
SEWER CLEANOUT	---	
WATER VALVE	---	
EXISTING WATER VALVE	---	
WATER SERVICE	---	



### FIRE DEPARTMENT NOTE

- COMMERCIAL FIRE HYDRANTS SHALL BE INSTALLED.
- COMMERCIAL FIRE HYDRANTS SHALL BE LOCATED PER FIRE DEPARTMENT SPECIFICATIONS AND SHALL FLOW 1500 GALLONS PER MINUTE AT A 20 PSI RESIDUAL PRESSURE
- COMMERCIAL FIRE HYDRANTS SHALL CONSIST OF ONE 4-INCH OUTLET AND TWO 2-1/2 INCH OUTLET

### LEGEND

FUTURE CONST. PROJECT BOUNDARY	---
CENTERLINE	---
PROPOSED PROPERTY LINE	---
EXISTING PROPERTY LINE	---
CURB LINE	---
EXIST. CURB LINE	---
EASEMENT LINE	---

ROADS DEPARTMENT APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING DIVISION APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

FIRE DEPARTMENT APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

SANTA BARBARA COUNTY GRADING PERMIT # \_\_\_\_\_ 4/5/19

DESIGNED BY: B.W.H.

CHECKED BY: R.J.G.

REVISIONS:

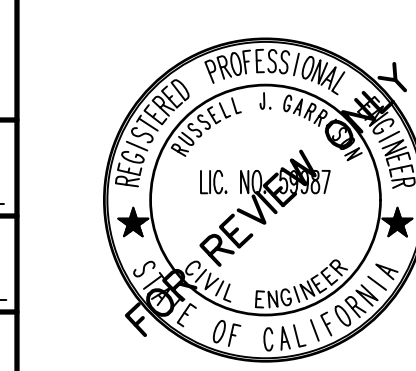
DATE	DESCRIPTION

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_

S.B. CO. DIRECTOR OF PUBLIC WORKS SHEET 1 OF 2



### DEVELOPMENT PLAN FOR KEYSITE 2

16DVP-00000-00009, 16TPM-00000-00001, 16CUP-00000-00017  
 16CUP-00000-00018, 16OSP-00000-00002  
 COUNTY OF SANTA BARBARA, CALIFORNIA

RUSSELL J. GARRISON R.C.E. 59987 DATE \_\_\_\_\_

**BETHEL engineering**  
 2624 Altpark Dr. Santa Maria, California 93455 (805) 934-5767

SCALE: AS SHOWN

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

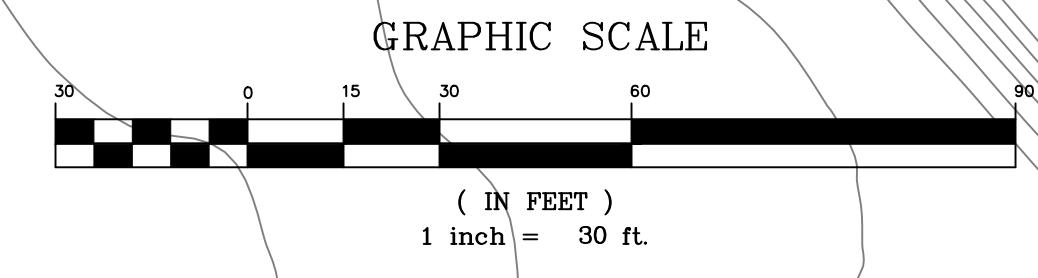
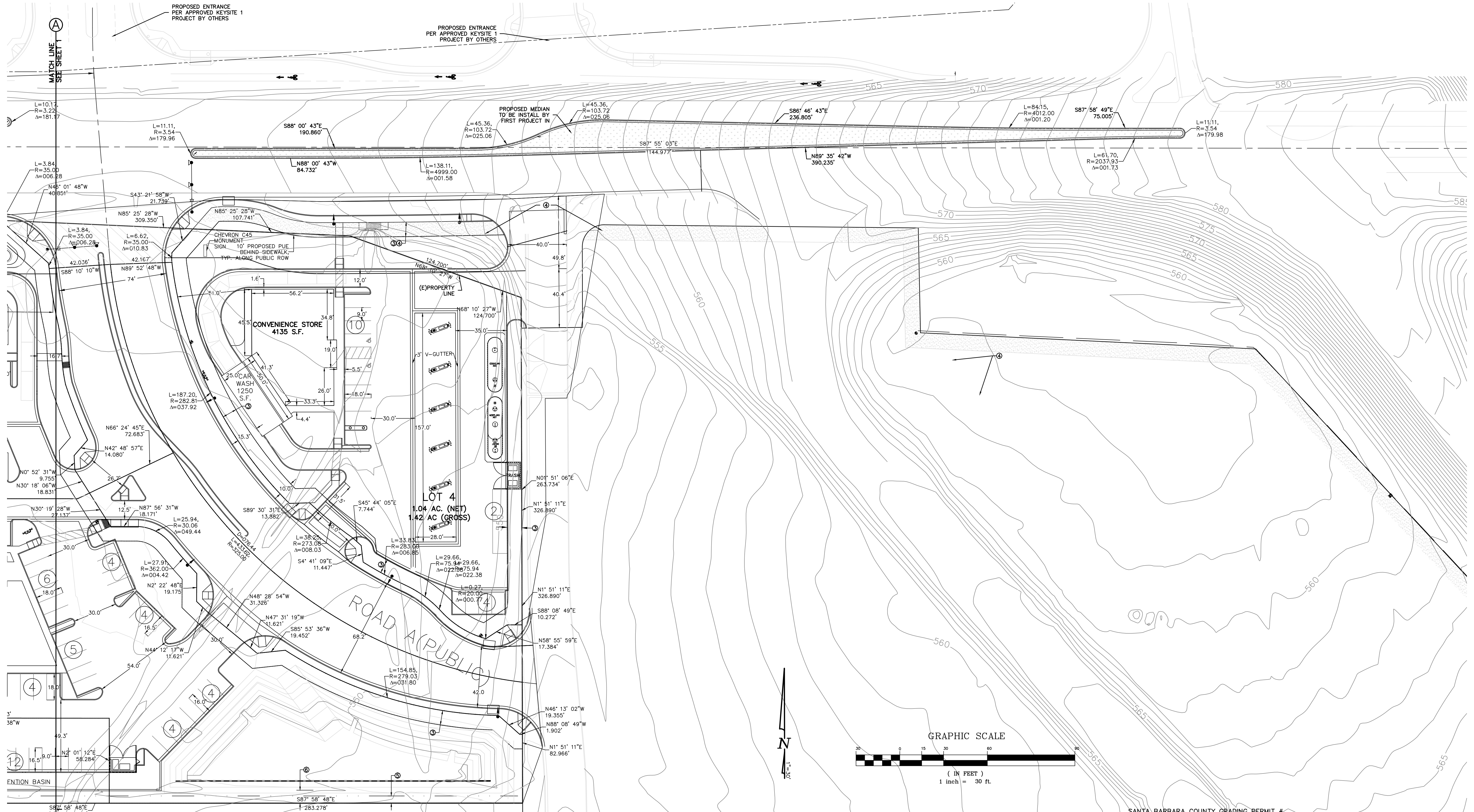
THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477

FLOOD CONTROL ENGINEER S.B. CO. CA. \_\_\_\_\_ DATE \_\_\_\_\_



# CLARK AVENUE COMMERCIAL DEVELOPMENT

DEVELOPMENT PLAN for TENTATIVE PARCEL MAP



SANTA BARBARA COUNTY GRADING PERMIT # \_\_\_\_\_ 4/5/19

DESIGNED BY: B.W.H. CHECKED BY: R.J.G. REVISIONS DATE DESCRIPTION	DEVELOPMENT PLAN FOR KEYSITE 2 16DVP-00000-00009, 16TPM-00000-00001, 16CUP-00000-00017 16CUP-00000-00018, 16OSP-00000-00002 COUNTY OF SANTA BARBARA, CALIFORNIA	
	RUSSELL J. GARRISON R.C.E. 59987	DATE _____
	BETHEL engineering 2624 Altpark Dr. Santa Maria, California 93455 (805) 934-5767	SCALE: AS SHOWN

ROADS DEPARTMENT APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

BUILDING DIVISION APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

FIRE DEPARTMENT APPROVAL: \_\_\_\_\_ DATE \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
 RUSSELL J. GARRISON  
 LIC. NO. 51887  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES THIS GRADING WORK WILL BE SUPERVISED IN ACCORDANCE WITH SANTA BARBARA CO. ORDINANCE NO. 4477

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ S.B. CO. DIRECTOR OF PUBLIC WORKS SHEET 2 OF 2