

VALLEY STATION

NEW ENTRANCE GATE

VALLEY STATION DRIVE
BUELLTON, CALIFORNIA 93427

FENCE & GATE PLANS

CONTACT LIST

OWNER

MID STATE FENCE
2310 WESTGATE ROAD, SUITE 17
SANTA MARIA, CALIFORNIA 93455
P: 805.345.0896
C: BRAD SAMANIEGO

CIVIL ENGINEER

BETHEL ENGINEERING
2624 AIRPARK DRIVE
SANTA MARIA, CALIFORNIA 93455
P: 805.934.5767
C: RUSS GARRISON

LANDSCAPE ARCHITECT

PLEINAIRE DESIGN GROUP
3203 LIGHTNING STREET, SUITE 201
SANTA MARIA, CALIFORNIA 93455
P: 805.349.9695
C: KEVIN J. SMALL

PUBLIC AGENCIES

CITY OF BUELLTON

PLANNING DEPARTMENT
107 WEST HIGHWAY 246
BUELLTON, CALIFORNIA 93427
P: 805.688.7474
C: IRMA L. TUCKER

COUNTY OF SANTA BARBARA

FIRE DEPARTMENT
1676 OAK STREET
SOLVANG, CALIFORNIA 93463
P: 805.896.6349
C: MIKE YOUNG

REVISION DATES

REV.	DATE	BY	APPROVED	COMMENTS
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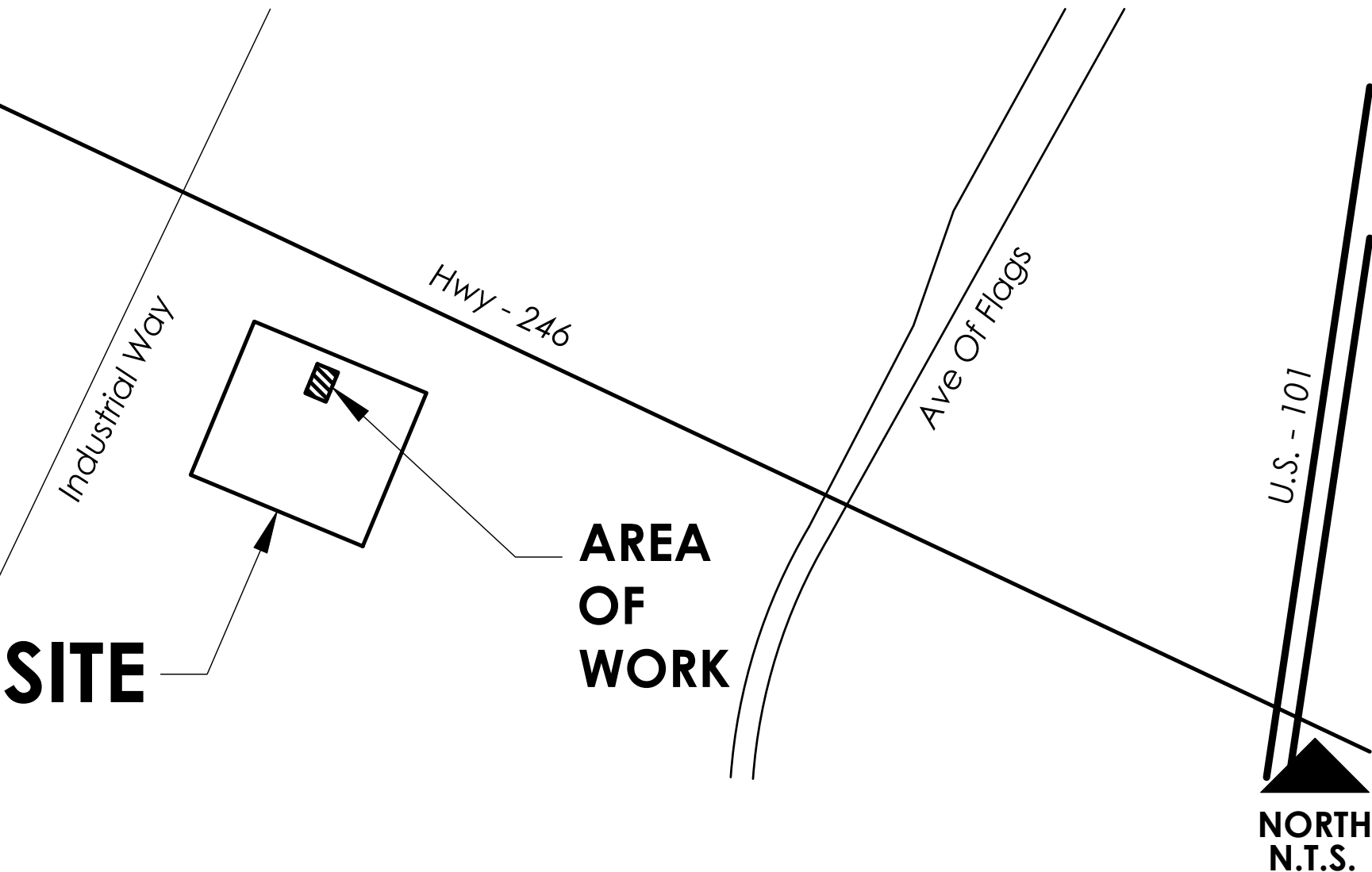
GENERAL NOTES

- PRIOR TO ANY EXCAVATION CONTRACTOR IS REQUIRED TO CONTACT UNDERGROUND SERVICE, 1.800.422.4133.
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST THREE (3) DAYS PRIOR TO ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT.
- IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE WRITTEN SPECIFICATIONS ARE AN INTEGRAL PART OF THIS PROJECT. CONTRACTOR IS TO REFER TO THE WRITTEN SPECIFICATION FOR SPECIFICS OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE COMPLETE SUBMITTAL DOCUMENTS FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO BEGINNING WORK.

SHEET LEGEND

L-0.0	COVER SHEET
L-1.0	LANDSCAPE SITE PLAN
C-1.0	FENCE PLAN
C-1.1	PARCEL ENLARGEMENT

LOCATION MAP



PLEINAIRE
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairdsg.com



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REVISION DATE

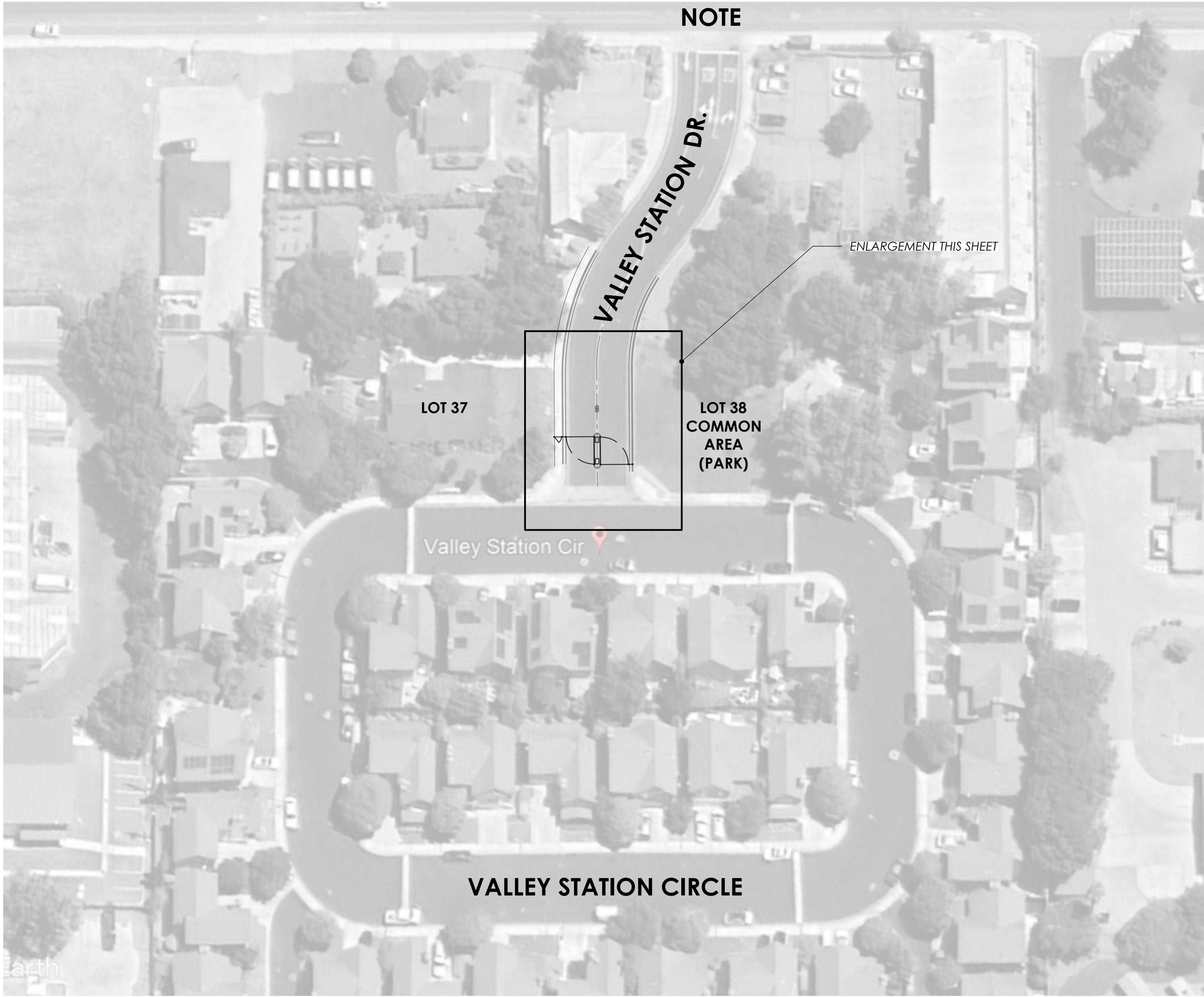
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LANDSCAPE
COVERSHEET

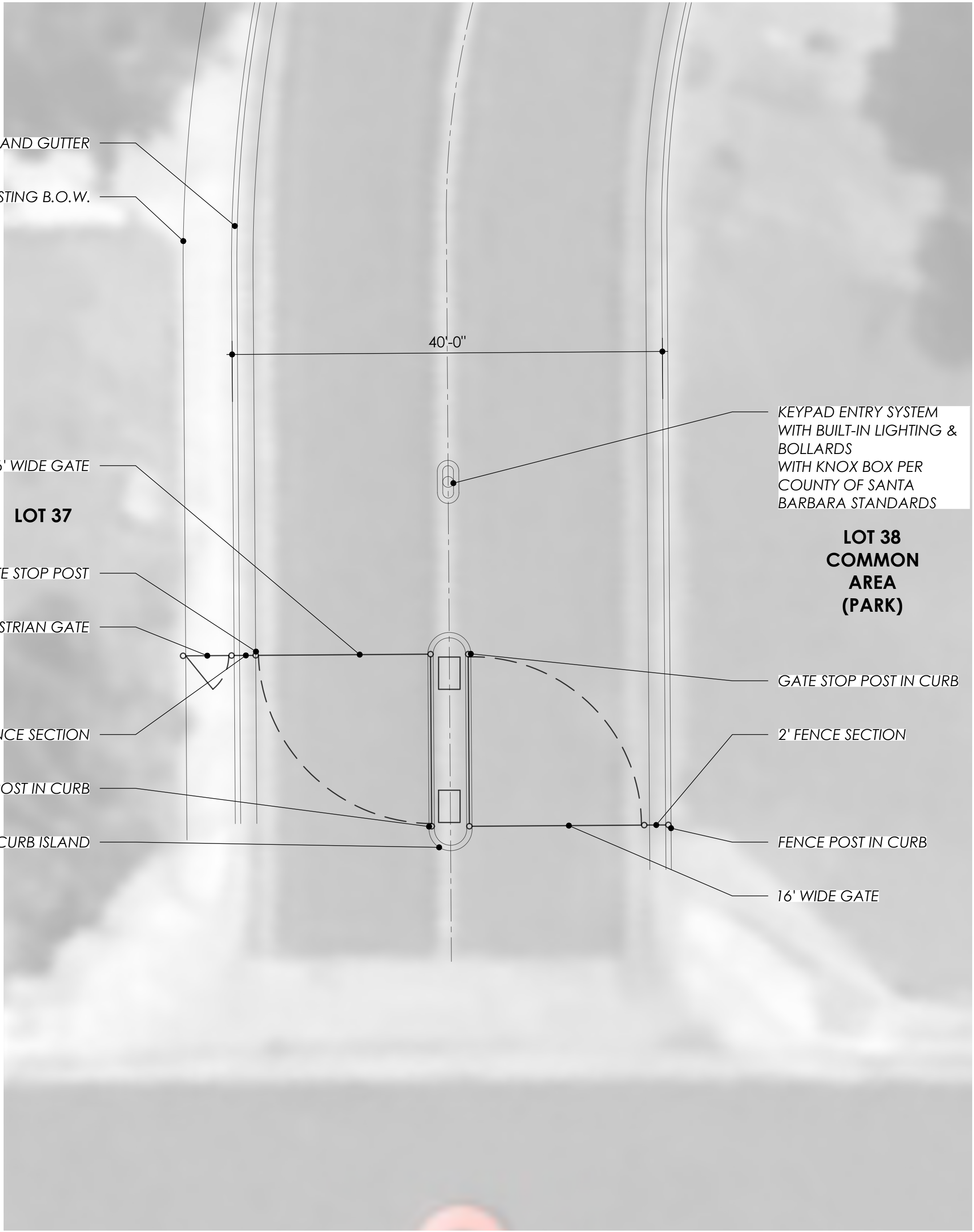
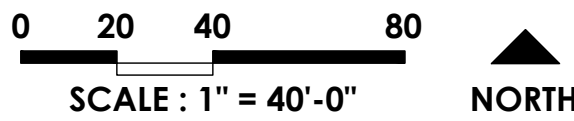
OWNER Mid State Fence
2310 Westgate Road, Suite 17
Santa Maria, California 93455

DATE 2026.07.27
PROJECT NO. 22631
DRAWN BY A.O.
CHECKED BY K.J.S.
SHEET NO.

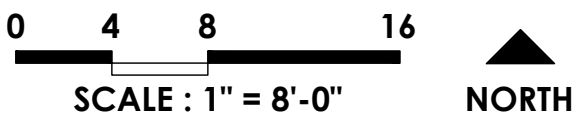
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LANDSCAPE SITE PLAN



LANDSCAPE ENLARGEMENT



COUNTY FIRE NOTES

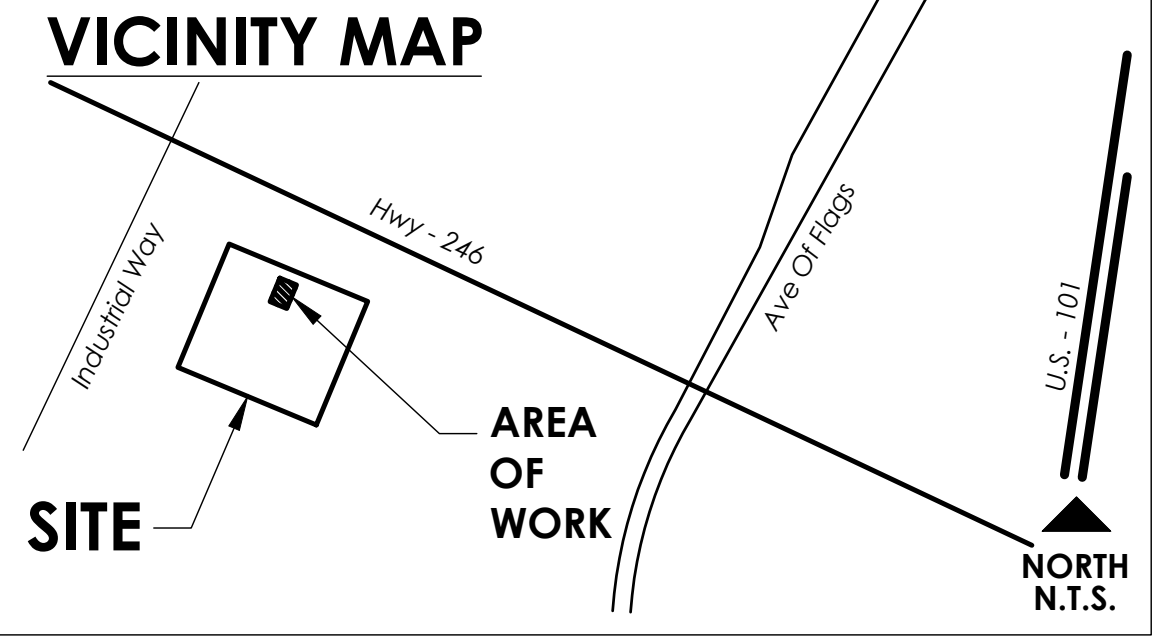
- FIRE CODE:** ALL STANDARD FIRE DEPARTMENT CONDITIONS AND CODES SHALL APPLY AT THE TIME OF DEVELOPMENT.
- FIRE LANE:** DESIGNATED FIRE LANES SHALL INCLUDE RED CURBS AND SIGNS INDICATING "FIRE LANE - NO STOPPING" PLACED AS REQUIRED BY THE FIRE DEPARTMENT. REFER TO CURRENT ADOPTED CALIFORNIA FIRE CODE.
- GATED ACCESS:** ACCESS WAY ENTRANCE GATES SHALL CONFORM TO FIRE DEPARTMENT REQUIREMENTS. REFERENCE SANTA BARBARA COUNTY FIRE DEVELOPMENT STANDARD #1
- KNOX GATE:** WHEN ACCESS WAYS ARE GATED, A FIRE DEPARTMENT APPROVED KNOX LOCKING SYSTEM SHALL BE INSTALLED. A KNOX GATE ENTRY SYSTEM SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE DEPARTMENT.

LANDSCAPE AND HARDSCAPE NOTES

- PROPOSED FENCE INSTALLATION SHALL MINIMIZE IMPACT TO EXISTING HARDSCAPE SURFACES. FENCE POSTS SHALL BE SECURELY THROUGH-BOLTED OR CONCRETE-ANCHORED DIRECTLY TO EXISTING HARDSCAPE SURFACES AND PROPOSED CURBS.
- PROPOSED FENCE INSTALLATION SHALL MINIMIZE IMPACT TO EXISTING LANDSCAPE ON LOTS 37 AND 38. LANDSCAPE CONTRACTOR SHALL REPAIR AND REPLACE ANY TURF OR PLANTING AREAS DAMAGED DURING CONSTRUCTION.
- PROPOSED FENCE INSTALLATION SHALL MINIMIZE IMPACT TO EXISTING IRRIGATION SYSTEMS ON LOTS 37 AND 38. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE ANY SPRAY HEADS OR COMPONENTS DAMAGED DURING CONSTRUCTION.
- FENCE POSTS SHALL BE POSITIONED ON OR IMMEDIATELY ADJACENT TO EXISTING HARDSCAPE EDGES TO MINIMIZE LANDSCAPE AND IRRIGATION DISTURBANCES.

FENCING & GATE NOTES

- FENCE ASSEMBLY:** THE FENCE WILL BE PURCHASED FROM BUILDERS FENCE CO. THEY ARE 5' TALL REGAL STYLE COMMERCIAL GRADE 1.5" 14 GAUGE RAILS 3/4" SQUARE PICKETS 16 GAUGE SPACED AT 4". POST SIZE FOR FENCE IS 2" SQUARE TUBING 14 GAUGE SET IN 6"X24" CONCRETE FOOTING. ALL ITEMS HAVE SEMI GLOSS BLACK POWDER COATED FINISH.
- PEDESTRIAN GATE:** WILL BE BUILT OUT OF A FENCE PANEL/ADD SIDES/SAME GAUGE THICKNESS. WE WILL USE THE VEVOR MECHANICAL DOUBLE SIDED KEYLESS ENTRY DOOR LOCK LEVER LATCH STYLE PUSH BUTTON COMBINATION KEYPAD. HINGES WILL BE KING ARCH METALS #44-2003-ADJ. DOOR CLOSER WILL BE HOME DEPOT SLOBAL DOOR CONTROLS STREAMLINE COMMERCIAL GRADE 1-DOOR CLOSER WITH PARALLEL ARM BRACKET IN ALUMINUM.
- ACCESS CONTROL CENTER:** BOLLARDS WILL BE ON EACH END OF THE CONCRETE ISLAND KEYPAD ENTRY STATION. PLACED 4" FROM EACH END AND CENTER. BOLLARD 4" SCHEDULE 40 FILLED WITH CONCRETE AND SET IN 48" DEEP CONCRETE FOOTING. WITH A L.A ORNAMENTAL STEEL GOOSENECK PEDESTAL KEYPAD STAND ACCESS CONTROL PEDESTAL WITH THE KNOX BOX SWITCH MODEL 3502.
- VEHICLE GATE ASSEMBLY:** 2" SQUARE FRAME 0.095" WITH 3/4" PICKETS 0.065 SPACED AT 4". WITH KING ARCH METALS #44-2005-ADJ. OPERATORS ALL-O-MATIC SW300DC. WE WILL BE USING A PROVIDED ALL-O-MATIC PHOTO EYE FOR EACH GATE. WE ARE JUST GOING TO USE 3/4" PVC CONDUIT. POWER IS COMING FROM EXISTING BOX LOCATED NEAR A BACKFLOW VALVE ON THE GRASS AREA.



PLEINAIRE
DESIGN GROUP

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REVISION DATE

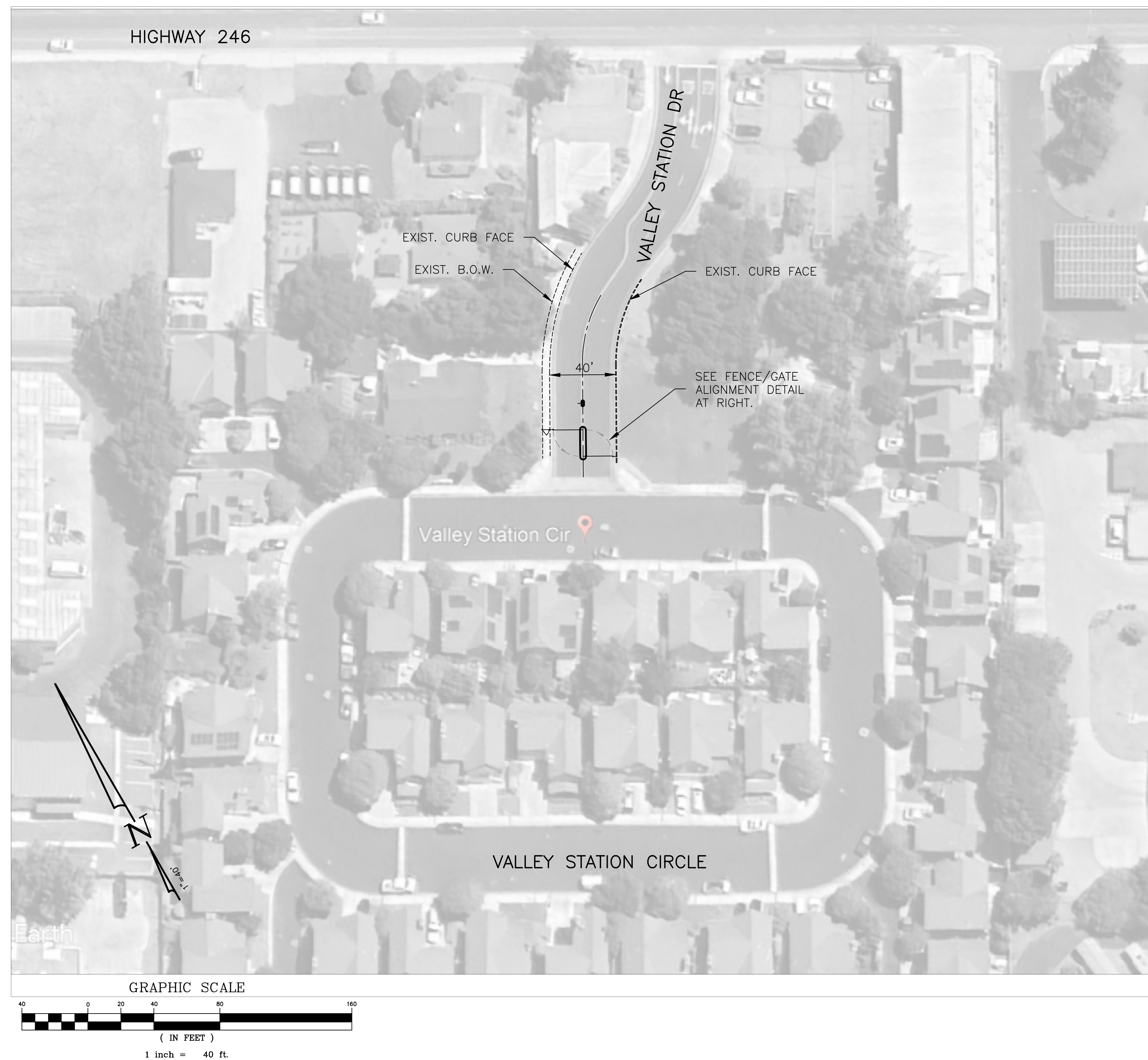
SHEET TITLE

LANDSCAPE
PLAN

OWNER Mid State Fence
2310 Westgate Road, Suite 17
Santa Maria, California 93455

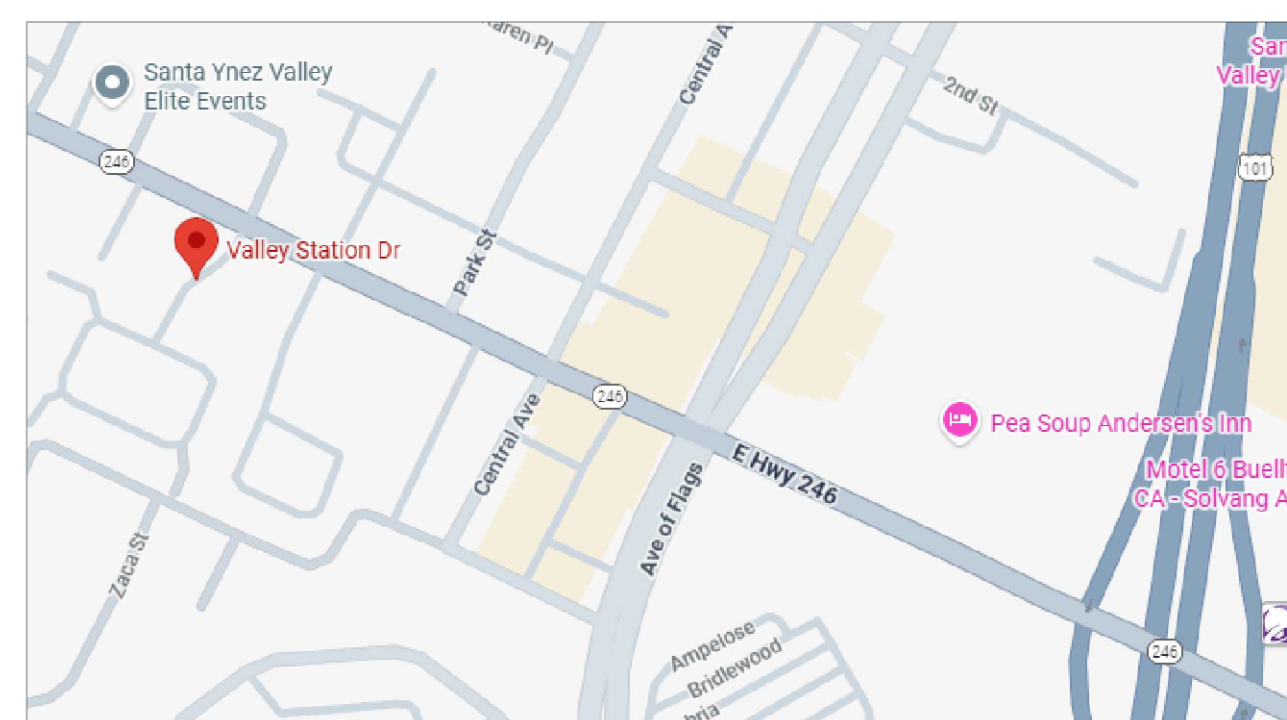
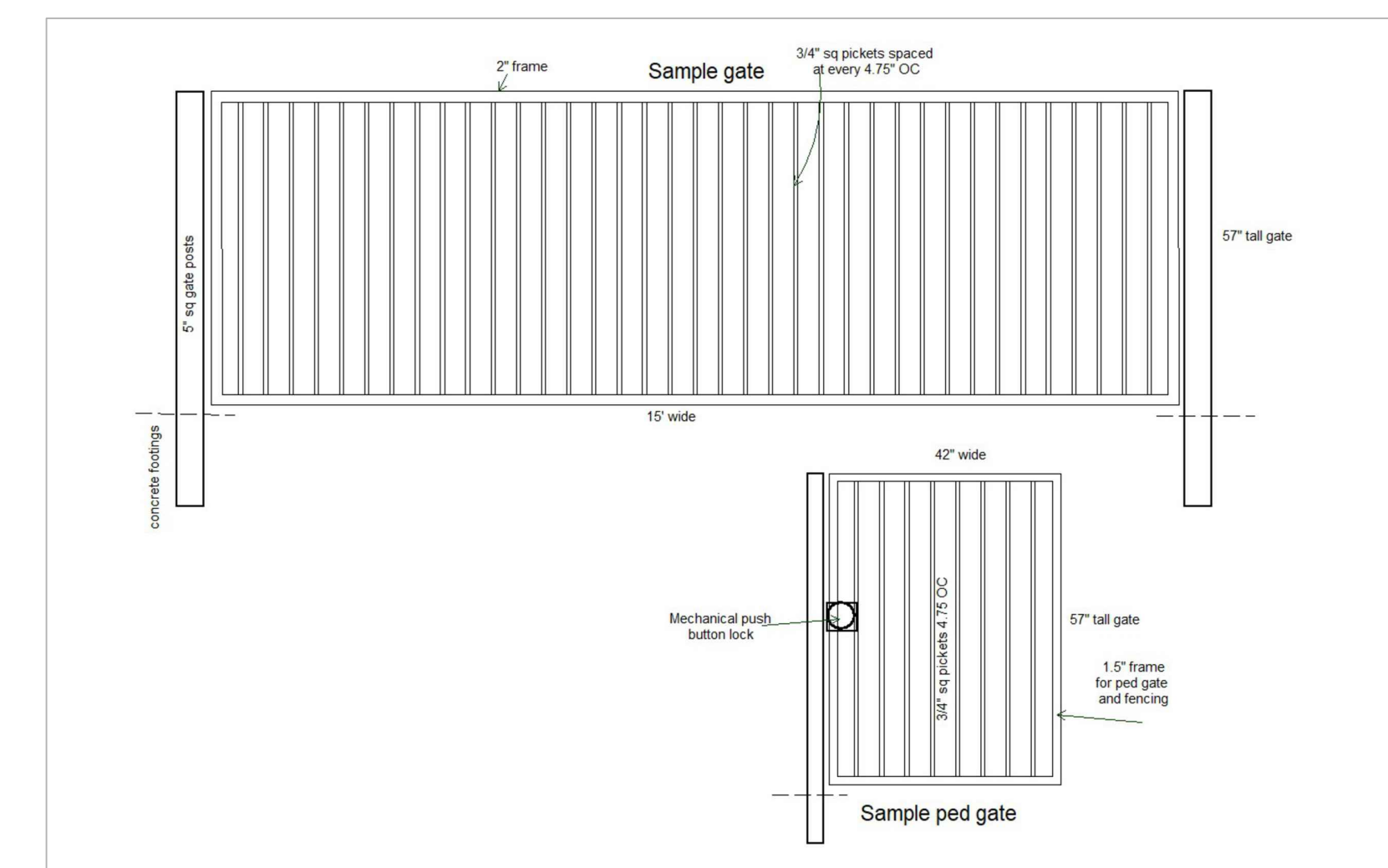
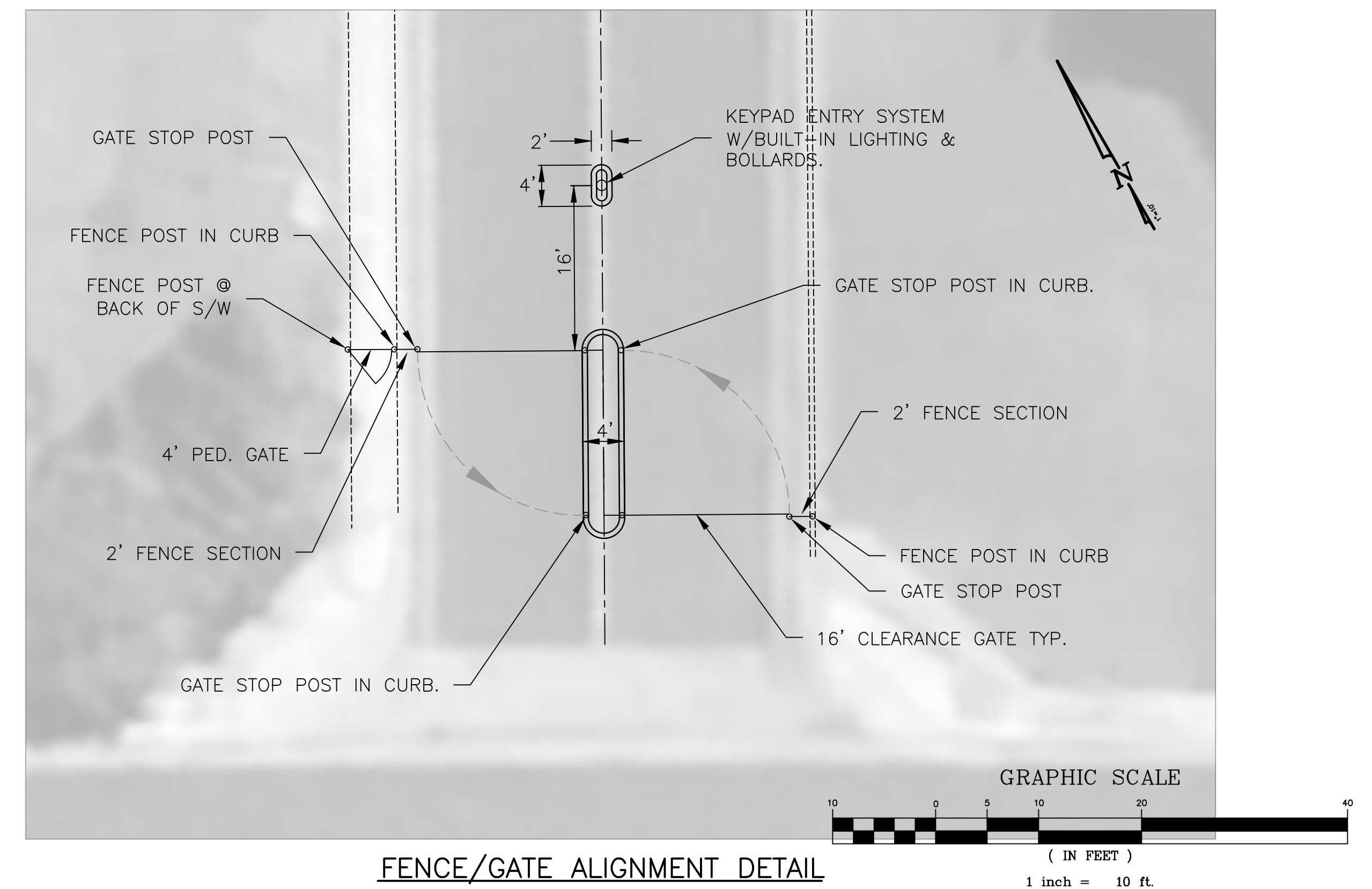
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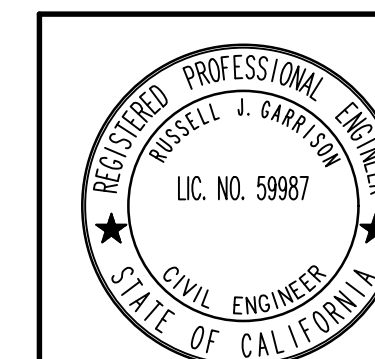


ENTRANCE GATE PLAN

VALLEY STATION DRIVE
BUELLTON, CA

VICINITY MAP

NOTE: REVIEW BY THE ENGINEER SHALL IN NO WAY RELIEVE THE DEVELOPER AND/OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.				
REV. #	DESCRIPTION	CK'D	APP'D	DATE
CITY OF BUELLTON				
ENTRANCE GATE PLAN VALLEY STATION HOMEOWNER'S ASSOCIATION VALLEY STATION DRIVE BUELLTON, CA				
DRN. BY: R.J.G.	DES. BY: R.J.G.	CK'D. BY: R.J.G.		
CITY ENGINEER	RCE Number		DATE	
	SHEET 1 OF 2		FILE NO.	



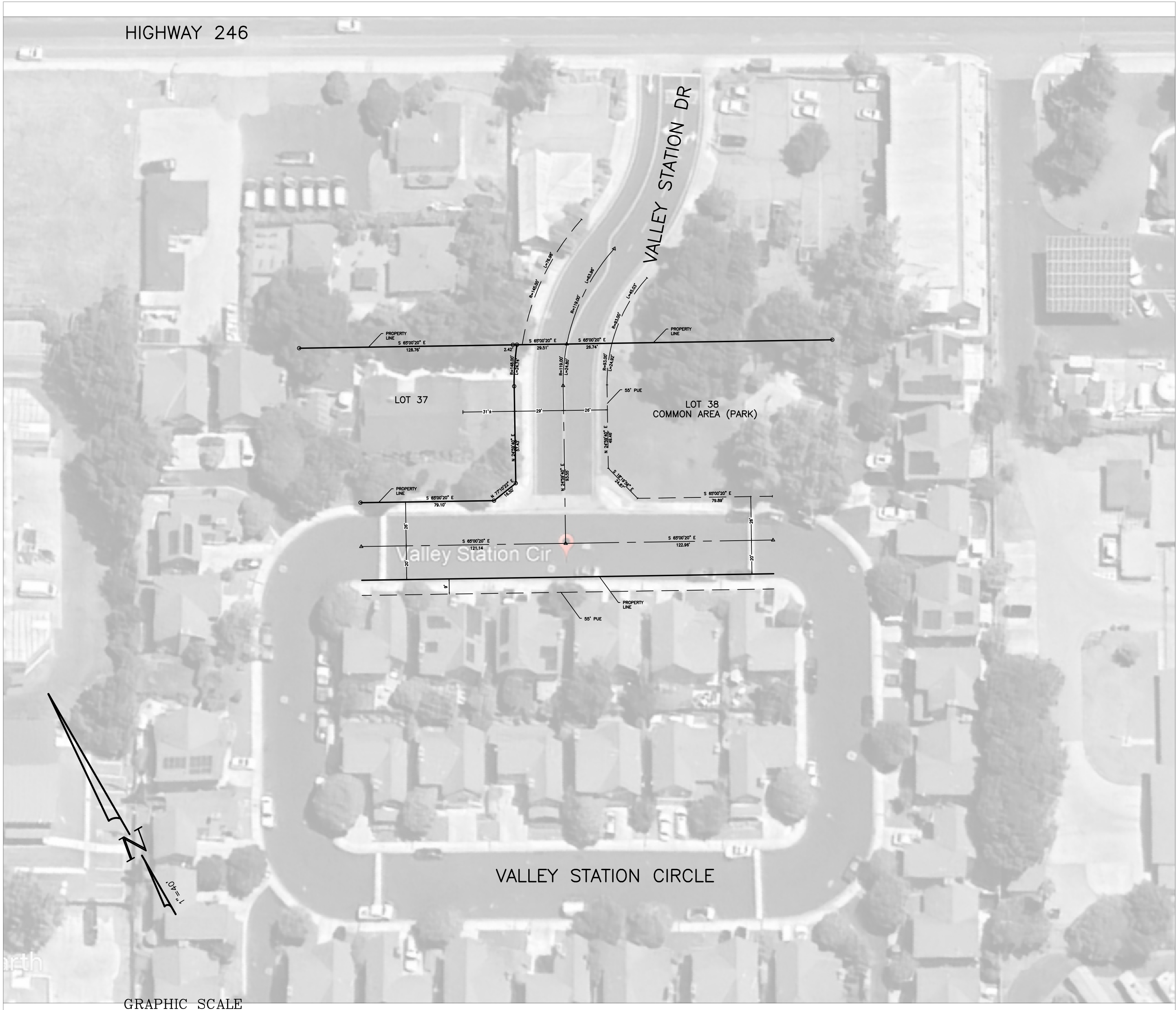
2624 Airpark Dr., Santa Maria,
California 93455 (805) 934-5767



RUSSELL J. GARRISON P.E.

04/27/2026

DATE



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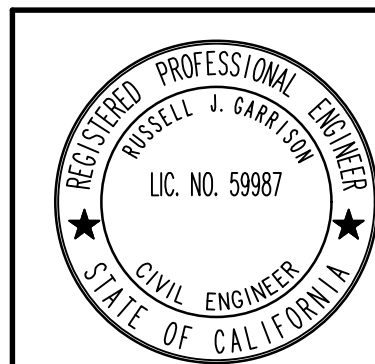
REV. #	DESCRIPTION	CK'D	APP'D	DATE
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CITY OF BUELLTON

EXIST. PROPERTY LINE & EASEMENT EXHIBIT
VALLEY STATION HOMEOWNER'S ASSOCIATION
VALLEY STATION DRIVE
BUELLTON, CA

DRN. BY: R.J.G. DES. BY: R.J.G. CK'D. BY: R.J.G.

CITY ENGINEER RCE Number DATE
SHEET 2 OF 2 FILE NO.



BETHEL
engineering
2624 Airpark Dr., Santa Maria,
California 93455 (805) 934-5767
Russell J. Garrison
RUSSELL J. GARRISON P.E. DATE 04/27/2026