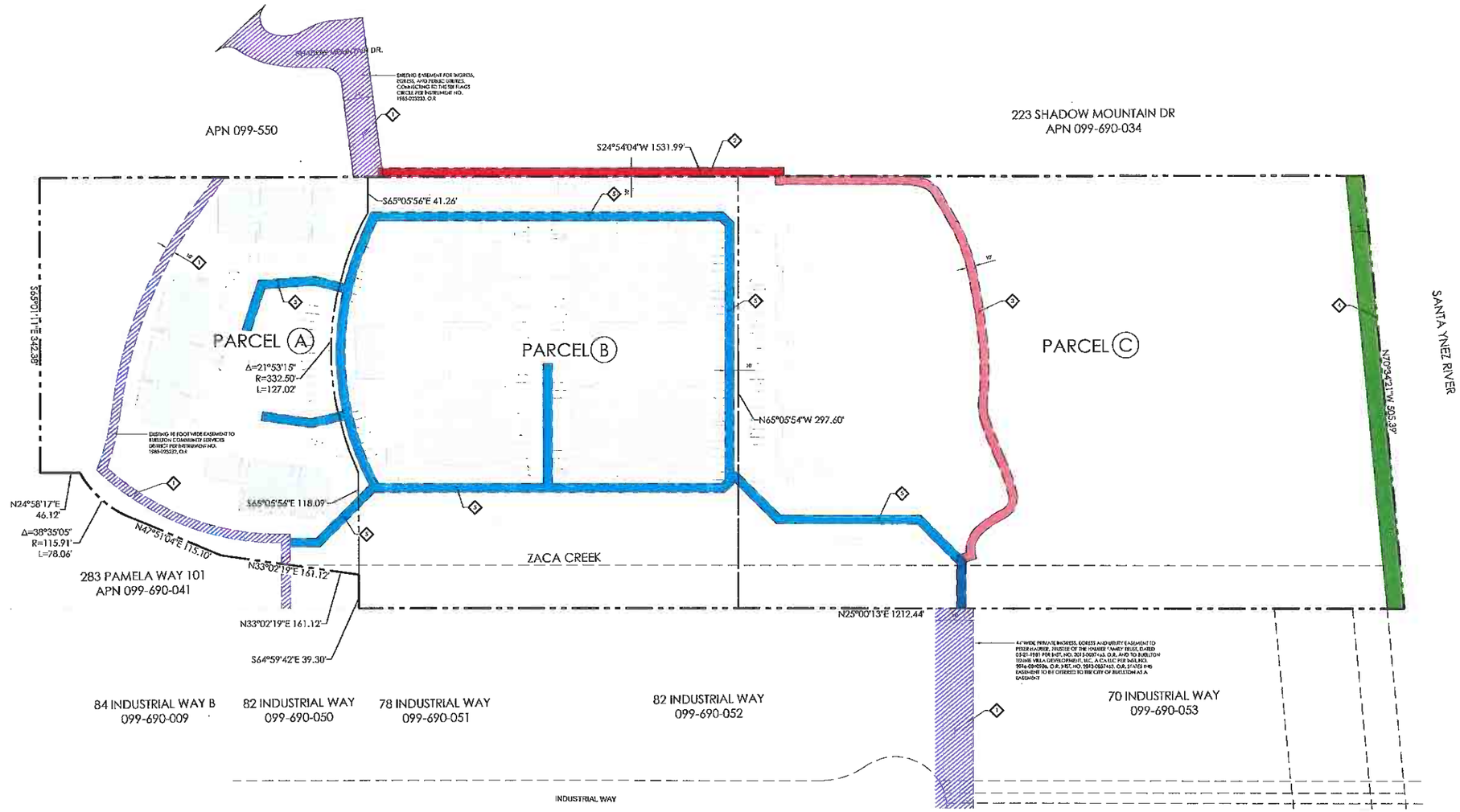

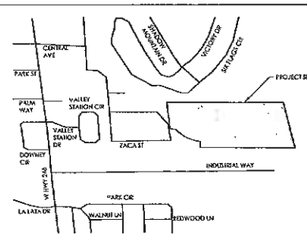

VICINITY MAP
SCALE 1" = 500'

SURVEYORS STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION

BRIAN S. SORIM LS 8006 — 8-7-17 DATE

PROJECT STATISTICS

	GROSS	NET
EXISTING APN 099-690-048 ACRES	17.22 ACRES	
PROPOSED PARCEL A	RESIDENTIAL/CONDOMINIUM 147,592 SF	
PARCEL B	LIGHT INDUSTRIAL/CONDOMINIUM 226,091 SF	
PARCEL C	MIXED USE/CONDOMINIUM 375,627 SF	

SURVEY NOTES

EASEMENTS THAT HAVE NOT BEEN DELINEATED IN THE TITLE REPORT ARE NOT SHOWN.

UTILITIES

WATER:	BUELLTON WATER DISTRICT 107 W HWY 246, BUELLTON, CA 93427 (805) 688-5177
SEWER:	BUELLTON SANITARY DISTRICT 107 W HWY 246, BUELLTON, CA 93427 (805) 688-5177
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 81 DAVID LOVE PL, GOLETA, CA 93117 (805) 683-5299
GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 810, GOLETA, CA. 93116 (805) 966-6312

EASEMENTS

- 1 EXISTING EASEMENT, SEE PLAN FOR DESCRIPTION.
- 2 PROPOSED PUBLIC ACCESS EASEMENT FOR PEDESTRIAN PURPOSES.
- 3 PROPOSED OPEN SPACE/TRAIL EASEMENT - APPROXIMATE LOCATION SHOWN
- 4 PROPOSED PUBLIC TRAIL EASEMENT - APPROXIMATE LOCATION SHOWN
- 5 PROPOSED PUBLIC WATER MAIN EASEMENT

SHEET INDEX

TM1	TENTATIVE MAP
TM2	UTILITY
TM3	GRADING
TM4	SECTIONS

GENERAL PLAN AND ZONING DESIGNATIONS

SUBJECT PARCEL	LAND USE	ZONING
APN 099-690-048	INDUSTRIAL	M

ABUTTING PARCELS	LAND USE	ZONING
APN 099-690-053	INDUSTRIAL	M
APN 099-690-052	LIGHT MANUFACTURING	M
APN 099-690-050	LIGHT MANUFACTURING	M
APN 099-690-019	INDUSTRIAL	M
APN 099-690-033	MOBILE HOME PARKS	MHP
APN 099-690-034	GOLF COURSES	PRD-OS

SETBACKS

PI - PROFESSIONAL AND INSTITUTIONAL ZONE

FRONT: 45 FEET FROM CENTERLINE AND 15 FEET FROM RIGHT-OF-WAY LINE OF ANY PUBLIC STREET

SIDE AND REAR: 15 FEET

FLOOD HAZARD

THE SUBJECT PROPERTY SHOWN HEREON LIES INSIDE A SPECIAL FLOOD ZONE HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM'S) FOR THE CITY OF BUELLTON, SANTA BARBARA COUNTY, STATE OF CALIFORNIA, PANEL 1050 OF 1835, MAP NUMBER 06083C1050G, DATED DECEMBER 4, 2012.

LEGEND

- SUBJECT PROPERTY EXISTING BOUNDARY
- PROPOSED PARCEL LINE
- EASEMENT LINE
- ADJACENT PARCEL LINE
- RIGHT-OF-WAY CENTER LINE

(IN FEET)
1 INCH = 50 FT.

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CITY OF BUELLTON
Planning Department

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www.rrmdesign.com
a California corporation • Lenny Grove, Architect C12973 • Jerry Monell, PE 36273, LS 6574 • Jeff Farrell, LA 3944

TENTATIVE TRACT MAP NO. 31061
FOR AIRSPACE CONDOMINIUM PURPOSES

BUELLTON INDUSTRIAL HUB MIXED-USE DEVELOPMENT

Job No.: 0393-01-IN16 JANUARY 9, 2018 SHEET: 1 of 1

TM1

Attachment 2