

- Notes**
- (#) On street parking spaces
 - Building setback
 - Existing fire hydrant
 - Existing 10' wide sewer easement in favor of the City of Santa Barbara (TO BE ABANDONED) 5' sidewalk and 4' parkway landscape (PLUS 1/2" CURB)
 - Rights of the public in and to that portion of the land lying within Hope Avenue
 - Existing neighboring residence
 - Backyard of existing neighboring residence
 - Existing concrete V-ditch at La Cumbre Hills Lane
 - Retention basin and variable width easement area to Lots 1, 2, 3, and 4 for drainage purposes
 - Retention basin and variable width easement area to Lots 5, 6, 7, 8 and 9 for drainage purposes
 - New public street
 - Tree to remain
 - Proposed residential driveway apron
 - New pole light
 - Existing shed to be removed
- See Preliminary Grading and Drainage Plans ON Tentative Map by MAC Design Associates for specifications and details.
- RETENTION BASIN
 - DRAINAGE EASEMENT
 - EXISTING PAVING & CHAIN LINK FENCING TO BE REMOVED
 - NEW ROW W/ 6' SIDE WALK, 4' PARKWAY & 1/2" CURB PER CITY'S PMP

JOB NO. 7.14.10 DART CGS
 REVISIONS
 DATE 7.30.10
THE CAREY GROUP, INC.
 ARCHITECTURE / PLANNING
 5325 Calle Real Santa Barbara, CA 93111
 Phone (805) 964-7000 x 107 Fax (805) 964-7022

Illustrative Site Plan

REFERENCE TRUE NORTH Scale: 1" = 30' - 0"

Project Data:

Project Site Address:
 455, 457 & 459 N. Hope Avenue
 Santa Barbara, Ca 93110

APN:
 057-170-12

Land Use Zone District:
 E-3 and SD-2 (City), 7500 SF Minimum (8-R-1 County, 800 SF minimum)
 Frontage: 60' min.
 Front yard: 20' min.
 Interior yard: 6' min.
 Open yard: 1,250 min.

General Plan Land Use:
 Residential (5-dwellings per acre)

**Civil Engineer/
 Hydrology Report:**
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 Santa Barbara, CA 93110
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 (805) 966-3239

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 trudic@allstore.net

Historian:
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 816 Cheltenham Road
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 (805) 682-1486
 rlnye@cox.net

Project Legend

Square Footage of Existing Parcel: 126,149 SF Gross
 126,149 SF Net

Square Footage of Proposed Parcels:

Parcel	Required Area	Gross SF	Net SF	Street Frontage Required	Street Frontage
1	7,500 sf	17,182	13,419	60'	85.7
2	7,500 sf	13,993	11,268	60'	71.7
3	7,500 sf	14,015	11,290	60'	71.7
4	7,500 sf	14,038	11,313	60'	71.7
5	7,500 sf	14,060	11,335	60'	71.7
6	7,500 sf	14,083	11,311	60'	72.8
7	7,500 sf	12,650	10,387	60'	75.0
8	7,500 sf	12,052	11,252	60'	28.3
9	7,500 sf	14,076	11,661	60'	108.2
Average	7,500 sf	14,017	11,471	60'	72.98
Total		126,149	103,236		

Average Slope:

Parcel	Slope	FAR	100% FAR
1	5.27%	.25	.31
2	4.71%	.30	.35
3	6.41%	.30	.35
4	7.58%	.30	.35
5	8.76%	.30	.35
6	9.67%	.30	.35
7	9.87%	.33	.37
8	11.06%	.30	.33
9	6.18%	.29	.34
Average	7.72	.30	.35

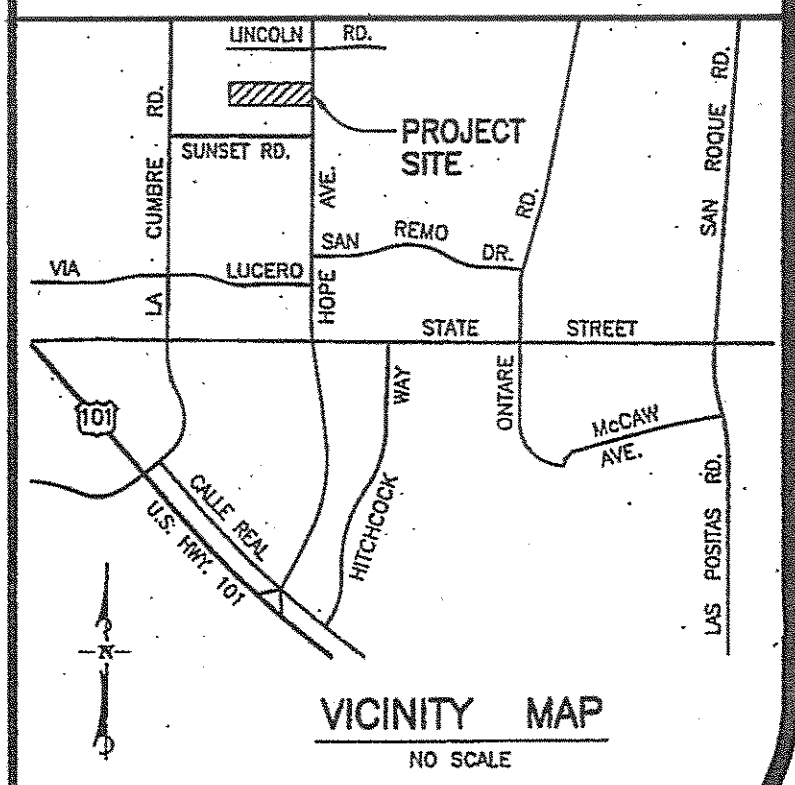
Site Statistics:
 Public Street: 16,850 SF
 Sidewalk: 2,790 SF

Utilities:
 Electricity: Southern California Edison
 Water: City of Santa Barbara
 Gas: The Gas Co.
 Telephone: Verizon
 Sewer: City of Santa Barbara
 Trash: City of Santa Barbara
 Cable TV: Cox Communications

Scope of Work:
 To Annex the site to the City of Santa Barbara and divide the existing Parcel into (9) Parcels with a Tentative Map.
 No homes are proposed to be built at this time.

Sheet Index

- A-1 Illustrative Site Plan / Project Data
 - TM1 Tentative Map (9-13-10)
 - TM2 General Information
 - TM3 Preliminary Grading & Drainage Plan
 - TM4 Preliminary Grading & Drainage Plan
 - * TM5 Utility Plan
 - * TM6 Utility Plan
 - * TM7 Storm Drain Plan
 - * TM8 Storm Drain Plan
 - TM9 Details and Sections
- * PRELIM. SET DOES NOT INCLUDE THESE SHEETS



DESCRIPTION
Illustrative Site Plan
 PROJECT
 457 - 459 North Hope Avenue
 Santa Barbara, CA 93110
 APN: 057-170-12
 SHEET
A 1

TICO BLUEPRINT (800) 542-9077

