

**OWNER**

ESTATE OF LUPE GAITAN,  
GLORIA TERRONES, EXECUTOR  
180 VILLAGE CIRCLE DRIVE  
LOMPOC, CA 93436  
TEL (805) 735-6553

**SUBDIVIDER**

COASTAL VISION, INC.  
CARLOS YANEZ, PRESIDENT  
1701 EAST LAUREL AVENUE  
LOMPOC, CA 93436  
TEL (805) 737-4500

**PREPARED BY**

MARIO ALARCON - R.C.E. 045442  
TRIAD/HOLMES ASSOCIATES  
555 CHORRO STREET, SUITE A1  
SAN LUIS OBISPO, CA 93405

**DESCRIPTION OF PROPOSED LAND DIVISION**

A PLANNED DEVELOPMENT CONSISTING OF 40 SINGLE FAMILY RESIDENTIAL LOTS AND 3 COMMON AREA LOTS.

LOT 1 - 40 TOWNHOUSE UNITS.

- LOT 41 PRIVATE STREET AND PUBLIC UTILITY EASEMENT.
- LOT 42 RECREATION COMMON AREA.
- LOT 43 OPEN SPACE COMMON AREA.

**LAND USE STATEMENT**

EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL AND OPEN SPACE.

EXISTING ZONING: R-2 AND OPEN SPACE

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND OPEN SPACE.

**GRADING AND EROSION CONTROL STATEMENT**

ESTIMATED CUT = 1,700 CU. YD.  
ESTIMATED FILL = 1,800 CU. YD.  
ALL GRADING AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH CITY OF LOMPOC STANDARDS.

**DESIGN NOTES**

GROSS SITE AREA: 3.09 ACRES  
ASSESSOR'S PARCEL NO.: 093-070-036  
WATER SUPPLY: CITY OF LOMPOC  
SEWAGE DISPOSAL: CITY OF LOMPOC  
ELECTRIC: CITY OF LOMPOC  
TELEPHONE: VERIZON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
CITY: COMCAST  
FIRE PROTECTION: CITY OF LOMPOC  
SOLID WASTE: CITY OF LOMPOC  
FLOOD ZONE: PORTION IN ZONE AE, PORTION IN ZONE X PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL 06083C0738F

# VESTING TENTATIVE MAP NO. LOM 557 FOR COASTAL MEADOWS A PLANNED DEVELOPMENT

**LEGAL DESCRIPTION**

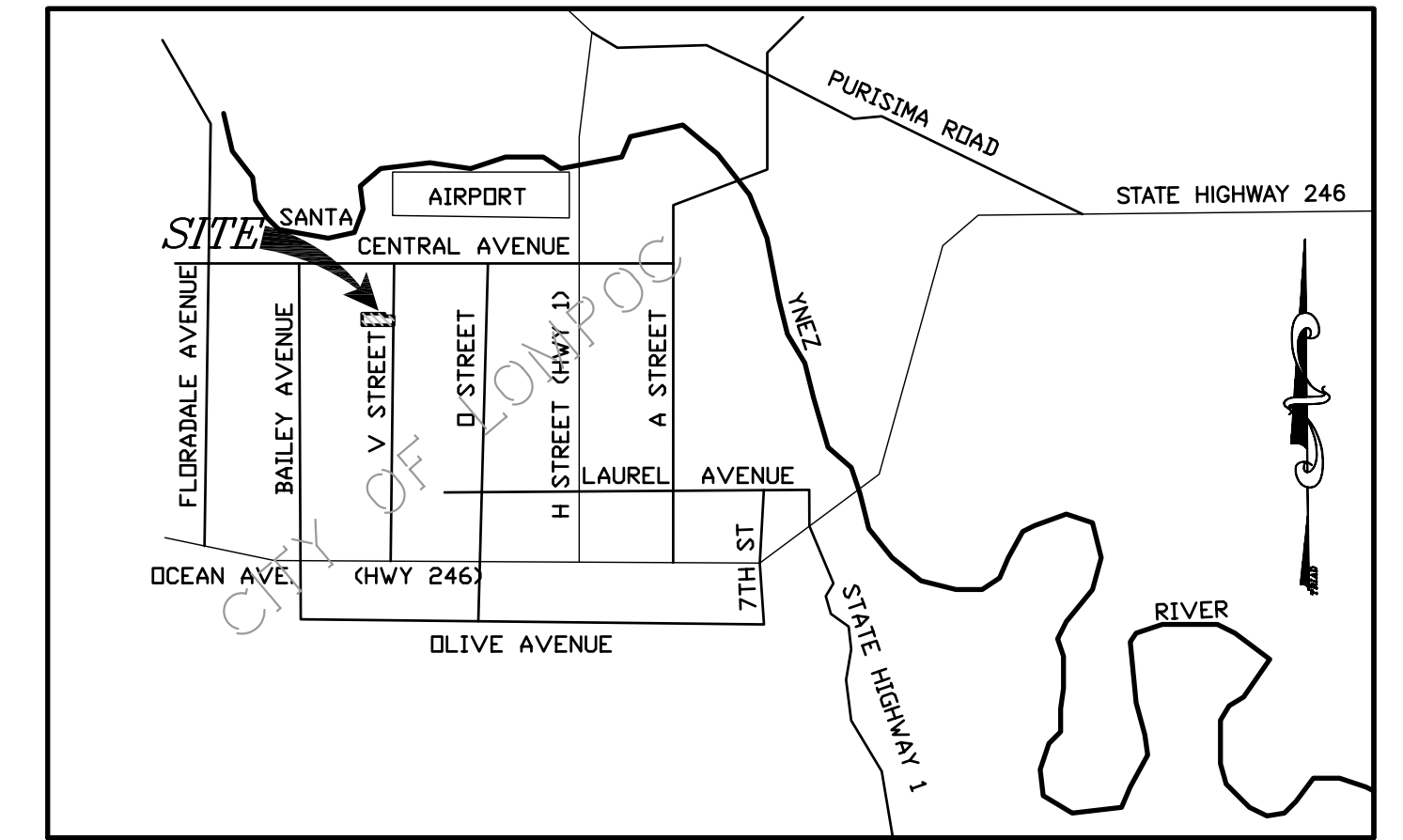
APN 093-070-036

THAT PORTION OF THE NORTHEAST QUARTER OF FARM LOT 29 OF THE SUBDIVISION OF THE RANCHOS LOMPOC AND MISSION VIEJA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 45 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

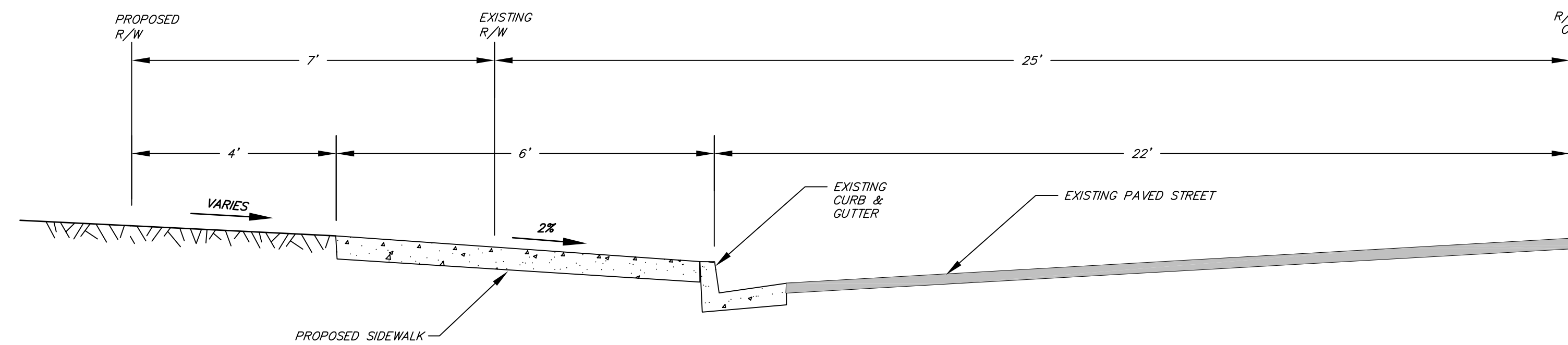
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID FARM LOT 29; THENCE, ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF FARM LOT 29, NORTH 89°21'00" WEST 845 FEET TO A POINT; THENCE NORTH 0°32'15" EAST 180 FEET TO A POINT; THENCE SOUTH 89°21'00" EAST 545 FEET TO A POINT; THENCE SOUTH 0°32'15" WEST 50 FEET TO A POINT; THENCE SOUTH 89°21'00" EAST 300 FEET TO A POINT IN THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF FARM LOT 29; THENCE ALONG SAID EASTERLY LINE, SOUTH 0°32'15" WEST 130 FEET TO THE POINT OF BEGINNING.

**DRAINAGE STATEMENT**

STORMWATER RUNOFF FROM THE SITE WILL BE COLLECTED IN A NEW UNDERGROUND STORM DRAIN SYSTEM AND DISCHARGED INTO ITS NATURAL DRAINAGE COURSE TO THE NORTH.



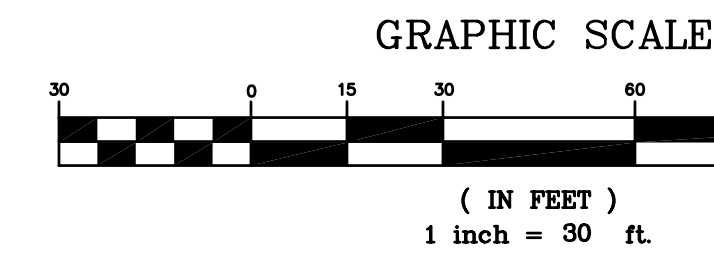
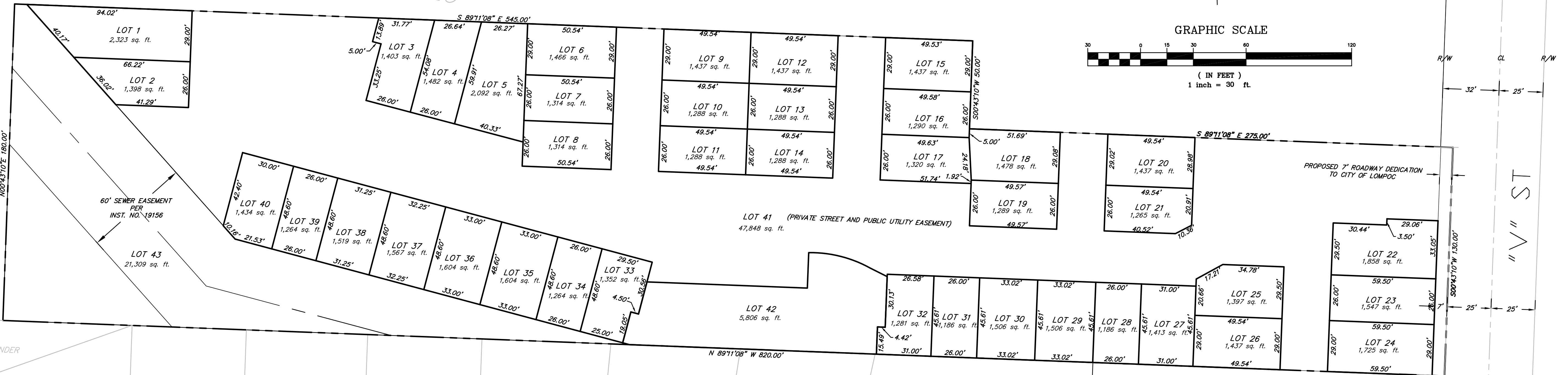
VICINITY MAP  
NOT TO SCALE



NORTH V STREET TYPICAL SECTION  
NOT TO SCALE

**LOT LAYOUT**

SCALE 1"=30'



COASTAL MEADOWS PLANNED DEVELOPMENT, 1275 N. V STREET  
VESTING TENTATIVE MAP NO. LOM 557  
CITY OF LOMPOC, COUNTY OF SANTA BARBARA



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REVISIONS	BY

DATE 6/6/06  
SCALE AS SHOWN  
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SHEET 1  
OF 3 SHEETS

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