

GENERAL NOTES:

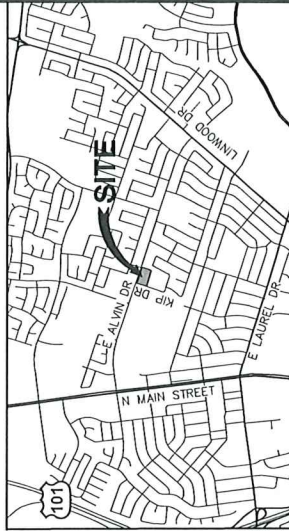
1. APN 261-661-011-000
E. ALVIN DRIVE, SALINAS, CA
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION. UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. LOCAL BENCHMARK: 1" REBAR & CAP DESIGNATED PT. #200 ELEVATION: 93.88' (NAVD88) ELEVATIONS SHOWN HEREON WERE ESTABLISHED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).

LEGEND

GROUND CONTOUR	100
SUBJECT PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CONTROL POINT	△100
BENCHMARK	BM
FOUND IRON PIPE, AS NOTED	⊙
SPOT GRADE	+ 928.30
TREE	12' OAK
TREE DIAPHRANE	---
FIRE HYDRANT	---
FENCE	X
SIGN	---
OVERHEAD UTILITY LINE(S)	OH
UNDERGROUND UTILITY LINE	E
UTILITY POLE SHOWING ARMS AND GUY WIRE	UP→
STORM DRAIN/SEWER MANHOLE	⊙
UNDERGROUND GAS LINE	---
SANITARY SEWER (GRAVITY)	---
LIGHT, ELECTROTROLER	---
STORM DRAIN INLET	---

EXISTING EASEMENT NOTES:

- EASEMENTS OF RECORD AS IDENTIFIED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4408-487183, DATED OCTOBER 4, 2022, EXCEPTIONS AND EXCLUSIONS:
1. THROUGH 4, NOT EASEMENT INTERESTS
 2. EASEMENTS OVER EXISTING ROADS, PIPELINES - NONE KNOWN, EXCEPT AS SHOWN
 3. POLE LINE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 4. NOT AN EASEMENT INTEREST
 5. POWER EASEMENT - NOT PLOTTABLE
 6. PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 7. PG&E EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 8. TELEPHONE EASEMENT - SUBSEQUENTLY QUITCLAIMED & NOT PLOTTABLE
 9. THROUGH 19, NOT EASEMENT INTERESTS



VICINITY MAP

SCALE: 1" = 200'

PROJECT DATA

SITE ADDRESS:
E. ALVIN DRIVE
SALINAS, CA 93906
APN: 261-661-011-000

UTILITY PROVIDERS:
CITY OF SALINAS
STORM DRAINAGE
WATER
GAS/ELECTRIC
TELEPHONE
COMCAST

ZONING:
R-H-2.1
(RESIDENTIAL HIGH DENSITY)

GENERAL PLAN LAND USE:
RESIDENTIAL

PARCEL A:
1.45 AC

PARCEL B:
0.85 AC

TOTAL ACREAGE:
2.30 AC

OWNER/SUBDIVIDER:
ST. GEORGE EPISCOPAL CHURCH
98 E. ALVIN DRIVE
SALINAS, CA 93906

ATN:
(831) 449-6709

ROCK SOLID ENGINEERING, INC.
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076

831-724-5888
OFFICE@ROCKENGINEERS.COM

OWNER'S SURVEYOR:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
831-449-5225
RICHARD P. WEBER, LS #8002

VESTING TENTATIVE MAP

CHISPA - ST GEORGE'S

A SUBDIVISION OF A 2.30AC PARCEL 1, BOOK 11 OF PARCEL MAPS, AT PAGE 224 IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA

PREPARED BY:

Whitson ENGINEERS

6 Harris Court, Monterey, California
831.449.5225 whitsonengineers.com
Civil Engineering + Land Surveying
06/25/2023 JOB NO. 4546.00

SHEET 1 OF 1

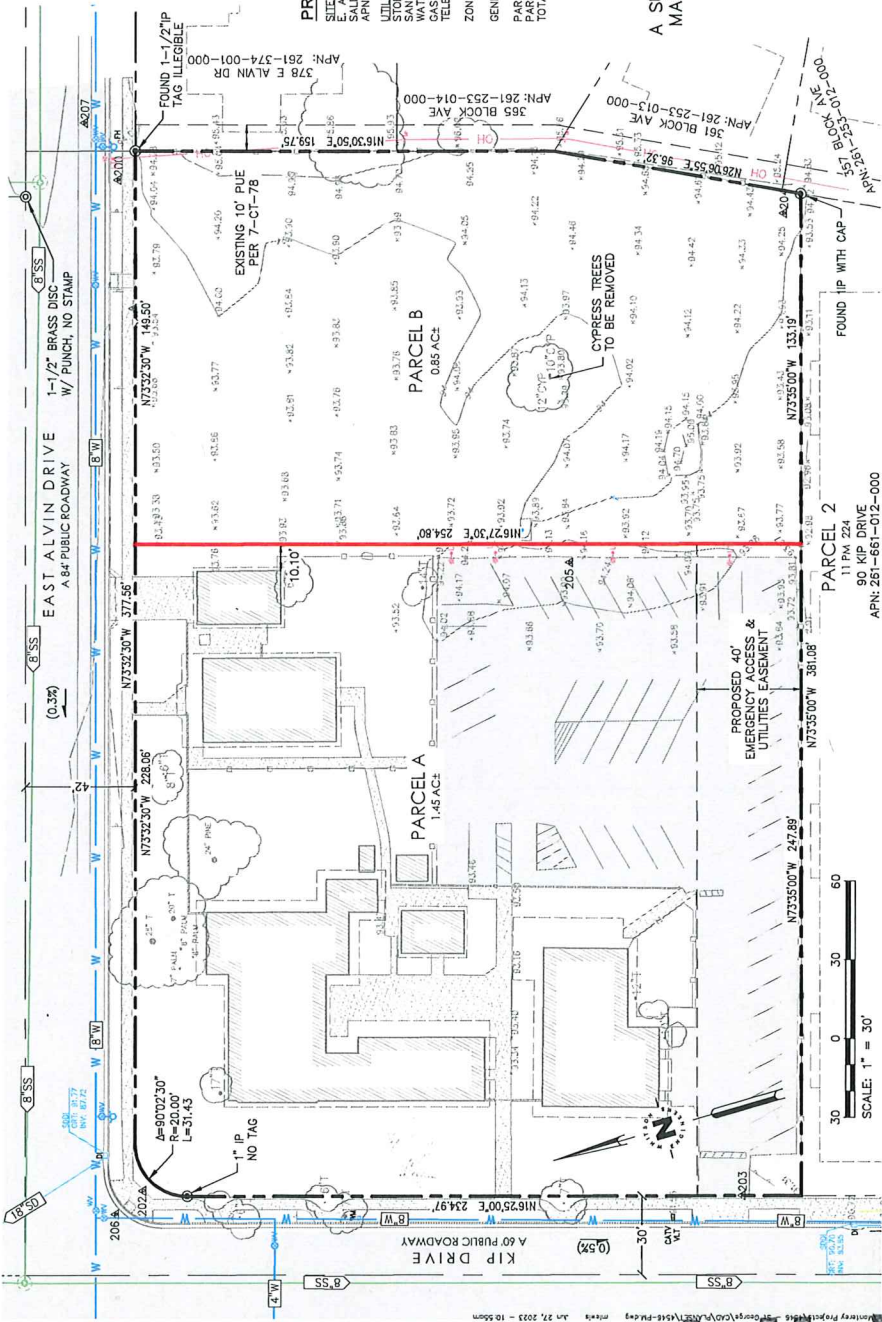


Exhibit A



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

MAP REVIEW

PURPOSE: RS2022-006

LOCATION: 98 Kip Dr.

APPLICANT: CHISPA Inc.

SURVEYOR: Whitson Engineers

DATE: 8/28/2023

PLANNER: Tom Wiles

REVIEWER: Adriana Robles, PE, CFM
City Engineer

PROPOSAL: Vesting Tentative Map (APN 261-661-011) for a minor subdivision of a 2.30 ac partially occupied parcel into two parcels (1.45 ac and 0.85 ac). Development will separate the developed area to create an undeveloped parcel.

SUBMITTAL REVIEWED:

- *Vesting Tentative Map dated 6/26/2023*
- *Preliminary Title Report, First American Title Company, Order No. dated October 4, 2022*

RECOMMENDATION: Approved with Conditions

FINDINGS:

The Tentative Map has been reviewed for technical accuracy and found compliant with the Subdivision Ordinance (SMC §31-502).

CONDITIONS OF APPROVAL

1. Parcel Map shall be clear and consistent with Chapter 31, Article 6 of the Salinas Municipal Code.
2. Once the Parcel Map is approved, the applicant shall provide a CAD file of the new lot configuration. The file shall hold a horizontal datum of NAD83, California Coordinate System, Zone 4.
3. Applicant shall remove and relocate the existing rectangular rapid flashing beacons (RRFB), crosswalk, ADA curb ramps and associated curb markings.
4. Applicant shall make any required offsite improvements to sidewalks, trees and driveway aprons needed.

CITY OF SALINAS

Adriana Robles, PE, CFM
City Engineer

Exhibit B