

**NOTES**

**Mitigation Notes:**

The developer shall clear the project site of all excess construction debris. (#5)

Exterior lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Provisions for dimming lights after 10:00 p.m. shall be provided. (#6)

If the construction site is graded and left undeveloped for over four weeks, the contractor shall employ the following methods immediately to inhibit dust generation: a) seeding and watering to revegetate graded areas; and/or b) spreading of soil binders; and/or c) any other methods deemed appropriate by City staff. (#8)

Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below: a) During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease; b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour; c) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. (#9)

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD. (#10)

In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a City-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with the County Archaeological Guidelines and funded by the applicant. (#12)

**Pacific Materials Laboratory Recommendations (#15):**

**Grading Recommendations**

- All grading shall conform to the County of Santa Barbara Grading Ordinance No. 3937 and the site grading recommendations contained in this section.
- The area to be graded shall be cleared of surface vegetation including roots and root structures.
- If, during the removal and scarification process, excessive root structures are encountered, these areas shall be deep ripped in two directions to the depth of the root structure after which the disturbed soils shall be removed and the resulting cavities shall be scarified and processed to receive fill.
- Beneath the proposed buildings, surrounding appurtenances and retaining walls, and for a minimum distance of 10 feet beyond their exterior perimeters, the surface soils shall be prepared by removing: A) Previously placed fill, which is expected to be 16 feet deep near the south end of the site and 9.5-11.5 feet at the north end of the site; B) The top loose or porous soil of the original ground. The original ground layer is located below the existing fill. In order to penetrate this layer, it may be necessary to excavate an additional two to four feet deeper than the bottom of the fill. In areas where the 10 horizontal feet of removal is not possible for any reason including an adjacent property line, the excavation can be reduced to what is possible and to what is safe to protect adjacent properties.
- The exposed ground surface shall then be scarified an additional six inches, uniformly moistened or dried to near optimum moisture content, and mixed as necessary in order to obtain a homogeneous, uniform soil mixture, and recompact to a minimum of 90% relative compaction.
- When expansive clay layers are encountered, the clay shall be removed and may be placed as fill in landscape areas and at least ten feet away from buildings or five feet away from paved areas.
- Fill materials and the on-site removed soil (if free of expansive clay and organics) may be replaced in loose lifts of approximately six inches, thoroughly mixed, moistened or dried to near optimum content, and recompact to a minimum of 90% relative compaction.
- All fill slopes which are created during the grading operation shall be properly shaped to a maximum slope angle of two horizontal to one vertical, and recompact by rolling the sheepsfoot roller or similar compaction equipment over the slope face at vertical lift intervals of 30 inches or more.
- Import soils, if required for structural fill, shall be granular, non-expansive soils that are equal to or superior in quality to the on-site soils as determined by Pacific Materials Laboratory prior to importation of the fill material to the site.
- The compaction standard shall be the latest adopted of the ASTM D-1557 Method of Compaction.
- Positive surface drainage shall be directed away from all slopes and away from the foundation system of the proposed structures.

**Foundation Recommendations**

These recommendations assume all expansive soil has been removed in accordance with the Grading Recommendations.

- All footings shall extend 18 inches below the compacted pad grade.
- Pacific Materials Laboratory shall be requested to inspect the foot excavations prior to steel and concrete placement.
- All footings shall be designed by the project Civil or Structural Engineer. As a minimum, it is recommended that the footings contain No. 4 horizontal rebar which shall be placed one in the base and one in the stem of the footing.

Construction activities for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Two signs stating these restrictions shall be provided by the applicant and posted on site. (#16)

Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to P&D's satisfaction and shall be located at a minimum of 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. (#18)

Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. (#22)

To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. (#23)

# Citrus Village

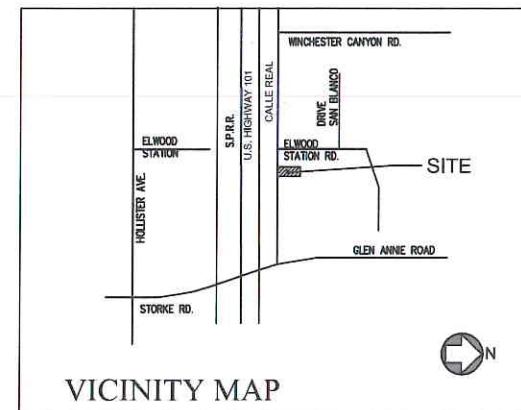
## 7388 Calle Real, Goleta, California 10 Unit Condominium Development



**Construction Standards (Noise):**

Pursuant to the evaluation of noise prepared by URS Corporation, the following design features shall be incorporated into the project to ensure acceptable interior noise levels:

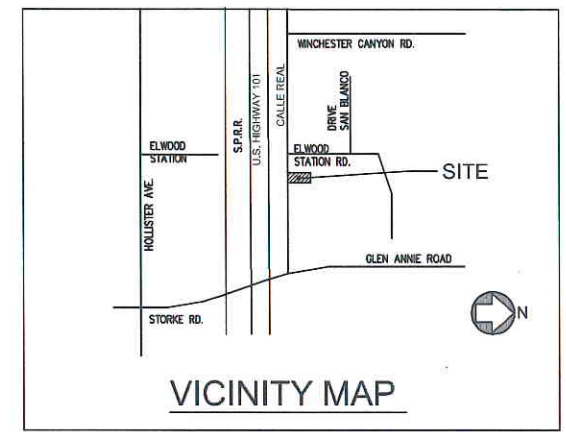
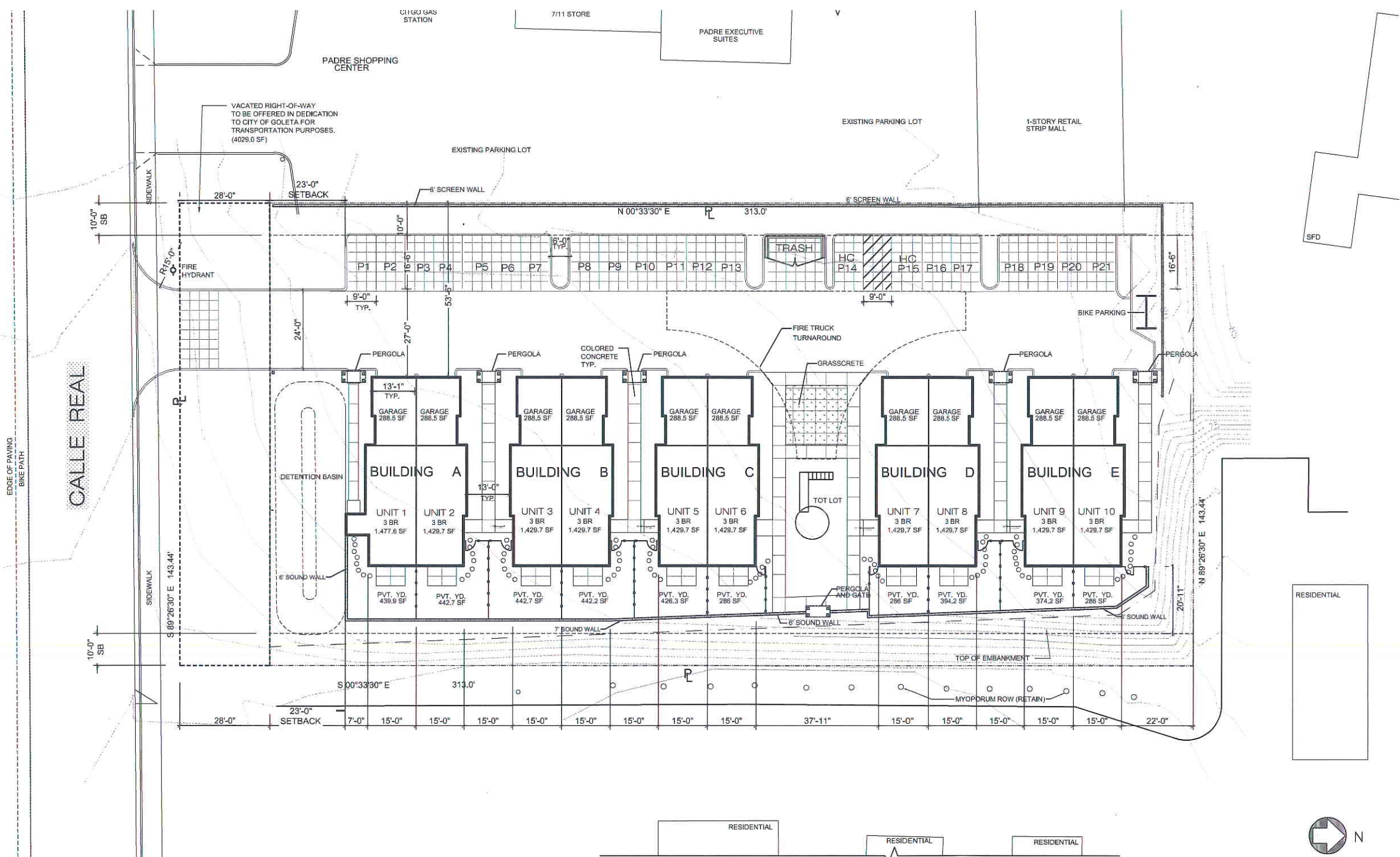
- Provide forced air ventilation systems for all units in order to allow windows to be kept closed.
- Use windows with a minimum Sound Transmission Class (STC) rating of 30 throughout the project.
- Design all attic vents to be baffled and acoustically treated.
- Provide all fireplaces with closable dampers.
- If these specifications are altered, prepare an acoustical engineering report in conjunction with submittal of the building permit applications. If alternative noise reduction techniques are designed in the project, the report shall demonstrate that they achieve an equivalent mitigation of noise impacts and provide interior Ldn values of 45 dBA or less.
- Restrict doorways to avoid facing south. All exterior doors shall be solid core with tight fitting seals. Sliding or French Doors that provide patio access shall have a STC rating of not less than 30.



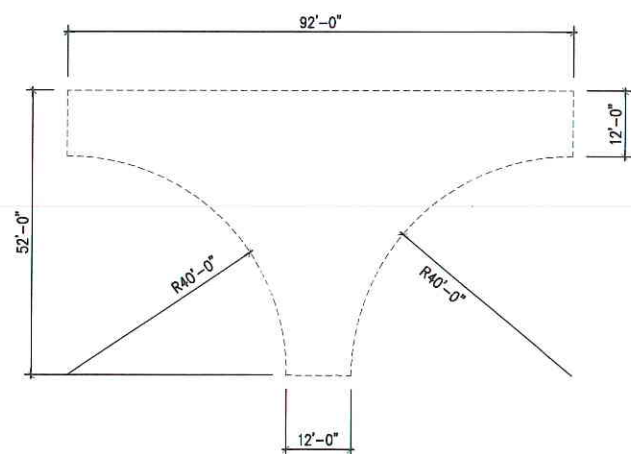
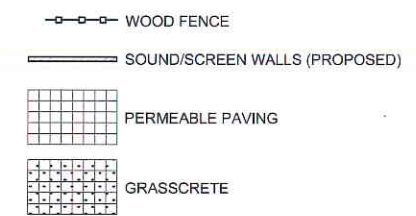
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- NOTES:**
1. THE DESIGN OF THE SUBDIVISION AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE SUBDIVISION.
  2. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW TO THE GREATEST EXTENT FEASIBLE.
  3. FIRE HYDRANT TO BE INSTALLED ALONG CALLE REAL PER S.B. COUNTY FIRE DEPARTMENT STANDARDS.



**PROJECT DATA**

ADDRESS: 7388 CALLE REAL, GOLETA, CALIFORNIA  
 A.P.N. 77-490-039  
 EXISTING ZONING: DESIGN RESIDENTIAL (DR 12.3)  
 ALLOWABLE DENSITY: 12.8 UNITS/ACRE  
 PROPOSED USE: 10 RESIDENTIAL UNITS

**FLOOR TO AREA RATIO**

TOTAL BUILDING AREA = 17,230.20 SF  
 TOTAL LOT AREA = 40,859.79 SF  
 FAR = .42

**SITE DATA**

TOTAL BUILDING FOOTPRINT	8,828.0 SF	21.6%
TOTAL PRIVATE LANDSCAPED YARDS	3,820.2 SF	9.3%
TOTAL COMMON OPEN SPACE	17,699.3 SF	43.4%
PERMEABLE PAVING (PARKING)	3,720.1 SF	9.1%
DRIVEWAY	6,792.3 SF	16.6%
TOTAL DRIVEWAY AND PARKING	10,512.4 SF	25.7%
OVERALL SITE AREA	44,888.8 SF	
TOTAL SITE AREA (EXCLUDING VACATED RIGHT-OF-WAY)	40,859.8 SF	100.00%

**PARKING REQUIREMENTS**

PARKING REQUIRED:	COVERED / UNCOVERED
10-UNITS @ 2.0/UNIT =	20 / 0
TOTAL PARKING REQUIRED= 20 SPACES	20 / 0
*PARKING PROVIDED:	COVERED / UNCOVERED
10-UNITS @ 2.0/UNIT =	10 / 10
GUEST SPACES @ .75/UNIT =	0 / 11
TOTAL PROVIDED= 31 SPACES	10 / 21

PROPOSED UNIT MIX	NET:	GROSS:
(1) THREE BDR. W/ 1-CAR GARAGE (FLOOR PLAN A1)	1 x 1,619.8 SF= 1,619.8 SF	1 x 1,766.1 SF= 1,766.1 SF
(4) THREE BDR. W/ 1-CAR GARAGE (FLOOR PLAN A2)	4 x 1,580.6 SF= 6,322.4 SF	4 x 1,718.2 SF= 6,872.8 SF
(5) THREE BDR. W-CAR GARAGE (FLOOR PLAN B)	5 x 1,580.6 SF= 7,903.0 SF	5 x 1,718.2 SF= 8,591.0 SF
TOTAL SF:	15,845.2 SF	17,229.9 SF

HAMMERHEAD STYLE TURNAROUND OPTION #2  
 PER S.B. COUNTY FIRE DEPT. (11/105)

\* MODIFICATION REQUESTED TO PROVIDE 10 COVERED SPACES AND 10 UNCOVERED SPACES INSTEAD OF 20 COVERED SPACES FOR 10 UNITS.



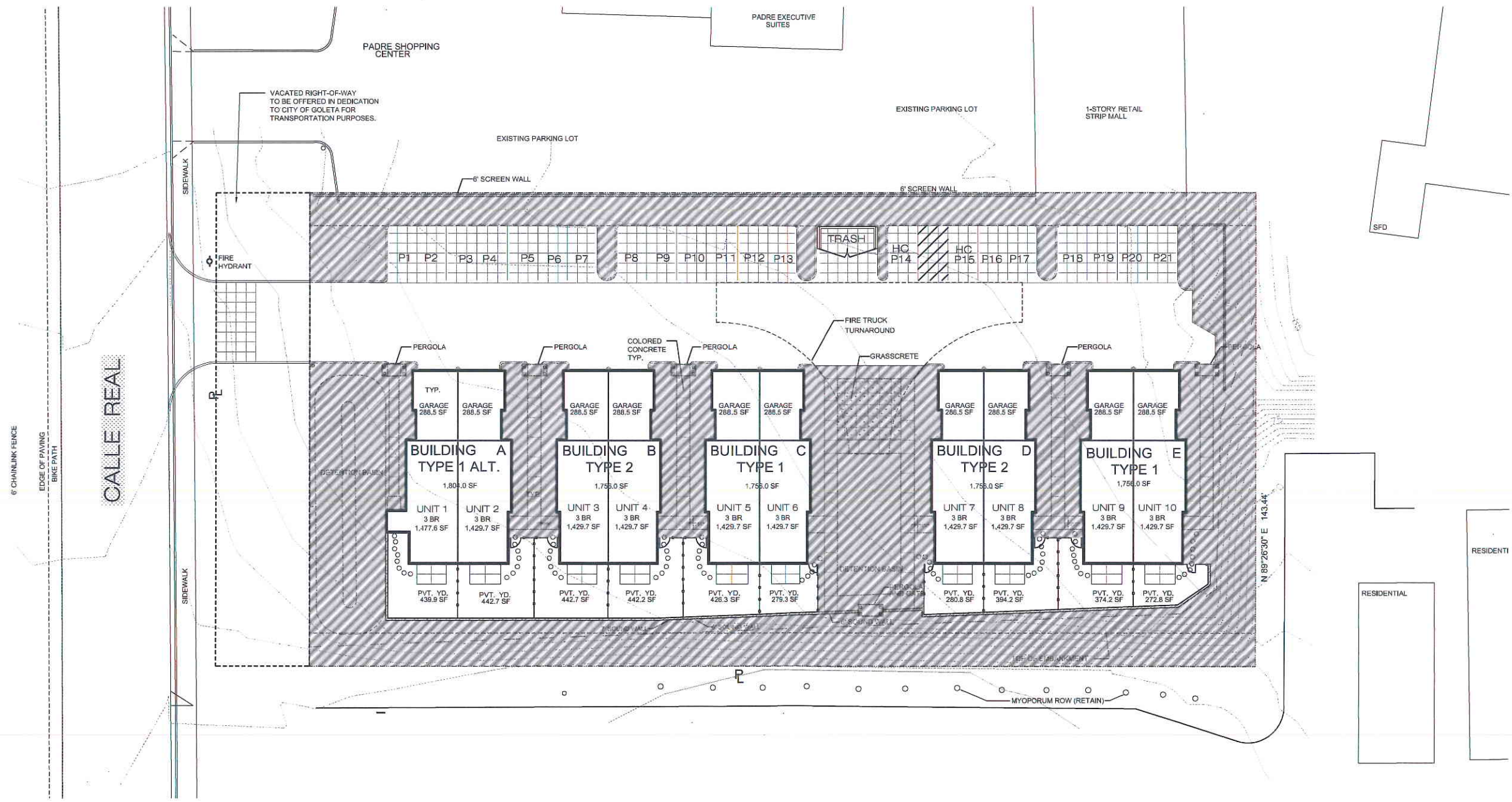


### Landscape Legend

- Native/Large Canopy Trees**
  - A. Citrus Aurantiifolia (Sweet Orange) 24" - 30" - 40-50ft
  - B. Salicaria (Redwood) 24" - 30" - 30-40ft
- Native/Xenoscape Medium Canopy Trees**
  - C. Citrus Aurantiifolia (Sweet Orange) 24" - 30" - 25-30ft
- Small/Medium Flowering Trees**
  - D. Citrus Aurantiifolia (Sweet Orange) 15" - 20" - 25-30ft
  - E. Citrus Aurantiifolia (Sweet Orange) 15" - 20" - 20-25ft
  - F. Magnolia Delavayi (Magnolia) 15" - 20" - 10-20ft
  - G. Magnolia grandiflora (Magnolia) 15" - 20" - 15-20ft
- H. Citrus Aurantiifolia (Sweet Orange) 15" - 20" - 10-12ft**
- Tall Shrubs**
  - I. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Large Native Shrub Massings**
  - J. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - K. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - L. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - M. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Small Native Shrub/Groundcovers**
  - N. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - O. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - P. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - Q. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - R. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - S. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Large Cascading/Accent Shrubs**
  - T. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Medium/Large Sized Shrubs**
  - U. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - V. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - W. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Small Shade Shrubs & Herbaceous**
  - X. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - Y. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Small Flowering Shrubs**
  - Z. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - AA. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Small Accent Herbaceous**
  - BB. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - CC. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Flowering Groundcovers**
  - DD. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - EE. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - FF. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - GG. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Vining Plants**
  - HH. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - II. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
  - JJ. Citrus Aurantiifolia (Sweet Orange) 5" - 10"
- Lawn and Lawn Type Groundcovers**
  - KK. Citrus Aurantiifolia (Sweet Orange) 5" - 10"

### Irrigation Notes

1. All irrigation to be zoned and controlled by timers.
2. Planting strips and vine pockets irrigated by bubbler type emitters
3. Mass plantings of groundcovers, shrubs and perennials irrigated by overhead spray pop-up type emitters



**LEGEND**

 17,699.2 Sf. 43.4% OF SITE

COMMON, OPEN SPACE

 N

**Citrus Village**  
7388 Calle Real, Goleta, California

COMMON OPEN SPACE  
SCALE: 1/16" = 1'-0"

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**A3**  
October 13, 2009

# BUILDING A

## PLAN A1

SQ FT. CALCULATIONS	NET	GROSS
1ST FLOOR	546.6 SF	589.5 SF
2ND FLOOR	771.4 SF	840.2 SF
COVERED ENTRY	39.2 SF	47.9 SF
TOTAL HABITABLE	1,357.2 SF	1,477.6 SF
GARAGE	262.6 SF	288.5 SF
TOTALS	1,619.8 SF	1,766.1 SF

## PLAN B

SQ FT. CALCULATIONS	NET	GROSS
1ST FLOOR	546.6 SF	589.5 SF
2ND FLOOR	771.39 SF	840.2 SF
COVERED ENTRY	N/A	N/A
TOTAL HABITABLE	1,318.0 SF	1,429.7 SF
GARAGE	262.6 SF	288.5 SF
TOTALS	1,580.6 SF	1,718.2 SF

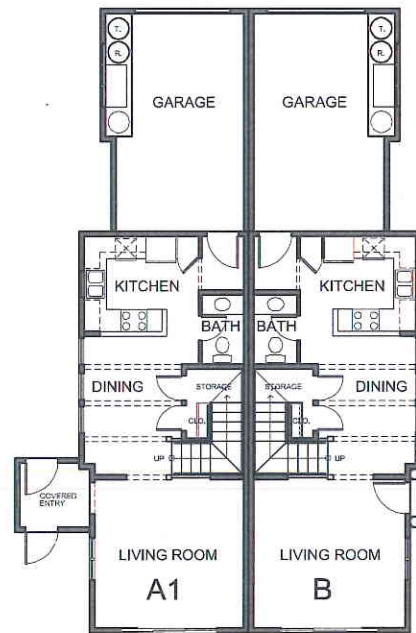
# BUILDING B-E

## PLAN A2

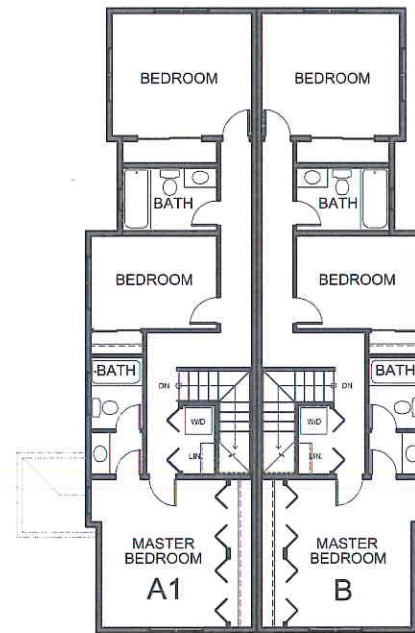
SQ FT. CALCULATIONS	NET	GROSS
1ST FLOOR GROSS	546.6 SF	589.5 SF
2ND FLOOR GROSS	771.39 SF	840.2 SF
COVERED ENTRY	N/A	N/A
TOTAL HABITABLE GROSS	1,318.0 SF	1,429.7 SF
GARAGE	262.6 SF	288.5 SF
TOTAL GROSS	1,580.6 SF	1,718.2 SF

## PLAN B

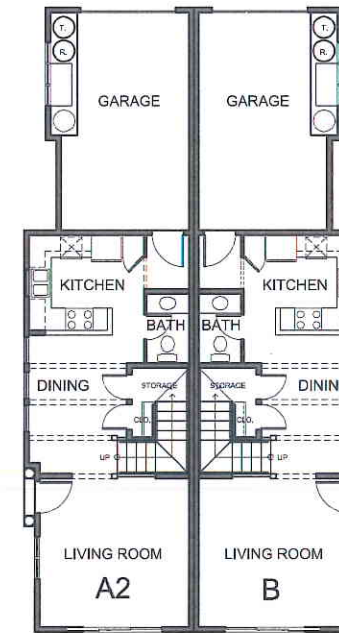
SQ FT. CALCULATIONS	NET	GROSS
1ST FLOOR NET	546.6 SF	589.5 SF
2ND FLOOR NET	771.39 SF	840.2 SF
COVERED ENTRY	N/A	N/A
TOTAL HABITABLE NET	1,318.0 SF	1,429.7 SF
GARAGE	262.6 SF	288.5 SF
TOTAL NET	1,580.6 SF	1,718.2 SF



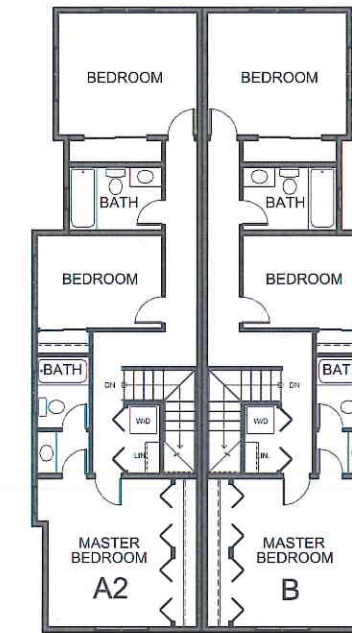
1ST FLOOR



2ND FLOOR



1ST FLOOR



2ND FLOOR



**Citrus Village**  
7388 Calle Real, Goleta, California

EAST ELEVATIONS  
FACING ADJACENT APARTMENTS  
SCALE: 1/8" = 1'-0"



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EAST ~~WEST~~ - BUILDING A



NORTH - BUILDING A



WEST ~~EAST~~ - BUILDING A



SOUTH - BUILDING A



EAST - BUILDINGS B & D



SOUTH - BUILDINGS B & D



WEST - BUILDINGS B & D



NORTH - BUILDINGS B & D

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BUILDING B & D ELEVATION  
SCALE: 1/8" = 1'-0"



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EAST - BUILDINGS C & E



NORTH - BUILDINGS C & E



WEST - BUILDINGS C & E



SOUTH - BUILDINGS C & E



FROM CALLE REAL/SOUTH



FROM NORTH



TOWNHOMES TO EAST



COMMERCIAL TO WEST

AERIAL VIEW

SCALE: N.T.S.



Citrus Village  
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AERIAL VIEW



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SOUTH EAST CORNER ACROSS CALLE REAL

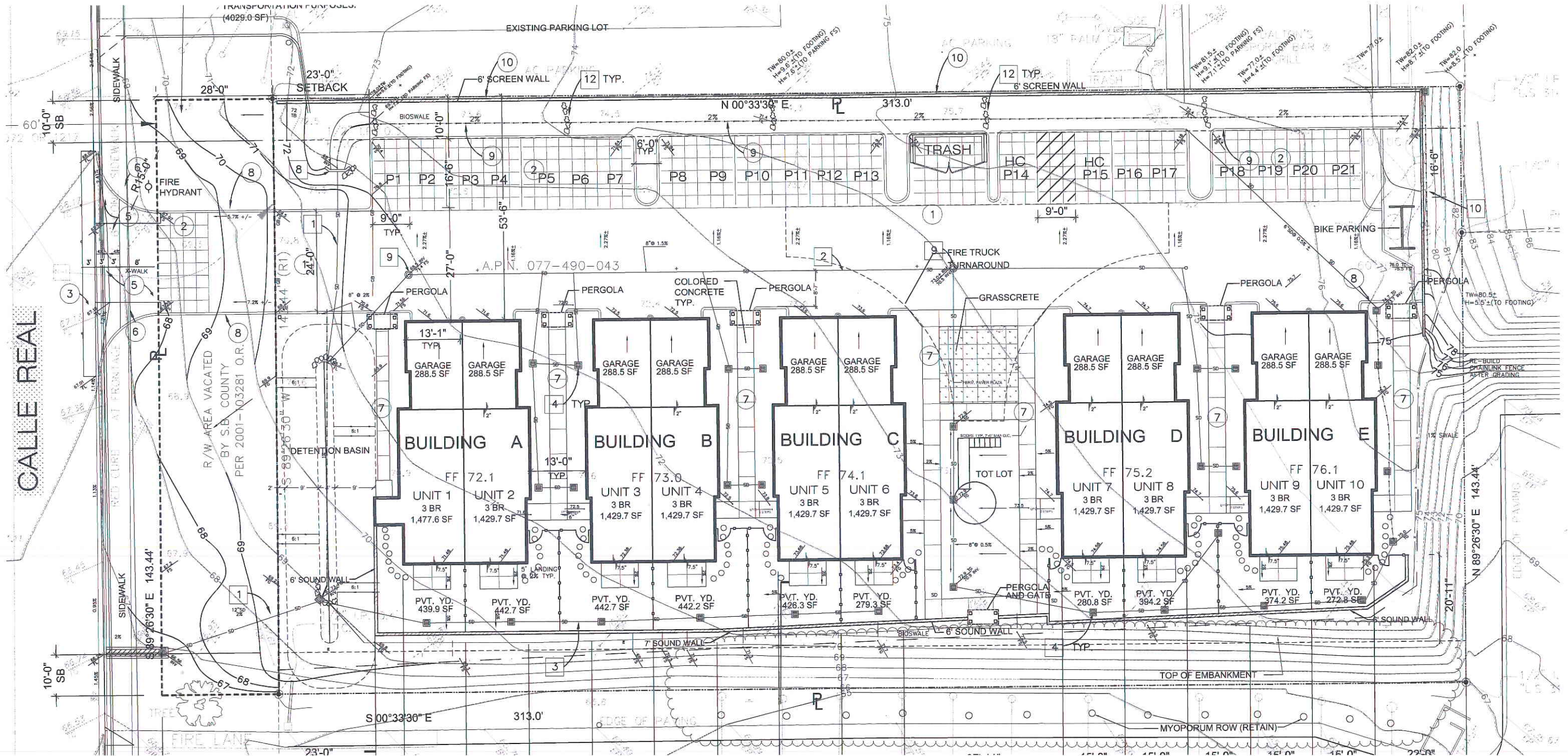
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PHOTO-REALISTIC PERSPECTIVE



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**A10**  
October 13, 2009



**PRELIMINARY GRADING AND DRAINAGE PLAN**

SCALE: 3/32" = 1'-0"



**GRADING CONSTRUCTION NOTES**

- 1 CONSTRUCT 6" THICK CONCRETE WITH #4 @ 18" OC OVER 6" THICK CL2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95%. SURFACE TREATMENT & COLOR AS SPECIFIED BY ARCHITECT.
- 2 CONSTRUCT INTERLOCKING CONCRETE PAVERS OVER 6" THICK CL2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95%.
- 3 CONSTRUCT MIN 3" THICK ASPHALT CONCRETE PAVEMENT OVER MIN. 8" THICK CLASS 2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN 95%.
- 4 CONSTRUCT GRASSCRETE PAVERS OVER 6" THICK CL2 AGG BASE. COMPACT BASE & TOP 12" SUB-GRADE TO MIN. 95%.
- 5 CONSTRUCT 6" THICK CONCRETE CROSS GUTTER, SPANDREL & CROSS WALK.
- 6 CONSTRUCT PUBLIC CURB RAMPS & SIDEWALK.
- 7 CONSTRUCT 4" WIDE CONCRETE SIDEWALK.
- 8 CONSTRUCT 6" CONCRETE CURB.

**DRAINAGE CONSTRUCTION NOTES**

- 9 CONSTRUCT 6" X 24" CONCRETE CURB WITH FOOTING WITH 6" OPENINGS @ 6' SPACING FOR DRAINAGE. SEE DETAIL D.C.4.
- 10 CONSTRUCT COMBINATION RETAINING WALL & 5' SCREEN WALL.
- 11 CONSTRUCT 4" SCREEN WALL.
- 12 CONSTRUCT DEEPENED EDGE & 40" RAILING. SEE DETAIL D.C.4.
- 13 CONSTRUCT EXTRA DEPTH FOUNDATION FOOTING.
- 14 CONSTRUCT CONCRETE STEPS.

**DRAINAGE CONSTRUCTION NOTES**

- 1 CONSTRUCT 12" STORM DRAIN PIPE.
- 2 CONSTRUCT 8" STORM DRAIN PIPE.
- 3 CONSTRUCT 4" TO 6" STORM DRAIN.
- 4 CONSTRUCT CATCH BASINS SIZES FROM 6' X 6" TO 12' X 12'.
- 5 CONSTRUCT CURB OUTLET DRAIN, 24" WIDE WITH CHECKERED STEEL PLATE COVER.
- 6 CONSTRUCT CONCRETE INLET STRUCTURE TO CURB DRAIN. SEE DETAIL D.C.4.
- 7 CONSTRUCT DETENTION BASIN CONCRETE OUTLET STRUCTURE. SEE DETAIL D.C.4.
- 8 CONSTRUCT CONCRETE HEADWALL OR ENDWALL AND PROTECTIVE ROCK RIP RAP.

- 9 CONSTRUCT STORM DRAIN MANHOLE.
- 10 CONSTRUCT 24" WIDE X 6" DEEP CONCRETE "V" DITCH.
- 11 CONSTRUCT BIOSWALE - SEE TYP. SEC. A & LANDSCAPE PLANS.
- 12 CONSTRUCT BOULDER BERM - 8" HIGH ABOVE BIOSWALE FL. & PROVIDE WEED HOLE OPENINGS.

**LEGEND**

- GRASSCRETE
- CONCRETE PAVEMENT

**ESTIMATED EARTHWORK QUANTITIES - RAW QUANTITIES**

EARTHWORK: CUT = 1720 C.Y. FILL = 50 C.Y.

THE ABOVE QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, REMOVAL OF EXISTING FILL MATERIALS, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS.

THE CONTRACTOR SHALL REVIEW PROJECT GEOTECHNICAL REPORT TO PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND LEGALLY DISPOSE OF EXCESS EARTH MATERIALS.

**Citrus Village**  
7388 Calle Real, Goleta

**PRELIMINARY GRADING AND DRAINAGE PLAN**



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**C1**  
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