



Abbreviations

Table of abbreviations and their meanings, including categories like Existing, Proposed, Construction, etc.

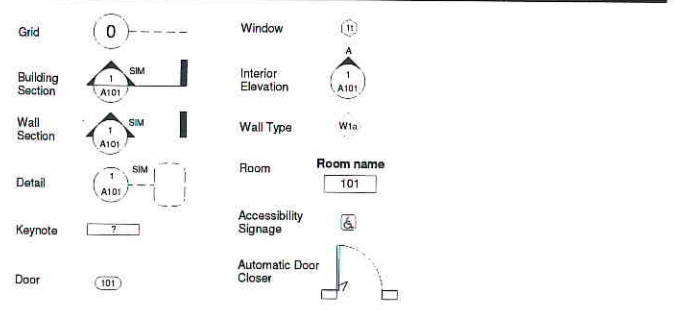
Project Team

Owner: Kenwood Village, LLC
Architect: Peikert Group Architects
Site Architect: Peikert Group Architects
Biologist: Storer Environmental Services
Hazardous Materials: Ritcon Consultants, Inc.
Civil Engineer: Trud/Welsh Associates
Soils Engineer: GeoDynamics, Inc.
Traffic Engineer: Associated Transportation Engineers
Acoustics Consulting: Acoustics Consulting

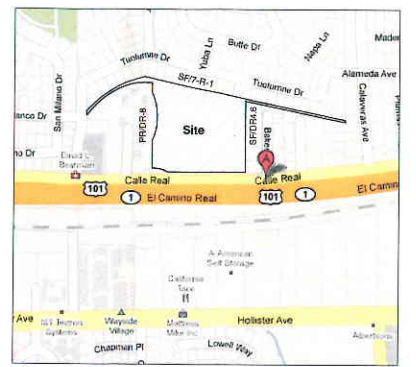
Building and Unit Data

Table showing building and unit data with columns for Building Number, Unit, Type, Area, and Net SF.

Symbols Legend



Vicinity Map



Project Information

Site Location: 7300 Block of Calle Real, Goleta, CA 93117
Applicant: Kenwood Village, LLC
Existing General Plan Designations: Planned Residential (R-P-1)
Proposed General Plan Designation: Planned Residential (R-P-1)
Existing Zoning: 077-130-06
Proposed Zoning: 077-130-06
APN: 077-130-06, 077-130-18, 077-141-49

Building Coverage

Table showing building coverage statistics: Single Family, Duplex, Triples, Total.

Site Coverage

Table showing site coverage statistics: Building Coverage, Roadway, Walkways, Private Yards, Common Open Space, Restoration Area, Passive and Active Recreation, Common Landscape.

Parking Data

Table showing parking data for Single Family, Duplex, CAB (3 bdrm), and Guest.

Sheet Index

Table showing sheet index with columns for General, Architectural, Landscape, and Civil.



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Applicant: Kenwood Village, LLC
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Cover Sheet

Sheet No: G0.01



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Revisions:	Date
Revision 1	9/8/10

Sheet Title:

Site Plan

Sheet No.:

A1.10



Public Trail, Decomposed Granite

General Plan Designation: Planned Residential 8.0 units/acre
Zoning Designation: DR-8

Brookside Condominiums

Top of El Encanto Creek Bank

Public Trail, Decomposed Granite

Edge of Riparian Zone

50' Setback from Riparian

100' Setback from Riparian

Property Line

Crosswalks Paved in Permeable Pavers, Typ.

3' Post & Rail Fence Protecting Riparian Zone

Bio-Detention Area

General Plan Designation: Single Family Residential
Zoning Designation: T-R-1

Puerto Dr.
Fire Lane Paved in Permeable Pavers
Detectable Warning Surface and Signage Marking Walkway Sloping 9%

24' Wide Private Gate Entry

Common Picnic Area

Accessible Path of Travel

Private Yard Fence, Typ.

Retaining Wall, Typ.

General Plan Designation: Single Family Residential
Zoning Designation: DR-4.6

NOTES

- Mailboxes for Buildings 13-25 are Wall-mounted Near Each Front Entry

LEGEND

- Wall Light
- Bollard Light
- Street Light
- ▾ Stepping Stone
- ▾ Patio + Steps
- ▾ Car
- ▾ Permeable Pavers
- ▬ Retaining Wall, Plaster over CMU, See C3 Grading Plan for Heights
- ▬ Sound Wall, 8 ft., Plaster over CMU, See Detail 7/A8.10
- ▬ Wood-like Composite Fencing 4 ft. Typ. in Front Yards 6 ft. Typ. in Back Yards See Details 4, 5, 8/A8.10

1 SITE PLAN
1" = 30'-0"

All Sidewalks Provide an Accessible Path of Travel Unless Otherwise Noted



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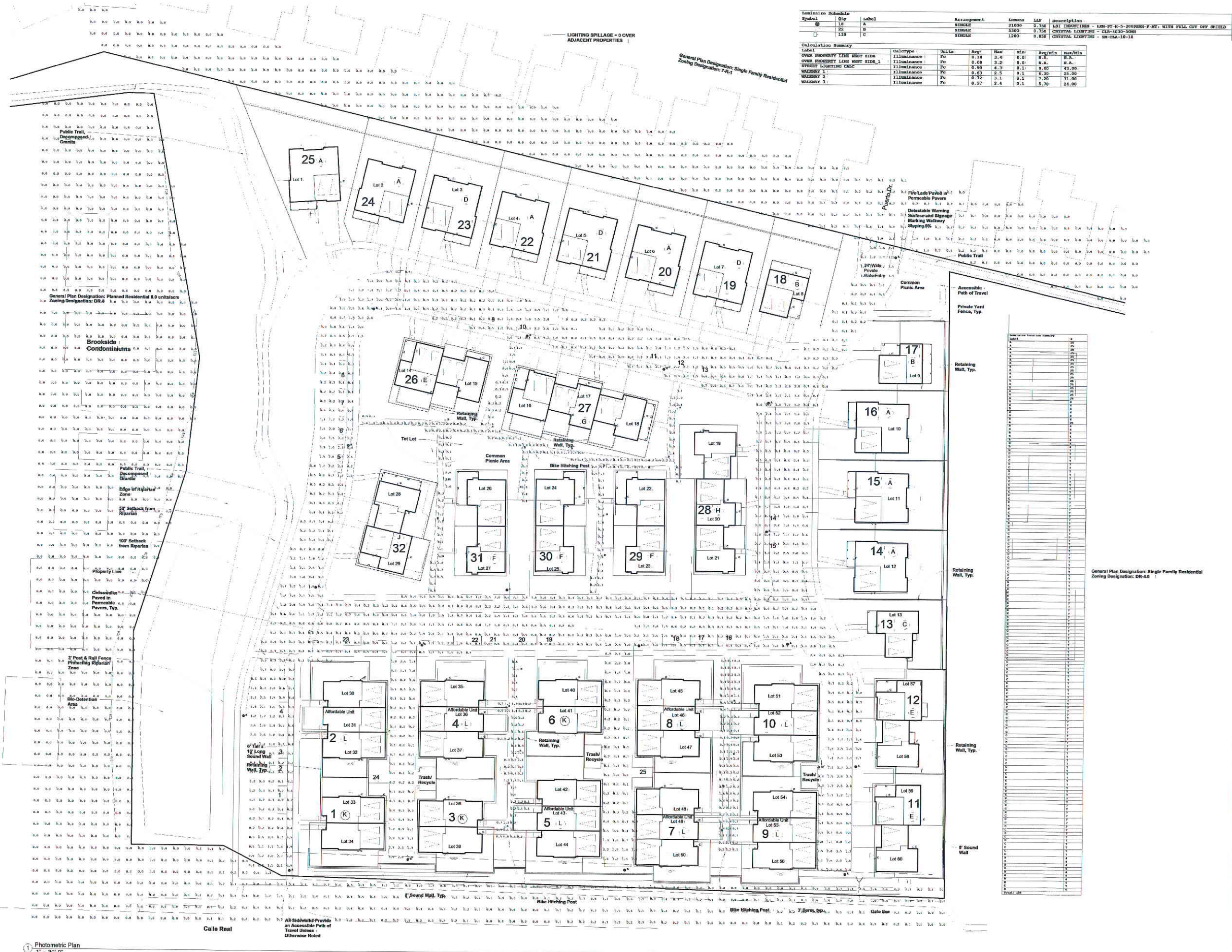
Roof Plan

Sheet No.:

A1.11



1 Roof Plan, Site
1" = 30'-0"



Luminaire Schedule Symbol	Qty	Label	Arrangement	Lumens	LPF	Description
118	8	A	SINGLE	21000	0.750	L101 LIGHTING - LM-PP-N-S-2008001-F-M-F, WITH FULL CUT OFF SHIELD
118	8	B	SINGLE	5300	0.750	CRYSTAL LIGHTING - DR-4.5-10-10-10-10
118	8	C	SINGLE	1200	0.850	CRYSTAL LIGHTING - DR-CLA-10-10

Label	Category	Units	Avg	Max	Min	Avg/Min	Max/Min
OVER PROPERTY LINE WEST SIDE	Illuminance	FO	0.10	2.4	0.01	N.A.	N.A.
OVER PROPERTY LINE WEST SIDE 1	Illuminance	FO	0.08	3.2	0.01	N.A.	N.A.
PROPERTY LIGTING CALC	Illuminance	FO	0.50	4.3	0.17	9.00	45.00
WALKWAY 1	Illuminance	FO	0.23	2.5	0.1	4.30	25.00
WALKWAY 2	Illuminance	FO	0.72	3.1	0.1	7.20	31.00
WALKWAY 3	Illuminance	FO	0.97	2.4	0.1	5.70	25.00



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Photometric Plan

Sheet No.:
A1.12

Photometric Plan
 1" = 30'-0"



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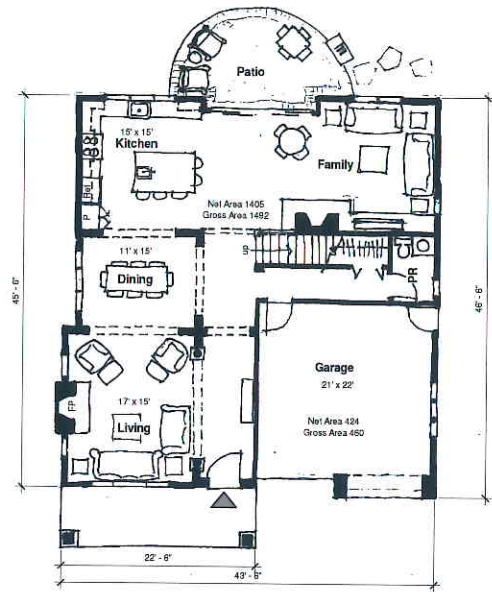
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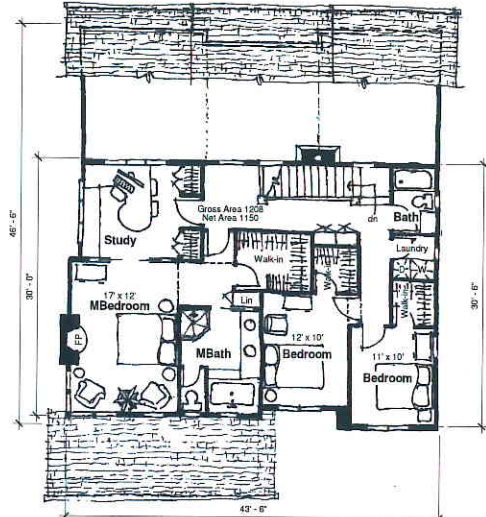
Revisions:	
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Sheet Title:
Bldg Type A & B

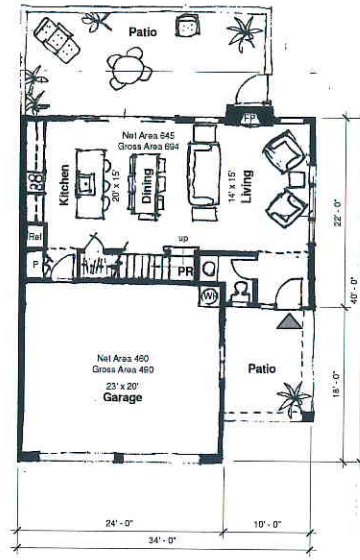
Sheet No.:
A2.10



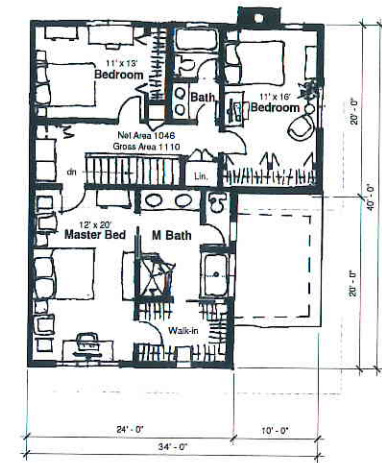
1 Type A, Building 14-16, 20, 22, 24, 25 1st Floor
1/8" = 1'-0" Note: Units 20 & 22 Mirrors through Vertical Axis



2 Type A, Bldg 14-16, 20, 22, 24, 25 2nd Floor
1/8" = 1'-0" Note: Units 20 & 22 Mirrors through Vertical Axis



3 Type B, Building 17 & 18 1st Floor
1/8" = 1'-0" Note: Unit 17 Mirrors on Vertical Axis



4 Type B, Building 17 & 18 2nd Floor
1/8" = 1'-0" Note: Unit 17 Mirrors on Vertical Axis



Front



Left



Front



Left



Back



Right



Back



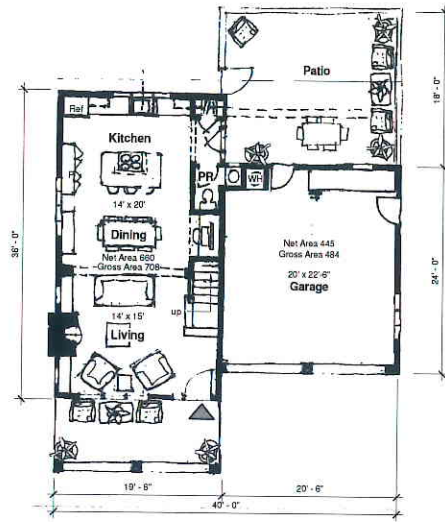
Right

5 Building Type A Elevations
1/8" = 1'-0"

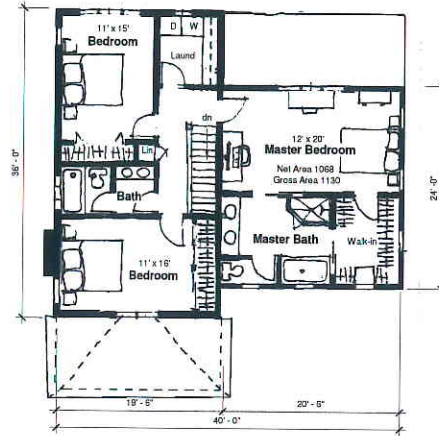
6 Building Type B Elevations
1/8" = 1'-0"



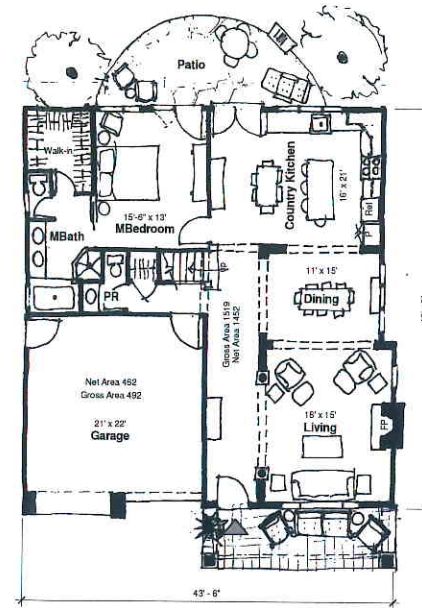
7 Key Plan A2.10
1" = 300'-0"



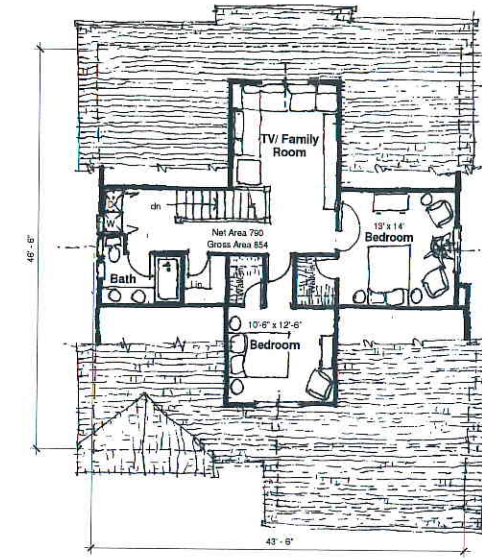
1 Type C, Building 13 1st Floor
1/8" = 1'-0"



2 Type C, Building 13 2nd Floor
1/8" = 1'-0"



3 Type D, Building 19, 21, & 23 1st Floor
1/8" = 1'-0"



4 Type D, Building 19, 21, & 23 2nd Floor
1/8" = 1'-0"



Front



Left



Front



Left



Back



Right



Back



Right

5 Building Type C Elevations
1/8" = 1'-0"

6 Building Type D Elevations
1/8" = 1'-0"



7 Key Plan A2.20
1" = 300'-0"



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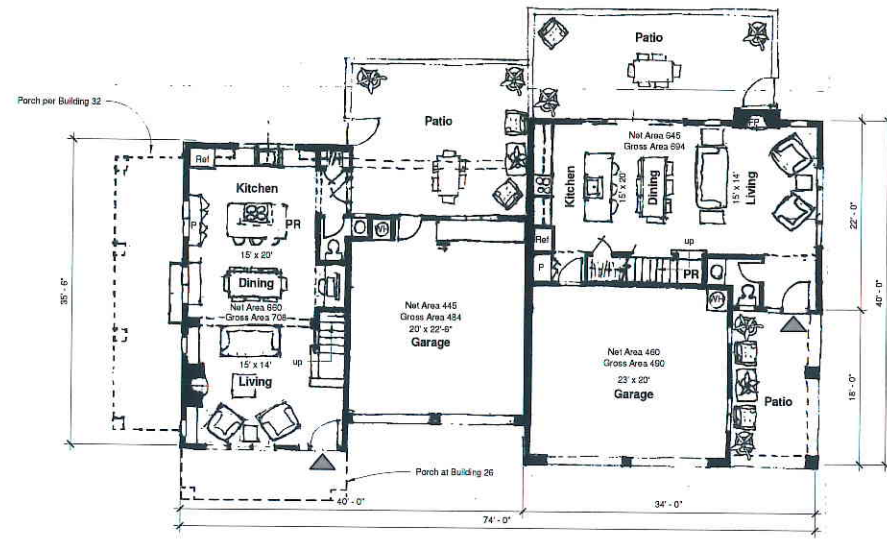
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Sheet Title:

Bldg Type C & D

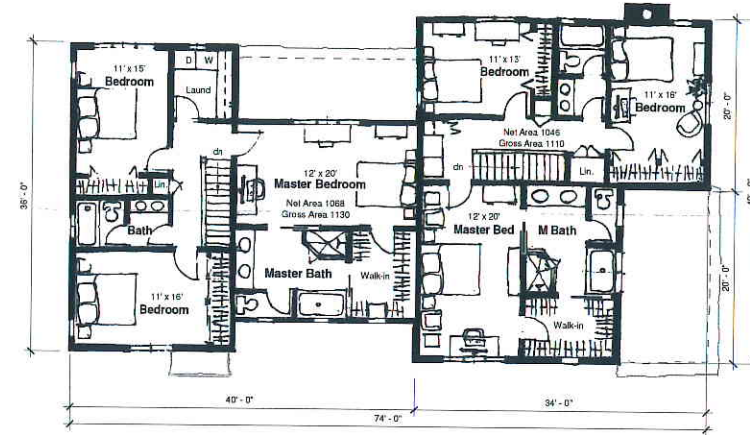
Sheet No.:

A2.20



1 Type E, Building 11, 12 & 26 1st Floor
1/8" = 1'-0"

Note: Building 11 & 12 Mirror Through Vertical Axis



2 Type E, Building 11, 12 & 26 2nd Floor
1/8" = 1'-0"

Note: Building 11 & 12 Mirror Through Vertical Axis



Front



Left



Left Bldg 32



Back



Right

3 Building Type E Elevations
1/8" = 1'-0"



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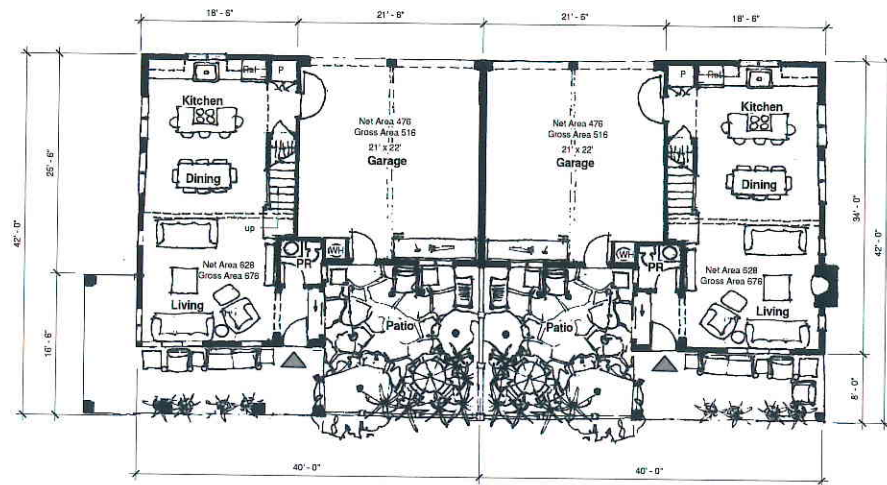
Bldg Type E & J

Sheet No.:

A2.30

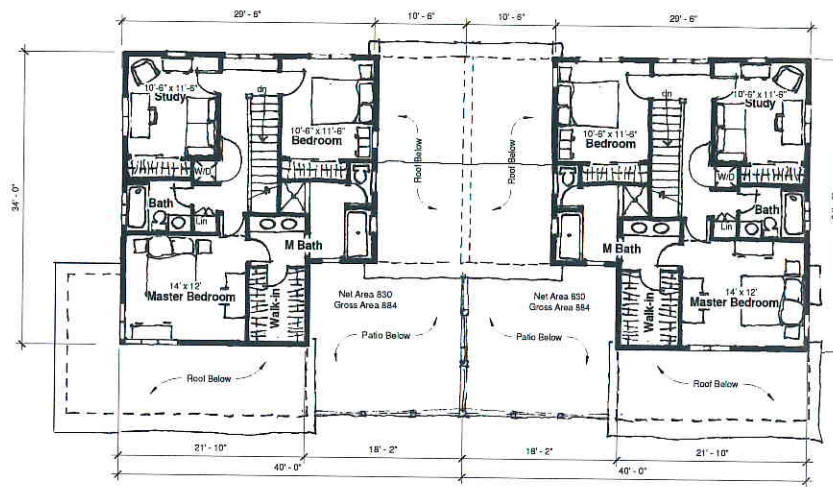


4 Key Plan A2.30
1" = 300'-0"



1 Type F, Building 29-31 1st Floor
1/8" = 1'-0"

Note: Mirror Building 30 through Horizontal Axis



2 Type F, Building 29-31 2nd Floor
1/8" = 1'-0"

Note: Mirror Building 30 through Horizontal Axis



Front



Left

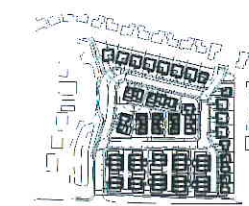


Back



Right

3 Building Type F Elevations
1/8" = 1'-0"



4 Key Plan A2.40
1" = 300'-0"



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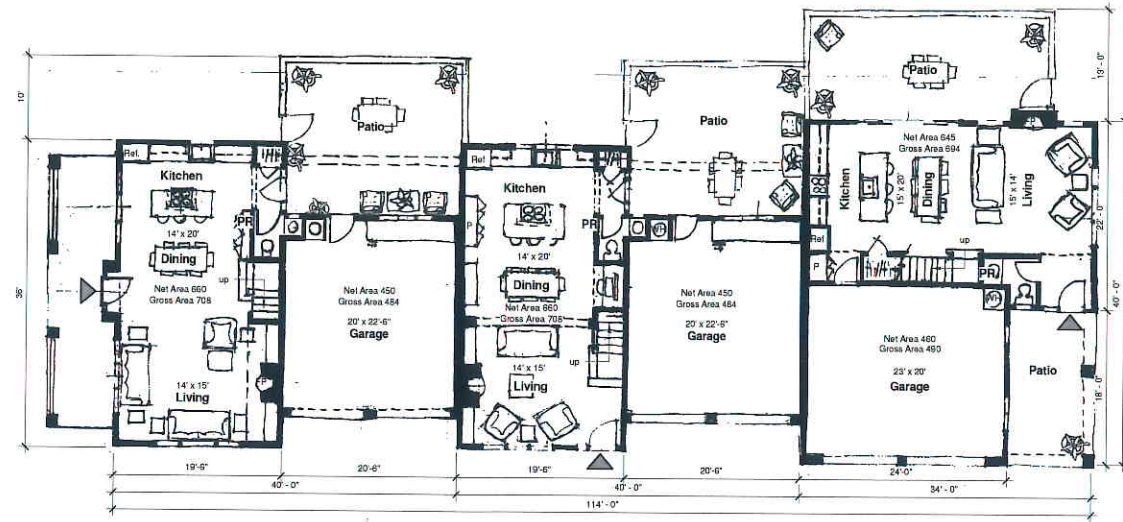
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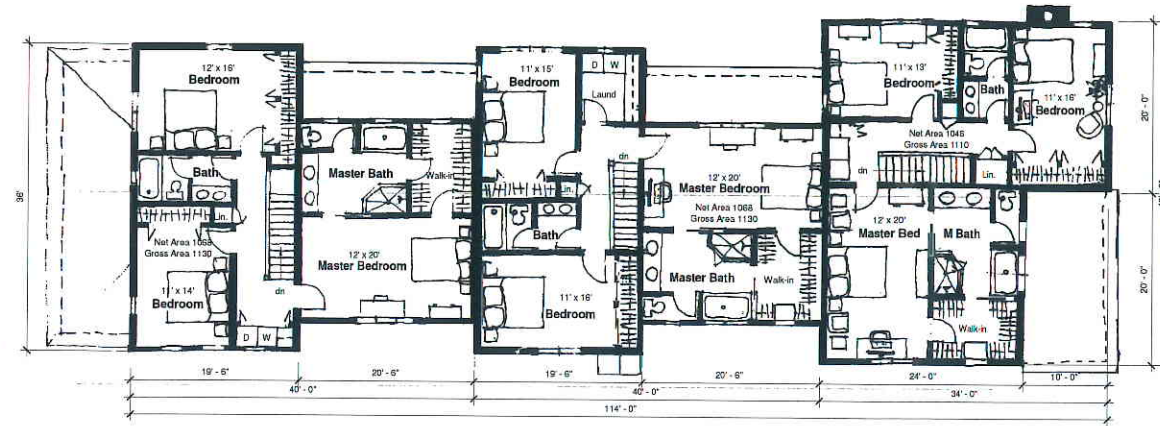
Bldg Type F

Sheet No.:

A2.40



1 Type G, Building 27 First Floor
1/8" = 1'-0"



2 Type G, Building 27 Second Floor
1/8" = 1'-0"



Front



Left



Back



Right

3 Building Type G Elevations
1/8" = 1'-0"



4 Key Plan A2.50
1" = 300'-0"



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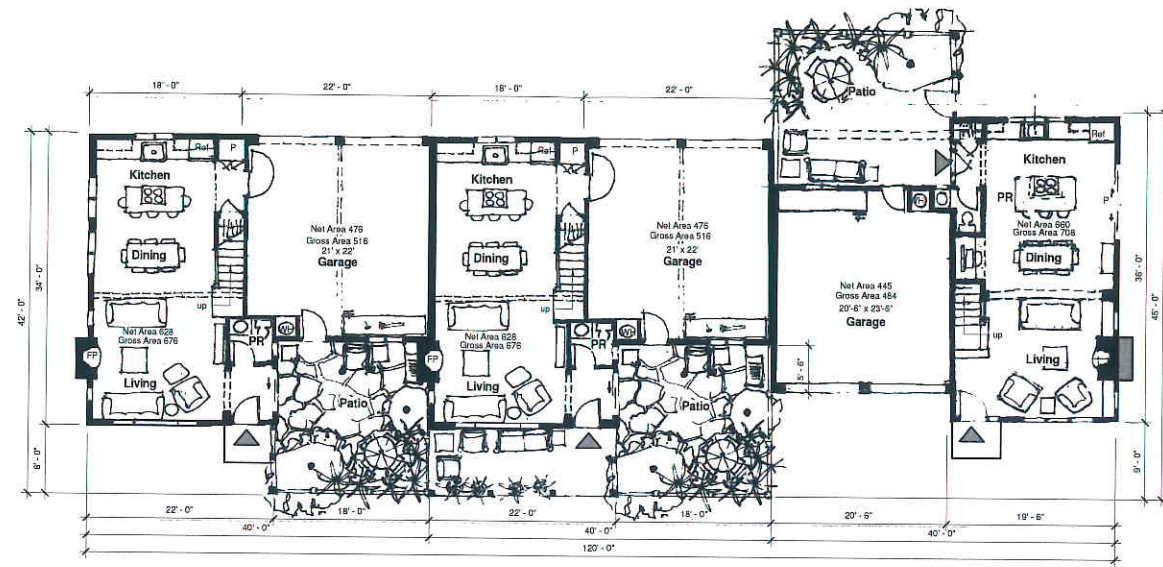
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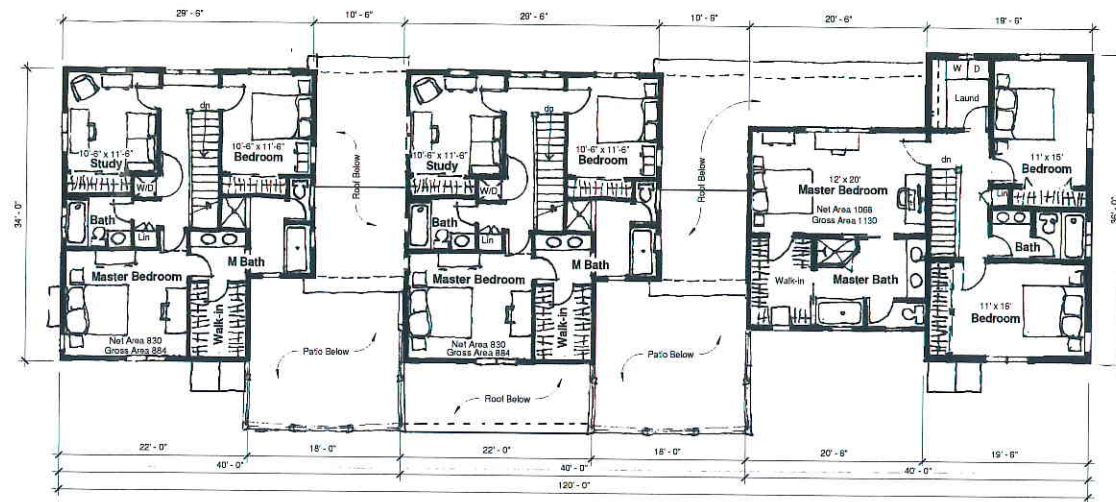
Bldg Type G

Sheet No.:

A2.50



1 Type H, Building 28 1st Floor
1/8" = 1'-0"



2 Type H, Building 28 2nd Floor
1/8" = 1'-0"



Front



Left



Back



Right

3 Building Type H Elevations
1/8" = 1'-0"



4 Key Plan A2.60
1" = 300'-0"



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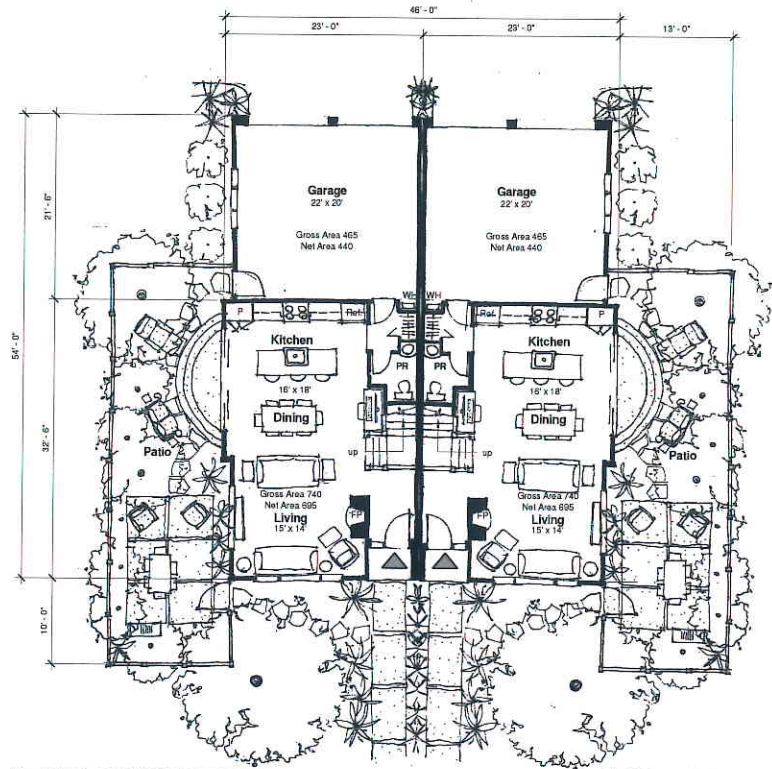
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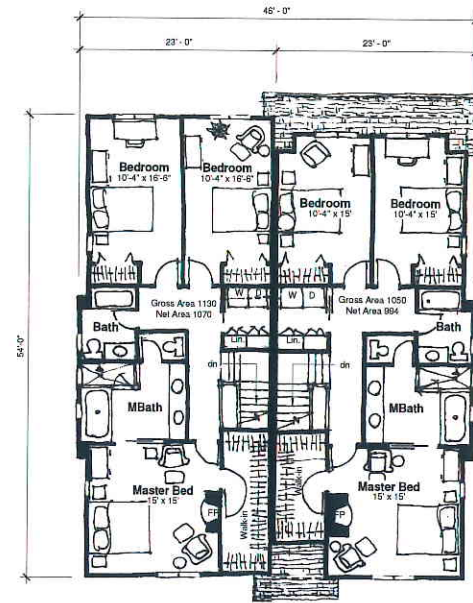
Bldg Type H

Sheet No.:

A2.60



1. Type K, Building 1, 3, & 6 1st Floor
1/8" = 1'-0"
Note: Building 1 & 6 Mirror Through Vertical Axis



2. Type K, Building 1, 3 & 6 2nd Floor
1/8" = 1'-0"
Note: Building 1 & 6 Mirror Through Vertical Axis



Front



Left



Back



Right

3. Building Type K Elevations
1/8" = 1'-0"



4. Key Plan A2.70
1" = 300'-0"



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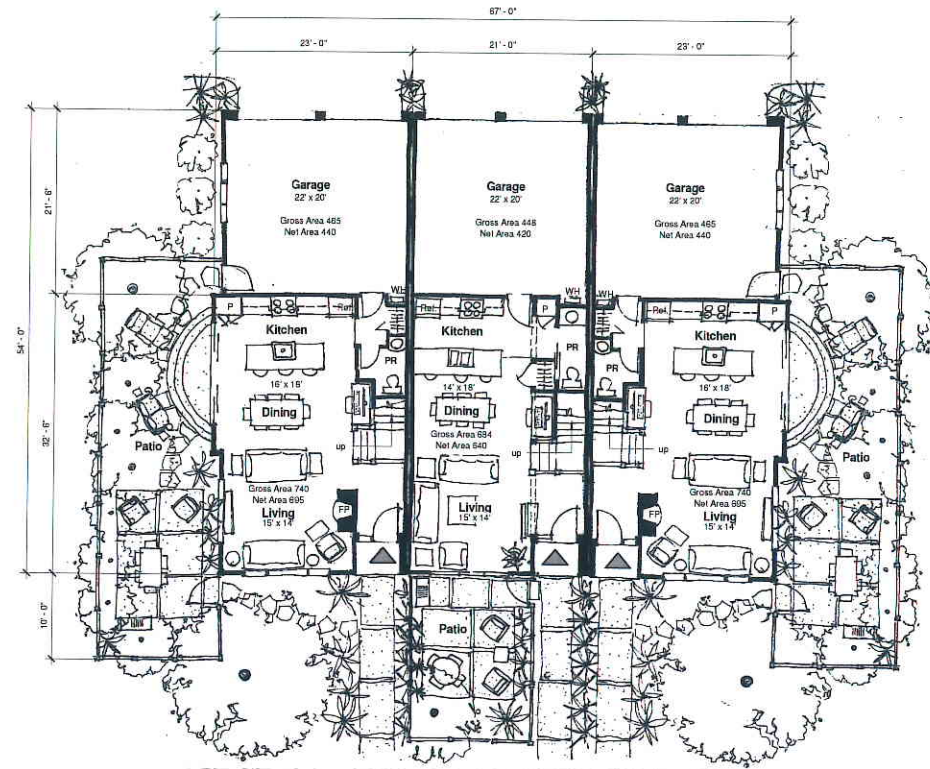
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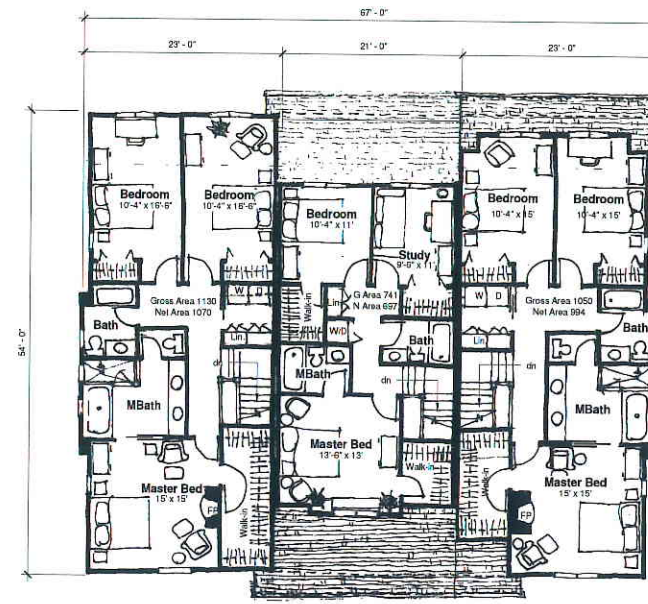
Bldg Type K

Sheet No.:

A2.70



1 Type L1, L2, L3, Bldg 2,4,5,7-10 1st Floor
1/8" = 1'-0"



2 Type L1, L2, L3, Bldg 2,4,5,7-10 2nd Floor
1/8" = 1'-0"



Front



Left

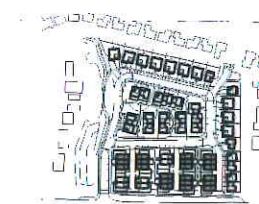


Back



Right

3 Building Type L1 Elevations
1/8" = 1'-0"



4 Key Plan A2.80
1" = 300'-0"



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Sheet Title:

Bldg Type L

Sheet No.:

A2.80



Front



Left



Back



Right

1 Building Type L2 Elevations
1/8" = 1'-0"



Front



Left



Back



Right

2 Building Type L3 Elevations
1/8" = 1'-0"



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Sheet Title:
**Bldg Type L
Alternate
Elevations**

Sheet No.:

A2.81



Central Common Area Looking South



Looking South from Puerto Drive



Looking West Toward Typical Single Family Homes from Kenwood Circle and Puerto Drive



Typical Walkstreet Looking South



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Sheet Title:

Perspectives

Sheet No.:

A7.10



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Revisions	Date
	07/26/2010

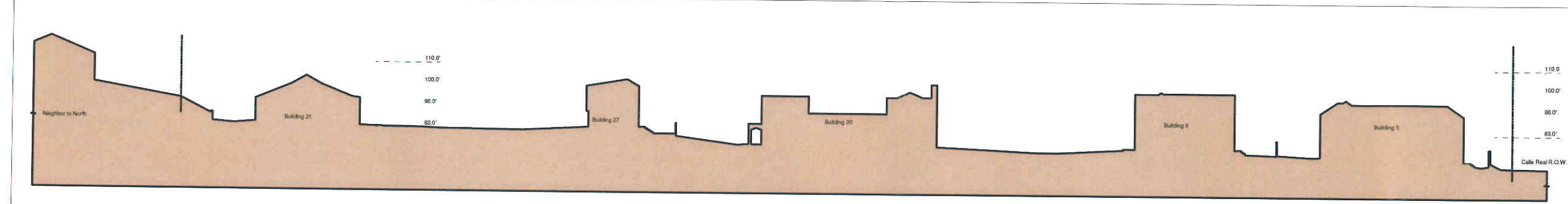
Sheet Title:
Details

Sheet No.:
A8.10

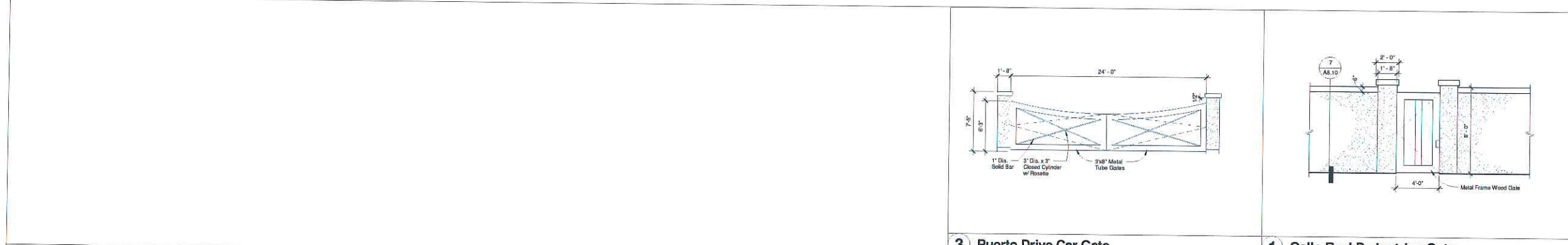
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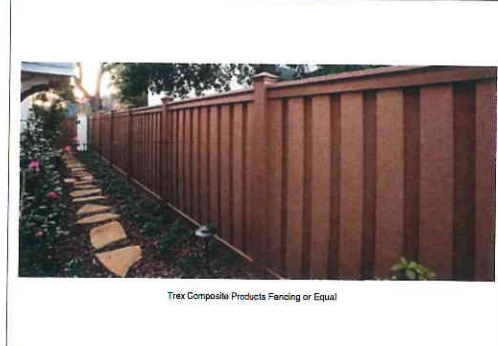
11 Calle Real Elevation SCALE: 1" = 20'-0"



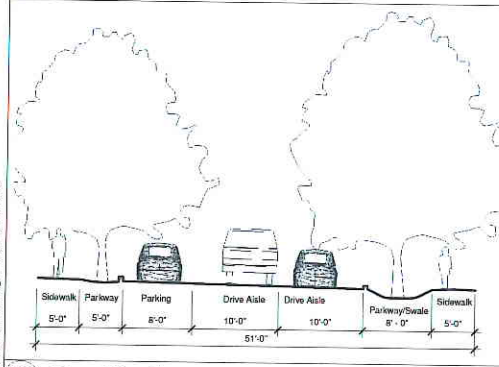
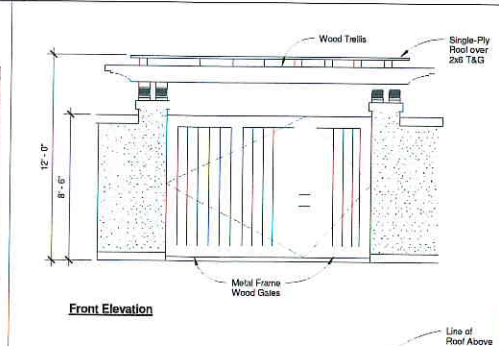
12 Site Section SCALE: 1" = 20'-0"



3 Puerto Drive Car Gate SCALE: 3/16" = 1'-0"



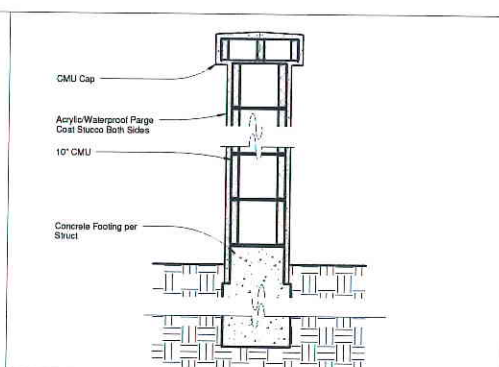
1 Calle Real Pedestrian Gate SCALE: 1/4" = 1'-0"



13 Street Section SCALE: 1/8" = 1'-0"

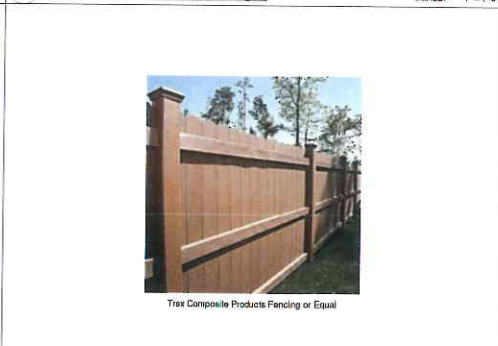


9 Lanterns at Porches SCALE: 1" = 1'-0"

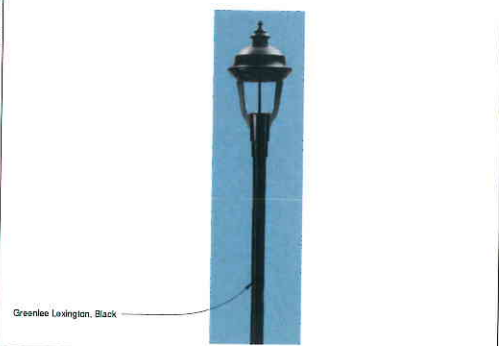
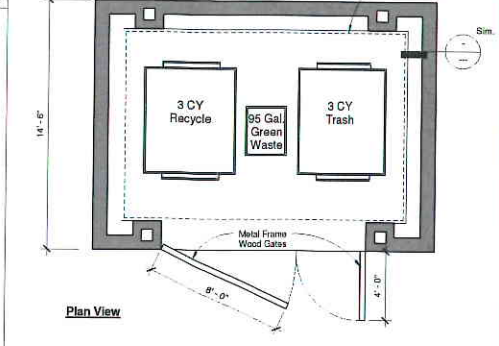


7 Sound Wall SCALE: 1" = 1'-0"

4 Privacy Fence, 6' High SCALE: 1" = 1'-0"



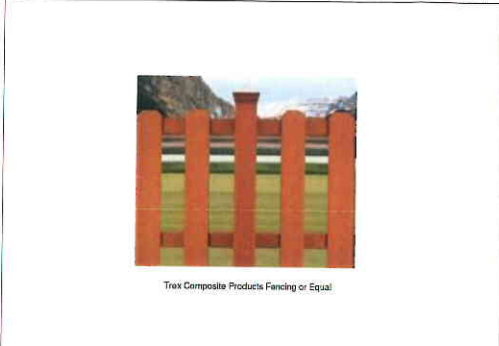
2 Trash Enclosure SCALE: 1/4" = 1'-0"



14 Light Posts SCALE: 1" = 1'-0"



10 Bollard Light SCALE: 1/8" = 1'-0"



8 Picket Fence, 4' High SCALE: 1" = 1'-0"

5 Privacy Yard Fence SCALE: 1" = 1'-0"

2 Trash Enclosure SCALE: 1/4" = 1'-0"

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Peikert Group Architects, LLP
10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.8283
Fax: 805.963.8184
www.peikertgroup.com

Project Name: [illegible]
Consultant: [illegible]
202 East Cota Street
Santa Barbara, CA 93101
Tel: 805.962.9055
Fax: 805.962.5658
arcadiala.com

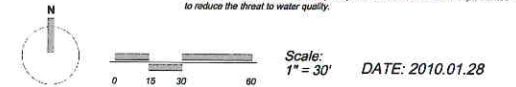
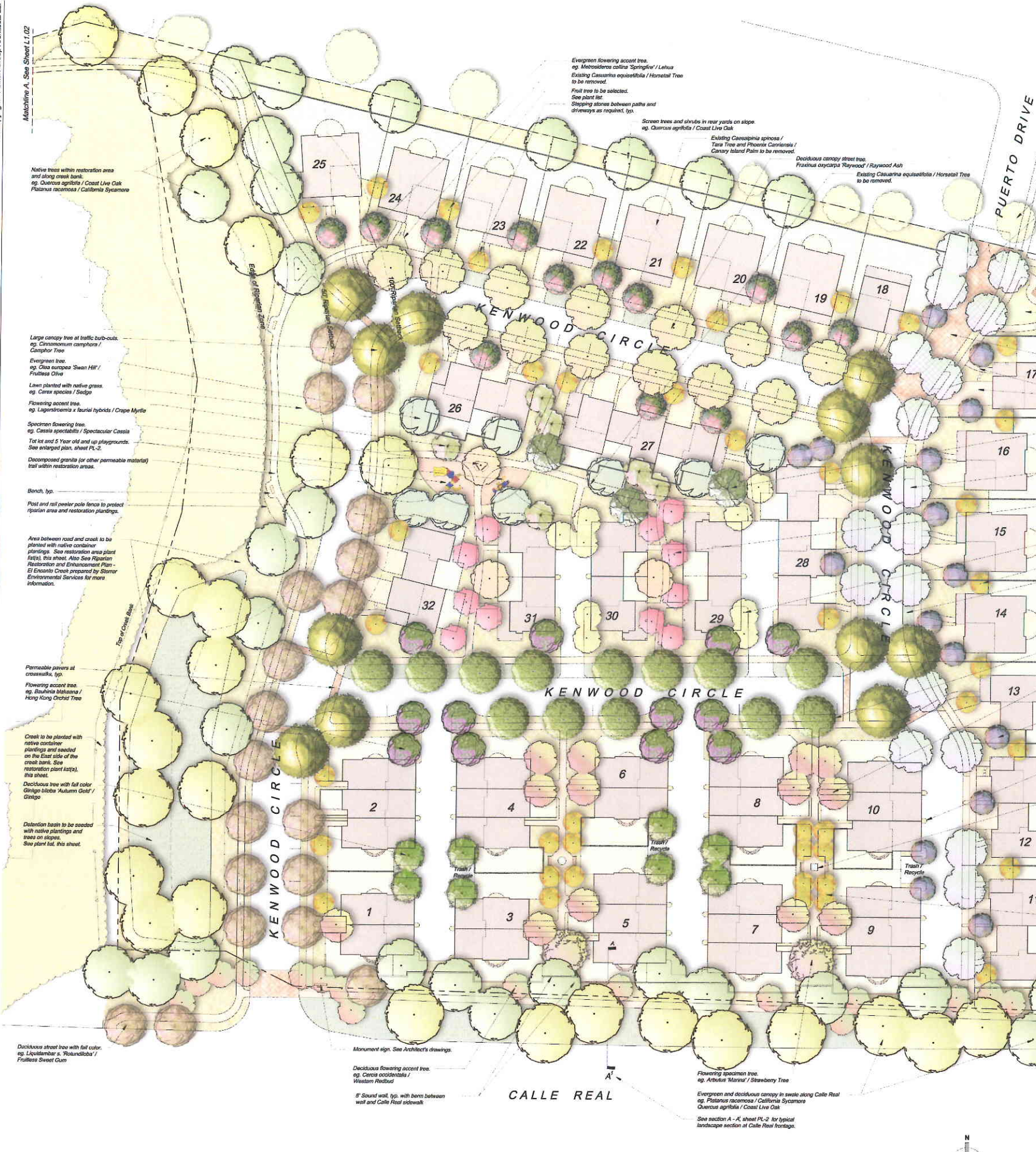
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Revisions: [illegible]
Sheet Title: PRELIMINARY MASTER LANDSCAPE PLAN
Sheet No.: PL-1
Arcadia Studio Job Number: 09.038

Preliminary Plant List

Table with columns: Botanical Name, Common Name, Size. Lists various trees, shrubs, and groundcovers with their respective quantities and sizes.

Restoration Areas: Lists specific plant species for restoration areas, including trees, riparian groundcover seed mix, and detention basin groundcover seed mix.

Preliminary Landscape Notes:
1. All irrigation will be low volume drip irrigation...
2. A weather-based irrigation controller...
3. Pesticide free maintenance of open space common areas...



OWNER'S STATEMENT
 WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PLAN AND CERTIFY THAT WE ARE THE LEGAL OWNERS OR THE AUTHORIZED AGENT OF THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

KENWOOD VILLAGE, LLC
 ATTN: KEN ALKER
 81 DAVID LOVE PLACE, SUITE 100
 SANTA BARBARA, CA 93117
 (805) 685-2030

SURVEYOR'S STATEMENT
 PREPARED UNDER THE DIRECTION OF:

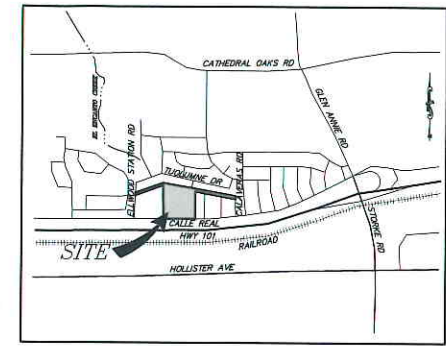
CRISTI E. FRY - R.C.E. 57970, LS 8356
 TRIAD/HOLMES ASSOCIATES
 555 CHORRO STREET, A
 SAN LUIS OBISPO, CA 93405



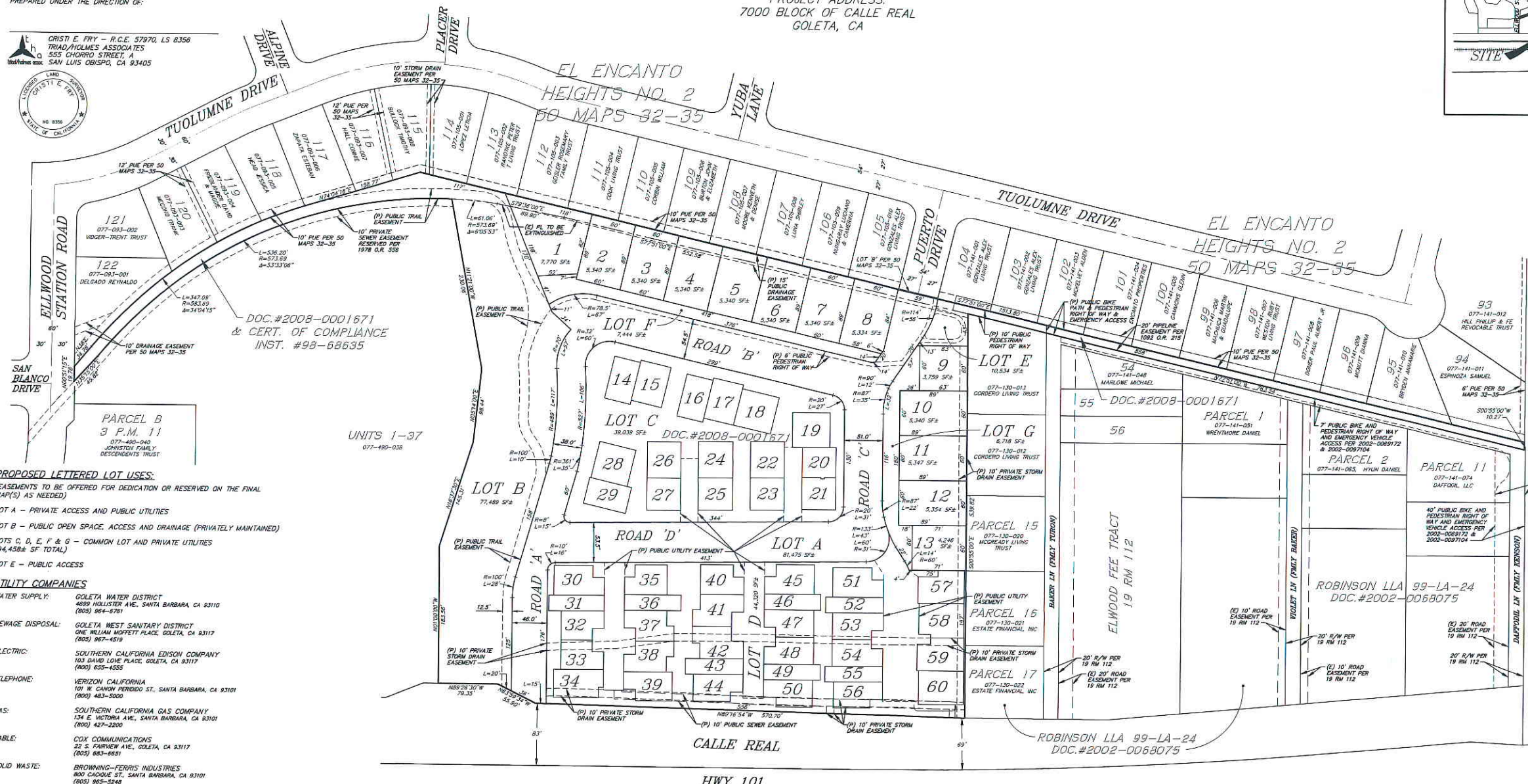
KENWOOD VILLAGE VESTING TENTATIVE TRACT 32,049

A PLANNED DEVELOPMENT
 BEING A SUBDIVISION OF PORTIONS OF THE LOS DOS PUEBLOS RANCHO,
 CITY OF GOLETA, SANTA BARBARA COUNTY, CALIFORNIA

PROJECT ADDRESS:
 7000 BLOCK OF CALLE REAL
 GOLETA, CA



VICINITY MAP
 NO SCALE



PROPOSED LETTERED LOT USES:
 (EASEMENTS TO BE OFFERED FOR DEDICATION OR RESERVED ON THE FINAL MAP(S) AS NEEDED)

LOT A - PRIVATE ACCESS AND PUBLIC UTILITIES
 LOT B - PUBLIC OPEN SPACE, ACCESS AND DRAINAGE (PRIVATELY MAINTAINED)
 LOTS C, D, E, F & G - COMMON LOT AND PRIVATE UTILITIES (94,458± SF TOTAL)
 LOT E - PUBLIC ACCESS

- UTILITY COMPANIES**
- WATER SUPPLY: GOLETA WATER DISTRICT
4889 HOLLISTER AVE., SANTA BARBARA, CA 93110
(805) 964-4781
 - SEWAGE DISPOSAL: GOLETA WEST SANITARY DISTRICT
ONE WILLIAM WOFFETT PLACE, GOLETA, CA 93117
(805) 967-4519
 - ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
103 OVAHO LOPE PLACE, GOLETA, CA 93117
(805) 655-4555
 - TELEPHONE: VERIZON CALIFORNIA
101 W. CANYON PERDIDO ST., SANTA BARBARA, CA 93101
(805) 483-5000
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
134 E. VICTORIA AVE., SANTA BARBARA, CA 93101
(805) 427-2200
 - CABLE: COX COMMUNICATIONS
22 S. FARVIEW AVE., GOLETA, CA 93117
(805) 683-6651
 - SOLID WASTE: BRONWING-FERRIS INDUSTRIES
800 CADDOUE ST., SANTA BARBARA, CA 93101
(805) 965-5248

BOUNDARY TOPOGRAPHIC INFORMATION & FEATURES
 THE PRELIMINARY BOUNDARY SHOWN HEREON, IS RECORD PER 81 R.S. 53 & 50 R.M. 32
 TOPOGRAPHIC INFORMATION PROVIDED BY PREVIOUS LAND SURVEYS, AUGUST 8, 2008 &
 SUPPLEMENTED ON AUGUST 19, 2009 AND WAS BASED ON STATION CORN. NO CLAIM IS MADE AS
 ELEVATION = 46.80 (NAVD 88)
 EXISTING UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND
 STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.

EXCEPTIONS & EXCLUSIONS:
 NOTE: EASEMENTS SHOWN HEREON OBTAINED FROM CHICAGO TITLE COMPANY, TITLE NO.
 08-77501643-AM EFFECTIVE DATE 12/1/13
 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS
 RELINQUISHMENT OF ABUTTER'S ACCESS RIGHTS TO FREEWAY PER 1645 O.R. 230 (ACCESS RIGHTS TO
 ADJACENT FRONTAGE ROAD ONLY)
 SOIL INTEREST TO ALL OIL, GAS & MINERAL RIGHTS BELOW 800' WITH NO SURFACE ACCESS RIGHTS
 AS RESERVED BY TURK.

NO CONFLICT STATEMENT
 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 PROPOSED SUBDIVISION.

SEE SHEET C2 FOR LOTS 14-60

PHASED MAP STATEMENT
 NOTICE THAT THE PHASES OF THIS SUBDIVISION MAY BE FILED WITH
 SEPARATE FINAL MAP(S) PER SUBDIVISION MAP ACT SECTION 86456.1

DESIGN NOTES

ASSESSOR'S PARCEL NO'S:
 GROSS SITE AREA:
 EXISTING DRAINAGE:
 FIRE PROTECTION:
 EXISTING PARCELS:
 PROPOSED LOTS:
 EROSION CONTROL:

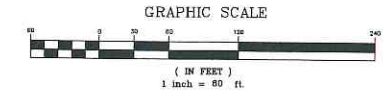
077-130-006, 077-130-019, 077-141-049
 9.92 ACRES (PARCEL 1 = 9.39 AC, PARCEL 2 = 0.53 AC)
 SHEET FLOW TO THE SOUTH AND SOUTHWEST TO NATURAL DRAINAGE CHANNELS TO CULVERT UNDER
 CALLE REAL AND HWY 101
 SANTA BARBARA COUNTY FIRE DEPARTMENT
 GOLETA UNION (K-6) AND SANTA BARBARA (7-12) SCHOOL DISTRICTS
 2
 60
 SHALL BE IN CONFORMANCE WITH STORMWATER BEST MANAGEMENT PRACTICE (BMP'S) HANDBOOK FOR
 CONSTRUCTION PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). BMP'S WILL BE PROVIDED
 IN THE SWPPP, WHICH WILL BE PREPARED ALONG WITH THE FINAL GRADING PLAN.
 SHALL BE IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE CITY OF GOLETA

PROPOSED DRAINAGE:

PARCEL NUMBER	EXISTING ZONING DESIGNATION	PROPOSED ZONING DESIGNATION
077-130-006 (NORTHERN PORTION)	DESIGN RESIDENTIAL 4.6 (DR 4.6) AFFORDABLE HOUSING OVERLAY DESIGN RESIDENTIAL 10 (AHO DR 10)	PLANNED RESIDENTIAL DEVELOPMENT (PRD)
077-130-006 (SOUTHERN PORTION)	LIMITED COMMERCIAL (C-1)	
077-130-019 (NORTHERN HALF)	SINGLE FAMILY RESIDENTIAL (R-1)	
077-130-019 (SOUTHERN HALF)	DESIGN RESIDENTIAL 4.6 (DR 4.6)	
077-141-049	SINGLE FAMILY RESIDENTIAL (R-1)	

SHEET INDEX:

- C1 - PROJECT DATA AND LOT LAYOUT MAP
- C2 - LOTS 14-60 AREAS AND DIMENSIONS
- C3 - PRELIMINARY GRADING AND DRAINAGE PLAN
- C4 - PRELIMINARY UTILITY PLAN
- C5 - SECTIONS, DETAIL AND PUBLIC TRAIL CONNECTIONS

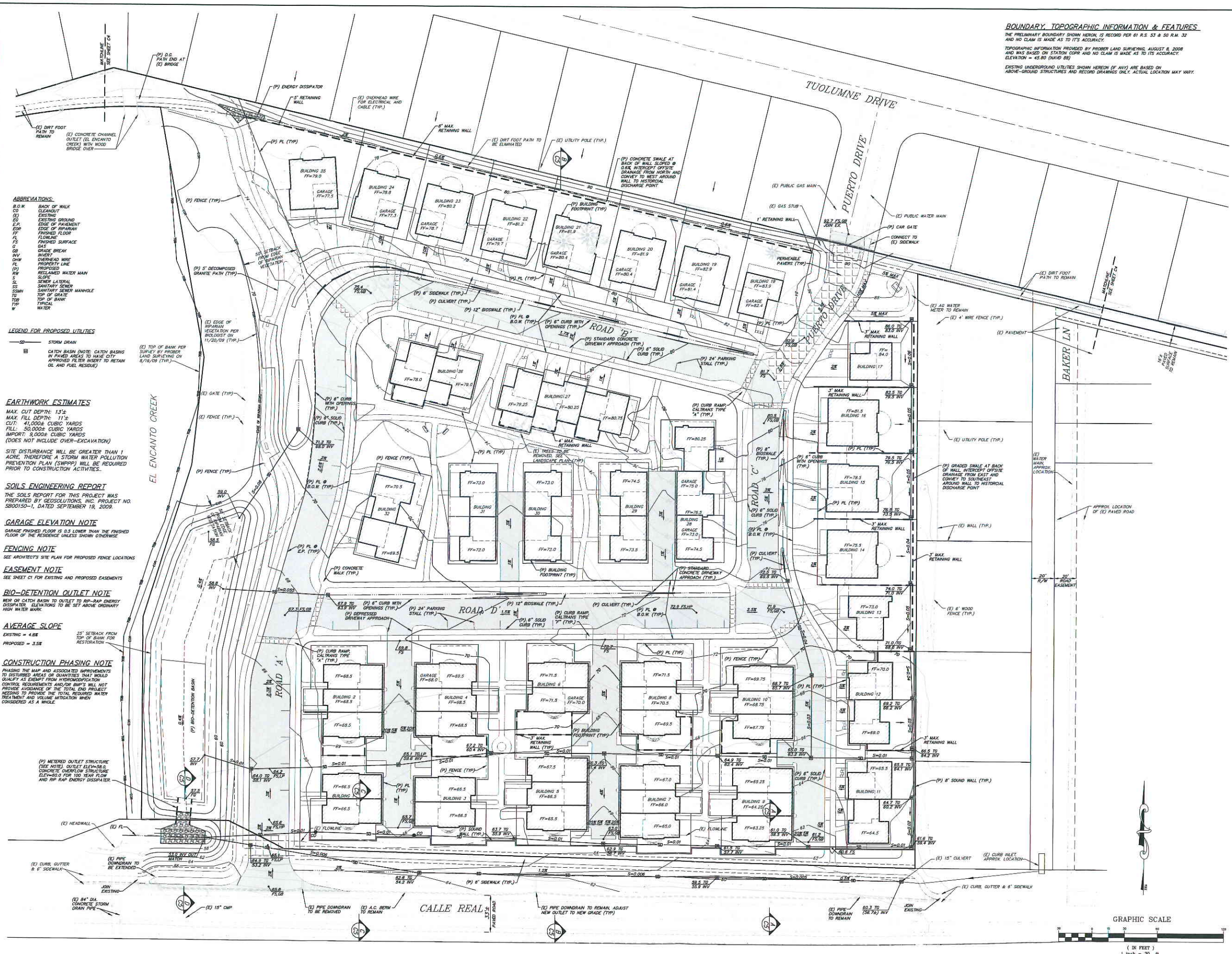


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DATE: 02/04/10
 SCALE: AS SHOWN
 DRAWN: CF/RW
 JOB NO: 11.00540
 SHEET: 11.005401tm
 OF 5 SHEETS

BOUNDARY TOPOGRAPHIC INFORMATION & FEATURES
 THE PRELIMINARY BOUNDARY SHOWN HEREON IS RECORD PER R.S. 33 & 50 R.M. 32 AND NO CLAIM IS MADE AS TO ITS ACCURACY.
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 EXISTING UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.

PRELIMINARY GRADING AND DRAINAGE PLAN
KENWOOD VILLAGE - VESTING TENTATIVE TRACT 32,049
 GOLETA, SANTA BARBARA COUNTY
 A PLANNED DEVELOPMENT



- ABBREVIATIONS:**
- B.O.W. BACK OF WALK
 - CO CLEANOUT
 - EG EXISTING GROUND
 - E.P. EDGE OF PAVEMENT
 - EP EDGE OF BRUSH
 - FF FINISHED FLOOR
 - FL FINISHED SURFACE
 - FS FINISHED SURFACE
 - GB GRADE BREAK
 - INVERT INVERT
 - OWH OVERHEAD WIRE
 - PL PROPOSED PROPERTY LINE
 - PL PROPOSED
 - RW RECLAIMED WATER MAIN
 - SL SLOPE
 - SL SANITARY LATERAL
 - SSW SANITARY SEWER
 - SSW SANITARY SEWER MANHOLE
 - TO TOP OF GRADE
 - T.B. TOP OF BANK
 - TYM TYING
 - W WATER

- LEGEND FOR PROPOSED UTILITIES**
- STORM DRAIN
 - CATCH BASIN (NOTE: CATCH BASINS IN PAVED AREAS TO HAVE OIL APPROVED FILTER HOSET TO RETAIN OIL AND FUEL RESIDUE)

EARTHWORK ESTIMATES
 MAX. CUT DEPTH: 13 1/2'
 MAX. FILL DEPTH: 11 1/2'
 CUT: 41,000± CUBIC YARDS
 FILL: 50,000± CUBIC YARDS
 IMPORT: 8,000± CUBIC YARDS
 (DOES NOT INCLUDE OVER-EXCAVATION)

SITE DISTURBANCE WILL BE GREATER THAN 1 ACRE, THEREFORE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE REQUIRED PRIOR TO CONSTRUCTION ACTIVITIES.

SOILS ENGINEERING REPORT
 THE SOILS REPORT FOR THIS PROJECT WAS PREPARED BY GEOSOLUTIONS, INC. PROJECT NO. SB00150-1, DATED SEPTEMBER 19, 2009.

GARAGE ELEVATION NOTE
 GARAGE FINISHED FLOOR IS 0.5 LOWER THAN THE FINISHED FLOOR OF THE RESIDENCE UNLESS SHOWN OTHERWISE

FENCING NOTE
 SEE ARCHITECT'S SITE PLAN FOR PROPOSED FENCE LOCATIONS

EASEMENT NOTE
 SEE SHEET C1 FOR EXISTING AND PROPOSED EASEMENTS

BIO-RETENTION OUTLET NOTE
 TOP OF CATCH BASIN TO OUTLET TO 80% BMP ENERGY DISSIPATOR. ELEVATIONS TO BE SET ABOVE ORDINARY HIGH WATER MARK.

AVERAGE SLOPE
 EXISTING = 4.8%
 PROPOSED = 3.5%
 25' SETBACK FROM TOP OF BANK FOR RESTORATION

CONSTRUCTION PHASING NOTE
 PHASING THE MAP AND ASSOCIATED IMPROVEMENTS TO DISTURBED AREAS OR QUANTITIES THAT WOULD QUALIFY AS EXEMPT FROM HYDROCARBON CONTROL REQUIREMENTS AND/OR BMP'S WILL NOT PROVIDE AVOIDANCE OF THE TOTAL END PROJECT NEEDING TO PROVIDE THE TOTAL REQUIRED WATER TREATMENT AND VOLUme MITIGATION WHICH CONSIDERED AS A WHOLE.

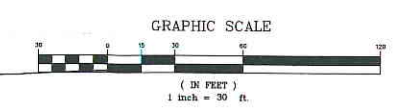
(P) METERED OUTLET STRUCTURE (SEE NOTE). OUTLET ELEV=58.6 CONCRETE OVERFLOW STRUCTURE ELEV=60.0 FOR 100 YEAR FLOW AND 80% BMP ENERGY DISSIPATOR.

land homes assoc.
 civil engineering
 land surveying

885 E. GARDEN AVENUE, SUITE 200
 GLENNDALE, CA 91201
 TEL: (626) 844-8888
 FAX: (626) 844-8889
 WWW.LANDHOMES.COM

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TRAC	11.00540.ttm
SHEET	C3
OF	5 SHEETS

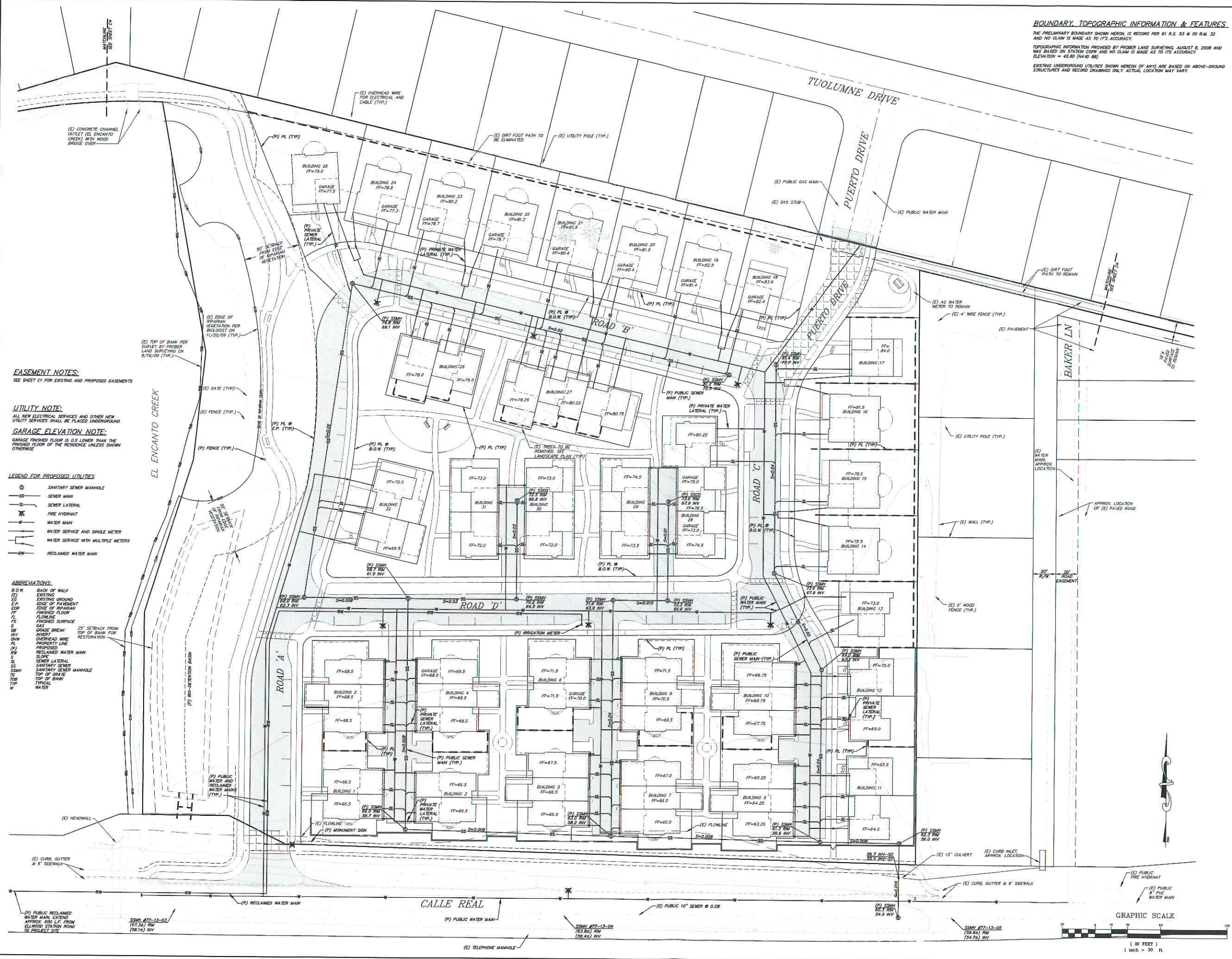


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BOUNDARY TOPOGRAPHIC INFORMATION & FEATURES

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 TOPOGRAPHIC INFORMATION PROVIDED BY PROBER LAND SURVEYING, AUGUST 8, 2008 AND WAS BASED ON STATION CORNER AND NO CLAIM IS MADE AS TO ITS ACCURACY.
 ELEVATION = 43.80 (NAVD 88)
 EXISTING UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS ONLY. ACTUAL LOCATION MAY VARY.

PRELIMINARY UTILITY PLAN
KENWOOD VILLAGE - VESTING TENTATIVE TRACT 32,049
 GOLETA, SANTA BARBARA COUNTY
 A PLANNED DEVELOPMENT



EASEMENT NOTES:
SEE SHEET C1 FOR EXISTING AND PROPOSED EASEMENTS

UTILITY NOTE:
ALL NEW ELECTRICAL SERVICES AND OTHER NEW UTILITY SERVICES SHALL BE PLACED UNDERGROUND

GARAGE ELEVATION NOTE:
GARAGE FINISHED FLOOR IS 0.5 LOWER THAN THE FINISHED FLOOR OF THE RESIDENCE UNLESS SHOWN OTHERWISE

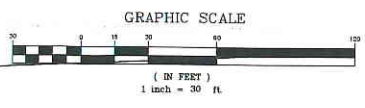
- LEGEND FOR PROPOSED UTILITIES**
- SANITARY SEWER MANHOLE
 - SEWER MAIN
 - SEWER LATERAL
 - FIRE HYDRANT
 - WATER MAIN
 - WATER SERVICE AND SINGLE METER
 - WATER SERVICE WITH MULTIPLE METERS
 - RECLAIMED WATER MAIN

- ABBREVIATIONS:**
- B.O.W. BACK OF WALK
 - EXISTING
 - E.P. EDGE OF PARAPAN
 - E.P. EDGE OF PARAPAN
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GS GAS
 - SBW 25' SETBACK FROM TOP OF BANK FOR RESTORATION
 - OWH OVERHEAD WIRE
 - PL PROPOSED PROPERTY LINE
 - PL PROPOSED RECLAIMED WATER MAIN
 - S SLOPE
 - SS SANITARY SEWER
 - SSM SANITARY SEWER MANHOLE
 - TO TOP OF GRADE
 - TOP OF BANK
 - TYP TYPICAL
 - W WATER

DATE: 02/04/10
 SCALE: AS SHOWN
 DRAWN: CF/RW
 JOB NO: 11.00540
 SHEET: 11.005401tm
 OF 5 SHEETS
C4



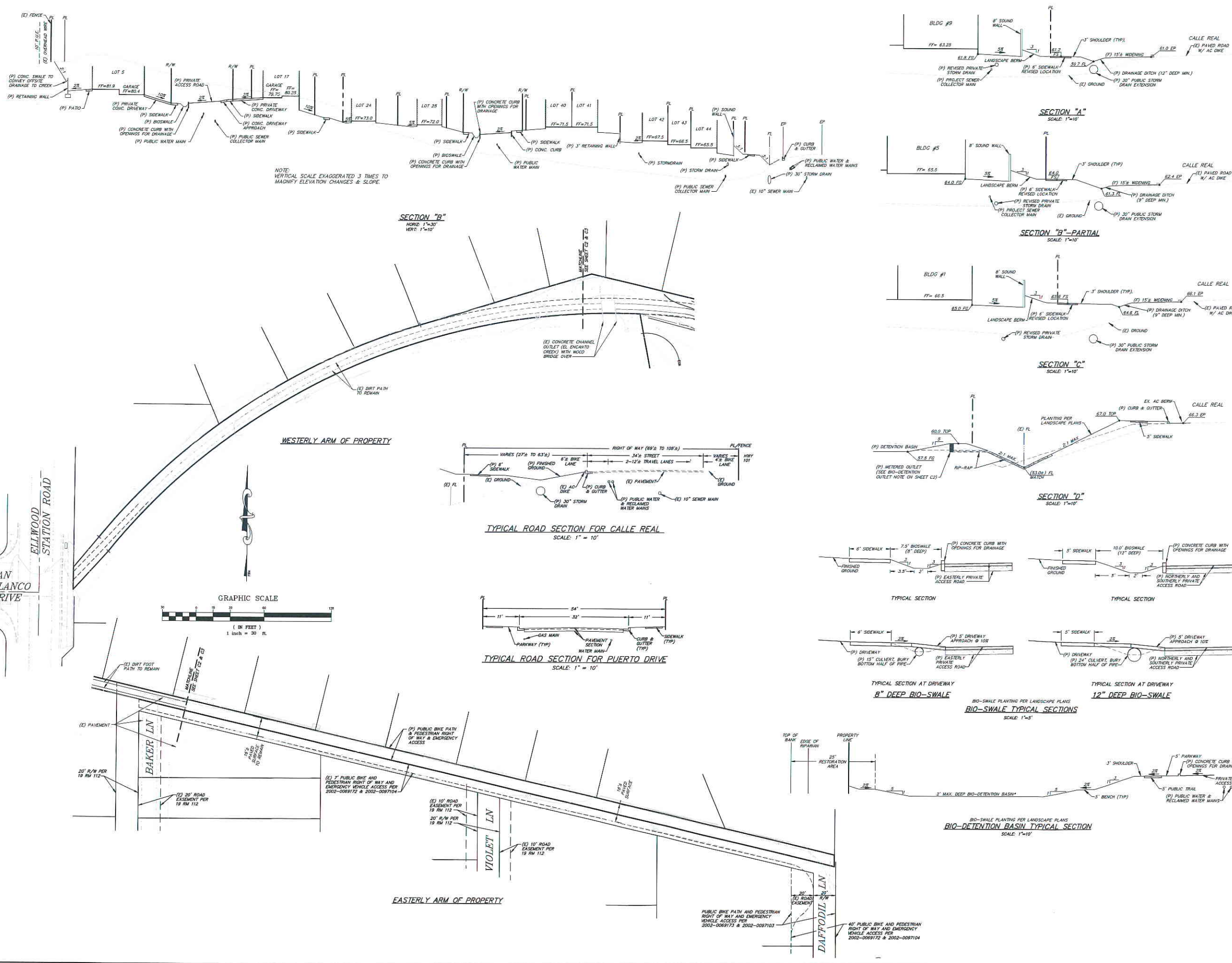
222 office suite 100
 222222222222222222
 phone (782) 22-2222
 fax (782) 22-2222
 222 south main st. suite 100
 222222222222222222
 phone (782) 22-2222
 fax (782) 22-2222
 222 north main st. suite 100
 222222222222222222
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 222 south main st. suite 100
 222222222222222222
 phone (782) 22-2222
 fax (782) 22-2222
 222 north main st. suite 100
 222222222222222222
 phone (782) 22-2222
 fax (782) 22-2222



KENWOOD VILLAGE – VESTING TENTATIVE TRACT 32,049
 FOR SINGLE FAMILY LOTS AND CONDOMINIUMS
 COLETA, SANTA BARBARA COUNTY

triad/homes assoc.
 civil engineering
 local architecture

NO.	REVISIONS	DATE
1	INCOMPLETE LETTER	
2	02/04/10	
3	AS SHOWN	
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5	11.00540	
6	11.005401tm	
7	C5	
8	5 SHEETS	



www.AES Land Development
 11270 Hill Top Drive
 Laguna Hills, CA 92653
 Tel: 714.261.1111
 Fax: 714.261.1112
 Email: info@aesland.com



- LEGEND**
- Common Open Space, 4.0 Acres, 40%
 - Private Yards, Porches and Patios 1.8 Acres, 18%
 - Structures, 1.8 Acres, 18%
 - Hardscape, 2.4 Acres, 24%
 - Public Trail Easement

Open Space Plan
07/26/2010

Kenwood Village

Calle Real
Goleta, CA

PGA

**Peikert Group
Architects, LLP**

10 East Figueroa St. Santa Barbara, CA 93101
Phone 805 963 8283 Fax 805 963 8283
www.peikertgroup.com



Parking Exhibit

09/09/2010

Kenwood Village

Calle Real
Goleta, CA



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Kenwood Village
Goleta, California

Photo Simulations
Looking West on Calle Real



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Kenwood Village
Goleta, California

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Looking East on Calle Real



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City of Goleta
Planning & Environmental Svcs.

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Scheme 1 - Tan

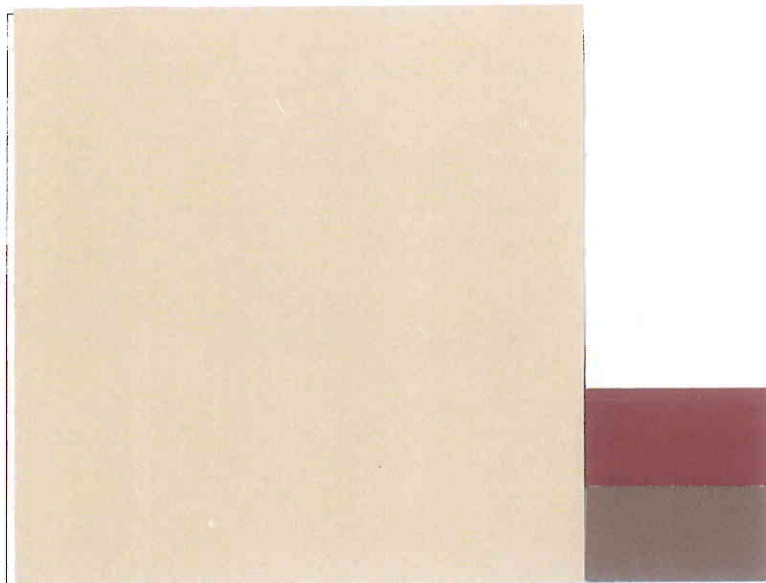


Scheme 2 - Brown



Scheme 3 - Light Green

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Field
 Pale Beach DE6199

Trim
 Modern Ivory DE6197

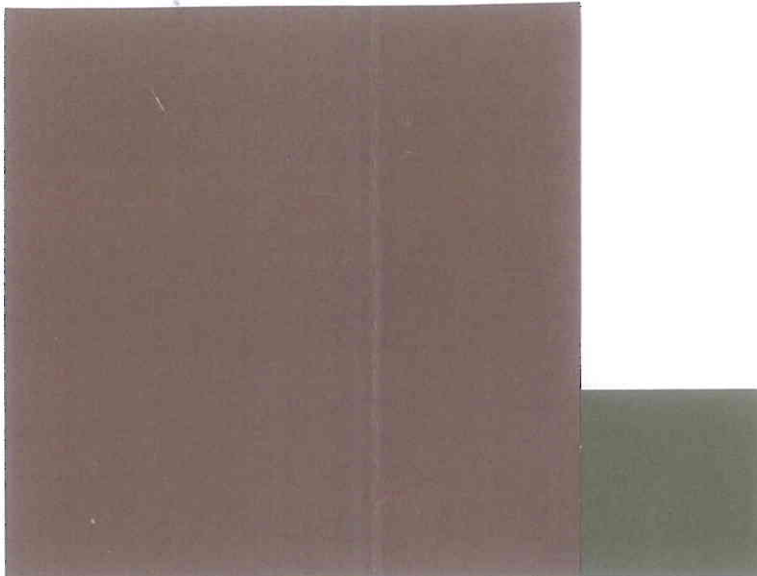
Note: All paint colors are Dunn
 Edwards

Doors, Awnings, Shutters
 Spiced Berry DEA149

Garage Door
 Bannister Brown



Asphalt Shingle Roof
 CertainTeed Landmark Series
 Weathered Wood



Field
 Banister Brown DE6069

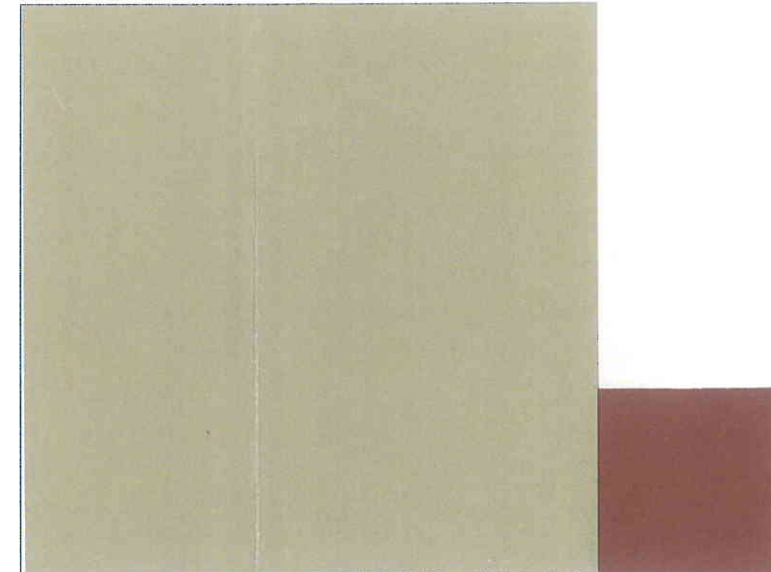
Trim
 Windmill DE6064

Note: All paint colors are Dunn
 Edwards

Door, Awnings, Shutters
 Aged Jade DE6245



Asphalt Shingle Roof
 CertainTeed Landmark Series
 Weathered Wood



Field
 Northgate Green DE6235

Trim
 Abstract White DE6232

Note: All paint colors are Dunn
 Edwards

Door, Awnings, Shutters
 Red Hook DE6091



Asphalt Shingle Roof
 CertainTeed Landmark Series
 Heather Blend



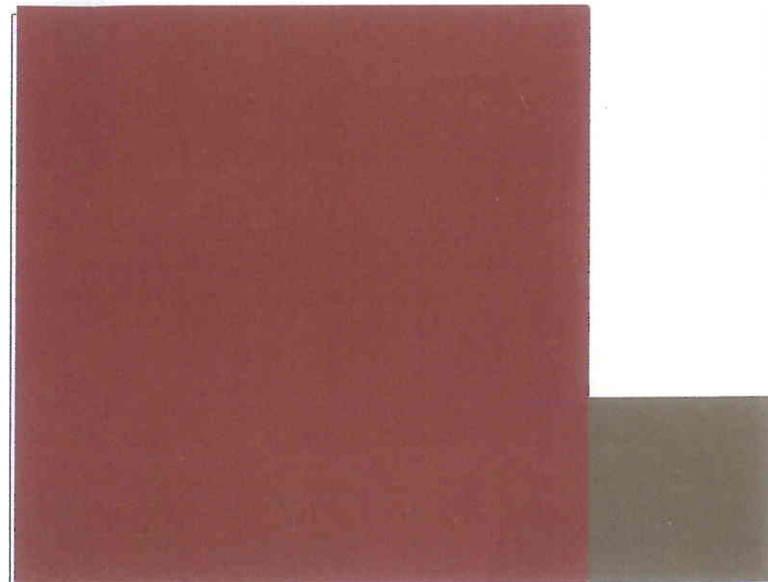
Scheme 4 - Red Scheme



Scheme 5 - Cream



Scheme 6 - Dark Green Scheme



Field
Cherry Cola DEA156

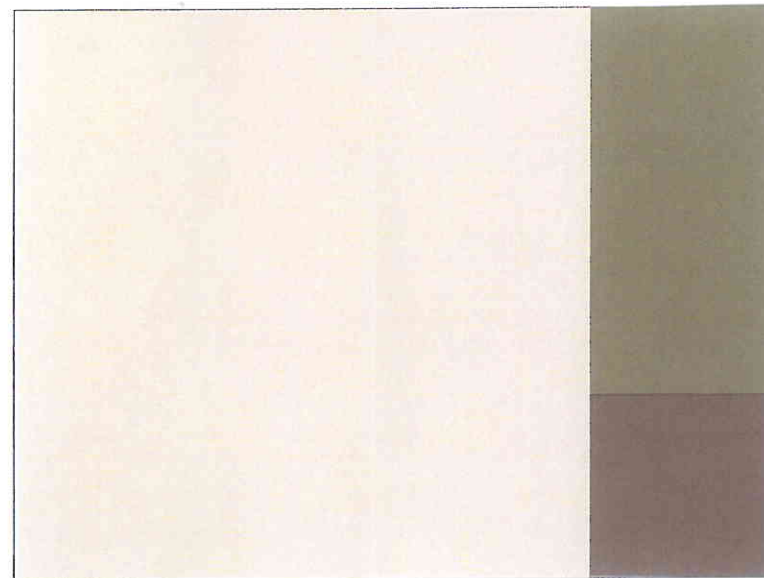
Trim
Modern Ivory DE6197

Note: All paint colors are
Dunn Edwards

Door, Awnings, Shutters
Ancient Earth DE6217



Asphalt Shingle Roof
CertainTeed Landmark Series
Thunderstorm Gray



Field
Cream Wave DE6198

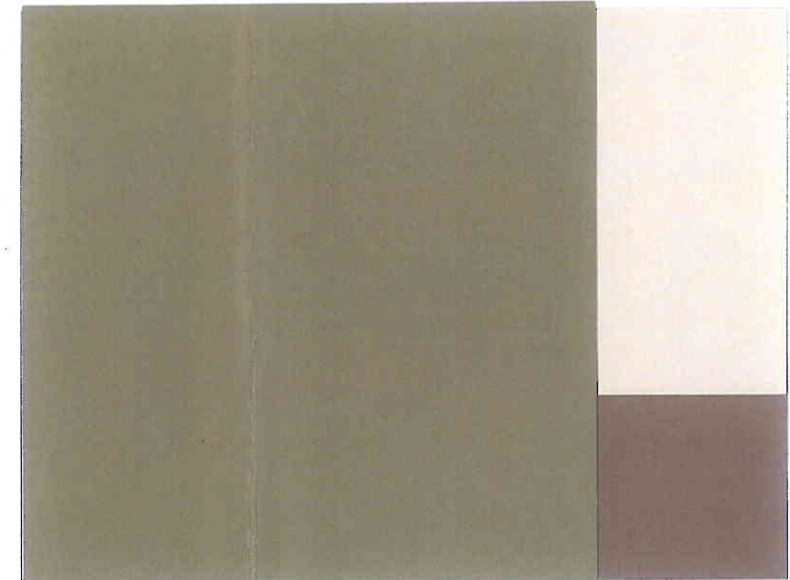
Trim
Mission Trail DE6223

Note: All paint colors are
Dunn Edwards

Door, Awnings, Shutters
Bannister Brown DE6069



Asphalt Shingle Roof
CertainTeed Landmark Series
Heather Blend



Field
Mission Trail DE6223

Trim
Cream Wave DE6198

Note: All paint colors are
Dunn Edwards

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Asphalt Shingle Roof
CertainTeed Landmark Series
Weathered Wood

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City of Goleta
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Color Board, Schemes 4, 5, 6

02/4/2010

Kenwood Village

Calle Real
Goleta, CA

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