CONCEPT PLANT PALETTE

Ornamental Trees

Canary Palm	Washingtonia robusta
Canary Palm	Phoenix canariensis
New Zealand Christmas tree	Metrosideros excelsus
Queen palm	Syagrus romanzoffianum
Senegal Date Palm	Phoenix reclinata

Agave	Agave
Aloe	Aloe ssp.
Asparagus Fern	Asparagus sprengeri
Australian Rosemary	Westringia rosmariniformis
Bird of Paradise	Strelitzia reginae
Blue Chalk Sticks	Senecio mandraliscae
Bottle Tree	Brachychiton rupestris
Bougainvillea	Bougainvillea species
California Lilac	Ceanothus ssp.
Cotoneaster	Cotoneaster ssp.
Creeping Fig	Ficus pumila 'minima'
Cup of Gold Vine	Solanum wendlandii
Dracaena	Dracaena ssp.
Dwarf Plumbago	Ceratostigma plumbaginoides
Euphorbia ingens	Euphorbia ingens
Flax	Phormium ssp.
Grape Ivy	Cissus rhombifolia
Hibiscus	Hibiscus rosa-sinensis
Jasmine	Jasminum ssp.
Lady Palm	Rhapis excelsa
Lantana	Lantana ssp.
Lavender Starflower	Grewia occidentalis

Perimeter Screening

Silver Wattle	Acacia dealbata
Black Acacia	Acacia melanoxylon
Monterey Cypress	Cupressus macrocarpa
Catalina Ironwood	Lyonothamnus floribundus
California Sycamore	Platanus racemosa
Coast Live Oak	Quercus agrifolia
California Bay	Umbellularia californica

Agave	Agave ssp.
California Lilac	Ceanothus ssp.
Grevillea	Grevillea ssp.
Toyon	Heteromeles arbutifolia
Sweet Bay	Laurus nobilis
Little Ollie Olive	Olea 'Little Ollie'
Oleander	Nerium oleander
Mexican Rose	Pittosporum undulatum
Catalina Cherry	Prunus lyonii
Lemonade Berry	Rhus integrifolia
Sugarbush	Rhus ovata
White Sage	Salvia apiana
Purple Sage	Salvia leucophylla

Golf Course Turf

Jacaranda	Jacaranda mimosifolia
Cupressus macrocarpa	Monterey Cypress
Aleppo Pine	Pinus halepensis
Afghan Pine	Pinus eldarica
Southern Live Oak	Quercus virginiana

Golf Course Water Features

Lily of the Nile	Agapanthus ssp.
Natal Plum	Carissa ssp.
Philodendron selloum	Heart Leaf philodendron
Potato Vine	Solanum jasminoides
Pygmy Date Palm	Phoenix roebellini
Rosemary	Rosmarinus ssp.
Sweet Olive	Osmanthus fragrans
Trumpet Vine	Distictis ssp.
Windmill Palm	Trachycarpus fortunei

Riparian Edge

New Zealand Christmas tree	Metrosideros excelsus
Cork Oak	Quercus suber

California Fuchsia	Zauschneria californica
Carex	Carex ssp.
Chaparral Penstemon	Keckiella cordifolia
Fuchsia flowered gooseberry	Ribes speciosum
Santa Barbara Honeysuckle	Lonicera subspicata var. subspicata
Scrophs	Scrophs ssp.
Yarrow	Achillea ssp.

Emergent Plants

Carex	Carex ssp.
Spike Rush	Eleocharis ssp.
Meadowfoil Rush	Equisetum ssp.
Juncus	Juncus ssp.
Bulrush	Schoenoplectus ssp.

Aloe	Aloe ssp.
Natal Plum	Carissa ssp.
Grape Ivy	Cissus rhombifolia
Cotoneaster	Cotoneaster ssp.
Lantana	Lantana ssp.
Flax	Phormium ssp.
Rosemary	Rosmarinus ssp.
Blue Chalk Sticks	Senecio mandraliscae
Bird of Paradise	Strelitzia reginae

Approximate Maximum Trees

Lemon Gum	Eucalyptus citriodora
Red Flowered Gum	Eucalyptus ficifolia
Sky Oak	Grevillea robusta
Prickly Paperbark	Melaleuca nypophilioides
Aleppo Pine	Pinus halepensis
Italian Stone Pine	Pinus pinea
Holly Oak	Quercus ilex
Southern Live Oak	Quercus virginiana
Mesa Oak	Quercus tomentella

LEGEND

1 OLD COAST HIGHWAY FRONTAGE
- A. Infill trees and shrubs to provide visual buffer between vehicles and golf course and a physical buffer for errant golf balls
- B. Add berming with fencing on top along we e end to control errant play
- C. Re-align fencing to property line as necessary

2 NORTH AND WEST PERIMETER
- A. Pull turf back from property lines to allow shrub planting to screen chain link fencing.
- B. Infill understory planting.

3 WATERSHED ENHANCEMENT
- A. Restore indigenous cultivars. Restore natural appearance to water courses. Manage storm flows with check dams and sensitive basins. Enhance water quality and environmental value with native species plantings and incorporate bio-filtration and infiltration media.
- B. Control sediment by installing settling basins at the beginning of our watershed where storm water leaves the site from neighboring properties.

4 PEDESTRIAN AND GOLF CART CIRCULATION
- A. Trellis and heavy timber and Monterey residence bridge spanning ephemeral stream.
- B. New concrete cart path limited to cross around tee and green to reduce impermeable area and improve course appearance.

5 GOLF WATER HAZARD
Serves to steer golf play away from Old Coast highway.
Enhances visual enhance. Remodel personal pace walk in lowest lying portion of course.
Creates an opportunity to mask traffic noise with white noise from recirculating water features.

6 ENTRY DRIVE
The entry drive experience is enhanced with new hardscaping, or constructed guardrails, and stone columns with accent plantings.
A portion of the entry drive will be reconfigured to capture the spectacular vistas to the south and create views of the iconic tower while approaching the clubhouse. Stone columns and enhanced hardscaping will create a stronger sense of arrival.

7 EXISTING DRIVE TO BE REMOVED

8 NEW COURSE MAINTENANCE FACILITY
The existing maintenance building complex will be removed. A new maintenance facility will be constructed at the existing maintenance staging and storage area.

9 TURF OVERFLOW PARKING
Existing gravel overflow parking will be replaced with turf irrigated with reclaimed water.

10 EXISTING PARKING TO BE REMOVED
Existing gate to be replaced with fencing and screen shrubs

11 RECONFIGURE PARKING AROUND NEW GOLF LAYOUT

12 RELOCATED TENNIS COMPLEX
Pool house remains, pro shop, lockers, and restrooms
Cart storage and maintenance beneath one room.

13 GOLF CART STAGING PLAZA

14 EXISTING MAINTENANCE FACILITY TO BE RELOCATED

15 EXISTING CART PATHS AND MAINTENANCE ROADS TO BE REDUCED OR REMOVED

16 EXISTING TREES TO REMAIN

17 EXISTING TREES TO BE REMOVED

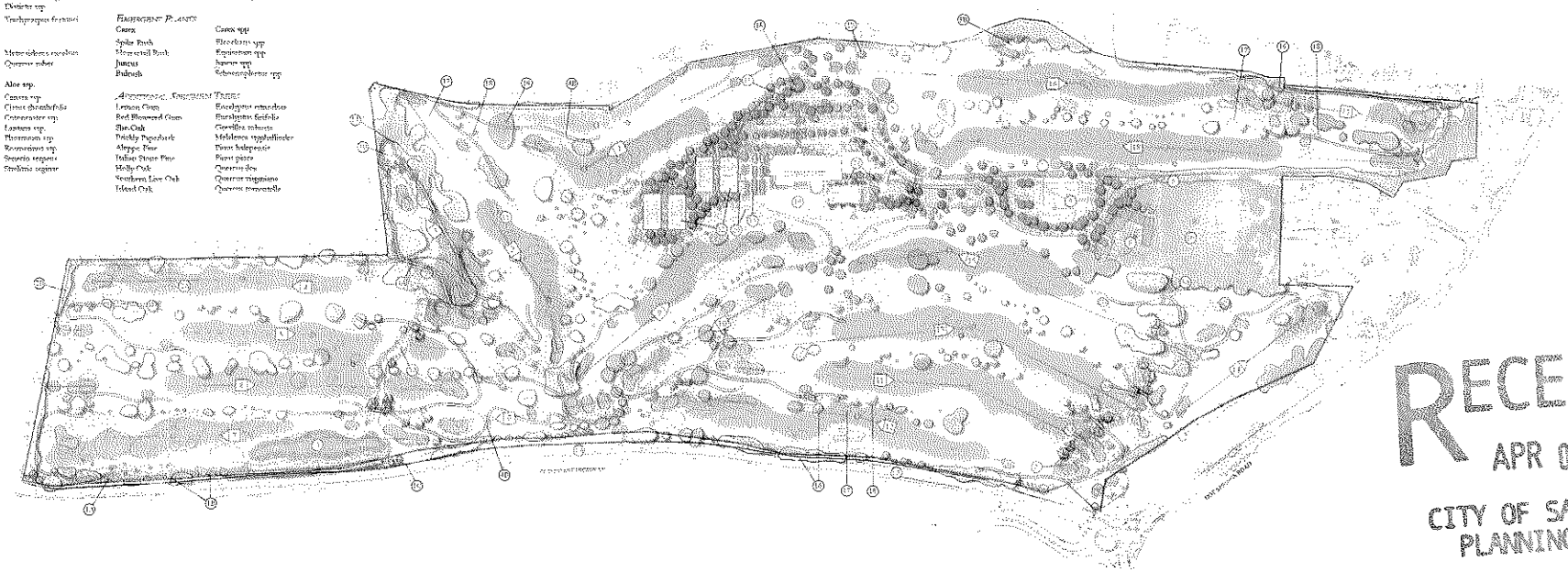
18 PROPOSED NEW TREES

19 EVENT LAWN

20 NEW GOLF PRO SHOP AND PRACTICE GREEN

21 RECONFIGURED ENTRY WALK AND POOL DECK

EXHIBIT A



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CITY OF SANTA BARBARA
PLANNING DIVISION

PROJECT CONSULTANTS

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Nicklaus Design, Chris Wilson, Designer
Bob Cowan, Nicklaus Landscapes

Landscape Architect:
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George W. Girvin
Bill Hornsby

Project Architect:
Van Hoy Architecture
David Van Hoy

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Hedy Rodgers
Gregory Tyler

Arborist:
Duke McIlvaine

Biologist:
Mesa Associates
Larry West

Cultural Consultant:
Greg Wilkinson

Permitting and Planning Services:
Suzanne Elledge Permitting & Planning Services
Steve Wilson

MONTECITO COUNTRY CLUB

CONCEPTUAL MASTER PLAN
OVERALL SITE PLAN

JULY 25, 2008
REVISED OCTOBER 24, 2008
REVISED FEBRUARY 13, 2009
REVISED APRIL 1, 2009

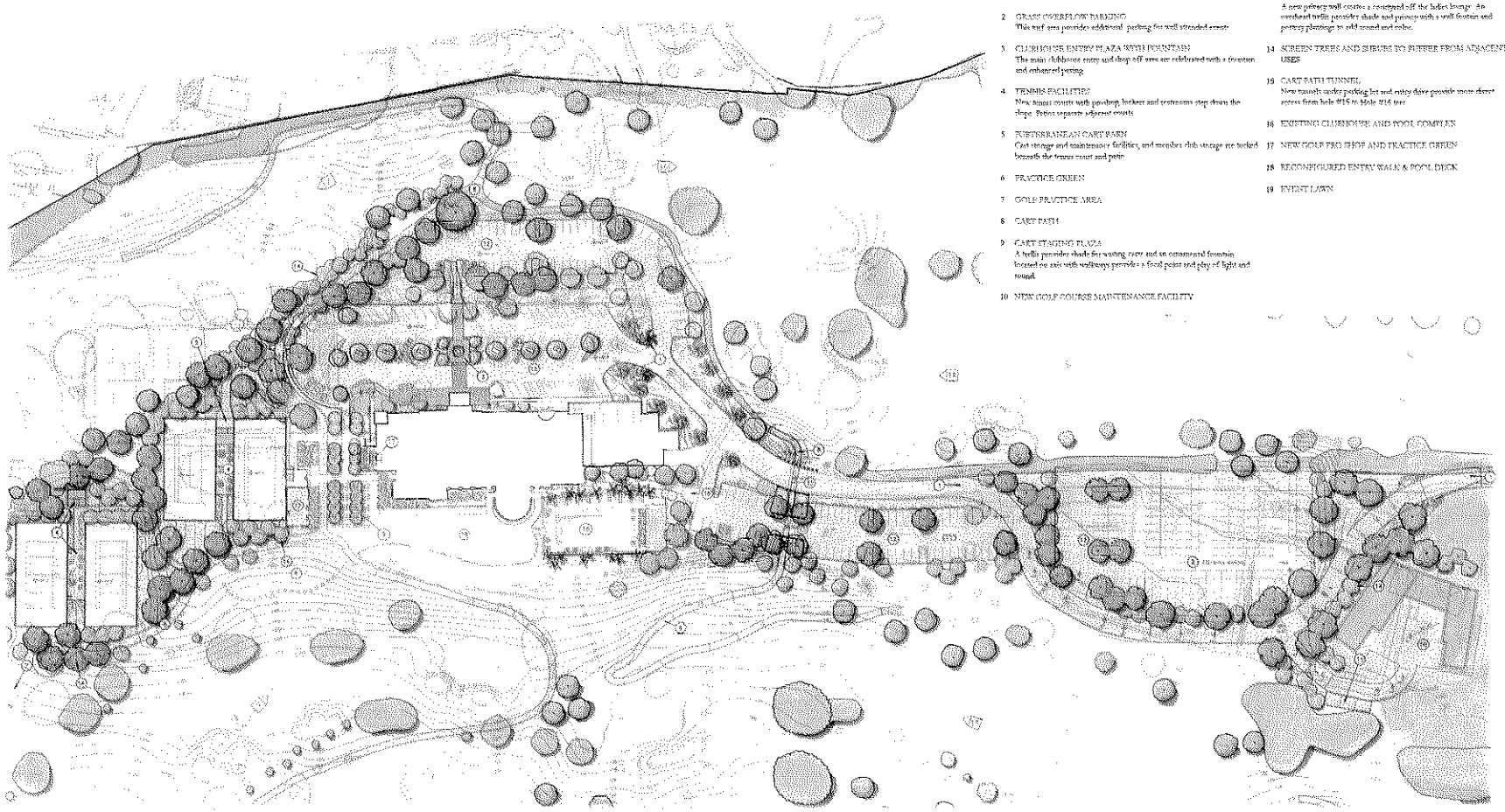
NORTH

-75' 0 75' 150' 300' 600

SCALE: 1"=150'-0"

SHEET LC1

GEORGE W. GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS



LEGEND

1 ENTRY ROAD REALIGNMENT
The entry drive will be reconfigured to capture the spectacular vistas to the south and create views of the iconic tower while approaching the clubhouse. Stone enhance and enhanced landscaping will create a stronger sense of arrival.

2 GRASS OVERFLOW PARKING
This turf area provides additional parking for well attended events

3 CLUBHOUSE ENTRY PLAZA WITH FOUNTAIN
The main clubhouse entry and drop off area are celebrated with a fountain and enhanced paving

4 TENNIS FACILITIES
New tennis courts with pavilion, lockers and restrooms step down the slope. Patios separate adjacent courts

5 SUBTERRANEAN CART BARN
Cart storage and maintenance facilities, and member club storage are tucked beneath the tennis court and patio

6 PRACTICE GREEN

7 GOLF PRACTICE AREA

8 CART PATH

9 CART STAGING PLAZA
A trellis provides shade for waiting carts and an ornamental fountain located on axis with walkways provides a focal point and play of light and sound.

10 NEW GOLF COURSE MAINTENANCE FACILITY

11 BULK MATERIAL STORAGE BINS

12 PAVED PARKING

13 LADIES LOUNGE COURTYARD
A new privacy wall creates a courtyard off the ladies lounge. An overhead trellis provides shade and privacy with a wall fountain and pottery plantings to add sound and color.

14 SCREEN TREES AND SHRUBS TO BUFFER FROM ADJACENT USES

15 CART BATH TUNNEL
New tunnels under parking lot and entry drive provide more direct access from hole #15 to Hole #16 tee

16 EXISTING CLUBHOUSE AND POOL COMPLEX

17 NEW GOLF PRO SHOP AND PRACTICE GREEN

18 RECONFIGURED ENTRY WALK & POOL DECK

19 EVENT LAWN

PROJECT CONSULTANTS

Course Designer:
Muldoon Design, Chris Muldoon, Designer
Bob Greene, Muldoon Landscapes

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George W. Glenn
Bill Brawley

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Holly Sedgwick
Geoffrey Soto

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Dale Mellmann

Surveyors:
Hunt & Associates
Larry Hunt

Golf Consultant:
Greg Nilsson

Engineering and Financial Services:
Gerstner Hodge Financial & Planning Services
Gerry Gerstner

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LANDSCAPE ARCHITECTS

MONTECITO
COUNTRY CLUB

CONCEPTUAL MASTER PLAN
OVERALL SITE PLAN

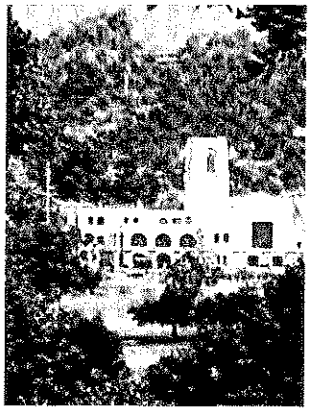
JULY 25, 2008
REVISED OCTOBER 24, 2008
REVISED FEBRUARY 13, 2009
REVISED APRIL 1, 2009

NORTH

-25' 0 25' 50' 100' 200

SCALE: 1"=50'-0"

SHEET LC2



Montecito Country Club

920 Summit Road
Santa Barbara, CA
93108 USA

DART submittal 02.17.2009

Project Information

Owner	Montecito Country Club	
Project Address	920 Summit Road Santa Barbara, CA 93108	
Assessor's Parcel Numbers	009-310-001 009-310-002 009-310-003 009-310-004 009-310-005 009-310-006 009-310-007 009-310-008 009-310-009 009-310-010 009-310-011 009-310-012 009-310-013	
Zone	A-2/S-D-3	
General Plan Neighborhood	Riviera, Foothills, Mid	
Project area	Approx. 117.75 Acres	
Setbacks		
Front yard	40 feet	
Interior yard	20 feet	
Parking	400 (Full by distribution)	
Required	400	
Proposed	400	
Bicycle Parking	Covered	10
	Uncovered	4
Number of Residential Units	0 - no change	
Slope of Property	10%	
Grading	500 CY	
Code Compliance	2007 California Building Code 2007 California Mechanical Code 2007 California Plumbing Code 2007 California Electrical Code 2007 California Fire Protection Code 2007 City of Santa Barbara Code Amendments	

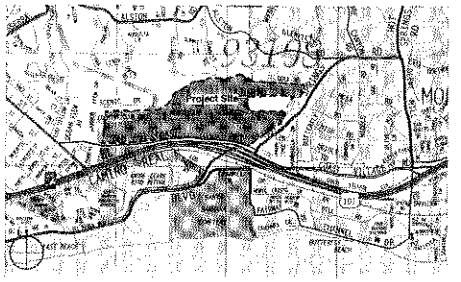
Existing Lot Coverage

Buildings	34,426 s.f.	0.71%
Hardscape	110,985 s.f.	2.28%
Landscaping	4,711,588 s.f.	97.01%
Total	4,857,000 s.f.	100%

Proposed Lot Coverage

Buildings	30,678 s.f.	0.63%
Hardscape	163,434 s.f.	3.36%
Landscaping	4,663,547 s.f.	96.00%
Total	4,857,000 s.f.	100%

Vicinity Map



Project Description

Montecito Country Club project includes renovation and upgrade of the existing historically significant clubhouse. Additional program elements on-site include a golf cart storage facility, swimming pool, pool cabana, four tennis courts, tennis pro shop, golf pro shop, maintenance building. Renovation and new construction of golf course, landscape, and hardscape.

Scope of Work

Demolition of existing tennis courts, tennis support building, cart barn, and maintenance buildings. Renovation of existing clubhouse. New construction of tennis courts, tennis pro shop, golf pro shop, maintenance building. Renovation and new construction of golf course, landscape, and hardscape.

Sheet Index

general

Cover	Vicinity Map, Project Info, Consultant List
A0.0	Building Statistics

civil

C.1	Title Sheet
C.2	Grading & Drainage/Surveyor's Notes
C.3	Grading & Drainage
C.4	Grading & Drainage
C.5	Grading & Drainage
C.6	Grading & Drainage
C.7	Grading & Drainage
C.8	Grading Sections
C.9	Existing Utilities
C.10	Proposed Utilities
C.11	Proposed Utilities
C.12	Sections & Details
C.13	Site Exhibit and Statistics
C.14	Parking and Accessibility
C.15	Parking and Accessibility
C.16	Parking and Accessibility

landscape

L1	Existing Trees
L2	Existing Trees to be Removed
L3	Existing Trees to be Relocated
L4	Saved, Relocated & Proposed New Trees
L5	Tree Disposition Table
L6	Tree Disposition Table
L7	Tree Disposition Table and Specifications
L8	Conceptual Sections
L9	Conceptual Creek Restoration Plans

architectural

A0.0	Project Info
A1.0	Measure E
A1.1	Proposed Site Plan
A1.2	Partial Site Plan - Proposed Structures/Setbacks
A1.3	Partial Site Plan - Parking
A1.4	Partial Site Plan - Clubhouse
A2.1	Existing Clubhouse Lower Level Plan
A2.2	Existing Clubhouse Main Level Plan
A2.3	Existing Clubhouse Upper Level Plan
A2.4	Proposed Cart Barn Level Plan
A2.5	Proposed Lower Level Plan
A2.6	Proposed Main Level Plan
A2.7	Proposed Upper Level plan
A2.8	Proposed Roof Plan
A2.9	Maintenance Building Plan
A3.1	Clubhouse South Elevations
A3.2	Clubhouse West Elevations
A3.2-1	Clubhouse West Elevations
A3.3	Clubhouse North Elevation
A3.4	Clubhouse East Elevations
A3.5	Golf Pro Shop Elevations
A3.6	Tennis Pro Shop Elevations
A3.7	Maintenance Building Elevations

Project Team

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Clubhouse Statistics

Description

Assessor's Parcel Number		015-300-001	
Gross parcel area		56.505 Acres	
Number of Occupiable Levels		4 (Upper Level, Floor	no change
Floor Area Gross			
Lower Level		12,794 sq.ft.	no change
Main Level		24,474 sq. ft	no change
Upper Level		6,363 sq.ft.	no change
Total		**43,631 sq.ft.**	no change
Floor Area Net			
Lower Level		12,770 sq.ft.	no change
Main Level		24,470 sq.ft.	no change
Upper Level		4,240 sq.ft.	no change
Total		**43,480 sq.ft.**	no change
Footprint		24,474 sq.ft.	no change
Type of construction		V-B, automatic fire alarm system	
Occupancies	A-3	Restaurant, Banquet Hall	
	B	Offices, Meeting Rooms, Lockers, Corporate	
		Events with occupancy less than 50	
	R-1	Dwellings	
	S-2	Low hazard storage for approximately 50 vehicles	

Cart Barn Statistics

New Construction

Assessor's Parcel Number		015-300-001
Gross parcel area		56.505 Acres
Floor Area Gross		
Vehicle Parking		7,000 sq.ft.
Remaining		2,647 sq.ft.
Total		**9,647 sq.ft.**
Floor Area Net		
Vehicle Parking		6,455 sq.ft.
Remaining		2,952 sq.ft.
Total		**9,407 sq.ft.**
Footprint		9,647 sq.ft.
Type of construction		V-B, automatic fire alarm system
Occupancies	B	Cart Barn Office, Golf Club Shop
	S-1	Bag Stand Cart, Golf Bags, General Storage
	U-2	Cart Parking

Maintenance Building Statistics

New Construction

Assessor's Parcel Number		015-300-001
Zone		A-OS-D-3
Gross parcel area		0.775 Acres
Floor Area Gross		8,370 sq.ft.
Floor Area Net		7,771 sq.ft.
Type of construction		V-B, automatic fire alarm system
Occupancies	B	Offices, Library, Lounge Room, Beer/Wine Room, Kitchen
	S-2	Pesticide, Irrigation, Grass Seed, Mechanical Equipment Storage
	R-1	Bunkhouse Living, Life, Dwelling Rooms
	H-5	Outdoor Storage
	H-6	Chemicals and Fertilizer Storage

Golf Pro Shop Statistics

Assessor's Parcel Number		015-300-001	
Gross parcel area		56.505 Acres	
Floor Area Gross		1,360 sq.ft.	
Floor Area Net		1,294 sq.ft.	
Footprint		1,294 sq.ft.	outside restroom footprint
Type of construction		V-B, automatic fire alarm system	
Occupancies	B	Office, Pitching Room	
	M	Golf Shop	

Tennis Pro Shop Statistics

New Construction

Assessor's Parcel Number		015-300-001
Gross parcel area		56.505 Acres
Floor Area Gross		592 sq.ft.
Floor Area Net		580 sq.ft.
Footprint		592 sq.ft.
Type of construction		V-B, automatic fire alarm system
Occupancies	B	Restrooms
	M	Tennis Shop

Other Remaining Building Statistics

Comfort Station 1 (no changes)

Assessor's Parcel Number		015-300-001
Gross parcel area		56.505 Acres
Floor Area Gross		420 sq.ft.
Floor Area Net		380 sq.ft.
Footprint		420 sq.ft.
Type of construction		V-B, unsprinklered
Occupancy	B	Restrooms

Comfort Station 2 (no changes)

Assessor's Parcel Number		015-300-001
Gross parcel area		56.505 Acres
Floor Area Gross		420 sq.ft.
Floor Area Net		380 sq.ft.
Footprint		420 sq.ft.
Type of construction		V-B, unsprinklered
Occupancy	B	Restrooms

Demolished Building Statistics

(E) Cart Barn

Assessor's Parcel Number	015-300-001
Gross parcel area	56.505 Acres
Floor Area Gross	
Storage Shed	7,555 sq.ft.
Vehicle Parking	5,955 sq.ft.
Total	13,510 sq.ft.
Floor Area Net	
Storage Shed	6,012 sq.ft.
Vehicle Parking	5,486 sq.ft.
Total	11,498 sq.ft.
Footprint	7,309 sq.ft.

(E) Tennis Support

Assessor's Parcel Number	015-300-001
Gross parcel area	56.505 Acres
Floor Area Gross	686 sq.ft.
Floor Area Net	658 sq.ft.
Footprint	686 sq.ft.

(E) Maintenance Building

Assessor's Parcel Number	015-300-001
Gross parcel area	0.775 Acres
Floor Area Gross	4,743 sq.ft.
Floor Area Net	4,211 sq.ft.
Footprint	4,743 sq.ft.

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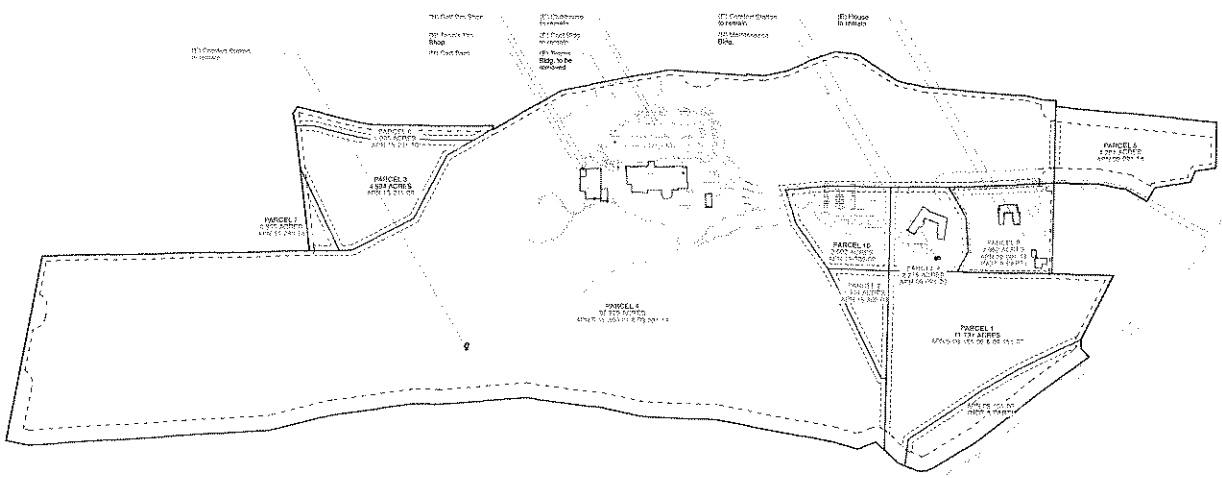
Project Information

A0.0

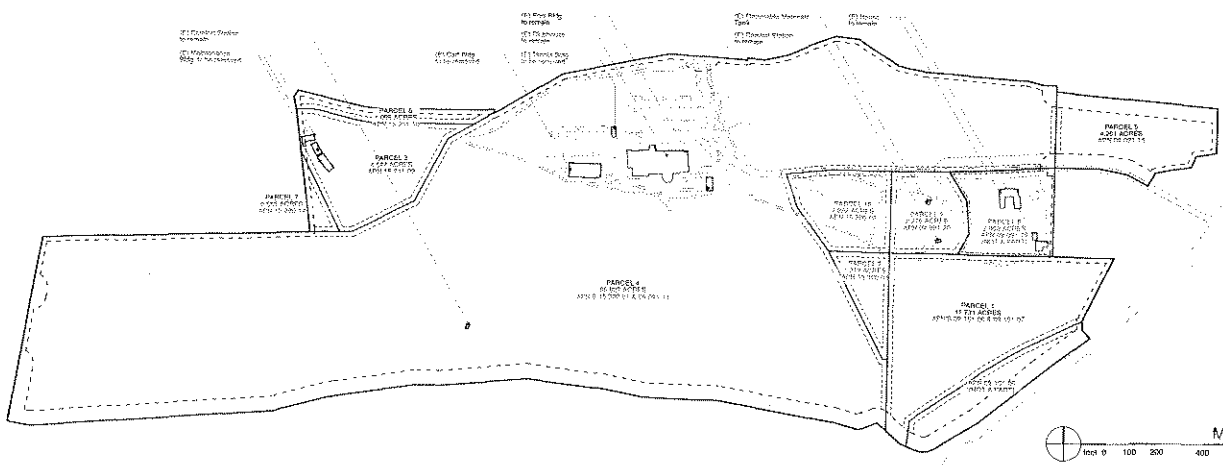
DART submittal 02.06.2008



Measure E - Existing and Proposed (2)

feet 0 100 200 400

Notes:
1. Land Use Zone : A-2/S-D-3
2. Site plan with new road, parking, and new and existing buildings to remain



Measure E - Existing (1)

feet 0 100 200 400

Notes:
1. Land Use Zone : A-2/S-D-3
2. Site plan with existing road, buildings and parking

Project Area

PARCEL 1 11.731 ACRES
PARCEL 2 1.319 ACRES
PARCEL 3 4.594 ACRES
PARCEL 4 85.820 ACRES
PARCEL 5 4.261 ACRES
PARCEL 6 1.095 ACRES
PARCEL 7 0.556 ACRES
PARCEL 8 2.962 ACRES
PARCEL 9 7.276 ACRES
PARCEL 10 2.892 ACRES

Total Project Area : 111.73 ACRES

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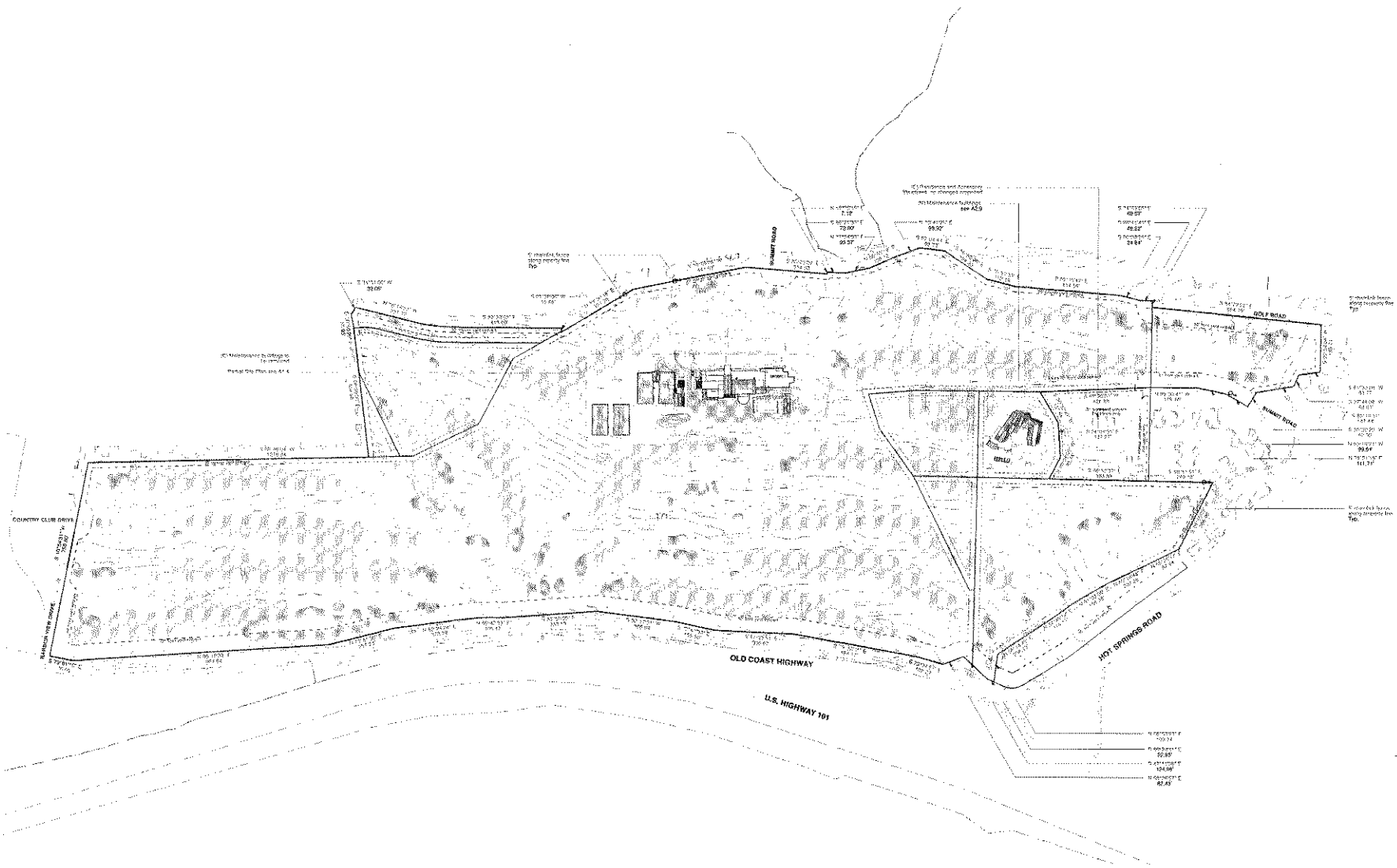
Measure E

A1.0

DART submittal 02.06.2009



Overall Site Plan 1

feet 0 75 150 300

Notes:

1. See A1.0 for parcel specific information, and Measure C breakdown
2. See Civil drawings for grading and drainage
3. See Landscape drawings for planting and tree protection
4. Project directory, including map and folder of all units on site. Visit the project at the entrance of the property

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Proposed Site Plan

A1.1

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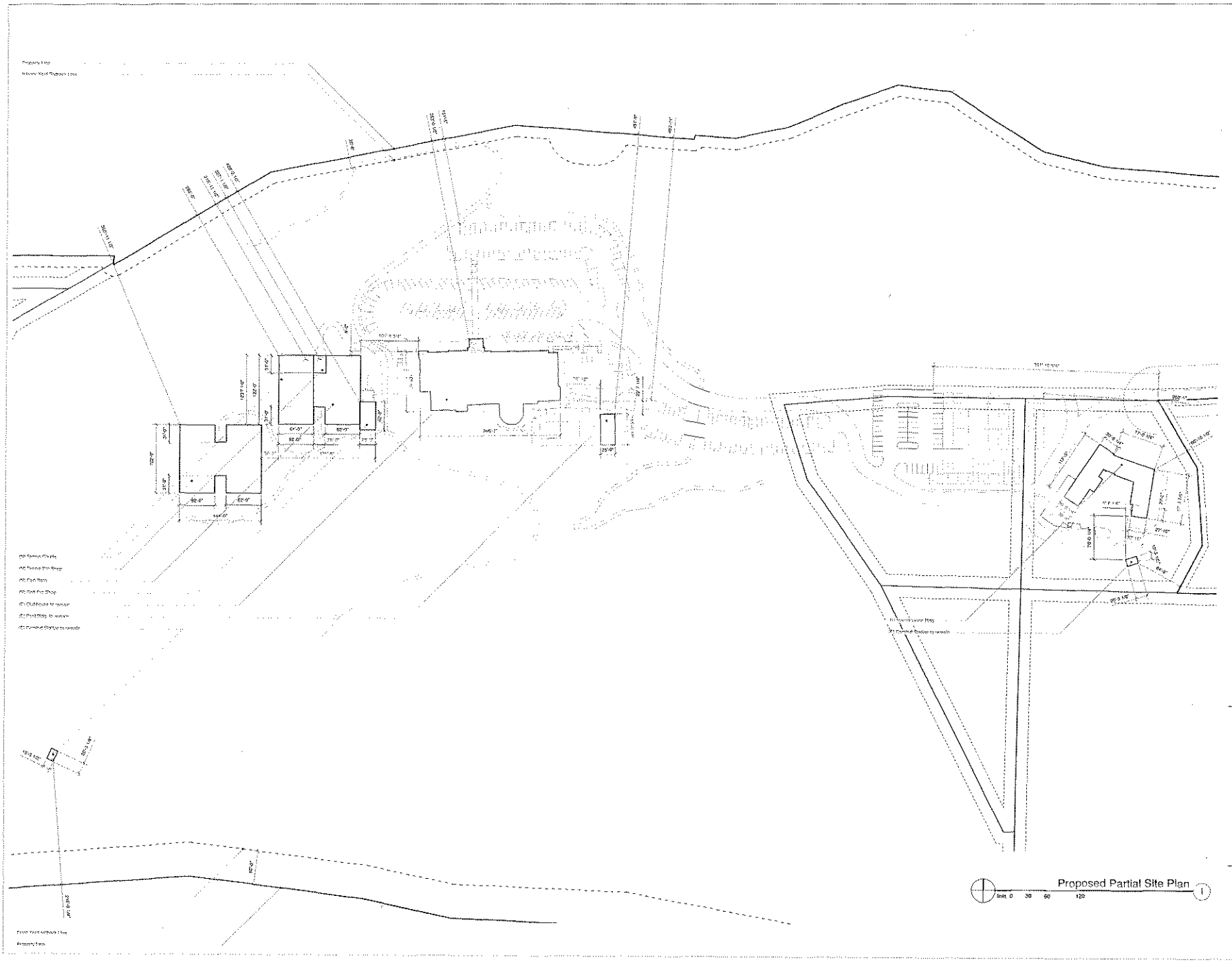

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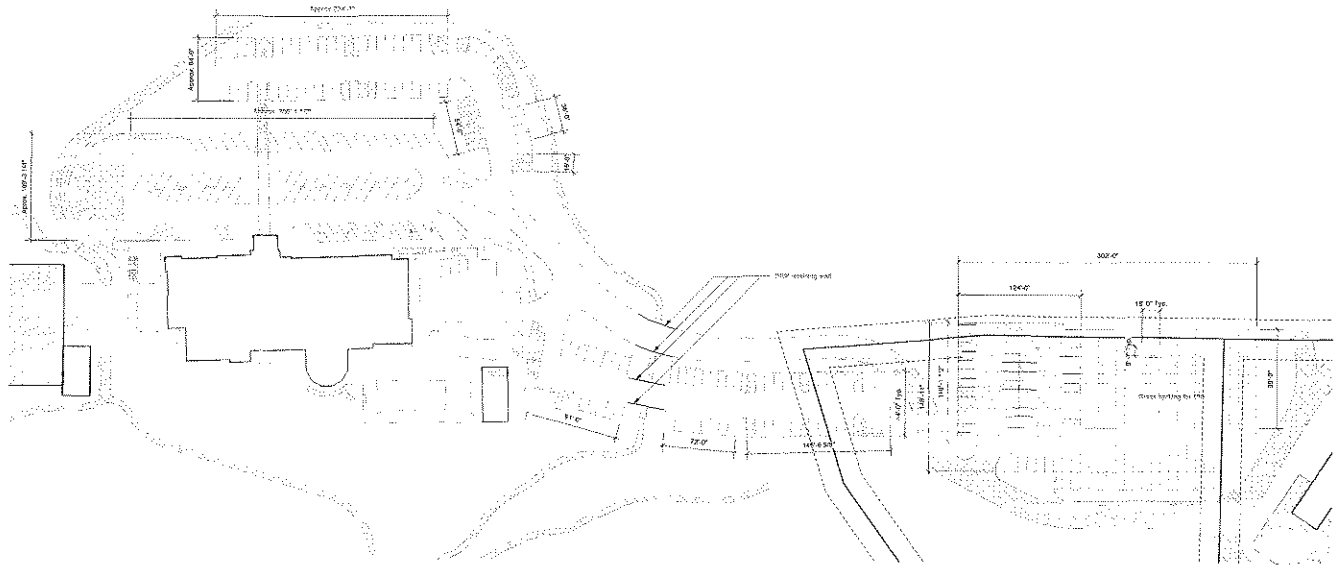
Partial Site Plan

Proposed Structures
Setbacks

A1.2

DART submittal 02.06.2009



Proposed Parking

Proposed Paved Parking : 358
Proposed Handicapped Parking : 12
Proposed Gravel Parking : 130

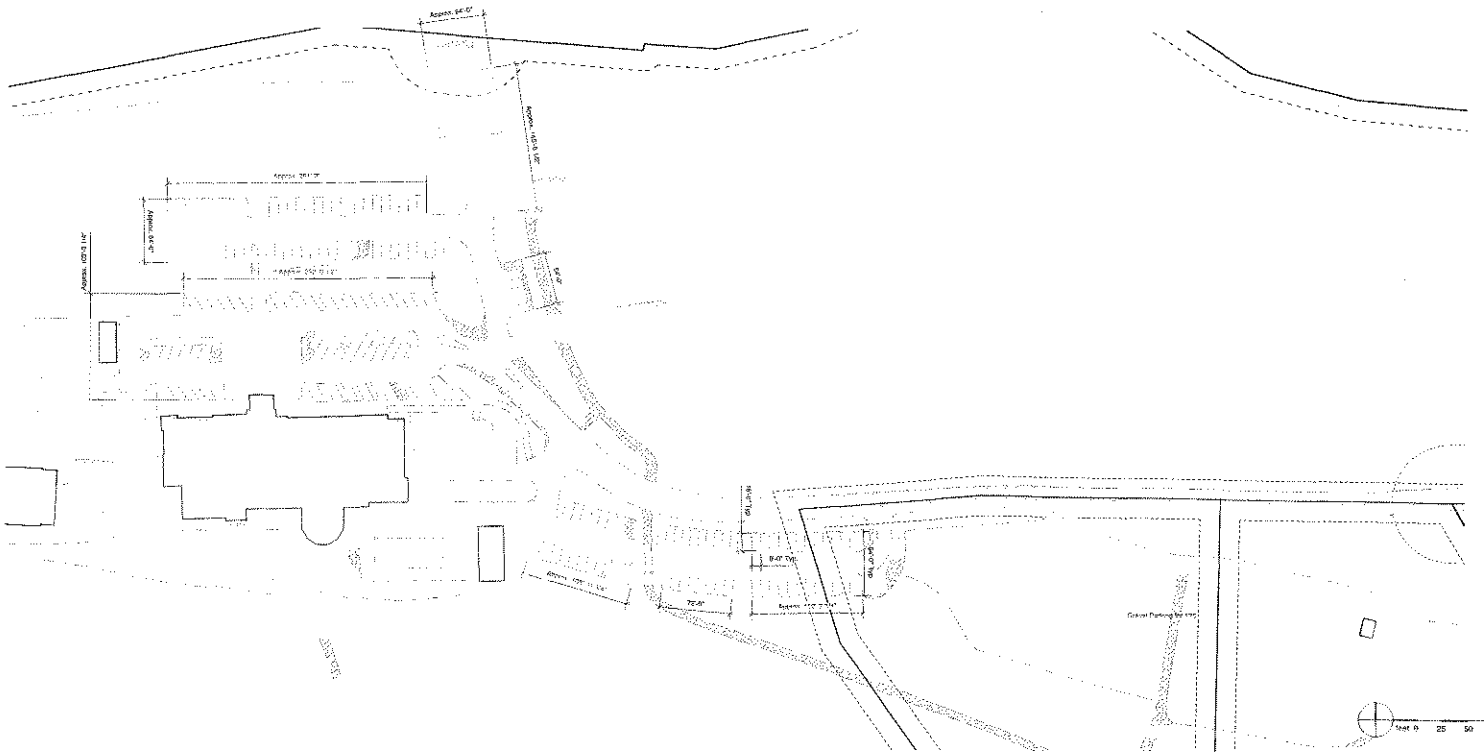
Total Proposed Parking : 400

(N) Hardscape

(E) Hardscape to be removed

Proposed Parking Plan (2)

Feet 0 25 50 100



Existing Parking

Existing Paved Parking : 301
Existing Handicapped Parking : 9
Existing Gravel Parking : 125

Total Existing Parking : 335

(N) Hardscape

(E) Hardscape to be removed

Existing Parking Plan (1)

Feet 0 25 50 100

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Partial Site Plan

Parking

A1.3

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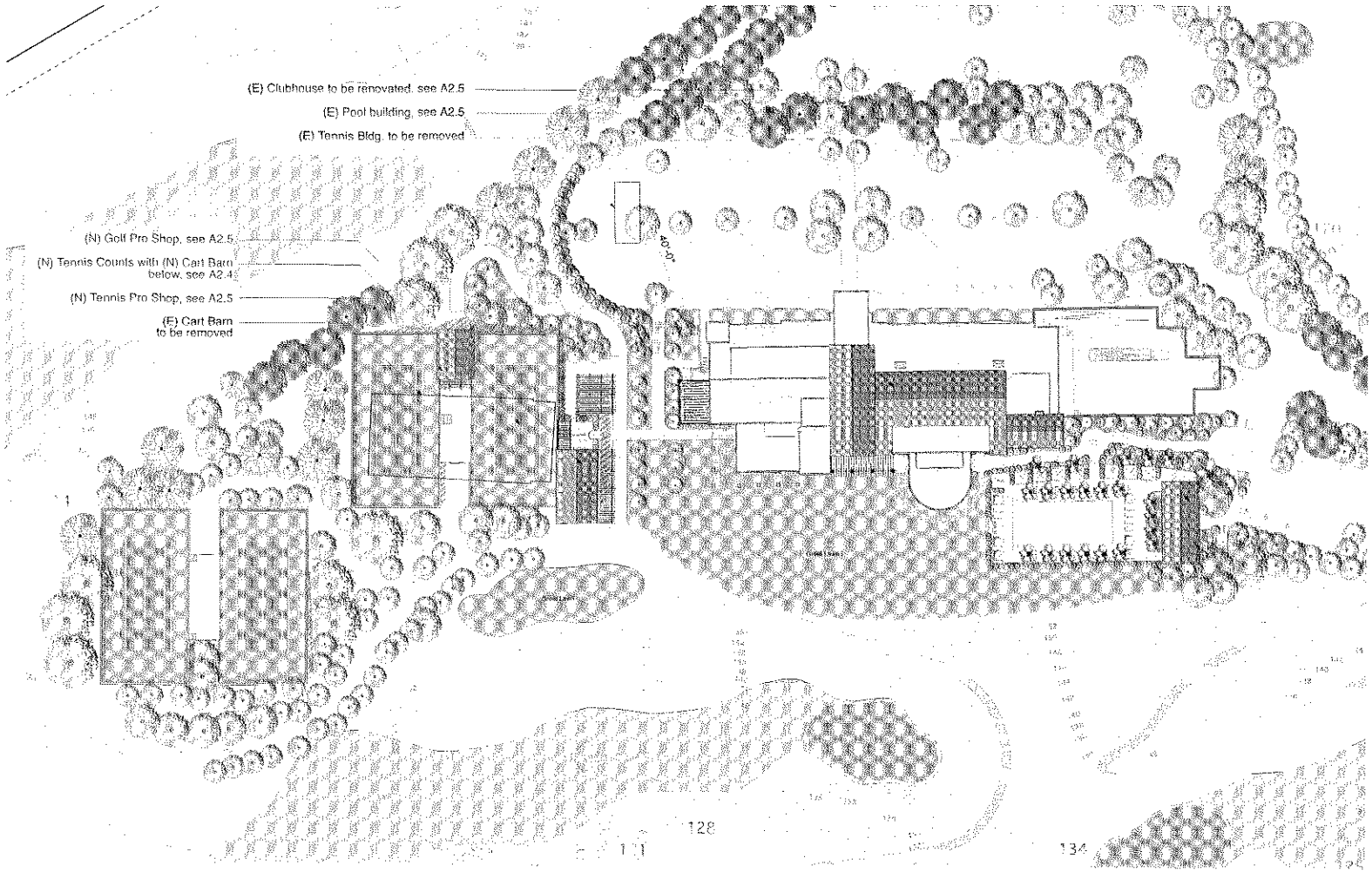

Clubhouse Vicinity Site Plan (1)

feet 0 15 30 60

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Partial Site Plan

Clubhouse

A1.4

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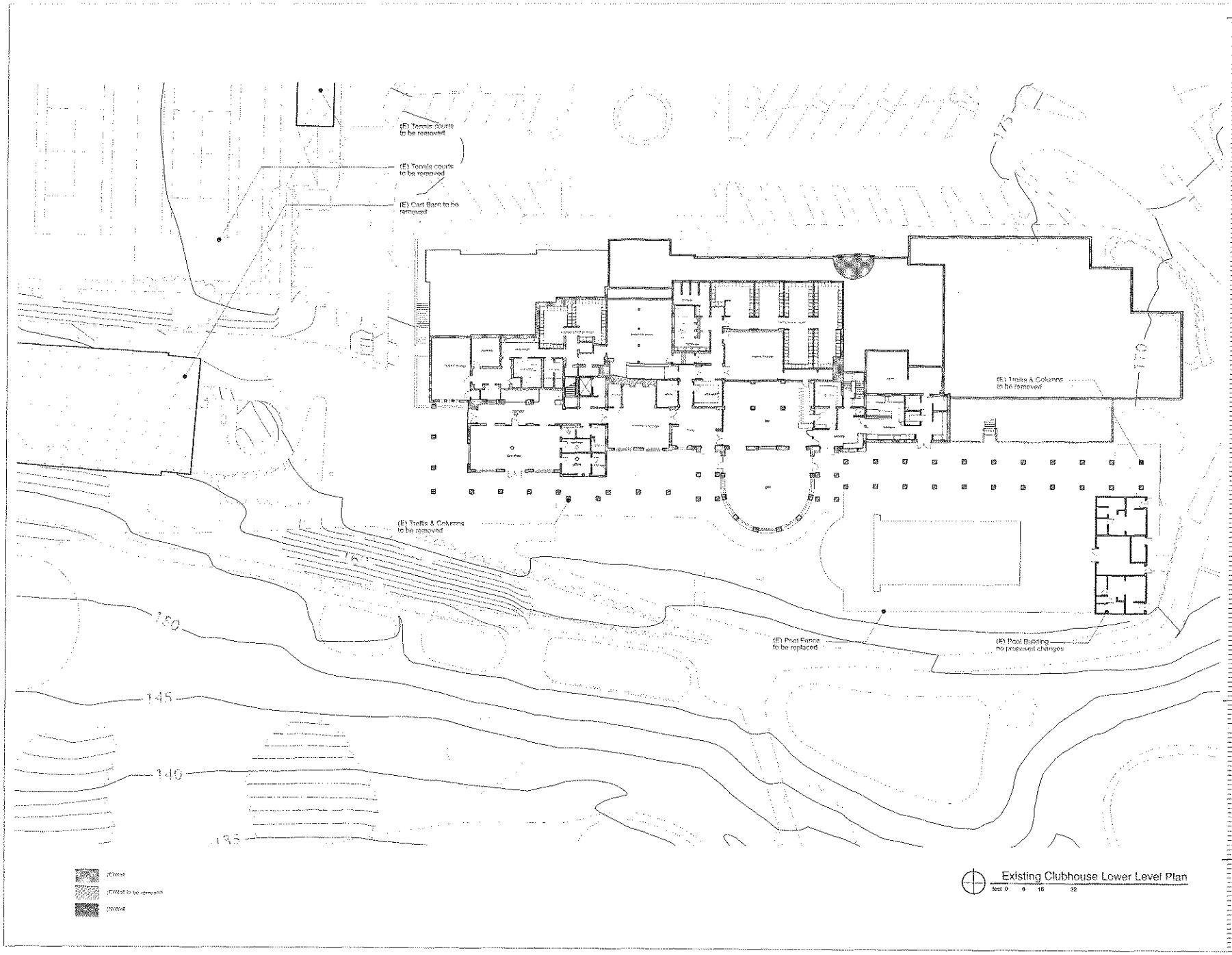

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(E)Clubhouse Plan

Lower Level

A2.1

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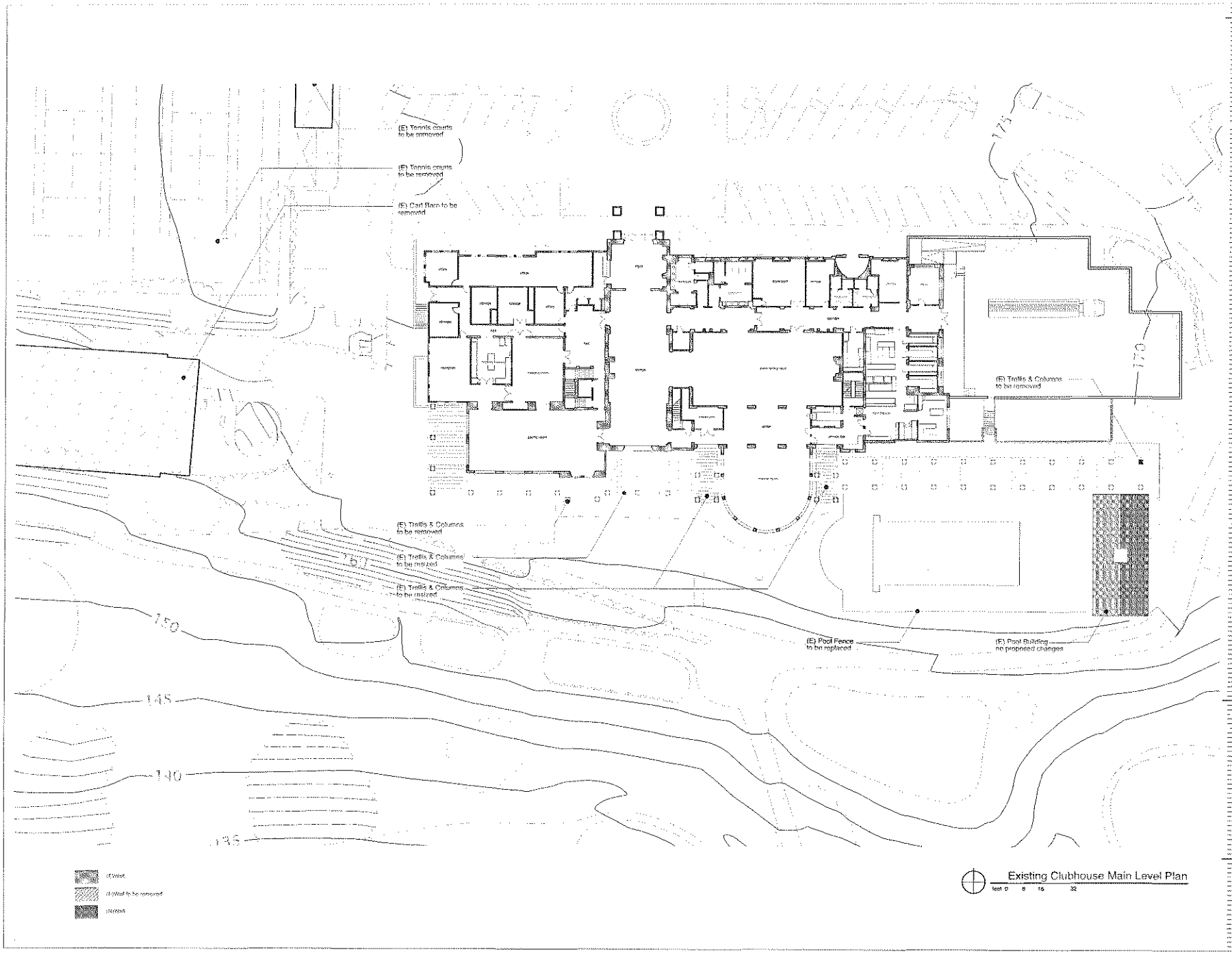

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(E)Clubhouse Plan

Main Level

A2.2

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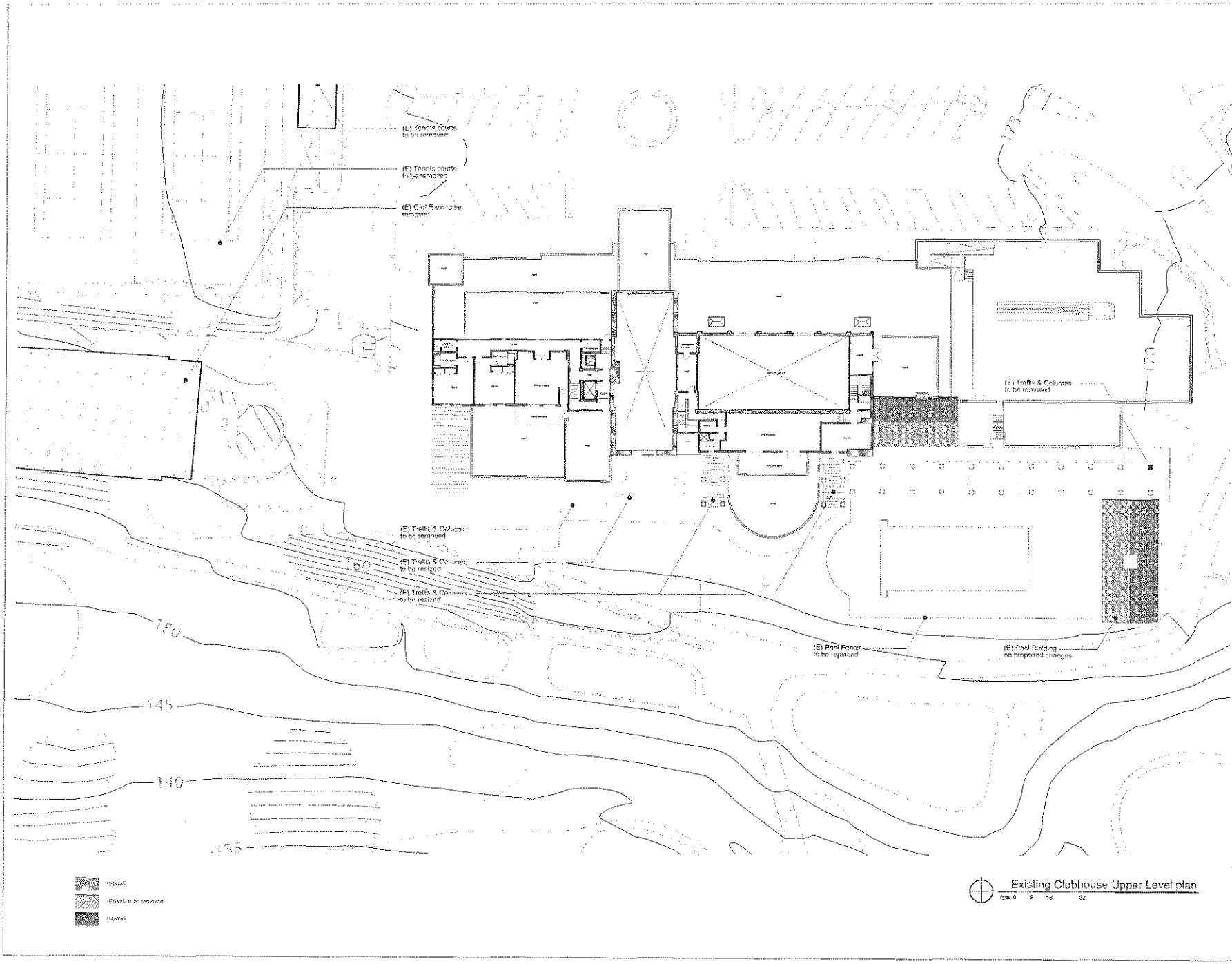

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(E)Clubhouse Plan

Upper Level

A2.3

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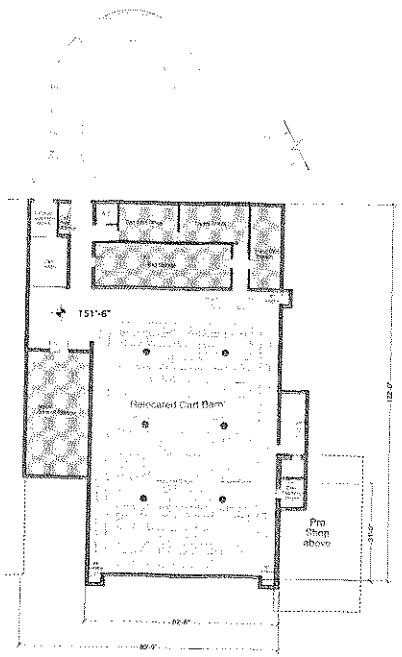

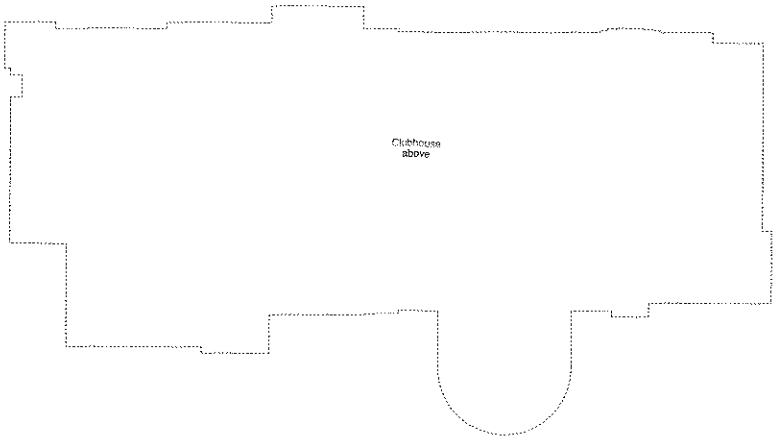

Proposed Cart Barn Level Plan

feet 0 8 16 32

Notes:

1. Subdrains that are required to be equipped with an automatic fire alarm system and/or an automatic fire sprinkler system shall be submitted under a separate permit.
2. Where underground piping for hydrants and a sprinkler fire sprinkler system shall be submitted under a separate permit.
3. See Civil Drawings for grading and drainage.
4. See Landscape Drawings for planting and fire protection.

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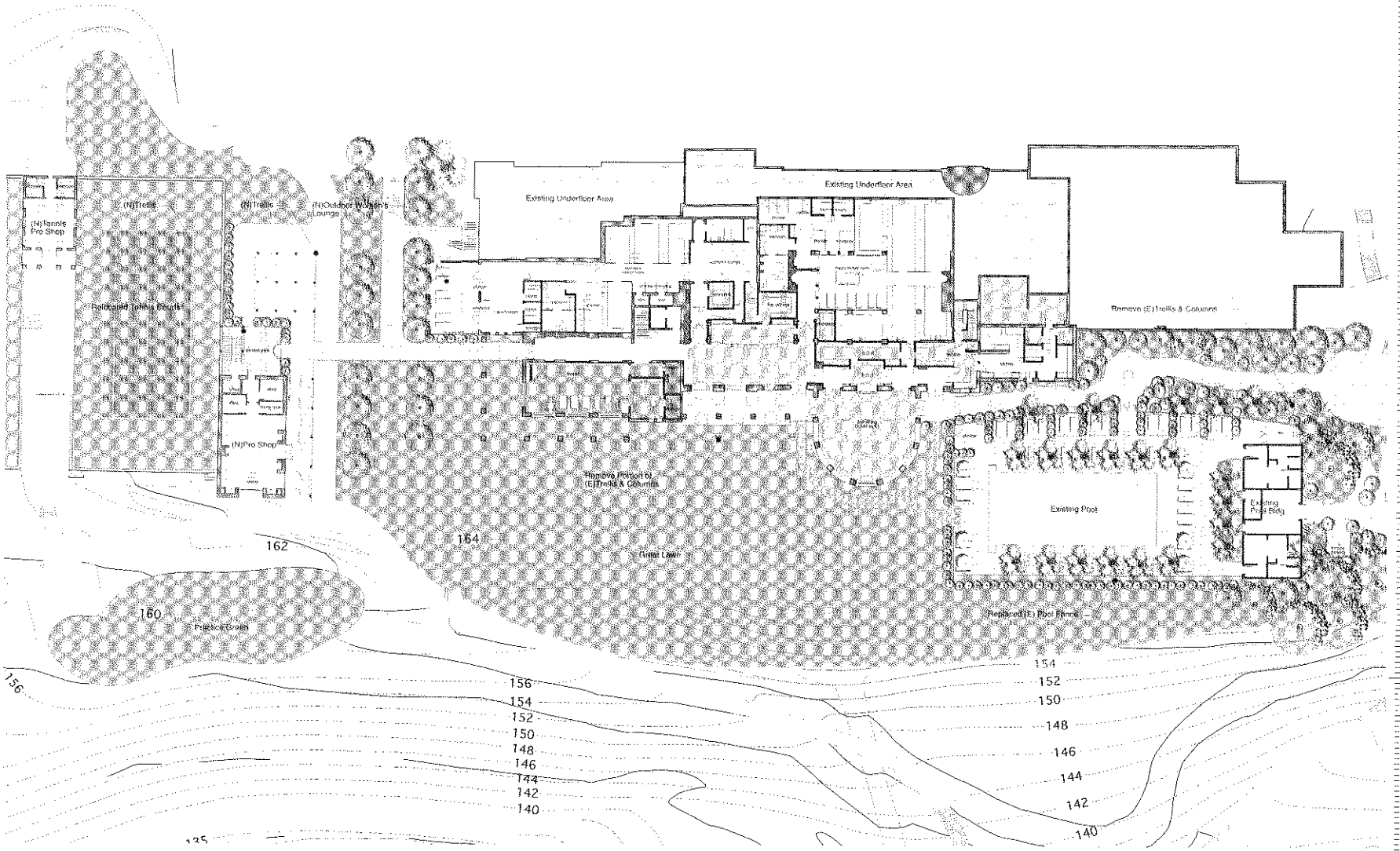
Proposed Plan

Cart Barn Level plan

A2.4

DART submittal 02.05.2009



(E)Wall
(E)Wall to be removed
(N)Wall

Proposed Lower Level Plan

feet 0 8 16 32

Notes:

1. Residence that are required to be equipped with an automatic fire sprinkler system, an automatic fire sprinkler system shall be submitted under a separate permit.
2. Private underground piping for a partial two automatic fire sprinkler system shall be submitted under a separate permit.
3. See Civil drawings for grading and drainage.
4. See Landscape Drawings for grading and fire protection.

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Proposed Plan

Lower Level Plan

A2.5

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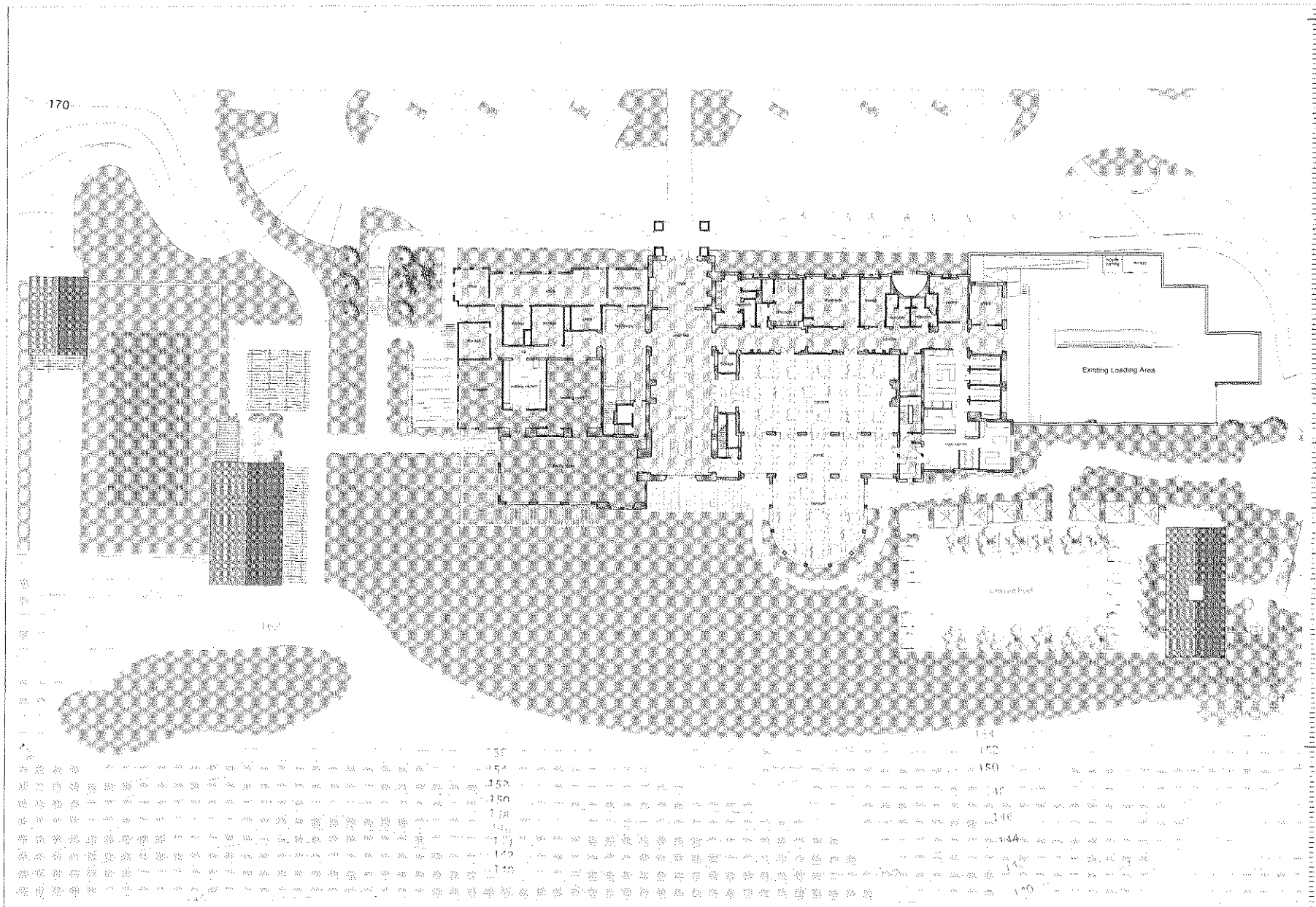

(E) Wall
(E) Wall to be removed
(N) Wall

Proposed Main Level Plan

feet 0 8 16 32

Notes:

1. Buildings that are located in the proposed area are not shown. The alarm system shall be an automatic fire sprinkler system. Shall be hydraulic power in separate sprinkler.
2. Provide underground piping for hydrants and automatic fire sprinkler system that are connected under a separate permit.
3. See Civil drawings for grading and drainage.
4. See Landscape drawings for planting and tree protection.

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Proposed Plan

Main Level Plan

A2.6

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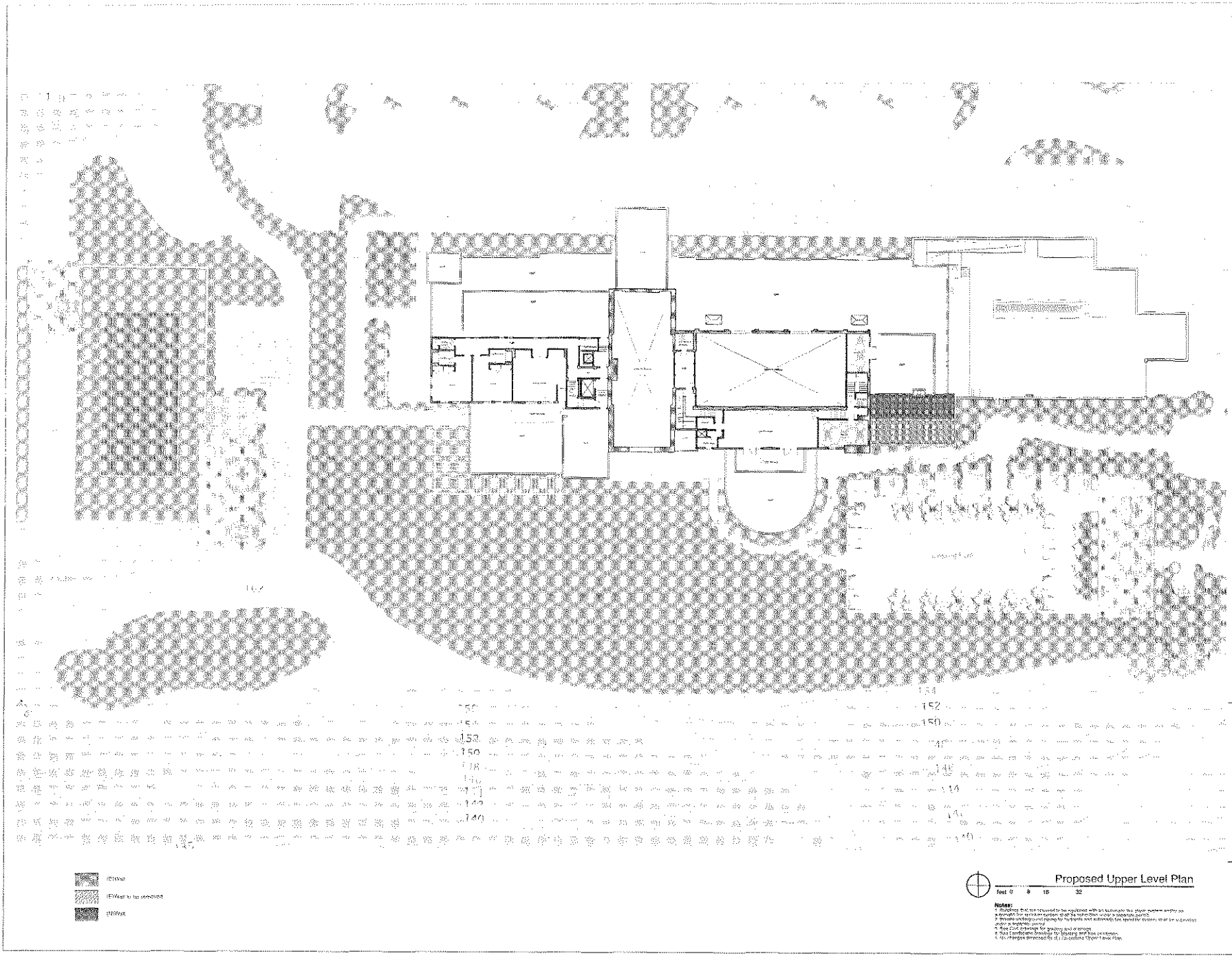

Proposed Upper Level Plan

feet 0 8 16 32

Notes:

1. Roadway that are required to be registered with an automatic fire sprinkler and/or an automatic fire sprinkler system shall be installed under a separate permit.
2. Private underground piping for hydrants and automatic fire sprinkler system shall be supervised under a separate permit.
3. See Civil drawings for grading and drainage.
4. See Landscape drawings for blasting and tree protection.
5. No changes directed by the Landscape Upper Level Plan.

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Proposed Plan

Upper Level plan

A2.7

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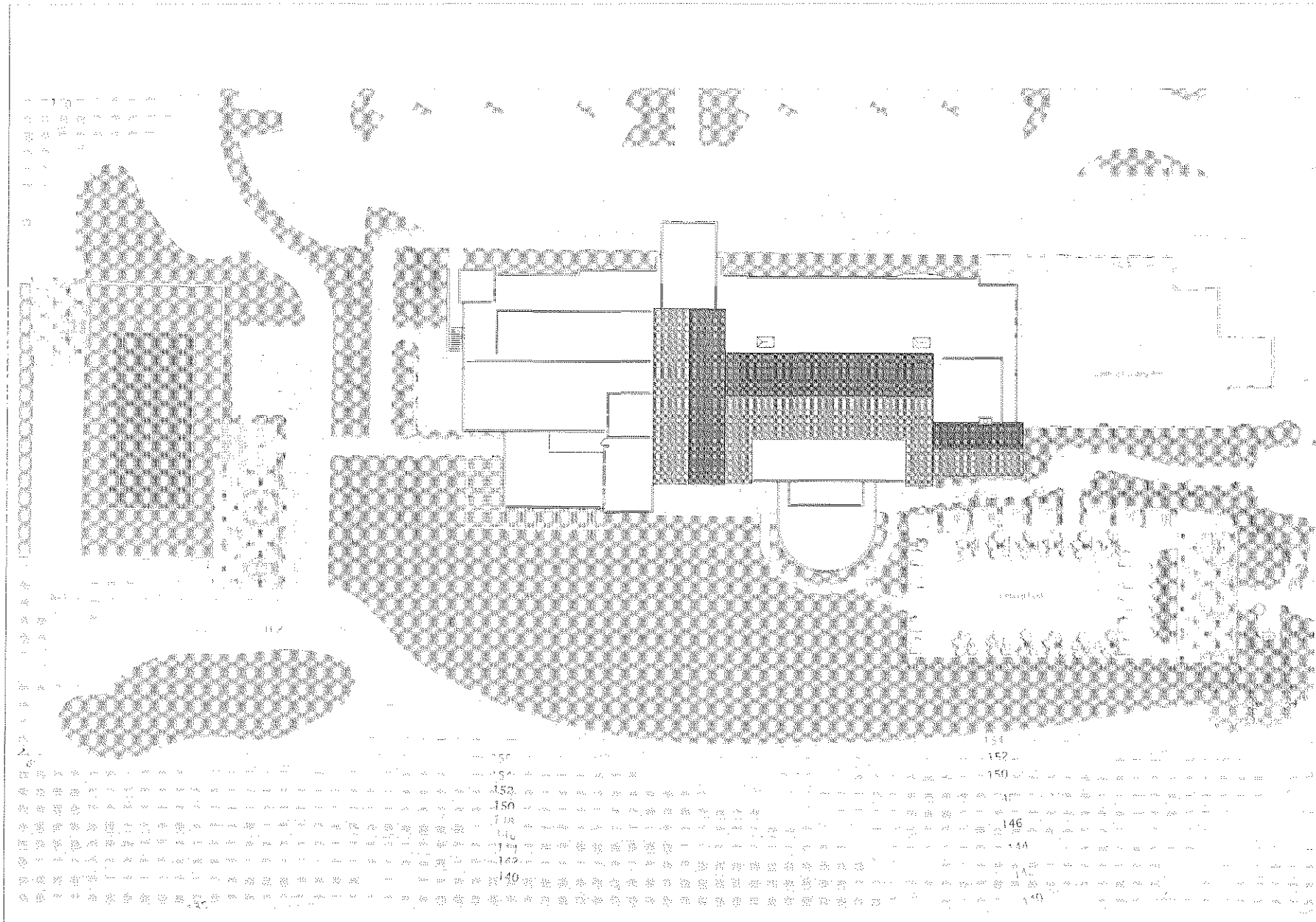

Proposed Roof Plan

feet 0 8 16 32

Notes:

1. Buildings that are required to be equipped with an automatic fire sprinkler system and/or an automatic fire sprinkler system shall be submitted under a separate permit.
2. Private underground piping for hydrants and automatic fire sprinkler system shall be submitted under a separate permit.
3. See Civil Drawings for grading and drainage.
4. See Landscape drawings for fencing and tree protection.
5. No changes proposed for B1 Outbreak Roof Plan.

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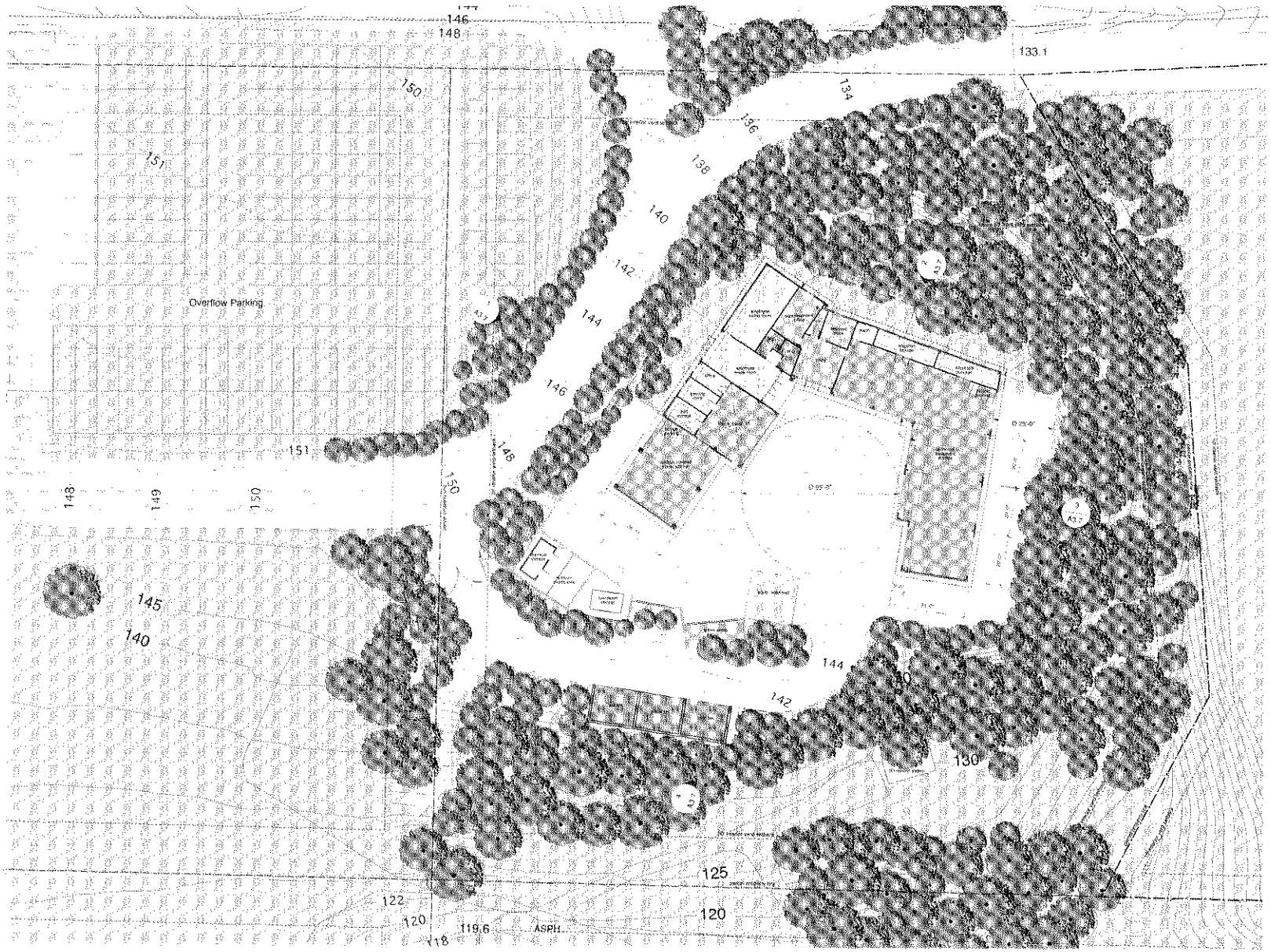
Proposed Plan

Roof Plan

A2.8

DART submittal 02.05.2009



Proposed Maintenance Building Plan

feet 0 8 16 32

Notes:

1. Buildings that are required to be equipped with an automatic fire sprinkler system shall be automatic fire sprinkler system shall be submitted under a separate permit.
2. Provide underground plumbing for hydrants and automatic fire sprinkler system shall be submitted under a separate permit.
3. See Civil Drawings for grading and drainage.
4. See Landscape drawings for planting and tree protection.
5. Proposed sand and shall be connected to the sanitary sewer.

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Maintenance Bldg.

Plan

A2.9

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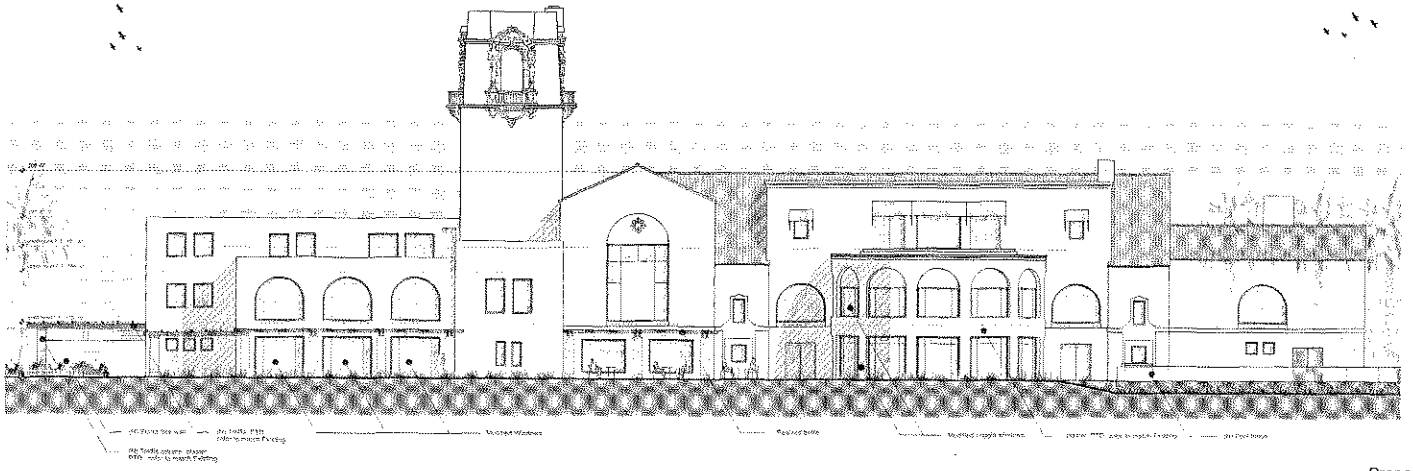
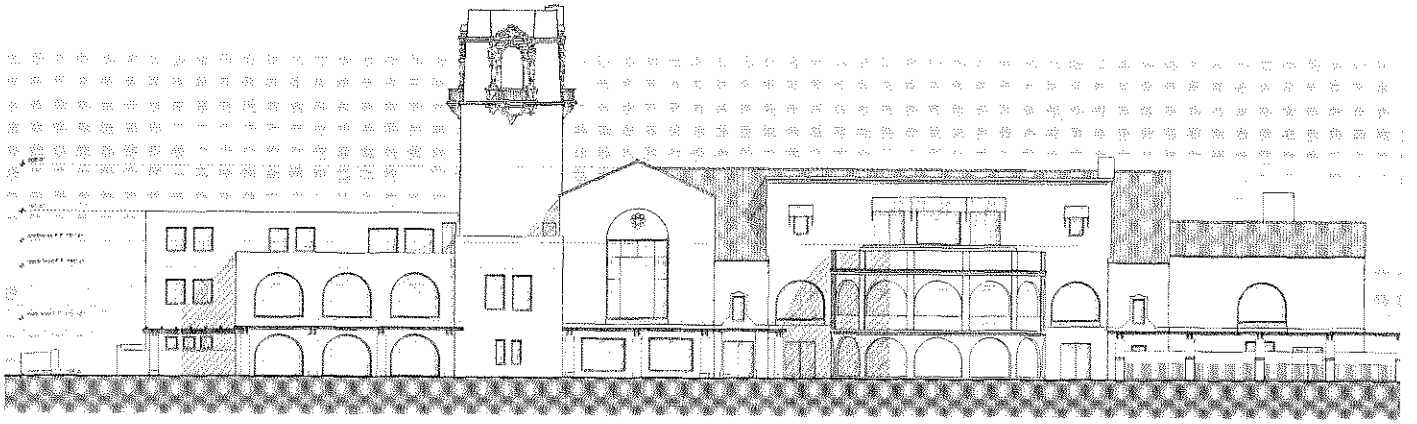


Proposed South Elevation

feet 0 5 10 20



Existing South Elevation

feet 0 5 10 20

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Clubhouse Elevations

South Elevations

A3.1

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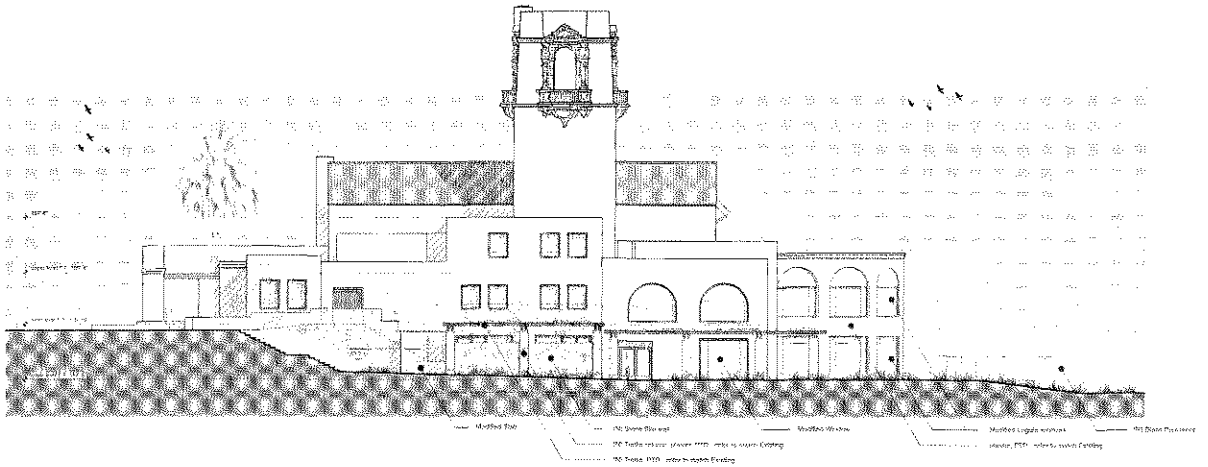
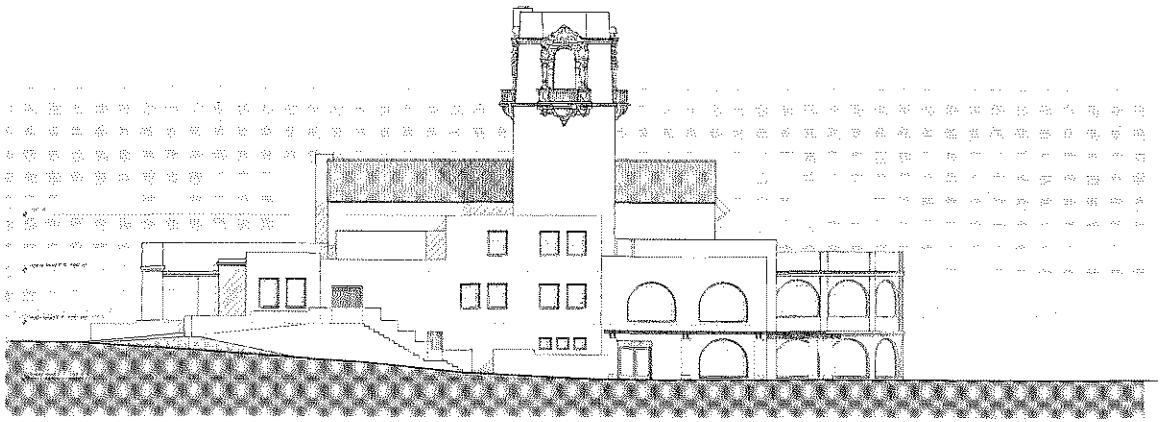


Proposed West Elevation with (N)outdoor women's lounge fence

feet 0 5 10 20



Existing West Elevation

feet 0 5 10 20

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Clubhouse Elevations

West Elevations

A3.2

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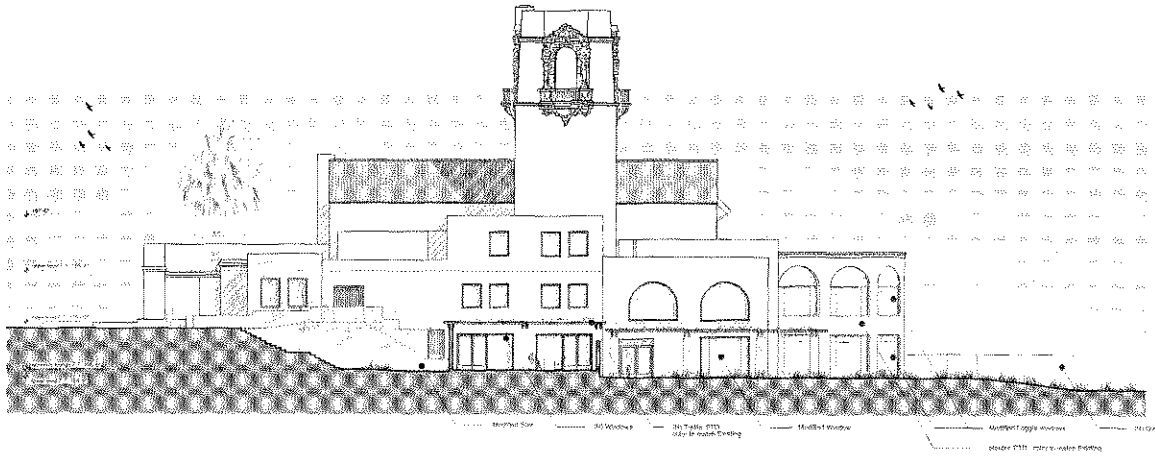
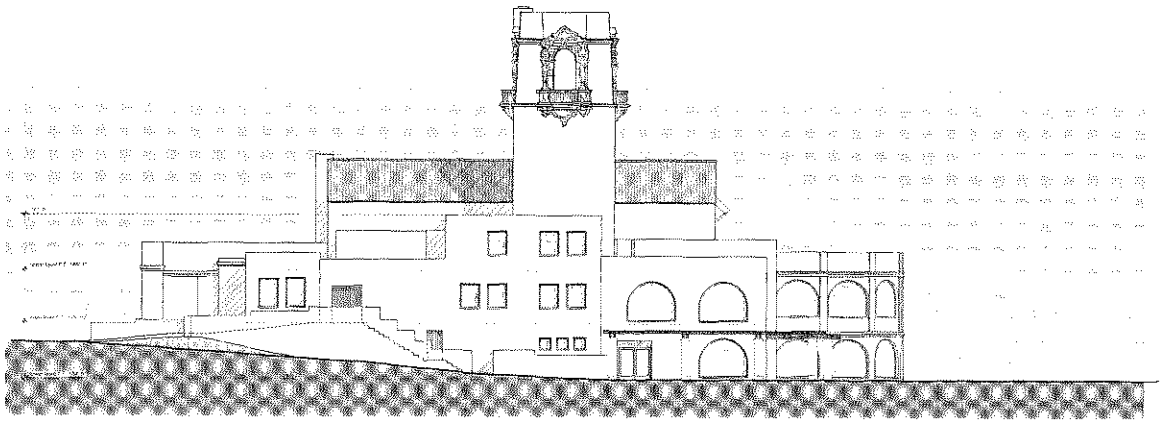


Proposed West Elevation without (N)outdoor women's lounge fence

feet 0 5 10 20



Existing West Elevation

feet 0 5 10 20

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Clubhouse Elevations

West Elevations

A3.2-1

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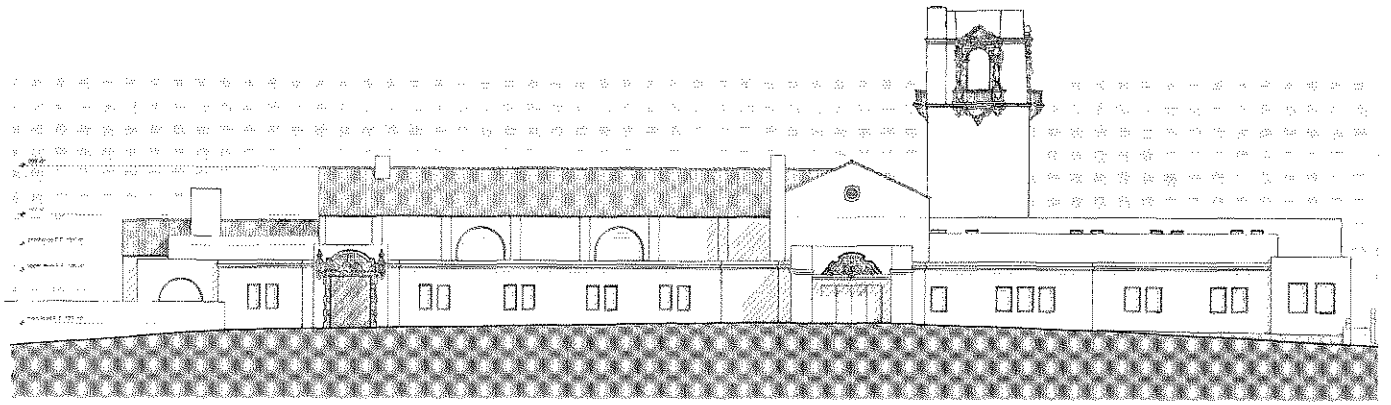

Existing North Elevation

feet 0 5 10 20

Notes:
No changes proposed in Existing North Elevation

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Clubhouse Elevation

North Elevation

A3.3

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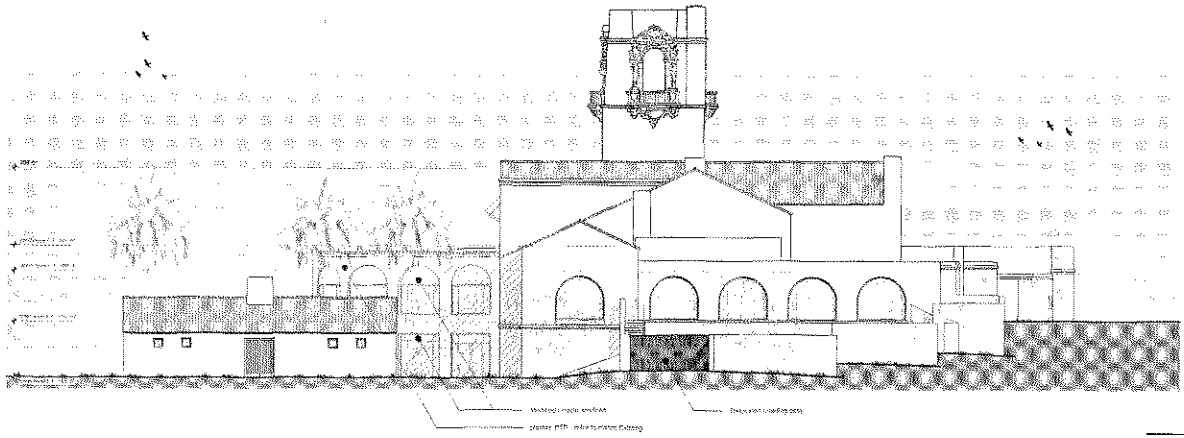
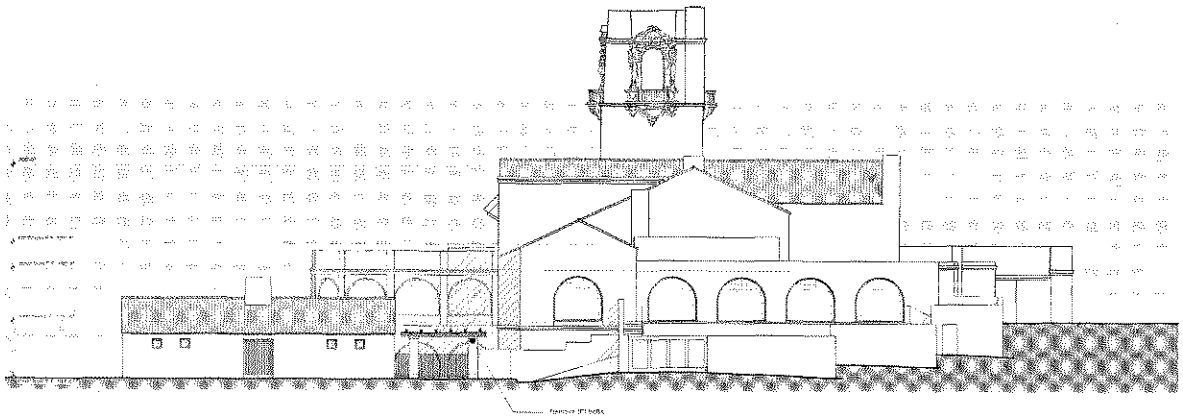


Proposed East Elevation

feet 0 5 10 20



Existing East Elevation

feet 0 5 10 20

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Clubhouse Elevations

East Elevations

A3.4

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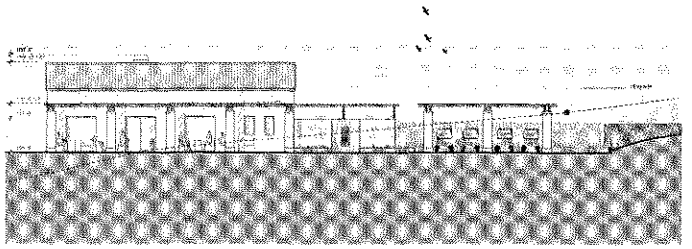
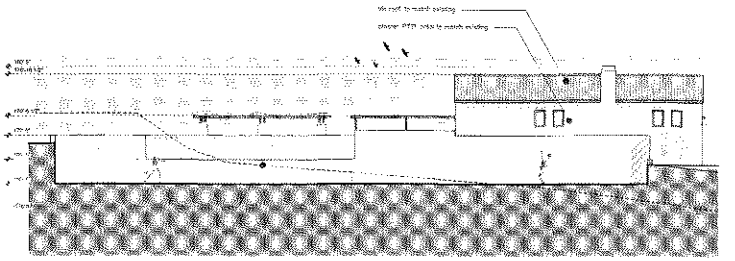


Proposed East Elevation (4)

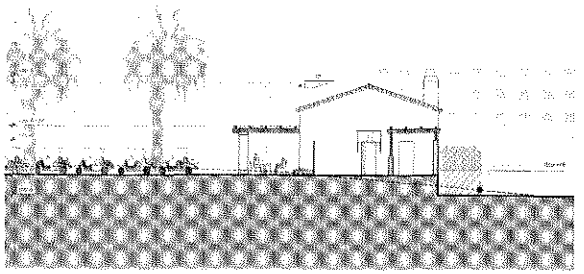
feet 0 5 10 20



Proposed West Elevation (2)

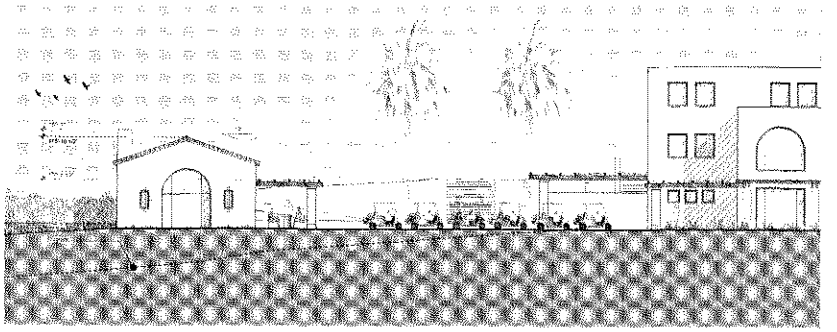
feet 0 5 10 20

Note: All exterior materials to match (E) clubhouse



Proposed North Elevation (3)

feet 0 5 10 20



Proposed South Elevation (1)

feet 0 5 10 20

Blackbird Architects Inc

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Santa Barbara CA
93101 1928

t 805 957 1315
f 805 957 1212

www.bbird.com

David Vanhoy Architect

Blackbird Architects Inc

Montecito Country Club

920 Summit Road
Santa Barbara,
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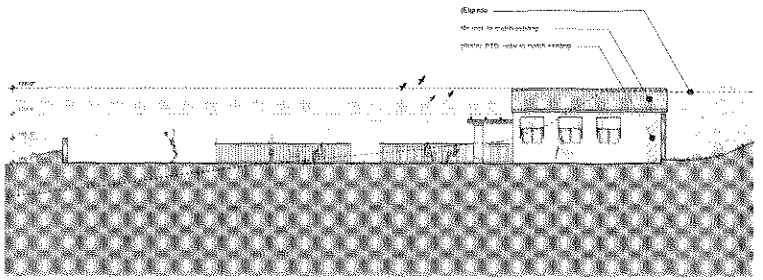
NOT FOR CONSTRUCTION

Golf Pro Shop

Elevations

A3.5

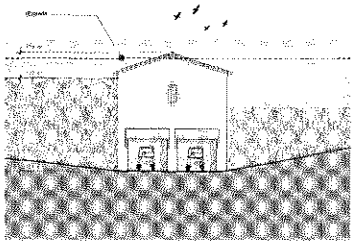
DART submittal 02.05.2000



Proposed West Elevation 4

feet 0 5 10 20

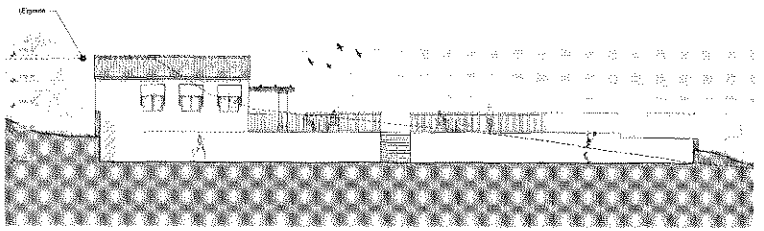
Notes:
All exterior materials to match (E) Clubhouse



Proposed North Elevation 2

feet 0 5 10 20

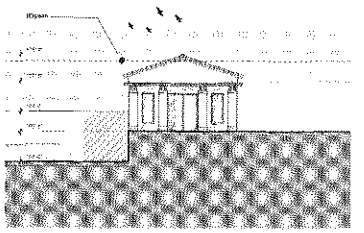
Notes:
All exterior materials to match (E) Clubhouse



Proposed East Elevation 3

feet 0 5 10 20

Notes:
All exterior materials to match (E) Clubhouse



Proposed South Elevation 1

feet 0 5 10 20

Notes:
All exterior materials to match (E) Clubhouse

Blackbird Architects Inc

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David Vahlley, Architect

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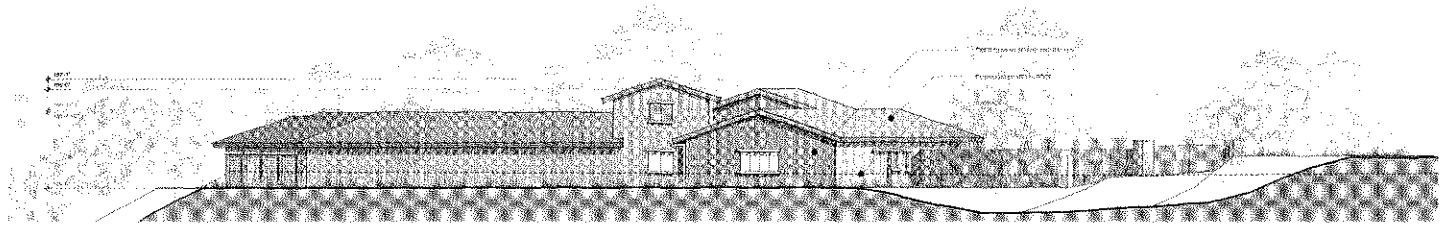
NOT FOR CONSTRUCTION

Tennis Pro Shop

Elevations

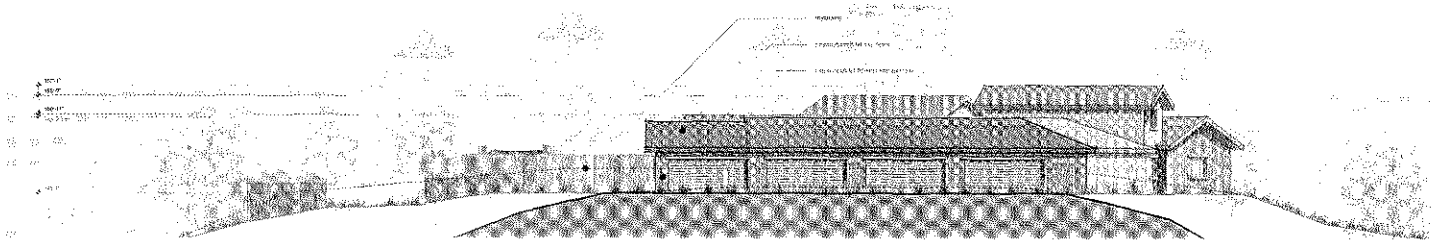
A3.6

DART submittal 02.06.2009



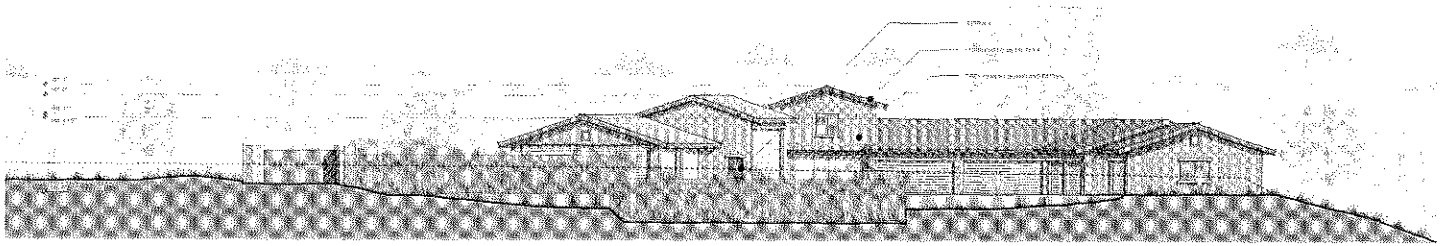
Proposed North Elevation 4

feet 0 5 10 20



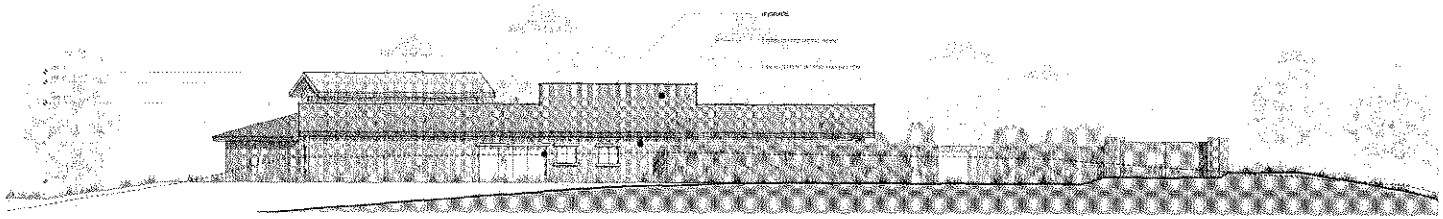
Proposed East Elevation 3

feet 0 5 10 20



Proposed South Elevation 2

feet 0 5 10 20



Proposed West Elevation 1

feet 0 5 10 20

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NOT FOR CONSTRUCTION

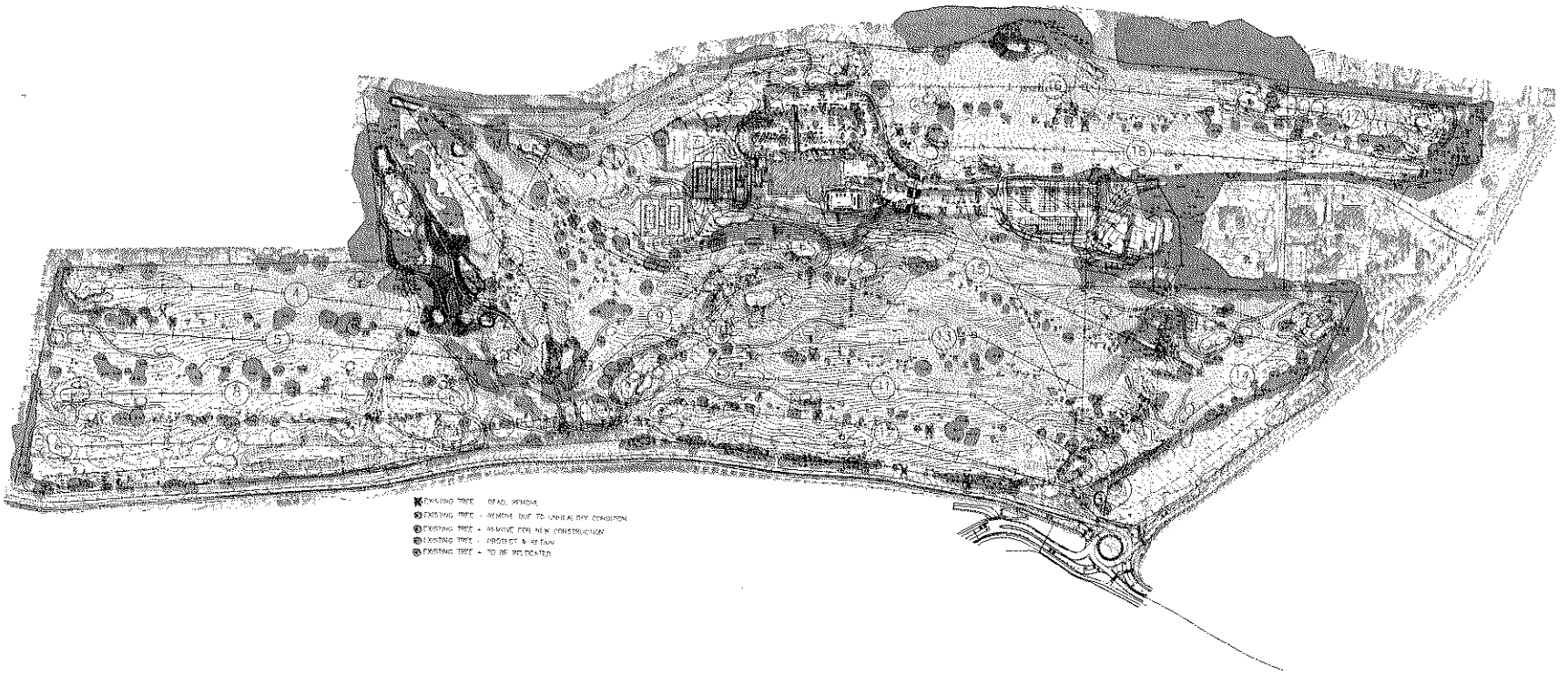
Maintenance Bldg.

Elevations

A3.7

DART submittal 02.06.2009

TOTAL EXISTING TREES		1214
SAVED TREES		770
REMOVED TREES – DEAD	16	
REMOVED TREES – POOR/FAIR–POOR CONDITION	78	
REMOVED TREES – FAIR–GOOD CONDITION	8	
REMOVED TREES – +18" IN FAIR–GOOD CONDITION	60	
REMOVED TREES – IMPACTED BY GRADING AND COURSE ALIGNMENT	199	
SUBTOTAL REMOVED TREES		361
RELOCATED TREES		83
TREES TO SAVE OR RELOCATE		853
PROPOSED NEW TREES		422
TOTAL TREES AFTER CONSTRUCTION		1275



GEORGE W. GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

EXISTING TREES

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO, CA

SCALE: 1"=150'

SHEET NUMBER

L1

TOTAL EXISTING TREES		1214
SAVED TREES		770
REMOVED TREES – DEAD	16	
REMOVED TREES – POOR/FAIR–POOR CONDITION	78	
REMOVED TREES – FAIR–GOOD CONDITION	8	
REMOVED TREES – +18" IN FAIR–GOOD CONDITION	60	
REMOVED TREES – IMPACTED BY GRADING AND COURSE ALIGNMENT	199	
SUBTOTAL REMOVED TREES		361
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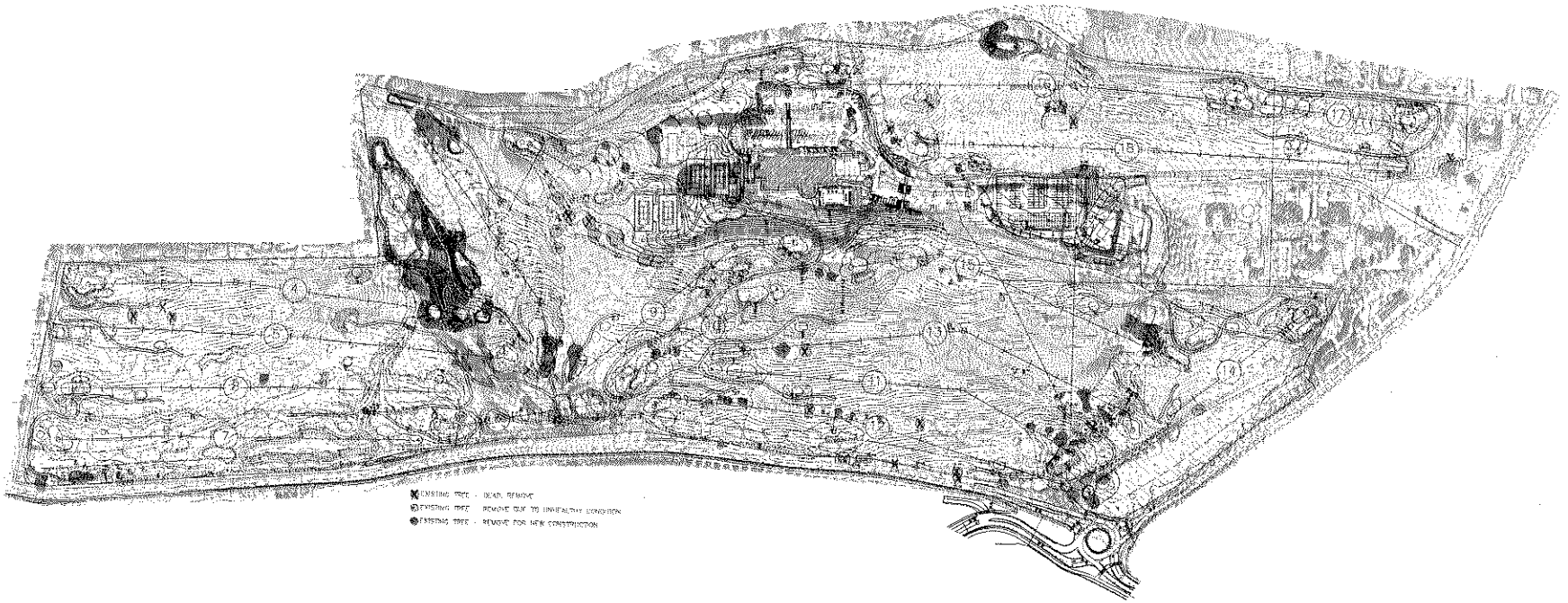
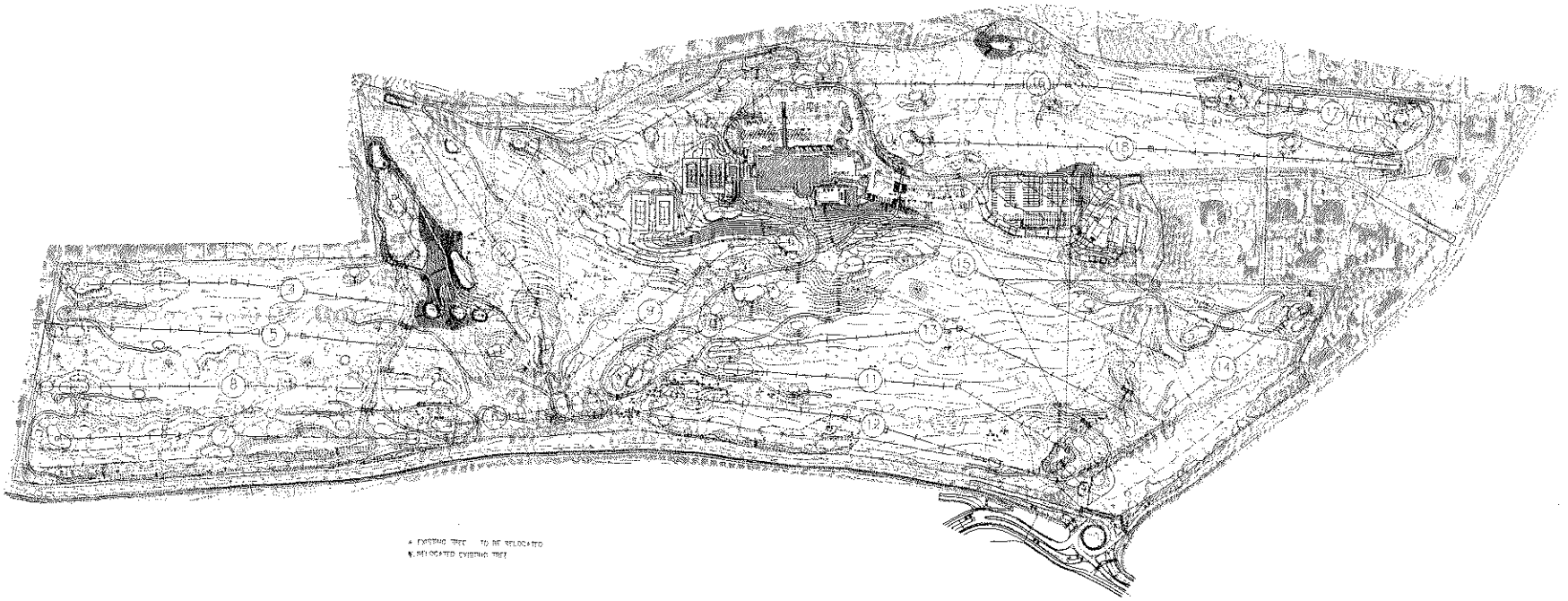


EXISTING TREES TO BE REMOVED

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO, CA

L2

TOTAL EXISTING TREES		1214
SAVED TREES		770
REMOVED TREES – DEAD	16	
REMOVED TREES – POOR/FAIR-POOR CONDITION	78	
REMOVED TREES – FAIR-GOOD CONDITION	8	
REMOVED TREES – +18" IN FAIR-GOOD CONDITION	60	
REMOVED TREES – IMPACTED BY GRADING AND COURSE ALIGNMENT	199	
SUBTOTAL REMOVED TREES		361
RELOCATED TREES		83
TREES TO SAVE OR RELOCATE		853
PROPOSED NEW TREES		422
TOTAL TREES AFTER CONSTRUCTION		1275



* EXISTING TREE TO BE RELOCATED
¶ RELOCATED EXISTING TREE

GEORGE W. GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

EXISTING TREES TO BE RELOCATED

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO CA

L3

TOTAL EXISTING TREES		1214
SAVED TREES		770
REMOVED TREES – DEAD	16	
REMOVED TREES – POOR/FAIR–POOR CONDITION	78	
REMOVED TREES – FAIR–GOOD CONDITION	8	
REMOVED TREES – +18" IN FAIR–GOOD CONDITION	60	
REMOVED TREES – IMPACTED BY GRADING AND COURSE ALIGNMENT	199	
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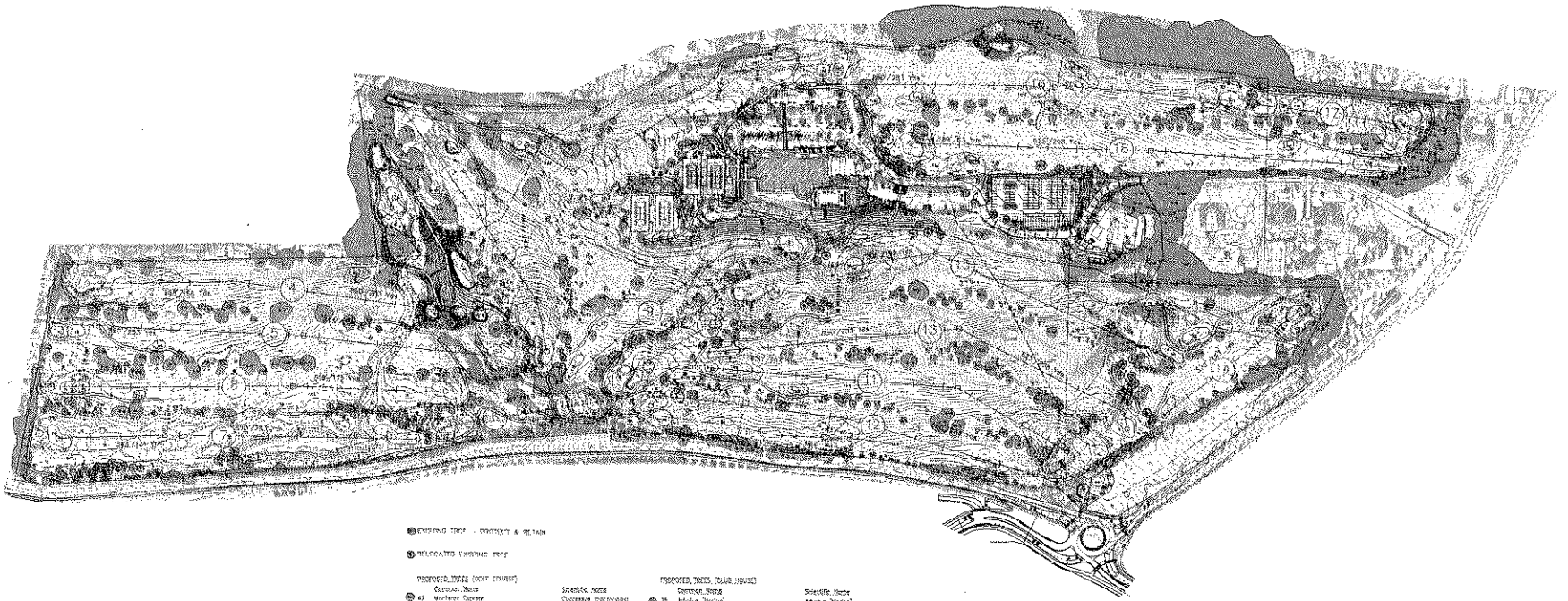


EXISTING TREE - PROTECT & RETAIN

RELOCATED EXISTING TREE

PROPOSED TREES (GOLF COURSE)

	Common Name	Scientific Name
49	Monterey Cypress	Cupressus macrocarpa
13	Jacaranda	Jacaranda mimosaefolia
31	Italian Stone Pine	Pinus pinea
25	Western Sycamore	Platanus racemosa
37	Coast live Oak	Quercus agrifolia
29	Southern Live Oak	Quercus virginiana
28	White Oak	Quercus lobata
210	TOTAL	

PROPOSED TREES (CLUB HOUSE)

	Common Name	Scientific Name
36	Afrofuro "Mexicana"	Afrocarpus "Mexicana"
2	Monterey Cypress	Cupressus macrocarpa
5	Flowering Plum	Prunus cerasifera
2	Jacaranda	Jacaranda mimosaefolia
27	Crape Myrtle	Lagerstroemia indica
23	Tea Tree	Leptospermum laevigatum
14	Crepe Myrtle	Lagerstroemia indica
15	N.Z. Christmas Tree	Metrosideros excelsa
18	Olive	Olea Europea
10	Canary Island Pine	Pinus canariensis
79	Italian Stone Pine	Pinus pinea
7	Western Sycamore	Platanus racemosa
14	Coast live Oak	Quercus agrifolia
33	Cork Oak	Quercus suber
7	Valley Oak	Quercus lobata
212	TOTAL	

SAVED, RELOCATED & PROPOSED NEW TREES

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO, CA

L4

TREE DISPOSITION TABLE

GOLF COURSE IMPROVEMENT PROJECT
MONTEREY COUNTRY CLUB
MONTEREY, CA

GEORGE W. GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

L5

GEORGE W. GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

TREE DISPOSITION TABLE

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO, CA

L6

TREE SIZE LEGEND

SMALL	6"DB
M	12"DBH
L	18"DBH
XL	24"DBH
XXL	30"DBH

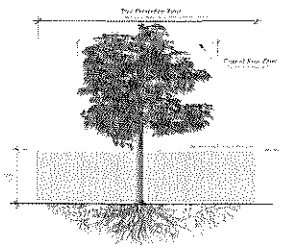
TREE DISPOSITION LEGEND

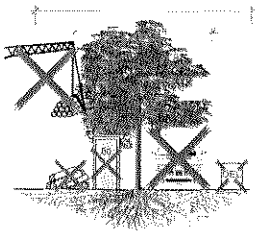
R = REMOVE
RR = REMOVE & REPLACE
S = SAVE (PROTECT & PRUNE, IF NEEDED)

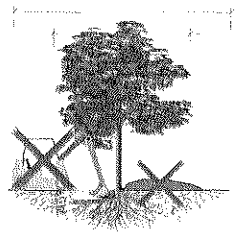
REASON LEGEND

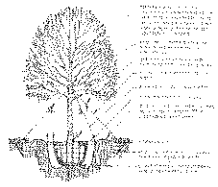
NI = NEW INSTALLATION
CC = CLEAR TO ALLOW NEW CONSTRUCTION (ALL TREES CLEARED WITHIN CONSTRUCTION ZONE)
PL = PLANT HEALTH
DS = DEAD OR DYING

Address	Tree #	Scientific Name	Common Name	Size	Health	Comments	Disposition	Reason
10 Pinehurst	101	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	102	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	103	Schinus molle	California Pepper	L	Poor	Trees have Property line along east path edge here. Tree is dead	R	PL
10 Pinehurst	104	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	105	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	106	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	107	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	108	Schinus molle	California Pepper	L	Good	Trees have Property line along east path edge here	S	
10 Pinehurst	109	Washingtonia robusta	Mexican Fan Palm	M	Good	Property line between trees	S	
10 Pinehurst	110	Pinus canariensis	Canary Island Pine	M	Good	Property line between trees	S	
10 Pinehurst	111	Pinus canariensis	Canary Island Pine	L	Good	Property line between trees	S	
10 Pinehurst	112	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	
10 Pinehurst	113	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	
10 Pinehurst	114	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	
10 Pinehurst	115	Washingtonia robusta	Mexican Fan Palm	M	Good	Property line between trees	S	
10 Pinehurst	116	Washingtonia robusta	Mexican Fan Palm	M	Good	Property line between trees	S	
10 Pinehurst	117	Pinus canariensis	Canary Island Pine	L	Good	Property line between trees	S	
10 Pinehurst	118	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	
10 Pinehurst	119	Schinus molle	California Pepper	L	Good	Trees have Property line between trees	S	
10 Pinehurst	120	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	
10 Pinehurst	121	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	
10 Pinehurst	122	Pinus canariensis	Canary Island Pine	L	Good	Trees have Property line between trees	S	

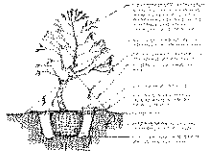




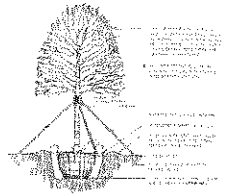




Tree Planting



Irregular & Multi-Stem Tree Planting



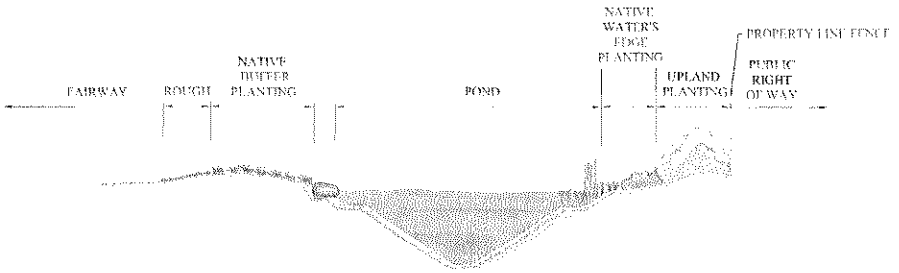
Tree Planting

GEORGE W. GIRVIN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

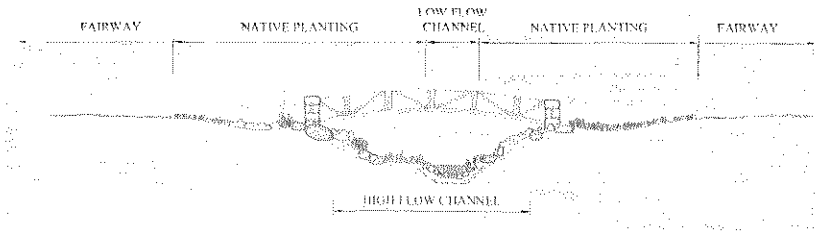
TREE DISPOSITION TABLE AND SPECIFICATIONS

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO, CA

L7



SECTION B - POND



SECTION A - CHANNEL

KEY MAP

GEORGE W. GREVIN, ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

CONCEPTUAL SECTIONS

GOLF COURSE IMPROVEMENT PROJECT
MONTECITO COUNTRY CLUB
MONTECITO, CA

SCALE: NTS

L8

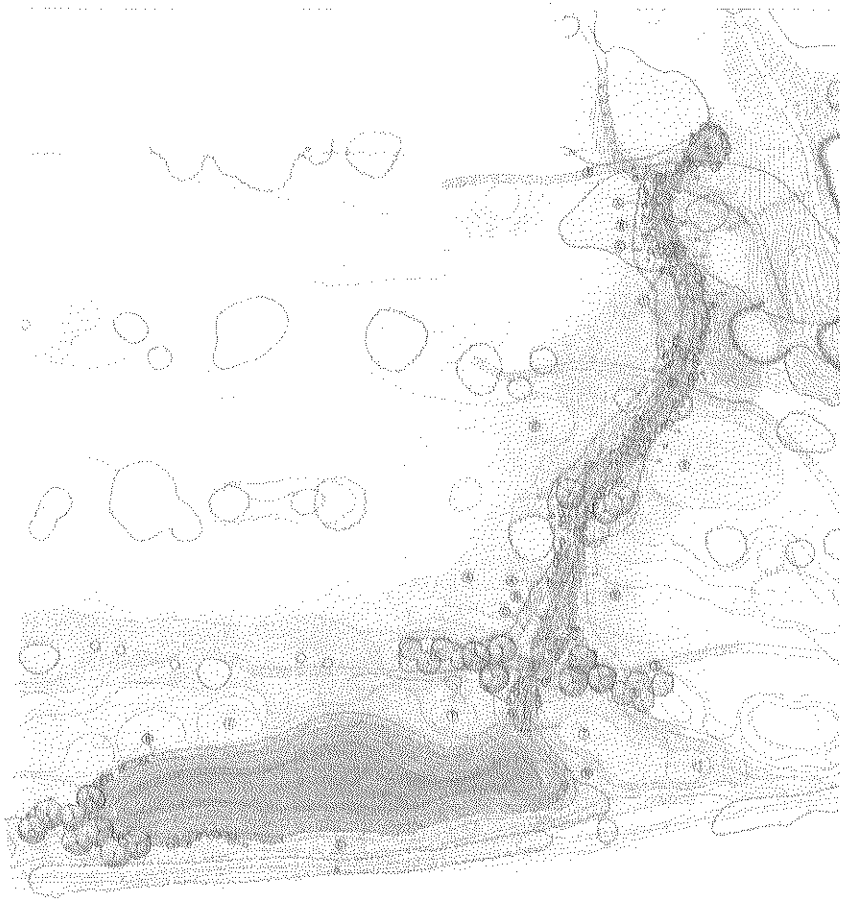


FIGURE 1 - WEST DRAINAGE

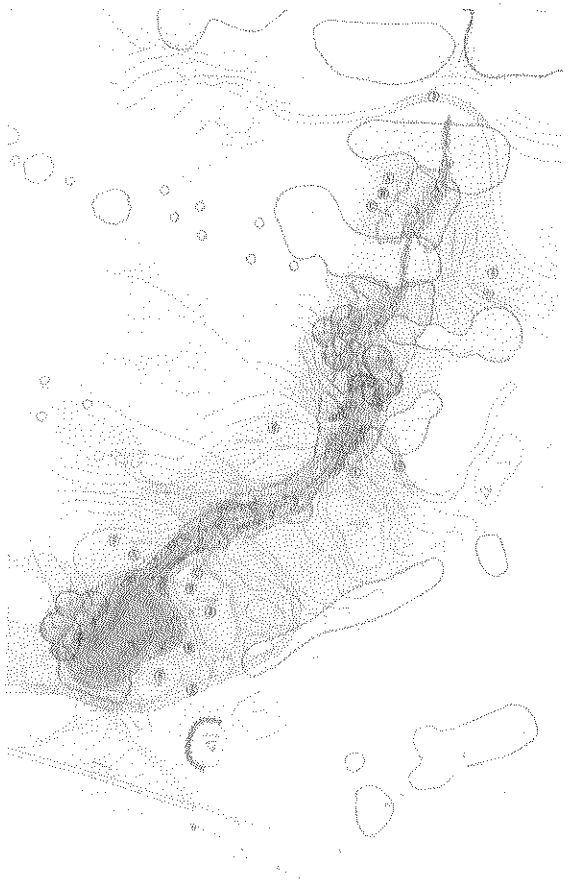
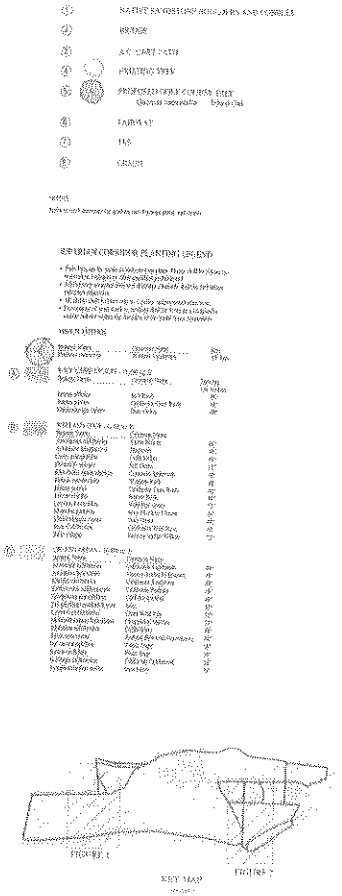


FIGURE 2 - MIDDLE DRAINAGE



CONCEPTUAL CREEK RESTORATION PLANS

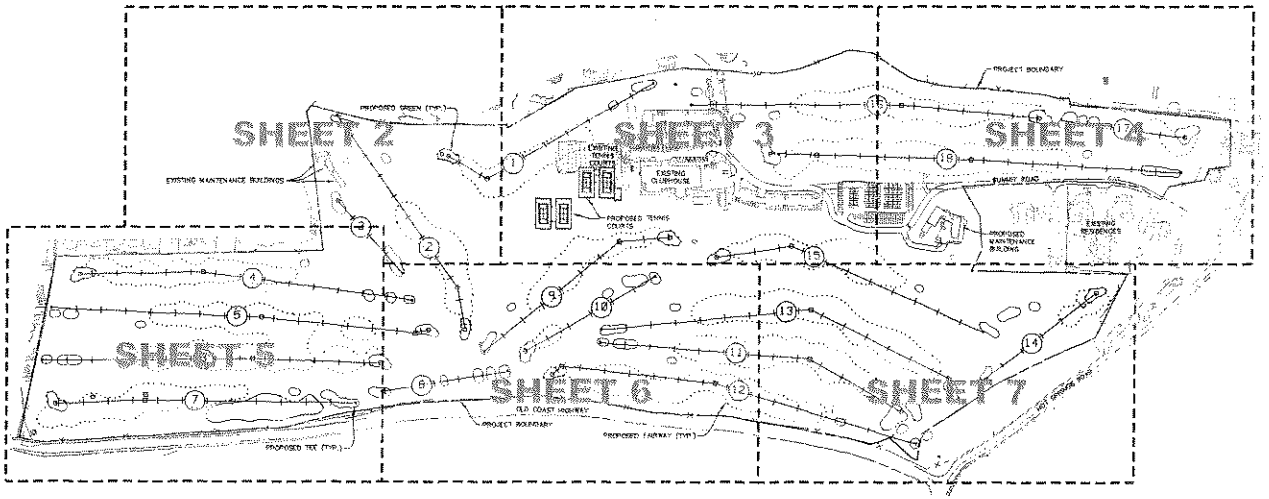
GOLF COURSE IMPROVEMENT PROJECT

MONTECITO COUNTRY CLUB

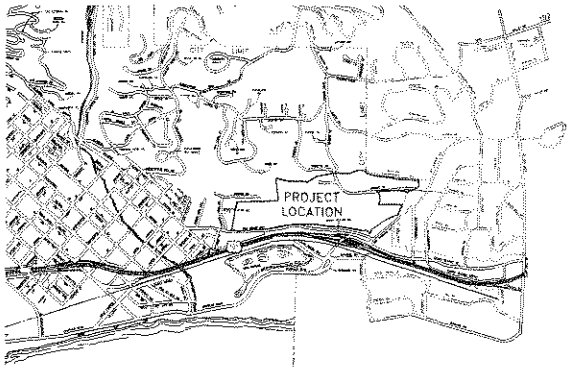
MONTECITO, CA

L9

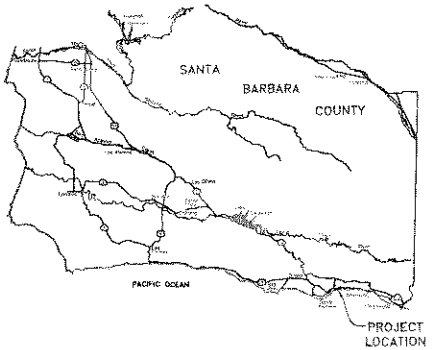
MONTECITO COUNTRY CLUB
PRELIMINARY IMPROVEMENT PLANS
CITY OF SANTA BARBARA, CA



SITE MAP/GRADING SHEET INDEX
SCALE: 1"=200'



AREA MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

GENERAL INFORMATION

OWNER:
TT WARNER HOTELS & RESORTS, LLC
CONTACT: BILL MEEL
1180 CHANNEL DRIVE
SANTA BARBARA, CA 93108
(805) 865-8887 EXT 14

GOLF COURSE ARCHITECT:
NICHOLAUS DESIGN
CONTACT: CHET WILLIAMS
11780 U.S. HIGHWAY ONE, SUITE 500
NORTH PALM BEACH, FL 33408
(561) 818-8818

CIVIL ENGINEER:
PENFIELD & SMITH ENGINEERS
CONTACT: GERENT SALTS
111 E. VICTORIA STREET
SANTA BARBARA, CA 93101
(805) 963-9532

BUILDING ARCHITECT:
DAVID VAN HOY
209 LA JOLLA DRIVE
SANTA BARBARA, CA 93109
(805) 729-3184

LANDSCAPE ARCHITECT:
GEORGE W. GIVEN ASSOCIATES, INC.
CONTACT: RANDY MUDGE
468 POLI STREET, SUITE 2E
VENTURA, CA 93001
(805) 653-7400

UTILITIES

SEWER:
CITY OF SANTA BARBARA
(805) 897-1931

GAS:
SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 818
GOLETA, CA 93116
(805) 881-6018

WATER:
CITY OF SANTA BARBARA
(805) 564-5409

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO
333 DAVID LOVE PLACE
GOLETA, CA 93117
(805) 683-9214

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	GRADING AND DRAINAGE/SURVEYOR'S NOTES
SHEET 3	GRADING AND DRAINAGE
SHEET 4	GRADING AND DRAINAGE
SHEET 5	GRADING AND DRAINAGE
SHEET 6	GRADING AND DRAINAGE
SHEET 7	GRADING AND DRAINAGE
SHEET 8	GRADING SECTIONS
SHEET 9	EXISTING UTILITIES
SHEET 10	PROPOSED UTILITIES
SHEET 11	PROPOSED UTILITIES
SHEET 12	SECTIONS AND DETAILS
SHEET 13	SITE EXHIBIT AND STATISTICS
SHEET 14	PARKING AND ACCESSIBILITY
SHEET 15	PARKING AND ACCESSIBILITY
SHEET 16	PARKING AND ACCESSIBILITY

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering Surveying Planning Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 966-9811

DESIGN TNB/DDS CHECKED DDS
QUY GERENT SALTS DATE
PROJECT ENGINEER
R.C.E. 80488 EXP. 08/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
TITLE SHEET
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET C1 of C16
PLAN DATE 02/14/09

SURVEYOR'S NOTES

1. BASIS OF BEARINGS

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER COURSE SHOWN AS NORTH 74°42'23" WEST ON RECORD OF SURVEY RECORDED IN BOOK 172, PAGE 11 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA.
(SEE BASIS OF BEARING SHEET 2)

2. UTILITIES

THE EXISTING SURFACE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEY. UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES. SINCE THIS INFORMATION WAS OBTAINED BY OTHERS, PENFIELD AND SMITH CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE OR COMPLETE. INFORMATION SOURCES: CITY OF SANTA BARBARA. THE SURVEYOR DOES NOT ACCEPT ANY RESPONSIBILITY FOR INDICATED SIZES, DEPTHS, LOCATIONS, CAPACITIES OR AVAILABILITY OF USE, OR LACK OF SAID INFORMATION SHOWN HEREON.

3. FLOOD ZONE

A PORTION OF THE SOUTHWEST CORNER OF THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 060338 0008 D AND 060338 0009 D, PANEL 8 AND 9 OF 11 FOR SANTA BARBARA COUNTY, CALIFORNIA, DATED: MAP REVISED DECEMBER 3, 1986

ZONE: "AE" : SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATION DETERMINED.

ZONE: "X" : AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

4. TOPOGRAPHY NOTE

HORIZONTAL DATUM:
SANTA BARBARA CONTROL NETWORK POINT # 15 & 36, NAD 83, CCS83, ZONE 5.
FMS SURVEY CONTROL:

POINT NO	NORTHING	EASTING	ELEVATION
15	1987158.54	8087222.71	78.40
36	1979546.96	8084893.53	51.30

FMS SURVEY CONTROL:

POINT NO	NORTHING	EASTING	ELEVATION
222	1981815.19	8081865.41	106.83
250	1967338.54	8083954.79	68.18

ALL DISTANCES SHOWN ARE GRID. FOR GROUND DISTANCES MULTIPLY BY 1.0000812

5. VERTICAL DATUM - BENCHMARK:
THE ELEVATIONS SHOWN HEREON ARE HAND RE BASED UPON CITY CONTROL PT. 36, BEING A 2 1/2" B.C. MON., HAVING AN ELEVATION OF 51.30, U.S. SURVEY FEET, PER RS 147 PG 70-74.

ESTIMATED EARTHWORK QUANTITIES

EARTHWORK QUANTITIES:

CUT = 106,000 C.Y.
FILL = 86,000 C.Y.
SHRINKAGE = 20,000 C.Y.
IMPORT/EXPORT = 0 C.Y.

EARTHWORK NOTES:

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS 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.

LEGEND

- COURSE FAIRWAY
- GRADING LIMIT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- STORM DRAIN
- EASEMENT
- PROPERTY BOUNDARY
- WATER FEATURE
- GRADED FLOWLINE
- RETAINING WALL WITH PROPOSED HEIGHT
- GRATED INLET
- FLOW RESTRICTING PIPE RISER
- PROPOSED CONCRETE
- PROPOSED AC PAVEMENT
- COLORED CONCRETE GOLF CART PATH
- ROCK RIP RAP
- GOLF CART BRIDGE

EXISTING EASEMENT NOTES

23. A SIX (6) FOOT WIDE EASEMENT FOR SEWER LINES PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN A DOCUMENT RECORDED IN BOOK 55, PAGE 142 OF OFFICIAL RECORDS. (ITEM 17)

24. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN A DOCUMENT RECORDED IN BOOK 701, PAGE 289 OF OFFICIAL RECORDS. (ITEM 23)

25. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENTS RECORDED JANUARY 31, 1950 AND SEPTEMBER 27, 1950 IN BOOK 597, PAGE 174 AND BOOK 643, PAGE 157, RESPECTIVELY, OVER THE PROPERTY SHOWN HEREON. (ITEM 24)

26. A TEN (10) FOOT WIDE EASEMENT FOR SEWER LINE PURPOSES AS GRANTED TO TRUMAN E. KELLEY, ET AL, IN THE DOCUMENT RECORDED JUNE 15, 1954 AS INSTRUMENT NO. 10022 IN BOOK 1245, PAGE 436 OF OFFICIAL RECORDS. (ITEM 26)

27. A FIVE (5) FOOT WIDE EASEMENT FOR SEWER LINE PURPOSES AS GRANTED TO ARTHUR C. WILSON, ET UX, IN THE DOCUMENT RECORDED NOVEMBER 23, 1955 AS INSTRUMENT NO. 20974 IN BOOK 1347, PAGE 449 OF OFFICIAL RECORDS. (ITEM 27)

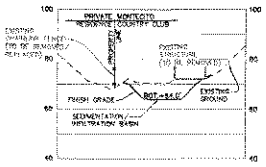
28. AN EASEMENT FOR SANITARY SEWER PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED SEPTEMBER 8, 1957 AS INSTRUMENT NO. 17893 IN BOOK 1470, PAGE 464 OF OFFICIAL RECORDS. (ITEM 28)

CONSTRUCTION NOTES

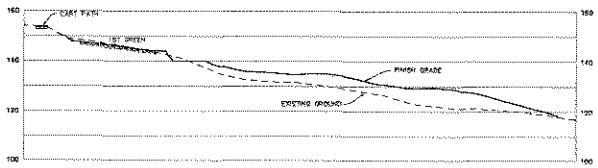
1. INSTALL HDPE STORM DRAIN PIPE.
2. INSTALL GRATED CATCH BASIN PER DETAIL 2, SHEET 12.
3. CONSTRUCT FLOW RESTRICTING PIPE RISER DRAINAGE OUTLET WITH HIGH-CAPACITY OVERFLOW BYPASS PER DETAIL 1, SHEET 12.
4. CONSTRUCT COLORED CONCRETE GOLF CART PATH. WIDTH VARIES 8' TO 10'.

DEMOLITION NOTES

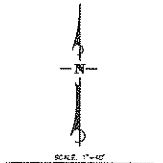
4. EXISTING ASPHALT CART PATH TO BE REMOVED.
5. EXISTING PAVEMENT/DRIVEWAY TO BE REMOVED.
6. EXISTING MAINTENANCE BUILDING TO BE REMOVED.
7. EXISTING WATER TANK TO BE REMOVED.



SECTION A
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION B
SCALE: HORIZ. 1"=40' VERT. 1"=20'



NO.	DATE	REVISIONS	APPD

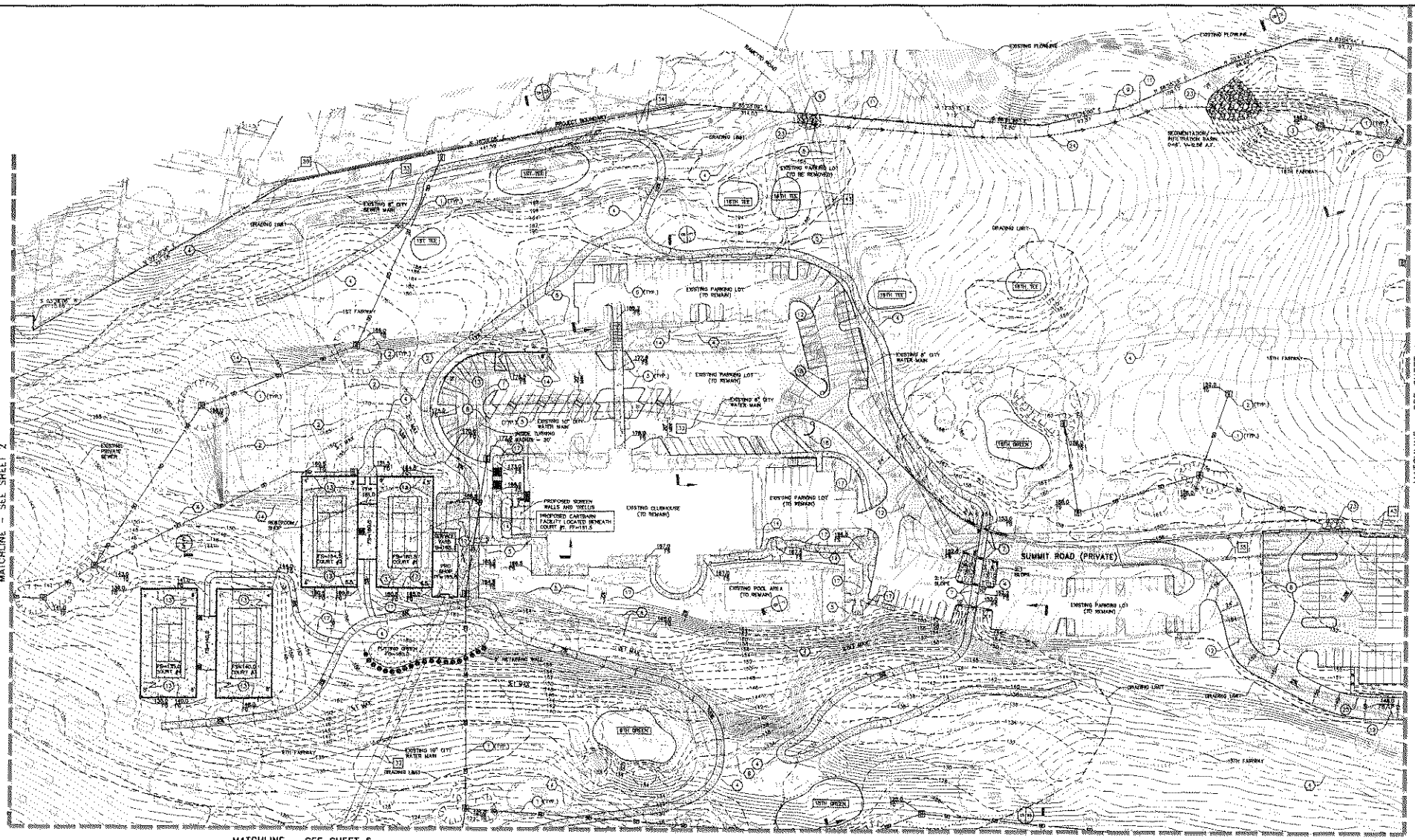
Penfield & Smith
Engineering Surveying Planning
Construction Management
111 East Haley Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9800

DESIGN TBG/DGS CHECKED DGS
DWG DESIGN SCALE 1"=40'
PROJECT ENGINEER
P.E.# 50486 (EXP. 06/30/10)

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
GRADING AND DRAINAGE/SURVEYOR'S NOTES
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET C2 OF C16
PLAN DATE 02/14/09



DEMOLITION NOTES

1. EXISTING TENNIS BUILDING TO BE REMOVED.
2. EXISTING TENNIS COURTS TO BE REMOVED.
3. EXISTING CART BARN TO BE REMOVED.
4. EXISTING ASPHALT CART PATH TO BE REMOVED.
5. EXISTING PAVEMENT/DRIVEWAY TO BE REMOVED.
6. EXISTING STRUCTURE TO BE REMOVED.
7. EXISTING CHAIN LINK FENCE TO BE REMOVED.
8. EXISTING RETAINING WALL TO BE REMOVED.

CONSTRUCTION NOTES

1. INSTALL HDPE STORM DRAIN PIPE
2. INSTALL GRATED CATCH BASIN PER DETAIL 3, SHEET 12.
3. CONSTRUCT FLOW RESTRICTING PIPE ASSEM DRAINAGE OUTLET WITH HIGH-CAPACITY CORRUGATE GRATE PER DETAIL 1, SHEET 12.
4. CONSTRUCT COLORED CONCRETE GOLF CART PATH. WIDTH VARIES 8' TO 10'.
5. CONSTRUCT PARKING AREA PLANTER
6. CONSTRUCT NEW A.C. PAVING.
7. CONSTRUCT GOLF CART UNDERPASS AND HEADWALLS PER TYPICAL SECTION B, SHEET 12
8. CONSTRUCT 6' HIGH BLACK CHAIN LINK FENCE
9. CONNECT TO EXISTING STORM DRAINAGE FACILITY.
10. CONSTRUCT 20' WIDE DRIVEWAY PER TYPICAL SECTION 5, SHEET 12.
11. CONSTRUCT RETAINING WALL HEIGHT PER PLAN.
12. CONSTRUCT 4" THICK CONCRETE WALKWAY.
13. DECORATIVE BIOWAGE PER ARCHITECT'S PLANS.
14. CONSTRUCT ROCK RIP-RAP STORMWATER ENERGY DISSIPATER.
15. CONSTRUCT GRADED/VEGETATED SWALE.
16. CONSTRUCT 4' WIDE DECOMPOSED GRANITE WALKWAY

EXISTING EASEMENT NOTES

32. AN EASEMENT FOR WATER MAINS PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED JANUARY 11, 1968 AS INSTRUMENT NO. 1083 IN BOOK 2317, PAGE 1184 OF OFFICIAL RECORDS. (ITEM 32)
33. AN EASEMENT FOR SANITARY SEWER PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED APRIL 29, 1970 AS INSTRUMENT NO. 11026 IN BOOK 2307, PAGE 499 OF OFFICIAL RECORDS. (ITEM 33)
34. AN EASEMENT FOR SANITARY SEWER PURPOSES AS GRANTED TO FRANCIS SARGENT, ET UX, IN THE DOCUMENT RECORDED APRIL 29, 1970 AS INSTRUMENT NO. 11035 IN BOOK 2307, PAGE 521 OF OFFICIAL RECORDS. (ITEM 34)
39. AN EASEMENT FOR REMOVAL OF EXISTING TREES, ADDITIONS OF A WALL AND ADDITIONAL PLANTINGS AS DESCRIBED IN THE DOCUMENT RECORDED MARCH 7, 1975 AS INSTRUMENT NO.1104 IN BOOK 2535, PAGE 832 OF OFFICIAL RECORDS. (ITEM 39)
43. A TEN (10) FOOT WIDE EASEMENT FOR WATERLINE PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED DECEMBER 8, 1978 AS INSTRUMENT NO. TA-55630 OF OFFICIAL RECORDS. (ITEM 43)

NO.	DATE	REVISIONS	APPD

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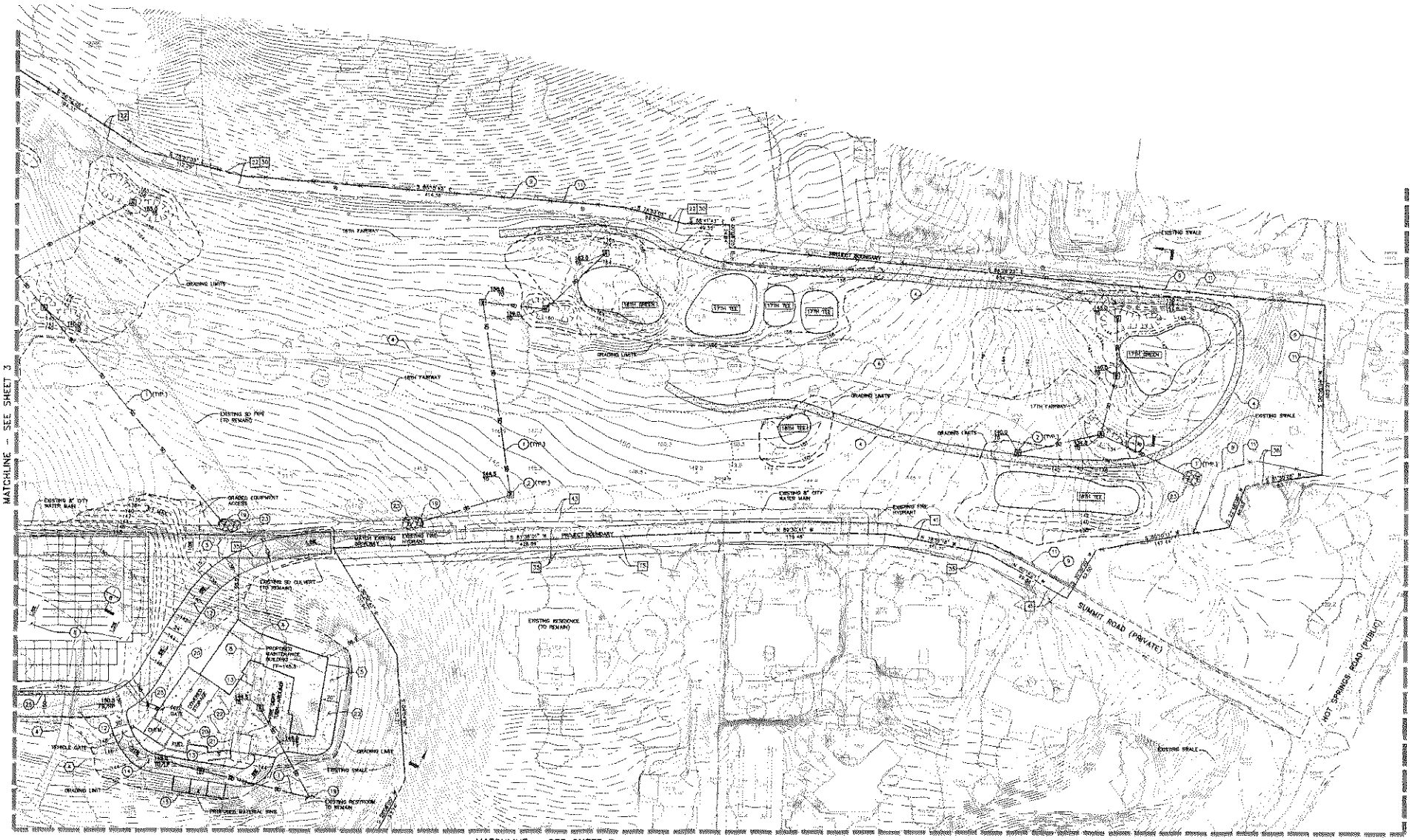
Phone (805) 963-9532 Fax (805) 966-9967

DESIGN TRG/DGS DRAWN DGS
QUIT DEPENT 04/13 DATE
PROJECT MANAGER
R.C.E. 50488 EXP. 06/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
GRADING AND DRAINAGE
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET C3 OF C15
PLAN DATE 02/14/08



DEMOLITION NOTES

4. EXISTING ASPHALT CART PATH TO BE REMOVED.
5. EXISTING PAVEMENT/DRIVEWAY TO BE REMOVED.
7. EXISTING WATER TANK TO BE REMOVED.
8. EXISTING FLAMMABLE MATERIAL BUILDING TO BE REMOVED.
9. EXISTING STRUCTURE TO BE REMOVED.
11. EXISTING CHAIN LINK FENCE TO BE REMOVED.
13. EXISTING FUEL PUMP AND STORAGE TO BE REMOVED.

CONSTRUCTION NOTES

1. INSTALL HDPE STORM DRAIN PIPE.
2. INSTALL GRATED CATCH BASIN PER DETAIL 2, SHEET 12.
4. CONSTRUCT COLORED CONCRETE GOLF CART PATH (WIDTH VARIES 8' TO 10').
8. CONSTRUCT GRASS OVERFLOW VALET PARKING AREA.
9. CONSTRUCT 6' HIGH BLACK CHAIN LINK FENCE.
12. CONSTRUCT 24' WIDE DRIVEWAY PER TYPICAL SECTION 9, SHEET 12.
15. CONSTRUCT RETAINING WALL, HEIGHT PER PLAN.
16. CONSTRUCT 20' WIDE MAINTENANCE ROAD PER TYPICAL SECTION 6, SHEET 12.
17. CONSTRUCT 4' THICK CONCRETE WALKWAY.
18. CONSTRUCT CONCRETE STORM DRAIN HEADWALL.
20. CONSTRUCT SCREEN/PARTITION WALL PER ARCHITECT'S PLAN.
21. CONSTRUCT EQUIPMENT WASH OFF AREA.
22. CONSTRUCT CONCRETE DRIVEWAY PER TYPICAL SECTION 7, SHEET 12.
23. CONSTRUCT ROCK RIP-RAP STORMWATER ENERGY DISSIPATER
24. CONSTRUCT 4' WIDE DECOMPOSED GRANITE WALKWAY.

EXISTING EASEMENT NOTES

18. A TWENTY (20) FOOT WIDE EASEMENT FOR ROAD PURPOSES AS GRANTED TO GEORGE S. TEMBROUS, ET UX, IN THE DOCUMENT RECORDED SEPTEMBER 16, 1918 IN BOOK 154, PAGE 314 OF DEEDS. (ITEM 15)
22. AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN COUNTIES GAS COMPANY IN A DOCUMENT RECORDED IN BOOK 799, PAGE 322 OF OFFICIAL RECORDS. (ITEM 22)
32. AN EASEMENT FOR SEWER PURPOSES AS GRANTED TO MONTECITO SANITARY DISTRICT IN THE DOCUMENT RECORDED MAY 23, 1961 AS INSTRUMENT NO. 18413 IN BOOK 1646, PAGE 453 OF OFFICIAL RECORDS. (ITEM 30)
35. ANY RIGHTS IN AND TO THE PRIVATE ROAD, 25 FEET WIDE, AS SHOWN ON THE MAP OF SURVEY FILED IN BOOK 87, PAGE 16 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA. (ITEM 33)
36. AN EASEMENT FOR SURFACE PLANTING PURPOSES AS GRANTED TO THEODORE W. BLAKESLEE, ET UX, IN THE DOCUMENT RECORDED JUNE 27, 1974 AS INSTRUMENT NO. 33807 IN BOOK 2523, PAGE 143 OF OFFICIAL RECORDS. (ITEM 36)
41. A TWELVE AND ONE-HALF (12.5) FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED TO WILLIAM C. ALEXANDER, ET AL, IN THE DOCUMENT RECORDED JUNE 30, 1977 AS INSTRUMENT 77-33154 OF OFFICIAL RECORDS. (ITEM 41)
43. A TEN (10) FOOT WIDE EASEMENT FOR WATERLINE PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED DECEMBER 5, 1978 AS INSTRUMENT NO. 78-56400 OF OFFICIAL RECORDS. (ITEM 43)

NO.	DATE	REVISIONS	APPD.

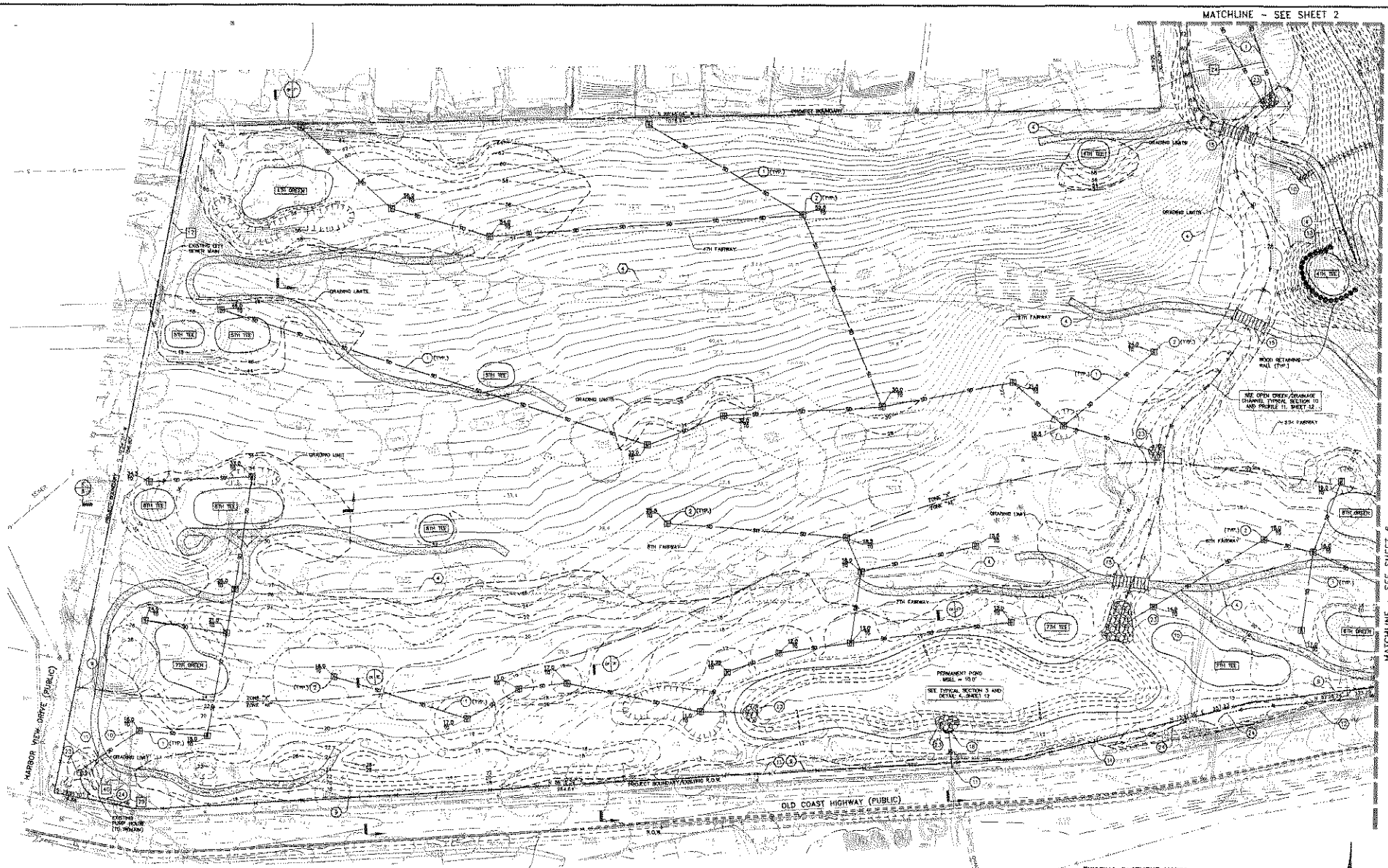
Penfield & Smith
Engineering · Surveying · Planning
Construction Management
111 East Victoria Street, Santa Barbara CA 93101
Phone: (805) 963-9532 Fax: (805) 564-5651

DESIGN TRG/DGS CHECKED DGS
BUY DEVELOP SALES DATE:
PROJECT ENGINEER
R.C.E. 60468 EXP. 06/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
GRADING AND DRAINAGE
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET C4 OF C16
PLAN DATE 02/14/09



DEMOLITION NOTES

(9) EXISTING ASPHALT CART PATH TO BE REMOVED.
(10) EXISTING STORM DRAIN PIPE TO BE REMOVED.
(11) EXISTING CHAIN LINK FENCE TO BE REMOVED.
(12) EXISTING CONCRETE DRAINAGE DITCH TO BE REMOVED.

CONSTRUCTION NOTES

(1) INSTALL HDPE STORM DRAIN PIPE.
(2) INSTALL GRATED CATCH BASIN PER DETAIL 2, SHEET 12.
(3) CONSTRUCT COLORED CONCRETE GOLF CART PATH, WIDTH VARIES 5' TO 10'.
(8) CONSTRUCT 4' HIGH BLACK CHAIN LINK FENCE.
(14) CONNECT TO EXISTING STORM DRAINAGE FACILITY.
(15) CONSTRUCT RETAINING WALL, HEIGHT PER PLAN.
(15) CONSTRUCT GOLF CART BRIDGE PER SECTION 6, SHEET 12.
(16) CONSTRUCT HEADWALL AND POND OUTLET STRUCTURE.
(23) CONSTRUCT ROCK RIP-RAP STORMWATER ENERGY DISSIPATOR.
(24) CONSTRUCT GRASSED/VEGETATED SWALE.

EXISTING EASEMENT NOTES

(17) A 50X 243 FOOT WIDE EASEMENT FOR SEWER LINES PURPOSES AS GRANTED TO CITY OF SANTA BARBARA BY A DOCUMENT RECORDED IN BOOK 83, PAGE 152 OF OFFICIAL RECORDS. (ITEM 17)

(24) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENTS RECORDED JANUARY 31, 1958 AND SEPTEMBER 27, 1960 IN BOOK 897, PAGE 174 AND BOOK 843, PAGE 137, RESPECTIVELY, OVER THE PROPERTY SHOWN HEREON. (ITEM 24)

(29) AN EASEMENT FOR DRAINAGE FACILITIES PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED MARCH 17, 1982 AS INSTRUMENT NO. 8536 IN BOOK 1724, PAGE 444 OF OFFICIAL RECORDS (ITEM 29)

(40) AN EASEMENT FOR STORM DRAIN PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED JUNE 29, 1978 AS INSTRUMENT NO. 38821 IN BOOK 2618, PAGE 884 OF OFFICIAL RECORDS. (ITEM 40)

N

SCALE: 1"=40'
0 40 80 120

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineers • Surveyors • Planners
Consultants • Programmers
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 966-9561

DESIGN: DNG/GGS DRAFTED: GGS
DATE REPORT SALTS DATE:
PROJECT ENGINEER
R.C.E. 60488 EXP. 06/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
GRADING AND DRAINAGE
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18056.01
SHEET C5 OF C16
PLAN DATE 02/14/09

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

OLD COAST HIGHWAY (PUBLIC)

SECTION P

SCALE: HORIZ. 1"=40' VERT. 1"=20'

SECTION Q

SCALE: HORIZ. 1"=40' VERT. 1"=20'

SECTION R

SCALE: HORIZ. 1"=40' VERT. 1"=20'

SECTION S

SCALE: HORIZ. 1"=40' VERT. 1"=20'

EXISTING EASEMENT NOTES

25 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND AS DESCRIBED IN DOCUMENTS RECORDED ON JANUARY 13, 1891 AND JULY 12, 1955 IN BOOK 977, PAGE 84 AND BOOK 1324, PAGE 335, RESPECTIVELY. (ITEM 25)

32 AN EASEMENT FOR WATER MAINS PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED JANUARY 11, 1988 AS INSTRUMENT NO. 1882 IN BOOK 2217, PAGE 1181 OF OFFICIAL RECORDS. (ITEM 32)

CONSTRUCTION NOTES

1. INSTALL HDPE STORM DRAIN PIPE
2. INSTALL GRATED CATCH BASIN PER DETAIL 2, SHEET 12
4. CONSTRUCT COLORED CONCRETE GOLF CART PATH, WIDTH VARIES 8' TO 10'
6. CONSTRUCT 5' HIGH BLACK CHAIN LINK FENCE
7. CONNECT TO EXISTING STORM DRAINAGE FACILITY
23. CONSTRUCT ROCK RIP-RAP STORMWATER ENERGY DISSIPATER.
24. CONSTRUCT GRADED/VEGETATED SWALE.

DEMOLITION NOTES

4. EXISTING ASPHALT CART PATH TO BE REMOVED.
11. EXISTING CHAIN LINK FENCE TO BE REMOVED.
12. EXISTING CONCRETE DRAINAGE DITCH TO BE REMOVED.

SCALE: 1"=40'

NO.	DATE	REVISIONS	APPR.

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Construction Management
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Phone (805) 963-9532 Fax (805) 966-9951

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GUY GERDNY SALTS DATE
PROJECT ENGINEER
R.C.E. 50488 EXP. 06/30/10

CITY OF SANTA BARBARA

REVIEWED BY:

SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
GRADING AND DRAINAGE
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01

SHEET 06 of C16

PLAN DATE 02/14/08

PLOT SCALE: 1:50 PLOT DATE: 2/13/2009 3:35:43 PM PLOT BY: Trevin Gebhart

SK-PAD SAVE DATE: 2/13/2009 3:06:30 PM

MATCHLINE – SEE SHEET 4

MATCHLINE – SEE SHEET 6

PROJECT BOUNDARY

18TH FAIRWAY

13TH FAIRWAY

11TH FAIRWAY

12TH FAIRWAY

14TH FAIRWAY

GRADING LIMIT

EXISTING 60" RCP (TO REMAIN)

SEE OPEN CREEK DRAINAGE CHANNEL TYPICAL SECTION (I) AND PROFILE 11, SHEET 12

SEE TYPICAL SECTION 3 AND PROFILE 6, SHEET 12

PERMANENT POND WSEL = 44.0'

WOOD RETAINING WALL (TYP.)

PROPOSED LANDSCAPE EASEMENT

EXISTING STORM DRAIN INLET

EXISTING SWALE

APN 019-131-06 (NOT A PART)

HOT SPRINGS ROAD

OLD COAST HIGHWAY (PUBLIC)

CABRILLO BOULEVARD

PROPOSED CURB, GUTTER & SIDEWALK IMPROVEMENTS BY OTHERS (HIGHWAY 101 OPERATIONAL IMPROVEMENTS)

ROUND-ABOUT IMPROVEMENTS BY OTHERS (HIGHWAY 101 OPERATIONAL IMPROVEMENTS)

EXISTING EASEMENT NOTES

15 AN EASEMENT FOR ROAD PURPOSES AS GRANTED TO GEORGE S. EDWARDS, ET UX, IN A DOCUMENT RECORDED IN BOOK 161, PAGE 86 OF DEEDS. (ITEM 16)

29 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND AS DESCRIBED IN DOCUMENTS RECORDED ON JANUARY 15, 1951 AND JULY 12, 1955 IN BOOK 977, PAGE 84 AND BOOK 1326, PAGE 338, RESPECTIVELY. (ITEM 29)

41 A TWELVE AND ONE-HALF (12.5) FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED TO WILLIAM C. ALEXANDER, ET AL, IN THE DOCUMENT RECORDED JUNE 30, 1977 AS INSTRUMENT 77-23154 OF OFFICIAL RECORDS. (ITEM 41)

42 A TEN (10) FOOT WIDE EASEMENT FOR SANITARY SEWER LINES PURPOSES AS GRANTED TO CITY OF SANTA BARBARA IN THE DOCUMENT RECORDED DECEMBER 6, 1978 AS INSTRUMENT NO. 78-58829 OF OFFICIAL RECORDS. (ITEM 42)

CONSTRUCTION NOTES

1. INSTALL 18DPE STORM DRAIN PIPE.
2. INSTALL GRATED CATCH BASIN PER DETAIL 2, SHEET 12.
4. CONSTRUCT COLORED CONCRETE GOLF CART PATH. WIDTH VARIES 8' TO 10'.
9. CONSTRUCT 8' HIGH BLACK CHAIN LINK FENCE.
11. CONNECT TO EXISTING STORM DRAINAGE FACILITY.
15. CONSTRUCT GOLF CART BRIDGE PER SECTION 9, SHEET 12.
18. CONSTRUCT HEADWALL AND POND OUTLET STRUCTURE.
23. CONSTRUCT ROCK RIP-RAP STORMWATER ENERGY DISSIPATER.
24. CONSTRUCT GRASSED/VEGETATED SWALE.

DEMOLITION NOTES

4. EXISTING ASPHALT CART PATH TO BE REMOVED.
10. EXISTING STORM DRAIN PIPE TO BE REMOVED.
11. EXISTING CHAIN LINK FENCE TO BE REMOVED.

N

SCALE: 1"=40'

0 40 80 120

NO.	DATE	REVISIONS	APPD.

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STORM 700/305 CHECKED 305

CUT/EXPORT SALTS DATE

PROJECT ENGINEER
R.C.E. 60988 EXP. 06/30/10

CITY OF SANTA BARBARA

REVIEWED BY:

SIGNATURE DATE

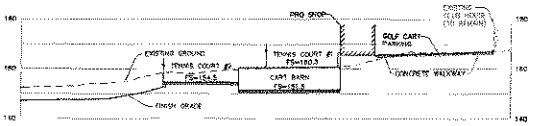
PRELIMINARY IMPROVEMENT PLANS
GRADING AND DRAINAGE
MONTECITO COUNTRY CLUB

920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

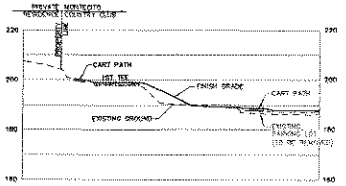
P&S PROJECT NO. 18058.01

SHEET C7 of C16

PLAN DATE 02/14/09

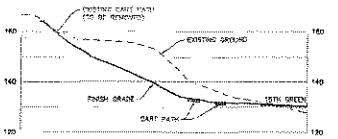


SECTION C
SCALE: HORIZ. 1"=40' VERT. 1"=20'

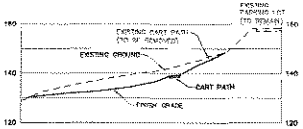


SECTION D
SCALE: HORIZ. 1"=40' VERT. 1"=20'

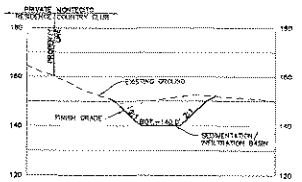
SECTION E
SCALE: HORIZ. 1"=40' VERT. 1"=20'



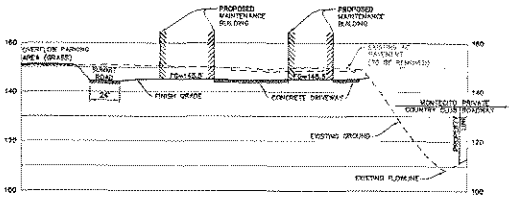
SECTION F
SCALE: HORIZ. 1"=40' VERT. 1"=20'



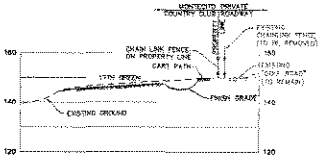
SECTION G
SCALE: HORIZ. 1"=40' VERT. 1"=20'



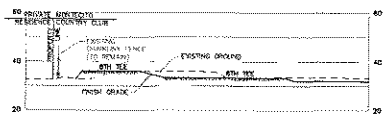
SECTION H
SCALE: HORIZ. 1"=40' VERT. 1"=20'



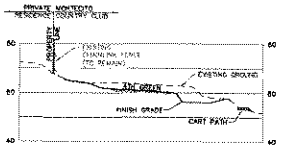
SECTION I
SCALE: HORIZ. 1"=40' VERT. 1"=20'



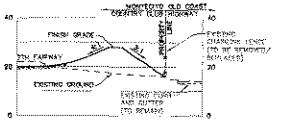
SECTION J
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION K
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION L
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION M
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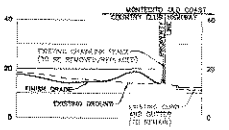
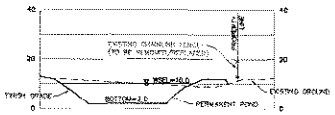
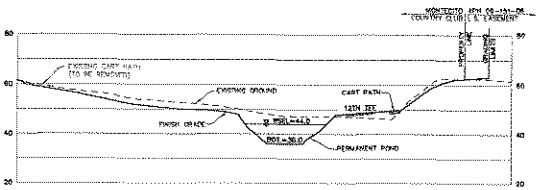


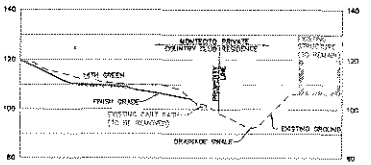
SECTION N
SCALE: HORIZ. 1"=40' VERT. 1"=20'



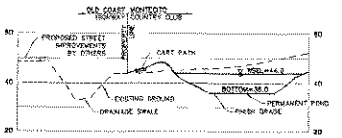
SECTION O
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION T
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION U
SCALE: HORIZ. 1"=40' VERT. 1"=20'



SECTION V
SCALE: HORIZ. 1"=40' VERT. 1"=20'

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering • Surveying • Planning
Environmental • Management
111 East Victoria Street, Santa Barbara CA 93101
Phone (805) 963-9532 Fax (805) 966-9601

DESIGN TBD/DGS CHECKED DGS
CITY SURVEY: 04-75 DATE:
PROJECT ENGINEER
R.C.E. 50486 EXP. 06/30/10

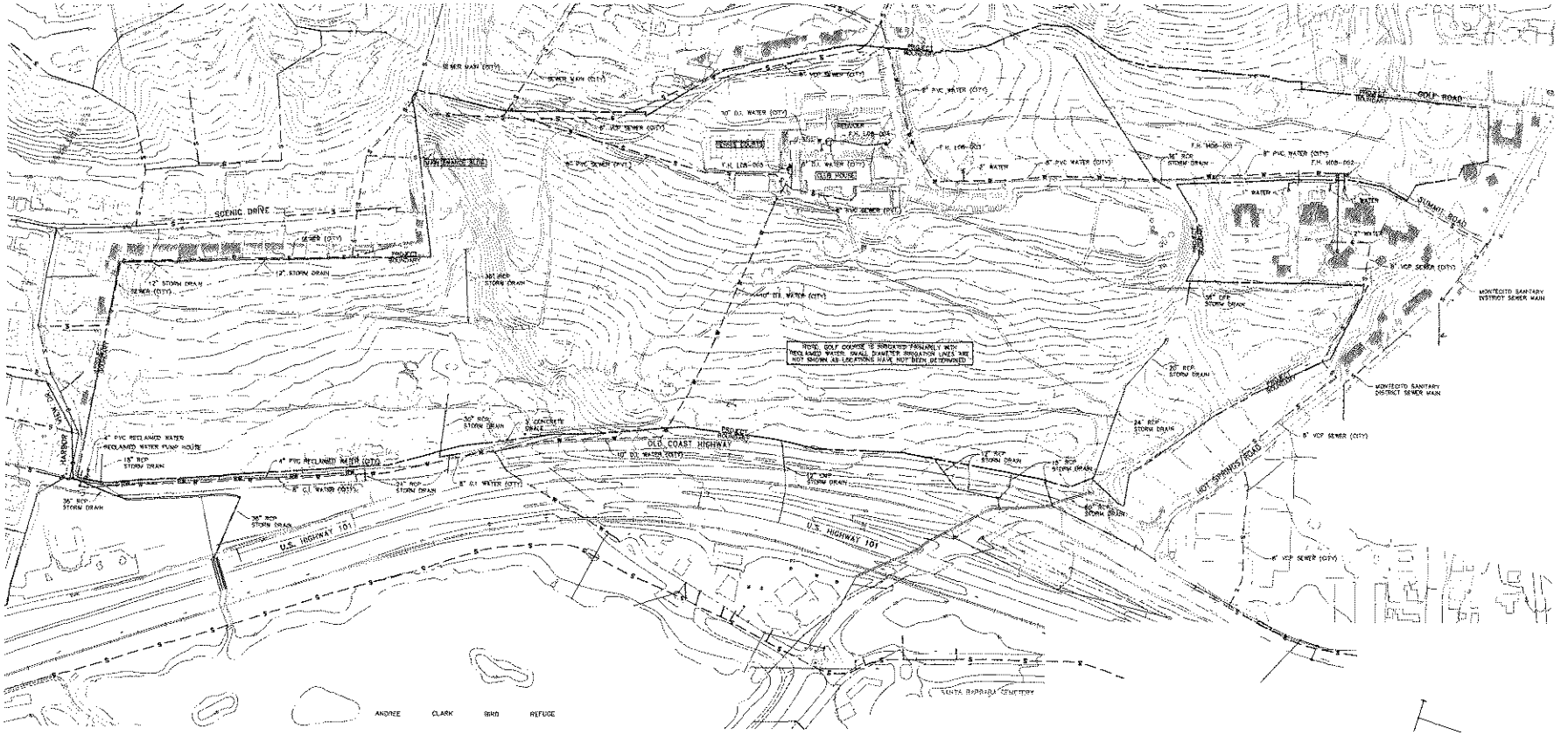
NO 50486 REGISTERED CIVIL ENGINEER STATE OF CALIFORNIA

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
GRADING SECTIONS
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 180006.01
SHEET C8 OF C15
PLAN DATE 02/14/08

42-DWG SAVE DATE 2/13/2008 3:56:50 PM PLOT DATE 2/13/2008 3:56:59 PM PLOT BY: Tristan Gebhart PLOT SCALE: 1:1



LEGEND

- EXISTING WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM DRAIN PIPE
- PROJECT BOUNDARY
- CONTINUATION OF SUBSURFACE PIPE (EXACT LOCATION UNDETERMINED)

N

SCALE: 1"=150'

0 150 300 450

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Professional Engineering Consultants Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 963-9801

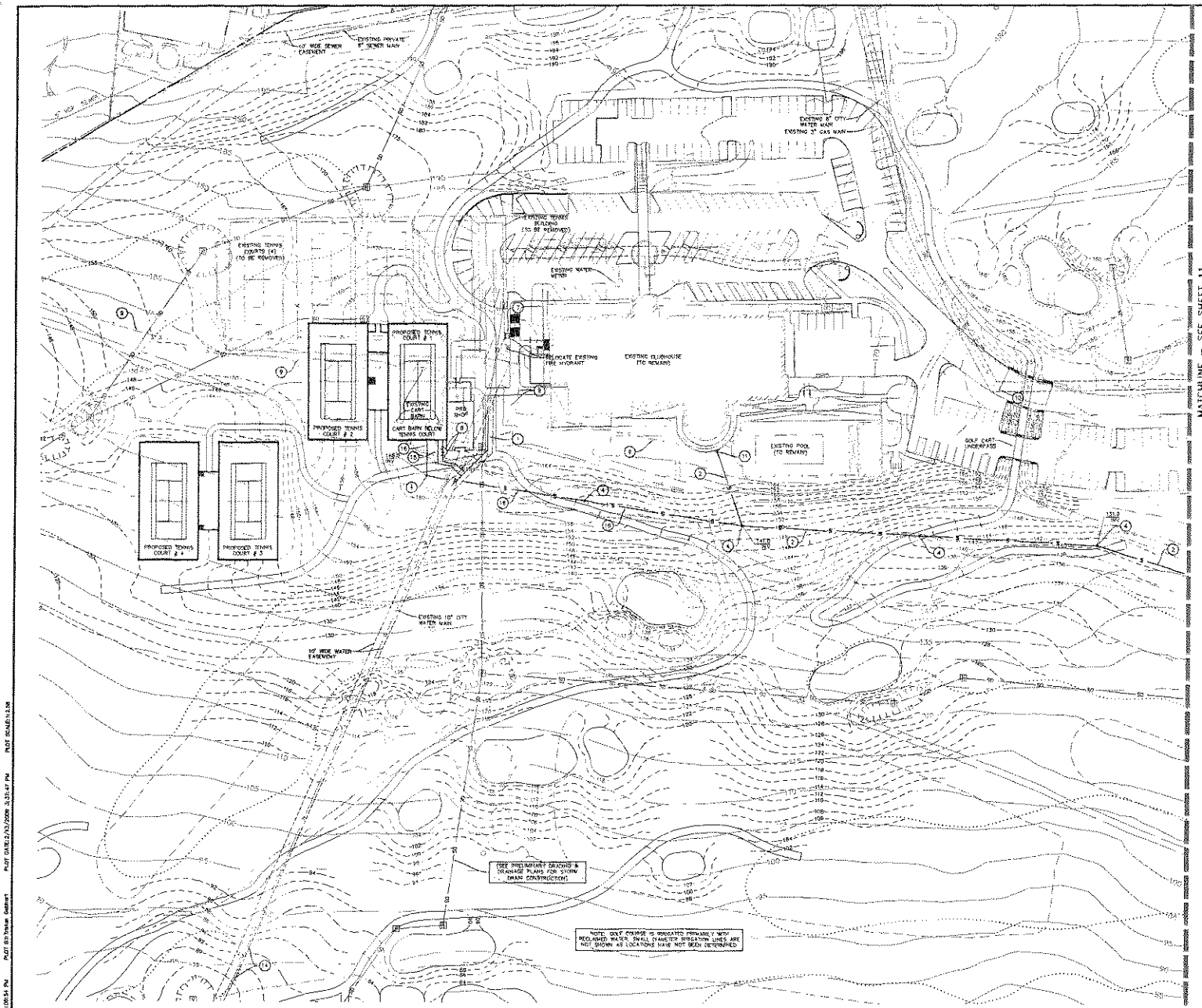
DESIGN: TRG/GCS DRAWN: GCS
GUY GEREMY SALTS DATE:
PROJECT ENGINEER
R.C.E. 60488 EXP. 06/30/10

GUY GEREMY SALTS
NO. 60488
REGISTERED PROFESSIONAL ENGINEER
CIVIL

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
EXISTING UTILITIES
MONTECITO COUNTRY CLUB
820 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

PAS PROJECT NO. 18058.01
SHEET C9 OF C18
PLAN DATE 02/14/09



LEGEND

—— S ——	GRAVITY SEWER MAIN
—— W ——	WATER MAIN
•	SEWER CLEANOUT
	FIRE HYDRANT
	DOUBLE DETECTOR CHECK ASSEMBLY
	WATER METER
——150——	PROPOSED CONTOUR
——150——	EXISTING CONTOUR

(NOTE: EXISTING FACILITIES DENOTED BY SHADED)

CONSTRUCTION NOTES

1. REMOVE AND RECONSTRUCT 10' D.I. WATER MAIN AS NECESSARY
2. CONSTRUCT PRIVATE 8" SDR-35 PVC SEWER MAIN.
3. CONSTRUCT SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD DETAIL S-003.0.
4. CONSTRUCT FIRE HYDRANT INSTALLATION PER CITY OF SANTA BARBARA STANDARD DETAILS S-001.0 & S-001.1.
5. CONSTRUCT FIREWATER SERVICE WITH DOUBLE DETECTOR CHECK ASSEMBLY PER DETAIL S-015.0.
6. REMOVE/ABANDON EXISTING PRIVATE SEWER PIPE.
7. LOWER EXISTING WATER AND GAS MAINS BELOW PROPOSED GOLF CART UNDERPASS.
8. CONNECT PROPOSED SEWER TO EXISTING SEWER.
9. REMOVE AND RECONSTRUCT 10' D.I. WATER MAIN AS NECESSARY TO MAINTAIN 42" COVER OVER PIPE.
10. CONSTRUCT 1-½" WATER SERVICE.
11. CONSTRUCT PRIVATE 4" SDR-35 PVC SEWER MAIN.

N

SCALE: 1"=40'

0 40 80 120

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering • Surveying • Planning
Construction Management
111 East Victoria Street, Santa Barbara CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

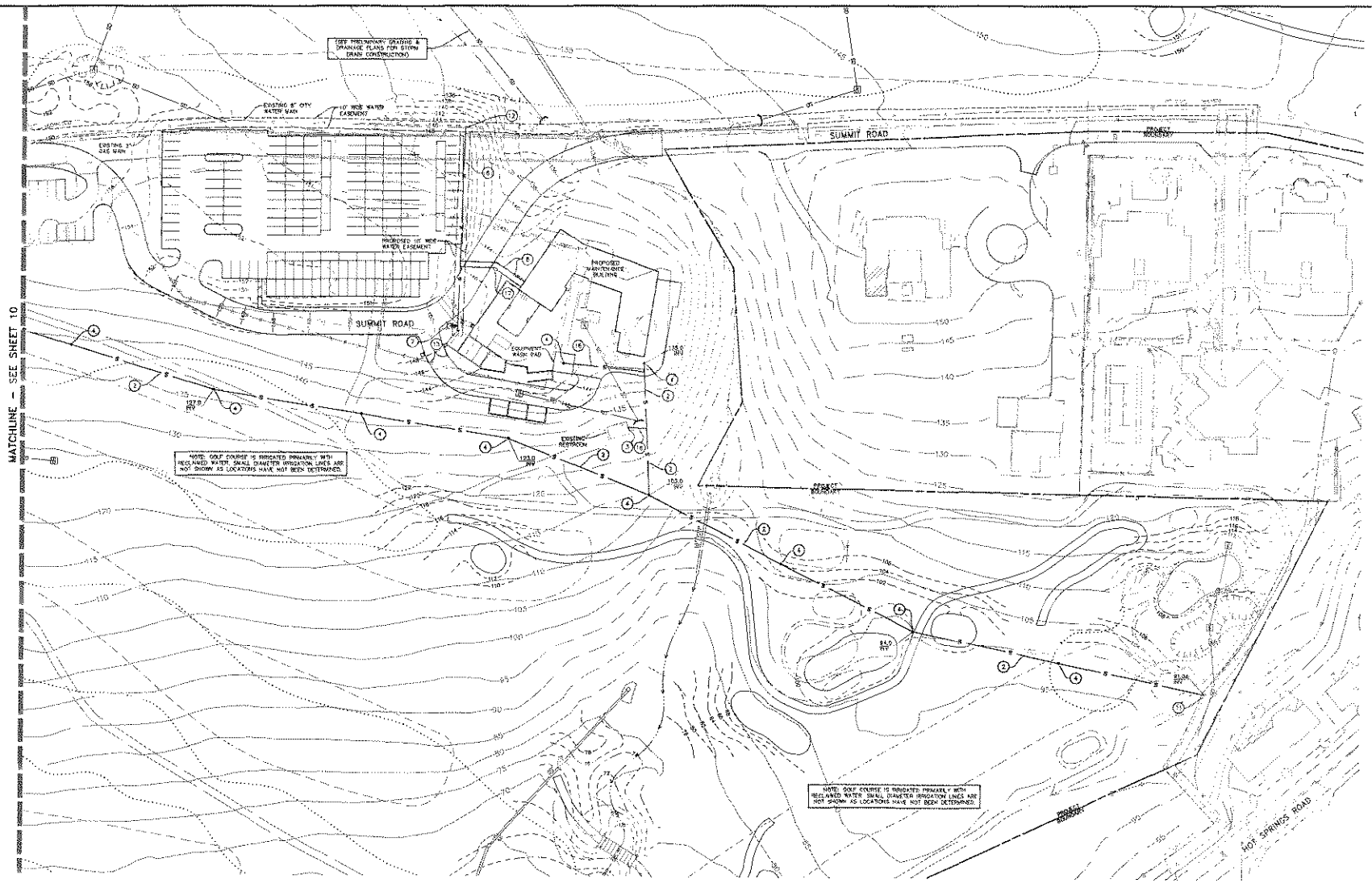
DESIGN: TRG/GGS CHECKED: GGS
DAY DEWEY SALTS DATE:
PROJECT ENGINEER
R.C.E. 60488 (EXP. 06/30/10)

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
PROPOSED UTILITIES
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET C10 of C16
PLAN DATE 02/14/09

42-DWG SAVE DATE: 2/13/2009 3:09:54 PM PLOT BY: Tristan Gebhart PLOT DATE: 2/13/2009 3:37:47 PM PLOT SCALE: 1:2.38



LEGEND

—— S ——	GRAVITY SEWER MAIN
—— W ——	WATER MAIN
•	SEWER CLEANOUT
	FIRE HYDRANT
	DOUBLE DETECTOR CHECK ASSEMBLY
	WATER METER
——100——	PROPOSED CONTOUR
——150——	EXISTING CONTOUR

(NOTE: EXISTING FACILITIES DENOTED BY SHADED)

CONSTRUCTION NOTES

2. CONSTRUCT PRIVATE 6" SDR-35 PVC SEWER MAIN.
3. CONNECT EXISTING RESTROOM TO PROPOSED SEWER. ABANDON EXISTING SEPTIC SYSTEM.
4. CONSTRUCT SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD DETAIL S-003.0
5. CONSTRUCT 8" PVC PUBLIC WATER MAIN
7. CONSTRUCT FIRE HYDRANT INSTALLATION PER CITY OF SANTA BARBARA STANDARD DETAIL S-001.0 & S-001.1
8. CONSTRUCT FIREWATER SERVICE WITH DOUBLE DETECTOR CHECK ASSEMBLY PER DETAIL S-015.0.
10. LOWER EXISTING WATER AND GAS MAINS BELOW PROPOSED GOLF CART UNDERPASS.
11. CONNECT PROPOSED SEWER TO EXISTING SEWER.
12. INSTALL 8"x8"x6" TEE AND CONNECT PROPOSED 8" WATER MAIN TO EXISTING 6" WATER MAIN.
13. INSTALL BLIND FLANGE.
16. CONSTRUCT PRIVATE 4" SDR-35 PVC SEWER MAIN.
17. CONSTRUCT 1-½" WATER SERVICE CONNECTION AND METER, PER CITY STANDARDS S-005.0 & S-006.0

N

SCALE: 1"=40'

0 40 80 120

NO.	DATE	REVISIONS	APPD.

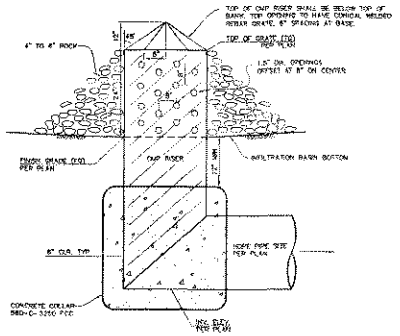
Penfield & Smith
Engineering Planning Surveying Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963 9532 Fax (805) 966 9020

DESIGN TBG/DDS CHECKED GCS
QUY BERRY SALTE DATE
PROJECT ENGINEER
R.C.E. 80488 EXP. 06/30/10

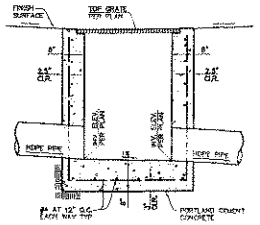
CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
PROPOSED UTILITIES
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

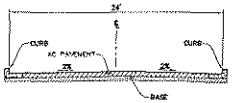
P&S PROJECT NO. 18006.01
SHEET C11 OF C16
PLAN DATE 02/14/09



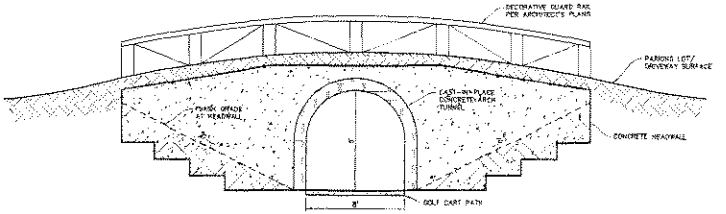
FLOW RESTRICTING PIPE RISER OUTLET (1)
SCALE: N.T.S. (SEE SHEETS 5, 7)



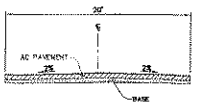
GRATED CATCH BASIN (2)
SCALE: N.T.S. (SEE SHEETS 5, 7)



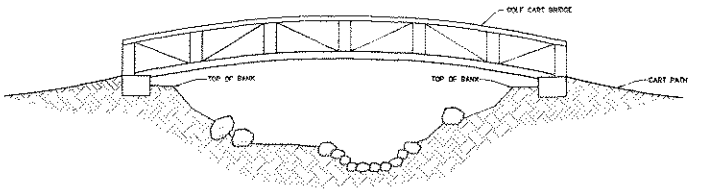
TYPICAL DRIVEWAY SECTION (5)
SCALE: N.T.S. (SEE SHEETS 5, 4)



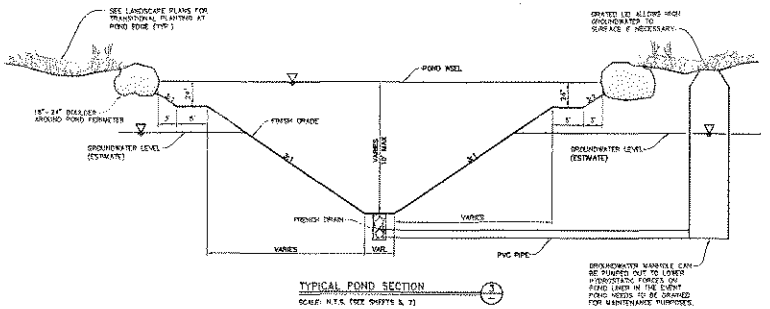
GOLF CART UNDERPASS (8)
SCALE: N.T.S. (SEE SHEET 5)



TYPICAL MAINTENANCE ROAD SECTION (6)
SCALE: N.T.S. (SEE SHEET 4)

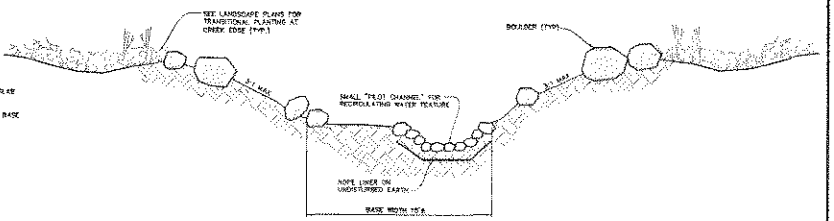


GOLF CART BRIDGE/CREEK CROSSING (9)
SCALE: N.T.S. (SEE SHEETS 5, 7)

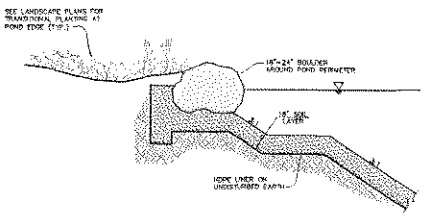


TYPICAL POND SECTION (3)
SCALE: N.T.S. (SEE SHEETS 5, 7)

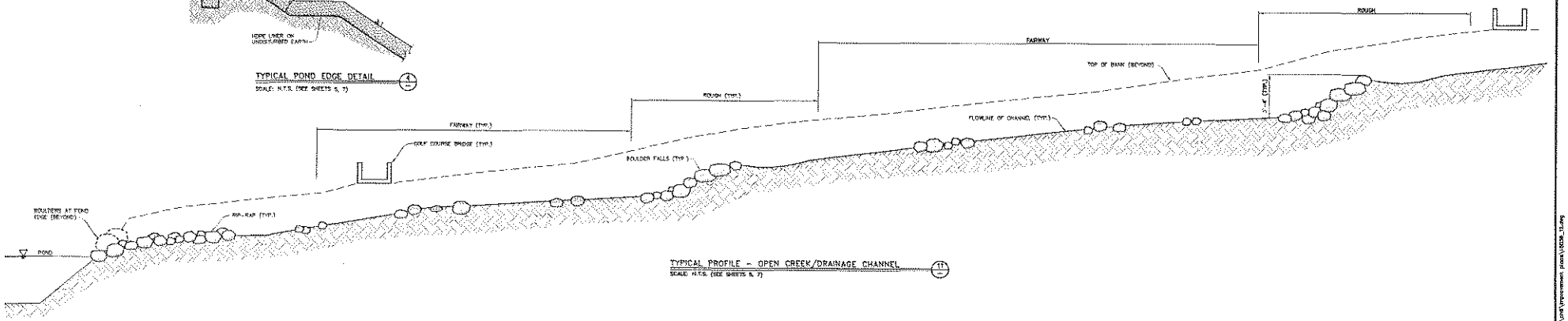
TYPICAL CONCRETE DRIVEWAY SECTION (7)
SCALE: N.T.S. (SEE SHEET 4)



TYPICAL SECTION - OPEN CREEK/DRAINAGE CHANNEL (10)
SCALE: N.T.S. (SEE SHEETS 5, 7)



TYPICAL POND EDGE DETAIL (4)
SCALE: N.T.S. (SEE SHEETS 5, 7)



TYPICAL PROFILE - OPEN CREEK/DRAINAGE CHANNEL (11)
SCALE: N.T.S. (SEE SHEETS 5, 7)

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineers • Surveyors • Planners
Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 965-3631

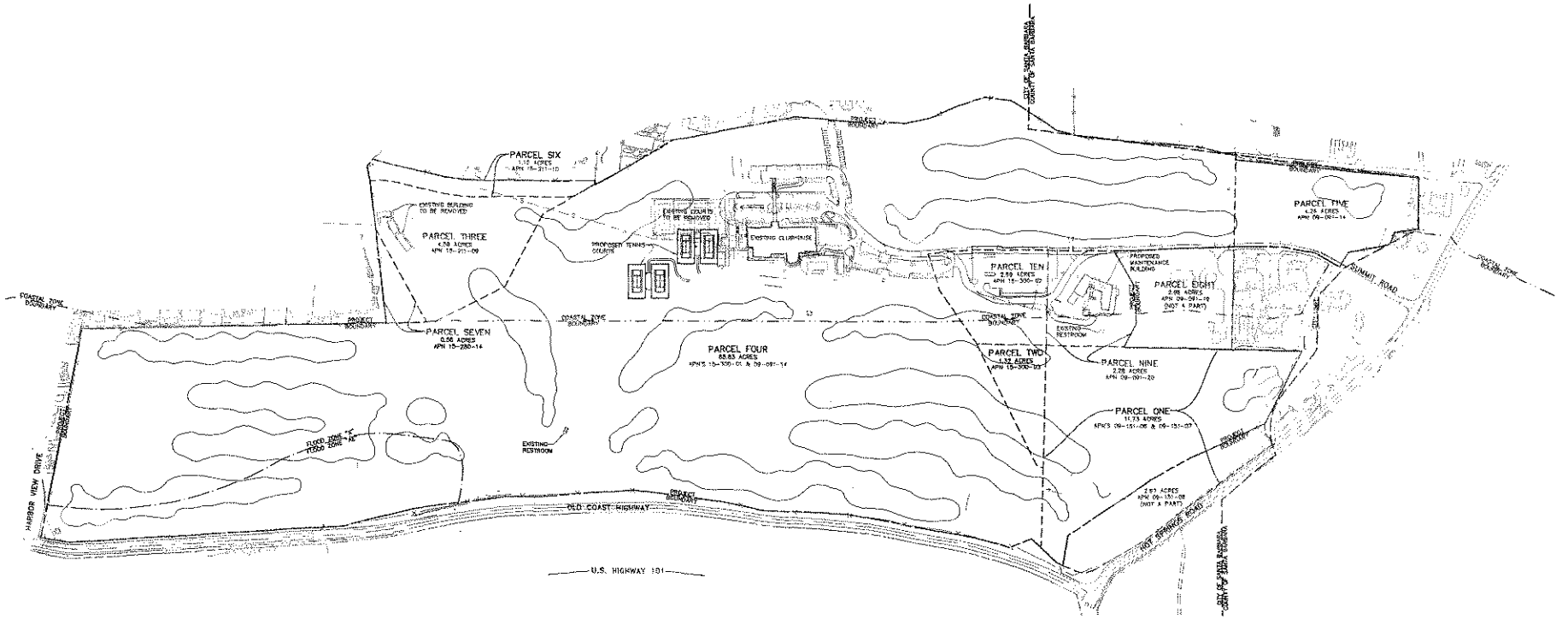
DESIGN TRG/DRB CHECKED DGS
DWG. GEOMETRY 34,75 DATE
PROJECT: CHANNELS
R.C.E. 50488 EXP. 06/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLAN
SECTIONS AND DETAILS
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18056.01
SHEET C12 OF C16
PLAN DATE 02/14/09

PLOT SCALE:1:1.58 PLOT DATE:2/13/2009 3:46:54 PM PLOT BY:Robin Gabriel
SAVE DATE: 2/13/2009 2:55:10 PM



TOTAL PROJECT AREA= 111.7 ACRES

PROPOSED LOT COVERAGE STATISTICS (ACRES)

	BUILDING	HARDSCAPE	LANDSCAPE	TOTAL
NOW IN CITY OF S.B.				
PARCEL ONE	~	0.53	8.73	9.06
PARCEL TWO	~	~	1.32	1.32
PARCEL THREE	~	0.10	4.40	4.50
PARCEL FOUR	0.88	5.77	79.30	65.93
PARCEL FIVE	~	0.35	3.91	4.26
PARCEL SIX	~	0.04	1.06	1.10
PARCEL SEVEN	~	0.05	0.51	0.57
PARCEL EIGHT	(NOT A PART)			
PARCEL NINE	0.16	0.82	1.30	2.28
PARCEL TEN	~	0.76	1.83	2.59
TOTAL	1.04	8.11	102.57	111.7

SCALE: 1"=150'
0 150 300 450

NO.	DATE	REVISIONS	APPR.

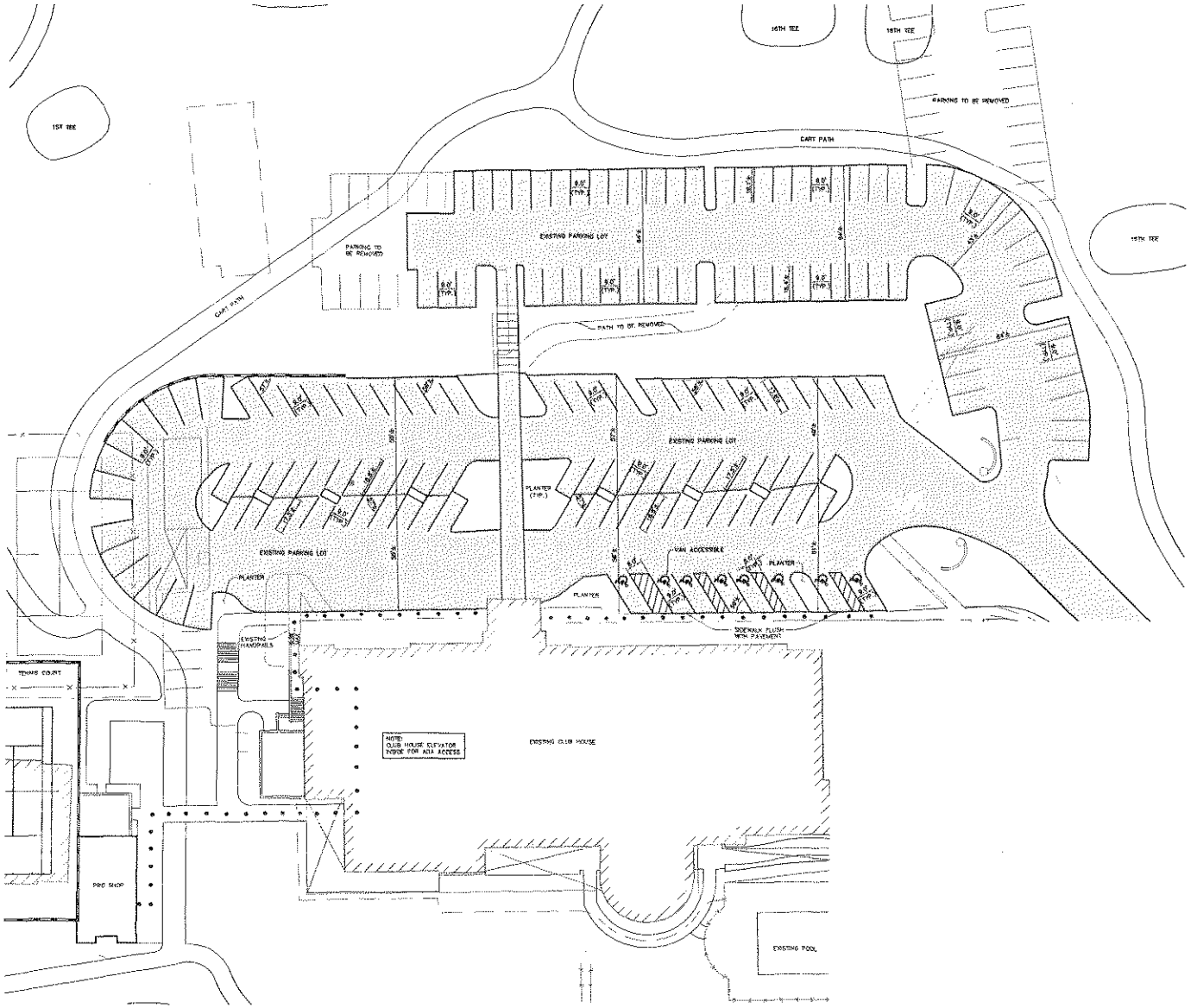
Penfield & Smith
Engineering Surveying Services
Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 568-1021

DESIGN TRD/DDS DRAWN DDS
SUPV. JEREMY SALTS
PROJECT ENGINEER
R.C.E. 60408 EXP. 06/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
SITE EXHIBIT AND STATISTICS
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET C13 OF C16
PLAN DATE 02/14/09



LEGEND

- WALL
- ADA ACCESSIBLE PATH OF TRAVEL
- ADA ACCESSIBLE PARKING
- AC PAVEMENT

PARKING STATISTICS (CLUBHOUSE AREA)

STANDARD	190
ACCESSIBLE	7
VAN ACCESSIBLE	1
TOTAL	198

PROJECT PARKING STATISTICS

CLUBHOUSE PARKING
(INCLUDES OVERFLOW/VALET AREA)

STANDARD	195
ACCESSIBLE	7
VAN ACCESSIBLE	1
VALET	135
TOTAL	338

POOL PARKING

STANDARD	83
ACCESSIBLE	2
VAN ACCESSIBLE	1
TOTAL	86

MAINTENANCE PARKING

VAN ACCESSIBLE	1
TOTAL	1

*MAINTENANCE STAFF USE CLUBHOUSE OVERFLOW PARKING AREA.

BICYCLE PARKING

COVERED	10
UNCOVERED	4
TOTAL	14

TOTAL PARKING: 400

SCALE: 1"=20'
0 20 40 80

NO.	DATE	REVISIONS	APPD.

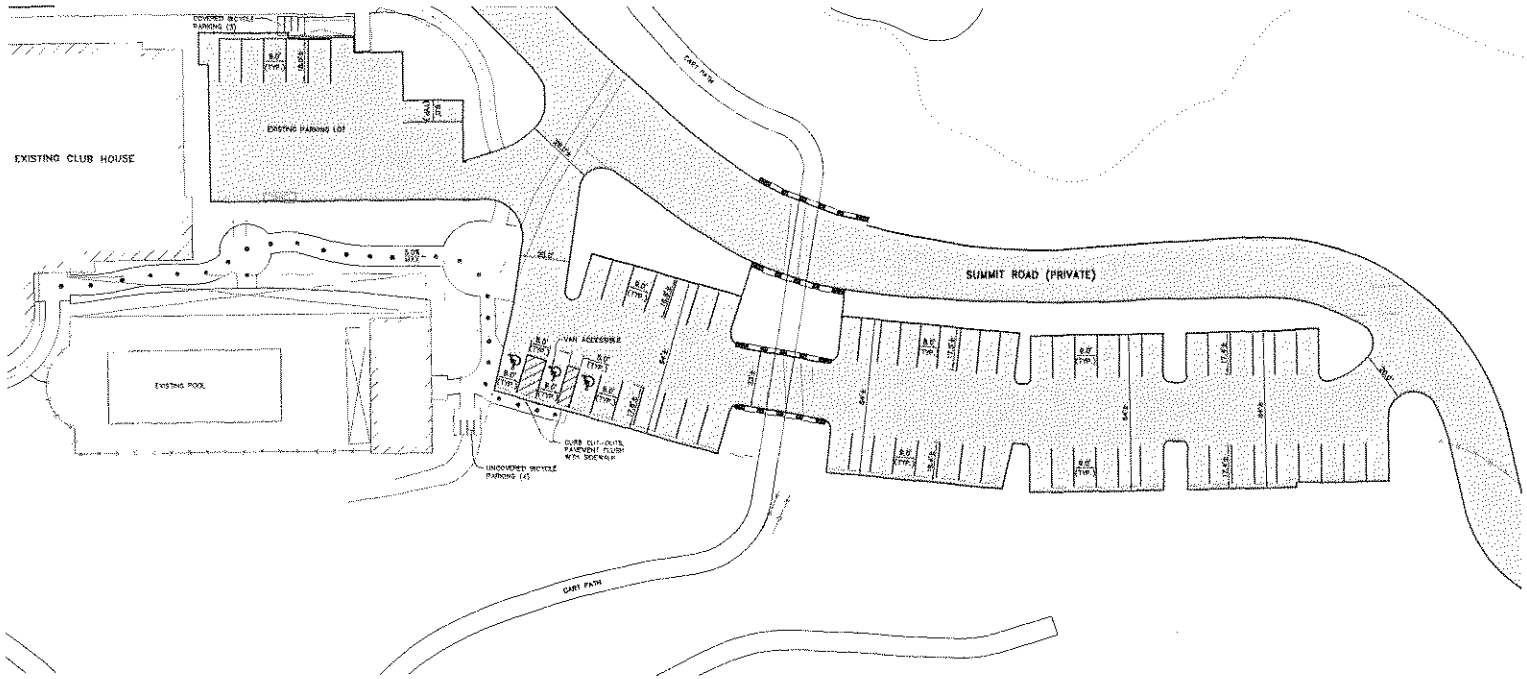
Pettifield & Smith
Engineering Surveying Planning
Construction Management
415 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9501

DESIGN TRL/DGS DWG CHK'D DGS
GUY GERDAY SALTS DATE:
PROJECT ENGINEER
R.C.E. 40488 EXP. 09/30/10

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
PARKING & ACCESSIBILITY
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

PNS PROJECT NO. 18058.01
SHEET C14 OF C16
PLAN DATE 02/14/09



LEGEND

WALL

ADA ACCESSIBLE PATH OF TRAVEL

ADA ACCESSIBLE PARKING

AC PAVEMENT

PARKING STATISTICS (POOL AREA)

STANDARD:	60
ACCESSIBLE:	2
VAN ACCESSIBLE:	1
TOTAL:	65

N

SCALE: 1"=20'

0 20 40 60

NO.	DATE	REVISIONS	APPD

Penfield & Smith
Engineering, Surveying, Planning, Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 966-3960

DESIGN 990/995 CHECKED 005

GUY GERENY SALTS DATE:

PROJECT ENGINEER

R.C.E. 80488 (EXP. 08/30/10)

CITY OF SANTA BARBARA

REVIEWED BY:

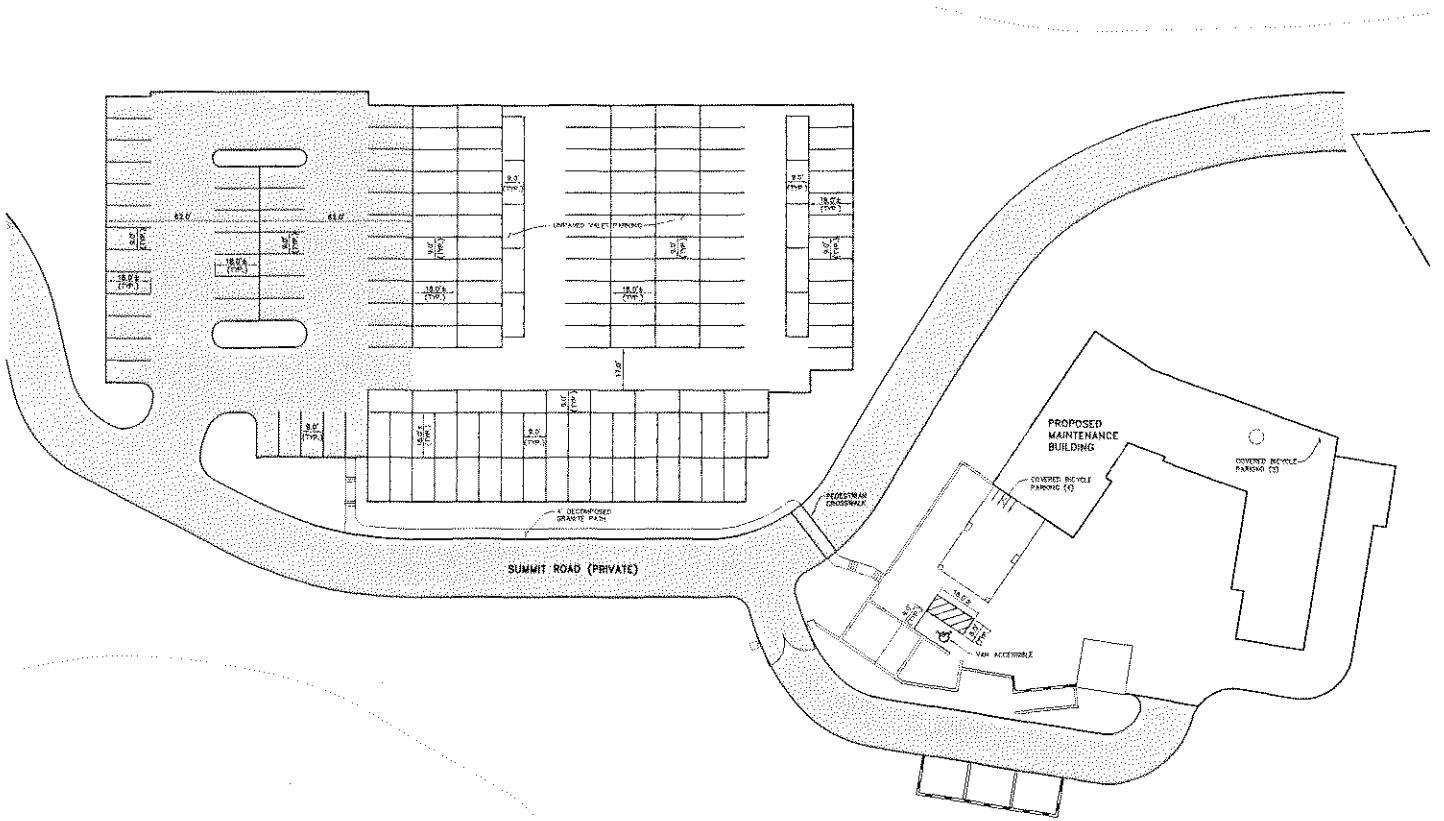
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
PARKING & ACCESSIBILITY
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01

SHEET C15 OF C16

PLAN DATE 02/14/09



LEGEND

- WALL
- ADA ACCESSIBLE PATH OF TRAVEL
- ADA ACCESSIBLE PARKING
- AC PAVEMENT

PARKING STATISTICS (CLUBHOUSE OVERFLOW/VALET AREA)

STANDARD:	43
VALET:	132
ACCESSIBLE:	0
VAN ACCESSIBLE:	0
TOTAL:	175

N

SCALE: 1"=20'

0 20 40 60

NO	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering Surveying Planning Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN: TRG/GDS CHECKED: GDS
GUY DERRY SALTS DATE:
PROJECT ENGINEER
R.C.E. 60488 (EXP. 06/30/10)

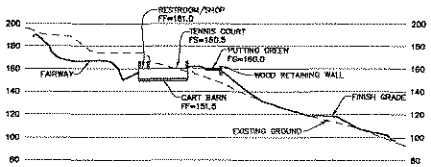
GUY DERRY SALTS
NO 60488
REGISTERED PROFESSIONAL ENGINEER
CIVIL

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
PARKING & ACCESSIBILITY
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

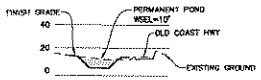
P&S PROJECT NO. 16058.01
SHEET C16 OF C16
PLAN DATE 02/14/09

42-ENG SAVE DATE: 2/13/2009 3:17:36 PM PLOT BY: Tristan Gebhart PLOT DATE: 2/13/2009 3:42:40 PM PLOT SCALE: 1:2.38



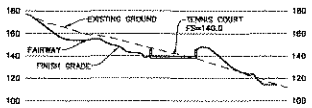
SECTION A–A

SCALE: HORIZ. 1"=150' VERT. 1"=50'



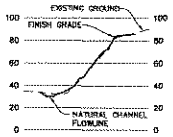
SECTION C–C

SCALE: HORIZ. 1"=150' VERT. 1"=50'



SECTION B–B

SCALE: HORIZ. 1"=150' VERT. 1"=50'



SECTION D–D

SCALE: HORIZ. 1"=150' VERT. 1"=50'

ESTIMATED EARTHWORK QUANTITIES

EARTHWORK QUANTITIES:

CUT = 106,000 C.Y.
FILL = 86,000 C.Y.
SHRINKAGE = 20,000 C.Y.
IMPORT/EXPORT = 0 C.Y.

EARTHWORK NOTES:

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS 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.

GRADING STATISTICS (C.Y.)

	CUT	FILL	NET
BUILDING IMPROVEMENTS:	11,500	0	11,500 CUT
DRAINAGE IMPROVEMENTS:	29,500	8,500	21,000 CUT
GOLF COURSE IMPROVEMENTS:	65,000	77,500	12,500 FILL
TOTAL:	106,000	86,000	20,000 CUT

GRADED AREA: 47.60 ACRES
TOTAL SITE AREA: 111.73 ACRES
% OF SITE GRADED: 42.6%

MAP LEGEND

PROJECT BOUNDARY
50 EXISTING CONTOUR
FILL 10 – 15
FILL 5 – 10
FILL 0 – 5
CUT 0 – 5
CUT 5 – 10
CUT 10 – 15
CUT 15+

N

SCALE: 1"=150'
0 150 300 450

NO.	DATE	REVISIONS	APPD.

Penfield & Smith
Engineering · Surveying · Planning
· Construction Management ·
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

DESIGN TRG/GGS CHECKED GGS
GUY GEREMY SALTS DATE:
PROJECT ENGINEER
R.C.E. 60488 (EXP. 06/30/10)

REGISTERED PROFESSIONAL ENGINEER GUY GEREMY SALTS NO 60488 EXPIRES 06/30/10 CIVIL STATE OF CALIFORNIA

CITY OF SANTA BARBARA
REVIEWED BY:
SIGNATURE DATE

PRELIMINARY IMPROVEMENT PLANS
EARTHWORK EXHIBIT
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET 1 OF 1
PLAN DATE 10/31/08

DRAWING: c:\pwork\work\18058\exhibit\18058_ex_grading.dwg
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PLOT BY: Helen Gelhart
PLOT DATE: 10/30/2008 4:16:14 PM
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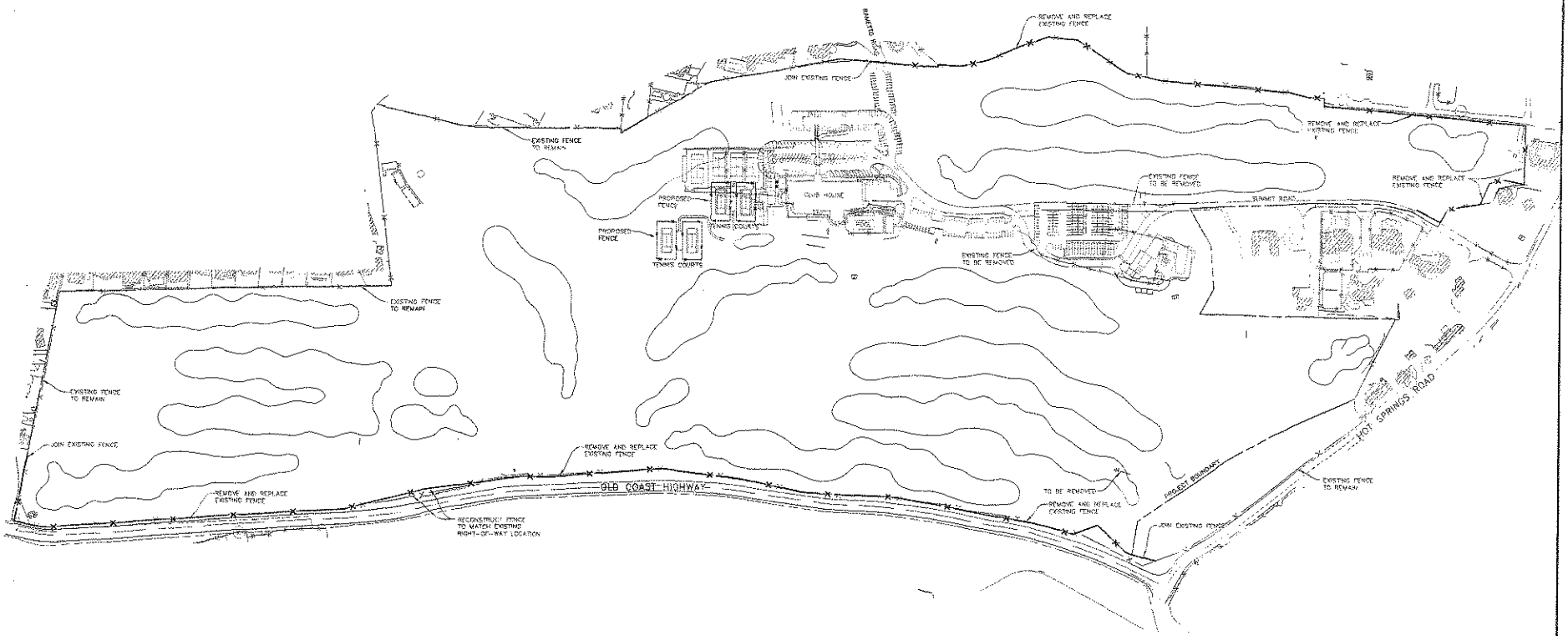
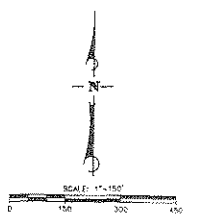


MAP LEGEND:

- PROPOSED 6' HIGH, BLACK CHAINLINK FENCE
- PROPOSED 11' HIGH, BLACK CHAINLINK TENNIS FENCE
- EXISTING CHAINLINK FENCE
- PROJECT BOUNDARY



NO.	DATE	REVISIONS	APPD

Penfield & Smith
Engineering Surveying Planning Construction Management
111 East Victoria Street, Santa Barbara, CA 93101
Phone (805) 963-9532 Fax (805) 964-9801

DESIGN TRC/GGS CHECKED GGS
GUY GEROMY SALTS DATE
PROJECT ENGINEER
R.C.E. 60488 EXP. 06/30/10

GUY GEROMY SALTS NO 60488 CIVIL STATE OF CALIFORNIA

CITY OF SANTA BARBARA
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PRELIMINARY IMPROVEMENT PLANS
FENCING EXHIBIT
MONTECITO COUNTRY CLUB
920 SUMMIT ROAD, SANTA BARBARA, CALIFORNIA

P&S PROJECT NO. 18058.01
SHEET 1 of 1
PLAN DATE 10/31/08

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36-ENG SAVE DATE: 11/10/2008 4:25:55 PM PLOT BY: Tristan Gebhart PLOT DATE: 11/10/2008 4:45:18 PM PLOT SCALE: 1:2.56