

TARGET BUILDING & SHOPPING CENTER

6861 & 6865 HOLLISTER AVE., GOLETA, CALIFORNIA 93117

PLANNING SUBMITTAL

AUGUST 21, 2018

Merlone Geier
Partners

3580 CARMEL MOUNTAIN RD., SUITE 260
SAN DIEGO, CA 92136



MCG ARCHITECTURE
111 PACIFICA, SUITE 280
IRVINE, CA 92618



URBAN ARENA
11300 SORRENTO VALLEY RD., SUITE 230
SAN DIEGO, CA 92121



STANTEC
111 E. VICTORIA ST.
SANTA BARBARA, CA 93101

SHEET INDEX

COVER SHEET

01 OVERALL SITE PLAN WITH SUMMARY

ARCHITECTURAL

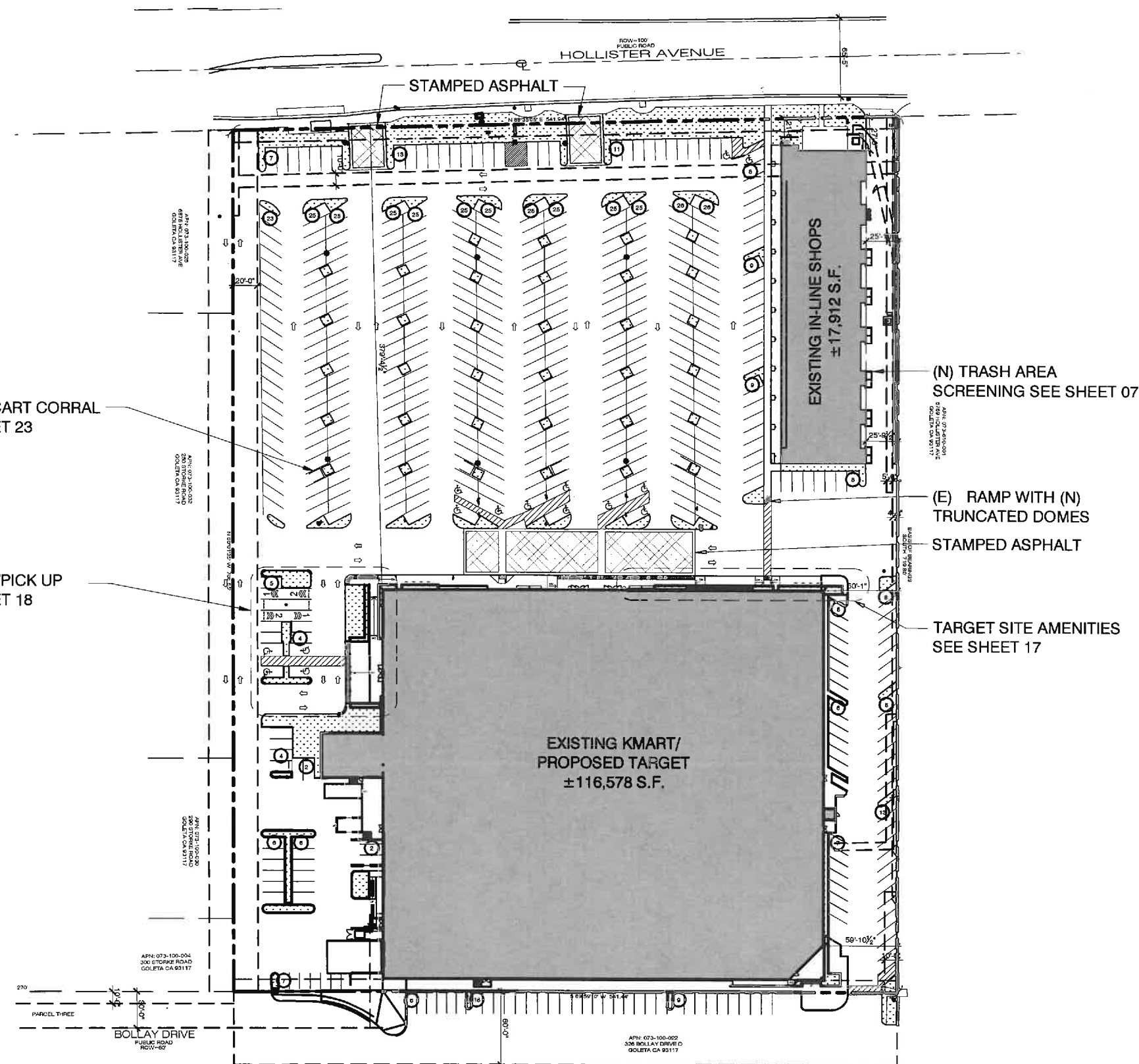
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SITE SUMMARY

APN: 073-100-033, 073-100-034 AND 073-100-035
 EXISTING PARCEL: +/- 8.867AC +/- 386,266 S.F.
 ZONING: COMMERCIAL - C-2
 GENERAL PLAN: NEIGHBORHOOD
 BUILDING AREA: TARGET: 116,578 S.F.
 IN-LINE SHOPS; 17,912 S.F.
 TOTAL : 134,490 S.F.

BUILDING COVERAGE: 34.8%
 IMPERVIOUS AREA: 74,731 S.F. / 62.0%
 LANDSCAPE AREA: 6,124 S.F. / 5.0%

PARKING SUMMARY

PARKING REQUIRED :
 RESTAURANTS: ±5,250 S.F. DINING / 300 + 18 EMP. = 36
 RETAIL: ±122,578 S.F. - 1/500 = 245
 DENTAL: ± 1,000 S.F./200 = 2
 GYM/FITNESS: ± 1,300 S.F./300 = 5
 TOTAL 288

PARKING PROVIDED : STANDARD 509 STALLS
 ACCESSIBLE 11 STALLS
 TOTAL 520 STALLS

CLIENT: MERLONE GEIER PARTNERS
 3580 CARMEL MOUNTAIN RD. #260
 SAN DIEGO, CA 92130

EXHIBIT PREPARER: MCG ARCHITECTURE
 111 PACIFICA, STE. 280
 IRVINE, CA 92618
 (949)-553-1117
 CONTACT: JEFF HERBST

DATE EXHIBIT PREPARED: AUGUST 15, 2018

DATE: AUG. 15, 2018
 MCG JOB #: 17.439.01

DATE REVISIONS
 08/15/18 REV. EXHIBITS PER PLANNING

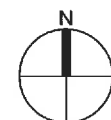
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SITE PLAN

PROPOSED TARGET & SHOPS RENOVATION

01

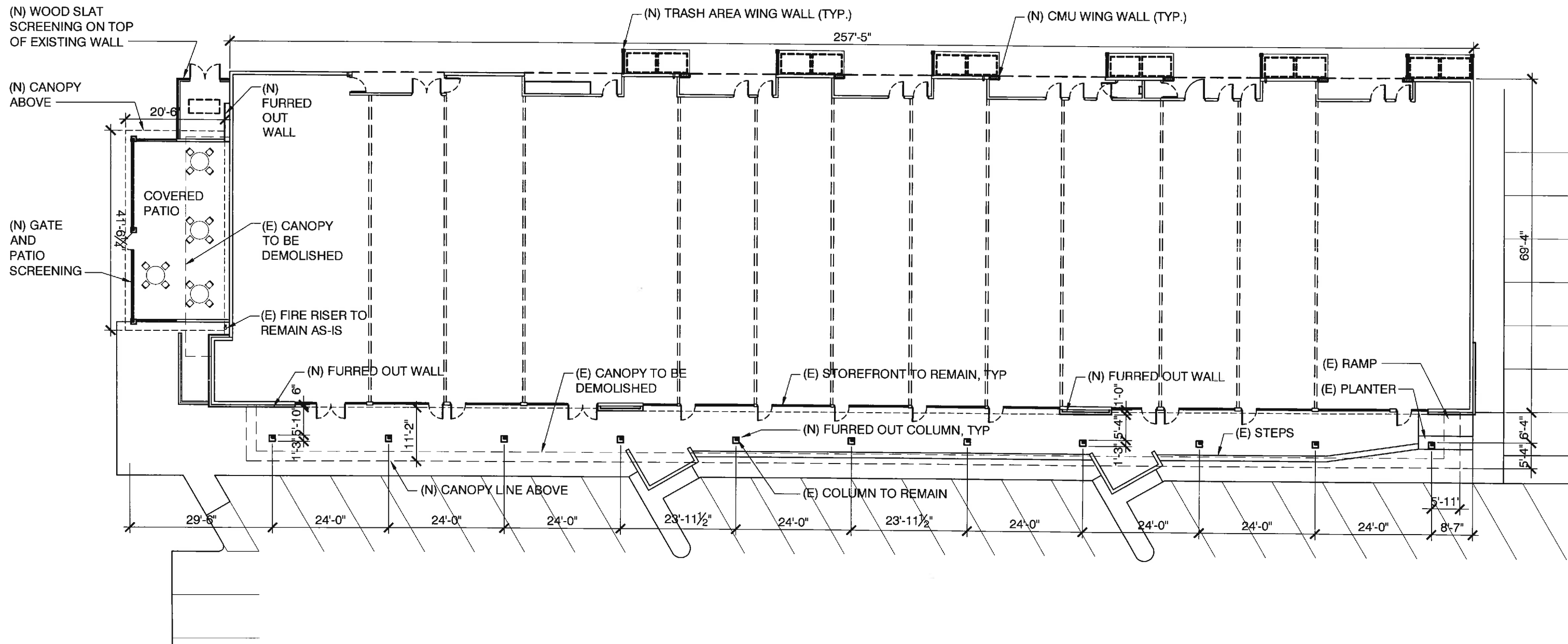
Scale : 1" = 100'



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IN-LINE SHOPS FLOOR PLAN

Scale : 1" = 20'-0"

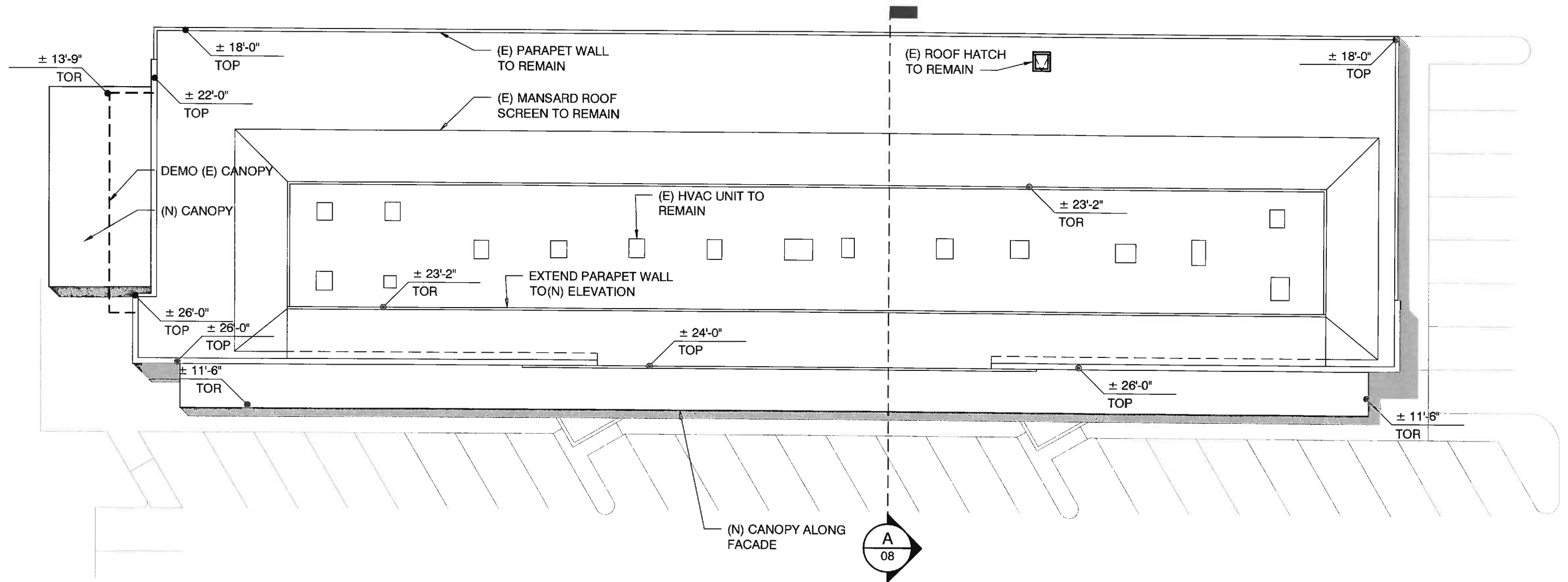


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IN-LINE SHOPS ROOF PLAN

Scale : 1" = 20'-0"

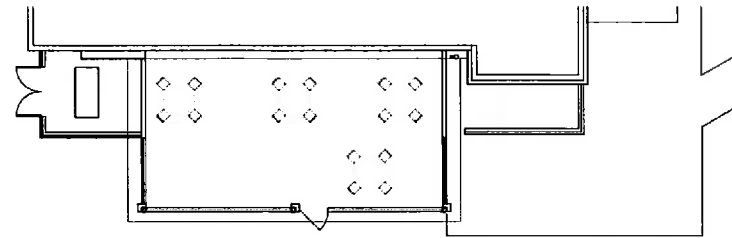


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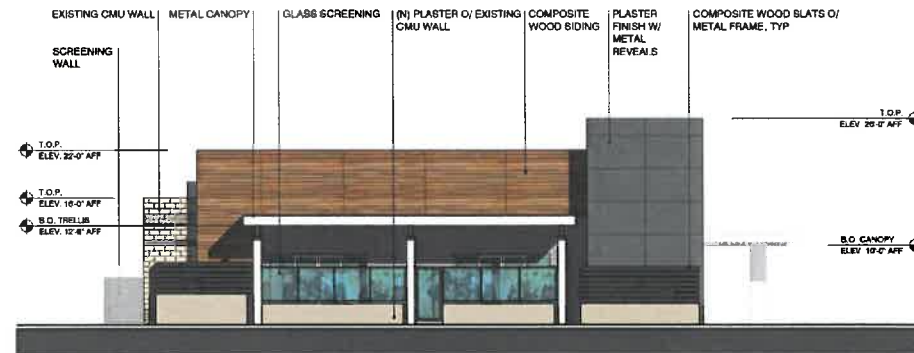




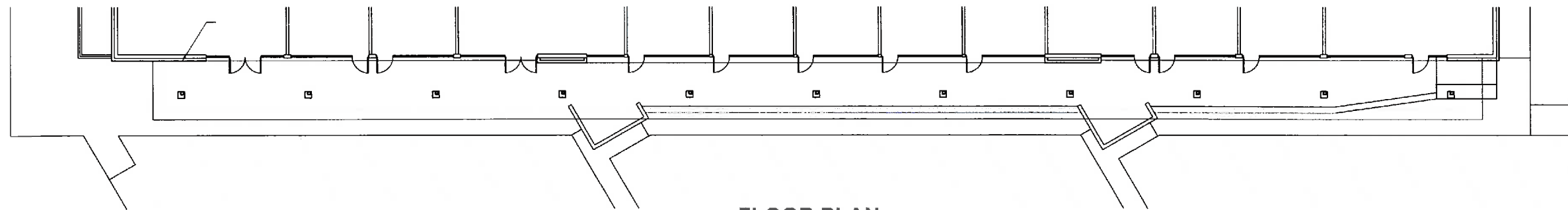
PARTIAL FLOOR PLAN



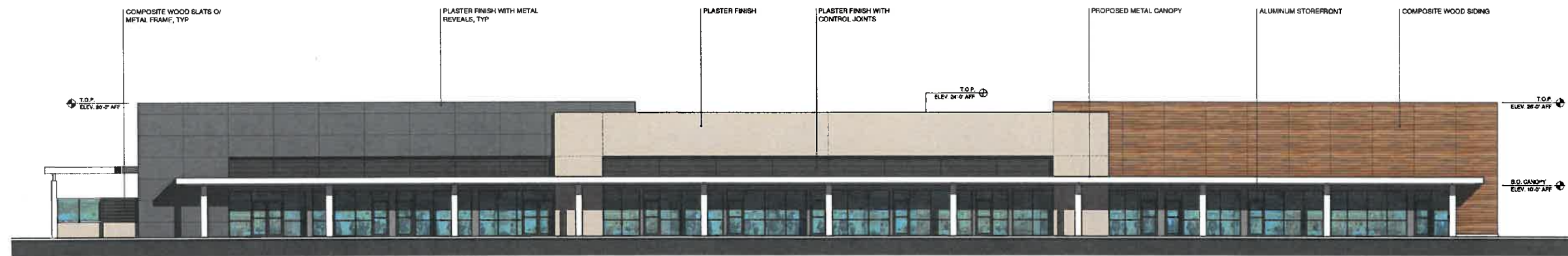
KEY PLAN



NORTH ELEVATION



FLOOR PLAN



WEST ELEVATION

PROPOSED SHOPS RENOVATION GOLETA, CA

PROPOSED EXTERIOR ELEVATIONS
SHOPS BUILDING

04

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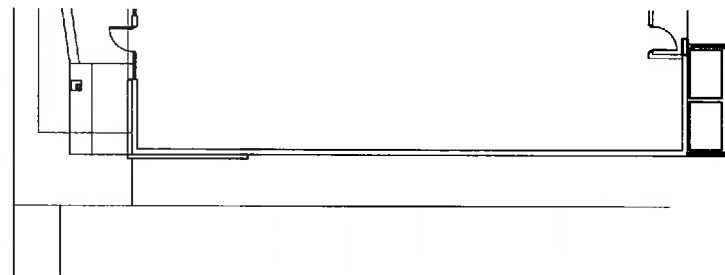
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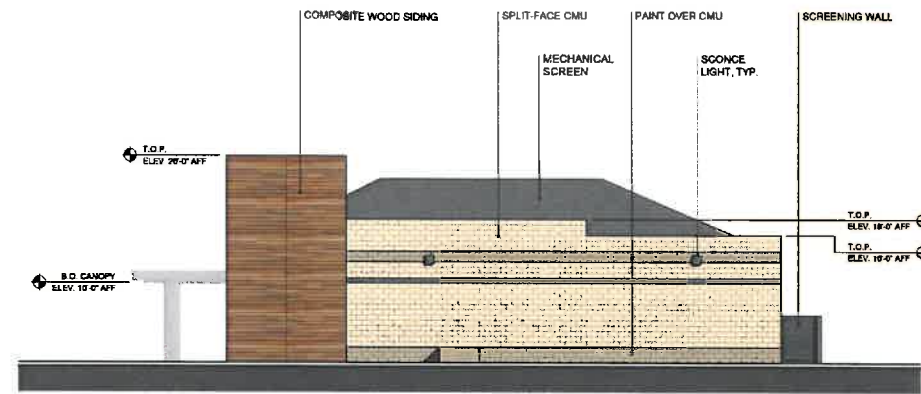


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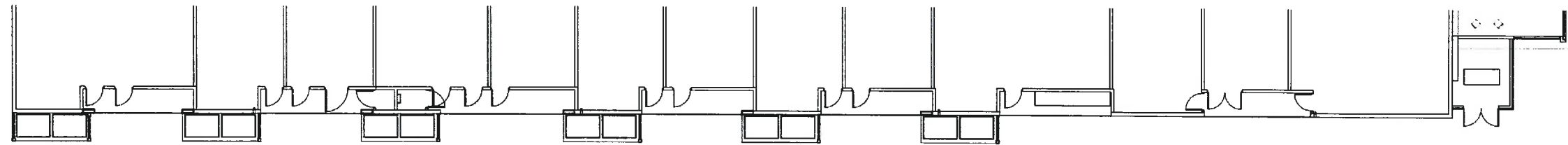


KEY PLAN 

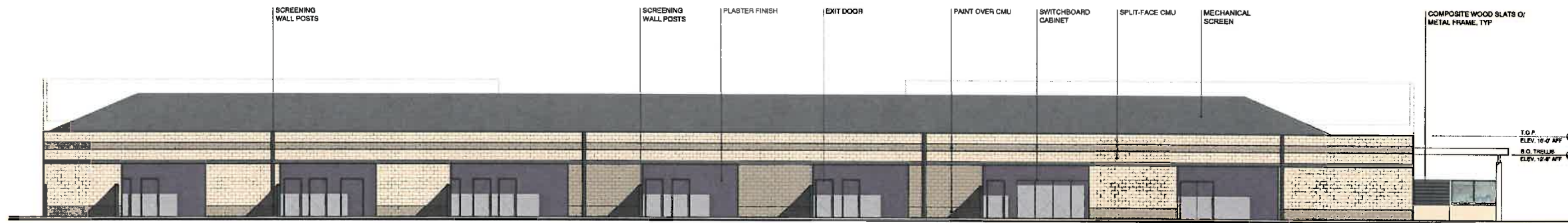
FLOOR PLAN



SOUTH ELEVATION



FLOOR PLAN



EAST ELEVATION

PROPOSED SHOPS RENOVATION GOLETA, CA

PROPOSED EXTERIOR ELEVATIONS
SHOPS BUILDING

05

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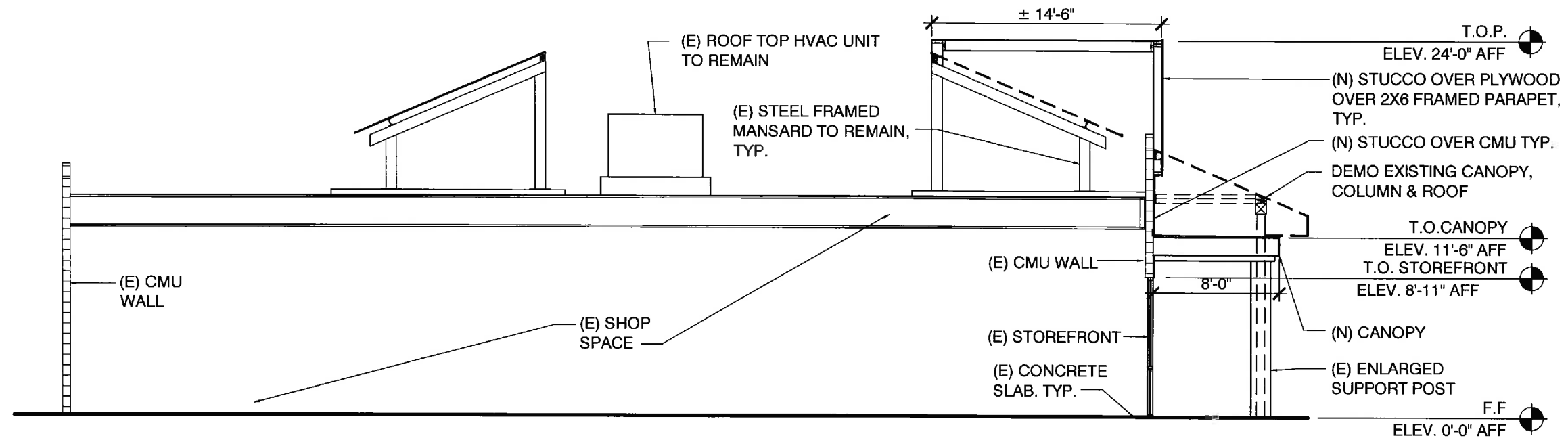
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IN-LINE SHOPS SECTION - A

Scale : 1/8" = 1'-0"

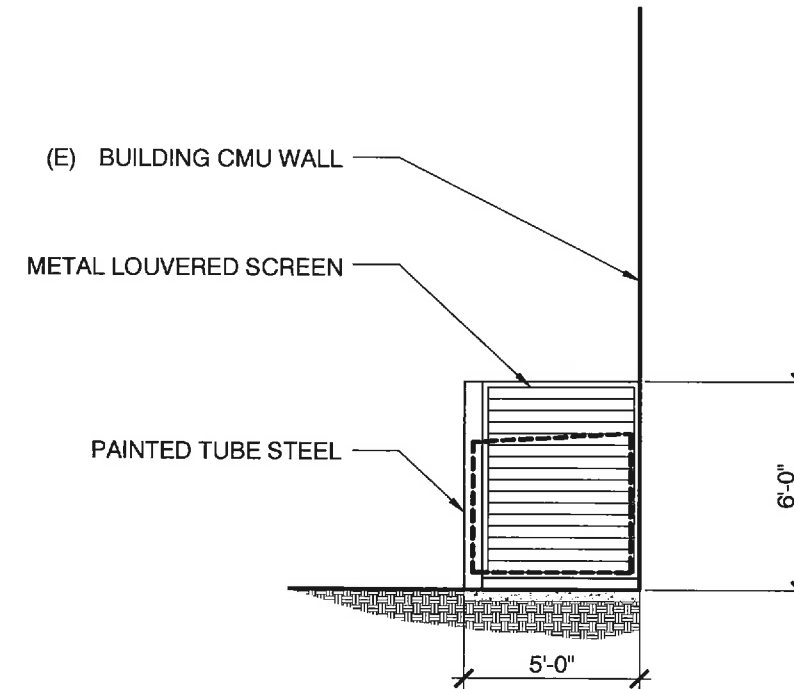
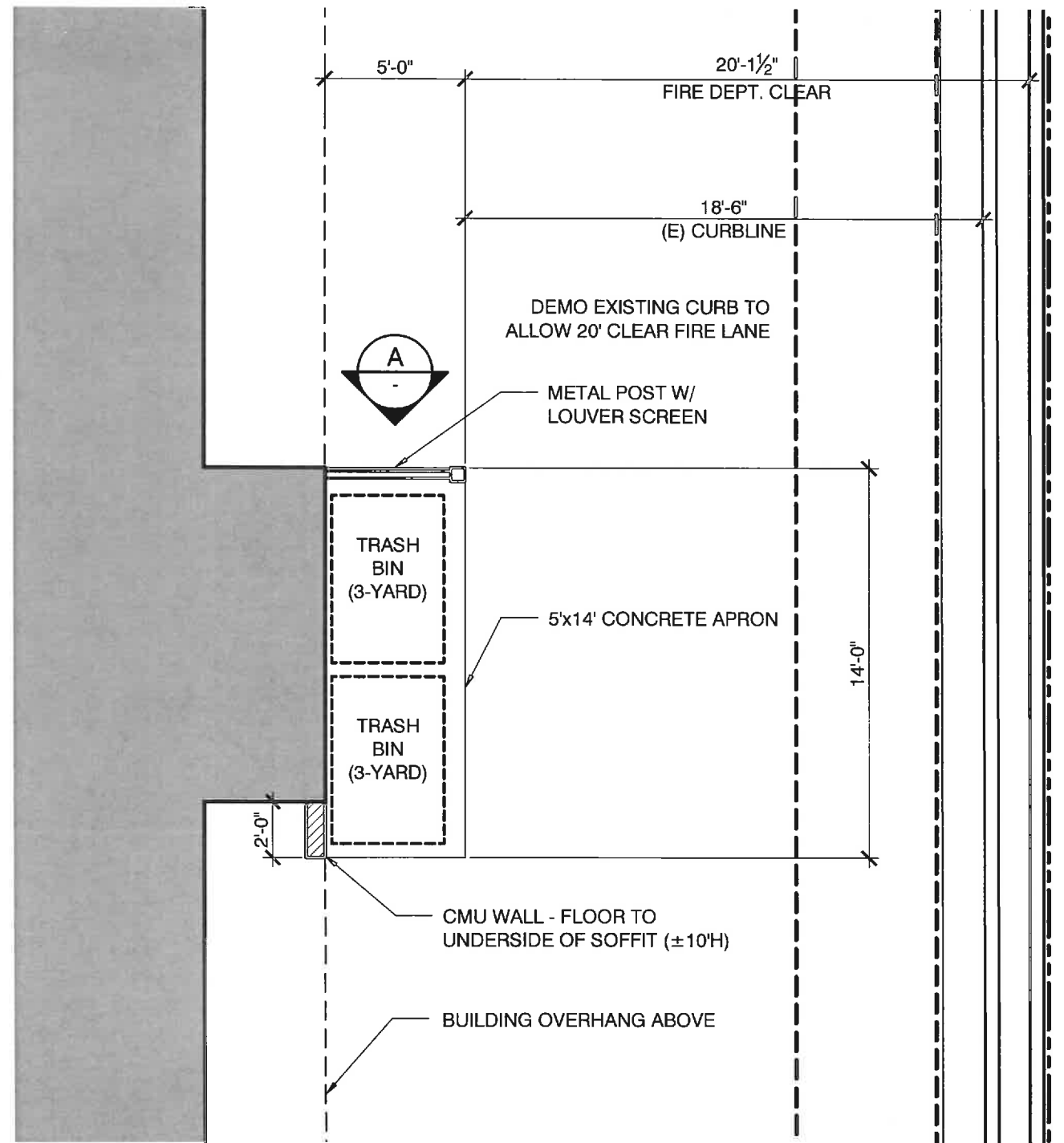


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ELEVATION - A

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ENLARGED TRASH AREA

Scale : 3/16" = 1'-0"



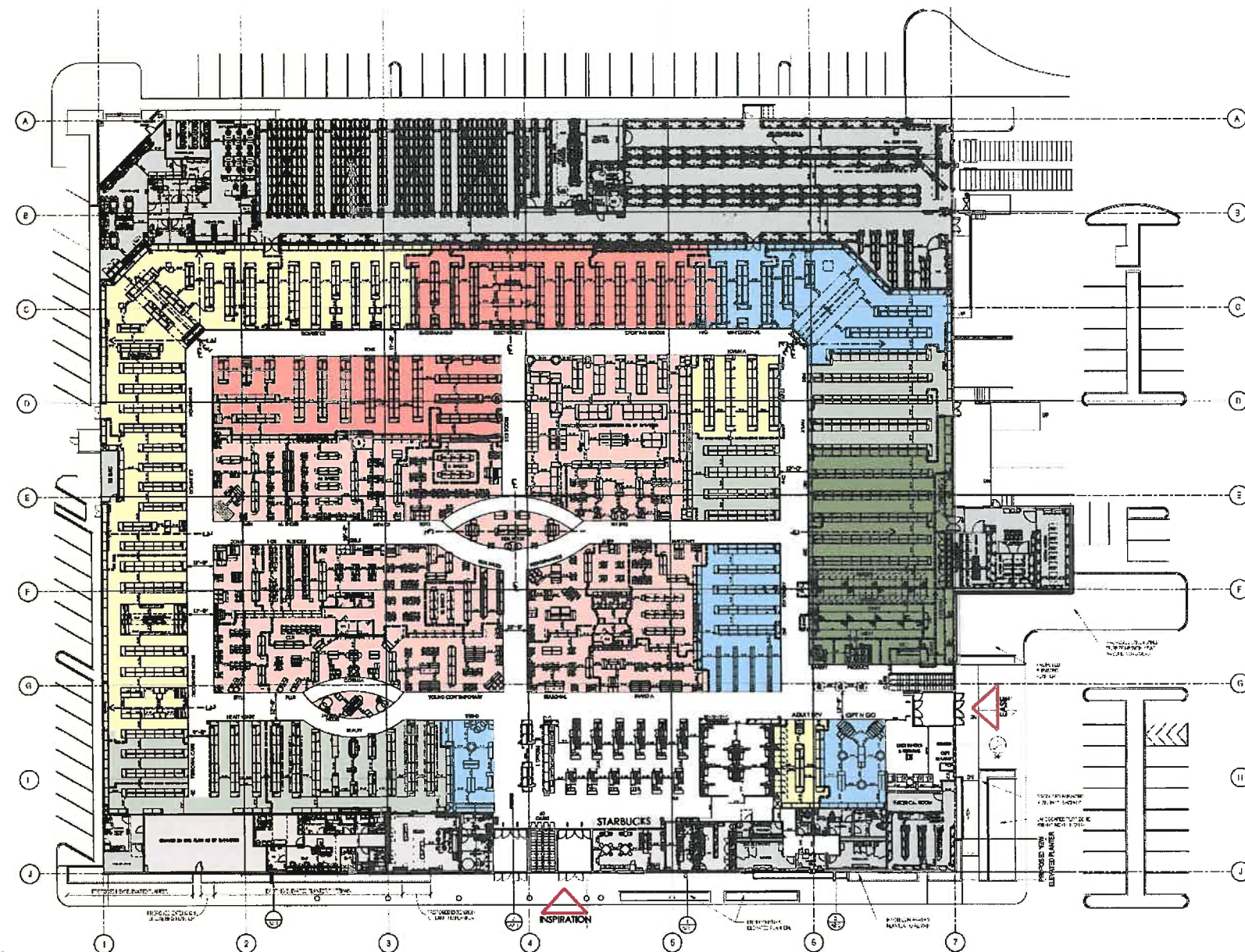
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Store Plan

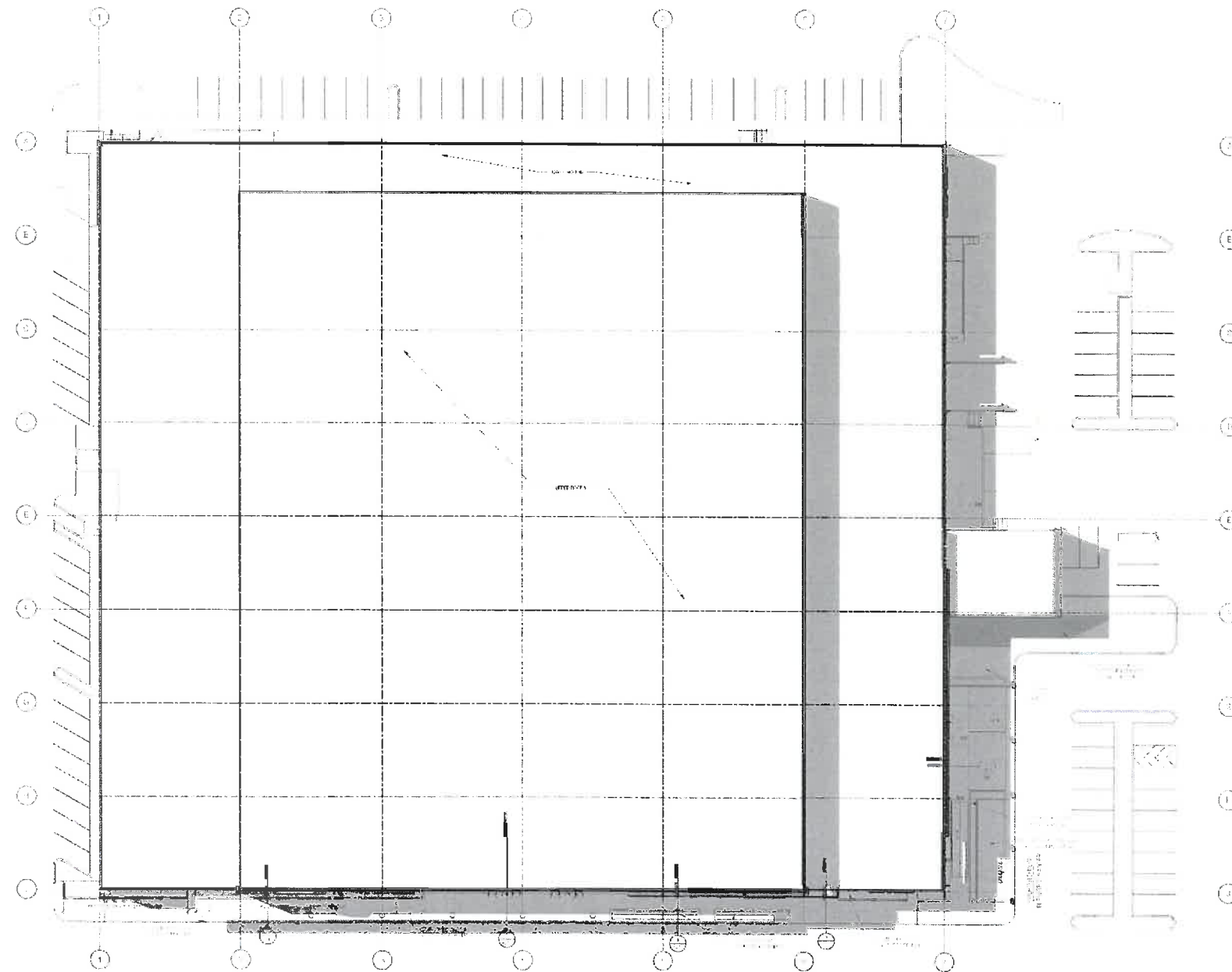


Not to Scale

Proposed Target Renovation Goleta, California

08



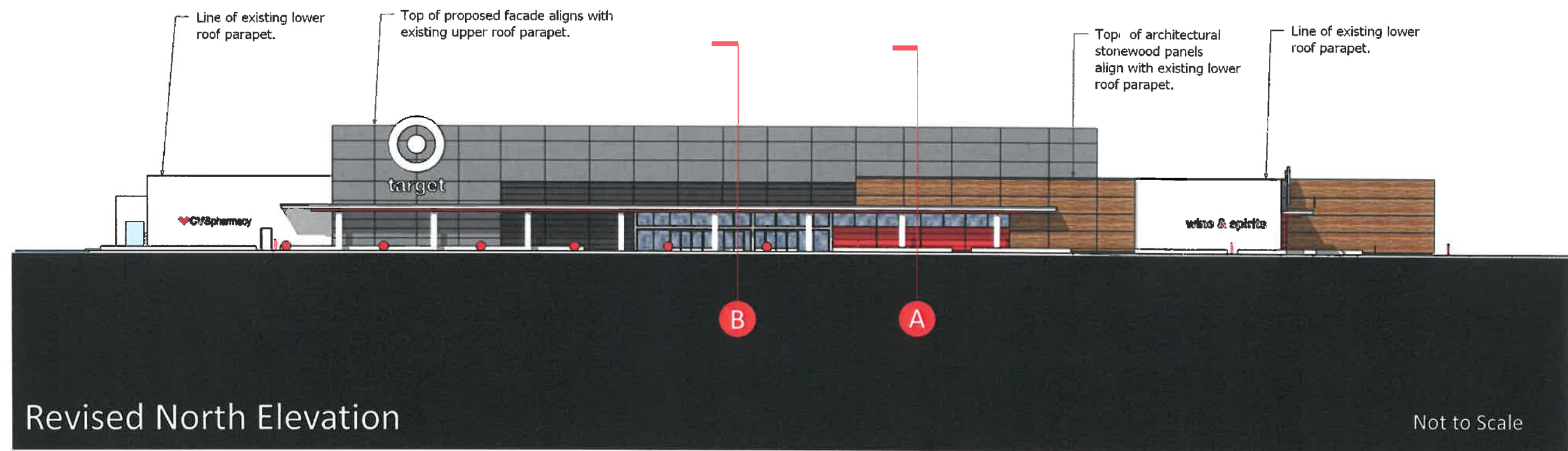


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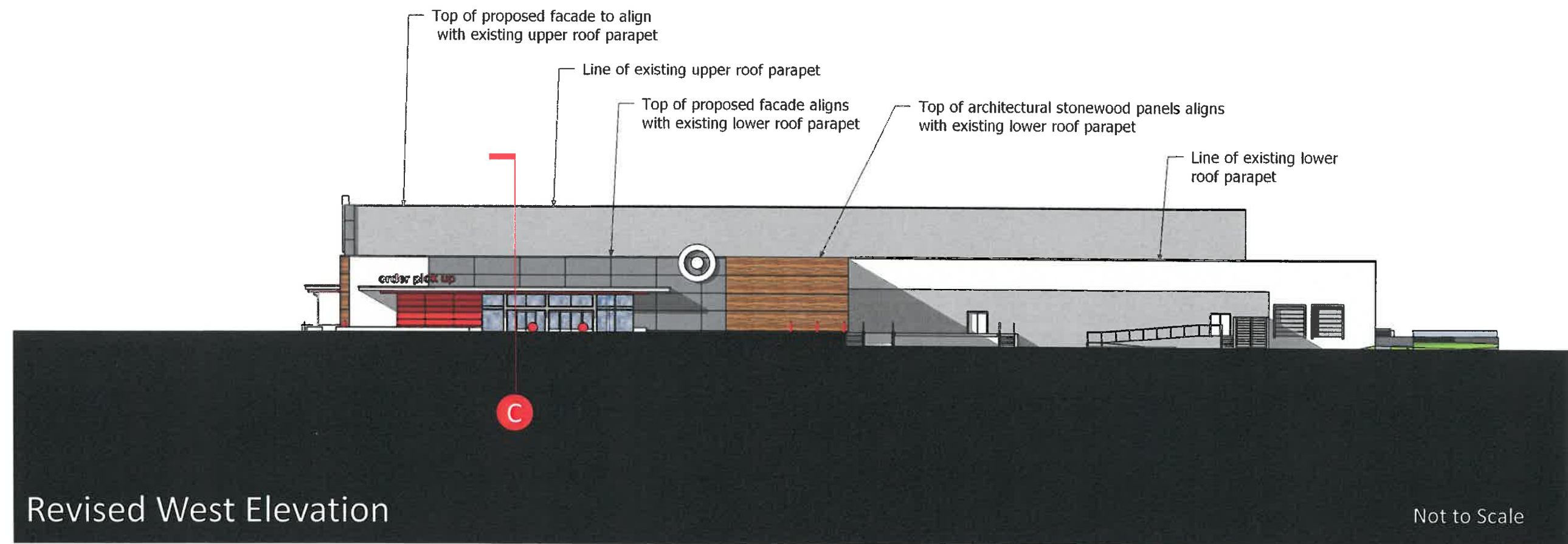


Proposed Target Renovation

Goleta, California



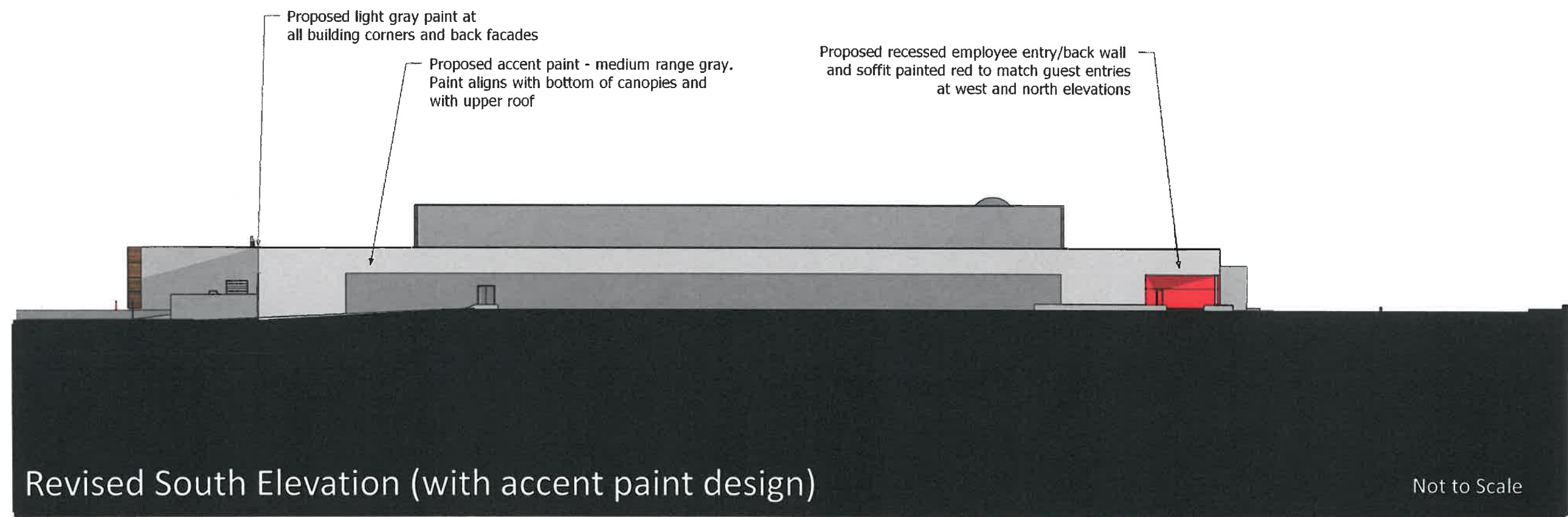
Proposed Target Renovation
Goleta, California

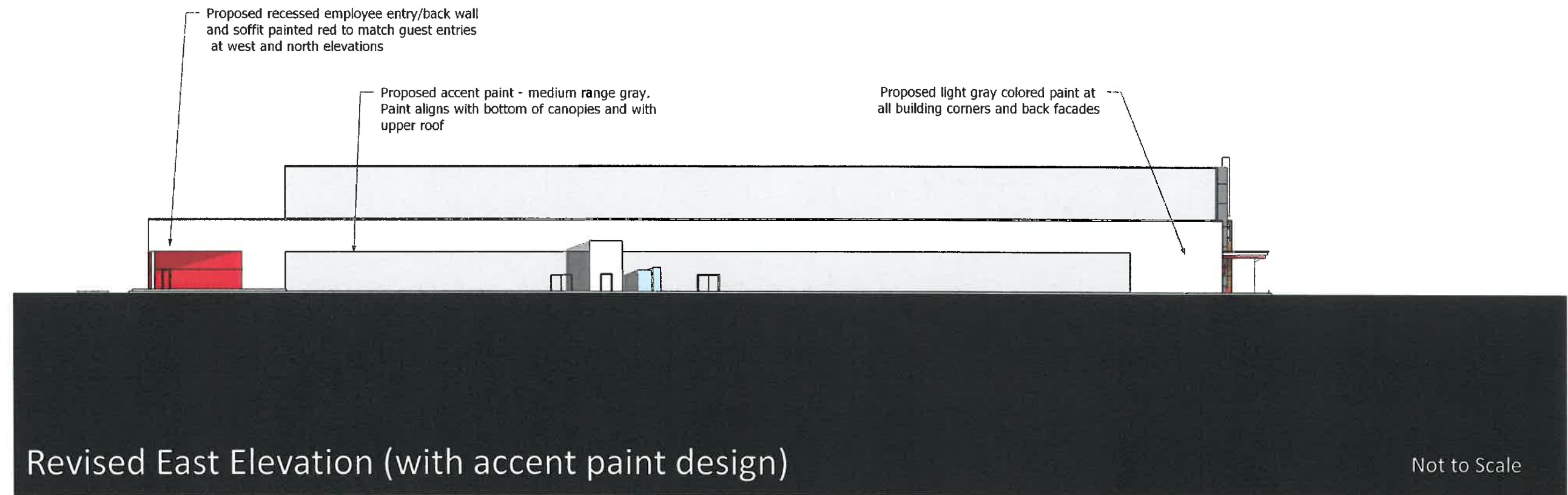


Proposed Target Renovation
Goleta, California

11







Proposed Target Renovation
Goleta, California





Proposed Target Renovation
Goleta, California

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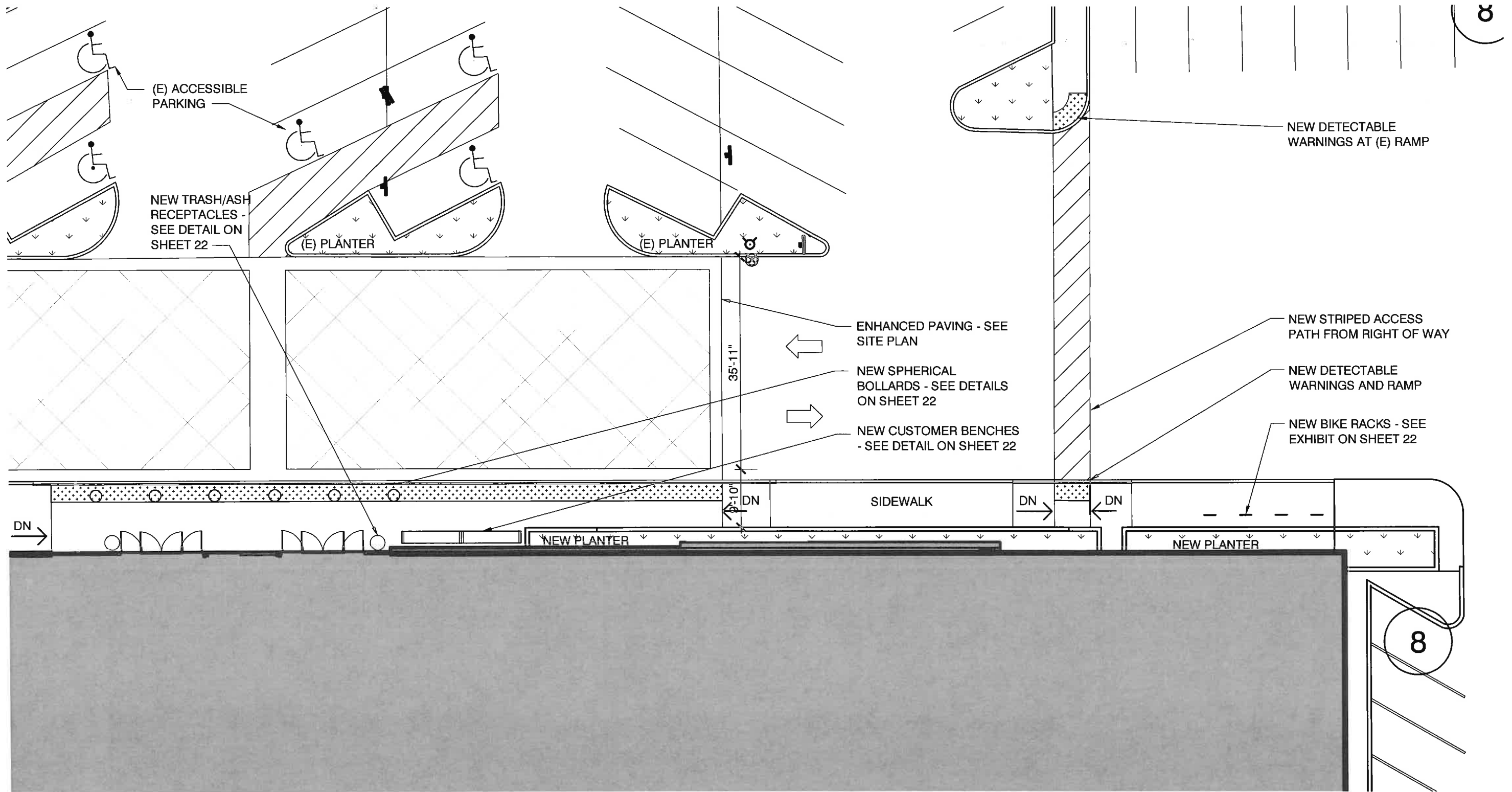
Proposed Target Renovation
Goleta, California



Proposed Target Renovation
Goleta, California

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ENLARGED TARGET FRONT WALKWAY

Scale : 1/16" = 1'-0"

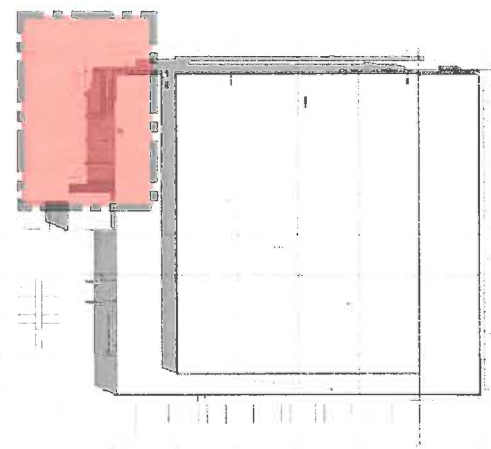


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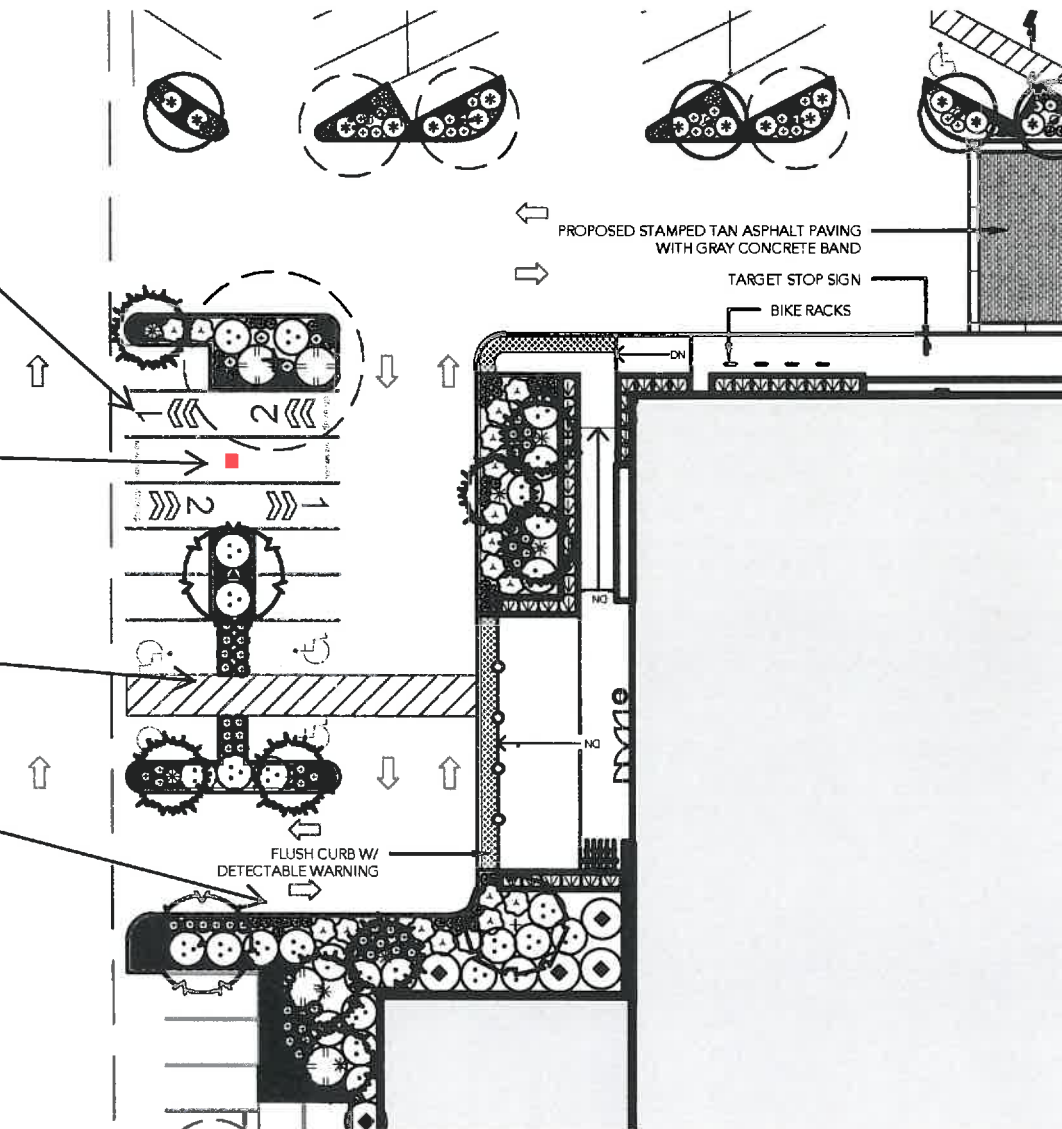
Key Plan

Proposed curb side drive-up/order pick-up lanes. See enlarged plan for layout

Order pick-up beacon

ADA parking stalls

Proposed planting bed



Enlarged Order Pick Up Parking Plan

Not to Scale



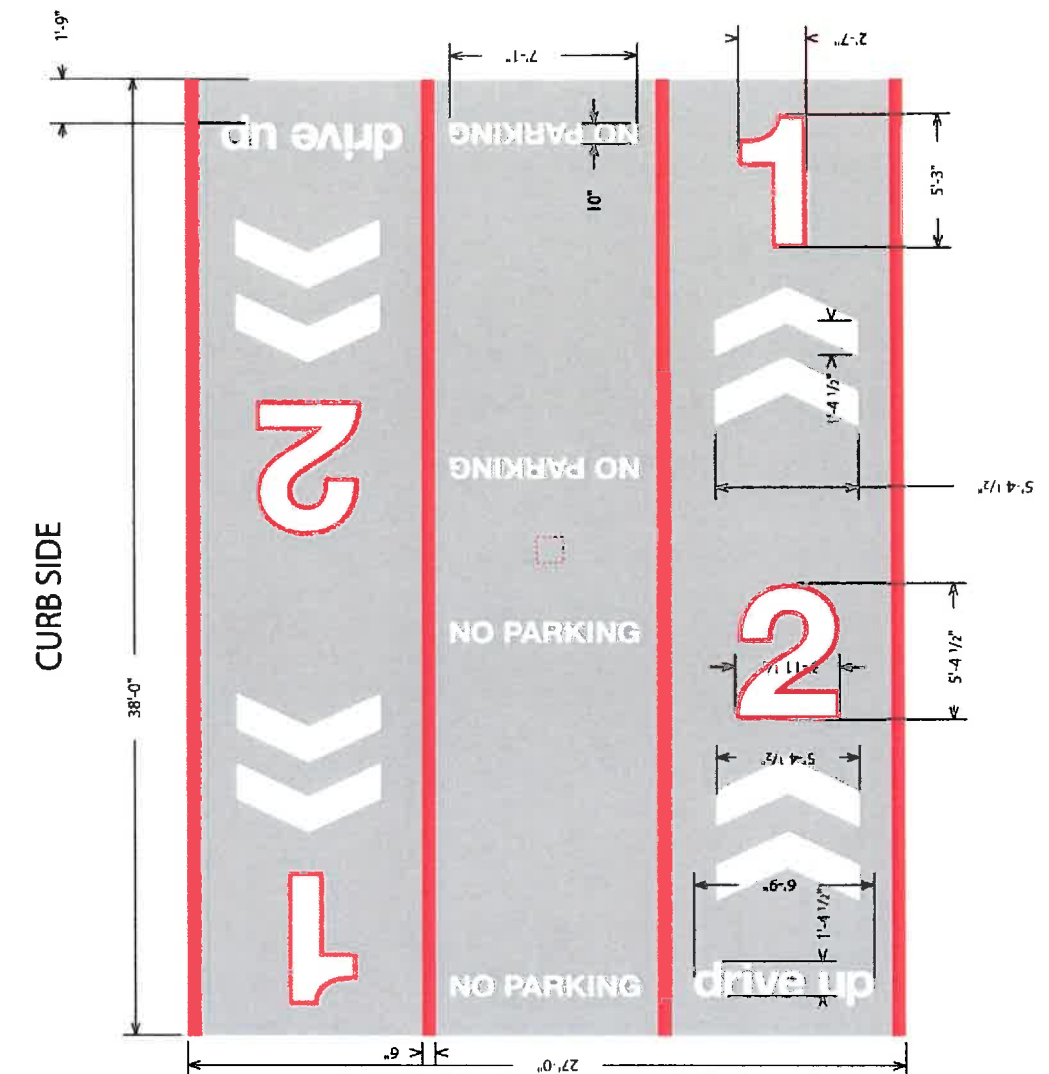
Proposed Target Renovation
Goleta, California

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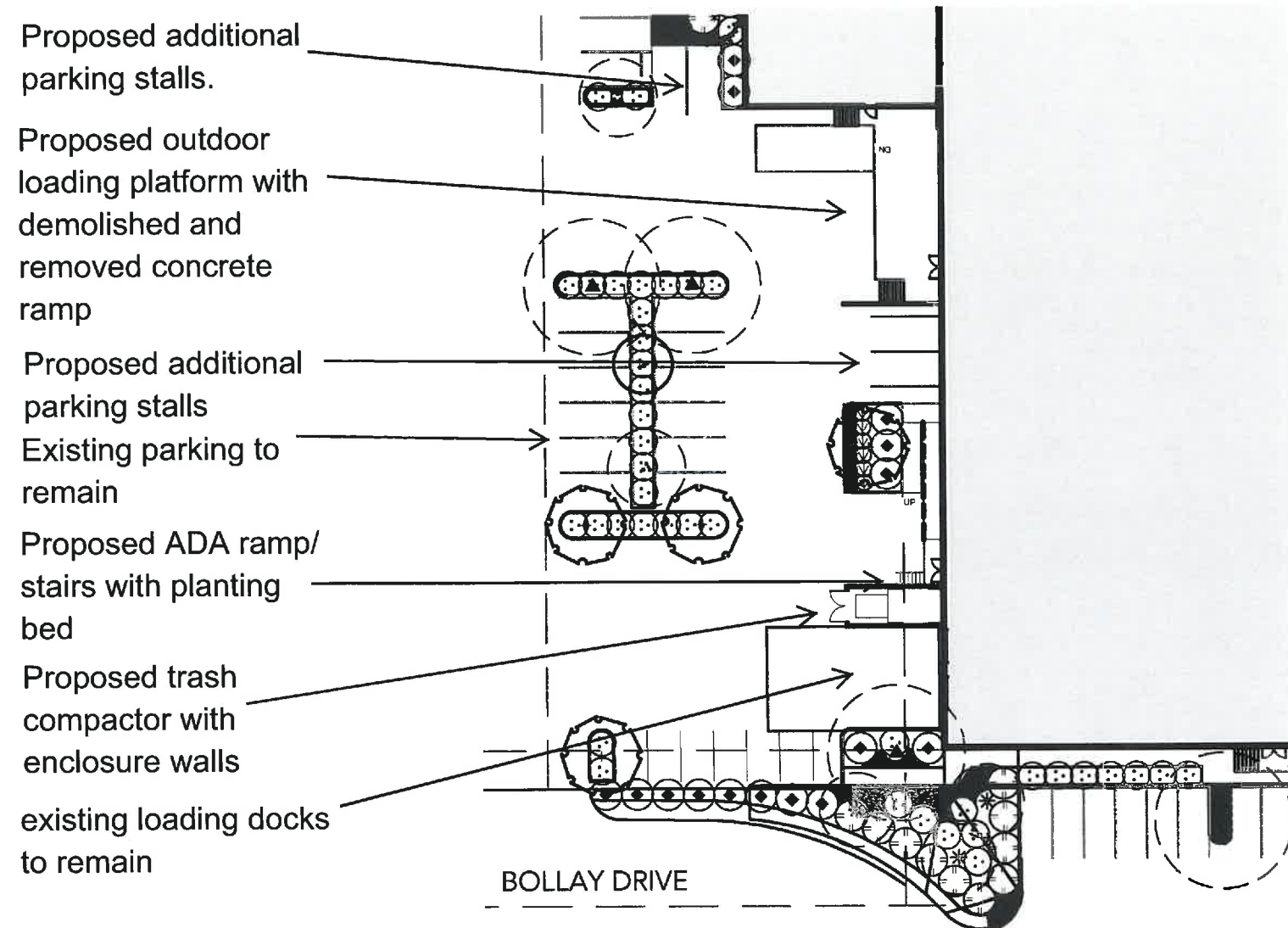
Order Pick Up Lanes - Existing Condition



Enlarged Pick Up Plan layout



Key Plan



Enlarged Loading Dock Plan

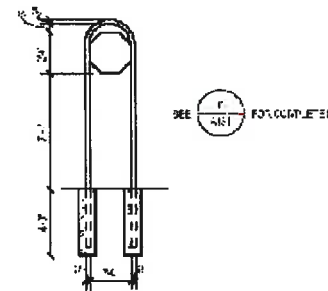
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Proposed Target Renovation
Goleta, California



Stop Sign



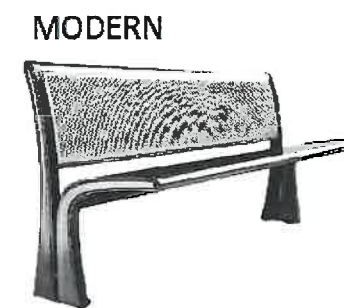
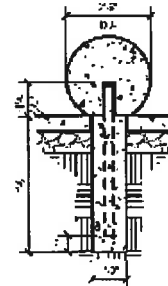
Waste Receptacle



Bike Rack

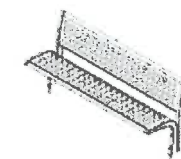


Spherical Bollard



Sidewalk Bench

MODERN
APPROVED
FINISH-SILVER



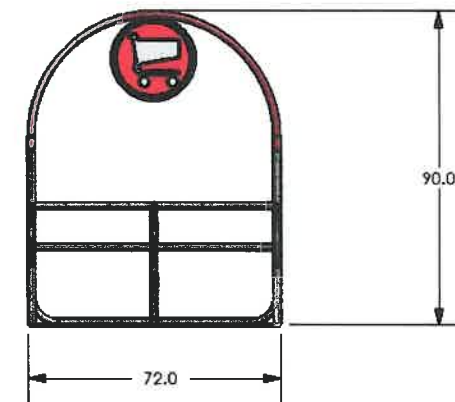
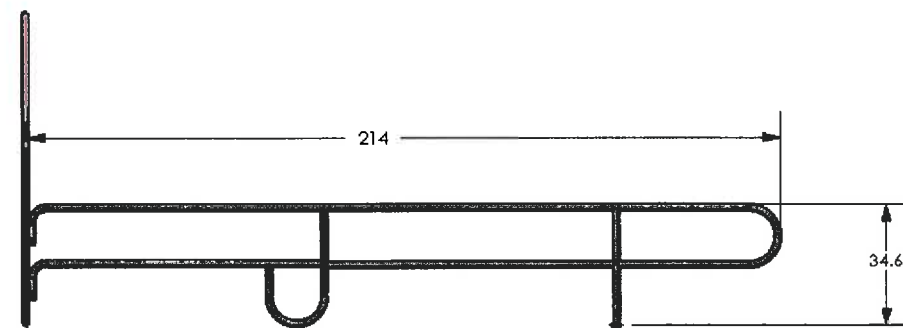
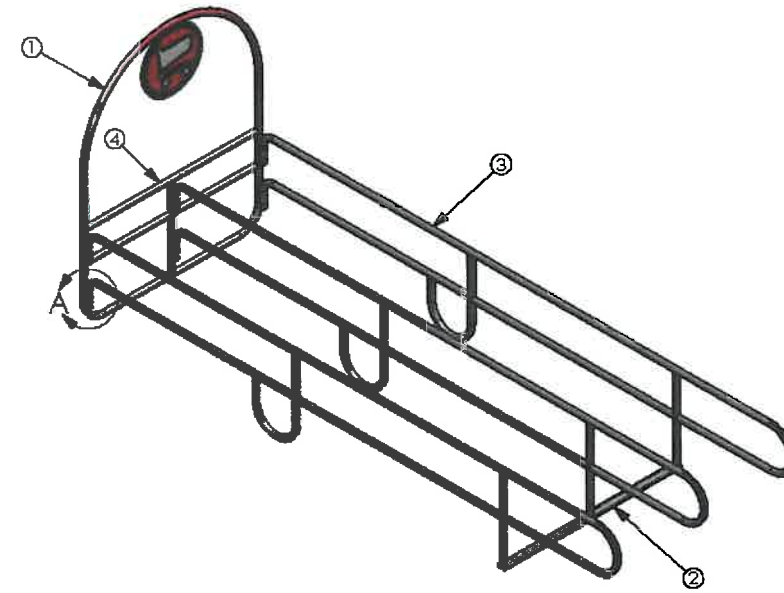
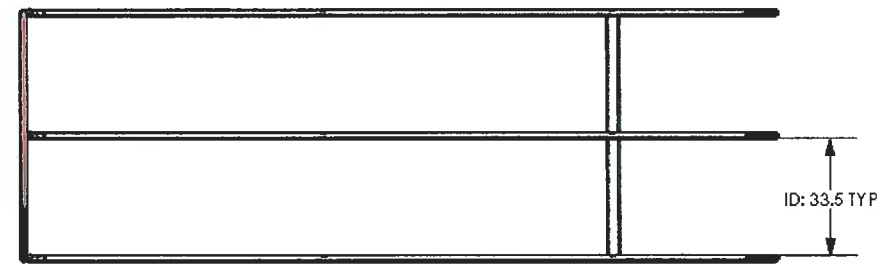
Backed
22" x 69" x 32"

Target Site Fixtures



Proposed Target Renovation
Goleta, California





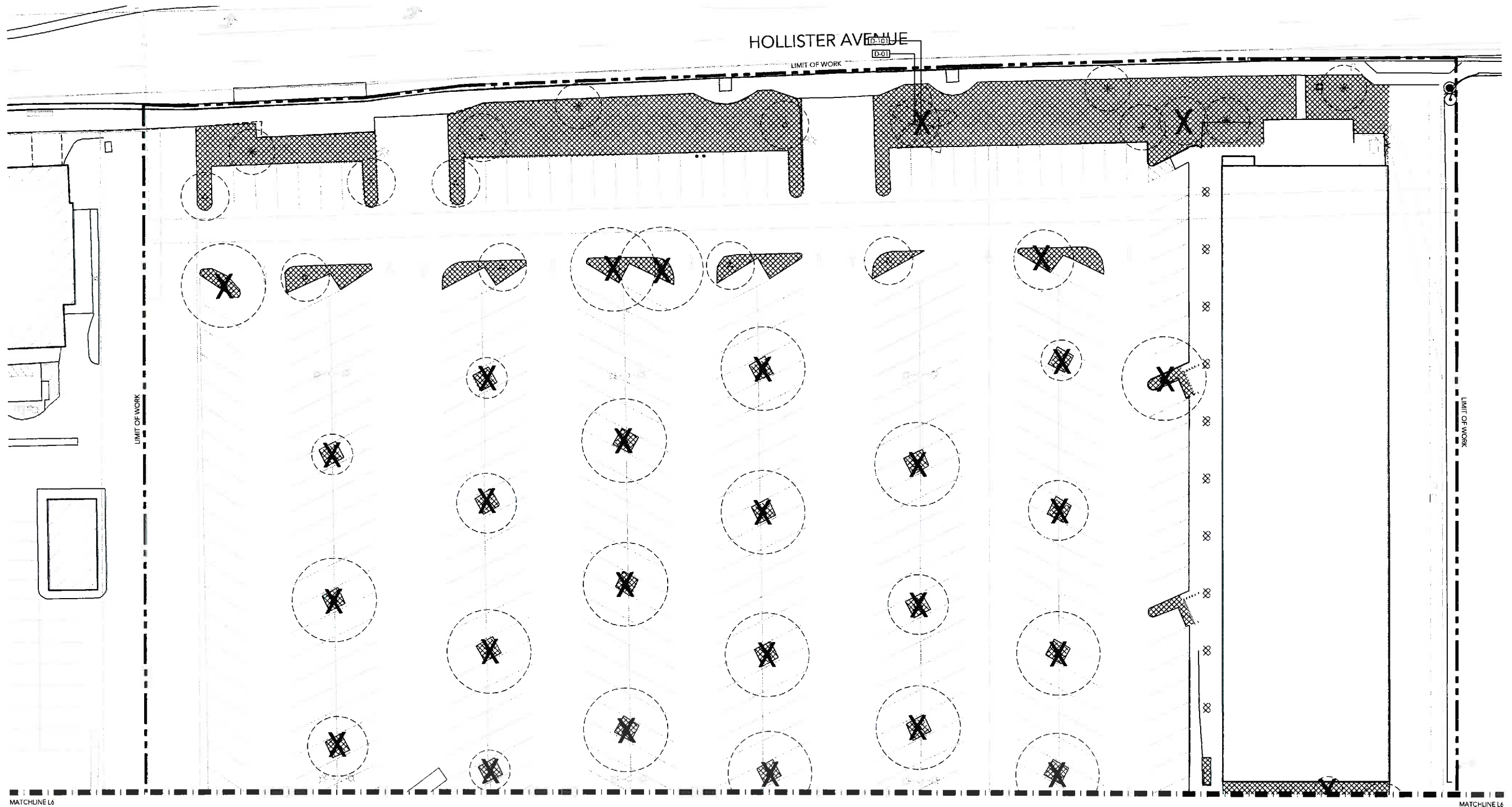
Parking Lot Cart Corral

Target Site Fixtures



Proposed Target Renovation
Goleta, California





PLANT PROTECTION AND REMOVAL REFERENCE NOTES

SYMBOL	PROTECT-IN-PLACE DESCRIPTION	QTY
(D-01)	EXISTING TREE TO REMAIN, DO NOT DISTURB, PROTECT IN PLACE, TYPICAL.	40
SYMBOL	REMOVE & DEMOLISH DESCRIPTION	QTY
(D-101)	EXISTING TREE TO BE REMOVED, INCLUDING ROOTS AND STUMP, AND LEGALLY DISPOSED OF OFFSITE, TYPICAL.	50
(D-102)	EXISTING PLANT MASSING TO BE REMOVED, INCLUDING ROOTS, AND LEGALLY DISPOSED OF OFFSITE, TYPICAL.	24,075 SF

PROPOSED SHOPS RENOVATION L5 - PLANT PROTECTION AND REMOVAL PLAN GOLETA, CA

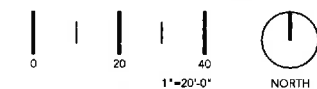
DATE: 8-17-18
UA JOB #: 17-120

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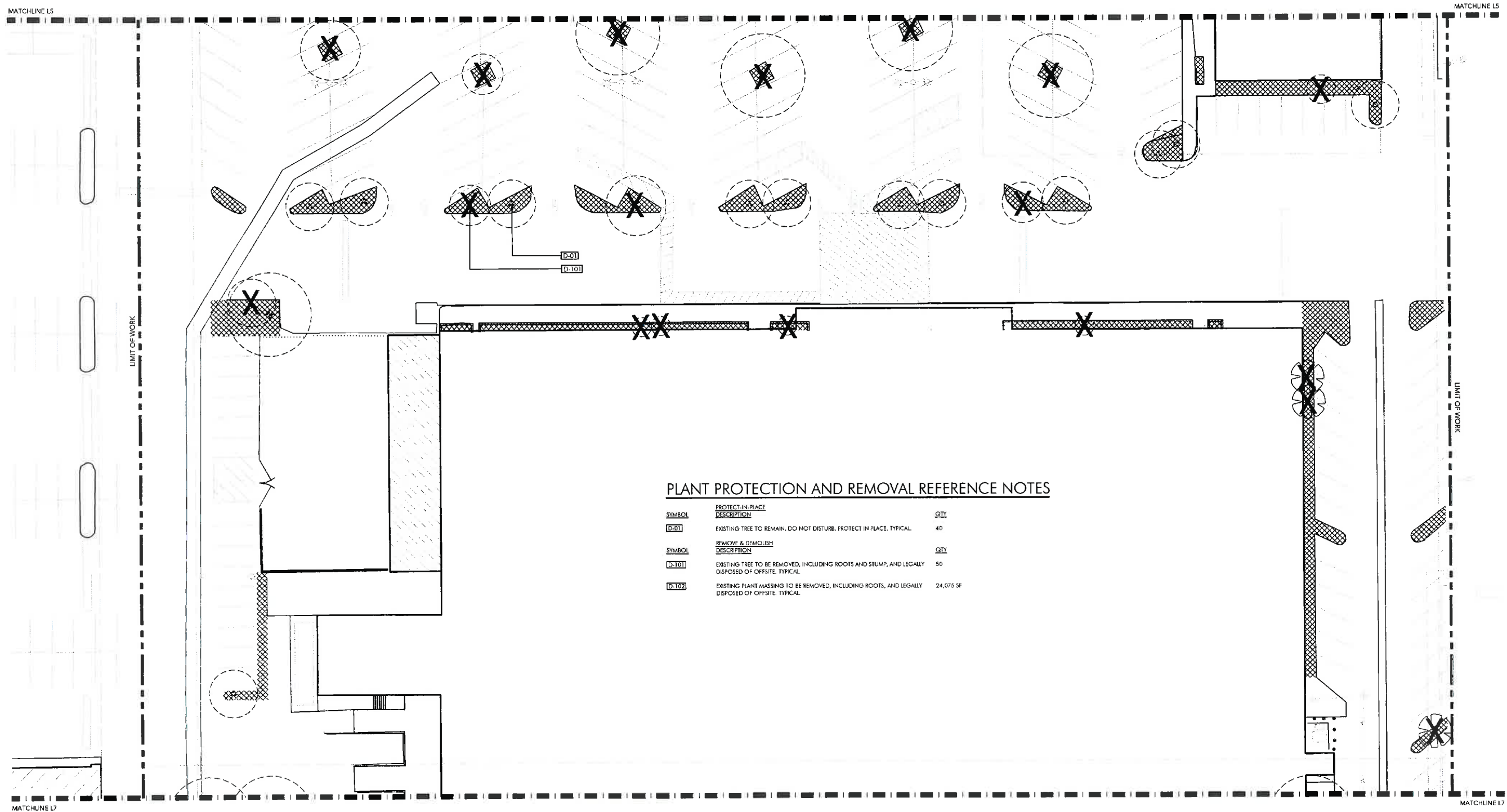
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714 754 4500





PROPOSED SHOPS RENOVATION GOLETA, CA

L6 - PLANT PROTECTION AND REMOVAL PLAN

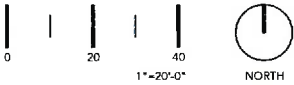
38

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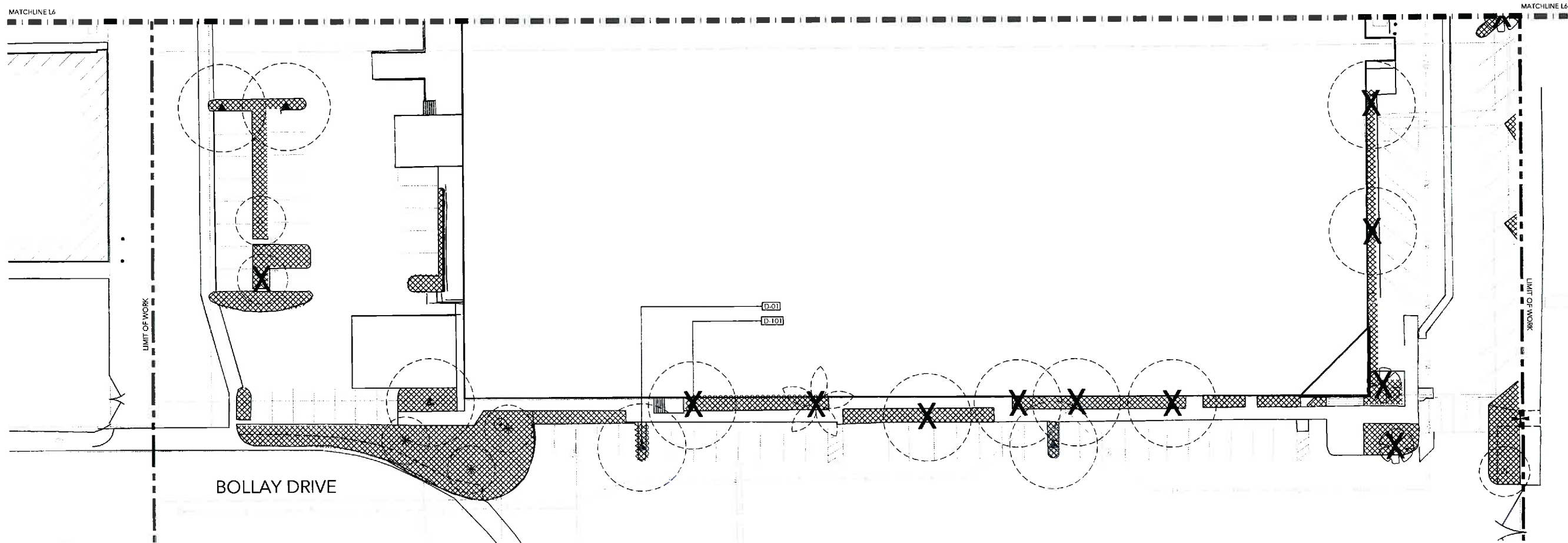
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PLANT PROTECTION AND REMOVAL REFERENCE NOTES

SYMBOL	PROTECT-IN-PLACE DESCRIPTION	QTY
D-01	EXISTING TREE TO REMAIN, DO NOT DISTURB. PROTECT IN PLACE, TYPICAL	40
SYMBOL	REMOVE & DEMOLISH DESCRIPTION	QTY
D-101	EXISTING TREE TO BE REMOVED, INCLUDING ROOTS AND STUMP, AND LEGALLY DISPOSED OF OFFSITE, TYPICAL	60
D-102	EXISTING PLANT MASSING TO BE REMOVED, INCLUDING ROOTS, AND LEGALLY DISPOSED OF OFFSITE, TYPICAL	24,075 SF

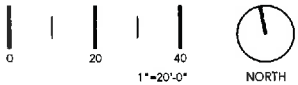
PROPOSED SHOPS RENOVATION
L7 - PLANT PROTECTION AND REMOVAL PLAN
GOLETA, CA

DATE: 8-17-18
UA JOB #: 17-120

DATE	REVISIONS

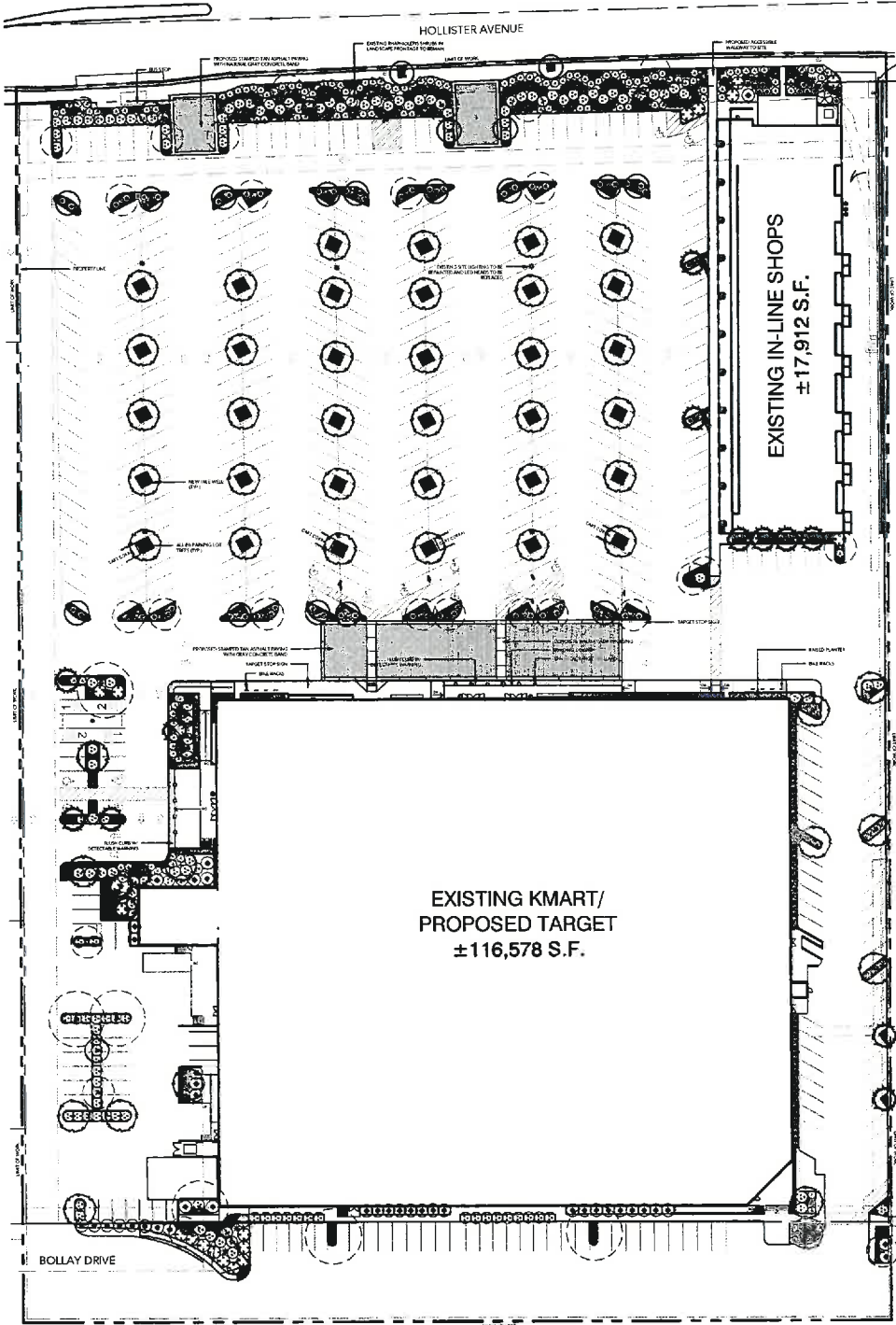
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PLANT SCHEDULE

EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	EXISTING	5	
	JACARANDA MIMOSIFOLIA	JACARANDA	EXISTING	6	
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	EXISTING	18	
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING	8	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING	1	
PROPOSED TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	20	STANDARD
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX	17	STANDARD
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	3	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	46	STANDARD
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX	2	STANDARD
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ARCTOSTAPHYLOS EDMUNDSII	LITTLE SUR MANZANITA	5 GAL	54" o.c.	74
	ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	84" o.c.	149
	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH	5 GAL	60" o.c.	131
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL	96" o.c.	22
	ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL	24" o.c.	288
	ERIOGONUM FASCICULATUM 'DANA POINT'	DANA POINT BUCKWHEAT	5 GAL	30" o.c.	86
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	120" o.c.	1
	LEYALUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	36" o.c.	402
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	48" o.c.	175
	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	96" o.c.	39
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	ACHILLEA MILLEFOLIUM VAR. CALIFORNICA	COMMON YARROW	1 GAL	24" o.c.	975

PROPOSED SHOPS RENOVATION
GOLETA, CA

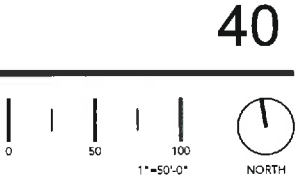
L1 - CONCEPTUAL LANDSCAPE SITE PLAN

DATE: 8-17-18
UA JOB #: 17-120

DATE	REVISIONS

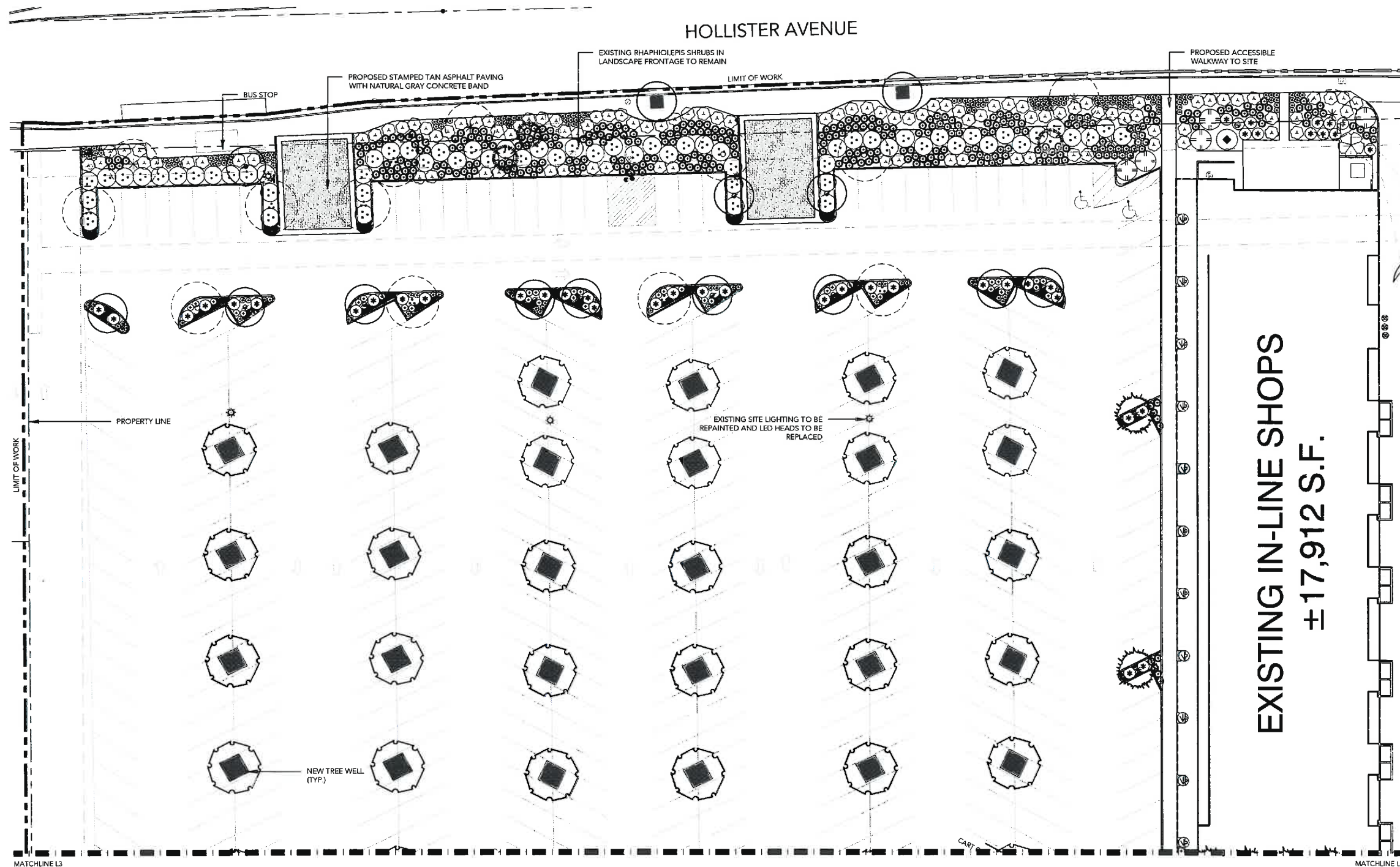
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HOLLISTER & STORKE
GOLETA, CA



OC SD OAK
3195 Red Hill Avenue, Loft F
Costa Mesa, CA 92626
714 754 4500





PLANT SCHEDULE

EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE
	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	EXISTING
	JACARANDA MIMOSIFOLIA	JACARANDA	EXISTING
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	EXISTING
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING
PROPOSED TREES	BOTANICAL NAME	COMMON NAME	SIZE
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	48" BOX
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARCTOSTAPHYLOS EDWARDSII	LITTLE SUR MANZANITA	5 GAL
	ARCTOSTAPHYLOS X "HOWARD MCMINN"	HOWARD MCMINN MANZANITA	5 GAL
	BACCHARIS PILULARIS "PIGEON POINT"	COYOTE BRUSH	5 GAL
	CEANOTHUS GRISSEUS HORIZONTALIS "YANKEE POINT"	CALIFORNIA ULAC	5 GAL
	ERIGERON GLAUCUS "WAYNE RODERICK"	SEASIDE DAISY	1 GAL
	ERIOGONUM FASCICULATUM "DANA POINT"	DANA POINT BUCKWHEAT	5 GAL
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL
	LEYMUS CONDENSATUS "CANYON PRINCE"	CANYON PRINCE WILD RYE	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	ACHILLEA MILLEFOLIUM VAR. CALIFORNICA	COMMON YARROW	1 GAL

DATE: 8-17-18
UA JOB #: 17-120

DATE	REVISIONS

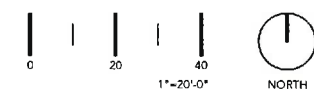
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L2 - CONCEPTUAL LANDSCAPE PLAN

PROPOSED SHOPS RENOVATION GOLETA, CA

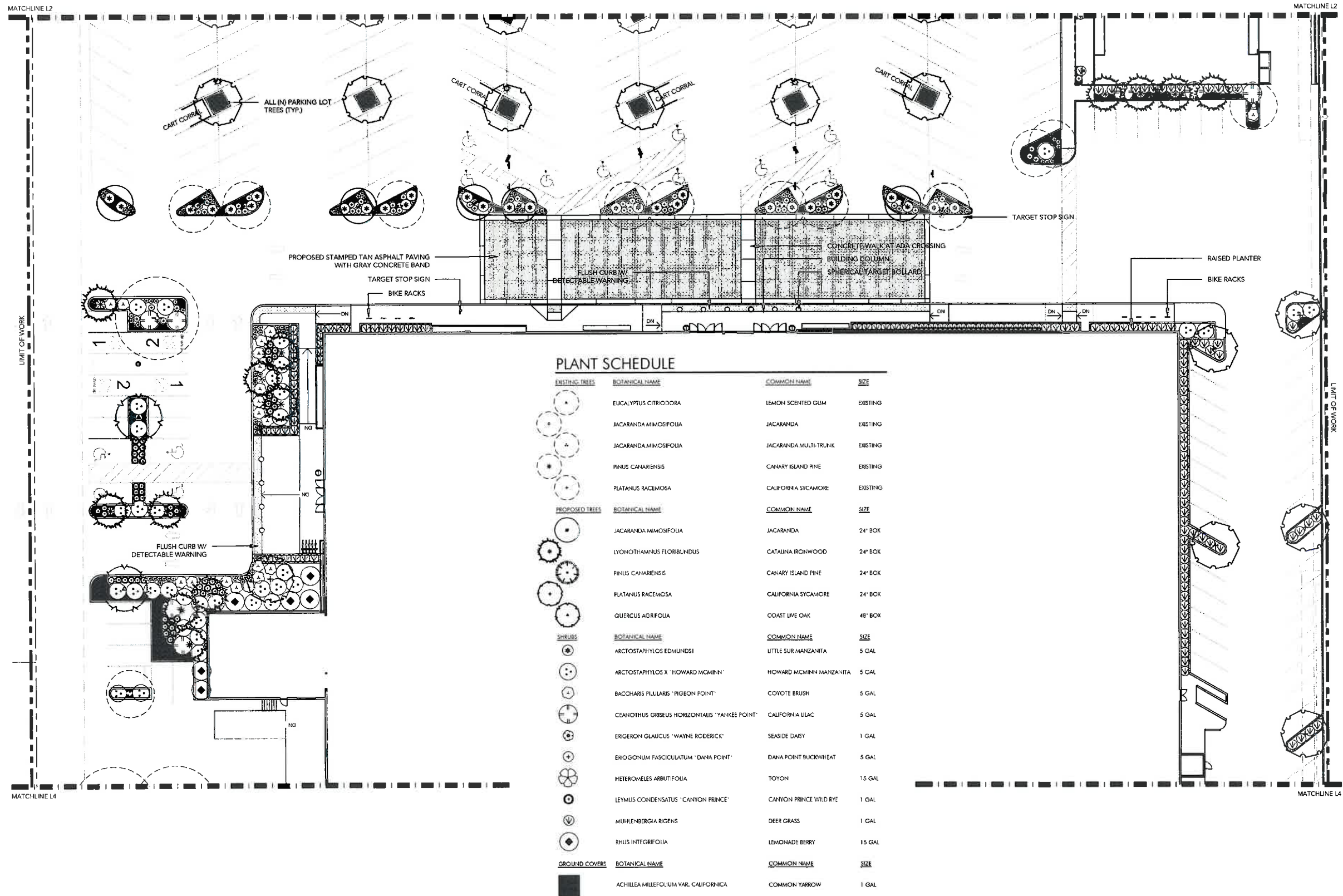
HOLLISTER & STORKE
GOLETA, CA

41



OC SD OAK
3195 Red Hill Avenue, Loft F
Costa Mesa, CA 92626
714 754 4500





L3 - CONCEPTUAL LANDSCAPE PLAN

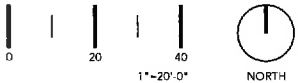
PROPOSED SHOPS RENOVATION GOLETA, CA

DATE: 8-17-18
UA JOB #: 17-120

DATE	REVISIONS

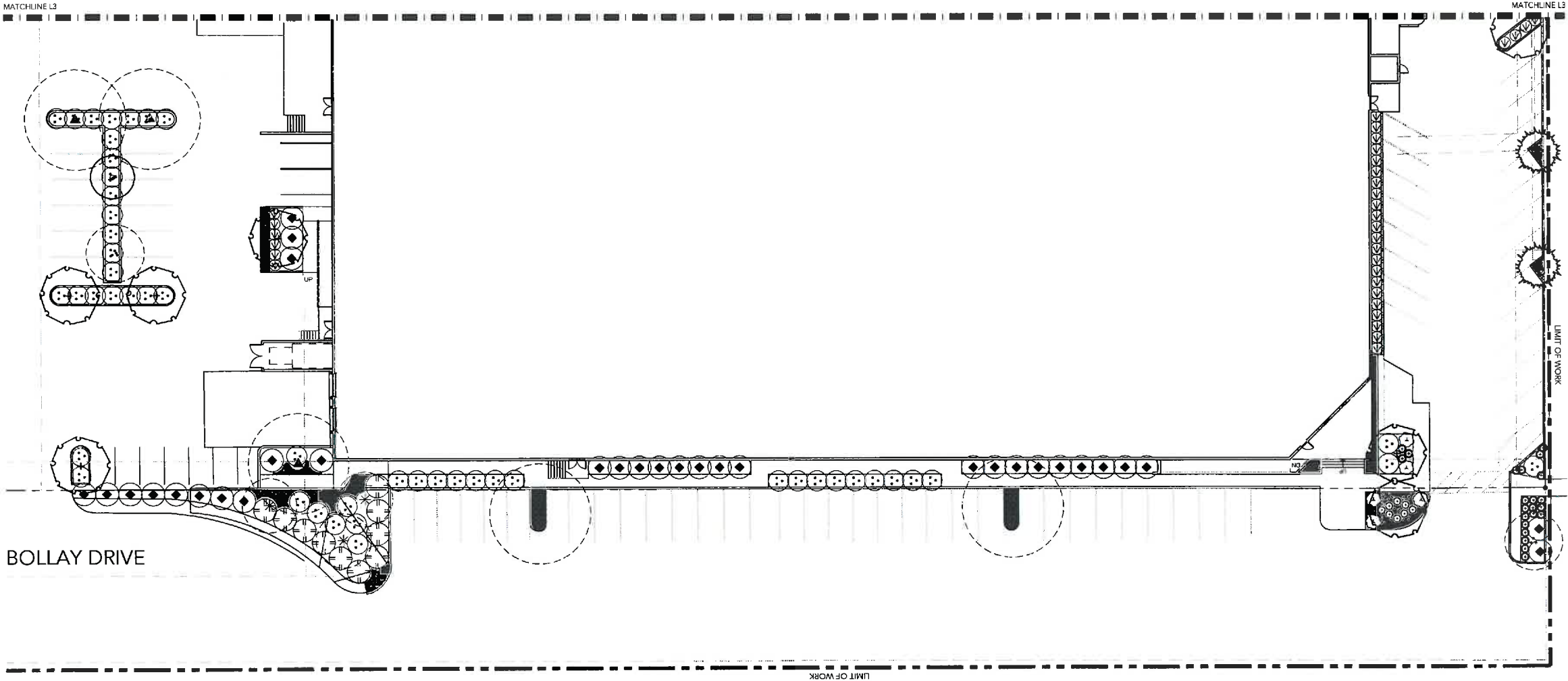
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HOLLISTER & STORKE
GOLETA, CA



OC SD OAK
3195 Red Hill Avenue, Loft F
Costa Mesa, CA 92626
714.754.4500





PLANT SCHEDULE

EXISTING TREES	BOTANICAL NAME	COMMON NAME	SIZE
	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	EXISTING
	JACARANDA MIMOSIFOLIA	JACARANDA	EXISTING
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	EXISTING
	PINUS CANARIENSIS	CANARY ISLAND PINE	EXISTING
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	EXISTING
PROPOSED TREES	BOTANICAL NAME	COMMON NAME	SIZE
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX
	QUERCUS AGRIIFOLIA	COAST LIVE OAK	48" BOX
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	ARCTOSTAPHYLOS EDMUNDEI	LITTLE SUR MANZANITA	5 GAL
	ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL
	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTE BRUSH	5 GAL
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC	5 GAL
	ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL
	ERIOGONUM FASCICULATUM 'DANA POINT'	DANA POINT BUCKWHEAT	5 GAL
	HETEROMELES ARBUTIFOLIA	TOYON	1.5 GAL
	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL
	MUHLENBERGIA RIgens	DEER GRASS	1 GAL
	RHUS INTEGRIFOLIA	LEMONADE BERRY	1.5 GAL
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	ACHILLEA MILLEFOLIUM VAR. CALIFORNICA	COMMON YARROW	1 GAL

BOLLAY DRIVE

LIMIT OF WORK



43

DATE: 8-17-18
UA JOB #: 17-120

DATE	REVISIONS

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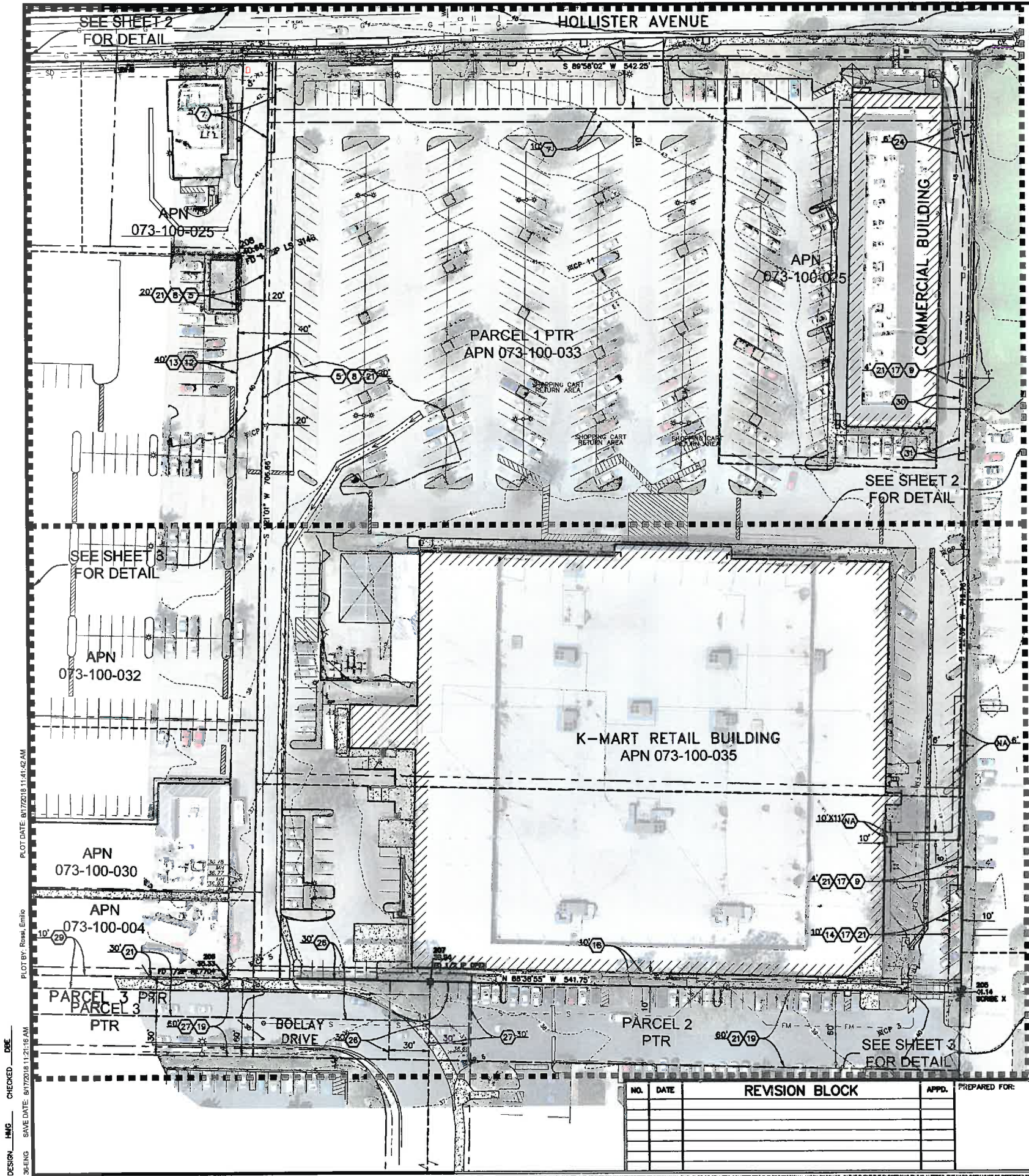
L4 - CONCEPTUAL LANDSCAPE PLAN

PROPOSED SHOPS RENOVATION
GOLETA, CA

HOLLISTER & STORKE
GOLETA, CA

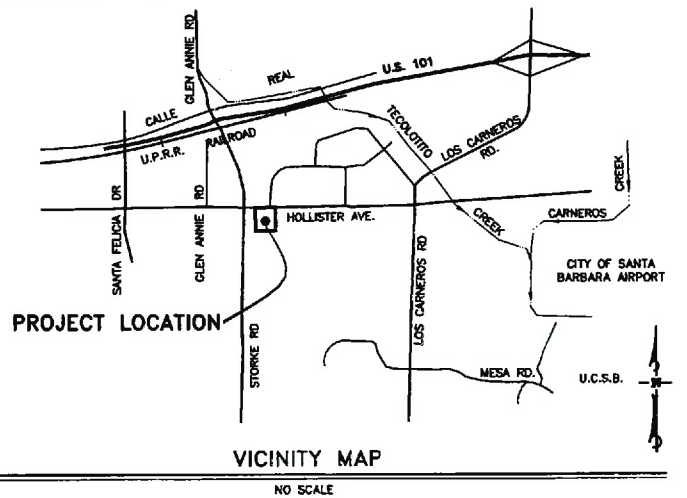
OC SD OAK
3195 Red Hill Avenue, Loft F
Costa Mesa, CA 92626
714 754 4500





EXCEPTION NOTES

- FIRST AMERICAN TITLE INSURANCE COMPANY DATED MAY 19, 2017 AT 7:30 AM, ORDER AND COMMITMENT NUMBER NCS-852299-03-DNT1. (NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE LISTED)
- 5 A 20-FOOT WIDE EASEMENT FOR PRIVATE ROAD PURPOSES IN THE DOCUMENT RECORDED DECEMBER 14, 1928 AS INSTRUMENT NO. 12129 IN BOOK 184, PAGE 560 OF OFFICIAL RECORDS. (ITEM 5)
 - 7 AN EASEMENT FOR ELECTRIC LINES AND POLES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED SEPTEMBER 4, 1946 AS INSTRUMENT NO. 13721 IN BOOK 708, PAGE 134 OF OFFICIAL RECORDS. (ITEM 7)
 - 8 A 20-FOOT WIDE EASEMENT FOR PRIVATE ROAD PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 14, 1956 AS INSTRUMENT NO. 2725 IN BOOK 1361, PAGE 245 OF OFFICIAL RECORDS. (ITEM 8)
 - 9 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED DECEMBER 18, 1956 AS INSTRUMENT NO. 25044 IN BOOK 1421, PAGE 18 OF OFFICIAL RECORDS. (ITEM 9)
 - 12 A 40-FOOT ROAD EASEMENT FOR ROAD PURPOSES AS SHOWN OR AS OFFERED FOR DEDICATION ON THE MAP RECORDED IN BOOK 62, PAGE 62 OF RECORD OF SURVEYS. (ITEM 12)
 - 13 A 40-FOOT WIDE EASEMENT FOR ROAD PURPOSES AS SHOWN OR AS OFFERED FOR DEDICATION ON THE MAP RECORDED IN BOOK 63, PAGE 35 OF RECORD OF SURVEYS. (ITEM 13)
 - 14 A 10-FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED OCTOBER 13, 1964 AS INSTRUMENT NO. 43659 IN BOOK 2073, PAGE 1477 OF OFFICIAL RECORDS. (ITEM 14)
 - 17 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA IN THE DOCUMENT RECORDED AUGUST 16, 1965 AS INSTRUMENT NO. 28985 IN BOOK 2117, PAGE 226 OF OFFICIAL RECORDS. (ITEM 17)
 - 18 A 10-FOOT WIDE EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED AUGUST 31, 1965 AS INSTRUMENT NO. 30868 IN BOOK 2119, PAGE 16 OF OFFICIAL RECORDS. (ITEM 18)
 - 19 AN EASEMENT FOR ROAD PURPOSES AS SHOWN OR AS OFFERED FOR DEDICATION ON THE RECORDED PARCEL MAP NO. 10,634 IN BOOK 2, PAGE 97 OF PARCEL MAPS. (ITEM 19)
 - 21 AN EASEMENT FOR ROAD AND PUBLIC UTILITIES IN THE DOCUMENT RECORDED NOVEMBER 13, 1969 AS INSTRUMENT NO. 32292 IN BOOK 2280, PAGE 333 OF OFFICIAL RECORDS. (ITEM 21)
 - 24 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED MARCH 1, 1984 AS INSTRUMENT NO. 84-11082 OF OFFICIAL RECORDS. (ITEM 24)
 - 26 AN EASEMENT FOR GAS PIPELINES AND METERS AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY IN THE DOCUMENT RECORDED DECEMBER 28, 1984 AS INSTRUMENT NO. 1984-069160 OF OFFICIAL RECORDS. (ITEM 26)
 - 27 AN EASEMENT FOR PUBLIC ROAD PURPOSES AS GRANTED TO COUNTY OF SANTA BARBARA IN THE DOCUMENT RECORDED FEBRUARY 28, 1985 AS INSTRUMENT NO. 1985-010084 OF OFFICIAL RECORDS. (ITEM 27)
 - 28 AN EASEMENT FOR PUBLIC UTILITIES (UNDERGROUND) AS GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA IN THE DOCUMENT RECORDED APRIL 2, 1985 AS INSTRUMENT NO. 1985-016269 OF OFFICIAL RECORDS. (ITEM 28)
 - 29 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED JUNE 12, 1985 AS INSTRUMENT NO. 1985-030335 OF OFFICIAL RECORDS. (ITEM 29)
 - 30 GRANT OF EASEMENT(S) TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JULY 23, 2013 AS INSTRUMENT NO. 2013-0049854 OF OFFICIAL RECORDS. (ITEM 30)
 - 31 GRANT OF EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JULY 18, 2014 AS INSTRUMENT NO. 2014-0032459 OF OFFICIAL RECORDS--PLOTTED HEREIN. (ITEM 31)
 - NA AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN THE DOCUMENT RECORDED MARCH 17, 1983 AS INSTRUMENT NO. 63-12329 OF OFFICIAL RECORDS. (NOT MENTIONED IN TITLE REPORT)



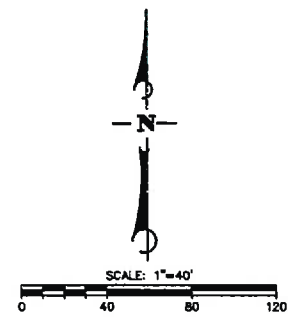
SURVEYOR'S NOTES:

1. MAPPING
- AERIAL PHOTOGRAPHY
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=40', WITH A 1 FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY STANTEC FROM AERIAL PHOTOGRAPHY APRIL 13, 2018.
- MAPPING IS SUPPLEMENTED BY GROUND SURVEY DATA COLLECTED FROM A FIELD SURVEY USING CONVENTIONAL EQUIPMENT AND PROCEDURES ON APRIL 24, 2018.
- AERIAL PHOTOGRAPHY
THE AERIAL PHOTOGRAPHY USED AS THE BACKGROUND FOR THIS MAP WAS OBTAINED ON APRIL 13, 2018 BY STANTEC. THE PHOTOGRAPHY HAS BEEN CONVERTED INTO A DIGITAL FORMAT AND CORRECTED FOR HORIZONTAL AND VERTICAL DISTORTION USING STANDARD PHOTOGRAMMETRIC METHODS.
3. BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, NAD83(1992), ZONE 5 (EPOCH 1991.35). THIS SURVEY TIED TO STATIONS "ASONS" AND "ASONS" PER RECORD OF SURVEY BOOK 170 PAGES 63 THROUGH 65, INCLUSIVE. ALL DISTANCES AND COORDINATES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
4. BENCHMARK NOTE:
ELEVATIONS SHOWN HEREON REFLECT ORTHOMETRIC HEIGHTS AND ARE EXPRESSED IN U.S. SURVEY FEET AS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) HOLDING THE PUBLISHED ORTHOMETRIC HEIGHT AT STATION "ASONS" (ELEVATION=15.40 FEET) PER SAID RECORD OF SURVEY.

CONTROL POINT LISTING

HORIZONTAL: NAD83, US SURVEY FEET
VERTICAL: NAVD88, US SURVEY FEET

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1,894,187.88	6,000,433.72	17.95	
2	1,894,305.76	5,996,836.99	38.03	
3	1,893,388.44	5,998,701.18	30.45	SET MAG AC
4	1,893,424.22	5,998,220.79	38.00	SET MAG IN AC
5	1,893,348.60	5,998,383.03	38.97	SET MAG IN AC
6	1,893,831.59	5,998,220.88	39.88	SET MAG IN AC
7	1,894,128.21	5,998,217.83	43.33	SET MAG IN CONC
8	1,893,738.44	5,996,732.20	42.18	SET MAG IN AC
10	1,894,125.72	5,996,775.01	44.42	SET 60D NAIL IN AC
11	1,893,868.48	5,996,467.84	41.04	SET MAG IN AC
12	1,894,129.82	5,996,548.13	40.23	SCORE X CONC WALK



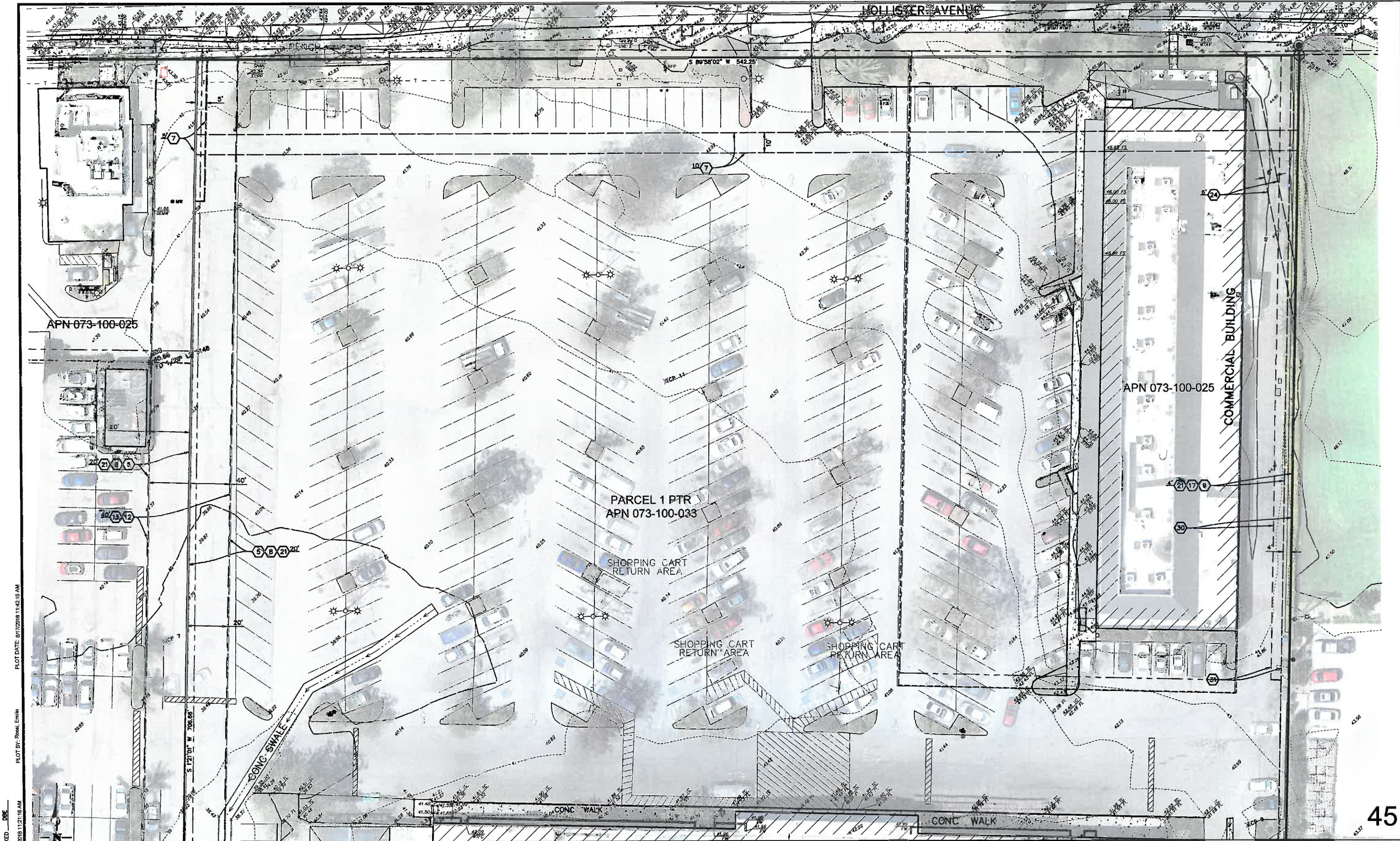
NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 263-9532
DAVE RUNDLE 48,540
PROJECT ENGINEER R.C.E. DATE

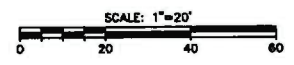


TOPOGRAPHIC MAP - ENTIRE SITE
SITE IMPROVEMENT PLANS
PROPOSED TARGET RENOVATION
HOLLISTER & STORKE
GOLETA, CA

STANTEC PROJECT NO. 2064166300
SHEET 01 OF 06
PLAN DATE 08/17/2018



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PLOT BY: Ronal, Emilio



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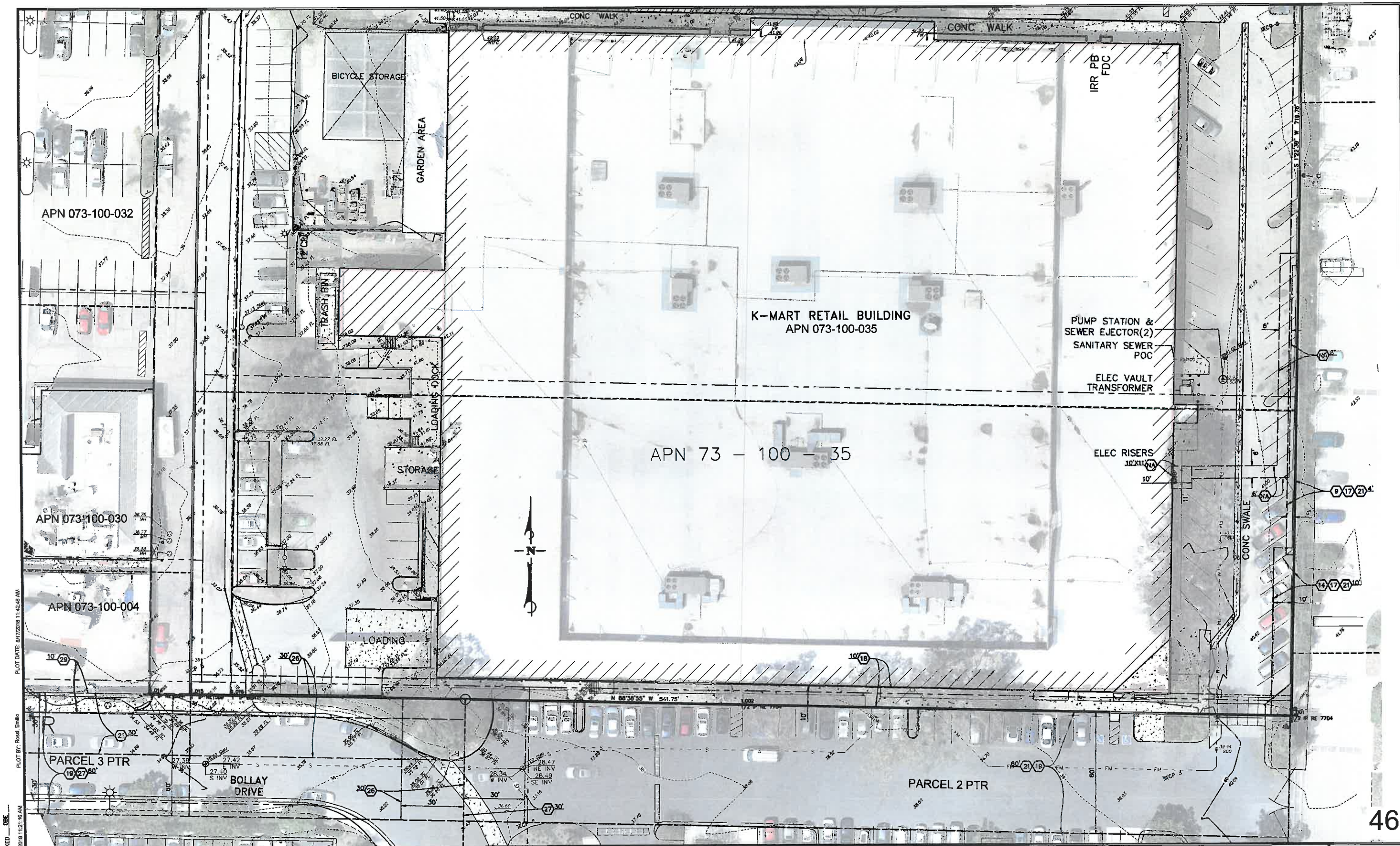
PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
DAVE RUNDLE 48,540
PROJECT ENGINEER R.C.E. DATE



TOPOGRAPHIC MAP - NORTHERN HALF
SITE IMPROVEMENT PLANS
PROPOSED TARGET RENOVATION
HOLLISTER & STORKE
GOLETA, CA

STANTEC PROJECT NO.
2064166300
SHEET
02 OF **06**
PLAN DATE
08/17/2018

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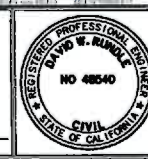


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SAVE DATE: 8/17/2018 11:21:16 AM

SCALE: 1"=20'
0 20 40 60

REVISION BLOCK			APPROVED	PREPARED FOR
NO.	DATE			

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 953-9532
DAVE RUNDLE
PROJECT ENGINEER
48,540
R.C.E.
DATE

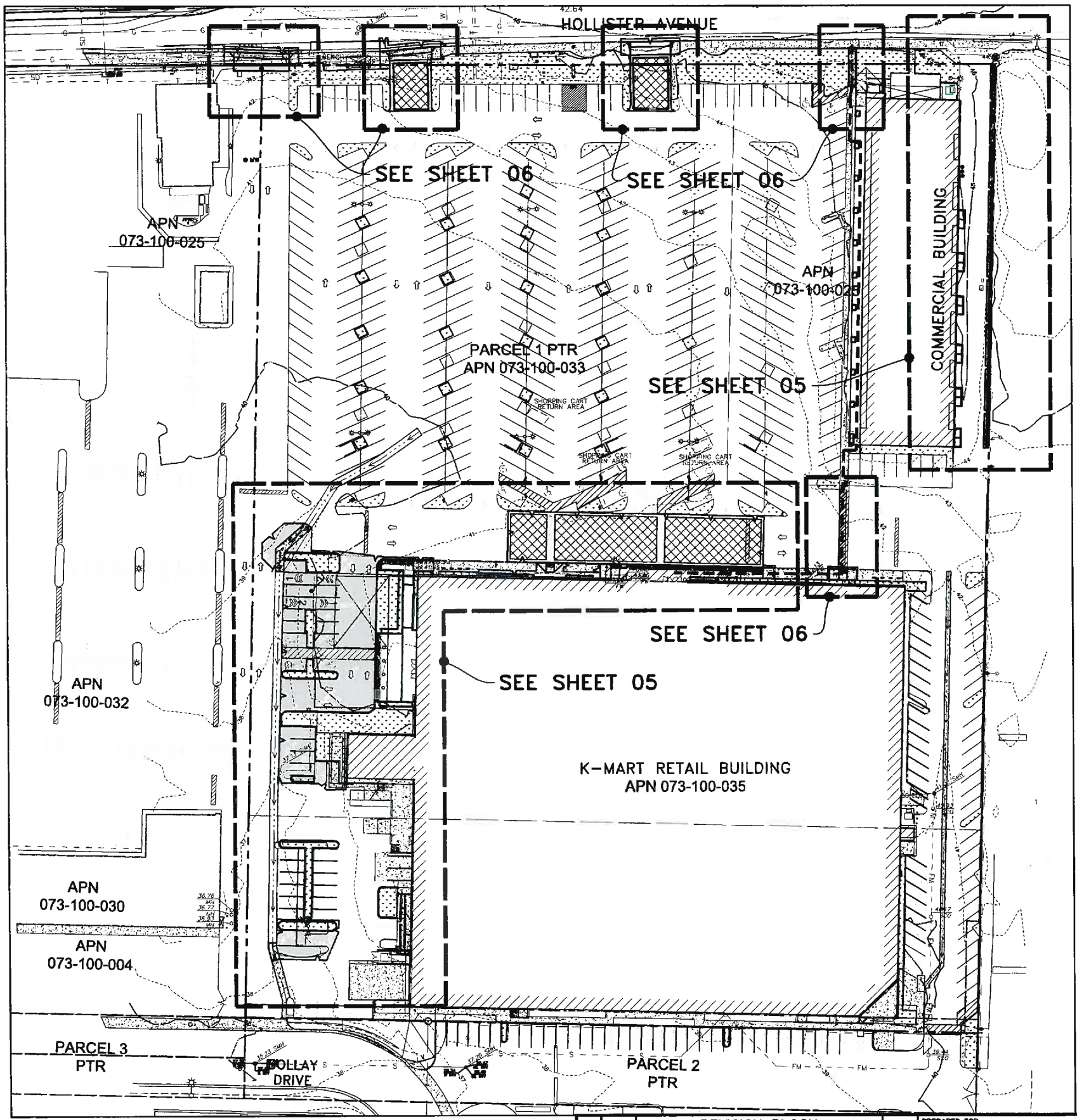


TOPOGRAPHIC MAP - SOUTHERN HALF
SITE IMPROVEMENT PLANS
PROPOSED TARGET RENOVATION
HOLLISTER & STORKE
GOLETA, CA

STANTEC PROJECT NO.
2064186300
SHEET
03 OF **06**
PLAN DATE
08/17/2018

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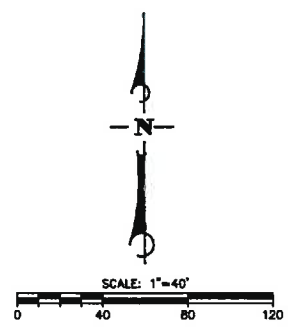


LEGEND

	EXISTING PROPERTY LINE & RIGHT-OF-WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FLOW LINE
	FLOW LINE
	SAWCUT LINE
	GRADE BREAK
	ADA PATH OF TRAVEL
	PROPOSED ASPHALT CONCRETE PAVEMENT
	PROPOSED P.C.C. PAVEMENT
	PROPOSED IMPERMEABLE PAVERS

CITY POST-CONSTRUCTION REQUIREMENTS

REMOVED IMPERVIOUS SURFACE:	(-3,875 SF)
NEW IMPERVIOUS SURFACE:	(+210 SF)
REPLACED IMPERVIOUS SURFACE:	(+13,919 SF)
OFFSITE SURFACE (NOT A PART):	(2,280 SF)
NET IMPERVIOUS SURFACE:	+10,254 SF
RESULT:	TIER 2 < +15,000 SF



NO.	DATE	REVISION BLOCK	APPD.	PREPARED FOR:

Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

DAVE RUNDLE 48,540
PROJECT ENGINEER R.C.E. DATE



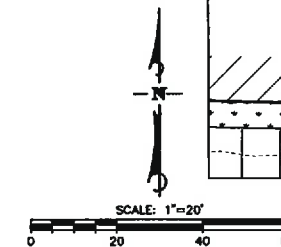
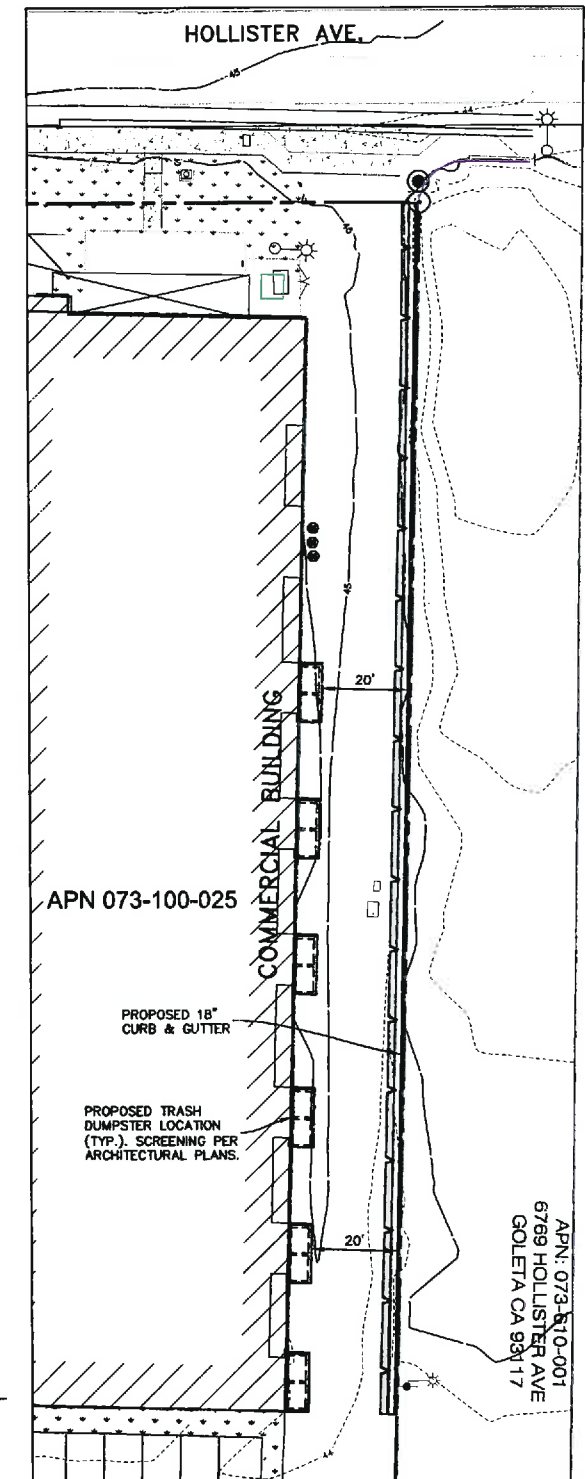
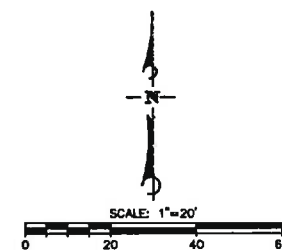
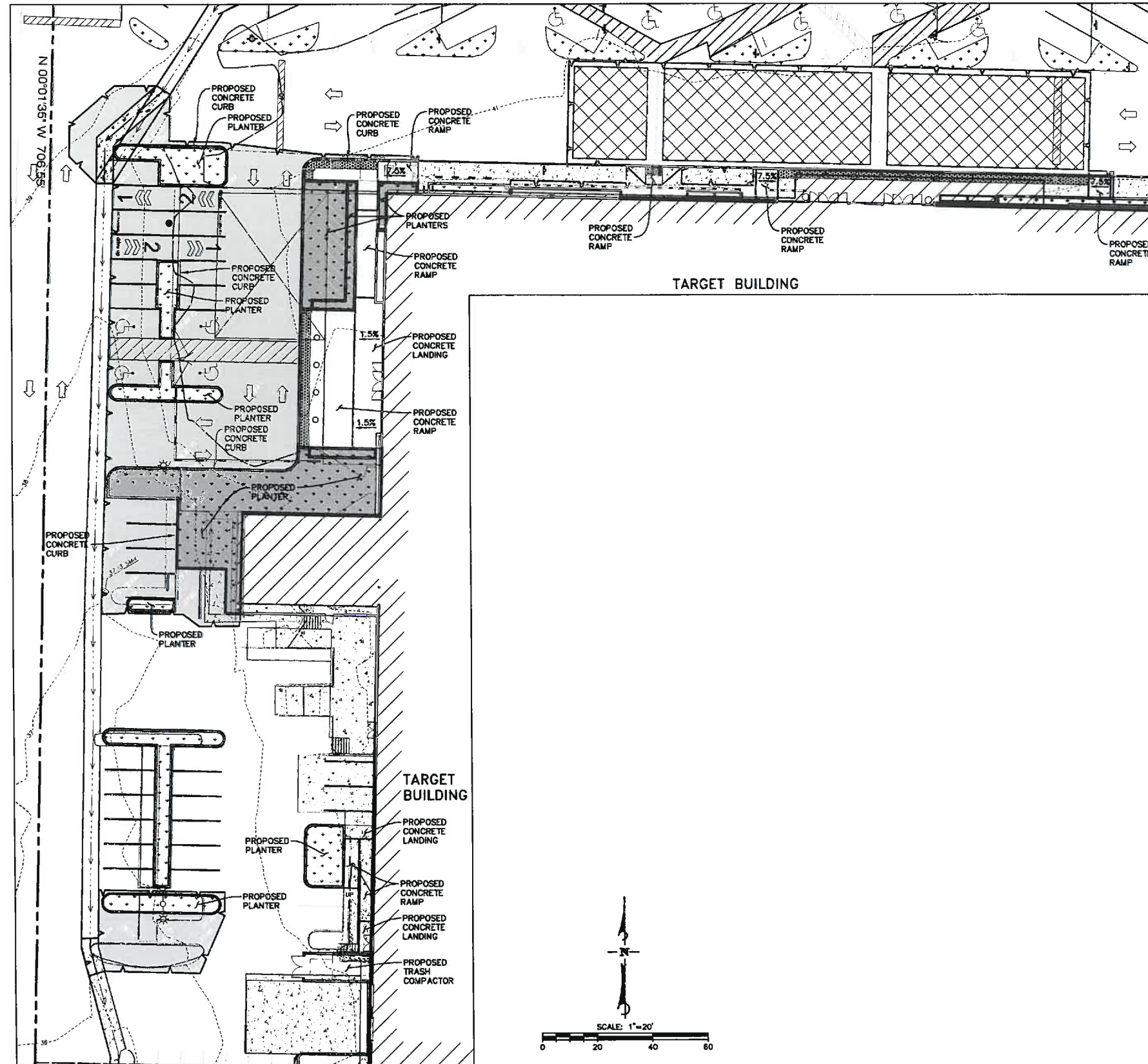
**PRELIMINARY GRADING & DRAINAGE PLAN
SITE IMPROVEMENT PLANS
PROPOSED TARGET RENOVATION
HOLLISTER & STORKE**

GOLETA, CA

STANTEC PROJECT NO. 2064166300
SHEET 04 OF 06
PLAN DATE 08/17/2018

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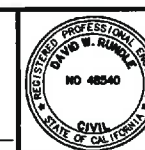


48

NO.	DATE	REVISION BLOCK	APPD.

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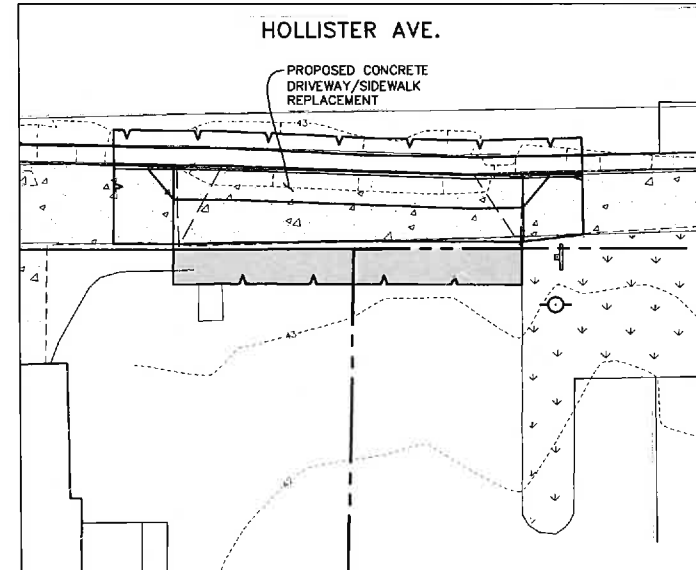
PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
DAVE RUNDLE 48,540
PROJECT ENGINEER R.C.E. DATE



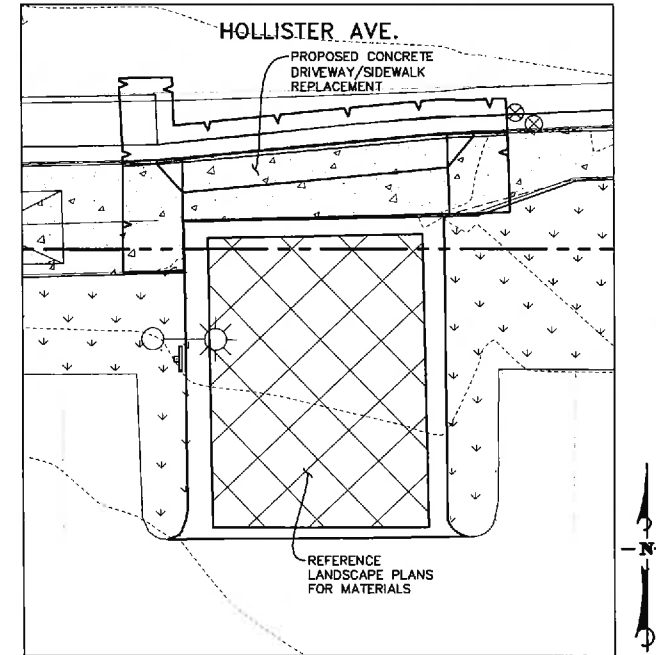
PRELIMINARY GRADING & DRAINAGE PLAN
SITE IMPROVEMENT PLANS
PROPOSED TARGET RENOVATION
HOLLISTER & STORKE
GOLETA, CA

STANTEC PROJECT NO.
2064166300
SHEET
05 OF 06
PLAN DATE
08/17/2018

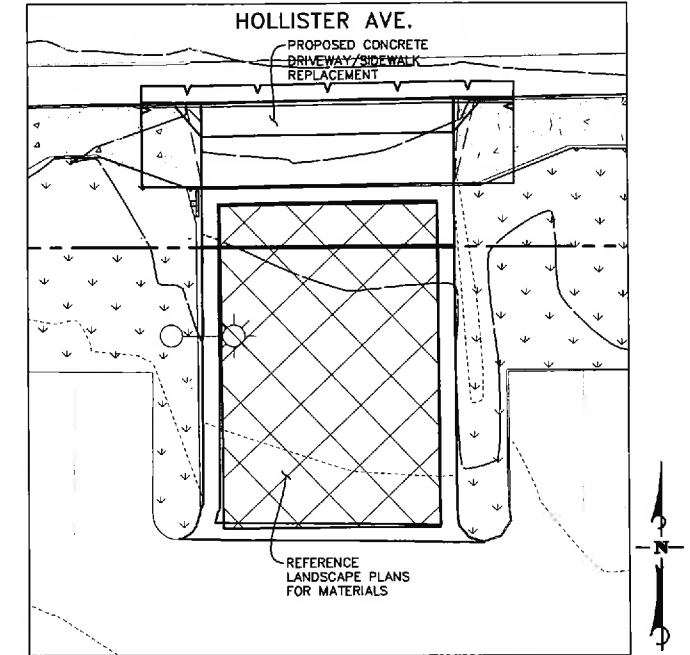
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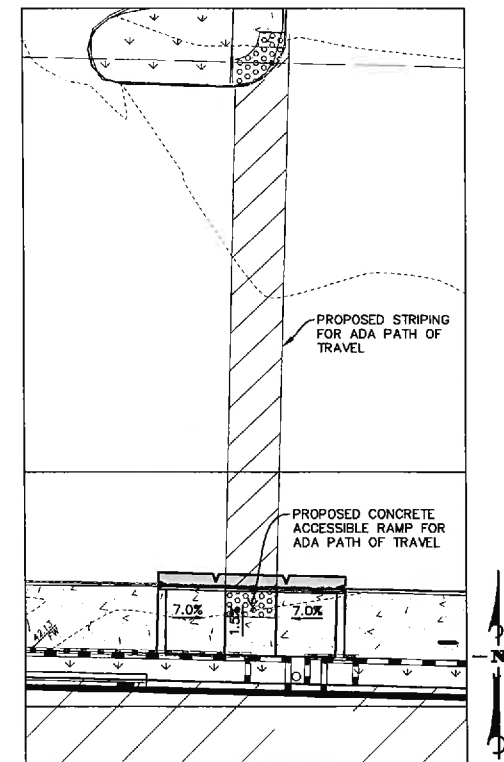
IMPROVEMENTS AT WESTERN DRIVEWAY
SCALE: 1"=10'



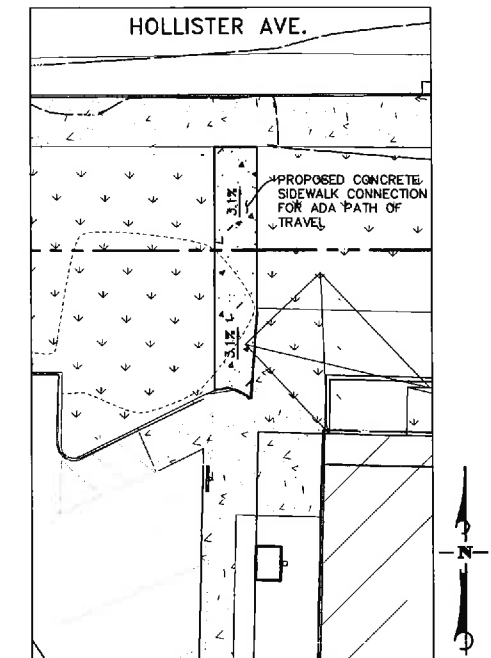
IMPROVEMENTS AT CENTER DRIVEWAY
SCALE: 1"=10'



IMPROVEMENTS AT EASTERN DRIVEWAY
SCALE: 1"=10'



IMPROVEMENTS NORTHEAST OF MAIN BUILDING
SCALE: 1"=10'

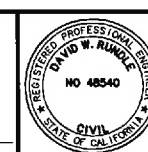


IMPROVEMENTS NORTHEAST PROPERTY
SCALE: 1"=10'

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:	
PROJECT ENGINEER	DAVE RUNDLE
R.C.E.	48,540
DATE	

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
DAVE RUNDLE
PROJECT ENGINEER



PRELIMINARY GRADING & DRAINAGE PLAN
SITE IMPROVEMENT PLANS
PROPOSED TARGET RENOVATION
HOLLISTER & STORKE
GOLETA, CA

STANTEC PROJECT NO.	2064166300
SHEET	06 OF 06
PLAN DATE	06/17/2018