

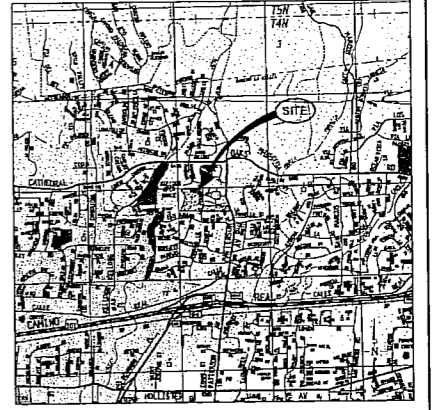
PHASE I			
LOT No.	AREA (SQ. FT.)	UNITS	OPEN SPACE
1	18,123	4	7,390
2	15,617	4	6,312
3	9,800	1	0
4	7,604	1	0
5	5,529	1	0
6	5,529	1	0
7	7,126	1	0
8	4,145	1	0
9	8,970	1	0
10	8,441	1	0
11	3,822	1	0
12	7,495	1	0
13	12,189	1	0
14	21,401	1	0
15	25,037	6	12,433
A	89,556	0	0
B	13,770	0	0
C	43,218	0	0
D	142,942	0	142,942
E	15,028	0	15,028
F	47,201	0	47,201
NOT A PART	11,760	1	0
TOTAL:	567,860	29	126,533

PHASE II			
LOT No.	AREA (SQ. FT.)	UNITS	OPEN SPACE
1	8,330	1	0
2	6,718	1	0
3	8,742	1	0
4	8,399	1	0
5	7,207	1	0
6	18,210	1	0
7	8,048	1	0
8	18,200	0	7,214
9	15,147	1	6,442
10	23,907	0	18,179
11	12,111	4	7,564
12	12,524	2	8,292
TOTAL:	128,583	29	78,961

PHASE III			
LOT No.	AREA (SQ. FT.)	UNITS	OPEN SPACE
1	8,304	1	5,233
2	10,507	2	5,813
3	18,117	6	18,125
4	15,518	0	7,167
5	15,790	0	7,216
6	18,118	6	8,436
7	7,200	0	7,200
TOTAL:	82,507	21	51,559

PHASE IV			
LOT No.	AREA (SQ. FT.)	UNITS	OPEN SPACE
1	19,485	4	8,778
2	12,545	2	8,112
3	19,482	3	8,281
4	17,555	6	8,011
5	15,825	4	8,098
6	14,955	4	8,013
7	18,287	6	7,872
8	18,745	3	5,113
TOTAL:	118,793	32	52,554

PHASE V			
LOT No.	AREA (SQ. FT.)	UNITS	OPEN SPACE
1	9,182	1	0
2	7,215	1	0
3	5,217	1	0
4	10,912	1	0
5	11,737	1	0
6	8,565	1	0
7	9,099	1	0
8	12,451	1	0
9	18,162	1	0
10	9,224	1	0
11	8,194	1	0
12	9,261	1	0
13	8,230	1	0
14	21,401	1	0
15	7,200	1	0
16	9,147	1	0
17	8,167	1	0
18	10,952	1	0
A	42,254	0	0
B	33,312	0	33,312
TOTAL:	255,832	18	33,312



COMMON OPEN SPACE ANALYSIS WITH LOT ADJUSTMENT:

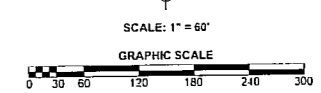
GROSS AREA:	26.28 A.C.
PUBLIC ROAD:	2.69 A.C.
NET AREA:	23.59 A.C.
OPEN SPACE:	392,040 S.F., 9.00 A.C.
	9.00 A.C.
	23.59 A.C. = 38.0%

PARCEL "C" (5.27 A.C.)
OF TRACT 10,245 - UNIT 1
PER BK. 70 PG. 54-65
"AREA DEDICATED FOR COUNTY PARK"

PROPOSED LOT LINE ADJUSTMENT UNDER SEPARATE APPLICATION:
TO BE GRANTED TO THE COUNTY: 11,740 SF (0.27 A.C.)
TO BE GRANTED TO THE APPLICANT: 21,808 SF (0.48 A.C.)

OWNER'S CERTIFICATE:
I, LARRY CAVELETTI, AUTHORIZED AGENT
LARRY CAVELETTI
353 LAS VEGAS ROAD
SANTA BARBARA, CA 93101
(805) 964-9898

- NOTES:**
1. CONVEYANCE TO BE MADE BY DEED TO THE COUNTY OF SANTA BARBARA, CALIFORNIA.
 2. ALL RIGHTS RESERVED TO THE APPLICANT.
 3. THE APPLICANT WARRANTS THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
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VESTING TENTATIVE SUBDIVISION MAP
TRACT No. 14.001
"TREE FARM"

IT BEING A SUBDIVISION OF A PORTION OF TRACT 10,245 - UNIT 1, PARTITIONED BY DEED OF THE PROBATE COURT IN REGULARLY MADE AND PARCELS C AND D OF PARCEL MAP 11,103 RECORDED IN BOOK 37 PAGE 16 OF PARCEL MAPS ALL IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, FOR THE CREATION OF 29 RESIDENTIAL PARCELS AND 1 COMMON AREA PARCELS AS SHOWN HEREON.

SEPTEMBER 2020
MARCH 2021



FLOWERS & ASSOCIATES, INC.
DICK S. FLOWERS
281 N. Calks Court, Suite 102 Santa Barbara, CA 93103
Telephone: (805) 966-2224

DATE: _____

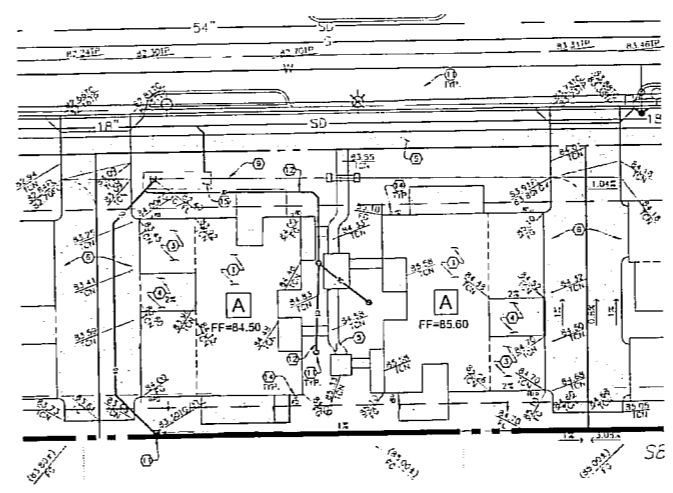
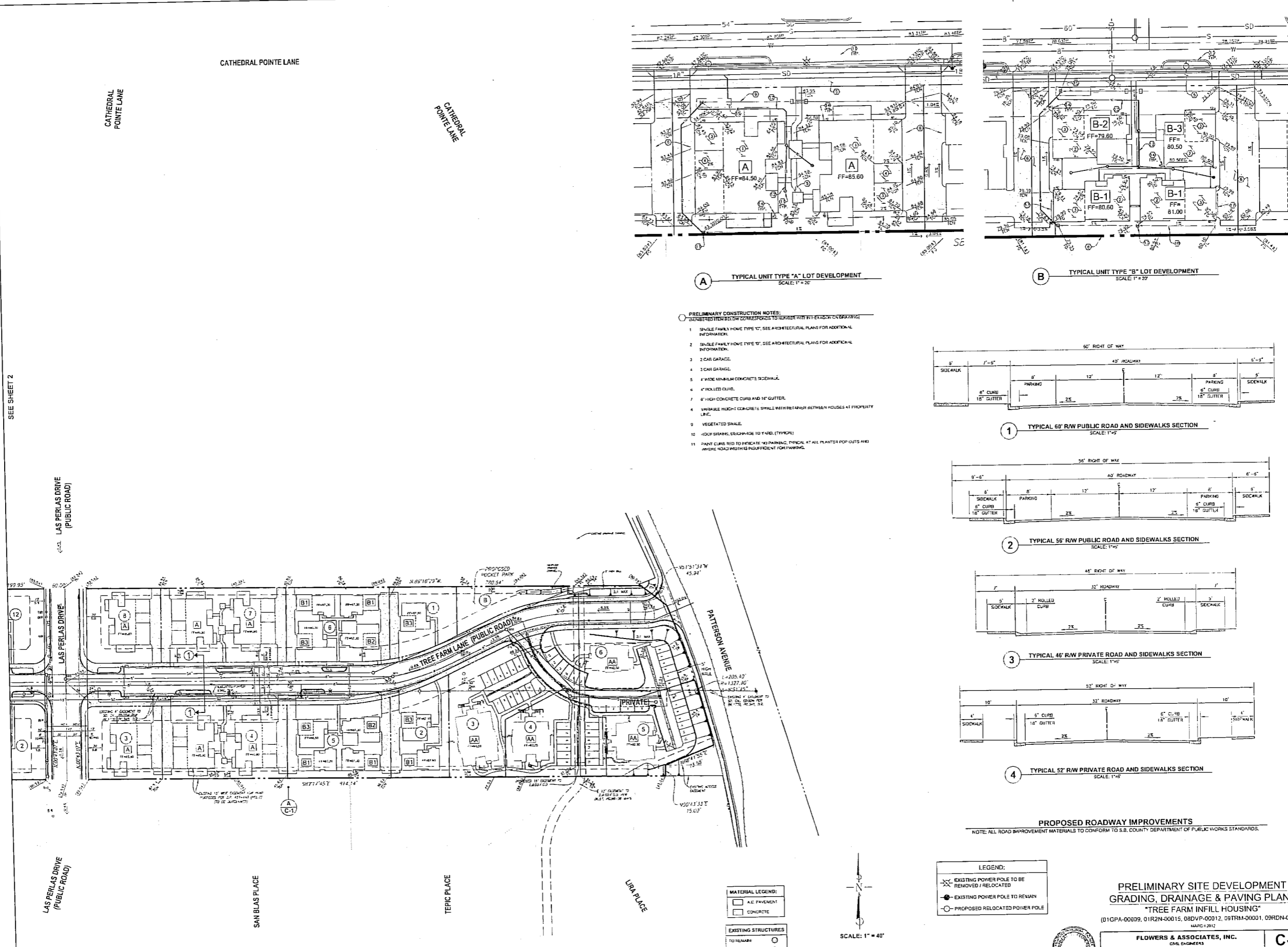
SEE SHEET 2

LAS PERLAS DRIVE (PUBLIC ROAD)

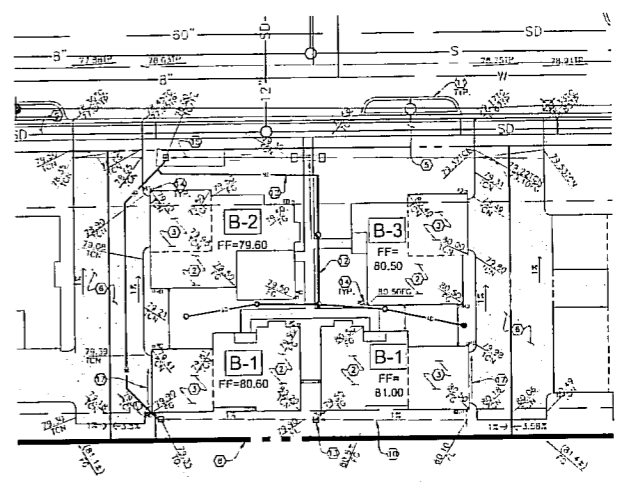
CATHEDRAL POINTE LANE

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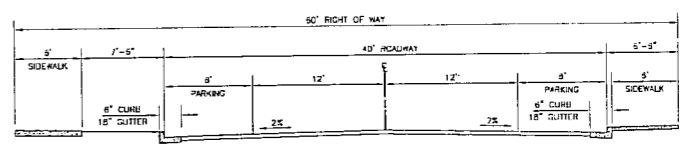


A TYPICAL UNIT TYPE "A" LOT DEVELOPMENT SCALE: 1" = 20'

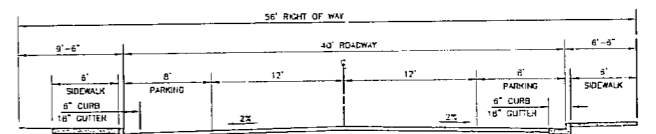


B TYPICAL UNIT TYPE "B" LOT DEVELOPMENT SCALE: 1" = 20'

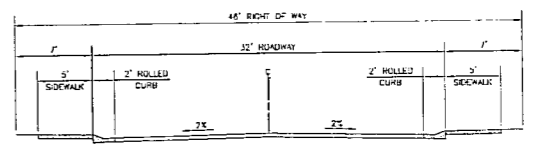
- PRELIMINARY CONSTRUCTION NOTES:
1. SINGLE FAMILY HOME TYPE "A", SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 2. SINGLE FAMILY HOME TYPE "B", SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 3. 2 CAR GARAGE.
 4. 1 CAR GARAGE.
 5. 4" WIDE MINIMUM CONCRETE SIDEWALK.
 6. 4" ROLLED CURB.
 7. 8" HIGH CONCRETE CURB AND 18" GUTTER.
 8. VARIABLE HEIGHT CONCRETE SWALE WITH RETAINER BETWEEN HOUSES AT PROPERTY LINE.
 9. VEGETATED SWALE.
 10. HOOP DRAINS, DEGRADE TO 1/4" DIA. (TYPICAL).
 11. PAINT CURB RED TO INDICATE NO PARKING, TYPICAL AT ALL PLANTER POP-UPS AND WHERE ROAD WIDTH IS INSUFFICIENT FOR PARKING.



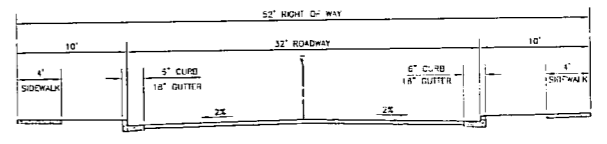
1 TYPICAL 60' R/W PUBLIC ROAD AND SIDEWALKS SECTION SCALE: 1" = 5'



2 TYPICAL 56' R/W PUBLIC ROAD AND SIDEWALKS SECTION SCALE: 1" = 5'



3 TYPICAL 46' R/W PRIVATE ROAD AND SIDEWALKS SECTION SCALE: 1" = 5'



4 TYPICAL 52' R/W PRIVATE ROAD AND SIDEWALKS SECTION SCALE: 1" = 5'

PROPOSED ROADWAY IMPROVEMENTS
NOTE: ALL ROAD IMPROVEMENT MATERIALS TO CONFORM TO S.B. COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.

- MATERIAL LEGEND:
- ALC PAVEMENT
 - CONCRETE
- EXISTING STRUCTURES
- TO REMAIN
 - TO BE REMOVED



SCALE: 1" = 40'
GRAPHIC SCALE

- LEGEND:
- EXISTING POWER POLE TO BE REMOVED / RELOCATED
 - EXISTING POWER POLE TO REMAIN
 - PROPOSED RELOCATED POWER POLE

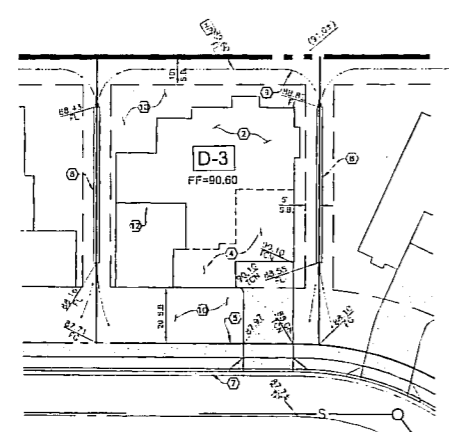
PRELIMINARY SITE DEVELOPMENT
GRADING, DRAINAGE & PAVING PLANS
"TREE FARM INFILL HOUSING"

(01CPA-00009, 01R2N-00015, 08DVP-00012, 09TRM-00001, 09RDN-00001)

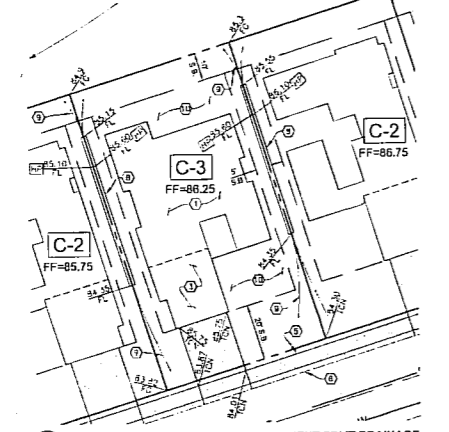


FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
201 N. Calle Cesar Chavez, Suite 102 Santa Barbara, CA 93103
Telephone (805) 964-2214

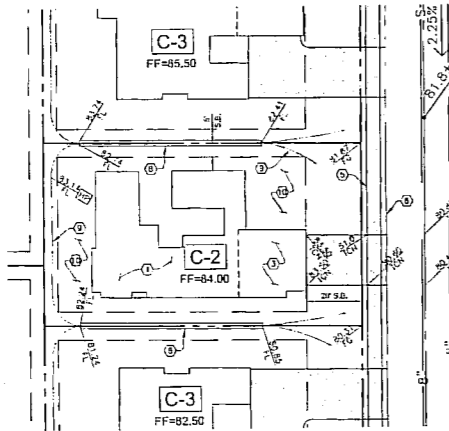
C-1



D TYPICAL UNIT TYPE "D" LOT DEVELOPMENT
SCALE: 1" = 20'



Cb TYPICAL UNIT TYPE "C" LOT DEVELOPMENT SPLIT DRAINAGE
SCALE: 1" = 20'

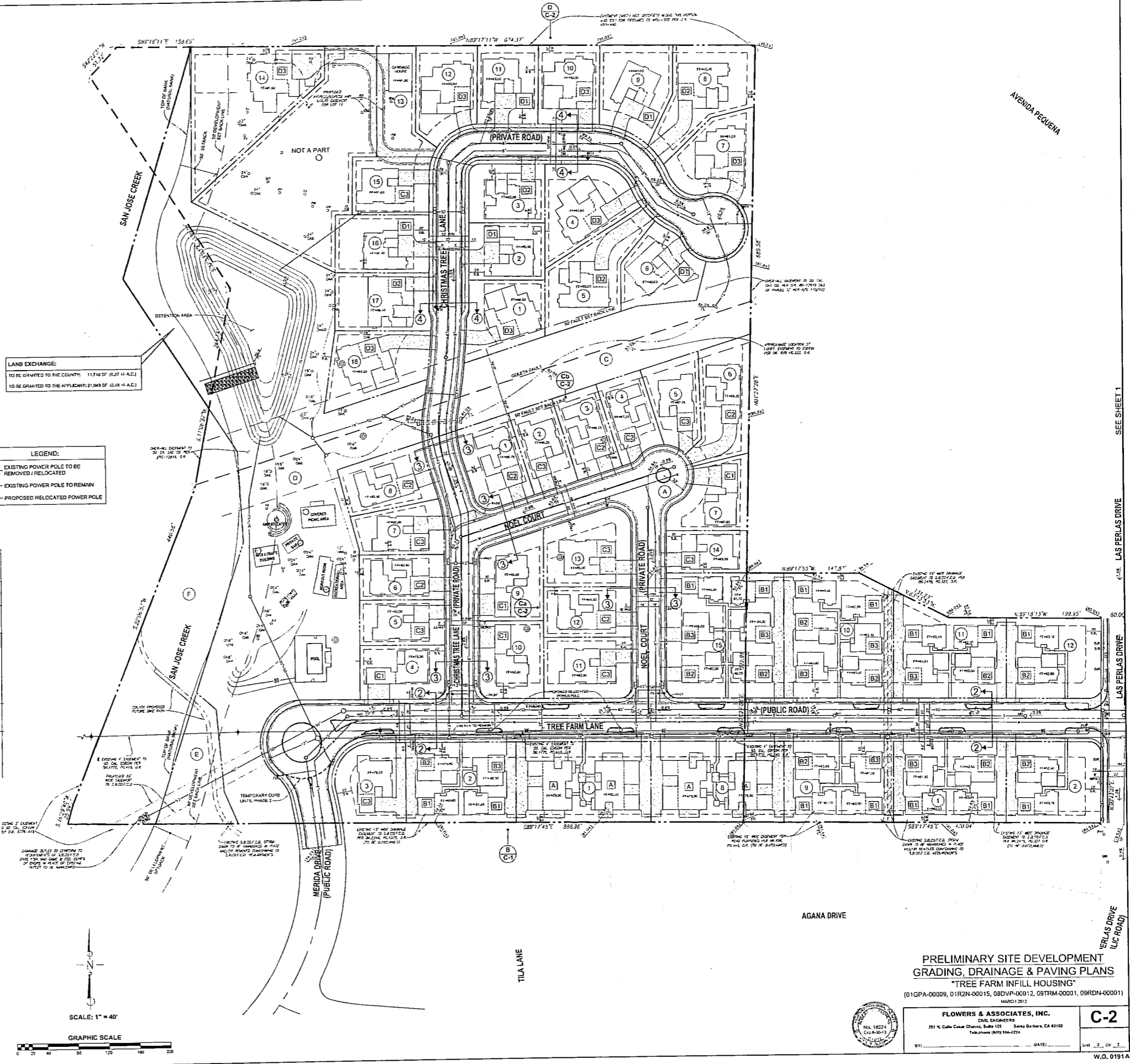
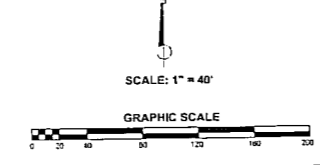


Ca TYPICAL UNIT TYPE "C" LOT DEVELOPMENT DRAIN TO FRONT
SCALE: 1" = 20'

- PRELIMINARY CONSTRUCTION NOTES:**
 1. SINGLE FAMILY HOME TYPE "C", SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 2. SINGLE FAMILY HOME TYPE "D", SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 3. 2 CAR GARAGE.
 4. 1 CAR GARAGE.
 5. 4" AND 6" MINIMUM CONCRETE SIDEWALK.
 6. 4" ROLLED CURB.
 7. 8" HIGH CONCRETE CURB AND 18" OUTER.
 8. VARIABLE HEIGHT CONCRETE SWALE AT 4" RISE/BETWEEN HOUSES AT PROPERTY LINE.
 9. VEGETATED SWALE.
 10. HOOD DRAINS, ENDS-HIGH TO YARD (TYPICAL).
 11. WHITE CURBS USED TO INDICATE NO PARKING, TYPICAL AT ALL FRAMER POLE OUTS AND WHERE ROAD WIDTH IS INSUFFICIENT FOR PARKING.

LAND EXCHANGE:
 TO BE GRANTED TO THE COUNTY: 11,740 SF (0.27 A.C.)
 TO BE GRANTED TO THE APPLICANT: 21,048 SF (0.48 A.C.)

LEGEND:
 ✕ EXISTING POWER POLE TO BE REMOVED / RELOCATED
 ● EXISTING POWER POLE TO REMAIN
 ○ PROPOSED RELOCATED POWER POLE



**PRELIMINARY SITE DEVELOPMENT
 GRADING, DRAINAGE & PAVING PLANS
 "TREE FARM INFILL HOUSING"**

(01GPA-00009, 01R2N-00015, 08DVP-00012, 09TRM-00001, 09RDN-00001)
 MARCH 2012



FLOWERS & ASSOCIATES, INC.
 CIVIL ENGINEERS
 201 N. Calle Cesar Chavez, Suite 102 Santa Barbara, CA 93103
 Telephone (805) 964-2724

C-2