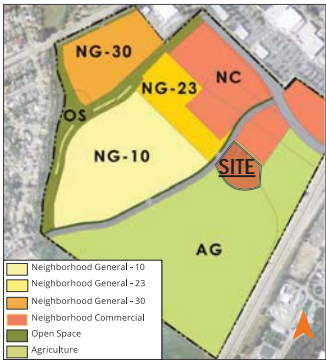


ZONING MAP



VICINITY MAP



SLO RANCH FARMS AND MARKETPLACE

PROJECT DESCRIPTION

AGRICULTURAL HERITAGE AND LEARNING CENTER AS ENVISIONED IN THE SAN LUIS SPECIFIC PLAN. PER THE SPECIFIC PLAN, THE PROJECT CONSISTS OF A FARM MARKET, RESTAURANT, GENERAL RETAIL, AND AG PROCESSING BUILDINGS. PER SPECIFIC PLAN CULTURAL RESOURCE MITIGATION MEASURE, CR-1 (A), AND (C) THE PROJECT ALSO INCORPORATED REHABILITATION OF TWO RELOCATED HISTORIC BUILDINGS, THE WOOD HOUSE AND THE WOOD BARN. THE PROJECT STABILIZES AND MAINTAINS FOR VIEWING, THE REMAINS OF THE HISTORIC GRANDSTAND VIEWING BARN. AS A WHOLE, THESE THREE COMPONENTS REPRESENT THE CULTURAL LEARNING CENTER PORTION OF THE PROJECT. THE BALANCE OF THE AG ZONED AREA WILL BE MAINTAINED AS A WORKING FARM WITH ASSOCIATED AG SUPPORT STRUCTURES AND FARM ROADS. THE FARM PLAN WILL BE A SEPARATE DOCUMENT SUBMITTED PRIOR TO OCCUPANCY.

NO VARIANCES OR EXCEPTIONS ARE REQUESTED.

ALL HISTORIC REHABILITATION TO BE IN COMPLIANCE WITH THE SECRETARY OF INTERIORS GUIDELINES FOR TREATMENT OF HISTORIC STRUCTURES. A FINAL REHABILITATION PLAN WILL BE DEVELOPED WITH PAULA CARR / SINCA IN COMPLIANCE WITH CULTURAL RESOURCE MITIGATION MEASURES CR-1 (A), AND (C). REFER TO THE ATTACHED SWCA SOIS CONFORMITY MEMORANDUM DATED JUNE 2, 2021 FOR ADDITIONAL PROPOSED REHABILITATION INFORMATION. THE ATTACHED SWCA POST FIRE APPROACH MEMORANDUM DATED MARCH 11, 2021 ADDRESSES THE REVISED MITIGATION MEASURES TO ADDRESS COMPLIANCE WITH THE PROJECT EIR.

THE CENTER MEETS ALL PARKING REQUIREMENTS AND IS ACCESSED FROM FROM RANCH ROAD INCLUDING A CONNECTION TO THE CLASS-1 BIKE PATH

PROJECT DIRECTORY

OWNER: COASTAL COMMUNITY BUILDERS, INC.
330 JAMES WAY, SUITE 270
PISMO BEACH, CA 93448
CONTACT: JACOB GROSSMAN
EMAIL: JACOB@CCB1.NET
PHONE: (805)556-3060 x 109

ARCHITECT: RRM DESIGN GROUP
3765 S. HICUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: RANDY RUSSOM
PHONE: (805)543-1794
EMAIL: RWRUSSOM@RRMDISIGN.COM

PROJECT ADDRESS: FROM RANCH ROAD
APN: 053-153-010

FIRE DEPARTMENT

1. EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A FOR EXPOSURE TO WILDLIFE "IGNITION RESISTANT". ANY REUSE OF WOOD MATERIALS FOR EXTERIOR APPLICATION SHALL HAVE "1-HOUR FIRE RATED" UNDERLAYMENT.
2. PROVIDE FIRE SPRINKLERS FOR ALL STRUCTURES INCLUDING EXISTING WOOD BARN THAT IS ATTACHED TO THE NEW STRUCTURE.
3. PROVIDE FIRE HYDRANTS WITHIN 300 FEET OF ALL EXTERIOR WALLS OF STRUCTURES.

PROJECT STATISTICS

ZONING	AG PER SPECIFIC PLAN TABLE 3-9	
PARCEL SIZE:	52.53 ACRES	
BUILDING GROSS AREA	31,236 SF	
MARKET BUILDING	4,529 SF TOTAL	
	PRODUCE MARKET	2,591 SF
	RETAIL/HARD PRODUCE	1,938 SF
RESTAURANT BUILDING	4,695 SF	
	CONDITIONED SPACE	3,317 SF
	COVERED OUTDOOR	1,378 SF
AG PROCESSING BUILDING	9,841 SF	
RETAIL/HISTORIC BARN	9,469 SF TOTAL	
	NEW RETAIL BUILDING	6,531 SF
	GLASS ATRIUM	600 SF
	REHABILITATED HISTORIC BARN	2,338 SF
HISTORIC WOOD HOUSE	2,608 SF	
	FIRST FLOOR	1,898 SF
	SECOND FLOOR	710 SF
PLAZA AREA	38,987 SF	
	PERMEABLE	10,777 SF
	IMPERMEABLE	28,210 SF
LANDSCAPE AREA	38,089 SF	
IMPERVIOUS SURFACE:	74,484 SF	
MAX. ALLOWED HEIGHT:	35 FT.	
MAX. PROPOSED HEIGHT:	35 FT.	
YARD SETBACKS	REQUIRED	PROPOSED
	FRONT 20'	>20'
	SIDE 10'	10'
	REAR 20'	20'
CONSTRUCTION TYPE:	VB	

LEARNING CENTER:	ALLOWED	PROPOSED
	3,000 SF	
		1,898 SF
		600 SF
		2,498 SF
MARKET FARM STAND:	3,000 SF	
		2,591 SF
FOOD SERVICES:	5,000 SF	
		4,695 SF
AG PROCESSING CENTER:	10,000 SF	
		9,841 SF
AG ACCESSORY BUILDINGS:	10,000 SF	
		10,000 SF
GENERAL RETAIL:	15,000 SF	
		1,938 SF
		1,344 SF
		7,113 SF
TOTAL PROPOSED:		10,395 SF

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED	1/500SF PER SPECIFIC PLAN	61
PARKING PROVIDED		78
EV REQUIRED	# OF TOTAL SPACES (76-100)	5
EV PROVIDED	PER CALGREEN 5.106.5.3.3	5
MOTORCYCLE PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	PER MUNICIPAL CODE: 1/20 AUTO PARKING REQUIRED	4
PARKING PROVIDED:		4
BICYCLE PARKING	PARKING REQUIRED: PER MUNICIPAL CODE: 17.72.070 B TABLE 3.6	20
	SHOPPING CENTER USE 20% OF REQUIRED VEHICLE PARKING	12
	61 SPACES x 20% =	12
SHORT TERM PROVIDED:	75% PER MUNICIPAL CODE:	3
LONG TERM PROVIDED:	25% PER MUNICIPAL CODE:	15
TOTAL PROVIDED:		15

SHEET INDEX

1	TITLE SHEET
2	CONFORMANCE MATRIX
3	OVERALL SITE PLAN
4	BIRDSEYE VIEW
5	ILLUSTRATIVE SITE PLAN
6	COURTYARD VIEW 1
7	COURTYARD VIEW 2
8	WALL VIEW
9	ARCHITECTURAL SITE PLAN
10	SITE SECTION
11	MARKET - BUILDING ELEVATIONS
12	MARKET - COLOR & MATERIALS
13	MARKET - FLOOR PLANS
14	RESTAURANT - BUILDING ELEVATIONS
15	RESTAURANT - COLOR AND MATERIALS
16	RESTAURANT - FLOOR PLANS
17	AG PROCESSING - BUILDING ELEVATIONS
18	AG PROCESSING - COLOR AND MATERIALS
19	AG PROCESSING - FLOOR PLANS
20	RETAIL AND HISTORIC BARN - BUILDING ELEVATIONS
21	RETAIL AND HISTORIC BARN - COLOR AND MATERIALS
22	RETAIL AND HISTORIC BARN - FLOOR PLANS
23	HISTORIC FARM RELATIONSHIP PLAN
24	CULTURAL HERITAGE LEARNING CENTER
25	HISTORIC HOUSE - COLOR AND MATERIALS
26	HOMAGE TO HISTORIC VIEWING BARN
27	AGRICULTURE CONSERVATION
28	ACCESSORY AGRICULTURE STRUCTURES
29	LANDSCAPE INSPIRATION IMAGES
30	LANDSCAPE INSPIRATION IMAGES
31	LANDSCAPE SITE PLAN
32	CONCEPTUAL PLANT SCHEDULE
33	SITE FURNISHINGS INSPIRATION BOARD
34	TRASH ENCLOSURE AND WATER CALCULATIONS
35	SIGNAGE SITE PLAN
36	BUILDING SIGNAGE ELEVATIONS
37	BUILDING SIGNAGE ELEVATIONS
38	HISTORIC HOUSE SIGNAGE
39	SITE SIGNAGE
40	BUILDING SIGNAGE
41	GRADING AND DRAINAGE
42	SITE IMPROVEMENTS AND UTILITIES
43	STORM WATER CONTROL PLAN



SLO RANCH FARMS AND MARKETPLACE
TITLE SHEET

1046-18-RS20
10 JUNE 2021

USE	PERMIT REQUIREMENTS	USE REGULATIONS
Agricultural Events	A	Included
Agricultural heritage & learning center	A	Included
Agricultural retail sales	A	Included
Animal keeping	A	Included
Beer/wine/spirits production facility	A	Included
Caretaker quarters	A	Considered (possible)
Catering service	A	Included
Commercial recreation facility - outdoor	A	Included
Community garden	A	Included
Crop production and processing	A	Included
General retail - 15,000 sf or less	A	Included
Grazing	A	Considered (possible)
Greenhouse/plant nursery, commercial	A	Considered (possible)
Library, museums (Heritage Learning Center)	A	Included
Liquor store/alcobol sales	A	Included
Outdoor/BBO/grill, accessory to restaurant	A	Included
Outdoor/temporary/seasonal sales	A	Included
Parking facility - temporary	A	Considered (possible)
Produce stand	A	Included
Public assembly facility	A	Considered (possible)
Farm to table restaurant	A	Included
Special event	A	Considered (possible)
Wine/local beer tasting room	A	Included

NOTE: SUPPLEMENTAL CONDITIONS MATRIX PROVIDED

USE	AG	
Zone		All buildings and proposed uses (tenants) conform with allowable uses in Table 3-9
Allowable Uses	See Table 3-9	All buildings and proposed uses (tenants) conform with allowable uses in Table 3-9
DEVELOPMENT POTENTIAL		
Learning Center	3,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Market/Farm Stand	3,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Ag Processing Center	10,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Food Services	5,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Ag Accessory Structures	10,000 sf maximum with no structure greater than 1,500 sf	Proposed building square footages are at or below allowed maximum.
General Retail	15,000 sf maximum	Proposed building square footages are at or below allowed maximum.
BUILDING HEIGHT		
Building Height	35' maximum: Historical structures may exceed height limit up to 45' max.	Max proposed building height is 35'
SETBACKS		
Street Front	20' minimum	Buildings conform to SP setbacks
Side	10' minimum	Buildings conform to SP setbacks
Rear	20' minimum	Buildings conform to SP setbacks
OTHER		
Automobile Parking	1 space per 500 sf	Min.
Bicycle Parking	See SLOMC Section 17.16.060	Included
Landscaping	See Table 3-12	Included
	All lighting shall be downward focused except for ambient string-style patio lights	Included
Lighting	See Table 3-11	Included
Signs	See SLOMC Section 17.16.050	Considered (possible)
Fences/Walls/Hedges	Shall conform with design guidelines in Section 3.73 herein	Included
Architecture		Included

SITE PLANNING AND DESIGN	
Site design should consider the highly visible character of this site and place loading/delivery/back of house uses in various inconspicuous locations.	Achieved, deliveries are in non-visible parking lot areas & behind restaurant. Particular attention paid to view from freeway.
Buildings should be aesthetically pleasing from all angles, especially for buildings that have high visibility from Highway 101.	Achieved, Four-sided architecture incorporated
Site design should incorporate pedestrian walkways, outdoor seating, and landscape areas.	Achieved, Site plan is based on indoor-outdoor design with permanent outdoor seating and fire pits.
Outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, and lighting that establish a sense of place.	Achieved, plaza designed for distinct sense of place
Building forms, materials, and finishes should reflect the agrarian heritage of the site.	Achieved
Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the appearance and create visual interest.	Achieved, see rear of Market and Retail building
A series of pedestrian promenades and plazas should link the various structures placed on-site for the Agricultural Heritage Facilities and Learning Center.	Achieved, Agricultural Heritage Facilities and Learning Center is forefront, prominent and connected.
A variety of outdoor seating areas should be incorporated to encourage formal and informal on-site dining.	Achieved, permanent benches, tables, picnic area, fire pits and shade structures are proposed.
Site amenities, including benches, drinking fountains, provisions for bicyclists, water features, and public art, should be utilized and should complement the project's architectural character.	Achieved, provisions for bicyclists and public art are proposed.
Flexible spacing for use by food trucks, formal and informal events, live music, and other agricultural related activities should be incorporated adjacent to the planned Agricultural Heritage Facilities and Learning Center.	Achieved, central plaza stage located in front of Agricultural Heritage Center
Lighting should be designed to provide ambience, safety, and security without unnecessary spillover or glare onto adjacent properties.	Achieved, lighting is focused downward
Building light fixtures, such as barn style or gooseneck, should be designed or selected to be architecturally compatible with the main structures, which should complement the agrarian theme of the site.	Achieved, barn lighting and gooseneck lighting proposed on buildings
Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.	Achieved, signs are in scale and in style per specific plan
Building materials should consist of authentic materials commonly associated with the architectural style of the building. Highly reflective or tinted glass, imitation stone or brick, corrugated fiberglass, plastic roof tiles, and undecorated concrete block should be avoided.	Achieved, building material is consistent with farm and agrarian style
Exterior colors should be consistent with the architectural style of the building. Color schemes that involve a minimum of three (3) colors should be utilized.	Achieved, color schemes are consistent with farm and agrarian style
Different colors accentuating different aspects and details of the building architecture should be utilized. Except for accentuating different aspects and details of a building, bright colors should be avoided.	Achieved, different colors utilized
Landscaping will be comprised of the plants listed in Table 3-12.	Achieved, plant palette conforms to table 3-12
Fencing should reflect an agrarian theme with wood and metal materials. Wood fences with metal mesh (hog wire) and split rail fences are encouraged. Barbed wire fencing should not be used.	Achieved, wood, hog wire, and split rail fencing used. No barbed wire fencing proposed.
Trees and shrubs should be located and spaced to allow for mature and long-term growth.	Achieved, noted on landscape plans
Trees should be selected based on performance basis with the objective of producing fruit, minimizing water use, providing shade, minimizing hazardous litter.	Achieved, drought tolerant trees, fruiting trees, shade trees used. Focused on color and contrast and minimizing litter.
Vines and potted plants should be incorporated to provide wall, column, and post texture and color as well as for accentuating entryways, courtyards, and sidewalks.	Achieved, vines on buildings and fencing included. Planting used to accentuate pathways and entryways
Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.	Achieved, less desirable areas are tucked away from public view and screened with planting



REFER TO ON-SITE AND OFF-SITE AG
CONSERVATION EASEMENT, ON AGRICULTURE
CONSERVATION SHEET 27

EXISTING AG ROAD EASEMENT, FINAL
FARM PLAN WITH CITY FARM TO BE
SUBMITTED PRIOR TO OCCUPANCY

AG ACCESSORY BUILDINGS
REFERENCE SHEET 28

PROJECT SITE
SEE AG HERITAGE SITE PLAN
SHEET 9







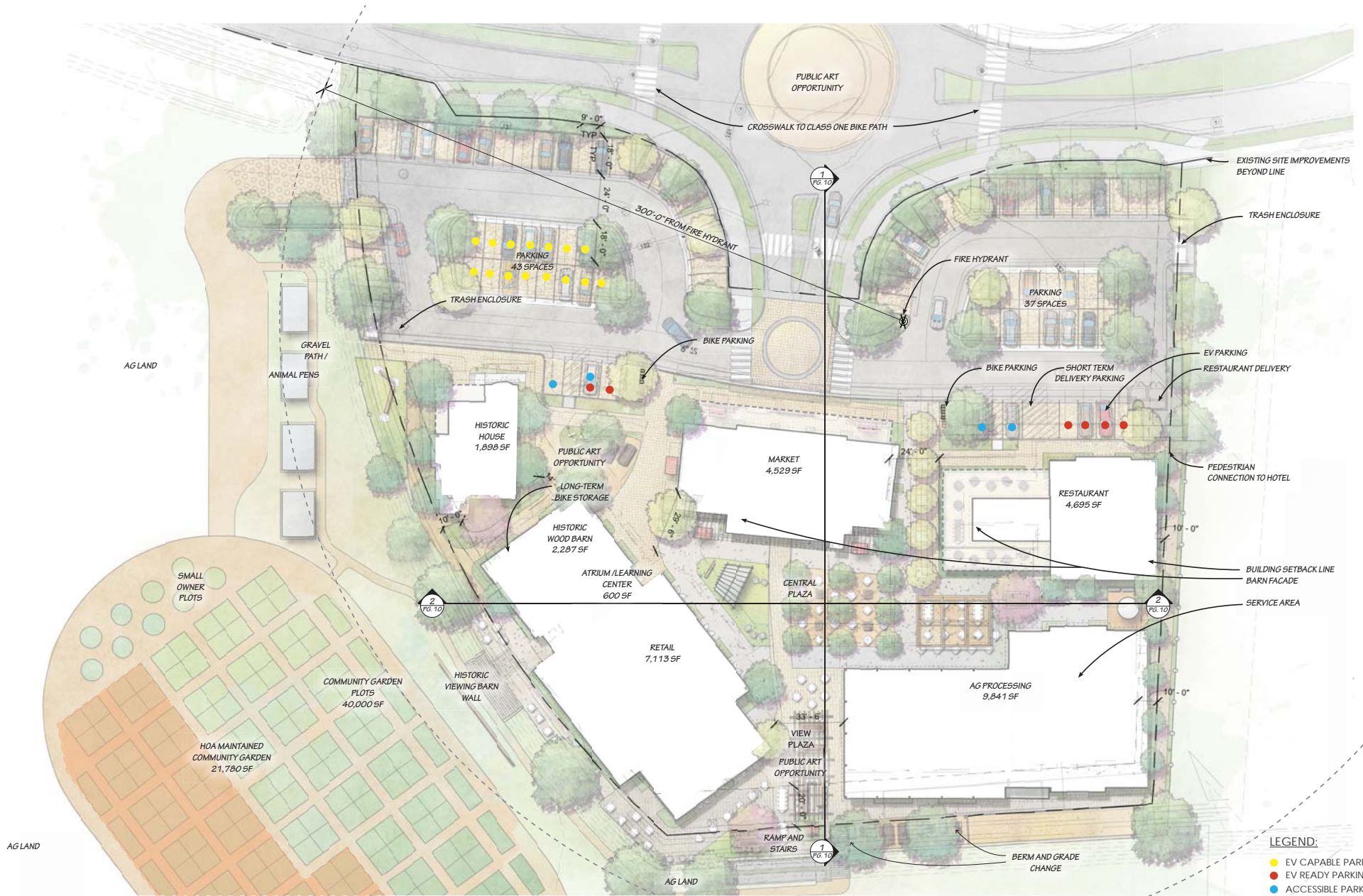
SITE PLAN
NTS



SITE PLAN
NTS



SITE PLAN
NTS







FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



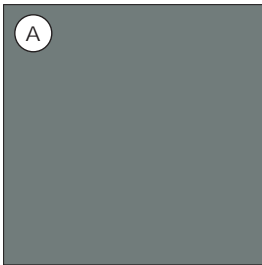
BACK/SOUTH ELEVATION



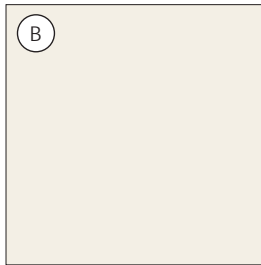
SIDE/EAST ELEVATION



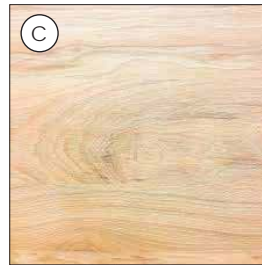
NOTE:
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



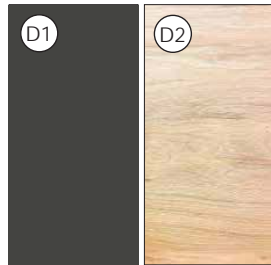
ROOF
OLD TOWN GRAY
AEP STANDING SEAM



FIBER CEMENT SIDING
SHERWIN WILLIAMS
SW 7102 WHITE FLOUR



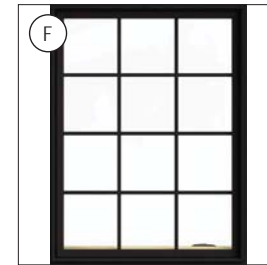
TRIM
CLEAR COAT WOOD-LOOK



SIGNAGE
SW 7069 IRON ORE **SIGNAGE**
SW 3503 WHITE BIRCH



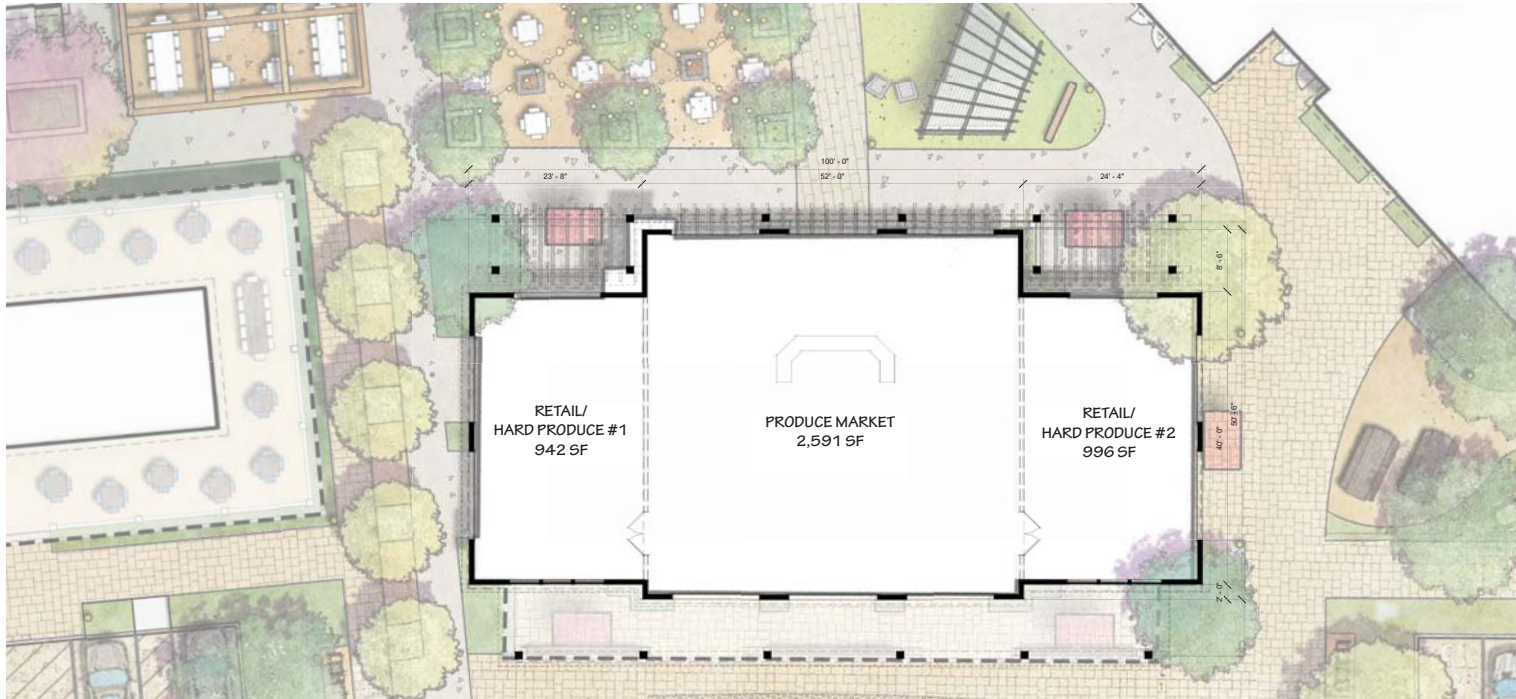
LIGHTING
BLACK GOOSENECK
BARNLIGHT ELECTRIC
DARK SKY COMPLIANT



WINDOW
BLACK STEEL-LOOK



DOORS
BLACK OVERHEAD DOORS



PRODUCE MARKET: 2,591SF
 RETAIL /HARD PRODUCE: 1,938
 TOTAL GROSS SQUARE FEET: 4,529 SF



FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



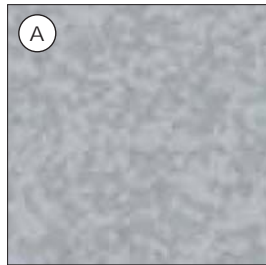
BACK/ SOUTH ELEVATION



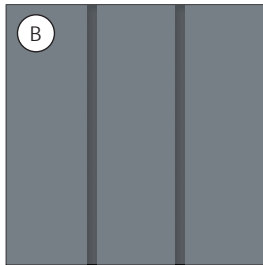
SIDE/ EAST ELEVATION



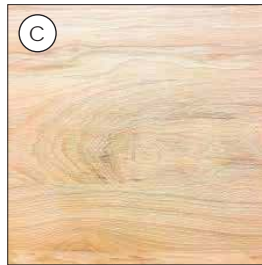
NOTE:
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



ROOF
ZINCALUME
AEP STANDING SEAM



VERTICAL FIBER CEMENT SIDING
SHERWIN WILLIAMS
SW 2819 DOWNING SLATE



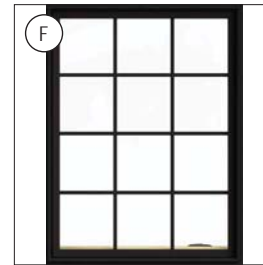
TRIM
CLEAR COAT WOOD-LOOK



SIGNAGE
SW 7069 IRON ORE



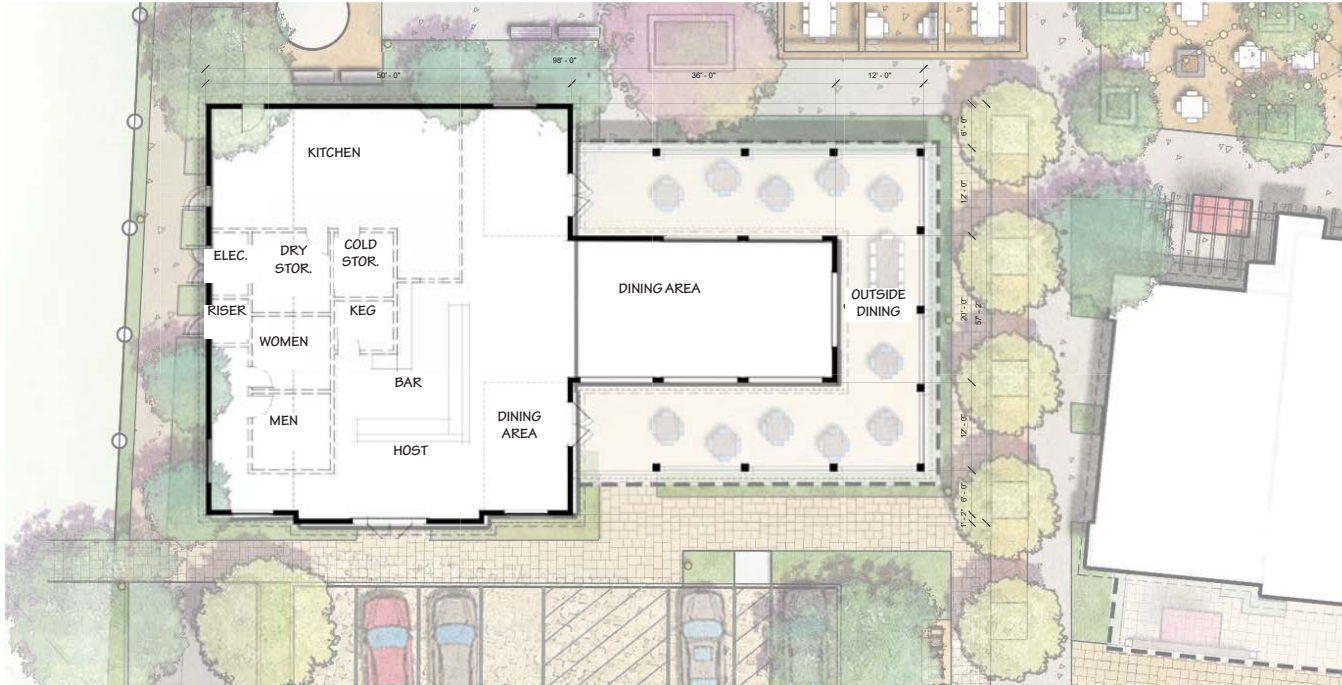
LIGHTING
BLACK GOOSENECK
BARNLIGHT ELECTRIC
DARK SKY COMPLIANT



WINDOW
BLACK STEEL-LOOK



DOORS
BLACK OVERHEAD DOORS



GROSS SQUARE FEET: 4,695
NOTE: PROPOSED CONCEPTUAL LAYOUT



FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/SOUTH ELEVATION

POTENTIAL FOR BACK ROLL-UP DOORS TO
BECOME WINDOWS

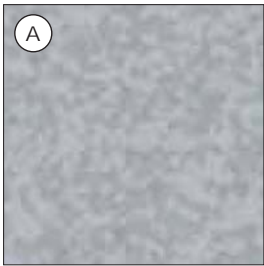
SIGN TO BE DETERMINED AND SUBMITTED
FOR REVIEW AT A LATER DATE



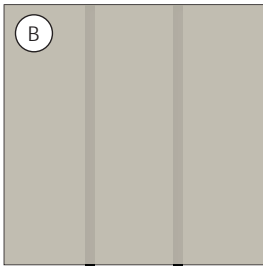
SIDE/EAST ELEVATION



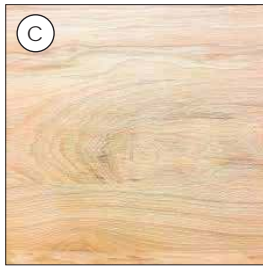
NOTE:
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



ROOF
ZINCALUME
AEP STANDING SEAM



VERTICAL FIBER CEMENT SIDING
SHERWIN WILLIAMS
SW 2844 ROYCROFT MIST GRAY



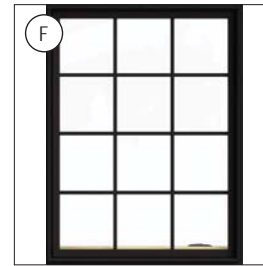
TRIM
CLEAR COAT WOOD-LOOK



SIDING
RECLAIMED WOOD-LOOK



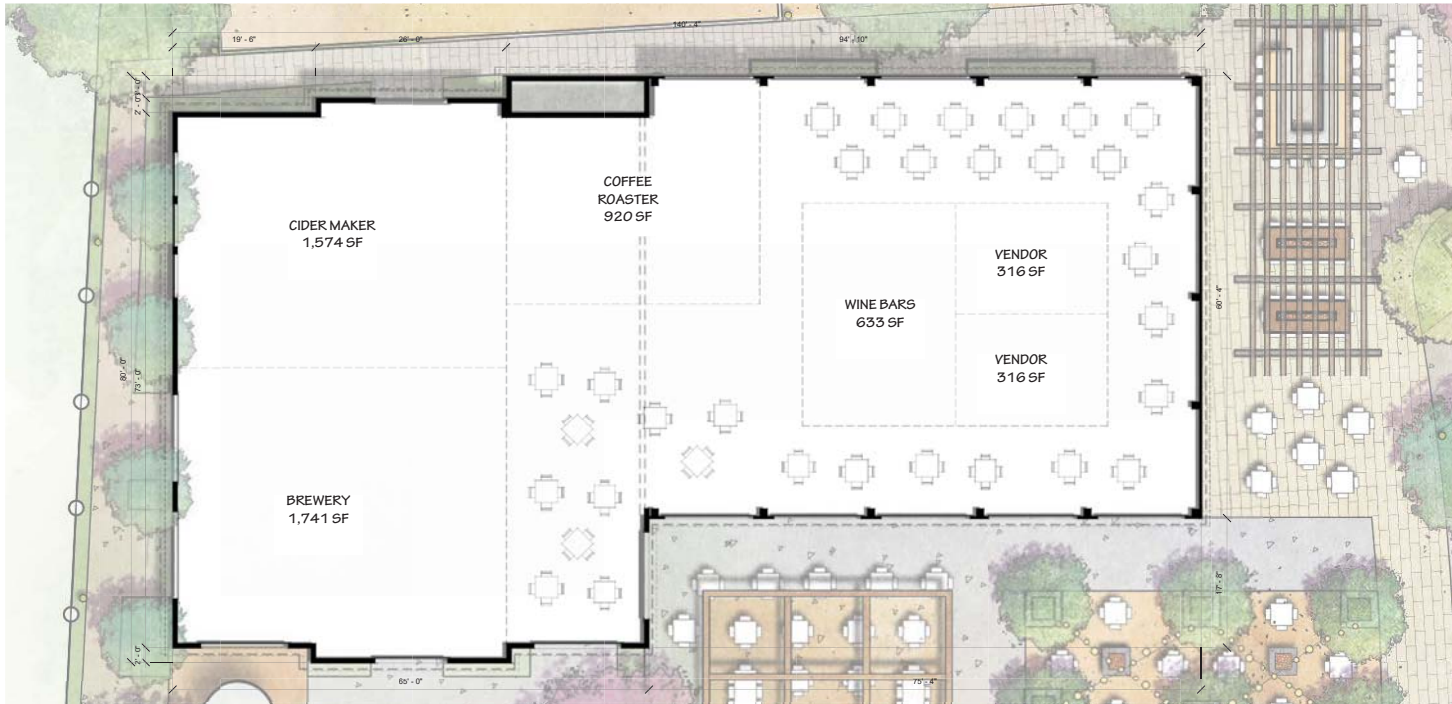
LIGHTING
BLACK GOOSENECK
BARNLIGHT ELECTRIC
DARK SKY COMPLIANT



WINDOW
BLACK STEEL-LOOK



DOORS
BLACK OVERHEAD DOORS



GROSS SQUARE FEET: 9,481 SF
NOTE: USES ARE CONCEPTUAL PER ALLOWED USES DEFINED IN SPECIFIC PLAN, REFER TO SHEET 2



FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/ SOUTH ELEVATION

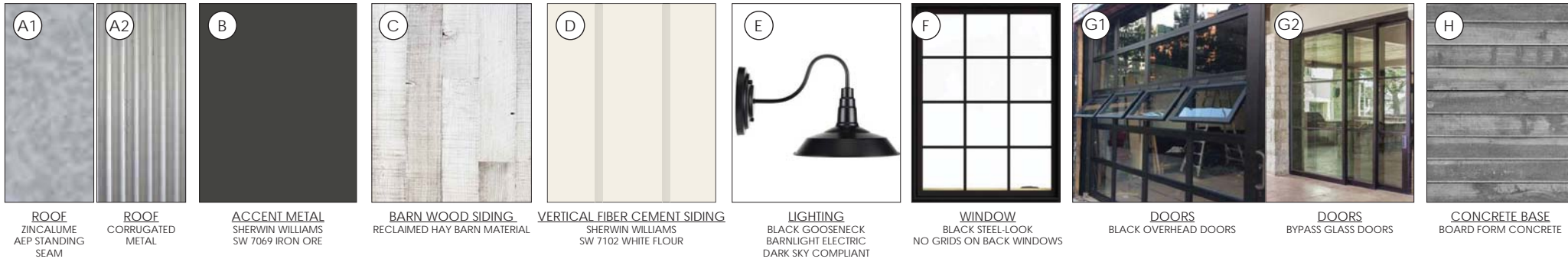
HISTORIC VIEWING BARN WALL



SIDE/ EAST ELEVATION



NOTE:
 EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC
 CHAPTER 7A. REUSE OF WOOD MATERIALS FOR EXTERIOR APPLICATION
 SHALL HAVE 1-HOUR FIRE RATED UNDERLAYMENT.



SLO RANCH FARMS AND MARKETPLACE RETAIL AND HISTORIC BARN- COLOR AND MATERIALS

1046-18-RS20
 10 JUNE 2021

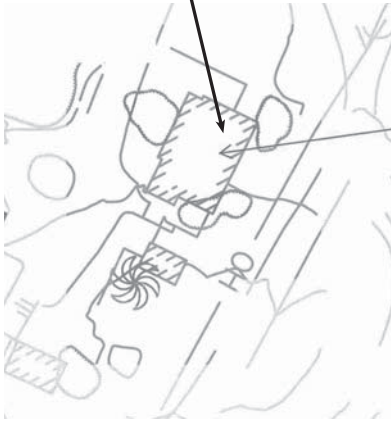


Number of Sheets	Frequency
0	1.0
4	0.0
8	0.0
16	1.0

22

CULTURAL HERITAGE LEARNING CENTER

MAINTAIN HISTORIC
HOUSE ORIENTATION



HISTORIC PLAN
SCALE: NTS



NOTE:
ORIGINAL HISTORIC BUILDING ORIENTATION PER SAN LUIS
RANCH MAP SURVEY

- RELOCATED AND REHABILITATED HISTORICAL WOOD HOUSE TO SERVE AS LEANING AND INTERPRETIVE CENTER PER MITIGATION MEASURE SWCA CR-1 (A).
- NATURALIZED LANDSCAPE SURROUNDING HISTORIC STRUCTURES PER SWCA RECOMMENDATIONS PER MITIGATION MEASURE CR-1
- RELOCATED AND REHABILITATED HISTORIC WOOD BARN PER MITIGATION MEASURE SWCA CR-1 (A).
- REMAINING FIRE DAMAGED WALL OF HISTORIC VIEWING BARN
- WALL VIEWING TERRACE WITH INTERPRETIVE DISPLAYS
- CONNECTING GLASS ATRIUM; DISPLAY GALLERY PER MITIGATION MEASURE SWCA CR-1 (C).

NOTE:
BUILDING DOCUMENTATION, RELOCATION, AND REHABILITATION TO BE CONDUCTED IN COMPLIANCE WITH CULTURAL RESOURCE MITIGATION MEASURE CR-1 (A), CR-(B), AND CR-1(C) AS MODIFIED THROUGH SWCA POST FIRE MITIGATION APPROACH MEMORANDUM DATED MARCH 11, 2021. REFER TO THE ATTACHED SWCA SOIS CONFORMITY MEMORANDUM DATED JUNE 2, 2021 FOR ADDITIONAL PROPOSED REHABILITATION INFORMATION.



PROPOSED PLAN
SCALE: NTS





LOUNGE

RECEPTION/ OFFICE



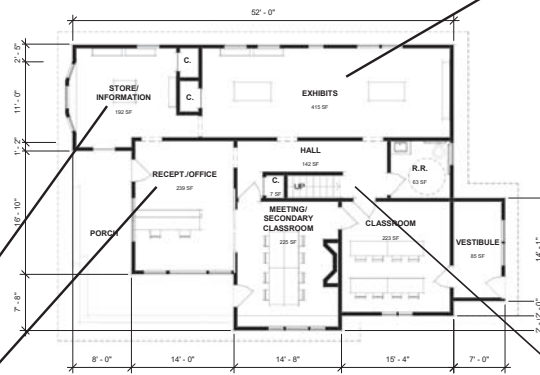
EXHIBITS

NOTE:
FINAL INTERPRETIVE DISPLAY DETAILING THE HISTORY OF SAN LUIS RANCH COMPLEX TO BE DEVELOPED. DISPLAY TO INCLUDE IMAGES AND DETAILS FROM THE HABS DOCUMENTATION AND ANY COLLECTED RESEARCH PERTAINING TO THE HISTORY OF THE PROPERTY. THE CONTENT SHALL BE PREPARED BY A QUALIFIED ARCHITECTURAL HISTORIAN OR HISTORIAN WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATION STANDARDS FOR HISTORY.

INTERIOR TO BE REHABILITATED PER SCWA CR-1 (A).
INFORMATIONAL DISPLAYS TO BE INCORPORATED PER CULTURAL RESOURCE MITIGATION MEASURE CR-1(C) AS MODIFIED PER SWCA POST FIRE MITIGATION APPROACH MEMORANDUM DATED MARCH 11, 2021. ADDITIONAL REHABILITATION INFORMATION FOUND IN THE ATTACHED SWCA SOIS CONFORMITY MEMORANDUM DATED JUNE 2, 2021.

BUILDING AREA

PORCH:	134 SF
RECEPTION/OFFICE:	239 SF
STORE/INFORMATION:	192 SF
EXHIBITS:	415 SF
CLASSROOM:	223 SF
MEETING/SECONDARY CLASSROOM:	225 SF
RESTROOM:	63 SF
VESTIBULE:	85 SF



FLOOR PLAN
SCALE: 1/8" = 1'-0"

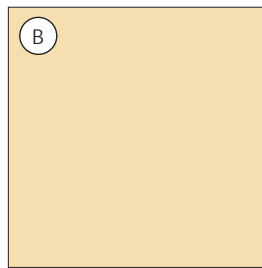


CLASSROOM

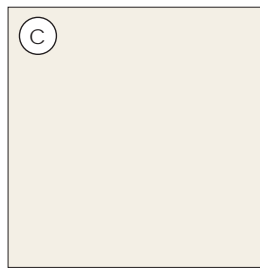




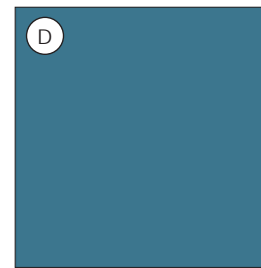
ROOF
TIMBERLINE WEATHERED WOOD
GAF ASPHALT SHINGLES



SIDING
SHERWIN WILLIAMS
SW 6673 BANANA CREAM
COLOR TO BE DETERMINED AT TIME OF
EXPLORATORY SANDING AND FURTHER
RESEARCH



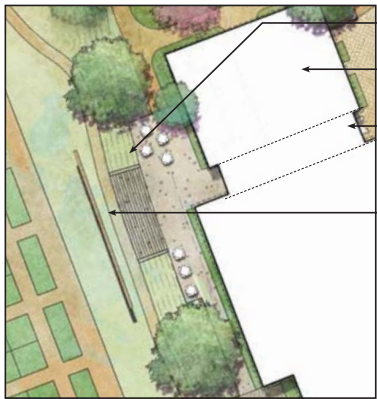
TRIM
SHERWIN WILLIAMS
SW 7102 WHITE FLOUR



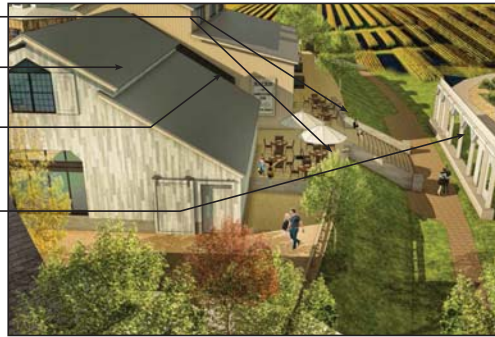
ACCENT
SHERWIN WILLIAMS
SW 6502 LOCH BLUE



WALL LIGHT
URBAN AMBIANCE
UHP1153



INTERPRETIVE DISPLAYS
 RELOCATED AND
 REHABILITATED
 WHITE BARN
 ATRIUM GALLERY
 REUSED EXISTING
 "BURNT WALL"



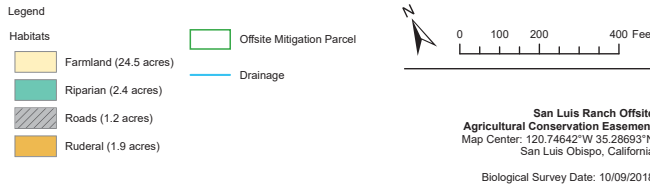
ATRIUM GALLERY ENTRANCE



EXAMPLES OF INTERPRETIVE DISPLAY IMAGERY



REUSE OF EXISTING "BURNT WALL"
 FACADE OF VIEWING BARN FOR
 INTERPRETIVE DISPLAY.



OFF-SITE AGRICULTURAL CONSERVATION

NOT TO SCALE

NOTE:

REFERENCED FROM BASE LINE DOCUMENTATION REPORT FOR SAN LUIS RANCH OFFSITE AGRICULTURAL EASEMENT BY ALTHOUSE AND MEADE, INC DATED OCT 2018 FOR SAN LUIS RANCH OFFSITE PARCEL APN 067-181-101

ADDITIONAL OPEN SPACE

ADDITIONAL 30 ACRES OF PRESERVED AGRICULTURAL OPEN SPACE HAS PREVIOUSLY BEEN PROVIDED THROUGH AN OPEN-SPACE EASEMENT IN FAVOR OF THE CITY OF SAN LUIS OBISPO RECORDED ON 11-29-2018, DOCUMENT 2018049254 AND DESCRIBED AS EXHIBIT "B-1"

LEGAL DESCRIPTION

AGRICULTURE AND CONSERVATION EASEMENT AREA THAT REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING THE NORTHEASTERLY 30.00 ACRES OF THE PROPERTY DESCRIBED IN THE DEED TO GARY ESAJIAN RECORDED JANUARY 18, 2006, AS DOCUMENT NUMBER 2006-003672 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTHEASTERLY LINE OF SAID 30.00 ACRES TO BE THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE COUNTY OF SAN LUIS OBISPO RECORDED APRIL 19, 1979, IN VOLUME 2147, AT PAGE 788, OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA AND THE SOUTHWESTERLY LINE OF SAID 30.00 ACRES TO BE PARALLEL WITH SAID NORTHEASTERLY LINE.



EXISTING
AG ROAD
EASEMENT

AGRICULTURE EASEMENT; 1/2 ACRE
MAX. FINAL STRUCTURE LOCATIONS TO BE
SUBMITTED WITH FARM PLAN

ON-SITE AGRICULTURAL CONSERVATION

NOT TO SCALE

NOTE:

REFERENCED FROM BASE LINE DOCUMENTATION REPORT FOR SAN LUIS RANCH ONSITE AGRICULTURAL EASEMENT BY ALTHOUSE AND MEADE, INC DATED NOV 2019 FOR SAN LUIS RANCH OFFSITE PARCEL APN 067-121-022

LEGEND:

••••• AGRICULTURE CONSERVATION EASEMENT
- - - - - FARMLAND

AG CONSERVATION AREA
DEDICATED PRIME FARMLAND
REQUIRED MITIGATION MEASURE
AG-1: 59.356 ACRES

PROVIDED	
ON-SITE	42.06 ACRES
OFF-SITE	24.50 ACRES
TOTAL PRIME FARMLAND PROVIDED	66.56 ACRES

ON-SITE AGRICULTURAL CONSERVATION AREA:
48.85 ACRES

TOTAL ON-SITE CONSERVATION AREA		48.85 ACRES
CAL TRAN DEDICATIONS		
#1	4.91 ACRES	
#2	1.08 ACRES	
#3	.30 ACRES	
LOT 10 (42.56 ACRES)		
AG. ACCESSORY BUILDING AREA	0.5 ACRES	
PRIME FARMLAND	42.06 ACRES	

NOTE: NO MORE THAN SIX ACRES TO BE USED FOR COMMUNITY GARDEN PLOTS, INTERACTIVE SEASON FARMING, TENANT FARM TO TABLE, ANIMAL PENS, AND EDUCATIONAL CROPS.



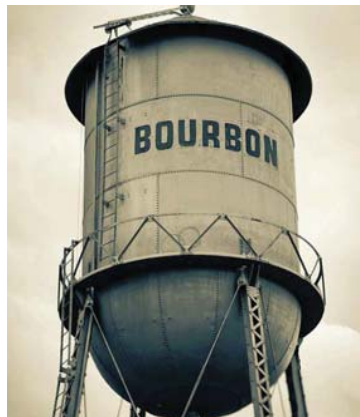
NOTE: IMAGES REPRESENT EXAMPLES, FINAL DESIGNS TO BE SUBMITTED



AGRICULTURE BUILDINGS
10,000 SF TOTAL

AGRICULTURE EASEMENT;
1/2 ACRE MAX.

FARM ROAD LOCATION IS
APPROXIMATE AND WILL BE
IDENTIFIED IN FINAL FARM
PLAN TO BE SUBMITTED







DESIGN KEY

HARDSCAPE

- 1h PERMEABLE PEDESTRIAN PAVERS
- 2h PERMEABLE VEHICULAR PAVERS
- 3h ASPHALT PAVING
- 4h COLORED CONCRETE PAVING
- 5h SYNTHETIC TURF
- 6h GRAVEL PATH

SITE INFRASTRUCTURE

- 1i TRASH ENCLOSURE
- 2i PEAK BIKE RACKS SINGLE SIDED 6- BIKE CAMPUS RACK
 - PEDESTRIAN SITE LIGHTING

SITE AMENITIES

- 1a RAISED PLANTER
- 2a MONUMENT SIGNAGE
- 3a PEDESTRIAN CONNECTION TO HOTEL
- 4a CONCRETE SEAT WALL
- 5a 13' X 76' BOCCIE COURT WITH OYSTER SHELL PLAYING SURFACE
- 6a SITE BENCH
- 7a CONCERT PATIO WITH DECOMPOSED GRANITE SURFACING, RAISED PLANTERS, POLE MOUNTED STRING LIGHTING, AND FIRE PITS
- 8a 5' X 8' KIOSK LOCATION, TYPICAL OF 5
- 9a STAIRS AND ACCESSIBLE RAMP FOR ACCESS TO AGRICULTURAL FIELDS AND WALKING PATH TO CONNECT THE VIEW PATIOS WITH THE ANIMAL PENS AND COMMUNITY GARDEN AREA
- 10a MONUMENT STAIR ACCESS TO BURNT BARN WALL AND RACETRACK HOMAGE AREA
- 11a HOA COMMUNITY GARDEN PLOTS AND RESTAURANT FARM-TO-TABLE GARDEN PLOTS
- 12a PICNIC AREA
- 13a ANIMAL PEN, TYPICAL OF 4
- 14a FENCED SYNTHETIC TURF PLAY AREA WITH NATURAL LOG AND BOULDER FEATURES

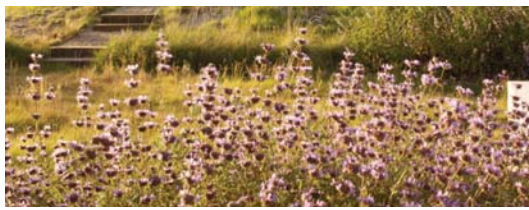
SITE STRUCTURES

- 1s ELEVATED WOODEN STAGE WITH OVERHEAD PERGOLA STRUCTURE AND CURRENT EVENTS SIGN
- 2s HOGWIRE FENCE WITH VINES
- 3s PAINTED STEEL OVERHEAD STRUCTURE WITH GLULAM BEAMS AND STRING LIGHTING
- 4s PAINTED STEEL OPEN-AIR GREENHOUSE STRUCTURE WITH DINING SEATING AND STRING LIGHTING OVER A DECORATIVE CONCRETE PATIO
- 5s GALVANIZED STEEL WATER TOWER
- 6s OUTDOOR WRAP AROUND BAR

PUBLIC ART OPPORTUNITIES

- 1p 35' TALL WINDMILL
- 2p VINTAGE TRACTOR OR FARM THEMED SCULPTURE
- 3p POSSIBLE LOCATION FOR A PUBLIC ART FEATURE





CONCEPTUAL PLANT SCHEDULE

TREES		
ARBUS X 'MARINA' / ARBUS STANDARD		24" BOX
CITRUS SPP.		15 GAL
DIOSPYROS KAKI 'FUYU' / FUYU PERSIMMON		15 GAL
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT		24" BOX
FELICIA SELLOWIANA / PINEAPPLE GUAVA		15 GAL
GINKGO BILOBA / MAIDENHAIR TREE		24" BOX
OLEA EUROPAEA / OLIVE		24" BOX
PISTACIA CHINENSIS / CHINESE PISTACHE		24" BOX
PLATANUS ACERIFOLIA / LONDON PLANE TREE		24" BOX
PUNICA GRANATUM 'ANGEL RED' / POMEGRANATE		15 GAL
PYRUS CALLERYANA 'ARISTOCRA' / FLOWERING PEAR		24" BOX
QUERCUS AGRIFFOLIA / COAST LIVE OAK		24" BOX
ULMUS PARVIFOLIA / CHINESE ELM		24" BOX
SHRUBS		
ACHILLEA MILLEFOLIUM / COMMON YARROW		5 GAL
AEONIUM CANARIENSE / AEONIUM		3 GAL
AGAVE ATTENUATA 'NOVA' / BLUE CLONE		5 GAL
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE		5 GAL
ALYOGYNE HUEGELII 'SANTA CRUZ' / BLUE HIBISCUS		15 GAL
ANGONANTHOS X 'BIG RED' / KANGAROO PAW		1 GAL
ANGONANTHOS X 'YELLOW GEM' / KANGAROO PAW		1 GAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH		5 GAL
CHONDROPETALUM TECTORUM 'EL CAMPO' / CAPE RUSH		1 GAL
DIETES BICOLOR / FORTNIGHT LILY		1 GAL
DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH		5 GAL
LANTANA CAMARA 'RADIATION' / RADIATION LANTANA		5 GAL
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER		1 GAL
LEUCADENDRON X 'SAFARI SUNSET' / CONEBUSH		5 GAL
LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH		1 GAL
MUEHLBERGIA RIGENS / DEER GRASS		5 GAL
NEPETA X 'FRAASSENII' WALKERS LOW' / WALKERS LOW CATMINT		1 GAL
OLEA EUROPAEA 'LITTLE OLIE' / LITTLE OLIE OLIVE		5 GAL
PENSTEMON 'MARGARITA BOP' / BEARD TONGUE		1 GAL
PHLOMIS FRUTICOSA / JERUSALEM SAGE		5 GAL
PHORMIUM X 'MARGARET JONES' / MARGARET JONES FLAX		5 GAL
RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORN		1 GAL
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY		5 GAL
THYMUS VULGARIS / CREEPING THYME		1 GAL
VINE		
BOUGAINVILLEA X 'BARBARA KARST' / BOUGAINVILLEA		15 GAL
VITIS CALIFORNICA 'ROGERS RED' / CALIFORNIA GRAPE		15 GAL
VITIS VINIFERA / WINE GRAPE		15 GAL



PEDESTRIAN/PARKING LOT LIGHTS



SIGN LIGHTS

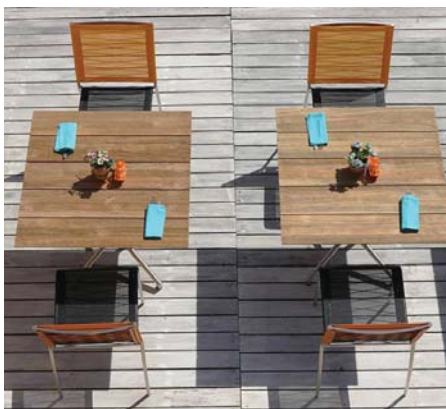


BOLLARD LIGHTS

EXTERIOR LIGHTING:
Outdoor lighting systems shall be designed and installed to comply with CalGreen section 5.106.8. Refer to Landscape Site Plan (Sheet 31) for locations.



PEAK BIKE RACKS - CAMPUS RACK



PLANTING DESIGN CRITERIA:
THE PLANT PALETTE ABOVE IS COMPRISED OF MEDITERRANEAN PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. 25% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. A COMPLETED WORKSHEET FOR MAXIMUM APPLIED WATER ALLOWANCE AND ESTIMATED TOTAL WATER USE CALCULATIONS IS PROVIDED ABOVE.

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

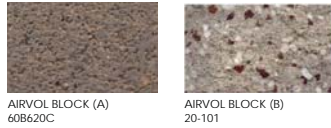
IRRIGATION AND PLANTING DESIGN CRITERIA:
A WEATHER SENSING, "SMART" CONTROLLER WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWLEO).

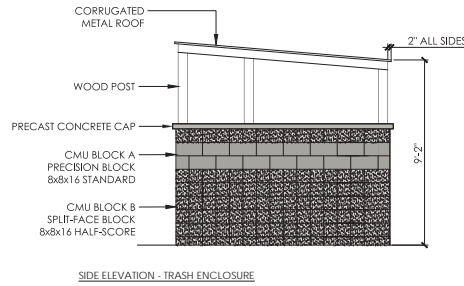
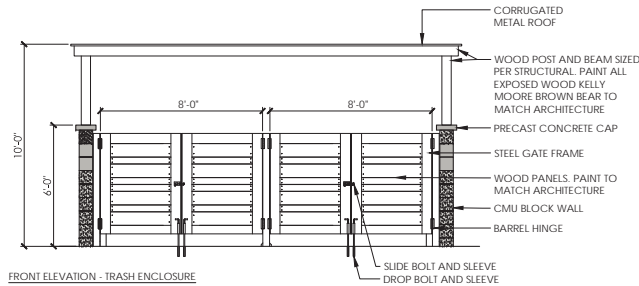
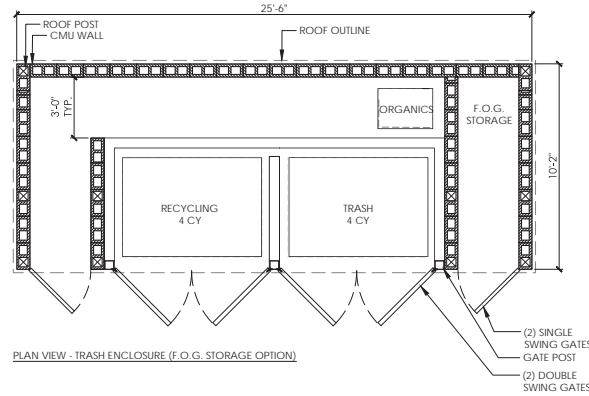
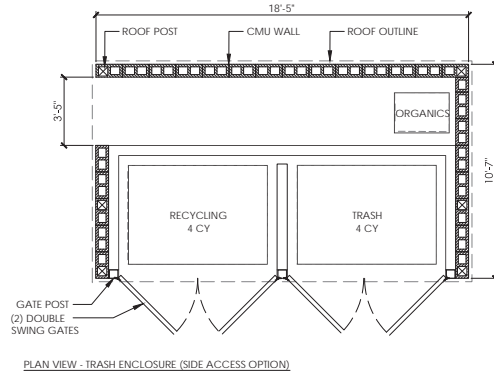
IRRIGATION PLAN WILL USE RECYCLED WATER PURPLE PIPE.

PLANTING & IRRIGATION DESIGN STATEMENT



NOTES:

1. FINISHES OF WOOD, ROOF, AND HARDWARE TO MATCH CORRESPONDING ARCHITECTURAL FINISHES.
2. ENTRANCE TO SIDE ACCESS ENCLOSURE WILL OCCUR ON EITHER SIDE DEPENDING ON SITE LOCATION.
3. SEE STRUCTURAL DRAWINGS FOR BEAM SIZING, FOOTING DESIGN, AND REINFORCEMENT MEASURES.



TRASH ENCLOSURE

San Luis Obispo	
Maximum Applied Water Allowance / Estimated Total Water Use	
Non-Residential	Recycled Water
43.80	ET _a (inches/year)
	Overhead Landscape Area (ft ²)
38089	Drip Landscape Area (ft ²)
38089	SLA (ft ²)
38,089	ft ²

Hydrozone	Plant Water Use Type (low, moderate, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	Enter Irrigation Type	(PF x HA (ft ²)) IE
Zone 1	Low	0.3	31765	SLA	
Zone 2	Moderate	0.5	6323	SLA	
Zone 3					
Zone 4					
Zone 5					
Zone 6					
Zone 7					
Zone 8					
Zone 9					
Zone 10					
Zone 11					
Zone 12					
Zone 13					
Zone 14					
Zone 15					
Zone 16					
Zone 17					
Zone 18					
Zone 19					
Zone 20					
HA			38,089		
Total LA			38,089		

MAWA=	1,034,344.9	Recycled Water Project Allowed Full MAWA
ETWU=	1,034,344.9	Gallons
	1,382.7	HCF (Hundred Cubic Feet) per year
	3.174	Acre-feet per year

WATER CALCULATIONS

www.PeakRacks.com

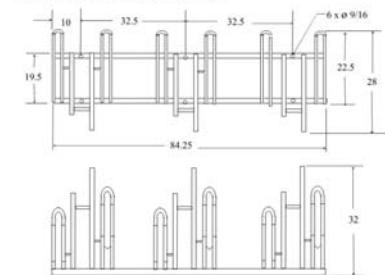


Phone 805-235-8812



Specifications

6-bike Capacity: Minimum Footprint with Bikes Inserted: 109" x 72"
Campus Standard 102 Lbs
Rack with Plaque 120 Lbs
Rack with Plaque Heavy Duty Base 128 Lbs

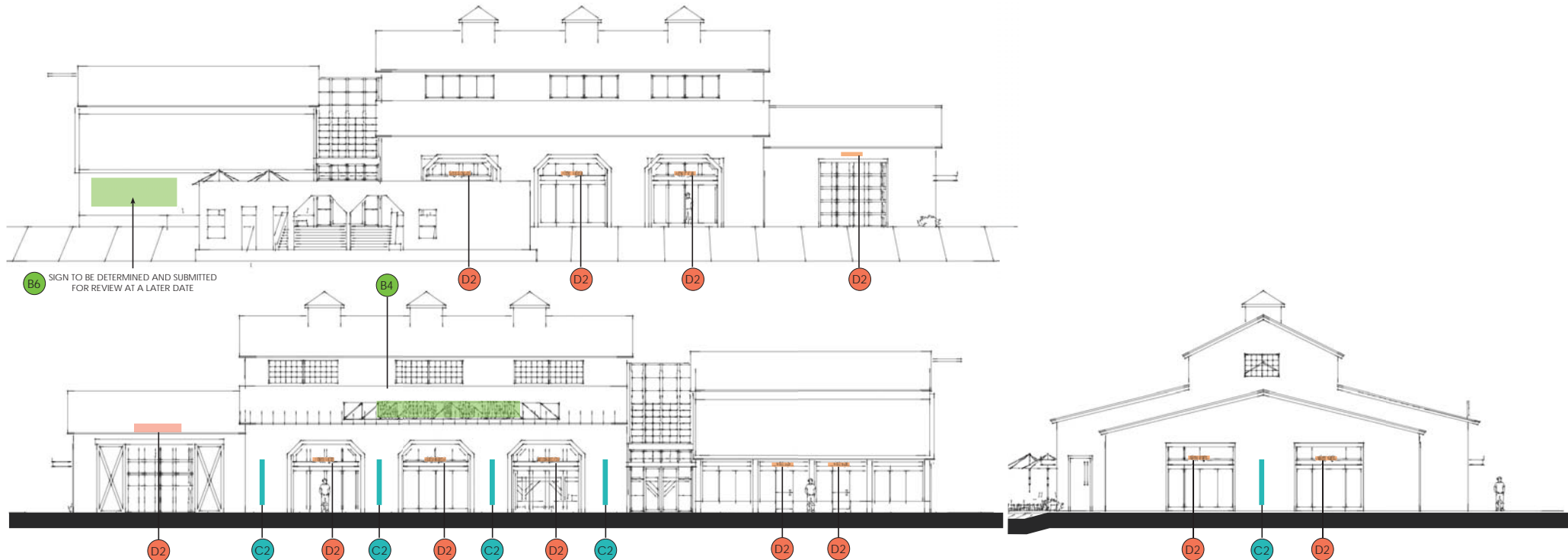


Materials	Finish	Installation
Hot rolled ASTM A36 solid steel bars welded with GMAW (MIG).	Standard finish is Hot Dipped Galvanized for superior durability.	This rack is free standing and can function without mounting, however, it is recommended that it be secured on concrete with six tamper-resistant stainless steel anchors. (available from Peak Racks)
Standard Base: 1/8" angle Heavy Base: 3/16" angle Wheel Holders: 1/2" diameter Wheel Troughs: 1/8" angle Locking Bars: 5/8" diameter	Optional powder coat is available with sand blasting, primer, color and clear coat (for additional cost).	

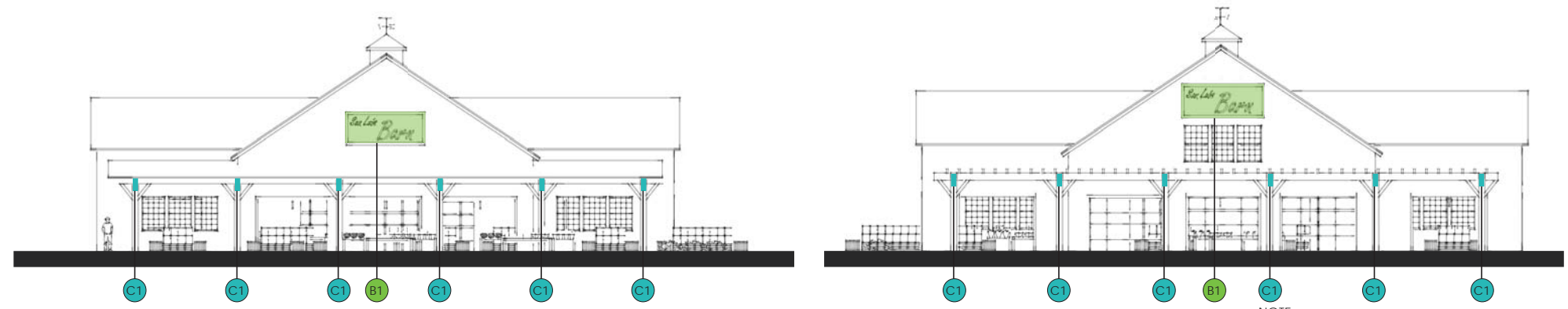
BIKE RACK SPECIFICATIONS



NOTE:
POTENTIAL SIGNAGE PLACEMENT SUGGESTIONS SHOWN, NOT ALL LOCATIONS ARE ANTICIPATED TO BE USED. ACTUAL LOCATIONS TO BE DETERMINED BASED ON TENANT MIX.

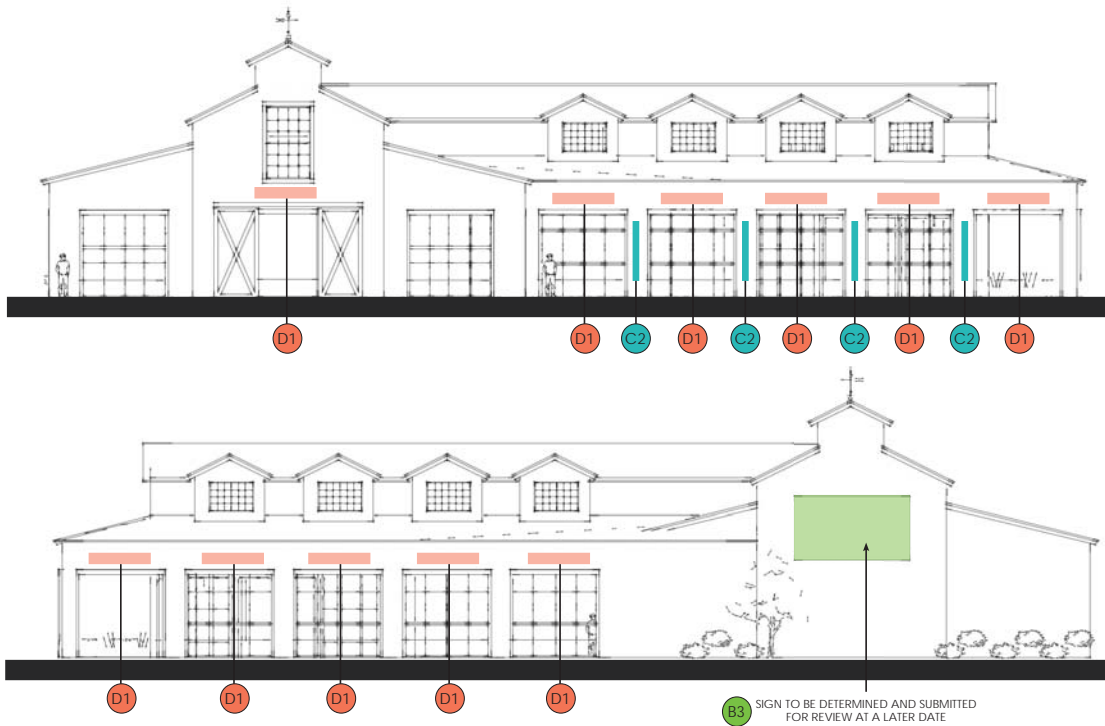


RETAIL AND HISTORIC BARN - BUILDING ELEVATIONS



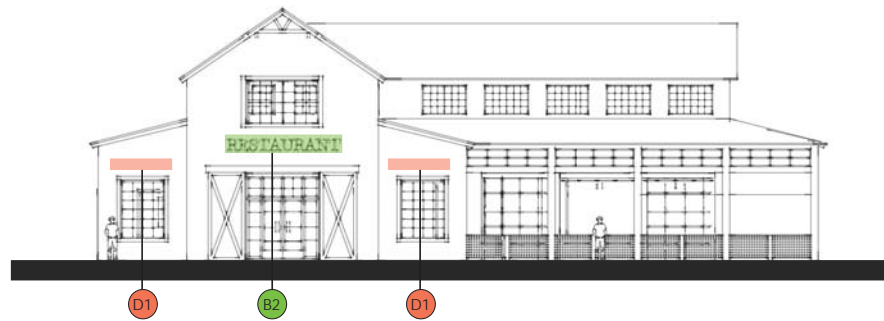
MARKET - BUILDING ELEVATIONS

NOTE:
POTENTIAL SIGNAGE PLACEMENT SUGGESTIONS SHOWN, NOT ALL
LOCATIONS ARE ANTICIPATED TO BE USED. ACTUAL LOCATIONS TO BE
DETERMINED BASED ON TENANT MIX.



AG PROCESSING BUILDING

B3 SIGN TO BE DETERMINED AND SUBMITTED FOR REVIEW AT A LATER DATE



RESTAURANT- BUILDING ELEVATIONS



NOTE:
POTENTIAL SIGNAGE PLACEMENT SUGGESTIONS SHOWN, NOT ALL LOCATIONS ARE ANTICIPATED TO BE USED. ACTUAL LOCATIONS TO BE DETERMINED BASED ON TENANT MIX.



MAIN CULTURAL HERITAGE
LEARNING CENTER SIGNAGE

BLADE
SIGNAGE

SIGNAGE LEGEND

- A1 ENTRY MONUMENT
- A2 DIRECTIONAL SIGNAGE
- A3 NEIGHBORHOOD SIGNAGE

NOTES:

1. ALL SIGNAGE IS LOCATED OUTSIDE OF VEHICULAR SITE LINES
2. SIGNS ARE CONSISTENT WITH SAN LUIS RANCH MASTER DEVELOPER PLANS



SIGNAGE KEY MAP

ENTRY MONUMENT SIGNAGE

NOT TO SCALE



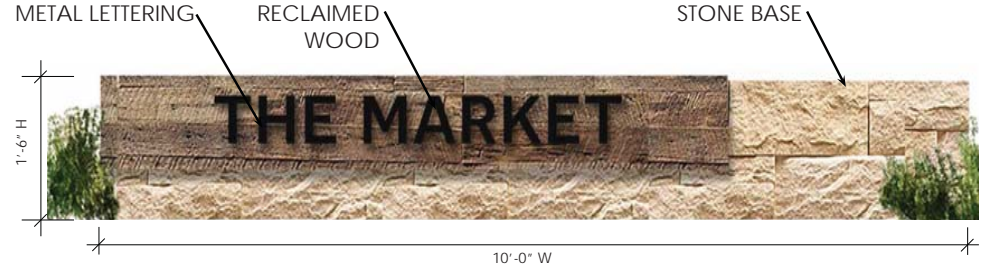
SIGN AND MONUMENT DEVELOPMENT STANDARDS

RESIDENTIAL (NG-10, NG-23, NG-30)

SUBDIVISION ENTRY MONUMENT: 1 per street frontage, 20SF, max height as approved by ARC. Shall be located in a landscaped planter typically at neighborhood entrance. *Monument sign illumination shall be in compliance with City of San Luis Obispo Municipal Code Sections 15.40.430 and 15.40.470.*

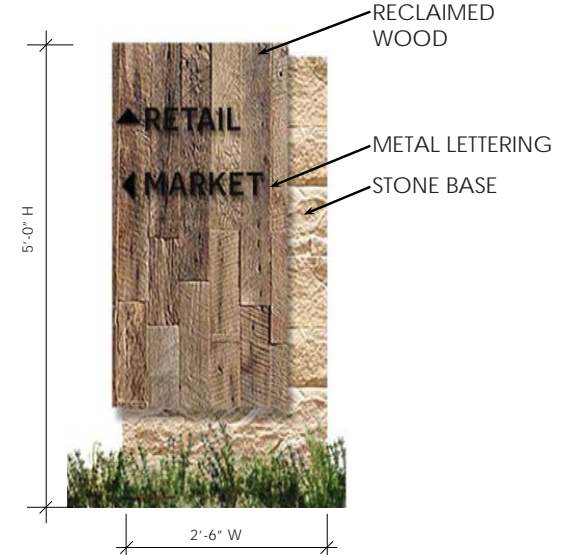
NEIGHBORHOOD SIGNAGE

NOT TO SCALE



DIRECTIONAL SIGNAGE

NOT TO SCALE



DIRECTORY SIGN: 1 each per street frontage, 20SF, no applicable maximum height. Wall signs shall be located over building entrances. *Directory sign illumination shall be in compliance with City of San Luis Obispo Municipal Code Sections 15.40.430 and 15.40.470.*

BUILDING SIGNAGE

REFER TO BUILDING COLOR MATERIALS FOR PROPOSED FINISHES

MARKET BUILDING: TOTAL SF
RESTAURANT BUILDING: TOTAL SF
RETAIL & HISTORIC BARN BUILDING: TOTAL SF

TYPE	BUILDING	SQUARE FEET
B1	MARKET BUILDING	154 SF
B2	RESTAURANT BUILDING	15 SF
B3	AG PROCESSING BUILDING	96 SF
B4	RETAIL & HISTORIC BARN BUILDING	63 SF
B5	HISTORIC HOUSE	9 SF
	TOTAL SF	337 SF



B1 MARKET BUILDING SIGNAGE
WOOD AND STEEL
DIMENSIONS: 5'-6"H x 14"W
77 SF (QTY 2)
COLOR: BLACK OR WHITE



B2 RESTAURANT BUILDING SIGNAGE
TEXT SIZE: 12" H
DIMENSIONS: 1'H x 15'L
15 SF
COLOR: BLACK OR WHITE



B3 AG PROCESSING BUILDING SIGNAGE
DIMENSIONS: 6'H x 16'L
96 SF
SIGN TO BE DETERMINED AND SUBMITTED FOR REVIEW AT A LATER DATE



B4 RETAIL & HISTORIC BARN BUILDING SIGNAGE
TEXT SIZE: 2'-6"
DIMENSIONS: 2'-6"H x 25'L
63 SF
COLOR: BLACK OR WHITE



B5 RETAIL & HISTORIC BARN BUILDING SIGNAGE
TEXT SIZE: 8"
DIMENSIONS: 8" x 12'-6"
9 SF
COLOR: BLACK OR WHITE



B6 RETAIL & HISTORIC BARN BUILDING SIGNAGE
DIMENSIONS: XX' H x XX' L
XX SF
SIGN TO BE DETERMINED AND SUBMITTED FOR REVIEW AT A LATER DATE



TENANT BLADE SIGNAGE

SIGNS SHALL BE LOCATED OVER OR ADJACENT TO BUILDING ENTRANCES.

LED LIGHTING MAY BE INCORPORATED INTO SIGNS. SIGNS MAY NOT EXCEED 9" D

TYPE	QTY	SQUARE FEET
C1	13	104 MAX SF
C2	10	50 SF
	TOTAL SF	154 MAX SF



C1 ROUND OR RECTANGULAR BLADE SIGNAGE
RECTANGLE DIMENSIONS: 28"H x 46"L, 8 SF
ROUND DIMENSIONS: 24" DIA., 4 SF



C2 VERTICAL BLADE SIGNAGE
DIMENSIONS: 1' W x 5' H, 5 SF
IF USED, MUST MEET ACCESSIBLE REQUIREMENTS

TENANT SIGNAGE

SIGNS SHALL BE LOCATED OVER BUILDING ENTRANCES.

DARK SKY COMPLIANT LED SIGNAGE LIGHTING

TYPE	QTY	SQUARE FEET
D1	10	150 SF
D2	7	52.5 SF
	TOTAL SF	152.5 SF

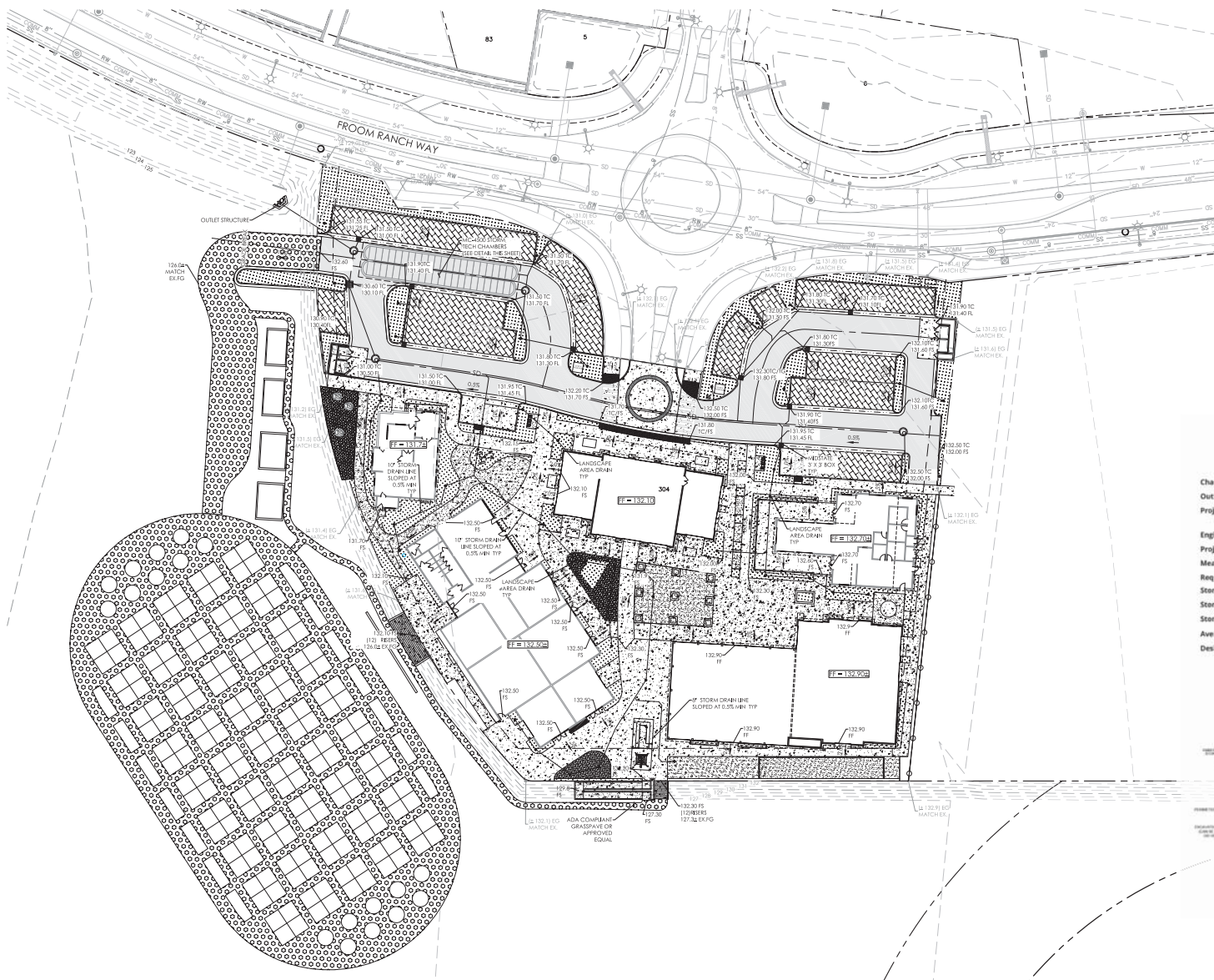


D1 STOREFRONT SIGNAGE
TEXT SIZE: 12" MAX.
DIMENSIONS: 1'-6"H x 10'L, 15 SF



D2 AWNING SIGNAGE
8" TEXT SIZE
DIMENSIONS: 8'H x 10'L, 7.5 SF
COLOR: BLACK OR WHITE





LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED HARDSCAPE/CONCRETE
- PROPOSED PERVIOUS PAVER AREA (SEE LANDSCAPE PLANS)
- PROPOSED LANDSCAPE/PERVIOUS SURFACE (SEE LANDSCAPE PLANS)
- PROPOSED GRAVEL PAVE 2 (SEE LANDSCAPE PLANS)

NOTES:

1. SEE SHEET C-2 FOR PRELIMINARY SITE UTILITIES AND FEATURES.



User Inputs

Chamber Model: MC-4500
Outlet Control Structure: Yes
Project Name: San Luis Obispo Heritage
Engineer: N/A
Project Location: California
Measurement Type: Imperial
Required Storage Volume: 8450 cubic ft.
Stone Porosity: 40%
Stone Foundation Depth: 12 in.
Stone Above Chambers: 12 in.
Average Cover Over Chambers: 24 in.
Design Constraint Dimensions: (25 ft. x 120 ft.)

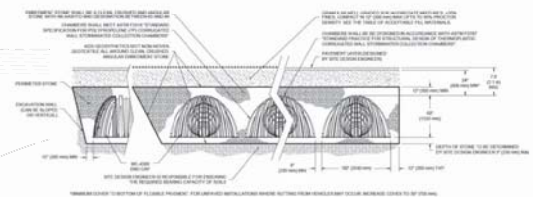
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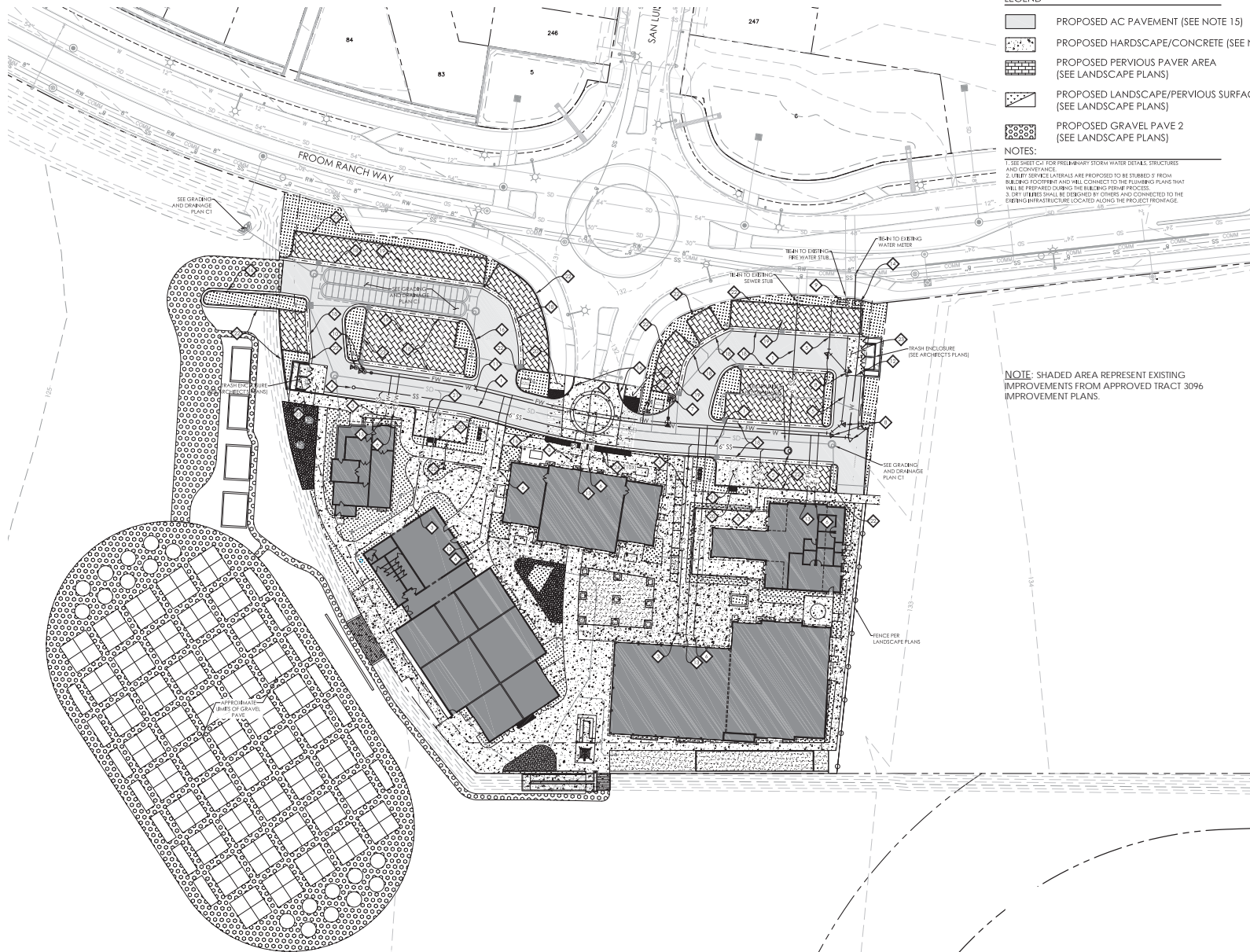
System Volume and Bed Size

Installed Storage Volume: 8751.04 cubic ft.
Storage Volume Per Chamber: 106.50 cubic ft.
Number Of Chambers Required: 44
Number Of End Caps Required: 4
Chamber Rows: 2
Maximum Length: 104.20 ft.
Maximum Width: 20.02 ft.
Approx. Bed Size Required: 2087.37 square ft.

System Components

Amount Of Stone Required: 361.76 cubic yards
Volume Of Excavation (Not Including 541.7 cubic yards Fill):





LEGEND

- PROPOSED AC PAVEMENT (SEE NOTE 15)
- PROPOSED HARDSCAPE/CONCRETE (SEE NOTE 17)
- PROPOSED PERVIOUS PAVER AREA (SEE LANDSCAPE PLANS)
- PROPOSED LANDSCAPE/PERVIOUS SURFACE (SEE LANDSCAPE PLANS)
- PROPOSED GRAVEL PAVE 2 (SEE LANDSCAPE PLANS)

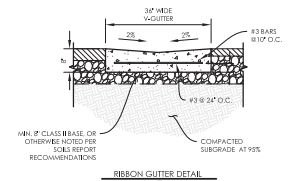
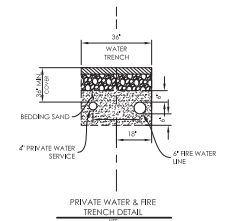
NOTES:

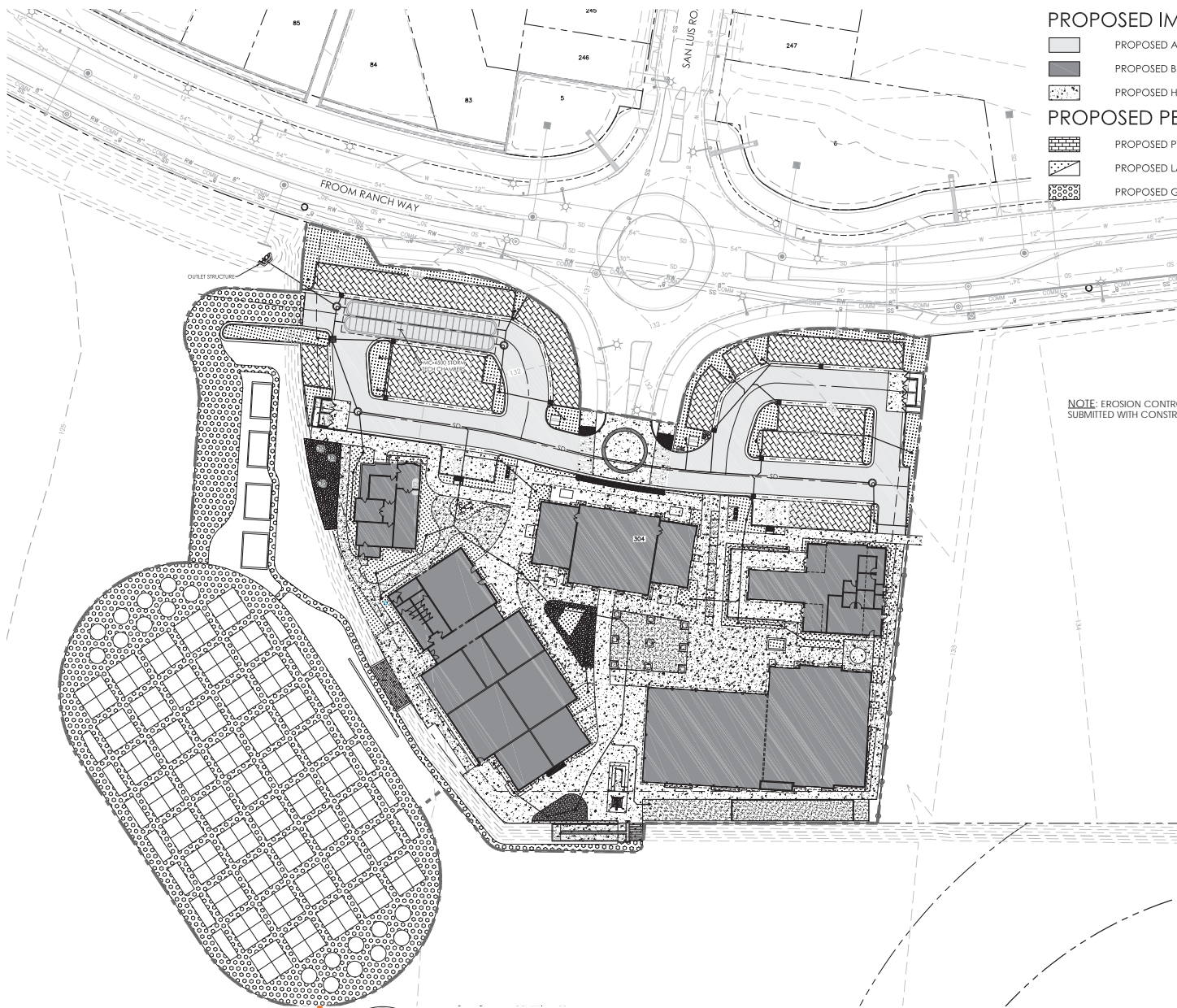
1. SEE SHEET C-4 FOR PRELIMINARY STORM WATER DETAILS, STRUCTURES AND CONVEYANCE.
2. TRUMP SERVICE LATERALS ARE PROPOSED TO BE STUBBED 5' FROM BUILDING FOOTPRINT AND WILL CONNECT TO THE PLUMBING PLANS THAT WILL BE PREPARED DURING THE BUILDING PERMIT PROCESS.
3. DRY UTILITIES SHALL BE DESIGNED BY OTHERS AND CONNECTED TO THE EXISTING INFRASTRUCTURE LOCATED ALONG THE PROJECT FRONTAGE.

NOTE: SHADED AREA REPRESENT EXISTING IMPROVEMENTS FROM APPROVED TRACT 3096 IMPROVEMENT PLANS.

IMPROVEMENT NOTES

- ◆ INSTALL 18" HOPE SEWER. SEE PLAN FOR SIZE.
- ◆ INSTALL 48" SEWER MANHOLE.
- ◆ INSTALL 18" 35 PVC SEWER SERVICE LATERAL. SEE PLAN FOR SIZE. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL SEWER CLEANOUT.
- ◆ INSTALL 4" FIRE WATER.
- ◆ INSTALL FIRE WATER SPRINKLER LATERAL. SEE PLAN FOR SIZE. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL FIRE HYDRANT ASSEMBLY WITH CONCRETE PAD.
- ◆ INSTALL ANGLED FITTING WITH THRUST BLOCK.
- ◆ INSTALL A 4" FIRE DOUBLE CHECK BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY.
- ◆ INSTALL TERMINAL BLOWOFF WITH THRUST BLOCK.
- ◆ INSTALL FIRE AND DOMESTIC WATER IN JOINT TRENCH. SEE DETAIL THIS SHEET.
- ◆ INSTALL 4" PVC PRIVATE WATER.
- ◆ INSTALL WATER SERVICE LATERAL, STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL A 4" REDUCED PRESSURE BACKFLOW PREVENTER.
- ◆ CONSTRUCT MIN. 4" OF AC OVER 1/4" OF COMPACTED 60% OR BETTER CLASS II AGGREGATE BASE. PAVING SECTION IS BASED ON A TRAFFIC INDEX OF 4.5 AND A PRELIMINARY EVALUATION OF LESS THAN 5.
- ◆ CONSTRUCT 4" CONCRETE CURB AND 18" GUTTER.
- ◆ CONSTRUCT P.C.C. REINFORCED CONCRETE PAVEMENT PER SOIL ENGINEERS RECOMMENDATIONS.
- ◆ CONSTRUCT 36" RIBBON GUTTER PER DETAIL ON THIS SHEET.
- ◆ INSTALL 4" WIDE WHITE TRAFFIC PAINT STRIPS.
- ◆ CONSTRUCT CURB RAMP WITH TRUNCATED DOWNS PER CALTRANS STANDARD PLAN RSP 488A.
- ◆ INSTALL ADA STRIPING, WARNING AND WHEEL STOPS PER CALTRANS STANDARD PLAN 488A. ALSO, SEE ARCHITECT'S PLANS.
- ◆ CONSTRUCT 4" CONCRETE CURB ONLY.
- ◆ CONSTRUCT 4" OVER 1/4" REINFORCED CONCRETE LOADING PAD. USE #3 BARS @ 18" ON CENTER.
- ◆ CONSTRUCT 4" DIAMETER REMOVABLE BOLLARDS.
- ◆ IRRIGATION METER, PEDESTAL AND POINT OF CONNECTION.





PROPOSED IMPERVIOUS

- PROPOSED AC
- PROPOSED BUILDING
- PROPOSED HARDSCAPE/CONCRETE

PROPOSED PERVIOUS

- PROPOSED PERVIOUS PAVER AREA
- PROPOSED LANDSCAPE/PERVIOUS SURFACE
- PROPOSED GRAVEL PAVE 2

EXISTING STATISTICS

-NOTE SITE HAS BEEN ROUGH GRADED ALREADY WITH THE DEVELOPMENT OF SAN LUIS RANCH TRACT IMPROVEMENTS.

EXISTING IMPERVIOUS AREA
SITE AREA: 0 SF
(EXISTING BUILDINGS, EXISTING PAVEMENT)

EXISTING PERVIOUS AREA
SITE AREA: 172,048 SF

PROPOSED STATISTICS

--- LIMITS OF DISTURBANCE: 172,048 SF

(A) PROPOSED IMPERVIOUS AREA

CONCRETE: 33,443 SF

AC PAVING AREA: 16,479 SF

BUILDING AREA: 28,917 SF

TOTAL IMPERVIOUS AREA: 78,839 SF

(B) PROPOSED PERVIOUS AREA

PERVIOUS PAVER AREA: 10,958 SF

LANDSCAPE AREA: 45,538 SF

GRAVEL PAVE 2: 36,713 SF

TOTAL PERVIOUS AREA: 93,209 SF

PRELIMINARY HYDROLOGY

STORM WATER CONTROL
TOTAL ONSITE REQUIRED
CAPTURED AREA : 172,048 SF
95TH PERCENTILE DEPTH: 1.95"

$$V = C \cdot A \cdot I / 12$$

$$C = 0.8585P^3 - 0.78P^2 + 0.774I + 0.04 = 0.31$$

$$I = \text{IMPERVIOUS AREA} / \text{TOTAL AREA} = 78,839 \text{ SF} / 172,048$$

$$A = 172,048 \text{ SF}$$

$$I = 1.95"$$

$$V = 0.31 \cdot (1.95 / 12) \cdot 172,048 \text{ SF} = 8,667 \text{ CF}$$

TOTAL CHAMBER VOLUME PROVIDED = 8,750 +/- CF = C

REQUIRED STORMWATER CONTROL MEASURES

TIER 1 - RUNOFF REDUCTION

- MINIMIZE IMPERVIOUS AREAS - PARKING STALLS CONSTRUCTED WITH PERMEABLE PAVERS

TIER 2 - WATER QUALITY (85th PERCENTILE = 1.2")

- ON-SITE RETENTION-BASED INFILTRATION

TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.95")

- UNDERGROUND STORAGE CHAMBERS WILL RETAIN AND INFILTRATE APPROXIMATE VOLUME 8,750 CF

TIER 4 - PEAK MANAGEMENT

- AS PART OF THE OVERALL TACT 3096 PROJECT, THE APPROACH TO PEAK FLOW MANAGEMENT INVOLVES COLLECTING A PORTION OF THE RUNOFF FROM THE PROPOSED DEVELOPMENT AND DIVERTING FLOW OUT OF THE UPSTREAM END OF CERRO SAN LUIS CHANNEL, DETAINING THAT COMBINED FLOW IN AN UNDERGROUND DETENTION FACILITY, AND THEN REINTRODUCING IT INTO PREFUMO CREEK DOWNSTREAM OF THE PROPOSED FROOM RANCH WAY BRIDGE AT A LOWER FLOW, RESULTING IN AN OVERALL REDUCTION IN PEAK FLOW FOR THE SYSTEM. THE PROPOSED FACILITY WAS DESIGNED TO ACCOUNT FOR THE INCREASE IN PEAK FLOW ASSOCIATED WITH THE PROPOSED AGRICULTURAL HERITAGE CENTER THAT IS THIS PROJECT.