



# 3300 PANORAMA DRIVE

## VICINITY MAP



## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A 46 LOT NEIGHBORHOOD ON THE DECOMMISSIONED US NAVY JET FUEL STORAGE FACILITY. LOT SIZES RANGING FROM 2,869 SF TO 6,690 SF. THE LOTS VARY IN THEIR CONFIGURATION; FRONTING PANORAMA, SMALLER INTERIOR, DOWNHILL AND UPHILL.

THREE ARCHITECTURAL STYLES ARE PROPOSED:

COASTAL COTTAGE WITH MIX OF LAP AND SHINGLE SIDING, GABLE ROOFS, COVERED PORCHES AND BALCONIES.

COASTAL BUNGALOW WITH A MIX OF LAP AND BOARD & BATT SIDING, GABLE ROOFS, COVERED PORCHES AND BALCONIES.

COASTAL CONTEMPORARY WITH MIX OF PANEL SIDING AND STUCCO, GABLE ROOFS, COVERED PORCHES AND BALCONIES AND STONE ELEMENTS.

## PROJECT DIRECTORY

**OWNER:** MORRO 94, LLC  
CHRIS MATHYS AND ROB SOLLEY  
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**LANDSCAPE:** RRM DESIGN GROUP  
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## PROJECT STATISTICS

**PROJECT ADDRESS:** 3300 PANORAMA DRIVE  
**ZONING:** RS-A (2022 ZONING CODE)

**LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED ON LOT 8 IN BLOCK 1-E OF THE ATASCADERO BEACH SUBDIVISION, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SAID BLOCK 1-E IS SHOWN UPON THE MAP RECORDED 2 JULY 1917 IN BOOK 2 OF MAPS AT PAGE 15 IN THE RECORDS OF SAN LUIS OBISPO COUNTY

**PARCEL SIZE:** 10.06 ACRES  
**APN:** 065-038-001

**MAX. LOT COVERAGE:** PER DEVELOPMENT STANDARDS  
**TOTAL IMPERVIOUS:** 159,000 SF (3.65 AC)  
**MAX. ALLOWED HEIGHT:** 25 FT.  
**MAX. PROPOSED HEIGHT:** 25 FT.

**LANDSCAPE REQUIRED:** NOT SPECIFIED IN ORDINANCE  
**LANDSCAPE PROPOSED:**  
ESHA BUFFER: 39,171 SF  
OPEN SPACE (LOT 47): 55,937 SF  
COMMON AREA: 43,947 SF  
PRIVATE FRONT YARDS: 10-15% OF THE LOT AREA

## PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
<b>PARKING REQUIRED:</b>		
<b>RESIDENTIAL</b>	2 COVERED SPACES PER LOT	92
<b>PARKING PROPOSED:</b>		
<b>RESIDENTIAL</b>	2 SPACES PER GARAGE PER LOT	92
<b>DEVELOPMENT</b>	MARKED GUEST PARKING	36
<b>ON-STREET</b>	UNMARKED PARKING ON PROPOSED STREETS	34
<b>PANORAMA DRIVE</b>	PARALLEL	8
<b>PANORAMA DRIVE</b>	PERPENDICULAR	9

3300 Panorama Development Standards						2022 Adopted Zoning Code RS-A Standards		
Type	Panorama Fronting (Plan A) (Lots 1-8)	Interior Type I (Plan B) (Lots 9-15)	Interior Type II (Plans B & C) (Lots 16-30)	Downhill (Plan D) (Lots 31-37)	Uphill (Plan E) (Lots 38-46)	2,501 sf to 4,300 sf	4,301 sf or greater	
Typical Lot Size (refer to Site Plan for detailed lot sizes)	2,880 sf	2,869 sf	3,097 sf	5,790 sf	6,690 sf			
Minimum Setbacks (ft)								
Front Yard								
House	15	15	15	20	20	15	20	
Porches	15	15	15	20	20	15	20	
Balconies	15	15	15	20	20	15	20	
Garage	15	15	15	20	20	15	20	
Rear Yard								
House	5	5	5	10	10	5	10	
Balconies	5	5	5	10	10	5	10	
Side Yard								
Interior	5	5	5	5	5	5	5	
Exterior (Street Side)	10	10	10	10	10	10	10	
Maximum Building Height (ft.)	25	25	25	25	25	25	25	
Maximum Building Wall Height (ft.)	24'-9"	24'-3"	25'-0"	27'-4"	29'-3"	30	30	
Maximum Lot Coverage	50%	50%	50%	45%	45%	50%	45%	
Common Open Space	174,240 sf							
Parking	2 covered	2 covered	2 covered	2 covered	2 covered	2 covered	2 covered	
Guest Parking	70						Zero Required	
Minimum Density (units/ac)							4.1	
Maximum Density (units/ac)							7.0	
Affordable Housing Requirements	Project will comply with affordable housing standards by providing 5 inclusionary units.						10% of the total number of units or in-lieu fees.	

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A6	CHARACTER SKETCH - OPEN SPACE AT EXISTING TREE
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A9	COLOR & MATERIALS - COASTAL CONTEMPORARY
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43	TOTAL SHEETS IN THIS SET



## TITLE SHEET

# 3300 PANORAMA DRIVE

SEPTEMBER 3, 2024

0404-01-CU21

T1



### LOT TYPES

PANORAMA FRONTING	(PLAN TYPE A)	LOTS 1-8
INTERIOR LOT TYPE I	(PLAN TYPE B)	LOTS 9-15 & 21-30
INTERIOR LOT TYPE II	(PLAN TYPE C)	LOTS 16-20
DOWNHILL LOTS	(PLAN TYPE D)	LOTS 31-37
UPHILL LOTS	(PLAN TYPE E)	LOTS 38-46



**PARKING SUMMARY**

**TOTAL REQUIRED PARKING: 92 SPACES**

**TOTAL PROVIDED PARKING: 210 SPACES**

LOTS 1-8, 31-37, 38-46

TOTAL HOMES: 24

REQUIRED SPACES: 48 COVERED

PROVIDED SPACES: 96 (48 COVERED IN TWO-CAR GARAGES PLUS 48 UNCOVERED DRIVEWAYS INCLUDING 2 SPACES PER UNIT)

LOTS 9-15, 16-20, 21-30

TOTAL HOMES: 22

REQUIRED SPACES: 44 COVERED

PROVIDED SPACES: 44 COVERED IN TWO-CAR GARAGES

RESIDENTIAL PARKING: 140 SPACES (GARAGES AND DRIVEWAYS)

ADDITIONAL PROJECT PARKING: 70 SPACES (36 MARKED ON-SITE SPACES PLUS 34 UNMARKED ON-STREET SPACES)

**TOTAL PROVIDED PARKING: 210 SPACES**

PANORAMA DRIVE: 17 SPACES

The project proposes to provide a sidewalk and optimized public parking spaces on Panorama Drive. This parking has not been included in our parking count; it is intended to provide a neighborhood benefit.

1. Parallel parking (8 spaces) along Panorama between Trinidad Street and Sicily Street in front of open space area. This parking is shown in blue on the parking exhibit and would be public. Panorama Drive would be improved to widen the paved area to accommodate this parking.

2. Perpendicular parking (9 spaces) along Panorama between Whidbey St and Lot 1 will require a small public access easement to accommodate sidewalk. An encroachment permit will be required for all work within the public right-of-way.

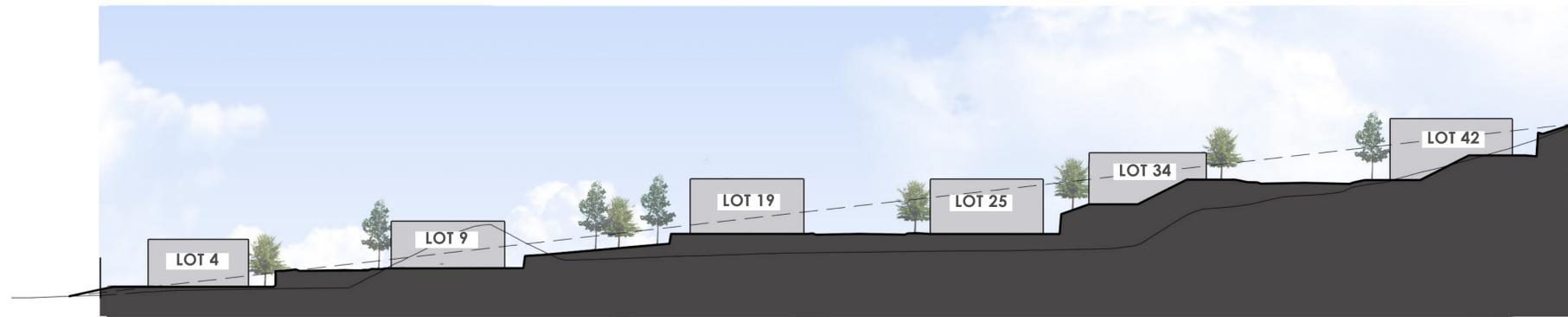
**LEGEND**

▭ 36 MARKED ON-SITE PARKING SPACES

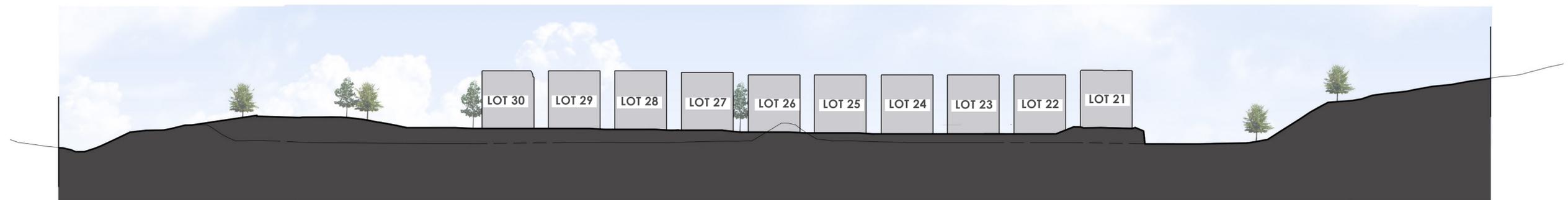
▭ 34 UNMARKED ON-STREET PARKING SPACES

▭ 9 PUBLIC PERPENDICULAR PARKING SPACES ON PANORAMA DR

▭ 8 PUBLIC PARALLEL PARKING SPACES ON PANORAMA DR



SITE SECTION A-A



SITE SECTION B-B









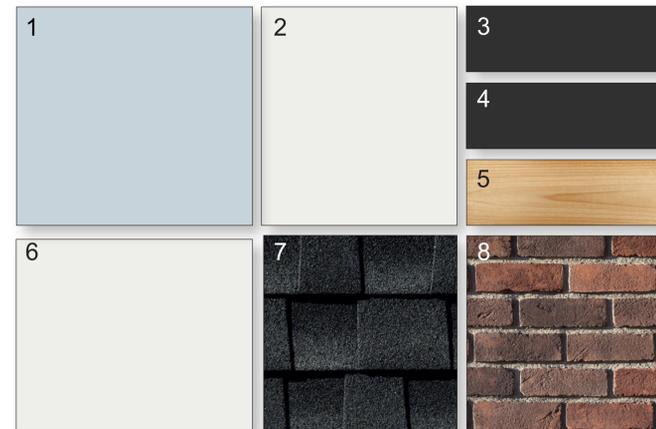
PLAN A



PLAN D

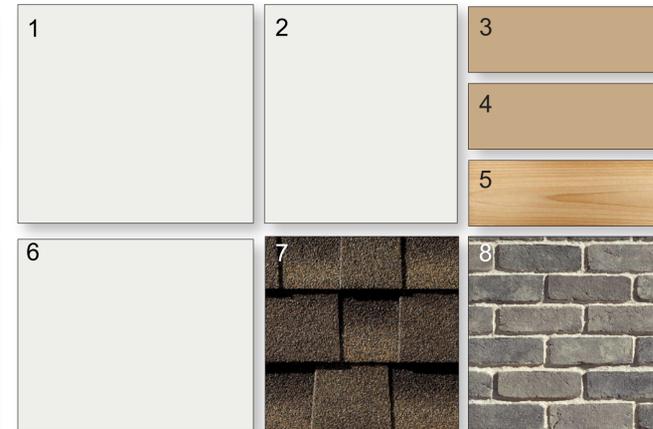
### COASTAL BUNGALOW

SCHEME A



- 1. **VERTICAL SIDING:** SHERWIN WILLIAMS MILD BLUE SW6533
- 2. **ACCENT SIDING:** SHERWIN WILLIAMS EXTRA WHITE SW7006
- 3. **FRONT DOOR:** SHERWIN WILLIAMS CAVIAR SW6990
- 4. **GARAGE DOOR:** SHERWIN WILLIAMS CAVIAR SW6990
- 5. **WOOD ACCENT:** NATURAL STAIN CEDAR
- 6. **TRIM:** SHERWIN WILLIAMS EXTRA WHITE SW7006
- 7. **ASPHALT SHINGLE ROOF:** GAF CHARCOAL
- 8. **VENEER:** ELDORADO TUNDRA BRICK HARTFORD

SCHEME B



- 1. **VERTICAL SIDING:** SHERWIN WILLIAMS EXTRA WHITE SW7006
- 2. **ACCENT SIDING:** SHERWIN WILLIAMS EXTRA WHITE SW7006
- 3. **FRONT DOOR:** SHERWIN WILLIAMS CAMELBACK SW6122
- 4. **GARAGE DOOR:** SHERWIN WILLIAMS CAMELBACK SW6122
- 5. **WOOD ACCENT:** NATURAL STAIN CEDAR
- 6. **TRIM:** SHERWIN WILLIAMS EXTRA WHITE SW7006
- 7. **ASPHALT SHINGLES:** GAF BARKWOOD
- 8. **VENEER:** ELDORADO TUNDRA BRICK ASHLAND



PLAN C



PLAN E

COASTAL COTTAGE

SCHEME C			SCHEME D		
1	2	3	1	2	
		4		3	
		5			
6	7	8	5	6	7
		9			8

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. SHINGLE SIDING: SHERWIN WILLIAMS LIVEABLE GREEN SW6167</li> <li>2. BOARD &amp; BATT SIDING: SHERWIN WILLIAMS EXTRA WHITE SW7006</li> <li>3. FRONT DOOR: SHERWIN WILLIAMS EXTRA WHITE SW7006</li> <li>4. GARAGE DOOR: SHERWIN WILLIAMS EXTRA WHITE SW7006</li> <li>5. WOOD ACCENT: NATURAL STAIN CEDAR</li> <li>6. TRIM: SHERWIN WILLIAMS EXTRA WHITE SW7006</li> <li>7. ASPHALT SHINGLES: GAF PEWTER GRAY</li> <li>8. STANDING SEAM: MCELROY DARK BRONZE</li> <li>9. VENEER: ELDORADO CLIFFSTONE MESQUITE</li> </ul> | <ul style="list-style-type: none"> <li>1. SHINGLE SIDING: SHERWIN WILLIAMS MILD BLUE SW6533</li> <li>2. FRONT DOOR: SHERWIN WILLIAMS CAVIAR SW6990</li> <li>3. GARAGE DOOR: SHERWIN WILLIAMS EXTRA WHITE SW7006</li> <li>4. NOT USED</li> <li>5. TRIM: SHERWIN WILLIAMS EXTRA WHITE SW7006</li> <li>6. ASPHALT SHINGLE ROOF: GAF CHARCOAL</li> <li>7. OPT. STANDING SEAM ROOF: MCELROY PATRICIAN BRONZE</li> <li>8. VENEER: ELDORADO TUNDRA BRICK HARTFORD</li> </ul> |
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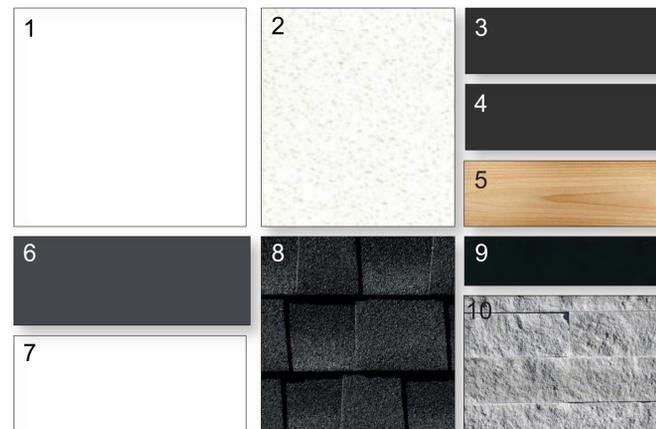
PLAN B



PLAN D

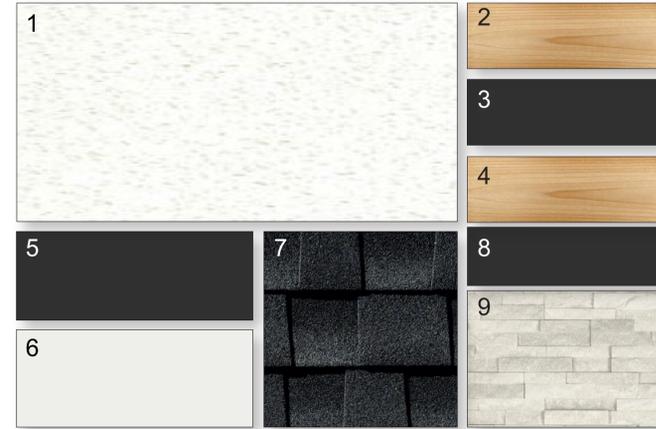
COASTAL CONTEMPORARY

SCHEME E

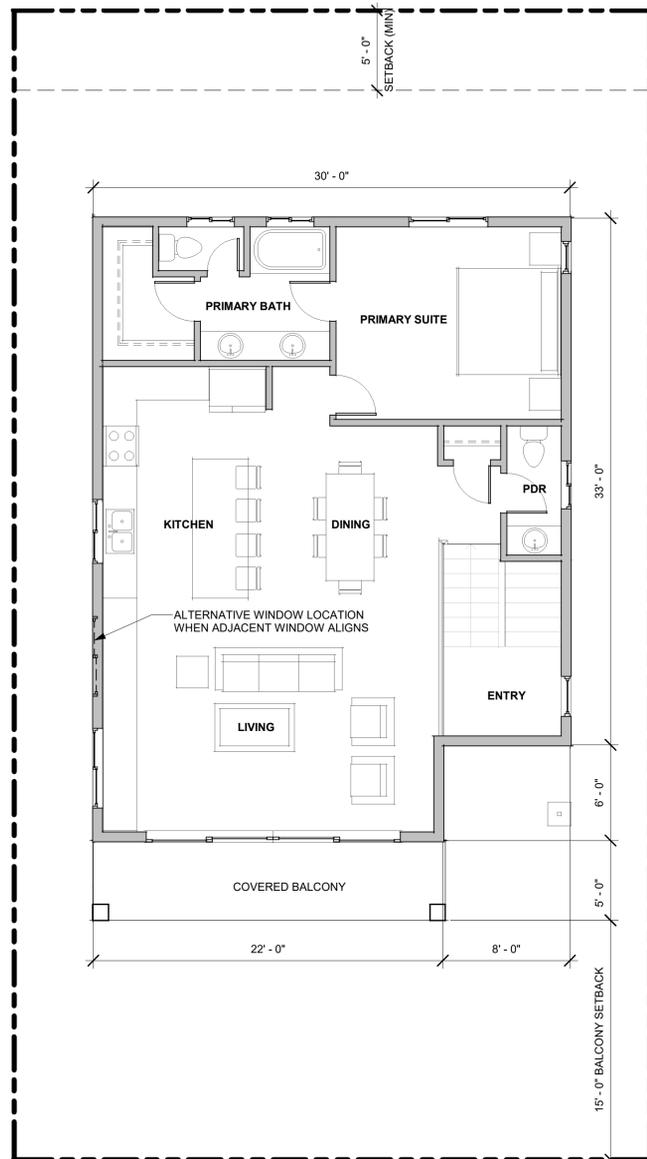


- 1. FIBER CEMENT SIDING: SHERWIN WILLIAMS EXTRA WHITE SW7006
- 2. STUCCO: MERLEX P100 GLACIER WHITE, SMOOTH FINISH
- 3. GARAGE DOOR: SHERWIN WILLIAMS CAVIAR SW6990
- 4. FRONT DOOR: SHERWIN WILLIAMS CAVIAR SW6990
- 5. WOOD ACCENT: NATURAL STAIN CEDAR
- 6. ACCENT SIDING: SHERWIN WILLIAMS CYBERSPACE SW7076
- 7. TRIM: SHERWIN WILLIAMS EXTRA WHITE SW7006
- 8. ASPHALT SHINGLE ROOF: GAF CHARCOAL
- 9. STANDING SEAM ROOF: MCELROY MATTE BLACK
- 10. VENEER: ELDORADO VINTAGE CUMULUS

SCHEME F

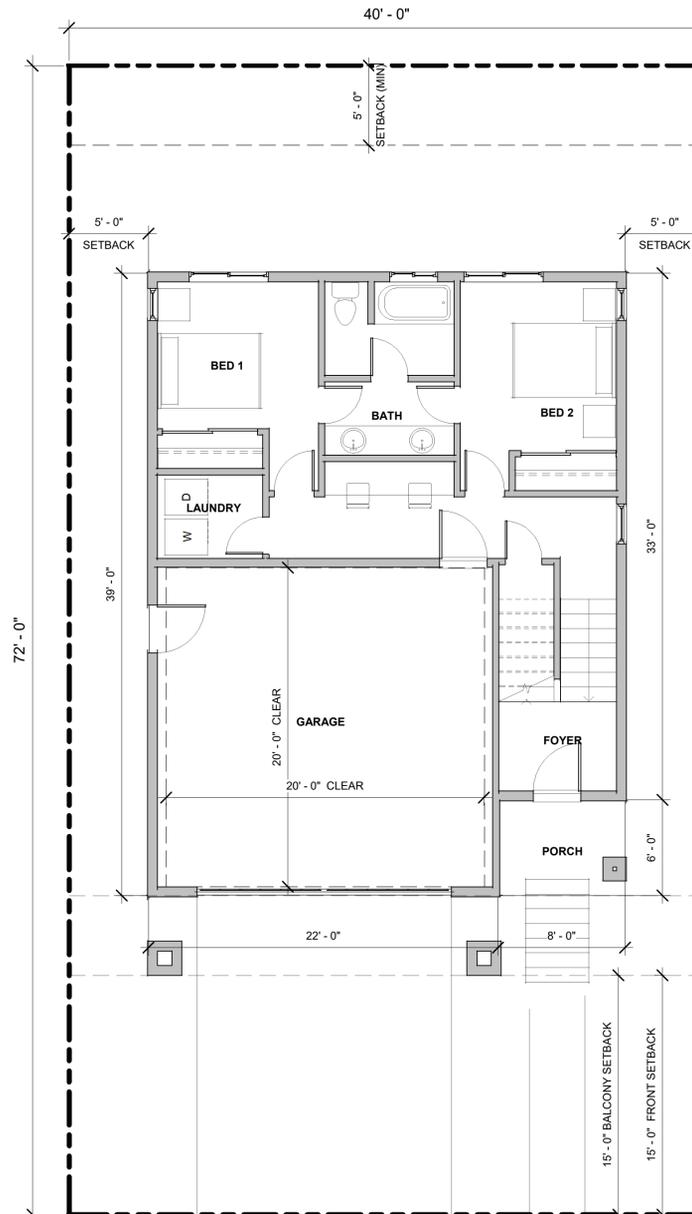


- 1. STUCCO: MERLEX P100 GLACIER WHITE, SMOOTH FINISH
- 2. FRONT DOOR: NATURAL STAIN CEDAR
- 3. GARAGE DOOR: SHERWIN WILLIAMS CAVIAR SW6990
- 4. WOOD ACCENT: NATURAL STAIN CEDAR
- 5. ACCENT: SHERWIN WILLIAMS CAVIAR SW6990
- 6. TRIM: SHERWIN WILLIAMS EXTRA WHITE SW7006
- 7. ASPHALT SHINGLE ROOF: GAF CHARCOAL
- 8. STANDING SEAM ROOF: MCELROY ASH GRAY
- 9. VENEER: ELDORADO EUROPEAN LEDGE GLACIER



**SECOND FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)



**GROUND FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)

LOT STATS	
TYPICAL LOT SIZE:	40' X 72'
FRONT SETBACK:	15'-0"
REAR SETBACK:	5'-0"
SIDE SETBACK:	5'-0"
LOT COVERAGE:	1,295 SF/2,880 SF = 45%
BUILDING AREA	
GROUND FLOOR	668 SF
SECOND FLOOR	1,122 SF
TOTAL AREA	1,790 SF
GARAGE	454 SF
BALCONY	133 SF
PORCH	40 SF



**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)

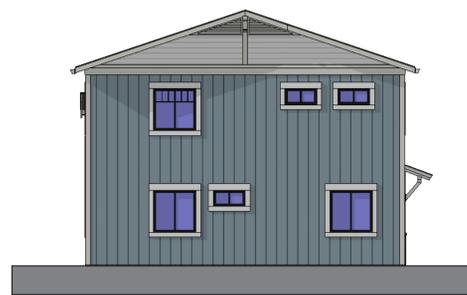


**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



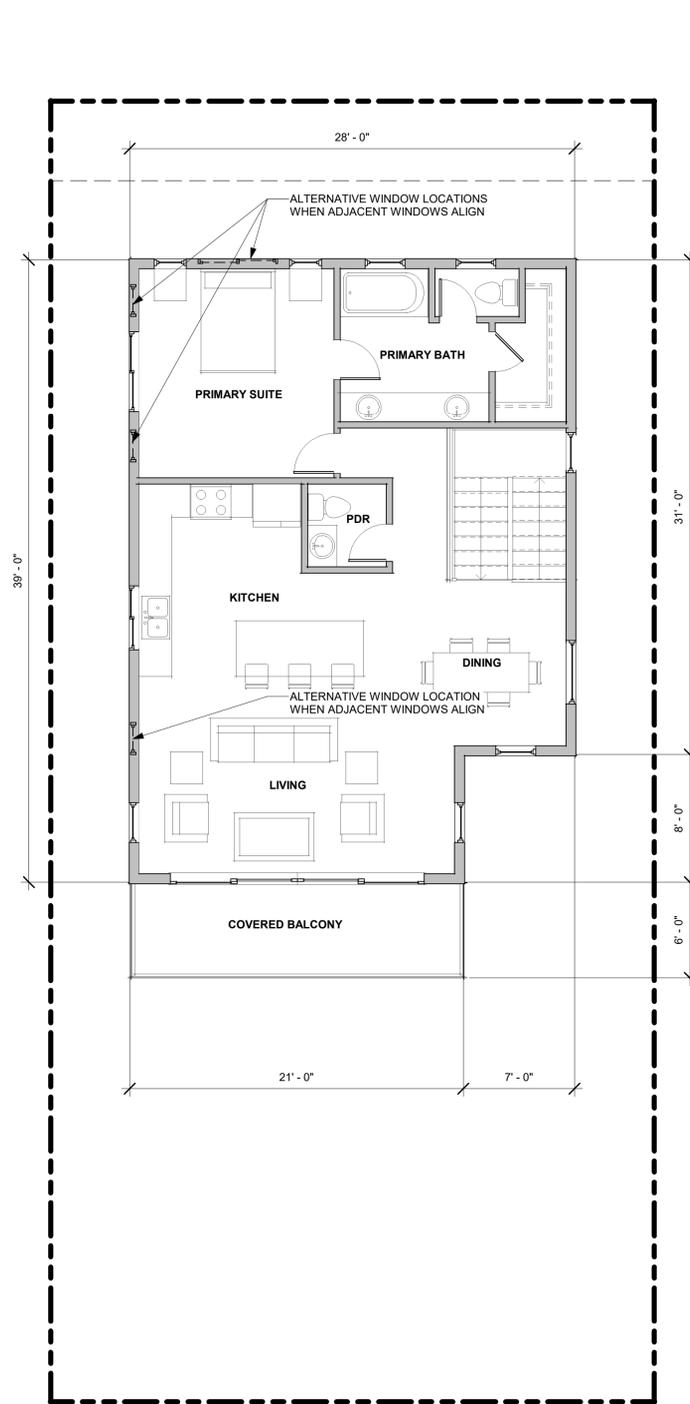
**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



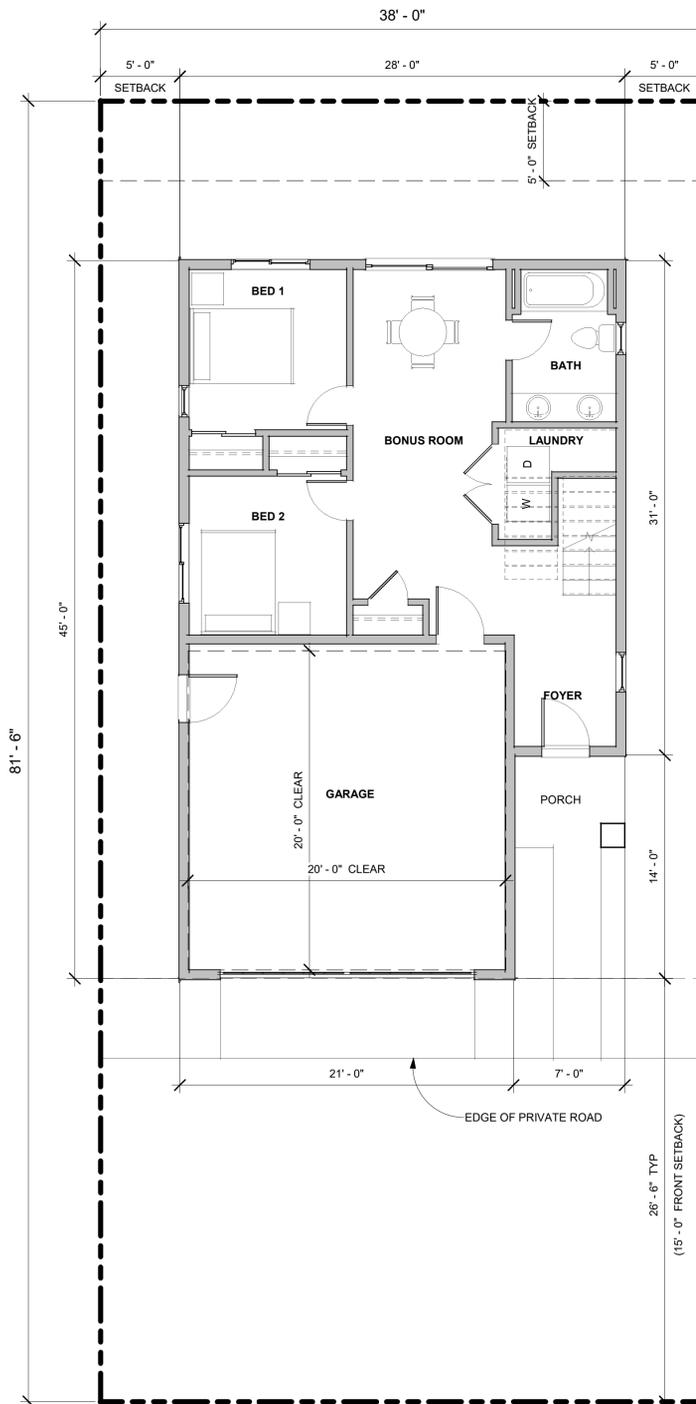
**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**SECOND FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)



**GROUND FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)

**LOT STATS**

TYPICAL LOT SIZE:	38' X 75.5'
FRONT SETBACK:	15'-0"
REAR SETBACK:	5'-0"
SIDE SETBACK:	5'-0"
LOT COVERAGE:	1,202 SF/2,869 SF = 41.9%

**BUILDING AREA**

GROUND FLOOR	717 SF
SECOND FLOOR	1,036 SF
TOTAL AREA	1,753 SF
GARAGE	445 SF
BALCONY	133 SF
PORCH	40 SF



**FRONT PERSPECTIVE ELEVATION**



**RIGHT ELEVATION - ENHANCED**

1/8" = 1'-0" (24 X 36 SHEET)



**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**FRONT PERSPECTIVE ELEVATION**



**RIGHT ELEVATION - ENHANCED**

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**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



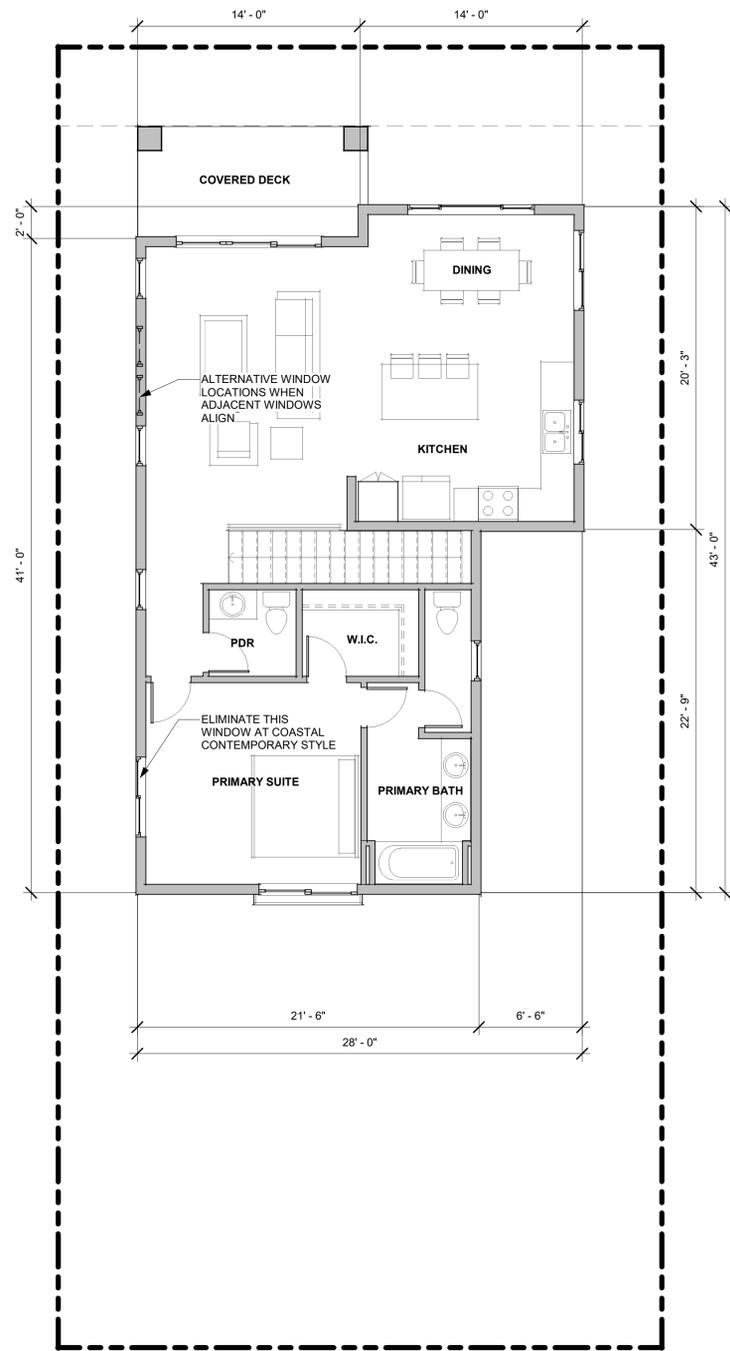
**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



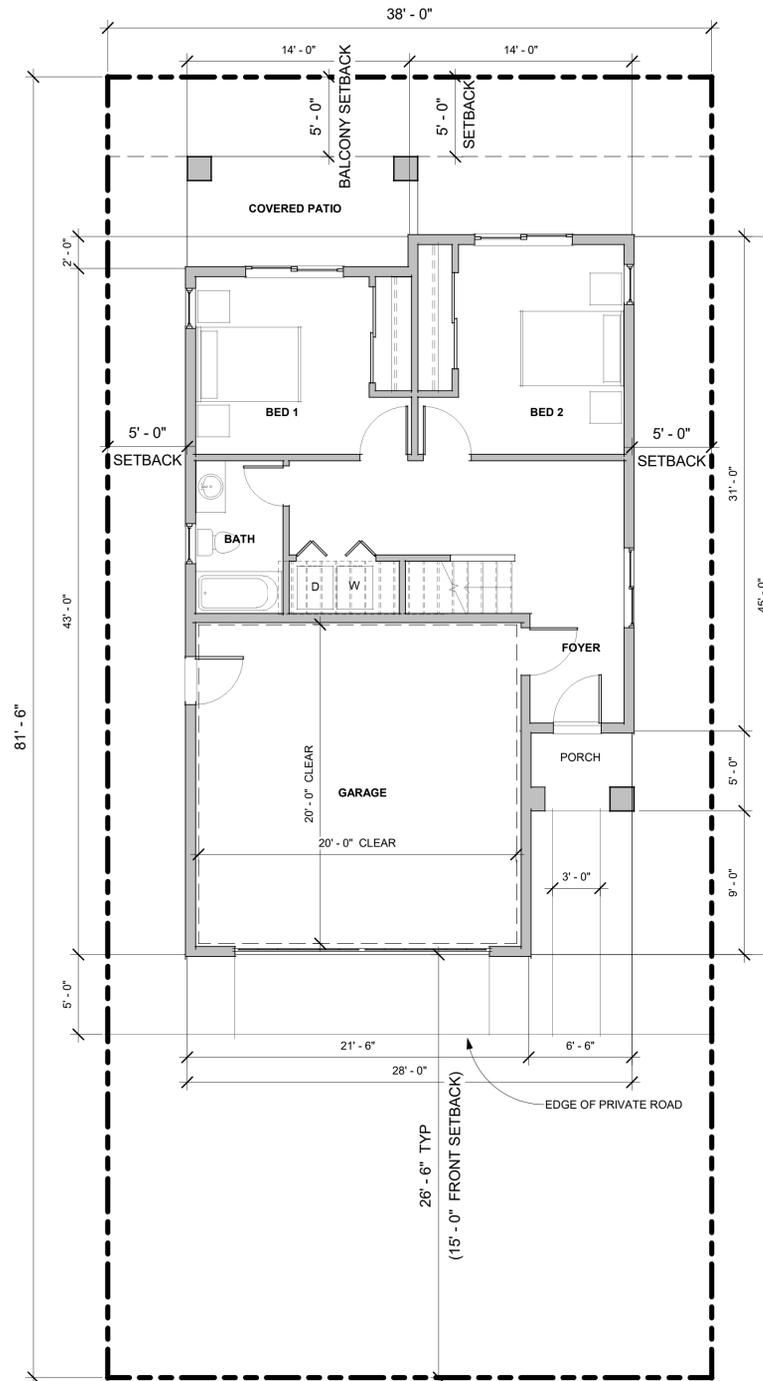
**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**SECOND FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)



**GROUND FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)

LOT STATS	
TYPICAL LOT SIZE:	38' X 81.5'
FRONT SETBACK:	15'-0"
REAR SETBACK:	5'-0"
SIDE SETBACK:	5'-0"
LOT COVERAGE:	1,275 SF/3,097 SF = 41.2%
BUILDING AREA	
GROUND FLOOR	694 SF
SECOND FLOOR	1,034 SF
TOTAL AREA	1,728 SF
GARAGE	454 SF
BALCONY	100 SF
PORCH	27 SF



**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)

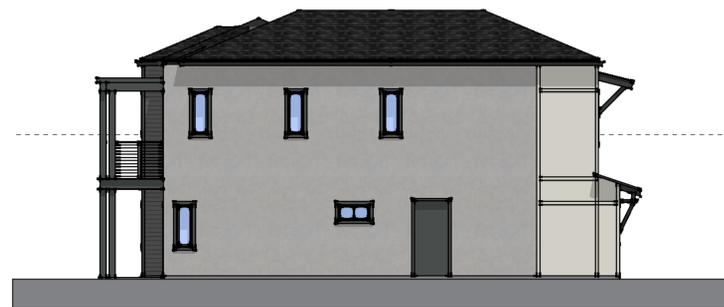


**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



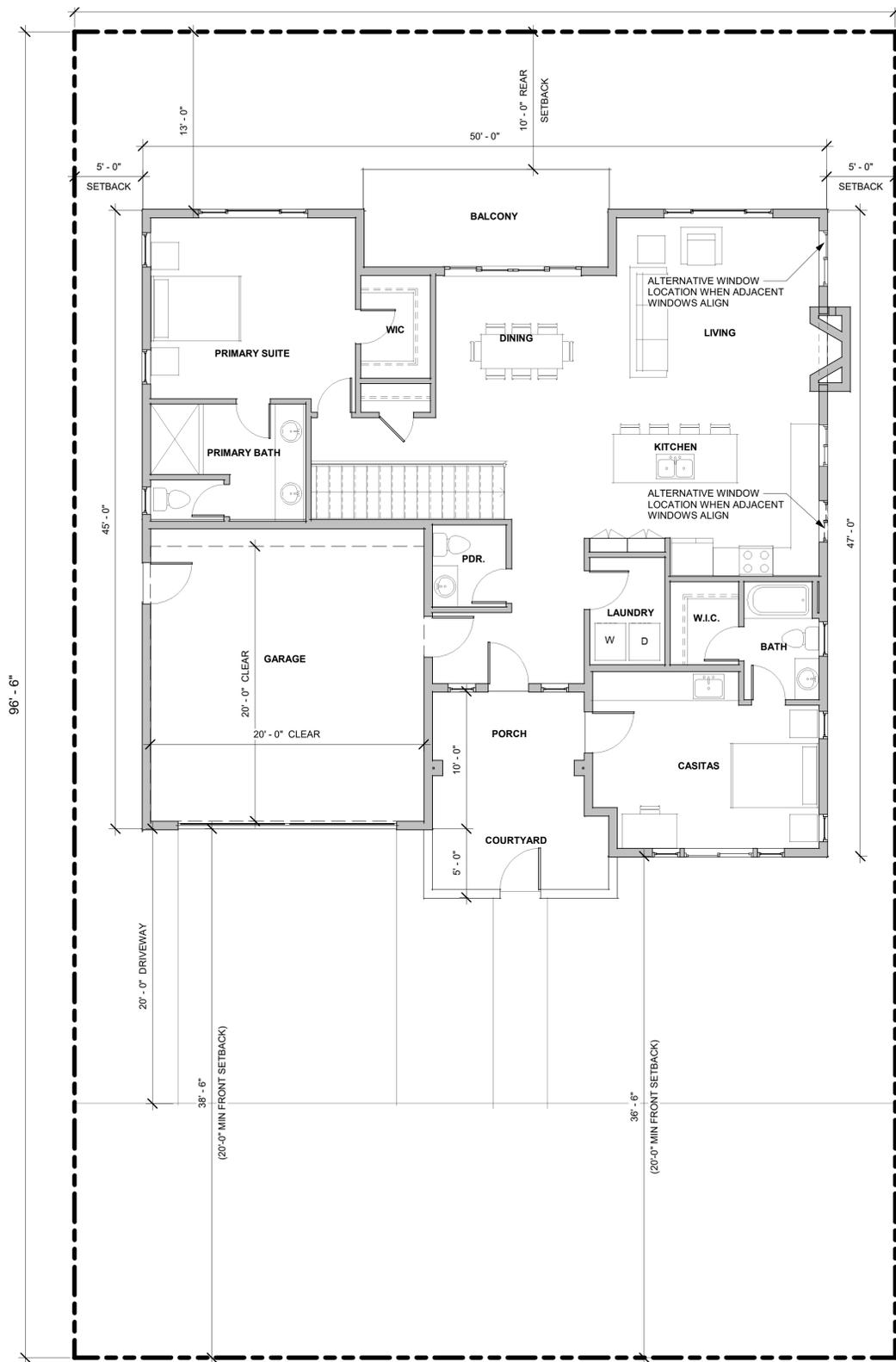
**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



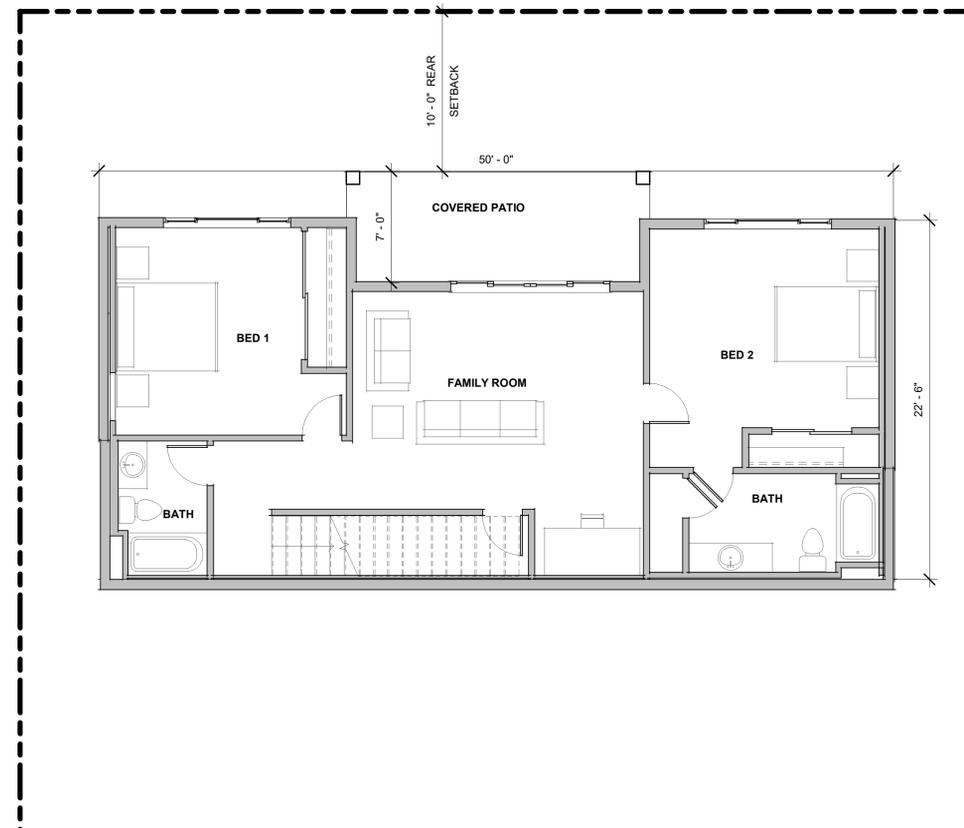
**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**UPPER FLOOR (STREET LEVEL)**

3/16" = 1'-0" (24 X 36 SHEET)



**LOWER FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)

**LOT STATS**

TYPICAL LOT SIZE:	60' X 96.5'
FRONT SETBACK:	20'-0"
REAR HOUSE SETBACK:	10'-0"
REAR BALCONY SETBACK:	10'-0"
SIDE SETBACK:	5'-0"
LOT COVERAGE:	2,292 SF/5,790 SF = 40%

**BUILDING AREA**

LOWER FLOOR	1,085 SF
UPPER FLOOR (STREET LEVEL)	1,258 SF
CASITAS (STREET LEVEL)	311 SF
TOTAL AREA	2,654 SF
GARAGE	442 SF
BALCONY	130 SF
PORCH	84 SF



**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)

MAX. ALLOWABLE BLDG.  
25'-0" ABV A.N.G.

T.O.P.  
21'-2"

F.F. 1  
11'-1"

A.N.G.  
5'-0"

F.F. 0  
0'-0"



**FRONT PERSPECTIVE ELEVATION**



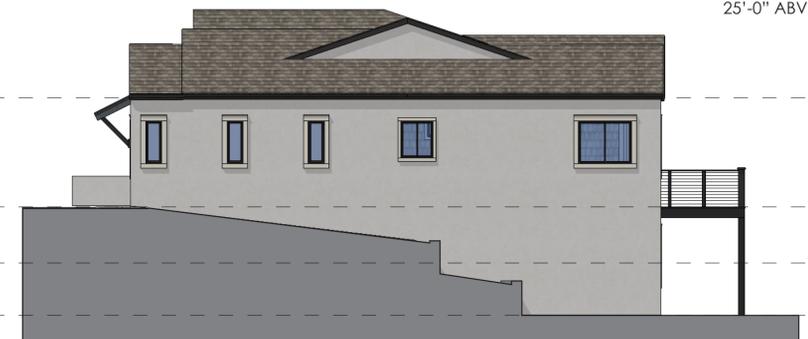
**LEFT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



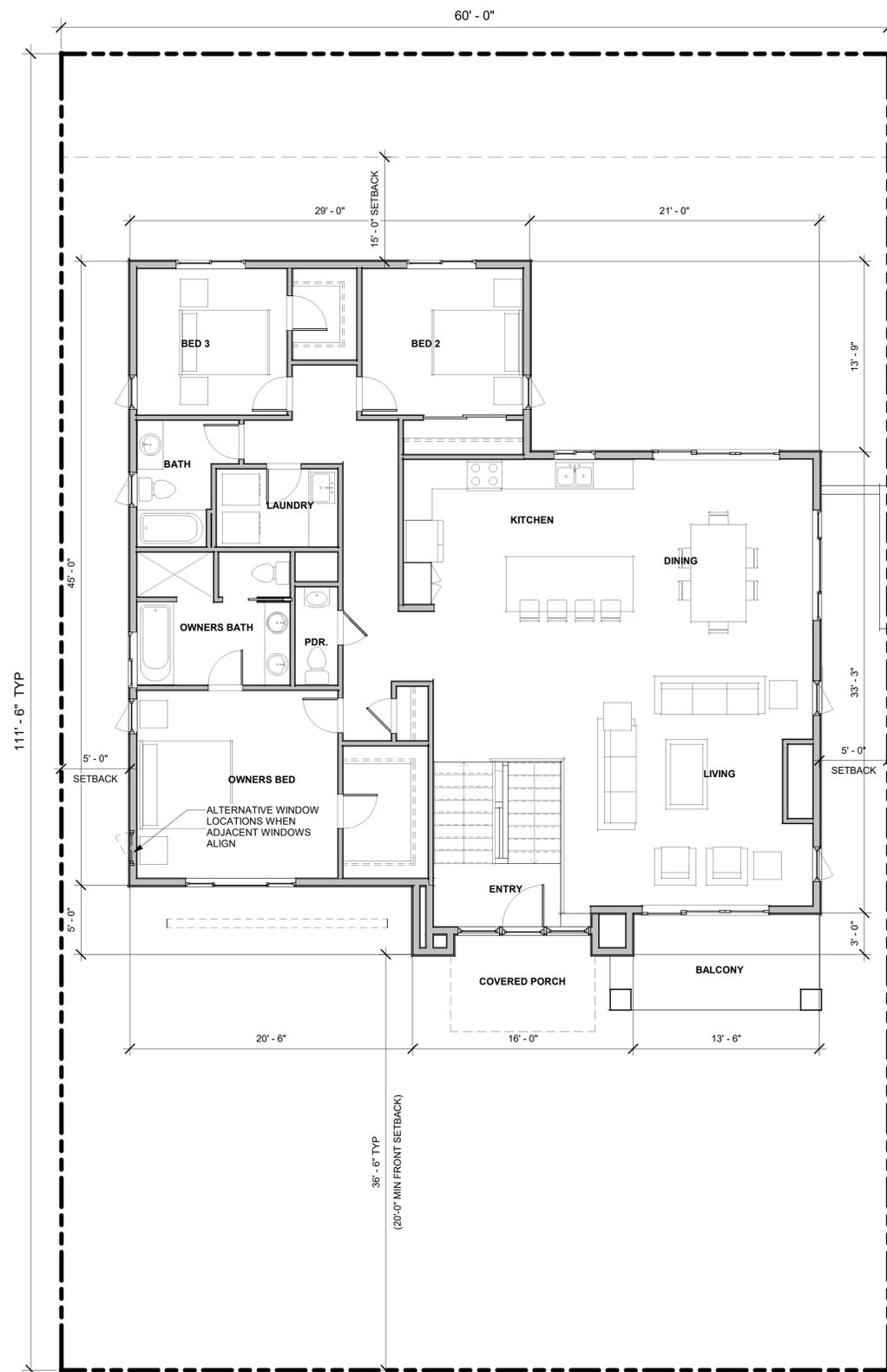
**REAR ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



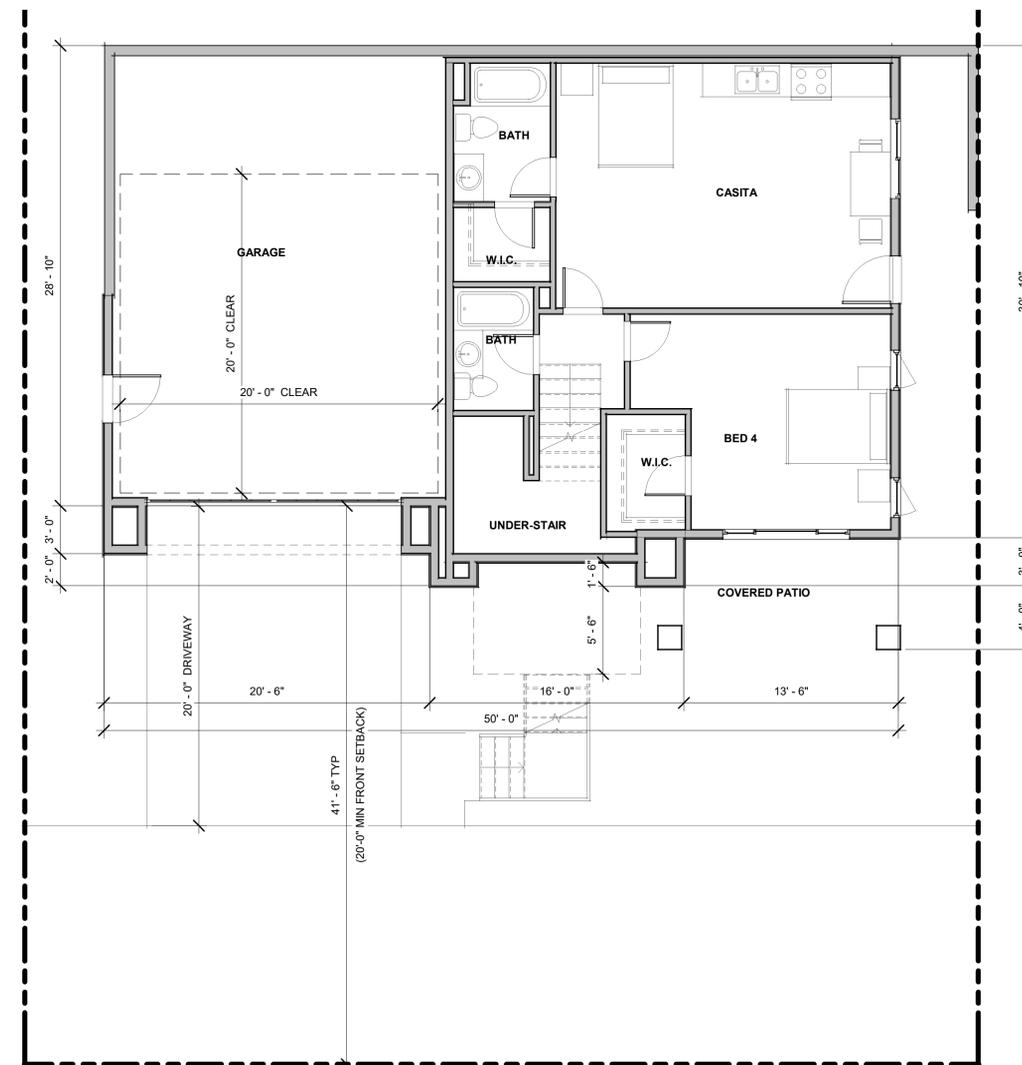
**RIGHT ELEVATION**

1/8" = 1'-0" (24 X 36 SHEET)



**UPPER FLOOR**

3/16" = 1'-0" (24 X 36 SHEET)



**LOWER FLOOR (STREET LEVEL)**

3/16" = 1'-0" (24 X 36 SHEET)

**LOT STATS**

TYPICAL LOT SIZE:	60' X 111.5'
FRONT SETBACK:	20'-0"
REAR BALCONY SETBACK:	10'-0"
SIDE SETBACK:	5'-0"
LOT COVERAGE:	2,126 SF/6,369 SF = 33.3%

**BUILDING AREA**

LOWER FLOOR (STREET LEVEL)	452 SF
CASITAS (STREET LEVEL)	436 SF
UPPER FLOOR	1,919 SF
<b>TOTAL AREA</b>	<b>2,807 SF</b>
GARAGE	615 SF
BALCONY	109 SF
PORCH	84 SF

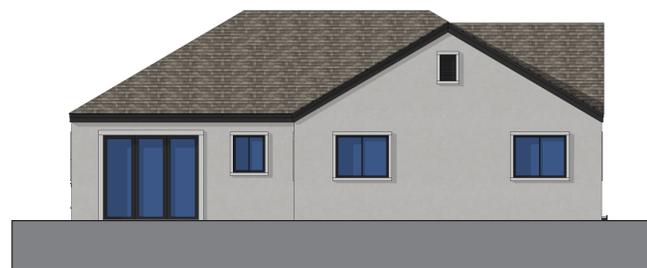


**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/4" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION**

1/4" = 1'-0" (24 X 36 SHEET)



**RIGHT ELEVATION**

1/4" = 1'-0" (24 X 36 SHEET)



**FRONT PERSPECTIVE ELEVATION**



**LEFT ELEVATION**

1/4" = 1'-0" (24 X 36 SHEET)



**REAR ELEVATION**

1/4" = 1'-0" (24 X 36 SHEET)



**RIGHT ELEVATION**

1/4" = 1'-0" (24 X 36 SHEET)

MAX. BLDG. HEIGHT  
25'-0" ABV A.N.G.

T.O.P.  
21'-2"

F.F. 1  
11'-1"

A.N.G.  
5'-0"

F.F. 0  
0'-0"

# Vesting Tentative Map No. 3190

## IN THE CITY OF MORRO BAY, CALIFORNIA

BEING A PARCEL OF LAND IN LOT 8 IN BLOCK 1-E OF  
THE ATASCADERO BEACH SUBDIVISION, IN THE COUNTY  
OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS  
DESCRIBED IN BOOK 2 OF MAPS, PAGE 15

### OWNERS

MORRO 94, LLC & CURRY PARKWAY, L.P.  
CHRIS MATHYS AND ROB SOLLEY  
2141 TUOLOMNE STREET, SUITE J  
FRESNO, CA 93721

### REPRESENTATIVE

RRM DESIGN GROUP  
3765 S. HIGUERA STREET  
SAN LUIS OBISPO, CA 93401  
(805) 543-1794

### SHEET INDEX

C1..... TITLE SHEET  
C2..... EXISTING CONDITIONS MAP  
C3..... VESTING PARCEL MAP  
C4..... SITE PLAN  
C5..... GRADING PLAN  
C6..... SITE AREA BREAKDOWN PLAN  
C7..... STORMWATER MANAGEMENT PLAN  
C8..... AVERAGE NATURAL GRADE  
C9..... SITE SECTION A-A  
C10..... SITE SECTION B-B  
C11..... SITE SECTION C-C  
L1..... TREE PROTECTION PLAN  
L2..... LANDSCAPE CONCEPT PLAN  
L3..... CONCEPTUAL FENCING PLAN  
L4..... SITE LIGHTING PLAN  
L5..... LOTS 1-8 TYPICAL LANDSCAPE

### UTILITIES

ELECTRIC..... PACIFIC GAS & ELECTRIC  
TELEPHONE..... AT&T  
CABLE..... CHARTER COMMUNICATIONS  
GAS..... SOCAL GAS COMPANY  
SEWER..... CITY OF MORRO BAY  
WATER..... CITY OF MORRO BAY

### HORIZONTAL & VERTICAL CONTROL

THE BASIS OF BEARING FOR THIS SURVEY IS THIS IS LINE  
BETWEEN 2 SET PK NAILS WITH TINS SHOWN HEREON  
THE BEARING BEING N14°09'46"E. THE POINTS WERE SET  
USING THE RTN NETWORK NAD 83 ZONE 5

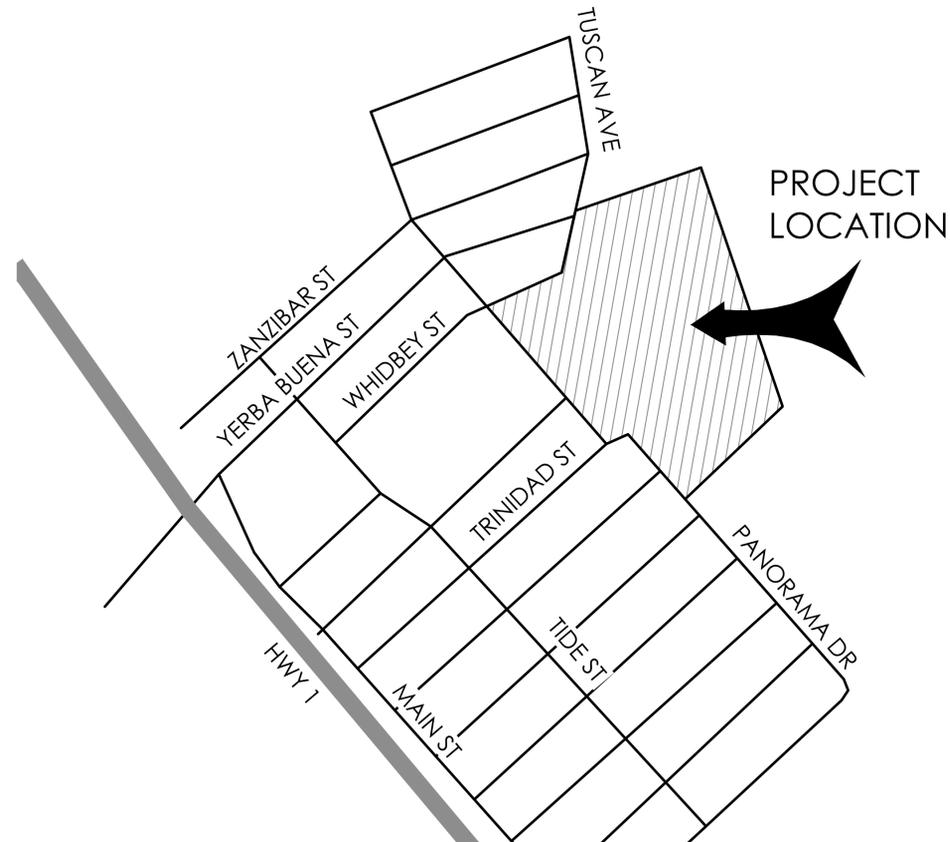
THE BENCHMARK FOR THIS PROJECT IS A FOUND 2.5 INCH  
BRASS CAP ON TOP OF A CONCRETE HEADWALL  
NGS DESIGNATION Q1314 1977 AT THE NORTHEAST  
CORNER OF THE INTERSECTION OF HWY 41 AND HWY 1  
ELEVATION BEING 25.74'. NAVD 88

### TOPOGRAPHY

AERIAL MAPPING DONE BY OTHERS, SUPPLEMENTAL  
TOPOGRAPHY AND MAPPING PROVIDED BY RRM  
DESIGN GROUP, MAY 2021

### LAND USE

THE PROPOSED LAND USE IS CONSISTENT WITH THE  
EXISTING RS-A ZONING.



### VICINITY MAP

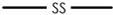
NOT TO SCALE

PROJECT MANAGER	TJW
DRAWN BY	CHECKED BY
KWA	TJW
PROJECT NUMBER	0404-01-CU21





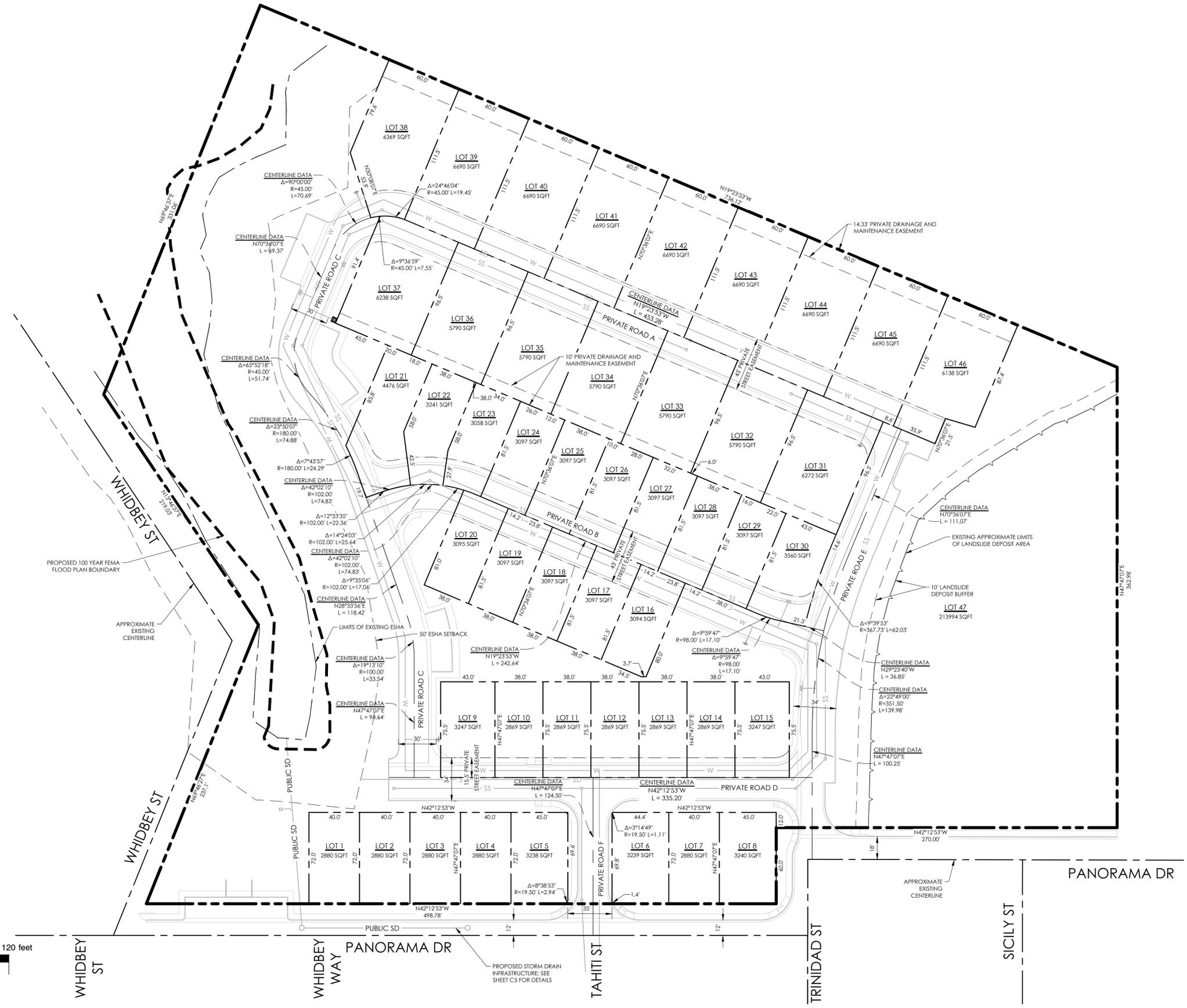
**LEGEND**

-  TRACT BOUNDARY
-  PROPOSED PROPERTY LINE
-  PROPOSED EASEMENT/SETBACK
-  PROPOSED RW
-  500 PROPOSED MAJOR CONTOUR
-  497 PROPOSED MINOR CONTOUR
-  500 EXISTING MAJOR CONTOUR
-  497 EXISTING MINOR CONTOUR
-  SD PRIVATE STORM DRAIN, UNO
-  SS 8" PRIVATE SEWER SERVICE
-  W 8" PUBLIC WATER MAIN
-  PROPOSED FIRE HYDRANT (500' MAX SPACING)
-  PROPOSED SITE LIGHTING PER LANDSCAPE

**EASEMENTS NOTE**

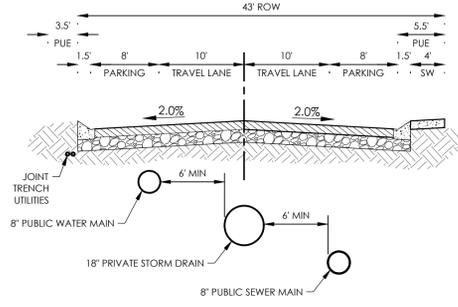
PRIVATE VEHICULAR ACCESS, PEDESTRIAN ACCESS, EMERGENCY ACCESS, PARKING, DRAINAGE, STORM DRAIN, PRIVATE SEWER, AND PUBLIC WATER EASEMENTS OVER PRIVATE ROADS A THROUGH F, AND OPEN SPACE LOT TO THE BENEFIT OF LOTS 1 THROUGH 47.

PUBLIC UTILITY EASEMENT IS PROPOSED OVER ALL LOTS, INCLUSIVE, EXCLUDING BUILDING LOCATIONS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE LOT OWNERS.

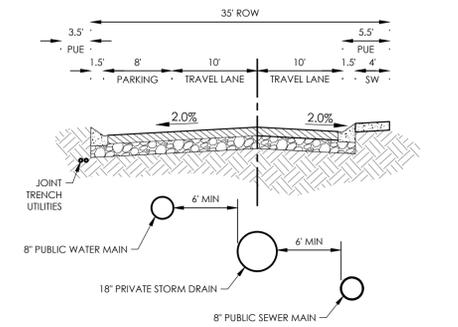


**LEGEND**

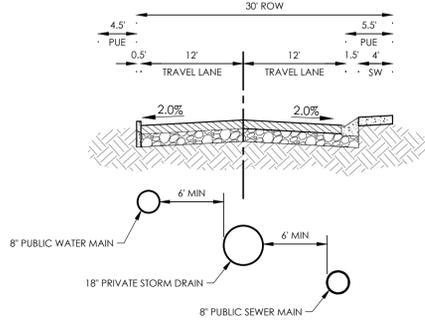
- TRACT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED RW
- 500 PROPOSED MAJOR CONTOUR
- 497 PROPOSED MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
- 497 EXISTING MINOR CONTOUR
- SD PRIVATE STORM DRAIN, UNO
- SS 8" PRIVATE SEWER SERVICE
- W 8" PUBLIC WATER MAIN
- PROPOSED FIRE HYDRANT (500' MAX SPACING)
- PROPOSED SITE LIGHTING PER LANDSCAPE



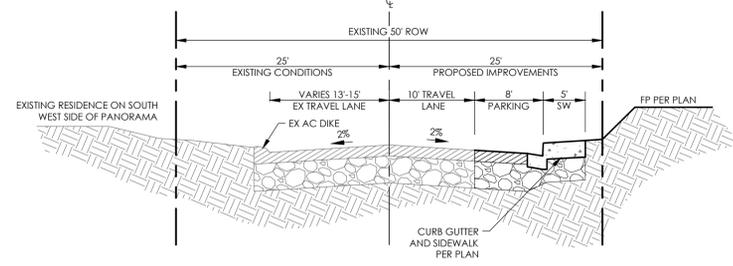
**PRIVATE STREETS A & B**  
NTS



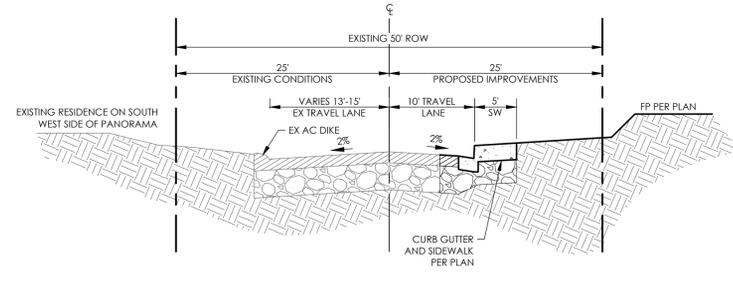
**PRIVATE STREETS D & E**  
NTS



**PRIVATE STREETS C & F**  
NTS



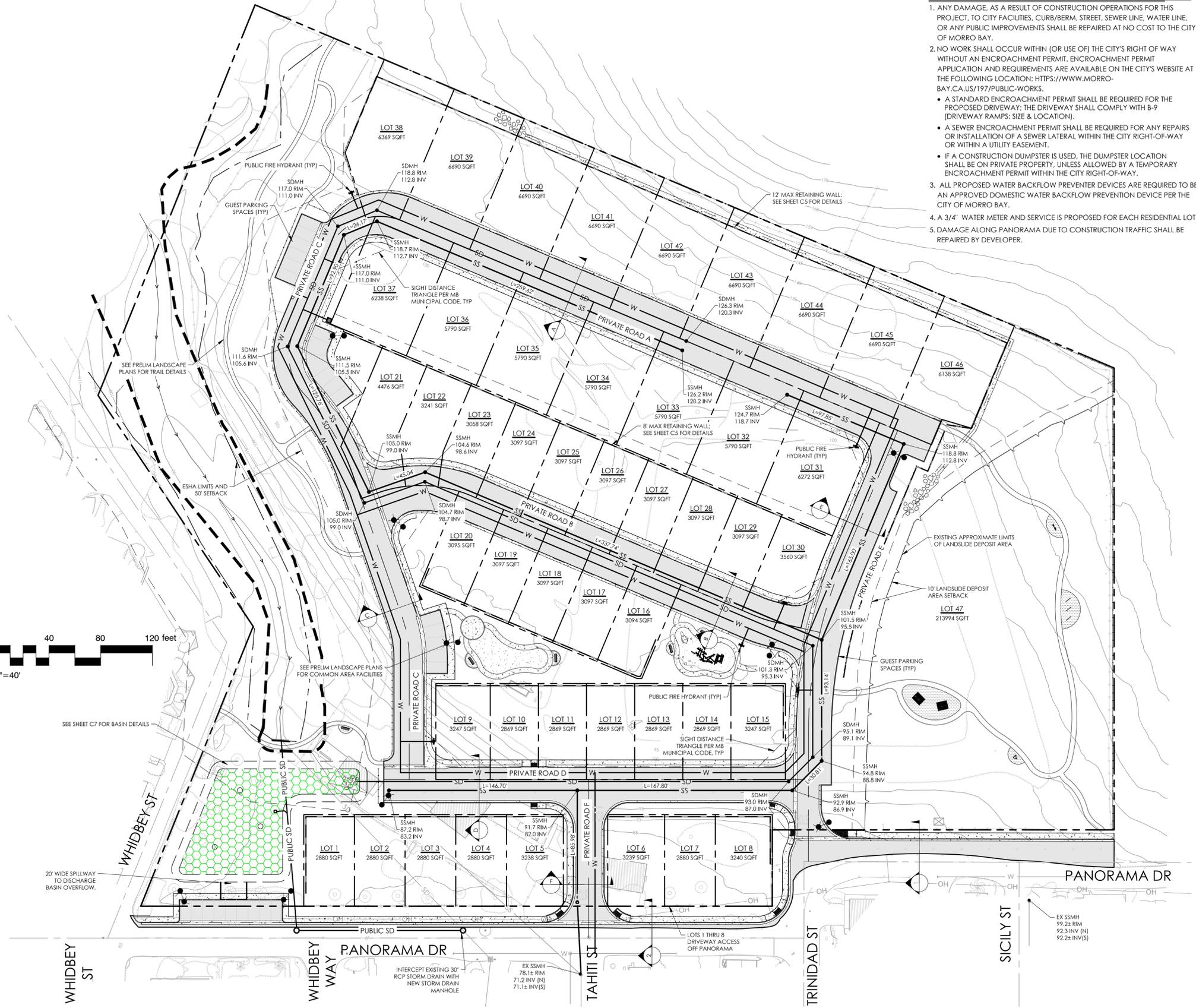
**1. PANORAMA DRIVE - SOUTH EAST OF TRINIDAD STREET**  
REFERENCE CITY OF MORRO BAY DETAIL A-1  
NTS



**1. PANORAMA DRIVE - SOUTH EAST OF TRINIDAD STREET**  
REFERENCE CITY OF MORRO BAY DETAIL A-1  
NTS

**NOTES**

1. ANY DAMAGE, AS A RESULT OF CONSTRUCTION OPERATIONS FOR THIS PROJECT, TO CITY FACILITIES, CURB/BERM, STREET, SEWER LINE, WATER LINE, OR ANY PUBLIC IMPROVEMENTS SHALL BE REPAIRED AT NO COST TO THE CITY OF MORRO BAY.
2. NO WORK SHALL OCCUR WITHIN (OR USE OF) THE CITY'S RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT. ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS ARE AVAILABLE ON THE CITY'S WEBSITE AT THE FOLLOWING LOCATION: [HTTPS://WWW.MORRO-BAY.CA.US/197/PUBLIC-WORKS](https://www.morro-bay.ca.us/197/PUBLIC-WORKS).
- A STANDARD ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE PROPOSED DRIVEWAY; THE DRIVEWAY SHALL COMPLY WITH B-9 (DRIVEWAY RAMPS: SIZE & LOCATION).
- A SEWER ENCROACHMENT PERMIT SHALL BE REQUIRED FOR ANY REPAIRS OR INSTALLATION OF A SEWER LATERAL WITHIN THE CITY RIGHT-OF-WAY OR WITHIN A UTILITY EASEMENT.
- IF A CONSTRUCTION DUMPSTER IS USED, THE DUMPSTER LOCATION SHALL BE ON PRIVATE PROPERTY, UNLESS ALLOWED BY A TEMPORARY ENCROACHMENT PERMIT WITHIN THE CITY RIGHT-OF-WAY.
3. ALL PROPOSED WATER BACKFLOW PREVENTER DEVICES ARE REQUIRED TO BE AN APPROVED DOMESTIC WATER BACKFLOW PREVENTION DEVICE PER THE CITY OF MORRO BAY.
4. A 3/4" WATER METER AND SERVICE IS PROPOSED FOR EACH RESIDENTIAL LOT.
5. DAMAGE ALONG PANORAMA DUE TO CONSTRUCTION TRAFFIC SHALL BE REPAIRED BY DEVELOPER.



# ESTIMATED PRELIMINARY EARTHWORK QUANTITIES

## NOTE

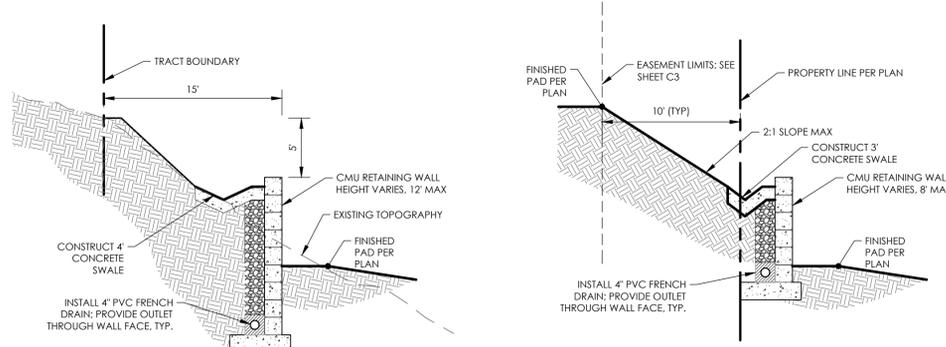
1. FINISH FLOOR ELEVATIONS ARE PROPOSED TO BE 8" ABOVE FINISHED PAD ELEVATIONS.

GROSS AFFECTED AREA OF DISTURBANCE: 7.2 ACRES  
 RAW CUT: 13,800 CUBIC YARDS  
 RAW FILL: 57,125 CUBIC YARDS  
 ADJUSTED FILL: (ASSUMED 20% SHRINKAGE) 59,885 CUBIC YARDS  
 NET QUANTITY: 46,085 CUBIC YARDS IMPORT

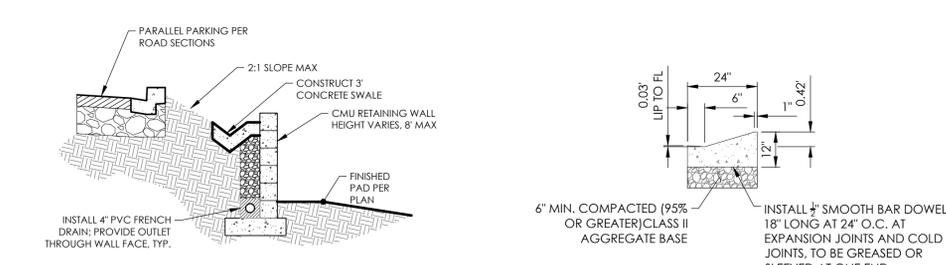
THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED PRELIMINARY ROUGH GRADE SURFACE AND EXISTING GROUND TOPOGRAPHIC SURFACE, AND ARE SUBJECT TO CHANGE. APPROXIMATE QUANTITIES SHOWN ON ARE FOR REFERENCE ONLY. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SOIL AMENDMENTS, STABILIZATION, SLOPE BENCHING, DRAINAGE SWALES, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF BIDDING, CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PATHS, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

## LEGEND

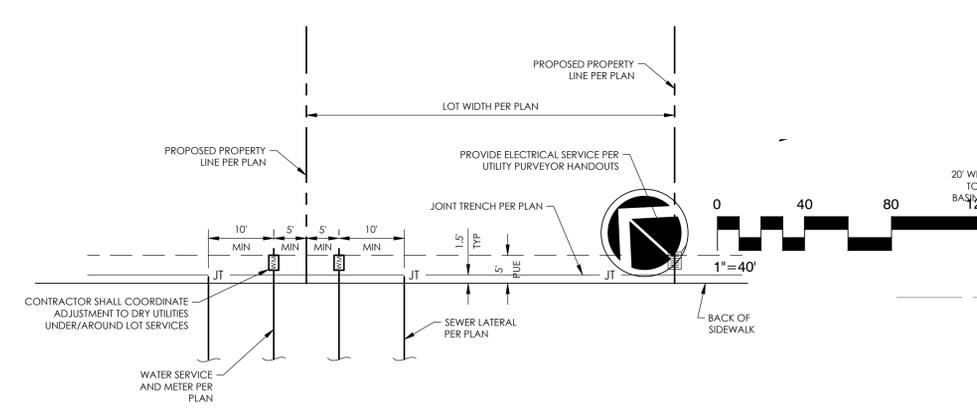
- TRACT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED RW
- 500 PROPOSED MAJOR CONTOUR
- 497 PROPOSED MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
- 497 EXISTING MINOR CONTOUR
- PRIVATE STORM DRAIN, UNO
- 8" PRIVATE SEWER SERVICE
- 8" PUBLIC WATER MAIN
- PROPOSED FIRE HYDRANT (500' MAX SPACING)
- PROPOSED SITE LIGHTING PER LANDSCAP



RETAINING WALL SECTION (A-A) NOT TO SCALE  
 RETAINING WALL SECTION (B-B) NOT TO SCALE



RETAINING WALL SECTION (C-C) NOT TO SCALE  
 TYPICAL WEDGE CURB NOT TO SCALE



SITE AREAS BREAKDOWN

Description	Area (SF)	Area (AC)
ESHA Area	29,754	0.68
ESHA Buffer Area	39,171	0.90
Developable Lots	156,840	3.60
Common Areas	182,380	4.19
Sub Total	408,145	9.37
ROW	29,886	0.69
Total Area	438,030	10.06

Common Areas Breakdown		
Description	Area (SF)	Area (AC)
Roads & Sidewalks (Lots 9-46)	36,540	0.84
Roads & Sidewalks (Lot 47)	40,613	0.93
Landscape	105,227	2.42

Lot 47 Break Down		
Description	Area (SF)	Area (AC)
Landscape	105,227	2.42
Roads & Sidewalk (Lot 47)	40,613	0.93
ESHA Area	29,754	0.68
ESHA Buffer Area	39,171	0.90
Lot 47 Total Area	214,765	4.93

NOTES:

1. ALL COMMON AREAS AND ONSITE ROADS TO BE MAINTAINED BY HOA.
2. COMMON AREAS DO NOT INCLUDE PUBLIC ROADS & SIDEWALKS
3. THE RIGHT OF WAY AREA IS MEASURED BETWEEN PANORAMA DRIVE CENTERLINE OR WHIDBEY STREET CENTERLINE AND THE PROPERTY LINE OF THE PROJECT.
4. THE PROPOSED RETENTION BASIN IS INCLUDED IN ESHA BUFFER AREA AND COMMON AREA CALCULATIONS.
5. SIDEWALK AND ROADS IMPROVEMENTS INCLUDED WITHIN LOT 47 ARE CONSIDERED COMMON AREA AND EXCLUDED FROM DEVELOPABLE LOT AREAS.



## DMA STATISTICS

DMA 1: 238,400 sf

NEW IMPERVIOUS = 144,846 sf  
 BUILDINGS = 70,810 sf  
 PAVING AREA = 60,598 sf  
 SIDEWALKS = 13,438 sf

LANDSCAPE = 93,554 sf

$i = 144,846 / 238,400 = 60.8\%$  IMPERVIOUS

DMA 2: 43,092 sf

NEW IMPERVIOUS = 29,137 sf  
 BUILDINGS = 14,400 sf  
 PAVING AREA = 8,757 sf  
 SIDEWALKS = 5,980 sf

LANDSCAPE = 13,955 sf

$i = 29,137 / 43,092 = 67.6\%$  IMPERVIOUS

DRAINAGE SUMMARY:

$[POST-DEV] - [PRE-DEV] = Q_d$  [STORAGE REQ]  
 $Q_2 = 4.47 \text{ cfs} - 2.27 \text{ cfs} = 2.19 \text{ cfs}$  [2,565 cf]  
 $Q_{10} = 6.92 \text{ cfs} - 2.27 \text{ cfs} = 3.40 \text{ cfs}$  [9,950 cf]  
 $Q_{25} = 9.38 \text{ cfs} - 4.34 \text{ cfs} = 5.04 \text{ cfs}$  [11,635 cf]  
 $Q_{50} = 12.22 \text{ cfs} - 4.98 \text{ cfs} = 7.24 \text{ cfs}$  [13,103 cf]  
 $Q_{100} = 16.61 \text{ cfs} - 5.64 \text{ cfs} = 10.97 \text{ cfs}$  [23,144 cf] < 23,860 cf provided

## LEGEND

- DIRECTION OF FLOW
- DRAINAGE MANAGEMENT AREA 1
- DRAINAGE MANAGEMENT AREA 2
- PROPOSED IMPROVEMENTS**
- PAVING AREA: 69,355 sf
- SIDEWALKS: 19,418 sf
- BUILDINGS: 85,210 sf
- LANDSCAPE: 107,509 sf
- TOTAL IMPERVIOUS = 173,983 sf (4.0 AC)**
- TOTAL AREA: 6.46 ACRES**
- PROPOSED TREATMENT**
- BIORETENTION AREA

## REQUIRED STORMWATER CONTROL MEASURES

### TIER 1 - RUNOFF REDUCTION

- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

### TIER 2 - WATER QUALITY (85th PERCENTILE = 1.0")

- ON-SITE RETENTION-BASED TREATMENT AND INFILTRATION

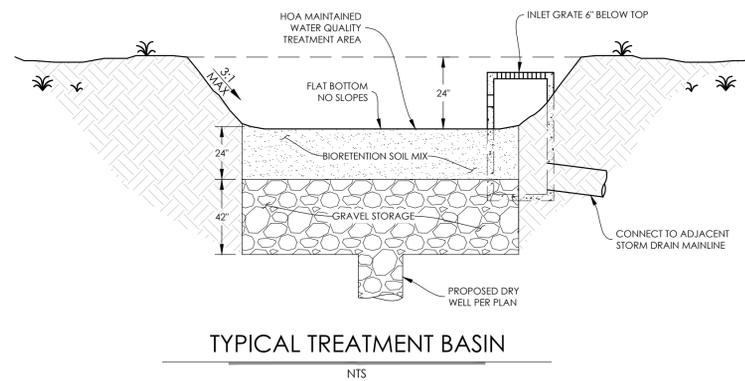
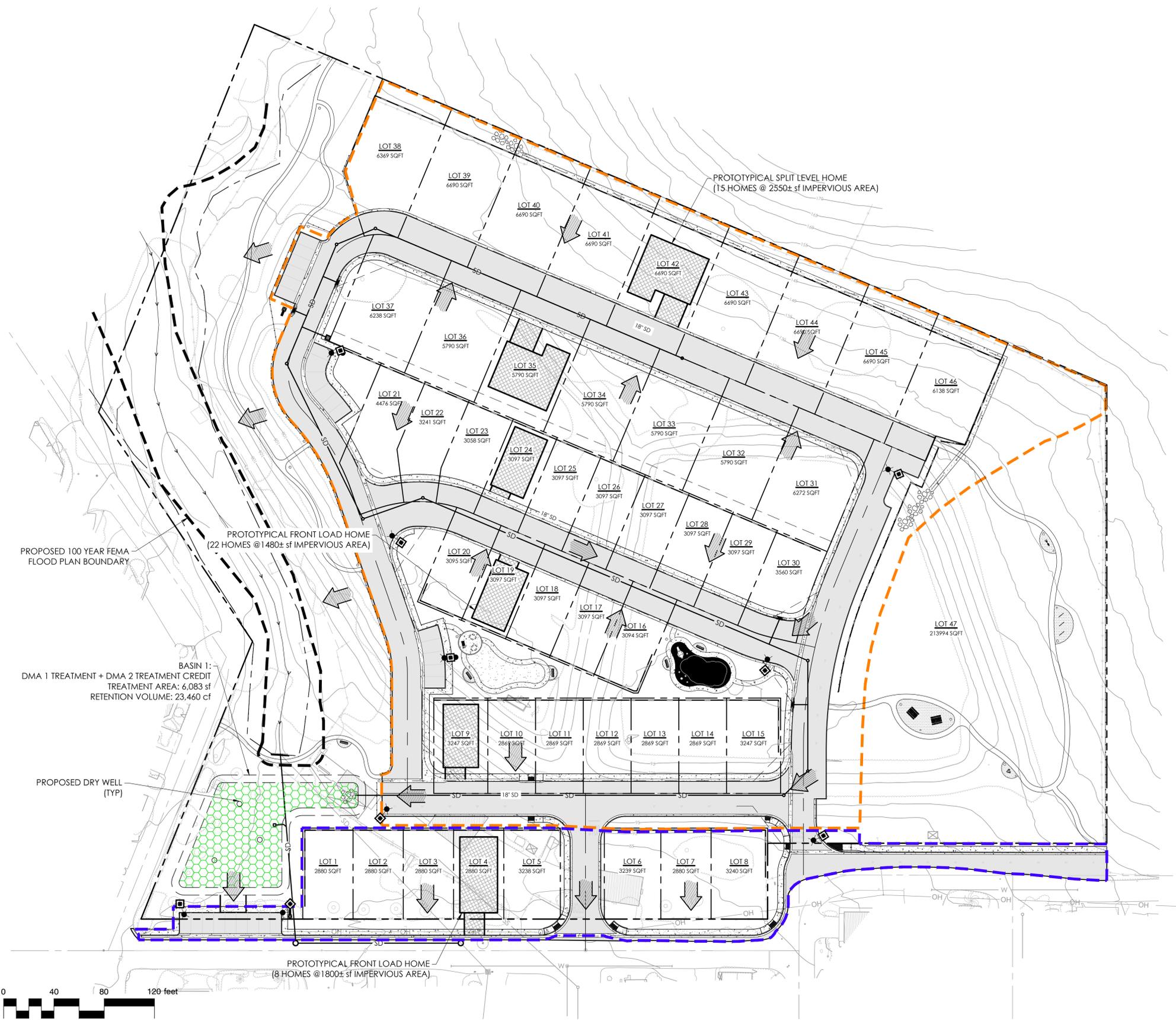
### TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.55")

- WATERSHED MANAGEMENT ZONE 1
- BASINS WILL RETAIN AND INFILTRATE THE REQUIRED 95TH PERCENTILE RETENTION VOLUME WHERE:

VOLUME (cf) =  $(1.55' / 12") * C_i * A$   
 $C_i = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$   
 $i$  = IMPERVIOUS AREA RATIO  
 $A$  = TRIBUTARY AREA (sf)

### TIER 4 - PEAK MANAGEMENT

- WATERSHED MANAGEMENT ZONE 1
- PEAK MANAGEMENT FOR THE ON-SITE DEVELOPMENT IS PROVIDED IN THE RETENTION BASINS AS SHOWN.



# GRADE CALCULATIONS

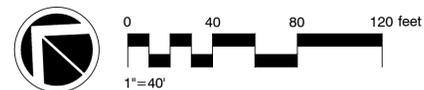
	Low Point	High Point	Average Existing Grade	Average Proposed Grade	Average Existing Grade +25'	Proposed Pad +25'	Compliant?	Average Approximate Original Grade*	Compliant?
Lot 1	80.5	82	81.3	83.5	106.3	108.5	NO	82.8	NO
Lot 2	79.9	81.7	80.8	83.0	105.8	108.0	NO	81.9	NO
Lot 3	79.7	81.4	80.6	83.0	105.6	108.0	NO	81.8	NO
Lot 4	80.3	81.5	80.9	82.5	105.9	107.5	NO	82.4	NO
Lot 5	80.3	80.9	80.6	83.0	105.6	108.0	NO	83.2	YES
Lot 6	82	86.4	84.2	84.0	109.2	109.0	YES	86.9	YES
Lot 7	83.7	86.8	85.3	85.0	110.3	110.0	YES	88.1	YES
Lot 8	84.8	89.3	87.1	86.0	112.1	111.0	YES	88.8	YES
Lot 9	84	106	95.0	90.0	120.0	115.0	YES	102.5	YES
Lot 10	91.5	107.3	99.4	91.0	124.4	116.0	YES	101.8	YES
Lot 11	91	108	99.5	92.0	124.5	117.0	YES	100.8	YES
Lot 12	93.2	106	99.6	93.0	124.6	118.0	YES	99.1	YES
Lot 13	92.9	97.9	95.4	93.5	120.4	118.5	YES	96.5	YES
Lot 14	93.8	97.4	95.6	94.0	120.6	119.0	YES	94.7	YES
Lot 15	94.3	97.3	95.8	94.0	120.8	119.0	YES	95.1	YES
Lot 16	95	103.5	99.3	103.0	124.3	128.0	NO	91.7	NO
Lot 17	96.5	107.6	102.1	103.0	127.1	128.0	NO	112.2	YES
Lot 18	95	97.1	96.1	103.5	121.1	128.5	NO	112.2	YES
Lot 19	94.8	96.5	95.7	104.0	120.7	129.0	NO	112.3	YES
Lot 20	94.9	96.4	95.7	105.0	120.7	130.0	NO	112.4	YES
Lot 21	96.2	96.5	96.4	105.5	121.4	130.5	NO	112.5	YES
Lot 22	96.2	96.9	96.6	105.0	121.6	130.0	NO	112.7	YES
Lot 23	96.5	97.3	96.9	105.0	121.9	130.0	NO	112.8	YES
Lot 24	96.9	97.2	97.1	104.5	122.1	129.5	NO	122.6	YES
Lot 25	96.9	98	97.5	104.0	122.5	129.0	NO	123.5	YES
Lot 26	97.4	107.3	102.4	103.0	127.4	128.0	NO	123.4	YES
Lot 27	97.6	106.2	101.9	102.5	126.9	127.5	NO	123.4	YES
Lot 28	97	97.6	97.3	102.0	122.3	127.0	NO	123.6	YES
Lot 29	97	97	97.0	102.0	122.0	127.0	NO	123.7	YES
Lot 30	96.9	97	97.0	102.0	122.0	127.0	NO	123.2	YES
Lot 31	96.7	102.4	99.6	118.0	124.6	143.0	NO	119.1	YES
Lot 32	97	116.1	106.6	120.0	131.6	145.0	NO	114.7	NO
Lot 33	98.3	116.5	107.4	121.0	132.4	146.0	NO	111.7	NO
Lot 34	97.5	115.2	106.4	121.0	131.4	146.0	NO	117.4	NO
Lot 35	97.4	109.7	103.6	120.0	128.6	145.0	NO	124.3	YES
Lot 36	96.6	97.8	97.2	119.0	122.2	144.0	NO	132.3	YES
Lot 37	96.6	97.9	97.3	118.0	122.3	143.0	NO	133.8	YES
Lot 38	116.4	119	117.7	125.0	142.7	150.0	NO	134.5	YES
Lot 39	118.8	120.6	119.7	126.5	144.7	151.5	NO	134	YES
Lot 40	120.5	131.9	126.2	128.5	151.2	153.5	NO	119	NO
Lot 41	122.9	138.6	130.8	130.0	155.8	155.0	YES	124.1	NO
Lot 42	125.4	142.7	134.1	131.0	159.1	156.0	YES	131.4	YES
Lot 43	127.7	143.6	135.7	132.5	160.7	157.5	YES	140.6	YES
Lot 44	127.7	143.3	135.5	132.0	160.5	157.0	YES	147	YES
Lot 45	128.6	141.4	135.0	130.0	160.0	155.0	YES	147.7	YES
Lot 46	128.7	139.5	134.1	126.0	159.1	151.0	YES	146.1	YES

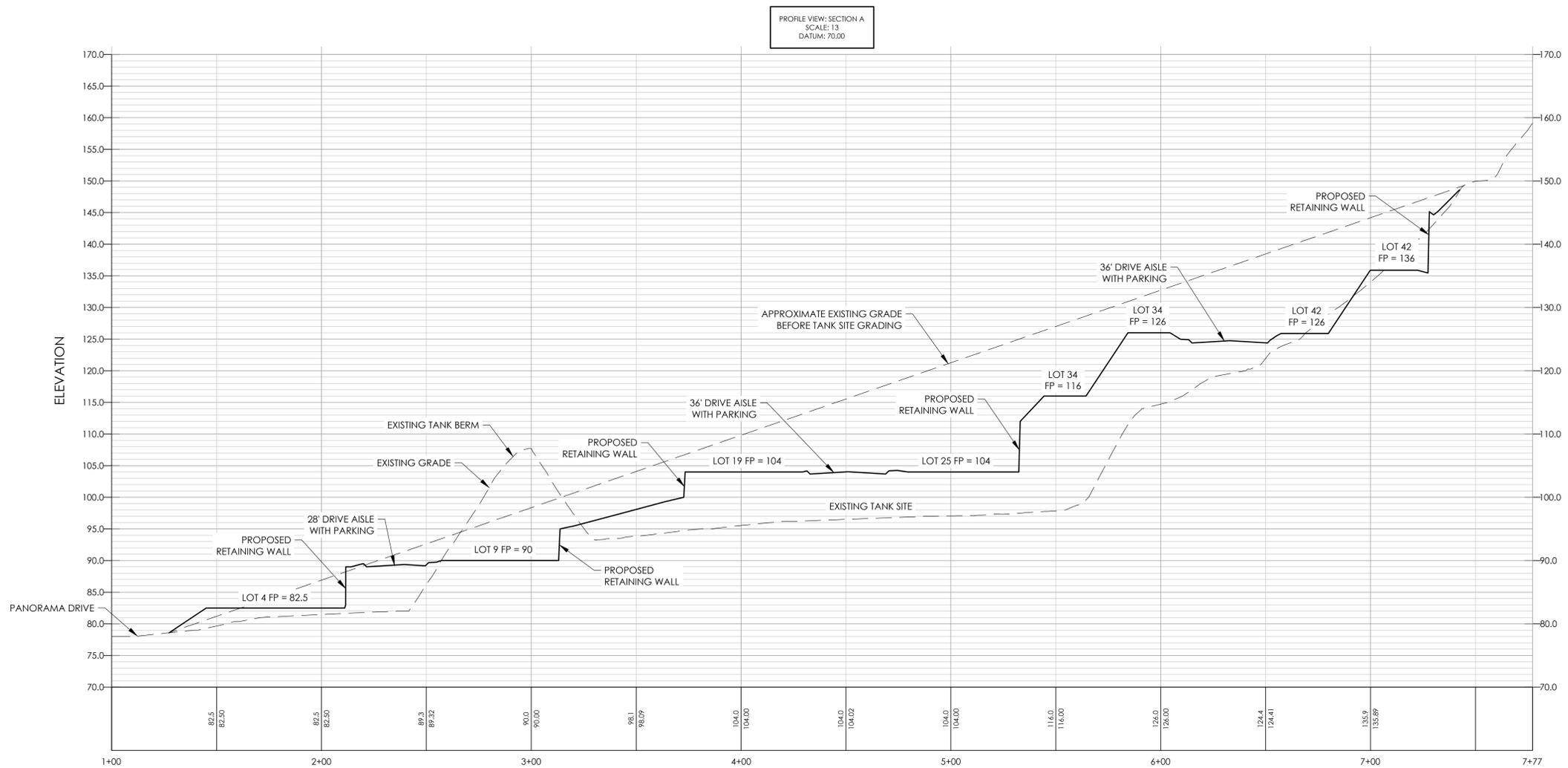
\* THE 'AVERAGE APPROXIMATE ORIGINAL GRADE' REFERS TO THE SITE CONDITION PRIOR TO THE GRADING THAT CREATED THE NOW EXISTING FUEL TANK PADS.



## LEGEND

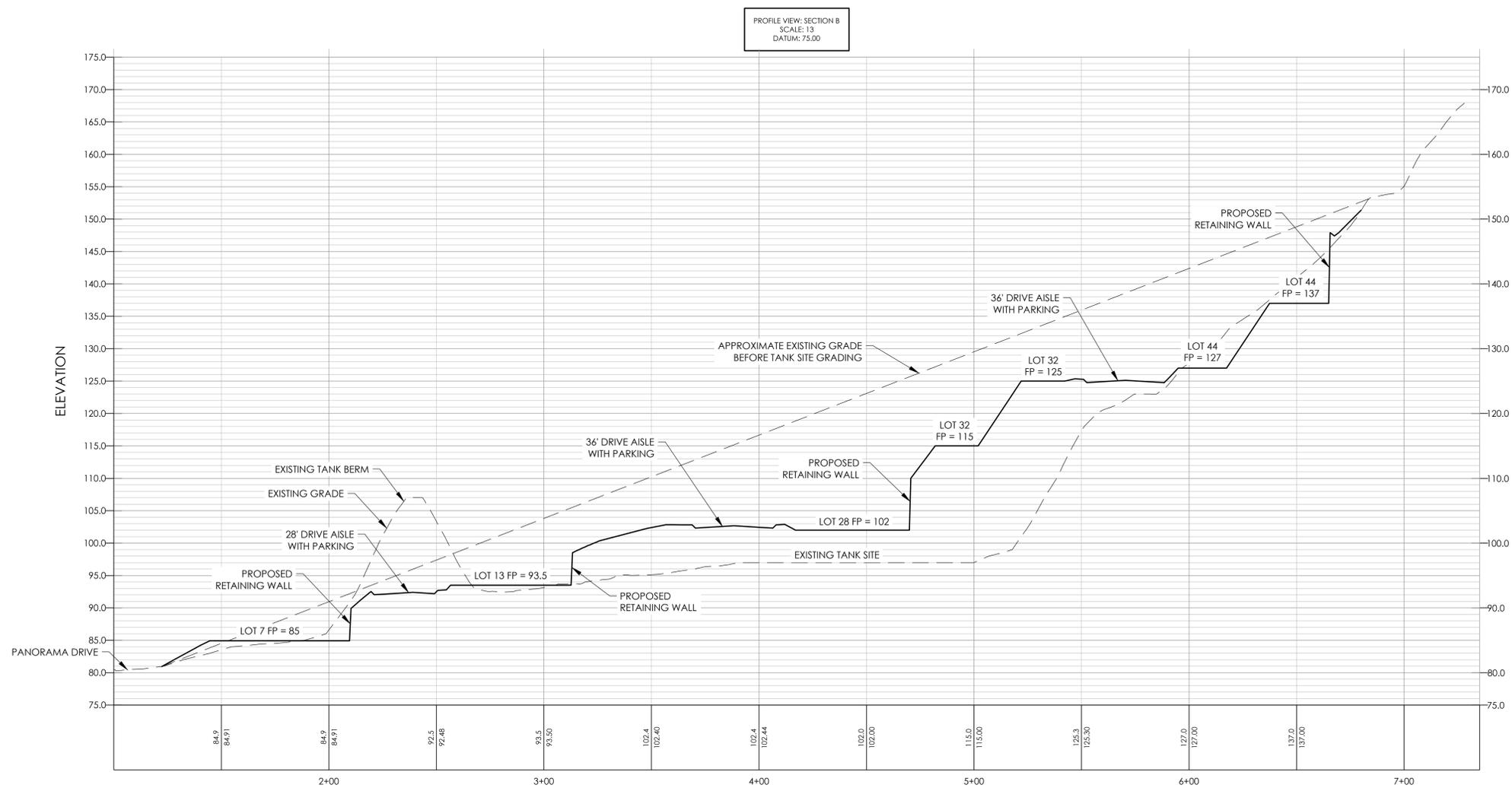
- COMPLIANT
- NON-COMPLIANT





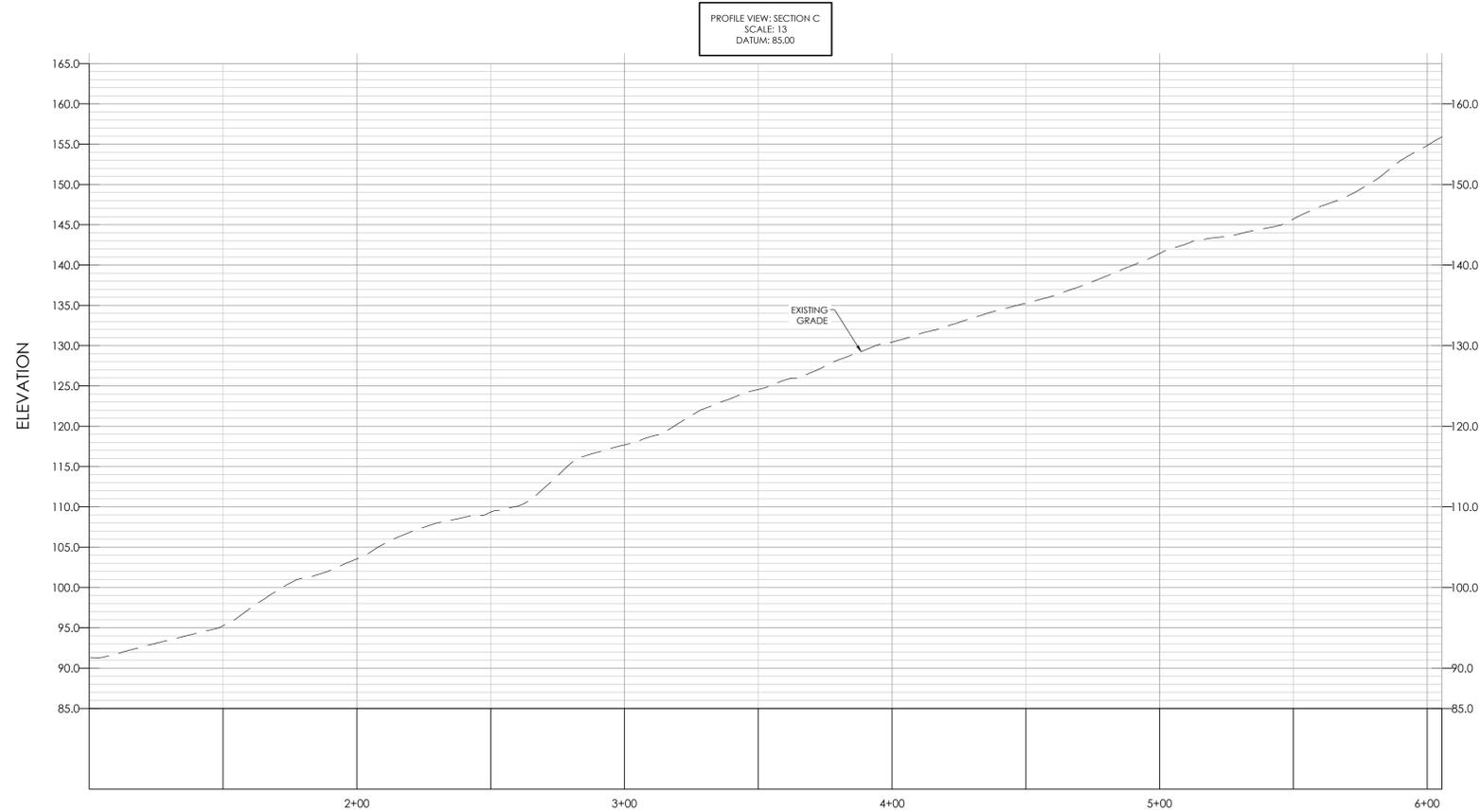
**PROPOSED SITE SECTION A**

1" = 30' HORIZONTAL SCALE  
1" = 10' VERTICAL SCALE



**PROPOSED SITE SECTION B**

1" = 30' HORIZONTAL SCALE  
1" = 10' VERTICAL SCALE



PROPOSED SITE SECTION C

1" = 20' HORIZONTAL SCALE  
 1" = 5' VERTICAL SCALE

EXISTING TREE INVENTORY

Tree Tag	Botanical Name	Common Name	Diameter at Breast Height (in.)	Disposition
53	Hesperocyparis macrocarpa	Monterey cypress	38.5	Remove
198	Hesperocyparis macrocarpa	Monterey cypress	37.5	Remove
268	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
269	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
270	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
271	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
272	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
273	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
274	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
275	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
276	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
277	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
278	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
279	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
280	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
281	Hesperocyparis macrocarpa	Monterey cypress	2.0	Remove
282	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
283	Hesperocyparis macrocarpa	Monterey cypress	1.0	Remove
340	Hesperocyparis macrocarpa	Monterey cypress	39"	Protect
341	Hesperocyparis macrocarpa	Monterey cypress	37.0	Protect
344	Hesperocyparis macrocarpa	Monterey cypress	25.5	Protect
345	Hesperocyparis macrocarpa	Monterey cypress	22.0	Protect
347	Hesperocyparis macrocarpa	Monterey cypress	30.0	Protect
349	Hesperocyparis macrocarpa	Monterey cypress	24.5	Protect
350	Hesperocyparis macrocarpa	Monterey cypress	32"	Protect
351	Hesperocyparis macrocarpa	Monterey cypress	24.5	Protect
352	Hesperocyparis macrocarpa	Monterey cypress	11.0	Protect
353	Hesperocyparis macrocarpa	Monterey cypress	11.5	Protect
354	Hesperocyparis macrocarpa	Monterey cypress	14.5	Protect
356	Hesperocyparis macrocarpa	Monterey cypress	31.0	Protect
357	Hesperocyparis macrocarpa	Monterey cypress	31.0	Protect
814	Hesperocyparis macrocarpa	Monterey cypress	60.0	Remove
815	Hesperocyparis macrocarpa	Monterey cypress	38.5	Remove
816	Hesperocyparis macrocarpa	Monterey cypress	63.0	Remove
817	Hesperocyparis macrocarpa	Monterey cypress	32.0	Remove
818	Hesperocyparis macrocarpa	Monterey cypress	24.5	Remove
819	Hesperocyparis macrocarpa	Monterey cypress	35.5	Remove
820	Hesperocyparis macrocarpa	Monterey cypress	49.5	Remove
821	Hesperocyparis macrocarpa	Monterey cypress	43.5	Remove
822	Hesperocyparis macrocarpa	Monterey cypress	58.0	Remove
823	Hesperocyparis macrocarpa	Monterey cypress	68.0	Remove
824	Hesperocyparis macrocarpa	Monterey cypress	16.0	Remove
825	Hesperocyparis macrocarpa	Monterey cypress	32.0	Remove
826	Juniperus chinensis	Hollywood juniper	28.5	Remove
827	Juniperus chinensis	Hollywood juniper	28.0	Remove
828	Juniperus chinensis	Hollywood juniper	32.0	Remove
829	Juniperus chinensis	Hollywood juniper	24.0	Remove
830	Juniperus chinensis	Hollywood juniper	17.5	Remove
831	Juniperus chinensis	Hollywood juniper	14.0	Protect
832	Hesperocyparis macrocarpa	Monterey cypress	14.5	Protect
833	Myoporum laetum	ngaio	12.5	Protect
834	Hesperocyparis macrocarpa	Monterey cypress	25.5	Protect
835	Pinus radiata	Monterey pine	15.5	Protect
836	Hesperocyparis macrocarpa	Monterey cypress	37.5	Protect
837	Hesperocyparis macrocarpa	Monterey cypress	32"	Protect
838	Pinus radiata	Monterey pine	17.0	Protect
839	Pinus radiata	Monterey pine	19.0	Protect
840	Pinus radiata	Monterey pine	13.0	Protect
841	Pinus radiata	Monterey pine	15.0	Protect
842	Pinus radiata	Monterey pine	13.0	Protect
843	Pinus radiata	Monterey pine	19.0	Protect
844	Hesperocyparis macrocarpa	Monterey cypress	21.0	Protect
845	Pinus radiata	Monterey pine	12.0	Protect
846	Hesperocyparis macrocarpa	Monterey cypress	21"	Protect
847	Hesperocyparis macrocarpa	Monterey cypress	21"	Protect
848	Hesperocyparis macrocarpa	Monterey cypress	23.0	Protect
849	Hesperocyparis macrocarpa	Monterey cypress	21.5	Protect
850	Hesperocyparis macrocarpa	Monterey cypress	30"	Protect
851	Hesperocyparis macrocarpa	Monterey cypress	34"	Protect
852	Hesperocyparis macrocarpa	Monterey cypress	24.5	Protect
853	Salix lasiolepis	Arroyo willow	10"	Protect
854	Salix lasiolepis	Arroyo willow	38"	Protect
855	Salix lasiolepis	Arroyo willow	18"	Protect
856	Salix lasiolepis	Arroyo willow	28"	Protect
857	Salix lasiolepis	Arroyo willow	8"	Protect
858	Salix lasiolepis	Arroyo willow	8"	Protect
859	Pinus radiata	Monterey pine	14"	Protect
860	Hesperocyparis macrocarpa	Monterey cypress	34"	Protect
861	Hesperocyparis macrocarpa	Monterey cypress	30"	Protect
862	Hesperocyparis macrocarpa	Monterey cypress	36"	Protect
863	Hesperocyparis macrocarpa	Monterey cypress	12"	Protect
864	Hesperocyparis macrocarpa	Monterey cypress	28"	Protect
865	Hesperocyparis macrocarpa	Monterey cypress	40"	Protect

\*Indicates an estimated DBH measurement. These trees were inaccessible due to impassible fencing and it was not possible to obtain a physical measurement in the field.

LEGEND

- INDICATES AN EXISTING TREE TO REMAIN
- INDICATES AN EXISTING TREE TO BE REMOVED
- 830 TREE TAG NUMBER

TREE DISPOSITION TABLE

DISPOSITION	QUANTITY
EXISTING	83
PROTECT	48
REMOVE	35
PROPOSED FOR MITIGATION	51
PROPOSED FOR AESTHETIC VALUE	87

NOTES

- TREE INVENTORY, LOCATIONS, AND TAG NUMBERS PER ARBORIST REPORT PREPARED BY RRM DESIGN GROUP, DATED JUNE 5, 2023.
- REFER TO SECTION 4.3 TREE REPLACEMENT OF THE ARBORIST REPORT FOR A DESCRIPTION OF THE TREE REPLACEMENT CONCEPT FOR THIS PROJECT.
- ALL TREES LOCATED WITHIN DESIGNATED ENVIRONMENTALLY SENSITIVE HABITAT (ESH) AREA ARE TO REMAIN.
- SEE SHEET L2 FOR SPECIES, LOCATION, AND SIZE OF PROPOSED TREE PLANTINGS.

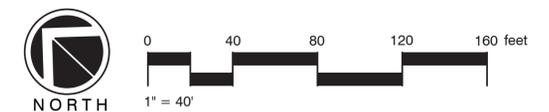


EXISTING SITE PLAN

PRUNING, REMOVAL, AND REPLACEMENT PLAN

TREES PROPOSED FOR REMOVAL ARE IN POOR HEALTH, ARE OVERCROWDED, EXHIBIT STRUCTURAL DEFECTS, OR CONFLICT WITH PROPOSED ONSITE IMPROVEMENTS, SUCH AS BUILDING LOCATIONS, UNDERGROUND UTILITY INFRASTRUCTURE, ROADWAYS, OR ASSOCIATED GRADING. THESE PROPOSED IMPROVEMENTS ENCRoACH INTO THE CRITICAL ROOT ZONE (CRZ) OF TREES PROPOSED FOR REMOVAL.

TREES PROPOSED FOR REMOVAL ONSITE SHOULD BE REMOVED, AND THEIR STUMPS GROUND DOWN TO A DEPTH OF 24". MOST TREES TO REMAIN HAVE NOT BEEN MAINTAINED IN MANY YEARS, MANY HAVE LARGE AMOUNTS OF DEAD WOOD THROUGHOUT THE CROWN, AND SEVERAL HAVE UNBALANCED CROWNS. MOST WILL REQUIRE A CROWN CLEANING TO REDUCE RISK ASSOCIATED WITH DEAD LIMBS DROP AND SEVERAL WILL REQUIRE A CROWN REDUCTION TO ENSURE A BALANCED CROWN. AN ISA LEVEL 1 TREE RISK ASSESSMENT SHOULD BE PERFORMED BY A QUALIFIED ARBORIST ON ANY TREES TO REMAIN TO DETERMINE THE FEASIBILITY OF PRESERVATION OR POTENTIAL MITIGATION STEPS TO JUSTIFY PRESERVATION. THE TREE RISK ASSESSMENT SHOULD FOCUS ON THE PROPOSED DEVELOPMENT FOOTPRINT AND NEW ESTABLISHED USES WITHIN THE TARGET ZONES OF TREES TO REMAIN.



# SYMBOL LEGEND

ESHA INTERPRETIVE EDUCATIONAL SIGNAGE LOCATION

# CONCEPTUAL PLANT SCHEDULE

SYMBOL	QTY	REMARKS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>						
	11		HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	15 GAL	LOW
	2		LOPHOSEMON CONFERTA	BRISBANE BOX	15 GAL	LOW
	17		LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	15 GAL	LOW
	12		PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	LOW
	5		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MODERATE
	15		PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL	LOW
	44		QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	15 GAL	LOW
	32		SAMBUCUS NIGRA	BLACK ELDERBERRY	15 GAL	LOW
	138		SUBTOTAL:			
<b>SHRUBS, GRASSES, AND GROUNDCOVERS</b>						
			ADENANTHOS X CUNNINGHAMII	ALBANY WOOLLYBUSH	5 GAL	LOW
			ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW	1 GAL	LOW
			ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	LOW
			BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	LOW
			CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	LOW
			CAREX DIVULSA 'WESTFIELD'	WESTFIELD EUROPEAN GREY SEDGE	5 GAL	LOW
			CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
			CEANOETHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL	LOW
			CHONOROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW
			ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	LOW
			FESTUCA CALIFORNICA 'RIVER HOUSE BLUES'	RIVER HOUSE BLUES CALIFORNIA FESCUE	1 GAL	LOW
			LEUCADENDRON X 'WINTER RED'	CONEBUSH	5 GAL	LOW
			LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	PLUGS	LOW
			MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	LOW
			MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	LOW
			MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
			OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	15 GAL	LOW
			PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL	LOW
			PHORMIUM X 'DUSKY CHIEF'	'DUSKY CHIEF' NEW ZEALAND FLAX	5 GAL	LOW
			PHORMIUM X 'GREEN GLOW'	GREEN GLOW NEW ZEALAND FLAX	5 GAL	LOW
			PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
			ROMNEYA COULTERI 'WHITE CLOUD'	WHITE CLOUD MATILJA POPPY	5 GAL	LOW
			SALVIA ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
			SALVIA X 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL	LOW
			SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	5 GAL	LOW
			SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	LOW
			WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	5 GAL	LOW
<b>NATIVE RESTORATION PLANTING</b>						
					SIZE	WUCOLS
			ARCTOSTAPHYLOS OBISPOENSIS	BISHOP MANZANITA	1 GAL	VERY LOW
			ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	SEED	LOW
			ARTEMISIA DOUGLASSIANA	MUGWORT	SEED	LOW
			ELYMUS CONDENSATUS	GIANT WILD RYE	SEED	LOW
			EPILOBIUM CALIFORNICUM	CALIFORNIA FUCHSIA	SEED	LOW
			ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	SEED	LOW
			FRANGLIA CALIFORNICA	CALIFORNIA COFFEEBERRY	1 GAL	VERY LOW
			HETEROMELIS ARBUTIFOLIA	TOYON	1 GAL	VERY LOW
			LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	SEED	LOW
			LUPINUS ALBIFRONS	BUSH LUPINE	SEED	VERY LOW
			MORELLA CALIFORNICA	PACIFIC WAX MYRTLE	1 GAL	LOW
			RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	1 GAL	LOW
			ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	LOW
			SALVIA MELLIFERA	BLACK SAGE	SEED	LOW
			SALVIA SPATHACEA	HUMMINGBIRD SAGE	SEED	LOW
			TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	SEED	LOW



**PLANTING DESIGN CRITERIA:**  
 THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED, HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. LOW WATER SHRUBS AND GROUNDCOVERS COMPRISE THE MAJORITY OF THE TOTAL LANDSCAPED AREA.

THIS PLAN WILL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES (MWELCO).

**IRRIGATION DESIGN CRITERIA:**  
 THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS VERY LOW TO MODERATE WATER USE. 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 GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

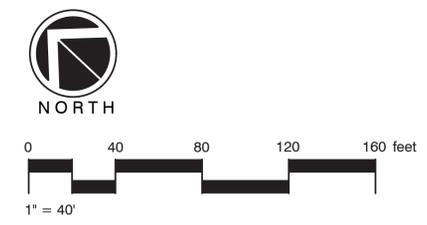
**PROJECT AREAS:**  
 LANDSCAPE AREA ((LANDSCAPE AREA / LOT AREA) X 100): 31.2%  
 PERMEABLE AREA ((PERMEABLE AREA / LOT AREA) X 100): 48.0%

**PLANTING STATISTICS:**  
 EXISTING TREES TO BE PROTECTED (WITHIN ESHA BOUNDARY LINES), ARE NOT SHOWN ON THIS PLAN. REFER TO SHEET L1 FOR TREE PROTECTION PLAN, NOTES AND DETAILS.

**RETAINED TREES:**  
 48 RETAINED TREES

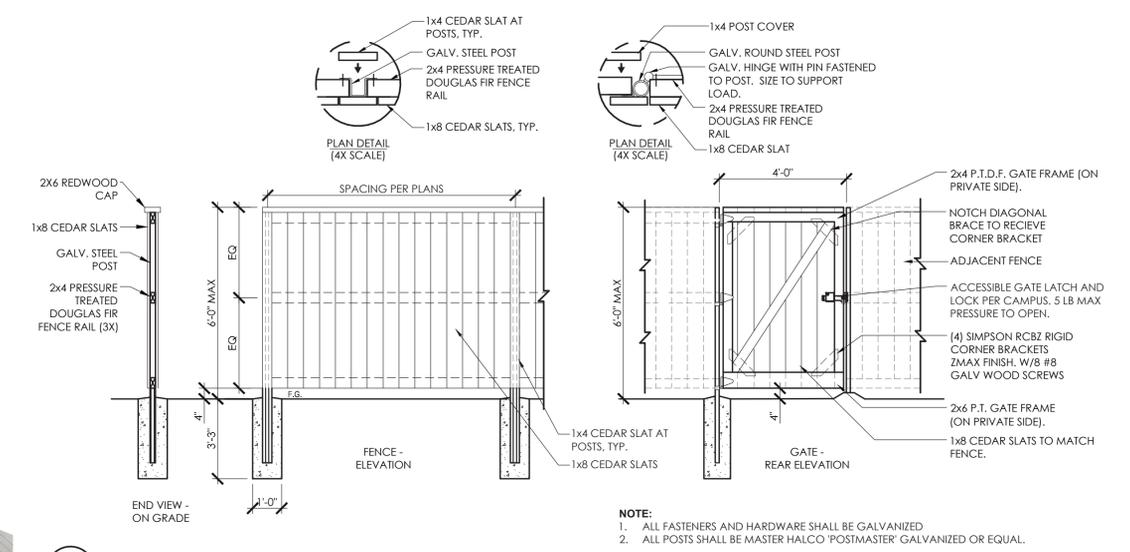
**PROPOSED TREES:**  
 51 PROPOSED MITIGATION TREES  
 87 PROPOSED AESTHETIC VALUE TREES

**TOTAL RETAINED AND PROPOSED TREES: 186**



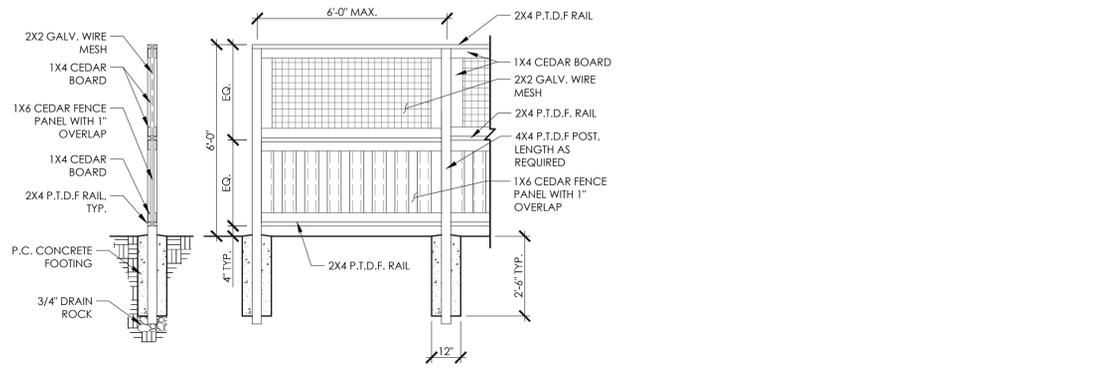
# CONCEPTUAL FENCING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	FENCE TYPE 1 - 6FT WOOD SLAT PRIVACY FENCE	1/L3
	FENCE TYPE 2 - 4FT SPLIT RAIL FENCE W/ MESH	3/L3
	FENCE TYPE 3 - 6FT 50% OPEN WOOD FENCE	2/L3
	FENCE TYPE 4 - 4FT SPLIT RAIL FENCE W/OUT MESH	3/L3



## 1 6' WOOD SLAT PRIVACY FENCE AND GATE

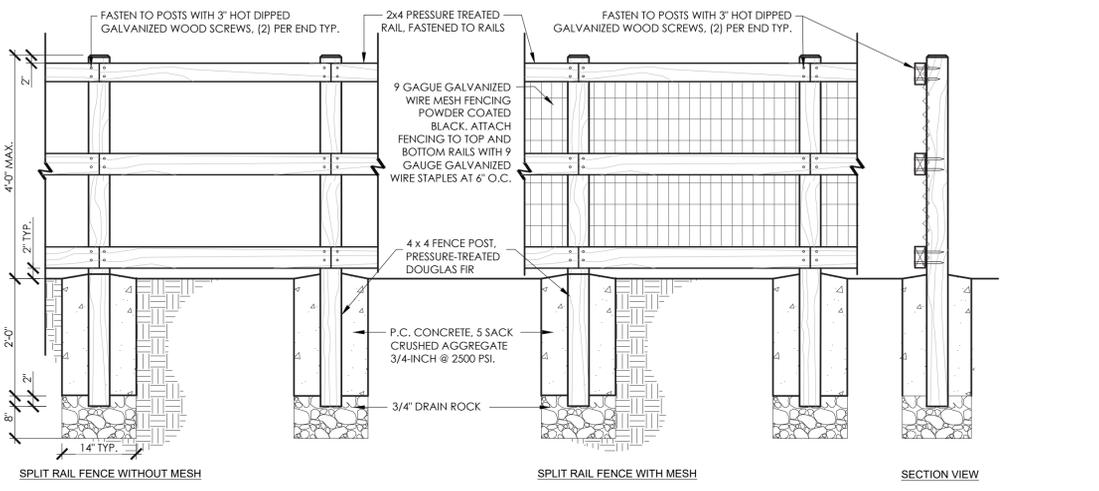
3/8" = 1'-0" RRM-0401-0404.01-06



NOTE:  
CONTRACTOR TO PROVIDE GALV. SCREW FASTENERS FOR ALL WOOD CONNECTIONS, MINIMUM TWO (2) SCREWS PER EACH RAIL TO POST CONNECTION.

## 2 50% OPEN WOOD FENCE

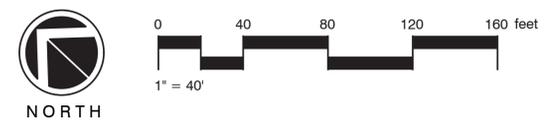
3/8" = 1'-0" RRM-0401-0404.01-70

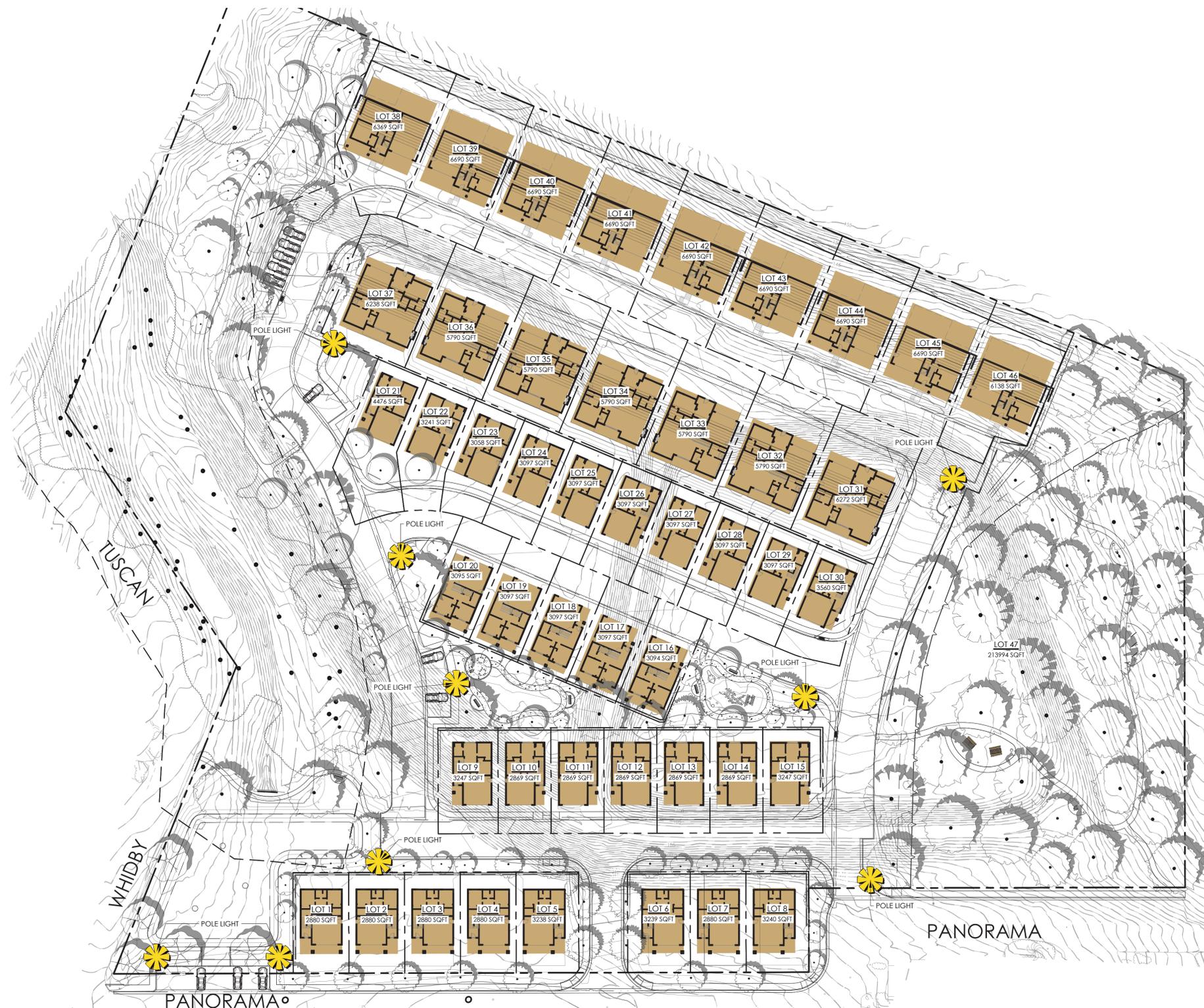


NOTES:  
1. ALL LUMBER DIMENSIONS GIVEN ARE NOMINAL.  
2. PROVIDE (2) 3/8" x 3" HOT DIPPED GALVANIZED WOOD SCREWS AT EACH CONNECTION, TYP.  
3. ALL EXPOSED WOOD SURFACES SHALL RECEIVE 3 COATS OF CLEAR EXTERIOR WOOD STAIN.  
4. WIRE MESH FENCING SHALL BE POWDER COATED BLACK.  
5. ANY ACCESSIBLE OPENINGS BETWEEN FENCES SHALL BE MIN. OF 4'-0" CLEAR.

## 3 SPLIT RAIL FENCE - WITH / WITHOUT MESH

3/4" = 1'-0" RRM-0401-0404.01-71





# CONCEPTUAL LIGHTING SCHEDULE



SPRING CITY RANCH LIGHT (ALMRHS-LE), OR APPROVED EQUAL

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**LUMINAIRE SPECIFICATIONS:**  
 STYLE: RANCH SMALL WITH SQUARE FITTER  
 HEIGHT: 24 1/2"  
 WIDTH: 18" SQUARE  
 MATERIAL: CAST ALUMINUM ALLOY A.S.I. 306 PER A.S.T.M. B2096  
 PANEL: SEESAY ACRYLIC  
 FINISH: POWDER COAT - PLEASE ADVISE  
 LAMPING: 80 WATT LED SYSTEM  
 VOLTAGE: ELECTRICALLY WIRE AT 120/277 VOLTS  
 COLOR TEMP: 3000 (WARM WHITE)  
 OPTICAL SYSTEM: TYPE II REFRACTIVE OPTICS (ASYMMETRIC DISTRIBUTION)  
 HOUSING: 6" FRAME CAUSE PANELS  
 MODIFIER: ALMRHS-LE/LEB/EV/HC/30-003-Y/SP-CP/CO  
 CATALOG NO.:

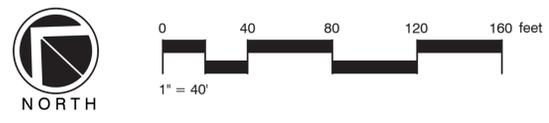
CAT. NO.	LED WATTAGE	CAT. NO.	PANEL MATERIAL
20	20 WATTS	YLO	CLEAR ACRYLIC
30	30 WATTS	YPL	LED BRUSH
40	40 WATTS	YPL	FRIGED ACRYLIC
45	45 WATTS	YSP	SEESAY ACRYLIC
45	45 WATTS	YSP	STIPPLED ACRYLIC

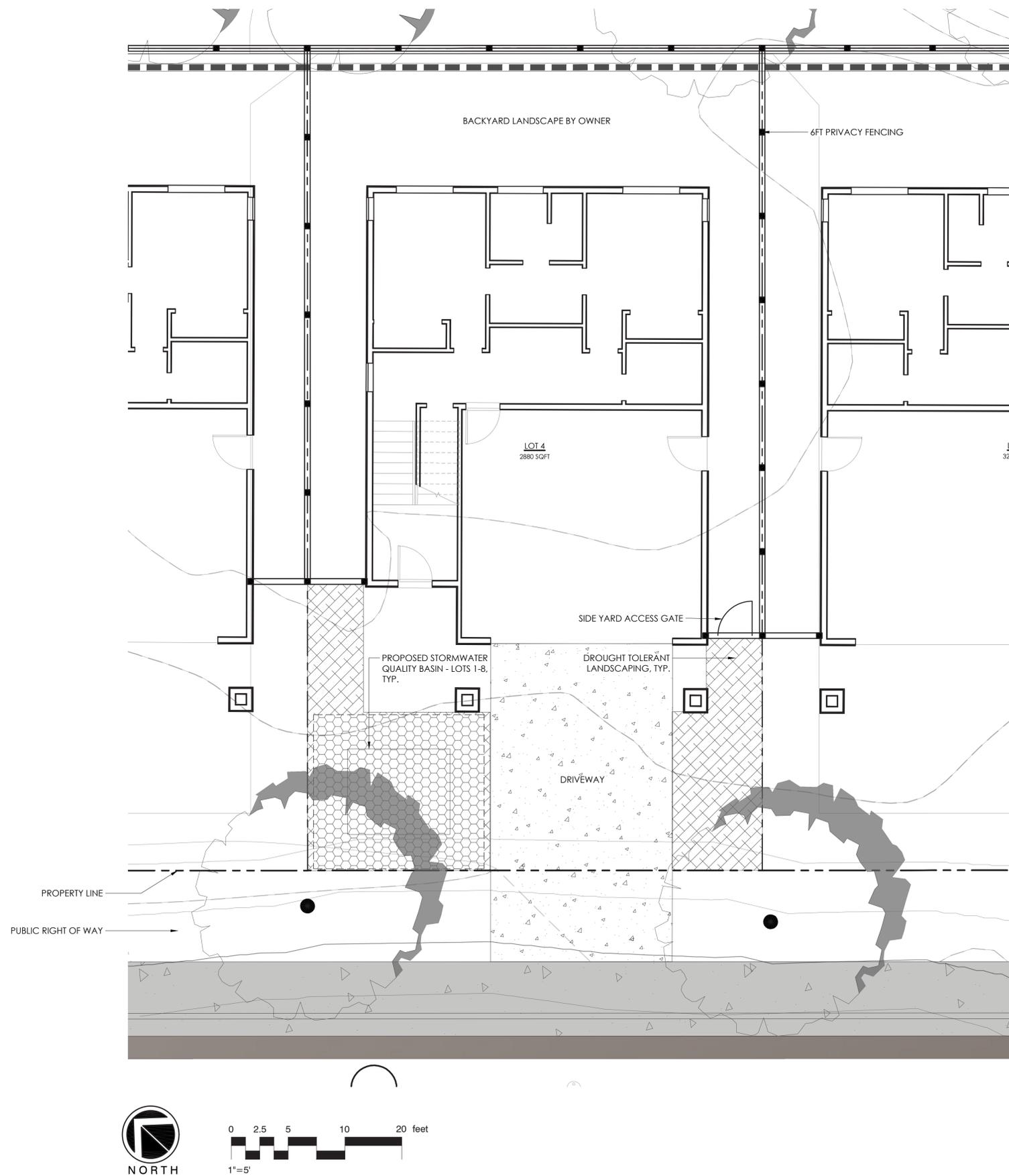
CAT. NO.	COLOR TEMP.	CAT. NO.	OPTICAL SYSTEM
20	3000K	CR3	TYPE II
27	2700K	CR4	TYPE IV
30	3000K	CR5	TYPE V
40	4000K	CR6	TYPE V
45	4500K	CR7	TYPE V

**SHAFT SPECIFICATIONS:**  
 STYLE: SQUARE STRAIGHT STEEL  
 HEIGHT: 12' 0"  
 PHOTOMETRIC CENTER: 12' 0"  
 BASE: 12" SQUARE  
 MATERIAL: 1/2" GAUGE SQUARE STRAIGHT STEEL TUBE ASTM GRADE B  
 FINISH: HOT DIP GALVANIZED WITH POWDER COAT. PLEASE ADVISE  
 GROUND STUC: 1/2" SQUARE NOT RELEVANT TO THIS DRAWING  
 OPPOSITE HAND HOLE TO ACCOMMODATE GROUND STUC  
 STUC (GROUND STUC) SUPPLIED BY OTHERS  
 ANCHOR BOLTS: 1/2" DIA. X 1" LONG - 3" HOOK FULLY GALVANIZED WITH 1/2" DIA. X 2" NUTS PER BOLT  
 BOLT PROJECTION: 3/8" PROTRUSION  
 TENSION: 2.38 DIA. X 2" NUTS TO ACCEPT LUMINAIRE  
 CATALOG NO.: SSWHT-G11-04-08-12-00-12-00-00-00-00

SECTION A-A  
 BASE PLATE DETAIL  
 N.T.S.

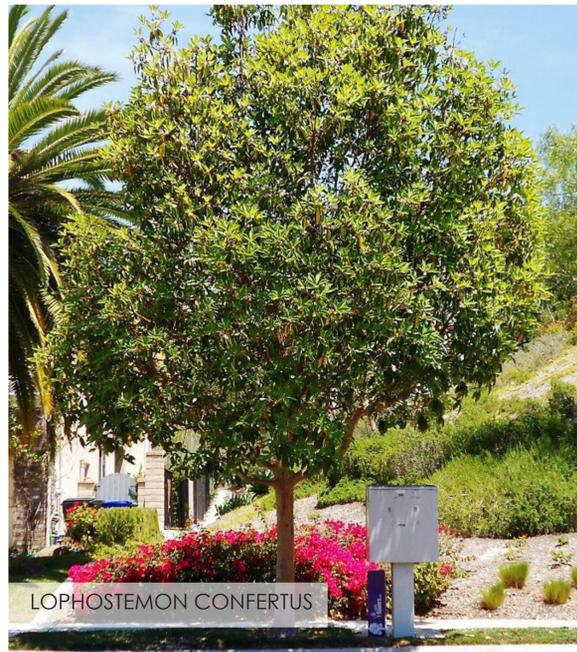
DESCRIPTION	THE RANCH SMALL LED LUMINAIRE WITH SQUARE STRAIGHT STEEL SHAFT
OPPORTUNITY	PANORAMA HOUSING - MORRO BAY, CA
SCALE	N.T.S.
DRAWN BY	D.B.D.
DATE	08-23-2024
DRAWING NO.	SPEC-34871



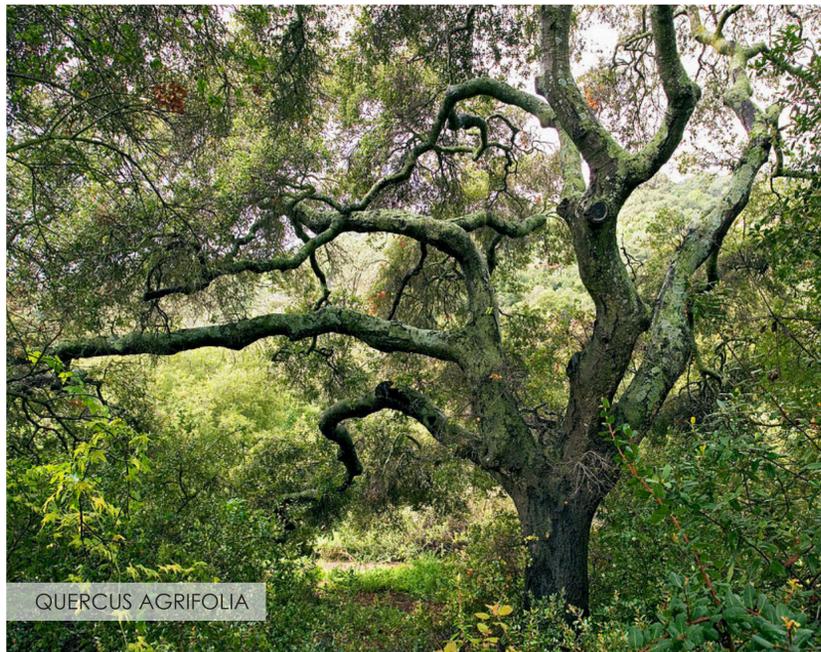




PLATANUS RACEMOSA



LOPHOSTEMON CONFERTUS



QUERCUS AGRIFOLIA



LYONOTHAMNUS FLORIBUNDUS



SAMBUCUS NIGRA



PRUNUS ILICIFOLIA



PISTACIA CHINENSIS



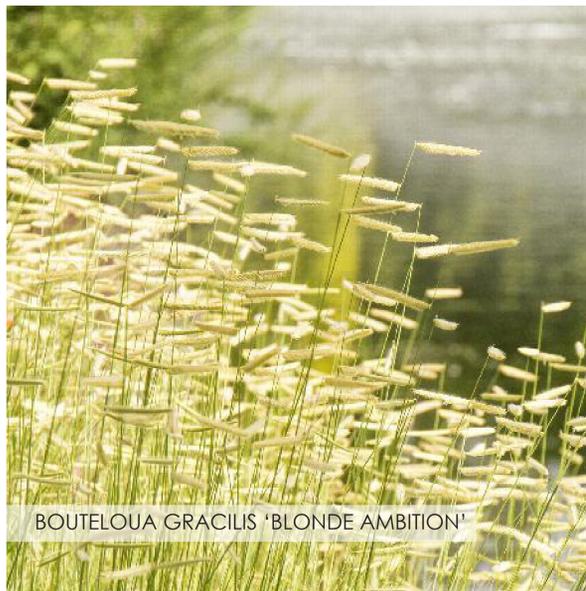
ADENANTHOS X CUNNINGHAMII



ANIGOZANTHOS X 'BIG RED'



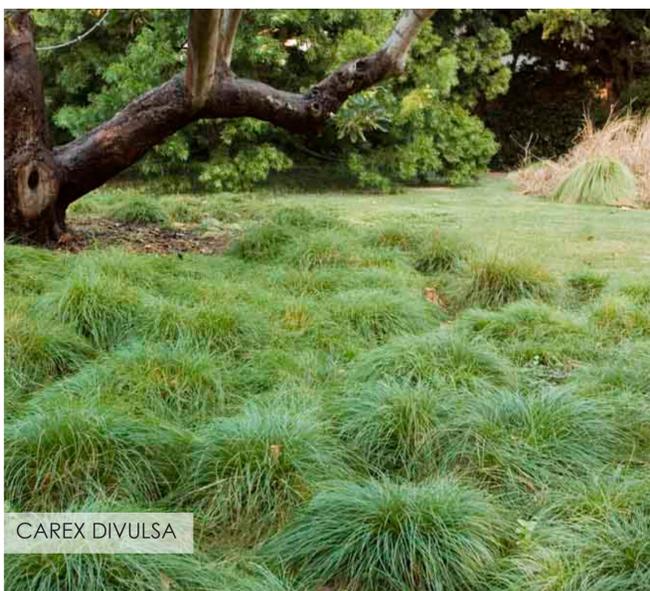
ARCTOSTAPHYLOS X 'EMERALD CARPET'



BOUTELOUA GRACILIS 'BLONDE AMBITION'



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'



CAREX DIVULSA



CARPENTERIA CALIFORNICA



CEANOTHUS GRISEUS



CHONDROPETALUM TECTORUM



FESTUCA CALIFORNICA



LEUCADENDRON SPP.



LOMANDRA 'BREEZE'



MISCANTHUS SINENSIS



MORELLA CALIFORNICA



PHLOMIS FRUTICOSA



PHORMIUM SPP.



PITOSPORUM TENUIFOLIUM



ROMNEYA COULTERI



SALVIA ROSMARINUS



SESLERIA 'GREENLEE'



SALVIA 'BEE'S BLISS'



WESTRINGIA FRUTICOSA