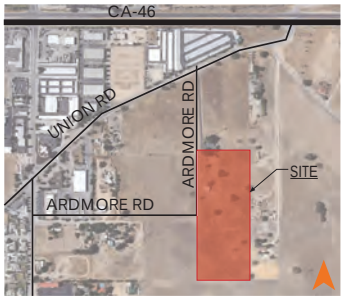
Exhibit D

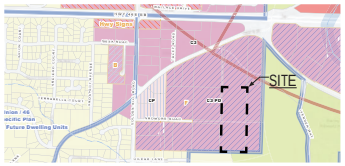
THE OAK AT ARDMORE

PERSPECTIVE VIEW - CLUBHOUSE ENTRANCE

VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

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SAN LUIS OBISPO, CA 93401

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PROJECT ADDRESS: 2930 UNION RD, PASO ROBLES, CA 93446
APN: 025-362-050

PROJECT DESCRIPTION

THE OAK AT ARDMORE IS A RESIDENTIAL TOWNHOME DEVELOPMENT LOCATED IN PASO ROBLES, CA OFF ARDMORE ROAD. THE EXISTING ROAD WILL BE EXTENDED THROUGH THE MIDDLE OF THE PROJECT, DIVIDING THE PROJECT INTO TWO RESIDENTIAL PARCELS.

THE PROJECT FEATURES FOUR TOWNHOME BUILDING PROTOTYPES, 2 OF WHICH HAVE ALLEY-FACING GARAGES AND 2 OF WHICH HAVE STREET FACING DRIVEWAYS AND GARAGES. ON-SITE, THERE ARE 34 TOWNHOME BUILDINGS, PROVIDING 154 TWO-STORY RESIDENCES.

ALSO ON SITE IS A COMMON BUILDING CLUBHOUSE AND PLENTY OF OUTDOOR AMENITIES FOR RESIDENTS. 33 OFF-STREET GUEST SPACES ARE PROVIDED IN THE PROJECT. THERE IS ONE PROTECTED OAK TREE ON SITE WHICH BECOMES A CENTERPIECE OF THE PROJECT.

PROJECT STATISTICS

PERMIT NUMBER	P25-0080
ZONING	C-3 (PLANNED DEVELOPMENT F) MUNICIPAL CODE CHAPTER 21.34
PARCEL SIZE:	14.06 ACRES (612,454 SF)
BUILDING GROSS AREA	308,215 SF
RESIDENTIAL GROUND FLOOR	163,264 SF
RESIDENTIAL SECOND FLOOR	141,932 SF
CLUBHOUSE	3,019 SF
MAX LOT COVERAGE:	N/A
PROPOSED LOT COVERAGE:	27.2% [(163,264 + 3,019) / 612,454]
MAX. F.A.R.	N/A
PROPOSED F.A.R.	0.50 (308,215 / 612,454)
LANDSCAPE AREA:	SEE LANDSCAPE SHEETS
IMPERVIOUS SURFACE AREA:	SEE CIVIL SHEETS
MAX. ALLOWED HEIGHT:	50' - 0" (PER TABLE 21.34.030-1)
MAX. PROPOSED HEIGHT:	36' - 4" FROM NATURAL GRADE

YARD SETBACKS (21.36.050-1)	**REQUIRED**	**PROPOSED**
FRONT/STREET SIDE	10' TYPICAL 20' AT GARAGES	VARIES, 0'-0" TO 31'-6"
SIDE	1ST STORY: 5' UPPER STORIES: 10'	VARIES, 0'-0" TO 20'-0"
REAR	10'-0"	VARIES, 9'-0" TO 25'-0"

***REQUESTING A SPD MODIFICATION TO SETBACK REQUIREMENTS**

OCCUPANCY TYPES & AREA:	
RESIDENTIAL	235,257 SF & 154 UNIT COUNT
INDOOR AMENITY	3,019 SF
COMMON OPEN SPACE	49,834 SF
PRIVATE OPEN SPACE	37,700 SF

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:		
RESIDENTIAL	2 SPACES PER UNIT (21.48.030-1) 154 UNITS * (2 SPACE/UNIT)	**308 SPACES**
GUEST PARKING	1 SPACE PER 5 UNITS (21.48.030-1) 154 UNITS * (1 SPACE/5 UNITS)	**31 SPACES**
CLUBHOUSE	AUXILIARY USE TO RESIDENTIAL	-
TOTAL REQUIRED FOR PROPOSED		**339 SPACES**
PARKING PROVIDED:		
RESIDENTIAL	282 GARAGE SPACES 90 DRIVEWAY SPACES	**372 SPACES**
GUEST PARKING		**33 SPACES**
TOTAL AUTO PARKING PROPOSED		**403 SPACES**

MOTORCYCLE PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	1 MOTORCYCLE SPACE / 20 GUEST SPACES (21.48.070) 33 SPACES * (1 MOTO/20 AUTO)	**2 MOTO SPACES**
PARKING PROVIDED:		**2 MOTO SPACES**

BICYCLE PARKING		
PARKING REQUIRED:	2 BIKE RACK SPACES / 10 UNITS (21.48.060) 154 UNITS * (2 SPACES/10 UNITS)	**31 BIKE SPACES**
TOTAL PROVIDED:		**31 BIKE SPACES**

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C5.6	PRELIM. ROADS 9-10 (PRIVATE) - UTILITY PLAN & PROFILE
C5.7	PRELIM. ROADS 11-12 (PRIVATE) - UTILITY PLAN & PROFILE
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PROJECT DENSITY

TOTAL SITE AREA		**14.06 ACRES**
ALLOWABLE DENSITY UNITS	30 DU/ACRE (PER TABLE 21.36.050-1) 30 DU/ACRE * 14.06 ACRES =	**421.8 DU**
DENSITY UNITS PROVIDED	(154) 2+ BEDROOM TOWNHOME UNITS (OVER 1,000 SF) * 1 DU EACH	154 DU
PROPOSED DENSITY		**154 DU (11.86 DU/AC)**

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TITLE SHEET

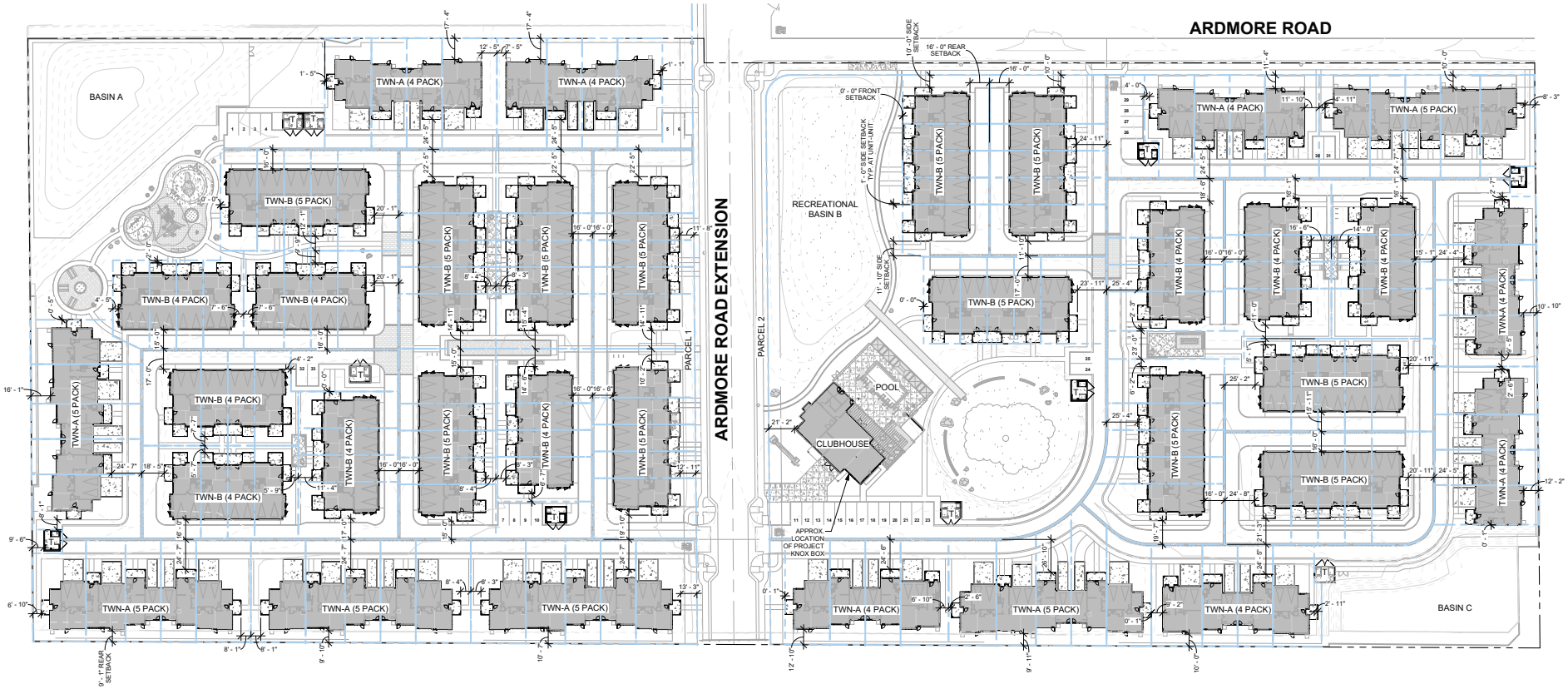
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

T1

Exhibit D



1 **PROPOSED SITE PLAN**
1" = 40'-0" (24 X 36 SHEET)

0 20 40 80
1" = 40'-0" 24X36 SHEET

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PROPOSED SITE PLAN
ARDMORE ROAD

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A2

Exhibit D

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CHARACTER SKETCH - FRONT LOADED TOWNHOMES

ARDMORE ROAD

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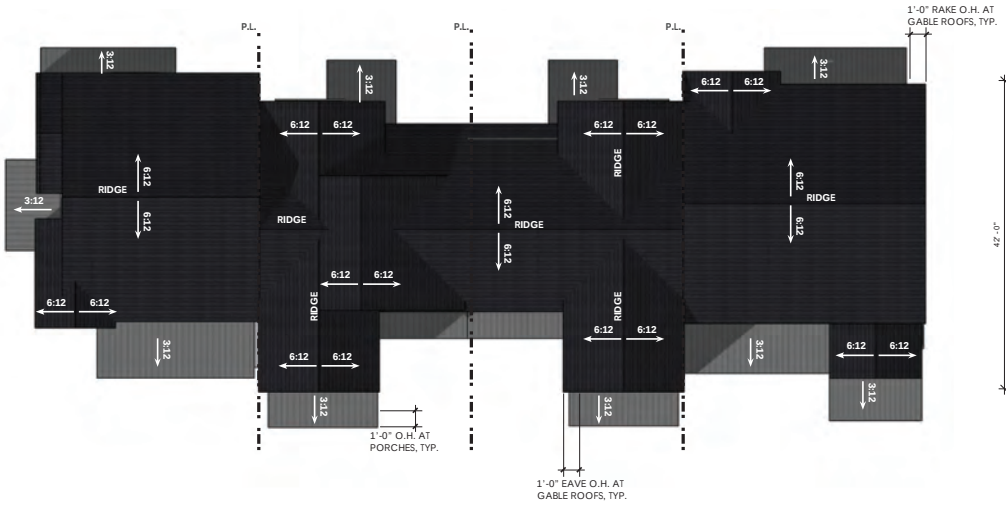
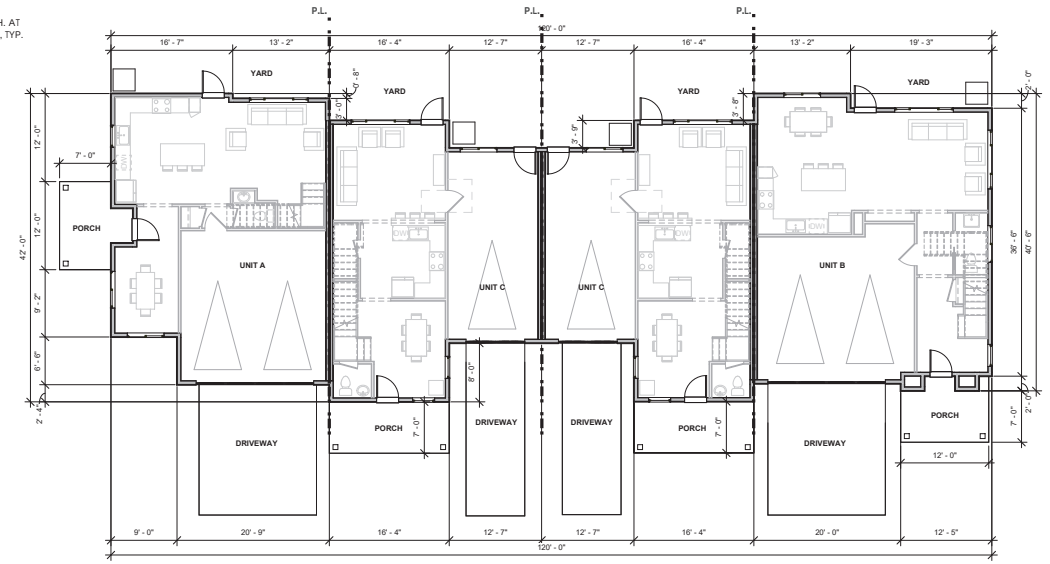
A3

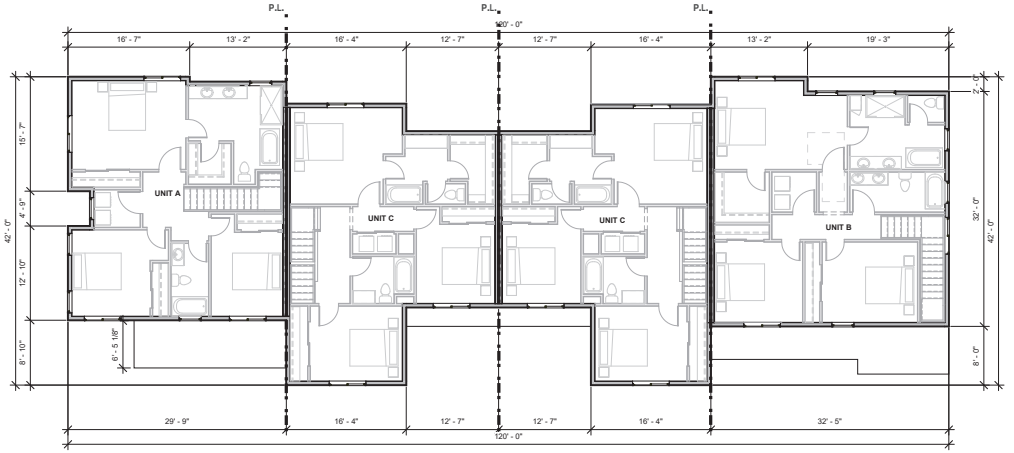
Exhibit D



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

AREAS PER BUILDING (7)

GROUND FLOOR LIVING	2,707 SQFT
GARAGE	1,557 SQFT
UPPER FLOOR LIVING	3,614 SQFT
FOOTPRINT:	4,264 SQFT
TOTAL AREA:	**7,878 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN A (FRONT 4 PACK)	(1) UNIT A (3BD/2.5BA) (1) UNIT B (3BD/2.5BA) (2) UNIT C (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-A (FRONT 4 PACK) (7) BUILDINGS	(7) UNIT A (3BD/2.5BA) (7) UNIT B (3BD/2.5BA) (14) UNIT C (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (4 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A4

Exhibit D

STREET VIEW
NTS

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

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF

GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2320 SF
15% MINIMUM = 348 SF
WINDOW AREA PROVIDED= 385 SF

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

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 735 SF *.25 = 183 SF VARIATION. 210 SF PROVIDED.

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

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2317 SF *.25 = 579 SF VARIATION. 1196 SF PROVIDED.

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 780 SF
15% MINIMUM = 117 SF
WINDOW AREA PROVIDED= 139 SF

GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 38'-6"
25% MINIMUM GABLE= 9'-8"
GABLE LENGTH PROVIDED= 31'-3"

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2317 SF
15% MINIMUM = 348 SF
WINDOW AREA PROVIDED= 488 SF

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

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (4 PACK) - ELEVATIONS

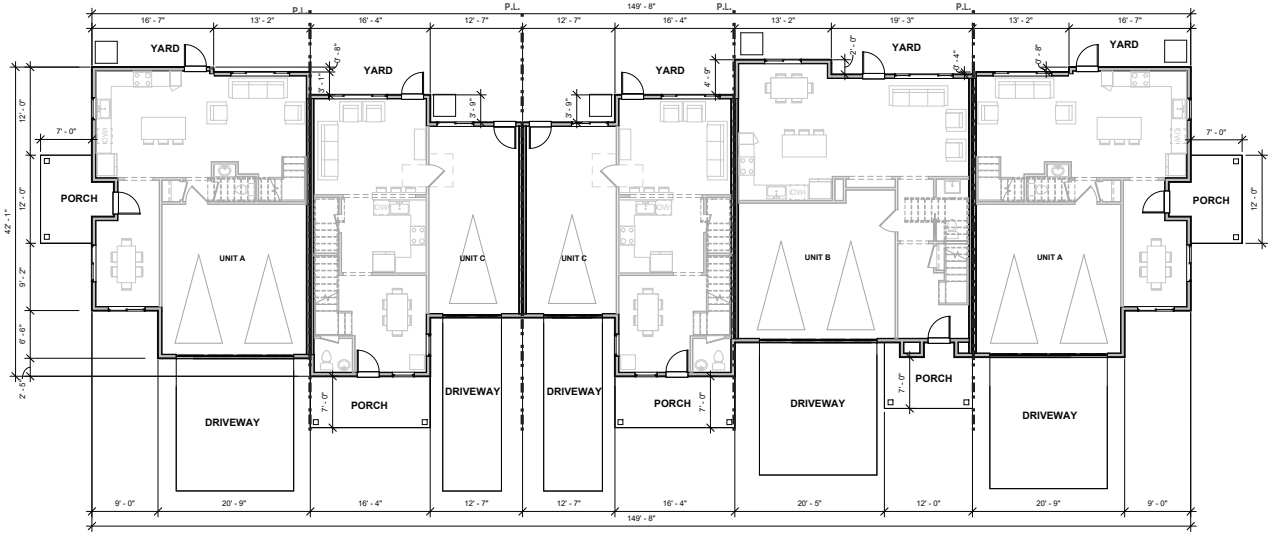
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A5

Exhibit D

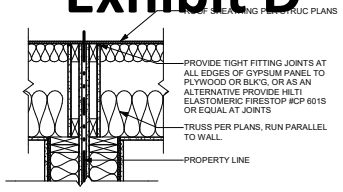


1 GROUND FLOOR PLAN

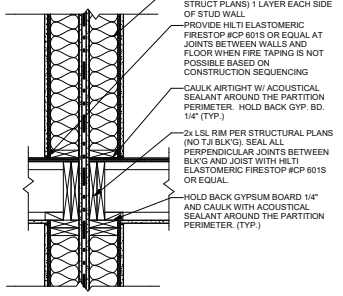
1/8" = 1'-0" (24 X 36 SHEET)

2 SECOND FLOOR PLAN

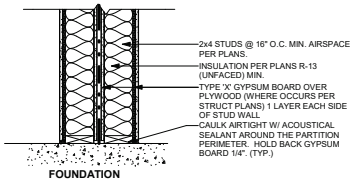
1/8" = 1'-0" (24 X 36 SHEET)



ROOF FRAMING



FLOOR FRAMING



FOUNDATION

FIRE RATING: 1-HOUR
STC RATING: 55-59
GA FILE NO.: WP 3112

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2X4 STUDS 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. **(LOAD-BEARING)**

PROPRIETARY GYP PANEL: 5/8" PABCO FLAME CURB TYPE X

3 TYPICAL UNIT-UNIT DEMISING WALL

N.T.S.

AREAS PER BUILDING (6)

GROUND FLOOR LIVING	3,378 SQFT
GARAGE	1,985 SQFT
UPPER FLOOR LIVING	4,523 SQFT
FOOTPRINT:	5,363 SQFT
TOTAL AREA:	**9,886 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN A (FRONT 5 PACK)	(2) UNIT A (3BD/2.5BA) (1) UNIT B (3BD/2.5BA) (2) UNIT C (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-A (FRONT 5 PACK) (6) BUILDINGS	(12) UNIT A (3BD/2.5BA) (6) UNIT B (3BD/2.5BA) (12) UNIT C (3BD/2.5BA)

0 4 8 16

1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (5 PACK) - FLOOR PLANS

ARDMORE ROAD

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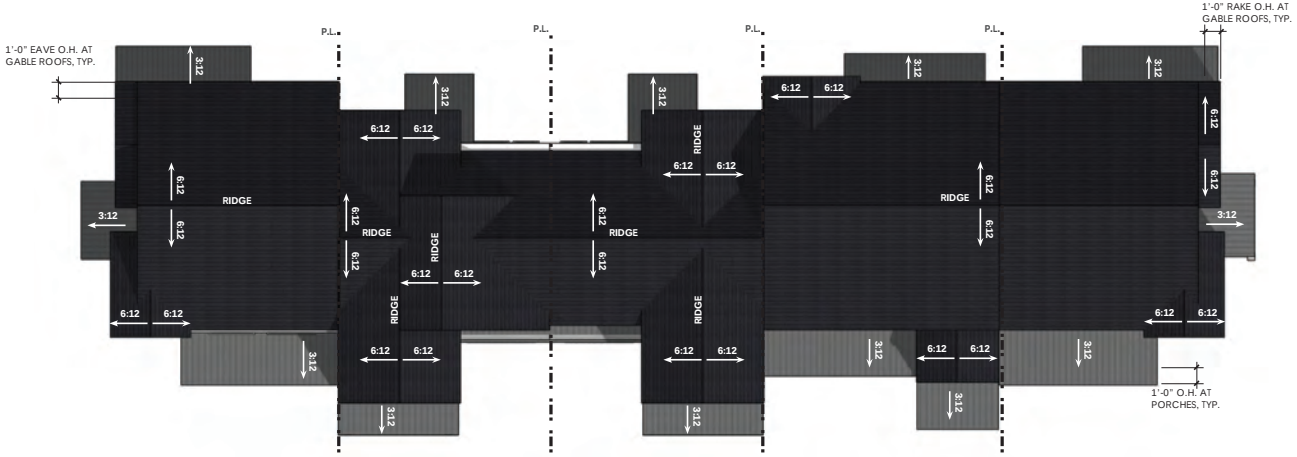
Exhibit D



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (5 PACK) - ROOF PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

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Exhibit D

STREET VIEW
NTS

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

GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 3025 SF
15% MINIMUM = 454 SF
WINDOW AREA PROVIDED= 524 SF

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

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF
GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 735 SF *.25 = 183 SF VARIATION. 210 SF PROVIDED.

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

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2908 SF *.25 = 727 SF VARIATION. 1456 SF PROVIDED.

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2908 SF
15% MINIMUM = 436 SF
WINDOW AREA PROVIDED= 563 SF

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

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 733 SF
15% MINIMUM = 109 SF
WINDOW AREA PROVIDED= 127 SF
GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 39'-8"
25% MINIMUM GABLE= 9'-11"
GABLE LENGTH PROVIDED= 27'-9"

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

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TOWNHOME A - FRONT LOADED (5 PACK) - ELEVATIONS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

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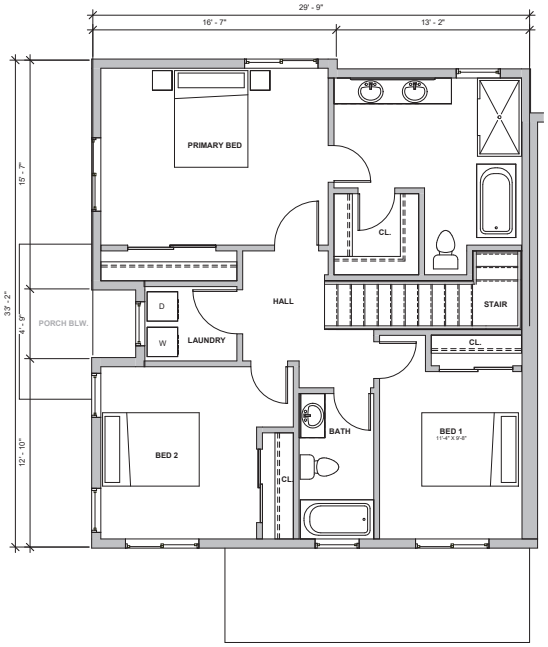
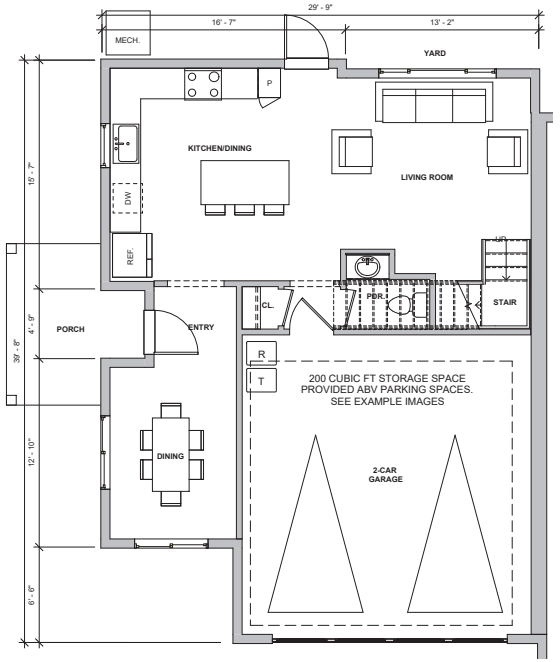
Exhibit D



2 UNIT PLAN A - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN A - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)

EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT A (3BD/2.5BA)

GROUND FLOOR LIVING	671 SQFT
GARAGE	428 SQFT
UPPER FLOOR LIVING	909 SQFT

LIVING: 1,580 SQFT
TOTAL: 2,008 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

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TOWNHOME A - END UNIT FLOOR PLANS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

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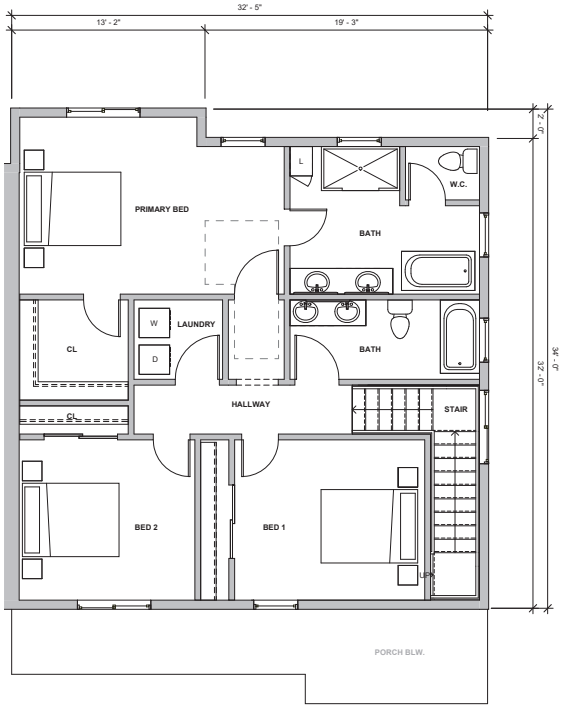
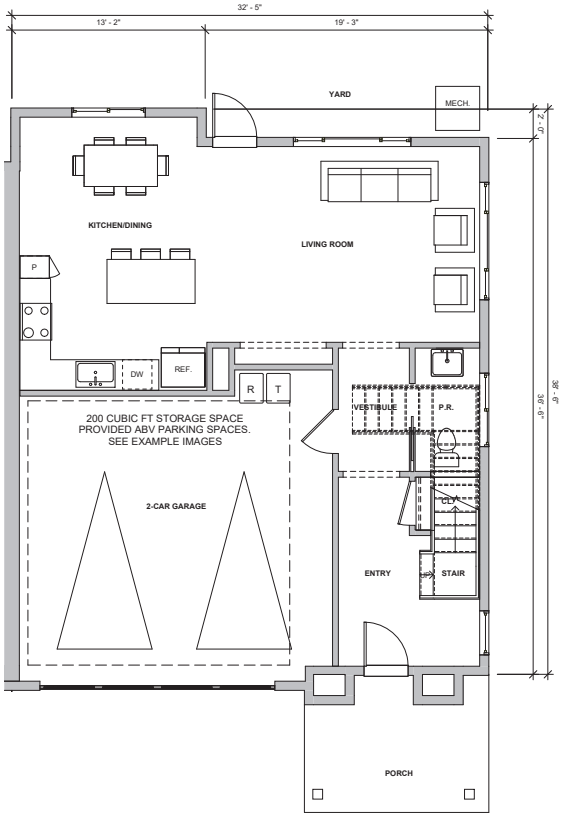
Exhibit D



2 **UNIT PLAN B - SECOND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



1 **UNIT PLAN B - GROUND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)

EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT B (3BD/2.5BA)

GROUND FLOOR LIVING	794 SQFT
GARAGE	449 SQFT
UPPER FLOOR LIVING	969 SQFT

LIVING: 1,763 SQFT
TOTAL: 2,212 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - LARGE INTERIOR UNIT FLOOR PLANS

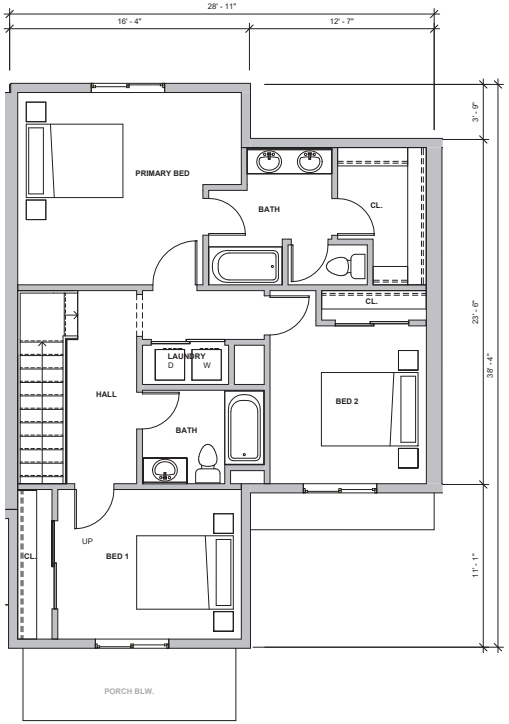
ARDMORE ROAD

03 APRIL 2026

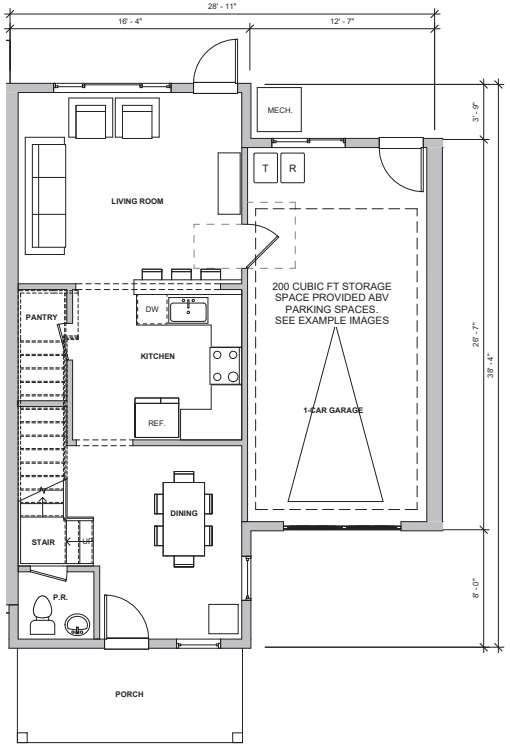
0767-02-HS24

A10

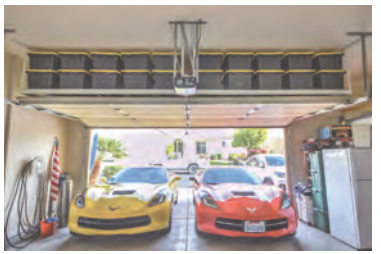
Exhibit D



2 **UNIT PLAN C - SECOND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



1 **UNIT PLAN C - GROUND FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT C (3BD/2.5BA)

GROUND FLOOR LIVING	621 SQFT
GARAGE	340 SQFT
UPPER FLOOR LIVING	868 SQFT

LIVING: 1,489 SQFT
TOTAL: 1,829 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME A - SMALL INTERIOR UNIT FLOOR PLANS

ARDMORE ROAD

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A11

Exhibit D

rrm design group

CHARACTER SKETCH - ALLEY LOAD TOWNHOMES

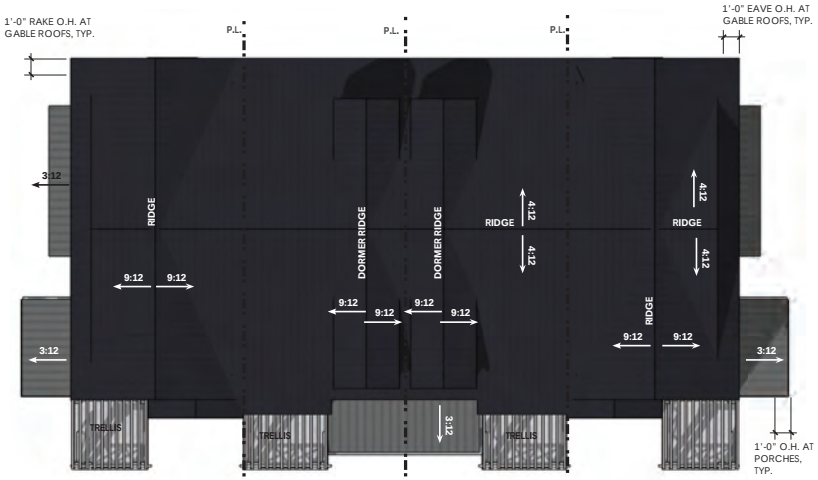
ARDMORE ROAD

03 APRIL 2026

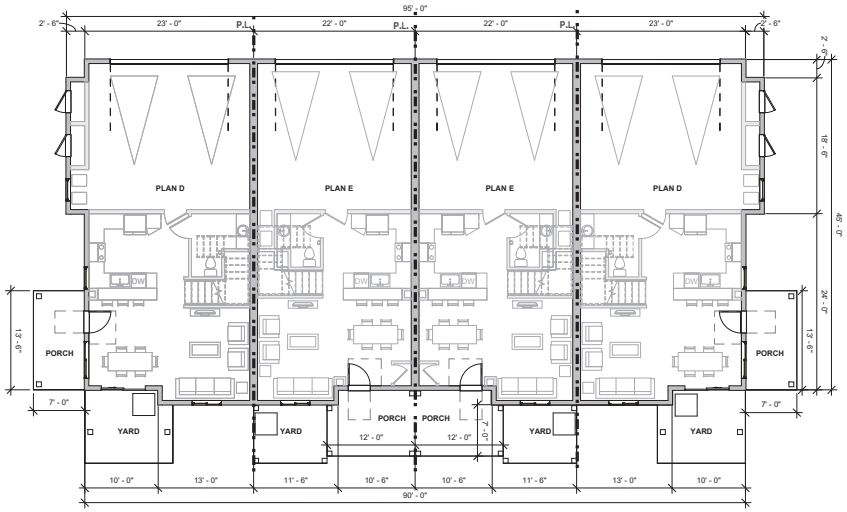
0767-02-HS24

A12

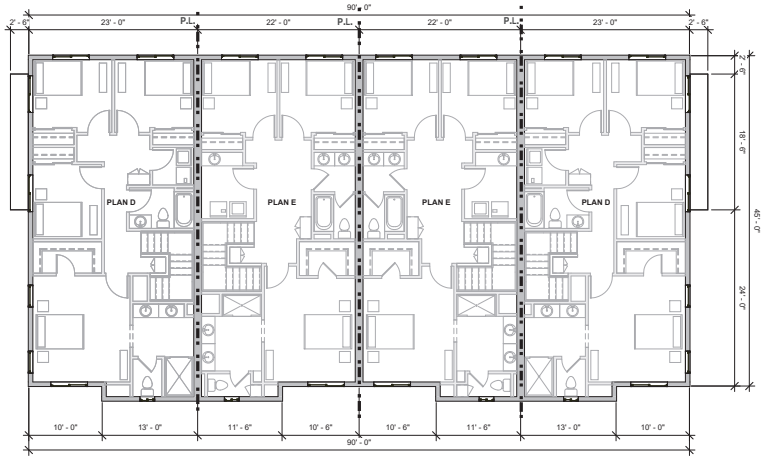
Exhibit D



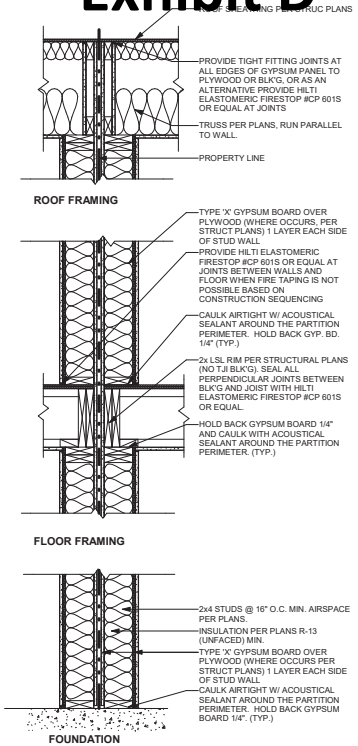
3 ROOF PLAN
1/8" = 1'-0" (24 X 36 SHEET)



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



2 SECOND FLOOR PLAN
1/8" = 1'-0" (24 X 36 SHEET)



FIRE RATING: 1-HOUR
STC RATING: 55-59
GA FILE NO.: WP 3112

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2X4 STUDS 16" O.C. ON SEPARATE PLATES 1" MIN. APART WITH 6D COATED NAILS, 1-7/8" LONG, 0.085" SHANK, 1/4" HEADS, 24" O.C.
FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8D COATED NAILS, 2-3/8" LONG, 0.100" SHANK, 1/4" HEADS, 8" O.C.

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION STAPLED TO STUDS IN STUD SPACES ON ONE SIDE AND WITH NAILS FOR BASE LAYER SPACED 8" O.C. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. **(LOAD-BEARING)**

PROPRIETARY GYP PANEL: 5/8" PABCO FLAME CURB TYPE X

3 TYPICAL UNIT-UNIT DEMISING WALL
N.T.S.

AREAS PER BUILDING (9)

GROUND FLOOR LIVING	2,264 SQFT
GARAGE	1,978 SQFT
UPPER FLOOR LIVING	3,732 SQFT
FOOTPRINT:	4,242 SQFT
TOTAL AREA:	**7,974 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN B (ALLEY 4 PACK)	(2) UNIT D (4BD/2.5BA) (2) UNIT E (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-B (ALLEY 4 PACK) (9) BUILDINGS	(18) UNIT D (4BD/2.5BA) (18) UNIT E (3BD/2.5BA)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (4 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

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A13

Exhibit D

STREET VIEW
NTS

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

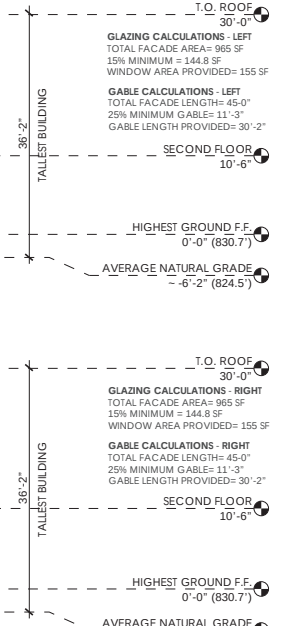
GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2064 SF
15% MINIMUM = 309.6 SF
WINDOW AREA PROVIDED= 350 SF

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

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

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2100 SF
15% MINIMUM = 315 SF
WINDOW AREA PROVIDED= 320 SF

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



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

rrm design group

TOWNHOME B - ALLEY LOADED (4 PACK) - ELEVATIONS

ARDMORE ROAD

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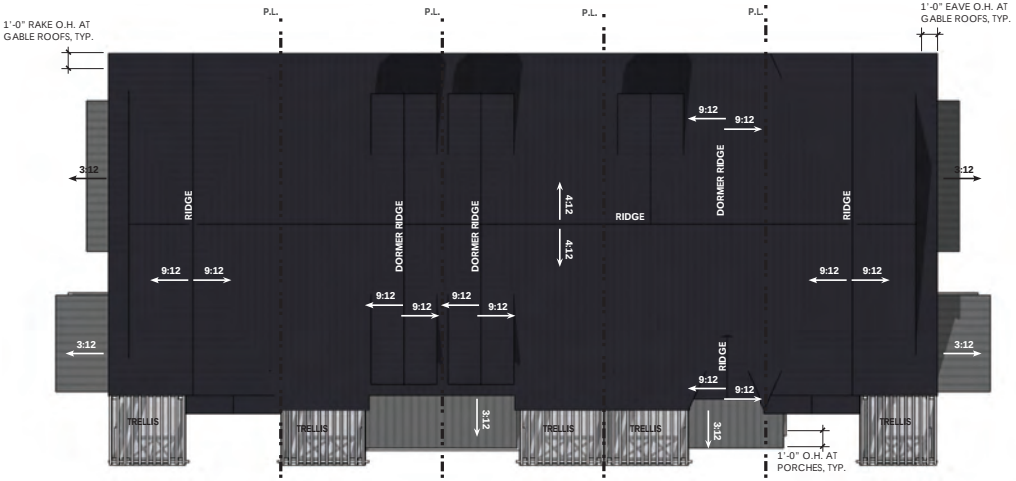
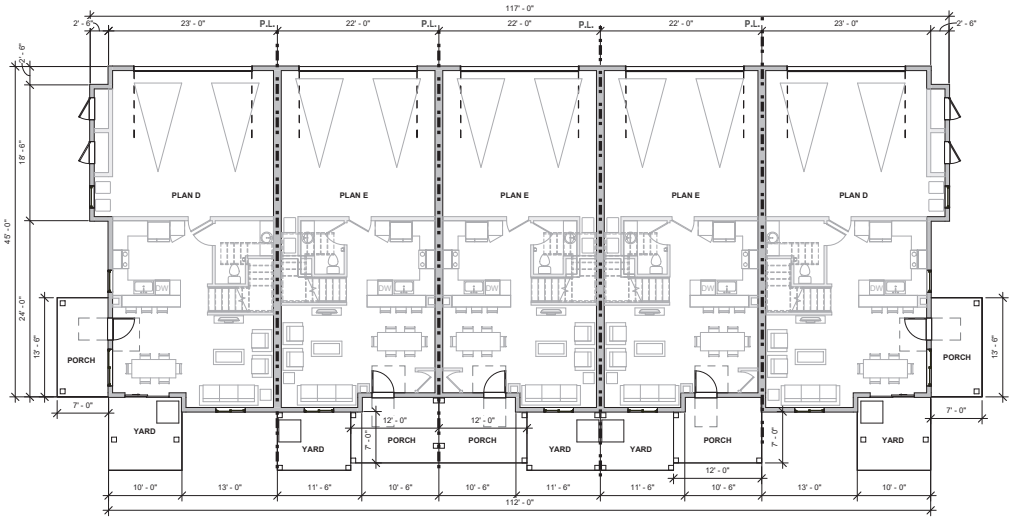
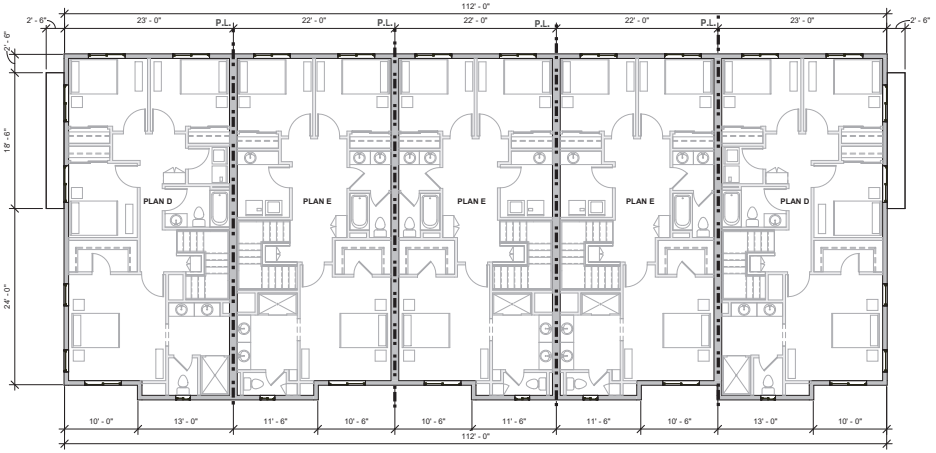
Exhibit D



3 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



2 **SECOND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

AREAS PER BUILDING (12)

GROUND FLOOR LIVING	2,811 SQFT
GARAGE	2,444 SQFT
UPPER FLOOR LIVING	4,659 SQFT
FOOTPRINT:	5,255 SQFT
TOTAL AREA:	**9,914 SQFT**

BUILDING UNIT COUNT

LOCATION	TOTAL UNITS PER BUILDING
TWN B (ALLEY 5 PACK)	(2) UNIT D (4BD/2.5BA) (3) UNIT E (3BD/2.5BA)

OVERALL UNIT COUNT

LOCATION	TOTAL UNITS
TWN-B (ALLEY 5 PACK) (12) BUILDINGS	(24) UNIT D (4-BED) (36) UNIT E (3-BED)

rrm design group

TOWNHOME B - ALLEY LOADED (5 PACK) - FLOOR & ROOF PLANS

ARDMORE ROAD

03 APRIL 2026

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Exhibit D

STREET VIEW
NTS

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

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 2550 SF *.25 = 637.5 SF VARIATION. 1288 SF PROVIDED.

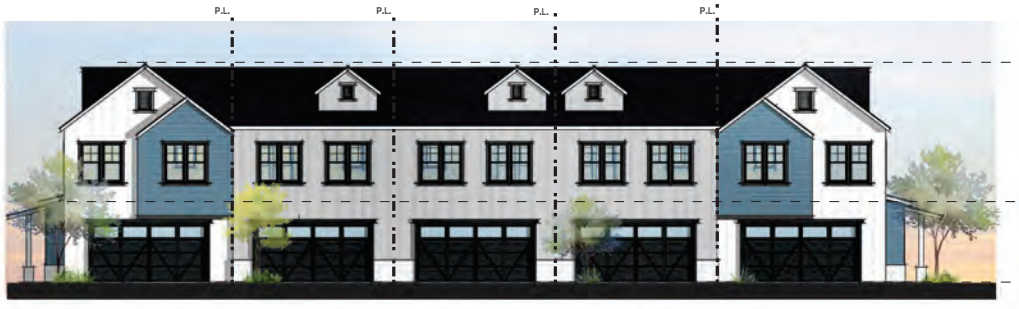
GLAZING CALCULATIONS - FRONT
TOTAL FACADE AREA= 2550 SF
15% MINIMUM = 383 SF
WINDOW AREA PROVIDED= 433 SF

GLAZING CALCULATIONS - LEFT
TOTAL FACADE AREA= 965 SF
15% MINIMUM = 144.8 SF
WINDOW AREA PROVIDED= 155 SF

GABLE CALCULATIONS - LEFT
TOTAL FACADE LENGTH= 45'-0"
25% MINIMUM GABLE= 11'-3"
GABLE LENGTH PROVIDED= 30'-2"

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

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 965 SF *.25 = 241.3 SF VARIATION. 351 SF PROVIDED.



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

GLAZING CALCULATIONS - REAR
TOTAL FACADE AREA= 2600 SF
15% MINIMUM = 390 SF
WINDOW AREA PROVIDED= 395 SF

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

GLAZING CALCULATIONS - RIGHT
TOTAL FACADE AREA= 965 SF
15% MINIMUM = 144.8 SF
WINDOW AREA PROVIDED= 155 SF

GABLE CALCULATIONS - RIGHT
TOTAL FACADE LENGTH= 45'-0"
25% MINIMUM GABLE= 11'-3"
GABLE LENGTH PROVIDED= 30'-2"

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

THIS ELEVATION IS A R.O.W. FACING ELEVATION.
TIER 2 WALL PLANE VARIATION 21.50.050.C.1.E GENERAL MASSING BREAK REQUIRES 25% OF ELEVATION
TOTAL FACADE = 965 SF *.25 = 241.3 SF VARIATION. 351 SF PROVIDED.

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - ALLEY LOADED (5 PACK) - ELEVATIONS

ARDMORE ROAD

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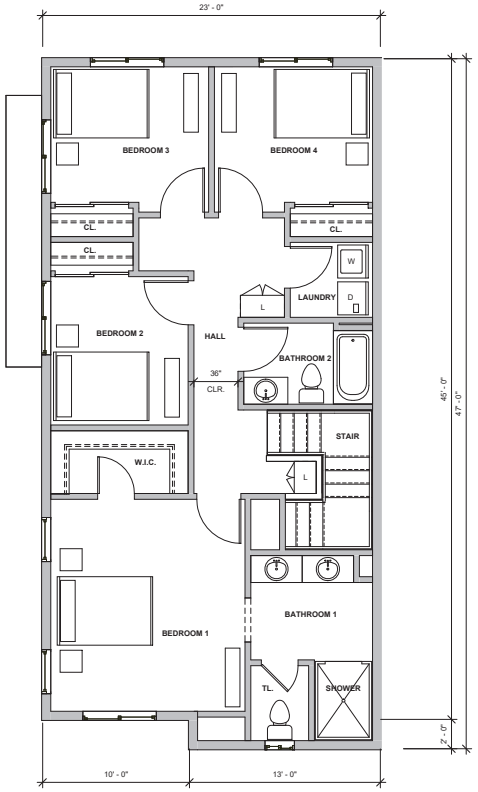
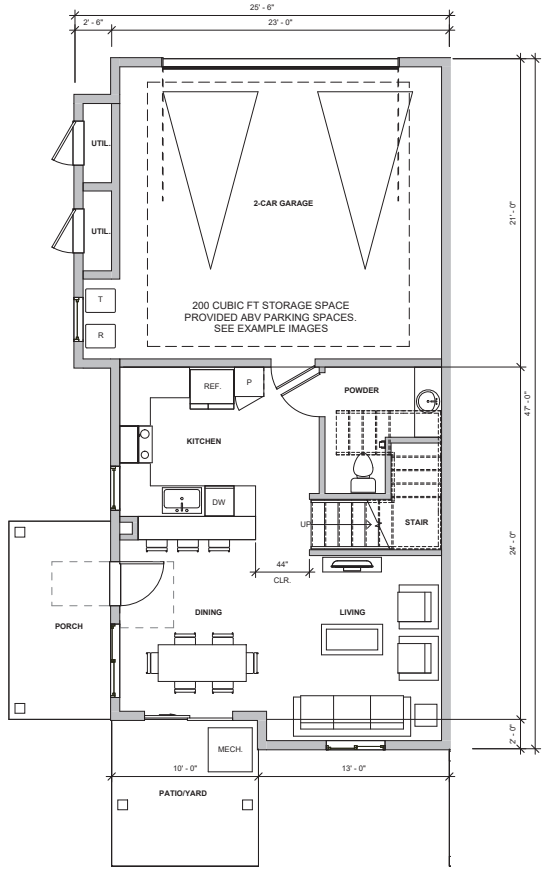
Exhibit D



2 UNIT PLAN D - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN D - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)

EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT D (4 BD/2.5 BA)

GROUND FLOOR LIVING	585 SQFT
GARAGE	523 SQFT
UPPER FLOOR LIVING	939 SQFT

LIVING: 1,524 SQFT
TOTAL: 2,047 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - END UNITS FLOOR PLANS

ARDMORE ROAD

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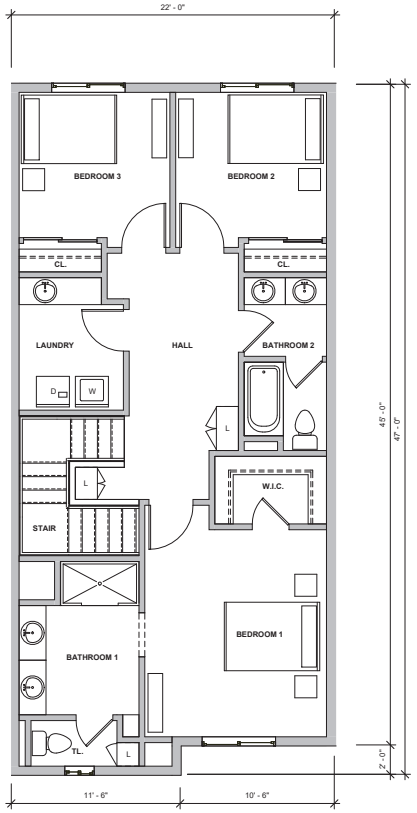
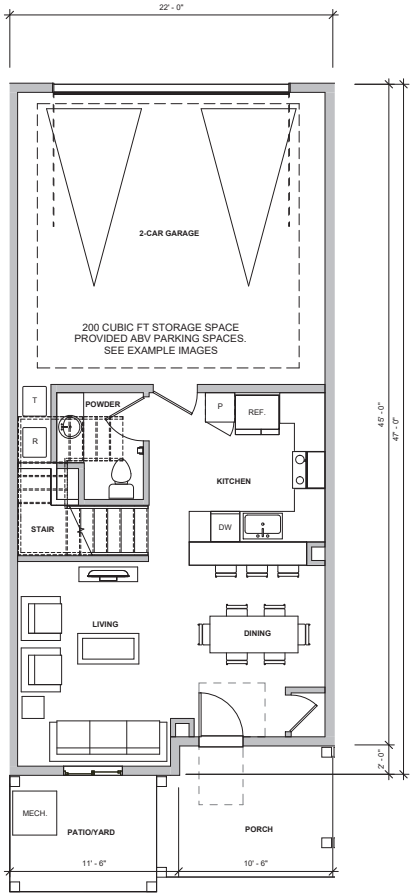
Exhibit D



2 UNIT PLAN E - SECOND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)



1 UNIT PLAN E - GROUND FLOOR PLAN
1/4" = 1'-0" (24 X 36 SHEET)

EXAMPLES OF STORAGE ABOVE GARAGE PARKING

UNIT E (3BD/2.5BA)

GROUND FLOOR LIVING	547 SQFT
GARAGE	466 SQFT
UPPER FLOOR LIVING	927 SQFT

LIVING: 1,474 SQFT
TOTAL: 1,940 SQFT

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TOWNHOME B - INTERIOR UNITS FLOOR PLANS

ARDMORE ROAD

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Exhibit D

rrm design group

CHARACTER SKETCH - CLUBHOUSE ENTRANCE

ARDMORE ROAD

03 APRIL 2026

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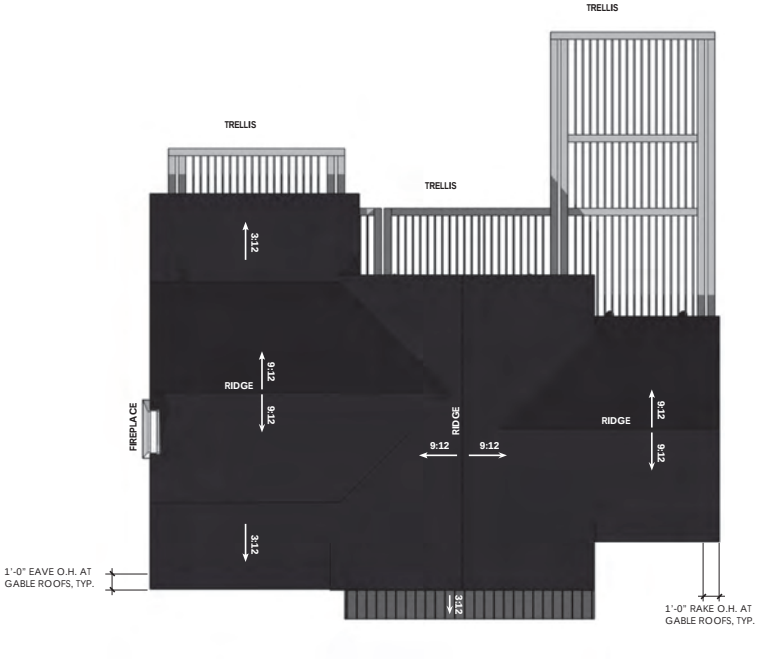
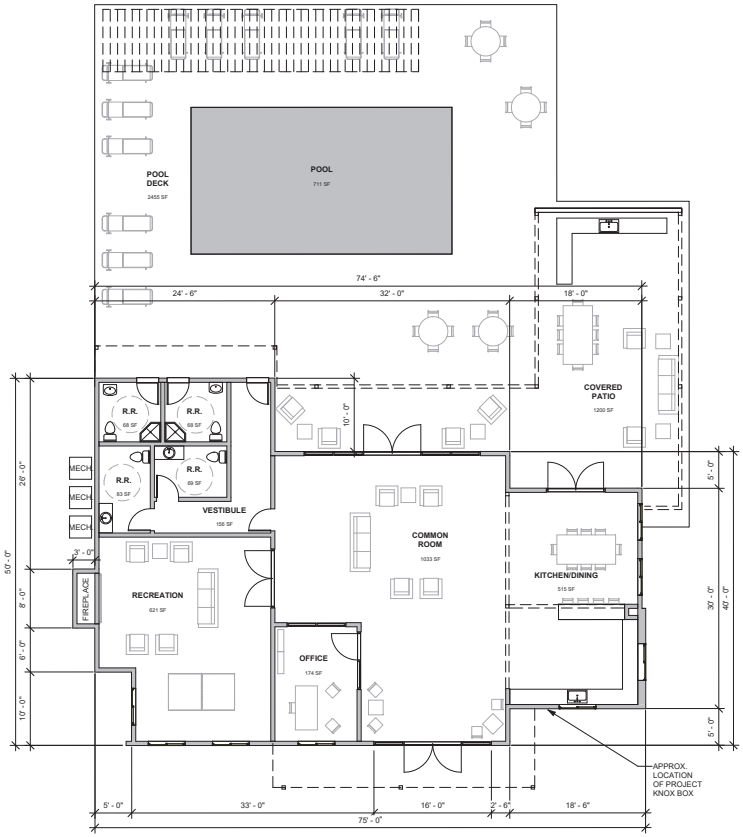
A19

Exhibit D



2 **ROOF PLAN**
1/8" = 1'-0" (24 X 36 SHEET)



1 **GROUND FLOOR PLAN**
1/8" = 1'-0" (24 X 36 SHEET)

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

rrm design group

CLUBHOUSE - FLOOR PLAN AND ROOF PLAN

ARDMORE ROAD

03 APRIL 2026

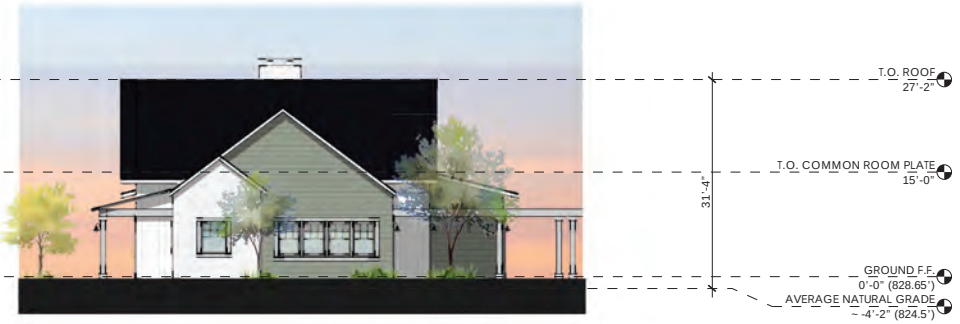
0767-02-HS24

A20

Exhibit D

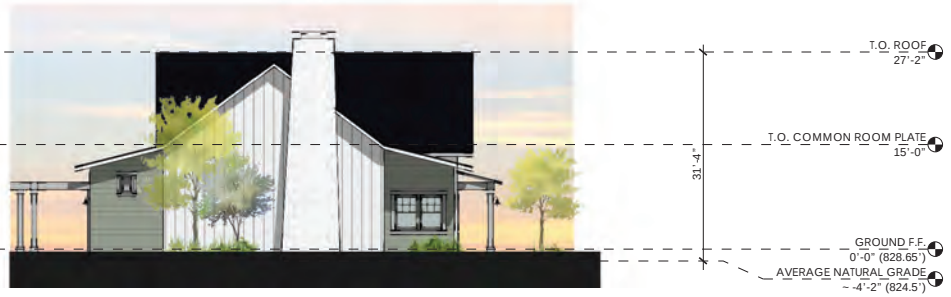
STREET VIEW
NTS

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



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

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



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

0 4 8 16
1/8" = 1'-0" 24X36 SHEET

AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

rrm design group

CLUBHOUSE - ELEVATIONS

ARDMORE ROAD

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A21

Exhibit D

rrm design group

CHARACTER SKETCH - INTERIOR WALKS

ARDMORE ROAD

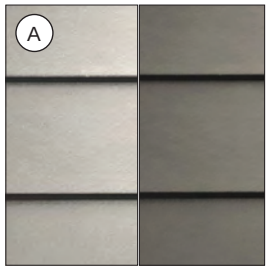
03 APRIL 2026

0767-02-HS24

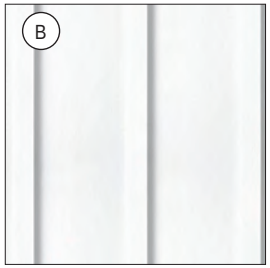
A22

Exhibit D

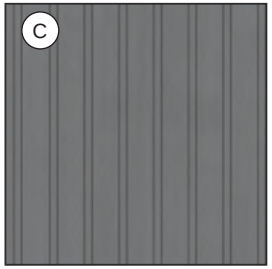
1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER

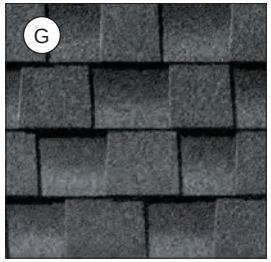


METAL ROOFING
MCELROY
CHARCOAL

WOOD COLUMN
COLOR TO BE SELECTED BY OWNER

WINDOW TRIM AND FASCIA
FIBER CEMENT
COLOR TO BE SELECTED BY OWNER

DOORS, GARAGE DOORS, AND GARAGE DOOR TRIM
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - TOWNHOME A - FRONT LOADED

ARDMORE ROAD

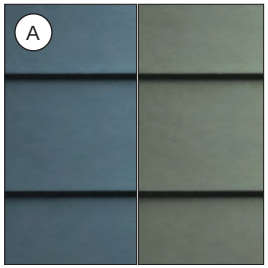
03 APRIL 2026

0767-02-HS24

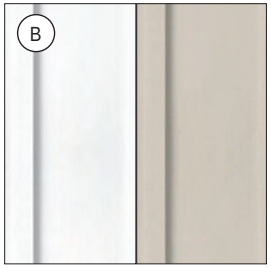
A23

Exhibit D

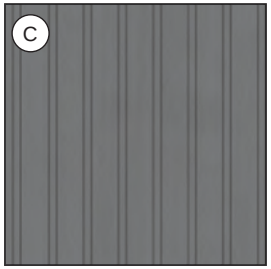
1 **FRONT ELEVATION**
3/16" = 1'-0" (24 X 36 SHEET)



LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER

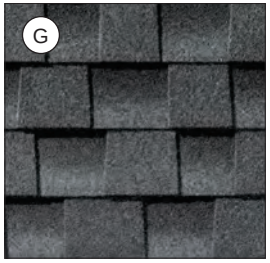


METAL ROOFING
MCELROY
CHARCOAL

WOOD COLUMN
COLOR TO BE SELECTED BY OWNER

WINDOW TRIM AND FASCIA
COLOR TO BE SELECTED BY OWNER

DOORS, GARAGE DOORS, AND GARAGE DOOR TRIM
COLOR TO BE SELECTED BY OWNER



ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING CONSTRUCTION DOCUMENTATION

rrm design group

COLOR AND MATERIALS - TOWNHOME B - ALLEY LOADED

ARDMORE ROAD

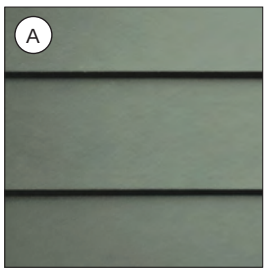
03 APRIL 2026

0767-02-HS24

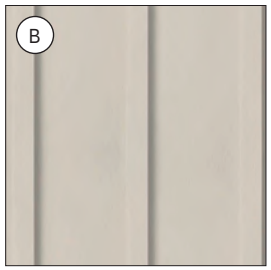
A24

Exhibit D

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

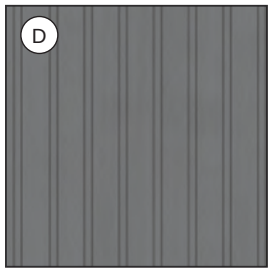


LAP SIDING
HARDIE PLANK LAP SIDING
COLOR TO BE SELECTED BY OWNER



BOARD & BATTEN SIDING
HARDIE PANEL VERTICAL SIDING
COLOR TO BE SELECTED BY OWNER

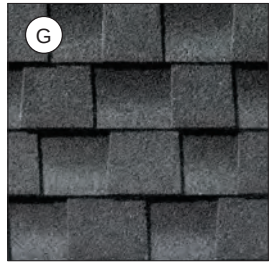
STONE VENEER
EL DORADO STONE VENEER
FINISH SELECTED BY OWNER



METAL ROOFING
MCELROY
CHARCOAL

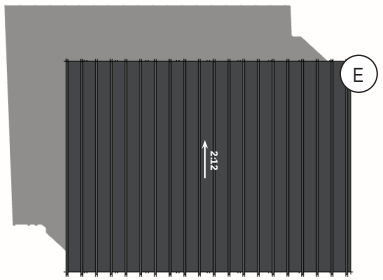
WOOD COLUMN
COLOR TO BE SELECTED BY OWNER

WINDOW TRIM AND FASCIA
COLOR TO BE SELECTED BY OWNER

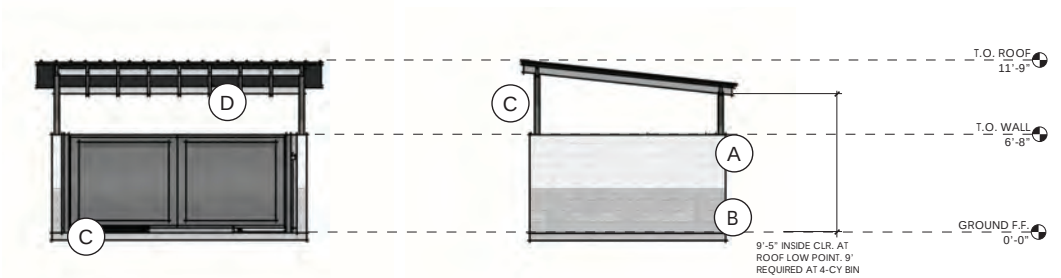


ASPHALT SHINGLE ROOFING
PRODUCT SELECTED DURING
CONSTRUCTION DOCUMENTATION

Exhibit D

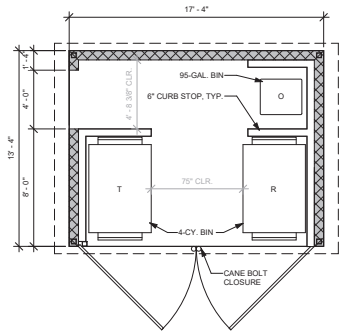


2 **ROOF PLAN**
1/4" = 1'-0" (24 X 36 SHEET)

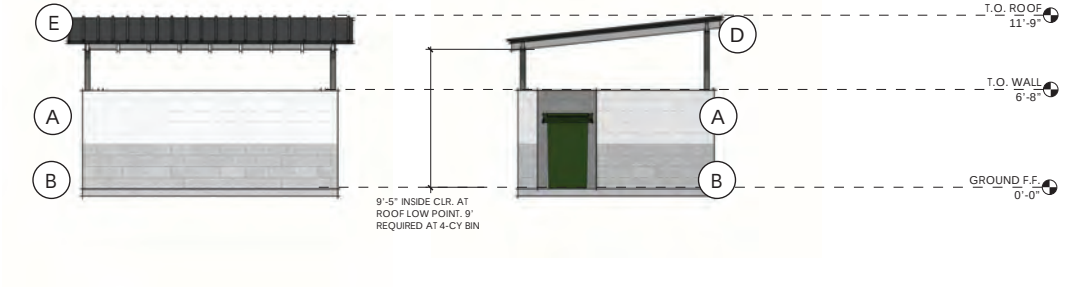


3 **FRONT ELEVATION**
1/4" = 1'-0" (24 X 36 SHEET)

5 **LEFT ELEVATION**
1/4" = 1'-0" (24 X 36 SHEET)

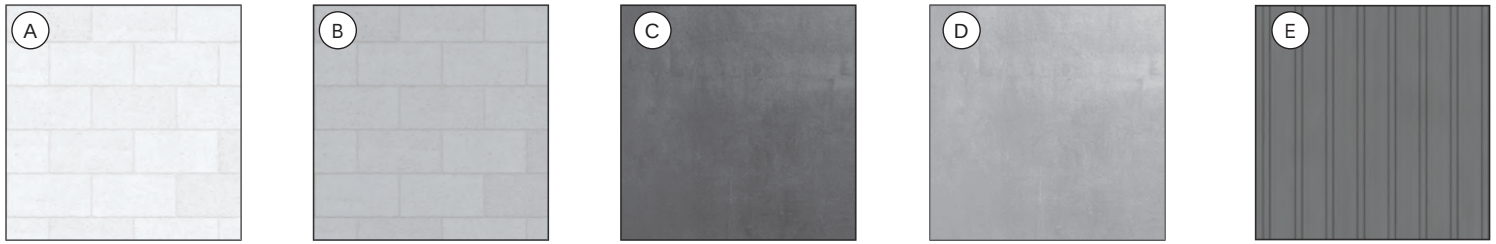


1 **FLOOR PLAN**
1/4" = 1'-0" (24 X 36 SHEET)



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

6 **RIGHT ELEVATION**
1/4" = 1'-0" (24 X 36 SHEET)



CMU BLOCK
PAINTED WHITE

CMU BLOCK
PAINTED GRAY

METAL GATES AND POSTS
DARK GRAY

METAL RAFTERS
LIGHT GRAY

STANDING SEAM ROOFING
GRAY

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

rrm design group

TRASH ENCLOSURE
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

A26

Exhibit D

rrm design group

CHARACTER SKETCH - VIEW FROM ARDMORE ROAD

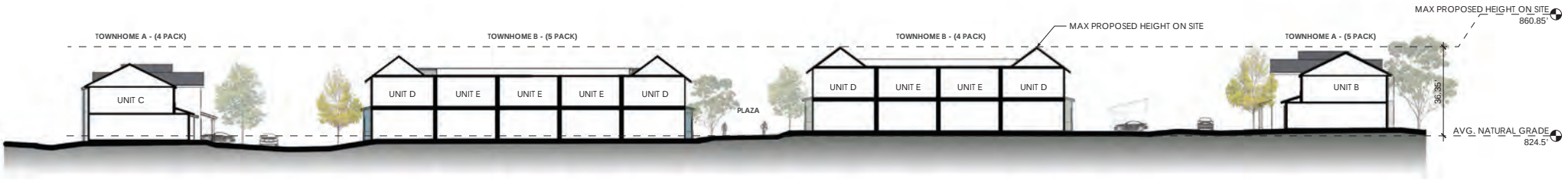
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

A27

Exhibit D

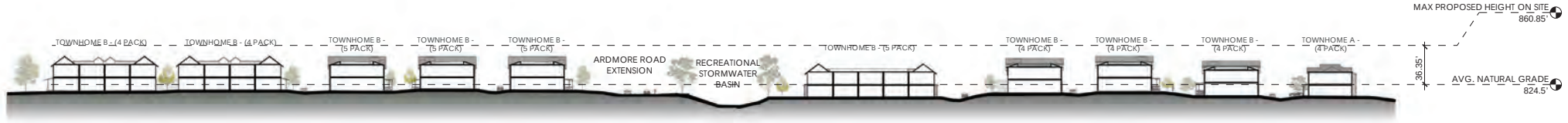


1 **CROSS SECTION 1 LOOKING NORTH**
1/16" = 1'-0" (24 X 36 SHEET)

0 8 16 32
1/16" = 1'-0" 24X36 SHEET

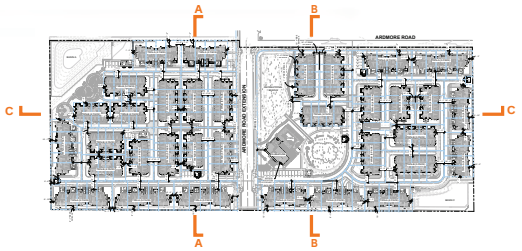
2 **CROSS SECTION 2 LOOKING NORTH**
1/16" = 1'-0" (24 X 36 SHEET)

0 8 16 32
1/16" = 1'-0" 24X36 SHEET



3 **LONGITUDINAL SECTION LOOKING WEST**
1" = 40'-0" (24 X 36 SHEET)

0 20 40 80
1" = 40'-0" 24X36 SHEET



AVG. NATURAL GRADE: 824.5'
HIGH POINT: 837'
LOW POINT: 812'
(837'+812')/2

MAX PROPOSED HEIGHT: 860.85'
HIGHEST ALLEY-LOAD F.F. ON SITE: 830.85'
HEIGHT OF BUILDING = 30'
830.85' + 30' = 860.85'

HIGHEST FRONT-LOAD F.F. ON SITE: 831.23'
HEIGHT OF BUILDING = 25'
831.23' + 25' = 856.23'

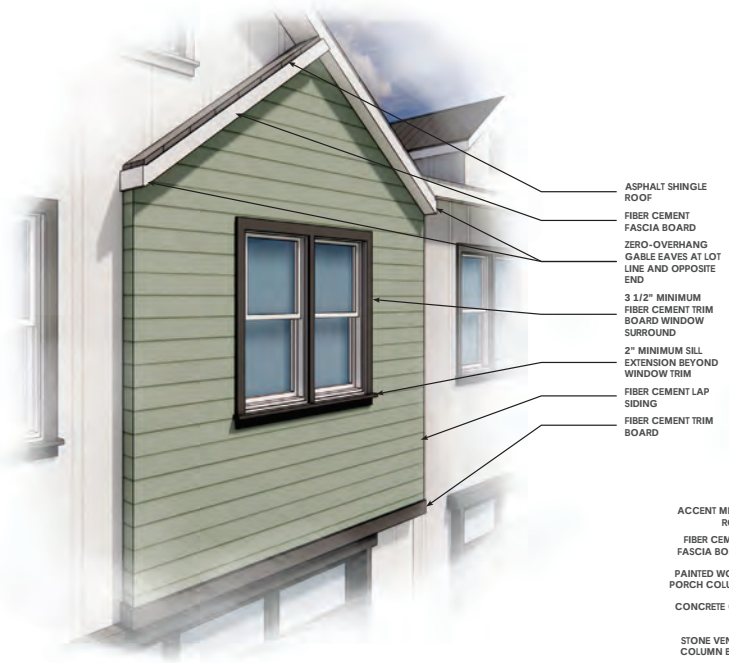
rrm design group

SITE SECTIONS
ARDMORE ROAD

03 APRIL 2026
0767-02-HS24

A28

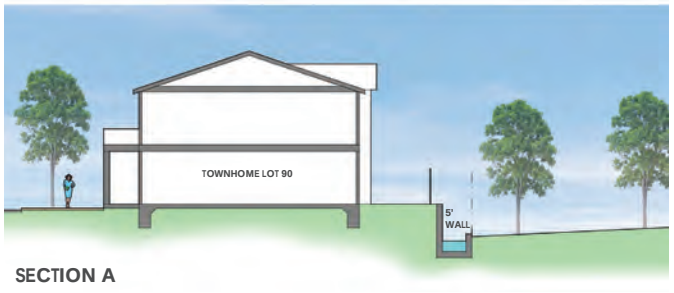
Exhibit D


ASPHALT SHINGLE ROOF
FIBER CEMENT FASCIA BOARD
ZERO-OVERHANG GABLE EAVES AT LOT LINE AND OPPOSITE END
3 1/2" MINIMUM FIBER CEMENT TRIM BOARD WINDOW SURROUND
2" MINIMUM SILL EXTENSION BEYOND WINDOW TRIM
FIBER CEMENT LAP SIDING
FIBER CEMENT TRIM BOARD

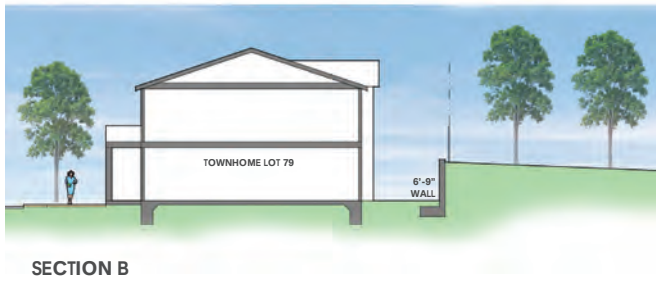

ACCENT METAL ROOF
FIBER CEMENT FASCIA BOARD
PAINTED WOOD PORCH COLUMN
CONCRETE CAP
STONE VENEER COLUMN BASE
7'D X 12'L PORCH MINIMUM
PAINTED WOOD PORCH COLUMN
CONCRETE CAP
STONE VENEER COLUMN BASE


FIBER CEMENT BOARD AND BATTEN SIDING
BATTEN AT TRANSITION
3 1/2" MINIMUM FIBER CEMENT TRIM BOARD WINDOW SURROUND
FIBER CEMENT LAP SIDING
2" MINIMUM SILL EXTENSION BEYOND WINDOW TRIM
CONTINUOUS METAL FLASHING

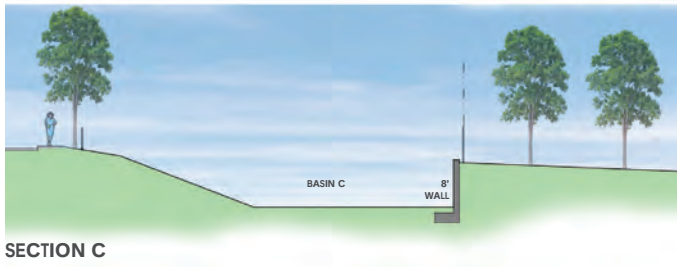
Exhibit D



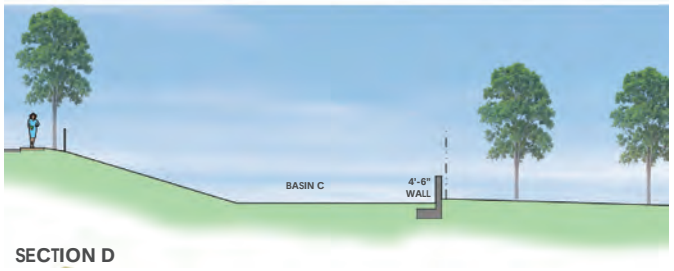
SECTION A



SECTION B



SECTION C



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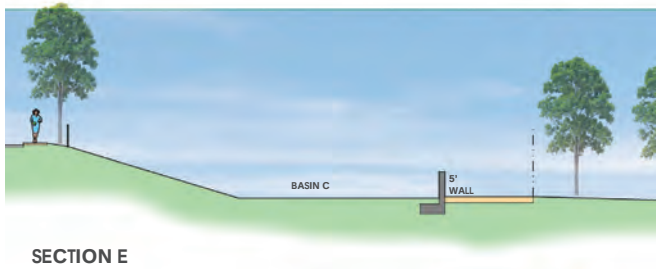

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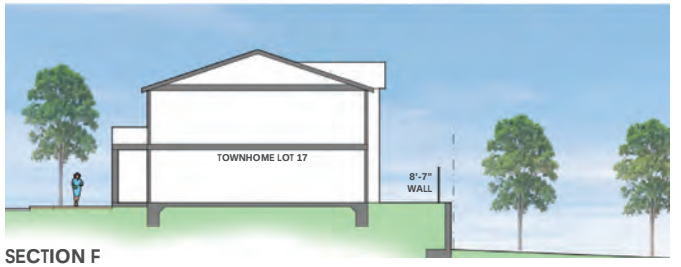
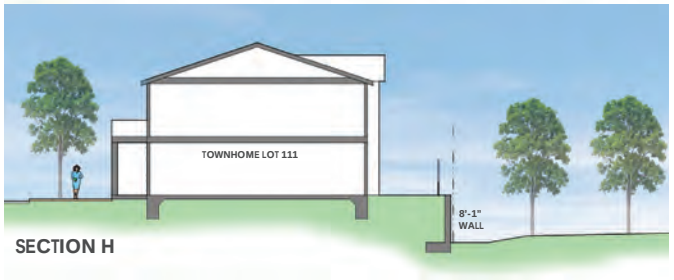
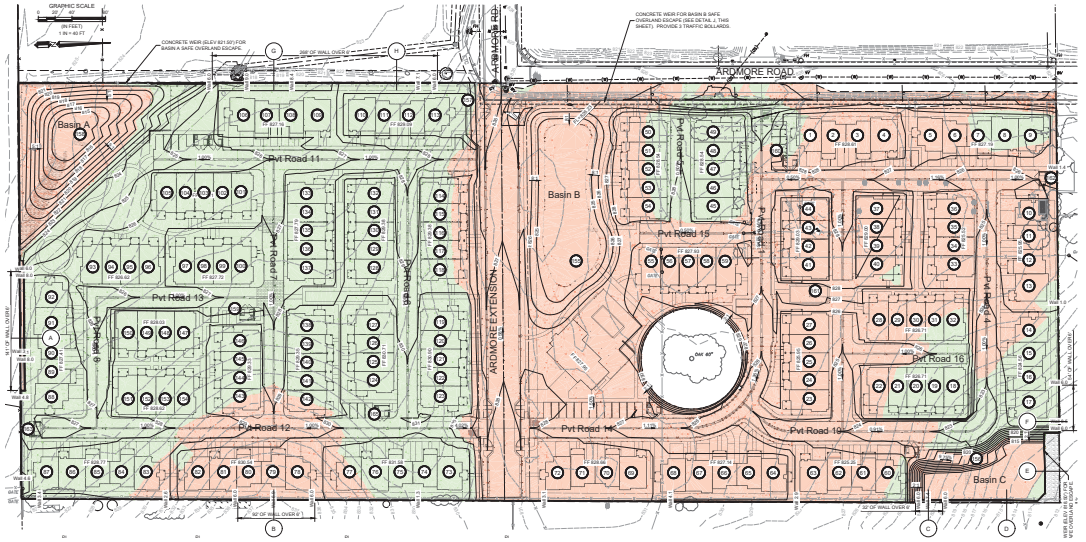


SECTION F

SECTION G



SECTION H



rrm design group

WALL SECTIONS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

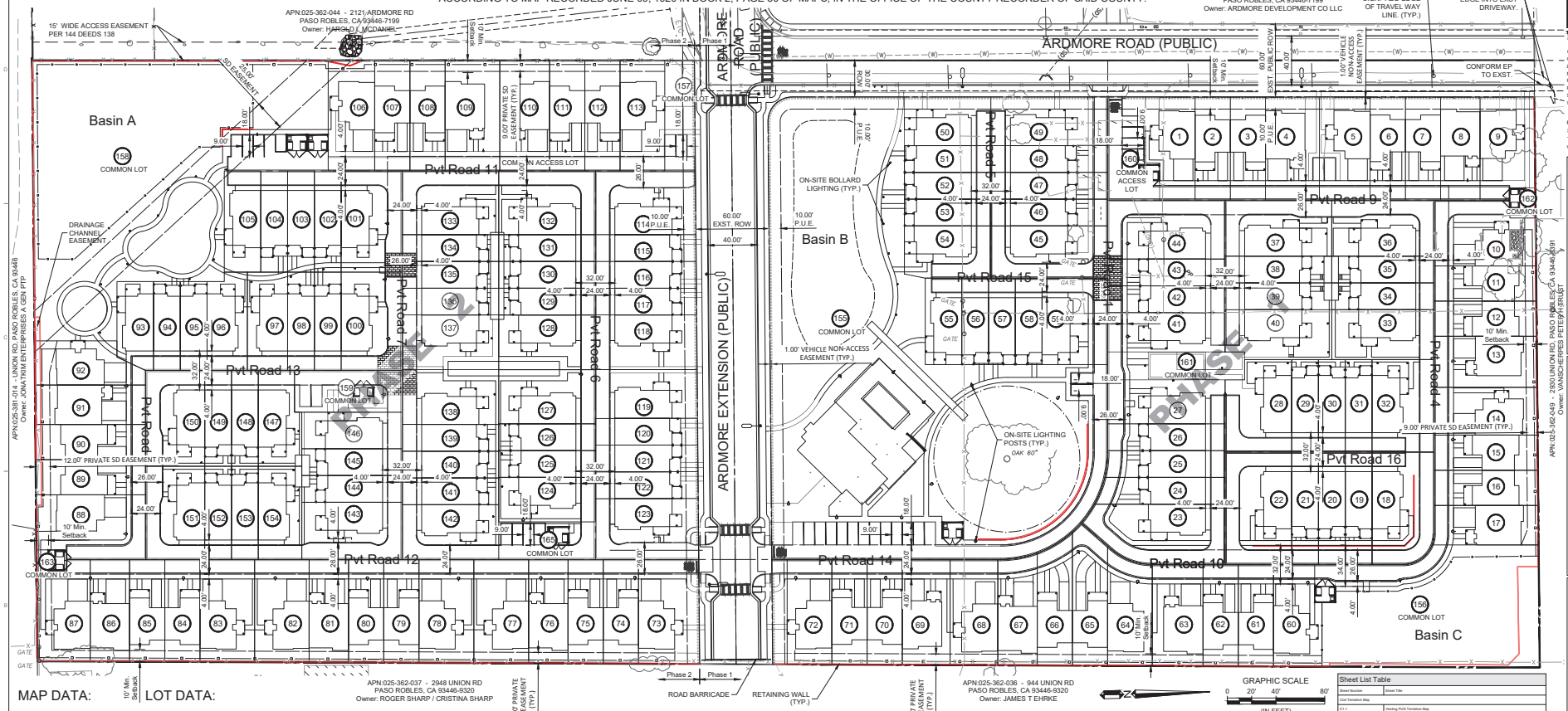
A30

Exhibit D

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

LOTS 6 AND 13 OF GOLDEN HILLS ORCHARD TRACT, IN THE CITY OF PASO ROBLES, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JUNE 09, 1920 IN BOOK 2, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2



MAP DATA:

APPLICANT:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
805-781-3133
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

PROPERTY OWNER:

COVELOP HOLDINGS LLC,
1304 GARDEN ST,
SAN LUIS OBISPO, CA 93401
MICHAEL STOLTEY
DAMIEN MAVIS
JIMMY SUMMER

REPRESENTATIVE:

WALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
805-544-4011
TOM ZENDER
TOMZ@WALLACEGROUP.US

APN: 025-362-050

LOT DATA:

EXISTING BOUNDARY AREA:	14.06 AC.
EXISTING SOUTH PARCEL:	6.52 AC.
EXISTING NORTH PARCEL:	7.54 AC.
PROP. PUBLIC ROAD RIGHT-OF-WAY:	1.12 AC.
OPEN SPACE PARCELS:	3.21 AC.

SURVEYOR'S NOTES:

THE BASIS OF BEARING FOR THIS MAP IS GRID NORTH PER THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD83(2011) EPOCH 2010, BETWEEN NGS POINT "HPGN D CA 05 ML" (PID FV2070) AND "PRB AP 1965 STA B2" (PID AA4509) HAVING A BEARING OF N 53°41'56" E MEASURED AND CALCULATED PER THE NGS DATA SHEETS.

1. TOPOGRAPHIC SURVEY PROVIDED BY NORTH COAST ENGINEERING DATED 11-09-2021 AND SIGNED BY TUCKER J. SANDERS - LS 9398

GEOTECHNICAL REPORT:

REPORT DATE: OCTOBER 12, 2022
FILE NUMBER: F-103116
BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CALIFORNIA 93447
GREG McKAY GE 2993

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	3098.88	18	4567.43	35	1848.88	53	1563.62	70	2502.38	87	3375.81	104	1829.27	121	1851.42	138	3572.22	155	68436.87
2	2451.00	19	2032.09	36	3870.82	54	3018.33	71	2498.74	88	4590.09	105	2494.63	122	1857.01	139	1746.65	156	17067.30
3	2450.99	20	2031.97	37	4034.72	55	2132.17	72	4219.07	89	2612.75	106	3467.59	123	4236.52	140	1746.57	157	2241.07
4	3756.77	21	2032.03	38	1926.95	56	1563.68	73	4273.64	90	2619.12	107	2625.10	124	2902.02	141	1746.74	158	39586.94
5	3530.79	22	5051.80	39	1926.88	57	1563.53	74	2475.93	91	2940.71	108	2625.23	125	1745.31	142	3572.62	159	3032.56
6	2451.30	23	5058.85	40	3489.93	58	1563.60	75	2472.39	92	2865.00	109	4076.63	126	1745.45	143	3871.41	160	2983.60
7	2451.30	24	2254.74	41	3111.84	59	3832.74	76	2763.99	93	2062.39	110	3716.86	127	3531.67	144	1812.06	161	2582.37
8	2744.67	25	2137.17	42	2120.62	60	3152.21	77	3839.05	94	1606.54	111	2625.14	128	3566.47	145	1812.15	162	522.23
9	3615.35	26	2120.82	43	2120.82	61	2421.22	78	3832.31	95	1607.60	112	2623.58	129	1746.14	146	2470.98	163	477.19
10	4205.97	27	3486.49	44	4671.87	62	2417.73	79	2453.88	96	2564.08	113	3334.43	130	1744.79	147	2605.58	164	2452.88
11	2426.24	28	3888.47	45	4115.07	63	3481.97	80	2450.36	97	2675.25	114	4314.48	131	1747.25	148	1730.97		
12	2433.82	29	1671.17	46	2111.36	64	3228.08	81	2739.32	98	1777.71	115	1820.35	132	4157.54	149	1731.13		
13	3543.42	30	1672.23	47	2111.30	65	3159.27	82	3783.76	99	1778.92	116	1821.92	133	4159.31	150	3811.96		
14	3332.71	31	1672.40	48	2111.23	66	2887.17	83	3777.06	100	4045.93	117	1827.53	134	1746.71	151	3705.85		
15	2463.01	32	3877.50	49	3837.91	67	2869.05	84	2431.94	101	4161.23	118	3746.66	135	1746.56	152	1686.16		
16	2469.89	33	3445.69	50	2841.01	68	3407.60	85	2428.35	102	1828.17	119	3351.76	136	1746.75	153	1684.78		
17	2784.30	34	1848.70	52	1563.54	69	3403.90	86	2714.72	103	1829.10	120	1845.86	137	3567.39	154	2740.15		

Sheet List Table

Sheet Number	Sheet Title
Civil Tentative Map	
C1.1	Vesting PUD Tentative Map
C1.2	Lot Dimensions and Road Sections
Civil Site Improvement Plans	
C2.1	Demo Plan
C2.2	Existing North Boundary Topo
C3.2	Public Grading Plan
C3.3	Fire Truck Access Exhibit
C4.1	Section Plan View
C5.2	Cross Sections
C5.3	Cross Sections
Off Site Improvement Plans	
C6.1	Public Ardmore Rd (Public) - Utility Plan & Profile
C6.2	Public Ardmore Rd Ext. (Public) - Utility Plan & Profile
C6.3	Public Roads 13 (Private) - Utility Plan & Profile
C6.4	Public Roads 6-8 (Private) - Utility Plan & Profile
C6.5	Public Roads 7-9 (Private) - Utility Plan & Profile
C6.6	Public Roads 9-10 (Private) - Utility Plan & Profile
C6.7	Public Roads 11-12 (Private) - Utility Plan & Profile
C6.8	Public Roads 13-16 (Private) - Utility Plan & Profile
C6.9	Public Roads 15 (Private) - Utility Plan & Profile
Civil Utility Plans	
C8.1	Public Sewer Mains
C8.2	Public Storm Drains
C8.3	Public Water Mains
C8.4	Public Common Dry Utility Trench
Civil Erosion Control Plans	
C7.1	Public Erosion Control Plan
C7.2	Public Erosion Control Details
C7.3	Public Erosion Control Details
C7.4	Public Erosion Control Details
C7.5	Public Erosion Control Details
C7.6	Public Erosion Control Details

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SAN LUIS OBISPO, CA 93401
T 805 544-4011 F 805 544-4294
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER THOMAS K. ZENDER No. 72702 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

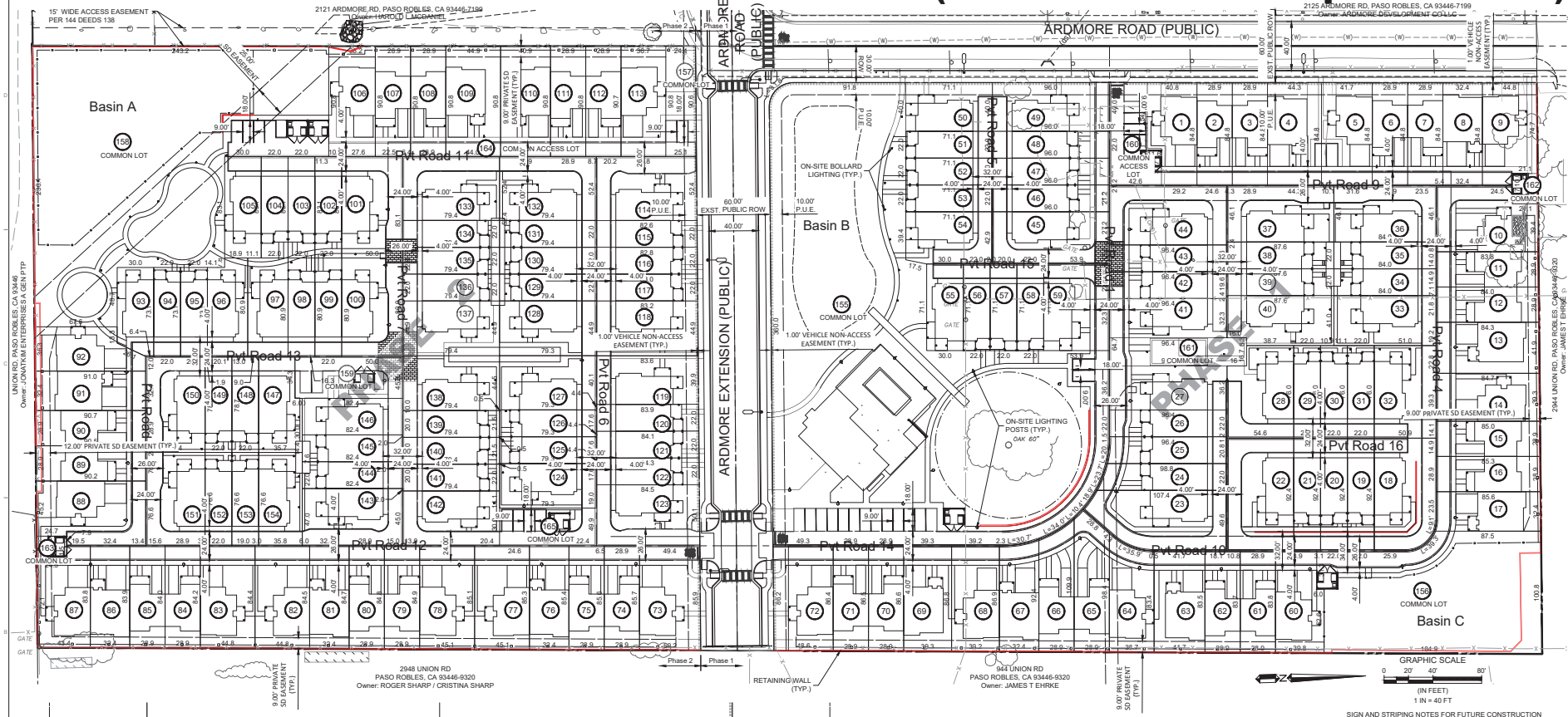
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Vesting PUD Tentative Map

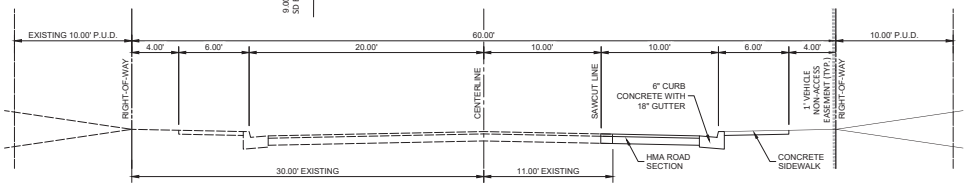
JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C1.1
1 OF 27 SHEETS

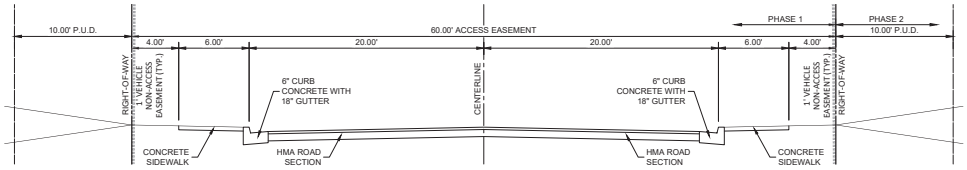
Exhibit D

PHASED VESTING TENTATIVE TRACT MAP 3255 (Planned Unit Development - PUD)

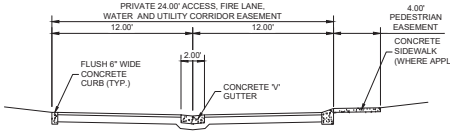




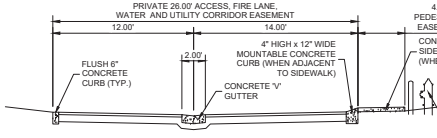
TYPICAL ARDMORE ROAD (PUBLIC) SECTION



TYPICAL ARDMORE EXTENSION PUBLIC) SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION



TYPICAL (PRIVATE) DRIVEWAY SECTION AT FIRE HYDRANT

SIGN AND STRIPING NOTES FOR FUTURE CONSTRUCTION PLANS:

1. ALL SIGNING AND DELINEATION SHALL COMPLY WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.
2. ALL DELINEATION, INCLUDING STRIPING AND MARKINGS, SHALL BE THERMOPLASTIC.
3. ALL SIGNING AND DELINEATION MATERIALS SHALL BE ON THE CALTRANS AUTHORIZED MATERIAL LISTS.
4. ALL STRIPING LAYOUTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO STRIPING.
5. SIGNS SHALL BE FABRICATED PER THE STANDARD HIGHWAY SIGNS AND MARKINGS BOOK USING ALUMINUM SHEETING AND MEET THE CALTRANS GUIDELINES FOR REFLECTIVITY.
6. ALL SIGN MESSAGES, SIGN SIZES, AND SIGN SHEETING TYPE TO BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.
7. SIGNS INSTALLED IN CONCRETE SHALL BE MOUNTED ON A FHWA (BREAKAWAY) APPROVED, TELESPAR SIGN POST, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURES RECOMMENDATIONS. SIGNS ON THE SHOULDER SHALL BE MOUNTED ON 4"X4" WOOD POSTS EMBEDDED 3.5' DEEP.
8. SIGNS SHALL BE INSTALLED PER CAMUTCD FIGURE 2A-2 (CA). ALL AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PATHS SHALL BE MAINTAINED.
9. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJACENT TO THE CENTERLINE ON THE SIDE OF THE FIRE HYDRANTS.

NOTES:

1. ALL PUBLICLY MAINTAINED INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY STANDARD DETAILS AND SPECIFICATIONS.
2. ALL PRIVATE STREETS AS CONSIDERED PRIVATE ACCESS ROADS AND FIRE LANES.

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REGISTERED PROFESSIONAL ENGINEER THOMAS K. ZENNDER No. 72702 FOR PLAN REVIEW ONLY NOT FOR CONSTRUCTION CIVIL STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Lot Dimensions and Road Sections

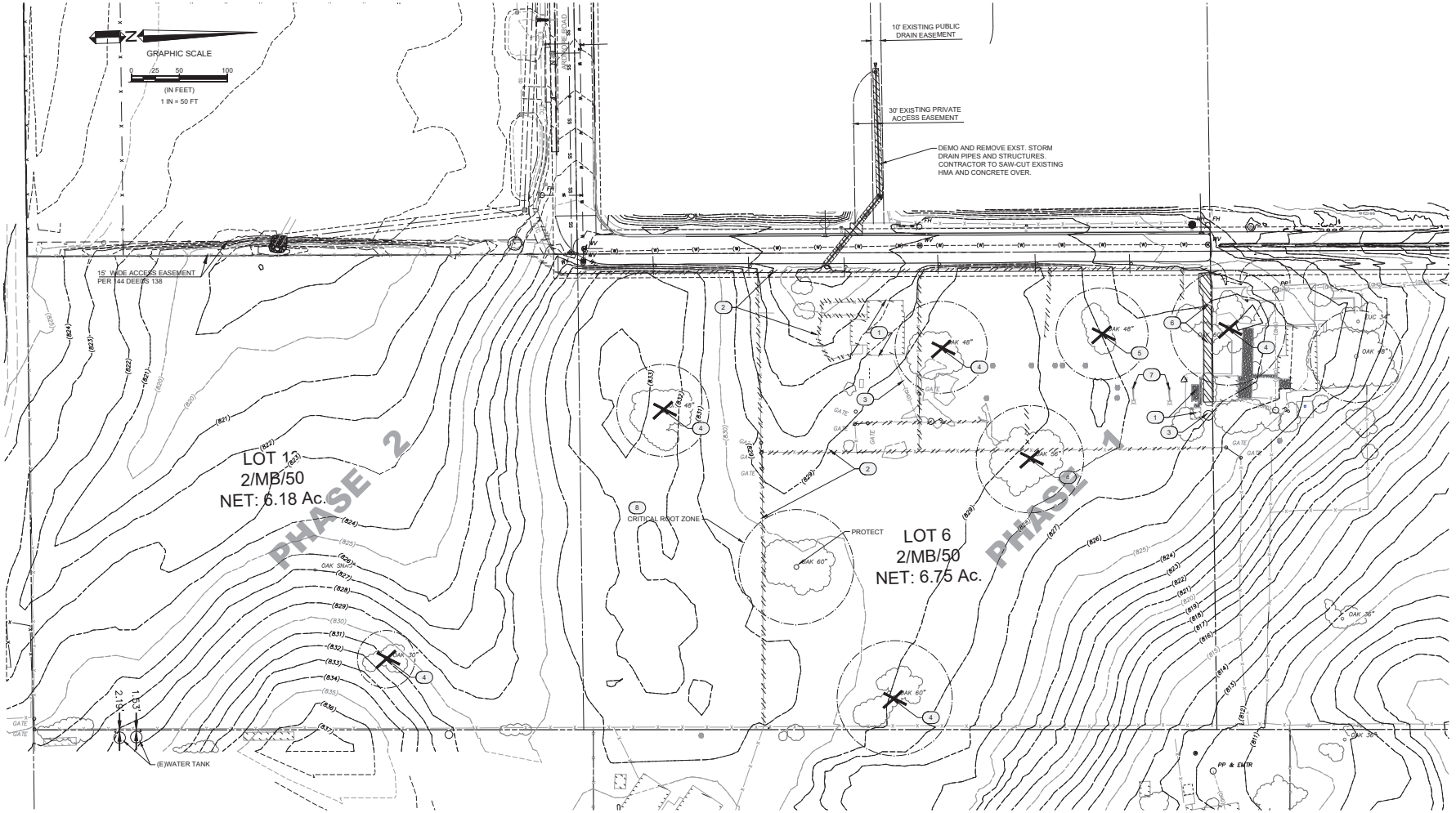
JOB #	0751-05
DESIGNER:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C1.2
2 OF 27 SHEETS

Exhibit D

FILE NAME: 0751-0005-ARDMORE MU DEMO.DWG Plot Date: 12/24/2025

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2"



REFERENCE NOTES:	
XXX	DEMOLITION
1	EXISTING STRUCTURE TO BE REMOVED AND PROPERLY DISPOSED.
2	EXISTING FENCING TO BE REMOVED AND PROPERLY DISPOSED
3	EXISTING TANK, UTILITIES AND POLES REMOVED AND PROPERLY DISPOSED
4	REMOVE EXISTING TREE
5	REMOVE EXISTING FALLEN TREE
6	EXITING AC PAVEMENT TO BE REMOVED
7	EXITING LIGHT POLES TO BE REMOVED
8	SEE OAK TREE RETENTION NOTES AT RIGHT

DEMOLITION NOTES

1. DEMOLISH DESIGNATED PORTIONS OF STRUCTURES AND APPURTENANCES IN ORDERLY AND CAREFUL MANNER.

2. CONTACT UTILITY COMPANIES 5 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK FOR ANY FACILITIES THAT MAY NEED TO BE SALVAGED BY THE SPECIFIC COMPANY.

3. ASSUME POSSESSION OF DEMOLISHED MATERIALS, UNLESS SPECIFIED OTHERWISE. REMOVE DEMOLISHED MATERIALS FROM SITE AT LEAST DAILY.

4. PREVENT AIRBORNE DUST. USE WATER OR DUST PALLIATIVE WHEN NECESSARY. PROVIDE AND MAINTAIN HOSES AND CONNECTIONS TO WATER MAIN OR HYDRANT.

5. DO NOT BURN MATERIALS ON SITE.

6. IMMEDIATELY UPON DISCOVERY, REMOVE, AND DISPOSE OF CONTAMINATED, VERMIN INFESTED, OR DANGEROUS MATERIALS BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.

7. ROUGH GRADE AREAS AFFECTED BY DEMOLITION OR GRADE AS SHOWN ON THE DRAWINGS.

OAK TREE RETENTION NOTES

1. INSTALL TREE PROTECTION FENCING AT LIMITS OF GRADING. SET FENCING AT A 60' RADIUS MEASURED FROM THE OUTSIDE OF TRUNK OF TREE AND ENCIRCLE THE ENTIRE TPZ OF THE TREE. FENCING SHALL BE MADE OF CHAIN-LINK FENCE PANELS 6' H X 8' W. AFFIXED PANELS TO DRIVEN STEEL POSTS. PROJECT ARBORIST TO VERIFY ALL ARE CORRECTLY INSTALLED.

2. HAND-DIG OR HYDRO EXCAVATE TRENCH AT LIMITS OF GRADING AROUND TREE TO EXPOSE ROOTS. TRENCH SHALL BE DUG TO A DEPTH OF 2'. IF ANY ROOTS 1" DIAMETER OR LARGER ARE DISCOVERED, THEY SHALL BE CUT WITH A STERILIZED PRUNING SAW OR RECIPROCATING SAW. ALL ROOT CUTTING SHALL BE SUPERVISED BY THE PROJECT ARBORIST.

3. MONITORING OF TREE PROTECTION MEASURES AND CONSTRUCTION AROUND THE TREE A BY THE PROJECT ARBORIST, SHALL OCCUR THROUGHOUT THE CONSTRUCTION OF THE PROJECT ON A WEEKLY BASIS OR AS REQUIRED BY THE CITY OF PASO ROBLES.

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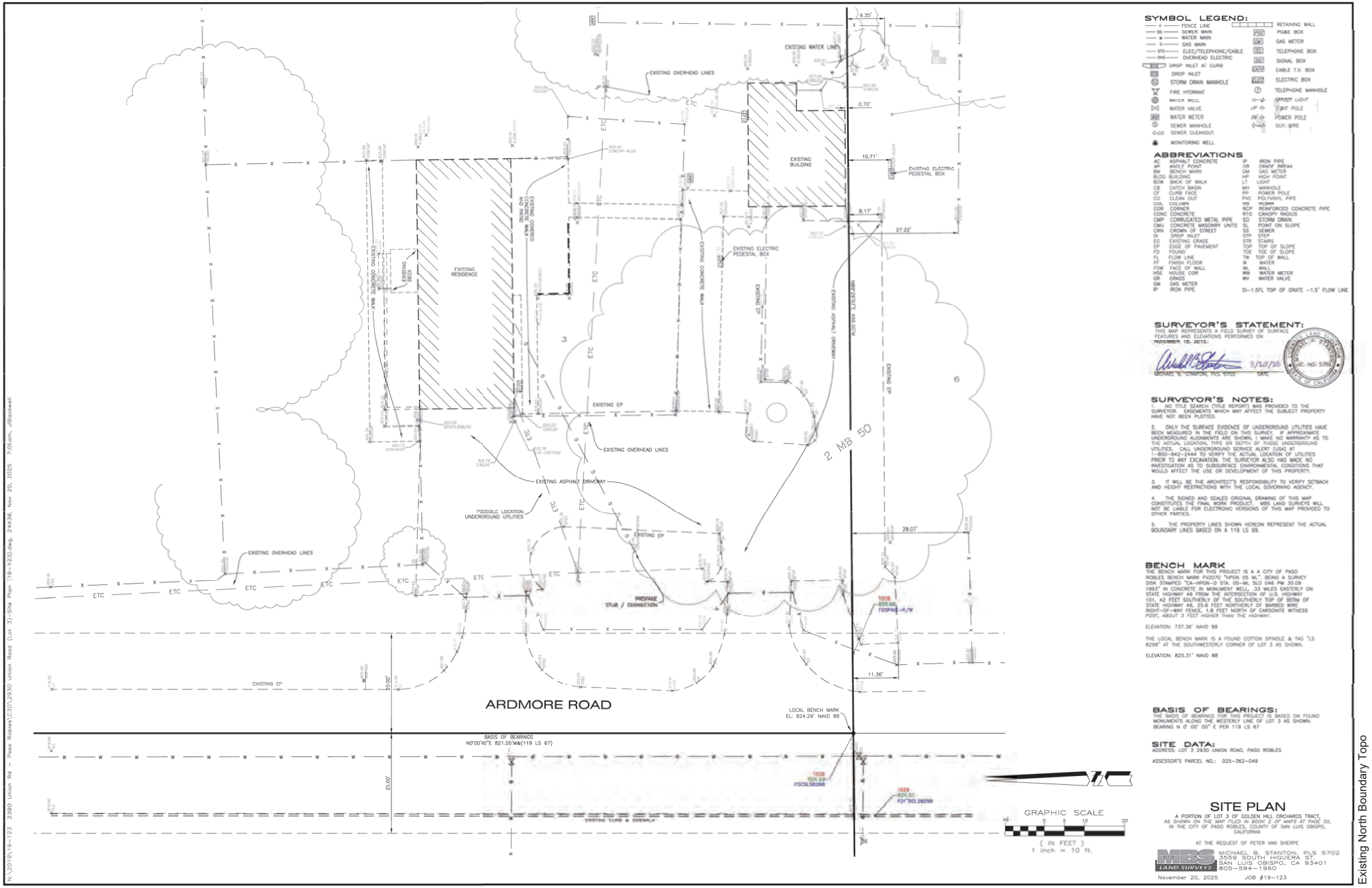
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Demo Plan

JOB #: 0751-05
DESIGNERS: CD
DRAWN BY: CD
DATE: 12/24/25

DRAWING NO.
C2.1

3 OF 27 SHEETS

Exhibit D



SYMBOL LEGEND:

- FENCE LINE
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- ELEC/TELEPHONE/CABLE
- OVERHEAD ELECTRIC
- DROP INLET AT CURB
- DROP INLET
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER WELL
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- RETAINING WALL
- PG&E BOX
- GAS METER
- TELEPHONE BOX
- SIGNAL BOX
- CABLE T.V. BOX
- ELECTRIC BOX
- TELEPHONE MANHOLE
- STREET LIGHT
- LIGHT POLE
- POWER POLE
- GUY WIRE

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	REBAR	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FOW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI=1.5FL TOP OF GRATE -1.5' FLOW LINE

SURVEYOR'S STATEMENT:

THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON NOVEMBER 18, 2015.

MICHAEL B. STANTON, PLS 5702 — DATE — LIC. NO. 5702

SURVEYOR'S NOTES:

1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.

2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.

4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.

5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON A 119 LS 69.

BENCH MARK

THE BENCH MARK FOR THIS PROJECT IS A A CITY OF PASO ROBLES BENCH MARK FV2070 "HPGN DS ML". BEING A SURVEY DISK STAMPED "CA-HPGN-D FOA. DS-ML SLO 046 PM 30.09 1993" IN CONCRETE IN MONUMENT WELL, .33 MILES EASTERLY ON STATE HIGHWAY 46 FROM THE INTERSECTION OF U.S. HIGHWAY 101, 42 FEET SOUTHERLY OF THE SOUTHERLY TOP OF BERM OF STATE HIGHWAY 46, 25.6 FEET NORTHERLY OF BARBED WIRE RIGHT-OF-WAY FENCE, 1.8 FEET NORTH OF CARSONITE WITNESS POST, ABOUT 3 FEET HIGHER THAN THE HIGHWAY.

ELEVATION: 737.36' NAVD 88

THE LOCAL BENCH MARK IS A FOUND COTTON SPINDLE & TAG "LS 8298" AT THE SOUTHWESTERLY CORNER OF LOT 3 AS SHOWN.

ELEVATION: 825.31' NAVD 88

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE WESTERLY LINE OF LOT 3 AS SHOWN. BEARING N 0° 00' 00" E PER 119 LS 67

SITE DATA:

ADDRESS: LOT 3 2930 UNION ROAD, PASO ROBLES

ASSESSOR'S PARCEL NO.: 025-362-049

SITE PLAN

A PORTION OF LOT 3 OF GOLDEN HILL ORCHARDS TRACT, AS SHOWN ON THE MAP FILED IN BOOK 2 OF MAPS AT PAGE 50, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF PETER VAN SHERPE

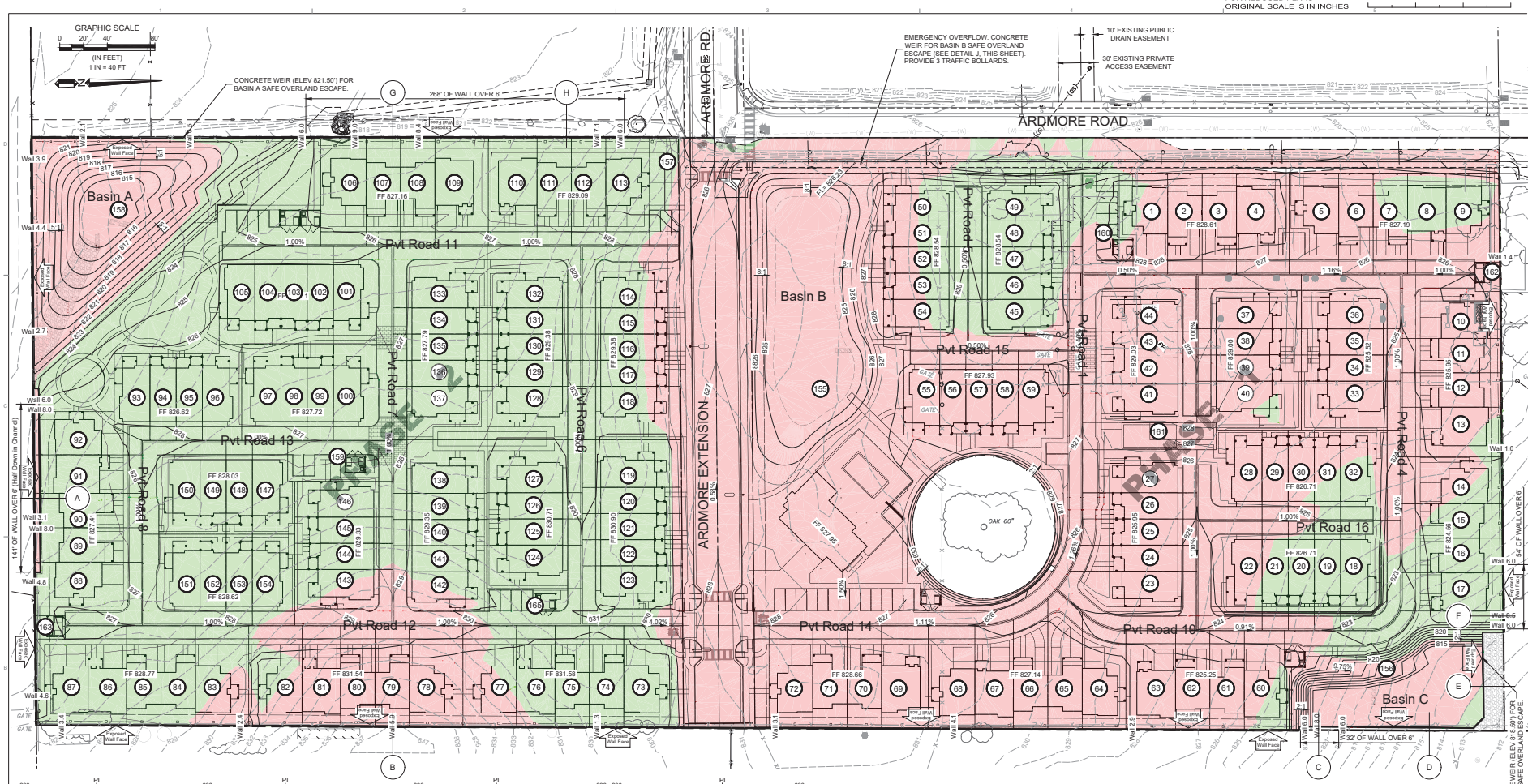
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

November 20, 2025 JOB #19-123

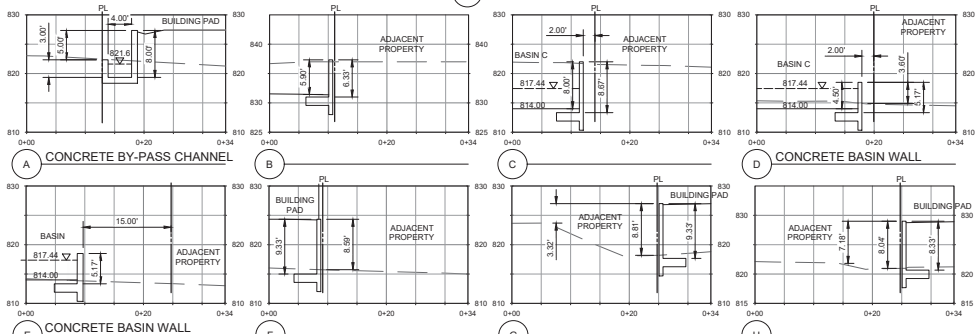
N:\2019\19-123 2390 Union Rd - Paso Robles\C3D\2930 Union Road (Lot 3)-Site Plan (19-123).dwg, 24X36, Nov 20, 2025 7:05am, JBlaskwell

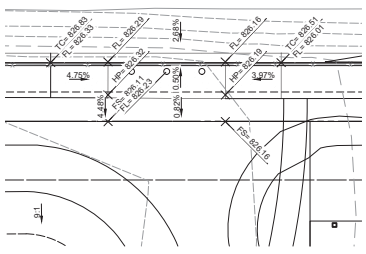
Existing North Boundary Topo

Exhibit D



FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 2





EARTHWORK CALC'S & NOTES

(BASED ON SUB-GRADE VS. FINISH GRADE)

SITE CUT:	34,325± CU.YD.
SITE FILL:	45,900± CU.YD.
ROAD STRUCTURAL SECTION:	3,153± CU.YD.
IMPORT:	7,847± CU.YD.

MAX. HEIGHT CUT: 9.2 ±'
MAX HEIGHT FILL: 9.5±'

1. NO SHRINKAGE WAS CONSIDERED IN CALCULATION.
2. QUANTITIES ESTIMATED SHOWN IN THIS PLAN ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTIMATE QUANTITIES FOR THE PURPOSES OF CONSTRUCTION & BIDDING.
3. TOTAL DISTURBED AREA: 14.06 ± ACRES
4. SLOPES OF FILL SURFACES TO NOT EXCEED (2:1) 2 HORIZONTAL TO 1 VERTICAL.
5. PROTECT ALL EXISTING SURVEY MONUMENTS IN PLACE.
7. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED GRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.
8. THE GRADING CONTRACTOR SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S), SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL PERFORM AN INDEPENDENT EARTHWORK QUANTITY ESTIMATE, AND SHALL BID ACCORDINGLY.

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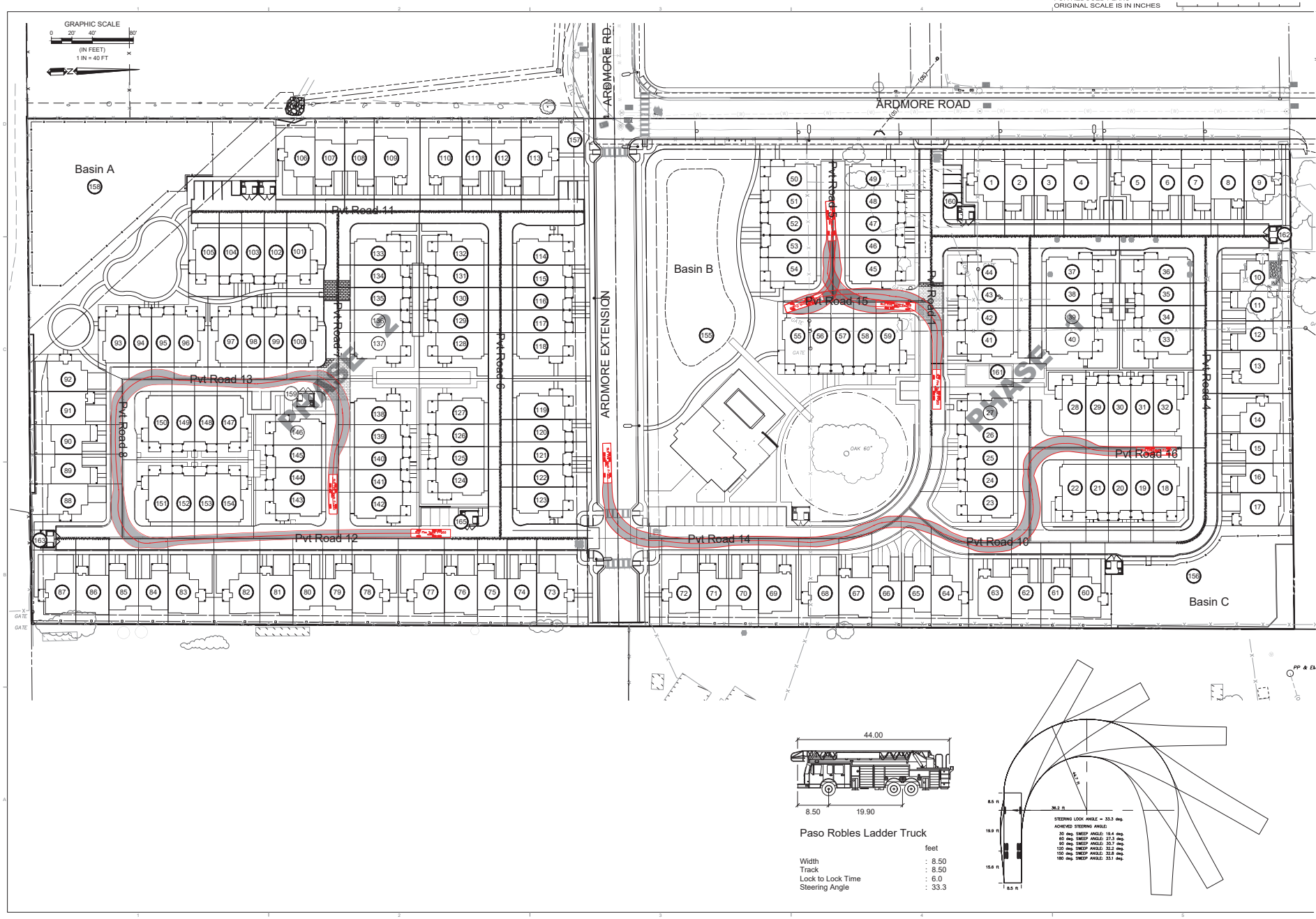
Prelim. Grading Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C3.2
5 OF 27 SHEETS

Exhibit D



Paso Robles Ladder Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 2"

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Fire Truck Access Exhibit

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DATE:	12/24/25

DRAWING NO.
C3.3
6 OF 27 SHEETS

Exhibit D

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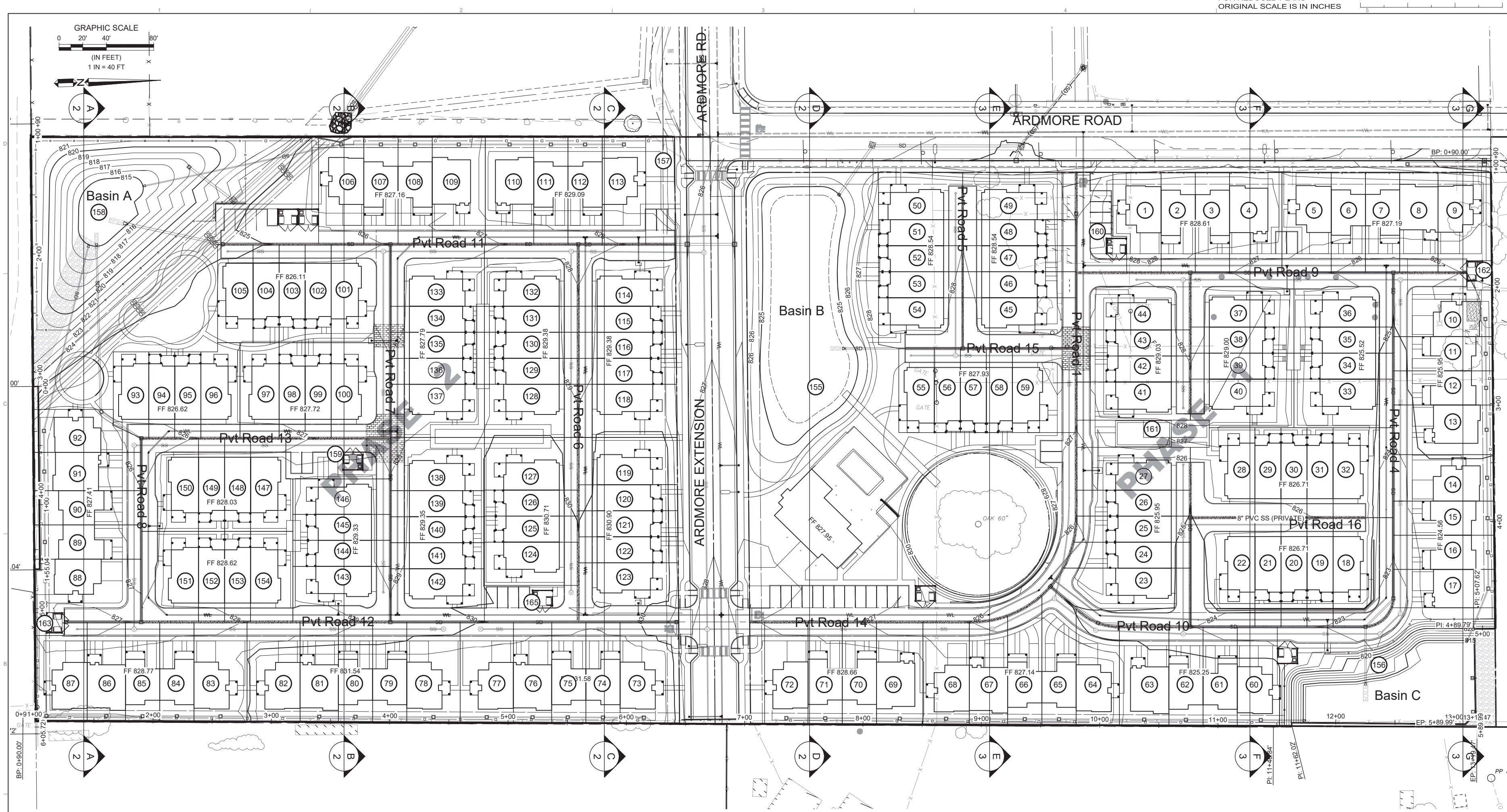

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Section Plan View

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DRAWN BY: RMS
DATE: 12/24/25

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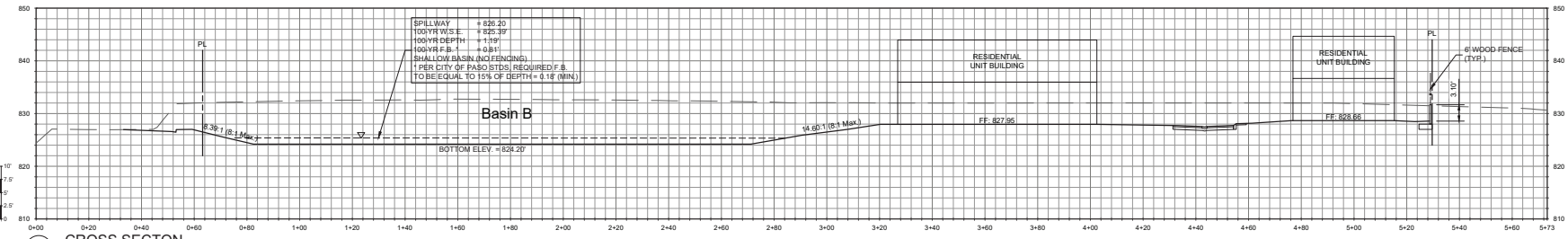
C4.1
7 OF 27 SHEETS

Exhibit D

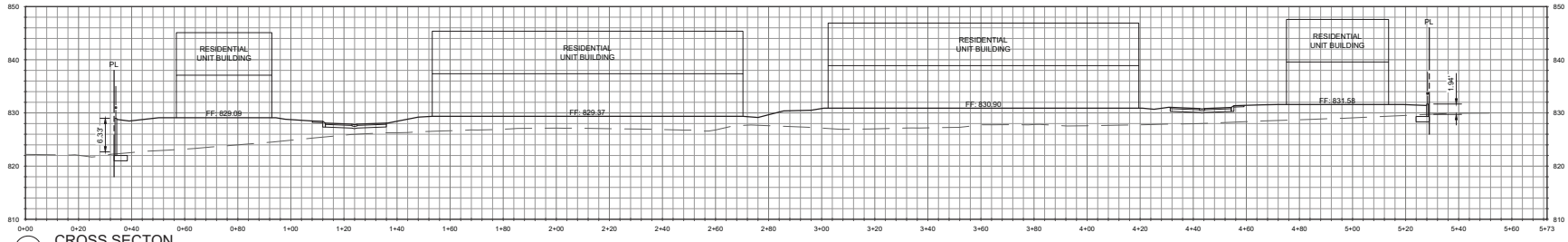
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



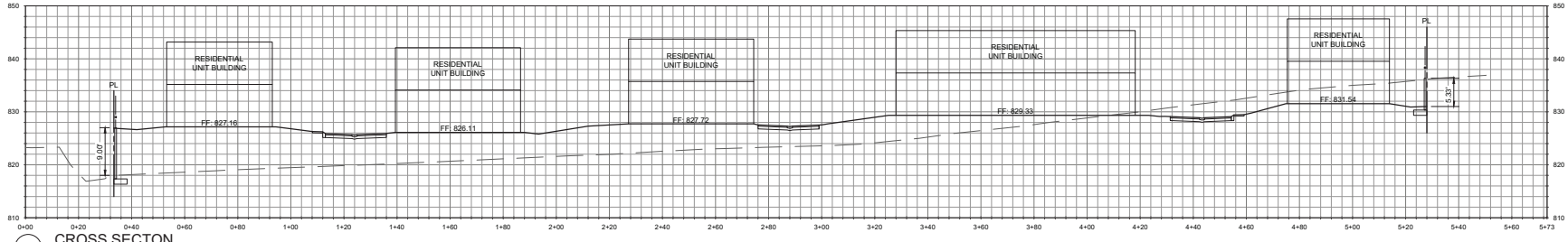
D CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



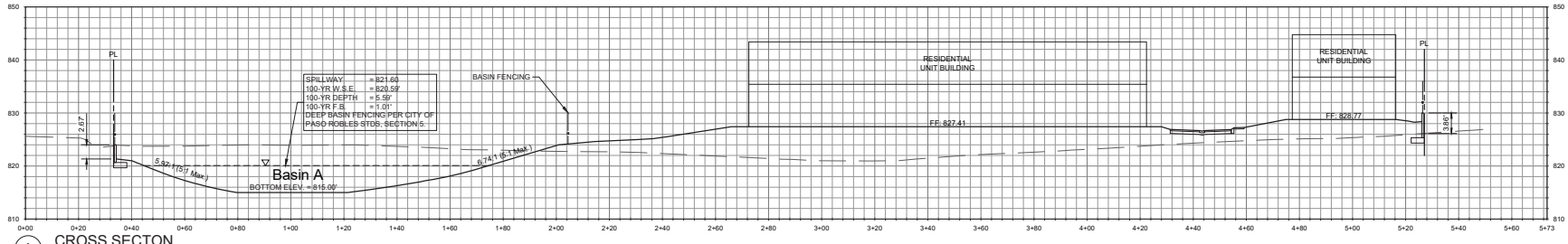
C CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



B CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'



A CROSS SECTON

SCALE: Horz. 1= 20'; Vert. 1= 10'

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DATE: 12/24/25

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C4.2

8 OF 27 SHEETS

Exhibit D

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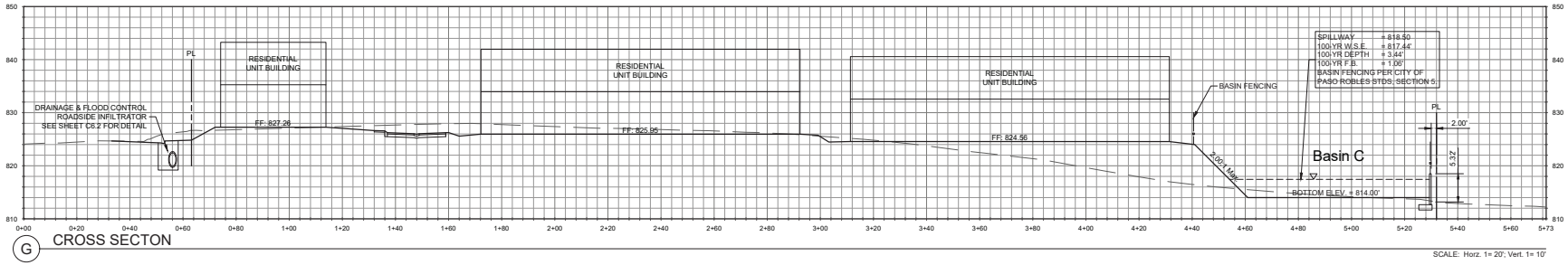
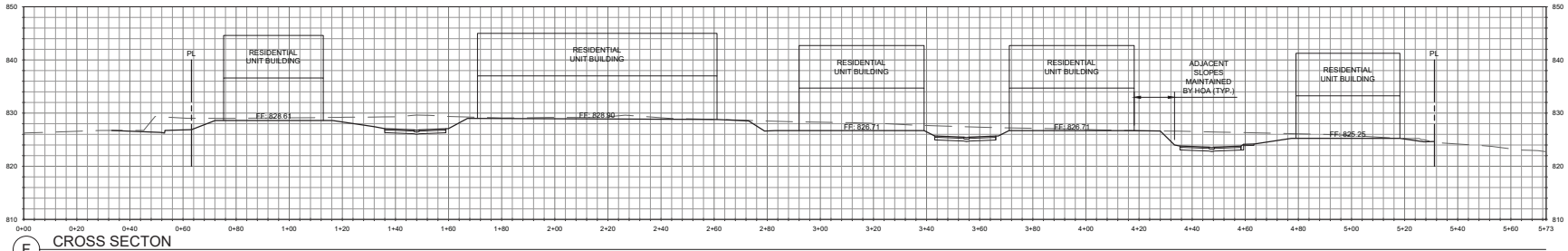
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



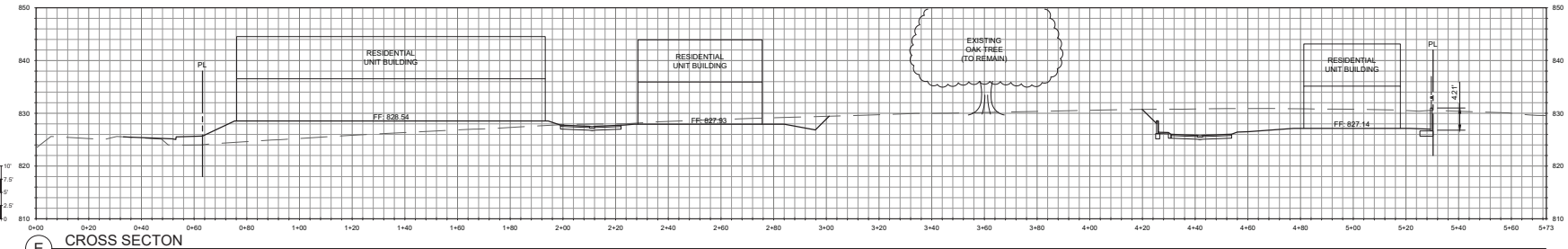
G CROSS SECTON

SCALE: Horz. 1= 20', Vert. 1= 10'



F CROSS SECTON

SCALE: Horz. 1= 20', Vert. 1= 10'



E CROSS SECTON

SCALE: Horz. 1= 20', Vert. 1= 10'

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C4.3
9 OF 27 SHEETS

Exhibit D

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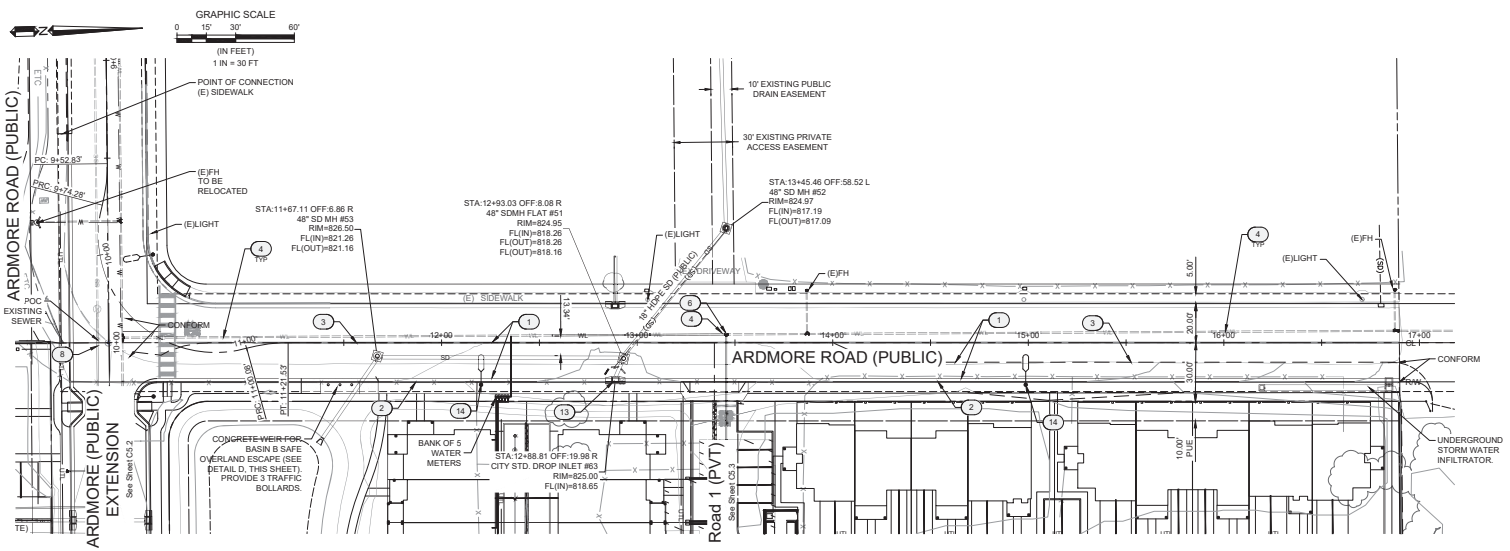
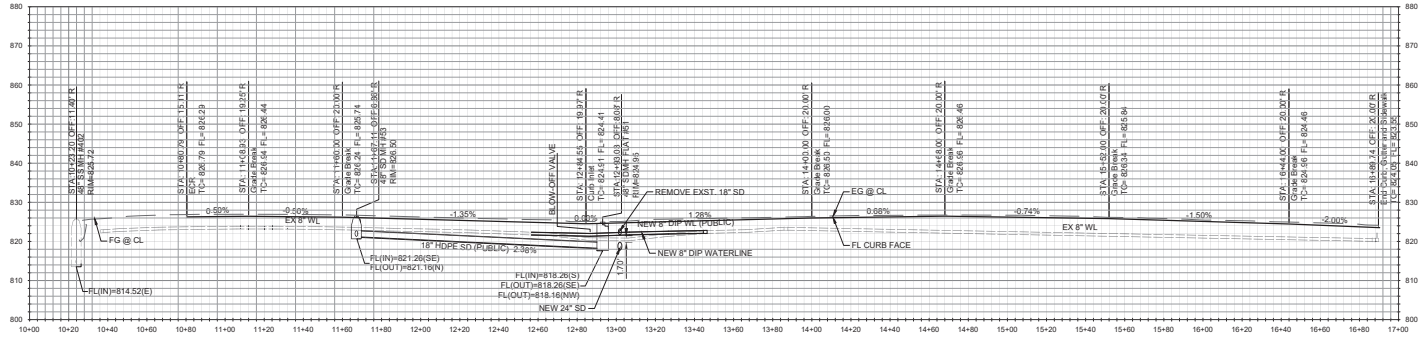


(E) ARDMORE ROAD (PUBLIC) (N-S) PLAN VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD (PUBLIC) EAST TC (N-S) PROFILE VIEW STA 10+00 TO 17+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd (Public) - Utility Plan & Profile

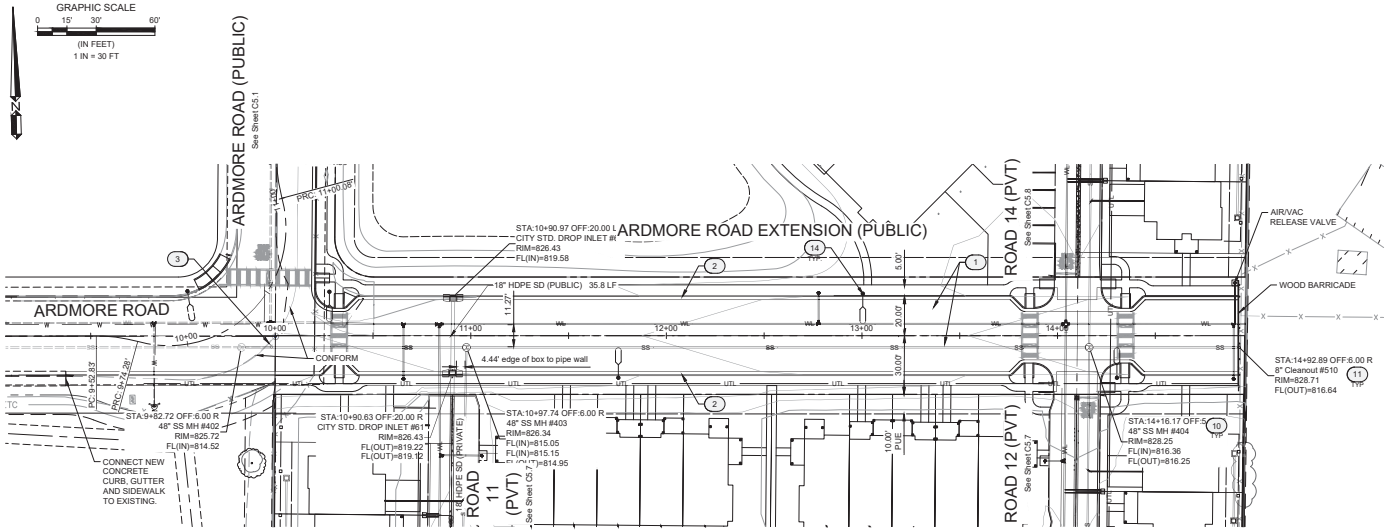
JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.1
10 OF 27 SHEETS

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

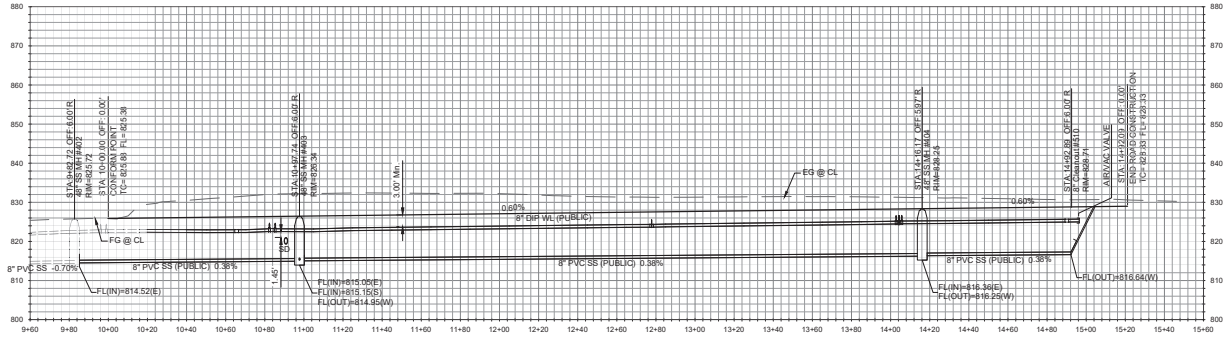
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PLAN VIEW STA 10+00 TO 15+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'



ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PROFILE VIEW STA 10+00 TO 1+00 - PUBLIC WATER AND PUBLIC SEWER

Scale: HORZ.: 1"= 30' VERT.: 1"= 15'

REFERENCE KEYNOTES

(XXX)	DESCRIPTION
1	HMA PAVEMENT OVER CL. 2 AGG. BASE
2	6" CONCRETE CURB & 24" GUTTER PER CITY OF PASO ROBLES
3	SAWCUT AND MATCH POINT. PROVIDE SMOOTH TRANSITION PER CITY OF PASO ROBLES
4	8" PVC WATERLINE
5	WATER METER (DOMESTIC & LANDSCAPE TBD)
6	8" FIRE LINE
7	FIRE HYDRANT
8	8" SANITARY SEWER
9	6" SANITARY SEWER (PRIVATE)
10	SANITARY SEWER MANHOLE PER CITY OF PASO ROBLES
11	SANITARY SEWER CLEAN OUT PER CITY OF PASO ROBLES
12	STORM DRAIN PIPE
13	STORM DRAIN INLET
14	STREET LIGHT PER CITY OF PASO ROBLES
15	ARV - AIR RELEASE VALVE PER CITY OF PASO ROBLES

UTILITY TYPICAL LEGEND

SS	SANITARY SEWER
SD	STORM DRAIN
FIRE	FIRE LINE
WL	WATERLINE
GAS	GAS
CO	SANITARY SEWER CLEAN OUT

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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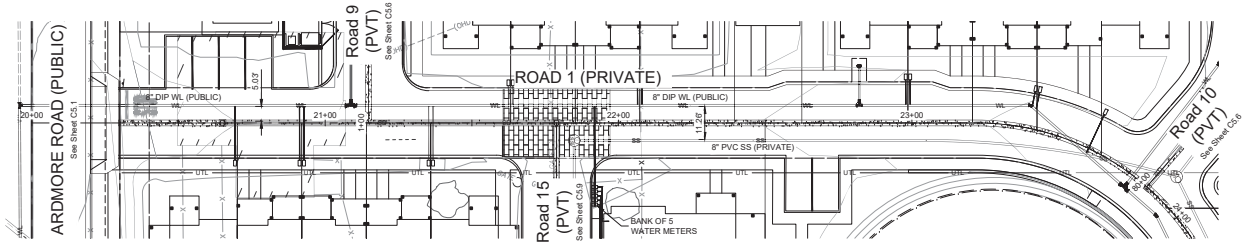
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Ardmore Rd Ext. (Public) - Utility Plan & Profile

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	RMS
DATE:	12/24/25

DRAWING NO.
C5.2
11 OF 27 SHEETS

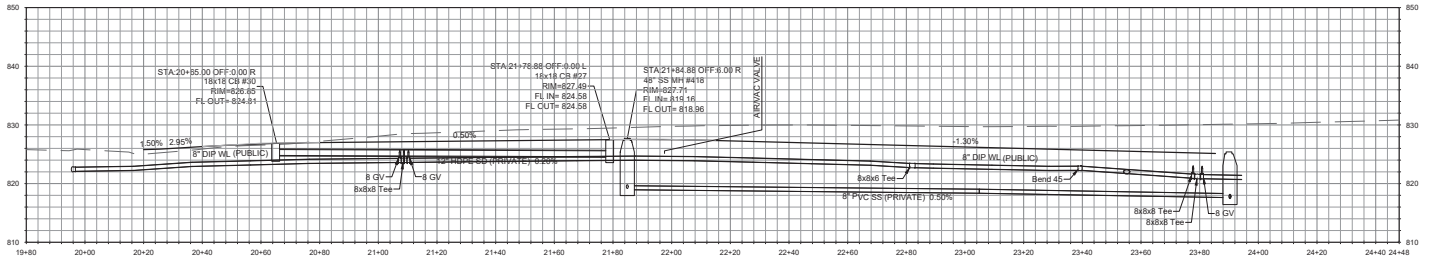
Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



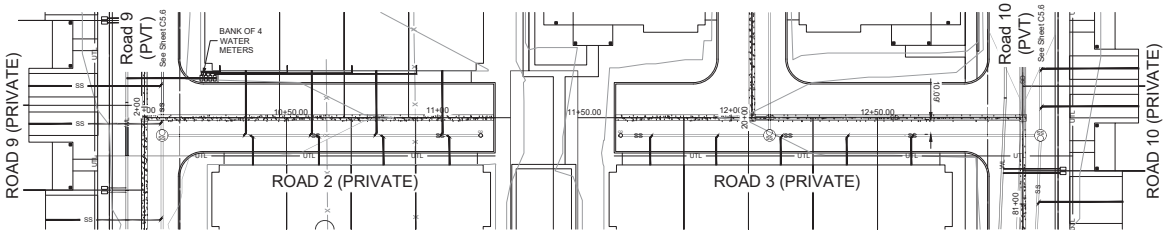
ROAD 1 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



ROAD 1 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

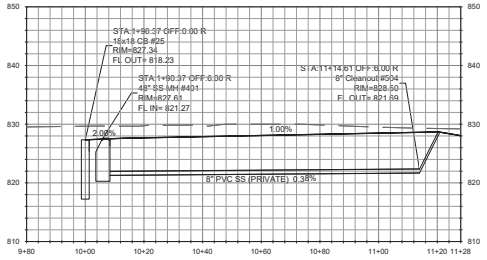


ROAD 2 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'

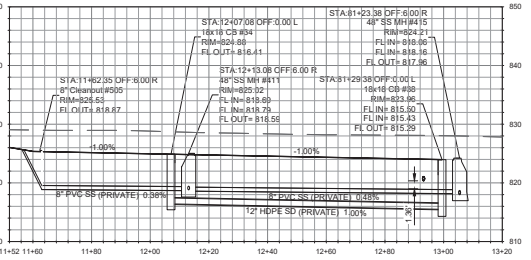
ROAD 3 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 2 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 3 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 1-3 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

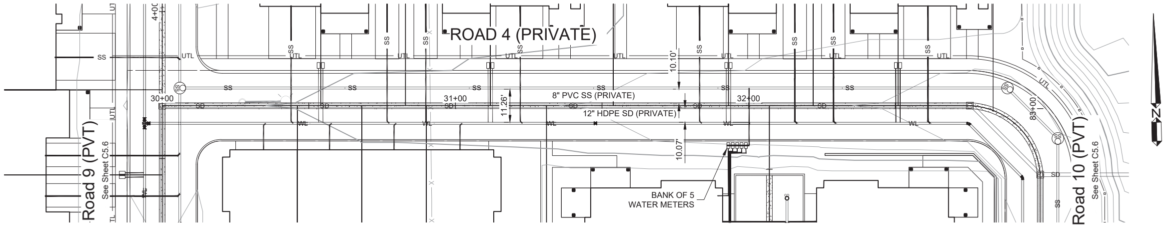
DRAWING NO.
C5.3

12 OF 27 SHEETS

Exhibit D

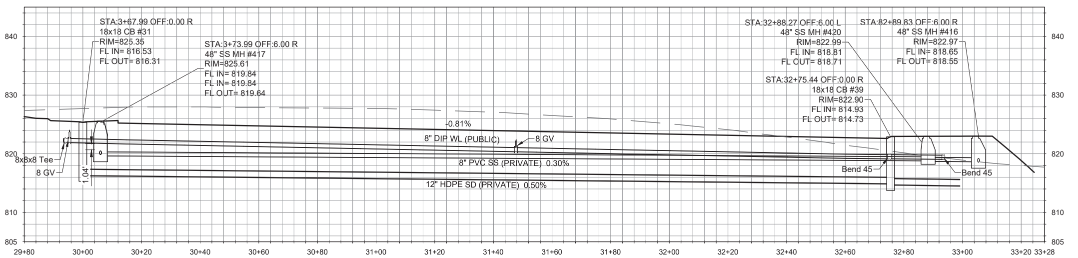
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



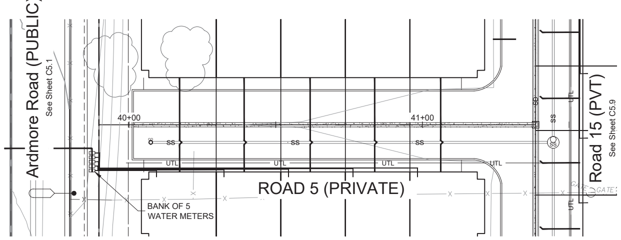
ROAD 4 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



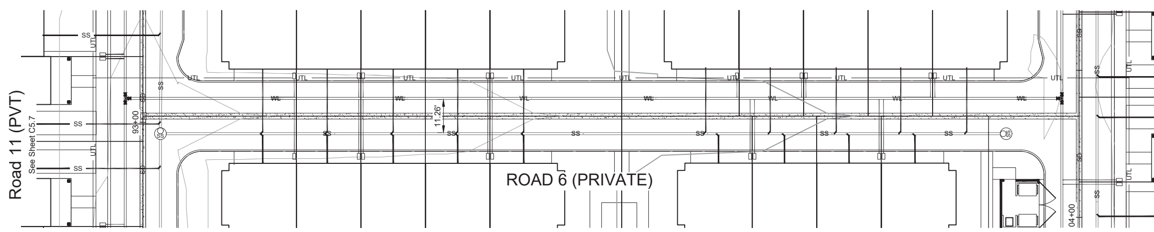
ROAD 4 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'



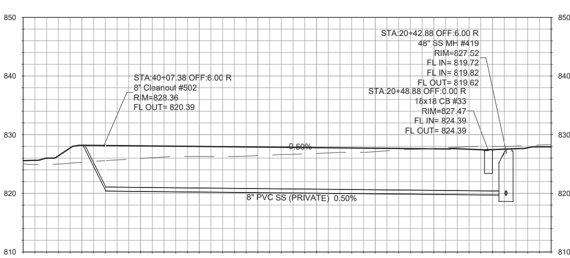
ROAD 5 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



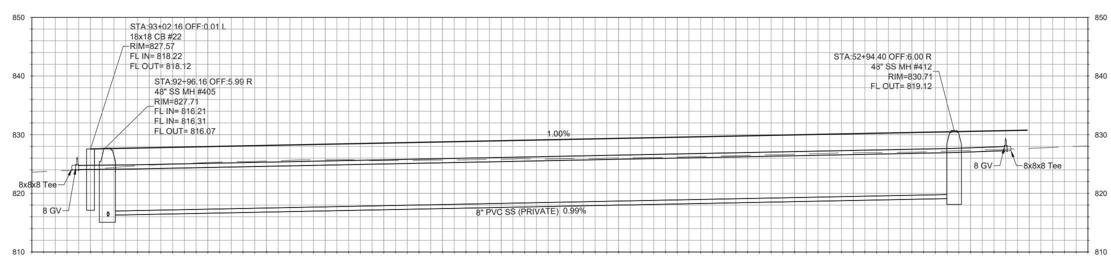
ROAD 6 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 5 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'



ROAD 6 (PRIVATE) - PROFILE VIEW

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC UON

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C5.4

Exhibit D

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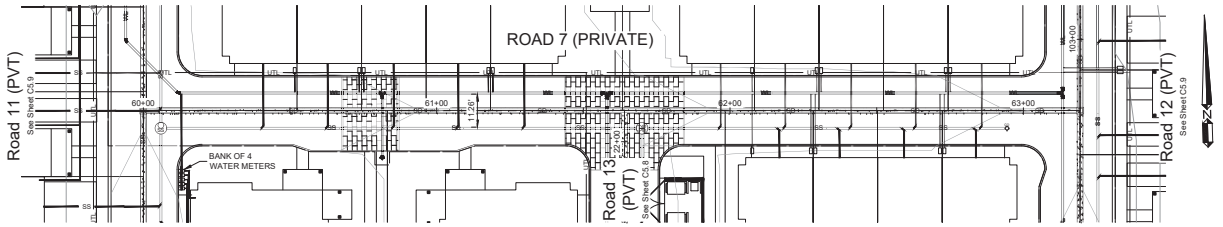
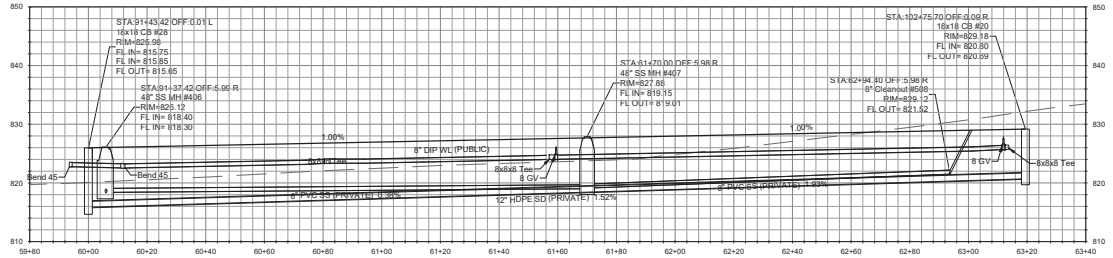
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

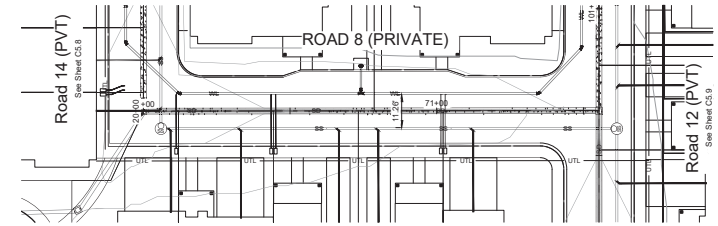
ROAD 7 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 7 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

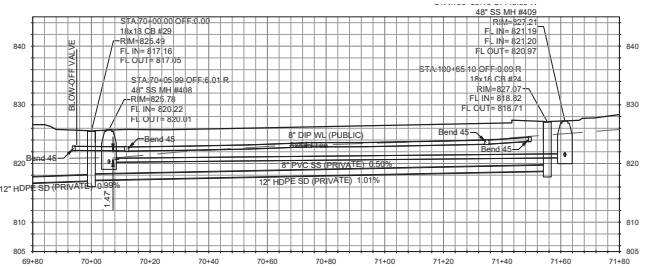
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 8 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 8 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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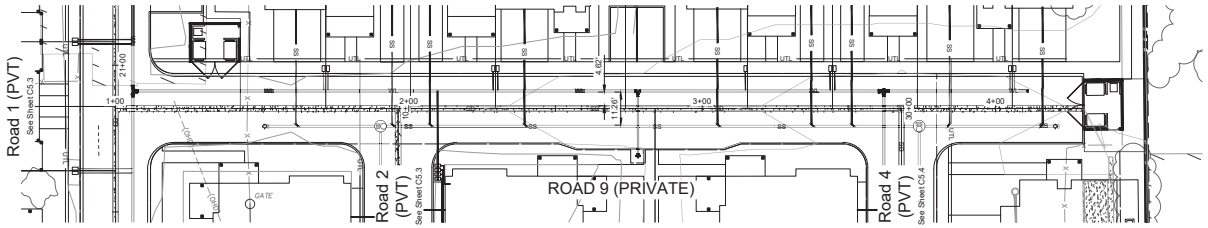
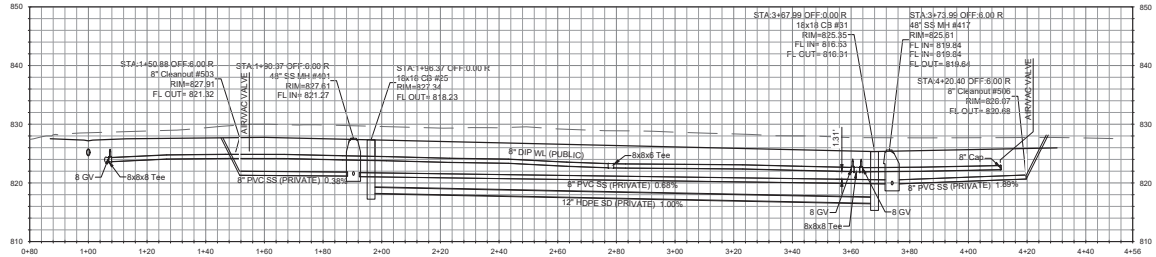


GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

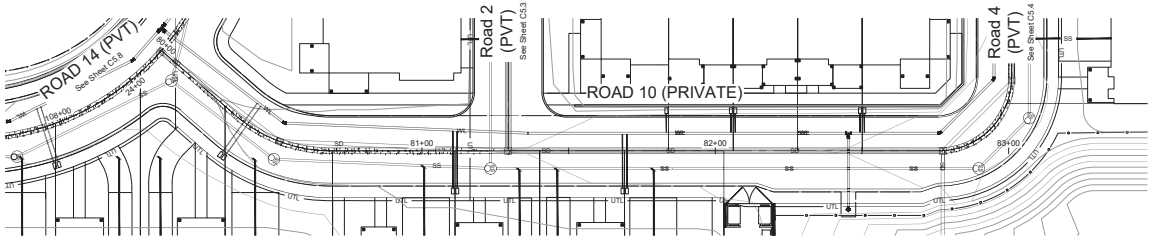
ROAD 9 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 9 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

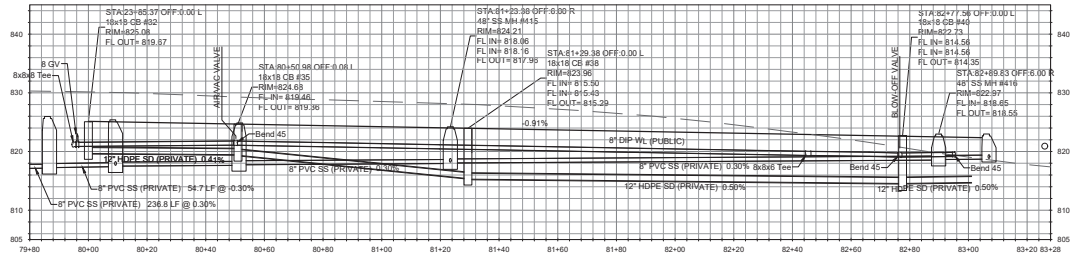
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 10 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 10 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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15 OF 27 SHEETS

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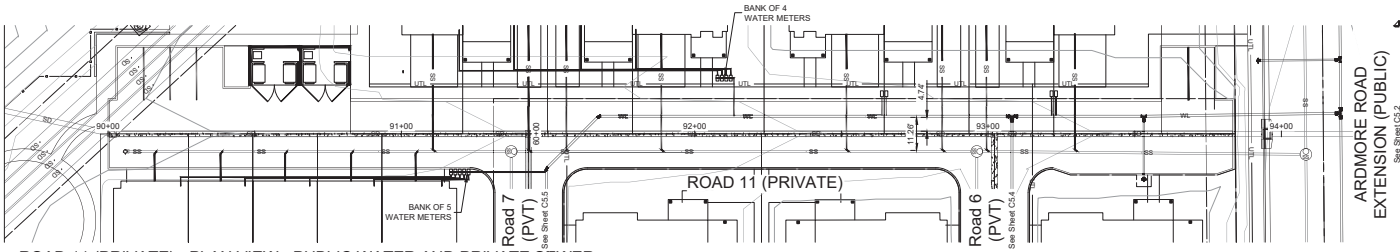
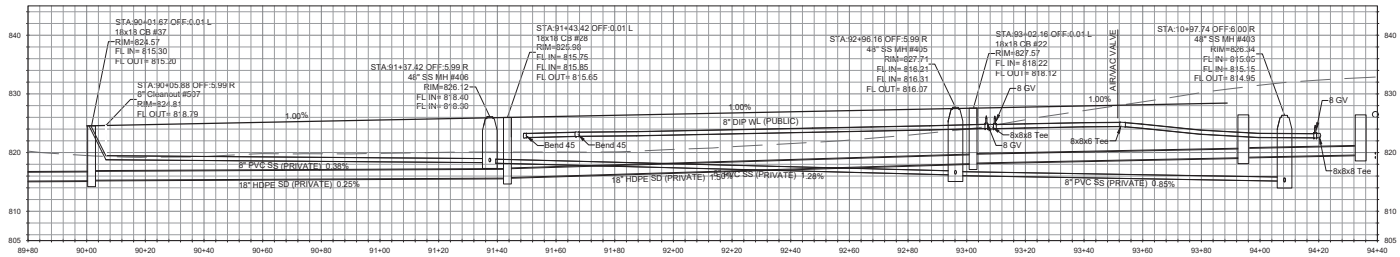


ROAD 11 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'

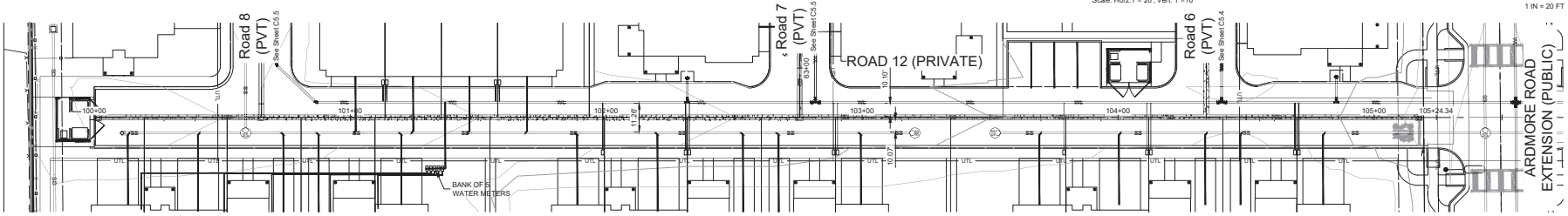
GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



ROAD 11 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

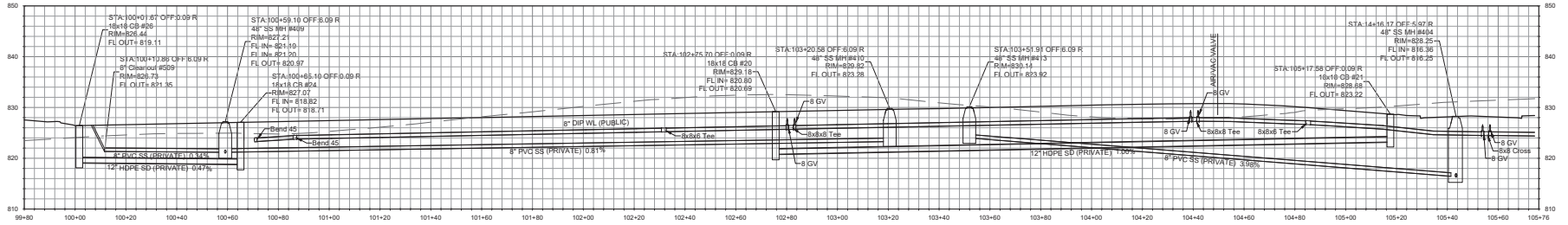
Scale: Horz.1"= 20', Vert. 1"=10'

GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT



ROAD 12 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 12 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:
1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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Prelim. Roads 11-12 (Private) - Utility Plan & Profile

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DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

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16 OF 27 SHEETS

Exhibit D

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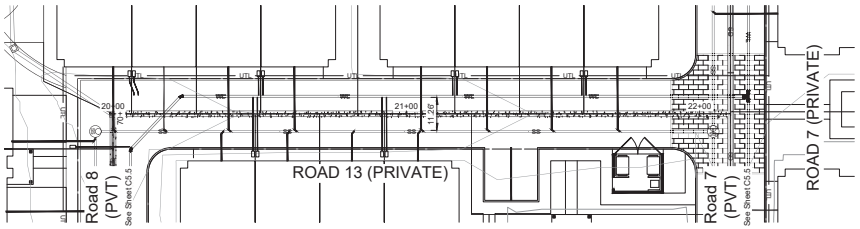
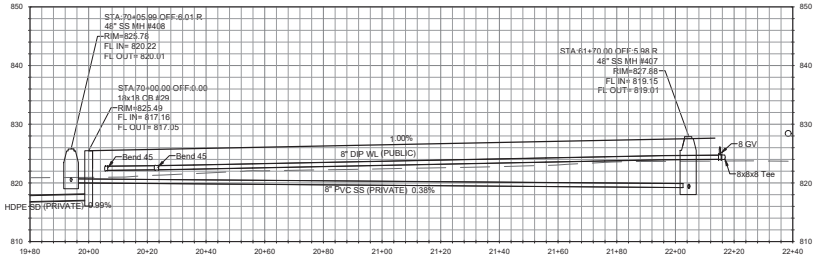
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

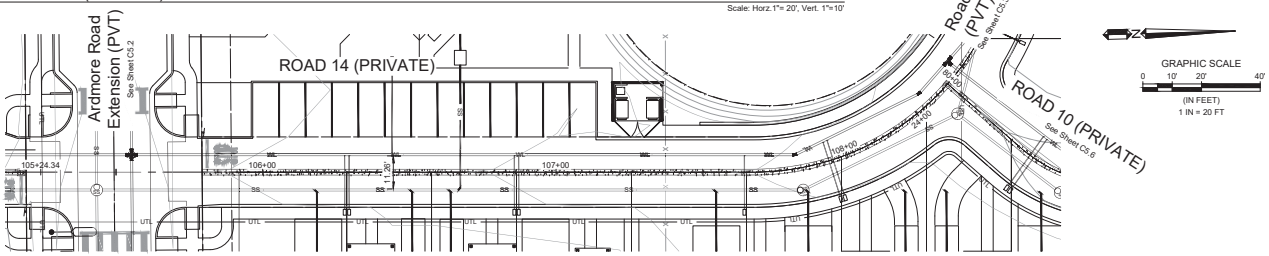
ROAD 13 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 13 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

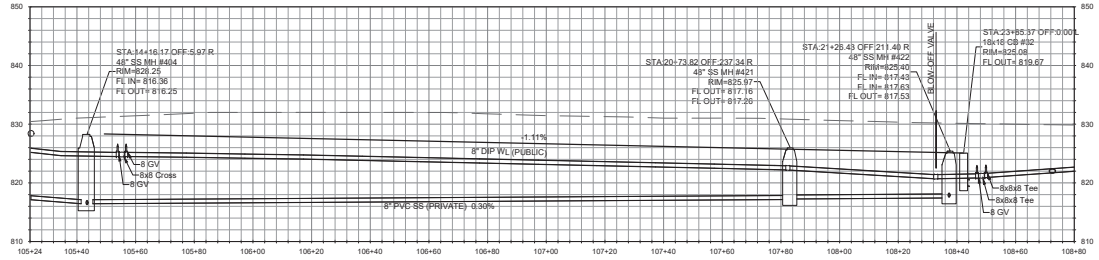
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 14 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 14 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
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DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

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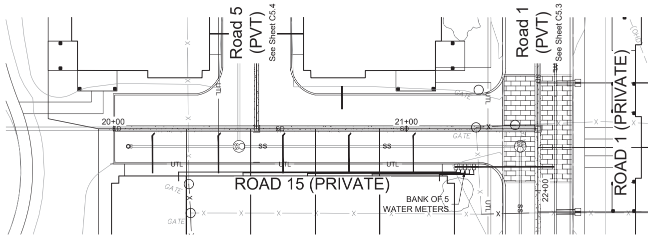
17 OF 27 SHEETS

Exhibit D

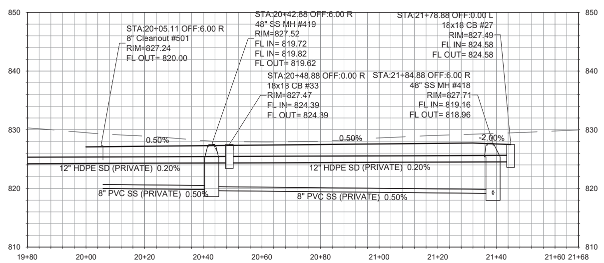
FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

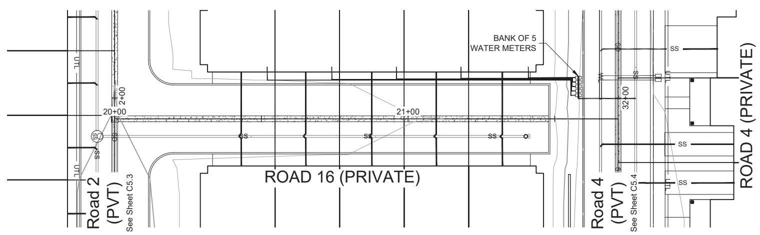
ROAD 15 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 15 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

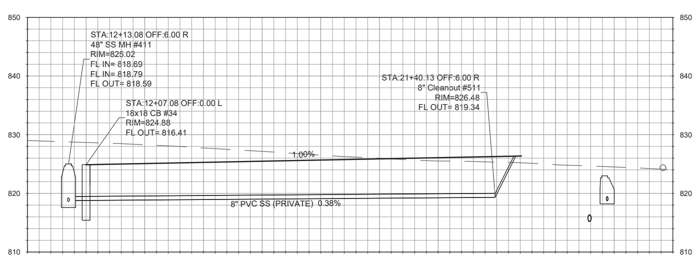
Scale: Horz.1"= 20', Vert. 1"=10'



GRAPHIC SCALE
0 10' 20' 40'
(IN FEET)
1 IN = 20 FT

ROAD 16 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



ROAD 16 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

Scale: Horz.1"= 20', Vert. 1"=10'

NOTES:

1. SEE SHEET C1.2 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
3. PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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DATE SIGNED

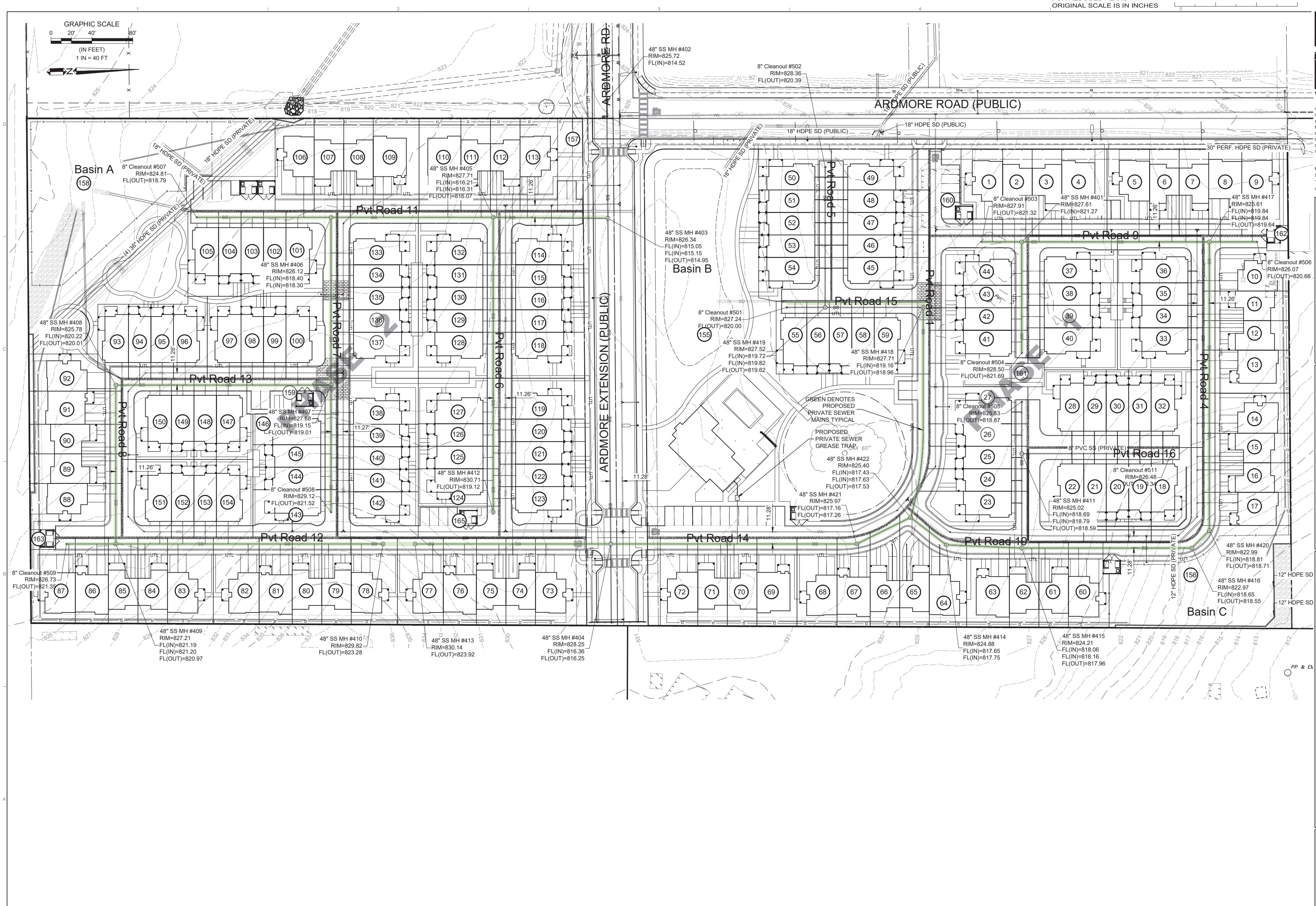
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Roads 15 (Private) - Utility Plan & Profile

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C5.9
18 OF 27 SHEETS

Exhibit D

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES



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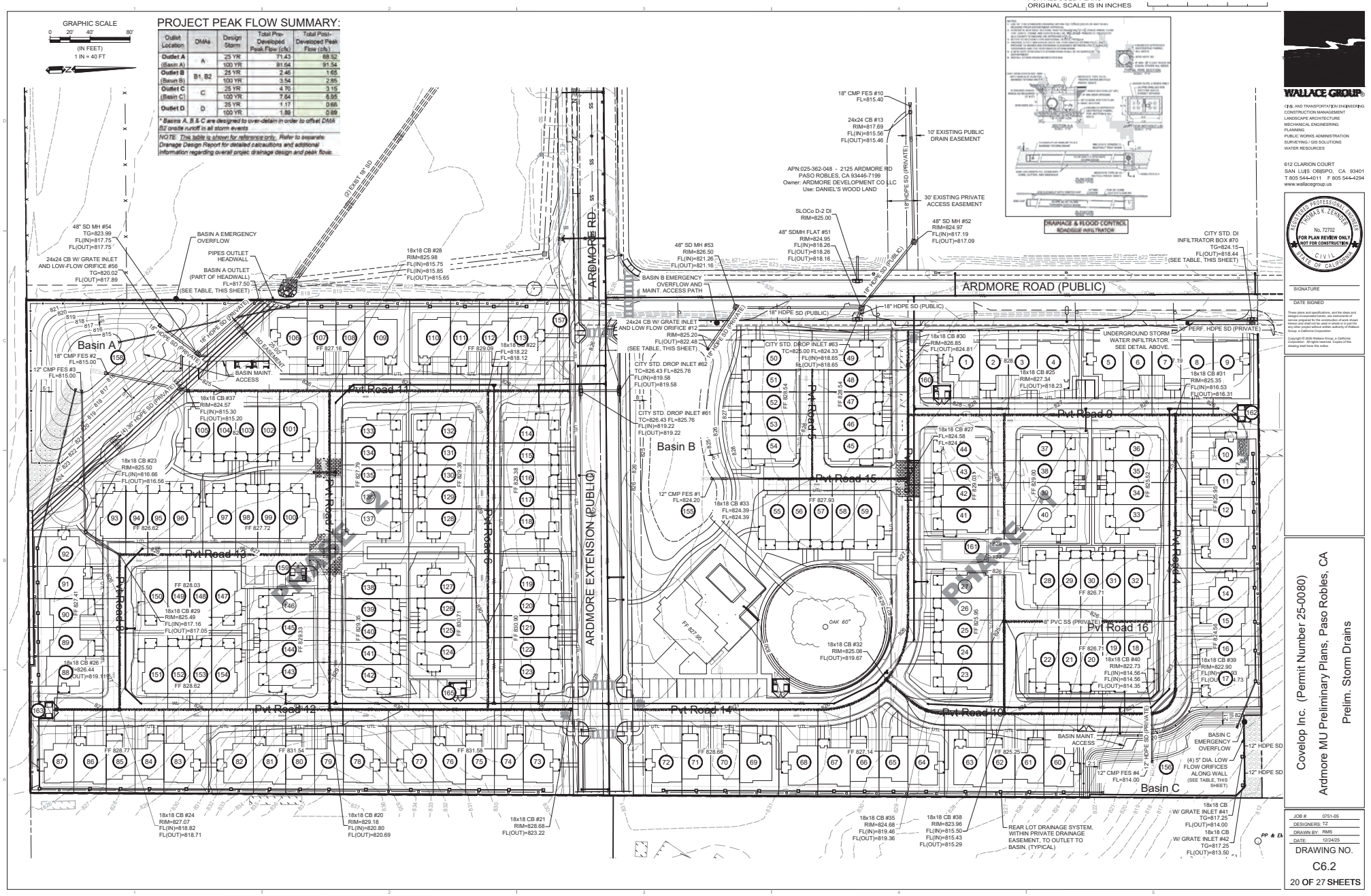
Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Sewer Mains

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

DRAWING NO.
C6.1
19 OF 27 SHEETS

Exhibit D


GRAPHIC SCALE
0 20' 40' 80'
(IN FEET)
1 IN = 40 FT
PROJECT PEAK FLOW SUMMARY:
Outlet Location | DMAs | Design Storm | Total Pre-Developed Peak Flow (cfs) | Total Post-Developed Peak Flow (cfs)
Outlet A (Basin A) | A | 25 YR | 71.43 | 68.52
100 YR | 91.64 | 91.54
Outlet B (Basin B) | B1, B2 | 25 YR | 2.46 | 1.65
100 YR | 3.54 | 2.85
Outlet C (Basin C) | C | 25 YR | 4.70 | 3.15
100 YR | 7.64 | 6.95
Outlet D | D | 25 YR | 1.17 | 0.66
100 YR | 1.89 | 0.89
* Basins A, B & C are designed to over-detain in order to offset DMA B2 onsite runoff in all storm events
NOTE: This table is shown for reference only. Refer to separate Drainage Design Report for detailed calcualtions and additional information regarding overall projec drainage design and peak flows.
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
0 2
DRAINAGE & FLOOD CONTROL ROADSIDE INFILTRATOR
ARDMORE ROAD (PUBLIC)
ARDMORE EXTENSION (PUBLIC)
PHASE 2
PHASE 1
Basin A
Basin B
Basin C
Pvt Road 11
Pvt Road 12
Pvt Road 13
Pvt Road 14
Pvt Road 15
Pvt Road 16
Pvt Road 9
Pvt Road 10
Pvt Road A
Pvt Road B
Pvt Road C
Pvt Road D
APN:025-362-048 - 2125 ARDMORE RD
PASO ROBLES, CA 93446-7199
Owner: ARDMORE DEVELOPMENT CO LLC
Use: DANIEL'S WOOD LAND
10' EXISTING PUBLIC DRAIN EASEMENT
30' EXISTING PRIVATE ACCESS EASEMENT
BASIN A EMERGENCY OVERFLOW
PIPES OUTLET HEADWALL
BASIN A OUTLET (PART OF HEADWALL) FL=817.50 (SEE TABLE, THIS SHEET)
BASIN B EMERGENCY OVERFLOW AND MAINT. ACCESS PATH
BASIN MAINT. ACCESS
UNDERGROUND STORM WATER INFILTRATOR. SEE DETAIL ABOVE.
(4) 5" DIA. LOW FLOW ORIFICES ALONG WALL (SEE TABLE, THIS SHEET)
REAR LOT DRAINAGE SYSTEM, WITHIN PRIVATE DRAINAGE EASEMENT, TO OUTLET TO BASIN. (TYPICAL)
OAK 60"
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DATE SIGNED
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Prelim. Storm Drains
JOB #: 0751-05
DESIGNERS: TZ
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C6.2
20 OF 27 SHEETS

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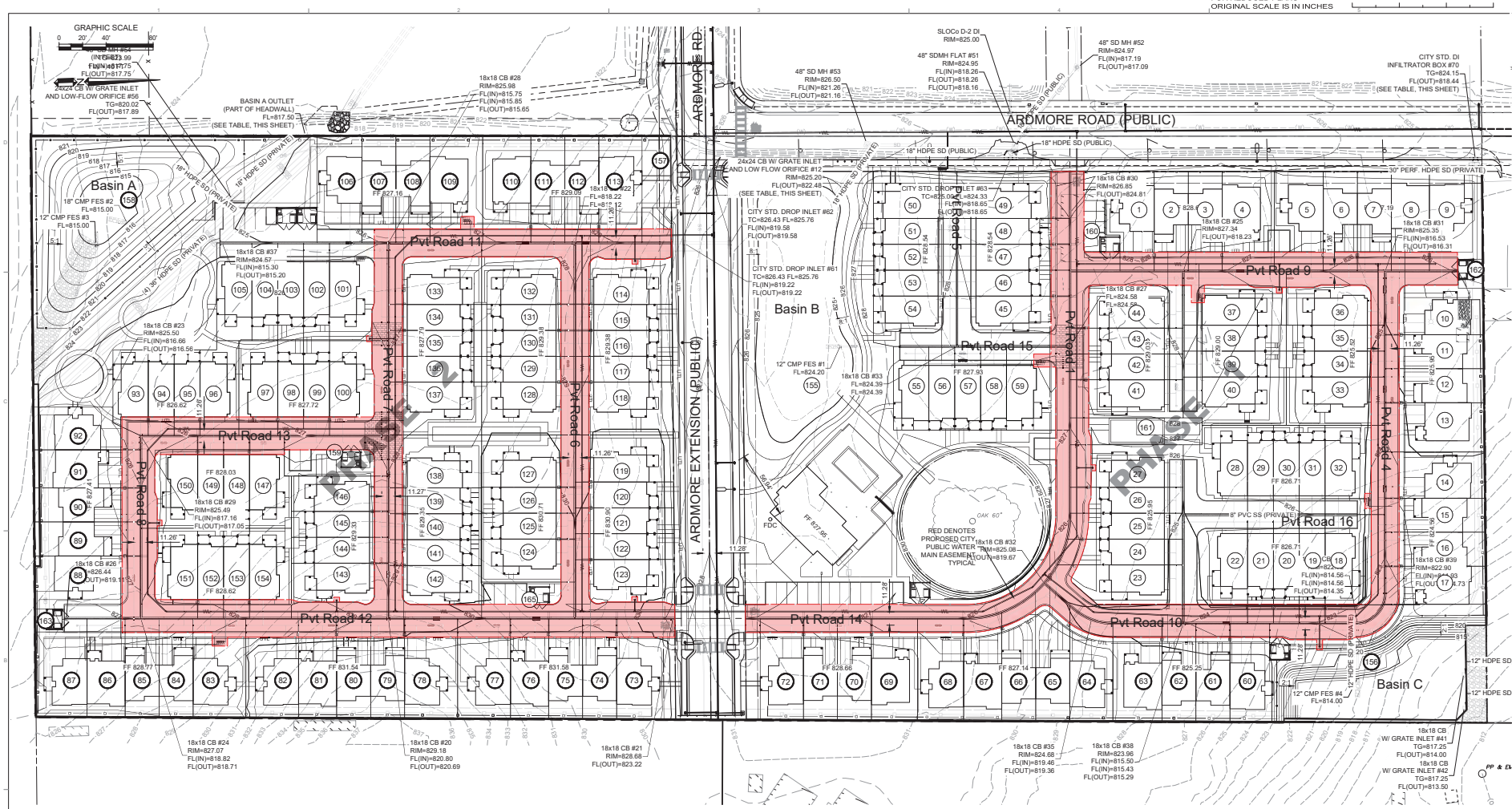

NOTES:

1. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC UON
2. SHOWN UNDERGROUND FIRE LINES ARE FOR REFERENCE ONLY.
3. FIRE LANES SHALL BE PAINTED AND SIGNED PER 2022 CFC CHAPTER 5 AND APPENDIX D §D103.6.
4. FIRE LANE MARKINGS AND SIGNAGE SHALL ALSO COMPLY WITH CALIFORNIA VEHICLE CODE §21458.
5. UTILITIES SHALL COMPLY WITH CURRENT CITY STANDARDS AT THE TIME OF CONSTRUCTION.

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Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Water Mains

JOB #:	0751-05
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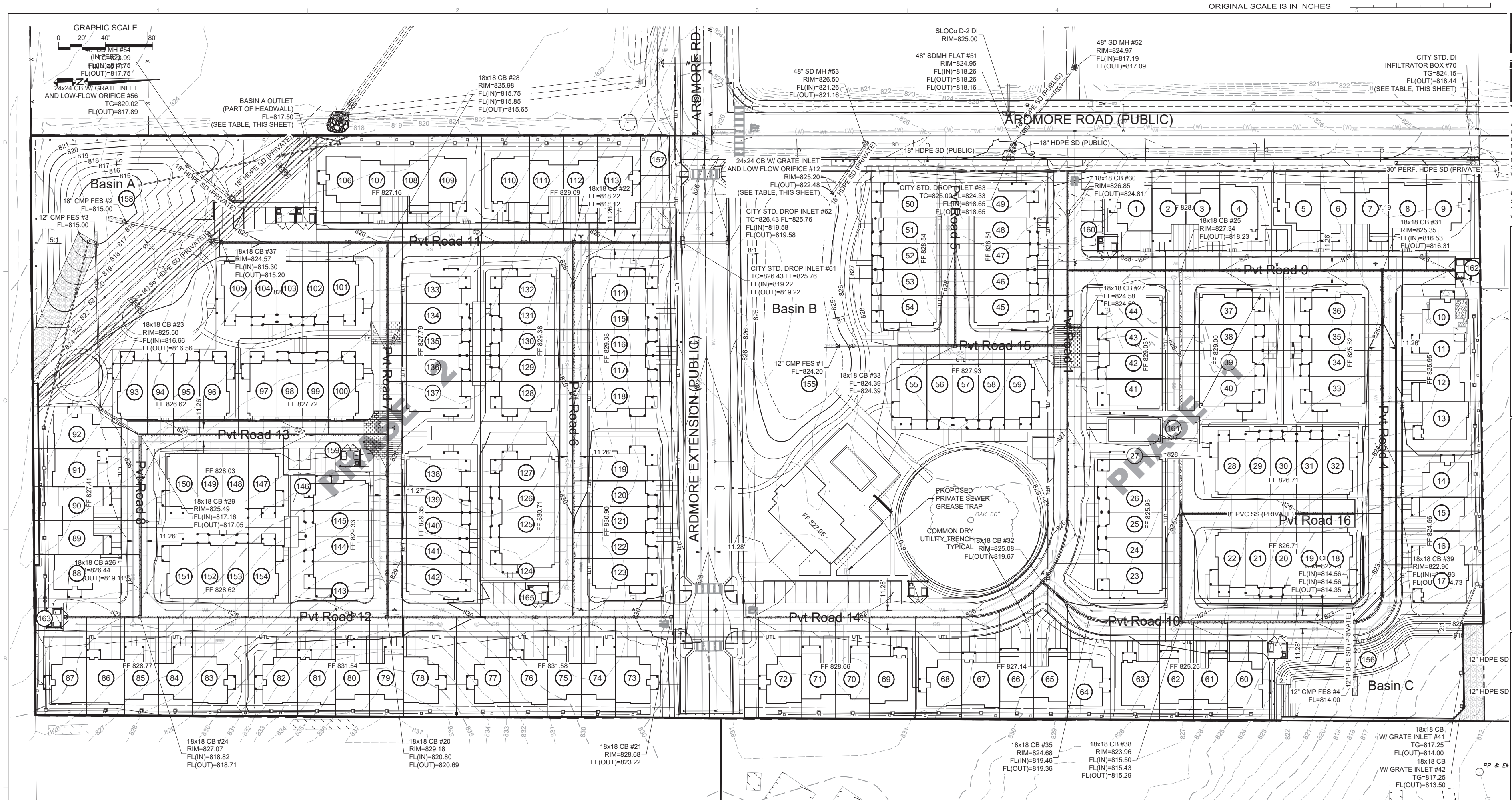
C6.3
21 OF 27 SHEETS

Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Common Dry Utility Trench

JOB #:	0751-05
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C6.4
22 OF 27 SHEETS

Exhibit D

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE ENGINEER OF WORK, CITY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. INSTALLATION OF EROSION CONTROL MEASURES AND DEVICES SHALL BE IMPLEMENTED "YEAR-ROUND".
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR CITY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CITY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WDID NO.:_____

PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER): _____ PHONE NO: _____

PRE-CONSTRUCTION

1. THE PROJECT QSP MUST ATTEND THE PRECONSTRUCTION MEETING. THE PROJECT SWPPP MUST BE ON THE SITE AND THE EROSION CONTROL SITE PLAN SHALL BE REVIEWED AT THIS MEETING.
2. PRIOR TO ANY SITE WORK, INSTALL THE CONSTRUCTION SITE-RESOURCE PROTECTION FENCING AS SHOWN ON THE EROSION CONTROL PLAN AND ENSURE EROSION AND SEDIMENTATION CONTROL MATERIALS ARE ON SITE AND READY FOR INSTALLATION.
3. INSTALL ORANGE PLASTIC-WEB FENCING ALONG THE CONSTRUCTION SITE BOUNDARY AND IN AREAS DESIGNATED ON PLAN PRIOR TO ANY SITE DISTURBANCE. NO CONSTRUCTION UNDER THIS PERMIT IS TO OCCUR OUTSIDE OF THE SITE BOUNDARY.

DURING CONSTRUCTION

1. DURING CONSTRUCTION, PROTECTION MEASURES INCLUDE BMPS SHOWN ON THESE PLANS. THE PROJECT SITE SHALL BE ACCESSED ONLY VIA THE PROJECT ENTRANCE OFF OF THE MAIN PAVED PUBLIC ROAD. CONTRACTOR SHALL PREVENT MULTIPLE CONSTRUCTION ACCESS POINTS DIRECTING ACCESS TO A SINGLE POINT THROUGH THE USE OF FENCING OR OTHER OBSTACLES.
2. CONSTRUCTION STAGING AREAS SHALL BE WITHIN THE SITE BOUNDARY AND ONLY AND PER THE DESIGNATED AREA ON THE EROSION CONTROL PLAN. THE CONTRACTOR CAN CHANGE THE LOCATION AFTER REVIEW AND APPROVAL WITH THE QSP TO ENSURE THE NEW LOCATION COMPLIES WITH ALL CITY AND STATE CODES. (MUST BE 100' FROM SENSITIVE RESOURCES AND DRAINAGE WATER COURSES).
3. ALL PORTABLE TOILETS MUST BE LOCATED MORE THAN 50' FROM ANY STORM DRAIN INLET OR DRAINAGE.
4. DURING CONSTRUCTION, REGULAR STREET SWEEPING ALONG ARDMORE ROAD SHALL OCCUR AS NEEDED TO MINIMIZE SEDIMENT AND DEBRIS BUILD-UP AND MOVEMENT FROM SITE.

SLOPE PROTECTION: PROTECT ALL GRADED CUT AND FILL SLOPES WITHIN 14 DAYS OF INITIAL GRADING PER PROJECT PLANS AND AS FOLLOWS FOR ANY FIELD CHANGES:

INSTALL FIBER ROLLS ON SLOPES ALONG THE CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF EACH ROW TO PREVENT PONDING AT THE MIDSECTION (CALIFORNIA STRAW WORKS, 2005). TURN THE ENDS OF EACH FIBER ROLL UPSLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ROLL.

INSTALL FIBER ROLLS IN SHALLOW TRENCHES DUG 3 TO 5 INCHES DEEP FOR SOFT, LOAMY SOILS AND 2 TO 3 INCHES DEEP FOR HARD, ROCKY SOILS. DETERMINE THE VERTICAL SPACING FOR SLOPE INSTALLATIONS ON THE BASIS OF THE SLOPE GRADIENT AND SOIL TYPE.

FIBER ROLL SLOPE PLACEMENT
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART

FOR SOFT, LOAMY SOILS, PLACE THE ROWS CLOSER TOGETHER. FOR HARD, ROCKY SOILS, PLACE THE ROWS FARTHER APART. STAKE FIBER ROLLS SECURELY INTO THE GROUND AND ORIENT THEM PERPENDICULAR TO THE SLOPE. BIODEGRADABLE WOOD STAKES OR WILLOW CUTTINGS ARE RECOMMENDED. DRIVE THE STAKES (24-INCH STAKE IS RECOMMENDED FOR USE ON SOFT, LOAMY SOILS. AN 18-INCH STAKE IS RECOMMENDED FOR USE ON HARD, ROCKY SOIL) THROUGH THE MIDDLE OF THE FIBER ROLL AND DEEP ENOUGH INTO THE GROUND TO ANCHOR THE ROLL IN PLACE. ABOUT 3 TO 5 INCHES OF THE STAKE SHOULD STICK OUT ABOVE THE ROLL, AND THE STAKES SHOULD BE SPACED 3 TO 4 FEET APART.

2. STABILIZE ALL GRADED SLOPES AFTER 14 DAYS OF INACTIVITY. VEGETATE SLOPES BY EITHER:
   a. HYDROSEED AND PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED; OR
   b. DRY SEED AND COVER WITH WEED FREE STRAW, TRACKED UP AND DOWN SLOPE TO TACK INTO THE SOIL (USING TRACKED CONSTRUCTION EQUIPMENT Or
   c. PLACE JUTE NETTING OR EROSION CONTROL BLANKETS ON ALL GRADED SLOPES THAT DO NOT HAVE ESTABLISHED VEGETATION BY SEPTEMBER 1.

POST CONSTRUCTION

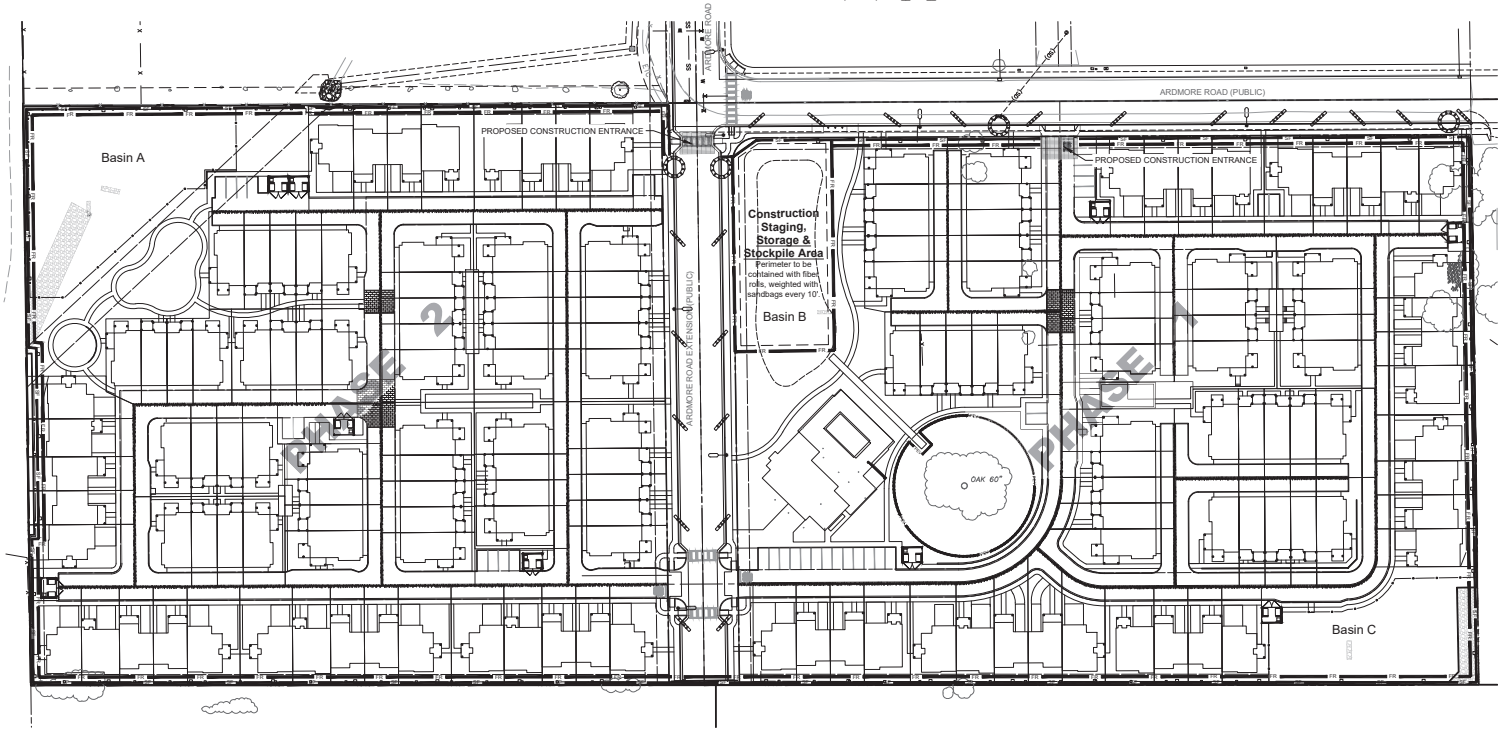
1. AT PROJECT COMPLETION, REMOVE ALL TEMPORARY BMP'S NOT INTENDED TO BE LEFT IN PLACE (JUTE AND SEEDING)
2. OBTAIN FINAL STABILIZATION OF ALL DISTURBED AREAS (70% VEGETATIVE COVER)
3. INSTALL ALL DRAINAGE FEATURES IN ACCORDANCE WITH THE PROJECT SWCP
4. NOTIFY QSD TO REVIEW FOR SITE COMPLETION THEY WILL FILE AND OBTAIN APPROVAL OF A NOTICE OF TERMINATION (NOT) FOR THE PROJECT SWPPP.
5. CONSTRUCTION OF ALL STORM WATER CONTROL MEASURES SHALL BE COMPLETED PRIOR TO INSPECTION BY THE CITY AND PRIOR TO ENGINEER OF RECORD FINAL SIGN-OFF.

SWPPP AS APPLICABLE

1. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT.
2. THE WDID IDENTIFICATION FOR THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS ---_TBD__.
3. THE SWPPP MUST BE KEPT ONSITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY BOARD AND/OR THE LOCAL AGENCY.
4. A CALIFORNIA STATE CERTIFIED QSP MUST INSPECT THE SITE ACCORDING TO THE STATE ISSUED SWPPP REQUIREMENTS FOR THE DURATION OF THE PROJECT

DUST CONTROL NOTES:

1. REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
2. USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NONPOTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
3. ALL DIRT STOCK-PILE AREAS MUST BE SPRAYED AS NEEDED.
4. PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
5. EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
6. ALL DISTURBED AREAS NOT SUBJECT TO REVEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING OR OTHER METHODS APPROVED IN ADVANCE BY THE APCD.
7. ALL ROADWAYS SHOULD BE PAVED AS SOON AS POSSIBLE.
8. VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
9. ALL TRUCKS HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 23114.
10. ALL AREAS DISTURBED BY GRADING ACTIVITIES SHALL BE HYDROSEEDED WITH AN APPROVED HYDROSEED MIX.
11. EFFECTIVE SOIL COVER SHALL BE IMPLEMENTED FOR AREAS SCHEDULED TO BE INACTIVE FOR AT LEAST 14 DAYS.



REFERENCE NOTES:	
200	**WATER POLLUTION AND EROSION CONTROL MEASURES**
201	FIBER ROLLS IN ACCORDANCE WITH CALTRANS STANDARD T56. ALL PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO BEGINNING GRADING ACTIVITIES. FIBER ROLLS SHALL BE MADE OF 100% BIODEGRADABLE MATERIALS.
202	INSTALL ORANGE CONSTRUCTION FENCING TO PROTECT EXISTING TREES AND PLANTS IN ACCORDANCE WITH CASQA STANDARD EC-2.
203	STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED IN ACCORDANCE WITH CALTRANS STANDARD T58.
204	TEMPORARY DRAINAGE INLET PROTECTION TYPE 3A - GRAVEL BAG BERM PER CALTRANS BMP SC-10 AND T62
205	CONCRETE WASH OUT IN ACCORDANCE WITH CALTRANS STANDARD T59.
206	SILT FENCING IN ACCORDANCE WITH CALTRANS STANDARD T51.
207	PROPOSED STAGING AREA. CONTRACTOR SHALL PROVIDE DRIP PANS, BMPs, AND SECONDARY CONTAINMENT FOR FUELING CONSTRUCTION VEHICLES. SEE STAGING ARE DETAIL THIS SHEET
208	GRAVEL BAG CHECK DAM IN CHEVRON FORMATION IN ACCORDANCE WITH CALTRANS STANDARD T57.
209	INSTALL FILTER FABRIC INSERT BELOW EXISTING GRADE FOR DI'S IN CONCRETE.

LEGEND:	
	DESCRIPTION
	STORMDRAIN INLET PROTECTION
FR	FIBER ROLLS
TEV	TEMPORARY EXCLUSIONARY FENCING FOR ENVIRONMENTALLY SENSITIVE AREAS
SF	SILT FENCE
	GRAVEL BAG CHECK DAM

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 IN = 50 FT

ECP SHOWN ON THIS SHEET IS FOR PHASE 1

PROJECT INFORMATION:

RISK LEVEL: _____

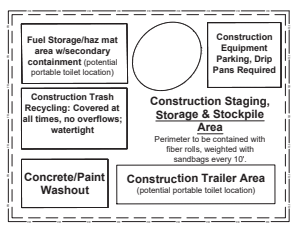
LEGALLY RESPONSIBLE PERSON(LRP):

OWNER: DAMIEN MAVIS
COVELOP
PO BOX 12910
SAN LUIS OBISPO, CA 93406

PREPARED BY:

WALLACE GROUP
QSD/QSP: RONALD (GLENN) RIDER,
QSD/QSP #26736
PHONE: 805-544-4011
EMAIL: GLENNR@WALLACEGROUP.US

WDID NO.: _____ RISK LEVEL: _____



STAGING AREA DETAIL
NTS

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Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Plan

JOB #:	0751-05
DESIGNERS:	TZ
DRAWN BY:	ZKP/ RMS
DATE:	12/24/25

DRAWING NO.
C7.1
23 OF 27 SHEETS

Exhibit D

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STORM WATER SPECIAL PROVISIONS for MINIMAL or NO IMPACT
TR-0400 (Rev 09/2012)
Page 1 of 2

1. GENERAL: The purpose of these Special Provisions is to *provide the Permittee with specifications for water pollution control* to minimize, prevent, or control the discharge of material into the air, surface waters, groundwater, and storm sewers owned by the State or local agencies. These provisions are not intended to take the place of the Caltrans Water Pollution Control Program (WPCP) for projects where soil disturbance from work activities less than one acre, or work activities of one acre or more subject to the preparation of the Caltrans Storm Water Pollution Prevention Plan (SWPPP) that would require a waste discharge identification number or coverage under the California Construction General Permit *(Order No. 2009-0009-DWQ, NPDES No CAS000002)*. The Permittee shall comply with the following Special Provisions and the direction of the State Representative.

2. NPDES REQUIREMENTS: The Permittee shall be responsible for full compliance with the Caltrans Storm Water Program and the Caltrans National Pollutant Discharge Elimination System (NPDES) Permit requirements. It is the Permittee's responsibility to install, inspect, and repair or maintain facilities and devices used for water pollution control practices before performing daily work activities. Installation and maintenance responsibilities on the job site include: 1) soil stabilization materials in work areas that are inactive or prior to storm events, 2) water pollution control devices to control sediment and erosion, 3) implementation of spill and leak prevention procedures for chemical and hazardous substances stored on the job site, 4) material storage, 5) stockpile management, 6) waste management, 7) non-stormwater management, 8) water conservation, and 9) illicit connection, illegal discharge detection and reporting. The Permittee shall report to the state representative when discharges enter into receiving waters, adjacent property, drainage systems or when discharges could be a cause or a threat for water pollution. The Permittee shall also control illicit discharges or illegal dumping prior to start of daily work schedule. Copies of written notices or orders from the Regional Water Quality Control Board or other regulatory agency shall be provided to the State representative within 48 hours of reported activity. For additional information on storm water compliance, visit the State Water Resources Control Board's storm water Website at [illegible]

3. RESPONSIBILITY FOR DEBRIS REMOVAL: [illegible]

[illegible] roadways. If leaks cannot be repaired immediately, remove the *vehicle or equipment from the job site.*

7. MAINTENANCE AND FUELING OF VEHICLES AND EQUIPMENT: Maintenance and fueling of equipment shall not result in any pollution at the job site. The Permittee shall immediately clean up spills/leaks, and properly dispose of contaminated soil and materials.

8. CLEANING VEHICLES AND EQUIPMENT: Limit vehicle and equipment cleaning or washing at the job site except what is necessary to control vehicle tracking or hazardous waste. The Permittee shall clean all equipment within a bermed area or over a drip pan large enough to prevent run-off. No soaps, solvents, degreasers, etc shall be used in State right of way. Any water from this operation shall be collected and disposed of at an appropriate site. Containment berms or dikes shall be used for fueling, washing, maintaining and washing vehicles or equipment in outside areas. Containment must be performed at least 100 feet from concentrated flows of storm water, drainage courses, and storm drain inlets if within a flood plain, otherwise at least 50 feet if outside the floodplain. Keep adequate quantities of absorbent spill-cleanup material and spill kits in the fueling or maintenance area and on fueling trucks.

9. DIESEL FUELS: The use of diesel fuel from petroleum or other fossil fuel as a form-oil or solvent is not allowed.

10. WEATHER CONDITIONS AT WORKSITE: *Any activity* that would generate fine particles or dust that could be transported off site by stormwater shall be performed during dry weather.

11. HOT MIX ASPHALT: Runoff from washing hot mix asphalt shall not enter into any drainage conveyances.

12. PROTECTION OF DRAINAGE FACILITIES: The Permittee shall protect/cover gutters, ditches, drainage courses, and inlets with gravel bags, fiber rolls, State approved fabric filters, etc., to the satisfaction of the State representative during grading, paving, saw-cutting, etc. and materials must conform to Section 13-6.02 Materials for Water Pollution Control of the State of California standard specifications for construction (most current version). No such protection measures shall cause an obstruction to the traveling public. The Permittee shall implement spill and leak prevention [illegible]

[illegible]

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION
STORM WATER SPECIAL PROVISIONS for MINIMAL or NO IMPACT
TR-0400 (Rev 09/2012)
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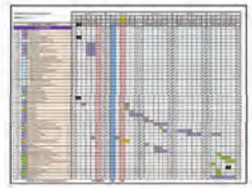
[illegible]

CALTRANS TR-0400

NTS

SS-1

Scheduling



Standard Symbol

BMP Objectives	
Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	

Definition and Purpose

This BMP involves developing, for every project, a schedule that includes construction activity sequencing with implementation of construction site BMPs such as temporary soil stabilization and temporary sediment control measures. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Appropriate Applications

Construction sequencing should be scheduled to minimize land disturbance during the wetter months for all projects. In addition, any construction windows required by regulatory permits, and any winter suspension work, should be described in the schedule. Appropriate BMPs must be implemented year-round.

Limitations

Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Standards and Specifications

General Requirements

- Developing a schedule and planning the project operations to minimize erosion and the potential to discharge pollutants to stormwater are the critical first steps in an effective stormwater program. The construction schedule must be incorporated into the Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Program (WPCP). Refer to

SS-2

Preservation of Existing Vegetation

Standard Symbol

BMP Objectives	
Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	

Definition and Purpose

Preservation of existing vegetation is the identification and protection of desirable vegetation that provides erosion and sediment control benefits.

Appropriate Applications

- To preserve existing vegetation at areas on a site where no construction activity is planned or will occur at a later date. This BMP is very applicable for multi-year or multiple location projects, for which existing vegetation can be preserved until the area becomes active.
- On a year-round basis, temporary fencing shall be provided prior to the start of clearing and grubbing operations or other soil-disturbing activities in areas.
- Clearing and grubbing operations should be staged to preserve existing vegetation.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, a watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. Clearly marking and leaving a buffer area around these unique areas during construction will help to preserve these areas as well as take advantage of natural erosion prevention and sediment trapping.
- For any trenching or tunneling. Trenching shall be as far away from tree trunks as possible, usually outside of the tree drip line or canopy. Curve trenches around trees to avoid large roots or root concentrations. If roots are encountered, consider tunneling under them.

SS-4

Temporary Hydroseed

Standard Symbol

BMP Objectives	
Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	

Definition and Purpose

Temporary hydroseed typically consists of applying a mixture of wood, fiber, seed, fertilizer, and stabilizing emulsion with hydromulch equipment, which temporarily protects exposed soils from erosion by water and wind.

Appropriate Applications

- Hydroseeding is applied on disturbed soil areas that require temporary protection until permanent vegetation is established, or on disturbed soil areas that must be re-disturbed following an extended period of inactivity.
- Can be used in conjunction with other rolled erosion control products.

Limitations

- Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. Otherwise, hydroseeding must be used in conjunction with a soil binder or mulch, such as temporary soil binders (see SS-5) and temporary tacked straw (see SS-6)." Temporary Tacked Straw
- Steep slopes are difficult to protect with temporary seeding.
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation is applied.
- Temporary vegetation is not appropriate for short-term inactivity.
- Hydroseeding should not be used in areas subject to heavy traffic.
- Hydroseeding could trigger non-visible sampling if the appropriate application timeframe (before a rain event) and manufacturer recommendations are not followed.

SS-7

Temporary Cover and Rolled Erosion Control Products

Standard Symbol

BMP Objectives	
Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	

Definition and Purpose

This BMP involves the placement of geosynthetics, turf reinforcement mats, plastic covers, or rolled erosion control products (RECPs), including erosion control blankets, to stabilize disturbed soil areas and protect soils from erosion by wind or water. This is one of several temporary soil stabilization alternatives for consideration.

Appropriate Applications

- These measures are used when disturbed soils may be particularly difficult to stabilize, including the following situations:
  - Steep slopes, generally steeper than 3:1 (H:V).
  - Slopes with high erosion potential.
  - Slopes and disturbed soils where mulch must be anchored.
  - Disturbed areas where plants are slow to develop.
  - Channels with flows exceeding 3 ft/s.
  - Channels to be vegetated.
  - Slopes adjacent to receiving waters or ESAs.
- Standards for plastic sheeting used for stockpile covers are provided in Section 14-11.05A of the Standard Specifications.

SS-10

Outlet Protection/Velocity Dissipation Devices

Standard Symbol

BMP Objectives	
Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	

Definition and Purpose

These devices are placed at pipe outlets to prevent scour and reduce the velocity and/or energy of stormwater flows.

Appropriate Applications

These devices may be used at the following locations:

- Outlets of pipes, drains, culverts, slope drains, diversion ditches, swales, conduits, or channels.
  - Outlets located at the bottom of mild to steep slopes.
  - Discharge outlets that carry continuous flows of water.
  - Outlets subject to short, intense flows of water, such as flash floods.
  - Points where lined conveyances discharge to unlined conveyances.

Limitations

- Loose rock may have stones washed away during high flows.
- Grouted rock slope protection may break up in areas of freeze and thaw.
- If there is not adequate drainage and water builds up behind grouted rock slope protection, it may cause the grouted rock slope protection to break up due to the resulting hydrostatic pressure.
- Outlet protection may negatively impact the channel habitat.

SC-5

Temporary Fiber Rolls

Standard Symbol

BMP Objectives	
Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	

Definition and Purpose

A temporary fiber roll consists of wood excelsior, rice or wheat straw, or coconut fibers that are rolled or bound into a tight tubular roll and placed on the toe and face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and remove sediment. Temporary fiber rolls may also be used for drainage inlet protection and as check dams under certain situations.

Appropriate Applications

- This BMP may be implemented on a project-by-project basis with other BMPs when determined necessary and feasible by the Resident Engineer (RE).
- Fiber rolls may be applied as both temporary and permanent sediment controls (after receiving approval from Division of Maintenance).
- Fiber rolls may be used as check dams in unlined ditches or as temporary drainage inlet protection down-slope of exposed soil areas.
- Along the toe, top, face, and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.
- Below the toe of exposed and erodible slopes.
- Around temporary stockpiles.
- Along the perimeter of a project.

Limitations

- Runoff and erosion may occur if fiber roll is not adequately trenched in.
- Fiber rolls at the toe of slopes greater than 5:1 (H:V) may require the use of a large sediment barrier as specified in Standard Specifications Section 13 – 10.03D Temporary Large Sediment

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STATE OF CALIFORNIA

SIGNATURE

DATE SIGNED

Covelop Inc. (Permit Number 25-0080)
Ardmore MU Preliminary Plans, Paso Robles, CA
Prelim. Erosion Control Details

JOB #: 0751-05
DESIGNERS: TZ
DRAWN BY: ZKP/ RMS
DATE: 12/24/25

DRAWING NO.
C7.2
23 OF 27 SHEETS

Exhibit D

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES
0 1 2

SC-7

Street Sweeping

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

BMPs to remove tracked sediment to prevent the sediment from entering a storm drain or receiving waters.

Appropriate Applications

These practices are implemented anywhere sediment is tracked from the project site onto public or private paved roads, typically at jobsite entrances and exits.

Limitations

Sweeping and vacuuming may not be effective when soil is wet or muddy.

Standards and Specifications

General Requirements

- Sweep by hand or mechanical methods, such as vacuuming. Kick brooms or sweeper attachments may not be used.
- At least one street sweeper in good working order must be at the job site at all times when street sweeping work is required.
- Use one of the following types of street sweepers:
  - Mechanical sweeper followed by a vacuum-assisted sweeper
  - Vacuum-assisted, dry, waterless, sweeper
  - Regenerative air sweeper

SC-10

Temporary Drainage Inlet Protection

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Temporary drainage inlet protection consists of devices used at storm drain inlets that detain and/or filter sediment-laden runoff prior to discharge into storm drainage systems. This is achieved by allowing sediment to settle, and/or filtering sediment upstream of a linear sediment barrier.

Appropriate Applications

- Where ponding will not encroach into highway traffic.
- Where sediment-laden surface runoff may enter an inlet.
- Where disturbed drainage areas have not yet been permanently stabilized.
- Where the drainage area is 1 acre or less.
- Can be used year-round.

Limitations

- Requires an adequate area for water to pond without encroaching upon traveled way; it should not present an obstacle to oncoming traffic.
- May require other methods of temporary protection to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.
- Sediment removal may be difficult in high-flow conditions or if runoff is heavily sediment laden. If high-flow conditions are expected, use other on-site sediment trapping techniques, such as SC-4 – "Temporary Check Dams," in conjunction with temporary drainage inlet protection.
- Frequent maintenance is required.

WE-1

Wind Erosion Control

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

- Wind erosion control consists of applying water or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Dust control must be applied in accordance with Caltrans standard practices. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives; see SS-7 for "Temporary Cover and Rolled Erosion Control Products."
- Must comply with local agencies, such as air quality management districts that require dust control plans or dust control permits, as well as any Clean Air Act requirements.

Appropriate Applications

This practice is generally implemented on all exposed soils subject to wind erosion.

Limitations

- Effectiveness depends on soil, temperature, humidity, and wind velocity.
- Chemically treated subgrades could cause soil to become water repellant, preventing infiltration or the long-term re-vegetation of the site.

Standards and Specifications

Standard Specification Section 10-5 contains general requirements for dust control.

- Effective dust control is accomplished by applying dust palliatives, temporary soil stabilization BMPs, and/or tracking controls, and by managing stockpiles.
- Dust palliatives are covered under Section 18 of the Standard Specifications. Acceptable dust palliatives include water, dust-control binders, and dust suppressants. Dust-control binders must comply with specifications for tackifier. Dust suppressants include petroleum-based organic

TC-1

Temporary Construction Entrance

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

A temporary construction entrance is defined as a point of entrance to a construction site that is stabilized to reduce the tracking of mud and sediment onto public roads by construction vehicles.

Appropriate Applications

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Site conditions will dictate design and need.
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.

Standards and Specifications

General Requirements

- Temporary construction entrance must comply with Standard Specification Section 13-7.03 – Temporary Construction Roadways and Entrances."
- Corrugated steel panels must be pressed or shop welded. They should have a slot or hook for coupling the panels together.

NS-1

Water Conservation Practices

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Water conservation practices are construction methods that minimize the use of water on site or use water in a manner that avoids causing runoff, erosion, and/or the discharge of pollutants to the storm drain system or receiving waters. Proper use of this BMP reduces or prevents non-stormwater discharges.

Appropriate Applications

Water conservation practices are implemented on all construction sites wherever water is used.

Limitations

- If not implemented correctly, discharges may trigger reporting and monitoring requirements and delay construction work.

Standards and Specifications

- Keep water equipment in good working condition.
- Ensure tracking controls are implemented in, near, and around water truck filling areas.
- Repair water leaks promptly.
- Authorization is required for activities that could potentially discharge water into a storm drain system or receiving waters.
- Avoid using water to clean construction areas. Do not wash paved areas with water. Paved areas and roadways should be swept and vacuumed in accordance with SC-7, "Street Sweeping."
- Apply water for dust control in accordance with Standard Specifications Section 10-4 – Water Usage and BMP WE-1, "Wind Erosion Control."

NS-3

Paving, Sealing, Sawcutting, Grooving, and Grinding Activities

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices for conducting paving, sealing, sawcutting, and grinding activities to minimize the transport of pollutants to the storm drain system or receiving water body.

Appropriate Applications

These procedures are implemented where operations such as paving, surfacing, resurfacing, grinding, coring, grooving, sealing, or saw cutting generate spoils, residue, or process water that may pollute storm water runoff or discharge to the storm drain system or receiving water body.

Limitations

- Activities related to paving, sealing, sawcutting, grooving, and grinding operations should be limited when precipitation is forecasted to prevent the triggering for visible and non-visible pollutant monitoring.
- Discharges of freshly paved surfaces can raise pH and trigger permit violations.

Standards and Specifications

General Requirements

- Refer to Standard Specifications Section 13-4.03E(7) – "Paving, Sealing, Sawcutting, Grooving, and Grinding Activities."
- Do not allow the following materials to enter the storm drain system or receiving waters: cementitious material, asphaltic material, aggregate or screenings, sawcutting, grooving.

NS-6

Illegal Connection and Illicit Discharge Detection and Reporting

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Procedures and practices designed for construction contractors to recognize illegal connections, illicit discharges, or illegally dumped or discharged materials on a construction site, and for reporting incidents to the Resident Engineer (RE).

Appropriate Applications

- Illegal connection and illicit discharge detection and reporting is applicable anytime an illegal connection or illicit discharge is discovered or illegally dumped material is found on the construction site.
- This BMP applies to all construction projects.

Limitations

- Illegal connections and illicit discharges or dumping, for the purposes of this BMP, refer to discharges and dumping caused by parties other than the Contractor.
- Procedures and practices presented in this BMP are general. Contractor shall use extreme caution, immediately notify the RE when illegal connections or illicit dumping or discharges are discovered, and take no further action unless directed by the RE.
- If pre existing hazardous materials or wastes are known to exist on site, the Contractor's responsibility will be detailed in separate special provisions. The on-site area should be clearly marked and described in the SWPPP or WPCP.

NS-7

Potable Water/Irrigation

Standard Symbol

BMP Objectives

- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose

Potable water/irrigation management consists of practices and procedures to manage the discharge of potential pollutants generated during discharges from irrigation water lines, landscape irrigation, lawn or garden watering, planned and unplanned discharges from potable water sources, water line flushing, and hydrant flushing.

Appropriate Applications

Implement this BMP whenever the above activities or discharges occur at or enter a construction site.

Limitations

None identified.

Standards and Specifications

- Inspect irrigated areas within the construction limits for excess watering. Adjust watering times and schedules to ensure that the appropriate amount of water is being used and to minimize runoff. Consider factors such as soil structure, grade, relative compaction, time of year, and type of plant material in determining the proper amounts of water for a specific area.
- Take precautions to prevent irrigation water from eroding soil, wetting vehicles and pavement, or otherwise causing sediment, hydrocarbons, and other non-visible pollutants that accumulate on those surfaces to discharge into a storm drain system or receiving waterbody.
- When possible, discharges from water line flushing, temporary active treatment systems (see Appendix C "Temporary Active Treatment System) should be reused for landscaping purposes.
- Resident Engineer (RE) approval is required before beginning any washing activities that could discharge to the storm drain or receiving waterbody.

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FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

NS-8

Vehicle and Equipment Cleaning

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	●
Materials and Waste Management	●

Definition and Purpose

Vehicle and equipment cleaning procedures and practices are used to minimize or eliminate the discharge of pollutants from vehicle and equipment cleaning operations to storm drain systems or to watercourses.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment cleaning is performed.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- Generates non-stormwater that requires management and, in some cases, the disposal of hazardous waste.

Standards and Specifications

General Requirements

- Limit vehicle and equipment cleaning or washing at the job site except for the safety and protection of the equipment are as needed to comply with regulatory agency permits and approvals.
- Cleaning of vehicles and equipment with soap, solvents, or steam shall not occur on the job site unless the RE has been notified in advance and the resulting wastes are fully contained in accordance with Standard Specifications Section 14-11 or 13-4.03D(5), whichever is applicable. Do not use diesel to clean vehicles, and minimize the use of solvents.

NS-9

Vehicle and Equipment Fueling

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	●
Materials and Waste Management	●

Definition and Purpose

Vehicle and equipment fueling procedures and practices are designed to minimize or eliminate the discharge of fuel spills and leaks into storm drain systems or to receiving waters.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment fueling takes place.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment off-site for fueling.

Standards and Specifications

- When fueling must occur on site, the contractor shall select and designate an area or areas to be used, subject to approval of the Resident Engineer.
- Dedicated fueling areas shall be protected from stormwater run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
- Protect fueling areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance and fueling areas.

NS-10

Vehicle and Equipment Maintenance

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	●
Materials and Waste Management	●

Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of pollutants to the storm drain systems or to receiving waters from vehicle and equipment maintenance activities.

Appropriate Applications

- These procedures apply on all construction projects where an on-site uncovered yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

- This BMP may be limited or disallowed under regulatory agency permits, particularly near environmentally sensitive areas.
- On-site vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment off site for fueling.

Standards and Specifications

- When maintenance must occur on site, the contractor shall select and designate an area to be used, subject to approval of the Resident Engineer and implement appropriate controls for the activities to be performed.
- Dedicated maintenance areas shall be on level ground and protected from storm water run-on and runoff, and shall be located at least 50 feet from downstream drainage facilities and receiving waters.
- Protect maintenance areas with berms or dikes to prevent run-on, runoff, and to contain spills.
- For long-term projects, consider constructing roofs or using portable tents over maintenance areas.

NS-12

Concrete Curing

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	●

Definition and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, and pump houses. Concrete curing includes the use of both chemical and water methods. Proper procedures to minimize any potential for runoff during concrete curing must take place.

Appropriate Applications

All concrete elements of a structure (e.g., footings, columns, abutments, stems, soffit, deck) are subject to curing requirements.

Limitations

None identified.

Standards and Specifications

Chemical Curing

- Avoid over-spray of curing compounds.
- Minimize the drift of chemical cure as much as possible by applying the curing compound close to the concrete surface. Apply an amount of compound that covers the surface but does not flow any compound runoff.
- Use proper storage and handling techniques for concrete curing compounds. Refer to WM-1, Material Delivery and Storage.

NS-14

Concrete Finishing

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	●

Definition and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high-pressure water blasting. Proper procedures minimize the impact that concrete finishing methods may have on runoff.

Appropriate Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Limitations

Specific permit requirements may be included in the contract documents for certain concrete finishing operations.

Standards and Specifications

General Requirements

- Follow containment requirements stated in the project special provisions.
- Collect and properly dispose of water and solid waste from high-pressure water blasting operations.
- Collect and properly dispose of water from water blasting operations, and sand and solid waste from sandblasting operations.
- Protect drainage inlets within 5 feet of the sandblasting prior to beginning sandblasting operations. Refer to SC-10, "Temporary Drainage Inlet Protection."

WM-1

Material Delivery and Storage

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	●

Definition and Purpose

Procedures and practices for the proper handling and storage of materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

These procedures are implemented at all construction sites with delivery and storage of the following:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster

WM-2

Material Management

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	●

Definition and Purpose

These are procedures and practices for use of construction materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to receiving waters.

Appropriate Applications

This BMP applies to all construction projects. These procedures apply when the following materials are used or prepared on site:

- Hazardous chemicals such as:
  - acids
  - lime
  - glues
  - adhesives
  - paints
  - solvents
  - curing compounds
- Soil stabilizers and binders
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

WM-3

Stockpile Management

Standard Symbol

BMP Objectives

Soil Stabilization	
Sediment Control	
Tracking Control	
Wind Erosion Control	
Non-Stormwater Management	
Materials and Waste Management	●

Definition and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, and paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), AC rubble, aggregate base, aggregate subbase or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt) and pressure-treated wood.

Appropriate Applications

Implemented in all projects that stockpile soil and other materials.

Limitations

Use of plastic cover might be restricted depending on the location of the site and regulatory permits.

Standards and Specifications

Stockpiles must comply with Standard Specifications Section 13-4.03C(3) – "Stockpile Management."

- Stockpile protection is a year-round requirement.
- Locate stockpiles a minimum of 50 feet from concentrated flows of storm water, drainage courses, and inlets.
- Use run-on and runoff BMPs to ensure stockpile materials are protected and do not have the potential to discharge material.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, "Wind Erosion Control."

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DRAWING NO.
C7.4
25 OF 27 SHEETS

Exhibit D

FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES 0 2

WM-4
Spill Prevention and Control

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
These procedures and practices are implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.

Appropriate Application
- This BMP applies to all construction projects. Spill control procedures are implemented any time chemicals and/or hazardous substances are stored. Substances may include, bu are not limited to:
  - Soil stabilizers/binders
  - Dust palliatives
  - Herbicides
  - Growth inhibitors
  - Fertilizers
  - Deicing/anti-icing chemicals
  - Fuels
  - Lubricant
  - Other petroleum distillates
- To the extent that the work can be accomplished safely, spills of oil; petroleum products; substances listed under 40 CFR parts 110, 117, and 302; and sanitary and septic wastes shall be contained and cleaned up immediately.

WM-5
Solid Waste Management

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to water bodies as a result of the creation, stockpiling, or removal of construction site wastes.

Appropriate Applications
Solid waste management procedures and practices are implemented on all construction projects that generate solid wastes.

Solid wastes include but are not limited to:
- Construction wastes, including brick, mortar, timber, steel and metal scraps, sawdust, pipe and electrical cuttings, non-hazardous equipment parts, and Styrofoam and other materials used to transport and package construction materials.
- Highway planting wastes, including vegetative material, plant containers, and packaging materials.
- Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

Limitations
None identified.

WM-6
Hazardous Waste Management

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
These are procedures and practices to minimize or eliminate the discharge of pollutants from construction site hazardous waste to the storm drain systems or to watercourses.

Appropriate Applications
- This BMP applies to all construction projects.
- Hazardous waste management practices are implemented on construction projects that generate waste from the use of:
  - Petroleum products
  - Asphalt products
  - Concrete curing compounds
  - Pesticides
  - Palliatives
  - Acids
  - Paints
  - Stains
  - Solvents
  - Septic wastes
  - Wood preservatives

WM-7
Contaminated Soil Management

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
These are procedures and practices to minimize or eliminate the discharges of pollutants to the drainage system or to receiving waters from contaminated soil.

Appropriate Applications
- Contaminated soil management is implemented on construction projects where soil contamination may have occurred due to spills, illicit discharges, or leaks from underground storage tanks.
- It may also apply to highway widening projects in older areas where median and shoulder soils may have been contaminated by aerially deposited lead (ADL).

Limitations
- The procedures and practices presented in the BMP are general. The Contractor shall identify appropriate practices and procedures consistent with the plans and specifications for the specific contaminants known to exist or discovered on site.

Standards and Specifications
Identifying Contaminated Areas
- Contaminated soils are often identified during project planning and development with known locations identified in the plans and specifications. The Contractor shall review applicable reports and examine applicable cut-outs in the plans and specifications.

WM-8
Concrete Waste Management

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
These are procedures and practices that are designed to minimize or eliminate the discharge of concrete waste materials to the storm drain systems or watercourses.

Appropriate Applications
- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on site when approved by the Resident Engineer (RE). See also NS-8, "Vehicle and Equipment Cleaning."
- Where mortar-mixing stations exist.

Limitations
- None identified.

Standards and Specifications
Education
- Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.
- The WPC Manager shall oversee and enforce concrete waste management procedures.

WM-9
Sanitary and Septic Waste Management

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
Procedures and practices to minimize or eliminate the discharge of construction site sanitary and septic waste materials to the storm drain system or to receiving waters.

Appropriate Application
Sanitary/septic waste management practices are implemented on all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations
None identified.

Standards and Specifications
Education
- Educate employees, subcontractors, and suppliers on sanitary and septic waste storage and disposal procedures.
- Educate employees, subcontractors, and suppliers of potential dangers to humans and the environment from sanitary/septic wastes.
- Instruct employees, subcontractors, and suppliers in identification of sanitary/septic waste.
- Hold regular meetings to discuss and reinforce disposal procedures (incorporate into regular safety meetings and tailgates).
- Establish a continuing education program to indoctrinate new employees.

WM-10
Liquid Waste Management

Standard Symbol

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Materials and Waste Management

Definition and Purpose
Procedures and practices to prevent discharge of pollutants to the storm drain system or to receiving waters as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Appropriate Applications
Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:
- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-storm water liquid discharges not permitted by separate permits

Limitations
- Disposal of some liquid wastes may be subject to specific laws and regulations, or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Does not apply to dewatering operations (see NS-2, "Dewatering"), solid waste management (see WM-5, "Solid Waste Management"), hazardous wastes (see WM-6, "Hazardous Waste Management"), or concrete slurry residue (see WM-8, "Concrete Waste Management").

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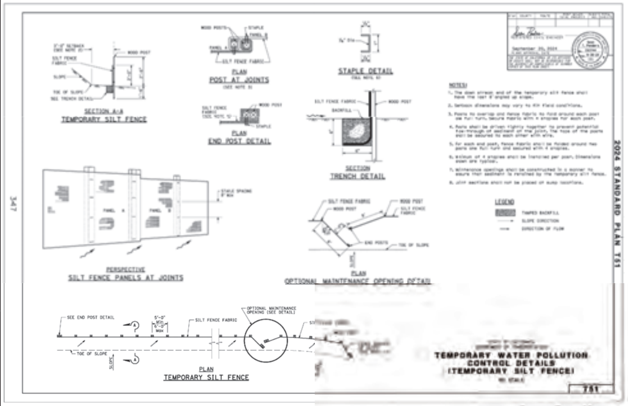
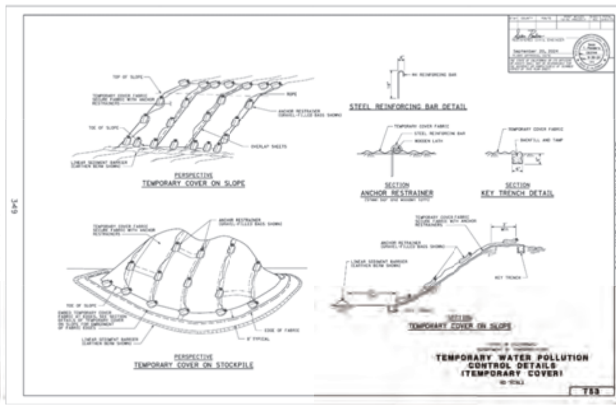
C7.5
26 OF 27 SHEETS

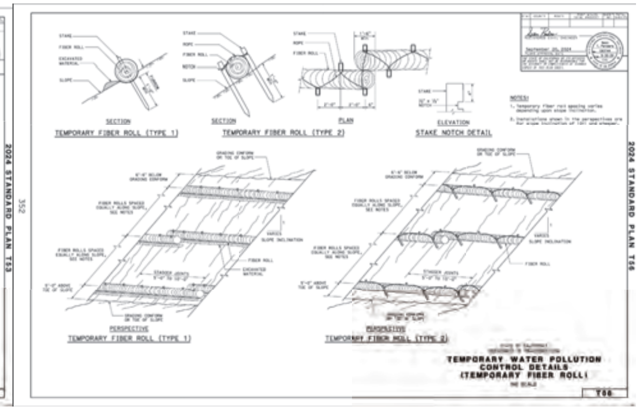
Exhibit D

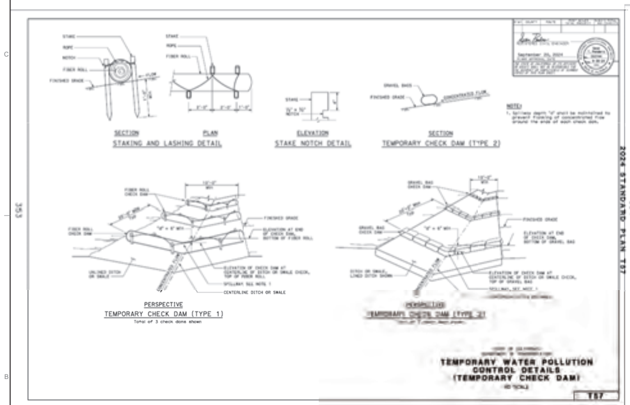
FILE NAME: 0751-0005-ARDMORE MU ECP.DWG

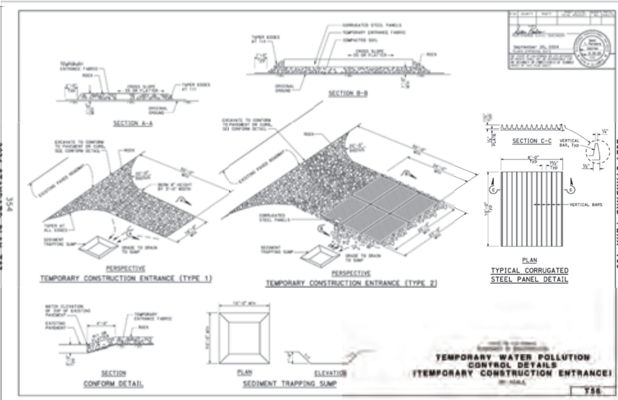
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES

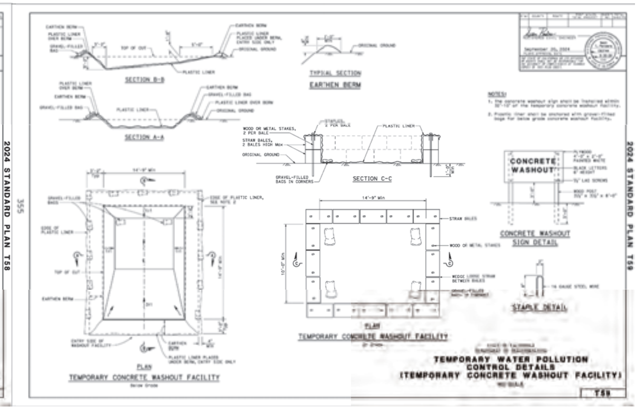


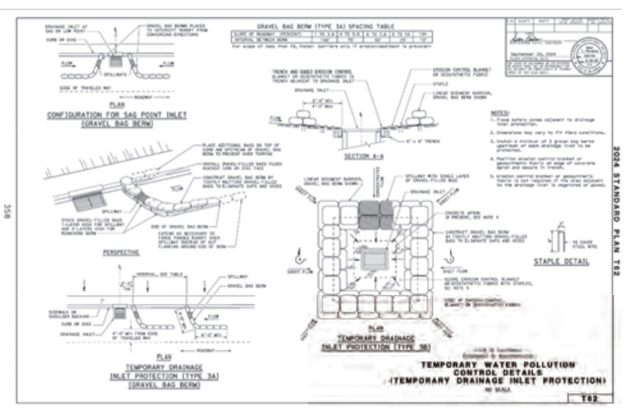












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SIGNATURE

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DESIGNERS: TZ
DRAWN BY: RMS
DATE: 12/24/25

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C7.6

27 OF 27 SHEETS

Exhibit D

SITE DESIGN KEY

1. PEDESTRIAN WALKWAY, TYP.
2. CLUBHOUSE - SEE SHEETS A20, A21, ENLARGEMENT L2
3. VEGETATED STORMWATER BASIN FOR RECREATIONAL USE SEE L5 FOR PLANT MATERIALS, L7 FOR IRRIGATION, L4 FOR MWELO CALCS AND GRADING PLANS C3.2 FOR DEPTHS
4. PEDESTRIAN PASEO WITH BBQ, TYP.
5. DECORATIVE PAVING TREATMENT AT CROSSINGS, TYP.
6. COMMUNITY MAILBOXES - SEE ARCH SHEETS
7. SHORT-TERM BIKE PARKING (QTY 36)
8. PLAZA PAVING WITH SCORING, TYP.
9. WOODLAND PLAY AREA - SEE ENLARGEMENT L2, L3
10. COMMUNITY PICNIC AREA, TYP.
11. VEGETATED STORMWATER BASIN, SEE PLANT SCHEDULE L5 FOR SPECIES, LX FOR IRRIGATION, & GRADING PLANS FOR DEPTH
12. WOOD STAMPED CONCRETE BOARDWALK, SEE L3
13. PEDESTRIAN CROSSING, TYP.
14. TRASH ENCLOSURE, TYP, SEE ARCH SHEETS
15. SIDEWALK, TYP.
16. SHADED PEDESTRIAN WALKING LOOP
17. COMMON GATHERING - FIRE TABLE & SEATING
18. EXISTING OAK TO REMAIN & PROTECT, SEE L5-6 & ARBORIST MATERIALS
19. BOCCE BALL COURT WITH ADA ACCESS
20. CURVILINEAR WOOD SLAT SEATING WITH BOULDERS, SEE L3
21. ADAPTIVE DROUGHT TOLERANT PLANTING, SEE L5, L4 FOR MWELO
22. OVERHEAD SHADE STRUCTURE AT COMMUNITY SPACE, TYP; SEE L3
23. FENCING - 6'H DECORATIVE METAL AT POOL, SEE L3 & L10
24. FENCING - 6'H VINYL COATED MICROMESH CHAIN LINK, SEE L3 & L10
25. FENCING - 6'H MAX. PERIMETER PRIVACY WOOD SLAT, SEE L3 & L10
26. PRIVACY WALL AT ARDMORE RD - 6'H MAX. CMU BLOCK, SEE L3, L8
27. MURAL ART LOCATION
28. LANDSCAPE BUFFER WHERE ADJACENT TO R1
29. LANDSCAPE WALL, TYP.
    MAX HEIGHT 42" SEE L3 FOR FINISHES
30. RETAINING WALL AT (E) OAK TO REMAIN
    HEIGHT PER CIVIL, SEE L3 FOR FINISHES
31. SITE RETAINING WALL, TYP.
    EXPOSED HEIGHT PER CIVIL GRADING PLANS & PROFILES
    SEE SHEET C3.2 FOR GRADING PLANS
    SEE SHEETS C4.1 - C4.3 FOR SECTIONS PROFILES
    SEE L5 FOR WALL FINISHES & NOTES, TYP.

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE SITE PLAN

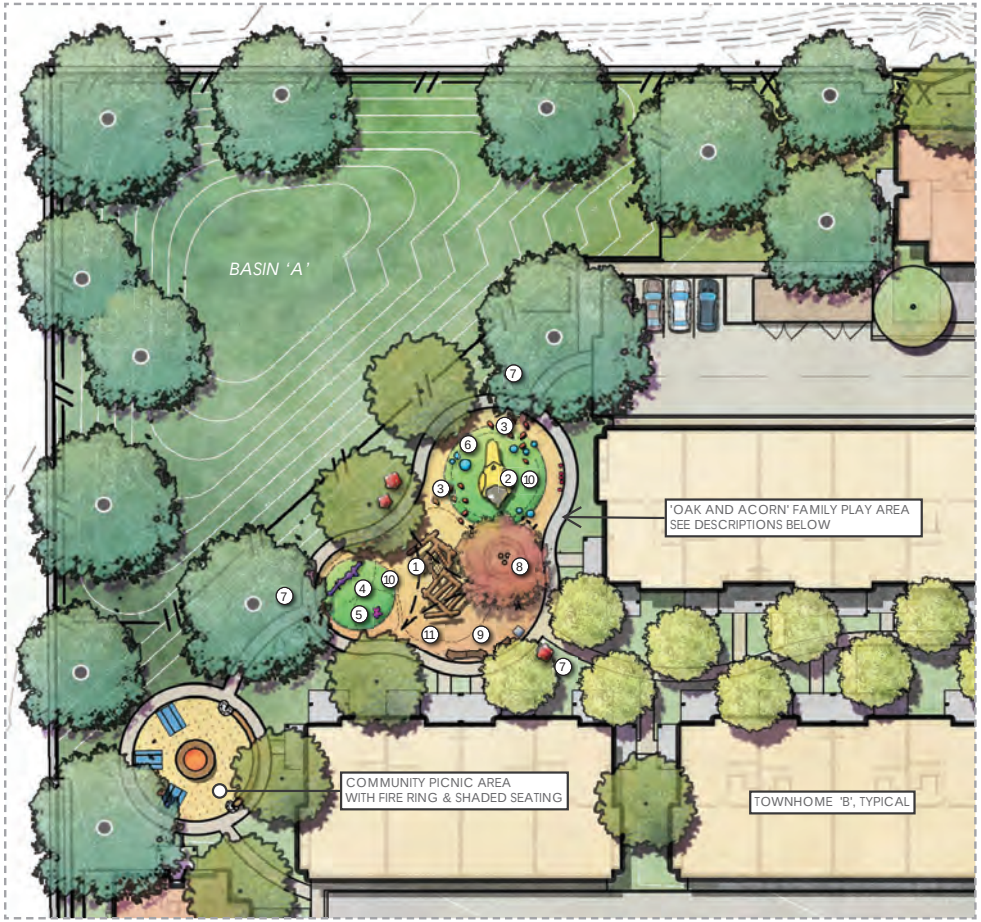
ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

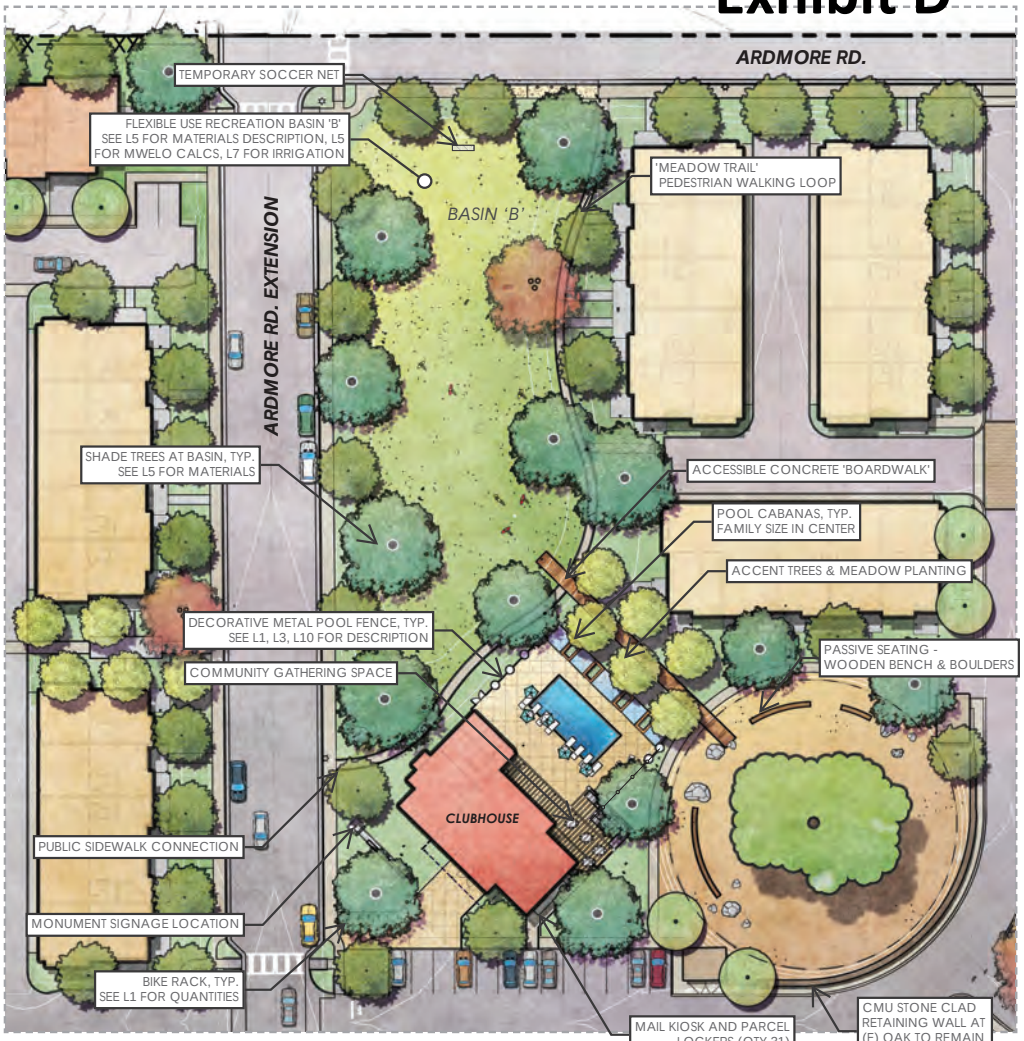
L1

Exhibit D



A ***WOODLAND THEMED NATURAL PLAY AREA - PRELIMINARY EQUIPMENT SCHEDULE***

1. LOG PILE - WHITE OAK OR EQUAL BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
2. SCULPTUAL PLAY ELEMENT - 'JUNIOR' SONGBIRD BY EARTHSCAPES OR LOCAL MANUF (ALL AGES, ADA COMPLIANT) QTY (1)
3. GRASS BLADE FOREST CLIMBER - ROBINIA WOOD OR EQ. BY LOCAL MANUF (5-12 YRS) QTY (7 MIN) NO FALL ZONE
4. CATERPILLAR CLIMBER - ROBINIA WOOD OR EQ. BY RICHTER OR LOCAL MANUF (ADA COMPLIANT, 2-12 YRS) QTY (1)
5. CREATURE SPRINGER - BEE, SNAIL, OR ANT ROCKER (2-12 YRS) QTY (1)
6. COLORIZED RUBBER HALF SPHERES - CLIMBERS ON SLOPE (2-12 YRS) QTY (7 MIN)
7. TOADSTOOLS OR BOULDERS AT PLAY AREA ENTRY
8. RAISED PLANTER WITH SHADED SEATING, SEE L3 FOR FINISH OF CMU LANDSCAPE WALLS
9. LOG BENCH SEATING, TYP.
10. SYNTHETIC TURF
11. ENGINEERED WOOD FIBER MULCH PLAY SURFACING (ADA COMPLIANT)



B ***EXTERIOR AMENITIES AND RECREATIONAL AREAS***

SEE L1 FOR LOCATION OF ENLARGEMENT AREAS ON SITE PLAN
SEE L3 FOR MATERIALS SUPPORT IMAGERY
SEE L4-L6 FOR PLANT MATERIAL DESCRIPTIONS AND CALCULATIONS

rrm

COMMUNITY SPACE ENLARGEMENTS - AREAS FOR RECREATION

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L2

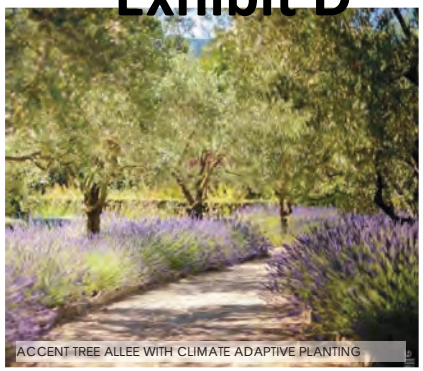
Exhibit D

OUTDOOR AMENITIES & NATURAL PLAY

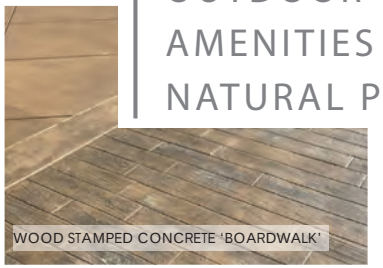

SHADE STRUCTURE AT CLUBHOUSE COMMONS

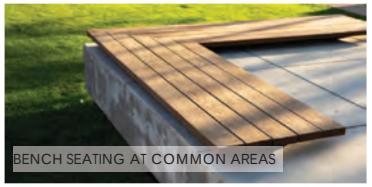

SYNTHETIC TUF MOUND


CREATURE SPINNER


ACCENT TREE ALLEE WITH CLIMATE ADAPTIVE PLANTING


WOOD SLAT BENCH AT EXISTING OAK TO REMAIN


WOOD STAMPED CONCRETE 'BOARDWALK'


BENCH SEATING AT COMMON AREAS


LOG PILE AND SCULPTURAL CLIMBER


NATURAL PLAY ON ENGINEERED WOOD FIBER MULCH (ADA)


LOG PILE AND SCULPTURAL CLIMBER

COMPOSITE WOOD BENCH SEATING
NO FOOTING REQUIRED IN TREE PROTECTION ZONE
SEE L1 FOR LOCATIONS

FENCING:
FROM LEFT TO RIGHT - SEE L1 FOR LOCATIONS
1. 6'H VINYL COATED MICROMESH CHAIN LINK (GREEN)

2. 3'H MAX (OPTION A) OR 6'H MAX (OPTION B)
PERIMETER PRIVACY NATURAL WOOD SLAT

3. 6'DECORATIVE METAL AT POOL WITH STEEL PANELS

CMU LANDSCAPE WALLS, TYP.
CMU RETAINING WALL AT (E) OAK TO REMAIN
42" MAX H - STONE FINISH TO MATCH ARCHITECTURE
STONE FINISH AS SHOWN ABOVE LEFT - SEE L1 FOR LOCATIONS

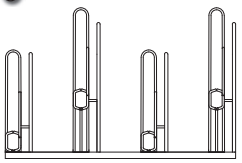
CMU PRIVACY WALL AT ARDMORE RD.
6' MAX H - SPLIT FACE CMU BLOCK, COLOR LIGHT TAN
AS SHOWN ABOVE UPPER RIGHT - SEE L1 FOR LOCATIONS

CMU SITE RETAINING WALLS, TYP.
PERIMETER LOCATIONS WHERE PROPOSED
EXPOSED HEIGHT VARIES - SEE CIVIL GRADING PLANS C3.2, PROFILES C4.1 - C4.3
SHALL BE STANDARD CONCRETE SPLIT FACE BLOCK, AS SHOWN ABOVE LOWER RIGHT


1


2


3


'PEAK' BIKE RACK
POWDERCOATED BRONZE


3

rrm

LANDSCAPE CHARACTER AND MATERIALS

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L3

Exhibit D

MWELO IRRIGATION DESIGN CRITERION



















PLANT
PALETTE

IRRIGATION STATEMENT OF COMPLIANCE

THE PLANT PALETTE IS COMPRISED OF SPECIES KNOWN TO THRIVE IN THE LOCAL MEDITTERAENEAN CLIMATE AND SOIL CONDITIONS. 90% THE PROPOSED PLANT MATERIAL OUTSIDE OF AREAS ALLOCATED FOR RECREATIONAL USE WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION BASED ON THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PER SLOMC 17.70.220A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE PROVISION OF 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. ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH VEGETATION.

TOTAL ON-SITE LANDSCAPE AREA: 199,841 SF IRRIGATED, 249,675 SF (includes Common Space)

ESTIMATED TOTAL WATER USE: 2,322,599 GAL / YR.
MAXIMUM APPLIED WATER ALLOWANCE: 3,635,125 GAL / YR.

AREAS WITHIN THE PROJECT SITE THAT ARE TO BE USED FOR RECREATIONAL PURPOSES ARE CLASSIFIED AS SPECIAL LANDSCAPE AREAS. SPECIAL LANDSCAPE AREAS HAVE BEEN INCORPORATED INTO THE FOLLOWING CALCULATIONS AND ARE REFLECTED IN THE MAXIMUM APPLIED WATER ALLOWANCE PER CALIFORNIA CODE OF REGULATIONS AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SEE SPREADSHEET BELOW.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 49.0

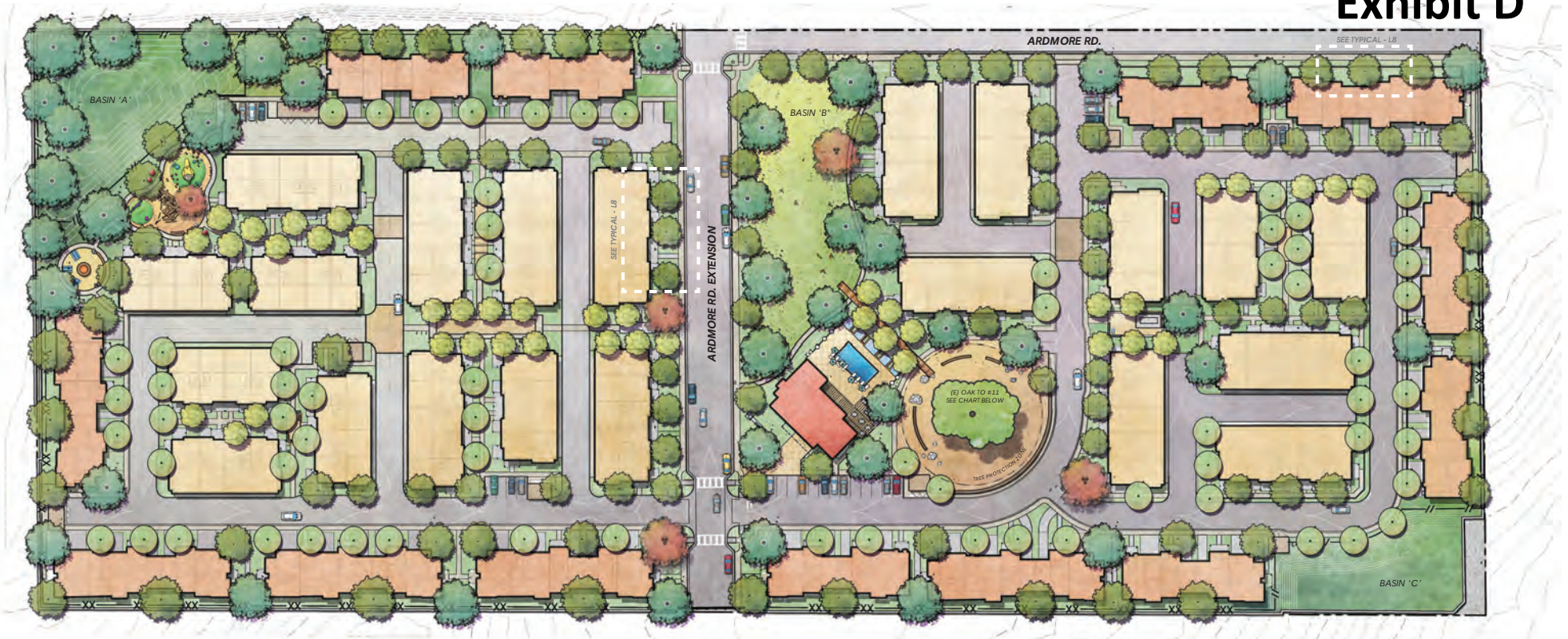
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low Use Shrubs	0.25	Drip	0.81	0.31	164,123	50655.25	1,538,906
Low Use Trees	0.25	Bubbler	0.81	0.31	800	246.91	7,501
Mod Use Trees	0.5	Bubbler	0.81	0.62	700	432.10	13,127
Basins	0.25	Spray	0.75	0.33	15,901	5300.33	161,024
				Totals	181524	56634.59	1,720,559
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
SLA Basin				1	19817		602,040
				Totals	19817		602,040
						ETWU Total	2,322,599
						Maximum Allowed Water Allowance (MAWA)	3,635,125

Hydrozone #/Planting Description	*Irrigation Method*	*Irrigation Efficiency*	*ETWU (Annual Gallons Required)*
E.G. *1.) front lawn* *2.) low water use plantings* *3.) medium water use planting*	*overhead spray or drip*	*0.75 for spray head* *0.81 for drip*	*Eto x 0.62 x (ETAF x Area)* *where 0.62 is a conversion factor that converts acre inches per acre per year to galls per square foot per year.*

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)]+[(1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per

Exhibit D



PRELIMINARY PLANT PALETTE

SPECIMEN TREES (24-36" BOX) QTY 39

SUCH AS:

PLATANUS RACEMOSA MULTI-TRUNK
CALIFRONIA SYCAMORE
QUERCUS LOBATA (2" CALIBER DBH MIN)
VALLEY OAK - 34 TOTAL

SEE OAK REPLACEMENT CALCULATIONS AT RIGHT OF THIS SHEET

SHADE TREES (15 GAL - 24" BOX) QTY 112

SUCH AS:

ACER RUBRUM
RED MAPLE
ALNUS RHOMBIFOLIA
WHITE ALDER
GLEDITSIA TIACANTHOS INERMIS 'SHADE MASTER'
SHADEMASTER LOCUST
GINGKO BILOBA 'AUTUMN GOLD'
AUTMN GOLD GINGKO
QUERCUS AGRIFOLIA
COAST LIVE OAK
PISTACHIA CHINENSIS
CHINESE PISTACHE
PLATANUS R. X ACERIFLOIA
LONDON PLANE TREE
PRUNUS X 'SNOW GOOSE'
FLOWERING CHERRY
PYRUS CALLERYANA 'CAPITAL'
COLUMNAR CALLERY PEAR
ROBINIA AMBIGUA 'PURPLE ROBE'
PURPLE ROBE LOCUST
ZELKOVA SERRATA
SAWLEAF ZELKOVA

ACCENT TREES (15 GAL) QTY 103

SUCH AS:

ARBUTUS X 'MARINA'
MARINA ARBUTUS
MAGNOLIA SOULANGIANA 'ALEXANDRINA'
SAUCER MAGNOLIA
CERCIS X 'RISING SUN'
GOLDEN REDBUD
LAGERSTROEMIA SPP.
CRAPE MYRTLE
MYRICA CALIFORNICA
PACIFIC WAX MYRTLE
OLEA EUROPEA 'SWAN HILL' - STERILE
FRUITLESS OLIVE
CHITALPA TASHKENTENSIS
'PINK DAWN'

PROPOSED TREES TO BE PLANTED *QTY 254*
EXISTING TREES TO BE REMOVED *QTY 6*

SHRUBS, GRASSES, AND GROUNDCOVERS (1, 5, 15 GAL) QTY 199,841 SF (INCLUDES BASIN SF)

SUCH AS:

ACHILLEA X 'MOONSHINE'
MOONSHINE YARROW
ARCTOSTAPHYLOS 'HOWARD MCMINN' **
HOWARD MCMINN MANZANITA
CAREX PRAEGRACILIS ***
CALIFORNIA FIELD SEDGE
CAREX TUMULICOLA **
FOOTHILL SEDGE
CAREX DIVULSA **
BERKELY SEDGE
CEANOTHUS GRISEUS HORIZONTALIS **
CALIFORNIA LILAC
CISTUS X HYBRIDUS
WHITE ROCKROSE
CLYTOSTOMA CALLISTEGIOIDES
VIOLET TRUMPET VINE
CARPENTERIA CALIFORNICA **
BUSH ANEMONE
COTINUS COGGYGRIA 'ROYAL PURPLE'
ROYAL PURPLE SMOKE TREE
CORREA 'DUSKY BELLS' **
AUSTRALIAN FUSCHIA
CERCIS OCCIDENTALIS **
WESTERN REDBUD
DRYOPTERIS ERYTHROSORA **
AUTUMN FERN
DROPTERIS ARGUTA **
DRY WOOD FERN
EPILOBIUM CALIFORNICA **
CALIFORNIA FUSCHIA
IRIS DOUGLASIANA ** / ***
DOUGLAS IRIS
ERIOGONUM GRANDE RUBESCENS **
RED BUCKWHEAT
HEUCHERA SANGUINEA SPP. **
CORAL BELLS
FRAGARIA CHILOENSIS 'LIPSTICK'
LIPSTICK STRAWBERRY
HETEROHOMELES ARBUTIFOLIA **
CALIFORNIA TOYON
JUNCUS SPP. ***
CALIFORNIA RUSH YARIETIES
KECKELLIA CORDIFOLIA **
HEART LEAVED PENSTEMON
KNIPHOFIA UVARIA 'ECHO MANGO' ***
REBLOOMING TORCHLILY
LAVANDULA X INTERMEDIA 'HIDCOTE'
HIDCOTE LAVENDER
LEYMUS CONDENSATUS ***
CANYON PRINCE NATIVE BLUE RYE
HARDY LOMANDRA SPP. ** / ***
MAT RUSH
MIMULUS AURANTIACUS **
STICKY MONKEY FLOWER
MAHONIA REPENS **
CREEPING MAHONIA
FESTUCA RUBRA ***
CREEPING RED FESCUE

SUCH AS:

PHLOMIS FRUTICOSA
JERUSALEM SAGE
PHORMIUM X 'SEA JADE'
NEW ZEALAND FLAX
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
SILVER SHEEN TAWHIWHI
POLYSTICHUM MUNITUM **
WESTERN SWORD FERN
PHOTINIA FRASERI 'RED ROBIN'
RED ROBIN PHOTINIA
MUHLENBERGIA RIGENS **
DEER GRASS
NEPETA X FAASSENII 'WALKERS LOW'
WALKERS LOW CATMINT
OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE
PENNISETUM SPATHIOLATUM
RYE PUFFS
PENSTEMON X 'FIREBIRD'
FIREBIRD BEARD TONGUE
PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE
RHUS INTEGRIFOLIA **
LEMONADE BERRY
RIBES SANGUINEUM **
RED FLOWERING CURRANT
RIBES SPECIOSUM FUCHSIA **
FLOWERING GOOSEBERRY
ROMNEYA COULTERI **
MATILIJA POPPY
ROSMARINUS X HUNNINTON CARPET
CREEPING ROSEMARY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
CALIFORNIA COFFEE BERRY
HELIANTHEMUM WHITE
WHITE SUNROSE
SALVIA SPATHACEA **
HUMMINGBIRD SAGE
SALVIA X 'POZO BLUE' **
POZO BLUE SAGE
SESLERIA AUTUMNALIS
AUTUMN MOOR GRASS
VERBENA BONARIENSIS
PURPLETOP VERVAIN
VERBENA LILACINA 'DE LA MINA'
LILAC VERBENA
VERBENA X 'BALENDAKLE'
ENDURASCAPE PURPLE VERBENA
VITIS CALIFORNICA **
CALIFORNIA WILD GRAPE
WOODWARDIA FIMBRIATA **
GIANT CHAIN FERN

** INDICATES SPECIES IS SUITABLE FOR UNDER OAKS

*** INDICATES SPECIES IS SUITABLE TO VEGETATE STORMWATER BASINS

VEGETATED STORMWATER BASINS 'A' AND 'C' QTY 15,901 SF

*** SEE SPECIES SUTIABLE FOR STORMWATER BASINS AT LEFT, PRELIM IRRIGATION PROVIDED ON SHEET L7

VEGETATED STORMWATER BASIN 'B' (RECREATION) QTY 19,817 SF

TO BE VEGETATED WITH MAINTAINABLE NATURAL GRASSES SUCH AS CAREX PRAEGRACILIS OR FESTUCA RUBRA CLASSIFIED AS SPECIAL LANDSCAPE AREA (SLA) FOR RECREATIONAL PURPOSES - SEE MWELO CALCS L4, IRRIGATION L7

OAK TREE REMOVAL AND REPLACEMENT QUANTITIES:

SEE OAK TREE IMPACT AND PROTECTION REPORT FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS. SEE ADDITIONAL TREE PROTECTION NOTES SHEET L6 -OAK TREE REPLACEMENT EXHIBIT

SEE EXISTING SITE SURVEY AND DEMOLITION PLAN FOR LOCATION AND QUANTITIES OF OAKS TO BE REMOVED

REPLACEMENT QUANTITIES PROPOSED SHALL BE IN COMPLIANCE WITH CITY OF EL PASO DE ROBLES MC CH.10.01.50
SEE PRLIMINARY PLANT SCHEDULE, LEFT ON THIS SHEET

TREE #	DBH	RECOMMENDATION
TREE 1	43"	REMOVE
TREE 2	47"	REMOVE
TREE 3	47"	DECEASED (NOT A PART)
TREE 4	52"	REMOVE
TREE 9	51"	REMOVE
TREE 10	51"	REMAIN AND PROTECT
TREE 11	30"	REMOVE
TREE 13	42"	REMOVE
TOTAL = 265" (25%) PER PRMC 10.01.050		
REPLACEMENT QTY	68 INCHES DBH = 34 min	
34 TOTAL QUERCUS LOBATA PROPOSED (SIZE LEFT)		

SCALE: 1"= 40'-0" *(24"X36" SHEET)*
0' 20' 40' 80' 160'

rrm

PRELIMINARY LANDSCAPE AND OAK TREE REPLACEMENT PLAN

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L5

Exhibit D

REFER TO SHEET L5 FOR OAK MITIGATION CALCULATIONS BY DBH, SIZE, AND QUANTITIES. OAKS SHALL BE IRRIGATED WITH DEEP ROOT BUBBLERS, SEE L7 FOR PRELIMINARY IRRIGATION EQUIPMENT.
REFER TO OAK TREE IMPACT AND PROTECTION REPORT WITH MEMORANDUM FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS.
REFER TO CIVIL SHEET C2.1 FOR LOCATION AND QUANTITIES OF OAKS TO REMAIN & PROTECT & REMOVE. ADDITIONAL TREE PROTECTION NOTES PROVIDED BELOW.

TREE PROTECTION NOTES

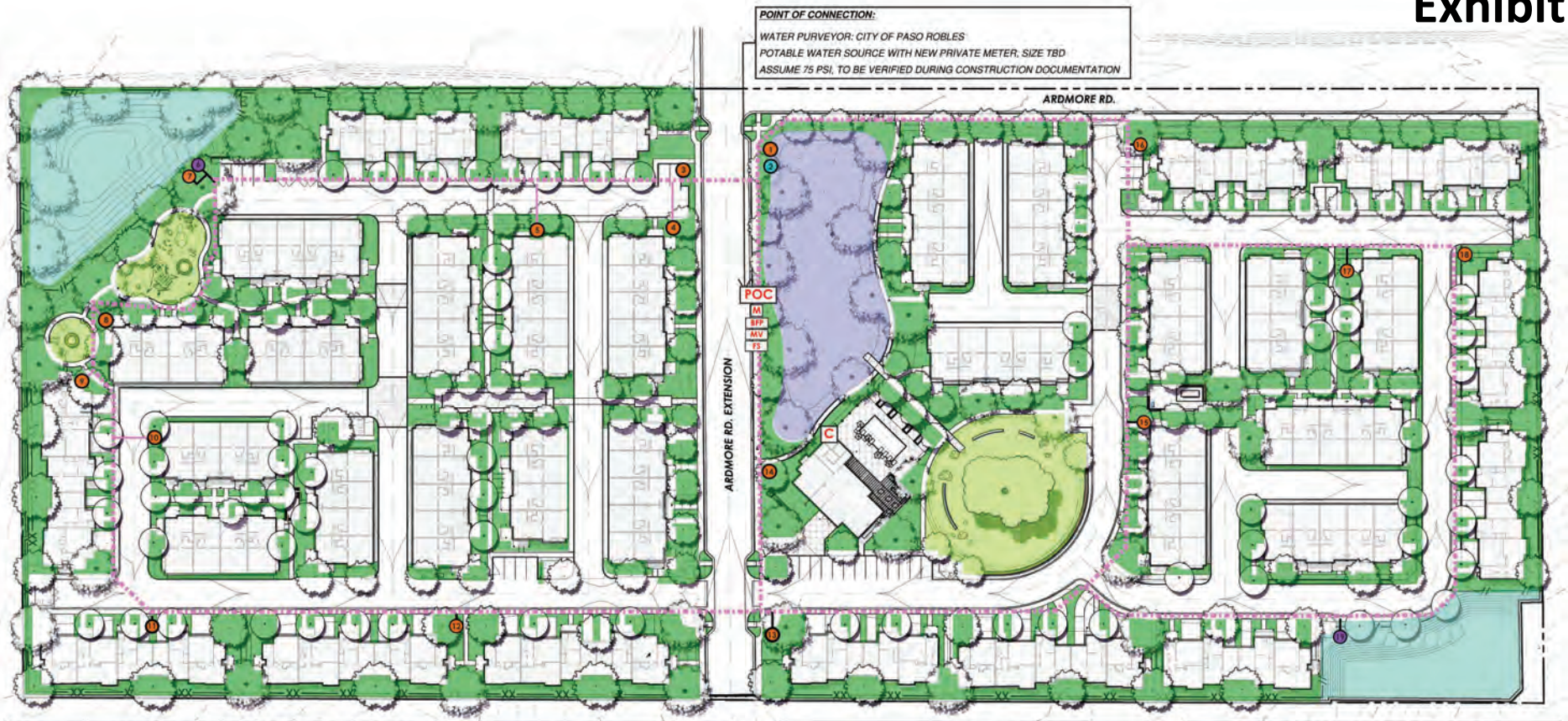
1. Additional monitoring of construction by the project arborist, before and during grading, will be required to ensure large roots are not damaged. The following tree protection measures and over-site shall be completed prior to grading.

2. Install tree protection fencing at limits of grading. Set fencing at a 60' radius measured from the outside of trunk of tree and encircle the entire TPZ of the tree. Fencing shall be made of chain-link fence panels 6' H x 8' W. Affixed panels to driven steel posts. Project arborist to verify all are correctly installed.

3. Hand-dig or hydro excavate trench at limits of grading around tree to expose roots. Trench shall be dug to a depth of 2'. If any roots 1" diameter or larger are discovered, they shall be cut with a sterilized pruning saw or reciprocating saw. All root cutting shall be supervised by the project arborist.

4. Monitoring of tree protection measures and construction around the tree a by the project arborist, shall occur throughout the construction of the project on a weekly basis or as required by the City of Paso Robles.

Exhibit D



PRELIMINARY IRRIGATION SCHEDULE

EQUIPMENT SUCH AS:

TREE BUBBLERS
RAIN BIRD 1400 FLOOD, IN ROOT WATERING SOCK (RWS).

TURF ROTORS
HUNTER I-20, 6" POP-UP, MATCHED PRECIPITATION RATE (MPR) NOZZLE.

DRIP CONTROL ZONE KITS
RAIN BIRD XCZ, COMMERCIAL DRIP CONTROL ZONE KIT INCL. VALVE, AND PRESSURE REGULATING FILTER.

PIPE TRANSITION POINT
FROM PVC LATERAL TO DRIP DISTRIBUTION TUBING.

DRIPLINE FLUSH VALVE
RAIN BIRD MDCF, LOCATED AT ALL DEAD END SECTIONS OF LATERAL PIPING.

AIR RELIEF VALVE
RAIN BIRD ARV, LOCATED AT HIGHEST POINT IN RELATIVE DRIP ZONE.

DRIP EMITTERS
RAIN BIRD XB-PC, PRESSURE COMPENSATING DRIP EMITTERS.

REMOTE CONTROL VALVE, TYP.
RAIN BIRD EFB SERIES, BRASS REMOTE CONTROL VALVE.

QUICK COUPLER VALVE, TYP.
RAIN BIRD, LOCKABLE QUICK-COUPLING VALVE.

SHUT OFF VALVE, TYP.
MATCO NORCA, BRASS SHUT OFF VALVE.

MASTER VALVE
BUCKNER-SUPERIOR 3100 SERIES,
NORMALLY OPEN BRASS MASTER VALVE.

BACKFLOW PREVENTER - PROVIDE VEGETATIVE SCREEN
FEBCO 825Y, REDUCED PRESSURE BACKFLOW PREVENTER.

CONTROLLER W/ WIFI CAPABILITIES
HUNTER ACC2 W12-54 STATION EXTERIOR STAINLESS STEEL ENCLOSURE W/ RAIN SENSOR AND FLOW SENSOR.

MAIN LINE PIPE
PVC SCHEDULE 40, AND PVC SCHEDULE 80
LATERAL SHALL BE PVC SCHEDULE 40
LATERALS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION

SYMBOL LEGEND

PROPOSED VALVE BANK LOCATION FOR HYDROZONES (~3000 SF PER ZONE)

- *SERVING DRIP IRRIGATED LANDSCAPE AREA (LOW)*
- *SERVING VEGETATED STORMWATER BASIN FOR RECREATIONAL USE (MOD*
- *SERVING VEGETATED STORMWATER BASIN (LOW)*
- *IRRIGATION MAIN LINE ROUTE (SEE EQUIPMENT AT LEFT)*
- POC — *POINT OF CONNECTION*
- M — *METER - SIZE PER CIVIL*
- BFP — *SCREENED BACKFLOW PREVENTER*
- MV — *MASTER VALVE*
- FS — *FLOW SENSOR*
- C — *CONTROLLER LOCATION*

IRRIGATED HYDROZONE AREA CALCULATIONS

TOTAL IRRIGATED LANDSCAPE AREA = 199,841 SF
SEE SHEET L4 FOR MWELO WATER USE CALCS & STATEMENT OF COMPLIANCE
SEE L5 FOR LANDSCAPE PLAN, WUCOLS CLASSIFICTIONS, AND PLANT SPECIES

- *TOTAL LANDSCAPE AREA TO RECEIVE DRIP IRRIGATION: 164,123 SF*
- *TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASINS TO RECEIVE SPRAY IRRIGATION: 15,901 SF*
- *TOTAL LANDSCAPE AREA OF VEGETATED STORMWATER BASIN (RECREATIONAL USE) TO RECEIVE SPRAY IRRIGATION: 19,817 SF (SLA)*
- *TOTAL NON-IRRIGATED LANDSCAPE AREA: 18,247 SF*

SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'

rrm

PRELIMINARY IRRIGATION AND HYRDOZONE PLAN

ARDMORE ROAD

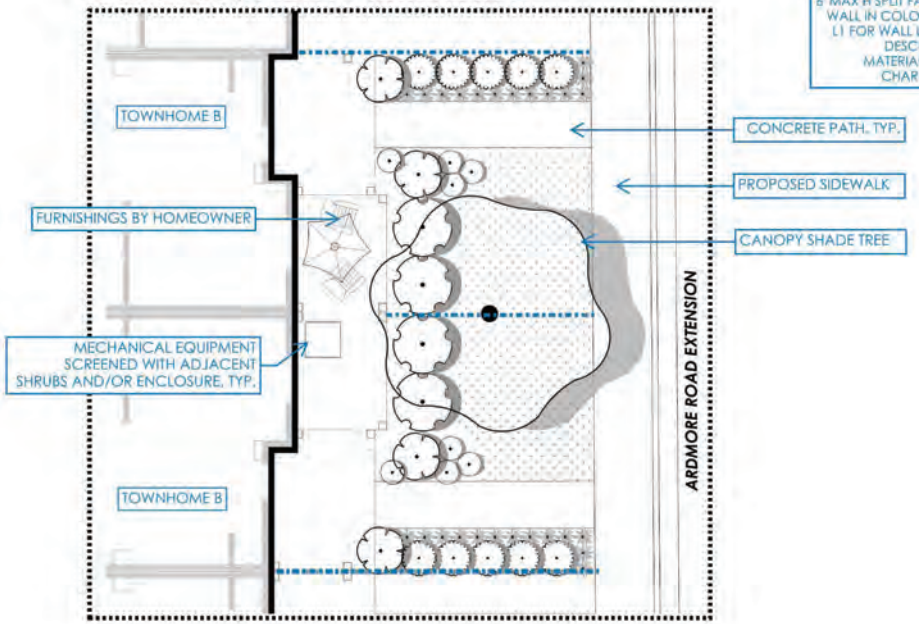
03 APRIL 2026

0767-02-HS24

L7

Exhibit D

LANDSCAPE TYPICAL 1 - TOWNHOME 'B'

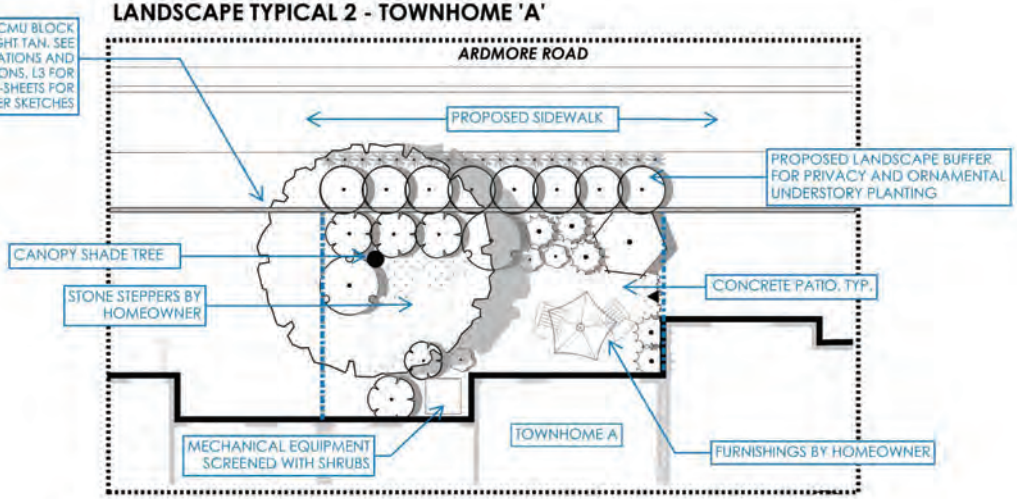


PLANT SCHEDULE: FRONTYARDS ALONG ARDMORE RD. EXTENSION

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
TREES	SUCH AS:				
	SHADE TREE				1
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE	
	ROBINIA X AMBIGUA 'PURPLE ROBE'	PINK FLOWERING LOCUST	15 GAL		
SHRUBS	SUCH AS:				
	HEUCHERA SANGUINEA 'FIREFLY'	FIREFLY CORAL BELLS	1 GAL	MODERATE	3
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	LOW	2
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	3
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE	7
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS	SUCH AS:				
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	1 GAL	MODERATE	18" o.c.

SEE SHEET L5 FOR TYPICAL LOCATIONS ON SITE PLAN
PLANT PALETTE SUPPORT IMAGERY PROVIDED ON L4
PRIVATE YARDS SHALL BE IRRIGATED WITH DRIP ZONES

LANDSCAPE TYPICAL 2 - TOWNHOME 'A'



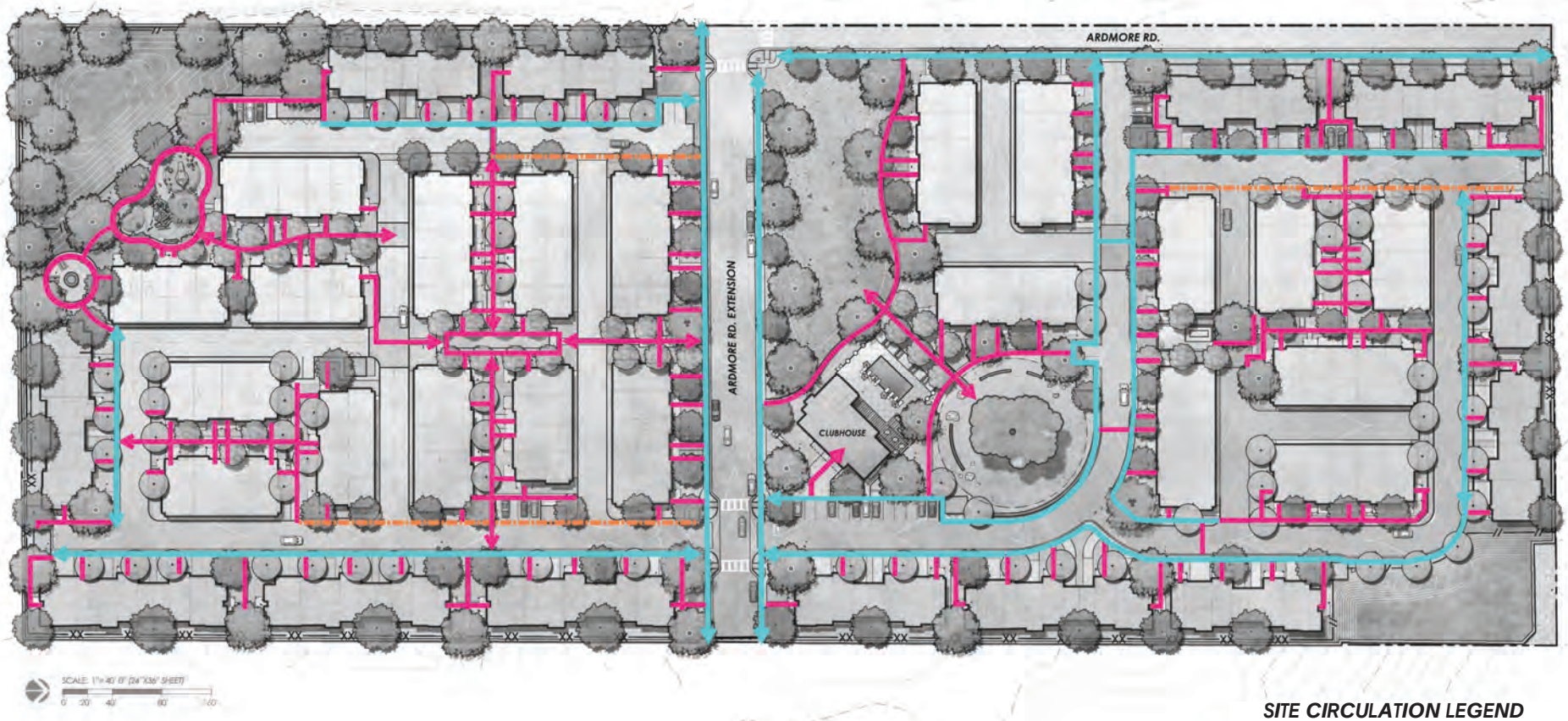
PRELIMINARY PLANT SCHEDULE: PRIVATE YARD AT ARDMORE RD

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
TREES	SUCH AS:			
	SHADE TREE			
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MODERATE
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	LOW
	PRUNUS X 'SNOW GOOSE'	SNOW GOOSE CHERRY	24" BOX	MODERATE
SHRUBS	SUCH AS:			
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	5 GAL	MODERATE
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW
	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	LOW
	SALVIA X 'POZO BLUE'	POZO BLUE SAGE	1 GAL	LOW

PRELIMINARY PLANT SCHEDULE: SIDEWALK FRONTAGE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
SHRUBS	SUCH AS:			
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	5 GAL	MODERATE
	SESLERIA X 'GREENLEE'	GREENLEE MOOR GRASS	1 GAL	MODERATE
	HELIANTHEMUM 'THE BRIDE'	THE BRIDE SUNROSE	1 GAL	LOW
	NEPETA 'SIX HILLS GIANT'	NEPETA 'SIX HILLS GIANT'	1 GAL	LOW

Exhibit D



PRELIMINARY CIRCULATION EXHIBIT

ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L9

Exhibit D

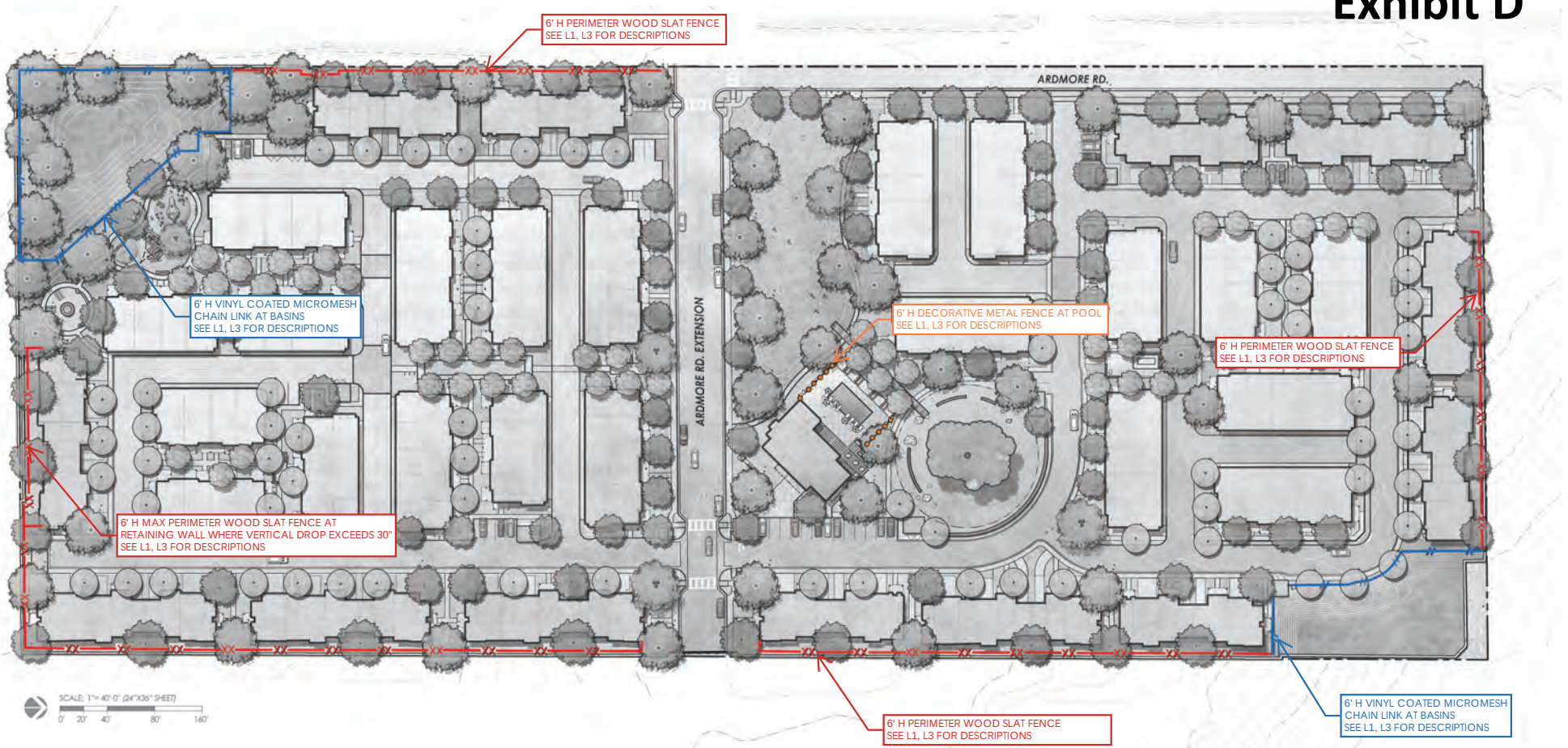
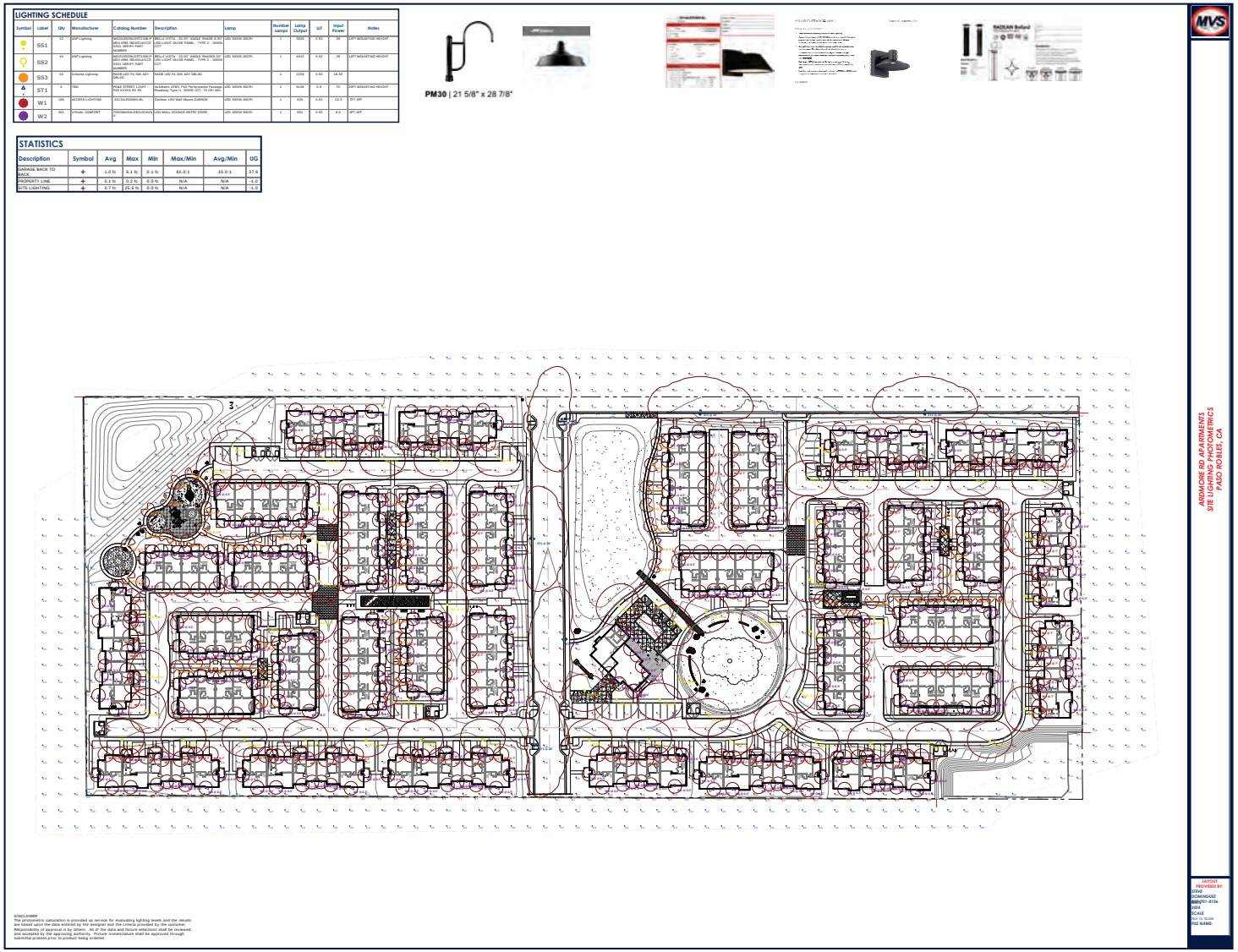

6' H PERIMETER WOOD SLAT FENCE
SEE L1, L3 FOR DESCRIPTIONS
ARDMORE RD.
ARDMORE RD. EXTENSION
6' H VINYL COATED MICROMESH
CHAIN LINK AT BASINS
SEE L1, L3 FOR DESCRIPTIONS
6' H DECORATIVE METAL FENCE AT POOL
SEE L1, L3 FOR DESCRIPTIONS
6' H PERIMETER WOOD SLAT FENCE
SEE L1, L3 FOR DESCRIPTIONS
6' H MAX PERIMETER WOOD SLAT FENCE AT
RETAINING WALL WHERE VERTICAL DROP EXCEEDS 30"
SEE L1, L3 FOR DESCRIPTIONS
SCALE: 1"= 40'-0" (24"X36" SHEET)
0' 20' 40' 80' 160'
6' H PERIMETER WOOD SLAT FENCE
SEE L1, L3 FOR DESCRIPTIONS
6' H VINYL COATED MICROMESH
CHAIN LINK AT BASINS
SEE L1, L3 FOR DESCRIPTIONS

Exhibit D


LIGHTING SCHEDULE
STATISTICS
PM30 | 21 5/8" x 28 7/8"
ARDMORE RD APARTMENTS
SITE LIGHTING PHOTOMETRICS
PASO ROBLES, CA
PLACEHOLDER - REVIEW #2 IN PROGRESS