

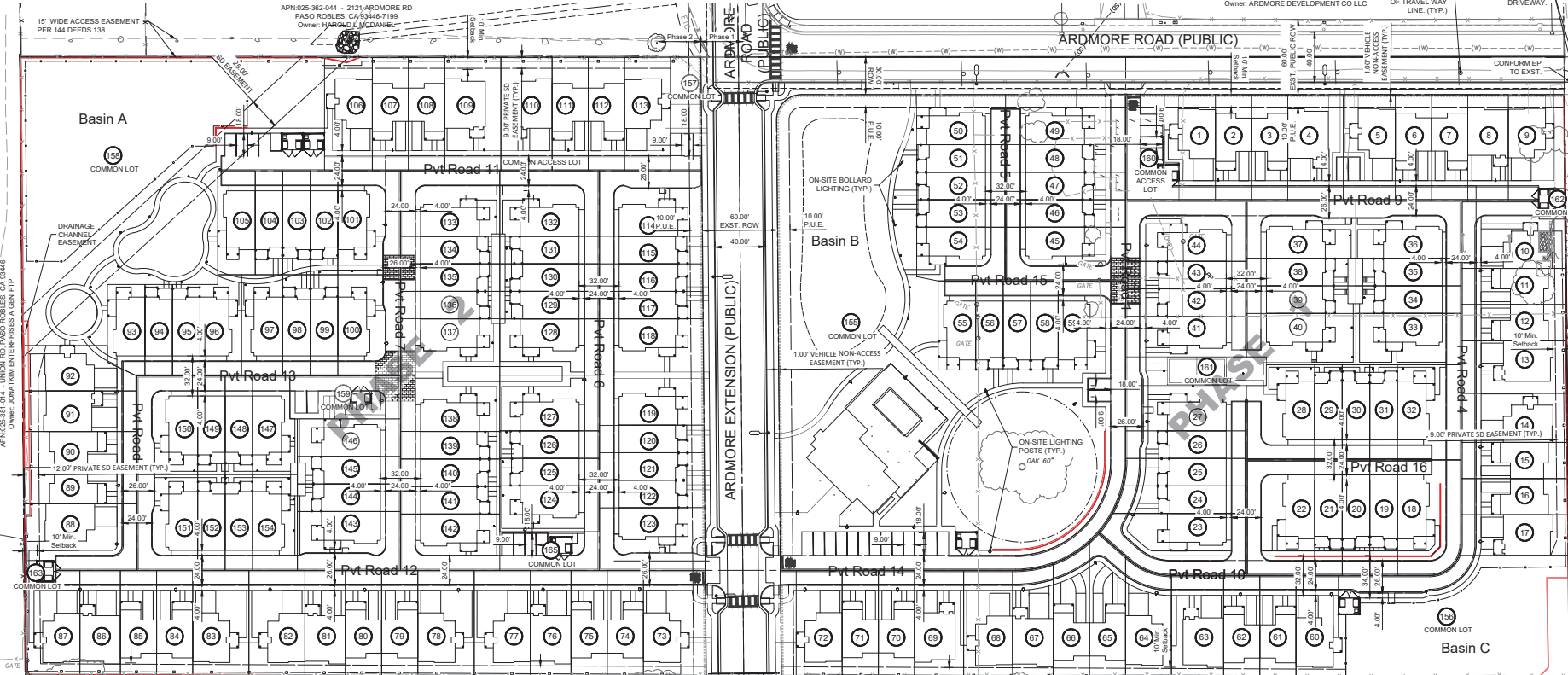
FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES

## 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.

APN: 025-362-048 - 2125 ARDMORE RD  
PASO ROBLES, CA 93446-7199  
Owner: ARDMORE DEVELOPMENT CO LLC

REMOVE EXIST. "NO PARKING" SIGN, ADD EDGE OF TRAVEL WAY LINE (TYP.)  
TRANSITION HMA EDGE INTO EXIST. DRIVEWAY



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WATER RESOURCES

612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
TEL: 805-544-0111 FAX: 805-544-4294  
www.wallacegroup.us



SIGNATURE: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_  
These plans and specifications, and the other work shown hereon, were prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of California. I certify that I am a duly Licensed Professional Engineer in the State of California. I certify that I am a duly Licensed Professional Engineer in the State of California. I certify that I am a duly Licensed Professional Engineer in the State of California.

### MAP DATA:

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

PROPERTY OWNER:  
COVELOP HOLDINGS LLC,  
1304 GARDEN ST,  
SAN LUIS OBISPO, CA 93401  
805-544-4011  
MICHAEL STOLTEY  
DAMEN MAVIS  
JIMMY SUMMER

REPRESENTATIVE:  
WALLACE GROUP  
612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
805-544-0111  
TOM ZENKER  
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 NGSP POINT NIPRIN D CA 16 M (PID FV270) AND "PRB AP 1965 STA B2" (PID M4509) 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 2293

| 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       | 1563.82 | 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       | 2152.17 | 72       | 4219.07 | 89       | 2612.75 | 106      | 3467.59 | 123      | 4232.52 | 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      | 2825.10 | 124      | 2932.02 | 141      | 1746.74 | 158      | 39586.84 |
| 5        | 3530.79 | 22       | 5051.80 | 39       | 1926.88 | 57       | 1563.53 | 74       | 2475.93 | 91       | 2940.71 | 108      | 2825.23 | 125      | 1745.31 | 142      | 3572.62 | 159      | 3032.56  |
| 6        | 2451.30 | 23       | 5056.85 | 40       | 3489.93 | 58       | 1563.60 | 75       | 2472.39 | 92       | 2865.00 | 109      | 4076.63 | 126      | 1745.45 | 143      | 3871.41 | 160      | 2963.60  |
| 7        | 2451.30 | 24       | 2254.74 | 41       | 3111.84 | 59       | 3852.74 | 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       | 2152.17 | 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      | 2625.58 | 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       | 3133.76 | 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       | 2867.17 | 83       | 3777.06 | 100      | 4045.93 | 117      | 1827.53 | 134      | 1746.71 | 151      | 3705.85 |          |          |
| 15       | 2483.01 | 32       | 3877.50 | 49       | 3637.91 | 67       | 2869.05 | 84       | 2431.94 | 101      | 4181.23 | 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 |          |          |

**GRAPHIC SCALE**  
0 20' 40' 80'  
(IN FEET)  
1" = 40' FT

**Sheet List Table**

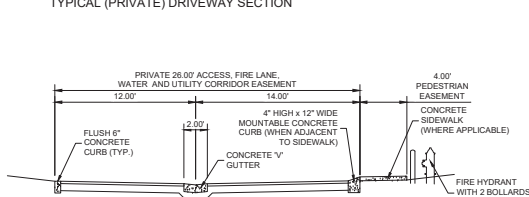
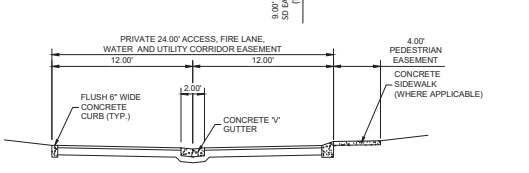
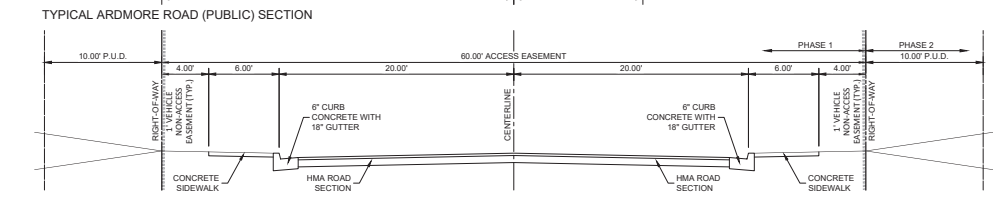
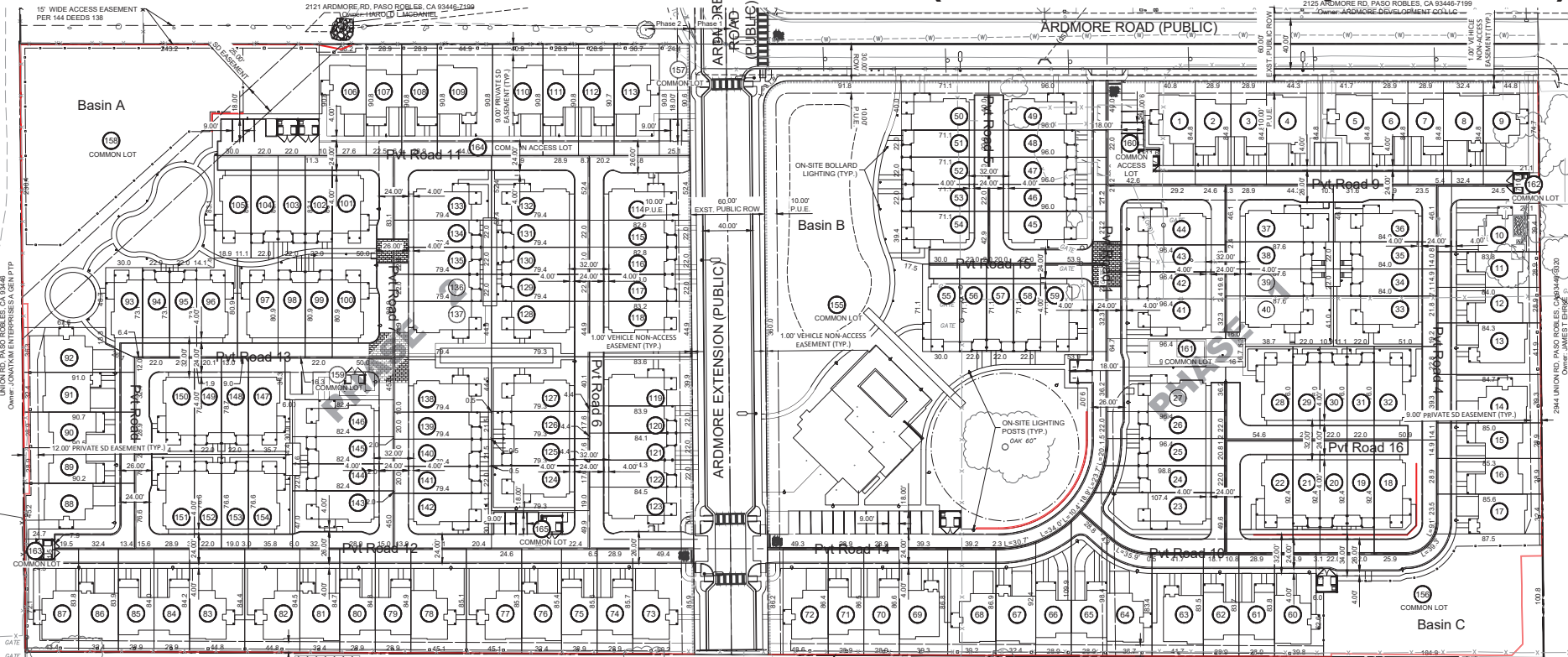
| Sheet No. | Description   | Scale       |
|-----------|---------------|-------------|
| 1         | Map Data      | 1" = 40' FT |
| 2         | Lot Data      | 1" = 40' FT |
| 3         | Parcel Data   | 1" = 40' FT |
| 4         | Basin A       | 1" = 40' FT |
| 5         | Basin B       | 1" = 40' FT |
| 6         | Basin C       | 1" = 40' FT |
| 7         | Ardmore Road  | 1" = 40' FT |
| 8         | Private Roads | 1" = 40' FT |
| 9         | Utilities     | 1" = 40' FT |
| 10        | Easements     | 1" = 40' FT |
| 11        | Other         | 1" = 40' FT |

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

JOB #: 0751-05  
DESIGNER: TZ  
DRAWN BY: TMS  
DATE: 12/24/23  
DRAWING NO.  
C1.1  
1 OF 27 SHEETS

FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES

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



- SIGN AND STRIPING NOTES FOR FUTURE CONSTRUCTION PLANS:**
- ALL SIGNING AND DELINEATION SHALL COMPLY WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.
  - ALL DELINEATION, INCLUDING THE STRIPING AND MARKINGS, SHALL BE THERMOPLASTIC.
  - ALL SIGNING AND DELINEATION MATERIALS SHALL BE ON THE CALTRANS AUTHORIZED MATERIALS LISTS.
  - ALL STRIPING LAYOUTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO STRIPING.
  - SIGNS SHALL BE FABRICATED PER THE STANDARD HIGHWAY SIGNS AND MARKINGS BOOK USING ALUMINUM SHEETING AND MEET THE CALTRANS GUIDELINES FOR REFLECTIVITY.
  - ALL SIGN MESSAGES, SIGN SIZES, AND SIGN SHEETING TYPE TO BE APPROVED BY THE ENGINEER PRIOR TO ORDERING.
  - SIGNS INSTALLED IN CONCRETE SHALL BE MOUNTED ON A FHWA (BREAKAWAY) APPROVED, TELESPAR SIGN POST, OR APPROVED EQUAL, INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. SIGNS ON THE SHOULDER SHALL BE MOUNTED ON 4"x4" WOOD POSTS EMBEDDED 3.5' DEEP.
  - SIGNS SHALL BE INSTALLED PER CAMUTCD FIGURE 2A-2 (CA). ALL AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PATHS SHALL BE MARKED.
  - BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED ADJUNCTIVE TO THE CENTERLINE ON THE SIDE OF THE FIRE HYDRANTS.

**NOTES:**

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

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 www.wallacegroup.us

**PROFESSIONAL ENGINEER**  
 No. 72702  
 FOR PLAN REVIEW ONLY  
 NOT FOR CONSTRUCTION

JAMES T. EHRHKE  
 STATE OF CALIFORNIA

SIGNATURE: \_\_\_\_\_  
 DATE SIGNED: \_\_\_\_\_

These plans and specifications, and the design and construction management services, are prepared by the undersigned professional engineer and are to be used in accordance with the provisions of the California Professional Engineers Act and the rules and regulations of the State Board of Professional Engineers and Land Surveyors.

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

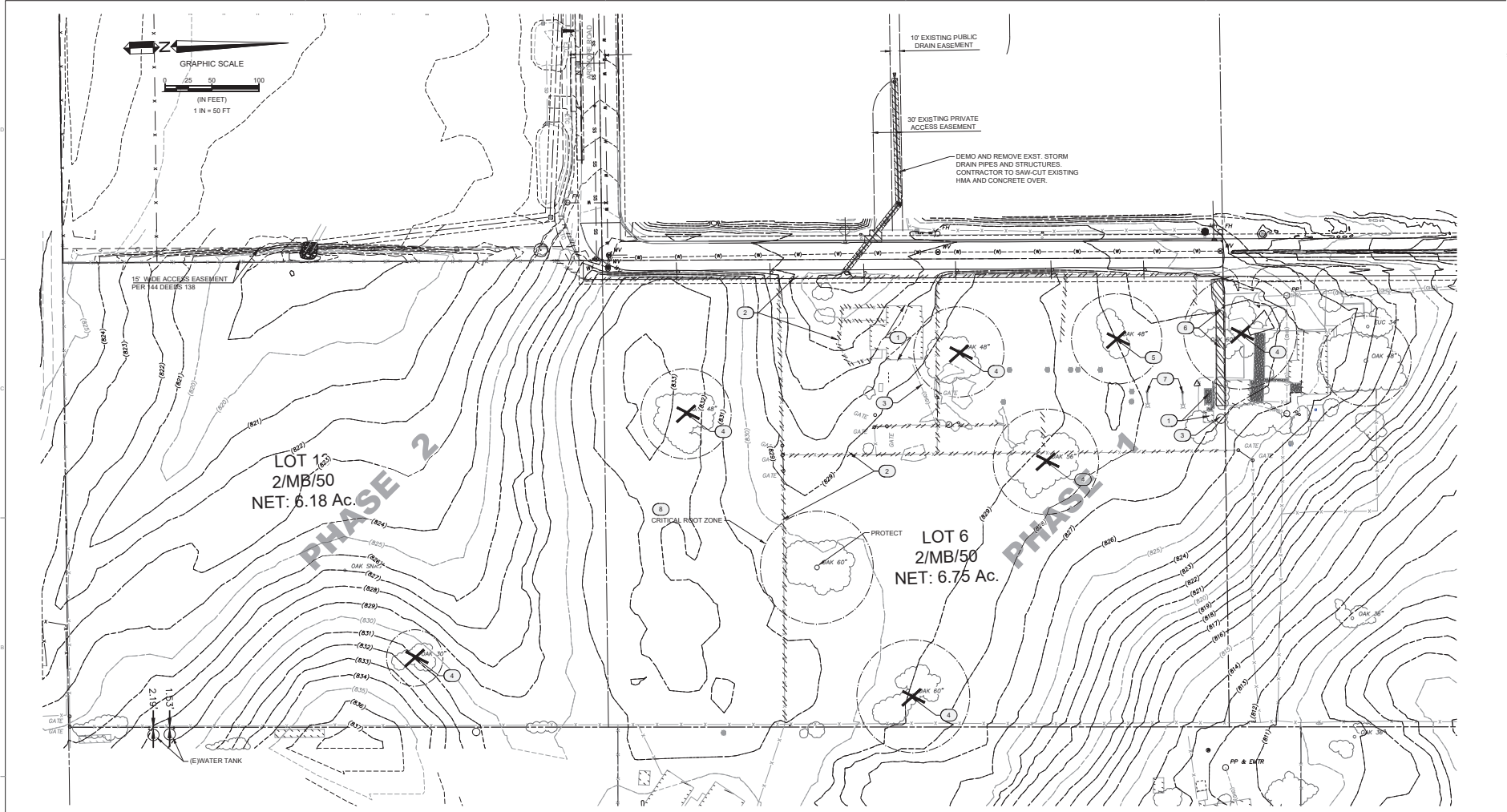
JOB # 0751-05  
 DESIGNER: TZ  
 DRAWN BY: TMS  
 DATE: 12/24/15

**DRAWING NO.**  
 C1.2  
 2 OF 27 SHEETS

# Exhibit C

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

FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES



| REFERENCE NOTES: |                                                                  |
|------------------|------------------------------------------------------------------|
| XXXX             | 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                | EXISTING AC PAVEMENT TO BE REMOVED                               |
| 7                | EXISTING LIGHT POLES TO BE REMOVED                               |
| 8                | SEE OAK TREE RETENTION NOTES AT RIGHT                            |

- DEMOLITION NOTES**
- DEMOLISH DESIGNATED PORTIONS OF STRUCTURES AND APPURTENANCES IN ORDERLY AND CAREFUL MANNER.
  - CONTACT UTILITY COMPANIES 5 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK FOR ANY FACILITIES THAT MAY NEED TO BE SALVAGED BY THE SPECIFIC COMPANY.
  - ASSUME POSSESSION OF DEMOLISHED MATERIALS, UNLESS SPECIFIED OTHERWISE. REMOVE DEMOLISHED MATERIALS FROM SITE AT LEAST DAILY.
  - PREVENT AIRBORNE DUST. USE WATER OR DUST PALLIATIVE WHEN NECESSARY. PROVIDE AND MAINTAIN HOSES AND CONNECTIONS TO WATER MAIN OR HYDRANT.
  - DO NOT BURN MATERIALS ON SITE.
  - 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.
  - ROUGH GRADE AREAS AFFECTED BY DEMOLITION OR GRADE AS SHOWN ON THE DRAWINGS.

- OAK TREE RETENTION NOTES**
- INSTALL TREE PROTECTION FENCING AT LIMITS OF GRADING. SET FENCING AT A 60' RADIUS MEASURED FROM THE OUTSIDE OF TRUNK OF TREE AND ENCLOSE THE ENTIRE TPZ OF THE TREE. FENCING SHALL BE MADE OF CHAIN-LINK FENCE PANELS 8' H X 8' W. AFFIXED PANELS TO DRIVEN STEEL POSTS. PROJECT ARBORIST TO VERIFY ALL ARE CORRECTLY INSTALLED.
  - 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.
  - 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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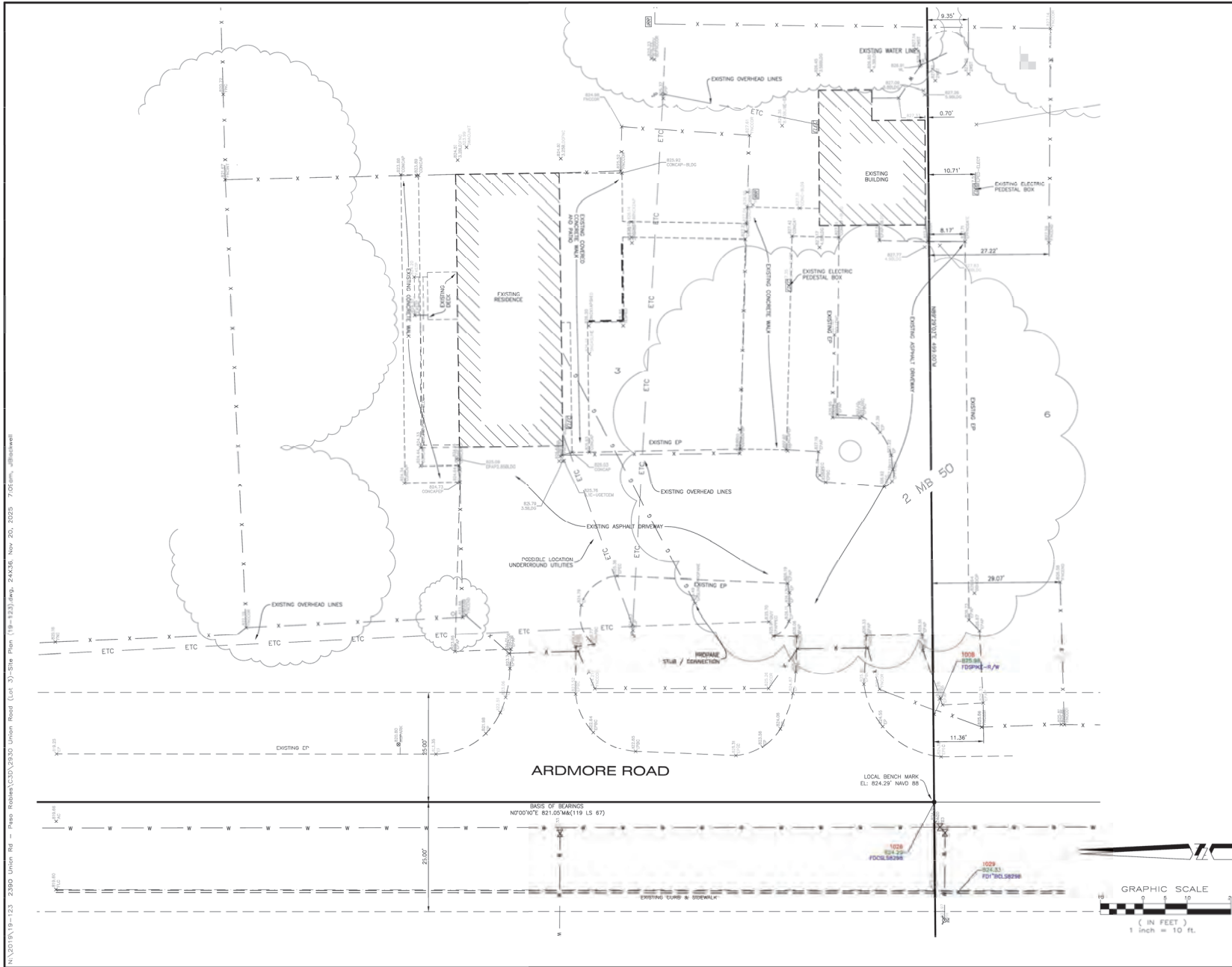
SIGNATURE \_\_\_\_\_  
 DATE SIGNED \_\_\_\_\_

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 Ardmore MU Preliminary Plans, Paso Robles, CA  
 Demo Plan

JOB # 0751-05  
 DESIGNER CD  
 DRAWN BY CD  
 DATE 12/24/25  
 DRAWING NO.  
 C2.1  
 3 OF 27 SHEETS

# Exhibit C



**SYMBOL LEGEND:**

|           |                       |           |                   |
|-----------|-----------------------|-----------|-------------------|
| —X—X—X—   | FENCE LINE            | — — — —   | RETAINING WALL    |
| —W—W—W—   | SEWER MAIN            | —(S)—(S)— | POSS. BOX         |
| —W—W—W—   | WATER MAIN            | —(T)—(T)— | TELEPHONE BOX     |
| —G—G—G—   | GAS MAIN              | —(S)—(S)— | SIGNAL BOX        |
| —E—E—E—   | ELEC. TELEPHONE/CABLE | —(E)—(E)— | CABLE TV. BOX     |
| —E—E—E—   | OVERHEAD ELECTRIC     | —(E)—(E)— | ELECTRIC BOX      |
| —(D)—(D)— | DROP INLET AT CURB    | —(M)—(M)— | TELEPHONE MANHOLE |
| —(D)—(D)— | DROP INLET            | —(L)—(L)— | STREET LIGHT      |
| —(D)—(D)— | STORM DRAIN MANHOLE   | —(P)—(P)— | PANT POLE         |
| —(F)—(F)— | FIRE HYDRANT          | —(P)—(P)— | POWER POLE        |
| —(W)—(W)— | WATER WELL            | —(W)—(W)— | WATER VALVE       |
| —(M)—(M)— | WATER METER           | —(M)—(M)— | SEWER MANHOLE     |
| —(S)—(S)— | SEWER METER           | —(C)—(C)— | SEWER CLEAROUT    |
| —(C)—(C)— | SEWER MANHOLE         | —(M)—(M)— | MONITORING WELL   |
| —(C)—(C)— | SEWER CLEAROUT        |           |                   |
| —(M)—(M)— | MONITORING WELL       |           |                   |

**ABBREVIATIONS**

|      |                        |      |                          |
|------|------------------------|------|--------------------------|
| AC   | ASPHALT CONCRETE       | IR   | IRON PIPE                |
| AP   | AMPL. POINT            | IR   | IRON PIPE                |
| BP   | BENCH MARK             | FR   | FRAME BREAK              |
| BLDG | BUILDING               | HP   | HIGH POINT               |
| SB   | BACK OF BUILDING       | LT   | LIGHT                    |
| CB   | CATCH BASIN            | MH   | MANHOLE                  |
| CF   | CURB FACE              | PP   | POWER POLE               |
| CO   | CLEAN OUT              | PVC  | POLYVINYL PIPE           |
| COL  | COLLAR                 | REIN | REINFORCED               |
| COR  | CORNER                 | RCP  | REINFORCED CONCRETE PIPE |
| CONC | CONCRETE               | R/C  | REINFORCED CONCRETE      |
| CMP  | CORRUGATED METAL PIPE  | SD   | STORM DRAIN              |
| CM   | CONCRETE MASONRY UNITS | SP   | SPOT ON SLOPE            |
| CNS  | CROWN OF STREET        | SS   | SEWER                    |
| CR   | CURB                   | STR  | STAIRS                   |
| ED   | EXISTING GRADE         | TS   | TOP OF SLOPE             |
| EP   | EDGE OF PAVEMENT       | TOE  | TOE OF SLOPE             |
| FG   | FOUND LINE             | TR   | TOP OF WALL              |
| FL   | FLOOR LINE             | W    | WATER                    |
| FF   | FRESH FLOOR            | WM   | WATER METER              |
| FW   | FACE OF WALL           | WV   | WATER VALVE              |
| HSE  | HOUSE CORNER           | WV   | WATER VALVE              |
| GR   | GRASS                  | WV   | WATER VALVE              |
| GM   | GAS METER              | WV   | WATER VALVE              |
| IP   | IRON PIPE              | WV   | WATER VALVE              |

**SURVEYOR'S STATEMENT:**  
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON FEBRUARY 18, 2025.

*Michael B. Stanton* 1/20/25  
MICHAEL B. STANTON, PLS 5702 DANF

**SURVEYOR'S NOTES:**

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- 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 THESE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-482-2844 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL ZONING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MISS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- 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 CITY OF PASO ROBLES BENCH MARK PV2070 "IRON 05 M.C." BEING A SURVEY ORN. STAMPED: "CA-IRON-0 074 02-06, SLO 045 PM 30.09 1993" IN CONCRETE IN MONUMENT WELL, .33 MILES EASTERLY ON STATE HIGHWAY 48 FROM THE INTERSECTION OF U.S. HIGHWAY 101, 42 FEET SOUTHERLY OF THE SOUTHERLY TOP OF BENCH OF STATE HIGHWAY 48, 25.8 FEET NORTHERLY OF BARRIED WIRE RIGHT-OF-WAY FENCE, 1.8 FEET NORTH OF CARBONITE 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 2830 UNION ROAD, PASO ROBLES  
ASSESSOR'S PARCEL NO.: 025-362-049

**SITE PLAN**  
A PORTION OF LOT 3 OF HILL CROWNS TRACT, AS SHOWN ON THE MAP FILED IN BOOK OF MAPS OF PAGE 50, IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

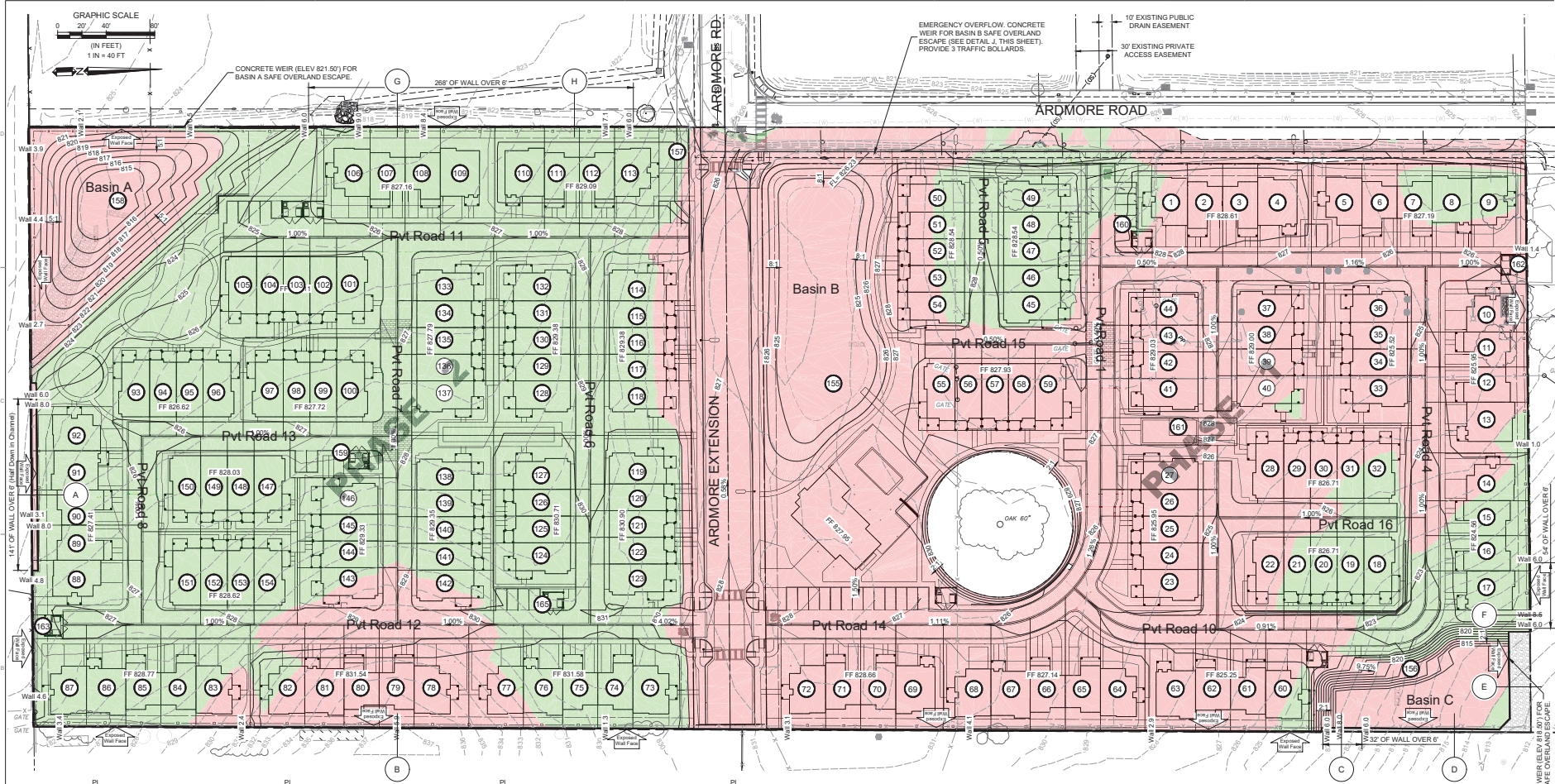
AT THE REQUEST OF PETER VAN SHERPE  
MICHAEL B. STANTON, PLS 5702  
3509 SOUTH SIQUERA ST.  
SAN LUIS OBISPO, CA 95401  
805-584-1940  
MISS LAND SURVEYS  
November 20, 2025 JOB #19-123

N:\2019\19-123\_2392 Union Rd - Paso Robles\GIS\2392 Union Road (Lot 3)-Site Plan (19-123).img, 24x36, Nov 20, 2025 7:08am, jblawell

Existing North Boundary Topo

# Exhibit C

FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES



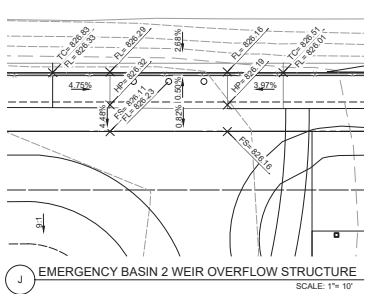
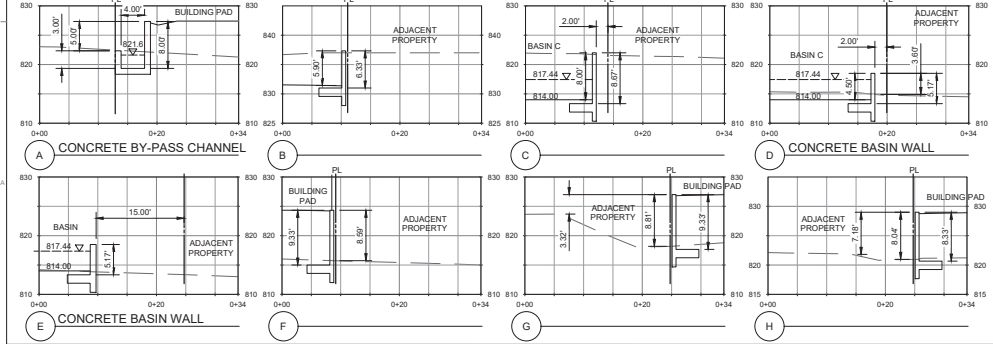
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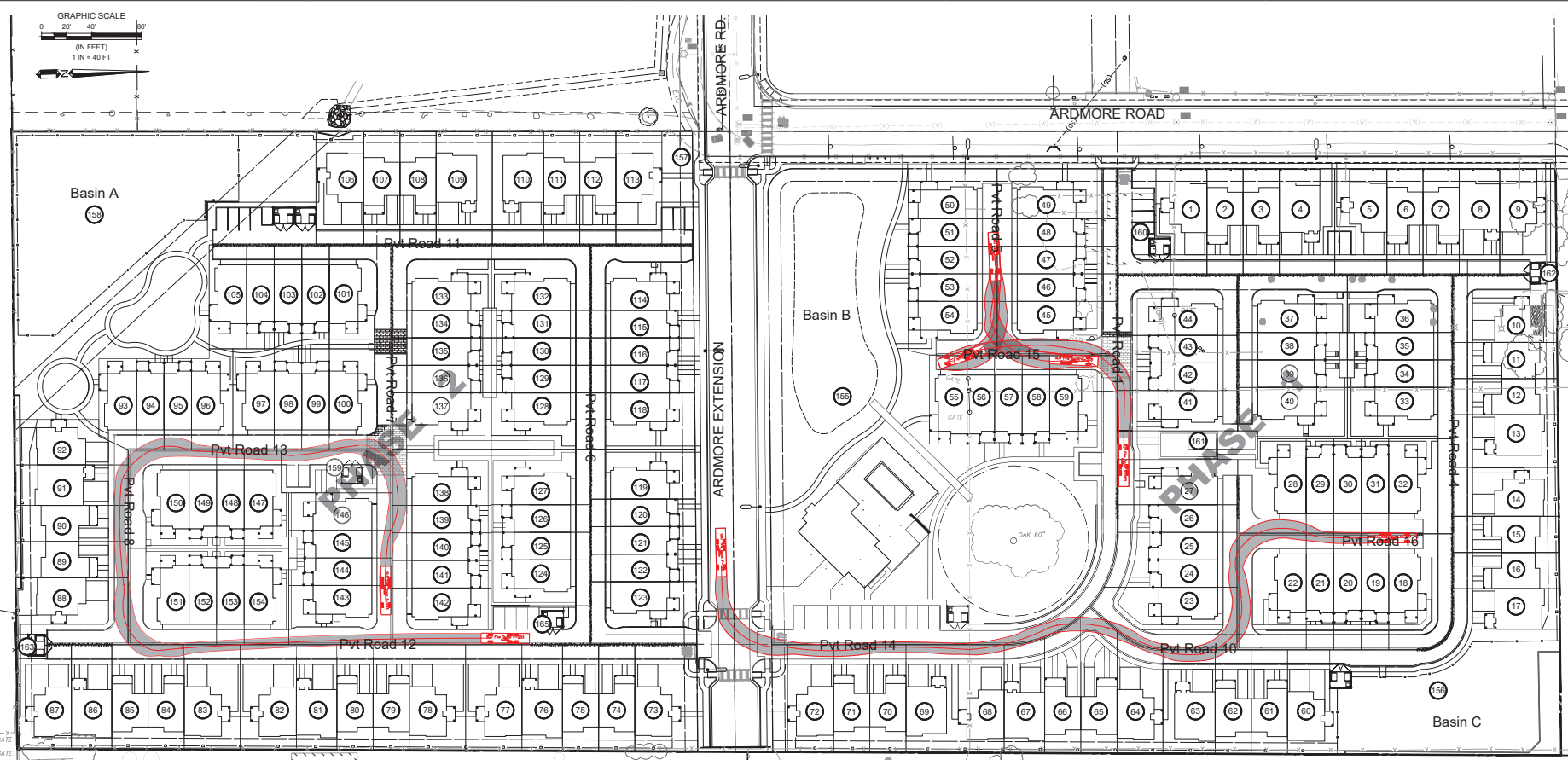
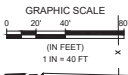


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Ardmore MU Preliminary Plans, Paso Robles, CA  
Prelim. Grading Plan

JOB # 0751-05  
DESIGNER: TZ  
DRAWN BY: TMS  
DATE: 12/24/25  
DRAWING NO.  
C3.2  
5 OF 27 SHEETS

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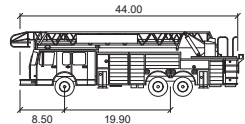


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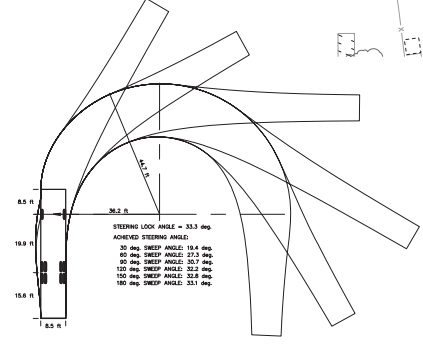
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Fire Truck Access Exhibit



**Paso Robles Ladder Truck**

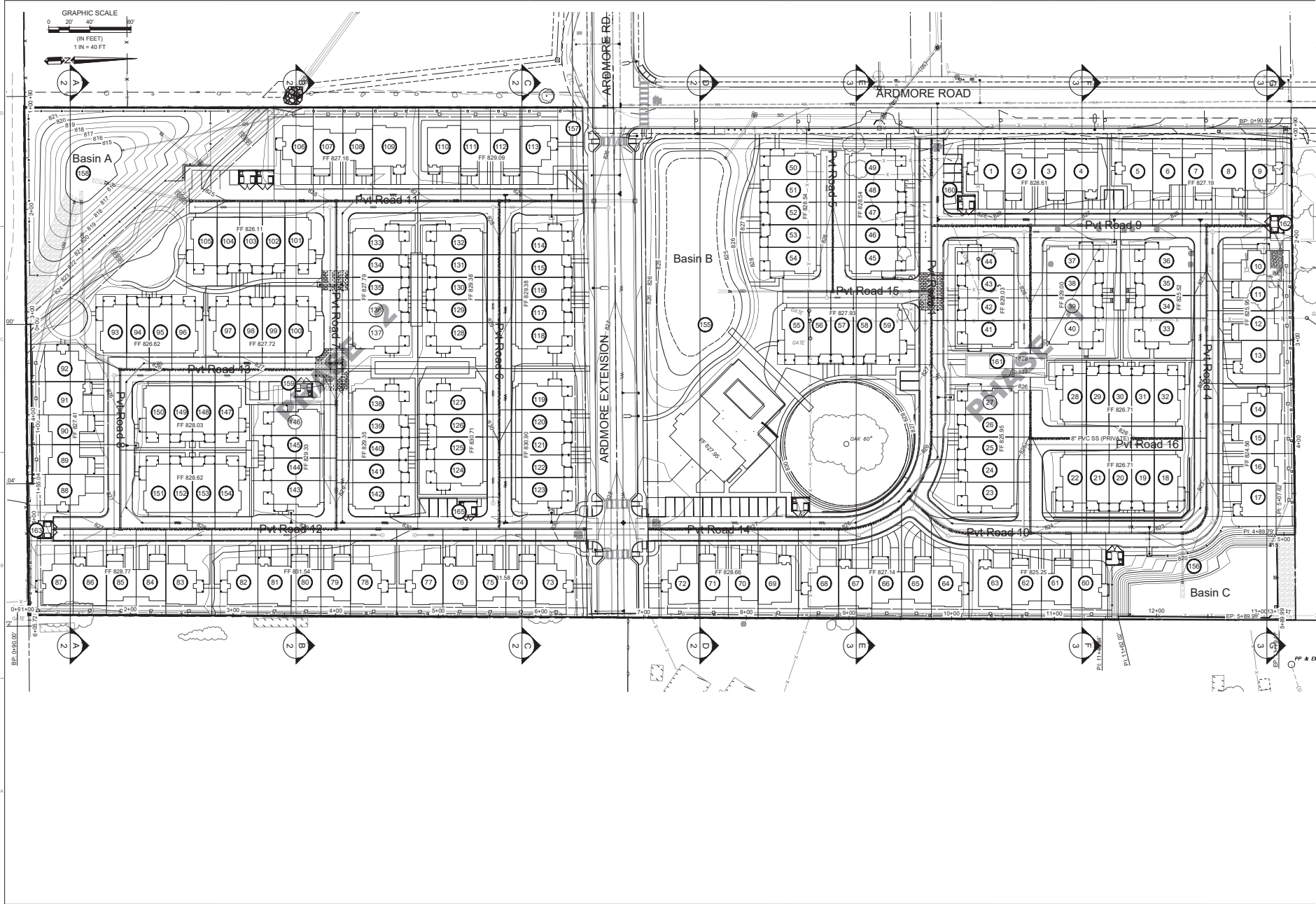
|                   | feet   |
|-------------------|--------|
| Width             | : 8.50 |
| Track             | : 8.50 |
| Lock to Lock Time | : 6.0  |
| Steering Angle    | : 33.3 |



JOB # : 0751-05  
DESIGNER : TZ  
DESIGNED BY : TMS  
DATE : 12/24/25  
DRAWING NO. : C3.3  
6 OF 27 SHEETS

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ORIGINAL SCALE IS IN INCHES



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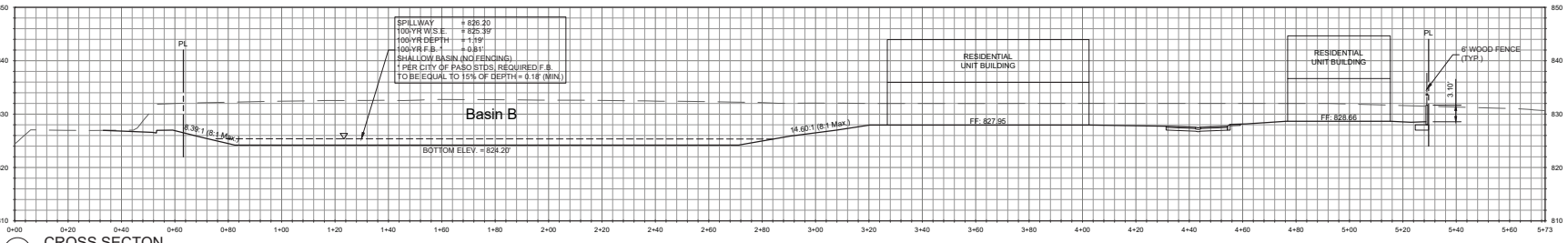
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| JOB #       | 0751-05        |
| DESIGNER    | TZ             |
| DRAWN BY    | TKMS           |
| DATE        | 12/24/25       |
| DRAWING NO. | C4.1           |
|             | 7 OF 27 SHEETS |

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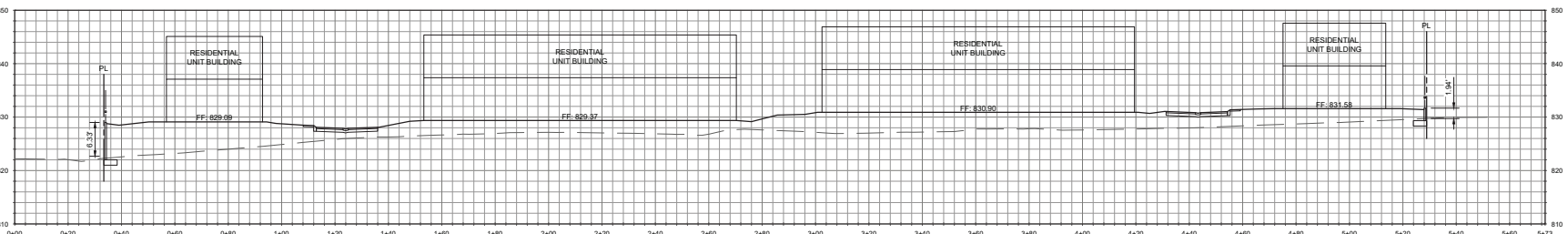


GRAPHIC SCALE  
0 10' 20' 40'  
(IN FEET)  
1 IN = 20 FT



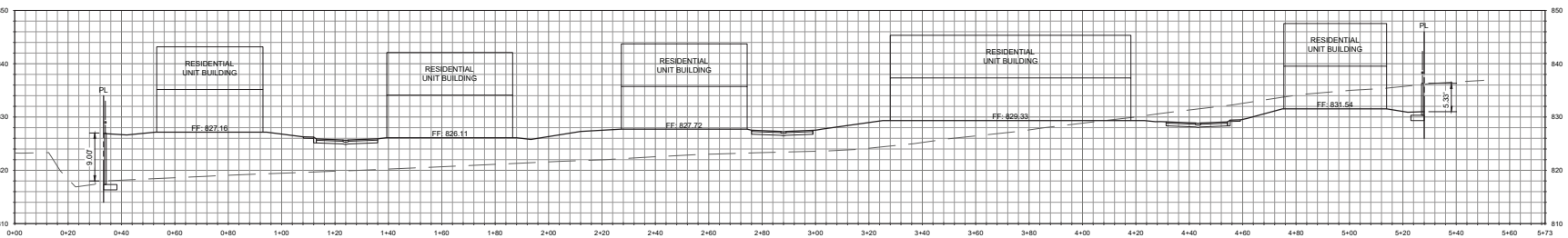
**D** CROSS SECTION

SCALE: Horiz. 1"=20'; Vert. 1"=10'



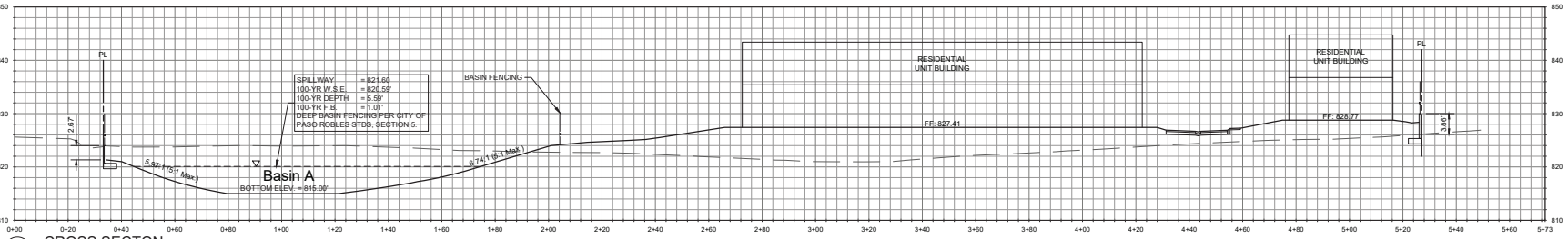
**C** CROSS SECTION

SCALE: Horiz. 1"=20'; Vert. 1"=10'



**B** CROSS SECTION

SCALE: Horiz. 1"=20'; Vert. 1"=10'



**A** CROSS SECTION

SCALE: Horiz. 1"=20'; Vert. 1"=10'



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Cross Sections

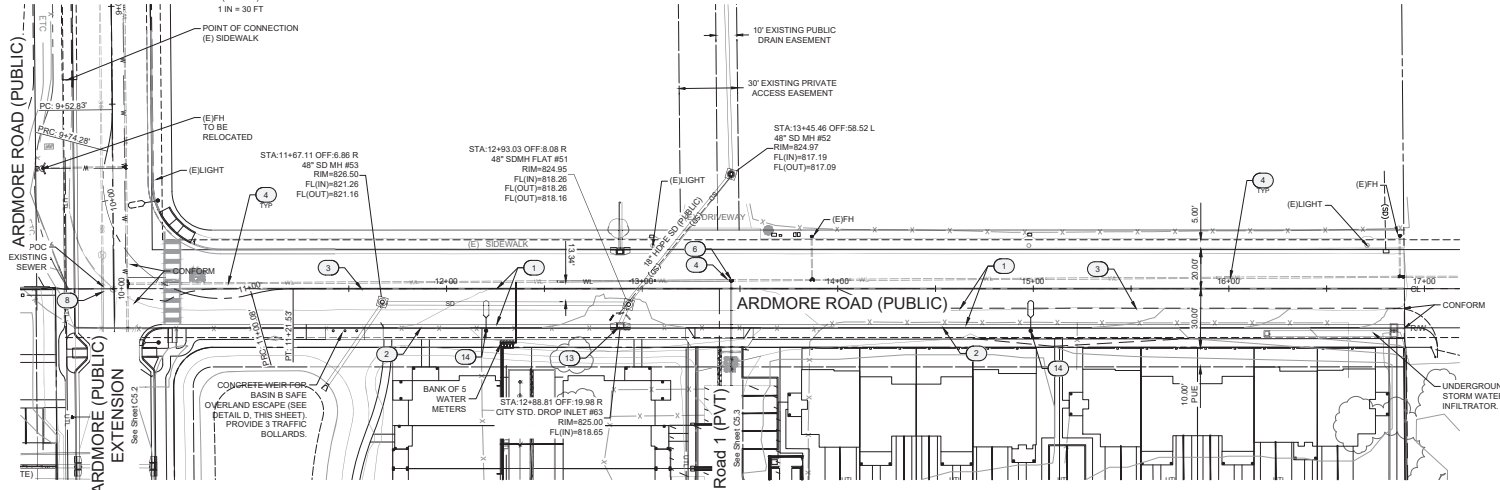
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DESIGNERS TZ  
DRAWN BY TMS  
DATE 10/24/25  
DRAWING NO. C4.2  
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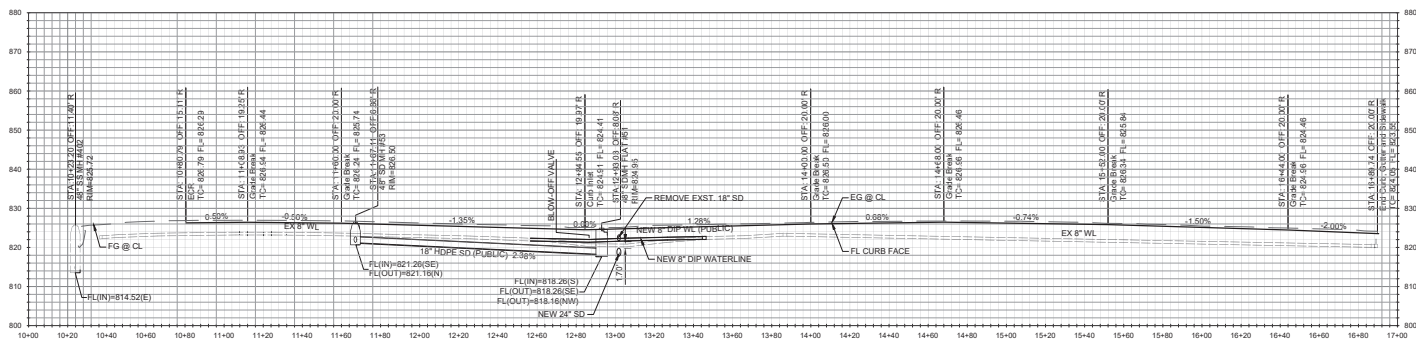
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| UTILITY TYPICAL LEGEND |                          |
|------------------------|--------------------------|
| SS                     | SANITARY SEWER           |
| SD                     | STORM DRAIN              |
| FIRE                   | FIRE LINE                |
| WL                     | WATERLINE                |
| GAS                    | GAS                      |
| CO                     | SANITARY SEWER CLEAN OUT |

(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'

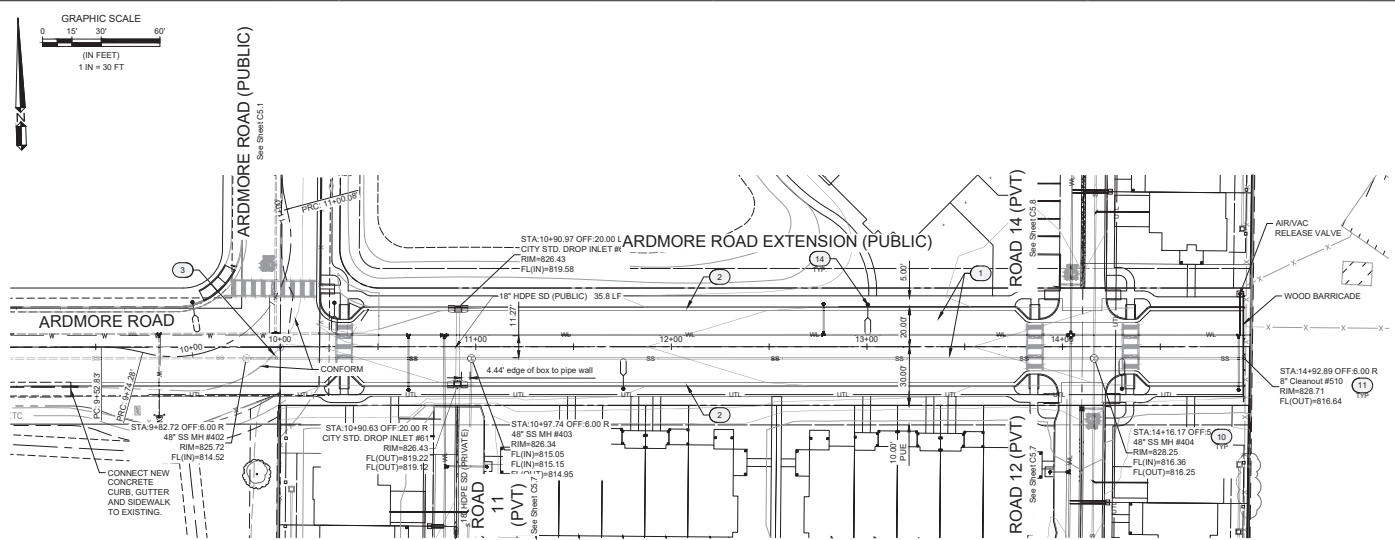
- NOTES:**
- SEE SHEET C12 FOR ROAD SECTIONS.
  - ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
  - PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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

|             |          |
|-------------|----------|
| JOB #       | 0751-05  |
| DESIGNERS   | TZ       |
| DESIGNED BY | TKMS     |
| DATE        | 12/24/25 |
| DRAWING NO. |          |

# Exhibit C

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ORIGINAL SCALE IS IN INCHES

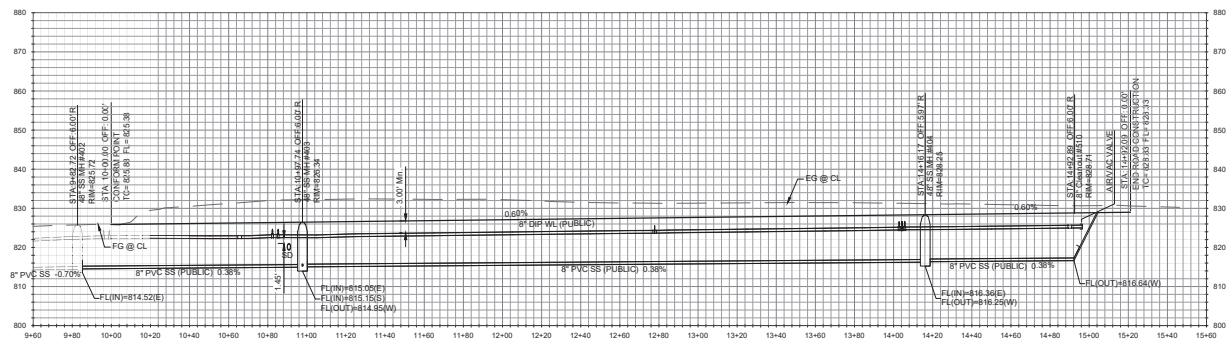


ARDMORE ROAD EXTENSION (PUBLIC) (E-W) PLAN VIEW STA 10+00 TO 15+00 - PUBLIC WATER AND PUBLIC SEWER

Scale 1"= 30'

| NO. | 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   | 8" 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                           |

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



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'

- NOTES:**
- SEE SHEET C12 FOR ROAD SECTIONS
  - ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
  - PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.



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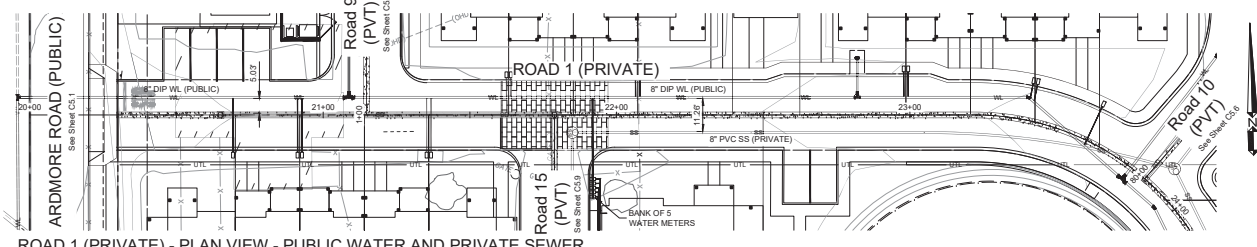
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Prelim. Ardmore Rd Ext. (Public) - Utility Plan & Profile

JOB # 0751-05  
DESIGNERS TZ  
DESIGNED BY TMS  
DATE 12/24/25  
DRAWING NO.

C5.2  
11 OF 27 SHEETS

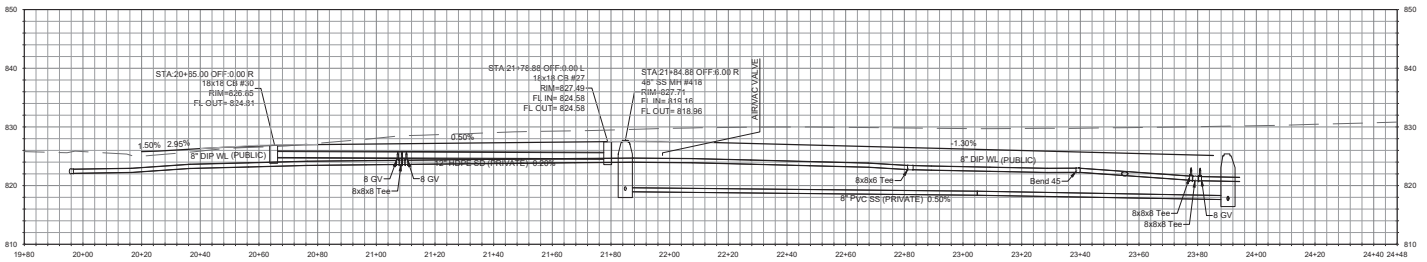
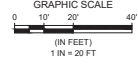
# Exhibit C

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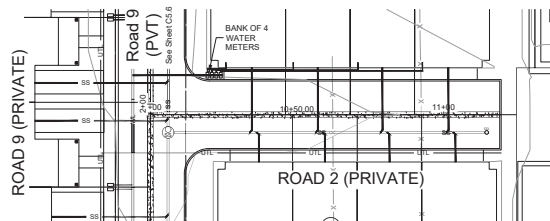
ROAD 1 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"=20'



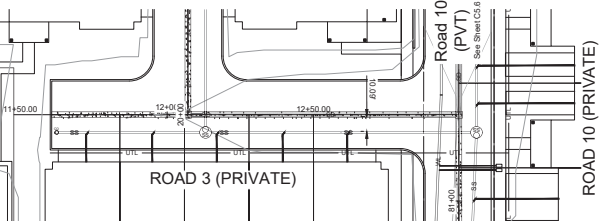
ROAD 1 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

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



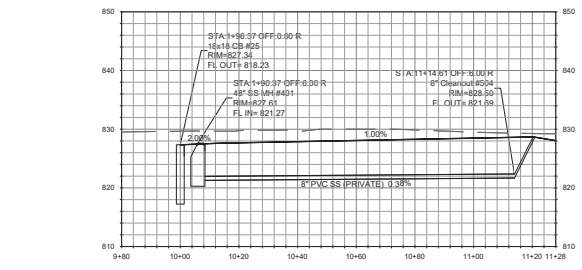
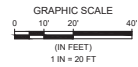
ROAD 2 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"=30'



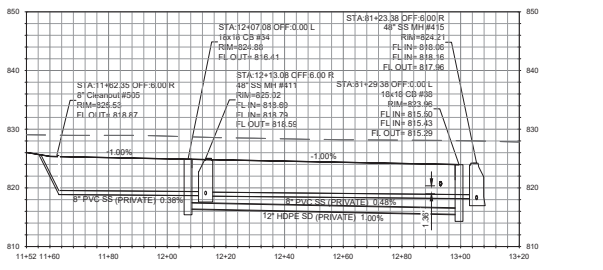
ROAD 3 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"=30'



ROAD 2 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

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



ROAD 3 (PRIVATE) - PROFILE VIEW - PRIVATE SEWER

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

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

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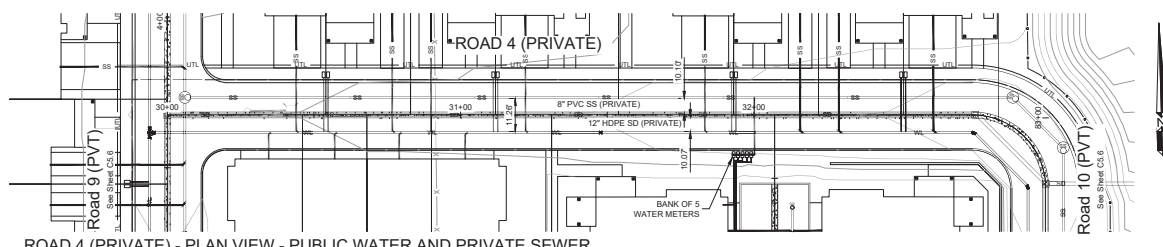
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 Prelim. Roads 1-3 (Private) - Utility Plan & Profile

JOB # 0751-05  
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 DATE 12/24/25

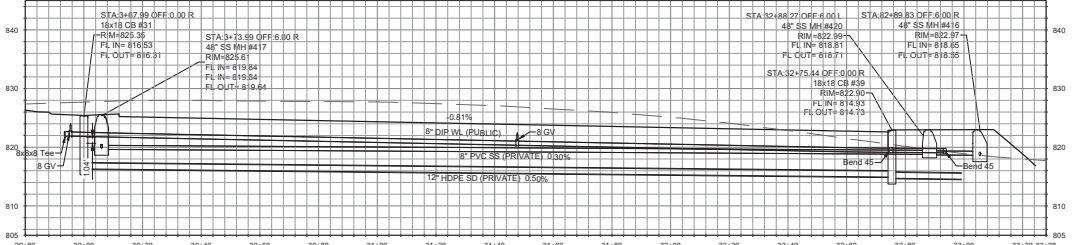
DRAWING NO. C5.3  
 12 OF 27 SHEETS

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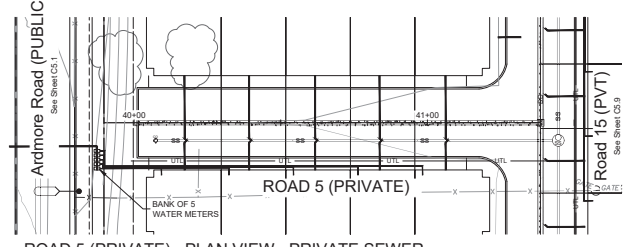
ROAD 4 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 20'



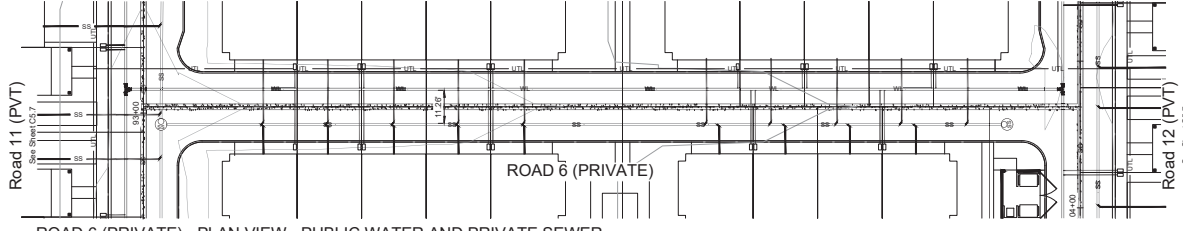
ROAD 4 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

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



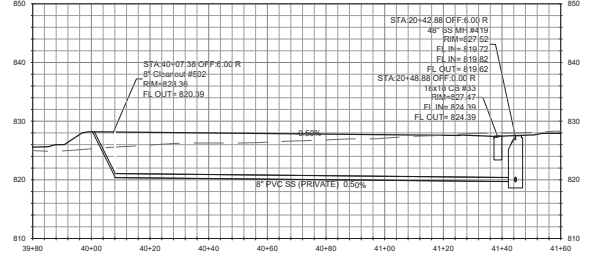
ROAD 5 (PRIVATE) - PLAN VIEW - PRIVATE SEWER

Scale 1"= 30'



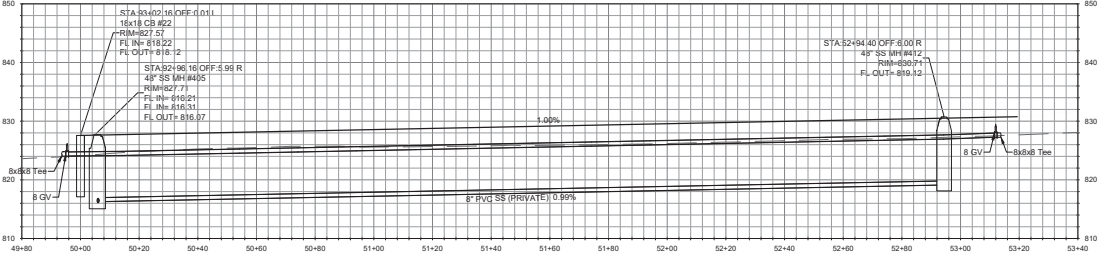
ROAD 6 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



ROAD 5 (PRIVATE) - PROFILE VIEW

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



ROAD 6 (PRIVATE) - PROFILE VIEW

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

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

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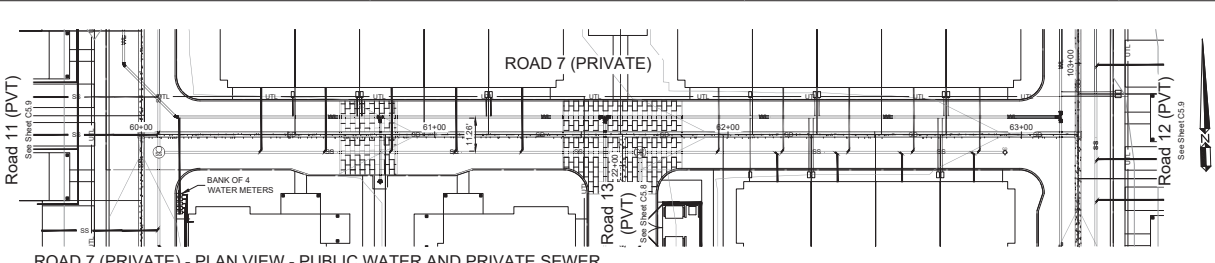
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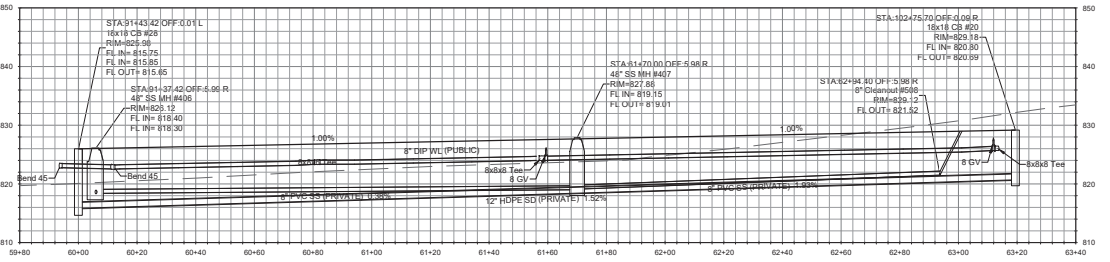
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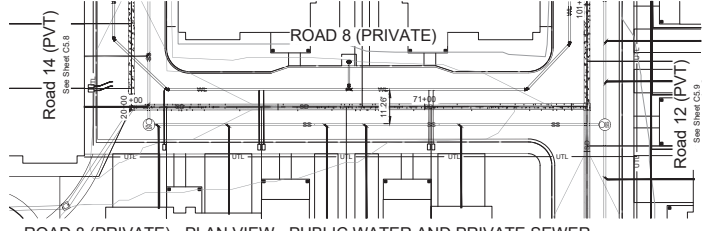
ROAD 7 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1" = 30'



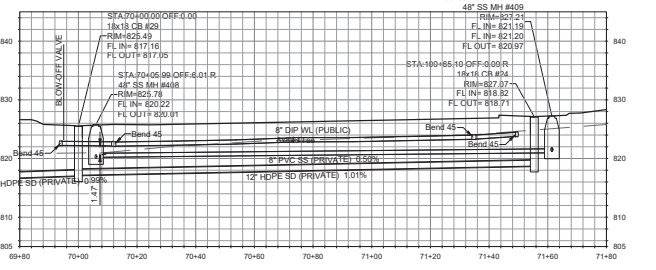
ROAD 7 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

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



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

Scale 1" = 30'



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

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

- NOTES:**
1. SEE SHEET C12 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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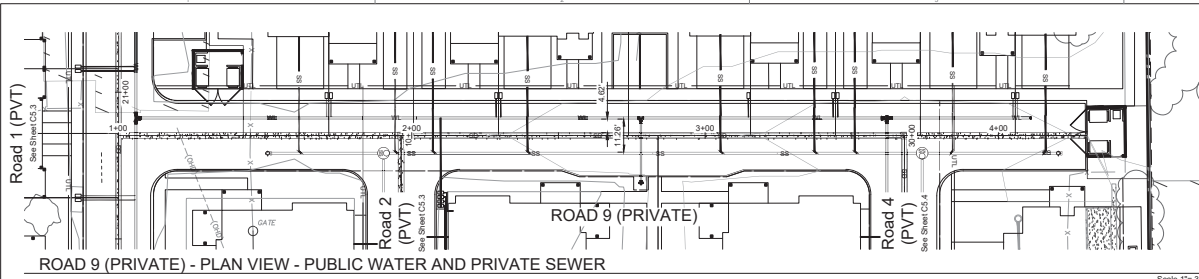
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 Prelim. Roads 7-8 (Private) - Utility Plan & Profile

|             |          |
|-------------|----------|
| JOB #       | 0781-05  |
| DESIGNERS   | TZ       |
| DRAWN BY    | TKMS     |
| DATE        | 12/24/25 |
| DRAWING NO. | C5.5     |

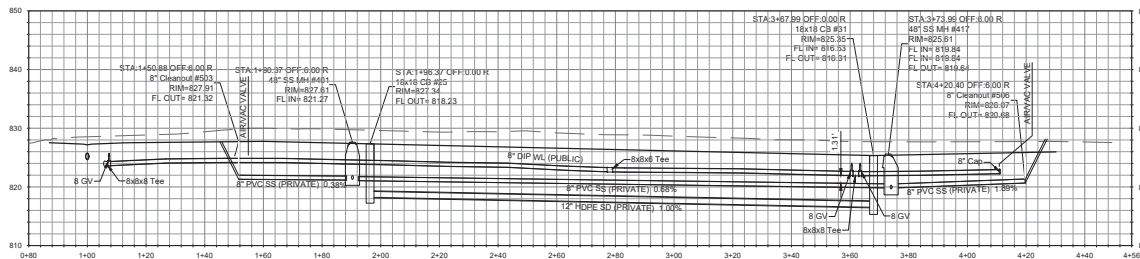
14 OF 27 SHEETS

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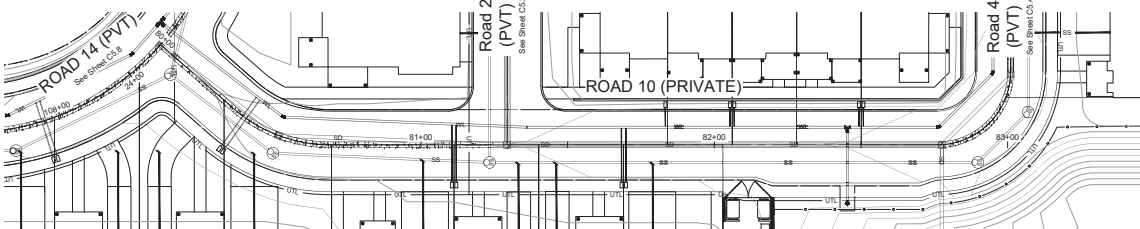
ROAD 9 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



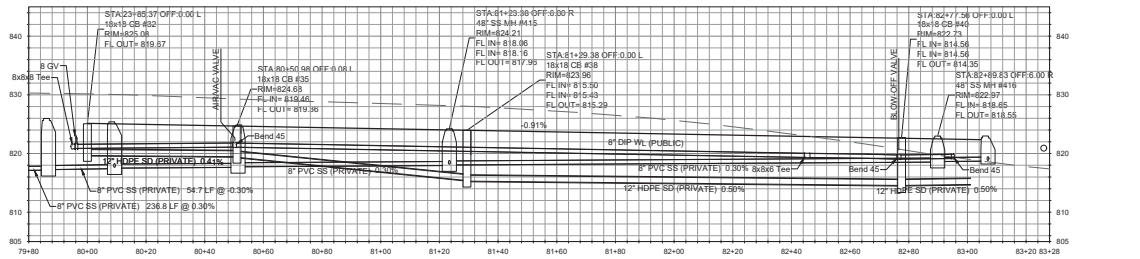
ROAD 9 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

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



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

Scale 1"= 30'



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

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

**NOTES:**

1. SEE SHEET C12 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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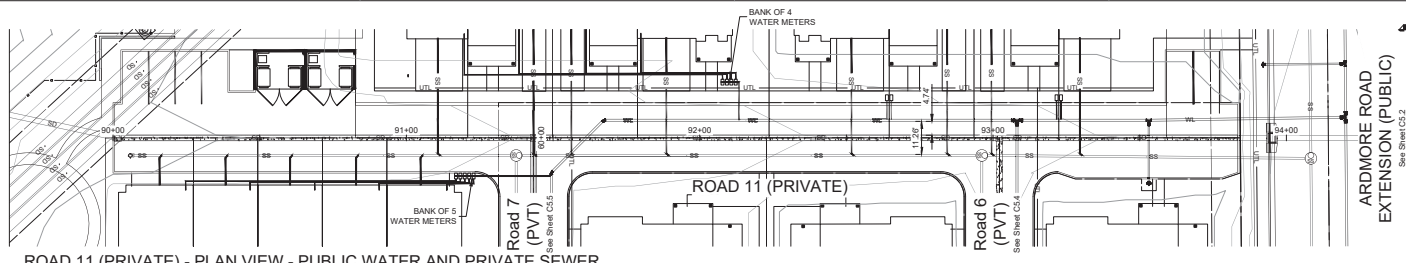
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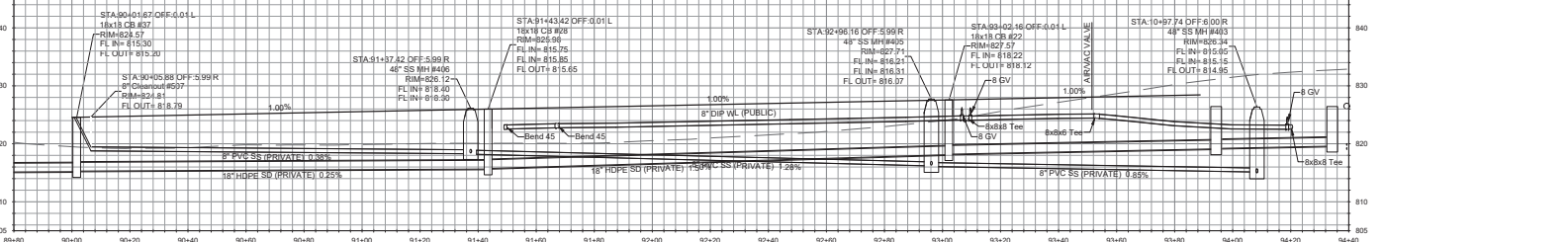
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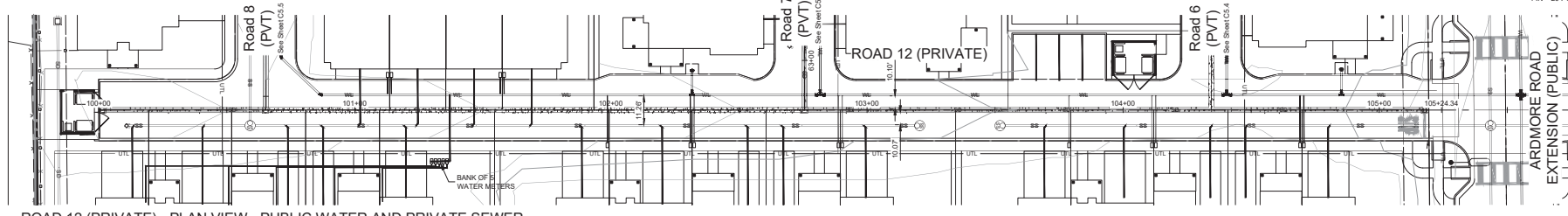
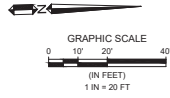
ROAD 11 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"= 30'



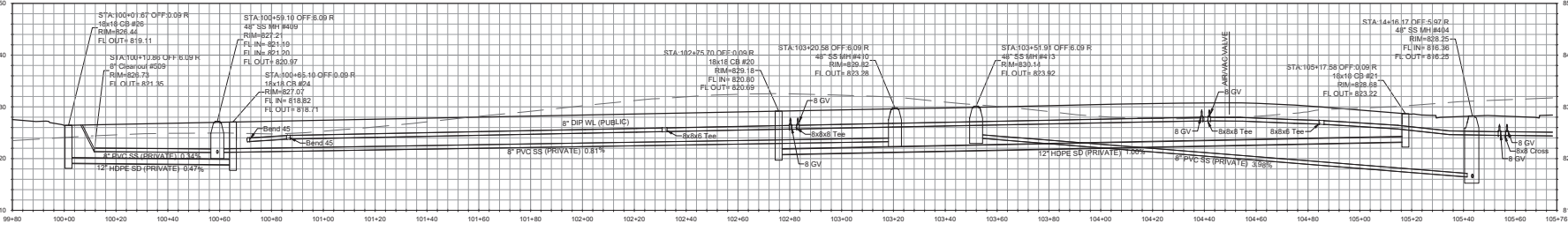
ROAD 11 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

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



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:**
- SEE SHEET C12 FOR ROAD SECTIONS.
  - ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
  - PRIVATE STORM DRAIN MAINTENANCE IS THE RESPONSIBILITY OF THE HOA.

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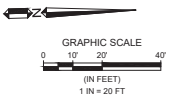
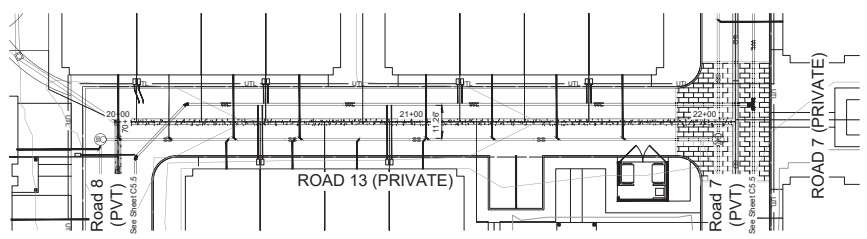
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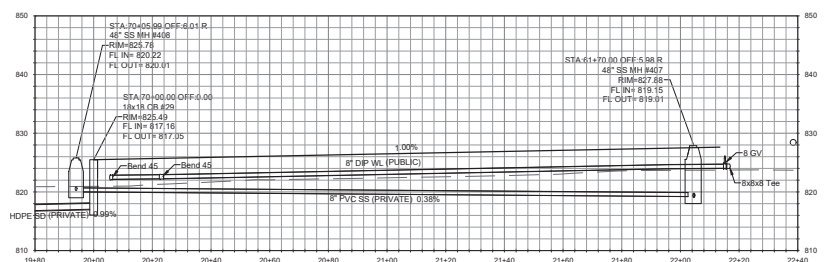
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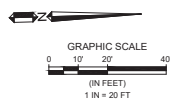
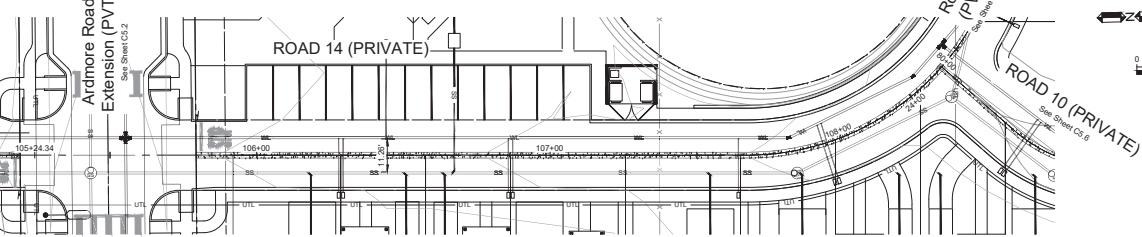
ROAD 13 (PRIVATE) - PLAN VIEW - PUBLIC WATER AND PRIVATE SEWER

Scale 1"=30'



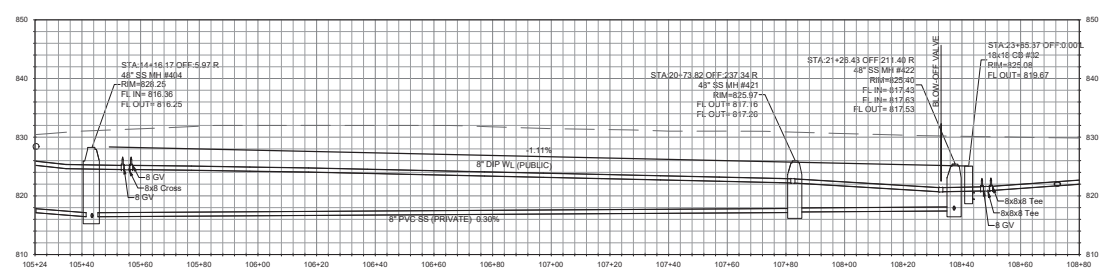
ROAD 13 (PRIVATE) - PROFILE VIEW - PUBLIC WATER AND PRIVATE SEWER

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



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

Scale 1"=30'



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

Scale: Horiz. 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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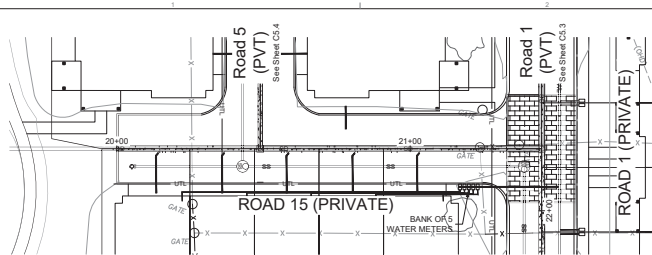
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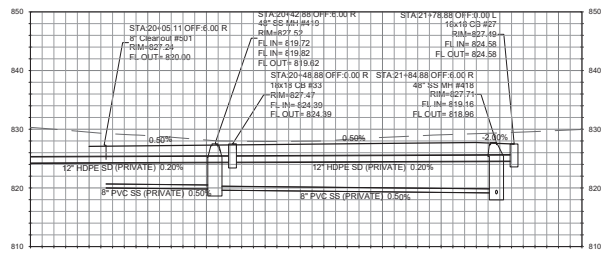
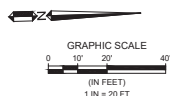
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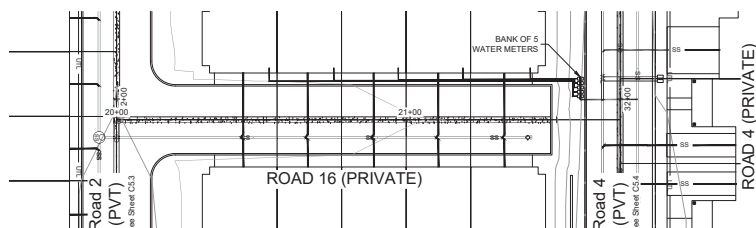
C5.8  
17 OF 27 SHEETS



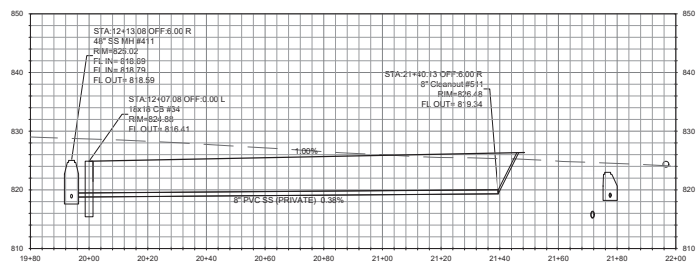
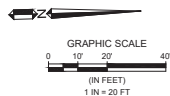
Scale 1"=30'



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



Scale 1"=30'



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

**NOTES:**

1. SEE SHEET C12 FOR ROAD SECTIONS.
2. ALL WATER AND SEWER MAINS AND MANHOLES ARE PUBLIC U.O.N.
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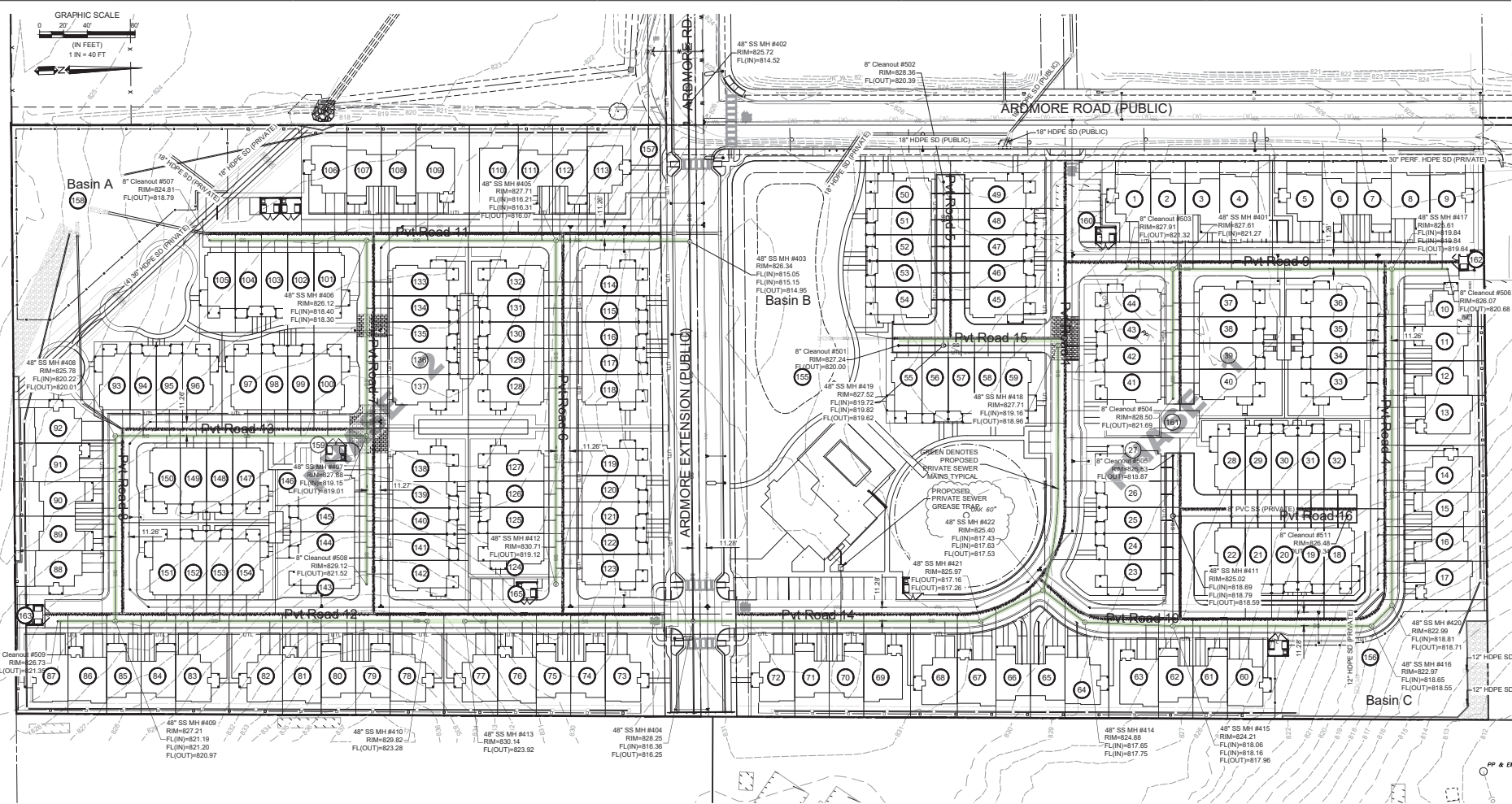
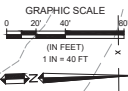
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| DESIGNED BY | TKMS     |
| DATE        | 12/24/25 |
| DRAWING NO. |          |

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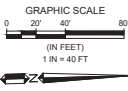
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JOB # 0781-05  
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 DATE 12/24/25  
 DRAWING NO. C6.1  
 19 OF 27 SHEETS

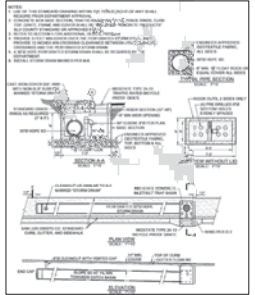
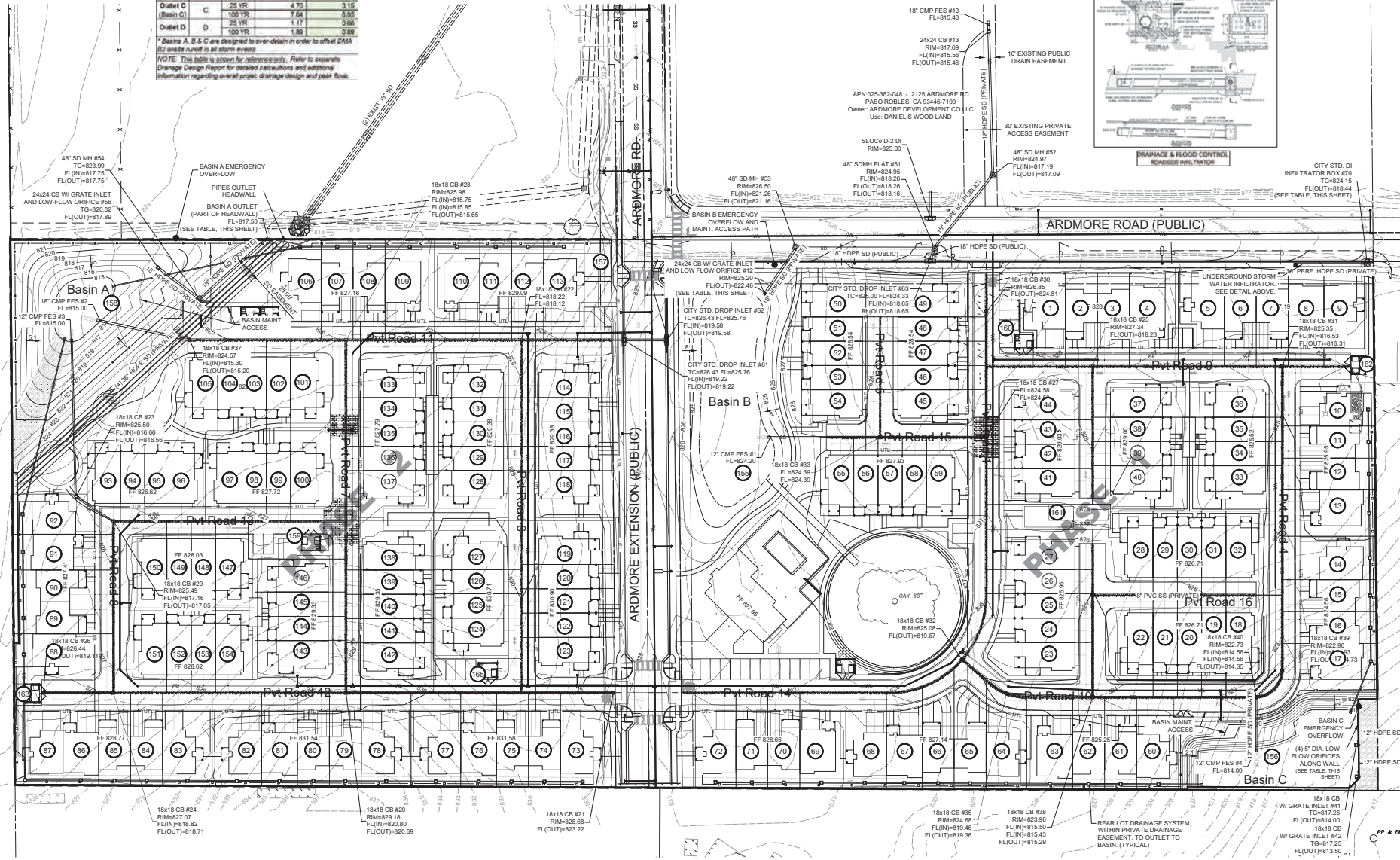
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ORIGINAL SCALE IS IN INCHES



**PROJECT PEAK FLOW SUMMARY:**

| Outlet Location    | DMA    | Design Storm | Total Pre-Developed Peak Flow (cfs) | Total Post-Developed Peak Flow (cfs) |
|--------------------|--------|--------------|-------------------------------------|--------------------------------------|
| Outlet A (Basin A) | A      | 25 YR        | 7.43                                | 91.54                                |
| Outlet B (Basin B) | B1, B2 | 25 YR        | 2.45                                | 1.65                                 |
| Outlet C (Basin C) | C      | 25 YR        | 3.54                                | 2.26                                 |
| Outlet D (Basin D) | D      | 25 YR        | 4.70                                | 3.15                                 |
| Outlet E           | E      | 100 YR       | 7.64                                | 6.95                                 |
| Outlet F           | F      | 25 YR        | 1.17                                | 0.66                                 |
| Outlet G           | G      | 100 YR       | 1.89                                | 0.96                                 |

\* Basins A, B & C are designed to over-retain 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 calculations and additional information regarding overall project drainage design and peak flow.



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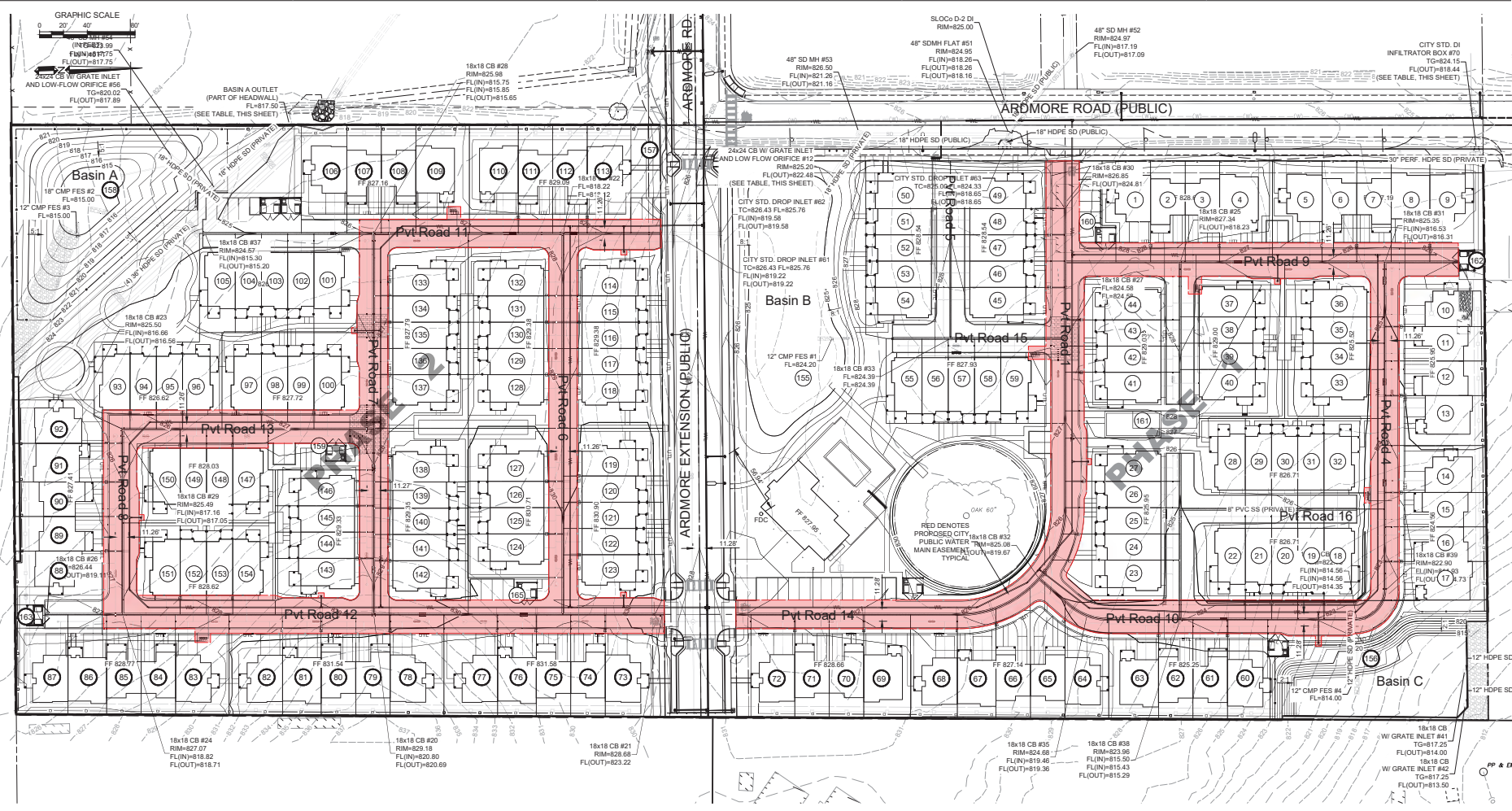
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# Exhibit C

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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 LINES SHALL BE PAINTED AND SIGNED PER 2022 CPC CHAPTER 5 AND APPENDIX D §D103.6
  4. FIRE LINE MARKINGS AND SIGNAGE SHALL ALSO COMPLY WITH CALIFORNIA VEHICLE CODE §21468.
  5. UTILITIES SHALL COMPLY WITH CURRENT CITY STANDARDS AT THE TIME OF CONSTRUCTION.

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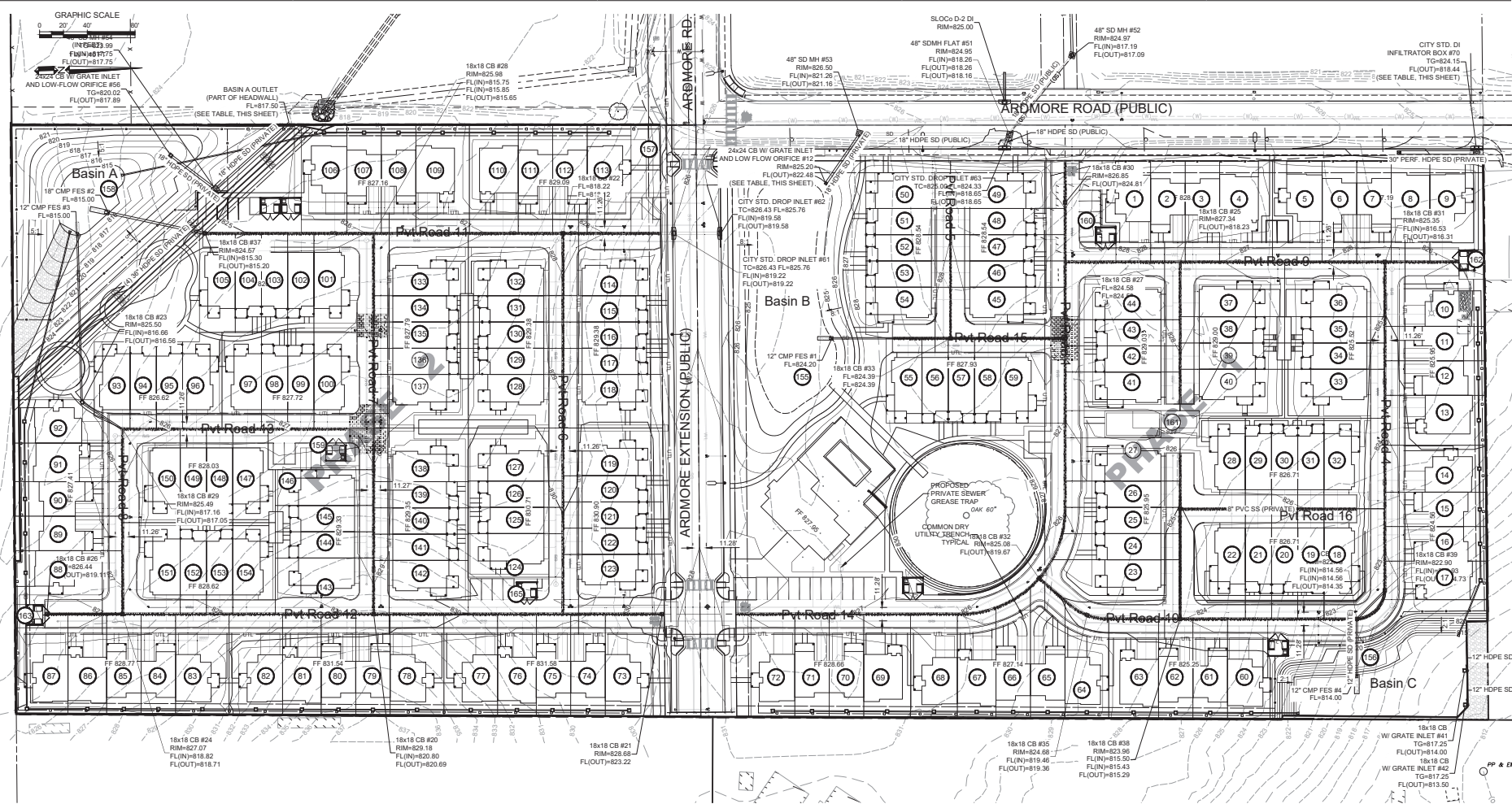
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FOR REDUCED PLANS  
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FILE NAME: 0751-0005-ARDMORE MU ECP DWG

## EROSION CONTROL NOTES

- 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 ACCESS, AND PERIMETER CONTAMINANT 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 SEDIMENT FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
- 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.
- 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 RWDC 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.
- INSTALLATION OF EROSION CONTROL MEASURES AND DEVICES SHALL BE IMPLEMENTED YEAR-ROUND.
- 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.
- IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR REPAIR 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.
- 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.
- PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 80% 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.
- ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION 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 (WQID) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

WQID NO.: \_\_\_\_\_  
PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLAINT OFFICER): \_\_\_\_\_ PHONE NO.: \_\_\_\_\_

### PRE-CONSTRUCTION

- 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.
- 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.
- 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

- 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.
- 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 COMPLES WITH ALL CITY AND STATE CODES. MUST BE 100' FROM SENSITIVE RESOURCES AND DRAINAGE WATER COURSES).
- ALL PORTABLE TOILETS MUST BE LOCATED MORE THAN 50' FROM ANY STORM DRAIN INLET OR DRAINAGE.
- DURING CONSTRUCTION, REGULAR STREET SWEEPING ALONG ARDMORE ROAD SHALL OCCUR AS NEEDED TO MINIMIZE SEDIMENT AND DEBRIS BUILD-UP AND MOVEMENT FROM SITE.

**SOIL 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 JOSECTION (CALIFORNIA STRAW WORKS 2005). TURN THE END 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 (2-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.

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

### POST CONSTRUCTION

- AT PROJECT COMPLETION, REMOVE ALL TEMPORARY BMPs NOT INTENDED TO BE LEFT IN PLACE (JUTE AND SEEDING).
- OBTAIN FINAL STABILIZATION OF ALL DISTURBED AREAS (70% VEGETATIVE COVER).
- INSTALL ALL DRAINAGE FEATURES IN ACCORDANCE WITH THE PROJECT SWCP AND NOTIFY QSD TO REVIEW FOR SITE COMPLETION. THEY WILL FILE AND OBTAIN APPROVAL OF A NOTICE OF TERMINATION (NOT) FOR THE PROJECT SWPPP.
- 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

- 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.
- THE WQID IDENTIFICATION FOR THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS \_\_\_\_\_ TBD \_\_\_\_\_.

- 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.
- 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:

- REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE.
- 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.
- ALL DIRT STOCKPILE AREAS MUST BE SPRAYED AS NEEDED.
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
- 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.
- 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.
- ALL ROADWAYS SHOULD BE PAVED AS SOON AS POSSIBLE.
- VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH CVC SECTION 23114.
- ALL AREAS DISTURBED BY GRADING ACTIVITIES SHALL BE HYDROSEED WITH AN APPROVED HYDROSEED MIX.
- EFFECTIVE SOIL COVER SHALL BE IMPLEMENTED FOR AREAS SCHEDULED TO BE INACTIVE FOR AT LEAST 14 DAYS.

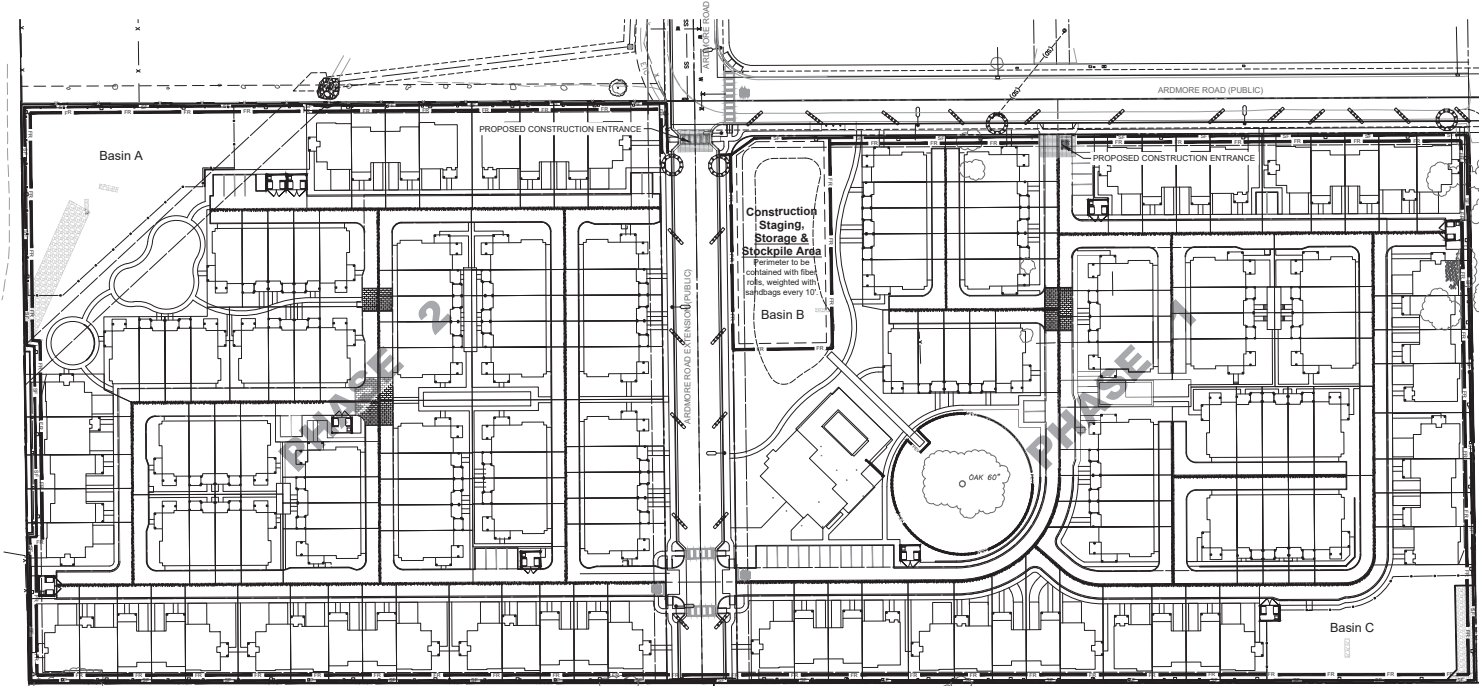
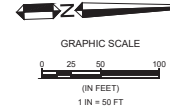
## REFERENCE NOTES:

### 200 WATER POLLUTION AND EROSION CONTROL MEASURES

- 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.
- INSTALL ORANGE CONSTRUCTION FENCING TO PROTECT EXISTING TREES AND PLANTS IN ACCORDANCE WITH CASQA STANDARD EC-2.
- STABILIZED CONSTRUCTION ENTRANCE/TIE SHALL BE INSTALLED IN ACCORDANCE WITH CALTRANS STANDARD T56.
- TEMPORARY DRAINAGE INLET PROTECTION TYPE 3A - GRAVEL BAG BERM PER CALTRANS BMP SC-10 AND T62.
- CONCRETE WASH OUT IN ACCORDANCE WITH CALTRANS STANDARD T59.
- SILT FENCING IN ACCORDANCE WITH CALTRANS STANDARD T57.
- PROPOSED STAGING AREA. CONTRACTOR SHALL PROVIDE DRIP PANS, BMPs, AND SECONDARY CONTAINMENT FOR FUELING CONSTRUCTION VEHICLES. SEE STAGING AREA DETAIL. THIS SHEET.
- GRAVEL BAG CHECK DAM IN CHEVRON FORMATION IN ACCORDANCE WITH CALTRANS STANDARD T57.
- INSTALL FILTER FABRIC INSERT BELOW EXISTING GRADE FOR D'S IN CONCRETE.

## LEGEND:

| SYMBOL | DESCRIPTION                                                        |
|--------|--------------------------------------------------------------------|
|        | STORM DRAIN INLET PROTECTION                                       |
|        | FIBER ROLLS                                                        |
|        | TEMPORARY EXCLUSIONARY FENCING FOR ENVIRONMENTALLY SENSITIVE AREAS |
|        | SILT FENCE                                                         |
|        | GRAVEL BAG CHECK DAM                                               |



ECP SHOWN ON THIS SHEET IS FOR PHASE 1

PROJECT INFORMATION:

RISK LEVEL: \_\_\_\_\_

LEGALLY RESPONSIBLE PERSON(LRP):  
OWNER, DAMIAN MAVIS  
COVELOP  
PO BOX 12910  
SAN LUIS OBISPO, CA 93408

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

WQID NO.: \_\_\_\_\_ RISK LEVEL: \_\_\_\_\_

**Fuel Storage/haz mat area secondary containment** (potential portable toilet location)

**Construction Equipment Parking, Drip Pans Required**

**Construction Trash Recycling**: Covered at all times, no overflows, watertight

**Construction Staging, Storage & Stockpile Area**  
Perimeter to be contained with fiber rolls, weighed with sandbags every 10'

**Concrete/Paint Washout**

**Construction Trailer Area** (potential portable toilet location)

STAGING AREA DETAIL  
NTS

**WALLACE GROUP**  
CIVIL AND TRANSPORTATION ENGINEERING  
CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECTURE  
MECHANICAL ENGINEERING  
PLANNING  
PUBLIC WORKS ADMINISTRATION  
SURVEYING/GIS SOLUTIONS  
WATER RESOURCES

612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
1-800-544-4011 | P: 805-544-4294  
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER  
No. 72702  
FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION  
STATE OF CALIFORNIA

SIGNATURE: \_\_\_\_\_  
DATE SIGNED: \_\_\_\_\_

These plans, specifications, and other documents were prepared by me or under my direct supervision and I am a duly licensed professional engineer in the State of California. I am not providing any warranty, expressed or implied, for the use of these plans, specifications, and other documents for any purpose other than that intended by me.

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

JOB #: 0751-05  
DESIGNERS: TZ  
DRAWN BY: ZSP/DMB  
DATE: 12/24/25  
DRAWING NO.  
C7.1  
23 OF 27 SHEETS



### SC-7 Street Sweeping



**Definition and Purpose**

BMPs to remove tracked sediments 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, wet/dry, sweeper
  - Regenerative air sweeper

**Standard Symbol**



**BMP Objectives**

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

**BMP Objectives**

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

Section 4  
Street Sweeping SC-7  
1 of 2

### SC-10 Temporary Drainage Inlet Protection



**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 IC-4—Temporary Check Dams, in conjunction with temporary drainage inlet protection.
- Frequent maintenance is required.

**Standard Symbol**



**BMP Objectives**


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

**BMP Objectives**

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

Section 4  
Temporary Drainage Inlet Protection SC-10  
1 of 2

### WE-1 Wind Erosion Control



**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 California standard practices. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives; see SS-7 for "Temporary Cover and Holed 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 substrates could cause soil to become water repellent, 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 sealer. Dust suppressants include petroleum-based organo-

**Standard Symbol**



**BMP Objectives**

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

**BMP Objectives**

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

Section 4  
Wind Erosion Control WE-1  
1 of 2

### TC-1 Temporary Construction Entrance



**Definition and Purpose**

A temporary construction entrance is defined as a point of entrance to a construction site that is installed 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 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."
- Formulated steel panels must be pressed or shopwelded. They should have a slot or hook for coupling the panels together.

**Standard Symbol**



**BMP Objectives**

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

**BMP Objectives**

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

Section 5  
Temporary Construction Entrance TC-1  
1 of 4

### NS-1 Water Conservation Practices



**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 toolboxes should be washed 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."

**Standard Symbol**



**BMP Objectives**

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

**BMP Objectives**

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

Section 4  
Water Conservation Practices NS-1  
1 of 2

### NS-3 Paving, Sealing, Sawcutting, Grooving, and Grinding Activities



**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, 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 134.03E(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, grinding.

**Standard Symbol**



**BMP Objectives**


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

**BMP Objectives**

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

Section 7  
Paving, Sealing, Sawcutting, Grooving, and Grinding Activities NS-3  
1 of 4

### NS-6 Illegal Connection and Illicit Discharge Detection and Reporting



**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 or discharged 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 WPPP.

**Standard Symbol**



**BMP Objectives**


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

**BMP Objectives**

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

Section 4  
Illegal Connection and Illicit Discharge Detection and Reporting NS-6  
1 of 3

### NS-7 Potable Water/Irrigation



**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, hose 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**

Map 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 amount 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 loose 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.

**Standard Symbol**



**BMP Objectives**

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

**BMP Objectives**

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

Section 7  
Potable Water/Irrigation NS-7  
1 of 2



SIGNATURE \_\_\_\_\_  
DATE SIGNED \_\_\_\_\_


These plans and specifications, and the design and construction methods, are the design and construction of the project, and the contractor shall be responsible for the construction and shall be held liable for any errors or omissions in the construction of the project.

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

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

### NS-8 Vehicle and Equipment Cleaning



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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 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 & accordance with Standard Specifications Section 14-11 or 13-4.03(5), whichever is applicable. Do not use diesel to clean vehicles, and minimize the use of solvents.

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 7  
Vehicle and Equipment Cleaning NS-8  
1 of 2  
March 2004

### NS-9 Vehicle and Equipment Fueling



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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.

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 7  
Vehicle and Equipment Fueling NS-9  
1 of 2  
March 2004

### NS-10 Vehicle and Equipment Maintenance



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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 unenclosed 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-in 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.

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 7  
Vehicle and Equipment Maintenance NS-10  
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March 2004

### NS-12 Concrete Curing



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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-use 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 allow any compound runoff.
- Use proper storage and handling techniques for concrete curing compounds. Refer to WM-1, "Material Delivery and Storage."

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 7  
Concrete Curing NS-12  
1 of 2

### NS-14 Concrete Finishing



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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.
- Prevent drainage inlets within 50 feet of the sandblasting prior to beginning sandblasting operations. Refer to SC-10, "Temporary Drainage Inlet Protection."

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 7  
Concrete Finishing NS-14  
1 of 2  
March 2004

### WM-1 Material Delivery and Storage



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 6  
Material Delivery and Storage WM-1  
1 of 3  
March 2004

### WM-2 Material Management



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 6  
Material Management WM-2  
1 of 3  
March 2004

### WM-3 Stockpile Management



**Standard Symbol**

**BMP Objectives**

- Soil Stabilization
- Settlement Control
- Tracking Control
- Wind Erosion Control
- Non-Stormwater Management
- Material 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 13-4.02(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."

**California Stormwater Quality Handbook**  
Construction Site BMP Manual  
Section 6  
Stockpile Management WM-3  
1 of 3  
March 2004

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CONSTRUCTION MANAGEMENT  
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MECHANICAL ENGINEERING  
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WATER RESOURCES

612 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
TEL: 805.544.4211 FAX: 805.544.4294  
www.wallacegroup.us

REGISTERED PROFESSIONAL ENGINEER  
No. 72702  
FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION  
STATE OF CALIFORNIA

SIGNATURE \_\_\_\_\_  
DATE SIGNED \_\_\_\_\_

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

JOB # 0751-05  
DESIGNERS: TZ  
DRAWN BY: ZOO/DMS  
DATE: 12/24/05  
DRAWING NO.  
C7.4  
25 OF 27 SHEETS

WM-4 Spill Prevention and Control

Image of spill prevention, Standard Symbol (no spill), BMP Objectives table.

Definition and Purpose, Appropriate Application, Limitations.

California Stormwater Quality Handbook Construction Site BMP Manual Section 4 1 of 4

WM-5 Solid Waste Management

Image of solid waste management, Standard Symbol (SWM), BMP Objectives table.

Definition and Purpose, Appropriate Applications, Limitations.

California Stormwater Quality Handbook Construction Site BMP Manual Section 5 1 of 3

WM-6 Hazardous Waste Management

Image of hazardous waste management, Standard Symbol (Hazardous Waste), BMP Objectives table.

Definition and Purpose, Appropriate Applications, Limitations.

California Stormwater Quality Handbook Construction Site BMP Manual Section 6 1 of 4

WM-7 Contaminated Soil Management

Image of contaminated soil management, Standard Symbol (Contaminated Soil), BMP Objectives table.

Definition and Purpose, Appropriate Applications, Limitations, Standards and Specifications.

California Stormwater Quality Handbook Construction Site BMP Manual Section 7 1 of 4

WM-8 Concrete Waste Management

Image of concrete waste management, Standard Symbol (Concrete Waste), BMP Objectives table.

Definition and Purpose, Appropriate Applications, Limitations, Standards and Specifications, Education.

California Stormwater Quality Handbook Construction Site BMP Manual Section 8 1 of 3

WM-9 Sanitary and Septic Waste Management

Image of sanitary and septic waste management, Standard Symbol (Sanitary/Septic), BMP Objectives table.

Definition and Purpose, Appropriate Application, Limitations, Standards and Specifications, Education.

California Stormwater Quality Handbook Construction Site BMP Manual Section 9 1 of 2

WM-10 Liquid Waste Management

Image of liquid waste management, Standard Symbol (Liquid Waste), BMP Objectives table.

Definition and Purpose, Appropriate Applications, Limitations.

California Stormwater Quality Handbook Construction Site BMP Manual Section 10 1 of 4

WALLACE GROUP logo and contact information.



SIGNATURE, DATE SIGNED, and project details.

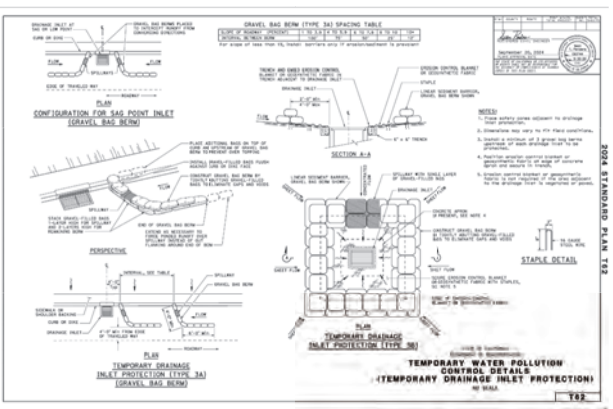
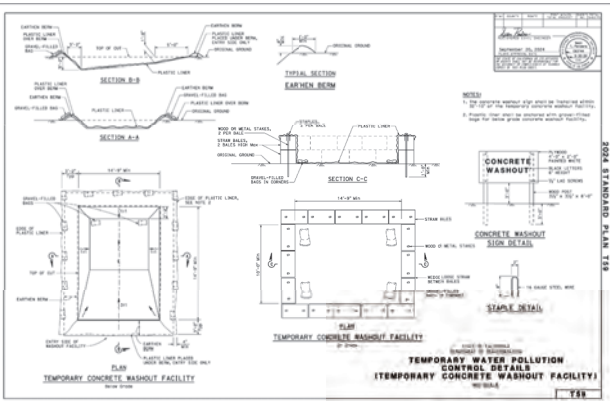
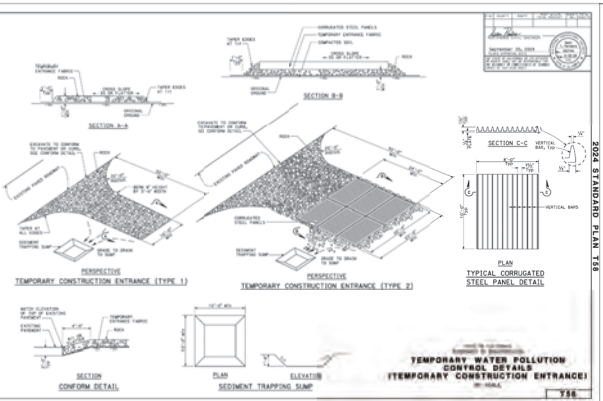
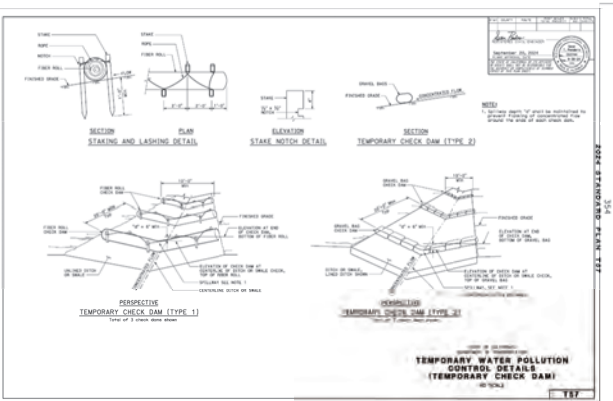
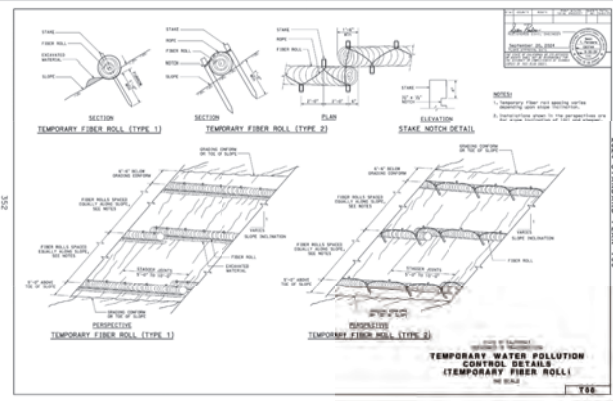
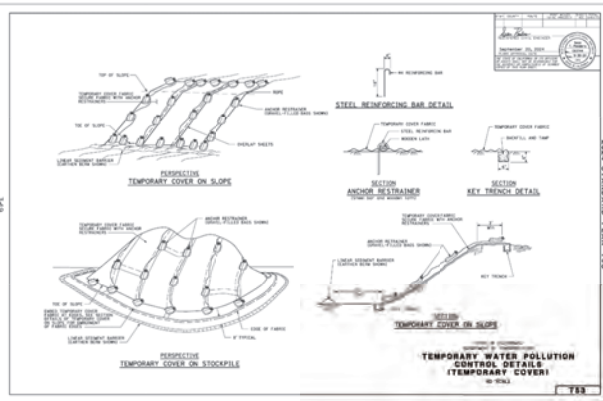
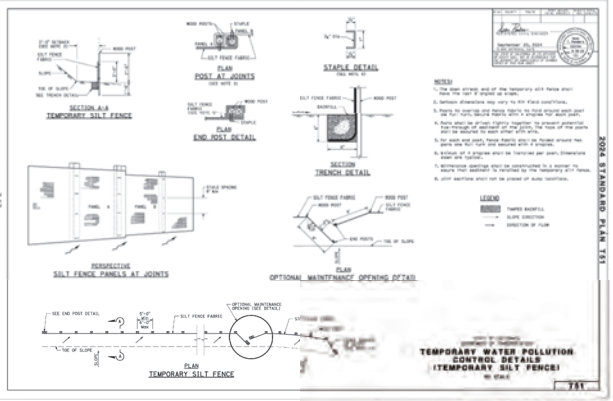
Covelop Inc. (Permit Number 25-0080) Ardmore MU Preliminary Plans, Paso Robles, CA Prelim. Erosion Control Details

JOB # 0751-05, DESIGNER T.Z., DRAWN BY ZOU QIN, DATE 12/24/25, DRAWING NO. C7.5, 26 OF 27 SHEETS

# Exhibit C

FOR REDUCED PLANS  
ORIGINAL SCALE IS IN INCHES

FILE NAME: 0751-005-ARDMORE MU ECP DWG



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512 CLARION COURT  
SAN LUIS OBISPO, CA 93401  
TEL: 805-544-4211 FAX: 805-544-4294  
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SIGNATURE \_\_\_\_\_  
DATE SIGNED \_\_\_\_\_

These plans and specifications, and the design and construction methods, are the work of the undersigned professional engineer and are intended to be used in accordance with the provisions of the California Civil Code, Chapter 32, Article 2, Section 6700, and the California Engineering Board, Chapter 16, Article 2, Section 16000, and the California Board of Professional Engineers, Chapter 16, Article 2, Section 16000.

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

JOB # 0751-05  
DESIGNER: TZ  
DRAWN BY: TMS  
DATE: 12/24/25  
DRAWING NO.  
C7.6  
27 OF 27 SHEETS



## SITE DESIGN KEY

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>① PEDESTRIAN WALKWAY, TYP.</li> <li>② CLUBHOUSE - SEE SHEETS A20, A21, ENLARGEMENT L2</li> <li>③ VEGETATED STORMWATER BASIN FOR RECREATIONAL USE SEE L5 FOR PLANT MATERIALS, L7 FOR IRRIGATION, L4 FOR MWELC CALCS AND GRADING PLANS C.3.2 FOR DEPTHS</li> <li>④ PEDESTRIAN PASEO WITH BBQ, TYP.</li> <li>⑤ DECORATIVE PAVING TREATMENT AT CROSSINGS, TYP.</li> <li>⑥ COMMUNITY MAILBOXES - SEE ARCH SHEETS</li> <li>⑦ SHORT-TERM BIKE PARKING (QTY 36)</li> <li>⑧ PLAZA PAVING WITH SCORING, TYP.</li> </ul> | <ul style="list-style-type: none"> <li>⑨ WOODLAND PLAY AREA - SEE ENLARGEMENT L2, L3</li> <li>⑩ COMMUNITY PICNIC AREA, TYP.</li> <li>⑪ VEGETATED STORMWATER BASIN, SEE PLANT SCHEDULE L5 FOR SPECIES, LX FOR IRRIGATION, &amp; GRADING PLANS FOR DEPTH</li> <li>⑫ WOOD STAMPED CONCRETE BOARDWALK, SEE L3</li> <li>⑬ PEDESTRIAN CROSSING, TYP.</li> <li>⑭ TRASH ENCLOSURE, TYP, SEE ARCH SHEETS</li> <li>⑮ SIDEWALK, TYP.</li> <li>⑯ SHADED PEDESTRIAN WALKING LOOP</li> <li>⑰ COMMON GATHERING - FIRE TABLE &amp; SEATING</li> </ul> | <ul style="list-style-type: none"> <li>⑱ EXISTING OAK TO REMAIN &amp; PROTECT, SEE L5-6 &amp; ARBORIST MATERIALS</li> <li>⑲ BOCCIE BALL COURT WITH ADA ACCESS</li> <li>⑳ CURVILINEAR WOOD SLAT SEATING WITH BOULDERS, SEE L3</li> <li>㉑ ADAPTIVE DROUGHT TOLERANT PLANTING, SEE L5, L4 FOR MWELC</li> <li>㉒ OVERHEAD SHADE STRUCTURE AT COMMUNITY SPACE, TYP; SEE L3</li> <li>㉓ FENCING - 6'H DECORATIVE METAL AT POOL, SEE L3 &amp; L10</li> <li>㉔ FENCING - 6'H VINYL COATED MICROMESH CHAIN LINK, SEE L3 &amp; L10</li> <li>㉕ FENCING - 6'H MAX. PERIMETER PRIVACY WOOD SLAT, SEE L3 &amp; L10</li> <li>㉖ PRIVACY WALL AT ARDMORE RD - 6'H MAX. CMU BLOCK, SEE L3, L8</li> <li>㉗ MURAL ART LOCATION</li> </ul> | <ul style="list-style-type: none"> <li>㉘ LANDSCAPE BUFFER WHERE ADJACENT TO R1</li> <li>㉙ LANDSCAPE WALL, TYP. MAX HEIGHT 42" SEE L3 FOR FINISHES</li> <li>㉚ RETAINING WALL AT (E) OAK TO REMAIN HEIGHT PER CIVIL, SEE L3 FOR FINISHES</li> <li>㉛ SITE RETAINING WALL, TYP. EXPOSED HEIGHT PER CIVIL GRADING PLANS &amp; PROFILES SEE SHEET C.3.2 FOR GRADING PLANS SEE SHEETS C4.1 - C4.3 FOR SECTIONS PROFILES SEE L5 FOR WALL FINISHES &amp; NOTES, TYP.</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

## PRELIMINARY LANDSCAPE SITE PLAN ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L1

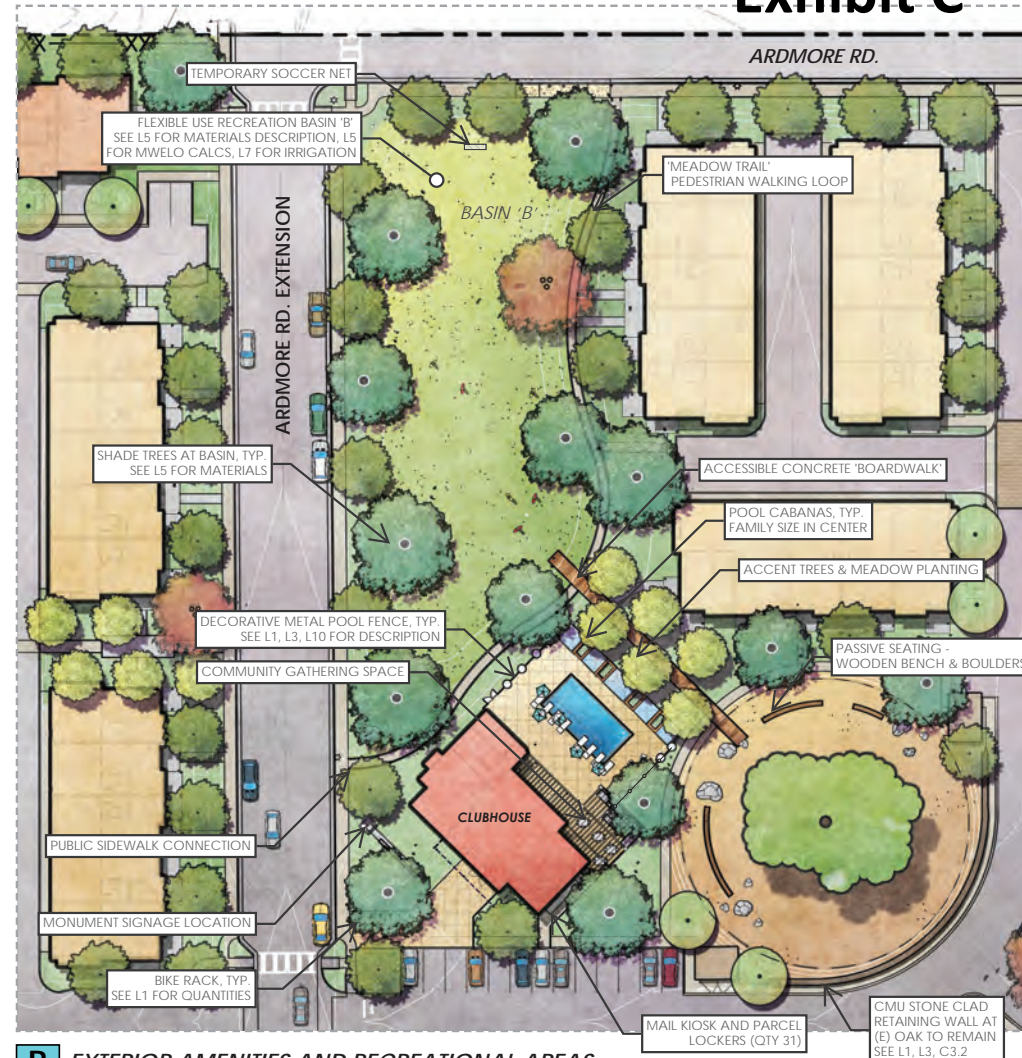


# Exhibit C



## 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. SCULPTURAL 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



## COMMUNITY SPACE ENLARGEMENTS - AREAS FOR RECREATION

### ARDMORE ROAD

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0767-02-HS24

L2

# Exhibit C



SHADE STRUCTURE AT CLUBHOUSE COMMONS



SYNTHETIC TURF MOUND



CREATURE SPINNER



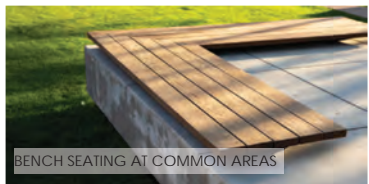
ACCENT TREE ALLEE WITH CLIMATE ADAPTIVE PLANTING



WOOD SLAT BENCH AT EXISTING OAK TO REMAIN



WOOD STAMPED CONCRETE 'BOARDWALK'



BENCH SEATING AT COMMON AREAS

## OUTDOOR AMENITIES & NATURAL PLAY



LOG PILE AND SCULPTURAL CLIMBER



NATURAL PLAY ON ENGINEERED WOOD FIBER MULCH (ADA)

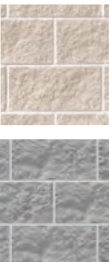


COMPOSITE WOOD BENCH SEATING  
NO FOOTING REQUIRED IN TREE PROTECTION ZONE  
SEE L1 FOR LOCATIONS

- FENCING:**  
FROM LEFT TO RIGHT - SEE L1 FOR LOCATIONS
- 6'H VINYL COATED MICROMESH CHAIN LINK (GREEN)
  - 3'H MAX (OPTION A) OR 6'H MAX (OPTION B) PERIMETER PRIVACY NATURAL WOOD SLAT
  - 6' DECORATIVE METAL AT POOL WITH STEEL PANELS



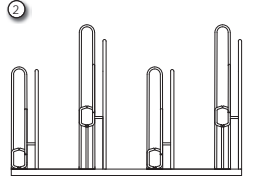
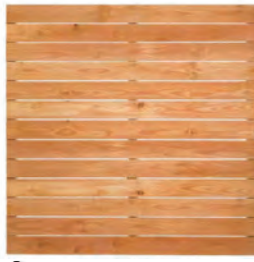
CMU LANDSCAPE WALLS, TYP.  
CMU RETAINING WALL AT (E) OAK TO REMAIN  
42" MAX H - STONE FINISH TO MATCH ARCHITECTURE  
STONE FINISH AS SHOWN ABOVE LEFT - SEE L1 FOR LOCATIONS



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



'PEAK' BIKE RACK  
POWDERCOATED BRONZE



LOG PILE AND SCULPTURAL CLIMBER



## LANDSCAPE CHARACTER AND MATERIALS ARDMORE ROAD

03 APRIL 2026  
0767-02-HS24

L3



# Exhibit C

## MWELO IRRIGATION DESIGN CRITERION

### IRRIGATION STATEMENT OF COMPLIANCE

THE PLANT PALETTE IS COMPRISED OF SPECIES KNOWN TO THRIVE IN THE LOCAL MEDITERRANEAN 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 SLOM.C 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 GROUND COVER 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 Hydrozone # /Planting Description* | Evapotranspiration (Eto) | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landsc Area (Sq. Ft) | ETAF x Area                            | Estimated Total Water Use (ETWU) |
|----------------------------------------------|--------------------------|-------------------|-------------------|----------------------------|--------------|----------------------|----------------------------------------|----------------------------------|
|                                              |                          |                   |                   | 40.0                       |              |                      |                                        |                                  |
| <b>Regular Landscape Areas</b>               |                          |                   |                   |                            |              |                      |                                        |                                  |
| 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                                  |                                  |
| Medial Use Trees                             | 0.5                      | Bubbler           | 0.81              | 0.62                       | 700          | 432.90               | 13,127                                 |                                  |
| Basins                                       | 0.25                     | Spray             | 0.75              | 0.33                       | 15,961       | 5300.33              | 161,024                                |                                  |
|                                              |                          |                   |                   |                            |              | Totals               | 181524                                 | 56634.99                         |
| <b>Special Landscape Areas</b>               |                          |                   |                   |                            |              |                      |                                        |                                  |
| Play Field                                   |                          |                   |                   | 1                          | 0            |                      |                                        | 0                                |
| Estilbes                                     |                          |                   |                   | 1                          | 0            |                      |                                        | 0                                |
| SLA Basin                                    |                          |                   |                   | 1                          | 1983.7       |                      |                                        | 602,040                          |
|                                              |                          |                   |                   |                            |              | Totals               | 1983.7                                 | 602,040                          |
|                                              |                          |                   |                   |                            |              |                      | ETWU Total                             | 2,322,599                        |
|                                              |                          |                   |                   |                            |              |                      | Maximum Allowed Water Allowance (MAWA) | 3,635,125                        |

Hydrozone #/Planting Description  
 Eto: 0.25  
 1.2 plant basin  
 2.1 low water-use plantings  
 3.1 medium water-use plantings

\*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

Irrigation Method  
 overhead spray or drip  
 0.75 for spray head  
 0.81 for drip

Irrigation Efficiency  
 Eto x 0.62 / (ETAF x Area)  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year



PLANT PALETTE



## PLANT PALETTE, MWELO DESIGN CRITERION AND CALCULATIONS

### ARDMORE ROAD

03 APRIL 2026

0767-02-HS24

L4



## PRELIMINARY PLANT PALETTE



### SPECIMEN TREES (24-36" BOX) QTY 39

- SUCH AS: PLATANUS RACEMOSA MULTI-TRUNK, CALIFORNIA SYCAMORE, QUERCUS LOBATA (2" CALIBER DBH MIN)
- 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', SHADENMASTER LOCUST, GINKGO BILOBA 'AUTUMN GOLD', AUTUMN GOLD GINKGO, QUERCUS AGRIFFOLIA, CHINESE PISTACHE, PISTACHIA CHINENSIS, LONDON PLANE TREE, PRUNUS X ACERIFOLIA, FLOWERING CHERRY, PYRUS CALLERYANA 'CAPITAL', COLUMBIANA CALLERY PEAR, ROBINIA AMBIGUA 'PURPLE ROBE', PURPLE ROBE LOCUST, ZELKOVA SERRATA, SAWLEAF ZELKOVA

### ACCENT TREES (15 GAL) QTY 103

- SUCH AS: ARBITUS X 'MARINA', MARINA ARBITUS, MAGNOLIA SOULANGIANA 'ALEXANDRINA', SAUCIER MAGNOLIA, CERCIS X IRISING SUN, GOLDEN REDBUD, LAGERSTROEMIA SPP., CRAPE MYRTLE, MYRICA CALIFORNICA, PACIFIC WAX MYRTLE, OLEA EUROPAEA '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, FOTHILL SEDGE, CAREX DIVULSA, BERKELY SEDGE, CEANOETHUS GRISEUS HORIZONTALIS, CALIFORNIA LILAC, COSTUS X HYBRIDUS, WHITE ROCKROSE, CLYTOSTOMA CALLISTEIOIDES, VIOLET TRUMPET VINE, CARPENTERIA CALIFORNICA, BUSH ANEMONE, COTINUS COCCYGNIA 'ROYAL PURPLE', ROYAL PURPLE SMOKE TREE, CORREA 'DUSKY BELLS', AUSTRALIAN FUSCHIA, CERCIS OCCIDENTALIS, WESTERN REDBUD, DRYOPTERIS ERYTHROSORA, AUTUMN FERN, DROPTERS ARGUTA, DRY WOOD FERN, EPILOBUM CALIFORNICA, CALIFORNIA FUSCHIA, IRIS DOUGLASSIANA, DOUGLAS IRIS, ERODIOLINIUM GRANDE 'RUBESCENS', RED BUCKWHEAT, CORAL BELLS, FRAGARIA CHILOENSIS 'LIPSTICK', LIPSTICK STRAWBERRY, HETEROPHEMELLES ARBUFFOLIA, CALIFORNIA TOYON, JUNCEUS SPP., CALIFORNIA RUSH VARIETIES, KECKELLIA CORDIFOLIA, HEART LEAVED PENSTEMON, KNIPHOFIA LIVARA 'ECHO MANGO', REBLOOMING TORCHLILY, LAVANDULA X INTERMEDIA 'HIDCOTE', HIDCOTE LAVENDER, LEYMUS CONDENSATUS, CANYON PRINCE NATIVE BLUE RYE, HARDY LOMANDRA SPP., MAT RUSH, MIMULUS AURANTACUS, STICKY MONKEY FLOWER, MAHONIA REPENS, CREEPING MAHONIA, FESTUCA RUERRA, CREEPING RED FESCUE
- SUCH AS: PHLOMIS FRUTICOSA, PHORMIUM X 'SEA JADE', PITISPORUM TENUIFOLIUM 'SILVER SHEEN', WESTERN SWORD FERN, POLYSTICHUM MUNIFORME, PHOTINIA FRASERI 'RED ROBIN', RED ROBIN PHOTINIA, MUHLENBERGIA RIGENS, DEER GRASS, NEFEFA X 'FAASSEN' WALKERS LOW, WALKERS LOW CALAMINT, OLEA EUROPAEA 'LITTLE OLLIE', LITTLE OLLIE OLIVE, PENNINSETUM SPATHULATUM, RYE PUFFS, PEROVSKIA ATRIPICIFOLIA, FIREBIRD BEARD TONGUE, RHUS INTERGRIFOLIA, RUSSIAN SAGE, RIBES SANGUINEUM, LEMONADE BERRY, RIBES SPECIOSUM FUSCHIA, RED FLOWERING CURRANT, ROMNEYA COULTERI, FLOWERING GOOSEBERRY, MATILIA POPPY, ROSMARNUS X HUNNINGTON 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, SESLEBA AUTUMNALIS, AUTUMN MOOR GRASS, VERBENA BONARIENSIS, PURPLETOP VERVAIN, VERBENA YLACINA 'DE LA MINA', LILAC VERBENA, VERBENA X 'BALDENDALE', ENDURASCAP PURPLE VERBENA, VITIS CALIFORNICA, CALIFORNIA WILD GRAPE, WOODWARDIA FIMBRATA, GIANT CHAIN FERN

ARDMORE RD. EXTENSION

ARDMORE RD.

SEE TYPICAL - L6

SEE TYPICAL - L8

### VEGETATED STORMWATER BASIN 'A' AND 'C' QTY 15,901 SF

SEE SPECIES SUITABLE 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 RUERRA CLASSIFIED AS SPECIAL LANDSCAPE AREA (SLA) FOR RECREATIONAL PURPOSES - SEE MWLO CALCS L4, IRRIGATION L7

### OAK TREE REMOVAL AND REPLACEMENT QUANTITIES:

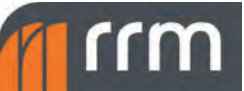
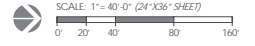
SEE OAK TREE IMPACT AND PROTECTION REPORT FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & TREE PROTECTION DETAILS. SEE ADDITIONAL TREE PROTECTION NOTES SHEET L6 - OAK TREE REPLACEMENT EXHIBIT

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.10.01.050

SEE PRELIMINARY 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) |     |                       |



## PRELIMINARY LANDSCAPE AND OAK TREE REPLACEMENT PLAN ARDMORE ROAD

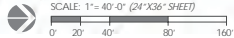
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L5

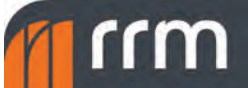


REFER TO SHEET L5 FOR OAK MITIGATION CALCULATIONS BY DBH, SIZE, AND QUANTITIES. OAKS SHALL BE IRRIGATED WITH DEEP ROOT BUBBLERS, SEE L7 FOR PRELIMINARY IRRIGATION EQUIPMENT.  
 REFER TO OAK TREE IMPACT AND PROTECTION REPORT WITH MEMORANDUM FOR TREE LOCATIONS BY NUMBER, DISPOSITION, REMOVAL RECOMMENDATIONS, & 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.



**OAK TREE REPLACEMENT LOCATIONS & PROTECTION NOTES**  
**ARDMORE ROAD**

03 APRIL 2026

0767-02-HS24

L6

**POINT OF CONNECTION:**  
 WATER PURVEYOR: CITY OF PASO ROBLES  
 POTABLE WATER SOURCE WITH NEW PRIVATE METER, SIZE TBD  
 ASSUME 75 PSI. TO BE VERIFIED DURING CONSTRUCTION DOCUMENTATION



| PRELIMINARY IRRIGATION SCHEDULE                                                                                                 |                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>EQUIPMENT SUCH AS:</b>                                                                                                       |                                                                                                                                                          |
| <b>TREE BUBBLERS</b><br>RAIN BIRD 1400 FLOOD, IN ROOT WATERING SOCK (RWS).                                                      | <b>REMOTE CONTROL VALVE, TYP.</b><br>RAIN BIRD EFB SERIES, BRASS REMOTE CONTROL VALVE.                                                                   |
| <b>TURF ROTORS</b><br>HUNTER I-20, 6" POP-UP, MATCHED PRECIPITATION RATE (MPR) NOZZLE.                                          | <b>QUICK COUPLER VALVE, TYP.</b><br>RAIN BIRD, LOCKABLE QUICK-COUPLING VALVE.                                                                            |
| <b>DRIP CONTROL ZONE KITS</b><br>HUNTER ACC2 W/12-54 STATION EXTERIOR STAINLESS STEEL ENCLOSURE W/ RAIN SENSOR AND FLOW SENSOR. | <b>SHUT OFF VALVE, TYP.</b><br>MATCO NORCA, BRASS SHUT OFF VALVE.                                                                                        |
| <b>PIPE TRANSITION POINT</b><br>FROM PVC LATERAL TO DRIP DISTRIBUTION TUBING.                                                   | <b>MASTER VALVE</b><br>BUCKNER-SUPERIOR 3100 SERIES, NORMALLY OPEN BRASS MASTER VALVE.                                                                   |
| <b>DRIPLINE FLUSH VALVE</b><br>RAIN BIRD MDCF, LOCATED AT ALL DEAD END SECTIONS OF LATERAL PIPING.                              | <b>BACKFLOW PREVENTER - PROVIDE VEGETATIVE SCREEN</b><br>FEBCO 825Y, REDUCED PRESSURE BACKFLOW PREVENTER.                                                |
| <b>AIR RELIEF VALVE</b><br>RAIN BIRD ARV, LOCATED AT HIGHEST POINT IN RELATIVE DRIP ZONE.                                       | <b>CONTROLLER W/ WIFI CAPABILITIES</b><br>HUNTER ACC2 W/12-54 STATION EXTERIOR STAINLESS STEEL ENCLOSURE W/ RAIN SENSOR AND FLOW SENSOR.                 |
| <b>DRIP EMITTERS</b><br>RAIN BIRD XB-PC, PRESSURE COMPENSATING DRIP EMITTERS.                                                   | <b>MAIN LINE PIPE</b><br>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)        |                                                               |
|                                                                 | POINT OF CONNECTION                                           |
|                                                                 | METER - SIZE PER CIVIL                                        |
|                                                                 | SCREENED BACKFLOW PREVENTER                                   |
|                                                                 | MASTER VALVE                                                  |
|                                                                 | FLOW SENSOR                                                   |
|                                                                 | CONTROLLER LOCATION                                           |

| IRRIGATED HYDROZONE AREA CALCULATIONS                                                                                                                                                   |                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| TOTAL IRRIGATED LANDSCAPE AREA = 199,841 SF<br>SEE SHEET L4 FOR MWELO WATER USE CALCS & STATEMENT OF COMPLIANCE<br>SEE L5 FOR LANDSCAPE PLAN, WUCOLS CLASSIFICATIONS, 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'

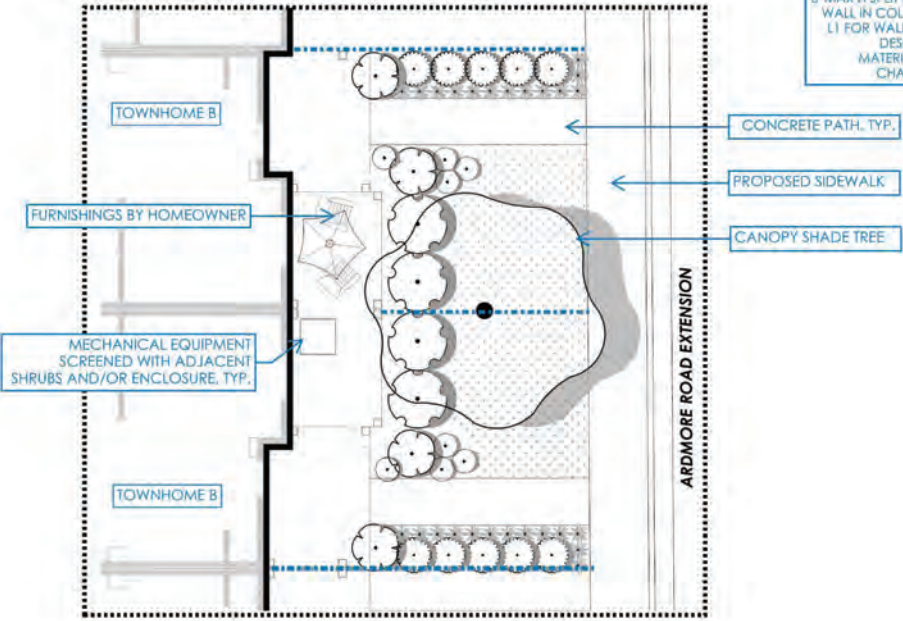
## PRELIMINARY IRRIGATION AND HYDROZONE PLAN ARDMORE ROAD

03 APRIL 2026

0767-02-HS24



## LANDSCAPE TYPICAL 1 - TOWNHOME 'B'

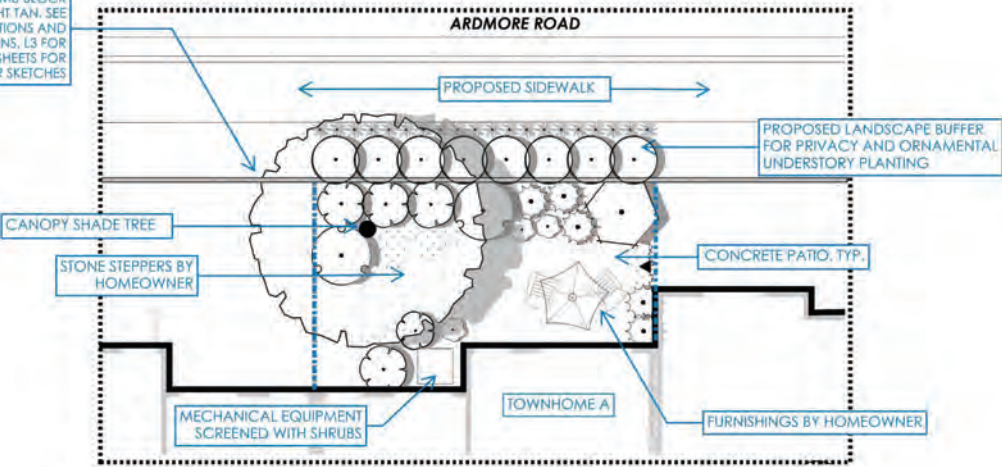


### PLANT SCHEDULE: FRONTYARDS ALONG ARDMORE RD. EXTENSION

| SYMBOL               | BOTANICAL NAME                 | COMMON NAME             | CONT.   | WUCOLS   | DIY      |
|----------------------|--------------------------------|-------------------------|---------|----------|----------|
| <b>TREES</b>         |                                |                         |         |          |          |
| SUCH AS:             |                                |                         |         |          |          |
|                      | SHADE TREE                     |                         |         |          |          |
|                      | ACER RUBRUM 'OCTOBER GLORY'    | OCTOBER GLORY RED MAPLE | 24" BOX | MODERATE | 1        |
|                      | ROSINA X AMBIGUA 'PURPLE ROBE' | PINK FLOWERING LOCUST   | 1.5 GAL |          |          |
| <b>SHRUBS</b>        |                                |                         |         |          |          |
| SUCH AS:             |                                |                         |         |          |          |
|                      | HEUCHERA SANGUINEA 'FIREFLY'   | FIREFLY CORAL BELLS     | 1 GAL   | MODERATE | 3        |
|                      | MAHONIA REPENS                 | CREeping MAHONIA        | 1 GAL   | LOW      | 2        |
|                      | MULLENBERGIA RIGENS            | DEER GRASS              | 1 GAL   | LOW      | 2        |
|                      | SESLERIA X 'GREENLEE'          | GREENLEE MOOR GRASS     | 1 GAL   | MODERATE | 7        |
| <b>GROUND COVERS</b> |                                |                         |         |          |          |
| SUCH AS:             |                                |                         |         |          |          |
|                      | CAREX PRAEGRACILIS             | CALIFORNIA FIELD SEDGE  | 1 GAL   | MODERATE | 18" p.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

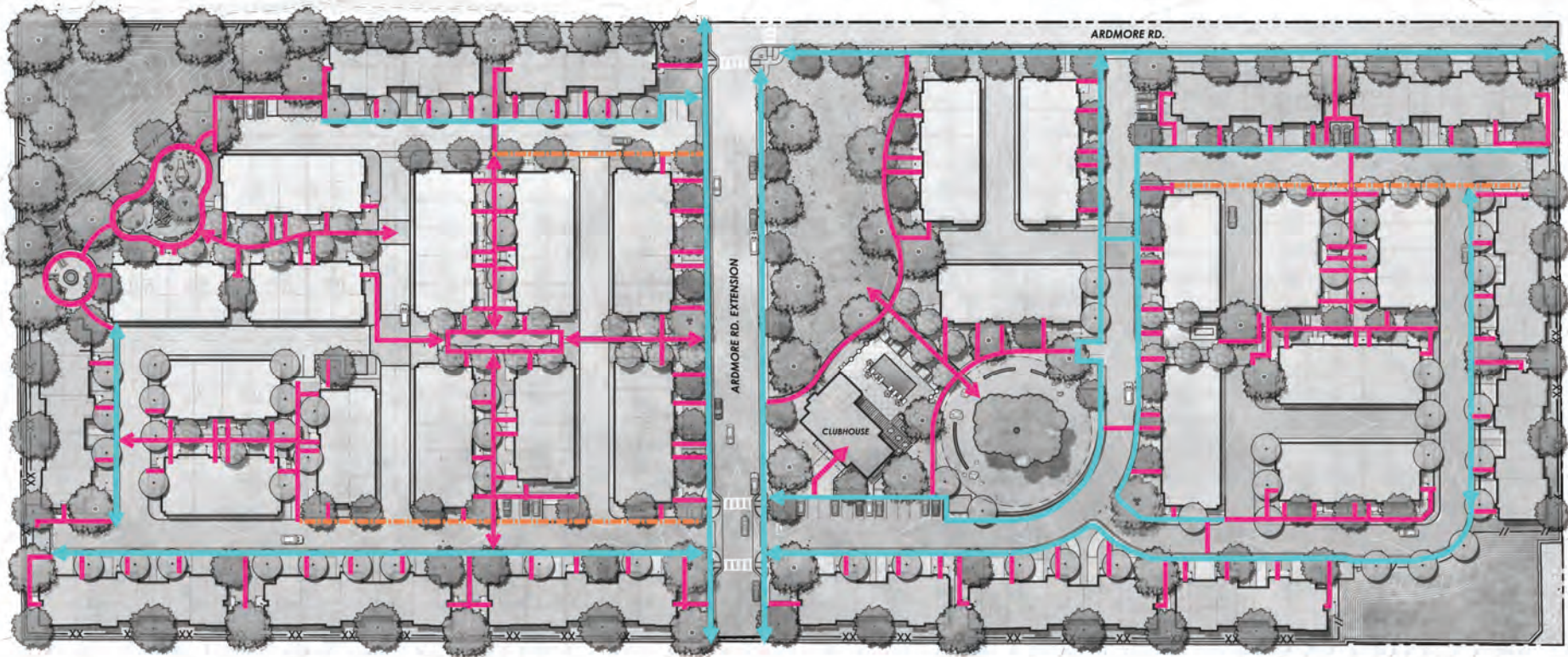
| SYMBOL        | BOTANICAL NAME                      | COMMON NAME                 | CONT.   | WUCOLS   |
|---------------|-------------------------------------|-----------------------------|---------|----------|
| <b>TREES</b>  |                                     |                             |         |          |
| 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 |
| <b>SHRUBS</b> |                                     |                             |         |          |
| SUCH AS:      |                                     |                             |         |          |
|               | ACHILLEA X 'MOONSHINE'              | MOONSHINE YARROW            | 1 GAL   | LOW      |
|               | CARPENTERIA CALIFORNICA             | BUSH ANEMONE                | 5 GAL   | LOW      |
|               | CLYTOSTOMA CALLISTEIOIDES           | VIOLET TRUMPET VINE         | 5 GAL   | MODERATE |
|               | MULLENBERGIA RIGENS                 | DEER GRASS                  | 1 GAL   | LOW      |
|               | NEPETA X 'FAASSENII' 'WALKER'S LOW' | WALKER'S LOW CATMINT        | 1 GAL   | LOW      |
|               | SALVIA X 'PATIO BLUE'               | PATIO BLUE SAGE             | 1 GAL   | LOW      |

### PRELIMINARY PLANT SCHEDULE: SIDEWALK FRONTAGE

| SYMBOL        | BOTANICAL NAME                        | COMMON NAME              | CONT. | WUCOLS   |
|---------------|---------------------------------------|--------------------------|-------|----------|
| <b>SHRUBS</b> |                                       |                          |       |          |
| SUCH AS:      |                                       |                          |       |          |
|               | PITOSPORUM TENUIFOLIUM 'SILVER SHEEN' | SILVER SHEEN TAWHIWIHI   | 5 GAL | LOW      |
|               | LICISTRUM 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 C



### SITE CIRCULATION LEGEND

- PEDESTRIAN PATH
- SIDEWALK
- ON-STREET WALKING

