



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/8/2015

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00146 LEWAN TRUST – Proposed conditional use permit for a senior housing development with a mix of assisted living units (approx. 70,000 sf), independent living units (approx. 70,000sf), plus memory care facility, and 10 detached care 4-plexes (approx.. 2,650 sf each). Site location is Las Tablas Rd, Templeton. APN: 040-289-014 and -015

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

DRC2014-00146

LEWAN TRUST

CONDITIONAL USE PERMIT/

70,000 SQFT CENTRAL CARE FACILITY,
70,000 SQFT ATTACHED WING, AND 10 2650
NCSAL/ TEMP
OP

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Lewan family Daytime Phone _____
Mailing Address See consent of landowner forms Zip Code _____
Email Address: _____

Applicant Name Rex Steward Daytime Phone (805) 468-5344
Mailing Address 3480 S. Higuera St., Ste. 130, SLO, CA Zip Code 93401
Email Address: rex@pbcompanies.co

Agent Name Rex Steward Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 8 ac Assessor Parcel Number(s): 040-289-014 & 015

Legal Description: _____

Address of the project (if known): Las Tablas Rd.

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Las Tablas Rd, across from Mockingbird Ln.

Describe current uses, existing structures, and other improvements and vegetation on the property:

Empty lot, no improvements aside from Sewer easement

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ± 70,000 SQFT CENTRAL CARE FACILITY, ± 70,000 SQFT ATTACHED WING, and TEN 2650 SQFT DETACHED CARE 4-plexes

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature C Rex Steward PB Companies Date 5/1/15

FOR STAFF USE ONLY

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: Pedestrian and vehicular from Las Tablas Rd and Sara Laya St.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: SFR + Medical Ctr. South: SFR
East: Empty lot + MFR + Med. Ctr. West: SFR

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 85,000 sq. feet 24 % Landscaping: 140,000 sq. feet 40 %
Paving: 80,000 sq. feet 23 % Other (specify) OPEN SPACE / STORM BASIN
Total area of all paving and structures: 165,000 sq. feet acres
Total area of grading or removal of ground cover: 8 sq. feet acres
Number of parking spaces proposed: 200 Height of tallest structure: 50 feet
Number of trees to be removed: N/A Type: N/A
Setbacks: Front 30 ft Right 20 ft Left 20 ft Back 40 ft

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: TCSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

TCSD will-serve forthcoming

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: TCSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

TCSD will-serve forthcoming

Fire Agency: List the agency responsible for fire protection: Templeton Fire Department

For commercial/industrial projects answer the following:

Total outdoor use area: 19,000 sq. feet acres
Total floor area of all structures including upper stories: 165,000 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: ~ 5.5 acres
Moderate slopes of 10-30%: ~ 2.5 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Jurisdictional drainage @ Southern PL
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Las Tablas Rd.

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Commercial Care Facility
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? ± 30,000 gpd
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
 Bacteriological? Yes No
 Chemical? Yes No
 Physical Yes No
 Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
Forthcoming Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
 Distance to nearest sewer line: _____ Location of connection: On site and @ Las Tablas
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: Mid State Solid Waste
3. Where is the waste disposal storage in relation to buildings? Trash enclosures throughout
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: Templeton Unified School District
2. Location of nearest police station: SLO County Sheriff, 356 N Main St., Templeton, CA
3. Location of nearest fire station: 206 5th St., Templeton, CA 93465
4. Location of nearest public transit stop: Turn Cities Hospital
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
undeveloped - dry farming
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: M-S Hours of Operation: 24/7
2. How many people will this project employ? ±50
3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift
Rotating 3 8-hr / 2 12-hr
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: None
7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 37 Between 4:00 to 6:00 p.m. 54
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: Not at this time
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): open space and recreation areas throughout site
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
- on site riparian area mitigation -> see bio report
- LID stormwater, drought tolerant landscaping

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

* CWA 401 Water Quality Cert - RWQCB / Corps
* Streambed Alteration Agmt - Cal. Fish and Game



Sheet Index

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L-1	Landscape Plan
L-2	Design Considerations and Materials
C-1	Grading and Drainage Plan
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Project Summary

Owner: PB Companies, LLC
3480 South Higuera Street Suite 130
San Luis Obispo, CA 93401

Architect: RRM Design Group
3765 South Higuera St, Suite 102
San Luis Obispo, CA 93401

Civil Engineer: Ashley & Vance Engineering, Inc.
1413 Monterey Street
San Luis Obispo, CA 93401

Landscape Architect: RRM Design Group

APN Number: 040-289-014, 040-289-015

Project Address: Las Tablas Road
Templeton, CA 93465

Project Description: Senior housing development with a mix of Assisted Living units, Independent living units, plus memory care facility

Zoning: O-P

Site Area: 7.93 Acres/345,586 SF

Building Areas:

Assisted Living Building: +/- 70,000 SF

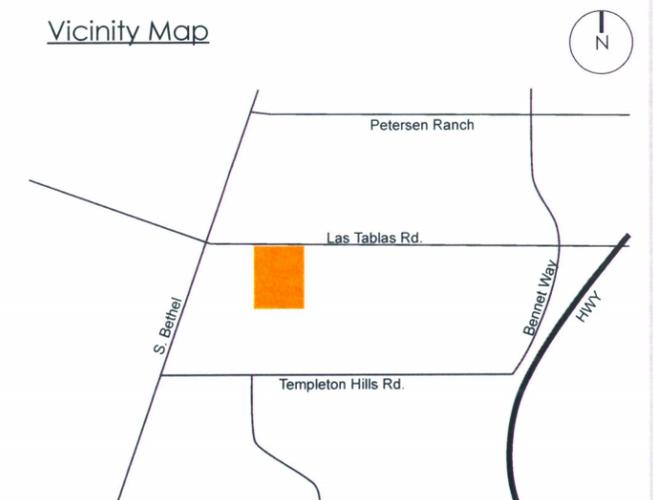
Independent Living Building: +/- 70,000 SF

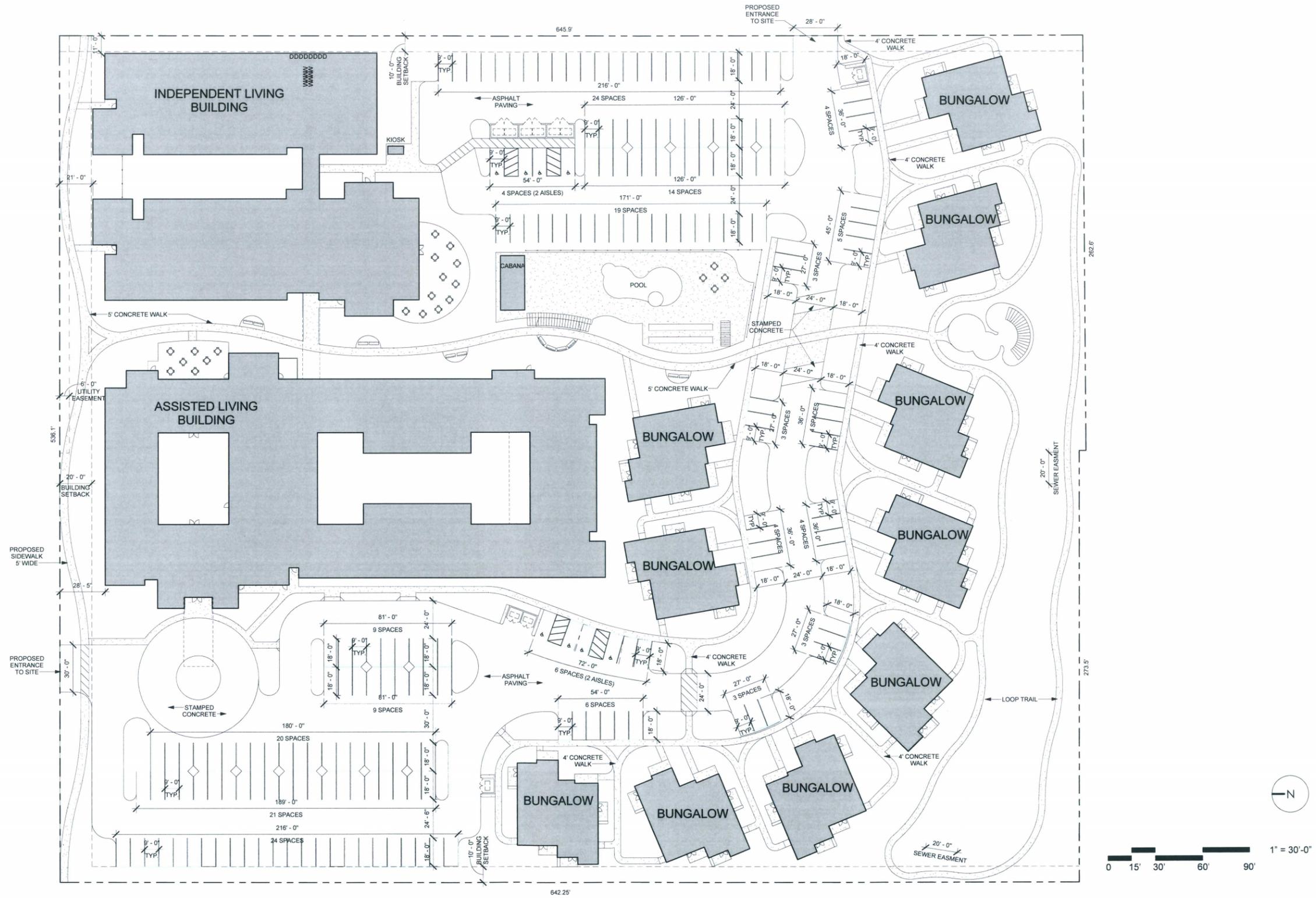
Bungalow (x10): +/- 26,500 SF
+/- 2,650 SF (x10)

Parking:

Assisted Living:		
.25 Spaces per Bed X 90 Beds	23 Spaces	
Guests and Staff	20 Spaces	
Independent Living:		
1.25 Spaces per Bed x 67 Units	84 Spaces	
Bungalows:		
1.25 Spaces per Bed x 40 Units	50 Spaces	
Total Required	177 Spaces	
Total Provided	203 Spaces	

Vicinity Map



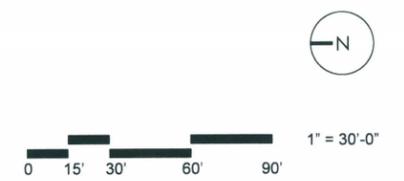
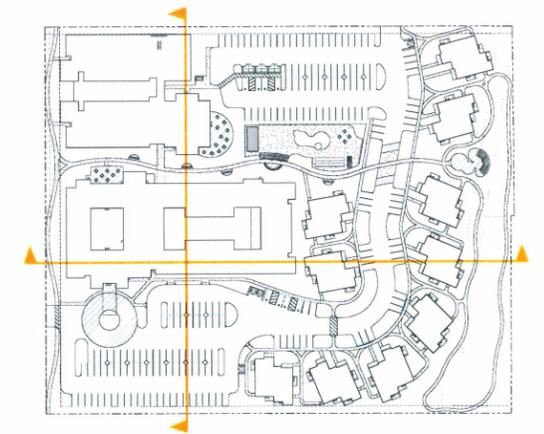
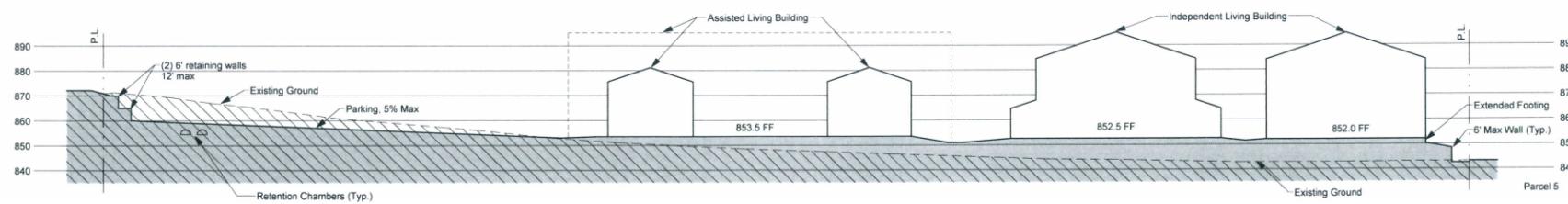
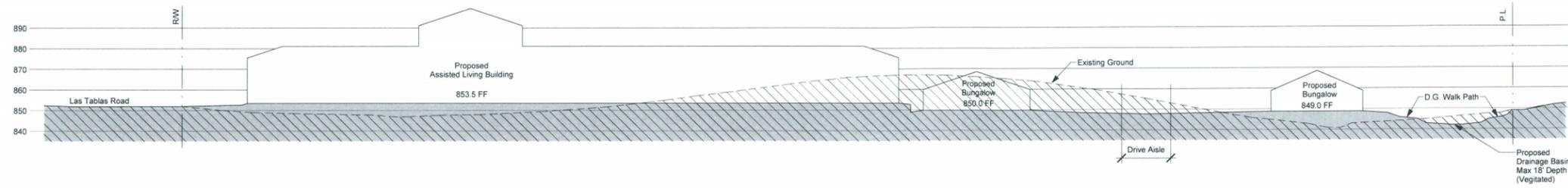


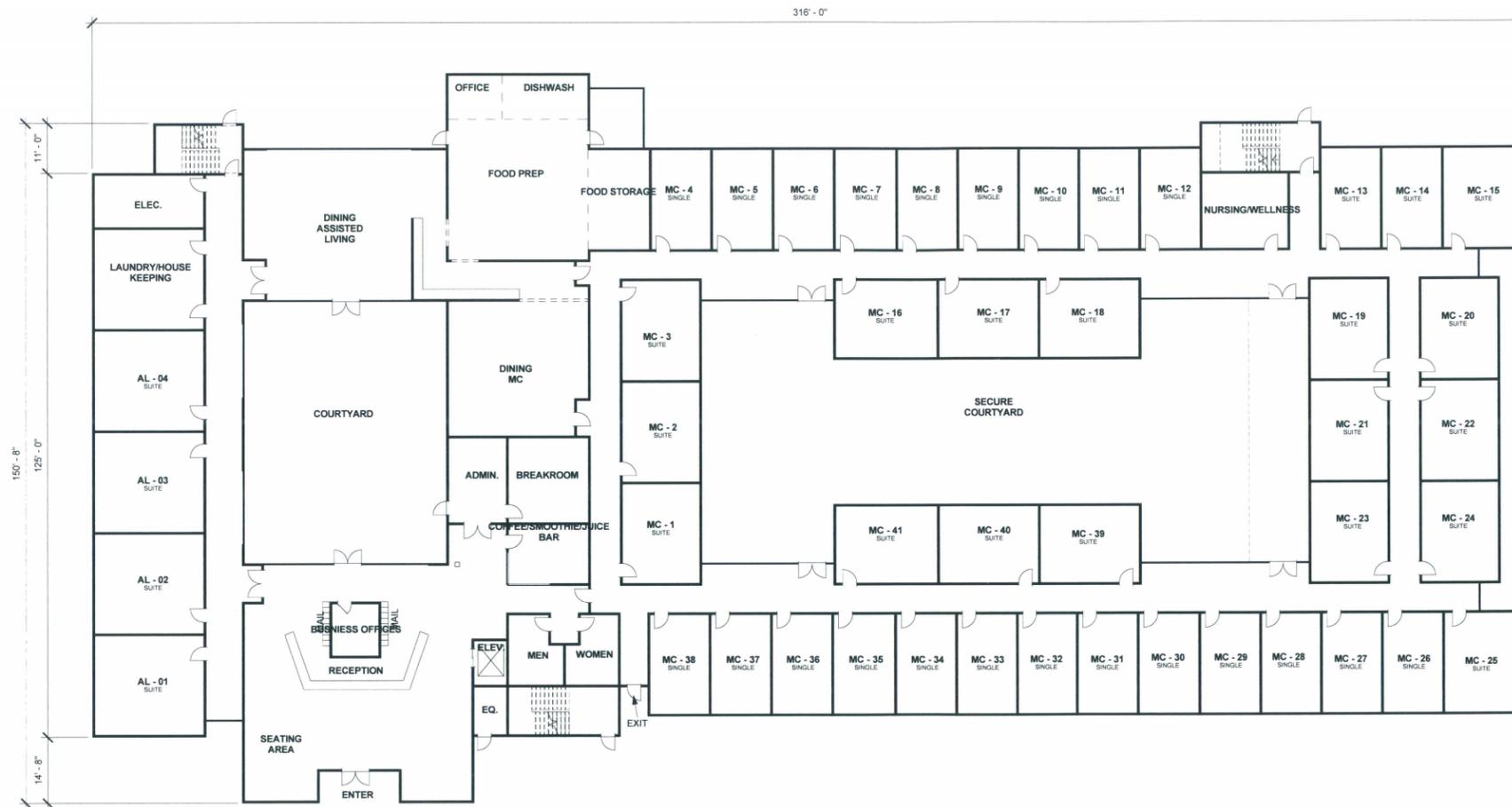
Templeton Care Facility • Architectural Site Plan



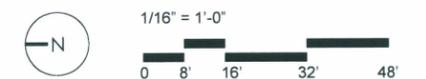
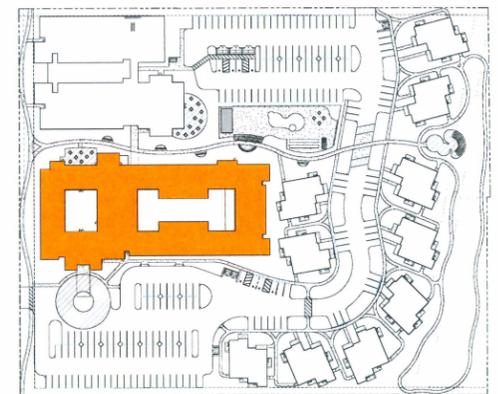
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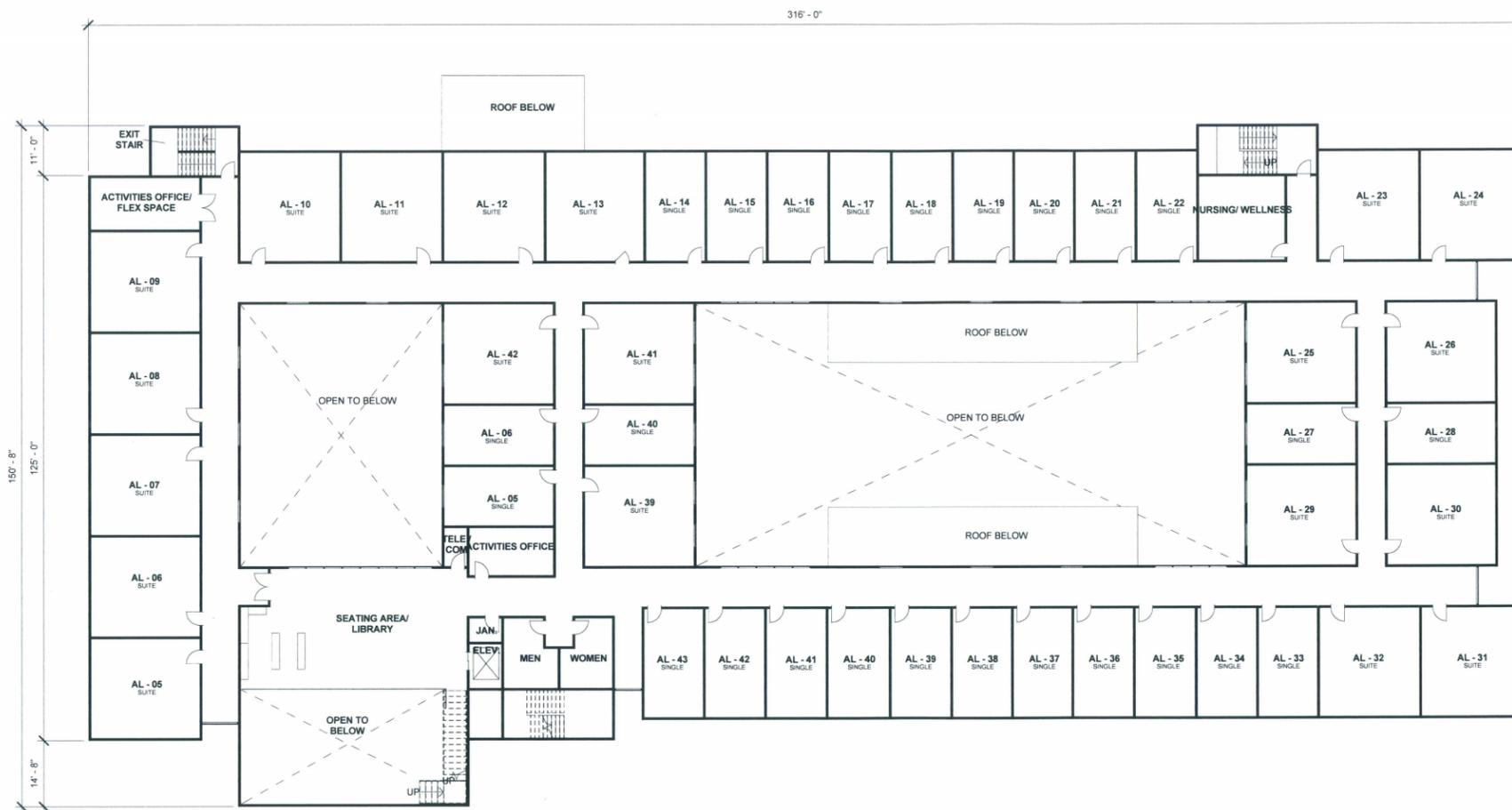
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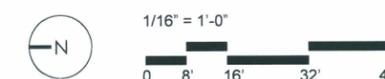
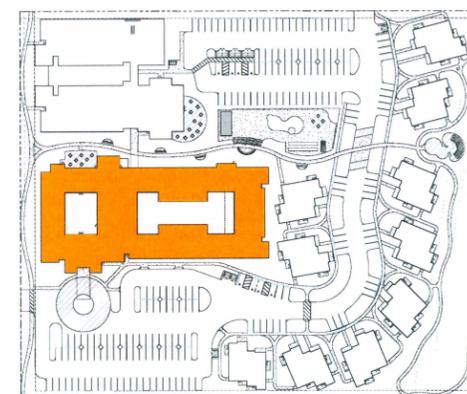


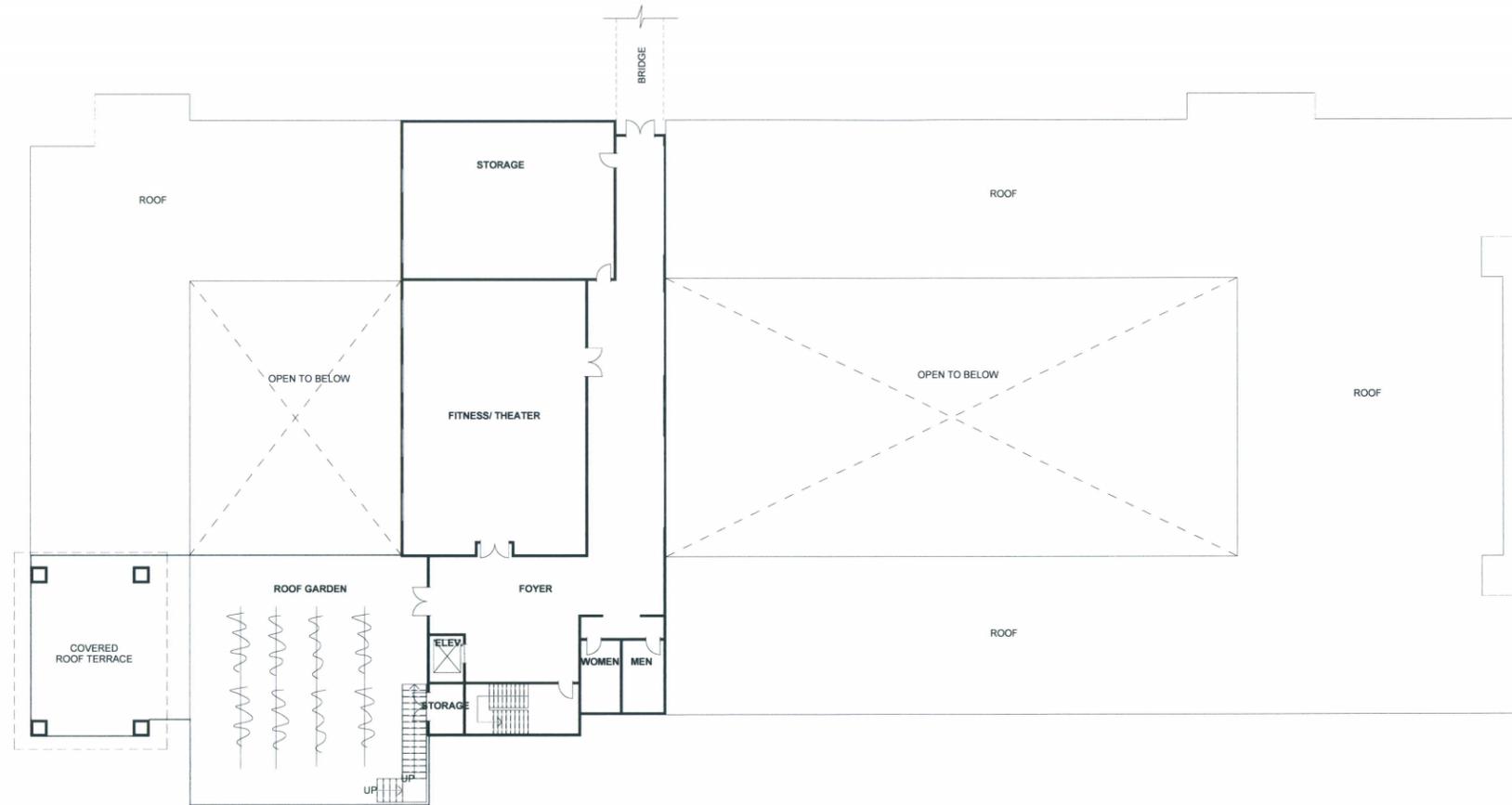
First Floor Plan



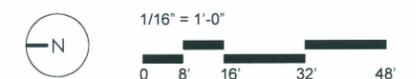
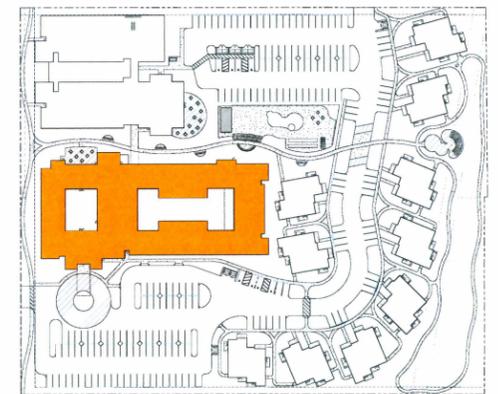


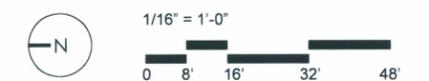
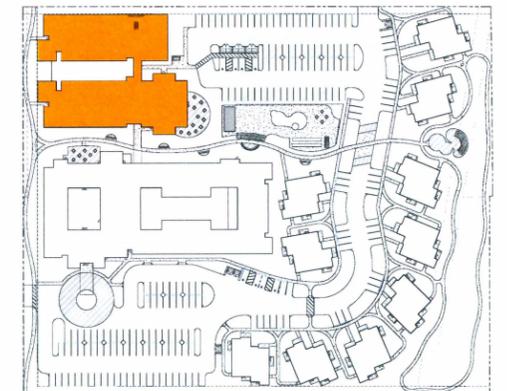
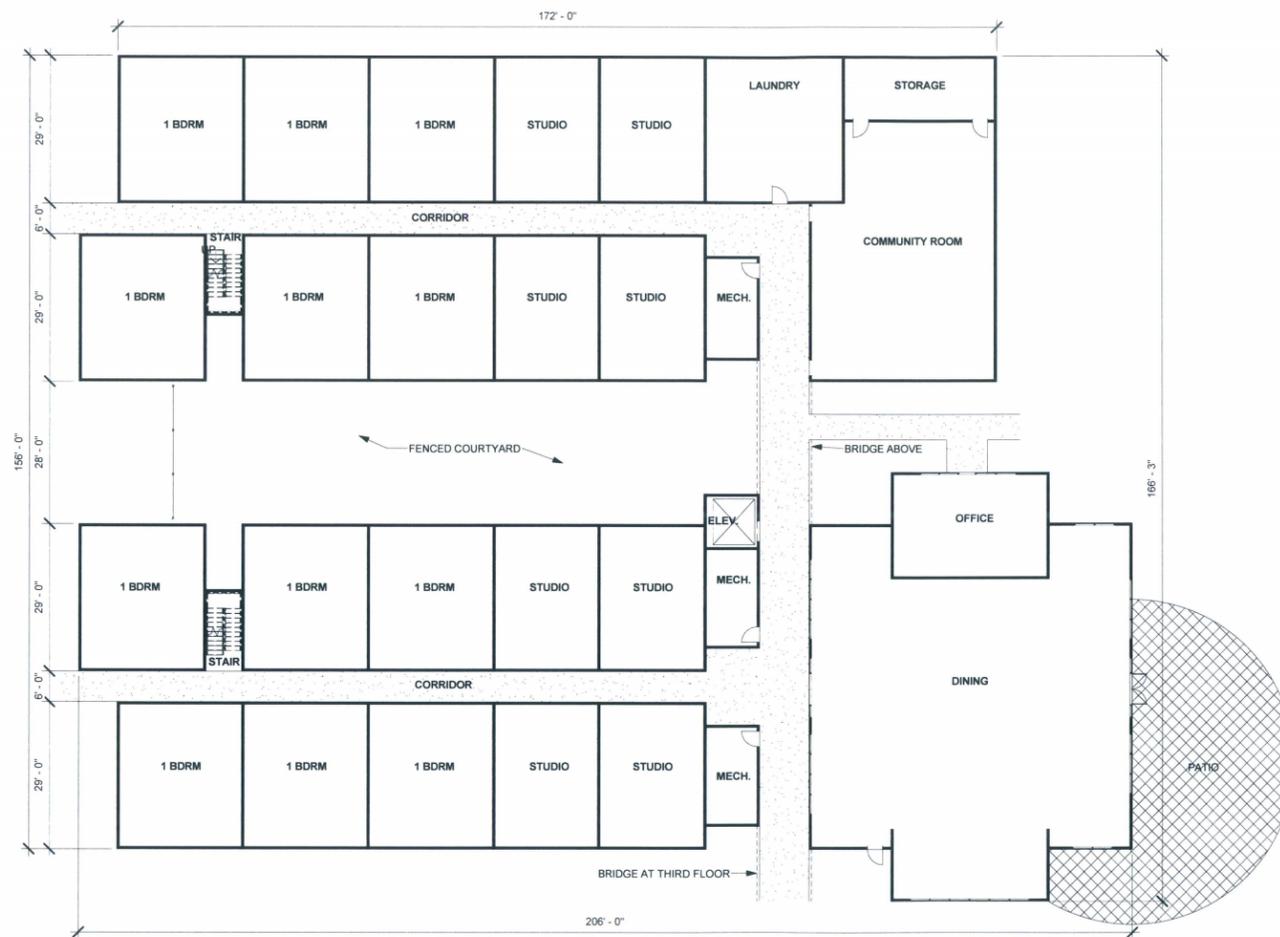
Second Floor Plan





Third Floor Plan

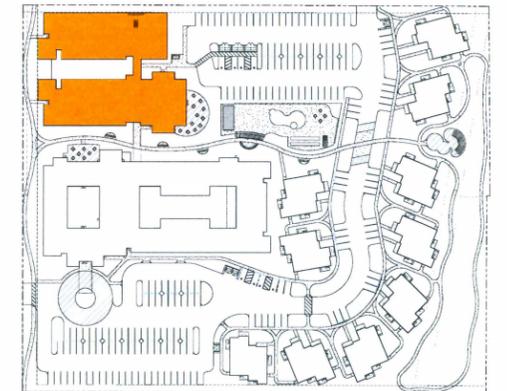


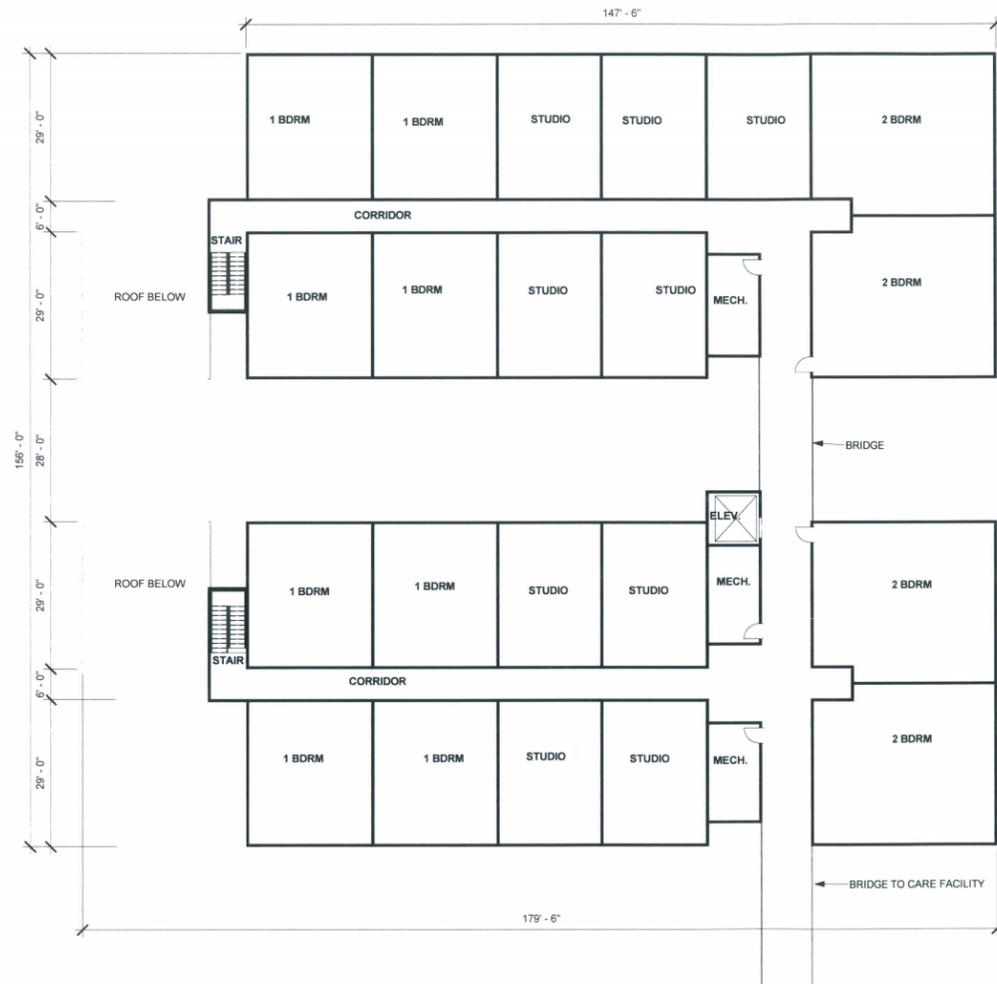


First Floor Plan

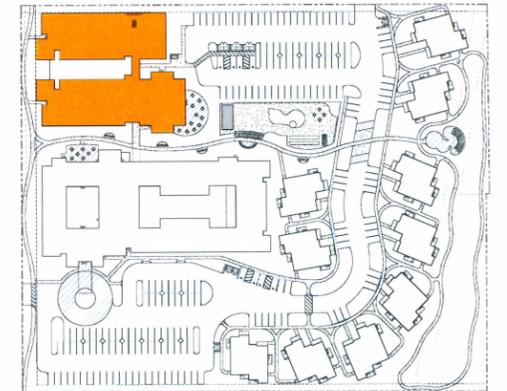


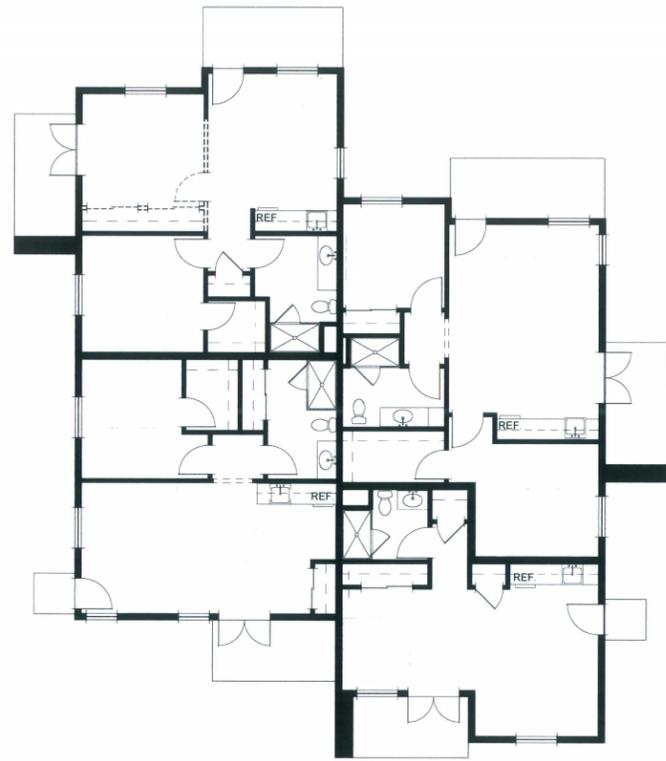
Second Floor Plan





Third Floor Plan





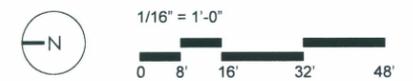
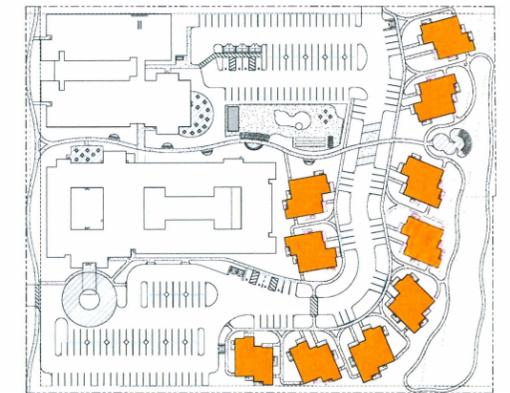
Floor Plan



Front Elevation



Side Elevation



CONCEPT PLANT SCHEDULE

- 

SPECIMEN TREES
 LAGERSTROEMIA X 'TUSKEGEE' / TUSKEGEE GRAPE MYRTLE
 METASEQUOIA GLYPTOSTROBODES 'GOLD RUSH' / DAWN REDWOOD
 QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK
- 

SHADE TREES
 GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST
 ULMUS PARVIFOLIA 'SEMPERVIRENS' / CHINESE EVERGREEN ELM
- 

ACCENT TREES
 CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD
 MAGNOLIA X SOULANGIANA 'SPECIOSA' / SPECIOSA SAUCER MAGNOLIA
- 

RIPARIAN TREES
 POPULUS TREMULOIDES / QUAKING ASPEN
- 

SCREENING TREES
 JUNIPERUS SCOPULARUM 'WITCHITA BLUE' / WITCHITA BLUE JUNIPER
 THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE
- 

ALLEE TREES
 PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY
 STYRAX JAPONICUS / JAPANESE SNOWBELL
- 

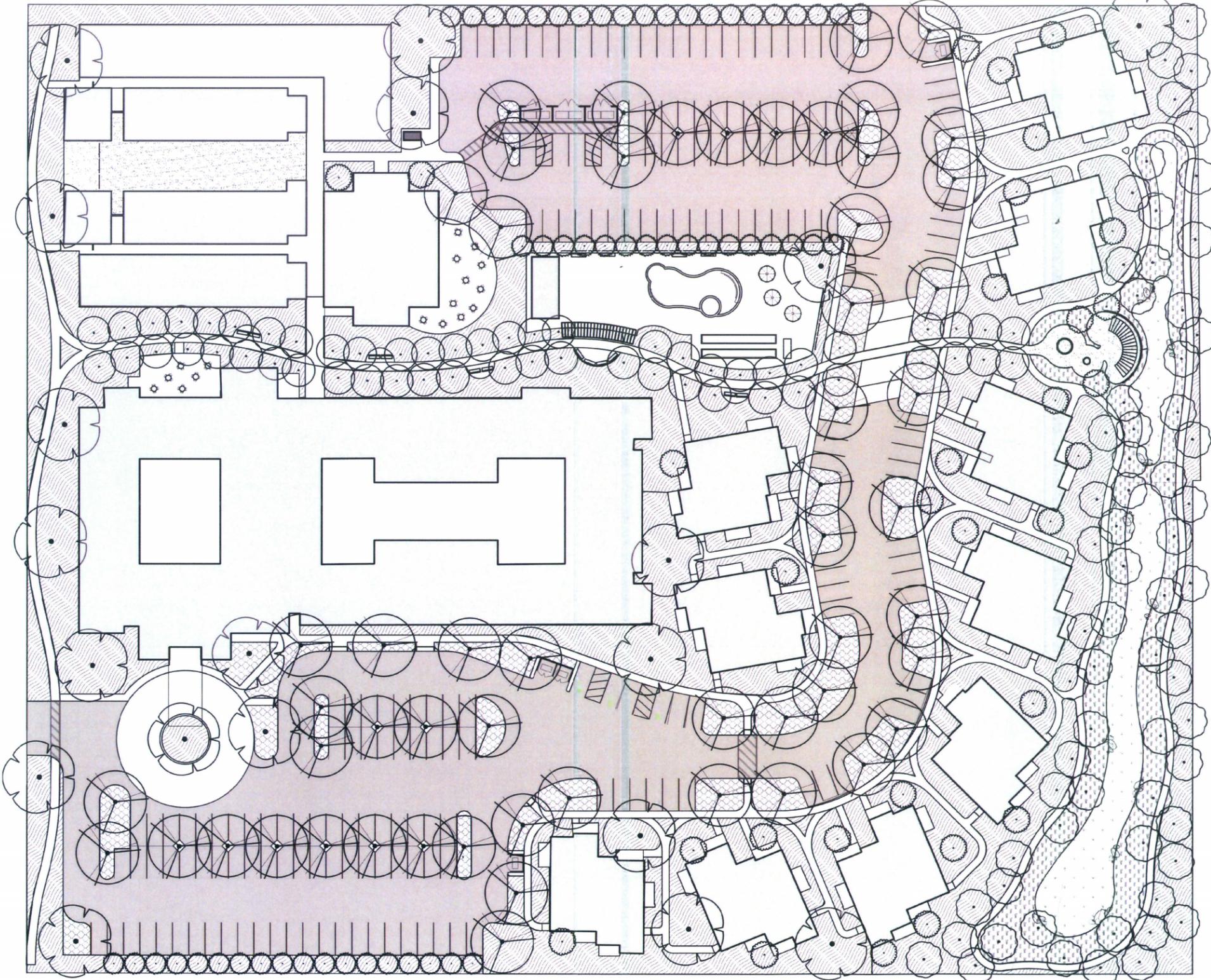
GENERAL SITE SHRUBS, GRASSES, AND GROUND COVERS
 ACACIA COGNATA 'COUSIN ITT' / RIVER WATTLE
 AEONIUM X 'BLUSHING BEAUTY' / AEONIUM
 AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE
 BERBERIS THUNBERGII 'MONOMB' / CHERRY BOMB JAPANESE BARBERRY
 CALANDRINIA SPECTABILIS / PINK CALANDRINIA
 CARPENTERIA CALIFORNICA / BUSH ANEMONE
 CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB
 CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC
 COTINUS COGGYGRIA 'ANCOT' / SMOKE TREE
 COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE
 DENDROMECON HARFORDII / ISLAND BUSH POPPY
 ECHEVERIA X 'BLACK PRINCE' / BLACK HEN AND CHICKS
 HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
 JUNIPERUS X PFITZERIANA 'AUREA IMPROVED' / GOLD COAST JUNIPER
 LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER
 LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF
 MUHLENBERGIA CAPILLARIS / PINK MUHLY
 PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX
 PINUS MUGO PUMILIO / DWARF MUGO PINE
 RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN
 ROSA X 'FLOWER CARPET WHITE' / ROSE
 SALVIA MICROPHYLLA 'HEATWAVE' TM / FLARE SAGE
 SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA
 ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA
- 

PARKING SHRUBS AND GROUND COVERS
 AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
 ANIGOZANTHOS X 'BUSH BABY' / BUSH BABY KANGAROO PAW
 CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC
 HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS
 PHORMIUM TENAX / NEW ZEALAND FLAX
 PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX
 RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN
 ROSA X 'FLOWER CARPET CORAL' / ROSE
- 

RIPARIAN SHRUBS AND GROUND COVERS
 ASARUM CAUDATUM / BRITISH COLUMBIA WILD GINGER
 CORNUS STOLONIFERA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD
 IRIS DOUGLASIANA 'PACIFIC COAST HYBRIDS' / PCH IRIS
 LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE
 NARCISSUS X 'KING ALFRED' / KING ALFRED DAFFODIL
 POLYSTICHUM MUNITUM / WESTERN SWORD FERN
 RHODODENDRON OCCIDENTALE / WESTERN AZALEA
- 

RIPARIAN GRASSES
 AGROSTIS STOLONIFERA / CREEPING BENTGRASS
 FESTUCA RUBRA RUBRA / CREEPING RED FESCUE
- 

VINES
 CAMPSIS RADICANS / TRUMPET CREEPER
 WISTERIA SINENSIS 'COOK'S PURPLE' / COOK'S PURPLE CHINESE WISTERIA

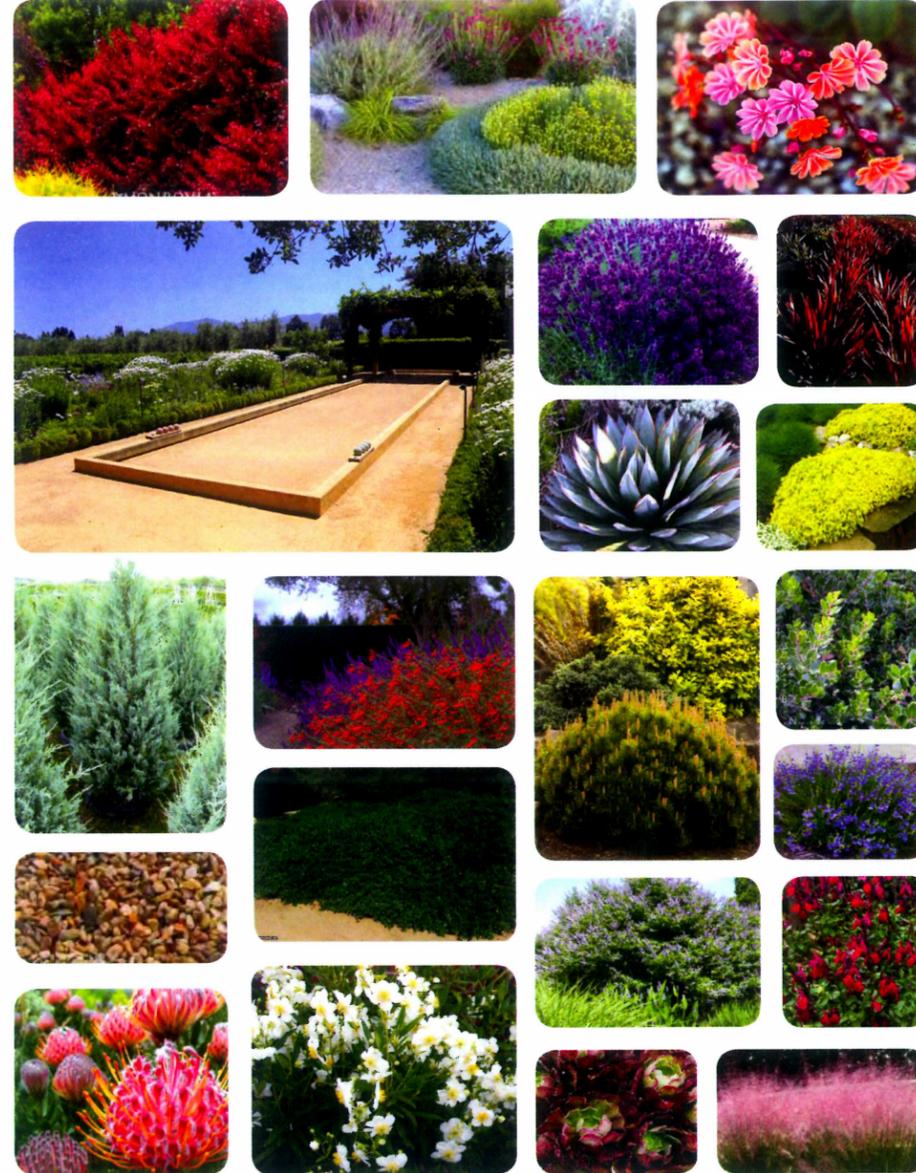


May 21, 2015
0007-01-RS15

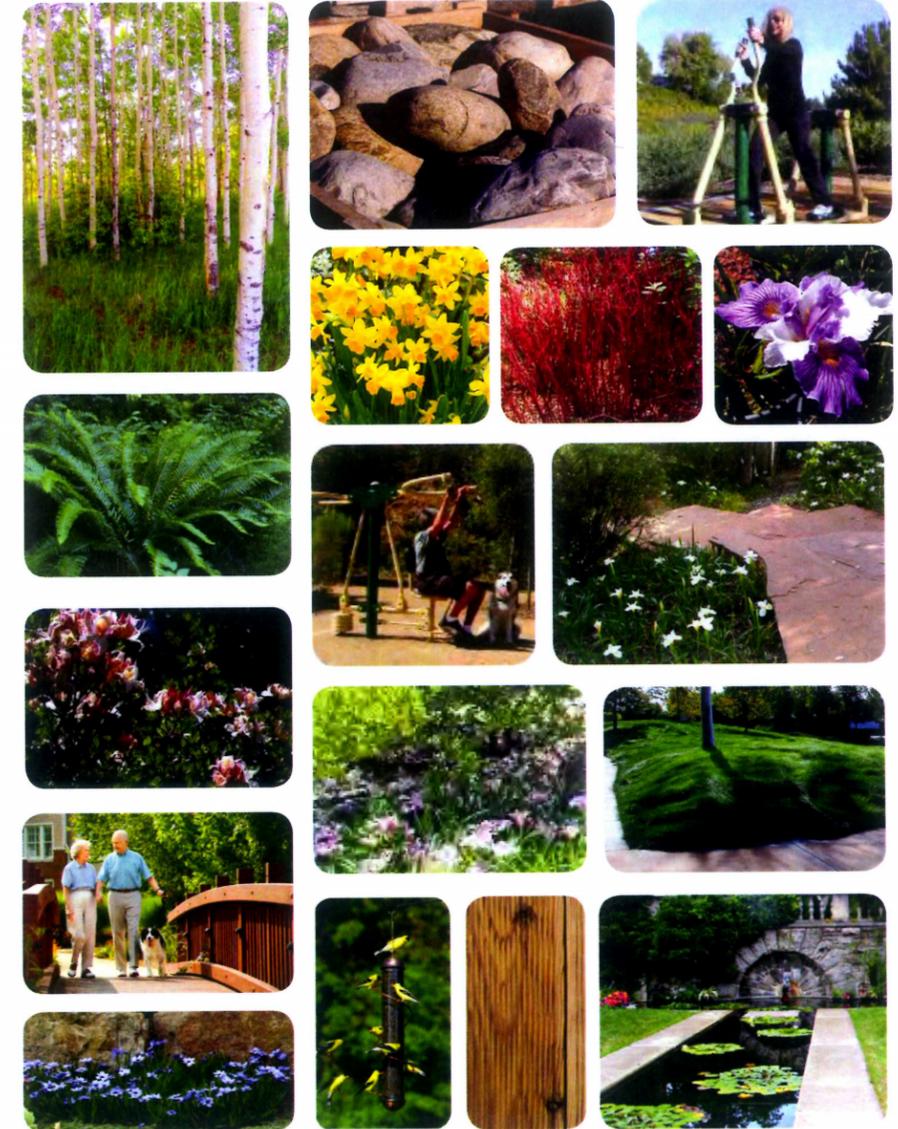
DECIDUOUS + EVERGREEN TREES WITH YEAR ROUND INTEREST



WATER WISE + COLD HARDY SHRUBS, PERENNIALS, GRASSES AND GROUND COVERS



EXPOSED STORMWATER DRAINAGE SYSTEM + OUTDOOR RECREATION



DESIGN CONSIDERATIONS:

OUTDOOR SPACES FOR ELDERLY POPULATIONS

- Diversity in Site Design & Inclusive Programming
- Specialized Activity Areas
- Diversity of Plant Material
- Accessibility, Ease of Use, and Safety
- Paving Materials
- Raised Beds and Accessible Planters
- Fencing and Gates
- Outdoor Furniture
- Water Elements
- Discovery and Interaction with Nature

METHOD OF IRRIGATION

The irrigation system will utilize the following methods:

- Drip and bubbler irrigation will be used to apply water accurately to the plant root zones at a rate that it can infiltrate to improve irrigation efficiency.
- Low sprinkler heads will be used where needed to apply water uniformly and slowly.
- Over-spray and evaporation will be minimized and matched precipitation rate nozzles will be used within each control valve and circuit.
- A weather based , self-adjusting irrigation control with a rain shut off device will be installed. The irrigation system will be controlled by a time clock with the ability to adjust runtimes by data collected from rain and ET sensors.
- The watering schedule will be based upon plant needs, soil type, slope, and season. Irrigation will be scheduled to avoid watering during rain and freeze events.
- Plants will be located according to microclimate conditions and watering requirements

DRAFT

PRELIMINARY EARTHWORK:

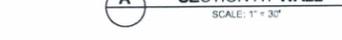
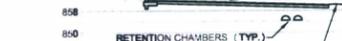
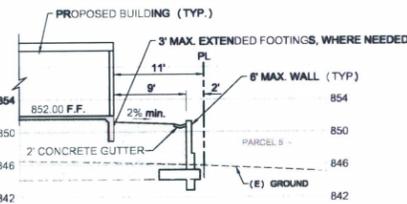
CUT: 40,700 CY
FILL: 38,500 CY

PRELIMINARY CONSTRUCTION NOTES:

- EXISTING ABANDONED STORM DRAIN.
- EXISTING SEWER MAIN AND 20" WIDE SEWER EASEMENT.
- EXISTING 24" STORM DRAIN PIPE, TO DISCHARGE INTO PROPOSED RETENTION BASIN PER PLAN.
- PROPOSED RETENTION BASIN, SIDE SLOPES = 3:1 OR 2:1 MAXIMUM, VOLUME = 20,000 CF (150,000 GALLONS), MAX. DEPTH = 18".
- PROPOSED STORM DRAIN PIPE EXTENSIONS, TO EXTEND 24 INCH PIPE FLOW.
- NOTE USED.
- PROPOSED OMP INLET, WEIR ELEVATION = 842.10. TOP IS STEEL GRATE AT 843.0.
- D.G. WALK PATH AROUND BASIN, BASIN AND SLOPES TO BE LANDSCAPED.
- JUNCTION STRUCTURE FOR 24 INCH PIPE EXTENSION TO BASIN.

LEGEND

- CONCRETE BOX DRAINAGE INLET
- TG = TOP OF GRATE
INV. = INVERT ELEVATION
- SD = 6" TO 48" HDPE STORM DRAIN PIPE
- JUNCTION STRUCTURE STORM DRAIN
- TREE OR PLANT BY LANDSCAPE PLANS
- RETAINING WALL
- 845 = PROPOSED MAJOR CONTOUR
841 = PROPOSED MINOR CONTOUR
- RIP-RAP VELOCITY DISSIPATER
- DRAINAGE SWALE, COURSE
- STORM RETENTION CHAMBERS
- AC PAVEMENT
- PAVERS / ALTERNATE PAVEMENT
- BENCH SEATING
- FIRE HYDRANT
- SEWER MANHOLE



Plan Prepared By: **Ashley & Vance ENGINEERING, INC.**

1413 Monterey Street
San Luis Obispo, CA 93401
www.ashleyvance.com (805) 545-0010 • (323) 744-0010
CIVIL • STRUCTURAL

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Engineer of Record:

PROFESSIONAL ENGINEER
C 78390
PAUL R. BROWN
NOT FOR CONSTRUCTION

Project Name: **TEMPLETON CARE FACILITY**

Project Location: **LAS TABLAS ROAD TEMPLETON, CA**

Plan Prepared For: **RRM DESIGN GROUP
3765 HIGUERA STREET, STE. 102
SAN LUIS OBISPO, CA 93401
(805) 543-1794**

Revisions:

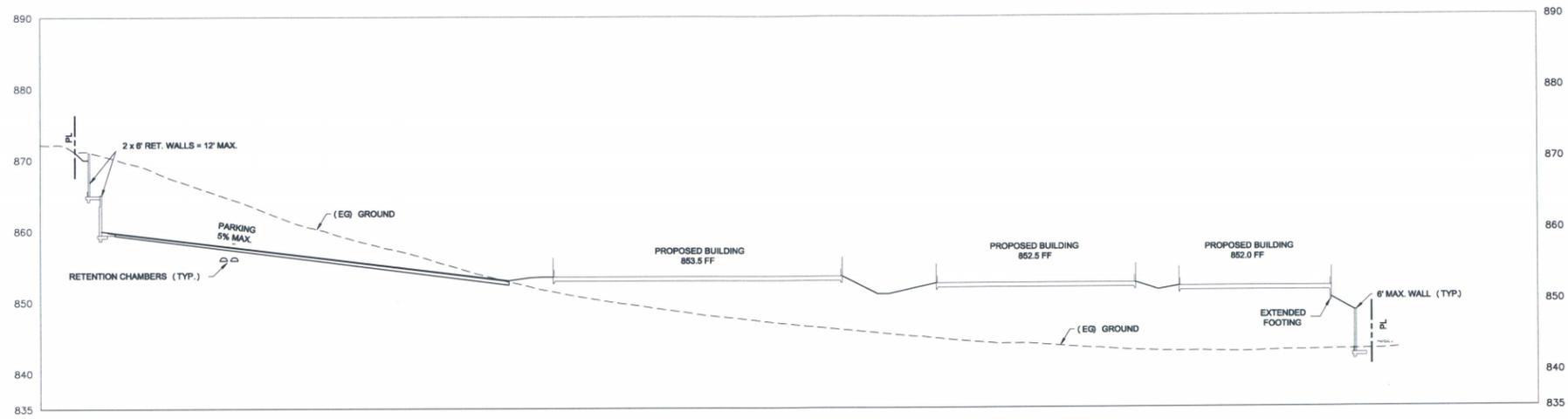
Proj. Engr.: SWL Proj. Mgr.: KBB
Date: 05.01.2015 Scale: PER PLAN
Permit No.:
A&V Job No.: 15150

CIVIL PRELIMINARY

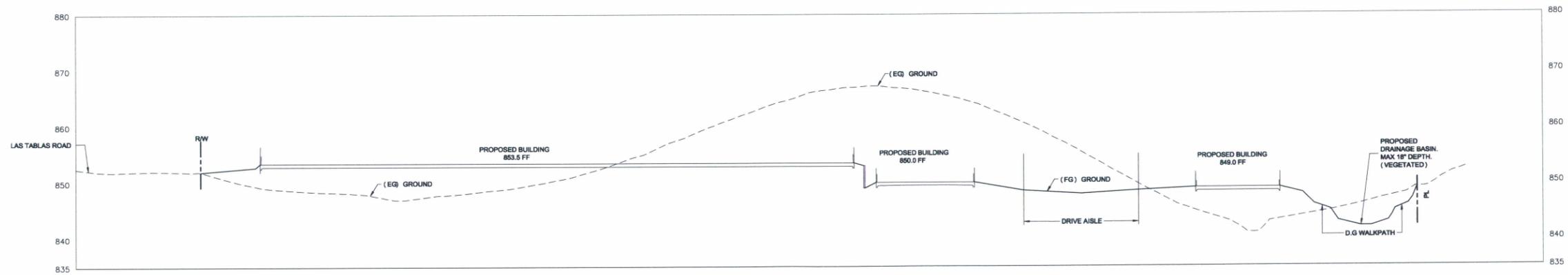
May 21, 2015
0007-01-RS15



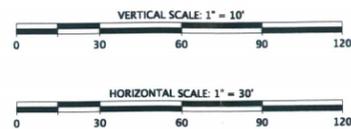
2015_AJ104111150 - Templeton Care Facility C-3 - P1102.dwg (103_ONSITE) 15150_C3.D GRADING PLAN - SWA.dwg, C3-SITE SECTIONS, Apr 29, 2015 2:13pm, Sam



D WEST-EAST SITE SECTION



E NORTH-SOUTH SITE SECTION



Plan Prepared By:
Ashley & Vance
 ENGINEERING, INC.
 1413 Monterey Street
 San Luis Obispo, CA 93401
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Engineer of Record:

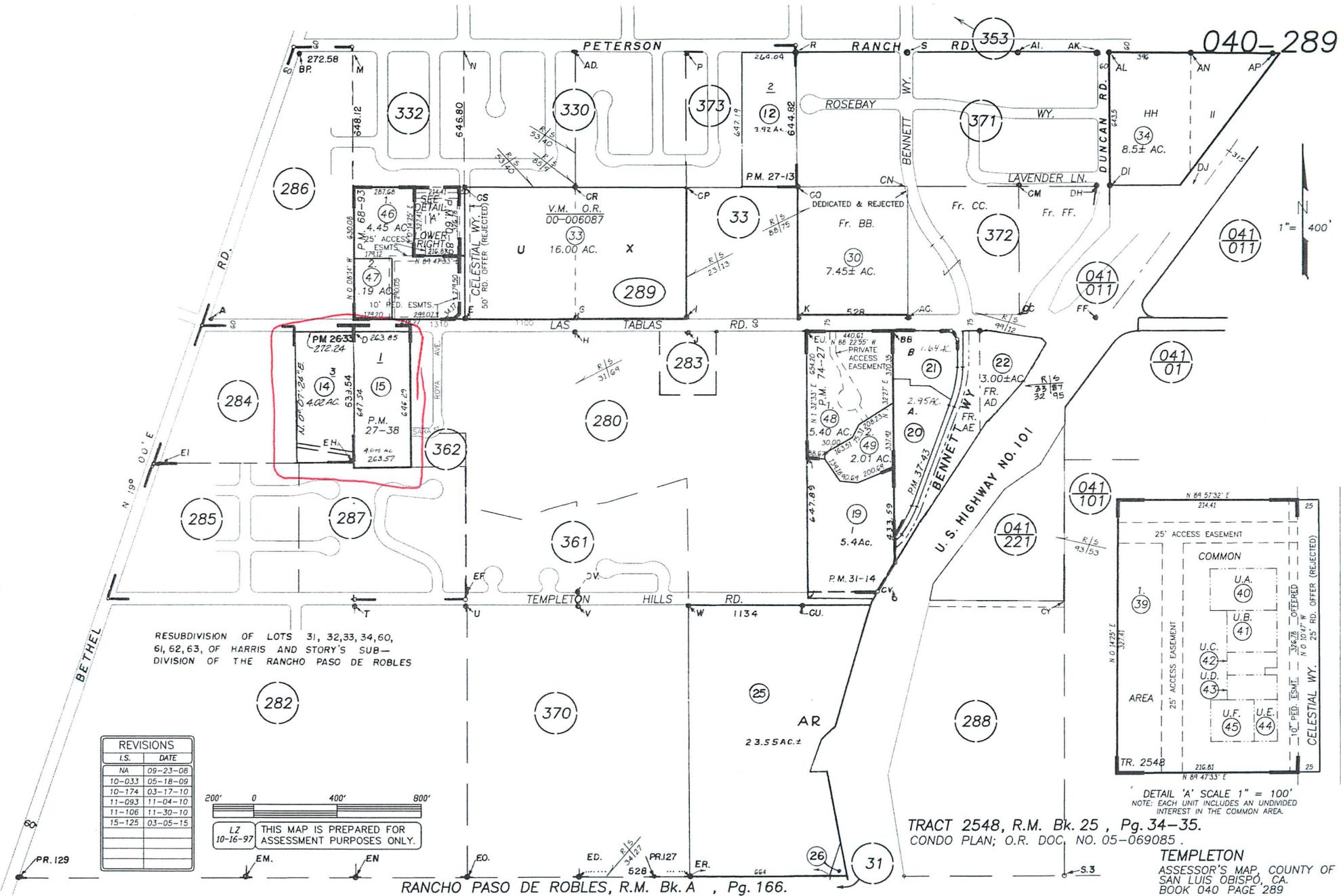
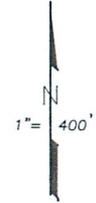
 NOT FOR CONSTRUCTION

Project Name: **TEMPLETON CARE FACILITY**
 Project Location: LAS TABLAS ROAD, TEMPLETON, CA
 Plans Prepared For: **RRM DESIGN GROUP**, 3765 HIGUERA STREET, STE. 102, SAN LUIS OBISPO, CA 93401, (805) 543-1794

Revisions:
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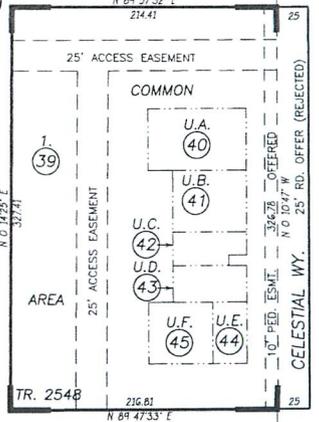
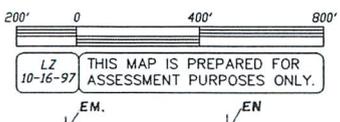
CIVIL
 SITE SECTION VIEW

May 21, 2015
 0007-01-RS15



RESUBDIVISION OF LOTS 31, 32, 33, 34, 60, 61, 62, 63, OF HARRIS AND STORY'S SUB-DIVISION OF THE RANCHO PASO DE ROBLES

REVISIONS	
I.S.	DATE
NA	09-23-08
10-033	05-18-09
10-174	03-17-10
11-093	11-04-10
11-106	11-30-10
15-125	03-05-15



TRACT 2548, R.M. Bk. 25, Pg. 34-35.
CONDO PLAN; O.R. DOC. NO. 05-069085.

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 040 PAGE 289



Parcel Summary Report For Parcel # 040-289-014

6/5/2015
12:31:41PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN LEWAN ANDREW J
 4503 MIDDLEBURY CIR CYPRESS CA 90630-

OWN LEWAN ANDY

OWN LEWAN JAMES

OWN LEWAN JOAN

OWN LEWAN JOHN

OWN LEWAN TRUST

Address Information

<u>Status</u>	<u>Address</u>
	00000 LAS TABLAS RD TEMP

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO77-	438	0003	Templeton	North County I OP				Y		G84101901

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 26/33 PAR 3

Notes

Tax Districts



Parcel Summary Report For Parcel # 040-289-014

6/5/2015
12:31:42PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
TEMPLETON
AREA NO. 21

Case Information

Case Number:

Case Status:

D890116D CMP Primary Parcel

Description:

CONST 15,000 SQFT OFFICE BLDG

DRC2014-00146 REC Primary Parcel

Description:

70,000 SQFT CENTRAL CARE FACILITY, 70,000 SQFT ATTACHED WING, AND 10 2650 SQFT DETACHED CARE 4-PLEX

G840018M CMP Primary Parcel

Description:

LU CHANGE RES SF TO OFFICE/PROFESSIONAL

PRE2008-00004 REC Primary Parcel

Description:

HIGH DENSITY RESIDENTIAL &/OR SENIOE LIVING AND RESIDENTIAL CARE FACILITY

PRE2014-00035 MET Primary Parcel

Description:

PROPOSED ASSISTED LIVING CAMPUS AND MEDICAL OFFICE



Parcel Summary Report For Parcel # 040-289-015

6/5/2015
12:31:59PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN LEWAN ANDREW J
 4503 MIDDLEBURY CIR CYPRESS CA 90630-

OWN LEWAN ANDY

OWN LEWAN JAMES

OWN LEWAN JOAN

OWN LEWAN JOHN

OWN LEWAN TRUST

Address Information

<u>Status</u>	<u>Address</u>
	00000 LAS TABLAS RD TEMP

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CO77-	381	0001	Templeton	North County I OP				Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO PR PM 27/38 PAR 1

Notes

Tax Districts



Parcel Summary Report For Parcel # 040-289-015

6/5/2015
12:31:59PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
TEMPLETON
AREA NO. 21

Case Information

Case Number:

Case Status:

PRE2006-00125

REC

Primary Parcel

Description:

8 AC

D890116D

CMP

Related Parcel

Description:

CONST 15,000 SQFT OFFICE BLDG

DRC2014-00146

REC

Related Parcel

Description:

70,000 SQFT CENTRAL CARE FACILITY, 70,000 SQFT ATTACHED WING, AND 10 2650 SQFT DETACHED CARE 4-PLEX

PRE2014-00035

MET

Related Parcel

Description:

PROPOSED ASSISTED LIVING CAMPUS AND MEDICAL OFFICE