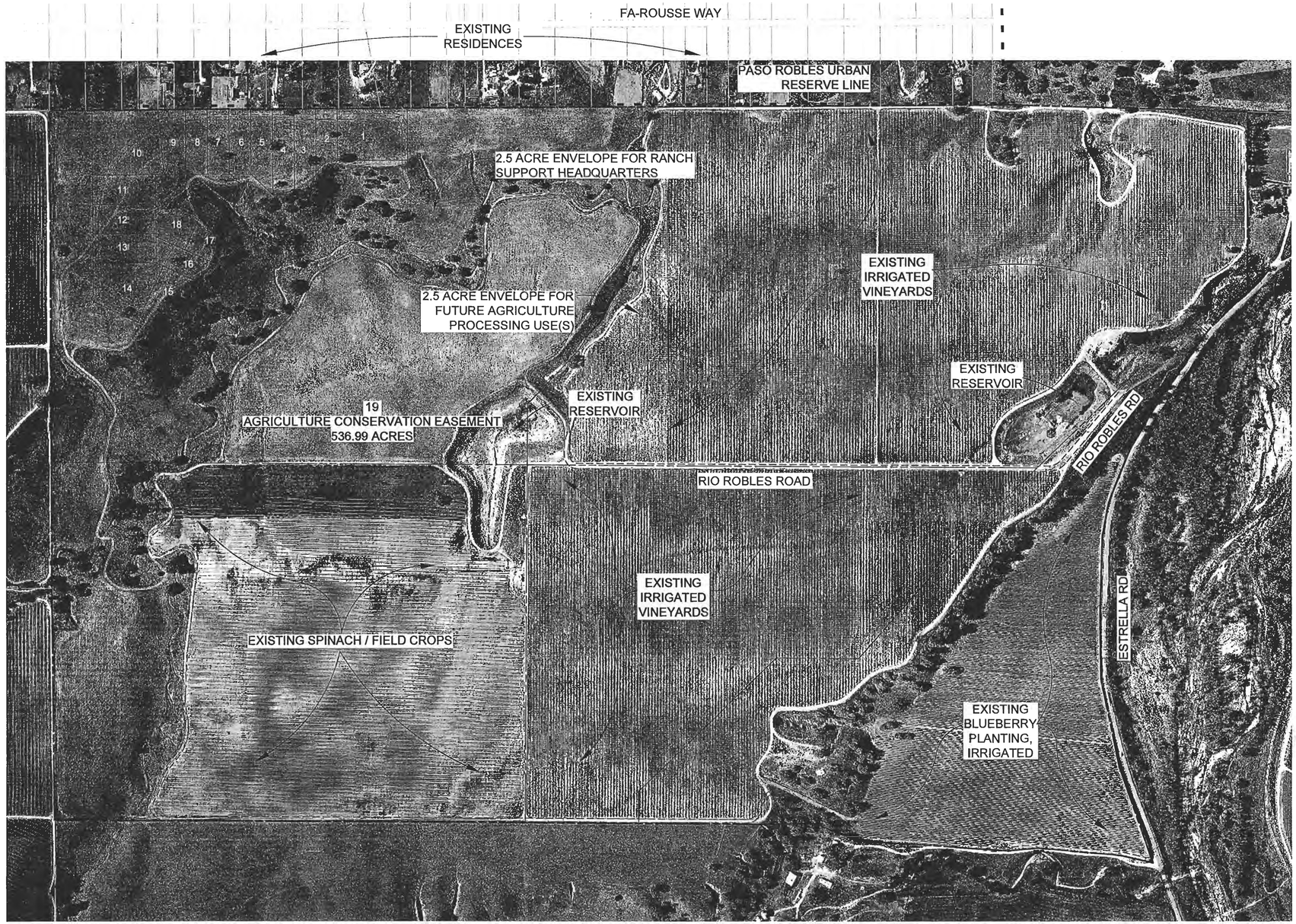


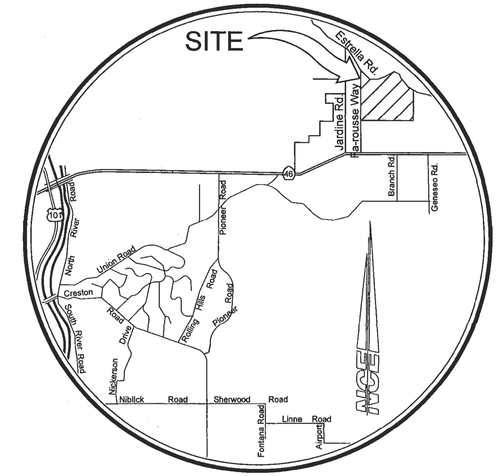


VICINITY MAP
NO SCALE

## SITE STATISTICS - OVERVIEW

| | |
|---|---|
| TOTAL GROSS AREA: | 561.91 ACRES |
| TOTAL NET DEVELOPABLE AREA: | 24.92 ACRES |
| RESIDENTIAL LOTS: | 18 |
| MIN. LOT SIZE: | 1.0 ACRE |
| AVG. LOT SIZE: | 1.38 ACRE |
| MAX. LOT SIZE: | 3.18 ACRE |
| OPEN SPACE (LOT 19): | 536.99 ACRES |

RECORD OWNER/APPLICANT: ESTRELLA RIVER VINEYARD, LLC
523 SOUTH CASCADE AVE, SUITE E
COLORADO SPRINGS, CO 80903

REGISTERED PROFESSIONAL ENGINEER
GREG S. JAEGER
58030
Exp. 6/30/10
CIVIL
STATE OF CALIFORNIA

ENGINEER: NORTH COAST ENGINEERING, INC.
725 CRESTON RD., STE. B,
PASO ROBLES, CA 93446
GREG S. JAEGER
R.C.E. 58030
EXP. 6/30/10

A.P.N.: 015-014-001, 015-014-002, 015-014-003, 015-014-004, 015-014-005, 015-014-006, 015-014-007, 015-014-008, 015-014-009

EXISTING USE: VINEYARD/ORGANIC SPINACH/BLUEBERRIES

PROPOSED USE: VINEYARD/BLUEBERRIES/SINGLE FAMILY HOMES IN AN AGRICULTURAL CLUSTER

# ESTRELLA RIVER VINEYARD
# SITE PLAN
# TRACT 2905

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 1, 2, 3, 4 AND 5 OF PARCEL MAP COAL 98–0210, ACCORDING TO THE MAP RECORDED APRIL 19, 2002 IN BOOK 56 OF PARCEL MAPS, AT PAGE 40 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

NCE
0 150' 300' 600'
SCALE: 1"=300'

## SHEET INDEX


1. SITE PLAN
2. VESTING TENTATIVE MAP - OVERALL BOUNDARY
3. VESTING TENTATIVE MAP - LOT DETAILS
4. PRELIMINARY GRADING AND DRAINAGE - OVERALL SITE
5. PRELIMINARY GRADING AND DRAINAGE - LOT DETAILS



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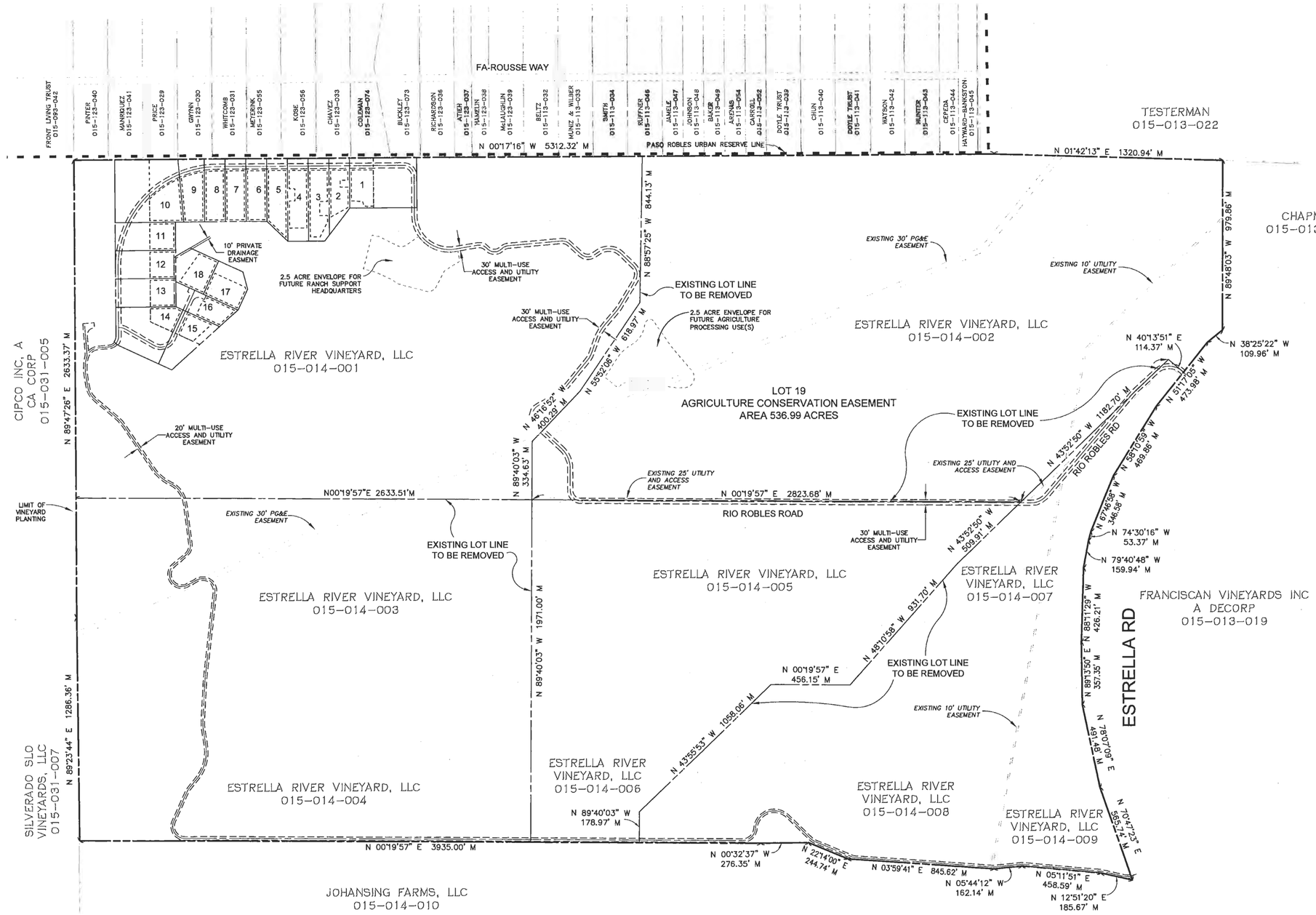
TRACT 2905, VESTING TENTATIVE MAP, ESTRELLA RIVER VINEYARD, (05152)




## LEGEND

- EXISTING BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CENTERLINE
- PROPOSED AGRICULTURAL BUFFER
- PROPOSED BUILDING ENVELOPES

### RESIDENTIAL CLUSTER STATISTICS

| | |
|---|---|
| TOTAL SITE AREA: | 561.91 AC |
| RESIDENTIAL LOT AREA: | 24.92 AC |
| NEW RESIDENTIAL ROADS & WATER TANK: | 2.89 AC |
| NET RESIDENTIAL DEVELOPMENT AREA: | 27.81 AC |
| LUO ALLOWED DEVELOPMENT AREA, 5%: | 28.10 AC |
| OPEN SPACE PARCEL: | 536.99 AC |
| LUO OPEN SPACE REQUIREMENTS, 95%: | 533.81 AC |

### LOT AREAS

| LOT # | GROSS (AC) | NET (AC) | BUILDING ENVELOPE (SF) |
|---|---|---|---|
| 1 | 2.58 | 2.17 | 24818 |
| 2 | 1.00 | 0.92 | 22302 |
| 3 | 1.31 | 1.23 | 32931 |
| 4 | 1.32 | 1.24 | 30993 |
| 5 | 1.16 | 1.08 | 33700 |
| 6 | 1.00 | 0.92 | 28300 |
| 7 | 1.00 | 0.92 | 28300 |
| 8 | 1.00 | 0.92 | 28241 |
| 9 | 1.13 | 1.03 | 29652 |
| 10 | 3.18 | 2.89 | 33541 |
| 11 | 1.30 | 1.18 | 19764 |
| 12 | 1.30 | 0.95 | 19764 |
| 13 | 1.30 | 1.18 | 19764 |
| 14 | 2.09 | 1.16 | 16298 |
| 15 | 1.24 | 1.15 | 15165 |
| 16 | 1.01 | 0.89 | 18288 |
| 17 | 1.00 | -- | 25259 |
| 18 | 1.00 | -- | 24292 |
| 19 | 536.99 | -- | -- |

NCE

0 150' 300' 600'

SCALE: 1"=300'

# ESTRELLA RIVER VINEYARD
## VESTING TENTATIVE MAP
## OVERALL BOUNDARY
## TRACT 2905

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 1, 2, 3, 4 AND 5 OF PARCEL MAP COAL 98-0210, ACCORDING TO THE MAP RECORDED APRIL 19, 2002 IN BOOK 56 OF PARCEL MAPS, AT PAGE 40 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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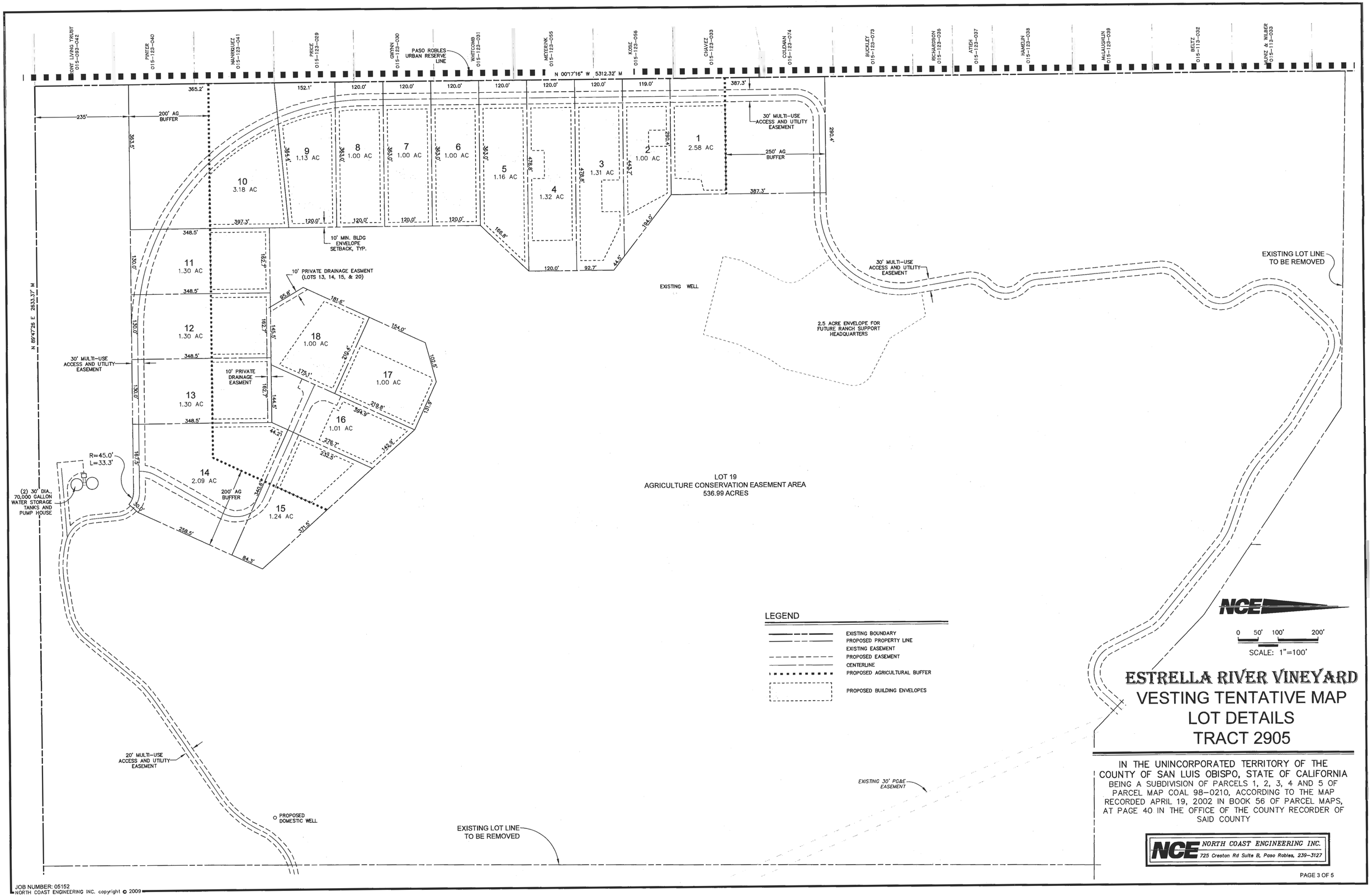


# ESTRELLA RIVER VINEYARD

## VESTING TENTATIVE MAP
## LOT DETAILS
## TRACT 2905

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 1, 2, 3, 4 AND 5 OF PARCEL MAP COAL 98-0210, ACCORDING TO THE MAP RECORDED APRIL 19, 2002 IN BOOK 56 OF PARCEL MAPS, AT PAGE 40 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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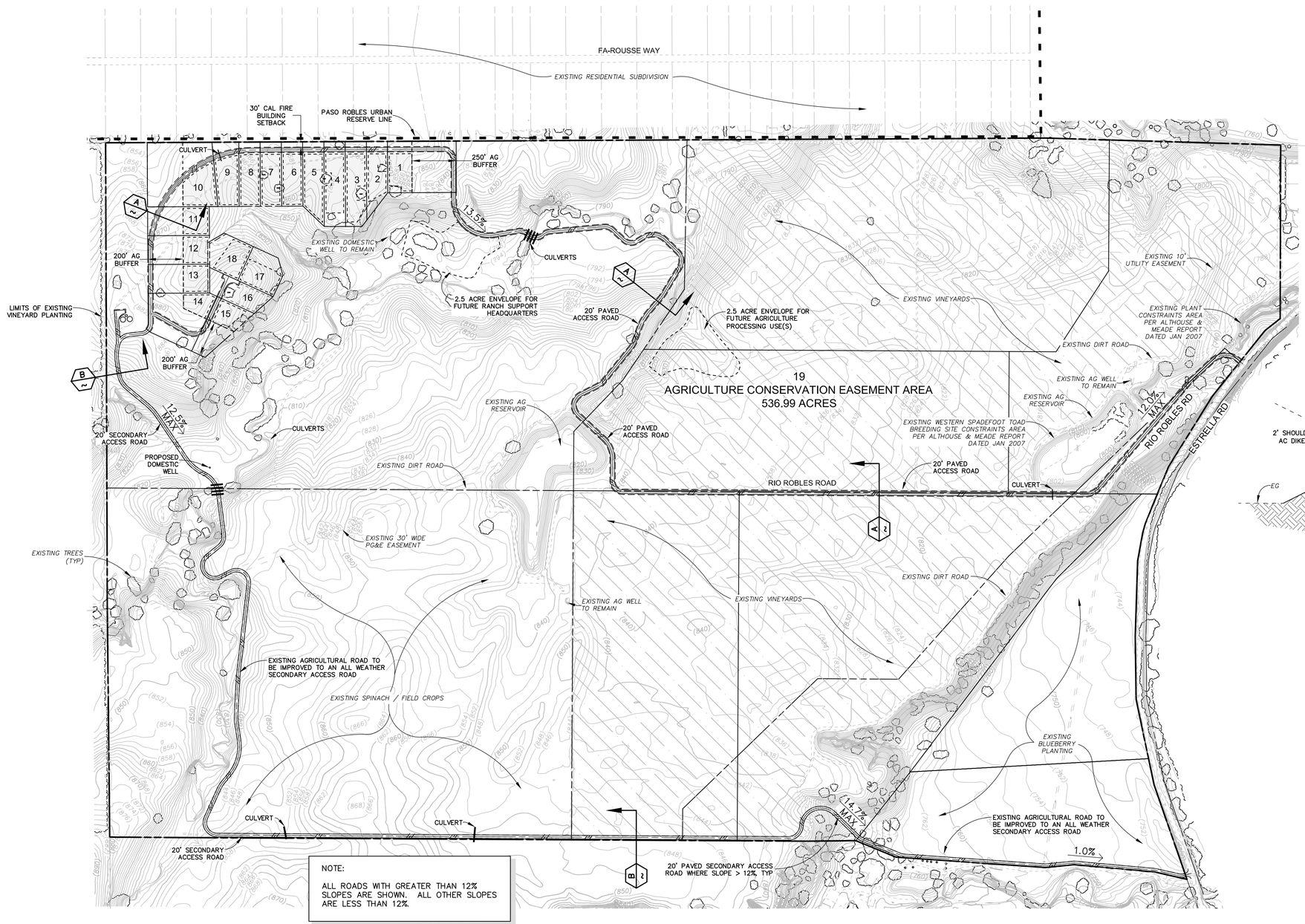
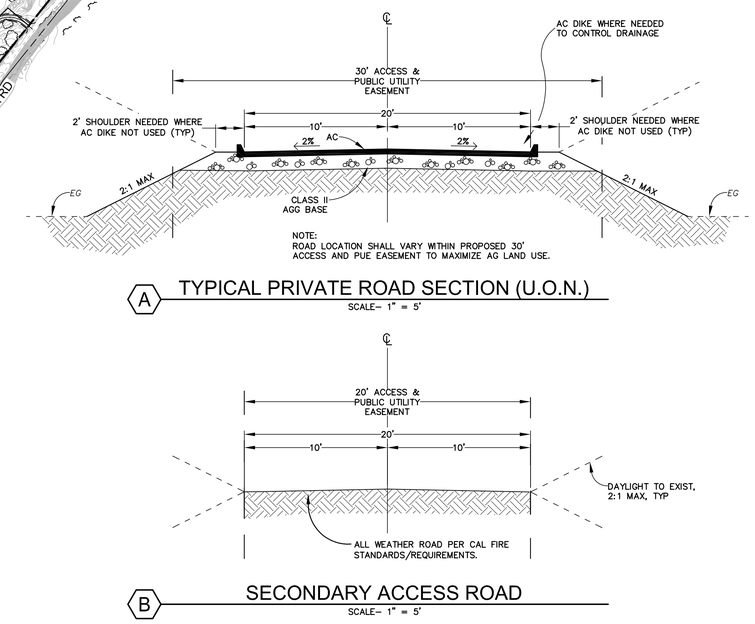



NOTE:

ALL ROADS WITH GREATER THAN 12% SLOPES ARE SHOWN. ALL OTHER SLOPES ARE LESS THAN 12%.




A TYPICAL PRIVATE ROAD SECTION (U.O.N.)
SCALE– 1" = 5'

B SECONDARY ACCESS ROAD
SCALE– 1" = 5'

NCE

0 150' 300' 600'
SCALE: 1"=300'

## LEGEND

| | | | |
|---|---|---|---|
| 2 | LOT NUMBER | (OHD) | EXISTING OVERHEAD POWER/TEL |
| | DRAINAGE DIRECTION | | EXISTING ROAD |
| (800) | EXISTING CONTOUR | | PROPOSED EP |
| 800 | PROPOSED CONTOUR | X | EXISTING FENCE |
| | EXISTING TREE | | PROPERTY LINE |
| 700.0 | FINISH GRADE | | EASEMENT, AS NOTED |
| HP | HIGH POINT | | BOUNDARY LINE |
| LP | LOW POINT | | CENTERLINE |
| | CULVERT | W | PROPOSED WATERLINE |
| | IRRIGATED VINEYARDS | | AG BUFFER |
| | WATER STORAGE TANK | | |

# ESTRELLA RIVER VINEYARD
# PRELIMINARY GRADING & DRAINAGE
# OVERALL SITE
# TRACT 2905

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30' CDF BUILDING SETBACK

PASO ROBLES URBAN RESERVE LINE

30' MULTI-USE ACCESS AND UTILITY EASEMENT

CULVERT

20' PAVED ACCESS ROAD

250' AG BUFFER

LIMIT OF VINEYARD PLANTING

EXISTING DOMESTIC WELL TO REMAIN

2.5 ACRE ENVELOPE FOR FUTURE RANCH SUPPORT HEADQUARTERS

CULVERTS

EXISTING DIRT ROAD

235'

200' AG BUFFER

10' PRIVATE DRAINAGE EASEMENT (LOTS 13-15 & 20)

12' ACCESS

30' MULTI-USE ACCESS AND UTILITY EASEMENT

30' ACCESS & PUBLIC UTILITY EASEMENT

(2) 30' DIA., 70,000 GALLON WATER STORAGE TANKS AND PUMP HOUSE

19
AGRICULTURE CONSERVATION EASEMENT AREA
536.99 ACRES

EXISTING DIRT ROAD

20' MULTI-USE ACCESS AND UTILITY EASEMENT

PROPOSED DOMESTIC WELL

CULVERTS

## LEGEND

| | | | |
|---|---|---|---|
| 2 | LOT NUMBER | (OHD) | EXISTING OVERHEAD POWER/TEL |
| | DRAINAGE DIRECTION | | EXISTING ROAD |
| (800) | EXISTING CONTOUR | | PROPOSED EP |
| 800 | FINISH GRADE CONTOUR | | EXISTING FENCE |
| | EXIST TREE | | RIGHT-OF-WAY |
| 700.0 | FINISH GRADE | | PROPERTY LINE |
| HP | HIGH POINT | | BOUNDARY LINE |
| LP | LOW POINT | | CENTERLINE |
| | CULVERT | W | PROPOSED WATERLINE |
| | WATER STORAGE TANK | | AG BUFFER |

NCE

0 50' 100' 200'

SCALE: 1"=100'

# ESTRELLA RIVER VINEYARD

## PRELIMINARY GRADING & DRAINAGE LOT DETAILS TRACT 2905

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