



EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT

VICINITY MAP



PROJECT DIRECTORY

OWNER: DOUG FILIPPONI
P.O. BOX 803
SANTA MARGARITA, CA 93453

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
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PROJECT DESCRIPTION

SCOPE OF WORK: MINOR USE PERMIT TO ALLOW THE CONSTRUCTION OF A GAS STATION WITH 8 FUEL PUMPS, 5,200 SF OF CONVENIENCE STORE. THE PROJECT HAS A TOTAL AREA OF DISTURBANCE OF 2.57 ACRES.

PROJECT STATISTICS

ZONING: CR-COMMERCIAL RETAIL
PARCEL SIZE: 2.47 ACRES

BUILDING GROSS AREA:
CONVENIENCE STORE 5,200 SF

SITE DISTURBANCE:
ONSITE 107,593 SF
OFFSITE 4,510 SF

PERVIOUS AREA: 43,794 SF
IMPERVIOUS SURFACE: 68,495 SF

MAX. ALLOWED HEIGHT: 25 FT. (PLUS 5 FT EXCEPTION FOR ARCHITECTURAL FEATURES)

MAX. PROPOSED HEIGHT: 27 FT. (HIGH TOWER ROOF CONVENIENCE STORE, SEEKING EXCEPTION PER ARCHITECTURAL FEATURE UNDER COMMUNITY STANDARDS.)

YARD SETBACKS (GAS STATION)	REQUIRED		PROPOSED
	PUMP ISLANDS	18 FT FROM R.O.W	82'-7" FT FROM R.O.W
BUILDING:	FRONT	10 FT	+/- 175'-0" TO PL
	SIDE	10 FT	+/- 117'-0" TO PL
	REAR	10 FT	+/- 81'-6" TO PL

PARKING CALCULATIONS

LAND USE: N/A
GAS STATIONS: N/A

CONVENIENCE STORE (GENERAL MERCHANDISE STORES): 4,000 SF SALES, 1,200 SF STORAGE

PARKING RATE/ STANDARD: 1 SPACE AND 2 SPACES PER SERVICE BAY
CALCULATION: 1 PER 300 SF OF SALES AREA, 1 PER 600 SF OF STORAGE AREA

4,000 SF OF SALES AREA/300 SF= 14
1,200 SF OF STORAGE/600 SF= 2
SUBTOTAL*
TOTAL PARKING REQUIRED PER ZONING ORDINANCE
TOTAL APPLICANT PROPOSED PARKING SPACES

SPACE REQUIRED	TITLE SHEET
1	T1
14	A2
2	A3
17	A4
17	A5
26	A6
	A7
	A8
	C1
	C2
	C3
	L1
	L2

SHEET INDEX

NOTES:

* SUBTOTAL INCLUDES ADA SPACES IN OVERALL COUNT (1 SPACES FOR 1-25 TOTAL REQUIRED SPACES)

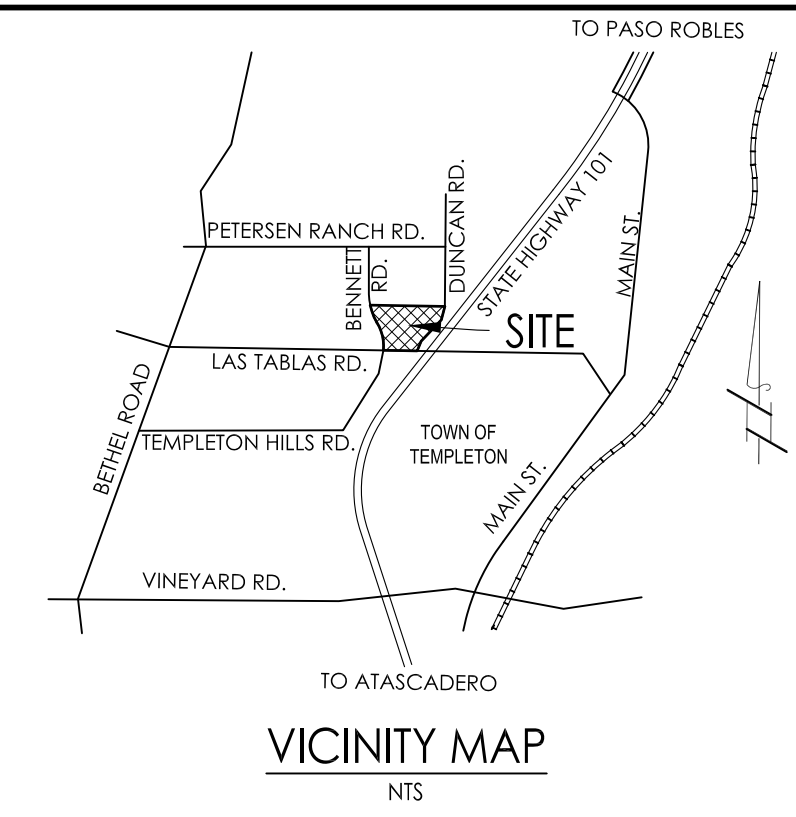
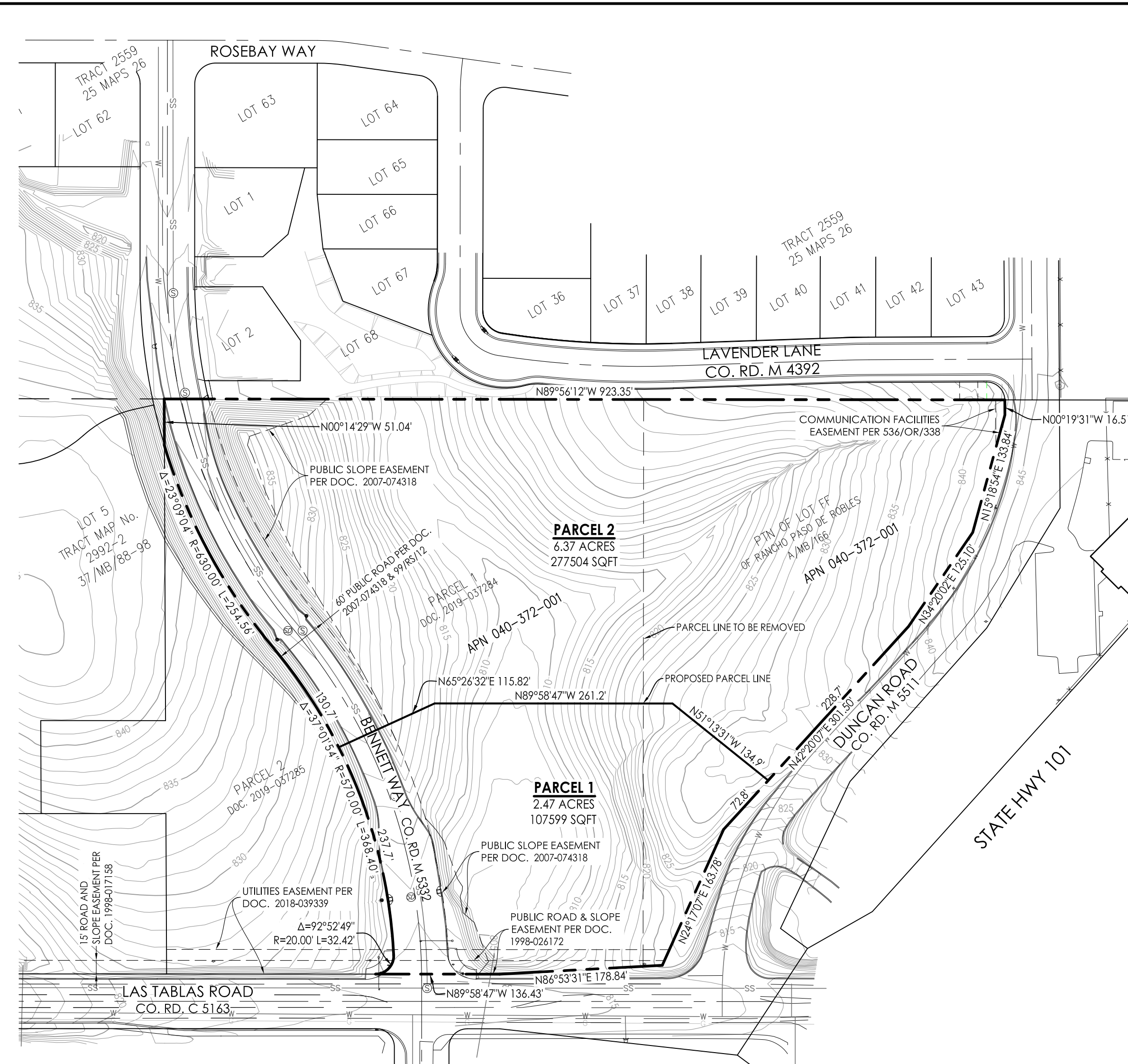
TEMPLETON DESIGN GUIDELINES:

V.E.3: SITE ALTERATION AND COVERAGE (70% OR LESS REQUIRED)
(E) PERVIOUS AREA 68,495/43,794 SF (TOTAL IMPERVIOUS) = 65%
V.E.9: PARKING LOT LANDSCAPE, REFER TO LANDSCAPE DRAWINGS



EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT

TITLE SHEET



PROJECT DESCRIPTION:
 PRELIMINARY LOT LINE ADJUSTMENT OF TWO (2) EXISTING PARCELS
 CONSISTING OF 8.84± ACRES INTO TWO (2) PROPOSED PARCELS.

OWNERS:
 FILIPPONI FAMILY TRUST, NED AND CONNIE THOMPSON FAMILY TRUST,
 AND FILIPPONI FAMILY LIMITED PARTNERSHIP
 C/O
 KIRK CONSULTING
 8830 MORRO ROAD
 ATASCADERO, CA 93422
 CONTACT: LACEY ZUBAK
 PHONE: (805) 461-5765

APPLICANT:
 KIRK CONSULTING
 8830 MORRO ROAD
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 CONTACT: LACEY ZUBAK
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REPRESENTATIVE:
 RRM DESIGN GROUP
 3765 S. HIGUERA ST., STE. 102
 SAN LUIS OBISPO, CA 93401
 PH (805) 543-1794

BASIS OF BEARINGS:
 THE BASIS OF BEARING BEING NORTH LINE OF
 LAS TABLAS ROAD OF TRACT 2992-2 PER R.
 R 37/MB/88-98

BENCHMARK:
 P-1450: VERTICAL CONTROL DISK SET VERTICALLY IN
 NORTHWEST FACE OF SOUTHWEST CONCRETE ABUTMENT
 OF HIGHWAY OVERPASS AT LAS TABLAS ROAD 3.1 MILES
 NORTHERLY ALONG U.S. 101 FROM JUNCTION OF
 MORRO AVENUE IN ATASCADERO
 DATUM- NAVD88
 ELEVATION- 819.29 FEET
 ELEVATION ADJUSTED FOR THIS PROJECT- 813.22 FEET

PROPERTY INFORMATION:
 PARCEL 1 OF DOC. 2019-037284
 APN: PTN. OF 040-372-001
 ADDRESS: LAS TABLAS ROAD, TEMPLETON, CA
 AREA: 245,339 SQ.FT, 5.63 ACRES
 ZONE: COMMERCIAL RETAIL
 PTN. OF LOT FF OF RANCHO PASO DE ROBLES
 APN: PTN. OF 040-372-001
 ADDRESS: LAS TABLAS ROAD, TEMPLETON, CA
 AREA: 139,764 SQ.FT, 3.21 ACRES
 ZONE: COMMERCIAL RETAIL

EXISTING PARCELS	SQUARE FEET	ACRES
PARCEL 1 OF DOC. 2019-037284	245339	5.63
PTN. OF LOT FF OF RANCHO PASO DE ROBLES	139764	3.21
PROPOSED PARCELS	SQUARE FEET	ACRES
PARCEL 1	107599	2.47
PARCEL 2	277504	6.37

AMENDED PRELIMINARY LOT LINE ADJUSTMENT PARCEL MAP COAL 20-0003

IN THE TOWN OF TEMPLETON
 PARCEL 1 OF DOC. 2019-037284 OF OFFICIAL RECORDS AND A PORTION OF LOT FF OF THE RESUBDIVISION
 OF LOTS 31, 32, 33, 34, 60, 61, AND 63 OF RANCHO PASO DE ROBLES FILED IN BOOK A OF MAPS AT PAGE
 166 IN THE COUNTY RECORDERS' OFFICE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

FIRST AMERICAN TITLE COMPANY 4001-6073864 JOB: 1014121 FEBRUARY, 2021 SHEET 1 OF 1

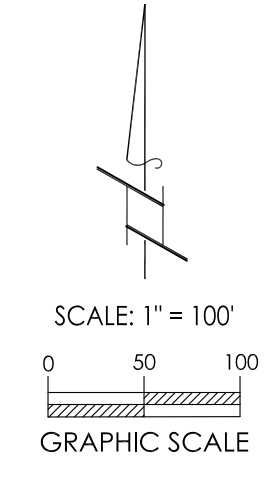
MAP PREPARED ON:
 FEBRUARY, 2021

 3765 S. Higuera St., Ste. 102 • San Luis Obispo, CA 93401
 (805) 543-1794 • (805) 543-4609
 www.rmdesign.com

MAP PREPARED BY:
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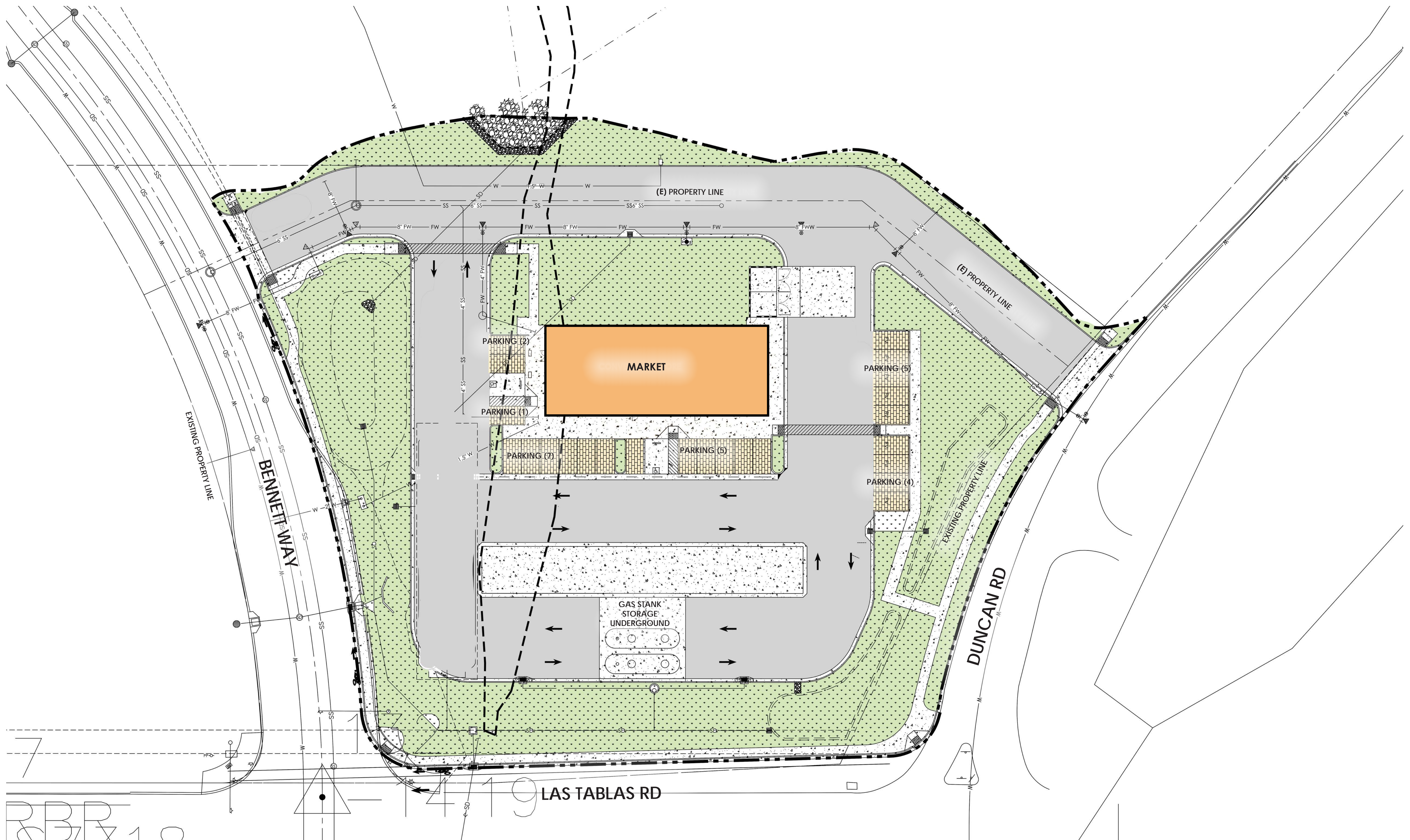
Steven B. Webster



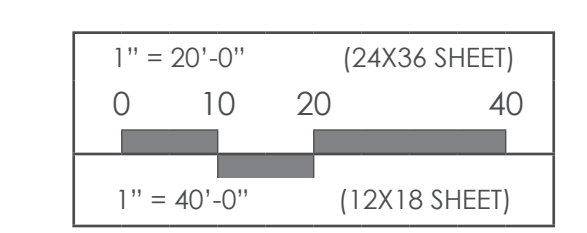
EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT EXISTING SITE SURVEY

JOB NUMBER
 JULY 10, 2023

A2

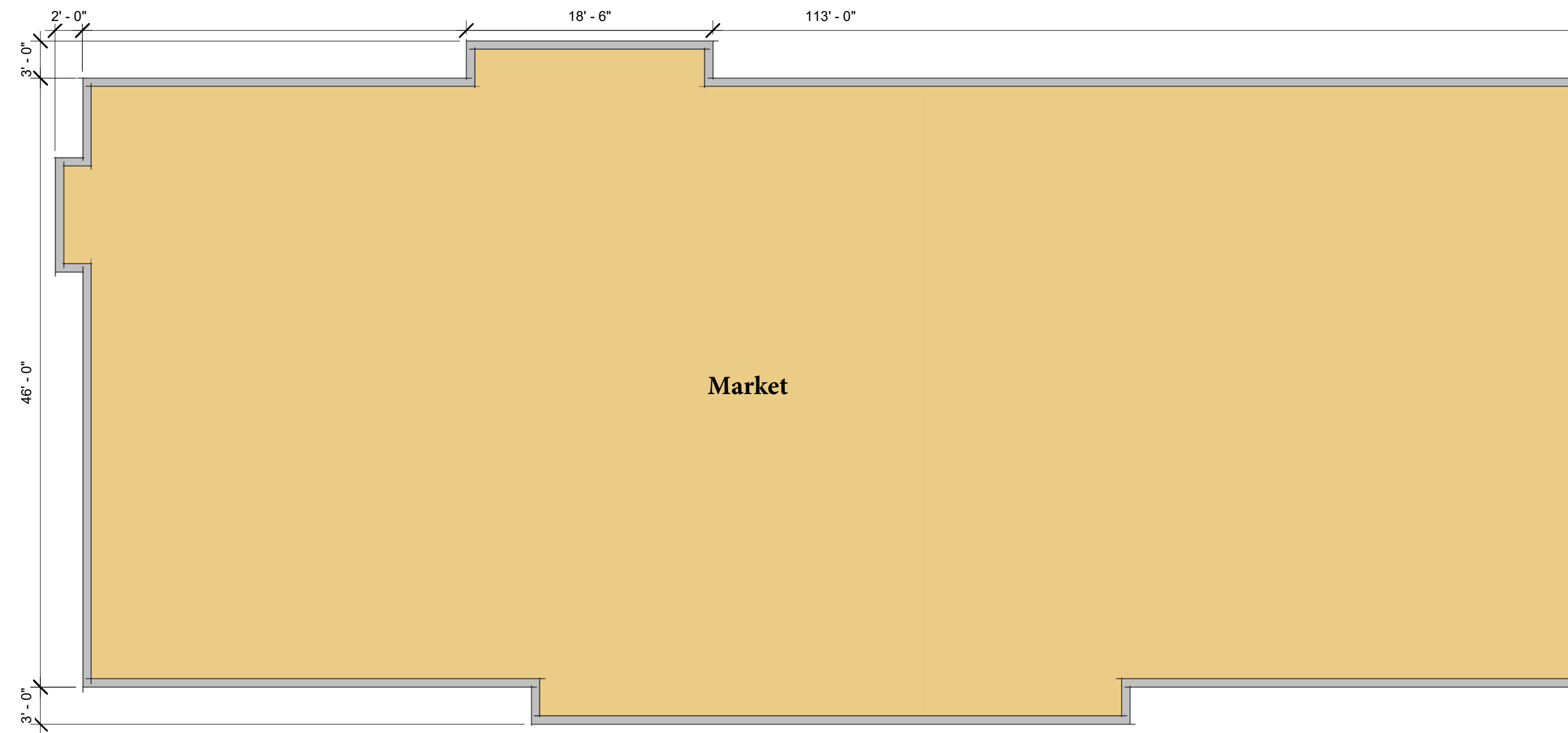


EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT
PROPOSED SITE PLAN



JOB NUMBER
 MARCH 10, 2020

A3



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



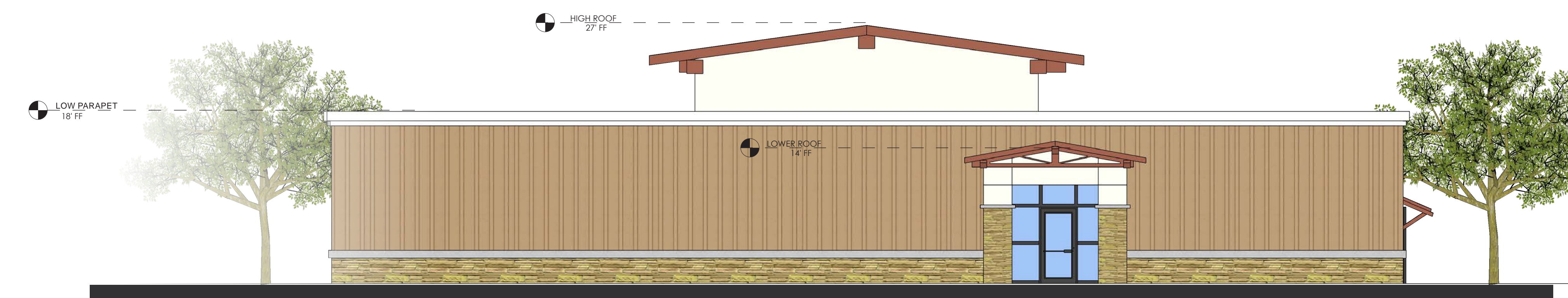
5 MARKET STORE PERSPECTIVE 1
N.T.S



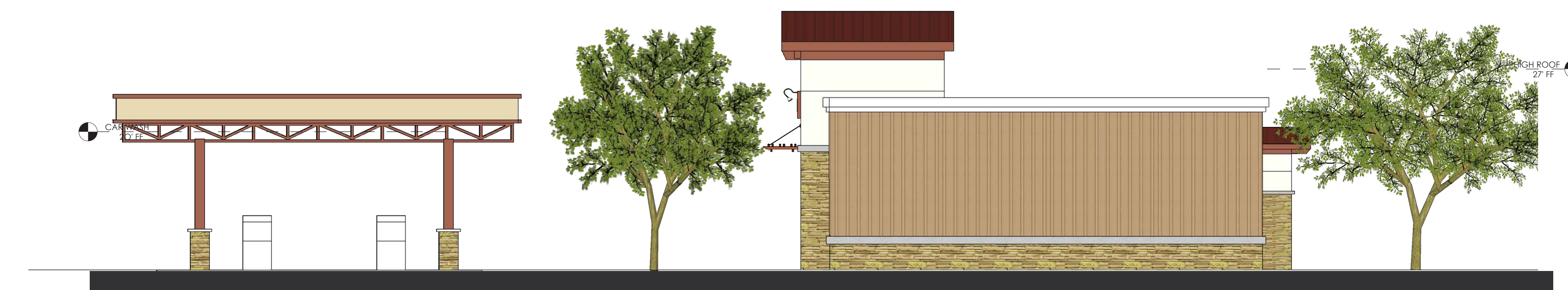
1 SOUTH ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



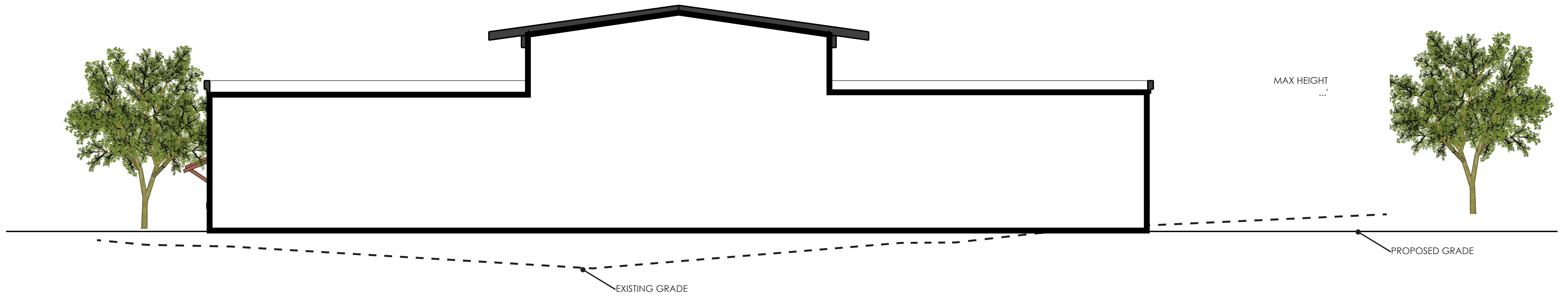
2 EAST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



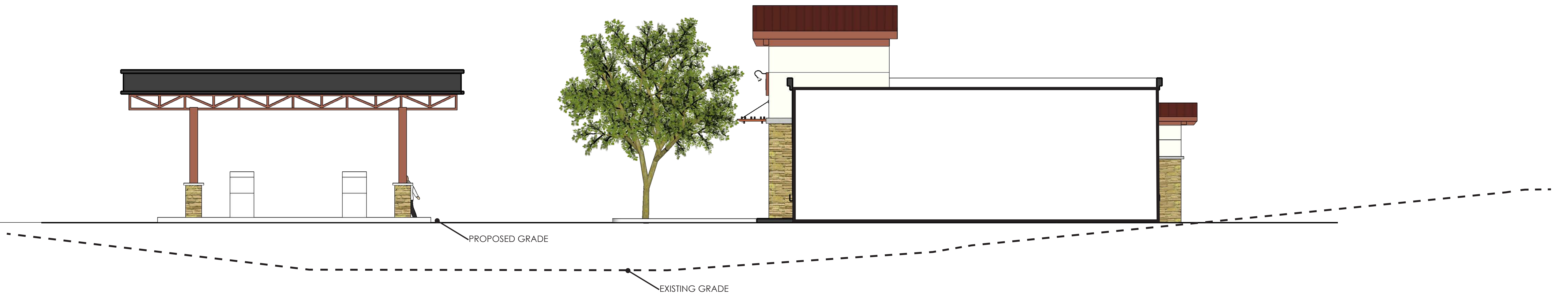
3 WEST ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



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



1 NORTH-SOUTH SITE SECTION
1/8" = 1'-0" (24 X 36 SHEET)



2 EAST-WEST SITE SECTION
1/8" = 1'-0" (24 X 36 SHEET)



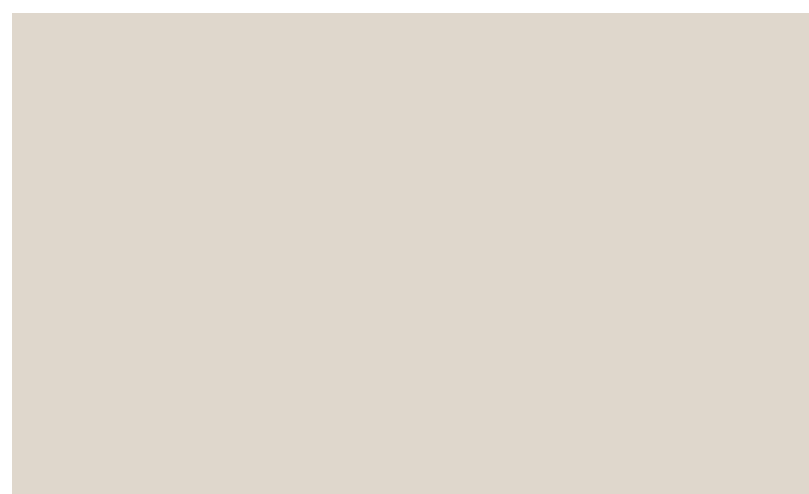
MARKET

A



VERTICAL FIBER CEMENT SIDING
SHERWIN WILLIAMS WOVEN WICKER

B



CEMENT PLASTER STUCCO
CLAY ANGEL

C



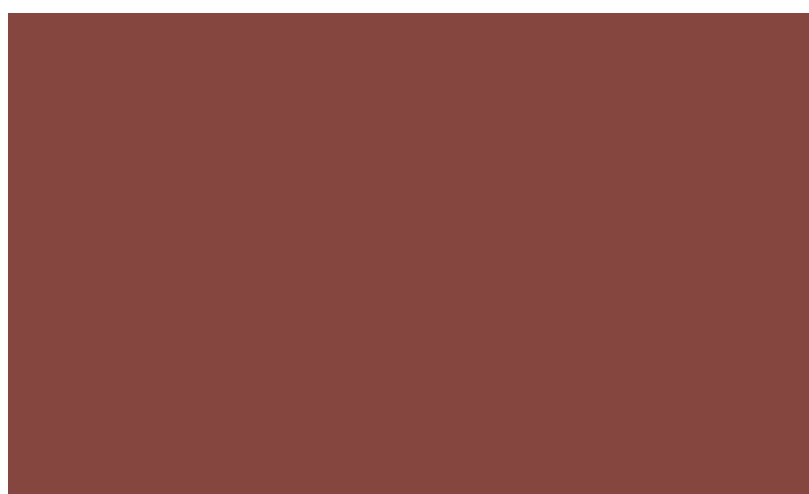
STONE VENEER
EL DORADO MOUNTAIN LEDGE

D



ALUMINUM STOREFRONT SYSTEM
POWDER COAT BLACK MATTE

E



EXPOSED TIMBER
PAINTED: RED BARN

F



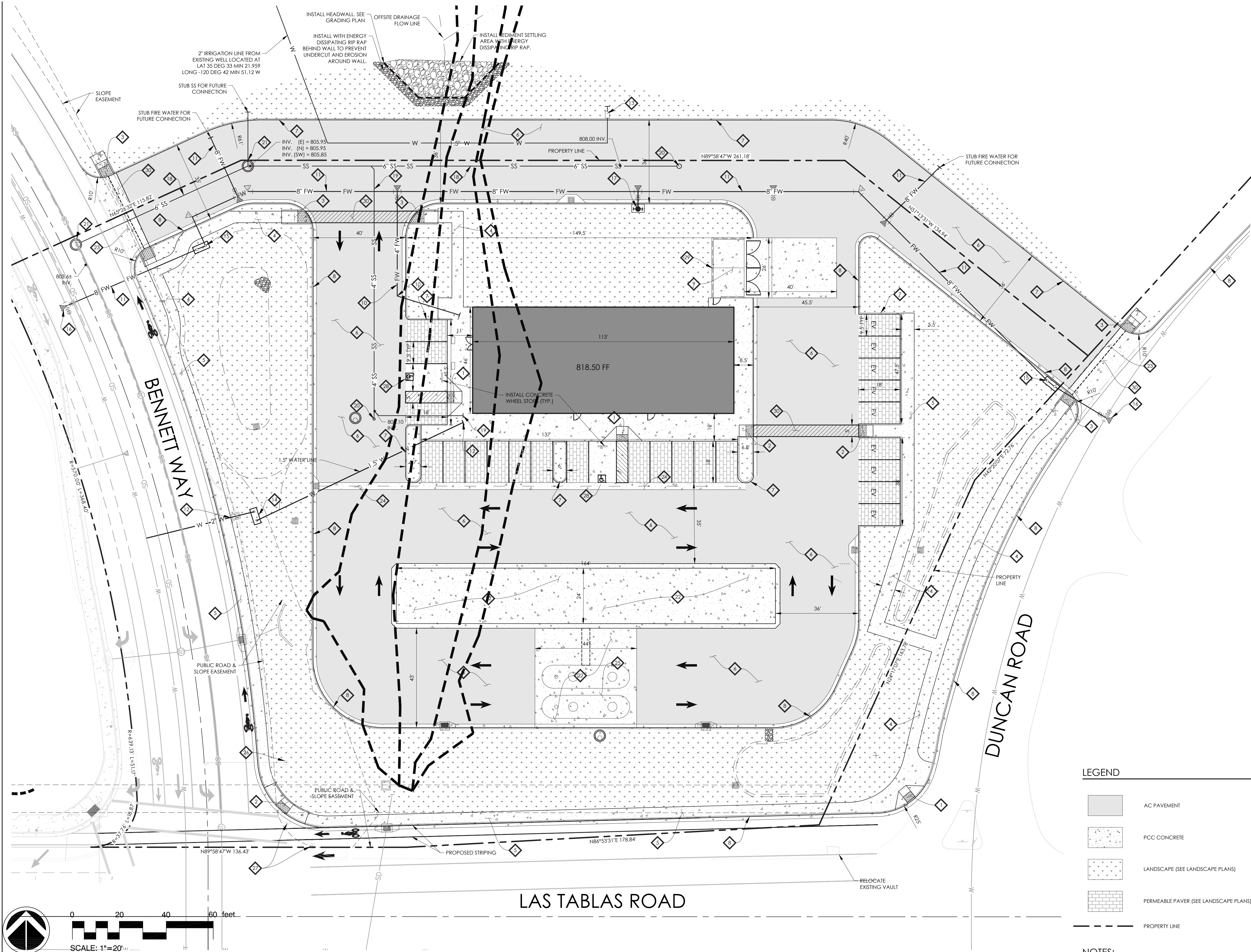
STANDING SEAM METAL ROOF
RUSTIC RED



EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT
COLOR AND MATERIALS

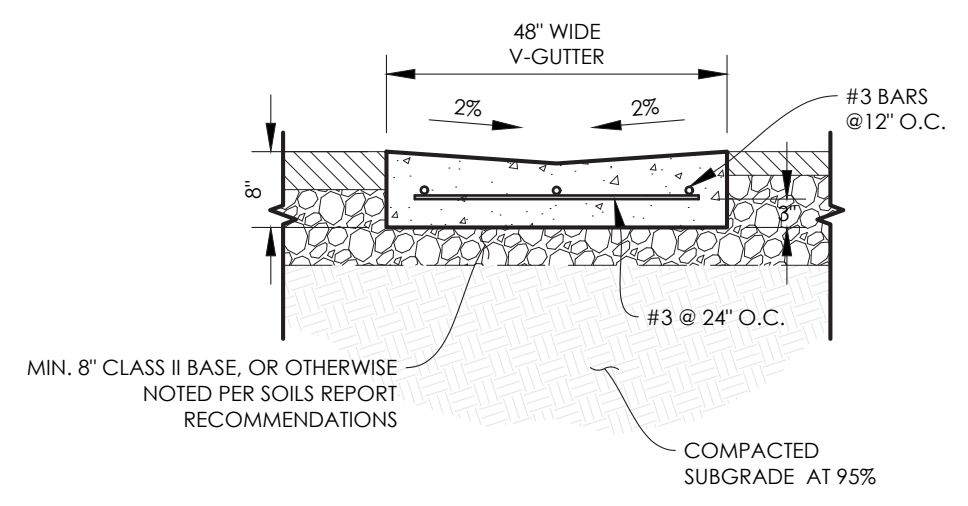
IMPROVEMENT NOTES

- 1. CONSTRUCT CASE 'A' CURB RAMP WITH TRUNCATED DOMES PER CALTRANS STANDARD AB8A.
- 2. CONSTRUCT CASE 'C' CURB RAMP WITH TRUNCATED DOMES PER CALTRANS STANDARD AB8A.
- 3. CONSTRUCT CASE 'F' CURB RAMP WITH TRUNCATED DOMES PER CALTRANS STANDARD AB8A.
- 4. CONSTRUCT DETACHED SIDEWALK PER COUNTY OF SAN LUIS OBISPO STANDARDS AND DETAIL C-4.
- 5. CONSTRUCT INTEGRAL SIDEWALK PER COUNTY OF SAN LUIS OBISPO STANDARDS AND DETAIL C-4.
- 6. CONSTRUCT MIN. 3" OF AC OVER 19" OF COMPACTED (95% OR BETTER) CLASS II AGGREGATE BASE. FINAL PAVEMENT SECTION TO BE DETERMINED BY APPROVED TRAFFIC INDEX AND FINAL TEST R-VALUE AND PER THE RECOMMENDATIONS OF THE SOILS ENGINEER AND SOILS REPORT.
- 7. CONSTRUCT 4" TYPE 'C' CURB PER COUNTY OF SAN LUIS OBISPO STANDARDS AND DETAIL C-3.
- 8. CONSTRUCT 4" TYPE 'A' CURB AND GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARDS AND DETAIL C-2.
- 9. CONSTRUCT TRASH ENCLOSURE PER DETAIL IN ARCHITECT PLANS AND IN CONFORMANCE WITH THE COUNTY OF SAN LUIS OBISPO. CONCRETE SLAM PAD IN FRONT OF ENCLOSURE SHALL BE CONSTRUCTED WITH #4 REBARS 24" O.C.
- 10. INSTALL 4" FIRE WATER SPRINKLER LATERAL IN PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 11. INSTALL 8" FIRE WATER MAIN PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- 12. INSTALL 1.5" DOMESTIC SINGLE WATER SERVICE CONNECTION, WITH 1" METER PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL W-5.
- 13. INSTALL 1" IRRIGATION SERVICE METER AND BACKFLOW.
- 14. INSTALL 1.5" UNLESS NOTED OTHERWISE REDUCED PRESSURE VALVE ASSEMBLY PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL W-16.
- 15. INSTALL 4" DOUBLE-CHECK VALVE ASSEMBLY PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL W-15.
- 16. TIE-IN TO EXISTING WATER MAIN PER COUNTY OF SAN LUIS OBISPO STANDARDS AND DETAIL W-8.
- 17. INSTALL FIRE HYDRANT AND ASSEMBLY TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL W-1.
- 18. INSTALL 8" SDR 35 PVC SEWER PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS. (S = 0.01 FT/FT MIN.)
- 19. INSTALL 4" SDR 35 PVC SEWER LATERAL PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL S-3. (S = 0.02 FT/FT MIN.)
- 20. INSTALL SEWER CLEANOUT PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL S-2.
- 21. INSTALL 48" SEWER MANHOLE PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL S-1.
- 22. INSTALL 4" REINFORCED P.C.C. CONCRETE PAD OVER 6" OF CLASS II COMPACTED (95% OR BETTER) BASE. REINFORCEMENT SHALL BE #4 BARS @ 24" O.C.
- 23. INSTALL COMMERCIAL DRIVEWAY PER SAN LUIS OBISPO COUNTY STANDARD DRAWING B-38.
- 24. INSTALL P.C.C. CONCRETE RIBBON GUTTER PER DETAIL THIS SHEET.
- 25. INSTALL TWO 20,000 GALLON UNDERGROUND STORAGE TANKS.
- 26. PROTECT EXISTING STREET SIGNAL.
- 27. RELOCATE PEDESTRIAN LIGHTS AND INFRASTRUCTURE.
- 28. INSTALL R99C PER CAL TRANS STANDARD PLAN A90A.
- 29. INSTALL 3.0" CAST IRON PIPE THROUGH REAR WALL OF TRASH ENCLOSURE. ENSURE PIPE DRAINS TO LANDSCAPED AREA.
- 30. INSTALL LADDER CROSS WALK STRIPING PER CALTRANS STANDARD PLAN A24F.
- 31. INSTALL GREASE AND SAND TRAP TO 4" SDR 35 PVC SEWER LATERAL PER TEMPLETON COMMUNITY SERVICE DISTRICT STANDARDS AND DETAIL S-3. (S = 0.02 FT/FT MIN.)
- 32. INSTALL MID STATE 1500 GALLON CONCRETE GREASE INTERCEPTOR, OR APPROVED EQUAL.
- 33. INSTALL MID STATE 4500 GALLON CONCRETE CLARIFIER, OR APPROVED EQUAL.
- 34. INSTALL RECYCLED WATER LINE, DESIGNED BY OTHERS.



LEGEND

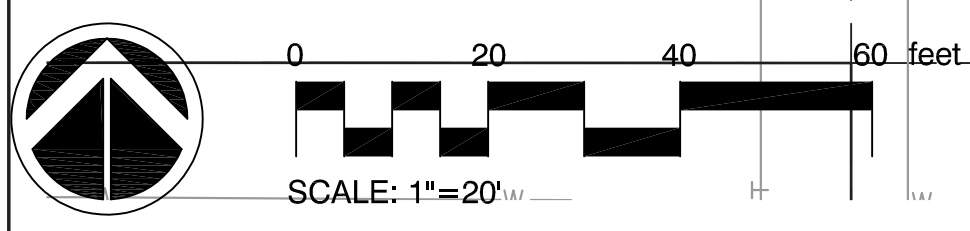
- AC PAVEMENT
- PCC CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- PERMEABLE PAVER (SEE LANDSCAPE PLANS)
- PROPERTY LINE



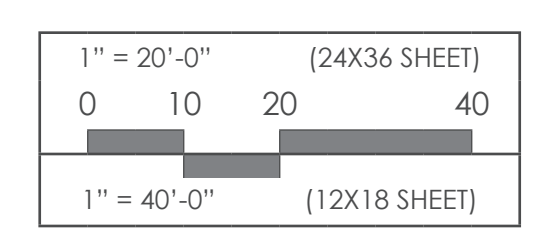
RIBBON GUTTER DETAIL
-NTS-

NOTES:

1. SEE SHEET C-2 FOR PRELIMINARY STORM WATER DETAILS, STRUCTURES AND CONVEYANCE.

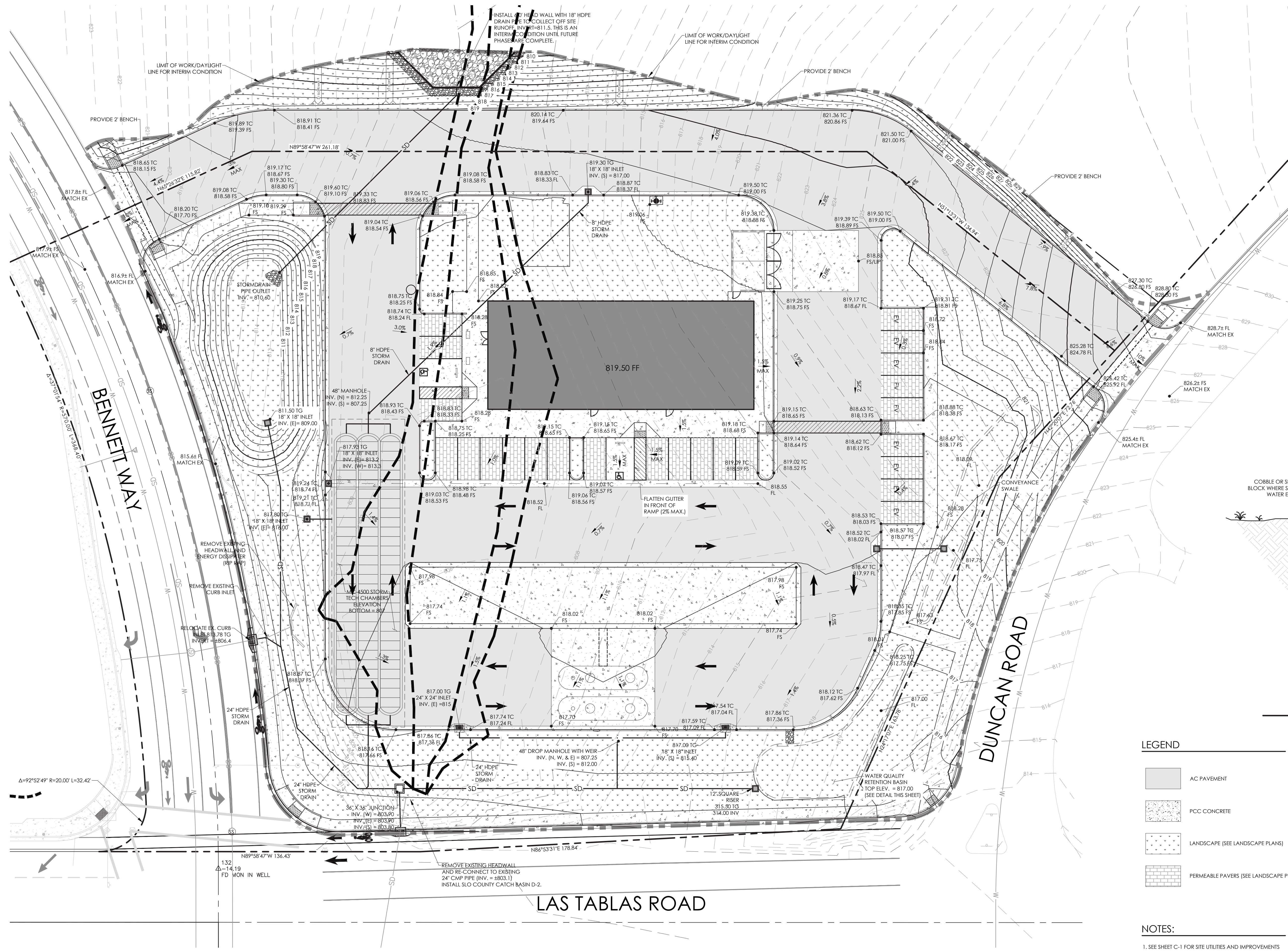


EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT SITE IMPROVEMENTS



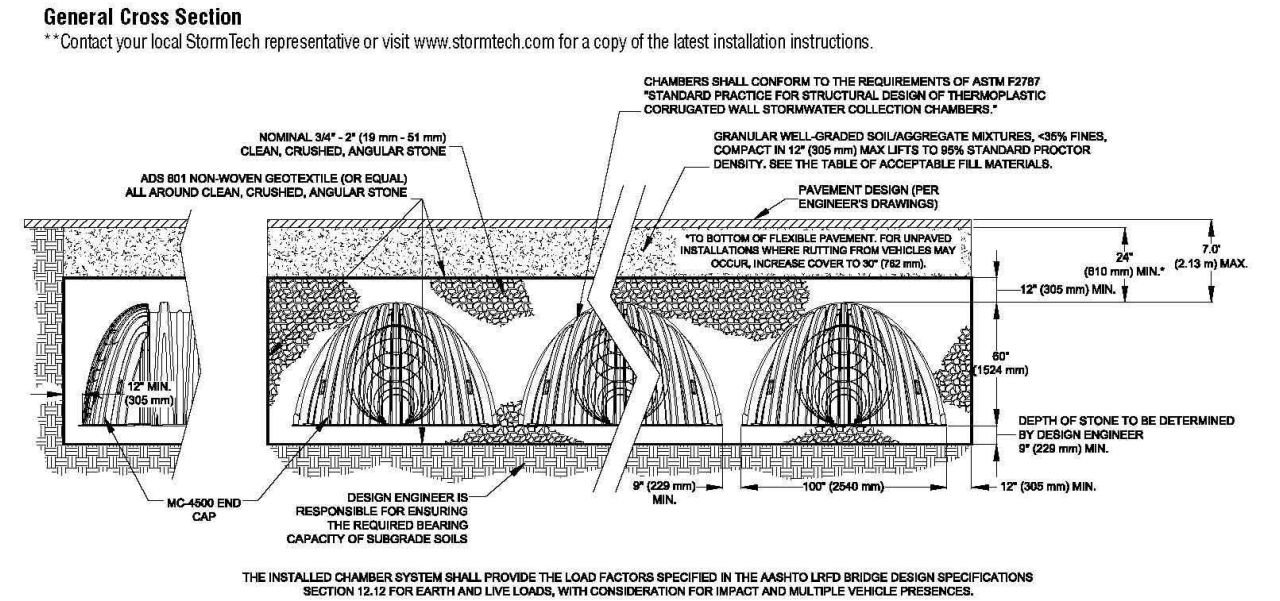
JOB NUMBER
JULY 10, 2023

C1



Storage Volume Per Chamber/End Cap (ft³)				
Chamber/End Cap and Stone Volume - Stone Foundation Depth (ft)	Stone Foundation Depth			
	9" (229 mm)	12" (305 mm)	15" (381 mm)	18" (457 mm)
Chamber	106.5 (3.02)	162.6 (4.69)	163.3 (4.71)	109.9 (3.09)
End Cap	35.7 (1.01)	108.7 (3.09)	111.9 (3.17)	115.2 (3.28)

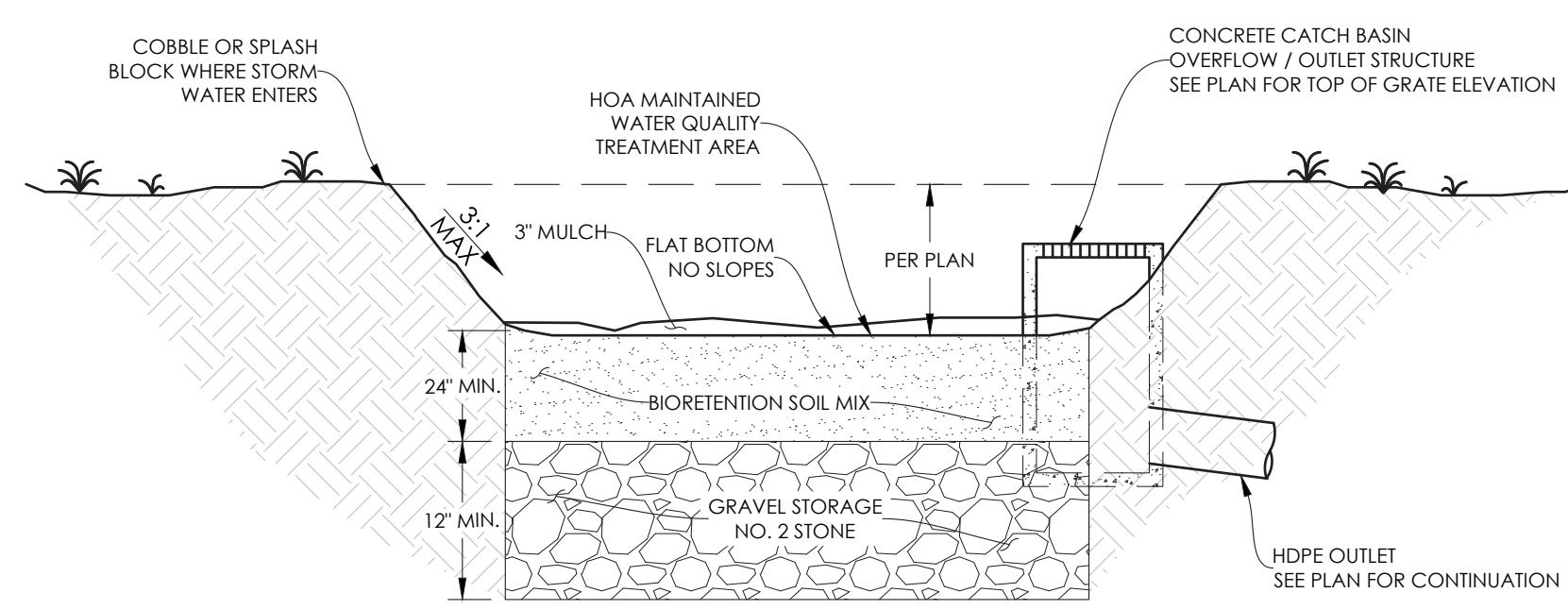
Volume of Excavation Per Chamber/End Cap in ft³ (m³)				
Chamber/End Cap and Stone Volume - Stone Foundation Depth (ft)	Stone Foundation Depth			
	9" (229 mm)	12" (305 mm)	15" (381 mm)	18" (457 mm)
Chamber	105 (8.0)	106 (8.3)	112 (8.5)	115 (8.8)
End Cap	9.3 (7.1)	9.6 (7.3)	9.9 (7.6)	10.2 (7.8)



StormTech
 Retention - Water Quality
 Division of **ADS**

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- NOTES:
- BIORETENTION SOIL MIX SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO 12% AND PH RANGE SHALL BE 5.5 TO 7.5.
 - STONE MATERIAL SHALL BE WASHED, OPEN-GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
 - NATIVE SOIL BENEATH INFILTRATION BED SHALL BE OVER-EXCAVATED A MINIMUM OF 1.0' AND REPLACED UNIFORMLY WITHOUT COMPACTION.

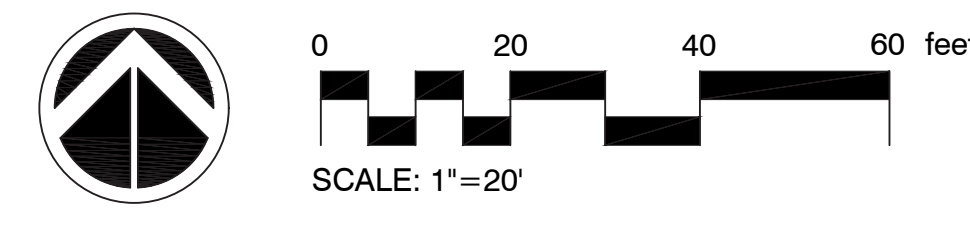
BIORETENTION TREATMENT FACILITY
 NTS

LEGEND

- AC PAVEMENT
- PCC CONCRETE
- LANDSCAPE (SEE LANDSCAPE PLANS)
- PERMEABLE PAVERS (SEE LANDSCAPE PLANS)

Earthwork Summary	
Area of disturbance	2.57 AC
Cut	8724 CY
Fill	15438 CY
Fill (with 15% shrinkage)	17753 CY
Net	9029 CY

NOTES:
 1. SEE SHEET C-1 FOR SITE UTILITIES AND IMPROVEMENTS



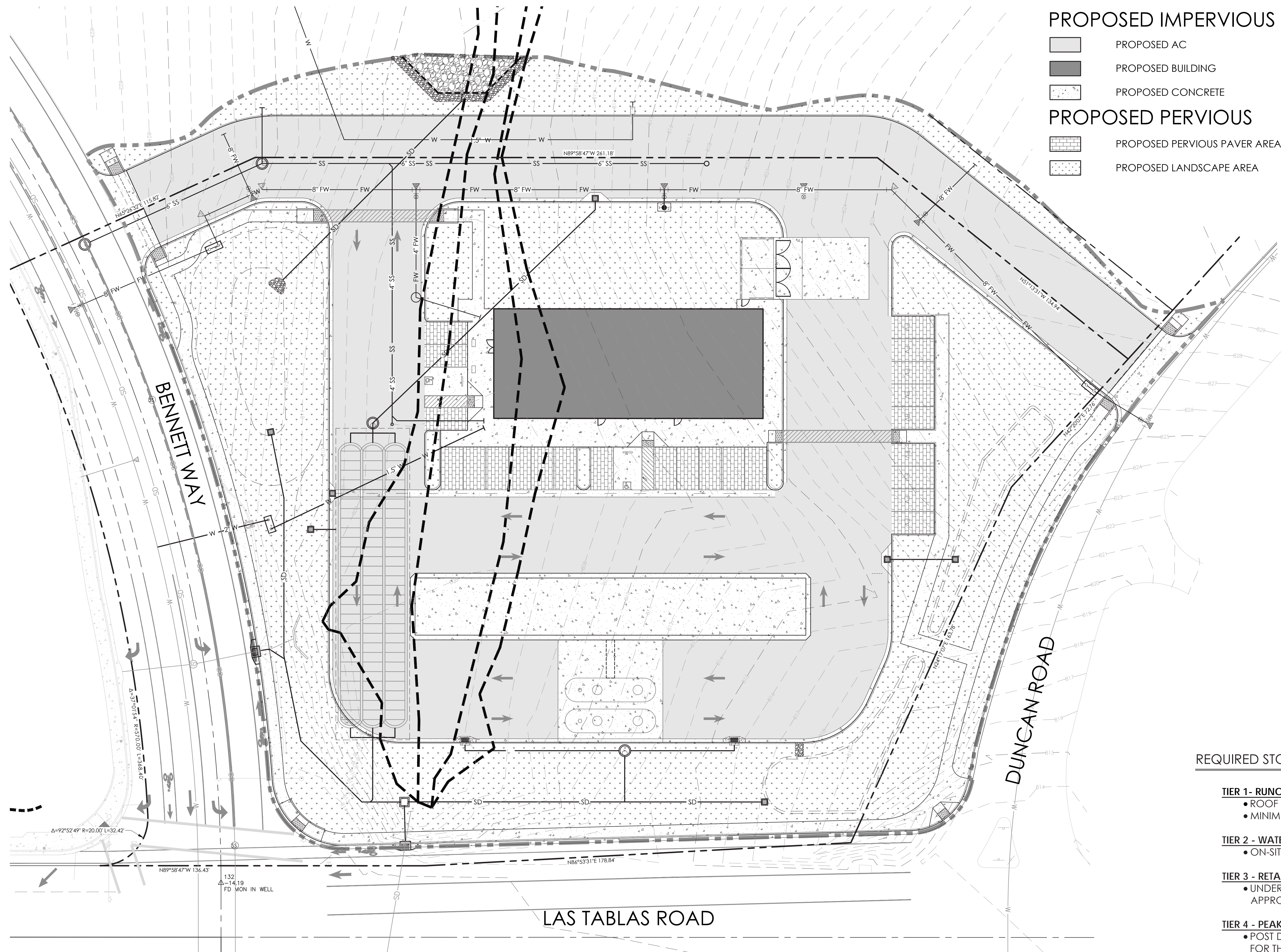
1" = 20'-0" (24X36 SHEET)
 0 10 20 40
 1" = 40'-0" (12X18 SHEET)

JOB NUMBER
 JULY 10, 2023

C2



**EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT
 CIVIL GRADING AND DRAINAGE PLAN**



PROPOSED IMPERVIOUS

- PROPOSED AC
- PROPOSED BUILDING
- PROPOSED CONCRETE

PROPOSED PERVIOUS

- PROPOSED PERVIOUS PAVER AREA
- PROPOSED LANDSCAPE AREA

EXISTING STATISTICS

EXISTING IMPERVIOUS AREA
SITE AREA: 0 SF
(EXISTING BUILDINGS, EXISTING PAVEMENT)

EXISTING PERVIOUS AREA
SITE AREA: 112,103 SF

PROPOSED STATISTICS

--- LIMITS OF DISTURBANCE: 112,103 SF

(A) PROPOSED IMPERVIOUS AREA

- CONCRETE: 21,896 SF
- PAVING AREA: 41,402 SF
- BUILDING AREA: 5,198 SF
- TOTAL IMPERVIOUS AREA: 68,495 SF

(B) PROPOSED PERVIOUS AREA

- PERVIOUS PAVER AREA: 4,109 SF
- LANDSCAPE AREA: 39,685 SF
- TOTAL PERVIOUS AREA: 43,794 SF

PERCENTAGE OF SITE COVERAGE

(TOTAL AREA - LANDSCAPE AREA)/TOTAL AREA = 65%

PRELIMINARY HYDROLOGY

STORM WATER CONTROL
TOTAL ONSITE REQUIRED
CAPTURED AREA : 112,103 SF
95TH PERCENTILE DEPTH: 1.55"

Q = CIA
i = IMPERVIOUS AREA/ TOTAL AREA = 68,495 SF/ 112,103 SF
C = $0.8585i^3 - 0.78i^2 + 0.774i + 0.04 = 0.42$
A = 112,103 SF
I = 1.55"

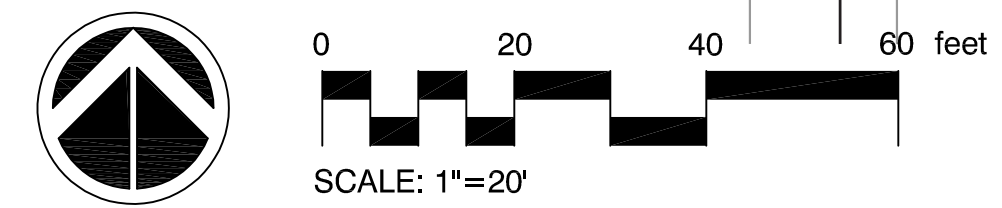
Q = $0.42 * (1.55/12) * 112,103 SF = 6,043 CF$

MAX Q₂OUT = 1.58 CFS
MAX Q₅₀IN - MAX Q₂OUT = 0 AT DURATION OF 360 MIN.
VOL. 50_{MAX} - VOL. 2_{MAX} = 30,738 CF - 16,558 CF
PEAK MANAGEMENT VOLUME = 14,180 CF

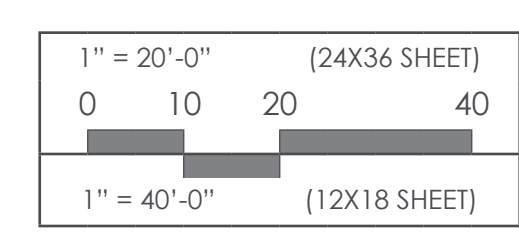
TOTAL CHAMBER VOLUME REQUIRED = 14,180 CF

REQUIRED STORMWATER CONTROL MEASURES

- TIER 1 - RUNOFF REDUCTION**
 - ROOF DRAIN DISCONNECT
 - MINIMIZE IMPERVIOUS AREAS
- TIER 2 - WATER QUALITY (85th PERCENTILE = 0.95")**
 - ON-SITE RETENTION-BASED INFILTRATION
- TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.55")**
 - UNDERGROUND STORAGE CHAMBERS WILL RETAIN AND INFILTRATE APPROXIMATE VOLUME 6,043 CF
- TIER 4 - PEAK MANAGEMENT**
 - POST DEVELOPMENT FLOWS SHALL NOT EXCEED THE PRE-PROJECT PEAK FLOWS FOR THE 2 - 10 YEAR STORM EVENTS. V = 14,180 CF
- COUNTY FLOOD CONTROL - PEAK MANAGEMENT**
 - CAPACITY SHALL BE BASED ON RECEIVING THE RUNOFF FROM A 50-YEAR STORM WITH THE WATERHELD IN ITS FULLY DEVELOPED CONDITION AND RELEASING THE FLOW EQUIVALENT TO THE RUNOFF FROM A 2-YEAR STORM WITH



EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT
STORM WATER CONTROL



JOB NUMBER
JULY 10, 2023

C3



DESIGN KEY:

See Sheet L-2 for species list and water use calculations

- ① PERMEABLE PAVERS
- ② TRASH ENCLOSURE
- ③ CONCRETE WITH SCORING
- ④ WATER QUALITY RETENTION BASIN - SEE CIVIL PLANS
- ⑤ COVERED GAS PUMPS - SEE ARCH PLANS
- ⑥ DROUGHT TOLERANT PLANTING, TYP. SEE PROPOSED SPECIES L-2
- ⑦ AREA TO RECEIVE HYDROSEED FOR INTERIM CONDITION

PLANTING DESIGN CRITERIA:

THE CONCEPTUAL PLANT PALETTE IS COMPRISED OF SPECIES WELL ADAPTED TO THE LOCAL MEDITERRANEAN CLIMATE AND SOIL CONDITIONS. ONCE ESTABLISHED, 85% OR MORE OF THE PLANT MATERIALS PROPOSED WITHIN LANDSCAPE AREAS WILL REQUIRE LOW TO VERY LOW WATER USE TO SURVIVE.

THIS PRELIMINARY PLANT SCHEDULE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED BELOW WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN.

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

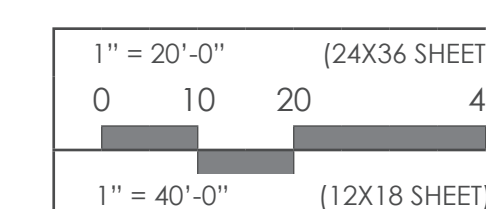
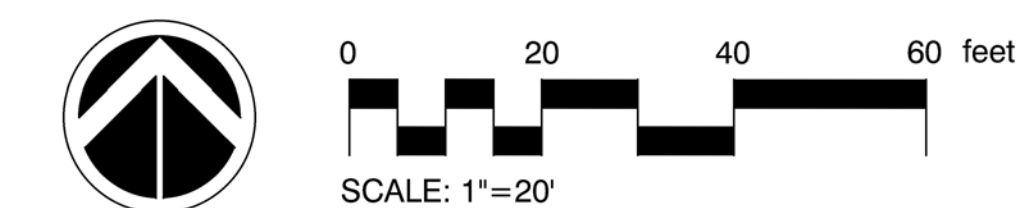
IRRIGATION DESIGN CRITERIA:

A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS, GRASSES, AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

x  CHRISTOPHER DUFOUR
LANDSCAPE ARCHITECT | CA LICENSE NUMBER #4993

PROJECT MEETS TEMPLETON DESIGN STANDARD V.3 SITE ALTERATION AND COVERAGE THAT BUILDINGS AND PARKING EQUALS 70% OR LESS



JOB NUMBER
JULY 10, 2023

L1



**EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT
CONCEPTUAL LANDSCAPE SITE PLAN**

CONCEPTUAL PLANT SCHEDULE:

ACCENT TREES	QTY - 12	COMMON NAME	CONT
ARBUS X 'MARINA'		ARBUS MULTI-TRUNK	24"BOX
CERCIS CANADENSIS 'HEARTS OF GOLD'		FOREST PANSY REDBUD	15 GAL
LAGERSTROEMIA X 'TUSKEGEE'		TUSKEGEE CRAPE MYRTLE	24"BOX
OLEA EUROPAEA 'FRUITLESS'		FRUITLESS OLIVE	24"BOX
SCREENING TREES	QTY - 14	COMMON NAME	CONT
JUNIPERUS SCOPULARUM 'WITCHITA BLUE'		WITCHITA BLUE JUNIPER	15 GAL
METASEQUOIA GLYPTOSTROBOIDES 'GOLD RUSH'		DAWN REDWOOD	24"BOX
POPULUS FREMONTII 'NEVADA'		NEVADA FREMONT COTTONWOOD	15 GAL
UMBELLULARIA CALIFORNICA		BAY LAUREL	15 GAL
SHADE TREES	QTY - 26	COMMON NAME	CONT
ACER RUBRUM 'OCTOBER GLORY' TM		OCTOBER GLORY MAPLE	15 GAL
GINKGO BILOBA 'FAIRMONT'		MAIDENHAIR TREE	24"BOX
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM		SHADEMASTER LOCUST	15 GAL
PLATANUS X ACERIFOLIA 'COLUMBIA'		LONDON PLANE TREE	15 GAL
PYRUS CALLERYANA 'NEW BRADFORD'		NEW BRADFORD PEAR	24"BOX
SPECIMEN TREES	QTY - 4	COMMON NAME	CONT
MAGNOLIA X 'GALAXY'		GALAXY MAGNOLIA	36"BOX
PLATANUS RACEMOSA		CALIFORNIA SYCAMORE MULTI-TRUNK	24"BOX
QUERCUS AGRIFOLIA		COAST LIVE OAK MULTI-TRUNK	36"BOX
SHRUBS, GRASSES, & GROUND COVERS		COMMON NAME	CONT
AGAVE SPECIES		HARDY AGAVES	5 GAL
ALYOGYNE HUEGELII 'SANTA CRUZ'		BLUE HIBISCUS	5 GAL
ARCTOSTAPHYLOS SPECIES		MANZANITA	5 GAL
BACCHARIS PILULARIS 'TWIN PEAKS'		TWIN PEAKS COYOTE BRUSH	5 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'		FEATHER REED GRASS	5 GAL
CAREX DIVULSA		BERKELEY SEDGE	1 GAL
CEANOOTHUS SPECIES		WILD LILAC	5 GAL
CHONDRPETALUM TECTORUM 'EL CAMPO'		CAPE RUSH	5 GAL
CISTUS SPECIES		ROCKROSE	1 GAL
DIANELLA CAERULEA 'CASSA BLUE'		CASSA BLUE FLAX LILY	1 GAL
DIETES BICOLOR		FORTNIGHT LILY	5 GAL
ECHEVERIA X 'AFTERGLOW'		AFTERGLOW ECHEVERIA	3 GAL
EPILOBIUM CANUM		HUMMINGBIRD TRUMPET	1 GAL
HETEROMELES ARBUTIFOLIA		TOYON	5 GAL
HEUCHERA SANGUINEA		CORAL BELLS	1 GAL
LOMANDRA SPECIES		MAT RUSH	1 GAL
MIMULUS AURANTIACUS		STICKY MONKEY FLOWER	1 GAL
MUHLENBERGIA DUBIA		PINE MUHLY	1 GAL
NEPETA X FAASSENII 'WALKERS LOW'		WALKERS LOW CATMINT	1 GAL
OLEA EUROPAEA 'LITTLE OLLIE' TM		LITTLE OLLIE OLIVE	5 GAL
PENNISETUM SPATHIOLATUM		RYE PUFFS	1 GAL
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'		BEARD TONGUE	1 GAL
PITOSPORUM TENUIFOLIUM 'SILVER SHEEN'		TAWHIWHI	5 GAL
RHAMNUS CALIFORNICA 'EVE CASE'		CALIFORNIA COFFEEBERRY	5 GAL
RIBES SPECIOSUM		FUCHSIA FLOWERING GOOSEBERRY	5 GAL
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'		HUNTINGTON CARPET ROSEMARY	1 GAL
SALVIA SPECIES		SAGE	5 GAL
SENECIO MANDRALISCAE		BLUE FINGER	1 GAL
VERBENA LILACINA 'DE LA MINA'		LILAC VERBENA	1 GAL
VINES		COMMON NAME	CONT
CAMPISIS X TAGLIABUANA 'MADAME GALEN'		MADAME GALEN TRUMPET VINE	5 GAL
CLYSTOSTOMA CALLISTEGIOIDES		VIOLET TRUMPET VINE	5 GAL
VITIS CALIFORNICA		CALIFORNIA WILD GRAPE	5 GAL
BIORETENTION AREAS		COMMON NAME	CONT
CAREX PRAEGRACILIS		CALIFORNIA FIELD SEDGE	1 GAL
JUNCUS X 'BLUE DART'		BLUE DART RUSH	1 GAL
KNIPHOFIA UVARIA 'ECHO MANGO'		REBLOOMING TORCHLILY	1 GAL
RANUNCULUS CALIFORNICUS		CALIFORNIA BUTTERCUP	1 GAL
SESLERIA X 'GREENLEE'		GREENLEE MOOR GRASS	1 GAL



OLEA EUROPA 'SWAN HILL'



GLEDITSIA TRIACANTHOS INERMIS



PLATANUS RACEMOSA



MAGNOLIA X 'GALAXY'

WATER USE CALCULATIONS:

WATER EFFICIENT LANDSCAPE WORKSHEET

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

Reference Evapotranspiration (Eto)				46			
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 - DT Shrubs	0.25	Drip	0.91	0.27	20995	5767.86	164,499
2-DT Trees	0.25	Bubbler	0.8	0.31	600	187.50	5,348
3-Mod Shrubs	0.5	Drip	0.91	0.55	1105	607.14	17,316
4 - Mod Trees	0.5	Bubbler	0.8	0.63	440	275.00	7,843
5 - Turf	0.9	Spray	0.71	1.27	0	0.00	0
				Totals	23140	6837.50	195,006
Special Landscape Areas							
Recycled				1			0
Edibles				1	0		0
Other				1	0		0
				Totals	0		0
						ETWU Total	195,006
						Maximum Allowed Water Allowance (MAWA)	296,979

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

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

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

PROPOSED LANDSCAPE AREA
TOTAL: 22,100 SF

EXCEEDS 20% MIN. OF TOTAL SITE AREA PER LUO SECTION 22.30.140
SEE CIVIL SHEETS FOR AREA CALCULATIONS



EAST BENNETT VILLAGE COMMERCIAL DEVELOPMENT
CONCEPTUAL PLANTING SCHEDULE & MWELO CALCS

COUNTY SIGN REGULATIONS SUMMARY

COUNTY CODE CHAPTER 22.20 SIGN MEASUREMENTS

FOR THE PURPOSE OF EVALUATING WHETHER A SIGN IS IN CONFORMITY WITH THE PROVISIONS OF THIS TITLE, THE AREA OF A SIGN SHALL BE MEASURED AS THE NUMBER OF SQUARE FEET OF THE SMALLEST RECTANGLE WITHIN WHICH A SINGLE SIGN FACE CAN BE ENCLOSED, AS FOLLOWS:

A. SIGN FACES COUNTED. WHERE A SIGN HAS TWO FACES CONTAINING SIGN COPY, WHICH ARE ORIENTED BACK-TO-BACK AND SEPARATED BY NOT MORE THAN 36 INCHES AT ANY POINT, THE AREA OF THE SIGN SHALL BE MEASURED USING ONE SIGN FACE ONLY.

B. WALL-MOUNTED LETTERS. WHERE A SIGN IS COMPOSED OF LETTERS INDIVIDUALLY MOUNTED OR PAINTED ON A BUILDING WALL, WITHOUT A BORDER OR DECORATIVE ENCLOSURE, THE SIGN AREA IS THAT OF THE SMALLEST SINGLE RECTANGLE WITHIN WHICH ALL LETTERS AND WORDS CAN BE ENCLOSED.

SIGNS ALLOWED-TYPE AND AREA (COMMERCIAL AND INDUSTRIAL CATEGORIES).

THE FOLLOWING SIGNS ARE ALLOWED IN THE COMMERCIAL RETAIL, COMMERCIAL SERVICE AND INDUSTRIAL CATEGORIES, WITH A MAXIMUM AGGREGATE AREA OF 100 SQUARE FEET OF SIGNING PER SITE OR ONE SF PER LINEAR FOOT OF THE LOT'S LARGEST STREET FRONTAGE ON A PUBLIC STREET WHICHEVER IS GREATER.

- A. WALL SIGNS FOR EACH BUSINESS OR TENANT, WITH THE NUMBER OF SUCH SIGNS ALLOWED BEING EQUIVALENT TO THE NUMBER OF BUILDING FACES HAVING A PUBLIC ENTRANCE TO THE BUSINESS. THE ALLOWED AREA FOR THE WALL SIGNS SHALL BE 15 PERCENT OF THE BUILDING FACE, UP TO A MAXIMUM OF 80 SQUARE FEET. SUCH WALL SIGNS MAY BE LOCATED ON BUILDING FACES OTHER THAN THOSE WITH PUBLIC ENTRANCES.
- B. ONE SUSPENDED SIGN WITH A MAXIMUM AREA OF 10 SQUARE FEET FOR EACH BUSINESS OR TENANT.
- C. ONE FREE-STANDING OR MONUMENT SIGN FOR EACH 300 LINEAR FEET OF SITE FRONTAGE OR PORTION THEREOF, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
- D. ONE PROJECTING SIGN WITH A MAXIMUM OF 20 SQUARE FEET FOR EACH BUSINESS OR TENANT.
- E. MARQUEE SIGNING FOR EACH BUSINESS OR TENANT, WITH A MAXIMUM OF 40 SQUARE FEET.

LOCATION OF FREESTANDING SIGNS.

FREESTANDING SIGNS MAY BE LOCATED WITHIN THE SETBACK AREAS REQUIRED BY SECTION 22.10.140, PROVIDED THE SIGNS ARE:

1. MONUMENT SIGNS WITH A MAXIMUM HEIGHT OF THREE FEET OR LESS; OR
2. SIGNS ELEVATED ABOVE 12 FEET; OR
3. AUTHORIZED THROUGH CONDITIONAL USE PERMIT APPROVAL.

FREESTANDING SIGNS WITH HEIGHT BETWEEN THREE AND 12 FEET SHALL BE LOCATED OUTSIDE THE SETBACK AREAS REQUIRED BY SECTIONS 22.10.140 ET SEQ.

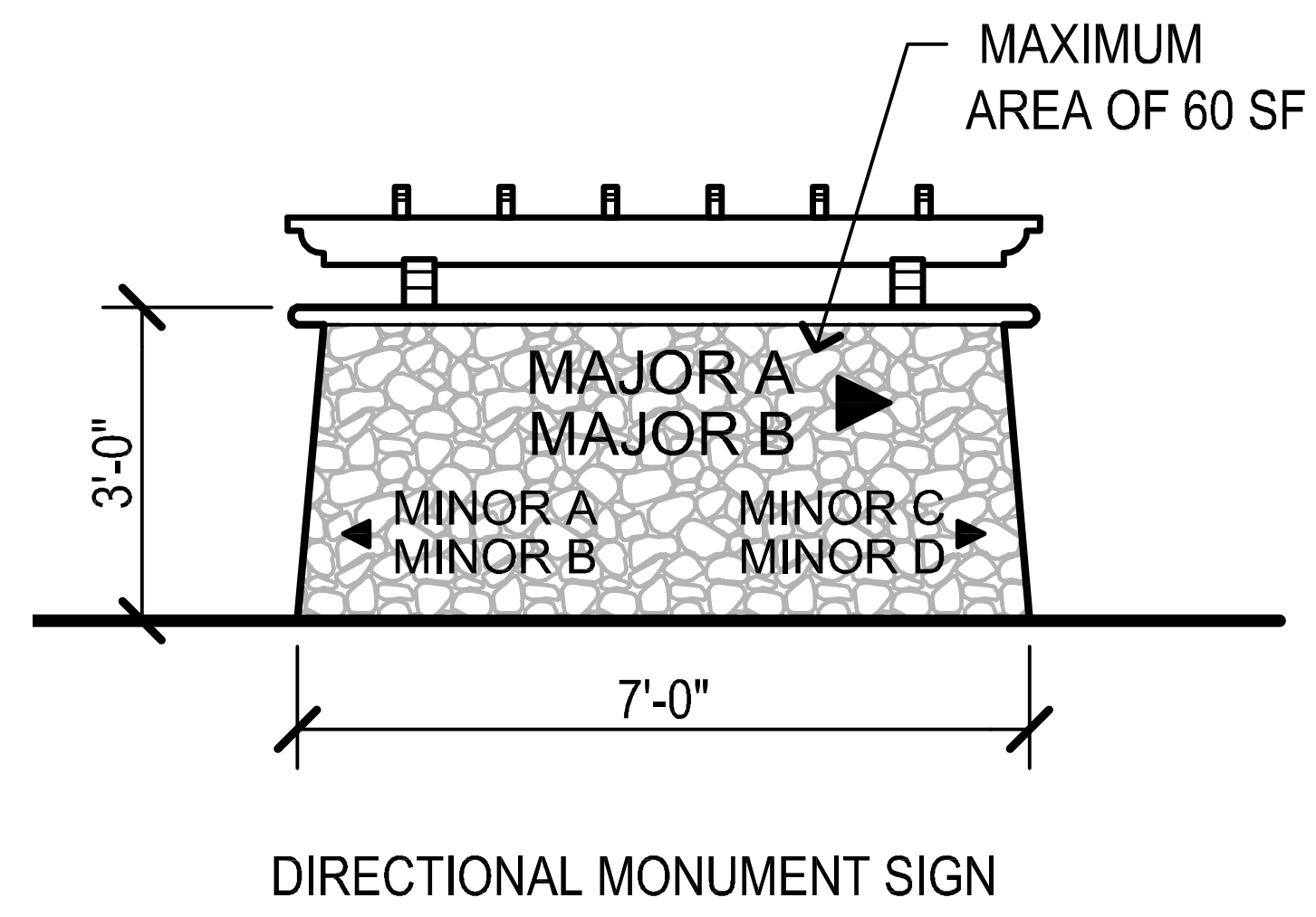
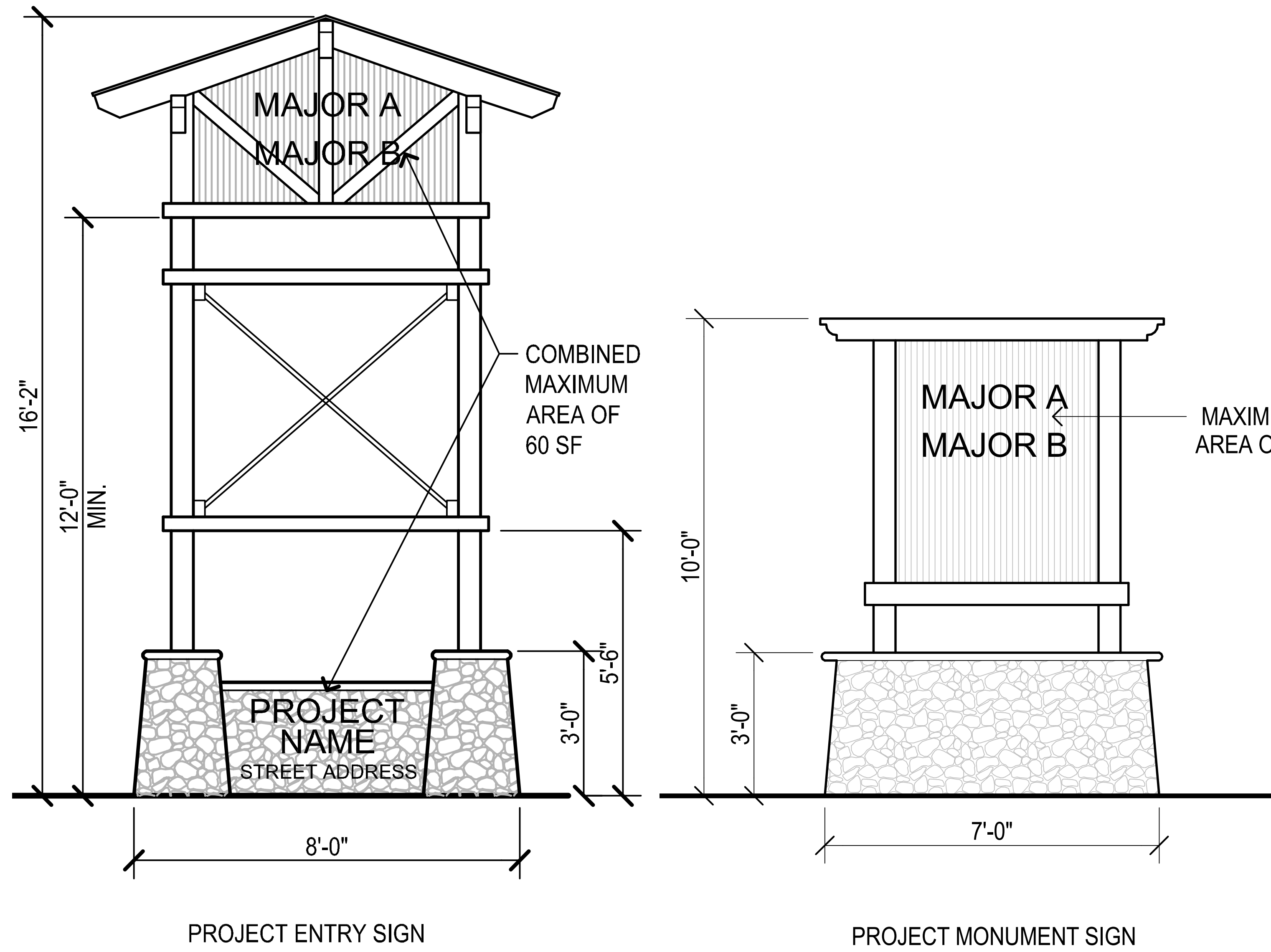
SPECIALIZED SIGN REQUIREMENTS

1. SHOPPING, BUSINESS OR INDUSTRIAL CENTER SIGNING. WHEN APPROVED AS PART OF THE MINOR USE PERMIT, A SHOPPING, BUSINESS OR INDUSTRIAL CENTER WITH FIVE OR MORE SEPARATE USES OR TENANCIES ON A SINGLE SITE SHARING COMMON DRIVEWAYS AND PARKING AREAS, IS ALLOWED ONE COMMON IDENTIFICATION SIGN WITH A MAXIMUM AREA OF 60 SQUARE FEET, IN ADDITION TO THE TOTAL SIGN AREA ALLOWED BY SUBSECTION A, WHERE VISIBLE FROM A PUBLIC STREET, SIGNING ON SHOPPING CENTER SITES SHALL BE FO A UNIFORM DESIGN THROUGHOUT THE CENTER AS TO THE SIZE, FINISHED FRAMING MATERIALS AND LOCATION OF BUILDINGS OF SUCH SIGNS.

SIGN CONSTRUCTION STANDARDS

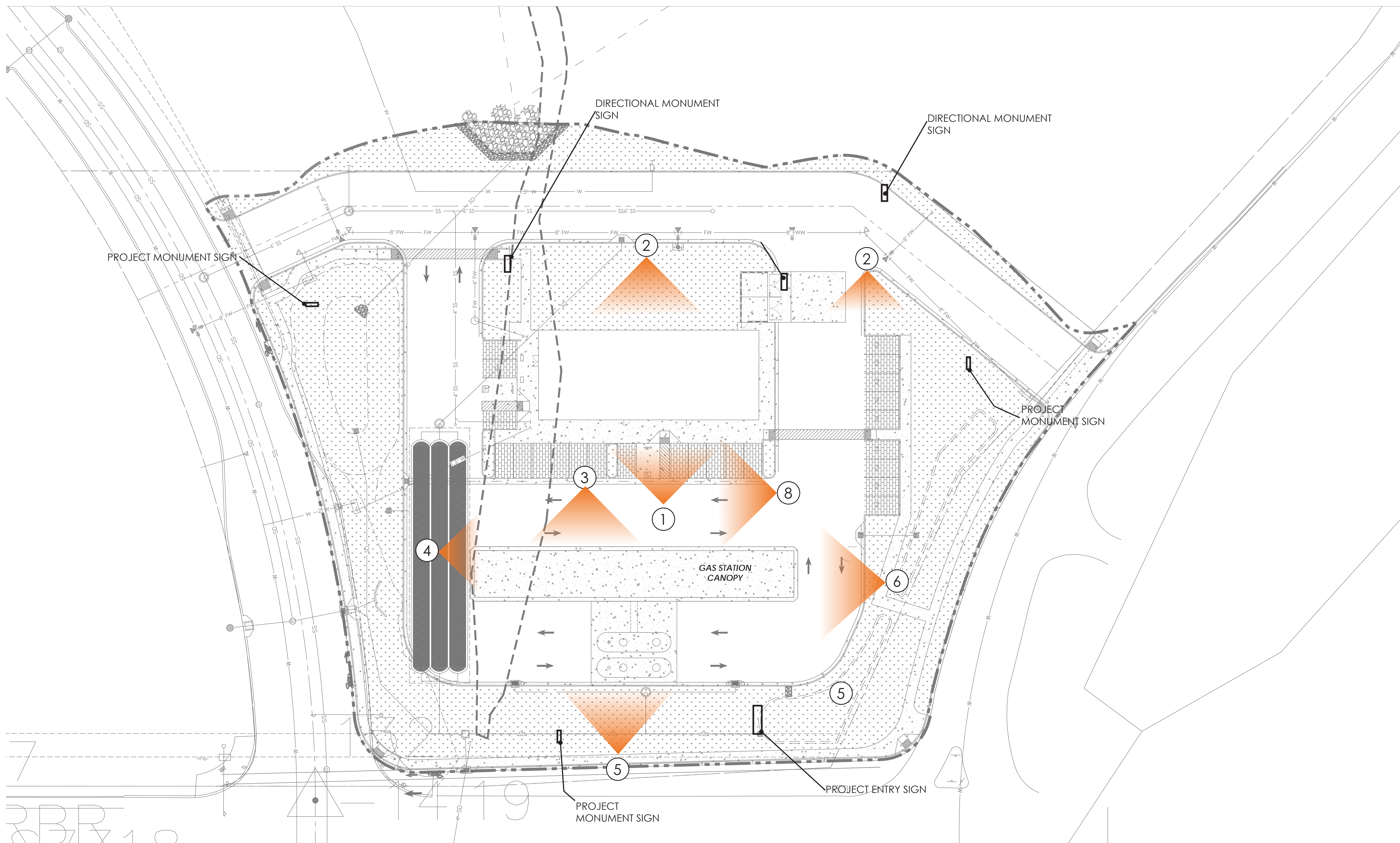
THE DESIGN AND CONSTRUCTION OF SIGNS SHALL COMPLY WITH UNIFORM SIGN CODE SECTIONS 401 THROUGH 1402, AND THE FOLLOWING:

- A. HEIGHT. THE HEIGHT OF ANY SIGN OR SIGN SUPPORT STRUCTURE SHALL BE A MAXIMUM OF 24 FEET, OR NO HIGHER THAN THE BUILDING. WHICHEVER IS LESS, EXCEPT WHER OTHERWISE PROVIDED BY SECTION 22.20.060 (SIGN DESIGN STANDARDS).
- B. LIGHTING. SIGN SHALL BE INDIRECTLY LIGHTED BY CONTINOUS, STATIONARY, SHIELDED LIGHT SOURCES, DIRECTED SOLEY AT THE SIGN, OR INTERNAL TO IT.



SIGN PROGRAM TABLE					
LOCATION	WALL SIGN (UP TO 80 SF)	MONUMENT SIGN (UP TO 60 SF)	FREE STANDING ENTRY SIGN (UP TO 60 SF)	DIRECTIONAL MONUMENT SIGN (UP TO 60 SF)	SIGNAGE SUBTOTAL
OVERALL SITE		2	1	2	300
GAS STATION	4	1			380
CONVENIENCE STORE	2				122
TOTAL SIGNAGE REQUESTED (SF)					802

NOTE: WALL SIGNS SHALL BE 15% OF BUILDING FACE WITH A PUBLIC ENTRANCE, UP TO A MAXIMUM OF 80 SF. SEE WALL SIGN TABLE ON SE3 FOR MORE DETAILS.





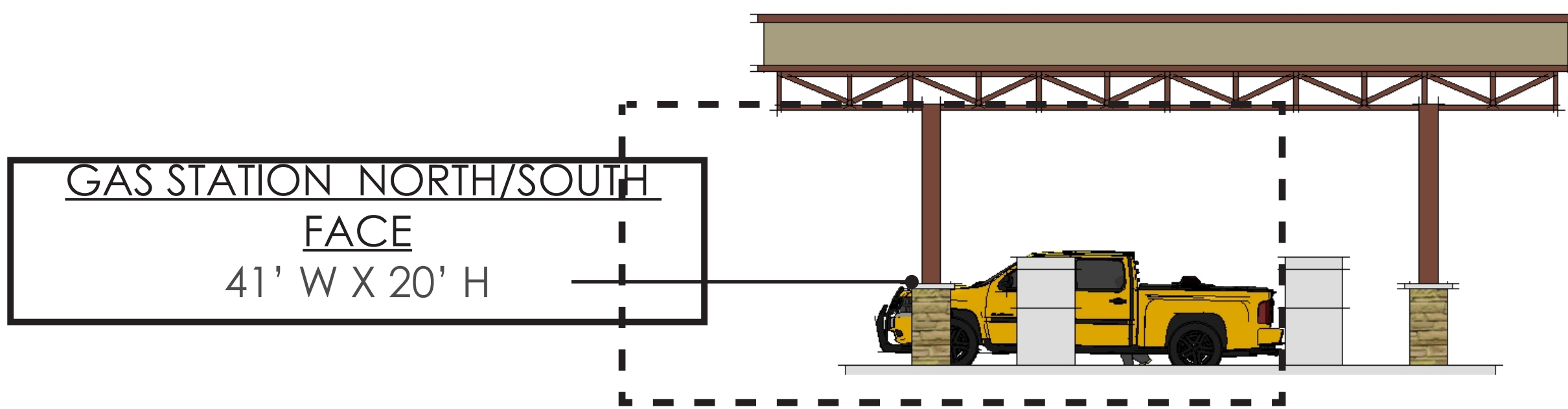
1 CONVENIENCE SOUTH ELEVATION

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



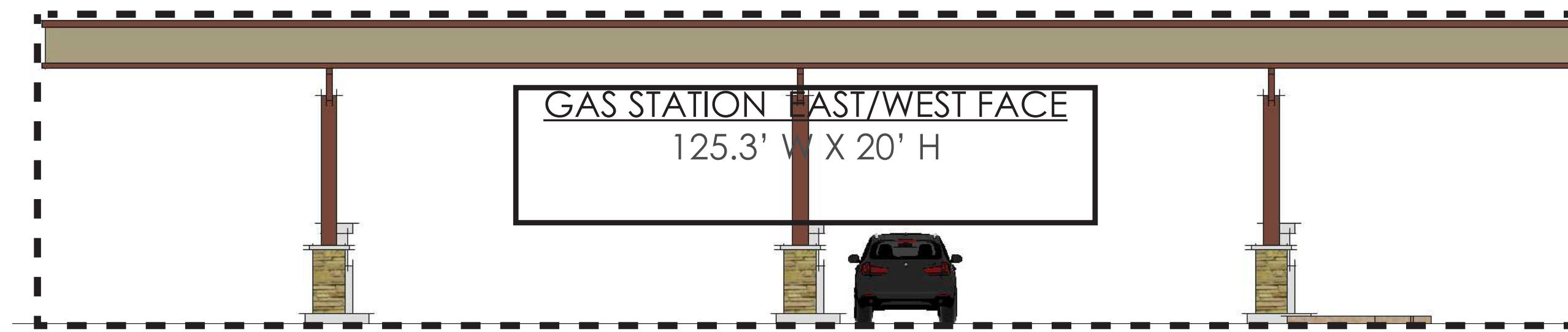
2 CONVENIENCE NORTH ELEVATION

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



3 GAS STATION CANOPY NORTH/SOUTH ELEVATION

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



4 GAS STATION CANOPY EAST/WEST ELEVATION

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

WALL SIGN TABLE

BUILDING	FACE	DIMENSIONS	TOTAL SF	15% OF TOTAL FACE	MAXIMUM SIGN AREA (SF)
CONVENIENCE STORE	SOUTH	15' W X 27' H	405	61	61
	NORTH	15' W X 27' H	405	61	61
GAS STATION	NORTH/SOUTH	41' W X 20' H	820	123	80
	EAST/WEST	125.3' W X 20' H	2506	376	80

NOTES:

WALL SIGNS: 15% OF BUILDING FACE, 80 SF MAX

(1) PER BUILDING FACE WITH PUBLIC ENTRANCE

(1) SUSPENDED SIGN: 10 SF MAX

(1) MONUMENT SIGN: 60 SF MAX

(1) PROJECTING SIGN: 20 SF MAX

(1) MARQUEE SIGN: 40 SF MAX

MAX AREA: 237 SF OR 1 SF PER LINEAR FOOT OF THE LOT'S LARGEST STREET FRONTAGE ON A PUBLIC STREET, 237' BENNETT WAY.

SIGN SHALL BE INDIRECTLY LIGHTED BY CONTINUOUS, STATIONARY, SHIELDED LIGHT SOURCES, DIRECTED SOLEY AT THE SIGN, OR INTERNAL TO IT.

EXCLUDED:

INTERNAL SIGNS

SAFETY AND DIRECTIONAL SIGNS (EACH CANNOT EXCEED 5 SF)