



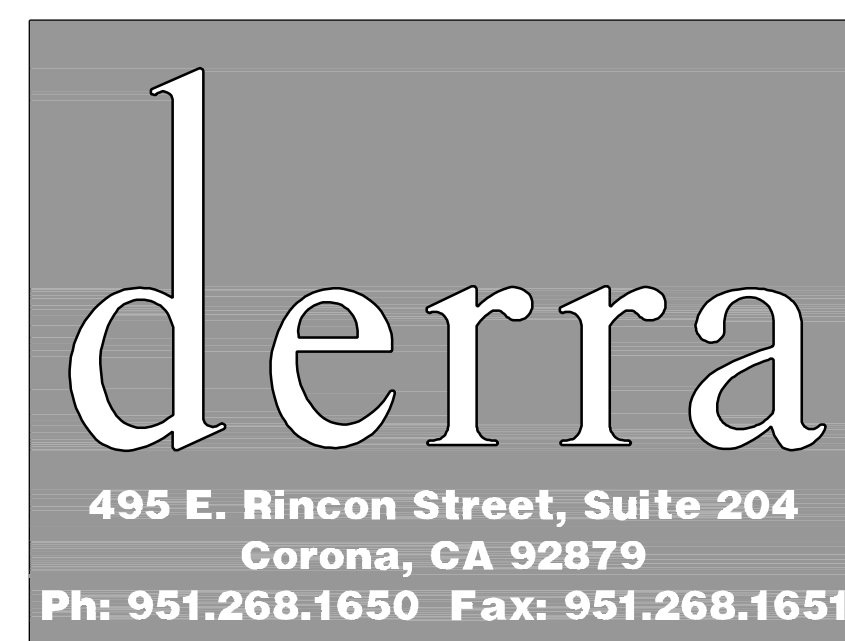
# Polo Village

A P A R T M E N T S

A PALM COMMUNITIES AFFORDABLE HOUSING DEVELOPMENT

Final Development Plan Application

Second Submittal - May 27, 2022



**APPROVED**  
By Cara Meche at 9:02 am, Jun 30, 2022

**SHEET INDEX**

SHEET NO.	SHEET DESCRIPTION
GENERAL A	SHEET INDEX
SURVEY 1 of 1	TOPOGRAPHIC SURVEY
CIVIL ENGINEERING 1 of 11 2 of 11 3 of 11 4 of 11 5 of 11 6 OF 11 7 OF 11 8 OF 11 8A OF 11 9 OF 11 10 OF 11 11 OF 11	PRELIMINARY GRADING PLAN WEST PRELIMINARY GRADING PLAN EAST STORM DRAIN PLAN WEST STORM DRAIN PLAN EAST COMPOSITE UTILITY PLAN WEST COMPOSITE UTILITY PLAN EAST DETAILS AND SECTIONS WALL PLAN WALL PLAN OFFSITE PUBLIC IMPROVEMENTS OFFSITE PUBLIC IMPROVEMENTS PROPERTY LINES AND EASEMENTS
LANDSCAPE ARCHITECTURE L-0.0 L-1.0 L-1.1 L-1.2 L-2.0 L-2.1 L-3.0 L-3.1 L-3.2 L-3.3 L-4.0	TITLE SHEET WALL AND FENCE PLAN WALL AND FENCE PLAN WALL AND FENCE DETAILS SITE AMENITIES PLAN SITE AMENITIES PLAN EXISTING TREE PLAN PLANTING PLAN PLANTING PLAN PLANTING DETAILS PRELIMINARY IRRIGATION PLAN
LIGHTING E-1 E-2 E-3	ELECTRICAL LIGHTING PLAN PHOTOMETRIC PLAN - WEST PHOTOMETRIC PLAN - EAST
ARCHITECTURAL A-0 A-0.1 A-0.2 A-0.3 A-0.4 A-0.5 A-0.6 A-1.1 A-1.2 A-2.1 A-3.1 A-3.2 A-3.3 A-3.4 A-4.1 A-5.1 A-5.2 A-5.3	SITE DEVELOPMENT PLAN / SITE DATA SITE PLAN - WEST SITE PLAN - EAST SITE ACCESS PLAN - WEST SITE ACCESS PLAN - EAST FIRE ACCESS SITE PLAN - WEST FIRE ACCESS SITE PLAN - EAST BUILDING A COMMUNITY BUILDING PLANS BUILDING A COMMUNITY BUILDING ELEVATIONS & ELEVATIONS BUILDING B MAINTENANCE BUILDING PLANS & ELEVATIONS BUILDING C & D RESIDENTIAL BUILDING FLOOR PLANS BUILDING C & D RESIDENTIAL BUILDING ROOF PLAN BUILDING C RESIDENTIAL BUILDING ELEVATIONS BUILDING D RESIDENTIAL BUILDING ELEVATIONS TRASH ENCLOSURE PLANS & ELEVATIONS UNIT FLOOR PLANS UNIT FLOOR PLANS UNIT FLOOR PLANS

# derra

495 E. Rincon Street, Suite 204  
Corona, CA 92879  
Ph: 951.268.1650 Fax: 951.268.1651

A Palm Communities Affordable  
Housing Development

**Polo Village  
Multi-family Apartments**

560 McMurry Road  
Buellton, CA. 93427

APN: 137-090-067

**Revisions**

	06-21-21 Schematic Design
	08-27-21 Pre-Application Comments
	12-03-21 Access Road Adjustments
	05-17-22 Planning application comments

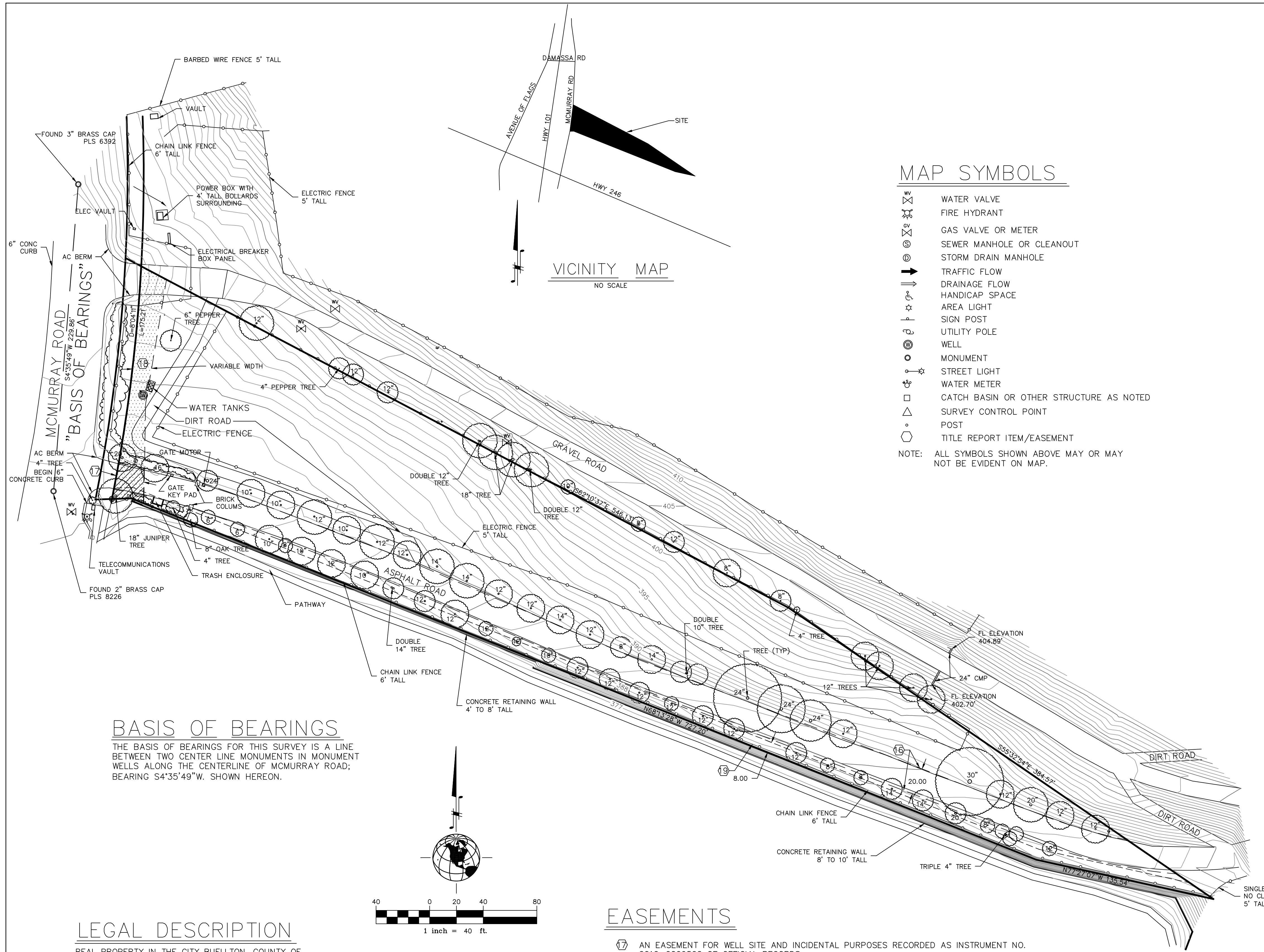


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

**Plot Plan No. 21-xxxx**

Sheet Title  
**Sheet Index**

**A**



**ABBREVIATIONS**

AC	ASPHALT	HW	HEADWALL
AP	ANGLE POINT	ICV	IRRIGATION VALVE
BC	BEGIN CURVE	INV	INVERT ELEVATION
BLD	BUILDING	JP	JOINT POLE
BOL	BOLLARD	MKR	MARKER
BSW	BACK OF SIDE WALK	MON	MONUMENT
CB	CATCH BASIN	OHW	OVERHANG WIRES
CF	CURB FACE	PB	PULL BOX
CL	CHAIN LINK FENCE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PST	POST
CO	CLEAN OUT(SEWER)	PVC	PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RR	RAILROAD
DIA	DIAMETER	R/W	RETAINING WALL
DWY	DRIVEWAY	R/W	RIGHT OF WAY
EC	END OF CURVE	SD	STORM DRAIN
ELEC	ELECTRIC	SL	STREET LIGHT
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
ESMT	EASEMENT	SW	SIDEWALK
EUC	EUCALYPTUS	SDMH	STORM DRAIN MANHOLE
EXIST	EXISTING	SSMH	SANITARY SEWER MANHOLE
FNC	FENCE	TC	TOP OF CURB
FF	FINISH FLOOR	TELE	TELEPHONE
FG	FINISH GRADE	THRESH	THRESHOLD
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FS	FINISH SURFACE	WM	WATER METER
GB	GRADE BREAK	WS	WHITE STRIPE
GM	GAS METER	WV	WATER VALVE
GRD	GROUND		

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

**MAP SYMBOLS**

- WATER VALVE
- FIRE HYDRANT
- GAS VALVE OR METER
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- HANDICAP SPACE
- AREA LIGHT
- SIGN POST
- UTILITY POLE
- WELL
- MONUMENT
- STREET LIGHT
- WATER METER
- CATCH BASIN OR OTHER STRUCTURE AS NOTED
- SURVEY CONTROL POINT
- POST
- TITLE REPORT ITEM/EASEMENT

NOTE: ALL SYMBOLS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

**SURVEYOR'S NOTES**

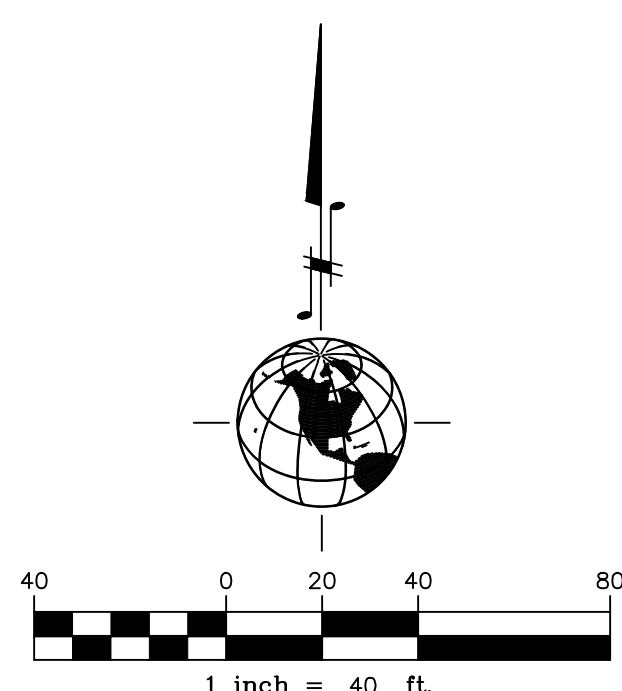
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE, OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO 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 GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. FARGEN SURVEYS INC. WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT RECORD DATA SHOWN ON PARCEL MAP BOOK 59 PAGE 13 & 14 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND ARE FOR REFERENCE ONLY.
- SOME POINTS HAVE BEEN PLACED ON A FROZEN LAYER FOR CLARITY.

**BENCHMARK**

THE BENCH MARK FOR THIS SURVEY IS A 3" BRASS CAP STAMPED "CITY OF BUELLTON HORIZONTAL CONTROL AND BENCHMARK PLS 6392 CITY SURVEYOR STA. 2010-016" IN STANDARD MONUMENT WELL IN CENTERLINE OF MCMURRAY ROAD. BRASS CAP AT THIS LOCATION STAMPED "STA 2010-004" ACCEPTED AS STATION 2010-016 AND HELD CORRESPONDING ELEVATION.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN TWO CENTER LINE MONUMENTS IN MONUMENT WELLS ALONG THE CENTERLINE OF MCMURRAY ROAD; BEARING S4°35'49"W. SHOWN HEREON.



**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCEL ONE OF PARCEL MAP NO. 31,032 IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.  
 EXCEPTING THEREFROM ALL OIL, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS RESERVED IN THE DEEDS FROM THE MERCHANTS TRUST COMPANY, A CORPORATION, RECORDED SEPTEMBER 24, 1913 IN BOOK 141, PAGE 519 OF DEEDS, RECORDS OF SAID COUNTY.

**EASEMENTS**

- 17 AN EASEMENT FOR WELL SITE AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 2010-009562 OF OFFICIAL RECORDS.
- 18 AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 2010-009564 OF OFFICIAL RECORDS.
- 19 AN EASEMENT FOR SOIL NAILS WHICH ARE ATTACHED TO A RETAINING WALL ON THE NEIGHBORING PROPERTY TO THE SOUTH RECORDED AS INSTRUMENT NO. 2016-0059800 OF OFFICIAL RECORDS.
- 20 AN EASEMENT FOR ACCESS FOR PARCEL TWO AND FLOOD CONTROL FOR SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER PARCEL MAP BOOK 59 PAGE 13. DRAINAGE AND FLOOD CONTROL PORTION OF THIS EASEMENT QUITCLAIMED PER INSTRUMENT NO. 2009-0062070 OF OFFICIAL RECORDS.

EASEMENT NUMBERS PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, NCS-1051124-SA1, DATED FEBRUARY 2, 2021.

**SURVEYORS STATEMENT**

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT SAID SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES. THE CONTOURS ARE COMPUTER GENERATED.  
 KENNY L. FARGEN 2/28/2022  
 KENNY L. FARGEN L.S. 4597 DATE

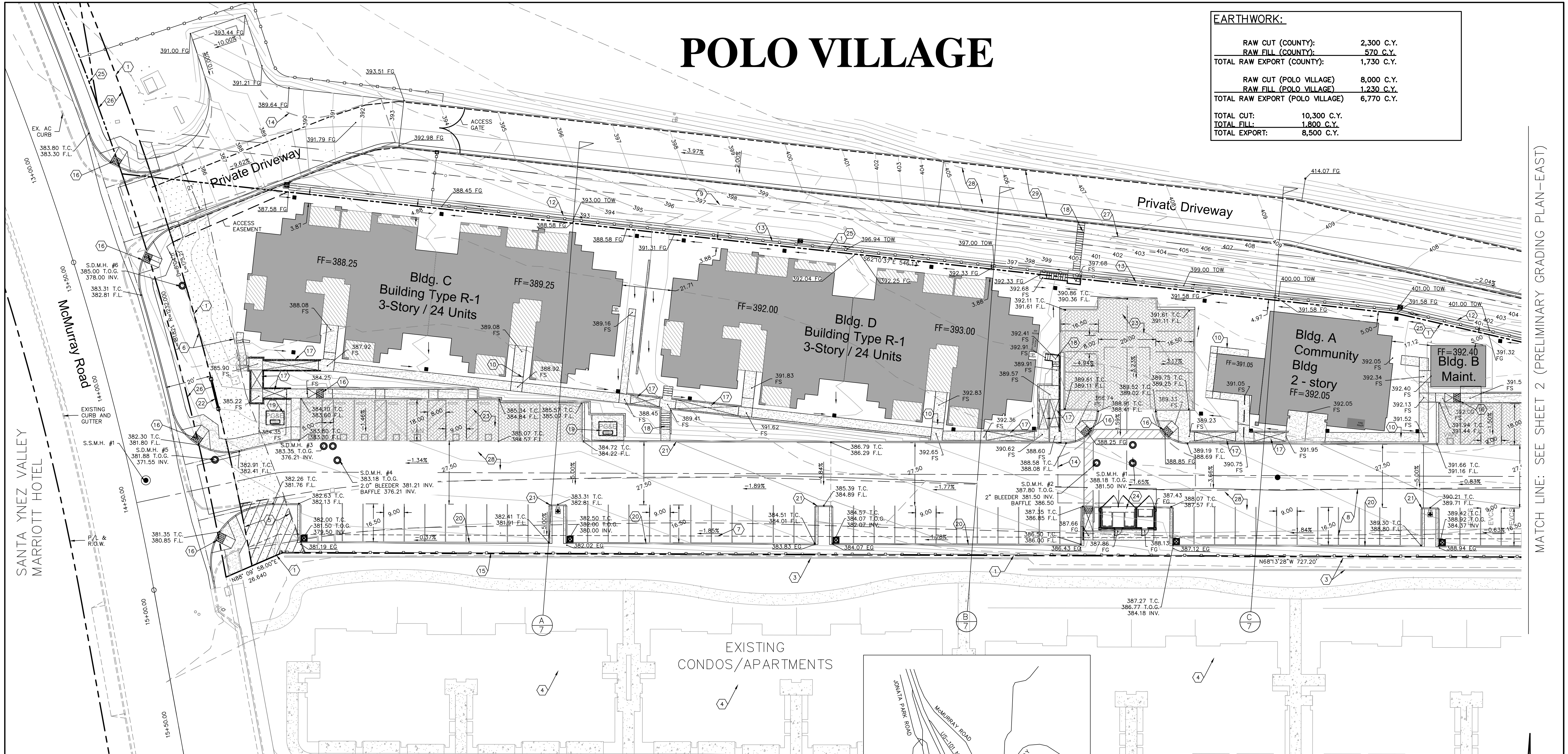


TOPOGRAPHIC MAP  
 POLO VILLAGE  
 560 MCMURRAY ROAD  
 BUELLTON, CA

**Fargen Surveys, Inc.**  
 2624 AIRPARK DRIVE  
 SANTA MARIA, CA 93455  
 PHONE: (805) 934-5727  
 FAX: (805) 934-3448  
 DATE: DECEMBER 2020

# POLO VILLAGE

EARTHWORK:	
RAW CUT (COUNTY):	2,300 C.Y.
RAW FILL (COUNTY):	570 C.Y.
TOTAL RAW EXPORT (COUNTY):	1,730 C.Y.
RAW CUT (POLO VILLAGE)	8,000 C.Y.
RAW FILL (POLO VILLAGE)	1,230 C.Y.
TOTAL RAW EXPORT (POLO VILLAGE)	6,770 C.Y.
TOTAL CUT:	10,300 C.Y.
TOTAL FILL:	1,800 C.Y.
TOTAL EXPORT:	8,500 C.Y.



MATCH LINE: SEE SHEET 2 (PRELIMINARY GRADING PLAN-EAST)

### CONSTRUCTION NOTES:

- 1 PROPERTY LINE
- 2 EXISTING CULVERT (SHT. 2)
- 3 EXISTING SOIL NAIL WALL
- 4 EXISTING RESIDENTIAL BUILDINGS
- 5 EXISTING EASEMENT FOR WELL SITE SEE TITLE REPORT ITEM 17 TO THE RIGHT.
- 6 EXISTING EASEMENT FOR WATERLINE SEE TITLE REPORT ITEM 18 TO THE RIGHT.
- 7 EXISTING SOIL NAIL EASEMENT SEE TITLE REPORT ITEM 19 TO THE RIGHT.
- 8 FLOOD CONTROL ACCESS EASEMENT QUITCLAIMED TITLE REPORT ITEM 16 TO THE RIGHT
- 9 PROPOSED 15 FOOT WIDE NO-BUILD, DRAINAGE, WALL ENCROACHMENT, SLOPE AND GRADING EASEMENT.
- 10 SITE FLATWORK, SLOPED AT 2% MIN AWAY FROM BUILDING. SEE GEOTECHNICAL RECOMMENDATIONS FOR STRUCTURAL SECTION. DIRECT RUNOFF FROM PATIOS AND WALKWAYS TO VEGETATED AREAS/SWALES, PER DET. "B" SHT. 7.
- 11 TOT LOT (SHT. 2)
- 12 2' CONCRETE SWALE BEHIND RETAINING WALL. SEE DET. "G" SHT. 7.
- 13 RETAINING WALL WITH 4" TUBULAR STEEL FENCE SEE SHT. 8
- 14 FIRE TRUCK TURNAROUND
- 15 6" TUBULAR STEEL FENCE

### EASEMENTS

- 16 ACCESSIBLE CURB RAMP
- 17 ACCESSIBLE RAMP WITH RAILINGS AND WHEEL GUIDES
- 18 CONCRETE STAIRS
- 19 PG&E PAD MOUNT TRANSFORMER
- 20 6" CURB & 18" GUTTER PER DET. "E" SHT. 7
- 21 6" CURB ONLY PER DET. "A," SHT. 7
- 22 MONUMENT SIGN
- 23 PERMEABLE PAVERS PER DET. "C," SHT. 7
- 24 TRASH ENCLOSURE
- 25 CITY/COUNTY BOUNDARY LINE
- 26 12' AREA OWNED IN FEE BY CITY OF BUELLTON FOR ROAD PURPOSES
- 27 20' WIDE DRAINAGE AND FLOOD CONTROL PURPOSES EASEMENT TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- 28 ASPHALT PAVING SEE DET. "F" SHT. 7
- 29 PROPOSED FLOOD CONTROL EASEMENT, SEE DESCRIPTION UNDER EASEMENTS.

### SHEET INDEX:

1. PRELIMINARY GRADING PLAN WEST
2. PRELIMINARY GRADING PLAN EAST
3. STORM DRAIN PLAN WEST
4. STORM DRAIN PLAN EAST
5. COMPOSITE UTILITY PLAN WEST
6. COMPOSITE UTILITY PLAN EAST
7. DETAILS AND SECTIONS
8. WALL PLAN
9. OFFSITE PUBLIC IMPROVEMENTS
10. OFFSITE PUBLIC IMPROVEMENTS FULL BUILD OUT
11. PROPERTY LINES AND EASEMENTS

### CONSTRUCTION NOTES (continued):

ITEM 16: AN EASEMENT FOR ACCESS FOR PARCEL TWO AND FLOOD CONTROL FOR SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER PARCEL MAP BOOK 59 PAGE 13. DRAINAGE AND FLOOD CONTROL PORTION OF THIS EASEMENT QUITCLAIMED PER INSTRUMENT NO. 2009-0062070 OF OFFICIAL RECORDS.

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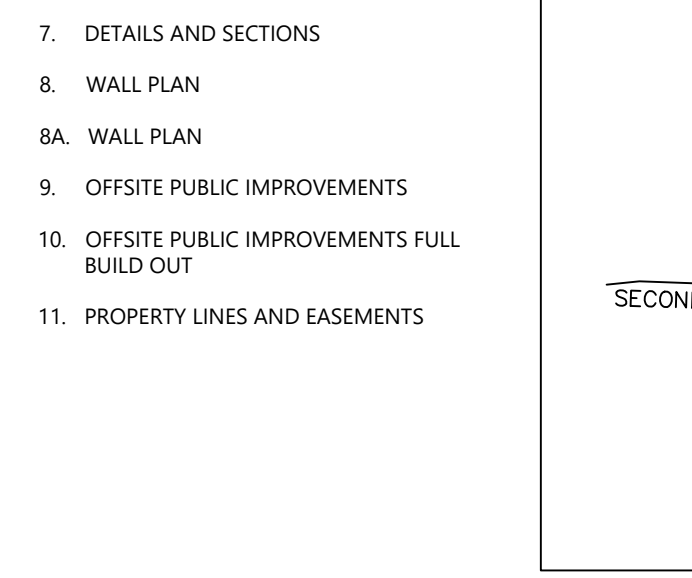
ITEM 19: AN EASEMENT FOR SOIL NAILS WHICH ARE ATTACHED TO A RETAINING WALL ON THE NEIGHBORING PROPERTY TO THE SOUTH RECORDED AS INSTRUMENT NO. 2018-0059800 OF OFFICIAL RECORDS.

EASEMENT PER COUNTY OF SANTA BARBARA EXCLUSIVE DEED RECORDED OCTOBER 12, 2009

A 20.00 FOOT WIDE DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LOCATED ON PARCEL TWO ON PARCEL MAP NO. 14.609 AND PARCEL MAP NO. 31.032 (RECORDED AS ONE MAP) IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA - TO BE REMOVED QUITCLAIM.

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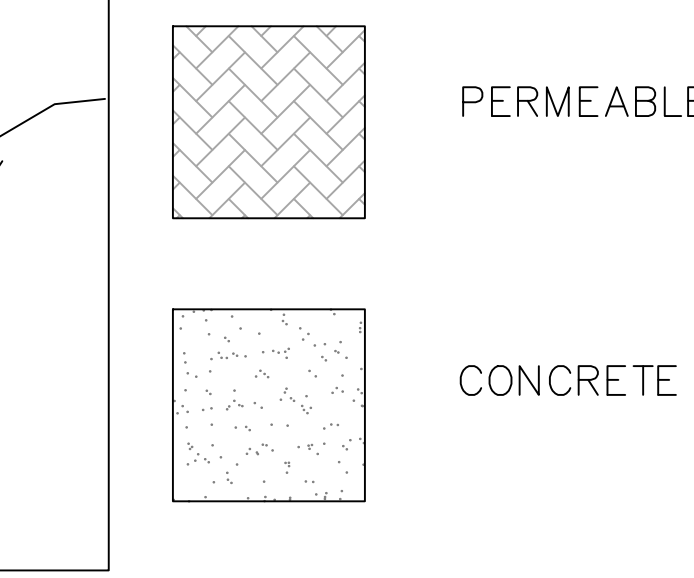
### VICINITY MAP



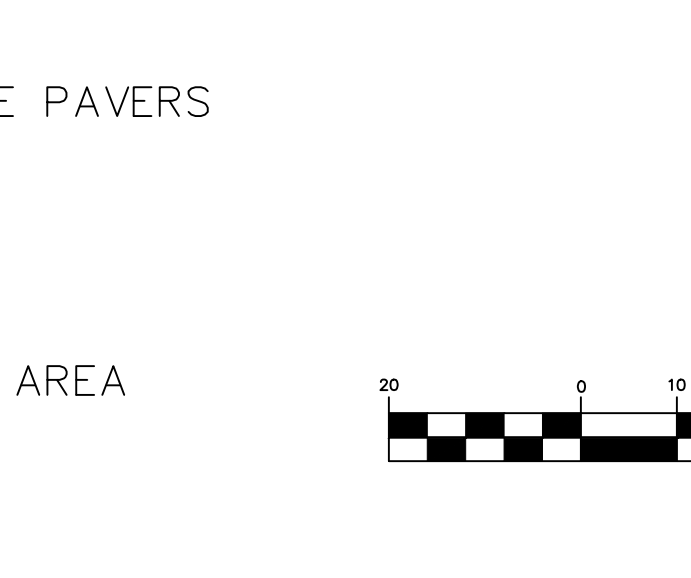
### REVISIONS

LETTER	DATE	BY	APPROVED	REVISION

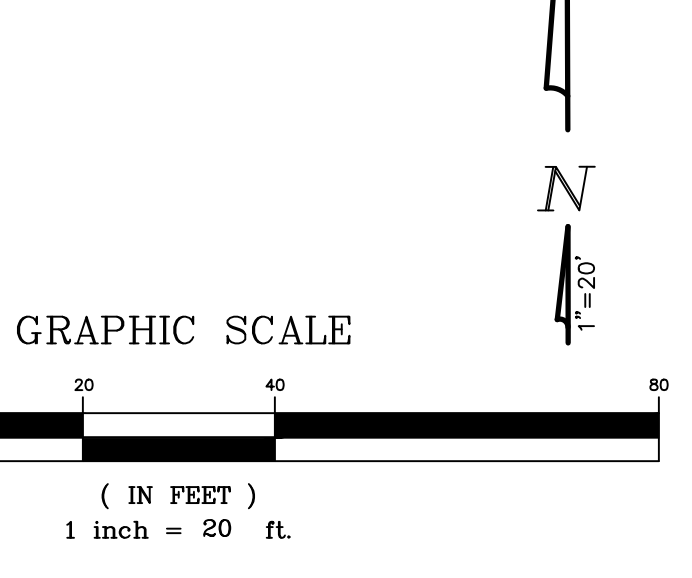
### PERMEABLE PAVERS



### CONCRETE AREA



### GRAPHIC SCALE



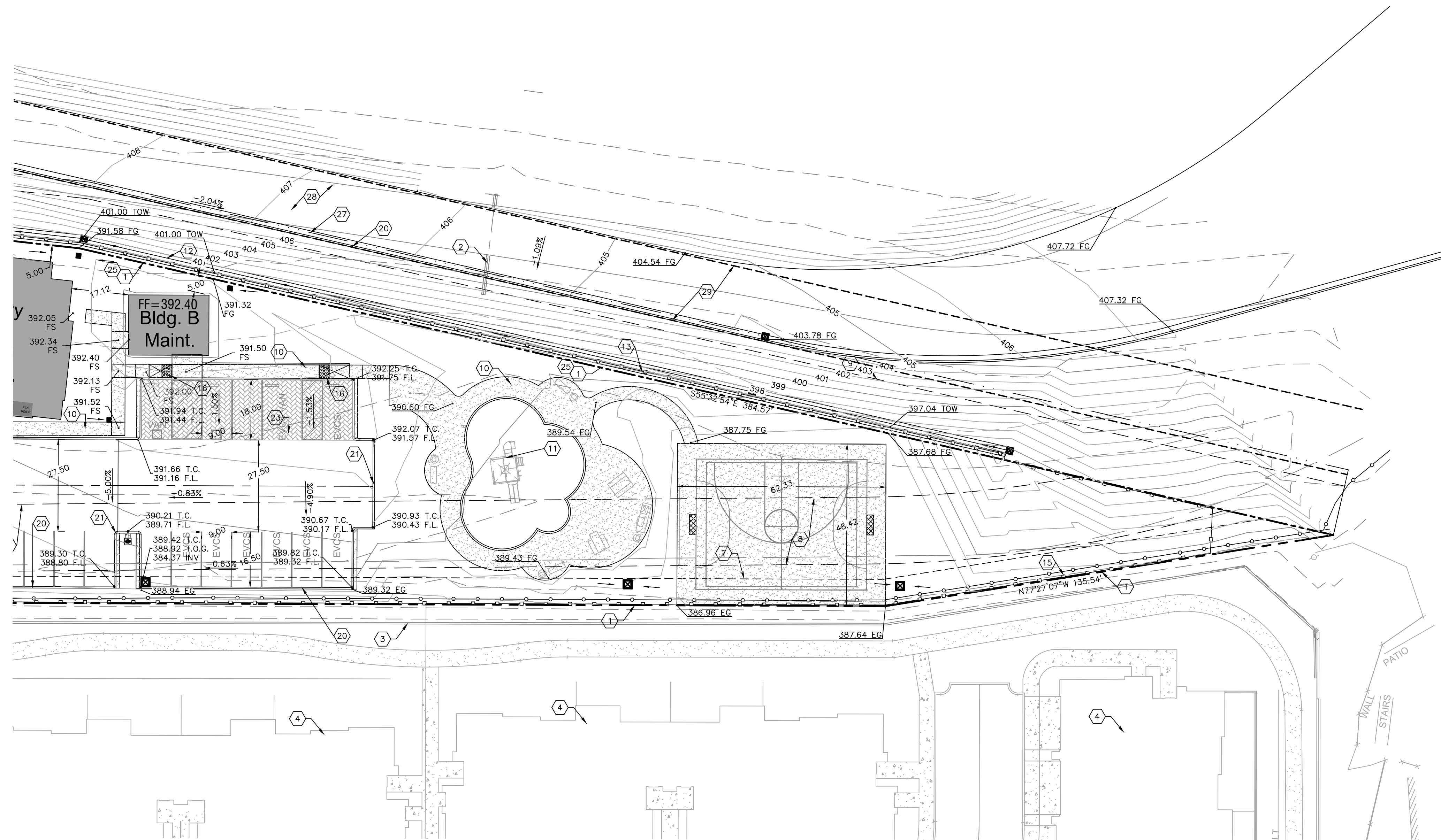
**REGISTERED PROFESSIONAL ENGINEER**  
RUSSELL J. GARRISON  
LIC. NO. 29887  
CIVIL ENGINEER  
STATE OF CALIFORNIA

**BETHEL engineering**  
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767  
RUSSELL J. GARRISON RCE 59987 DATE

**CITY OF BUELLTON**  
SCALE AS NOTED DATE  
**PRELIMINARY GRADING PLAN WEST**  
**POLO VILLAGE**

DRAWN BY: T.K.L.  
CHECKED BY: R.J.G.  
DATE: MAY 2022  
SHEET 1 OF 11 SHEETS  
REFERENCES  
FILE NUMBER

MATCH LINE: SEE SHEET 1 (PRELIMINARY GRADING PLAN - WEST)



**CONSTRUCTION NOTES:**

- (1) PROPERTY LINE
- (2) EXISTING CULVERT
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- (4) EXISTING RESIDENTIAL BUILDINGS
- (5) EXISTING EASEMENT FOR WELL SITE SEE TITLE REPORT ITEM 17 TO THE RIGHT (SHT. 1).
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- (11) TOT LOT
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- (15) 6" TUBULAR STEEL FENCE

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- (19) PG&E PAD MOUNT TRANSFORMER (SHT. 1)
- (20) 6" CURB & 18" GUTTER
- (21) 6" CURB ONLY
- (22) MONUMENT SIGN (SHT. 1)
- (23) PERMEABLE PAVERS
- (24) TRASH ENCLOSURE (SHT. 1)
- (25) CITY/COUNTY BOUNDARY LINE
- (26) 12' AREA OWNED IN FEE BY CITY OF BUELLTON FOR ROAD PURPOSES (SHT. 1)
- (27) 20' WIDE DRAINAGE AND FLOOD CONTROL PURPOSES EASEMENT TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- (28) ASPHALT PAVING SEE DET. "F" SHT. 7
- (29) PROPOSED FLOOD CONTROL EASEMENT, SEE DESCRIPTION UNDER EASEMENTS.

**EASEMENTS**

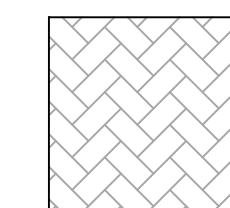
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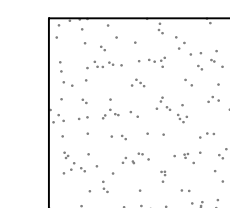
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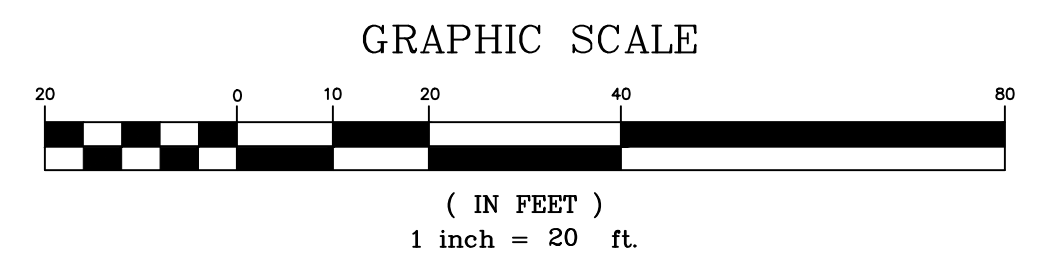
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PERMEABLE PAVERS



CONCRETE AREA



LETTER	DATE	BY	APPROVED	REVISION
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△				
△				
△				
△				

CITY OF BUELLTON	
SCALE AS NOTED	DATE
PRELIMINARY GRADING PLAN EAST POLO VILLAGE	
DRAWN BY: T.K.L.	
CHECKED BY: R.J.G.	
DATE: MAY 2022	
SHEET 2 OF 11 SHEETS	
REFERENCES	
FILE NUMBER	

**BETHEL engineering**

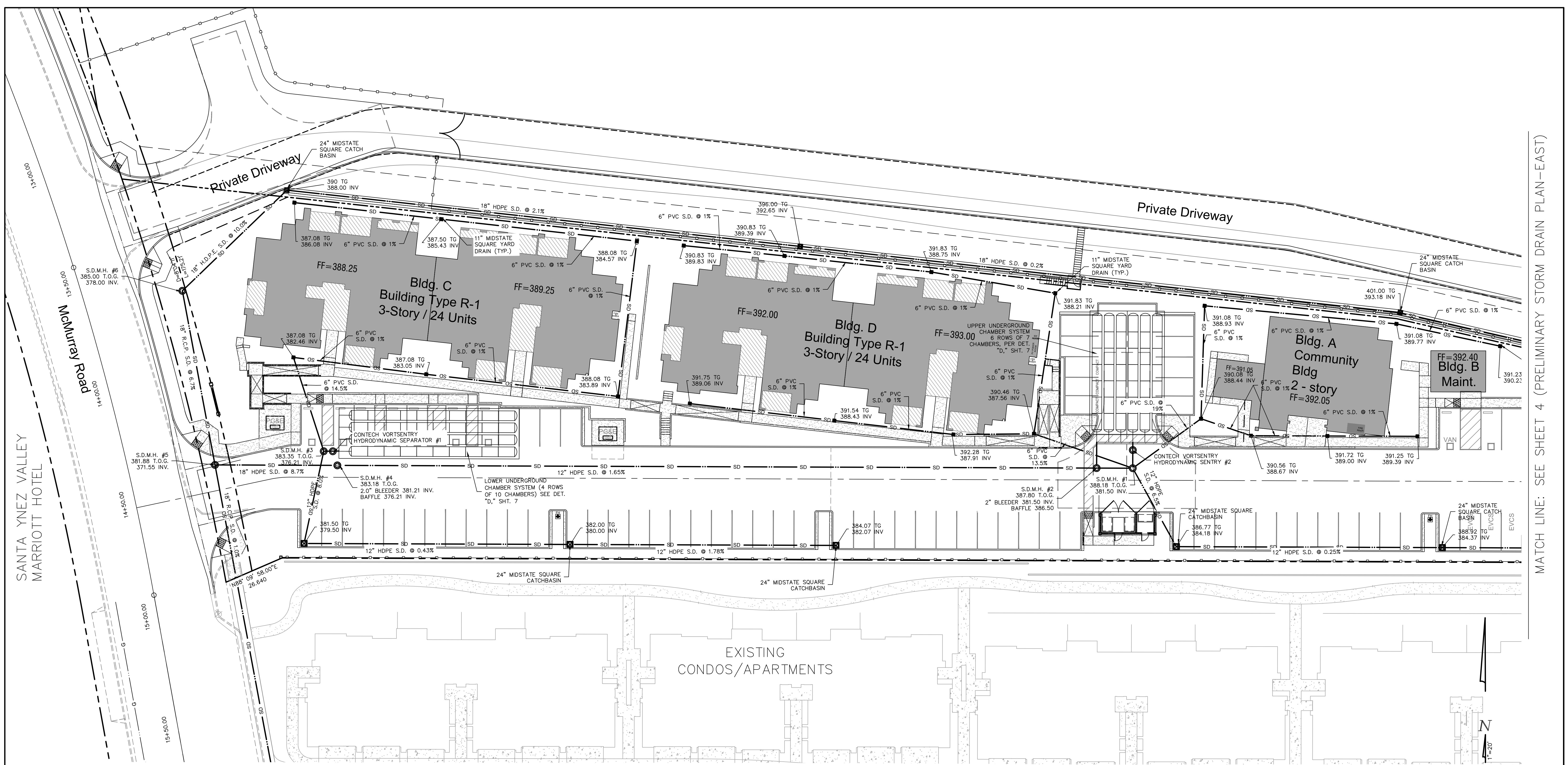
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON      RCE 59987      DATE

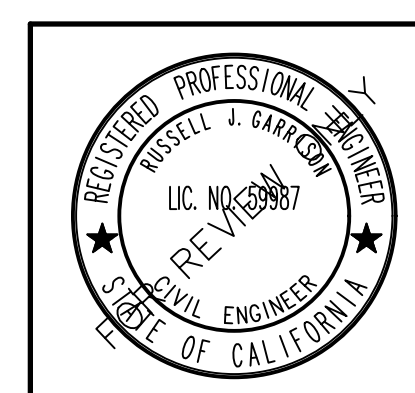
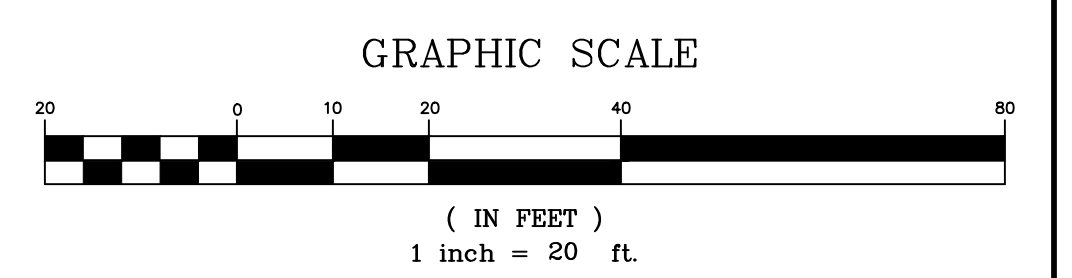
LETTER	DATE	BY	APPROVED	REVISION
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CITY OF BUELLTON	
SCALE AS NOTED	DATE
PRELIMINARY GRADING PLAN EAST POLO VILLAGE	
DRAWN BY: T.K.L.	
CHECKED BY: R.J.G.	
DATE: MAY 2022	
SHEET 2 OF 11 SHEETS	
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SANTA YNEZ VALLEY  
MARRIOTT HOTEL



MATCH LINE: SEE SHEET 4 (PRELIMINARY STORM DRAIN PLAN-EAST)

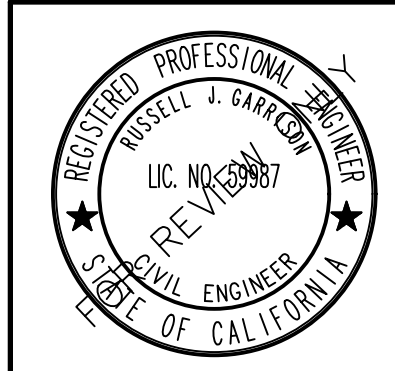
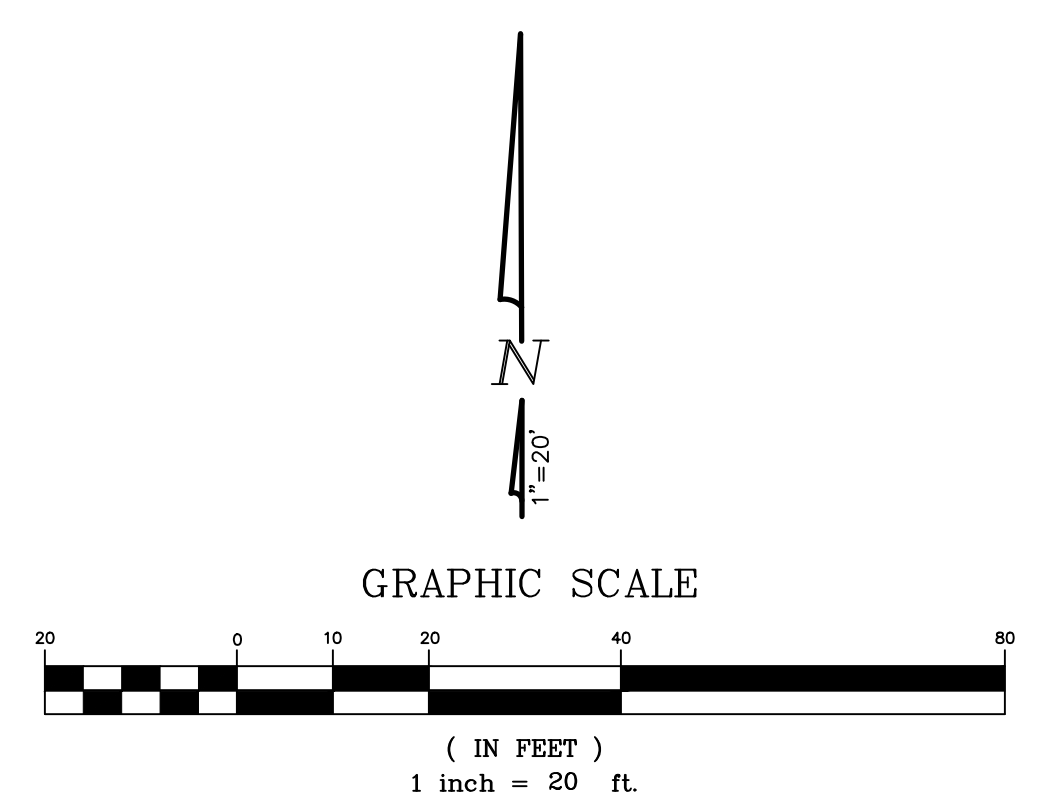
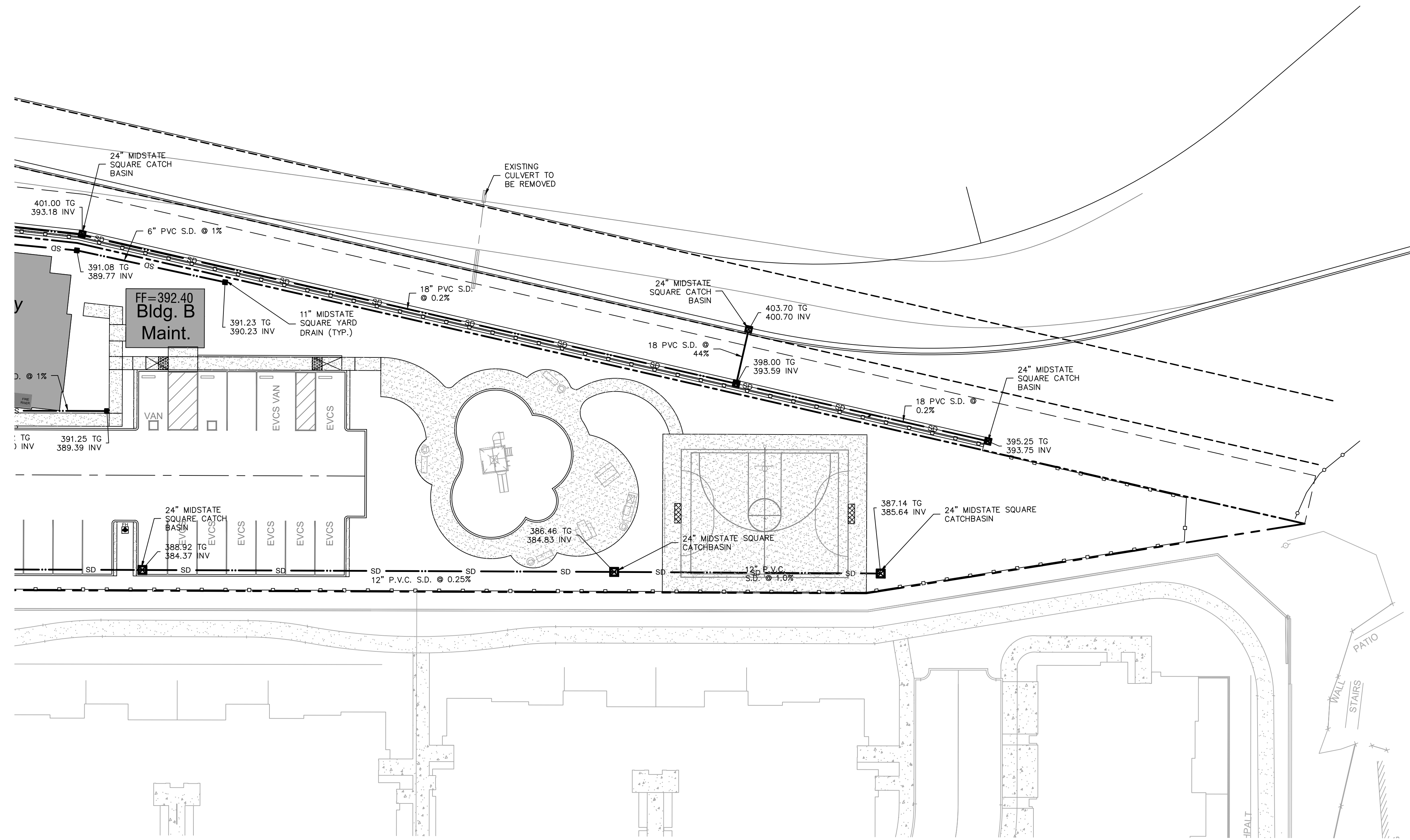


**BETHEL**  
engineering  
2624 Airpark Dr., Santa Maria,  
California 93455 (805) 934-5767  
RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION

CITY OF BUELLTON		
SCALE	DATE	
AS NOTED		
PRELIM. STORM DRAIN PLAN WEST POLO VILLAGE		
DRAWN BY: T.K.L. CHECKED BY: R.J.G. DATE: MAY 2022 SHEET 3 OF 11 SHEETS REFERENCES FILE NUMBER		

MATCH LINE: SEE SHEET 3 (PRELIMINARY STORM DRAIN PLAN - WEST)



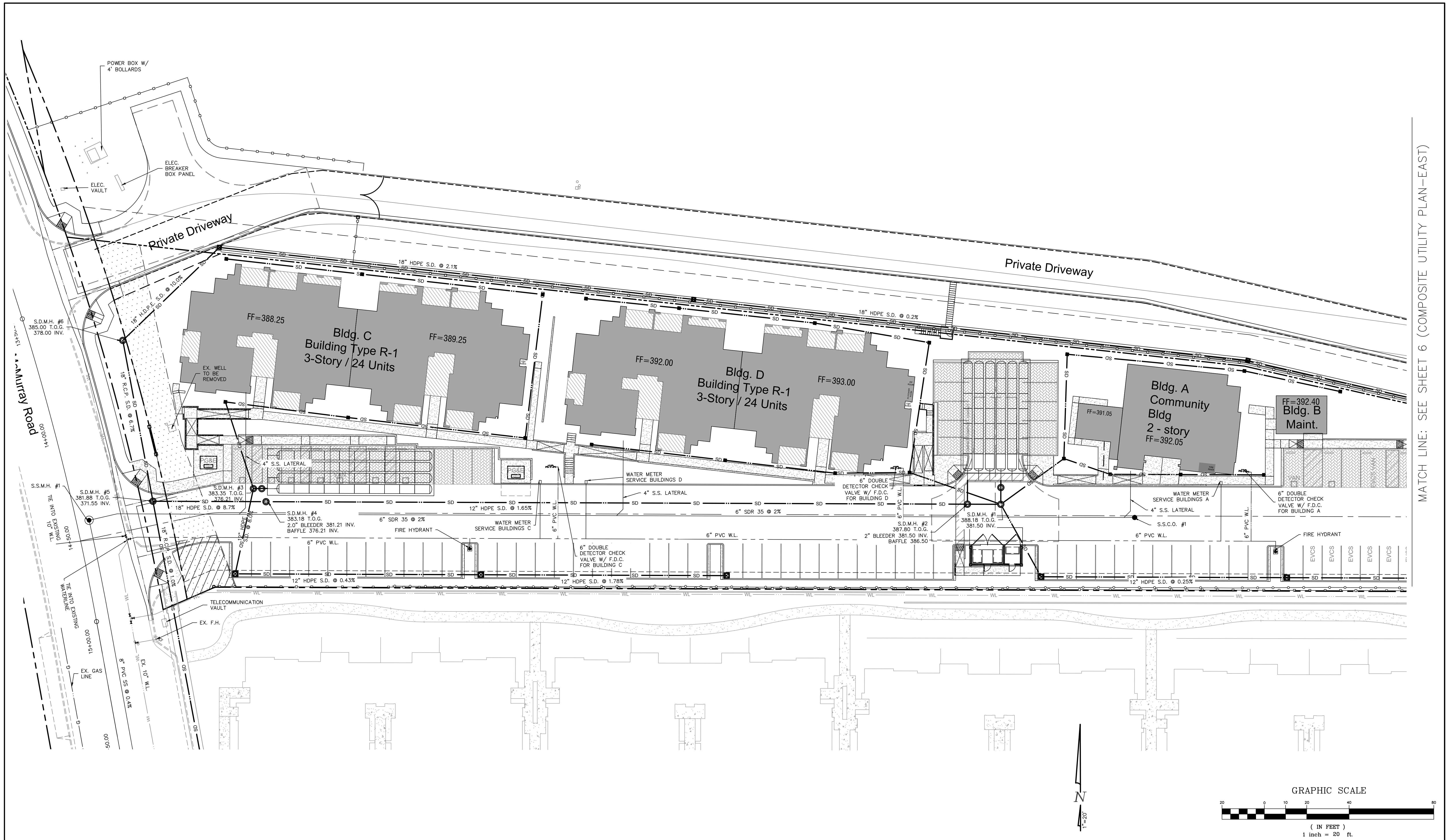
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 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

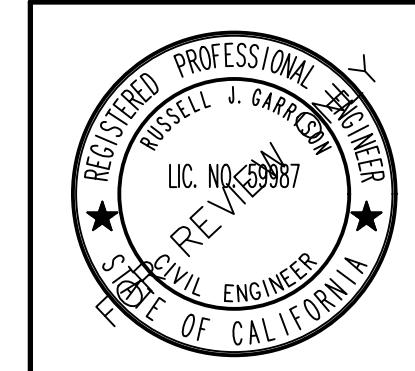
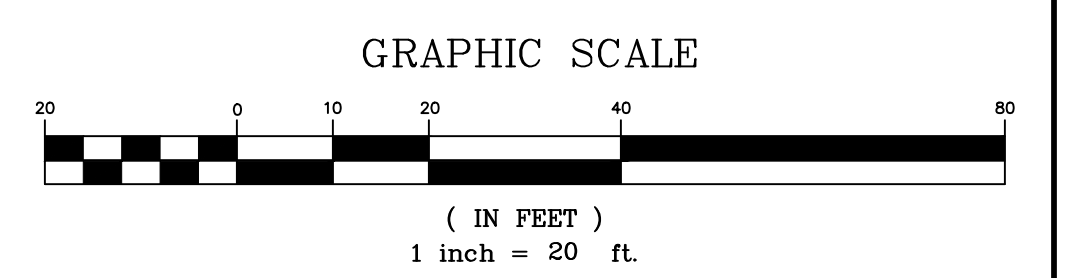
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LETTER	DATE	BY	APPROVED	REVISION
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CITY OF BUELLTON  
 SCALE AS NOTED DATE  
 PRELIM. STORM DRAIN PLAN EAST POLO VILLAGE

DRAWN BY: T.K.L.  
 CHECKED BY: R.J.G.  
 DATE: MAY 2022  
 SHEET 4 OF 11 SHEETS REFERENCES  
 FILE NUMBER



MATCH LINE: SEE SHEET 6 (COMPOSITE UTILITY PLAN-EAST)



**bethel** engineering  
 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

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LETTER	DATE	BY	APPROVED	REVISION
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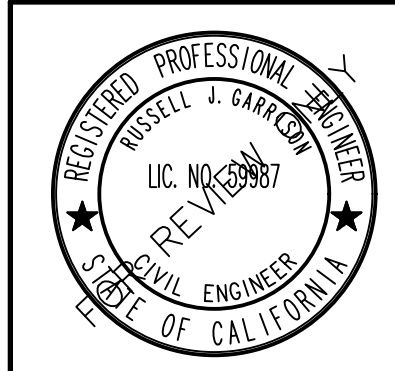
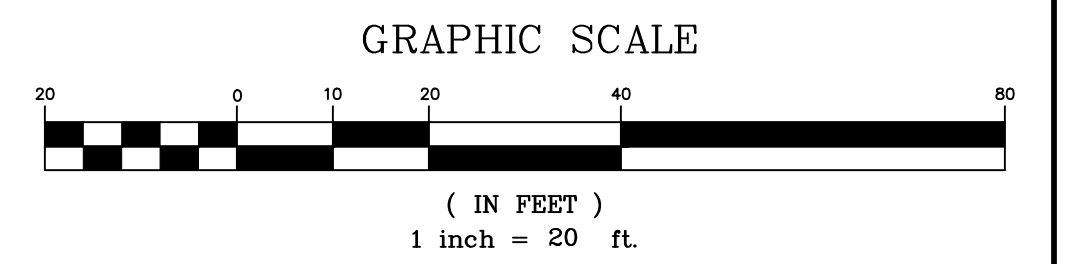
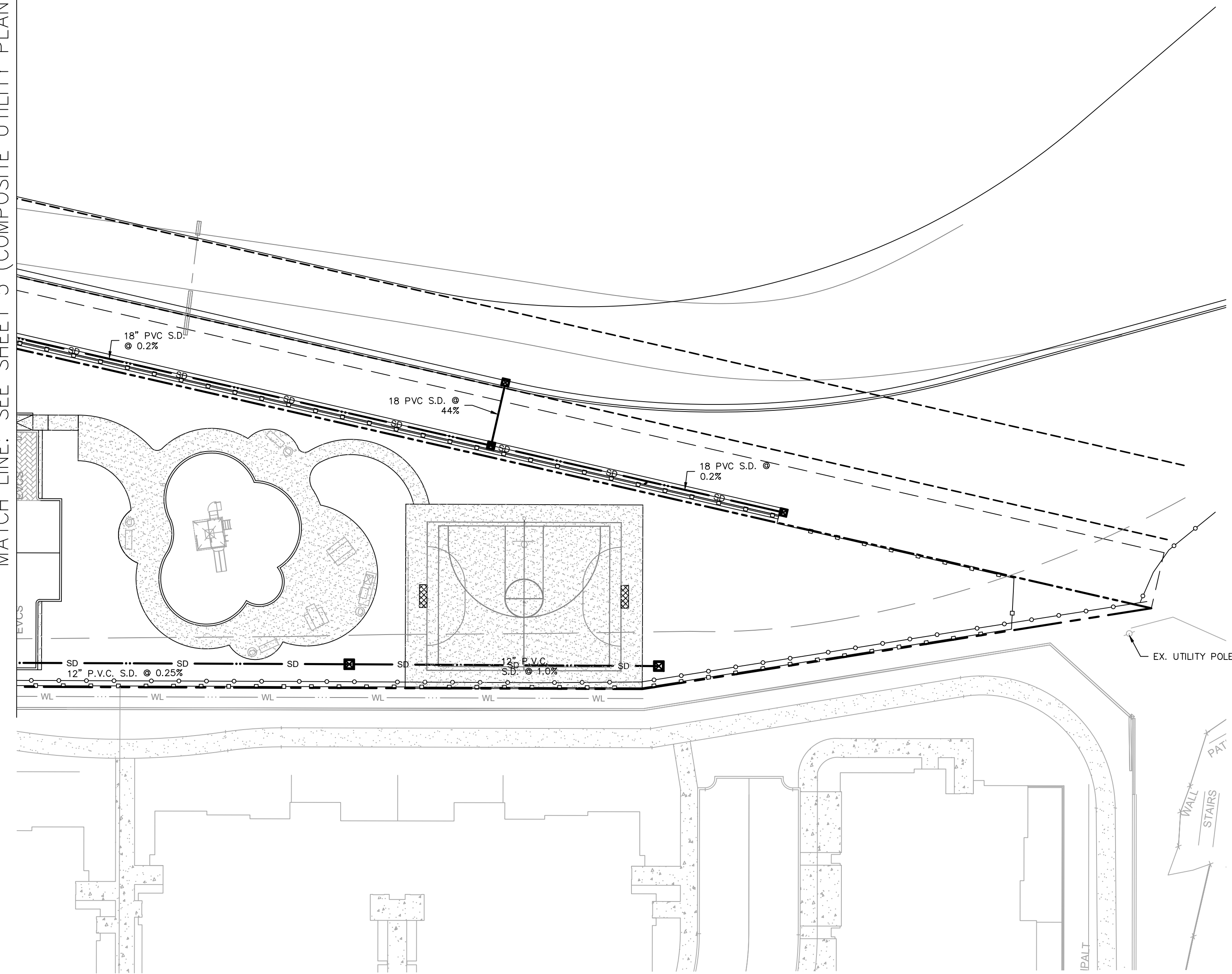
CITY OF BUELLTON

SCALE AS NOTED	DATE
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COMPOSITE UTILITY PLAN WEST POLO VILLAGE

DRAWN BY: T.K.L.
CHECKED BY: R.J.G.
DATE: MAY 2022
SHEET 5 OF 11 SHEETS
REFERENCES
FILE NUMBER

MATCH LINE: SEE SHEET 5 (COMPOSITE UTILITY PLAN - WEST)



**bethel** engineering  
 2624 Airpark Dr., Santa Maria,  
 California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

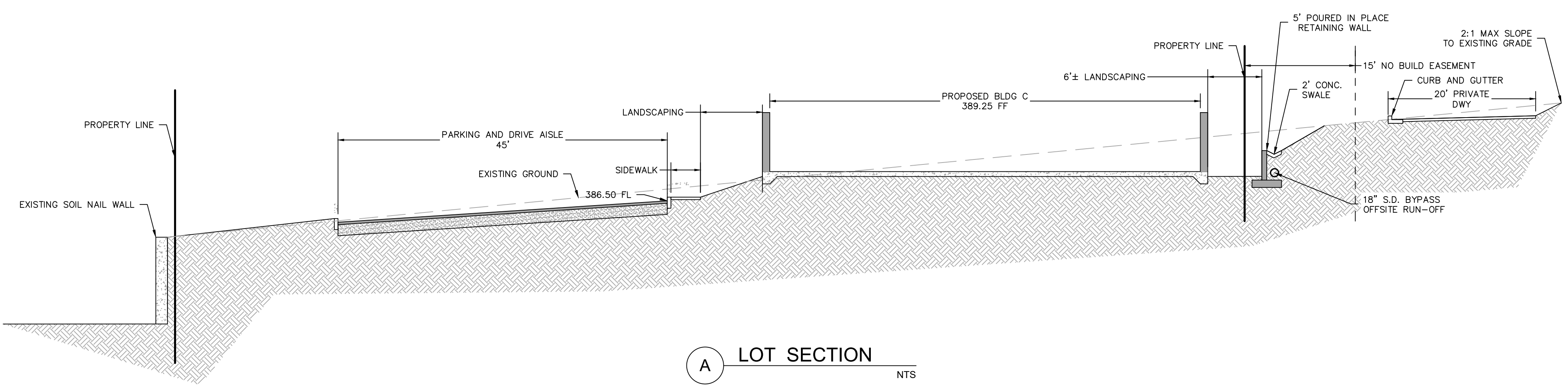
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CITY OF BUELLTON

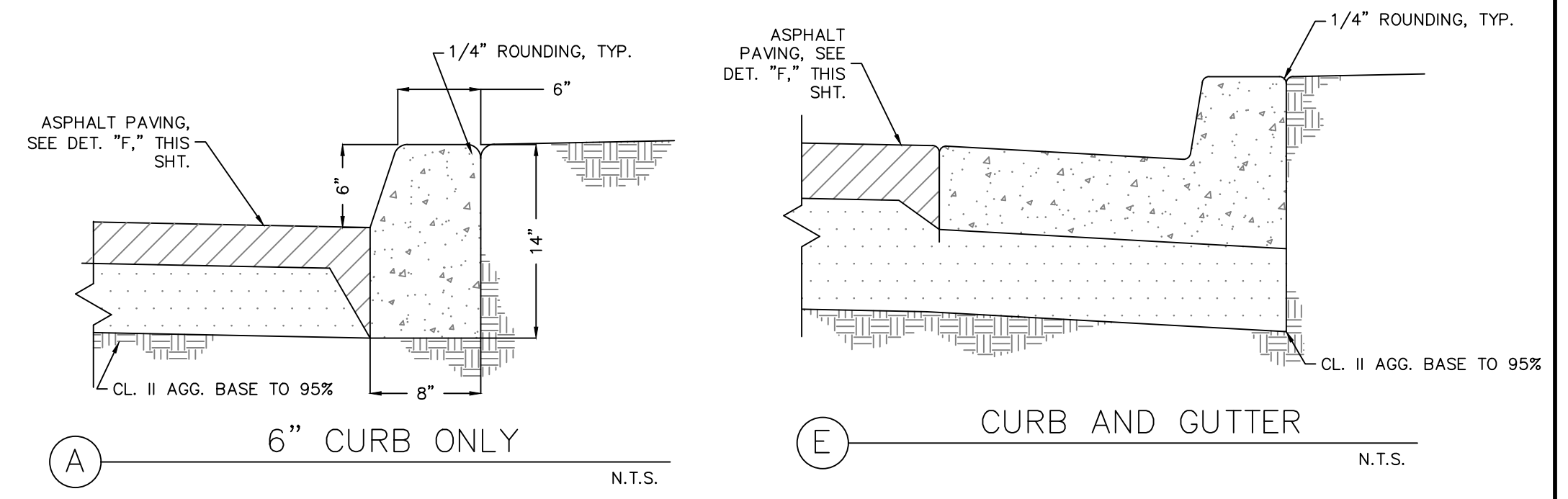
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COMPOSITE UTILITY PLAN EAST  
 POLO VILLAGE

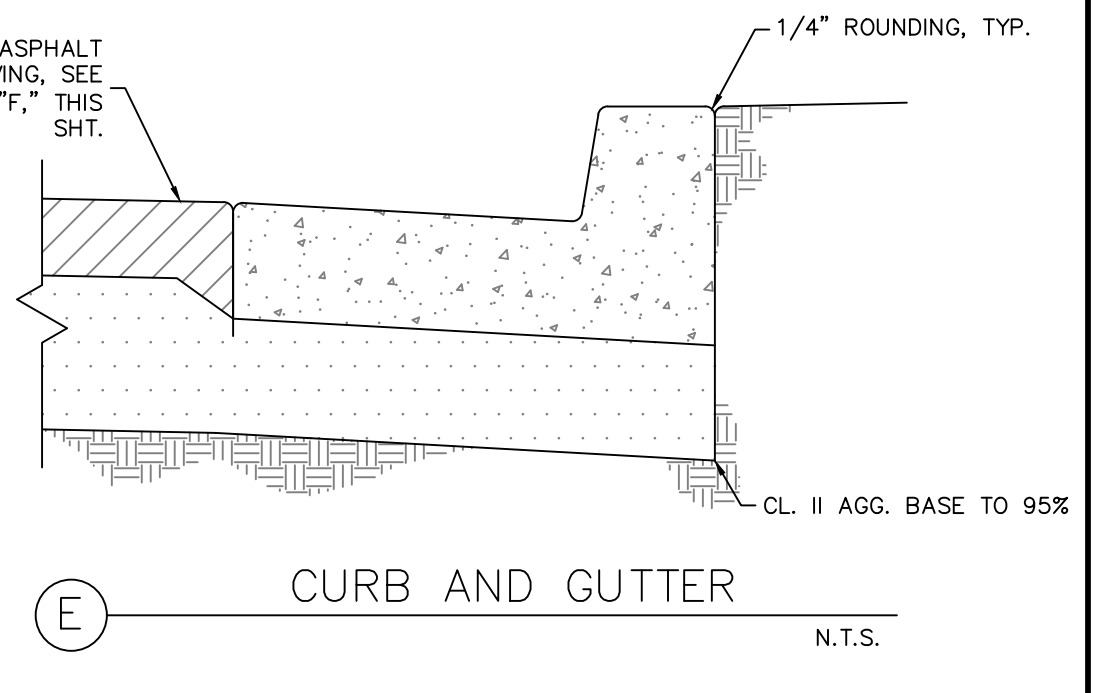
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 CHECKED BY: R.J.G.  
 DATE: MAY 2022  
 SHEET  
 6 OF 11 SHEETS  
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 FILE NUMBER



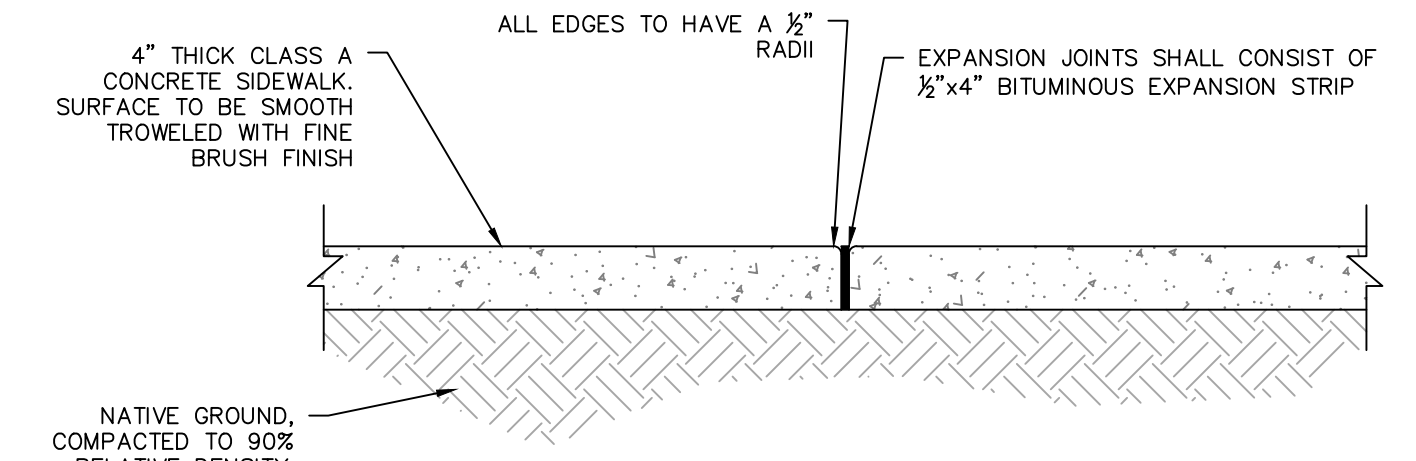
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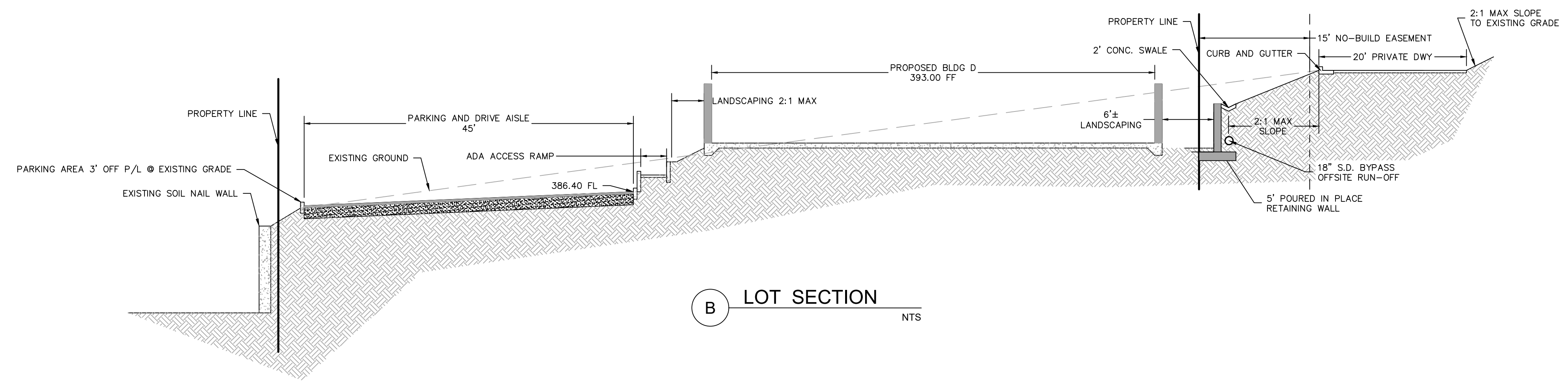
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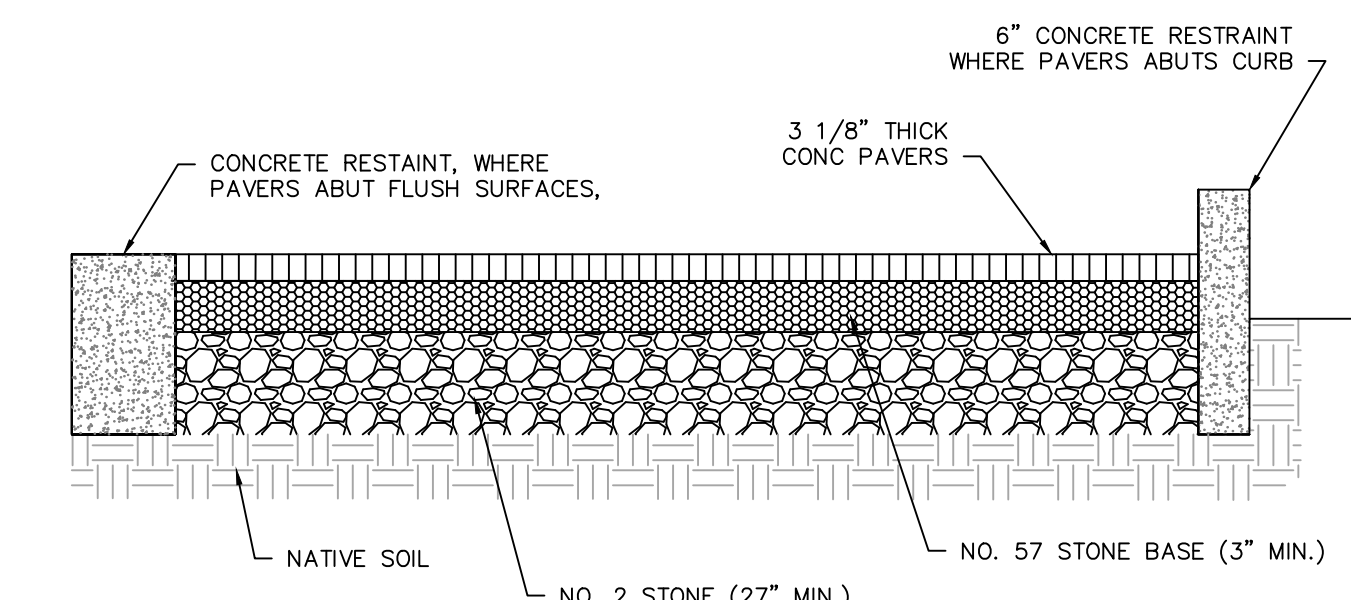
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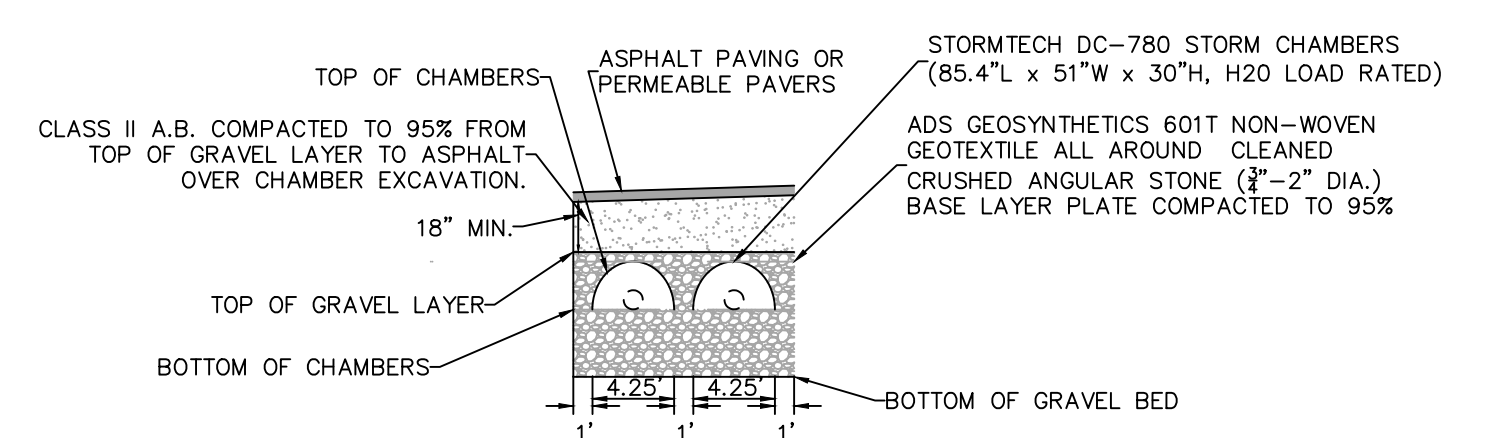
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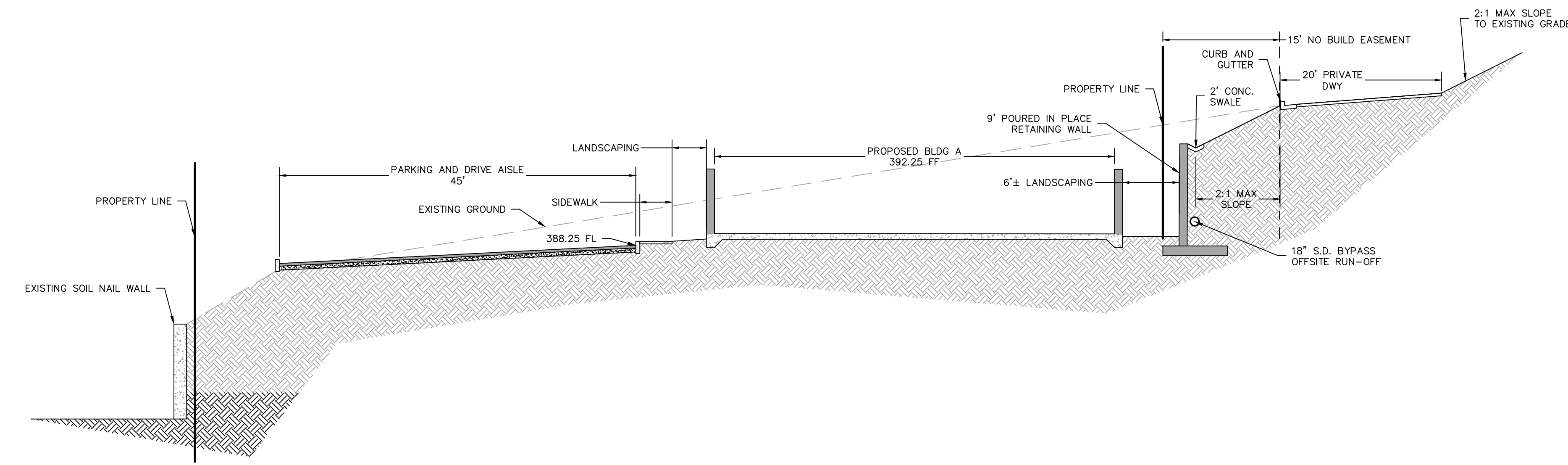
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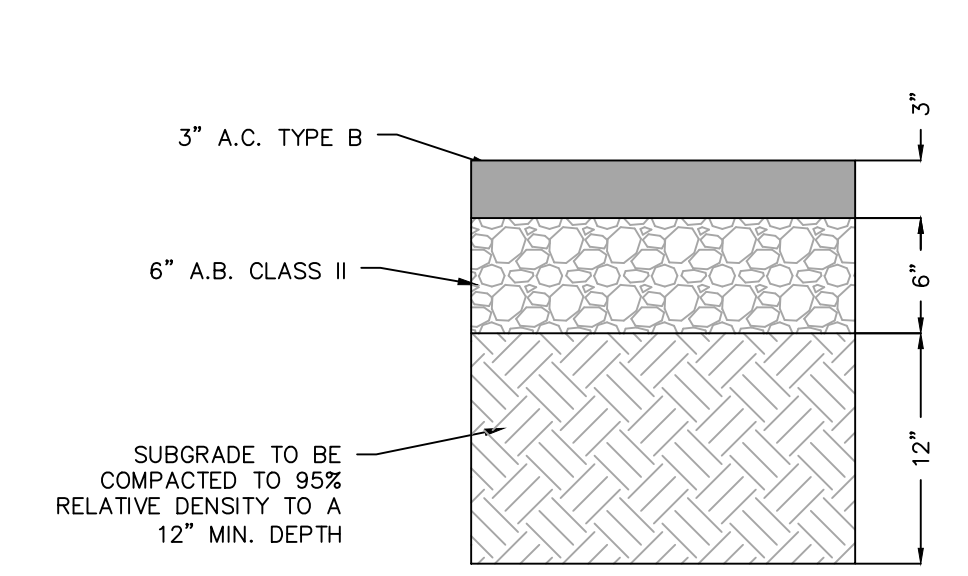
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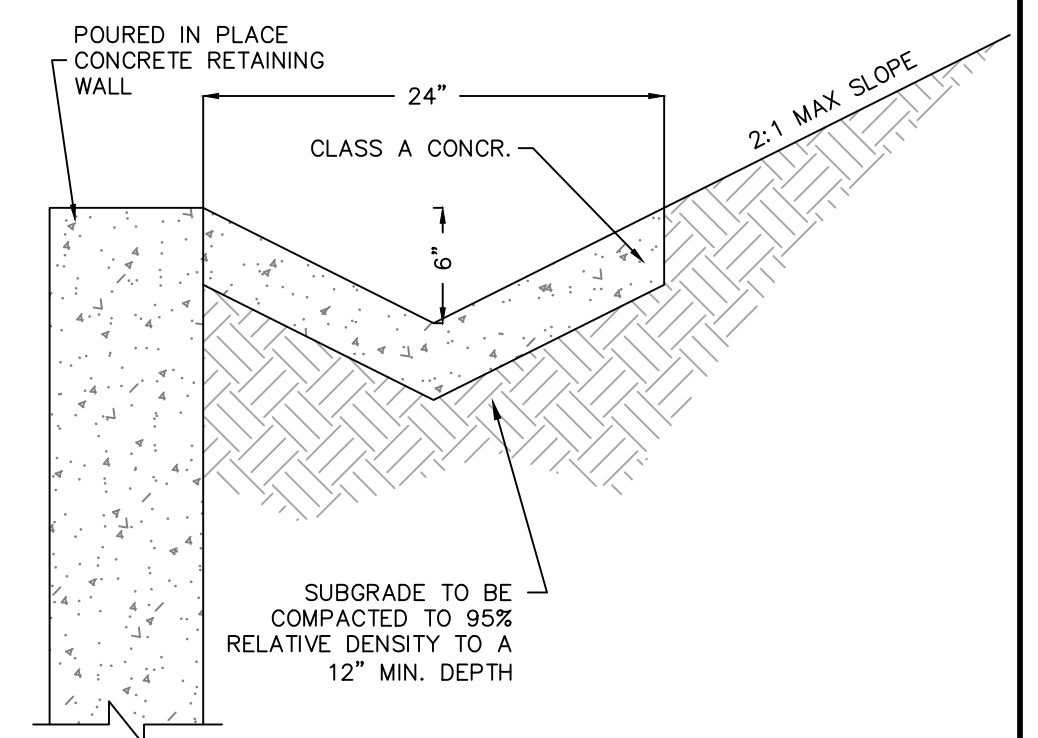
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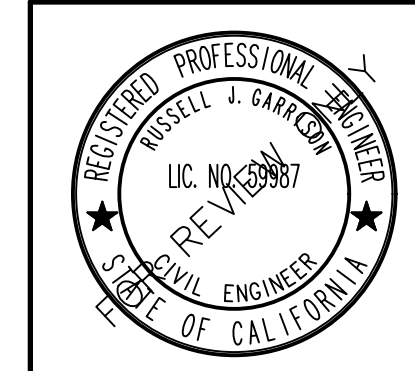
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**F ASPHALT PAVEMENT SECTION**  
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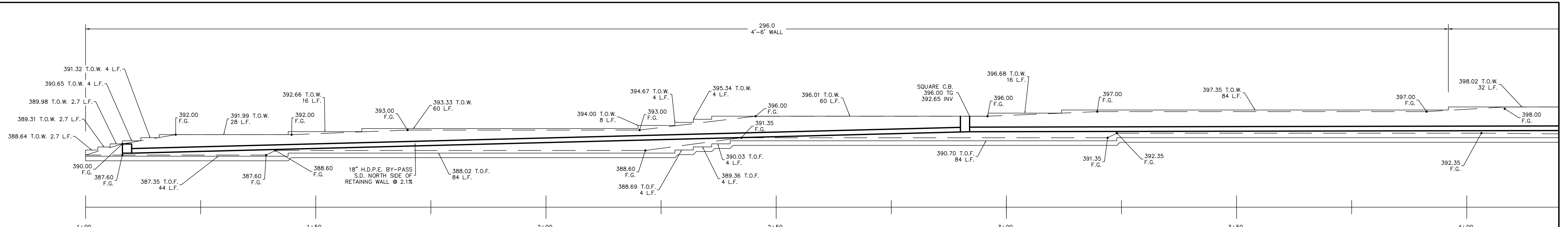
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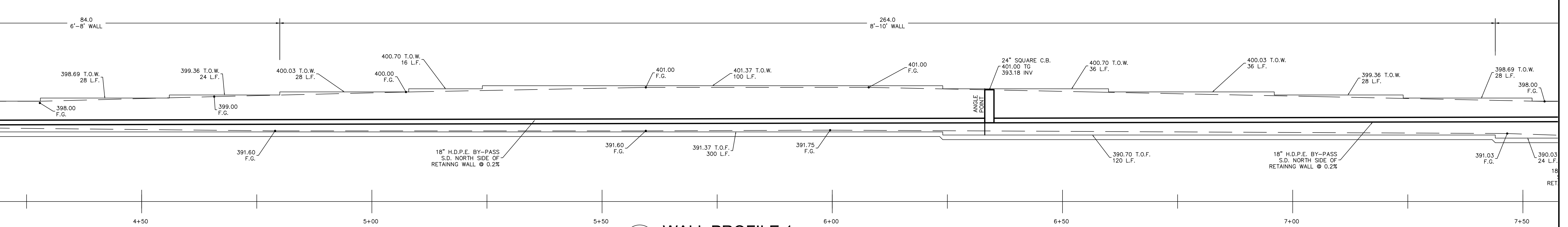
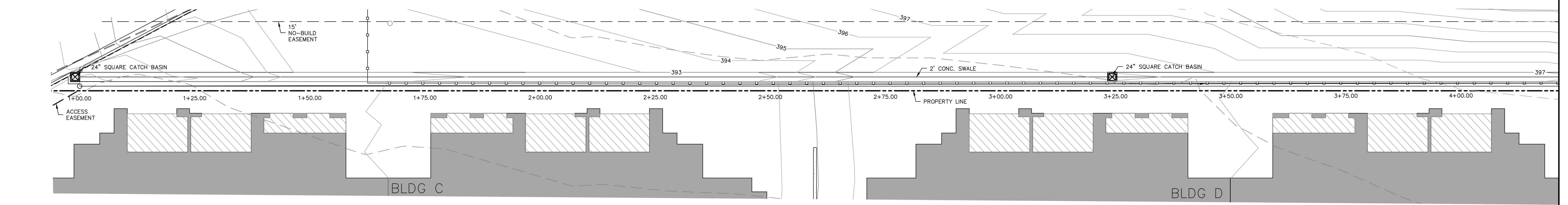
**BETHEL engineering**  
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767  
RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
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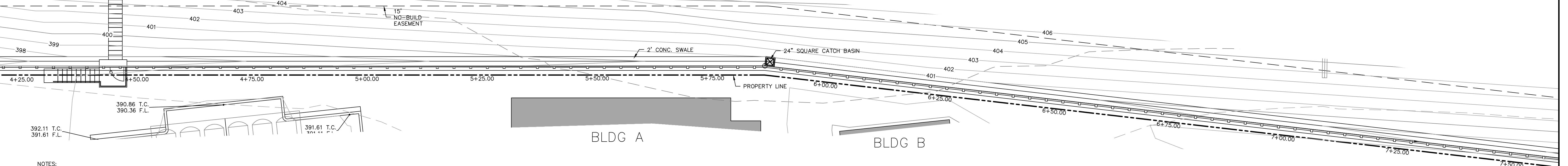
**CITY OF BUELLTON**  
SCALE AS NOTED DATE  
**DETAILS AND SECTIONS POLO VILLAGE**  
DRAWN BY: T.K.L.  
CHECKED BY: R.J.G.  
DATE: MAY 2022  
SHEET 7 OF 11 SHEETS  
REFERENCES  
FILE NUMBER



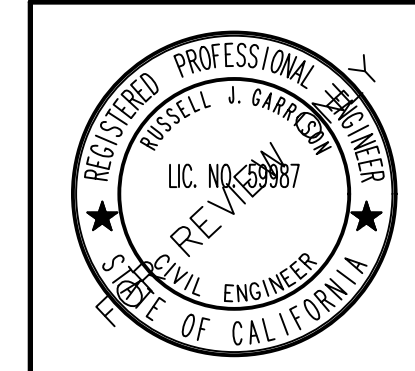
**1 WALL PROFILE 1**  
HORIZ. 1" = 10' VERT. 1" = 10'



**1 WALL PROFILE 1**  
HORIZ. 1" = 10' VERT. 1" = 10'



- NOTES:**
1. INSTALL EXPANSION JOINTS AT 50' O.C.
  2. INSTALL WEEP HOLES AT 20' O.C.
  3. APPLY AQUAFIN-2K/M OR APPROVED EQUAL ON ALL RETAINED WALL SECTIONS PER MANUFACTURERS SPECIFICATIONS.



**BETHEL engineering**

2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

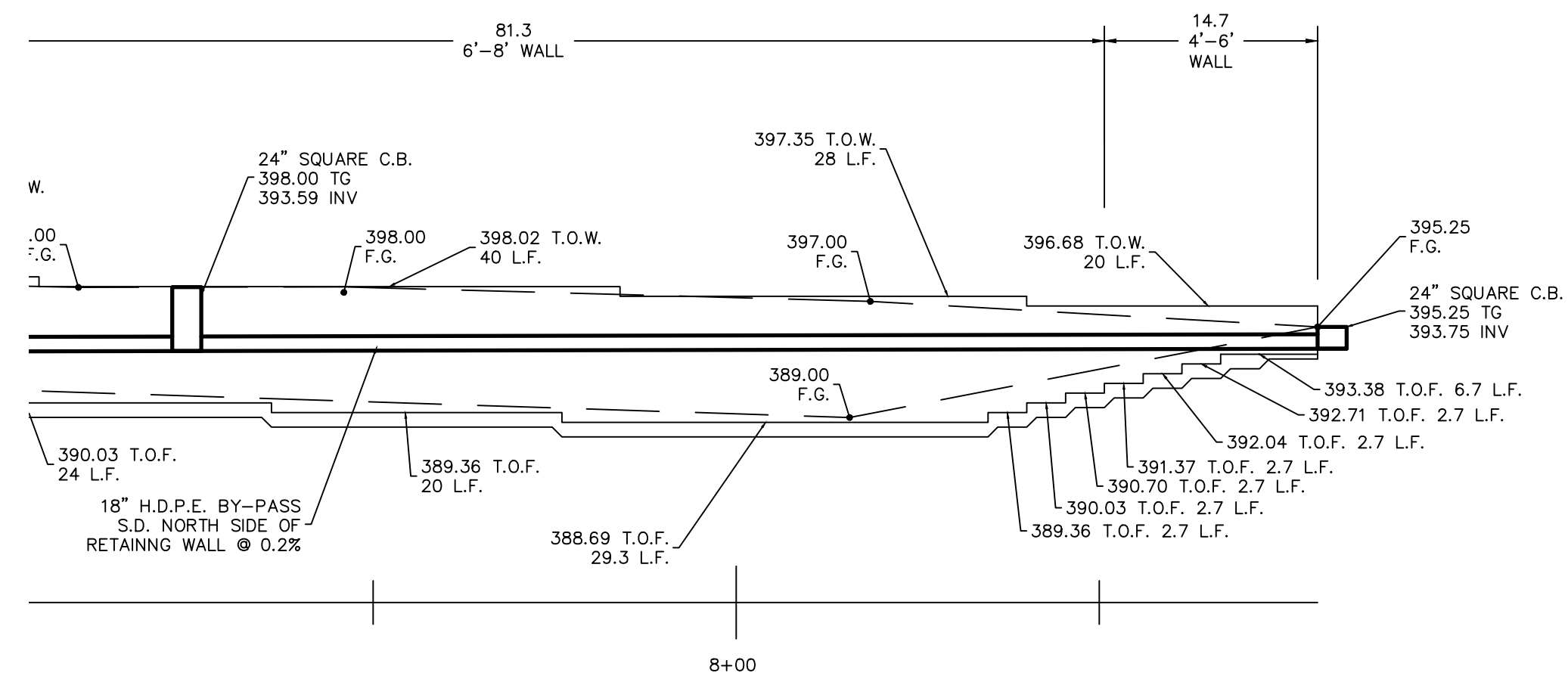
REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION

**CITY OF BUELLTON**

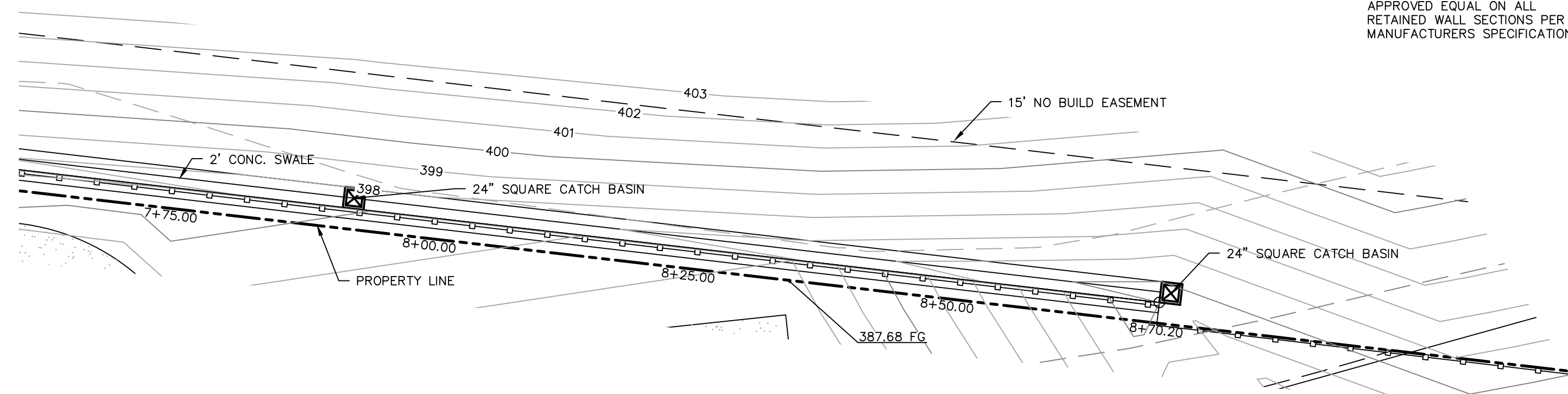
SCALE AS NOTED DATE

**WALL PLAN POLO VILLAGE**

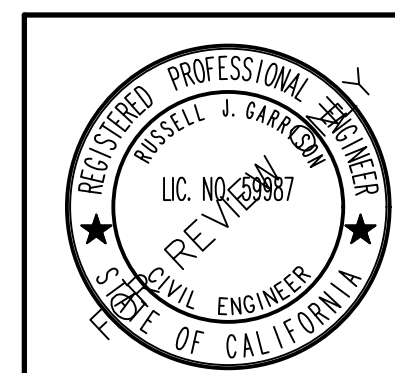
DRAWN BY: T.K.L.
CHECKED BY: R.J.G.
DATE: MAY 2022
SHEET 8 OF 11 SHEETS
REFERENCES
FILE NUMBER



- NOTES:
1. INSTALL EXPANSION JOINTS AT 50' O.C.
  2. INSTALL WEEP HOLES AT 20' O.C.
  3. APPLY AQUAFIN-2K/M OR APPROVED EQUAL ON ALL RETAINED WALL SECTIONS PER MANUFACTURERS SPECIFICATIONS.



1 WALL PROFILE 1  
 HORIZ. 1" = 10' VERT. 1" = 10'



**BETHEL**  
 engineering  
 2624 Airpark Dr., Santa Maria,  
 California 93455 (805) 934-5767

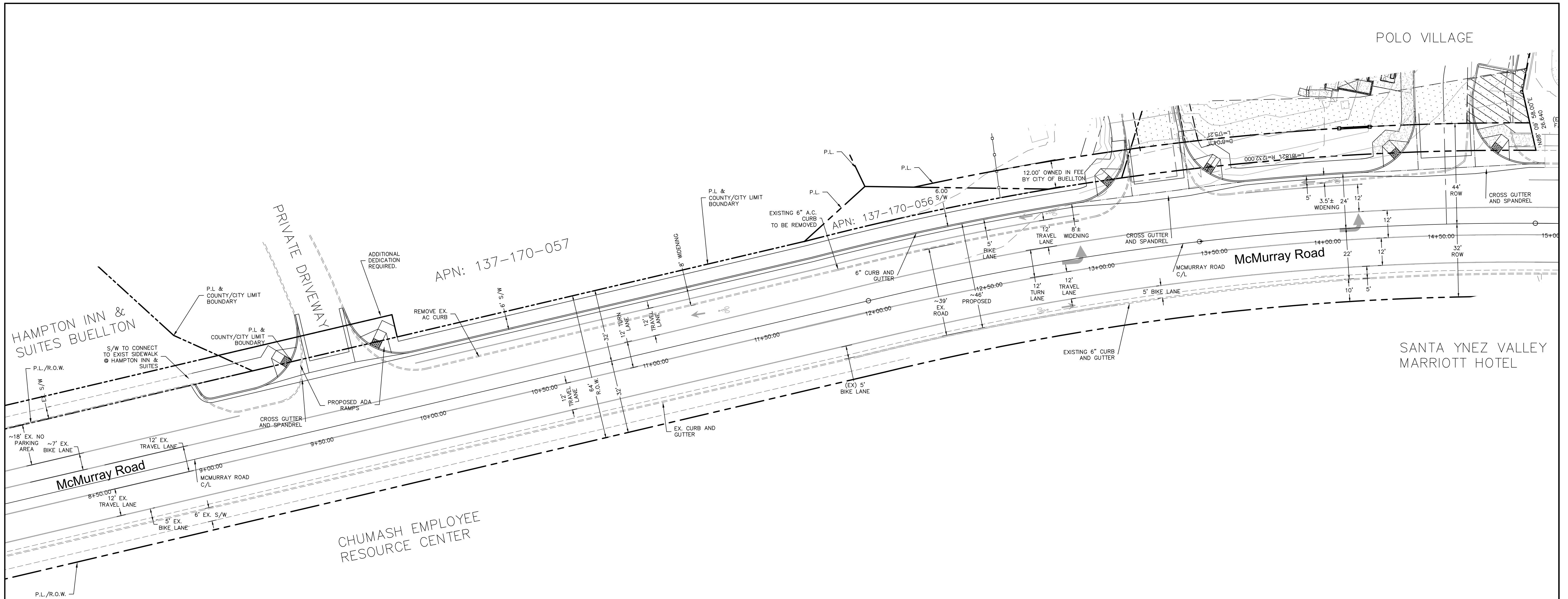
RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
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CITY OF BUELLTON		
SCALE AS NOTED	DATE	
WALL PLAN POLO VILLAGE		

DRAWN BY: T.K.L.
CHECKED BY: R.J.G.
DATE: MAY 2022
SHEET 8A OF 11 SHEETS
REFERENCES
FILE NUMBER



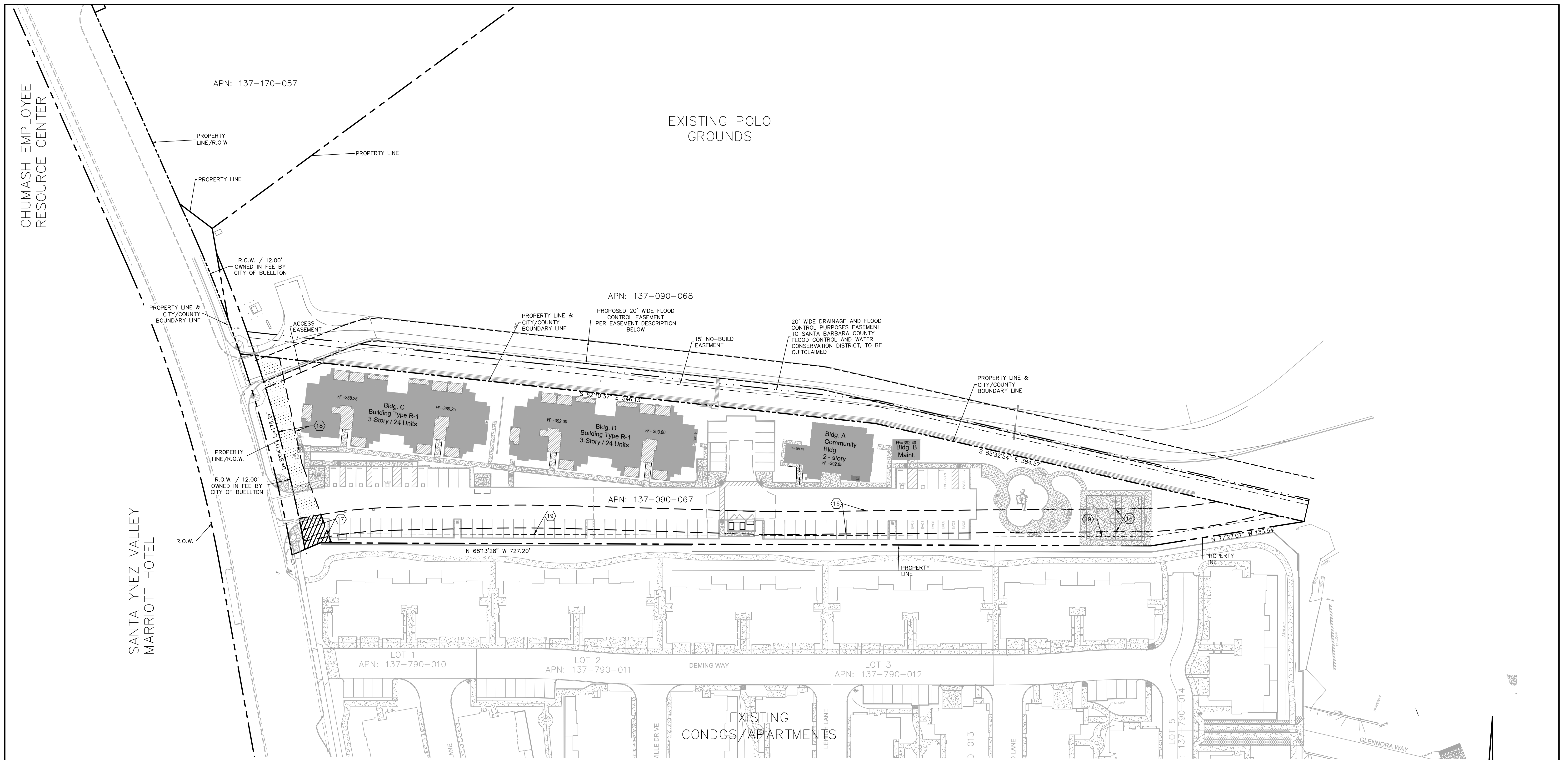


MCMURRAY SURFACE IMPROVEMENTS (FULL BUILD OUT)



		REVISIONS					CITY OF BUELLTON		DRAWN BY: T.K.L.
		LETTER	DATE	BY	APPROVED	REVISION	SCALE	DATE	CHECKED BY: R.J.G.
		△					AS NOTED		DATE: MAY 2022
		△							SHEET 10 OF 11 SHEETS
		△							REFERENCES
							FILE NUMBER		

OFFSITE PUBLIC IMPROVEMENTS  
FULL BUILD OUT  
POLO VILLAGE



CHUMASH EMPLOYEE RESOURCE CENTER

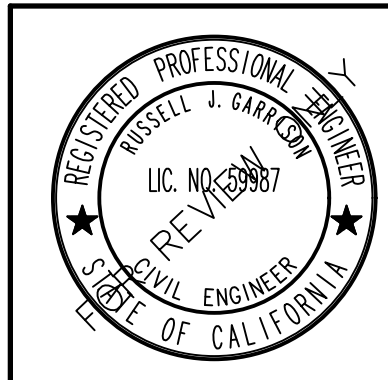
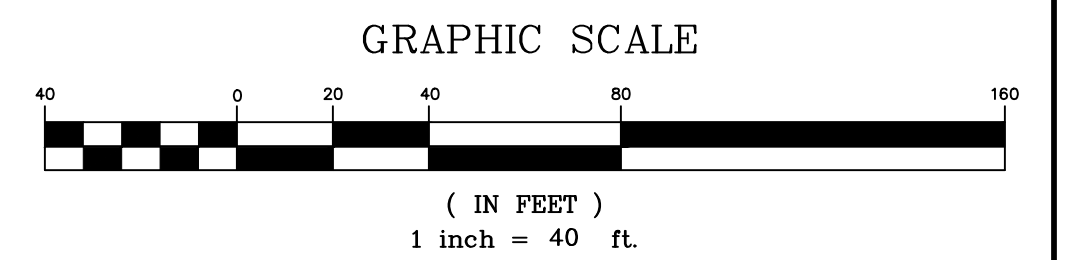
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**EASEMENTS**

- EASEMENT NUMBERS PER PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, NCS - 1051124 - SA1, DATED MAY 2, 2021
- ITEM 16: AN EASEMENT FOR ACCESS FOR PARCEL TWO AND FLOOD CONTROL FOR SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER PARCEL MAP BOOK 59 PAGE 13. DRAINAGE AND FLOOD CONTROL PORTION OF THIS EASEMENT QUITCLAIMED PER INSTRUMENT NO. 2009-0062070 OF OFFICIAL RECORDS.
- ITEM 17: AN EASEMENT FOR WELL SITE AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 2010-0009562 OF OFFICIAL RECORDS.
- ITEM 18: AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 2010-0009564 OF OFFICIAL RECORDS.
- ITEM 19: AN EASEMENT FOR SOIL NAILS WHICH ARE ATTACHED TO A RETAINING WALL ON THE NEIGHBORING PROPERTY TO THE SOUTH RECORDED AS INSTRUMENT NO. 2018-0059800 OF OFFICIAL RECORDS.
- EASEMENT PER COUNTY OF SANTA BARBARA EXCLUSIVE DEED RECORDED OCTOBER 12, 2009
- A 20.00 FOOT WIDE DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LOCATED ON PARCEL TWO ON PARCEL MAP NO. 14,609 AND PARCEL MAP NO. 31,032 (RECORDED AS ONE MAP) IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA - TO BE REMOVED QUITCLAIM.
- PROPOSED 20 FOOT WIDE DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
- ITEM 17: AN EASEMENT FOR WELL SITE AND INCIDENTAL PURPOSES RECORDED AS INSTRUMENT NO. 2010-0009562 OF OFFICIAL RECORDS.
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**BETHEL engineering**  
 2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59987 DATE

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
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CITY OF BUELLTON		DRAWN BY: T.K.L.
SCALE AS NOTED	DATE	CHECKED BY: R.J.G.
PROPERTY LINES AND EASEMENTS POLO VILLAGE		DATE: MAY 2022
		SHEET 11 OF 11 SHEETS
		REFERENCES
		FILE NUMBER

## POLO VILLAGE MULTI-FAMILY APARTMENTS 560 MCMURY ROAD BUELLTON, CA 93427

### LANDSCAPE PLANS

A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427  
 APN: 137-090-067

#### Revisions

	06-21-21 Schematic Design
	08-27-21 Pre-Application Comments
	12-03-21 Access Road Adjustments
	05-17-22 Planning application comments



Job No. 2090A	Date 10/12/20
Drawn By PH	Checked By SMS

Plot Plan No. 21-xxxx

Sheet Title

TITLE SHEET

# LA-0.0

#### PROJECT INFORMATION

**PROJECT DESCRIPTION**  
 SEE ARCHITECTURAL PLANS

**LAND USE AND ZONING INFORMATION**  
 SEE ARCHITECTURAL PLANS

**SITE COVERAGE (NOT LIMITED PER 19.02.220)**

BUILDING A - COMMUNITY BUILDING	2,929 SF
BUILDING B - MAINTENANCE BUILDING	432 SF
BUILDING C - RESIDENTIAL BUILDING	8,704 SF
BUILDING D - RESIDENTIAL BUILDING	8,704 SF
AGGREGATE TOTAL COVERAGE =	20,769 SF
20,769 (COVERAGE) / 94,089.60 (GROSS LOT AREA) =	22%
ALLOWABLE PER CR ZONE =	100%

**SITE DENSITY**  
 ZONE CR / AHOZ (25 UNITS PER NET BUILDABLE ACRE) + STATE AFFORDABLE HOUSING DENSITY BONUS = 30 UNITS PER NET BUILDABLE ACRE.  
 PROPOSED DENSITY  
 49 UNITS / 1.88 ACRES = 26.06 UNITS/ACRE

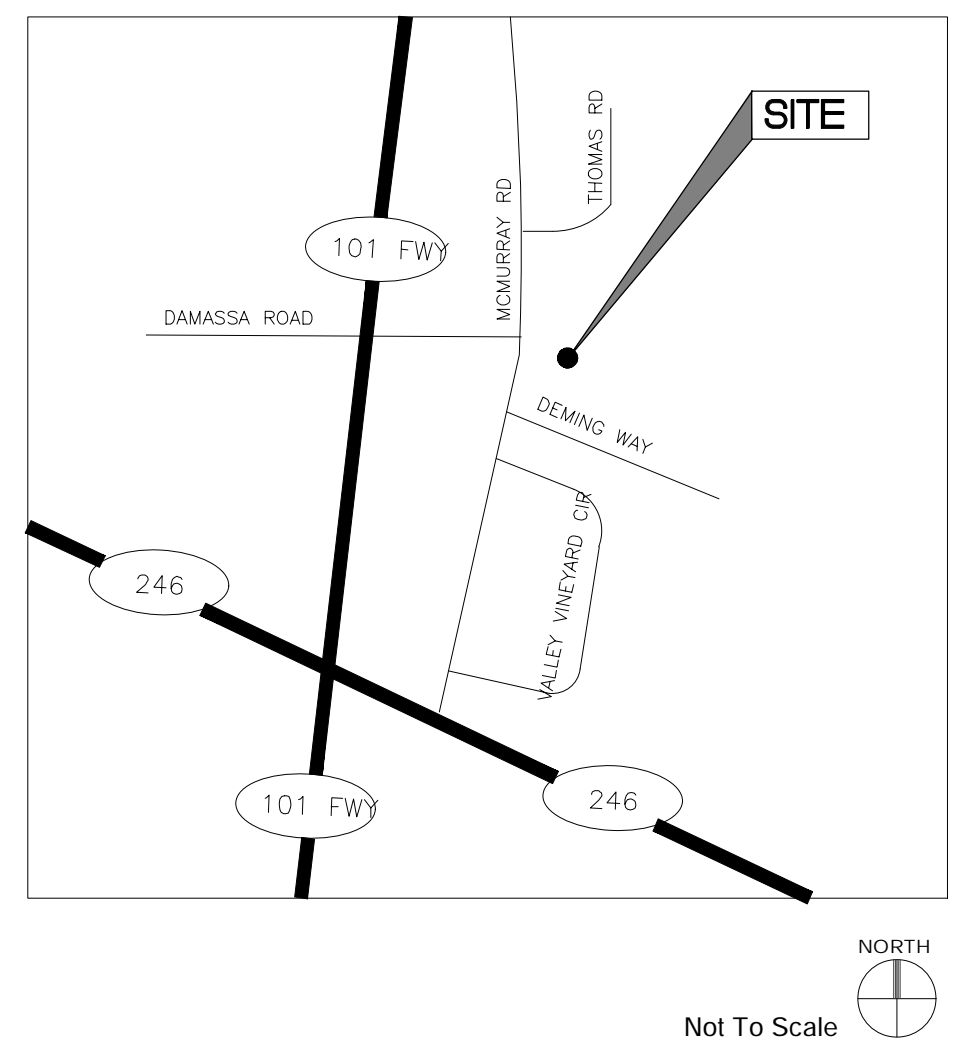
**SITE DATA**

<b>LANDSCAPE AREA:</b>		
• LANDSCAPE AREA	= 44,830 SF	(54.7% OF NET BUILDABLE AREA)
• LANDSCAPE WALKWAYS	= 7,703 SF	(9.4% OF NET BUILDABLE AREA)
• TOTAL LANDSCAPE AREA PROVIDED	= 52,533 SF	(64.1% OF NET BUILDABLE AREA)
<b>HARD SURFACE AREA:</b>		
• PAVED PARKING & DRIVE AREA	= 31,537 SF	(38.5% OF NET BUILDABLE AREA)
• MULTI-SPORT COURT	= 1,989 SF	(2.4% OF NET BUILDABLE AREA)
• PLAYGROUND SURFACE	= 1,280 SF	(1.6% OF NET BUILDABLE AREA)

#### GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. ANY VIOLATION WILL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT FOR ANY REQUIRED SITE VISITS AS FOLLOWS:  
 PRE-CONSTRUCTION CONFERENCE. 48 HRS. NOTICE  
 MAINLINE INSPECTION AND PLANT MATERIAL 48 HRS. NOTICE  
 FINAL WALK THROUGH FOR COMPLETION OF IMPROVEMENTS 7 DAY NOTICE  
 FINAL WALK THROUGH FOR ACCEPTANCE 7 DAY NOTICE
- CONTRACTOR SHALL MAKE THEMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (800)422-4133 FOR LOCATION OF UNDERGROUND UTILITIES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THESE PLANS ARE INTENDED FOR PLANTING & IRRIGATION PURPOSES ONLY.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF BUELLTON AND COUNTY OF SANTA BARBARA LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS APPLICABLE TO THE LIMIT OF WORK.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

#### VICINITY MAP



#### SHEET INDEX

DRAWING NAME	SHEET NUMBER
TITLE SHEET	LA-0.0
WALL AND FENCE PLAN	LA-1.0
WALL AND FENCE PLAN	LA-1.1
WALL AND FENCE DETAILS	LA-1.2
SITE AMENITIES PLAN	LA-2.0
SITE AMENITIES PLAN	LA-2.1
EXISTING TREE PLAN	LA-3.0
PLANTING PLAN	LA-3.1
PLANTING PLAN	LA-3.2
PLANTING DETAILS	LA-3.3
PRELIMINARY IRRIGATION PLAN	LA-4.0

#### PROJECT TEAM

**OWNER:**  
 PALM COMMUNITIES  
 100 PACIFICA, SUITE 203  
 IRVINE, CA 92618  
 CONTACT: MITCH SLAGERMAN  
 PHONE: 949-878-9373

**LANDSCAPE ARCHITECT:**  
 TERRAIN INTEGRATION  
 143 S OLIVE STREET  
 ORANGE, CA 92866  
 CONTACT: STEPHANIE SHERMOEN  
 PHONE: 714-724-9814  
 EMAIL: STEPHANIE@TERRAININTEGRATION.COM

**ARCHITECT:**  
 DERRA DESIGN, INC.  
 495 E. RINCON STREET, SUITE 204  
 CORONA, CA 92879  
 CONTACT: BILL ATKINS  
 PHONE: 951.268.1650  
 EMAIL: BILL.ATKINS@DERRADESIGN.COM

**CIVIL ENGINEER:**  
 BETHEL ENGINEERING  
 2624 AIRPARK DR  
 SANTA MARIA, CA 93455  
 PHONE: 805.934.5767

Landscape Architecture CA#5231  
 Planning + Design + Sustainability  
 143 S. Olive St. | Orange | CA | 92866  
 714-724-9814  
 www.terrainintegration.com

A Palm Communities Affordable  
Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
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APN: 137-090-067

### Revisions

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
D.1	12-03-21 Access Road Adjustments
D.2	05-17-22 Planning application comments



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INTEGRATION

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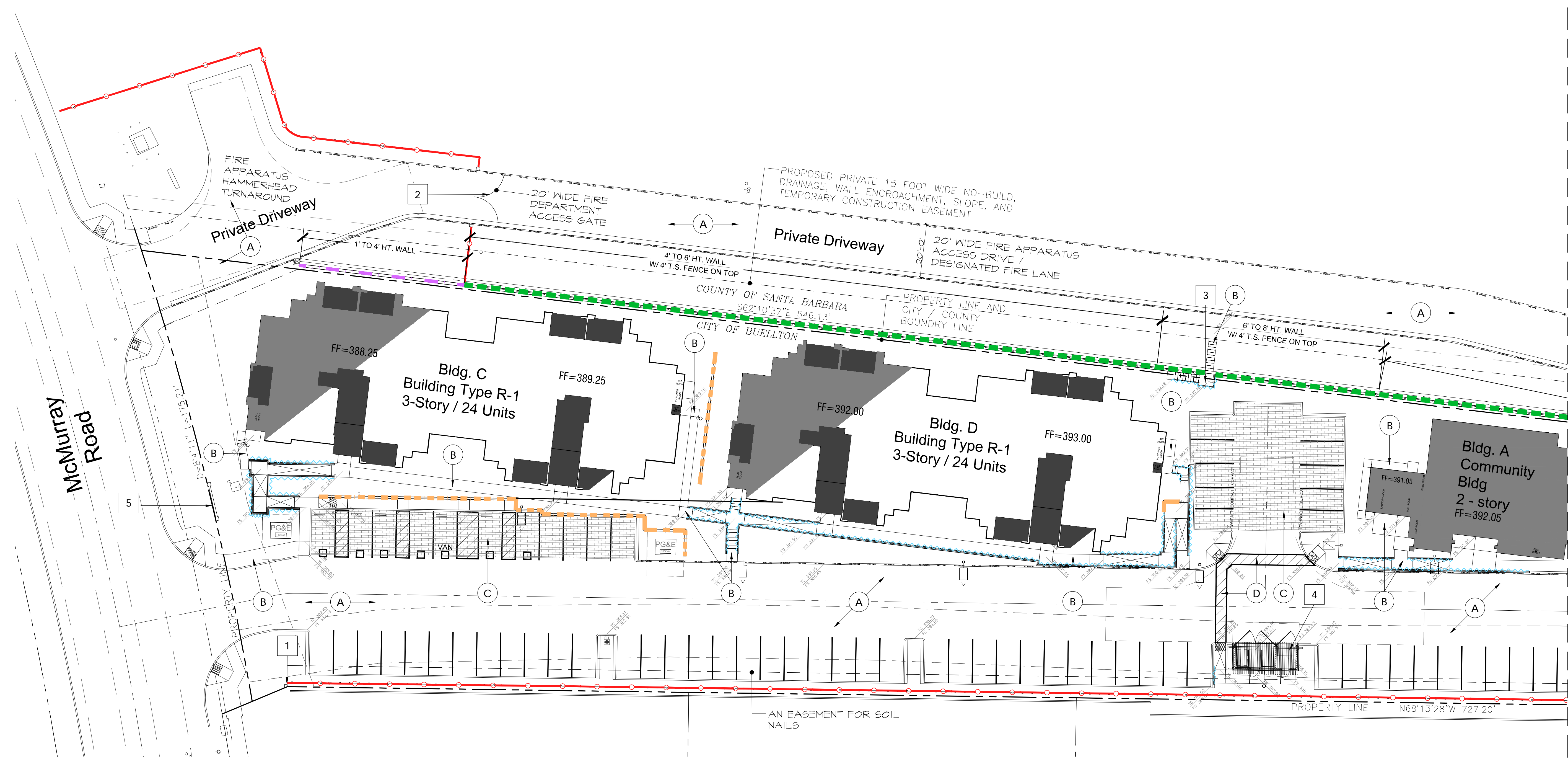


Job No. 2090A	Date 10/12/20
Drawn By PH	Checked By SMS

Plot Plan No. 21-XXXX

Sheet Title  
WALL AND FENCE PLAN

# LA-1.0

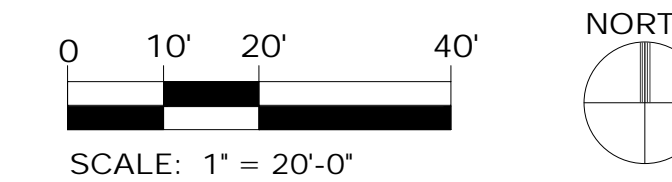


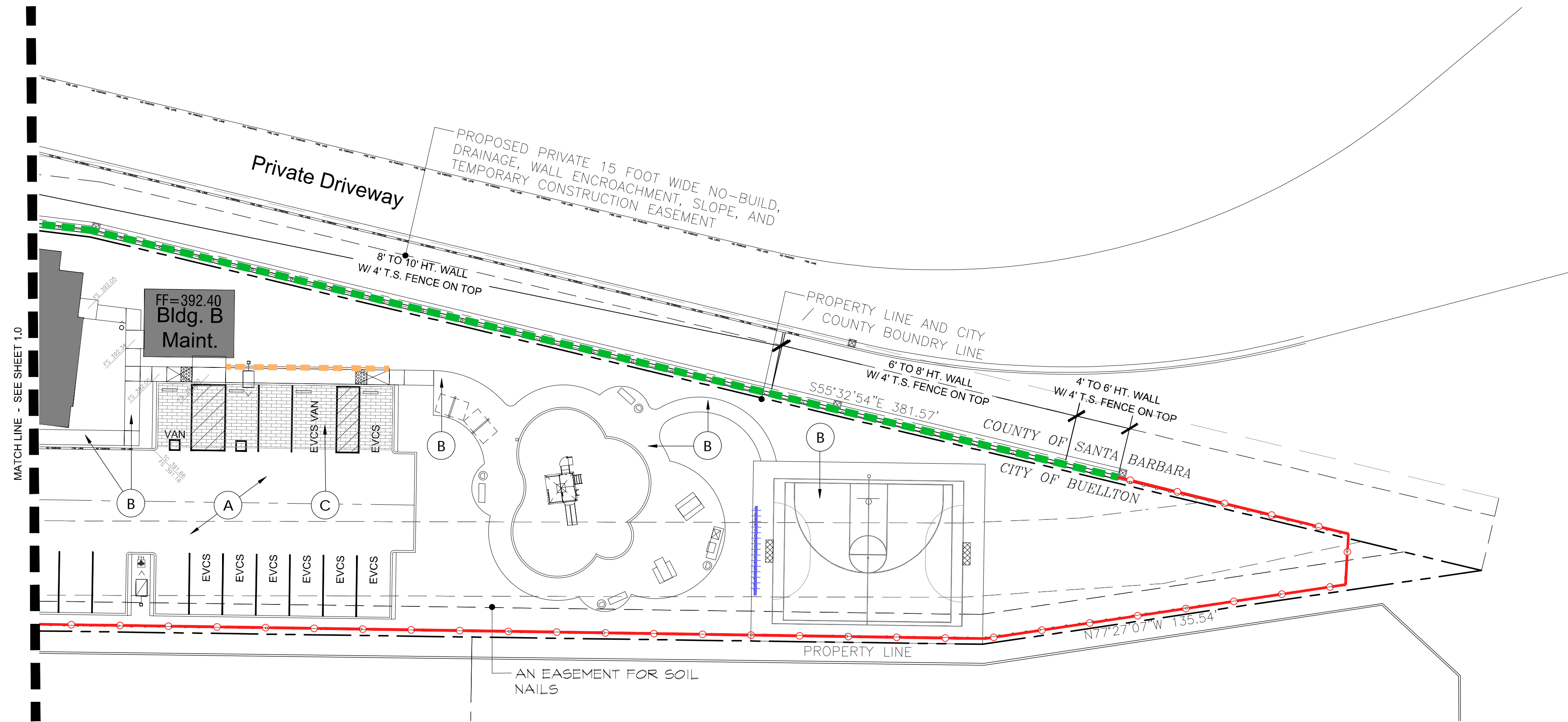
### CONSTRUCTION LEGEND

<p><b>1</b> 16" SQ. X 6' HT. STUCCO PILASTER NOTE: STUCCO COLOR, STUCCO FINISH, AND CAP TO MATCH MONUMENT SIGN SEE ARCHITECTS PLAN: A-0.1/1</p> <p><b>2</b> VEHICULAR AUTOMATIC ACCESS GATE TYPE: TUBULAR STEEL COLOR: BLACK MATTE DETAIL: LA-1.2/C</p> <p><b>3</b> FIRE DEPARTMENT EMERGENCY ACCESS GATE TYPE: TUBULAR STEEL COLOR: BLACK MATTE DETAIL: LA-1.2/D</p> <p><b>4</b> TRASH ENCLOSURE NOTE: PER ARCHITECT SEE ARCHITECTS PLAN: A-0.1</p> <p><b>5</b> ENTRY MONUMENT SIGN NOTE: PER ARCHITECT SEE ARCHITECTS PLAN: A-0.1/1</p>	<p><b>A</b> A.C. VEHICULAR PAVING &amp; DRIVE AISLES NOTE: PER CIVIL ENGINEER</p> <p><b>B</b> CONCRETE PAVING COLOR: NATURAL GRAY FINISH: LIGHT BROOM FINISH NOTE: SCORE LINES +/- 5'-0"C.</p> <p><b>C</b> POROUS PAVING PARKING PAVERS TYPE: CASCADA BY ORCO BLOCK COLOR: MAJOR NOTE: SAND SET</p> <p><b>D</b> PEDESTRIAN CROSS WALK TYPE: NATURAL GRAY COLOR: LIGHT ACID WASH FINISH NOTE: SCORE LINES +/- 5'-0"C. PAINT STRIPING PER PLAN</p>
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### WALL AND FENCE LEGEND

<p> RETAINING WALL W/ 4' HT. TUBULAR STEEL ON TOP TYPE: POURED IN PLACE CONCRETE W/ ROLLED CAP FINISH: CEMENT PLASTER DETAIL: LA-1.2/D NOTE: WALL HEIGHTS BY CIVIL ENGINEER</p> <p> RETAINING WALL TYPE: POURED IN PLACE CONCRETE W/ ROLLED CAP FINISH: CEMENT PLASTER DETAIL: LA-1.2/A NOTE: WALL HEIGHTS BY CIVIL ENGINEER</p> <p> LOW RETAINING WALL PRECISION BY ORCO BLOCK OR SIMILAR COLOR: TAN MW CAP: PRECISION, TAN MW BY ORCO DETAIL: LA-1.2/A NOTE: WALL HEIGHTS BY CIVIL ENGINEER</p> <p> CURB W/ HANDRAIL TYPE: POURED IN PLACE CONCRETE COLOR: NATURAL GRAY NOTE: 4' HT. CURB W/ 34" HT. HANDRAIL PER ADA REQUIREMENT</p> <p> 6' HT. PERIMETER FENCE TYPE: TUBULAR STEEL COLOR: BLACK MATTE DETAIL: LA-1.2/E</p> <p> 6' HT. SPORTS COURT FENCE TYPE: VINYL COATED CHAIN LINK COLOR: BLACK DETAIL: LA-1.2/B</p>
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### Revisions

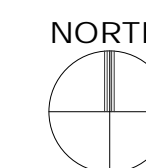
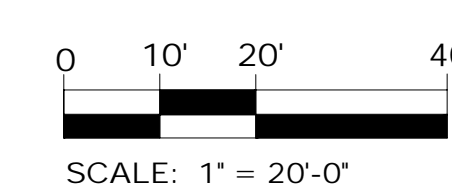
	06-21-21 Schematic Design
	08-27-21 Pre-Application Comments
	12-03-21 Access Road Adjustments
	05-17-22 Planning application comments

### CONSTRUCTION LEGEND

<p><b>1</b> 16" SQ. X 6' HT. STUCCO PILASTER NOTE: STUCCO COLOR, STUCCO FINISH, AND CAP TO MATCH MONUMENT SIGN SEE ARCHITECTS PLAN: A-0.1/1</p> <p><b>2</b> VEHICULAR AUTOMATIC ACCESS GATE TYPE: TUBULAR STEEL COLOR: BLACK MATTE DETAIL: LA-1.2/C</p> <p><b>3</b> FIRE DEPARTMENT EMERGENCY ACCESS GATE TYPE: TUBULAR STEEL COLOR: BLACK MATTE DETAIL: LA-1.2/D</p> <p><b>4</b> TRASH ENCLOSURE NOTE: PER ARCHITECT SEE ARCHITECTS PLAN: A-0.1/1</p> <p><b>5</b> ENTRY MONUMENT SIGN NOTE: PER ARCHITECT SEE ARCHITECTS PLAN: A-0.1/1</p>	<p><b>A</b> A.C. VEHICULAR PAVING &amp; DRIVE AISLES NOTE: PER CIVIL ENGINEER</p> <p><b>B</b> CONCRETE PAVING COLOR: NATURAL GRAY FINISH: LIGHT BROOM FINISH NOTE: SCORE LINES +/- 5' O.C.</p> <p><b>C</b> POROUS PAVING PARKING PAVERS TYPE: CASCADA BY ORCO BLOCK COLOR: MANOR NOTE: SAND SET</p> <p><b>D</b> PEDESTRIAN CROSS WALK TYPE: NATURAL GRAY COLOR: LIGHT ACID WASH FINISH NOTE: SCORE LINES +/- 5' O.C. PAINT STRIPING PER PLAN</p>
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### WALL AND FENCE LEGEND

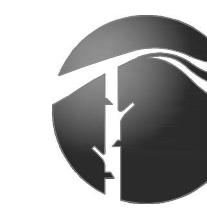
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	RETAINING WALL TYPE: POURED IN PLACE CONCRETE W/ ROLLED CAP FINISH: CEMENT PLASTER DETAIL: LA-1.2/A NOTE: WALL HEIGHTS BY CIVIL ENGINEER
	LOW RETAINING WALL TYPE: PRECISION BY ORCO BLOCK OR SIMILAR COLOR: TAN MW CAP: PRECISION, TAN MW BY ORCO DETAIL: LA-1.2/A NOTE: WALL HEIGHTS BY CIVIL ENGINEER
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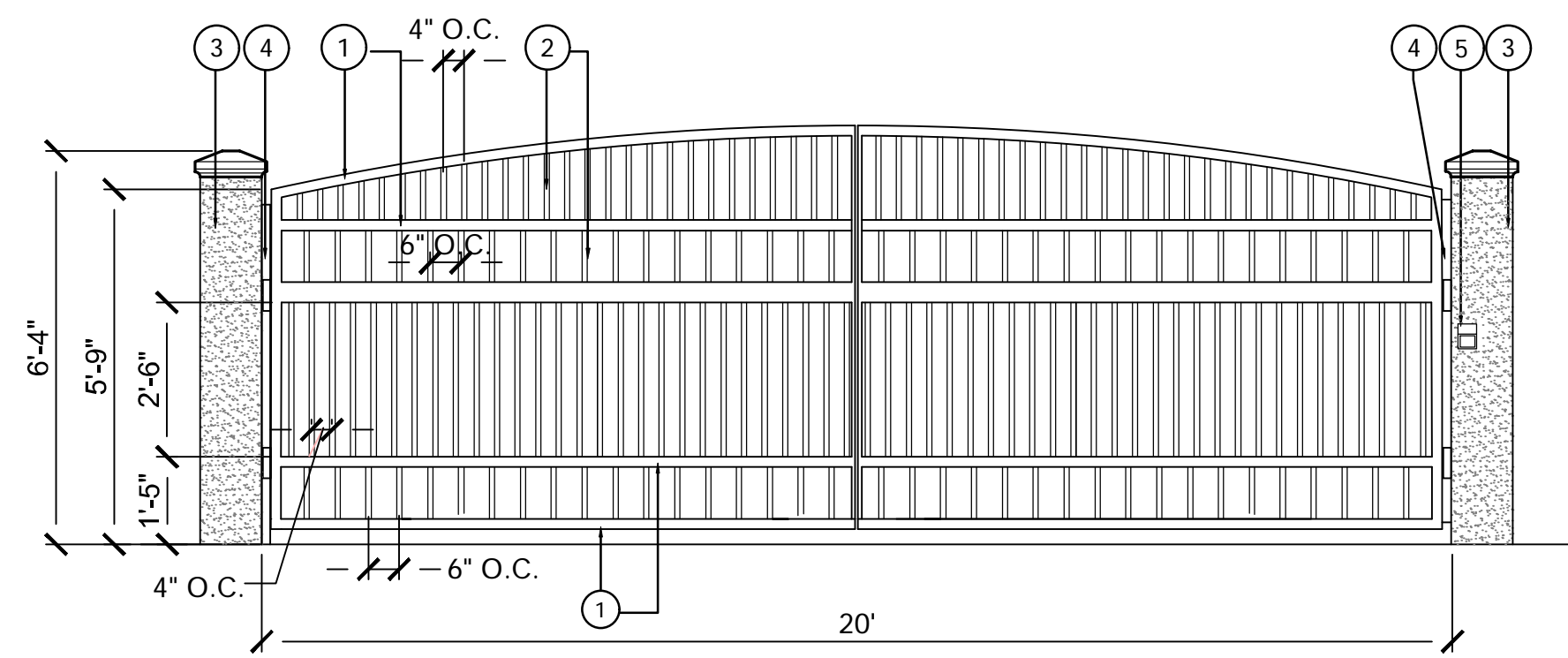
Job No. 2090A	Date 10/12/20
Drawn By PH	Checked By SMS

Plot Plan No. 21-XXXX

Sheet Title

WALL AND FENCE PLAN

# LA-1.1

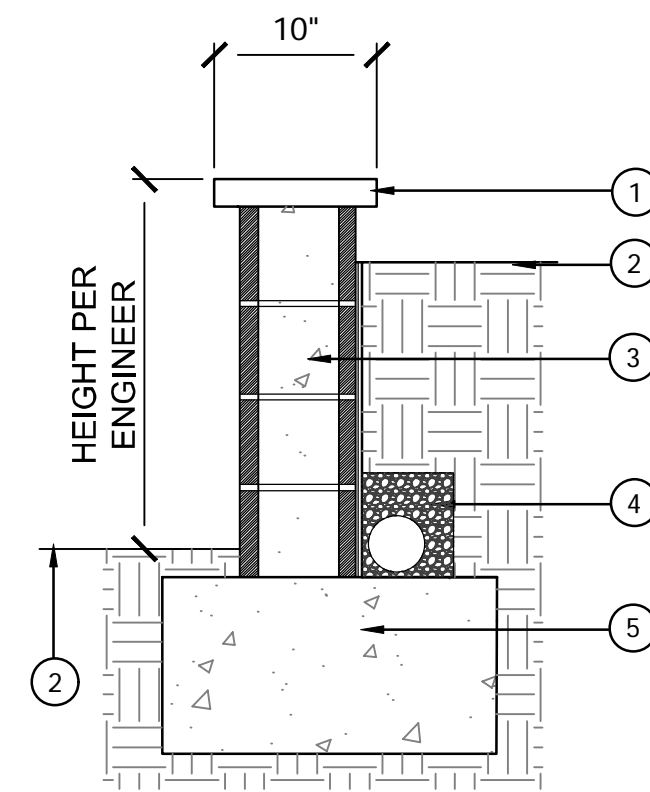


**LEGEND**

- 2" SQUARE TUBULAR STEEL TOP & HORIZONTAL RAILS - PRIME & PAINT BLACK
- 1/2" SQUARE PICKETS - AT 4" O.C. AND 6" O.C. - PRIME AND PAINT BLACK
- PILASTER W/ STUCCO FINISH- STUCCO TO MATCH MONUMENT SIGN PER ARCHITECT'S DETAIL
- 2" SQUARE SIDE BARS - PRIME AND PAINT BLACK
- KNOX BOX RAPID ACCESS GATE & KEY SWITCH ON MOUNTING PLATE INSTALLED ON BOTH SIDES (PRIVATE & PUBLIC) OF GATE LOCATION TO BE CONFIRMED W/ OWNER OR ARCHITECT PRIOR TO INSTALLATION. KNOX: 800-552-5669

**NOTES**

- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND GRADES PRIOR TO FABRICATION.
- METAL SHALL BE POWDER COATED AND PAINTED.



**LEGEND**

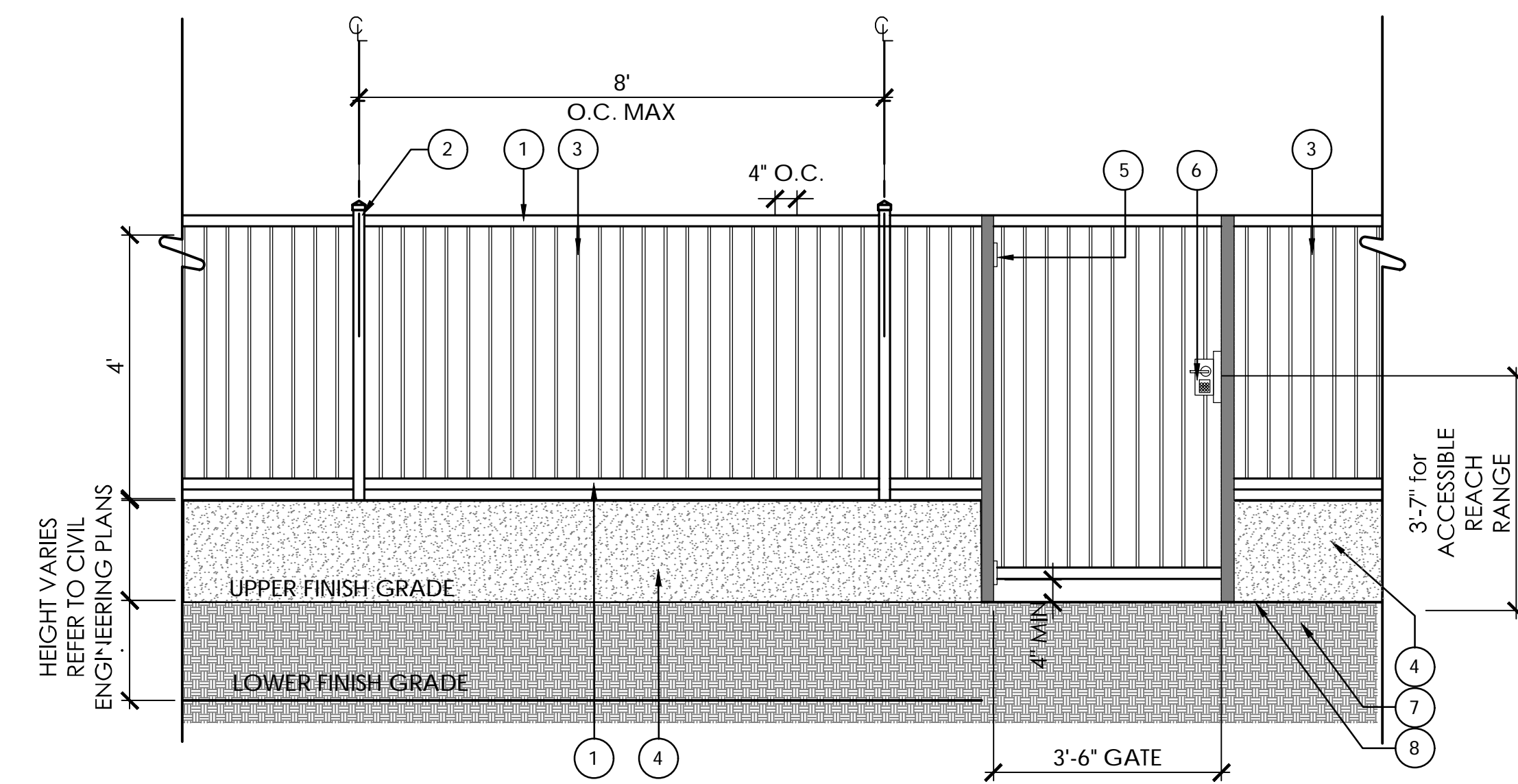
- CMU CAP
- ADJACENT FINISH GRADE
- CMU BLOCK-GROUT FILL REBAR PER ENGINEER
- GRAVEL & DRAINAGE PER ENGINEER
- CONCRETE FOOTING - SIZE PER ENGINEER

**NOTES**

- REFER TO ENGINEER PLANS FOR STRUCTURAL DETAIL
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND GRADES PRIOR TO INSTALLATION

**C VEHICULAR AUTOMATIC ACCESS GATE**

SCALE: 3/8" = 1'-0"



**LEGEND**

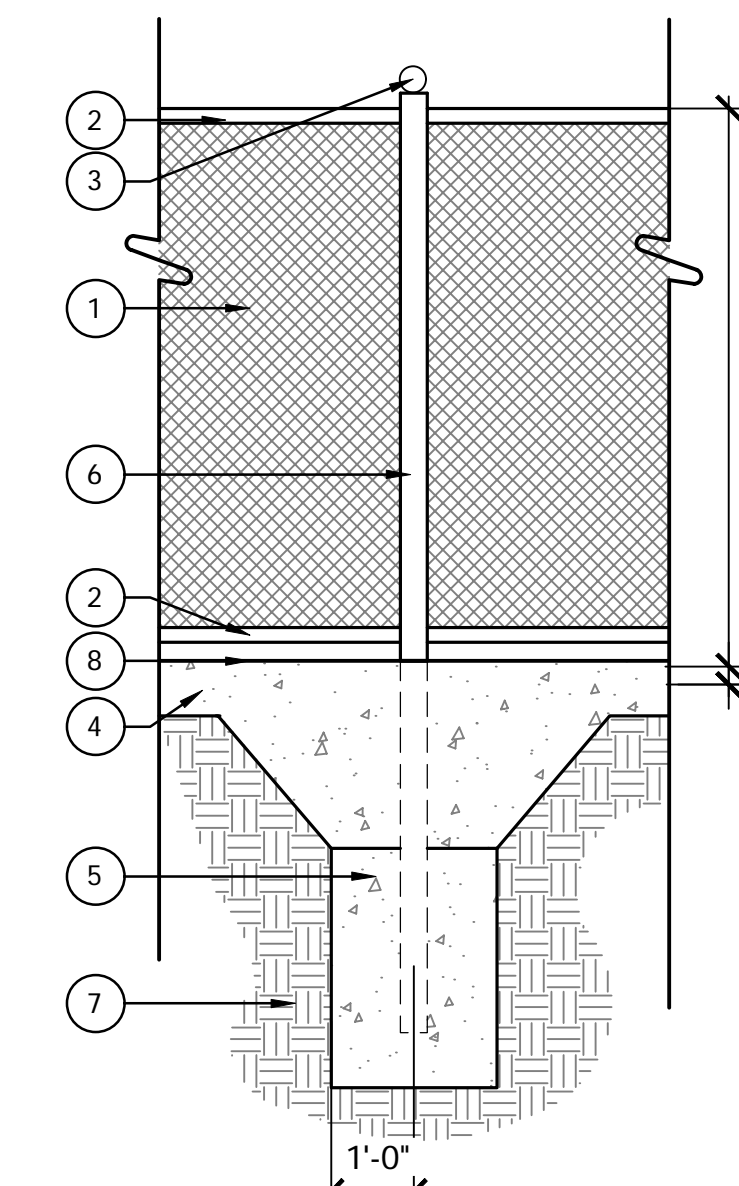
- 2" SQ. TUBULAR STEEL TOP AND BOTTOM RAIL.
- 2" SQ. TUBULAR STEEL POST WITH POST CAP.
- 1/2" SQ. TUBULAR STEEL PICKET.
- POURED IN PLACE WALL - HEIGHTS DETERMINED BY ENGINEER.
- METAL POST MOUNT TO BLACK HAVY DUTY SELF CLOSING HINGES
- SELF LATCHING HANDLE AND KEYPAD SECURITY SYSTEM
- COMPACTED SUBGRADE PER SOILS REPORT.
- FINISH GRADE

**NOTES**

- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND GRADES PRIOR TO FABRICATION.
- METAL COLORS TO MATCH ARCHITECTURE RAILING COLOR. METAL SHALL BE POWDER COATED AND PAINTED.

**A LOW RETAINING WALL**

SCALE: 1" = 1'-0"



**LEGEND**

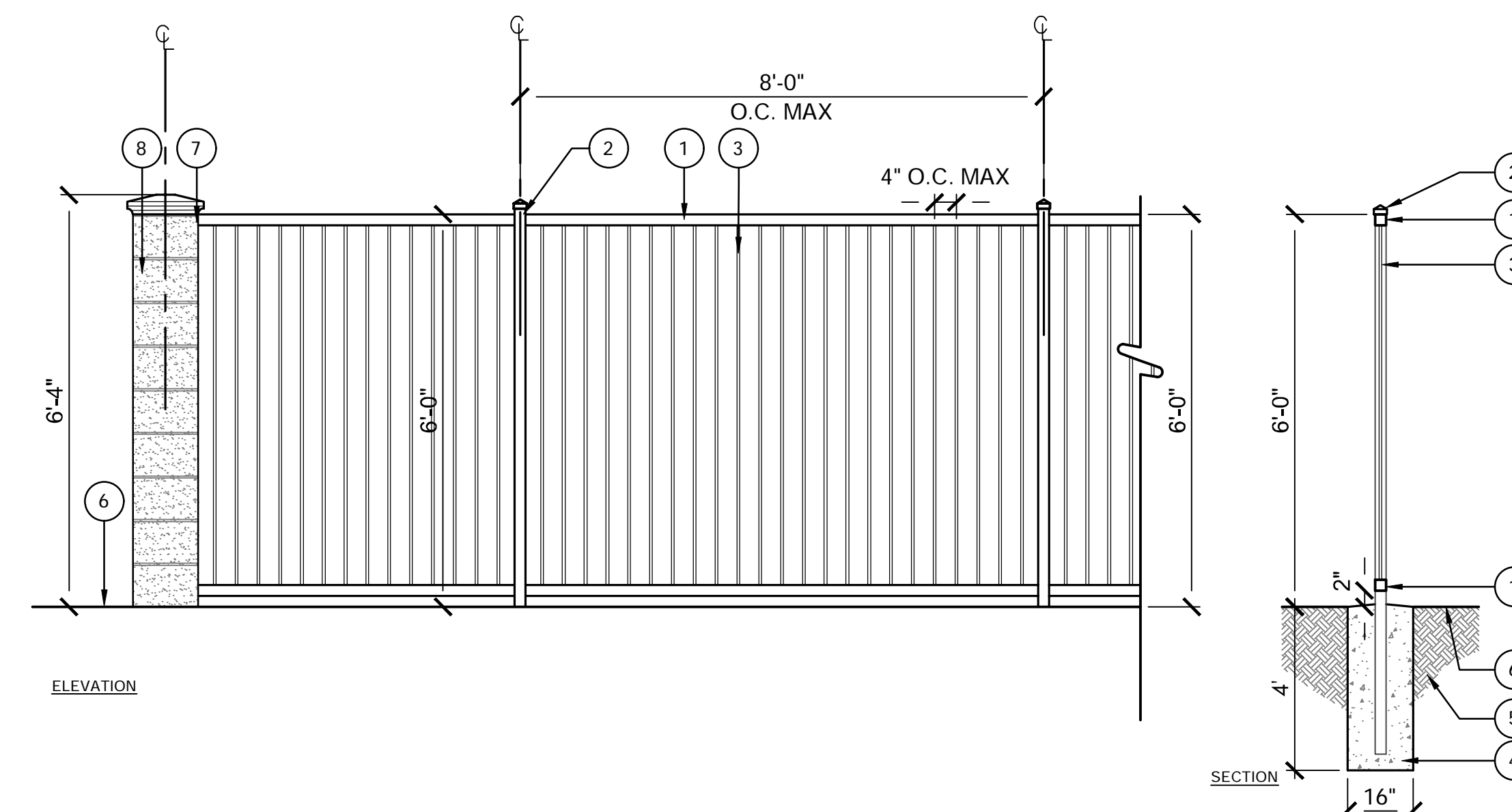
- BLACK VINYL COATED CHAIN LINK FENCE & FABRIC - 9 GAUGE GALVANIZED STEEL PLACED ON COURT SIDE WITH KNUCKLED SELVAGES, TOP & BOTTOM - INSTALLED WITH 1" MAX. CLEARANCE FROM FINISH SURFACE & TIED TO THE TENSION WIRE OR TOP RAIL EVERY 24". TIES TO POST SHALL BE EVERY 12"
- 2" O.D. TOP & BOTTOM RAIL - GALVANIZED STEEL PIPE.
- 3/2" DIA. POST CONSTRUCTED OF HEAVY DUTY GALVANIZED STEEL
- SPORTS COURT SLAB. SEE CONSTRUCTION PLAN.
- CONCRETE FOOTING. SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER.
- LINE POST - 3/2" O.D. GALVANIZED STEEL PIPE. REFER TO CONSTRUCTION PLAN FOR LOCATION.
- COMPACTED SUBGRADE PER SOILS REPORT
- FINISH SURFACE

**NOTES**

- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND GRADES PRIOR TO FABRICATION.
- METAL COLORS TO MATCH VINYL COATED CHAINLINK. METAL SHALL BE POWDER COATED AND PAINTED.

**D FENCE ON BLOCK WALL / FIRE DEPT. EMERGENCY ACCESS GATE**

SCALE: 1/2" = 1'



**LEGEND**

- 2" SQ. TUBULAR STEEL TOP AND BOTTOM RAIL.
- 2" SQ. TUBULAR STEEL POST WITH POST CAP.
- 1/2" SQ. TUBULAR STEEL PICKET.
- CONCRETE FOOTING. CROWN TOP OF FOOTING TO SLOPE WATER AWAY FROM POST. VERIFY SIZE WITH STRUCTURAL ENGINEER.
- COMPACTED SUBGRADE PER SOILS REPORT.
- FINISH GRADE
- ANCHOR MOUNT INTO PILASTER - TOP AND BOTTOM.
- STUCCO PILASTER TO MATCH STUCCO ON MONUMENT SIGN PER ARCHITECT

**NOTES**

- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND GRADES PRIOR TO FABRICATION.
- METAL SHALL BE POWDER COATED AND PAINTED.

**B SPORTS COURT FENCE**

SCALE: 1/2" = 1'

**E PERIMETER FENCE**

SCALE: 1/2" = 1'

A Palm Communities Affordable Housing Development

**Polo Village Multi-family Apartments**

560 McMurry Road  
Buellton, CA. 93427  
APN: 137-090-067

**Revisions**

A/B/C	06-21-21	Schematic Design
D	08-27-21	Pre-Application Comments
D.1	12-03-21	Access Road Adjustments
D.2	05-17-22	Planning application comments



Job No. 2090A	Date 10/12/20
Drawn By PH	Checked By SMS

Plot Plan No. 21-XXXX

Sheet Title

WALL AND FENCE DETAILS

**LA-1.2**

### Revisions

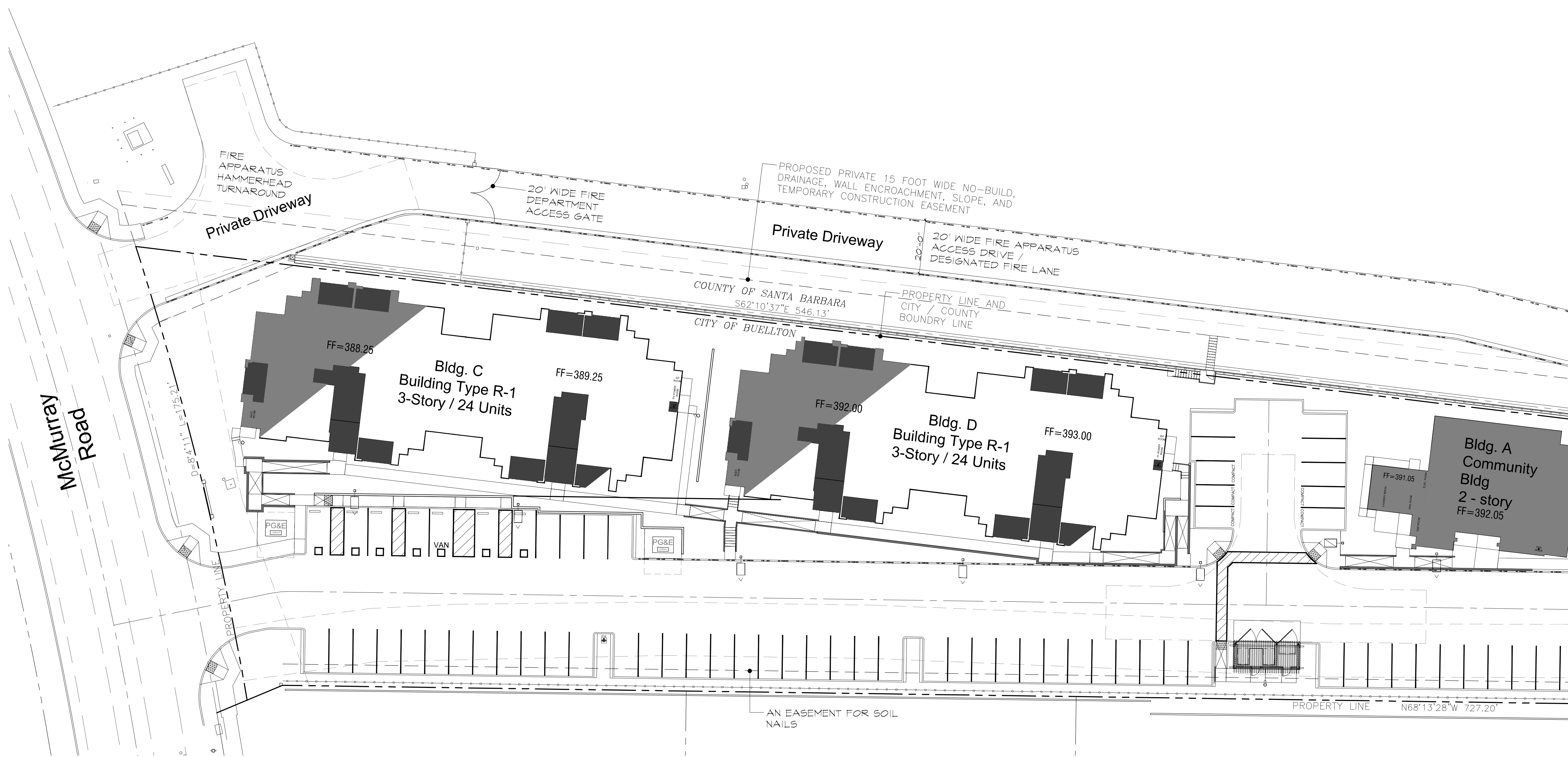
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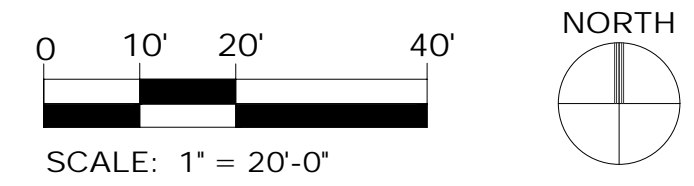
Sheet Title  
**SITE AMENITIES PLAN**  
**LA-2.0**



### SITE AMENITY SCHEDULE

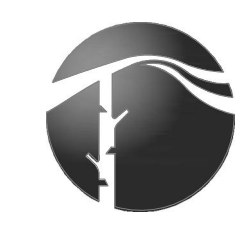
NOTE:  
 THIS SHEET HAS BEEN INCLUDED FOR REFERENCE. NO SITE AMENITIES ARE INCLUDED ON THIS SHEET.

LEGEND & NOTES  
 SEE SHEET LA-2.1 FOR SITE AMENITIES LEGEND AND CALLOUTS



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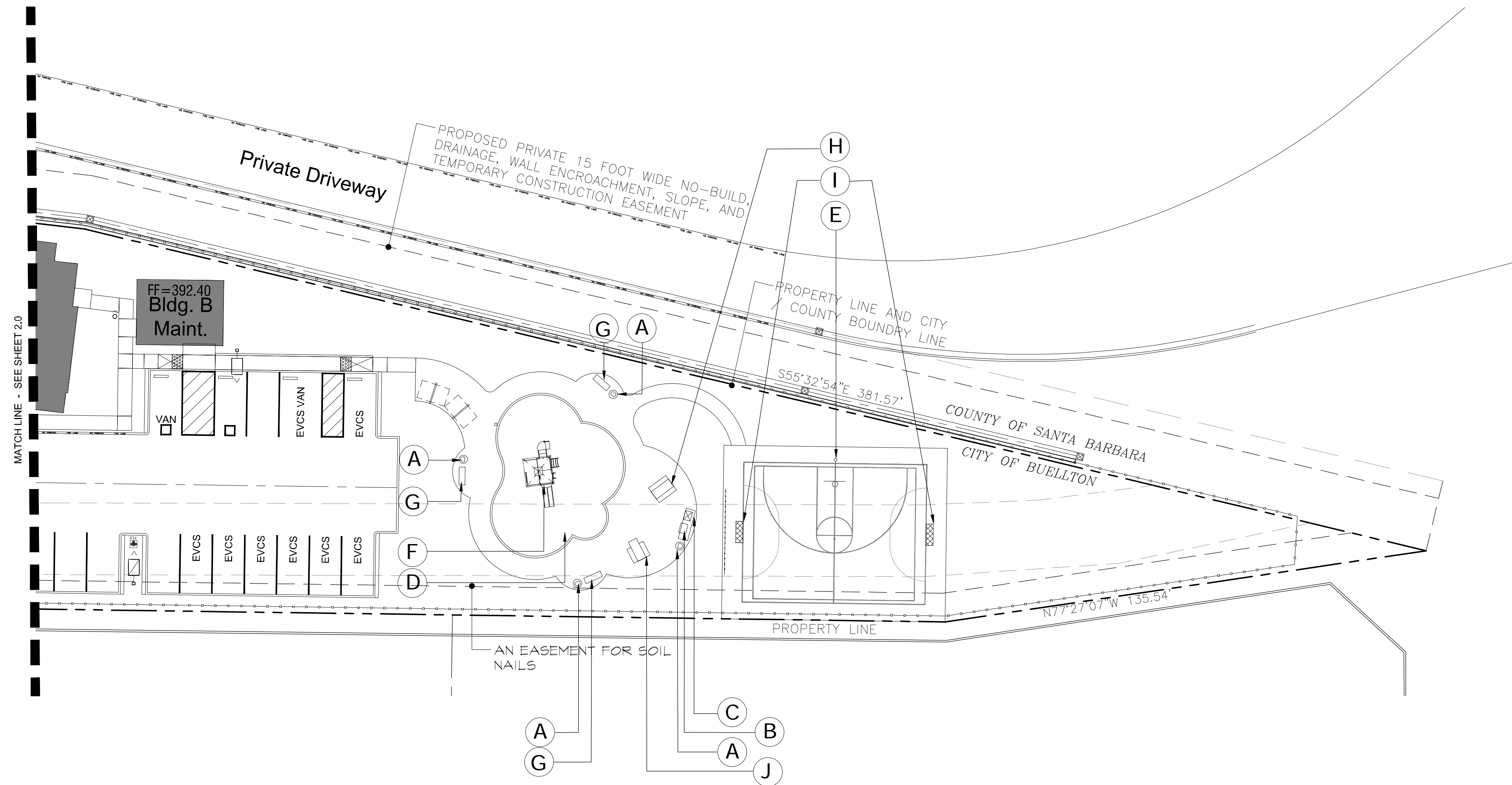
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Plot Plan No. 21-XXXX

Sheet Title

SITE AMENITIES PLAN

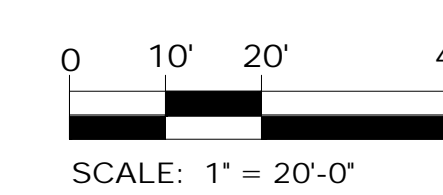
# LA-2.1



### SITE AMENITY SCHEDULE

SYMBOL	MODEL #	MANUFACTURER	QUANTITY	NAME/ SPECIFICATIONS	SYMBOL	MODEL #	MANUFACTURER	QUANTITY	NAME/ SPECIFICATIONS
<b>A</b>	WB-237726BK	GLOBAL INDUSTRIAL	4	OUTDOOR METAL WASTE RECEPTACLE - 36 GALLON	<b>F</b>	350-1811/ZZCH7006	PLAYWORLD CONTACT BRITTANY 800-669-2585	1	CHALLENGERS PLAYGROUND AGES 5-12 WITH GEOARCH CLIMBER 26'-5" x 28'-11" SPACE REQUIRED
<b>B</b>	WB-249027	GLOBAL INDUSTRIAL	1	ADA ROTATING PEDESTAL	<b>G</b>	WB-277154BK	GLOBAL INDUSTRIAL	3	6 FT. PARK BENCHES W/ SPIKES
<b>C</b>	TF1131	TRASHCANS UNLIMITED 844-872-7422	1	41 GAL. CONCRETE HOT COAL DISPOSAL W/20 WHITE WEATHERSTONE COLOR	<b>H</b>	WB-277150BK	GLOBAL INDUSTRIAL	2	46" ROUND OUTDOOR STEEL TABLE W/ OLEFIL 8.5' UMBRELLA AND BASE
<b>D</b>	1-4MM TPV AZURE BLUE	TOTTURF (714) 904-8219 VBRANTLEY@TOTTURF.COM	1,212	SOFT POURED IN PLACE RUBBER PLAYGROUND SURFACE	<b>I</b>	ALU110	FORZA GOAL	2	FUTSAL SOCCER GOAL
<b>E</b>	#1516 #18 #33	PW ATHLETIC SALES@PWATHLETIC.COM 866-834-4954	1	BASKETBALL HOOP/BACKBOARD/POST	<b>J</b>	WB-695290BK	GLOBAL INDUSTRIAL	5	ADA 46" ROUND OUTDOOR TABLE W/ OLEFIL 8.5' UMBRELLA AND BASE

NOTE: CONSULT WITH LANDSCAPE ARCHITECT IF ANY COLOR, MODEL OR OTHER COMPONENT IS NOT AVAILABLE



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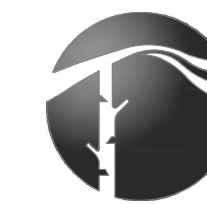
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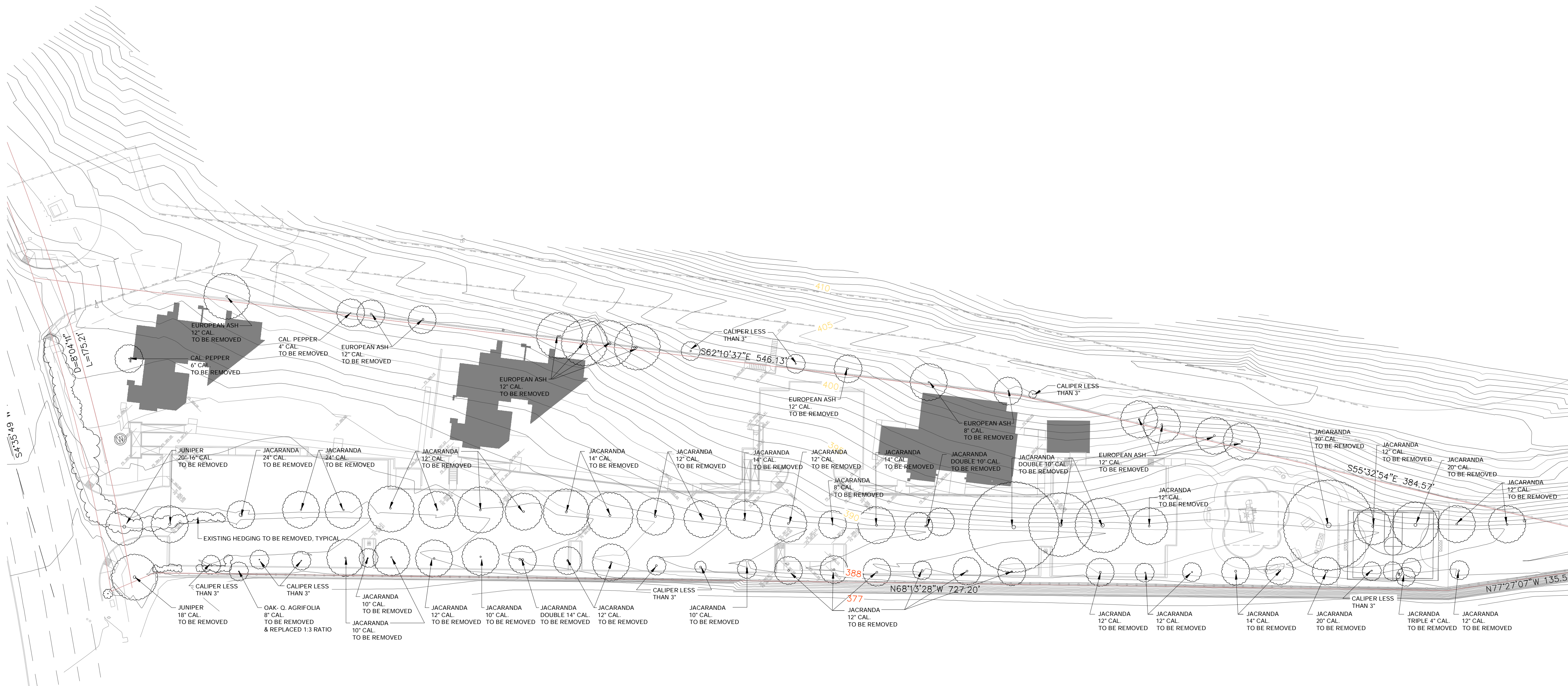
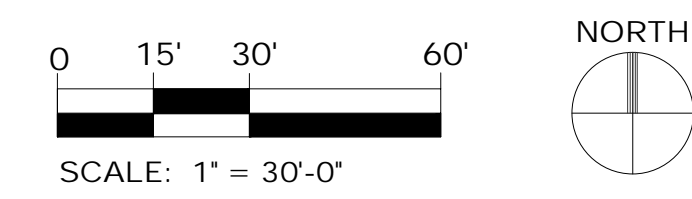
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Plot Plan No. 21-XXXX

Sheet Title  
EXISTING TREE PLAN  
**LA-3.0**

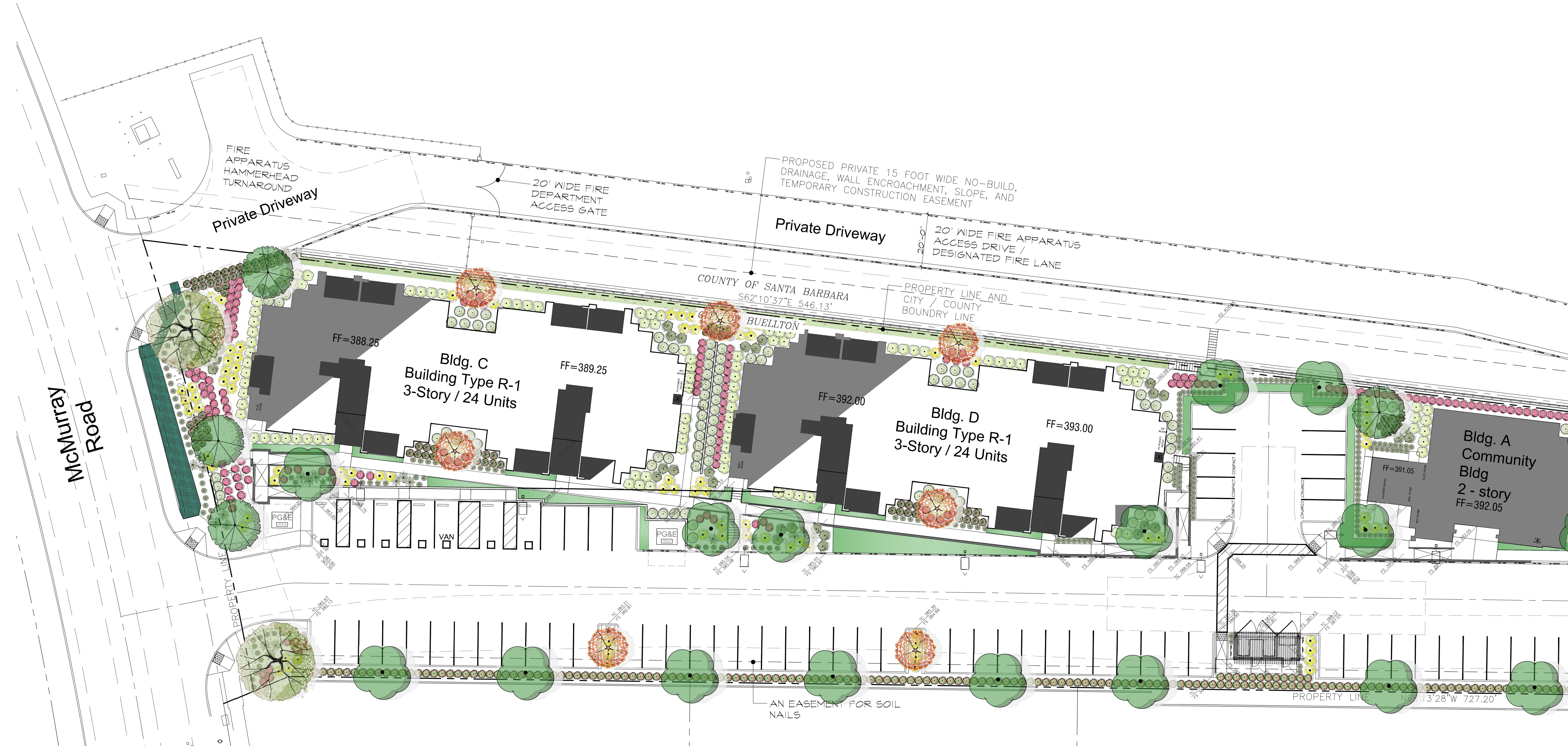
### EXISTING TREE NOTES

- TREES WITH TRUNK CALIPERS 3" AND ABOVE ARE NOTED ON PLAN
- TREES WILL BE REMOVED DUE TO GRADE AND SITE DEVELOPMENT IMPACTS, POOR PRUNING, AND DIMINISHING HEALTH DUE TO AGE
- PER 12.32.070 PROTECTED NATIVE TREE REPLACEMENT
  - FOR THE (1) OAK BEING REMOVED, (3) OAKS WILL REPLACE IT ONSITE, IN THE SAME SPECIES
  - REFER TO THE PLANTING PLAN FOR SPECIES AND LOCATION
  - REPLACEMENT OAKS WILL COME FROM NURSERY STOCK GROWN FROM LOCALLY-SOURCED ACORNS, OR USE ACORNS GATHERED LOCALLY, PREFERABLY FROM THE SAME WATERSHED IN WHICH THEY ARE PLANTED
  - OAKS WILL BE PLACED IN A LOCATION SUITABLE FOR THEIR GROWTH AND SURVIVAL AND NO CLOSER THAN 20'-0" FROM EACH OTHER.



### Revisions

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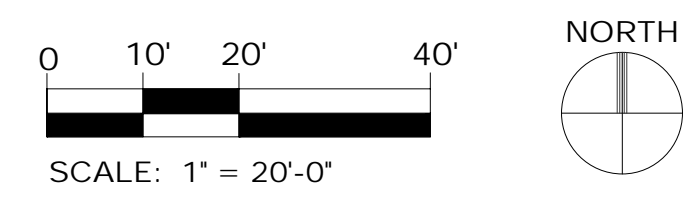


### PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24" BOX	LOW	9	
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24" BOX	LOW	20	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX	LOW	8	
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	36" BOX	LOW	4	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
	ACHILLEA FILIPENDULINA FERNLEAF YARROW	5 GAL.	LOW	109	
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL.	LOW	35	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	LOW	200	
	DIANELLA TASMANICA FLAX LILY	1 GAL.	LOW	279	
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	5 GAL.	LOW	53	
	HETEROMELES ARBUTIFOLIA TOYON	5 GAL.	LOW	110	
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
	ANTIGONON LEPTOPUS 'ALBA' WHITE CORAL VINE	15 GAL.	LOW	4	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING	QTY
	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	FLAT	LOW		12,380 SF
	CONVOLVULUS SABATIUS GROUND MORNING GLORY	FLAT	LOW		2,240 SF
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	FLAT	LOW	24" o.c.	258
	TURF SOD DROUGHT TOLERANT FESCUE BLEND	SOD	HIGH		4,382 SF

### LANDSCAPE NOTES

- MULCH**
  - 3" MINIMUM LAYER SHREDDED BARK MULCH SHALL BE APPLIED IN ALL PLANTER AREAS (NOT INCLUDING HYDROSEED OR TURF AREAS)
- PLANTER EDGING**
  - COMPOSITE PLANTER EDGING SHALL BE USED BETWEEN ALL TURF AND PLANTER AREAS
- ROOT BARRIER**
  - ROOT BARRIERS ARE REQUIRED WHERE TREES ARE PLANTED LESS THAN FIVE (5) FEET OF SIDEWALK, WALLS, STRUCTURES, CURBS, PAVING, PUBLIC IMPROVEMENTS WITHIN R.O.W. (TYP.), WATER, SEWER, STORM DRAIN, ETC
- PLANT QUANTITIES**
  - CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- DRAINLINES**
  - CONTRACTOR TO LOCATED ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE OR PALM LOCATIONS WITH STORM DRAIN LINES.
- SOILS REPORT**
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ONE (1) AGRONOMIC SOILS TESTS AND INSTALL PLANT MATERIAL PER REPORT AND SOIL RECOMMENDATIONS.



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Sheet Title  
**PLANTING PLAN**  
**LA-3.1**



## Revisions

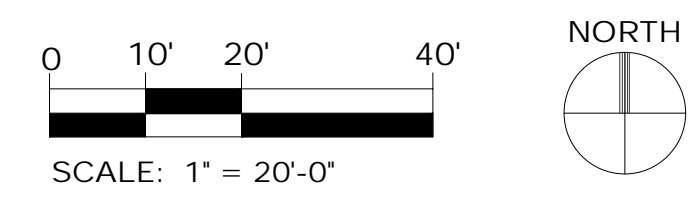
	06-21-21 Schematic Design
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	12-03-21 Access Road Adjustments
	05-17-22 Planning application comments

## PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	24" BOX	LOW	9		LOMANDRA LONGIFOLIA 'ROMA 13' TM PLATINUM BEAUTY VARIEGATED MAT RUSH	5 GAL.	LOW	156	
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24" BOX	LOW	20		MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL.	LOW	190	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	36" BOX	LOW	8		RHAMNUS CALIFORNICA CALIFORNIA COFFEEBERRY	5 GAL.	LOW	114	
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	36" BOX	LOW	4	<b>VINE/ESPALIER</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WUCOLS</b>	<b>QTY</b>	
<b>SHRUBS</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WUCOLS</b>	<b>QTY</b>		ANTIGONON LEPTOPUS 'ALBA' WHITE CORAL VINE	15 GAL.	LOW	4	
	ACHILLEA FILIPENDULINA FERNLEAF YARROW	5 GAL.	LOW	109	<b>GROUND COVERS</b>	<b>BOTANICAL / COMMON NAME</b>	<b>SIZE</b>	<b>WUCOLS</b>	<b>SPACING</b>	<b>QTY</b>
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL.	LOW	35		ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	FLAT	LOW		12,380 SF
	CALLISTEMON VIMALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	LOW	200		CONVOLVULUS SABATIUS GROUND MORNING GLORY	FLAT	LOW		2,240 SF
	DIANELLA TASMANICA FLAX LILY	1 GAL.	LOW	279		MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	FLAT	LOW	24" o.c.	258
	EPILOBIUM CANUM CALIFORNIA FUCHSIA	5 GAL.	LOW	53		TURF SOD DROUGHT TOLERANT FESCUE BLEND	SOD	HIGH		4,382 SF
	HETEROMELES ARBUTIFOLIA TOYON	5 GAL.	LOW	110						

## LANDSCAPE NOTES

- MULCH**
  - 3" MINIMUM LAYER SHREDDED BARK MULCH SHALL BE APPLIED IN ALL PLANTER AREAS (NOT INCLUDING HYDROSEED OR TURF AREAS)
- PLANTER EDGING**
  - COMPOSITE PLANTER EDGING SHALL BE USED BETWEEN ALL TURF AND PLANTER AREAS
- ROOT BARRIER**
  - ROOT BARRIERS ARE REQUIRED WHERE TREES ARE PLANTED LESS THAN FIVE (5) FEET OF SIDEWALK, WALLS, STRUCTURES, CURBS, PAVING, PUBLIC IMPROVEMENTS WITHIN R.O.W. (TYP.), WATER, SEWER, STORM DRAIN, ETC
- PLANT QUANTITIES**
  - CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- DRAINLINES**
  - CONTRACTOR TO LOCATED ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE OR PALM LOCATIONS WITH STORM DRAIN LINES.
- SOILS REPORT**
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ONE (1) AGRONOMIC SOILS TESTS AND INSTALL PLANT MATERIAL PER REPORT AND SOIL RECOMMENDATIONS.



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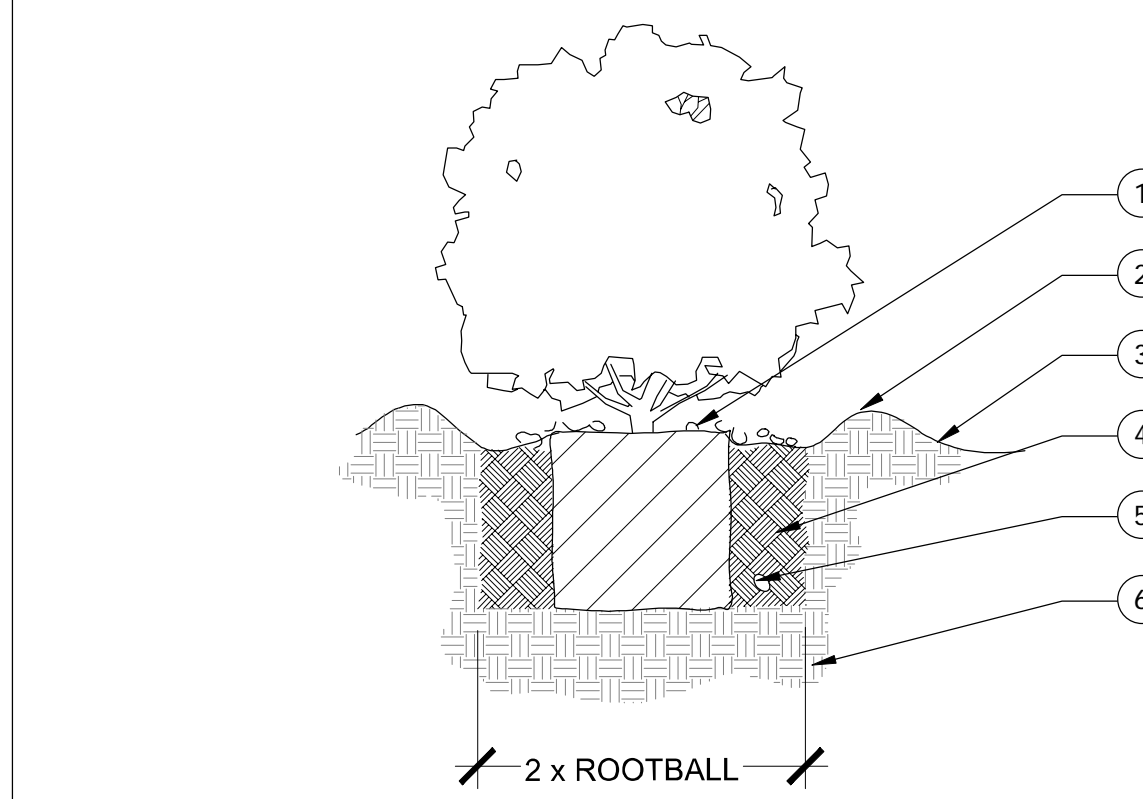
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Sheet Title  
**PLANTING PLAN**  
**LA-3.2**

**GENERAL PLANTING NOTES**

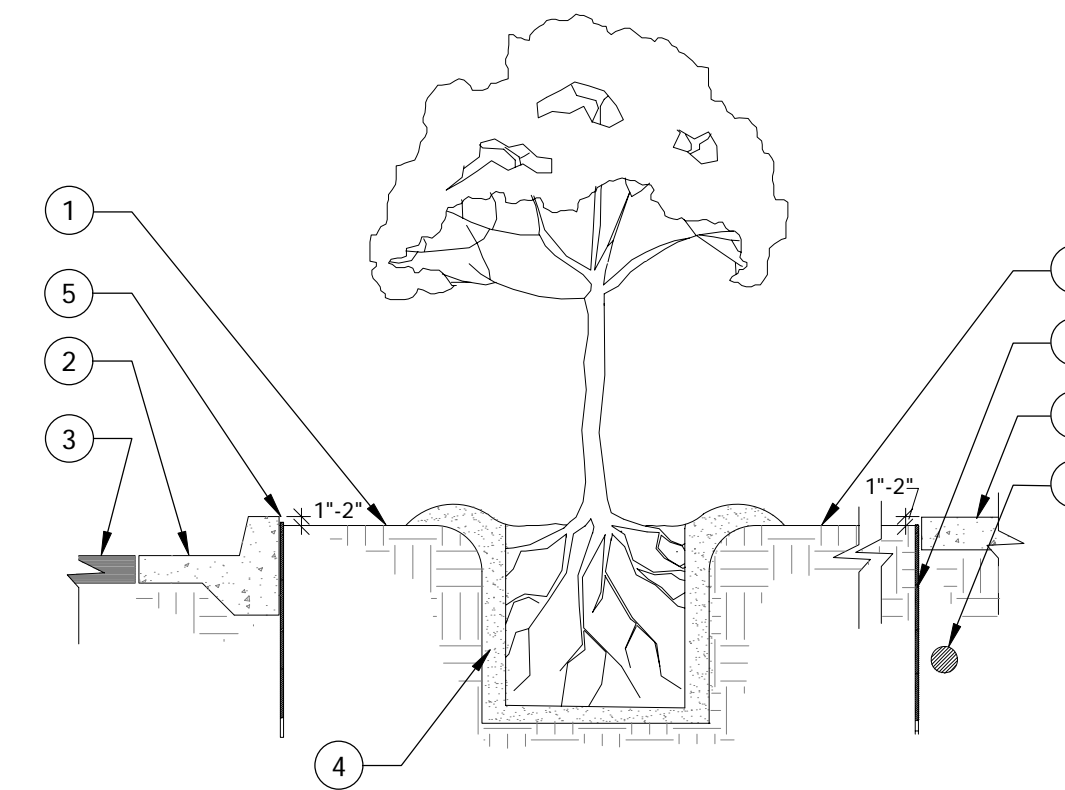
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH COMPLETION OF MAINTENANCE WORK.
- PRIOR TO THE PURCHASE OF TREES, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT PICTURES OF THE PROPOSED TREE SPECIES SIZE. TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE ANY WORK MAY PROGRESS.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AND PROVIDE THE OWNER OR OWNER'S REPRESENTATIVE WITH INVOICES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ON THE PLAN ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY ENUMERATED.
- ALL TREES SHALL BE ERECT, VIGOROUS AND IN A HEALTHY CONDITION, FREE FROM DISEASE AND INSECT PESTS OR PREVIOUS INFESTATIONS. THE ROOT BALL OF ALL MATERIAL SHALL BE DEVELOPED SO THAT THE BALL WILL MAINTAIN ITS SIZE AND SHAPE AND NOT CRUMBLE WHEN THE PLANT IS REMOVED FROM ITS CONTAINER. THE ROOT BALL WILL BE DEVELOPED SO THAT ITS GROWTH OR ABILITY TO GROW IN THE FUTURE IS NOT IMPAIRED.
- 15 GALLON AND 24" BOX TREES TO BE DOUBLE STAKED AT WINDWARD ANGLE.
- 15 GALLON TREES SHALL HAVE A TRUNK DIAMETER OF 1 1/4 TO 1 1/2 INCHES MEASURED AT A FIVE INCH HEIGHT ABOVE THE TOP OF THE UNDISTURBED ROOT BALL. THE HEAD SPREAD SHALL BE APPROXIMATELY TWO FEET TO THREE FEET MINIMUM. THE HEIGHT OF THE TREE SHALL BE FROM EIGHT TO TEN FEET, MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE HEAD OR FOLIAGE MINIMUM.
- TREES ON LEVEL OR GENTLE SLOPING (2%+) SHALL BE PLACED IN A HOLE LARGE ENOUGH TO ALLOW 12 INCHES OF PLANTING MIX TO BE PLACED ON ALL SIDES OF THE ROOT BALL. THE TOP OF THE ROOT BALL AND SIX INCHES AT BOTTOM OF ROOT BALL. THE TOP OF THE ROOT BALL SHALL BE PLACED AT GROUND LEVEL. FOR TREES LOCATED ON SLOPES (2.1%+), THE TREE HOLE SHALL BE BIG ENOUGH TO ALLOW A LEVEL SHELF TO BE BUILT AND A WATER BASIN COLLAR BE CONSTRUCTED WITH BACKFILL.
- TREES SHALL BE STAKED IMMEDIATELY AFTER PLANTING. WIRES SHALL BE ENCASED IN HOSE TO PREVENT DIRECT CONTACT WITH BARK OF TREE AND SHALL BE PLACED AROUND TRUNK IN SINGLE LOOP. WIRES SHALL BE TIGHTENED AND KEPT TAUT. STAKES SHALL BE EQUALLY SPACED ABOUT EACH TREE PLACED IN DIRECTION OF PREVAILING SUMMER AND WINTER WINDS. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF ABOUT 5 FEET WITH THREE SINGLE STRANDS OF WIRE. STAKES SHALL BE UNIFORM IN HEIGHT AND PLACED ACCORDING TO DIAMETER OF TREE TRUNK.
- ALL PLANT MATERIAL SHALL BE APPROVED AT THE SITE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL PLANT MATERIAL WHICH IS REJECTED SHALL BE RETURNED AT NO COST TO THE OWNER INCLUDING RE-STOCK FEE.
- AFTER ALL SOIL HAS BEEN IMPORTED TO THE SITE AND ROUGH GRADING COMPLETE, BUT BEFORE SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH A COPY OF SOIL TESTS FOR AGRICULTURAL SUITABILITY AND FERTILITY (PREPARED BY A CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES CERTIFIED TECHNICIAN) TO THE OWNER, LANDSCAPE ARCHITECT AND, IF REQUIRED, CITY LANDSCAPE ARCHITECT. THIS SHALL BE COMPLETED PRIOR TO FINAL APPROVALS OF THE PLANS.
- AREAS WITH SLOPES LESS THAN 4:1 SHALL BE TILLED TO A DEPTH OF 8" AND WORK TO FINISH GRADE. AREAS WITH SLOPES GREATER THAN 3:1 SHALL NOT BE TILLED. HOLES, DEPRESSIONS AND RIVULETS SHALL BE FILLED IN AND BROUGHT TO A SMOOTH GRADE. ALL STICKS, BRANCHES, STONES OR DEBRIS ON SURFACE, WHICH WILL INTERFERE WITH SODDING OR SEEDING, SHALL BE REMOVED. PLANT MULCH SHALL BE PROCESSED WOOD SHAVINGS AND CHIPS NOT MORE THAN 1/4" TO 1/2" SQUARE, OR EQUIVALENT.
- FERTILIZER SHALL BE A COMMERCIAL GRADE OF THE ORGANIC TYPE, PRODUCED IN PELLETIZED, GRANULAR OR SLURRY FORM. ADDITIONAL ADDITIVES ARE RECOMMENDED DEPENDING ON SOIL CONDITIONS, E.G. SOIL SULFUR, IRON SULFATE, CALCIUMMAGNESIUM SULFATE. FERTILIZER SHALL CONFORM TO CITY STANDARDS
- WHERE EXTREME SOIL CONDITIONS EXIST, ENLARGED PLANTING PITS, EXCAVATION OF NATIVE SOIL, DRAINAGE SUMPS, SPECIAL SOIL AMENDMENTS, PROTECTIVE LINING OF PLANT PIT, AND DEEPER STAKING WITH THE USE OF 10 FOOT STAKES MAY BE REQUIRED.
- CONTRACTOR WILL BE RESPONSIBLE TO REVIEW ALL PLANS SUBMITTED TO THE CITY FOR DRAINAGE LOCATION, DRAINAGE SWALES, AND CONTOUR GRADE.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES DUE TO MODIFICATIONS OF THE FIELD CONDITIONS AND ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S AND CITY REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY DRAINAGE COURSE OR SWALE TO BE BLOCKED FROM CONVEYANCE OF WATER FROM SITE. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE MAINTAINED. CONTRACTOR SHALL GRADE ANY AND ALL DIRT SWALES AS DIRECTED BY THE OWNER AND CITY'S REPRESENTATIVE TO ALLOW FOR SITE DRAINAGE.
- FOLLOWING INSTALLATION, ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED THEREAFTER FOR A PERIOD OF NOT LESS THAN THREE (3) MONTHS UNTIL SUCH TIME THAT ALL PLANT MATERIAL HAS BEEN COMPLETELY ESTABLISHED. THE PLANNING DIRECTOR SHALL INSPECT OR CAUSE TO BE INSPECTED ALL LANDSCAPED AREAS PREREQUISITE TO GRANTING FINAL BUILDING INSPECTION CLEARANCE. A FORMAL WRITTEN REQUEST FOR SUCH INSPECTION SHALL BE ACCOMPANIED BY A CERTIFICATION FROM THE PROJECT LANDSCAPE ARCHITECT AS TO THE PROJECTS CONFORMITY WITH THE APPROVED PLANS AND SPECIFICATIONS, TOGETHER WITH A TWELVE (12) MONTH WARRANTY ON ALL LANDSCAPING MATERIALS.
- CONTRACTOR SHALL MAINTAIN AND PROTECT IN PLACE EXISTING PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGED PLANT MATERIALS AT HIS COST.
- BACKFILL MIX IS AS FOLLOWS:
  - SEVEN PARTS EXCAVATED SOIL
  - THREE PARTS NITROLIZED REDWOOD SAWDUST
  - FIVE TO TEN POUNDS OF FINELY GROUND GYPSUM OR EQUIVALENT PER CUBIC YARD OF MIX.
- SOIL EXCAVATED FROM PLANTING PITS MAY BE ALLOWED AS PART OF THE BACK FILL MIX ON THE CONDITION ROCKS 1" OR LARGER ARE REMOVED.
- PLANT TREES AND SHRUBS WITH FERTILIZER TABLETS. PLANTING TABLETS SHALL BE 21 GRAM AGRIFORM OR EQUAL QUANTITIES AS FOLLOWS:
 

a. 3 TABLETS	5 GALLON SHRUB
b. 4 TABLETS	15 GALLON TREES
c. 6 TABLETS	24" TREE BOX
- PLACE TABLETS AT HALF THE DEPTH OF THE ROOT BALL.
- THE PLANTING HOLE SHALL BE DUSTED WITH GYPSUM OR EQUIVALENT ON ALL SIDES AND BOTTOM. GYPSUM SHALL BE BLENDED THOROUGHLY WITH THE BACKFILL SOIL AND AMENDMENTS UTILIZED COMPLETELY IN THE BACKFILL AND PLANTING PROCESS. A SHALLOW DRAINAGE SUMP/TREE WELL SHALL BE REQUIRED AROUND ALL TREE AND SHRUB PLANTING.
- CONTRACTOR TO INSTALL TREE ROOT BARRIERS ON ALL TREES PLANTED WITHIN 5' OF ANY HARDSCAPE OR BUILDING STRUCTURES OR MAJOR UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- REPORT ANY DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK.
- LOCATION OF CONSTRUCTION ELEMENTS THAT ARE NOT IN CONTRACT SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
- PLANTER AREA EDGING TO BE COMPOSITE UNLESS SPECIFIED OTHERWISE ON PLAN.
- 3" MINIMUM DEPTH, UNLESS OTHERWISE NOTED, OF PROCESSED WOOD CHIPS NOT MORE THAN 1/4" TO 3/8" SIZE, SHALL BE PLACED IN ALL PLANTER AREAS NOT INCLUDING AREAS CALLED OUT WITH DECOMPOSED GRANITE OR PEBBLE MULCH.



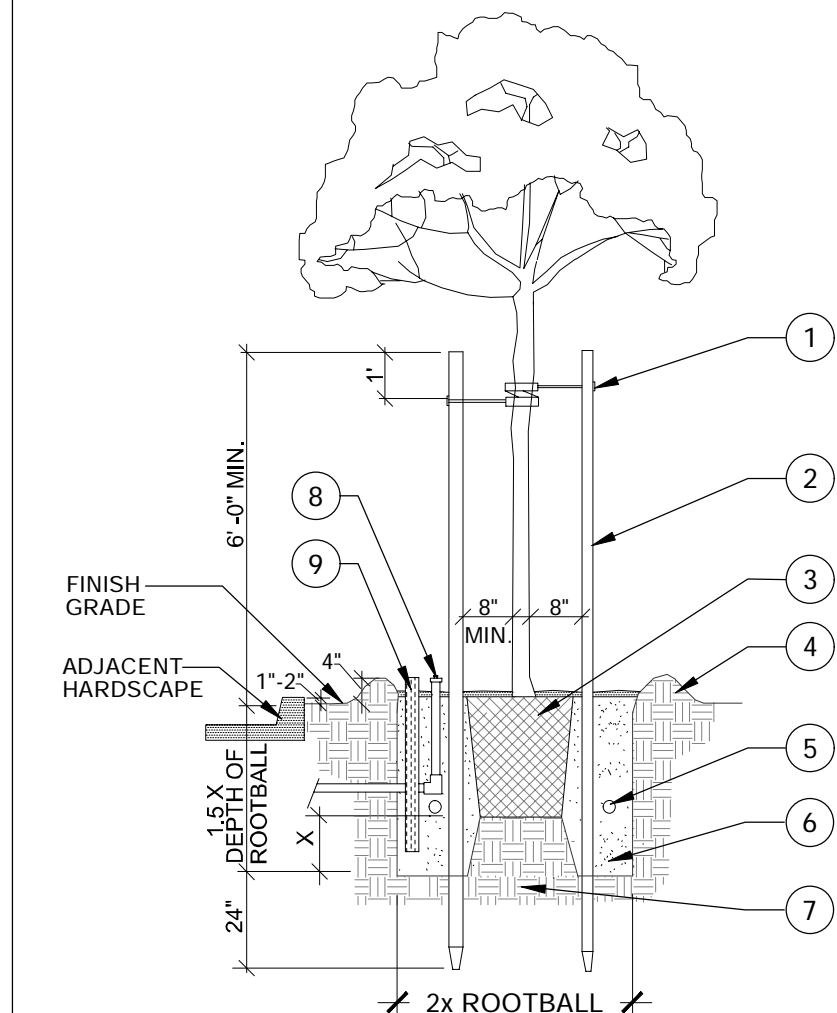
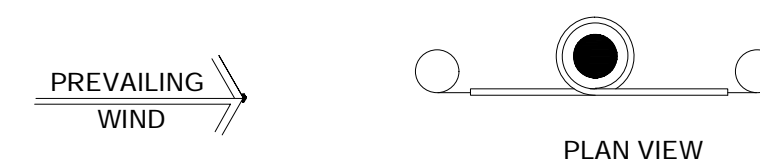
- LEGEND**
- ROOTBALL
  - WATER BASIN
  - FINISH GRADE
  - BACKFILL MIX
  - PLANT TAB
  - UNDISTURBED SOIL

**A SHRUB PLANTING**



- LEGEND**
- FINISH GRADE - 1'-2" BELOW ADJACENT HARDSCAPE
  - CONCRETE CURB
  - ROADWAY PAVING
  - BACKFILL
  - DEEP ROOT CONTROL BARRIER, 20 L.F. CENTERED ON TRUNK - DO NOT WRAP TRUNK
  - ADJACENT CONCRETE SURFACE
  - ADJACENT UTILITIES

**B ROOT BARRIER**



- LEGEND**
- "SUPER Z-LOC or Z-LOC" TREE TIE SECURE TO STAKE PER MANUFACTURERS RECOMMENDATION PLACE BELOW BRANCHING YOKE OF TREE
  - LODGEPOLE PINE STAKES: 1 STAKE FOR 5 GALLON 2 STAKES FOR 15 GALLON/ 24" BOX
  - SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLING. INSTALL MULCH PER CALLOUT. DO NOT COVER WITH DECOMPOSED GRANITE
  - WATER BASIN/ REMOVE ONCE PLANT IS ESTABLISHED PER LANDSCAPE ARCH DIRECTION
  - GRO POWER FERTILIZER TABLETS. APPLICATION RATES PER TABLE. REFER TO PLANTING NOTES
  - BACKFILL MIX PER NOTES
  - NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
  - IRRIGATION BUBBLER- INSTALL PER IRRIGATION PLAN
  - 1.5" PERFORATED PIPE W/ CU. FT. OF 3/4" CRUSHED ROCK AT BASE AND FLAT DRAIN CAP LEVEL WITH MULCH

- NOTES**
- USE ROOT BARRIERS WHEREVER TREES ARE PLANTED WITHIN 5 FT. OF ANY STRUCTURE, CONCRETE FLATWORK, CURB & GUTTER, UTILITIES, ETC.
  - INSTALL ROOT GUARD BARRIERS PER MANUFACTURER'S RECOMMENDATION

**C TREE PLANTING**

**derra**

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**Revisions**

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
D.1	12-03-21 Access Road Adjustments
D.2	05-17-22 Planning application comments



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**Plot Plan No. 21-XXXX**

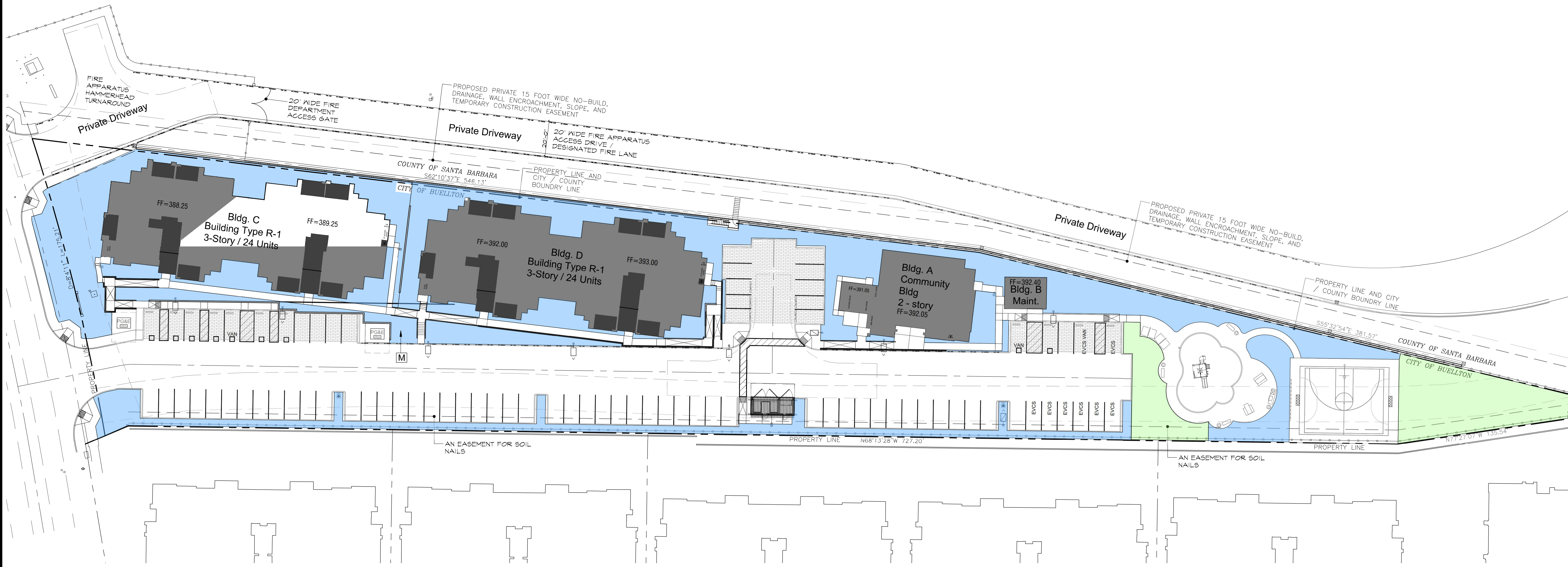
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**PLANTING NOTES-DETS**

**LA-3.3**

### Revisions

A/B/C	06-21-21	Schematic Design
D	08-27-21	Pre-Application Comments
D.1	12-03-21	Access Road Adjustments
D.2	05-17-22	Planning application comments



### PRELIMINARY LIST OF POINT OF CONNECTION MATERIALS

MANUFACTURER / DESCRIPTION
<b>M</b> PROPOSED 1 1/2" WATER METER
HUNTER PCC SERIES AUTOMATIC CONTROLLER, OUTSIDE WALL MOUNT IN METAL LOCKING ENCLOSURE. INSTALL ED WITH SOLAR SYNC WEATHER SMART SENSOR AND WS-GUARD VANDAL RESISTANT WIRELESS SENSOR GUARD
NIBCO LINE SIZED GATE VALVE
GRISWOLD PRESSURE REGULATING MASTER VALVE
HUNTER FLOW FLOW SENSOR
FEBCO REDUCED PRESSURE BACKFLOW DEVICE - INSTALLED PER CITY REQUIREMENTS

### CALCULATIONS

HYDROZONE	IRRIGATION METHOD	ZONE	HYDROZONE AREA (S.F.)	% OF LANDSCAPE
LOW/MED WATER SHRUB/GC	DRIP		34,385	86%
LOW/MED WATER TREE	BUBBLER		1,200	3%
HIGH WATER TURF	SPRAY		4,382	11%
TOTAL LANDSCAPE AREA			39,967	100%

**California Water Efficient Landscape Worksheet**

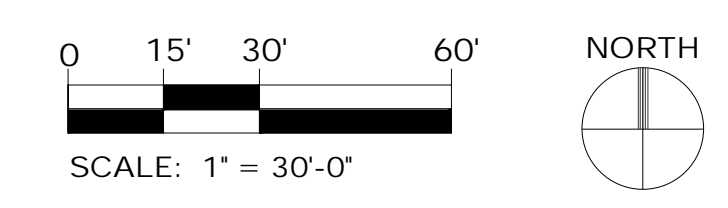
Reference Evapotranspiration (ET <sub>c</sub> )	Project Type	Non-Residential	0.45			
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>1</sup>
<b>Regular Landscape Areas</b>						
TREE BUBBLER	0.4	Drip	0.81	1,200	593	16,754
SHRUB DRIP	0.3	Drip	0.37	34,385	12,735	360,049
Totals				35,585	13,328	376,803
<b>Special Landscape Areas</b>						
TURF			1	4,382	0	
Totals				4,382	0	0
ETWU Total						376,803
Maximum Allowed Water Allowance (MAWA) <sup>2</sup>						576,615
<b>ETAF Calculations</b>						
Regular Landscape Areas			All Landscape Areas			
Total ETAF x Area	13328	Total ETAF x Area		70774		
Total Area	35585	Total Area		39967		
Average ETAF	0.37	Average ETAF		0.53		

### WATER EFFICIENT LANDSCAPING

- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY AND/OR COUNTY GUIDELINES FOR WATER EFFICIENT LANDSCAPE
  2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.
  3. AN AUTOMATIC WEATHER RESPONSIVE IRRIGATION CONTROLLER SHALL BE UTILIZED FOR WATER EFFICIENCY.
  4. ALL IRRIGATION SYSTEMS WILL BE OF A LOW-VOLUME DRIP SYSTEM AND HIGH EFFICIENCY NOZZLES FOR WATER CONSERVATION AND PLANT HEALTH.
  5. PLANTS WILL BE GROUPED IN APPROPRIATE HYDROZONES & COMPLEMENT EXISTING AND NATIVE LANDSCAPE

PRELIMINARY IRRIGATION PLANS COMPLY WITH THE CRITERIA OF THE DEPARTMENT OF WATER RESOURCES TITLE 23 - CHAPTER 2.7 MWELD ORDINANCE (MODEL WATER EFFICIENT LANDSCAPE ORDINANCE) PROCEDURES AND REQUIREMENTS SHALL BE APPLIED TO ALL IRRIGATION AND PLANTING PLANS FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

*[Signature]* 05/27/2022  
LANDSCAPE ARCHITECT SIGNATURE DATE



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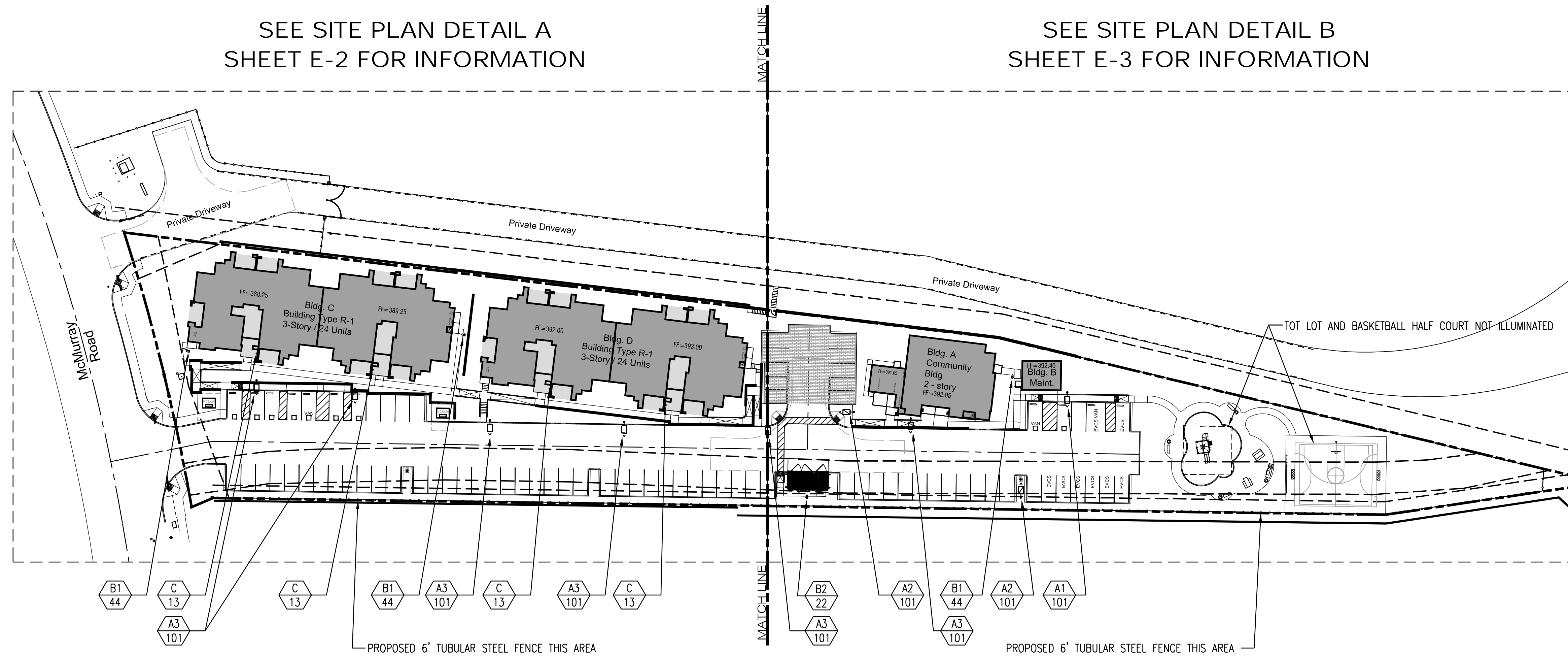
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Drawn By PH	Checked By SMS

Plot Plan No. 21-xxxx

Sheet Title  
PRELIMINARY IRRIGATION PLAN  
**LA-4.0**

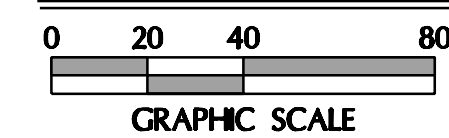
SEE SITE PLAN DETAIL A  
SHEET E-2 FOR INFORMATION

SEE SITE PLAN DETAIL B  
SHEET E-3 FOR INFORMATION



**ELECTRICAL LIGHTING PLAN**

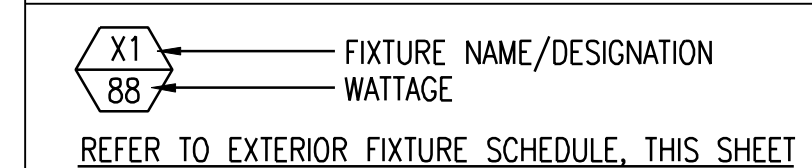
SCALE: 1"=40'



**EXTERIOR LIGHTING FIXTURE SCHEDULE**

TYPE	DESCRIPTION	TOTAL WATTS	LAMP QUAN	LAMP WATTS	LAMP TYPE	MOUNTING	TYPE	DESCRIPTION	TOTAL WATTS	LAMP QUAN	LAMP WATTS	LAMP TYPE	MOUNTING
A1 101	CAST ALUMINUM LED ZERO-CUTOFF WEATHERPROOF AREA LIGHTING FIXTURE, FLAT GLASS LENS, TYPE 3 DISTRIBUTION, MULTI-VOLTAGE INPUT, 48LED ARRAY, 700MA DRIVER, 4000K LAMPING, 13834 LUMEN OUTPUT, 70 CRI, ARM MOUNT, MEDIUM GRAY (GRAPHITE) COLOR, WET LOCATION LABEL. MOUNT ON 13' ROUND TAPERED ALUMINUM POLE ON 24" EXPOSED CONCRETE BASE. GARDCO PUREFORM GEN2 - P26-48L-700-NW-G2-AR-3-UNV	101	ARRAY	101	LED ARRAY	POLE AT +15' A.F.G.	B1 41	CAST ALUMINUM DOME TOP LED BOLLARD WITH 360 DEGREE SYMMETRICAL DISTRIBUTION, 42" STANDARD SHAFT, 116MA DRIVER, MULTI-VOLTAGE INPUT, MOTION SENSING DIMMING OPTION, 4000K LAMPING, 1226 LUMEN OUTPUT, 70 CRI, WET LOCATION LABEL, MEDIUM GRAY FINISH. MOUNT ON NEW CONCRETE BASE PER DETAIL B, THIS SHEET. GARDCO "BRM 830" #BRM830-42-108L-116-NWG2-UNV-IMRI-MGY	41	ARRAY	41	LED ARRAY	ON GRADE AT +42"
A2 101	CAST ALUMINUM LED ZERO-CUTOFF WEATHERPROOF AREA LIGHTING FIXTURE, FLAT GLASS LENS, TYPE 3 BACKLIGHT CONTROL DISTRIBUTION, MULTI-VOLTAGE INPUT, 48LED ARRAY, 700MA DRIVER, 4000K LAMPING, 14305 LUMEN OUTPUT, 70 CRI, ARM MOUNT, MEDIUM GRAY (GRAPHITE) COLOR, WET LOCATION LABEL. MOUNT ON 13' ROUND TAPERED ALUMINUM POLE ON 24" EXPOSED CONCRETE BASE. GARDCO PUREFORM GEN2 - P26-48L-700-NW-G2-AR-3BL-UNV	101	ARRAY	101	LED ARRAY	POLE AT +15' A.F.G.	B2 22	CAST ALUMINUM DOME TOP LED BOLLARD WITH 180 DEGREE ASYMMETRICAL DISTRIBUTION, 42" STANDARD SHAFT, 116MA DRIVER, MULTI-VOLTAGE INPUT, MOTION SENSING DIMMING OPTION, 4000K LAMPING, 1226 LUMEN OUTPUT, 70 CRI, WET LOCATION LABEL, MEDIUM GRAY FINISH. MOUNT ON NEW CONCRETE BASE PER DETAIL B, THIS SHEET. GARDCO "BRM 830" #BRM830-42-108L-116-NWG2-UNV-IMRI-MGY	22	ARRAY	22	LED ARRAY	ON GRADE AT +42"
A3 101	CAST ALUMINUM LED ZERO-CUTOFF WEATHERPROOF AREA LIGHTING FIXTURE, FLAT GLASS LENS, TYPE 5 DISTRIBUTION, MULTI-VOLTAGE INPUT, 48LED ARRAY, 700MA DRIVER, 4000K LAMPING, 14351 LUMEN OUTPUT, 70 CRI, ARM MOUNT, MEDIUM GRAY (GRAPHITE) COLOR, WET LOCATION LABEL. MOUNT ON 13' ROUND TAPERED ALUMINUM POLE ON 24" EXPOSED CONCRETE BASE. GARDCO PUREFORM GEN2 - P26-48L-700-NW-G2-AR-4-UNV	101	ARRAY	101	LED ARRAY	POLE AT +15' A.F.G.	C 13	CAST ALUMINUM SMALL SIZE WALL MOUNT LED WEATHERPROOF AREA LIGHTING FIXTURE, FLAT GLASS LENS, 5 LED ARRAY, TYPE 3 DISTRIBUTION, 700MA DRIVER, 1077 LUMEN OUTPUT, 83 LPW EFFICIENCY, MULTI-VOLTAGE INPUT, 4000K LAMPING, 70 CRI, SOFT DIFFUSOR LENS OPTION, GRAPHITE MATTE TEXTURED FINISH, WET LOCATION LABEL. MOUNT ON BUILDING EXTERIOR IN SAME LOCATION AS EXISTING. HUBBELL "LNC" #LNC-5L-U-4K-3-GTT	13	ARRAY	13	LED ARRAY	WALL AT 10'-0"

**SYMBOL KEY**



**derra**

495 E. Rincon Street, Suite 204  
Corona, CA 92879  
Ph: 951.268.1650 Fax: 951.268.1651

A Palm Communities Affordable  
Housing Development

**Polo Village  
Multi-family Apartments**

560 McMurry Road  
Buellton, CA. 93427

APN: 137-090-067

**Revisions**

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
D.1	12-03-21 Access Road Adjustments



Job No. 2090A Date 10/12/20

Drawn By WGA Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title  
Electrical Lighting Plan

**E-1**

A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA, 93427

APN: 137-090-067

### Revisions

A/B/C	06-21-21	Schematic Design
D	08-27-21	Pre-Application Comments
D.1	12-03-21	Access Road Adjustments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

Plot Plan No. 21-xxxx

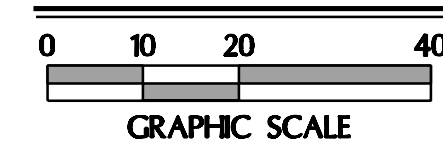
Sheet Title  
 Photometric Calculations  
 (West Side)

# E-2



### PHOTOMETRIC CALCULATIONS A

SCALE: 1"=20'



### EXTERIOR SITE ILLUMINATION NOTES

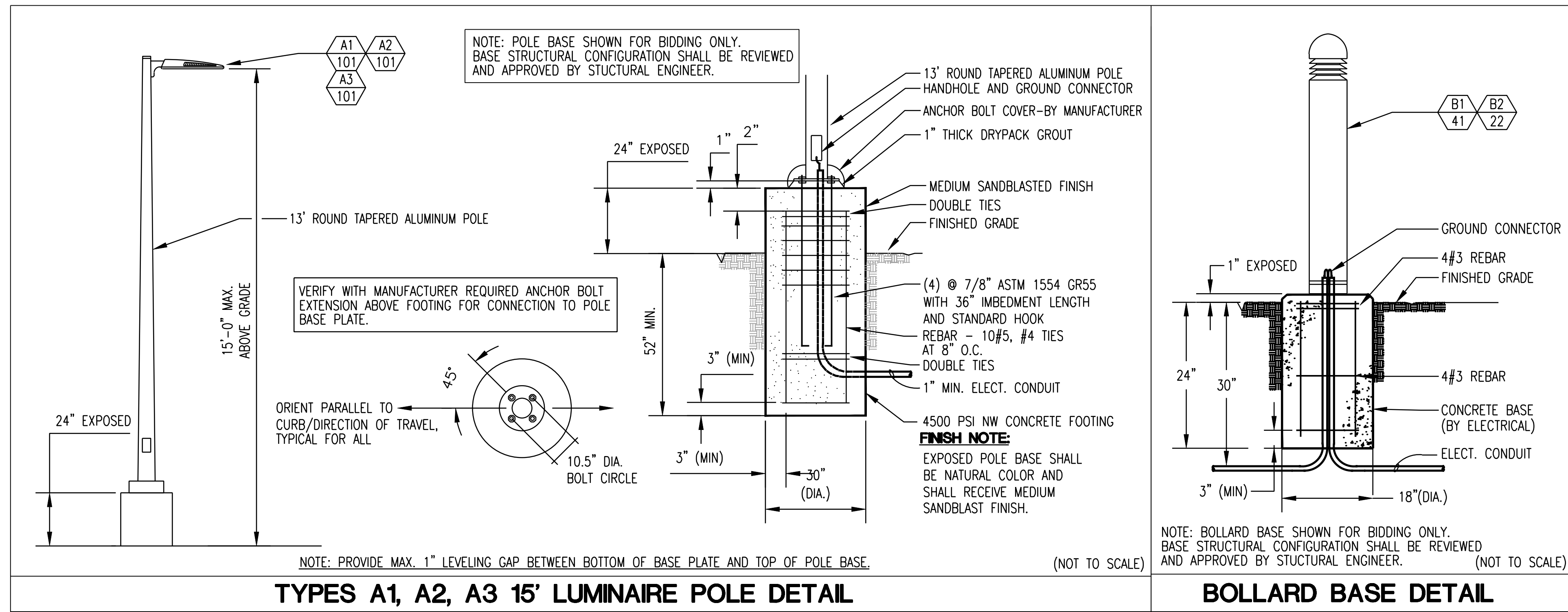
PHOTOMETRIC GRID SPACING	5' x 5'
CITY OF BUELLTON MAXIMUM FOOTCANDLES AT PROPERTY LINE:	0.5fc
CALCULATED FOOTCANDLES AT PROPERTY LINE:	0.5fc
AVERAGE fc:	2.0fc
MAXIMUM fc:	9.7fc
MINIMUM fc:	0.0fc*

- 1) ALL LUMINAIRES ARE FULL CUTOFF TYPE.
- 2) MAXIMUM LUMINAIRE POLE MOUNTING HEIGHT: 15'-0" A.F.G.
- 3) BOLLARDS WITH LOUVERS, INTEGRAL MOTION SENSING & SHIELDING EMPLOYED WHEN NEAR PROPERTY LINES.

### SYMBOL KEY

X1	FIXTURE NAME/DESIGNATION
88	WATTAGE

REFER TO EXTERIOR FIXTURE SCHEDULE, SHEET E-2



**SYMBOL KEY**

X1	FIXTURE NAME/DESIGNATION
88	WATTAGE

REFER TO EXTERIOR FIXTURE SCHEDULE, SHEET E-2

# derra

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A Palm Communities Affordable Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427  
 APN: 137-090-067

**Revisions**

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
D.1	12-03-21 Access Road Adjustments

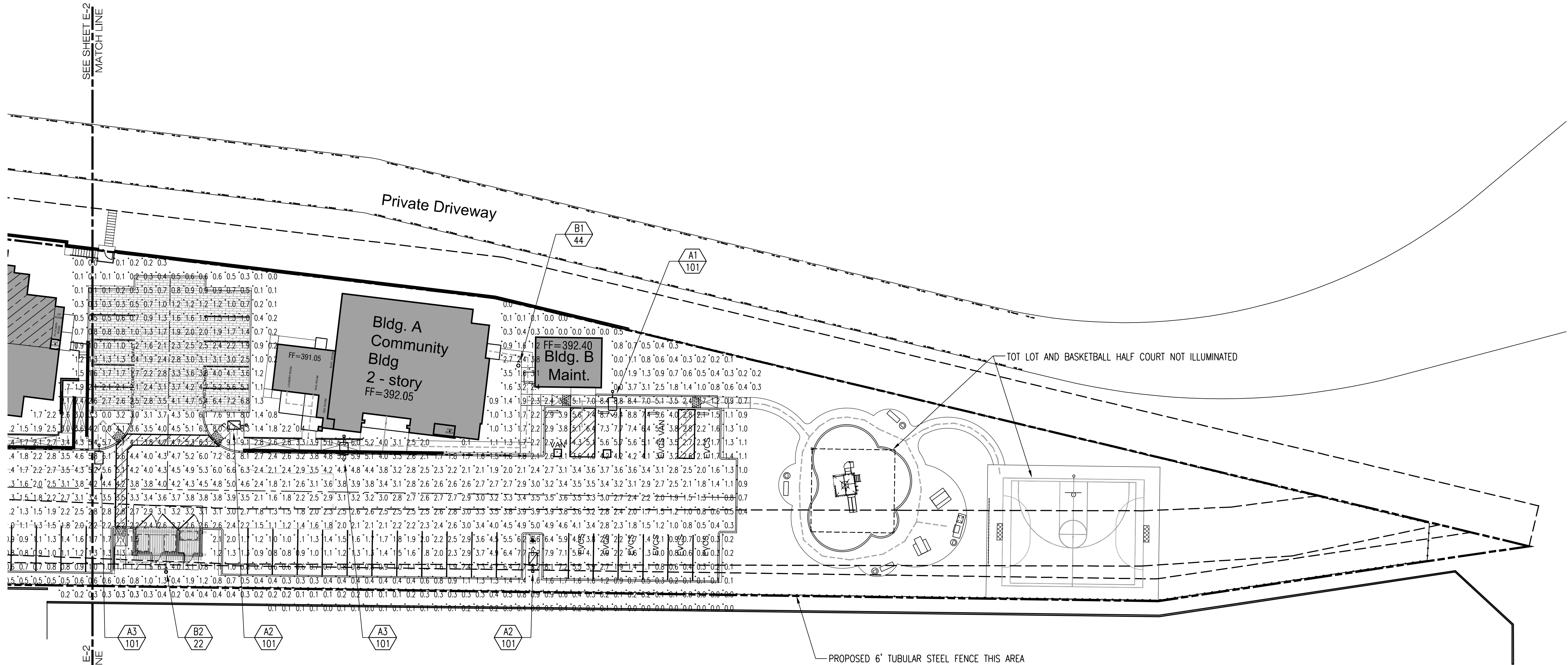


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

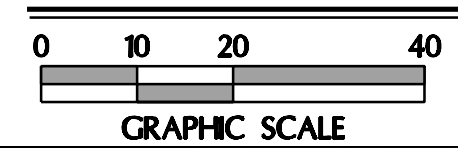
Plot Plan No. 21-xxxx

Sheet Title  
 Photometric Calculations (East Side)

# E-3



## PHOTOMETRIC CALCULATIONS B



SCALE: 1"=20'



SEE SHEET E-2 MATCH LINE

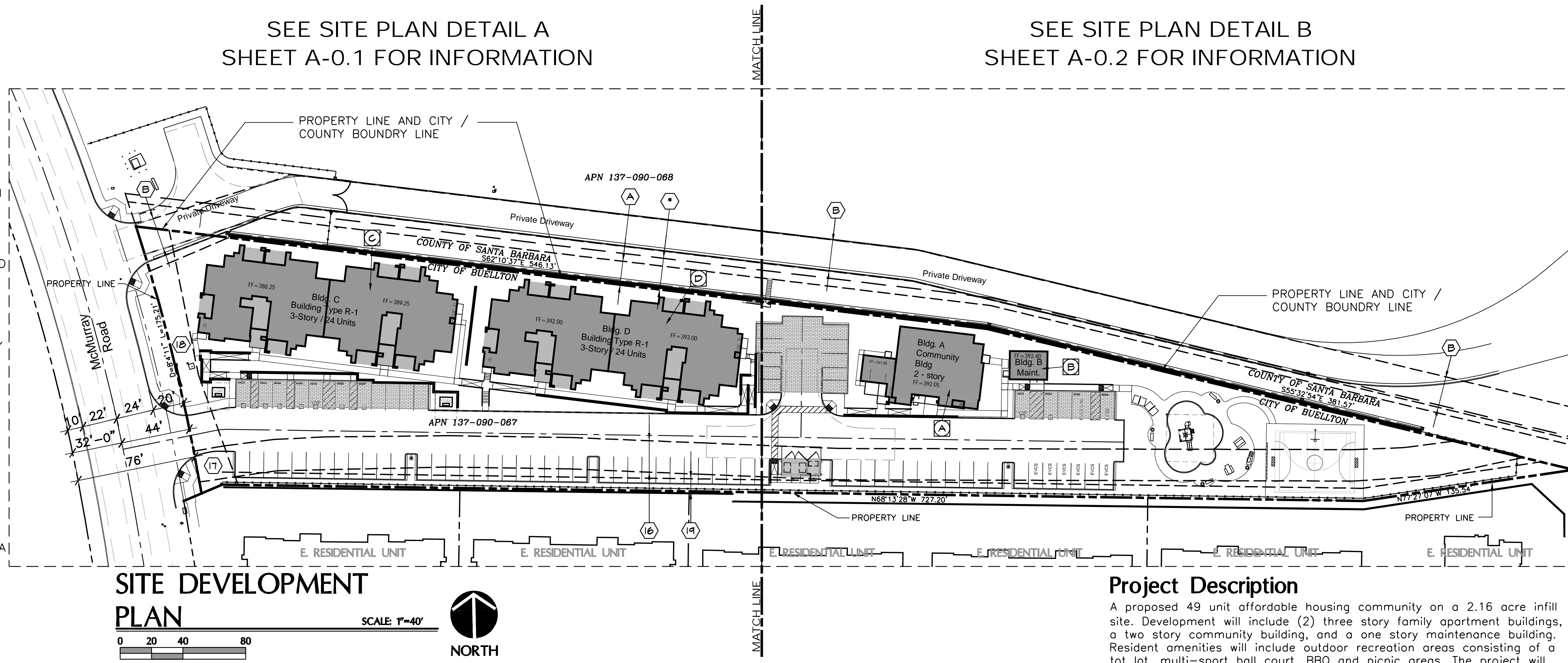
**Easement Notes**

See Topographic Map prepared by Forgen Surveys, Inc., job no. 20123, dated 2/28/2022 for complete notes and information

- (17) AN EASEMENT FOR WELL SITE AND INCIDENTAL PURPOSES - TO BE REMOVED BY QUITCLAIM
- (18) AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES - TO BE REMOVED BY QUITCLAIM
- (19) AN EASEMENT FOR SOIL NAILS WHICH ARE ATTACHED TO A RETAINING WALL ON THE NEIGHBORING PROPERTY TO THE SOUTH - TO REMAIN
- (16) AN EASEMENT FOR ACCESS FOR PARCEL TWO AND FLOOD CONTROL AND WATER CONSERVATION DISTRICT - DRAINAGE AND FLOOD CONTROL PORTION OF THIS EASEMENT QUITCLAIMED - ACCESS PORTION TO BE REMOVED BY QUITCLAIM
- (A) PROPOSED PRIVATE 15 FOOT WIDE NO-BUILD, DRAINAGE, WALL ENCROACHMENT, SLOPE, AND TEMPORARY CONSTRUCTION EASEMENT TO BE RECORDED
- (B) A PROPOSED 20 FOOT WIDE DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LOCATED ON PARCEL TWO ON PARCEL MAP NO. 14,609 AND PARCEL MAP NO. 31,032 (RECORDED AS ONE MAP) IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
- (C) A 20 FOOT WIDE DRAINAGE AND FLOOD CONTROL EASEMENT DEDICATED TO SANTA BARBARA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT LOCATED ON PARCEL TWO ON PARCEL MAP NO. 14,609 AND PARCEL MAP NO. 31,032 (RECORDED AS ONE MAP) IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA - TO BE REMOVED BY QUITCLAIM

SEE SITE PLAN DETAIL A  
SHEET A-0.1 FOR INFORMATION

SEE SITE PLAN DETAIL B  
SHEET A-0.2 FOR INFORMATION



**SITE DEVELOPMENT PLAN**



Bldg.	Plan Type	Const. Type	Stories	Occupancy	Gross Area
(A) Community	C-1	VB Sprinkled (SM)	2	A3/B/R3	3,840 SF
(B) Maintenance	C-2	VB Non-Sprinkled	2	U	394 SF
(C) Residential	R-1	VB Sprinkled (SM)	3	R2	24,305 SF*
(C) Residential	R-1	VB Sprinkled (SM)	3	R2	24,305 SF*

\*Allowable building area is 49,000 SF per CBC table 506.2 for sprinkled multi-story building with no height increase.

Buildings will be installed through with an automatic fire sprinkler system in accordance with CBC Section 903.3.1.1 and NFPA 13

**Dwelling Unit Data**

Building	Unit Type	Count	Bed/Bath	Livable Area
Building A - 2 story / 1 units	Manager	(1)	3/3	1183 SF
	1	(3)	1/1	604 SF
	2	(3)	2/1	767 SF
	2a	(3)	2/1	765 SF
Building C - 3 story / 24 units	1	(3)	1/1	604 SF
	2	(3)	2/1	767 SF
	2a	(3)	2/1	765 SF
	2b	(6)	2/1	779 SF
	2x	(3)	2/1	767 SF
	3	(6)	3/2	1003 SF
Building D - 3 story / 24 units	1	(3)	1/1	604 SF
	2	(3)	2/1	767 SF
	2a	(3)	2/1	765 SF
	2b	(6)	2/1	779 SF
	2x	(3)	2/1	767 SF
	3	(6)	3/2	1003 SF
Unit Mix	One Bedroom	6	(12.25%)	
	Two Bedroom	30	(61.22%)	
	Three Bedroom	13	(26.53%)	
	Total Units =	49	(100%)	

**Project Data Continued**

Floor Area Ratio (Not Limited per 19.02.220)

Building A - Community Building	3,840 SF
Building B - Maintenance Building	394 SF
Building C - Residential Building	23,942 SF
Building D - Residential Building	23,942 SF
Aggregate Total Floor Area =	52,118 SF
52,118 (floor area) / 94,089.60 (gross lot area) =	0.55 FAR
Allowable per CR Zone =	Unlimited

**Parking Data**

Parking Data (Based on 100% Affordable Housing)

Parking Per Unit:		
One Bedroom	1.00 Space x 6 =	6.00 Spaces
Two Bedroom	1.50 Spaces x 30 =	45.00 Spaces
Three Bedroom	1.50 Spaces x 13 =	19.50 Spaces
Employee Parking	1 x 2 =	2.00 Spaces
Min. Parking Required		72.50 Spaces

Parking Provided:

Assigned Standard Spaces	41 Spaces
Assigned Employee Standard Spaces	2 Spaces
Assigned Accessible Spaces	7 Spaces
Assigned Van Accessible Spaces	1 Spaces
Unassigned Standard Spaces	15 Spaces
Unassigned Compact Spaces	5 Spaces
Open Std. Accessible Spaces per 11B-208.2	1 Spaces
Open Van Accessible Spaces per 11B-208.2	1 Spaces
Unassigned Standard EVCS Spaces	6 Spaces
Open Std. Accessible EVCS Spaces	1 Spaces
Open Van Accessible EVCS Spaces	1 Spaces

Total Off Street Parking Spaces Provided	81 Spaces
--	-----------

Surplus parking:

Total Parking Spaces Provided	81 Spaces
Min. Required Parking	73 Spaces

Surplus Parking Provided = 8 Spaces (5 Compact + 3 Std)

Bicycle parking:

Short term bicycle parking provided	10 Spaces
-------------------------------------	-----------

- Parking Notes:
- All standard spaces are 9' wide x 16.5' deep
  - All Compact spaces are 8' wide x 14.5' deep
  - All standard accessible spaces are 9' wide x 18' deep with an adjoining 5' wide x 18' deep loading zone
  - All van accessible spaces are 9' wide x 18' deep with an adjoining 8' wide x 18' deep passenger side loading zone

**Project Data**

Property Address  
560 McMURRAY ROAD  
Buellton, CA. 93427

Existing Structures  
Site is currently undeveloped land - no existing structures

FEMA Information  
This project is located within FEMA flood zone X

Land Use and Zoning Information

Existing General Plan: General Commercial  
Proposed General Plan: General Commercial (no Change)  
Existing Zoning: CR (General Commercial)  
Proposed Zoning: CR (General Commercial) no change  
Zoning Overlay: AHOZ (Affordable Housing Overlay Zone)  
AHOZ Site Designation: IV  
AHOZ Site area: 2.16 Ac Gross / 1.88 Ac Net Buildable  
AHOZ Minimum Density: 25 DU / Net Buildable Acre = 47 DU.

Site Data

Site Area:  
Total Site Area  
2.16 Acres Gross / 1.88 Acres Net Buildable per City of Buellton Municipal Code  
Proposed Development  
2.16 Acres Gross / 1.88 Acres Net  
Disturbed Area: 2.16 Acres

Site Density

Zone CR / AHOZ (25 units per net buildable acre) + state affordable housing density bonus = 30 units per net buildable acre.

Proposed Density  
49 units / 1.88 acres = 26.06 Units/Acre

Building Height Table (measured from natural grade)  
Building height is measured per City of Buellton Municipal Code 19.04.110

Building A - Community Building - 2 story	26.56 Ft.
Building B - Maintenance Building - 1 story	11.34 Ft.
Building C - Residential Building - 3 story	32.96 Ft.
Building D - Residential Building - 3 story	34.34 Ft.

Site Coverage (Not Limited Per 19.02.220)

Building A - Community Building	2,929 SF
Building B - Maintenance Building	432 SF
Building C - Residential Building	8,704 SF
Building D - Residential Building	8,704 SF
Aggregate Total Coverage =	20,769 SF
20,769 (coverage) / 94,089.60 (gross lot area) =	22%
Allowable per CR Zone =	100%

**Project Description**

A proposed 49 unit affordable housing community on a 2.16 acre infill site. Development will include (2) three story family apartment buildings, a two story community building, and a one story maintenance building. Resident amenities will include outdoor recreation areas consisting of a tot lot, multi-sport ball court, BBQ and picnic areas. The project will include a mix of one, two and three bedroom dwelling units ranging in size from 604 to 1003 square feet of living area.

**Property Owner**

OWNER  
PALM COMMUNITIES  
100 PACIFICA, SUITE 203  
IRVINE, CA. 92618

DEVELOPER  
PALM COMMUNITIES  
100 PACIFICA, SUITE 203  
IRVINE, CA. 92618

**Project Design Team**

Architect	Developer / Applicant	Landscape Architect
Derra Design, Inc. 495 E. Rincon St., #204 Corona, CA. 92879 951-268-1650 Contact: Bill Atkins	Palm Communities 100 Pacifica, Suite 203 Irvine, CA. 92618 949-878-9373 Contact: Mitch Slagerman	Terrain Integration 143 S. Olive St. Orange, CA. 92866 714-724-9814 Contact: Stephanie Sherman
<u>Civil Engineer</u> Sarah Dunlap Sawyer, Inc. 320 Hartnell Ave. Redding, CA. 96002 530-221-1972 Contact: Mike Dormer	<u>Agent for the Applicant</u> McKenna Lanier Group 30550 Rancho California Rd. Suite D406-166 Temecula, CA. 92591 949-701-1606 Contact: Mary McKenna Lanier	

**Legal Description (APN 137-090-067)**

REAL PROPERTY IN THE CITY BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE OF PARCEL MAP NO. 31,032 IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS RESERVED IN THE DEEDS FROM THE MERCHANTS TRUST COMPANY, A CORPORATION, RECORDED SEPTEMBER 24, 1913 IN BOOK 141, PAGE 519 OF DEEDS, RECORDS OF SAID COUNTY.

**Legal Description (APN 137-090-068)**

REAL PROPERTY IN THE CITY BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS

PARCEL ONE:  
PARCEL TWO OF PARCEL MAP NO. 14,609 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:  
A 20' WIDE PRIVATE ACCESS EASEMENT OVER THAT PORTION OF PARCEL ONE OF PARCEL MAP NO. 31,032 AS PER MAP RECORDED IN BOOK 59, PAGES 11 THROUGH 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH WAS ALSO DESCRIBED IN THE AGREEMENT TO RESERVE AN EASEMENT RECORDED NOVEMBER 10, 2005 AS INSTRUMENT NO. 05-109267 OF OFFICIAL RECORDS.

**derra**

495 E. Rincon Street, Suite 204  
Corona, CA 92879  
Ph: 951.268.1650 Fax: 951.268.1651

A Palm Communities Affordable  
Housing Development

**Polo Village  
Multi-family Apartments**

560 McMurry Road  
Buellton, CA. 93427

APN: 137-090-067

**Revisions**

(A/B/C)	06-21-21 Schematic Design
(D)	08-27-21 Pre-Application Comments
(A)	12-03-21 Access Road Adjustments
(A)	05-17-22 Planning application comments



Job No. 2090A Date 10/12/20

Drawn By WGA Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title

Site Development / Site Data

**A-0**

A Palm Communities Affordable  
Housing Development

## Polo Village Multi-family Apartments

560 McMurphy Road  
Buellton, CA. 93427

APN: 137-090-067

### Revisions

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
D.1	12-03-21 Access Road Adjustments
D.2	05-17-22 Planning application comments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title  
Site Plan Detail A  
(West Side)

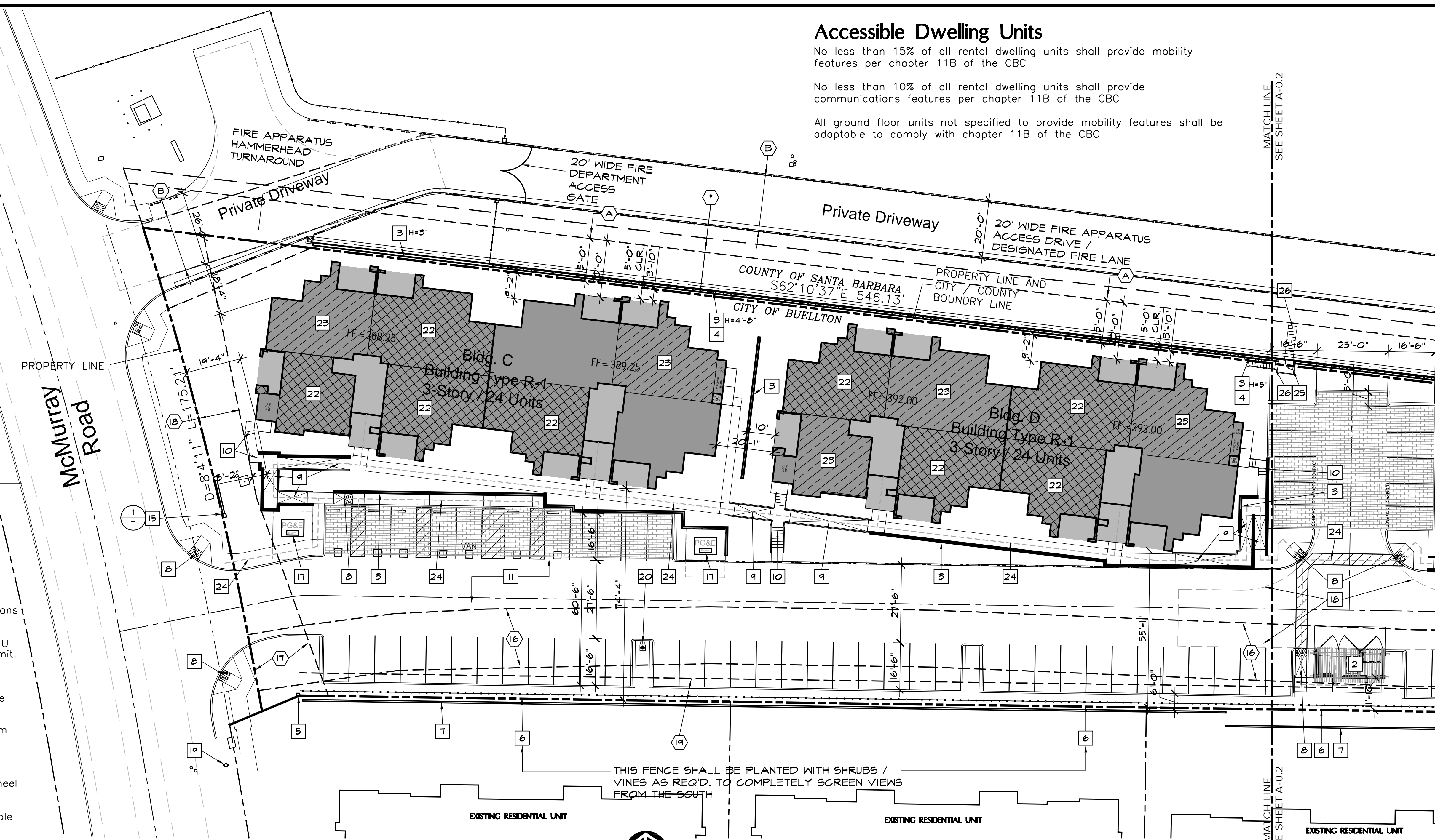
# A-0.1

### Accessible Dwelling Units

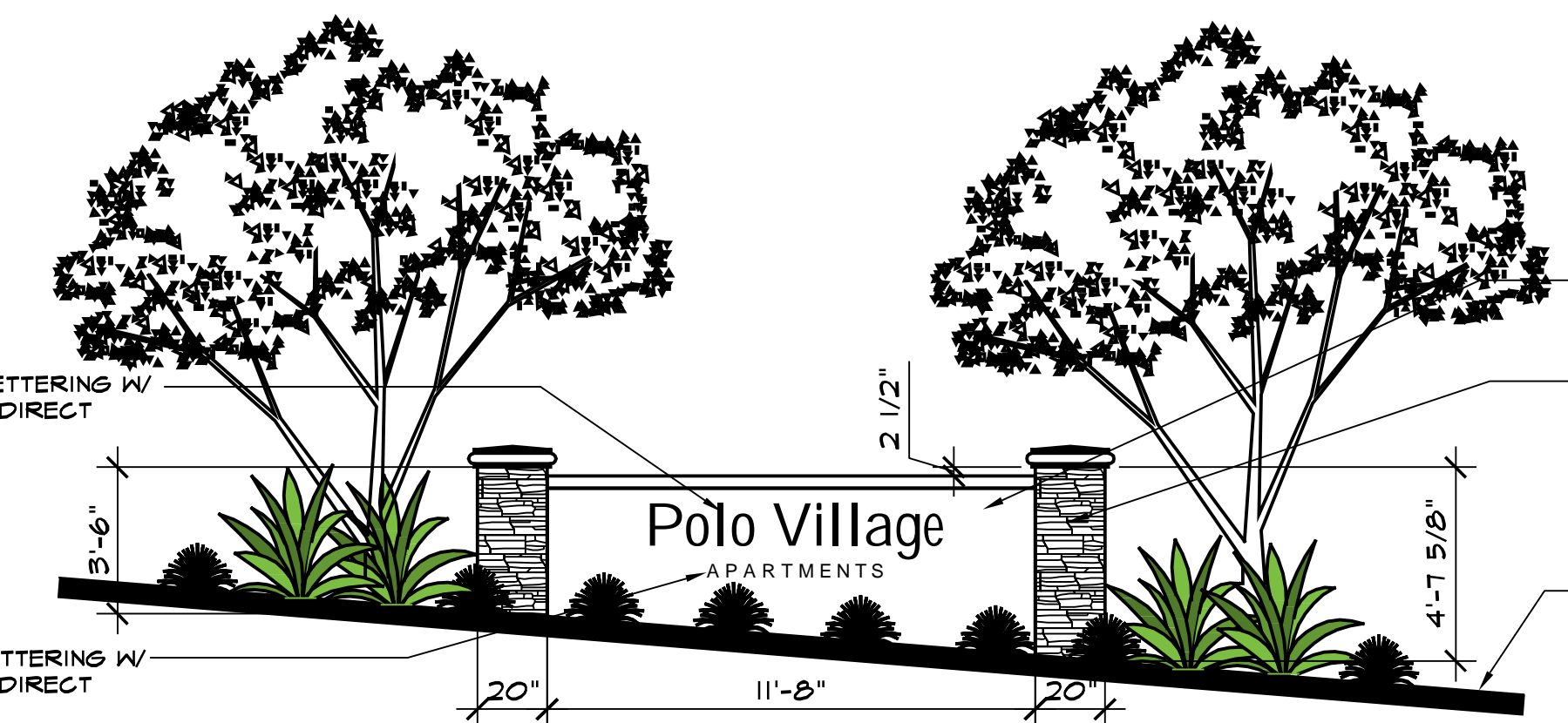
No less than 15% of all rental dwelling units shall provide mobility features per chapter 11B of the CBC

No less than 10% of all rental dwelling units shall provide communications features per chapter 11B of the CBC

All ground floor units not specified to provide mobility features shall be adaptable to comply with chapter 11B of the CBC



**SITE PLAN DETAIL A**  
SCALE: 1"=20'  
NORTH



**MONUMENT SIGN DETAIL 1**  
SCALE: 1/4"=1'-0"



### Site Plan Key Notes

- 1 Tot Lot
- 2 Multi-Sport Court
- 3 Construct new site retaining wall per civil plans under separate permit - provide cement plaster finish with domed cap (H=height above grade)
- 4 Construct new 4" high tubular steel fence atop retaining wall per civil plans under separate permit
- 5 Construct new 12" sq. x 5' high CMU pilaster per civil under separate permit. provide cement plaster finish and pre-cast cap
- 6 6" tubular steel fence under separate permit
- 7 Existing soil nail retaining wall system to remain
- 8 Accessible curb ramp
- 9 Accessible ramp with railings and wheel guides
- 10 Concrete stairs (not part of accessible path of travel)
- 11 Paved parking and drive aisle per Civil
- 12 Community BBQ / outdoor recreation space
- 13 Community Mail Room
- 14 Community Laundry Room
- 15 Monument Signage (under separate permit)
- 16 Bio Retention Area - see civil plans
- 17 PG&E Pad Mount Transformer
- 18 Fire Department Turnaround Maneuvering Space
- 19 Existing fire hydrant
- 20 Proposed new fire hydrant - see civil plans
- 21 Two bin waste & recycling enclosure
- 22 Accessible ground floor unit with mobility features per chapter 11B of the CBC
- 23 Accessible ground floor unit with communications features per chapter 11B of the CBC
- 24 Accessible path of travel
- 25 Fire Department Access Gate
- 26 Fire Department Emergency walkable access

### Easement Notes

See Topographic Map prepared by Fargen Surveys, Inc., job no. 20123, dated 2/28/2022 for complete notes and information

- (17) AN EASEMENT FOR WELL SITE AND INCIDENTAL PURPOSES - TO BE REMOVED BY QUITCLAIM
- (18) AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES - TO BE REMOVED BY QUITCLAIM
- (19) AN EASEMENT FOR SOIL NAILS WHICH ARE ATTACHED TO A RETAINING WALL ON THE NEIGHBORING PROPERTY TO THE SOUTH - TO REMAIN
- (16) AN EASEMENT FOR ACCESS FOR PARCEL TWO AND FLOOD CONTROL AND WATER CONSERVATION DISTRICT - DRAINAGE AND FLOOD CONTROL PORTION OF THIS EASEMENT QUITCLAIMED - ACCESS PORTION TO BE REMOVED BY QUITCLAIM
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A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427  
 APN: 137-090-067

### Revisions

△ A/B/C	06-21-21 Schematic Design
△ D	08-27-21 Pre-Application Comments
△ A	12-03-21 Access Road Adjustments
△ A	05-17-22 Planning application comments



Job No. 2090A Date 10/12/20

Drawn By WGA Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title  
 Site Plan Detail B  
 (East Side)

# A-0.2

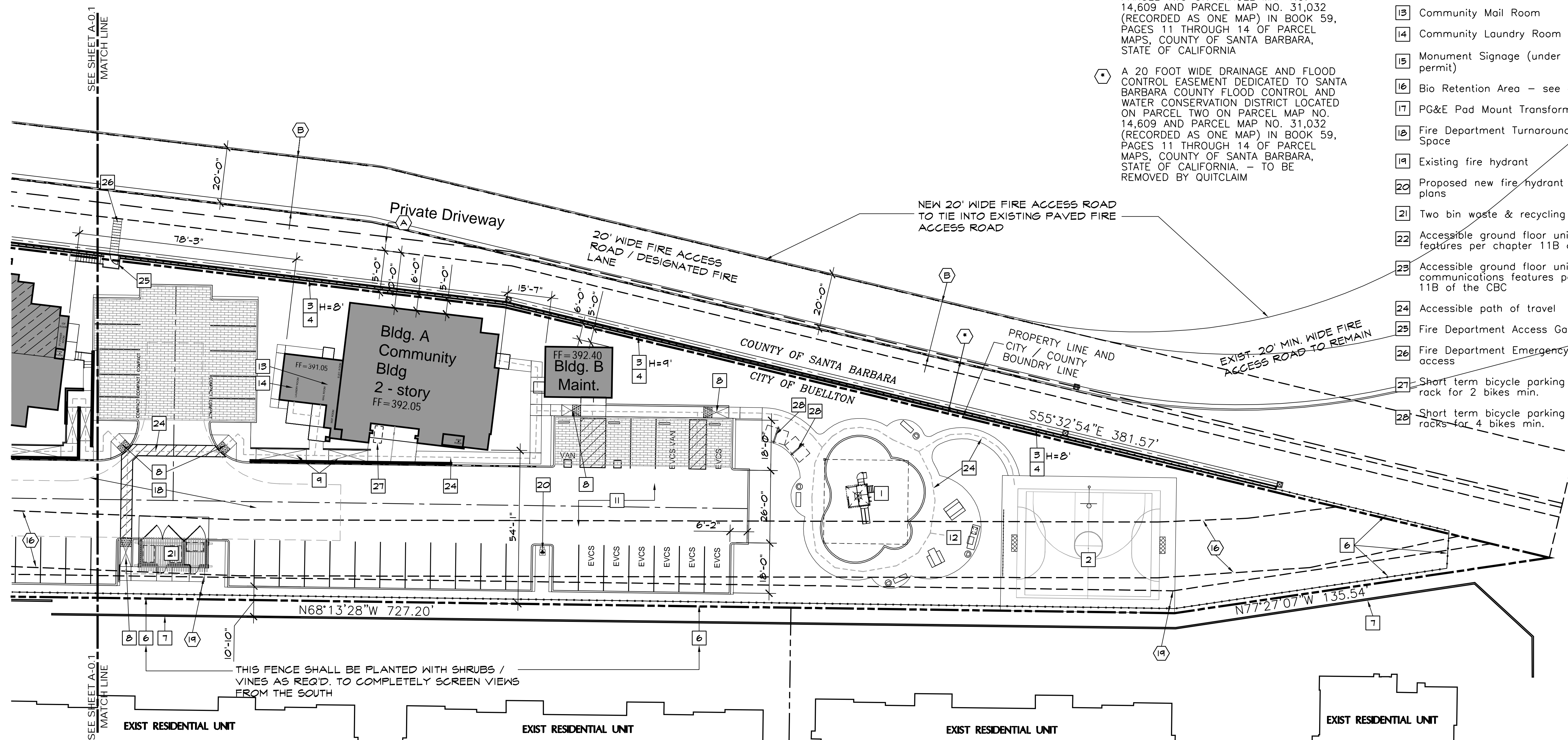
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- 16 AN EASEMENT FOR ACCESS FOR PARCEL TWO AND FLOOD CONTROL AND WATER CONSERVATION DISTRICT - DRAINAGE AND FLOOD CONTROL PORTION OF THIS EASEMENT QUITCLAIMED - ACCESS PORTION TO BE REMOVED BY QUITCLAIM
- A PROPOSED PRIVATE 15 FOOT WIDE NO-BUILD, DRAINAGE, WALL ENCROACHMENT, SLOPE, AND TEMPORARY CONSTRUCTION EASEMENT TO BE RECORDED
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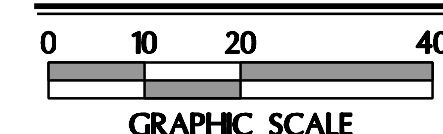
### Site Plan Key Notes

- 1 Tot Lot
- 2 Multi-Sport Court
- 3 Construct new site retaining wall per civil plans under separate permit - provide cement plaster finish with domed cap (H= height above grade)
- 4 Construct new 4' high tubular steel fence atop retaining wall per civil plans under separate permit
- 5 Construct new 12" sq. x 5' high CMU pilaster per civil under separate permit. provide cement plaster finish and pre-cast cap
- 6 6' tubular steel fence under separate permit
- 7 Existing soil nail retaining wall system to remain
- 8 Accessible curb ramp
- 9 Accessible ramp with railings and wheel guides
- 10 Concrete stairs (not part of accessible path of travel)
- 11 Paved parking and drive aisle per Civil
- 12 Community BBQ / outdoor recreation space
- 13 Community Mail Room
- 14 Community Laundry Room
- 15 Monument Signage (under separate permit)
- 16 Bio Retention Area - see civil plans
- 17 PG&E Pad Mount Transformer
- 18 Fire Department Turnaround Maneuvering Space
- 19 Existing fire hydrant
- 20 Proposed new fire hydrant - see civil plans
- 21 Two bin waste & recycling enclosure
- 22 Accessible ground floor unit with mobility features per chapter 11B of the CBC
- 23 Accessible ground floor unit with communications features per chapter 11B of the CBC
- 24 Accessible path of travel
- 25 Fire Department Access Gate
- 26 Fire Department Emergency walkable access
- 27 Short term bicycle parking - provide a rack for 2 bikes min.
- 28 Short term bicycle parking - provide racks for 4 bikes min.



### SITE PLAN DETAIL B

SCALE: 1"=20'



### Accessible Dwelling Units

No less than 15% of all rental dwelling units shall provide mobility features per chapter 11B of the CBC

No less than 10% of all rental dwelling units shall provide communications features per chapter 11B of the CBC

All ground floor units not specified to provide mobility features shall be adaptable to comply with chapter 11B of the CBC

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A Palm Communities Affordable  
Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
Buellton, CA. 93427  
APN: 137-090-067

### Revisions

- A/B/C 06-21-21 Schematic Design
- D 08-27-21 Pre-Application Comments
- D.1 12-03-21 Access Road Adjustments
- D.2 05-17-22 Planning application comments



Job No. 2090A	Date 10/12/20
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Drawn By WGA	Checked By WGA
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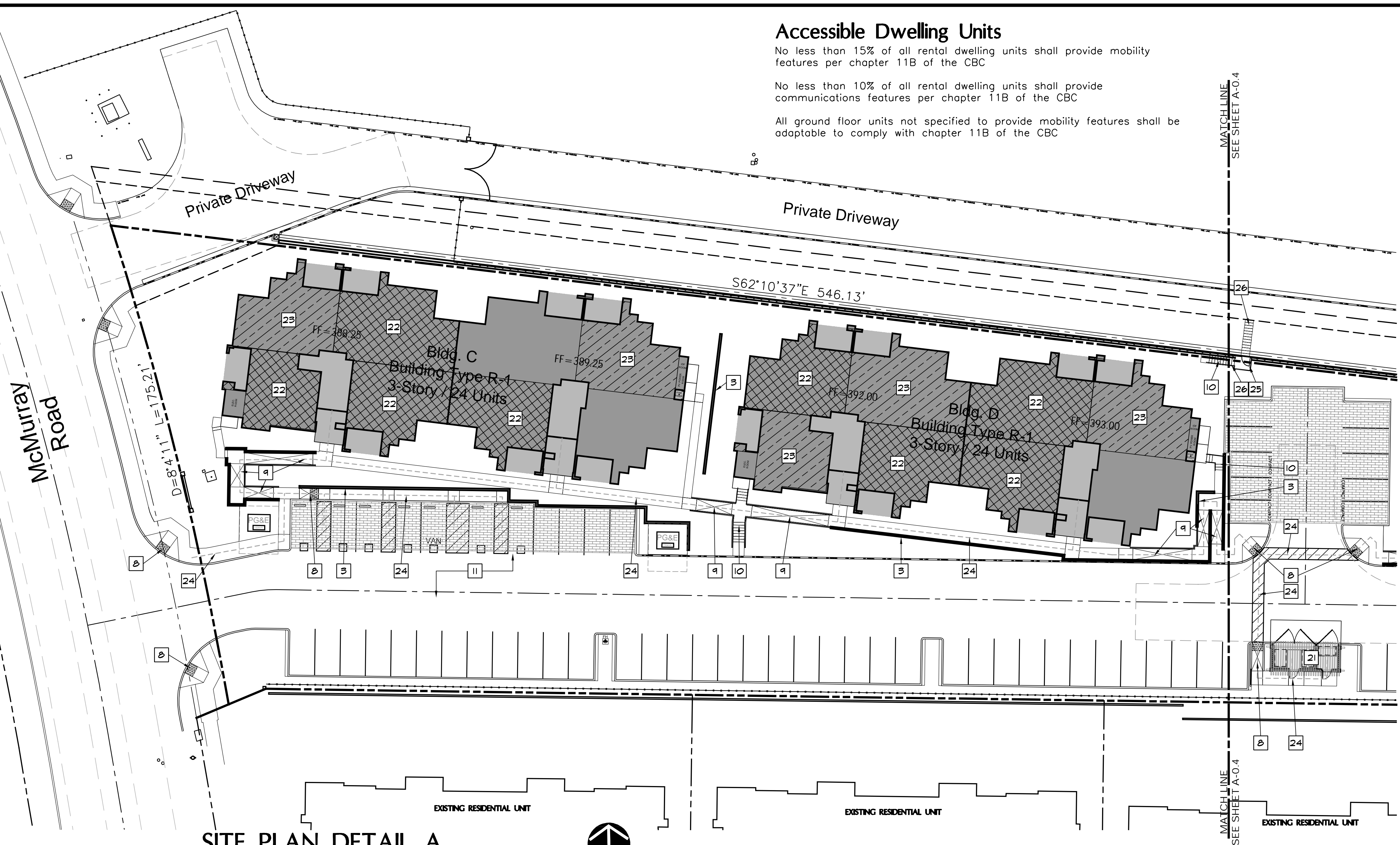
Plot Plan No. 21-xxxx

Sheet Title  
Site Access Plan  
Detail A  
(West Side)

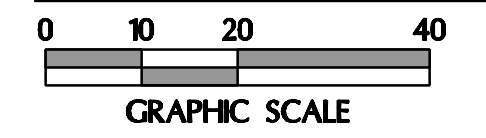
# A-0.3

### Site Plan Key Notes

- 1 Tot Lot
- 2 Multi Sport Court
- 3 Construct new site retaining wall per civil plans under separate permit provide cement plaster finish with domed cap
- 4 Construct new 4' high tubular steel fence atop retaining wall per civil plans under separate permit
- 5 Construct new 12" sq. x 5' high CMU pilaster per civil under separate permit provide cement plaster finish and pre-cast cap
- 6 6' tubular steel fence under separate permit
- 7 Existing soil nail retaining wall system to remain
- 8 Accessible curb ramp
- 9 Accessible ramp with railings and wheel guides
- 10 Concrete stairs (not part of accessible path of travel)
- 11 Paved parking and drive aisle per Civil
- 12 Community BBQ / outdoor recreation space
- 13 Community Mail Room
- 14 Community Laundry Room
- 15 Monument Signage (under separate permit)
- 16 Bio Retention Area see civil plans
- 17 PG&E Pad Mount Transformer
- 18 Fire Department Turnaround Maneuvering Space
- 19 Existing fire hydrant
- 20 Proposed new fire hydrant see civil plans
- 21 Two bin waste & recycling enclosure
- 22 Accessible ground floor unit with mobility features per chapter 11B of the CBC
- 23 Accessible ground floor unit with communications features per chapter 11B of the CBC
- 24 Accessible path of travel
- 25 Fire Department Access Gate
- 26 Fire Department Emergency walkable access



**SITE PLAN DETAIL A**  
SCALE: 1"=20'  
NORTH



A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427

APN: 137-090-067

### Revisions

△ A/B/C	06-21-21 Schematic Design
△ D	08-27-21 Pre-Application Comments
△ D.1	12-03-21 Access Road Adjustments
△ A	05-17-22 Planning application comments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

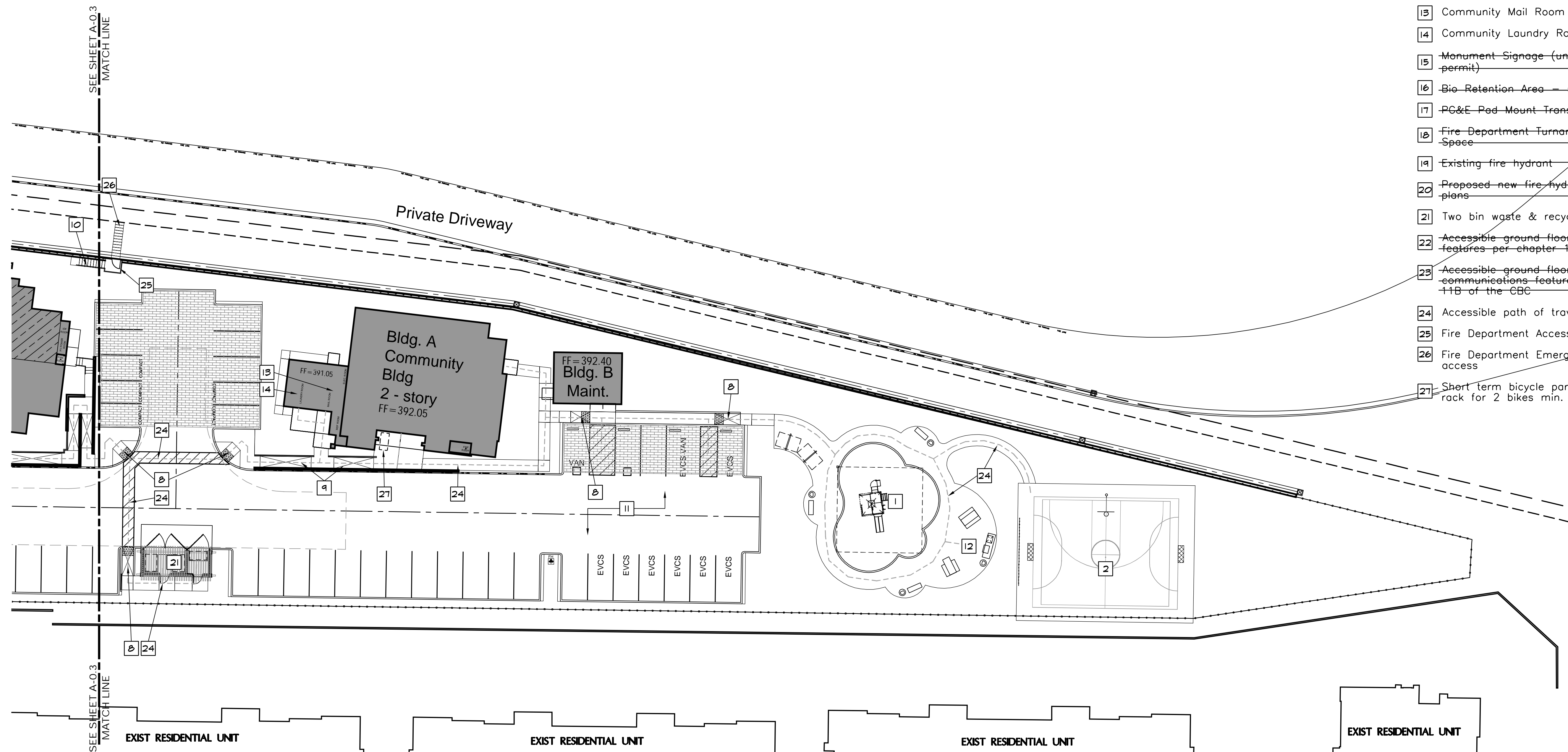
Plot Plan No. 21-xxxx

Sheet Title  
 Site Access Plan  
 Detail B  
 (East Side)

# A-0.4

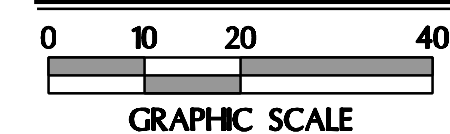
### Site Plan Key Notes

- 1 Tot Lot
- 2 Multi-Sport Court
- 3 Construct new site retaining wall per civil plans under separate permit provide cement plaster finish with domed cap
- 4 Construct new 4' high tubular steel fence atop retaining wall per civil plans under separate permit
- 5 Construct new 12" sq. x 5' high CMU pilaster per civil under separate permit provide cement plaster finish and pre-cast cap
- 6 6' tubular steel fence under separate permit
- 7 Existing soil nail retaining wall system to remain
- 8 Accessible curb ramp
- 9 Accessible ramp with railings and wheel guides
- 10 Concrete stairs (not part of accessible path of travel)
- 11 Paved parking and drive aisle per Civil
- 12 Community BBQ / outdoor recreation space
- 13 Community Mail Room
- 14 Community Laundry Room
- 15 Monument Signage (under separate permit)
- 16 Bio-Retention Area - see civil plans
- 17 PC&E Pad Mount Transformer
- 18 Fire Department Turnaround Maneuvering Space
- 19 Existing fire hydrant
- 20 Proposed new fire hydrant - see civil plans
- 21 Two bin waste & recycling enclosure
- 22 Accessible ground floor unit with mobility features per chapter 11B of the CBC
- 23 Accessible ground floor unit with communications features per chapter 11B of the CBC
- 24 Accessible path of travel
- 25 Fire Department Access Gate
- 26 Fire Department Emergency walkable access
- 27 Short term bicycle parking - provide a rack for 2 bikes min.



### SITE PLAN DETAIL B

SCALE: 1"=20'



EXIST RESIDENTIAL UNIT

EXIST RESIDENTIAL UNIT

EXIST RESIDENTIAL UNIT

EXIST RESIDENTIAL UNIT

SEE SHEET A-0.3  
MATCH LINE

SEE SHEET A-0.3  
MATCH LINE

A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427

APN: 137-090-067

### Revisions

△ A/B/C	06-21-21 Schematic Design
△ D	08-27-21 Pre-Application Comments
△ A	12-03-21 Access Road Adjustments
△ A	05-17-22 Planning application comments



Job No. 2090A	Date 10/12/20
------------------	------------------

Drawn By WGA	Checked By WGA
-----------------	-------------------

Plot Plan No. 21-xxxx

Sheet Title  
 Fire Access Site Plan  
 Detail A  
 (West Side)

# A-0.5



### Fire Site Plan Key Notes

- 1 Fire Truck Turning Radius
- 2 Fire Lane - red curb "NO PARKING FIRE LANE"
- 3 Construct new site retaining wall per civil plans under separate permit - provide cement plaster finish with domed cap (H=Height)
- 4 Construct new 4' high tubular steel fence atop retaining wall per civil plans under separate permit
- 5 150' long hose pull
- 6 Rescue window location
- 7 Line of "NO BUILD EASEMET" to provide 20' minimum fire separation distance
- 8 Reserved
- 9 Reserved
- 10 Concrete stairs (not part of accessible path of travel)
- 11 Paved parking and drive aisle per Civil
- 12 Reserved
- 13 Reserved
- 14 Reserved
- 15 Reserved
- 16 Reserved
- 17 PG&E Pad Mount Transformer
- 18 Fire Department Turnaround Maneuvering Space
- 19 Existing fire hydrant
- 20 Proposed new fire hydrant - see civil plans
- 21 Two bin waste & recycling enclosure
- 22 Reserved
- 23 Reserved
- 24 Reserved
- 25 Fire Department Access Gate
- 26 Fire Department Emergency walkable access



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## Polo Village Multi-family Apartments

560 McMurphy Road  
 Buellton, CA. 93427  
 APN: 137-090-067

### Revisions

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
A	12-03-21 Access Road Adjustments
A	05-17-22 Planning application comments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

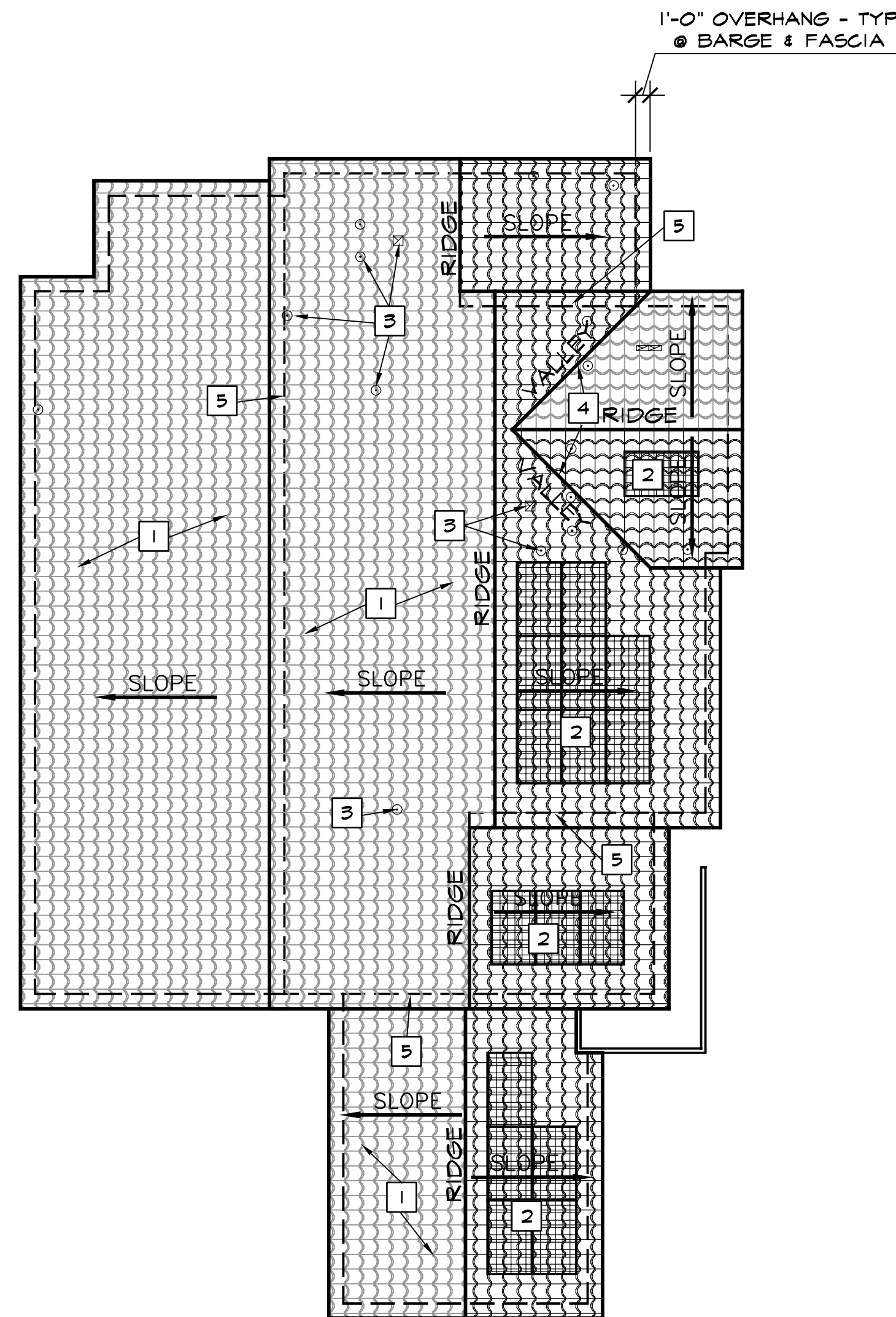
Plot Plan No. 21-xxxx

Sheet Title  
 Community Building A  
 Building Type C-1  
 Floor & Roof Plans

# A-1.1

### Roof Plan Key Notes

- 1 Concrete "S" tile roof
- 2 PV Solar panels by others under separate permit
- 3 Approximate location of vent through roof
- 4 Provide G.I. valley flashing
- 5 Provide G.I. flash / counter flash at roof to wall



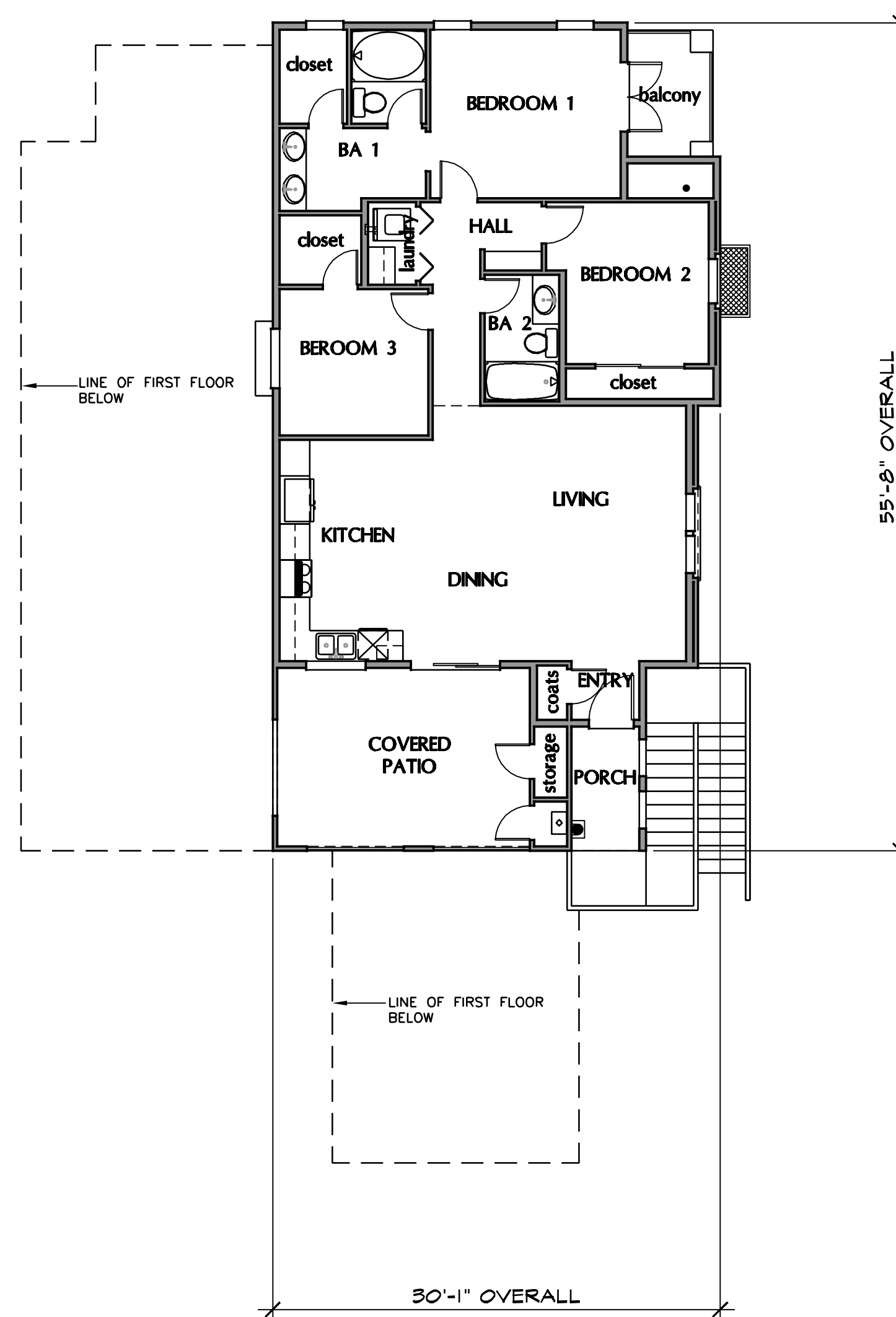
### ROOF PLAN

ROOF NOTES:  
 ROOF PITCH = 3:12 (U.N.O.)

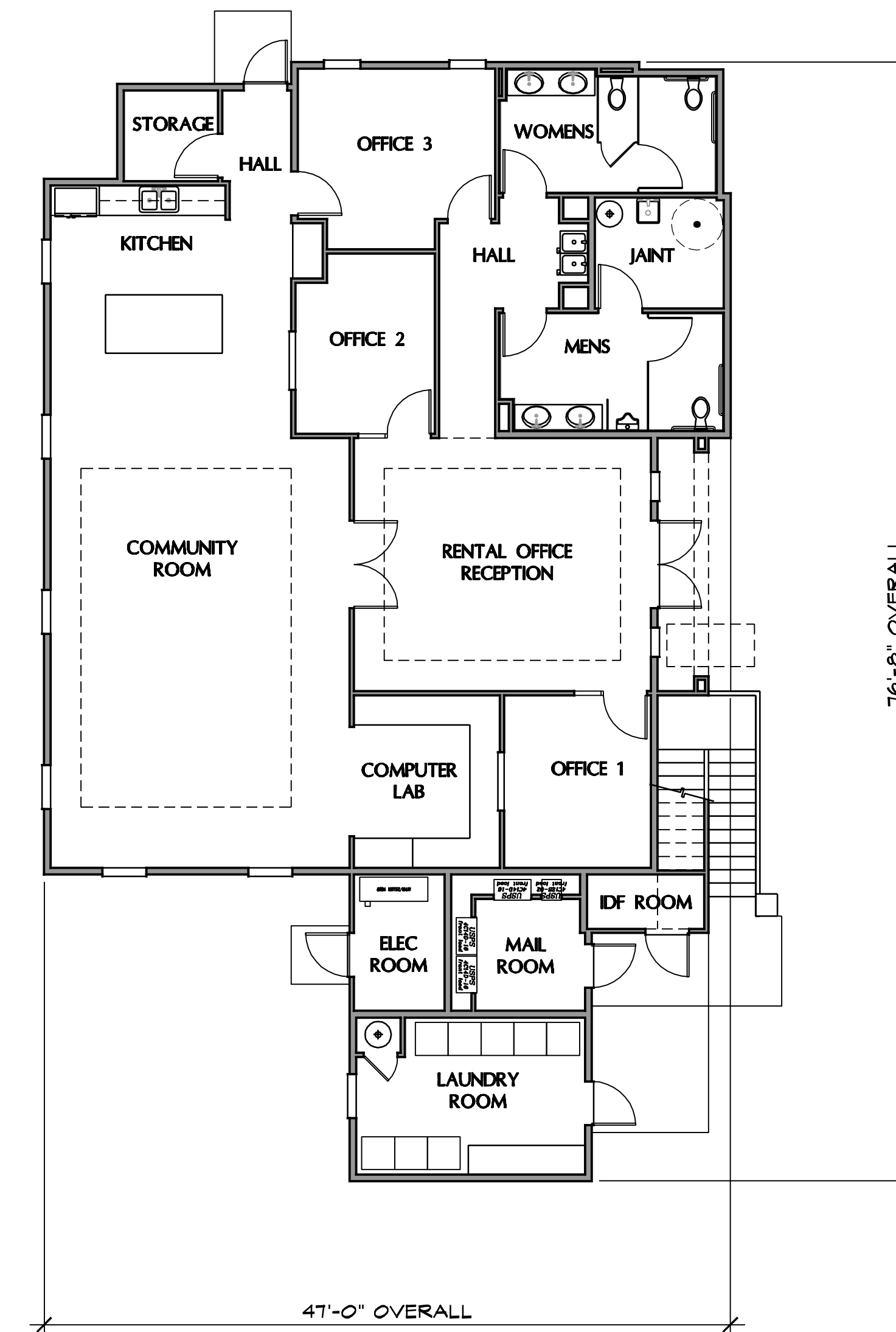
CONCRETE "S" TILE ROOF BY BORAL  
 "VILLA 900" CALIFORNIA MISSION BLEND

VENTS, JACKS & FLASHINGS SHALL BE PAINTED TO MATCH ROOF TILE COLOR

ROOF TOP PV PANELS ARE SHOWN TO REPRESENT AVAILABLE SOLAR ACCESS ZONES - ACTUAL PV PANEL INSTALLATION BY OTHERS UNDER SEPERATE PERMIT

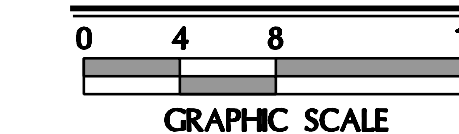


### SECOND FLOOR PLAN



### FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



Square Footage
First Floor= 2683 sf
Second Floor= 1157 sf
Total= 3840 sf



**PAINT LEGEND**

- P1** DUNN EDWARDS DEAI87 BLACK
- P2** DUNN EDWARDS DE6133 OLD BOOT (LVR 13)

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A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427

APN: 137-090-067

### Revisions

- 06-21-21 Schematic Design
- 08-27-21 Pre-Application Comments
- 12-03-21 Access Road Adjustments

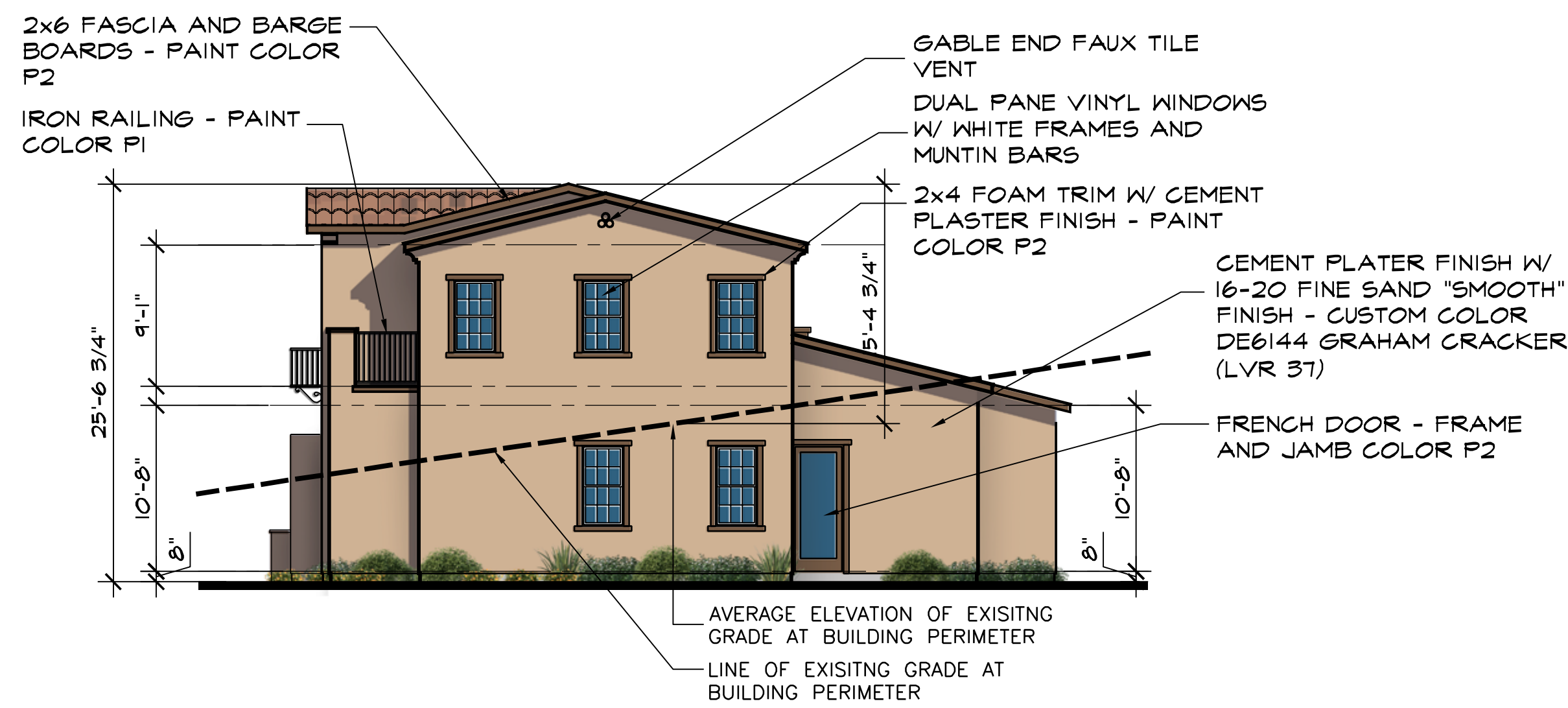


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

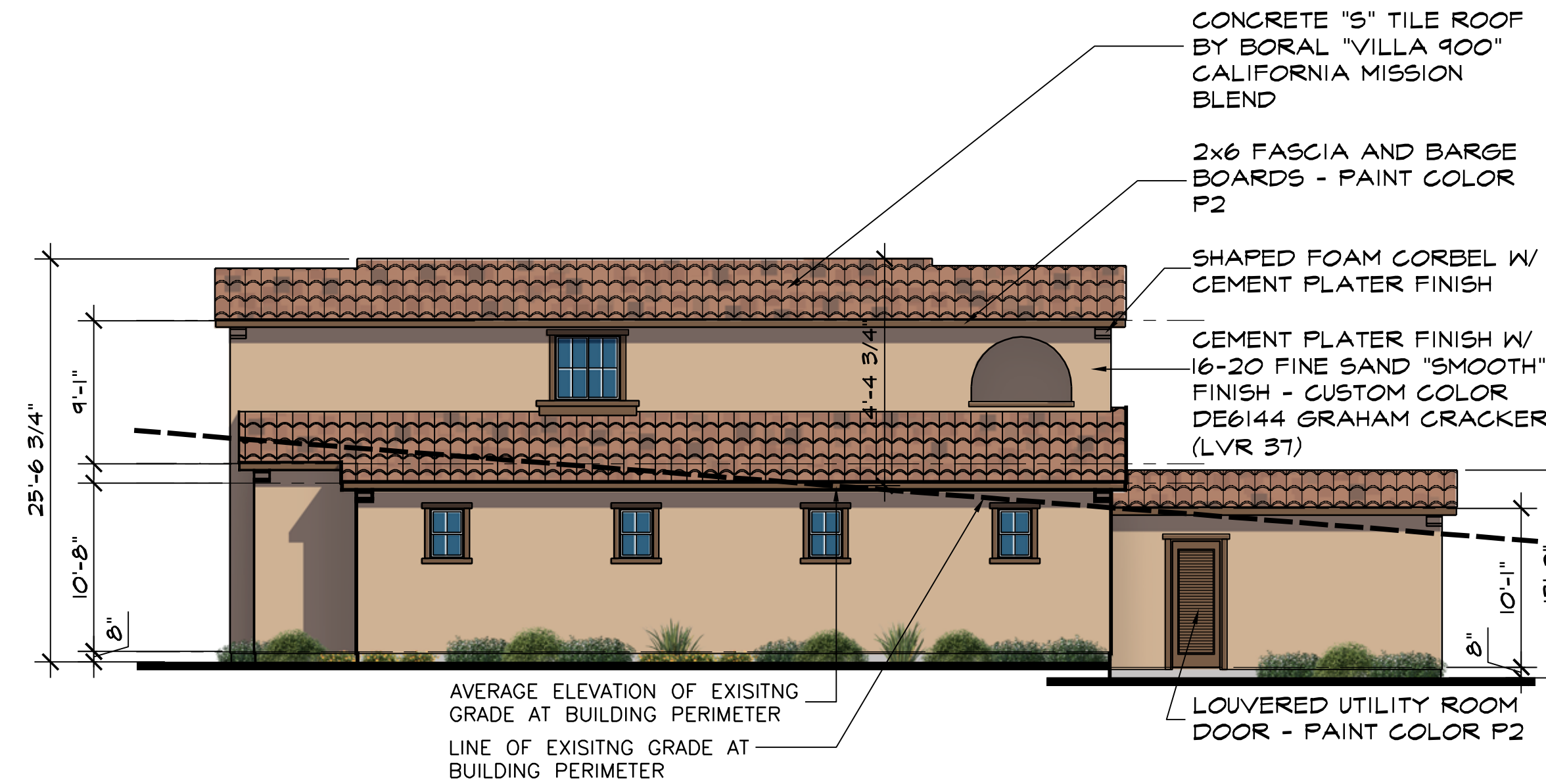
Plot Plan No. 21-xxxx

Sheet Title  
 Community Building A  
 Building Type C-1  
 Elevations

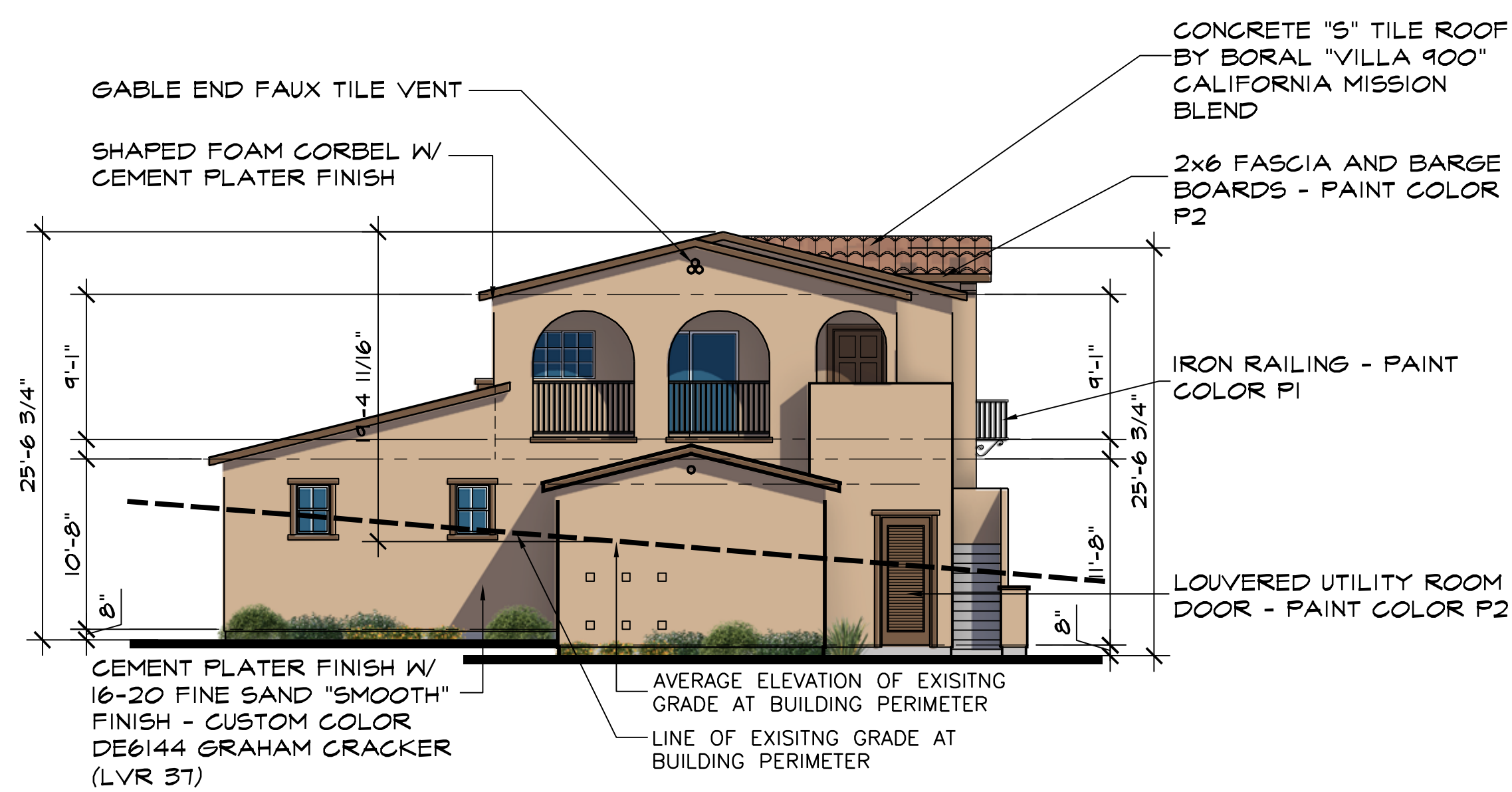
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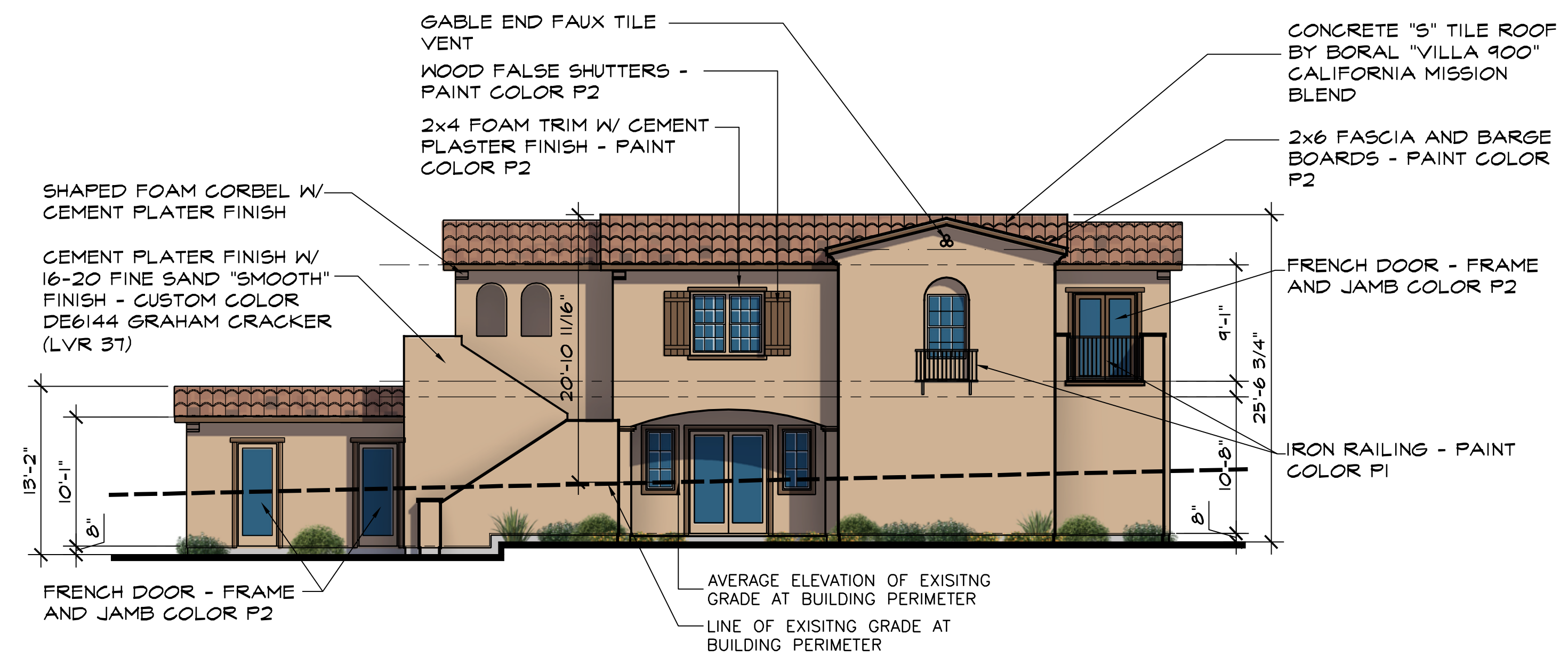
**EAST ELEVATION**



**NORTH ELEVATION**

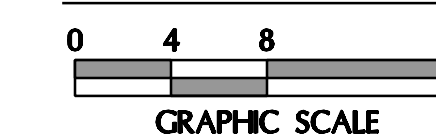


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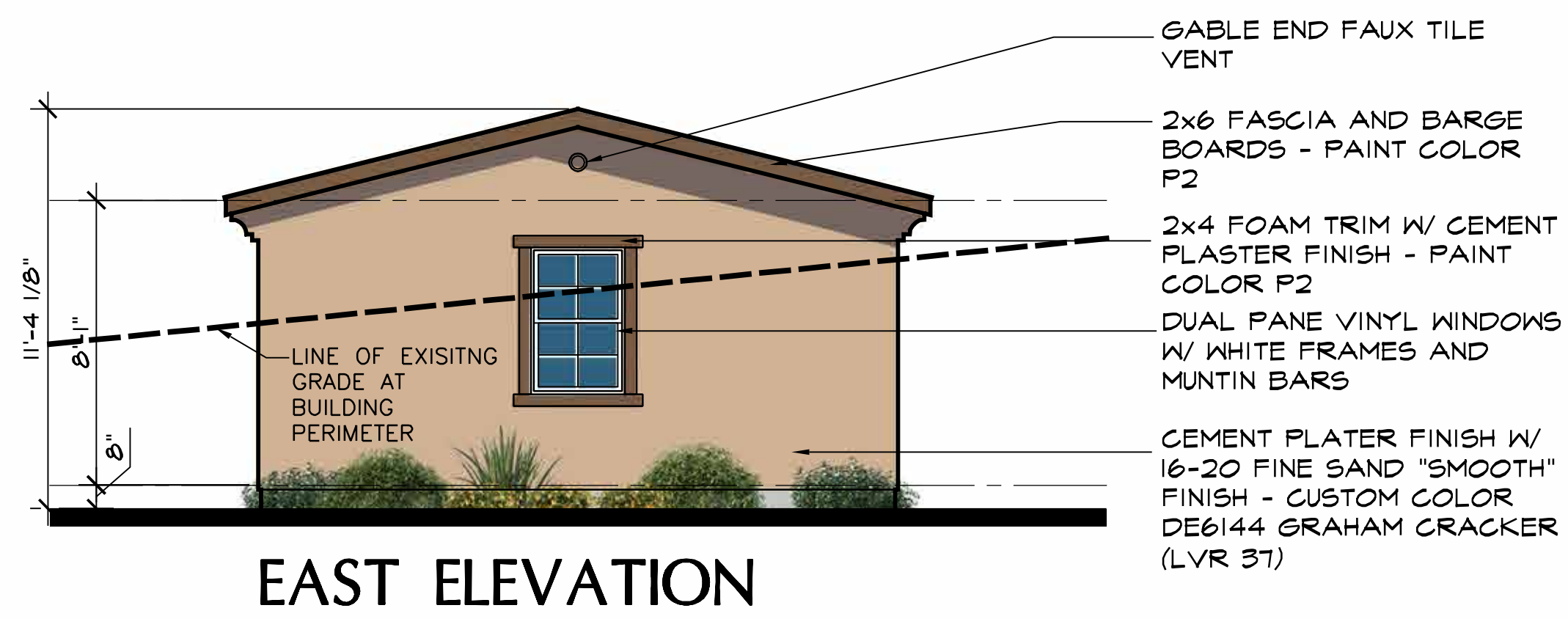


**SOUTH ELEVATION**

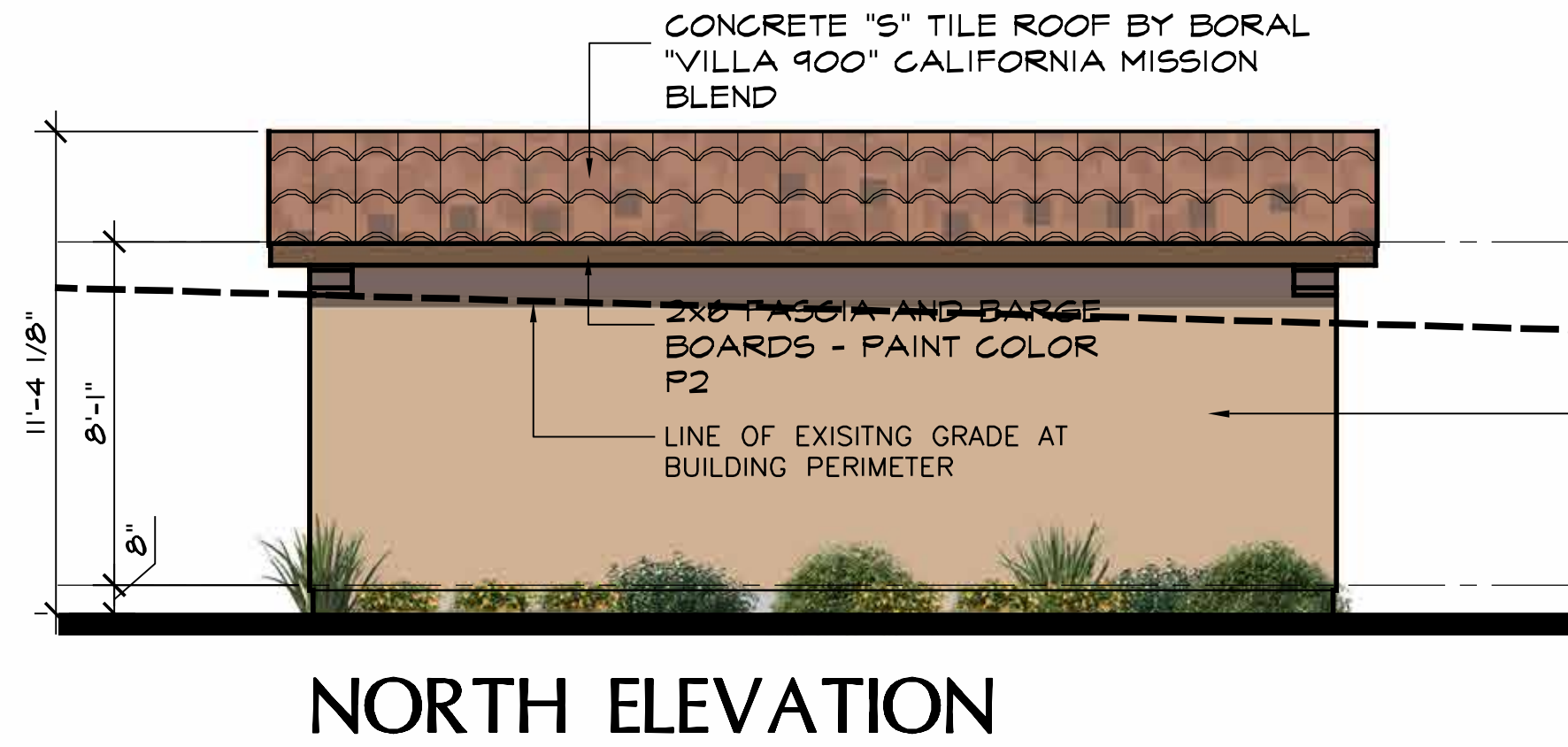
**ELEVATIONS**



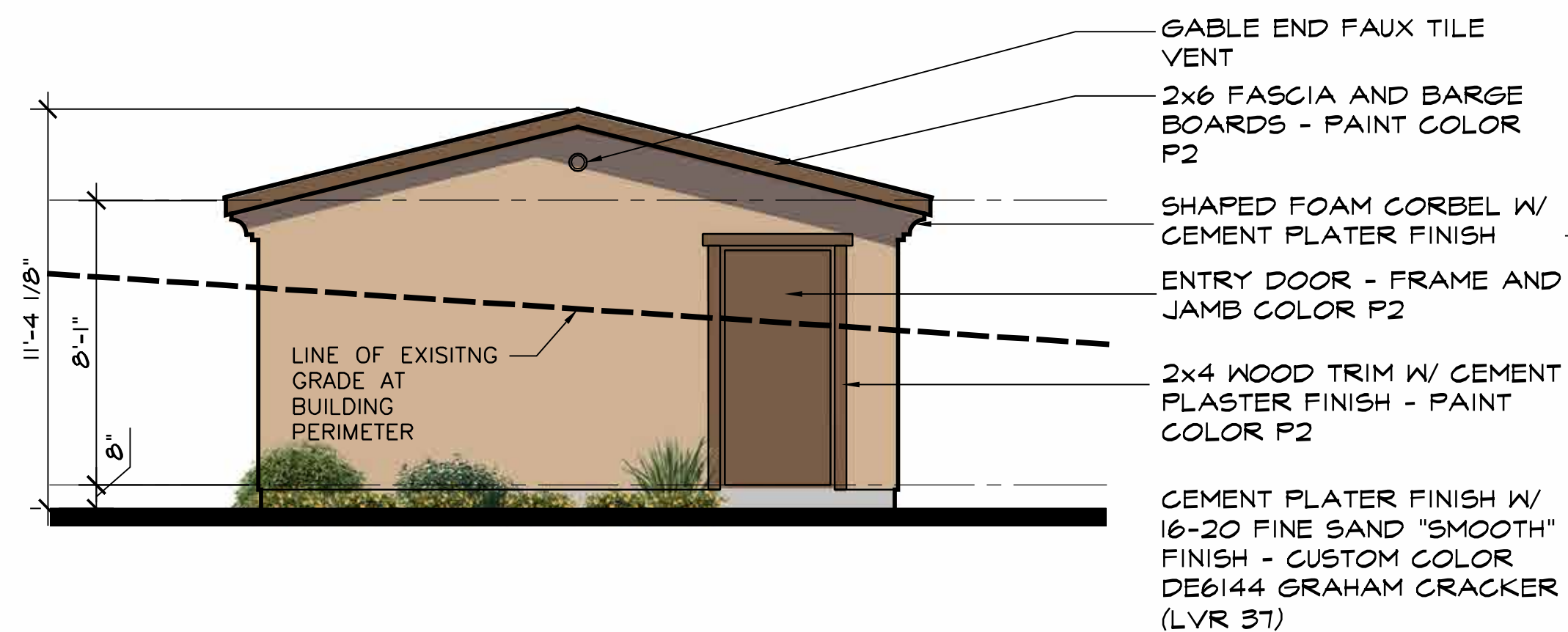
SCALE: 1/8"=1'-0"



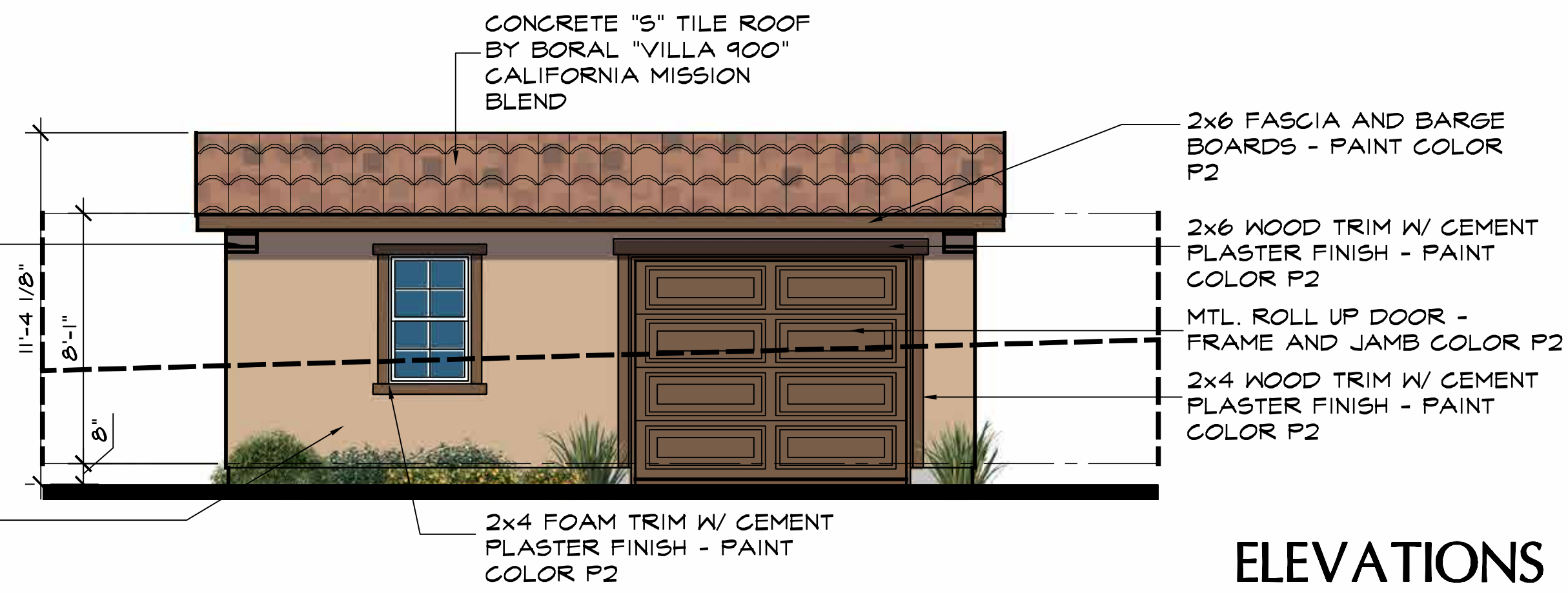
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

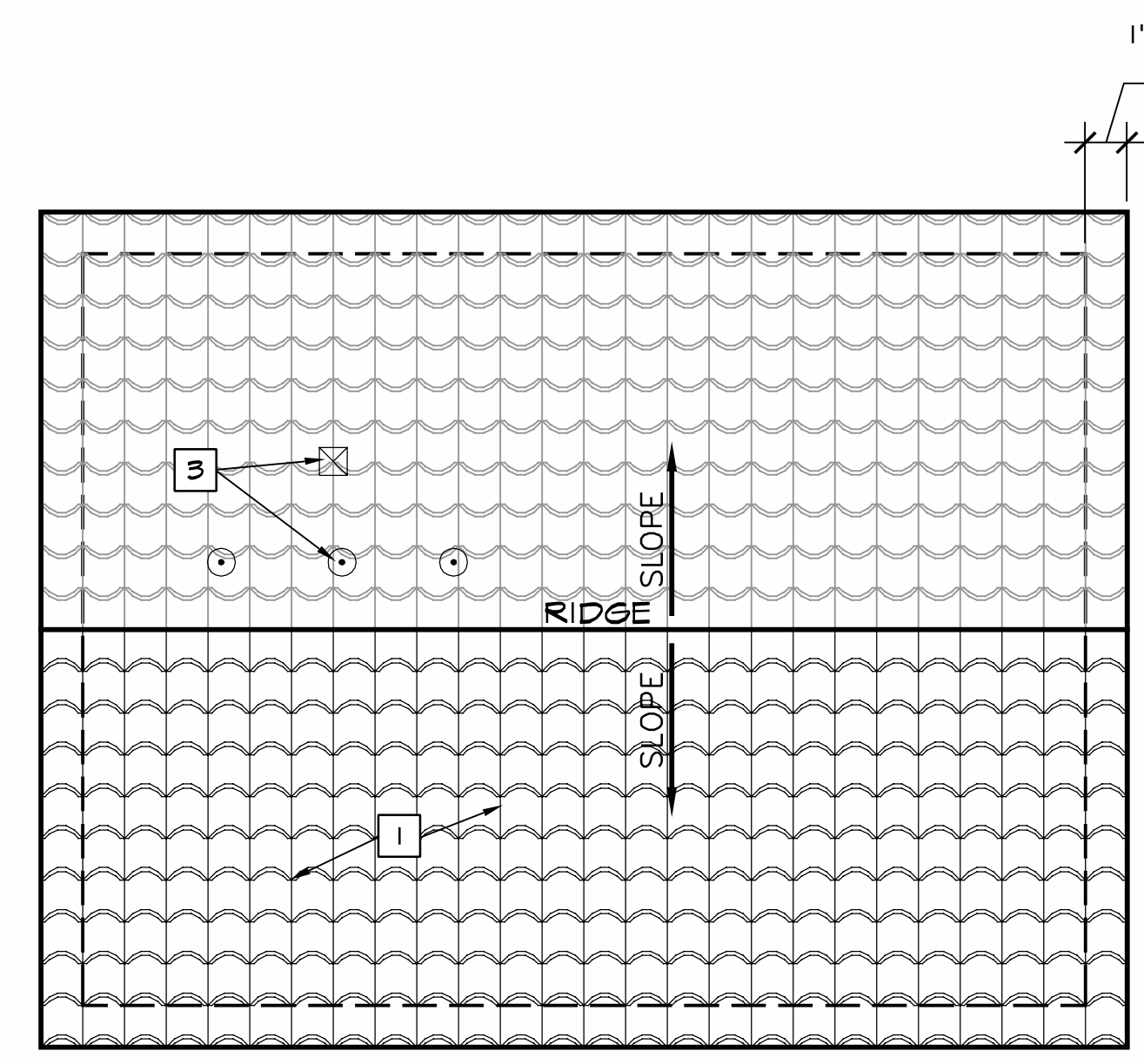
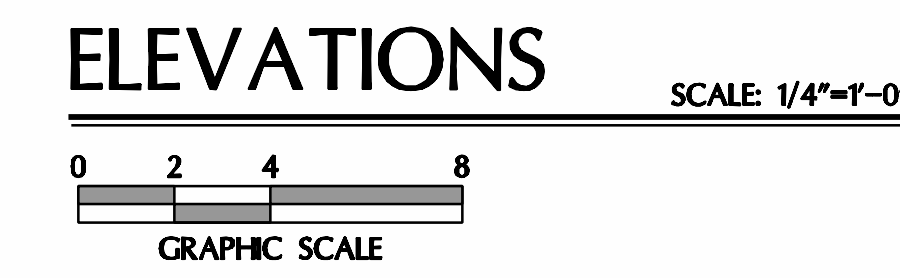


**SOUTH ELEVATION**

**PAINT LEGEND**

P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)

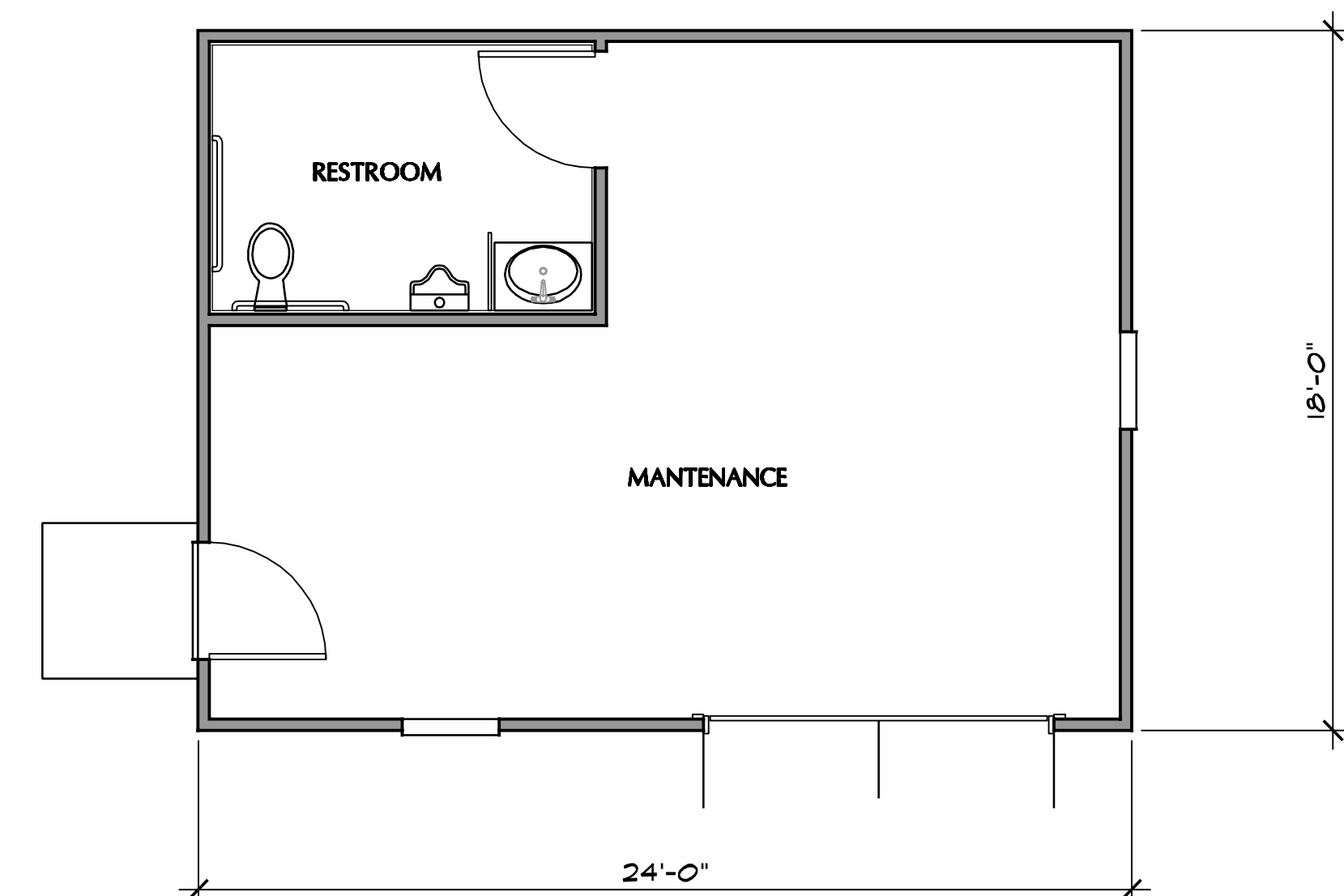
CEMENT PLASTER FINISH W/ 16-20 FINE SAND "SMOOTH" FINISH - CUSTOM COLOR DE6144 GRAHAM CRACKER (LVR 37)



**ROOF PLAN** SCALE: 1/4"=1'-0"

**ROOF NOTES:**  
 ROOF PITCH = 3:12 (U.N.O.)  
 CONCRETE "S" TILE ROOF BY BORAL "VILLA 900" CALIFORNIA MISSION BLEND  
 VENTS, JACKS & FLASHINGS SHALL BE PAINTED TO MATCH ROOF TILE COLOR  
 ROOF TOP PV PANELS ARE SHOWN TO REPRESENT AVAILABLE SOLAR ACCESS ZONES - ACTUAL PV PANEL INSTALLATION BY OTHERS UNDER SEPERATE PERMIT

- Roof Plan Key Notes**
- 1 Concrete "S" tile roof
  - 2 Reserved
  - 3 Approximate location of vent through roof
  - 4 Reserved
  - 5 Reserved



**FLOOR PLAN** SCALE: 1/4"=1'-0"

Square Footage

Maintenance=	327 sf
Restroom=	67 sf
Total=	394 sf



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**Polo Village Multi-family Apartments**  
 560 McMurry Road  
 Buellton, CA. 93427  
 APN: 137-090-067

**Revisions**

A/B/C	06-21-21 Schematic Design
D	08-27-21 Pre-Application Comments
E	12-03-21 Access Road Adjustments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

Plot Plan No. 21-xxxx  
 Sheet Title  
**Maintenance Building B**  
 Building Type C-2  
 Plans & Elevations  
**A-2.1**

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- ▲▲▲/B/C 06-21-21 Schematic Design
- ▲ 08-27-21 Pre-Application Comments
- ▲▲ 12-03-21 Access Road Adjustments
- ▲▲ 05-17-22 Planning application comments

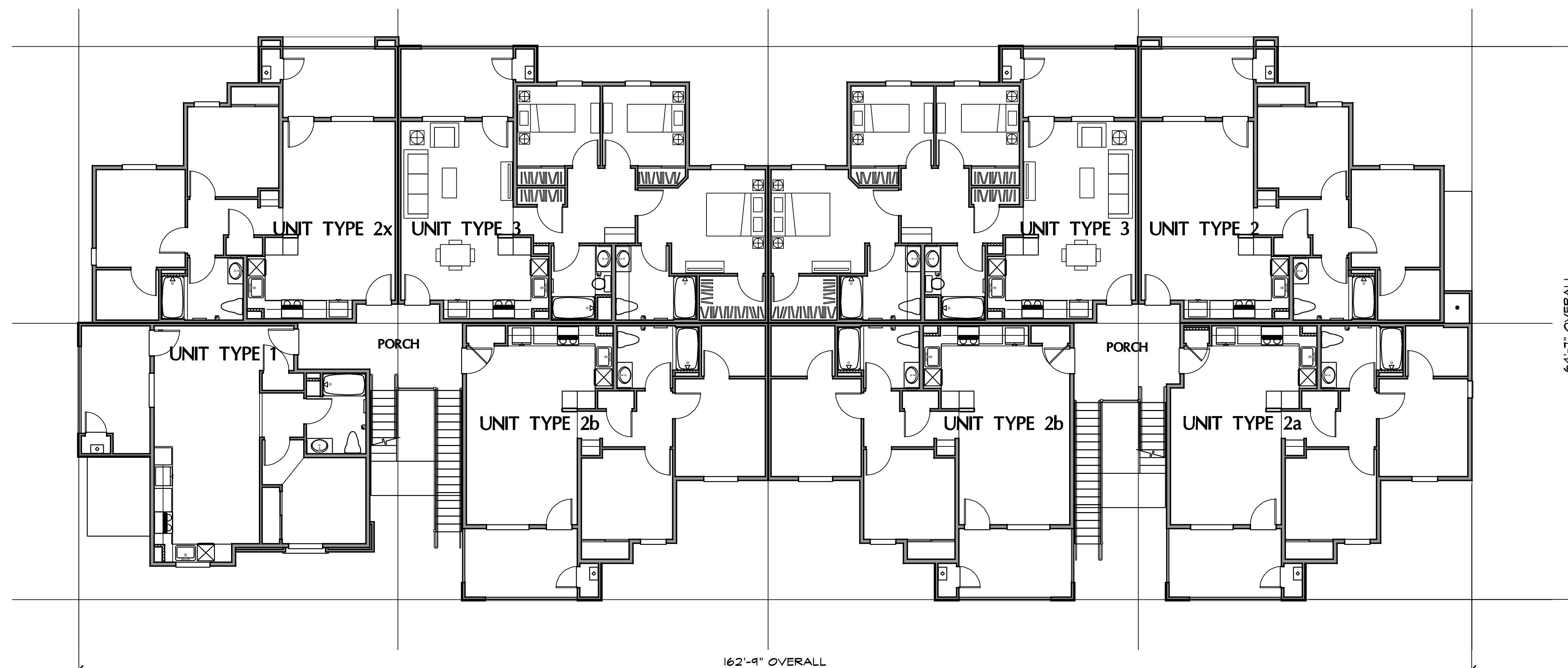


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

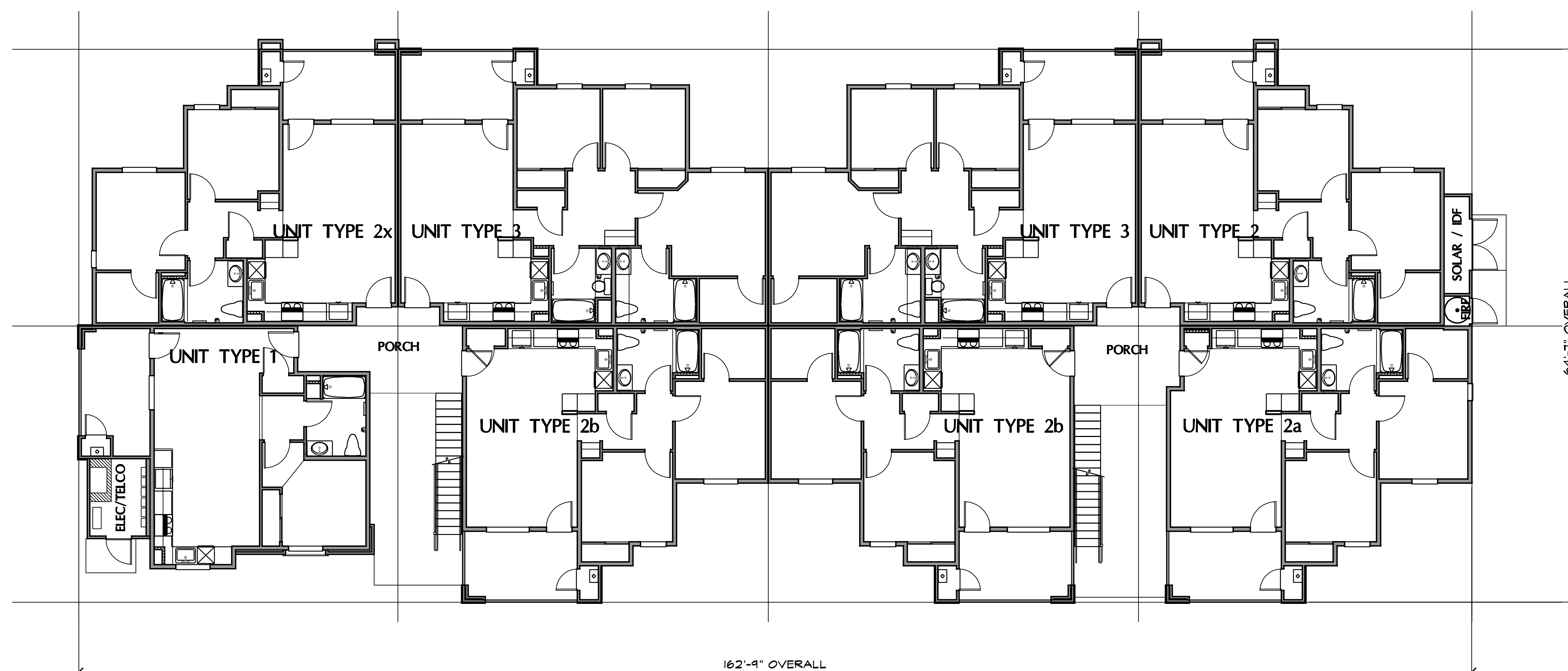
Plot Plan No. 21-xxxx

Sheet Title  
 Residential Buildings C, & D  
 Building Type R-1  
 Floor Plans

## A-3.1

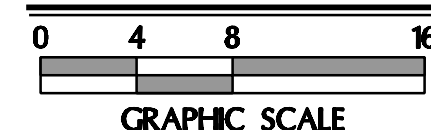


**TYPICAL SECOND & THIRD FLOOR PLAN**



**FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"

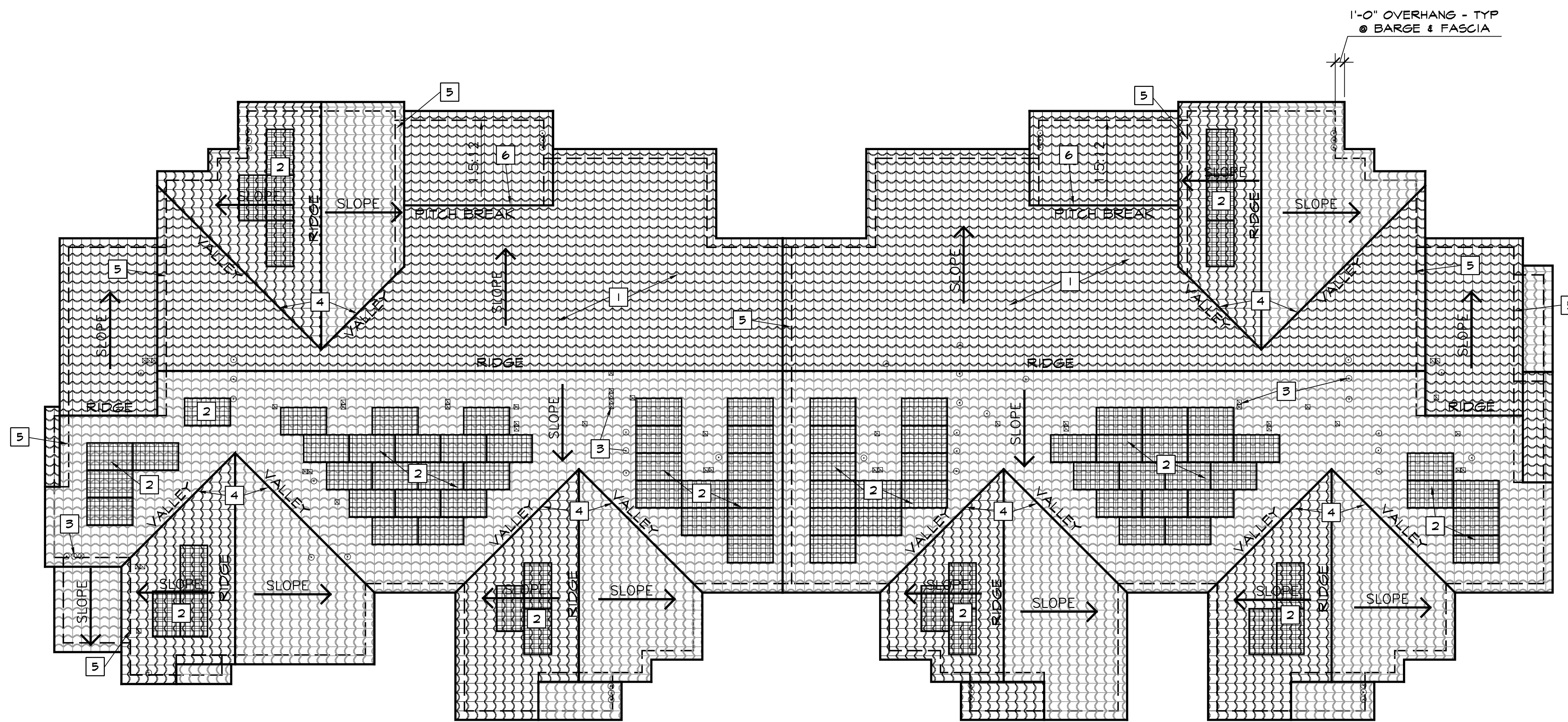


**NORTH**

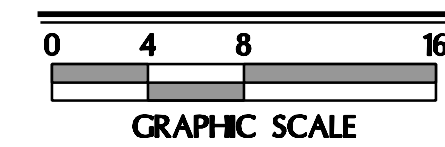
Gross Square Footage	
First Floor=	8175 sf
Second Floor=	7950 sf
Third Floor=	8180 sf
Total=	24,305 sf

Roof Plan Key Notes

- 1 Concrete "S" tile roof
- 2 PV Solar panels by others under separate permit
- 3 Approximate location of vent through roof
- 4 Provide G.I. valley flashing
- 5 Provide G.I. flash / counter flash at roof to wall
- 6 Pitch break & shed roof over patio



ROOF PLAN



SCALE: 1/8"=1'-0"



ROOF NOTES:

ROOF PITCH = 3:12 (U.N.O)

CONCRETE "S" TILE ROOF BY BORAL  
"VILLA 900" CALIFORNIA MISSION BLEND

VENTS, JACKS & FLASHINGS SHALL BE PAINTED TO MATCH ROOF TILE COLOR

ROOF TOP PV PANELS ARE SHOWN TO REPRESENT AVAILABLE SOLAR ACCESS ZONES - ACTUAL PV PANEL INSTALLATION BY OTHERS UNDER SEPERATE PERMIT

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A Palm Communities Affordable Housing Development

Polo Village Multi-family Apartments

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△ D	08-27-21 Pre-Application Comments
△ D.1	12-03-21 Access Road Adjustments

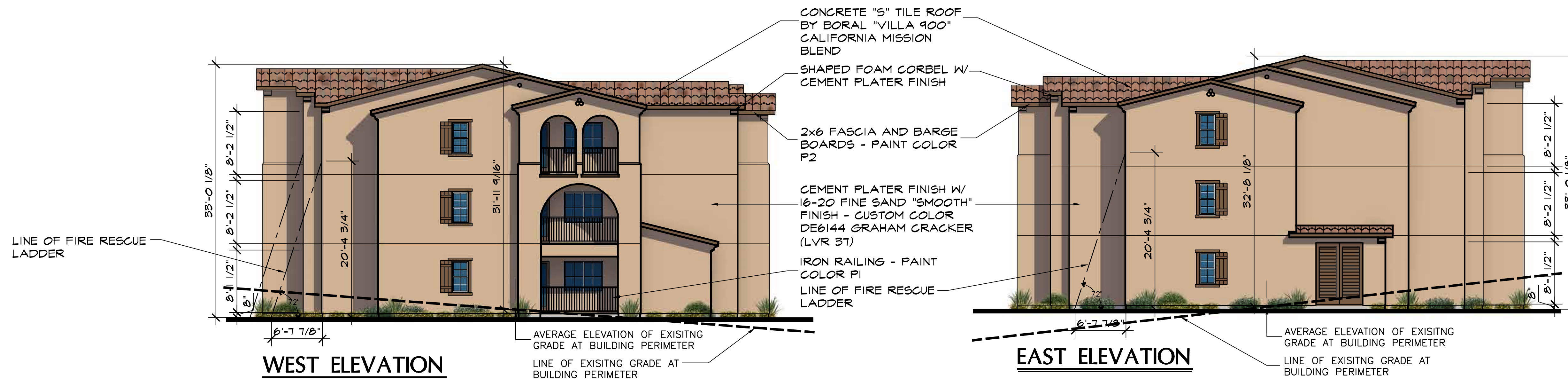


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title  
Residential Buildings C, & D  
Building Type R-1  
Roof Plans

A-3.2



**PAINT LEGEND**

<b>P1</b>	DUNN EDWARDS DEA187 BLACK
<b>P2</b>	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)

**WEST ELEVATION**

**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**

**ELEVATIONS**

SCALE: 1/8"=1'-0"

GRAPHIC SCALE

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A Palm Communities Affordable  
Housing Development

**Polo Village  
Multi-family Apartments**

560 McMurry Road  
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APN: 137-090-067

**Revisions**

	06-21-21 Schematic Design
	08-27-21 Pre-Application Comments
	12-03-21 Access Road Adjustments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title  
**Residential Building C**  
Building Type R-1  
Elevations

**A-3.3**

PAINT LEGEND	
P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)

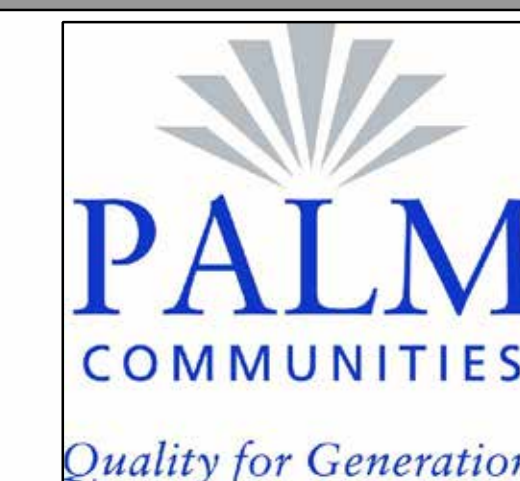
A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427  
 APN: 137-090-067

### Revisions

△/△/△	06-21-21 Schematic Design
△	08-27-21 Pre-Application Comments
△	12-03-21 Access Road Adjustments

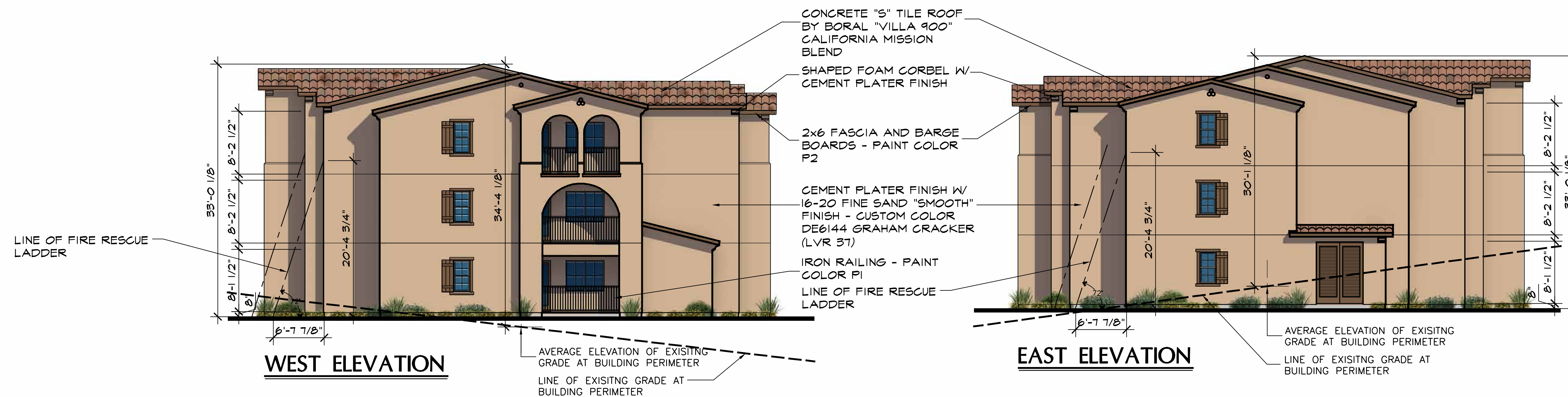


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

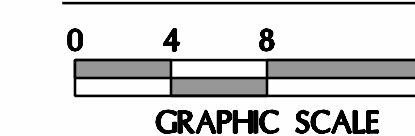
Plot Plan No. 21-xxxx

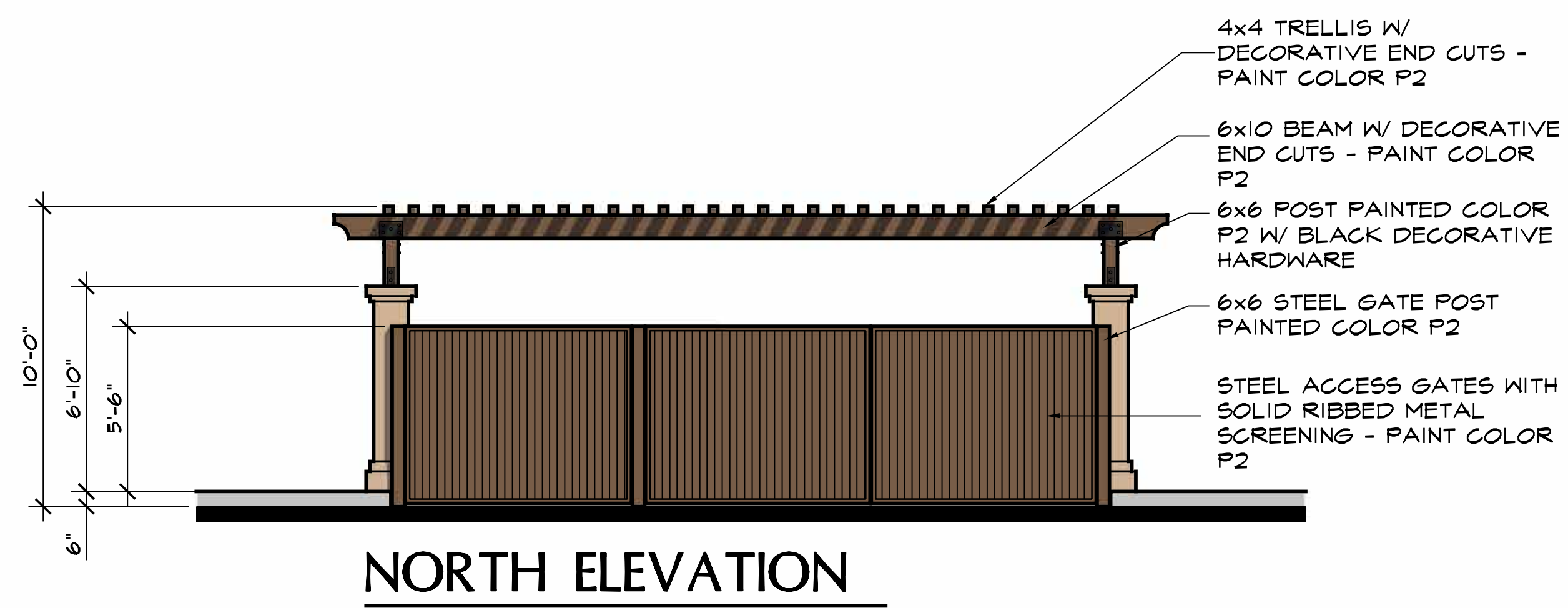
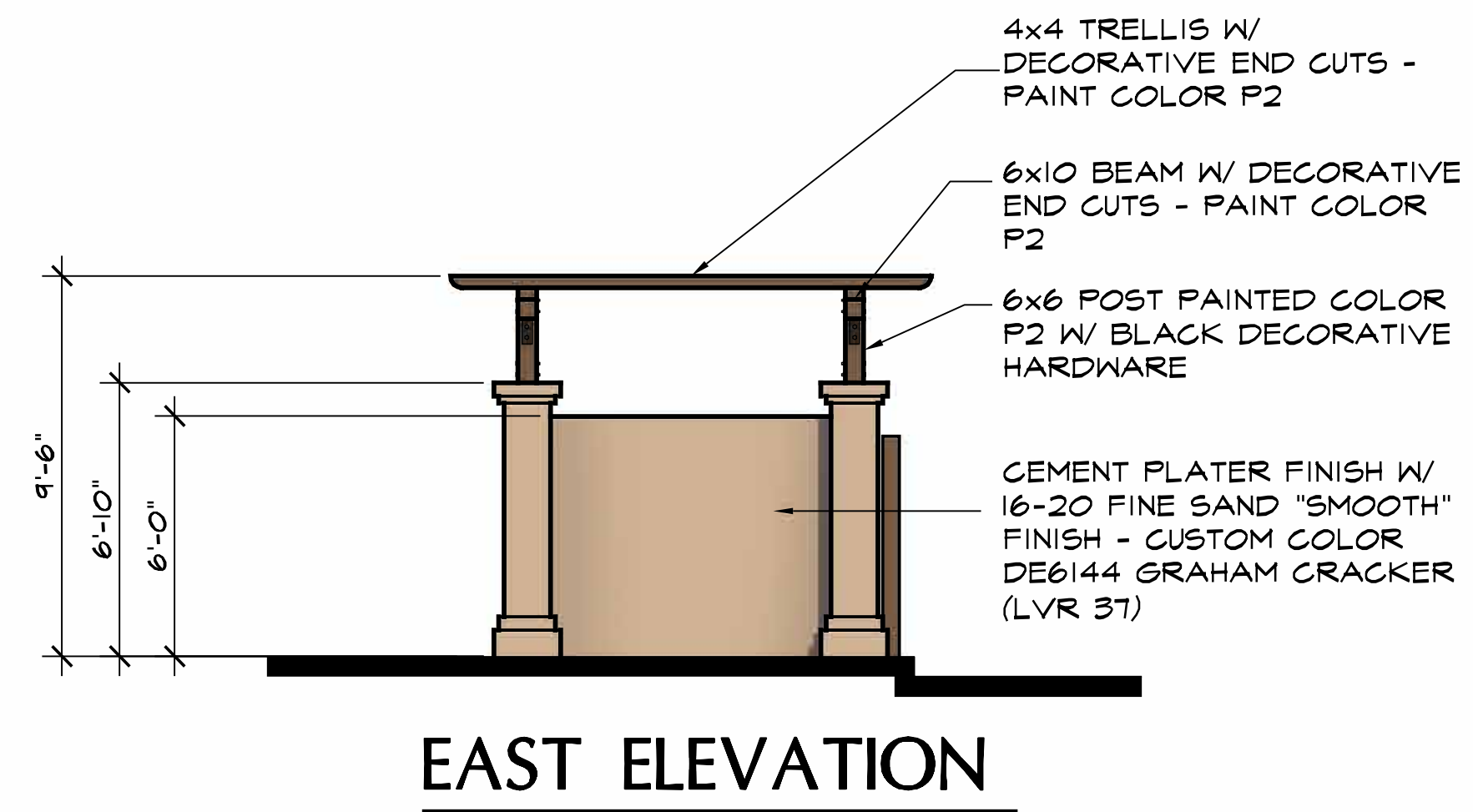
Sheet Title  
 Residential Building D  
 Building Type R-1  
 Elevations

# A-3.4



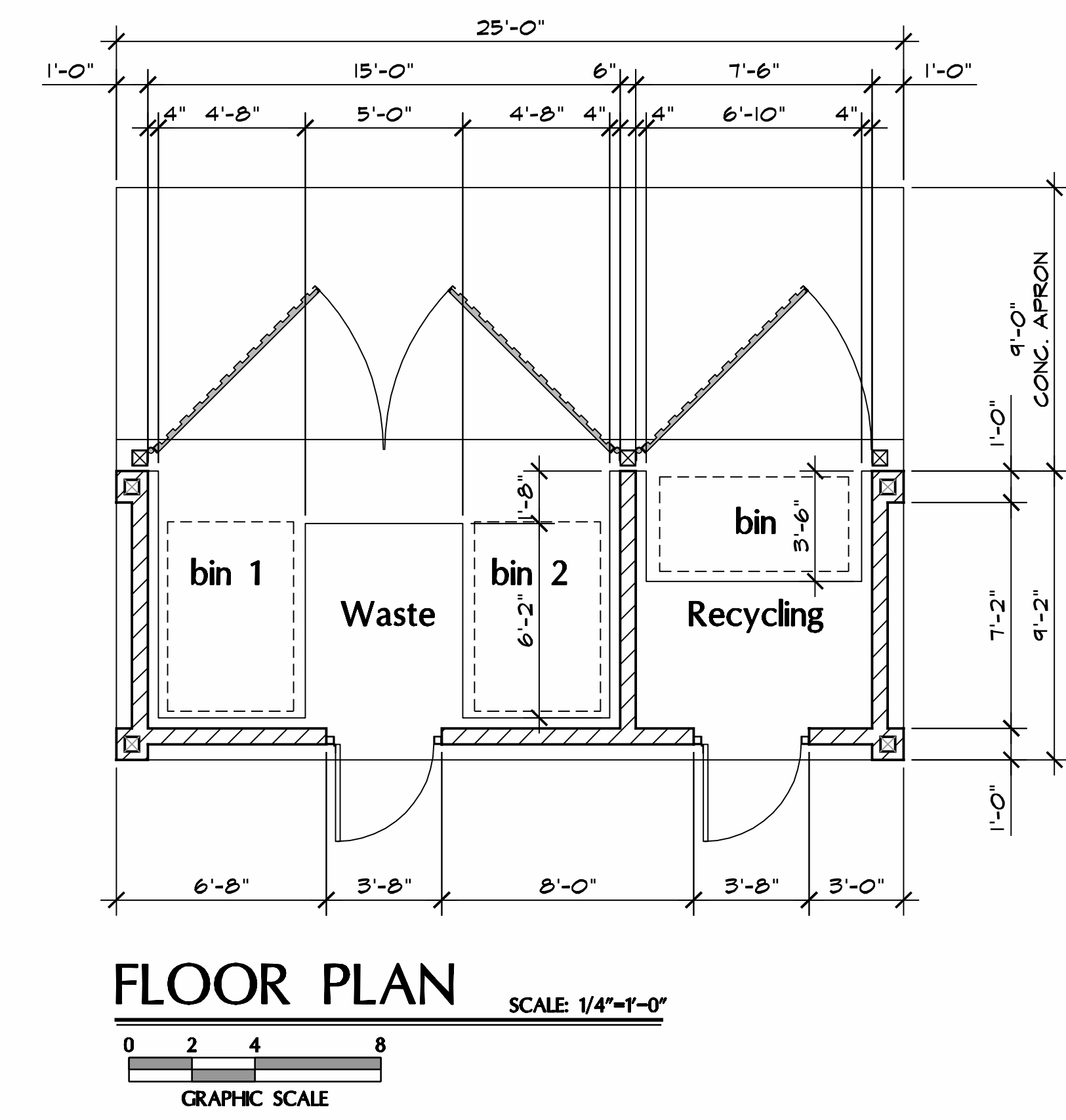
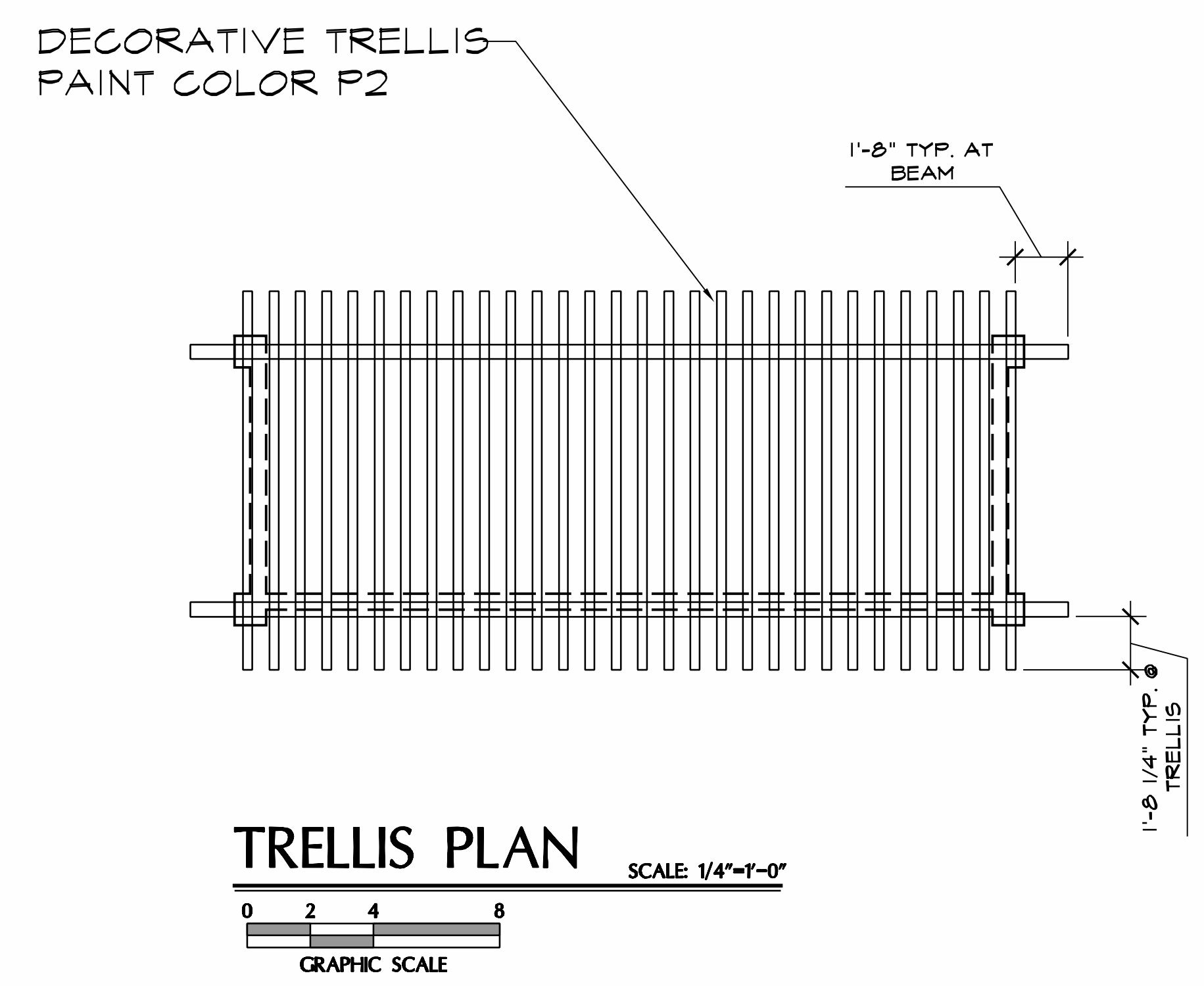
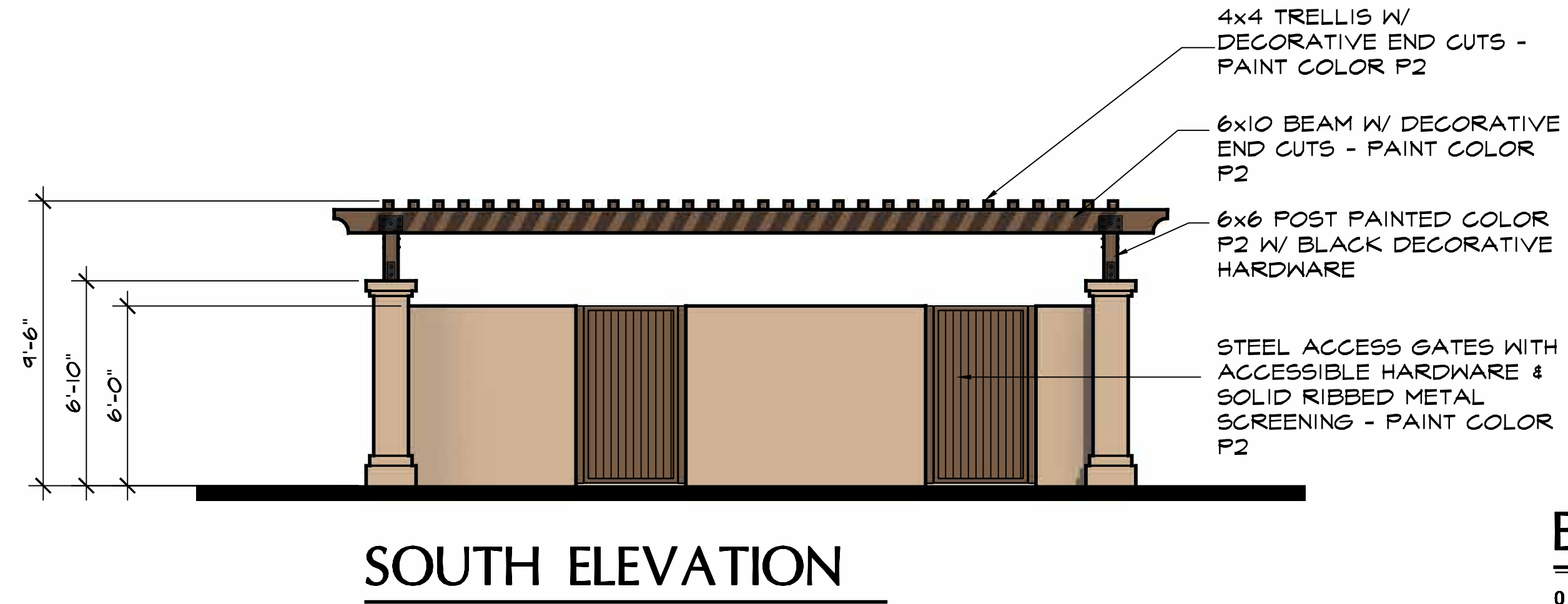
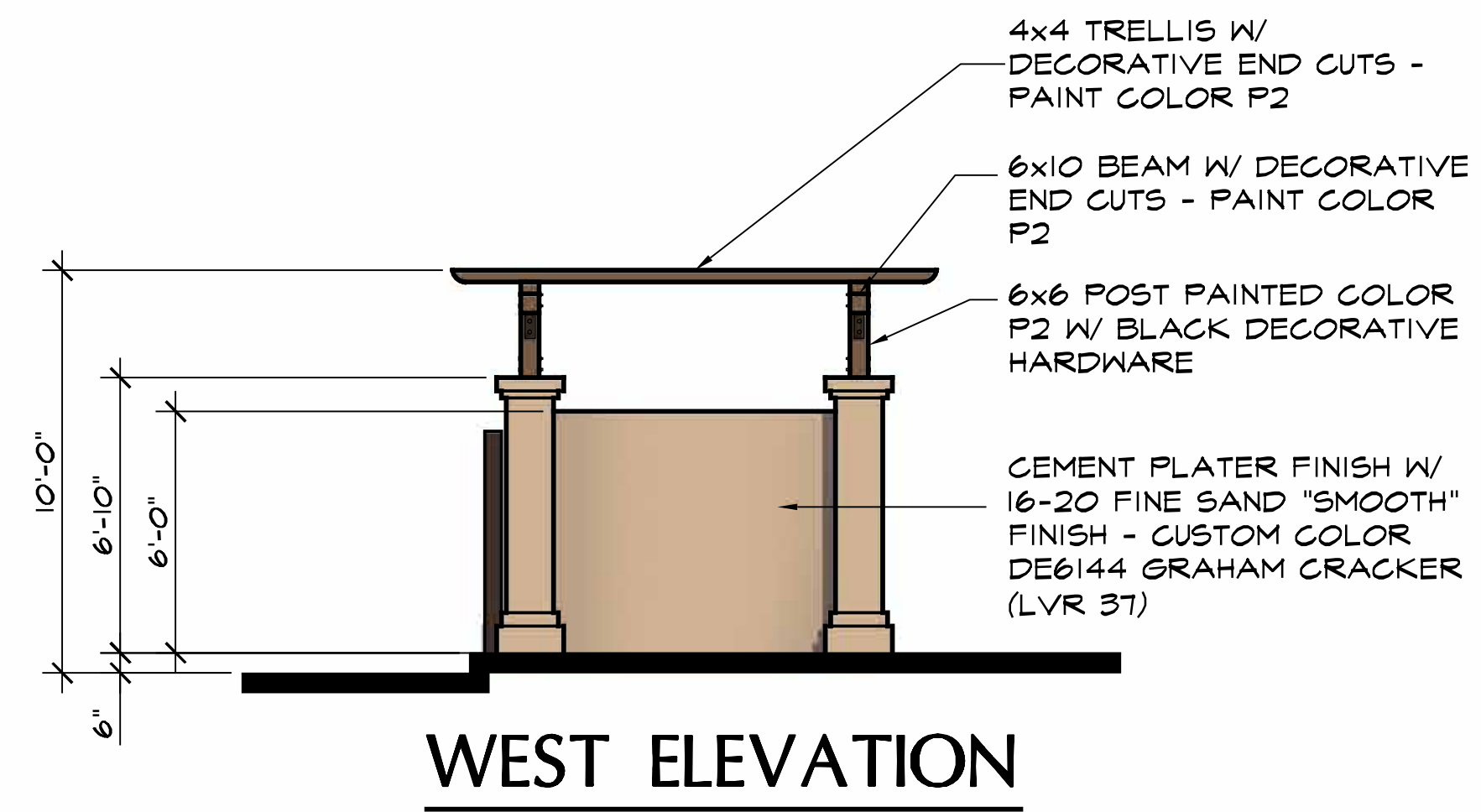
### ELEVATIONS





**PAINT LEGEND**

<b>P1</b>	DUNN EDWARDS DEA187 BLACK
<b>P2</b>	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)



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A Palm Communities Affordable Housing Development  
**Polo Village Multi-family Apartments**  
 560 McMurry Road  
 Buellton, CA. 93427  
 APN: 137-090-067

**Revisions**

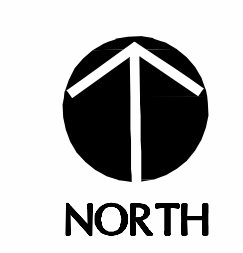
△/B/C	06-21-21 Schematic Design
△	08-27-21 Pre-Application Comments
△/A	12-03-21 Access Road Adjustments



Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

Plot Plan No. 21-xxxx

Sheet Title  
**Waste & Recycling Enclosure Plans & Elevations**  
**A-4.1**



A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurphy Road  
 Buellton, CA. 93427

APN: 137-090-067

### Revisions

- A/B/C 06-21-21 Schematic Design
- D 08-27-21 Pre-Application Comments
- A 12-03-21 Access Road Adjustments
- A 05-17-22 Planning application comments

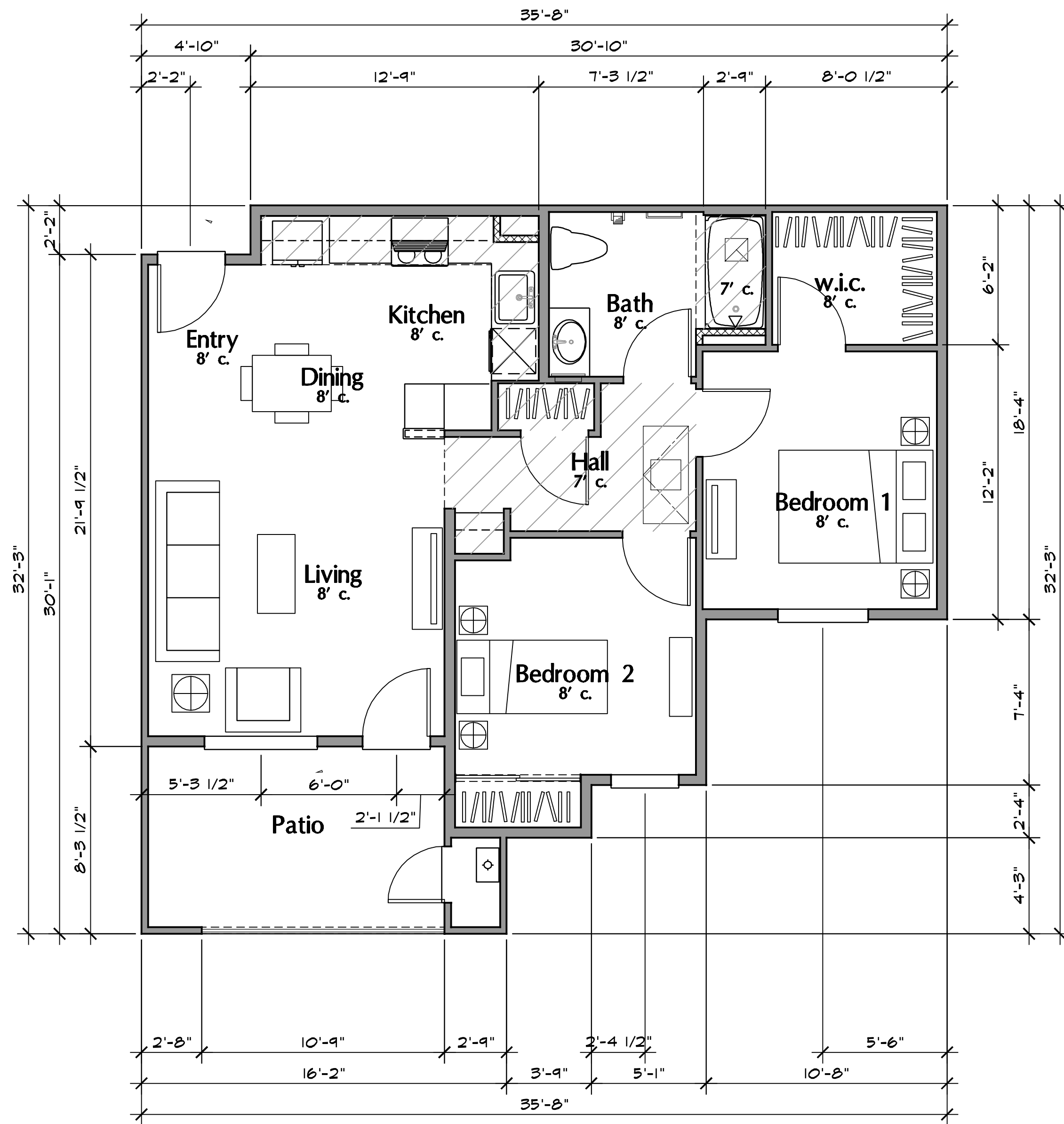


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

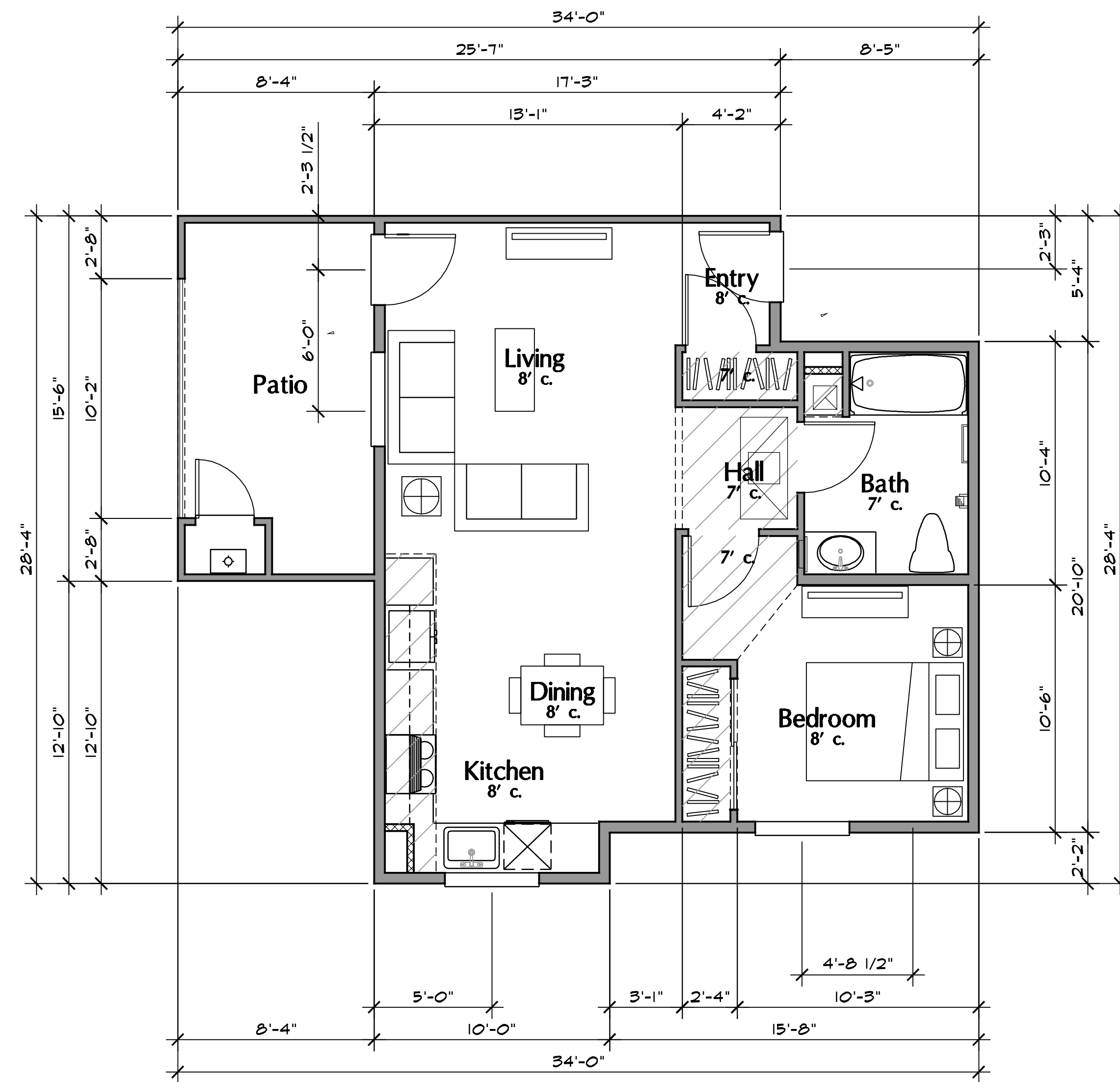
Plot Plan No. 21-xxxx

Sheet Title  
 Unit Plans  
 Unit Types 1 & 2

# A-5.1



**UNIT TYPE 2** 767 sq. ft.  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE



**UNIT TYPE 1** 604 sq. ft.  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE

### Revisions

- A/B/C 06-21-21 Schematic Design
- D 08-27-21 Pre-Application Comments
- A 12-03-21 Access Road Adjustments
- A 05-17-22 Planning application comments

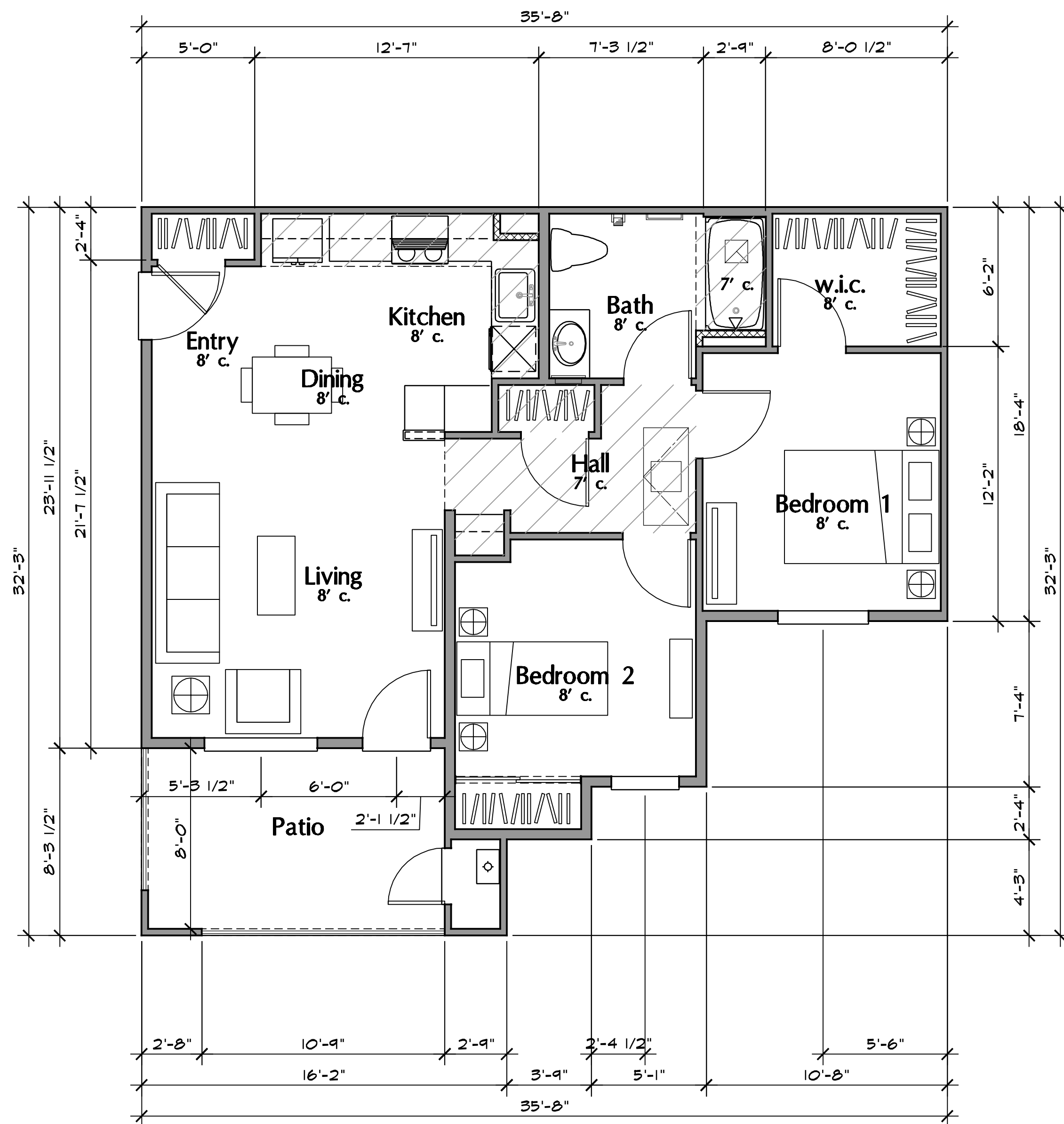


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

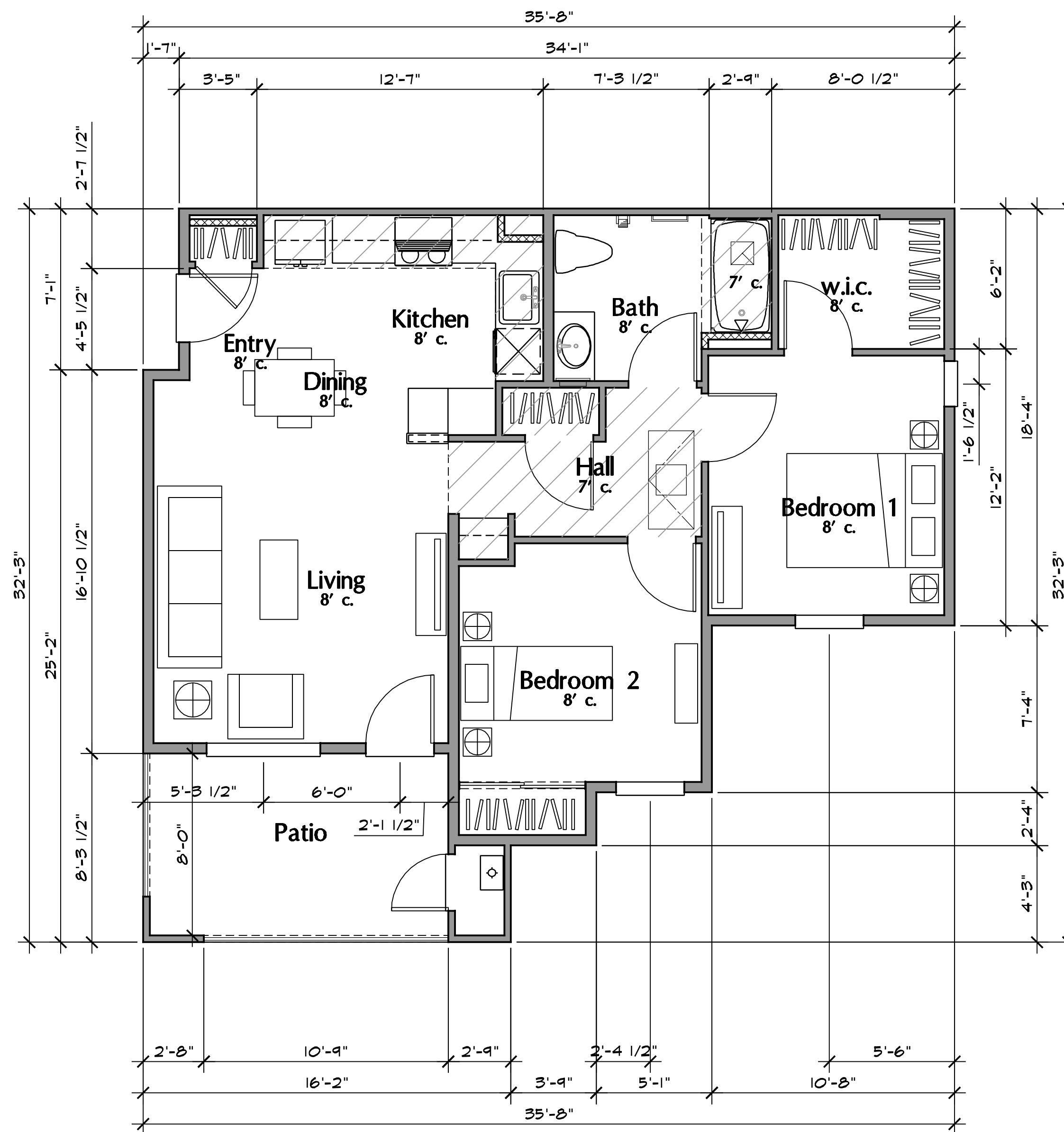
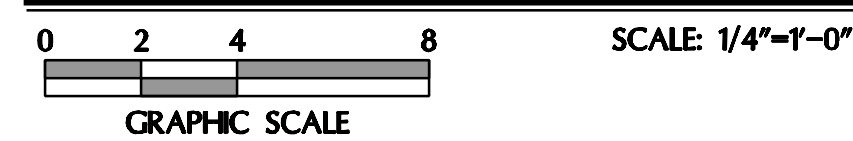
Plot Plan No. 21-xxxx

Sheet Title  
 Unit Plans  
 Unit Types 2a & 2b

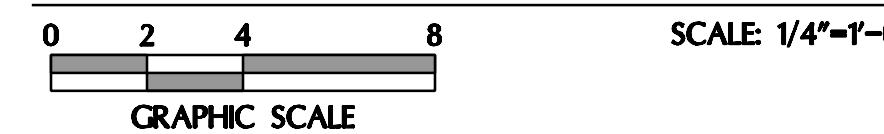
## A-5.2



**UNIT TYPE 2b** 779 sq. ft.



**UNIT TYPE 2a** 765 sq. ft.



A Palm Communities Affordable  
 Housing Development

## Polo Village Multi-family Apartments

560 McMurry Road  
 Buellton, CA. 93427

APN: 137-090-067

### Revisions

- A/B/C 06-21-21 Schematic Design
- D 08-27-21 Pre-Application Comments
- T 12-03-21 Access Road Adjustments
- A 05-17-22 Planning application comments

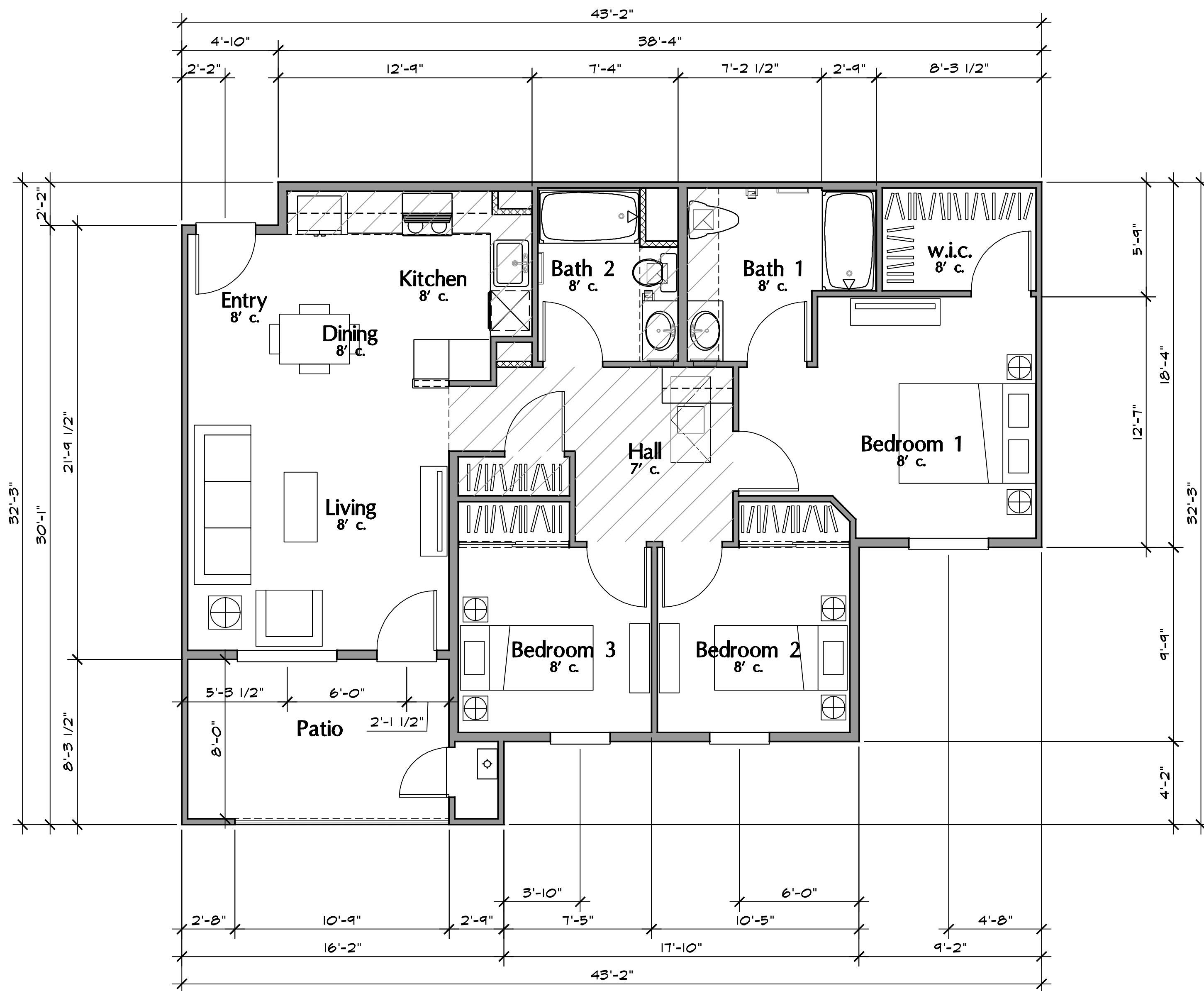


Job No. 2090A	Date 10/12/20
Drawn By WGA	Checked By WGA

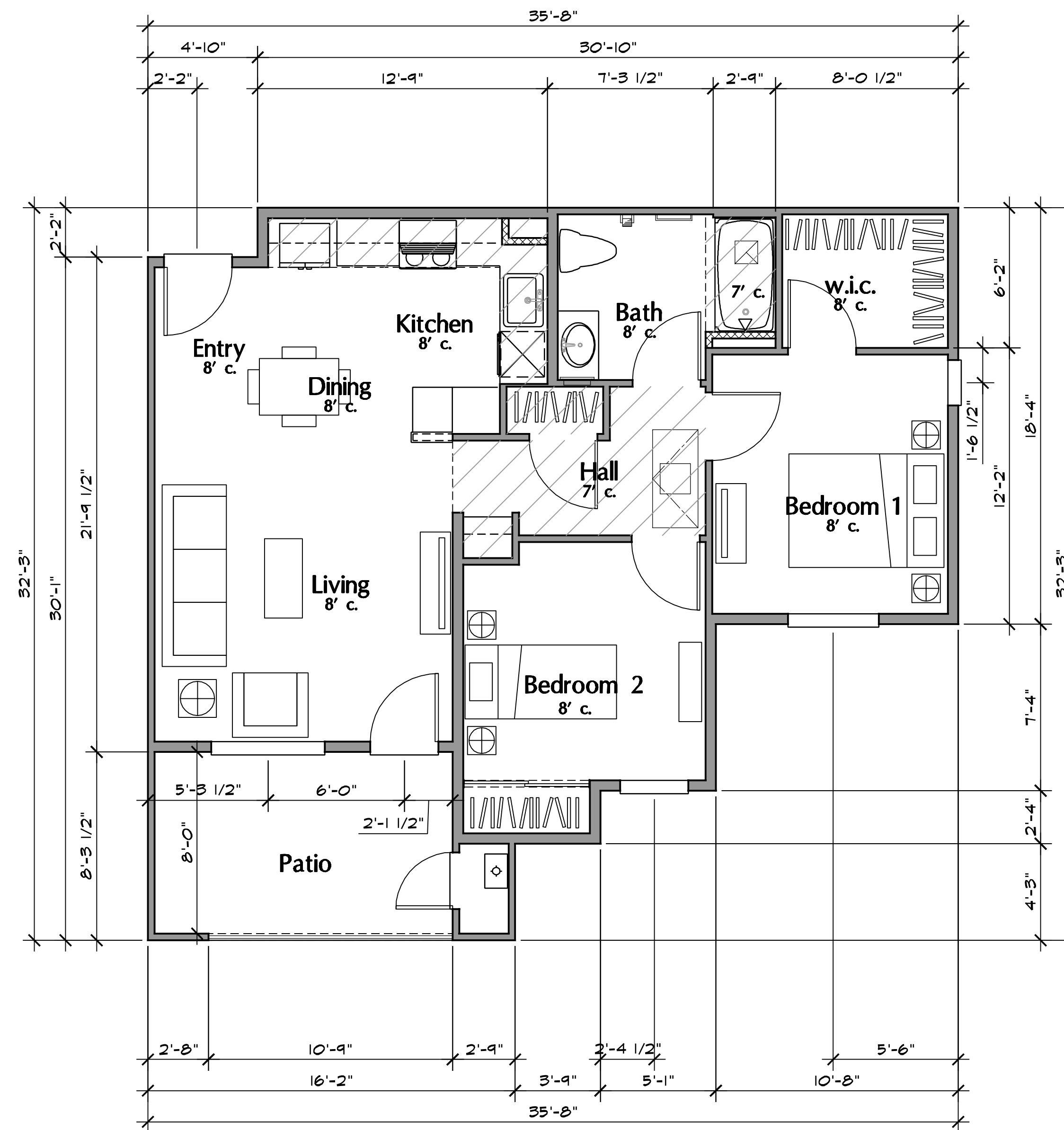
Plot Plan No. 21-xxxx

Sheet Title  
 Unit Plans  
 Unit Types 2x & 3

# A-5.3



**UNIT TYPE 3** 1003 sq. ft.  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE



**UNIT TYPE 2x** 767 sq. ft.  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE