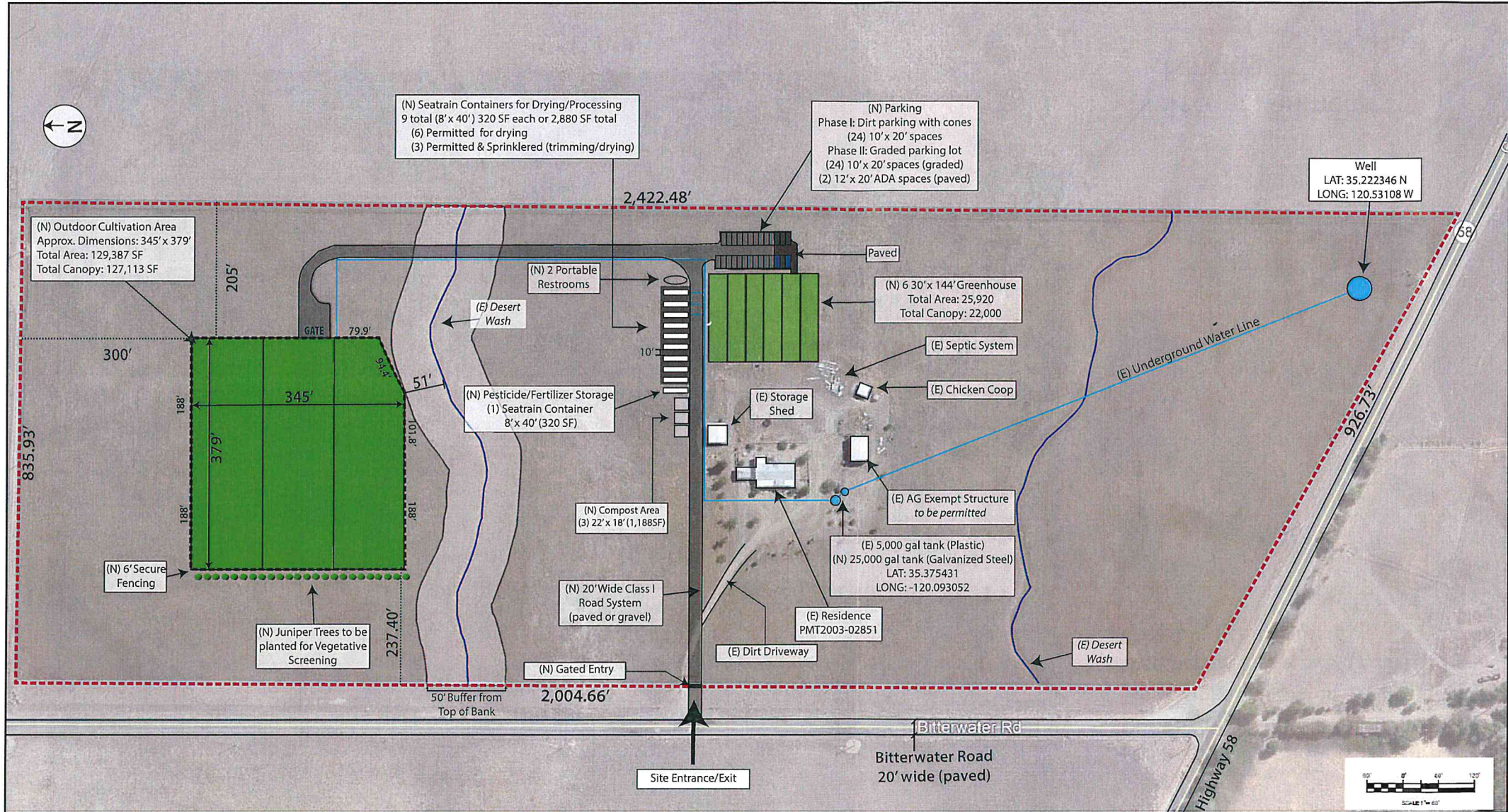


OVERALL SITE PLAN DESIGN



* Site is located over 1000 feet from any sensitive use, as defined by 22.40.050D.1, and 22.40.060D.1, Location

Site: 42.2 Acres

Scope of Work

- 1) 2.91 Acres Outdoor Cultivation Canopy
- 2) 25, 920 SF Greenhouse (Phase 2)
 - 22,000 SF Indoor Cultivation
 - 3,920 SF Nursery Space

Sheet Index

- 1) Overall Site Plan
- 2) Detailed Site Plan (Outdoor Cultivation Area)
- 3) Buffer Map
- 4) Parking Lot Details
- Grading Plan separate attachment
- 5) Security Plan

Vicinity Map



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Sheet 1: Overall Site Plan
 Ryan Lovejoy
 1111 Bitterwater Road
 Santa Margarita, CA
 APN: 072-311-005

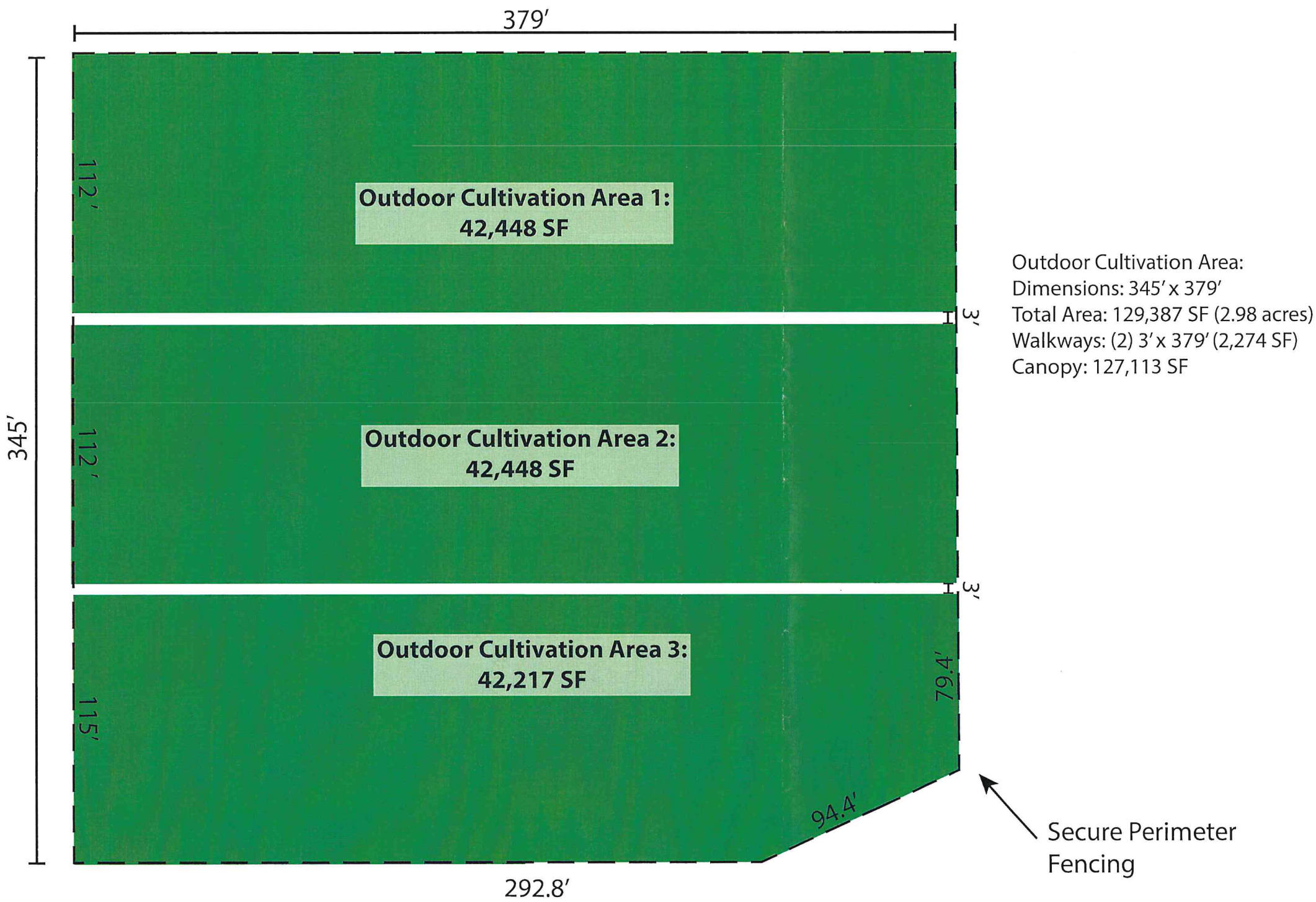
DATE: July 2019

Lovejoy

Sheet

1 of 5

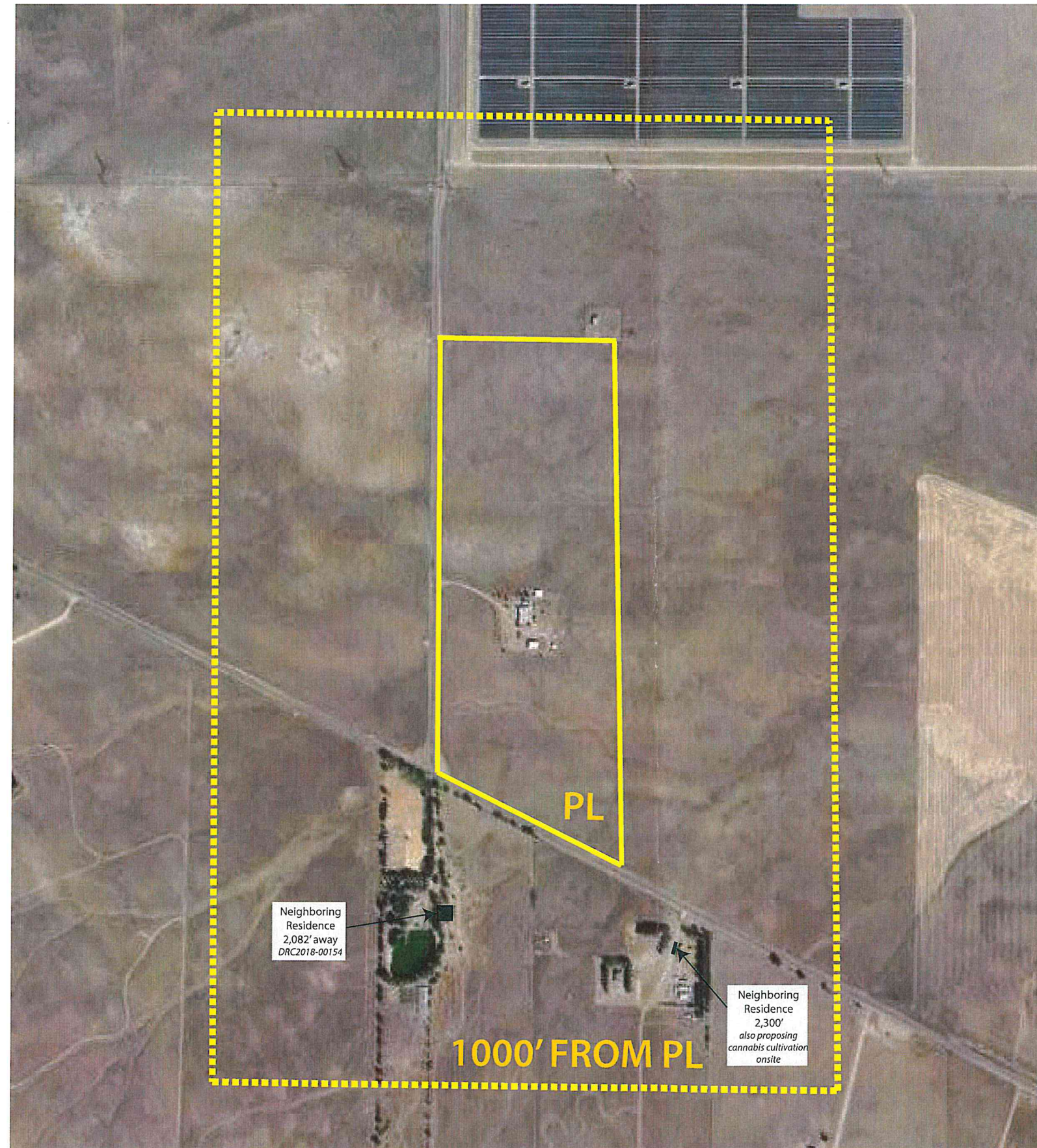
DETAILED SITE PLAN:
OUTDOOR CULTIVATION AREA DIMENSIONS



Sheet 2: Detailed Site Plan
Ryan Lovejoy
11111 Bitterwater Road
Santa Margarita, CA
APN: 072-311-005

DATE: June 2019	
Lovejoy	
Sheet	
2 of 5	

BUFFER MAP

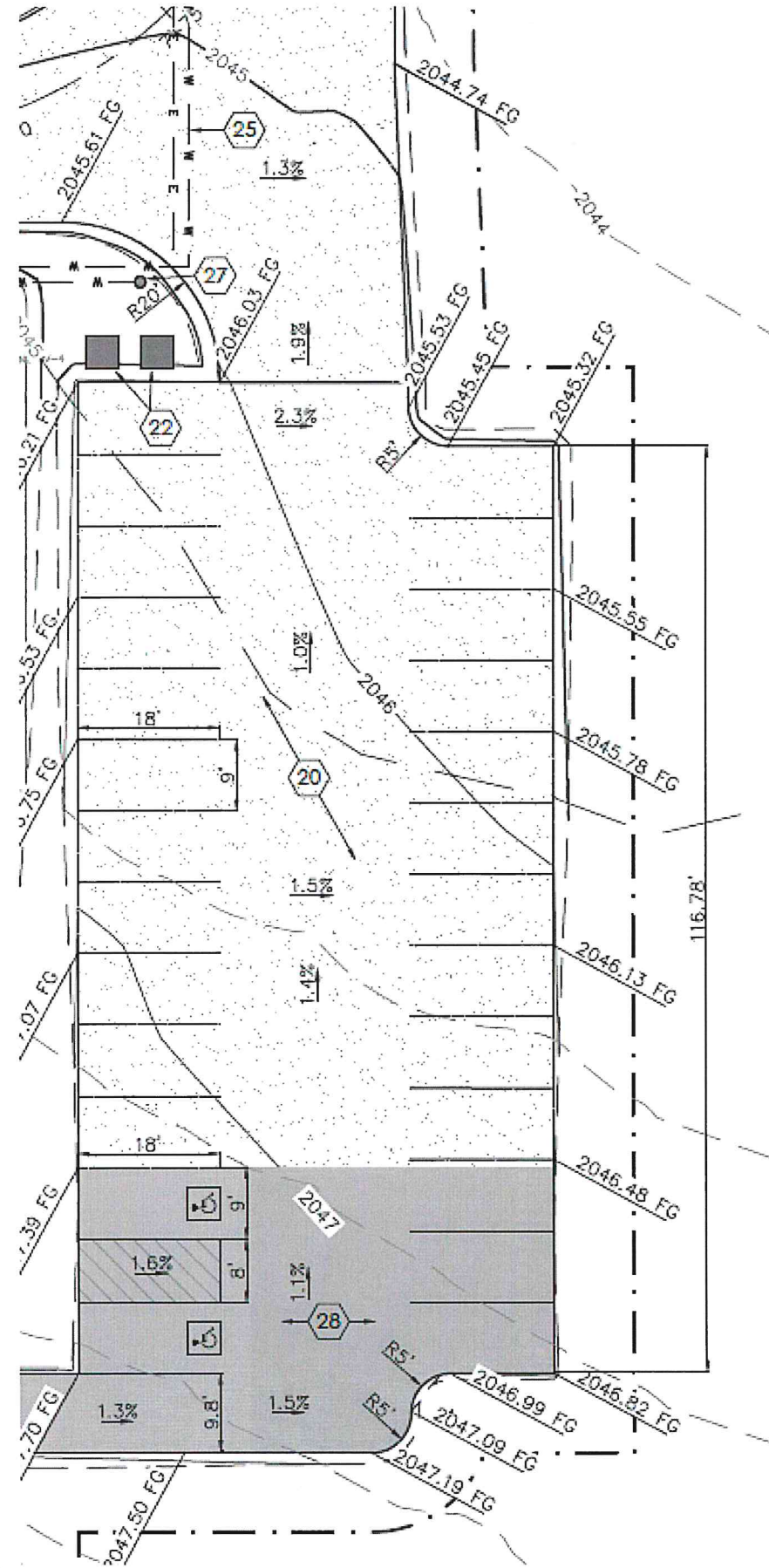


Sheet 3: Buffer Map
Ryan Lovejoy
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Santa Margarita, CA
APN: 072-311-005

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DATE: July 2019	
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Sheet	
3 of 5	

PARKING LOT DETAILS



- 1 CONSTRUCT 8" CL II AB OVER 24" NATIVE COMPACTED TO 95% ACCESS ROAD, WIDTH PER PLAN.
- 2 EXISTING DRIVEWAY TO REMAIN.
- 3 EXISTING ACCESS ROAD TO REMAIN.
- 4 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL, SEE SHEET 2.
- 5 CAL FIRE TURN AROUND AREA.
- 6 INSTALL STRAW WATTLES, TYPICAL.
- 7 GRADE TO DRAIN AWAY FROM PROPOSED STRUCTURE AT 5-5% FOR 8 FEET MIN. TYPICAL.
- 8 CONSTRUCT CONCRETE WASHOUT STRUCTURE PER DETAIL SHEET 2.
- 9 CONSTRUCT TEMPORARY MATERIAL STORAGE AREA PER DETAIL SHEET 2
INSTALL 10 LF - 4" PVC PIPE AT 5 = 1% ±.
- 10 AREA OF DISTURBANCE, SEE SITE STATISTICS, SHEET 1.
- 11 INSTALL 30" CMP CULVERT.
- 12 CONSTRUCT STORMWATER ENERGY DISSIPATER WITH 1 CY OF RIP RAP OR COBBLE OVER EROSION CONTROL FABRIC.
- 13 NEW 3 - 1 ACRE OUT DOOR AREAS
- 14 NEW 8' HIGH STEEL DEER FENCING WITH GREEN SHADE CLOTH.
- 15 NEW 20' SWING GATE, 2 - 10' PANELS.
- 16 NEW JUNIPER TREES FOR VEGETATIVE SCREENING, TYPICAL.
- 17 EXISTING DRAINAGE PATH.
- 18 1 NEW 8'X40' SEATRIN CONTAINERS FOR EQUIPMENT, FERTILIZE, PESTICIDE, AND SOILS STORAGE.
- 19 COMPOST AREA
- 20 NEW AC PARKING LOT, 24 - 9'X18' SPACES, AND 2 - 9'X18' VAN ACCESSIBLE ADA SPACES.
- 21 NEW 6 - 30'X144' GREENHOUSES, 22,000 SF FOR INDOOR CULTIVATION, 3,920 FOR NURSERY SPACE.
- 22 2 NEW PORTABLE RESTROOMS.
- 23 EXISTING WATER SUPPLY LINE FROM EXISTING WELL.
- 24 CONSTRUCT NEW ELECTRICAL SERVICE PER PG&E SERVICE TRENCH STANDARDS.
- 25 NEW SCH 40 PVC IRRIGATION WATER LINE, SIZE BY OTHERS.
- 26 NEW 4" SCH 40 PVC FIRE WATER LINE.
- 27 NEW WHARF HEAD FIRE HYDRANT PER CAL FIRE STANDARDS.
- 28 2.5" AC PAVING OVER 6" CL II AB.
- 29 9 NEW 8'X40' SEATRIN CONTAINERS FOR DRYING OPERATIONS PLACED ON A 6" THICK PCC SLAB, TO BE PERMITTED. THREE OF THE CONTAINERS WILL BE HAVE FIRE SPRINKLERS, LINE SIZE TO BE DETERMINED BY FIRE SPRINKLER DESIGNER.
- 30 TOP OF CREEK 50 YARD SETBACK.

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Sheet 4: Parking Lot Details
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APN: 072-311-005

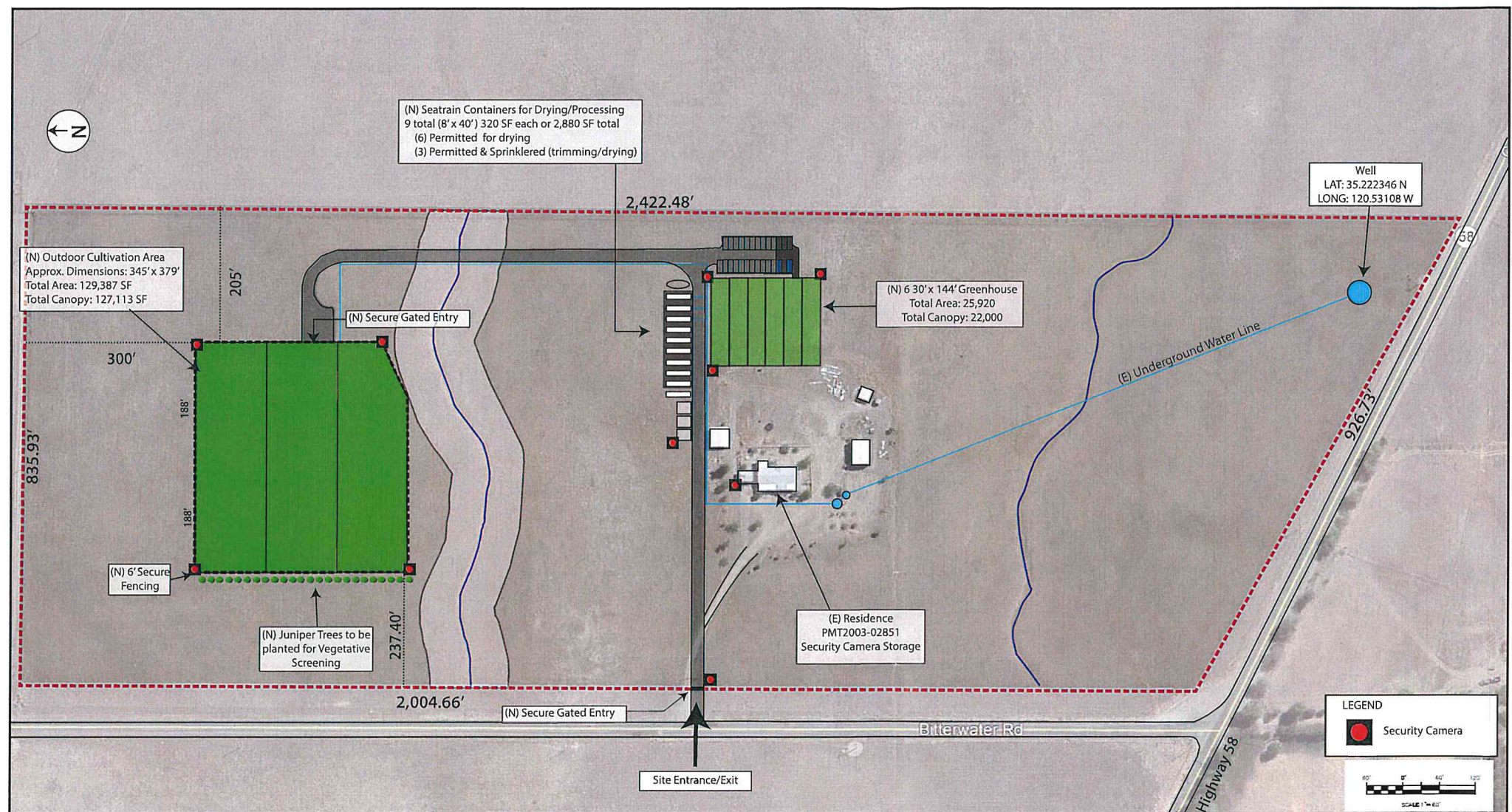
DATE: July 2019

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SECURITY PLAN



Lorex Security Cameras - 4k Ultra HD Resolution, All-Weather Real Time 30FPS Recording and Listen-In-Audio with Night Vision Capabilities.

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Sheet 5: Security Plan
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