

# ILLUSTRATIVE SITE PLAN



## LAND USE SUMMARY

Land Use	Net Area (acres)	Density Range (du/net ac)	Maximum Non-Residential (sf)	Maximum Dwelling Units
HDR - High Density Residential	9.4	14 - 24	-	168
MDR - Medium Density Residential	47.6	4 - 15	9,800*	479
LDR - Low Density Residential	105.9	3 - 6	-	586
OS-CP - Community Parks	45.3	-	-	-
OS-N - Neighborhood Open Space	33.8	-	-	-
OS-R - Private Rec	17.1	-	-	-
OS-W - Water Quality/Basins	5.7	-	-	-
Framework Roadways	39.7	-	-	-
In-Tract Roadways	51.1	-	-	-
<b>Totals</b>	<b>355.6</b>	<b>3-5</b>	<b>9,800*</b>	<b>1,233</b>

\*PA-8 Neighborhood Commercial Overlay District. Maximum Non-Residential Uses not to exceed 9,800 SF at 0.25 FAR. See the Commercial Agrarian Design Guidelines for additional standards.

DECEMBER 2018  
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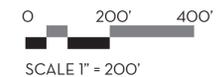
**OP+UM**  
DESIGN GROUP

**BROUSSARD ASSOCIATES**



**STONEHAVEN**

PASO ROBLES



**PLANNING**

# COMMUNITY AMENITIES PLAN



## LEGEND

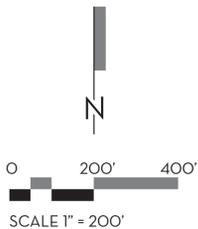
- ① The Farmstand
- ② The Poolhouse
- ③ Olsen Creek Park
- ④ The Overlook
- ⑤ Oak Knoll Park
- ⑥ The Vines Park (PG&E Easement)
- ⑦ Meadowlark Park
- ⑧ Dog Park
- ⑨ Community Entry
- ⑩ Neighborhood Park
- ⑪ Community Trail
- ⑫ Ponding Basin
- ⑬ Olsen Creek Bridge

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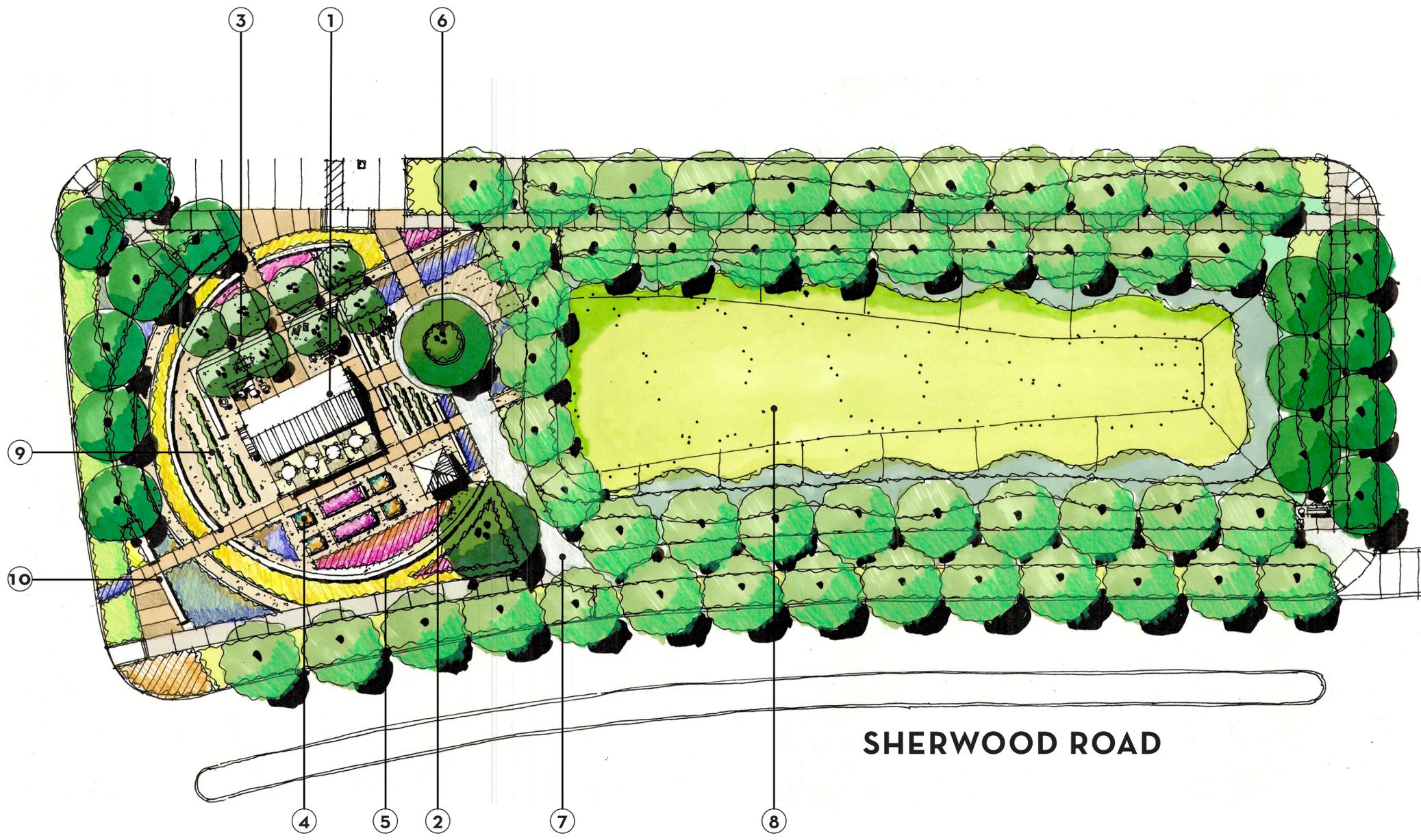
LANDSCAPE

# THE FARMSTAND

## SITE PLAN

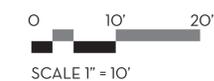
### LEGEND

- ① The Farmstand
- ② Water Tower
- ③ Olive Grove & Dining/Event Space
- ④ Raised Farm Garden
- ⑤ Stone Wall
- ⑥ Specimen Oak at Trailhead
- ⑦ 12' Trail - Multi-Modal
- ⑧ Ponding Basin
- ⑨ Vineyard
- ⑩ Community Project Monument Sign



KEY MAP

### LANDSCAPE



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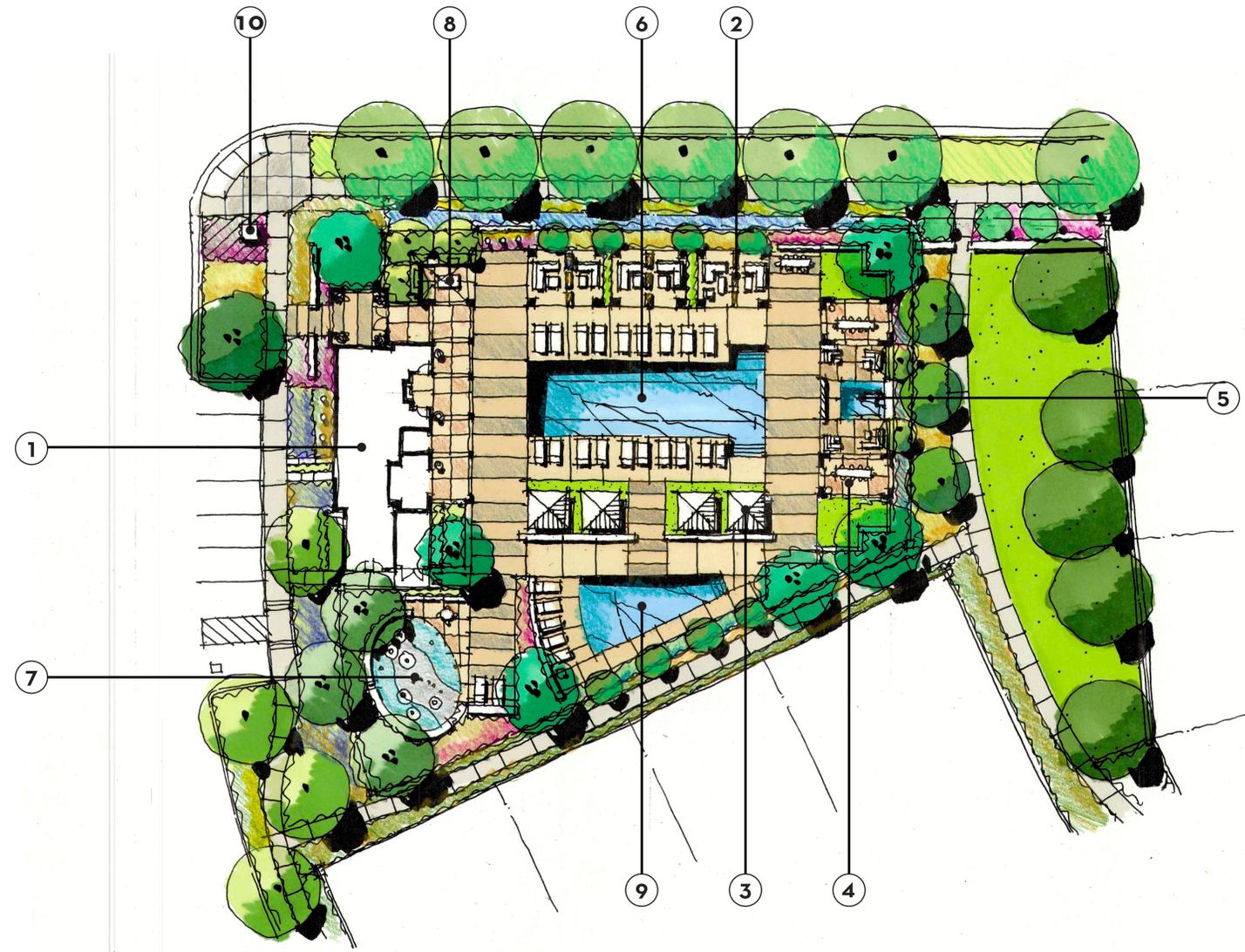
# STONEHAVEN

PASO ROBLES

# THE POOLHOUSE

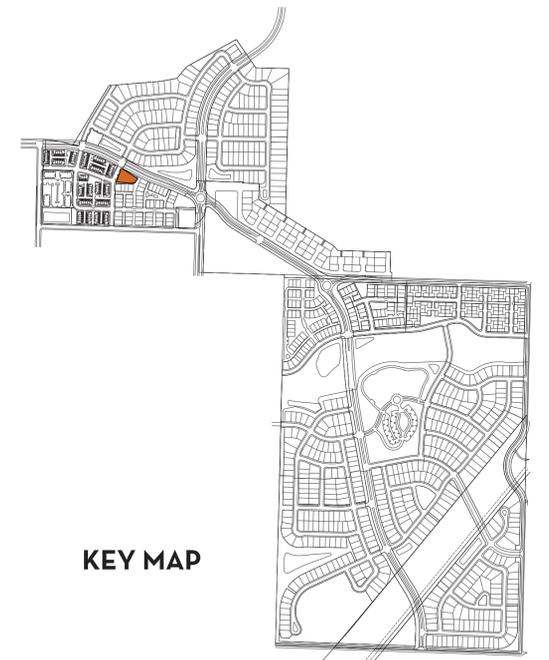
SITE PLAN

SHERWOOD ROAD



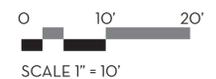
## LEGEND

- ① Pool House
- ② Trellis Lounge
- ③ Cabanas
- ④ Spa Pavillions
- ⑤ Spa
- ⑥ Rec Pool
- ⑦ Splash Pad
- ⑧ Outdoor Dining & Kitchen
- ⑨ Beach Entry Pool
- ⑩ Community Project Monument Sign



KEY MAP

## LANDSCAPE



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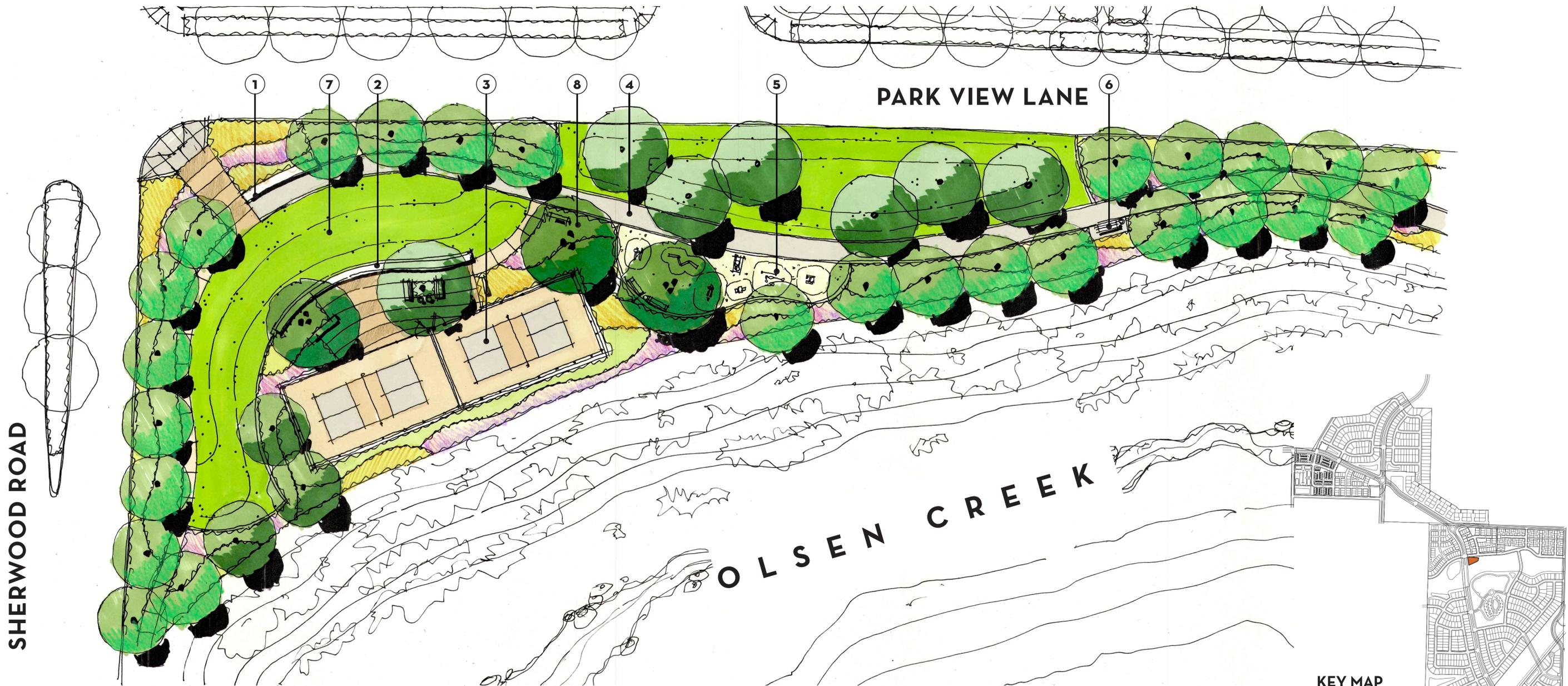
PASO ROBLES

# OLSEN CREEK PARK

## SITE PLAN

### LEGEND

- ① Park Monument Wall
- ② Concrete Seatwall
- ③ Pickleball Court w/ 4' ht Fencing
- ④ Pedestrian/ Bike Trail
- ⑤ Par Course Circuit w/ Drinking Fountain and DG Paving
- ⑥ Park Bench @ Trail
- ⑦ Open Turf
- ⑧ Specimen Oak



SHERWOOD ROAD

PARK VIEW LANE

OLSEN CREEK

KEY MAP

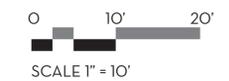
LANDSCAPE

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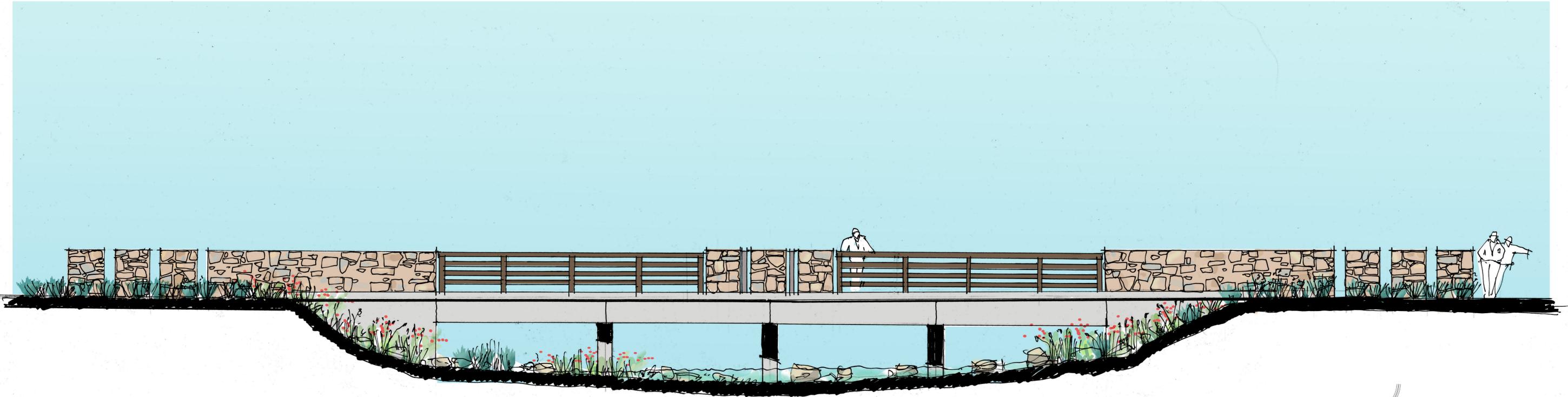


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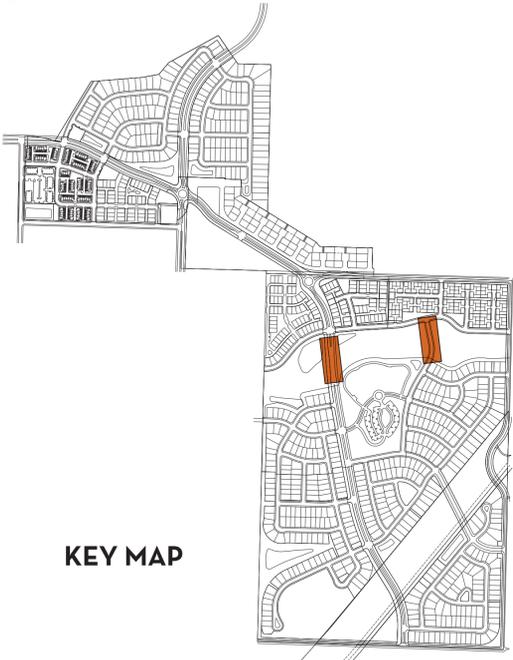
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BRIDGE ELEVATION CONCEPT



KEY MAP

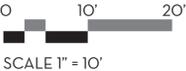
LANDSCAPE

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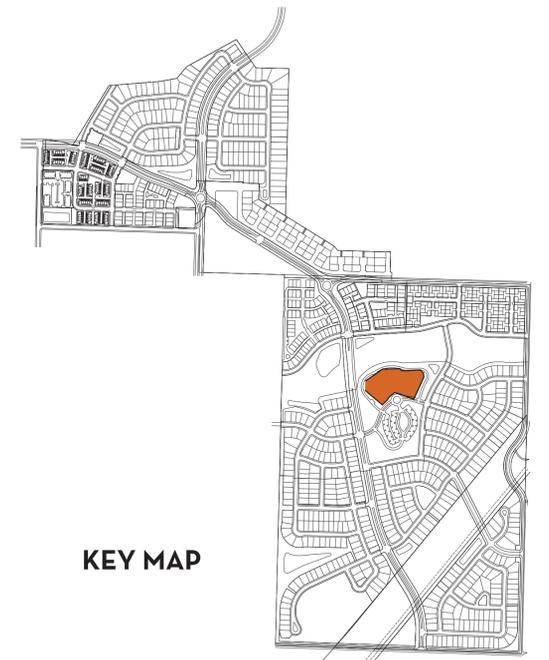
# THE OVERLOOK

## SITE PLAN



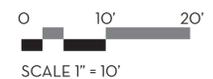
### LEGEND

- ① The Club
- ② Event Barn
- ③ Pool Barn
- ④ Spa with Infinity Pool
- ⑤ Great Lawn & Fireplace
- ⑥ The Overlook
- ⑦ Pool Service
- ⑧ Entry Fountain
- ⑨ Club Pool
- ⑩ Club Spa
- ⑪ Tennis Courts
- ⑫ Vineyard



KEY MAP

### LANDSCAPE



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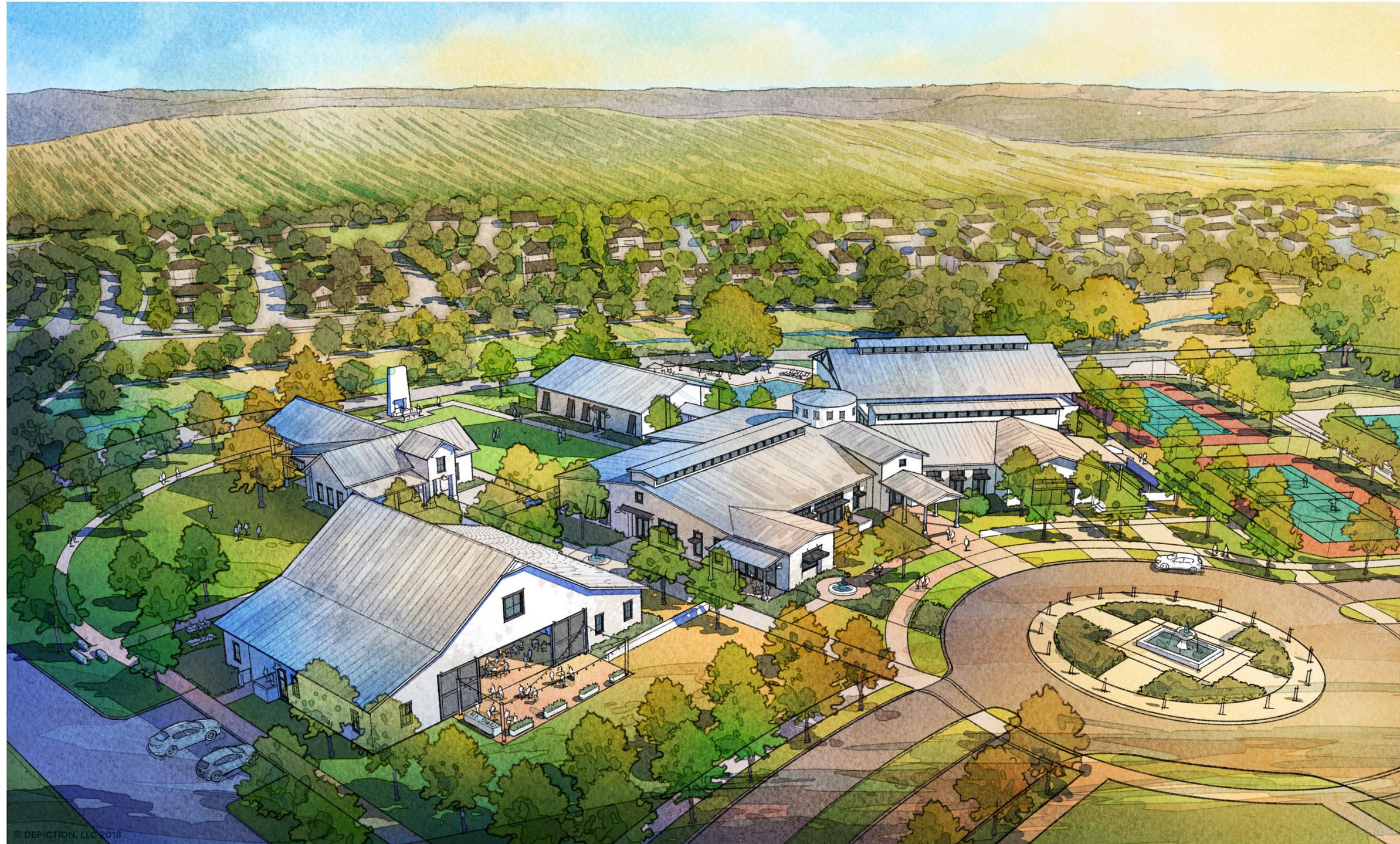
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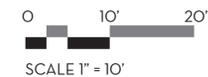
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STONEHAVEN

PASO ROBLES

LANDSCAPE



L.7

# THE OVERLOOK

RENDERINGS



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# STONEHAVEN

PASO ROBLES

## LANDSCAPE

0 10' 20'  
SCALE 1" = 10'

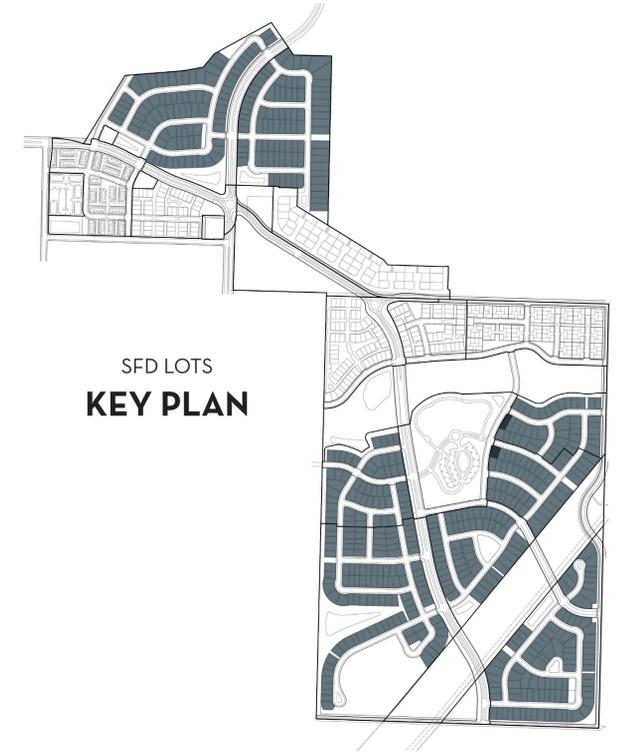
L.8



50X110  
**PLAN 3**  
WINE COUNTRY CHIC

70X110  
**PLAN 1**  
WINE COUNTRY CHIC

60X110  
**PLAN 4**  
PROGRESSIVE SPANISH



70X110  
**PLAN 2**  
WINE COUNTRY CHIC

50X110  
**PLAN 2**  
PROGRESSIVE SPANISH

50X110  
**PLAN 3**  
MODERN FARMHOUSE



60X110  
**PLAN 1**  
MODERN FARMHOUSE

70X110  
**PLAN 1**  
PROGRESSIVE SPANISH

50X110  
**PLAN 1**  
WINE COUNTRY CHIC

70X110  
**PLAN 3**  
MODERN FARMHOUSE

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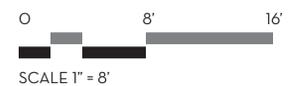
**CRAFT**  
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**STONEHAVEN**

PASO ROBLES

**SFD LOTS**





ARTIST'S ILLUSTRATION. COLORS, MATERIALS, WALLS, GATES AND FENCING SUBJECT TO CHANGE BASED ON FINAL DESIGNS.

**PLAN 1**  
MODERN FARMHOUSE

**PLAN 2**  
PROGRESSIVE SPANISH

**PLAN 3**  
WINE COUNTRY CHIC

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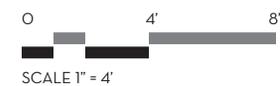
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**STONEHAVEN**

PASO ROBLES

**40'X80' SFD GREENCOURTS**





**PLAN 2**  
(PRIVACY WALL)

**PLAN 3X**  
WINE COUNTRY CHIC

ARTIST'S ILLUSTRATION. COLORS, MATERIALS, WALLS, GATES AND FENCING SUBJECT TO CHANGE BASED ON FINAL DESIGNS.



**PLAN 2**  
WINE COUNTRY CHIC

**PLAN 2**  
PROGRESSIVE SPANISH

**PLAN 2**  
MODERN FARMHOUSE

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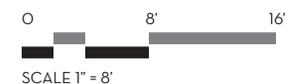
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DESIGN STUDIO, PLLC

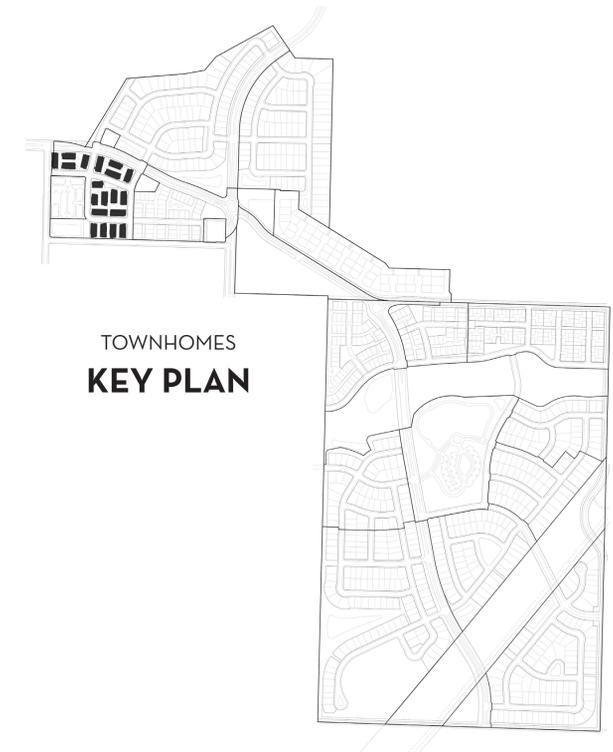


**STONEHAVEN**

PASO ROBLES

**SFD MOTORCOURTS**





ARTIST'S ILLUSTRATION. COLORS, MATERIALS, WALLS, GATES AND FENCING SUBJECT TO CHANGE BASED ON FINAL DESIGNS.

**4-PLEX**  
MODERN FARMHOUSE



**5-PLEX**  
PROGRESSIVE SPANISH

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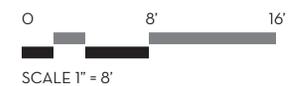
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**STONEHAVEN**

PASO ROBLES

**TOWNHOMES**





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**12-PLEX**  
PROGRESSIVE SPANISH



**12-PLEX**  
MODERN FARMHOUSE

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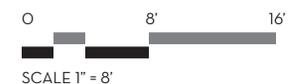
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**STONEHAVEN**

PASO ROBLES

**MULTI-FAMILY**



# THE OVERLOOK

PERSPECTIVE VIEWS



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## STONEHAVEN

PASO ROBLES

## THE OVERLOOK

