MAXCO PACKAGING FACILITY

1550 WEST STOWELL ROAD SANTA MARIA, CALIFORNIA



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CONSULTANT

A PROJECT FOR:

MAXCO PACKAGING
605 S. ZEDIKER
PARLIER, CA 93648

MAXCO PACKAGING FACILITY
PLANNED DEVELOPMENT PERMIT PACKAGE
1550 WEST STOWELL ROAD SANTA MARIA, CA

COVER SHEET

DATE
MAY 10, 2022

ARRIS PROJECT #
A21055

CITY APPLICATION #
PD2021-0006

SHEET #
A00

MAXCO PACKAGING FACILITY

1550 WEST STOWELL ROAD SANTA MARIA, CALIFORNIA

PROJECT STATISTICS

SITE INFORMATION

ADDRESS	1550 WEST STOWELL ROAD SANTA MARIA CA.		
ASSESSOR PARCEL NUMBER	117-820-015		
SITE AREA			
MAXCO AREA		10.16 ACRES	442,582 SF
UNIMPROVED AREA (AREA NOT DEVELOPED)		9.63 ACRES	419,614 SF
OFFER OF DEDICATION		0.21 ACRES	9,102 SF
TOTAL SITE AREA		**20.00 ACRES**	**871,298 SF**
ZONING	PD PLANNED DEVELOPM'T OVERLAY CM COMMERCIAL/MANUFACTURING AG		
EXISTING USE	VACANT		
PROPOSED USE	OFFICE, BOX MANUFACTURING		
SETBACKS (MINIMUM YARDS REQUIRED)			
FRONT YARD	20'-0" FOR BUILDINGS 10'-0" FOR PARKING		
SIDE & REAR YARDS	NO YARD REQ'D		

BUILDING INFORMATION

OCCUPANCY TYPE	F-1 MODERATE-HAZARD FACTORY B BUSINESS	
CONSTRUCTION TYPE	TYPE V-B	
SPRINKLERS	YES, NFPA 13	
BUILDING HEIGHT		
ALLOWABLE	40'-0" (DICTATED BY ZONING)	
PROPOSED	28'-6"	
BUILDING AREA		
BOX MANUFACTURING		60,000 SF
OFFICE w/ RESTROOM		2,019 SF
TOTAL BUILDING AREA		**62,019 SF**

PARKING INFORMATION

PARKING REQUIRED	
WAREHOUSE/MANUFACTURING	115 SPACES
PROVIDE 1 SPACE/520 SF OF MANUFACTURING. 60,000 SF / 520 SF = 115 SPACES	
OFFICE	8 SPACES
PROVIDE 1 SPACE/260 SF OF OFFICE SPACE. 2,019 SF / 260 SF = 8 SPACES	
TOTAL REQUIRED	**123 SPACES**
PARKING PROVIDED	
STANDARD SPACES	138 SPACES
ACCESSIBLE SPACES	5 SPACES
TOTAL PARKING PROVIDED:	**143 SPACES**

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A NEW MANUFACTURING BUILDING ON A VACANT LOT LOCATED AT 1550 WEST STOWELL ROAD IN SANTA MARIA, CALIFORNIA. THIS NEW PRE-ENGINEERED METAL BUILDING WILL BE A 1-STORY BUILDING, TYPE V-B CONSTRUCTION, WITH OFFICE LOCATED ON THE MEZZANINE.

THIS IS A PRE-ENGINEERED METAL BUILDING THAT WILL BE INSTALLED ON SITE WITH SLAB ON GRADE.

THE PROJECT ALSO INCLUDES NEW STORM DRAIN FEATURES AND FRONTAGE IMPROVEMENTS. THERE WILL BE AN UNIMPROVED AREA THAT WILL NOT BE A PART OF THIS DEVELOPMENT APPLICATION.

FIRE DEPARTMENT NOTES

A. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND THE CALIFORNIA BUILDING CODE. AN APPROVED NFPA 14 FIRE SPRINKLER SYSTEM SHALL BE INCLUDED. DRAWINGS AND SPECIFICATIONS SHALL BE A DEFERRED SUBMITTAL.

B. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDARDS.

C. FIRE SAFETY DURING CONSTRUCTION: BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 34 OF THE CFC.

SHEET INDEX

ARCHITECTURAL

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A11	PROPOSED SITE PLAN
A12	PROPOSED TRUCK TURNING PLAN
A13	PROPOSED LANDSCAPE CONCEPT
A14	PROPOSED SITE DETAILS & PLANTING IMAGES
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A31	CONCEPTUAL PERSPECTIVE
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CIVIL

C-1.1	GRADING, DRAINAGE AND UTILITY PLAN
C-1.2	GRADING, DRAINAGE AND UTILITY PLAN
C-1.3	PUBLIC IMPROVEMENT PLAN

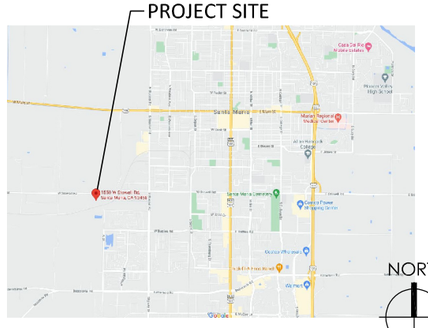
PROJECT DIRECTORY

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ATTN MAX FLAMING
EMAIL: max.flaming@maxcopackaging.com

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CIVIL ENGINEER
ASHLEY & VANCE ENGINEERING
1413 MONTEREY STREET
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ATTN: SHANNON JESSICA
PHONE: (805) 545-0010 ext. 114
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VICINITY MAP



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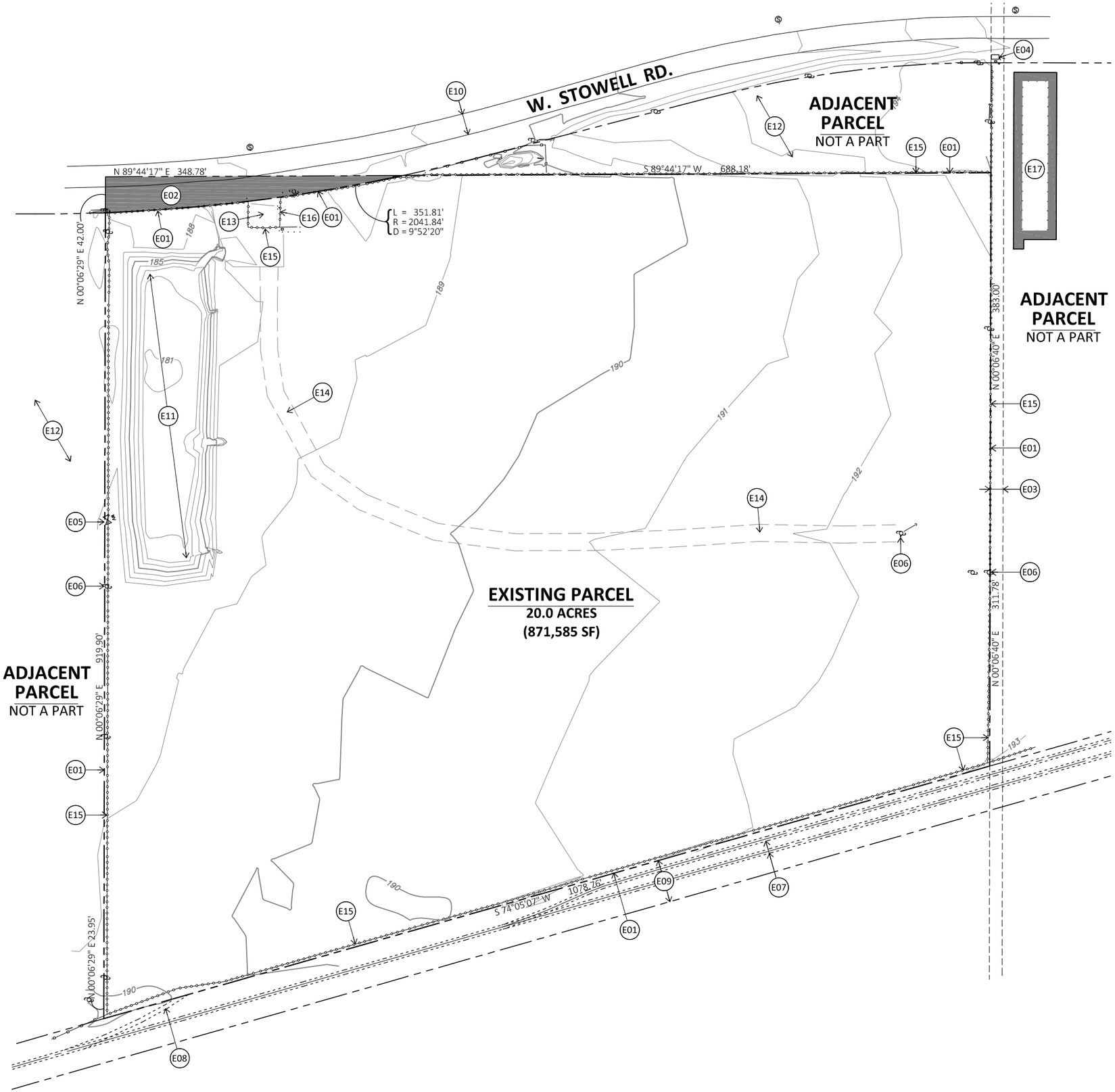
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A01



REFERENCE NOTES

E01. PROPERTY LINE
E02. AREA OF DEDICATION
E03. EXISTING EASEMENT FOR UNDERGROUND STORM DRAIN LINE PER INST. #43909 IN BOOK 2074, PAGE 459
E04. EXISTING STORM DRAIN INLET, NOT A PART
E05. EXISTING UTILITY BOX
E06. EXISTING OVERHEAD UTILITY POLE
E07. EXISTING ACTIVE RAILROAD TRACKS
E08. EXISTING ABANDONED RAILROAD TRACKS
E09. SANTA MARIA VALLEY RAILROAD, APN 117-110-007
E10. EXISTING EDGE OF PAVING
E11. EXISTING STORM BASIN
E12. EXISTING PLANTED FIELD
E13. EXISTING CONCRETE PAVING
E14. EXISTING GRAVEL ROAD
E15. EXISTING 6' HIGH CHAINLINK FENCE WITH BARBER WIRE TOP, TYP.
E16. EXISTING GATE IN CHAINLINK FENCE
E17. EXISTING BUILDING ON ADJACENT PROPERTY

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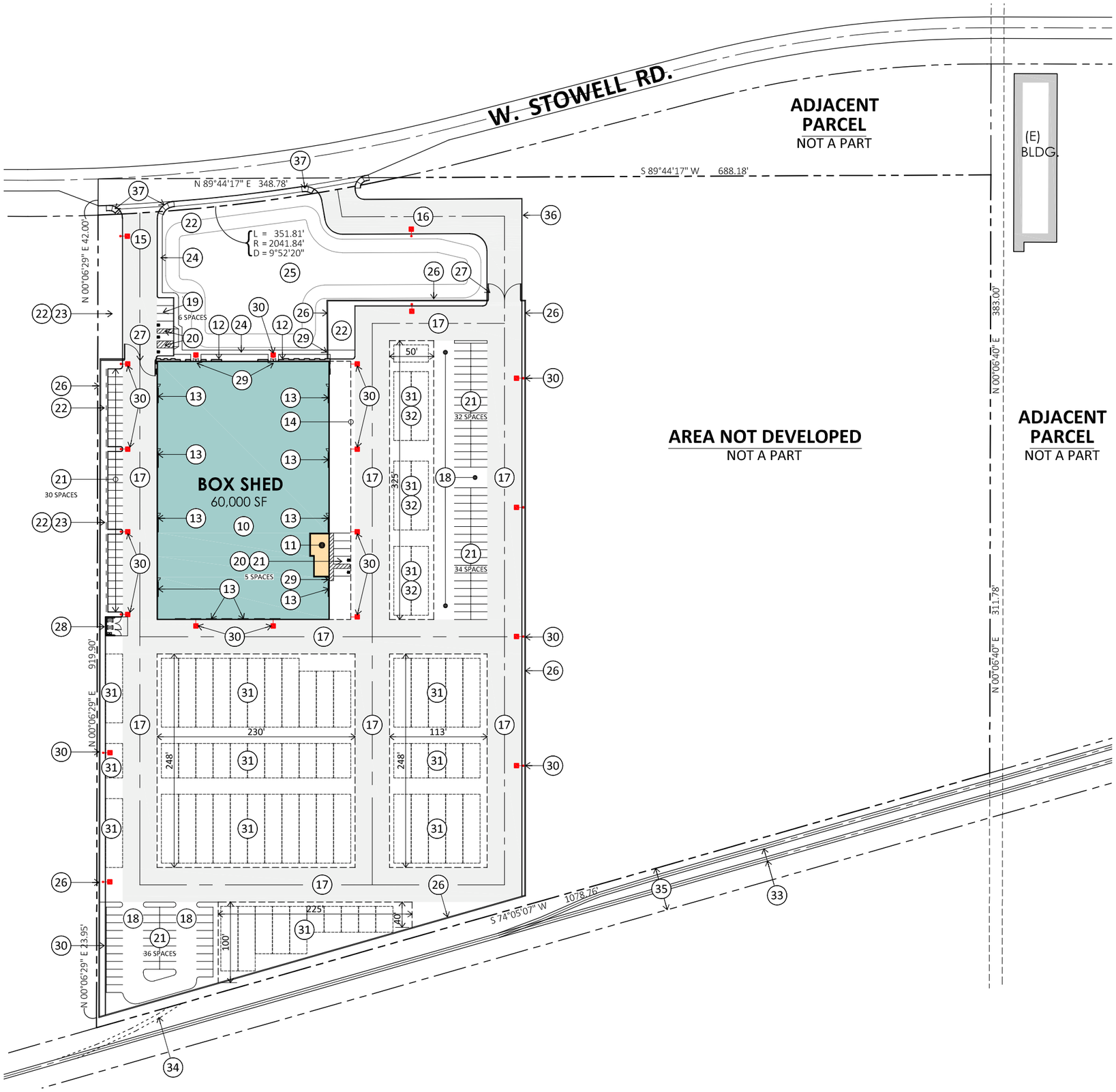
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1550 WEST STOWELL ROAD SANTA MARIA, CA

EXISTING SITE PLAN

PROJECT NORTH: TRUE NORTH:
0 15 30 60 120
1.1x17 SHEET SCALE: 1" = 120'-0"
24x36 SHEET SCALE: 1" = 60'-0"

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REFERENCE NOTES

10. PROPOSED BUILDING, SEE FLOOR PLAN
11. PROPOSED OFFICE, SEE FLOOR PLAN
12. ARCHITECTURAL FACADE, SEE ELEVATIONS
13. DOCK DOORS, SEE FLOOR PLAN
14. COVERED LOADING AREA
15. MAIN SITE ENTRANCE
16. SHARED SITE ENTRANCE
17. 40' WIDE DRIVE AISLE
18. 24' WIDE DRIVE AISLE
19. VISITOR PARKING (9'x19')
20. ACCESSIBLE PARKING SPACE (9'x19')
21. STANDARD PARKING (9' x 19')
22. LANDSCAPE AREA
23. 10'-0" WIDE LANDSCAPE BUFFER
24. CONCRETE WALK
25. DRAINAGE BASIN, SEE CIVIL PLANS
26. 8' TALL CHAIN LINK FENCE WITH PRIVACY SCREEN
27. SWING GATE
28. TRASH ENCLOSURE, TO COMPLY WITH CITY STANDARD DETAIL MS-16B. PER WAREHOUSE REQUIREMENTS, THIS ENCLOSURE WILL INCLUDE:
    - (1) 4-CUBIC YARD TRASH
    - (1) 4-CUBIC YARD RECYCLE
    - (2) 60-GALLON ORGANICS CONTAINERS
29. PEDESTRIAN ENTRANCE
30. SITE LIGHTING - SEE SHEET A 1.4
    - PARKING & DRIVE AISLE LIGHTING TO BE MOUNTED ON 25' TALL POLE
    - WALL MOUNTED LIGHTING TO BE SET AT 20' A.F.S.
    - ALL LIGHTING TO BE DARK SKY COMPLIANT.
31. EXTERIOR MATERIAL STORAGE INCLUDING:
    - PALLETS OF CORRUGATED MATERIAL FOR BOXES
    - MISCELLANEOUS MATERIALS
    - PALLETS OF COMPLETED BOXES FOR DISTRIBUTION
32. EXTERIOR MATERIAL STORAGE SHALL NOT EXCEED FENCE LINE IN THIS AREA.
33. EXISTING RAILROAD TRACKS
34. ABANDONED RAILROAD TRACKS, CUT OFF AT FENCE.
35. SANTA MARIA VALLEY RAILROAD, APN 117-110-007
36. FUTURE ACCESS TO VACANT PORTION OF SITE
37. PUBLIC STREET IMPROVEMENTS, SEE CIVIL PLANS

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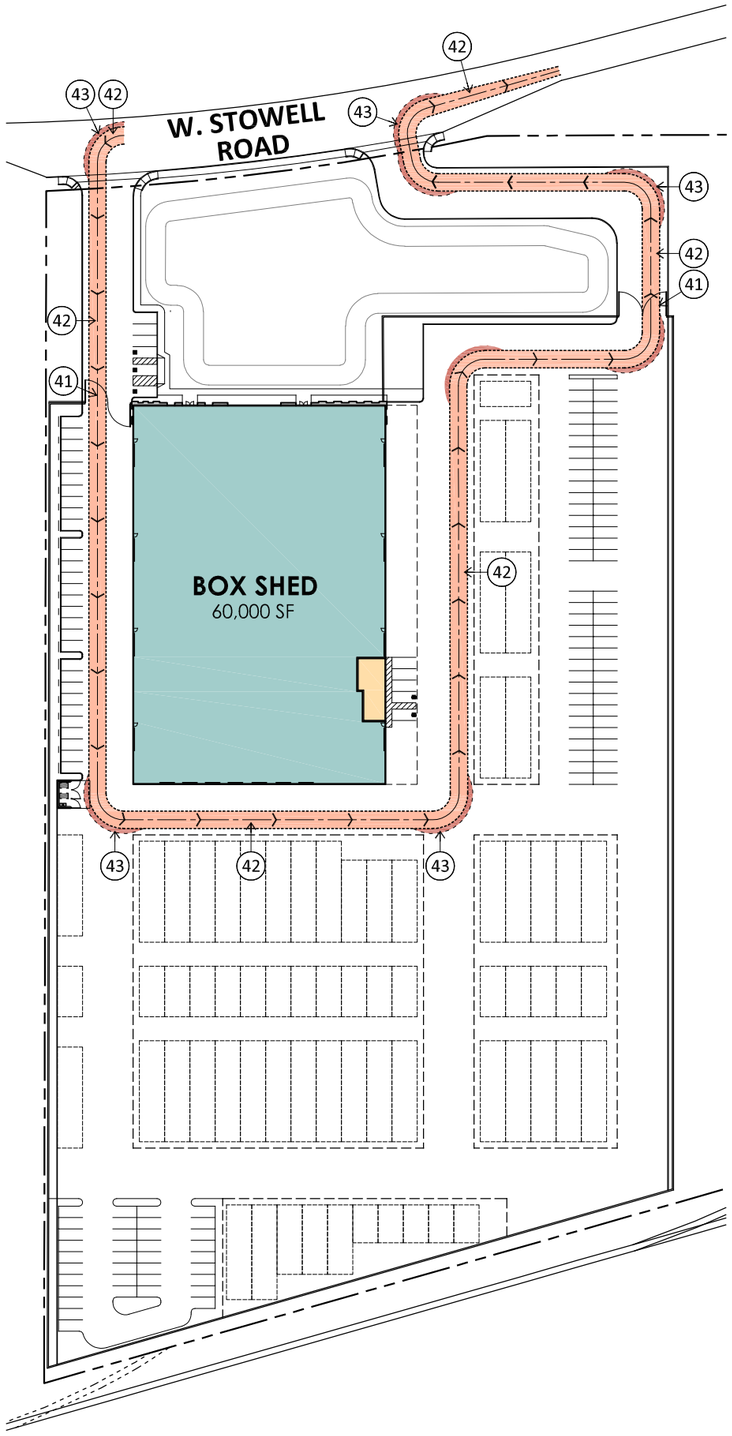
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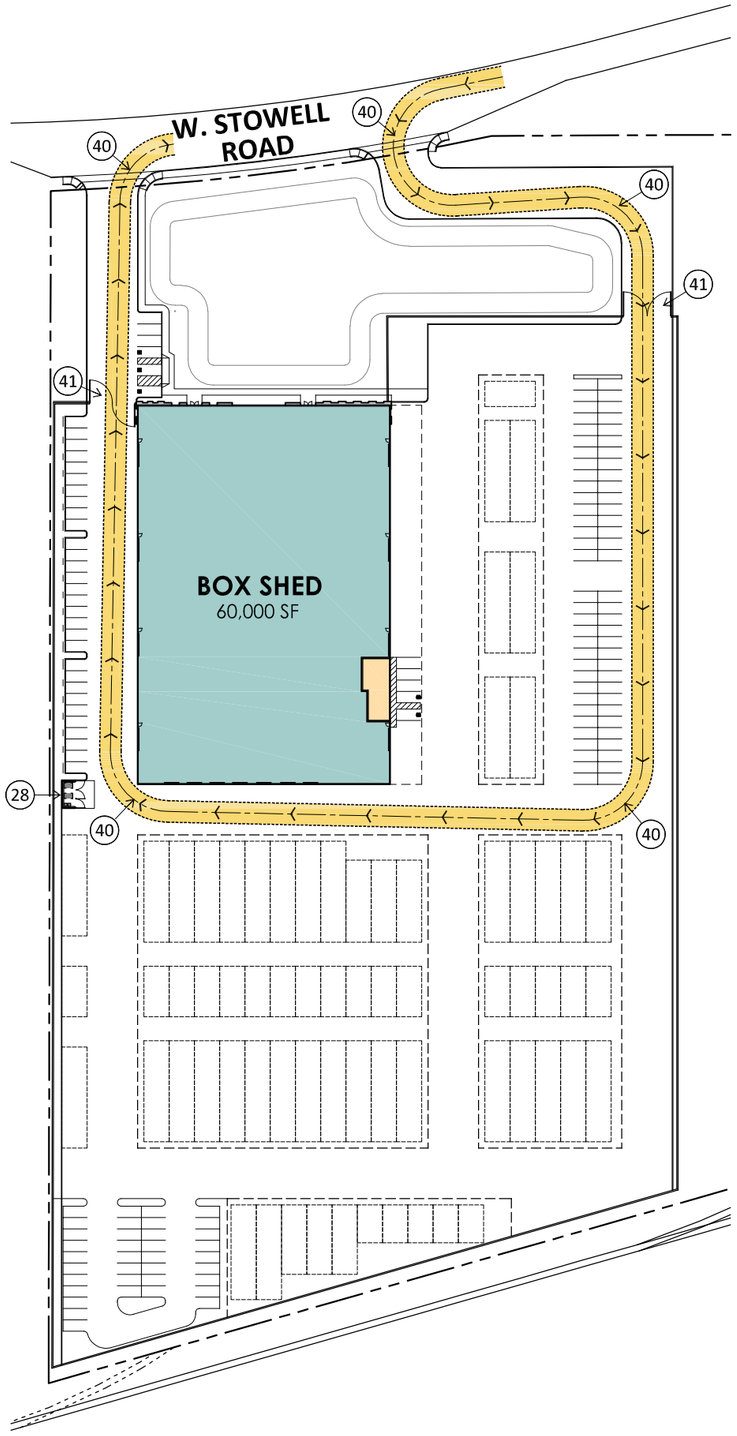
TRUE NORTH
PROJECT NORTH
1"x17" SHEET SCALE: 1" = 120'-0"
24"x36" SHEET SCALE: 1" = 60'-0"

PROPOSED SITE PLAN

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PATH OF FIRE TRUCK



PATH OF TRASH TRUCK

TRUCK TURNING NOTES

28. TRASH ENCLOSURE, TO COMPLY w/CITY STANDARD DETAIL MS-16B.
40. TRASH TRUCK PATH
    - INSIDE TURNING RADIUS = 38'-0"
    - OUTSIDE TURNING RADIUS = 55'-0"
    - DRIVE PATH SHALL BE DESIGNED TO WITHSTAND TRUCK LOADS IMPOSED BY CITY
41. GATE SHALL BE EQUIPPED WITH CODED ELECTRONIC KEYPAD SYSTEM
42. FIRE TRUCK PATH
    - INSIDE TURNING RADIUS = 14'-1"
    - CURB TO CURB RADIUS = 27'-10"
43. FIRE TRUCK OVERHANG
    - WALL TO WALL RADIUS = 31'-10"

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PROJECT NORTH
TRUE NORTH
11x17 SHEET SCALE: 1" = 120'-0"
24x36 SHEET SCALE: 1" = 60'-0"

TRUCK ROUTE SITE PLAN

DATE
MAY 10, 2022

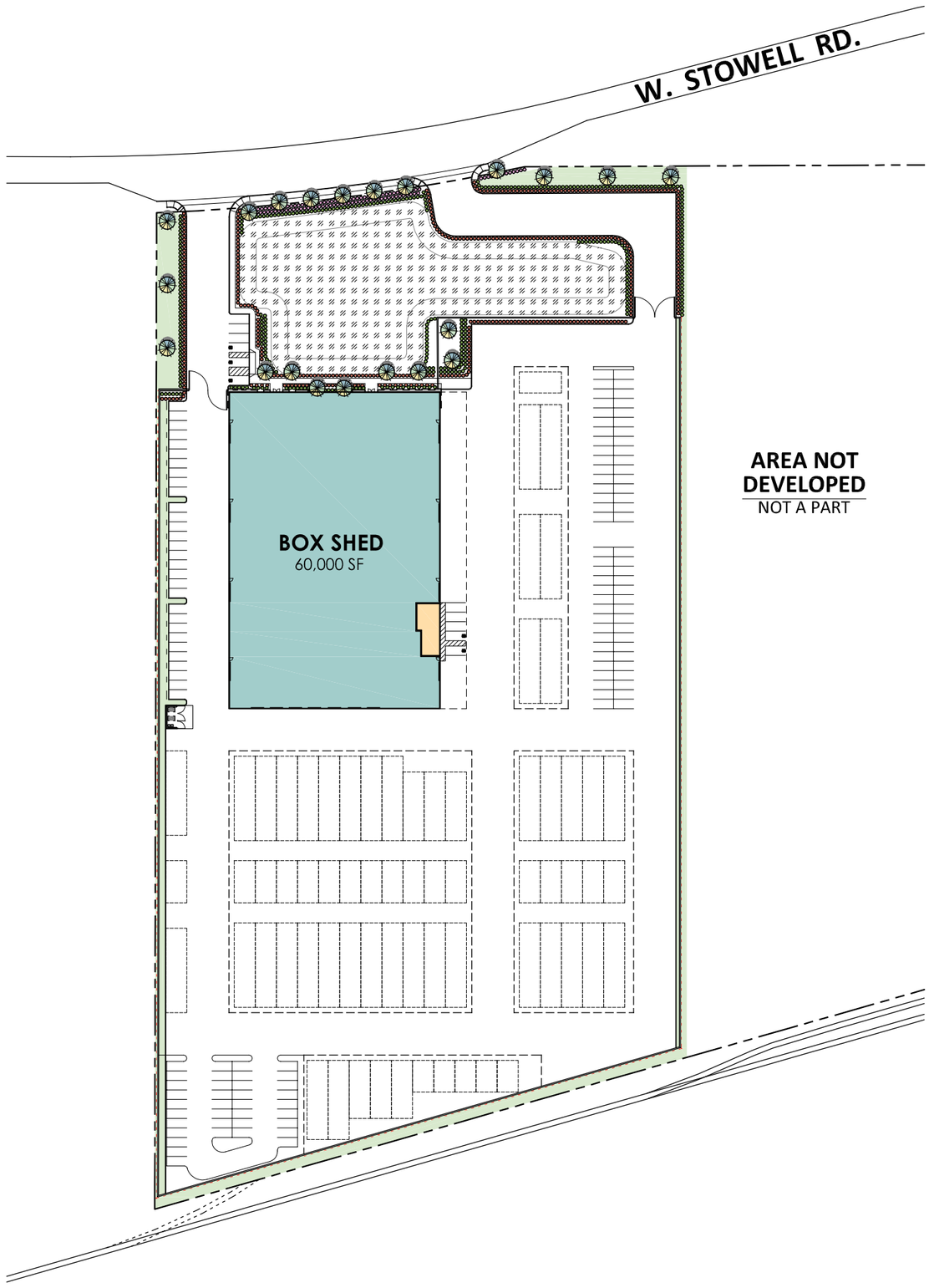
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LANDSCAPE NOTES

1. WATER CONSERVING PLANTS, DEFINED AS "LOW" IN THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION), SHALL BE UTILIZED THROUGHOUT THE TOTAL PLANT AREA.
2. IRRIGATION SYSTEM SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE AND ORIENTATION.
3. SOIL AMENDMENTS AND MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
4. LAWN IS NOT USED. MULCH ALL GROUND COVER & PLANTER AREAS WITH 3" MINIMUM LAYER DECORATIVE COBBLES, CRUSHED ROCK OR 'WALK-ON' BARK.
5. LANDSCAPE DESIGN SHALL CONFORM WITH THE CITY OF SANTA MARIA "LANDSCAPE AND IRRIGATION DESIGN MANUAL."
6. LID FACILITIES SHALL BE LANDSCAPED AND CONSTRUCTED IN ACCORDANCE WITH CASQA-LIDI DETAILS AND SPECS AND RECOMMENDED PLANT MATERIAL.
7. LINEAL MASSES OF SHRUBS - THIS METHOD REQUIRES USE OF SHRUBS THAT WILL ACHIEVE A HEIGHT OF 4 TO 6 FEET WITHIN 3 YEARS. MINIMUM SIZE OF FIFTEEN (15) GALLONS IS REQUIRED.
8. EIGHT MEDIUM TREES WILL BE REQUIRED ON WEST STOWELL RD. SELECT TREES FROM THE APPROVED CITY STREET TREE LIST OR SIMILAR. THE STREET TREES SHALL BE 24 INCH BOX IN SIZE AND HAVE A MINIMUM CALIPER OF 1.5 INCHES. THE TREES SHALL BE PLANTED SIX FEET BEHIND THE SIDEWALK BY A CONTRACTOR IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OF THE RECREATION AND PARKS DEPARTMENT. AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE TREES.
9. THE WEST STOWELL SPECIFIC PLAN REQUIRES SCREENING OF AREAS UTILIZED FOR PARKING, STORAGE, OR LOADING WHEN LOCATED IN THE FRONT YARD FROM VIEW OF ACCESS STREETS OR ADJACENT PROPERTIES. METHOD: LINEAL MASSES OF SHRUBS - THIS METHOD REQUIRES USE OF SHRUBS THAT WILL ACHIEVE A HEIGHT OF 4 TO 6 FEET WITHIN 3 YEARS. MINIMUM SIZE OF FIFTEEN (15) GALLONS REQUIRED



LANDSCAPE LEGEND

THE TREES AND SHRUBS DISPLAYED ON THIS PLAN ARE FOR REFERENCE ONLY. THE INTENT IS TO ENSURE THE LANDSCAPE ARCHITECT INCLUDES TREES AND SHRUBS THAT MEET THE REQUIREMENT FROM THE CITY OF SANTA MARIA ZONING REQUIREMENTS. AND SHALL COMPY WITH THE WEST STOWELL SPECIFIC PLAN APPROVED DROUGHT

TREE:
15-GALLON MIN IN SIZE

FRUITLESS OLIVE
(*olea europaea - fruitless)*

SHRUBS
1-GALLON MIN. IN SIZE

CREAM DE MINT DWARF PITTOSPORUN
(*pittosporum tobira 'shima')*

BETTER JOHN BOTTLE BRUSH
(*callistemon 'Better John')*

SUNSET GOLD BREATH OF HEAVEN
(*coleonema 'Sunset Gold')*

VINES
1-GALLON MIN. IN SIZE

CREEPING FIG
(*fixus pumila)*

GROUNDCOVER

CREEPING MYOPORUM
(*myoporum parvifolium 'Putah Creek')*

BEARBERRY COTONEASTER
(*cotoneaster damerii 'Low Fast')*

H. CARPET ROSEMARY
(*rosmarinus officinalis 'Huntington Carpet')*

DRAINAGE BASIN
LID FACILITIES SHALL BE LANDSCAPED AND CONSTRUCTED IN ACCORDANCE WITH CASQA-LIDI DETAILS AND SPECS AND RECOMMENDED PLANT MATERIAL

CITY OF SANTA MARIA
LANDSCAPE CALCULATIONS

PERCENTAGE OF LANDSCAPE

LANDSCAPE AREA REQUIRED	15%
SITE AREA (PHASE 1 ONLY)	442,582 SF
LANDSCAPE AREA	83,438 SF
ENHANCED PAVING	0 SF
LANDSCAPE AREA PERCENTAGE	18.9%

SITE TREE REQUIREMENTS

CITY REQUIREMENT	PARKING PROVIDED	TREES REQUIRED	TREES PROVIDED
1 TREE/6 PARKING STALLS	123 SPACES	21 TREES	21 TREES

WATER USAGE CALCULATION

	ETo	FACTOR (CF)	ETAF	AREA
LANDSCAPE AREA (LA)	47.4	0.62	0.7	83,438 SF
SPECIAL LANDSCAPE AREA (SLA)	NOT USED		0.3	0 SF

MAX APPLIED WATER ALLOWANCE
= (ETo - EPPT)(CF)[(ETAF)(LA) + (ETAF(SLA)]
= (47.4 - 0.1)(0.62)[(0.7)(83,438)+(0.3)(0)]
= 1,712,841 GAL/YEAR ALLOWED

HYDROZONE	IRRIGATION METHOD	AREA (HA)	% OF TOTAL LANDSCAPE AREA
SITE	D(DRIP)	83,438 SF	100%

ESTIMATED TOTAL WATER USAGE
= (ETo)(CF)[(PF x HA)/LA + SLA]
= (47.4)(0.62) [(0.3 x 83,438)/.71 + 0]
= 1,036,088 GAL/YEAR ESTIMATED

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TRUE NORTH
PROJECT NORTH
1"=30' 15' 0 30' 60' 120'
11x17 SHEET SCALE: 1" = 120'-0"
24x36 SHEET SCALE: 1" = 60'-0"

PROPOSED LANDSCAPE CONCEPT

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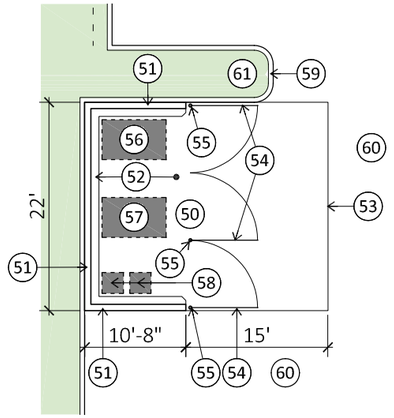


WALL MOUNTED EXTERIOR LIGHTING
EATON IST IMPACT LED LIGHT | COLOR: BLACK
TO BE MOUNTED AT 20' ABOVE FINISH SURFACE



POLE MOUNTED EXTERIOR LIGHTING
LUMARK PRV LED SITE LIGHT | COLOR: BLACK
TO BE MOUNTED ON 25' TALL POLE

EXTERIOR LIGHTING



TRASH ENCLOSURE NOTES

50. TRASH ENCLOSURE TO COMPLY WITH CITY OF SANTA MARIA STANDARD DRAWING MS-16B
51. 6'-0" TALL 8" CMU WALL
52. 6" THICK CONCRETE SLAB WITH 10" INTEGRAL CURB. SLOPE TOWARDS FRONT OF ENCLOSURE
53. 6" THICK CONCRETE APRON. EXTEND IN FRONT OF ENCLOSURE PER DIMENSION. SLOPE PER CIVIL PLANS
54. CHAINLINK GATE WITH PRIVACY SCREEN.
55. 4" PIPE AND HEAVY DUTY HINGES FOR GATE.
56. 4 CUBIC YARD TRASH DUMPSTER
57. 4 CUBIC YARD RECYCLE DUMPSTER
58. 60-GALLON ORGANICS CONTAINER
59. ADJACENT CURB, SEE SITE & CIVIL PLANS
60. ASPHALT PAVING, SEE SITE & CIVIL PLANS
61. LANDSCAPING, SEE LANDSCAPE PLAN

TRASH ENCLOSURE

0 1 2 4 8 16
11x17 SHEET SCALE: 1/16" = 1'-0"
24x36 SHEET SCALE: 1/8" = 1'-0"



FRUITLESS OLIVE
(olea europaea - fruitless)



CREAM DE MINT DWARF PITTOSPORUN
(pittosporum tobira 'shima')



BETTER JOHN BOTTLE BRUSH
(callistemon 'Better John')



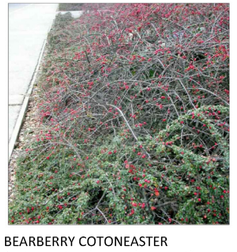
SUNSET GOLD BREATH OF HEAVEN
(coleonema 'Sunset Gold')



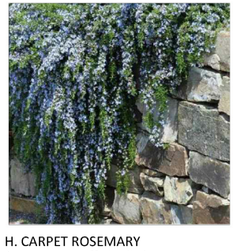
CREEPING FIG
(fixus pumila)



CREEPING MYOPORUM
(myoporum parvifolium 'Putah Creek')

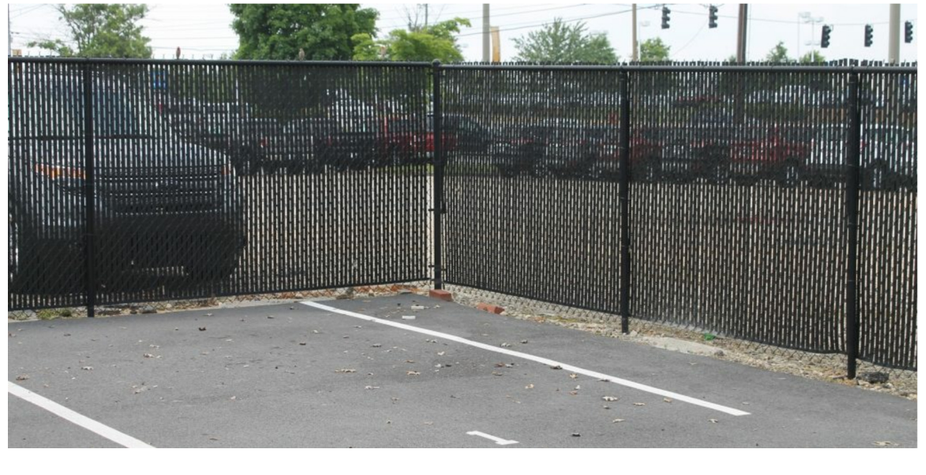


BEARBERRY COTONEASTER
(cotoneaster damerii 'Low Fast')



H. CARPET ROSEMARY
(rosmarinus officinalis 'Huntington Carpet')

LANDSCAPE PLANTING IMAGES



TYPICAL CHAIN LINK FENCE

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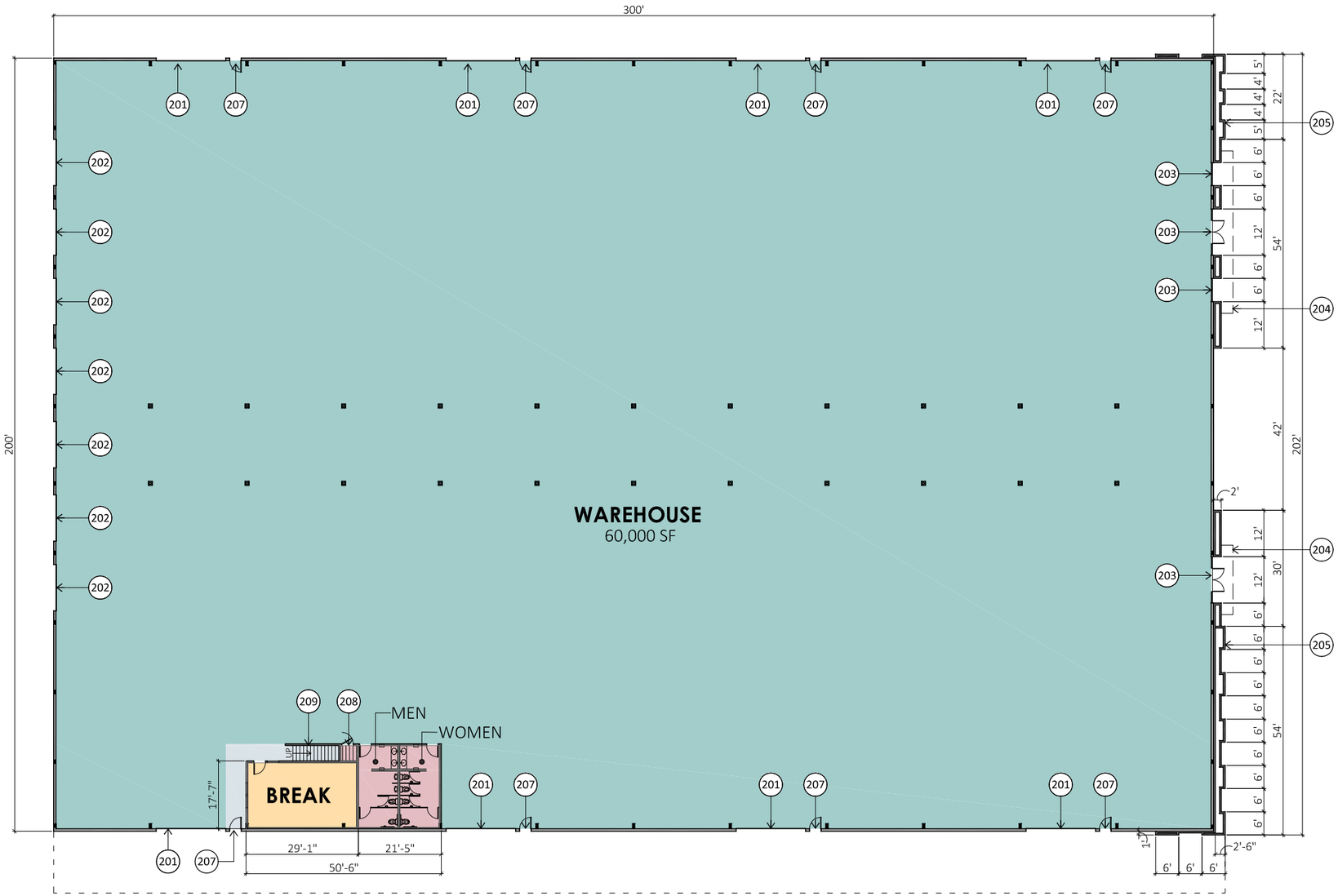
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1550 WEST STOWELL ROAD SANTA MARIA, CA

SITE DETAILS & PLANTING IMAGES

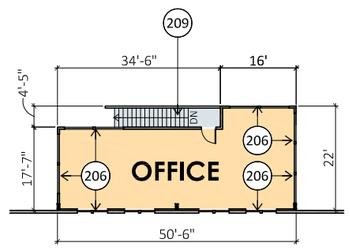
DATE
MAY 10, 2022
ARRIS PROJECT #
A21055
CITY APPLICATION #
PD2021-0006
SHEET #
A14

REFERENCE NOTES

201. 18' x 14' ROLL UP DOOR w/2' TALL TRANSOM.
202. 12' x 10' ROLL UP DOOR w/4' TALL TRANSOM.
203. STOREFRONT WINDOWS/DOORS
204. METAL AWNING ABOVE
205. BUILT-OUT FACADE, SEE ELEVATIONS
206. 6'-0" X 4'-0" TALL WINDOWS, 4' ABOVE FINISH FLOOR
207. 3'-0" X 7'-0" DOOR
208. JANITORS CLOSET
209. STAIRS TO UPPER FLOOR OFFICE



FIRST FLOOR PLAN



MEZZANINE PLAN

Arris
STUDIO ARCHITECTS

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SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS ARCHITECT #C27068 (CA)
STEPHEN A. RIGOR ARCHITECT #C33672 (CA)

CONSULTANT

A PROJECT FOR:

MAXCO PACKAGING

605 S. ZEDIKER
PARLIER, CA 93648

MAXCO PACKAGING FACILITY
PLANNED DEVELOPMENT PERMIT PACKAGE
1550 WEST STOWELL ROAD SANTA MARIA, CA

PROJECT NORTH
TRUE NORTH
11x17 SHEET SCALE: 1/32" = 1'-0"
24x36 SHEET SCALE: 1/16" = 1'-0"

FLOOR PLAN

DATE
MAY 10, 2022
ARRIS PROJECT #
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CITY APPLICATION #
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SHEET #
A20



CONCEPTUAL PERSPECTIVE - FRONT OF BUILDING

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CONCEPTUAL PERSPECTIVE

DATE
MAY 10, 2022

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SHEET #
A30



CONCEPTUAL PERSPECTIVE

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1550 WEST STOWELL ROAD SANTA MARIA, CA

CONCEPTUAL PERSPECTIVE

DATE
MAY 10, 2022
ARRIS PROJECT #
A21055
CITY APPLICATION #
PD2021-0006
SHEET #
A31



NORTH ELEVATION



WEST ELEVATION

ELEVATION NOTES

A. PAINT GUTTERS, VENTS, LOUVERS, EXPOSED FLASHING, TANKS, STACKS, OVERHEAD DOORS, ROLLING SERVICE DOORS AND SIMILAR APPURTENANCES CONSISTENT WITH THE COLOR SCHEME OF THE BUILDING.

B. ANY ROOF TOP EQUIPMENT SHALL BE PROPERLY SCREENED.

REFERENCE NOTES

401. METAL BUILDING VERTICAL METAL SIDING
402. STUCCO OVER WOOD FRAMED ENTRY ELEMENT
403. STOREFRONT WINDOWS/DOORS
404. SPLIT FACE CMU BASE
405. METAL AWNING
406. 25' CANTILEVERED SHED ROOF
407. SIGNAGE LOCATION
408. ROOF DOWNSPOUT
409. 18' x 14' ROLL UP DOOR w/2' TALL TRANSOM.
410. 12' x 10' ROLL UP DOOR w/4' TALL TRANSOM.
411. BUILT-OUT FACADE, SEE ELEVATIONS
412. 3'-0" X 7'-0" DOOR
413. OFFICE WINDOWS
414. WALL MOUNTED LIGHTING

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MAXCO PACKAGING

605 S. ZEDIKER
PARLIER, CA 93648

MAXCO PACKAGING FACILITY
PLANNED DEVELOPMENT PERMIT PACKAGE
1550 WEST STOWELL ROAD SANTA MARIA, CA

EXTERIOR ELEVATIONS

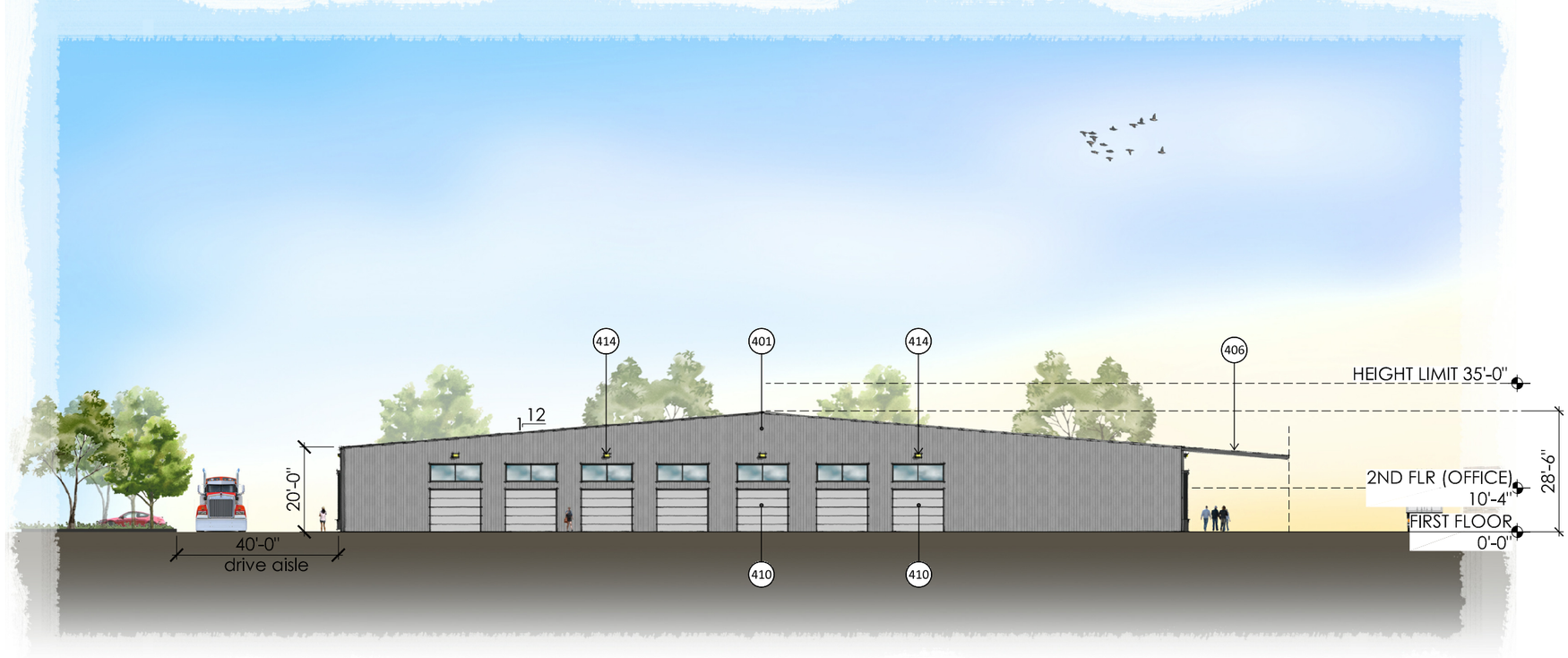
1"x17" SHEET SCALE: 1/32" = 1'-0"
24"x36" SHEET SCALE: 1/16" = 1'-0"

DATE
MAY 10, 2022

ARRIS PROJECT #
A21055

CITY APPLICATION #
PD2021-0006

SHEET #
A40



SOUTH ELEVATION



EAST ELEVATION

ELEVATION NOTES

A. PAINT GUTTERS, VENTS, LOUVERS, EXPOSED FLASHING, TANKS, STACKS, OVERHEAD DOORS, ROLLING SERVICE DOORS AND SIMILAR APPURTENANCES CONSISTENT WITH THE COLOR SCHEME OF THE BUILDING.

B. ANY EXTERIOR MOUNTED MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED.

REFERENCE NOTES

401. METAL BUILDING VERTICAL METAL SIDING
402. STUCCO OVER WOOD FRAMED ENTRY ELEMENT
403. STOREFRONT WINDOWS/DOORS
404. SPLIT FACE CMU BASE
405. METAL AWNING
406. 25' CANTILEVERED SHED ROOF
407. SIGNAGE LOCATION
408. ROOF DOWNSPOUT
409. 18' x 14' ROLL UP DOOR w/2' TALL TRANSOM.
410. 12' x 10' ROLL UP DOOR w/4' TALL TRANSOM.
411. BUILT-OUT FACADE, SEE ELEVATIONS
412. 3'-0" X 7'-0" DOOR
413. OFFICE WINDOWS
414. WALL MOUNTED LIGHTING
415. METAL BUILDING STANDING SEAM ROOF

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STUDIO ARCHITECTS

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MAXCO PACKAGING

605 S. ZEDIKER
PARLIER, CA 93648

MAXCO PACKAGING FACILITY
PLANNED DEVELOPMENT PERMIT PACKAGE
1550 WEST STOWELL ROAD SANTA MARIA, CA

EXTERIOR ELEVATIONS

11x17 SHEET SCALE: 1/32" = 1'-0"
24x36 SHEET SCALE: 1/16" = 1'-0"

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MAY 10, 2022
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CITY APPLICATION #
PD2021-0006
SHEET #
A41

TOPOGRAPHIC AND BOUNDARY INFORMATION PREPARED BY FARGEN SURVEYS, INC. DATED NOVEMBER 2019.

APN: 117-191-007
AGRICULTURAL FIELD

APN: 117-820-014
AGRICULTURAL FIELD

APN: 117-820-013
AGRICULTURAL FIELD
LIVIO BOGNUDA REVOCABLE TRUST

APN: 117-820-015
2019-0054080

APN: 117-240-019
INDUSTRIAL

AREA NOT DEVELOPED
NOT A PART

STOWELL RD

EX. UTILITY POLE
EX. SEWER MANHOLE
EX. SEWER MAIN
21" V.C.P SEWER
OVERHEAD UTILITY
EX. GRADED DRIVEWAY FOR AG FIELD
EX. BASIN
EX. BLDG
EX. EARTHEN SWALE DEPTH AND WIDTH VARY
R.O.W. EASEMENT PER 207-OR-530
EX. GRADED DRIVEWAY FOR AG FIELD TO REMAIN
EX. FENCE TO BE REMOVED
EX. STORM BASIN TO BE FILLED IN
EX. WATER VALVE
EX. ELECTRIC BOX

RETENTION BASIN
TOP OF BANK - 188.0
BOTTOM BASIN - 182.8

PROPOSED BUILDING
190.00 FF

SEE SHEET C-1.2

SITE STATISTICS:

10.7 AC. AREA

EARTHWORK:
9300 CY CUT
17600 CY FILL
7' MAX CUT
1' MAX FILL

LID STORMWATER REQUIREMENTS, TIER 4
PROJECT UTILIZES:
- STORM WATER BASIN CAPTURE THE STCRM EVENTS AND ALLOW THE WATER TO INFILTRATE

SWPPP WILL BE PREPARED FOR PROPOSED IMPROVEMENTS

DRAINAGE NOTE: STORM RUNOFF WILL BE ROUTED TO THE RETENTION BASIN TO ALLOW INFILTRATION OF STORMWATER.

STANDARD ABBREVIATIONS:

FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
TC	TOP OF CURB
TG	TOP OF GRATE

LEGEND

CONTAMINATED SOIL AFTER REMEDIATION ACTIVITY PER SOIL MANAGEMENT PLAN PREPARED BY CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY DATED DECEMBER 2018

EXCAVATIONS IN THIS AREA REQUIRE CONTACTING EHS (ENVIRONMENTAL HEALTH SERVICES) AND EMC (ENVIRONMENTAL MANAGEMENT COMPANY)

SITE CONSTRUCTION NOTES:

1. PROPOSED LIGHT POLE PER ARCHITECTURAL PLANS
2. STRIPING PER ARCHITECTURAL PLANS
3. PROPOSED ASPHALT DRIVEWAY
4. PROPOSED CONCRETE DRIVEWAY
5. PROPOSED CONCRETE WALKWAY
6. PROPOSED WATER LINE
7. PROPOSED WATER METER
8. PROPOSED SEWER
9. PROPOSED FIRE WATER LINE WITH DCDA
10. PROPOSED SITE HYDRANT
11. PROPOSED SEWER CLEANOUT
12. PROPOSED STOWELL RD IMPROVEMENTS PER SHEET C-1.3
13. EXISTING FIRE HYDRANT TO REMAIN
14. EXISTING UTILITY POLE AND OVERHEAD WIRE TO REMAIN
15. PROPOSED STORMDRAIN
16. PROPOSED CATCHBASIN
17. PROPOSED FENCE PER ARCHITECTURAL PLANS
18. PROPOSED TRASH ENCLOSURE
19. PROPOSED SWALE SERVING AS OVERFLOW FOR BASIN

HORIZONTAL SCALE: 1" = 40'
40 0 40 80

Ashley & Vance ENGINEERING, INC.
1413 Monterey Street
San Luis Obispo, CA 93401
(805) 545-0010
www.ashleyvance.com
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MAXCO PACKAGING FACILITY
PRELIMINARY PLAN
1550 WEST STOWELL RD
SANTA MARIA, CA 93548

Revisions:	
1	.
2	.
3	.
4	.
5	.

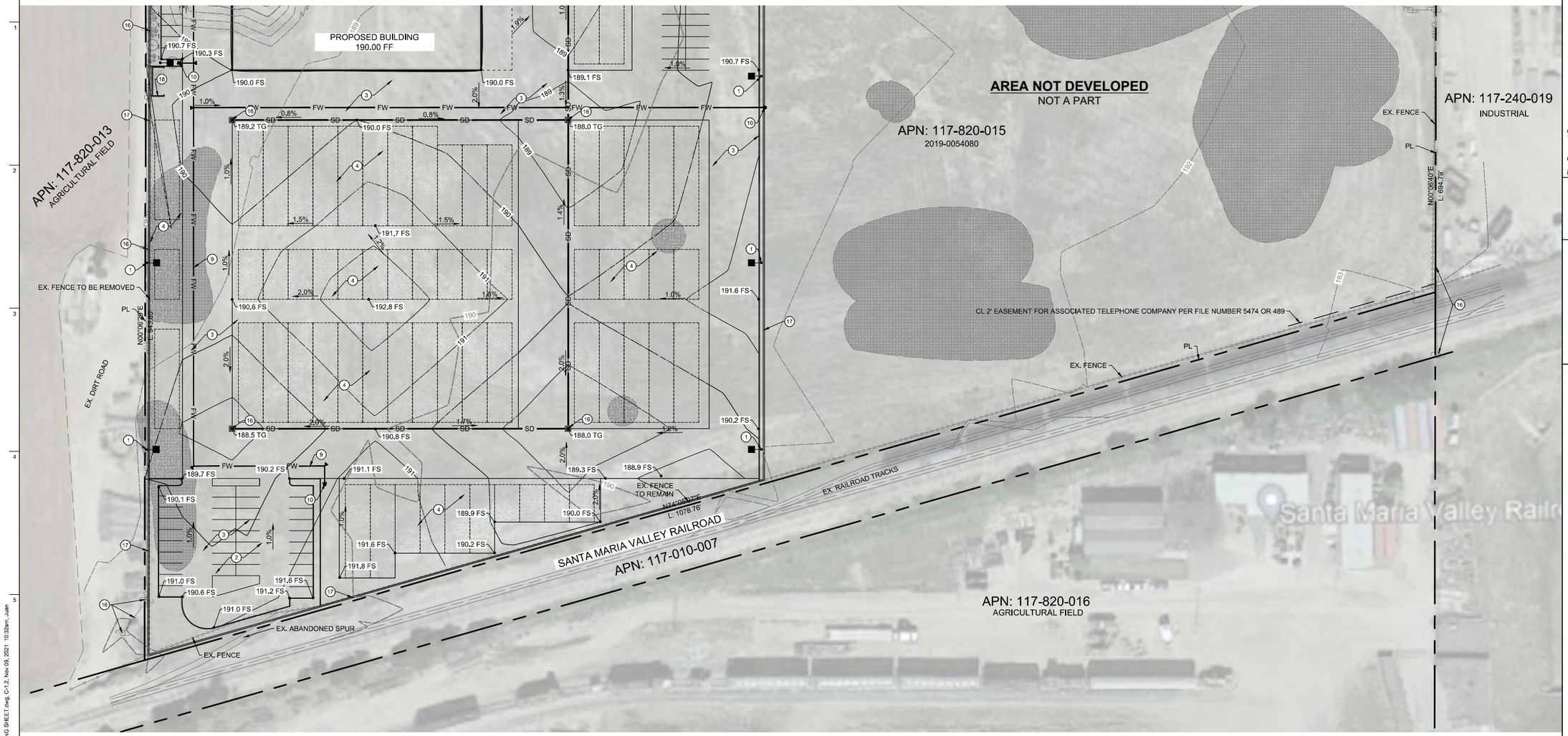
Project Engineer:	JMA	Ext:	156
Project Manager:	S_J		
Date:	11.08.2021	Scale:	PER PLAN
AV Job No:	21663	Sheet Size:	24" x 36"

GRADING, DRAINAGE, UTILITY PLAN

C-1.1

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SEE SHEET C-1.1



STANDARD ABBREVIATIONS:

FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
TC	TOP OF CURB
TG	TOP OF GRATE

LEGEND

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8. PROPOSED SEWER
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11. PROPOSED SEWER CLEANOUT
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13. EXISTING FIRE HYDRANT TO REMAIN
14. EXISTING UTILITY POLE AND OVERHEAD WIRE TO REMAIN
15. PROPOSED STORMDRAIN
16. PROPOSED CATCHBASIN
17. PROPOSED FENCE PER ARCHITECTURAL PLANS
18. PROPOSED TRASH ENCLOSURE
19. PROPOSED SWALE SERVING AS OVERFLOW FOR BASIN

N

HORIZONTAL SCALE: 1" = 40'

40 0 40 80

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MAXCO PACKAGING FACILITY
PRELIMINARY PLAN
1550 WEST STOWELL RD
SANTA MARIA, CA 93548

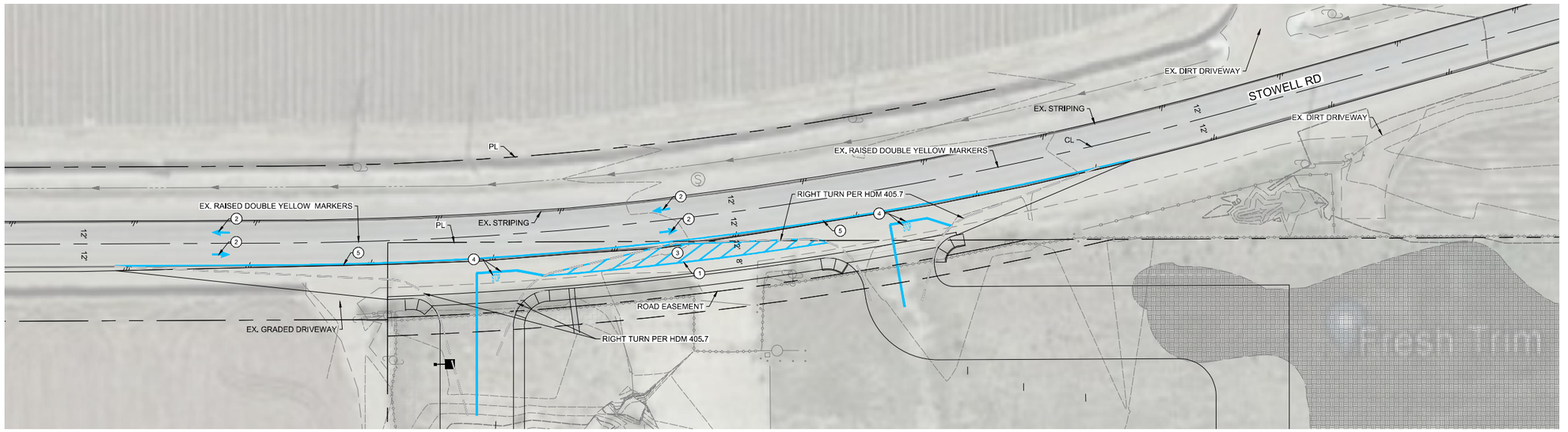
Revisions:	
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Project Engineer: JMA		Ext: 156
Project Manager: S_J		
Date:	11.08.2021	Scale: PER PLAN
AV Job No:	21663	Sheet Size: 24" x 36"

GRADING, DRAINAGE, UTILITY SHEET

C-1.2

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PROPOSED STRIPING

TRAFFIC ASSUMPTIONS:

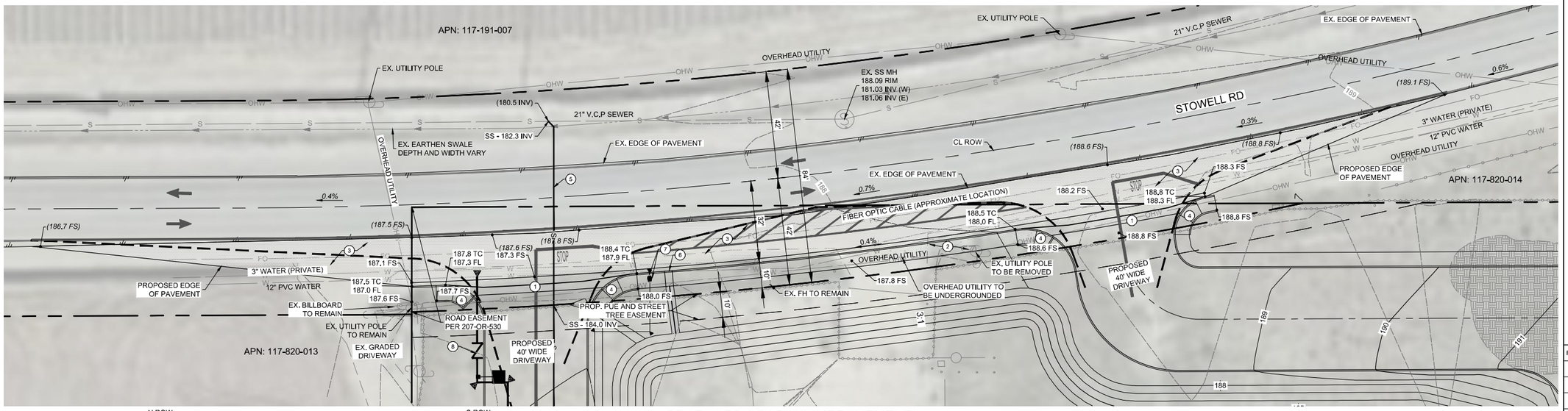
SPEED: 55MPH
MAJOR RD: STOWELL ROAD
MINOR RD: SITE DRIVEWAYS

HDM 405.7 USED FOR TURN DESIGN
VEHICLE USED: BUS

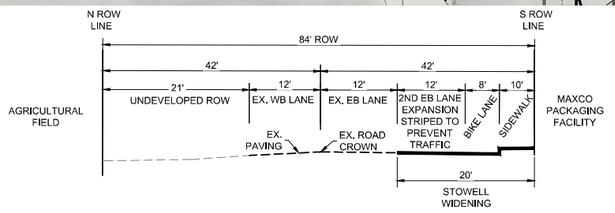
STRIPING IN RIGHT OF WAY:

1. PROPOSED SOLID WHITE STRIPE
2. PROPOSED ARROW STRIPING
3. STRIPE AREA TO DIVERT TRAFFIC OUT OF AREA
4. STOP BAR AND "STOP" ROAD MARKINGS
5. PROPOSED SOLID EDGE WHITE STRIPE

HORIZONTAL SCALE: 1" = 30'
30 0 30 60



PROPOSED GRADING IMPROVEMENTS



STOWELL ROAD WIDENING (PROJECT)
NTS

IMPROVEMENTS IN RIGHT OF WAY:

1. DRIVEWAY PER CITY OF SANTA MARIA STANDARD.
2. CITY OF SANTA MARIA STANDARD 6" CURB, 18" GUTTER AND 6' SIDEWALK
3. PROPOSED ROAD EXPANSION TO MEET SECONDARY ARTERIAL WIDTH STANDARDS, SEE PRELIMINARY STRIPING & WIDENING DETAIL ABOVE
4. ADA CURB RAMP PER SANTA MARIA STANDARDS
5. PROPOSED SEWER LATERAL
6. PROPOSED SIDEWALK UNDERDRAIN
7. PROPOSED WATER SERVICE LATERAL AND WATER METER
8. PROPOSED FIRE LINE WITH BACKFLOW PREVENTOR
9. CITY OF SANTA MARA STANDARD STREET TREES TO BE PROVIDED ALONG BACK OF WALK

HORIZONTAL SCALE: 1" = 20'
20 0 20 40

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1	.
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5	.

Project Engineer: JMA	Ext: 156
Project Manager: S_J	
Date: 11.08.2021	Scale: PER PLAN
AV Job No: 21663	Sheet Size: 24" x 36"

PUBLIC IMPROVEMENTS

C-1.3

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