

# CAMP TAYLOR

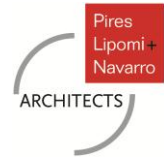
## CONDITIONAL USE PERMIT SUBMITTAL

### CONCEPTUAL MASTER PLAN





# CAMP TAYLOR MASTER PLAN



## CAMP TAYLOR MASTER PLAN

**Introduction:** Camp Taylor has entered into agreement to purchase 21.86 acres of the former County Honor Farm site off Grayson Road (see attached Exhibit 2). The site will be developed into an outdoor camp facility with various buildings and amenities to support the programs and activities they offer. A schematic master plan has been developed which defines the projected build out. The facility will be a phased development which is expected to occur over a 7 to 10 year period. Following is a projected development schedule:

- Phase I of the project will include demolition of existing structures and clearing of the site to allow campers to be onsite for day use outdoor activities.
- Phase II will develop infrastructure along with Administrative offices and Dining Hall.
- Phase III will develop the remainder of the site and occur at a pace that is supported by the annual capital campaign.

### 1. PROJECT DESCRIPTION

---

Camp Taylor is the only program of its kind throughout Central & Northern California providing a medically supervised summer camp experience for young people with heart disease from across the United States. Campers enjoy swimming, snorkeling, horseback riding, rock-wall climbing, skit night, archery, heart education and much more while at camp. Campers return home from camp empowered with new found self-esteem, freshly educated about their disease. For many campers experiencing an environment where they actually "feel normal" is a priceless gift only found at camp. Camp sessions occur throughout the year and range from 1 to 7 days.

Camp Taylor's administrative office will be located on site and open 5 days a week, 52 weeks a year. The office is typically staffed with 5 to 10 full time employees. Volunteers will also visit the office to assist in preparing for camp sessions or special events. A resident grounds keeper will be on site 24 hours a day and serve as the camps security officer.

#### **Camp Programs and Activities:**

Camp Taylor offers a variety of programs and activities for the population they serve and the local community. In a typical year the camp will be in session approximately 130 days a year. Sessions range from 1 to 7 day camps where 60 to 150 campers will be on site. The camps full time staff ranges from 8 to 10 and during camp sessions and an additional 30 volunteers are on site to assist. The year's program may also include 2-3 special day events that can bring 300 to 500 visitors on site.

Camps typically start with staff and volunteers arriving at 6:00 am and campers arriving between 6:30 and 9:00 am. The camp sessions normally end at 5:00 pm. Some special day events may extend into the evening with the camp closing around 10:00 pm. During multi-day events, the day's activities start at 8:00 a.m. and end by 10:00 p.m. See Exhibit 1 for an example of a typical annual schedule.

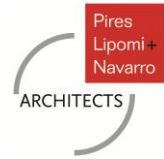
Following are examples of programs and activities:

#### **Programs:**

1. Youth Camp
2. Junior Camp
3. Teen Camp
4. Leadership/Mentor Camp
5. Young Adults with CHD Camp
6. Heart Dad's Retreat
7. Heart Mom's Retreat
8. Sibling Camp
9. Family Camp(s)
10. Taylor's Giving Tree individual day visits
11. Family First Fridays



# CAMP TAYLOR MASTER PLAN



## **PROJECT DESCRIPTION (Cont.)**

---

### **Camp Activities:**

- A. S.I.B.S. Support Group: Therapeutic sharing session between siblings of children with heart disease.
- B. Heart Education: Our campers will enter our Heart Education Center to learn about their heart disease and how to live a heart healthy lifestyle. Can include activities like dissecting a pig heart or viewing 3-D models of their own heart.
- C. Giving Tree Time: A therapeutic communication in an intimate cabin group setting.
- D. Archery.
- E. Horseback riding: Horses will be brought into camp approximately 8 times per year to give trail rides through camp and adjoining Laird Park on a designated walking/riding trail.
- F. Crafts – Pottery, Acrylic painting, water painting, mosaic, sculpting, button making, beading photography, and various other arts & crafts projects.
- G. Music Room: where camper can get music lessons.
- H. Journal Writing: Will take place in our Garden. Each camper will be given a CT journal to write in.
- I. Swimming: Pool will be open at least 3 hours a day every day the children are at camp except the last day.
- J. Campfire: Campfires will be held in our outdoor theater and/or our smaller camp fire pit. At campfire our campers sing camp songs and perform skits.
- K. Meadow Games: These games will take place in one of our 2 meadows (Upper or lower meadow) and include sports and activities like hula hoops or tag.
- L. Movie on the Lawn: Camp Taylor will set up a blow up screen and projector for our campers to be able to watch a movie outdoors.
- M. Fishing: Fishing will be an optional early morning activity for our campers and volunteer staff at the Laird Park pond or the river.
- N. Trail walks: trails will meander throughout the site providing campers an opportunity to experience local plant and wildlife.
- O. Themed Activities: Each year we schedule activities that coincide with our theme that year. Examples of previous activities: Carnival Day: traditional carnival games, entertainment and activities brought on site for a day of fun. Safari show for the kids. Various animals will be brought on site for the kids observe and learn about their habitat; Beach Water Day: Inflatable waterslides and other water related activities are brought in to camp;
- P. Mud Obstacle Course: will be created around various locations on site.
- Q. Water Fountain Play: At the center of Main Street a water fountain play area will be integrated into the site design providing children a place to cool off during the summer heat.

### **Other Activities:**

- A. Community Day at Camp: educate the general public on heart disease.
- B. Cardiac Research & Advances Symposium: An event that will bring healthcare professionals and interested parties together for a day of sharing and learning.
- C. Volunteer Clean-up Weekend: A weekend where volunteers come to help clean a refresh camp facility.
- D. Organic Garden- Will educate campers about farming and double as a place for reflection. We hope to establish a partnership with a local garden club to assist in maintaining the garden.

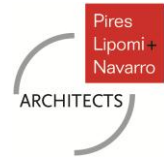
### **Fundraising Use:**

Throughout the year, Camp Taylor will hold fundraising events at the facility. Examples are:

- A. Afternoon at Camp Auction & Program: 500 -1,000 people on our grass meadow lawn surrounded by various food vendors. With our evening program on our Amphitheater stage.
- B. Heart and Soul, Swim, Walk and Run Fundraiser: Approximately 500 people attending a healthy exercising fundraiser where participants compete in a run, walk and swim race as a team.
- C. A Day at Camp Fundraiser: 500-600 people will come to camp and enjoy all of our various camp activities.
- D. Dinner & Auction: 500 people will attend our dinner & auction taking place in our dining hall.



# CAMP TAYLOR MASTER PLAN



## PROJECT DESCRIPTION (Cont.)

---

### **Employee Wellness Program/Education/Outdoor Education:**

Camp Taylor's non-profit work includes creating awareness and educating about heart disease. We will offer Corporate/Employee Wellness Programs to educate employees about heart disease teach healthy lifestyles and provide team exercise with team building activities on our rock wall and ropes course. We also plan to partner with school districts to bring outdoor education to camp during various times of the year.

### **Other Facility Users:**

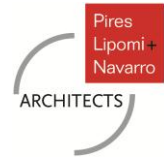
We estimate about 30 days a year the camp will be made available to other organizations for their sole use. They will operate under the same terms and conditions as Camp Taylor. Resident security officer will monitor activities to ensure conformance.

### **Operations:**

- A. A full time Grounds Keeper/ Security Officer will live on site year round. A travel trailer or mobile home will be used as temporary living quarters until a permanent dwelling unit can be constructed.
- B. Staff will be working full time in administrative & maintenance positions 7 am – 7 pm. The number of staff may vary between 5 – 10 employees with additional volunteers depending on the activities. The work hours will vary when preparing for special events and camp session.
- C. Most activities at camp include the specialty skills of 2–60 volunteers. From fundraising committee meetings to camp counselor training and camp nurse medical needs, we have volunteers working within our organization approximately 60% of the year.



# CAMP TAYLOR MASTER PLAN



## 2. PROJECT SITE DEVELOPMENT

---

The proposed development will include new private on-site access roads, walking paths, landscaping and parking areas. Project also includes 23 new buildings and additional structures such as ropes course climbing wall, shade structures, outdoor performance stage and tree house. Approximately 8 acres at the north end of the property will remain undeveloped to provide a buffer to Grayson Road. This area may also serve for walking paths and overflow parking for major events. See Exhibit 3. for proposed site development.

### **Site Utilities:**

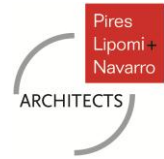
- A. **Water:** The camp will be served by an existing well located at the adjacent Laird Park. The well site will be acquired by Camp Taylor as part of the County Honor Farm purchase agreement. Easements through Laird Park will be granted for existing water lines serving the site. Existing water lines will be modified, abandoned and/or replaced as needed to serve new site facilities.
- B. **Sewer:** A new aerobic septic system with leach fields will be installed to service all new facilities on site. Existing Restrooms (Building J) are currently served by an independent septic system. This system will remain in service.
- C. **Gas:** The site is currently served by a 9,350 gallon propane tank. The tank will be relocated to the north end of the site in the vicinity of the new maintenance building. A new gas distribution system will be installed to serve proposed buildings.
- D. **Power:** The site is currently served by overhead electrical main which originates at a utility pole on the north side of Grayson Road and extends to a utility vault at the south end of Shiloh road. This service will remain as is. The remainder of the existing electrical service will be removed and new underground power lines will be installed to serve the various buildings and structures to be constructed.
- E. **Storm Water:** The west side of the existing site currently drains off of the developed area onto the low lying grass land where it is naturally treated and allowed to percolate into the surrounding soil. The proposed development will continue to use this area for a portion of the storm drainage. In addition, existing storm water piping will be modified as needed to collect excess run off and pipe to new storm drain basin at the north end of the site adjacent to parking area.
- F. **Fire Protection:** An existing 700,000 gallon emergency water storage tank is located north east of the main entrance. The tank is currently supplied by the adjacent well and no change is proposed. Fire hydrants will be located throughout the camp as required by building and fire codes.

### **Building:**

- A. **Administration Building:** 2 story building approximately 6,000 s.f. Building will house administrative offices for Camp Taylor. Hours of operation will be Monday thru Friday with occasional weekend use. The office will have 6 to 8 full time employees and will also be used by volunteers assisting with special events and camp sessions.
- B. **Main Street Building:** 1 story building approximately 4,000 s.f. Building will be divided into 4 to 6 individual spaces which will house uses such as camp store, costume shop, ice cream parlor, music shop, and arts & crafts.
- C. **Dining Hall:** 1 story building with loft area totaling approximately 10,000 s.f. Building will have full service kitchen and dining area with seating for 150. Other spaces included are second level lounging loft, toilet facilities, storage and office.
- D. **Infirmary/ Education Center:** 1 story building approximately 7,000 s.f. Building will house camp clinic to care for campers. Staff include two physicians, and up to 4 nursing staff. Clinic will accommodate a maximum of 4 patients at one time. Sleeping quarters will be included for physicians. Education center will include 4 class rooms which will accommodate 30-35 students each. Support spaces such as storage, office and toilet rooms will be included.



# CAMP TAYLOR MASTER PLAN



## PROJECT SITE DEVELOPMENT (CONT.)

---

### Buildings (cont.)

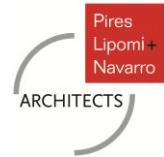
- E. **Pool House:** 1 story building approximately 500 s.f. Building will house showers, pool equipment, supplies and accessories.
- F. **Duplex Cabins:** 8 -1 story cabins approximately 650 s.f. each. Each cabin has 2 separate sleep rooms which sleep six. 2 cabins will be used by camp staff when camp is in session. No cooking facilities in room.
- G. **Fourplex Cabins:** 6-1 story cabins approximately 1,250 s.f. each. Each cabin has 4 separate sleep rooms which sleep six. No cooking facilities in room.
- H. **Grounds Keeper:** 1 story building approximately 1,000 s.f. Building will serve as residence for full time Residence grounds keeper / security officer.
- I. **Maintenance Building:** 1 story building approximately 1,800 s.f. Building will include a shop and house maintenance equipment and supplies.
- J. **Restrooms:** 1 story building approximately 500 s.f. Building will include men's and women's multi stall toilets.
- K. **Boat House:** 1 story structure approximately 400 s.f. Building will be used to store boating equipment and accessories.
- L.

### Other Structures / Features:

- A. **Outdoor Theater:** An outdoor theater with a covered raised stage will be located at the south west end of the site. Informal seating will be incorporated into the contours of the landscape around a central fire pit. Stage will be used for skits, announcements and testimonials. Amplified sound systems may be used for larger groups.
- B. **Ropes Course / Climbing Wall:** A ropes course with climbing wall will be located at the north side of the property. Course will be used by campers and corporate entities for team building exercises.
- C. **West Meadows:** The low lying grass land on the west side of the property will be remain open and planted with ground cover that is suitable for outdoor activities and games. This area also serves as a percolation area for some storm water.
- D. **Tree House:** A camp tree house will be incorporated into the easterly edge of the West Meadow.
- E. **Swimming Pool:** The camp swimming pool will be used for both recreation and exercise.
- F. **Design Style Guide:** See images in Exhibit 5 for examples of design elements which represent the design style to be used as a reference for final design.



# CAMP TAYLOR MASTER PLAN



## PROJECT SITE DEVELOPMENT (CONT.)

---

### **Roads, Traffic and Parking:**

#### **Roads:**

Shiloh Road will continue to provide access to Camp Taylor. A low level monument sign with the camp name and logo will be located at the intersection of Shiloh and Grayson Roads. A gated entry structure will be constructed where Shiloh Road meets TID Lateral No. 2.

A new decomposed granite access road will be constructed along the east and south edge of the property. This road will provide access to emergency and service vehicles along with deliveries to Dining Hall.

#### **Traffic:**

- A. **Daily Traffic:** When camp is not in session the traffic demand is very low. These days will only see 5-10 staff on site with another 5-10 volunteers or visitors during the day. Other traffic expected are deliveries 1-2 times a week by food service suppliers and other vendors.
- B. **Day Camps:** these days will have approximately 40 to 100 cars on site. The majority of these vehicles will arrive in the morning and leave late afternoon.
- C. **Multi-Day Camps:** Approximately the same amount of vehicular traffic except the campers are dropped off the first day and picked up at the end of the camp session.

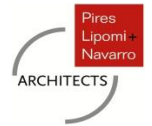
**Parking:** The parking demand varies greatly depending on the day's activities. When camp is not in session a maximum of parking spaces are needed. During camp sessions parking for a maximum of 120 cars are needed. The proposed site design includes 135 parking spaces. During the fund raising event that occurs twice a year approximately 350 spaces will be needed. For these events, temporary parking will be created in the open space on or surrounding the site.

**Site Landscaping:** Site will be landscaped per local standards. See exhibit 4. for conceptual site plan.

**Landscape Buffer:** the adjacent property along the east and south sides of the project site is active farm land. Along both sides, two proposed structures encroach into the 150' set back. An enhanced landscape buffer proposed per Stanislaus County Alternative Buffer and Setback Design Standards



## TYPICAL ANNUAL SCHEDULE (SAMPLE)



Dates	People @Camp	Overnight	Hours	Arrival/Depart
<b>Young Adult CHD Session I</b>				
2-Jan	12	12	3:00 pm	Volunteer Arrival
3-Jan	60	60	24 hrs	Attendees Arrival
4-Jan	60	60	24 hrs	
5-Jan	60	0	11:00 am	Departure All
<b>Family First</b>				
28-Jan	70	0	6 - 10 pm	Day use only
<b>Employee Wellness/Education/Outdoor Education</b>				
1-Feb	70-150	0	8-5 pm	Day use only
6-Feb	70-150	0	8-5 pm	Day use only
7-Feb	70-150	0	8-5 pm	Day use only
8-Feb	70-150	0	8-5 pm	Day use only
13-Feb	70-150	0	8-5 pm	Day use only
14-Feb	70-150	0	8-5 pm	Day use only
15-Feb	70-150	150	3:00 pm	Arrival
20-Feb	70-150	150	24 hrs	
21-Feb	70-150	150	24 hrs	
22-Feb	70-150	150	24 hrs	
27-Feb	70-150	150	24 hrs	
28-Feb	70-150	150	11:00 am	Departure
<b>Family First</b>				
25-Mar	70	0	6 - 10 pm	Day use only
<b>Employee Wellness/Education/Outdoor Education</b>				
3-Apr	70-150	0	8-5 pm	Day use only
4-Apr	70-150	0	8-5 pm	Day use only
5-Apr	70-150	0	8-5 pm	Day use only
10-Apr	70-150	0	8-5 pm	Day use only
11-Apr	70-150	0	8-5 pm	Day use only
12-Apr	70-150	0	8-5 pm	Day use only
17-Apr	70-150	150	3:00 pm	Day use only
18-Apr	70-150	150	24 hrs	Day use only
19-Apr	70-150	150	24 hrs	Day use only
24-Apr	70-150	150	24 hrs	Day use only
25-Apr	70-150	150	24 hrs	Day use only
26-Apr	70-150	0	11:00 am	Day use only
<b>Heart Dad's Weekend</b>				
5-May	60	60	3:00 pm	Arrival
6-May	60	60	24 hrs	
7-May	60	10	11:00 am	Departure
<b>Community Day at Camp</b>				
13-May	250	0	1-10 pm	Day use only
<b>Family First</b>				
20-May	70	0	6-10 pm	Day use only
<b>Family Camp Session I</b>				
26-May	30	30	3:00 pm	Volunteer Arrival
27-May	175	175	24 hrs	Arrival Campers
28-May	175	175	24 hrs	
29-May	175	0	2:00 pm	Departure
<b>Afternoon at Camp Auction &amp; Program- Special Event</b>				
24-May	500- 1,000	0	1-10 pm	Day use only

Dates	People @Camp	Overnight	Hours	Arrival/Depart
<b>Employee Wellness/Education/Outdoor Education</b>				
5-Jun	70-150	0	8-5 pm	Day use only
6-Jun	70-150	0	8-5 pm	Day use only
7-Jun	70-150	0	8-5 pm	Day use only
<b>Camp Volunteer Orientation/Training</b>				
9-Jun	60	60	3:00 pm	Arival
10-Jun	60	60	24 hrs	
11-Jun	60	0	1:00 pm	Departure
<b>Employee Wellness/Education/Outdoor Education</b>				
12-Jun	70-150	0	8-5 pm	Arrival
13-Jun	70-150	0	8-5 pm	
14-Jun	70-150	0	8-5 pm	
19-Jun	70-150	0	8-5 pm	
20-Jun	70-150	150	3:00 pm	
21-Jun	70-150	150	24 hrs	Day use only
26-Jun	70-150	150	24 hrs	Day use only
27-Jun	70-150	150	24 hrs	Day use only
28-Jun	70-150	0	11:00 am	Day use only
<b>Family Camp Session II</b>				
29-Jun	30	30	3:00 pm	Volunteer Arrival
30-Jun	175	175	24 hrs	Arrival Campers
1-Jul	175	175	24 hrs	
2-Jul	175	0	2:00 pm	Departure
<b>Family Camp Session III</b>				
6-Jul	30	30	3:00 pm	Volunteer Arrival
7-Jul	175	175	24 hrs	Arrival Campers
8-Jul	175	175	24 hrs	
9-Jul	175	0	2:00 pm	Departure
<b>Youth Camp</b>				
10-Jul	50	50	1:00 pm	Volunteer Arrival
11-Jul	150	150	24 hrs	Arrival Campers
12-Jul	150	150	24 hrs	
13-Jul	150	150	24 hrs	
14-Jul	150	150	24 hrs	
15-Jul	150	25	1:00 pm	Depart/Continue
<b>Jr. Camp</b>				
17-Jul	50	50	1:00 pm	Volunteer Arrival
18-Jul	150	150	24 hrs	Arrival Campers
19-Jul	150	150	24 hrs	
20-Jul	150	150	24 hrs	
21-Jul	150	150	24 hrs	
22-Jul	150	25	1:00 pm	Depart/Continue
<b>Teen Camp</b>				
24-Jul	50	50	1:00 pm	Volunteer Arrival
25-Jul	150	150	24 hrs	Arrival Campers
26-Jul	150	150	24 hrs	
27-Jul	150	150	24 hrs	
28-Jul	150	150	24 hrs	
29-Jul	150	150	24 hrs	
30-Jul	150	25	1:00 pm	Depart/Continue

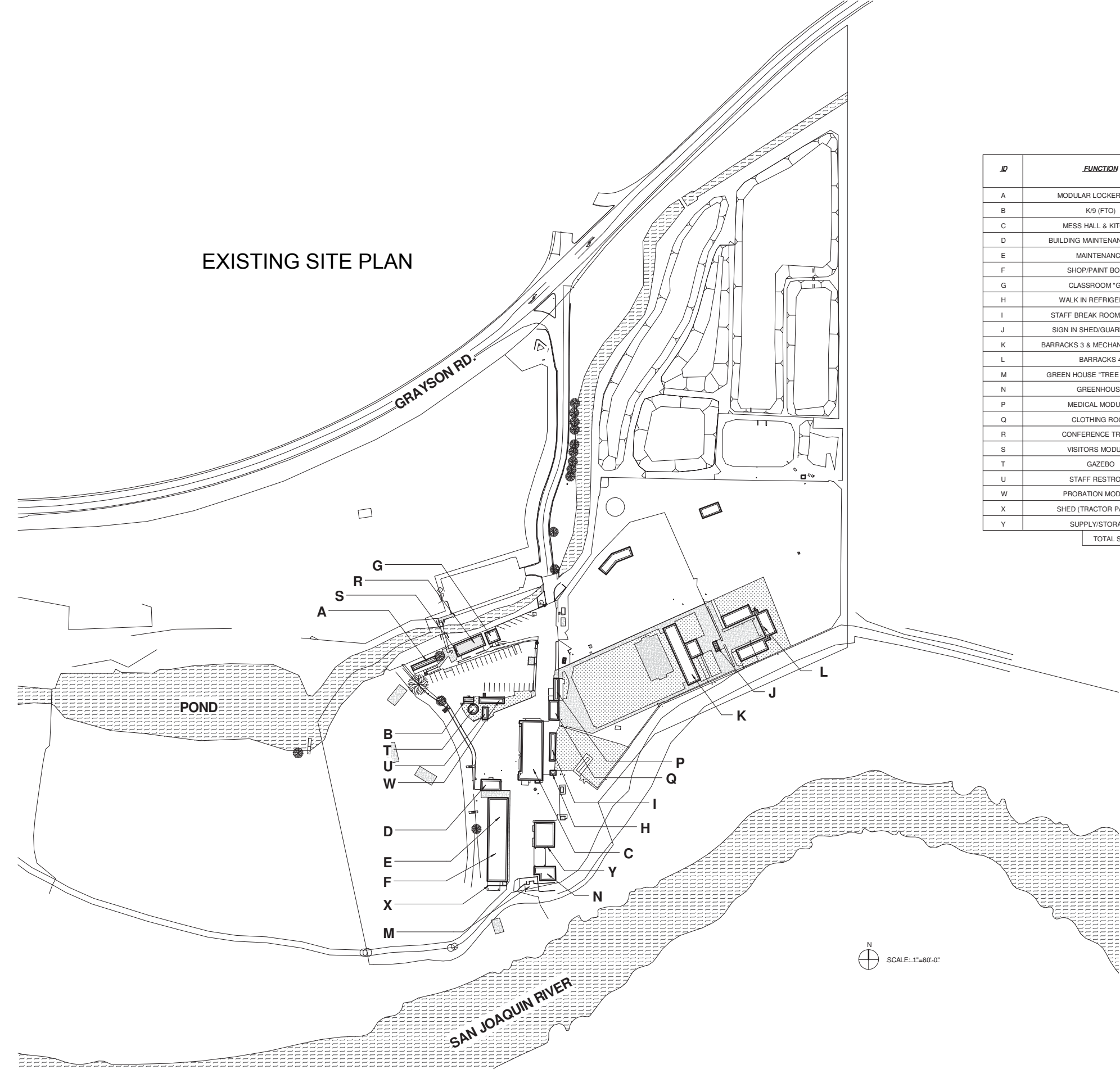




## TYPICAL ANNUAL SCHEDULE (SAMPLE)

Dates	People @Camp	Overnight	Hours	Arrival/Depart
<b>Young Adult CHD Session II</b>				
3-Aug	12	12	3:00 pm	Volunteer Arrival
4-Aug	60	60	24 hrs	Attendees Arrival
5-Aug	60	60	24 hrs	
6-Aug	60	0	11:00 am	Departure All
<b>Corporate/School Ed &amp; Team Building</b>				
7-Aug	70-150	150	3:00 pm	Day use only
8-Aug	70-150	150	24 hrs	Day use only
9-Aug	70-150	150	24hrs	Day use only
14-Aug	70-150	150	24hrs	Day use only
15-Aug	70-150	0	11:00 am	Day use only
16-Aug	70-150	0	8-5 pm	Day use only
21-Aug	70-150	0	8-5 pm	Day use only
22-Aug	70-150	0	8-5 pm	Day use only
23-Aug	70-150	0	8-5 pm	Day use only
<b>Family First</b>				
26-Aug	70	0	6-10 pm	Day use only
<b>Employee Wellness/Education/Outdoor Education</b>				
28-Aug	70-150	0	8-5 pm	Day use only
29-Aug	70-150	0	8-5 pm	Day use only
30-Aug	70-150	0	8-5 pm	Day use only
<b>Family Camp Session IIII</b>				
1-Sep	30	30	3:00 pm	Volunteer Arrival
2-Sep	175	175	24 hrs	Arrival Campers
3-Sep	175	175	24 hrs	
4-Sep	175	0	2:00 pm	Departure
<b>A day at Camp Fundraiser</b>				
12-Sep	500- 1,000	0	1- 10 pm	Day use only
<b>Employee Wellness/Education/Outdoor Education</b>				
5-Oct	70-150	0	8-5 pm	Day use only
6-Oct	70-150	0	8-5 pm	Day use only
7-Oct	70-150	0	8-5 pm	Day use only
12-Oct	70-150	0	8-5 pm	Day use only
13-Oct	70-150	0	8-5 pm	Day use only
14-Oct	70-150	0	8-5 pm	Day use only
19-Oct	70-150	0	8-5 pm	Day use only
<b>Employee Wellness/Education/Outdoor Education</b>				
20-Oct	70-150	150	3:00 pm	Day use only
21-Oct	70-150	150	24 hrs	Day use only
26-Oct	70-150	150	24 hrs	Day use only
27-Oct	70-150	150	24 hrs	Day use only
28-Oct	70-150	0	1:00 am	Day use only

Dates	People @Camp	Overnight	Hours	Arrival/Depart
<b>Dinner &amp; Auction Fundraiser- Special Event</b>				
12-Sep	500 - 600	0	1 - 10 pm	Day use only
<b>Volunteer Clean Up Weekend</b>				
3-Nov	70	70	3:00 pm	Arrival
4-Nov	70	70	24 hrs	
5-Nov	70	0	2:00 pm	Departure
<b>SIBS Camp</b>				
27-Dec	50	50	3:00 pm	Arrival
28-Dec	50	50	24 hrs	
29-Dec	50	0	2:00 pm	Departure
<b>Heart &amp; Sole, Swim, Walk &amp; Run Fundraiser-Special Event</b>				
30-Dec	500	0	1- 10 pm	Day use only
<b>Cardiac Research &amp; Advances Symposium</b>				
31-Dec	300	0	1- 10 pm	Day use only



ID	FUNCTION	SQUARE FOOTAGE
A	MODULAR LOCKER ROOM	500
B	K/9 (FTO)	160
C	MESS HALL & KITCHEN	6,500
D	BUILDING MAINTENANCE SHOP	648
E	MAINTENANCE	1,680
F	SHOP/PAINT BOOTH	6,270
G	CLASSROOM "GEE"	576
H	WALK IN REFRIGERATOR	120
I	STAFF BREAK ROOM/LIBRARY	760
J	SIGN IN SHED/GUARD SHACK	---
K	BARRACKS 3 & MECHANICAL ROOM	4,235
L	BARRACKS 4	9,036
M	GREEN HOUSE "TREE PROJECT"	1,800
N	GREENHOUSE	1,466
P	MEDICAL MODULAR	540
Q	CLOTHING ROOM	960
R	CONFERENCE TRAILER	720
S	VISITORS MODULAR	720
T	GAZEBO	264
U	STAFF RESTROOM	264
W	PROBATION MODULAR	600
X	SHED (TRACTOR PARKING)	680
Y	SUPPLY/STORAGE	2,000
TOTAL SQUARE FOOTAGE =		40,499

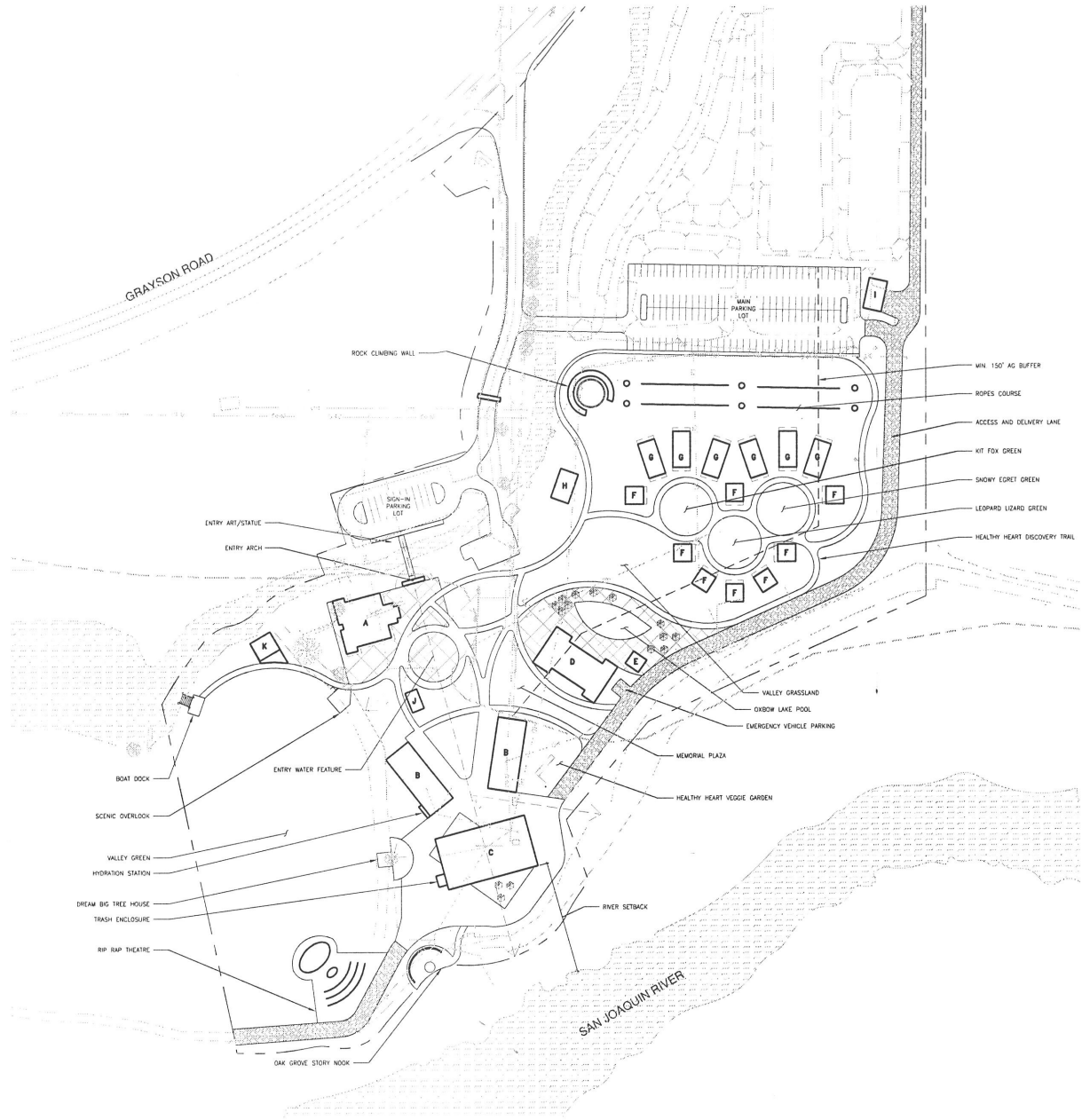
CAMP TAYLOR - EXISTING SITE BUILDING PLAN

STANISLAUS COUNTY

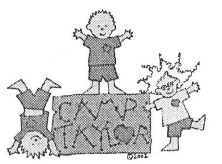


EXHIBIT 2

33



BUILDING LEGEND		
SYMBOL	DESCRIPTION	APPROX. SQ. FT.
A	ADMINISTRATION BUILDING (2 STORY)	8,000
B	MAIN STREET BUILDING (2 @ 4,000)	8,000
C	DINING HALL	10,200
D	PRIMARY/EDUCATION CENTER	8,000
E	POOL HOUSE	500
F	DUPLEX CABIN (8 @ 650)	5,200
G	FOURPLEX CABIN (6 @ 1250)	7,500
H	GROUNDS KEEPER RESIDENCE	1,000
I	MAINTENANCE BUILDING	1,800
J	RESTROOMS	500
K	BOAT HOUSE	400
<b>TOTAL SQUARE FEET</b>		<b>46,900</b>

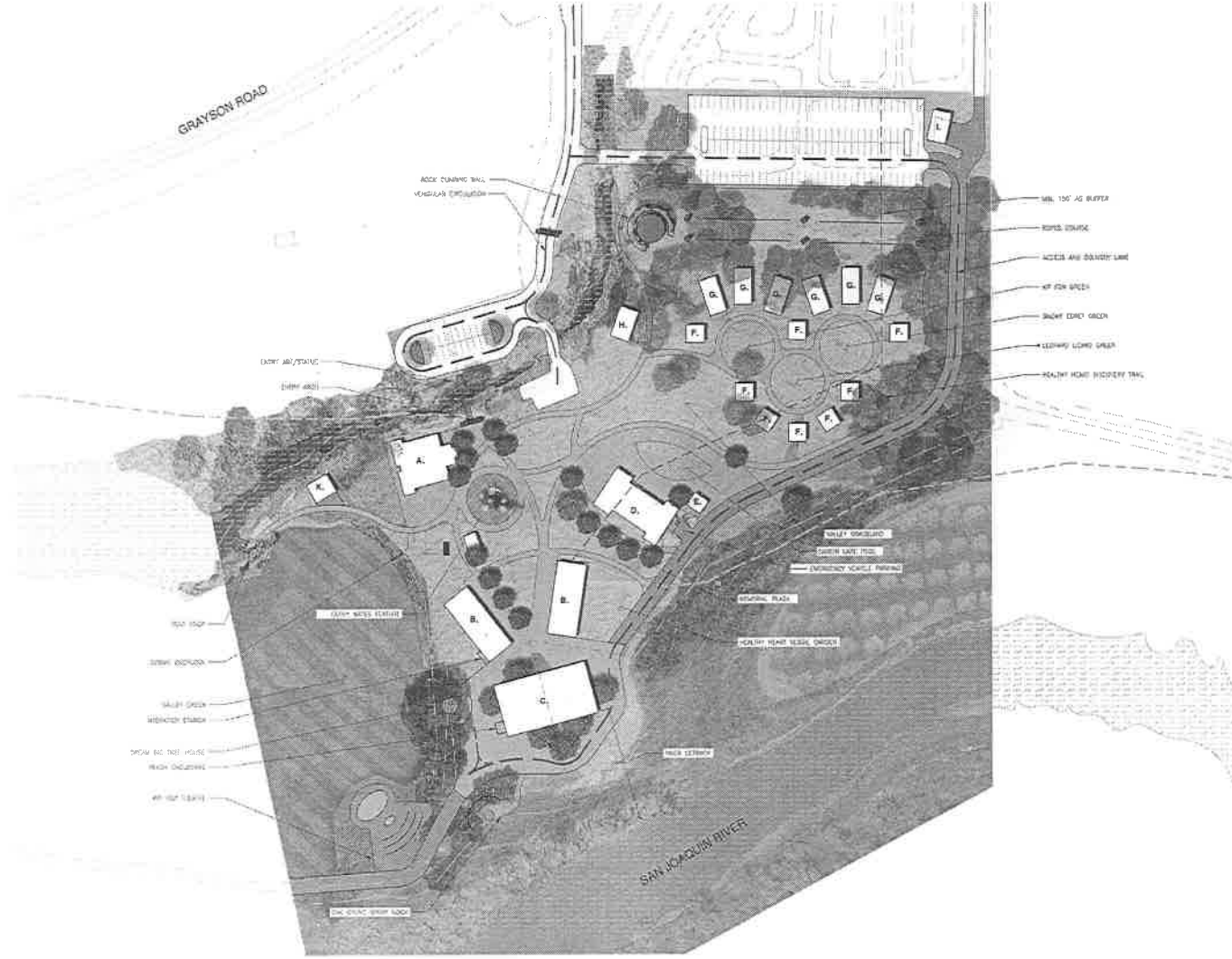


CAMP TAYLOR - CONCEPTUAL SITE PLAN

STANISLAUS COUNTY

EXHIBIT 3

34



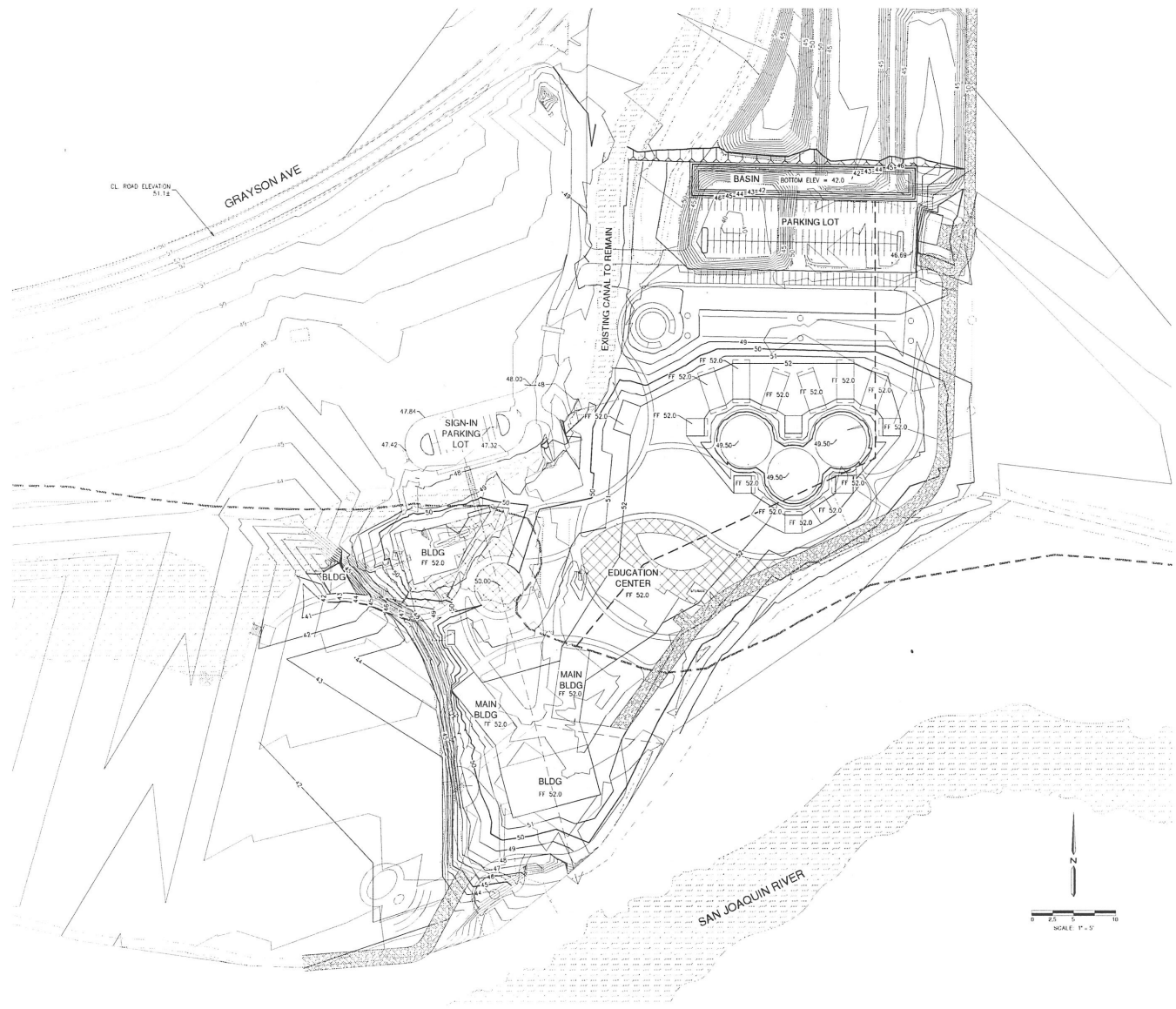
BUILDING LEGEND		
SYMBOL	DESCRIPTION	APPROX. SQ. FT.
A	ADMINISTRATION BUILDING (2 STORY)	8,000
B	MAIN OFFICE BUILDING (2 B 4 STORY)	8,000
C	SPRING HALL	12,000
D	APPRENTICESHIP/TEACHING CENTER	1,000
E	OFFICE WINGS	500
F	WRESTLING CENTER (2 B 4 STORY)	5,000
G	TRAMPOLINE CENTER (2 B 4 STORY)	2,500
H	BUILDING NEXT TO ASSISTANCE	1,000
I	SWIMMING POOL	1,800
J	RESTROOM	500
K	BOAT HOUSE	400
TOTAL SQUARE FEET		48,800



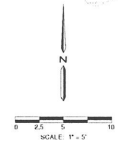
CAMP TAYLOR - CONCEPTUAL SITE PLAN

STANISLAUS COUNTY

EXHIBIT 3



35



CAMP TAYLOR - PROPOSED GRADING PLAN

STANISLAUS COUNTY

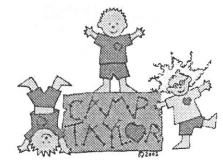


EXHIBIT 3

36

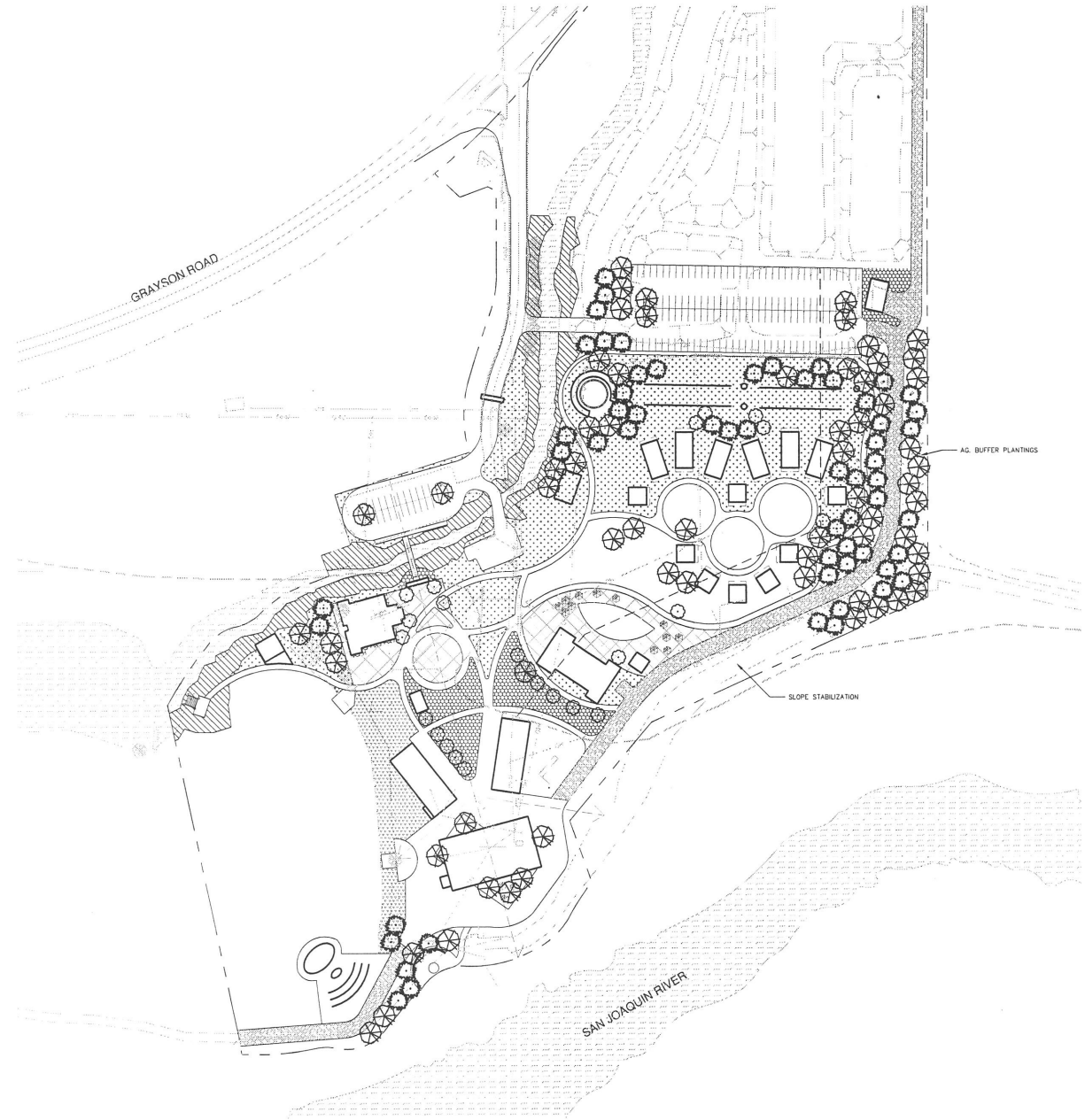


LEGEND  
 ——— PROPOSED WATER SYSTEM  
 - - - - PROPOSED SANITATION SYSTEM

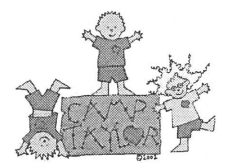
CAMP TAYLOR - PROPOSED UTILITIES  
 STANISLAUS COUNTY



EXHIBIT 3



PLANT LEGEND	
SYMBOL	PLANT TYPE
<b>TREES</b>	
	EVERGREEN TREE
	DECIDUOUS TREE
	FLOWERING TREE
<b>PLANT HATCHES</b>	
	CHAPARRAL PLANTING AREA
	RIPARIAN PLANTING AREA
	SHRUB PLANTING AREA - FORMAL
	MEADOW MIX
	TURF GRASS AREA



CAMP TAYLOR - CONCEPTUAL LANDSCAPE PLAN

# CAMP TAYLOR

## CONCEPTUAL DESIGN ELEMENTS



ARCHITECTURAL STYLE



ARCHITECTURAL STYLE



ARCHITECTURAL STYLE



ARCHITECTURAL STYLE



ARCHITECTURAL STYLE



ARCHITECTURAL STYLE



DESIGN FEATURES



# CAMP TAYLOR

## CONCEPTUAL DESIGN ELEMENTS



AMPHITHEATER/FIRE PIT STYLE



FIRE PIT STYLE



REC REATION POOL STYLE



ROPE COURSE STYLE



METAL ROOFING STYLE



ENTRANCE STYLE



PARKING LOT STYLE

# CAMP TAYLOR

## CONCEPTUAL DESIGN ELEMENTS



PATHWAY / LANDSCAPING STYLE



PATHWAY / NATURAL STYLE



PATHWAY / NATURAL STYLE



PATHWAY / NATURAL STYLE



PATHWAY LIGHTING STYLE