

## DESIGN PARAMETERS

### Mandatory Elements – Not Flexible

Location of bioswales and ponds	Determined by relative elevation to river and stables. CANNOT BE RELOCATED
Inclusion of Rental Horses facility	Public benefit that provides recreation to the general public and promotes the equestrian lifestyle. Public funds being used.
Location of horse keeping facilities	Must be out of 100-yr. flood plain (LA County regulations) and restricted easements, must drain to top of bioswales.
Quantity of horses kept	We are limited to a 200 horse capacity per the first community meeting and the property constraints.
Internal road and parking	Close proximity to horse keeping facilities, vehicles must be kept separate from horse areas for safety.

### Flexible but with limitations

Support services like turn outs, grooming areas and restrooms	Turn outs and grooming areas need to drain to bioswales, restrooms must be above 100-yr. flood plain.
Location and types of washing stalls	Must be able to drain into top of bioswales.
Location of service yard	Must be out of 100 yr. flood plain; accommodate semi-truck deliveries; Rooks Road adjacency required.
Location of storage buildings	Must be out of 100 yr. flood plain and semi-truck accessible
Type of horse keeping facilities	200 stall capacity selected at first meeting, combination of pipe and box stalls needed to get capacity and remain out of 100 yr. flood plain. Pipe stalls can be back to back or center aisle. Three (3) types allows for flexibility in pricing.
15'-20' Space between arenas	Circulation must accommodate trucks and tractors and 5'-6' planting area for trees.
Arena sizes and locations in Horseman's Park	Must be out of transmission line easement
Trailer Storage	Can be in 100 yr. flood plain, must be accessible to internal maintenance road.

### Flexible

Fencing materials	Heights and types for perimeter, arena and directional
Arena size & location, footing	Can be in flood plain, size and shape are completely flexible
Turn-outs, bull pens, hot walkers	Can be in flood plain, number, size and shape are completely flexible
Picnic areas, Shade pavilions, Additional amenities	Type and location is completely flexible