

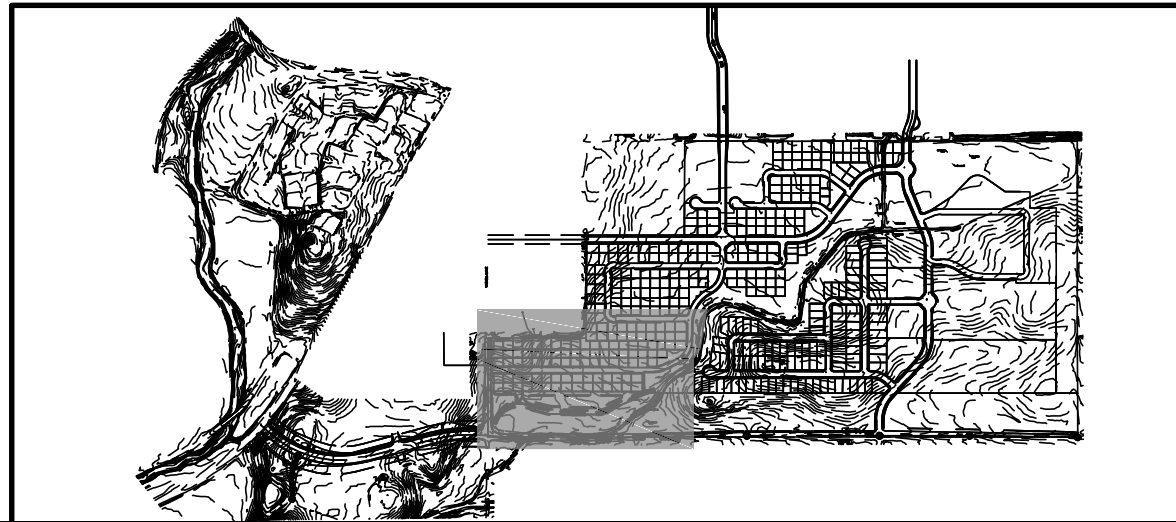
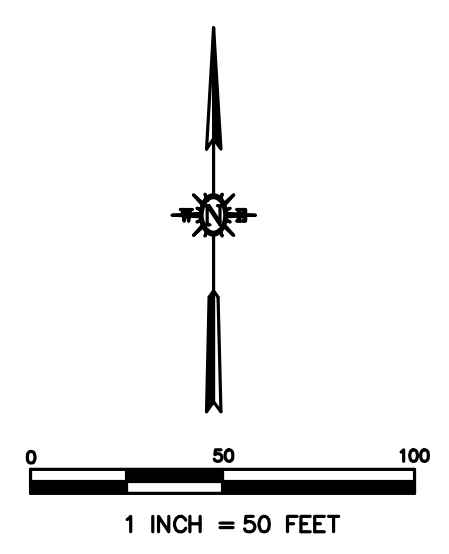
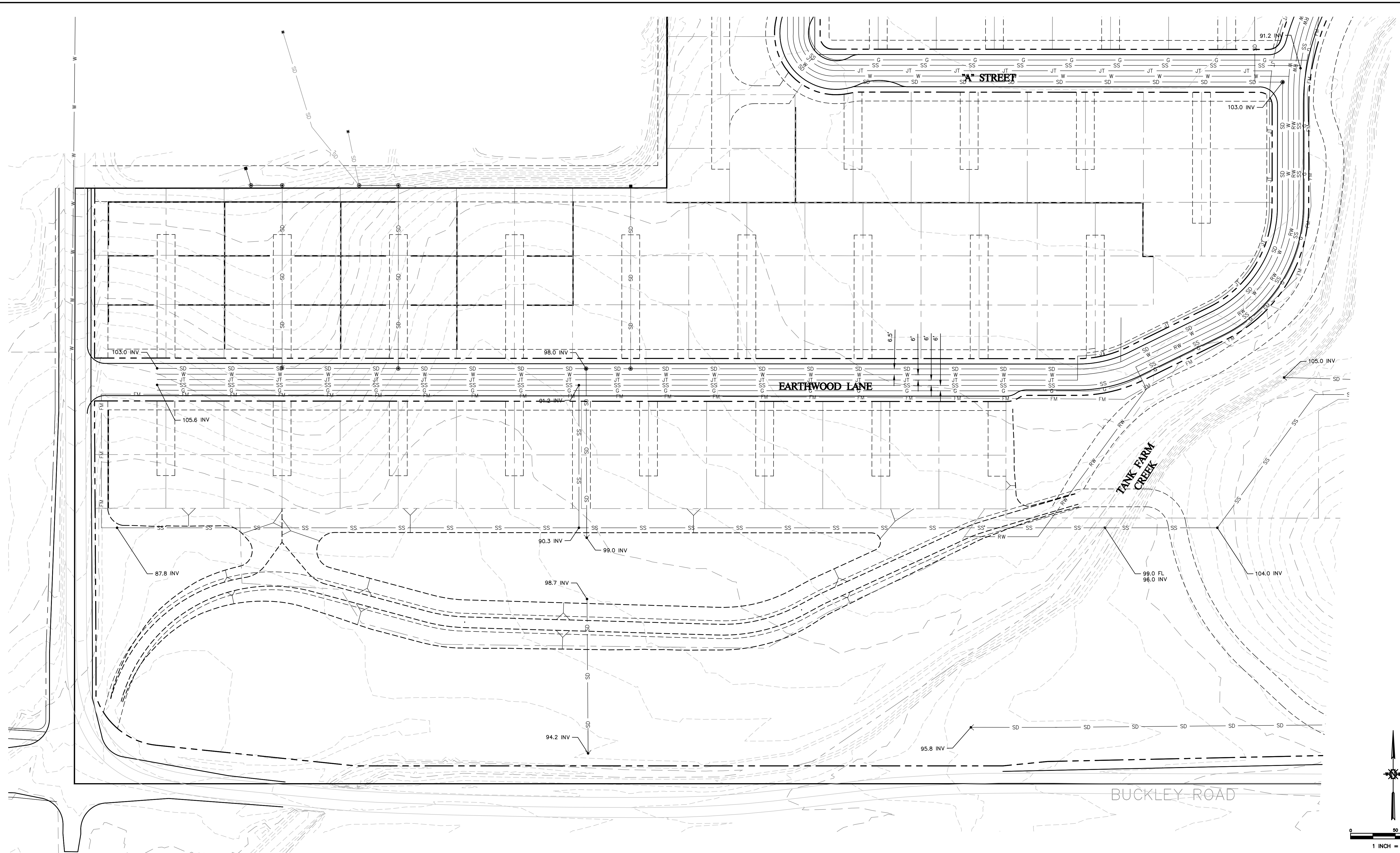
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AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP UTILITY PLAN		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JSW	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY JCR	SCALE AS SHOWN	SHEET C33 OF 41

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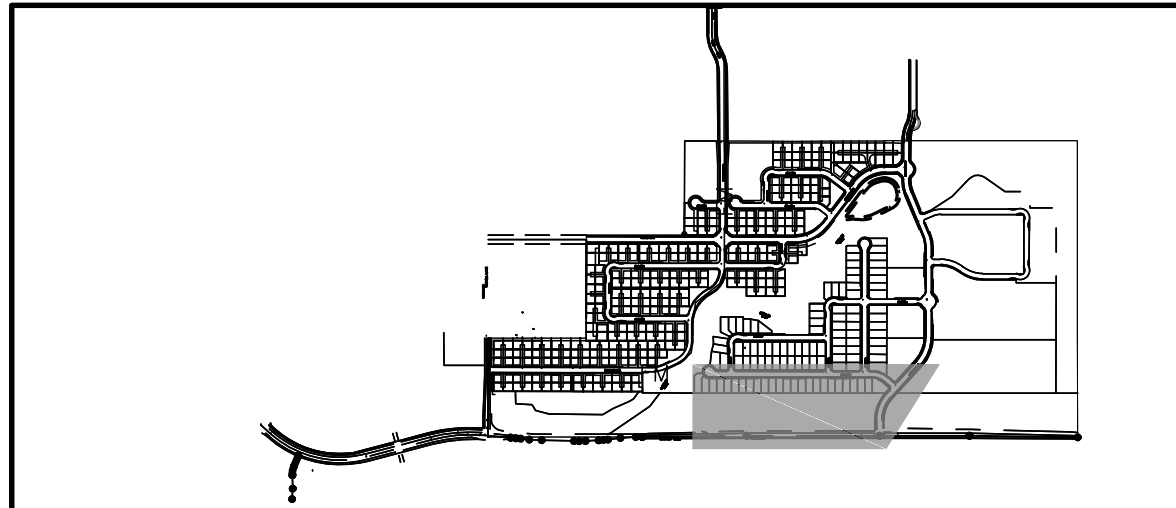
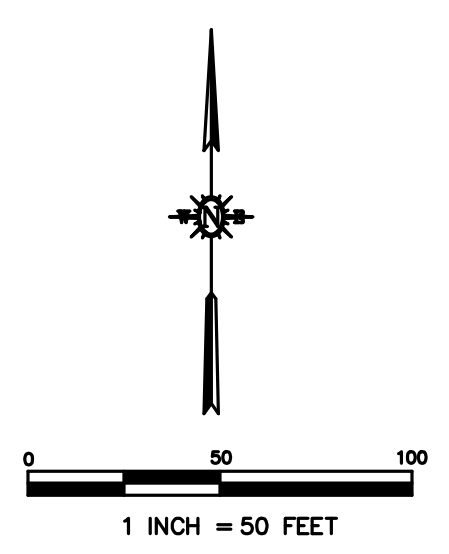
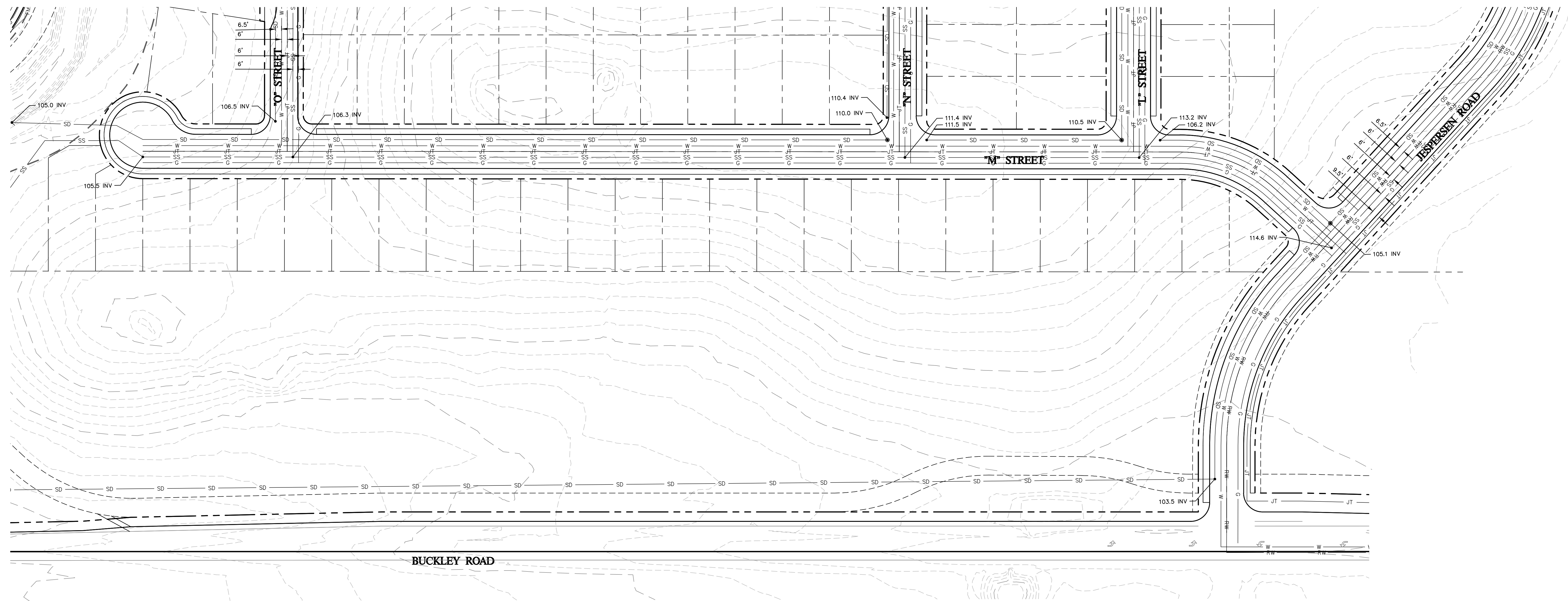


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CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JSW	DATE 2015-09-15	CA JOB NO. 110926
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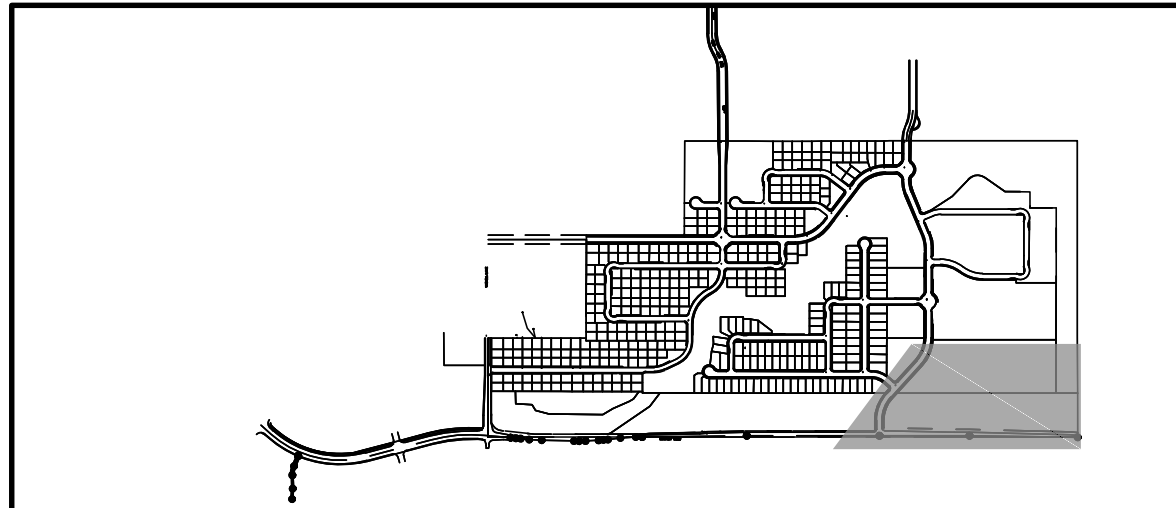
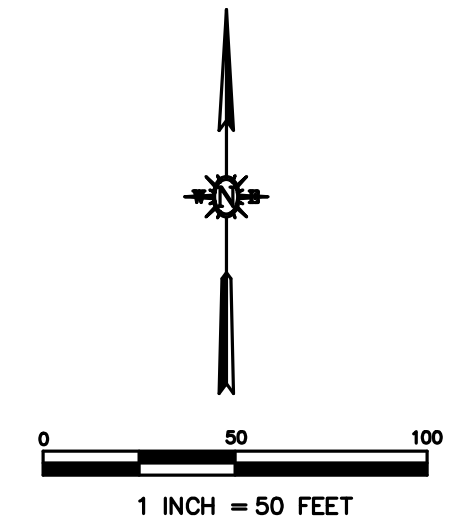
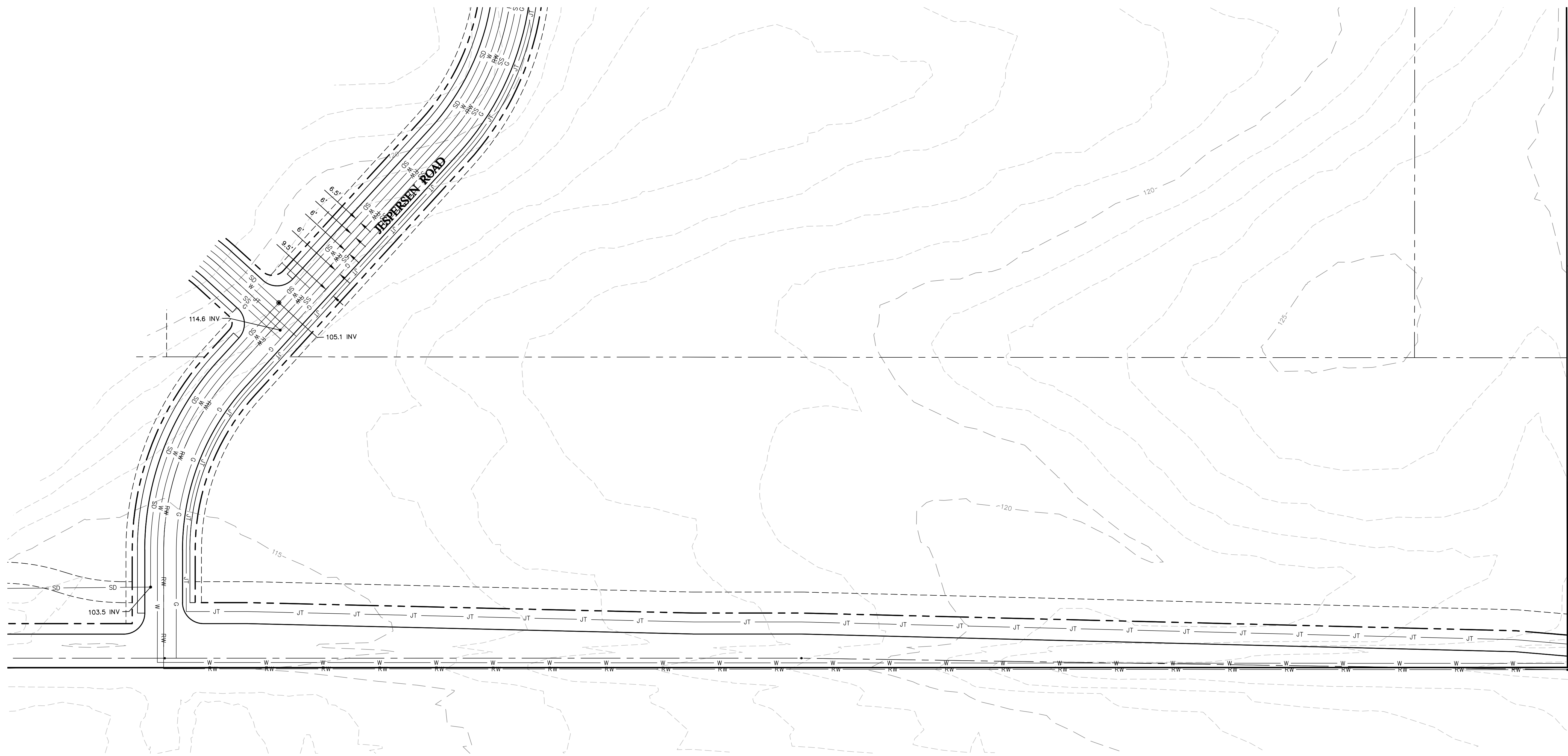
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CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JSW	DATE 2015-09-15	CA JOB NO. 110926
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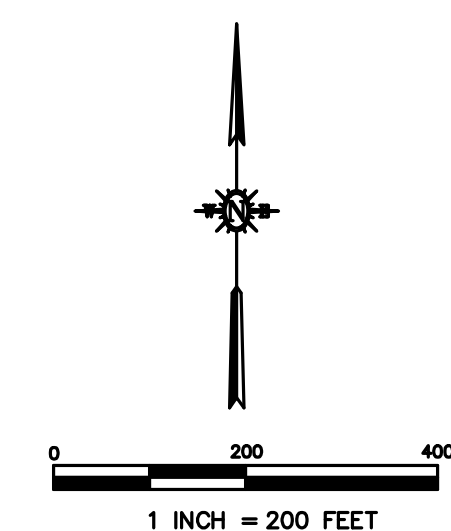
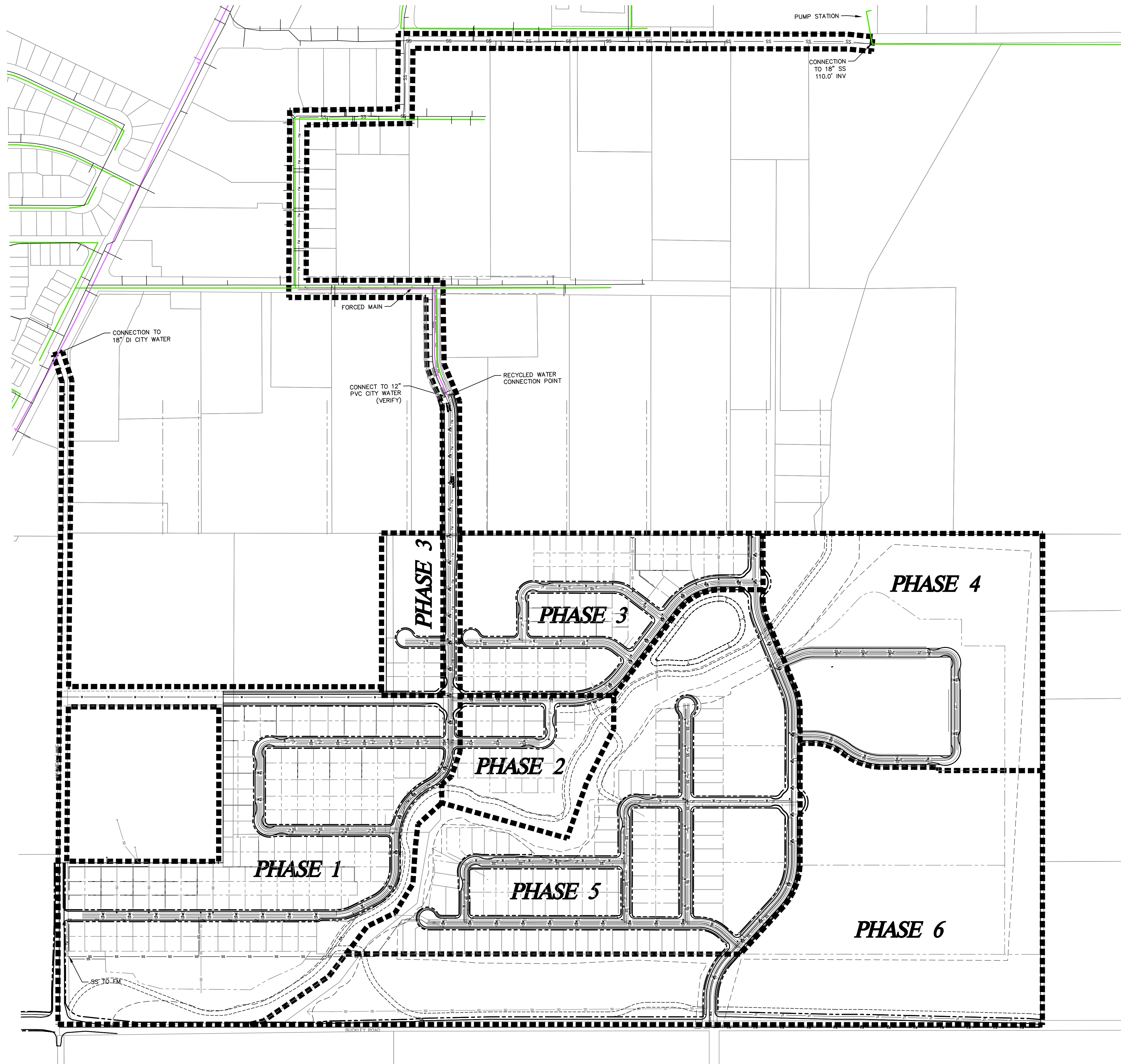
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**AVILA RANCH DEVELOPMENT
 TRACT 3089 – VESTING TENTATIVE MAP
 UTILITY PLAN**

CITY OF SAN LUIS OBISPO, CA

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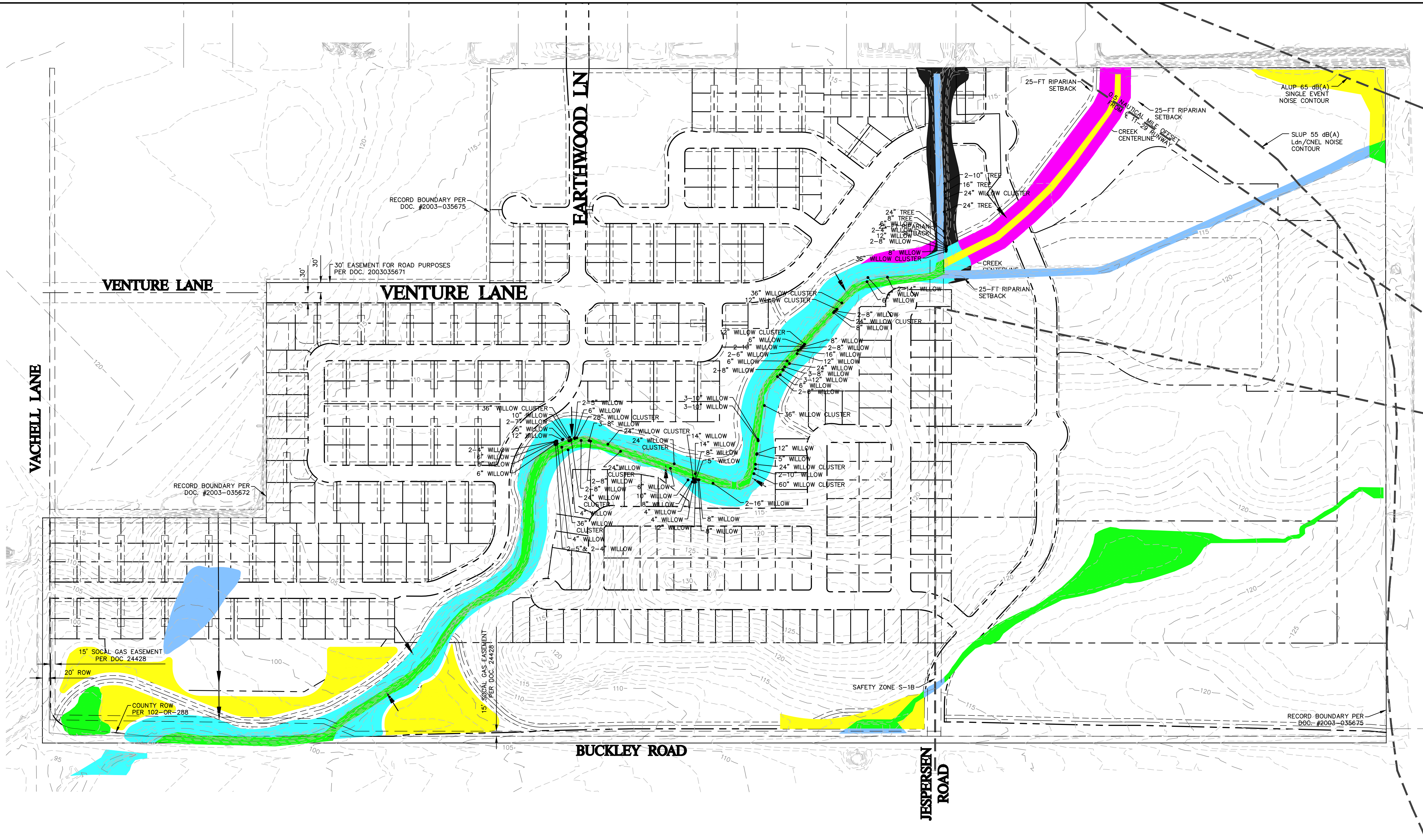
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AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP UTILITY PHASING PLAN CITY OF SAN LUIS OBISPO, CA		
DRAWN BY	DATE	CA JOB NO.
JSW	2015-09-15	110926
CHECKED BY	SCALE	SHEET
JCR	1"=200'	C37 OF 41

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METHOD OF CREATION FOR DELINEATION LINES:

2 YEAR FLOODPLAIN: CREATED BY OFFSETTING THE CENTERLINE OF THE CREEK TO THE DISTANCE DETERMINED BY THE HEC-RAS SECTIONS AND ADJUSTING TO FIT.

100 YEAR FLOODPLAIN: CREATED BY THE HEC-RAS SECTIONS AND FOLLOWING THE PROPOSED CONTOURS BETWEEN SECTIONS, EXCEPT WHERE THE CREEK BED IS NOT BEING MODIFIED, THEN EXISTING TOPOGRAPHY WAS FOLLOWED FOR THE FLOODPLAIN.

AREA TO BE CUT: ASSUMES A 3:1 SLOPE FOR 1' ABOVE THE 100YR FLOODPLAIN, THEN CUTTING STOPS, WHERE THE SECTION IS ONLY MODIFIED ON THE WEST SIDE, THE STREAM BANK IS CUT STARTING AT THE EXISTING FLOW LINE.

GRADING: WHERE THE CREEK WAS NOT BEING MODIFIED FOR SPECIFIC DESIGN, GRADING BEGINS 30' FROM THE WETLAND LINES PROVIDED. IF THE SETBACK LINE WAS WITHIN THE MODIFIED CHANNEL (CUT AREA) THE GRADING BEGAN IMMEDIATELY ADJACENT TO IT.

PAD ELEVATIONS: THE FINISHED GROUND IS ASSUMED TO BE 1' BELOW FINISHED FLOOR AND 0.5' BELOW FINISHED ROADWAY.

- KEY:**
- X" WILLOW → WILLOW TO BE REMOVED
 - ← OUTLET TO CREEK
 - PROPOSED RETENTION BASIN
 - - - PROPOSED CREEK SETBACK OR RIPARIAN LIMITS
 - WETLAND CREATED
 - WETLAND PRESERVED
 - WETLAND RELOCATED/REPLACED
 - RIPARIAN CREATED
 - RIPARIAN PRESERVED
 - RIPARIAN REPLACED

SUMMARY OF WORK	
WILLOWS PROTECTED (CLUSTERS=14 WILLOWS)	87
TREES PROTECTED	0
WILLOWS REMOVED (CLUSTERS=2 WILLOWS)	9
TREES REMOVED	6

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AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP
BIOLOGICAL MITIGATION PLAN

CITY OF SAN LUIS OBISPO, CA

DRAWN BY JSW	DATE 2015-09-15	CA JOB NO. 110926
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DROUGHT TOLERANT PARKWAYS

BOTANICAL NAME / COMMON NAME
Aloe x 'Always Red' / Aloe
Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita
Arctostaphylos uva-ursi 'Point Reyes' / Kinnikinnick
Artemisia x 'Powis Castle' / Powis Castle Artemisia
Baccharis pilularis / Dwarf Coyote Brush
Beschomeria yuccoides / Amole
Carex divulsa / Berkeley Sedge
Carex tumulicola / Berkeley Sedge
Ceanothus x 'Centennial' / Centennial Ceanothus
Encelia californica / California Encelia
Eriogonum fasciculatum 'Theodore Payne' / Theodore Payne's Buckwheat
Grevillea x 'Australora Canterbury Gold' / Grevillea
Hesperaloe parviflora / Red Yucca
Salvia x 'Allen Chickering' / Sage
Salvia leucantha / Mexican Bush Sage
Teucrium chamaedrys / Germander
Zauschneria californica / California Fuchsia

NATIVE RIPARIAN OPEN-SPACE

BOTANICAL NAME / COMMON NAME
Baccharis douglasii / Marsh Baccharis
Baccharis salicifolia / Sticky Seepwillow
Calycanthus occidentalis / Spice Bush
Carex praegracilis / Slender Sedge
Cornus californica / Dogwood
Cornus stolonifera / Dogwood
Frangula (Rhamnus) californica / Coffee Berry
Heteromeles arbutifolia / Toyon
Juncus patens / California Gray Rush
Ribes viburnifolium / Evergreen Currant

RESIDENTIAL DROUGHT TOLERANT (SEE RESIDENTIAL PLANTING PLANS)

BOTANICAL NAME / COMMON NAME
Achillea millefolium / Common Yarrow
Agave attenuata / Agave
Aloe x 'Always Red' / Aloe
Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita
Baccharis pilularis / Dwarf Coyote Brush
Berberis aquifolium repens / Creeping Barberry
Beschomeria yuccoides / Amole
Bouteloua gracilis 'Blonde Ambition' / Blue Grama
Calyclophus berlandieri / Berlandier's Sundrops
Carex divulsa / Berkeley Sedge
Ceanothus thyrsiflorus 'Arroyo de la Cruz' / Blue Blossom
Ceanothus x 'Centennial' / Centennial Ceanothus
Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
Ceanothus griseus horizontalis 'Yankee Point' / California Lilac
Chondropetalum tectorum / Cape Rush
Dymondia margaretae / Dymondia
Echium x 'Purple Tower'
Festuca mairei / Atlas Fescue
Frangula (Rhamnus) californica / Coffee Berry
Grevillea x 'Australora Canterbury Gold' / Grevillea
Hesperaloe parviflora / Red Yucca
Heteromeles arbutifolia / Toyon
Hunnemannia fumarifolia / Mexican Tulip Poppy
Leptospermum x 'Dark Shadows' / Tea Tree
Leucadendron x 'Cloudbank Ginny' / Conebush
Lobelia laxiflora / Mexican Lobelia
Lomandra longifolia / Mat Rush
Muhlenbergia dubia / Pine Muhly
Phlomis purpurea / Jerusalem Sage
Prunus ilicifolia lyonii / Catalina Cherry
Salvia leucantha / Mexican Bush Sage
Senecio serpens / Blue Chalksticks
Sesleria caerulea / Blue Moor Grass
Zauschneria californica / California Fuchsia

PLANT SCHEDULE

COMMUNITY ORCHARD	BOTANICAL NAME / COMMON NAME
	Citrus x aurantifolia 'Bearss Lime' / Bearss Lime
	Citrus x limon 'Eureka' / Eureka Lemon
	Citrus x sinensis 'Valencia' / Sweet Orange
	Malus domestica / Apple
	Prunus armeniaca / Apricot
	Prunus persica 'Babcock' / Babcock Peach
	Pyrus communis / Common Pear

PARK TREES	BOTANICAL NAME / COMMON NAME
	Aesculus californica / California Buckeye
	Arbutus menziesii / Pacific Madrone
	Chilopsis linearis / Desert Willow
	x Chitalpa tashkentensis / Chitalpa
	Lyonothamnus floribundus / Catalina Ironwood
	Parkinsonia aculeata / Mexican Palo Verde
	Pinus coulteri / Coulter Pine
	Pistacia chinensis / Chinese Pistache
	Prunus ilicifolia lyonii / Catalina Cherry
	Quercus agrifolia / Coast Live Oak
	Searsia (Rhus) lancea / African Sumac
	Ulmus x 'Frontier' / American Elm
	Ulmus parvifolia 'Sempervirens' / Chinese Evergreen Elm

RIPARIAN TREES	BOTANICAL NAME / COMMON NAME
	Alnus rhombifolia / White Alder
	Platanus racemosa / California Sycamore
	Populus fremontii / Fremont Cottonwood
	Quercus agrifolia / Coast Live Oak

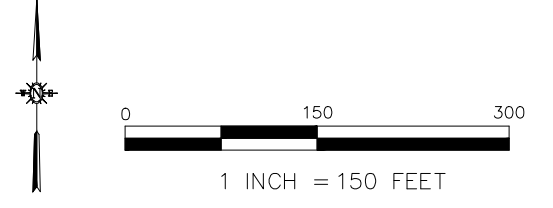
STREET TREES	BOTANICAL NAME / COMMON NAME
	Agonis flexuosa / Peppermint Tree
	Albizia julibrissin / Silk Tree
	Arbutus x 'Marina' / Arbutus Standard
	Brachycthon populneum / Bottle Tree
	Cassia leptophylla / Gold Medallion Tree
	Catalpa speciosa / Northern Catalpa
	Celba speciosa / Floss Silk Tree
	Cercis occidentalis / Western Redbud
	x Chitalpa tashkentensis / Chitalpa
	Lagerstroemia x 'Acoma' / Crape Myrtle
	Leptospermum x 'Dark Shadows' / Tea Tree
	Leptospermum laevigatum / Australian Tea Tree
	Pistacia chinensis / Chinese Pistache
	Robinia x ambigua / Locust
	Searsia (Rhus) lancea / African Sumac
	Ulmus parvifolia 'Sempervirens' / Chinese Evergreen Elm

BIORETENTION AREAS	BOTANICAL NAME / COMMON NAME
	Carex divulsa / Berkeley Sedge
	Carex praegracilis / Slender Sedge
	Chondropetalum tectorum / Cape Rush
	Juncus effusus / Soft Rush
	Juncus patens / California Gray Rush
	Leymus condensatus 'Canyon Prince' / Native Blue Rye

DROUGHT TOLERANT OPEN SPACE	BOTANICAL NAME / COMMON NAME
	Achillea millefolium 'Calistoga' / Common Yarrow
	Achillea millefolium 'Paprika' / Red Yarrow
	Baccharis pilularis 'Pigeon Point' / Coyote Brush
	Baccharis pilularis consanguinea 'Poza Surf' / Lowly Coyote Brush
	Epilobium californicum 'Everett's Choice' / California Fuchsia
	Eriogonum arborescens / Santa Cruz Island Buckwheat
	Eriogonum umbellatum / Sulfurflower Buckwheat
	Heteromeles arbutifolia / Toyon
	Leymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye
	Muhlenbergia dubia / Pine Muhly
	Muhlenbergia rigens / Deer Grass
	Salvia spathacea 'Las Plittas' / Hummingbird Sage
	Stipa pulchra / Purple Needle Grass
	Zauschneria californica 'Catalina' / California Fuchsia

AGRICULTURAL OPEN SPACE	BOTANICAL NAME / COMMON NAME
	Agriculture/Crop Species / Misc. Crop

TURF	BOTANICAL NAME / COMMON NAME
	Festuca arundinacea hybrid 'Bermuda' / Dwarf Tall Fescue



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Conceptual Landscape Plan		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JMD	DATE 2015-09-15	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 150'	SHEET L1 OF 39