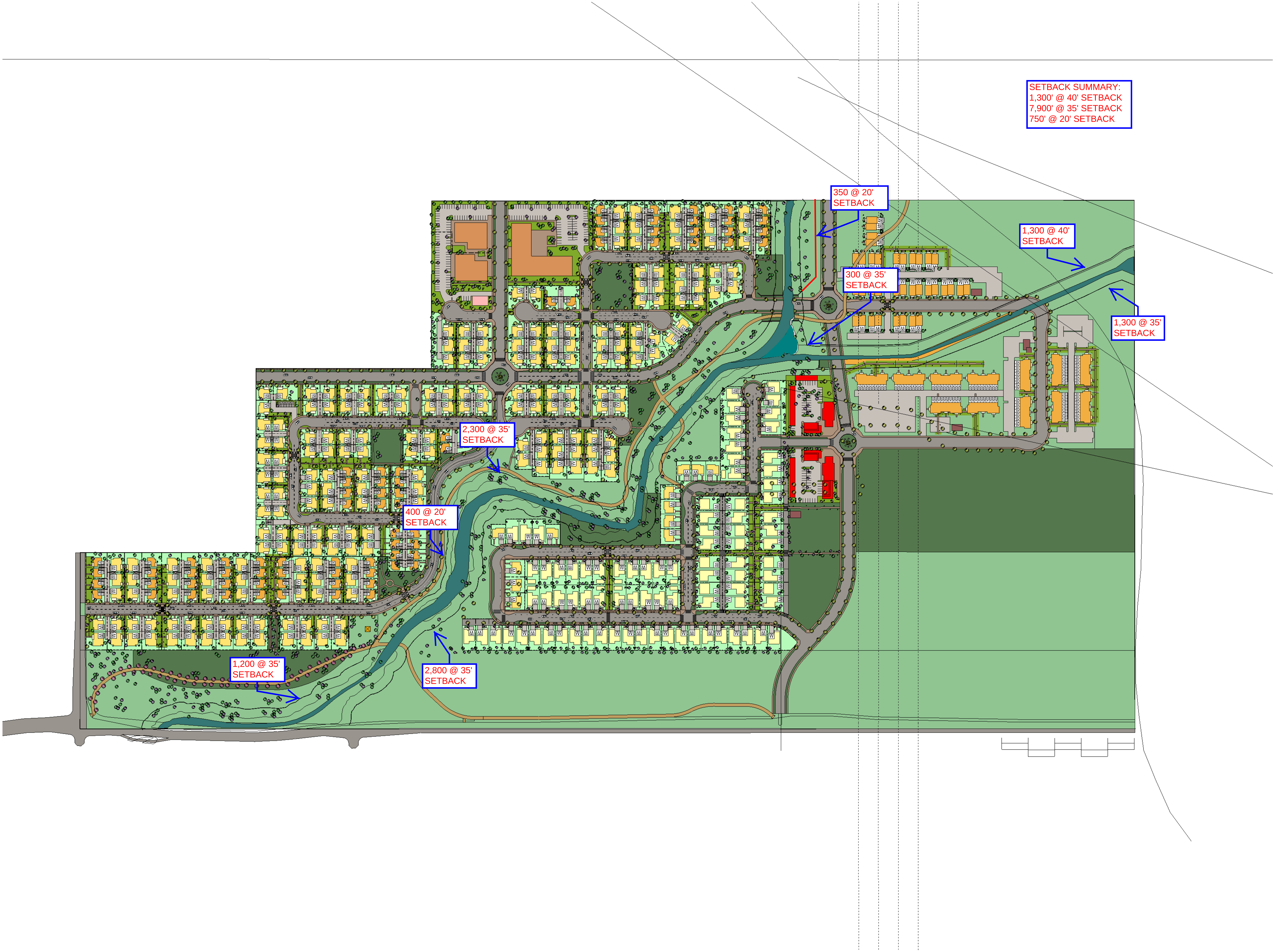
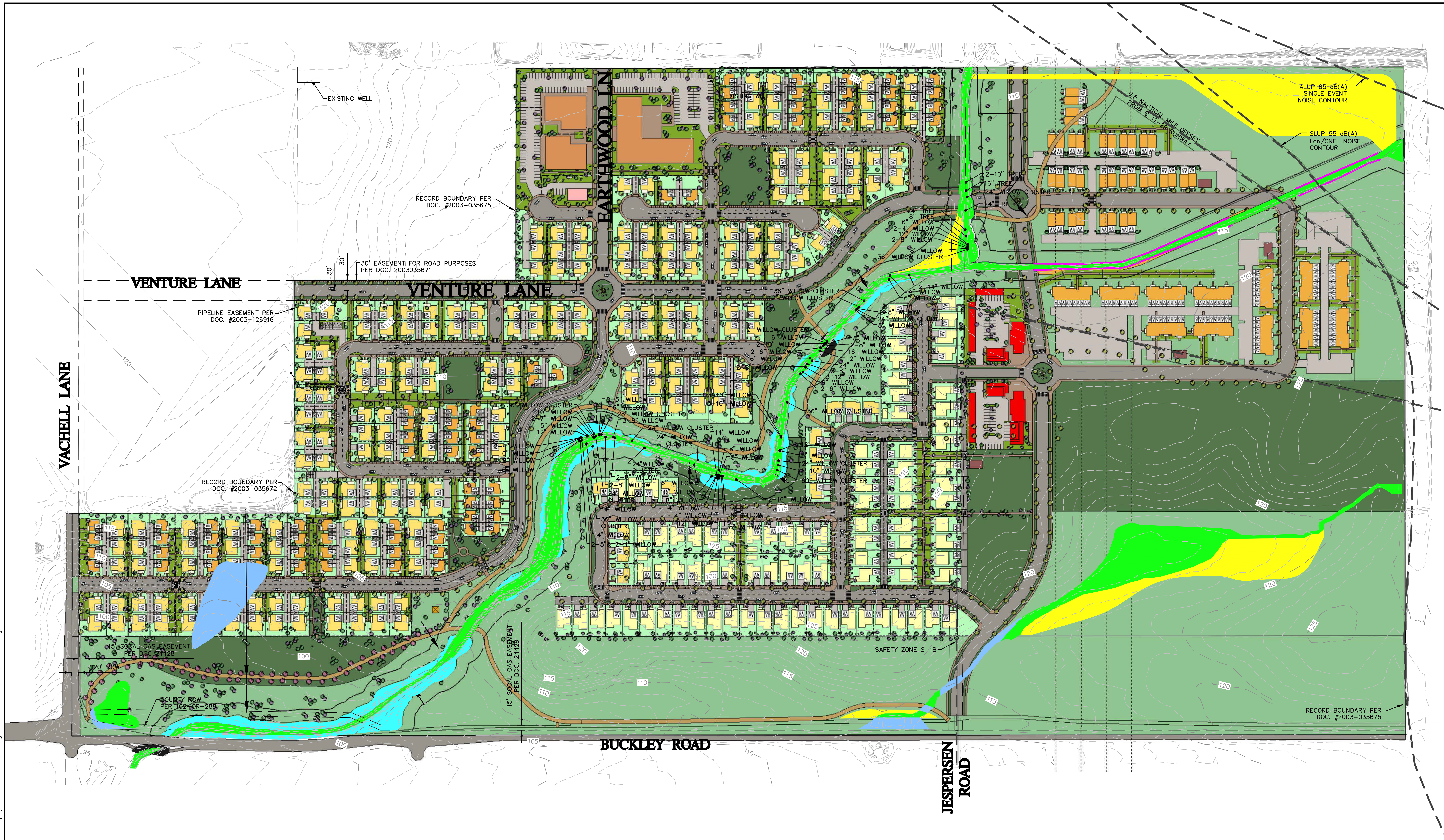

SETBACK SUMMARY:
1,300' @ 40' SETBACK
7,900' @ 35' SETBACK
750' @ 20' SETBACK
350 @ 20' SETBACK
1,300 @ 40' SETBACK
300 @ 35' SETBACK
1,300 @ 35' SETBACK
2,300 @ 35' SETBACK
400 @ 20' SETBACK
1,200 @ 35' SETBACK
2,800 @ 35' SETBACK



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	DATE	CA JOB NO.
JSW	2016–06–07	110926
CHECKED BY	SCALE	SHEET
JCR	AS SHOWN	C39 OF 42

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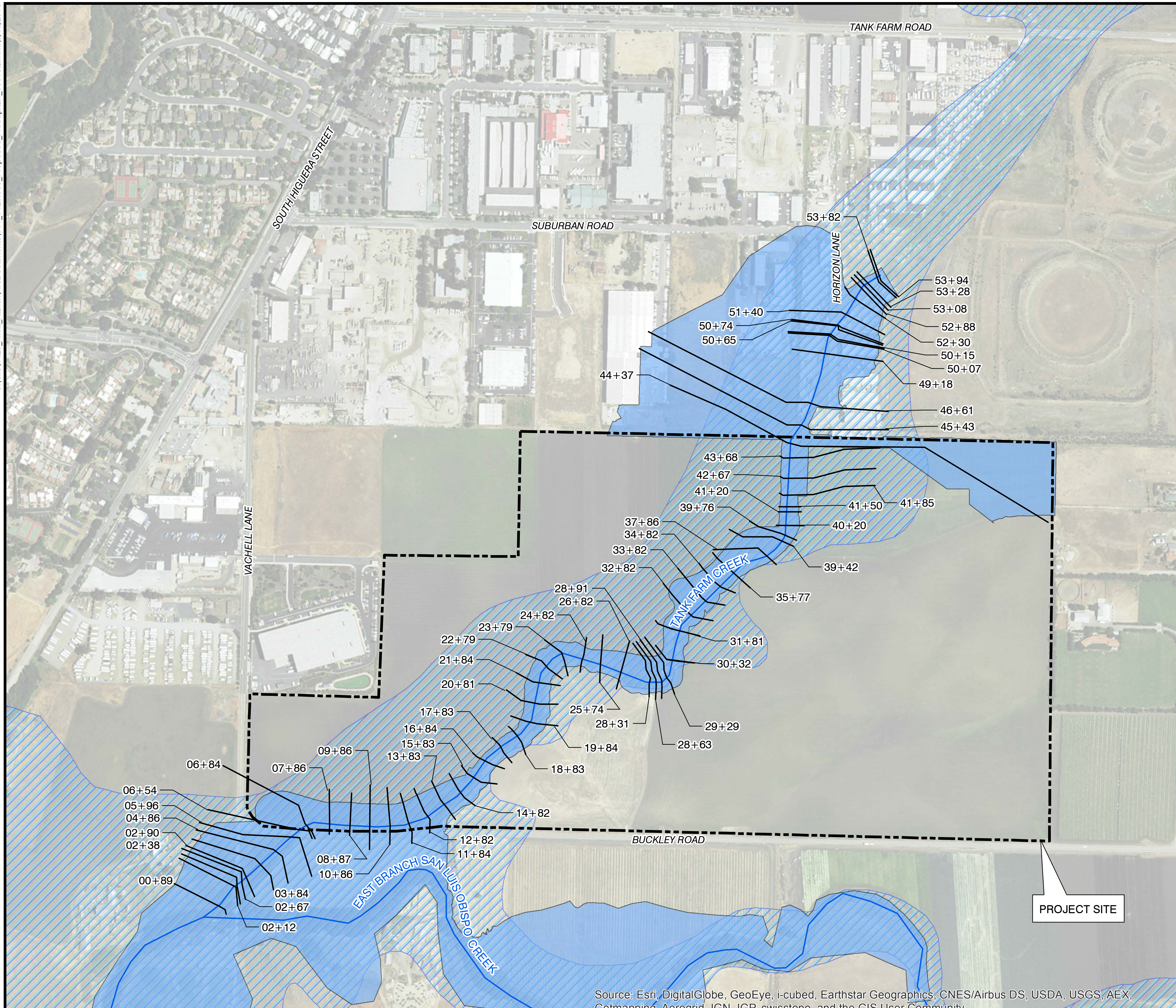
S:\GIS\1428_Avila_Ranch\ArcDocuments\011_1428.003_Proposed_Floodplain_100Year.mxd6/10/2016



DRAFT

N

LEGEND

- FLOODPLAIN SECTION STATION
- CREEKS
- AVILA RANCH PROJECT BOUNDARY
- PROPOSED CONDITIONS 100-YEAR FLOODPLAIN
- FEMA FLOODPLAIN

0 250 500 1,000 Feet

APPROXIMATE SCALE

FIGURE 2

PROPOSED CONDITIONS FLOODPLAIN

AVILA RANCH
HYDROLOGY STUDY
PREPARED FOR
CANNON
SAN LUIS OBISPO, CALIFORNIA

AVOCET ENVIRONMENTAL, INC.

AVILA RANCH
VESTING TENTATIVE TRACT MAP
TRACT 3089
CITY OF SAN LUIS OBISPO, CALIFORNIA

OWNER:

AVILA RANCH, LLC
CONTACT: ANDREW D. MANGANO
735 TANK FARM ROAD # 240
SAN LUIS OBISPO, CA 93401

(559) 627-1300

DEVELOPER:

AVILA RANCH, LLC
CONTACT: ANDREW D. MANGANO
735 TANK FARM ROAD # 240
SAN LUIS OBISPO, CA 93401

(559) 627-1300

ENGINEER/SURVEYOR:

CANNON
CONTACT: JOHN ROGERS, PE
1050 SOUTHWOOD DRIVE
SAN LUIS OBISPO, CA 93401
(805) 544-7407

APN:

053-259-004
053-259-005
053-259-006

SITE AREA:

152.4 ACRES

UTILITIES:

WATER: CITY OF SAN LUIS OBISPO
SEWER: CITY OF SAN LUIS OBISPO
STORM DRAINAGE: CITY OF SAN LUIS OBISPO AND PRIVATELY MAINTAINED FACILITIES
GAS: SEMPRA UTILITIES/SO CAL GAS CO
ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE: CHARTER

SUBDIVISION MAP PHASING:

THE TENTATIVE MAP OF TRACT 3089 – AVILA RANCH PROPOSES THE SUBDIVISION OF THE SUBJECT PROPERTY THROUGH THE FILING OF MULTIPLE FINAL MAPS IN CONFORMANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT.

FLOOD MAPPING:

PORTIONS OF THE SITE ARE SUBJECT TO FLOODING. THESE AREAS ARE NOTED ON FIRM MAP NO. 06079C1331G (REVISED NOVEMBER 16, 2012) AS ZONE A – NO BASE FLOOD ELEVATION DETERMINED. DEVELOPMENT OF THIS PROJECT WILL MODIFY THE EXISTING FLOODWAY, AND A CLOMR WILL BE FILED WITH THE LOCAL AGENCY FOR PROCESSING THROUGH FEMA.

BASIS OF ELEVATION:

1. THE BENCHMARK FOR THIS SURVEY IS AN L&T SET IN THE TOP OF THE NORTH-EAST CURB RETURN OF INDUSTRIAL WAY AND SACRAMENTO DRIVE, BEING POINT NUMBER 98 OF THE CITY OF SAN LUIS OBISPO BENCHMARK SYSTEM, HAVING A NAVD88 PUBLISHED ELEVATION OF 200.17 FEET.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS CONSTRAINED TO THE CALIFORNIA STATE COORDINATE SYSTEM, ZONE 5, EPOCH 1991.35, PER THE CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK POINT 8091, BEING A PIN IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF INDUSTRIAL WAY AND SACRAMENTO DRIVE, HAVING A PUBLISHED VALUE OF N: 2288695.139, E: 5773576.358.

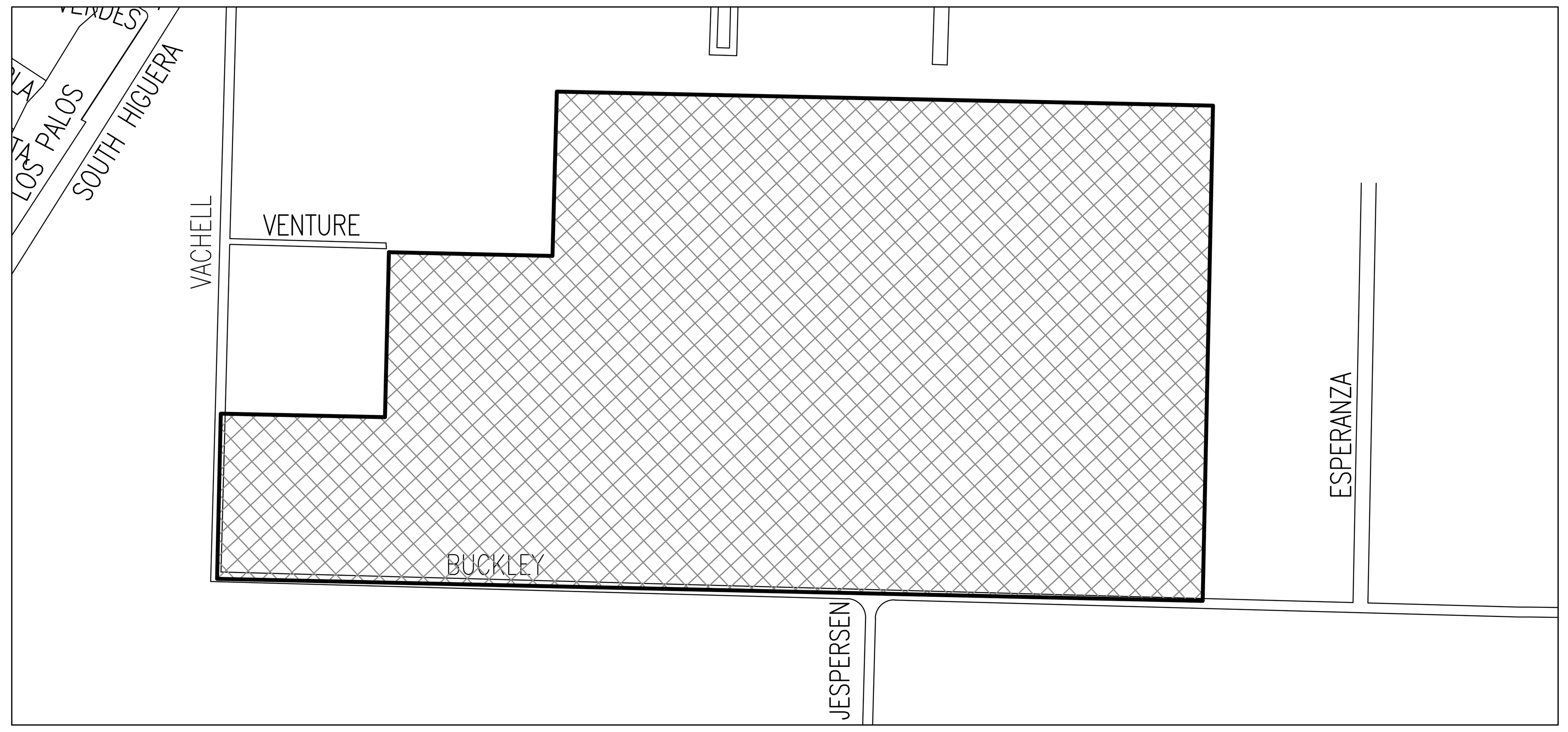
EARTHWORK QUANTITIES

SITE CUT:	247,900 CY
UTILITY SPOILS:	44,900 CY
PAD SPOILS:	63,200 CY
SITE FILL:	356,000 CY
BUCKLEY CUT:	58,900 CY
BUCKLEY FILL:	58,900 CY

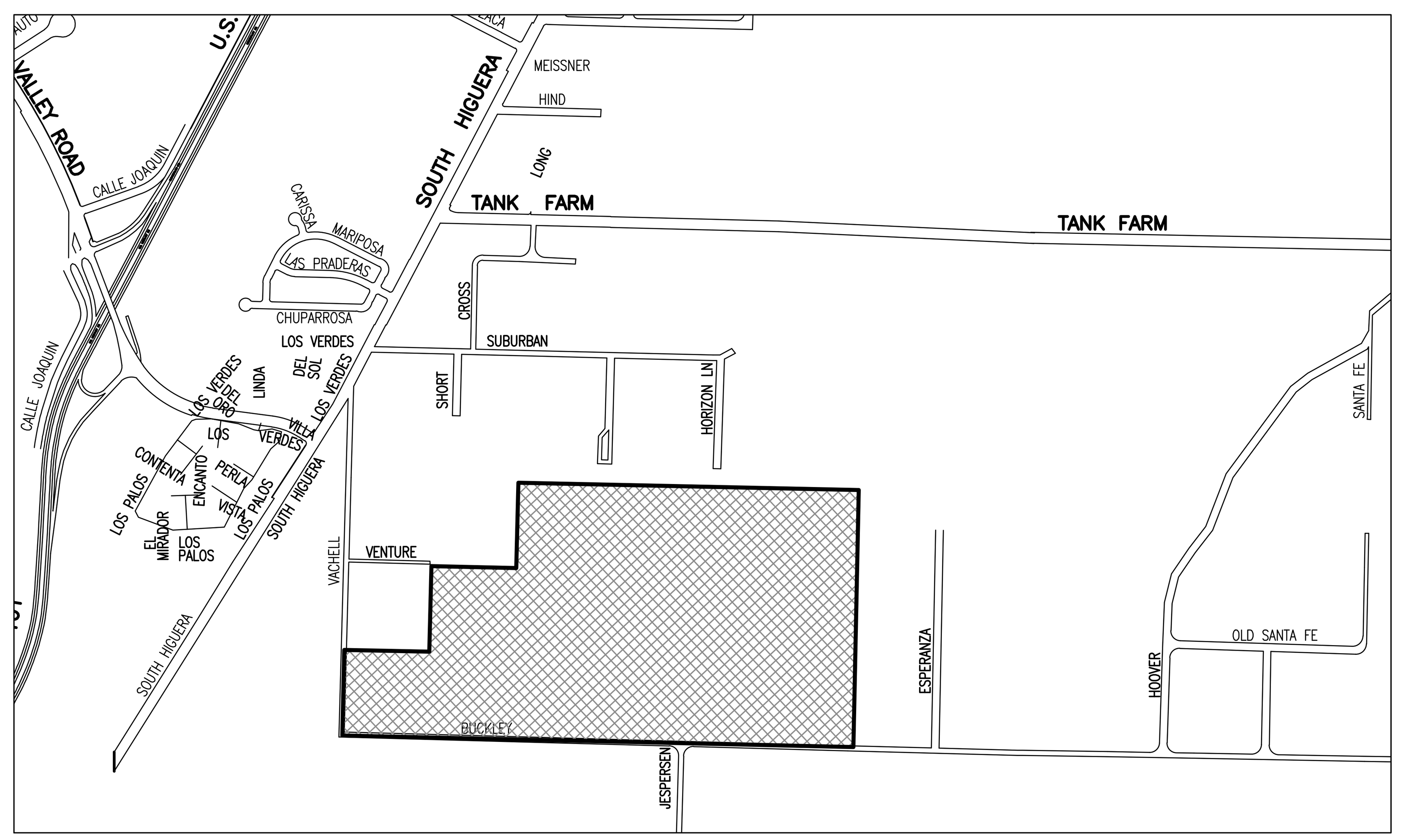
NOTES:
1. EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THE QUANTITIES GIVEN REFLECT THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE (PAD ELEVATION, BOTTOM OF ROAD BASE, OR FINISHED GRADE WHERE APPLICABLE).
2. ASSUMES 15% SHRINKAGE OF FILL. TO BE VERIFIED BY GEOTECHNICAL ENGINEER
3. FINAL DESIGN TO MAKE MINOR ADJUSTMENTS NEEDED FOR EARTHWORK BALANCE
4. SITE QUANTITIES ASSUME SOME FILL PLACED IN SITE OPEN SPACES
5. BUCKLEY QUANTITIES ASSUME EXCESS MATERIAL WILL BE PLACED TO BRING TEMPORARY BORROW SITES TO EXISTING GRADE AND AS A THIN LAYER OF FILL ACROSS THE ONSITE OPEN SPACE AREAS.

DEVELOPMENT STANDARDS

1. 15' FRONT SETBACK IN R-1 AND R-2 PER SPECIFIC PLAN
2. 15' REAR YARD SETBACK IN R-1 PER SPECIFIC PLAN



SITE MAP
SCALE HORIZ 1"=500'



VICINITY MAP
SCALE HORIZ 1"=1000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	CONSTRAINTS AND HAZARDS MAP
C3	KEY MAP
C4	ZONING AND PROJECT STATISTICS
C5	TENTATIVE TRACT MAP
C6	TENTATIVE TRACT MAP
C7	TENTATIVE TRACT MAP
C8	TENTATIVE TRACT MAP
C9	TENTATIVE TRACT MAP
C10	TENTATIVE TRACT MAP
C11	TENTATIVE TRACT MAP
C12	TENTATIVE TRACT MAP
C13	FINAL MAP PHASING PLAN
C14	TYPICAL STREET CROSS-SECTIONS
C15	GRADING PLAN
C16	GRADING PLAN
C17	GRADING PLAN
C18	GRADING PLAN
C19	GRADING PLAN
C20	GRADING PLAN
C21	GRADING PLAN
C22	GRADING DETAILS
C23	OFFSITE IMPROVEMENTS
C24	SITE CROSS-SECTIONS
C25	SITE CROSS-SECTIONS
C26	SITE CROSS SECTIONS
C27	SIGHT DISTANCE ANALYSIS
C28	OFF-SITE UTILITY PLAN
C29	UTILITY PLAN
C30	UTILITY PLAN
C31	UTILITY PLAN
C32	UTILITY PLAN
C33	UTILITY PLAN
C34	UTILITY PLAN
C35	UTILITY PLAN
C36	UTILITY PHASING PLAN
C37	STORMWATER QUALITY PLAN
C38	BIOLOGICAL MITIGATION PLAN
L1	CONCEPTUAL LANDSCAPE PLAN

LEGEND

EXISTING PROPOSED

TRACT BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
EASEMENT/SETBACK
STREET CENTERLINE
CURB
CURB & GUTTER
ROAD STRIPING
FENCE
DAYLIGHT LINE
100YR FLOODPLAIN BOUNDARY
FLOWLINE
DRAINAGE SWALE
RETAINING WALL
GRADE BREAK
SLOPE (TOP OF SLOPE)
CONTOURS
WATER MAIN (W)
LID BASIN BOUNDARY
RECLAIMED WATER LINE (RW)
SANITARY SEWER LINE (SS)
STORM DRAIN LINE (SD)
GAS LINE (G)
ELECTRIC LINE (E)
FORCE MAIN (FM)
OVERHEAD WIRES (OH)
FIBER OPTICS (FO)
TELEPHONE (T)
JOINT TRENCH (JT)
BIOFILTRATION AREA
FIRE HYDRANT
STREET LIGHT (PUBLIC)
STREET LAMP (PRIVATE)
STORM DRAIN INLET
CURB INLET
PROPRIETARY BIOFILTRATION UNIT
TREES
POWER POLE
STORM DRAIN MAN HOLE
SANITARY SEWER MAN HOLE
RIPRAP PROTECTION AT SD OUTLET

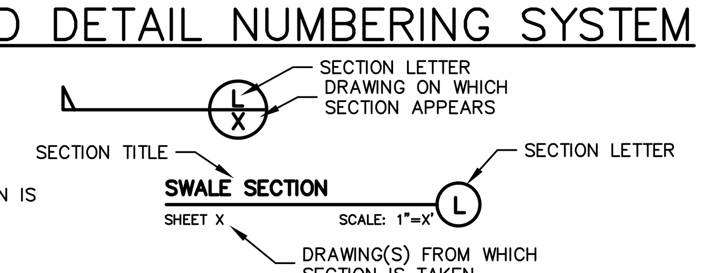
ASPHALT CONCRETE	AC
CENTERLINE	CL / ℄
CLEAR	CLR
DUCTILE IRON	DI
EXISTING GRADE	EG
EXISTING	(E)
INVERT	INV
JOINT TRENCH	JT
OPEN SPACE	OS
PROPERTY LINE	PL / ⅊
PUBLIC FACILITY	PF
PUBLIC UTILITY EASEMENT	PUE
PUBLIC PEDESTRIAN EASEMENT	PPE
RAILROAD	RR
RETAINING WALL	RTW
RECLAIMED WATER	RW
RIGHT OF WAY	ROW
STORM DRAIN	SD
SANITARY SEWER	SS
SANITARY SEWER FORCE MAIN	SSFM
TOP OF GRATE	TG
VERTICAL CURVE	VC
WATER LINE	WL

SECTION AND DETAIL NUMBERING SYSTEM

(1) SECTION CUT ON DRAWING SHEET X.

(2) ON SHEET X, THIS SECTION IS IDENTIFIED AS

(3) DETAILS ARE CROSS-REFERENCED IN A SIMILAR MANNER; EXCEPT THAT DETAILS ARE IDENTIFIED BY NUMBER RATHER THAN LETTER.



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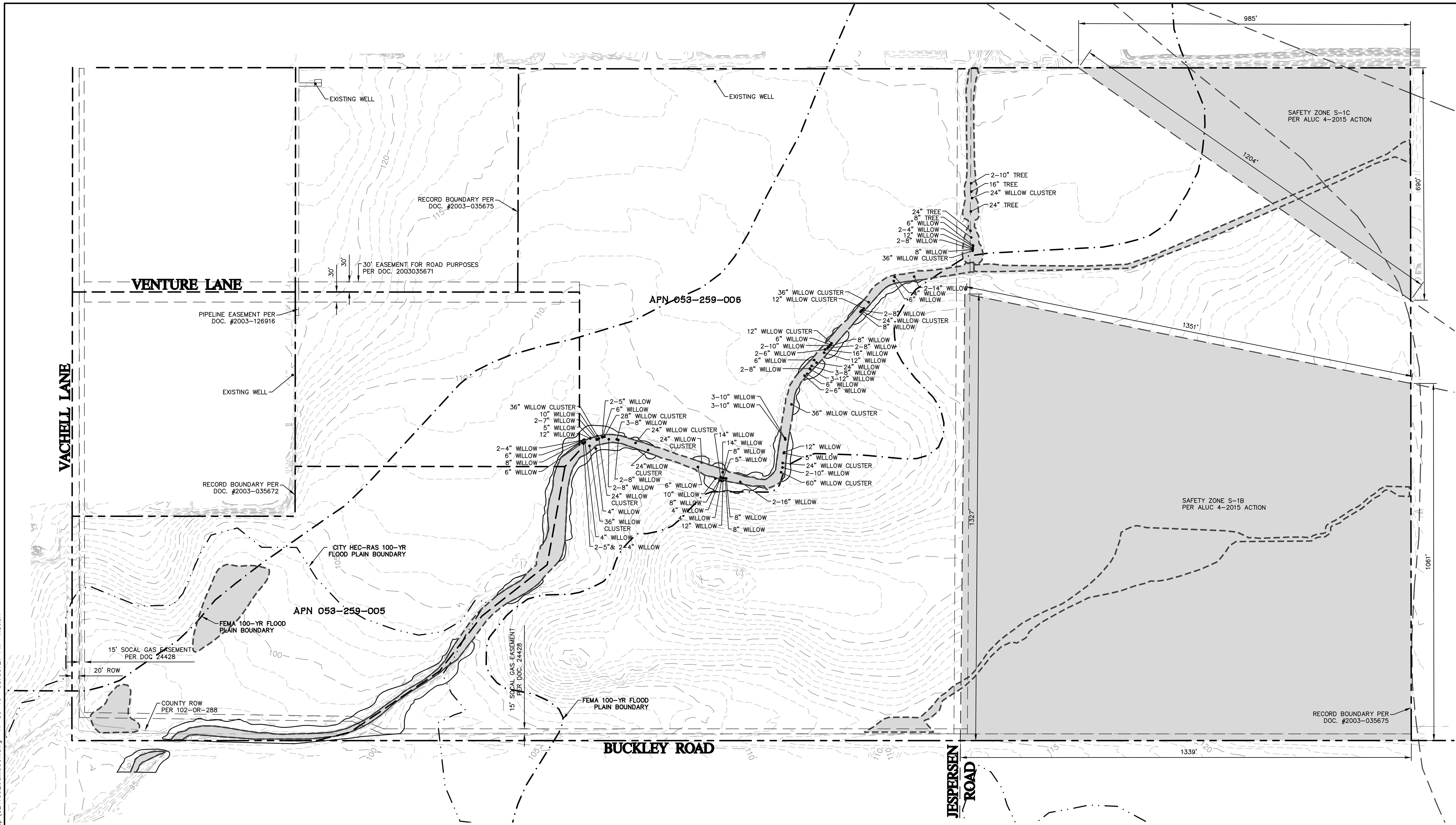
AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP
TITLE SHEET

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
ZN	2016-11-10	110926.04
CHECKED BY	SCALE	SHEET
JCR	AS SHOWN	C1 OF 39



DATA SOURCES

1. DELINEATION OF JURISDICTIONAL WETLANDS, OTHER WATERS AND RIPARIAN HABITATS BASED ON BIOLOGICAL REPORT FOR AVILA RANCH, PREPARED BY ALTHOUSE & MEADE, INC., JULY 2014.
2. SOILS ENGINEERING REPORT FOR AVILA RANCH DEVELOPMENT, PREPARED BY GEOSOLUTIONS, INC., SEPTEMBER 2015.
3. DRAFT TRANSPORTATION IMPACT STUDY FOR AVILA RANCH, PREPARED BY CENTRAL COAST TRANSPORTATION CONSULTING, JULY 2015.
4. AIRPORT LAND USE PLAN COMPATIBILITY ANALYSIS FOR AVILA SANTA FE RANCH, APRIL 2015.

LEGEND

LIMITS OF RIPARIAN AREA

LIMITS OF WETLAND AREA

0 150 300

1 INCH = 150 FEET

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AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP
CONSTRAINTS AND HAZARDS MAP

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
JSW	2016-11-10	110926
CHECKED BY	SCALE	SHEET
JCR	AS SHOWN	C2 OF 39

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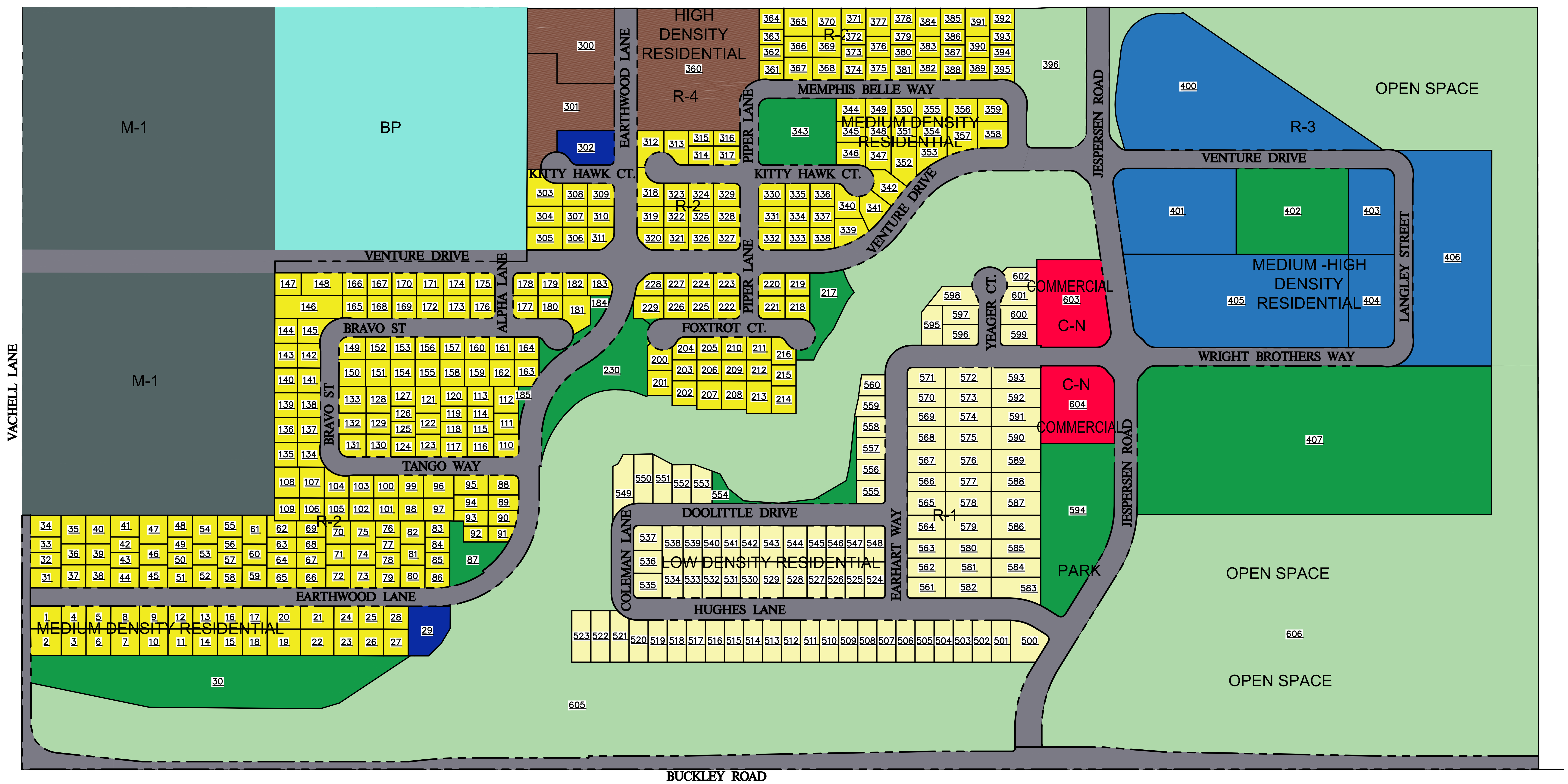
AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP

KEY MAP

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
KCR	2016-11-10	110926
CHECKED BY	SCALE	SHEET
JCR	1" = 50'	C3 OF 39



LEGEND

- OPEN SPACE (3 LOTS)
- PARK (11 LOTS)
- PUBLIC FACILITIES (2 LOTS)
- R-1 ZONE (101 LOTS)
- R-2 ZONE (300 LOTS)
- R-3 ZONE (6 LOTS W/ 197 TOWNHOMES)
- R-4 ZONE (3 LOTS W/125 UNITS)
- C-N ZONE (2 LOTS)
- RIGHT OF WAY (2 LOTS)

STATISTICS

LOT TYPE	TOTAL AREA (ACRE)
OPEN SPACE	51.3
PARK	16.9
PUBLIC FACILITIES	0.6
R-1 ZONE	13.1
R-2 ZONE	27.7
R-3 ZONE	12.2
R-4 ZONE	4.0
C-N	1.9
PUBLIC ROW	24.2
TOTAL	151.9

PUBLIC DEDICATION

PARKS
LOT 30
LOT 87
LOT 184
LOT 185
LOT 217
LOT 230
LOT 343
LOT 402
LOT 407
LOT 554
LOT 594

OPEN SPACE
LOT 396
LOT 605
LOT 606

PUBLIC FACILITIES
LOT 29
LOT 302

RIGHT-OF-WAY
ALPHA LANE
BRAVO STREET
BUCKLEY ROAD
COLEMAN LANE
DELTA DRIVE
DOOLITTLE DRIVE
EARHART WAY
EARTHWOOD LANE
FOXTROT COURT
HORIZON LANE
HUGHES LAND
JESPERSEN STREET
KITTY HAWK COURT
LANGLEY STREET
LEAR STREET
MEMPHIS BELLE WAY
PIPER LANE
TANGO WAY
VACHELL LANE
VENTURE DRIVE
WRIGHT BROTHERS WAY
YEAGER COURT

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AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP
ZONING AND PROJECT STATISTICS

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
ZN	2016-11-10	110926
CHECKED BY	SCALE	SHEET
JCR	AS SHOWN	C4 OF 39

PUBLIC DEDICATION

PARKS
LOT 30
LOT 87
LOT 184
LOT 185
LOT 217
LOT 230
LOT 343
LOT 402
LOT 407
LOT 554
LOT 594

OPEN SPACE
LOT 396
LOT 605
LOT 606

PUBLIC FACILITIES
LOT 29
LOT 302

RIGHT-OF-WAY
ALPHA LANE
BRAVO STREET
BUCKLEY ROAD
COLEMAN LANE
DELTA DRIVE
DOOLITTLE DRIVE
EARHART WAY
EARTHWOOD LANE
FOXTROT COURT
HORIZON LANE
HUGHES LANE
JESPERSEN STREET
KITTY HAWK COURT
LANGLEY STREET
LEAR STREET
MEMPHIS BELLE WAY
PIPER LANE
TANGO WAY
VACHELL LANE
VENTURE DRIVE
WRIGHT BROTHERS WAY
YEAGER COURT

LOT AREAS

LOT	AREA	LAND USE
1	4800	R2 ZONE
2	5600	R2 ZONE
3	4500	R2 ZONE
4	3900	R2 ZONE
5	3900	R2 ZONE
6	4500	R2 ZONE
7	5200	R2 ZONE
8	4500	R2 ZONE
9	4500	R2 ZONE
10	5200	R2 ZONE
11	4500	R2 ZONE
12	3900	R2 ZONE
13	3900	R2 ZONE
14	4500	R2 ZONE
15	4500	R2 ZONE
16	3900	R2 ZONE
17	3900	R2 ZONE
18	4500	R2 ZONE
19	6100	R2 ZONE
20	5200	R2 ZONE
21	5300	R2 ZONE
22	6200	R2 ZONE
23	4500	R2 ZONE
24	3900	R2 ZONE
25	3900	R2 ZONE
26	4500	R2 ZONE
27	4500	R2 ZONE
28	3900	R2 ZONE
29	12500	PUBLIC FACILITIES
30	111800	PARK
31	4100	R2 ZONE
32	3300	R2 ZONE
33	3300	R2 ZONE
34	4500	R2 ZONE
35	4900	R2 ZONE
36	3600	R2 ZONE
37	3900	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
38	3900	R2 ZONE
39	3600	R2 ZONE
40	4900	R2 ZONE
41	4300	R2 ZONE
42	3100	R2 ZONE
43	3100	R2 ZONE
44	3900	R2 ZONE
45	4500	R2 ZONE
46	4100	R2 ZONE
47	5700	R2 ZONE
48	3700	R2 ZONE
49	2600	R2 ZONE
50	2600	R2 ZONE
51	3400	R2 ZONE
52	3900	R2 ZONE
53	3600	R2 ZONE
54	4900	R2 ZONE
55	3700	R2 ZONE
56	2600	R2 ZONE
57	2600	R2 ZONE
58	3400	R2 ZONE
59	3900	R2 ZONE
60	3600	R2 ZONE
61	4900	R2 ZONE
62	3600	R2 ZONE
63	3100	R2 ZONE
64	3100	R2 ZONE
65	4000	R2 ZONE
66	4000	R2 ZONE
67	3100	R2 ZONE
68	3100	R2 ZONE
69	3300	R2 ZONE
70	4000	R2 ZONE
71	3600	R2 ZONE
72	3900	R2 ZONE
73	3900	R2 ZONE
74	3600	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
75	4000	R2 ZONE
76	2800	R2 ZONE
77	2600	R2 ZONE
78	2600	R2 ZONE
79	3400	R2 ZONE
80	3900	R2 ZONE
81	3600	R2 ZONE
82	4000	R2 ZONE
83	2800	R2 ZONE
84	2600	R2 ZONE
85	2600	R2 ZONE
86	3300	R2 ZONE
87	13900	PARK
88	4100	R2 ZONE
89	3300	R2 ZONE
90	3100	R2 ZONE
91	2600	R2 ZONE
92	2700	R2 ZONE
93	3300	R2 ZONE
94	3700	R2 ZONE
95	4700	R2 ZONE
96	4800	R2 ZONE
97	4800	R2 ZONE
98	3900	R2 ZONE
99	3900	R2 ZONE
100	3900	R2 ZONE
101	3900	R2 ZONE
102	3900	R2 ZONE
103	3900	R2 ZONE
104	4200	R2 ZONE
105	3900	R2 ZONE
106	3900	R2 ZONE
107	5300	R2 ZONE
108	5300	R2 ZONE
109	3900	R2 ZONE
110	3900	R2 ZONE
111	3600	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
112	4600	R2 ZONE
113	3600	R2 ZONE
114	2900	R2 ZONE
115	2900	R2 ZONE
116	3600	R2 ZONE
117	3600	R2 ZONE
118	2900	R2 ZONE
119	2900	R2 ZONE
120	3600	R2 ZONE
121	4600	R2 ZONE
122	3600	R2 ZONE
123	3900	R2 ZONE
124	3400	R2 ZONE
125	2600	R2 ZONE
126	2600	R2 ZONE
127	3400	R2 ZONE
128	4600	R2 ZONE
129	3600	R2 ZONE
130	3900	R2 ZONE
131	4100	R2 ZONE
132	3900	R2 ZONE
133	5000	R2 ZONE
134	4000	R2 ZONE
135	3900	R2 ZONE
136	3900	R2 ZONE
137	3900	R2 ZONE
138	3900	R2 ZONE
139	3900	R2 ZONE
140	3900	R2 ZONE
141	3900	R2 ZONE
142	3900	R2 ZONE
143	3900	R2 ZONE
144	3900	R2 ZONE
145	4600	R2 ZONE
146	10600	R2 ZONE
147	4100	R2 ZONE
148	6500	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
149	4100	R2 ZONE
150	4900	R2 ZONE
151	4600	R2 ZONE
152	3900	R2 ZONE
153	3900	R2 ZONE
154	4600	R2 ZONE
155	4600	R2 ZONE
156	3900	R2 ZONE
157	3900	R2 ZONE
158	4600	R2 ZONE
159	4600	R2 ZONE
160	3900	R2 ZONE
161	3900	R2 ZONE
162	4600	R2 ZONE
163	4300	R2 ZONE
164	3900	R2 ZONE
165	3900	R2 ZONE
166	3900	R2 ZONE
167	3900	R2 ZONE
168	3900	R2 ZONE
169	3900	R2 ZONE
170	3900	R2 ZONE
171	4200	R2 ZONE
172	4200	R2 ZONE
173	4200	R2 ZONE
174	4200	R2 ZONE
175	3900	R2 ZONE
176	3800	R2 ZONE
177	3800	R2 ZONE
178	3900	R2 ZONE
179	3900	R2 ZONE
180	3900	R2 ZONE
181	6100	R2 ZONE
182	3900	R2 ZONE
183	3500	R2 ZONE
184	6900	PARK
185	1600	PARK

LOT AREAS

LOT	AREA	LAND USE
200	3800	R2 ZONE
201	4200	R2 ZONE
202	4200	R2 ZONE
203	3600	R2 ZONE
204	3600	R2 ZONE
205	3900	R2 ZONE
206	3600	R2 ZONE
207	4900	R2 ZONE
208	4900	R2 ZONE
209	3600	R2 ZONE
210	3900	R2 ZONE
211	3900	R2 ZONE
212	3600	R2 ZONE
213	5500	R2 ZONE
214	4700	R2 ZONE
215	3600	R2 ZONE
216	4000	R2 ZONE
217	16700	PARK
218	4000	R2 ZONE
219	3900	R2 ZONE
220	4200	R2 ZONE
221	4200	R2 ZONE
222	4200	R2 ZONE
223	4200	R2 ZONE
224	3900	R2 ZONE
225	3900	R2 ZONE
226	3900	R2 ZONE
227	3900	R2 ZONE
228	3800	R2 ZONE
229	5100	R2 ZONE
230	34300	PARK
300	38700	R4 ZONE
301	40800	R4 ZONE
302	12500	PUBLIC FACILITIES
303	7300	R2 ZONE
304	5200	R2 ZONE
305	5700	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
306	3900	R2 ZONE
307	3600	R2 ZONE
308	3900	R2 ZONE
309	4200	R2 ZONE
310	3900	R2 ZONE
311	3700	R2 ZONE
312	5100	R2 ZONE
313	5100	R2 ZONE
314	3300	R2 ZONE
315	2600	R2 ZONE
316	2800	R2 ZONE
317	3500	R2 ZONE
318	5400	R2 ZONE
319	3800	R2 ZONE
320	3700	R2 ZONE
321	3900	R2 ZONE
322	3600	R2 ZONE
323	3900	R2 ZONE
324	3900	R2 ZONE
325	3600	R2 ZONE
326	3900	R2 ZONE
327	4200	R2 ZONE
328	3800	R2 ZONE
329	4200	R2 ZONE
330	4200	R2 ZONE
331	3900	R2 ZONE
332	4200	R2 ZONE
333	3900	R2 ZONE
334	3600	R2 ZONE
335	3900	R2 ZONE
336	3900	R2 ZONE
337	3600	R2 ZONE
338	3800	R2 ZONE
339	5100	R2 ZONE
340	4900	R2 ZONE
341	5200	R2 ZONE
342	5300	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
343	35500	PARK
344	4600	R2 ZONE
345	4200	R2 ZONE
346	4700	R2 ZONE
347	4900	R2 ZONE
348	3700	R2 ZONE
349	4000	R2 ZONE
350	4000	R2 ZONE
351	3700	R2 ZONE
352	6700	R2 ZONE
353	4800	R2 ZONE
354	4400	R2 ZONE
355	4800	R2 ZONE
356	4800	R2 ZONE
357	6300	R2 ZONE
358	5500	R2 ZONE
359	4700	R2 ZONE
360	96600	R4 ZONE
361	3300	R2 ZONE
362	2600	R2 ZONE
363	2600	R2 ZONE
364	3500	R2 ZONE
365	5400	R2 ZONE
366	4100	R2 ZONE
367	4500	R2 ZONE
368	4500	R2 ZONE
369	4100	R2 ZONE
370	5400	R2 ZONE
371	3500	R2 ZONE
372	2600	R2 ZONE
373	2600	R2 ZONE
374	3400	R2 ZONE
375	3900	R2 ZONE
376	3600	R2 ZONE
377	4700	R2 ZONE
378	3500	R2 ZONE
379	2600	R2 ZONE

LOT AREAS

LOT	AREA	LAND USE
380	2600	R2 ZONE
381	3400	R2 ZONE
382	3900	R2 ZONE
383	3600	R2 ZONE
384	4700	R2 ZONE
385	3600	R2 ZONE
386	2600	R2 ZONE
387	2600	R2 ZONE
388	3400	R2 ZONE
389	3900	R2 ZONE
390	3600	R2 ZONE
391	4700	R2 ZONE
392	3600	R2 ZONE
393	2600	R2 ZONE
394	2600	R2 ZONE
395	3400	R2 ZONE
396	63800	OPEN SPACE
400	152700	R3 ZONE
401	69900	R3 ZONE
402	66400	PARK
403	26900	R3 ZONE
404	29200	R3 ZONE
405	139700	R3 ZONE
406	118500	R3 ZONE
407	361500	PARK
500	8600	R1 ZONE
501	5500	R1 ZONE
502	5500	R1 ZONE
503	5500	R1 ZONE
504	5500	R1 ZONE
505	5500	R1 ZONE
506	5500	R1 ZONE
507	5500	R1 ZONE
508	5500	R1 ZONE
509	5500	R1 ZONE
510	5500	R1 ZONE
511	5500	R1 ZONE

LOT AREAS

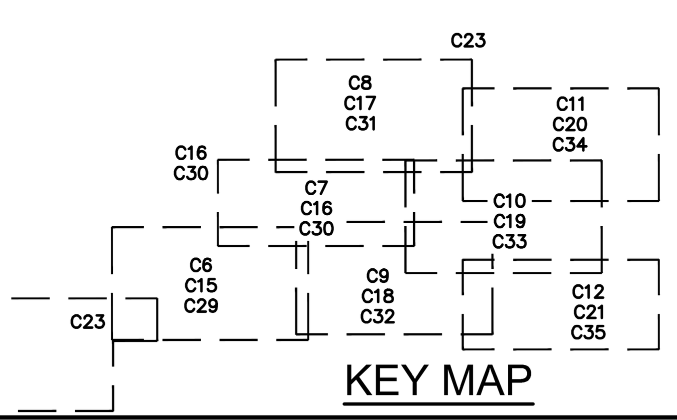
LOT	AREA	LAND USE
512	5500	R1 ZONE
513	5500	R1 ZONE
514	5500	R1 ZONE
515	5500	R1 ZONE
516	5500	R1 ZONE
517	5500	R1 ZONE
518	5500	R1 ZONE
519	5500	R1 ZONE
520	5500	R1 ZONE
521	6400	R1 ZONE
522	6800	R1 ZONE
523	6800	R1 ZONE
524	5200	R1 ZONE
525	4800	R1 ZONE
526	4800	R1 ZONE
527	4800	R1 ZONE
528	5900	R1 ZONE
529	5900	R1 ZONE
530	4800	R1 ZONE
531	4800	R1 ZONE
532	4800	R1 ZONE
533	4800	R1 ZONE
534	5200	R1 ZONE
535	4800	R1 ZONE
536	4500	R1 ZONE
537	4800	R1 ZONE
538	5200	R1 ZONE
539	4700	R1 ZONE
540	4700	R1 ZONE
541	4700	R1 ZONE
542	4700	R1 ZONE
543	5900	R1 ZONE
544	5900	R1 ZONE
545	4700	R1 ZONE
546	4700	R1 ZONE
547	4700	R1 ZONE
548	5200	R1 ZONE

LOT AREAS

LOT	AREA	LAND USE
549	7400	R1 ZONE
550	6500	R1 ZONE
551	5800	R1 ZONE
552	5100	R1 ZONE
553	5200	R1 ZONE
555	4500	R1 ZONE
556	4100	R1 ZONE
557	4300	R1 ZONE
558	4100	R1 ZONE
561	5500	R1 ZONE
562	5000	R1 ZONE
563	5000	R1 ZONE
564	6300	R1 ZONE
565	6300	R1 ZONE
566	5000	R1 ZONE
567	6000	R1 ZONE
568	6000	R1 ZONE
569	5000	R1 ZONE
570	5000	R1 ZONE
571	5500	R1 ZONE
572	6600	R1 ZONE
573	6000	R1 ZONE
574	6000	R1 ZONE
575	7200	R1 ZONE
576	7200	R1 ZONE
577	6000	R1 ZONE
578	7500	R1 ZONE
579	7500	R1 ZONE
580	6000	R1 ZONE
581	6000	R1 ZONE
582	6600	R1 ZONE
583	7700	R1 ZONE
584	6500	R1 ZONE
585	6500	R1 ZONE
586	8100	R1 ZONE
587	8100	R1 ZONE
588	6500	R1 ZONE

LOT AREAS

LOT	AREA	LAND USE
589	7800	R1 ZONE
590	7800	R1 ZONE
591	6500	R1 ZONE
592	6500	R1 ZONE
593	7100	R1 ZONE
594	72100	PARK
595	5600	R1 ZONE
596	5200	R1 ZONE
597	4700	R1 ZONE
599	5200	R1 ZONE
600	4800	R1 ZONE
601	4400	R1 ZONE
602	4100	R1 ZONE
603	41800	CN ZONE
604	38900	CN ZONE
605	1039700	OPEN SPACE
606	1130500	OPEN SPACE
1000	897600	ROW
1001	158600	ROW



0 150 300
1 INCH = 150 FEET

Cannon
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San Luis Obispo, CA 93401
P 805.544.7407 F 805.544.3863

AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP
TENTATIVE TRACT MAP

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
WCT	2016-11-10	110926
CHECKED BY	SCALE	SHEET
JCR	1" = 150'	C5 OF 39

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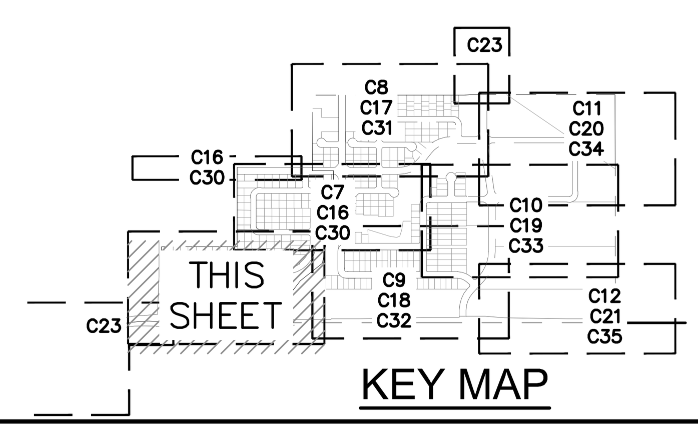


KEY MAP

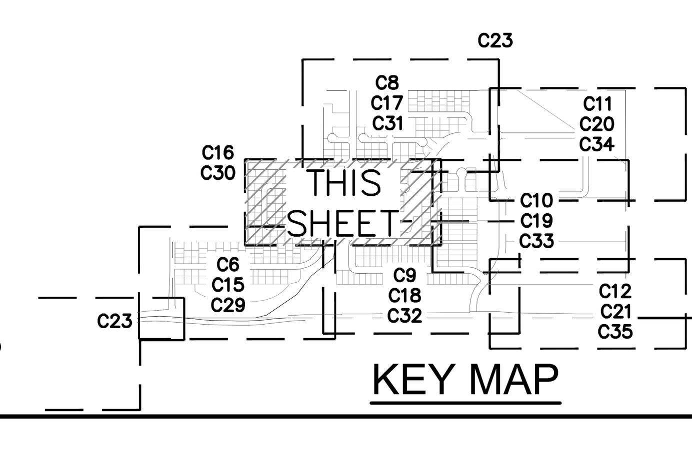
Cannon
1050 Southwood Drive
San Luis Obispo, CA 93401
P 805.544.7407 F 805.544.3863

AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP

TENTATIVE TRACT MAP

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
KCR	2016-11-10	110926
CHECKED BY	SCALE	SHEET
JCR	1" = 50'	C6 OF 39



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AVILA RANCH DEVELOPMENT
TRACT 3089 – VESTING TENTATIVE MAP

TENTATIVE TRACT MAP

CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
WCT	2016-11-10	110926
CHECKED BY	SCALE	SHEET
JCR	1" = 50'	C7 OF 39

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