

# IMEL PROPERTY VESTING TENTATIVE TRACT MAP TRACT 3095 CITY OF SAN LUIS OBISPO, CALIFORNIA

**OWNER:**  
RIGHETTI RANCH LP  
2917 CANYON ST  
SAN DIEGO, CA 92106  
(805) 573-0401

**DEVELOPER:**  
AMBIENT COMMUNITIES  
979 0550 ST SUITE 4  
SAN LUIS OBISPO, CA 93401  
(805) 439-3459  
ATTN: TRAVIS FUENZTEA

**ENGINEER/SURVEYOR:**

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

**APN:**

004-706-002  
(AS ADJUSTED BY SLAL #15-0104)

**SITE AREA:**

3.49 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: SEMPRIA UTILITIES/SO CAL GAS CO  
ELECTRIC: PG&E  
TELEPHONE: AT&T  
CABLE: CHARTER

**SUBDIVISION MAP PHASING:**

THE TENTATIVE MAP OF TRACT 3095 - IMEL PROPERTY PROPOSES THE SUBDIVISION OF THE SUBJECT PROPERTY THROUGH THE FILING OF A SINGLE FINAL MAP IN CONFORMANCE WITH THE SUBDIVISION MAP ACT.

**FLOOD MAPPING:**

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 10090 FOR SAN LUIS OBISPO COUNTY, CALIFORNIA, DATED NOVEMBER 16, 2012, DOES NOT IDENTIFY A FLOOD ZONE FOR THE PREVIOUSLY UNINCORPORATED AREA COVERED BY THIS TRACT MAP.

100 YEAR FLOOD BOUNDARY SHOWN ON THESE PLANS IS REFERENCED FROM TRACT 3063 DRAINAGE REPORT FOR EXISTING CONDITIONS.

**BASIS OF ELEVATION:**

THE VERTICAL DATUM FOR THE SURVEY IS NAVD83, BASED ON THE CITY OF SAN LUIS OBISPO BENCHMARK (#397) A LEAD AND TACK AT THE WESTERLY CURB RETURN OF TANK FARM RD. AND BROOKPINE DR. HAVING A PUBLISHED ELEVATION OF 258.00'.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PROJECT IS BETWEEN TWO FOUND MONUMENTS ALONG THE SOUTHEASTERLY LINE OF LOT 129 OF 1 L3 92 HAVING A BEARING OF N 58°00'30" E, PER 77.95/AS.

**EARTHWORK QUANTITIES**

**ONSITE (INCLUDING PARK SLOPES)**

CUT: 4,000 CY

FILL: 9,000 CY

NET: 4,500 CY EXPORT\*

**OFFSITE (B STREET AND ORCUTT ROAD)**

CUT: 3,000 CY

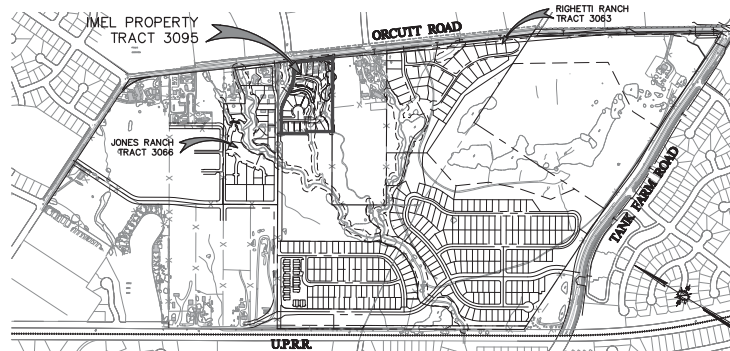
FILL: 2,000 CY

NET: 3,000 CY EXPORT\*

\*FINAL DESIGN TO MAKE MINOR ADJUSTMENTS NEEDED FOR EARTHWORK BALANCE AND INCORPORATE REMAINING EXPORT INTO RIGHETTI RANCH (TRACT 3063) FINAL PARK DESIGN.

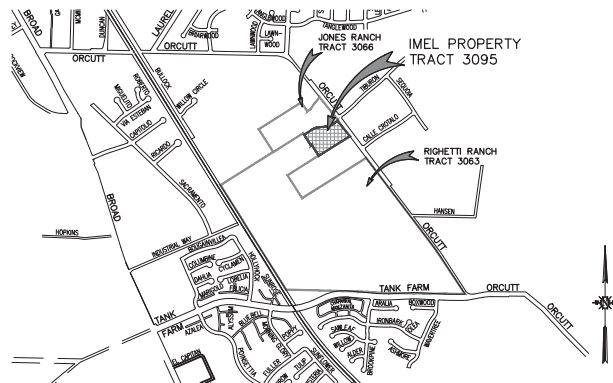
**NOTES:**

- ONSITE 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). A 16" ROAD SECTION HAS BEEN ASSUMED FOR THE PURPOSES OF THESE CALCULATIONS FOR ONSITE ROADS.
- OFFSITE EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THE QUANTITIES GIVEN REFLECT THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE. A 16" AVERAGE HOLD DOWN HAS BEEN ASSUMED WITHIN THE ORCUTT RIGHT OF WAY TO APPROXIMATE ROAD, LANDSCAPE, AND SIDEWALK HOLD DOWNS. A 22" AVERAGE HOLD DOWN HAS BEEN ASSUMED WITHIN THE B STREET RIGHT OF WAY TO APPROXIMATE ROAD, LANDSCAPE, AND SIDEWALK HOLD DOWNS.
- ASSUMES 20% SHRINKAGE OF FILL.



**SITE MAP**

SCALE HORIZ 1"=500'



**VICINITY MAP**

SCALE HORIZ 1"=1000'

**LEGEND**

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
EASEMENT/SETRACK	---	---
STREET CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
ROAD STRIPING	X	X
FENCE	X	X
DAYLIGHT LINE	---	---
100% FLOODPLAIN BOUNDARY	---	---
FLOWLINE	---	---
DRAINAGE SWALE	---	---
RETAINING WALL	---	---
GRADE BREAK	---	---
SLOPE	---	---
CONTOURS	---	---
WATER MAIN	W	W
RECLAIMED WATER LINE	RW	RW
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
GAS LINE	G	G
ELECTRIC LINE	E	E
OVERHEAD WIRES	OH	OH
FIBER OPTICS	FO	FO
TELEPHONE	T	T
JOINT TRENCH	JT	JT
BIOFILTRATION AREA	---	---
FIRE HYDRANT	---	---
STREET LIGHT (PUBLIC)	---	---
STREET LAMP (PRIVATE)	---	---
STORM DRAIN INLET	---	---
CURB INLET	---	---
PROPRIETARY BIOFILTRATION UNIT	---	---
TREES	---	---
POWER POLE	---	---
SDMH	---	---
SDMH	---	---
RR/SWP PROTECTION AT SD OUTLET	---	---
ASPHALT CONCRETE	AC	AC
CENTERLINE	CL / E	CL / E
DUCTILE IRON	DI	DI
EXISTING GRADE	EG	EG
EXISTING	(E)	(E)
FINISHED GRADE	FG	FG
FINISHED SUBGRADE	FS	FS
HIGH POINT	HP	HP
INVERT	INV	INV
ORCUTT AREA SPECIFIC PLAN	OASP	OASP
OPEN SPACE	OS	OS
PUBLIC FACILITY	PF	PF
PROPERTY LINE	PL / E	PL / E
PUBLIC UTILITY EASEMENT	PUE	PUE
PUBLIC PEDESTRIAN EASEMENT	PPE	PPE
RETAINING WALL	RTW	RTW
RECLAIMED WATER	RW	RW
RIGHT OF WAY	ROW	ROW
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
VERTICAL CURVE	VC	VC
WATERLINE	WL	WL

**SHEET INDEX**

Sheet Number	Sheet Title
C1	TITLE SHEET
C2	CONSTRAINTS AND HAZARDS MAP
C3	DEMOLITION PLAN
C4	ZONING AND PROJECT STATISTICS
C5	TENTATIVE TRACT MAP
C6	GRADING PLAN
C7	TYPICAL SECTIONS
C8	STREET SECTIONS
C9	SIGHT DISTANCE ANALYSIS
C10	UTILITY PLAN
C11	OFFSITE UTILITY PLAN
C12	TYPICAL LOT GRADING

**SECTION AND DETAIL NUMBERING SYSTEM**

- SECTION CUT ON DRAWING SHEET X, SECTION LETTER DRAWING ON WHICH SECTION APPEARS
- ON SHEET X, THIS SECTION IS IDENTIFIED AS SWALE SECTION
- DETAILS ARE CROSS-REFERENCED IN A SIMILAR MANNER, EXCEPT THAT DETAILS ARE IDENTIFIED BY NUMBER RATHER THAN LETTER.



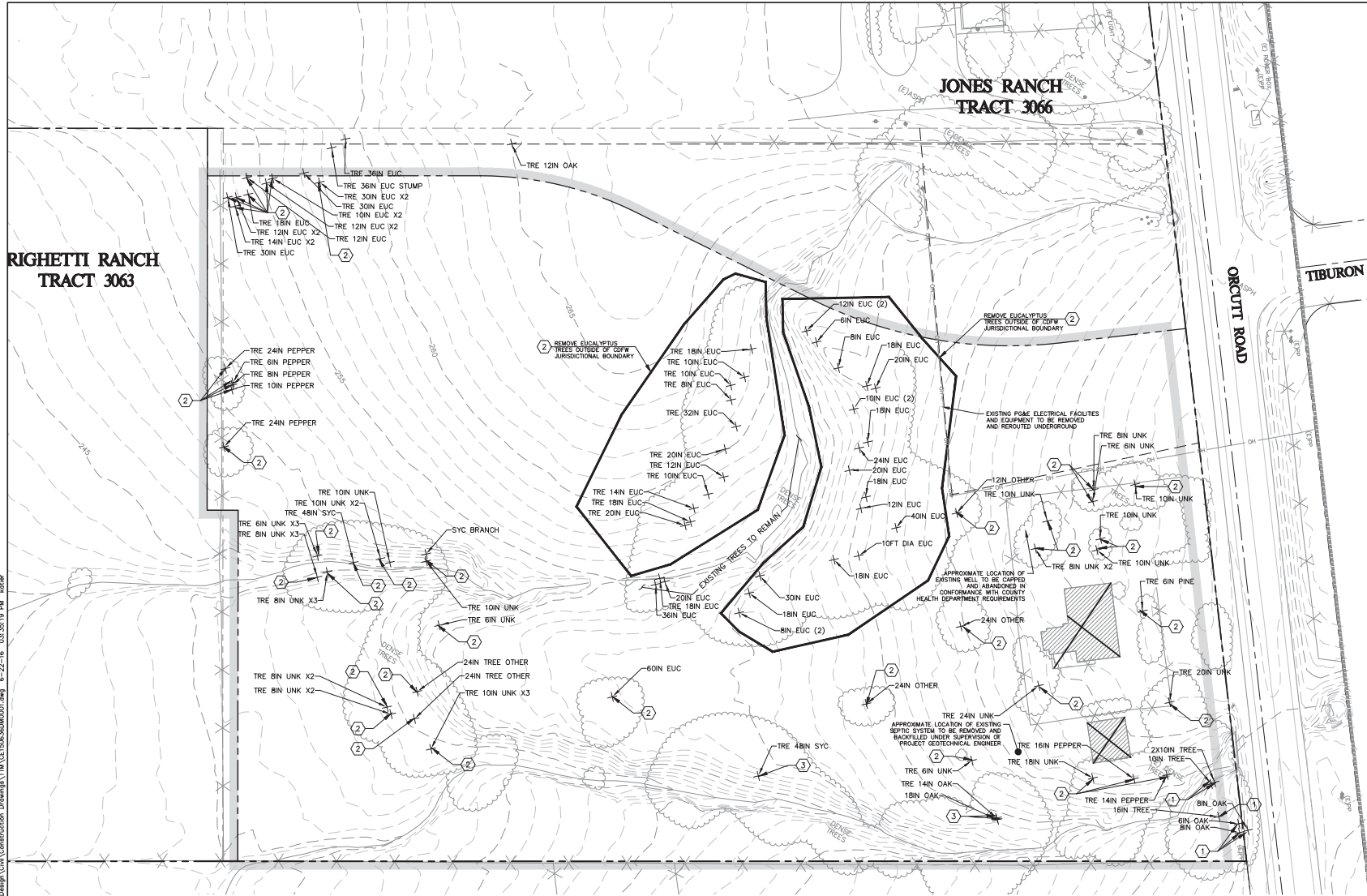
IMEL PROPERTY  
TRACT 3095 - VESTING TENTATIVE MAP  
TITLE SHEET  
CITY OF SAN LUIS OBISPO, CA

DRAWN BY	WCC	DATE	06/21/2016	CA JOB NO.	150636
CHECKED BY		SCALE	AS SHOWN	SHEET	C1 of 12

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**NOTES:**  
 1. SEPTIC LOCATION APPROXIMATED BASED ON LOCATION OF PLUMBING IN EXISTING HOUSE.  
 2. WELL LOCATION APPROXIMATED BASED ON FIELD OBSERVATION OF WELL HOUSE.

**RIGGETTI RANCH  
TRACT 3063**

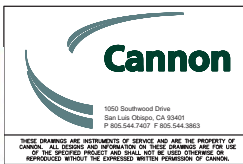
**JONES RANCH  
TRACT 3066**

**ORCUTT ROAD**  
**TIBURON**

**LEGEND**

- TRE XIN UNK EXISTING TREE WITH TRUNK DIAMETER NOTED IN INCHES
- ① EXISTING TREE TO REMAIN
- ② EXISTING TREE TO BE REMOVED
- ③ EXISTING TREE TO BE PRUNED AS NEEDED
- ▣ EXISTING BUILDING TO BE REMOVED

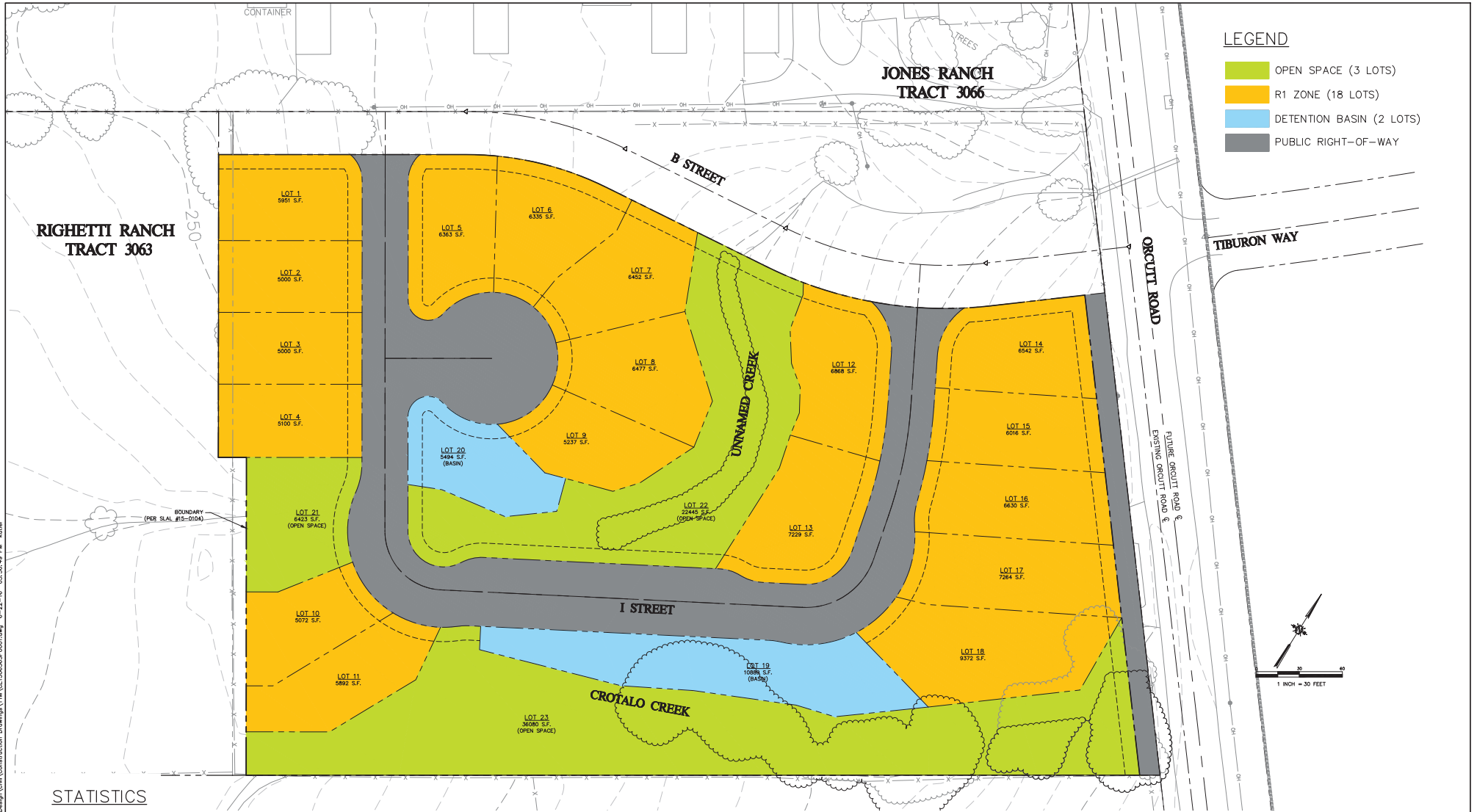
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IMEL PROPERTY  
 TRACT 3095 - VESTING TENTATIVE MAP  
 DEMOLITION PLAN  
 CITY OF SAN LUIS OBISPO, CA

DRAWN BY	DATE	CA JOB NO.
WGC	06/21/2016	1506.36
CHECKED BY	SCALE	SHEET
	1" = 30'	C3 of 12

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**STATISTICS**

LOT TYPE	TOTAL AREA (ACRE)
OPEN SPACE	1.49
R1 ZONE	2.59
DETENTION BASIN	0.38
PUBLIC RIGHT-OF-WAY	1.03
<b>TOTAL</b>	<b>5.49</b>

**PUBLIC DEDICATION**

<b>OPEN SPACE</b>	
LOT 21	6,423 SF
LOT 22	22,445 SF
LOT 23	36,093 SF
<b>RIGHT-OF-WAY</b>	
ORCUTT ROAD	4,723 SF
I STREET & CUL-DE-SAC	40,159 SF



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IMEL PROPERTY TRACT 3095 - VESTING TENTATIVE MAP ZONING AND PROJECT STATISTICS CITY OF SAN LUIS OBISPO, CA		
DRAWN BY	DATE	CA JOB NO.
WGC	06/21/2016	150636
CHECKED BY	SCALE	SHEET
	1" = 30'	C-4 of 12

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LANDS OF JONES  
PTN LOT 126  
1/RS/92

APN 004-705-008

**JONES RANCH  
TRACT 3066**

**PUBLIC DEDICATION**

OPEN SPACE  
LOT 21 6,423 SF  
LOT 22 22,445 SF  
LOT 23 36,093 SF

RIGHT-OF-WAY  
ORCUTT ROAD 4,723 SF  
I STREET & CUL-DE-SAC 40,159 SF

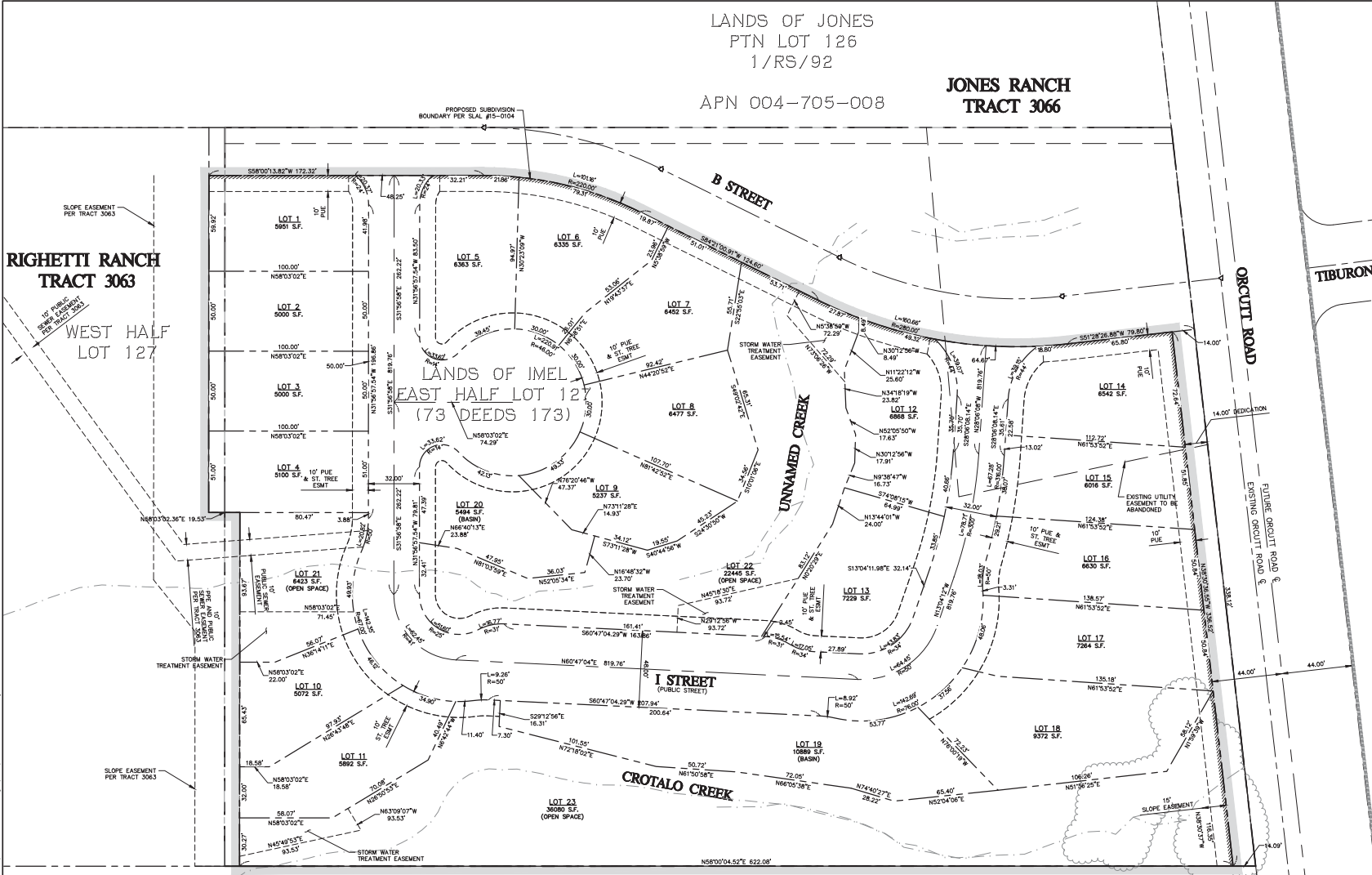
PROPOSED NON-ACCESS STRIP

**VESTING TENTATIVE MAP**

BEING A SUBDIVISION OF LOT 1 OF THE LOT LINE ADJUSTMENT SLAL #15-0104 AS PROCESSED THROUGH AND APPROVED BY THE CITY OF SAN LUIS OBISPO.

**NOTES**

1. PROPOSED 4 FT PUBLIC PEDESTRIAN EASEMENT LOCATED AT DRIVEWAYS.



**RIGHETTI RANCH  
TRACT 3063**

WEST HALF  
LOT 127

LANDS OF IMEL  
EAST HALF LOT 127  
(73 DEEDS 173)

LANDS OF GARAY  
LOT 12  
1-LS-92  
74-DdS-437

APN 004-706-003



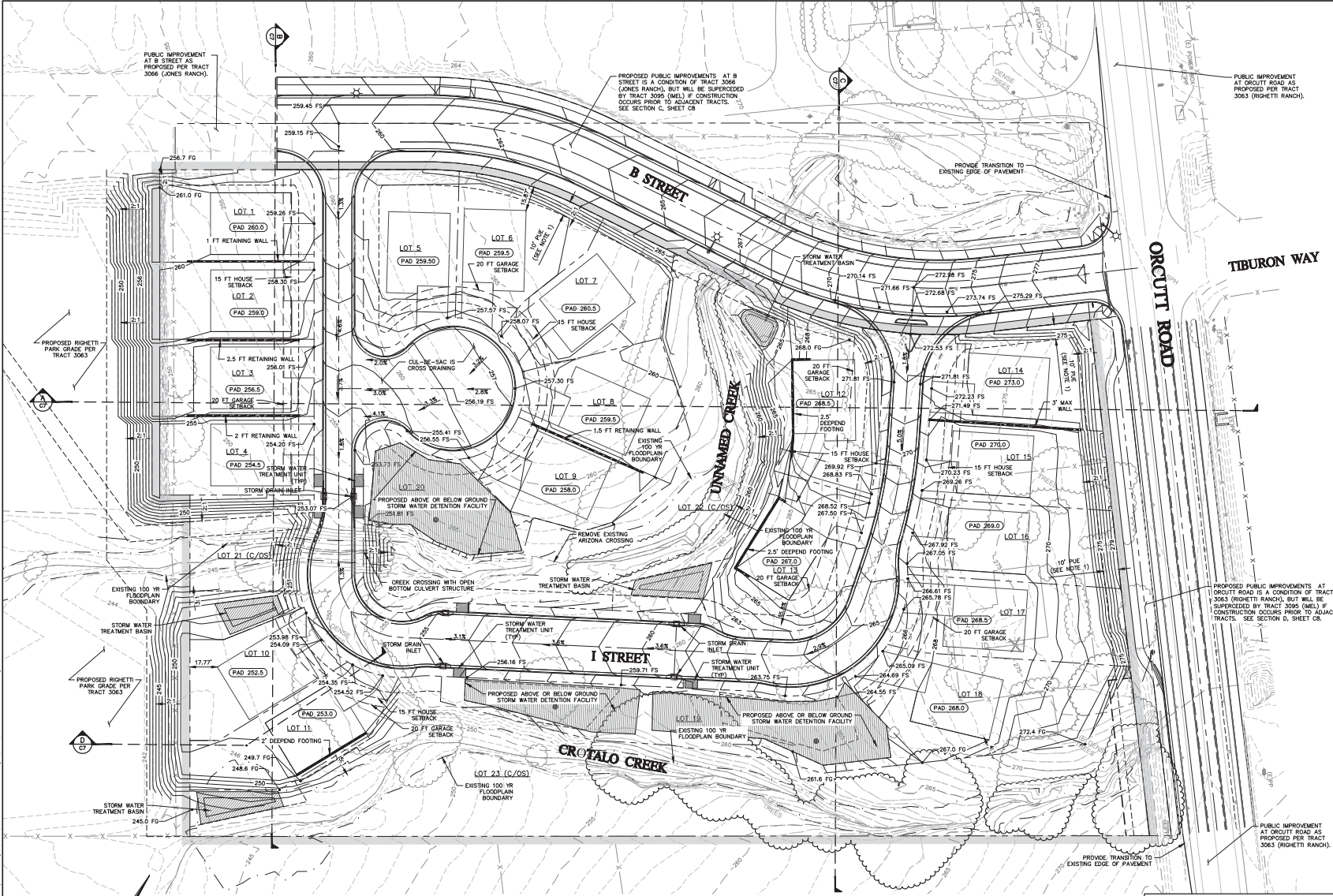
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TRACT 3095 - VESTING TENTATIVE MAP  
TENTATIVE TRACT MAP  
CITY OF SAN LUIS OBISPO, CA

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CHECKED BY		SCALE	1" = 30'	SHEET	CS of 12

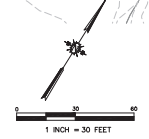
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**NOTES:**  
 1. RETAINING WALLS MAY BE REQUIRED AT LOCATIONS WITHIN PUBLIC UTILITY EASEMENTS PENDING FINAL DESIGN OF PUBLIC UTILITY ROUTING AND LAYOUT.

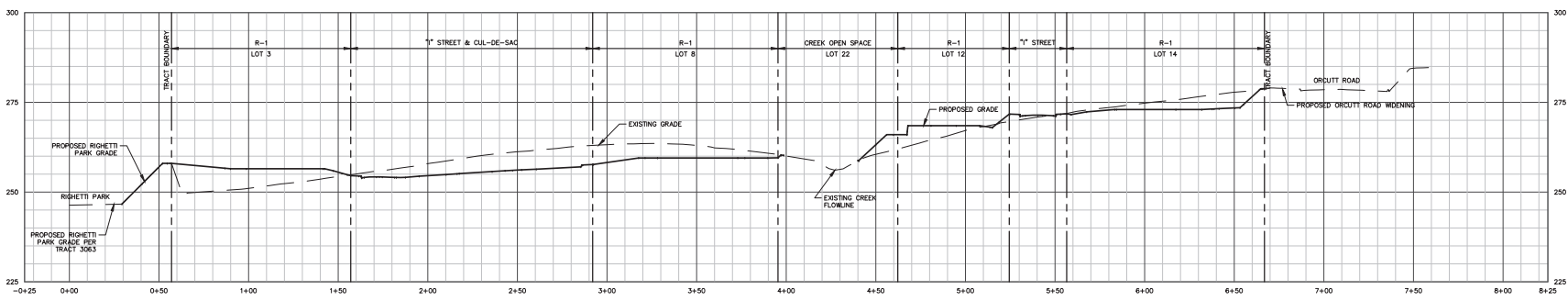


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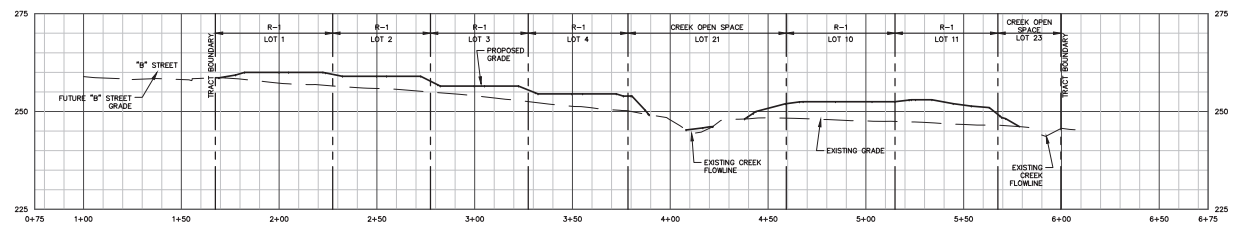


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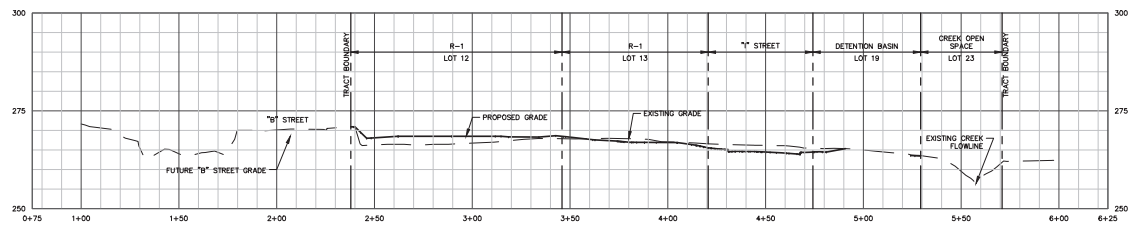
<b>IMEL PROPERTY</b> <b>TRACT 3095 - VESTING TENTATIVE MAP</b> <b>GRADING PLAN</b> CITY OF SAN LUIS OBISPO, CA			
DRAWN BY	WCC	DATE	06/21/2016
CHECKED BY		SCALE	1" = 30'
CA JOB NO.	150636	SHEET	CS OF 12



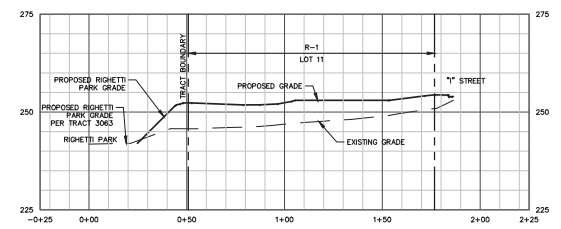
SECTION A - PROFILE VIEW  
SCALE HORIZ: 1" = 30'; VERT: 1" = 15'



SECTION B - PROFILE VIEW  
SCALE HORIZ: 1" = 30'; VERT: 1" = 15'

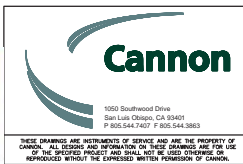


SECTION C - PROFILE VIEW  
SCALE HORIZ: 1" = 30'; VERT: 1" = 15'



SECTION D - PROFILE VIEW  
SCALE HORIZ: 1" = 30'; VERT: 1" = 15'

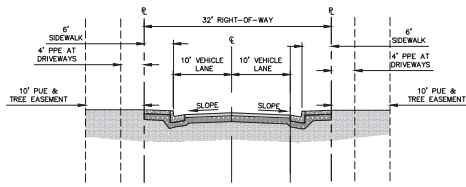
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IMEL PROPERTY  
 TRACT 3095 - VESTING TENTATIVE MAP  
 TYPICAL SECTIONS  
 CITY OF SAN LUIS OBISPO, CA

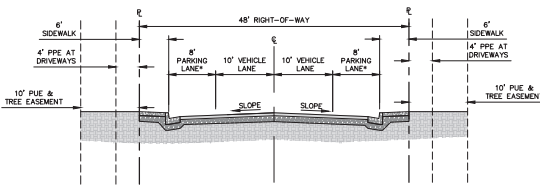
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CHECKED BY		SCALE	N.T.S.	SHEET	C7 of 12

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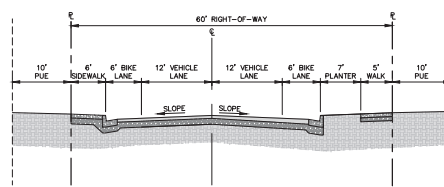
\* BULBOUT CURB FOR BIOFILTRATION WHERE NEEDED

**PUBLIC STREET SECTION—NO PARKING**  
SHEET C6 NTS (A)



\* BULBOUT CURB FOR BIOFILTRATION WHERE NEEDED

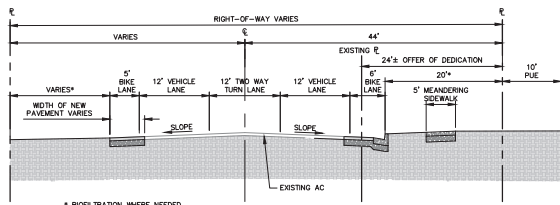
**PUBLIC STREET SECTION—WITH PARKING**  
SHEET C6 NTS (B)



THIS IMPROVEMENT IS A CONDITION OF TRACT 3066 (JONES RANCH), BUT WILL BE SUPERCEDED BY TRACT 3095 (IMEL) IF ITS CONSTRUCTION OCCURS PRIOR TO THE ADJACENT TRACTS.

**TYPICAL B STREET**  
SHEET C6 NTS (C)

**NOTES:**  
1. PROPOSED ROAD SECTIONS SHALL BE DESIGNED WITH ADEQUATE SUBGRADE AND BASE MATERIALS, AND SHALL NOT INCLUDE BIAXIAL GRID.



\* BIOFILTRATION WHERE NEEDED

THIS IMPROVEMENT IS A CONDITION OF TRACT 3063 (RIGHETTI RANCH), BUT WILL BE SUPERCEDED BY TRACT 3095 (IMEL) IF ITS CONSTRUCTION OCCURS PRIOR TO THE ADJACENT TRACTS.

**TYPICAL ORCUTT ROAD NORTH OF HANSEN LANE SECTION**  
SHEET C6 NTS (D)

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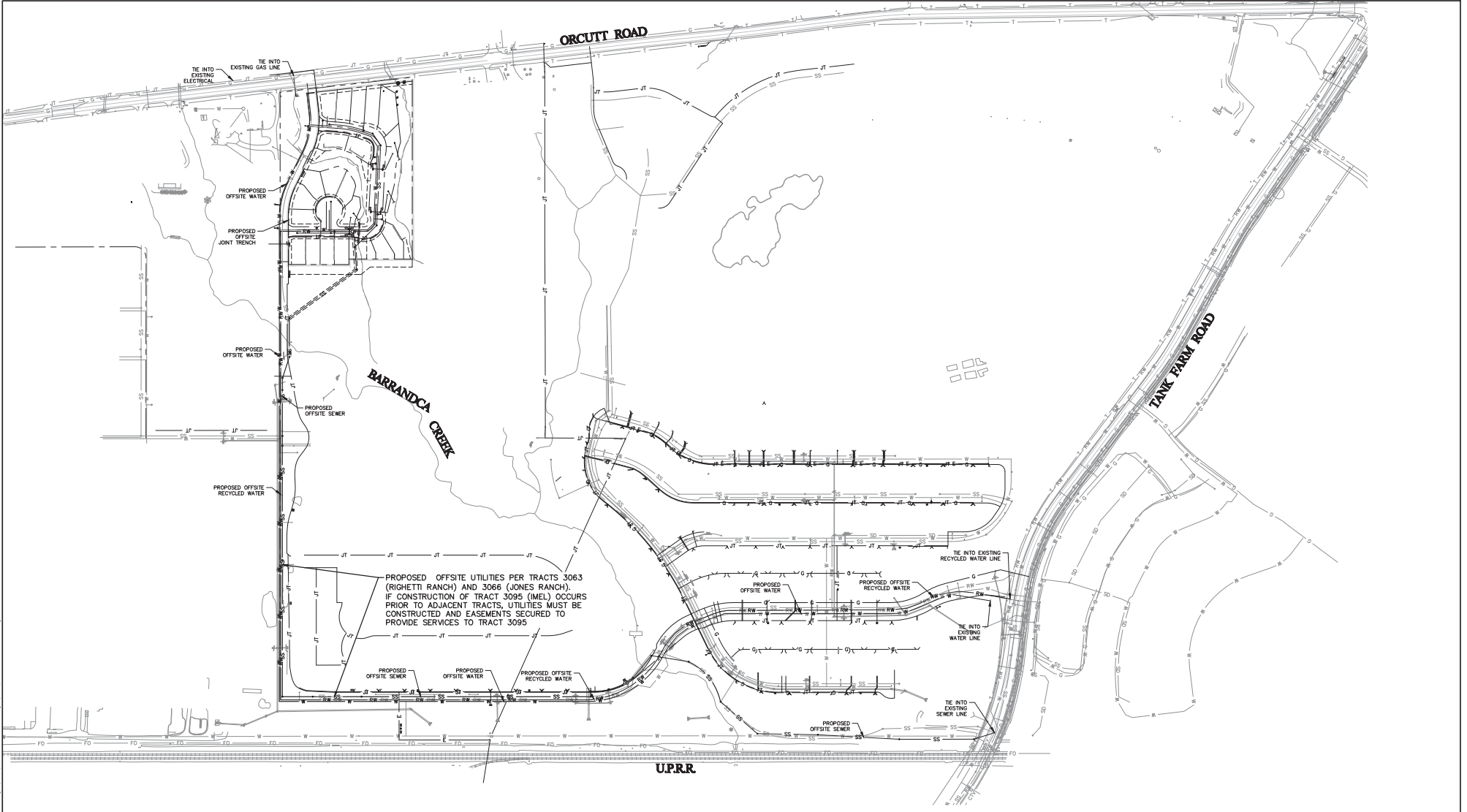
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IMEL PROPERTY TRACT 3095 – VESTING TENTATIVE MAP STREET SECTIONS CITY OF SAN LUIS OBISPO, CA		
DRAWN BY	DATE	CA JOB NO.
KCR	06/21/2016	150636
CHECKED BY	SCALE	SHEET
	N.T.S.	C6 of 12

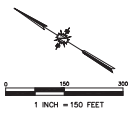








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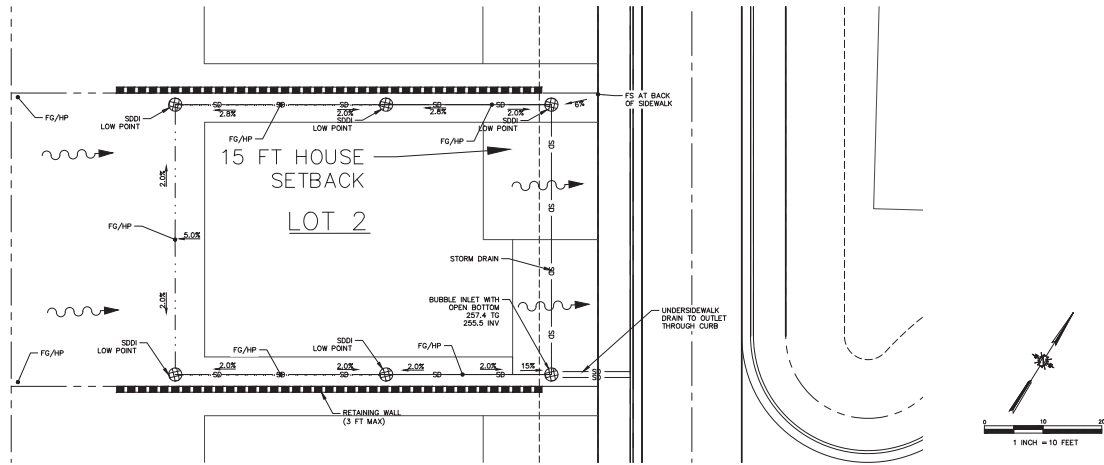


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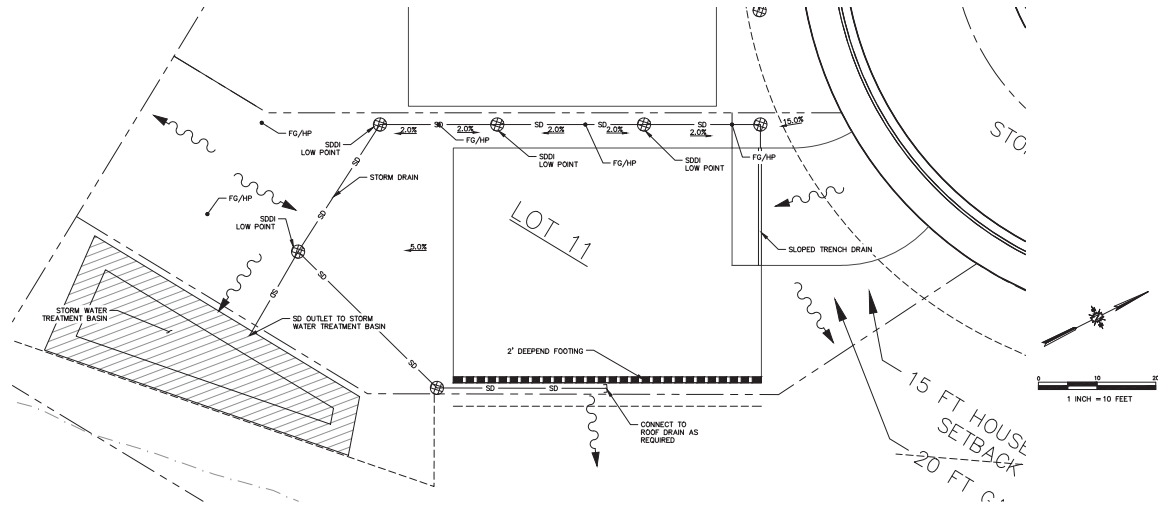
IMEL PROPERTY TRACT 3095 - VESTING TENTATIVE MAP OFFSITE UTILITY PLAN CITY OF SAN LUIS OBISPO, CA		
DRAWN BY	DATE	CA JOB NO.
KCR	06/21/2016	150636
CHECKED BY	SCALE	SHEET
	1"=150'	C11 of 12

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TYPICAL FRONT DRAINING LOT



TYPICAL REAR DRAINING LOT



IMEL PROPERTY TRACT 3095 - VESTING TENTATIVE MAP TYPICAL LOT GRADING CITY OF SAN LUIS OBISPO, CA		
DRAWN BY WGC	DATE 06/21/2016	CA JOB NO. 150636
CHECKED BY	SCALE	SHEET C12 of 12