

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

**OWNER:**

AVILA RANCH, LLC  
CONTACT: ANDREW D. MANGANO  
3596 BROAD STREET, SUITE 104  
SAN LUIS OBISPO, CA 93401  
(559) 627-1300

**DEVELOPER:**

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**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:**

149.0 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: SEMPRU 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 08 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**

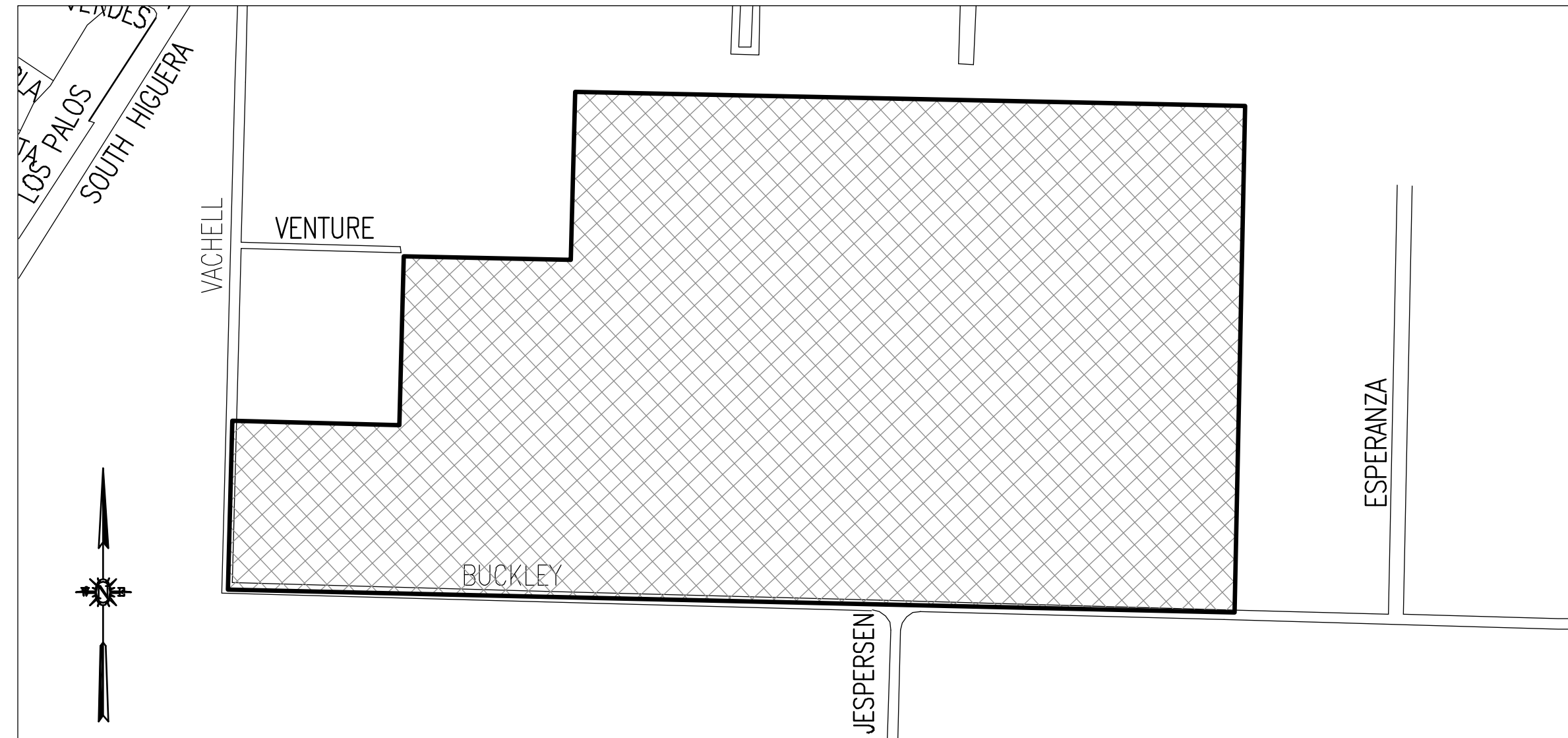
SITE CUT: 247,900 CY  
UTILITY SPOILS: 44,900 CY  
PAD SPOILS: 63,200 CY  
BUCKLEY CUT: 58,900 CY  
SITE FILL: 414,900 CY

**NOTES:**

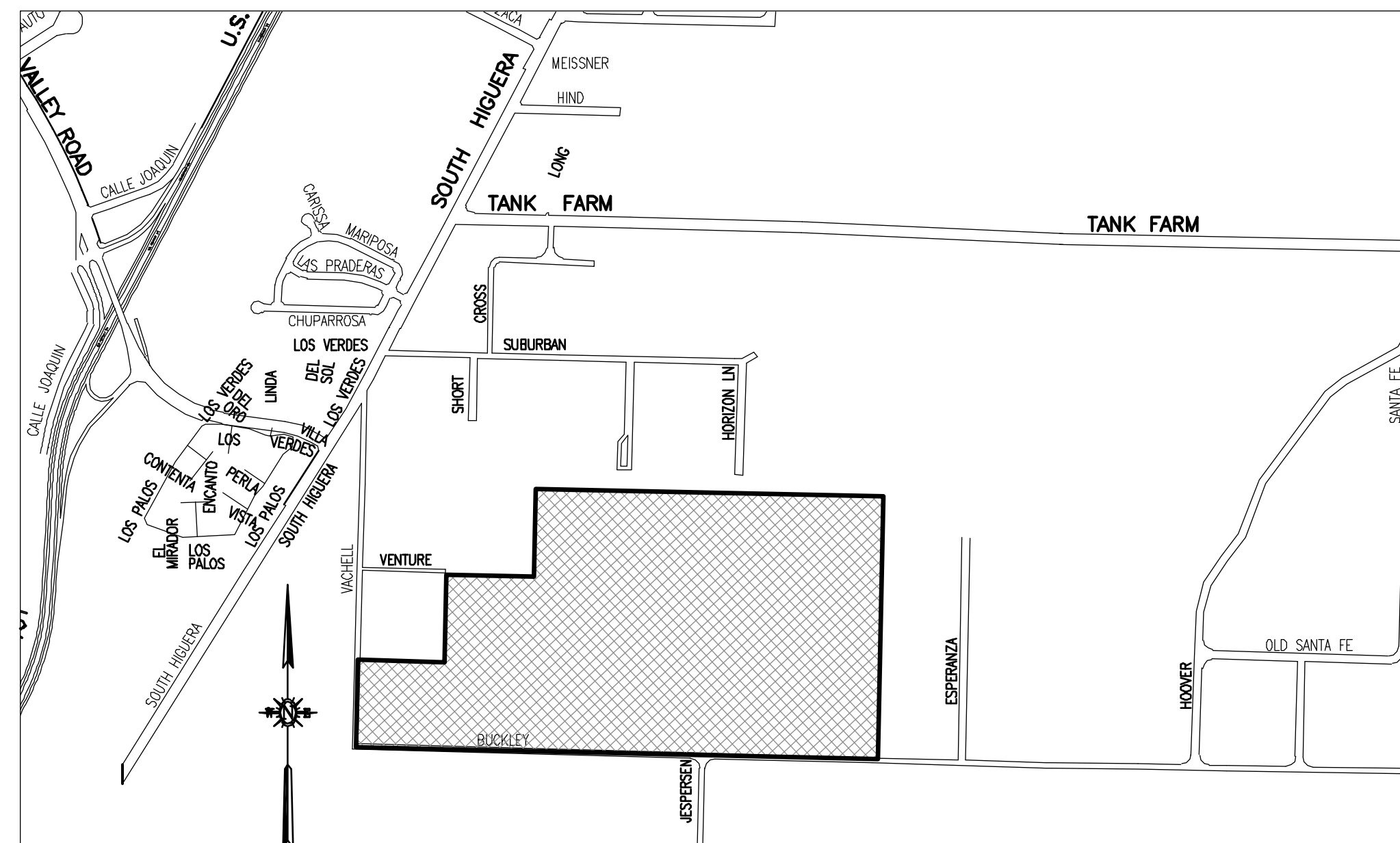
- EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THE QUANTITIES GIVEN REFLECT THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE (PAD ELEVATION, BOTTOM OF ROAD BASE, OR FINISHED GRADE WHERE APPLICABLE).
- ASSUMES 15% SHRINKAGE OF FILL. TO BE VERIFIED BY GEOTECHNICAL ENGINEER
- FINAL DESIGN TO MAKE MINOR ADJUSTMENTS NEEDED FOR EARTHWORK BALANCE
- SITE QUANTITIES ASSUME SOME FILL PLACED IN SITE OPEN SPACES
- 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**

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



**SITE MAP**  
SCALE HORIZ 1"=500'



**VICINITY MAP**  
SCALE HORIZ 1"=1000'

**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. SCALE: 1"=X'. DRAWING(S) FROM WHICH SECTION IS TAKEN.
- DETAILS ARE CROSS-REFERENCED IN A SIMILAR MANNER, EXCEPT THAT DETAILS ARE IDENTIFIED BY NUMBER RATHER THAN LETTER.

**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	GRADING DETAILS
C24	OFFSITE IMPROVEMENTS
C25	OFFSITE IMPROVEMENTS
C26	SITE CROSS-SECTIONS
C27	SITE CROSS-SECTIONS
C28	SITE CROSS-SECTIONS
C29	SIGHT DISTANCE ANALYSIS
C30	OFF-SITE UTILITY PLAN
C31	UTILITY PLAN
C32	UTILITY PLAN
C33	UTILITY PLAN
C34	UTILITY PLAN
C35	UTILITY PLAN
C36	UTILITY PLAN
C37	UTILITY PLAN
C38	UTILITY PHASING PLAN
C39	STORMWATER QUALITY PLAN
C40	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	X	X
DAYLIGHT LINE	---	---
100YR FLOODPLAIN BOUNDARY	---	---
FLOWLINE	---	---
DRAINAGE SWALE	---	---
RETAINING WALL	---	---
SAFETY ZONE LIMITS	---	---
GRADE BREAK	---	---
SLOPE	---	---
CONTOURS	---	---
RIPARIAN/CDFW BOUNDARY	---	---
RIPARIAN SETBACK	---	---
WETLAND/USACE JURISDICTIONAL	---	---
WATER MAIN	W	W
LID BASIN BOUNDARY	---	---
RECLAIMED WATER LINE	RW	RW
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
GAS LINE	G	G
ELECTRIC LINE	E	E
FORCE MAIN	FM	FM
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	---	---
STORM DRAIN MAN HOLE	---	---
SANITARY SEWER MAN HOLE	---	---
RIPRAP PROTECTION AT SD OUTLET	---	---
AIRPORT LAND USE PLAN	ALUP	ALUP
ASPHALT CONCRETE	AC	AC
CENTERLINE	CL / CL	CL / CL
CLEAR	CLR	CLR
DUCTILE IRON	DI	DI
EASEMENT	ESMT	ESMT
EXISTING GRADE	EG	EG
EXISTING	(E) / EX	(E) / EX
INVERT	INV	INV
JOINT TRENCH	JT	JT
OPEN SPACE	OS	OS
PEDESTRIAN	PED	PED
PROPERTY LINE	PL / PL	PL / PL
PROPOSED	PROP	PROP
PUBLIC FACILITY	PF	PF
PUBLIC UTILITY EASEMENT	PUE	PUE
PUBLIC PEDESTRIAN EASEMENT	PPE	PPE
POLYVINYL CHLORIDE	PVC	PVC
RAILROAD	RR	RR
RETAINING WALL	RTW	RTW
RECLAIMED WATER	RW	RW
RIGHT OF WAY	ROW	ROW
STORM DRAIN	SD	SD
STORM DRAIN MANHOLE	SDMH	SDMH
SANITARY SEWER	SS	SS
SANITARY SEWER MANHOLE	SSMH	SSMH
SANITARY SEWER FORCE MAIN	SSFM	SSFM
TEMPORARY	TEMP	TEMP
TOP OF GRATE	TG	TG
VERTICAL CURVE	VC	VC
WATER LINE	WL	WL

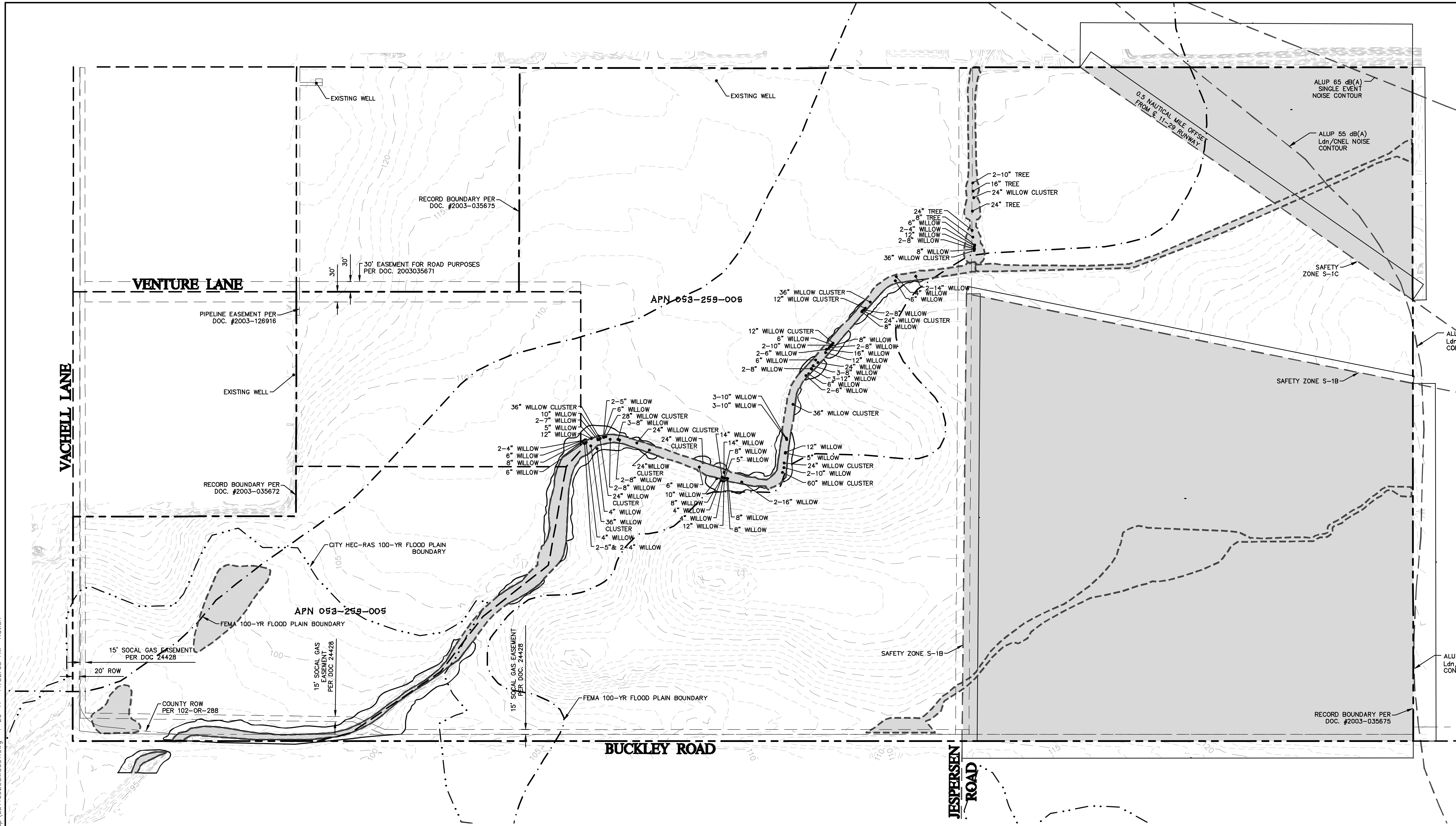
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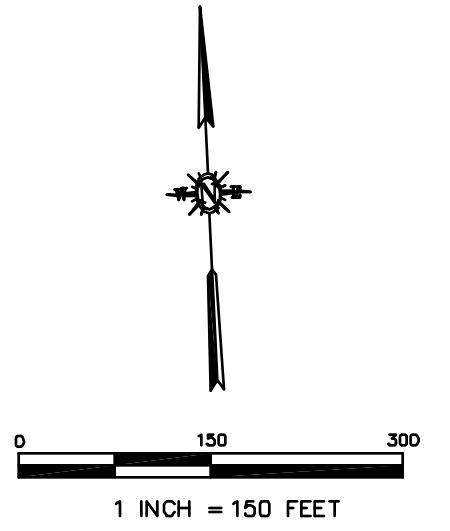
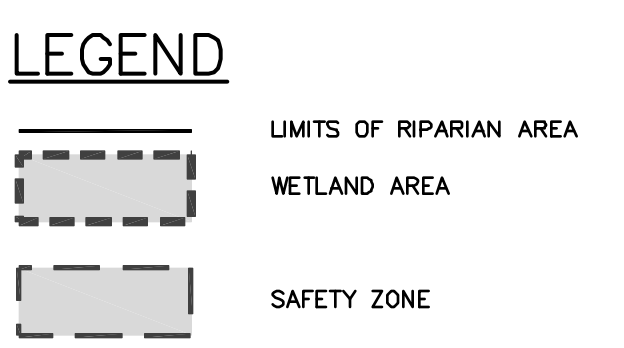
**AVILA RANCH DEVELOPMENT  
TRACT 3089 - VESTING TENTATIVE MAP  
TITLE SHEET**

CITY OF SAN LUIS OBISPO, CA

DRAWN BY ZN	DATE 2017-04-26	CA JOB NO. 110926.04
CHECKED BY JCR	SCALE AS SHOWN	SHEET C1 OF 41



- 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.



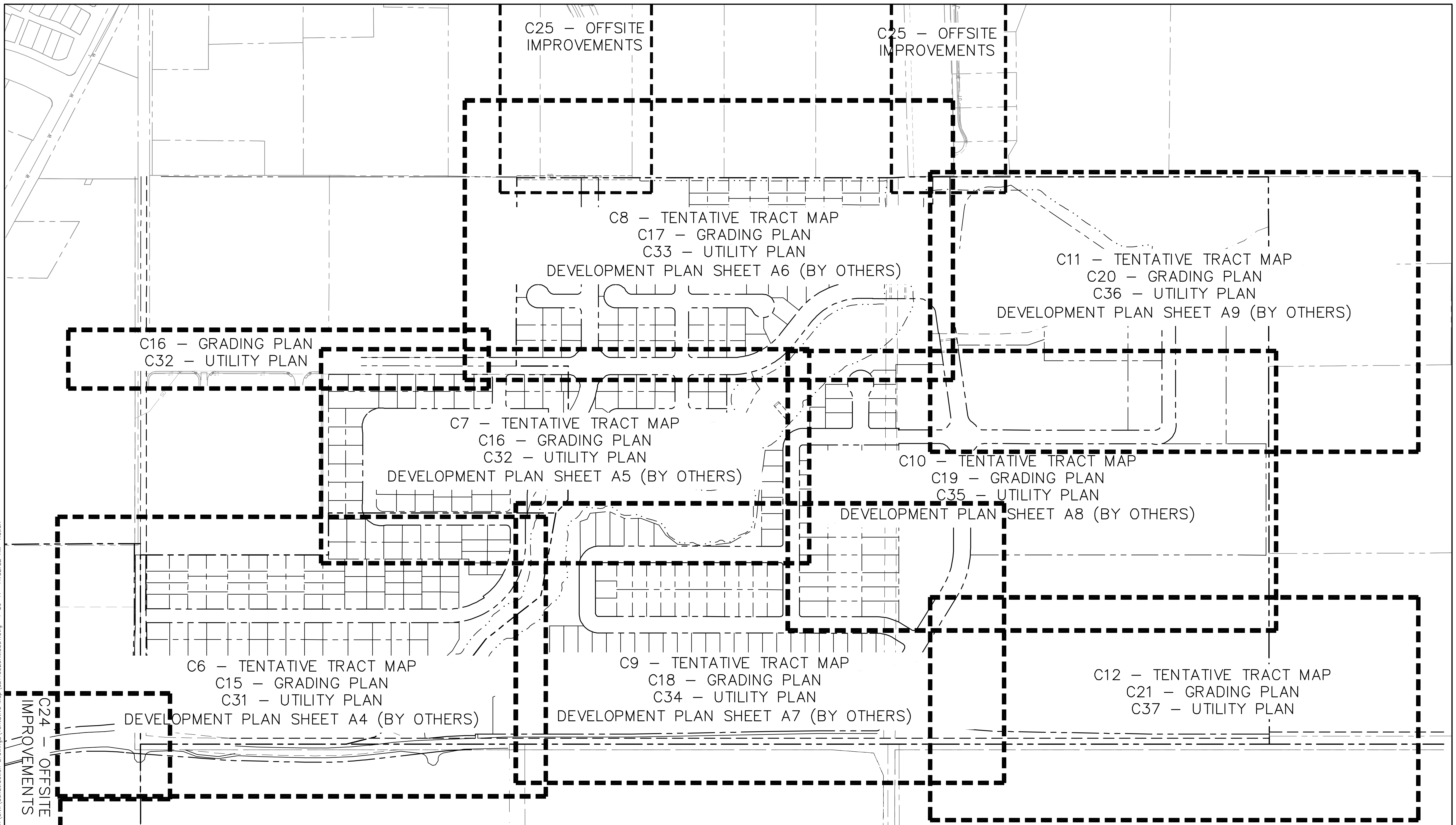
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP CONSTRAINTS AND HAZARDS MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JSW	DATE 2017-04-26	CA JOB NO. 110926
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP KEY MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C3 OF 41

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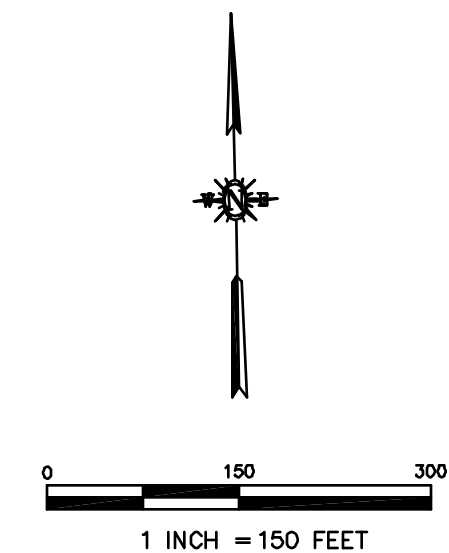
- OPEN SPACE (2 LOTS)
- PARK (11 LOTS)
- PUBLIC FACILITIES (2 LOTS)
- R-1 ZONE (101 LOTS)
- R-2 ZONE (300 LOTS)
- R-3 ZONE (6 LOTS W/ 197 TOWNHOMES)
- R-4 ZONE (3 LOTS W/125 UNITS)
- C-N ZONE (2 LOTS)
- RIGHT OF WAY (2 LOTS)

**STATISTICS**

LOT TYPE	TOTAL AREA (ACRE)
OPEN SPACE	50.2
PARK	18.2
PUBLIC FACILITIES	0.6
R-1 ZONE	13.6
R-2 ZONE	27.7
R-3 ZONE	11.7
R-4 ZONE	4.0
C-N	1.9
PUBLIC ROW DEDICATION	21.1
<b>TOTAL</b>	<b>149.0</b>

**PUBLIC DEDICATION**

- PARKS**  
 LOT 30  
 LOT 87  
 LOT 185  
 LOT 186  
 LOT 217  
 LOT 230  
 LOT 343  
 LOT 402  
 LOT 406  
 LOT 554  
 LOT 594
- OPEN SPACE**  
 LOT 397  
 LOT 398
- PUBLIC FACILITIES**  
 LOT 29  
 LOT 302
- RIGHT-OF-WAY**  
 ALPHA LANE  
 BRAVO STREET  
 BUCKLEY ROAD  
 COLEMAN LANE  
 DELTA DRIVE  
 DOOLITTLE DRIVE  
 EARTHART WAY  
 EARTHWOOD LANE  
 FOXROT 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



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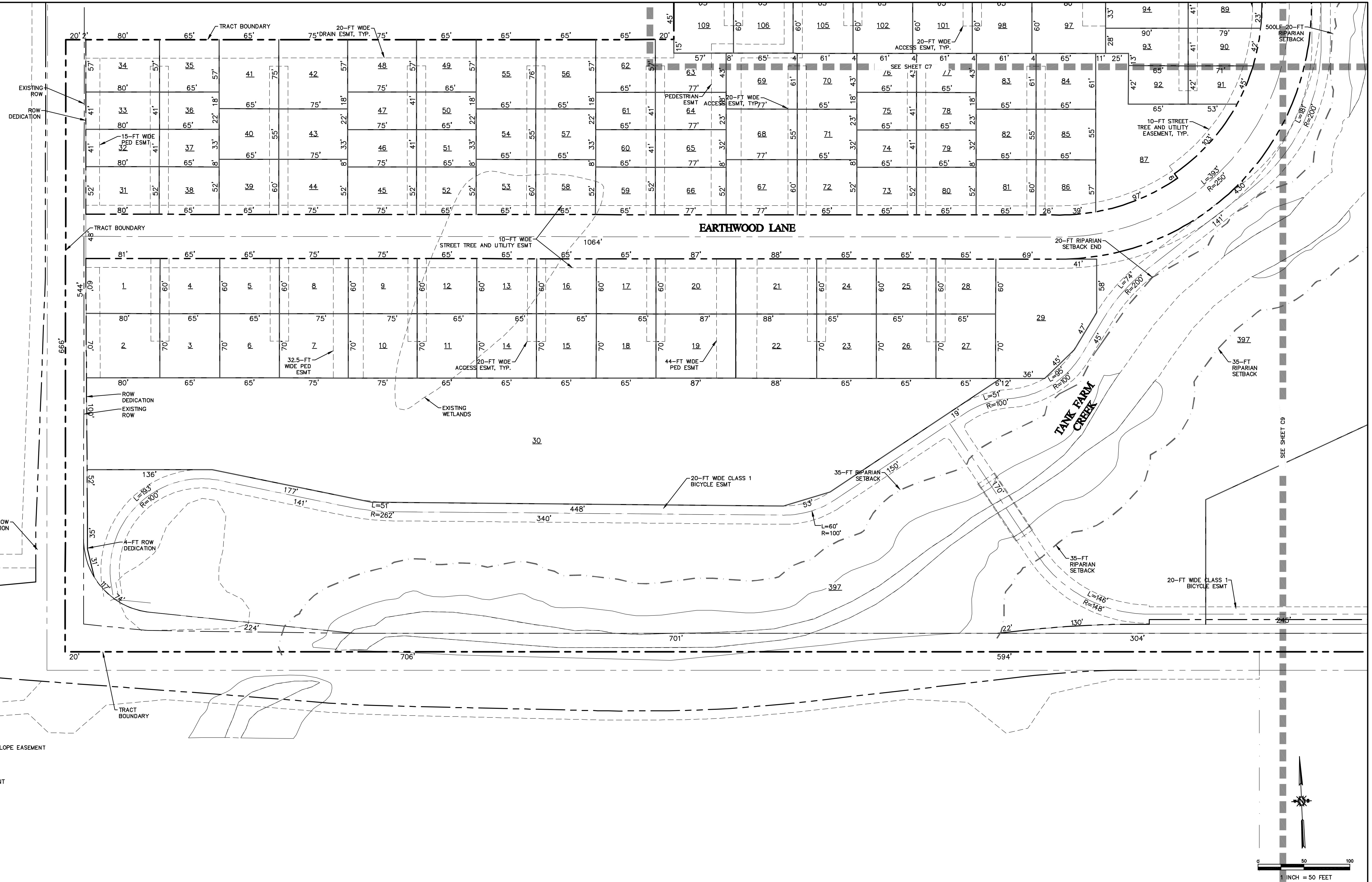
**AVILA RANCH DEVELOPMENT  
 TRACT 3089 - VESTING TENTATIVE MAP  
 ZONING AND PROJECT STATISTICS**

CITY OF SAN LUIS OBISPO, CA

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12-FT ROW DEDICATION

ROW DEDICATION EXISTING ROW

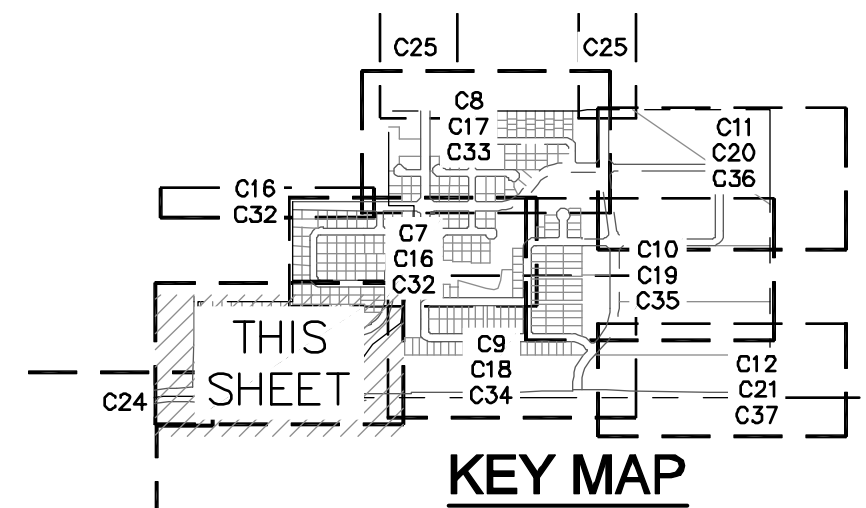
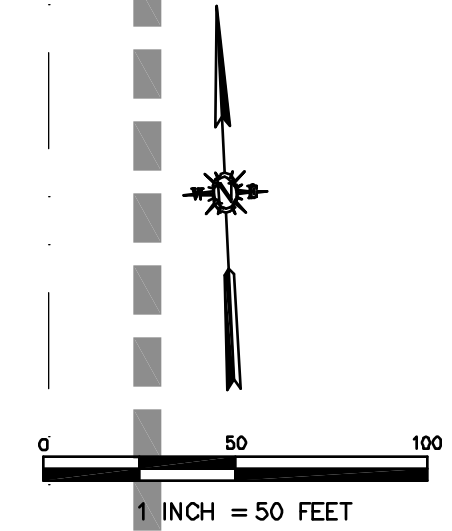
TRACT BOUNDARY

SLOPE EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

EARTHWOOD LANE

TANK FARM CREEK

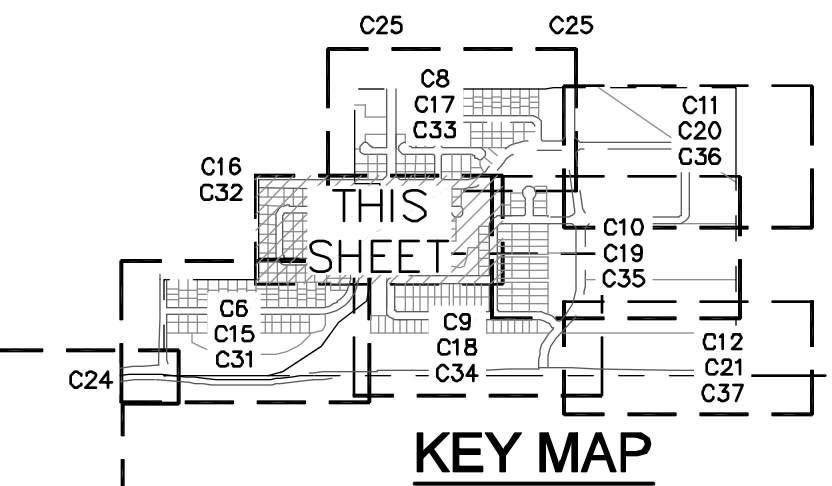
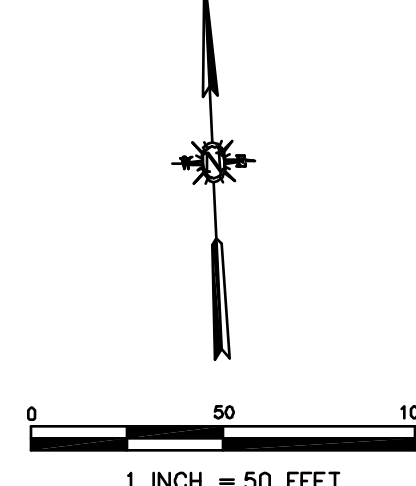
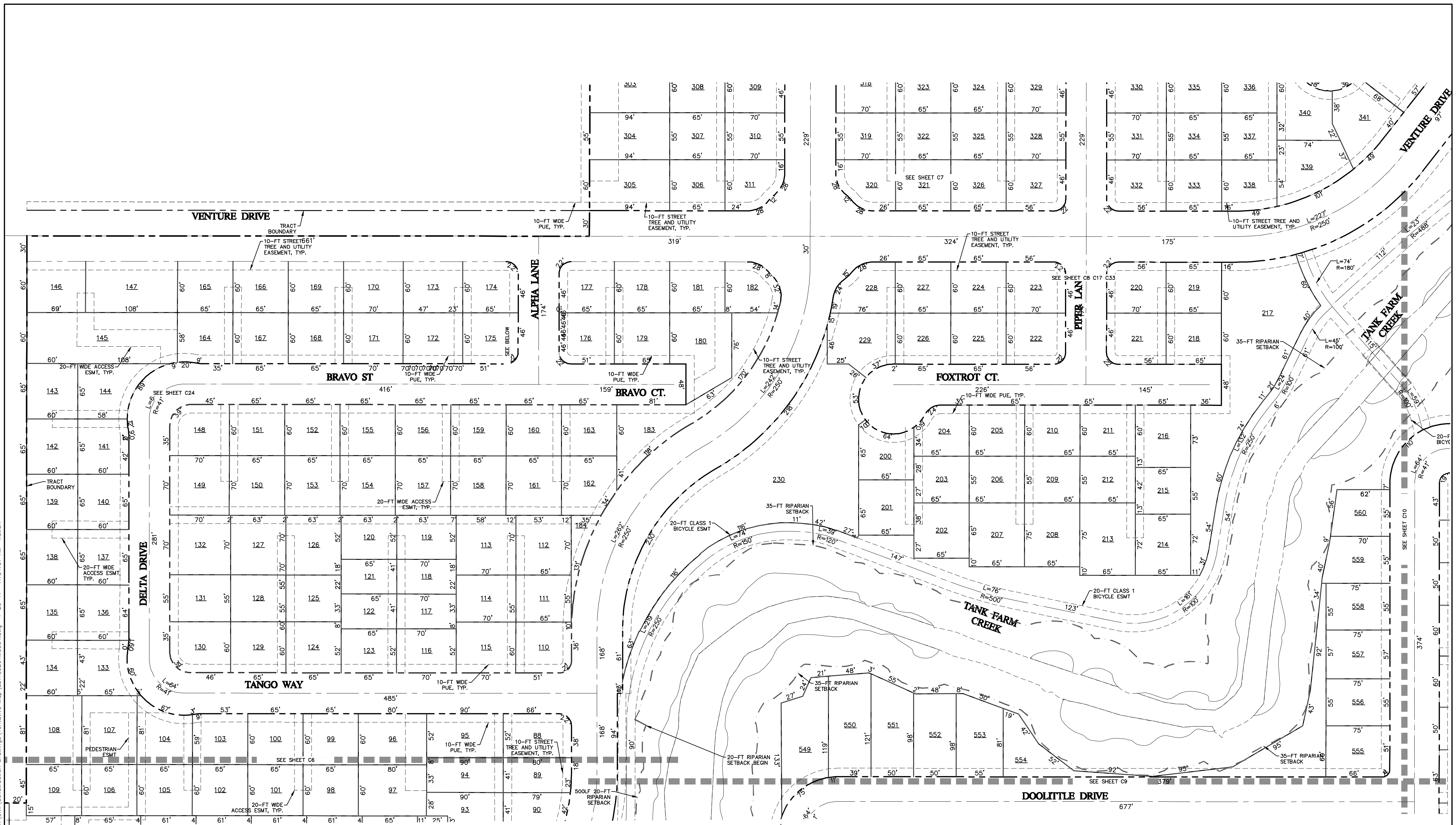


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<b>AVILA RANCH DEVELOPMENT</b> <b>TRACT 3089 - VESTING TENTATIVE MAP</b> <b>TENTATIVE TRACT MAP</b>  CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>KCR</b>	DATE 2017-04-26	CA JOB NO. 110926
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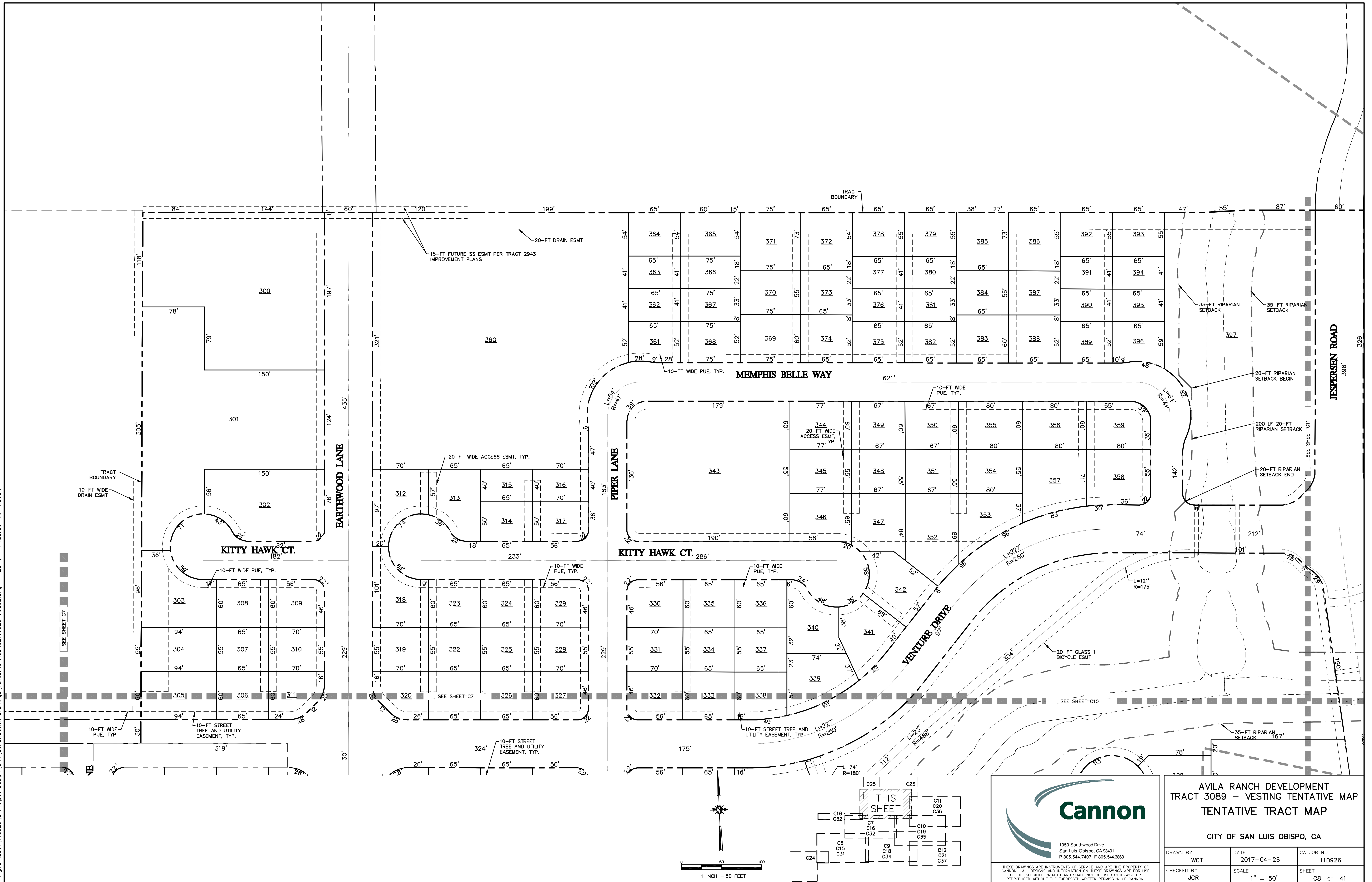


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DRAWN BY <b>WCT</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C7 OF 41</b>

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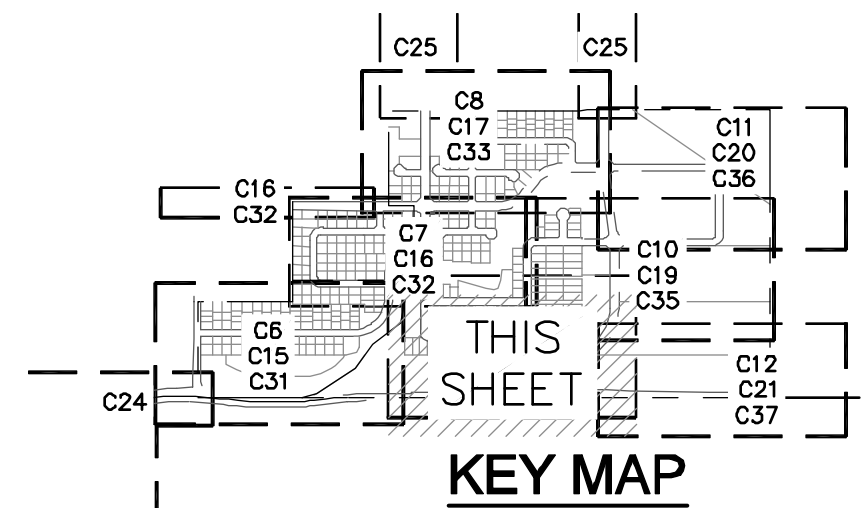
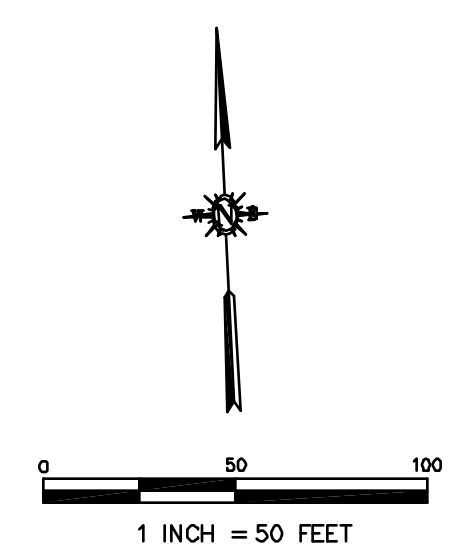
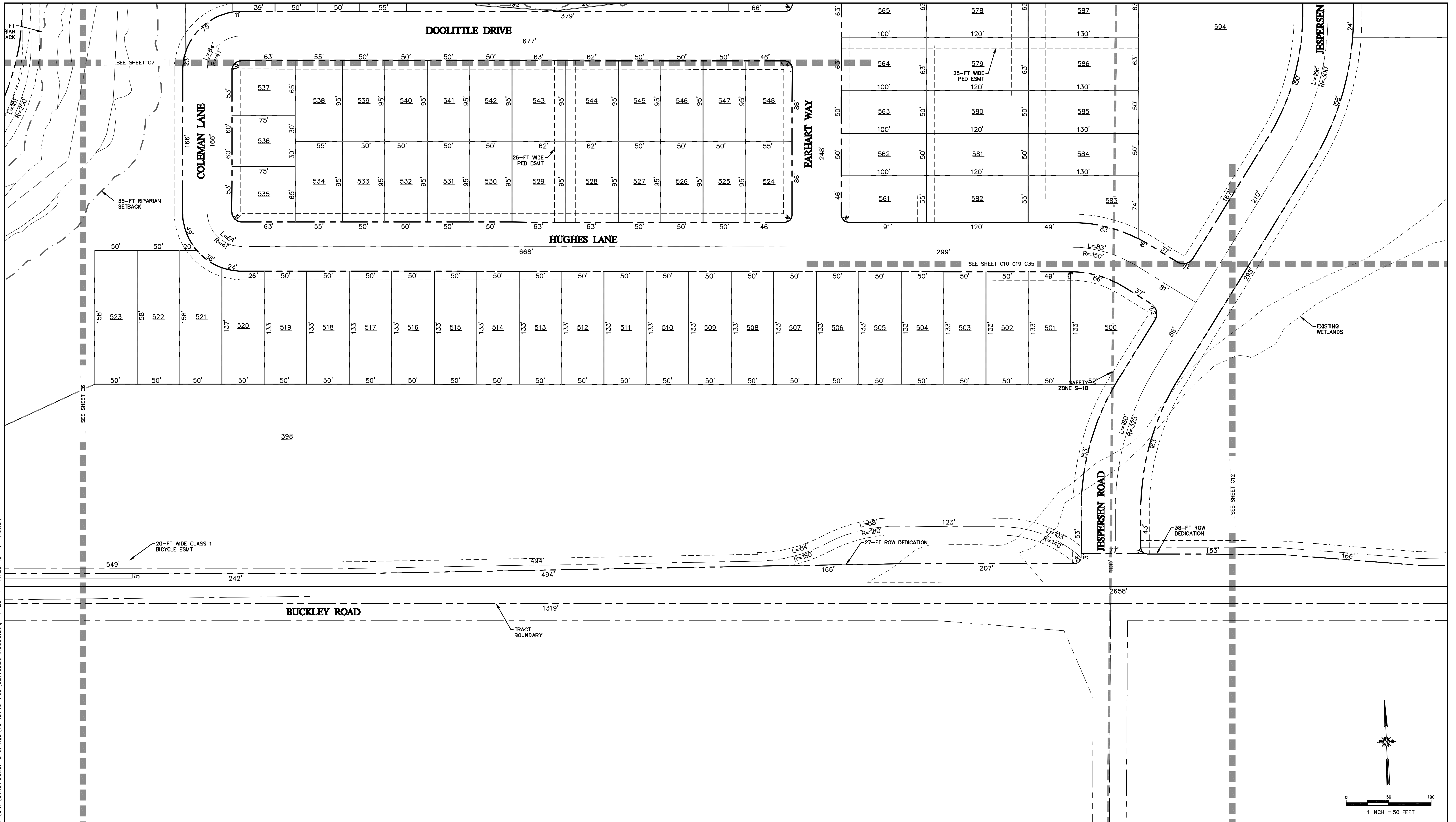
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AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP TENTATIVE TRACT MAP		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY WCT	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C8 OF 41

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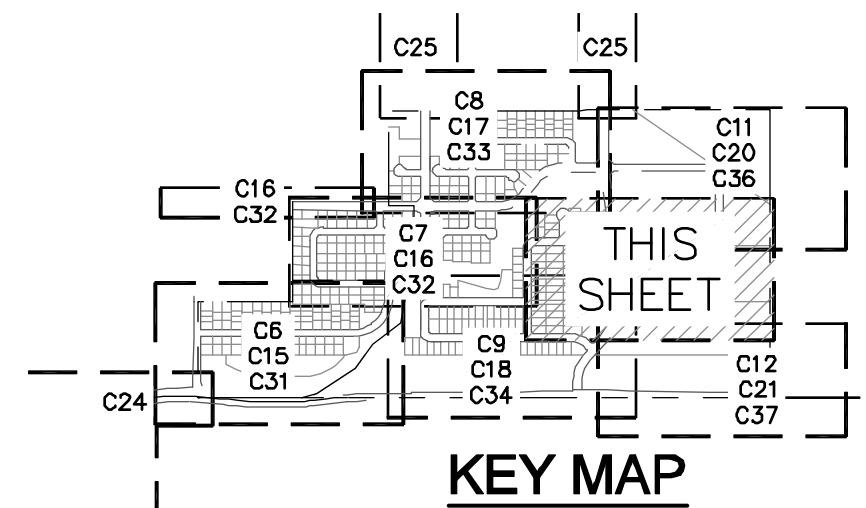
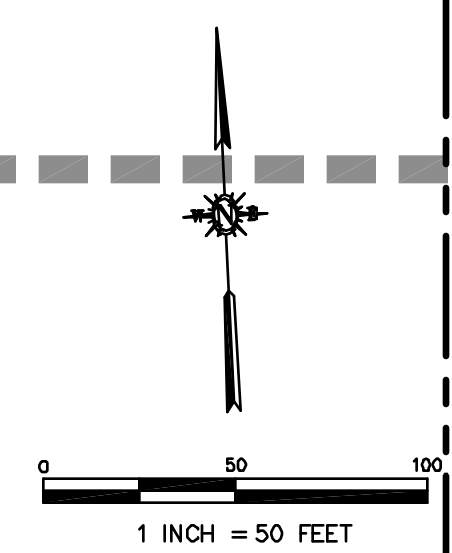
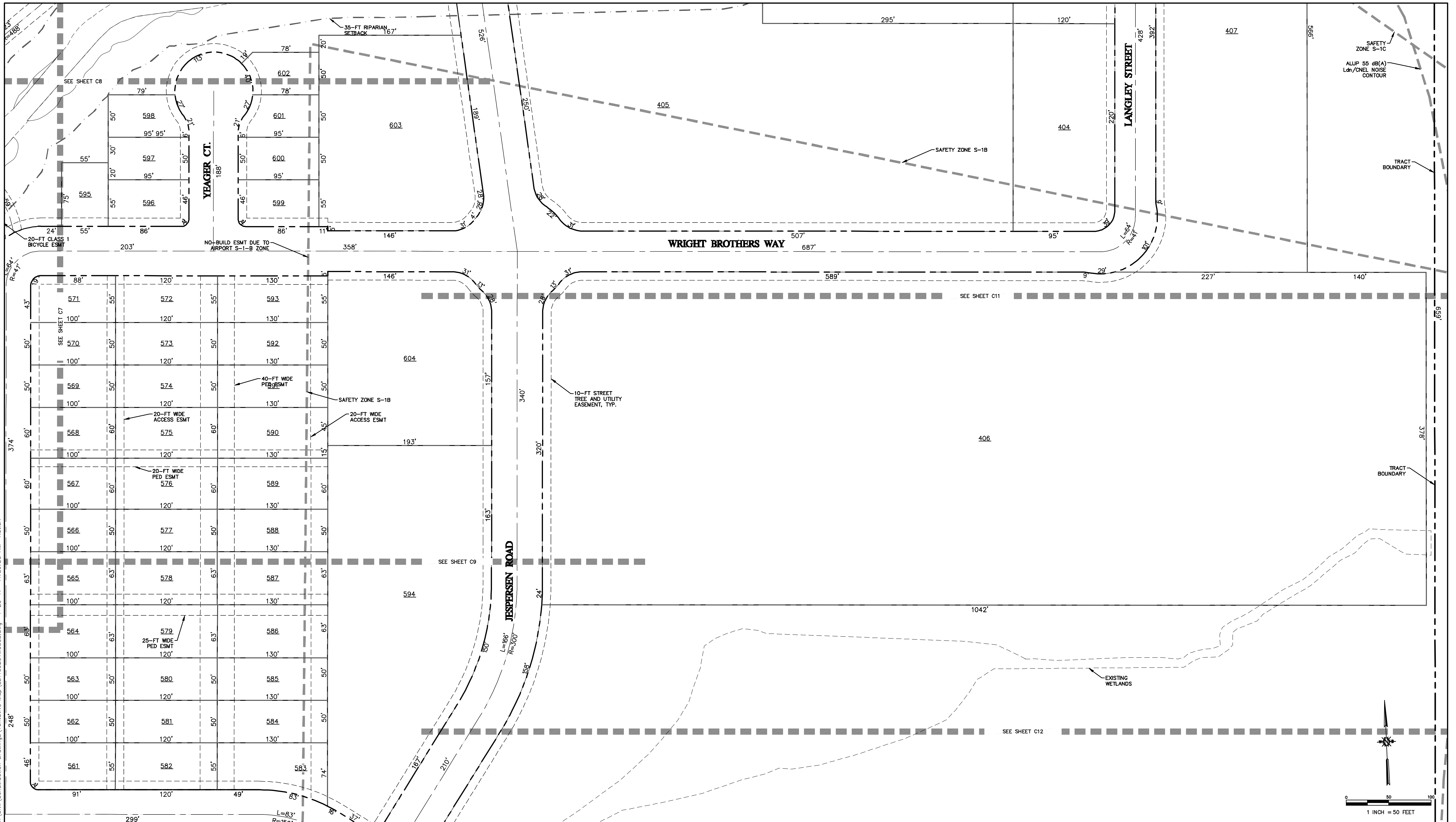
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CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>1109226</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C9 OF 41</b>

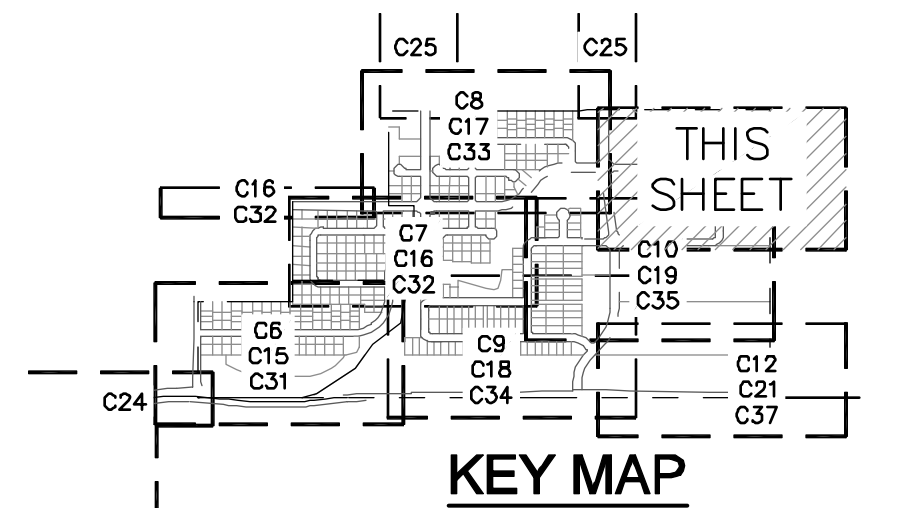
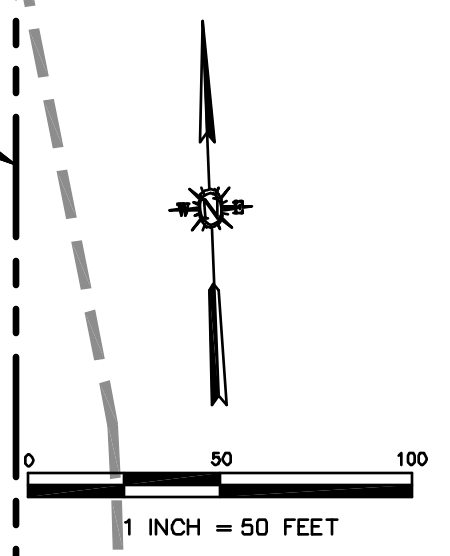
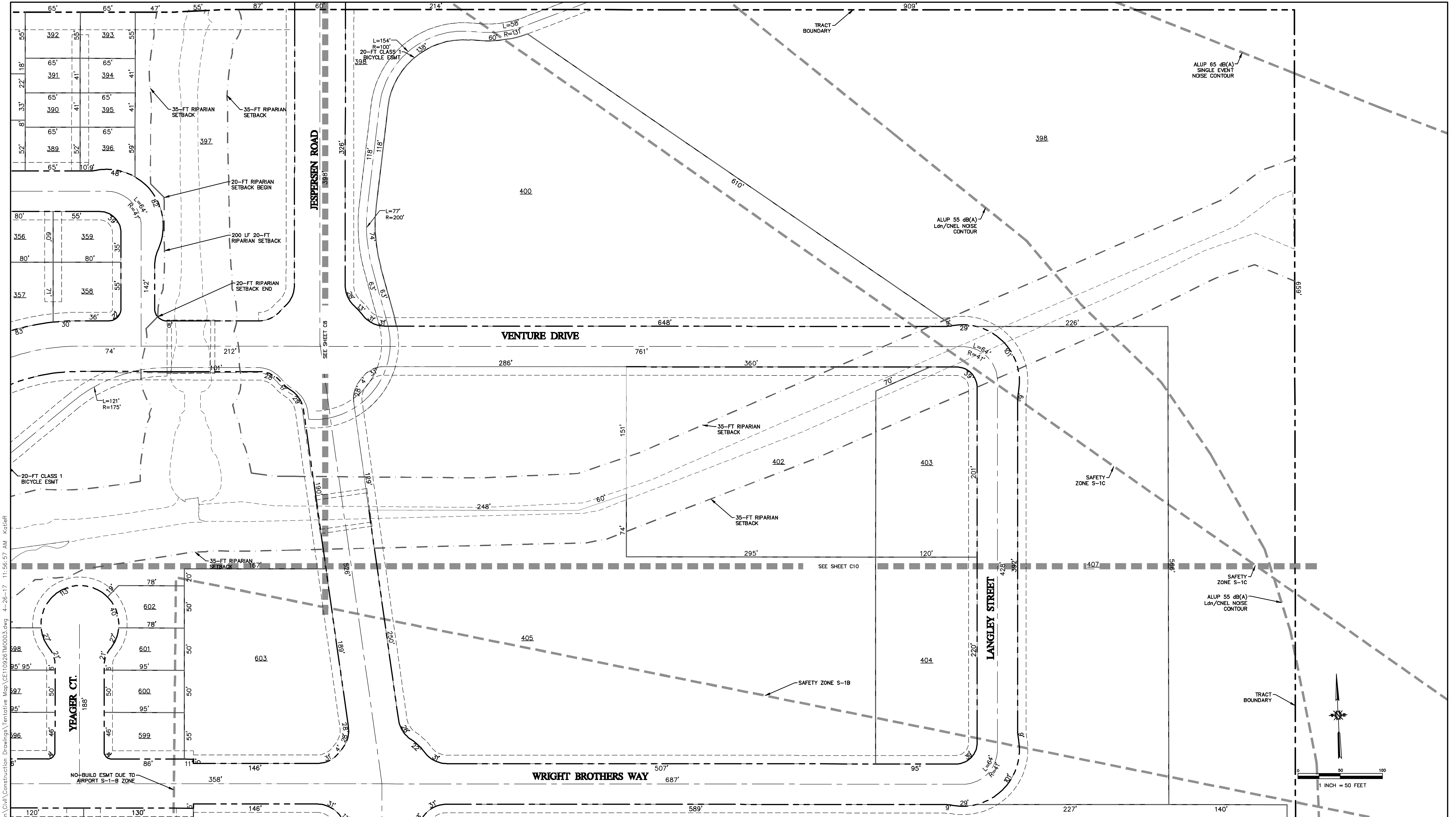
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DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C10 OF 41

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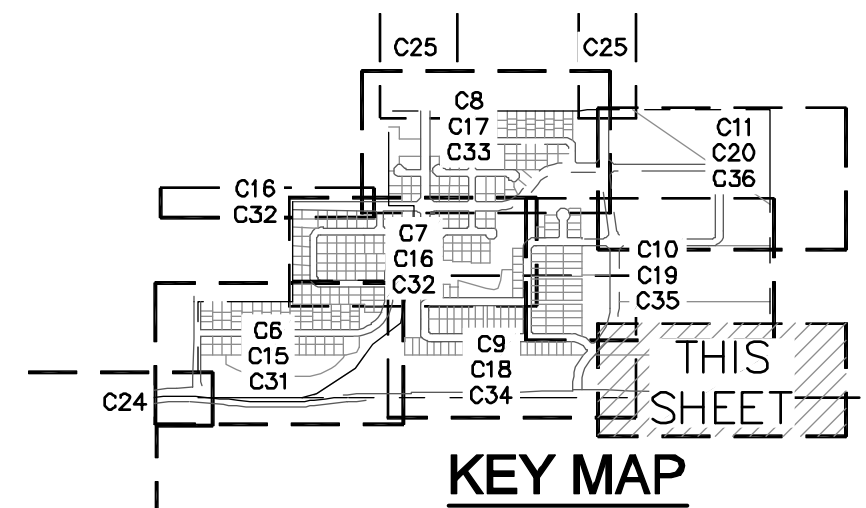
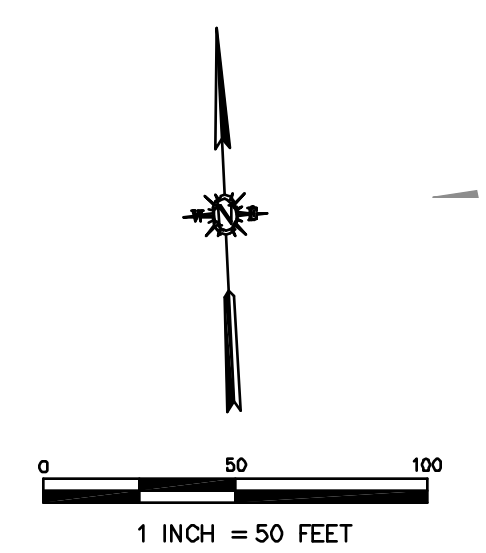
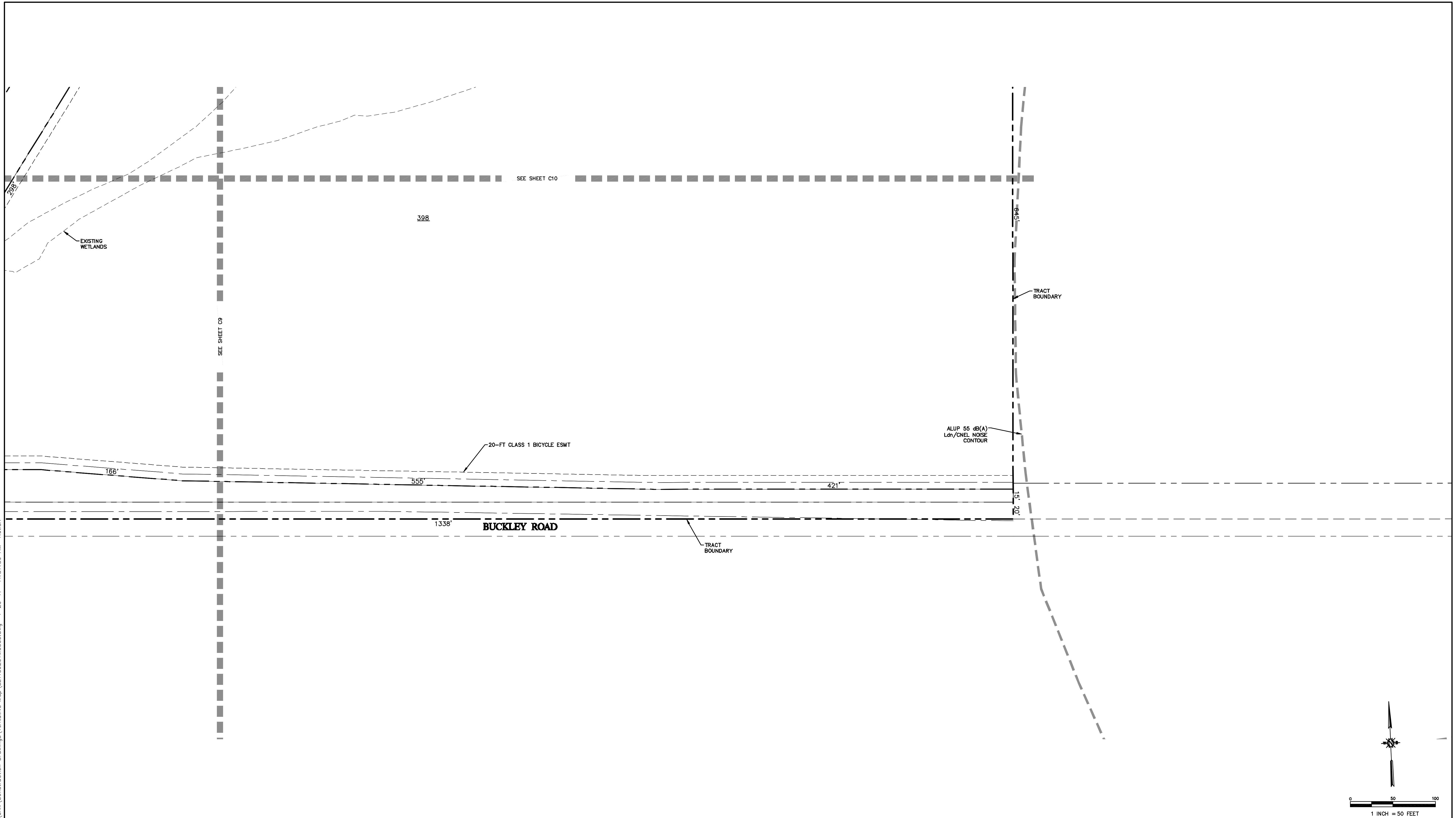
**AVILA RANCH DEVELOPMENT  
TRACT 3089 – VESTING TENTATIVE MAP  
TENTATIVE TRACT MAP**

CITY OF SAN LUIS OBISPO, CA

DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C11 OF 41</b>

F:\proj\2011\110926\3 Project Design\Civil\Construction Drawings\Tentative Map\CE110926\TMO003.dwg 4-26-17 11:56:57 AM KateR

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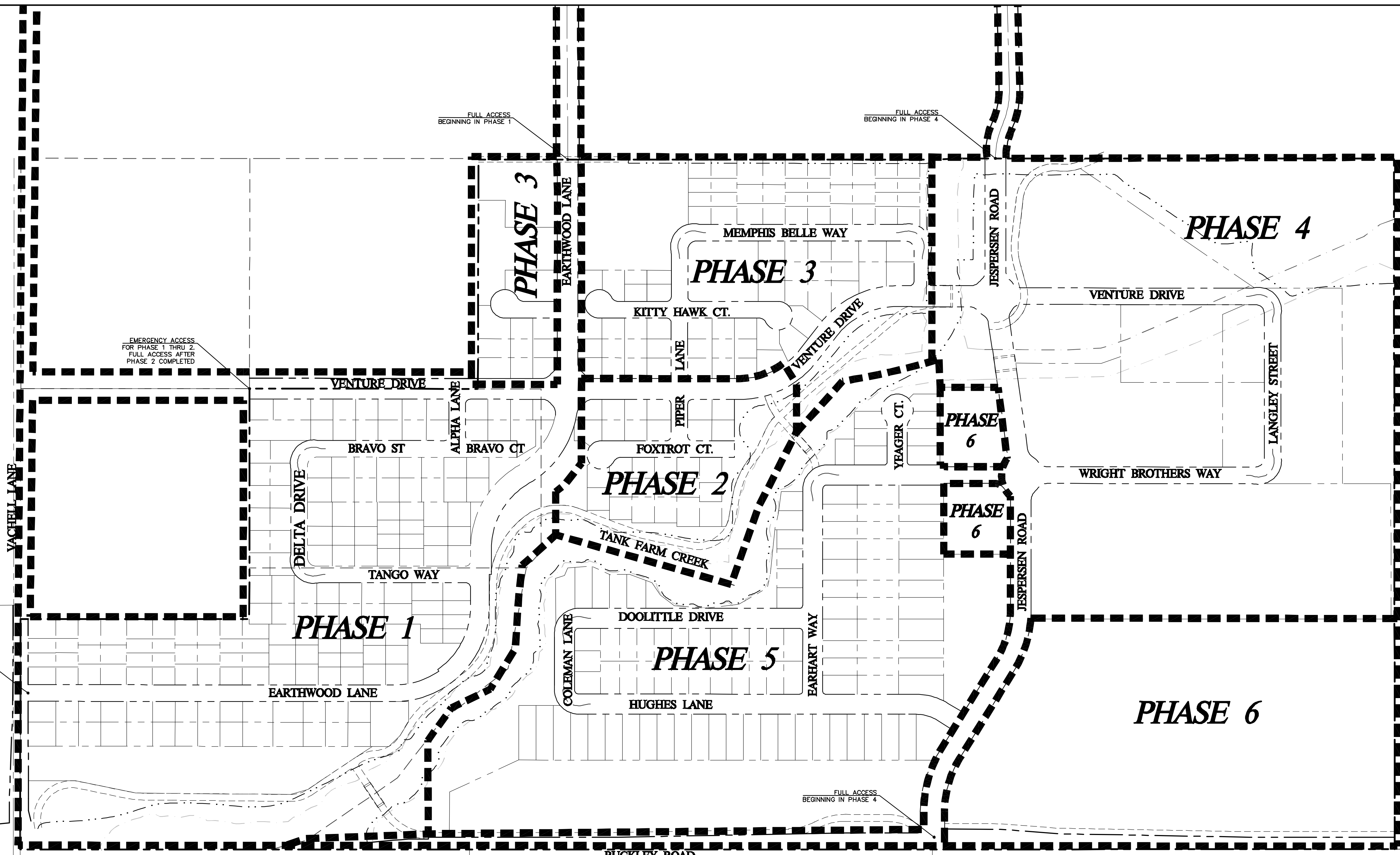
**Cannon**

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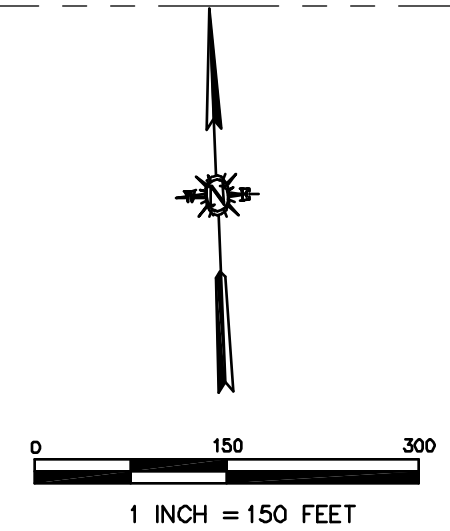
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP TENTATIVE TRACT MAP</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C12 OF 41</b>

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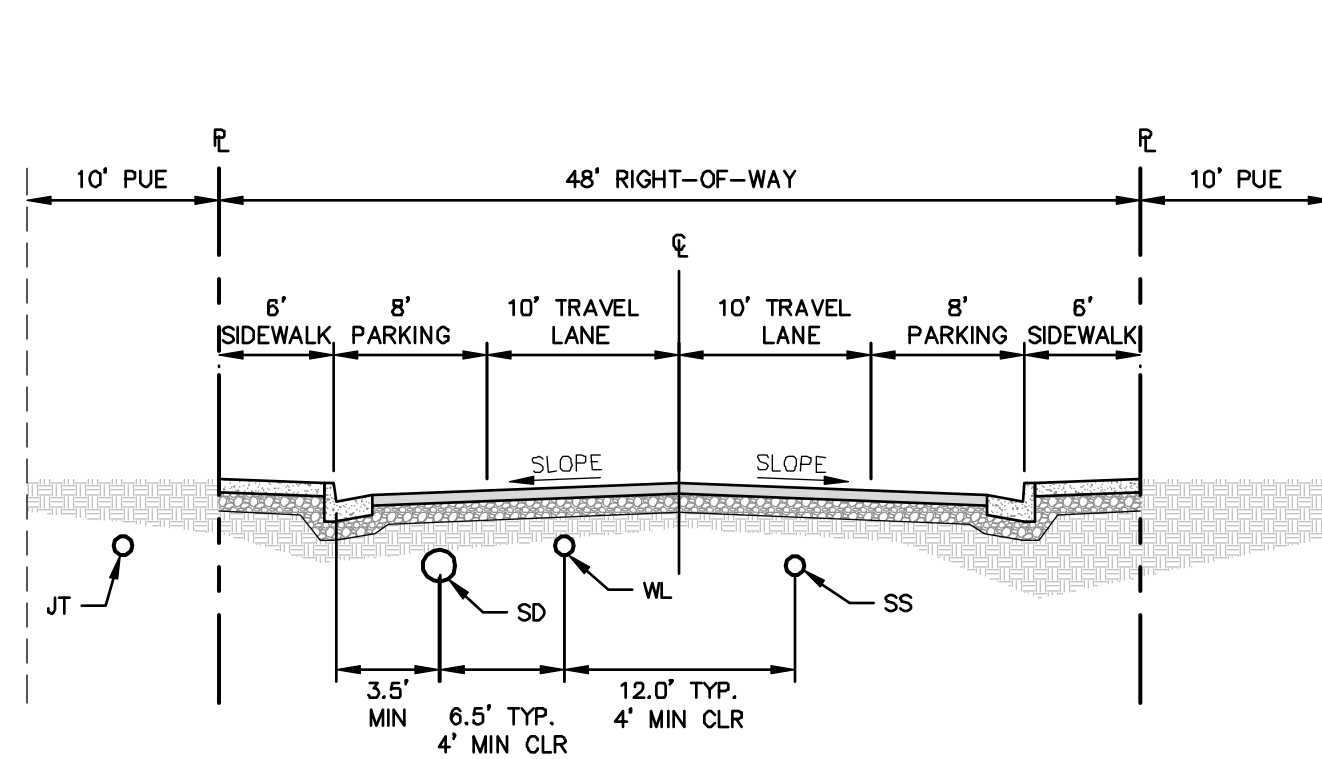
NOTE: PHASING OF INFRASTRUCTURE IS PER THE SPECIFIC PLAN.  
 ROADS SHALL BE FULLY IMPROVED DURING THEIR RESPECTIVE PHASE  
 SEE SHEET C37 FOR PRELIMINARY UTILITY PHASING PLAN



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<b>AVILA RANCH DEVELOPMENT</b> <b>TRACT 3089 - VESTING TENTATIVE MAP</b> <b>FINAL MAP PHASING PLAN</b>  CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1"=150'	SHEET C13 OF 41

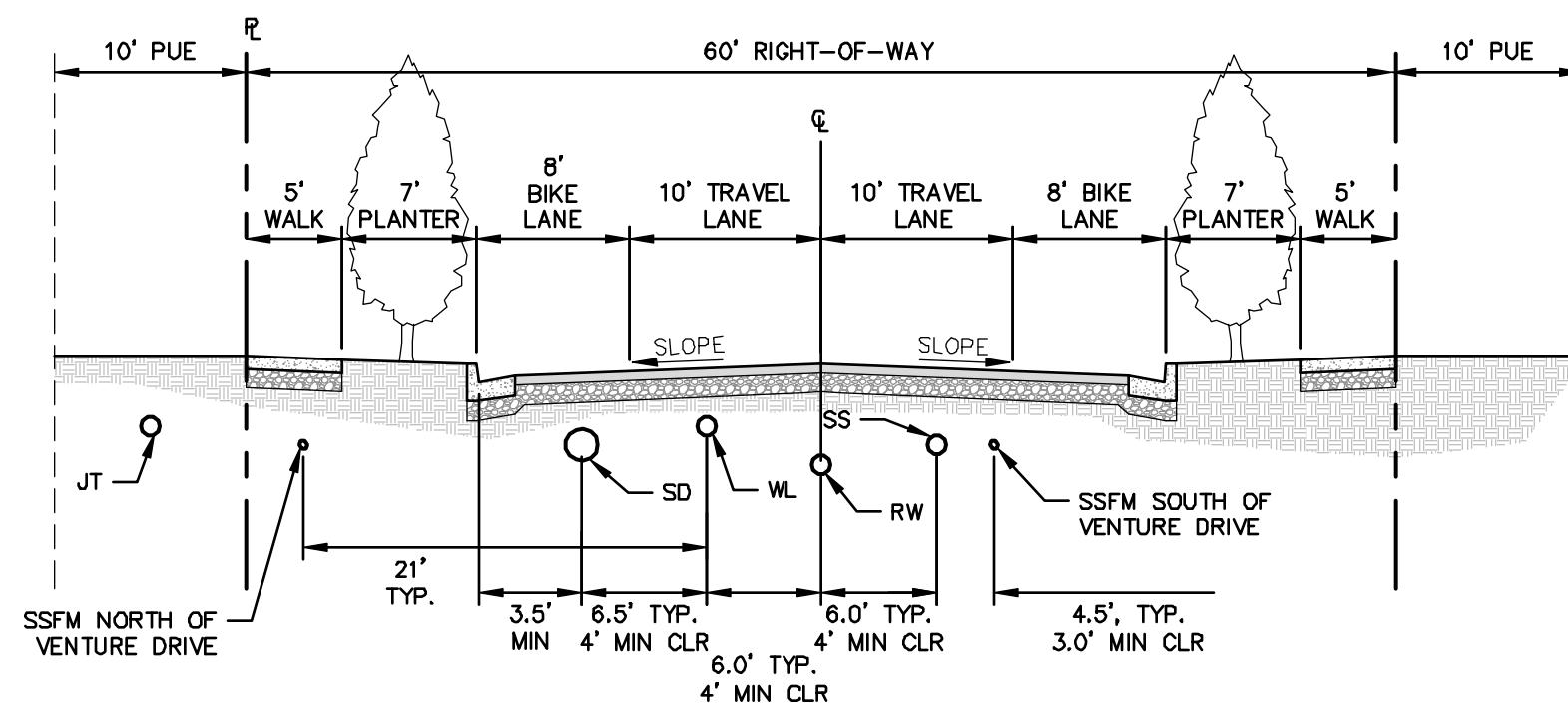


\*UTILITY LOCATIONS PER SLO CITY STD 6010.

**TYPICAL 48' LOCAL ROAD SECTION**

SHEET C16-C24

NTS **A**



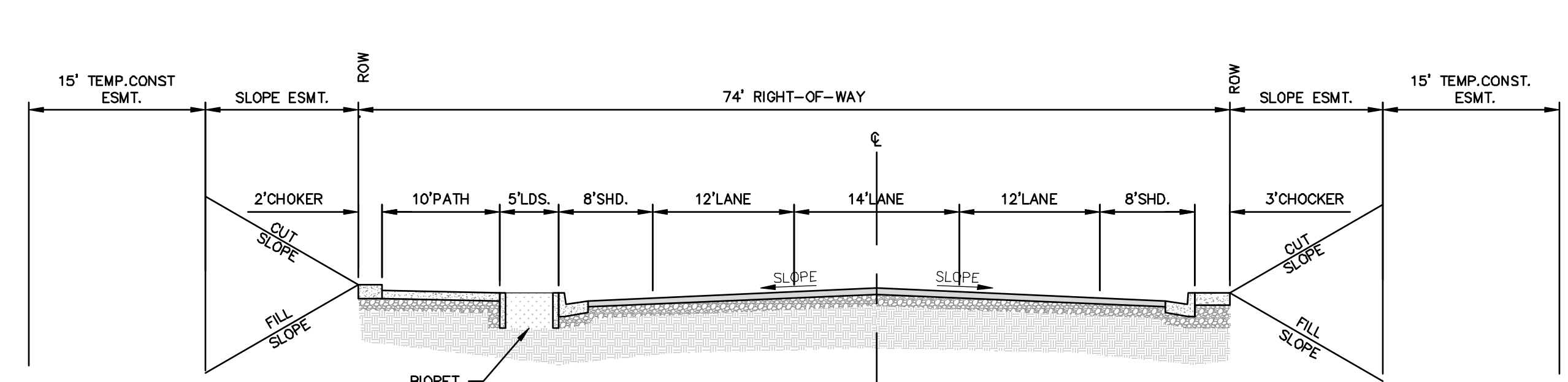
\*THIS SECTION ALSO APPLIES TO JESPERSON DRIVE (RESIDENTIAL ARTERIAL) AND HORIZON LANE (COMMERCIAL COLLECTOR)

\*UTILITY LOCATIONS PER SLO CITY STD 6010.

**TYPICAL 60' COLLECTOR ROAD SECTION**

SHEET C16-C25

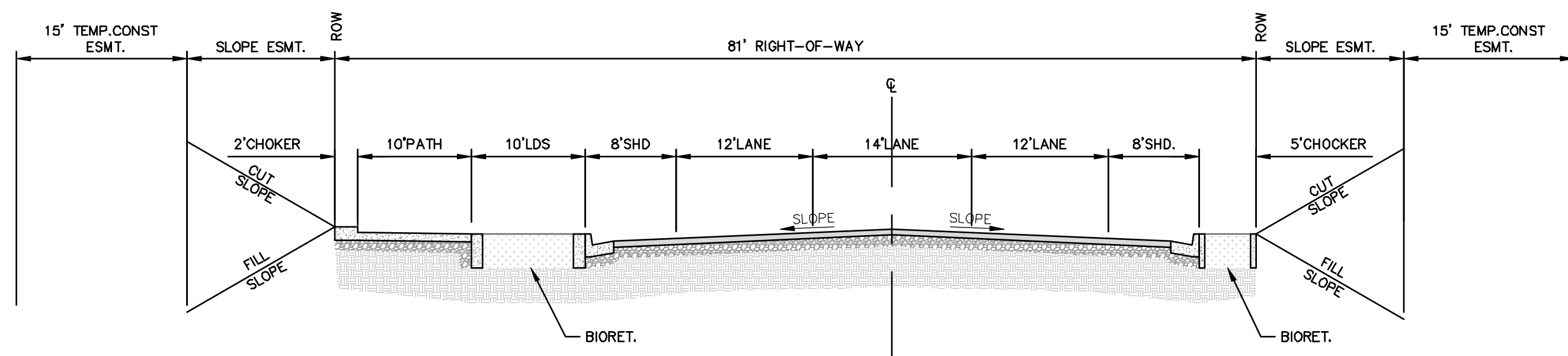
NTS **B**



**TYPICAL BUCKLEY ROAD SECTION**

SHEET C21

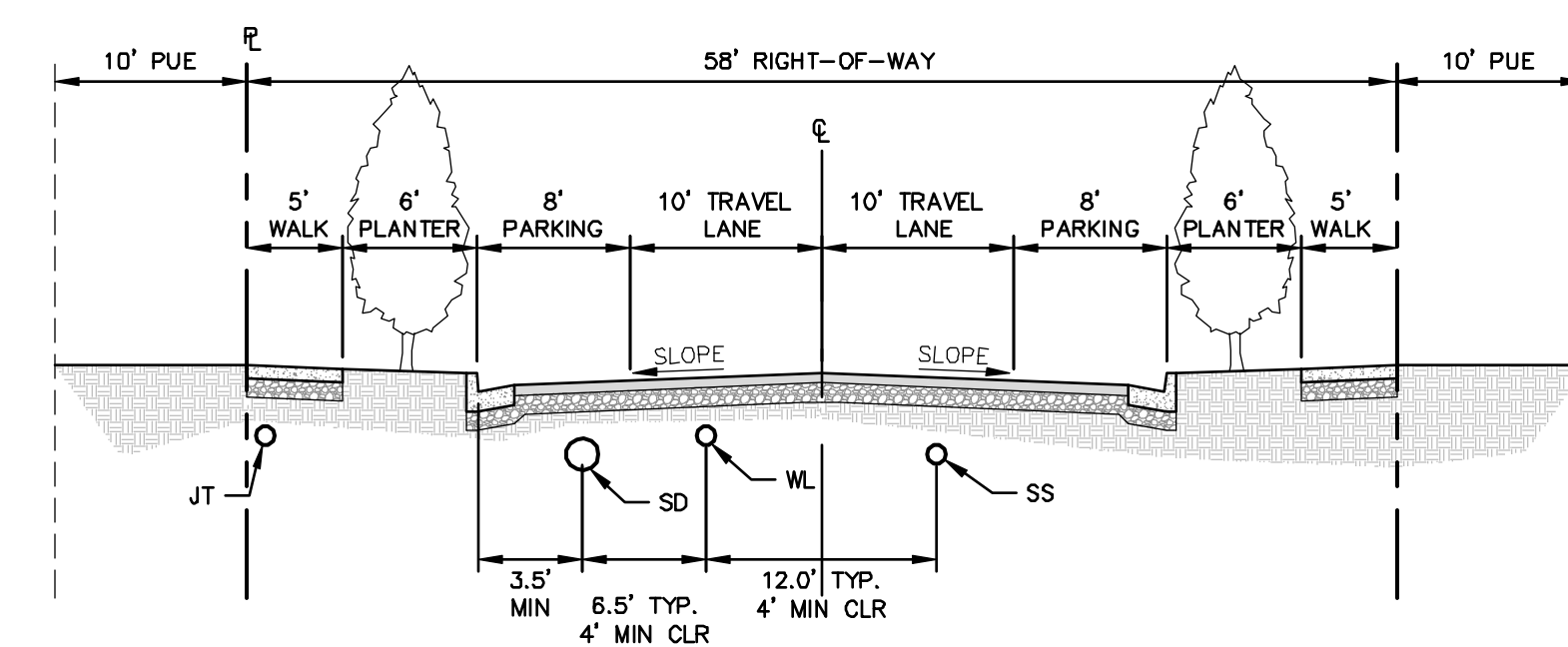
NTS **C**



**TYPICAL BUCKLEY ROAD SECTION**

SHEET C21

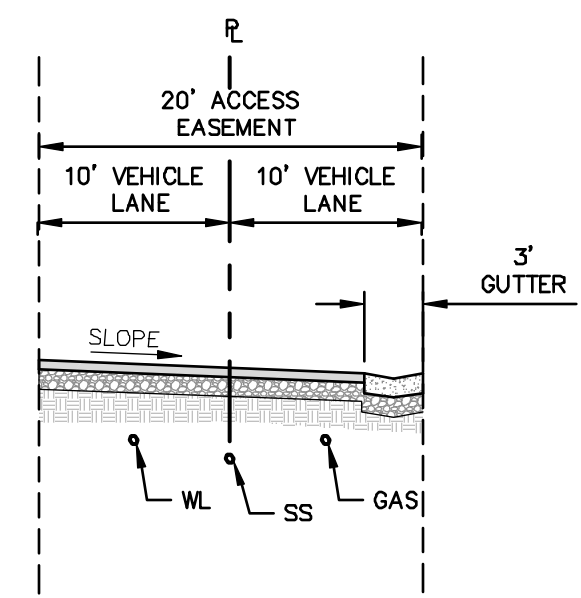
NTS **D**



**TYPICAL 58' R-1 LOCAL ROAD SECTION**

SHEET C19 & C23

NTS **E**

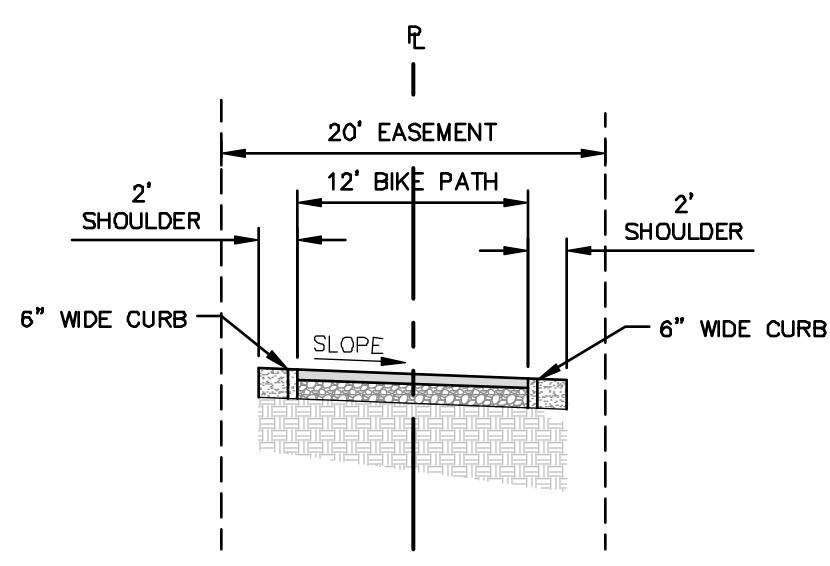


\*UTILITY LOCATIONS PER SLO CITY STD 6010.

**TYPICAL DRIVEWAY SECTION**

SHEET C17, C16 & C15

NTS **F**

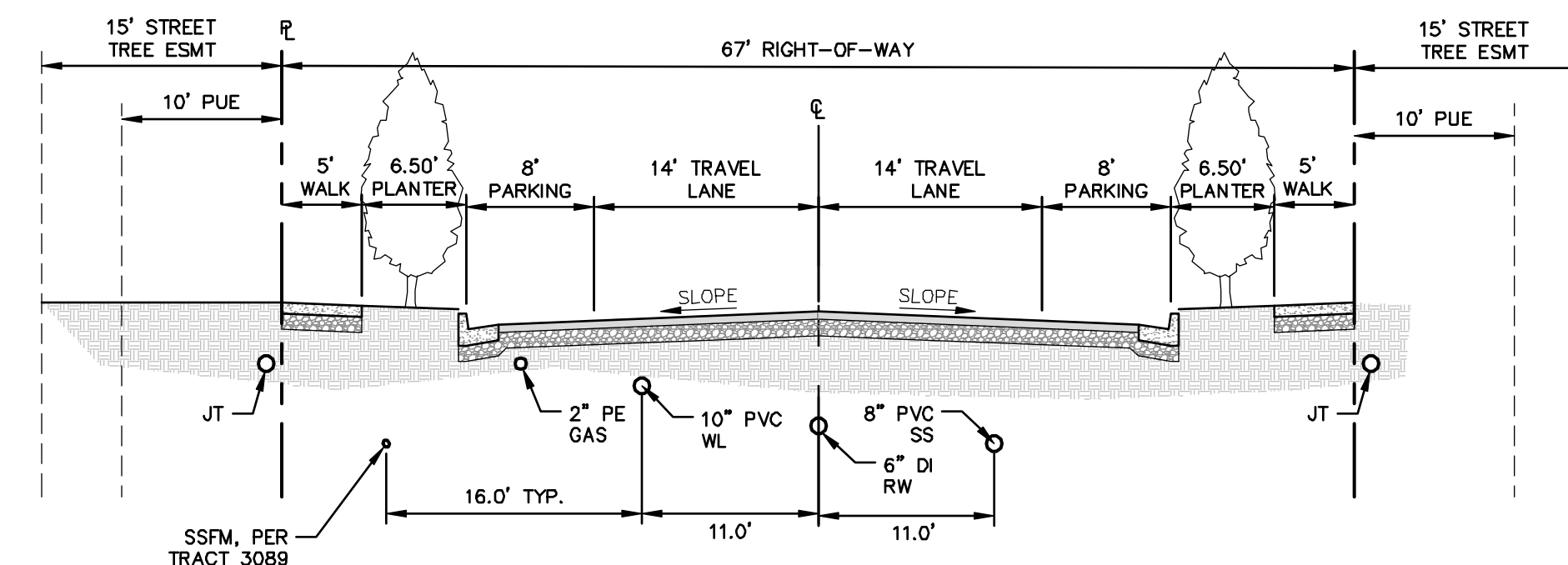


PATH PER SLO CITY STANDARD 7040

**MULTIUSE PATH**

SHEET C20, C16, C15 & C18

NTS **G**



\*IMPROVEMENTS PER TRACT 2943 UNLESS OTHERWISE NOTED

**OFFSITE EARTHWOOD LANE**

SHEET C17

NTS **H**



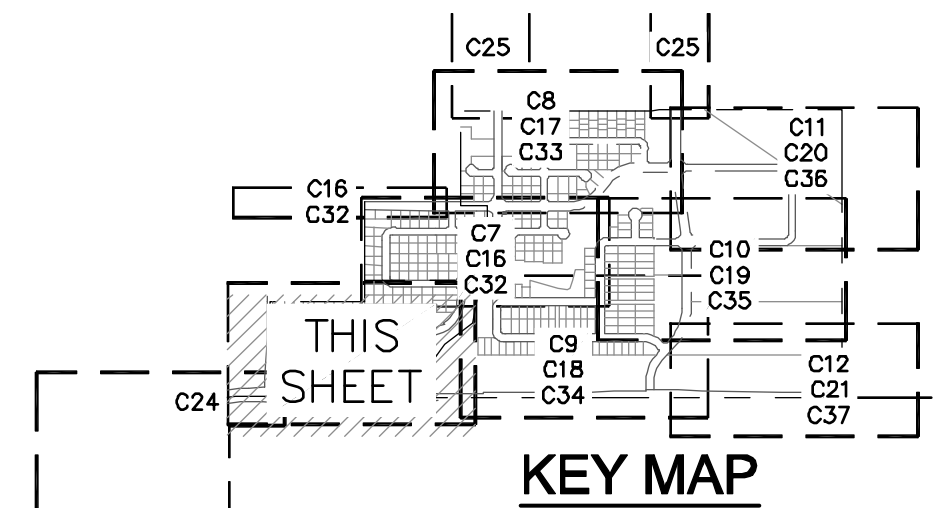
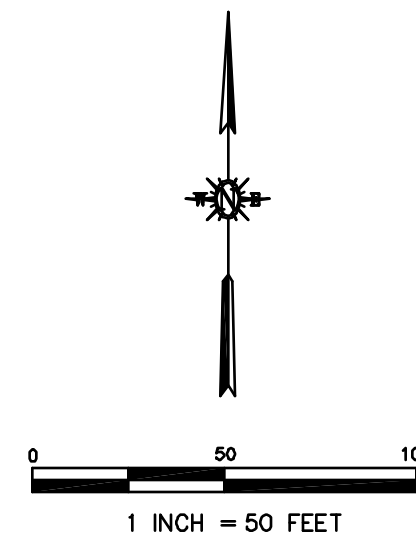
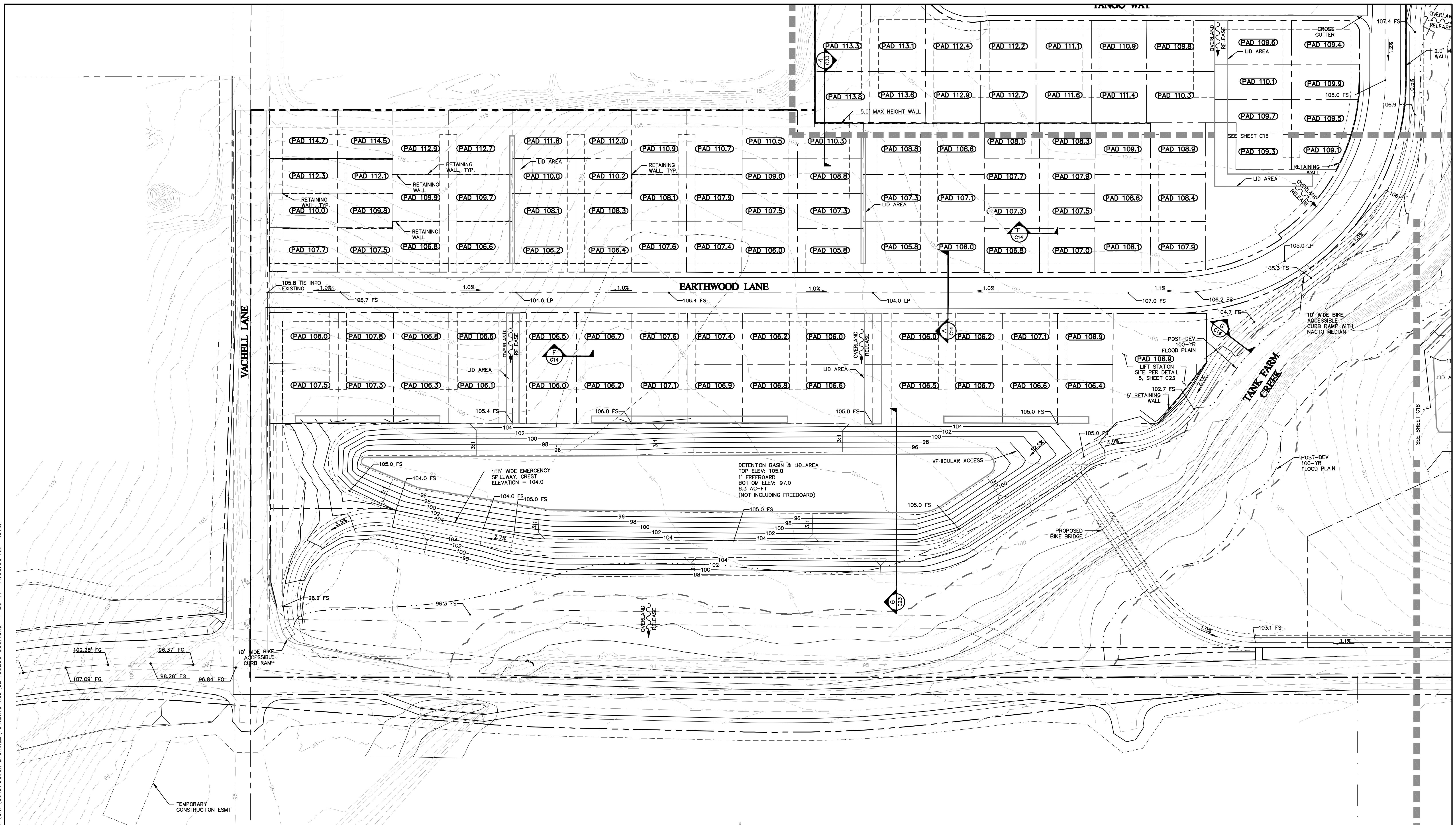
AVILA RANCH DEVELOPMENT  
TRACT 3089 - VESTING TENTATIVE MAP  
TYPICAL STREET CROSS-SECTIONS

CITY OF SAN LUIS OBISPO, CA

DRAWN BY EJ	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE AS SHOWN	SHEET C14 OF 41

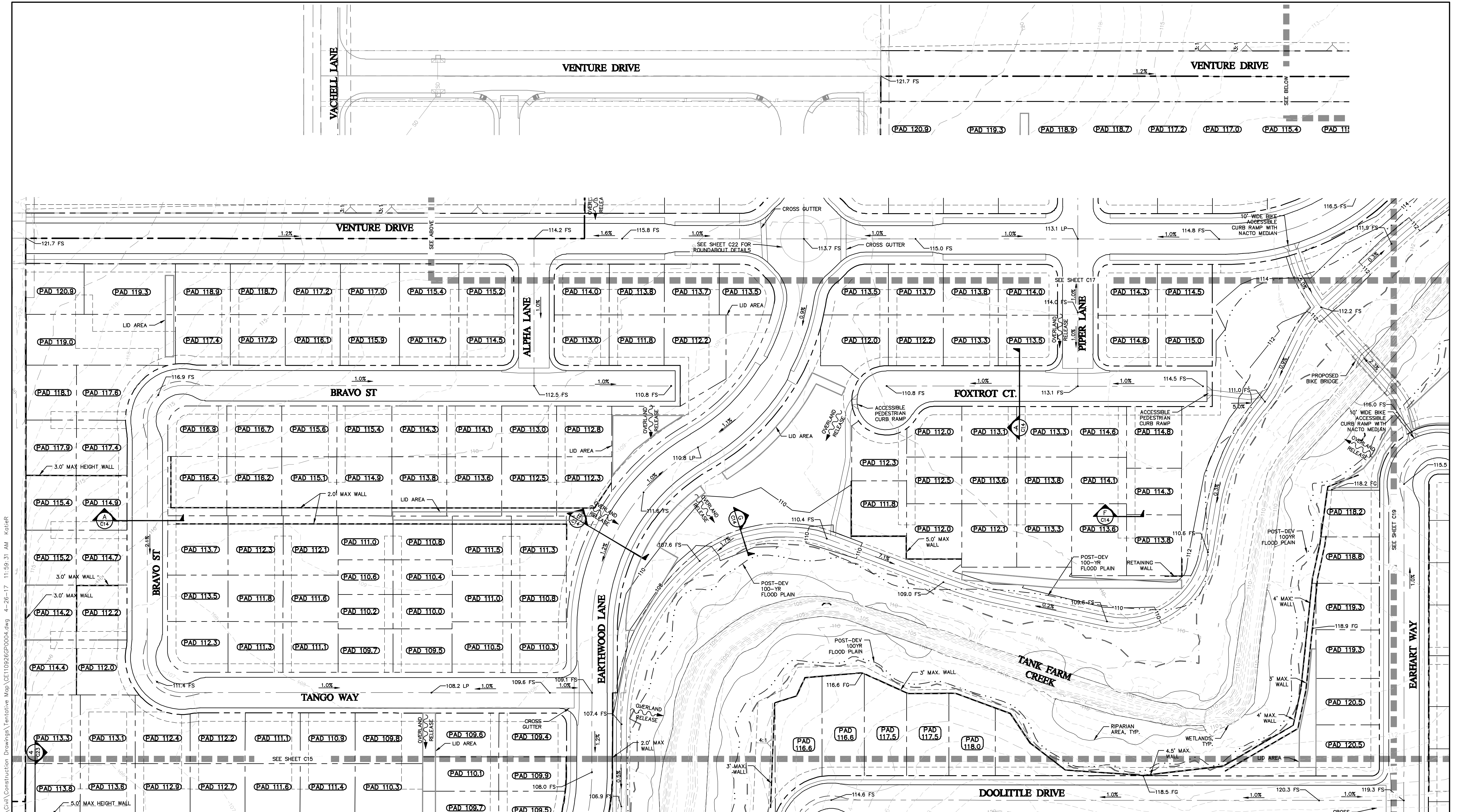
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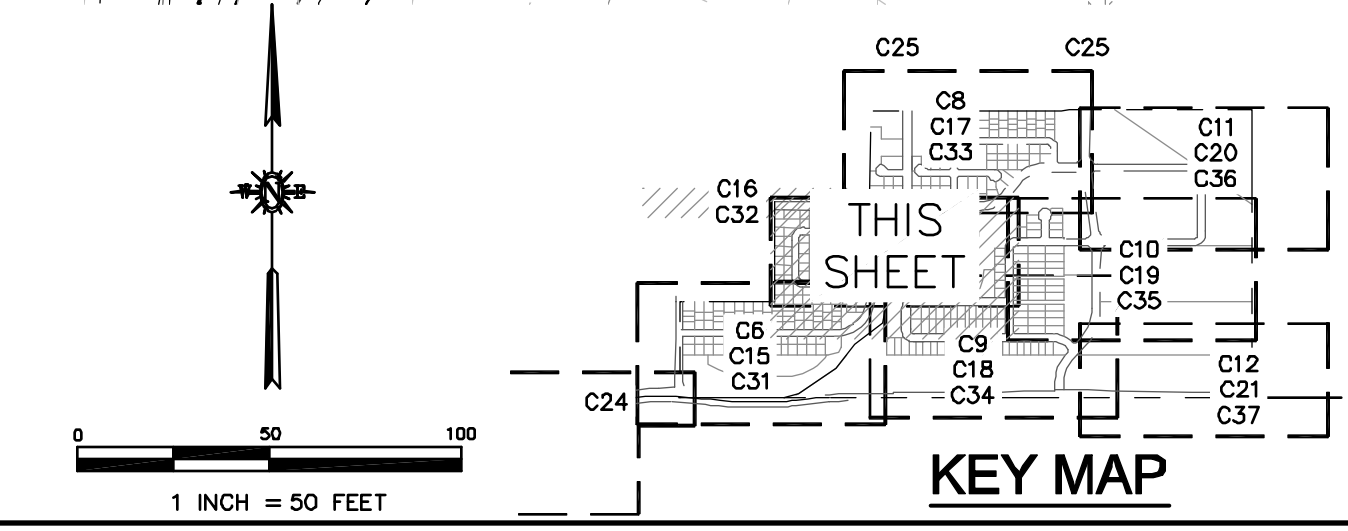


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<b>AVILA RANCH DEVELOPMENT</b> <b>TRACT 3089 - VESTING TENTATIVE MAP</b> <b>GRADING PLAN</b>  CITY OF SAN LUIS OBISPO, CA		
DRAWN BY	DATE	CA JOB NO.
KCR	2017-04-26	110926
CHECKED BY	SCALE	SHEET
JCR	1" = 50'	C15 OF 41



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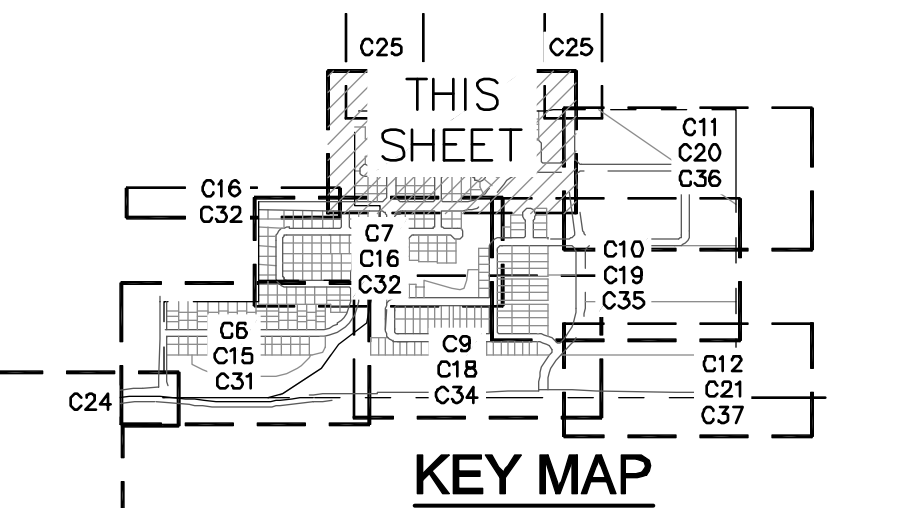
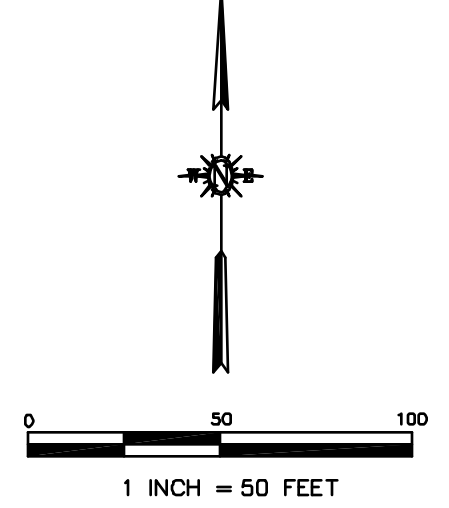
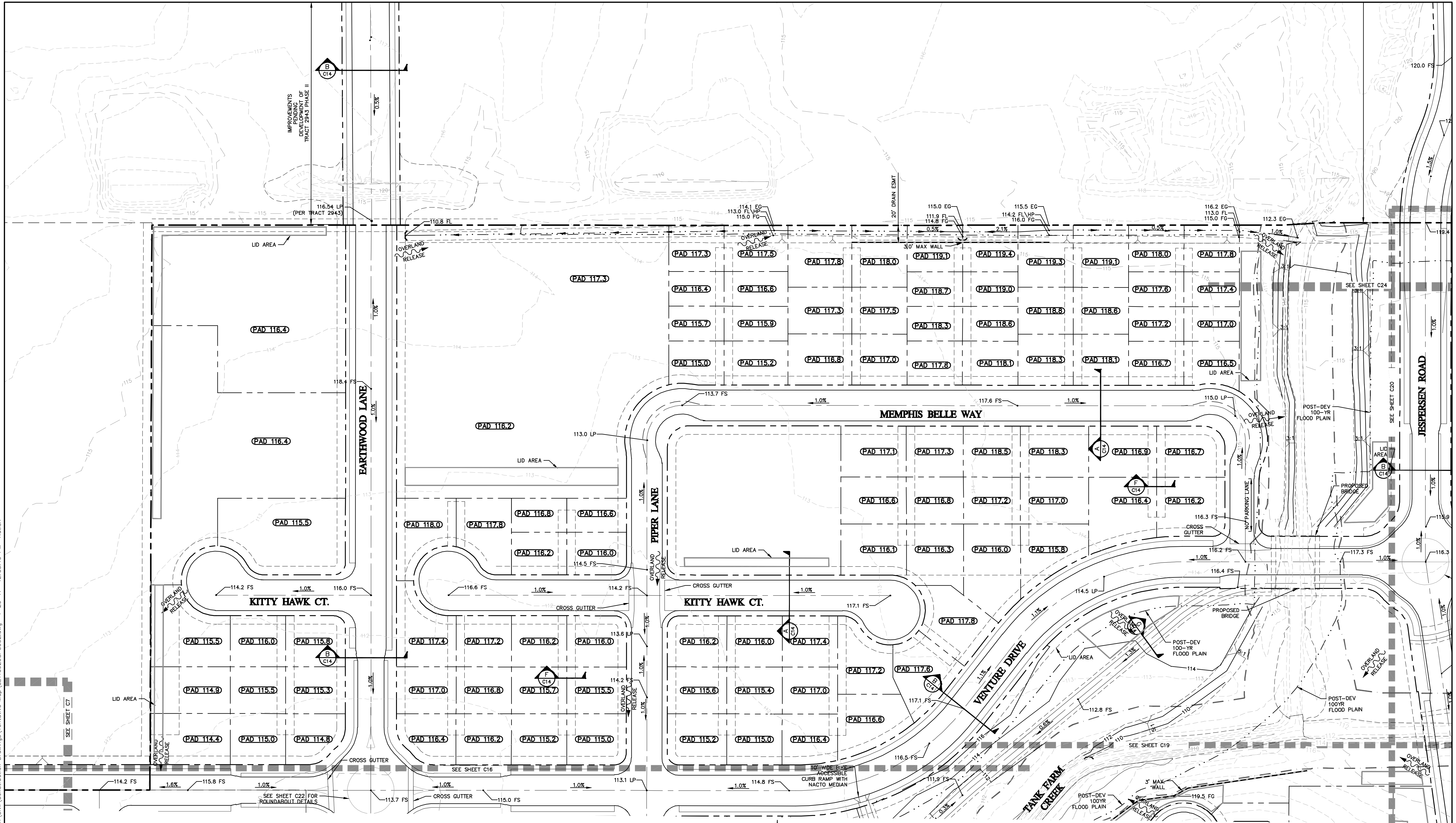


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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP GRADING PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C16 OF 41

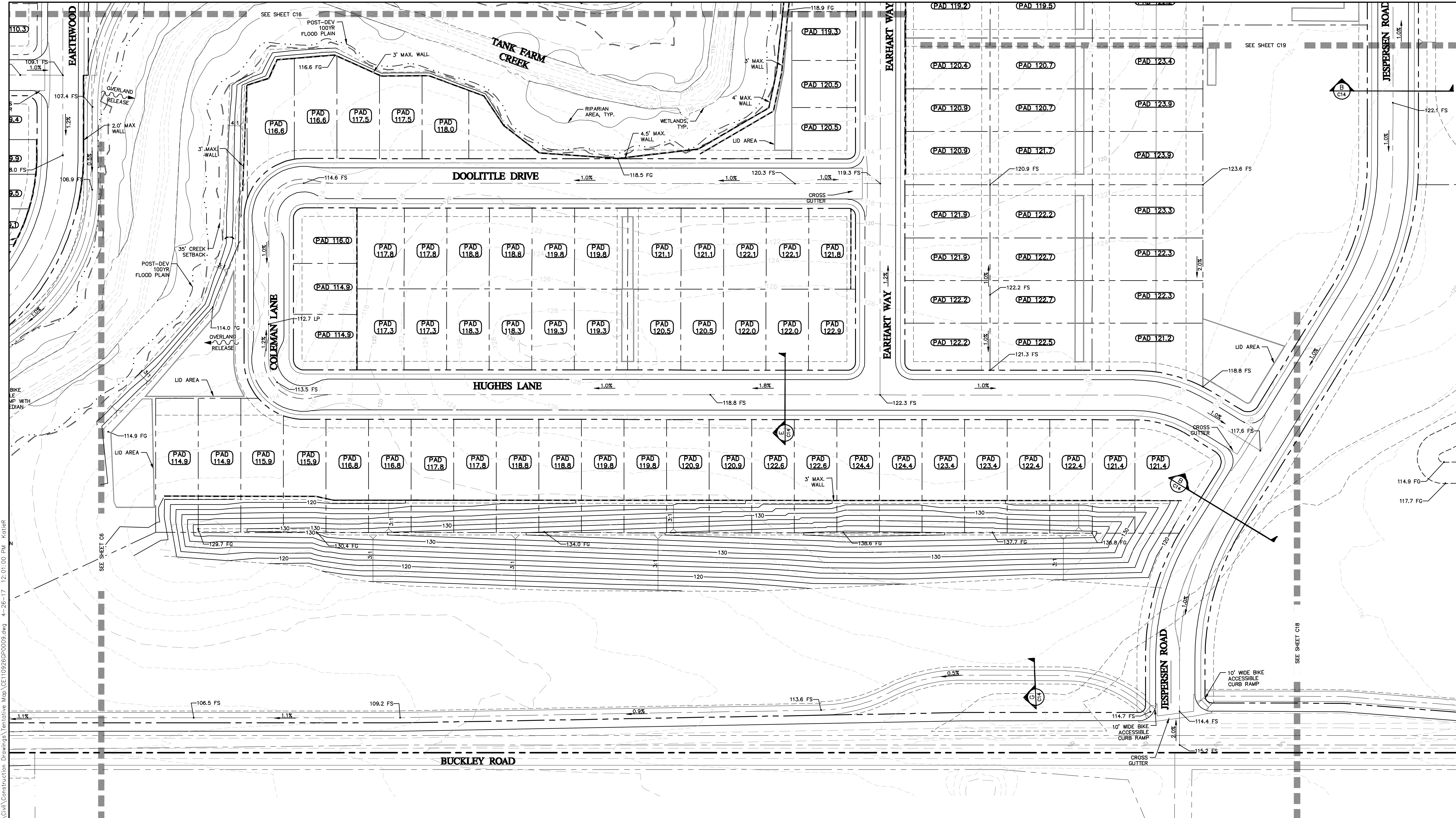


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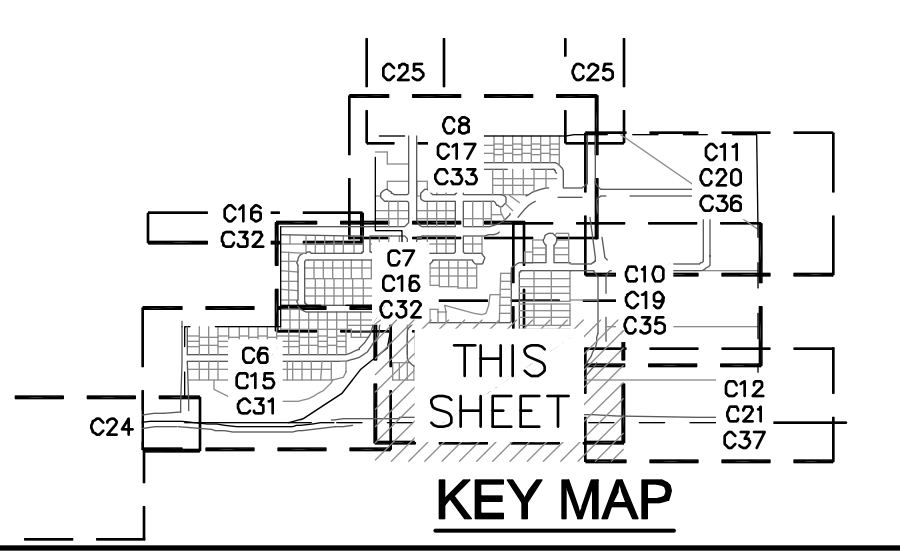
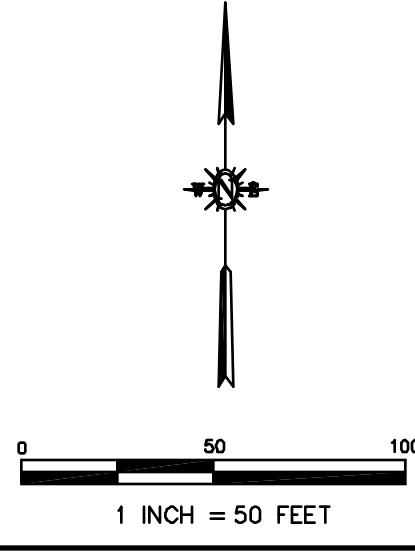


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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 – VESTING TENTATIVE MAP          GRADING PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C17 OF 41</b>

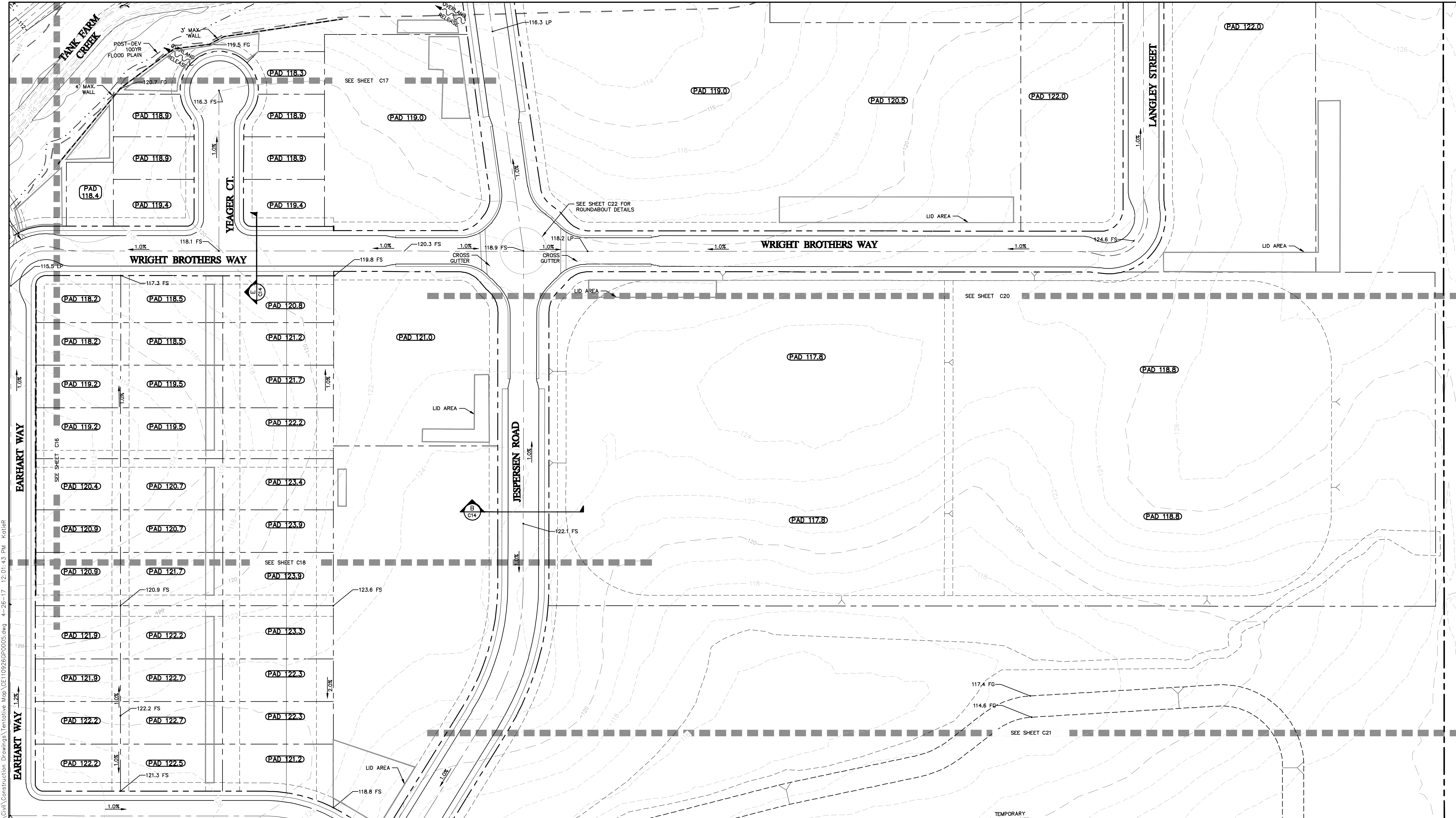


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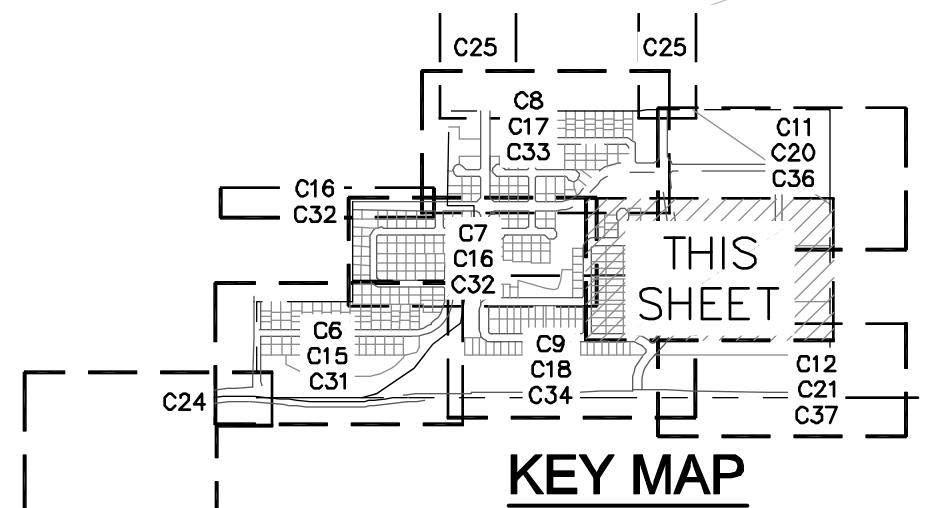
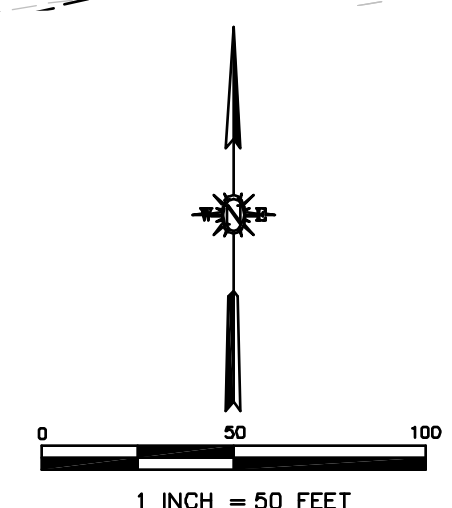


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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 - VESTING TENTATIVE MAP          GRADING PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C18 OF 41

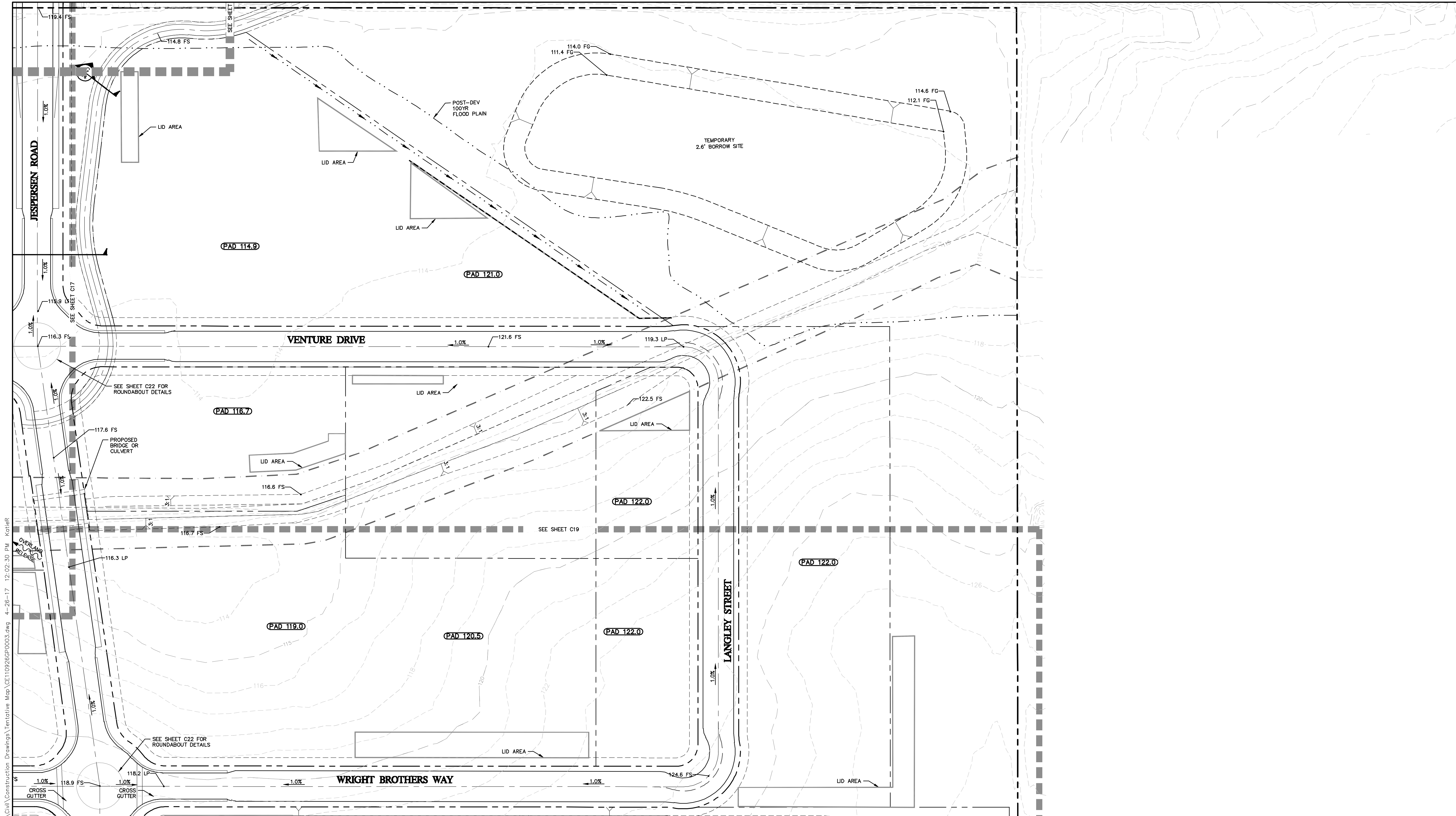


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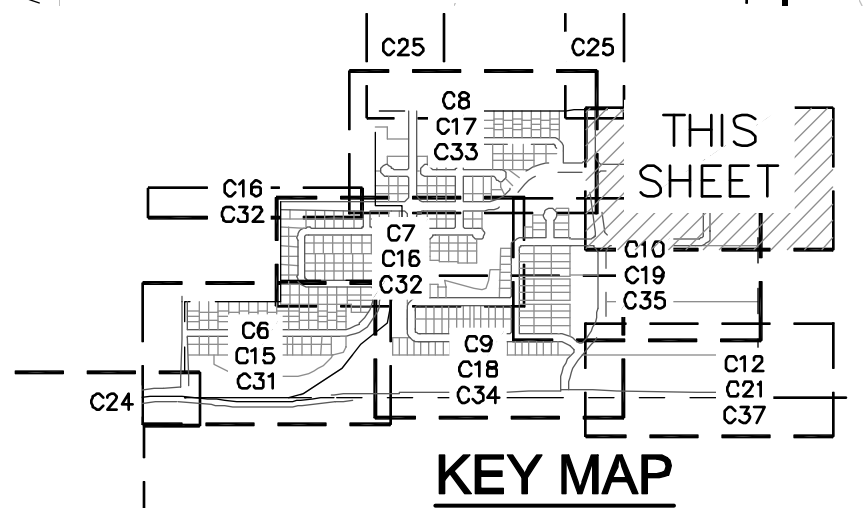
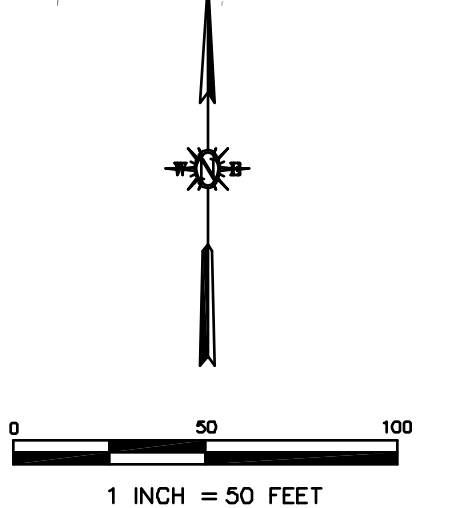


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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 - VESTING TENTATIVE MAP          GRADING PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C19 OF 41



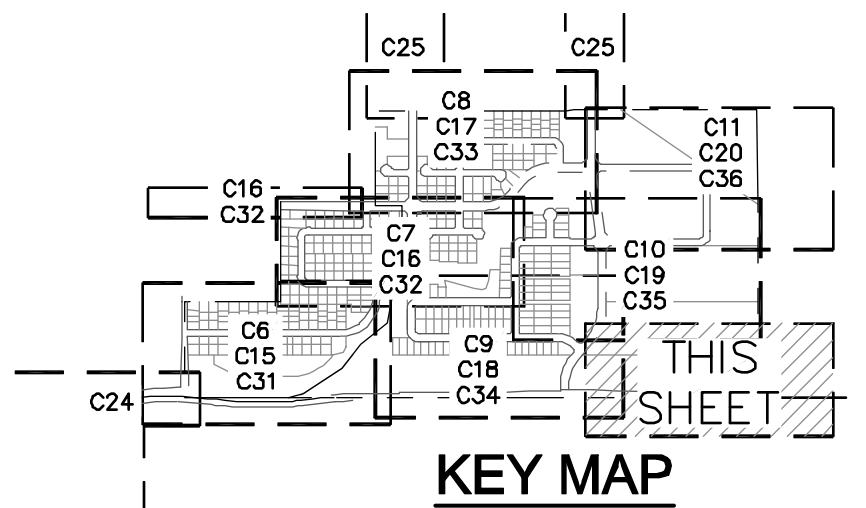
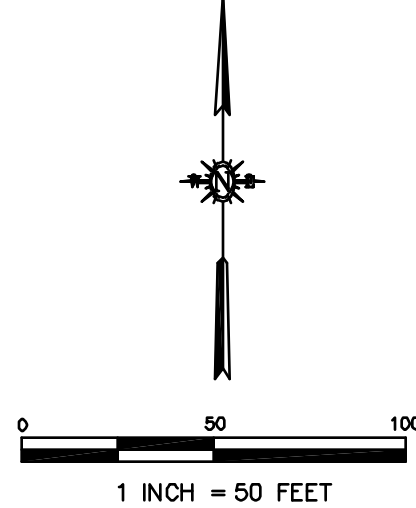
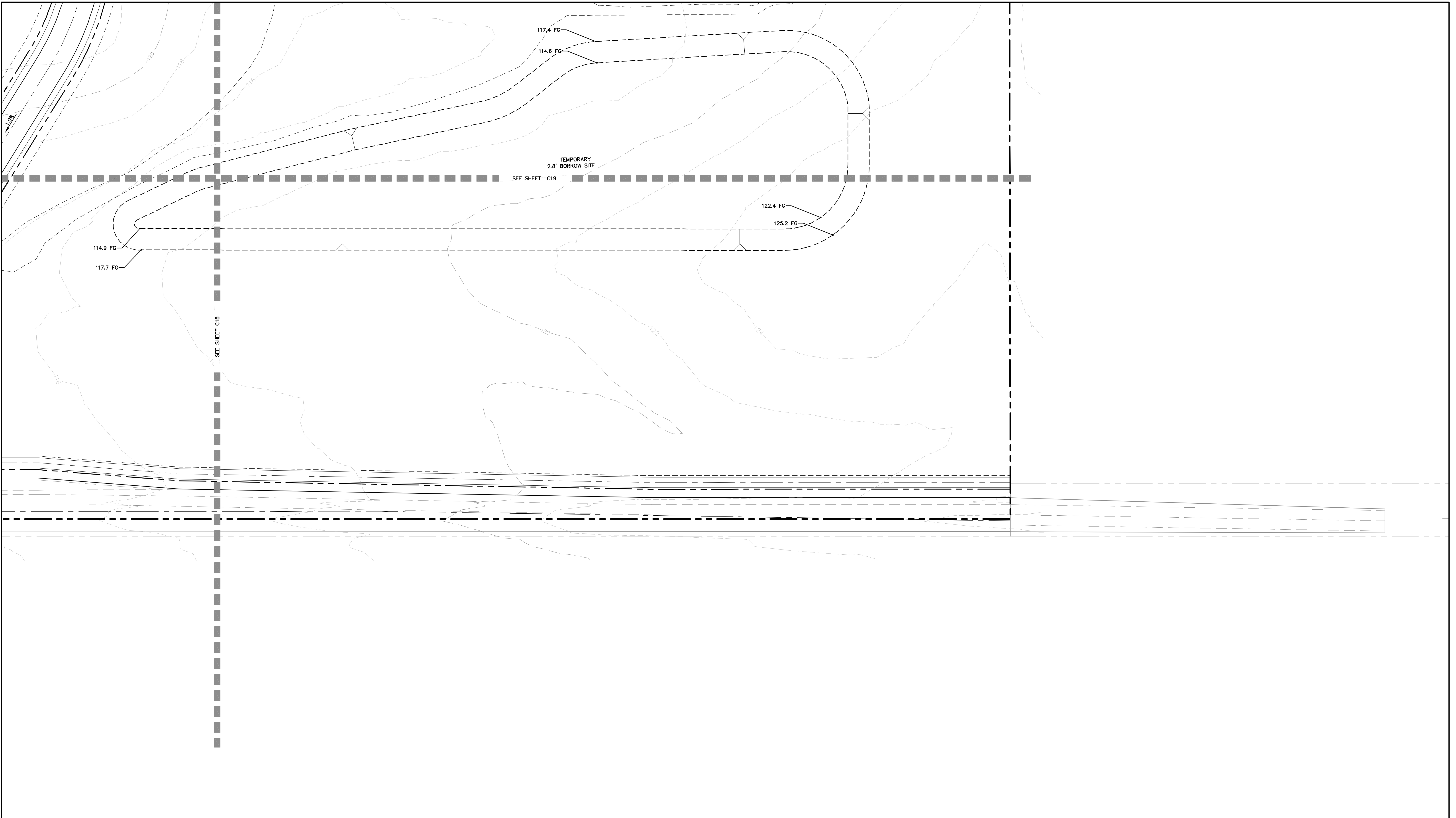
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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 - VESTING TENTATIVE MAP          GRADING PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C20 OF 41

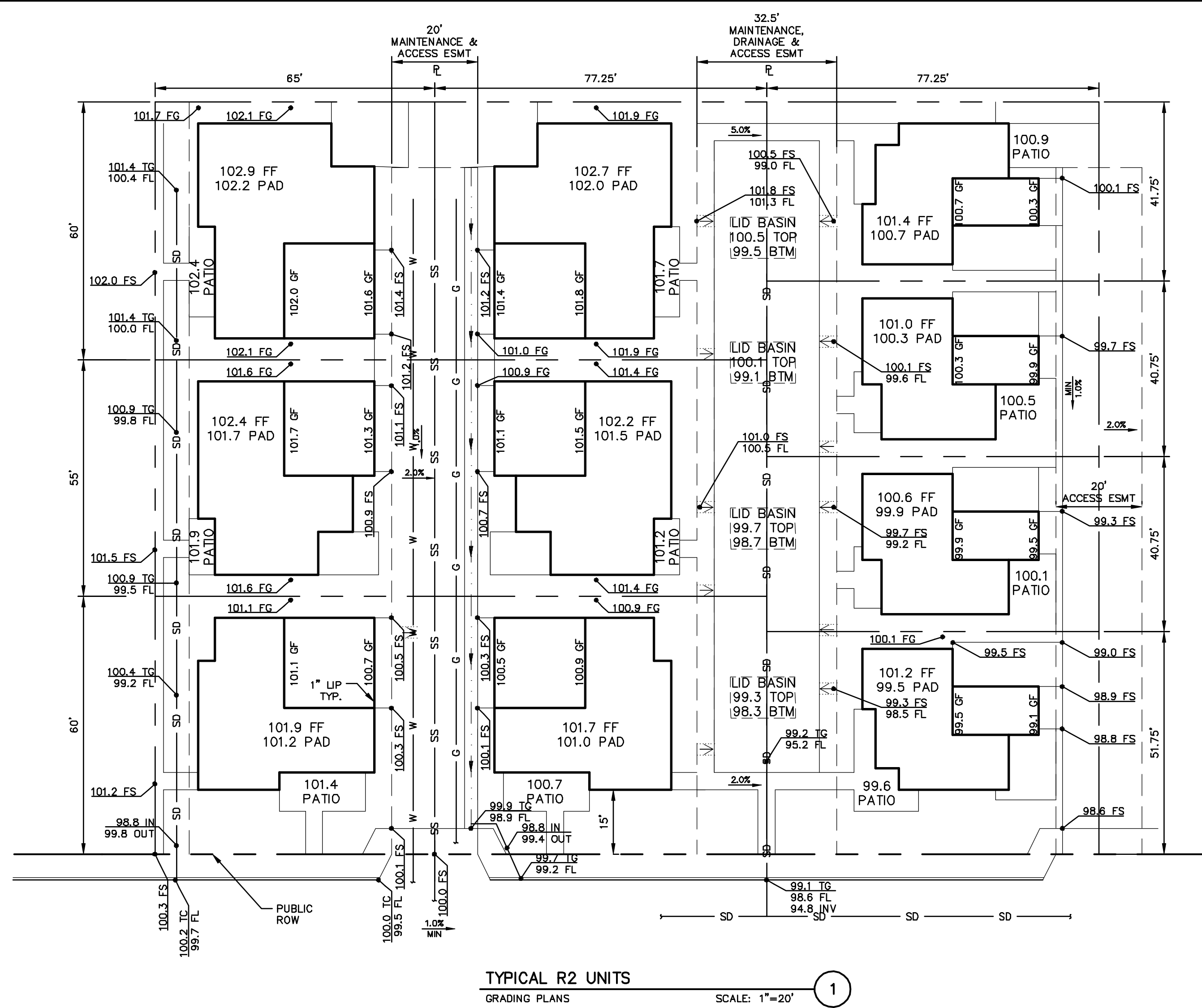
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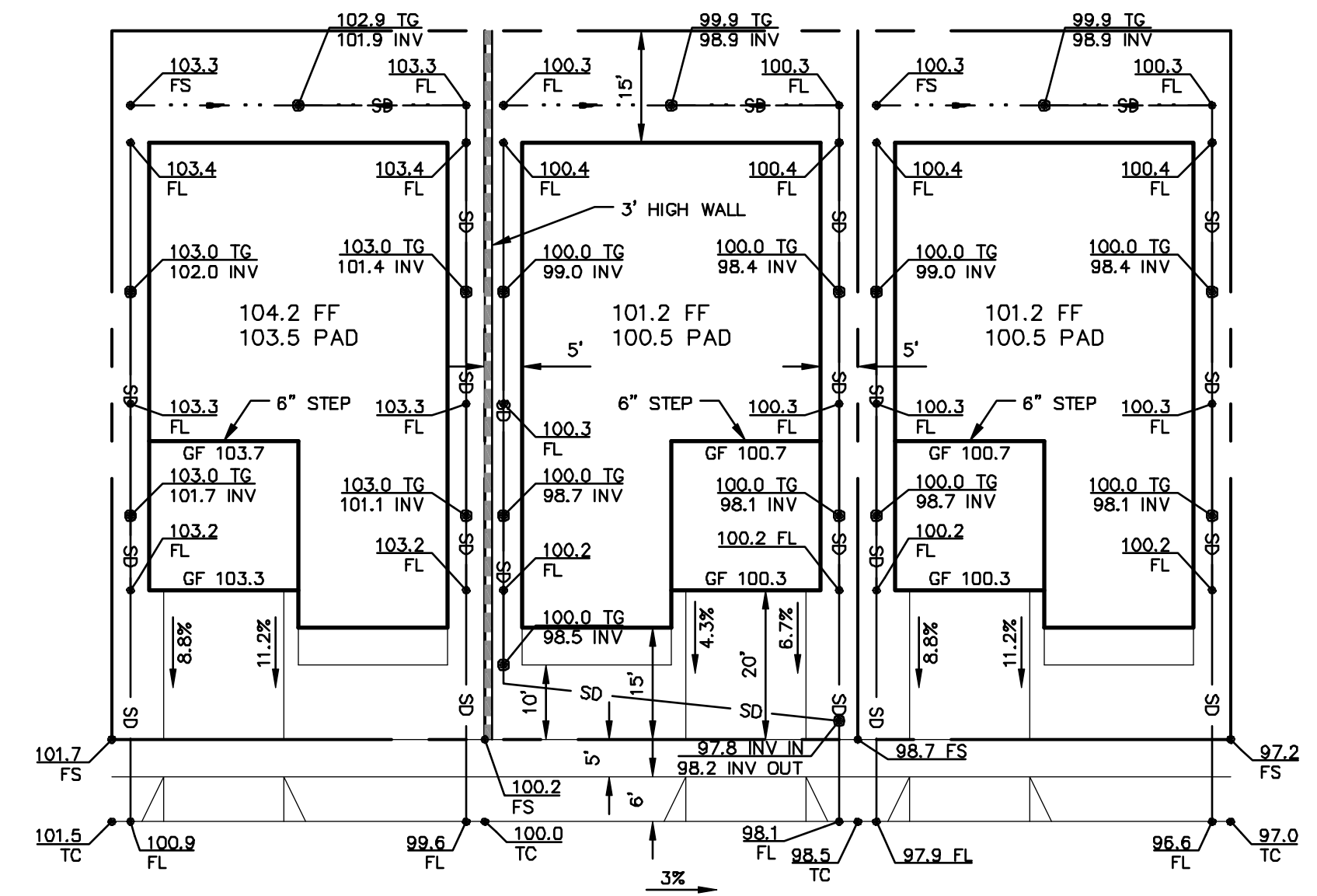
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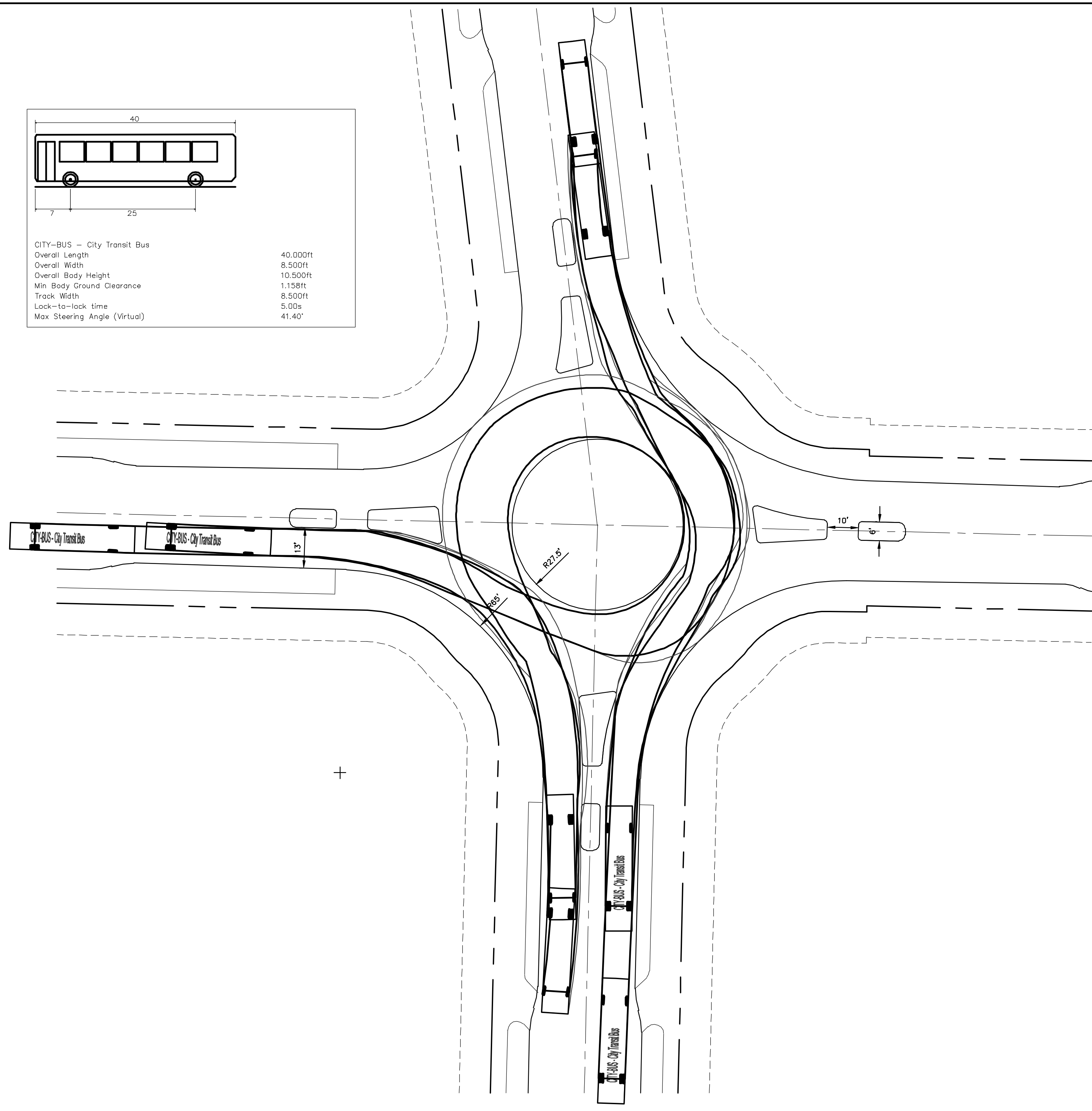
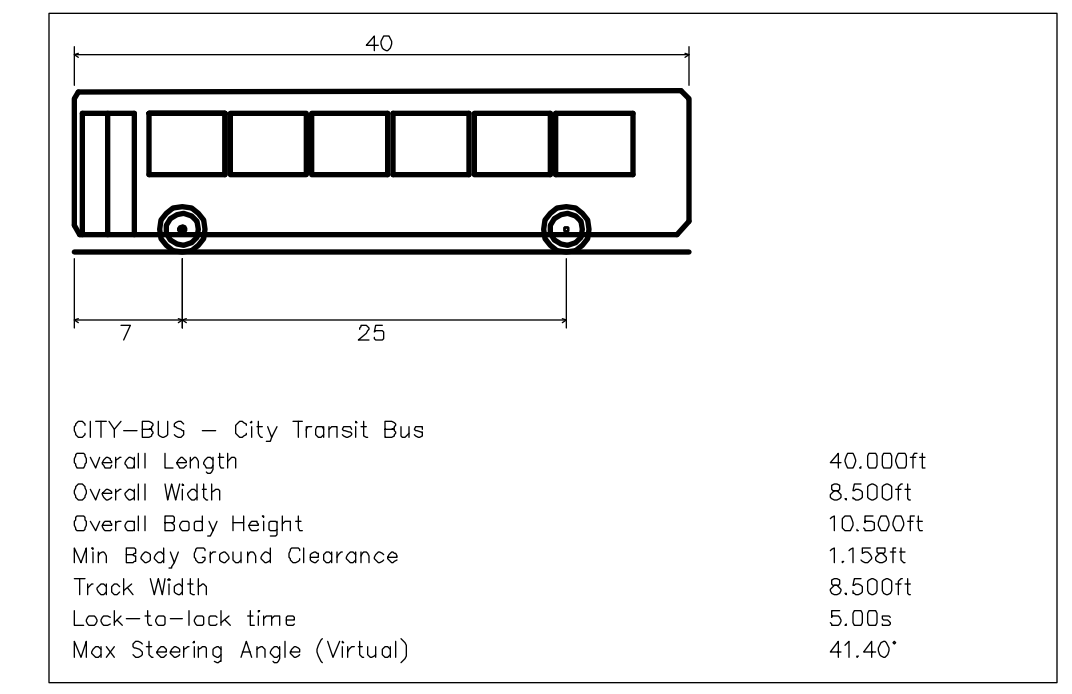
<b>AVILA RANCH DEVELOPMENT</b> <b>TRACT 3089 - VESTING TENTATIVE MAP</b> <b>GRADING PLAN</b>  <b>CITY OF SAN LUIS OBISPO, CA</b>		
DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C21 OF 41</b>



TYPICAL R2 UNITS  
GRADING PLANS SCALE: 1"=20' 1



TYPICAL R1 UNITS  
GRADING PLANS SCALE: 1"=20' 2

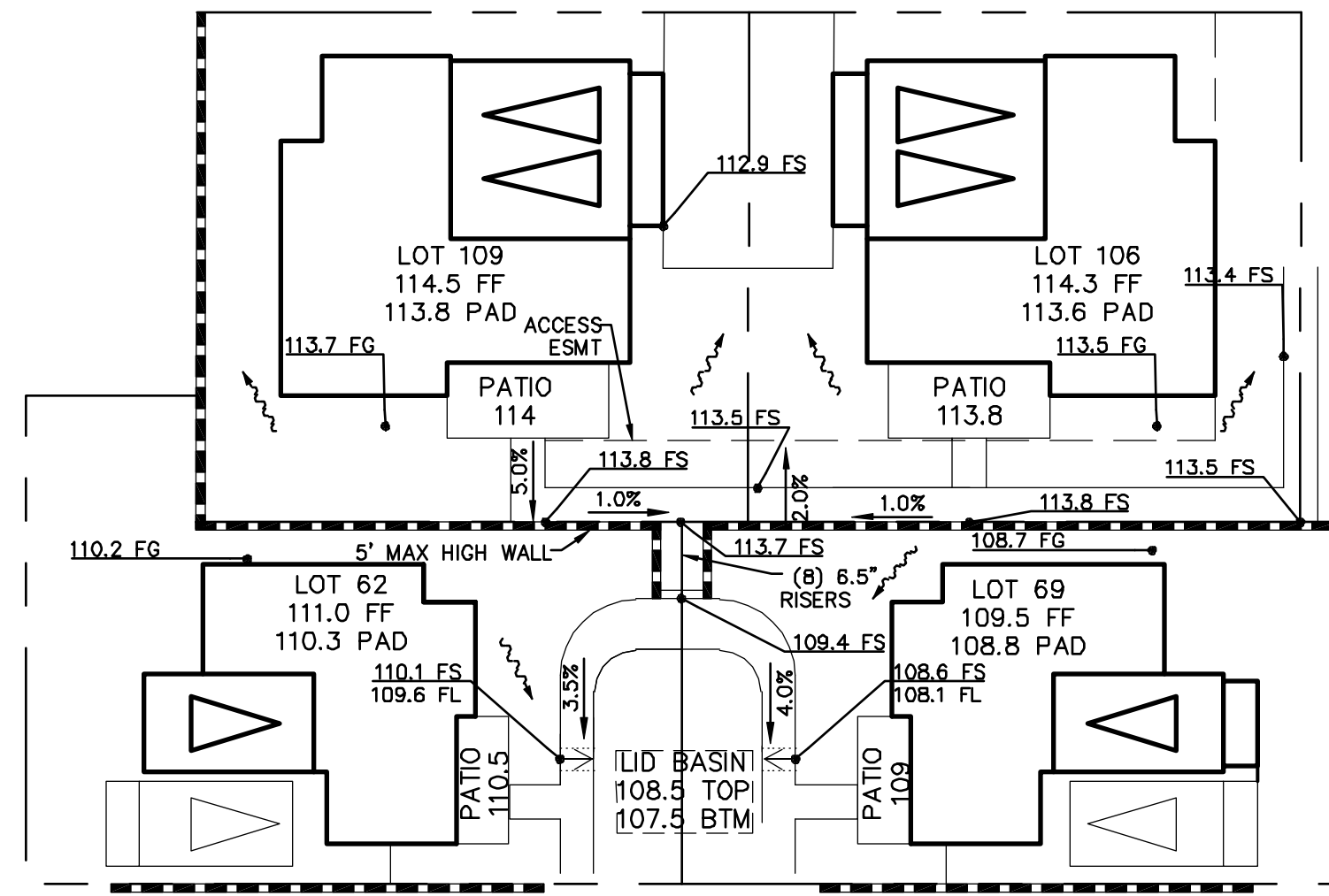


ROUNDABOUT DETAIL  
GRADING PLANS SCALE: 1"=20' 3

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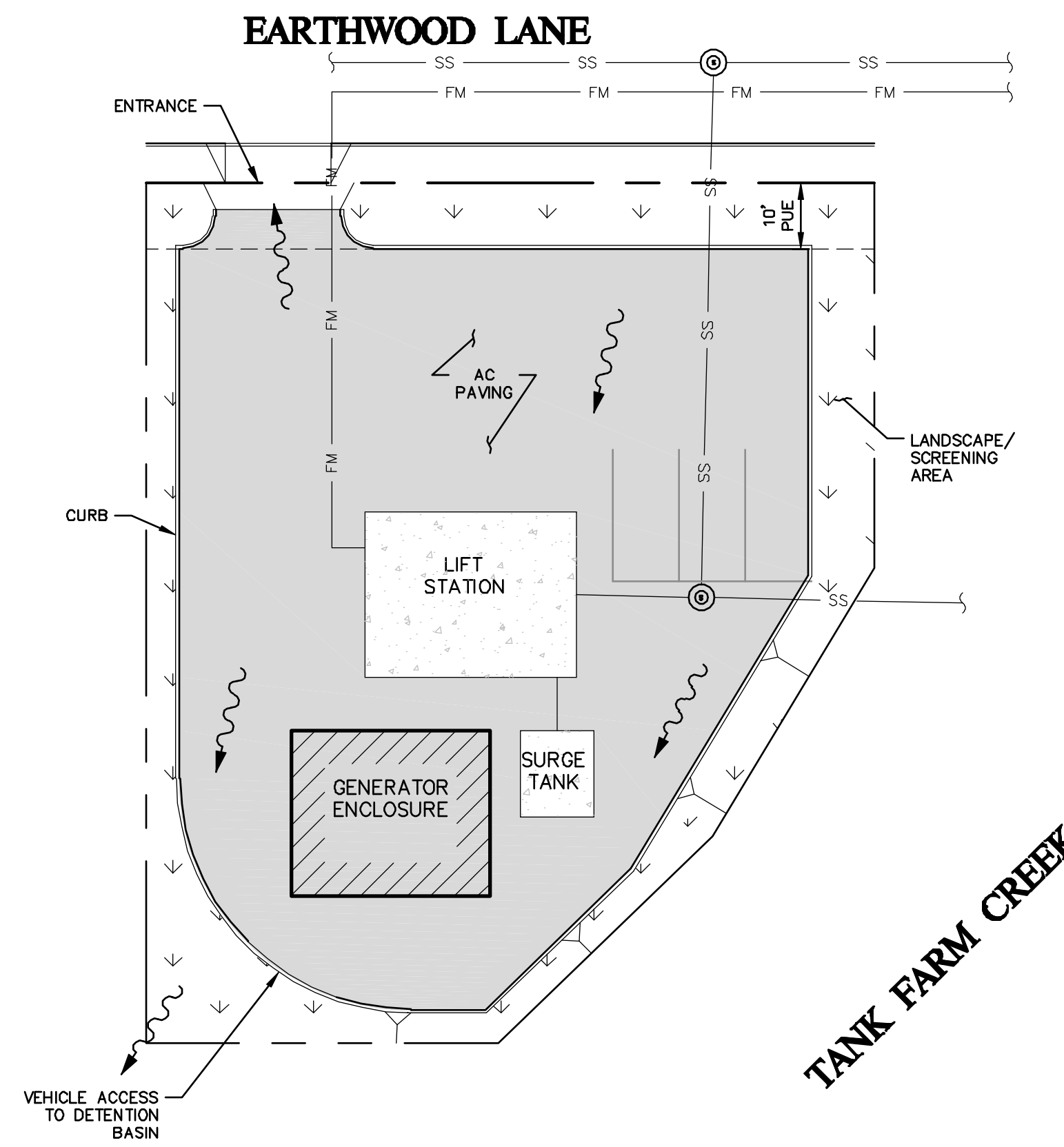
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP GRADING DETAILS</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 20'	SHEET C22 OF 41



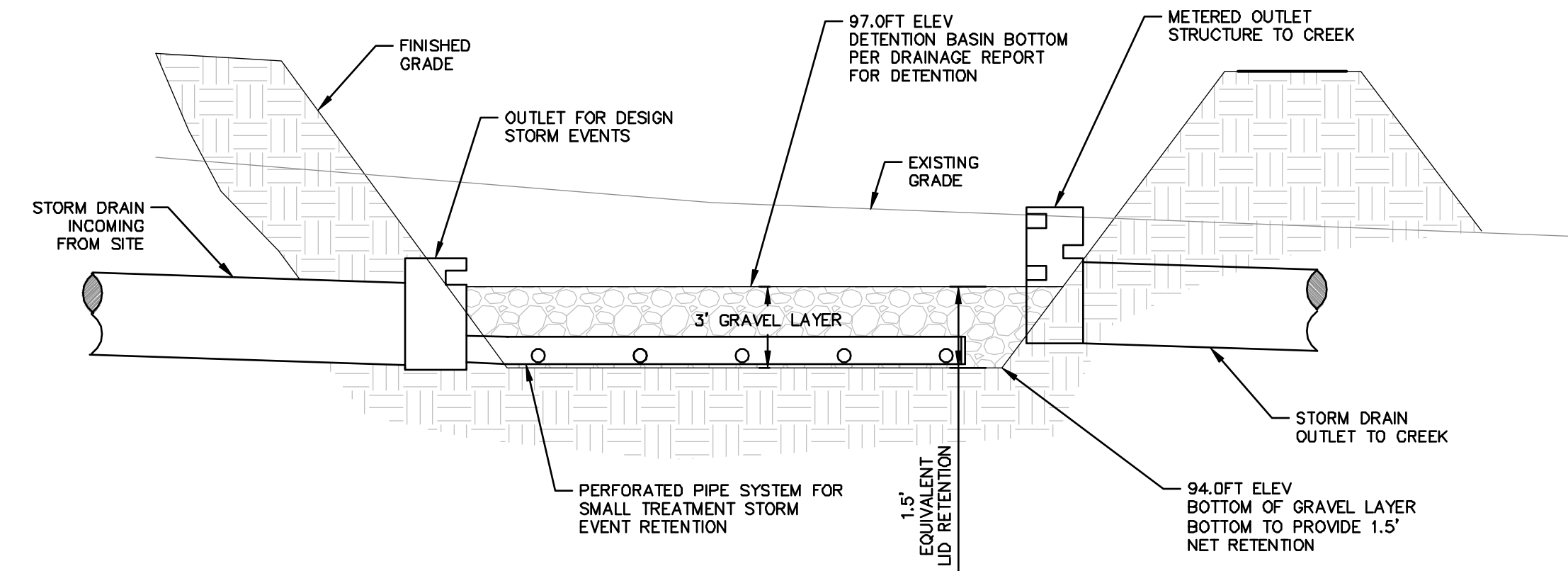
TYPICAL GRADING AT WALLS WITH PED ACCESS  
SHEET C15 SCALE: 1"=20'

4



LIFT STATION SITE LAYOUT  
SHEET C15 & C31 SCALE: 1"=20'


5



DETENTION BASIN SECTION  
SHEET C15 & C31 SCALE: 1"=20'

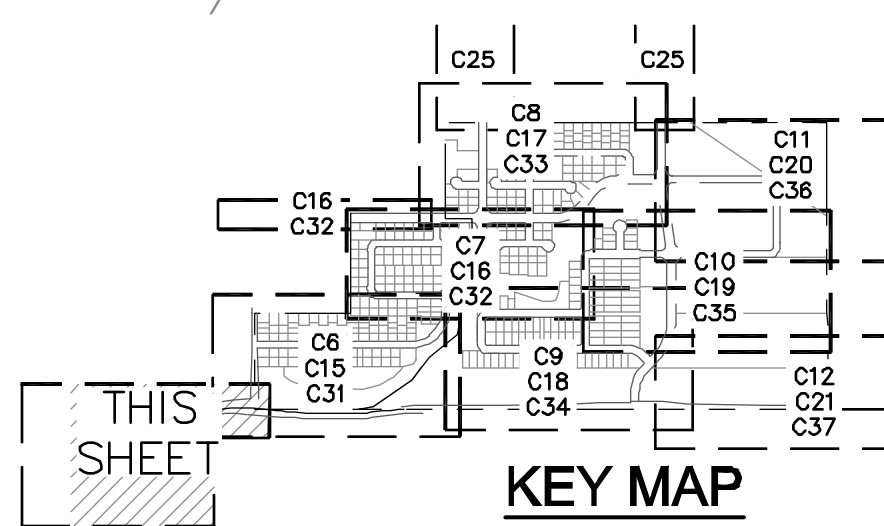
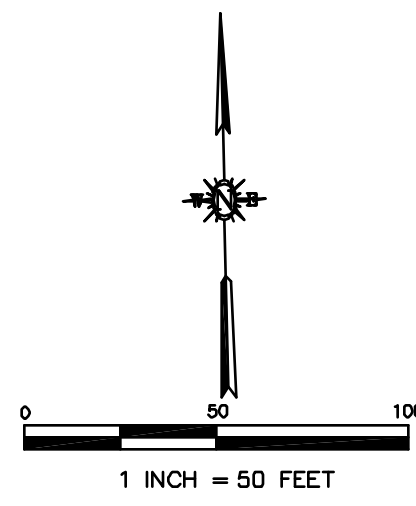
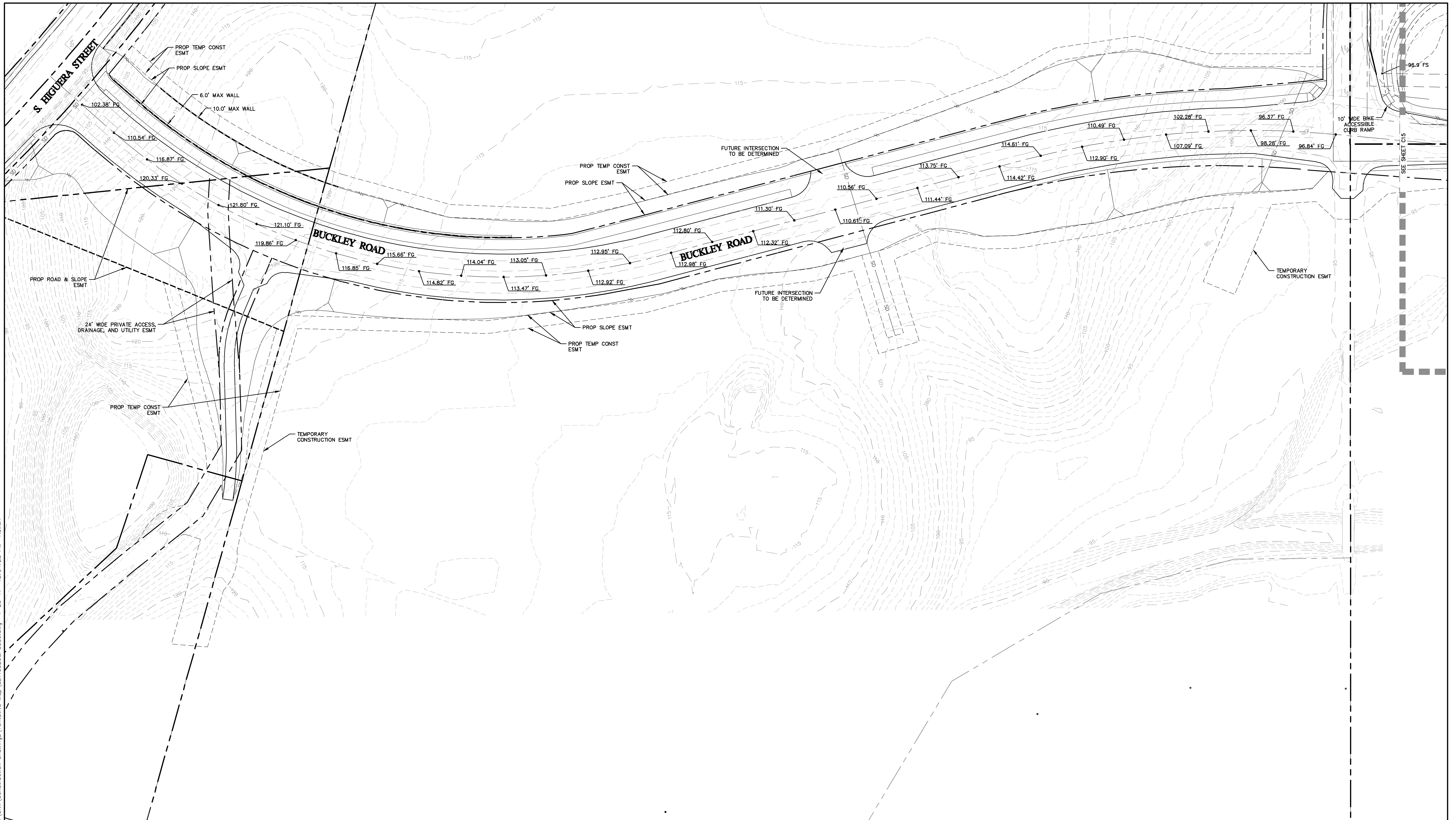
6

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	DRAWN BY KCR	DATE 2017-04-26
CHECKED BY JCR	SCALE 1" = 20'	SHEET C23 OF 41

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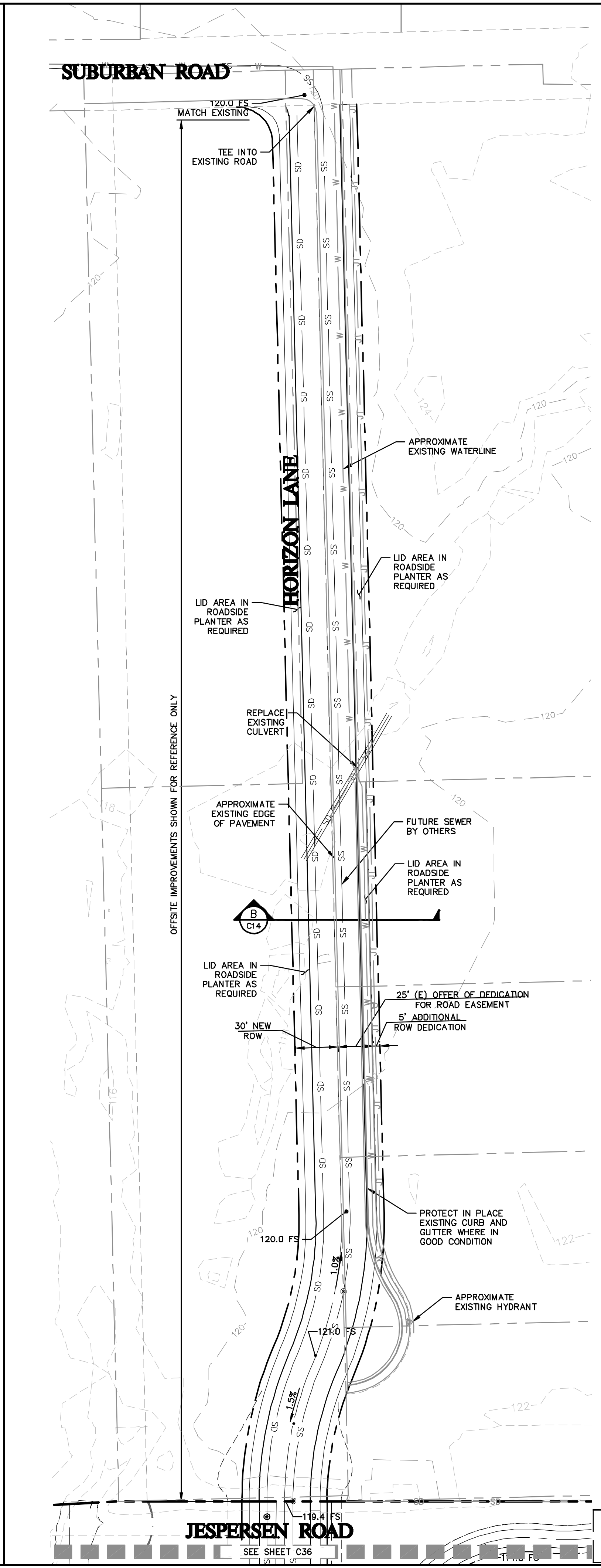
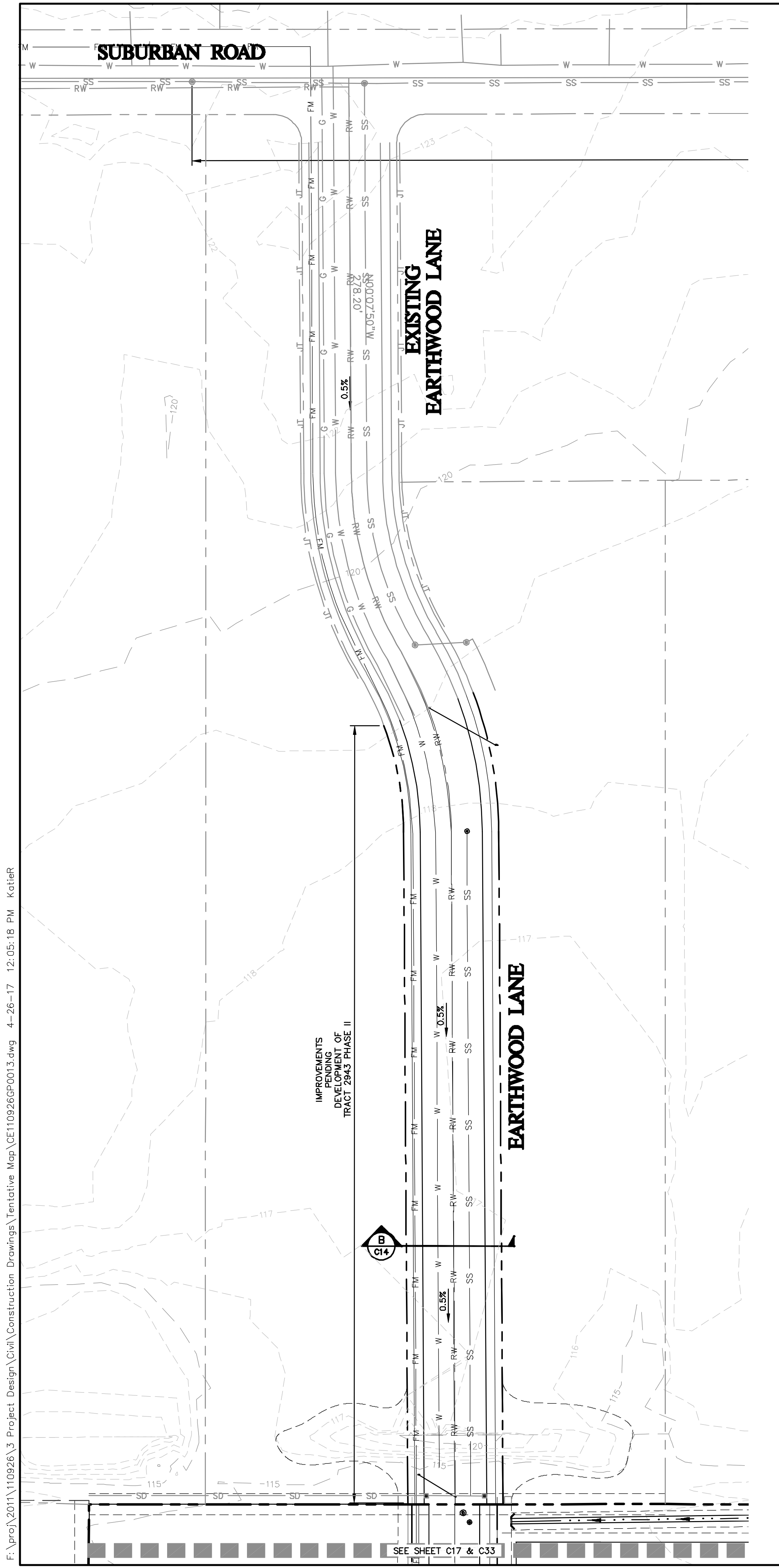


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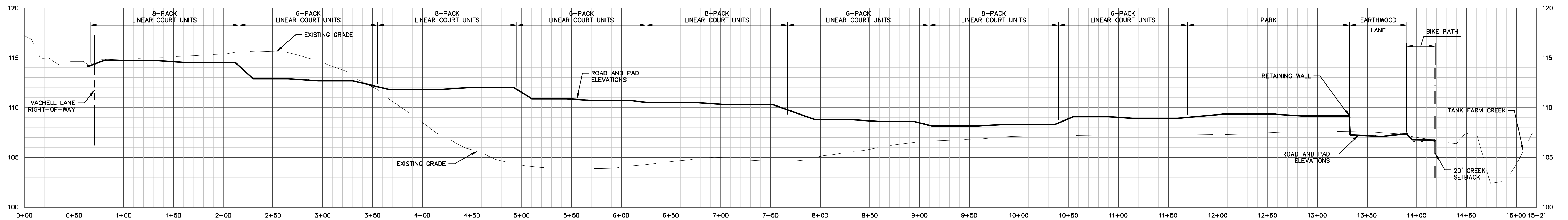
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP OFFSITE IMPROVEMENTS</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>1" = 50'</b>	SHEET <b>C24 OF 41</b>

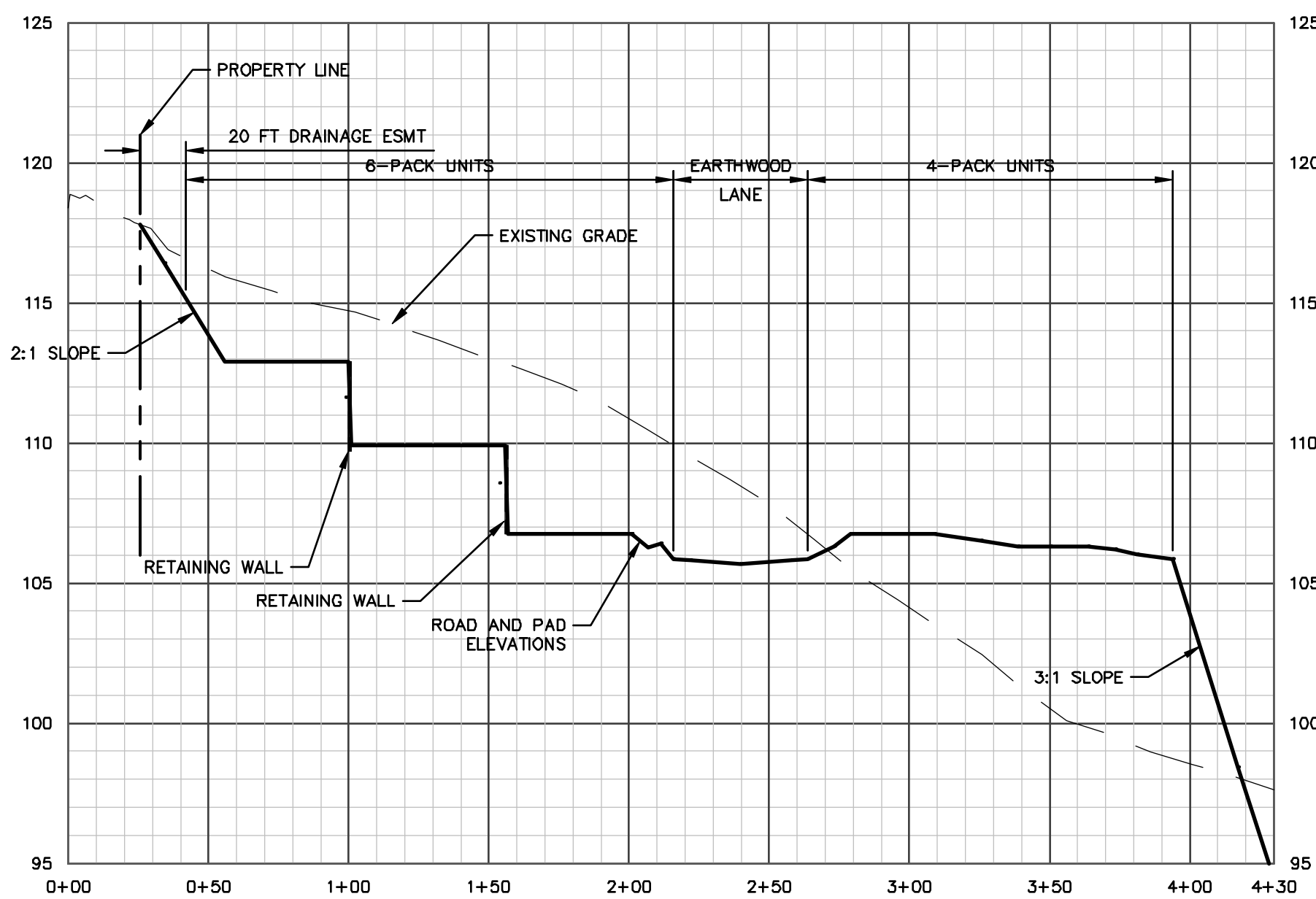




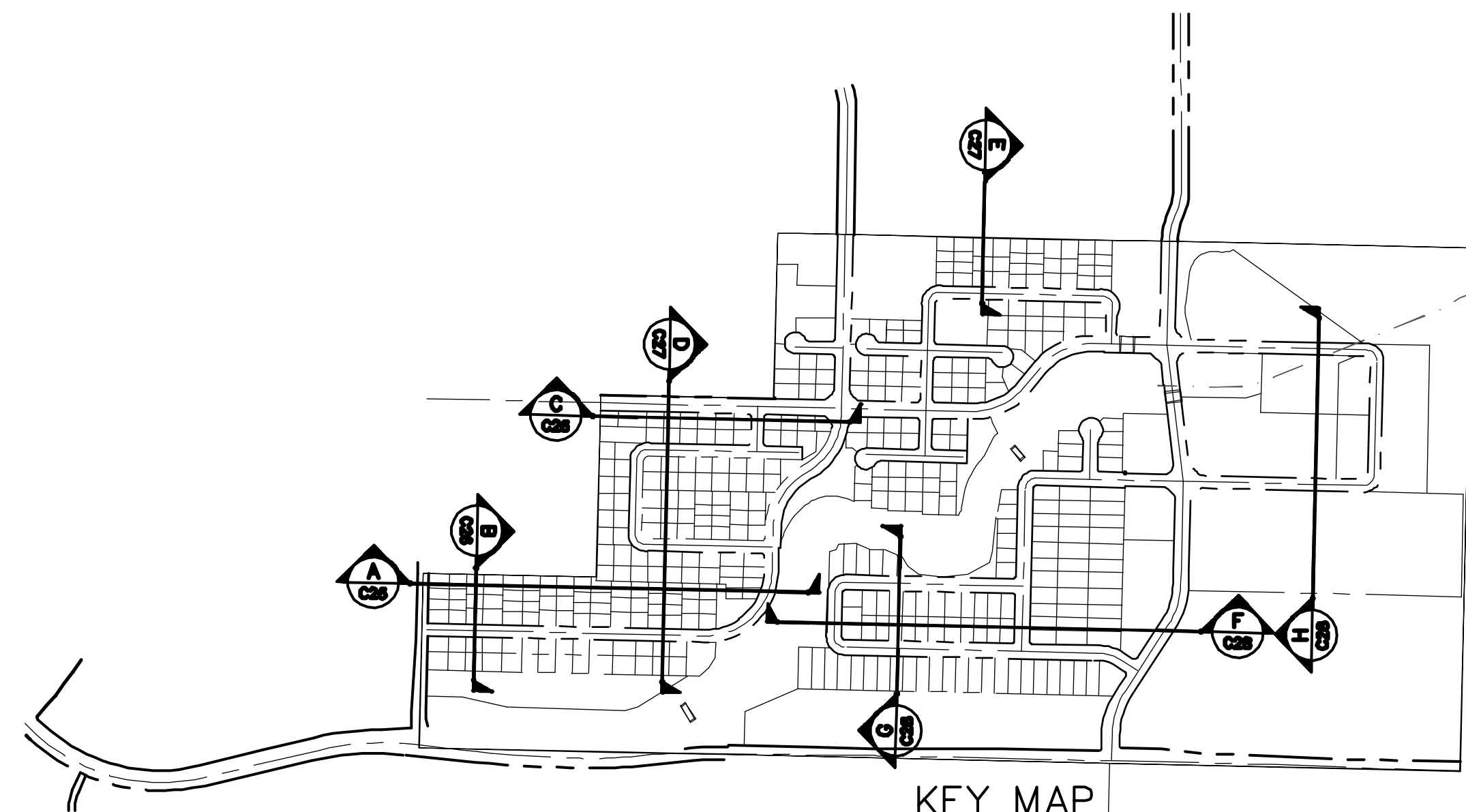
<p style="font-size: small; margin: 0;">1050 Southwood Drive San Luis Obispo, CA 93401 P 805.544.7407 F 805.544.3863</p>			<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP OFFSITE IMPROVEMENTS</b>		
<b>CITY OF SAN LUIS OBISPO, CA</b>			DRAWN BY	DATE	CA JOB NO.
			KCR	2017-04-26	110926
			CHECKED BY	SCALE	SHEET
			JCR	1" = 50'	C25 OF 41
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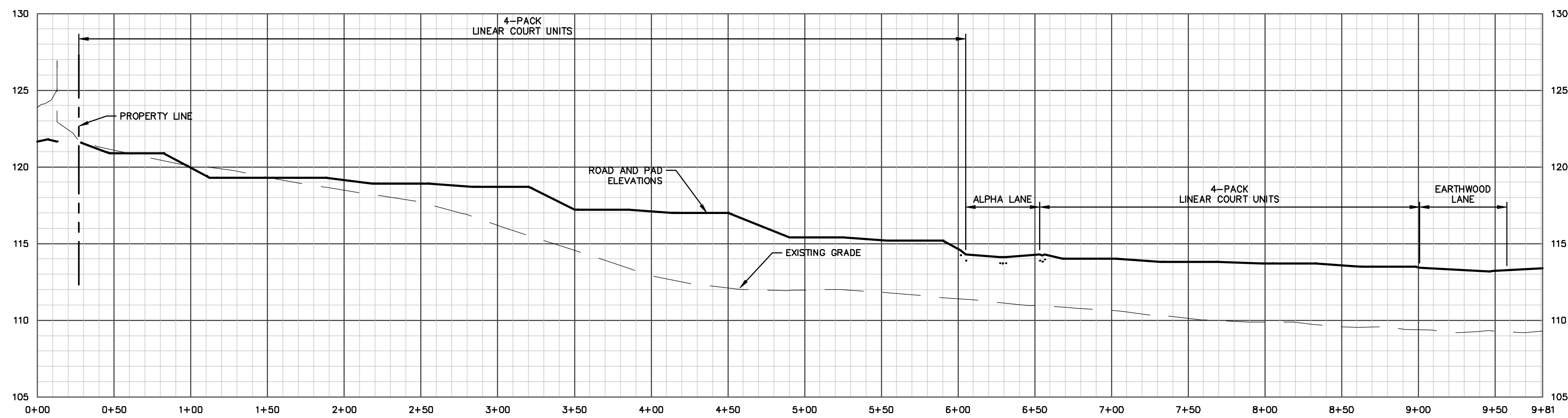
**SECTION A-A - PROFILE VIEW**  
 SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



**SECTION B-B - PROFILE VIEW**  
 SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



**KEY MAP**  
 SCALE HORIZ 1"=50'



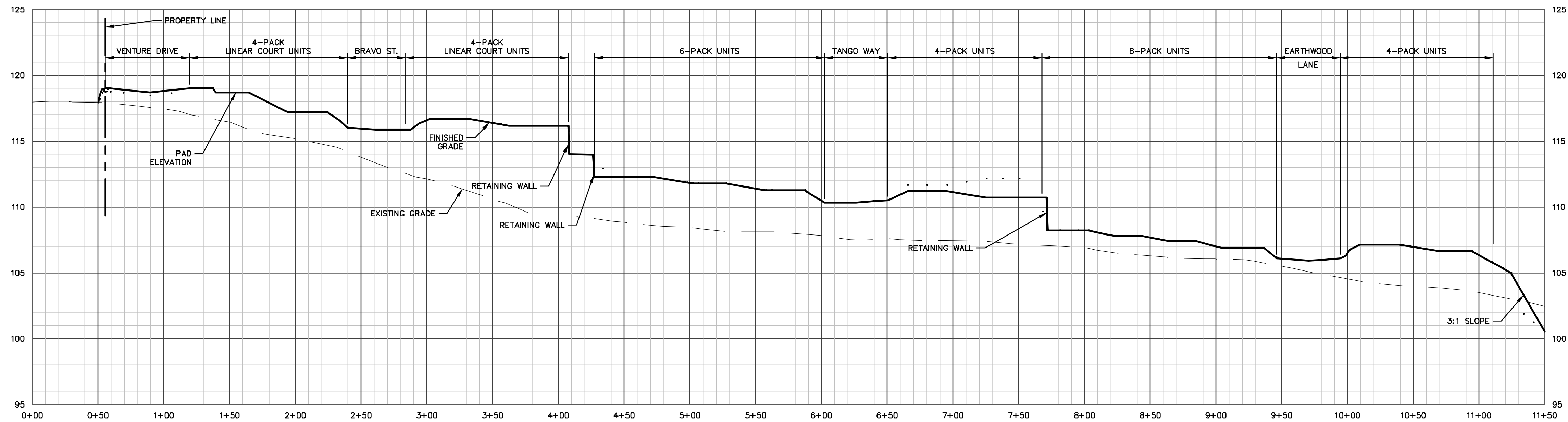
**SECTION C-C - PROFILE VIEW**  
 SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'

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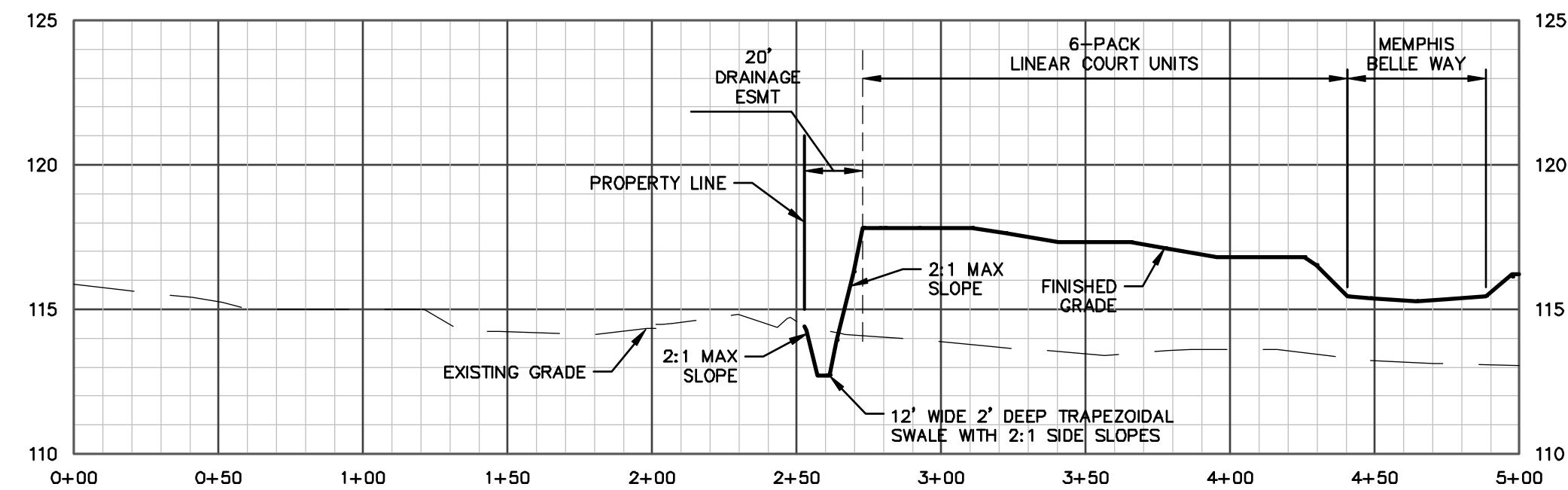
<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP SITE CROSS-SECTIONS</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JSW	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE AS SHOWN	SHEET C26 OF 41

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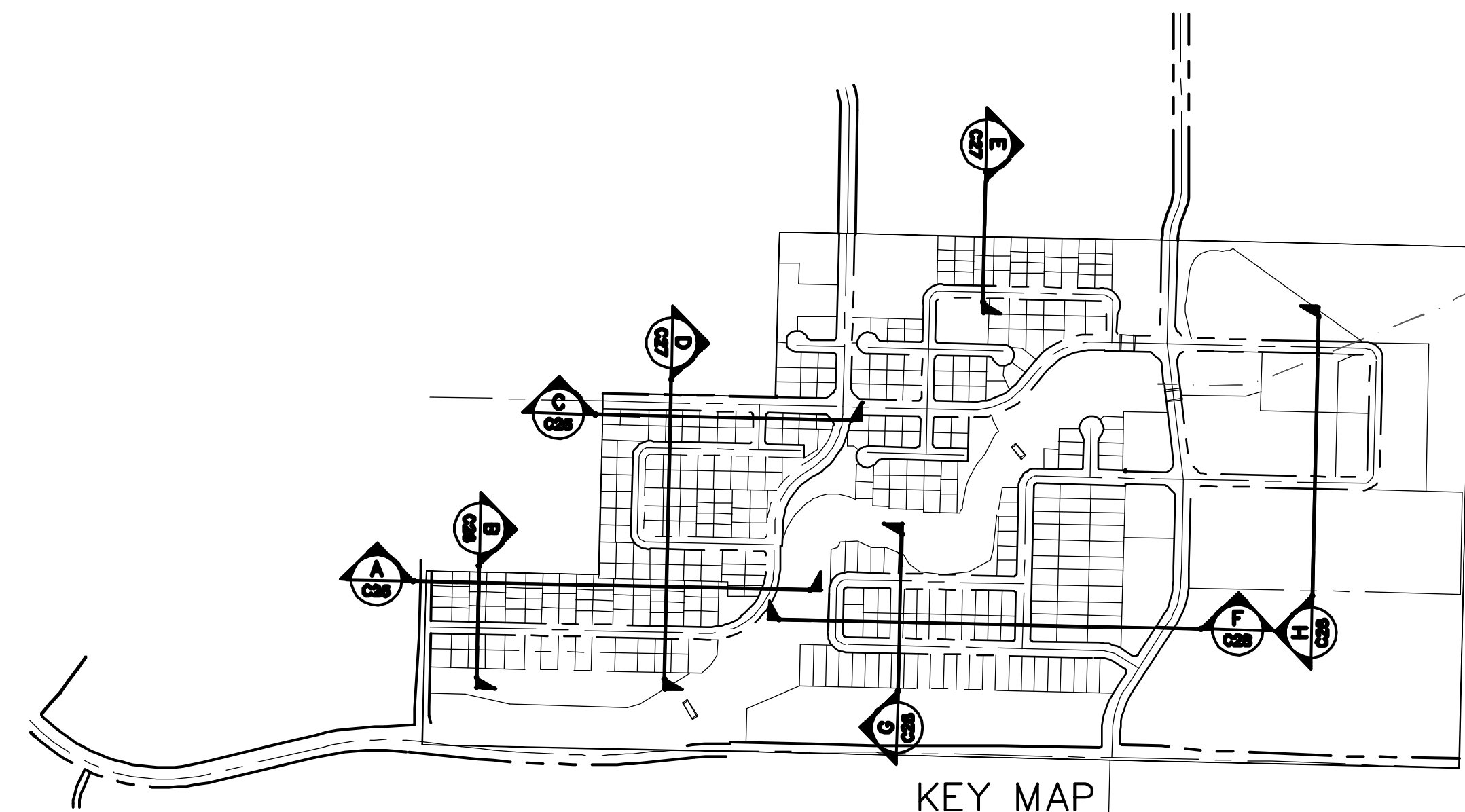
SECTION D-D - PROFILE VIEW

SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



SECTION E-E - PROFILE VIEW

SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



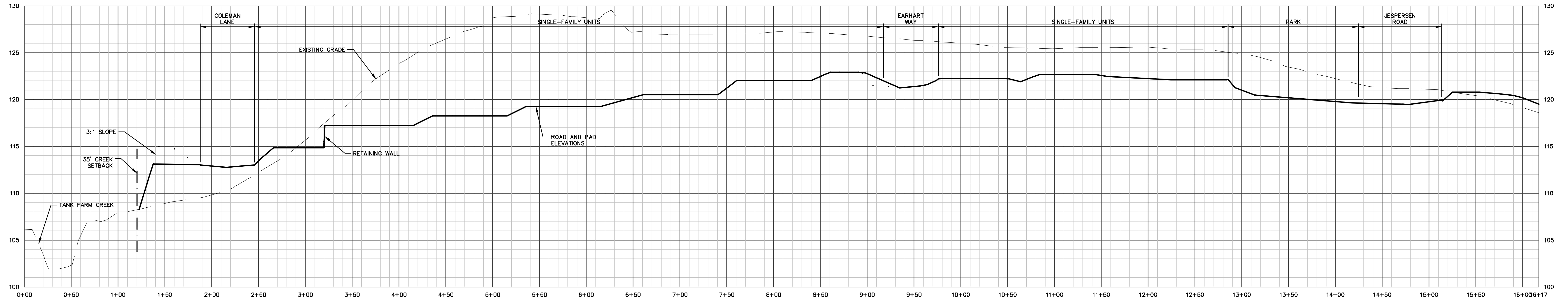
KEY MAP  
SCALE HORIZ 1"=500'

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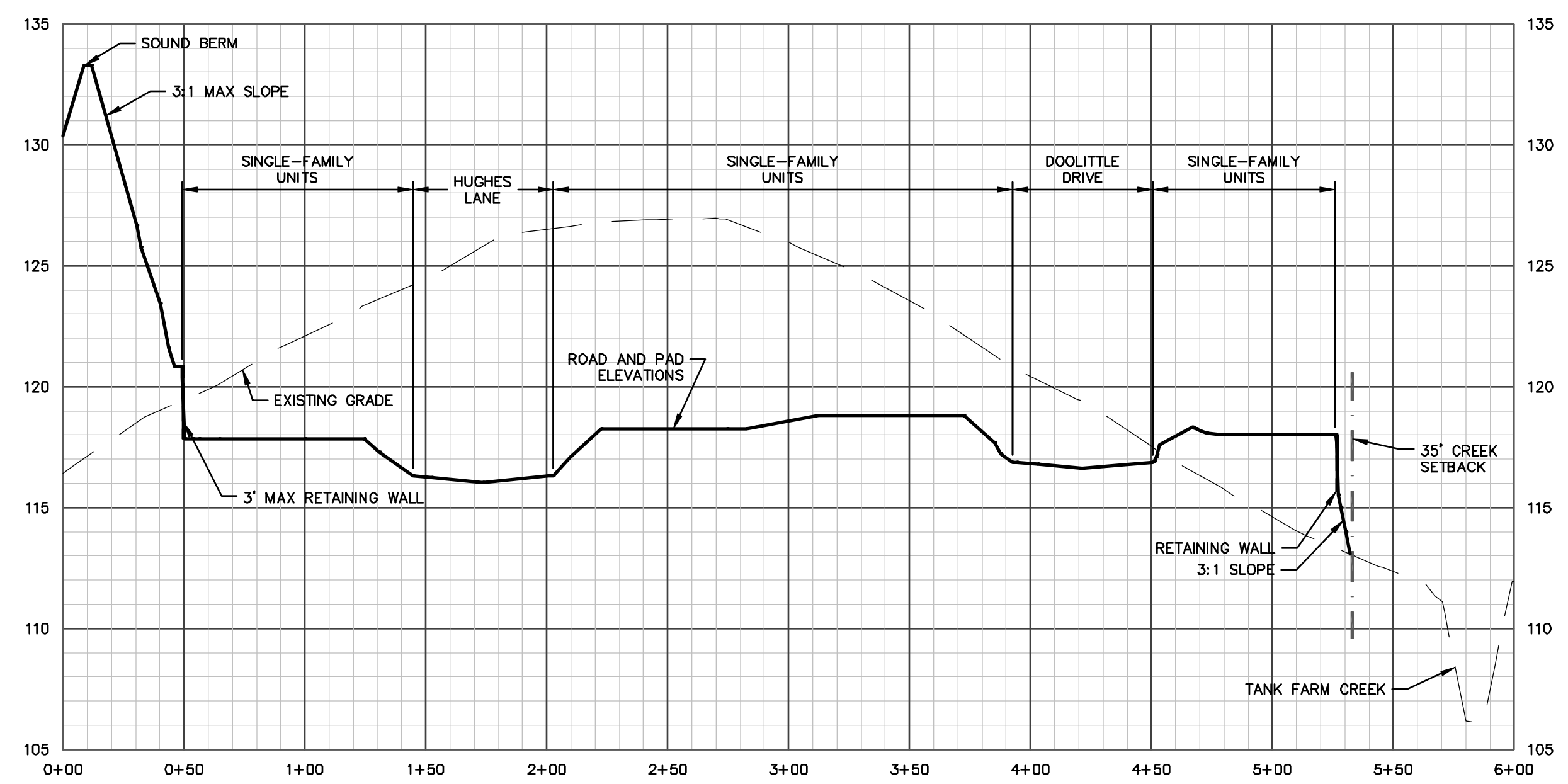
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CITY OF SAN LUIS OBISPO, CA		
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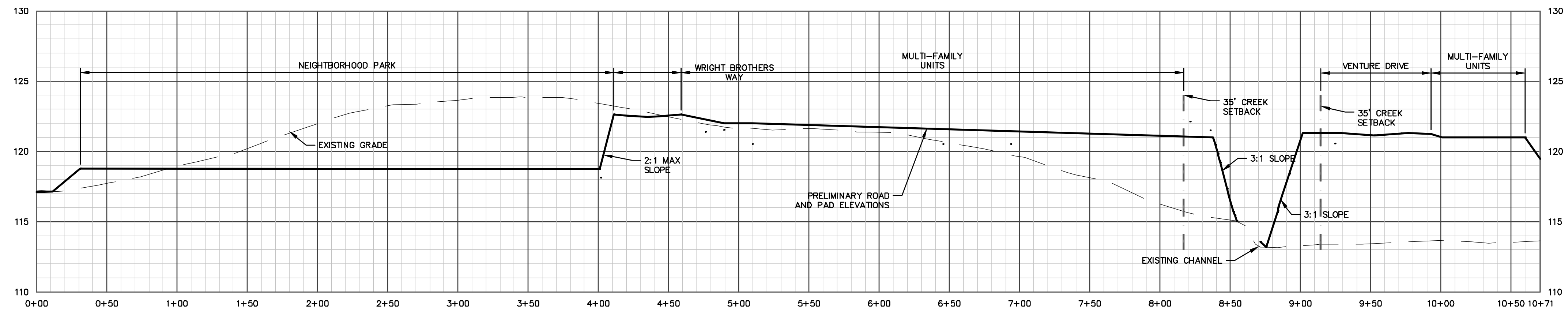
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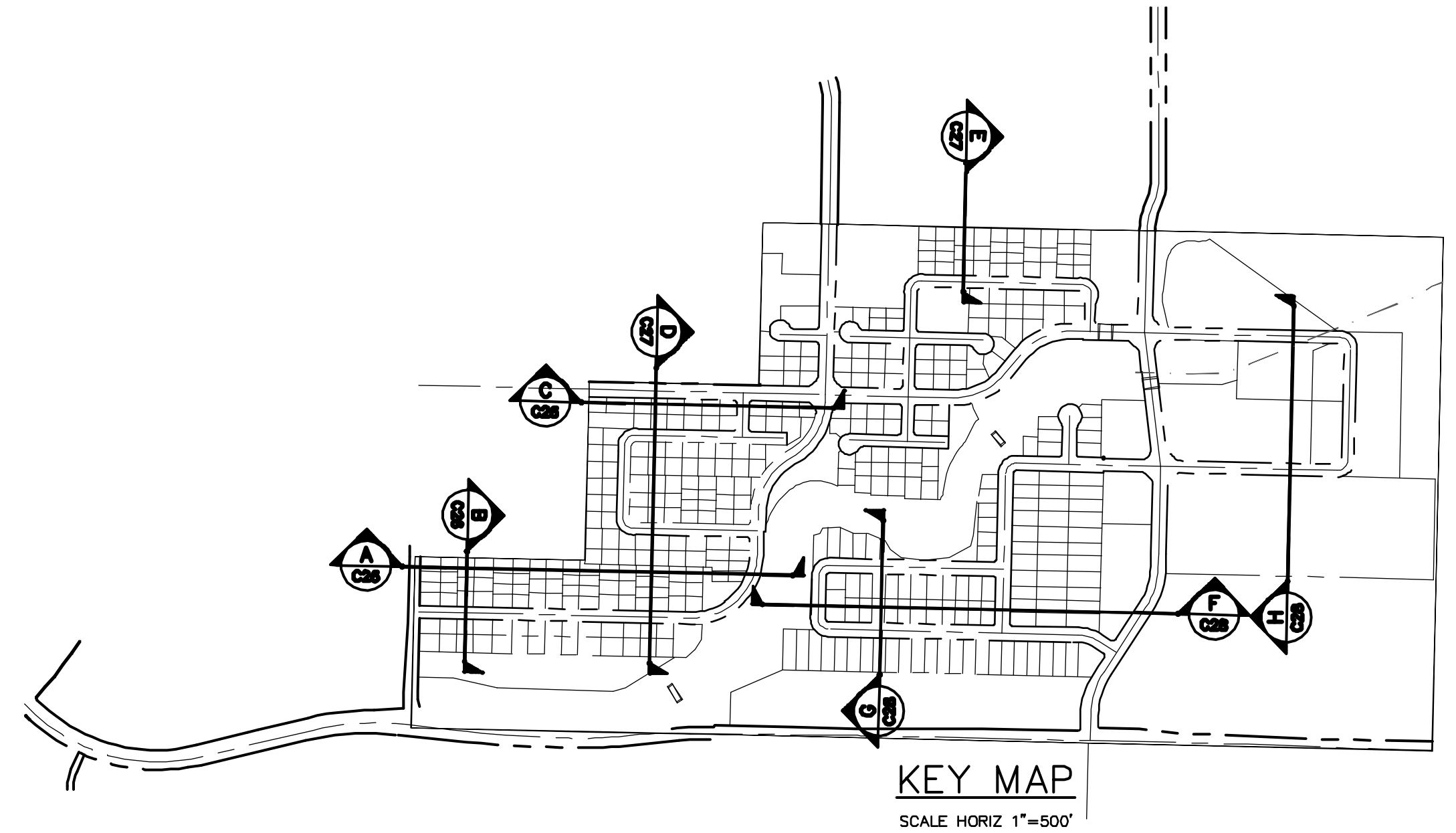
SECTION F-F - PROFILE VIEW  
SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



SECTION G-G - PROFILE VIEW  
SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



SECTION H-H - PROFILE VIEW  
SCALE: HORIZ. 1" = 50'; VERT. 1" = 5'



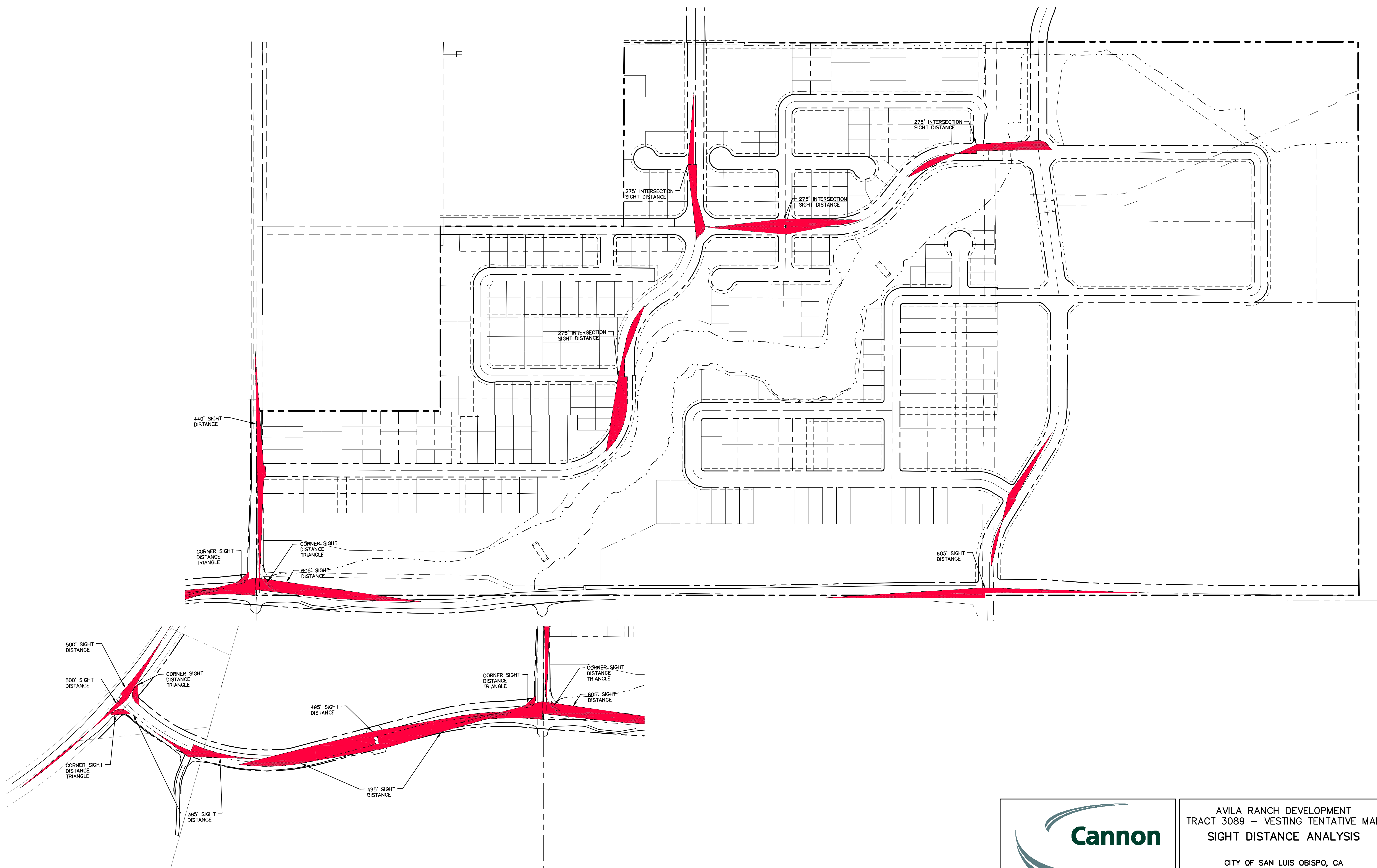

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CITY OF SAN LUIS OBISPO, CA		
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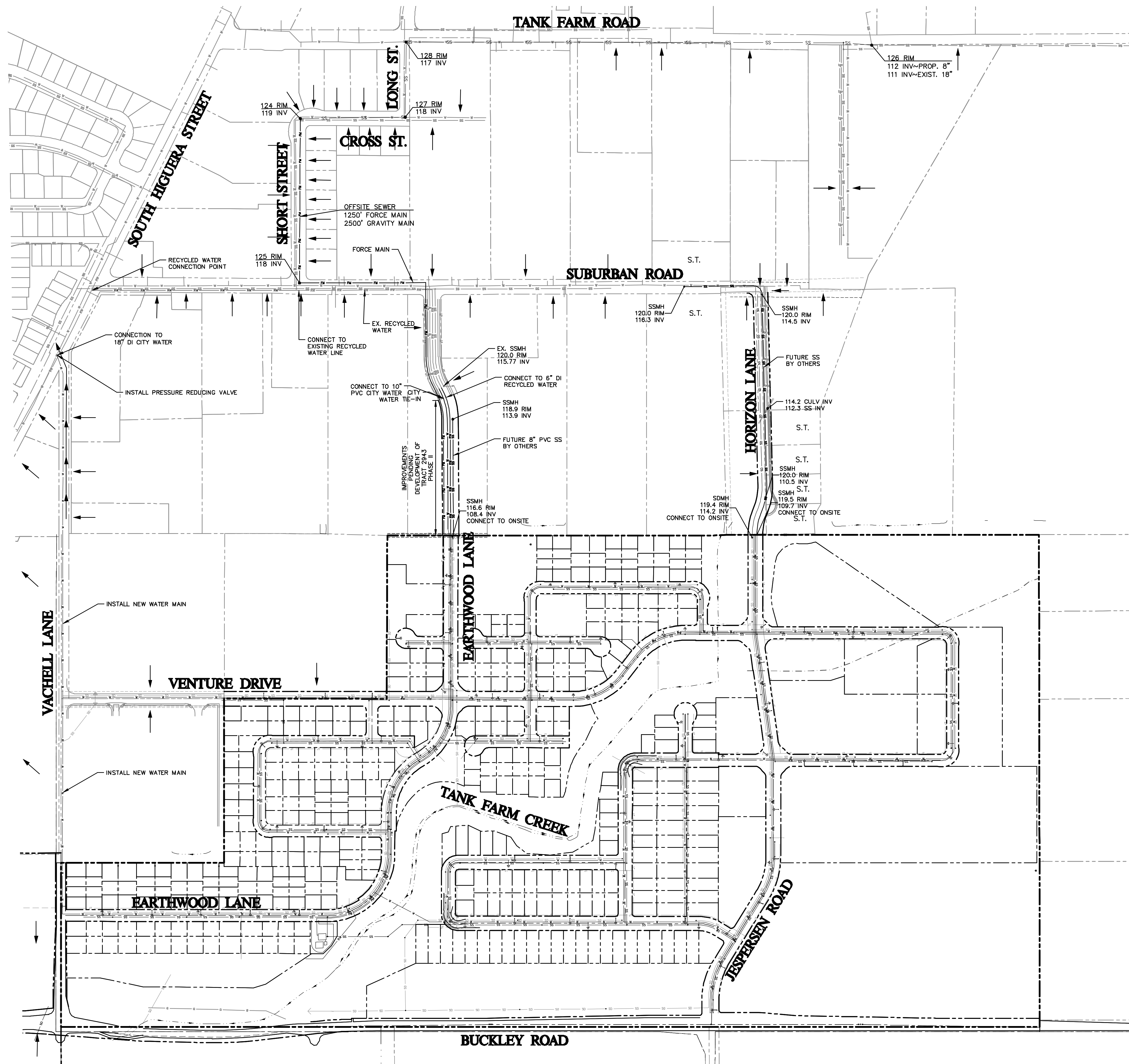



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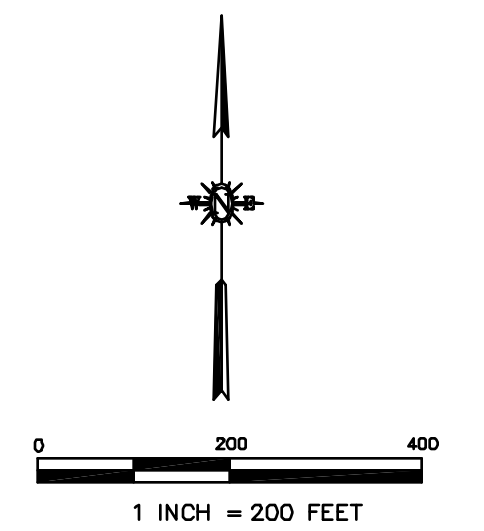
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP SIGHT DISTANCE ANALYSIS</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 150'	SHEET C29 OF 41

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**LEGEND**  
 ← ASSUMED SEWER POINT OF CONNECTION  
 S.T. EXISTING SEWER PER SEPTIC TANK

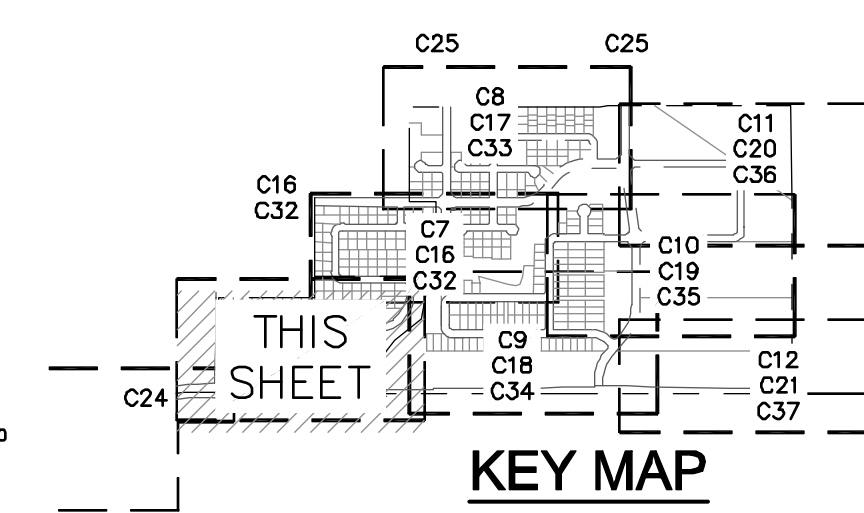
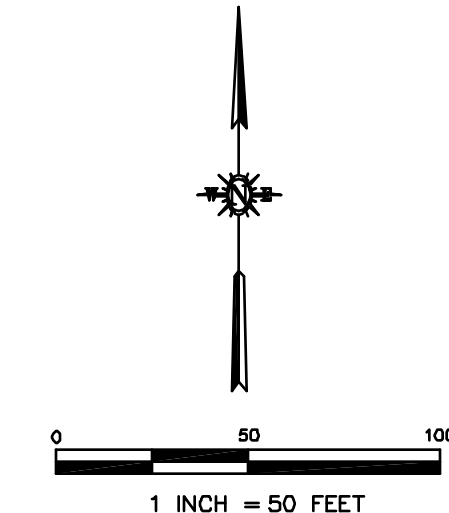
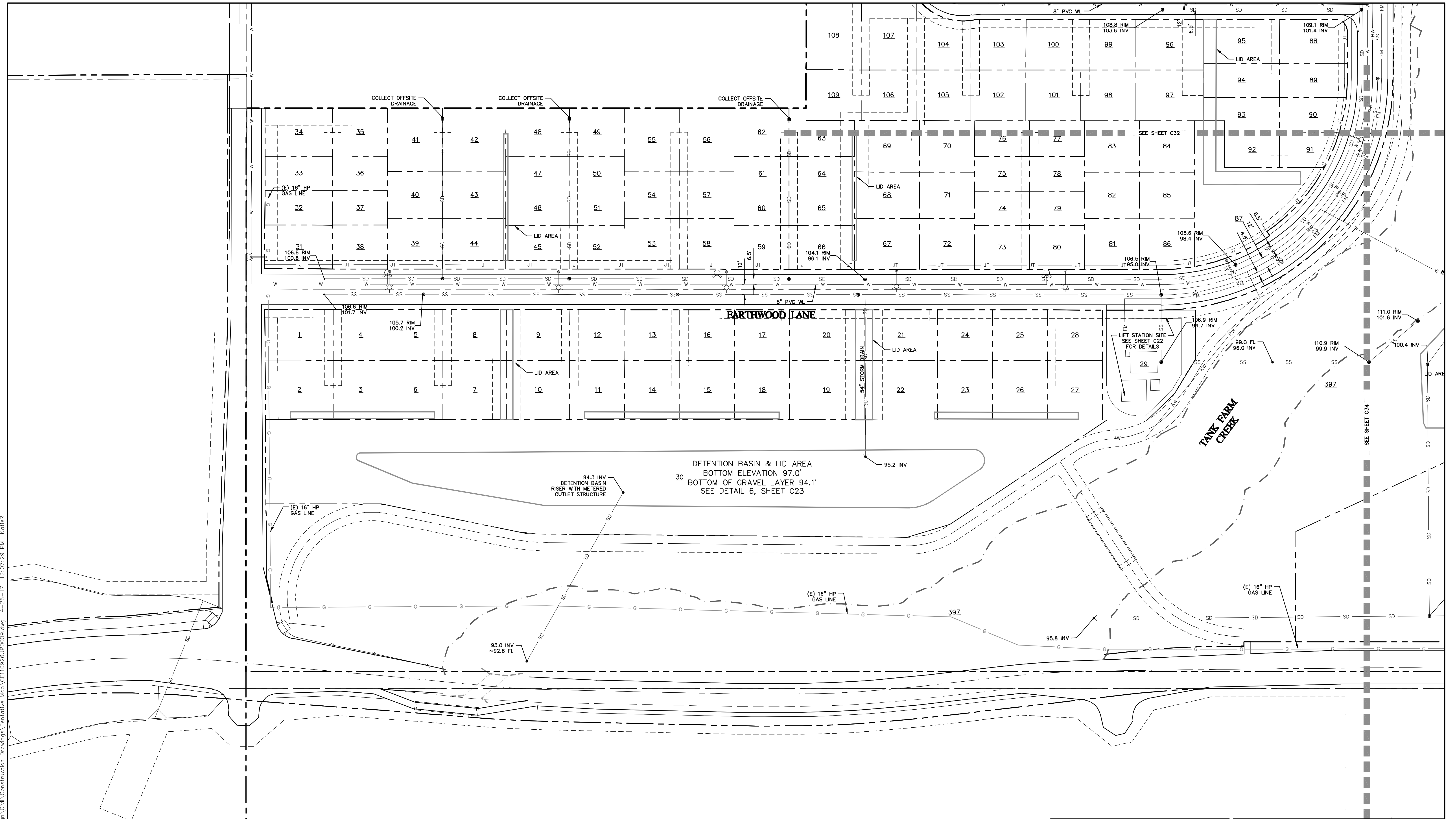


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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP OFF-SITE UTILITY PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
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CHECKED BY JCR	SCALE 1" = 200'	SHEET C30 OF 41

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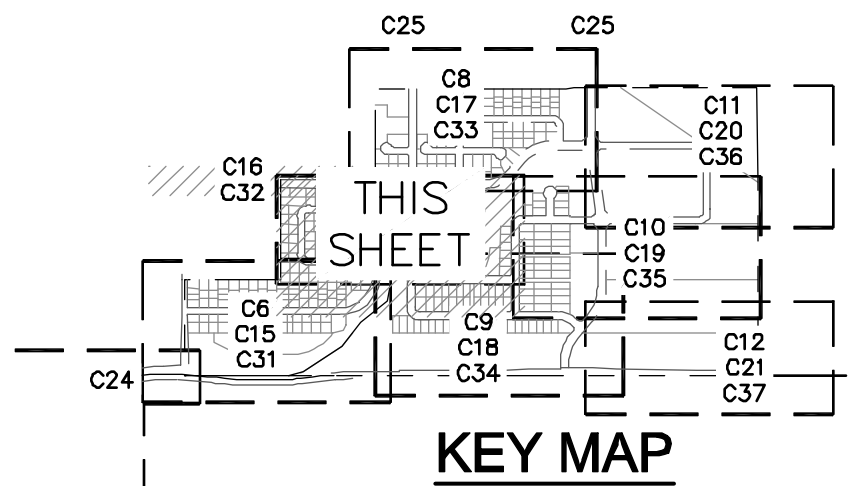
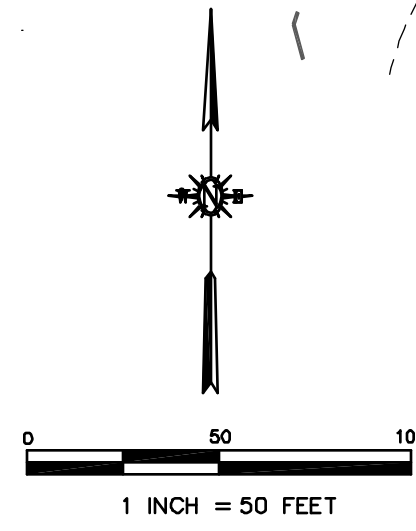
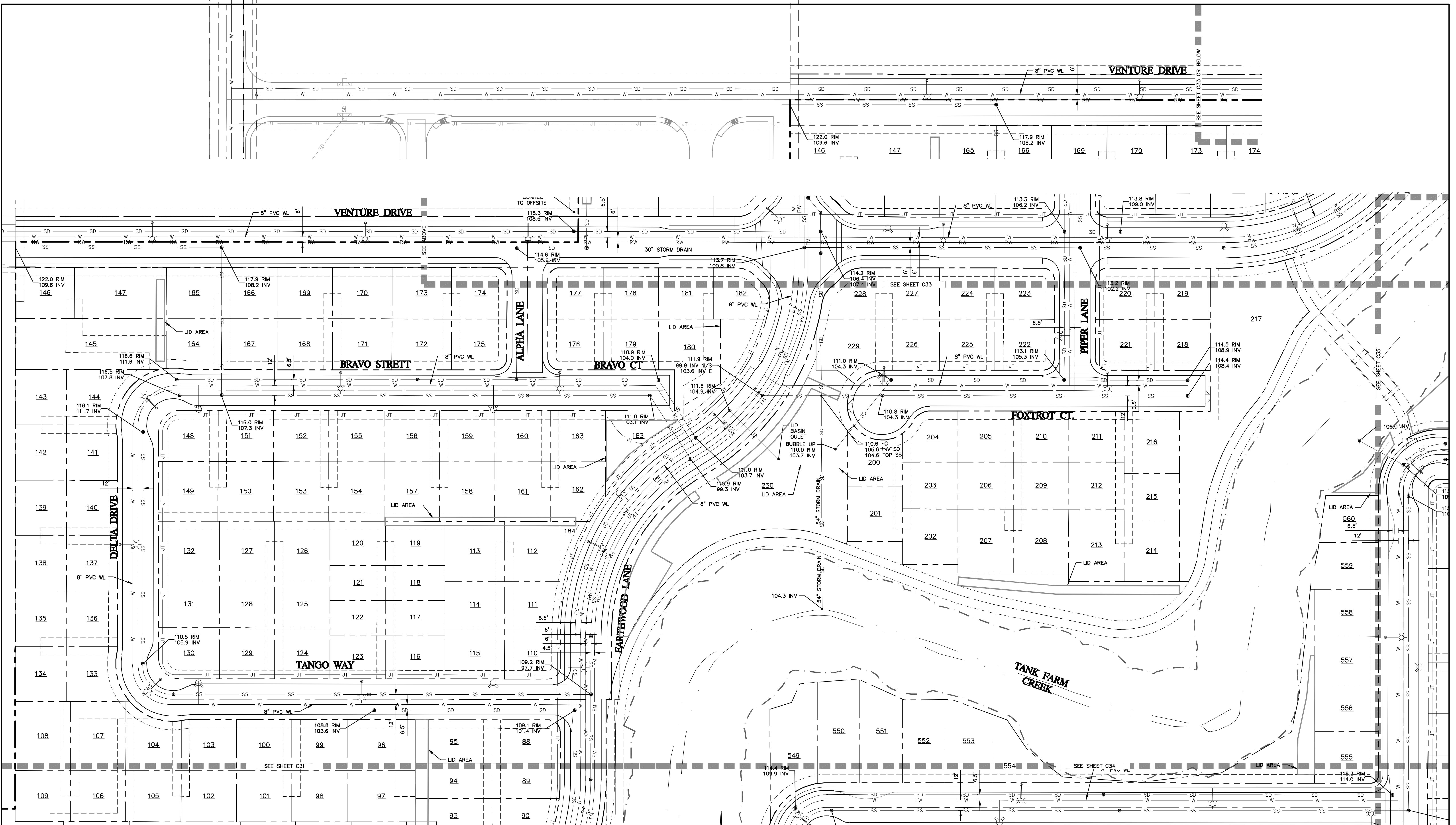

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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 - VESTING TENTATIVE MAP          UTILITY PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE 1" = 50'	SHEET C31 OF 41

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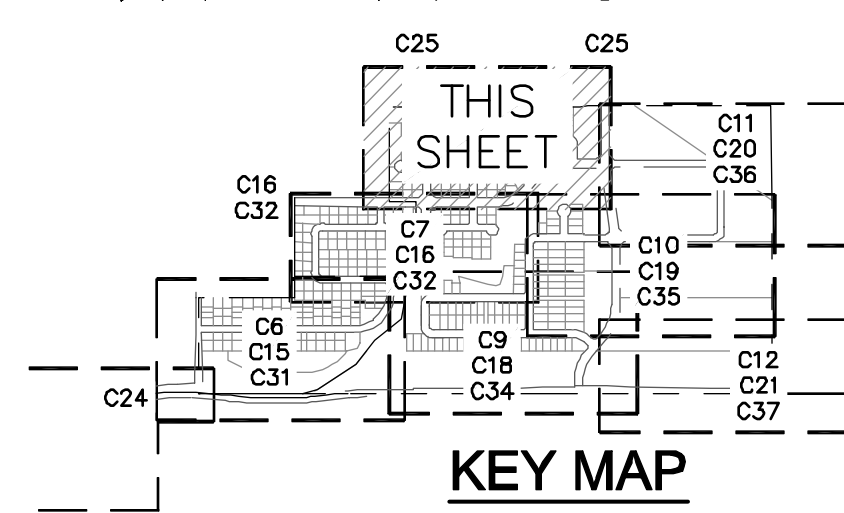
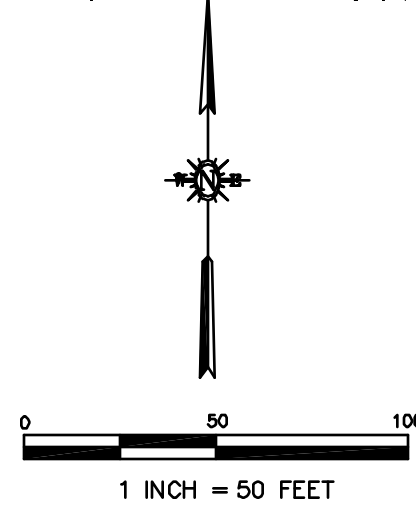
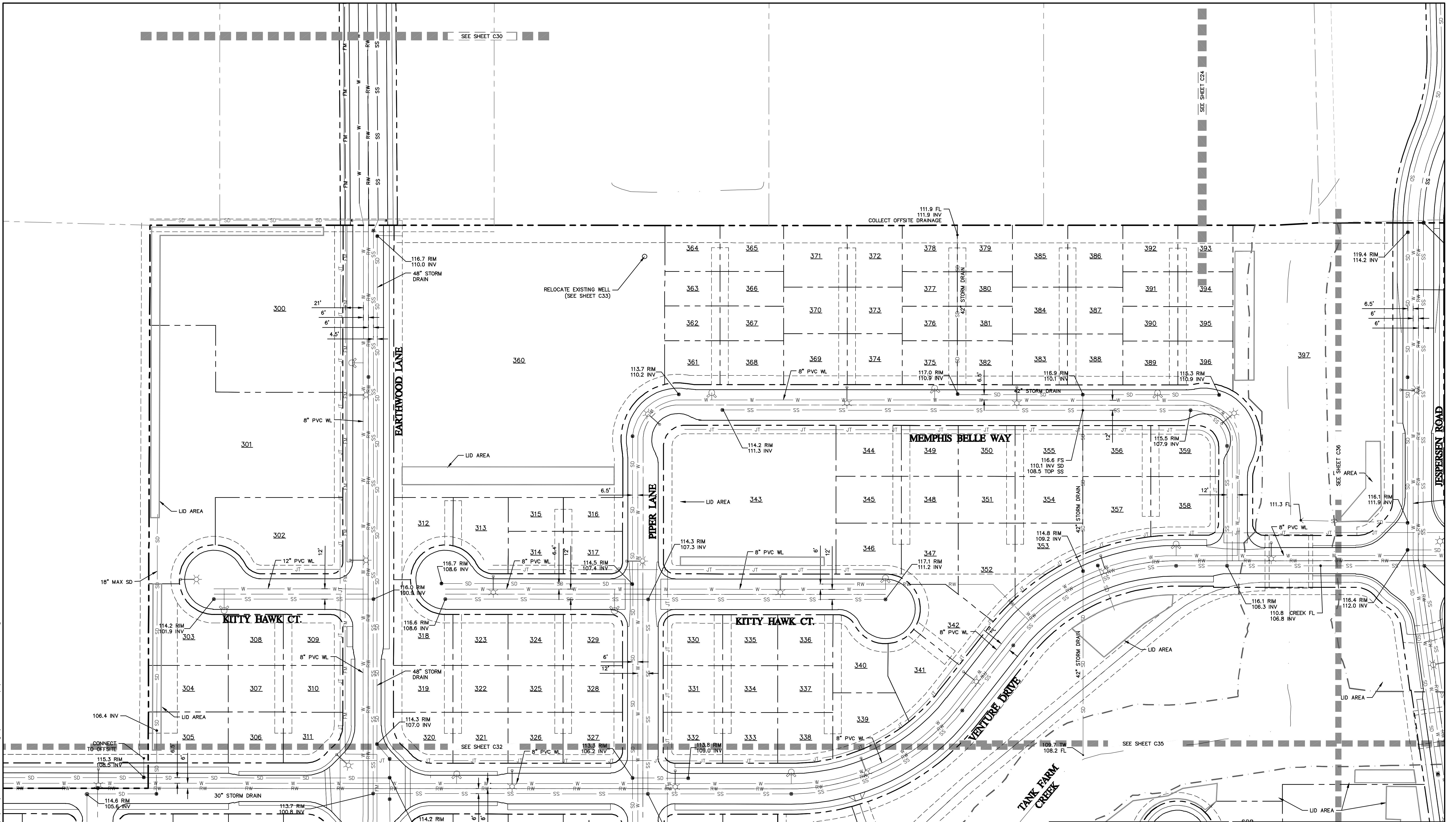
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CITY OF SAN LUIS OBISPO, CA		
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CHECKED BY JCR	SCALE 1" = 50'	SHEET C32 OF 41



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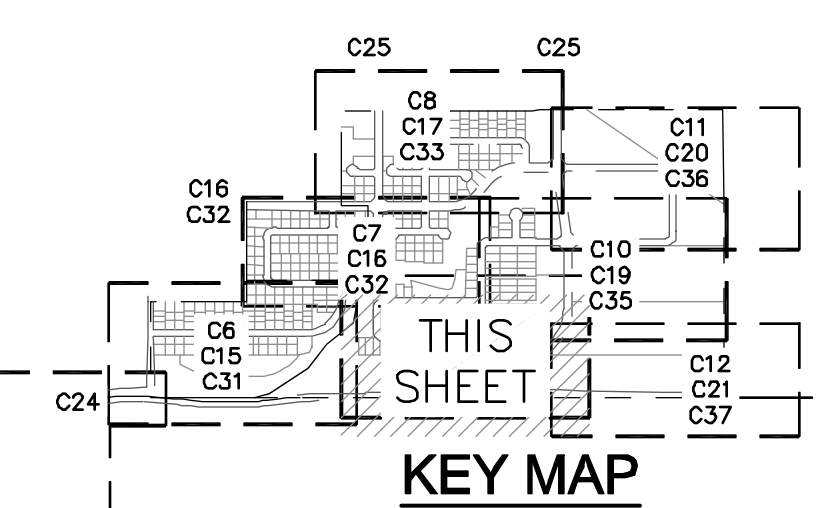
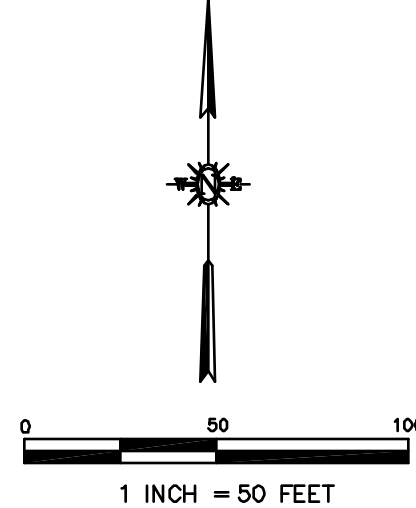
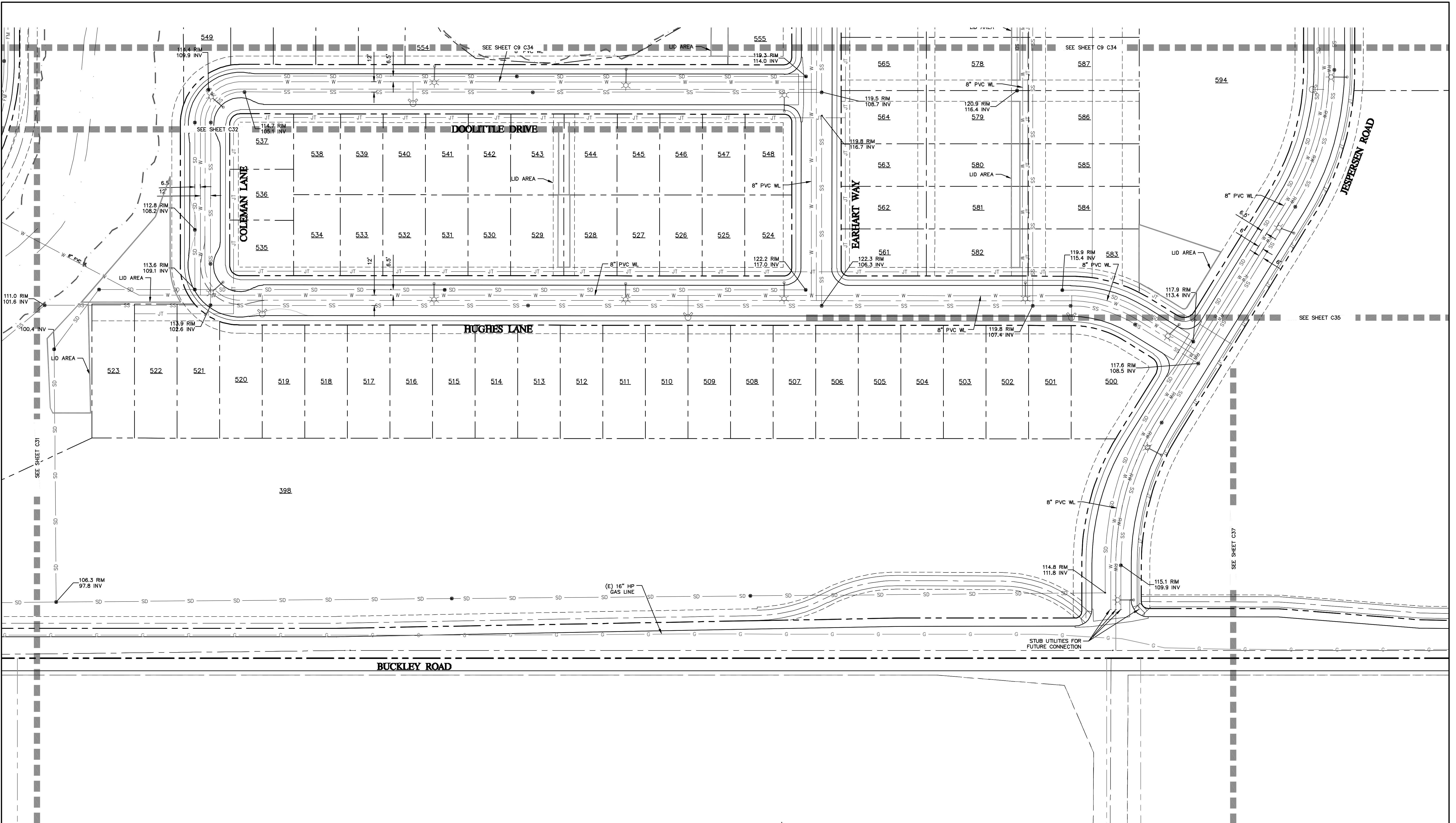



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CHECKED BY JCR	SCALE AS SHOWN	SHEET C33 OF 41

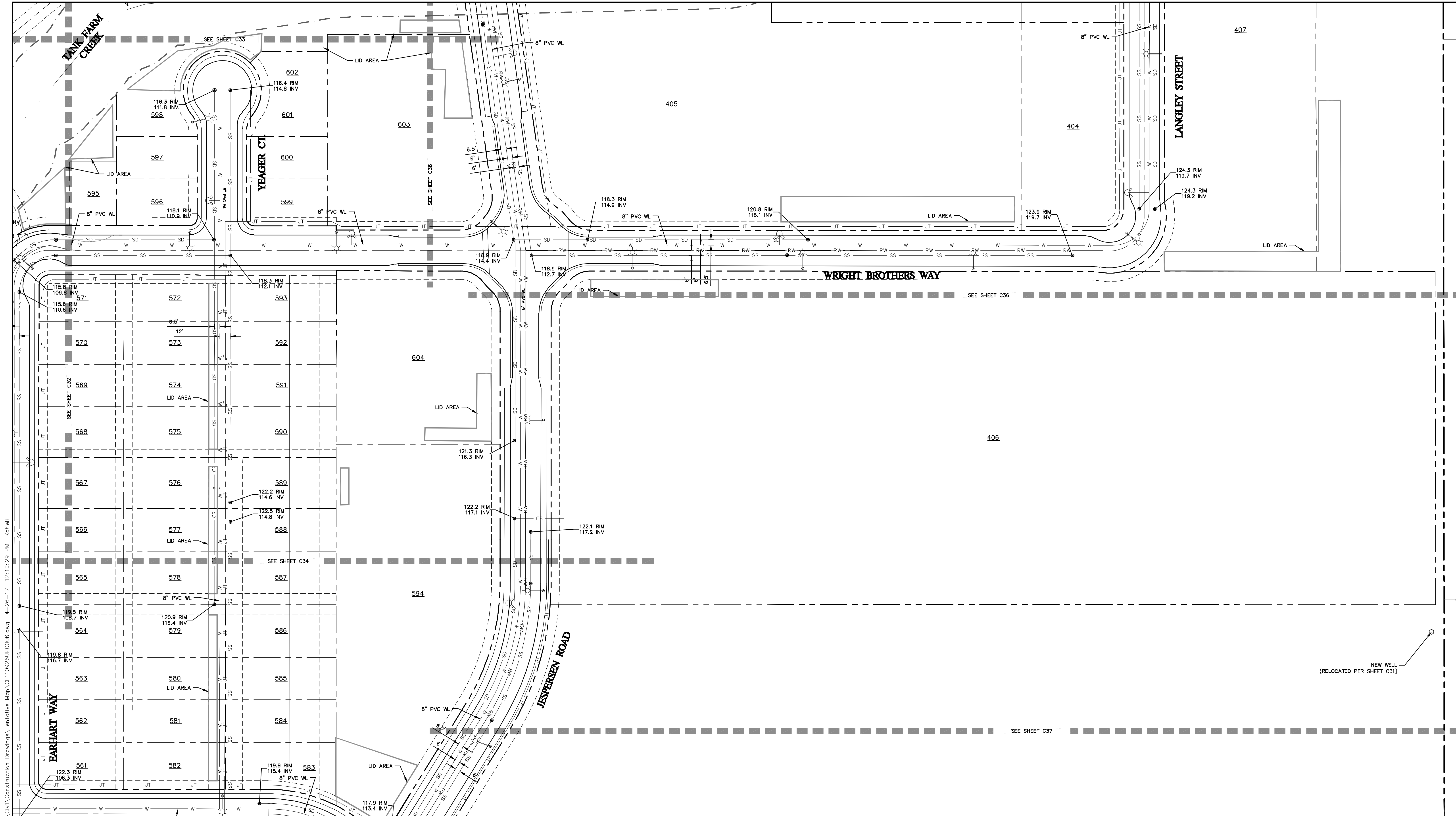
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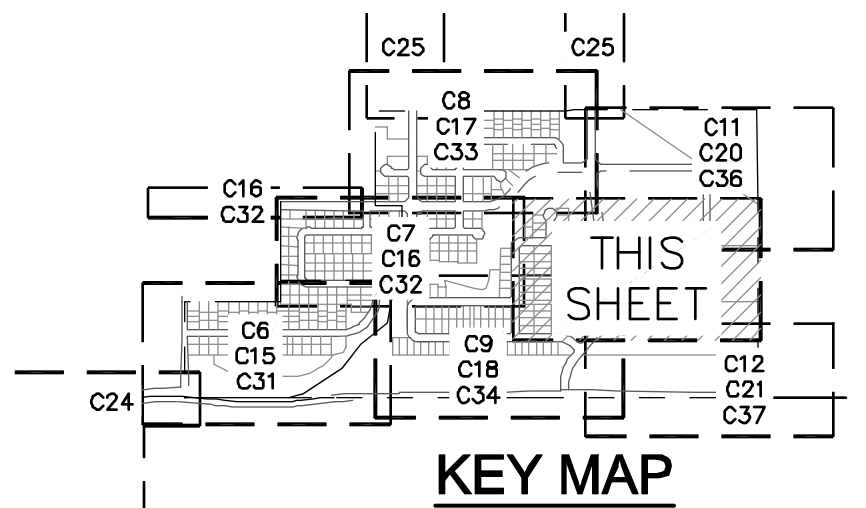
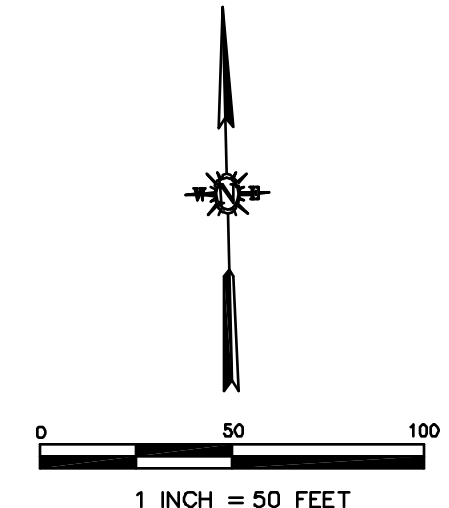
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CITY OF SAN LUIS OBISPO, CA		
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CHECKED BY JCR	SCALE AS SHOWN	SHEET C34 OF 41



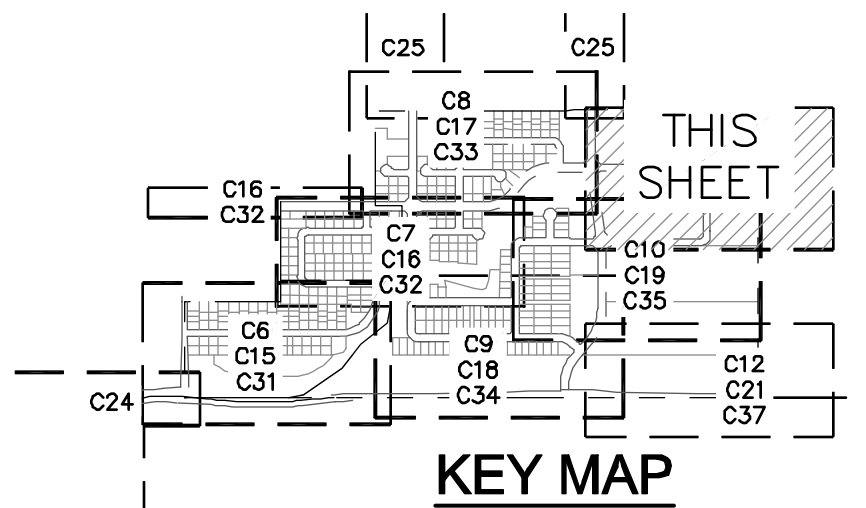
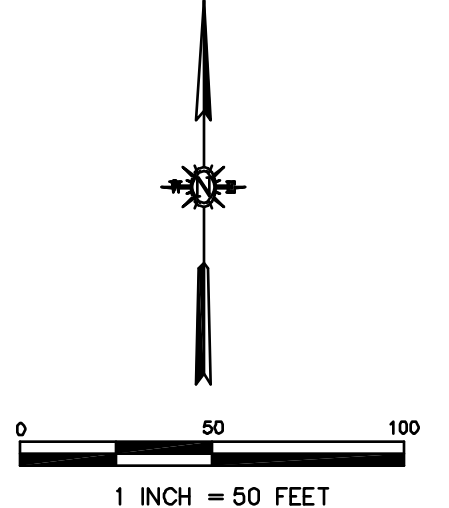
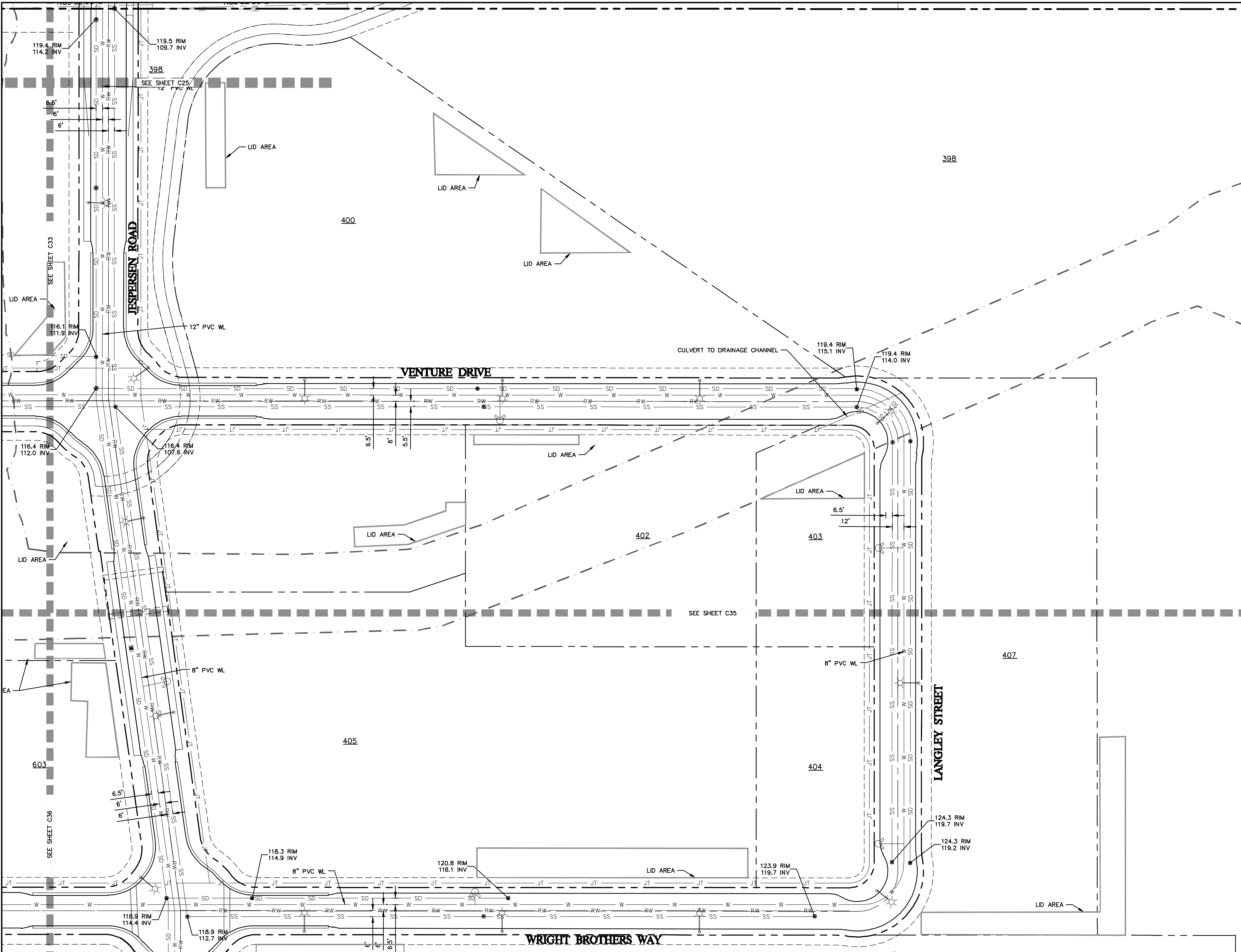
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<b>AVILA RANCH DEVELOPMENT          TRACT 3089 - VESTING TENTATIVE MAP          UTILITY PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY	DATE	CA JOB NO.
KCR	2017-04-26	110926
CHECKED BY	SCALE	SHEET
JCR	1" = 50'	C35 OF 41

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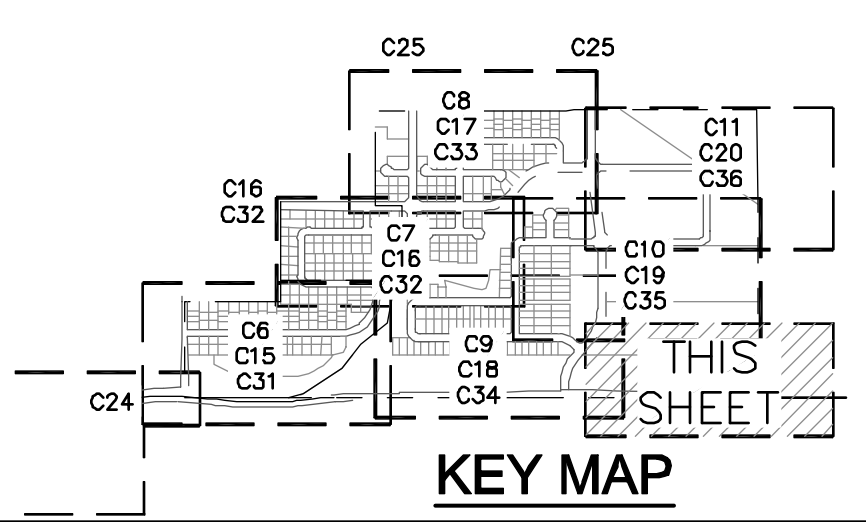
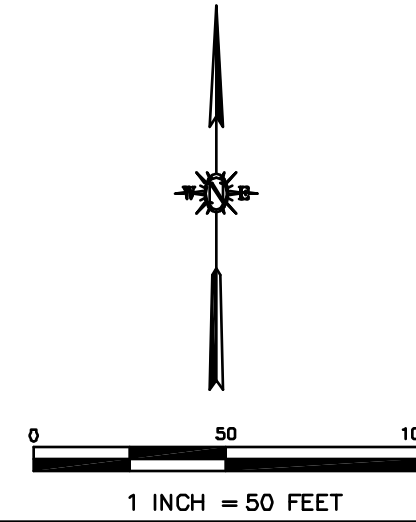
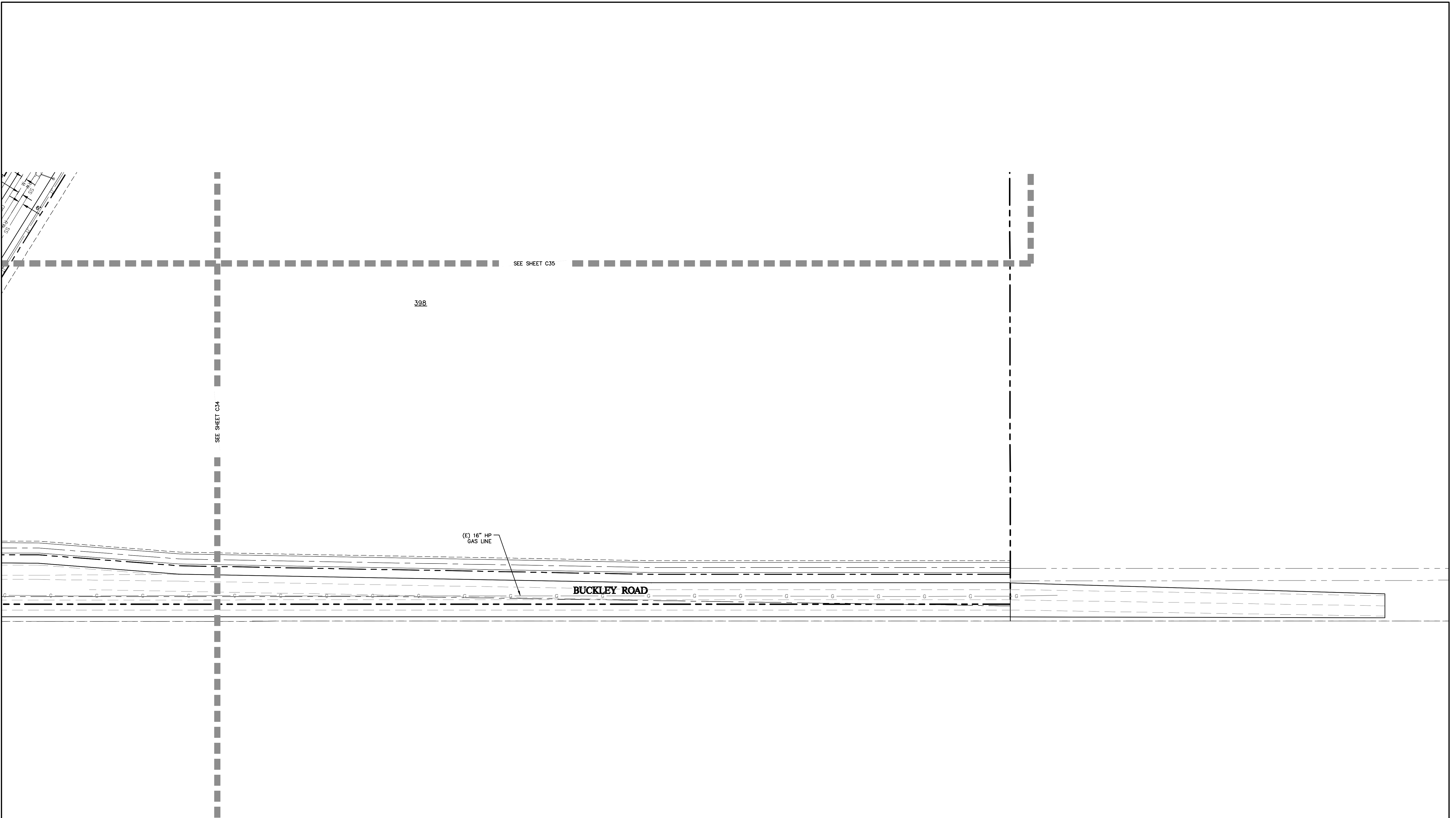


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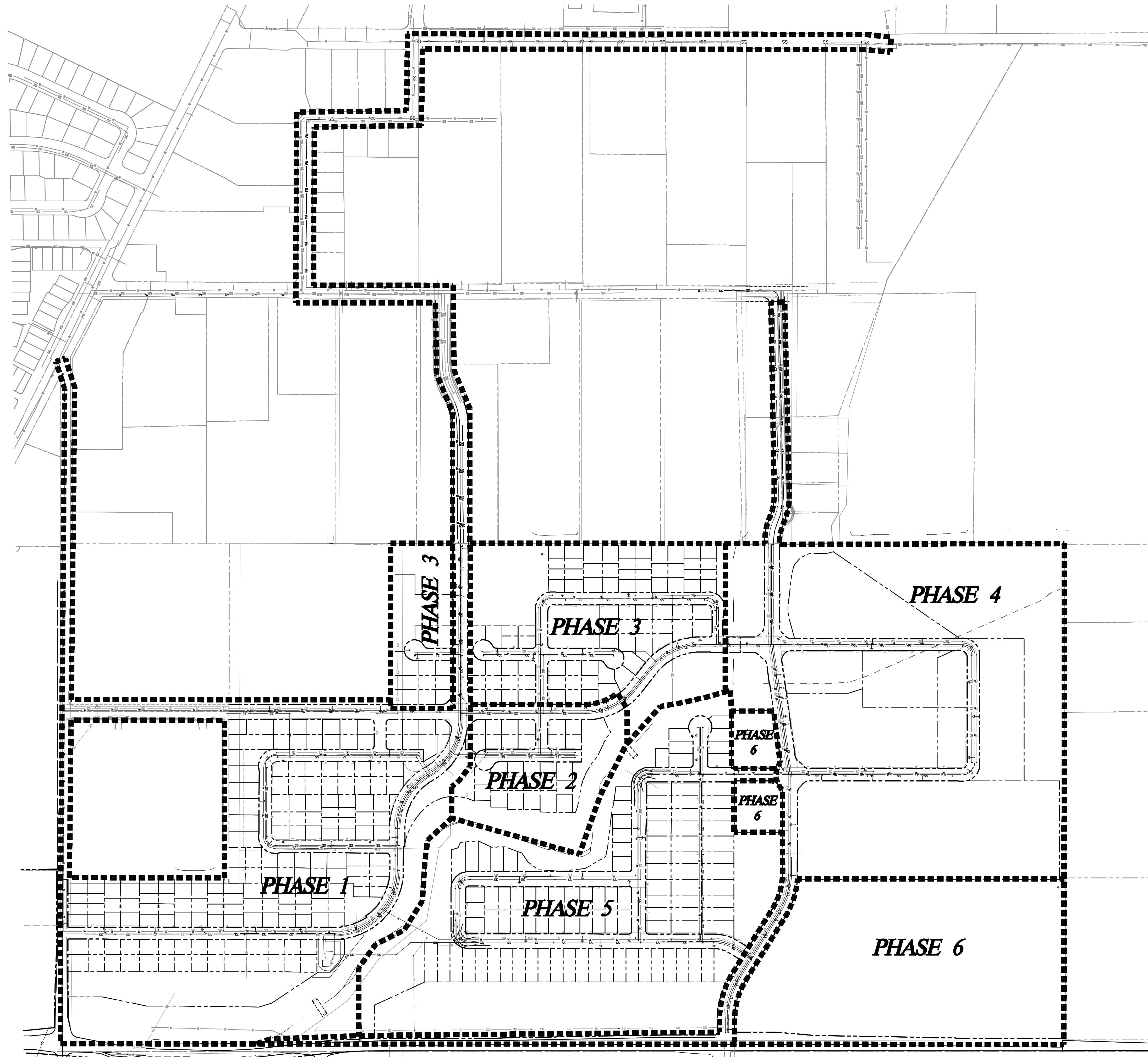


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<b>CITY OF SAN LUIS OBISPO, CA</b>		
DRAWN BY <b>KCR</b>	DATE <b>2017-04-26</b>	CA JOB NO. <b>110926</b>
CHECKED BY <b>JCR</b>	SCALE <b>AS SHOWN</b>	SHEET <b>C37 OF 41</b>

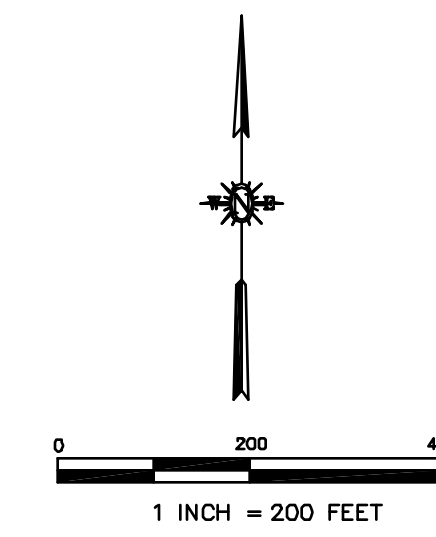
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**LEGEND**

← ASSUMED SEWER POINT OF CONNECTION

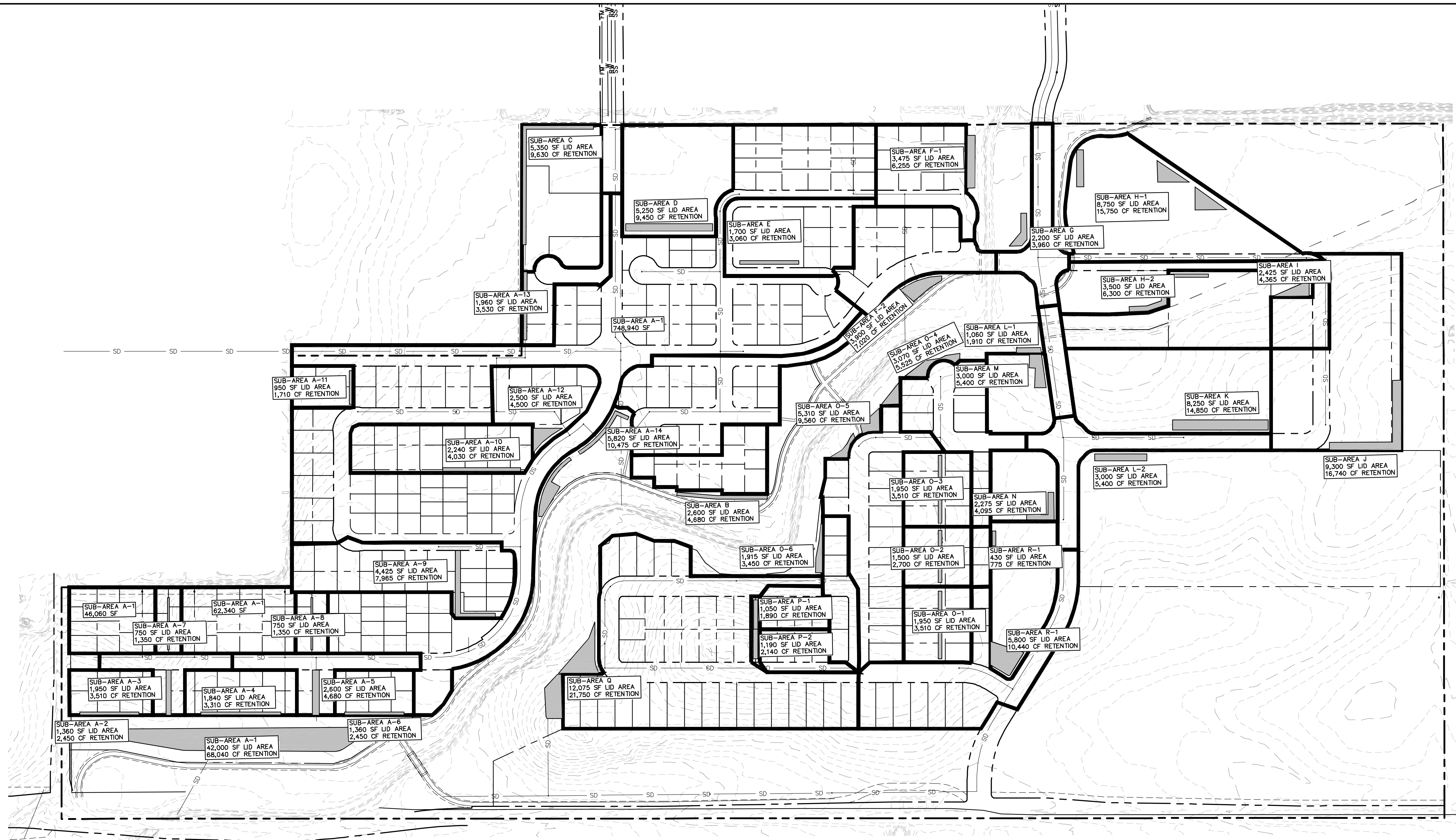
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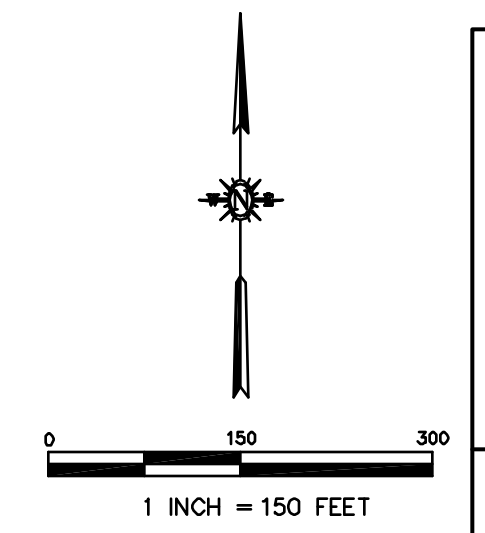
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<b>AVILA RANCH DEVELOPMENT TRACT 3089 - VESTING TENTATIVE MAP UTILITY PHASING PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO. 110926
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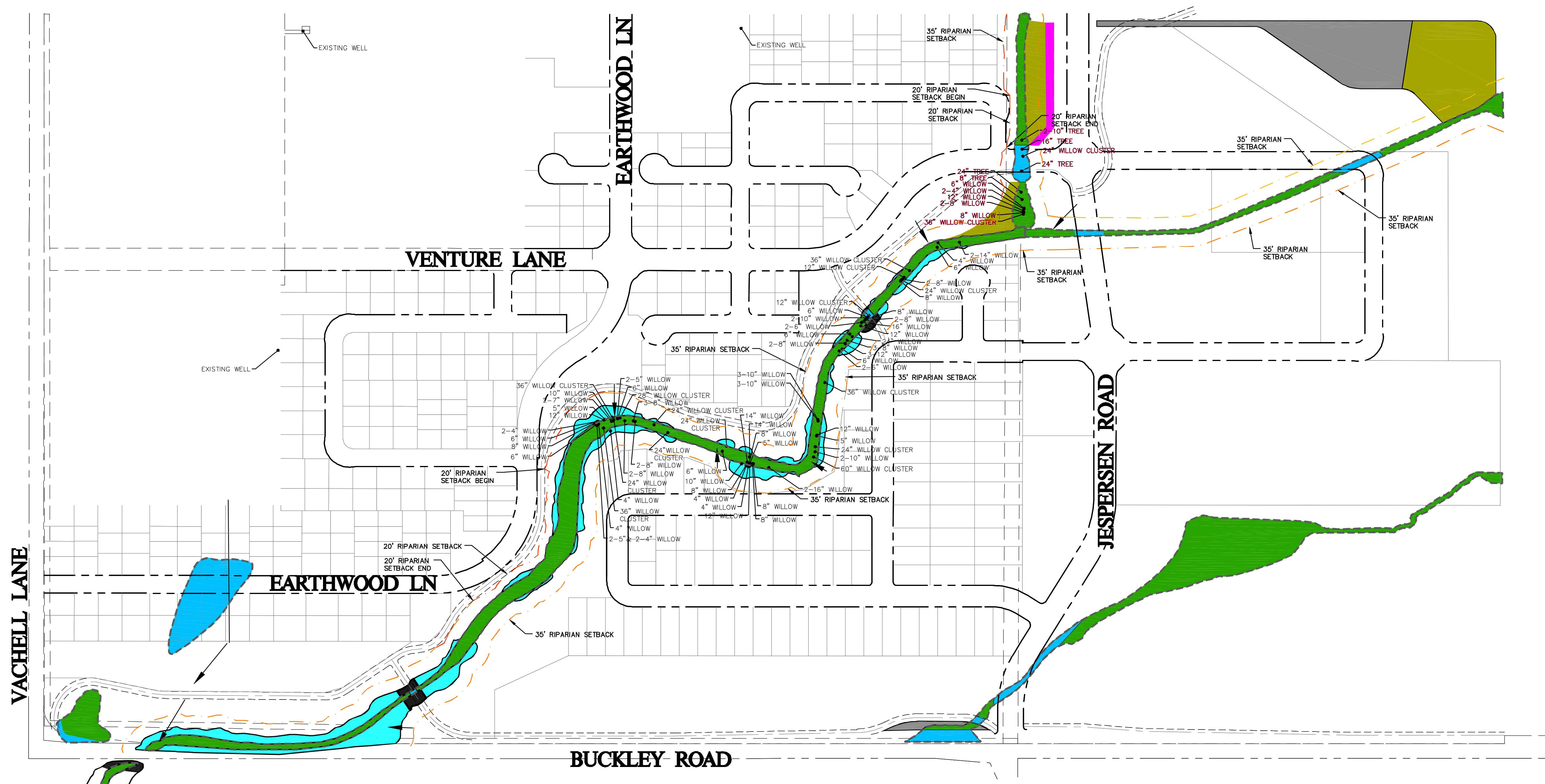


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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP STORMWATER QUALITY PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY KCR	DATE 2017-04-26	CA JOB NO.
CHECKED BY JCR	SCALE 1" = 150'	SHEET C39 OF 41

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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.

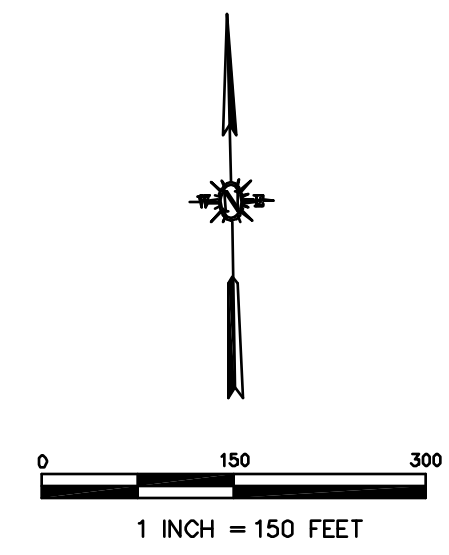
**GRADINGS:** WHERE THE CREEK WAS NOT BEING MODIFIED FOR SPECIFIC DESIGN, GRADING BEGINS 30' FROM THE WETLAND LINES PROVIDED. IF THE SETBACK LINE WAS WITHIN THE MODIFIED CHANNEL (CUT AREA) THE GRADING BEGAN IMMEDIATELY ADJACENT TO IT.

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

- KEY:**
- x WILLOW → TREE TO BE REMOVED
  - ← OUTLET TO CREEK
  - EXISTING RIPARIAN AREA (CDFW BOUNDARY)
  - - - EXISTING WETLANDS (USACE JURISDICTIONAL BOUNDARY)
  - PROPOSED 40' SETBACK FROM EXISTING CREEK BOUNDARIES
  - PROPOSED 35' SETBACK FROM EXISTING CREEK BOUNDARIES
  - PROPOSED 20' SETBACK FROM EXISTING CREEK BOUNDARIES (700LF MAX)

- STATE WETLAND CREATED
- FEDERAL 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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<b>AVILA RANCH DEVELOPMENT TRACT 3089 – VESTING TENTATIVE MAP BIOLOGICAL MITIGATION PLAN</b>		
CITY OF SAN LUIS OBISPO, CA		
DRAWN BY JSW	DATE 2017-04-26	CA JOB NO. 110926
CHECKED BY JCR	SCALE AS SHOWN	SHEET C40 OF 41





**DROUGHT TOLERANT PARKS**

- BOTANICAL NAME / COMMON NAME**
- Baccharis pilularis consanguinea / Coyote Brush
  - Calycanthus occidentalis / Spice Bush
  - Carex divulsa / Berkeley Sedge
  - Ceanothus thyrsiflorus / Blue Blossom
  - Epilobium californicum 'Catalina' / California Fuchsia
  - Eriogonum fasciculatum 'Theodore Payne' / Theodore Payne's Buckwheat
  - Hesperaloe parviflora 'Brakelights'™ / Brakelights Red Yucca
  - Muhlenbergia dubia / Pine Muhly
  - Salvia leucantha / Mexican Bush Sage
  - Salvia spathacea / Hummingbird Sage
  - Salvia x 'Allen Chickering' / Sage
  - Senecio serpens / Blue Chalksticks

**DROUGHT TOLERANT PARKWAYS**

- BOTANICAL NAME / COMMON NAME**
- Aloe x 'Always Red' / Aloe
  - Arctostaphylos uva-ursi 'Point Reyes' / Kinnikinnick
  - Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita
  - Artemisia x 'Powis Castle' / Powis Castle Artemisia
  - Baccharis pilularis / Dwarf Coyote Brush
  - Beschorneria 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 'Austraflora Canterbury Gold' / Grevillea
  - Hesperaloe parviflora / Red Yucca
  - Salvia leucantha / Mexican Bush Sage
  - Salvia x 'Allen Chickering' / Sage
  - Teucrium chamaedrys / Germander
  - Zauschneria californica / California Fuchsia

**TURF**

- BOTANICAL NAME / COMMON NAME**
- Cynodon dactylon / Bermuda Grass

**PLANT PALETTE**

- DROUGHT TOLERANT OPEN SPACE TREES**
- Aesculus californica / California Buckeye
  - Lyonothamnus floribundus asplenifolius / Fernleaf Catalina Ironwood
  - Myrica californica / Pacific Wax Myrtle
  - Populus fremontii / Fremont Cottonwood
  - Quercus agrifolia / Coast Live Oak Multi-Trunk
  - Umbellularia californica / California Laurel
- PARK TREES**
- Aesculus californica / California Buckeye
  - Arbutus menziesii / Pacific Madrone
  - Chilopsis linearis / Desert Willow
  - 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 parvifolia 'Sempervirens' / Chinese Evergreen Elm
  - Ulmus x 'Frontier' / American Elm
  - x Chitalpa tashkentensis / Chitalpa
- RIPARIAN OPEN SPACE TREES**
- Alnus rhombifolia / White Alder
  - Juglans californica / Southern California Black Walnut
  - Platanus racemosa / California Sycamore
  - Populus fremontii / Fremont Cottonwood
  - Quercus agrifolia / Coast Live Oak

**PARKWAY TREES**

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

**COMMUNITY ORCHARD**

- BOTANICAL NAME / COMMON NAME**
- Citrus x aurantiifolia 'Bears Lime' / Bears 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

**DROUGHT TOLERANT OPEN SPACE**

- BOTANICAL NAME / COMMON NAME**
- Achillea millefolium 'Callistoga' / Common Yarrow
  - Achillea millefolium 'Paprika' / Red Yarrow
  - Baccharis pilularis consanguinea 'Pozo Surf' / Lowly Coyote Brush
  - Baccharis pilularis 'Pigeon Point' / 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' / Native Blue Rye
  - Muhlenbergia dubia / Pine Muhly
  - Muhlenbergia rigens / Deer Grass
  - Salvia spathacea 'Las Pilitas' / Hummingbird Sage
  - Stipa pulchra / Purple Needle Grass
  - Zauschneria californica 'Catalina' / California Fuchsia

**RIPARIAN OPEN-SPACE**

- BOTANICAL NAME / COMMON NAME**
- 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

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AVILA RANCH DEVELOPMENT  
TRACT 3089 – VESTING TENTATIVE MAP  
CONCEPTUAL LANDSCAPE PLAN  
CITY OF SAN LUIS OBISPO, CA

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CHECKED BY MM	SCALE 1" = 150'	SHEET L1 OF 39