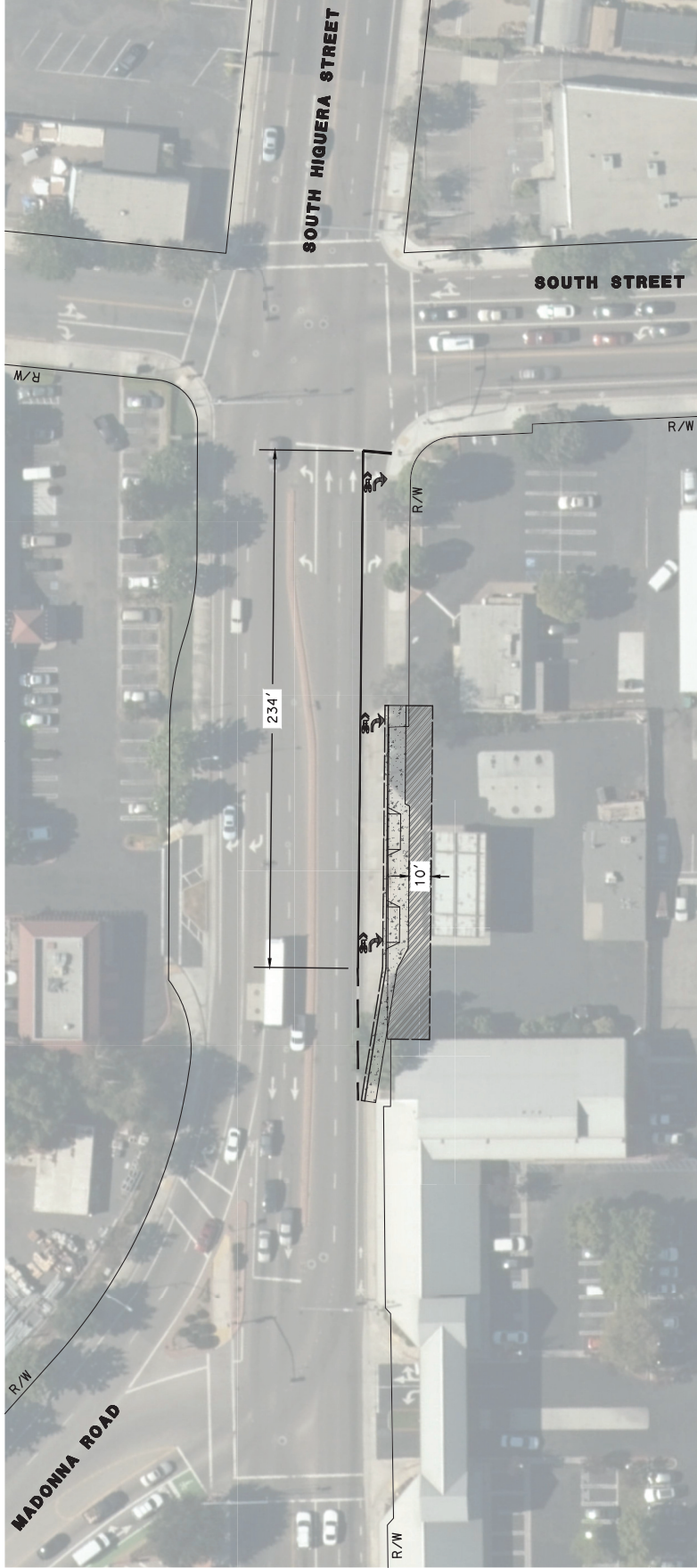
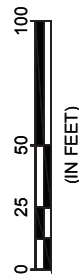


Appendix F
Traffic Mitigations



GRAPHIC SCALE



LEGEND

- APPROX. R/W TAKE
- RECONSTRUCT AND RELOCATE EXISTING PAVEMENT AND FACILITIES (ASSUMED 10' BEYOND NEW BACK OF SIDEWALK)

DESIGN STANDARDS

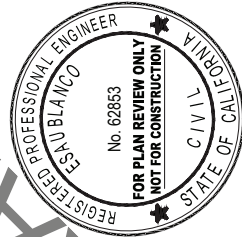
- FUNCTIONAL CLASSIFICATION**
SOUTH HIGUERA STREET - PRINCIPAL ARTERIAL
- R/W WIDTH**
SOUTH HIGUERA STREET
EXISTING - APPROX. 99 FT.
PROPOSED - VARIES 100'-109 FT.
APPROX. R/W TAKE - 993 SOFT
- DESIGN / POSTED SPEED**
SOUTH HIGUERA STREET - 30 MPH POSTED
- STORAGE LENGTHS**
EXIST RIGHT TURN - APPROX. 123 FT.
PROPOSED RIGHT TURN - APPROX. 293 FT.
PROPOSED TAPER LENGTH - 60 FT.

NOTES

1. PLANNING LEVEL ONLY / NOT FOR CONSTRUCTION. EXHIBITS BASED ON EXISTING GIS DATA AND SAN LUIS OBISPO COUNTY WIDE PHOTOGRAMMETRY DATED 2014.
2. R/W LINES SHOWN ARE APPROXIMATE.
3. THE CITY HAS INDICATED THAT THEY HAVE ACQUIRED ALL NECESSARY RIGHT OF WAY ALONG SOUTH STREET FOR THIS PROJECT.

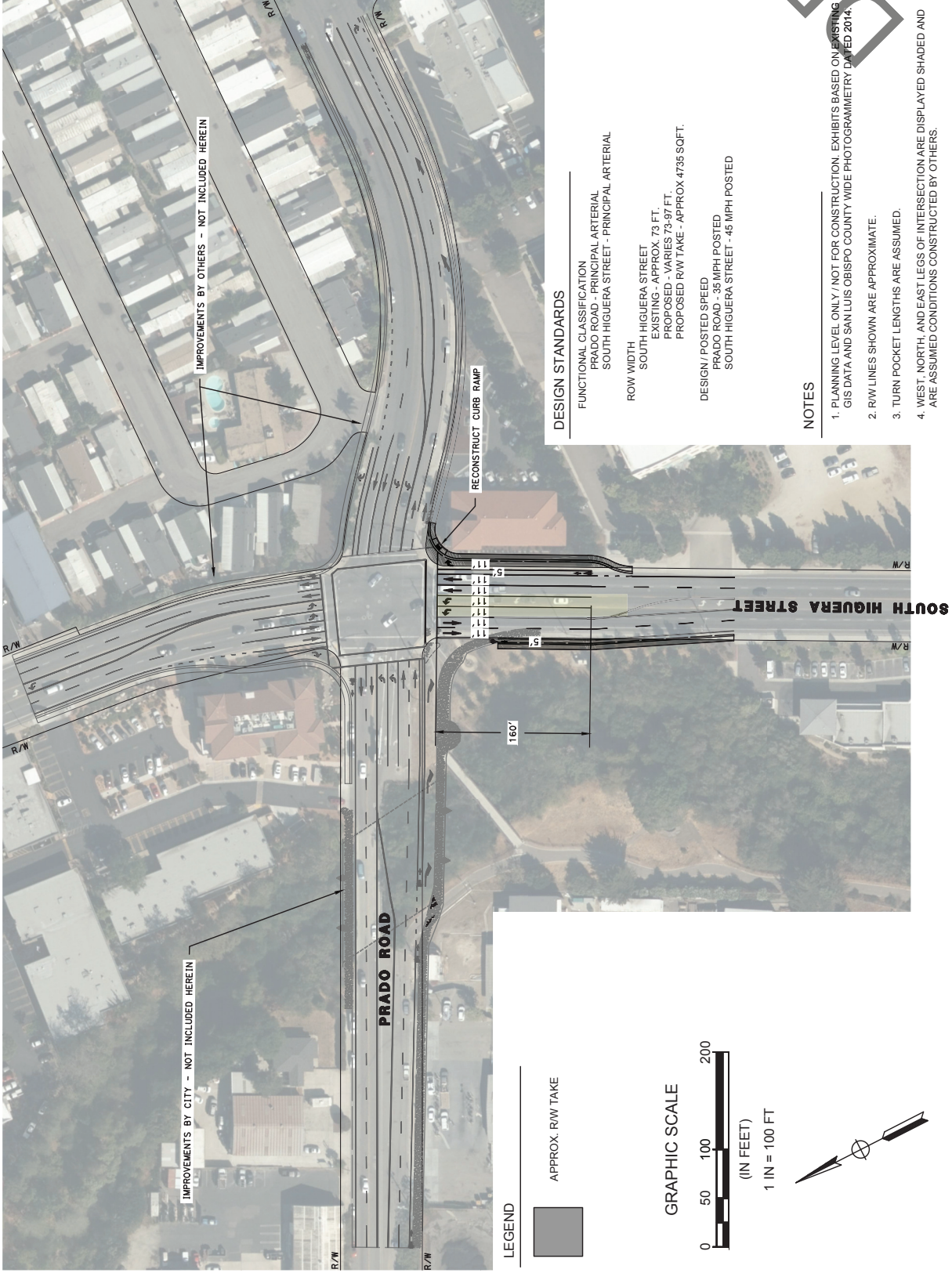
INT 3 - S HIGUERA ST & SOUTH ST
AVILA RANCH INTERSECTION
COST UPDATES
AVILA RANCH, LLC

JOB No.: 1362-0001
 DRAWING: LAYOUT
 DRAWN BY: JC
 DATE: 11/28/2016
 SCALE: 1"= 60'



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IMPROVEMENTS BY OTHERS - NOT INCLUDED HEREIN

IMPROVEMENTS BY CITY - NOT INCLUDED HEREIN

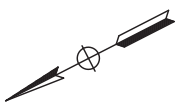
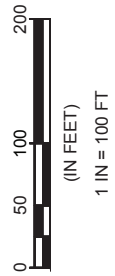
RECONSTRUCT CURB RAMP

LEGEND



APPROX. RW TAKE

GRAPHIC SCALE



DESIGN STANDARDS

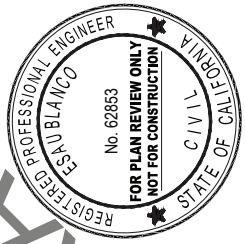
- FUNCTIONAL CLASSIFICATION
PRADO ROAD - PRINCIPAL ARTERIAL
SOUTH HIGUERA STREET - PRINCIPAL ARTERIAL
- ROW WIDTH
SOUTH HIGUERA STREET
EXISTING - APPROX. 73 FT.
PROPOSED VARIES 73-87 FT.
PROPOSED RW TAKE - APPROX. 4735 SOFT.
- DESIGN / POSTED SPEED
PRADO ROAD - 35 MPH POSTED
SOUTH HIGUERA STREET - 45 MPH POSTED

NOTES

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2. RW LINES SHOWN ARE APPROXIMATE.
3. TURN POCKET LENGTHS ARE ASSUMED.
4. WEST, NORTH, AND EAST LEGS OF INTERSECTION ARE DISPLAYED SHADED AND ARE ASSUMED CONDITIONS CONSTRUCTED BY OTHERS.

INT 5 - S HIGUERA ST & PRADO RD
AVILA RANCH INTERSECTION
COST UPDATES
AVILA RANCH, LLC

JOB No.: 1362-0001
DRAWING: LAYOUT
DRAWN BY: JC
DATE: 11/28/2016
SCALE: 1"= 100'



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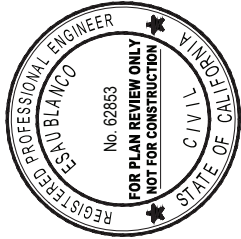
Entire Project

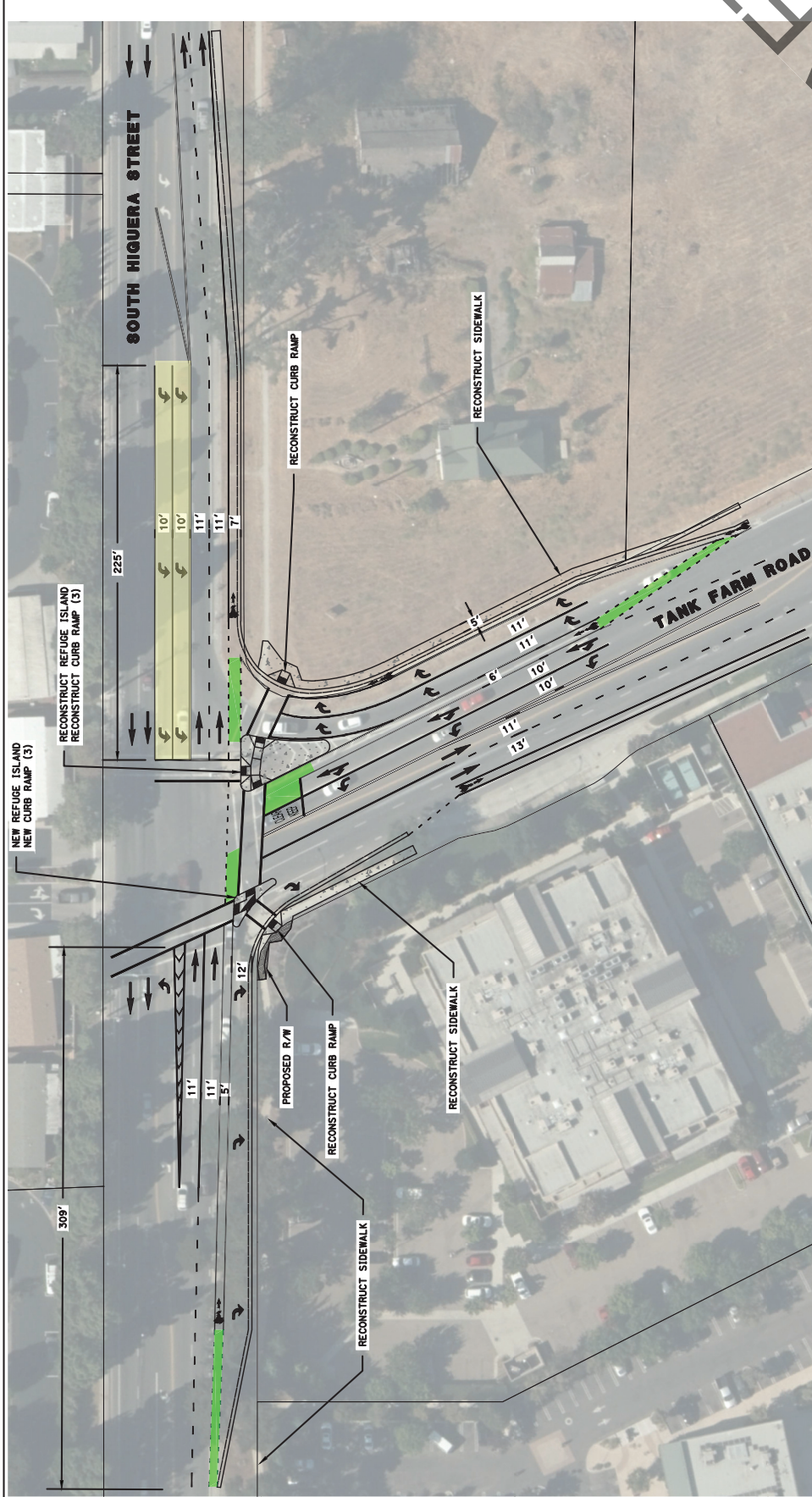


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AVILA RANCH INTERSECTION
 COST UPDATES
 AVILA RANCH, LLC

JOB No.: 1362-0001
 DRAWING: LAYOUT
 DRAWN BY: JC
 DATE: 11/18/2016
 SCALE: 1" = 100'





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AVILA RANCH INTERSECTION
 COST UPDATES
 AVILA RANCH, LLC

JOB No.: 1362-0001
 DRAWING: LAYOUT
 DRAWN BY: JC
 DATE: 11/29/2016
 SCALE: 1" = 60'

NOTES

1. PLANNING LEVEL ONLY / NOT FOR CONSTRUCTION. EXHIBITS BASED ON EXISTING GIS DATA AND SAN LUIS OBISPO COUNTY WIDE PHOTOGRAMMETRY DATED 2014.
2. ROW LINES SHOWN ARE APPROXIMATE.
3. TURN POCKET LENGTHS ARE ASSUMED.

DESIGN STANDARDS

FUNCTIONAL CLASSIFICATION
 SOUTH HIGUERA STREET - PRINCIPAL ARTERIAL
 TANK FARM ROAD - PRINCIPAL ARTERIAL

DESIGN / POSTED SPEED
 SOUTH HIGUERA STREET - 45 MPH POSTED
 TANK FARM ROAD - 45 MPH POSTED

ROW WIDTH
 OVERALL RW TAKE - APPROX 2740 SOFT.
 SOUTH HIGUERA STREET
 EXISTING - APPROX. 80-88 FT.
 PROPOSED - VARIES 80-95 FT.
 TANK FARM ROAD
 EXISTING - APPROX. 100-106 FT.
 PROPOSED - VARIES 100-125 FT.

LEGEND

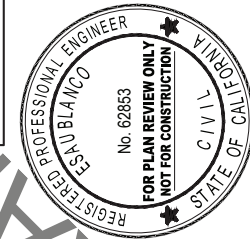


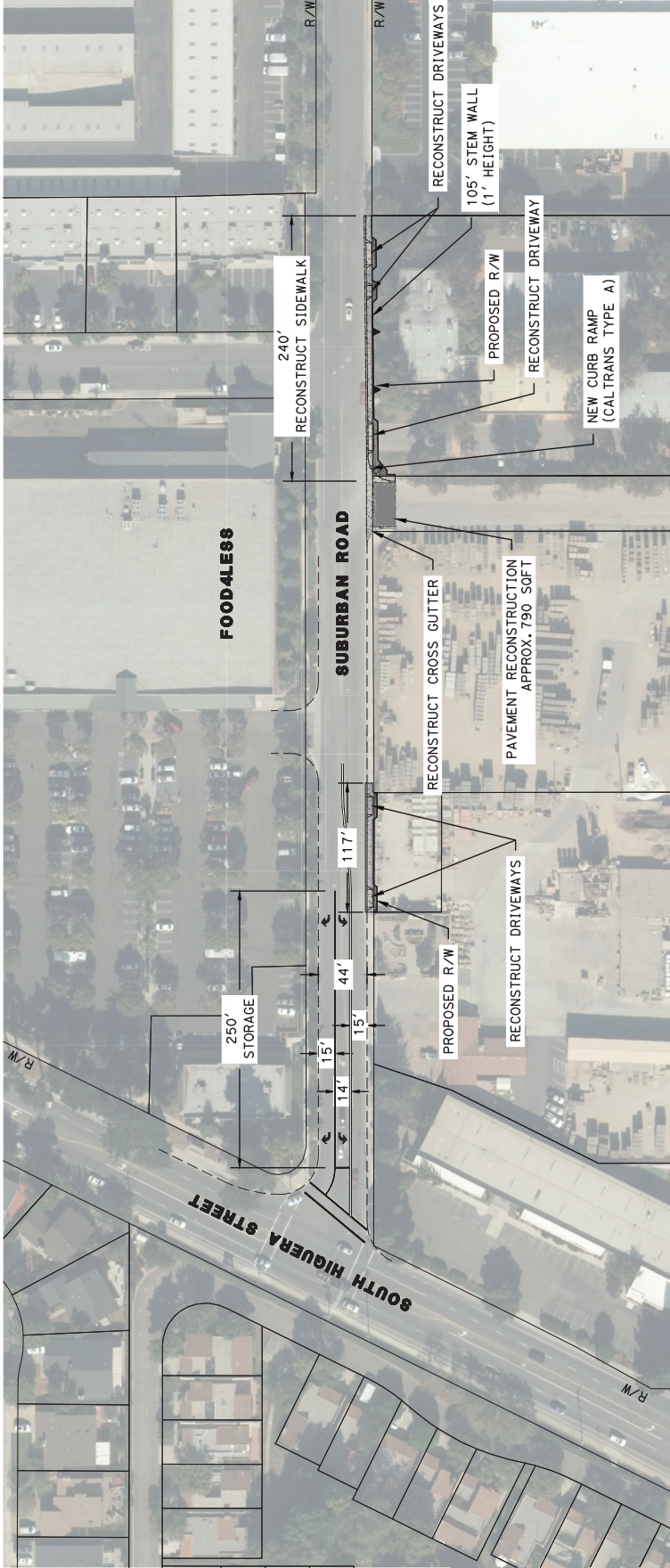
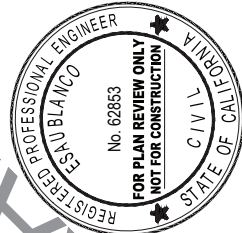
GRAPHIC SCALE



(IN FEET)

1 IN = 60 FT





NOTES

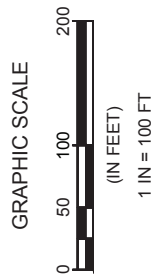
1. PLANNING LEVEL ONLY / NOT FOR CONSTRUCTION. EXHIBITS BASED ON EXISTING GIS DATA AND SAN LUIS OBISPO COUNTY WIDE PHOTOGRAMMETRY DATED 2014.
2. R/W LINES SHOWN ARE APPROXIMATE.

DESIGN STANDARDS

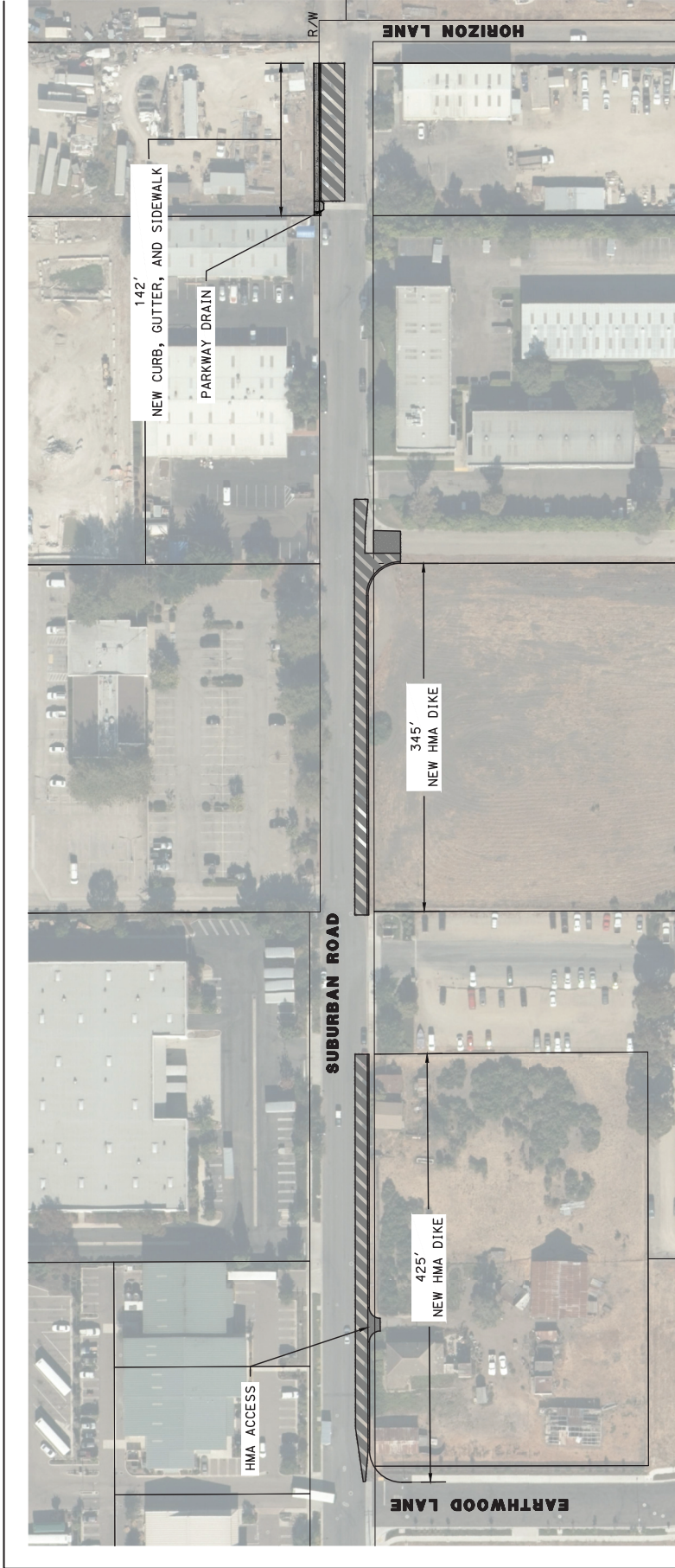
- FUNCTIONAL CLASSIFICATION
 SUBURBAN ROAD - LOCAL
- R/W TAKE
 APPROX. 710 SOFT
- DESIGN / POSTED SPEED
 SUBURBAN ROAD - 35 MPH ASSUMED
- STORAGE LENGTH
 SUBURBAN ROAD
 EXISTING - APPROX. 100'
 PROPOSED - 250'
- TAPER LENGTHS
 LEFT/RIGHT TURN - 90 FT.

LEGEND

- APPROX. R/W TAKE
- EXIST. CURB LINE



DRAFT

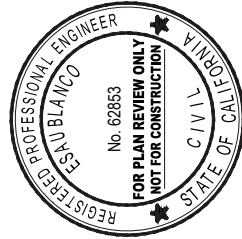


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INT8 - SUBURBAN RD
 EARTHWOOD LANE TO HORIZON LANE
 COST UPDATES
 AVILA RANCH, LLC

JOB No.: 1362-0001
 DRAWING: LAYOUT
 DRAWN BY: JC
 DATE: 12/15/2016
 SCALE: 1"= 100'



NOTES

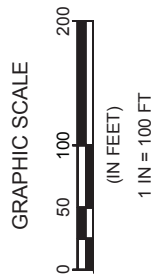
1. PLANNING LEVEL ONLY / NOT FOR CONSTRUCTION. EXHIBITS BASED ON EXISTING GIS DATA AND SAN LUIS OBISPO COUNTY WIDE PHOTOGRAMMETRY DATED 2014.
2. R/W LINES SHOWN ARE APPROXIMATE.
3. POWER POLE RELOCATION, IF NECESSARY, IS ASSUMED TO BE DONE BY UTILITY COMPANY.

DESIGN STANDARDS

FUNCTIONAL CLASSIFICATION
 SUBURBAN ROAD - COMMERCIAL COLLECTOR
 R/W WIDTHS
 EXIST - VARIES 50-60 FT.
 PROPOSED - VARIES 50-65 FT.
 DESIGN / POSTED SPEED
 SUBURBAN ROAD - 35 MPH ASSUMED

LEGEND

- PAVEMENT WIDENING (represented by a hatched pattern)
- REMOVE AND RECONSTRUCT PAVEMENT (represented by a solid grey box)





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INT 10 - S HIGUERA ST & LOS OSOS
 VALLEY RD
 AVILA RANCH INTERSECTION
 COST UPDATES
 AVILA RANCH, LLC

JOB No.: 1362-0001
 DRAWING: LAYOUT
 DRAWN BY: JC
 DATE: 11/30/2016
 SCALE: 1" = 100'

DESIGN STANDARDS

FUNCTIONAL CLASSIFICATION
 SOUTH HIGUERA STREET - PRINCIPAL ARTERIAL
 LOS OSOS VALLEY ROAD - PRINCIPAL ARTERIAL

R/W WIDTH
 SOUTH HIGUERA STREET
 EXISTING - APPROX. 53' - 72 FT.
 PROPOSED - VARIES APPROX. 53' - 96 FT.
 PROPOSED R/W TAKE - APPROX. 13,350 SQFT.

LOS OSOS VALLEY ROAD
 EXISTING - APPROX. 84 FT.

DESIGN / POSTED SPEED
 SOUTH HIGUERA STREET - 45 MPH POSTED
 LOS OSOS VALLEY ROAD - 35 MPH POSTED

TURNING RADI

SB HIGUERA RIGHT TURN TO WB LOVR:
 MAX RADIUS - 30' (FROM OUTSIDE LANE)
 *LARGER VEHICLES INCLUDING BUT NOT LIMITED TO
 SCHOOL BUSES, MEDIUM TRUCKS SUCH AS AASHTO
 SU-30, CITY BUSES, AND SEMI-TRUCKS SUCH AS
 CA-LLEGAL NOT RECOMMENDED TO TURN RIGHT
 FROM ANY LANE.

LEGEND

APPROX. R/W TAKE

RECONSTRUCT AND
 RELOCATE EXISTING
 PAVEMENT AND FACILITIES
 (ASSUMED TO BEYOND NEW
 BACK OF SIDEWALK)

RETAINING WALL

GRAPHIC SCALE

0 50 100 200
 (IN FEET)
 1 IN = 100 FT

NOTES

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2. R/W LINES SHOWN ARE APPROXIMATE.
3. TURN POCKET LENGTHS ARE ASSUMED.

