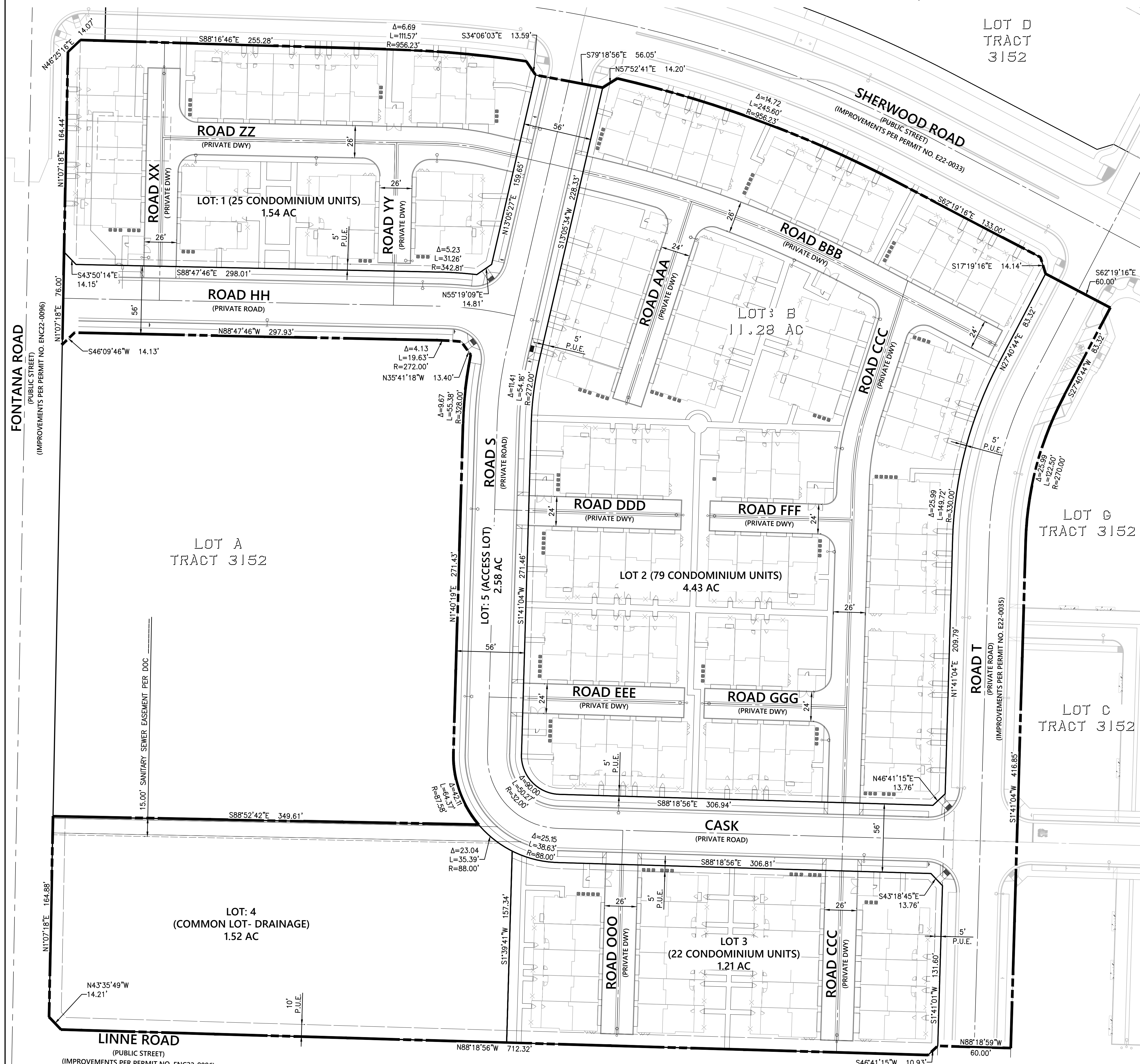


VESTING TENTATIVE TRACT MAP NO. 3227

CITY OF EL PASO DE ROBLES, CA



LEGEND

- TRACT BOUNDARY - TRACT 3227
- CENTERLINE
- PUBLIC UTILITY EASEMENT
- LOT LINE
- NON-EXCLUSIVE PUBLIC ACCESS EASEMENT
- SEWER EASEMENT

PARCEL INFORMATION

PARCEL INFORMATION:
 APN: 025-382-002
 LEGAL DESCRIPTION: BEING A SUBDIVISION OF LOT B PER TRACT 3153, BOOK 40 OF MAPS, PAGE 50, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA.
 OWNER: OLSEN 212, LLC
 31103 RANCHO VEJO ROAD, #535
 SAN JUAN CAPISTRANO, CA 92675
 AREA: 11.28 ACRES (GROSS)
 10.39 ACRES (NET)
 NUMBER OF PROPOSED LOTS: 5 LOTS
 NUMBER OF PROPOSED UNITS (CONDOMINIUM): 126
 UTILITIES:
 WATER: CITY OF EL PASO DE ROBLES
 SEWER: CITY OF EL PASO DE ROBLES
 ELECTRICITY: P.G.& E
 NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: A.T.&T.
 CABLE T.V.: CHARTER COMMUNICATIONS
 FIBER OPTIC: CITY OF EL PASO DE ROBLES

CONDOMINIUM MAP PROPOSED

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, THE MAXIMUM NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 131 AS FOLLOWS:

LOT#	ACREAGE	UNITS
1	1.54	25
2	4.43	79
3	1.21	22
TOTAL	11.28	126

LOT DATA

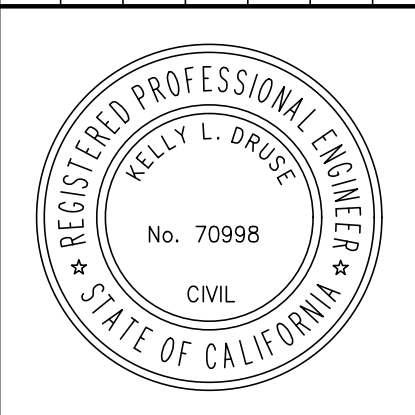
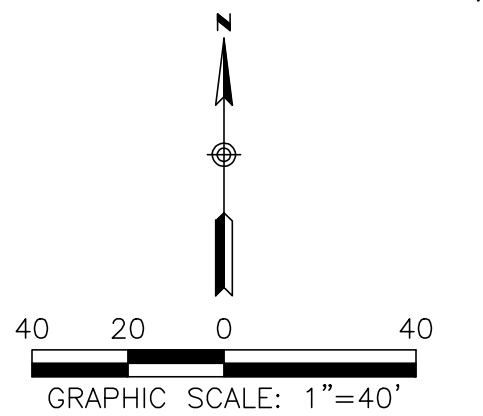
LOT#	ACREAGE	DESCRIPTION
1	1.54	25 CONDOMINIUM UNITS
2	4.43	79 CONDOMINIUM UNITS
3	1.21	22 CONDOMINIUM UNITS
4	1.52	COMMON AREA LOT (DRAINAGE)
5	2.58	COMMON AREA LOT (PRIVATE ACCESS)
TOTAL	11.28	

GENERAL NOTES

1. PROJECT PHASING SHALL BE CONSISTENT WITH THE DEVELOPMENT PHASING PLAN IN CHAPTER 5.8 OF THE VINEDO SPECIFIC PLAN DATED DECEMBER 2019.
2. THE SPECIFIC PLAN SHALL BE THE GUIDING DOCUMENT FOR THE DESIGN STANDARDS AND DEVELOPMENT OF THE PROJECT. THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR OR CITY ENGINEER SHALL DETERMINE CONSISTENCY BETWEEN THE SPECIFIC PLAN, VESTING TENTATIVE TRACT MAPS, AND CONSTRUCTION DOCUMENTS.
3. REFER TO THE DEVELOPMENT AGREEMENT FOR RIGHT-OF-WAY ACQUISITIONS AND ABANDONMENTS.
4. ALL PRIVATE ACCESS ROADS DELINEATED HEREON SHALL ALSO BE A NON-EXCLUSIVE PUBLIC ACCESS, DRAINAGE, WATER, SEWER AND PUBLIC UTILITY EASEMENT.
5. BLANKET PUBLIC ACCESS, PUBLIC WATER, DRAINAGE, SEWER, AND PUBLIC UTILITY EASEMENT OVER LOTS 1-3, EXCEPT UNDER BUILDINGS AND PRIVATE YARDS.

VERTICAL BENCHMARK AND BASIS OF BEARING

1. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), EPOCH DATE OF 2010.00.
2. THE PROJECTION USED IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5 PROJECTION.
3. THIS SURVEY TIES TO 3 NATIONAL GEODETIC SURVEY (NGS) CONTINUOUSLY OPERATING REFERENCE STATION (CORS). THOSE STATIONS ARE THE NGS POINTS DESIGNATED "CRBT A 1", HAVING A PUBLISHED POSITION OF: NORTHING 5708342.54', EASTING 2309259.77" AND "MASW" HAVING A PUBLISHED POSITION OF: NORTHING 5767197.37, EASTING 2163030.39. THE RESULTING BEARING FROM "P523" TO "P280" BEING: S 61°45'31"W. THE BEARINGS SHOWN HEREON ARE REFERENCED TO CCS83, ZONE 5 GRID NORTH.
4. ALL MEASUREMENTS LISTED, SHOWN ARE REPRESENTED HEREON ARE BASED ON GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 ZONE 5 PROJECTION. THE COMBINED SCALE FACTOR FOR THE PROJECT IS 0.99999991 THIS SCALE FACTOR WAS CALCULATED USING AN ELEVATION OF 844.22 FEET FOR PT. NO. 100. DIVIDE THE DISTANCES HEREON BY THE COMBINED SCALE FACTOR TO OBTAIN GROUND DISTANCES. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET
5. THE CONVERGENCE ANGLE IS: -1 50'33" AT PT. NO. 100.
6. THE ORTHOMETRIC HEIGHTS (ELEVATIONS) ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THIS SURVEY TIED A USGS BENCHMARK DESIGNATED AS PT. NO FV2070, HAVING A PUBLISHED ELEVATION OF 737.00.
7. EXISTING TOPOGRAPHY CONTOURS AND PLANIMETRICS SUPPLIED BY THE CENTRAL COAST AERIAL MAPPING, INC. PHOTOGRAPHY DATE: 08-31-2018



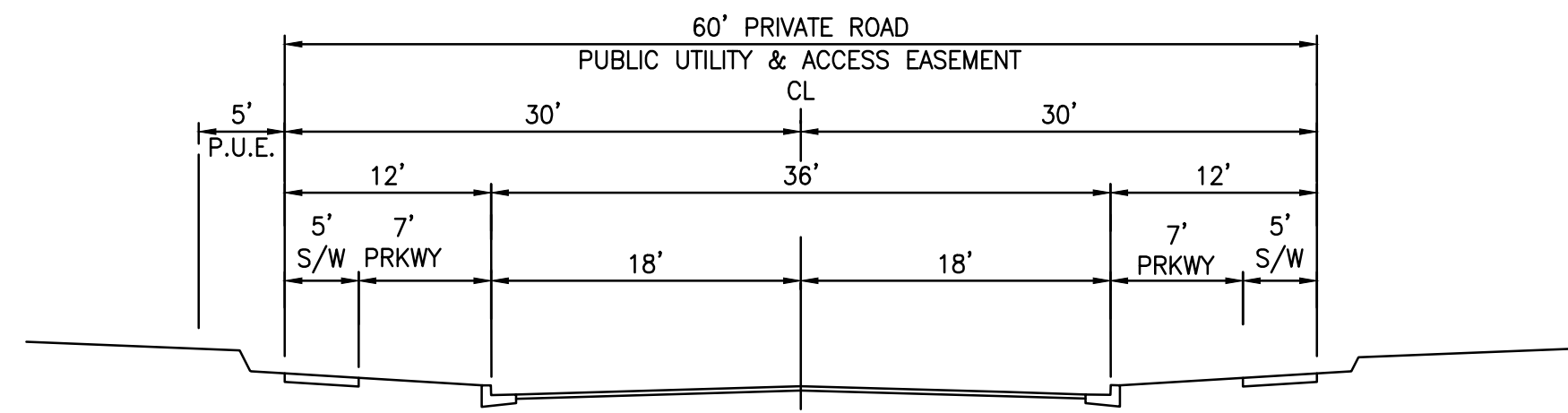
1160 MARSH STREET #150
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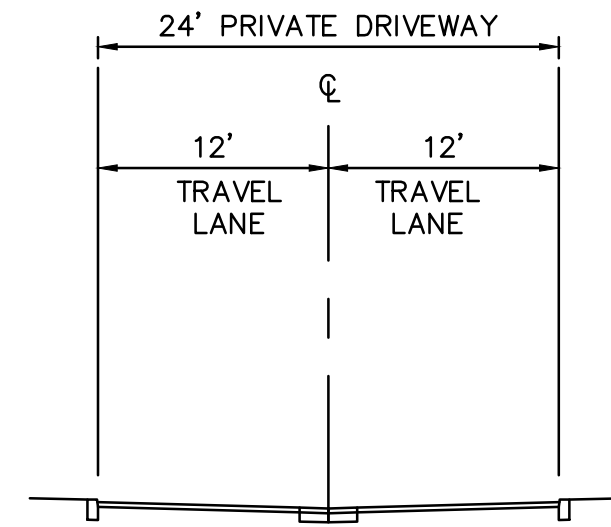
VESTING TENTATIVE TRACT MAP 3227
 CITY OF EL PASO DE ROBLES
 SUBDIVISION OF CHANDLER LOT B
 VESTING TENTATIVE TRACT MAP



PROJECT NO: 19356
 DATE: 6/11/2024
 DRAWN/DESIGNED BY: JLB/FL
 CHECKED BY: KD

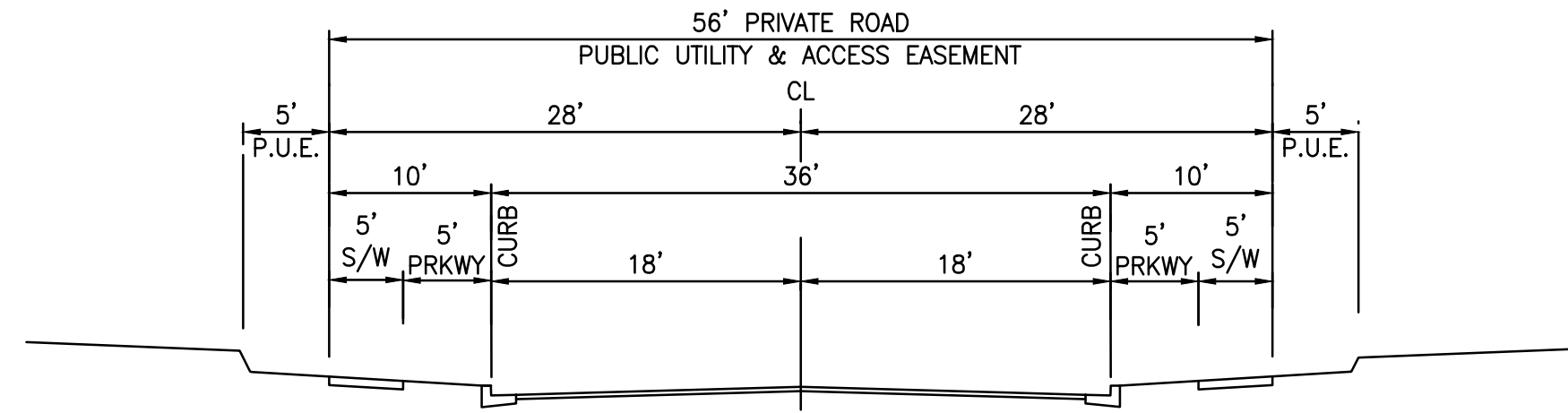


PRIVATE ROAD T SECTION
NTS

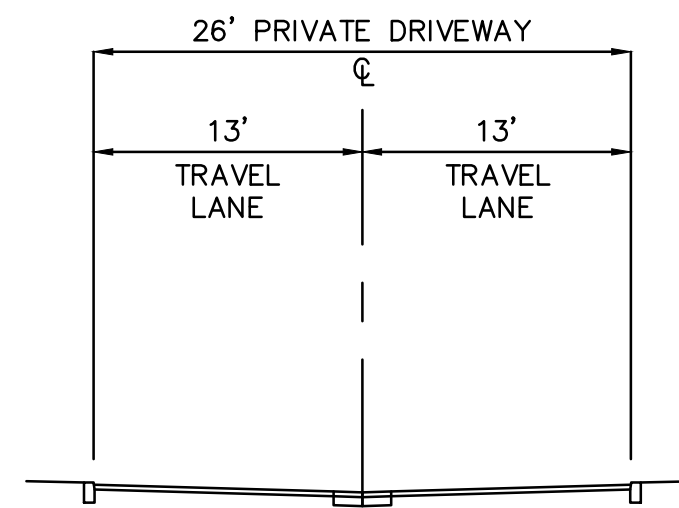


TYPICAL 24' PRIVATE DRIVEWAY SECTION
NTS
(ROADS AAA, DDD, EEE, FFF, GGG)

NOTE: PRIVATE DRIVEWAYS LIE WITHIN THE "BLANKET PUBLIC ACCESS PUBLIC WATER DRAINAGE SEWER AND PUBLIC UTILITY EASEMENTS OVER LOTS 1-3. EXCEPT UNDER BUILDINGS AND PRIVATE YARDS."

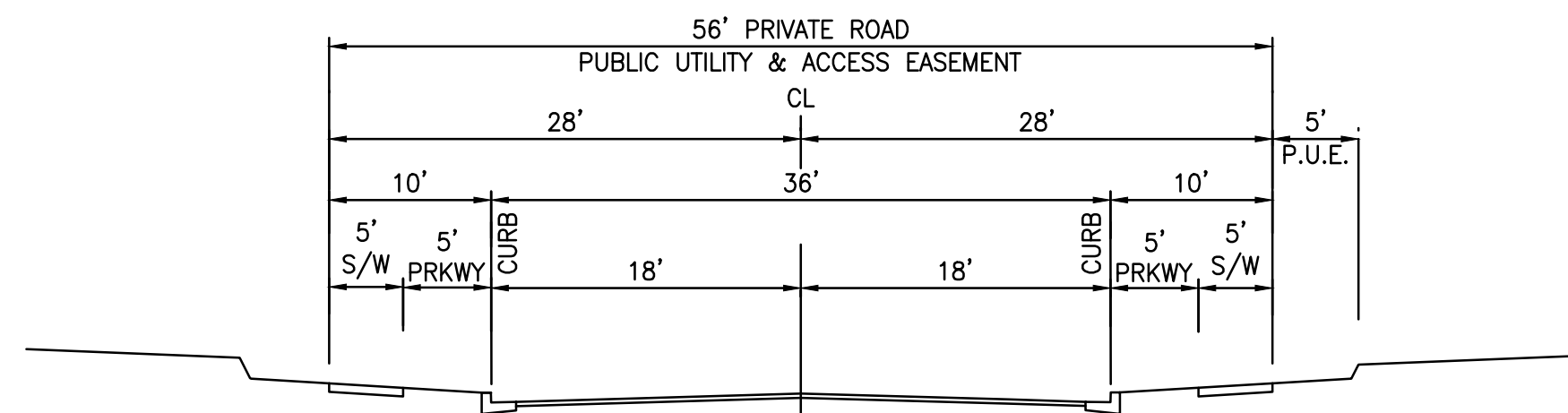


PRIVATE CASK STREET SECTION
NTS

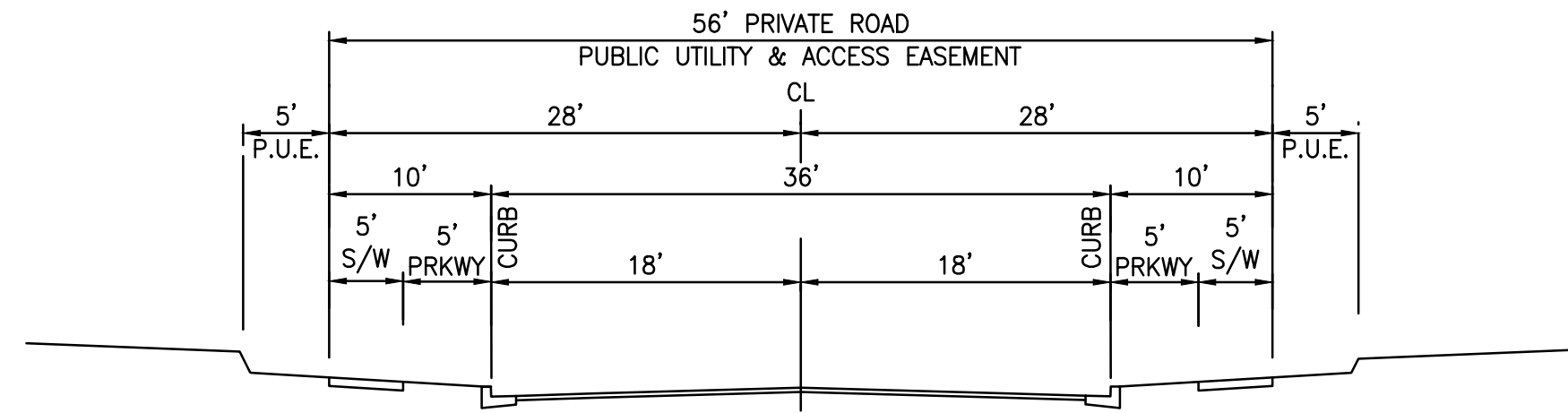


TYPICAL 26' PRIVATE DRIVEWAY SECTION
NTS
(ROADS BBB, CCC, OOO, XX, YY, ZZ)

NOTE: PRIVATE DRIVEWAYS LIE WITHIN THE "BLANKET PUBLIC ACCESS PUBLIC WATER DRAINAGE SEWER AND PUBLIC UTILITY EASEMENTS OVER LOTS 1-3. EXCEPT UNDER BUILDINGS AND PRIVATE YARDS."



PRIVATE ROAD HH SECTION
NTS



PRIVATE ROAD S SECTION
NTS



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SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: 19356
DATE: 1/22/2025

DRAWN/DESIGNED BY: EJ/MM
CHECKED BY: KD

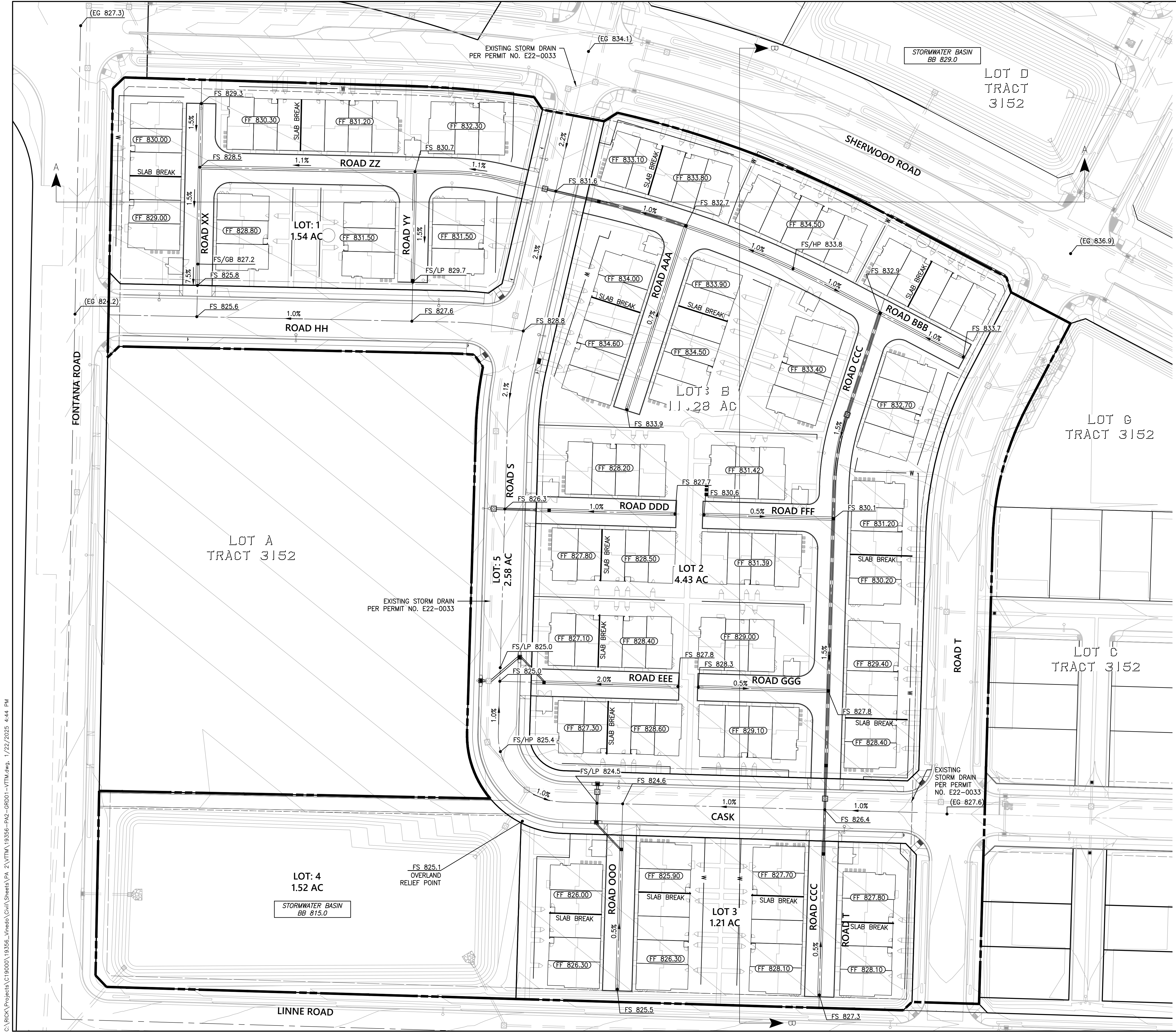
VESTING TENTATIVE TRACT
MAP 3227
CITY OF EL PASO DE ROBLES
SUBDIVISION OF CHANDLER LOT B

STREET SECTIONS



PRELIMINARY GRADING PLAN NOTES

- 1. FOR GRADING SECTIONS A-A AND B-B SEE SHEET 4
- 2. FOR STORM DRAIN PROFILES SEE SHEETS 6-8



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PROJECT NO: 19356
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DRAWN/DESIGNED BY: EJ/MM
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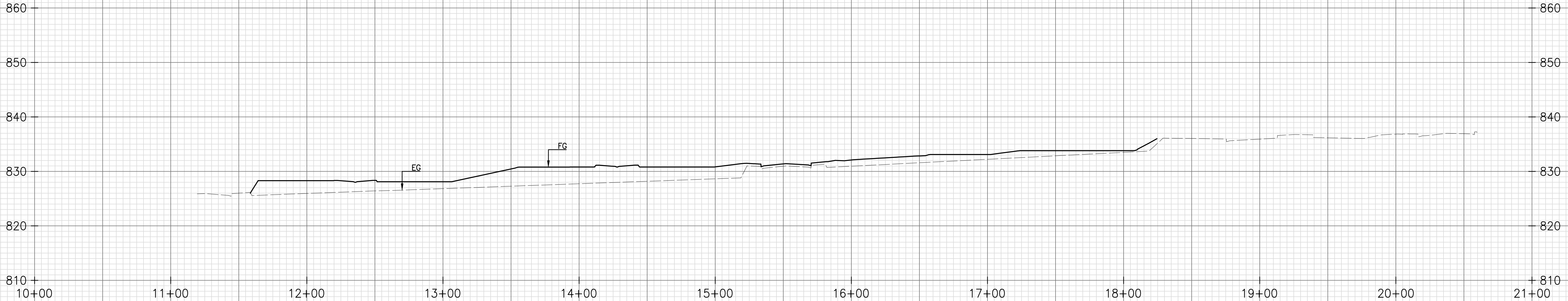
VESTING TENTATIVE TRACT
MAP 3227

CITY OF EL PASO DE ROBLES
SUBDIVISION OF CHANDLER LOT B

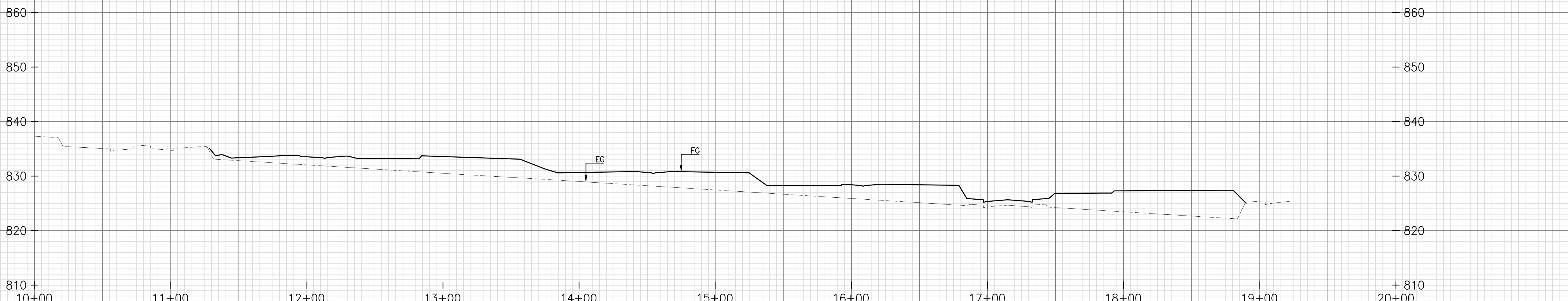
PRELIMINARY GRADING PLAN



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SITE SECTION: A-A
 SCALE VERT: 1"=10'
 HORIZ: 1"=40'

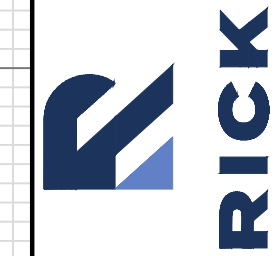


SITE SECTION: B-B
 SCALE VERT: 1"=10'
 HORIZ: 1"=40'



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DRAWN/DESIGNED BY: EJ/MM
 CHECKED BY: KD

PROJECT NO: 19356
 DATE: 1/22/2025

VESTING TENTATIVE TRACT
MAP 3227
 CITY OF EL PASO DE ROBLES
 SUBDIVISION OF CHANDLER LOT B

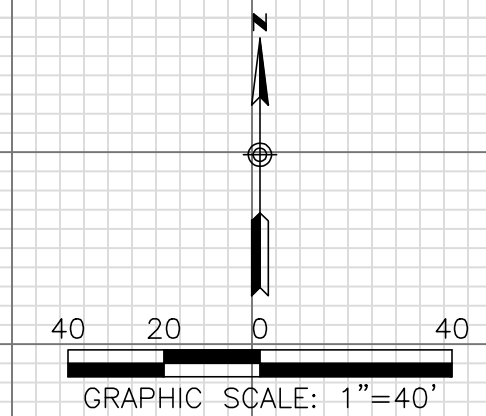
SITE SECTIONS

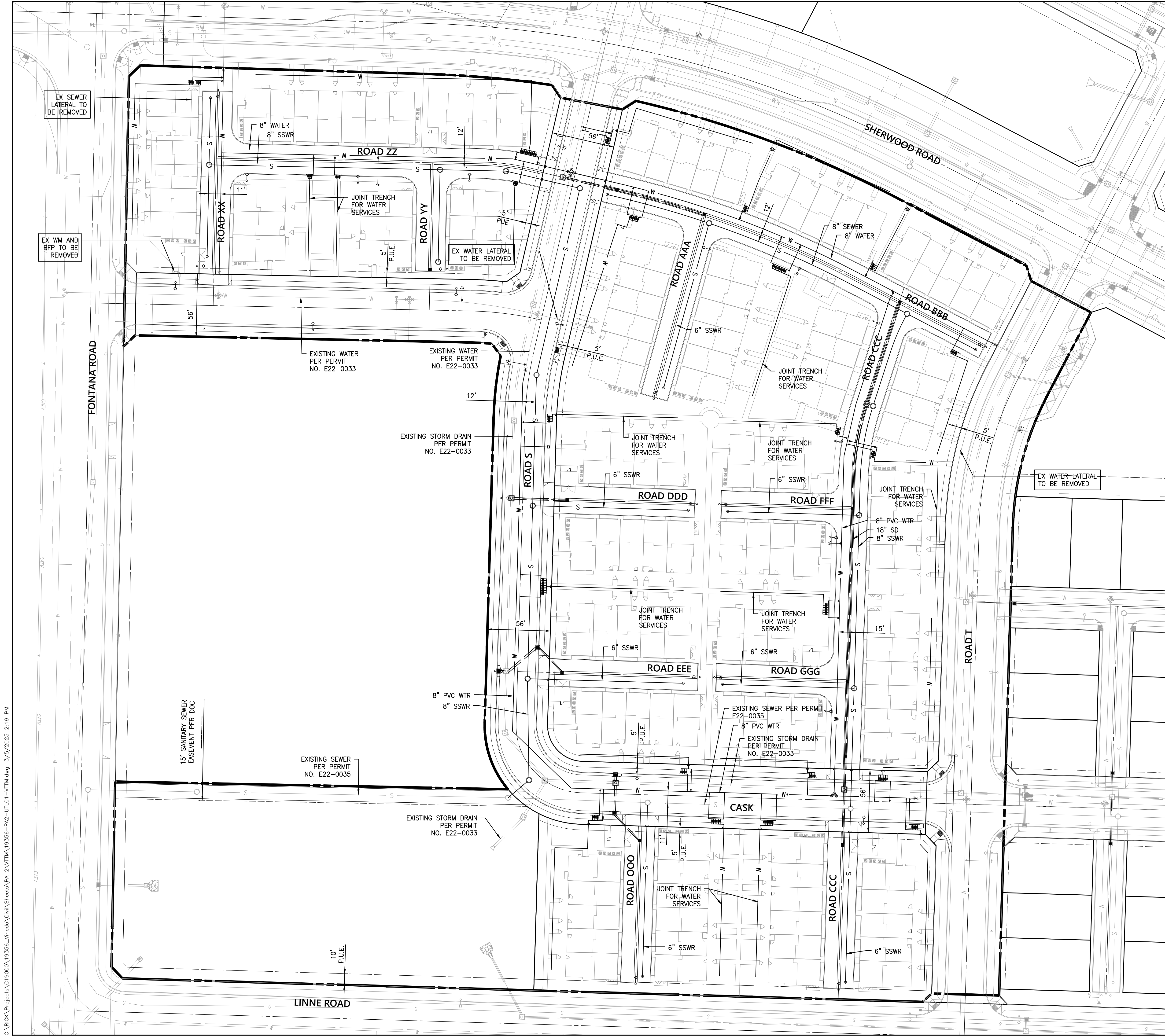


Know what's below.
 Call before you dig.

DRAWING NO.

SHEET NO. 4 OF 8





LEGEND

- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED JOINT TRENCH FOR WATER SERVICES
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METERS
- PROPOSED ST. LIGHT

PRELIMINARY UTILITY PLAN NOTES
 1. FOR UTILITY PROFILES SEE SHEETS 6-8



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 SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: 19356
 DATE: 3/5/2025

DRAWN/DESIGNED BY: EJ/MM
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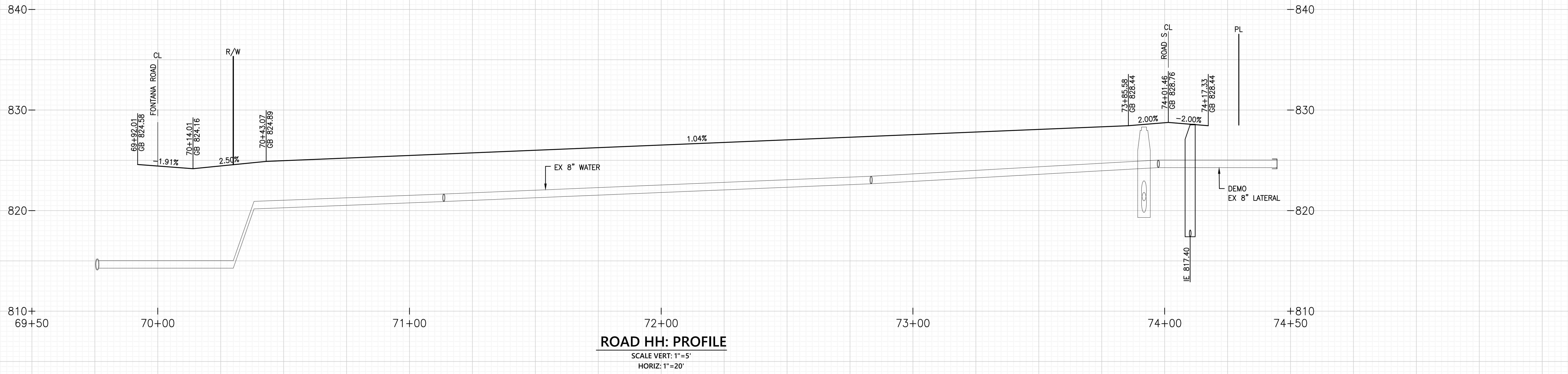
**VESTING TENTATIVE TRACT
 MAP 3227**
 CITY OF EL PASO DE ROBLES
 SUBDIVISION OF CHANDLER LOT B

PRELIMINARY UTILITY PLAN

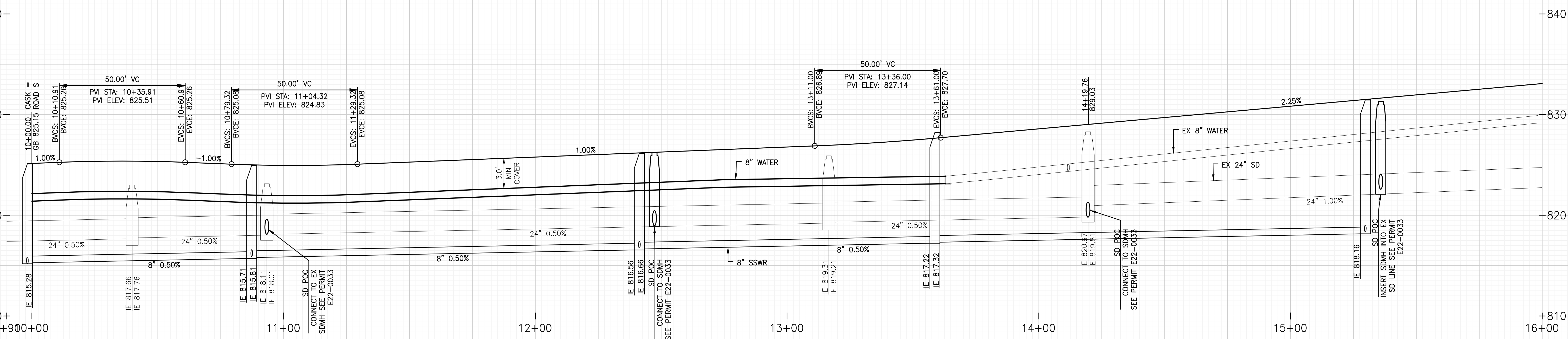
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 Know what's below.
 Call before you dig.

DRAWING NO.
 SHEET NO. 5 OF 8

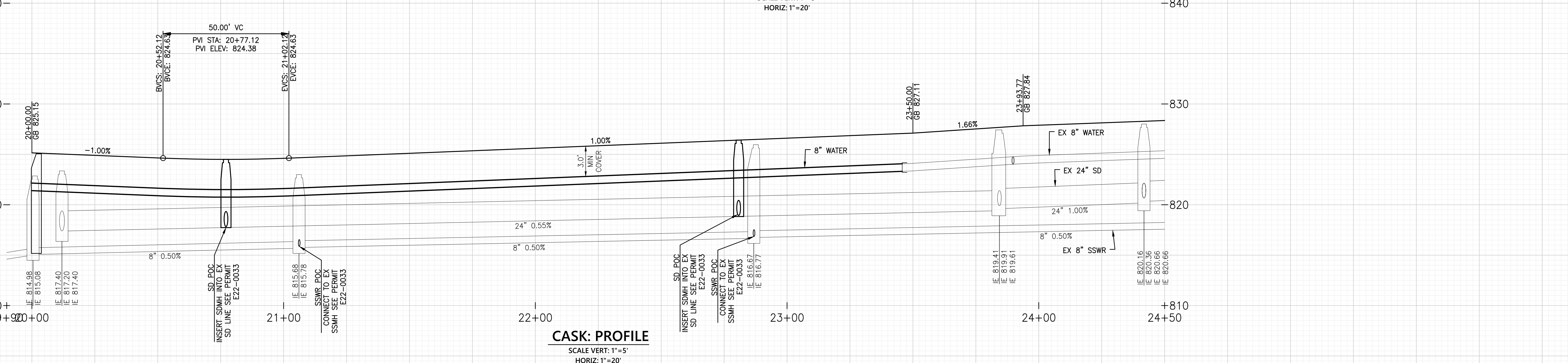
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ROAD HH: PROFILE
 SCALE VERT: 1"=5'
 HORIZ: 1"=20'



ROAD S: PROFILE
 SCALE VERT: 1"=5'
 HORIZ: 1"=20'



CASK: PROFILE
 SCALE VERT: 1"=5'
 HORIZ: 1"=20'



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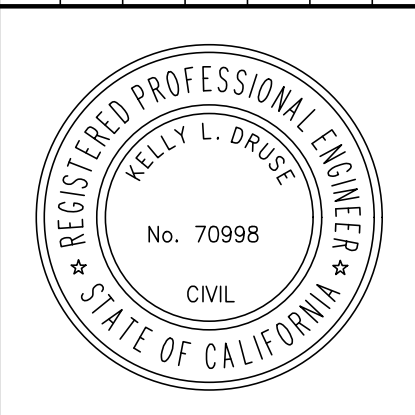
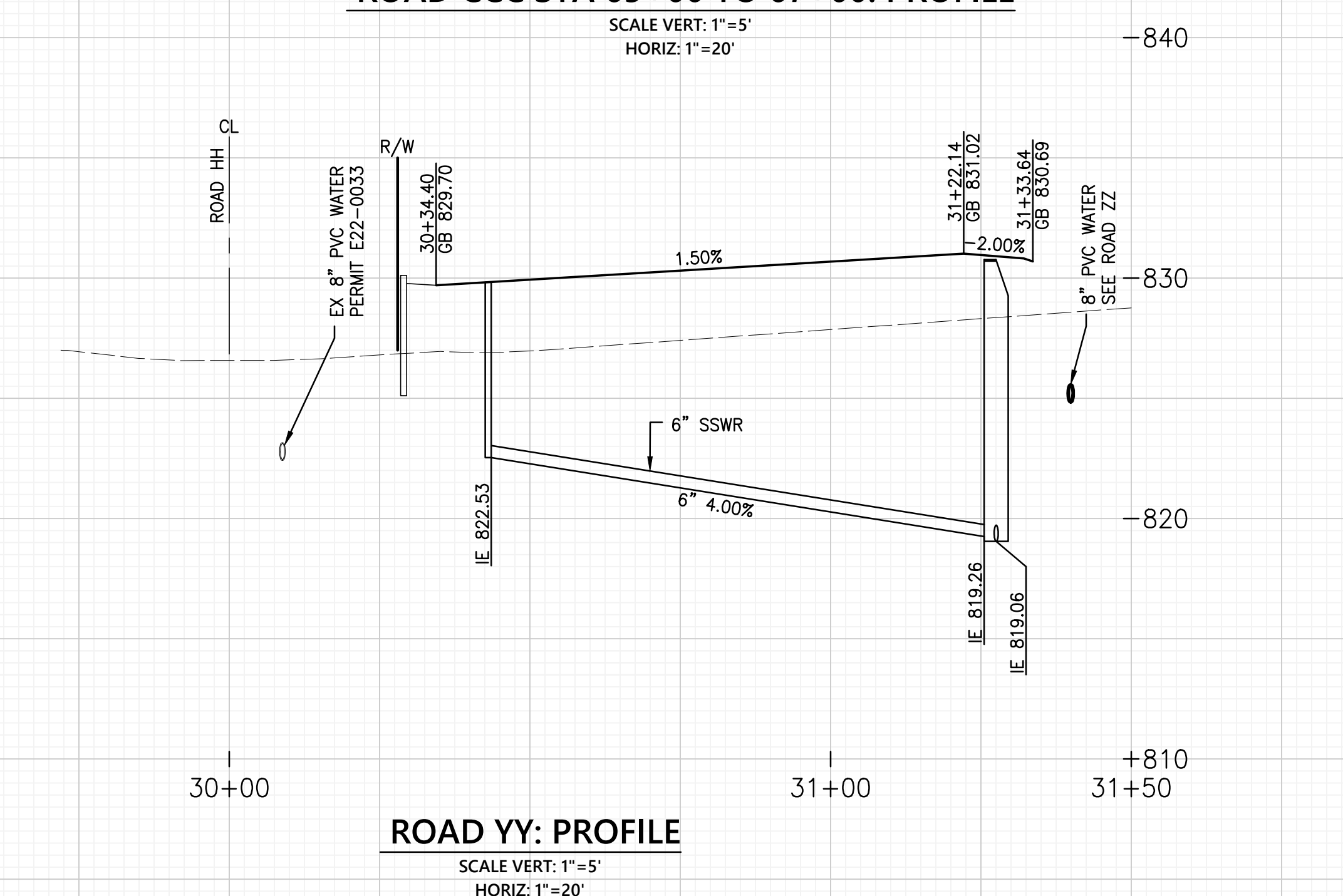
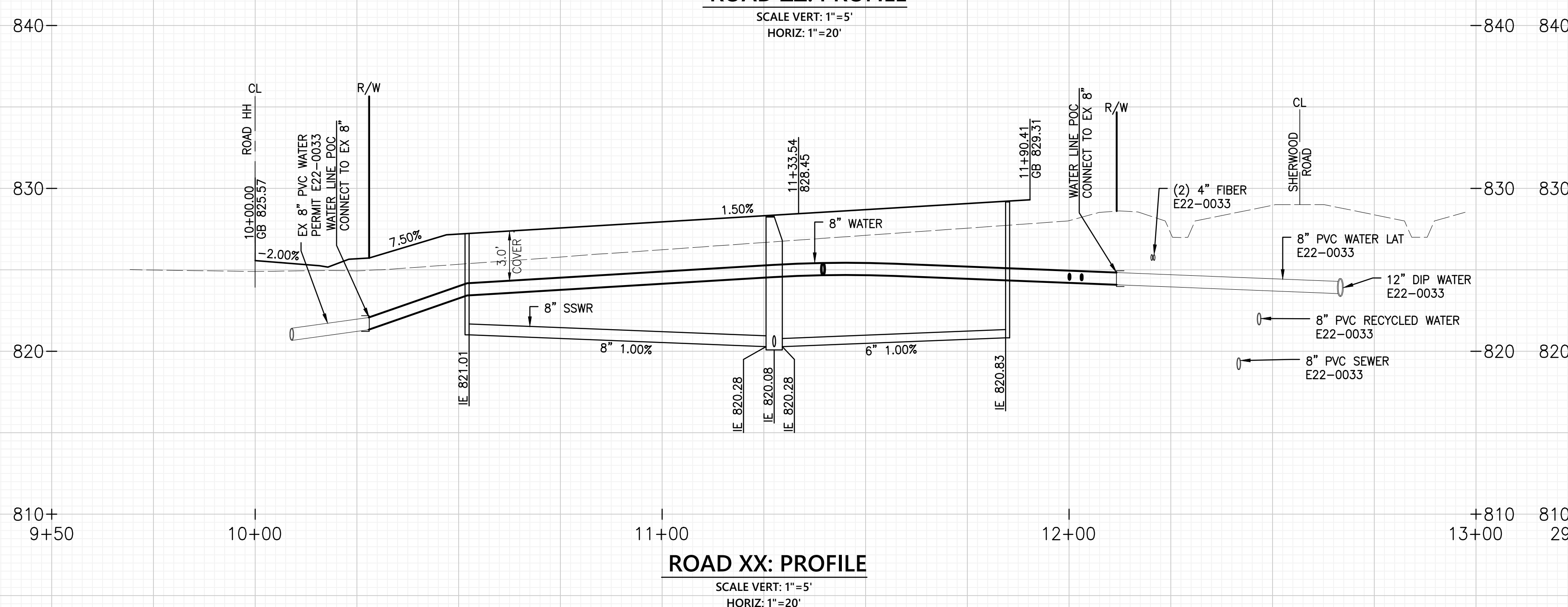
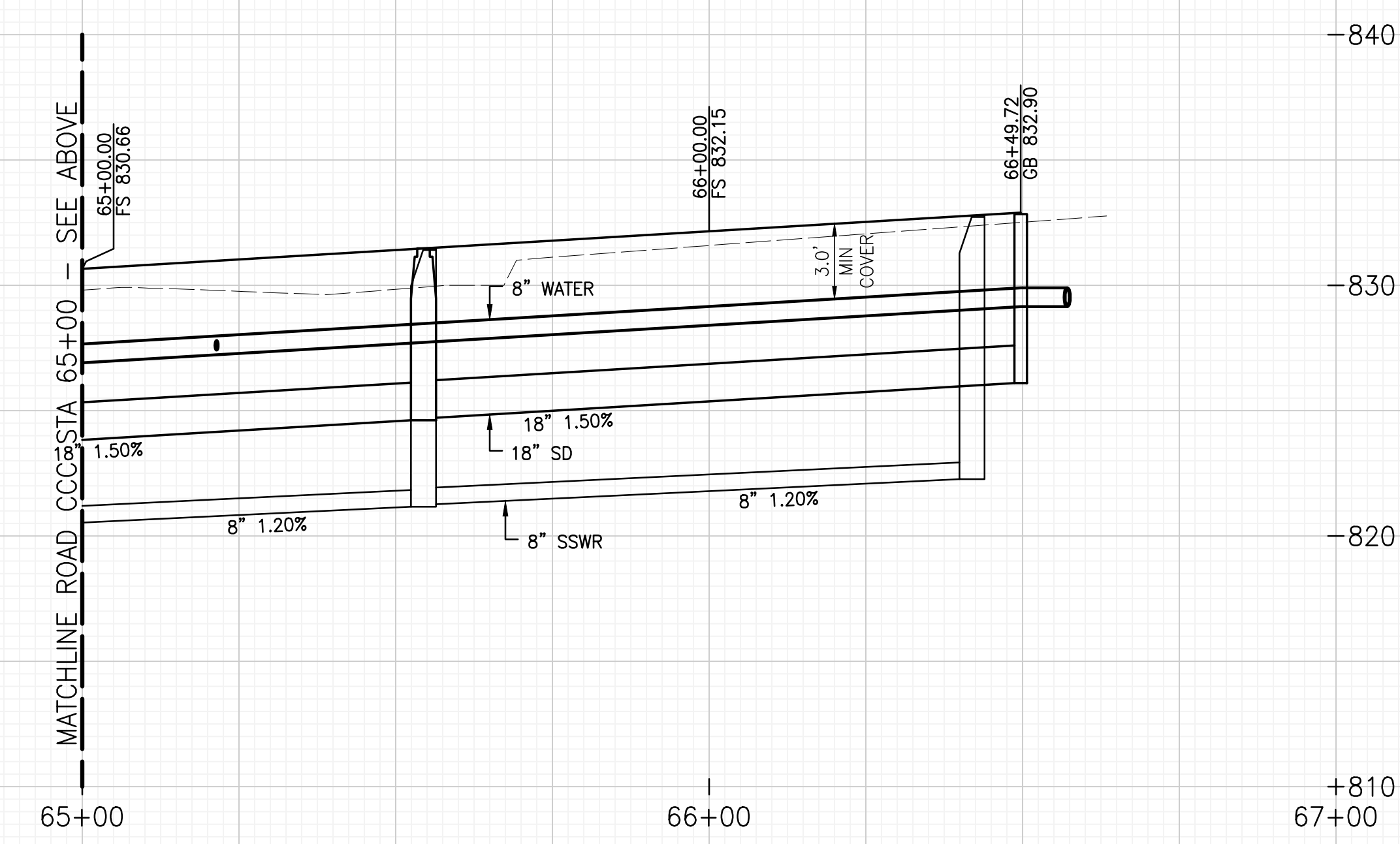
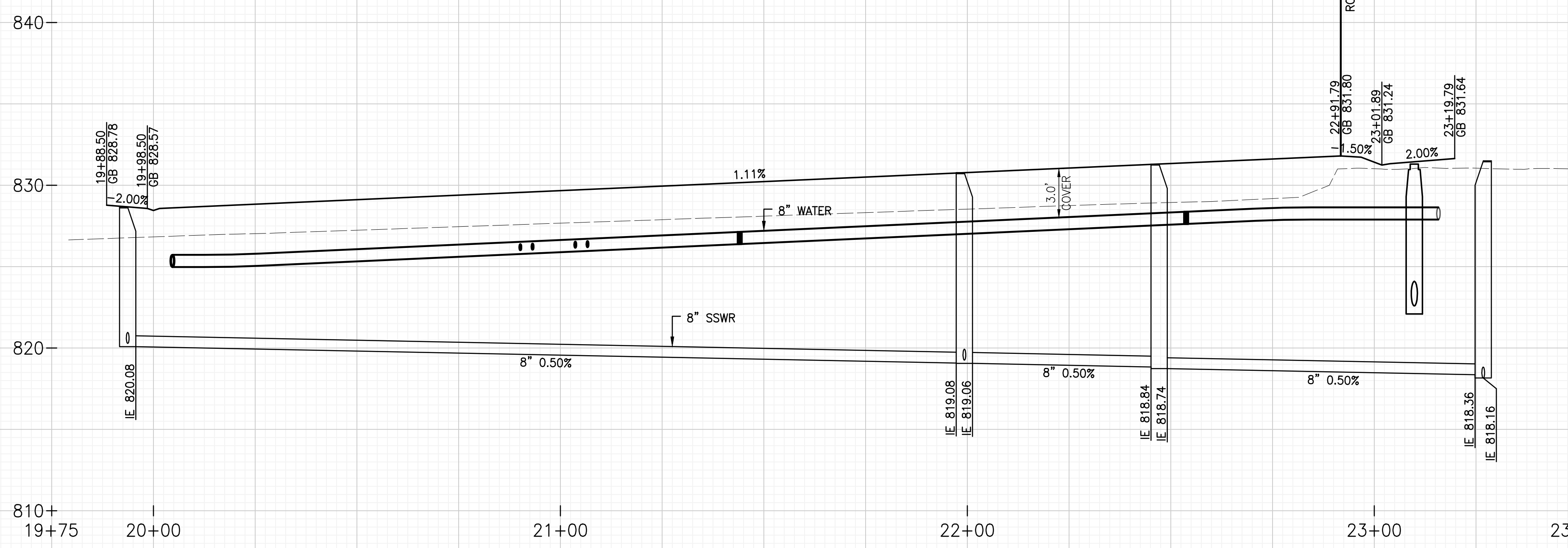
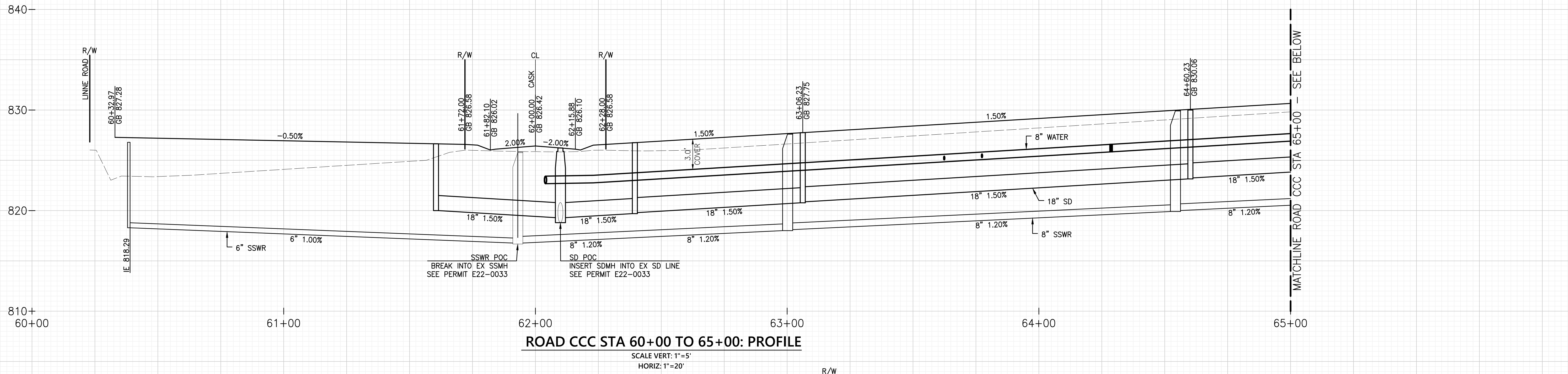
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 DATE: 1/22/2025

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 CHECKED BY: KD

VESTING TENTATIVE TRACT
MAP 3227
 CITY OF EL PASO DE ROBLES
 SUBDIVISION OF CHANDLER LOT B

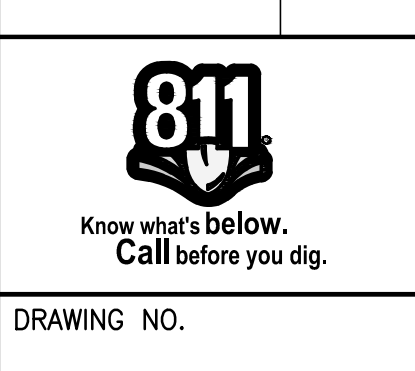


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VESTING TENTATIVE TRACT
MAP 3227
 CITY OF EL PASO DE ROBLES
 SUBDIVISION OF CHANDLER LOT B

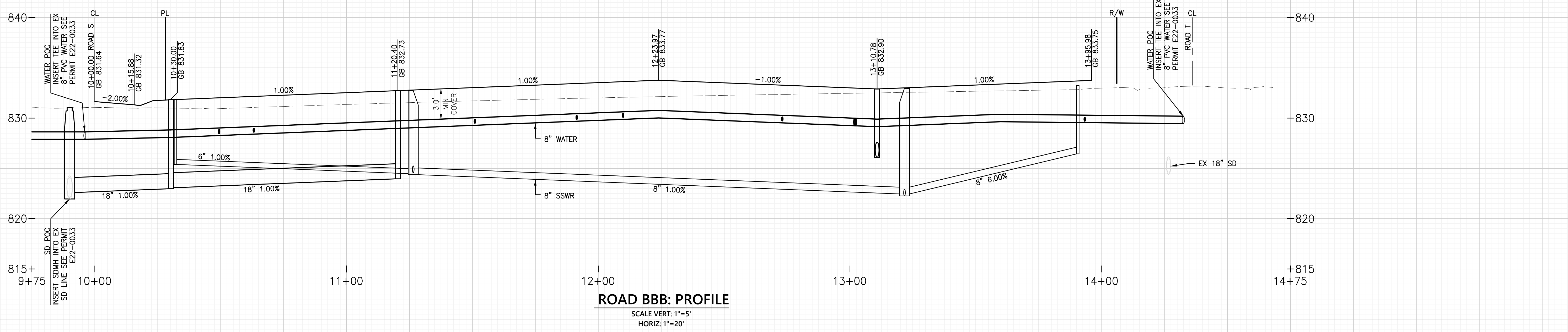
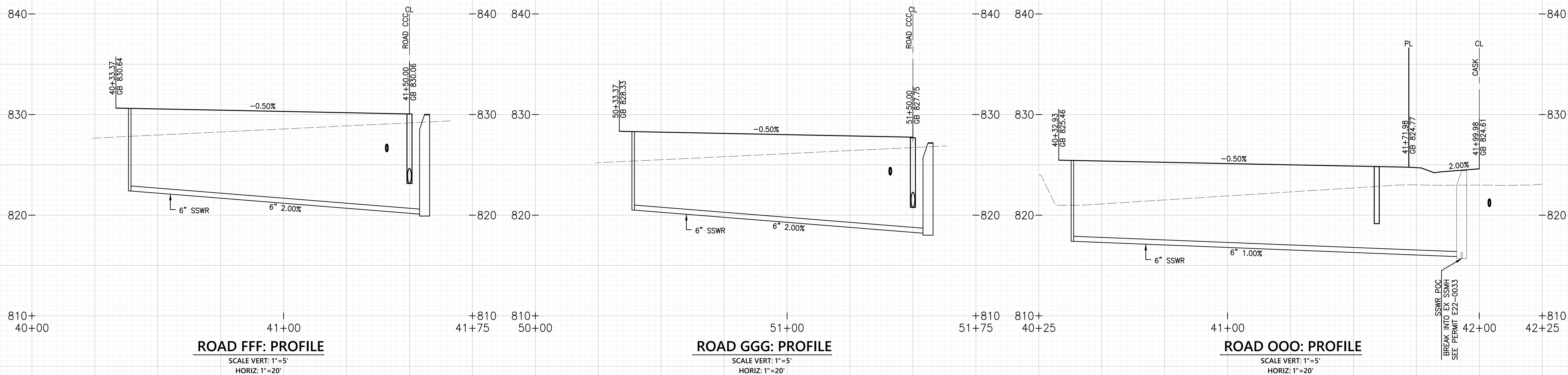
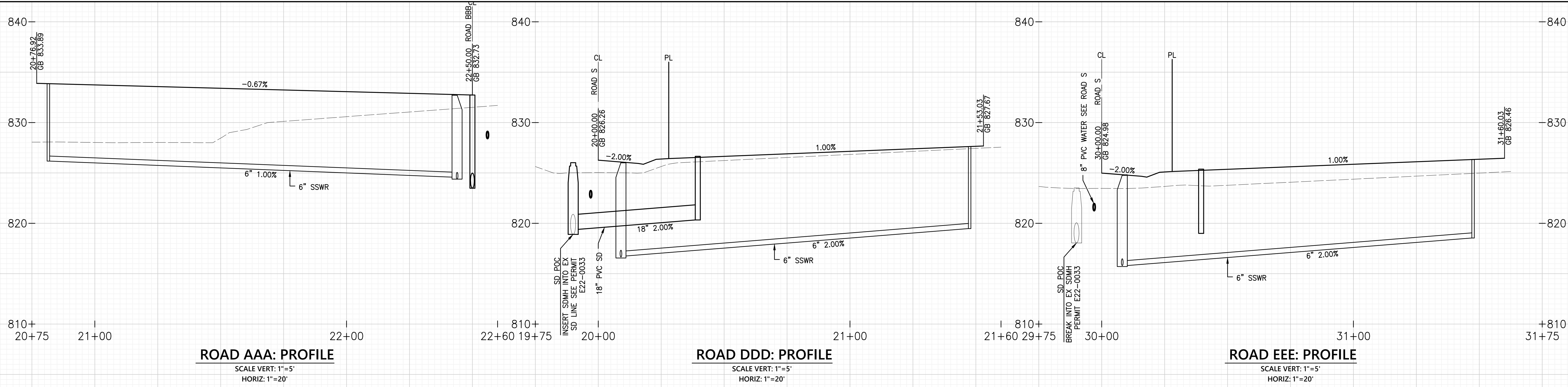


NO.	BY	DATE	REVISION

PROJECT NO: 19356
 DATE: 1/22/2025
 DRAWN/DESIGNED BY: EJ/MM
 CHECKED BY: KD

UTILITY PROFILES

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PROJECT NO: 19356
DATE: 1/22/2025

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VESTING TENTATIVE TRACT
MAP 3227
CITY OF EL PASO DE ROBLES
SUBDIVISION OF CHANDLER LOT B

UTILITY PROFILES

DRAWING NO.
SHEET NO. 8 OF 8

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