



LOM 625

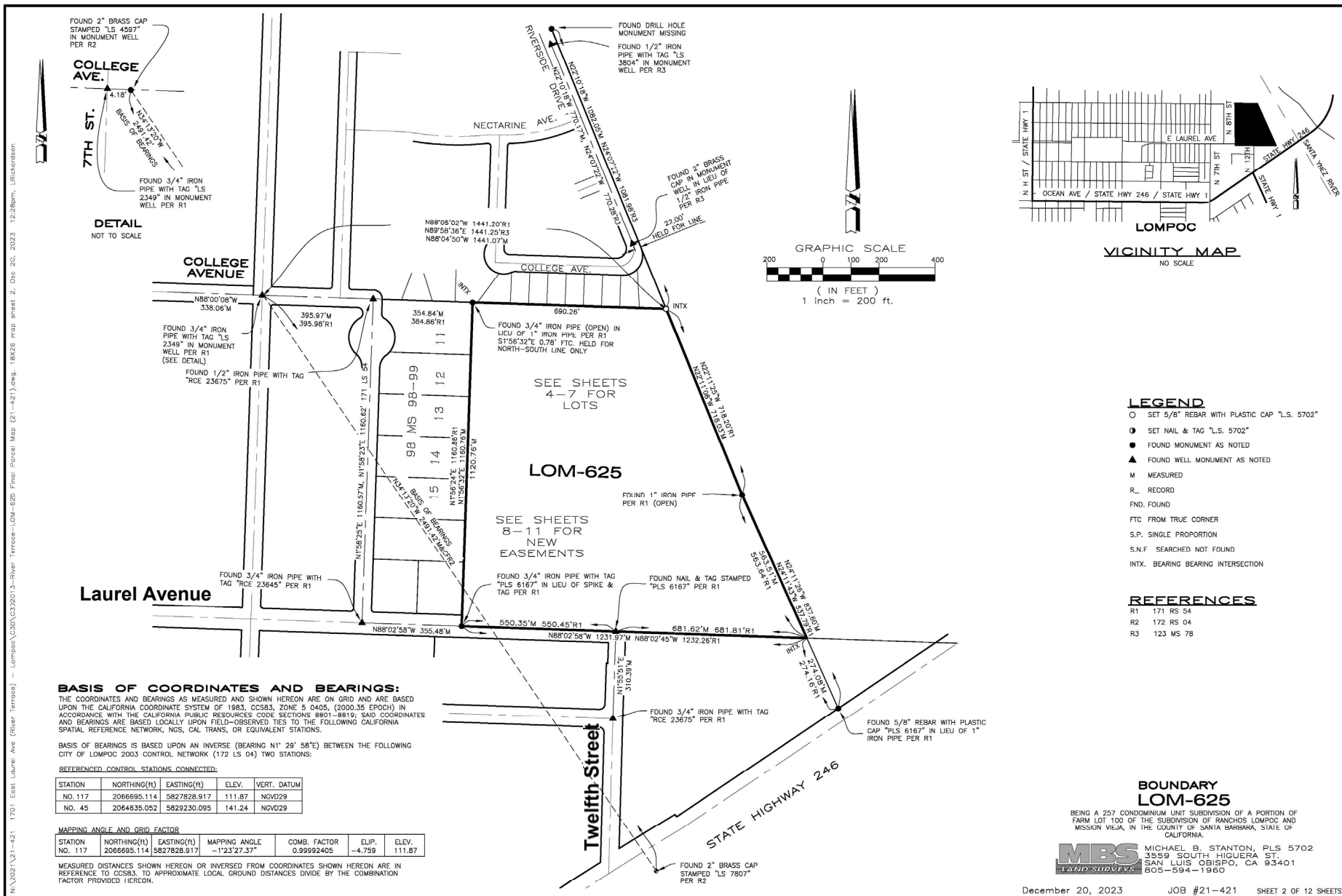
River Terrace Residential Project

Final Tract Map
Subdivision Improvement Agreement
Securities for Public Improvements

February 20, 2024
City Council meeting

Project Location

1701 East Laurel Avenue



FOUND 2" BRASS CAP STAMPED "LS 4997" IN MONUMENT WELL PER R2

COLLEGE AVE.

7TH ST.

BASIS OF BEARINGS

FOUND 3/4" IRON PIPE WITH TAG "LS 2349" IN MONUMENT WELL PER R1

DETAIL NOT TO SCALE

COLLEGE AVENUE

Laurel Avenue

RIVERSIDE DRIVE

NECTARINE AVE.

88°05'02"W 1441.20'R1
89°58'36"E 1441.25'R3
88°04'50"W 1441.07'M

FOUND 2" BRASS CAP IN MONUMENT WELL IN LIEU OF 1/2" IRON PIPE

FOUND 22.00' HELD FOR LINE

COLLEGE AVE.

INTX

SEE SHEETS 4-7 FOR LOTS

LOM-625

SEE SHEETS 8-11 FOR NEW EASEMENTS

FOUND 1" IRON PIPE PER R1 (OPEN)

FOUND 3/4" IRON PIPE WITH TAG "PLS 6167" PER R1

FOUND NAIL & TAG STAMPED "PLS 6167" PER R1

FOUND 5/8" REBAR WITH PLASTIC CAP "PLS 6167" IN LIEU OF 1" IRON PIPE PER R1

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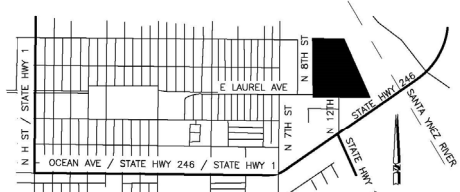
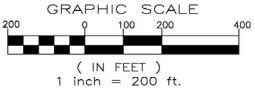
FOUND 5/8" REBAR WITH PLASTIC CAP "PLS 6167" IN LIEU OF 1" IRON PIPE PER R1

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LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP "LS. 5702"
- SET NAIL & TAG "LS. 5702"
- ▲ FOUND MONUMENT AS NOTED
- ▲ FOUND WELL MONUMENT AS NOTED
- M MEASURED
- R RECORD
- FND FOUND
- FTC FROM TRUE CORNER
- S.P. SINGLE PROPORTION
- S.N.F. SEARCHED NOT FOUND
- INTX. BEARING BEARING INTERSECTION

REFERENCES

- R1 171 RS 04
- R2 172 RS 04
- R3 123 MS 78

BASIS OF COORDINATES AND BEARINGS:

THE COORDINATES AND BEARINGS AS MEASURED AND SHOWN HEREON ARE ON GRID AND ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5 0405, (2000.35 EPOCH) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8816; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, NGS, CAL TRANS, OR EQUIVALENT STATIONS.

BASIS OF BEARINGS IS BASED UPON AN INVERSE (BEARING N1° 29' 58"E) BETWEEN THE FOLLOWING CITY OF LOMPOC 2003 CONTROL NETWORK (172 LS 04) TWO STATIONS:

REFERENCED CONTROL STATIONS CONNECTED:

STATION	NORTHING(ft)	EASTING(ft)	ELEV.	VERT. DATUM
NO. 117	2066695.114	5827828.917	111.87	NGVD29
NO. 45	2064635.052	5829230.095	141.24	NGVD29

MAPPING ANGLE AND GRID FACTOR

STATION	NORTHING(ft)	EASTING(ft)	MAPPING ANGLE	COMB. FACTOR	ELIP.	ELEV.
NO. 117	2066695.114	5827828.917	-1°23'27.37"	0.99992405	-4.759	111.87

MEASURED DISTANCES SHOWN HEREON OR INVERSED FROM COORDINATES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GRID DISTANCES DIVIDE BY THE COMBINATION FACTOR PROVIDED HEREON.

BOUNDARY LOM-625

BEING A 257 CONDOMINIUM UNIT SUBDIVISION OF A PORTION OF FARM LOT 100 OF THE SUBDIVISION OF RANCHO LOMPOC AND MISSION VIEJA, IN THE COUNTY OF SAN JUAN BARRERA, STATE OF CALIFORNIA.



MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960



- Garage: 514 Space
 - Parallel: 66 Space
 - Head In: 42 Space
- Open Space Provided:**
- + 432,262 SF Total
 - Common 307,928
 - Private 124,334
 - Common Landscape
 - Common Lawn Area
 - Private Landscape
- Bldg Coverage:**
- + 312,221 SF (25.76%)
 - Single Family Homes
 - Duplex Homes + 1
 - Townhomes + 85
- Pavement coverage**
- + 279,723 SF (25.7%)
 - Private Streets +
 - Private Alleys Drive
 - Detention Basins +

1st

MENT

PRODUCTION BLOCK WALL

PRODUCTION VINYL FENCE

UTILITY EASEMENT

POWER POLE ACCESS ROAD WITH GATED CONNECTION TO BIKE TRAIL

UTILITY EASEMENT

DETENTION BASIN

SEE SHEET L2 ENLARGEMENT

PRIVATE LANDSCAPE AREA (TYP.)

COMMON LANDSCAPE AREA (TYP.)

COMBO BLOCK WALL/FENCE

SEE SHEET L3 ENLARGEMENT

PERVIOUS PAVING (D)

UTILITY EASEMENT

BIKE TRAIL TRAIL WITH TURN-AROUND

Planning Commission Approvals

September 22, 2021, included:

- Vesting subdivision tract map and condominium airspace map for LOM 625
- Development plan DR 20-09
- Addendum to project Environmental Impact Report (EIR 04-01, SCH No. 2004061107)
- Conditions of approval

Final Tract/Condominium Map

- Subdivide a 25 acre lot into seven lots:
- Five residential lots
- Two future commercial lots

- 257 residential condominium airspace units

- Dedicate easements for:
 - Laurel Avenue widening along project frontage
 - Public walk/bike path
 - Public utilities
 - Setback from power lines
 - Private access

Public Improvements required by Subdivision Agreement

- Laurel Avenue street widening, bus stop, sidewalk, landscaping, etc. along project frontage
- Public walk/bike path, landscaping, etc.
- Public utilities, including a sewer main extension from College/3rd to Laurel/12th
- Security/bonds to ensure completion, payment, and maintenance of public improvements

Status of Construction

- Permits for site demolition and soil stockpiling were issued in 2023, and that work is ongoing.
- Staff has approved the grading and improvement plans.
- Grading permit issuance is pending the City Council's approval of the Final Tract Map, Subdivision Improvement Agreement, and Securities.
- Building permit issuance is pending completion of the building plan check process and other required conditions.