



THIS IS A NEW PROJECT REFERRAL

DATE: 5/18/2018
TO: 3rd District Legislative Assistant, Ag Commissioner, APCD, Building Division, County Fire / CAL FIRE, Environmental Health, Public Works, Sheriff, Avila CSD, San Miguelito Water Co, San Luis Coastal School District, Army Corps of Engineers, Bicycle Advisory Committee, CalTrans, CA Fish & Wildlife, Coastal Commission, Port San Luis Harbor District (Avila), U.S. Fish & Wildlife, Avila Valley Advisory Council, Diablo (PG&E), AB52
FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2018-00067 ABR PROPERTY L.P.
PROJECT DESCRIPTION: Proposed Conditional Use Permit for a 3-phase project for a golf resort to include components such as: range, lodge & conference center, recreation/adventure Center, spa and pool, guest cottages & bungalows, loft guest units and welcome center, lake pavilion with camping sites, deck/pool/dock with accessory restroom/shower. Project locations are 6464 Ana Bay Drive, 3000 Avila Beach Drive, and Blue Heron Drive in Avila Beach.
APN(s): 076-205-001, & 076-181-032, -039, & -061

Return this letter with your comments attached no later than 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
[] YES (Please go on to PART II.)
[] NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
[] YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
[] NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date Name Phone



GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Plot Plan
- Curb, Gutter & Sidewalk Waiver
- Other
- Site Plan
- Surface Mining/Reclamation Plan
- Zoning Clearance
- Amendment to approved land use permit
- Variance

DRC2018-00067

Development Plan / Coastal Development Permit
 076-181-061 / 6464 ANA BAY RD
 ABR PROPERTY LP
 REILING OF APPLICATION DRC 2014-00091

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name ABR Property L.P. Daytime Phone (805) 543-4333
 Mailing Address 750 Pismo Street, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name jamie@kirk-consulting.net or amber@kirk-consulting.net Daytime Phone (805) 461-5765
 Mailing Address 8830 Morro Road, Atascadero, CA Zip Code 93422
 Email Address: Kirk Consulting - Jamie Jones / Amber Davis

PROPERTY INFORMATION

Total Size of Site: +/- 170 acres Assessor Parcel Number(s): 076-205-001, ~~076-201-062~~, 076-181-032, 076-181-061, 076-181-039
 Legal Description: see attached
 Address of the project (if known): 6464 Ana Bay Drive, 3000 Avila Beach Drive, 2828 Blue Heron Drive
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 South, Exit, follow Avila Beach Drive to Ana Bay Drive
 Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing resort created in 1968.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Refiling of Application DRC2014-00091
Lodge (Bungalows/Cottages), existing restaurants, spa, conference facilities, pools, and outdoor pavilions

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

ABR Property L.P.

Property owner signature *Amber Davis* Date 5/9/18

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: Same as existing with limited upgrades

Surrounding parcel ownership: Do you own adjacent property? Yes No Not this ownership
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential South: San Luis Bay / Town of Avila Beach
East: San Luis Bay Estates West: Pecho Ranch / Wild Cherry Canyon

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 200,000 sq. feet 2.6 % including existing Landscaping: 130 acres ~~30,000 sq. feet~~ 78 %
Paving: 100,000 sq. feet 1.5 % Other (specify) _____
Total area of all paving and structures: 543,310 sq. feet acres
Total area of grading or removal of ground cover: 12 sq. feet acres
Number of parking spaces proposed: 500-3000 Height of tallest structure: 85 feet
Number of trees to be removed: 0 Type: N/A
Setbacks: Front 20 Right 10 Left 10 Back 10
Domestic

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: San Miguelito Mutual Water Company
Do you have a valid will-serve letter? Yes No (If yes, please submit copy) Intent to Serve Letter Issued

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: San Miguelito Mutual Water Company
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

~~For commercial/industrial projects answer the following:~~

~~Total outdoor use area: _____ sq. feet _____ acres
Total floor area of all structures including upper stories: _____ sq. feet~~

~~For residential projects, answer the following:~~

~~Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____ sf
Total of area of the lot(s) minus building footprint and parking spaces: _____ sf~~



ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

See prior DRC2014-00091

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 158 acres
Moderate slopes - 10-20%: 8 acres
 20-30%: 2 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: San Luis Creek, Estuary, Harford Creek
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: The property and use are designed to work as a managed flood way.
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Totally graded, filled, farmed
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Avila Beach Drive

Water Supply Information

For Irrigation

For Domestic Use

1. What type of water supply is proposed?
 - Individual well
 - Shared well
 - Community water system
2. What is the proposed use of the water?
 - Residential
 - Agricultural - Explain Existing water sources used for recreation, golf course irrigation
 - Commercial/Office - Explain _____
 - Industrial - Explain _____
3. What is the expected daily water demand associated with the project? See attached water supplies and demand memo
4. How many service connections will be required? 6 existing, 135 proposed
5. Do operable water facilities exist on the site?
 - Yes
 - No
 - If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 - Yes
 - No
 - If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements?
 - Bacteriological? Yes No
 - Chemical? Yes No
 - Physical Yes No
 - Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 - Well Driller's Letter
 - Water Quality Analysis (OK or Problems)
 - Will Serve Letter
 - Pump Test _____ Hours / _____ GPM
 - Surrounding Well Logs
 - Hydrologic Study
 - Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 - Yes
 - No
 - If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 - Yes
 - No
4. Has a piezometer test been completed?
 - Yes
 - No
 - If 'Yes', please attach.
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 - Yes
 - No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No

Distance to nearest sewer line: N/A Location of connection: Turn out
2. What is the amount of proposed flow? _____ GPD see water memo by Wallace Group
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Existing trash, food waste, compost
- 2. Name of Solid Waste Disposal Company: South County Sanitation
- 3. Where is the waste disposal storage in relation to buildings? At Maintenance
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: San Luis Unified
- 2. Location of nearest police station: Sheriff
- 3. Location of nearest fire station: San Luis Bay Drive, approximately 2 miles
- 4. Location of nearest public transit stop: In Avila Beach at 3000 Avila Beach Drive
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information

- 1. Please describe the historic use of the property: Farming until 1960, Golf Resort 1967 to present
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: Archaeological resources known to occur on site
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Recreation



Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 24/7/365 Hours of Operation: 24/7
- 2. How many people will this project employ? 40 existing / 160-240 with expansion
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift Daily three shifts with hotel, events (shifts will vary).
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: Occasionally
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: N/A
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: Fertilizers
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.
- 9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
 see attached Traffic Study by ATE

10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No We do now
 If yes, please specify what you are proposing: Uber/Lift, bus, carpool
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: Adequate capacity exists. Events will continue to be managed.

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): See project plans.
2. Will the development occur in phases? Yes No
 If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
 If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Solar proposed for carts and irrigation.

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Conversion of resort irrigation to utilize treated effluent from San Miguelito Mutual Water Company and possibly Avila Community Services District. Would result in reduction of ground water usage.
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
 If yes, please list: California Red-Legged Frog

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project



Letter of Transmittal

Date: May 18, 2018

To: Terry Wahler – County of San Luis Obispo

From: Kirk Consulting

RE: **DRC2018-02154 – Avila Beach Resort: Avila by the Sea Project Components**

This transmittal is intended to provide an outline of the project components for the proposed Avila by the Sea project. The project was initially submitted in 2015 and since then, the owners have further refined the overall site plan and have worked with the project architect to better articulate the details on the new buildings and uses. The development areas remain in the same already highly modified areas identified on the 2015 plan; however, some proposed facilities have been reduced and/or shifted so that all new development is occurring within areas previously disturbed (golf course, paved areas, and other previously modified areas). The Avila by the Sea project was refiled with the County on May 9, 2018.

The current project of added facilities includes a variety of hospitality enhancements to serve the existing Avila Beach Golf Resort (ABR or Resort) business and new customers.

The proposed project will be developed under three (3) phases.

Phase 1: Lodge & Conference Center, Recreation/Adventure Center, Spa and Pool, Harford Canyon Cottages and Bungalows, Outdoor Pavilion and Harford Artistic/Culinary Guests

- **Lodge & Conference Center (Remodel)**
 - Remodel and expansion of existing Mulligans Bar and Grill restaurant, to be renamed Watercolors (7,000 SF existing)
 - 2 new pools (2,200 SF)
 - Lobby with Guest Bar (3,900 SF, reuse)
 - One new two (2) bedroom guest unit (above guest bar) (1,600 SF)
 - Remodel of existing Beach Club with addition of 3,000 SF of new conference rooms, added to the existing bar, kitchen, wine cellar and meeting rooms (14,000 SF of existing)

- Tournament House (3,600 SF)

Proposed Grading – Cut: 800 CY Fill: 800 CY

Area of Disturbance – 1.8 acres

- **Recreation/Adventure Center (New)**

- Mulligan’s Café (1,500 SF)
- Pro Shop (relocated)/Admin Offices (2,400 SF)
- Avila Transit Center (4,800 SF) (electric carts/bikes)
- Driving Range (2-story tees with deck)
- Adventure Center (canoe/kayak/outrigger)/Snack Bar (800 SF)

Proposed Grading – Cut: 0 CY Fill: 3,500 CY

Area of Disturbance – 1.5 acres

- **Spa and Pool (New)**

- 3-story spa building with a roof deck and pool (28,000 SF), warehouse on lower level (8,000 SF)
- Pool, Snack Shop and Restrooms (8,000 SF) with decks

Proposed Grading – Cut: 400 CY Fill: 400 CY

Area of Disturbance – 0.92 acres of existing parking lot

- **Harford Canyon Cottages and Bungalows (New)**

- 65 – one (1) bedroom bungalows (750 SF each) plus decks
- 35 – two (2) bedroom bungalows (1,300 SF each) plus decks
- Starter Shack (1,200 SF)

Proposed Grading – Cut: 1,000 CY Fill: 1,000 CY

Area of Disturbance – 7 acres of existing turf

- **Outdoor Pavilion (New)**

- Pavilion multi-use area, seats 1,500 people (1.5 acres)
- Event Barn (8,000 SF)

Proposed Grading – Cut: 800 CY Fill: 800 CY

Area of Disturbance – 1.1 acres of existing turf

- **Harford Artistic & Culinary Guests (New)**

- 2 – four (4) bedroom guest villas (2,200 SF each)

Proposed Grading – Cut: 50 CY Fill: 50 CY

Area of Disturbance – 0.15 acres

Phase 2 – Blue Heron Lofts (2828 Blue Heron – existing maintenance)

- **Blue Heron Lofts & Lake Welcome Center (Remodel & New)**
 - 10 – three (3) bedroom guest units (1,900 SF each)
 - Parking garage (16,500 SF) located below guest units (50 parking spaces)
- Cart Maintenance & Building (3,000 SF)
- Check-in/Welcome Center Building (1,600 SF)

Proposed Grading – Cut: 500 CY Fill: 500 CY

Area of Disturbance – 0.85 acres of existing maintenance facilities

Phase 3 – Lake Pavilion and The Nest

- **Lake Pavilion (New)**
 - New lake (45,000 SF)
 - New decks/pool/dock (16,000 SF)
 - 20 – two (2) bedroom bungalows (1,200 SF each)
 - Event Pool Pavilion Building (5,000 SF)
 - 2 – Restroom/Shower Buildings (900 SF each)
 - Flex Space Camp Sites (16 acres, 1,200 camps or 2,400 campers)

Proposed Grading – Cut: 7,000 CY Fill: 7,000 CY (for new lake)

Area of Disturbance – 4 acres of existing turf

- **The Nest (New)**
 - 2 – one (1) bedroom spiral units (750 SF each)
 - Ground Floor Cottage – two (2) bedroom (1,200 SF)

Proposed Grading – Cut: 100 CY Fill: 100 CY

Area of Disturbance – 0.33 acres of wedding areas

Phase 1-3 Irrigation / Recycled Water Blending Reservoirs (New)

- Two (2) new “blending reservoirs” (approximately 20,000 SF of surface area)

These reservoirs will be constructed if the 2013 agreement between SMMWC and ABR to cooperatively achieve a “beneficial reuse” for portions of SMMWC’s treated wastewater is implemented. This agreement provides for a

number of options, including installation of a separate, dedicated recycled water facility within the ABR property for its new facilities.

A system for new facilities assumes existing ABR facilities remain on SMMWC. All new facilities occur within either turf or other “footprints” of existing improvements. Gray water can be used for irrigation. All of ABR consists of highly graded, turfed, hard surface, etc., created 50 years ago. As such, no natural environments are interrupted or affected by addition of these new facilities.

Disturbance Areas

Provided below is a summary of the project component areas, associated grading quantities and disturbance area.

Project Component	Cut (CY)	Fill (CY)	Max Depth of Cut (Feet)	Max Depth of Fill (Feet)	Disturbance Area (Acres)
Lodge & Conference Center	800	800	1	1	1.8
Recreation/ Adventure Center	0	3,500	0	4	1.5
Spa & Pool	400	400	5	1	0.92
Harford Canyon Cottages & Bungalows	1,000	1,000	2	1	7
Outdoor Pavilion	800	800	15	5	1.1
Harford Artistic/ Culinary Guests	50	50	1	1	0.15
Blue Heron Lofts	500	500	0	0	0.85
Lake Pavilion	7,000	7,000	3-4	3-4	4
The Nest	100	100	2	1	0.33
Total	10,650	14,150			17.65

Note: Excludes foundations, utilities. All disturbed areas are presently turf and/or pavement

Project Plans

Plans for the Avila by the Sea project have been prepared by Lake Flato, RRM and Above Grade Engineering include information regarding, topography, grading, drainage, etc.

The plans specifically include the following items:

- a. A topographic map is included in the attached architectural plan set.
- b. Preliminary grading plans have been prepared by Above Grade Engineering and are included in the attached architectural plan set.
- c. A preliminary drainage plan has been prepared by Above Grade Engineering and is included in the attached architectural plan set.
- d. Preliminary floor plans for structural uses are included in the attached architectural plan set.
- e. Architectural elevations for structural uses are included in the attached architectural plan set. Illustrations are provided to show how the completed buildings will appear including elevations, renderings, and identification of exterior finishes and roofing materials. Building heights are also denoted on the architectural elevations.
- f. A landscape concept has been prepared by Cultivate Studio and is included with the architectural plan set.
- g. A Circulation and Emergency Routes both existing and proposed are included in the architectural plan set. The plan shows existing access to all three (3) existing emergency access routes including Lupine Canyon Drive, Blue Heron Drive and Avila Beach Drive. Several existing access points from Avila Beach Drive are shown and identified. The road previously shown connecting Wild Cherry Canyon to Lupine Canyon Road is no longer a component of the project.
- h. Emergency access routes (all existing) are shown on the Circulation and Emergency Routes site plan, which is included in the architectural plan set.
- i. All existing and proposed new structures are denoted within the architectural plan set. Two existing structures are intended for removal and/or replacement including: existing maintenance building will be replaced by Blue Heron Lofts and Pro Shop will be replaced by the Lodge/lobby. Some other existing structures will be remodeled and expanded on as part of the proposed project.

Grading Plan

Grading plans have been prepared by Above Grade Engineering and are included with this submittal. The project has been designed to have minimal earthwork requirements by designing the project to the existing landscape.

Grading quantities have been minimized by siting development areas within the existing golf course. Harford Canyon cottages and bungalows are perched on small elevated foundations that do not modify the turf. The proposed roads to serve Harford Canyon are being placed generally where the existing golf cart paths, requiring widening with

moderate grading necessary to implement the road and the parking. Otherwise, no significant grading in Harford Canyon is anticipated.

Blue Heron Lofts will be constructed over the location of the existing maintenance facilities. The existing grade will be maintained and a garage podium will be placed on the existing terrain, and then the units built over it. No grading other than foundation work is anticipated.

With regard to the Lakes, there will be an excavation of approximately 3 to 4 feet in depth over an acre for a total of 7,000 yards of material. The excavated material will be used directly adjacent to the lake to create a mound on which the new bungalow units are to be constructed.

All other areas of surrounding development on Treehouse Ridge and North Harford Canyon are constructed on grade and elevated foundations, with no grading involved.

Drainage Plan

All of the proposed new facilities are within the existing turf, as was mentioned earlier, and thus, all of the drainage is handled within that turf. Storm water will be collected and reutilized either at the individual facilities or pumped to the existing reservoirs and used within the existing irrigation. No new infrastructures are necessary to accomplish this. Above Grade Engineering has prepared a Preliminary Project Drainage Report which analyzes the project design for conformance with the County of San Luis Obispo Storm Water Post Construction and Waterway Management Plan requirements.

Event Program

The existing concert program will continue and typically includes around 15 outdoor music events with 3,000 to 5,000 attendees and five (5) additional three-day outdoor festivals that do not exceed 5,000 attendees per day. The ticketed activities listed above are in addition to other activities that are also typical of a commercial recreation resort and golf course such as weddings, banquets, other private activities, golf, tournaments, and other recreation uses such as canoe/outrigger uses.

These activities are and will continue as Accessory Uses, and the allowance for these Accessory Uses dates back to the original 1967 conditional use permit. The 1967 plan called for a hotel, retail sales and office, golf courses and playgrounds, trailer courts and *accessory uses*. The historical and on-going entertainment activities are accessory to the principal use of the site as a commercial recreation resort and golf course. These

activities are customarily related to a commercial resort and golf course use and are incidental and secondary in nature, such that they do not change or alter the character of the site.

Use, Accessory. A use accessory to any principal use and customarily a part thereof, which is clearly incidental and secondary to the principal use and does not change the character of the principal use. Section 23.08.020 establishes standards for accessory uses. [Amended 1995, Ord. 2715]

The events are currently held and will continue to be held in primarily three (3) general venue locations: The Cove, The Range and The Peninsula. The existing facilities are used to support these various events and provide temporary parking on golf course turf.



The large activities generally occur between March and November between the hours of 10:00 am and 10:00 pm. The existing restaurant and buildings are used for events or activities, in addition to stage(s), tents and tables setup outside. The proposed development is intended to capture guests visiting ABR for events, golf, etc. who would traditionally only stay for the day and have them lodge onsite.

Weekday activities are generally smaller in size and scope with the larger activities typically occurring on the weekends. The current application is not proposing to increase these activities beyond that which has historically occurred on the site.

ABR has in place Emergency Procedurals which are part of their normal commercial operations and is included for information. An Emergency Response Coordinator and alternate coordinators are in place. The Emergency Response Coordinator at ABR is the General Manager or Manager on duty or designee of the General Manager. A list of Emergency Response Team Members, along with Cal Fire, Sheriff and CHP, are all posted in the administration office breakroom. The Emergency Response Coordinator is responsible for direction of the Emergency Response Team and responding to and coordinating emergency situations, notifying outside aid and public information, and authorizing access to the site. In addition to multiple access points on Avila Beach Drive the Resort benefits from emergency access via Blue Heron Drive and Harford Canyon Road connecting to Lupine Canyon. Additionally, the Cal Fire station is located on the bend of San Luis Bay Drive, within the San Luis Bay Estates so emergency response times are minimized.

All staff is trained and radios provide communication between emergency responders while onsite during the events.

Parking

Resort and on occasion community Events historically are parked on various turf areas for guests of those activities. With the proposed new facilities many of those existing guests will be able to stay on property for weddings, concerts and other events. This will have a positive effect on reducing some existing Resort traffic, as well as overall reduction of trips, given currently that guests to ABR have to stay elsewhere. Existing event parking and proposed new parking areas associated with the new facilities are shown within the attached architectural plan exhibits. A parking management plan is included with this submittal as a component of the Traffic Study document.

AVILA BY THE SEA
 Parking - Required & Proposed [4/20/2018]

Use	Factor	Area (SF)	Parking Required	Redundancy Factor	Parking Provided
Restaurant (E)					
Dining	1/60	3,600	60		
Dining Terrace	1/60	2,000	34		
Kitchen/Employees		1,400	24		
		7,000	118	100%	118
Lobby					
		3,400	N/A		N/A
Beach Club					
Meeting/Conference (E)	1/40	5,000	125		
Conference (N)	1/40	3,000	75		
Wine Cellar (E)	1/50	1,000	24		
Conference (former Carts)	1/40	1,200	40		
Back of House/Office (E)	1/300	4,000	13		
Kitchen (E)	1/250	1,000	4		
Tournament House (N)	1/40	3,600	90		
		18,800	371	30%	112
Golf					
18-Hole Course (E)	5/Hole	N/A	90		
			90	30%	27
Driving Range (Multi-Purpose)					
Mulligan's Café (N)	1/60	1,500	24		
Pro Shop (relocated) (E)	1/300	2,400	8		
Avila Transit (N)	1/1000	4,800	4		
Outrigger/Canoe/Bike	1/500	800	2		
		9,500	38	184%	70
Spa					
Treatment	1/300	16,000	54		
Back of House	1/1000	8,000	8		
Decks/Terrace	N/A	7,000	N/A		
		31,000	62	29%	18

Open Space Easement

The one easement plotted on a portion of the Resort was unrelated to the Resort and specifically reserves the rights for further facilities and allowed land uses under its rights reserved to the Property owner.

The ABR easement covers only a portion of the property. The easement was not necessary nor required for ABR, it was granted to facilitate development of Pelican Point (Tract 992) before a Subdivision Plan was created for residential phases 4, 5 and 6 (Tract 2149).

The proposed new Resort facilities do not include any new residential units; therefore, no additional open space easements are required by the Master Plan. There are no open space requirements with either the commercial and/or recreational development within the Master Plan.

Biology

A biological resource assessment report has been prepared by Terra Verde Environmental Consulting and is included with this submittal. The results from the biological surveys were used in refining the overall proposed project design to avoid environmentally sensitive areas and impacts to plant and animal species. All new facilities are planned entirely within the highly modified areas of the existing Resort. The report includes an evaluation of the types and extent of sensitive habitat on the project site, as well as the anticipated impacts, and significance of such impacts to sensitive habitat areas. A series of field surveys were completed throughout different seasons and were appropriately timed for the detection of regionally-occurring, special-status species and sensitive habitats. Avoidance, minimization, and mitigation measures are provided to avoid and reduce potential impacts to the maximum extent feasible, and to a less than significant level.

The biological resources assessment report and associated field and desktop analyses were completed using standard, accepted methods and protocol, consistent with California Environmental Quality Act (CEQA) and County of San Luis Obispo (County) guidelines. No correspondence and/or comments have been received from other regulatory agencies to date regarding the current biological resources assessment. An evaluation of potential impacts as a result of noise, sediment, and other potential disturbances as a result of the proposed facilities adjacent to environmentally sensitive habitat areas (ESHA) is also included in the report.

The proposed facilities do not impact environmentally sensitive areas nor does it generate any new additional noise beyond that currently generated by the beach surroundings and existing Resort business operations. Little disturbance is anticipated other than construction. All proper implementation to avoid runoff and protect the surrounding natural areas are employed. Existing surrounding turf areas will also continue to act as "bio filters." The biological resources assessment report includes discussions about the applicable setbacks from ESHA, as defined in Sections 23.07.170 to 23.07.178 of the Coastal Zone Land Use Ordinance.

The proposed new facilities are designed and located a minimum of 100 feet from any wetlands, which was determined to be adequate for the protection of these resources at the project site. Setbacks from wetlands have been included on project site plans.

The Blue Heron Rookery has been delineated on the figures associated with the biological resource assessment prepared by Terra Verde Environmental and included with this submittal.

The biological constraints analysis completed for the proposed new facilities includes an evaluation of negating any direct or indirect impacts to riparian areas, including San Luis Obispo and Harford Creeks. New facilities are set back a minimum of 100 feet from the edge of San Luis Obispo Creek and 50 feet from the edge of Harford drainage. Setbacks for improvements within existing developed areas have been maximized to the extent feasible.

A series of mitigation measures have been included in the attached biological resources assessment report, which address the potential for indirect impacts (e.g., sedimentation from active construction areas) to riparian areas.

An alternatives analysis will be completed as part of the final design, including proposed crossings, which are conceptual at this time. This will be completed prior to the CEQA process for the proposed project.

Tree Inventory

An inventory of oak trees within 100 feet of proposed development was completed in May 2016. The new facilities are designed to avoid tree removal and impacts to existing trees.

Visual Analysis

The Master Plan calls for visual analysis only in regard to residential “ridgeline” silhouettes, which was done for Tract 2149. No such issues exist with the proposed Resort facilities. Cross sections of the proposed facility areas within the ABR property are provided in the architectural plan set and show that the proposed project does not create any visual impacts.

All of the Resort’s new development is primarily one-story in configuration and very little is of a two- and three-story nature. All new facilities are well within existing golf course turf and/or existing facilities footprints. All existing and mature vegetation will remain. Thus, significant screening and distance is achieved for the new facilities from the public way along Avila Beach Drive, Blue Heron Drive, and even from the elevated Heron Crest on the top of the hill, above the Resort.

Archaeology

Various Archeological studies have been conducted over the last couple of decades on the various areas proposed for further expansion and facilities. Those studies are included in the attached summary by Applied Earth Works that identifies potentially sensitive areas. All areas of the property south of San Luis Creek are fill materials brought in from other locations either east or west of the Resort as landfills over 60 years ago. Thus, they may contain scattered archeological materials from elsewhere; however, none of them are intact.

The other areas within portions of Harford Canyon that have been identified as archeologically sensitive or potentially archeologically sensitive sites, occur mostly in the already graded golf course.

The golf course built over 50 years ago is a highly modified and graded landscape including the installation of subsurface drainage. The new facilities are light on the land with foundations that are either small pilings and or excavations (not very deep excavations) that will protect and minimize impact on any potential archeological features.

Geology and Soils

Cleath-Harris Geologists, Inc. has prepared an overview of the various soils reports that were done in the site for each of the proposed development areas. Also discussed in the attached report are the various geologic and soils issues with regard to each of the proposed development areas.

Traffic, Circulation and Transportation Facilities

All private roads, internal paths, streets and certain public facilities (Bob Jones Trail, San Luis Bay Drive bridge, two traffic signals) are completed as planned. Maintenance responsibilities are established through either "private easements" or "common areas." ABR has the right of use of the internal loop roads and two entries on San Luis Bay Drive.

An updated Traffic Study has been completed by Associated Transportation Engineers and is included with this submittal. The Avila Beach Resort enjoys the benefit of multiple accesses to Avila Beach Drive, as well as the internal road circulation system for San Luis Bay Estates, including Blue Heron Drive and Lupine Canyon Road. All roads identified above can be used for the purposes of access by emergency vehicles and exiting in an emergency by users of Avila Beach Resort and the community at large. These identified access ways have been long adopted by Cal Fire and others as means of secondary emergency access to the project site.

Air Quality

Air quality analysis will be completed as part of the project environmental review.

Noise

Noise studies have been conducted of various music events at the ABR property and have been summarized in a memo prepared by 45 dB Acoustics. The train is not included as a component of the project and therefore was not analyzed. The memo included with this submittal references three prior sound level studies at amplified music events held at the Avila Beach Resort.

Water Resources

A review of domestic water supply was completed for the new facilities by the Wallace Group which outlines that Avila Beach Resort is a customer (shareholder) with the SMMWC. In addition, ABR also has separate and existing irrigation resources.

Domestic water supply and wastewater for the Resort is currently provided and will continue to be provided to the new facilities by SMMWC. ABR is a shareholder of SMMWC with 141 shares, 6 of which are currently in use. ABR has 135 shares dedicated to the proposed new facilities. All SMMWC domestic water and sewer services are presently in place and have adequate capacity to meet the requirements of Avila Beach Resort's expansion.

An intent to serve letter was issued by the SMMWC on August 23, 2017, for the recreational development at ABR.

As requested in the intent to serve letter, the following documentation has been submitted to SMMWC for the issuance of a conditional will serve letter:

- Site plan
- Comprehensive project plans
- Engineer's report and estimate of project water usage and sewer capacity needs

ABR, separate from its domestic use provided by SMMWC, utilizes both groundwater and San Luis Creek riparian underflow for its irrigation. This continues to be a stable and established system for more than 50 years. A map of existing irrigation infrastructure is included with this submittal.

Reduction of certain portions of the existing ABR irrigation (removal of turf) will provide a direct offset to ABR's present irrigation use. The new facilities footprint will result in a net removal of approximately 20 acres of existing irrigated turf. The project will result in an estimated reduction in existing irrigation by 30 AFY solely from adding these new facilities and reducing turf irrigation. Golf course irrigation has the potential to be reduced further with implementation of a gray water recycling program if implemented by SMMWC (see further discussion under "Irrigation / Recycled Water Blending Reservoirs" section).

Fire Safety Plan

Cal Fire has been consulted for the existing and proposed plans and will be consulted for the official Fire Safety Plan. A fire protection engineer has been retained to implement Cal Fire recommendations. Cal Fire has adopted the existing secondary access routes identified on the Circulation and Emergency Routes Plan as sufficient.

Signage

Signage is already existing. It serves the Resort in multiple locations. It will be upgraded and improved as part of the project; however, it will be substantially the same in its locations, context and size.

Solid Waste Disposal

The existing Resort business has an operational business with food, beverage and golf resort operations. Therefore, both solid waste disposal and recycling are already in place with the ongoing operations. Locations of the existing waste disposal locations are provided on Sheet G2 of the architectural plan set.

Stormwater Control Plan

A Storm Water Control Plan application has been prepared by Above Grade Engineering and is included in the Preliminary Project Drainage Report.

Thank you,



Amber Davis
amber@kirk-consulting.net
Phone: (805)461-5765



OVERVIEW

PARCEL STATUS	Active
TAX CODE	OSE
PRIMARY OWNER	ABR PROPERTY LP 750 PISMO ST SLO, CA 93401-3922
SECONDARY OWNERS	ABR PROPERTY LP A CA LTD PTP
PARCEL ADDRESS(ES)	,
COMMUNITY	Avila Beach
ADVISORY COUNCIL	Avila Valley Advisory Council
LEGAL DESCRIPTION	RHO SAN MIG PTN LT Y
PLANNING AREA(S)	San Luis Bay Coastal Planning Area, San Luis Obispo Planning Area
LAND USE	Recreation
COMBINING DESIGNATIONS	Archaeologically Sensitive Area, Flood Hazard, Geologic Study Area, Local Coastal Program, Sensitive Resource Area
PLANNING AREA STANDARDS	22.106.010, 22.106.010 A3, 22.14.060, 22.14.070, 22.14.100, 22.96, 22.96.030, T23 SLBay
PARCEL FLAGS	AS - Archeologically Sensitive Area, CAZ - Coastal Appealable Zone, COJ - Coastal Commission Original Jurisdiction, FH - Flood Hazard, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, NOT - Parcel Notes Apply, RD1 - Road Fee Area - Avila, REC - Recreation, SRA - Sensitive Resource Area, STM - Stormwater Management Area, VSA - Visitor-Serving Area
NOTES	SEE PARCEL TAG FOR LOT LEGALITY INFORMATION. JSM

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
03/15/1979	Lot (C)	1979-R-C10802
12/30/1986	Lot (O)	1986-R-087366
04/28/1989	Lot (O)	1989-R-026121
07/06/1990	Lot (O)	1990-R-045139
07/21/1995	Lot (T)	1995-R-030870
07/21/1995	Lot (T)	1995-R-030872
05/16/2003	Lot (T)	2003-R-053232
05/16/2003	Lot (T)	2003-R-053233

RECORDED LOTS

Lot Number	Lot Flags
T-AL80-008-4A-P-Y	LM - Lot Consolidation Multiple Lots

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
05/09/2018 <i>REFILING OF APPLICATION DRC2014-00091</i>	DRC2018-00067	Land Use	In Progress
02/13/2015 <i>A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.</i>	DRC2014-00091	Land Use	Appealed
09/12/2012 <i>GOLF CART STORAGE/MAINTENANCE BUILDING - 2,000 SF</i>	PMT2012-00454	PMTC - Commercial Permit	Application Expired
11/10/2004 <i>MUP/ COASTAL/ MAINTAINANCE FACILITY REMODEL/CARETAKERS UNIT AND 10 UNITS OF EMP HOUSING</i>	DRC2004-00099	Land Use	Withdrawn
05/21/2004 <i>CONCERTS/FESTIVALS/LIVE ENTERTAINMENT</i>	ZON2003-00629	Zoning Clearance	Denied
04/01/2002 <i>REMOVE FLOOD GATE AND REPLACE</i>	D010305P	Land Use	Withdrawn
05/19/1997 <i>ELECTRIC METER</i>	A0974	PMTC - Commercial Permit	Permit Finaled
04/23/1997 <i>CONDOS</i>	D890545D	Land Use	Withdrawn
01/22/1996 <i>LOT LINE ADJUSTMENT OF TWO PARCELS</i>	S940002L	Subdivision	Expired
12/27/1995 <i>ALTER TO CART, LOCKER RMS</i>	D950132P	Land Use	Expired
09/11/1995 <i>WITHDRAWN- WATERLINE/TREATMENT PLAN</i>	D910170D	Land Use	Withdrawn



OVERVIEW

PARCEL STATUS	Active
TAX CODE	OSE
PRIMARY OWNER	ABR PROPERTY LP 750 PISMO ST SLO, CA 93401-3922
SECONDARY OWNERS	ABR PROPERTY LP A CA LTD PTP
PARCEL ADDRESS(ES)	,
COMMUNITY	Avila Beach
ADVISORY COUNCIL	Avila Valley Advisory Council
LEGAL DESCRIPTION	TN AVILA PTN
PLANNING AREA(S)	San Luis Bay Coastal Planning Area
LAND USE	Recreation
COMBINING DESIGNATIONS	Archaeologically Sensitive Area, Flood Hazard, Local Coastal Program, Streams and Riparian Vegetation, Wetlands
PLANNING AREA STANDARDS	22.106.010, 22.106.010 A3, 22.14.060, 22.14.100, 23.070.172, T23 SLBay
PARCEL FLAGS	AS - Archeologically Sensitive Area, CAZ - Coastal Appealable Zone, COJ - Coastal Commission Original Jurisdiction, FH - Flood Hazard, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, NOT - Parcel Notes Apply, RD1 - Road Fee Area - Avila, REC - Recreation, SRV - Streams and Riparian Vegetation, STM - Stormwater Management Area, VSA - Visitor-Serving Area, WET - Wetlands
NOTES	SEE PARCEL TAG FOR LOT LEGALITY INFORMATION. JSM

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
03/15/1979	Lot (C)	1979-R-C10802
12/30/1986	Lot (O)	1986-R-087363
04/28/1989	Lot (O)	1989-R-026121
07/06/1990	Lot (O)	1990-R-045139
07/21/1995	Lot (T)	1995-R-030870
07/21/1995	Lot (T)	1995-R-030872
11/06/1995	Lot (T)	1995-R-051742
11/06/1995	Lot (T)	1995-R-051743

RECORDED LOTS

Lot Number	Lot Flags
T-AL80-008-4A-P-Y	LM - Lot Consolidation Multiple Lots

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
05/09/2018	DRC2018-00067	Land Use	In Progress
<i>REFILING OF APPLICATION DRC2014-00091</i>			
02/13/2015	DRC2014-00091	Land Use	Appealed
<i>A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.</i>			
10/11/2011	COD2011-00290	Code Enforcement	Closed - Resolved
<i>NOISE FROM CONCERT</i>			
11/04/2010	PMT2010-00758	PMTG - Grading Permit	Application Expired
<i>MINOR GRADING TO CONSTRUCT ACCESS ROAD TO THE GOLF RESORT AT INTERSECTION OF AVILA BEACH DRIVE & FIRST STREET. RELOCATE STRIPPING CROSSING IN DRIVEWAY. THE ONLY DISABLED ACCESS COMPONENTS ON PRIVATE PROPERTY IS A SHORT WALKWAY TO GOLF COURSE. [NO PMT REQ'D TO INSTALL NEW GATES (< 6 FT & NO ELECTRICAL), AND (4) ALLAN BLK WALLS FOR LANDSCAPE (<4 FT)] {ALL CROSS HATCHING ON SHEET C-2 IS WORK IN THE COUNTY RIGHT A-WAY & SOME DISABLED ACCESS IS IN THE PUBLIC RIGHT OF WAY} SCOTT STOKES, RCE (DRC2005-00032)</i>			
08/24/2005	DRC2005-00032	Land Use	Approved
<i>EXTEND BIKEPATH .25 MILE, RELOCATE 565 FT OF GOLF CART PITCH, WIDEN 250 FT OF EXISTING PATH, ABANDON 265 FT OF EXISTING PATH, INSTALL NEW GATES, FENCING, AND RELOCATE CROSSINGS</i>			
07/07/2005	SUB2005-00006	Determination	Approved
<i>AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE</i>			
05/21/2004	ZON2003-00629	Zoning Clearance	Denied
<i>CONCERTS/FESTIVALS/LIVE ENTERTAINMENT</i>			
04/01/2002	D010305P	Land Use	Withdrawn
<i>REMOVE FLOOD GATE AND REPLACE</i>			
04/23/1997	D890545D	Land Use	Withdrawn
<i>CONDOS</i>			
03/18/1997	A0559	PMTG - Commercial Permit	Permit Finaled
<i>2 WELLS & 1 STILLING PIPE</i>			
01/22/1996	S940002L	Subdivision	Expired
<i>LOT LINE ADJUSTMENT OF TWO PARCELS</i>			
09/11/1995	D910170D	Land Use	Withdrawn
<i>WITHDRAWN- WATERLINE/TREATMENT PLAN</i>			



OVERVIEW

PARCEL STATUS Active

TAX CODE OSE

PRIMARY OWNER ABR PROPERTY LP
 750 PISMO ST SLO, CA 93401-3922

SECONDARY OWNERS ABR PROPERTY LP A CA LTD PTP

PARCEL ADDRESS(ES) 2828 BLUE HERON DR SAN LUIS OBISPO, CA 93405
 6464 ANA BAY RD SAN LUIS OBISPO, CA 93405
 6460 ANA BAY RD SAN LUIS OBISPO, CA 93405
 6450 ANA BAY RD SAN LUIS OBISPO, CA 93405

COMMUNITY Avila Beach

ADVISORY COUNCIL Avila Valley Advisory Council

LEGAL DESCRIPTION RHO SAN MIG PTN LT 47

PLANNING AREA(S) San Luis Bay Coastal Planning Area, San Luis Obispo Planning Area

LAND USE Recreation

COMBINING DESIGNATIONS Archaeologically Sensitive Area, Flood Hazard, Geologic Study Area, Local Coastal Program, Streams and Riparian Vegetation, Wetlands

PLANNING AREA STANDARDS 22.106.010, 22.106.010 A3, 22.14.060, 22.14.070, 22.14.100, 22.96, 22.96.030, 23.070.172, T23 SLBay

PARCEL FLAGS AS - Archeologically Sensitive Area, CAZ - Coastal Appealable Zone, COJ - Coastal Commission Original Jurisdiction, FH - Flood Hazard, GS - Geologic Study Area, LCP - Local Coastal Plan, MS4 - MS4 Stormwater Area, NOT - Parcel Notes Apply, RD1 - Road Fee Area - Avila, REC - Recreation, SRV - Streams and Riparian Vegetation, STM - Stormwater Management Area, VSA - Visitor-Serving Area, WET - Wetlands

NOTES SEE PARCEL NOTES FOR LOT LEGALITY INFORMATION. JSM

PER REQUEST BY RESORT AGENT (VICKY FALREY @ 458-7048), CONFIRMED EXISTING ADDRESSES 6450 ANA BAY RD (FOR AVILA CLUB), "6460" (FOR PRO SHOP), "6464" (FOR RESTAURANT), AND 2828 BLUE HERON DR (FOR GOLF CART MAINTENANCE).
 6/26/13-PCS

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
05/31/2011	Lot (C)	2011-I-001577
05/31/2011	Lot (C)	2011-I-001577

RECORDED LOTS

Lot Number	Lot Flags
T-AL80-008-4A-P-Y	LM - Lot Consolidation Multiple Lots, VP - Previous Violation

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
05/09/2018	DRC2018-00067	Land Use	In Progress
<i>REFILING OF APPLICATION DRC2014-00091</i>			
08/19/2016	PMT2016-01370	PMTR - Residential Permit	Permit Finaled
<i>AS-BUILT MAJOR GRADING ***REAL TIME BILLING*** FOR (3) AREAS OF WORK; WALL #1 - 67 LF - REMOVE 67 LF OF EXISTING VERDURA RETAINING WALL ON ADJACENT PARCEL AND REPLACE WITH 70 LF OF NEW CONCRETE RETAINING WALL ON THIS PROPERTY. WALL #2 - INSTALL 85 LF OF NEW VERDURA WALL & INSTALL POSI-DURA REINFORCEMENT, REMOVE PORTIONS OF EXISTING WALL (115 LF). WALL #3 - 55 LF - REMOVE EXISTING VERDURA RETAINING WALL AND REPLACE INSTALL VERDURA WALL. INSTALL GUARD AS NEEDED REMEDIAL WORK IS REQUIRED & PERMISSION FROM ADJACENT PARCEL. BILL REBIK, RCE/SOILS: ?</i>			
02/25/2016	COD2015-00327	Code Enforcement	In Progress
<i>NOISE FROM EVENTS</i>			
10/05/2015	COD2015-00151	Code Enforcement	Closed - Resolved
<i>NOISE FROM EVENTS - AVILA BAY RESORT</i>			
02/13/2015	DRC2014-00091	Land Use	Appealed
<i>A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.</i>			
08/18/2014	PMT2014-00429	PMTC - Commercial Permit	Permit Finaled
<i>AS BUILT FIRESPRINKLERS FOR CART BARN (PMT2011-01552) AND CONVERSIONS REPLACES C9157/PMT2008-01172 & PMT2012-01573/ NFPA 13 BASED ON THE 1996 CODE /ORD HAZARD GRP I CART BARN BELOW/ OFFICES & 2ND STORY/PIPING MATERIAL DYNA FLW/SUPER FLO/ DYNA YHREAD/ SUPER 40/</i>			
04/11/2013	PMT2012-01817	PMTC - Commercial Permit	Application Expired
<i>FIRE SPRINKLERS GOLF CART MAINTANCE BUILDING (PMT2012-00676)NFPA 13 2010 EDITION ORDINARY HAZARD GRP II MAXIMUM STORAGE HEIGHT 12 FEET/ 4" WATER MAIN/ BACKFLOW PREVENTER AND FDC RELOCATED NEAR THE STREET.</i>			
03/08/2013	PMT2012-01573	PMTC - Commercial Permit	Application Expired
<i>EXPIRED REPLACED WITH PMT2014-00429 --FIRESPRINKLERS FOR ELEVATOR LOBBY 1ST & 2ND FLOORS AT AVILA BEACH CLUB (PMT2011-01552) ADDITION TO FIRE SPRINKLER PERMIT C9157</i>			
10/16/2012	PMT2012-00676	PMTC - Commercial Permit	Application Expired
<i>REPLACE 1,700 SF FIRE DESTROYED CART MAINTENANCE BUILDING - 2,255 SF WITH ELECTRICAL AND PLUMBING. FIRE SPRINKLER PERMIT (PMT2012-01817).</i>			
05/07/2012	COD2011-00781	Code Enforcement	Closed - Resolved
<i>POSSIBLE VIOLATION OF OPEN SPACE AGREEMENT</i>			
03/14/2012	PMT2011-01553	PMTR - Residential Permit	Permit Finaled
<i>REPLACEMENT PERMIT FOR EXPIRED PMT2008-01172 - ADDITION TO FIRE SPRINKLER PERMIT C9157 FOR DECK ADDITION A3977/ NFPA 13 2002 EDITION LIGHT HAZARD</i>			

03/14/2012	PMT2011-01552	PMTR - Residential Permit	Permit Finaled
<i>"AVILA BEACH CLUB" - REPLACEMENT PERMIT FOR EXPIRED PMT2010-00485 -ADD ELEVATOR AND DECK TO EXISTING AND "AVILA CART BARN" (PERMIT A3977) REDO CODE ANALYSIS FOR 2007 CBC "UNSEPARATED OCCUPANCIES". (FIRESPRINKLERS - PMT2012-01573)</i>			
12/14/2011	COD2011-00467	Code Enforcement	In Progress
<i>PMT2010-00485 (ADD ELEVATOR AND DECK TO EXISTING AVILA BEACH CLUB) EXPIRED</i>			
11/10/2011	PMT2011-00812	PMTC - Commercial Permit	Permit Finaled
<i>SEPTIC TANK REPAIR FOR RESTROOMS ON GOLF COURSE FOR AVILA BEACH RESORT PROPERTY</i>			
10/07/2010	ZON2010-00190	Zoning Clearance	Approved
<i>OWNERSHIP CHANGE FOR EXISTING BUSINESS</i>			
09/15/2010	PMT2010-00485	PMTC - Commercial Permit	Application Expired
<i>EXPIRED - SENT TO CODE ENF. 12-14-11 - ADD ELEVATOR AND DECK TO EXISTING "AVILA BEACH CLUB" - (PERMIT A3977) REDO CODE ANALYSIS FOR 2007 CBC "UNSEPARATED OCCUPANCIES".</i>			
12/18/2008	PMT2008-01172	PMTC - Commercial Permit	Application Expired
<i>EXPIRED -REPLACED WITH PMT2014-00429/ ADDITION TO FIRE SPRINKLER PERMIT C9157 FOR DECK ADDITION A3977/ NFPA 13 2002 EDITION LIGHT HAZARD</i>			
12/11/2008	PMT2008-01138	PMTC - Commercial Permit	Permit Finaled
<i>MECHANICAL PERMIT - MODIFY EXISTING RESTAURANT FACILITY TO ADD AN INDOOR BBQ COOK STATION/HOOD</i>			
11/21/2008	PMT2008-01016	PMTC - Commercial Permit	Permit Finaled
<i>MULLIGAN'S RESTAURANT - ADD WINDOWS AND DOORS IN STRUCTURAL INFILL WALL, WAINSCOT FINISH -</i>			
06/10/2008	PMT2007-02958	PMTC - Commercial Permit	Application Withdrawn
<i>ENTERED IN ERROR</i>			
07/07/2005	SUB2005-00006	Determination	Approved
<i>AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE</i>			
05/20/2005	PMT2004-03463	PMTC - Commercial Permit	Permit Finaled
<i>KITCHEN REPAIRS, FLOORING, ROOF, WALLS, AND CHANGE OUT TYPE 1 HOOD REPLACE FOUNDATION AND FLOOR AND ROOF OF STORAGE ROOMS 1/11/06 ADD -REPLACE FLOOR JOISTS (15% OF SPACE) AND ADD 7 FT HOOD. HEALTH DEPT APPROVAL PROVIDED.</i>			
05/21/2004	ZON2003-00629	Zoning Clearance	Denied
<i>CONCERTS/FESTIVALS/LIVE ENTERTAINMENT</i>			
06/12/2003	COD2002-00034	Code Enforcement	Closed - Resolved
<i>STORAGE CONTAINER VIOLATION, NOT ALLOWED USE</i>			
02/06/2003	C9157	PMTC - Commercial Permit	Application Expired
<i>EXPIRED REPLACED W/ PMT2014-00429---FIRESPRINKLERS FOR GOLF CART STORAGE & OFFICE/ REVISED SPRINKLER PLANS APPROVED ON 8/13/08 FOR CLUB SPA, BEACH BAR, MEETING AND RESTROOMS, WINE CELLAR AND SUITE/ NFPA 13 2002 EDITION ORDINARY HAZARD GROUP 11</i>			
04/01/2002	D010305P	Land Use	Withdrawn
<i>REMOVE FLOOD GATE AND REPLACE</i>			

08/27/1998	A9205	PMTG - Grading Permit	Permit Finaled
<i>GRAD'G EXPORT FILL FOR ADJACENT TR 2149 PHZ4(ONLY) 25000SF ADJ TO LOT 75&76/18560SF ADJ TO LOT 64&65</i>			
03/05/1998	PMT2002-26106	PMTR - Residential Permit	Application Expired
<i>DETACHED GARAGE FOR CARETAKER EXPIRED</i>			
03/05/1998	PMT2002-26105	PMTR - Residential Permit	Application Expired
<i>DETACHED GARAGE FOR OFFICE</i>			
03/04/1998	PMT2002-26112	PMTC - Commercial Permit	Application Expired
<i>APPLICATION EXPIRED FOR OFFICE</i>			
03/04/1998	PMT2002-26107	PMTR - Residential Permit	Application Expired
<i>APPLICATION EXPIRED FOR CARETAKER'S RESIDENCE EXPIRED</i>			
04/23/1997	D890545D	Land Use	Withdrawn
<i>CONDOS</i>			
03/18/1997	A0559	PMTC - Commercial Permit	Permit Finaled
<i>2 WELLS & 1 STILLING PIPE</i>			
05/14/1996	G850028N	Long Range Planning	Withdrawn
<i>LU DELETE RAIL ROAD ROW STANDARD</i>			
01/31/1996	A3977	PMTC - Commercial Permit	Application Expired
<i>ORIGINALLY "CART BARN" REMODELED TO INCLUDE: ADD BATHRMS/ LOCKER ROOMS/OFFICE & LOUNGE - PLANS REVISED TO SHOW REMODEL OF PROPOSED 1ST FLOOR CART BARN TO WINE STORAGE & 2ND FLOOR OFFICES TO LOCKER/SHOWERS AREA (6/11/08). ADDED 1,258 SQ.FT. OF NEW DECK TO PLANS (11/21/08). ADD ELEVATOR-SEE PMT2010-00485</i>			
01/22/1996	S940002L	Subdivision	Expired
<i>LOT LINE ADJUSTMENT OF TWO PARCELS</i>			
12/27/1995	D950132P	Land Use	Expired
<i>ALTER TO CART, LOCKER RMS</i>			
09/11/1995	D910170D	Land Use	Withdrawn
<i>WITHDRAWN- WATERLINE/TREATMENT PLAN</i>			
09/11/1995	D910243P	Land Use	Denied
<i>CONST APV BIKE PATH/ ALTERNATE LOCATION</i>			
09/29/1992	PMT2002-23415	PMTR - Residential Permit	Application Expired
<i>STORAGE BLDG FOR FERTILIZER</i>			
07/31/1992	88759	PMTC - Commercial Permit	Permit Expired
<i>RELOCATE 200A ELECTRIC METER FOR 40HP PUMP</i>			
06/29/1992	92472	PMTG - Grading Permit	Permit Finaled
<i>GRADING AS BUILT FOR BORROW PIT</i>			
06/26/1992	88535	PMTC - Commercial Permit	Permit Finaled
<i>UPGRADE ELECT TO EXIST PERMIT 84307 FOR OFFICE/GAR</i>			

04/17/1992	PMT2002-23072	PMTR - Residential Permit	Application Expired
	<i>GARAGE FOR GOLF COURSE EQUIPMENT</i>		
04/25/1991	PMT2002-22529	PMTG - Grading Permit	Application Expired
	<i>GRADING FOR PIPELINE REPLACEMENT</i>		
12/19/1990	87041	PMTR - Residential Permit	Permit Finaled
	<i>BARN</i>		
12/19/1990	87042	PMTR - Residential Permit	Permit Finaled
	<i>BARN</i>		
12/19/1990	87040	PMTR - Residential Permit	Permit Finaled
	<i>BARN</i>		
11/27/1989	84307	PMTC - Commercial Permit	Permit Finaled
	<i>OFFICE FOR GOLF COURSE</i>		



OVERVIEW

PARCEL STATUS Active

TAX CODE 000

PRIMARY OWNER ABR PROPERTY LP
 750 PISMO ST SLO, CA 93401-3922

SECONDARY OWNERS ABR PROPERTY LP A CA LTD PTP

PARCEL ADDRESS(ES) ,

PARCEL FLAGS AS - Archeologically Sensitive Area, MS4 - MS4 Stormwater Area, NOT - Parcel Notes Apply, RD1 - Road Fee Area - Avila, RMF - Residential Multi-Family, STM - Stormwater Management Area

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
11/07/2016	Lot (C)	2016-I-002755

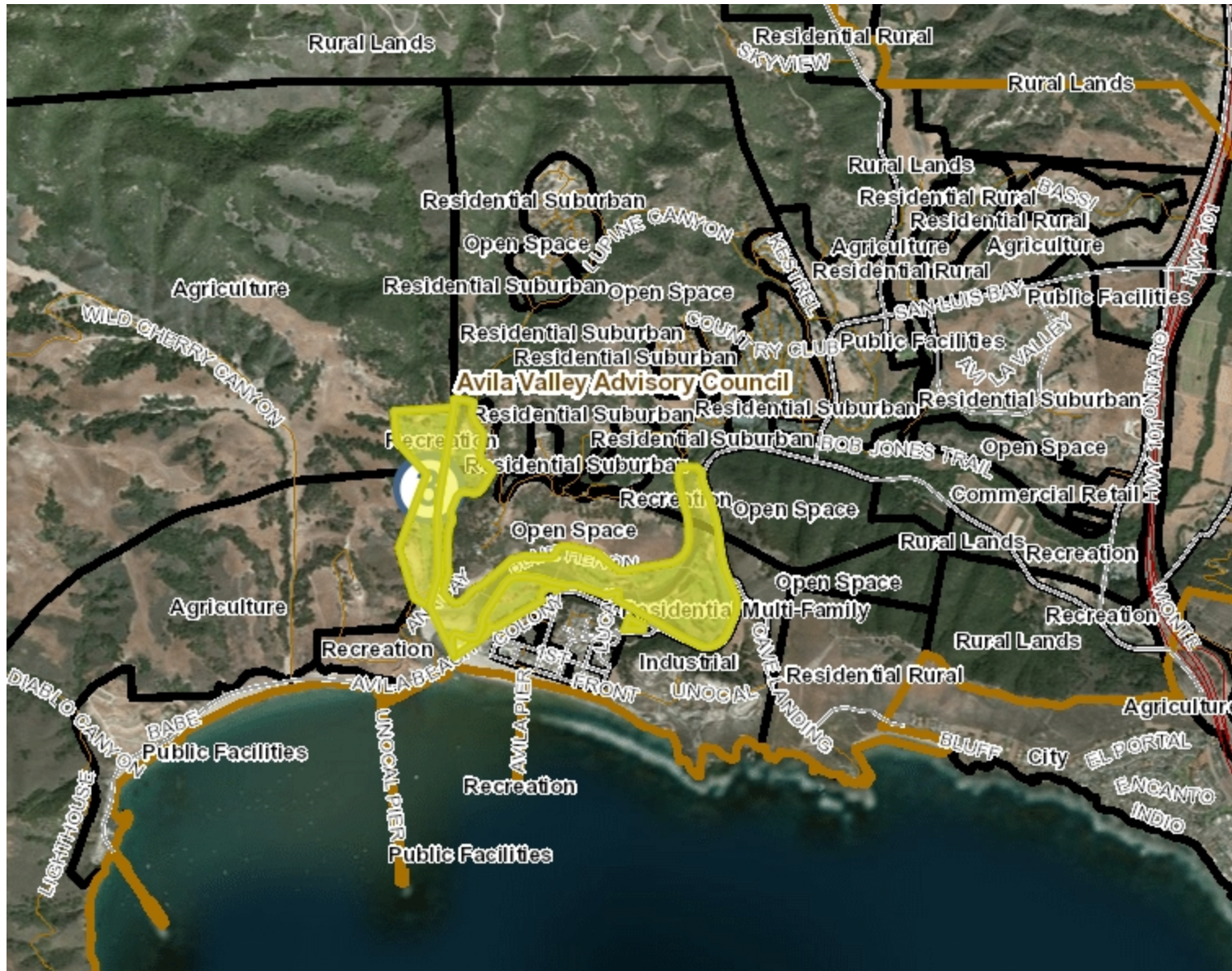
RECORDED LOTS

Lot Number	Lot Flags
T-AL80-008-4B-Y	LM - Lot Consolidation Multiple Lots

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
02/13/2015	DRC2014-00091	Land Use	Appealed
<i>A REQUEST BY ABR PROPERTIES L.P TO MODIFY THE PREVIOUS USE PERMIT TO ADD A LODGE, HOTEL, COTTAGES, AND UPGRADE EVENT CENTER/AMPITHEATER WITH WASTEWATER AND SOLAR.</i>			
08/31/2005	ZON2005-00164	Zoning Clearance	Approved
<i>"POPS BY THE SEA"</i>			
07/07/2005	SUB2005-00006	Determination	Approved
<i>AVILA BEACH DRIVE SURPLUS RIGHT OF WAY - LAND AND COST SWAP TO EXTEND BOB JONES TRAIL TO AVILA BEACH. LAND BEING ABANDONED IS CURRENTLY PART OF THE GOLF COURSE</i>			
05/21/2004	ZON2003-00629	Zoning Clearance	Denied
<i>CONCERTS/FESTIVALS/LIVE ENTERTAINMENT</i>			

Interactive Data Viewer






Legend



Roads

- CalTrans
- Maintained by SLO CO
- Private Maintenance
- Federal or State Maintenance

Community Advisory Groups

-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas

Supervisor Districts

-  Supervisor Districts
-  Land Use Outlines

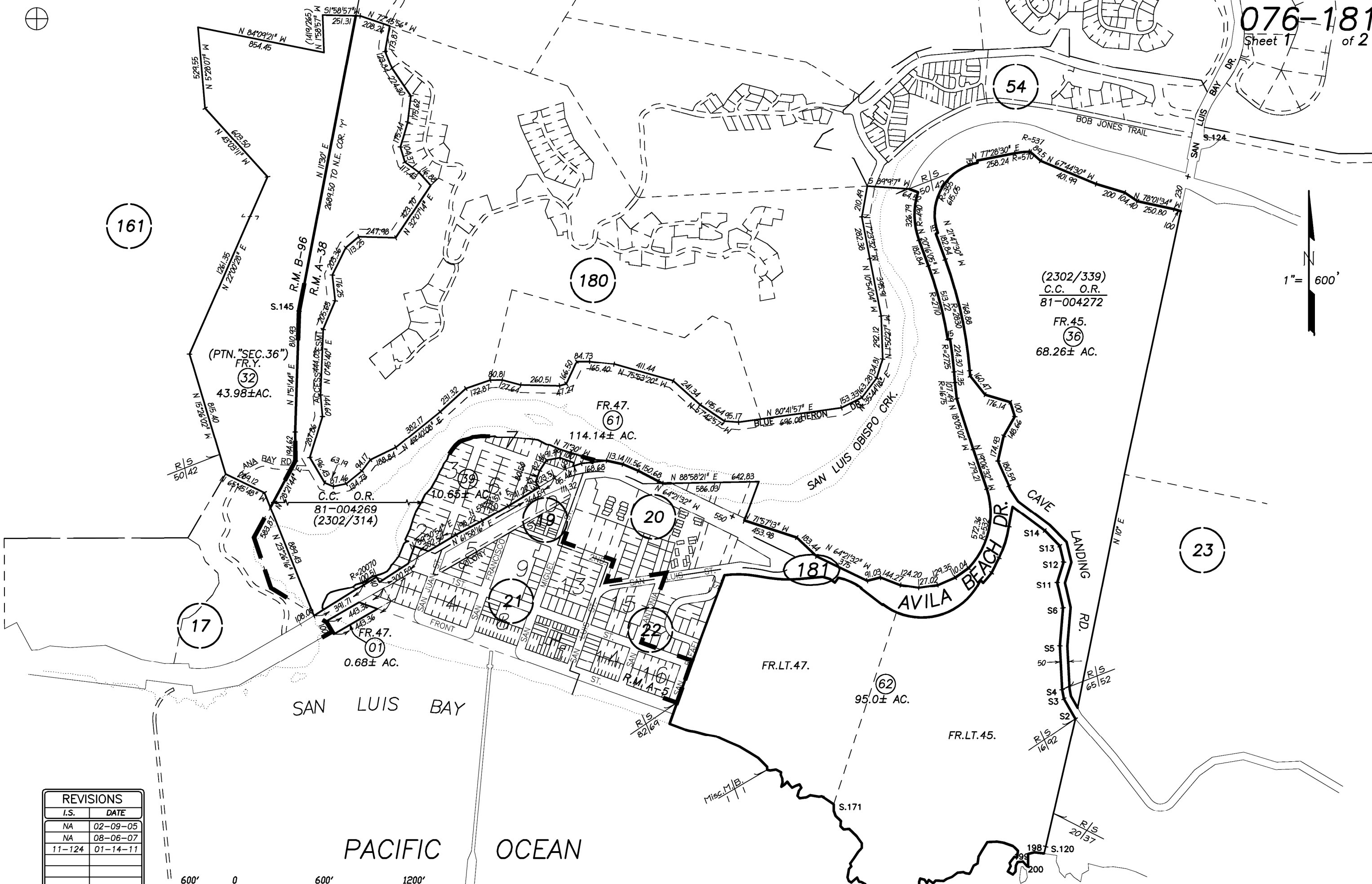
-6,018.65 0 3,009.33 6,018.65 Feet 1: 36,112



The County of San Luis Obispo does not assume liability for any damages caused by errors or omissions in the data and makes no warranty of any kind, express or implied, that these data are accurate and reliable.

Map for Reference Purposes Only





161

180

23

17

20

21

22

62

(PTN. "SEC. 36")
FR. Y.
32
43.98± AC.

C.C. O.R.
81-004269
(2302/314)

FR. 47.
61
114.14± AC.

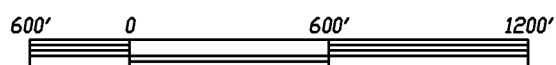
FR. 47.
01
0.68± AC.

FR. LT. 47.

FR. LT. 45.

(2302/339)
C.C. O.R.
81-004272
FR. 45.
36
68.26± AC.

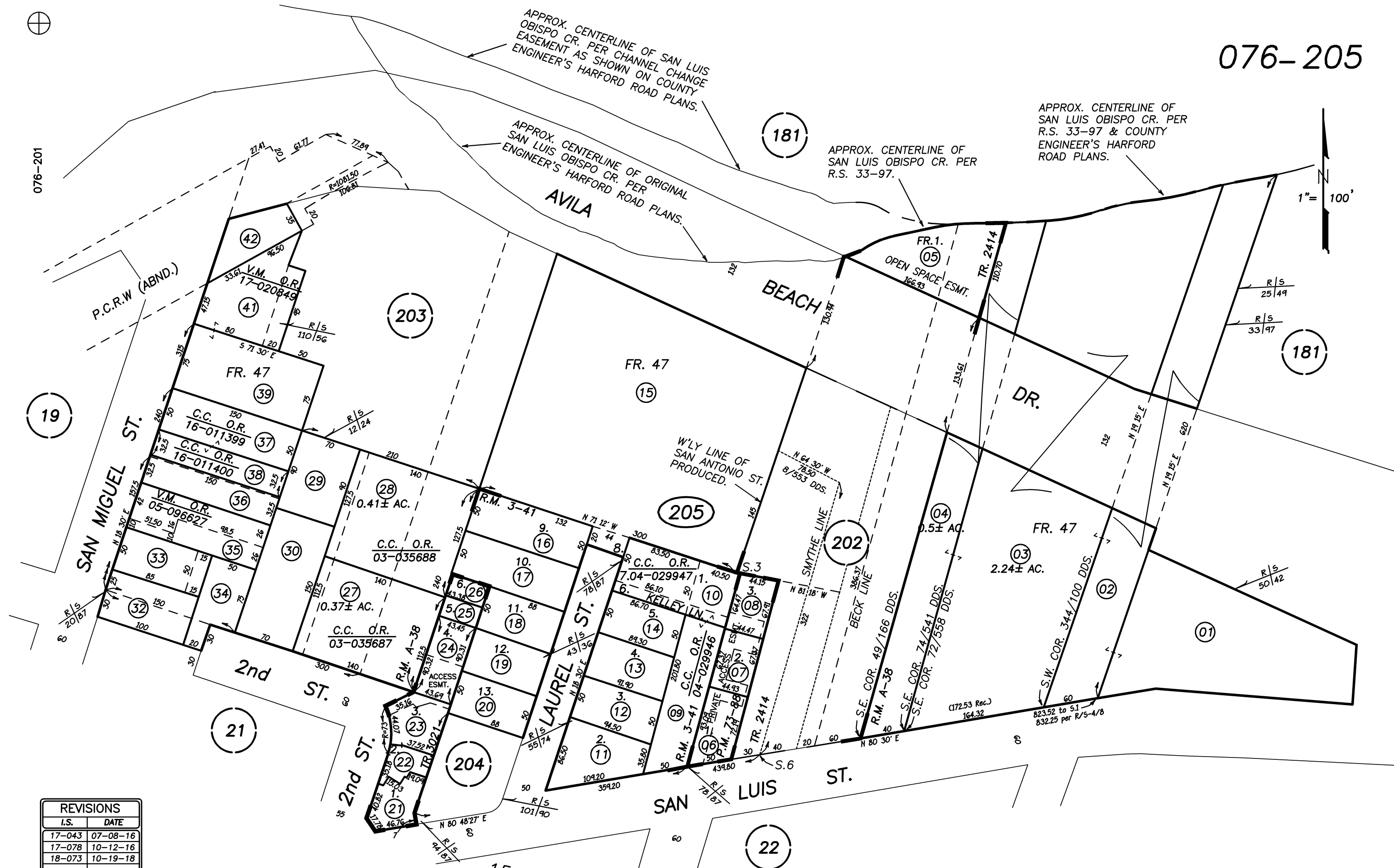
REVISIONS	
I.S.	DATE
NA	02-09-05
NA	08-06-07
11-124	01-14-11



JAW
08-22-97
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TOWN OF AVILA, R.M. Bk. A , Pg. 5.
RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38, 39 & Bk. B, Pg. 96.

AVILA BEACH
ASSESSOR'S MAP 38 COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 076 PAGE 181-1



076-201

19

21

203

204

205

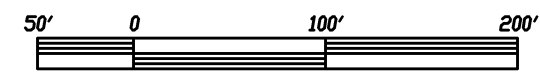
202

22

181

181

REVISIONS	
I.S.	DATE
17-043	07-08-16
17-078	10-12-16
18-073	10-19-18



LG 02-28-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2414, R.M. Bk. 22 , Pg. 67-70.
 TOP OF THE HILL; TRACT NO. 3021, R.M. Bk. 34 , Pg. 80-83.
 JUNIOR ADDITION TO THE TOWN OF AVILA, R.M. Bk. 3 , Pg. 41.
 PORTION OF RANCHO SAN MIGUELITO, R.M. Bk. A , Pg. 38.

AVILA BEACH
 ASSESSOR'S MAP COUNTY OF SAN LUIS OBISPO, CA.
 BOOK 076 PAGE 205



Avila

by the

Sea

General

- OVERALL LOCATION MAP G2
- PHASING PLAN G3
- EXISTING TOPOGRAPHIC PLAN G4
- CIRCULATION & EMERGENCY ROUTES G5
- PROPOSED PARKING PLAN G6
- GOLF EXHIBIT G7
- PLANTING ZONES G8
- PLANT PALETTE G9
- EXISTING IRRIGATION LAYOUT G10
- COMMUNITY PHOTOS G11

Area A

Recreation/ Adventure Center

- EXISTING SITE PLAN A1
- PROPOSED SITE PLAN A2
- ENLARGED SITE A3
- ELEVATIONS & SITE SECTION A4
- AMBIANCE PHOTOS A5

Civil

- GRADING AND DRAINAGE C6
- UTILITY PLAN C7

Area B

Lodge & Conference Center

- SITE PLANS A8
- ENLARGED SITE A9
- ELEVATIONS & SITE SECTION A10
- AMBIANCE PHOTOS A11
- AMBIANCE PHOTOS A12

Civil

- GRADING AND DRAINAGE C13
- UTILITY PLAN C14

Area C

Spa and Pool

- SITE PLANS A15
- ENLARGED SITE A16
- ELEVATION & SITE A17
- SPA ELEVATION A18
- AMBIANCE PHOTOS A19

Civil

- GRADING & DRAINAGE C20

Area D & E

Harford Cottages & Bungalows

- EXISTING SITE PLAN A21
- PROPOSED SITE PLAN A22
- ENLARGED SITE PLAN A23
- ELEVATIONS & SITE SECTION A24
- TYPICAL FLOOR PLAN A25
- ELEVATIONS & SITE SECTION A26
- AMBIANCE PHOTOS A27

Harford Artist & Culinary Guests

- SITE PLANS A28

area E

Civil

- GRADING & DRAINAGE C29
- GRADING & DRAINAGE C30
- GRADING & DRAINAGE C31
- GRADING & DRAINAGE C32
- UTILITY PLAN C33
- UTILITY PLAN C34

Area F

Blue Heron Lofts & Lakes Welcome Center

- EXISTING SITE A35
- PROPOSED SITE PLAN A36
- ENLARGED SITE PLAN A37
- ENLARGED SITE PLAN A38
- ELEVATION & SITE SECTION A39
- AMBIANCE PHOTOS A40

Civil

- GRADING AND DRAINAGE C41
- UTILITY PLAN C42

Area G

Lake Pavilion

- EXISTING PLAN A43
- PROPOSED SITE PLAN A44
- ENLARGED SITE A45
- ELEVATION & SITE SECTION A46
- ELEVATION & SITE SECTION A47
- AMBIANCE PHOTOS A48

Tree House

- EXISTING & OVERALL SITE A49
- ELEVATION & SITE SECTION A50

Civil

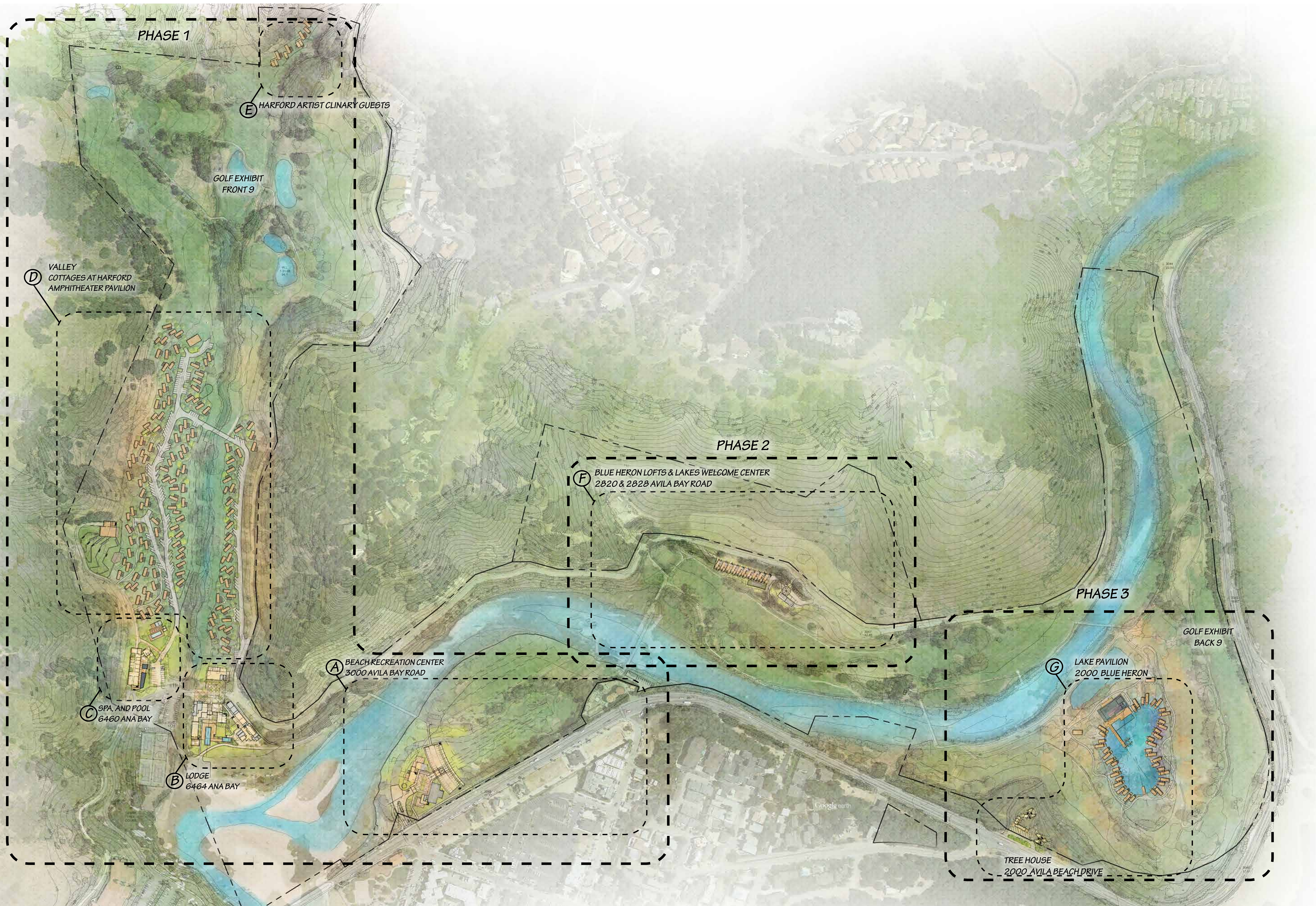
- GRADING AND DRAINAGE C51
- GRADING AND DRAINAGE C52
- UTILITY PLAN C53



Site Plan
OVERALL LOCATION MAP

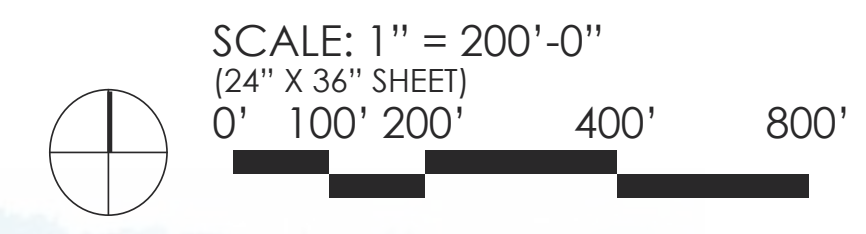
Avila by the Sea

SCALE: 1" = 200'-0"
(24" X 36" SHEET)
0' 100' 200' 400' 800'



Site Plan
PHASING PLAN

Avila by the Sea



AREA OF EXCLUSIVE USE AGREEMENT
RECORDED APRIL 28, 1989
USE AGREEMENT, BOOK 3306/PAGE
575

Site Plan
EXISTING TOPOGRAPHIC PLAN

SCALE: 1" = 200'-0"
(24" X 36" SHEET)
0' 100' 200' 400' 800'



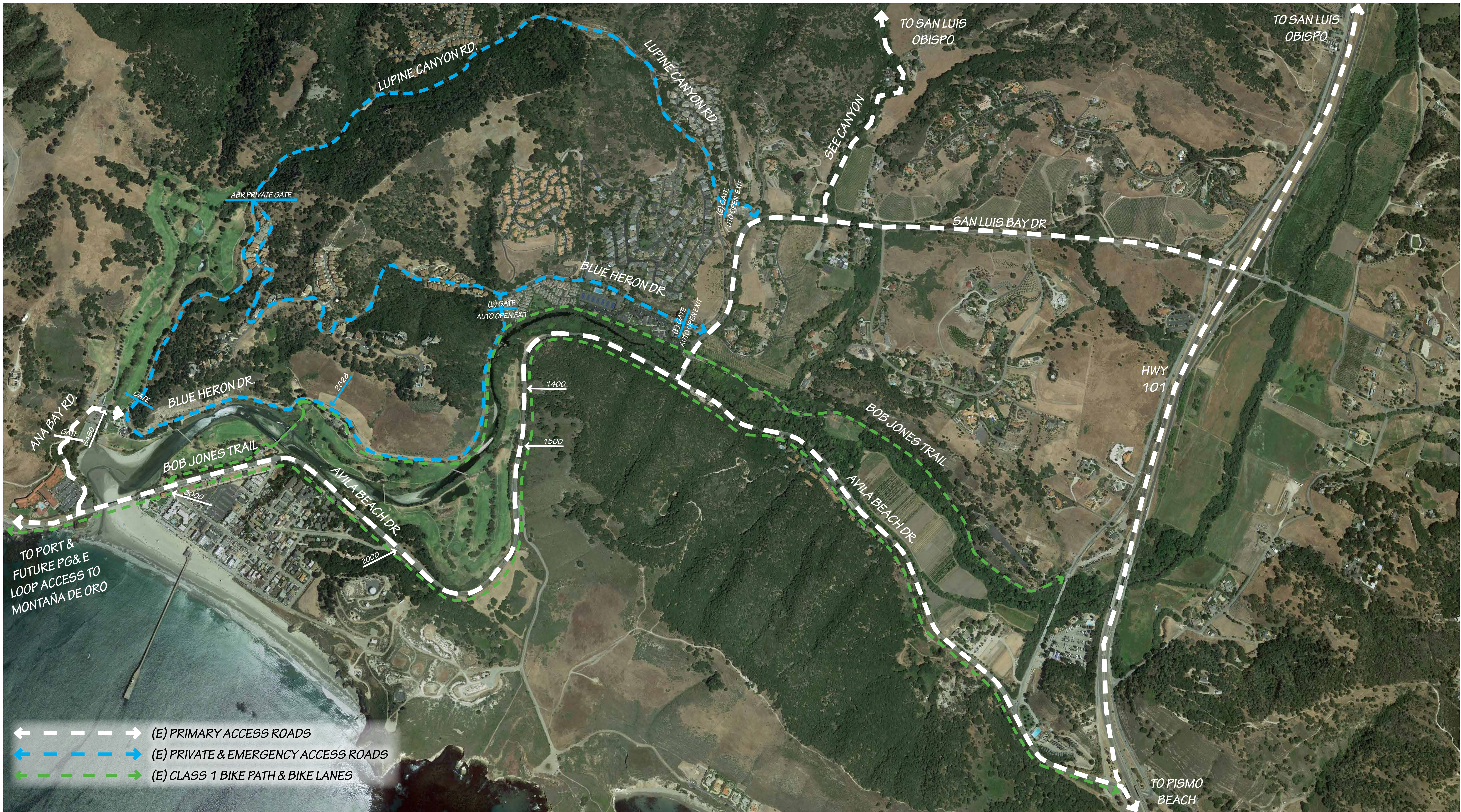
Avila by the Sea

LAKE | FLATO

ABOVE
GRADE

rrrm design
group
1235-01-CO18 | APRIL 26, 2018

G4
GENERAL



Site Plan
CIRCULATION & EMERGENCY ROUTES

Avila by the Sea

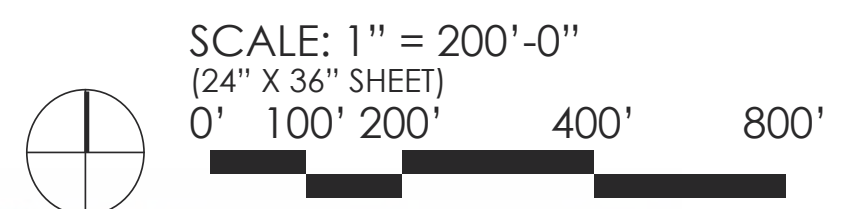
SCALE: NTS
(24" X 36" SHEET)

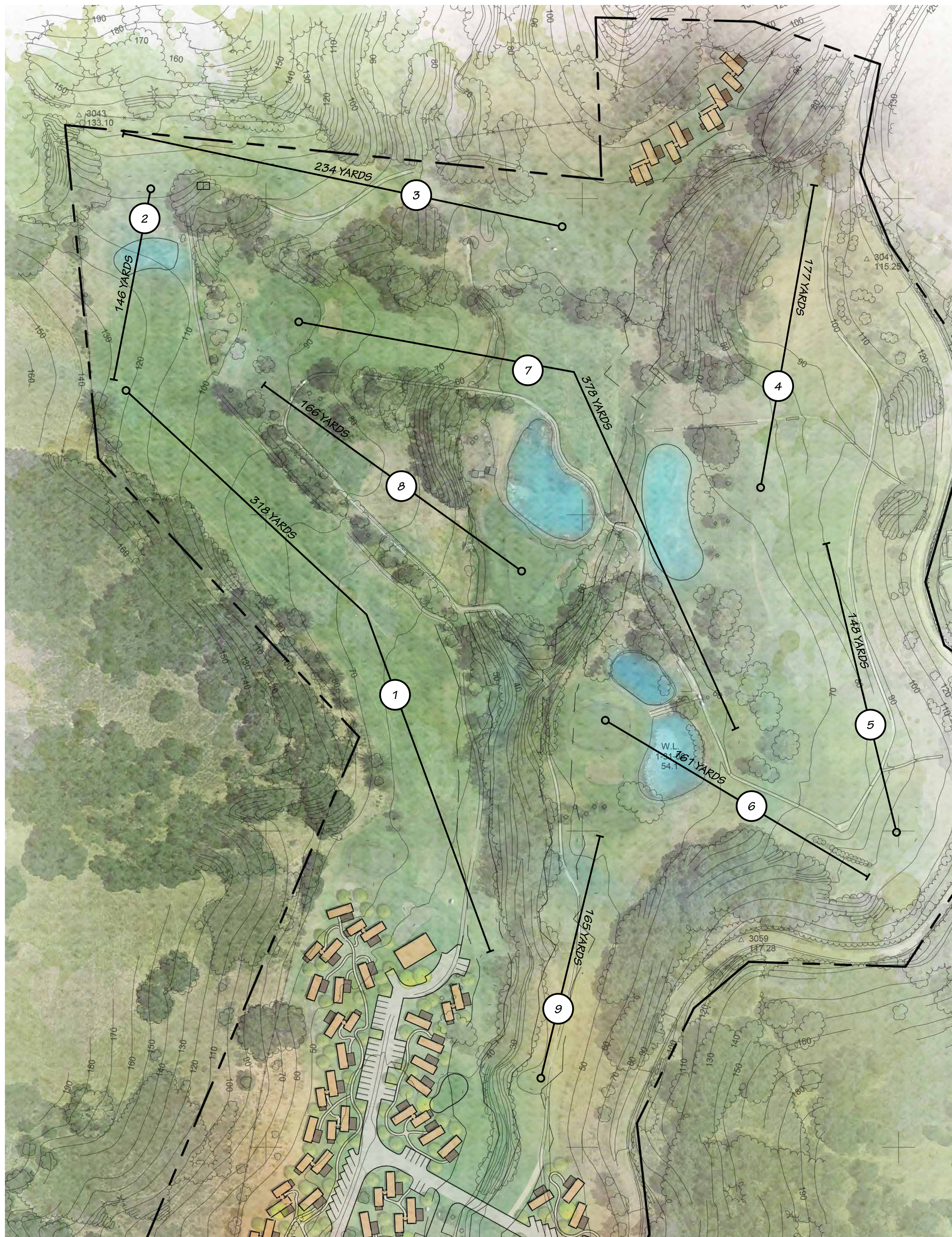




Overall Site Plan
PROPOSED PARKING PLAN

Avila by the Sea



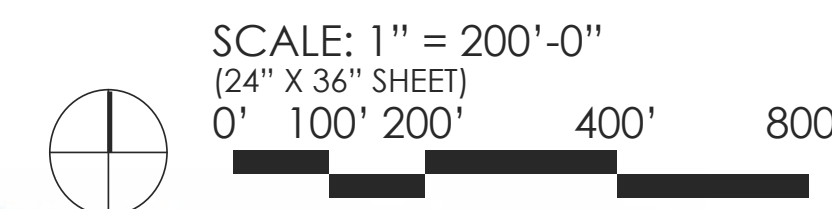


FRONT 9 (1" = 100')

Site Plan - updated golf hole layout
GOLF EXHIBIT



BACK 9 (1" = 200')



Avila by the Sea



PRELIMINARY PLANTING PALETTE BY ZONE

DISTURBANCE TO EXISTING VEGETATION ACROSS THE SITE WILL BE KEPT TO A MINIMUM. IMMEDIATELY AROUND FUTURE NEW CONSTRUCTION, THE FOLLOWING PALETTES WILL BE USED TO BLEND NEW LANDSCAPING INTO THE EXISTING TURF

ZONE A

The areas immediately around future bungalows, guest villas and associated roads.

TREES	
Amelanchier alnifolia	Western Serviceberry
Aesculus californica	California Buckeye
Cercis occidentalis	Western Redbud
Platanus racemosa	CA Sycamore
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
SHRUBS	
Arctostaphylos species	Manzanita
Ceanothus species	California Lilac
Cornus stolonifera	Red Stem Dogwood
Eriogonum fasciculatum foliolosum	California Buckwheat
Fremontodendron californicum	California Flannelbush
Rhamnus californica	Coffeeberry
Ribes species	Flowering Currant
Salvia clevelandii	Cleveland Sage

PERENNIALS & GROUNDCOVERS	
Achillea millefolium	Common Yarrow
Arctostaphylos groundcover species	Manzanita
Asclepias fascicularis	Narrow-leaf Milkweed
Ceanothus groundcover species	California Lilac
Dendromecon rigida	Bush Poppy
Eschscholzia californica	California Poppy
Iris douglasiana	Douglas Iris
Koeleria macrantha	Junegrass
Lupinus succulentus	Arroyo Lupine
Mimulus guttatus	Seep Monkey Flower
Monardella villosa	Coyote Mint
Salvia sonomensis	Creeping Sage
Satureja douglasii	Yerba Buena
Stipa pulchra	Purple Needlegrass

ZONE B

Community common areas including check-in, headquarters, spa and event barn.

TREES	
Acer circinatum	Vine Maple
Arbutus unedo 'Marina'	Strawberry Tree
Cercis occidentalis	Western Redbud
Platanus racemosa	CA Sycamore
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
SHRUBS	
Arctostaphylos 'Dr. Hurd' and 'Howard McMinn'	Manzanita
Ceanothus 'Ray Hartman'	California Lilac
Lavandula 'Provence'	Lavender
Lupinus albifrons	Silver Bush Lupine
Olea europaea 'Montra'	Little Ollie Dwarf Olive
Rhamnus 'Mound San Bruno'	Coffeeberry
Salvia 'Celestial Blue'	Sage

PERENNIALS & GROUNDCOVERS	
Achillea millefolium	Common Yarrow
Arctostaphylos groundcover species	Manzanita
Artemisia 'Powis Castle'	Wormwood
Ceanothus groundcover species	California Lilac
Echinacea species	Coneflower
Erigeron glaucus	Seaside Daisy
Eschscholzia californica	California Poppy
Heuchera 'White Cloud'	White Coralbells
Penstemon 'Margarita BOP'	Penstemon
Penstemon heterophyllus	Foothill Penstemon
Salvia apiana	White Sage
Salvia 'Bees Bliss'	Groundcover Sage
Verbena 'De La Mina'	Tall Verbena
Verbena bonariensis	Tall Verbena

Landscape Plan
PLANTING ZONES

SCALE: 1" = 200'-0"
(24" X 36" SHEET)
0' 100' 200' 400' 800'

Avila by the Sea



LAKE | FLATO





Quercus lobata (Valley Oak)



Aesculus californica (California Buckeye)



Cercis occidentalis (Western Redbud)



Salvia clevelandii (Cleveland Sage)



Ceanothus 'Yankee Point' (Groundcover Ceanothus)



Salvia 'Gracias' (Creeping Sage)



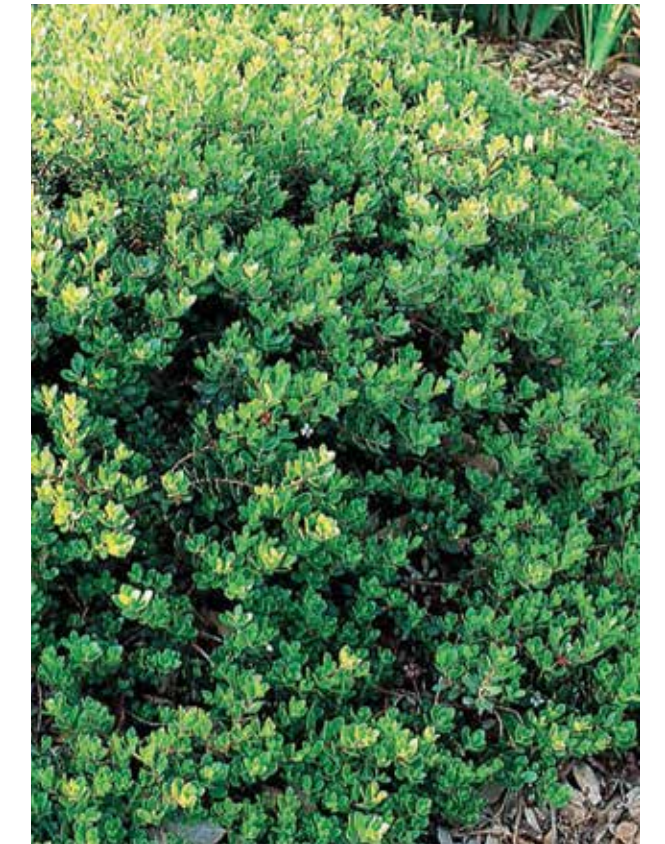
Achillea millefolium (Common Yarrow)



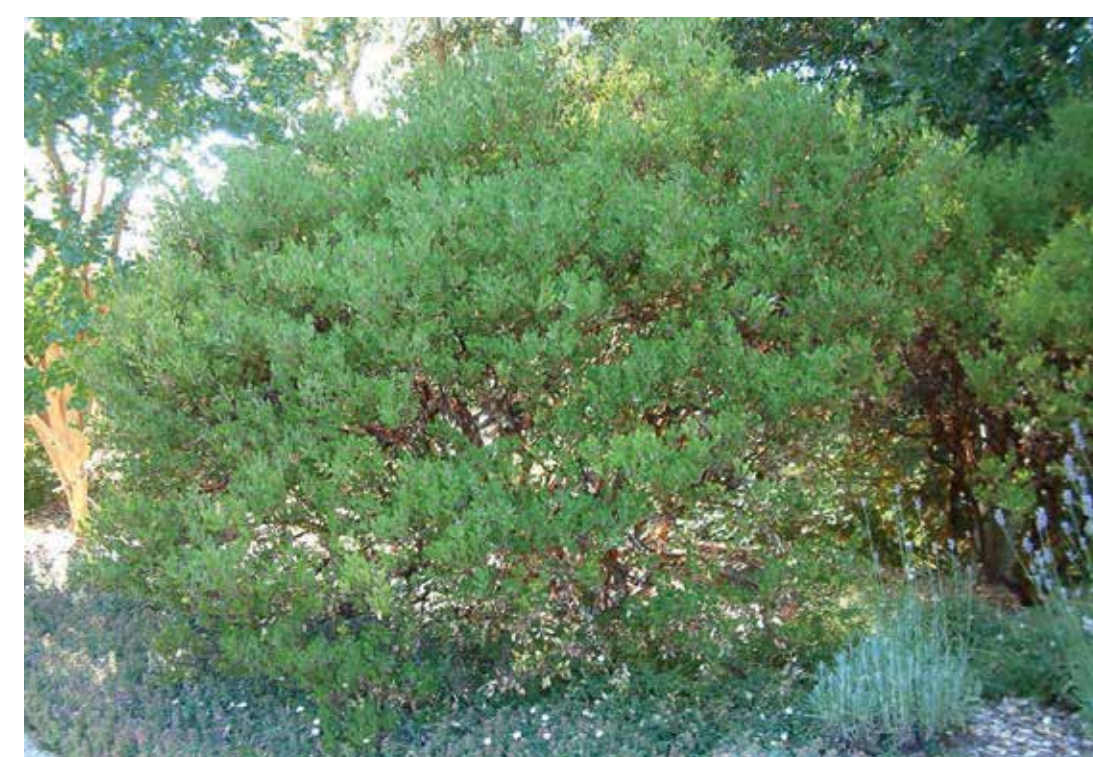
California Poppies and Lupines



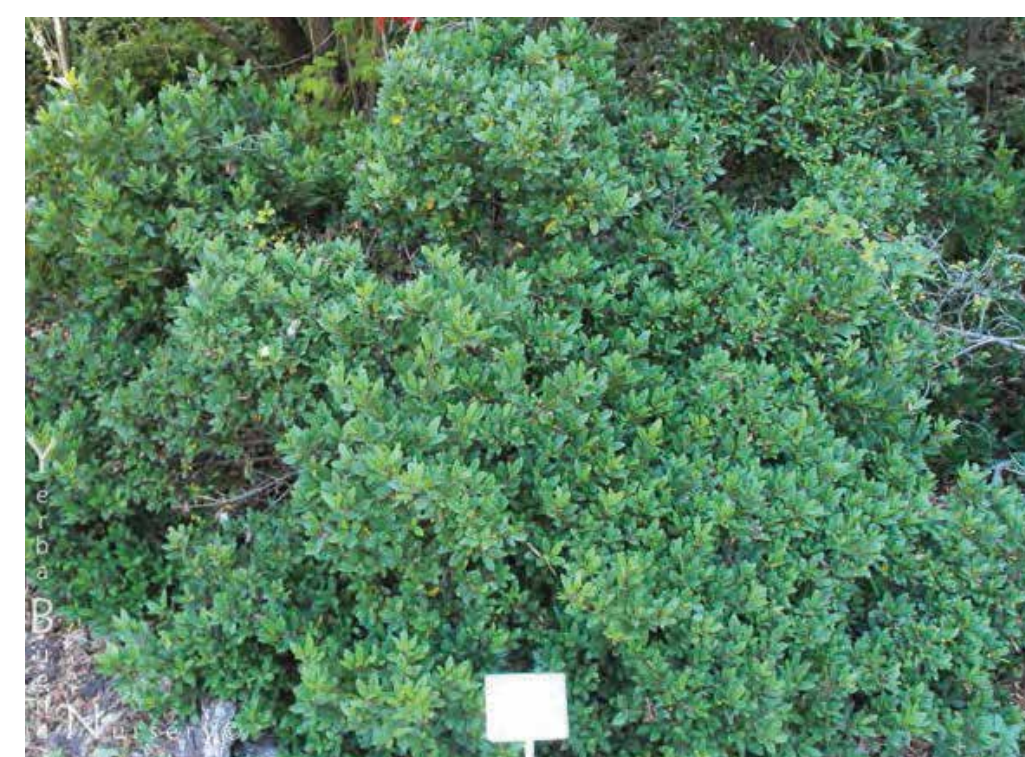
Mimulus guttatus (Seep Monkey Flower)



Arctostaphylos 'Emerald Carpet'



Arctostaphylos 'Howard McMinn' (Manzanita)



Rhamnus 'Mound San Bruno' (Coffeeberry)



Ceanothus 'Joyce Coulter' (California Lilac)



Meadow grasses with California Poppies

Landscape Plan
PLANT PALETTE

Avila by the Sea



LAKE | FLATO

ABOVE GRADE

rrm design group
1235-01-CO18 | APRIL 26, 2018

G9 GENERAL



Landscape/Civil Plan
EXISTING IRRIGATION LAYOUT

Avila by the Sea



LAKE | FLATO

ABOVE
GRADE

rrrm design
group
1235-01-CO18 | APRIL 26, 2018

G10
GENERAL



Community Photos

Avila by the Sea



LAKE | FLATO



1235-01-CO18 | APRIL 26, 2018



SCALE: 1" = 40'-0"
 (24" X 36" SHEET)
 0' 20' 40' 80' 120'

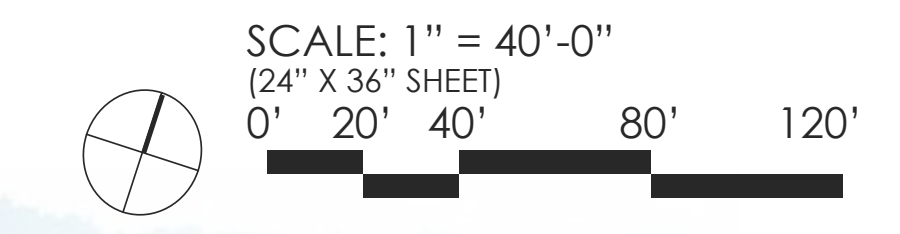


Recreation/ Beach Adventure Center
 EXISTING SITE PLAN

Avila by the Sea



Recreation/ Beach Adventure Center
PROPOSED SITE PLAN



Avila by the Sea



GROUND FLOOR PLAN

Recreation/ Beach Adventure Center
ENLARGED SITE

BUILDING	AREA	PARKING	
(N) MULLIGAN'S	1,500 SF	PAVED	70
AVILA TRANSIT CENTER	4,800 SF	TEMP. PARKING - (TURF)	600
PRO SHOP / ADMIN OFFICE	2,400 SF		
ADVENTURE CENTER	800 SF		

SECOND FLOOR PLAN



SCALE: 1" = 16'-0"
(24" X 36" SHEET)
0' 8' 16' 32' 48'

Avila by the Sea



KEY PLAN (NTS)

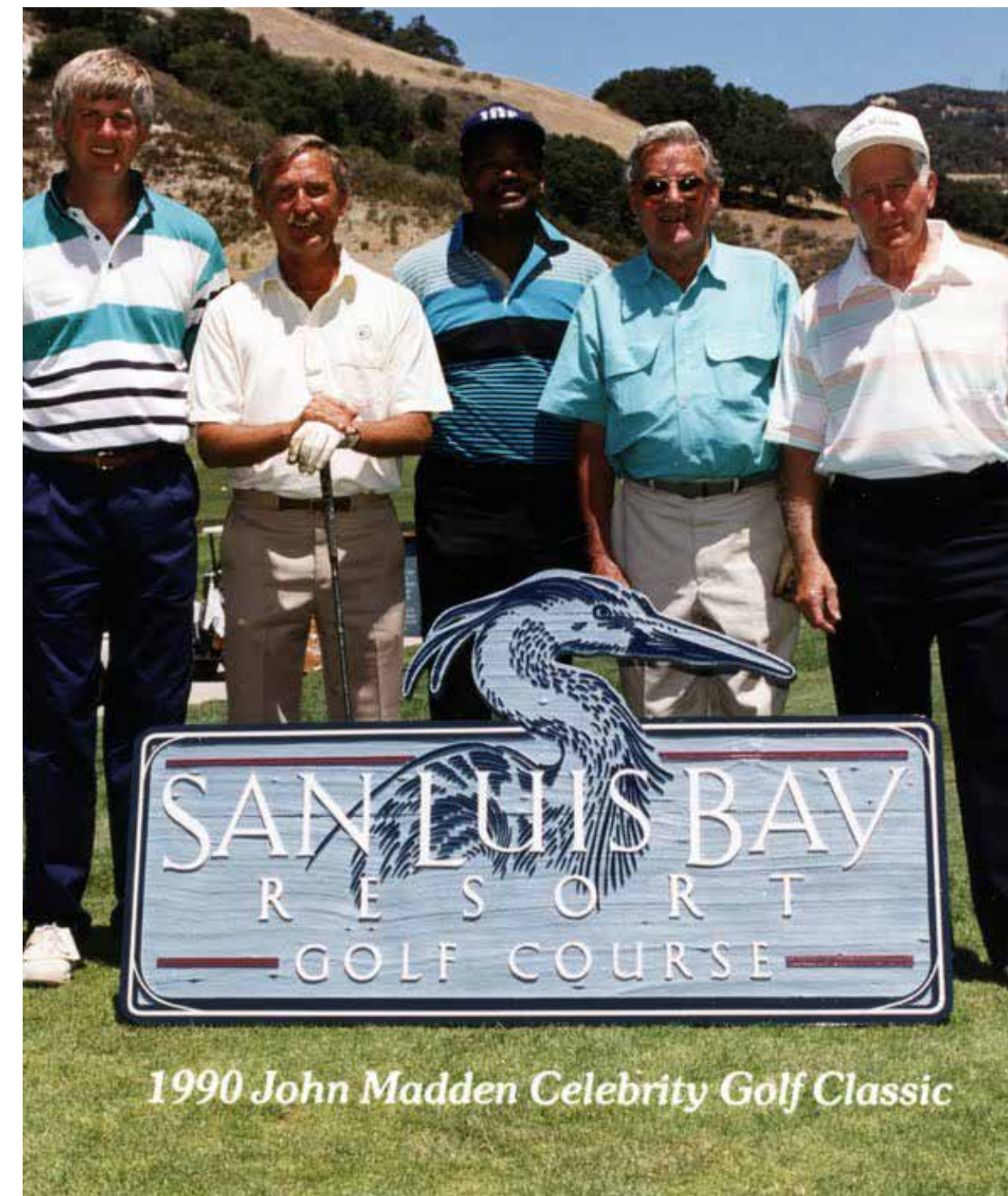
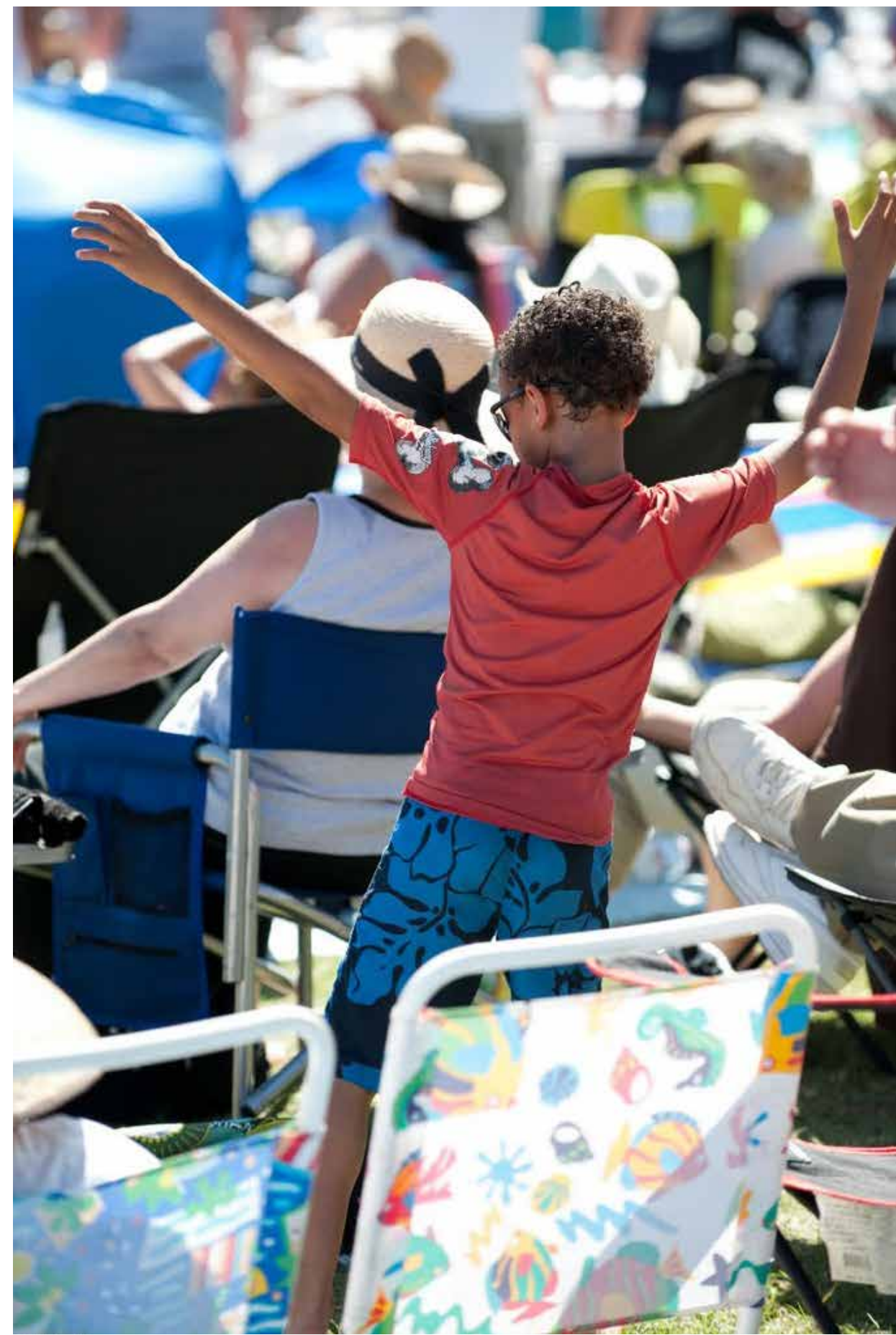
SECTION C
SCALE: 1" = 50'-0"



ELEVATION
Recreation/ Beach Adventure Center
ELEVATIONS & SITE SECTION

SCALE: 1/8" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 24'

Avila by the Sea



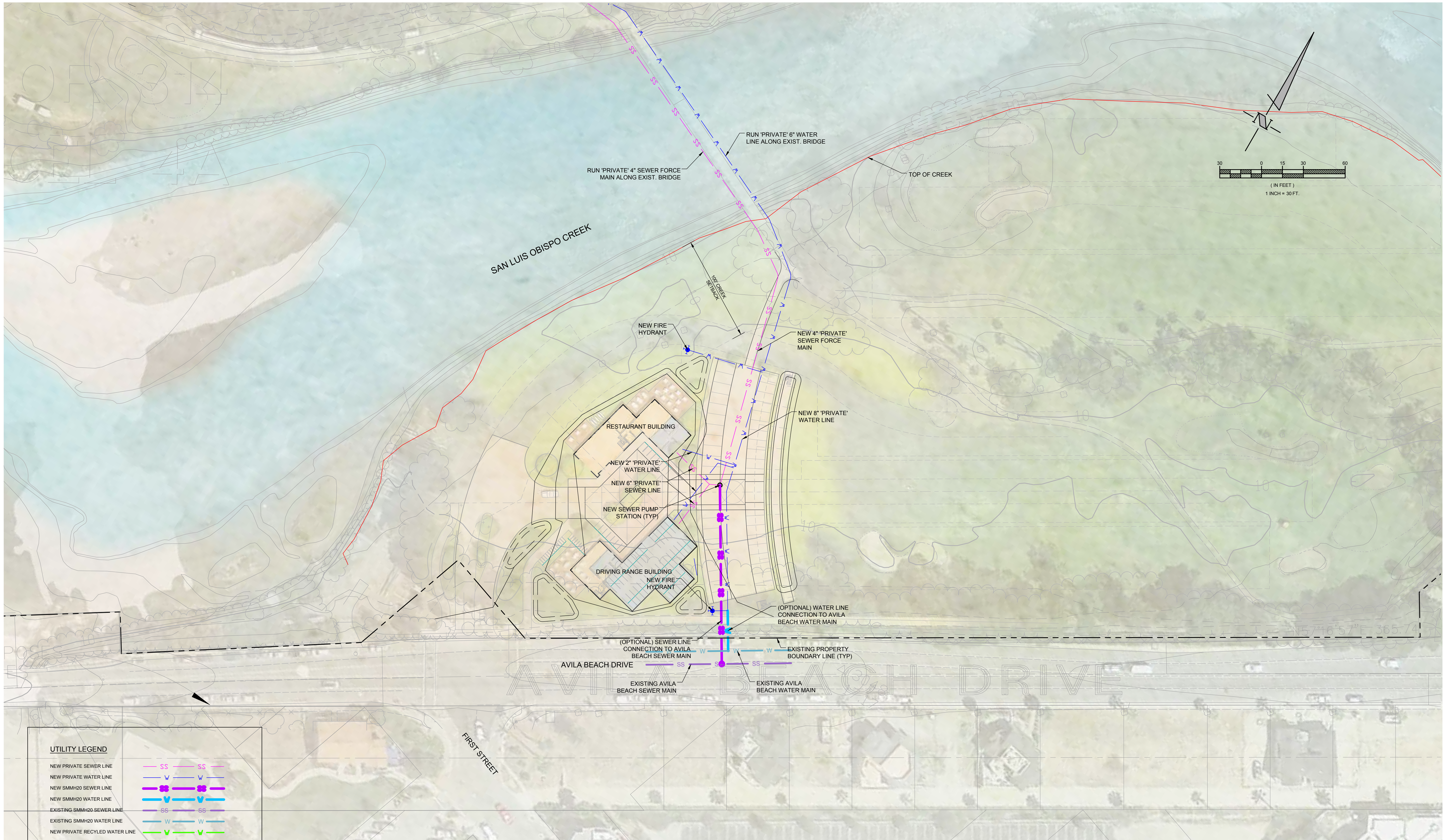
Recreation/ Beach Adventure Center
AMBIANCE PHOTOS

Avila by the Sea

LAKE | FLATO

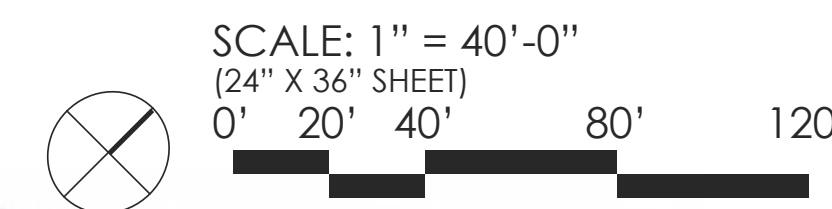
ABOVE GRADE  design group
1235-01-CO18 | APRIL 26, 2018

A5
AREA A



Recreation/ Beach Adventure Center
 UTILITY PLAN

Avila by the Sea



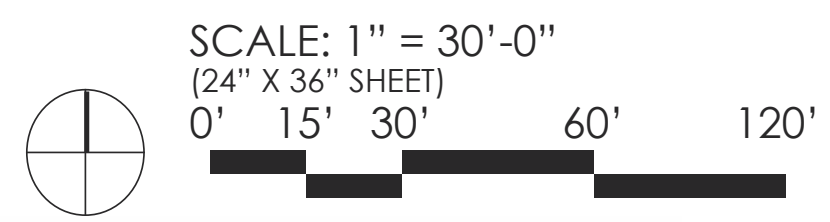


EXISTING SITE PLAN



PROPOSED SITE PLAN

EXISTING	AREA	EXISTING PARKING	SPACES
EXISTING MULLIGAN'S	7,000 SF	PARKING - VEHICLES	104
EXISTING OFFICE CART BARN/ TO CONF.	4,000 SF	PARKING - BUS	5
EXISTING BEACH CLUB	14,000 SF		
EXISTING PRO-SHOP	1,600 SF		



Lodge & Conference Center
SITE PLANS

Avila by the Sea



GROUND FLOOR PLAN

Lodge & Conference Center
ENLARGED SITE

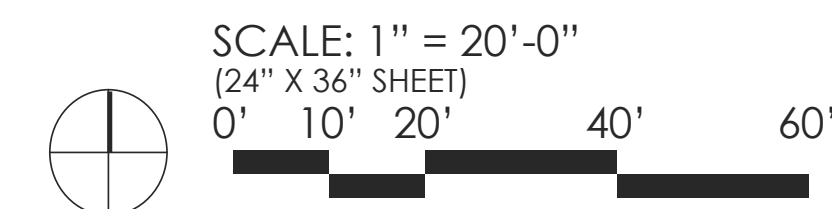
BUILDING	AREA
WATERCOLOR / (E) MULLIGAN'S	7,000 SF
NEW LOBBY/BAR	3,900 SF
NEW TOURNAMENT HOUSE	3,600 SF + 1,000 SF DECK



SECOND FLOOR PLAN

BUILDING	AREA
GUEST UNIT OVER LOBBY	1,600 SF
CONFERENCE ADDITION OVER CART BARN	3,000 SF

TOTAL SF	
EXISTING SF	20,600 SF
PROPOSED BUILDING SF	28,600 SF
ADDITIONAL BUILDING SF	8,000 SF



Avila by the Sea



SECTION B
SCALE: 1" = 125'-0"



(E) CART PATH
ELEVATION / SECTION



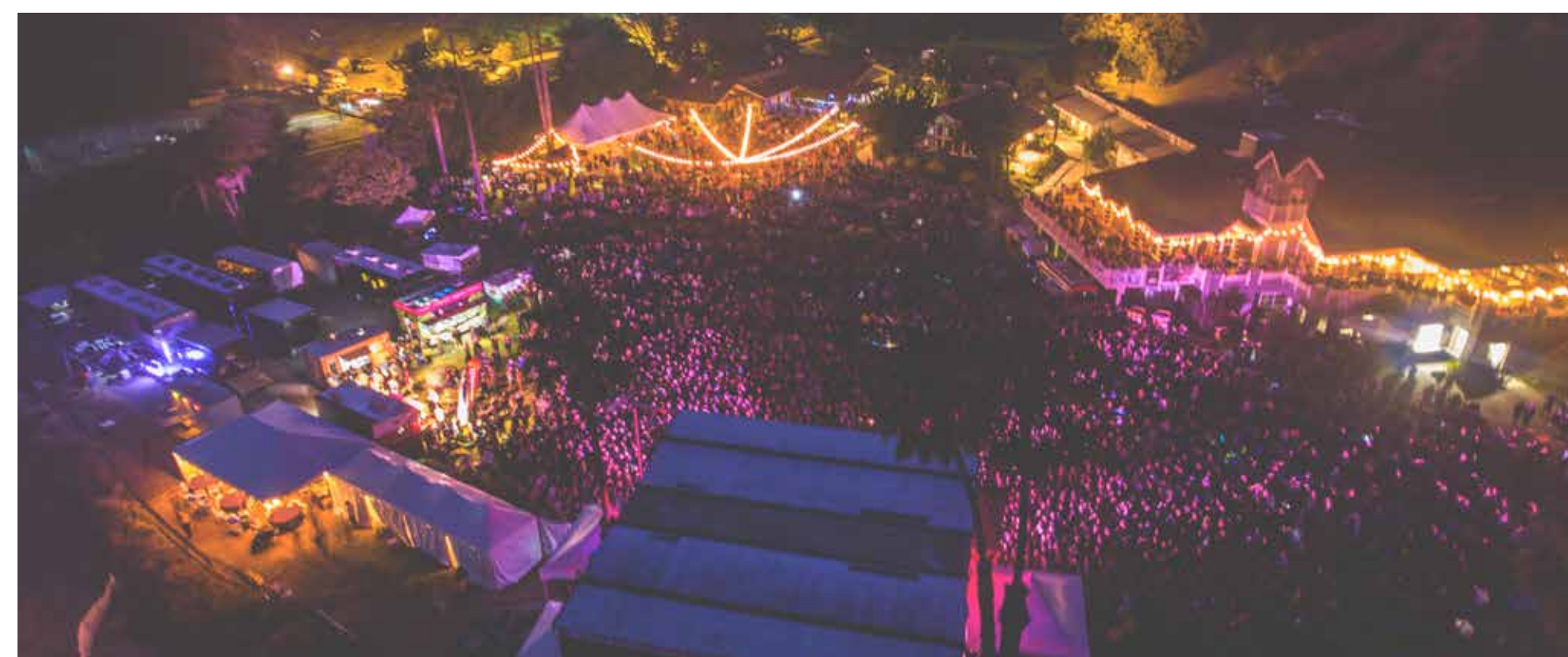
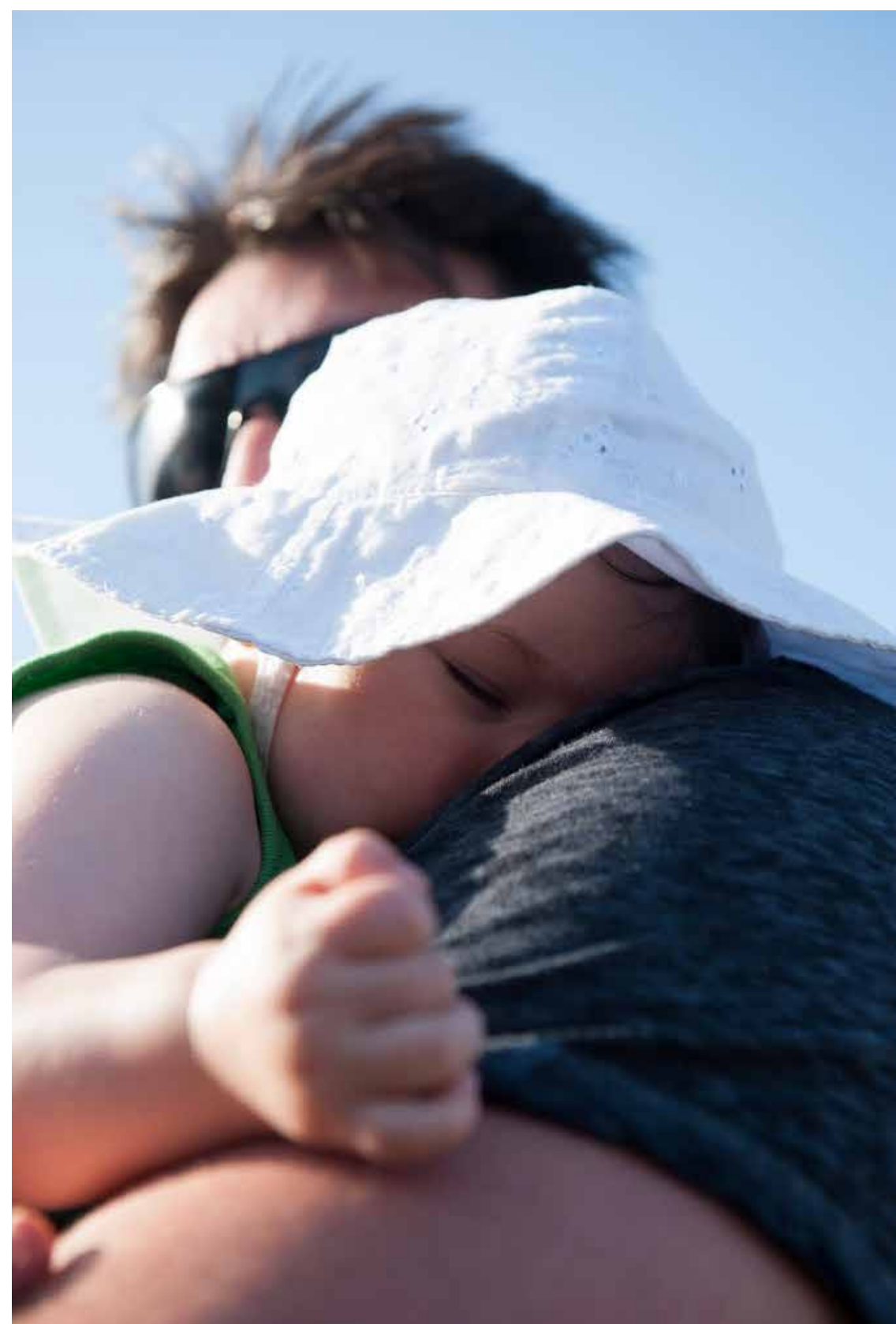
KEY PLAN (NTS)



SCALE: 1/8" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 32'

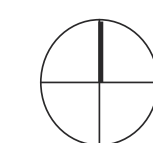
Lodge & Conference Center
ELEVATIONS & SITE SECTION

Avila by the Sea



Lodge & Conference Center
AMBIANCE PHOTOS

SCALE: 1/8" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 32'



Avila by the Sea

LAKE | FLATO

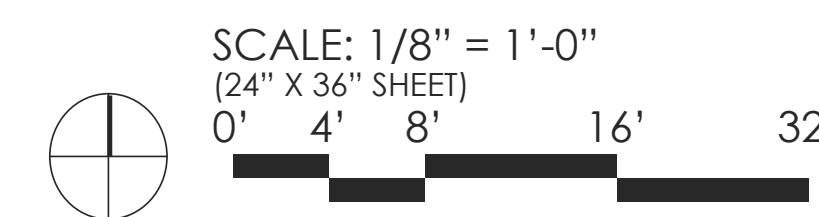
ABOVE
GRADE

rrrm design
group
1235-01-CO18 | APRIL 26, 2018

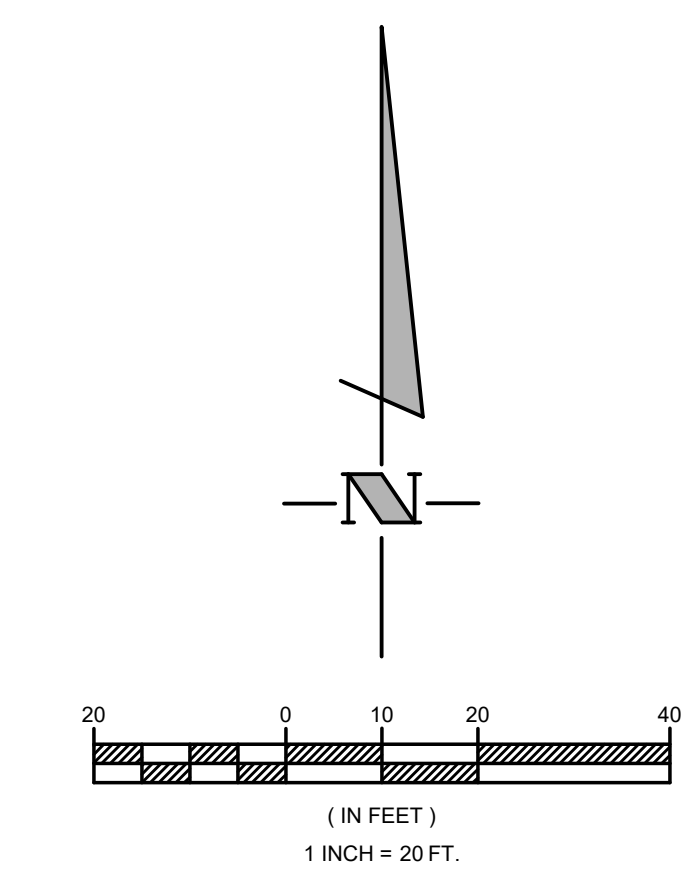
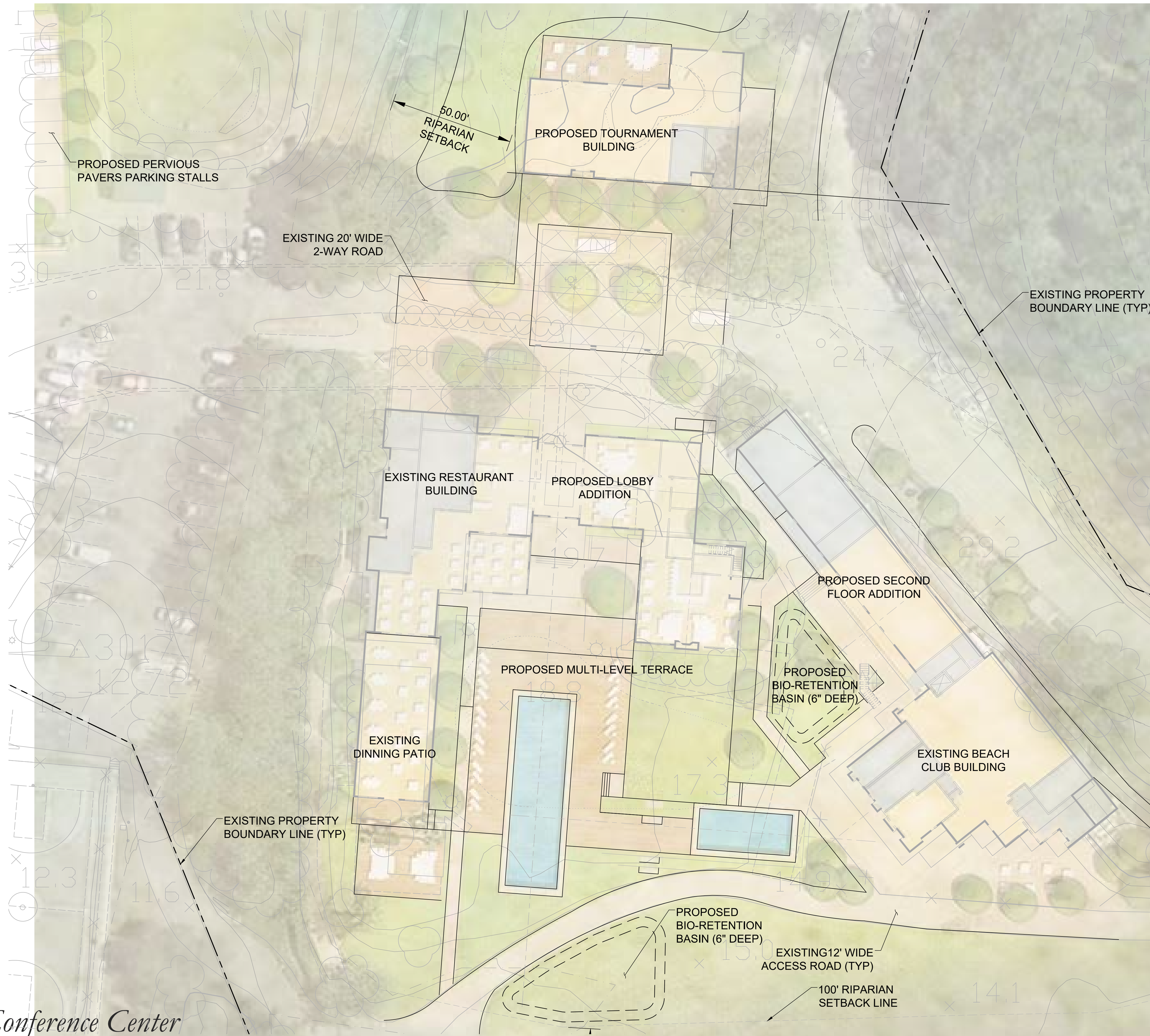
A11
AREA B



Lodge & Conference Center
AMBIANCE PHOTOS



Avila by the Sea



SWCP INFORMATION:

LODGE CORE PHASE: 'DMA#5'	
TOTAL DISTURBANCE AREA:	1.8 ACRES
REPLACED IMPERVIOUS:	30,000 SF
NEW IMPERVIOUS:	20,000 SF
TREATMENT (BIO-RETENTION):	8,000 SF (REQUIRED)

THE PROPOSED BUILDINGS WILL BE SLAB ON GRADE. BIO-RETENTION TREATMENT BASINS WILL BE CONSTRUCTED TO TREAT BUILDING & HARDSCAPE RUNOFF. THE EXISTING BUILDINGS RUNOFF WILL ALSO BE TREATED WITHIN THE PROPOSED BIO-RETENTION BASINS.

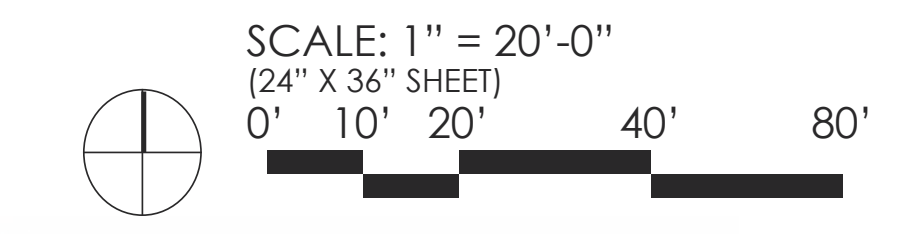
APPROXIMATE EARTHWORK INFORMATION:

LODGE CORE PHASE:	
CUT	800 CY
FILL	800 CY
NET	0 CY FILL
MAX DEPTH OF CUT	1 FT
MAX DEPTH OF FILL	1 FT
AREA OF DISTURBANCE	1.80 AC

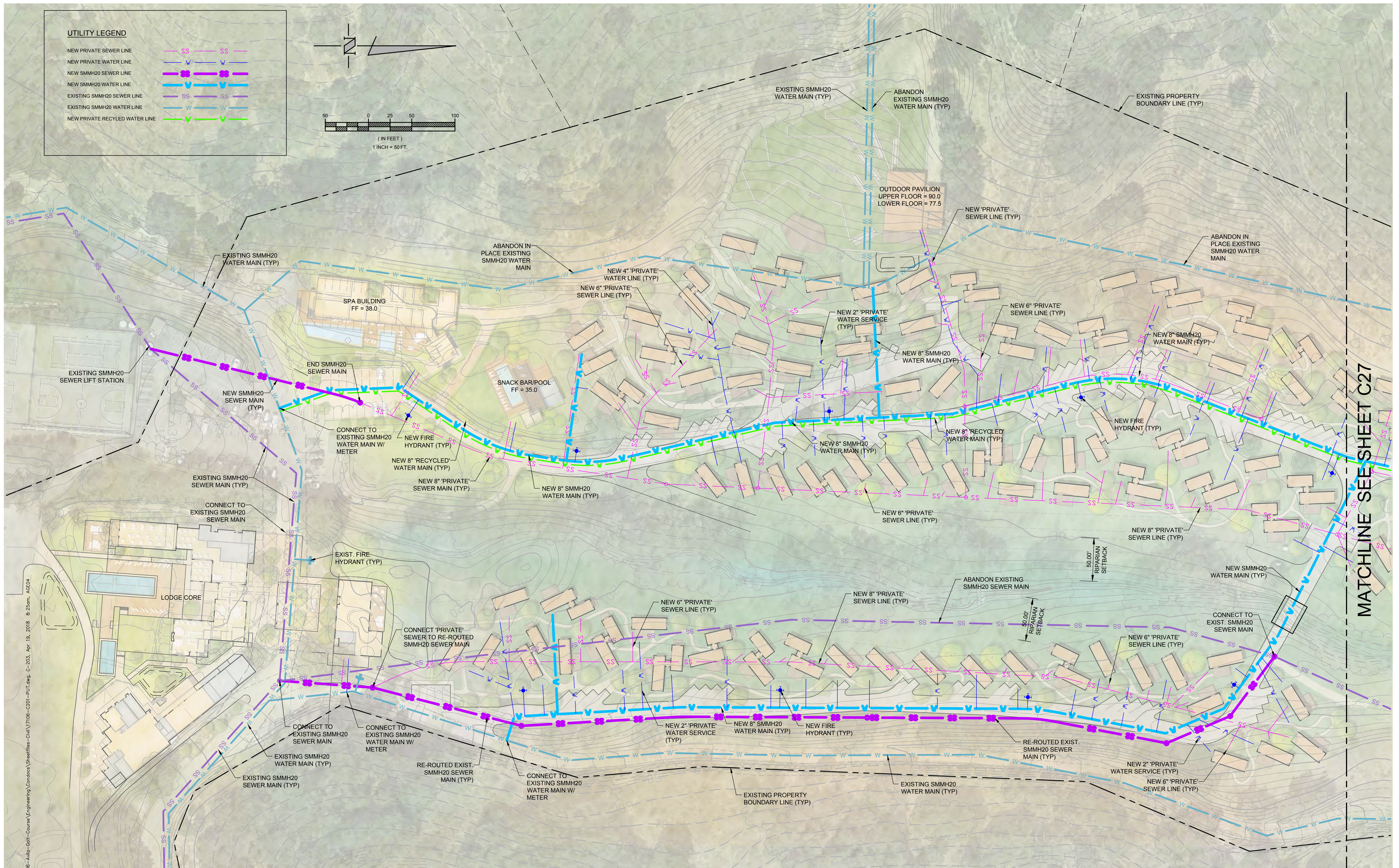
NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

\\2017\17108-Avila-Course\Engineering\Contract\Sheets-Civil\17108-C101-P03.dwg, C-104, Apr 12, 2018 11:57am, AEC21

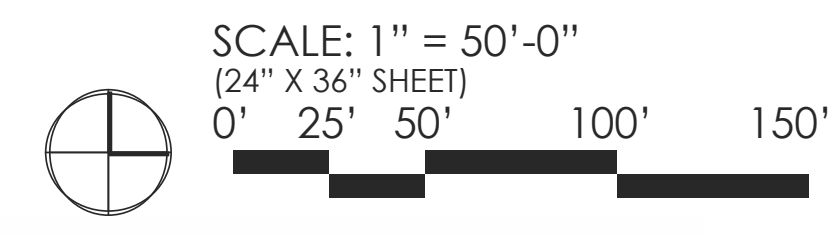
Lodge & Conference Center
GRADING AND DRAINAGE



Avila by the *Sea*



Lodge & Conference Center
UTILITY PLAN



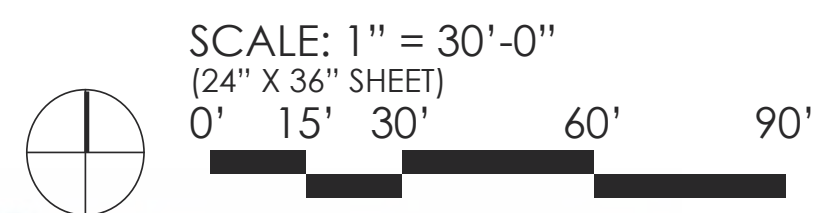
Avila by the Sea



EXISTING SITE PLAN

PROPOSED SITE PLAN

EXISTING PARKING	SPACES
EXISTING PARKING - PAVED	60
EXISTING PARKING - BUS	5



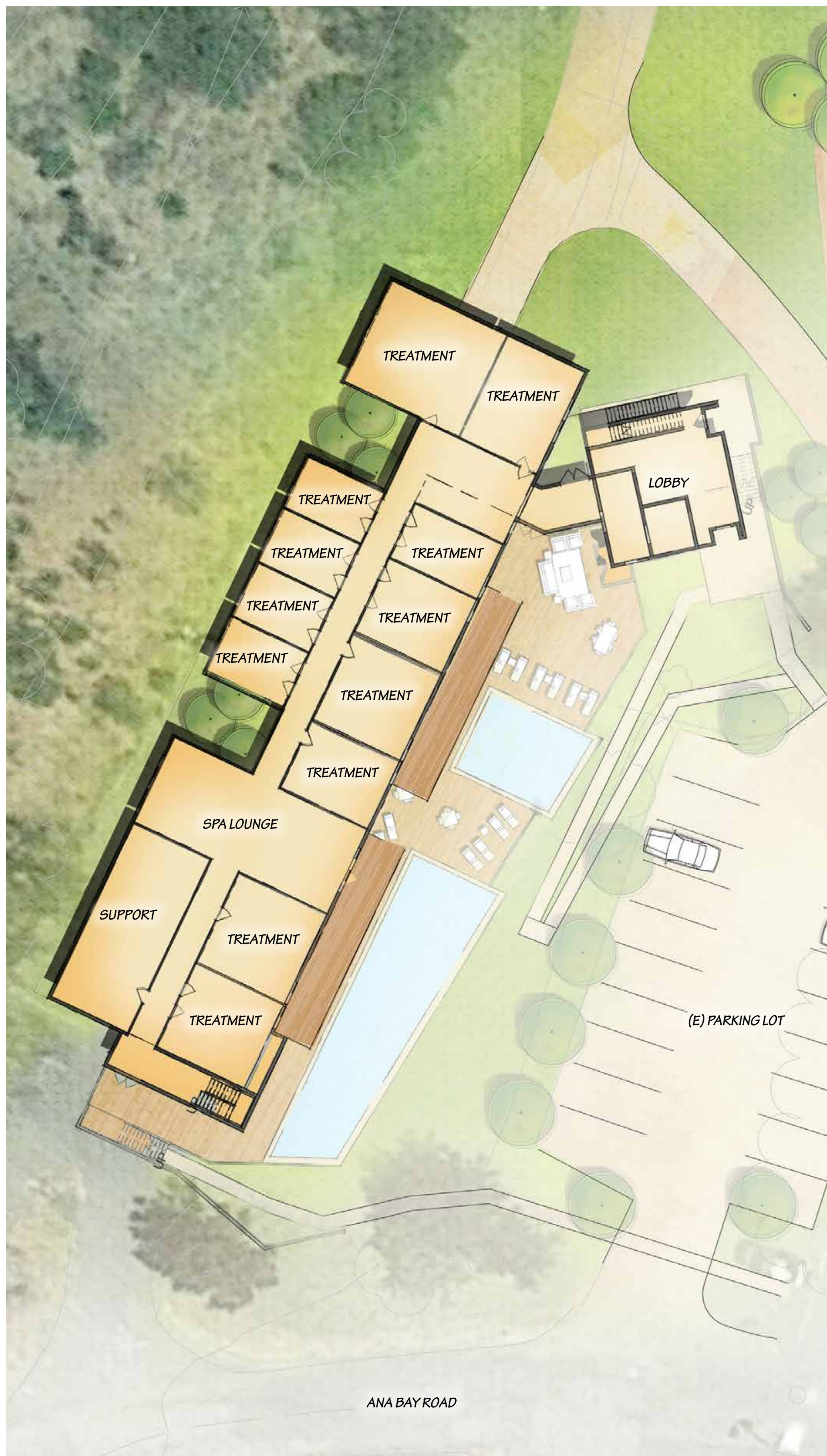
Spa and Pool
SITE PLANS

Avila by the Sea



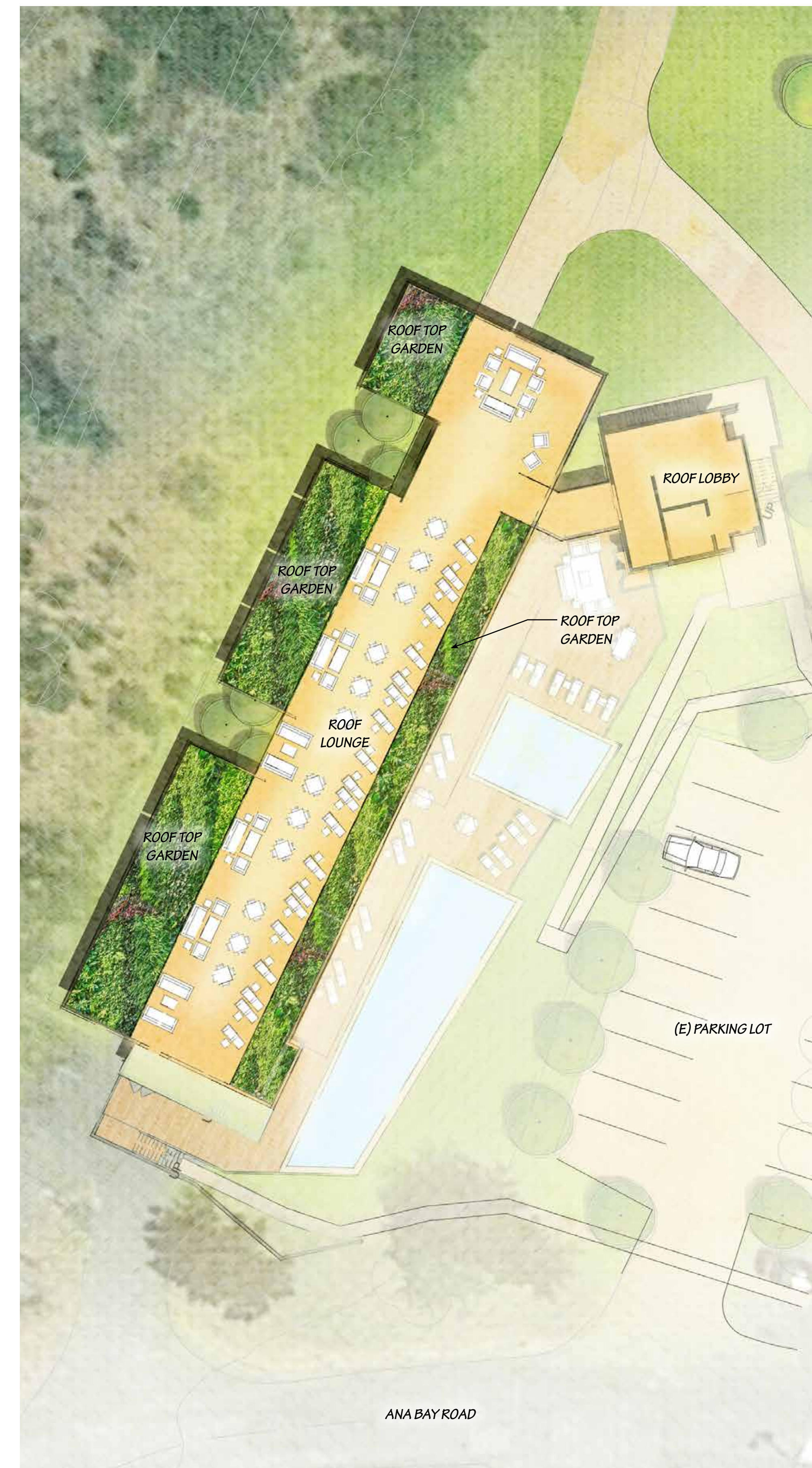
SPA - SECOND FLOOR PLAN

BUILDING	AREA
SECOND FLOOR	8,000 SF
PARKING	19 SPACES



SPA - THIRD FLOOR PLAN

THIRD FLOOR	8,000 SF
-------------	----------



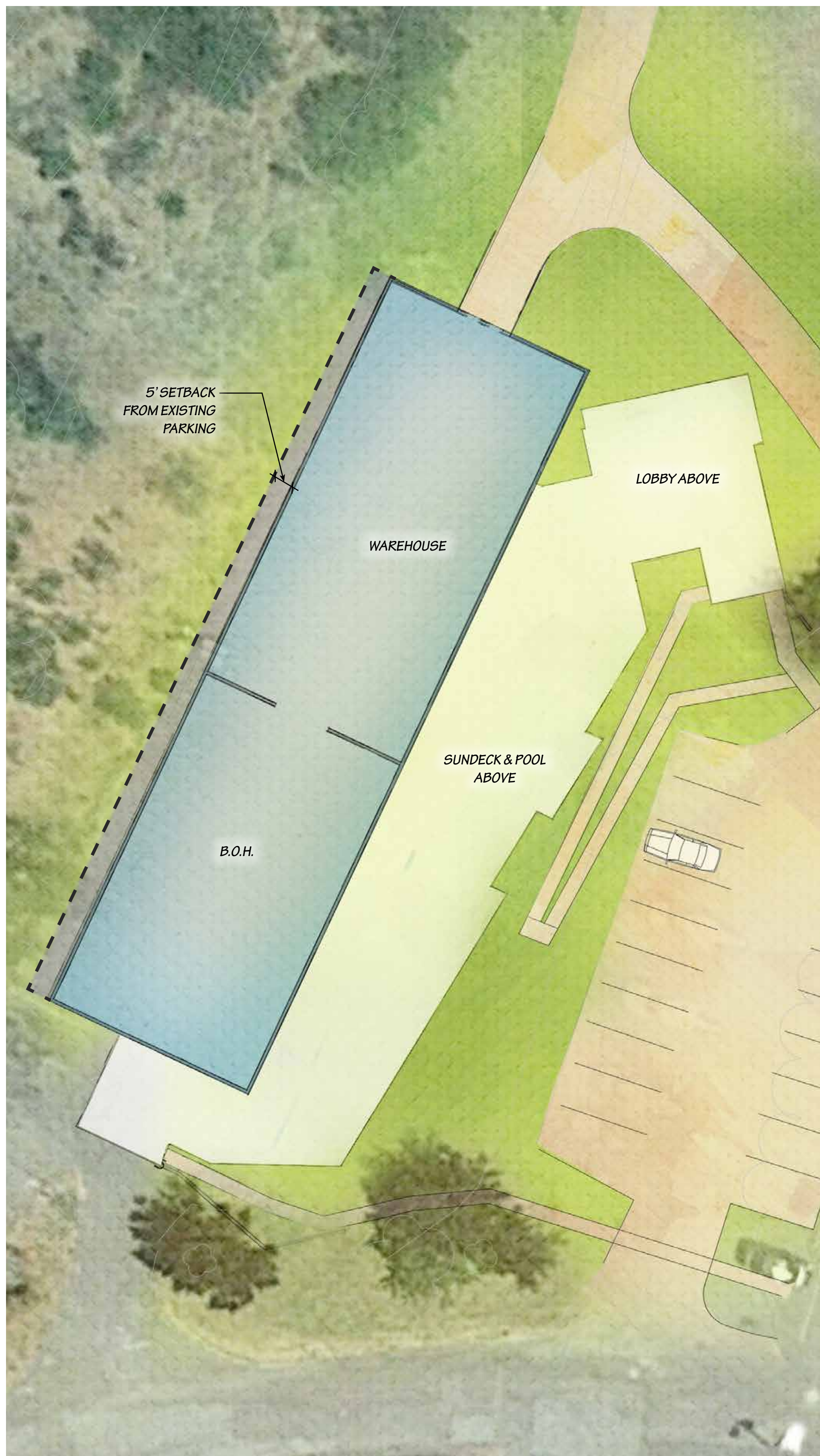
SPA - ROOF DECK PLAN

ROOF DECK/ GARDENS & SECOND FLOOR TERRACE	12,000 SF
---	-----------

Spa and Pool
ENLARGED SITE

Avila by the Sea

SCALE: 1" = 16'-0"
(24" X 36" SHEET)
0' 8' 16' 32' 48'



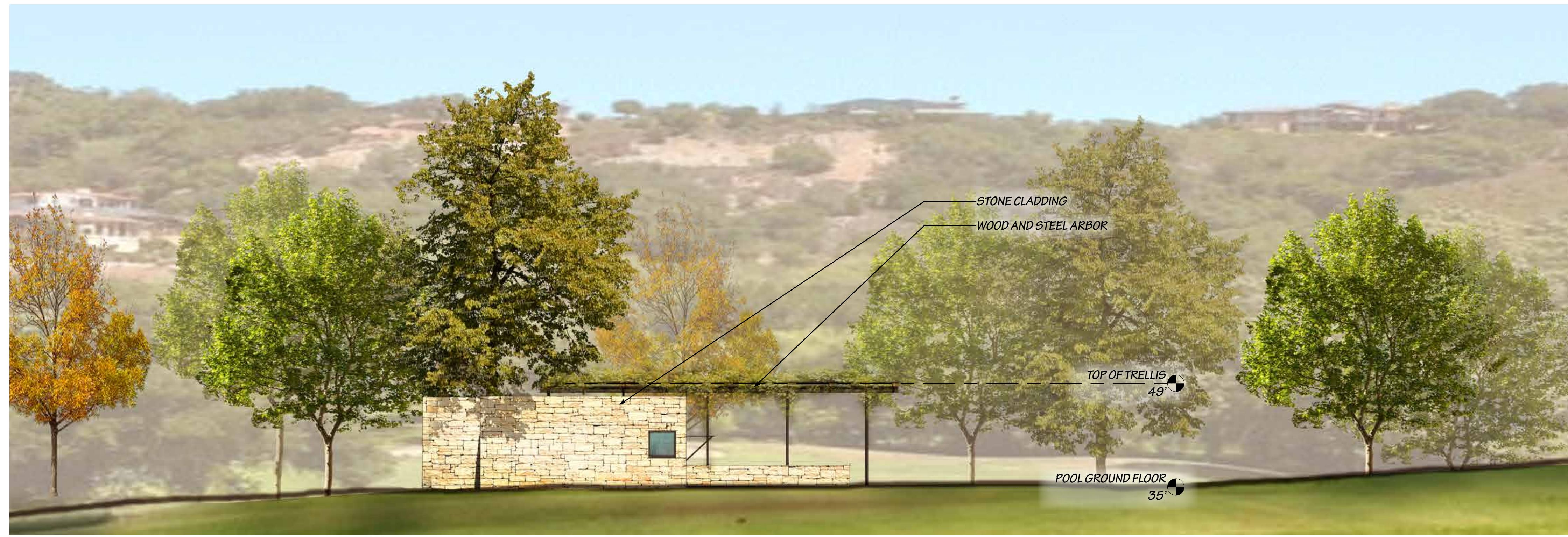
SPA BUILDING - GROUND FLOOR PLAN
 BUILDING AREA
 WAREHOUSE/B.O.H. 8,000 SF

SCALE: 1" = 16'-0"
 (24" X 36" SHEET)
 0' 8' 16' 32' 48'



POOL - GROUND FLOOR PLAN

SCALE: 1" = 16'-0"
 (24" X 36" SHEET)
 0' 8' 16' 32' 48'



SNACK AND POOL ELEVATION
 SNACK BAR & POOL 8,000 SF

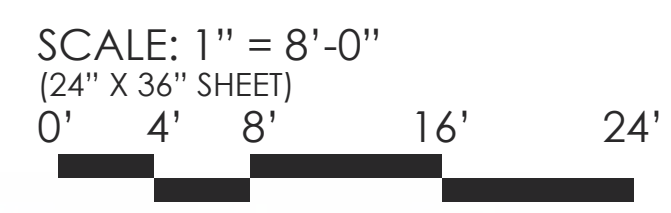
SCALE: 1" = 8'-0"
 (24" X 36" SHEET)
 0' 4' 8' 16' 24'

Spa and Pool
 ELEVATION & SITE

Avila by the Sea



Spa and Pool
SPA ELEVATION



Avila by the Sea



Spa and Pool
 AMBIANCE PHOTOS

SCALE: 1" = 8'-0"
 (24" X 36" SHEET)
 0' 4' 8' 16' 24'

Avila by the Sea



SWCP INFORMATION:

SPA & SNACK BAR BUILDING PHASE: 'DMA#6'
 TOTAL DISTURBANCE AREA: 0.92 AC
 REPLACED IMPERVIOUS: 10,000 SF
 NEW IMPERVIOUS: 3,000 SF
 REQUIRED TREATMENT: 2,600 SF (20% IMP.)

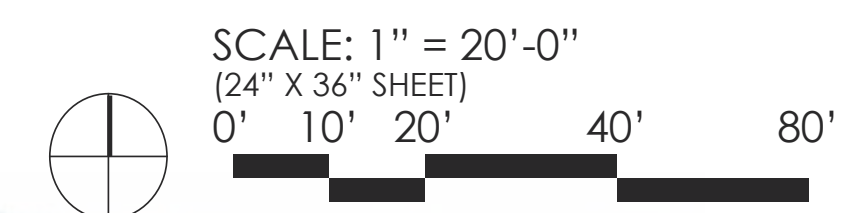
THE PROPOSED BUILDINGS WILL BE SLAB ON GRADE.
 PERVIOUS PAVERS WILL BE CONSTRUCTED TO TREAT BUILDING & HARDSCAPE RUNOFF.

APPROXIMATE EARTHWORK INFORMATION:

SPA BUILDING & SNACK BAR PHASE:
 CUT 400 CY
 FILL 400 CY
 NET 0 CY FILL

MAX DEPTH OF CUT 5 FT
 MAX DEPTH OF FILL 1 FT
 AREA OF DISTURBANCE 0.92 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.



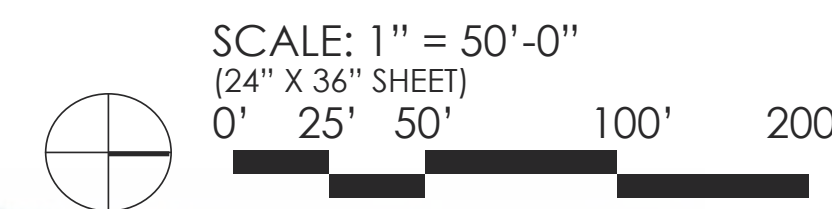
Spa and Pool
 GRADING & DRAINAGE

Avila by the Sea



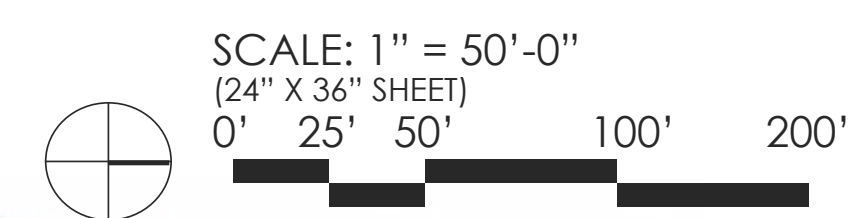
Harford Canyon
EXISTING SITE PLAN

Avila by the Sea



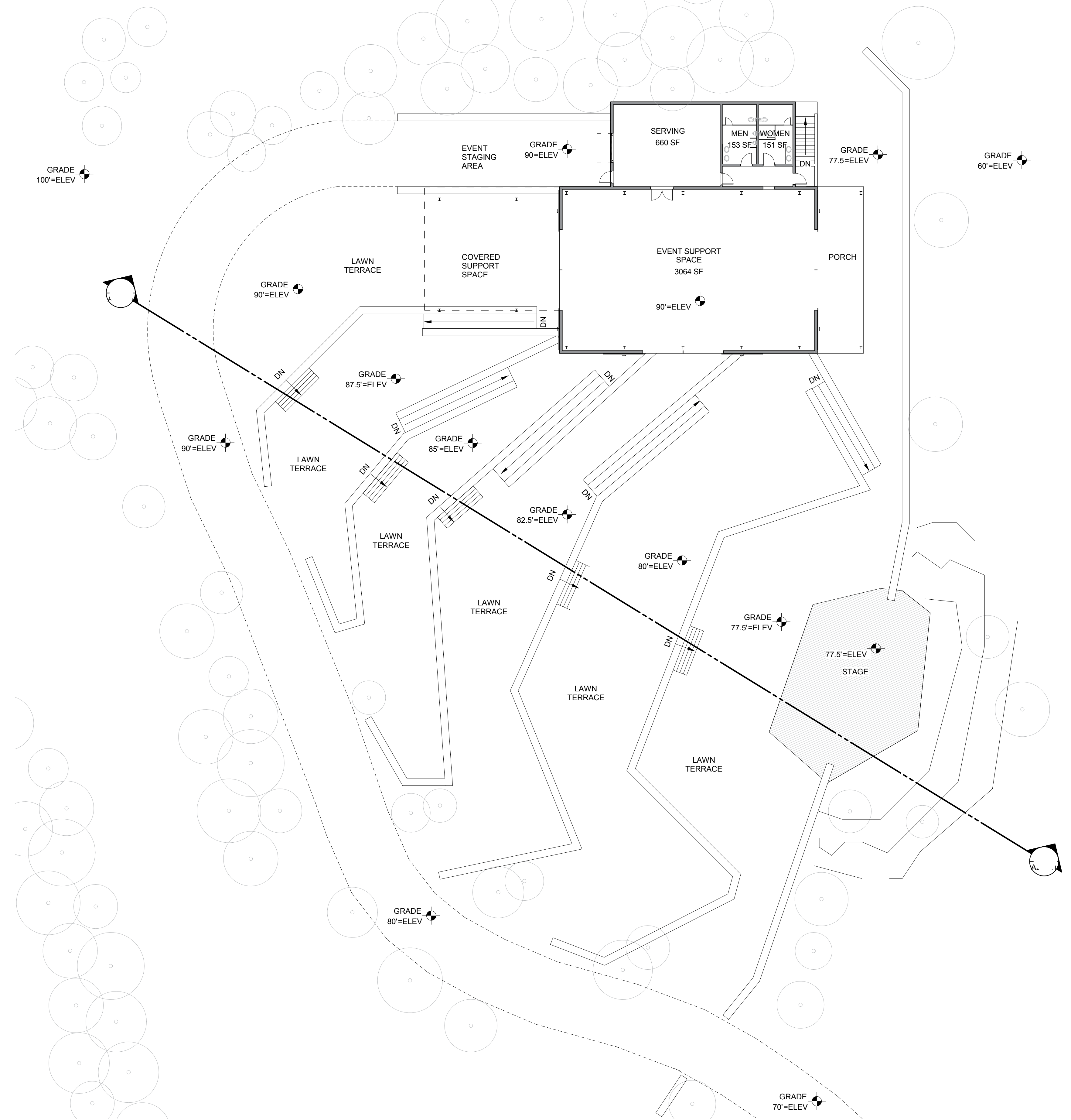
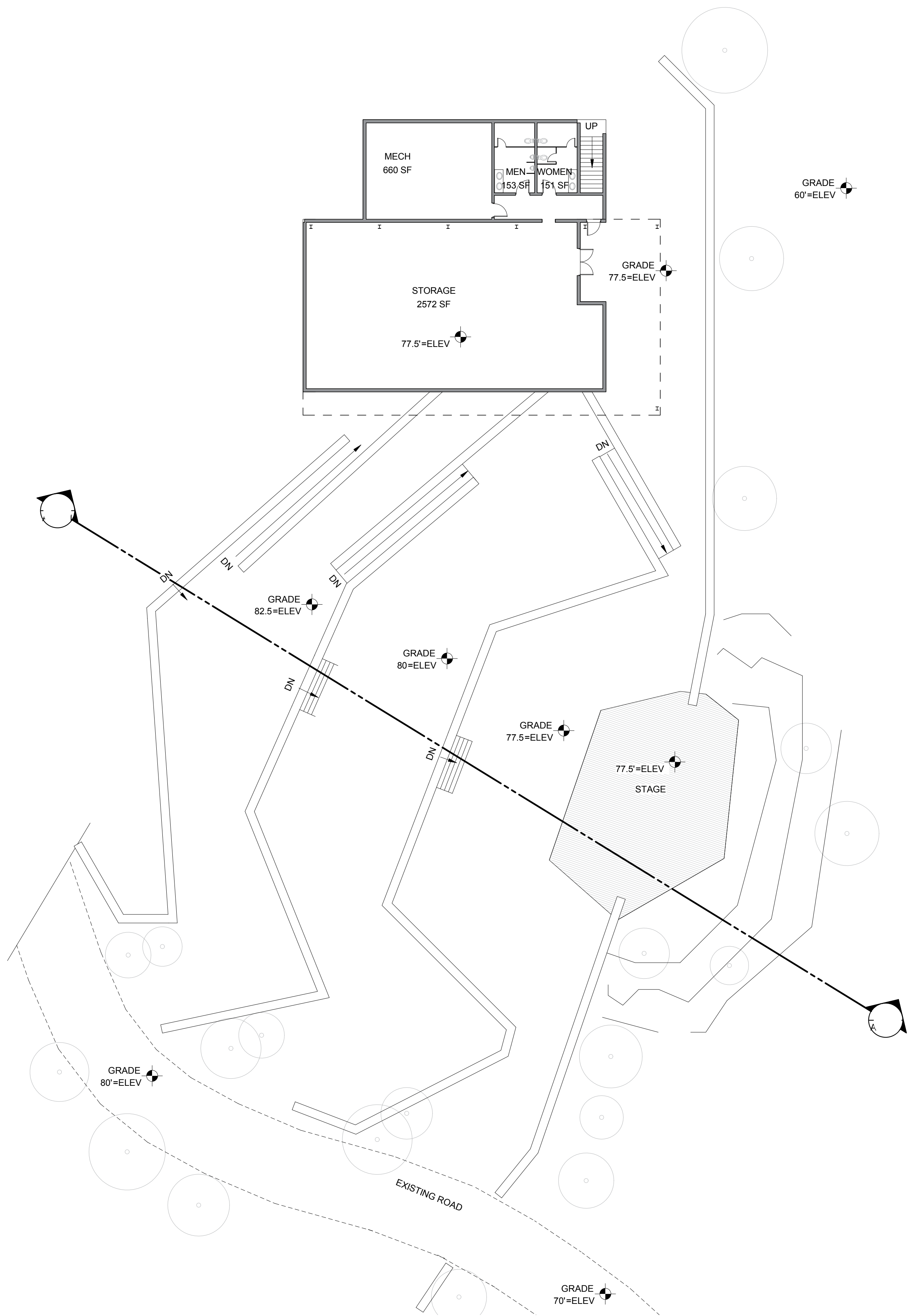


BUILDING	AREA	TOTAL
1 BED COTTAGES - 65 TOTAL	750 SF EA.	48,750 SF
2 BED BUNGALOWS - 35 TOTAL	1,300 SF EA.	37,400 SF
STARTER SHACK	1,200 SF	
EVENT BARN	8,000 SF (TWO FLOORS)	
COTTAGE PARKING	135 SPACES	
(E) TEMP. PARKING -TURF	150 SPACES	



Harford Canyon
PROPOSED SITE PLAN

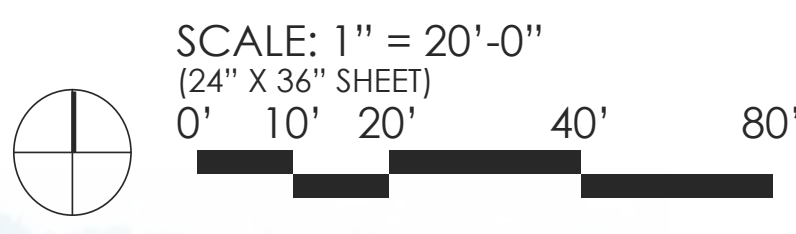
Avila by the Sea



GROUND FLOOR PLAN

SECOND FLOOR PLAN

Event Barn and Pavillion
ENLARGED SITE PLAN



Avila by the Sea



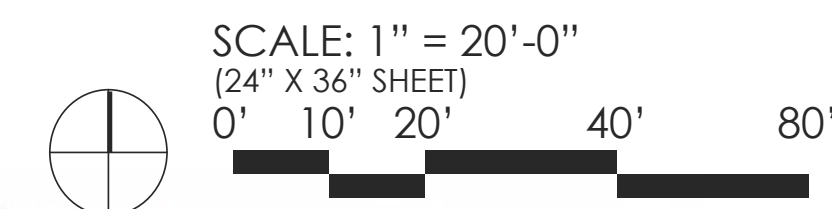
KEY PLAN (NTS)

SECTION A
SCALE: 1" = 50'-0"

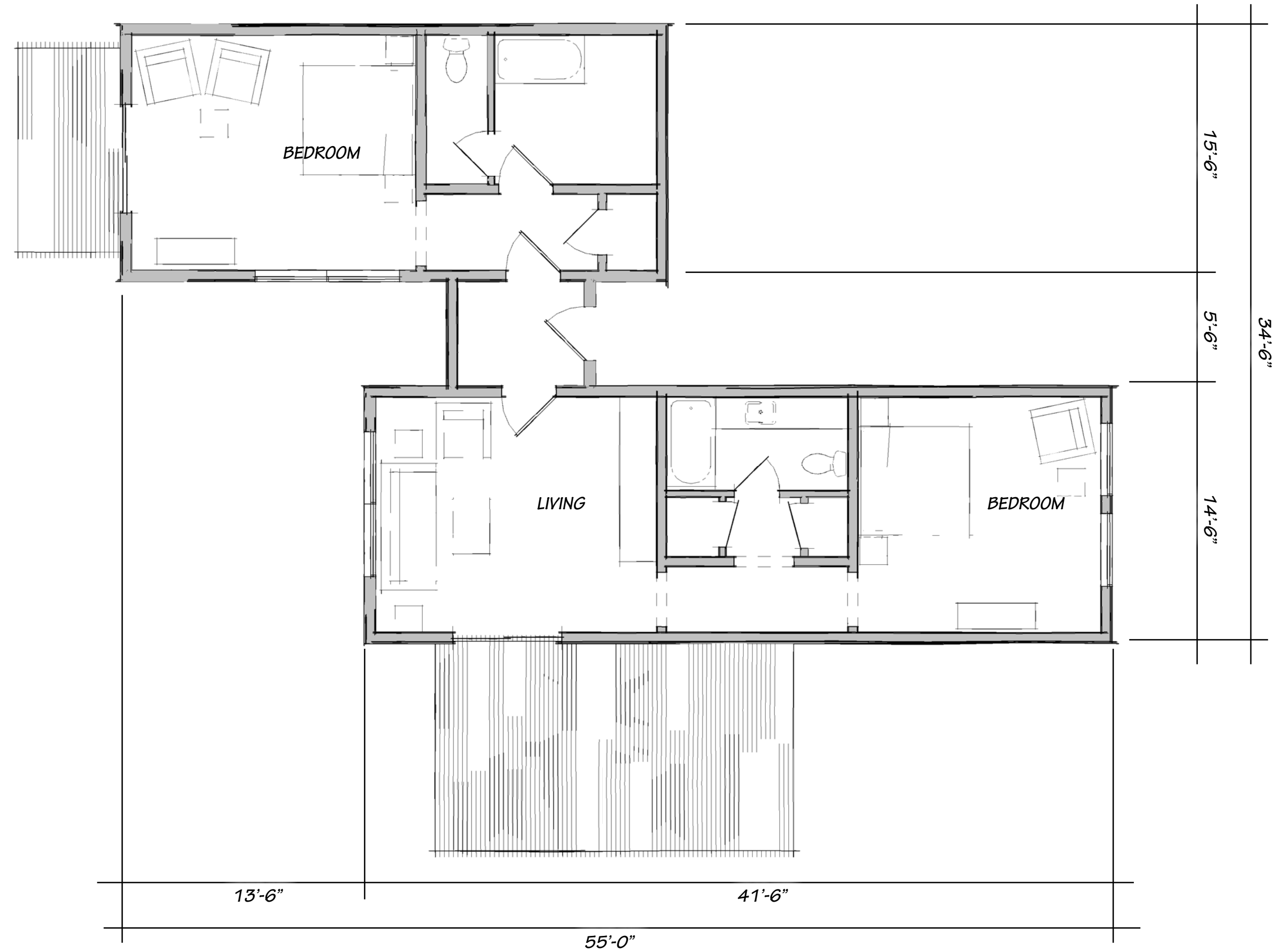


EVENT BARN ELEVATION

Pavilion
ELEVATIONS & SITE SECTION



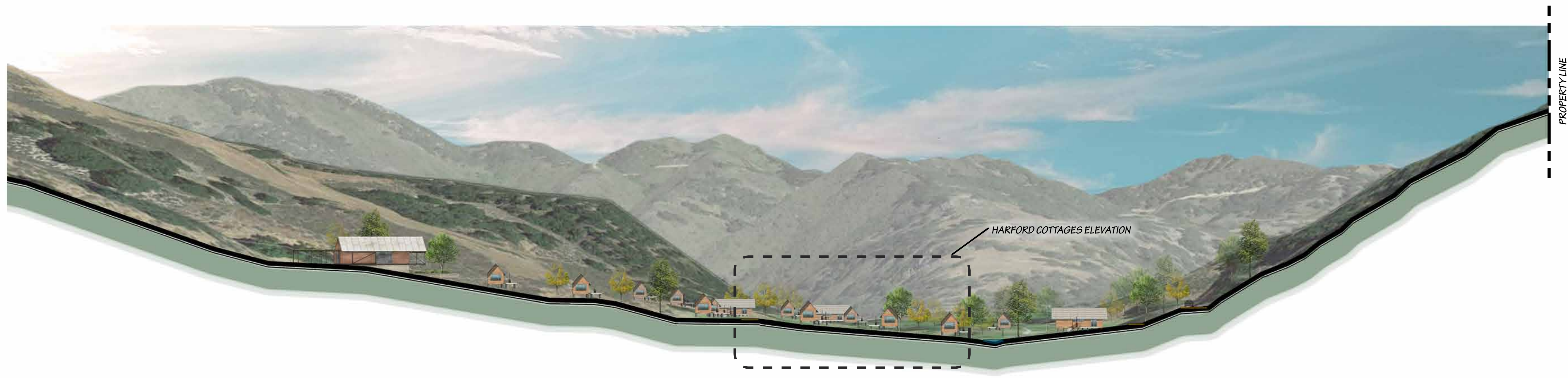
Avila by the *Sea*



Harford Bungalows
TYPICAL FLOOR PLAN

SCALE: 3/16" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 32'

Avila by the Sea



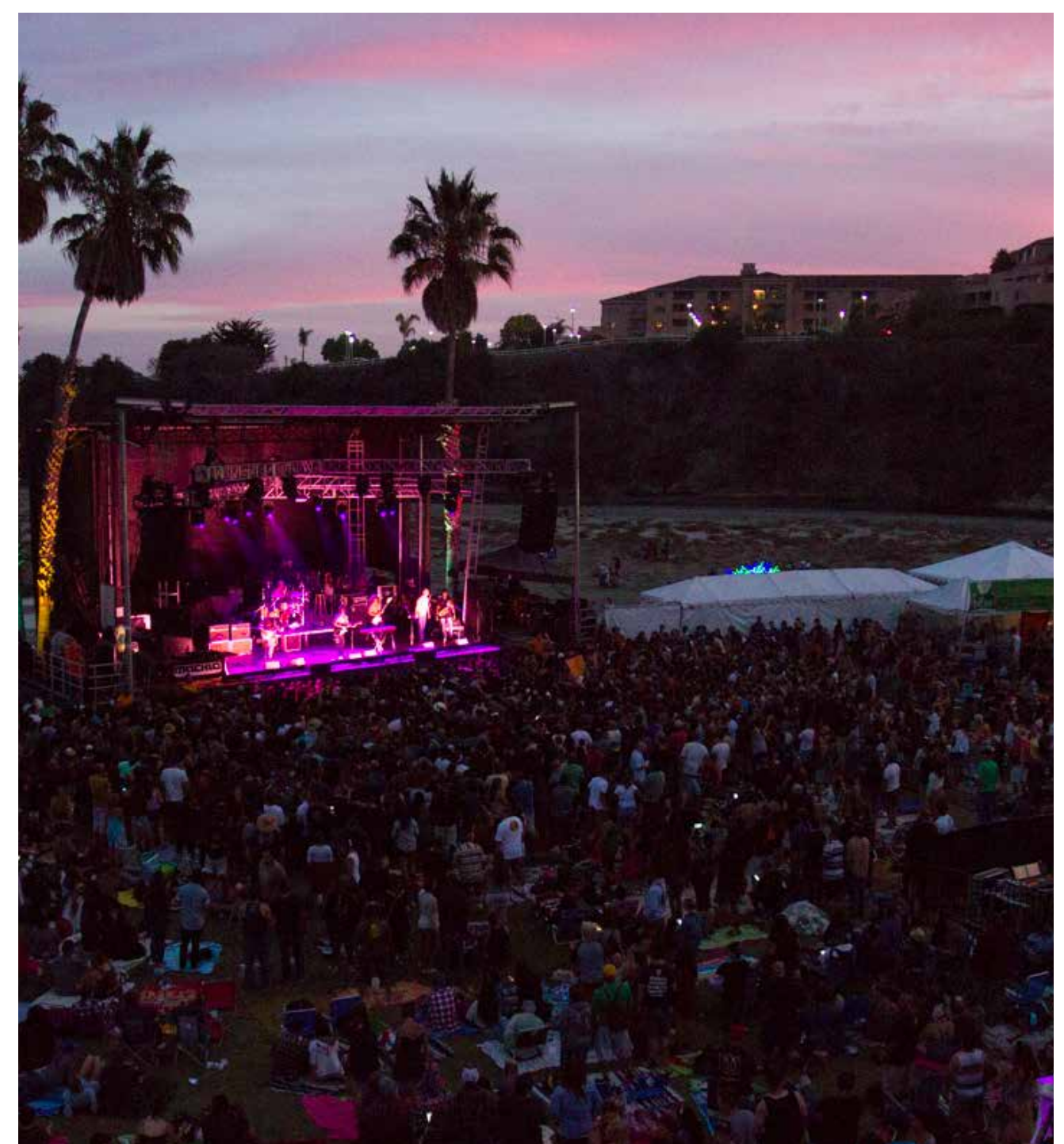
KEY PLAN (NTS)

SECTION A
SCALE: 1" = 50'-0"



BUNGALOW ELEVATION
Harford Bungalow
ELEVATIONS & SITE SECTION

SCALE: 1/8" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 32'



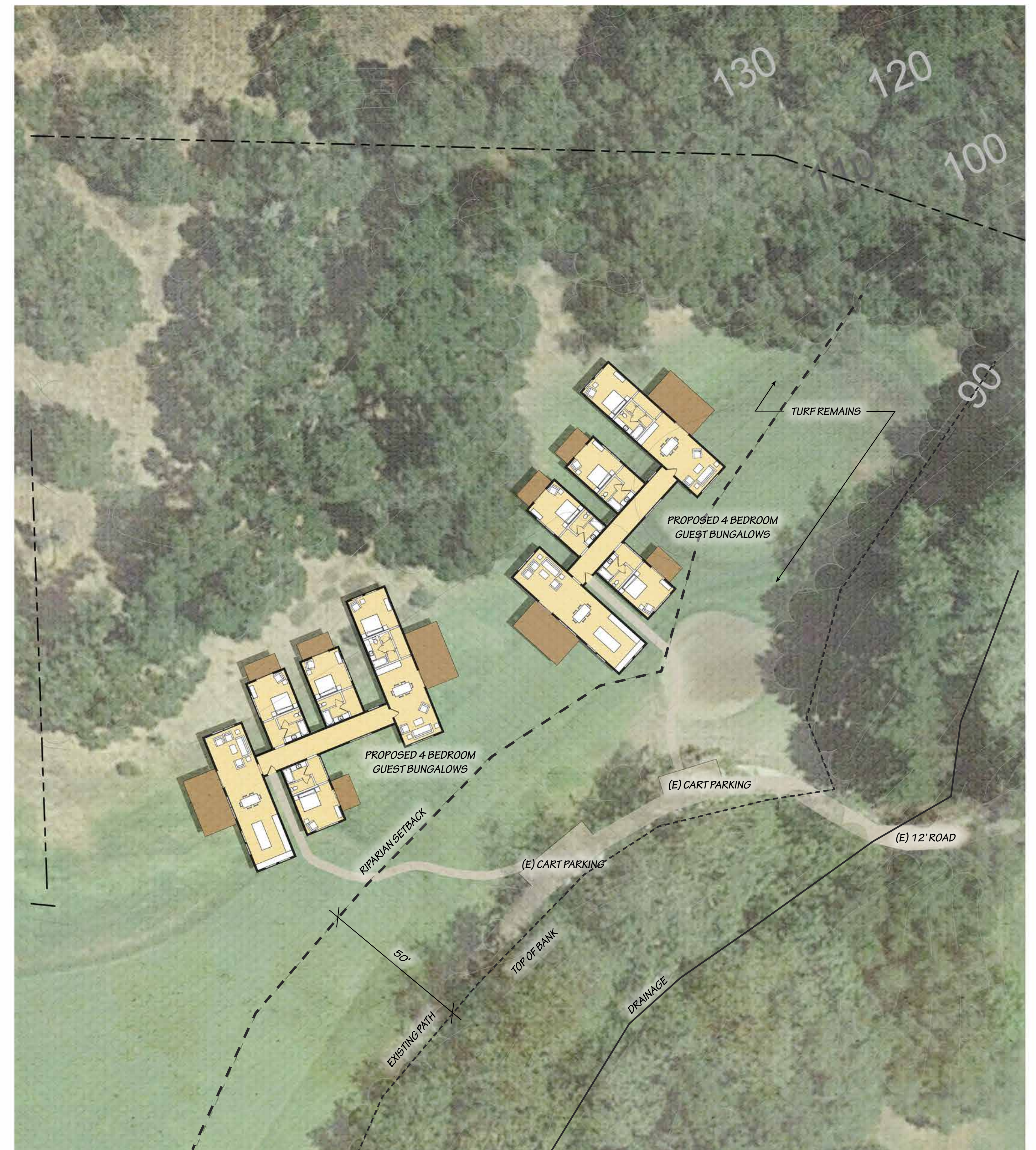
Harford Bungalows
AMBIANCE PHOTOS

Avila by the Sea

SCALE: 3/16" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 32'



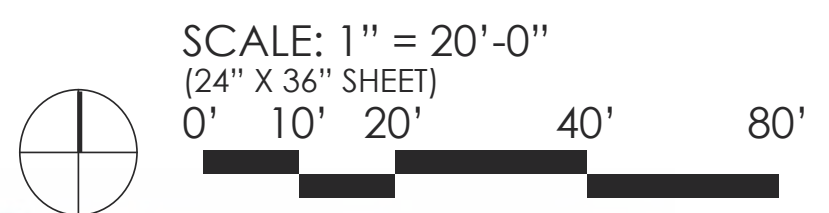
SITE PLAN EXISTING
(E) CART PARKING 12 CART SPACES

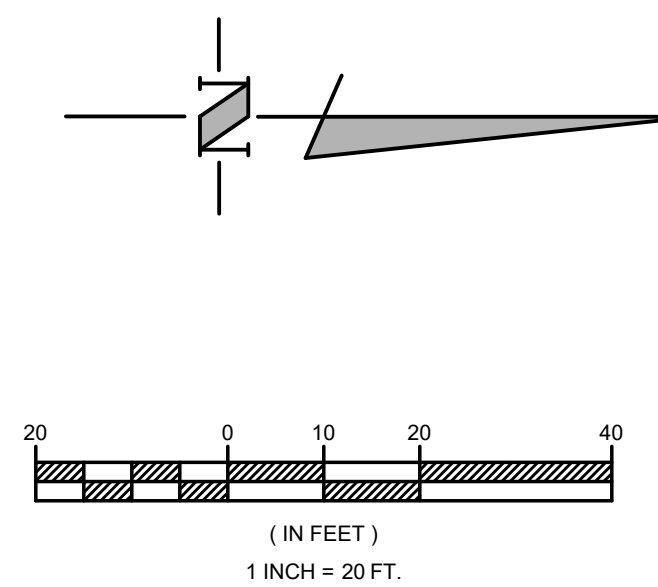
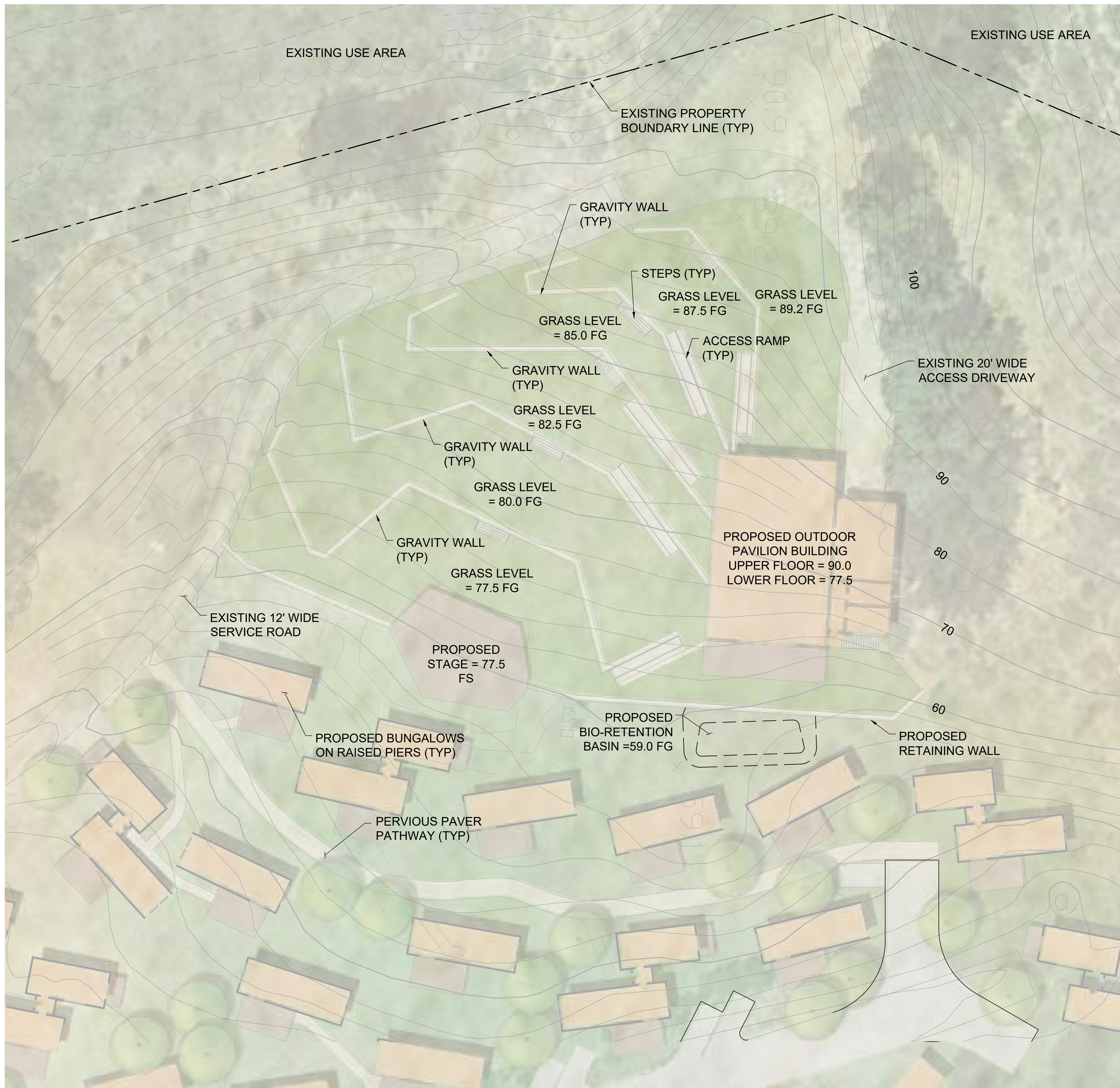


SITE PLAN PROPOSED
2-4 BED GUEST BUNGALOWS 2,200 SF EA.

Harford Arts & Culinary Guests
SITE PLANS

Avila by the Sea





SWCP INFORMATION:

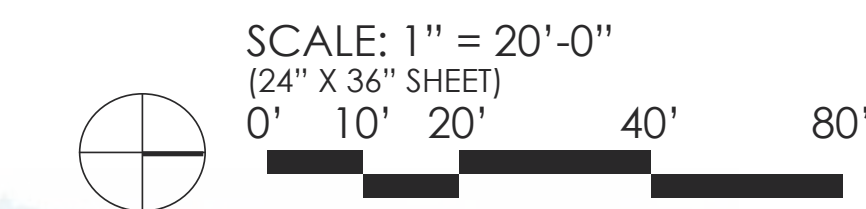
OUTDOOR PAVILION PHASE: 'DMA#'	
TOTAL DISTURBANCE AREA:	1.1 ACRES
REPLACED IMPERVIOUS:	0 SF
NEW IMPERVIOUS:	23,560 SF
TREATMENT (BIO-RETENTION):	940 SF (REQUIRED)

THE PROPOSED BUILDINGS WILL BE SLAB ON GRADE. BIO-RETENTION TREATMENT BASIN WILL BE CONSTRUCTED TO TREAT BUILDING & HARDSCAPE RUNOFF. ALL PATHWAYS TO PAVILION WILL BE MADE OF PERVIOUS MATERIALS AND THEREFOR SELF-TREATING

APPROXIMATE EARTHWORK INFORMATION:

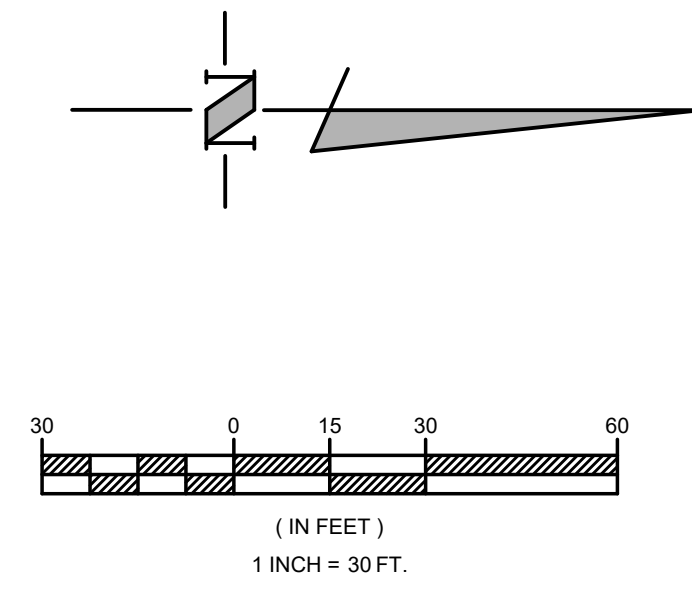
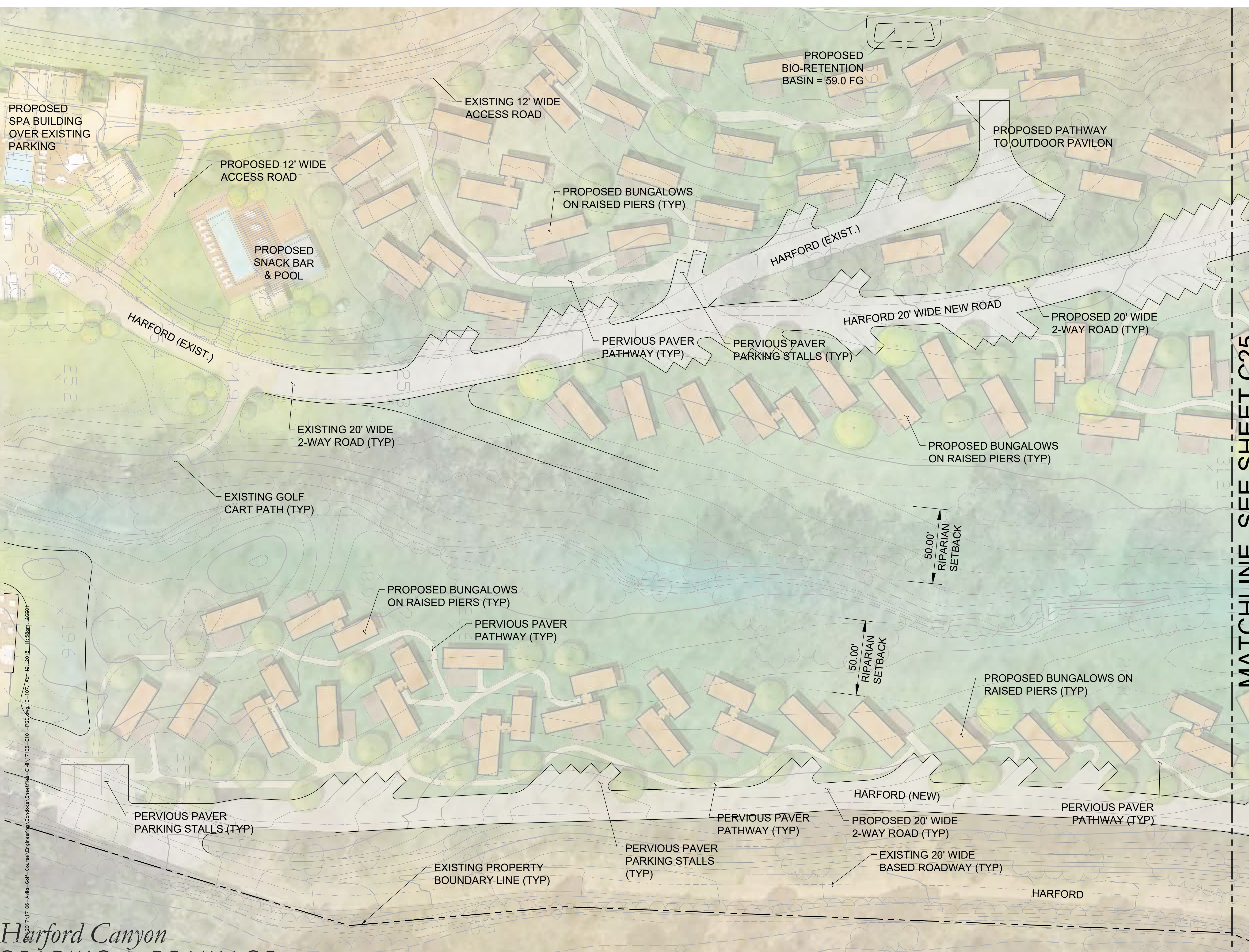
OUTDOOR PAVILION PHASE:	
CUT	800 CY
FILL	800 CY
NET	0 CY FILL
MAX DEPTH OF CUT 15 FT	
MAX DEPTH OF FILL 5 FT	
AREA OF DISTURBANCE 1.1 AC	

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.



Harford Canyon
GRADING & DRAINAGE

Avila by the Sea



SWCP INFORMATION:

GUEST BUNGLOW PHASE: 'DMA#8'	
TOTAL DISTURBANCE AREA:	7.0 ACRES
REPLACED IMPERVIOUS:	0 SF
NEW IMPERVIOUS:	52,800 SF
REQUIRED TREATMENT:	10,560 SF (20% IMP.)

ALL BUNGLOW & WOOD DECKING WILL BE SET ON PILINGS 1.5' MINIMUM ABOVE FINISHED GRADE. ALL GROUND UNDER PROPOSED VILLAS WILL BE LEFT AS PERVIOUS LANDSCAPING. THE NEW AC ROADWAY RUNOFF WILL BE TREATED WITH THE USE OF PERVIOUS PAVERS WITHIN THE PROPOSED PARKING STALLS. ALL PATHWAYS TO BUNGALOWS WILL BE MADE OF PERVIOUS MATERIALS AND THEREFOR SELF-TREATING

APPROXIMATE EARTHWORK INFORMATION:

GUEST BUNGLOW PHASE:	
CUT	1000 CY
FILL	1000 CY
NET	0 CY FILL
MAX DEPTH OF CUT	2 FT
MAX DEPTH OF FILL	1 FT
AREA OF DISTURBANCE	7.0 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

MATCHLINE SEE SHEET C25

Harford Canyon
GRADING & DRAINAGE

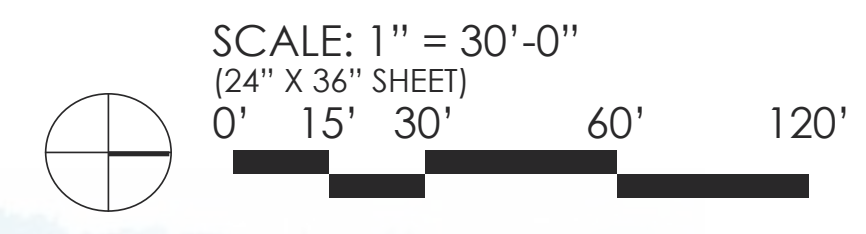
Avila by the Sea

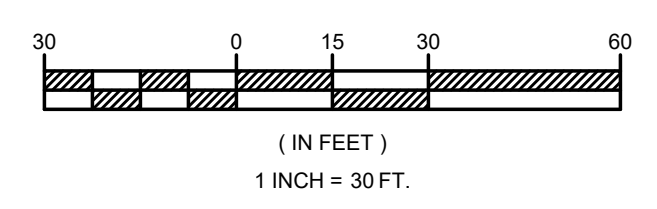
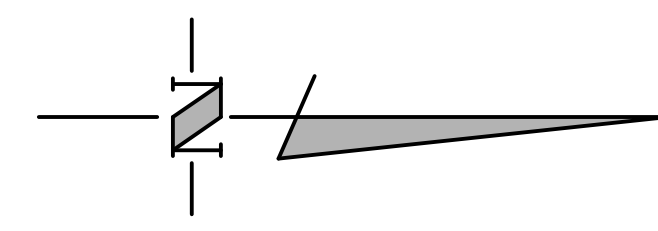
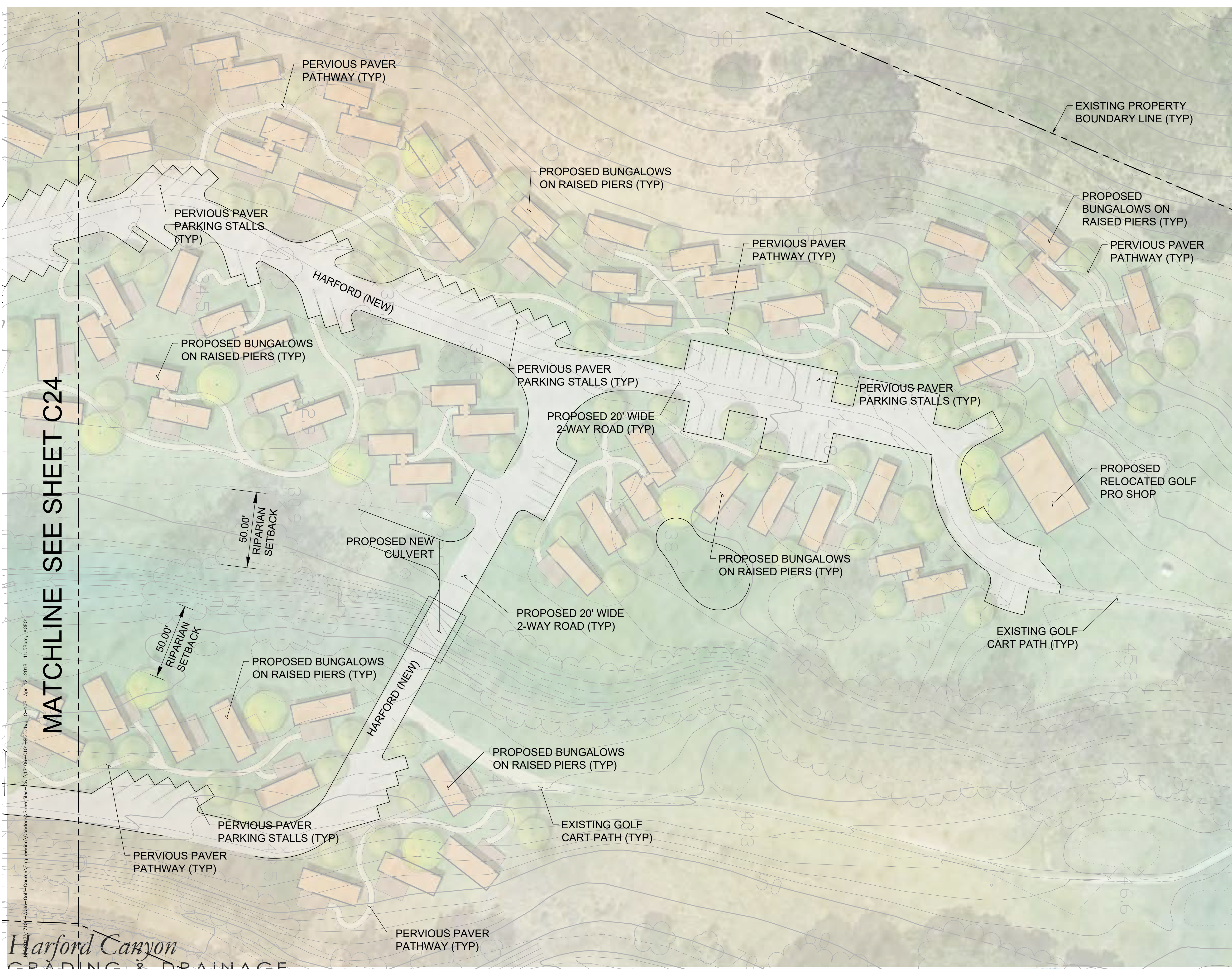
LAKE | FLATO

ABOVE GRADE

rrrm design group
1235-01-CO18 | APRIL 26, 2018

C30 CIVIL





SWCP INFORMATION:

GUEST BUNGLOW PHASE: 'DMA#8'	
TOTAL DISTURBANCE AREA:	7.0 ACRES
REPLACED IMPERVIOUS:	0 SF
NEW IMPERVIOUS:	52,800 SF
REQUIRED TREATMENT:	10,560 SF (20% IMP.)

ALL BUNGLOW & WOOD DECKING WILL BE SET ON PILINGS 1.5' MINIMUM ABOVE FINISHED GRADE. ALL GROUND UNDER PROPOSED VILLAS WILL BE LEFT AS PERVIOUS LANDSCAPING. THE NEW AC ROADWAY RUNOFF WILL BE TREATED WITH THE USE OF PERVIOUS PAVERS WITHIN THE PROPOSED PARKING STALLS. ALL PATHWAYS TO BUNGALOWS WILL BE MADE OF PERVIOUS MATERIALS AND THEREFOR SELF-TREATING.

APPROXIMATE EARTHWORK INFORMATION:

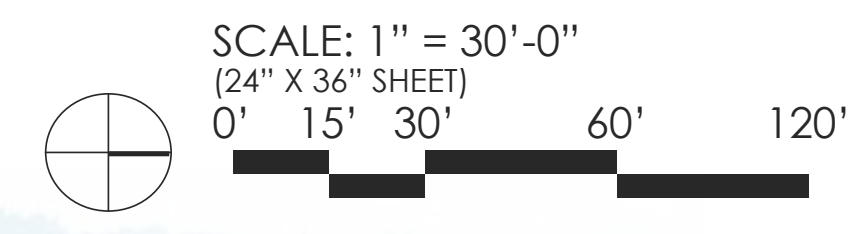
GUEST BUNGLOW PHASE:	
CUT	1000 CY
FILL	1000 CY
NET	0 CY FILL

MAX DEPTH OF CUT	2 FT
MAX DEPTH OF FILL	1 FT
AREA OF DISTURBANCE	7.0 AC

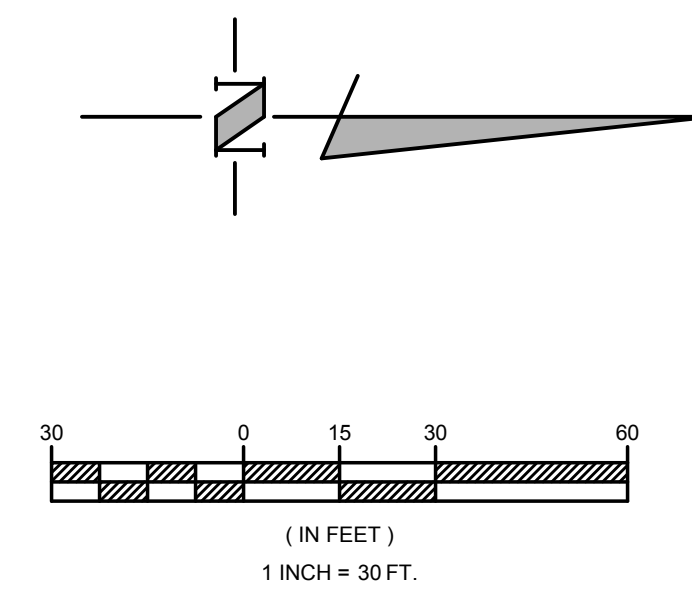
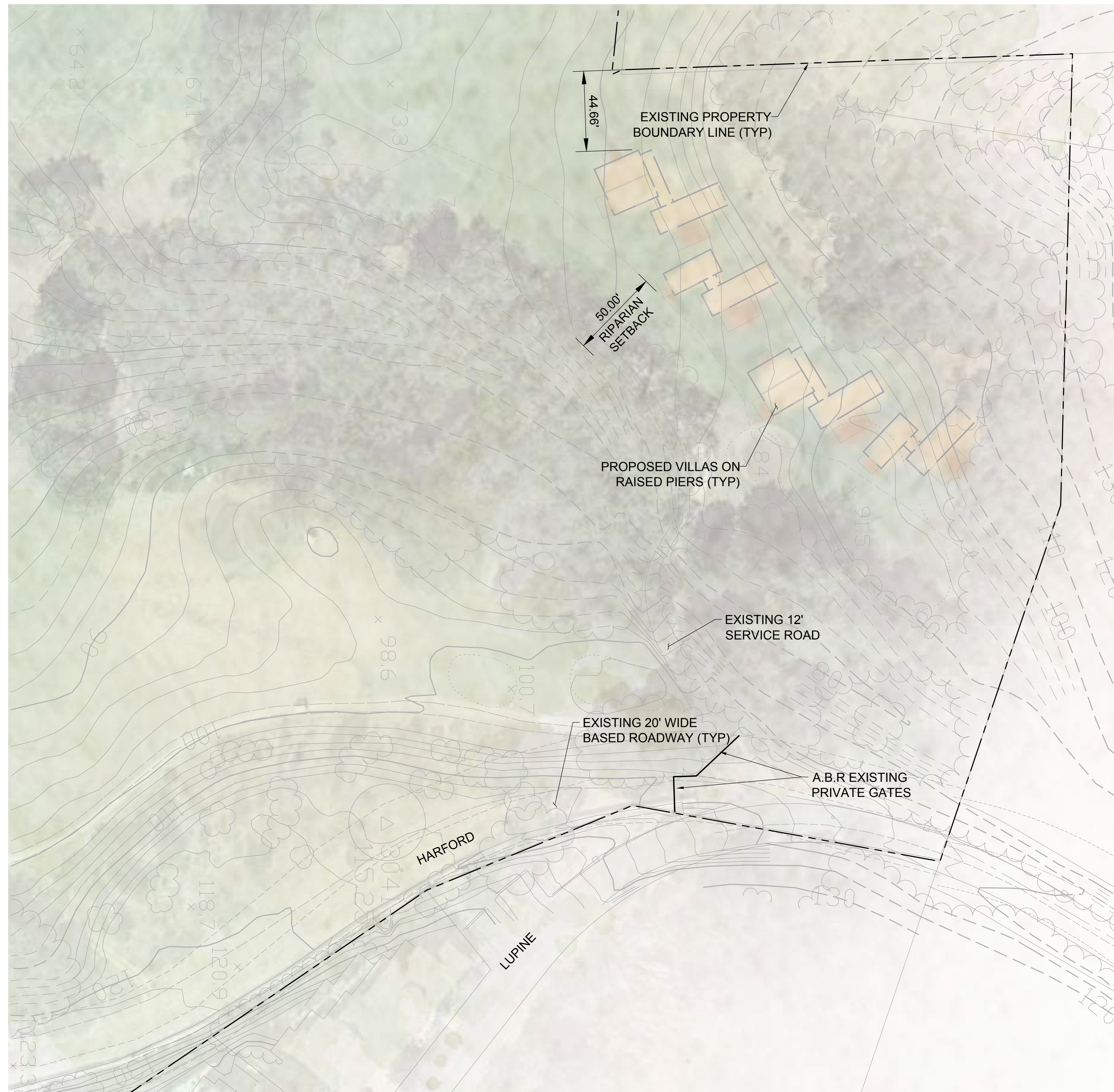
NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

MATCHLINE SEE SHEET C24

Harford Canyon
GRADING & DRAINAGE



Avila by the Sea



SWCP INFORMATION:

GUEST BUNGALOW (NORTH) PHASE: 'DMA#9'	
TOTAL DISTURBANCE AREA:	0.15 ACRES
REPLACED IMPERVIOUS:	0 SF
NEW IMPERVIOUS:	2,200 SF
REQUIRED TREATMENT:	440 SF (20% IMP.)

ALL BUNGALOW & WOOD DECKING WILL BE SET ON PILINGS 1.5' MINIMUM ABOVE FINISHED GRADE. ALL GROUND UNDER PROPOSED VILLAS WILL BE LEFT AS PERVIOUS LANDSCAPING. THE NEW AC ROADWAY RUNOFF WILL BE TREATED WITH THE USE OF PERVIOUS PAVERS WITHIN THE PROPOSED PARKING STALLS. ALL PATHWAYS TO BUNGALOWS WILL BE MADE OF PERVIOUS MATERIALS AND THEREFOR SELF-TREATING

APPROXIMATE EARTHWORK INFORMATION:

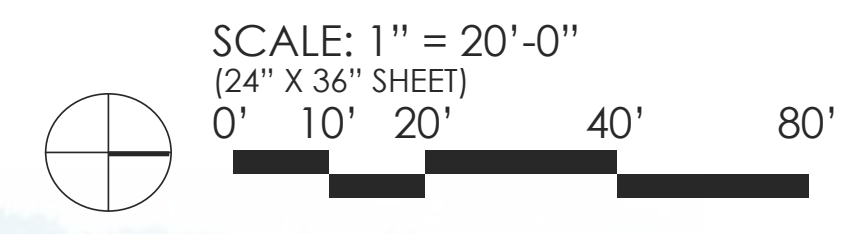
GUEST BUNGALOW (NORTH) PHASE:	
CUT	50 CY
FILL	50 CY
NET	0 CY FILL

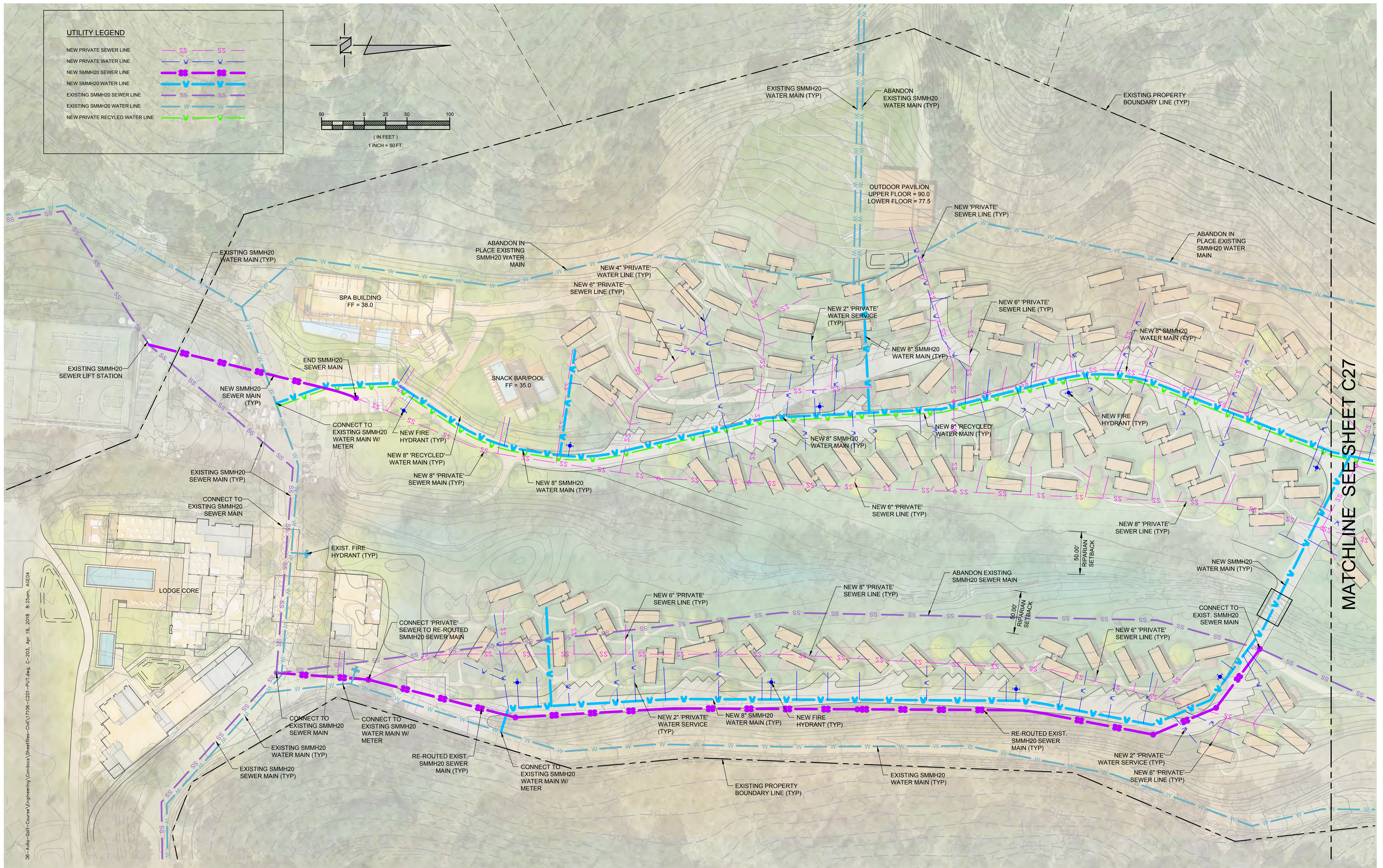
MAX DEPTH OF CUT	1 FT
MAX DEPTH OF FILL	1 FT
AREA OF DISTURBANCE	0.15 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

Harford Canyon
GRADING & DRAINAGE

Avila by the Sea





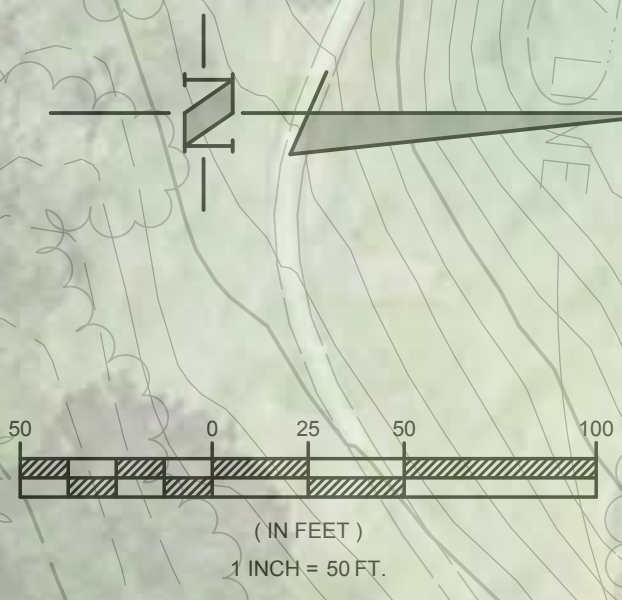
Harford Canyon
UTILITY PLAN

Avila by the Sea

SCALE: 1" = 50'-0"
(24" X 36" SHEET)
0' 25' 50' 100' 200'



MATCHLINE SEE SHEET C26



UTILITY LEGEND

NEW PRIVATE SEWER LINE	
NEW PRIVATE WATER LINE	
NEW SMMH20 SEWER LINE	
NEW SMMH20 WATER LINE	
EXISTING SMMH20 SEWER LINE	
EXISTING SMMH20 WATER LINE	
NEW PRIVATE RECYLED WATER LINE	

Harford Canyon
UTILITY PLAN

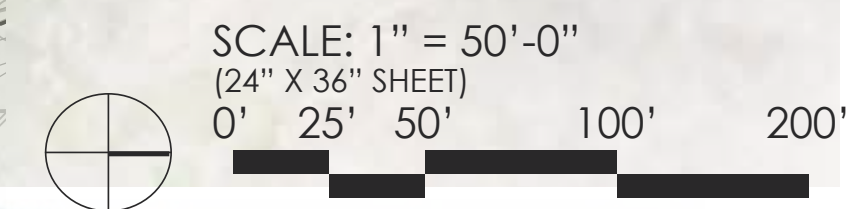
Avila by the Sea

LAKE | FLATO

ABOVE
GRADE

rrm design group
1235-01-CO18 | APRIL 26, 2018

C34
CIVIL





SCALE: 1" = 30'-0"
 (24" X 36" SHEET)
 0' 15' 30' 60' 90'



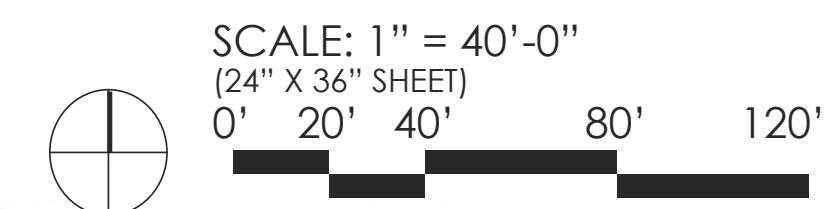
Blue Heron Lofts
 EXISTING SITE

Avila by the Sea



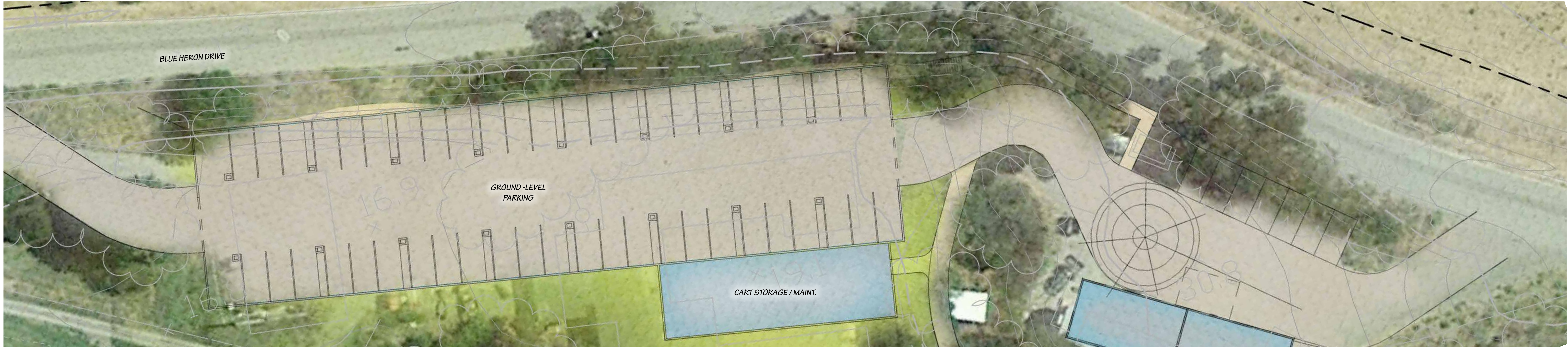
Blue Heron Lofts
PROPOSED SITE PLAN

Avila by the Sea





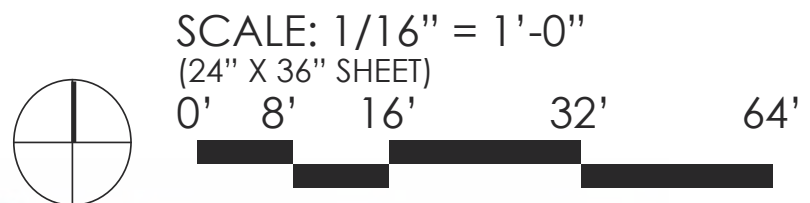
FIRST FLOOR PLAN



GROUND FLOOR PLAN

Blue Heron Lofts
ENLARGED SITE PLAN

BUILDING	AREA	PARKING	SPACES
GROUND LEVEL PARKING	16,500 SF	GROUND LEVEL PARKING	50 SPACES
CART FACILITY	3,000 SF	SURFACE PARKING	12 SPACES
LOFTS - 10 3BD UNITS	1,900 SF EA. (19,000 SF TOTAL)	CART PARKING	30 SPACES
OFFICE / WELCOME BUILDING	1,600 SF		



Avila by the Sea



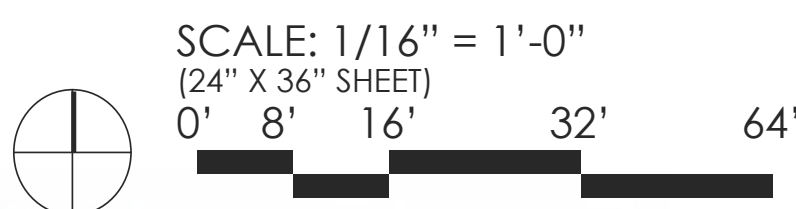
SECOND FLOOR PLAN



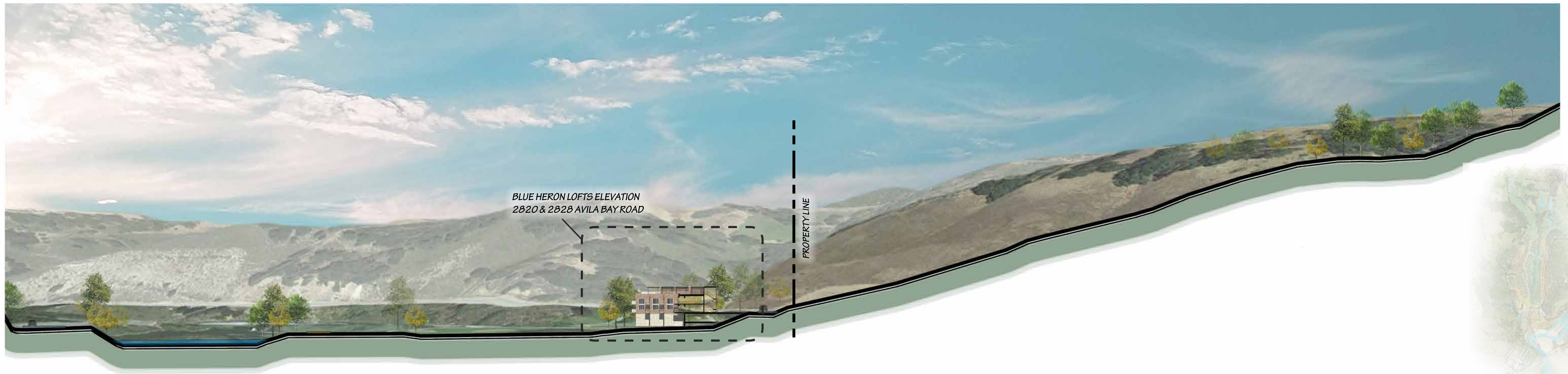
ROOF DECK PLAN

Blue Heron Lofts
ENLARGED SITE PLAN

BUILDING	AREA	PARKING	SPACES
LOFTS - 10 3BD UNITS	1,900 SF EA. (19,000 SF TOTAL)	GROUND LEVEL PARKING	50 SPACES
OFFICE / WELCOME BUILDING	1,600 SF	SURFACE PARKING	12 SPACES
		CART PARKING	30 SPACES



Avila by the Sea



SECTION D
SCALE: 1" = 50'-0"

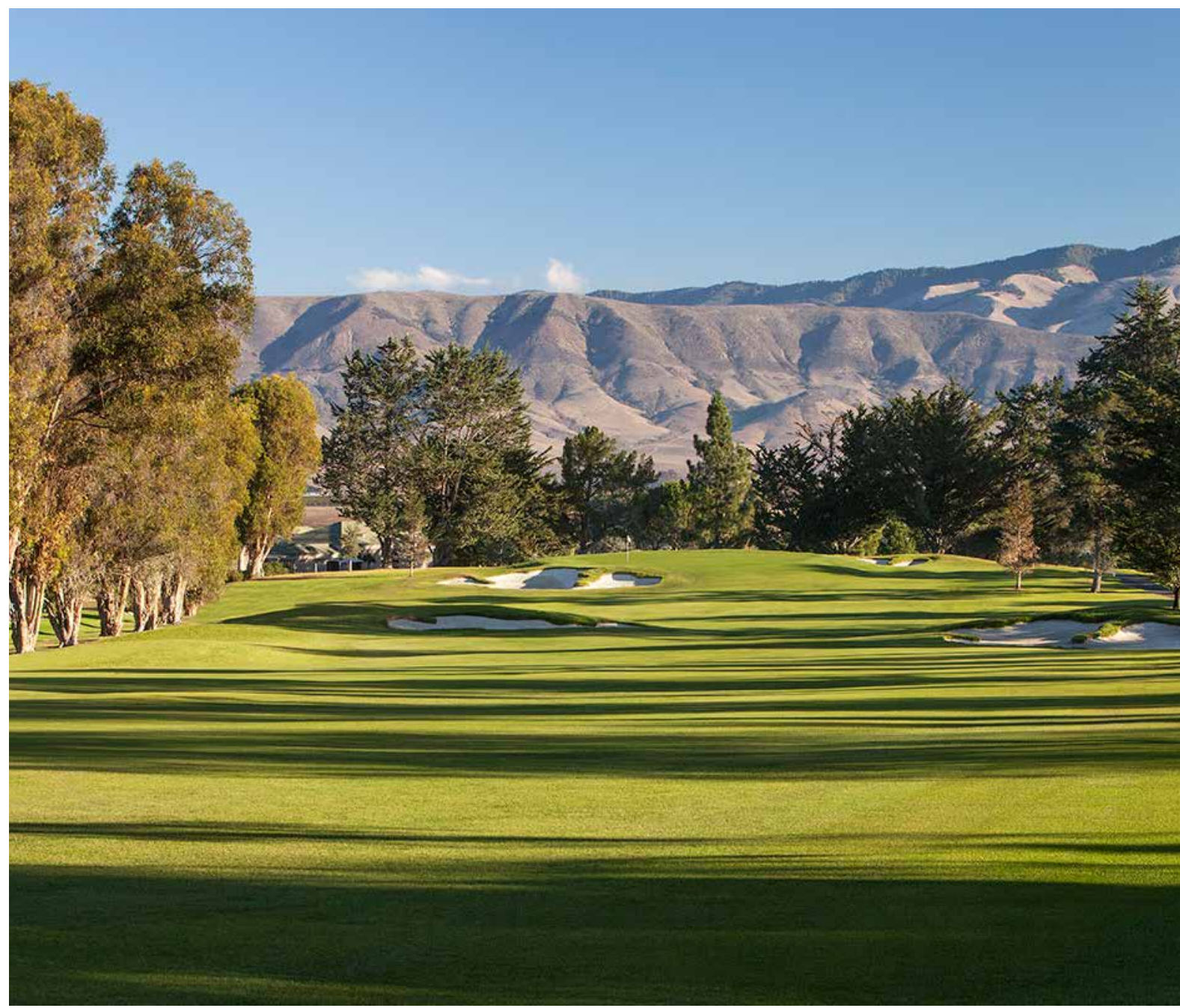
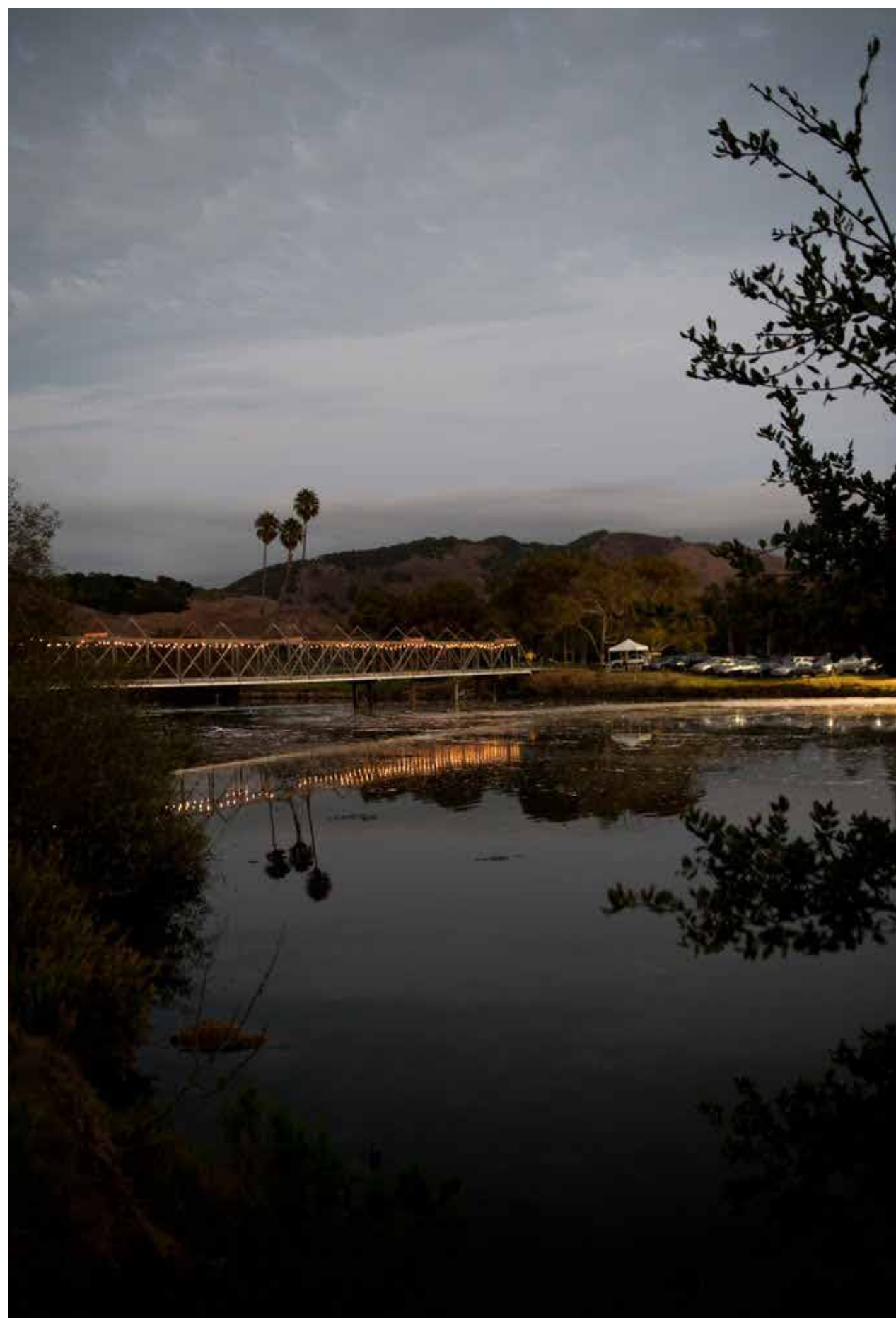
KEY PLAN (NTS)



ELEVATIONS
Blue Heron Lofts
ELEVATION & SITE SECTION

SCALE: 1" = 8'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 24'

Avila by the Sea



Blue Heron Lofts
AMBIANCE PHOTOS

Avila by the Sea

SCALE: 1" = 8'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 24'



APPROXIMATE EARTHWORK INFORMATION:

FAIRWAY LOFTS PHASE:	
CUT	500 CY
FILL	500 CY
NET	0 CY CUT

MAX DEPTH OF CUT	0 FT
MAX DEPTH OF FILL	0 FT
AREA OF DISTURBANCE	0.85 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

SWCP INFORMATION:

FAIRWAY LOFTS PHASE: 'DMA#3'	
TOTAL DISTURBANCE AREA:	0.85 AC
REPLACED IMPERVIOUS:	4,500 SF
NEW IMPERVIOUS:	0 SF
TREATMENT (BIO-RETENTION):	1800 SF (REQUIRED)

ALL BUILDINGS & VILLAS WILL BE SET ON GRADE. ALL GROUND UNDER PROPOSED VILLAS WILL REMAIN PERVIOUS LANDSCAPING. THE EXISTING MAINTENANCE BUILDINGS WILL BE REMOVED & REPLACED WITH AC PARKING UNDER PROPOSED BUILDING. A BIO-RETENTION TREATMENT BASIN WILL BE CONSTRUCTED TO TREAT PARKING LOT RUNOFF.

Blue Heron Lofts
GRADING AND DRAINAGE

Avila by the Sea

LAKE | FLATO

ABOVE
GRADE

rrm design
group
1235-01-CO18 | APRIL 26, 2018

C41
CIVIL

SCALE: 1" = 30'-0"
(24" X 36" SHEET)
0' 15' 30' 60' 90'

N:\2017\17108-Avila-Golf-Course-Engineering\Conducta\Sheets\Civil\17108-c101-RD.dwg, C-102, Apr 24, 2018 2:00pm, AGE04



N:\2017\17106-Avila-Civil-Corpus\Engineering\Connecticut\Sheets\17106-C20-PUT.dwg, C-201, Apr 24, 2018 2:32pm, AGE04

Blue Heron Lofts
UTILITY PLAN

Avila by the *Sea*



Lake Pavilion & 2 Bedroom Bungalows
EXISTING PLAN

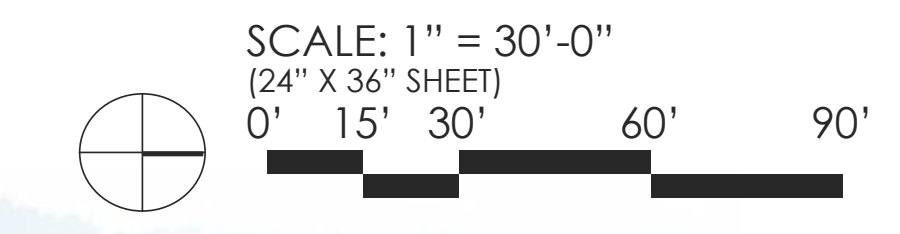
SCALE: 1" = 30'-0"
(24" X 36" SHEET)
0' 15' 30' 60' 90'

Avila by the *Sea*

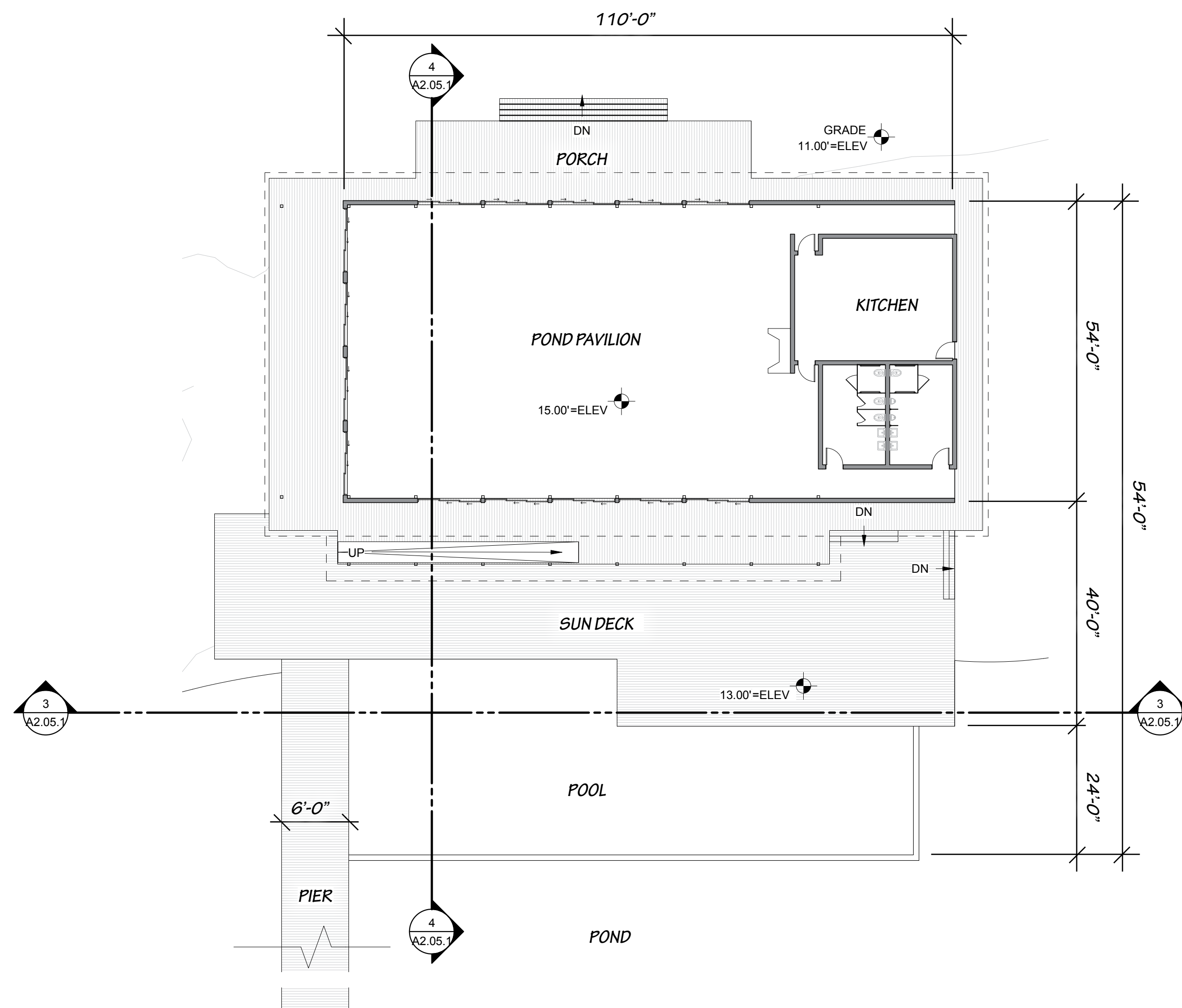


BUILDING	AREA
PAVILION	5,000 SF
20 LAKE BUNGALOW - 1,200 SF EA	24,000 SF
RESTROOMS AND SHOWERS	900 SF EA. (1,800 SF TOTAL)
PARKING	70 CART SPACES

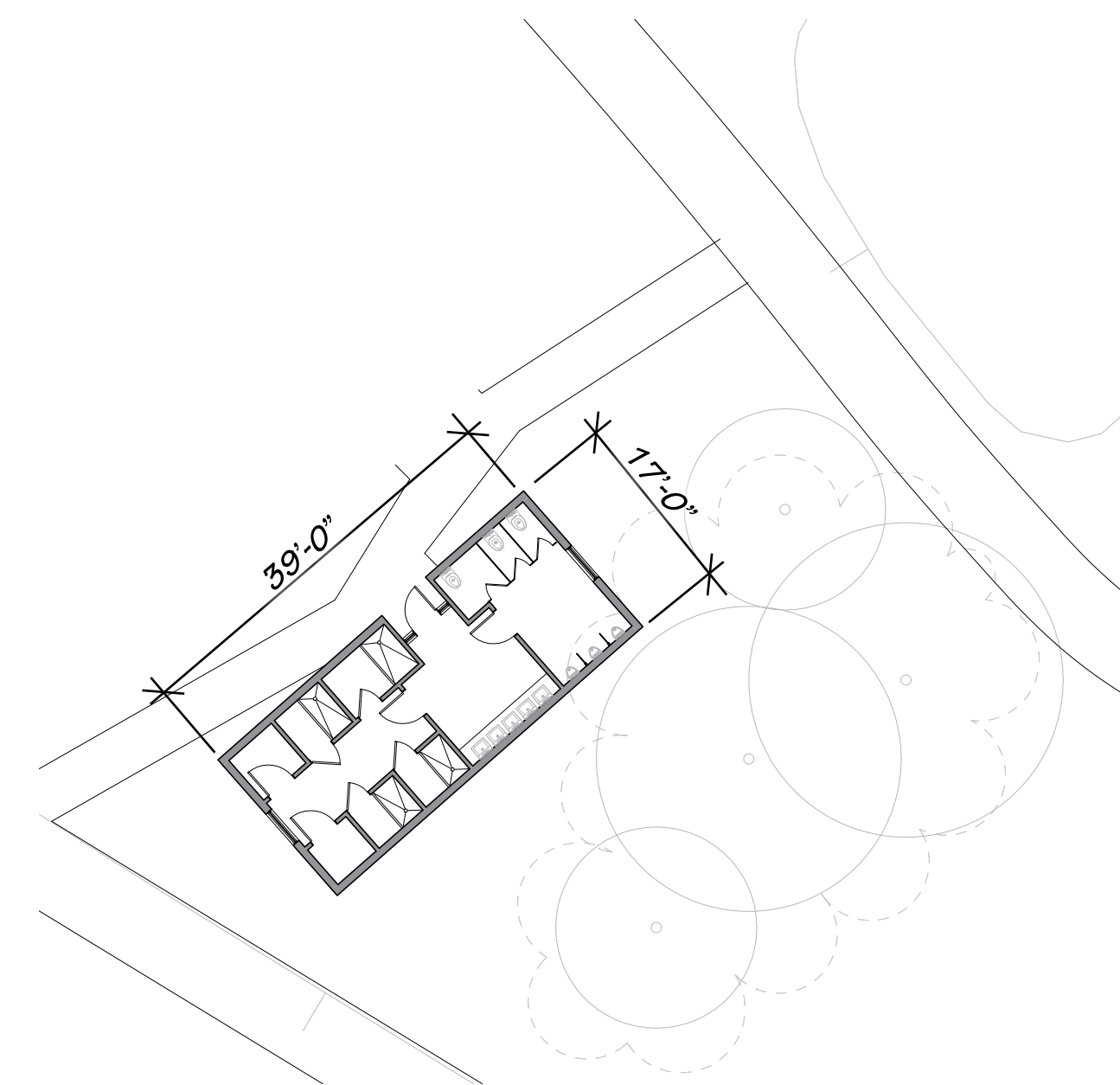
Lake Pavilion & 2 Bedroom Bungalows
PROPOSED SITE PLAN



Avila by the Sea



LAKE EVENT PAVILION

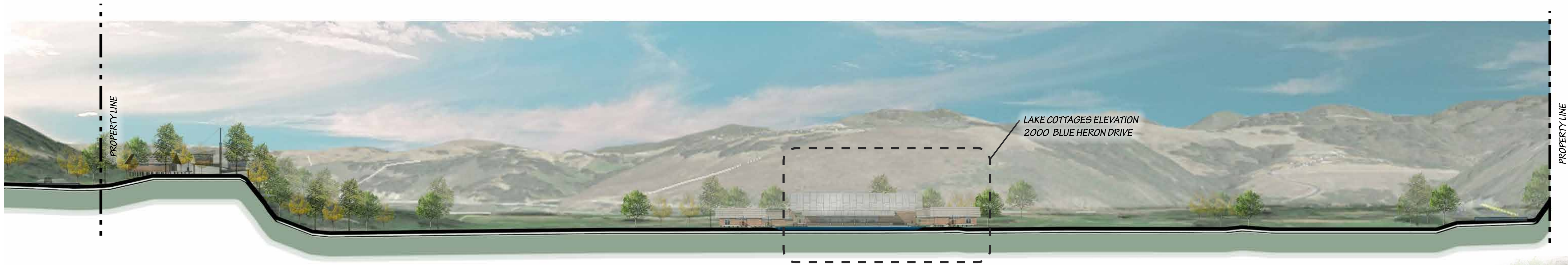


LAKE RESTROOMS

Lake Pavilion & 2 Bedroom Bungalows
ENLARGED SITE

SCALE: 1/16" = 1'-0"
(24" X 36" SHEET)
0' 8' 16' 32' 64'

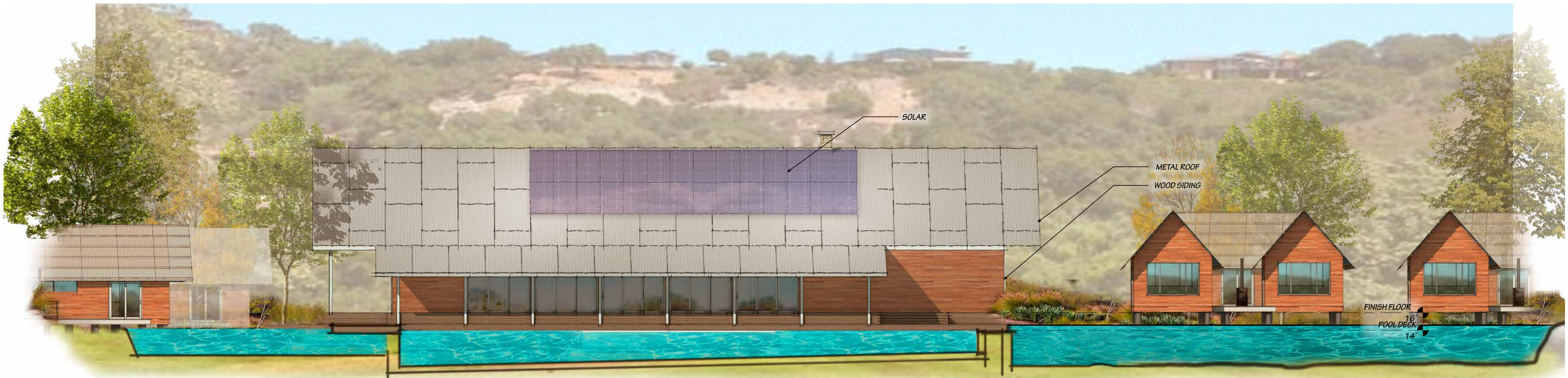
Avila by the Sea



SECTION E
SCALE: 1" = 50'-0"



KEY PLAN (NTS)

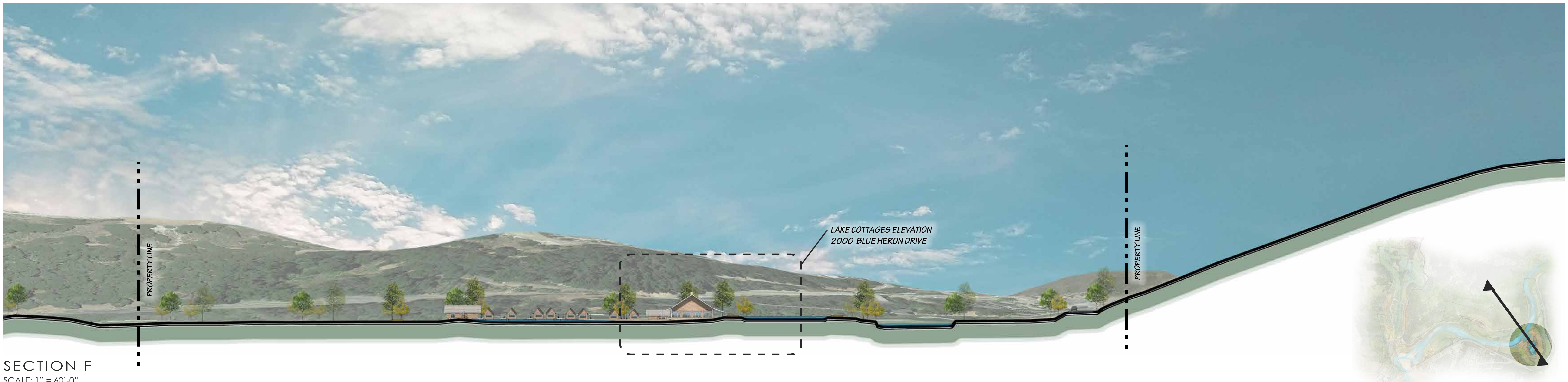


ELEVATION

Lake Pavilion & 2 Bedroom Bungalows
ELEVATION & SITE SECTION

SCALE: 1/8" = 1'-0"
(24" X 36" SHEET)
0' 4' 8' 16' 32'

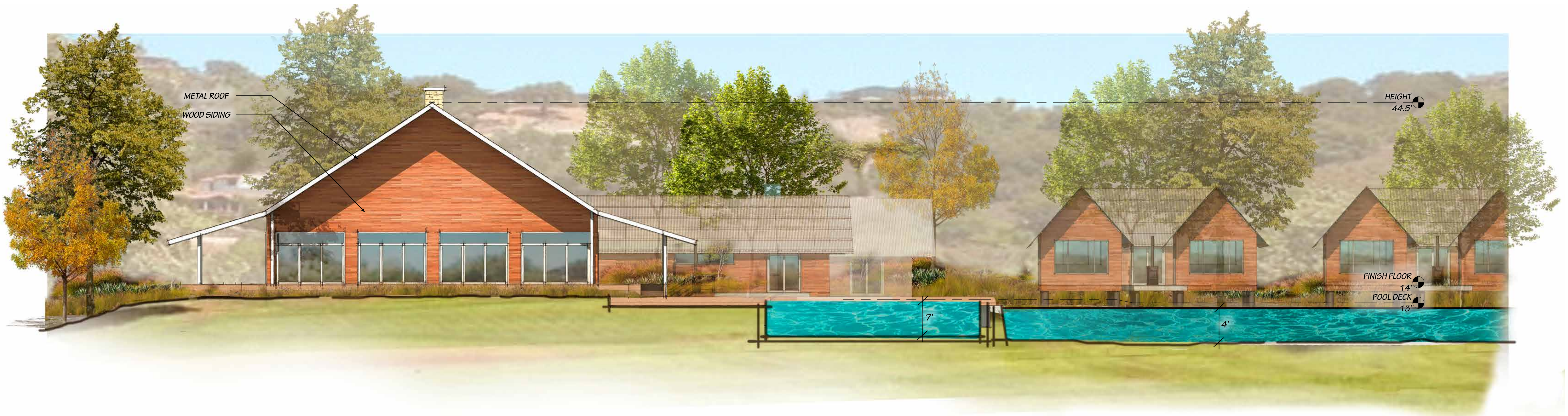
Avila by the Sea



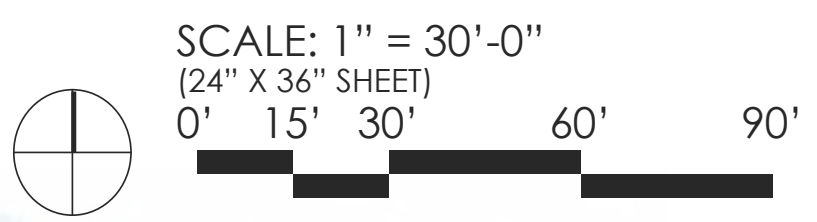
SECTION F
SCALE: 1" = 60'-0"



KEY PLAN (NTS)



ELEVATIONS
Lake Pavilion & 2 Bedroom Bungalows
ELEVATION & SITE SECTION



Avila by the Sea



Lake Pavilion & 2 Bedroom Bungalows

AMBIANCE PHOTOS

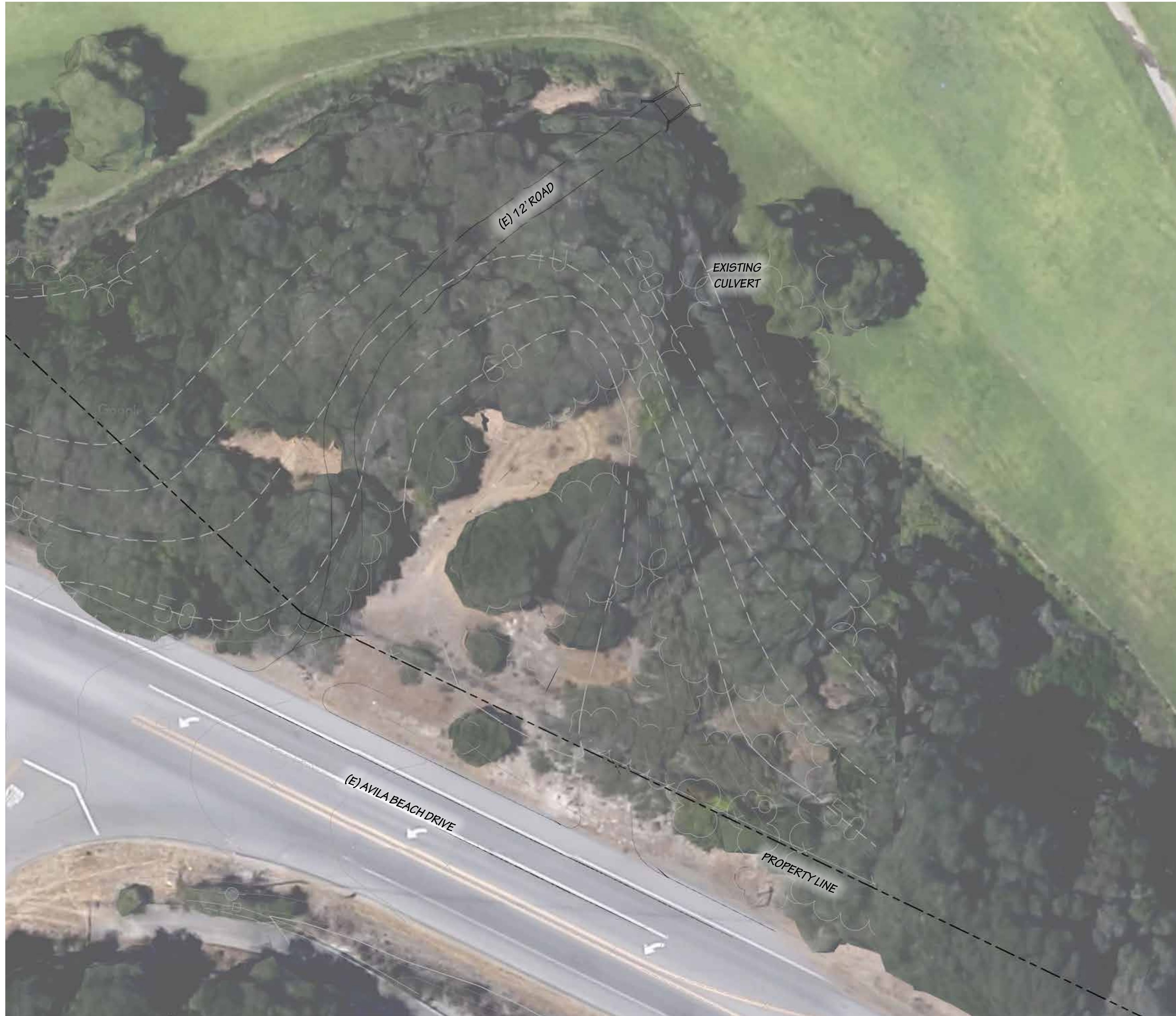
Avila by the Sea

LAKE | FLATO

ABOVE GRADE

rrrm design group
1235-01-CO18 | APRIL 26, 2018

A48
AREA G



EXISTING SITE PLAN

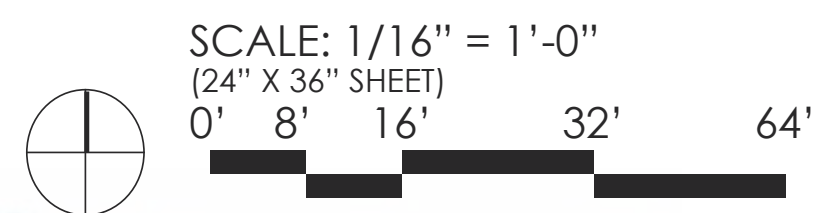


GROUND FLOOR PLAN

BUILDING	AREA
TREE HOUSE UNITS - 2	750 SF EA. (1,500 SF TOTAL)
GROUND FLOOR COTTAGE	1,200 SF
PARKING	6 SPACES

Treehouse
EXISTING & OVERALL SITE

Avila by the Sea





SECTION E
SCALE: 1" = 50'-0"

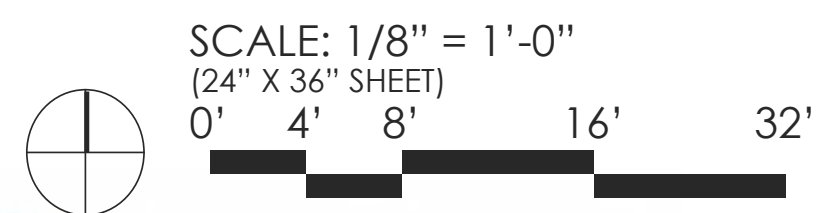


KEY PLAN (NTS)

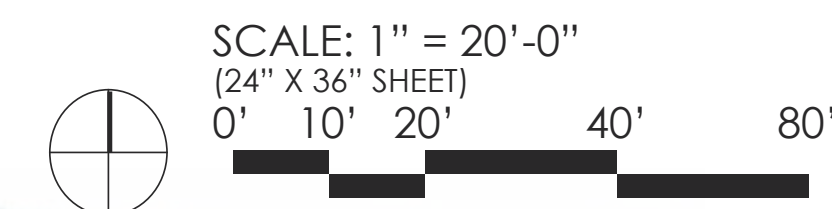
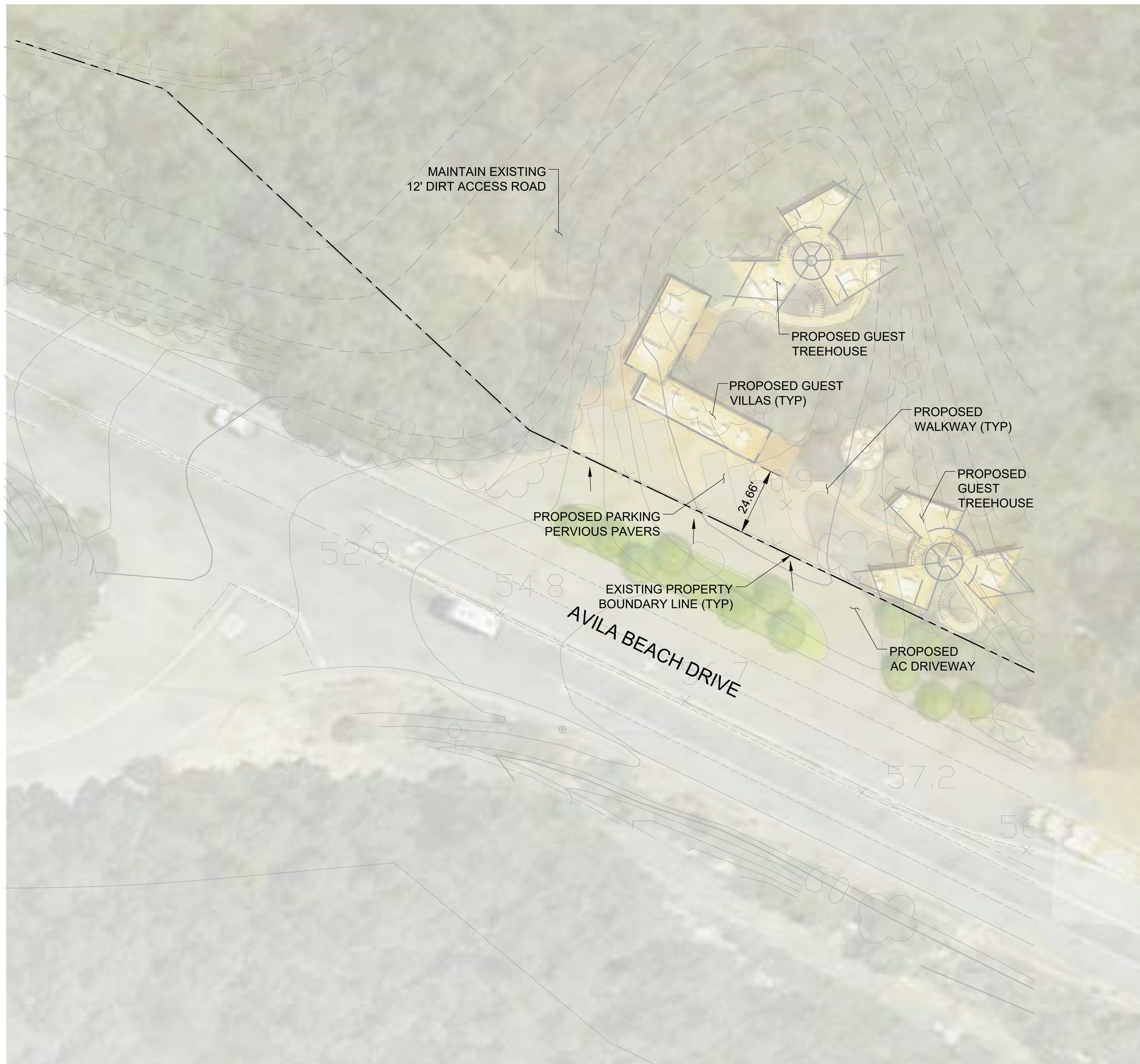


ELEVATION

Treehouse
ELEVATION & SITE SECTION



Avila by the Sea



Lake Pavillion
GRADING AND DRAINAGE

Avila by the Sea

APPROXIMATE EARTHWORK INFORMATION:

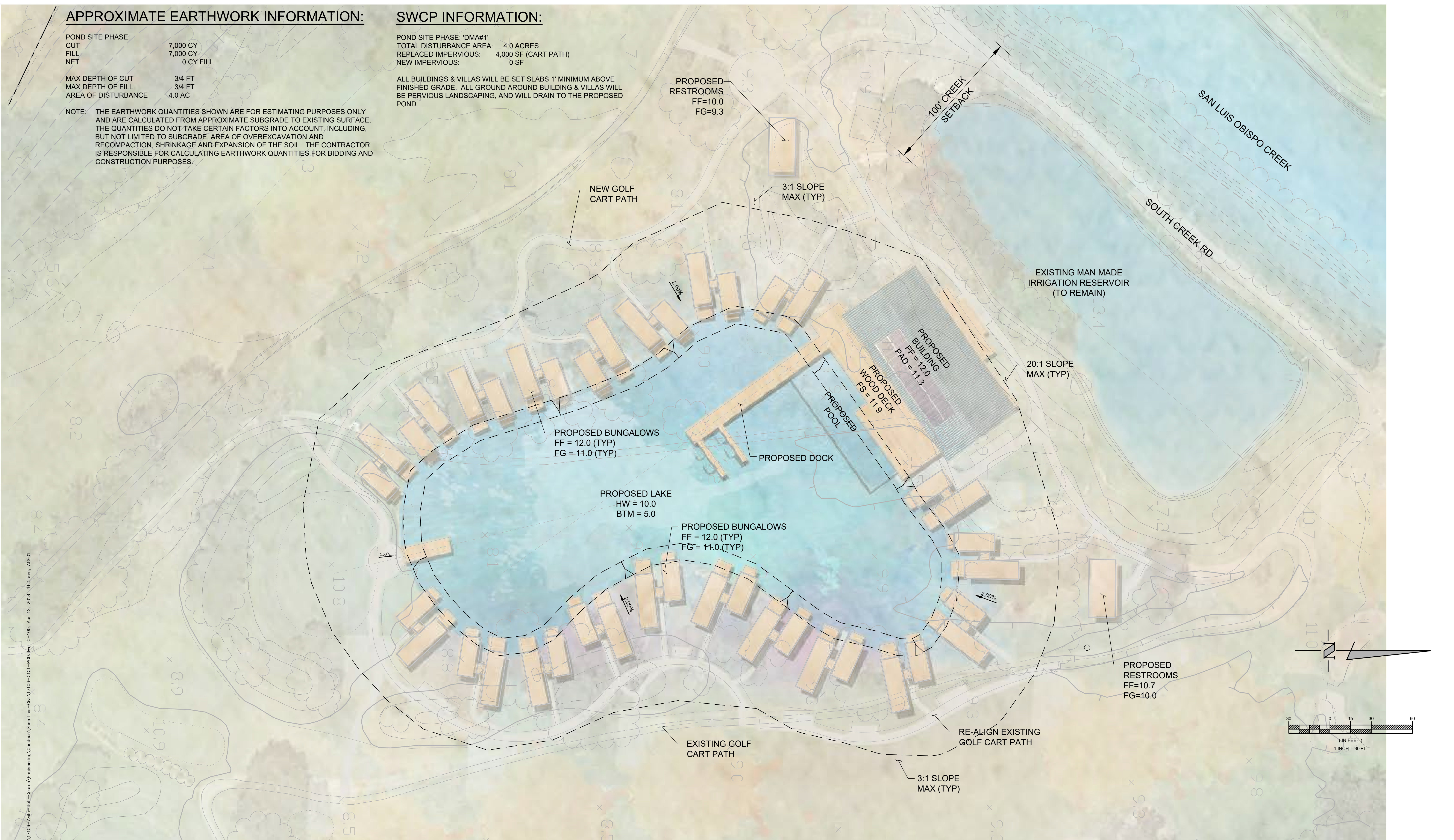
POND SITE PHASE:	
CUT	7,000 CY
FILL	7,000 CY
NET	0 CY FILL
MAX DEPTH OF CUT	3/4 FT
MAX DEPTH OF FILL	3/4 FT
AREA OF DISTURBANCE	4.0 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

SWCP INFORMATION:

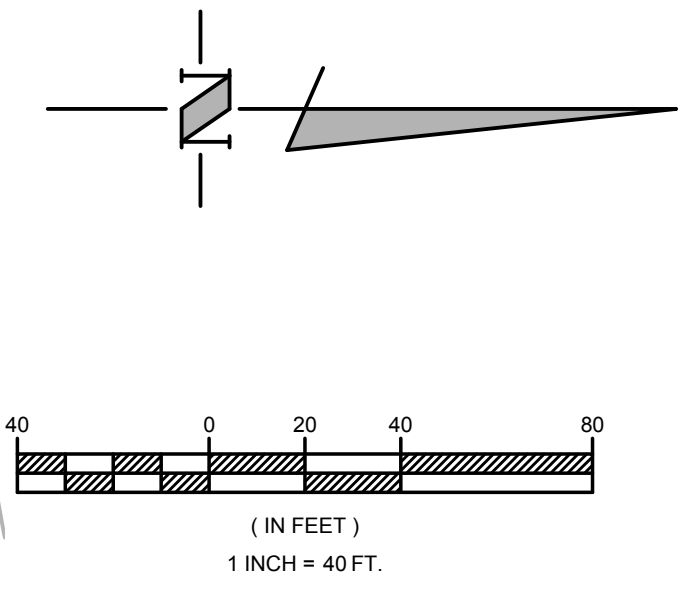
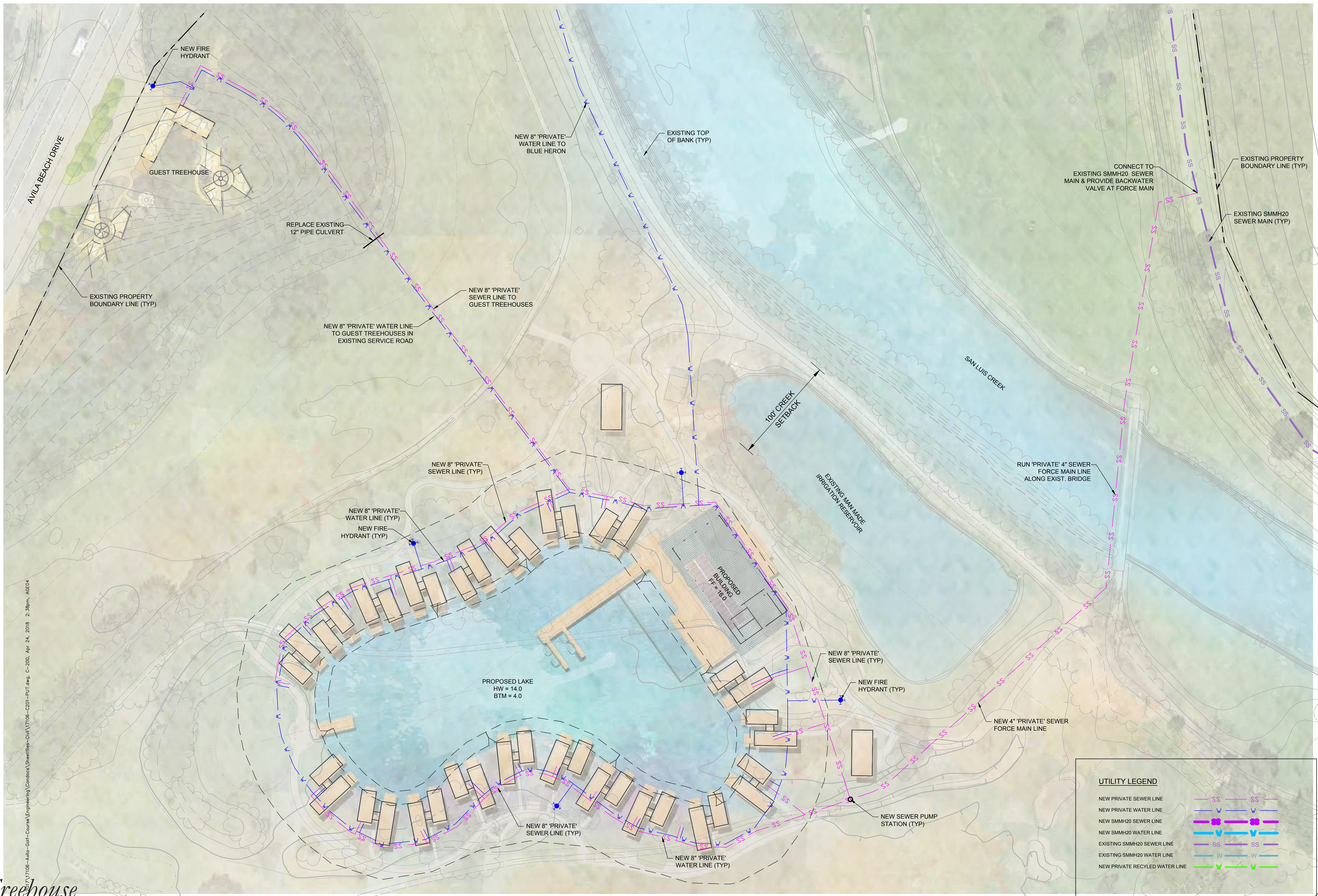
POND SITE PHASE: 'DMA#1'	
TOTAL DISTURBANCE AREA:	4.0 ACRES
REPLACED IMPERVIOUS:	4,000 SF (CART PATH)
NEW IMPERVIOUS:	0 SF

ALL BUILDINGS & VILLAS WILL BE SET SLABS 1' MINIMUM ABOVE FINISHED GRADE. ALL GROUND AROUND BUILDING & VILLAS WILL BE PERVIOUS LANDSCAPING, AND WILL DRAIN TO THE PROPOSED POND.



Freehouse
GRADING AND DRAINAGE

Avila by the Sea



UTILITY LEGEND

NEW PRIVATE SEWER LINE	SS
NEW PRIVATE WATER LINE	W
NEW SMMH20 SEWER LINE	SS
NEW SMMH20 WATER LINE	W
EXISTING SMMH20 SEWER LINE	SS
EXISTING SMMH20 WATER LINE	W
NEW PRIVATE RECYCLED WATER LINE	W

SCALE: 1" = 40'-0"
 (24" X 36" SHEET)
 0' 20' 40' 80' 120'

Treehouse
 UTILITY PLAN

Avila by the Sea

Y:\17106-Avila-50k-Course\Engineering\Condona\Sheetfile-Civil\17106-c201-PUT.dwg, C-200, Apr 24, 2018 2:38pm, AC5C4