

468 WESTMONT AVENUE TENTATIVE TRACT MAP TRACT 3157 CITY OF SAN LUIS OBISPO, CALIFORNIA

OWNER/DEVELOPER:

ANDREW GARETH MERRIHO AND TIMOTHY JAMES MERIHOLD, AS
SUCCESSOR CO-TRUSTEES OF THE MERRIHO REVOCABLE TRUST
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SAN LUIS OBISPO, CA 95405

ENGINEER/SURVEYOR:

CARRON
1020 SOUTHWOOD DRIVE
SAN LUIS OBISPO, CA 95401
ATTN: KATE ROLLINS
PHONE: (210) 382-0133

APN:

052-050-001

SITE AREA:

4.98 ACRES

UTILITIES:

WATER: CITY OF SAN LUIS OBISPO
SEWER: CITY OF SAN LUIS OBISPO
STORM DRAINAGE: CITY OF SAN LUIS OBISPO AND
GAS: PRIVATELY MAINTAINED FACILITIES
ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE: CHARTER

FLOOD MAPPING:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL 10660 FOR SAN LUIS OBISPO
CITY, CALIFORNIA DATED NOVEMBER 16, 2012, DOES NOT IDENTIFY A
FLOOD ZONE FOR THE AREA COVERED BY THIS TRACT MAP.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO CITY OF
SAN LUIS OBISPO 2007 HORIZONTAL CONTROL MONUMENTS #8034 AND
#8018, AS SHOWN AND CALCULATED TO BE N51°01'E.

BENCHMARK/BASIS OF ELEVATION:

THE ELEVATIONS SHOWN HEREON ARE HANGROB AS DETERMINED BY
MEASUREMENTS ON POINT 5-208 AS SHOWN ON THE CITY OF SAN
LUIS OBISPO "BENCHMARK SYSTEM" (JUNE 2019) HAVING PUBLISHED
ELEVATION OF 267.36'

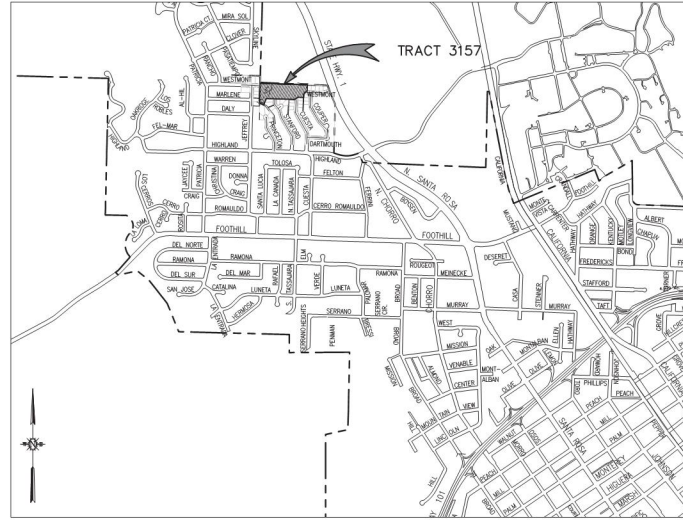
REFERENCE DOCUMENTS

CITY STANDARD SPECIFICATIONS - MAY 2018 EDITION
CITY ENGINEERING STANDARDS - MAY 2018 EDITION
CALIFORNIA GEOTECHNICAL INVESTIGATION PROPOSED SUBDIVISION - TRACT
315468-500 WESTMONT (APN 052-496-001) SAN LUIS OBISPO BY PACIFIC
COAST TESTING INC. APRIL 24, 2020.

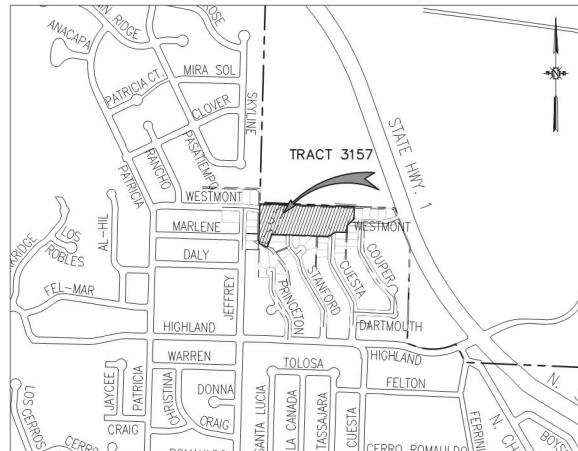
EARTHWORK

AREA OF DISTURBANCE: 4.27 AC
SITE CUT: 7,900 CY
CUT FOR CHAMBERS: 600 CY
SITE FILL: 4,760 CY
SHRINKAGE OF FILL: 480 CY
NET EXPORT: 3,280 CY

- NOTES:
1. EARTHWORK QUANTITIES ARE ESTIMATES ONLY. THE QUANTITY SHOWN
REFLECTS THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISHED
GRADE OR FINISHED SURFACE FOR PRELIMINARY DESIGN.
 2. ASSUMES A 10% COMPACTION OF FILL.



VICINITY MAP
1" = 2000'



PROJECT SITE
1" = 500'

LEGEND

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	- - - -	- - - -
RIGHT-OF-WAY	=====	=====
EASEMENT/SETBACK	-----	-----
STREET CENTERLINE	-----	-----
CRACK BANK	-----	-----
RIPIARIAN EDGE	-----	-----
RIPIARIAN EDGE FENCE	-----	-----
FENCE	-----	-----
RETAINING WALL	-----	-----
GRADE BREAK	-----	-----
CONTOURS	-----	-----
WATER MAIN	-----	-----
RECLAIMED WATER MAIN	-----	-----
SANITARY SEWER LINE	-----	-----
STORM DRAIN LINE	-----	-----
GAS LINE	-----	-----
JOINT TRENCH	-----	-----
FIRE HYDRANT	-----	-----
STREET LIGHT (STANDARD HEIGHT)	-----	-----
STORM DRAIN INLET	-----	-----
CURB INLET	-----	-----
SDMH	-----	-----
SDMH	-----	-----
CLEANOUT	-----	-----
BACKFLOW PREVENTION	-----	-----
ASPHALT CONCRETE	AC	AC
BOTTOM OF WALL	BW	BW
CENTERLINE	CL / CL	CL / CL
EASEMENT	ESMT	ESMT
EXISTING GRADE	ES	ES
EXISTING	(E)	(E)
INVERT	INV	INV
OPEN SPACE	OS	OS
PEDESTRIAN	PEF	PEF
PROPERTY LINE	PL / PL	PL / PL
PUBLIC UTILITY EASEMENT	PUE	PUE
PUBLIC PEDESTRIAN ACCESS EASEMENT	PPAE	PPAE
RECLAIMED WATER	RW	RW
ROW	ROW	ROW
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
STREET TREE EASEMENT	STE	STE
TOP OF CURB	TC	TC
TOP OF WALL	TW	TW
UNLESS NOTED OTHERWISE	U.N.O.	U.N.O.
WATERLINE	WL	WL

SECTION AND DETAIL NUMBERING SYSTEM

- (1) SECTION CUT ON DRAWING SHEET X.
- (2) ON SHEET X, THIS SECTION IS IDENTIFIED AS .
- (3) DETAILS ARE CROSS-REFERENCED IN A SIMILAR MANNER; EXCEPT DETAILS ARE IDENTIFIED BY NUMBER RATHER THAN LETTER.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	CONSTRAINTS AND HAZARDS MAP
C3	TENTATIVE TRACT MAP
C4	GRADING AND UTILITY PLAN LOTS 11-10, 22-23
C5	GRADING AND UTILITY PLAN LOTS 11-21
C6	CROSS SECTIONS
C7	TYPICAL LOT GRADING
C8	POST CONSTRUCTION STORMWATER AREAS
C9	POST CONSTRUCTION STORMWATER DETAILS

REV. NO.	DATE	REVISED	REVISIONS

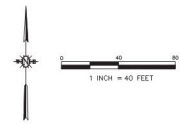
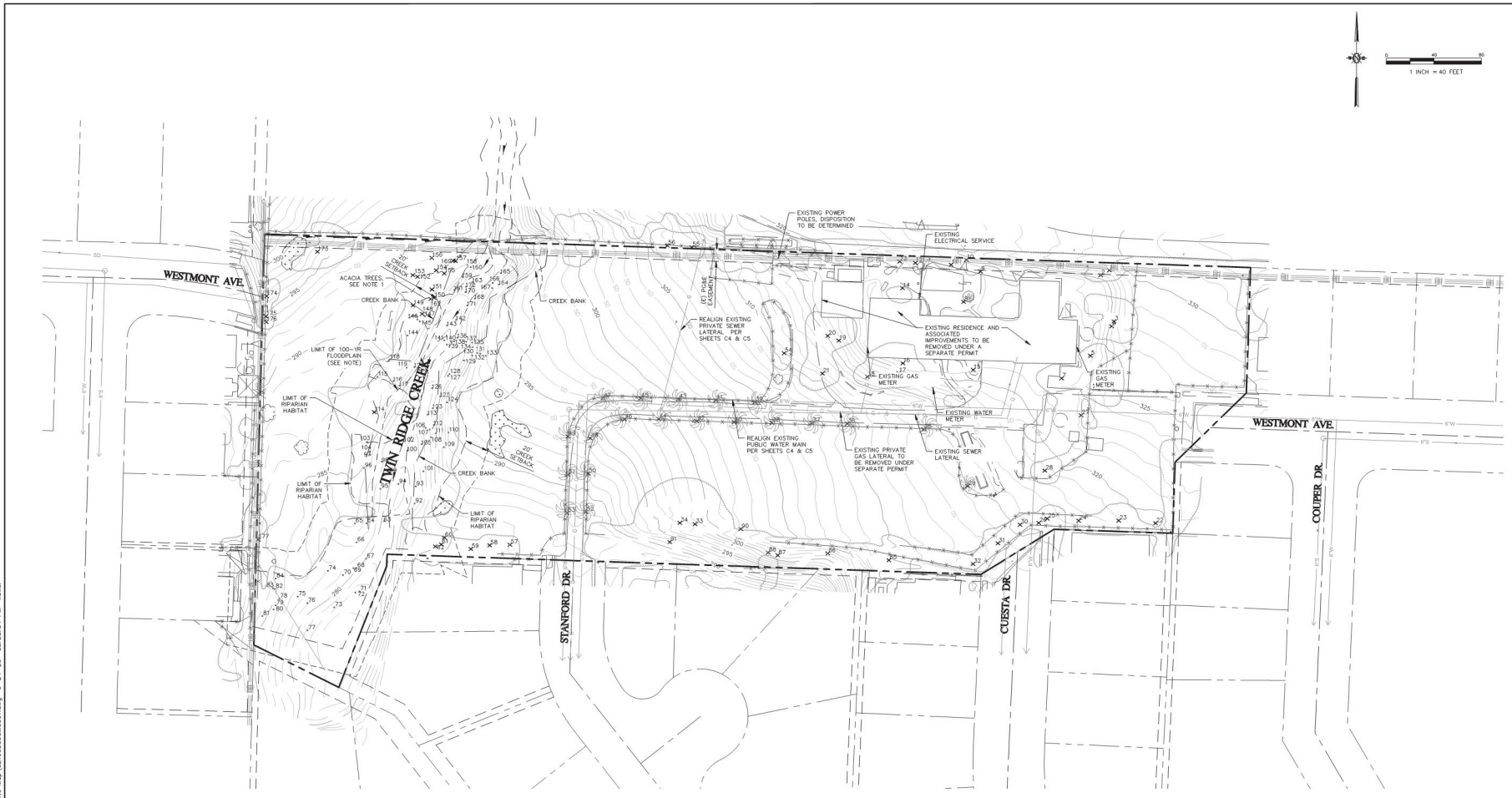
DATE	09/24/2020
DRAWN BY	JTR
CHECKED BY	AS SHOWN
CITY OF SAN LUIS OBISPO	CA JOB NO. 190306.02

TRACT 3157
TENTATIVE TRACT MAP
TITLE SHEET

TRACT 3157
TENTATIVE TRACT MAP
TITLE SHEET

SHEET
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REV	NO	DATE	REVISED	REVISION	DESIGNED BY	CHECKED BY



DATE	09/24/2020
SCALE	AS SHOWN
CA JOB NO.	192006.02
CREATED BY	JTR
CHECKED BY	MCR

TRACT 3157
TENTATIVE TRACT MAP
CONSTRAINTS AND HAZARDS MAP

CITY OF SAN LUIS OBISPO, CALIFORNIA

SHEET
C2
OF 9

NOTES:

1. AREA WITHIN ACACIA TREE REMOVAL TO BE REVEGETATED WITH NATIVE PLANS (OAKS AND/OR TOYON).
2. ACACIA TREES ARE TREES 148-162. SEE BIOLOGY REPORT FOR PROPOSED MITIGATION.

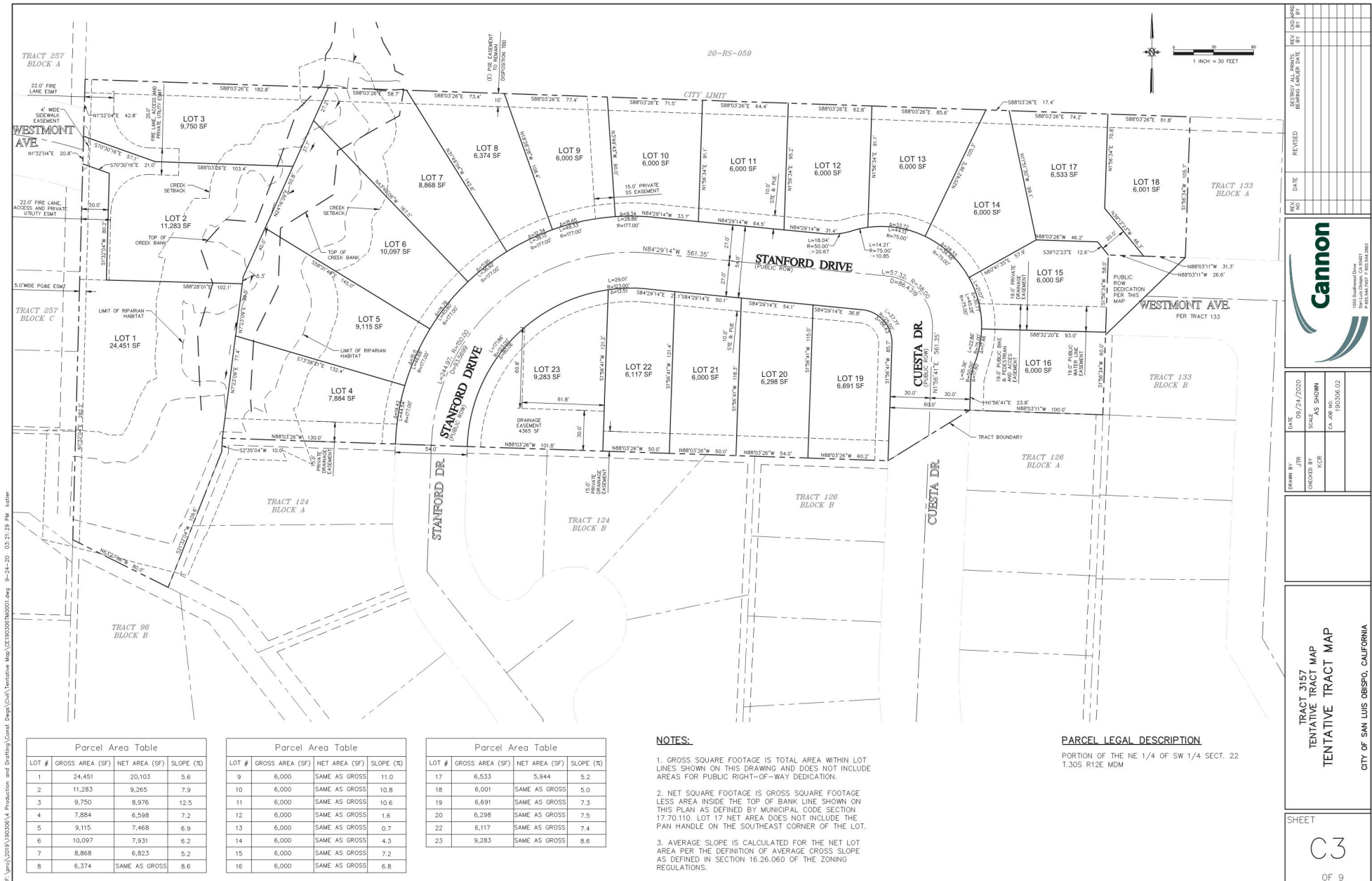
REFERENCE DOCUMENT NOTES:

1. FLOODPLAIN ANALYSIS PER GRANTHUR REPORT TRACT 3157 458 WESTMONT AVENUE PREPARED BY CANNON MARCH 11, 2020.
2. GEOTECHNICAL REPORT TO BE SUBMITTED AT A LATER DATE.
3. TREES LABELED BY TAG ID. REFER BIOLOGY REPORT BY KEVIN MERK AND ASSOCIATES FOR TREE SPECIES AND TRUNK DIAMETERS. TREES WITHIN CREEK BANK, NOT SHOWN.

LEGEND

- ✂ TREE TO BE REMOVED AS PART OF DEVELOPMENT
- ✂ TREE TO REMAIN
- IMPACT OF MORNING GLORY PER BIOLOGY REPORT = 1076 SF

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Parcel Area Table

LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
1	24,451	20,103	5.6
2	11,283	9,265	7.9
3	9,750	8,976	12.5
4	7,884	6,998	7.2
5	9,115	7,488	6.9
6	10,097	7,931	6.2
7	8,868	6,823	5.2
8	6,374	SAME AS GROSS	8.6

Parcel Area Table

LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
9	6,000	SAME AS GROSS	11.0
10	6,000	SAME AS GROSS	10.8
11	6,000	SAME AS GROSS	10.6
12	6,000	SAME AS GROSS	1.6
13	6,000	SAME AS GROSS	0.7
14	6,000	SAME AS GROSS	4.3
15	6,000	SAME AS GROSS	7.2
16	6,000	SAME AS GROSS	6.8

Parcel Area Table

LOT #	GROSS AREA (SF)	NET AREA (SF)	SLOPE (%)
17	6,533	5,944	5.2
18	6,001	SAME AS GROSS	5.0
19	6,691	SAME AS GROSS	7.3
20	6,298	SAME AS GROSS	7.5
22	6,117	SAME AS GROSS	7.4
23	9,283	SAME AS GROSS	8.6

NOTES:

- GROSS SQUARE FOOTAGE IS TOTAL AREA WITHIN LOT LINES SHOWN ON THIS DRAWING AND DOES NOT INCLUDE AREAS FOR PUBLIC RIGHT-OF-WAY DEDICATION.
- NET SQUARE FOOTAGE IS GROSS SQUARE FOOTAGE LESS AREA INSIDE THE TOP OF BANK LINE SHOWN ON THIS PLAN AS DEFINED BY MUNICIPAL CODE SECTION 17.70.110. LOT 17 NET AREA DOES NOT INCLUDE THE PAN HANDLE ON THE SOUTHEAST CORNER OF THE LOT.
- AVERAGE SLOPE IS CALCULATED FOR THE NET LOT AREA PER THE DEFINITION OF AVERAGE CROSS SLOPE AS DEFINED IN SECTION 16.26.060 OF THE ZONING REGULATIONS.

PARCEL LEGAL DESCRIPTION

PORTION OF THE NE 1/4 OF SW 1/4 SECT. 22 T.30S R12E MDM

REV. NO.	DATE	REVISED	DESIGNER/ALPHAS	REV. DATE	BY

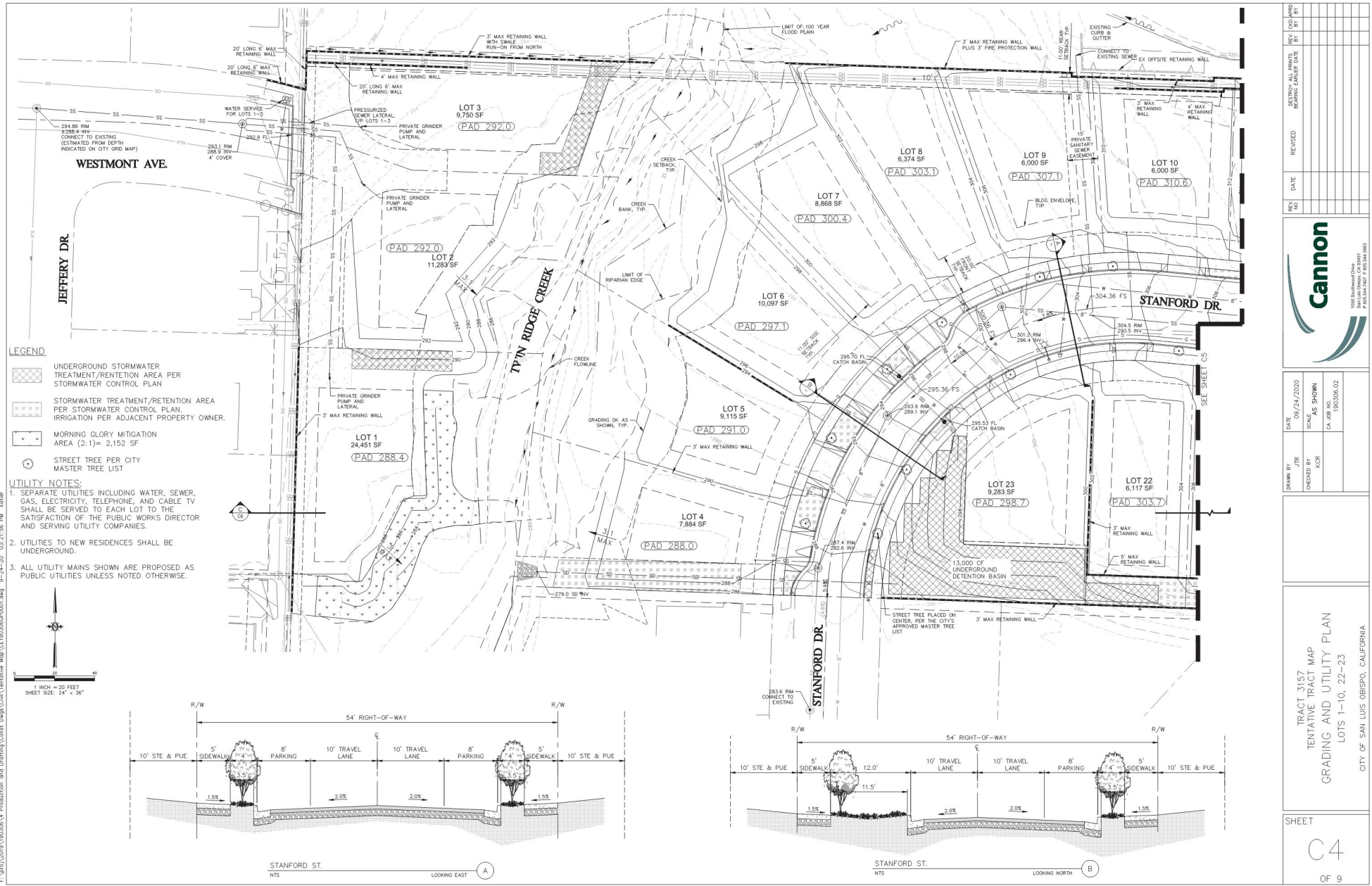


DATE	09/21/2020
SCALE	AS SHOWN
CALIF. REG. NO.	190306.02
DRAWN BY	JRE
CHECKED BY	ACR

TRACT 3157
TENTATIVE TRACT MAP
TENTATIVE TRACT MAP
CITY OF SAN LUIS OBISPO, CALIFORNIA

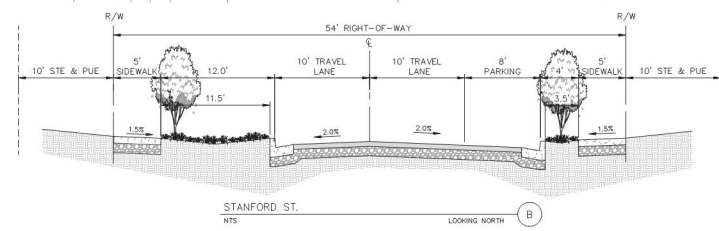
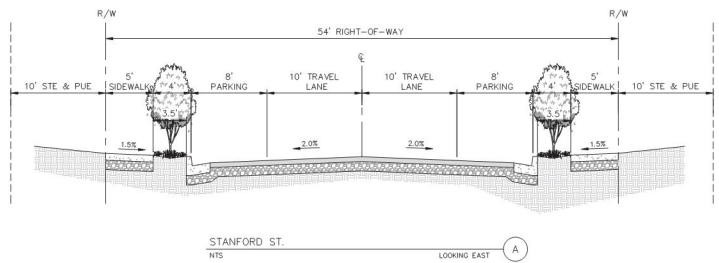
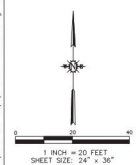
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OF 9

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- LEGEND**
- UNDERGROUND STORMWATER TREATMENT/RETENTION AREA PER STORMWATER CONTROL PLAN
 - STORMWATER TREATMENT/RETENTION AREA PER STORMWATER CONTROL PLAN IRRIGATION PER ADJACENT PROPERTY OWNER.
 - MORNING GLORY MITIGATION AREA (2:1) = 2,152 SF
 - STREET TREE PER CITY MASTER TREE LIST

- UTILITY NOTES:**
1. SEPARATE UTILITIES INCLUDING WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TV SHALL BE SERVED TO EACH LOT TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR AND SERVING UTILITY COMPANIES.
 2. UTILITIES TO NEW RESIDENCES SHALL BE UNDERGROUND.
 3. ALL UTILITY MAINS SHOWN ARE PROPOSED AS PUBLIC UTILITIES UNLESS NOTED OTHERWISE.



REV. NO.	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE	REV. NO.	DATE	REVISION	DESIGNED BY	CHECKED BY






DATE	07/24/2020
SCALE	AS SHOWN
CA JOB NO.	190306.02

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CHECKED BY	DCI

TRACT 3157
TENTATIVE TRACT MAP
GRADING AND UTILITY PLAN
LOTS 1-10, 22-23
CITY OF SAN LUIS OBISPO, CALIFORNIA

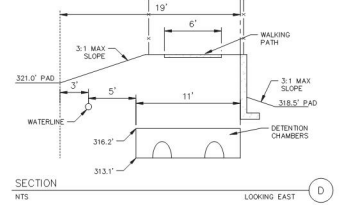
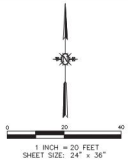
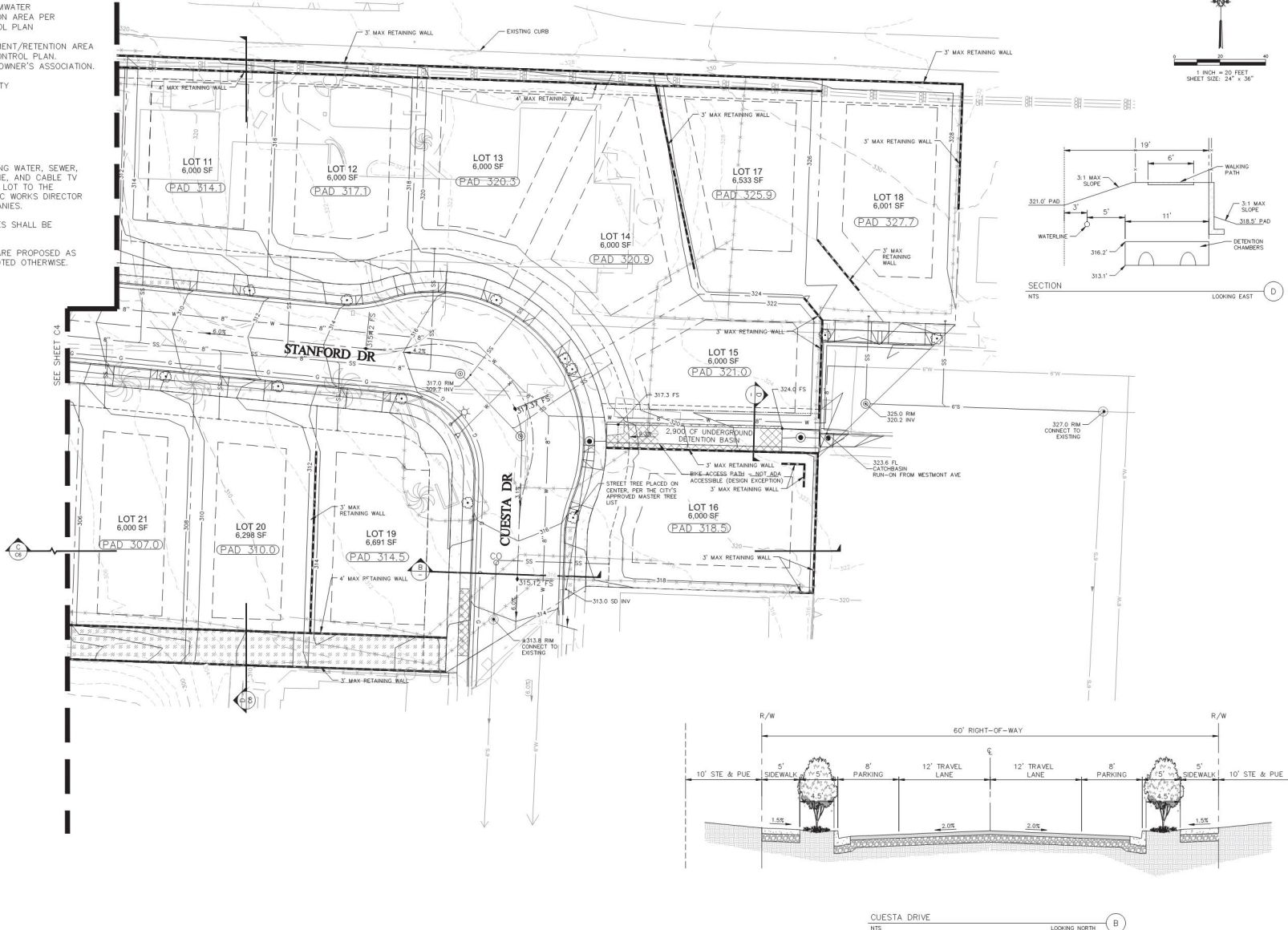
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LEGEND

-  UNDERGROUND STORMWATER TREATMENT/RETENTION AREA PER STORMWATER CONTROL PLAN
-  STORMWATER TREATMENT/RETENTION AREA PER STORMWATER CONTROL PLAN, IRRIGATION BY HOMEOWNER'S ASSOCIATION.
-  STREET TREE PER CITY MASTER TREE LIST

UTILITY NOTES:

1. SEPARATE UTILITIES INCLUDING WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TV SHALL BE SERVED TO EACH LOT TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR AND SERVING UTILITY COMPANIES.
2. UTILITIES TO NEW RESIDENCES SHALL BE UNDERGROUND.
3. ALL UTILITY MAINS SHOWN ARE PROPOSED AS PUBLIC UTILITIES UNLESS NOTED OTHERWISE.



REV	NO	DATE	REVISION	DESIGNED BY	CHECKED BY	DATE

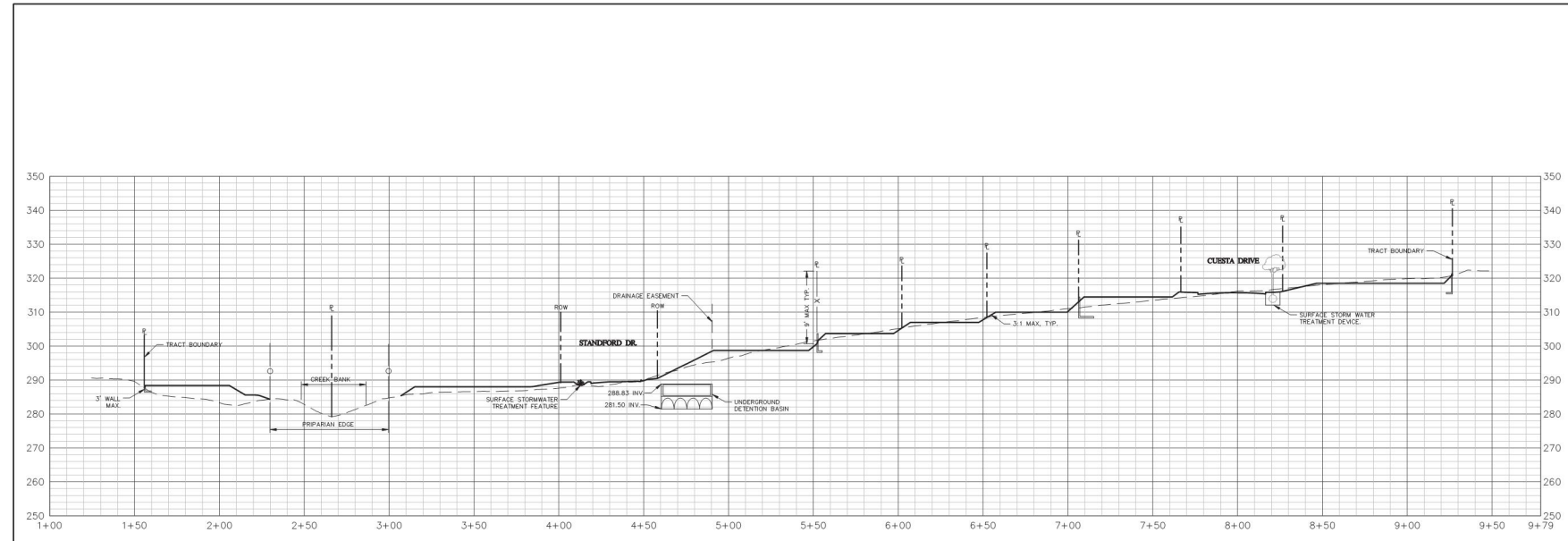


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SCALE	AS SHOWN
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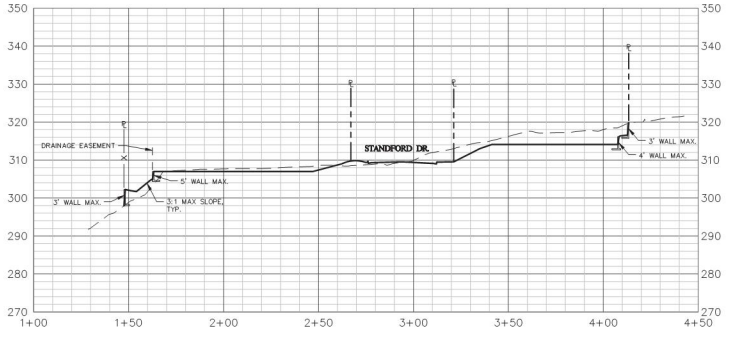
TRACT 3157
TENTATIVE TRACT MAP
GRADING AND UTILITY PLAN
LOTS 11-21
CITY OF SAN LUIS OBISPO, CALIFORNIA

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SECTION C
SHEET C4 & C5
LOOKING NORTH
H = 1" = 30'
V = 1" = 15' (2X EXAGGERATION) (C)



SECTION D
SHEET C6
LOOKING WEST
H = 1" = 30'
V = 1" = 15' (2X EXAGGERATION) (D)

NOTES:
1. PROPOSED FENCING SHOWN FOR REFERENCE, TO BE DESIGNED BY DEVELOPER.

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100 Buchanan Blvd.
San Luis Obispo, CA 93401
Paso Robles Office: 805.238.1400

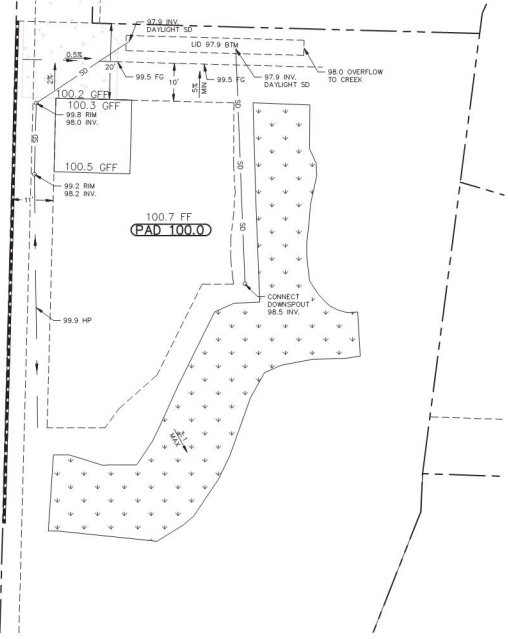
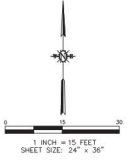
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DESIGNED BY	AS SHOWN
CHECKED BY	DCS
CAD FILE NO.	190306.02

TRACT 3157
TENTATIVE TRACT MAP
CROSS SECTIONS

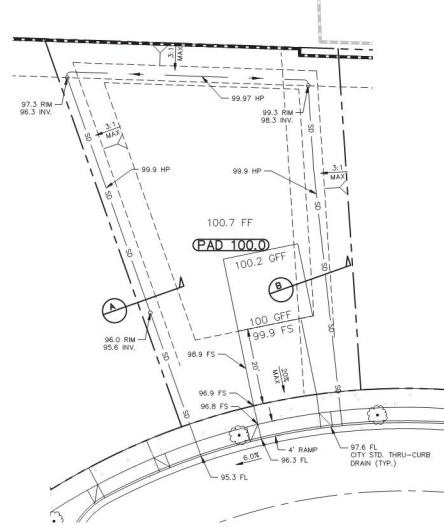
CITY OF SAN LUIS OBISPO, CALIFORNIA

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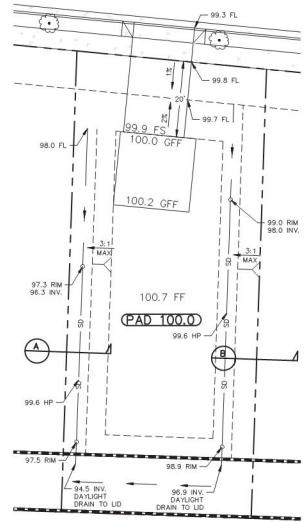
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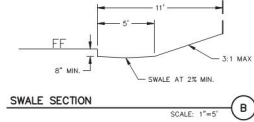
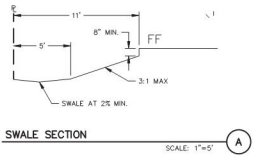
TYPICAL LOT GRADING - LOTS 1-3
SCALE HORIZ 1"=15'



TYPICAL LOT GRADING - LOTS 4-18
SCALE HORIZ 1"=15'



TYPICAL LOT GRADING - LOTS 19-23
SCALE HORIZ 1"=15'



- TYPICAL GRADING NOTES:**
- ALL FLATWORK ADJACENT TO BUILDINGS SHALL BE SLOPED AT A MINIMUM OF 2% FOR 10' AWAY FROM THE BUILDING UNLESS NOTED OTHERWISE.
 - FINISHED GRADE (PERVIOUS AREA) DIRECTLY ADJACENT TO BUILDINGS SHALL BE SLOPED AT 5% MINIMUM FOR 10' AWAY FROM THE BUILDING, OR TO A DESIGNATED SWALE SLOPED AT 2% MINIMUM.
 - FINISHED GRADE (DIRT OR LANDSCAPE AREA) DIRECTLY OUTSIDE OF THE BUILDING SHALL BE 8" MINIMUM AND 12" MAXIMUM BELOW FINISHED FLOOR UNLESS NOTED WITH A SPECIALLY DESIGNED FOOTING. FOOTING EMBEDMENT SHOULD MEET MINIMUM REQUIREMENTS PER STRUCTURAL ENGINEER.

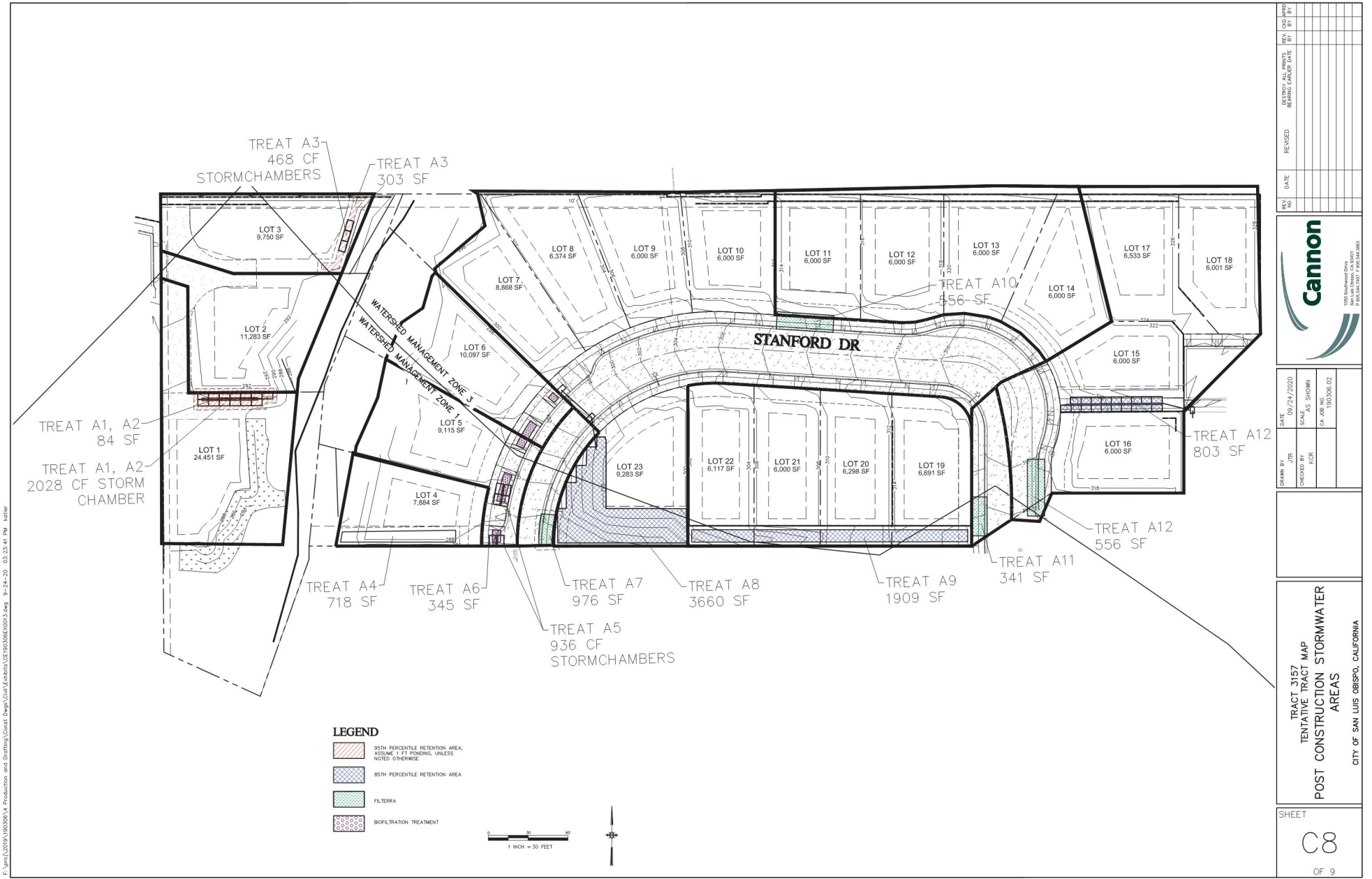
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DATE	09/24/2020
SCALE	AS SHOWN
CAD FILE NO.	1003006.02
CHECKED BY	KCS
DRAWN BY	JTR

TRACT 3157
TENTATIVE TRACT MAP
TYPICAL LOT GRADING
CITY OF SAN LUIS OBISPO, CALIFORNIA

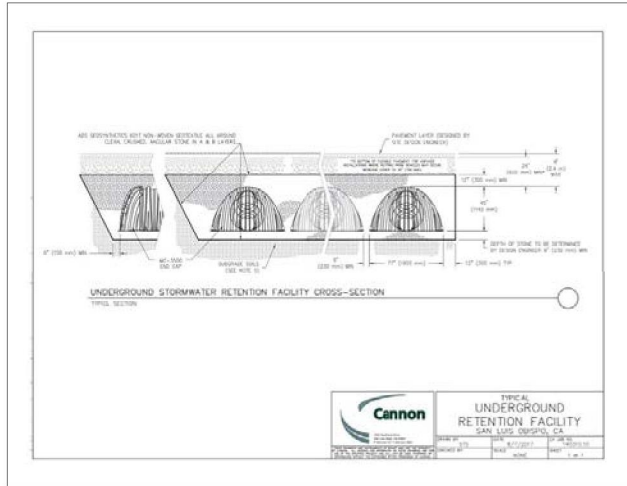
TRACT 3157
TENTATIVE TRACT MAP
TYPICAL LOT GRADING
CITY OF SAN LUIS OBISPO, CALIFORNIA

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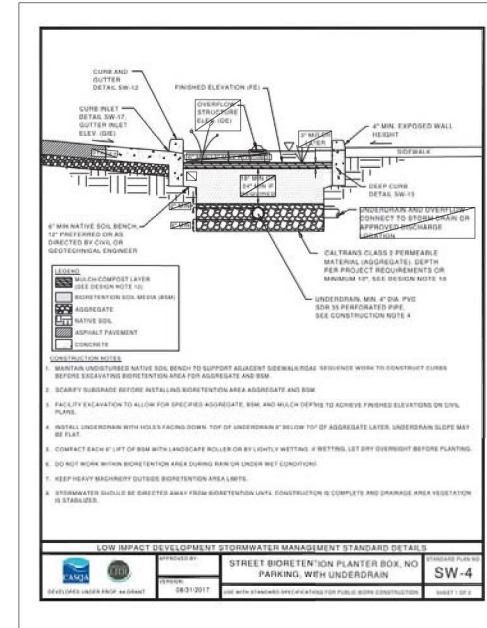


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<p>Cannon</p> <p>1000 Birchwood Drive San Luis Obispo, CA 93401 P (805) 481-7700 F (805) 481-7888</p>	<p>DATE: 09/24/2020 DRAWN BY: JLR CHECKED BY: JCS SCALE: AS SHOWN CDA JOB NO: 90306.02</p>	<table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REVISION</th> <th>REV. LOG APPROV. BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV. NO.	DATE	REVISION	REV. LOG APPROV. BY				
REV. NO.	DATE	REVISION	REV. LOG APPROV. BY							
<p>TRACT 3157 TENTATIVE TRACT MAP POST CONSTRUCTION STORMWATER AREAS CITY OF SAN LUIS OBISPO, CALIFORNIA</p>		<p>SHEET C 8 OF 9</p>								



Cannon
TYPICAL UNDERGROUND RETENTION FACILITY
 SAN LUIS OBISPO, CA



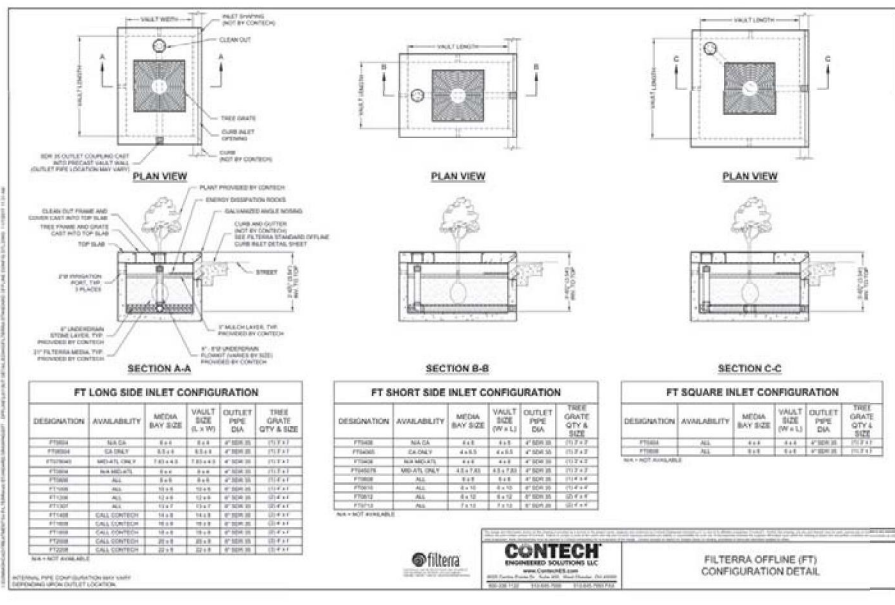
LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT STANDARD DETAILS
 STANDARD PLAN SW-4
 STREET BIORETENTION PLANTER BOX, NO PARKING, WITH UNDERDRAIN

REV. NO.	DATE	REVISION	DESIGNED BY	CHECKED BY	REV. LOG (REV. BY)



DATE: 09/24/2020	SCALE: AS SHOWN	CA JOB NO: 190306.02
DRAWN BY: JTR	CHECKED BY: GCS	

TRACT 3157
 TENTATIVE TRACT MAP
POST CONSTRUCTION STORMWATER DETAILS
 CITY OF SAN LUIS OBISPO, CALIFORNIA



FT LONG SIDE INLET CONFIGURATION

DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VALVE SIZE (R x W)	OUTLET PIPE DIA	TREE GRATE QTY & SIZE
FT1000	NA/CA	8.0	8.0	8" SDR 35	1(12" x 12")
FT1000	CA ONLY	8.0	8.0	8" SDR 35	1(12" x 12")
FT1000	NA/CA/CA ONLY	8.0 x 4.0	8.0 x 4.0	4" SDR 35	1(12" x 12")
FT1000	NA/CA/CA ONLY	8.0	8.0	4" SDR 35	1(12" x 12")
FT1000	ALL	8.0	8.0	4" SDR 35	1(12" x 12")
FT1000	ALL	10.0	10.0	4" SDR 35	1(12" x 12")
FT1000	ALL	12.0	12.0	4" SDR 35	1(12" x 12")
FT1000	CALL CENTER	12.0	12.0	4" SDR 35	1(12" x 12")
FT1000	CALL CENTER	16.0	16.0	4" SDR 35	1(12" x 12")
FT1000	CALL CENTER	20.0	20.0	4" SDR 35	1(12" x 12")
FT1000	CALL CENTER	24.0	24.0	4" SDR 35	1(12" x 12")

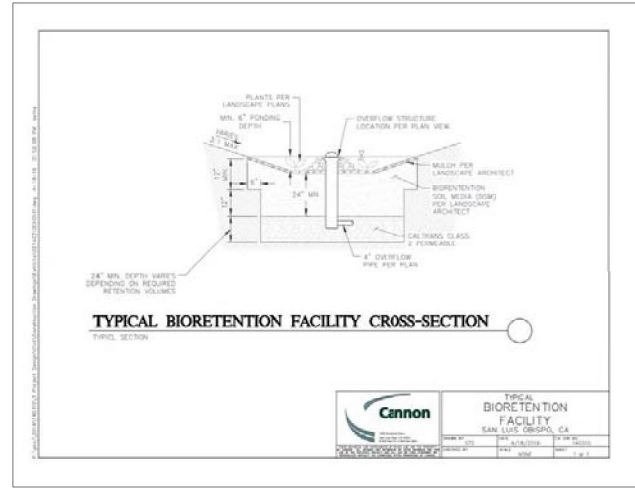
FT SHORT SIDE INLET CONFIGURATION

DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VALVE SIZE (W x L)	OUTLET PIPE DIA	TREE GRATE QTY & SIZE
FT1000	NA/CA	4.0	4.0	4" SDR 35	1(12" x 12")
FT1000	CA ONLY	4.0	4.0	4" SDR 35	1(12" x 12")
FT1000	NA/CA/CA ONLY	4.0	4.0	4" SDR 35	1(12" x 12")
FT1000	NA/CA/CA ONLY	4.0 x 1.0	4.0 x 1.0	4" SDR 35	1(12" x 12")
FT1000	ALL	4.0	4.0	4" SDR 35	1(12" x 12")
FT1000	ALL	4.0 x 1.0	4.0 x 1.0	4" SDR 35	1(12" x 12")
FT1000	ALL	8.0	8.0	4" SDR 35	1(12" x 12")
FT1000	ALL	12.0	12.0	4" SDR 35	1(12" x 12")
FT1000	CALL CENTER	16.0	16.0	4" SDR 35	1(12" x 12")

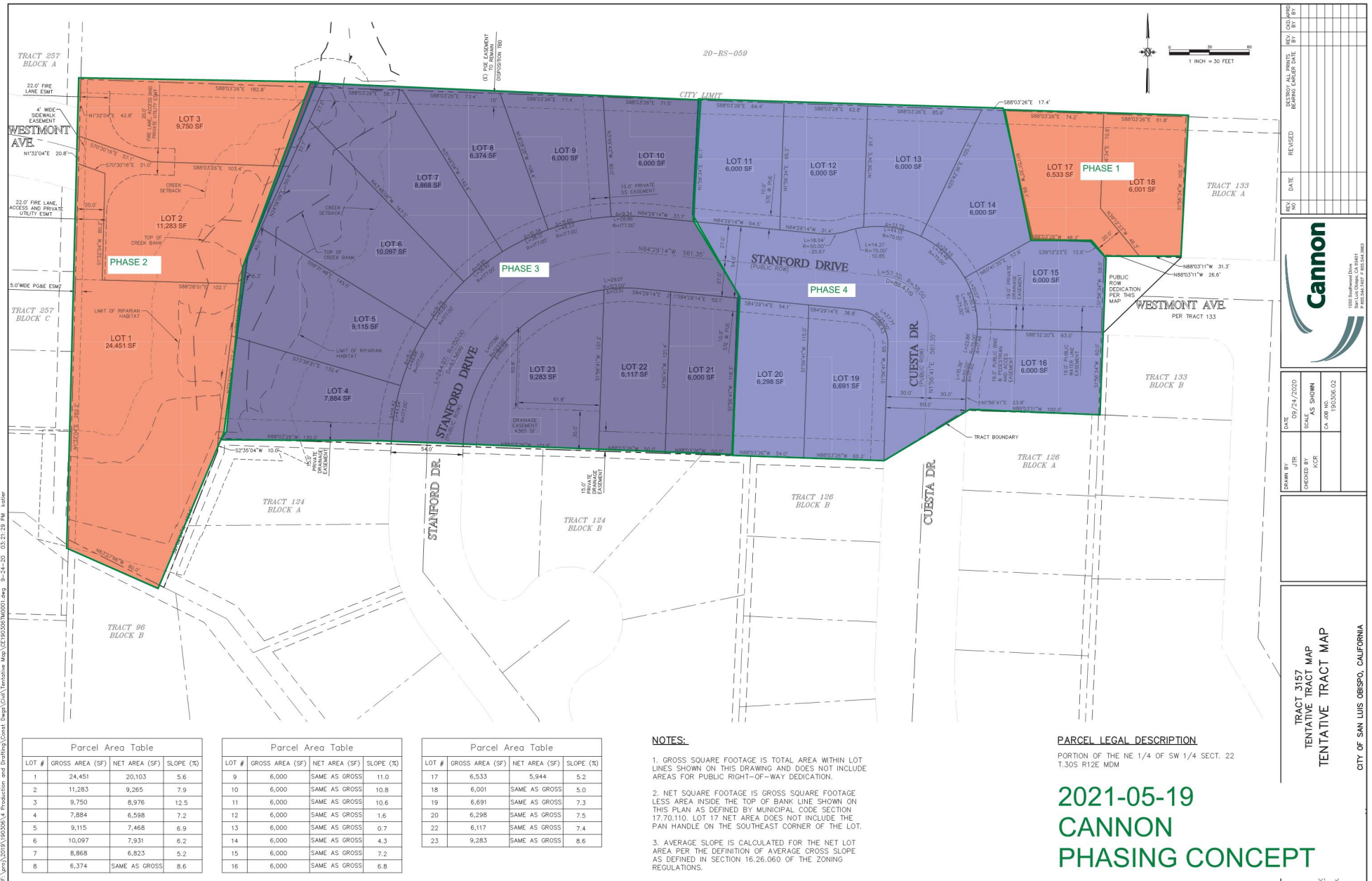
FT SQUARE INLET CONFIGURATION

DESIGNATION	AVAILABILITY	MEDIA BAY SIZE	VALVE SIZE (W x L)	OUTLET PIPE DIA	TREE GRATE QTY & SIZE
FT1000	ALL	4.0	4.0	4" SDR 35	1(12" x 12")
FT1000	ALL	8.0	8.0	4" SDR 35	1(12" x 12")

filterra
CONTECH ENGINEERING SOLUTIONS LLC
 FILTERRA OFFLINE (FT) CONFIGURATION DETAIL



Cannon
TYPICAL BIORETENTION FACILITY
 SAN LUIS OBISPO, CA



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<p>1000 Westmont Ave San Luis Obispo, CA 94901 P 805.544.2027 F 805.544.9887</p>		REVISED REV. NO. DATE BY
		DESIGNED BY DRAWING NO. DATE BY
DRAWN BY CHECKED BY SCALE AS SHOWN DATE 09/21/2020 CA 089 008 190306.02	TRACT 3157 TENTATIVE TRACT MAP TENTATIVE TRACT MAP CITY OF SAN LUIS OBISPO, CALIFORNIA	