

F:\proj\2019\190308\19 Production and Drafting\Cont Draft\Cont\Tentative Map\CT190308A4001.dwg 8-24-20 03:42:25 PM jupier

OWNER/DEVELOPER:
ANDREW GARETH MENHOLD AND TIMOTHY JAMES MENHOLD, AS
SUCCESSOR CO-TRUSTEES OF THE MENHOLD REVOCABLE TRUST
CONTACT: JIM FLAGO
PHONE: (805) 801-8575
ADDRESS: 1950 BRIDLE RIDGE TRAIL
SAN LUIS OBISPO, CA 93405

ENGINEER/SURVEYOR:
CANNON
1050 SOUTHWOOD DRIVE
SAN LUIS OBISPO, CA 93401
ATTN: KATIE ROLLINS
PHONE: (310) 382-5133

APN:
052-496-001

SITE AREA:
4.99 ACRES

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

FLOOD MAPPING:
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP (FIRM) PANEL 1066C FOR SAN LUIS OBISPO
CITY, CALIFORNIA, DATED NOVEMBER 16, 2012, DOES NOT IDENTIFY A
FLOOD ZONE FOR THE AREA COVERED BY THIS TRACT MAP.

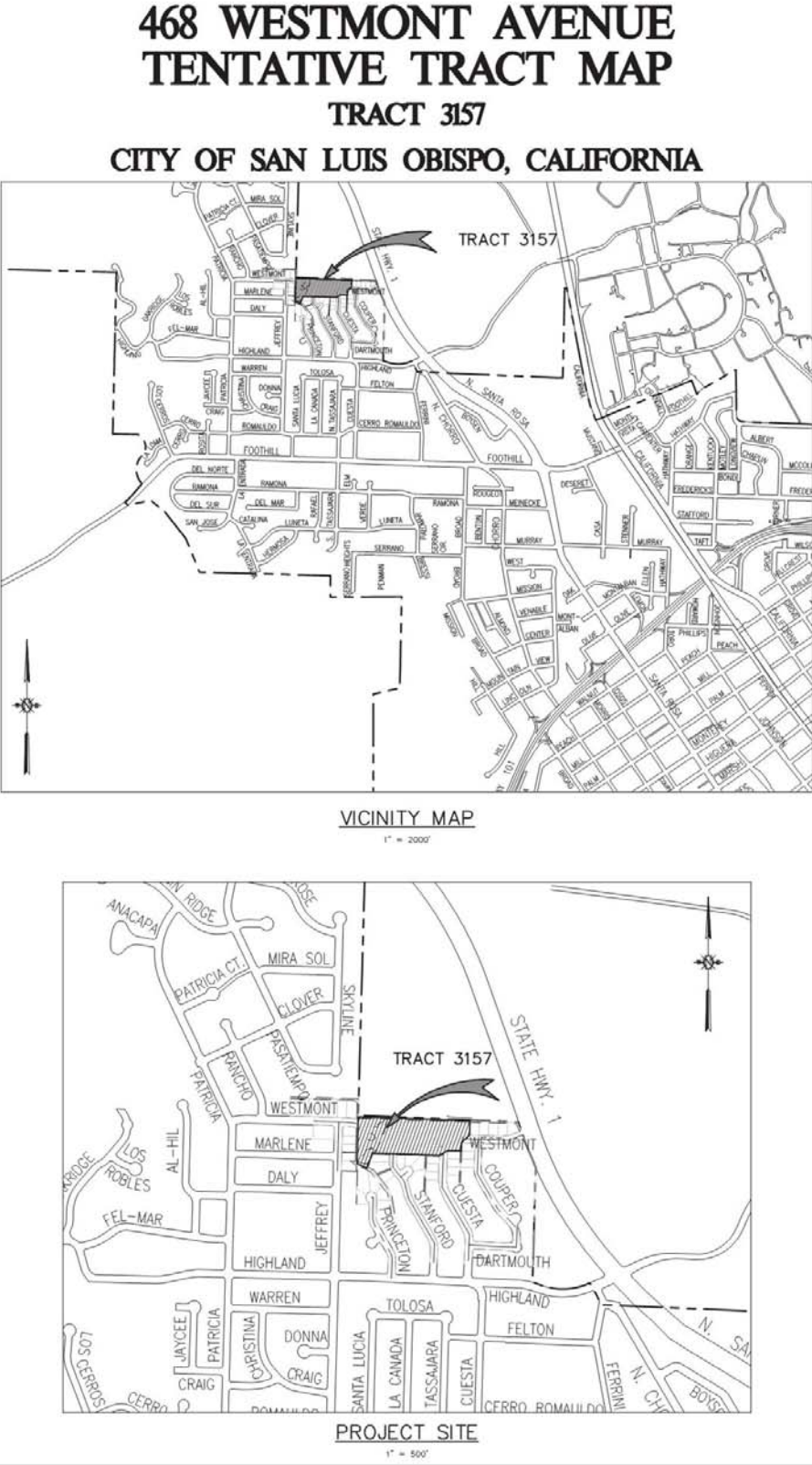
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO CITY OF
SAN LUIS OBISPO 2007 HORIZONTAL CONTROL MONUMENTS #6034 AND
#6016, AS SHOWN AND CALCULATED TO BE NORTH.

BENCHMARK/BASIS OF ELEVATION:
THE ELEVATIONS SHOWN HEREON ARE BASED AS DETERMINED BY
MEASUREMENTS ON POINT 5-28 AS SHOWN ON THE CITY OF SAN
LUIS OBISPO "BENCHMARK SYSTEM" (JUNE 2019) HAVING PUBLISHED
ELEVATION OF 327.38'.

REFERENCE DOCUMENTS
CITY STANDARD SPECIFICATIONS: MAY 2018 EDITION
CITY ENGINEERING STANDARDS: MAY 2018 EDITION
CALIFORNIA GEOTECHNICAL INVESTIGATION PROPOSED SUBDIVISION - TRACT
315465-500 WESTMONT (APN 052-496-001) SAN LUIS OBISPO BY PACIFIC
COAST TESTING INC. APRIL 24, 2020.

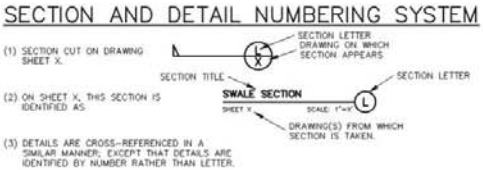
EARTHWORK
AREA OF DISTURBANCE: 4.27 AC
SITE CUT: 7,260 CY
OUT FOR CHAMBERS: 600 CY
SITE FILL: 4,760 CY
SHRINKAGE OF FILL: 480 CY
NET EXPORT: 3,280 CY

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.



LEGEND

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
EASEMENT/SETBACK	---	---
STREET CENTERLINE	---	---
CREEK BANK	---	---
RIPARIAN EDGE	---	---
RIPARIAN 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	---	---
SSMH	---	---
CLEANOUT	---	---
BACKFLOW PREVENTION	---	---
ASPHALT CONCRETE	AC	AC
BOTTOM OF WALL	OW	OW
CENTERLINE	CL / E	CL / E
EASEMENT	ESMT	ESMT
EXISTING GRADE	EG	EG
EXISTING	(E)	(E)
INVERT	INV	INV
OPEN SPACE	OS	OS
PEDESTRIAN	PD	PD
PROPERTY LINE	PL / E	PL / E
PUBLIC UTILITY EASEMENT	PUE	PUE
PUBLIC PEDESTRIAN ACCESS EASEMENT	PPAE	PPAE
RECLAIMED WATER	RW	RW
RIGHT OF WAY	ROW	ROW
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
STREET TREE EASEMENT	STC	STC
TOP OF CURB	TC	TC
TOP OF WALL	TW	TW
UNLESS NOTED OTHERWISE	U.N.O.	U.N.O.
WATERLINE	WL	WL

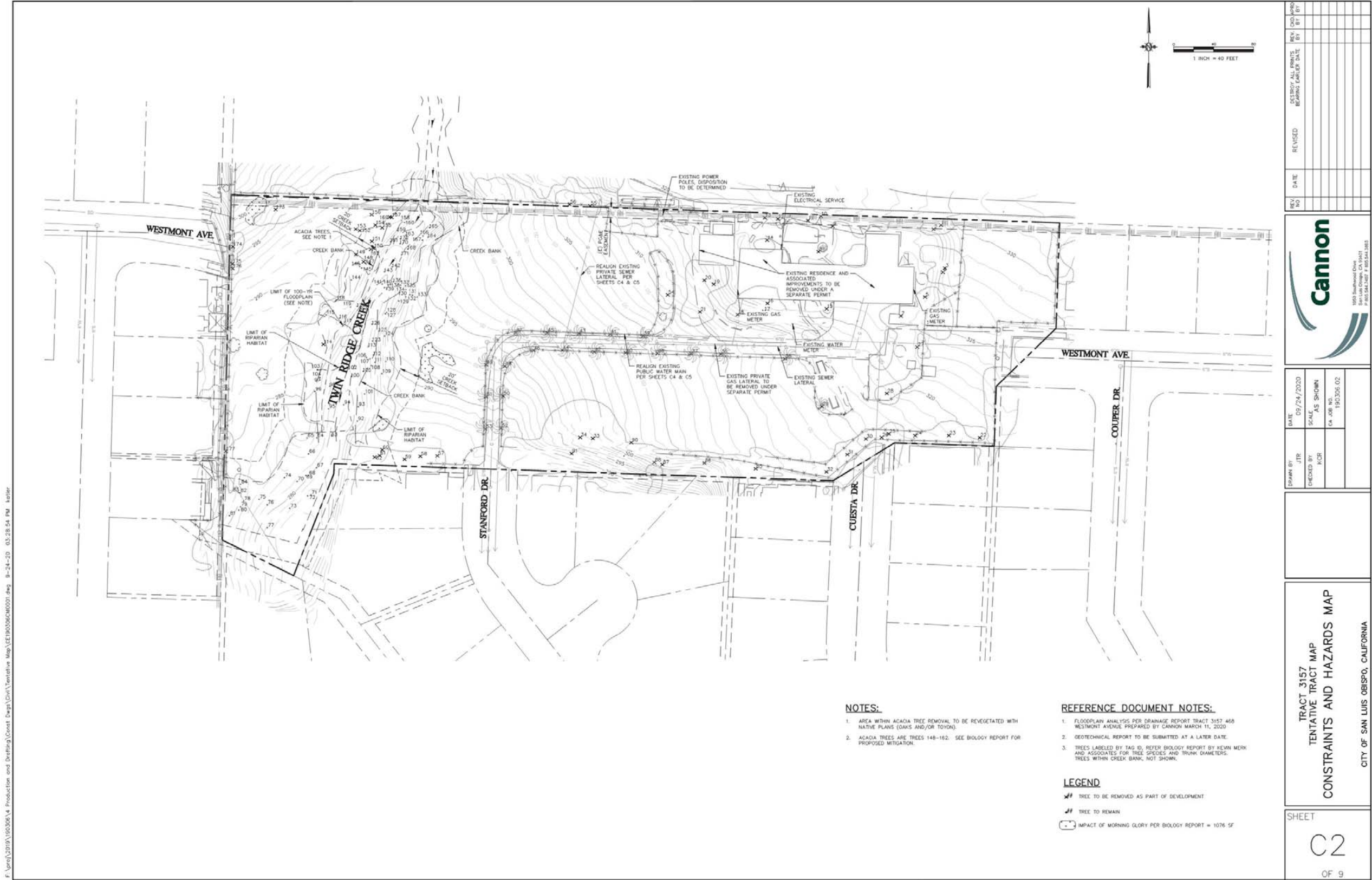


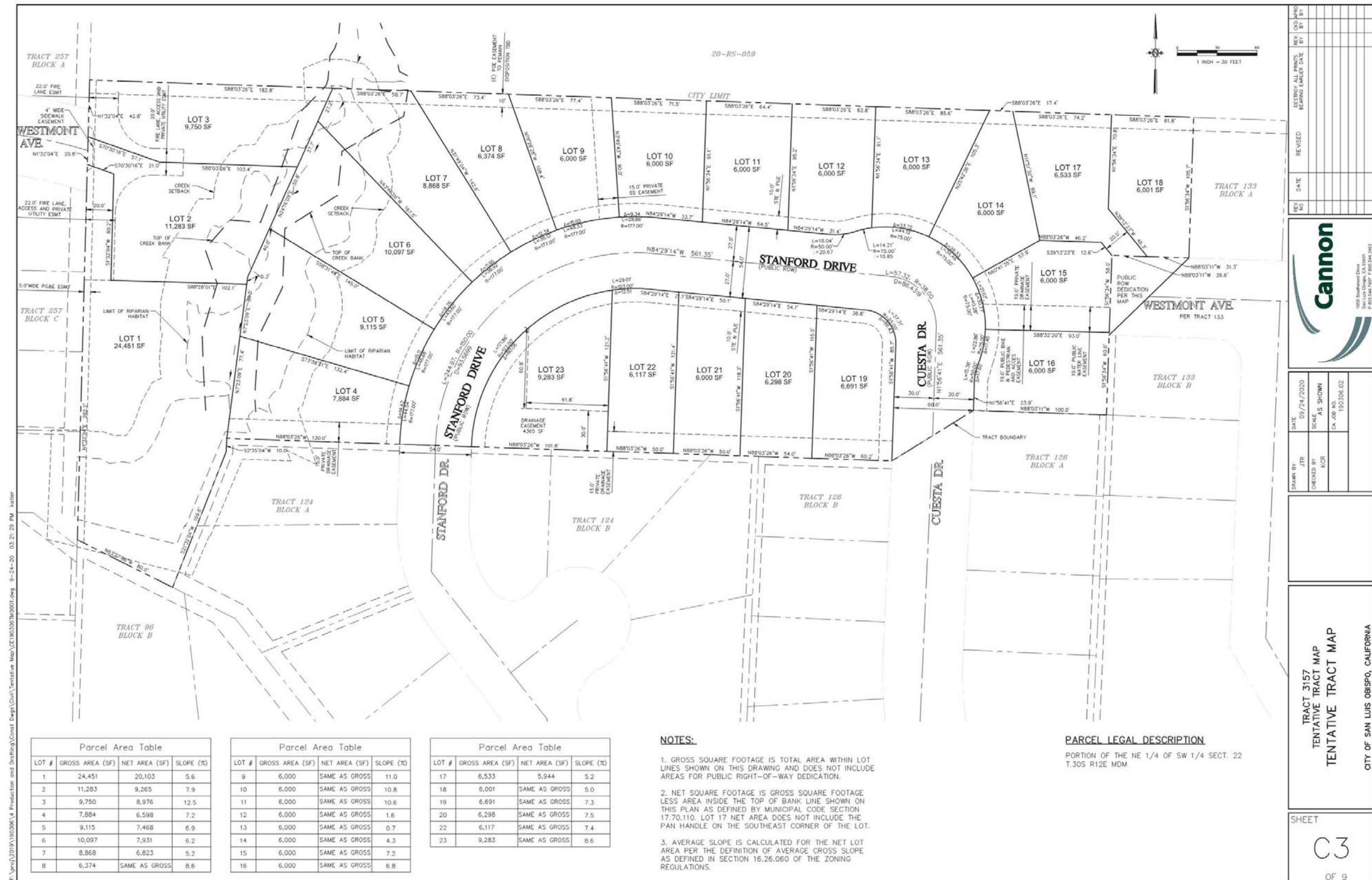
SHEET INDEX

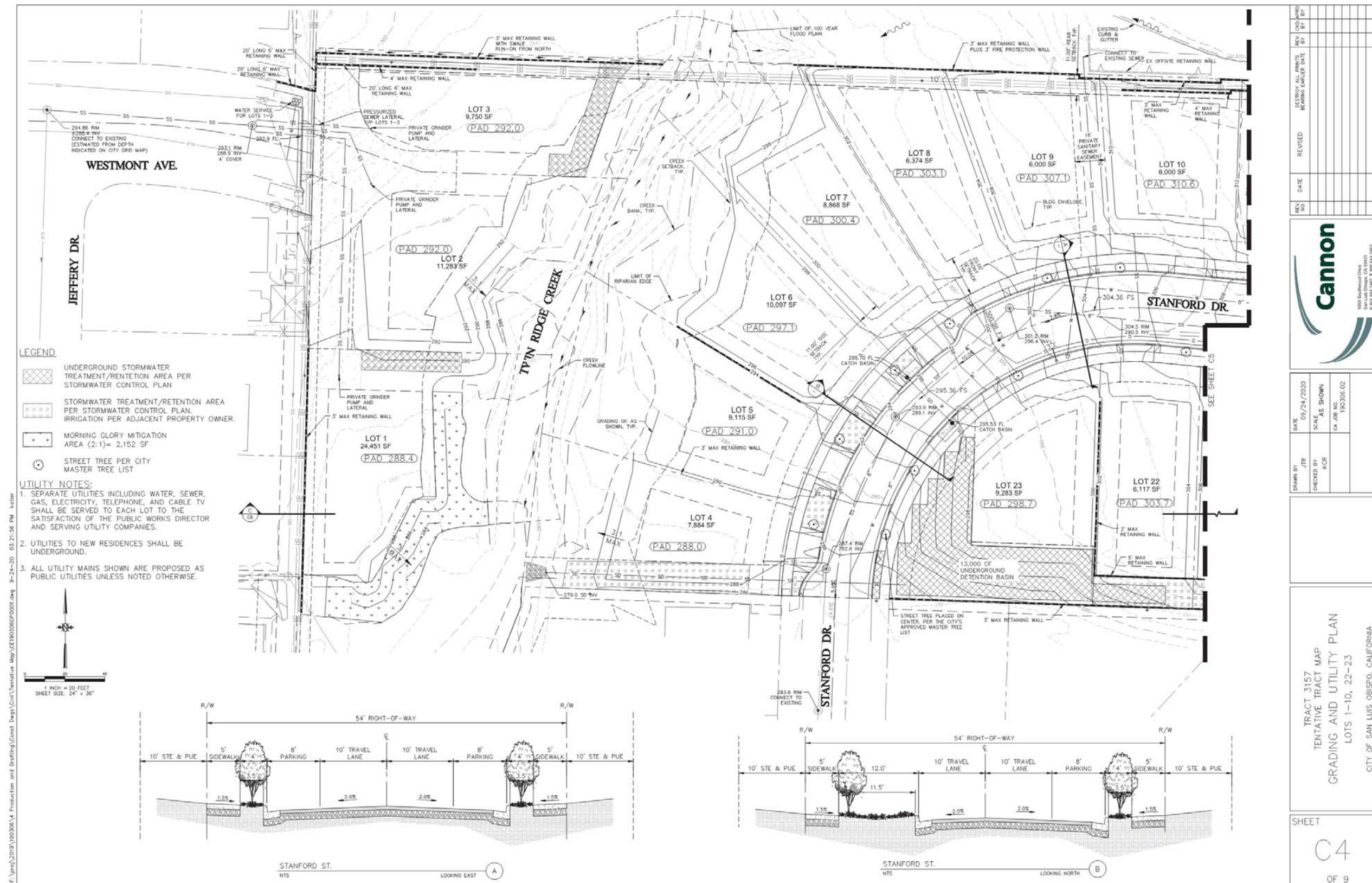
SHEET NUMBER	SHEET TITLE
C1	TITLE SHEET
C2	CONSTRAINTS AND HAZARDS MAP
C3	TENTATIVE TRACT MAP
C4	GRADING AND UTILITY PLAN LOTS 1-10, 22-23
C5	GRADING AND UTILITY PLAN LOTS 11-21
C6	CROSS SECTIONS
C7	TYPICAL LOT GRADING
C8	POST CONSTRUCTION STORMWATER AREAS
C9	POST CONSTRUCTION STORMWATER DETAILS

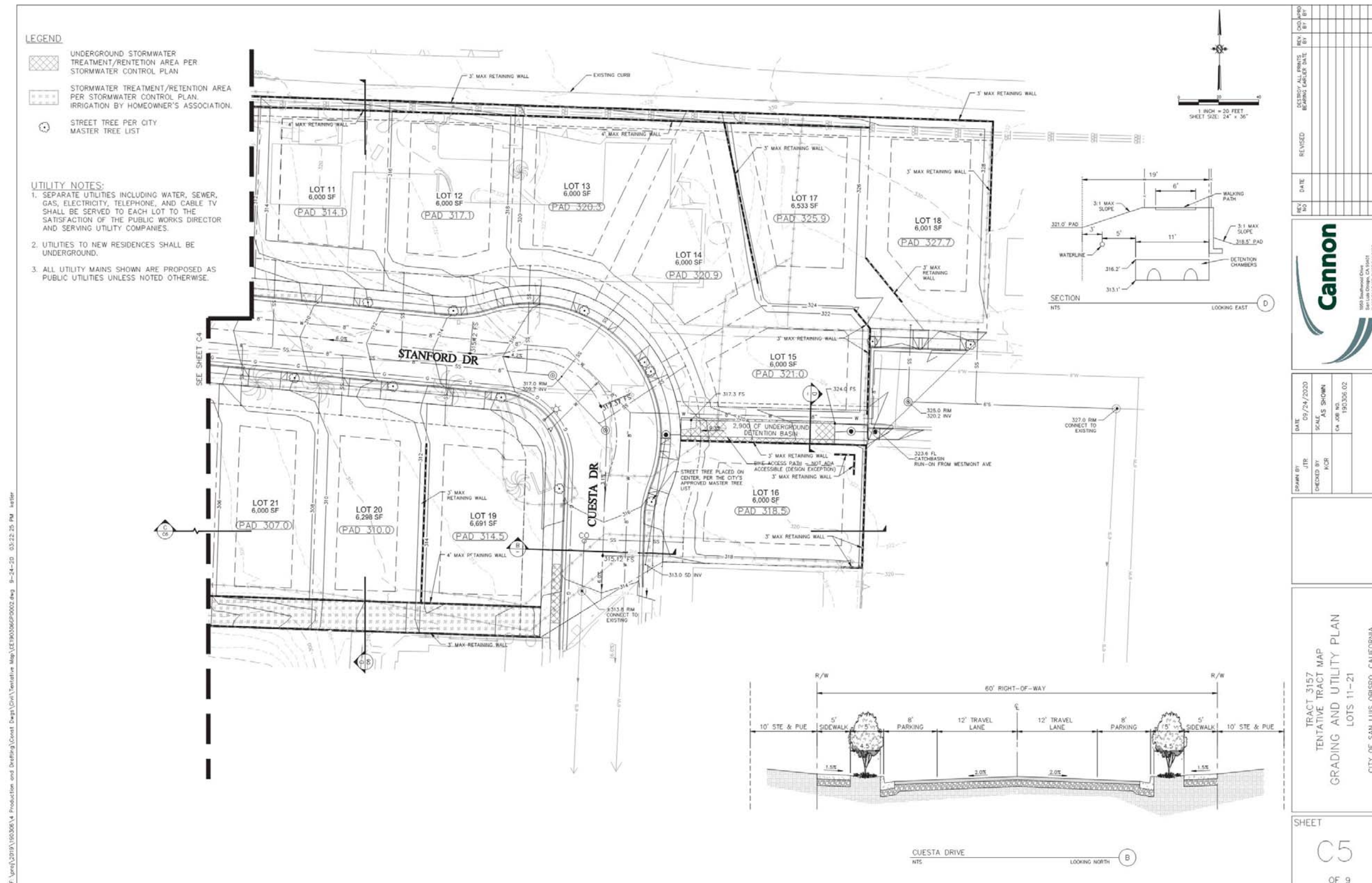
DATE	09/24/2020	SCALE	AS SHOWN	DATE	09/24/2020
DRAWN BY	JTR	CHECKED BY	KCR	DATE	09/24/2020
TRACT 3157 TENTATIVE TRACT MAP TITLE SHEET				CITY OF SAN LUIS OBISPO, CALIFORNIA	
SHEET C1 OF 9					

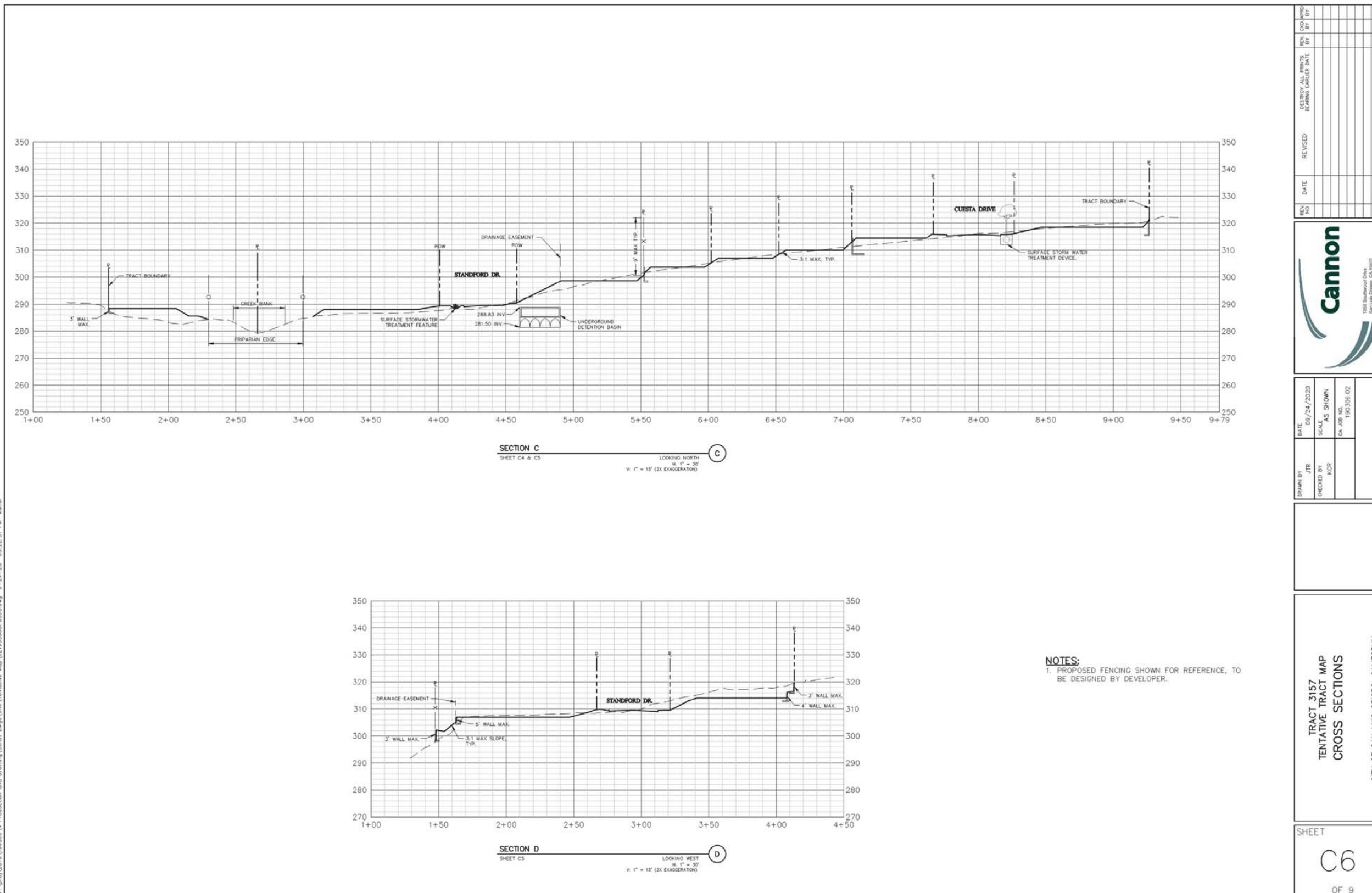
Cannon
1050 Southwood Drive
San Luis Obispo, CA 93401
P 805.544.2400 F 805.544.2401

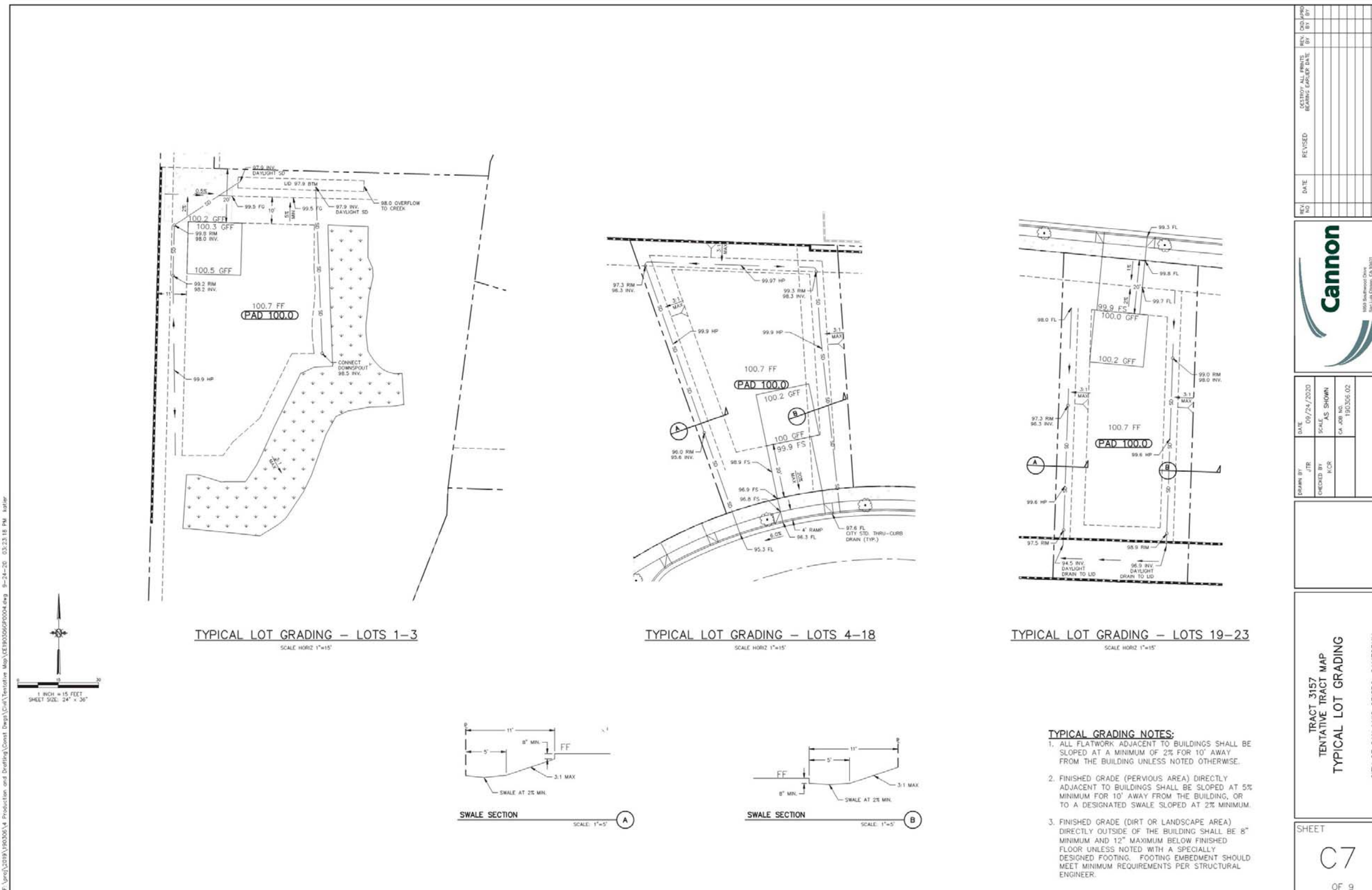


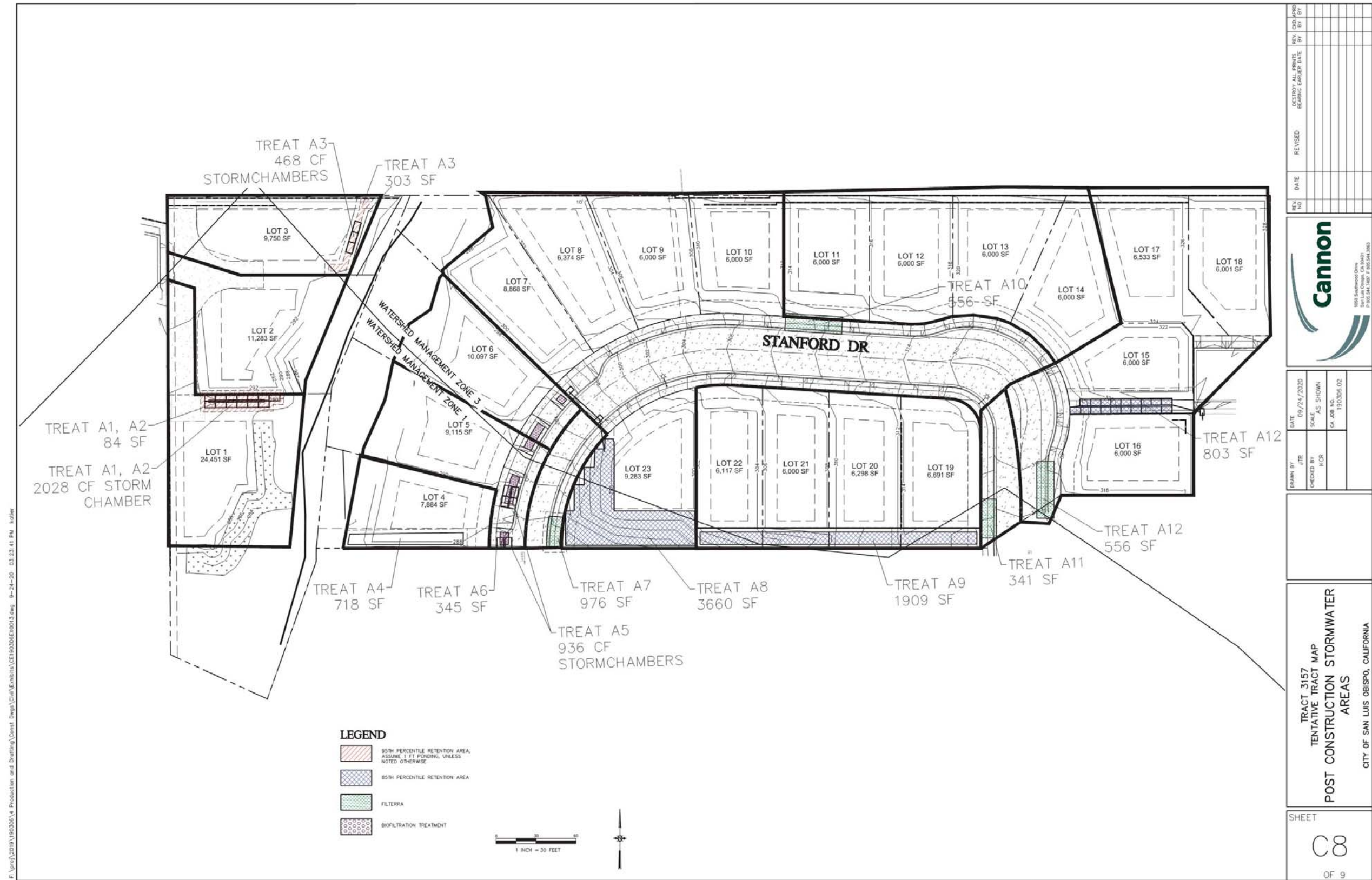


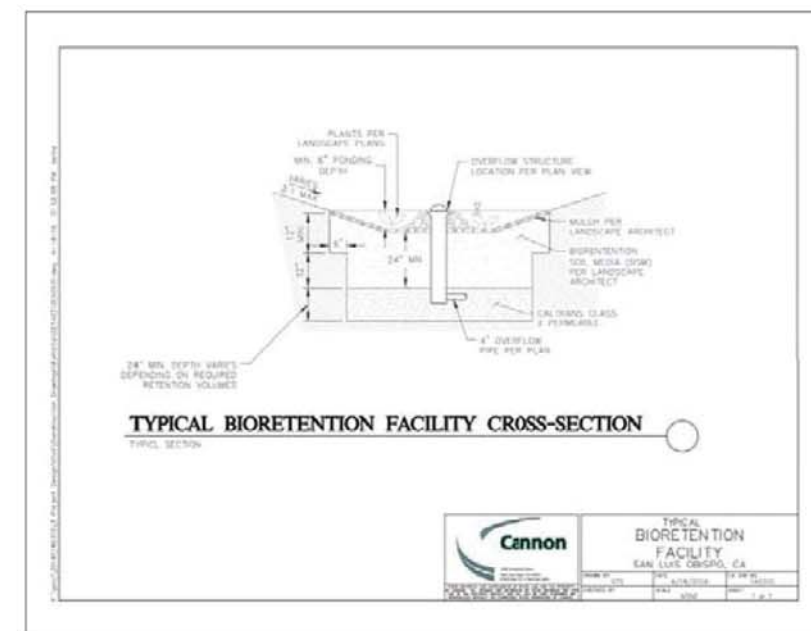
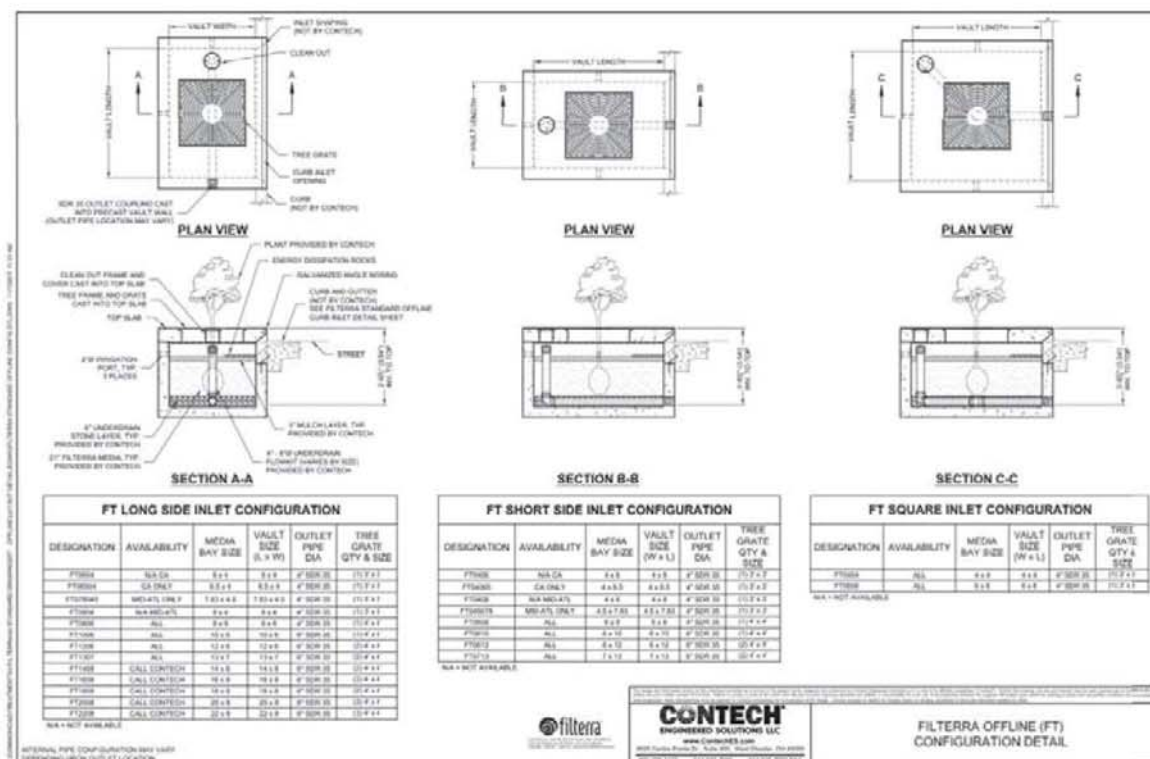
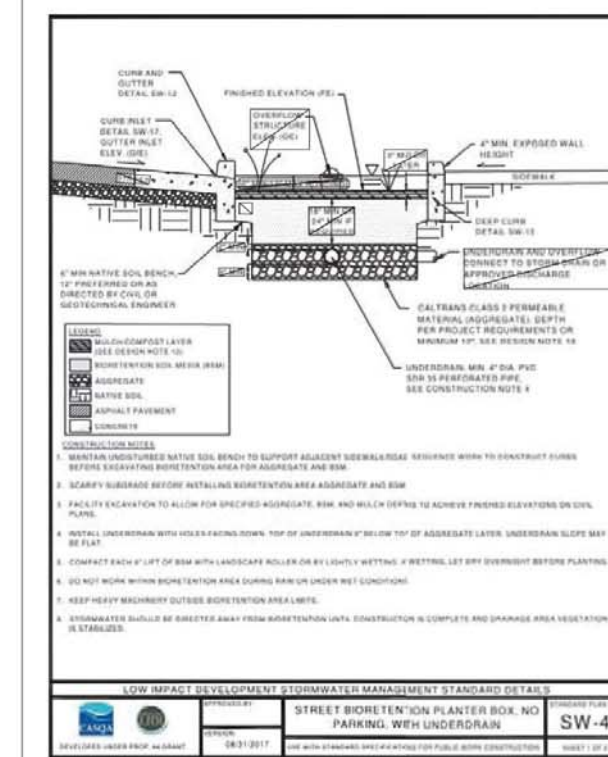
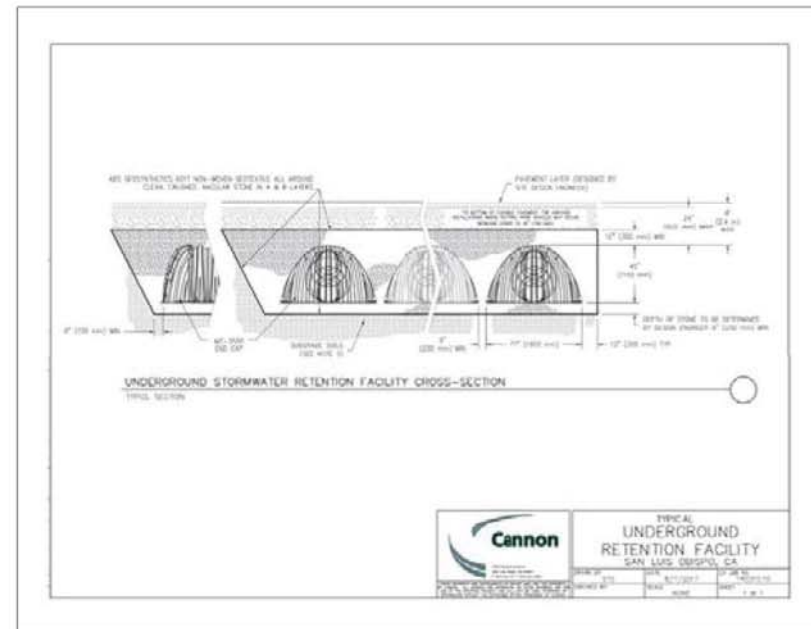










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