

Vesting Tentative Map No. 3190

IN THE CITY OF MORRO BAY, CALIFORNIA

BEING A PARCEL OF LAND IN LOT 8 IN BLOCK 1-E OF
THE ATASCADERO BEACH SUBDIVISION, IN THE COUNTY
OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS
DESCRIBED IN BOOK 2 OF MAPS, PAGE 15

OWNER

CURRY PARKWAY, LP
3300 PANORAMA DRIVE
MORRO BAY, CA 93442

REPRESENTATIVE

RRM DESIGN GROUP
3765 S. HIGUERA STREET
SAN LUIS OBISPO, CA 93401
(805) 543-1794

SHEET INDEX

C1..... TITLE SHEET
C2..... EXISTING CONDITIONS MAP
C3..... VESTING PARCEL MAP
C4..... SITE PLAN
C5..... GRADING PLAN
C6..... STORMWATER MANAGEMENT PLAN
L7..... PRELIMINARY LANDSCAPE PLAN

UTILITIES

ELECTRIC..... PACIFIC GAS & ELECTRIC
TELEPHONE..... AT&T
CABLE..... CHARTER COMMUNICATIONS
GAS..... SOCAL GAS COMPANY
SEWER..... CITY OF MORRO BAY
WATER..... CITY OF MORRO BAY

HORIZONTAL & VERTICAL CONTROL

THE BASIS OF BEARING FOR THIS SURVEY IS THIS IS LINE
BETWEEN 2 SET PK NAILS WITH TINS SHOWN HEREON
THE BEARING BEING N14°09'46"E. THE POINTS WERE SET
USING THE RTN NETWORK NAD 83 ZONE 5

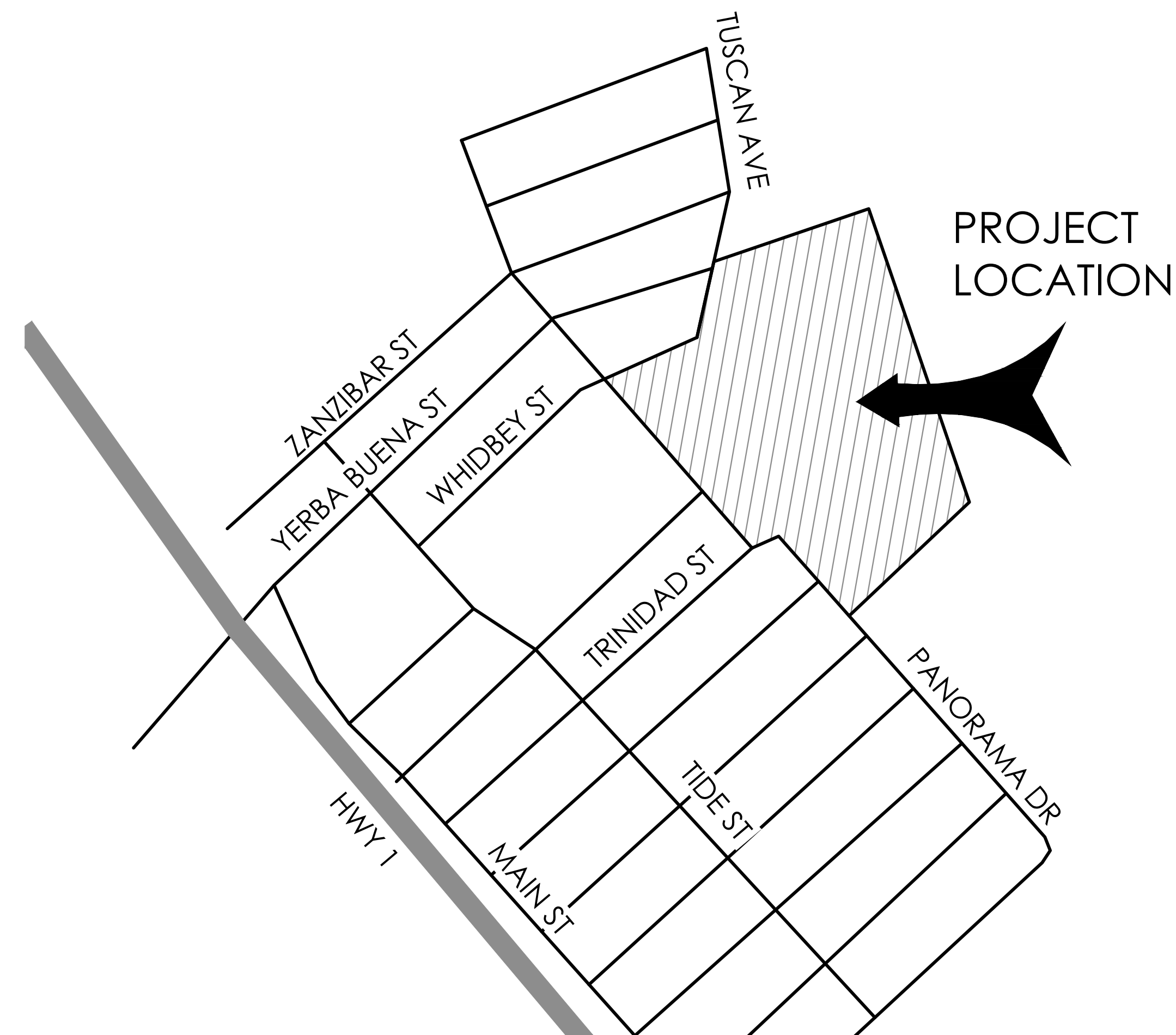
THE BENCHMARK FOR THIS PROJECT IS A FOUND 2.5 INCH
BRASS CAP ON TOP OF A CONCRETE HEADWALL
NGS DESIGNATION Q1314 1977 AT THE NORTHEAST
CORNER OF THE INTERSECTION OF HWY 41 AND HWY 1
ELEVATION BEING 25.74'. NAVD 88

TOPOGRAPHY

AERIAL MAPPING DONE BY OTHERS, SUPPLEMENTAL
TOPOGRAPHY AND MAPPING PROVIDED BY RRM
DESIGN GROUP, MAY 2021

LAND USE

THE PROPOSED LAND USE IS CONSISTENT WITH THE
EXISTING R-1/PD ZONING AND FOR (61) RESIDENTIAL
LOTS AND (8) COMMON LOTS AS A SUBDIVISION OF (1)
R-1/PD LOT.

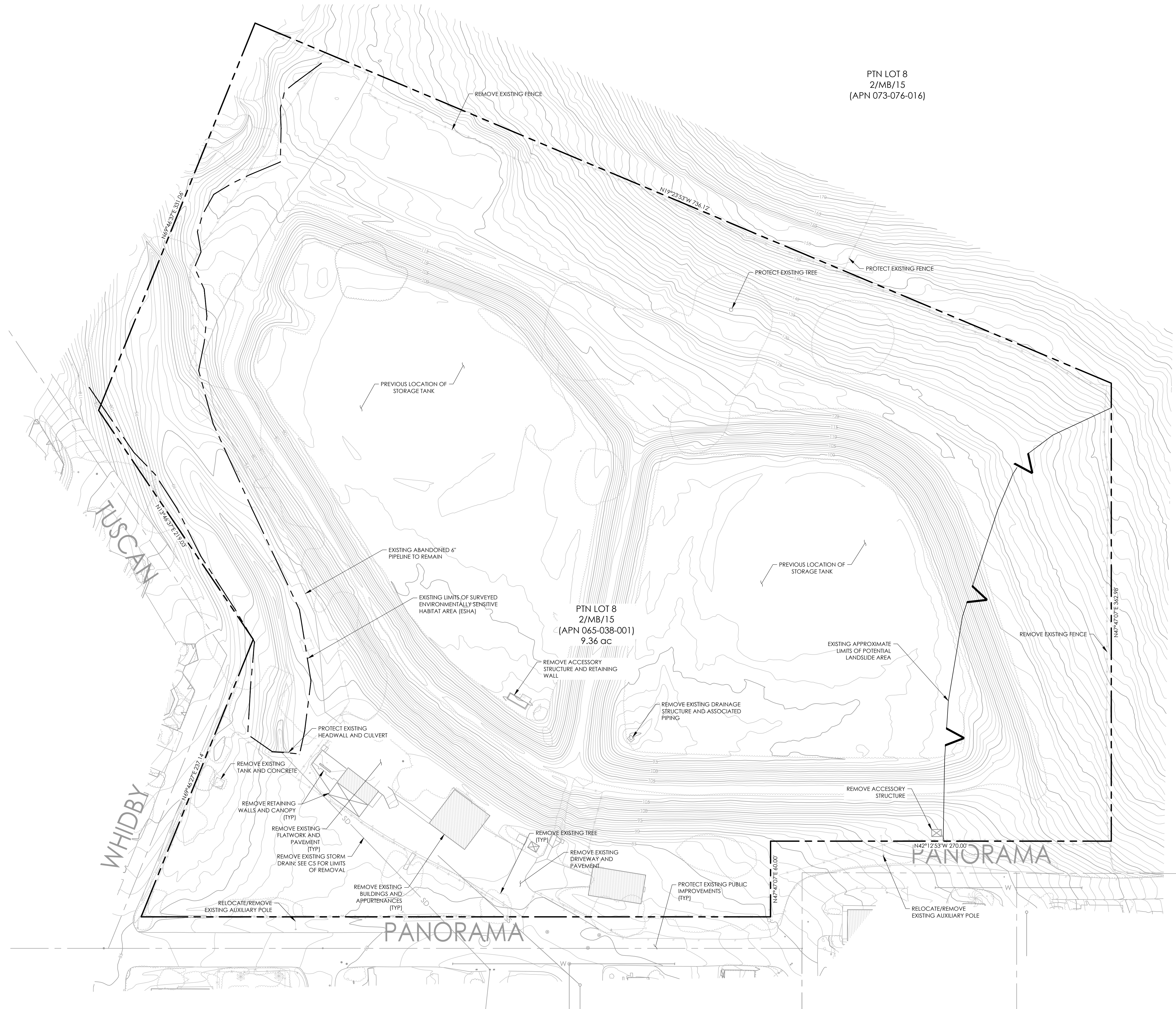


VICINITY MAP

NOT TO SCALE

LEGEND

- SD EXISTING PUBLIC STORM DRAIN
- SS EXISTING PUBLIC SEWER MAIN
- W EXISTING PUBLIC WATER MAIN
- 500 EXISTING MAJOR CONTOUR
- 497 EXISTING MINOR CONTOUR



LEGEND

- TRACT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED RW
- SD STORM DRAIN
- SS SEWER SERVICE
- W WATER MAIN

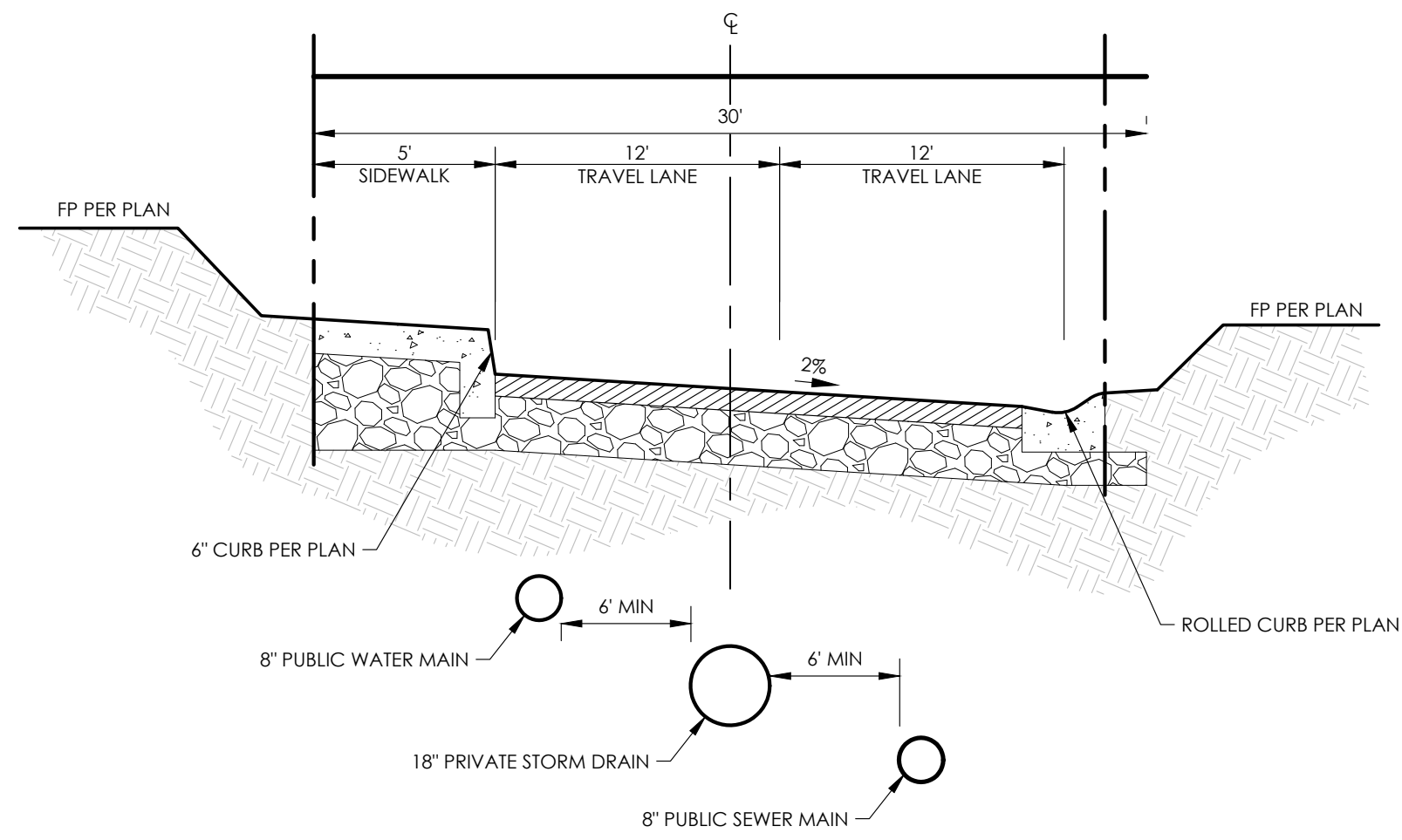
EASEMENTS NOTE

PRIVATE VEHICULAR ACCESS, PEDESTRIAN ACCESS, EMERGENCY ACCESS, PARKING, DRAINAGE, STORM DRAIN, SEWER, AND WATER EASEMENTS OVER PRIVATE ROAD A, PRIVATE ROAD B, AND OPEN SPACE LOTS TO THE BENEFIT OF LOTS 1 THROUGH 61.

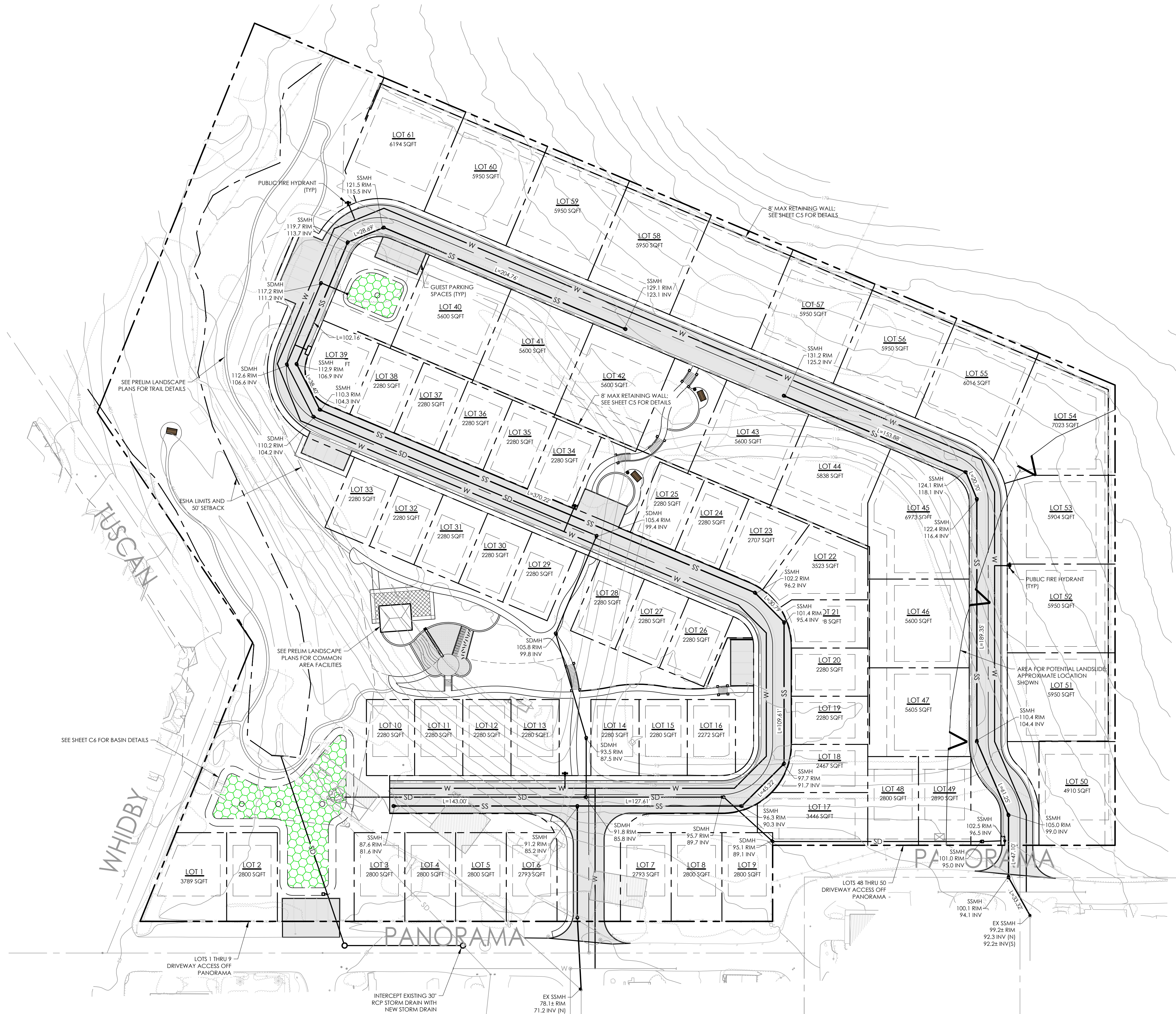


LEGEND

- SD PRIVATE STORM DRAIN
- SS 8" PUBLIC SEWER SERVICE
- W 8" PUBLIC WATER MAIN
- 500 EXISTING MAJOR CONTOUR
- 497 EXISTING MINOR CONTOUR
- PROPOSED FIRE HYDRANT



TYPICAL PRIVATE STREET

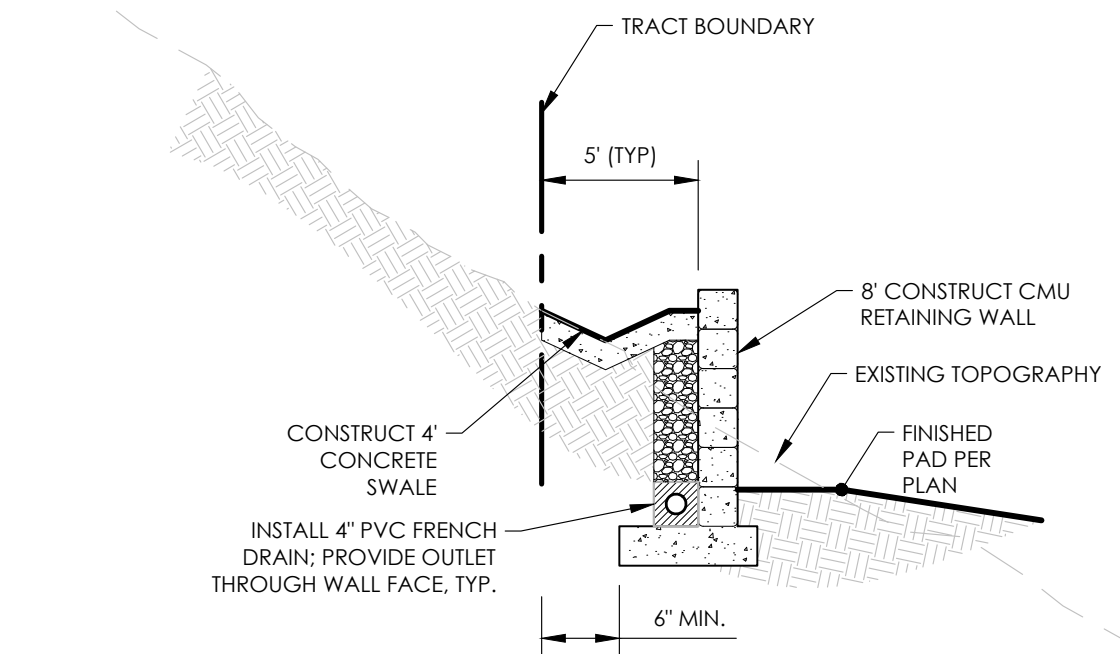


LEGEND

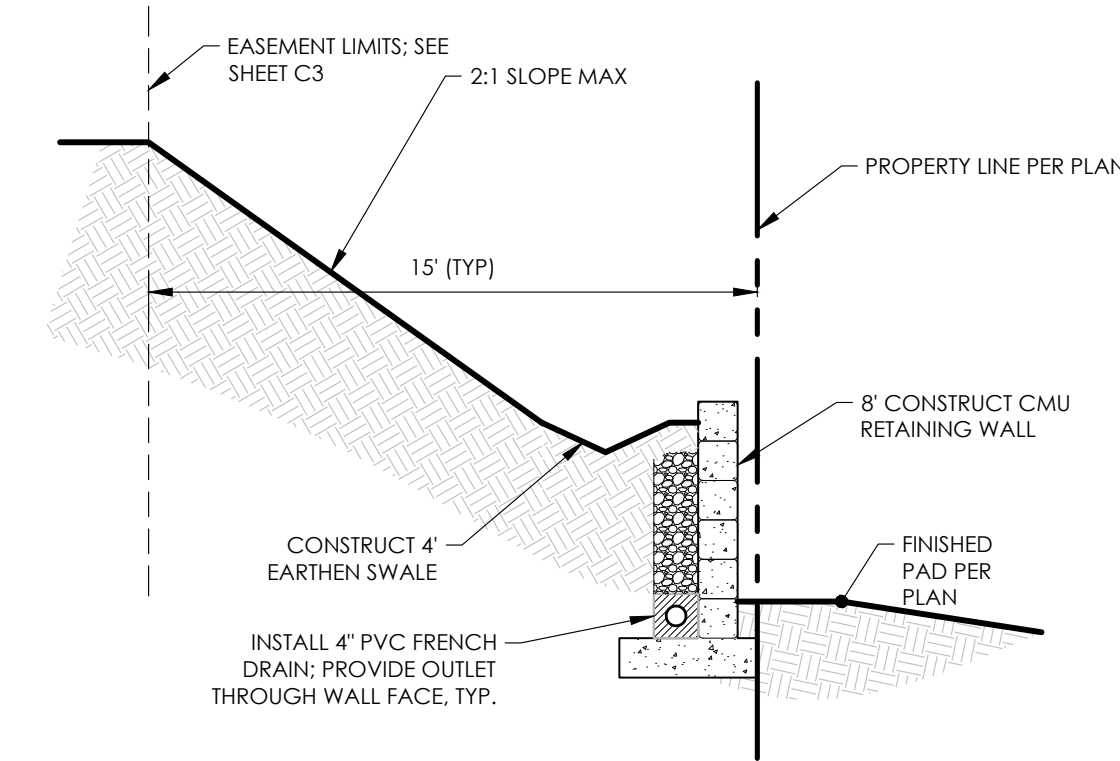
- SD STORM DRAIN
- SS SEWER SERVICE
- W WATER MAIN
- 500 EXISTING MAJOR CONTOUR
- 497 EXISTING MINOR CONTOUR
- 500 PROPOSED MAJOR CONTOUR
- 497 PROPOSED MINOR CONTOUR
- LIMITS OF GRADING

ESTIMATED EARTHWORK

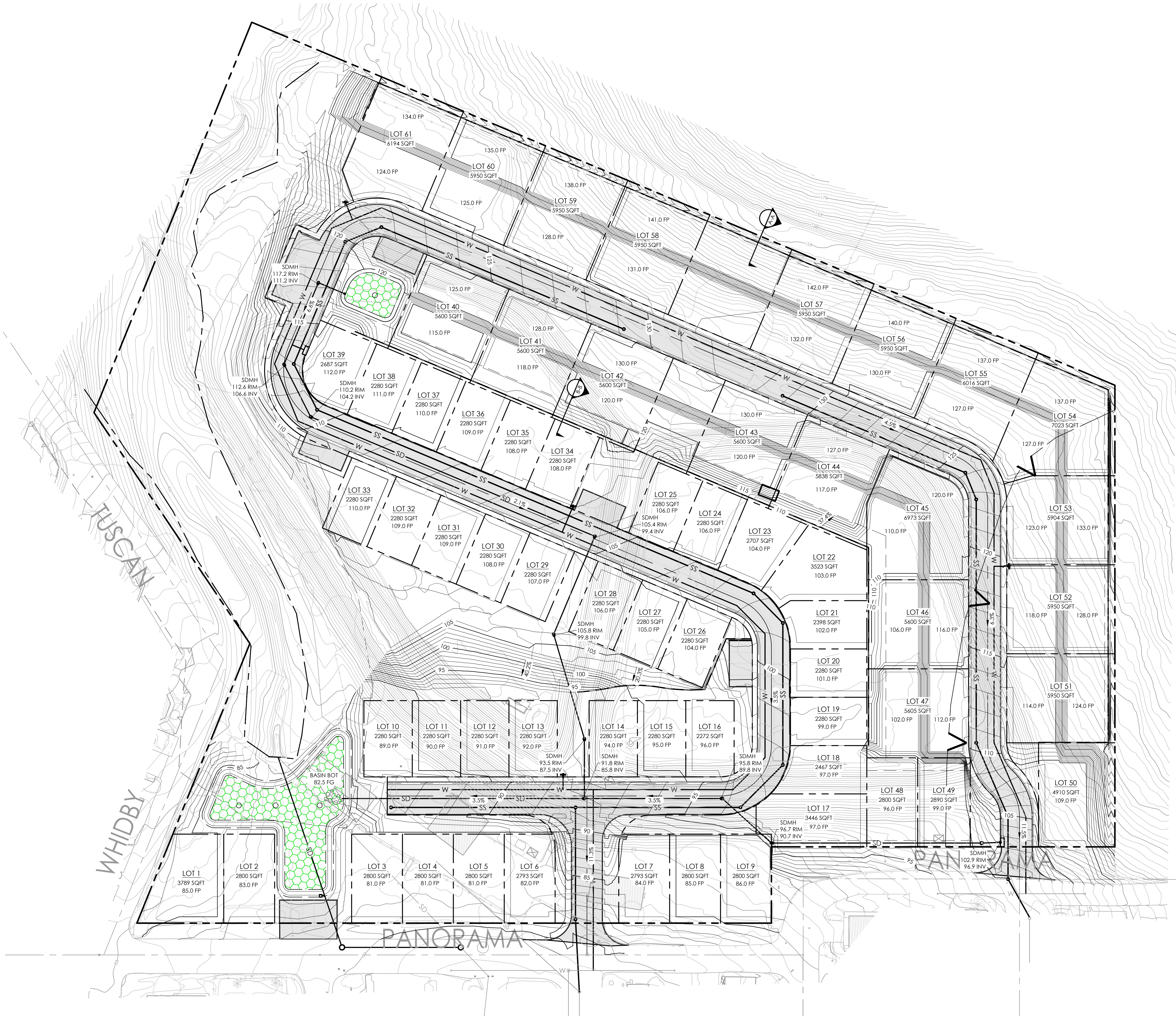
RAW CUT: 16,100 cu yd
RAW FILL: 79,300 cu yd
RAW NET: 63,200 cu yd <IMPORT>
AREA OF DISTURBANCE: 8.50 ac
QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR IMPACT ANALYSIS ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.



RETAINING WALL SECTION (A-A)
NOT TO SCALE



RETAINING WALL SECTION (B-B)



LEGEND

➡ DIRECTION OF FLOW

DRAINAGE MANAGEMENT AREA 1

DRAINAGE MANAGEMENT AREA 2

PROPOSED IMPROVEMENTS

PAVING AREA/SIDEWALK: 59,423 sf

BUILDINGS: 82,285 sf

LANDSCAPE: 173,411 sf

TOTAL IMPERVIOUS = 141,708 sf (3.25 ac)

TOTAL AREA: 7.36 ACRES

PROPOSED TREATMENT

BIORETENTION AREA

REQUIRED STORMWATER CONTROL MEASURES

TIER 1 - RUNOFF REDUCTION

- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

TIER 2 - WATER QUALITY (85th PERCENTILE = 1.0')

- ON-SITE RETENTION-BASED TREATMENT AND INFILTRATION

TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.55')

- WATERSHED MANAGEMENT ZONE 1
- BASINS WILL RETAIN AND INFILTRATE THE REQUIRED 95TH PERCENTILE RETENTION VOLUME WHERE:

VOLUME (cf) = $(1.55' / 12") \times C_i \times A$

$C_i = 0.858i - 0.78i^2 + 0.774i + 0.04$

i = IMPERVIOUS AREA RATIO

A = TRIBUTARY AREA (sf)

TIER 4 - PEAK MANAGEMENT

- WATERSHED MANAGEMENT ZONE 1
- PEAK MANAGEMENT FOR THE ON-SITE DEVELOPMENT IS PROVIDED IN THE RETENTION BASINS AS SHOWN.

DMA STATISTICS

DMA 1: 283,400 sf

NEW IMPERVIOUS = 157,360 sf

(19) SPLIT LEVEL @ 3040 sf = 57,760 sf

(30) FRONT LOAD @ 1480 sf = 44,400 sf

ROADS = 55,200 sf

LANDSCAPE = 126,040 sf

$i = 157,360 / 283,400 = 55.5\%$ IMPERVIOUS

DMA 2: 39,200 sf

NEW IMPERVIOUS = 27,200 sf

(12) FRONT LOAD @ 1800 sf = 21,600 sf

ROADS = 5,600 sf

LANDSCAPE = 12,000 sf

$i = 27,200 / 39,200 = 69.4\%$ IMPERVIOUS

COMPOSITE: 322,600 sf

NEW IMPERVIOUS = 184,560

LANDSCAPE = 138,040

$i = 184,560 / 322,600 = 57.2\%$

DRAINAGE SUMMARY:

(POST-DEV) - (POST-DEV) = Q_{dev} (STORAGE REQ)

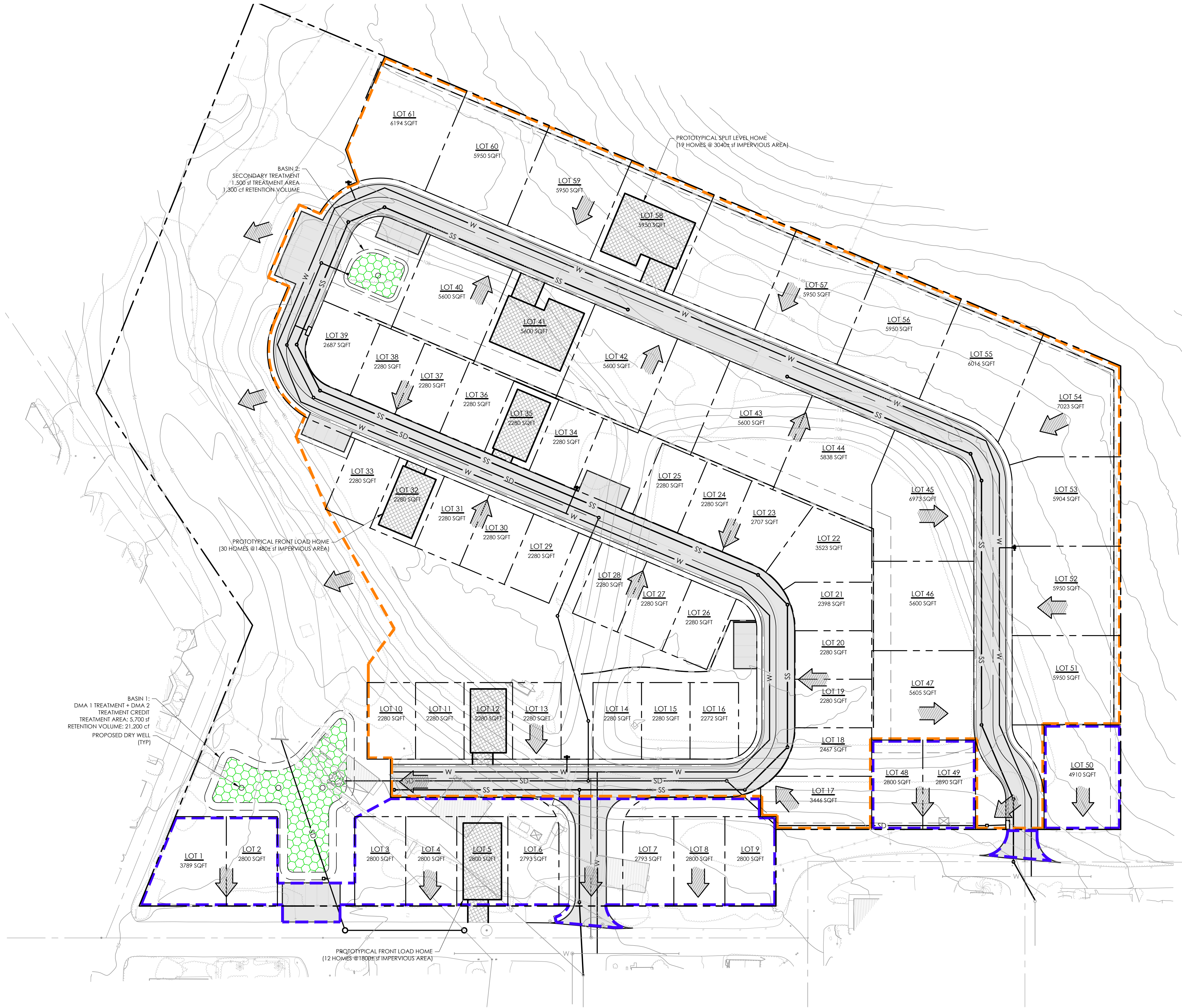
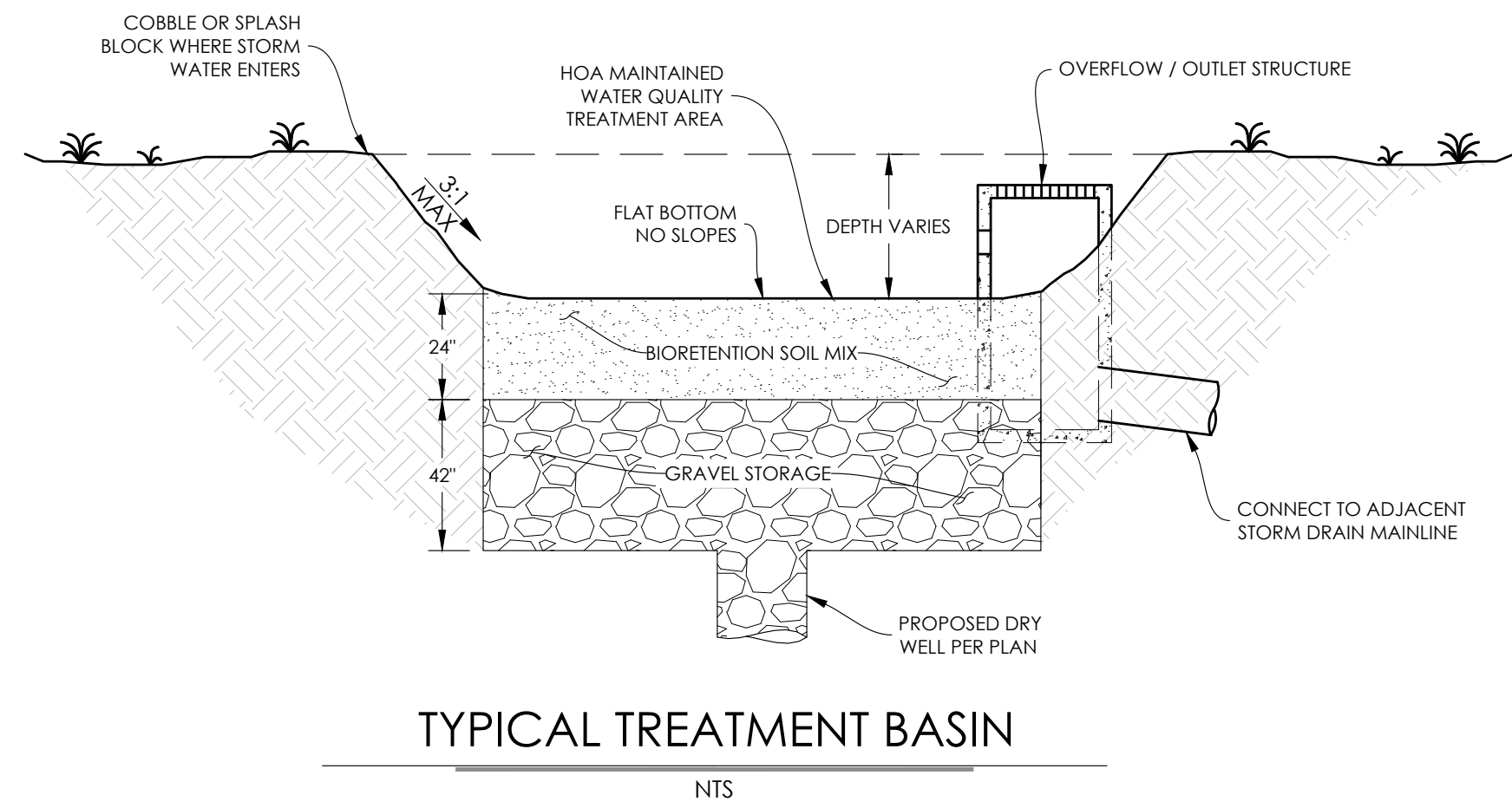
$Q_{dev} = 4.57 \text{ cfs} - 2.55 \text{ cfs} = 2.02 \text{ cfs} [7.253 \text{ cf}]$

$Q_{10} = 10.22 \text{ cfs} - 3.97 \text{ cfs} = 6.25 \text{ cfs} [11,253 \text{ cf}]$

$Q_{25} = 12.54 \text{ cfs} - 4.87 \text{ cfs} = 7.67 \text{ cfs} [13,811 \text{ cf}]$

$Q_{50} = 14.40 \text{ cfs} - 5.59 \text{ cfs} = 8.81 \text{ cfs} [15,857 \text{ cf}]$

$Q_{100} = 16.39 \text{ cfs} - 6.36 \text{ cfs} = 10.03 \text{ cfs} [18,050 \text{ cf}] < 21,200 \text{ cf provided}$





PLANTING DESIGN CRITERIA:

THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED, HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. LOW WATER SHRUBS AND GROUNDCOVERS COMPRISE THE MAJORITY OF THE TOTAL LANDSCAPED AREA.

THIS PLAN WILL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES (MWEL0).

IRRIGATION DESIGN CRITERIA:

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS VERY LOW TO MODERATE WATER USE. A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE. ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER. TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

PROJECT AREA:

COMMON LANDSCAPE AREA: 107,963 sq. ft.

OPEN SPACE AREA: 118,160 sq. ft.

WATER USE CALCULATIONS:							
Reference Evapotranspiration (Eto)							
Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 - DT Shrubs	0.25	Drip	0.91	0.27	24895	6839.29	169,190
2-DT Trees	0.25	Bubbler	0.8	0.31	703	219.69	5,435
3-Turf	1	Drip	0.71	1.41	2553	3595.77	88,952
				Totals	28151	10654.75	263,577
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
Other				1	0		0
				Totals	0		0
						ETWU Total	263,577
						Maximum Allowed Water Allowance (MAWA)	383,020

CONCEPTUAL PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	LOW
	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	15 GAL	LOW
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	LOW
	PYRUS CALLERYANA	CALLERY PEAR	15 GAL	MODERATE
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	15 GAL	LOW
	QUERCUS ROBUR	ENGLISH OAK	15 GAL	LOW
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	LOW
	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	LOW
	ULMUS PARVIFOLIA	LACEBARK ELM	15 GAL	LOW
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	LOW
	CAREX DIVULSA 'WESTFIELD'	WESTFIELD EUROPEAN GREY SEDGE	5 GAL	LOW
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW
	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW
	ECHIU M CANDICANS	PRIDE OF MADEIRA	5 GAL	LOW
	HELICHRYSUM PETIOLARE	LICORICE PLANT	5 GAL	LOW
	LEYMUS ARENARIUS	BLUE WILD RYE	5 GAL	LOW
	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	PLUGS	LOW
	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	LOW
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	5 GAL	LOW
	PHORMIUM COOKIANUM 'BLACK ADDER'	BLACK NEW ZEALAND FLAX	5 GAL	LOW
	PHORMIUM X 'DUSKY CHIEF'	'DUSKY CHIEF' NEW ZEALAND FLAX	5 GAL	LOW
	PITIOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL	LOW
	ROMNEYA COULTERI 'WHITE CLOUD'	WHITE CLOUD MATILUJA POPPY	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	5 GAL	LOW
	WESTRINGIA FRUTICOSA 'GREY BOX'	COAST ROSEMARY	5 GAL	LOW
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	PLUGS	LOW
	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	PLUGS	LOW
	EUPHORBIA AMYGDALOIDES ROBBIAE	ROBBIAE PURPLE WOOD SPURGE	PLUGS	LOW
	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	PLUGS	MODERATE