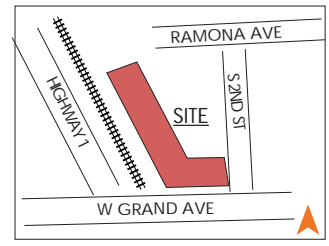




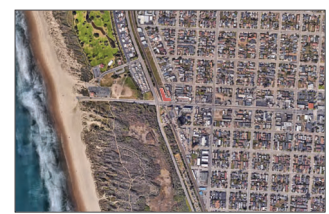
PERSPECTIVE VIEW - Intersection Grand AVE & Railroad Tracks

197 W GRAND AVE

VICINITY MAP



ZONING MAP



PROJECT DIRECTORY

CLIENT: COASTAL COMMUNITY BUILDERS, INC.
330 JAMES WAY
PISMO BEACH, CA 93449
CONTACT: CAM BOYD
PHONE: (805) 556-3060
EMAIL: CBOYD@CCB1.NET

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
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EMAIL: SAMARTIN@RRMDISIGN.COM

ENGINEERING: BETHEL ENGINEERING
2624 AIRPAK DRIVE
SANTA MARIA, CA 93455
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LANDSCAPE: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: CHRIS DUFOUR
PHONE: (805) 903-1241
EMAIL: CBDUF04@RRMDISIGN.COM

PROJECT ADDRESS: 197 W. GRAND AVENUE
GROVER BEACH, CA 93433
APN: 060-203-006 & 060-203-003

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A PROPOSED FOUR-STORY MIXED-USE BUILDING AT 197 W GRAND AVE IN GROVER BEACH, CA. THE GROUND FLOOR CONTAINS 2,077 SF OF COMMERCIAL/RESTAURANT SPACE. ALONG W GRAND AVE, AS WELL, RESIDENTIAL UNITS, FLOORS 2-4 ARE RESIDENTIAL UNITS ONLY, AND THERE IS RESIDENTIAL ONLY ON THE NON GRAND FRONTAGE. THERE ARE 57 TOTAL PARKING SPACES PROVIDED, 11 OF WHICH OF ARE ON THE STREET.

PROJECT STATS

AREA AND DENSITY	ZONING: CVS	COUNT
TOTAL SITE AREA		1.03 ACRES
DENSITY TAKEN TO CENTER OF STREET		
DENSITY SITE AREA		1.16 ACRES
ALLOWABLE UNITS		23 DU'S
FLOOR AREA RATIO (FAR): 2.46		111,080 SF
1.03 ACRES (44,866.8 SF) X 3 = 134,598 SF		
ALLOWED		
SITE AREA = 1.03 ACRES, 1.16 ACRES INCLUDING HALF OF ROW = 23 DU		
LOT COVERAGE		40%
HEIGHT AND SETBACKS		
ALLOWED HEIGHT		55 FEET
PROPOSED HEIGHT		55 FEET
SETBACKS		0 FEET

AREA CALCULATIONS

RESIDENTIAL	49,776 SF
PRIVATE OPEN SPACE	18,452 SF (AVG: 800 SF)
COMMERCIAL	2,500 SF
COMMON INDOOR SPACE	3,722 SF
TOTAL BUILDING FOOTPRINT	18,141 SF
LANDSCAPE AREA	4,582 SF
PAVERS	2,024 SF
PARKING LOTS/WALKS/DRIVEWAYS	13,060 SF
DEVELOPMENT FOOTPRINT	44,158 SF
EXISTING IMPERVIOUS SURFACE	23,000 SF
PROPOSED IMPERVIOUS SURFACE	31,201 SF (8,201 SF INCREASE)
PRIVATE OPEN SPACE PER UNIT	553 SF AVG. PER UNIT

SHEET INDEX

T1	TITLE SHEET
A2	SITE LOCATION
A3	SITE SURVEY
A4	DEMOLITION PLAN
A5	SITE PLAN / GROUND FLOOR PLAN
A6	SECOND FLOOR PLAN
A7	THIRD FLOOR PLAN
A8	FOURTH FLOOR/ROOF DECK PLAN
A9	UNIT A PLANS
A10	UNIT B PLAN
A11	UNITS C, D, E. ENLARGED PLANS
A12	BUILDING ELEVATIONS
A13	BUILDING ELEVATIONS
A14	BUILDING ELEVATIONS
A15	SITE SECTIONS
A16	COLORS & MATERIALS
A17	ARCHITECTURAL INSPIRATION
A18	TRASH ENCLOSURE
C1	PRELIMINARY GRADING PLAN
C2	HORIZONTAL CONTROL PLAN & COMPOSITE UTILITY PLAN
C3	FIRE TRUCK TURNING PLAN
C4	PUBLIC IMPROVEMENTS
C5	EROSIONS CONTROL PLAN
C6	EROSIONS CONTROL PLAN
C7	TENTATIVE MAP
L1	LANDSCAPE SITE PLAN
L2	CONCEPTUAL PLANT PALETTE
L3	SITE MATERIALS PALETTE
TOWNHOME TO COMPLY WITH CBC 11A, MIXED USE BUILDING WITH CBC 11B	
PROJECT TO COMPLY WITH CBC 107.2.3 REQUIRED EGRESS	
PROJECT TO COMPLY WITH CBC HEIGHT AND FLOOR LIMITATIONS OF 504, 506 AND 508	
PROJECT TO COMPLY WITH CGCBC 4.106.4.2.2 EV PARKING	
PROJECT TO COMPLY WITH CBC 705 EXTERIOR WALLS, PROJECTIONS AND OPENINGS	

PROJECT STATS

UNIT MIX		COUNT
MIXED-USE BUILDING	DENSITY	
	15,600 SQUARE FEET FOOTPRINT	
	2,500 SQUARE FEET COMMERCIAL (2,077 SF PLUS CORNER PATIO)	
RESIDENTIAL TOTAL	ABOVE COMMERCIAL	7
ALLOWED	SITE AREA = 1.03 ACRES, 1.16 ACRES INCLUDING HALF OF ROW = 23 DU	
(23) 3-BEDROOM UNITS		
	(16 1,800 3BD TOWNS - UNIT A)	
	(4 1,900 3BD TOWNS - UNIT B)	
	(3 CUSTOM 1,800 3BD UNIT C-E)	
	23 TOTAL UNITS (23 DU'S)	
AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:		
RESIDENTIAL	1.5 SPACE PER UNIT	34.5
	1/4 SPACES SPACES GUEST /UNIT	5.75
	1-450 SPACES COMMERCIAL	5.5
	1:1500 PATIO	1
TOTAL PARKING REQUIRED		47
TOTAL PARKING PROVIDED		56
	TANDEM GARAGE SPACES	32
	GARAGE SPACE (FOR UNITS ABOVE RETAIL)	5
	SURFACE SPACES	13
	STREET SPACES	6



MAP SYMBOLS

- WATER VALVE
- FIRE HYDRANT
- GAS VALVE OR METER
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- HANDICAP SPACE
- AREA LIGHT
- SIGN POST
- UTILITY POLE
- WELL
- MONUMENT
- STREET LIGHT
- WATER METER
- CATCH BASIN OR OTHER STRUCTURE AS NOTED

NOTE: ALL SYMBOLS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

ABBREVIATIONS

- AC ASPHALT
- AP ANGLE POINT
- BC BEGIN CURVE
- BLD BUILDING
- BSW BACK OF SIDE WALK
- CB CATCH BASIN
- CF CURB FACE
- CL CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- CON CONCRETE
- DI DRAINAGE
- DWY DRIVEWAY
- EC END OF CURVE
- ELEC ELECTRIC
- EP EDGE OF PAVEMENT
- EMT EASEMENT
- EUC EUCALYPTUS
- EXIST EXISTING
- FENCE
- FF FINISH FLOOR
- FG FINISH GRADE
- FI FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- GB GRADE BREAK
- GM GAS METER
- GRD GROUND
- HW HEADWALL
- ICV IRRIGATION VALVE
- INV INVERT ELEVATION
- JP JOINT POLE
- MAN MANHOLE
- MON MONUMENT
- OW OVERHEAD WIRES
- PB PULL BOX
- PP POWER POLE
- POST POST
- PVC PLASTIC PIPE
- R/R RAILROAD
- RE RETAINING WALL
- RW RIGHT OF WAY
- SD STORM DRAIN
- SL STREET LIGHT
- SW SIDEWALK
- SMH STORM DRAIN MANHOLE
- SSM SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TELE TELEPHONE
- THRESH THRESHOLD
- TW TOP OF WALL
- TV TYPICAL
- WM WATER METER
- WS WHITE STRIPE
- WV WATER VALVE

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

TABLE A ITEM NOTES

- ITEM 2 - ADDRESS OF SURVEYED PROPERTY: 197 W. GRAND AVE, GROVER BEACH, CA.
- ITEM 3 - FLOOD ZONE'S AFFECTING THE PROPERTY: "AREA OF MINIMAL FLOOD HAZARD, ZONE X" AS SHOWN PER MAP NO. 06079C1582H IN COMMUNITY NUMBER 000500 CITY OF GROVER BEACH.
- ITEM 4 - THE LAND AREA OF THE PROPERTY SURVEYED IS 7.65 ACRES.
- ITEM 5 - ALL SUBSTANTIAL AND READILY VISIBLE FEATURES ARE SHOWN HEREON.
- ITEM 6 - PARKING SPACE COUNT - NO STRIPING VISIBLE.
- ITEM 7 - DISTANCES FROM FACE OF BUILDINGS TO ADJACENT PROPERTY LINES AND THE SITE WALL ALONG THE EASTERLY PROPERTY LINE ARE SHOWN HEREON.
- ITEM 8 - ADJOINING OWNERS NAMES ARE SHOWN HEREON.
- ITEM 9 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO GRAND AVENUE, N. 2ND STREET, AND RAMONA AVE AS SHOWN HEREON.
- ITEM 10 - NO EVIDENCE OBSERVED OF EARTHWORK OR ANY BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.
- ITEM 11 - NO PROPOSED STREET RIGHT OF WAY CHANGES OR EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS ADJACENT TO THE SUBJECT PROPERTY.



SITE SURVEY
197 W GRAND AVE - GROVER BEACH

TITLE REPORT EXCEPTIONS AND EXCLUSIONS

- COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE COMPANY DATED JANUARY 3, 2024, COMMITMENT NO. FSLC-0152300352-CI.
- EASEMENT FOR PUBLIC UTILITIES, RECORDED JUNE 15, 1990, IN BOOK 3527, PAGE 945 OF OFFICIAL RECORDS, SHOWN HEREON.
- A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLANS) AS DISCLOSED BY A DOCUMENT, RECORDED DECEMBER 17, 1993, AS INST. NO. 1993-070885, OFFICIAL RECORDS, NOTHING SHOWN.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE MAP RECORDED IN BOOK 54, PAGE 74 OF MAPS, SHOWN HEREON.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED SUPPLEMENTAL FINAL ORDER AND JUDGMENT, RECORDED NOVEMBER 4, 2010 AS INST. NO. 2010038018 OF OFFICIAL RECORDS, SHOWN HEREON.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED SEPTEMBER 4, 2013, AS INST. NO. 2013051267 OF OFFICIAL RECORDS, REFERENCE IS MADE TO SAID DOCUMENT RECORDED MARCH 12, 2014 AS INST. NO. 2014-009669 OF OFFICIAL RECORDS, NOTHING SHOWN.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY, NOTHING SHOWN.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, NOTHING SHOWN.
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORD, NOTHING SHOWN.
- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT, NOTHING SHOWN.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY PUBLIC RECORDS NOTHING SHOWN.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS, NOTHING SHOWN.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF, NOTHING SHOWN.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF, NOTHING SHOWN.

LEGAL DESCRIPTION:

File No.: FSLC-0152300352-CI
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 -
PARCEL 2 OF PARCEL MAP 08-00-038, IN THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED MAY 16, 2008, IN BOOK 24, PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BY SURVEY OF CORRECTION RECORDED JULY 14, 2008, INSTRUMENT NO. 2008-039308, OFFICIAL RECORDS.
EXCEPTING THEREFROM ALL MINERALS, MINERAL RIGHTS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY IN DEED RECORDED JUNE 15, 1990, IN BOOK 3527, PAGE 945, OFFICIAL RECORDS.
APR: 060-203-006
PARCEL 2 -
A 8.00 AC IN BLOCK 48 OF REDEVELOPMENT OF PART OF THE TOWN OF GROVER, IN THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED NOVEMBER 4, 2010, AS INST. NO. 2010038018 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE SOUTHERN PACIFIC COMPANY CORPORATION, RECORDED OCTOBER 10, 1984, IN BOOK 23, PAGE 314 OF DEEDS.
APR: 060-203-003

SURVEYORS NOTES

THIS ALTA/NSPS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE COMPANY DATED JANUARY 3, 2024, COMMITMENT NO. FSLC-0152300352-CI.
BEARINGS AND DISTANCES SHOWN HEREON ARE PER PARCEL MAP BOOK 54 PAGE 74, AND RECORD OF SURVEY BOOK 5, PAGE 45, OFFICIAL RECORDS, SAN LUIS OBISPO COUNTY.

ALTA/NSPS
LAND TITLE SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY PROPERTY LINE OF PARCEL 1 OF THE TITLE REPORT, BETWEEN TWO FOUND REBAR AND CAPS L5661, PER PM BOOK 54 PAGE 74.
BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE TOP OF A MAG NAIL SET IN THE ASPHALT IN RAMONA AVENUE BEING CONTROL POINT #27 AND HAVING AN ELEVATION OF 26.00 FEET. PER CRUS SOLUTION/NAVORS.

DRAFT

MARSHALL D. FARGEN LS B962 DATE

17 APRIL, 2024

2636-01-RS21



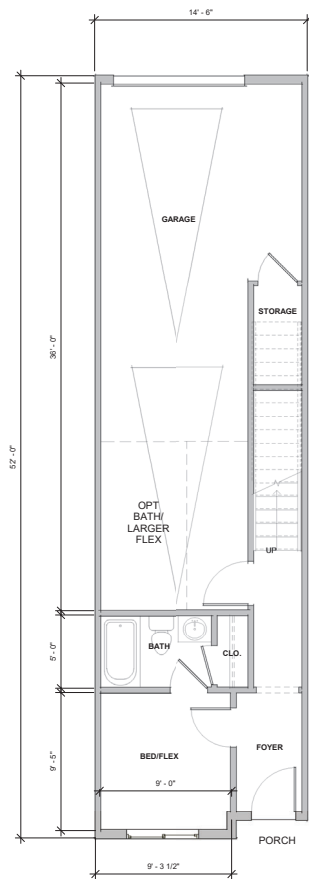
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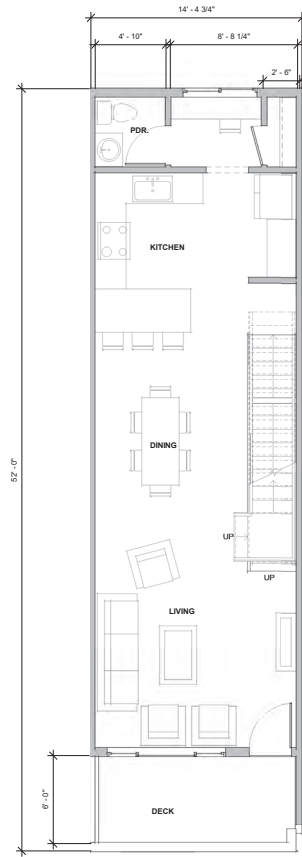




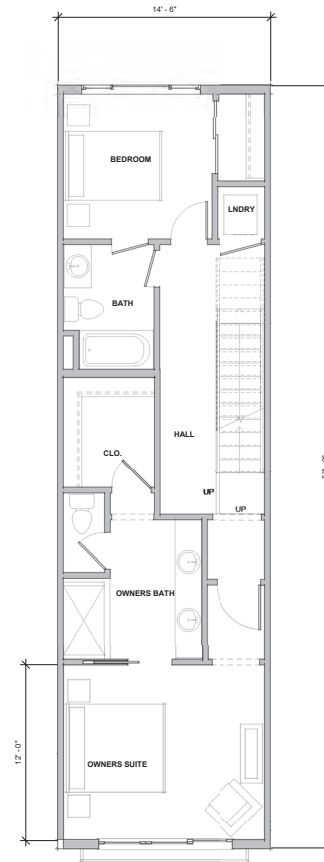




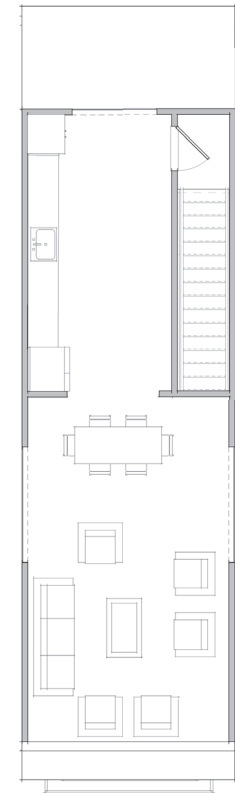
① **GROUND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



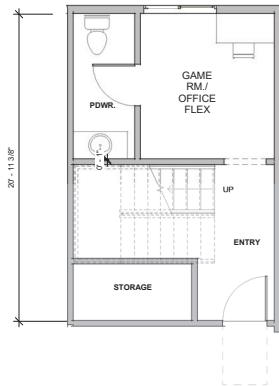
② **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



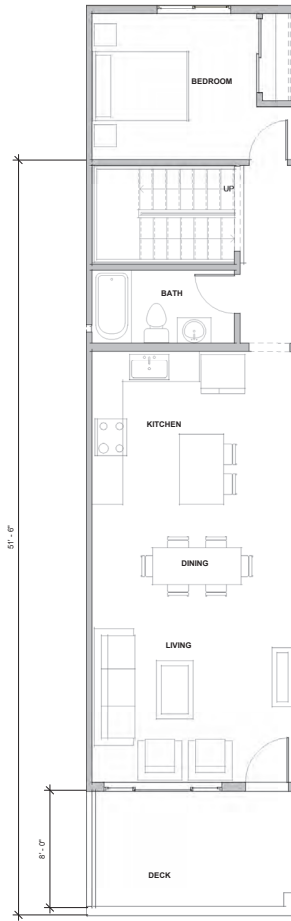
③ **03-THIRD FLOOR**
SCALE: 1/4" = 1'-0"



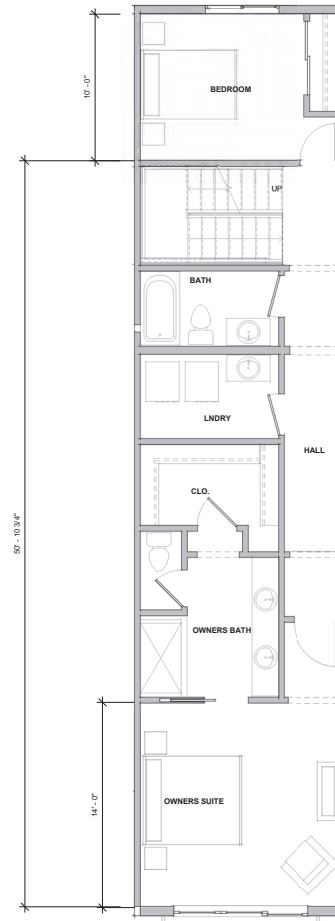
④ **04 - ROOF DECK**
SCALE: 1/4" = 1'-0"



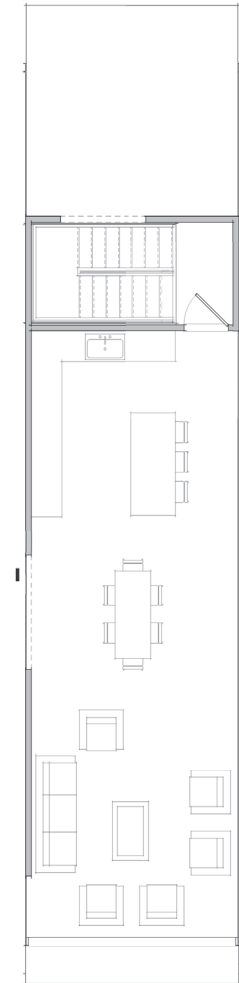
① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



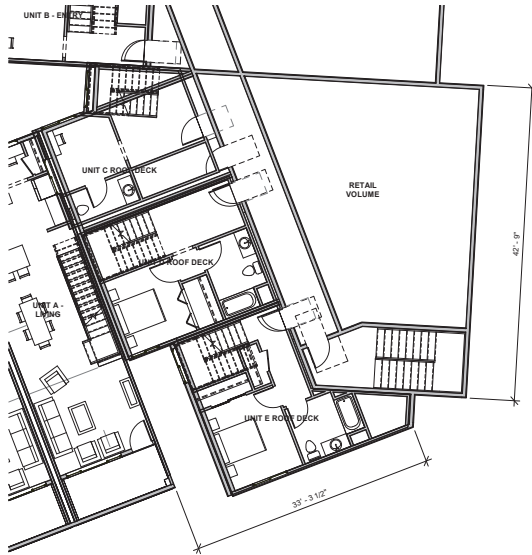
② SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



③ 03-THIRD FLOOR
SCALE: 1/4" = 1'-0"

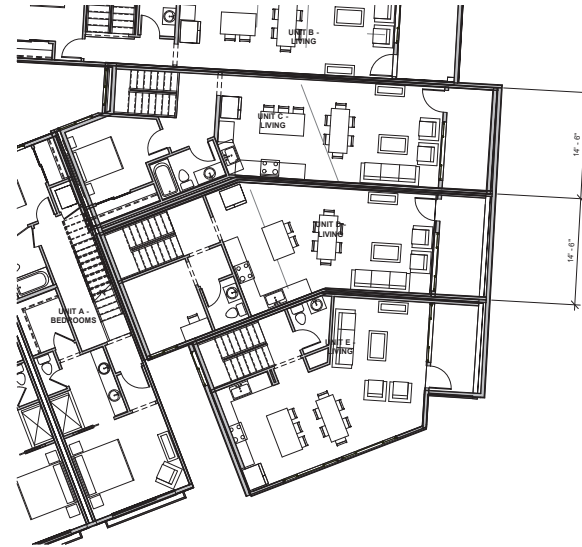


④ 04 - ROOF DECK
SCALE: 1/4" = 1'-0"



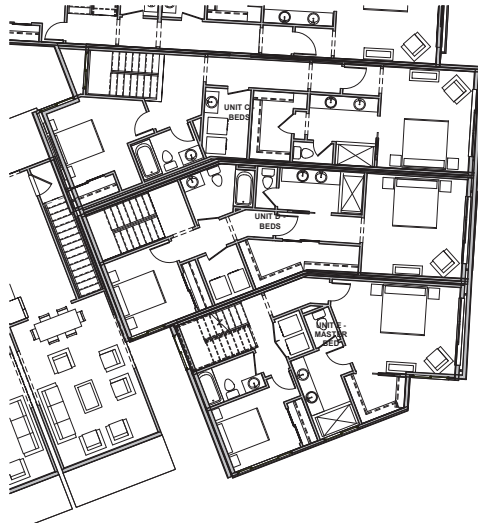
1 SECOND FLOOR UNITS C,D,E

A-201 AB SCALE: 1/8" = 1'-0"



2 THIRD FLOOR UNITS C,D,E

A-201 AB SCALE: 1/8" = 1'-0"



3 FOURTH FLOOR UNITS C,D,E

A-201 AB SCALE: 1/8" = 1'-0"



4 ROOF DECK UNITS C, D, E

A-201 AB SCALE: 1/8" = 1'-0"



① WEST ELEVATION (TOWARDS RAILROAD TRACKS)
3/32" = 1'-0" (24 X 36 SHEET)



② SOUTH ELEVATION - GRAND AVE.
3/32" = 1'-0" (24 X 36 SHEET)

NATURAL GRADE CALCULATION: $21+20=41/2=20.5$

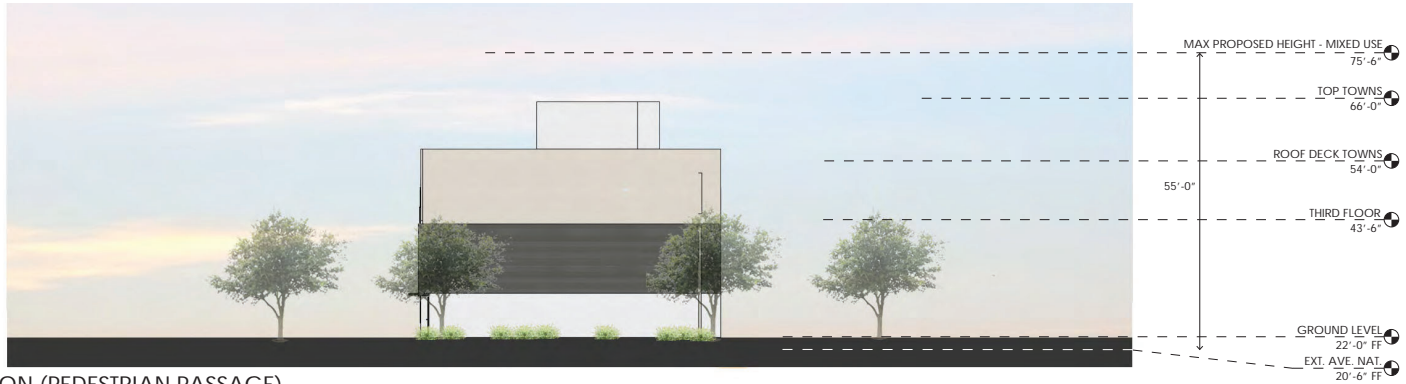


① EAST ELEVATION (TOWARDS RAILROAD TRACKS)
 3/32" = 1'-0" (24 X 36 SHEET)



② NORTH ELEVATION - GRAND AVE.
 3/32" = 1'-0" (24 X 36 SHEET)

NATURAL GRADE CALCULATION: $21+20=41/2=20.5$

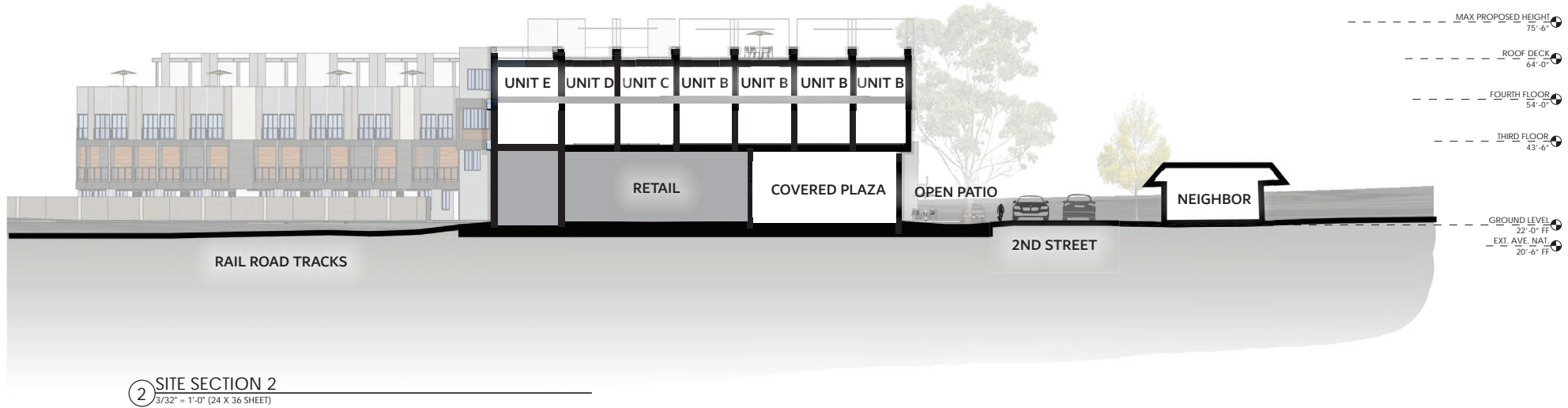
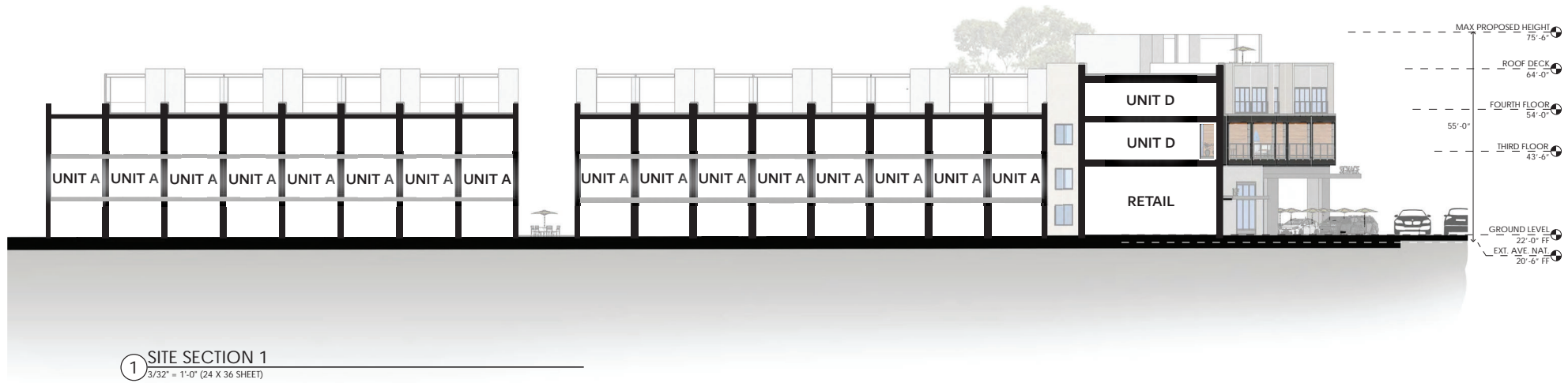


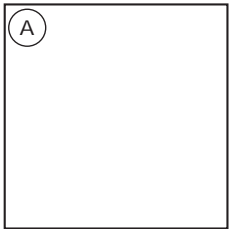
① SOUTH ELEVATION (PEDESTRIAN PASSAGE)
3/32" = 1'-0" (24 X 36 SHEET)



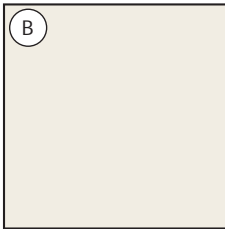
② NORTH ELEVATION - (PEDESTRIAN PASSAGE)
3/32" = 1'-0" (24 X 36 SHEET)

NATURAL GRADE CALCULATION: $21 + 20 = 41 / 2 = 20.5$





WHITE PAINT
FIBER CEMENT PANEL



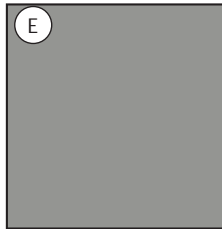
BEIGE STUCCO
STUCCO



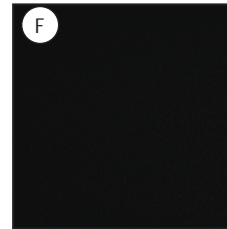
DK SIDING
FIBER CEMENT SIDING



WOOD LOOK PLANKS
METAL PLANKS



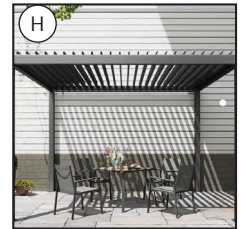
GREY PAINT
FIBER CEMENT PANELS



STEEL (BLACK)- MATTE
POWDERCOATED STEEL



GARAGE DOOR
METAL



PERGOLA
METAL

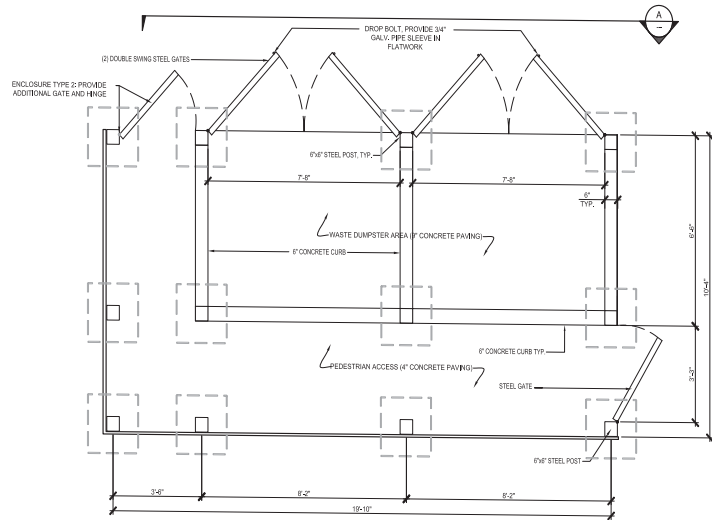


RAILROAD TRACK ELEVATION

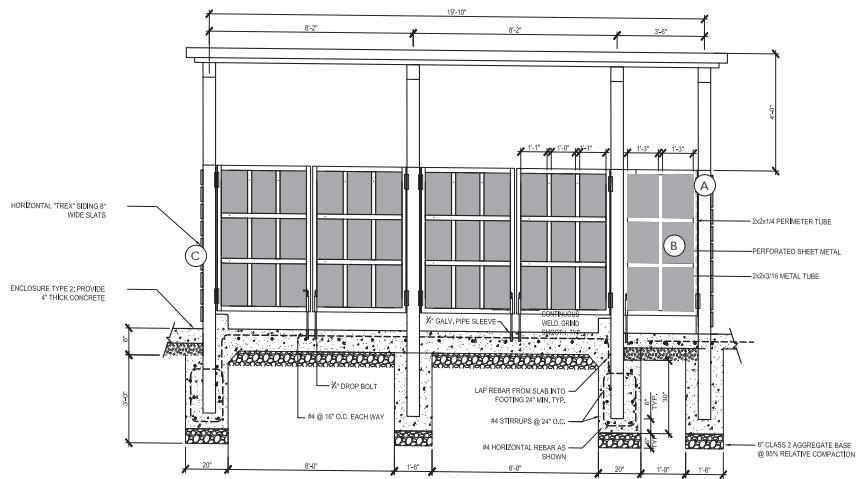


SOMETHING MORE TRADITIONAL?
MORE VARIETY PER UNIT?

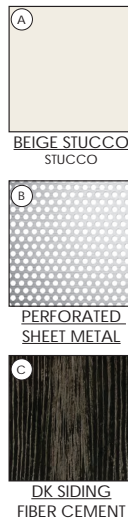
TRASH ENCLOSURE



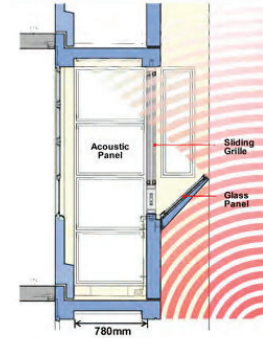
PLAN VIEW



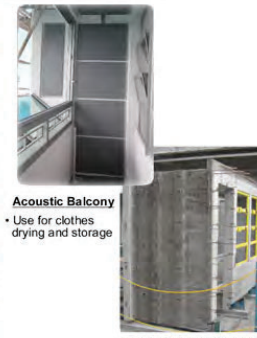
ELEVATION VIEW



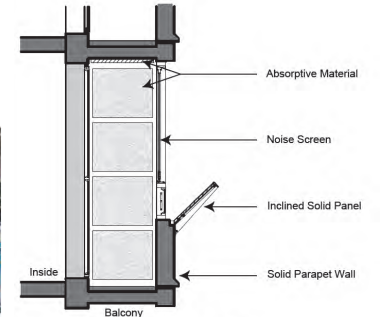
SOUND SOLUTIONS/IDEAS



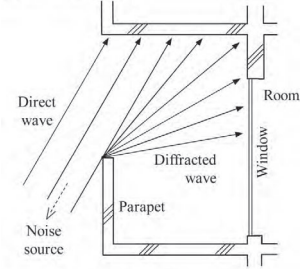
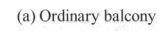
Refined Design – Acoustic Balcony



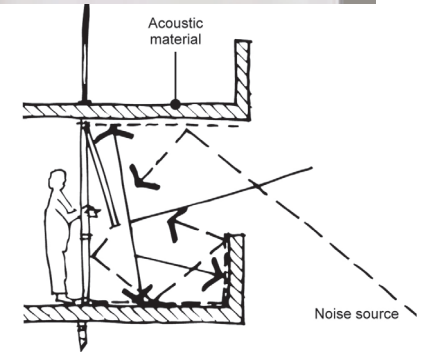
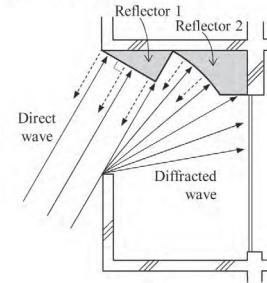
On Site Precast Balcony



Enhanced Acoustic Balcony



(b) Noise shielding balcony



RYKAL & FORGE, LLC,
080-131-007
391 FRONT STREET

10' PUBLIC DRAINAGE
EASEMENT PER
PARCEL MAP
BK 54 PG 74

JOHN A FIELDER
APN 080-203-001

JOHN A FIELDER
APN 080-203-002
189 N 2ND STREET

JAMES E OUBRENS
171 N 2ND ST

16.5' AT&T EASEMENT
PER INST. 2010-056018

10' EASEMENT CENTERED
ON INSTALLED UNDERGROUND
LINE PER INST. 2014-009569

EASEMENT FOR OFFER OF DEDICATION
PER PARCEL MAP BK 54 PG 74
ACCEPTED AS OF 3/25/2024

NOTES:
1. OWNERSHIP BOUNDARY FOR LOTS 2-17
EXTENDS TO THE SKY.
2. REFER TO ARCHITECTURAL PLANS AS AN
EXHIBIT TO THIS MAP.

MAP SYMBOLS

- WATER VALVE
- FIRE HYDRANT
- GAS VALVE OR METER
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- HANDICAP SPACE
- AREA LIGHT
- SIGN POST
- UTILITY POLE
- WELL
- MONUMENT
- STREET LIGHT
- WATER METER
- CATCH BASIN OR OTHER
STRUCTURE AS NOTED

NOTE:
ALL SYMBOLS SHOWN ABOVE MAY OR
MAY NOT BE EVIDENT ON MAP.

OWNER:

COASTAL COMMUNITY BUILDERS, INC.
330 JAMES WAY
POMONA BEACH, CA 93449
CONTACT: CAM BOYD

SITE INFORMATION

ASSESSOR'S PARCEL NO.'S: 080-203-006 &
080-203-003
NUMBER OF EXISTING LOTS: 1
GROSS AREA: 1.03 AC
DISTURBED AREA: 0.92 AC
ZONING: CVC
NUMBER OF PROPOSED LOTS: 30

LOT AREAS

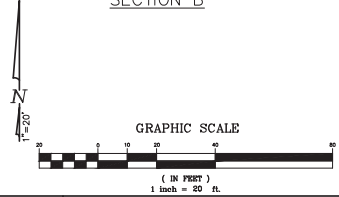
LOT	AREA (SF)	LOT	AREA (SF)	*AREA FOR DEDICATION: 8,354 S.F.
1 (COMMON)	7,189	10	1,420	
2	1,524	11	1,464	
3	1,616	12	1,465	
4	1,508	13	1,466	
5	1,442	14	1,465	
6	1,441	15	1,467	
7	1,441	16	1,434	
8	1,441	17	1,255	
9	1,415	18 (RETAIL/CONDO)	7,348	

ROOF	(CONDO 1) (CONDO 2) (CONDO 3) (CONDO 4) (CONDO 5) (CONDO 6) (CONDO 7)
THIRD FLOOR	(RETAIL)
SECOND FLOOR	(RETAIL)
FIRST FLOOR	(RETAIL)

SECTION A

ROOF	(CONDO 5)
THIRD FLOOR	(RETAIL)
SECOND FLOOR	(RETAIL)
FIRST FLOOR	(CONDO 3)

SECTION B

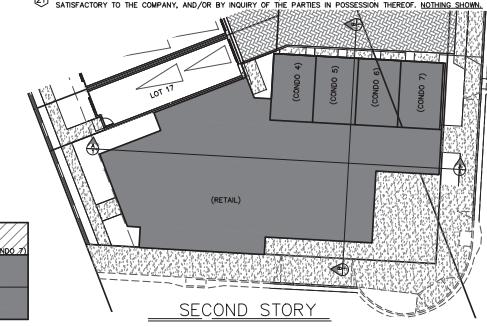


REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
A				
B				
C				

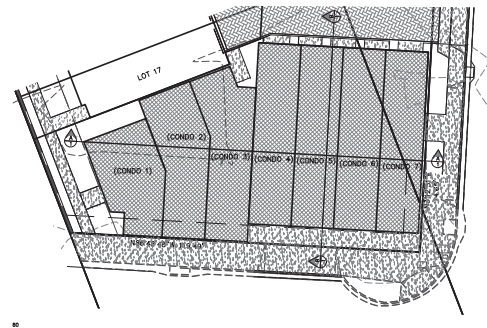
VESTING TENTATIVE MAP TR-3233 197 W. GRAND AVENUE GROVER BEACH, CA

TITLE REPORT EXCEPTIONS AND EXCLUSIONS

- COMMITMENT FOR TITLE INSURANCE FROM FIDELITY NATIONAL TITLE COMPANY
DATED JANUARY 3, 2024, COMMITMENT NO. FSI-C-052320032-C.
- EASEMENT FOR PUBLIC UTILITIES, RECORDED JUNE 15, 1990, IN BOOK 3527, PAGE 945 OF OFFICIAL RECORDS, SHOWN HEREON.
 - A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLANS) AS DISCLOSED BY A DOCUMENT, RECORDED DECEMBER 17, 1993, AS INST. NO. 1993-078882, OFFICIAL RECORDS, NOTHING SHOWN.
 - ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE MAP RECORDED IN BOOK 54, PAGE 74 OF MAPS, SHOWN HEREON, AS OF 3/25/2024, THE CITY COUNCIL HAS FORMALLY ACCEPTED THE OFFER OF DEDICATION FOR THE 50' WIDE SECTION OF WEST GRAND AVENUE.
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED SUPPLEMENTAL FINAL ORDER AND JUDGMENT, RECORDED NOVEMBER 4, 2010 AS INST. NO. 2010-056018 OF OFFICIAL RECORDS, SHOWN HEREON.
 - MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, RECORDED SEPTEMBER 4, 2013 AS INST. NO. 2013-001287 OF OFFICIAL RECORDS, REFERENCE IS MADE TO SAID DOCUMENT RECORDED MARCH 12, 2014 AS INST. NO. 2014-009569 OF OFFICIAL RECORDS, SHOWN HEREON.
 - ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL, OR EQUIPMENT UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY, NOTHING SHOWN.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS, NOTHING SHOWN.
 - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY PUBLIC RECORD, NOTHING SHOWN.
 - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT, SHOWN HEREON.
 - ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY PUBLIC RECORDS NOTHING SHOWN.
 - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY PUBLIC RECORDS, NOTHING SHOWN.
 - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/PLANS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF, NOTHING SHOWN.



SECOND STORY



THIRD STORY



BETHEL engineering
2004 Avenue B, Suite 100
California 93405 (805) 934-5767
7/29/2024
REVISED BY: LAURSON
DATE: 7/29/2024

CITY OF GROVER BEACH DEPARTMENT OF PUBLIC WORKS		DATE PREPARED: 7/29/2024	
SCALE	DATE	DRAWN BY: T.K.L.	CHECKED BY: T.K.L.
AS NOTED		DATE: JULY 2024	
GROVER BEACH TOWNHOMES TENTATIVE MAP TR-3233		SHEET 1 OF 1 SHEETS	REFERENCES
		FILE NUMBER	

PRELIMINARY GRADING PLAN

197 W. GRAND AVENUE

GROVER BEACH, CA

OWNER'S INFORMATION

COASTAL COMMUNITY BUILDERS, INC.
330 JAMES WAY
PISMO BEACH, CA 93449

PROJECT INFORMATION

ASSESSOR'S PARCEL NO.: 060-203-006 & 060-203-003
NUMBER OF EXISTING LOTS: 2
GROSS AREA: 1.01 AC
DISTURBED AREA: 0.96 AC
ZONING: CYS

NUMBER OF PROPOSED LOTS: 18

LOT COVERAGE

EXISTING OFFSITE IMPERVIOUS RESIDENTIAL/COMMERCIAL BUILDINGS	6,764 S.F. (15.3%)
PARKING LOTS/WALKS/DRIVEWAYS	18,519 S.F. (41.9%)
PERMEABLE PAVEMENT	5,085 S.F. (11.5%)
LANDSCAPE AREAS	9,208 S.F. (20.8%)
TOTAL	45,582 S.F. (100%)

NOTE

1. BEARINGS AND DISTANCES ARE PER RECORD DATA AND ARE SHOWN FOR REFERENCE ONLY.

IMPERVIOUS CALCULATIONS

EXISTING	
PARKING LOT/DRIVEWAYS	13,969 S.F.
BUILDINGS	6,032 S.F.
TOTAL	20,001 S.F. (52.1%)
PROPOSED PROJECT:	
BUILDINGS	18,519 S.F.
DRIVEWAYS/WALKS/HARDSCAPE	5,085 S.F.
TOTAL	23,604 S.F. (53.5%)
NET IMPERVIOUS INCREASE:	
TOTAL	604 S.F. (2.8%)

PRELIMINARY STORMWATER STORAGE

REQUIRED:
 $23,604 \text{ S.F.} \times 0.325 = 7,671 \text{ C.F.}$

PROVIDED:
PERMEABLE PAVEMENT 38" SECTION (TOP 12" NOT CONSIDERED IN STORAGE CALC'S)
 $9,208 \text{ S.F.} \times 2.17 \text{ FT} \times 0.4 = 7,992.5 \text{ C.F.}$

PRELIMINARY EARTHWORK

CUT:	2,106 C.Y. (RAW)
FILL:	1,914 C.Y. (RAW)
NET:	192 C.Y. (CUT)

GRADING/DRAINAGE NOTES:

1. ROOF DOWNSPOUTS TO BE CONNECTED DIRECTLY TO STORM DRAIN AND UNDERGROUND STORAGE CHAMBERS.
2. NEW SIDEWALKS TO BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN 6.1. SIDEWALK SECTIONS ON GRAND AVENUE SHALL BE 10' TO 12' WIDE AND SHALL BE OF DECORATIVE NATURE TO MATCH THE EXISTING DECORATIVE CONCRETE THEME OF THE AREA. ALL OTHER SIDEWALKS SHALL BE 6' WIDE.
3. DEVELOPER SHALL REPLACE ANY DAMAGED DECORATIVE CROSSWALKS.
4. DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN 6.2.
5. NEW CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN 6.3.
6. NEW STREET TREES SHALL BE PLANTED PER CITY OF GROVER BEACH STANDARDS BY MUNICIPAL CODE ARTICLE IX, SECTION 6.30.
7. MINIMUM PAVEMENT SECTIONS FOR PAVEMENT REPAIRS SHALL BE 7'-1" ASPHALT OVER 6" CLASS 1 BASE (RAMONA AVENUE, NORTH 2ND STREET).
- 7.2. 4" ASPHALT OVER 6" CLASS 1 BASE (GRAND AVENUE)

LEGEND

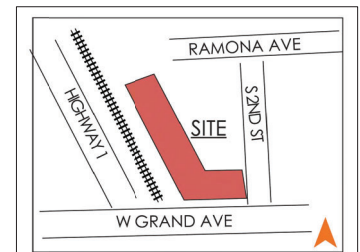
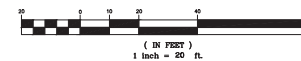
- ROOF AREA
- CONCRETE HARDSCAPE
- PERMEABLE PAVERS

INDEX

SHEET NO.

- | | |
|----|-------------------------------------|
| 1. | PRELIMINARY GRADING PLAN |
| 2. | HORIZONTAL CONTROL AND UTILITY PLAN |
| 3. | FIRE TRUCK TURNING PLAN |
| 4. | PUBLIC IMPROVEMENT PLANS |
| 5. | ON-SITE EROSION CONTROL PLAN |
| 6. | OFF-SITE EROSION CONTROL PLAN |

GRAPHIC SCALE



VICINITY MAP
N

PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL SUBMIT FOR REVISION EXHIBIT A, "POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM OPERATIONS & MAINTENANCE PLAN", AND EXHIBIT B, THE "CHECKLIST".



BETHEL
engineering
2004 Avenue Dr., Suite 200
Culver City, CA 90230 (805) 834-5767
REVISOR: E. LAURSON
DATE: 5/30/24

REVISIONS

LETTER	DATE	BY	APPROVED	REVISION
A				
B				
C				
D				

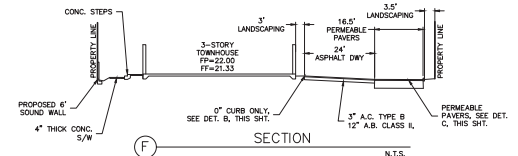
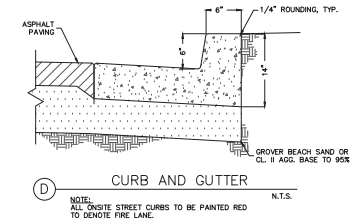
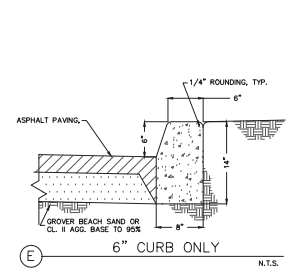
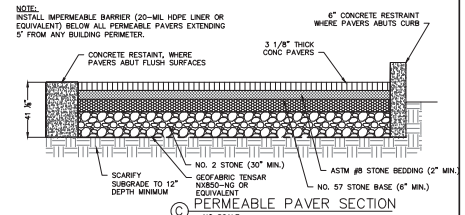
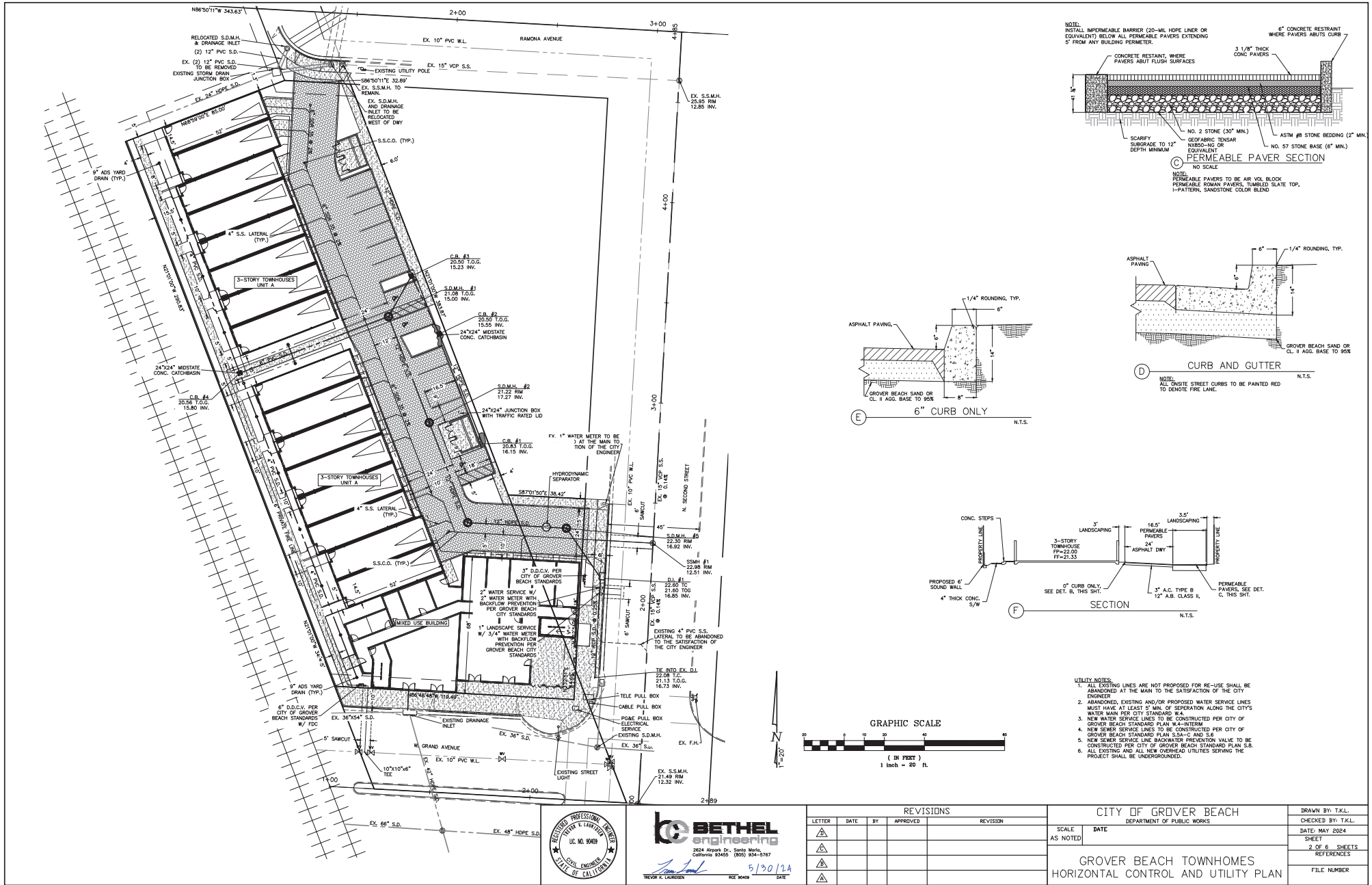
CITY OF GROVER BEACH

SCALE: AS NOTED

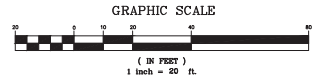
DATE:

197 W. GRAND AVENUE
PRELIMINARY GRADING PLAN

DRAWN BY: T.K.L.
CHECKED BY: T.K.L.
DATE: MAY 2024
SHEET 1 OF 6 SHEETS
REFERENCES
FILE NUMBER



- UTILITY NOTES:
1. ALL EXISTING LINES ARE NOT PROPOSED FOR RE-USE SHALL BE ABANDONED AT THE MAIN TO THE SATISFACTION OF THE CITY ENGINEER
 2. ABANDONED, EXISTING AND/OR PROPOSED WATER SERVICE LINES MUST HAVE AT LEAST 8" MIN. OF SEPARATION ALONG THE CITY'S WATER MAIN PER CITY STANDARD W-4.
 3. NEW WATER SERVICE LINES TO BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN W-4-INTER.
 4. NEW SEWER SERVICE LINES TO BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN S-5A-C AND S-6.
 5. NEW SEWER SERVICE LINE BACKWATER PREVENTION VALVE TO BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN S-8.
 6. ALL EXISTING AND ALL NEW OVERHEAD UTILITIES SERVING THE PROJECT SHALL BE UNDERGROUND.



BETHEL engineering

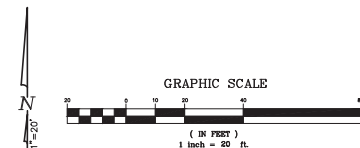
2024 Avenue Dr., Suite 100, Grover Beach, CA 93435 (805) 934-5767

5/30/24

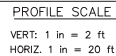
RECEIVED

REVISIONS					CITY OF GROVER BEACH		DRAWN BY: T.K.L.	
LETTER	DATE	BY	APPROVED	REVISION	SCALE	DATE	CHECKED BY: T.K.L.	
A					AS NOTED		DATE: MAY 2024	
B							SHEET	2 OF 6 SHEETS
C							REFERENCES	
D							FILE NUMBER	

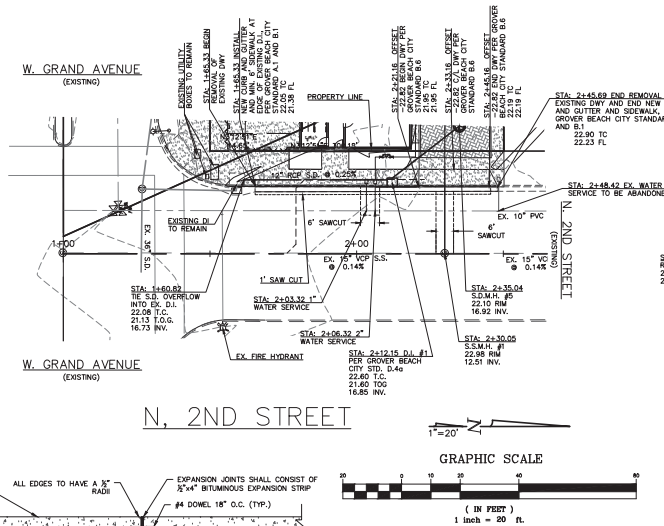
GROVER BEACH TOWNHOMES
HORIZONTAL CONTROL AND UTILITY PLAN



<div><div><div>PROFESSIONAL ENGINEER</div><div>TREVOR K. LAURIDSEN</div><div>CE 90409</div><div>STATE OF CALIFORNIA</div></div></div>	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></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2. NEW WALKWAYS TO BE CONNECTED DIRECTLY TO STORM DRAIN AND UNDERGROUND STORAGE CHAMBERS.
3. NEW WALKWAYS TO BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN B.1. SIDEWALK SECTIONS ON GRAND AVENUE SHALL BE 10 FEET WIDE AND SHALL BE OF DECORATIVE MATERIAL TO MATCH THE EXISTING DECORATIVE CONCRETE THEME OF THE AREA. ALL OTHER SIDEWALKS SHALL BE 6 FEET WIDE.
4. DEVELOPER SHALL REPLACE ANY DAMAGED DECORATIVE CROSSWALKS.
5. DRIVEWAY APPROACHES SHALL BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD PLAN B.2.
6. NEW CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF GROVER BEACH STANDARD A.1.
7. MINIMUM DRAINAGE SHALL BE MAINTAINED PER CITY OF GROVER BEACH STANDARDS BY MUNICIPAL CODE ARTICLE 9. SECTION 3.30.
- 7.1. MINIMUM PAVEMENT SECTIONS FOR PAVEMENT REPAIRS SHALL BE:
 - 7.1.1. "C" ASPHALT OVER 6" CLASS B BASE (GRAND AVENUE)
 - 7.1.2. "D" ASPHALT OVER 6" CLASS B BASE (GRAND AVENUE)
 - 7.1.3. "D" ASPHALT OVER 6" CLASS B BASE (2ND STREET)

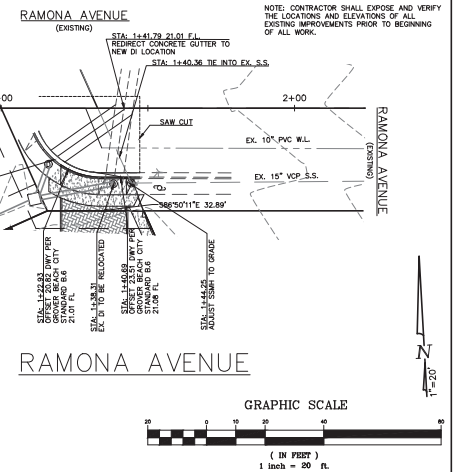


NOTE: ALONG WEST GRAND AVENUE
SIDEWALK IS TO BE CONSTRUCTED OF
LITHOCRETE AND IS TO MATCH THE EXISTING
SIDEWALK THAT IS BEING REPLACED

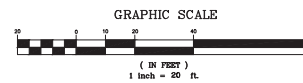
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LITHOCRETE AND IS TO MATCH THE EXISTING
SIDEWALK THAT IS BEING REPLACED

Trevor K. Lauridsen 5/30/2011
TREVOR K. LAURIDSEN RCE 90409 DATE

RAMONA AVENUE



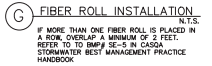
CITY OF GROVER BEACH		DRAWN BY: T.K.L.
DEPARTMENT OF PUBLIC WORKS		CHECKED BY: T.K.L.
SCALE AS NOTED	DATE	DATE: MAY 2024
197 WEST GRAND AVENUE PUBLIC IMPROVEMENT PLAN		SHEET 4 OF 6 SHEETS
		REFERENCES
		FILE NUMBER



CONSTRUCTION ACTIVITY		EROSION/SEDIMENT CONTROL PRACTICES	
PHASE I - CLEARING & GRUBBING OF SITE		PHASE I - CLEARING & GRUBBING OF SITE	
PHASE I - ROUGH GRADING OF DRIVEWAYS & PAD	<p>BASED ON A TENTATIVE CONSTRUCTION SCHEDULE (PHASE I & II) WITH RUSH GRADING POINTS</p> <p>1. EROSION CONTROL MEASURES TO BE INSTALLED UNDER BEST CONTROL MEASURES, SHEET 1</p> <p>2. DRAINAGE DITCHES TO BE CONSTRUCTED & HYDROLOGICAL SLOPES IN EXCESS OF 2 FEET IN HEIGHT TO BE COVERED WITH STRAW</p> <p>3. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE</p> <p>4. FIBER ROLL PLACEMENT AT VERTICAL HEIGHT OF SLOPE EXPOSED TO EROSION</p> <p>5. FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES TO PREVENT EROSION</p> <p>6. TEMPORARY CONTAINMENT OF AROUNDS TO PREVENT MIGRATION OF SILT</p> <p>7. TEMPORARY CONTROL MEASURES TO BE MAINTAINED IN PLACE UNTIL INTERIOR EROSION CONTROL MEASURES ARE BASED ON BEST CONTROL MEASURES, SHEET 1</p>	<p>BASED ON A TENTATIVE CONSTRUCTION SCHEDULE (PHASE I & II) WITH RUSH GRADING POINTS</p> <p>1. EROSION CONTROL MEASURES TO BE INSTALLED UNDER BEST CONTROL MEASURES, SHEET 1</p> <p>2. DRAINAGE DITCHES TO BE CONSTRUCTED & HYDROLOGICAL SLOPES IN EXCESS OF 2 FEET IN HEIGHT TO BE COVERED WITH STRAW</p> <p>3. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE</p> <p>4. FIBER ROLL PLACEMENT AT VERTICAL HEIGHT OF SLOPE EXPOSED TO EROSION</p> <p>5. FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES TO PREVENT EROSION</p> <p>6. TEMPORARY CONTAINMENT OF AROUNDS TO PREVENT MIGRATION OF SILT</p> <p>7. TEMPORARY CONTROL MEASURES TO BE MAINTAINED IN PLACE UNTIL INTERIOR EROSION CONTROL MEASURES ARE BASED ON BEST CONTROL MEASURES, SHEET 1</p>	
PHASE II - FINISH GRADING OF DRIVEWAYS, CONCRETE SIDEWALKS, CURB & GUTTER ETC.	<p>1. EROSION CONTROL MEASURES TO BE INSTALLED UNDER BEST CONTROL MEASURES, SHEET 1</p> <p>2. DRAINAGE DITCHES TO BE CONSTRUCTED & HYDROLOGICAL SLOPES IN EXCESS OF 2 FEET IN HEIGHT TO BE COVERED WITH STRAW</p> <p>3. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE</p> <p>4. FIBER ROLL PLACEMENT AT VERTICAL HEIGHT OF SLOPE EXPOSED TO EROSION</p> <p>5. FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES TO PREVENT EROSION</p> <p>6. TEMPORARY CONTAINMENT OF AROUNDS TO PREVENT MIGRATION OF SILT</p> <p>7. TEMPORARY CONTROL MEASURES TO BE MAINTAINED IN PLACE UNTIL INTERIOR EROSION CONTROL MEASURES ARE BASED ON BEST CONTROL MEASURES, SHEET 1</p>	<p>1. EROSION CONTROL MEASURES TO BE INSTALLED UNDER BEST CONTROL MEASURES, SHEET 1</p> <p>2. DRAINAGE DITCHES TO BE CONSTRUCTED & HYDROLOGICAL SLOPES IN EXCESS OF 2 FEET IN HEIGHT TO BE COVERED WITH STRAW</p> <p>3. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE</p> <p>4. FIBER ROLL PLACEMENT AT VERTICAL HEIGHT OF SLOPE EXPOSED TO EROSION</p> <p>5. FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES TO PREVENT EROSION</p> <p>6. TEMPORARY CONTAINMENT OF AROUNDS TO PREVENT MIGRATION OF SILT</p> <p>7. TEMPORARY CONTROL MEASURES TO BE MAINTAINED IN PLACE UNTIL INTERIOR EROSION CONTROL MEASURES ARE BASED ON BEST CONTROL MEASURES, SHEET 1</p>	
PHASE III - CLEAN UP & TERMINATION OF GRADING	<p>1. EROSION CONTROL MEASURES TO BE INSTALLED UNDER BEST CONTROL MEASURES, SHEET 1</p> <p>2. DRAINAGE DITCHES TO BE CONSTRUCTED & HYDROLOGICAL SLOPES IN EXCESS OF 2 FEET IN HEIGHT TO BE COVERED WITH STRAW</p> <p>3. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE</p> <p>4. FIBER ROLL PLACEMENT AT VERTICAL HEIGHT OF SLOPE EXPOSED TO EROSION</p> <p>5. FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES TO PREVENT EROSION</p> <p>6. TEMPORARY CONTAINMENT OF AROUNDS TO PREVENT MIGRATION OF SILT</p> <p>7. TEMPORARY CONTROL MEASURES TO BE MAINTAINED IN PLACE UNTIL INTERIOR EROSION CONTROL MEASURES ARE BASED ON BEST CONTROL MEASURES, SHEET 1</p>	<p>1. EROSION CONTROL MEASURES TO BE INSTALLED UNDER BEST CONTROL MEASURES, SHEET 1</p> <p>2. DRAINAGE DITCHES TO BE CONSTRUCTED & HYDROLOGICAL SLOPES IN EXCESS OF 2 FEET IN HEIGHT TO BE COVERED WITH STRAW</p> <p>3. FIBER ROLL PLACEMENT AT TOP OF BANK AND TOE OF SLOPE</p> <p>4. FIBER ROLL PLACEMENT AT VERTICAL HEIGHT OF SLOPE EXPOSED TO EROSION</p> <p>5. FIBER ROLL PLACEMENT AT LOCATIONS WHERE TOE OF SLOPE TERMINATES TO PREVENT EROSION</p> <p>6. TEMPORARY CONTAINMENT OF AROUNDS TO PREVENT MIGRATION OF SILT</p> <p>7. TEMPORARY CONTROL MEASURES TO BE MAINTAINED IN PLACE UNTIL INTERIOR EROSION CONTROL MEASURES ARE BASED ON BEST CONTROL MEASURES, SHEET 1</p>	

REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION
A				
B				
C				
D				

CITY OF GROVER BEACH DEPARTMENT OF PUBLIC WORKS		DRAWN BY: T.K.L. CHECKED BY: T.K.L.
SCALE AS NOTED	DATE	DATE: MAY 2024
197 W. GRAND AVENUE ONSITE EROSION CONTROL PLAN		SHEET
		5 OF 6 SHEETS
		REFERENCES
		FILE NUMBER



CITY OF GROVER BEACH DEPARTMENT OF PUBLIC WORKS		DRAWN BY: T.K.L. CHECKED BY: T.K.L. DATE: MAY 2024
SCALE AS NOTED	DATE	SHEET 6 OF 6 SHEETS
197 W. GRAND AVENUE OFFSITE EROSION CONTROL PLAN		REFERENCES
		FILE NUMBER



DESIGN KEY

PEDESTRIAN HARDSCAPE SURFACES

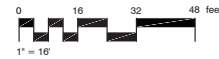
- ① CONCRETE WALKWAY
- ② COLORED CONCRETE WALKWAY
- ③ DECORATIVE PAVING

SITE AMENITIES

- ④ GROUND FLOOR RETAIL SPACE - INDOOR & OUTDOOR
- ⑤ PROTECTED PATIO DINING - 3.5FT RAILING HEIGHT
- ⑥ DROUGHT TOLERANT LANDSCAPING
- ⑦ STREET TREES IN COMPACTED DG
- ⑧ OUTDOOR SHOWER & DOG RINSE STATION
- ⑨ BIKE RACKS

SITE INFRASTRUCTURE

- ⑩ TRASH ENCLOSURE
- ⑪ ASPHALT VEHICULAR DRIVE AISLE AND PARKING LOT, TYPICAL
- ⑫ PERMEABLE VEHICULAR PAVING
- ⑬ PRECAST DECORATIVE WALL WITH VINE PLANTING - 8FT MAX HEIGHT
- ⑭ WOOD PERIMETER FENCING - 6FT MAX. HEIGHT



CONCEPT PLANT SCHEDULE

	LG TREES PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS TOMENTELLA / ISLAND OAK	15 GAL. LOW 24" BOX. LOW
	MID TREES LOPHOSTEMON CONFERTUS / BRISBANE BOX TRISTANOPSIS LAURINA / WATER GUM	24" BOX. MODERATE 24" BOX. MODERATE
	SM TREES CERCIS OCCIDENTALIS / WESTERN REDBUD CITRUS X AURANTIIFOLIA THORNLESS / THORNLESS MEXICAN LIME CITRUS X LIMON 'MEYER' / MEYER LEMON	15 GAL. LOW 15 GAL. MODERATE 15 GAL. MODERATE
	EXISTING TREES TO REMAIN PALM TREES, ON CORNER OF W. GRAND AND N 2ND.	
	VINES BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL.
	DROUGHT TOLERANT PLANTING AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE ALOE X 'ANDORA' / SAFARI ORANGE ALOE ARCTOSTAPHYLOS EDMUNDSONI 'BEST JOHNSON' / BERT JOHNSON LITTLE SUR MANZANITA BAILEYA MULTIRADIATA / DESERT MARIGOLD CAREX DIVULSA / EUROPEAN GREY SEDGE CHONDROPETALUM TECTORIUM 'DWARF' / DWARF CAPE RUSH ENCELIA CALIFORNICA / CALIFORNIA ENCELIA HESPERALOE TENUIFOLIA / GRASSY HESPERALOE JUNCUS PATENS / CALIFORNIA GRAY RUSH LOMANDRA LONGIFOLIA 'ARCTIC FROST' / ARCTIC FROST RUSH MIMULUS AURANTIACUS VAR. PUNICEUS / RED BUSH STICKY MONKEYFLOWER ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW LEUCADENDRON X 'SAFARI GOLDSTRIKE' / SAFARI GOLDSTRIKE CONEBUSH NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT CONVOLVULUS MAURITIANUS / MORNING GLORY TEUCRIUM COSSONII / CREEPING GERMANDER	5 GAL. LOW 5 GAL. LOW 5 GAL. LOW 5 GAL. LOW 5 GAL. LOW 1 GAL. LOW 1 GAL. LOW 5 GAL. VERY LOW 5 GAL. LOW 5 GAL. LOW 5 GAL. LOW 1 GAL. LOW 4" POT. LOW 4" POT. VERY LOW

EXISTING TREES TO BE REMOVED

PALM TREES SHALL BE REMOVED IN ACCORDANCE WITH §5.30.070 OF THE CITY OF GROVER BEACH MUNICIPAL CODE.

NOTES:

1. TOTAL LANDSCAPE AREA:
REQUIRED: ~4,487 SF (10%)
PROPOSED: **5,979 SF (13%)**
2. TOTAL IMPERVIOUS SURFACE AREA: **16,908 SF**
3. NUMBER OF STREET TREES: **6 TREES**

STREET TREES SHALL BE BRISBANE BOX (LOPHOSTEMON CONFERTUS) IN A 24" BOX CONTAINER SIZE.
4. NUMBER OF ON-SITE TREES: **33 TREES**

ON-SITE TREES SHALL BE SPECIES AND CONTAINER SIZE AS LISTED IN CONCEPT PLANT SCHEDULE.
5. THIS LANDSCAPE PLAN SHALL COMPLY WITH CITY OF GROVER BEACH MUNICIPAL CODES RELATING TO LANDSCAPE DESIGN STANDARDS.



PLANTING & IRRIGATION DESIGN STATEMENT

PLANTING DESIGN CRITERIA:

THE PLANT PALETTE ABOVE IS COMPRISED OF MEDITERRANEAN PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS.

THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM WILL MEET OR EXCEED THE STATE'S MODEL WATER ORDINANCE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. A COMPLETED WORKSHEET FOR MAXIMUM APPLIED WATER ALLOWANCE AND ESTIMATED TOTAL WATER USE CALCULATIONS IS PROVIDED ABOVE.

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

IRRIGATION DESIGN CRITERIA:

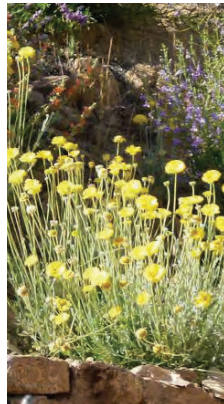
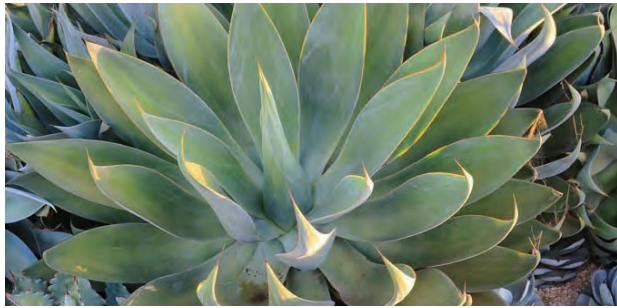
A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDRO ONE.

ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDRO ONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL).

CHR D O R

LANDSCAPE ARCHITECT CA LICENSE NUMBER 4993





COLORED CONCRETE STANDARD CONCRETE



TEMPORARY BIKE PARKING



OUTDOOR SHOWER AND RINSE-OFF STATION



DECORATIVE PAVING



METAL RAILING AT PATIO DINING



STREET TREES IN DECOMPOSED GRANITE



WOOD PERIMETER FENCING



DECORATIVE WALL WITH VINE PLANTING



PRECAST SOUND WALL