

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF TWO PARCELS: NORTH AND SOUTH. THE NORTH SITE AREA IS 9.33 ACRES WITH TWO SEPARATE ZONING CATEGORIES AND IS LOCATED TO THE EAST OF US HIGHWAY 101. THE 2.50-ACRE WESTERN PORTION OF THE SITE IS ZONED CONSERVATION OPEN SPACE AND INCORPORATES A PORTION OF THE SAN LUIS OBISPO CREEK RIPARIAN AREA. THE 6.83-ACRE REMAINDER OF THE SITE IS ZONED (R-2-SF) MEDIUM-DENSITY RESIDENTIAL SPECIAL FOCUS AREA. THE SPECIAL FOCUS AREA DESIGNATION IS INCLUDED IN THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN AND PROVIDES GUIDANCE ABOUT FUTURE DEVELOPMENT TO ADDRESS THE KEY ISSUES OF CREEK PROTECTION, SITE ACCESS, FLOOD CONTROL, AND NEIGHBORHOOD PROTECTION. THE SOUTH SITE IS 12.94 ACRES WITH TWO SEPARATE ZONING CATEGORIES AND IS LOCATED TO THE EAST OF US HIGHWAY 101. THE 5.61-ACRE WESTERN PORTION OF THE SITE IS ZONED CONSERVATION OPEN SPACE AND INCORPORATES A PORTION OF THE SAN LUIS OBISPO CREEK RIPARIAN AREA. THE 7.33-ACRE REMAINDER OF THE SITE IS ZONED (R-1-SF) LOW-DENSITY RESIDENTIAL SPECIAL FOCUS AREA. THE SPECIAL FOCUS AREA DESIGNATION IS INCLUDED IN THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN AND PROVIDES GUIDANCE ABOUT FUTURE DEVELOPMENT TO ADDRESS THE KEY ISSUES OF CREEK PROTECTION, SITE ACCESS, FLOOD CONTROL, AND NEIGHBORHOOD PROTECTION.

THE APPLICANT IS PROPOSING TO DEVELOP THE 6.84-ACRE OF THE NORTH PARCEL, CURRENTLY ZONED R-2 WITH A SENIOR HOUSING PROJECT. CONSISTENT WITH HOUSING ELEMENT PROGRAM 6.13, THE PROJECT SITE HAS BEEN IDENTIFIED AS AN OPPORTUNITY SITE FOR REZONING TO PROVIDE POTENTIAL FOR THE PRODUCTION OF INCREASED RESIDENTIAL UNITS. TO MEET THIS GOAL FOR MAXIMIZING HOUSING PRODUCTION, THE PROJECT APPLICATION INCLUDES A REQUEST TO REZONE THE SITE FROM R-2 TO R-4 ALONG WITH A 20% DENSITY BONUS.

THE APPLICANT IS ALSO PROPOSING TO DEVELOP THE 6.84-ACRE OF THE SOUTH PARCEL, CURRENTLY ZONED R-1 WITH A MULTI-FAMILY HOUSING PROJECT. CONSISTENT WITH HOUSING ELEMENT PROGRAM 6.13, THE PROJECT SITE HAS BEEN IDENTIFIED AS AN OPPORTUNITY SITE FOR REZONING TO PROVIDE POTENTIAL FOR THE PRODUCTION OF INCREASED RESIDENTIAL UNITS. TO MEET THIS GOAL FOR MAXIMIZING HOUSING PRODUCTION, THE PROJECT APPLICATION INCLUDES A REQUEST TO REZONE THE SITE FROM R-1 TO R-4 ALONG WITH A 20% DENSITY BONUS.

THE NORTH PROJECT INCLUDES A TOTAL OF 208 SENIOR HOUSING UNITS WITH A VARIETY OF UNIT TYPES AND SIZES INCLUDING STUDIOS, ONE-BEDROOM UNITS, TWO-BEDROOM UNITS, AND THREE-BEDROOM UNITS. THERE ARE THREE DIFFERENT BUILDING TYPES PROPOSED. A TOTAL OF FIVE STRUCTURES IN THE PROJECT RANGING FROM 1 TO 3 STORES.

THE SOUTH PROJECT INCLUDES A TOTAL OF 201 MULTI-FAMILY HOUSING UNITS WITH A VARIETY OF UNIT TYPES AND SIZES INCLUDING STUDIOS, ONE-BEDROOM UNITS AND TWO-BEDROOM UNITS, THERE ARE THREE DIFFERENT BUILDING TYPES PROPOSED. A TOTAL OF THIRTEEN RESIDENTIAL STRUCTURES IN THE PROJECT THAT ARE ALL TO 3-STORIES.

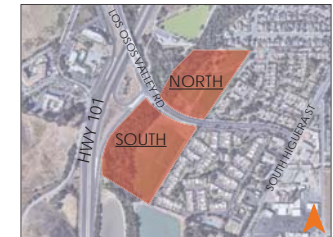


PERSPECTIVE VIEW - Main Building Entry for LOVR North

SHEET INDEX

- T1 TITLE SHEET
- T2 EXISTING CONDITIONS - NORTH
- T3 EXISTING CONDITIONS - SOUTH
- A1 ARCHITECTURAL SITE PLAN - NORTH
- A2 ARCHITECTURAL SITE PLAN - SOUTH
- A3 BUILDING B - ENTRY DROP OFF AND LOBBY
- A4 BUILDING B - EAST ENTRY TO COURTYARD
- A5 BUILDING B - ELEVATIONS
- C1 GRADING AND DRAINING PLAN - NORTH
- C2 GRADING AND DRAINING PLAN - SOUTH
- C3 SITE IMPROVEMENTS - NORTH
- C4 SITE IMPROVEMENTS - SOUTH
- C5 UTILITY PLAN - NORTH
- C6 UTILITY PLAN - SOUTH
- C7 STORM WATER AMANGEMENT PLAN - NORTH
- C8 STORM WATER AMANGEMENT PLAN - SOUTH
- C9 STREET SECTIONS
- C10 AERIAL EXHIBIT - SOUTH
- C11 AERIAL EXHIBIT - SOUTH

VICINITY MAP



BROADSTONE VILLAGE

PROJECT DIRECTORY

OWNER: LOVR PROPERTIES, LLC
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BAKERFIELD, CA 93389
CONTACT: MATTHEW WADE
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SAN LUIS OBISPO, CA 93401
CONTACT: PAM RICCI
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EMAIL: PARICCI@RRMDESIGN.COM

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EMAIL: DJCABRAL@RRMDESIGN.COM

LANDSCAPE: RRM DESIGN GROUP
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SAN LUIS OBISPO, CA 93401
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EMAIL: AKSCHMITZ@RRMDESIGN.COM

CIVIL: RRM DESIGN GROUP
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SAN LUIS OBISPO, CA 93401
CONTACT: TIM WALTERS
PHONE: (805) 543-1794
EMAIL: TJWALTERS@RRMDESIGN.COM

PROJECT ADDRESS: 12500 LOS OSOS VALLEY ROAD
API: 053-141-013 & 053-161-020

PROJECT STATISTICS

	LOVR NORTH	LOVR SOUTH
CURRENT ZONING:	R-2-SF & C/OS-20	R-1-SF & C/OS-10
PROPOSED ZONING:	R-4	R-4
TOTAL PARCEL SIZE:	9.33 ACRES (R-2 = 6.84 ACRES & C/OS = 2.50 ACRES)	12.94 ACRE
NET LOT AREA:	292,270 SF	
LOT COVERAGE:	178,509 SF (60%)	35FT
MAX. ALLOWED HEIGHT:	35 FT.	
MAX. PROPOSED HEIGHT:	BUILDING A: 18 FT. BUILDING B: 46 FT. BUILDING E: 27 FT.	*BUILDING C: 37 FT. *BUILDING D: 37 FT. *BUILDING E: 37 FT.
YARD SETBACKS:	FRONT 10 FT 10 FT SIDE 5 FT 15 FT REAR 10 FT 10 FT	PROPOSED 10 FT 10 FT 5 FT 15 FT 10 FT 10 FT
CONSTRUCTION TYPE:	VB & VA	VB & VA

* HABITABLE SPACE WILL BE BELOW 35' PER 17,70,080 C. - COMPONENTS OF SOLAR ENERGY SYSTEMS, ELEVATION EQUIPMENT, AND SCREENING FOR MECHANICAL EQUIPMENT CAN EXTEND UP TO 10' ABOVE THE MAXIMUM BUILDING HEIGHT.

DENSITY & UNIT MIX (NORTH)

DENSITY ALLOWED:	6.84 AC X 24	164.16 DU
PROPOSED DENSITY BONUS:		
164.16 DU X 5.6%		173.30 DU
PROPOSED DENSITY		173.30 DU
	DU/UNIT	UNIT COUNT
STUDIO	0.5 DU/UNIT	36
1-BED	0.66 DU/UNIT	80
2-BED	1 DU/UNIT	71
3-BED	1.5 DU/UNIT	21
TOTAL		208

UNIT AREAS (NORTH)

UNIT TYPE	UNIT COUNT	AVG. AREA
STUDIO	36	490 SF
1-BED	80	565 SF
2-BED	71	950 SF
3-BED	21	1175 SF

BUILDING UNITS (NORTH)

BUILDING TYPE	STUDIO	1-BED	2-BED	3-BED
BUILDING A	12	6		
BUILDING B	36	60	57	21
BUILDING F		8	8	
TOTAL=	36	80	71	21

PARKING (NORTH)

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	RESIDENTIAL	
PARKING PROVIDED:	0.5 SPACE PER UNIT TYPE	104
GARAGES		90
SURFACE		66
TOTAL PARKING PROVIDED		156

DENSITY & UNIT MIX (SOUTH)

DENSITY ALLOWED:	6.84 AC X 24	164.16 DU
PROPOSED DENSITY		163.60 DU
	DU/UNIT	UNIT COUNT
STUDIO	0.5 DU/UNIT	17
1-BED	0.66 DU/UNIT	85
2-BED	1 DU/UNIT	99
TOTAL		201

UNIT AREAS (SOUTH)

UNIT TYPE	UNIT COUNT	AVG. AREA
STUDIO	17	400 SF
1-BED	85	750 SF
2-BED	99	1010 SF

BUILDING UNITS (SOUTH)

BUILDING TYPE	STUDIO	1-BED	2-BED
BUILDING C	6	30	42
BUILDING D	7	35	49
BUILDING E	4	20	8
TOTAL=	17	85	99

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	STUDIO 17 UNIT X 1.0 SPACE PER UNIT	17.0
	1-BED 85 UNIT X 1.0 SPACE PER UNIT	85.0
	2-BED 99 UNIT X 1.5 SPACE PER UNIT	148.5
	GUEST 201 UNIT / 5 UNIT PER SPACE	40.2
TOTAL REQUIRED		290.7
PARKING PROVIDED		
GARAGES		173
SURFACE		81
TOTAL PARKING PROVIDED		254

REQUESTING 12.6% PARKING REDUCTION



TITLE SHEET

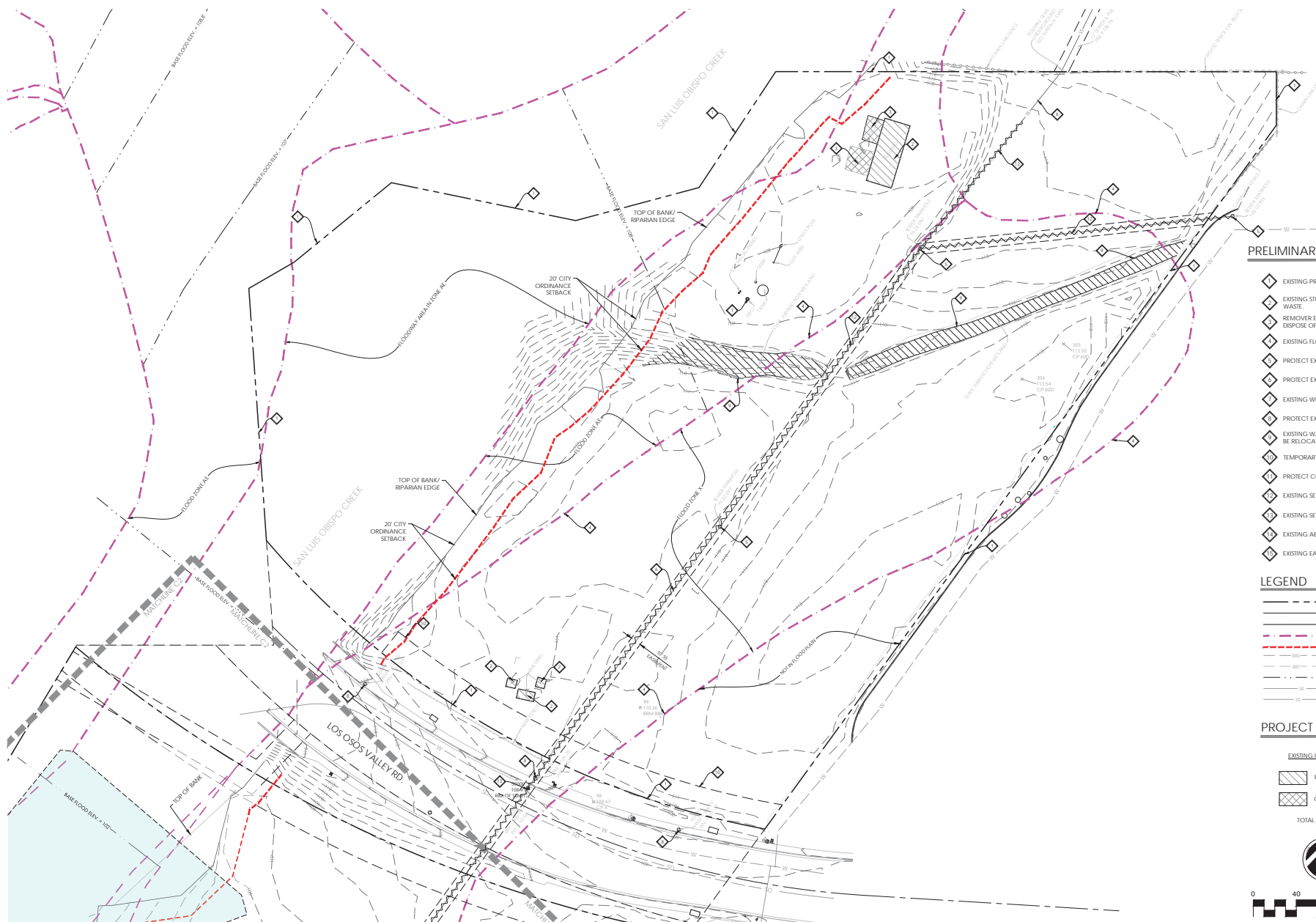
BROADSTONE VILLAGE

02 JANUARY 2025

REZONE AND GPA PACKAGE

1836-04-CU22

T1



PRELIMINARY KEY NOTES

- ◊ EXISTING PROPERTY LINE
- ◊ EXISTING STRUCTURE TO BE DEMOLISHED. PROPERLY DISPOSE OF WASTE.
- ◊ REMOVE EXISTING CONCRETE FLATWORK AND PROPERLY DISPOSE OF WASTE
- ◊ EXISTING FLOOD PLAN CONTOUR ELEVATION
- ◊ PROTECT EXISTING SANITARY SEWER MANHOLE
- ◊ PROTECT EXISTING SANITARY SEWER MAINLINE
- ◊ EXISTING WELL TO BE ABANDONED
- ◊ PROTECT EXISTING STORM DRAIN MANHOLE
- ◊ EXISTING WATERS OF THE STATE STORMWATER BYPASS SWALE TO BE RELOCATED
- ◊ TEMPORARY CONSTRUCTION EASEMENT TO BE REMOVED
- ◊ PROTECT COMMUNICATIONS MANHOLE
- ◊ EXISTING SEWER MAIN TO BE CUT, CAPPED, AND ABANDONED
- ◊ EXISTING SEWER MANHOLE TO BE ABANDONED
- ◊ EXISTING ABANDONED SEWER MAIN
- ◊ EXISTING EARTHEN CONVEYANCE SWALE/DITCH

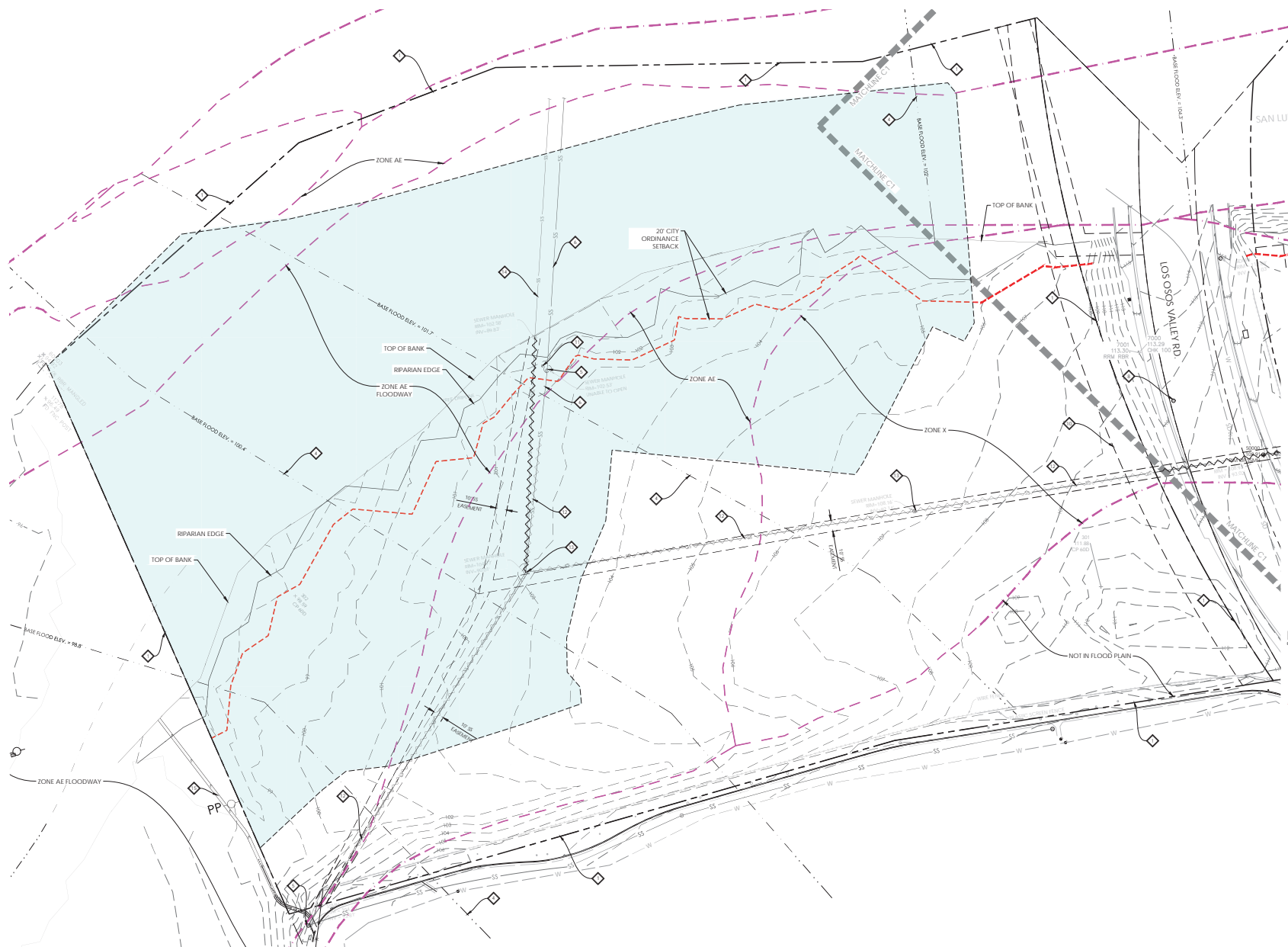
LEGEND

- PROJECT BOUNDARY
- EXISTING PARCEL LOT LINES
- ADJACENT BOUNDARY LINE
- FLOODPLAIN BOUNDARY LINE
- 20' CITY ORDINANCE SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CREEK FLOWLINE
- EXISTING WATER
- EXISTING SEWER

PROJECT STATISTICS

- EXISTING IMPERVIOUS AREA**
- ▨ BUILDINGS: 1,755 sf
 - ▩ CONCRETE SURFACE: 850 SF
- TOTAL IMPERVIOUS AREA: 2,605 sf



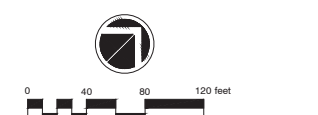


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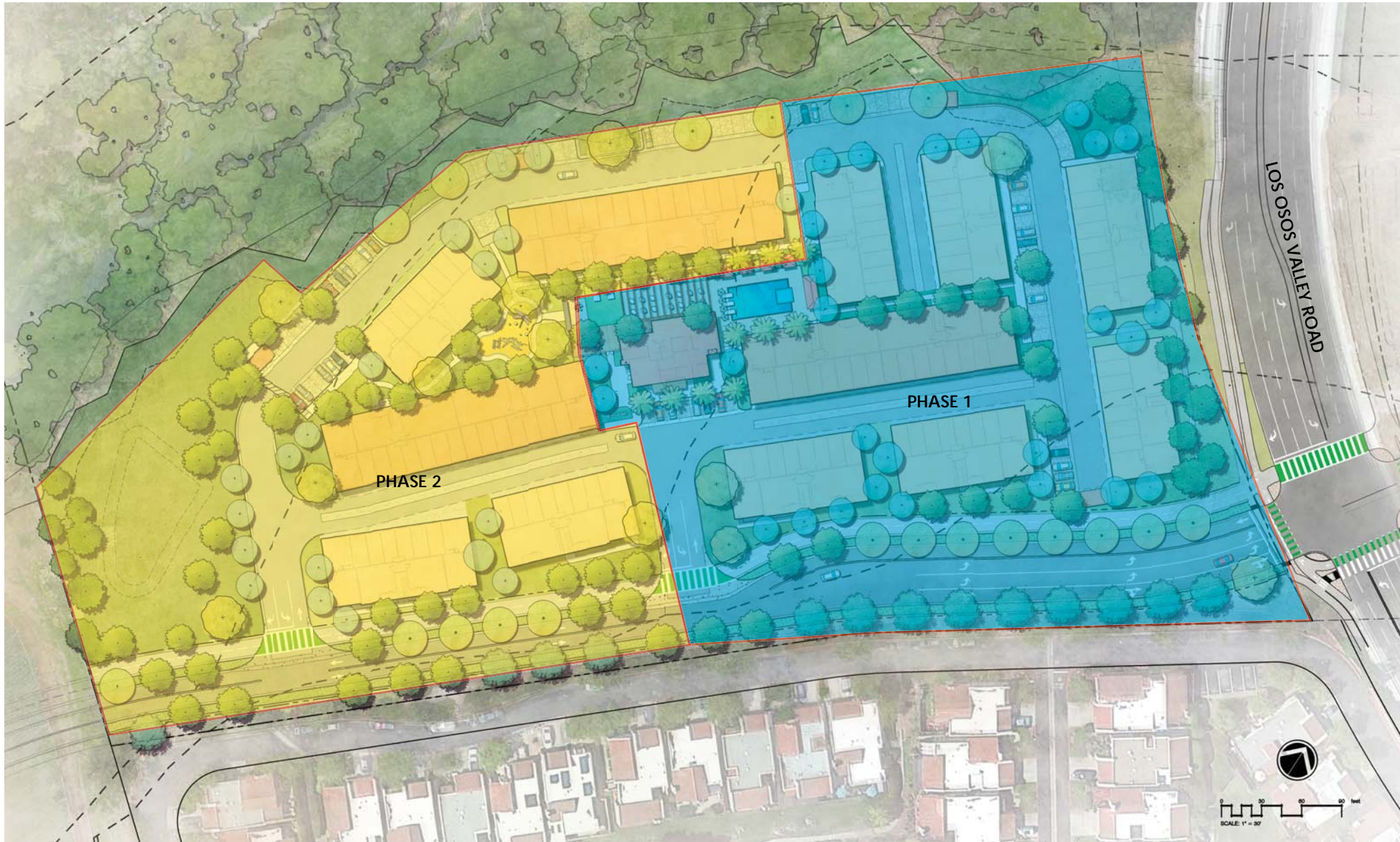
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- 20' CITY ORDINANCE SETBACK LINE
- 880 — EXISTING MAJOR CONTOUR EXISTING
- 881 — MINOR CONTOUR EXISTING
- FLOWLINE
- W — EXISTING WATER
- SS — EXISTING SEWER
- SEWER MAIN TO BE ABANDONED
- APPROXIMATE LOCATION OF SPECIAL FLOODPLAIN MANAGEMENT ZONE













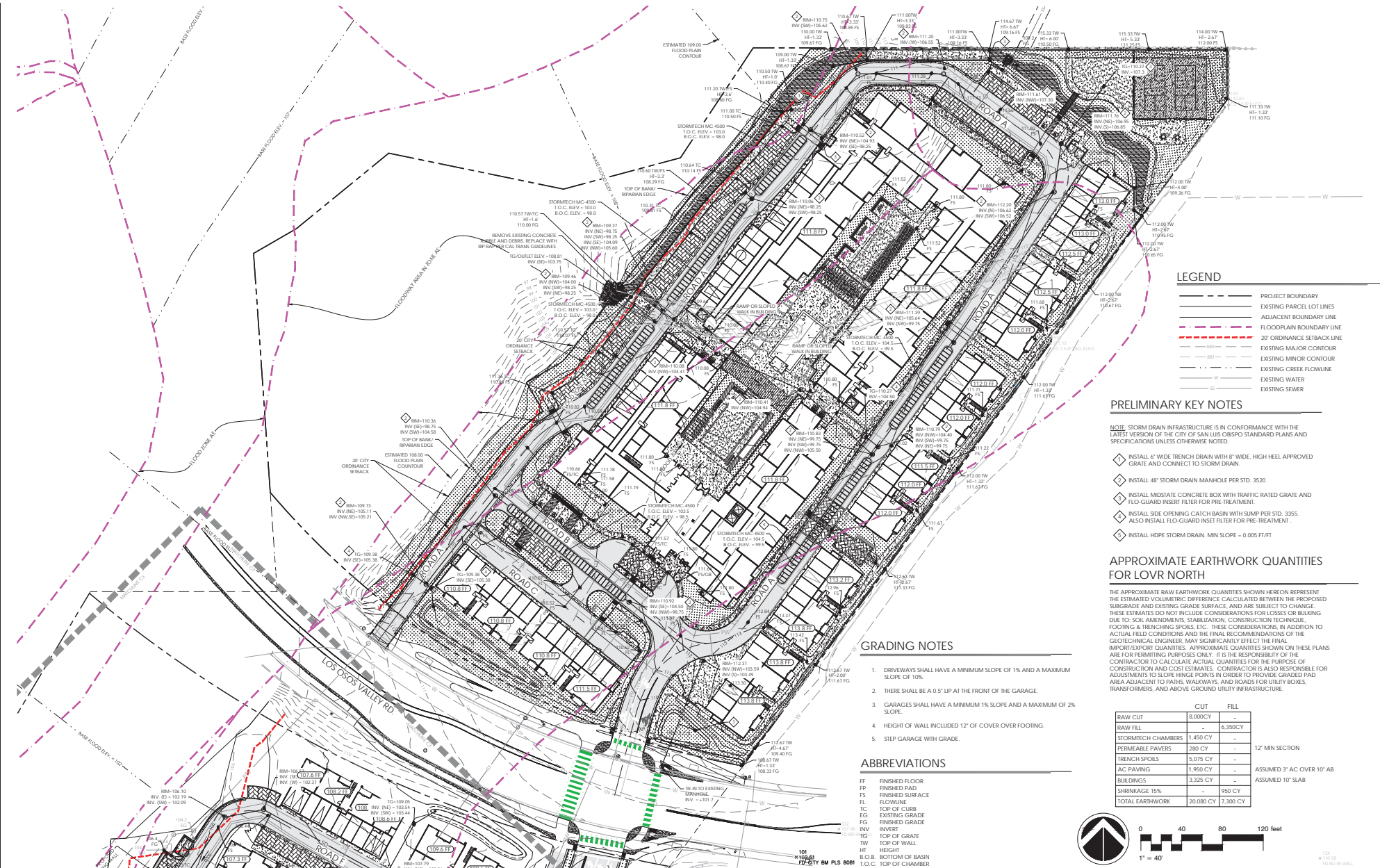




1 FRONT ELEVATION
1/8" = 1'-0" (24 X 36 SHEET)



2 LEFT ELEVATION
1/16" = 1'-0" (24 X 36 SHEET)



LEGEND

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- 20' ORDINANCE SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CREEK FLOWLINE
- EXISTING WATER
- EXISTING SEWER

PRELIMINARY KEY NOTES

NOTE: STORM DRAIN INFRASTRUCTURE IS IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

- ◆ INSTALL 6" WIDE TRENCH DRAIN WITH 8" WIDE, HIGH HEEL APPROVED GRATE AND CONNECT TO STORM DRAIN.
- ◆ INSTALL 48" STORM DRAIN MANHOLE PER STD. 3520
- ◆ INSTALL MEDIANTE CONCRETE BOX WITH TRAFFIC RATED GRATE AND FLO-GUARD INSERT FILTER FOR PRE-TREATMENT.
- ◆ INSTALL SIDE OPENING CATCH BASIN WITH SUMP PER STD. 3355. ALSO INSTALL FLO-GUARD INSERT FILTER FOR PRE-TREATMENT.
- ◆ INSTALL HDPE STORM DRAIN. MIN SLOPE = 0.005 FT/FT

APPROXIMATE EARTHWORK QUANTITIES FOR LOVR NORTH

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED SUBGRADE AND EXISTING GRADE SURFACE, AND ARE SUBJECT TO CHANGE. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPIES, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES. APPROXIMATE QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PATHS, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

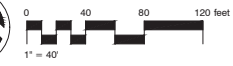
	CUT	FILL
RAW CUT	8,000CY	-
RAW FILL	-	6,350CY
STORMTECH CHAMBERS	1,450 CY	-
PERMEABLE PAVERS	280 CY	-
TRENCH SPIES	5,075 CY	-
AC PAVING	1,950 CY	-
BUILDINGS	3,325 CY	-
SHRINKAGE 15%	-	950 CY
TOTAL EARTHWORK	20,000 CY	7,300 CY

GRADING NOTES

1. DRIVEWAYS SHALL HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 10%.
2. THERE SHALL BE A 0.5' UP AT THE FRONT OF THE GARAGE.
3. GARAGES SHALL HAVE A MINIMUM 1% SLOPE AND A MAXIMUM OF 2% SLOPE.
4. HEIGHT OF WALL INCLUDED 12" OF COVER OVER FOOTING.
5. STEP GARAGE WITH GRADE.

ABBREVIATIONS

- FF FINISHED FLOOR
- FP FINISHED PAD
- FS FINISHED SURFACE
- FL FLOWLINE
- TC TOP OF CURB
- EG EXISTING GRADE
- FG FINISHED GRADE
- INV INVERT
- YG TOP OF GRATE
- TW TOP OF WALL
- HT HEIGHT
- B.O.B. BOTTOM OF BASIN
- T.O.C. TOP OF CHAMBER



GRADING AND DRAINING PLAN - NORTH
BROADSTONE VILLAGE

REZONE AND GPA PACKAGE

02 JANUARY 2025

1836-04-CU22



PRELIMINARY KEY NOTES

NOTE: STORM DRAIN INFRASTRUCTURE IS IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

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- ◆ INSTALL MIDSTATE CONCRETE BOX WITH TRAFFIC RATED GRATE AND FLO-GUARD INSERT FILTER FOR PRE-TREATMENT.
- ◆ INSTALL SIDE OPENING CATCH BASIN WITH SUMP PER STD. 3355. ALSO INSTALL FLO-GUARD INSERT FILTER FOR PRE-TREATMENT.
- ◆ INSTALL HDPE STORM DRAIN. MIN SLOPE = 0.005 FT/FT

APPROXIMATE EARTHWORK QUANTITIES FOR L.O.V.R. SOUTH

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED SUBGRADE AND EXISTING GRADE SURFACE, AND ARE SUBJECT TO CHANGE. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES. APPROXIMATE QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PATHS, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

	CUT	FILL	
RAW CUT	2,500 CY	-	
RAW FILL	-	13,486 CY	
PERMEABLE PAVERS	519 CY	-	12" MIN SECTION
TRENCH SPOILS	6,400 CY	-	
AC PAVING	1,756 CY	-	ASSUMED 3" AC OVER 10" AB
BUILDINGS	3,072 CY	-	ASSUMED 10" SLAB
SHRINKAGE 15%	-	2,023 CY	
TOTAL EARTHWORK	14,187 CY	15,509 CY	

ABBREVIATIONS

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- INVERT
- TG TOP OF GRATE
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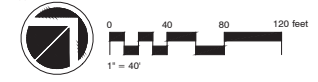
LEGEND

- PROJECT BOUNDARY
- EXISTING PARCEL LOT LINES
- ADJACENT BOUNDARY LINE
- - - FLOODPLAIN BOUNDARY LINE
- - - 20' ORDINANCE SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CREEK FLOWLINE
- EXISTING WATER
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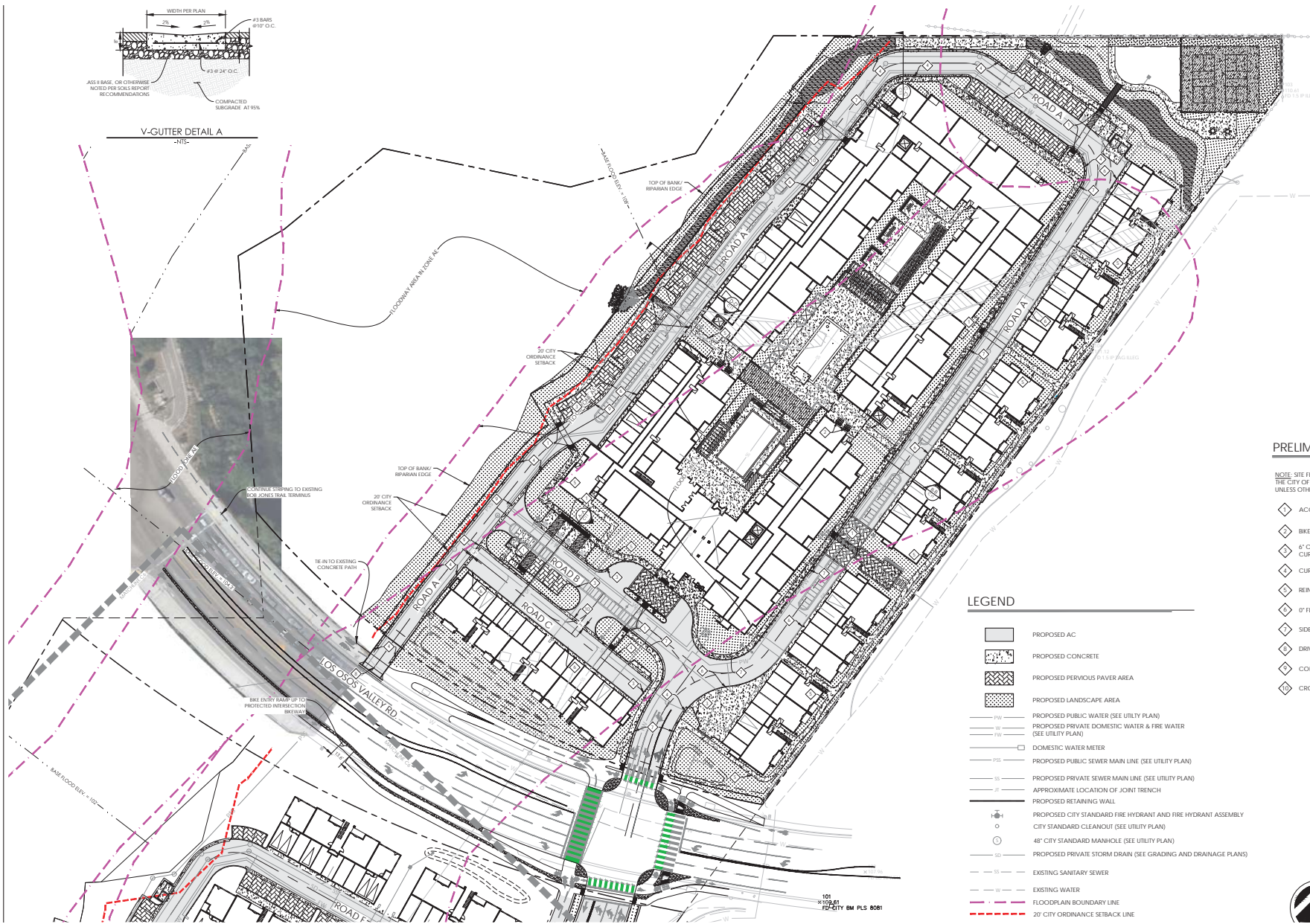


GRADING NOTES

1. DRIVEWAYS SHALL HAVE A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 10%.
2. THERE SHALL BE A 0.5" LIP AT THE FRONT OF THE GARAGE.
3. GARAGES SHALL HAVE A MINIMUM 1% SLOPE AND A MAXIMUM OF 2% SLOPE.
4. HEIGHT OF WALL DOES NOT EXCEED 5' EXPOSED.
5. STEP GARAGE WITH GRADE.



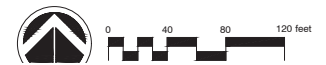
GRADING AND DRAINING PLAN - SOUTH
BROADSTONE VILLAGE






















PRELIMINARY KEY NOTES

NOTE: SITE FEATURES ARE IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

- ◇ ACCESSIBLE CURB RAMP PER CALTRANS STANDARD 48BA.
- ◇ BIKE RACK. SEE LANDSCAPE PLANS.
- ◇ 6" CONCRETE CURB PER STD. 4020 (MINIMUM 18" DEEPEMED CURB WHEN ADJACENT TO LANDSCAPE)
- ◇ CURB AND GUTTER PER STD. 4030
- ◇ REINFORCED CONCRETE PATH PER LANDSCAPE PLANS
- ◇ 0" FLUSH CONCRETE CURB PER MODIFIED STD. 4020
- ◇ SIDEWALK PER STD. 4110
- ◇ DRIVEWAY APPROACH PER STD. 2110
- ◇ CONCRETE V-GUTTER PER DETAIL THIS SHEET
- ◇ CROSS GUTTER PER STD. 4310



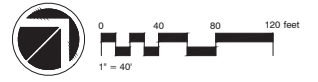
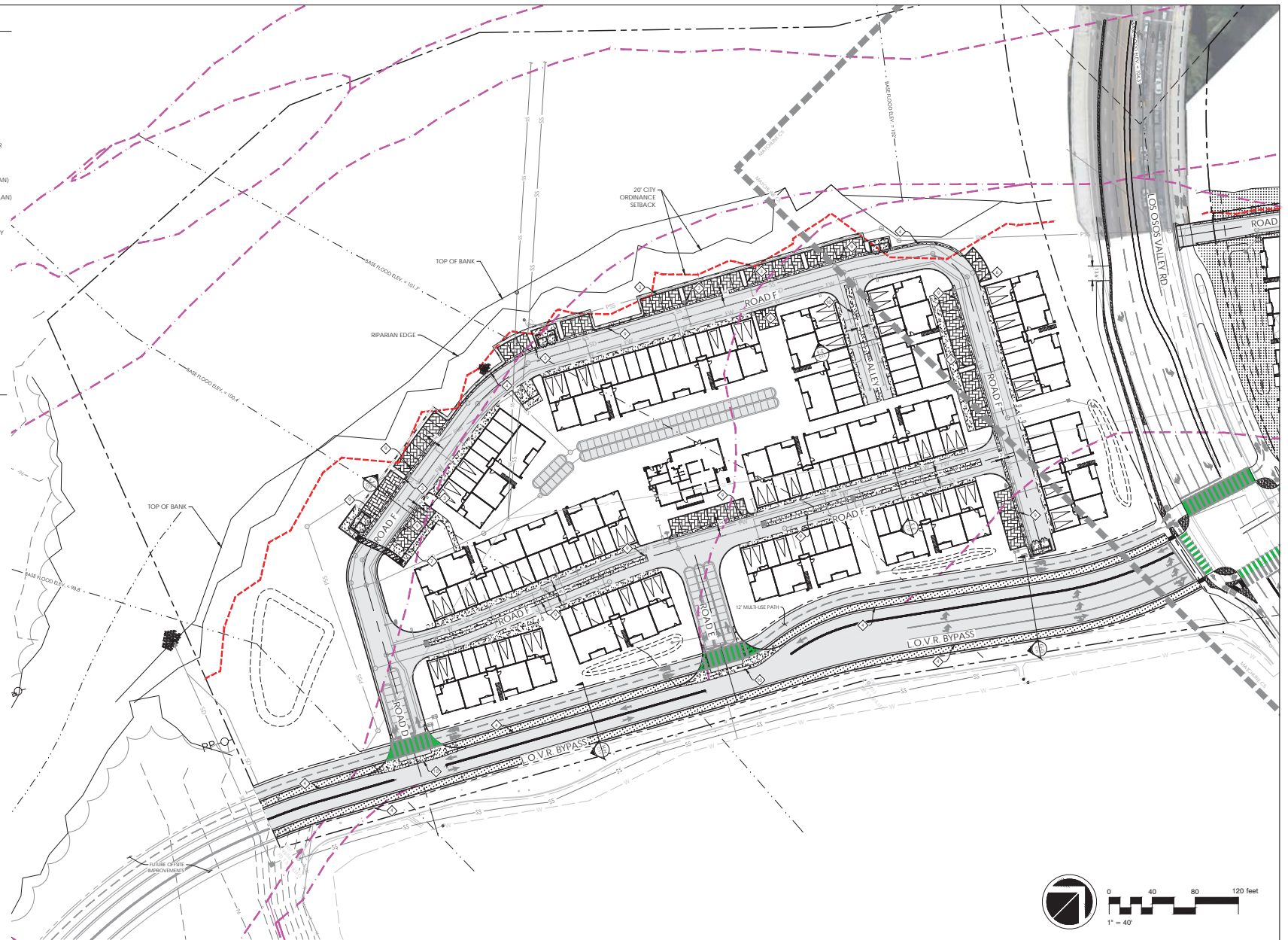
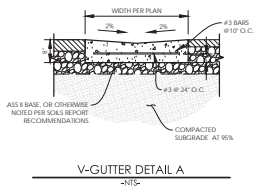
LEGEND

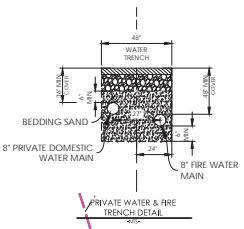
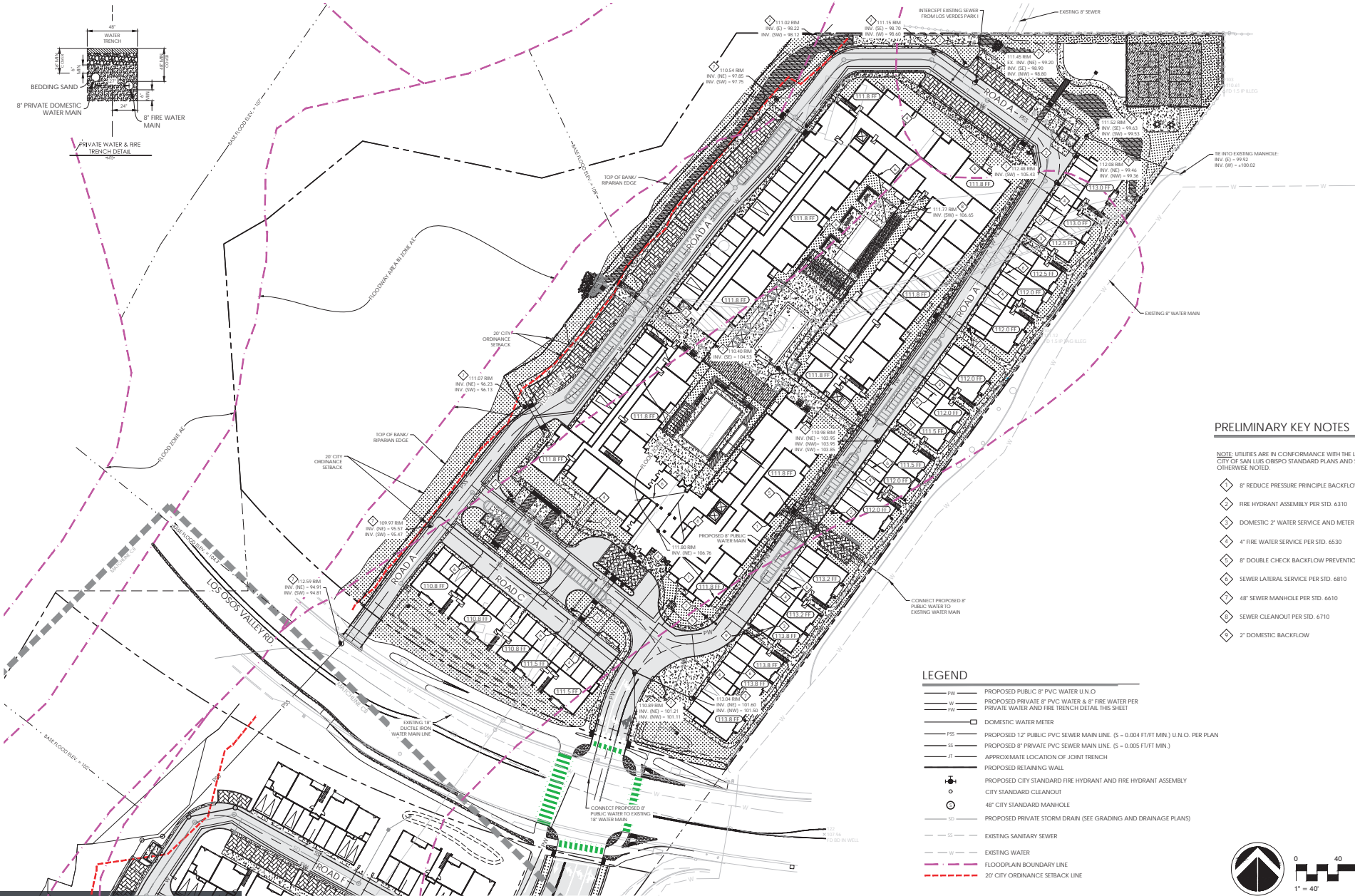
-  PROPOSED AC
-  PROPOSED CONCRETE
-  PROPOSED PERVIOUS PAVER AREA
-  PROPOSED LANDSCAPE AREA
-  PROPOSED PUBLIC WATER (SEE UTILITY PLAN)
-  PROPOSED PRIVATE DOMESTIC WATER & FIRE WATER (SEE UTILITY PLAN)
-  DOMESTIC WATER METER
-  PROPOSED PUBLIC SEWER MAIN LINE (SEE UTILITY PLAN)
-  PROPOSED PRIVATE SEWER MAIN LINE (SEE UTILITY PLAN)
-  APPROXIMATE LOCATION OF JOINT TRENCH
-  PROPOSED RETAINING WALL
-  PROPOSED CITY STANDARD FIRE HYDRANT ASSEMBLY
-  CITY STANDARD CLEANOUT (SEE UTILITY PLAN)
-  48" CITY STANDARD MANHOLE (SEE UTILITY PLAN)
-  PROPOSED PRIVATE STORM DRAIN (SEE GRADING AND DRAINAGE PLANS)
-  EXISTING SANITARY SEWER
-  EXISTING WATER
-  FLOODPLAIN BOUNDARY LINE
-  20' CITY ORDINANCE SETBACK LINE

PRELIMINARY KEY NOTES

NOTE: SITE FEATURES ARE IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

-  ACCESSIBLE CURB RAMP PER CALTRANS STANDARD AB8A.
-  BIKE RACK. SEE LANDSCAPE PLANS.
-  4" CONCRETE CURB PER STD. 4020. (MINIMUM 1" DREPPED CURB WHEN ADJACENT TO LANDSCAPE)
-  CURB AND GUTTER PER STD. 4030.
-  REINFORCED CONCRETE PATH PER LANDSCAPE PLANS.
-  6" FLUSH CONCRETE CURB PER MODIFIED STD. 4020.
-  SIDEWALK PER STD. 4110.
-  DRIVEWAY APPROACH PER STD. 2110.
-  CONCRETE V-GUTTER PER DETAIL THIS SHEET.
-  CROSS GUTTER PER STD. 4310.



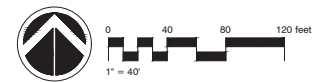


PRELIMINARY KEY NOTES

- NOTE: UTILITIES ARE IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF SAN JOSE C88050 STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ◆ 8" REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE PER STD. 6550
 - ◆ FIRE HYDRANT ASSEMBLY PER STD. 6310
 - ◆ DOMESTIC 2" WATER SERVICE AND METER PER 6210
 - ◆ 4" FIRE WATER SERVICE PER STD. 6530
 - ◆ 8" DOUBLE CHECK BACKFLOW PREVENTION DEVICE PER STD. 6420
 - ◆ SEWER LATERAL SERVICE PER STD. 6810
 - ◆ 48" SEWER MANHOLE PER STD. 6610
 - ◆ SEWER CLEANOUT PER STD. 6710
 - ◆ 2" DOMESTIC BACKFLOW

LEGEND

- PW — PROPOSED PUBLIC 8" PVC WATER U.N.O.
- W — PROPOSED PRIVATE 8" PVC WATER & 8" FIRE WATER PER PRIVATE WATER AND FIRE TRENCH DETAIL THIS SHEET
- FW — PROPOSED PRIVATE 8" FIRE WATER PER PRIVATE WATER AND FIRE TRENCH DETAIL THIS SHEET
- DOMESTIC WATER METER
- PIS — PROPOSED 12" PUBLIC PVC SEWER MAIN LINE (S = 0.004 FT/FT MIN.) U.N.O. PER PLAN
- IS — PROPOSED 8" PRIVATE PVC SEWER MAIN LINE (S = 0.005 FT/FT MIN.)
- JT — APPROXIMATE LOCATION OF JOINT TRENCH
- PROPOSED RETAINING WALL
- ◆ PROPOSED CITY STANDARD FIRE HYDRANT AND FIRE HYDRANT ASSEMBLY
- CITY STANDARD CLEANOUT
- 48" CITY STANDARD MANHOLE
- SD — PROPOSED PRIVATE STORM DRAIN (SEE GRADING AND DRAINAGE PLANS)
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER
- F — FLOODPLAIN BOUNDARY LINE
- S — 20' CITY ORDINANCE SETBACK LINE



UTILITY PLAN - NORTH
BROADSTONE VILLAGE

REZONE AND GPA PACKAGE

02 JANUARY 2025

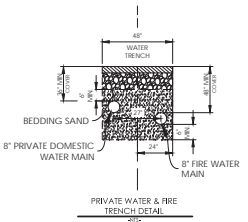
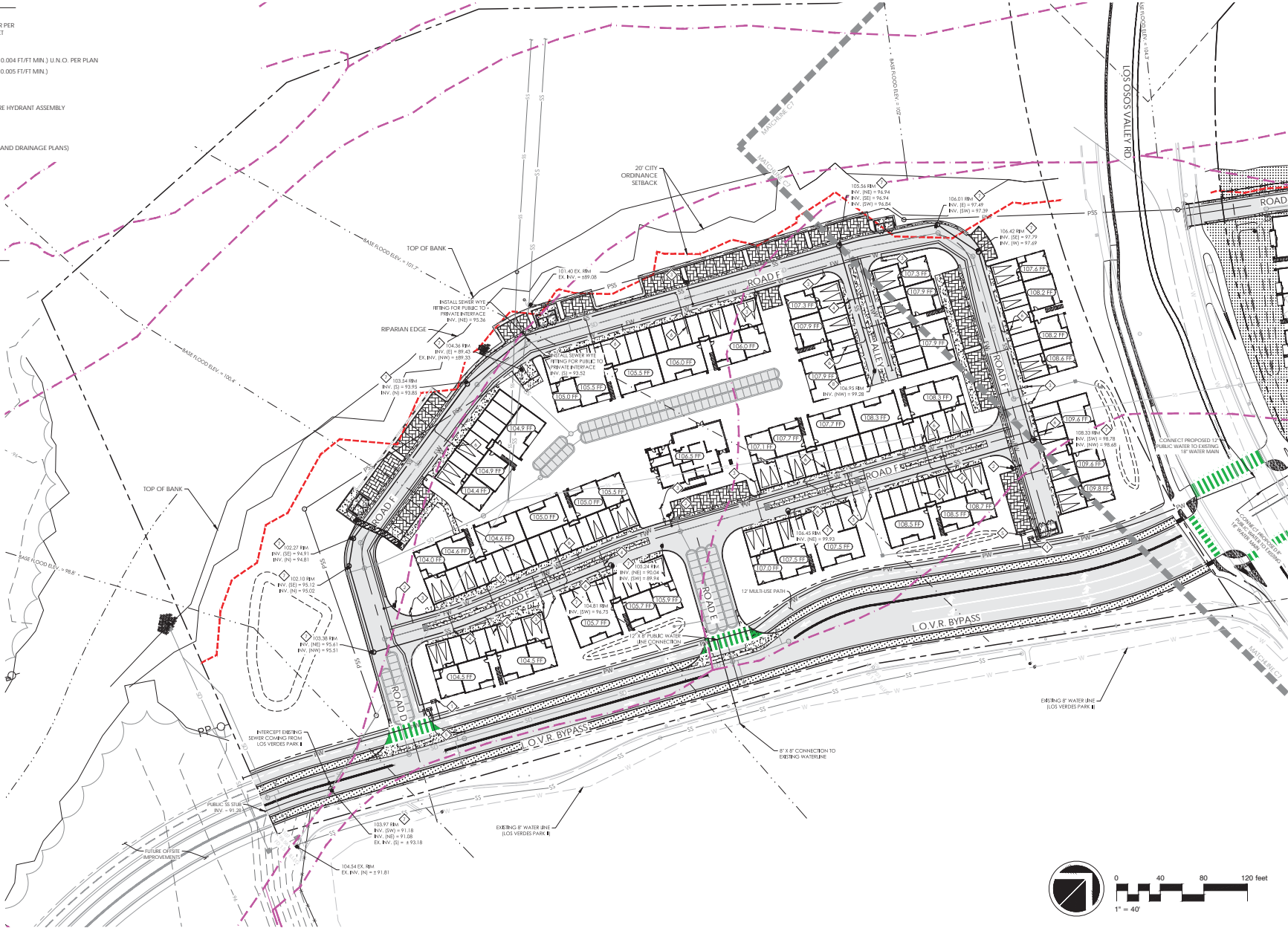
1836-04-CU22



- P11 --- PROPOSED PUBLIC 12" PVC WATER
- P1 --- PROPOSED PRIVATE 8" WATER & 8" FIRE WATER PER PRIVATE WATER AND FIRE TRENCH DETAIL THIS SHEET
- P1W --- DOMESTIC WATER METER
- P15 --- PROPOSED 12" PUBLIC PVC SEWER MAIN LINE, (S = 0.004 FT/FT MIN.) U.N.O. PER PLAN
- S1 --- PROPOSED 8" PRIVATE PVC SEWER MAIN LINE, (S = 0.005 FT/FT MIN.)
- J1 --- APPROXIMATE LOCATION OF JOINT TRENCH
- RW --- PROPOSED RETAINING WALL
- FH --- PROPOSED CITY STANDARD FIRE HYDRANT AND FIRE HYDRANT ASSEMBLY
- C --- CITY STANDARD CLEANOUT
- M --- 48" CITY STANDARD MANHOLE
- SD --- PROPOSED PRIVATE STORM DRAIN (SEE GRADING AND DRAINAGE PLANS)
- S --- EXISTING SANITARY SEWER
- W --- EXISTING WATER
- F --- FLOODPLAIN BOUNDARY LINE
- OS --- 20' CITY ORDINANCE SETBACK LINE

PRELIMINARY KEY NOTES

- NOTE: UTILITIES ARE IN CONFORMANCE WITH THE LATEST VERSION OF THE CITY OF SAN LUIS OBISPO STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ◇ 8" REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE PER STD. 6550
 - ◇ FIRE HYDRANT ASSEMBLY PER STD. 6310
 - ◇ DOMESTIC 2" WATER SERVICE AND METER PER 6210
 - ◇ 4" FIRE WATER SERVICE PER STD. 6530
 - ◇ 8" DOUBLE CHECK BACKFLOW PREVENTION DEVICE PER STD. 6420
 - ◇ SEWER LATERAL SERVICE PER STD. 6810
 - ◇ 48" SEWER MANHOLE PER STD. 6610
 - ◇ SEWER CLEANOUT PER STD. 6710
 - ◇ 2" DOMESTIC BACKFLOW



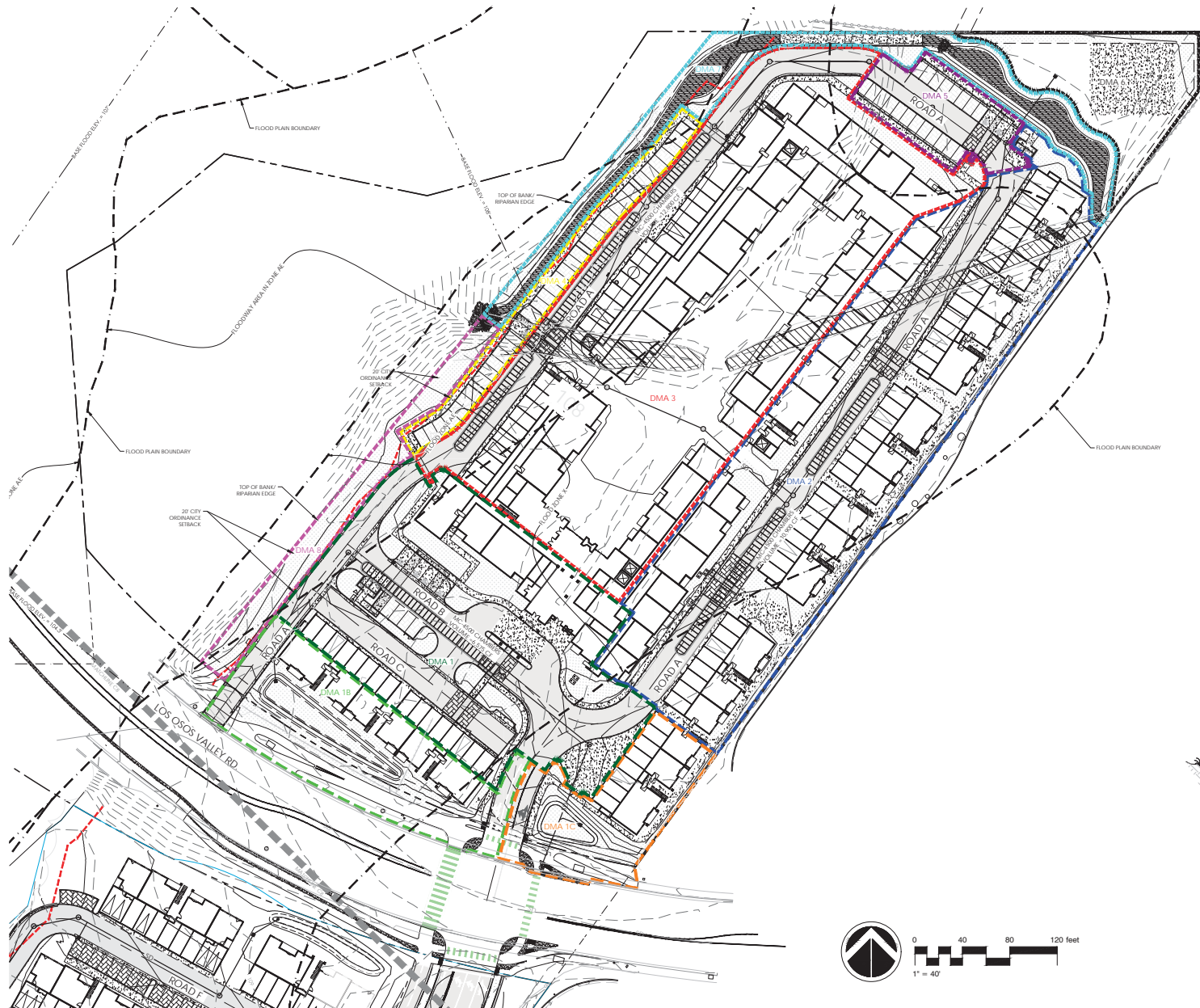
UTILITY PLAN - SOUTH
BROADSTONE VILLAGE

REZONE AND GPA PACKAGE

02 JANUARY 2025

1836-04-CU22

C6



LEGEND

- DMA 1A (49,844 SF)
- DMA 1B (23,023 SF)
- DMA 1C (14,224 SF)
- DMA 2 (74,345 SF)
- DMA 3 (92,605 SF)
- DMA 4 (8,535 SF) SELF RETAINING
- DMA 5 (8,631 SF) SELF RETAINING
- DMA 6 SELF TREATING LANDSCAPE (13,210 SF)
- DMA 7 (16,861 SF) SELF TREATING WETLAND MITIGATION
- DMA 8 (8,592 SF) SELF TREATING LANDSCAPE

PROJECT STATISTICS

(A) EXISTING CONDITION

IMPERVIOUS AREA: 2,605 SF

PERVIOUS AREA: 329,313 SF

(B) PROPOSED IMPROVEMENTS

TOTAL IMPERVIOUS AREA: 200,229 SF

PERMEABLE PAVER AREA: 7,541 SF

LANDSCAPE AREA: 73,502 SF

TOTAL PERVIOUS AREA: 81,044 SF

REQUIRED STORMWATER CONTROL MEASURES

TIER 1 - RUNOFF REDUCTION

- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

TIER 2 - WATER QUALITY (85th PERCENTILE = 1.15")

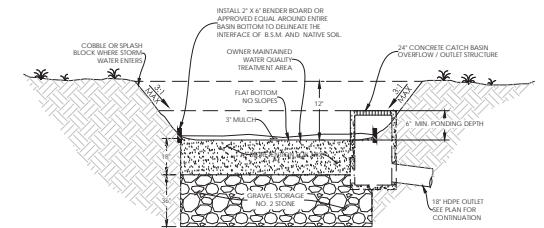
- ON-SITE RETENTION-BASED INFILTRATION

TIER 3 - RETAIN 95th PERCENTILE STORM EVENT (1.95")

- PAVERS WILL RETAIN AND INFILTRATE AN APPROXIMATE VOLUME OF 4,500 CF
- STORAGE CHAMBERS WILL RETAIN AND INFILTRATE APPROXIMATE VOLUME 26,805 CF

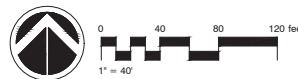
TIER 4 - PEAK MANAGEMENT

- BASIN AND STORAGE CHAMBERS ONSITE ARE SIZED TO DETAIN UP TO A THE DIFFERENCE IN THE 100-YEAR STORM WATER RUN-OFF OF THE UNDEVELOPED SITE AND THE 100-YEAR STORM WATER RUN-OFF OF THE DEVELOPED SITE.



- NOTES:**
1. BI-RETENTION SOIL MIX (B.S.M.) SHALL BE 60 TO 70% SAND, 15 TO 25% COMPOST, AND 10 TO 20% CLEAN TOPSOIL. THE ORGANIC CONTENT SHALL BE 8 TO 12% AND PH RANGE SHALL BE 5.5 TO 7.5
 2. STONE MATERIAL SHALL BE WASHED, OPEN GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE.
 3. NATIVE SOIL BENEATH INFILTRATION BED SHALL BE OVER-EXCAVATED A MINIMUM OF 1' 0" AND REPLACED UNIFORMLY WITHOUT COMPACTION.
 4. INSTALL BENDER BOARDS WITH 1" BROWWOOD STAKES, ON B.S.M. SIDE, AT 4" CENTERS. SPlice BENDER BOARD WITH 1" x 4" x 24" SPICE BOARD. PROVIDE 2" OF EXPOSED BENDER BOARD ABOVE B.S.M.

(A) BIORETENTION TREATMENT FACILITY
NTS



LEGEND

- DMA 9 (11,924 SF) SELF RETAINING
- DMA 10 (38,140 SF)
- DMA 11 (124,013 SF)
- DMA 12 (37,846 SF)
- DMA 13 (18,140 SF)
- DMA 14 (32,434 SF)
- DMA 15 (24,271 SF) SELF TREATING

PROJECT STATISTICS

(A) EXISTING CONDITION

IMPERVIOUS AREA: 0 SF
 PERVIOUS AREA: 286,768 SF

(B) PROPOSED IMPROVEMENTS

TOTAL IMPERVIOUS AREA: 206,094 SF
 PERMEABLE PAVER AREA: 10,548 SF
 LANDSCAPE AREA: 70,126 SF
 TOTAL PERVIOUS AREA: 80,674 SF

REQUIRED STORMWATER CONTROL MEASURES

TIER 1 - RUNOFF REDUCTION

- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

TIER 2 - WATER QUALITY (85th PERCENTILE = 1.15")

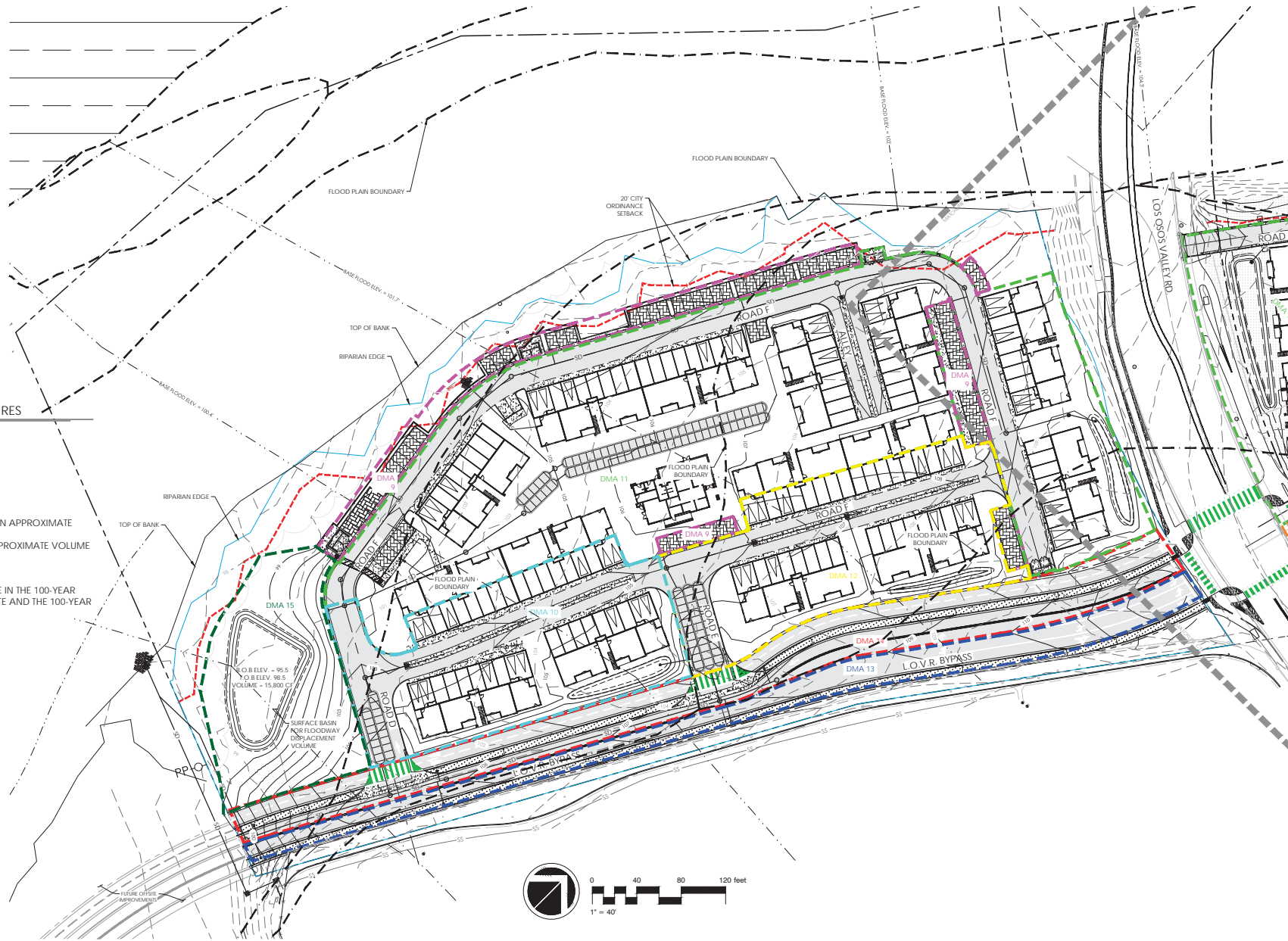
- ON-SITE RETENTION-BASED INFILTRATION

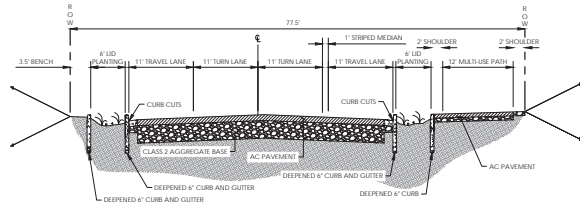
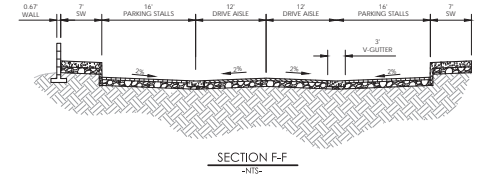
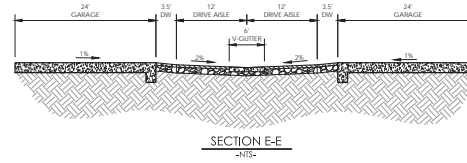
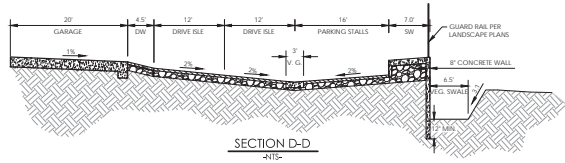
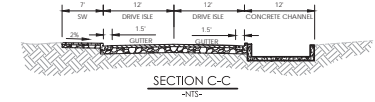
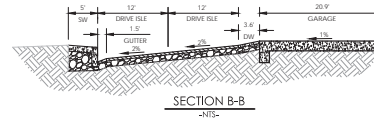
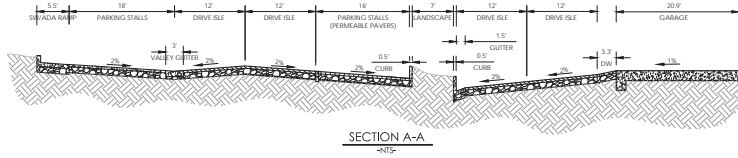
TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.95")

- ROADSIDE SWALES WILL RETAIN AND INFILTRATE AN APPROXIMATE VOLUME OF 10,000 CF
- RETENTION BASIN WILL RETAIN AND INFILTRATE APPROXIMATE VOLUME 31,000 CF

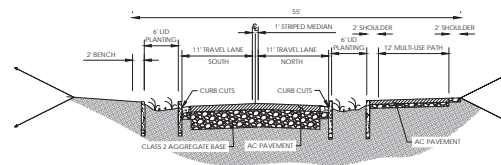
TIER 4 - PEAK MANAGEMENT

- BASIN IS SIZED TO DETAIN UP TO A THE DIFFERENCE IN THE 100-YEAR STORM WATER RUN-OFF OF THE UNDEVELOPED SITE AND THE 100-YEAR STORM WATER RUN-OFF OF THE DEVELOPED SITE.



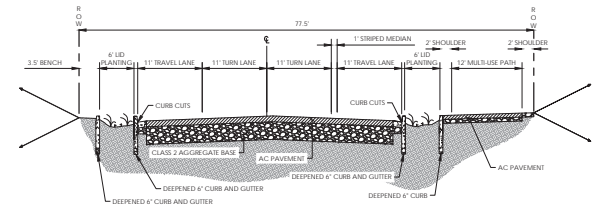
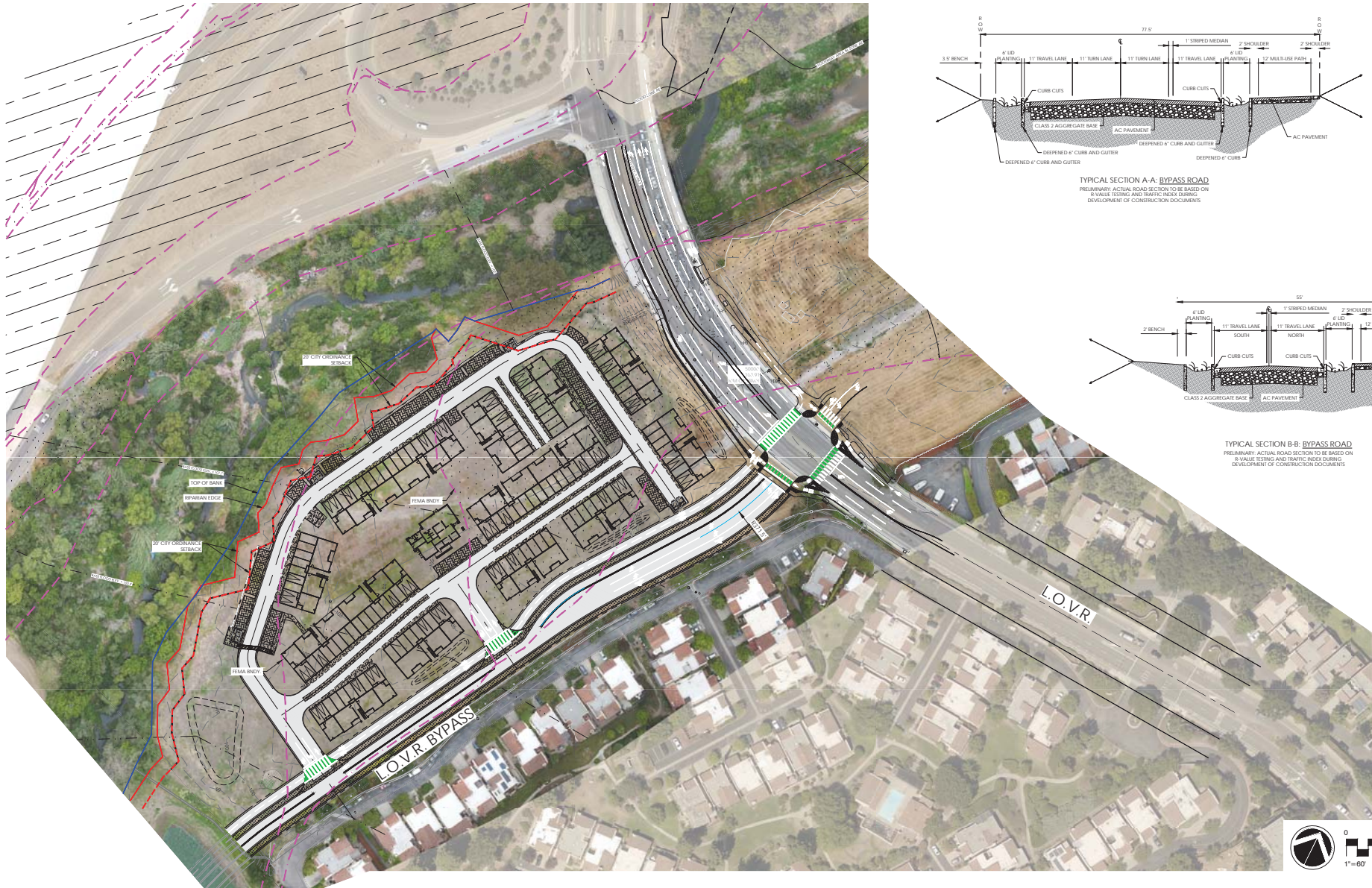


PRELIMINARY ACTUAL ROAD SECTION TO BE BASED ON 8-VALUE TESTING AND TRAFFIC INDEX DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

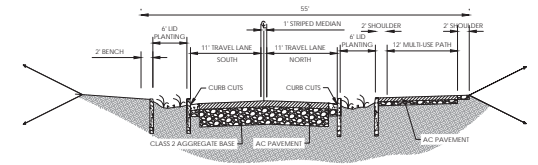


PRELIMINARY ACTUAL ROAD SECTION TO BE BASED ON 8-VALUE TESTING AND TRAFFIC INDEX DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS





TYPICAL SECTION A-A: BYPASS ROAD
 PRELIMINARY: ACTUAL ROAD SECTION TO BE BASED ON
 8" VALUE TESTING AND TRAFFIC INDEX DURING
 DEVELOPMENT OF CONSTRUCTION DOCUMENTS



TYPICAL SECTION B-B: BYPASS ROAD
 PRELIMINARY: ACTUAL ROAD SECTION TO BE BASED ON
 8" VALUE TESTING AND TRAFFIC INDEX DURING
 DEVELOPMENT OF CONSTRUCTION DOCUMENTS