

VICINITY MAP
NTS

PROJECT INFO:

APN: 007-621-079
 FLOOD ZONE: ZONE 'X' - MAP No. 06079C1602G
 EXISTING EASEMENTS: NONE
 PROPOSED EASEMENTS: 10' WIDE PUBLIC UTILITY EASEMENT, 15' WIDE PUBLIC UTILITY EASEMENT, 20' WIDE PUBLIC ACCESS EASEMENT, 25' WIDE PUBLIC ACCESS EASEMENT, 11.62 ac (506,147 sq-ft) AGRICULTURE (AG), TRAFFIC WAY MIXED USE (TMU D-2.11), TRAFFIC WAY MIXED USE (TMU D-2.11), VILLAGE RESIDENTIAL (VR), VILLAGE MIXED USE (VMU), SPECIFIC PLAN OVERLAY (SP), 4.5 DWELLING UNITS PER ACRE, 58 DWELLINGS / 11.62 AC = 5.0 DU/AC

GROSS AREA (NET): 4,476 sq-ft TO 9,321 sq-ft (58 TOTAL)
 EX. ZONING & LAND USE: 14,602 sq-ft (1 TOTAL)
 PROP ZONING & LAND USE: 17,294 sq-ft (1 TOTAL)

ALLOWABLE DENSITY: 4.5 DWELLING UNITS PER ACRE
 PROPOSED DENSITY: 58 DWELLINGS / 11.62 AC = 5.0 DU/AC

TOTAL UNITS PROPOSED: 58

RESIDENTIAL LOTS: 4,476 sq-ft TO 9,321 sq-ft (58 TOTAL)
 HOA (LOT 59): 14,602 sq-ft (1 TOTAL)
 REMAINDER (LOT 60): 17,294 sq-ft (1 TOTAL)

PARKING (INTERNAL): 68 CURB SIDE SPACES (46 INTERNAL LOTS)
 PARKING (EAST CHERRY - SOUTH): 18 CURB SIDE SPACES (12 LOTS)

APPLICANT INFO:

NKT DEVELOPMENT
 CONTACT: NICK TOIMPKINS
 684 HIGUERA STREET, SUITE B
 SAN LUIS OBISPO, CA 93401
 PHONE: 805-541-9004

PREPARER'S STATEMENT:

THIS PLAN SET WAS PREPARED BY:
 RRM DESIGN GROUP
 3765 S. HIGUERA ST., STE. 102
 SAN LUIS OBISPO, CA 93401
 PH (805) 543-1794

UNDER THE DIRECTION OF:
 ROBERT CAMACHO, P.E. 76,597

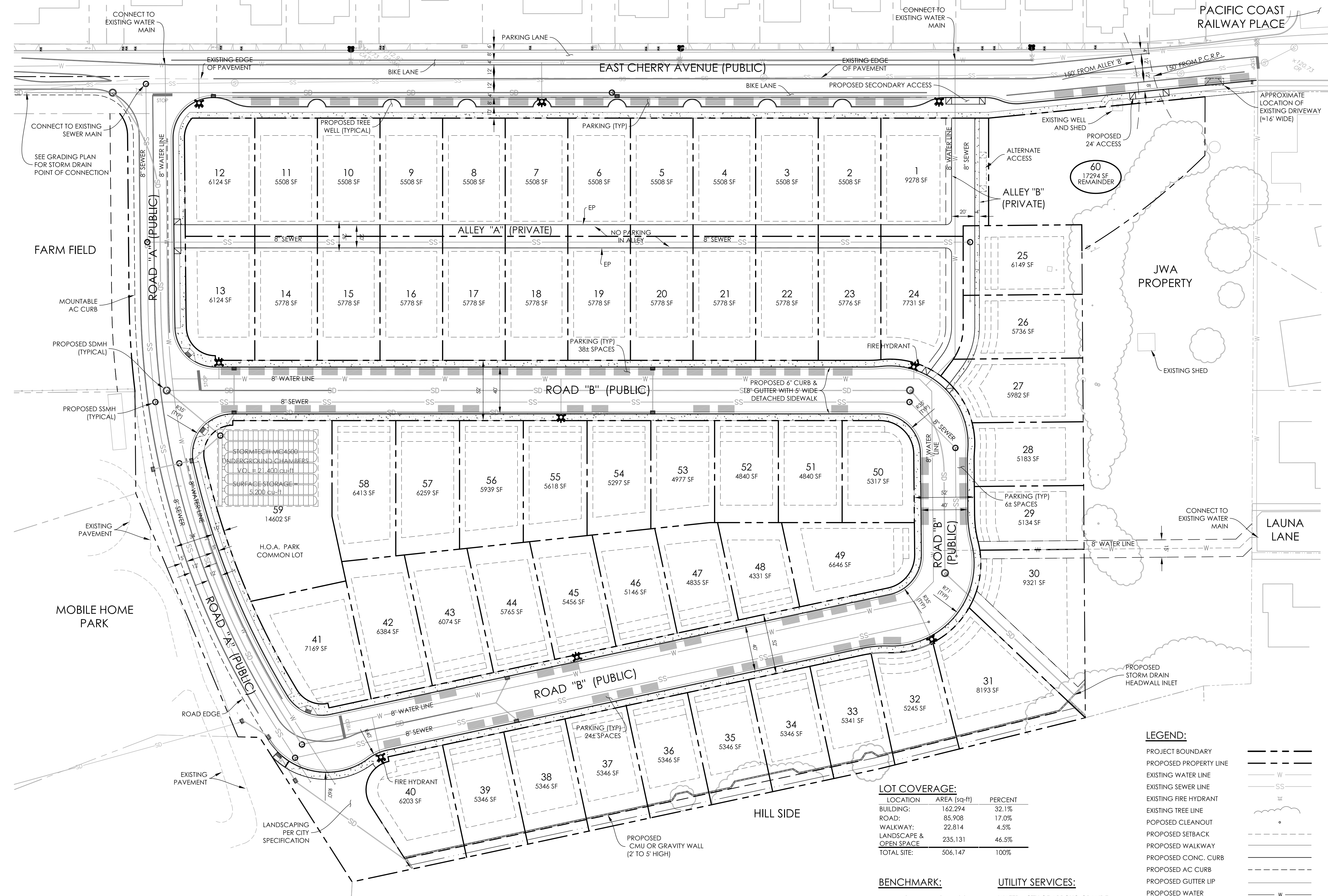
OWNER'S CERTIFICATE:

WE HEREBY CONSENT TO THE DEVELOPMENT OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

NKT DEVELOPMENT
 684 HIGUERA STREET, SUITE B
 SAN LUIS OBISPO, CA 93401

LEGAL DESCRIPTION:

PARCEL 'D' OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 09-003, RECORDED IN DOCUMENT NO. 2010023952 IN THE COUNTY RECORDER'S OFFICE, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA. APN: 007-621-079



LOT COVERAGE:

LOCATION	AREA (sq-ft)	PERCENT
BUILDING:	162,294	32.1%
ROAD:	85,908	17.0%
WALKWAY:	22,814	4.5%
LANDSCAPE & OPEN SPACE:	235,131	46.5%
TOTAL SITE:	506,147	100%

BENCHMARK:
 THE BENCH MARK FOR THIS SURVEY BEING CITY OF ARROYO GRANDE BENCH MARK NO. 30.
 ELEVATION=88.66 FEET
 ENGINEERING (DATUM UNKNOWN)

UTILITY SERVICES:
 WATER: CITY OF ARROYO GRANDE
 SEWER: CITY OF ARROYO GRANDE
 PHONE: AT&T
 ELEC: PACIFIC GAS & ELECTRIC
 GAS: SOUTHERN CAL. GAS COMPANY
 CABLE: CHARTER COMMUNICATIONS

LEGEND:

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- PROPOSED CLEANOUT
- PROPOSED SETBACK
- PROPOSED WALKWAY
- PROPOSED CONC. CURB
- PROPOSED AC CURB
- PROPOSED GUTTER LIP
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED SD INLET
- PROPOSED WALL

