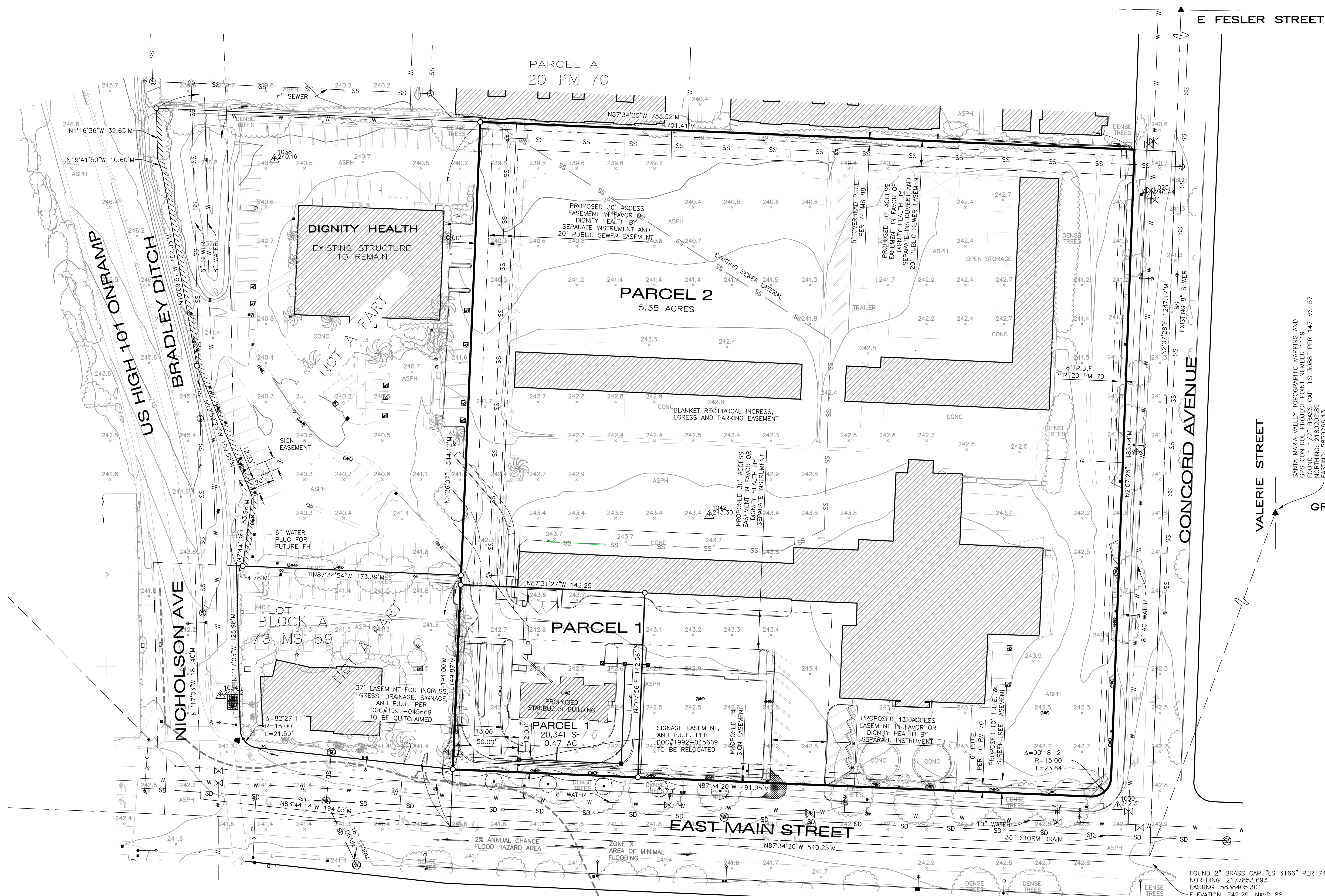


N:\2022\22-309 - 1313 E. Main Street - Tentative Map (22-309).dwg, 24x36 TWP, 1, Oct 07, 2024 9:27am, LRichardson



ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLD	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FLOW LINE	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

SYMBOL LEGEND:

—	FENCE LINE	—	RETAINING WALL
SS	SEWER MAIN	PG&E	PG&E BOX
W	WATER MAIN	GM	GAS METER
G	GAS MAIN	TELE	TELEPHONE BOX
ETC	ELEC/TELEPHONE/CABLE	SI	SIGNAL BOX
OHE	OVERHEAD ELECTRIC	CAV	CABLE T.V. BOX
—	DROP INLET AT CURB	ELEC	ELECTRIC BOX
—	DROP INLET	TELE	TELEPHONE MANHOLE
—	STORM DRAIN MANHOLE	—	—
—	FIRE HYDRANT	—	—
—	WATER WELL	—	—
—	WATER VALVE	—	—
—	WATER METER	—	—
—	SEWER MANHOLE	—	—
—	SEWER CLEANOUT	—	—
—	MONITORING WELL	—	—
—	ACCESS RIGHTS DENIED	—	—

SANTA MARIA VALLEY TOPOGRAPHIC MAPPING AND GPS CONTROL PROJECT POINT NUMBER 1119 FOUND 1 1/2" BRASS CAP "LS 3088" PER 147 MS 57
 NORTHING: 2180202.89
 EASTING: 5839266.13
 MAPPING ANGLE: -1'22'27.94"
 ELLIPSOID: 120.556
 COMBINATION FACTOR: .99992267

SUBDIVISION NOTES:

OWNER: DDS PARTNERSHIP
 PO BOX 5759
 SANTA MARIA, CA 93456

ASSESSOR'S PARCEL NUMBER: 128-120-003

ZONING: PD/C2
 PLANNED DEVELOPMENT/GENERAL COMMERCIAL

AGENT: LAURIE TAMURA
 URBAN PLANNING CONCEPTS
 2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 805-934-5760
 laurie@urbanplanningconcepts.com

UTILITIES: CABLE TV: COMCAST
 ELECTRIC: PACIFIC GAS & ELECTRIC
 GAS: SOUTHERN CAL GAS
 TELEPHONE: VERIZON
 WATER & SEWER: CITY OF SANTA MARIA

SURVEYOR: KERRY MARGASON
 MBS LAND SURVEYS
 3559 SOUTH FIGUERA STREET
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 kmrgason@mbslandsurveys.com

FLOOD ZONE: X
 AREAS OF MINIMAL FLOODING PER FIRM 0608C0185F (EFFECTIVE DATE: 9/30/2005)

SITE DATA:
 ADDRESS: 1301 AND 1313 EAST MAIN STREET, SANTA MARIA
 NORTHING: 2177853.693
 EASTING: 5838405.301
 ELEVATION: 242.29' NAVD 88
 MAPPING ANGLE: -1'22'33.444"
 ELLIPSOID: 123.43
 COMBINATION FACTOR: .99992224

ASSESSOR'S PARCEL NO. APN 128-120-003
 NUMBER OF PARCELS: TWO COMMERCIAL
 AREA: 5.8 ACRES

FLOOD DESIGNATION:
 FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA PANEL 0608C0185F, EFFECTIVE DATE: 9/30/2005.

BASIS OF COORDINATES AND BEARINGS:
 THE COORDINATES AND BEARINGS AS MEASURED AND SHOWN HEREON ARE ON GRID AND ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5 0405, (1992) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE SANTA MARIA VALLEY TOPOGRAPHIC MAPPING AND GPS CONTROL PROJECT POINT NUMBER 1119 (147 RS 057).

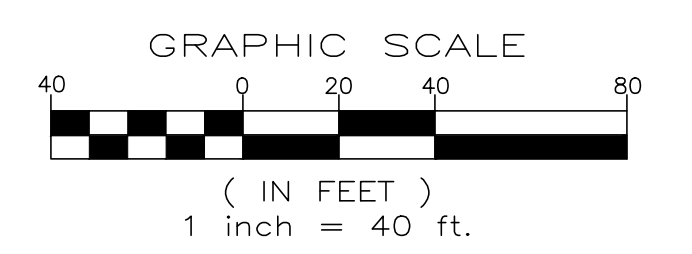
MAPPING ANGLE AND GRID FACTOR

STATION	NORTHING(N)	EASTING(E)	MAPPING ANGLE	COMBINATION FACTOR	ELEV (88)	ELLIP.HPT.
#1119	2180202.89	5839266.13	-1'22'27.94"	0.99992267	241.64	120.56

MEASURED DISTANCES SHOWN HEREON OR INVERSED FROM COORDINATES SHOWN HEREON ARE IN REFERENCE TO CCS83. TO APPROXIMATE LOCAL GROUND DISTANCES DIVIDE BY THE COMBINATION FACTOR PROVIDED HEREON.

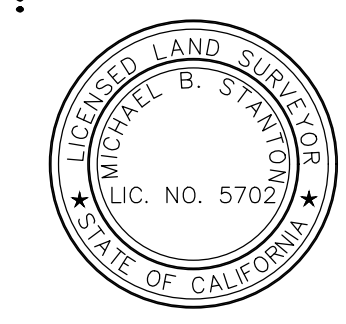
BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS A FOUND SANTA MARIA VALLEY TOPOGRAPHIC MAPPING AND GPS CONTROL PROJECT (147 RS 57) POINT NUMBER 1119, BEING A 1 1/2" IRON PIPE WITH BRASS CAP "LS 3088" IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF VALERIE STREET & GREGORY STREET AS SHOWN.

ELEVATION = 241.64' NAVD 88



SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY CENTRAL COAST AERIAL MAPPING, PHOTOGRAPHY DATED 10-14-2022, JOB NO. 22-235, WITH GROUND CONTROL SET BY MBS LAND SURVEYS. CONTACT: ROBERT MEXIA, CCAM 805-543-4307

Michael B. Stanton 10/7/24
 MICHAEL B. STANTON, PLS 5702 DATE



TENTATIVE PARCEL MAP 6039

BEING A SUBDIVISION OF PARCEL B OF FOXEN PARCEL MAP TRACT 5237 AS SHOWN ON MAP FILED IN BOOK 20 AT PAGE 70 OF PARCEL MAPS, IN THE CITY OF SANTA MARIA, CALIFORNIA

AT THE REQUEST OF DDS PARTNERSHIP
 MICHAEL B. STANTON, PLS 5702
 3559 SOUTH FIGUERA ST.
 SAN LUIS OBISPO, CA 93401
 805-594-1960

