

BELLECREST RESIDENCES TENTATIVE TRACT MAP for TRACT 6040

PROJECT INFORMATION

EXISTING PARCELS
(128-052-014) = 11.07 ACRES
(128-052-023) = 3.36 ACRES
GROSS AREA: 14.43 ACRES
NUMBER OF LOTS: 142 RESIDENTIAL / 4 COMMON LOT
EXISTING ZONING: PD/R-1
PROPOSED ZONING: R-2 (MEDIUM DENSITY)
142 UNITS (9.84 UNITS/ACRE)

UTILITIES

WATER: CITY OF SANTA MARIA
SEWER: CITY OF SANTA MARIA
ELECTRICITY: PACIFIC GAS & ELECTRIC
GAS: S.D. CALIF. GAS COMPANY
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: COMCAST CABLE

FLOOD INFORMATION

THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE DIVISION 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.

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DESIGN OF THIS SUBDIVISION WILL IN NO WAY CONFLICT WITH EASEMENTS REQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THIS SUBDIVISION.

F.I.R.M. INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) AND FLOOD INSURANCE RATE MAP (F.I.R.M.) CERTIFICATE: [COMPLETE AND SIGN PRIOR TO APPROVAL OF GRADING PLAN]

COMMUNITY NUMBER: 060336 PANEL NUMBER: 0187F
DATE OF F.I.R.M. SEPT. 30, 2005 DATE OF F.I.R.M. AMENDMENTS:
F.I.R.M. ZONE: X

THE LOWEST FLOOR ELEVATION IN ALL A-ZONES, WHERE BASE FLOOD ELEVATIONS ARE UTILIZED, WILL BE FIELD CHECKED, "AS-BUILT" AND CERTIFIED PRIOR TO OCCUPANCY OF THE STRUCTURES BY A LICENSED CIVIL ENGINEER, LAND SURVEYOR OR ARCHITECT AS REQUIRED TO COMPLY WITH THE CITY OF SANTA MARIA FLOOD PLAIN MANAGEMENT ORDINANCE AND F.E.M.A. REQUIRED INFORMATION FROM THE FLOOD INSURANCE RATE MAP.

ELEVATION DATUM USED ON THE F.I.R.M. FOR BASE FLOOD ELEVATION

N.A.V.D. '88 DATUM.

I CERTIFY THAT THE INFORMATION ON THIS CERTIFICATE REPRESENTS MY BEST EFFORTS TO INTERPRET THE DATA AVAILABLE. I UNDERSTAND THAT ANY FALSE STATEMENT MAY BE PUNISHABLE BY FINE OF IMPRISONMENT UNDER 18 U.S. CODE, SECTION 1001.

CERTIFIER'S NAME: RUSSELL J. GARRISON LICENSE NUMBER: R.C.E. 59967
TITLE: CHIEF ENGINEER CITY: SANTA MARIA
ADDRESS: 2624 AIRPARK DRIVE STATE: CALIFORNIA ZIP: 93455 PHONE: (805) 934-5767

RUSSELL J. GARRISON, P.E. DATE:

EXISTING EASEMENT INFORMATION

- 5 AN EASEMENT FOR PUBLIC STREET, GENERAL PUBLIC UTILITIES, TELEPHONE AND CABLE T.V. PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT NO. 2005-0087329 OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR PUBLIC STREET, GENERAL PUBLIC UTILITIES, TELEPHONE AND CABLE T.V. PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT NO. 2005-0087330 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 2006 AS INSTRUMENT NO. 2006-0070001 OF OFFICIAL RECORDS.
- 8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 2006 AS INSTRUMENT NO. 2006-0070002 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

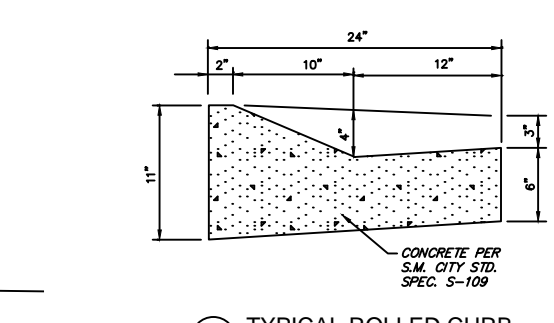
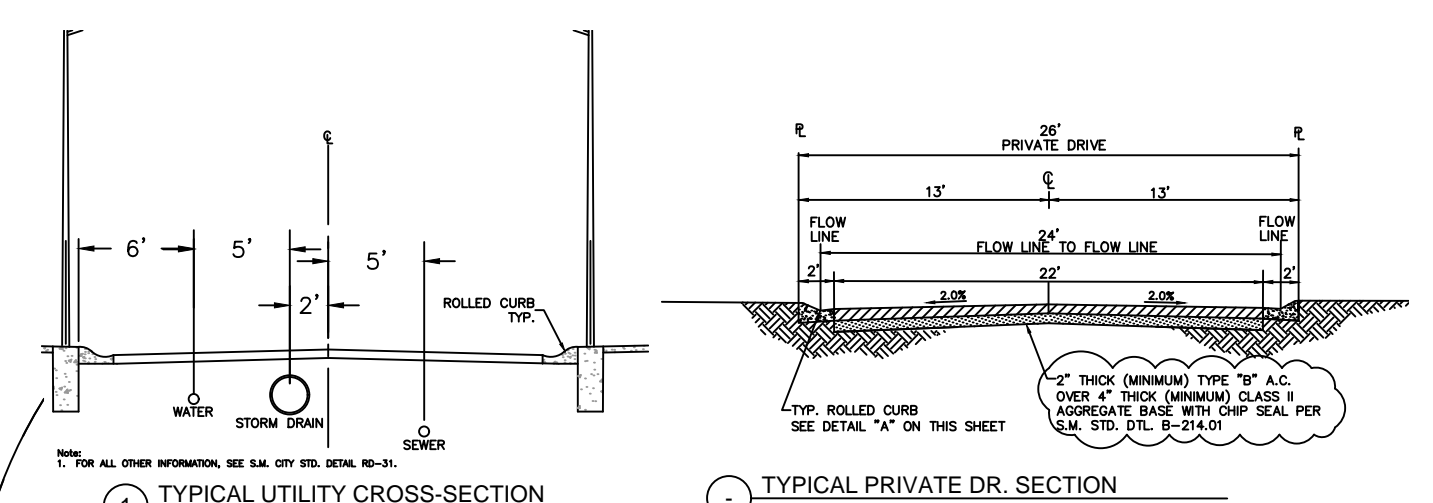
1 GRANTED TO: BELLECREST RESIDENCES
PURPOSE: EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, LANDSCAPING, UTILITIES AND SHARED USE FACILITIES.
RECORDED: RECORDED OVER LOTS 143-146

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N85°17'20" W BETWEEN TWO FOUND BRASS CAP MONUMENTS STAMPED L.S. 4597 IN MONUMENT WELLS AT INTERSECTIONS OF MAIN STREET AND NAVARRA WAY, AND MAIN STREET AND PANTHER DRIVE (FORMERLY FREMONT STREET) AS SHOWN ON TRACT MAP NO. 5886 RECORDED IN BOOK 201 OF MAPS, PAGES 68-75.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS BASED ON AN OPUS SOLUTION AT THE FOUND 3" BRASS CAP AT THE INTERSECTION OF ROLAND DRIVE AND SPRUCE DRIVE. ELEVATION = 245.03' (NAVD88)

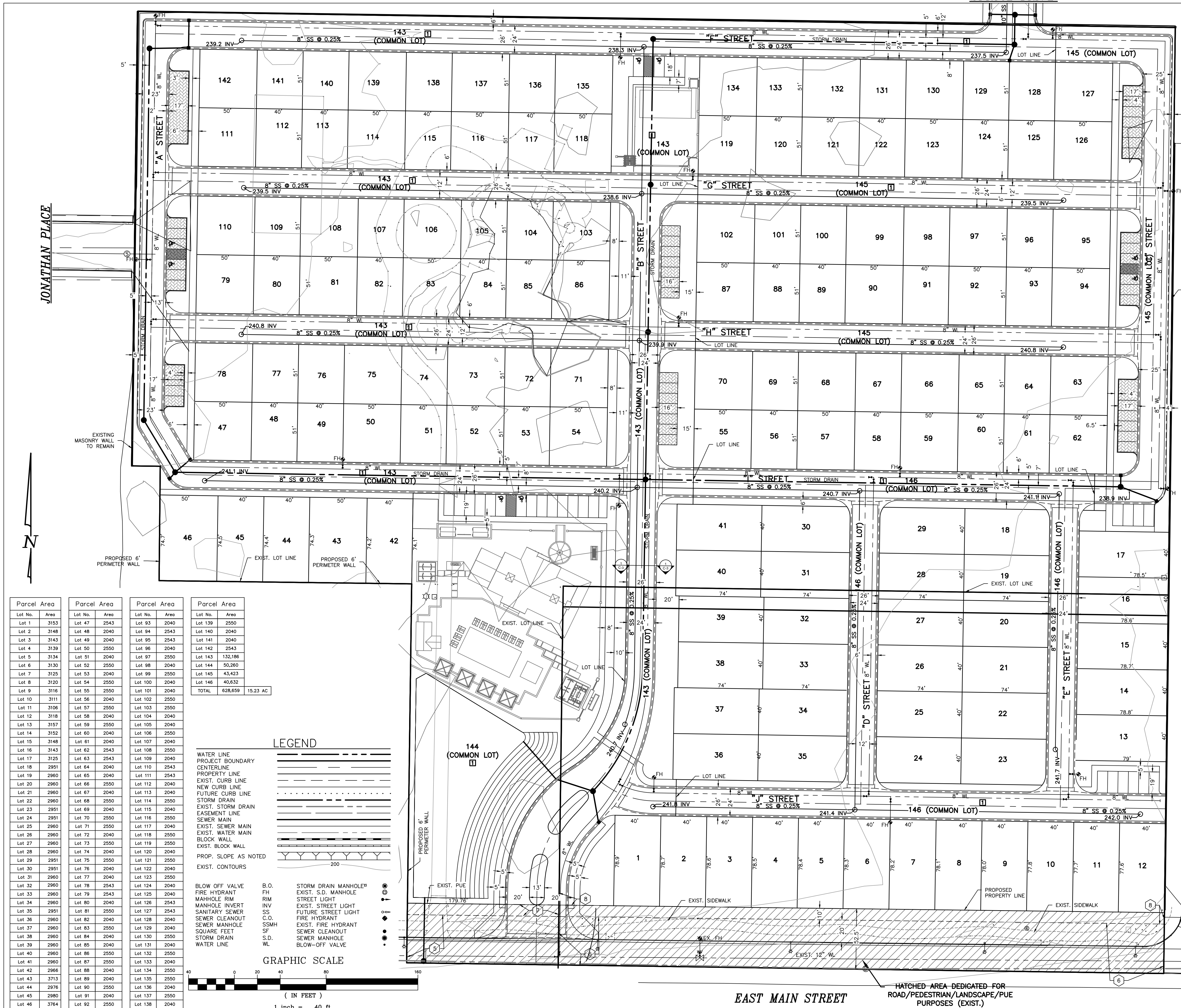


Parcel Area	Parcel Area	Parcel Area	Parcel Area
Lot No. Area	Lot No. Area	Lot No. Area	Lot No. Area
Lot 1 3153	Lot 47 2543	Lot 93 2040	Lot 139 2550
Lot 2 3148	Lot 48 2040	Lot 94 2543	Lot 140 2040
Lot 3 3143	Lot 49 2040	Lot 95 2543	Lot 141 2040
Lot 4 3139	Lot 50 2550	Lot 96 2040	Lot 142 2543
Lot 5 3134	Lot 51 2040	Lot 97 2550	Lot 143 132,186
Lot 6 3130	Lot 52 2550	Lot 98 2040	Lot 144 50,260
Lot 7 3125	Lot 53 2040	Lot 99 2550	Lot 145 43,423
Lot 8 3120	Lot 54 2550	Lot 100 2040	Lot 146 40,632
Lot 9 3116	Lot 55 2550	Lot 101 2040	TOTAL 628,659 15.23 AC
Lot 10 3111	Lot 56 2040	Lot 102 2550	
Lot 11 3106	Lot 57 2550	Lot 103 2550	
Lot 12 3101	Lot 58 2040	Lot 104 2040	
Lot 13 3096	Lot 59 2550	Lot 105 2040	
Lot 14 3091	Lot 60 2040	Lot 106 2550	
Lot 15 3086	Lot 61 2040	Lot 107 2040	
Lot 16 3081	Lot 62 2543	Lot 108 2550	
Lot 17 3076	Lot 63 2543	Lot 109 2040	
Lot 18 2971	Lot 64 2040	Lot 110 2543	
Lot 19 2966	Lot 65 2040	Lot 111 2543	
Lot 20 2961	Lot 66 2550	Lot 112 2040	
Lot 21 2956	Lot 67 2040	Lot 113 2040	
Lot 22 2951	Lot 68 2550	Lot 114 2550	
Lot 23 2946	Lot 69 2040	Lot 115 2040	
Lot 24 2941	Lot 70 2550	Lot 116 2550	
Lot 25 2936	Lot 71 2550	Lot 117 2040	
Lot 26 2931	Lot 72 2040	Lot 118 2550	
Lot 27 2926	Lot 73 2550	Lot 119 2550	
Lot 28 2921	Lot 74 2040	Lot 120 2040	
Lot 29 2916	Lot 75 2550	Lot 121 2550	
Lot 30 2911	Lot 76 2040	Lot 122 2040	
Lot 31 2906	Lot 77 2040	Lot 123 2550	
Lot 32 2901	Lot 78 2543	Lot 124 2040	
Lot 33 2896	Lot 79 2543	Lot 125 2040	
Lot 34 2891	Lot 80 2040	Lot 126 2543	
Lot 35 2886	Lot 81 2550	Lot 127 2543	
Lot 36 2881	Lot 82 2040	Lot 128 2040	
Lot 37 2876	Lot 83 2550	Lot 129 2040	
Lot 38 2871	Lot 84 2040	Lot 130 2550	
Lot 39 2866	Lot 85 2040	Lot 131 2040	
Lot 40 2861	Lot 86 2550	Lot 132 2550	
Lot 41 2856	Lot 87 2550	Lot 133 2040	
Lot 42 2851	Lot 88 2040	Lot 134 2550	
Lot 43 3713	Lot 89 2040	Lot 135 2550	
Lot 44 2978	Lot 90 2550	Lot 136 2040	
Lot 45 2969	Lot 91 2040	Lot 137 2550	
Lot 46 3764	Lot 92 2550	Lot 138 2040	

LEGEND

- WATER LINE
- PROJECT BOUNDARY
- CENTERLINE
- PROPERTY LINE
- EXIST. CURB LINE
- NEW CURB LINE
- FUTURE CURB LINE
- STORM DRAIN
- EXIST. STORM DRAIN
- EASEMENT LINE
- SEWER MAIN
- EXIST. SEWER MAIN
- EXIST. WATER MAIN
- BLOCK WALL
- EXIST. BLOCK WALL
- PROP. SLOPE AS NOTED
- EXIST. CONTOURS
- B.O.
- FH
- RIM
- INV
- MANHOLE INVERT
- SANITARY SEWER
- SEWER CLEANOUT
- SEWER MANHOLE
- SQUARE FEET
- STORM DRAIN
- WATER LINE
- STORM DRAIN MANHOLE
- EXIST. S.D. MANHOLE
- STREET LIGHT
- EXIST. STREET LIGHT
- FUTURE STREET LIGHT
- FIRE HYDRANT
- EXIST. FIRE HYDRANT
- SEWER CLEANOUT
- SEWER MANHOLE
- BLOW-OFF VALVE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



BELLECREST RESIDENCES TENTATIVE TRACT MAP 6040

RUSSELL J. GARRISON RCE 59967 DATE

2624 AIRPARK DR., SANTA MARIA, CALIFORNIA 93455 (805) 934-5767

HATCHED AREA DEDICATED FOR ROAD/PEDESTRIAN/LANDSCAPE/PUE PURPOSES (EXIST.)