

MCR ENGINEERING
www.mcreng.com
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

REGISTERED PROFESSIONAL ENGINEER
No. C54088
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA
APPROVED:

TENTATIVE SUBDIVISION MAP FOR:

4-C RANCH

TRACT NO. 4087

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, T.1S., R.7E., M.D.B.M.,
SAN JOAQUIN COUNTY, CALIFORNIA

STREET SECTIONS

SITE PLAN

VICINITY MAP

PLAN REVISIONS

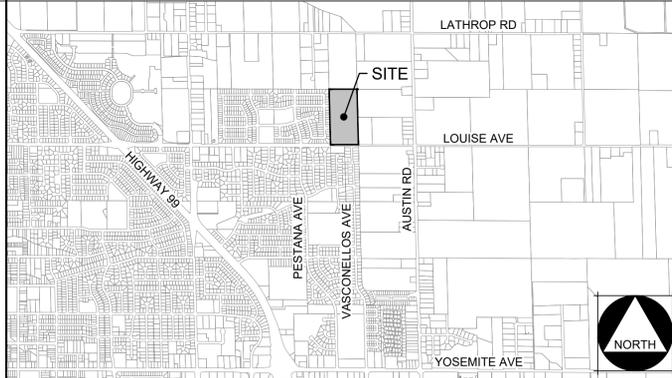
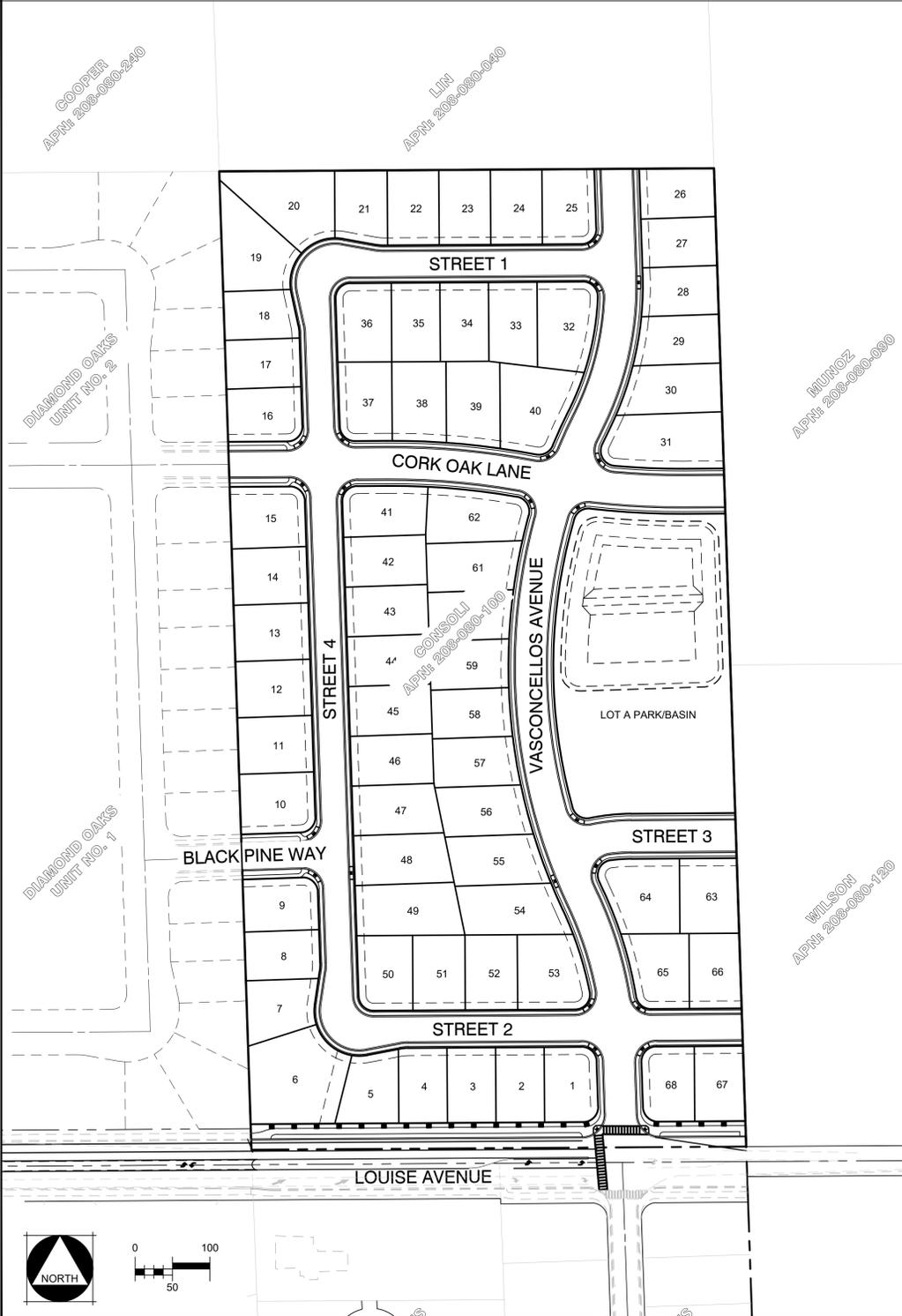
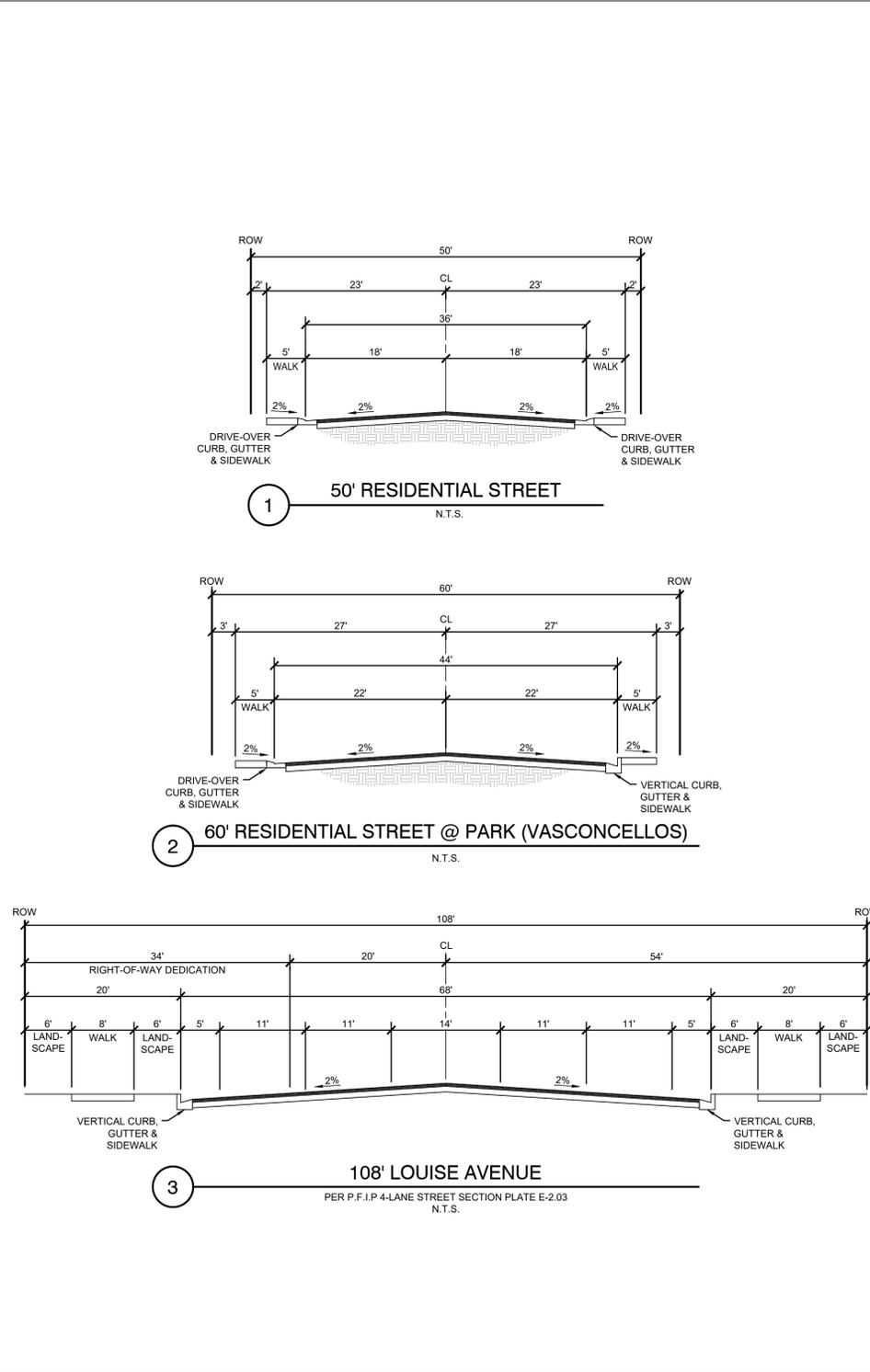
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TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH
GENERAL NOTES, KEY MAP AND LEGEND
9683 E LOUISE AVENUE
MANTECA, CA

811
Know what's below.
Call before you dig.
811 / 800-227-2600

JOB NO.: 20-117
DATE: JANUARY, 2025
SCALE: AS SHOWN
DR. BY: SLS/RP/RBP
CK. BY: DE

SHEET NO.
1
OF 5 SHEET

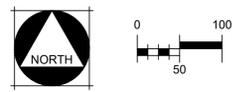


NOTES

- OWNER: PAULINE CONSOLI
PAULINE CONSOLI DECLARATION OF TRUST
9683 EAST LOUISE AVENUE
MANTECA, CA 95336
- APPLICANT: TONI RAYMUS
RAYMUS HOMES
1463 MOFFAT BOULEVARD, SUITE 5
MANTECA, CA 95336
- ENGINEER: MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
- NO. OF LOTS: 68 (SINGLE FAMILY RESIDENTIAL) & 1 PARK/BASIN
- PROPOSED LAND USE: SINGLE FAMILY HOME
- LAND USE: EXISTING: AGRICULTURAL
- ZONING: R1
- GENERAL PLAN: LDR (LOW DENSITY RESIDENTIAL)
- UTILITIES: WATER: CITY OF MANTECA
SEWER: CITY OF MANTECA
TELEPHONE: FRONTIER
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
IRRIGATION: S.S.J.I.D.
- APN: 208-080-10
- THIS SITE CONTAINS A SUBDIVISION WITH 68 LOT SINGLE FAMILY RESIDENTIAL LOTS AND A PARK/RESIDENTIAL BASIN LOT ON 20 +/- ACRES.
- THE PROPERTY HAS A GENTLE SLOPE WITH ELEVATIONS RANGING FROM 44'-41'.
- BOUNDARY LINES ARE BASED ON RECORD INFORMATION.
- EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
BENCHMARK: CITY OF MANTECA BENCHMARK NO. 30.
ELEVATION: 41.44
- ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON SITE SHALL BE ABANDONED PER SAN JOAQUIN COUNTY STANDARDS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES. P.U.E. NOT PROVIDED ALONG LOUISE AVENUE FRONTAGE.
- UTILITIES TO BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED BY GOVERNING AGENCIES
- THIS PROJECT MAY BE DEVELOPED IN PHASES. PARCEL MAPS MAY BE FILED ON PHASE BOUNDARIES FOR PURCHASE OF SALE OR FARMING.
LOT SUMMARY:
LOT A - COMMERCIAL: 2.09 ACRES

SHEET INDEX

#	SHEET TITLE
1	GENERAL NOTES, KEY MAP AND LEGEND
2	TOPOGRAPHIC SURVEY
3	DIMENSION PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN

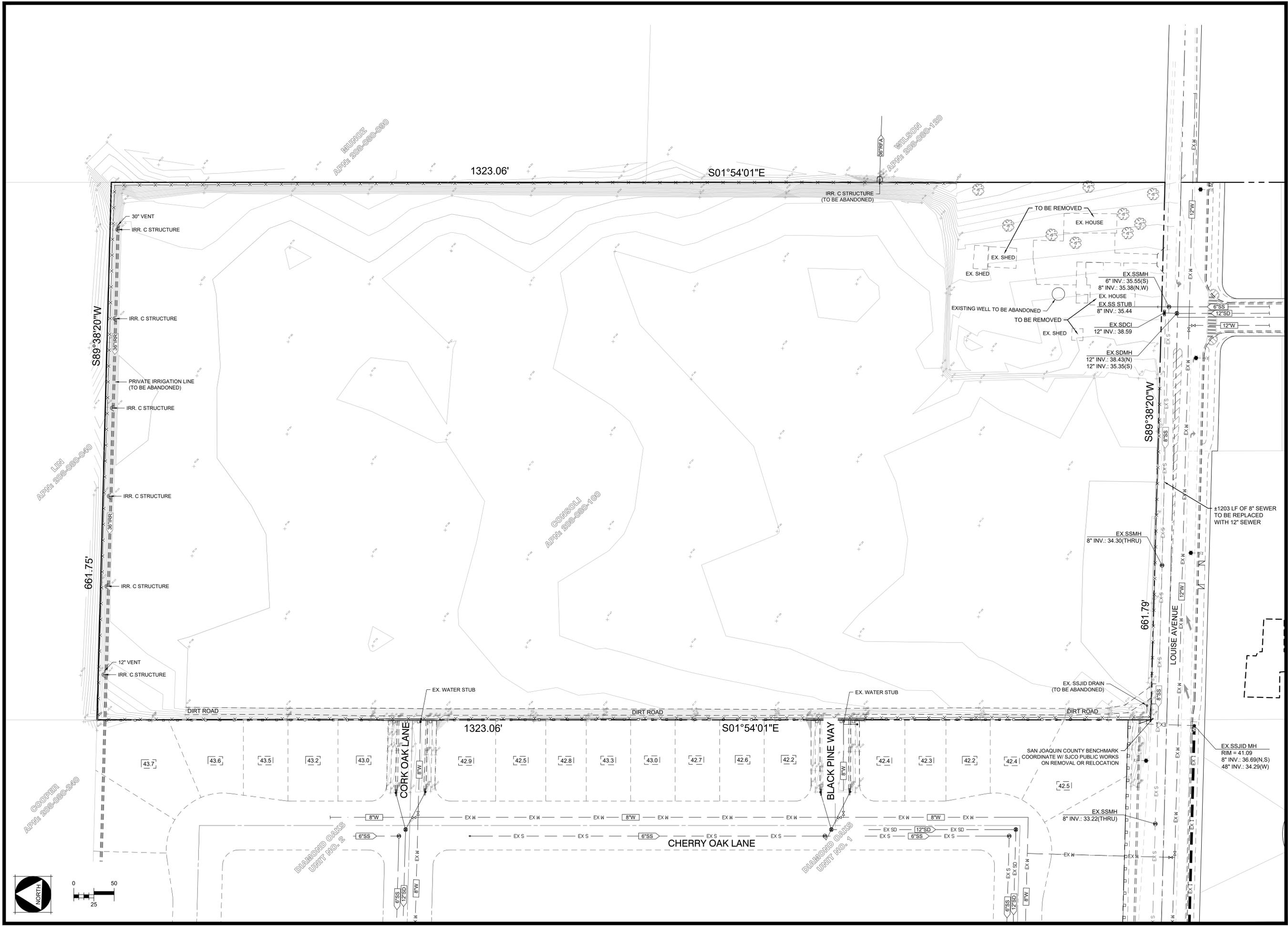


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MANTECA, CA

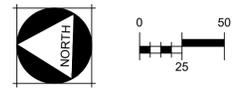
TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH
TOPOGRAPHIC SURVEY

9683 E LOUISE AVENUE

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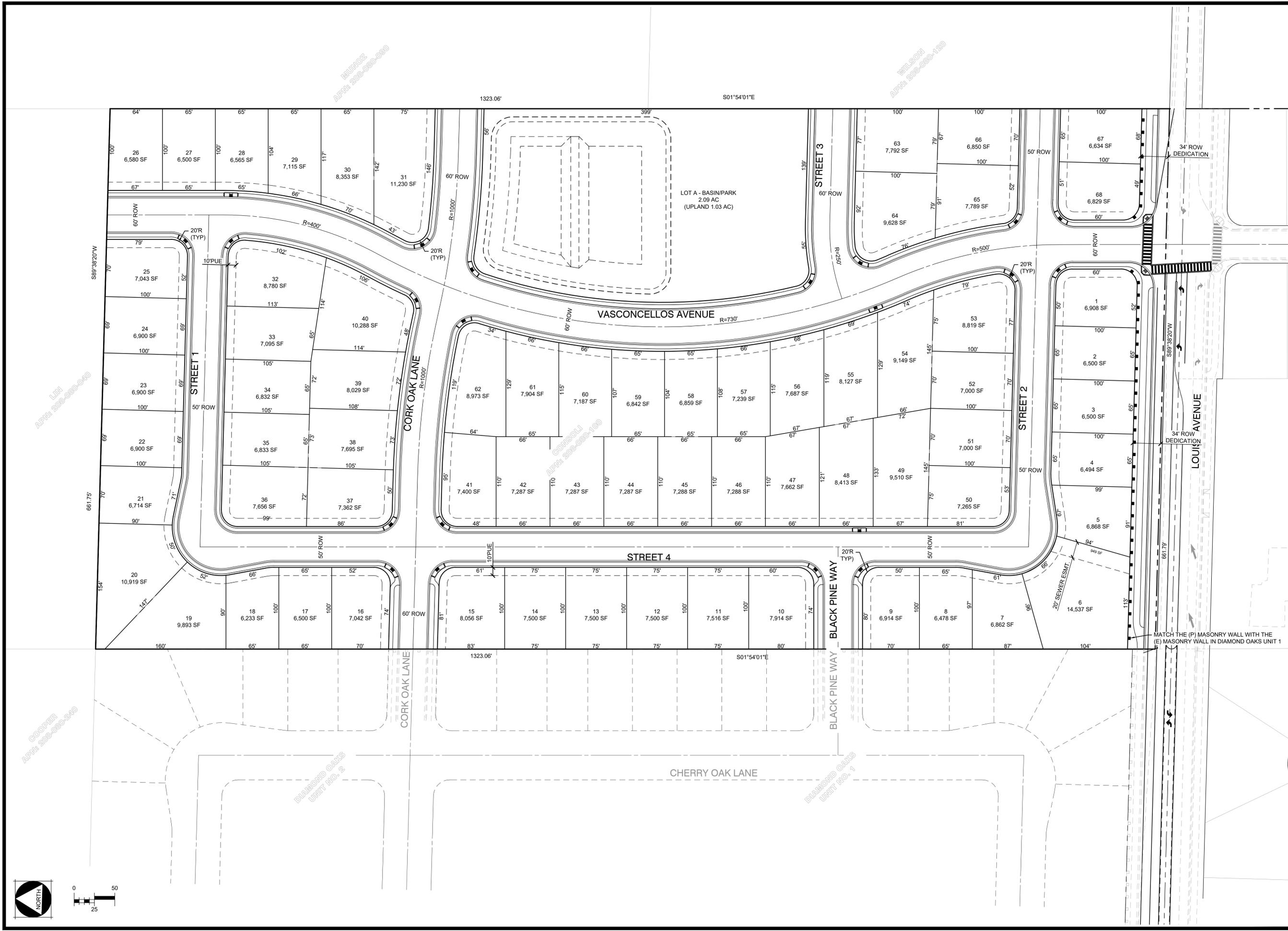
DIMENSION PLAN

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SHEET NO.
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COOPER
 APN: 208-080-240

LIN
 APN: 208-080-040

MUNOZ
 APN: 208-080-080

WILSON
 APN: 208-080-120

CONSOLI
 APN: 208-080-100

DIAMOND OAKS
 UNIT NO. 2

DIAMOND OAKS
 UNIT NO. 4

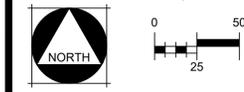
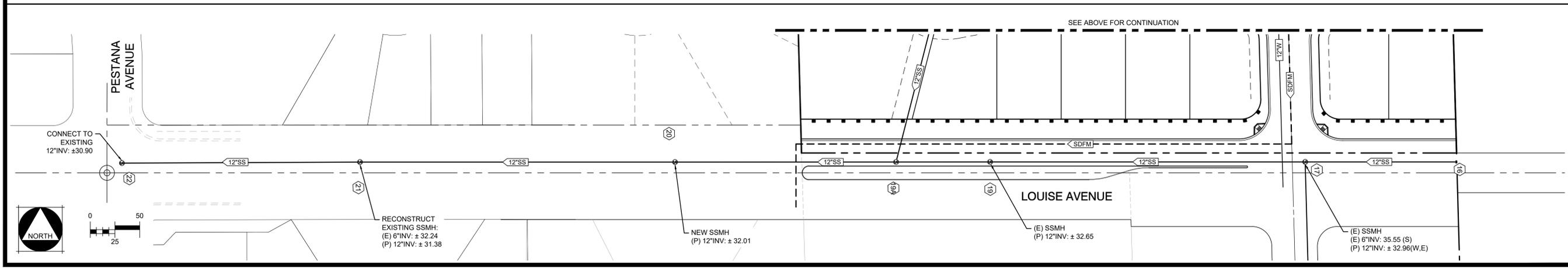
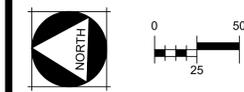
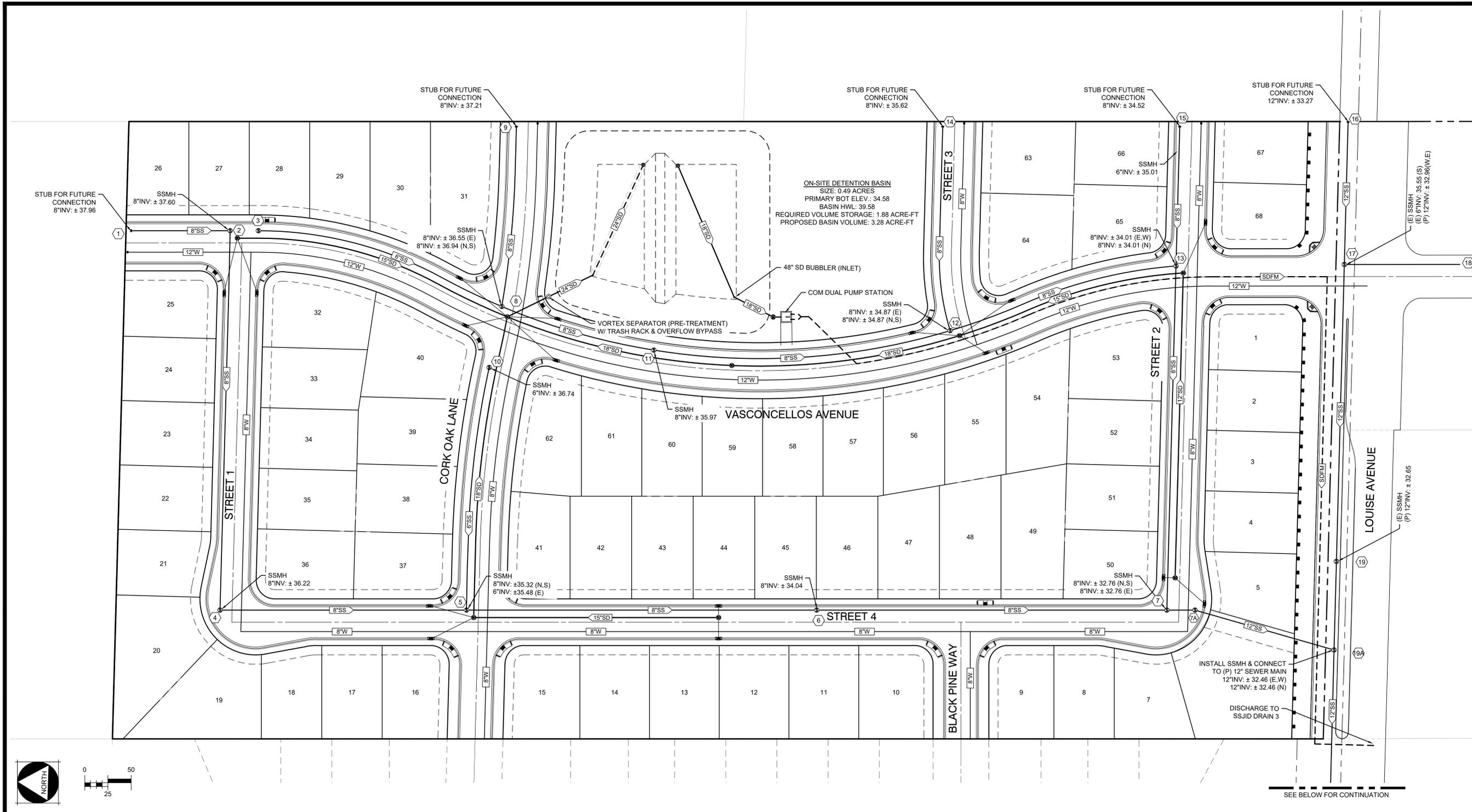


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TENTATIVE SUBDIVISION MAP FOR:
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 UTILITY PLAN

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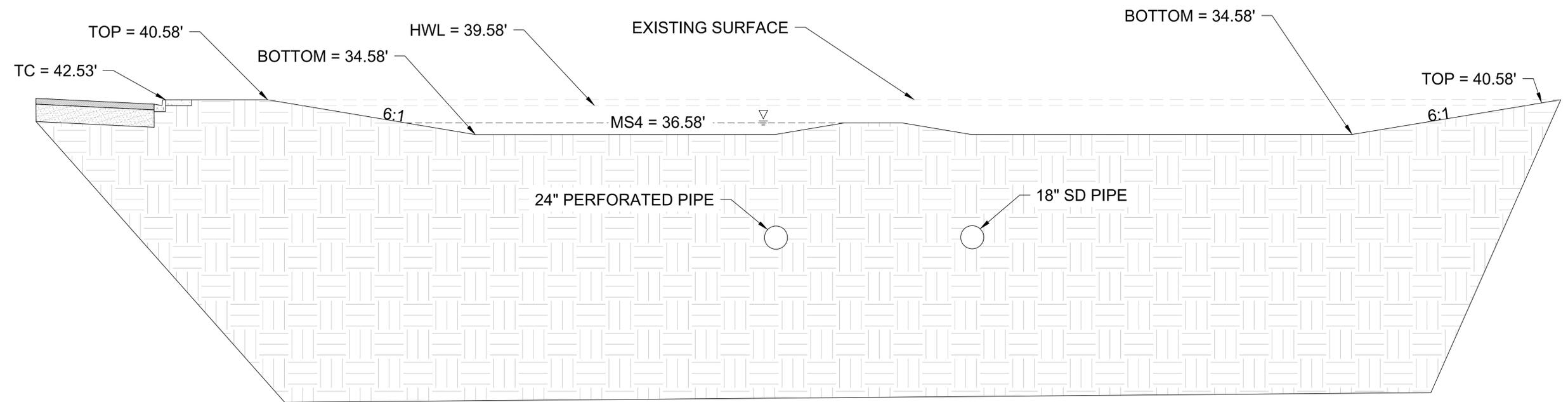
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