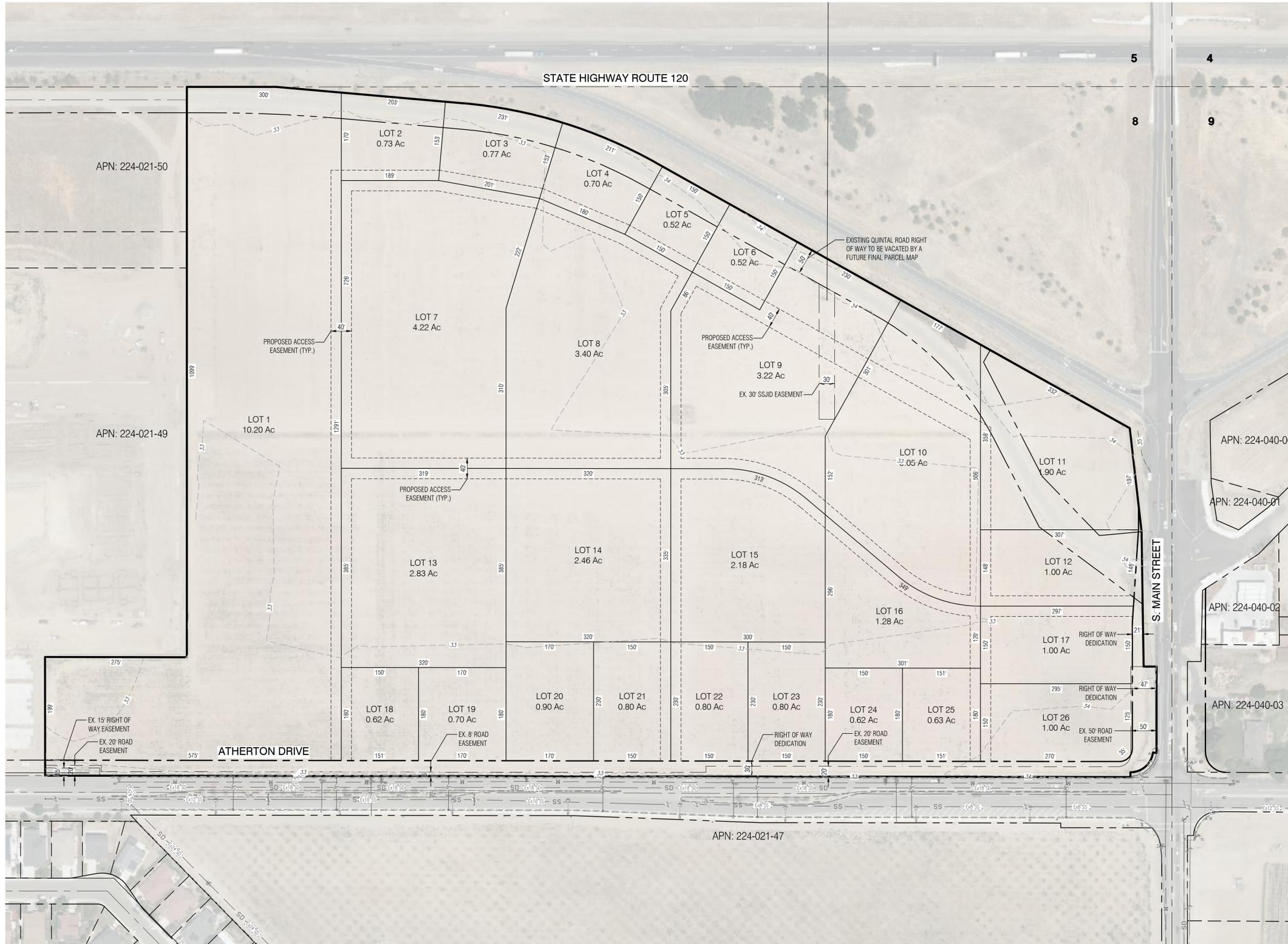
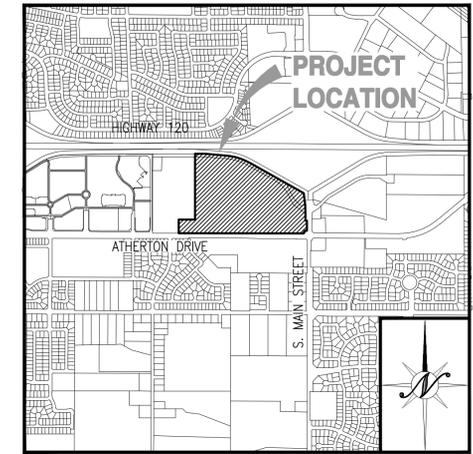
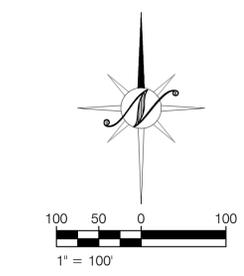


TENTATIVE PARCEL MAP ARETAKIS PROPERTY MANTECA, CALIFORNIA



VICINITY MAP
N.T.S.



LEGEND

- PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- CENTERLINE
- EXISTING EASEMENT
- PROPOSED ACCESS EASEMENT
- EXISTING SECTION LINE
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING CURB GUTTER AND SIDEWALK

PARCEL NUMBER	LOT SIZE	EXISTING ZONING
1	10.20 AC	CMU
2	0.73 AC	CMU
3	0.77 AC	CMU
4	0.70 AC	CMU
5	0.52 AC	CMU
6	0.52 AC	CMU
7	4.22 AC	CMU
8	3.40 AC	CMU
9	3.22 AC	CMU
10	3.05 AC	CMU
11	1.90 AC	GC
12	1.00 AC	GC
13	2.83 AC	CMU
14	2.46 AC	CMU
15	2.18 AC	CMU
16	1.28 AC	CMU
17	1.00 AC	GC
18	0.62 AC	CMU
19	0.70 AC	CMU
20	0.90 AC	CMU
21	0.80 AC	CMU
22	0.80 AC	CMU
23	0.80 AC	CMU
24	0.62 AC	CMU
25	0.63 AC	CMU
26	1.00 AC	GC
RW DED.	1.77 AC	N/A
TOTAL	48.62 AC	

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF MANTECA 1001 W CENTER STREET MANTECA, CA 95337 T: (209) 456-8000 CONTACT:
B. OWNER/APPLICANT:	JOHN AND GALATIA ARETAKIS 565 S. AUSTIN ROAD MANTECA, CA 95336 T: (209) 602-2759
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: TONY DE MELO, P.E.
D. ASSESSOR'S PARCEL NUMBERS:	224-021-16 & 17
E. EXISTING ZONING/GP:	CG/ GC
F. PROPOSED ZONING/GP:	CG/ GC
G. TOTAL PROJECT SIZE:	48.6± ACRES
H. UTILITIES:	WATER SYSTEM - CITY OF MANTECA SANITARY SEWER - CITY OF MANTECA STORM DRAINAGE - CITY OF MANTECA GAS - PG&E ELECTRIC - PG&E TELEPHONE - FRONTIER

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF MANTECA STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STREET LIGHTING SHALL BE INSTALLED PER CITY OF MANTECA STANDARD SPECIFICATIONS.
3. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
4. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGES.
5. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF MANTECA REQUIREMENTS.



NO.	DATE	APPROVED	REVISIONS DESCRIPTIONS

COVER SHEET
TENTATIVE PARCEL MAP
ARETAKIS PROPERTY
MANTECA, CALIFORNIA



JOB #:	20-2733
DATE:	08/19/2021
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	TPD/PMH
CHECKED:	TPD

SHEET NUMBER
TM1.1