Attachment 11

VICINITY MAP
NOT TO SCALE

SITE

TENTATIVE MAP
UNION RANCH NORTH
TRACT NO. 3993

OWNERS:

Norman S, Dorothy L., Christopher M. & Nicole M. Faix
13508 South Union Road
Manteca, Ca 95336
APN: 141-020-46

Anita M. Barbosa, Trustee
Raul & Anita Barbosa Family Revocable Trust
13164 South Union Road
Manteca, Ca 95336
APN: 141-020-23

Pillsbury Road Partners, LLC
P.O. BOX 1810
Manteca, Ca 95336
(204) 234-4014
APN: 141-020-20, 21, 41 & 47

DEVELOPER:

Pillsbury Road Partners, LLC
P.O. BOX 1810
Manteca, Ca 95336
(204) 234-4014

ENGINEER: RLC Associates
662 Chatsworth Court
Manteca, CA 95336
(204) 234-5030
EMAIL: RLC5030@AOL.COM

Ronald L. Cheek, RCE 22918   DATE: 9/11/2024

REGISTERED PROFESSIONAL ENGINEER
Ronald L. Cheek
No. 22918
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF MANTECA STANDARD SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: TO A STORM DRAINAGE DETENTION BASIN TO BE CONSTRUCTED ON ADJOINING 50 ACRE CITY OF MANTECA PARK / BASIN.
3. SEWAGE DISPOSAL: BY CITY OF MANTECA SEWER SYSTEM.
4. WATER SUPPLY: BY CITY OF MANTECA WATER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF MANTECA STANDARD SPECIFICATIONS.
6. LEGAL DESCRIPTION: APN 141-020-21, 22, 41, 46 & 47
7. PROJECT AREA: 101.1± ACRES
8. DEVELOPMENT TOTAL: LDR RESIDENTIAL - 455 LOTS AND PARCELS 'A' - 'F'.
9. GENERAL PLAN DESIGNATIONS: EXISTING: LDR. PROPOSED GENERAL PLAN DESIGNATION: LDR.
10. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
11. 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, OR L.L.S., FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
12. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL PUBLIC STREET FRONTAGES. ALL STREETS ARE 50' FEET WIDE UNLESS OTHERWISE NOTED. SEE SHEET C.5 FOR TYPICAL STREET SECTIONS.
13. BUILDING SETBACKS WILL BE AS PER:
   A. R-1 STANDARDS FOR LDR LOTS 1 - 455.
14. BOUNDARY INFORMATION HAS COMPILED BY FIELD SURVEY.
15. EXISTING STRUCTURES, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER SAN JOAQUIN COUNTY HEALTH DEPARTMENT REQUIREMENTS.

50 +/- ACRE PARK / BASIN

TIDEWATER BIKE PATH PARCEL 'E' 0.11 ACRE

PARK PARCEL 'F' 0.55 ACRE

4.57 Acre Temporary Basin
- to be converted to lots if City Park becomes available for basin. If Park does not materialize Temporary Basin will be developed into Park / Basin prior to Phase IV -

SHADY PINES ST.

UNION RANCH ROAD

UNION RANCH EAST

R-1 PHASING SUMMARY

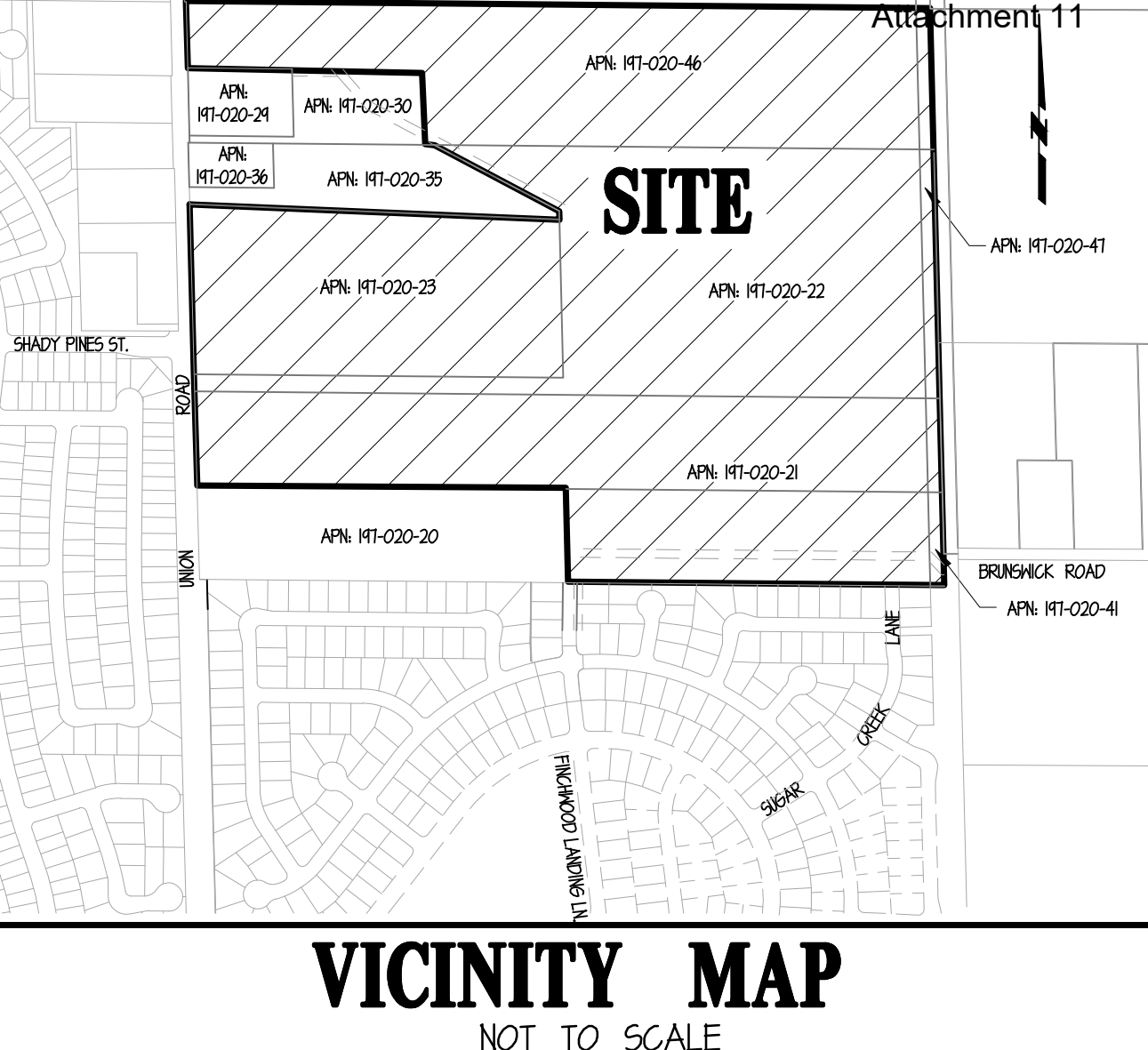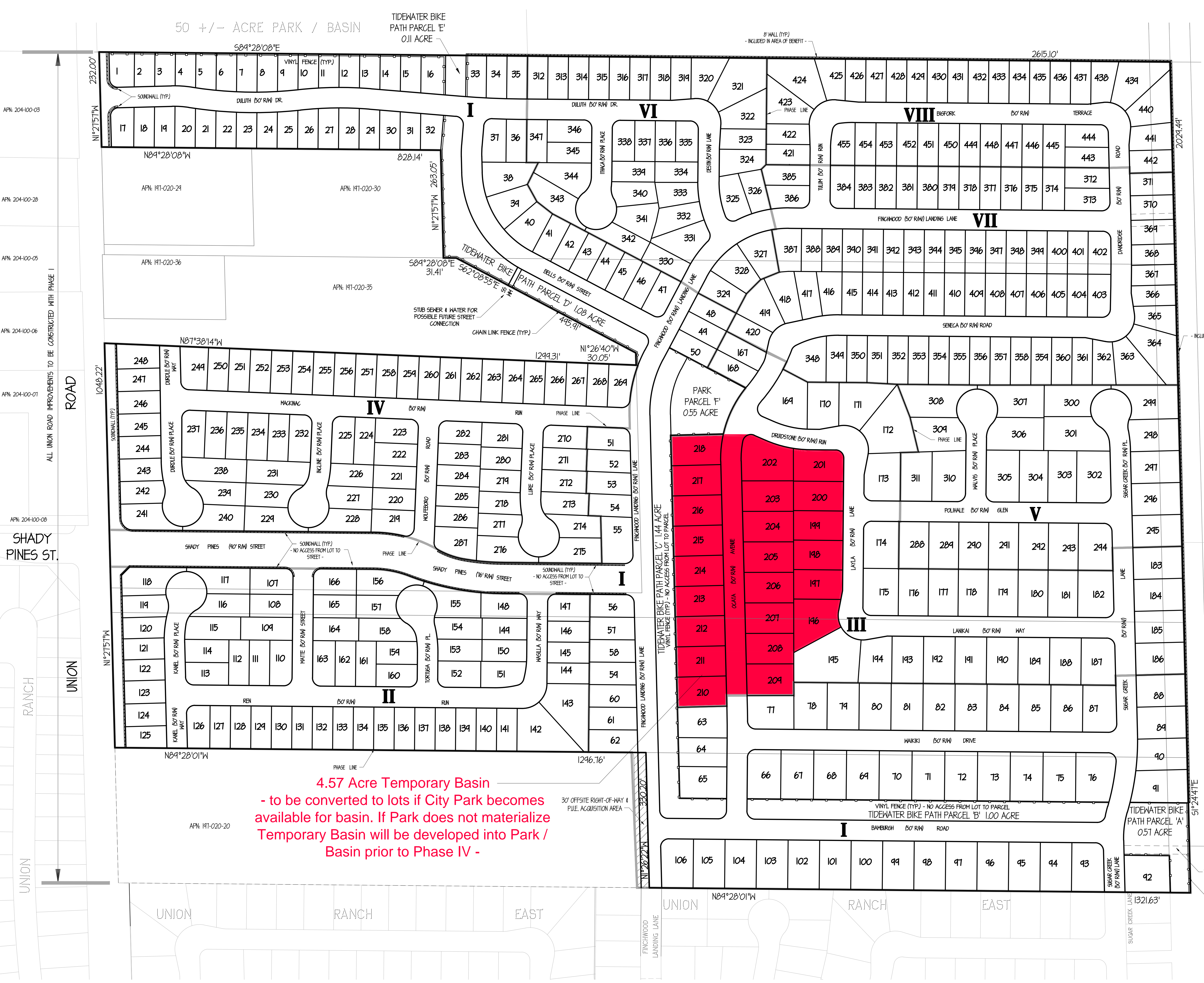| PHASE		LARGE LOTS 70' X 110' (TYP.)	MEDIUM LOTS 50' X 105' (TYP.)	SMALL LOTS 50' X 80' (TYP.)
I	106 LOTS	44 (LOTS 63 - 106)	30 (LOTS 33 - 62)	32 (LOTS 1 - 32)
II	60 LOTS		60 (LOTS 107 - 166)	
III	52 LOTS	50 (LOTS 169 - 218)	2 (LOTS 167 - 168)	
IV	64 LOTS		64 (LOTS 214 - 287)	
V	24 LOTS	24 (LOTS 288 - 311)		
VI	36 LOTS		36 (LOTS 312 - 347)	
VII	73 LOTS		73 (LOTS 348 - 420)	
VIII	35 LOTS		35 (LOTS 421 - 455)	
TOTAL	455 LOTS	118	305	32

NORTH
SCALE: 1" = 100'
0'   100'   200'   300'

DATE: SEPTEMBER 30, 2021 UPDATED: APRIL 7, 2023
UPDATED: JUNE 5, 2023 UPDATED: JUNE 22, 2023
UPDATED: OCTOBER 14, 2023 UPDATED: DECEMBER 11, 2023
UPDATED: OCTOBER 11, 2024

SHEET INDEX
1 - COVER SHEET / SITE PLAN
2 - BOUNDARY & TOPOGRAPHY
3 - UTILITY PLAN
4 - DIMENSIONAL PLAN
5 - SECTIONS & DETAILS

SITE PLAN

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SHEET NUMBER
1
OF 5

TENTATIVE MAP
UNION RANCH NORTH
TRACT NO. 3993

DIMENSIONAL PLAN

50 +/- ACRE PARK / BASIN

TIDEWATER BIKE PATH PARCEL 'E' 0.11 ACRE

PARK PARCEL 'F' 0.55 ACRE

TIDEWATER BIKE PATH PARCEL 'D' 1.06 ACRE

TIDEWATER BIKE PATH PARCEL 'C' 1.44 ACRE

TIDEWATER BIKE PATH PARCEL 'B' 1.00 ACRE

TIDEWATER BIKE PATH PARCEL 'A' 0.51 ACRE

30' OFFSITE RIGHT-OF-WAY & P.U.E. ACQUISITION AREA

20' WIDE EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)

Street names: DULUTH (50' R/W) DR., BIGFORK (50' R/W) TERRACE, FINCHWOOD (50' R/W) LANDING LANE, SENECA (50' R/W) ROAD, DRUIDSTONE (50' R/W) RUN, POLIHALE (50' R/W) GLEN, LANIKAI (50' R/W) WAY, KAIKIKI (50' R/W) DRIVE, BAMBURGH (50' R/W) ROAD, ITHACA (50' R/W) PLACE, BELLS (50' R/W) STREET, MACKINAC (50' R/W) RUN, SHADY PINES (40' R/W) STREET, SHADY PINES (16' R/W) STREET, REN (50' R/W) RUN, KANEL (50' R/W) WAY, DABOLE (50' R/W) WAY, MATTE (50' R/W) STREET, INCLINE (50' R/W) PLACE, LURE (50' R/W) PLACE, MOLETEKAO (50' R/W) ROAD, NAGILA (50' R/W) WAY, TORTUGA (50' R/W) PL, FINCHWOOD LANDING (50' R/W) LANE, DESTIN (50' R/W) LANE, TILLIM (50' R/W) R/W, OGATA (50' R/W) AVENUE, LAYLA (50' R/W) LANE, WALVIS (50' R/W) PLACE, SUGAR CREEK (50' R/W) PL, SUGAR CREEK (50' R/W) LANE, DANDRIDGE (50' R/W) ROAD

SHADY PINES ST.

UNION ROAD

UNION RANCH EAST

10' PUBLIC UTILITY EASEMENT (TYP)

30' I.D. EASEMENT (LATERAL R&J)

EX. 30' I.D. EASEMENT (LATERAL R&J — TO REMAIN)

10' STORM DRAIN EASEMENT

10' WATER LINE EASEMENT

NORTH

SCALE: 1" = 80'
0' 80' 160' 240'

DATE: SEPTEMBER 30, 2021 UPDATED: APRIL 7, 2023
UPDATED: JUNE 5, 2023   UPDATED: JUNE 22, 2023
UPDATED: OCTOBER 19, 2023 UPDATED: DECEMBER 11, 2023
UPDATED: OCTOBER 11, 2024

A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 1 EAST, MOUNT DIABLO BASE & MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

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SHEET NUMBER
4
OF 5