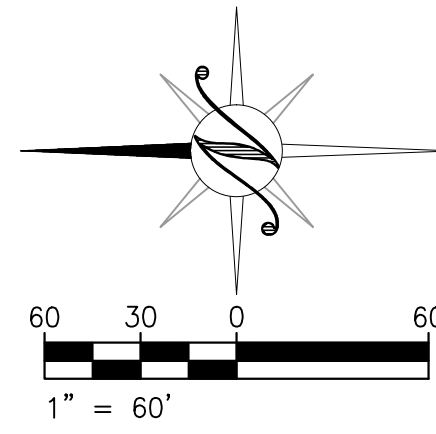


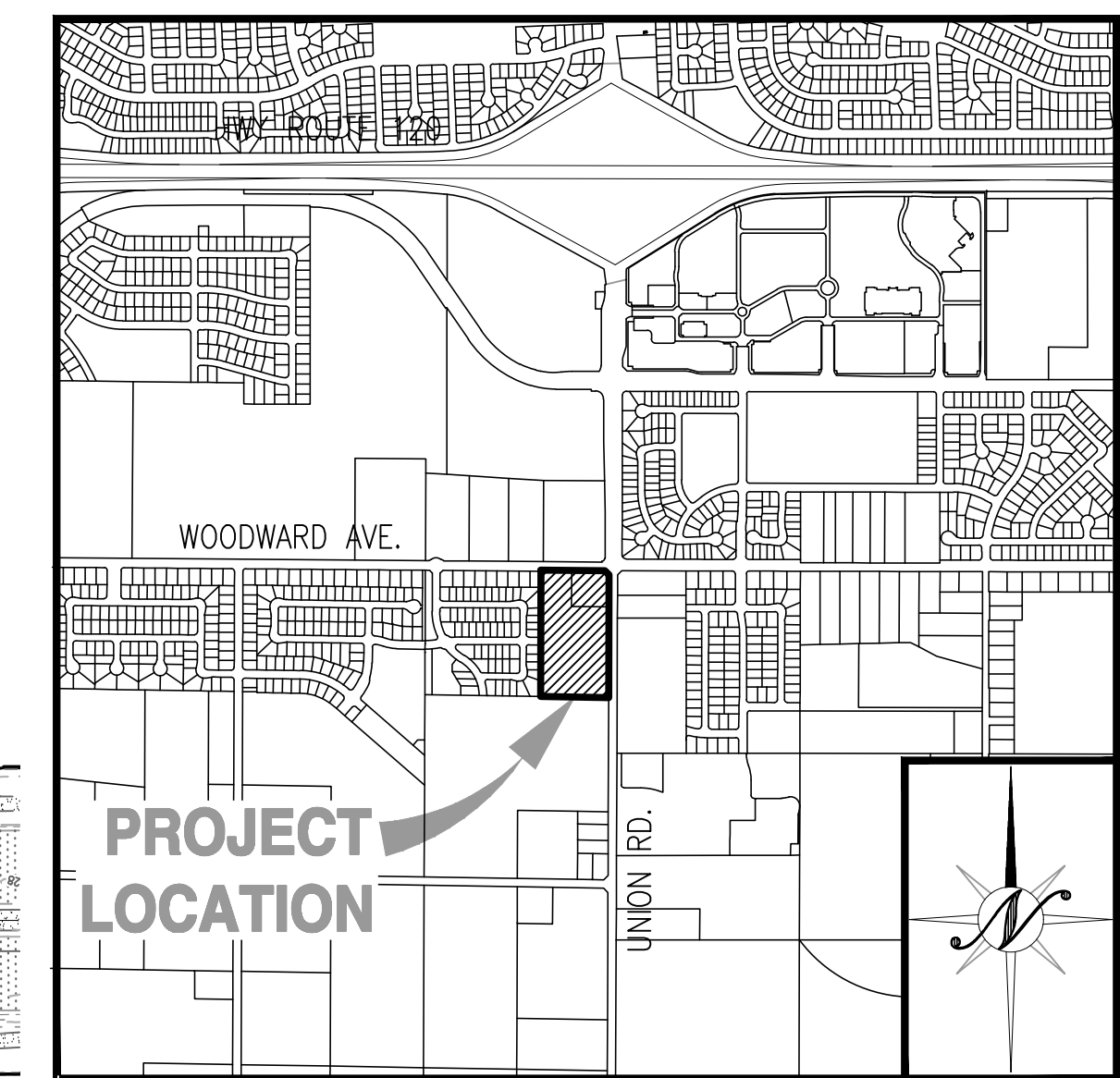
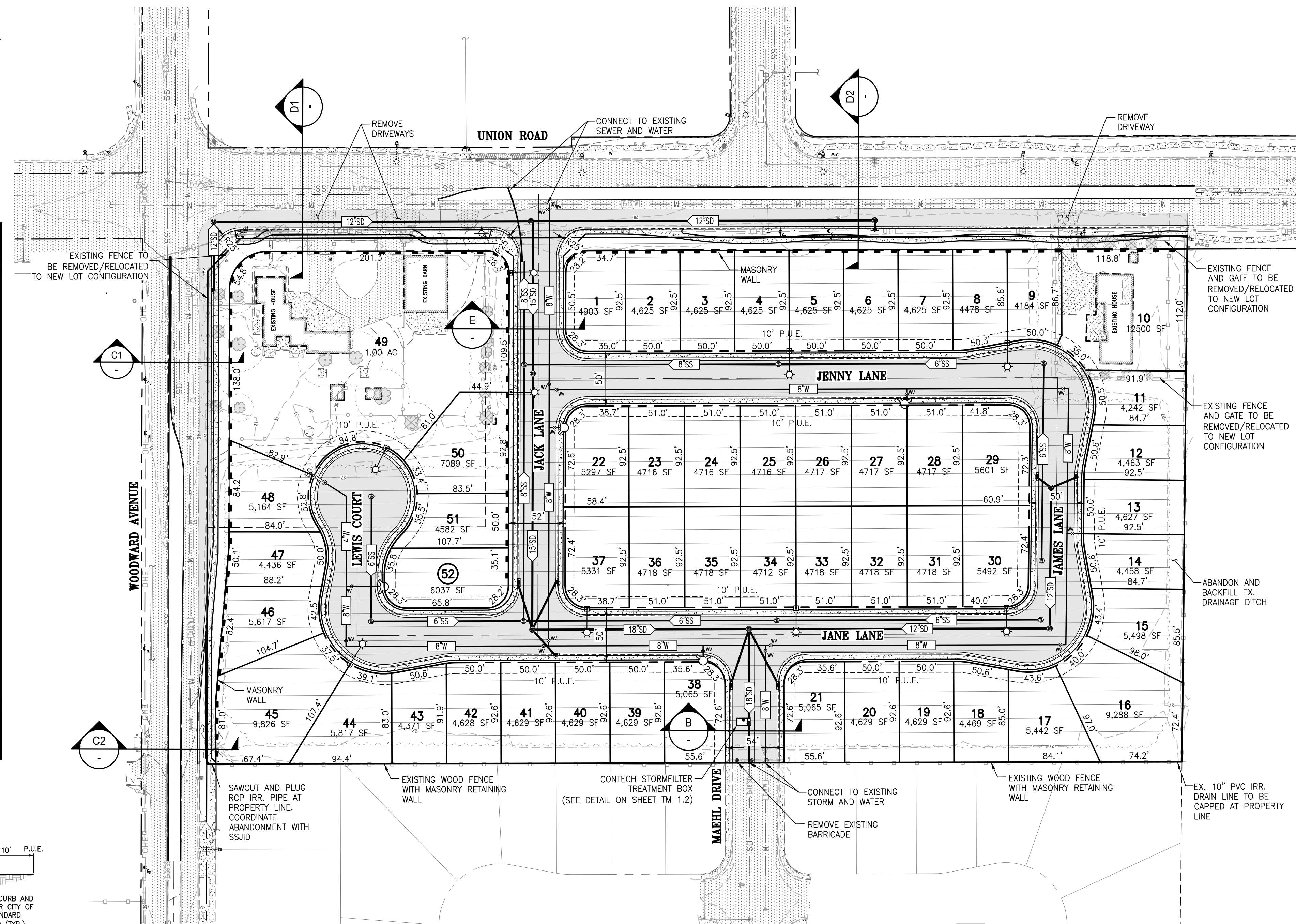
FARMHOUSE TENTATIVE SUBDIVISION MAP MANTECA, CALIFORNIA

Attachment 3 EXHIBIT B



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		
CURB, GUTTER, AND SIDEWALK		
EDGE OF PAVEMENT		
OVER HEAD ELECTRICAL		N/A
GAS LINE		N/A
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		N/A
FENCE (WIRE OR HOEWIRE)		N/A
FENCE (WOOD OR WROUGHT IRON)		N/A
BARRICADE		N/A
TREE OR SHRUB/TO BE REMOVED		N/A
SIGN		N/A
SERVICE POLE		N/A
STORM DRAIN (MAIN)		12"SD
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		8"W
WATER (MAIN)		8"W
WATER VALVE		
FIRE HYDRANT		
SEWER MAINTENANCE HOLE		12"SS
SEWER (MAIN)		12"SS
STREET LIGHT		
CONTOUR (1' INTERVALS)		N/A



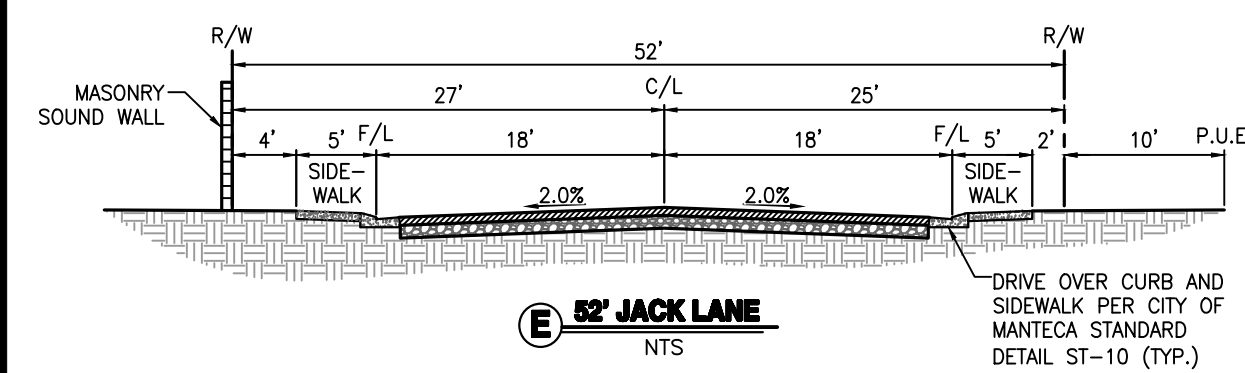
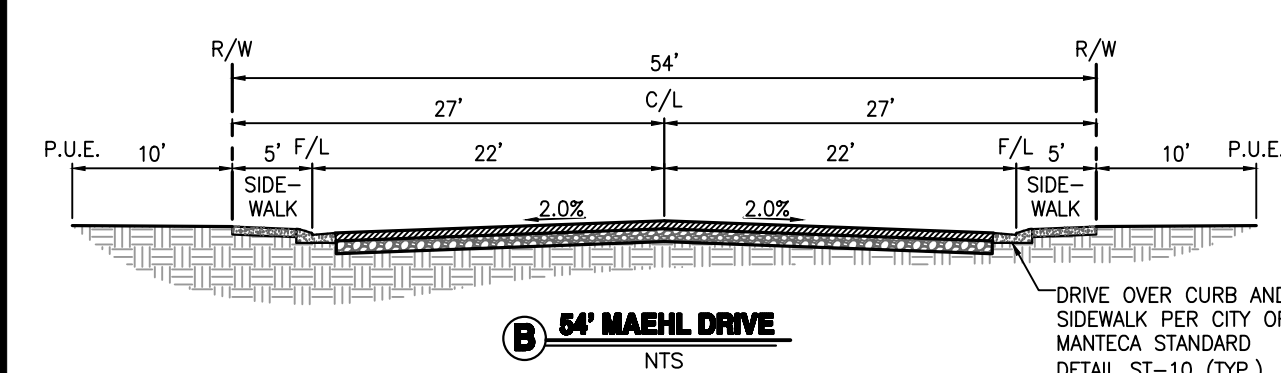
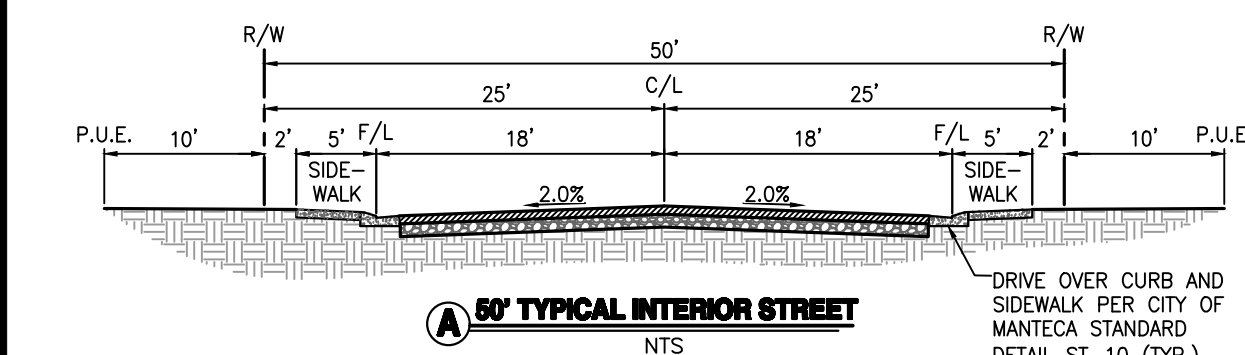
VICINITY MAP
NTS

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF MANTECA 1001 W CENTER STREET MANTECA, CA 95337 T: (209) 456-8000 CONTACT: MALLORIE FENRICH
B. APPLICANT:	LEWIS FAMILY TRUST 1825 S. UNION ROAD MANTECA, CA 95337 T: (209) 499-2457 CONTACT: JAMES LEWIS
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:	226-180-05 & 16
E. EXISTING LAND USE:	HOME SITE AND ORCHARD
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	R-1/ LDR (PER ALTERNATIVE LAND USE MAP)
H. PROPOSED ZONING/GP:	R-1/ LDR
I. TOTAL PROJECT SIZE:	9.9± ACRES
J. NET ACREAGE:	9.5± ACRES
K. TOTAL NUMBER OF R-1 LOTS:	52
L. DENSITY:	5.3 UNITS/ACRE
M. TYPICAL LOT SIZE:	50'x92'
N. MAXIMUM FOOTPRINT COVERAGE:	60%
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS
Q. RETURNS:	PER CITY OF MANTECA STANDARDS
R. UTILITIES:	WATER SYSTEM - CITY OF MANTECA SANITARY SEWER - CITY OF MANTECA STORM DRAINAGE - CITY OF MANTECA GAS - PG&E ELECTRIC - PG&E TELEPHONE - FRONTIER CATV - COMCAST FIBER - CITY OF MANTECA SCHOOL DISTRICT - MANTECA UNIFIED SCHOOL DISTRICT

GENERAL NOTES

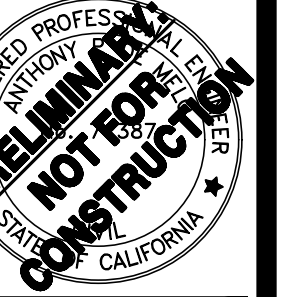
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF MANTECA STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO A REGIONAL STORM DRAIN BASIN WEST OF THE PROJECT SITE WHICH DISCHARGES TO CITY OF MANTECA STORM DRAINAGE SYSTEM. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF MANTECA STANDARDS.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL, APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF MANTECA STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF MANTECA STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF MANTECA STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- 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.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTS.
- ALL EXISTING STRUCTURES AND TREES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED. ALL EXISTING POWER POLES AND OVERHEAD POWERLINES TO BE REMOVED/ UNDERGROUND.
- ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH CITY OF MANTECA MUNICIPAL CODE 17.26.040, TABLE 17.26.020-2.



LEGAL DESCRIPTION

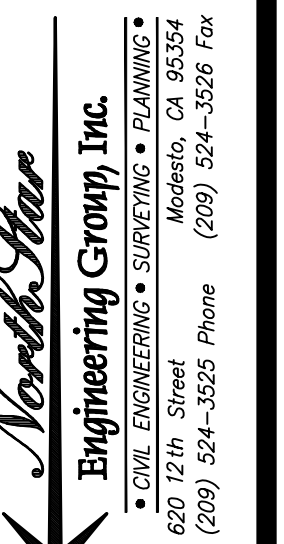
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF MANTECA, AND IS DESCRIBED AS FOLLOWS: LOT SEVEN (7) AS SHOWN UPON MAP ENTITLED, CALIFORNIA NILE GARDEN FARMS, MAP NO. 5, FILED FOR RECORD MAY 6, 1913, IN VOL. 7 OF MAPS AND PLATS, PAGE 12, SAN JOAQUIN COUNTY RECORDS.

PLOTTED: 12/09/2021 15:27 PLOTTED BY: PFEIFER
DRAWING: CV-19-2465 Level: Edition: Form: N:\M\1.1.dwg



NO.	DATE	APPROVED	DESCRIPTIONS

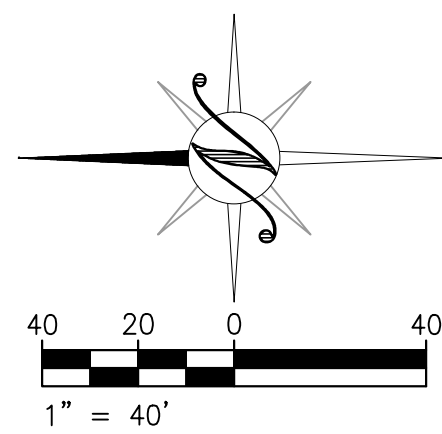
TENTATIVE SUBDIVISION MAP
FARMHOUSE SUBDIVISION
MANTECA, CALIFORNIA



JOB #: 19-2465
DATE: 12/01/2021
SCALE: 1" = 60'
DRAWN: PMH
DESIGN: CV/PMH
CHK'D: TFD

SHEET NUMBER

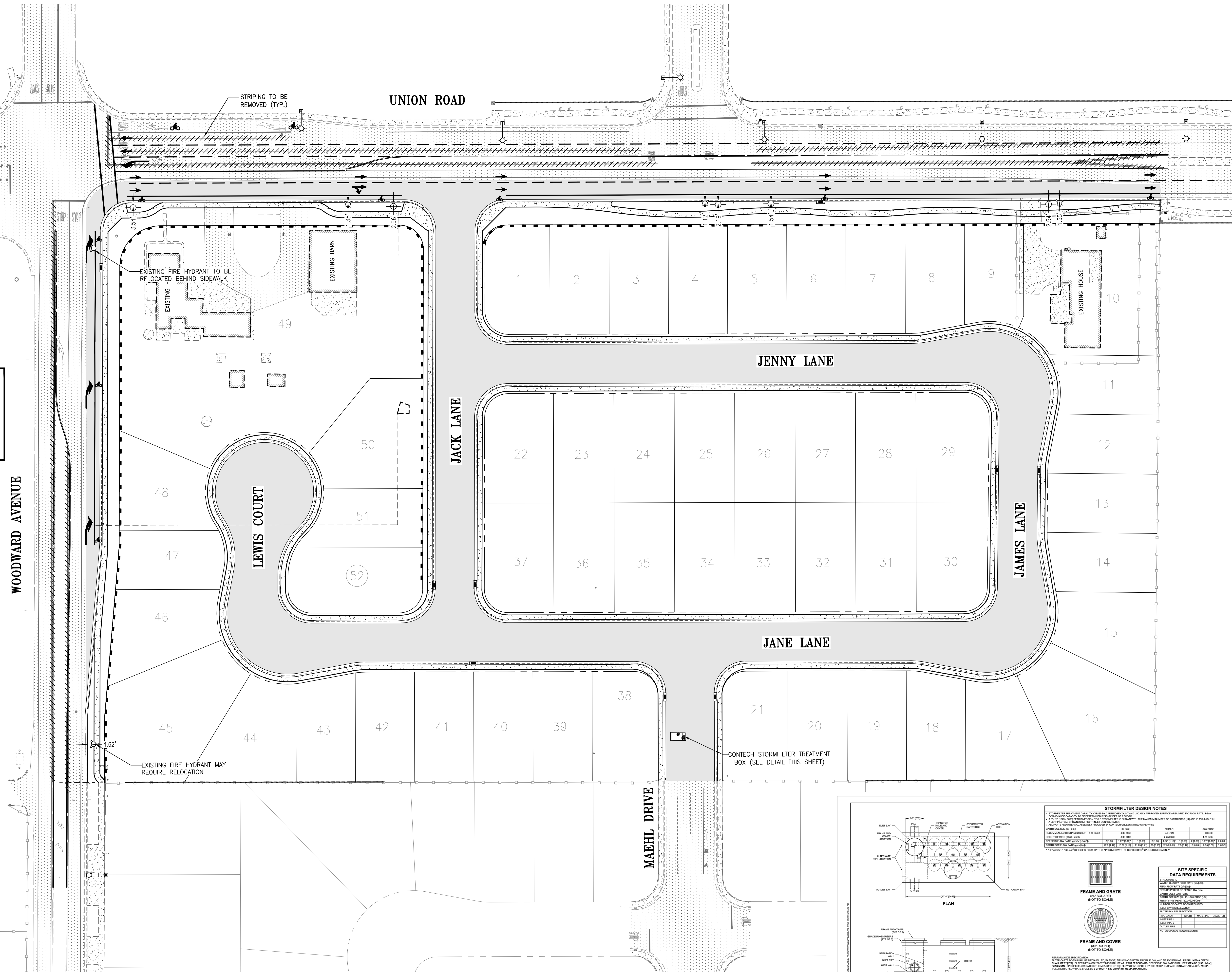
TM 1.1



LEGEND

	EXISTING	PROPOSED
STRIPING		
CURB, GUTTER, AND SIDEWALK		
TRAFFIC ISLAND		
SERVICE POLE		N/A
FIRE HYDRANT		N/A

NOTE: MEASUREMENTS SHOWN ARE FROM THE OUTER EDGE OF THE POWER POLE OR FIRE HYDRANT TO THE PROPOSED FACE OF CURB.



STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY TABLE BY CATCHMENT AREA AND LOCAL APPLIED SPECIFIC FLOW RATE. PEAK OPERATIONAL CAPACITY TABLE IS BASED ON 100% OF DESIGN FLOW RATE. PEAK OPERATIONAL CAPACITY TABLE IS BASED ON 100% OF DESIGN FLOW RATE. PEAK OPERATIONAL CAPACITY TABLE IS BASED ON 100% OF DESIGN FLOW RATE.

CATCHMENT AREA (SQ FT)	DESIGN FLOW RATE (GPM)	DESIGN FLOW RATE (MGD)	DESIGN FLOW RATE (MGD)
1000	100	0.001	0.001
2000	200	0.002	0.002
3000	300	0.003	0.003
4000	400	0.004	0.004
5000	500	0.005	0.005
6000	600	0.006	0.006
7000	700	0.007	0.007
8000	800	0.008	0.008
9000	900	0.009	0.009
10000	1000	0.010	0.010

1" = 1" SCALE. SEE DETAIL SHEET FOR DIMENSIONS AND MATERIALS.



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	APPROVED	REVISIONS DESCRIPTIONS

**TENTATIVE SUBDIVISION MAP
EX. UTILITY LOCATION & STRIPING PLAN**

FARMHOUSE SUBDIVISION
MANTECA, CALIFORNIA

Northstar Engineering Group, Inc.
 10000 S. FARMHOUSE BLVD. SUITE 100
 MANTECA, CA 95334
 (209) 324-3825 Phone (209) 324-3826 Fax

JOB #: 19-2465
 DATE: 12/01/2021
 SCALE: 1" = 60'
 DRAWN: PMH
 DESIGN: CV/PMH
 CHK'D: TPD

SHEET NUMBER
TM 1.2