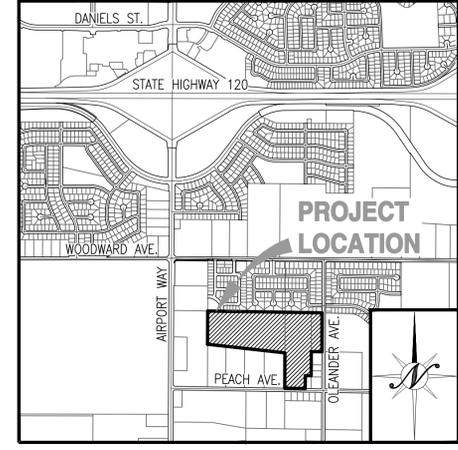
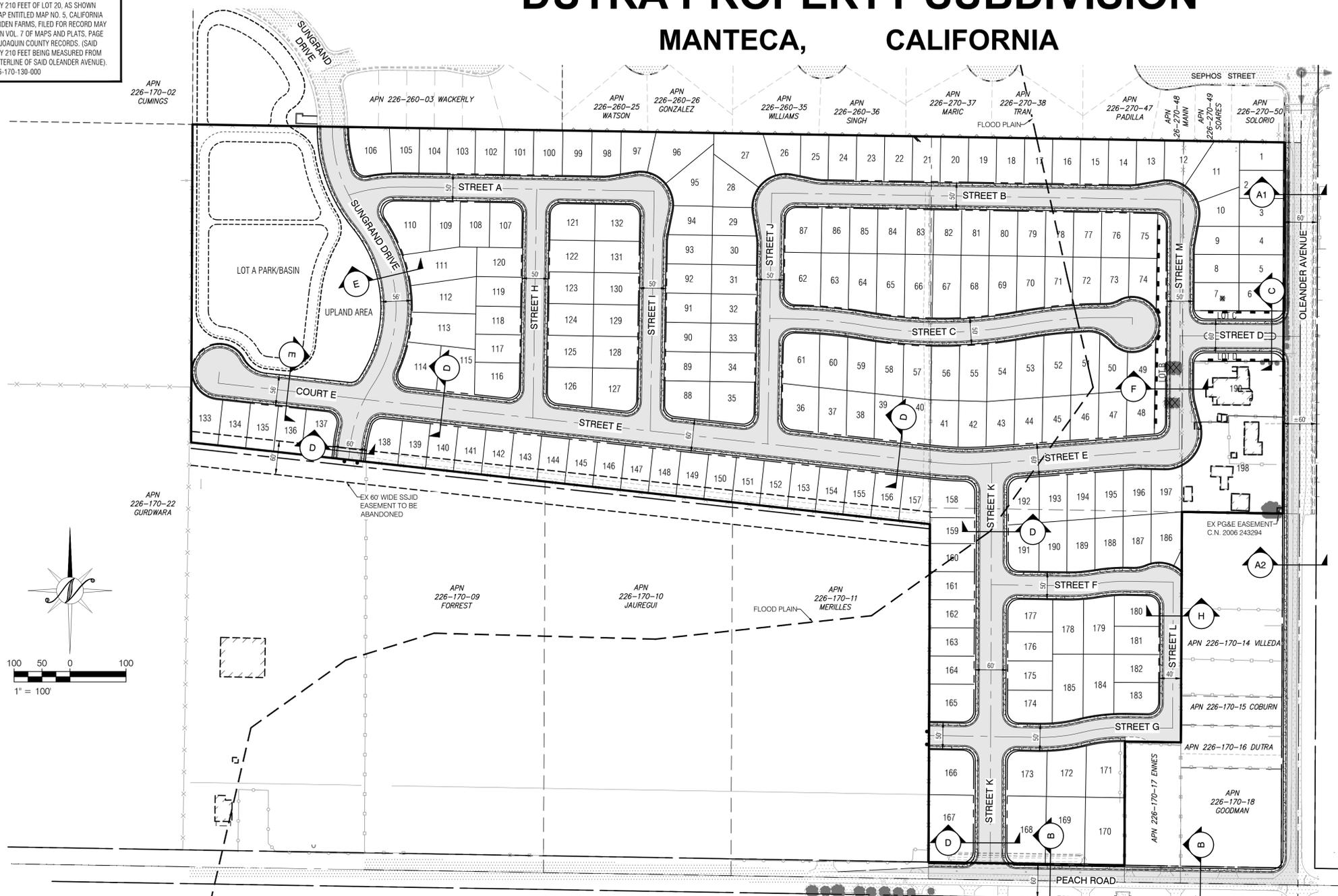


**LEGAL DESCRIPTION**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE EASTERLY 210 FEET OF LOT 20, AS SHOWN UPON MAP ENTITLED MAP NO. 5, CALIFORNIA WINE GARDEN FARMS, FILED FOR RECORD MAY 6, 1913 IN VOL. 7 OF MAPS AND PLATS, PAGE 12, SAN JOAQUIN COUNTY RECORDS, (SAID EASTERLY 210 FEET BEING MEASURED FROM THE CENTERLINE OF SAID OLEANDER AVENUE). APN: 226-170-130-000

**TENTATIVE SUBDIVISION MAP  
DUTRA PROPERTY SUBDIVISION  
MANTECA, CALIFORNIA**



**SHEET INDEX**

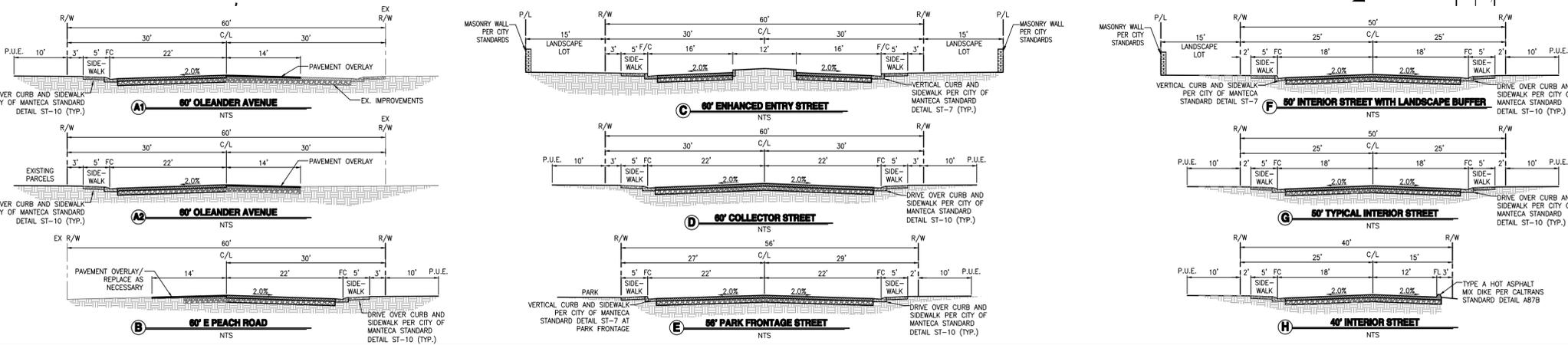
1. TM1.1 COVER AND CROSS SECTIONS SHEET
2. TM2.1 DIMENSIONS AND TOPOGRAPHY PLAN
3. TM2.2 UTILITY PLAN

**PROJECT INFORMATION**

A. REGULATORY AGENCY:	CITY OF MANTECA 1001 W. CENTER STREET MANTECA, CA. 95337
B. APPLICANT:	KOH GROUP, LLC 3200 DANVILLE BOULEVARD, SUITE 200 ALAMO, CA 94507 T: (925) 683-7052 CONTACT: DOUG LEDEBERGER
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12th STREET MODESTO CA. 95354 T: (209) 524-5525 F: (209) 524-5526 CONTACT: TONY DE MELO
D. ASSESSOR'S PARCEL NUMBERS:	226-170-08 (PORTION), 226-170-12, 226-170-13
E. EXISTING LAND USE:	HOME SITE AND OPEN FIELD
F. PROPOSED LAND USE:	RESIDENTIAL
G. EXISTING ZONING/ GP:	AU-20 (COUNTRY) LDR
H. PROPOSED ZONING/ GP:	R-1/1 LDR
I. TOTAL PROJECT SIZE:	±34.6 GROSS/NET ACREAGE
J. TOTAL NUMBER OF RESIDENTIAL LOTS:	199
K. PARKING:	MINIMUM 2 GARAGE PARKING SPACES AND 2 DRIVEWAY PARKING SPACES PER LOT
L. DENSITY:	5.8 UNITS PER NET ACRE
M. TYPICAL LOT SIZE:	50 X 80 MINIMUM
N. SETBACKS:	SETBACKS ARE TO BE PER CITY OF MANTECA MUNICIPAL CODE 17.26.040, TABLE 17.26.020-2 SMALL-LOT SINGLE-FAMILY DEVELOPMENT STANDARDS.
O. MAXIMUM COVERAGE:	60%
P. CONTOURS:	1.0 FOOT INTERVALS
Q. UTILITIES:	WATER SYSTEM - CITY OF MANTECA SANITARY SEWER SYSTEM - CITY OF MANTECA STORM DRAINAGE - CITY OF MANTECA GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - MANTECA UNIFIED SCHOOL DISTRICT

**GENERAL NOTES**

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF MANTECA STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO ONSITE BASIN TO DISCHARGE TO CITY OF MANTECA STORM DRAINAGE SYSTEM.
3. SEWAGE DISPOSAL: BY CITY OF MANTECA SEWER SYSTEM.
4. WATER SUPPLY: BY CITY OF MANTECA.
5. EXISTING IRRIGATION: ALL EXISTING IRRIGATION LINES, STRUCTURES, AND APPURTENANCES WITHIN THE PROJECT BOUNDARY SHALL BE REMOVED OR ABANDONED PER SSJID STANDARDS AND SPECIFICATIONS.
6. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF MANTECA.
7. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
8. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL INTERIOR STREET FRONTS.
9. 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 THE TENTATIVE MAP.
10. ALL EXISTING STRUCTURES AND TREES, WITH THE EXCEPTION OF WHAT EXISTS ON LOTS 198 AND 199, ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF MANTECA REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
11. STREET INTERSECTION ANGLE NOT TO EXCEED 75° IN ACCORDANCE WITH CITY OF MANTECA.
12. BOUNDARY SHOWN IS PER RECORD INFORMATION ONLY AND IS SUBJECT TO CHANGE BASED ON FUTURE BOUNDARY SURVEYS.
13. BASIN TO BE SIZED IN ACCORDANCE WITH CITY OF MANTECA STORM DRAINAGE MASTER PLAN.



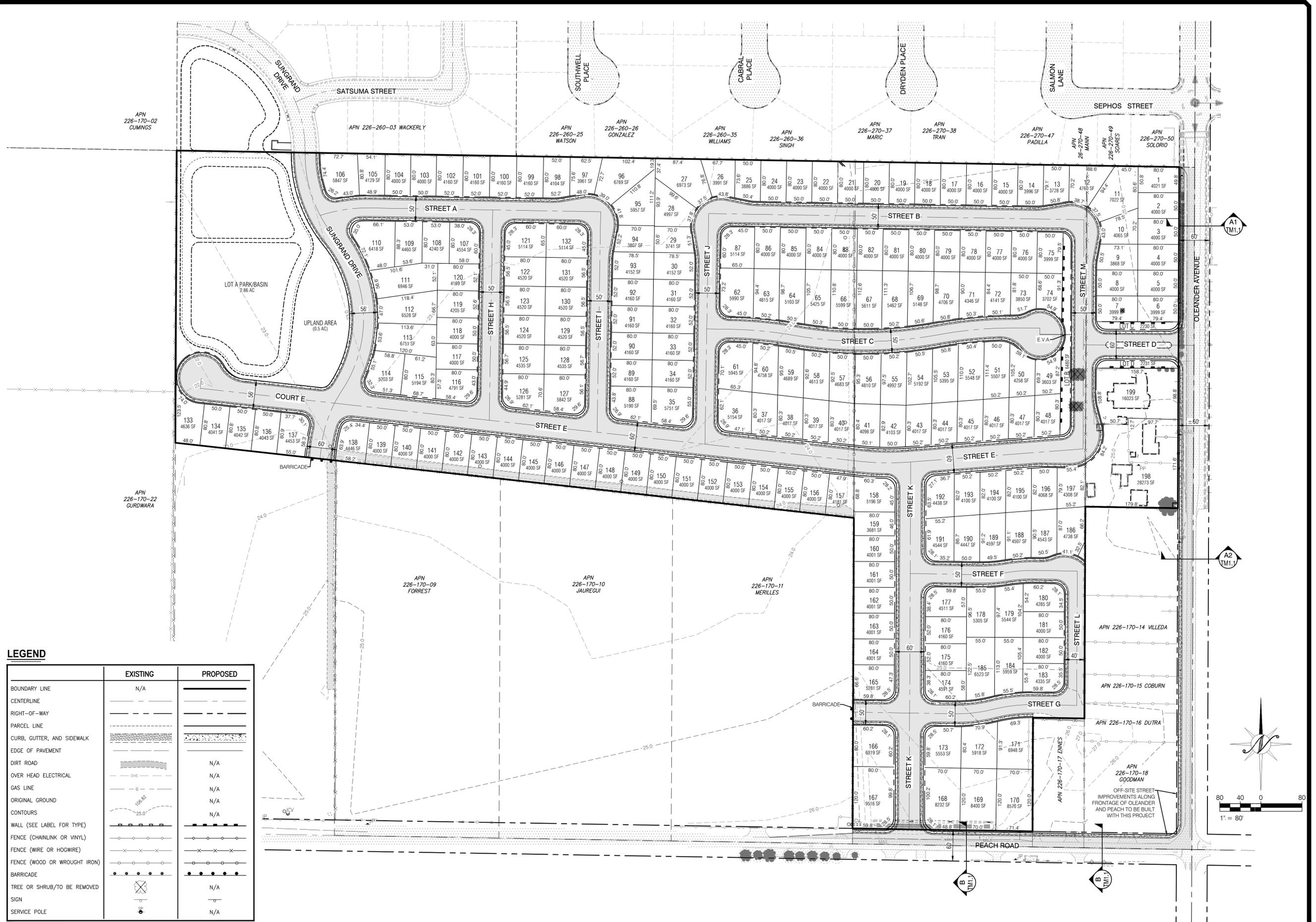
NO.	DATE	APPROVED	DESCRIPTIONS

**COVER AND CROSS SECTIONS SHEET**  
**TENTATIVE SUBDIVISION MAP**  
**DUTRA PROPERTY**  
**MANTECA, CALIFORNIA**



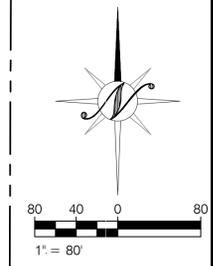
JOB #:	20-2737
DATE:	10/05/2022
SCALE:	AS SHOWN
DRAWN:	AG
DESIGN:	KM/PMH
CHKD:	TFD

SHEET NUMBER  
**TM1.1**



**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	—————
CENTERLINE	—————	—————
RIGHT-OF-WAY	—————	—————
PARCEL LINE	—————	—————
CURB, GUTTER, AND SIDEWALK	—————	—————
EDGE OF PAVEMENT	—————	—————
DIRT ROAD	—————	N/A
OVER HEAD ELECTRICAL	—————	N/A
GAS LINE	—————	N/A
ORIGINAL GROUND	—————	N/A
CONTOURS	—————	N/A
WALL (SEE LABEL FOR TYPE)	—————	—————
FENCE (CHAINLINK OR VINYL)	—————	—————
FENCE (WIRE OR HOGWIRE)	—————	—————
FENCE (WOOD OR WROUGHT IRON)	—————	—————
BARRICADE	—————	—————
TREE OR SHRUB/TO BE REMOVED	⊗	N/A
SIGN	—————	—————
SERVICE POLE	—————	N/A



REVISIONS

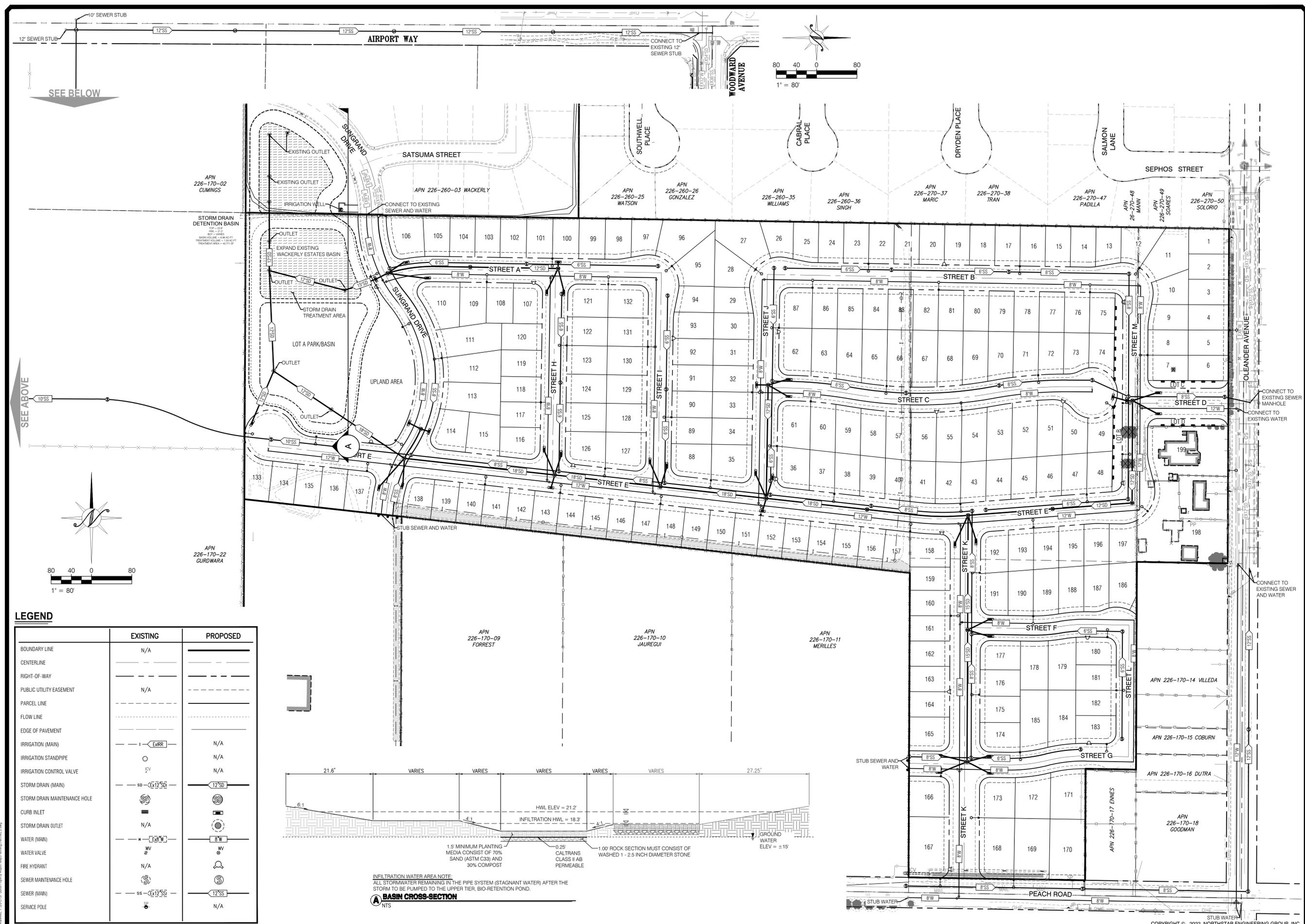
NO.	DATE	APPROVED	DESCRIPTIONS

**DIMENSIONS AND TOPOGRAPHY PLAN**  
**TENTATIVE SUBDIVISION MAP**  
**DUTRA PROPERTY**  
 CALIFORNIA  
 MANTECA



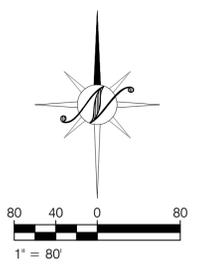
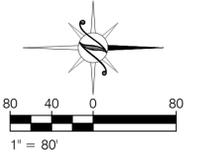
JOB #: 20-2737  
 DATE: 10/05/2022  
 SCALE: AS SHOWN  
 DRAWN: AG  
 DESIGN: KM/PMH  
 CHKD: TPD

SHEET NUMBER  
**TM2.1**



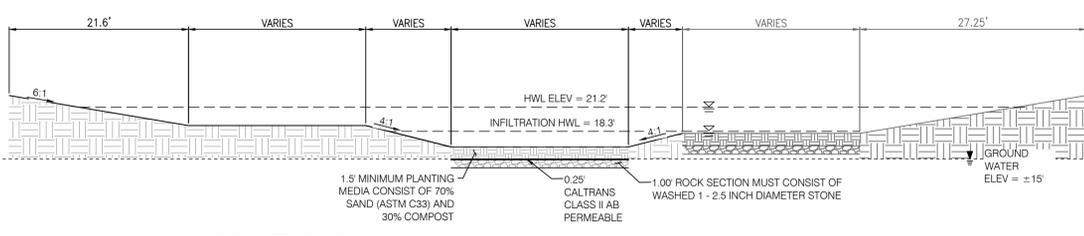
SEE BELOW

SEE ABOVE



**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PUBLIC UTILITY EASEMENT	N/A	---
PARCEL LINE	---	---
FLOW LINE	---	---
EDGE OF PAVEMENT	---	---
IRRIGATION (MAIN)	--- I --- ExIRR	N/A
IRRIGATION STANDPIPE	○	N/A
IRRIGATION CONTROL VALVE	○ V	N/A
STORM DRAIN (MAIN)	--- SD --- Ex 12" SD	--- 12" SD ---
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
CURB INLET	⊙	⊙
STORM DRAIN OUTLET	N/A	⊙
WATER (MAIN)	--- W --- Ex 8" W	--- 8" W ---
WATER VALVE	⊙	⊙
FIRE HYDRANT	N/A	⊙
SEWER MAINTENANCE HOLE	⊙	⊙
SEWER (MAIN)	--- SS --- Ex 12" SS	--- 12" SS ---
SERVICE POLE	⊙	N/A



INFILTRATION WATER AREA NOTE:  
ALL STORMWATER REMAINING IN THE PIPE SYSTEM (STAGNANT WATER) AFTER THE STORM TO BE PUMPED TO THE UPPER TIER, BIO-RETENTION POND.  
**A BASIN CROSS-SECTION**  
NTS



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

**UTILITY PLAN**  
TENTATIVE SUBDIVISION MAP  
DUTRA PROPERTY  
CALIFORNIA  
MANTECA



JOB #:	20-2737
DATE:	10/05/2022
SCALE:	AS SHOWN
DRAWN:	AG
DESIGN:	KM/PMH
CHKD:	TFD

SHEET NUMBER  
**TM2.2**