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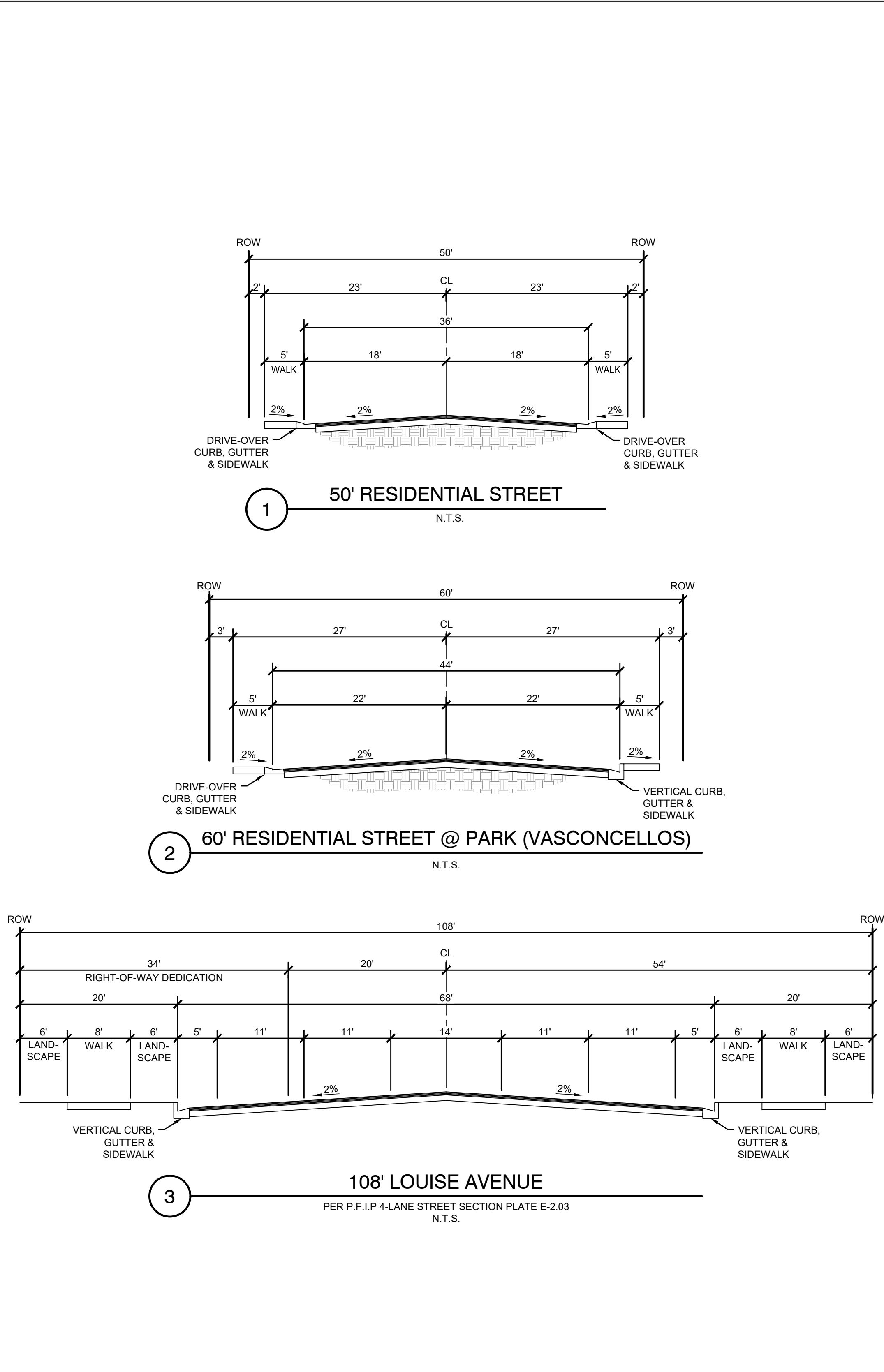
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239 - 6229
FAX : (209) 239 - 8839

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

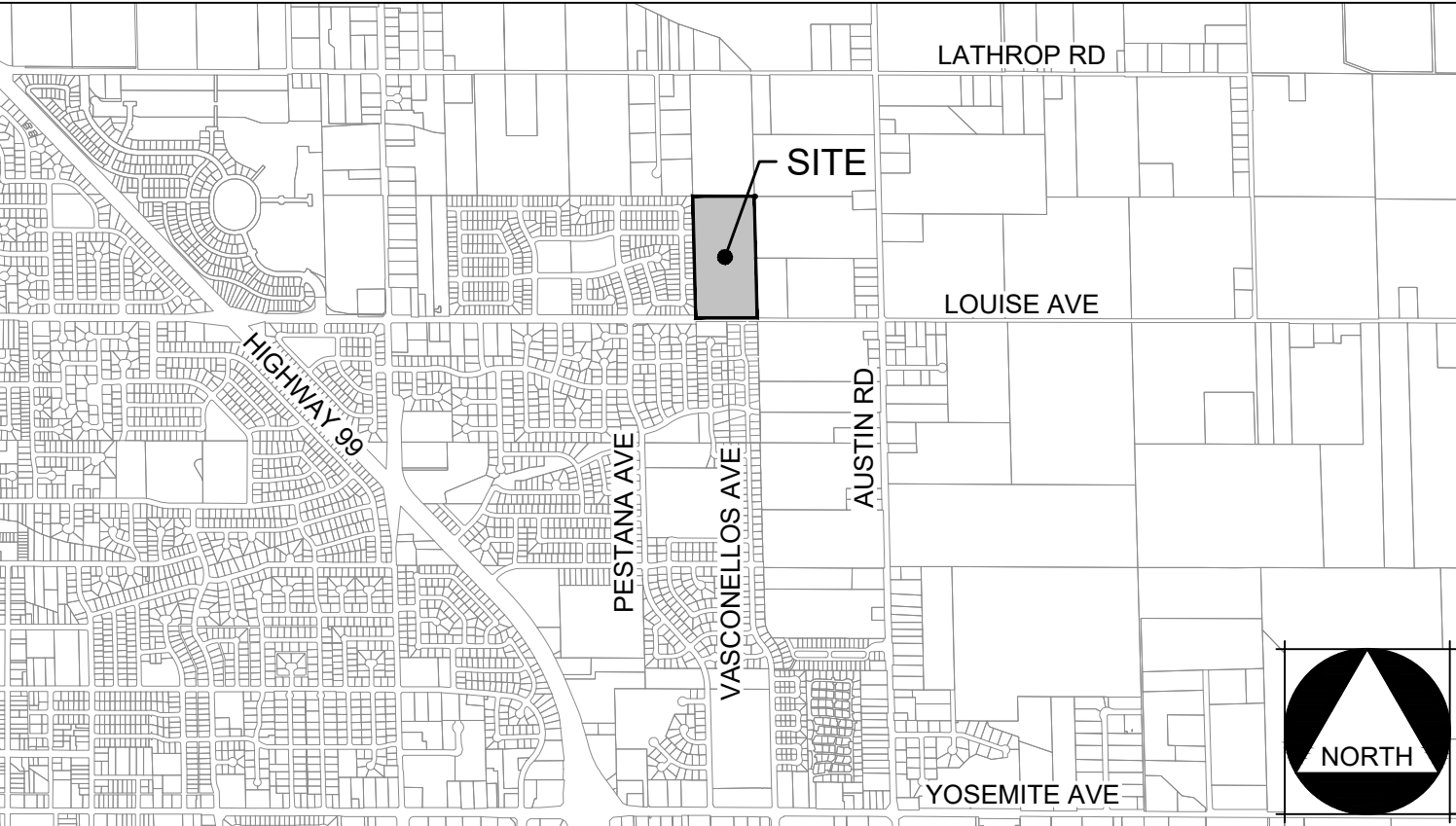
STREET SECTIONS



SITE PLAN



VICINITY MAP



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

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE
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TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH

GENERAL NOTES, KEY MAP AND LEGEND

MANTECA, CA

9683 E LOUISE AVENUE

811
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JOB NO.:	20-117
DATE:	JANUARY, 2025
SCALE:	AS SHOWN
DR. BY:	SLS/RP/RBP
CK. BY:	DE

SHEET NO.
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OF 5 SHEET



PLAN REVISIONS		
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**TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH**

TOPOGRAPHIC SURVEY

MANTECA, CA

9683 E LOUISE AVENUE



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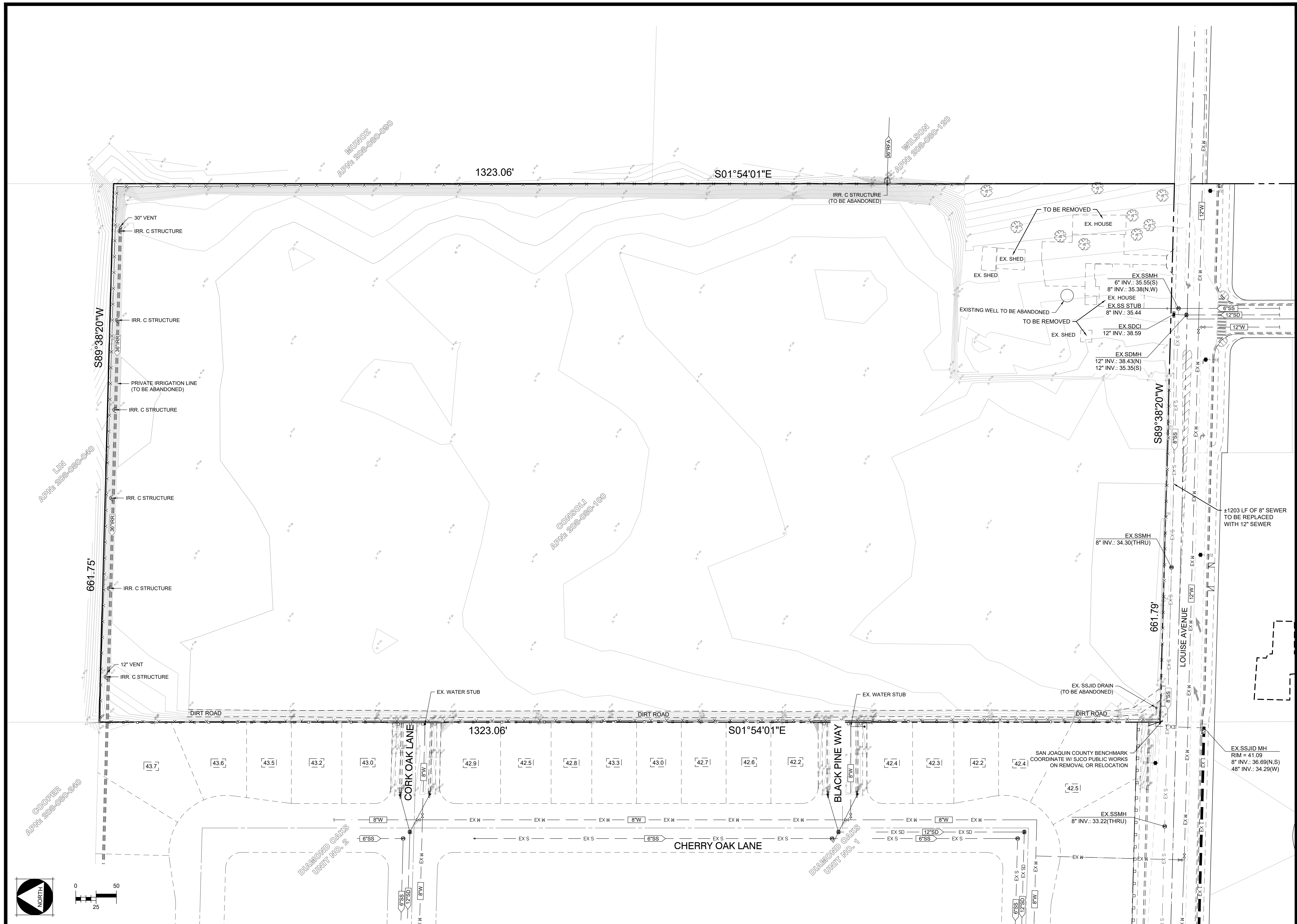
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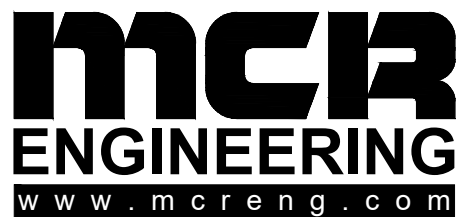
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TENTATIVE SUBDIVISION MAP FOR:

4-C RANCH

DIMENSION PLAN

9683 E LOUISE AVENUE

MANTECA, CA



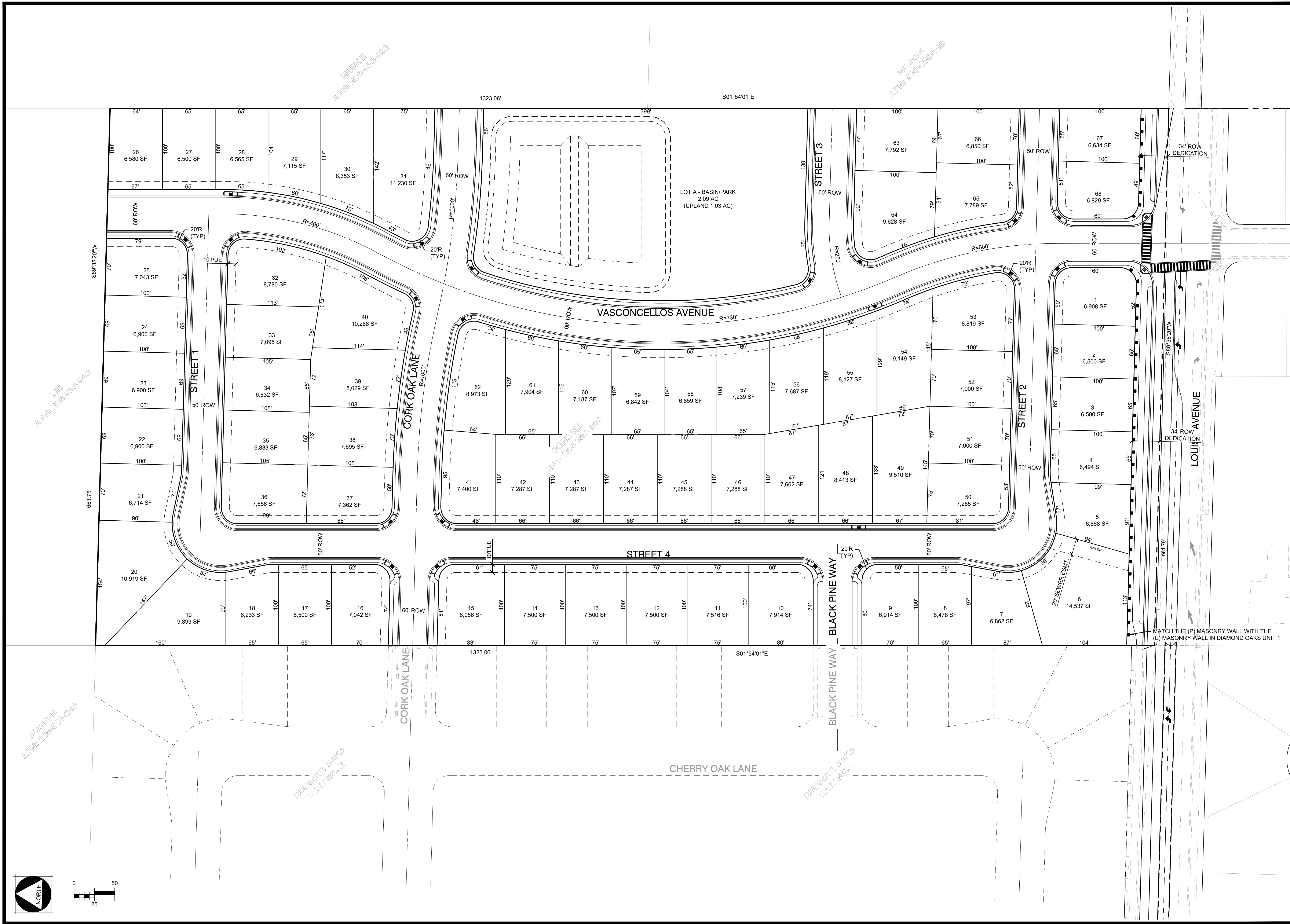
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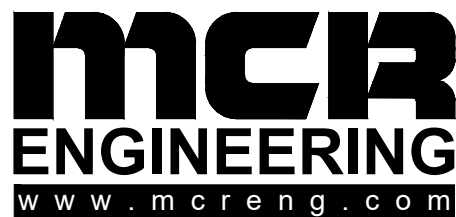
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TENTATIVE SUBDIVISION MAP FOR:

4-C RANCH

UTILITY PLAN

MANTECA, CA

9683 E LOUISE AVENUE



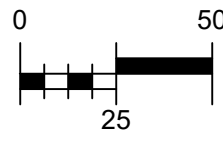
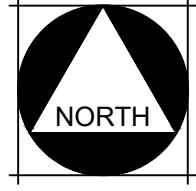
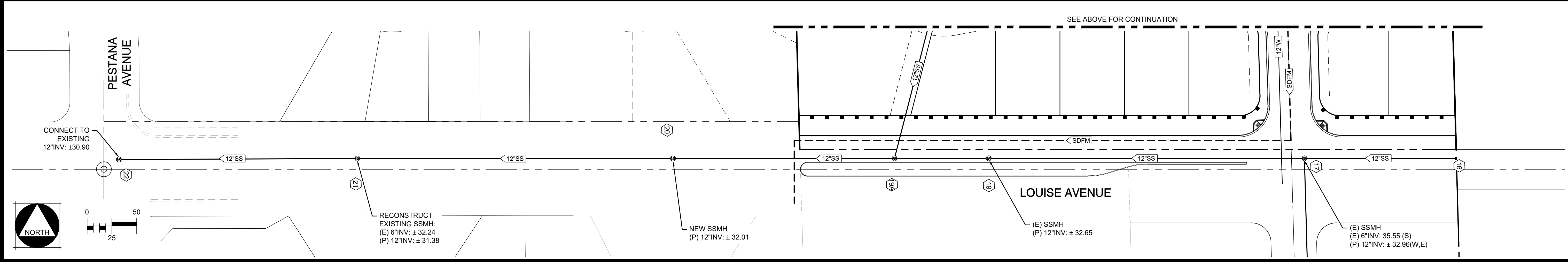
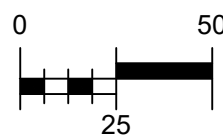
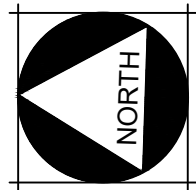
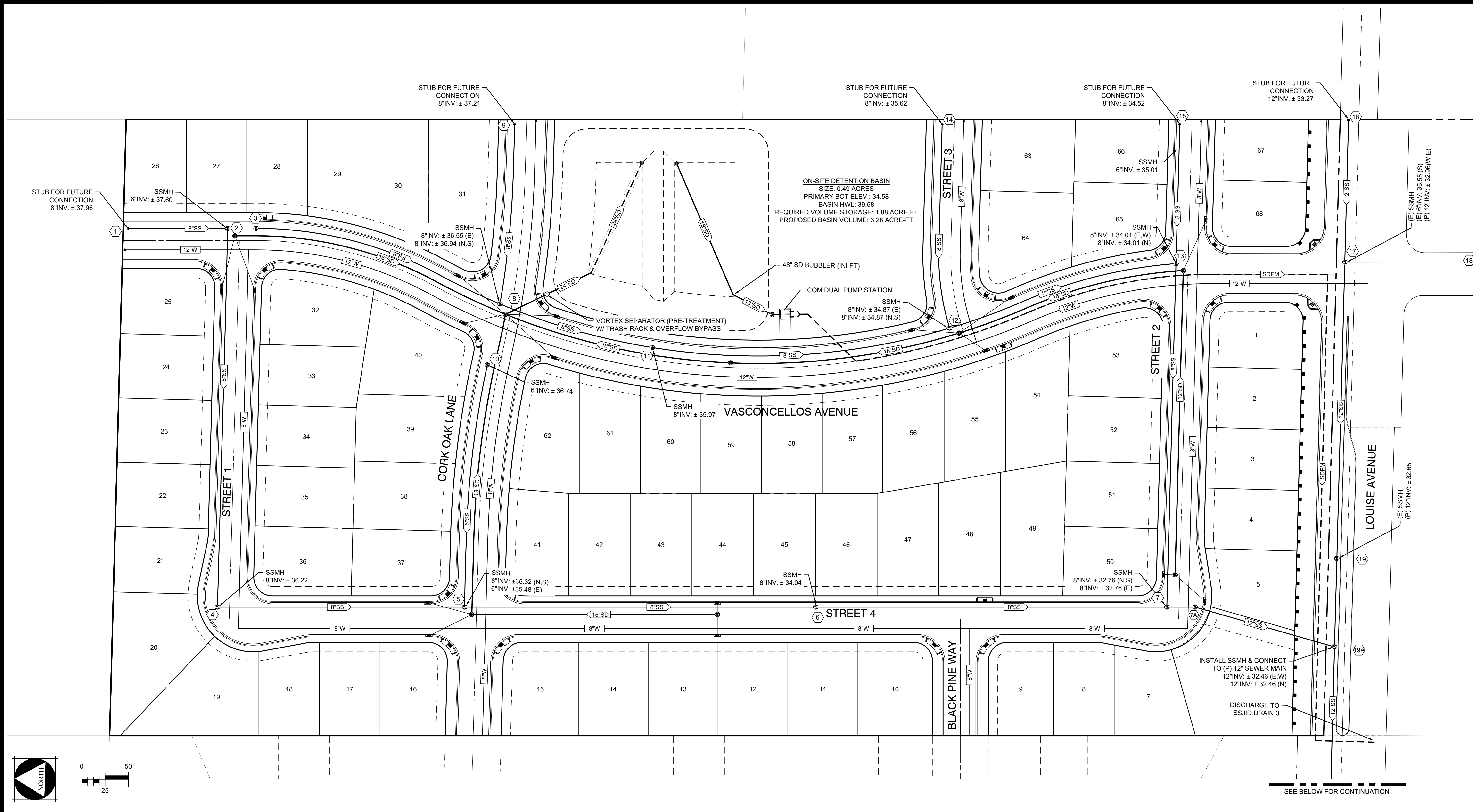
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TENTATIVE SUBDIVISION MAP FOR:
4-C RANCH

GRADING & DRAINAGE PLAN

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