

LEGEND :

- PAD MOUNT TRANSFORMER
- OVERHEAD UTILITIES
- STREET LIGHT
- ALMOND TREE
- WELL
- CITY STANDARD DRIVEWAY
- CITY STANDARD
- TRAFFIC CONTROL
- CITRUS TREE
- ITALIAN CYPRESS
- BACK FLOW PREVENTION DEVICE
- STORM WATER DROP INLET
- WATER VALVE
- SANITARY SEWER MAN HOLE
- FIRE HYDRANT
- POWER POLE

BUILDING LEGEND :

- 1 RESIDENCE
- 2 GARAGE
- 3 COVERED CAR PORT
- 4 CONCRETE PAD

UTILITIES AND FACILITIES:

- WATER - CITY OF MANTECA
- SEWAGE DISPOSAL - CITY OF MANTECA
- STORM DRAINAGE - CITY OF MANTECA
- ELECTRICITY - PACIFIC GAS & ELECTRIC COMPANY
- GAS - PACIFIC GAS & ELECTRIC COMPANY
- TELEPHONE - AT&T OR OTHER WIRELESS
- IRRIGATION - S.S.J.I.D.
- FLOOD INFORMATION: ZONE X PER FEMA MAP NUMBER 06077C0640F (10-16-2009)
- ASSESSOR'S PARCEL: 217-600-010
- PROJECT ADDRESS: 239 N. WALNUT AVENUE, MANTECA, CA. 95337
- CURRENT ZONING: R2

OWNER :

JAMES MARINI  
11230 E. VENTURE WAY,  
MANTECA, CA. 95336  
Ph. (209) 825-9381

AGENT:

J.B.ANDERSON LAND USE PLANNERS  
139 S. STOCKTON AVENUE,  
RIPON, CA. 95366  
Ph: (209) 599-8377

SURVEYOR :

ASPEN SURVEY COMPANY INC.  
1121 OAKDALE ROAD #6  
MODESTO, CA 95354  
Ph. (209) 526-9724

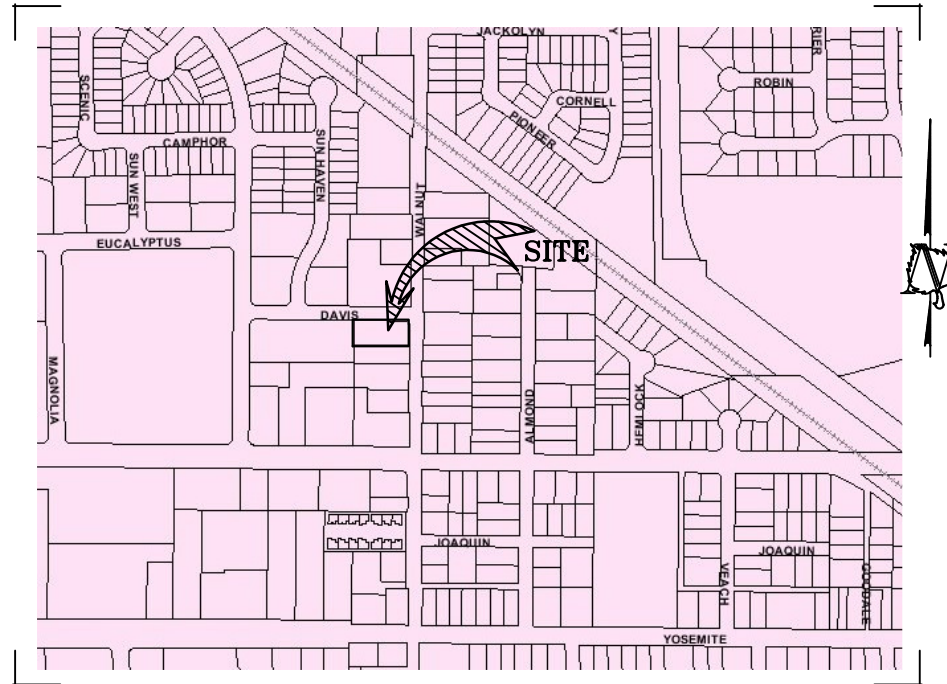
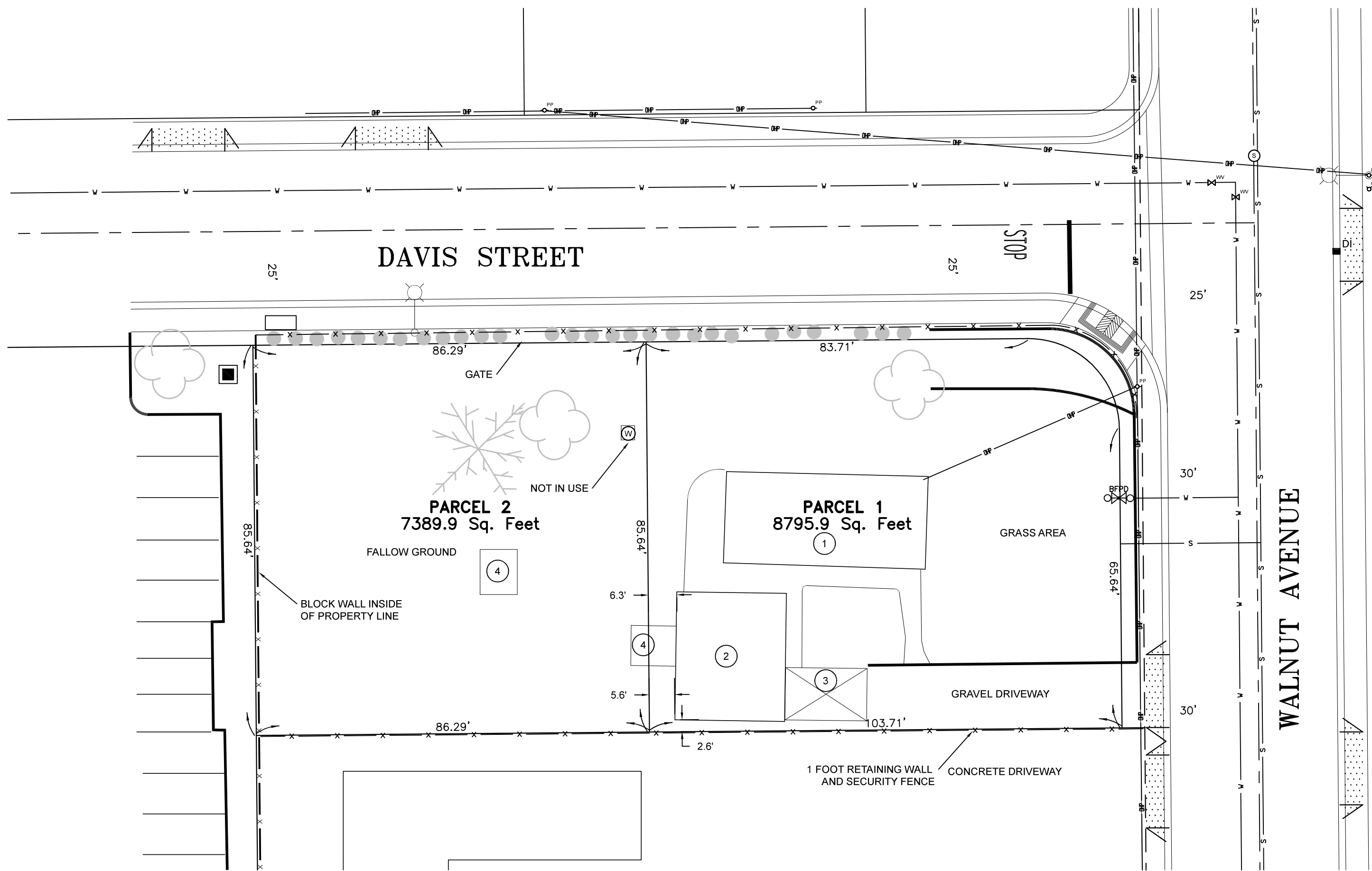
NOTES :

PROJECT DESCRIPTION:  
TO DIVIDE THE EXISTING PROPERTY FOR FUTURE SITE IMPROVEMENTS

PROJECT SIZE: 16185.9 SQUARE FEET (ORIGINAL PARCEL)



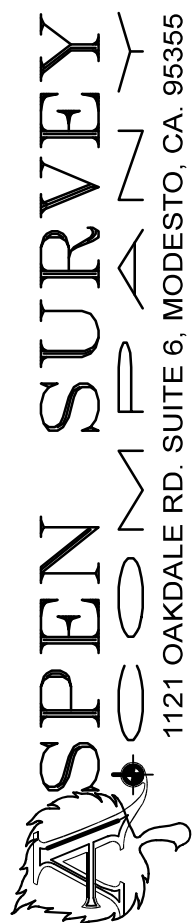
*David Lee Harris*



VICINITY MAP  
(NOT TO SCALE)

TENTATIVE MINOR SUBDIVISION  
FOR  
JAMES MARINI

BEGING A DIVISION OF A PORTION OF LOT 19 OF L.M.LARSON SUBDIVISION,  
LYING IN SECTION 32 TOWNSHIP 1 SOUTH RANGE 7 EAST,  
MOUNT DIABLO MERIDIAN  
CITY OF MANTECA, SAN JOAQUIN COUNTY CALIFORNIA



DATE Sept. 1 2021  
SCALE 1"=20'  
DRAWN DLH  
JOB 20-054  
SHEET 1  
OF 1 SHEETS