

OWNER: THE BROCCINI FAMILY PARTNERSHIP
5926 E. WOODWARD AVENUE
MANTECA, CA 95337

APPLICANT: PACIFIC DEVELOPMENT GROUP II
ONE CORPORATE PLAZA, SECOND FLOOR
NEWPORT BEACH, CA 92660
P.O. BOX 3060
NEWPORT BEACH, CA 92658
(949) 760-8591

ENGINEER: NORTHSTAR ENGINEERING GROUP, INC.
RIEN GROENEWOUW, P.L.S., CFedS
620 12th STREET
MODESTO, CA 95354
(209) 524-3525
RIEN@NSENG.NET

SITE ADDRESS: 1601 SOUTH MAIN STREET
MANTECA CA 95337

APN: 224-021-47

EXISTING ZONING: CG (GENERAL COMMERCIAL)

GENERAL PLAN: GC (GENERAL COMMERCIAL)

USE: ORCHARD

TOTAL PROJECT AREA:

GROSS AREA: 492,855 S.F. (11.31 ACRES)
EXISTING RIGHT-OF-WAY: 9,329 S.F.
PROPOSED RIGHT-OF-WAY DEDICATION: 20,884 S.F.
NET PROJECT AREA: 462,642 S.F. (10.62 ACRES)

EXISTING PARCELS: 1

PROPOSED PARCELS: 7 PARCELS & REMAINDER

PROJECT DESCRIPTION: SUBDIVISION OF AN EXISTING PARCEL INTO
7 COMMERCIAL PARCELS AND A REMAINDER

UTILITIES:

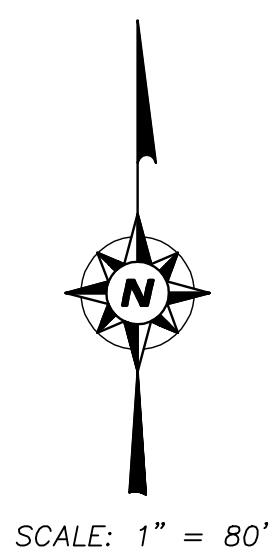
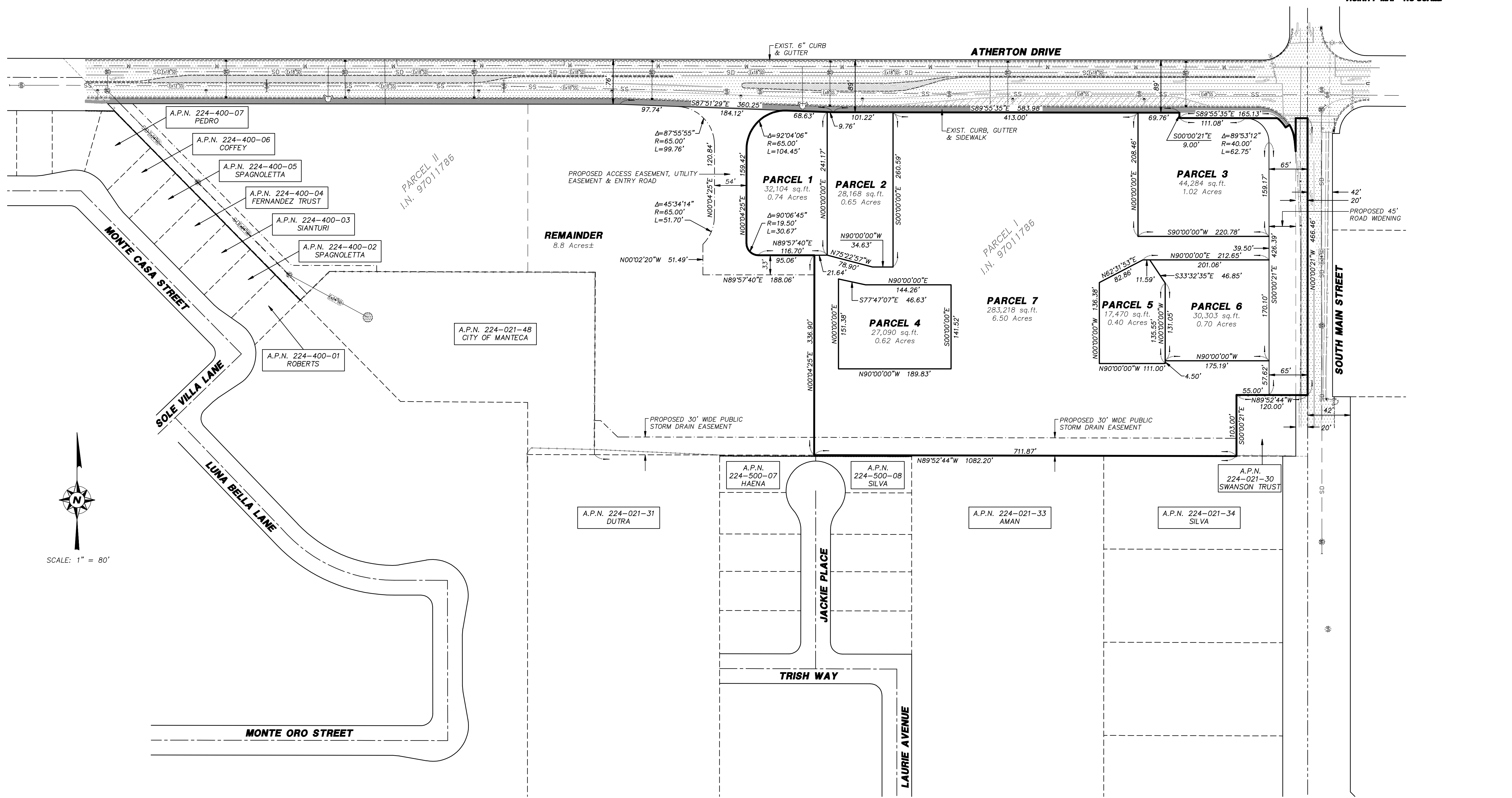
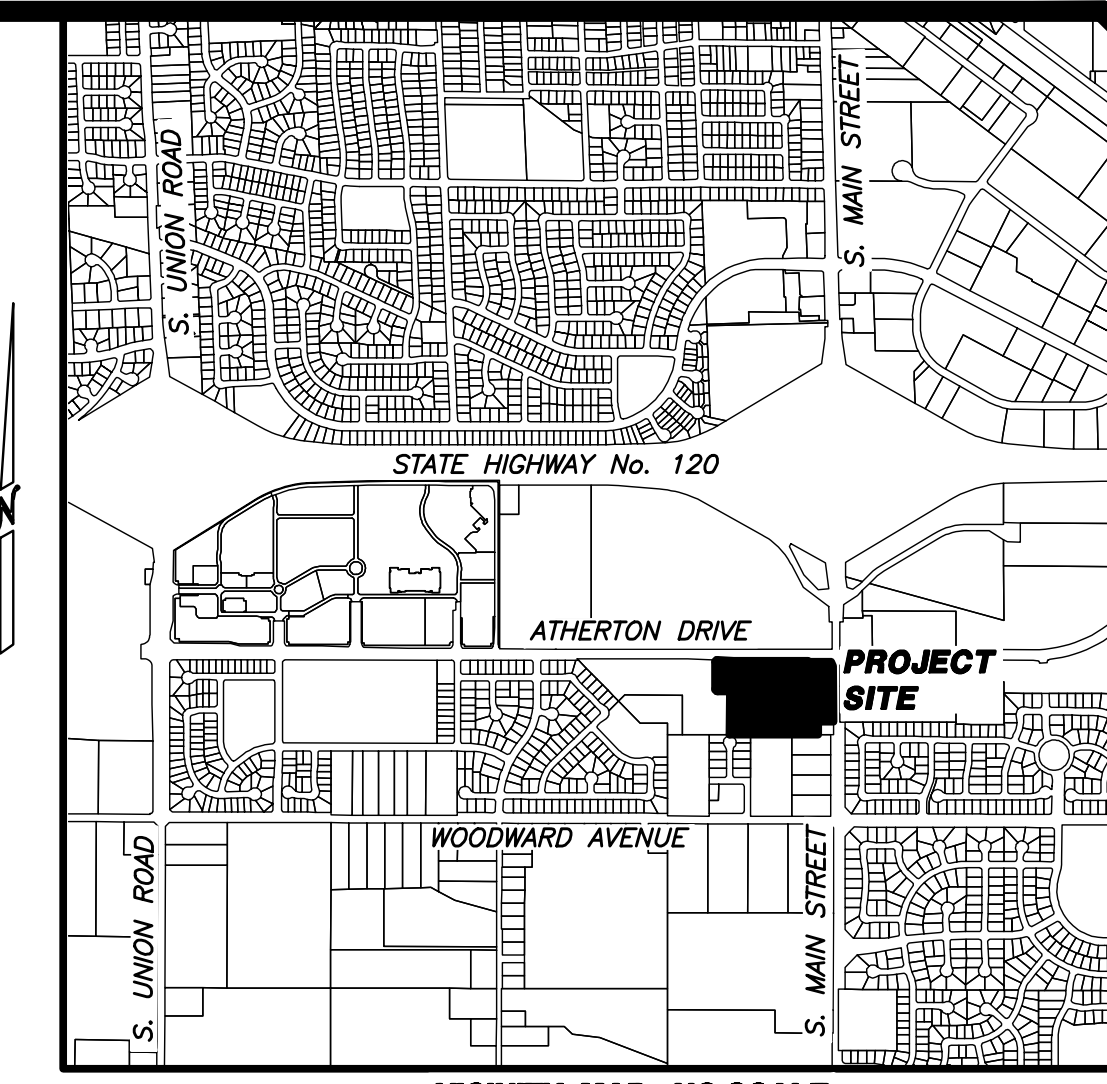
WATER: CITY OF MANTECA
SANITARY SEWER: CITY OF MANTECA
STORM SEWER: CITY OF MANTECA
ELECTRICITY: P. G. & E.
GAS: P. G. & E.
CABLE: COMCAST
TELEPHONE: FRONTIER

MISCELLANEOUS:

SCHOOL DISTRICT: MANTECA UNIFIED SCHOOL DISTRICT
FIRE DISTRICT: MANTECA

LEGEND:

- W ——— EXISTING WATER MAIN
- SD ——— EXISTING STORM DRAIN MAIN
- SS ——— EXISTING SANITARY SEWER MAIN
- ⊕ ——— EXISTING FIRE HYDRANT
- ⊕ ——— EXISTING WATER VALVE
- ⊕ ——— EXISTING STORM DRAIN MANHOLE
- ⊕ ——— EXISTING SANITARY SEWER MANHOLE
- ⊕ ——— EXISTING STREET LIGHT
- ⊕ ——— EXISTING TRAFFIC SIGNAL WITH LIGHT
- ⊕ ——— EXISTING OVERHEAD ELECTRIC
- — — EXISTING WOOD FENCE
- — — EXISTING CHAIN LINK FENCE
- — — PROJECT BOUNDARY
- — — EXISTING LOT LINE
- — — PROPOSED LOT LINE
- — — CENTERLINE
- — — EASEMENT LINE



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

TENTATIVE PARCEL MAP

OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN,
SAN JOAQUIN COUNTY CALIFORNIA

Northstar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #: U16-1750
DATE: 04/26/2017
SCALE: AS SHOWN
DRAWN: RG
DESIGN: BJONES
CHK D: BJONES

SHEET NUMBER
1 of **2**



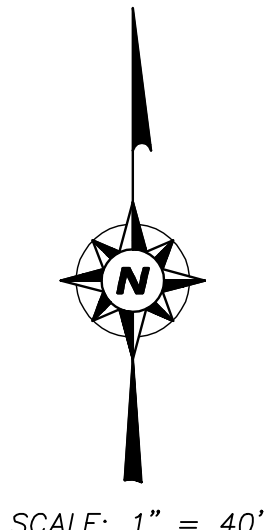
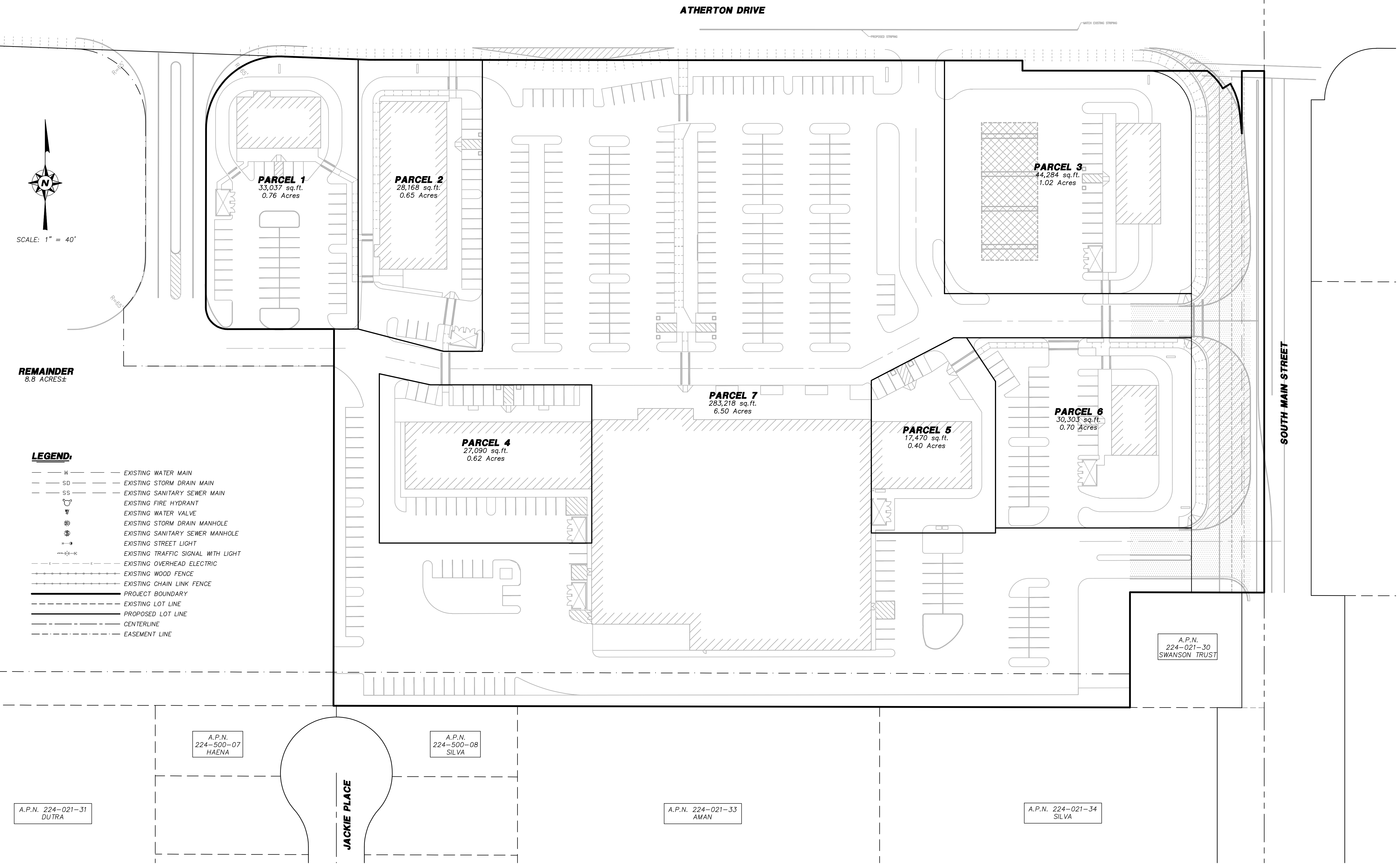
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 TOWNSHIP 2 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN,
MANTECA SAN JOAQUIN COUNTY CALIFORNIA

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2



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