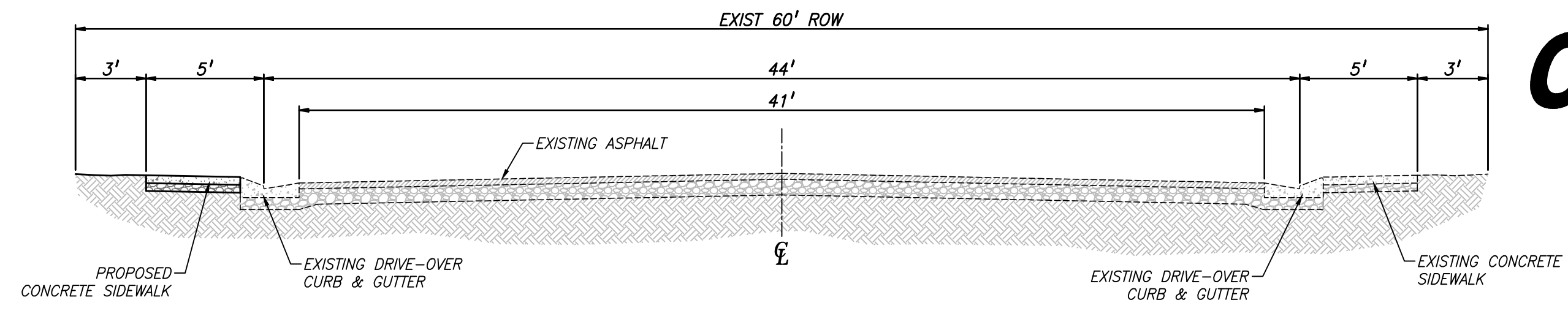


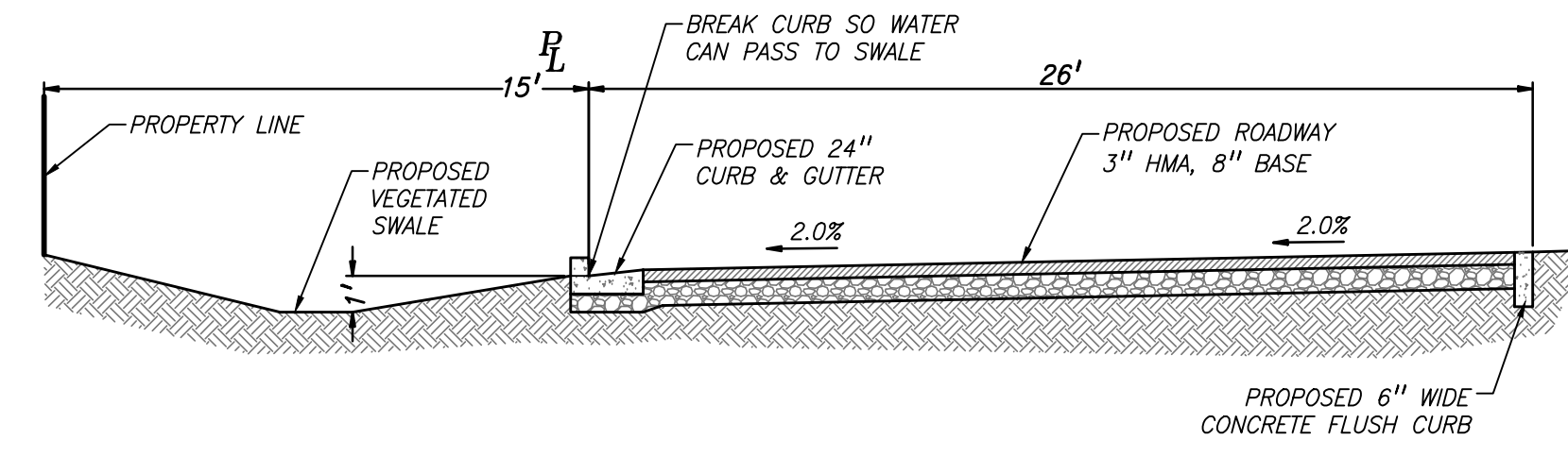
# CYRUS LANE TENTATIVE PARCEL MAP

439 N. WALNUT AVE MANTECA, CA

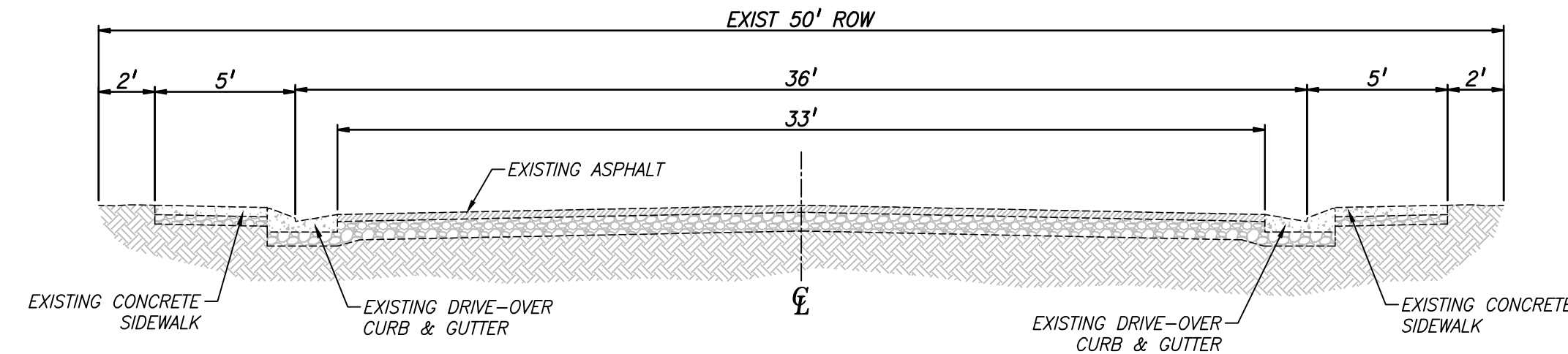
LANDS DESCRIBED IN D.N. 2016-108154 AND ALSO DESCRIBED IN I.N. 01136510 BEING A PORTION OF SECTION 32, T. 1 S., R7.E, M.D.B.&M. AND BEING MORE COMMONLY KNOWN AS ASSESSORS PARCEL NUMBERS 217-590-210 & -330, SAN JOAQUIN COUNTY RECORDS, CA.



**A** ALAMEDA STREET SECTION  
C-1 NTS



**C** PRIVATE DRIVE SECTION  
C-1 NTS



**B** PEARL PLACE SECTION  
C-1 NTS

**ZONING:**  
RESIDENTIAL R2

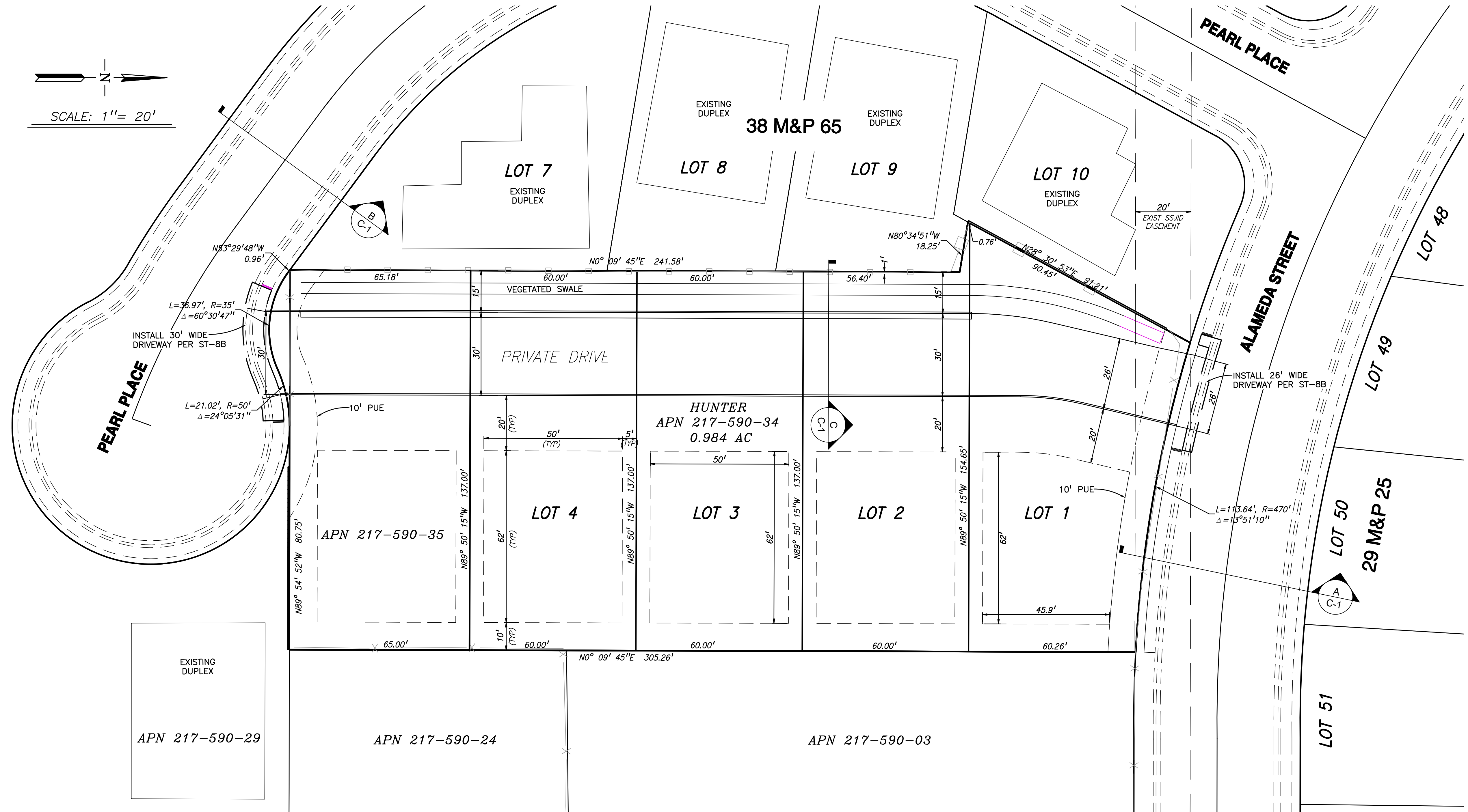
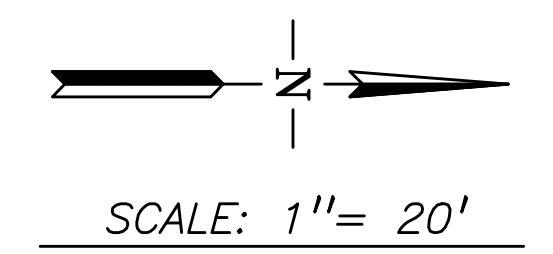
**GENERAL PLAN DESIGNATION:**  
MDR

**ASSESSOR'S PARCEL NUMBER:**  
217-590-34

**APPLICANT:**  
LAMONT HUNTER  
HUNTER CONSTRUCTION  
1484 MEZENEN PLACE  
MANTECA, CA 95336  
209.239.0822

**PARCEL OWNER:**  
217-590-34 & 35 LAMONT HUNTER  
ADDRESS: 1484 MEZENEN PLACE

**PROJECT BENCHMARK:**  
ALL ELEVATIONS WERE BASED UPON THE TOP OF RIM OF A STORM DRAIN MANHOLE AT THE INTERSECTION OF ALAMEDA STREET AND PEARL PLACE WITH AN ELEVATION OF 32.88 FEET. THE SUBJECT STORM DRAIN MANHOLE IS SHOWN ON SHEET 9 OF THE IMPROVEMENT PLANS FOR HUNTERS COVE DATED FEB. 8, 2001 (NGVD 29 DATUM).



**DATA TABLE**

LOT	AREA (SF)
1	9,261
2	8,258
3	8,220
4	8,220
5	9,147

**ALTA LDC, INC**  
4715 EAST 65TH SOUTH  
IDAHO FALLS, ID 83406  
CELL (916) 997-8167

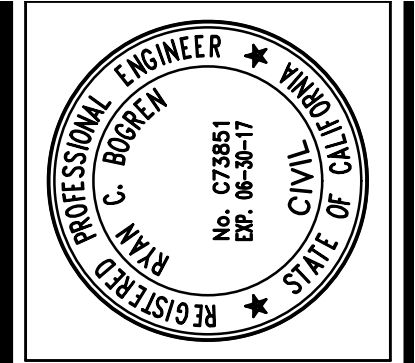
PREPARED UNDER THE DIRECTION OF:  
RYAN C. ROBINSON  
LICENSE: 67348  
DATE: 04-20-17

**REVISIONS**

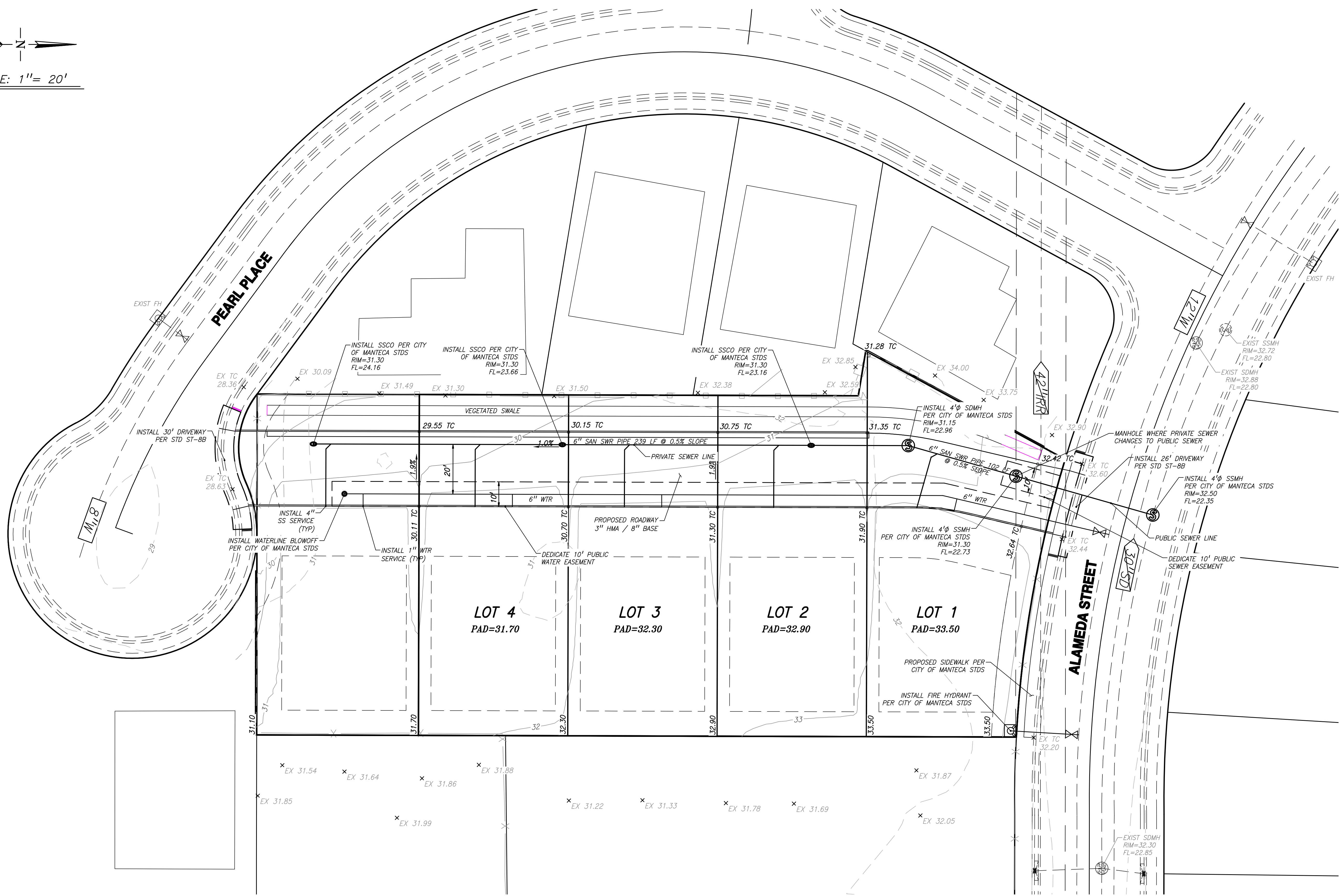
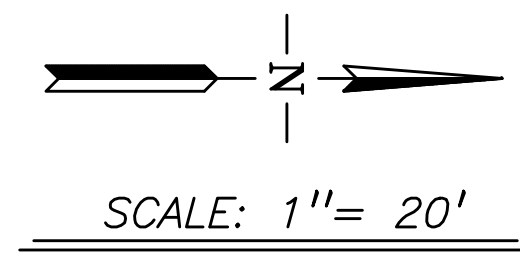
NO.	DESCRIPTIONS	DATE	APPROVED

JOB NO. CYRUS LANE  
DATE 10/13/2017  
SCALE AS SHOWN  
DR. BY ASH  
CK. BY RB  
FILE:

**TENTATIVE MAP**  
**CYRUS LANE TENTATIVE MAP**  
439 N. WALNUT AVE MANTECA, CA



NOTES:  
1. ALL UTILITY WORK SHALL ADHERE TO CITY OF MANTECA STANDARD PLANS AND SPECIFICATIONS.



**ALTA LDC, INC**  
4715 EAST 65TH SOUTH  
IDAHO FALLS, ID 83406  
CELL (916) 997-8187

PREPARED UNDER THE DIRECTION OF:  
RYAN C. BOURGEN  
R.C.L. - C79851  
EXP. 06-30-17

NO.	DESCRIPTIONS	DATE	APPROVED

JOB NO.	CYRUS LANE
DATE	10/11/2017
SCALE	AS SHOWN
DR. BY	BH
CK. BY	RB
FILE	

**GRADING AND UTILITY PLAN**  
**CYRUS LANE TENTATIVE MAP**  
438 N. WALNUT AVE, MANTECA, CA