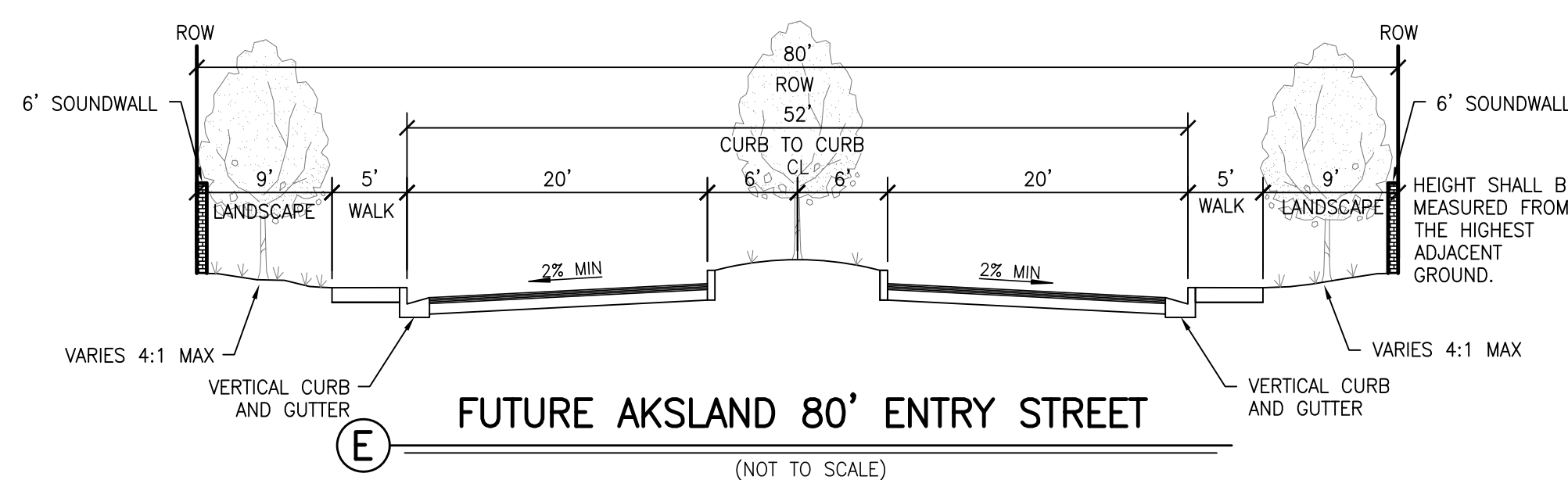
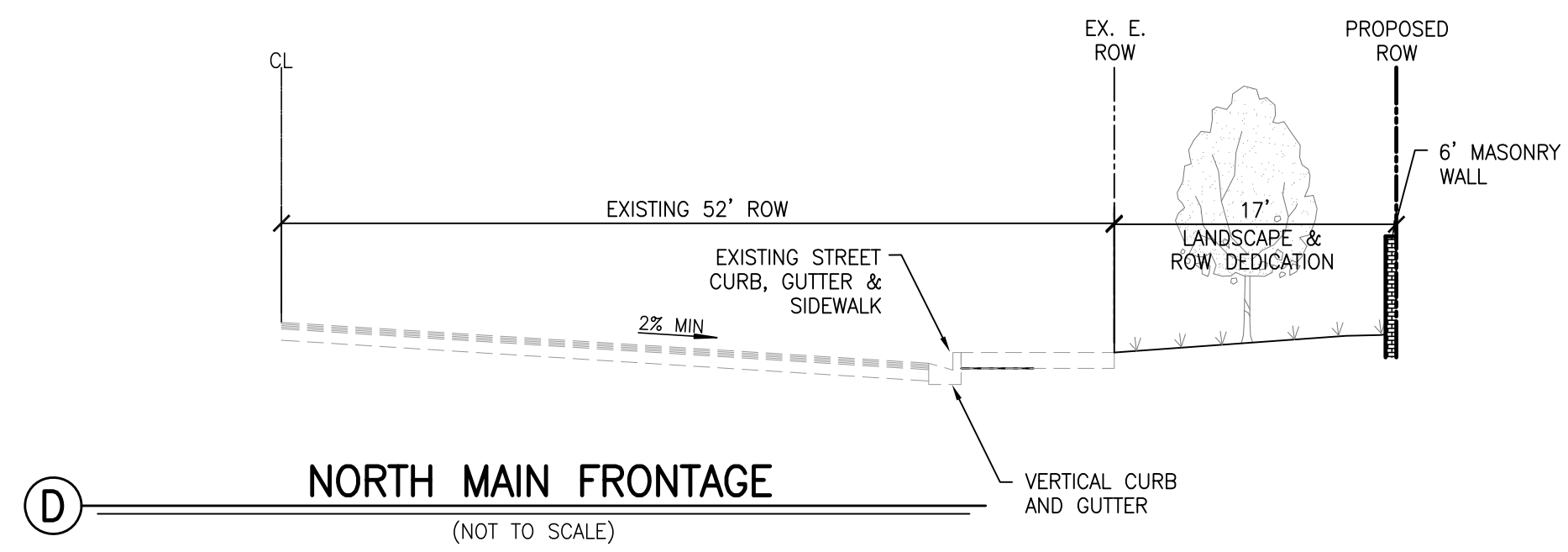
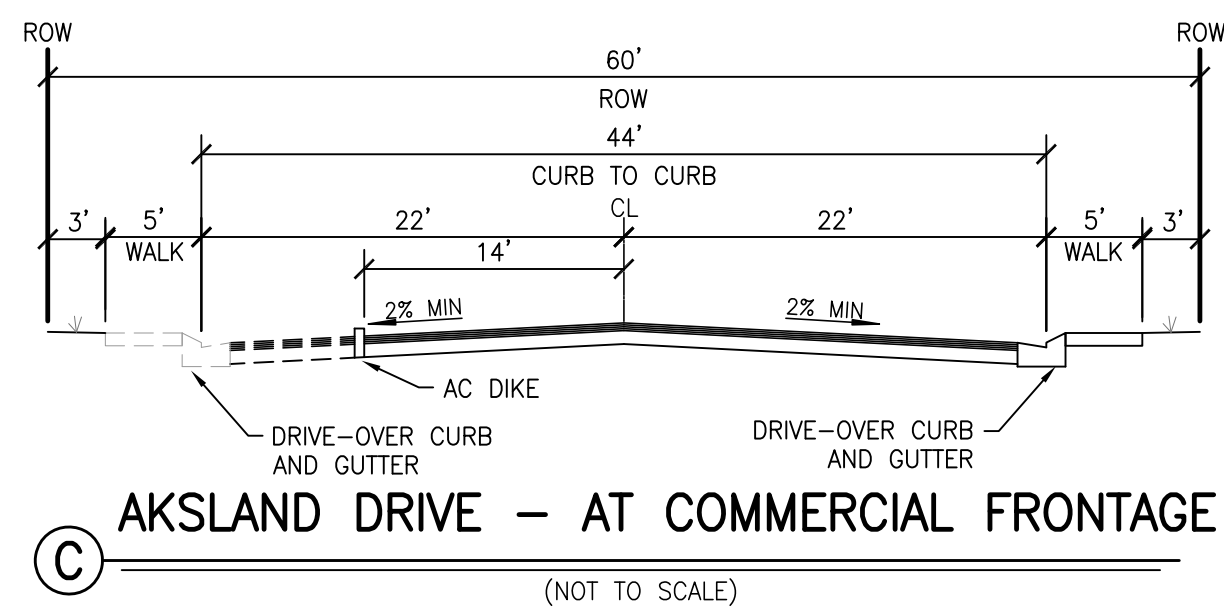
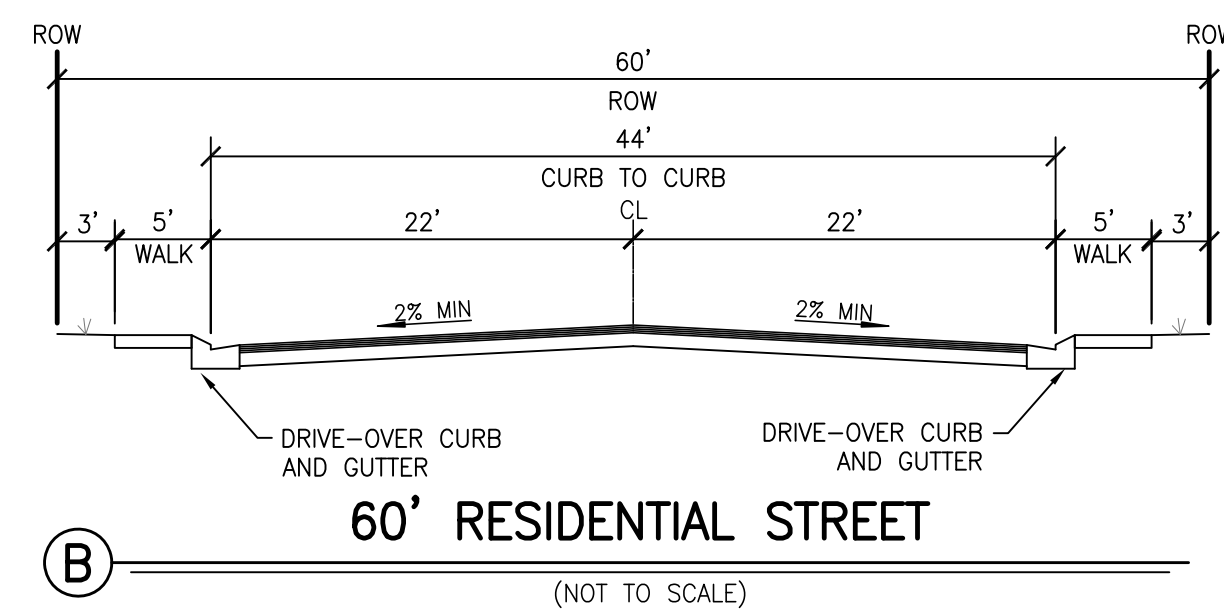
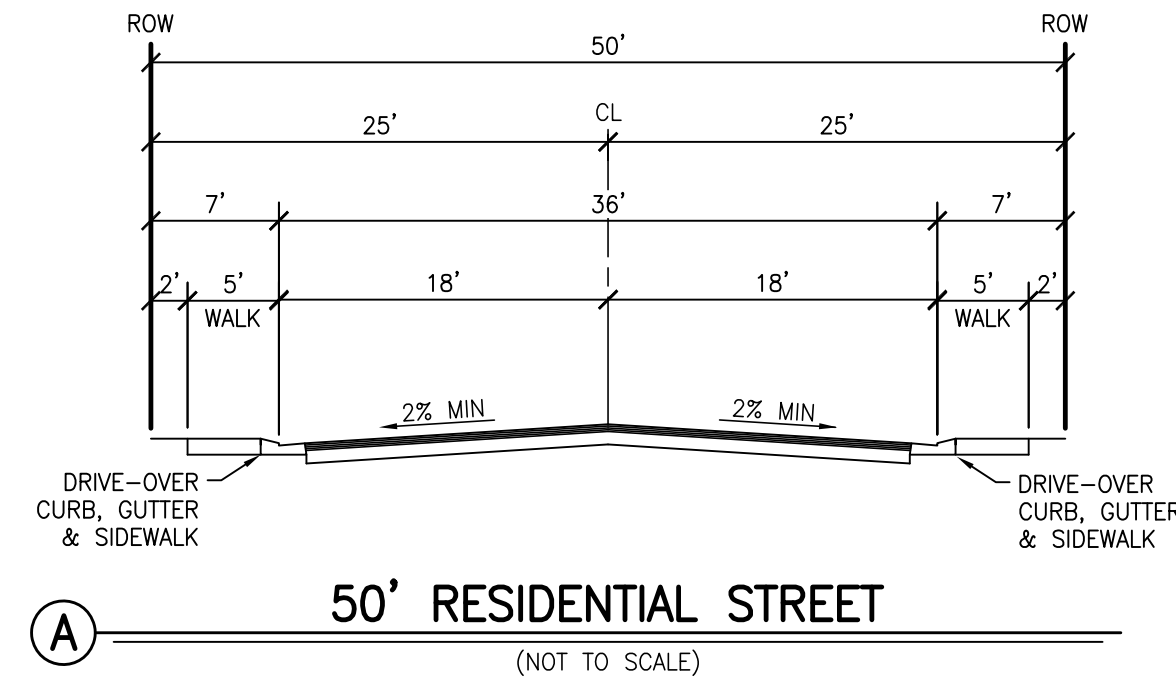
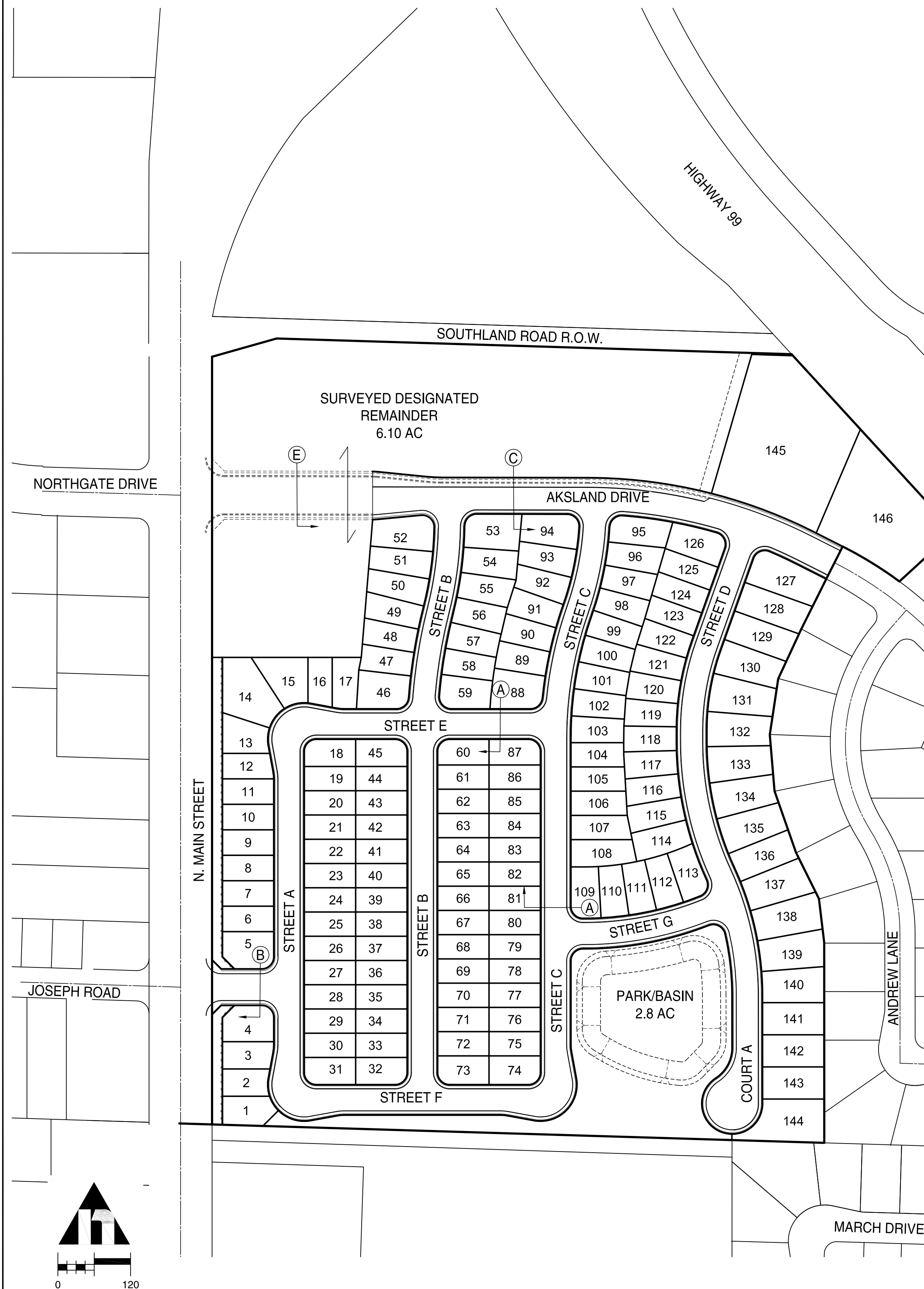


TRACT NO. 3915
VESTING TENTATIVE SUBDIVISION MAP
NORTH MAIN COMMONS
 BEING A PORTION OF SECTION 28, T. 1 S., R. 7 E., M.D.B.M.,
 CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA

STREET SECTIONS



SITE PLAN



VICINITY MAP



SIGNATURES

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.

TONY B. MARSHALL
 LICENSE NO. C51015
 EXPIRATION DATE 09/30/2017

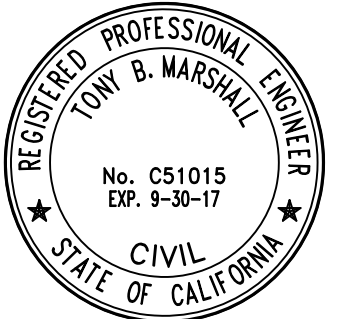
NOTES

- OWNER: TOINETTE ROSSI LIVING TRUST, VALERIE ROSSI LIVING TRUST, ANDREW J. ROSSI SR. 2003 TRUST
 P.O. BOX 8837
 RIPON, CA 95366
- APPLICANT: TOINETTE ROSSI
 P.O. BOX 8837
 RIPON, CA 95366
- ENGINEER: MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
- NO. OF LOTS: 146
- LAND USE: EXISTING: OPEN FIELD
 PROPOSED: SINGLE FAMILY RESIDENTIAL
- ZONING: EXISTING: CMU (MIXED USE COMMERCIAL)
 PROPOSED: MDR (MEDIUM DENSITY RESIDENTIAL)
- GENERAL PLAN: EXISTING: CMU (MIXED USE COMMERCIAL)
 PROPOSED: MDR (MEDIUM DENSITY RESIDENTIAL)
- UTILITIES: WATER: CITY OF MANTECA
 SEWER: CITY OF MANTECA
 TELEPHONE: VERIZON
 GAS & ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
 IRRIGATION: S.S.J.I.D.
- APN: 218-100-01, 02
- THIS SUBDIVISION CONTAINS 146 LOTS AND 1 PARK/BASIN LOT AND 1 SURVEYED DESIGNATED REMAINDER ON 30.17 +/- ACRES.
- THE PROPERTY HAS A GENTLE SLOPE WITH ELEVATIONS RANGING FROM 32'-33'.
- BOUNDARY LINES ARE BASED ON RECORD INFORMATION.
- EXISTING UTILITIES BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
- ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON SITE SHALL BE ABANDONED PER SAN JOAQUIN COUNTY STANDARDS. EXISTING RESIDENTIAL WELL TO REMAIN AND BE USED FOR IRRIGATION PURPOSES ONLY.
- UTILITIES TO BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED BY GOVERNING AGENCIES
- STORM DRAINAGE SHALL BE BY COLLECTION SYSTEM PER CITY OF MANTECA MASTER PLAN.
- DOMESTIC WATER BY CONNECTION TO CITY WATER SYSTEM.
- SEWAGE DISPOSAL BY CONNECTION TO CITY SEWER SYSTEM.

INDEX

- GENERAL NOTES, KEY MAP, LEGEND, & STREET SECTIONS
- TOPOGRAPHIC SURVEY AND CONSTRAINTS
- DIMENSION AND UTILITY PLAN
- GRADING AND DRAINAGE PLAN

MCR ENGINEERING
 www.mcreng.com
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839



APPROVED:

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE
1		
2		
3		
4		

GENERAL NOTES, KEY MAP, AND LEGEND
VESTING TENTATIVE
SUBDIVISION MAP
 NORTH MAIN COMMONS

CALIFORNIA

MANTECA



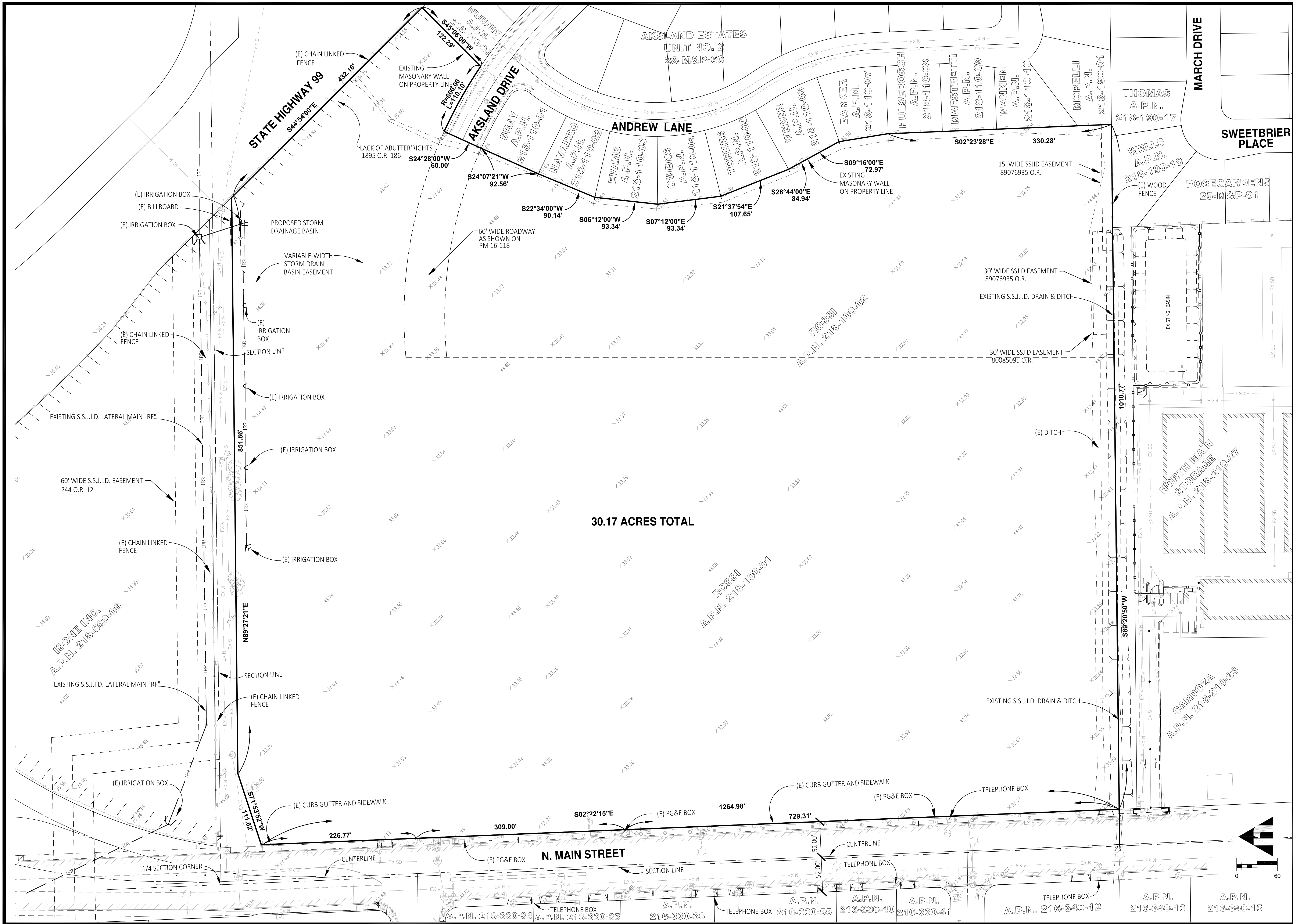
Know what's below.
 Call before you dig.
 811 / 800-227-2600

JOB NO.: 15-068
 DATE: JUNE, 2017
 SCALE: AS SHOWN
 DR. BY: AM
 CK. BY: TM

SHEET NO.

1

OF 4 SHEET



30.17 ACRES TOTAL

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NO.	DESCRIPTIONS	DATE

TOPOGRAPHIC SURVEY
**VESTING TENTATIVE
 SUBDIVISION MAP**
 NORTH MAIN COMMONS

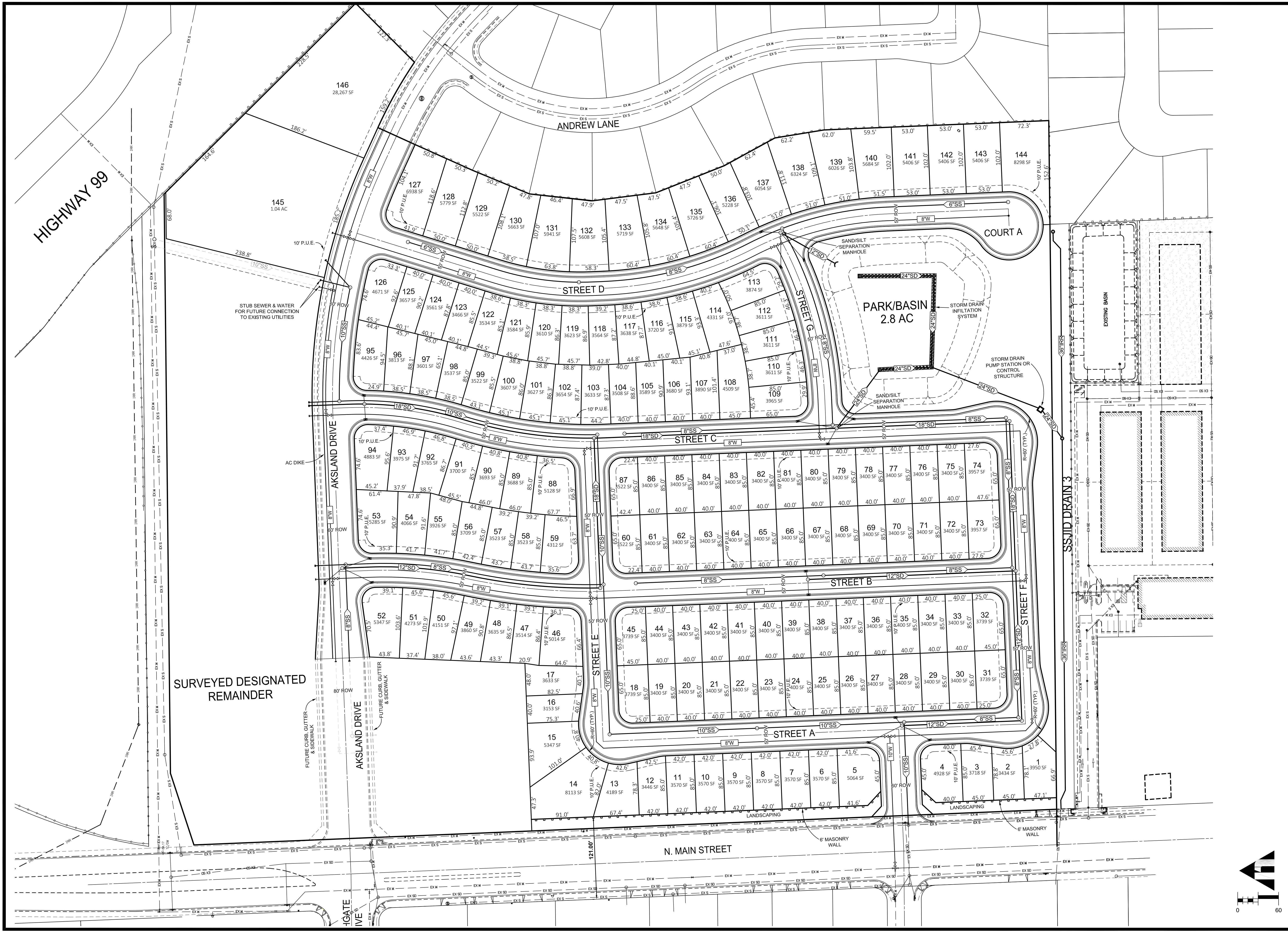
811
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 DATE: JUNE, 2017
 SCALE: AS SHOWN
 DR. BY: AM
 CK. BY: TM

SHEET NO.
2
 OF 4 SHEET

CALIFORNIA

MANTECA



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PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

CALIFORNIA

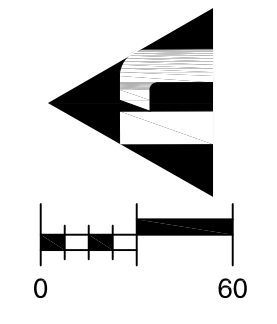
DIMENSION AND UTILITY PLAN
VESTING TENTATIVE
SUBDIVISION MAP
 NORTH MAIN COMMONS

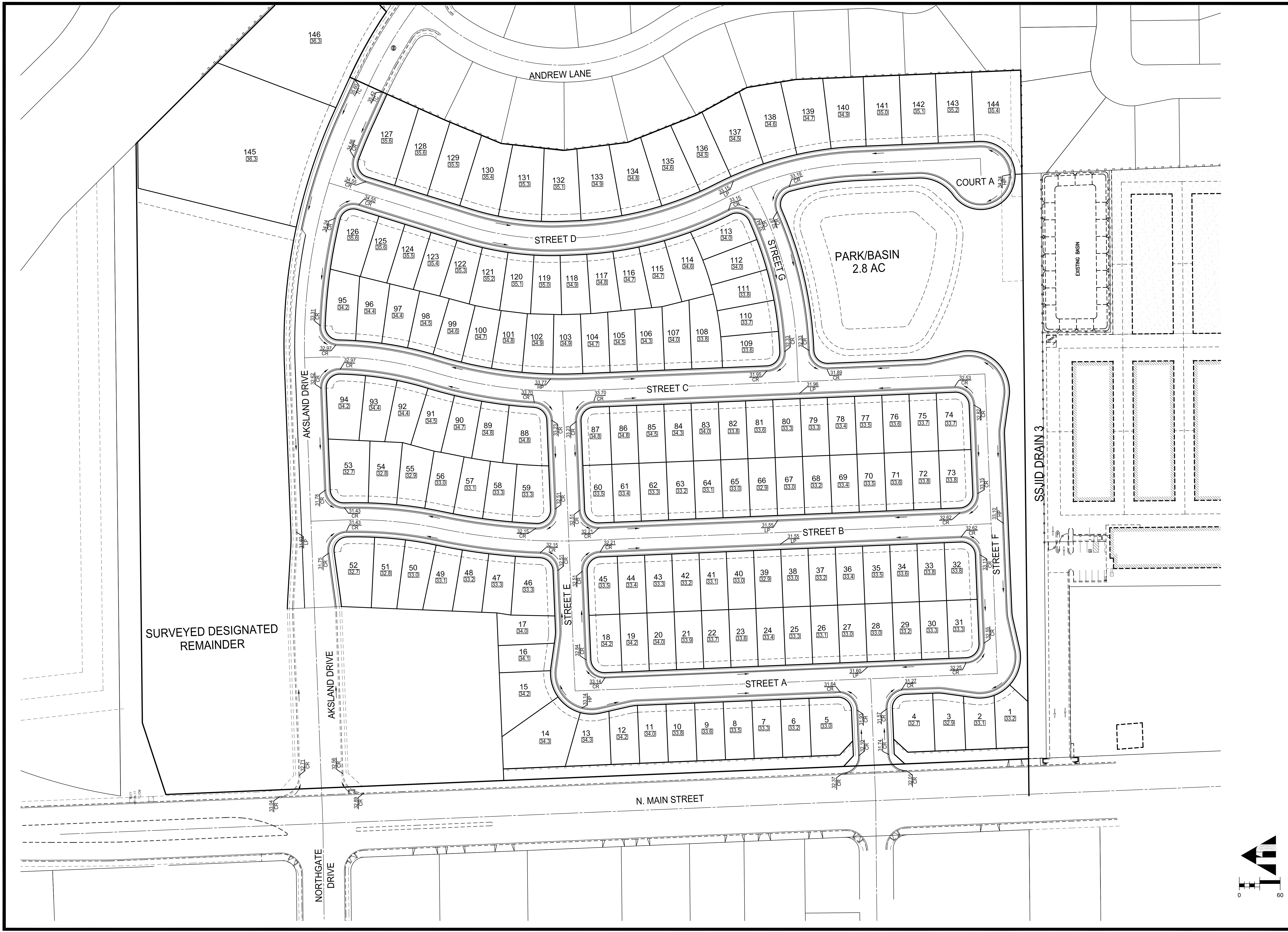
MANTECA



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DATE: JUNE, 2017
SCALE: AS SHOWN
DR. BY: AM
CK. BY: TM





APPROVED:

PLAN REVISIONS		
NO.	DESCRIPTIONS	DATE

CALIFORNIA

GRADING AND DRAINAGE PLAN
VESTING TENTATIVE
SUBDIVISION MAP
 NORTH MAIN COMMONS

MANTECA



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JOB NO.: 15-068
 DATE: JUNE, 2017
 SCALE: AS SHOWN
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 CK. BY: TM

