



TENTATIVE SUBDIVISION MAP FOR:
EAST AVENUE AT BERKELEY AVENUE
 BEING A PORTION OF THE NORTHWEST
 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH,
 RANGE 10 EAST, M.D.B.M.,
 CITY OF TURLOCK, STANISLAUS COUNTY,
 CALIFORNIA

VICINITY MAP



GENERAL INFORMATION

- OWNER: BAXTER HOMES, INC.
402 SYCAMORE AVENUE
MODESTO, CA 95354
- APPLICANT: RACHEL BAXTER
BAXTER HOMES, INC.
402 SYCAMORE AVENUE
MODESTO, CA 95354
- ENGINEER: MCR ENGINEERING
1242 DUPONT COURT
MANTECA, CA 95338
- NO. OF LOTS: 6 RESIDENTIAL LOTS
- EXISTING GENERAL PLAN: COMMUNITY COMMERCIAL
- EXISTING ZONING: C-C (COMMUNITY COMMERCIAL)
- PROPOSED GENERAL PLAN: LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: R-1 (LOW DENSITY RESIDENTIAL)
- UTILITIES: WATER: CITY OF TURLOCK
SEWER: CITY OF TURLOCK
STORM: CITY OF TURLOCK
- APN: 043-027-034
- THIS SUBDIVISION CONTAINS 6 LOTS ON 0.81 ACRES
- THE PROPERTY HAS GENTLE SLOPE WITH ELEVATIONS RANGING FROM 104'-108"
- BOUNDARY LINES ARE BASED ON RECORD INFORMATION AND TOPOGRAPHIC SURVEY.
- ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON SITE SHALL BE ABANDONED PER STANISLAUS COUNTY STANDARD
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- UTILITIES TO LOCATED WITHIN PUBLIC UTILITY EASEMENTS AND SHALL BE MAINTAINED BY GOVERNING AGENCIES.

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

APPROVED: [Signature]

PLAN REVISIONS

NO.	DESCRIPTIONS	DATE

TENTATIVE SUBDIVISION MAP FOR:
EAST AVENUE AT BERKELEY AVENUE
 1898 EAST AVENUE
 TURLOCK

811

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

JOB NO.: 22-018
 DATE: 4/12/2022
 SCALE: 1"=20'
 DR. BY: RSP
 CK. BY: SLS

SHEET NO.
1
 OF 1 SHEET

TENTATIVE SUBDIVISION MAP