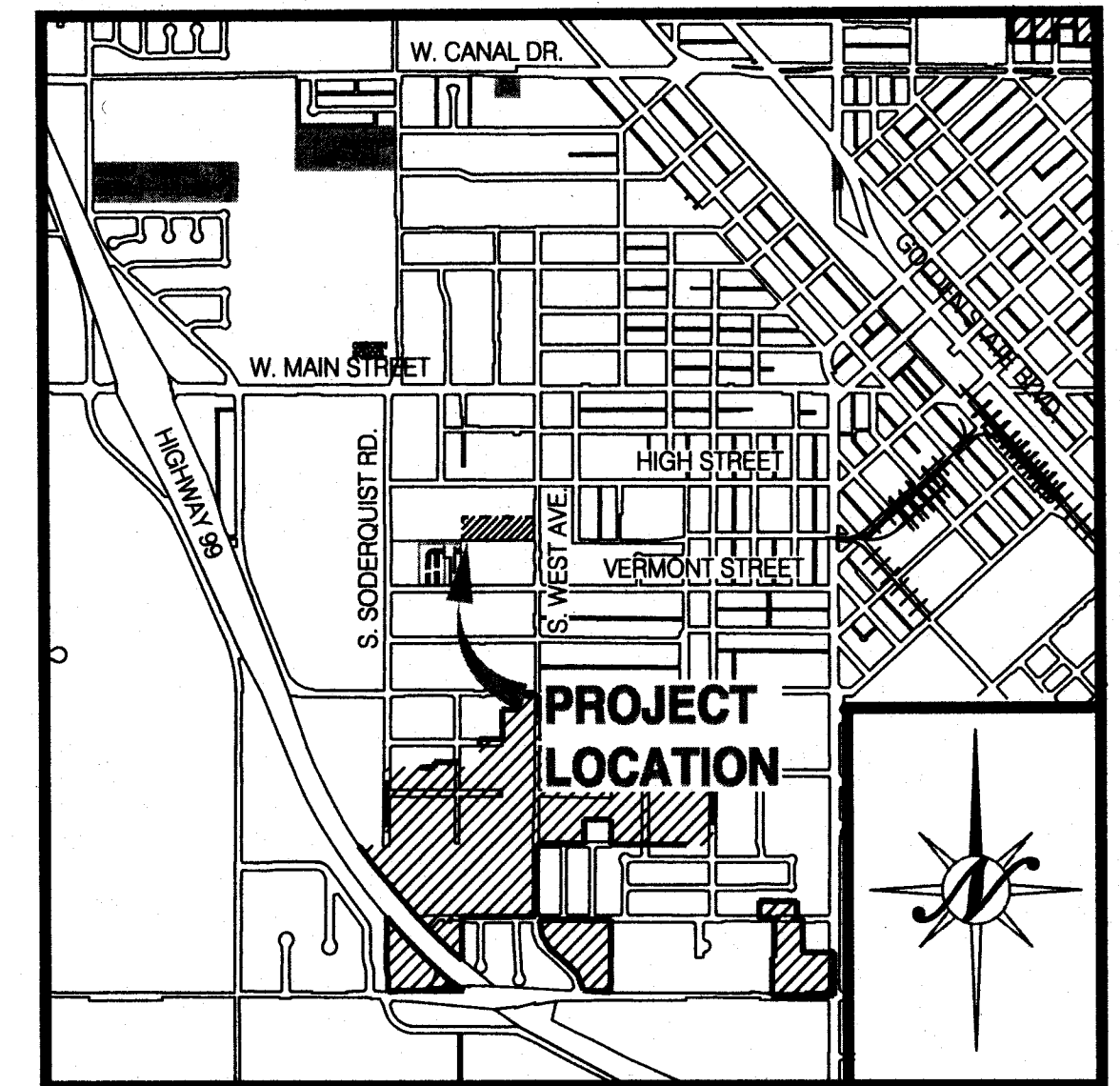
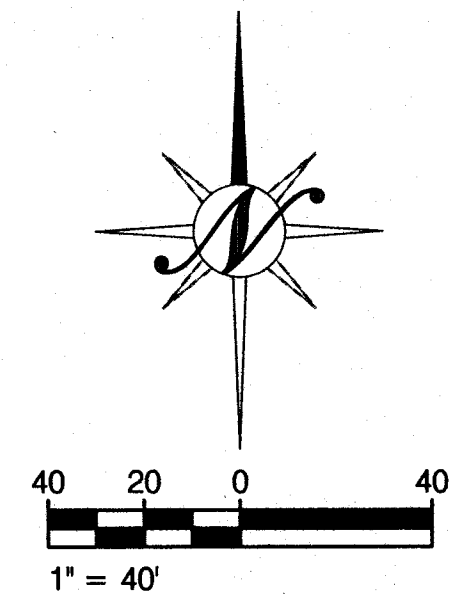
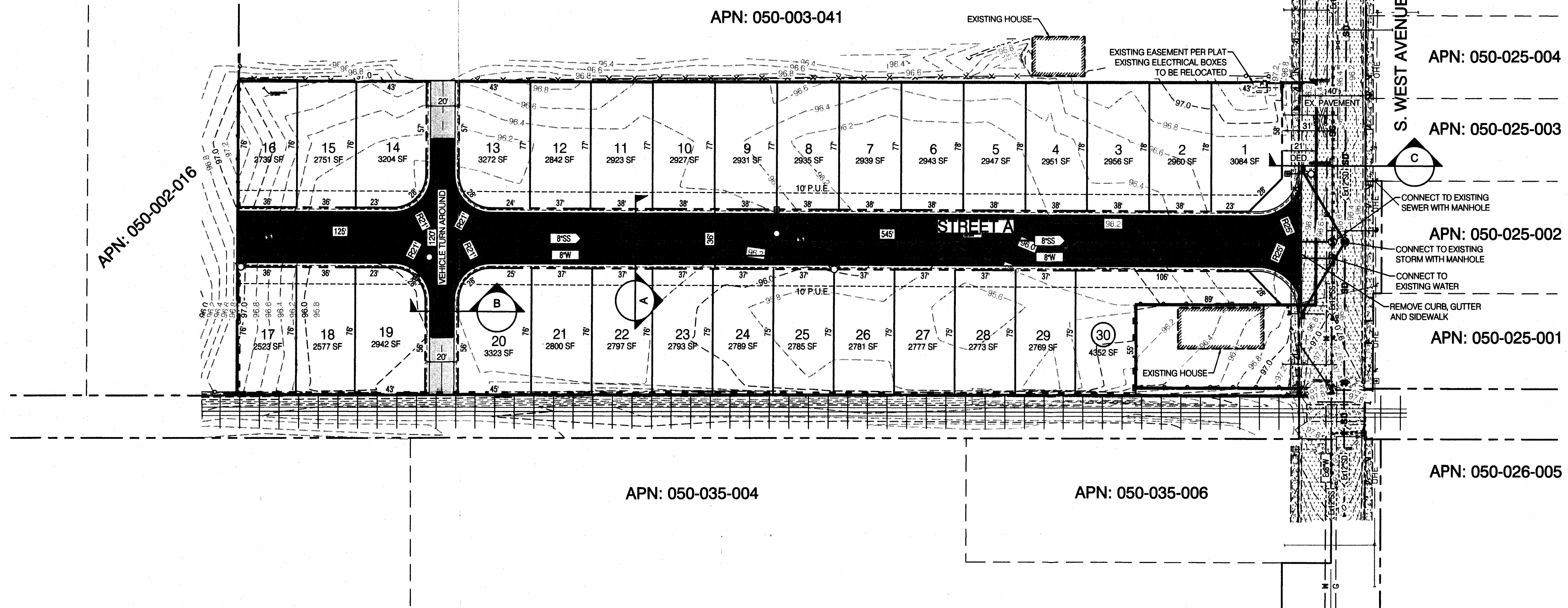


TENTATIVE SUBDIVISION MAP 337 S. WEST AVENUE TURLOCK, CALIFORNIA



VICINITY MAP
N.T.S.



GENERAL NOTES

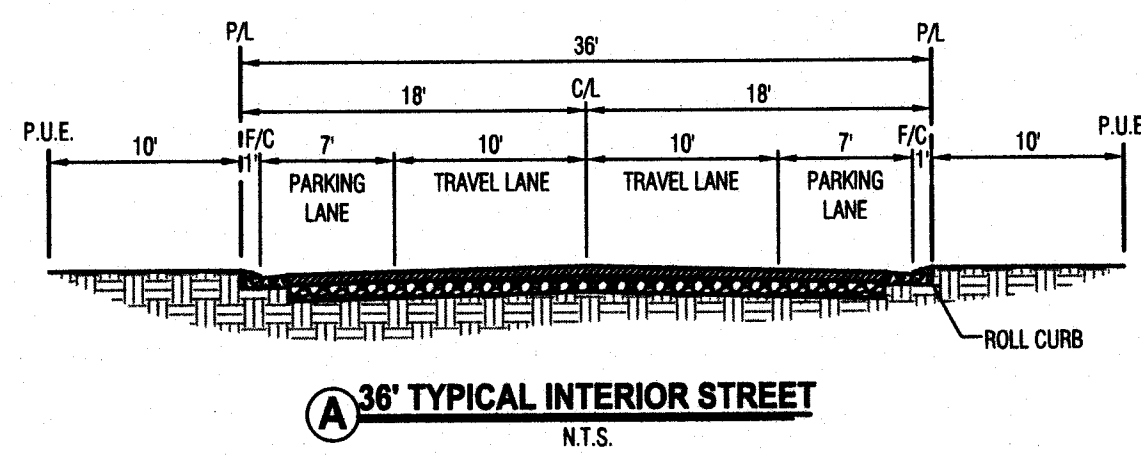
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER CITY OF TURLOCK STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO TWO CATCH BASINS WITH FILTRATION DEVICES, THEN CONNECT TO THE EXISTING MAIN IN S. WEST AVENUE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF TURLOCK STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF TURLOCK STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF TURLOCK STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66458.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF TURLOCK REQUIREMENTS.
- APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMPs.
- HOUSE FOOTPRINTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. HOUSE FOOTPRINTS MAY VARY IN THE FUTURE, BUT THE SETBACKS ARE TO REMAIN CONSTANT.

PROJECT INFORMATION

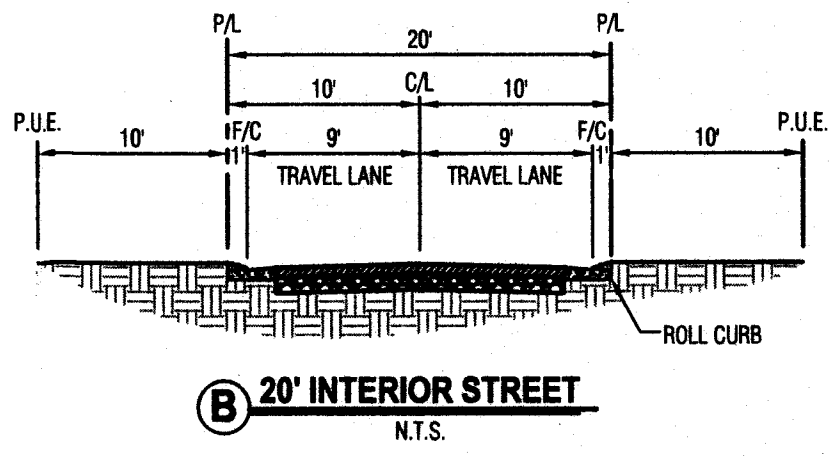
A. REGULATORY AGENCY:	CITY OF TURLOCK PLANNING DIVISION 188 S. BROADWAY, STE. 120 TURLOCK, CA 95380 T: (209) 668-5640 CONTACT:
B. APPLICANT:	RON KATAKIS 1850 ARBOR WAY TURLOCK, CA 95380 T: (209) 483-8159
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12TH STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: JOSH BRIDGROOM & PAMELA HURBAN
D. ASSESSORS PARCEL NUMBER:	050-003-042
E. EXISTING LAND USE:	VACANT LOT
F. PROPOSED LAND USE:	RESIDENTIAL
G. EXISTING ZONING / GP:	RM/ MEDIUM DENSITY RESIDENTIAL
H. PROPOSED ZONING / GP:	RM/ MEDIUM DENSITY RESIDENTIAL WITH PD OVERLAY
I. TOTAL PROJECT SIZE:	2.7± ACRES
K. TOTAL NUMBER OF LOTS:	30
L. MAXIMUM FOOTPRINT COVERAGE:	60%
M. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
N. SETBACKS:	SEE LOT FIT PLANS
O. CONTOURS:	0.2' INTERVALS PER SURVEY CONDUCTED ON 2/27/24
P. NOISE CONTOURS	60 TO 65 dB PER NOISE ELEMENT OF THE ADOPTED GENERAL PLAN
Q. RETURNS:	PER CITY OF TURLOCK STANDARDS
R. UTILITIES:	WATER SYSTEM - CITY OF TURLOCK SANITARY SEWER - CITY OF TURLOCK GAS (MAIN) - CITY OF TURLOCK ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - TURLOCK UNIFIED

LEGAL DESCRIPTION

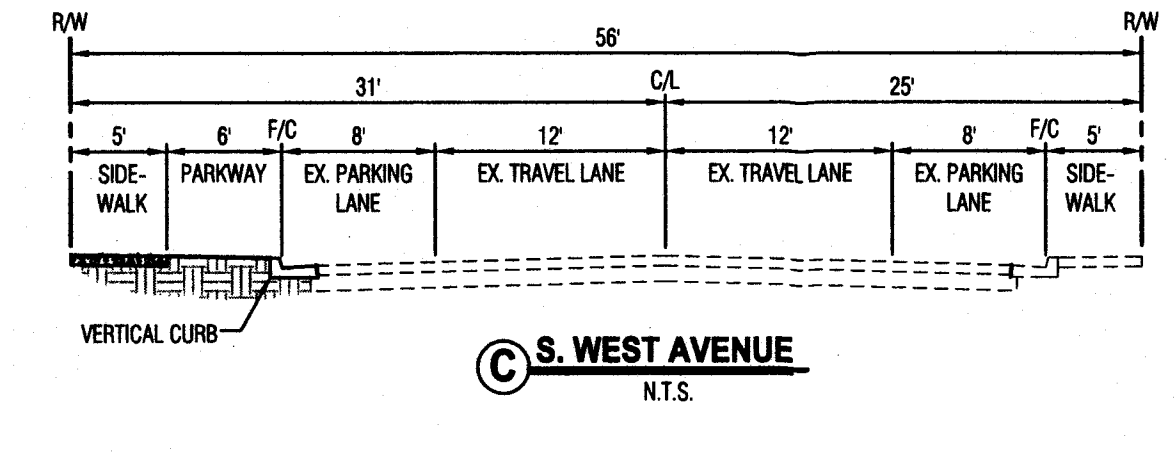
ALL THAT PORTION OF LOT 8 AND 9 OF THE CROW AND BROWDER COLONY, IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON MARCH 17, 1905 IN VOLUME 2 OF MAPS, AT PAGE 11.



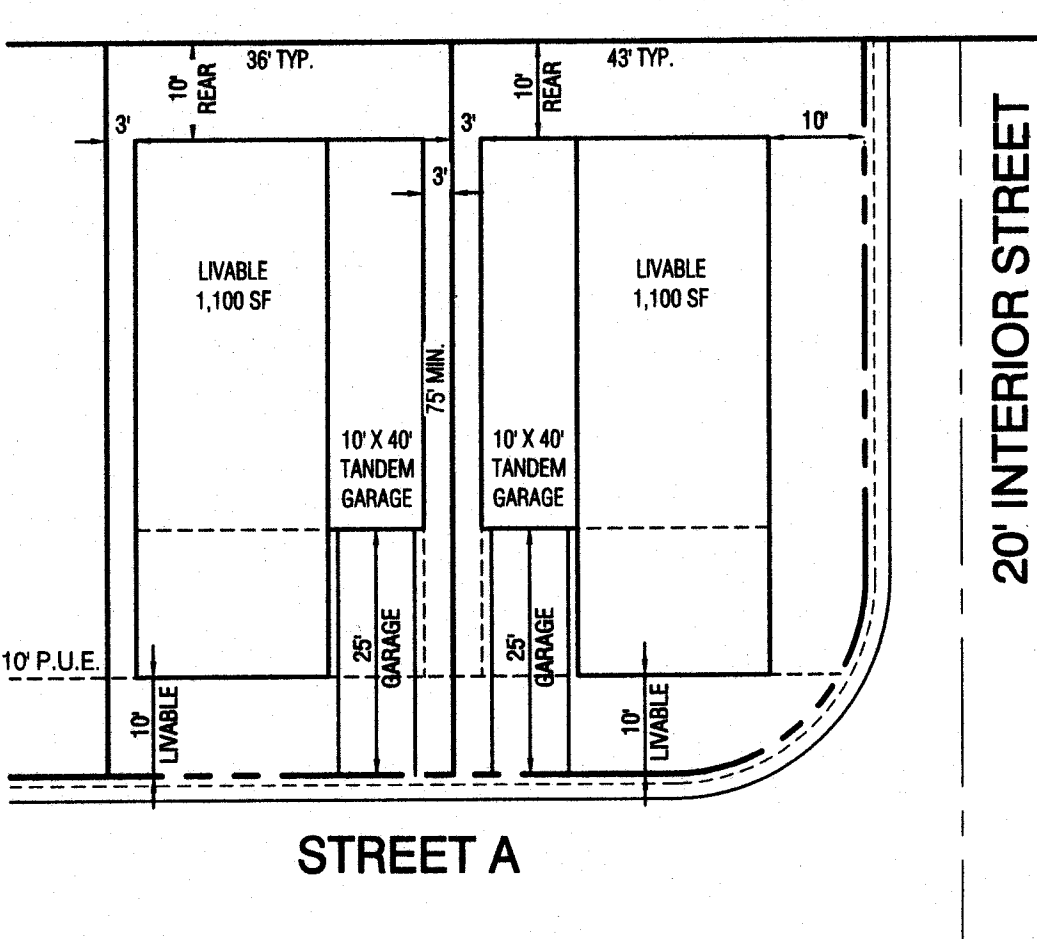
A 36' TYPICAL INTERIOR STREET
N.T.S.



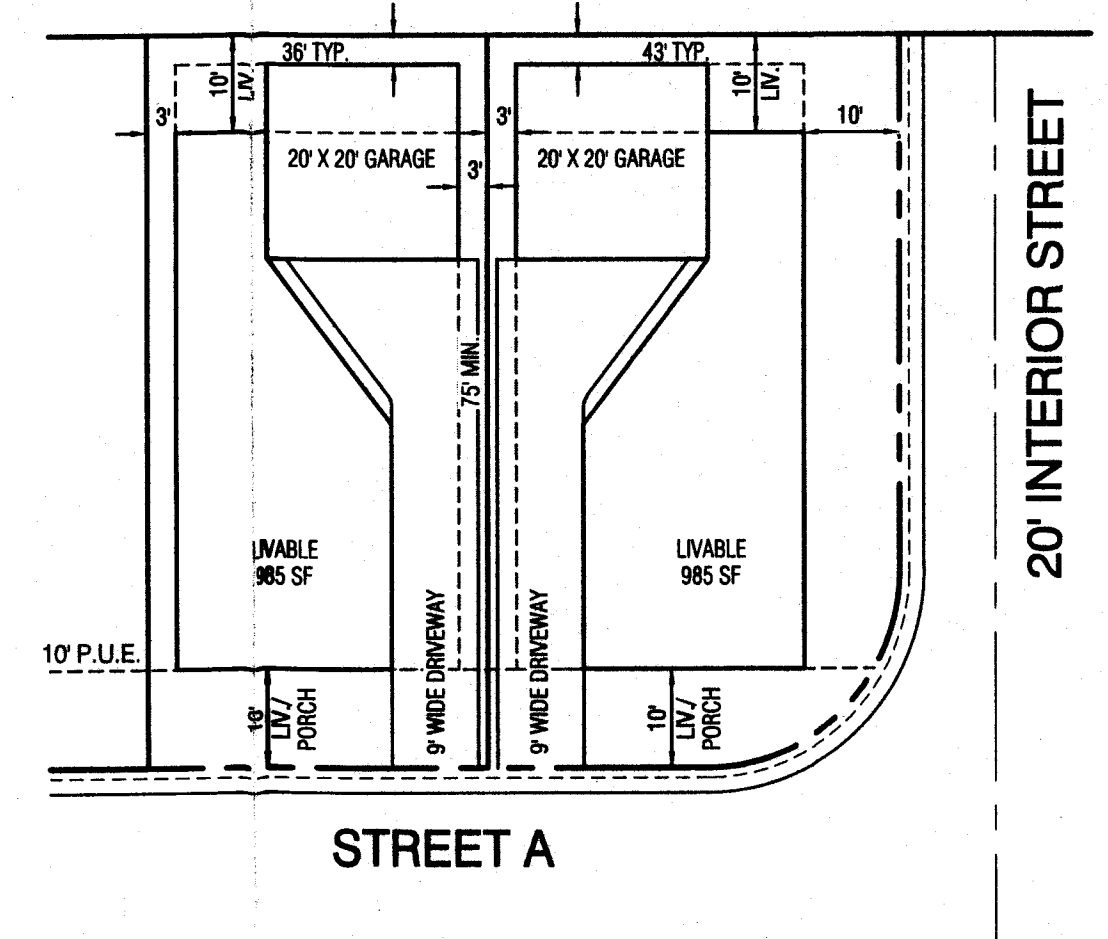
B 20' INTERIOR STREET
N.T.S.



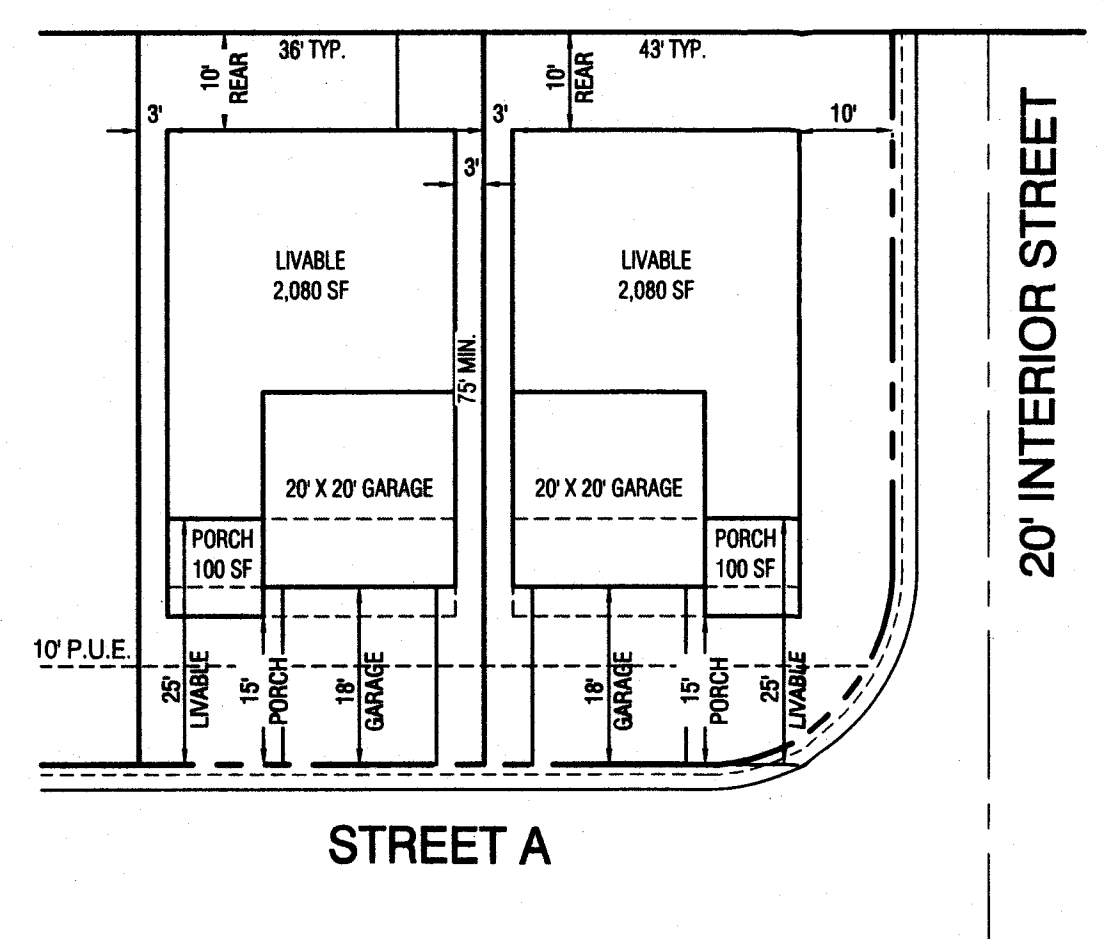
C S. WEST AVENUE
N.T.S.



SINGLE-STORY LOT FIT PLAN, OPTION 1
SCALE: 1" = 20'



SINGLE-STORY LOT FIT PLAN, OPTION 2
SCALE: 1" = 20'



TWO-STORY LOT FIT PLAN
SCALE: 1" = 20'

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	N/A
LOT LINE	N/A	---
LOT NUMBER	N/A	50
LOT DIMENSION	N/A	45'
CURB AND GUTTER	---	---
SIDEWALK	---	N/A
EDGE OF PAVEMENT	---	---
PAVEMENT	---	---
MASONRY WALL	N/A	---
SIGN	---	N/A
CONTOUR	---	N/A
OVER HEAD ELECTRICAL	---	N/A
GAS (MAIN)	---	N/A
SERVICE POLE	---	N/A
STORM DRAIN (MAIN)	---	N/A
STORM DRAIN MAINTENANCE HOLE	---	N/A
WATER (MAIN)	---	---
SEWER MAINTENANCE HOLE	---	---
SEWER (MAIN)	---	---



REVISIONS	DATE	APPROVED	DESCRIPTIONS

TENTATIVE SUBDIVISION MAP
337 S. WEST AVENUE
TURLOCK, CALIFORNIA



JOB #:	24-3467
DATE:	06/05/2024
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	PMH
CHKD:	JIB

SHEET NUMBER

TM1.1