

**OWNERS**  
 FOC INC., A CALIFORNIA CORPORATION  
 4617 MAIN STREET  
 TURLOCK, CA 95380-9569

**LEGAL DESCRIPTION**

LOTS 6 AND 7 OF KEYSTONE SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 3, 1912, IN VOLUME 6 OF MAPS, AT PAGE 12.  
 EXCEPTING FROM SAID LOT 7 THE SOUTH 175 FEET.

**LEGEND**

- ◊ PORTION PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER ASSESSOR'S MAP - NO DOCUMENTATION
- P.U.E. PUBLIC UTILITY EASEMENT
- SUBJECT SITE BOUNDARY
- - - EASEMENT
- ⊕ EXISTING ELECTRICAL PULL BOX
- ⊖ EXISTING POWER POLE
- ⊖ EXISTING POWER POLE WITH LIGHT
- ⊖ EXISTING SANITARY SEWER MANHOLE
- ⊖ EXISTING STORM DRAIN MANHOLE
- ⊖ EXISTING FIRE HYDRANT
- ⊖ EXISTING WATER VALVE
- ⊖ PROPOSED ORNAMENTAL STREET LIGHT
- ⊖ PROPOSED FIRE HYDRANT
- ⊖ PROPOSED WATER METER
- ⊖ PROPOSED WATER VALVE
- SMH PROPOSED SANITARY SEWER MANHOLE
- SMH PROPOSED GRAVE INLET SQUARE
- SMH PROPOSED STORM DRAIN MANHOLE
- S - PROPOSED SANITARY SEWER MAIN/LINE
- SD - PROPOSED STORM DRAIN LINE
- W - PROPOSED WATER MAIN/LINE
- F - PROPOSED 6" HIGH WOOD FENCE
- I - PROPOSED 4" HIGH WROUGHT IRON FENCE
- PROPOSED SHrub
- PROPOSED TREE
- 500 SF. PROPOSED GREEN AREA AND SIZE
- ▨ PROPOSED PAVING



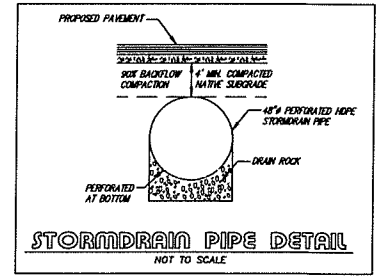
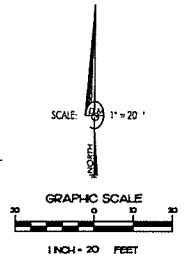
**LOCATION MAP**  
 NOT TO SCALE

**NOTES**

- 1 SITE ADDRESS: 1409 NORTH PALM STREET
- 2 ASSESSOR'S PARCEL NO.: 042-013-006
- 3 EXISTING ZONING: RM-MEDIUM DENSITY RESIDENTIAL
- 4 EXISTING LAND USE: VACANT
- 5 PROPOSED ZONING: RM-MEDIUM DENSITY RESIDENTIAL
- 6 PROPOSED LAND USE: RESIDENTIAL
- 7 PREPARED FROM RECORD DATA PER PARCEL MAP 20-PM-02, FILED OCTOBER 14, 1978, IN BOOK 28 PAGE 2 OF PARCEL MAPS, S.C.R.
- 8 SURROUNDING LAND USE: AS SHOWN
- 9 PROPOSED STREET IMPROVEMENTS TO MATCH EXISTING STREET IMPROVEMENTS
- 10 THE SITE AREA IS 40,089 NET SQ. FT. THERE WILL BE 11 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 1,832 SQ. FT.
- 11 OUTLOT 'A' WILL BE USED AS COMMON AREA FOR PRIVATE ROAD, PUBLIC UTILITIES & SIDEWALK.
- 12 OUTLOT 'B' WILL BE USED AS COMMON AREA FOR COMMUNITY RECREATION PURPOSES & EMERGENCY VEHICLE TURNAROUND.
- 13 OUTLOT 'C' WILL BE USED AS COMMON AREA FOR LANDSCAPE PURPOSES.
- 14 OUTLOT 'D' WILL BE USED AS COMMON AREA FOR LANDSCAPE PURPOSES.

**KEYNOTES**

- ① PROPOSED CURB & GUTTER AND SIDEWALK PER CITY OF TURLOCK STANDARDS
- ② PROPOSED MOUNTABLE CURB AND SIDEWALK PER CITY OF TURLOCK STANDARDS
- ③ INSTALL 140' OF 48" PERFORATED HOPE STORMDRAIN PIPE PER DETAIL HEREON



**VESTING TENTATIVE TRACT MAP NO. 2019-01**  
 PLANNED DEVELOPMENT

BEING A PORTION OF SECTION 14,  
 TOWNSHIP 5 SOUTH, RANGE 10 EAST,  
 MOUNT Diablo BASE & MERIDIAN

FOC INC.  
 4617 MAIN STREET,  
 TURLOCK, CA 95380

PREPARED FOR:

FOC INC.  
 4617 MAIN STREET,  
 TURLOCK, CA 95380

PREPARED BY:

DALE G. MELL  
 & ASSOCIATES  
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JOB # 19-063  
 DRAWN BY: D.M.  
 CHECKED BY: D.M.  
 SCALE: 1" = 20'  
 DATE: 08/15/2019  
 PAGE # 15-QUANTITY  
 FIELD BOOK:  
 DATE OF SURVEY:  
 LAST REVISION: 08/15/19