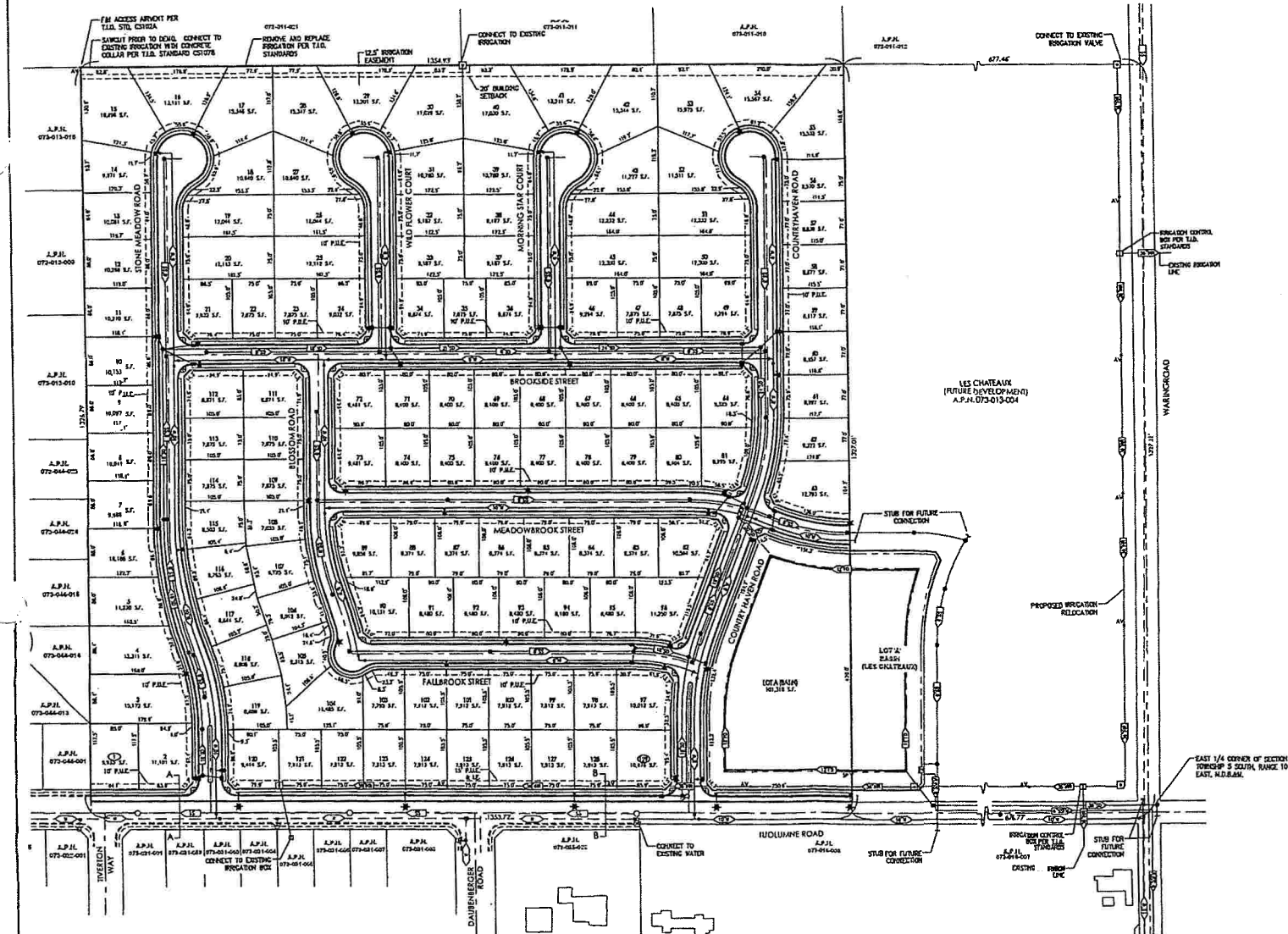


VICINITY MAP
NOT TO SCALE

MAP PREPARED BY
NAME: GDR ENGINEERING, INC.
CONTACT: MARK GARCIA / JOHN KATZ
ADDRESS: 3525 MITCHELL ROAD, SUITE G
CITY/STATE/ZIP: CHICO, CA 95926
PHONE: (916) 334-3360
FAX: (916) 334-3370
E-MAIL: mgarcia@gdrinc.com

PROPERTY OWNER / DEVELOPER
NAME: FAIRBANKS RANCH, LLC
CONTACT: 708 BUSH STREET, #207
CITY/STATE/ZIP: SAN FRANCISCO, CA 94104
PHONE: (415) 261-5001
CELL: (415) 261-5006
FAX: (415) 261-5008
E-MAIL: chris@fairbanksranch.com

PROJECT SUMMARY
A.P.N.: 073-013-003
TOTAL ACRES: 6.405
EXISTING ZONING: LOW DENSITY RESIDENTIAL
TOTAL UNITS: 128 SINGLE FAMILY LOTS AND LOT A FOR PARK / BASH PURPOSES
DEEDS: 3.18 LOTS PER ACRE
AVERAGE LOT SIZE: 8,361 SQUARE FEET

NOTES
FROM DRAINAGE: CITY OF TURLOCK
SANITARY SEWER: CITY OF TURLOCK
WATER: CITY OF TURLOCK

STREET LIGHTING AS SHOWN
10' PUBLIC UTILITY EASEMENT (PAVE) TO BE DEDICATED ALONG THE FRONTAGE OF EACH LOT

DEVELOPER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS OR DEVELOP THE PROJECT IN MULTIPLE PHASES

EXISTING TREES AND STRUCTURES TO BE REMOVED
REMOVE ALL ON-SITE IRRIGATION AND REPLACE AS SHOWN

SEE SHEET 3 FOR LEGEND, SYMBOLS & APPROPRIATIONS & SHEET 2 FOR STREET SECTIONS

LOTS 1, 2, & 120-129 TO CONNECT TO EXISTING SANITARY SEWER LINE IN TURLOCK ROAD

PROPERTY DESCRIPTION
THE WEST HALF OF LOT 64 AND THE EAST HALF OF LOT 65 OF THE ELWOOD COLONY, AS PER MAP FILED APRIL 11, 1955, IN VOLUME 2 OF MAPS, PAGE 13, SUTTER COUNTY RECORD, LINDS IN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 EAST, M.D.B.M.

DATE: 11/17/18

11/17/18

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SEE SHEET 2 FOR CONTINUATION (A-A)
(WATER & SEWER CONNECTIONS & STREET SECTIONS)

GDR ENGINEERING, INC.
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E-MAIL: mgarcia@gdrinc.com

VESTING TENTATIVE SUBDIVISION MAP
FOR
FAIRBANKS RANCH

SCALE: 1"=40'
DATE: 11/17/2018
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]