

**SITE PLAN**

Application # **PA2400078**

Received By *CA* on *3/18/24*

**VARIANCE**

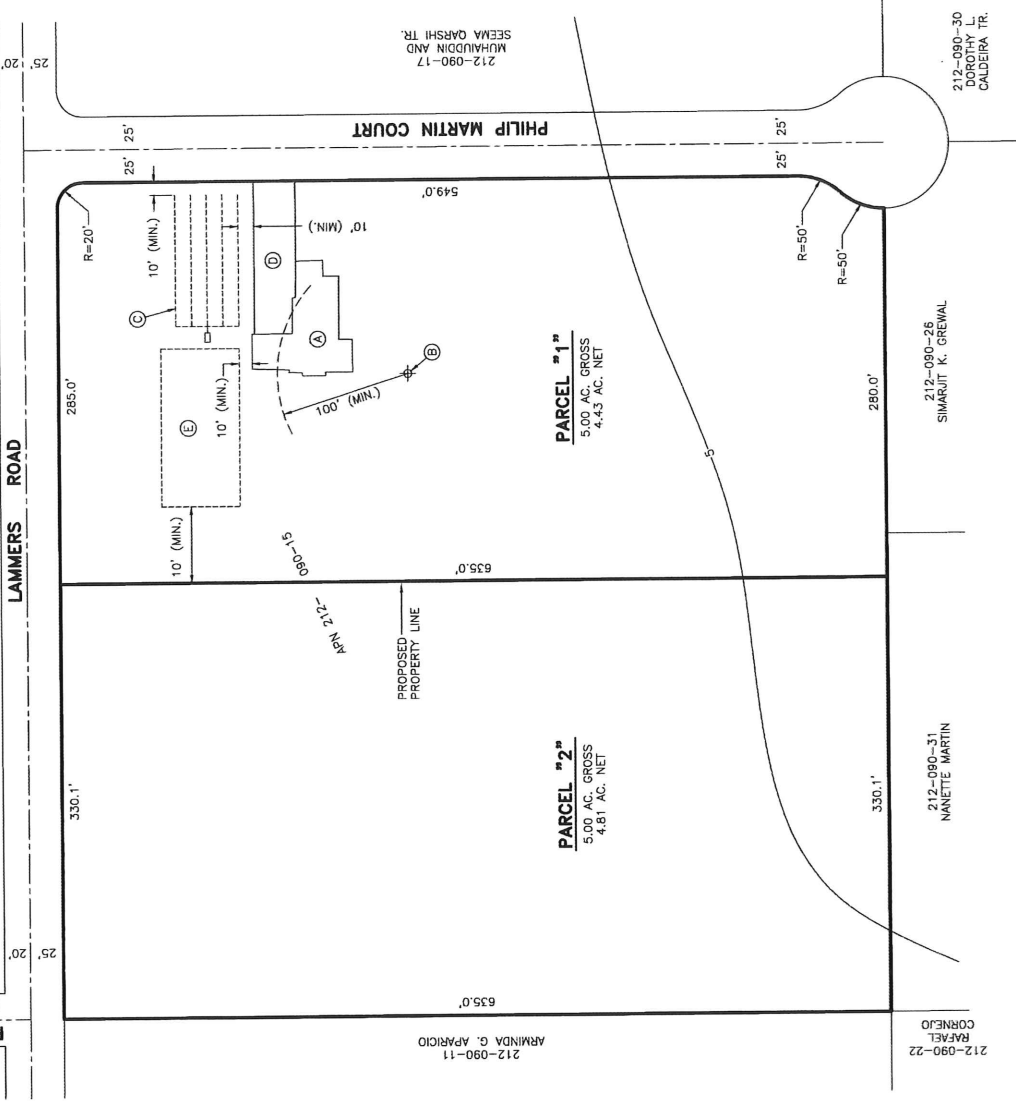
**EXHIBIT "A"**  
 BEING ALL OF LOT 6 OF  
 "TRACY GARDEN FARMS",  
 MAPS AND PLATS, VOL. 8, PAGE 1,  
 SAN JOAQUIN COUNTY RECORDS  
 RANCHO EL PESCADERO  
 SAN JOAQUIN COUNTY, CALIFORNIA



SCALE: 1" = 60'

212-100-14  
 NIRALI FARMS DELTA, LLC

212-100-29  
 SUE LINDLY  
 O-HENDORF  
 TR.



**OWNERS**

SARUP S. SRAI AND RANJIT K. SRAI  
 18809 PHILIP MARTIN COURT  
 TRACY, CA 95304

SARUP S. SRAI \_\_\_\_\_ DATE \_\_\_\_\_

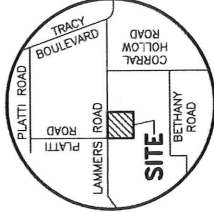
RANJIT K. SRAI \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

1. THE ASSESSOR'S PARCEL NO. IS 212-090-15.
2. THIS PROPERTY CONTAINS 10.0 ACRES GROSS & 9.16 ACRES NET.
3. THE GENERAL PLAN IS AG-46.
4. THE GENERAL PLAN A/G.
5. DOMESTIC WATER IS BY INDIVIDUAL ON-SITE WELL.
6. SANITARY SEWER IS BY SEPTIC TANK AND LEACH FIELD.
7. STORM DRAINAGE WILL REMAIN AS EXISTING.
8. THIS PROPERTY IS SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD. (PANEL NO. 18)
9. THIS PROPERTY IS NOT UNDER WILLIAMSON ACT CONTRACT.
10. THE PROPERTY ADDRESS IS 18809 PHILIP MARTIN COURT.
11. THE LANDOWNER, PERMITEE, OR CONTRACTOR SHALL DESIGNATE A LICENSED LAND SURVEYOR TO BE IN RESPONSIBLE CHARGE AND ACCEPT ALL RESPONSIBILITY FOR SURVEY MONITORING, RESERVING RIGHTS OF ADJACENT TO SUBJECT PROPERTY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR MAINTENANCE, GRADING, DEMOLITION, FENCE REMOVAL OR CONSTRUCTION, UTILITY INSTALLATION OR MAINTENANCE, AGRICULTURAL DEVELOPMENT, ETC. WITH THE POTENTIAL TO DESTROY, DAMAGE, COVER, DISTURB OR OTHERWISE OBLITERATE SURVEY MONITORING AND TO THE CIVIL CODE, SEC. 8725 OF THE BUSINESS AND PROFESSIONS CODE, AND TO THE CIVIL CODE, SEC. 805 OF THE CALIFORNIA PENAL CODE; SEC. 732 OF THE PROFESSIONAL LAND SURVEYOR, AND U.S. CODE TITLE 18, SEC. 1858.
12. THIS VARIANCE EXHIBIT "A" MAP WAS PREPARED FROM RECORD INFORMATION AND TO BE USED AS A REFERENCE ONLY. THE LANDOWNER SHALL OBTAIN A GUARANTEE FROM THE COUNTY ENGINEER AND/OR PLANNING DEPARTMENT FOR THE REPRESENTATION OF THE LOCATION OF THE NOTED PROPERTY LINES. NOTED DIMENSIONS TO STRUCTURES AND IMPROVEMENTS ARE MINIMUM REQUIRED DISTANCES AND NOT FIELD MEASURED.

**EXISTING IMPROVEMENTS**

- A. HOUSE
- B. SEPTIC SYSTEM
- C. DRIVEWAY
- D. POTENTIAL 100% FUTURE SEPTIC SYSTEM REPLACEMENT AREA
- E.



**VICINITY MAP**

NO SCALE  
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3-11-2024

VARIANCE EXHIBIT "A"  
 FOR  
 SARUP S. & RANJIT K. SRAI  
 SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES  
 LAND SURVEYING AND PLANNING  
 (209) 239-4908  
 310 SUN WEST PLACE, SUITE "A" MANTROCA, CA. 95837

DATE	3/11/2024
DRAWN BY	GR
CHECKED BY	JAG
JOB NO.	2024-24
SHEET	1
TOTAL SHEETS	1