

ENTITLEMENT SITE PLAN

BEING A PORTION OF THE
 NORTHWEST QUARTER OF
 SECTION 20, T.1N., R.6E., M.D.B. & M.
 SAN JOAQUIN COUNTY, CALIFORNIA

OWNER/APPLICANT

MARIO JAQUES, TRUSTEE OF THE MARIO JAQUES SEPARATE PROPERTY TRUST DATED SEPTEMBER 15, 2008; MARIO A. JAQUES, ALSO KNOWN AS MARIO G. JAQUES, AS CUSTODIAN OF THE DANIELLE JAQUES UNDER THE CALIFORNIA UNIFORM GIFT TO MINORS ACT UNTIL AGE 21; AND TO MARIO A. JAQUES, ALSO KNOWN AS MARIO G. JAQUES, AS CUSTODIAN FOR CHANDLER JAQUES UNDER THE CALIFORNIA UNIFORM GIFT TO MINORS ACT UNTIL AGE 21; AS TO THEIR INTERESTS THAT MAY APPEAR OF RECORD.
 44 WEST 11TH STREET
 TRACY, CA 95376

I HAVE REVIEWED THIS CONCEPTUAL ENTITLEMENT SITE PLAN AND APPROVE THE CONCEPTUAL LAYOUT. I UNDERSTAND THIS CONCEPTUAL SITE PLAN IS FOR ENTITLEMENT PURPOSES ONLY AND THAT IT IS NOT AN ENGINEERING PLAN FOR CONSTRUCTION PURPOSES.

MARIO JAQUES, TRUSTEE _____ DATE _____
 MARIO JAQUES, CUSTODIAN _____ DATE _____
 MARIO JAQUES, CUSTODIAN _____ DATE _____

LAND SURVEYOR

I, MICHAEL L. QUARTAROLI, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR NO. 4450 IN THE STATE OF CALIFORNIA AND THAT THIS CONCEPTUAL ENTITLEMENT SITE PLAN CORRECTLY REPRESENTS THE RECORD BOUNDARY, AND TOPOGRAPHIC FEATURES.

Michael L. Quartaroli 7/12/2021
 MICHAEL L. QUARTAROLI, DATE
 LICENSED LAND SURVEYOR NO. 4450

CIVIL ENGINEER

I HAVE REVIEWED THIS PROPOSED CONCEPTUAL ENTITLEMENT SITE PLAN AND THE CONCEPTUAL IMPROVEMENTS SHOWN COMPLY WITH GENERAL ENGINEERING PRACTICES. THIS ENTITLEMENT SITE PLAN SHALL NOT BE USED FOR CONSTRUCTION.

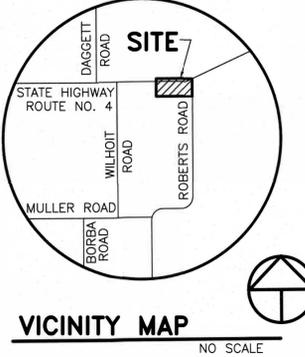
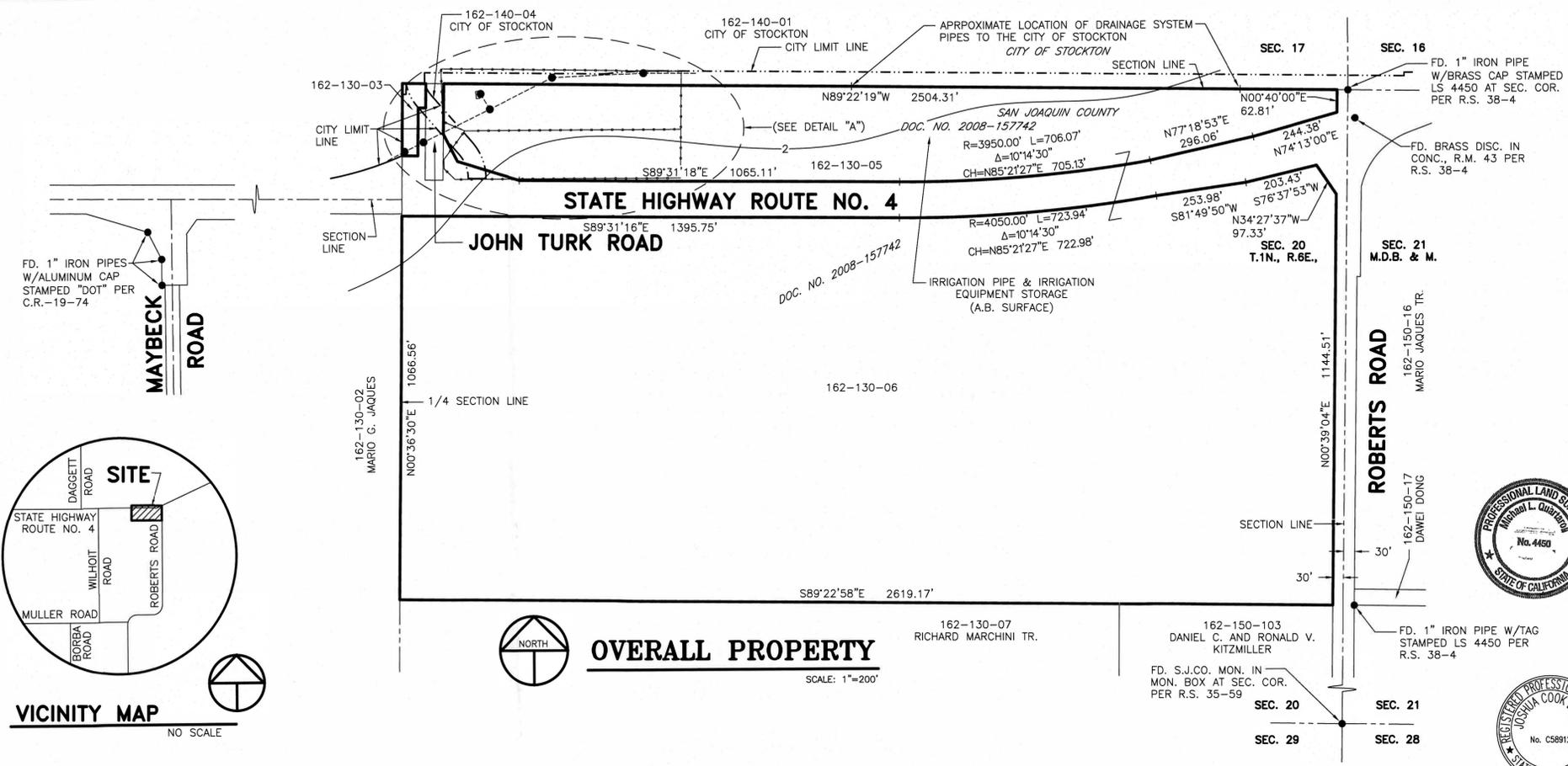
Julius [Signature] 07/12/2021
 DATE

NOTES

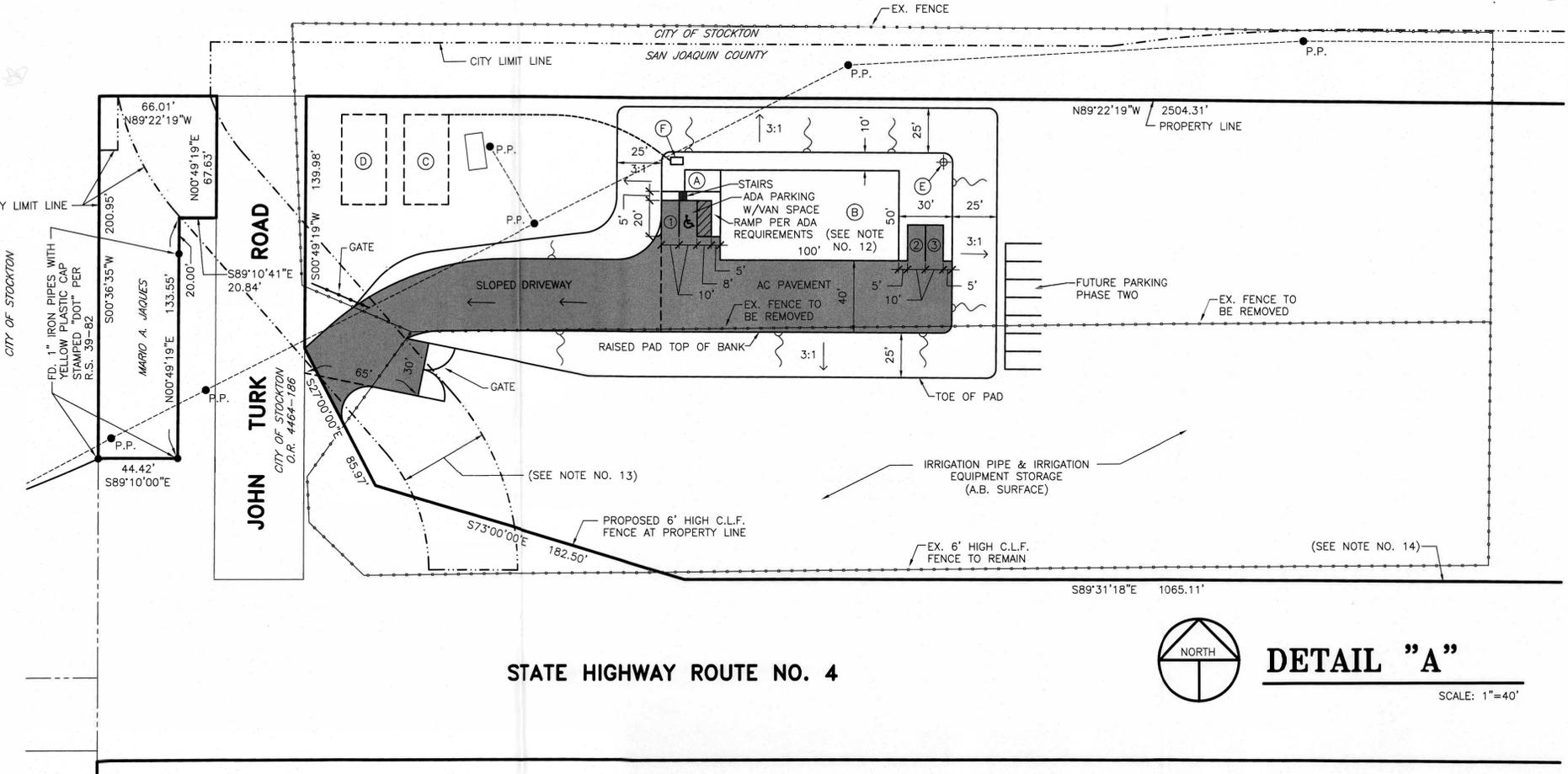
- THIS CONCEPTUAL SITE PLAN IS FOR ENTITLEMENT APPLICATION PURPOSES ONLY. THIS CONCEPTUAL ENTITLEMENT SITE PLAN DOES NOT DESIGN ANY FIXED IMPROVEMENTS AND IT IS NOT A CONSTRUCTION PLAN.
- THE PROPERTY ADDRESS FOR:
 APN 162-230-03 IS 3195 WEST STATE HIGHWAY ROUTE NO. 4
 APN 162-230-05 IS 3041 WEST STATE HIGHWAY ROUTE NO. 4
 APN 162-230-06 IS 3040 WEST STATE HIGHWAY ROUTE NO. 4
- THE ASSESSOR'S PARCEL NO.S ARE 162-230-03, 162-130-05 AND 162-130-06.
- THIS PROPERTY CONTAINS 79.31 ACRES. THE PROJECT AREA IS 13.2 ACRES.
- THIS PROPERTY IS NOT UNDER WILLIAMSON ACT CONTRACT. NOTICE OF NON-RENEWAL RECORDED ON NOVEMBER 26, 2008 AS DOC. NO. 2008-184433
- THIS PROPERTY IS ZONED AG-80.
- THE GENERAL PLAN DESIGNATION IS A/G.
- DOMESTIC WATER WILL BE BY INDIVIDUAL ON-SITE WELL AND SHALL COMPLY WITH SAN JOAQUIN COUNTY EHD STANDARDS.
- SANITARY SEWER WILL BE BY ON-SITE SEPTIC TANK AND LEACH FIELD AND SHALL COMPLY WITH SAN JOAQUIN COUNTY EHD WASTE WATER STANDARDS.
- STORM DRAINAGE IS BY EXISTING DRAINAGE SYSTEM TO THE CITY OF STOCKTON.
- THIS PROPERTY IS SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD. (PANEL NO. 465F) BFE AT ELEVATION 9', NAVD 88. PROPOSED OFFICE AND SHOP FINISHED FLOOR ELEVATION SHALL BE CONSTRUCTED IN COMPLIANCE WITH SAN JOAQUIN COUNTY FLOOD ORDINANCE.
- OFFICE AND SHOP WILL BE BUILT ON TOP OF AN APPROXIMATE 8' HIGH RAISED MOUND PER GRADING PERMIT REQUIREMENTS.
- FORMER JOHN TURK ROAD ALIGNMENT AND CITY LIMITS LINE.
- SPRINT FIBER OPTIC CABLE EASEMENT PER DOC. NO. 2002-186964. CALL 811 BEFORE ANY EXCAVATION OCCURS.
- THE LANDOWNER, PERMITEE, OR CONTRACTOR SHALL DESIGNATE A DULY LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING TO ACKNOWLEDGE AND ACCEPT ALL RESPONSIBILITY FOR MONUMENT PRESERVATION WITHIN THE BOUNDS OF THE SUBJECT PROPERTY AND ALONG THE PUBLIC RIGHT-OF-WAY. THIS IS IN COMPLIANCE WITH PLS ACT SEC. 8771, PLS ACT SEC. 8725, CIVIL CODE SEC. 841, CALIFORNIA PENAL CODE 605, STREETS AND HIGHWAY CODE SEC. 732, AND U.S. CODE TITLE 18, SEC. 1858 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 MONUMENTS.
- R.S. 6-107, R.S. 39-82 AND CALTRANS RIGHT-OF-WAY MAP 10-SJ-4, DATED OCT. 5, 1972, SHEETS 2-5 WERE USED TO COMPILE THIS CONCEPTUAL ENTITLEMENT SITE PLAN.
- ELEVATION DATA SHOWN IS DERIVED FROM USGS LIDAR POINT CLOUD CA SACRAMENTO 2017 10SFG450985 LAS 2019. NAVD88 (FEET)

PROPOSED STRUCTURES

- 12'X20' MODULAR OFFICE (PHASE ONE)
- 5,000 S.F. SHOP (PHASE TWO)
- 1,200 S.F. FILTER BED
- 100% SEPTIC SYSTEM REPLACEMENT AREA
- DOMESTIC WELL
- SEPTIC TANK



OVERALL PROPERTY
 SCALE: 1"=200'



DETAIL "A"
 SCALE: 1"=40'

APP'D BY	
BY	
REVISIONS	
DATE	

ENTITLEMENT SITE PLAN
 FOR
MARIO A. JAQUES
 SAN JOAQUIN COUNTY, CALIFORNIA

QUARTAROLI & ASSOCIATES
 LAND SURVEYING & ASSOCIATED
 ENGINEERING
 (209) 239-4908
 310 SUN WEST PLACE, SUITE "A" MANTECA, CA. 95337

DATE	7/12/2021
DRAWN BY	GR
CHECKED BY	JAG
JOB NO.	2020-275
SHEET	1
OF	1 SHEETS