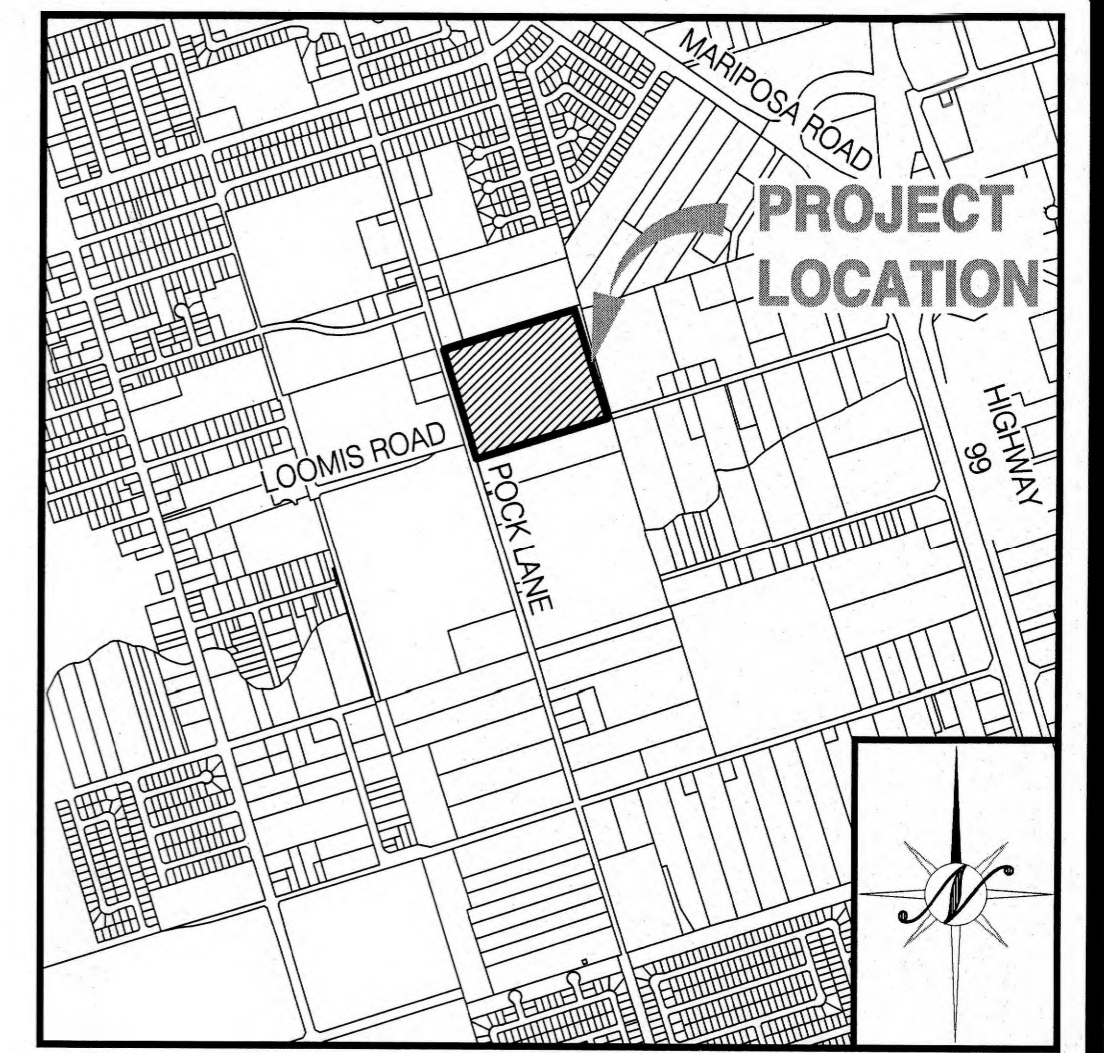


2706 POCK LANE SUBDIVISION

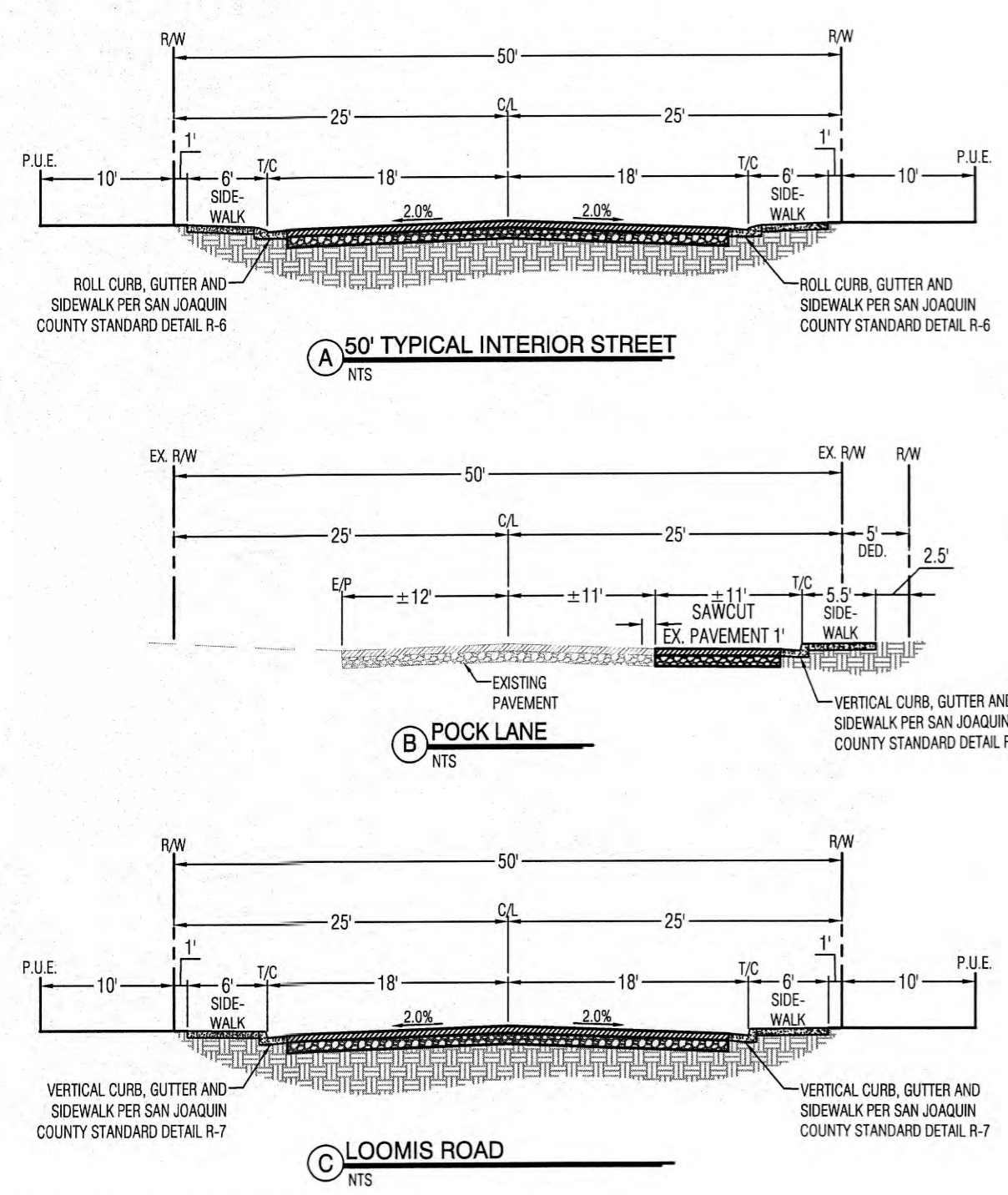
VESTING TENTATIVE SUBDIVISION MAP

SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP
NTS

REVISED TENTATIVE MAP
Application # **PA2100062**
Received By *[Signature]* On *10/21/2021*



GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE SAN JOAQUIN COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE: THIS TENTATIVE SUBDIVISION MAP SHOWS ONE OF SEVERAL STORM DRAIN SYSTEM ALTERNATIVES THAT MAY BE UTILIZED FOR THE PROJECT. THERE ARE ADDITIONAL STORM DRAIN SYSTEM ALTERNATIVES THAT MAY BE UTILIZED DEPENDING ON FINAL ANALYSIS AND DESIGN. THE OPTIONS ARE AS FOLLOWS:
 - DISCHARGE DIRECTLY INTO BIEGHLE DRAIN:
 - PERFORM AN ANALYSIS TO DETERMINE THE EXISTING CAPACITY, IF THERE IS ANY ADDITIONAL CAPACITY, IN ANY SYSTEM THAT YOU ARE PROPOSING TO CONNECT TO.
 - IF THERE IS CAPACITY IN THIS SYSTEM VERIFY THAT THE PERMITTED DISCHARGE INTO BIEGHLE DRAIN IS ALLOWABLE FOR THE ADDITIONAL RUNOFF OR DESIGN A SYSTEM TO DETAIN THE ADDITIONAL RUNOFF AND METER OFF DURING OFF-PEAK DISCHARGE INTO THE BIEGHLE DRAIN.
 - CONNECT TO EXISTING SYSTEM ALONG LOOMIS OR DISCHARGE INTO BIEGHLE DRAIN:
 - PERFORM AN ANALYSIS TO DETERMINE THE EXISTING CAPACITY, IF THERE IS ANY ADDITIONAL CAPACITY, IN THE SYSTEM THAT WILL BE DISCHARGED TO.
 - VERIFY THAT IS ALLOWABLE FOR THE PROJECT TO CONNECT INTO THE LOOMIS ROAD STORM DRAIN SYSTEM, OR TO DISCHARGE INTO THE BIEGHLE DRAIN.
 - IF THERE IS ADEQUATE CAPACITY IN THE SYSTEM IDENTIFIED, THE STORM DRAIN DETENTION BASIN WILL BE DESIGNED TO DETAIN THE PROJECT RUNOFF AND METER THE DISCHARGE INTO EITHER THE LOOMIS ROAD STORM DRAIN LINE OR THE BIEGHLE DRAIN OFF-PEAK.
 - IF THE REQUIREMENT IS TO HAVE PUBLICLY MAINTAINED STORM DRAINAGE THEN A CFD WILL BE FORMED TO MAINTAIN THE NEW INFRASTRUCTURE.
- RETENTION BASIN:
 - DESIGN THE RETENTION BASIN IN ACCORDANCE WITH SAN JOAQUIN COUNTY STANDARDS.
 - INCREASE FOOTPRINT OF DETENTION BASIN SHOWN ON TENTATIVE MAP AS REQUIRED TO FUNCTION AS A RETENTION BASIN IN ACCORDANCE WITH SAN JOAQUIN COUNTY STANDARDS.
 - IF THE REQUIREMENT IS TO HAVE PUBLICLY MAINTAINED STORM DRAINAGE THEN A CFD WILL BE FORMED TO MAINTAIN THE NEW INFRASTRUCTURE.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CAL. WATER STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER SAN JOAQUIN COUNTY 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 66456.1, 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 SAN JOAQUIN COUNTY REQUIREMENTS.
- APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S.
- ALL LOT SIZES, DIMENSIONS, HEIGHT, BUILDING COVERAGE, AND DEPTH/WIDTH RATIOS ARE TO BE IN ACCORDANCE WITH SAN JOAQUIN COUNTY TABLE 9-310.3, R-L.



SHEET INDEX

- TM1.1 COVER AND CROSS SECTIONS SHEET
- TM2.1 DIMENSIONS AND TOPOGRAPHIC PLAN
- TM2.2 UTILITY PLAN

PROJECT INFORMATION

A. REGULATORY AGENCY:	SAN JOAQUIN COUNTY 1810 E HAZELTON AVENUE STOCKTON, CA 95205 T: (209) 468-3124 CONTACT: KELSEY GUNTER
B. APPLICANT:	POCK LANE PARTNERS, LLC. 119 E WEBER AVENUE STOCKTON, CA 95202 T: (209) 939-9025 CONTACT: ANTHONY BARKETT
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	179-120-13 & 14
E. EXISTING LAND USE:	VACANT LOT
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	AU-20/ R/L
H. PROPOSED ZONING/GP:	R-1/ R/L
I. TOTAL PROJECT SIZE:	19.3± ACRES
J. NET ACREAGE:	19.2± ACRES
K. TOTAL NUMBER OF R-1 LOTS:	96
L. DENSITY:	5.0 UNITS/OU
M. TYPICAL LOT SIZE:	50x100' (5,000 S.F. MINIMUM)
N. MAXIMUM FOOTPRINT COVERAGE:	50%
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS
Q. UTILITIES:	WATER SYSTEM - CAL WATER SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - SAN JOAQUIN COUNTY GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - STOCKTON UNIFIED SCHOOL DISTRICT

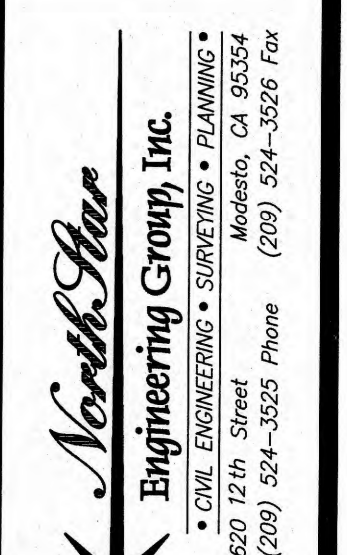
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOTS 6 AND 7 OF SAN JOAQUIN COUNTY SURVEY NO. 3648 AND ALSO ALL OF LOTS 6 AND 7 OF THE HEWLETT TRACT, FILED SEPTEMBER 10, 1908.



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

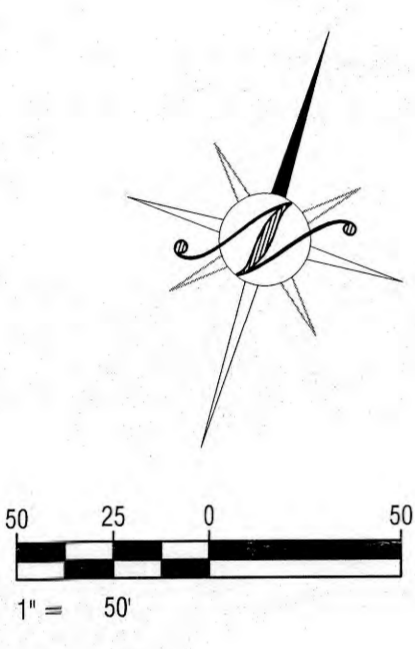
COVER AND CROSS SECTIONS SHEET
VESTING TENTATIVE SUBDIVISION MAP
2706 POCK LANE SUBDIVISION
SAN JOAQUIN COUNTY, CALIFORNIA



JOB #:	21-2774
DATE:	10/20/2021
SCALE:	AS SHOWN
DRAWN:	EP
DESIGN:	PMH/CV
CHKD:	BJ

SHEET NUMBER

TM1.1



APN: 171-250-15

APN: 171-250-16

PA2100062

APN: 179-120-02

APN: 179-120-03

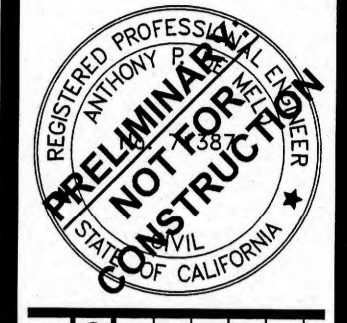
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APN: 179-120-12

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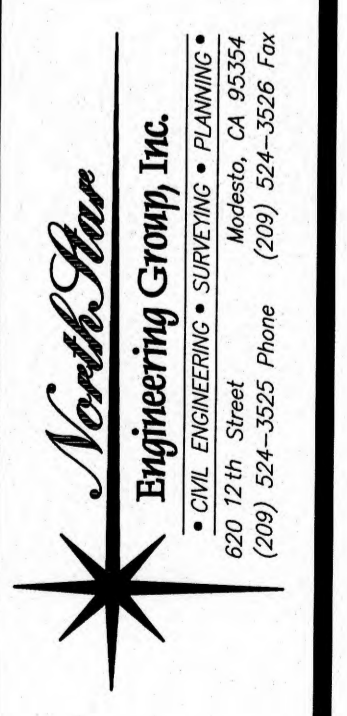
APN: 179-110-18

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	—————
CENTERLINE	—————	—————
RIGHT-OF-WAY	—————	—————
PARCEL LINE	—————	—————
CURB, GUTTER, AND SIDEWALK	—————	—————
EDGE OF PAVEMENT	—————	—————
EXISTING PAVEMENT	—————	N/A
OVER HEAD ELECTRICAL	—OHE—	N/A
GAS LINE	—G—	N/A
ORIGINAL GROUND	—————	N/A
CONTOURS	—————	—————
WALL (SEE LABEL FOR TYPE)	—————	—————
FENCE (CHAINLINK OR VINYL)	—————	—————
FENCE (WIRE OR HOGWIRE)	—————	—————
FENCE (WOOD OR WROUGHT IRON)	—————	—————
BARRICADE	—————	—————
TREE OR SHRUB TO BE REMOVED	⊗	N/A
SIGN	—————	N/A
SERVICE POLE	⊕	N/A



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

DIMENSIONS AND TOPOGRAPHIC PLAN
VESTING TENTATIVE SUBDIVISION MAP
2706 POCK LANE SUBDIVISION
SAN JOAQUIN COUNTY, CALIFORNIA



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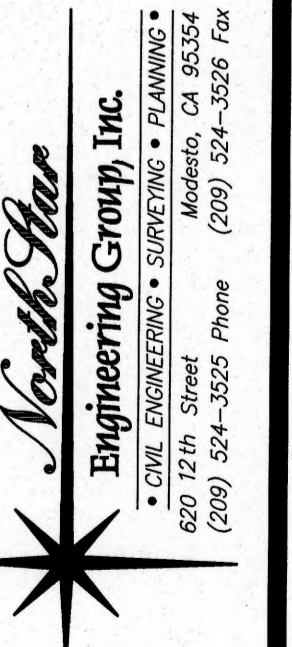
SHEET NUMBER

TM2.1



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

UTILITY PLAN
 VESTING TENTATIVE SUBDIVISION MAP
 2706 POCK LANE SUBDIVISION
 SAN JOAQUIN COUNTY, CALIFORNIA

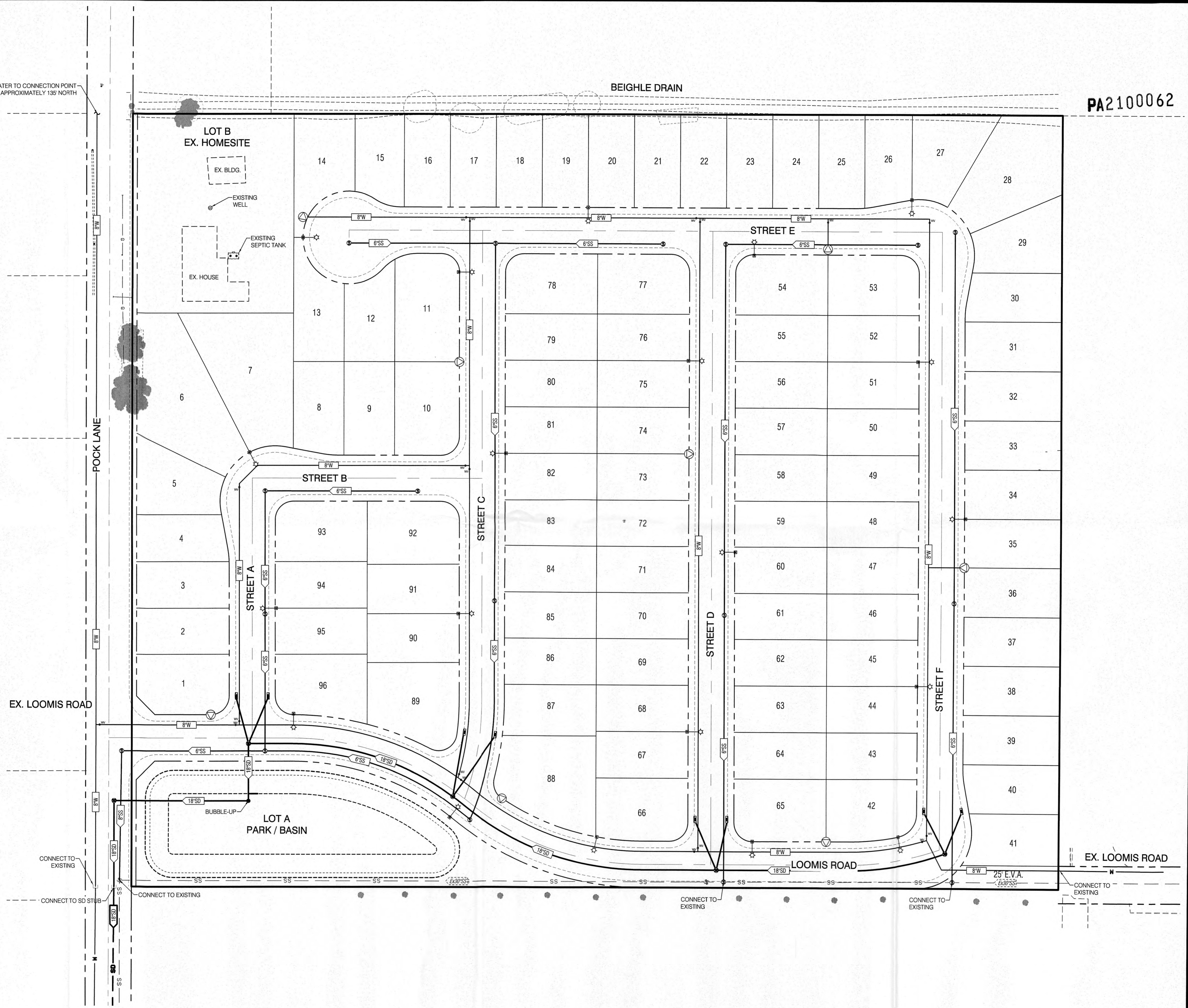


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 DATE: 10/20/2021
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 CHKD: BJ

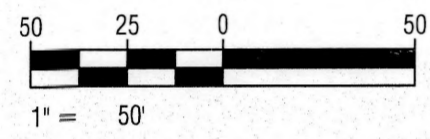
SHEET NUMBER

TM2.2

PA2100062



EXTEND WATER TO CONNECTION POINT
 APPROXIMATELY 135' NORTH



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
FLOW LINE	---	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	---	---
STORM DRAIN MAINTENANCE HOLE	⊗	⊗
CURB INLET	■	■
STORM PUMP STATION	N/A	□
STORM OUTFALL STRUCTURE	N/A	▲
STORM DRAIN OUTLET	N/A	●
WATER (MAIN)	---	---
WATER VALVE	⊗	⊗
FIRE HYDRANT	N/A	⊗
SEWER MAINTENANCE HOLE	⊗	⊗
SEWER (MAIN)	---	---
SERVICE POLE	⊗	N/A

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