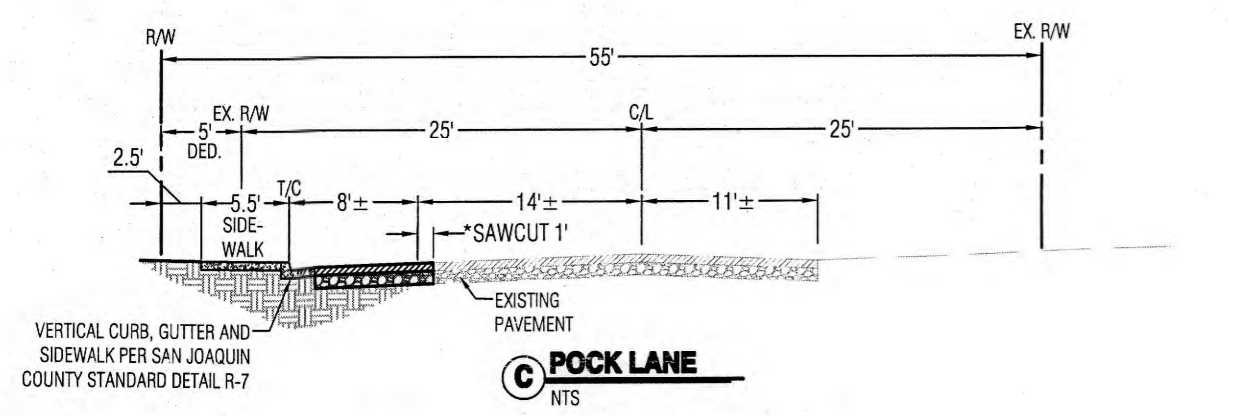
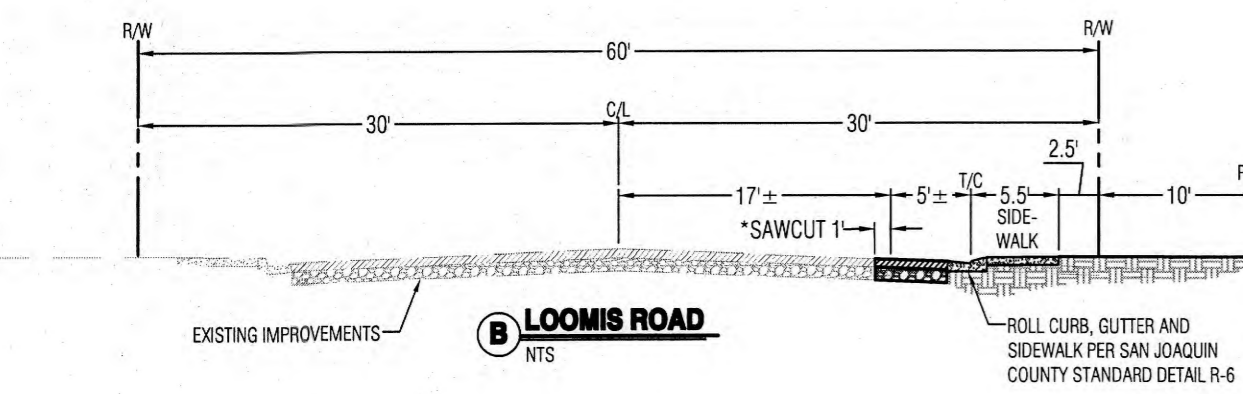
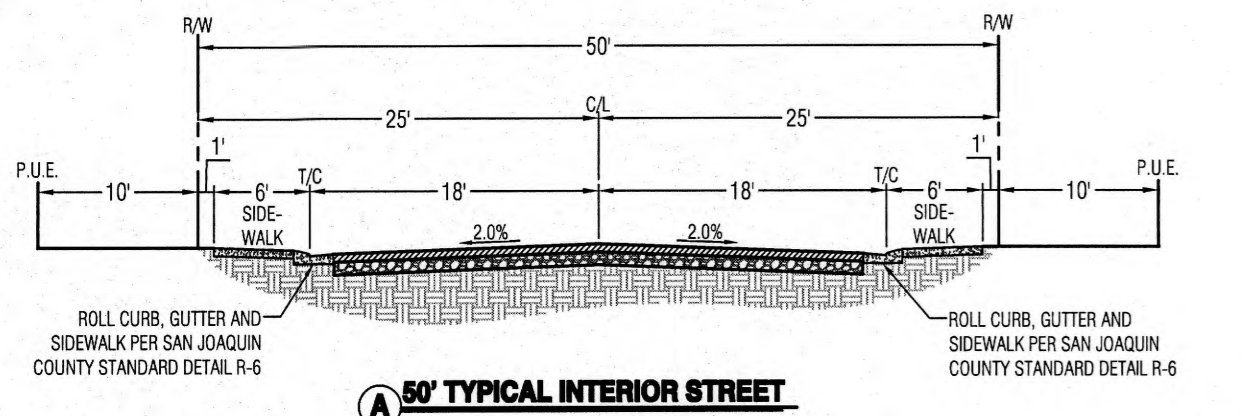


3009 POCK LANE SUBDIVISION

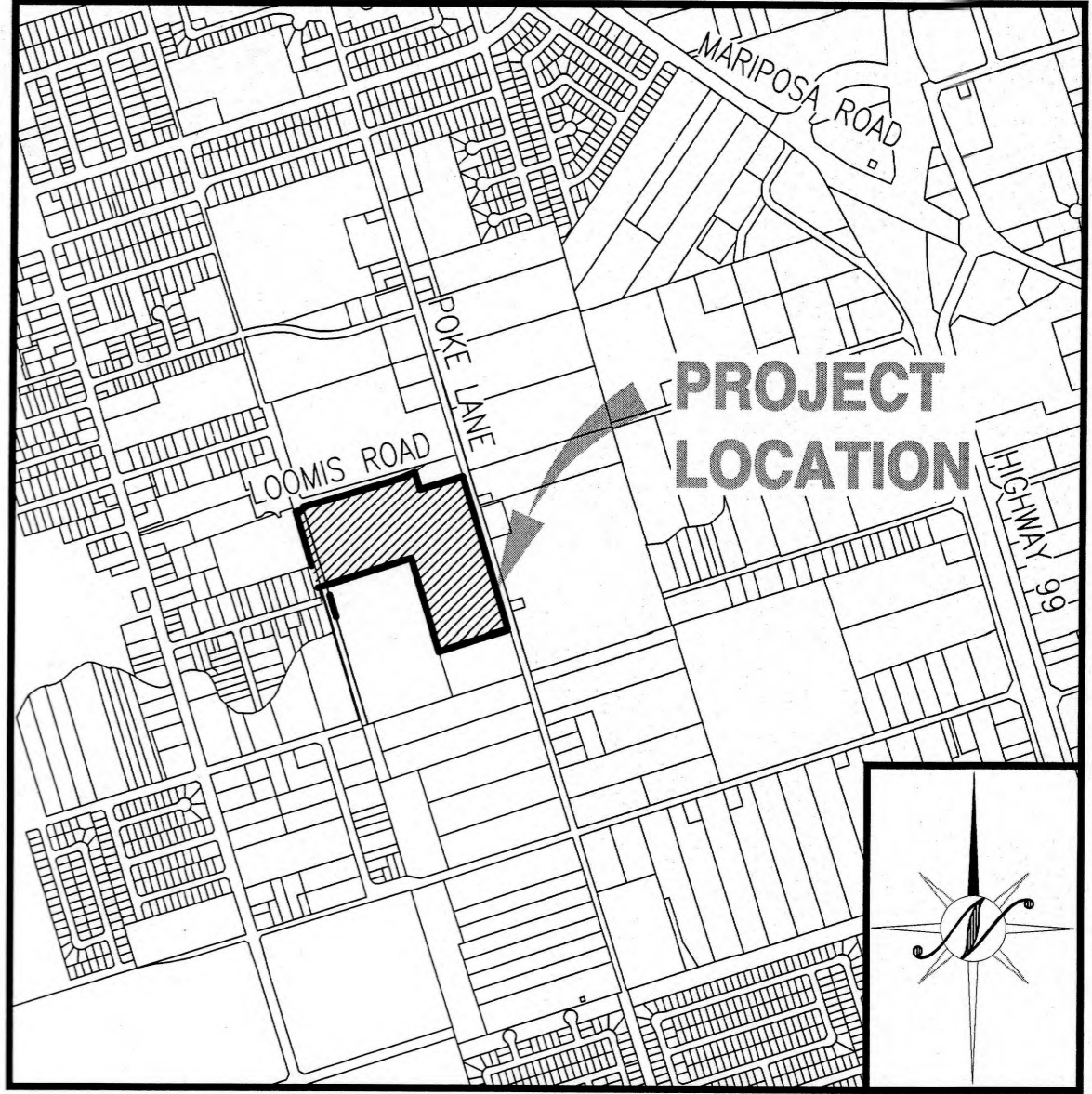
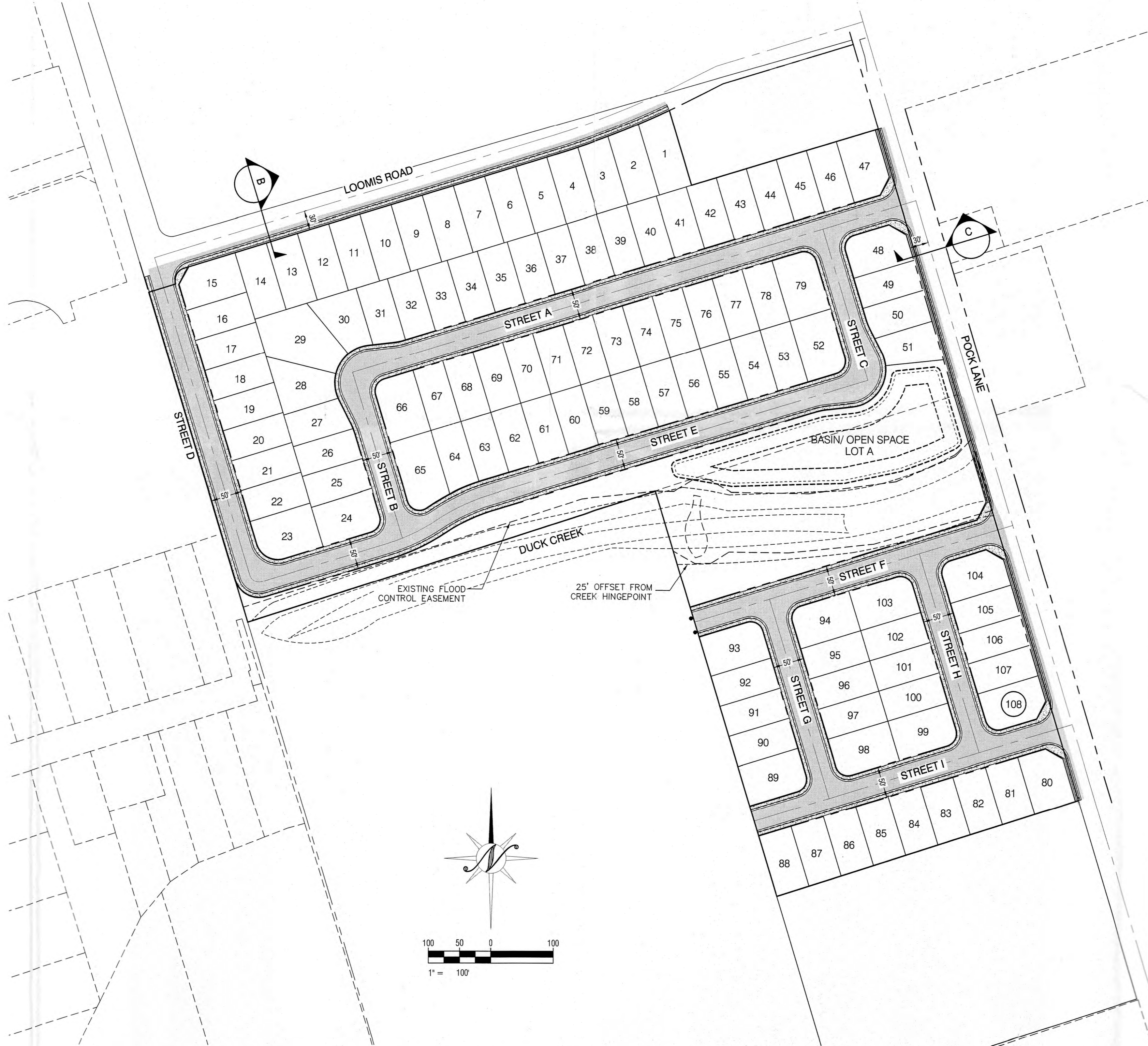
VESTING TENTATIVE SUBDIVISION MAP

SAN JOAQUIN COUNTY, CALIFORNIA



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE SAN JOAQUIN COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. 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:
 - 1) DISCHARGING INTO DUCK CREEK AS SHOWN ON THE FACE OF THIS TENTATIVE MAP.
 - a. SUBMIT PERMIT APPLICATION TO THE STATE WATER QUALITY CONTROL BOARD ABOUT PERMITTING A NEW DISCHARGE INTO DUCK CREEK.
 - b. IF A NEW DISCHARGE INTO DUCK CREEK CAN BE PERMITTED DESIGN A SYSTEM THAT WILL CONVEY STORM WATER AND DISCHARGE INTO THE CREEK AT THE PERMITTED AMOUNT.
 - c. IF THE REQUIREMENT IS TO HAVE PUBLICLY MAINTAINED STORM DRAINAGE THEN A CFD WOULD HAVE TO BE FORMED TO MAINTAIN THE NEW INFRASTRUCTURE.
 - 2) CONNECT TO EXISTING SYSTEM ALONG LOOMIS OR DISCHARGE INTO BIGHOLE DRAIN.
 - a. PERFORM AN ANALYSIS TO DETERMINE THE EXISTING CAPACITY, IF THERE IS ANY ADDITIONAL CAPACITY, IN THE SYSTEM THAT WILL BE DISCHARGED TO.
 - b. VERIFY THAT IS ALLOWABLE FOR THE PROJECT TO CONNECT INTO THE LOOMIS ROAD STORM DRAIN SYSTEM, OR TO DISCHARGE INTO THE BIGHOLE DRAIN.
 - c. 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 BIGHOLE DRAIN OFF-PEAK.
- IF THE REQUIREMENT IS TO HAVE PUBLICLY MAINTAINED STORM DRAINAGE THEN A CFD WILL BE FORMED TO MAINTAIN THE NEW INFRASTRUCTURE.
- 3) RETENTION BASIN:
 - a. DESIGN THE RETENTION BASIN IN ACCORDANCE WITH SAN JOAQUIN COUNTY STANDARDS.
 - b. INCREASE FOOTPRINT OF DETENTION BASIN SHOWN ON TENTATIVE MAP AS REQUIRED TO FUNCTION AS A RETENTION BASIN IN ACCORDANCE WITH SAN JOAQUIN COUNTY STANDARDS.
 - c. IF THE REQUIREMENT IS TO HAVE PUBLICLY MAINTAINED STORM DRAINAGE THEN A CFD WILL BE FORMED TO MAINTAIN THE NEW INFRASTRUCTURE.
4. 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-DWD AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
5. SANITARY SEWER TO BE CONSTRUCTED TO THE SAN JOAQUIN COUNTY STANDARDS AND SPECIFICATIONS.
6. WATER SYSTEM TO BE CONSTRUCTED TO THE SAN JOAQUIN COUNTY STANDARDS AND SPECIFICATIONS.
7. STREET LIGHTING SHALL BE INSTALLED PER SAN JOAQUIN COUNTY STANDARD SPECIFICATIONS.
8. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
9. 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.
10. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
11. 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.
12. APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S.
13. 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-1.



VICINITY MAP

REVISED TENTATIVE MAP
 Application # **PA2100032**
 Received By *LS* On *10/27/21*

SHEET INDEX

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

PROJECT INFORMATION

A. REGULATORY AGENCY:	SAN JOAQUIN COUNTY 1810 E HAZELTON AVENUE STOCKTON, CA 95205 T: (209) 498-3124 CONTACT: GIUSEPPE SANFILIPPO
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) 534-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	179-120-11
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:	23.0± ACRES
J. NET ACREAGE:	22.9± ACRES
K. TOTAL NUMBER OF R-1 LOTS:	108
L. DENSITY:	4.7 UNITS/DU
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

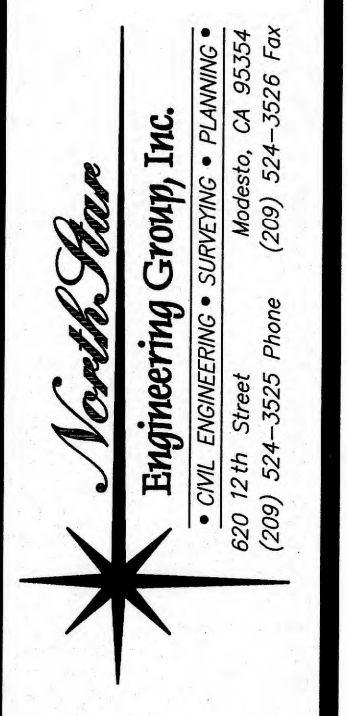
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, AND IS DESCRIBED AS FOLLOWS: ALL OF LOTS 3 AND 4 AND THE NORTH 8.19 ACRES OF LOT 5 OF HEWLETT TRACT, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN VOL. 4 OF MAPS, PAGE 34, SAN JOAQUIN COUNTY RECORDS.



REVISIONS	DATE	APPROVED

COVER AND CROSS SECTIONS SHEET
VESTING TENTATIVE SUBDIVISION MAP
3009 POCK LANE SUBDIVISION
SAN JOAQUIN COUNTY, CALIFORNIA



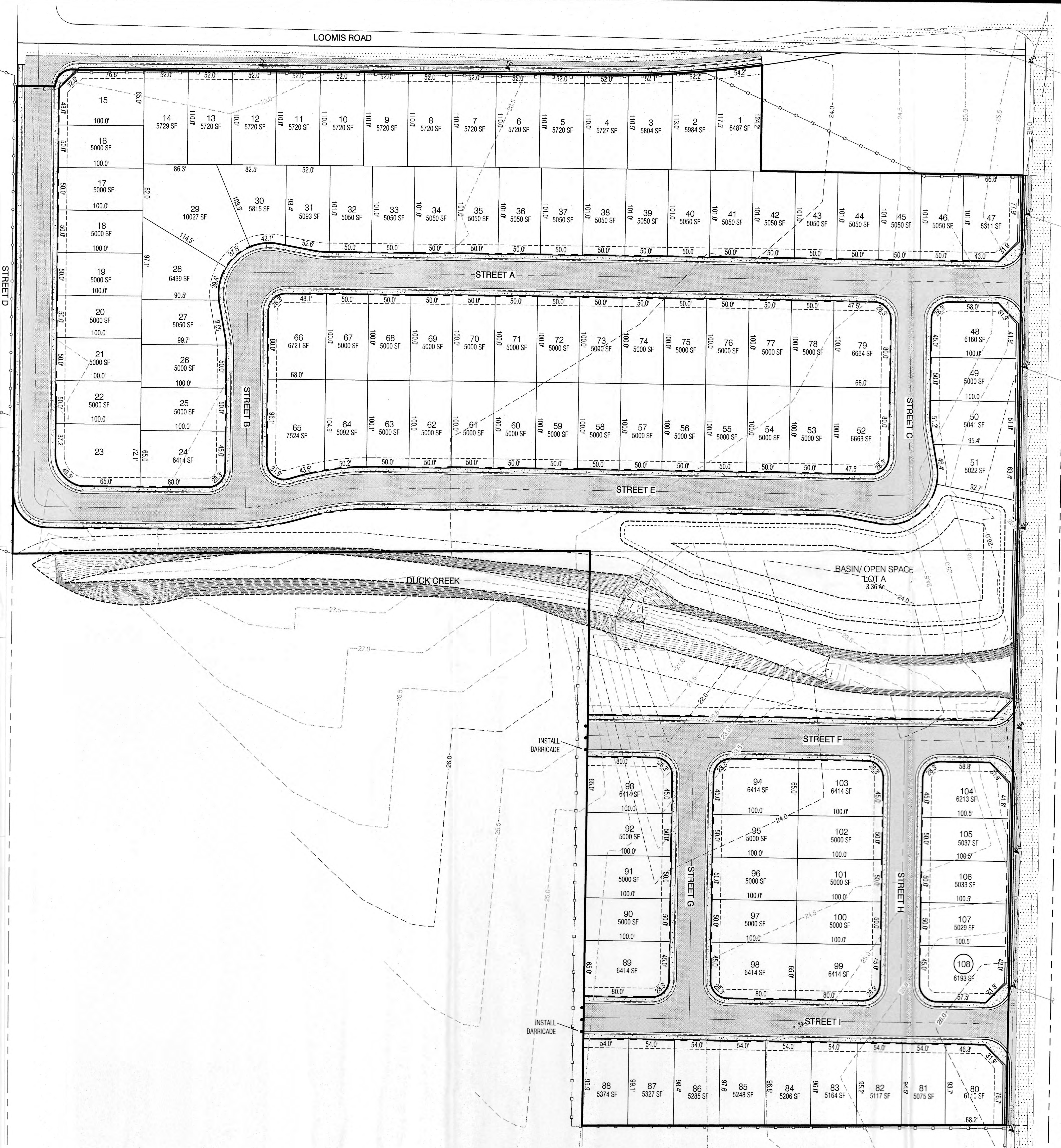
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DATE:	10/28/2021
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	BJP/PMH/CV
CHKD:	TPC

SHEET NUMBER

TM1.1



PA2100032



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

DIMENSIONS AND TOPOGRAPHIC PLAN
VESTING TENTATIVE SUBDIVISION MAP
3009 POCK LANE SUBDIVISION
SAN JOAQUIN COUNTY, CALIFORNIA

North Star Engineering Group, Inc.
 CIVIL ENGINEERING • SURVEYING • PLANNING
 620 12th Street, Modesto, CA 95354
 (209) 524-3525 Phone (209) 524-3526 Fax

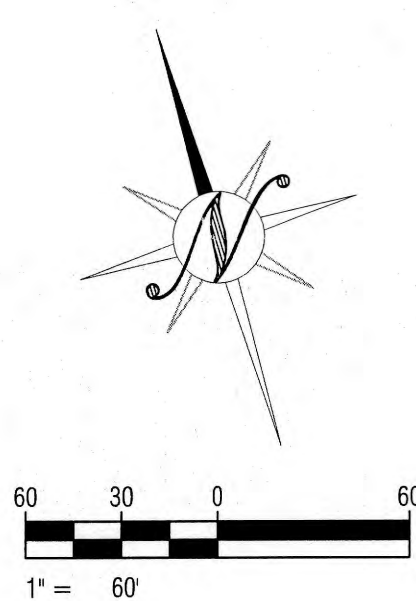
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DATE:	10/26/2021
SCALE:	AS SHOWN
DRAWN:	PM/PH
DESIGN:	BJ/PMH/CV
CHKD:	TPD

SHEET NUMBER

TM2.1

LEGEND

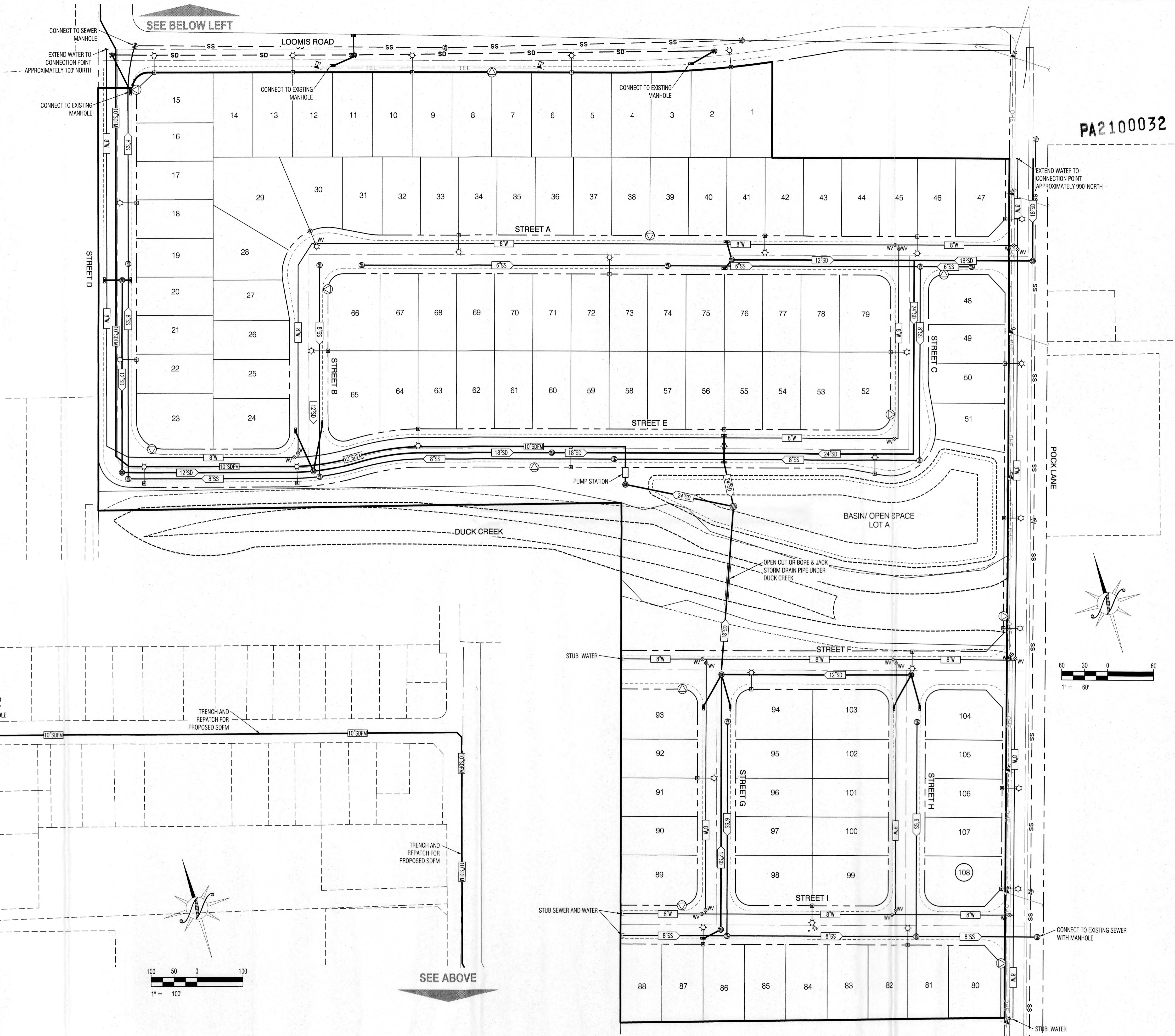
	EXISTING	PROPOSED
BOUNDARY LINE	N/A	—
CENTERLINE	—	—
RIGHT-OF-WAY	—	—
PARCEL LINE	—	—
CURB, GUTTER, AND SIDEWALK	—	—
EDGE OF PAVEMENT	—	—
DIRT ROAD	—	N/A
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
ORIGINAL GROUND	108.82	N/A
CONTOURS	—	—
WALL (SEE LABEL FOR TYPE)	—	—
FENCE (CHAINLINK OR VINYL)	—	—
FENCE (WIRE OR HOGWIRE)	—	—
FENCE (WOOD OR WROUGHT IRON)	—	—
BARRICADE	—	—
TREE OR SHRUB/TO BE REMOVED	—	N/A
SIGN	—	—
SERVICE POLE	—	N/A



PLOTTED: 10/26/2021 10:49 PLOTTED BY: Puckton
DRAWING: F:\20-2747-3009 Pock Lane Development\Drawings\TM2.1.dwg

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
FLOW LINE	---	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	SD - EX 12" SD	12" SD
STORM FORCE MAIN	N/A	10" SDFM
STORM DRAIN MAINTENANCE HOLE	SMH	SMH
CURB INLET	CI	CI
STORM PUMP STATION	N/A	PS
STORM OUTFALL STRUCTURE	N/A	OS
STORM DRAIN OUTLET	N/A	SDO
WATER (MAIN)	W - EX 8" W	8" W
WATER VALVE	WV	WV
FIRE HYDRANT	N/A	FH
SEWER MAINTENANCE HOLE	SMH	SMH
SEWER (MAIN)	SS - EX 12" SS	12" SS
SERVICE POLE	SP	N/A

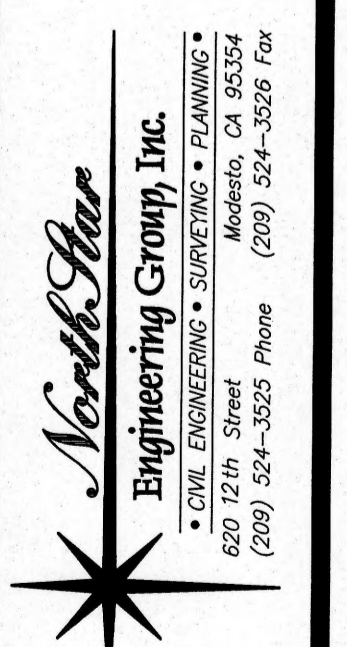


PA2100032



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP
3009 POCK LANE SUBDIVISION
SAN JOAQUIN COUNTY, CALIFORNIA



JOB #:	20-2747
DATE:	10/28/2021
SCALE:	AS SHOWN
DRAWN:	PMH
DESIGN:	BJ/PMH/CV
CHKD:	ITD

SHEET NUMBER
TM2.2

PLOTTED: 10/28/2021 04:45 PLOTTED BY: AEC
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