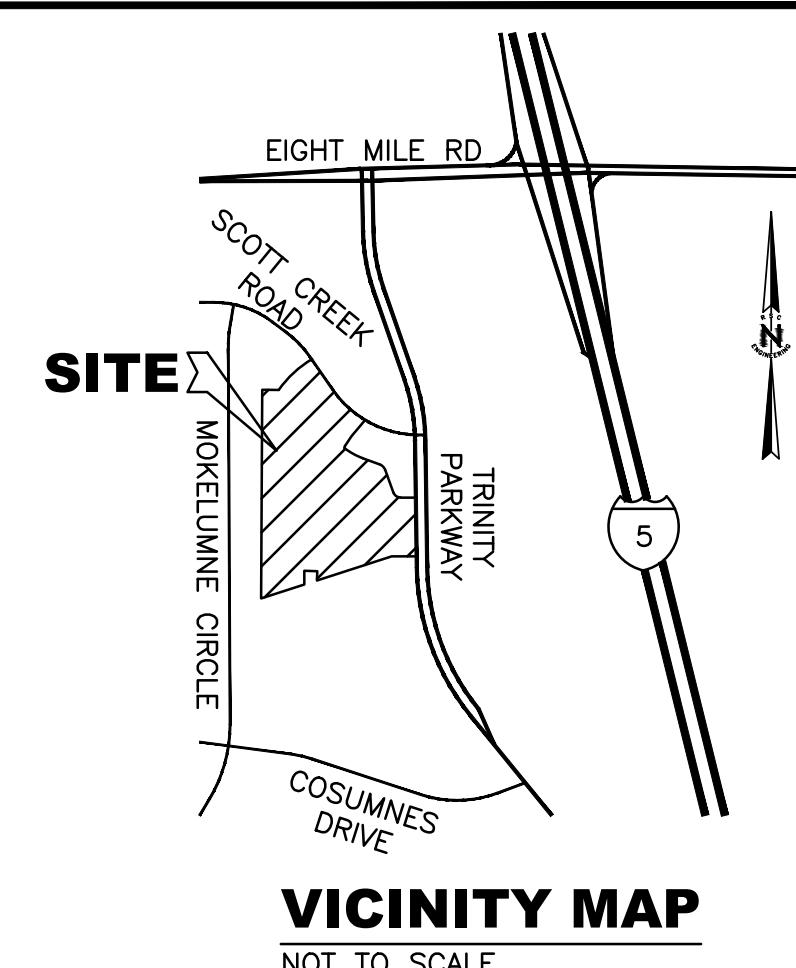






SEE SHEET TM1

SEE SHEET TM2



**OWNER :**

SAM'S REAL ESTATE BUSINESS TRUST  
MAILSTOP 0555  
BENTONVILLE, AR 72716-0555

**DEVELOPER :**

MCNELLIS PARTNERS, LLC  
7403 WINDING WAY  
FAIR OAKS, CA 95628  
ATTN: BETH WALTERS

**APPLICANT :**

RSC ENGINEERING, INC.  
1420 ROCKY RIDGE DR., SUITE 150  
ROSEVILLE, CA 95661  
ATTN: JAI SINGH  
(916) 788-2884

**APN**

066-020-040

**EXISTING/PROPOSED LAND USE**

SPANOS BUSINESS PARK

**EXISTING/PROPOSED ZONING**

MIXED USE

**EXISTING CONTOURS**

1' AND 5'  
(SITELINE SURVEYING, DATED 2/1/2022)

**EXISTING PARCEL**

17.981± AC

**FLOODPLAIN**

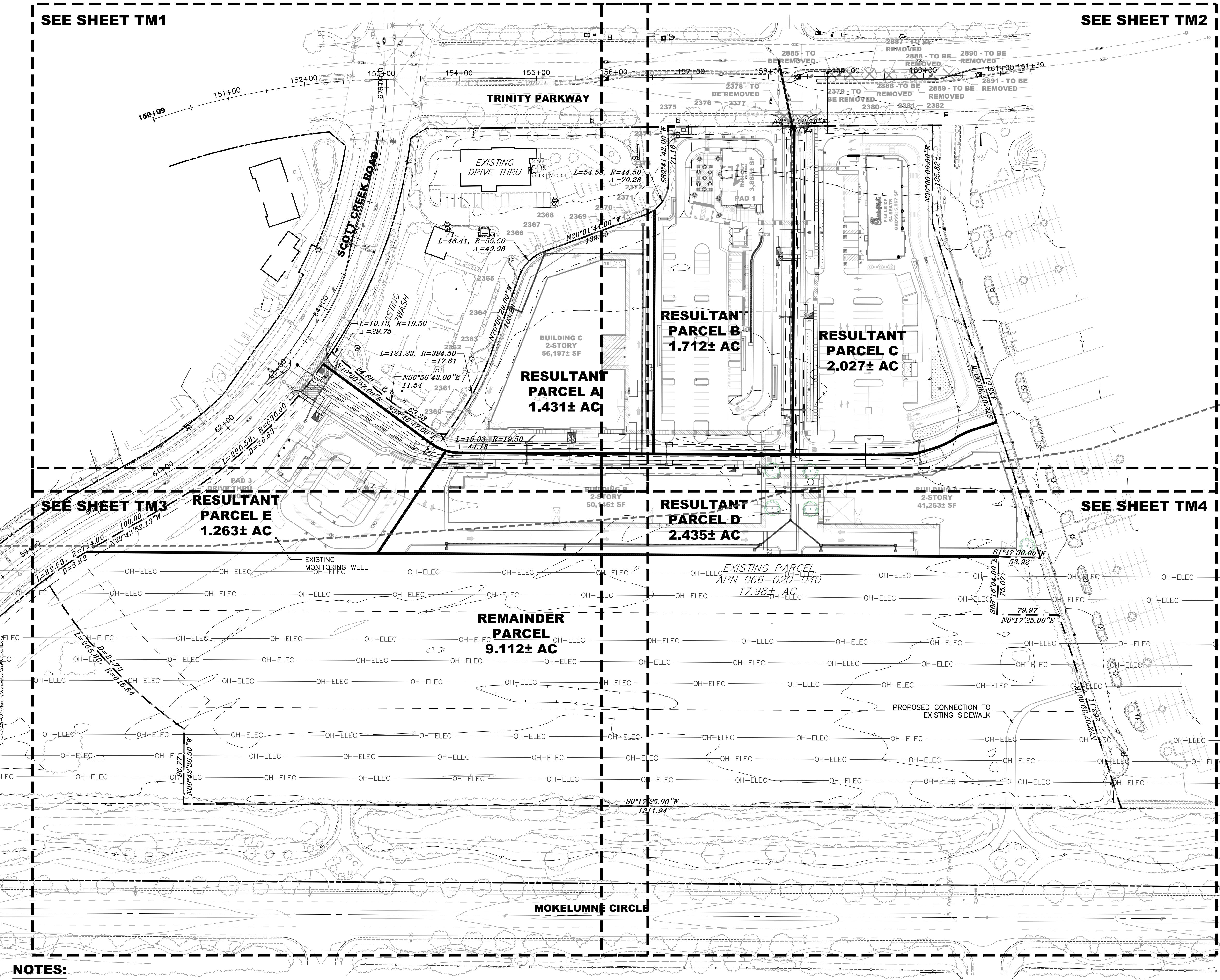
FEMA ZONE X 06077C0295F  
DATED 10/16/2009

**RESULTANT PARCELS**

- PARCEL A: 1.431± AC
- PARCEL B: 1.712± AC
- PARCEL C: 2.027± AC
- PARCEL D: 2.436± AC
- PARCEL E: 1.263± AC
- REMAINDER: 9.112± AC
- TOTAL: 17.981± AC

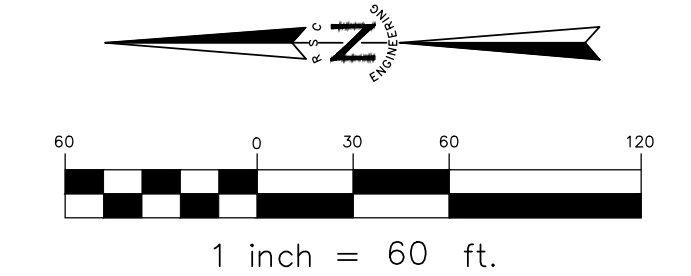
**LEGEND**

- — — — — EXISTING PARCEL LINE
- - - - - EXISTING EASEMENTS
- — — — — PROPOSED PARCEL LINE
- — — — — EXISTING RIGHT OF WAY
- - - - - EXISTING 5' CONTOUR INTERVAL
- - - - - EXISTING 1' CONTOUR INTERVAL
- - - - - EXISTING 60 dB NOISE CONTOUR (APPROXIMATE)
- OH-ELEC — EXISTING OVERHEAD ELECTRICAL LINES

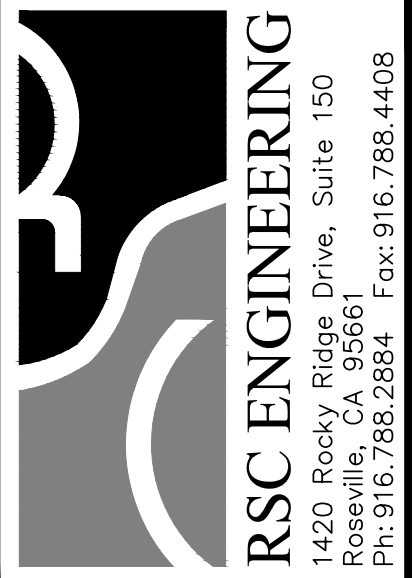


**NOTES:**

1. NINE (9) TREES TO BE REMOVED
2. NO EXISTING STRUCTURE ON PROPERTY
3. PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN
4. CROSS ACCESS ALLOWED BETWEEN PARCELS A, B, C, D AND E
5. CC&R'S FOR PRIVATE UTILITY EASEMENTS AND ACCESS EASEMENTS WILL BE RECORDED CONCURRENT WITH THE MAP
6. A 10' CITY WATER EASEMENT IS PROPOSED WITH THIS MAP.



REV	DATE	DESCRIPTION



PROJECT NO:	293-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**TRINITY PARKWAY RETAIL  
CITY OF STOCKTON  
TENTATIVE PARCEL MAP XXXX**

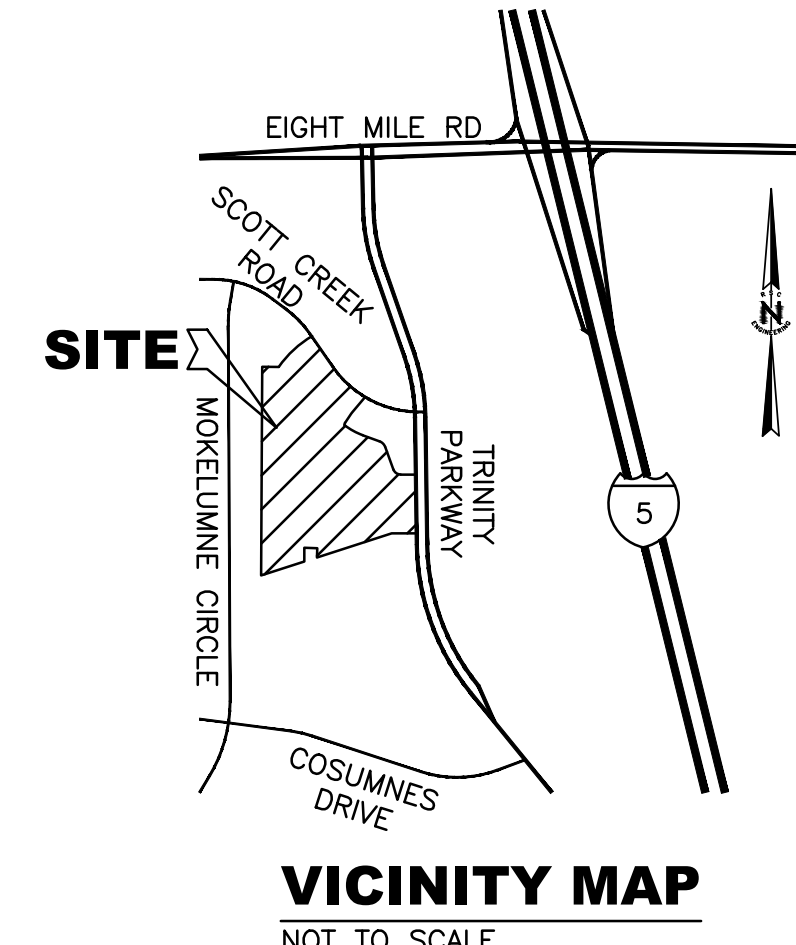
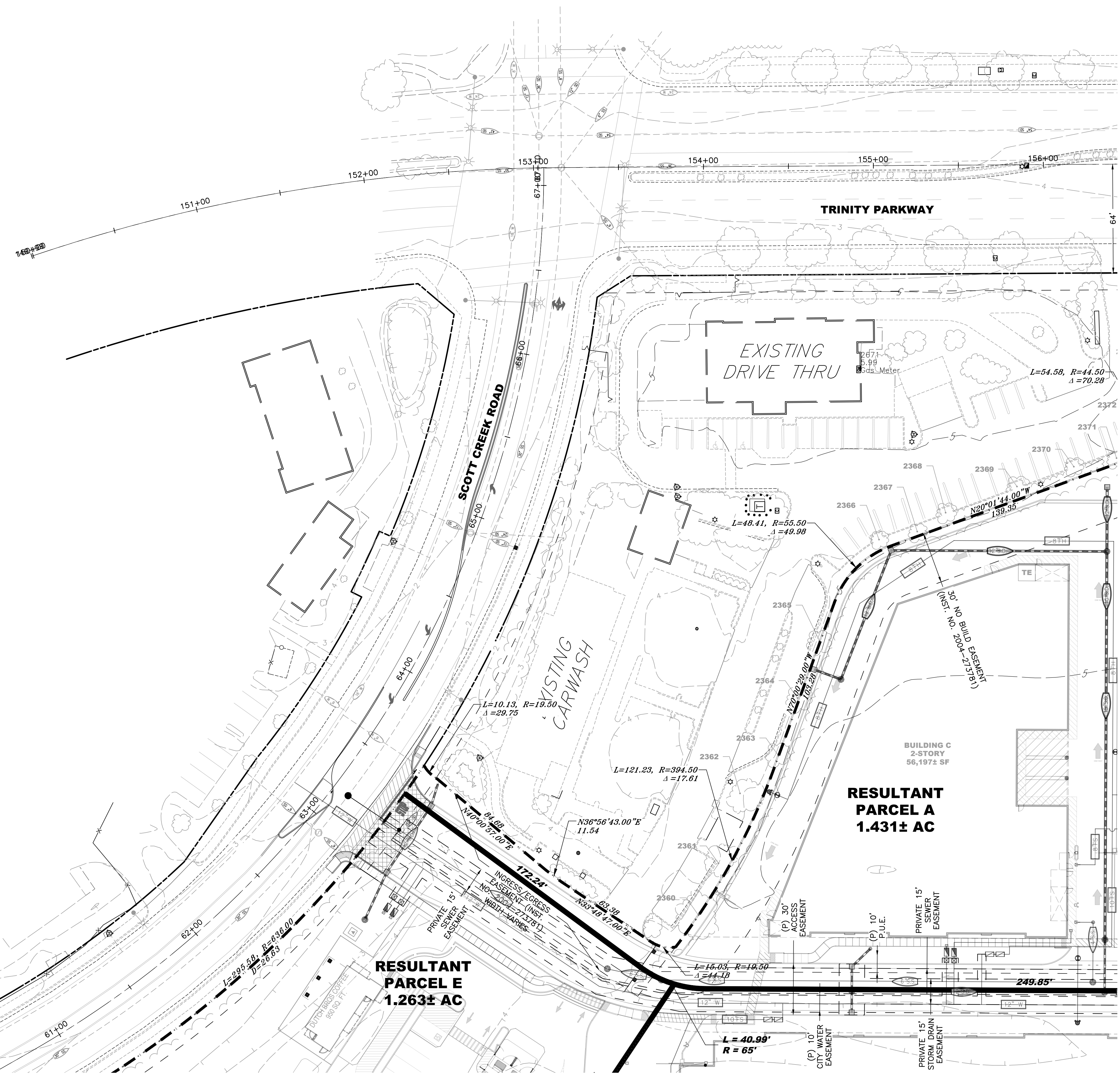
**10505 TRINITY PARKWAY  
STOCKTON, CA 95219**

SHEET TITLE  
**TENTATIVE  
PARCEL MAP**

SHEET NO.  
**TM  
2 OF 6**

DATE: FEBRUARY 7, 2024





**OWNER :**  
 SAM'S REAL ESTATE BUSINESS TRUST  
 MAILSTOP 0555  
 BENTONVILLE, AR 72716-0555

**DEVELOPER :**  
 MCNELLIS PARTNERS, LLC  
 7403 WINDING WAY  
 FAIR OAKS, CA 95628  
 ATTN: BETH WALTERS

**APPLICANT :**  
 RSC ENGINEERING, INC.  
 1420 ROCKY RIDGE DR., SUITE 150  
 ROSEVILLE, CA 95661  
 ATTN: JAI SINGH  
 (916) 788-2884

**APN**  
 066-020-040

**EXISTING/PROPOSED LAND USE**  
 SPANOS BUSINESS PARK

**EXISTING/PROPOSED ZONING**  
 MIXED USE

**EXISTING CONTOURS**  
 1' AND 5'  
 (SITELINE SURVEYING, DATED 2/1/2022)

**EXISTING PARCEL**  
 17.981± AC

**FLOODPLAIN**  
 FEMA ZONE X 06077C0295F  
 DATED 10/16/2009

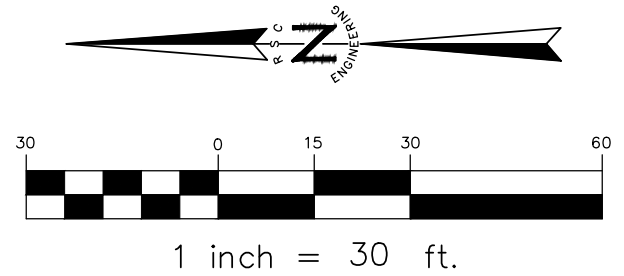
**RESULTANT PARCELS**

PARCEL A:	1.431± AC
PARCEL B:	1.712± AC
PARCEL C:	2.027± AC
PARCEL D:	2.436± AC
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REMAINDER:	9.112± AC
TOTAL:	17.981± AC

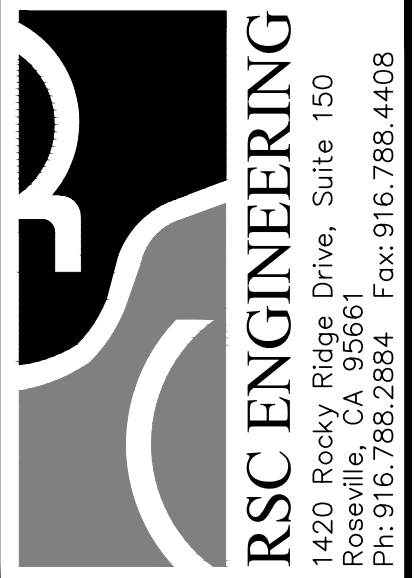
**LEGEND**

	EXISTING PARCEL LINE
	EXISTING EASEMENTS
	PROPOSED PARCEL LINE
	EXISTING RIGHT OF WAY
	EXISTING 5' CONTOUR INTERVAL
	EXISTING 1' CONTOUR INTERVAL
	EXISTING 60 dB NOISE CONTOUR (APPROXIMATE)
	EXISTING OVERHEAD ELECTRICAL LINES

- NOTES:**
- NINE (9) TREES TO BE REMOVED
  - NO EXISTING STRUCTURE ON PROPERTY
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REV.	DATE	DESCRIPTION



PROJECT NO:	293-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**TRINITY PARKWAY RETAIL  
 CITY OF STOCKTON  
 TENTATIVE PARCEL MAP XXXX**

**10505 TRINITY PARKWAY  
 STOCKTON, CA 95219**

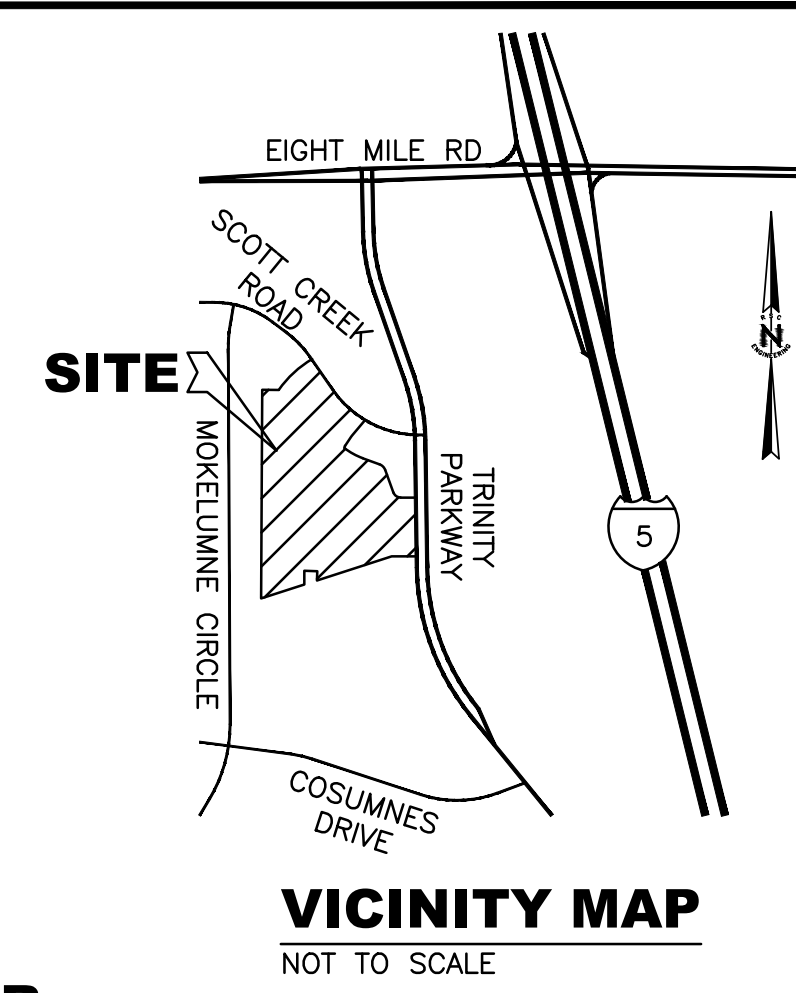
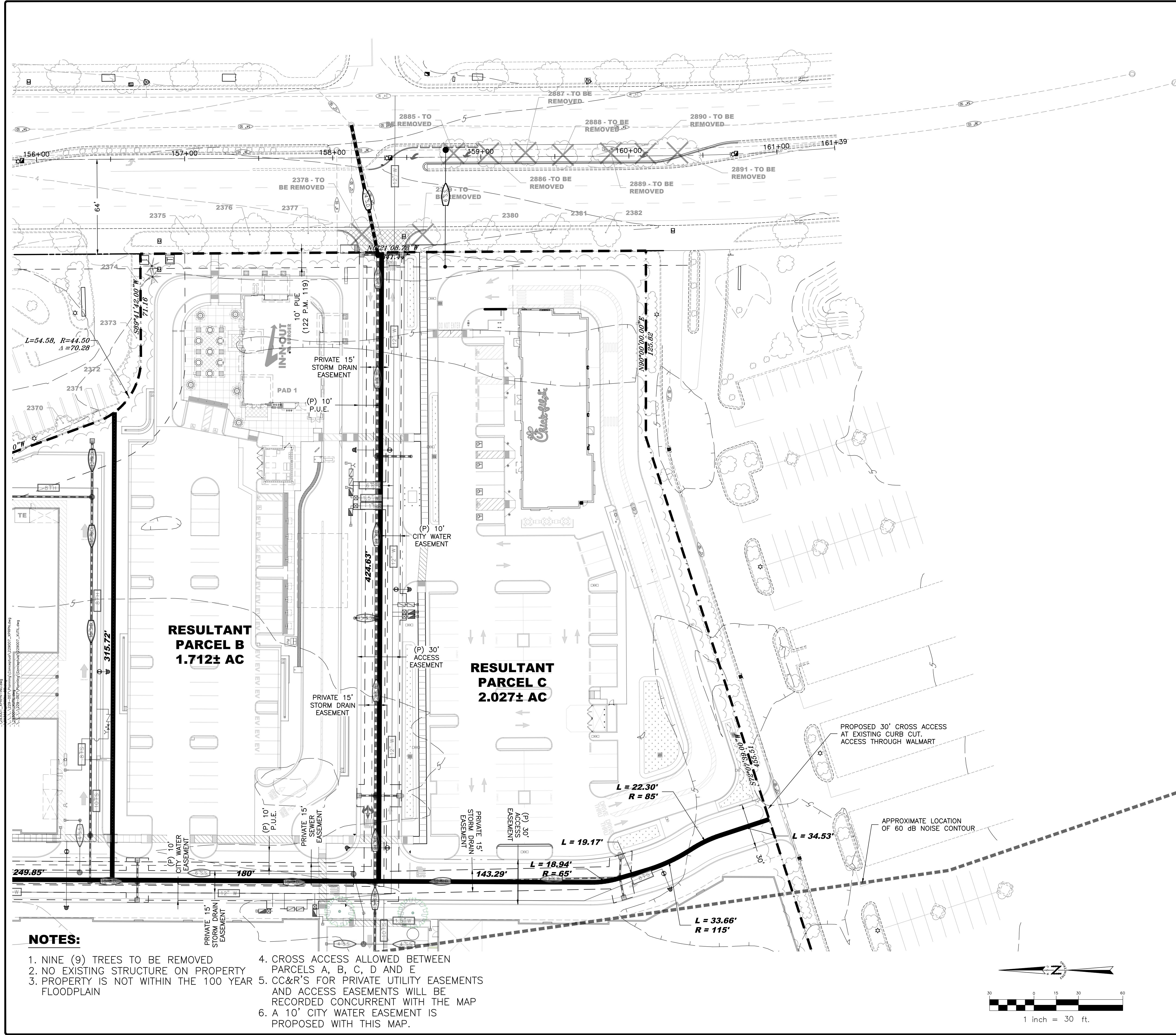
SHEET TITLE  
**TENTATIVE  
 PARCEL MAP**

SHEET NO.  
**TM1**  
**3 OF 6**

DATE: FEBRUARY 7, 2024

DRAWING: P:\2024\001\Projects\Competition\Drawings\Map\202402\_28.dwg  
 USER: JAI SINGH  
 PLOT DATE: Mar 11, 2024 11:52:26 AM  
 PLOT SCALE: 1" = 30'





**OWNER :**

SAM'S REAL ESTATE BUSINESS TRUST  
MAILSTOP 0555  
BENTONVILLE, AR 72716-0555

**DEVELOPER :**

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**APN**

066-020-040

**EXISTING/PROPOSED LAND USE**

SPANOS BUSINESS PARK

**EXISTING/PROPOSED ZONING**

MIXED USE

**EXISTING CONTOURS**

1' AND 5'  
(SITELINE SURVEYING, DATED 2/1/2022)

**EXISTING PARCEL**

17.981± AC

**FLOODPLAIN**

FEMA ZONE X 06077C0295F  
DATED 10/16/2009

**RESULTANT PARCELS**

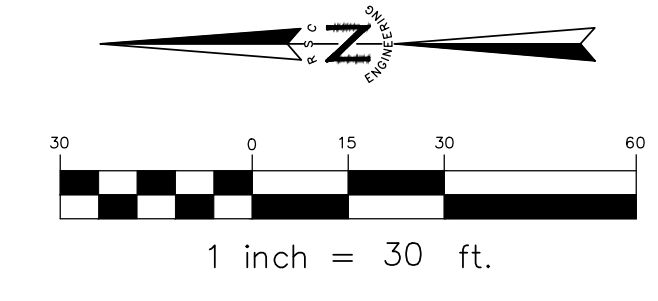
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- REMAINDER: 9.112± AC
- TOTAL: 17.981± AC

**LEGEND**

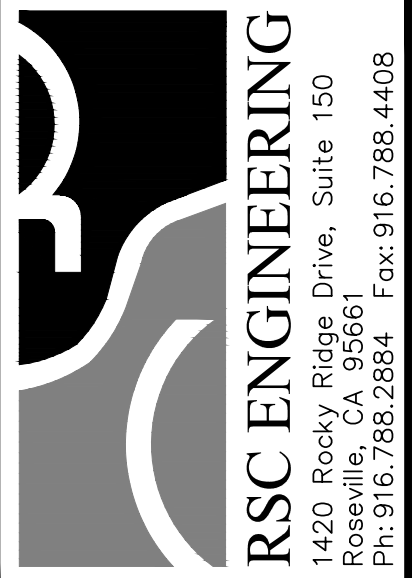
- EXISTING PARCEL LINE
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- - - EXISTING 5' CONTOUR INTERVAL
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REV	DATE	DESCRIPTION



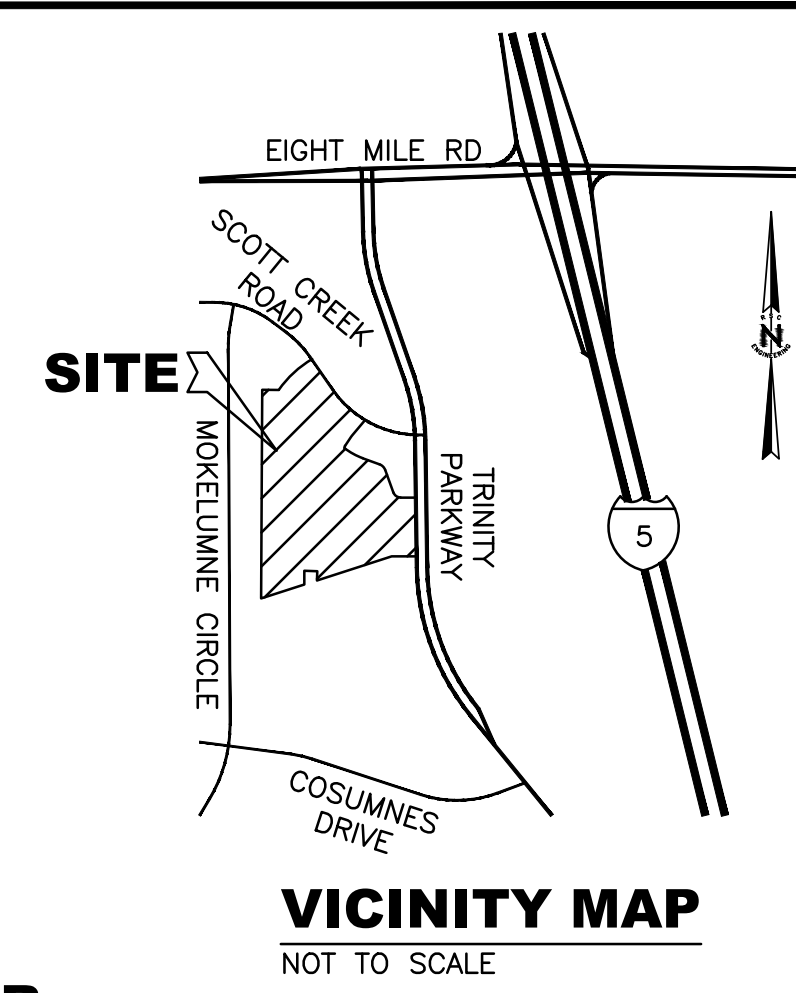
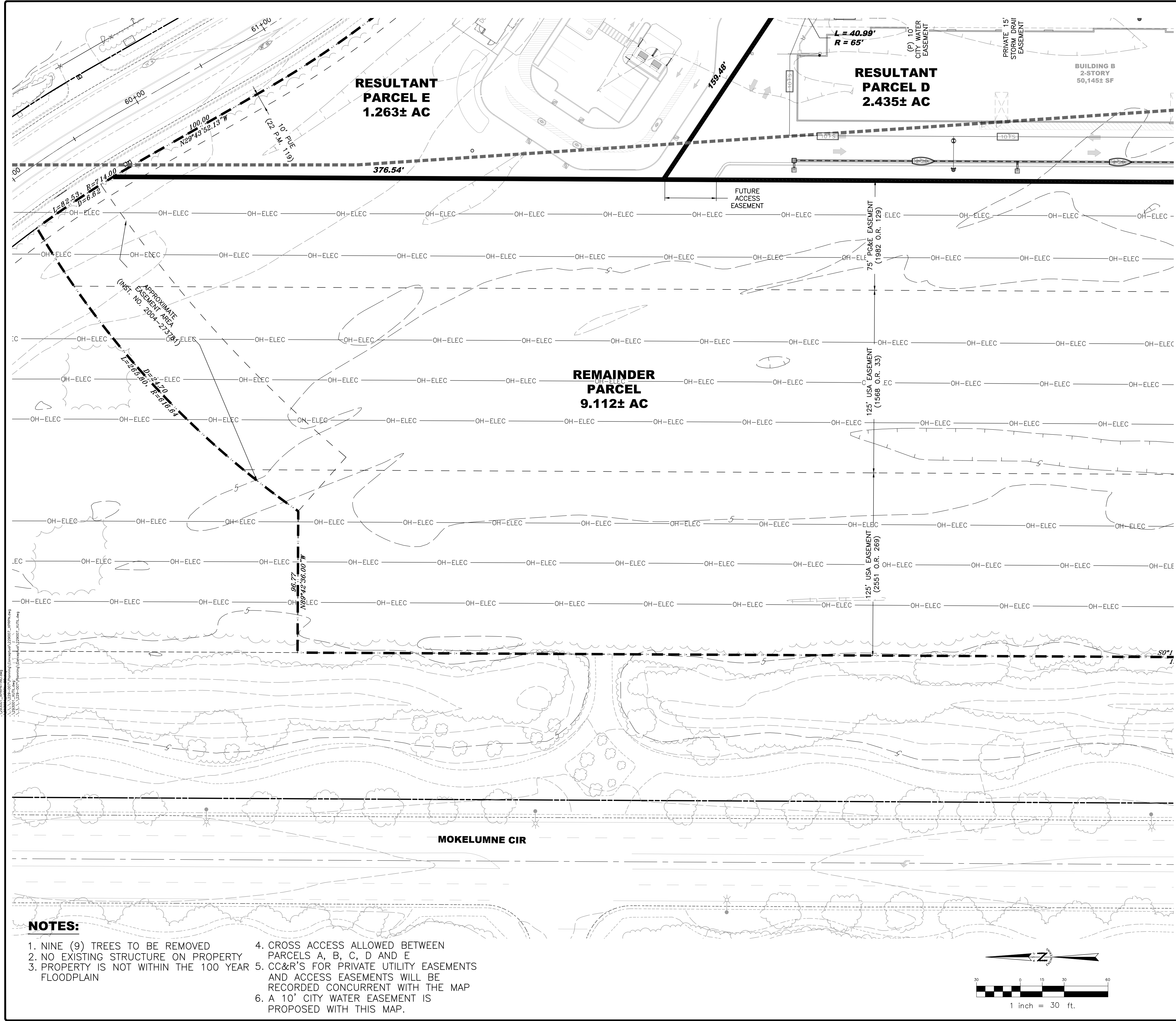
PROJECT NO: 293-001
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**TRINITY PARKWAY RETAIL  
CITY OF STOCKTON  
TENTATIVE PARCEL MAP XXXX**

**10505 TRINITY PARKWAY  
STOCKTON, CA 95219**

SHEET TITLE
<b>TENTATIVE PARCEL MAP</b>
SHEET NO.
<b>TM2</b>
<b>4 OF 6</b>
DATE: FEBRUARY 7, 2024





**OWNER :**

SAM'S REAL ESTATE BUSINESS TRUST  
MAILSTOP 0555  
BENTONVILLE, AR 72716-0555

**DEVELOPER :**

MCNELLIS PARTNERS, LLC  
7403 WINDING WAY  
FAIR OAKS, CA 95628  
ATTN: BETH WALTERS

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**APN**

066-020-040

**EXISTING/PROPOSED LAND USE**

SPANOS BUSINESS PARK

**EXISTING/PROPOSED ZONING**

MIXED USE

**EXISTING CONTOURS**

1' AND 5'  
(SITELINE SURVEYING, DATED 2/1/2022)

**EXISTING PARCEL**

17.981± AC

**FLOODPLAIN**

FEMA ZONE X 06077C0295F  
DATED 10/16/2009

**RESULTANT PARCELS**

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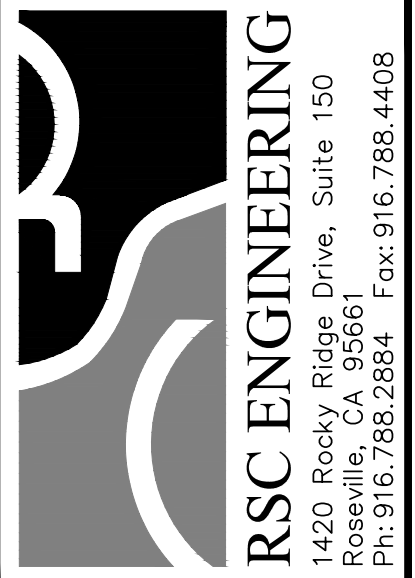
**LEGEND**

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REV	DATE	DESCRIPTION



PROJECT NO:	293-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**TRINITY PARKWAY RETAIL  
CITY OF STOCKTON  
TENTATIVE PARCEL MAP XXXX**

**10505 TRINITY PARKWAY  
STOCKTON, CA 95219**

SHEET TITLE  
**TENTATIVE  
PARCEL MAP**

SHEET NO.  
**TM3**  
**5 OF 6**

DATE: FEBRUARY 7, 2024



