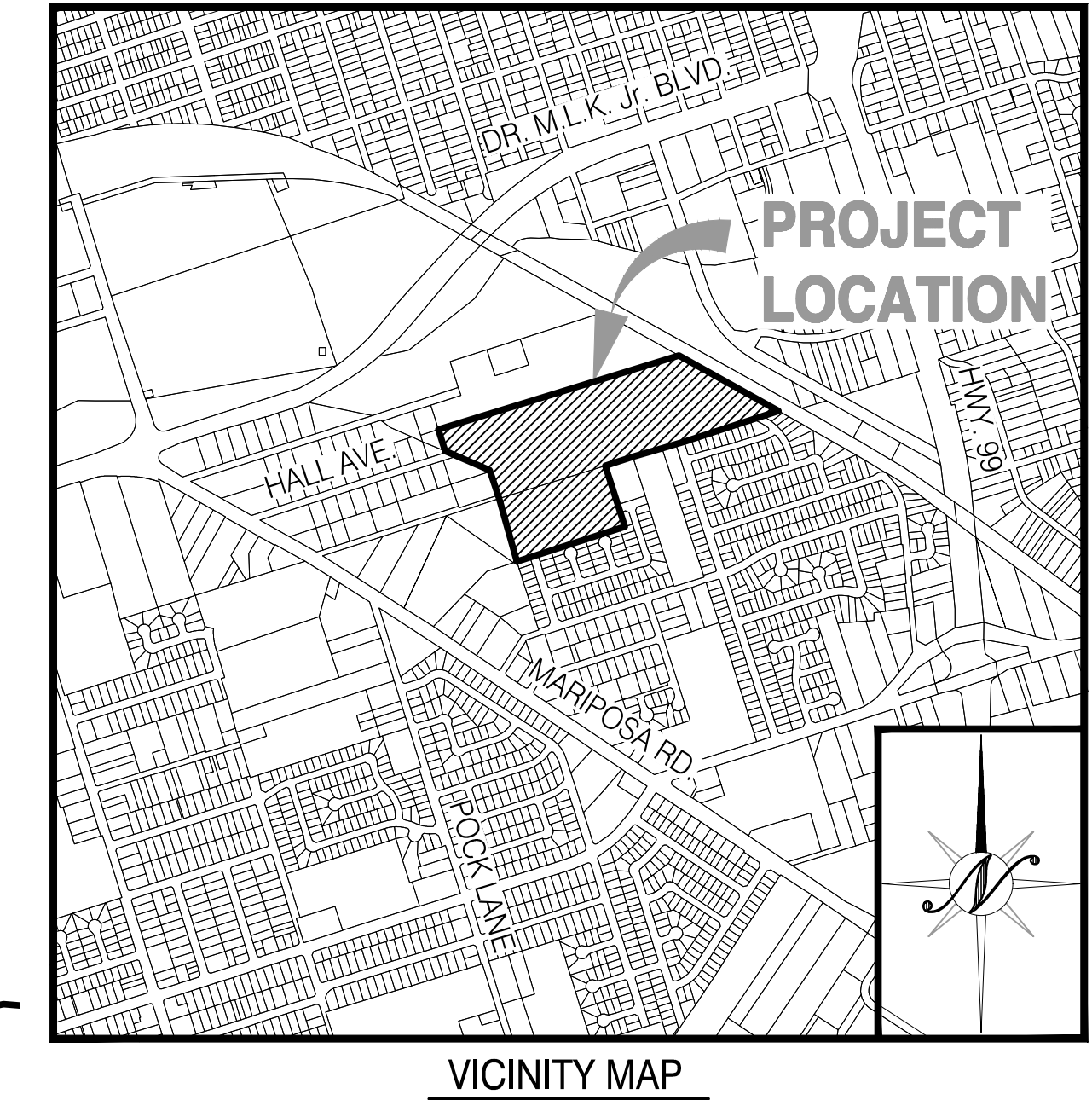




A. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95202 T: (209) 937-8444
B. APPLICANT:	TIM LEWIS LAND GROUP, LP 350 DOUGLAS BLVD, SUITE 270 ROSEVILLE, CA. 95661 T: (925) 766-4656 CONTACT: MIKE OHARA
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: PAMELA HURBAN & KYLA MIKKELSEN
D. ASSESSOR'S PARCEL NUMBERS:	173-030-11 & 173-040-75
E. EXISTING LAND USE:	ROW CROPS/ SINGLE FAMILY HOME AND OUT BUILDINGS
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	AU-20 (COUNTY)/ LOW DENSITY RESIDENTIAL
H. PROPOSED ZONING/GP:	RL (PD OVERLAY)/ LOW DENSITY RESIDENTIAL
I. TOTAL PROJECT SIZE:	37.4 ± ACRES
J. TOTAL NUMBER OF LOTS:	217
K. DENSITY:	5.8 DU/AC
L. MAXIMUM FOOTPRINT COVERAGE:	60% AND 65%
M. SETBACKS:	SEE SHEET TMS.1 FOR TABLE AND EXHIBITS
N. OPEN SPACE REQUIRED:	7.5 AC (20% OF GROSS ACREAGE)
O. OPEN SPACE PROVIDED:	7.8 AC (INCLUDES FRONT YARDS AND COMMON OPEN SPACE AREAS)
P. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
Q. UTILITIES:	WATER SYSTEM - CAL WATER SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - CITY OF STOCKTON GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - STOCKTON UNIFIED SCHOOL DISTRICT

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
4. WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
5. STREET LIGHTING SHALL BE INSTALLED PER CITY OF STOCKTON STANDARD SPECIFICATIONS.
6. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
7. 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.
8. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
9. 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 CITY OF STOCKTON REQUIREMENTS.
10. APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION MAPS.
11. ALL PARK IMPROVEMENTS TO BE INSTALLED TO THE SATISFACTION OF THE CITY REPRESENTATIVE.

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS
_____ DAY OF _____ 2024.

CITY ENGINEER

APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. _____

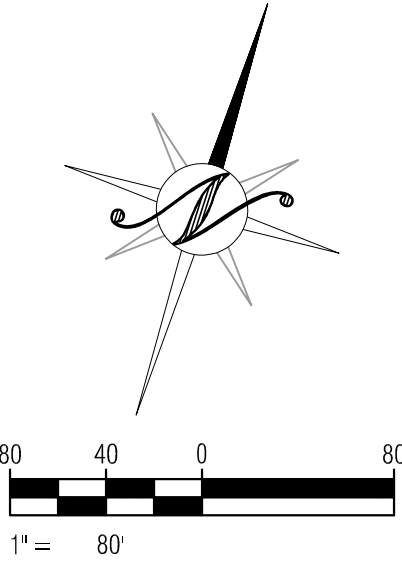
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 - PARCEL "C" AS SAID PARCEL IS SO DESIGNATED UPON THAT CERTAIN PARCEL MAP FILED FOR RECORD DECEMBER 1975 IN BOOK 2 OF PARCEL MAPS, AT PAGE 95, SAN JOAQUIN COUNTY RECORDS.

PARCEL 2 - A PORTION OF SECTION 46, OF THE C.M. WEBER GRANT, "EL RANCHO DEL CAMPO DE LOS FRANCESCOS."



LEGEND	
	EXISTING
BOUNDARY LINE	
CENTERLINE	
RIGHT-OF-WAY	
LOT/ PARCEL LINE	
CURB, GUTTER, AND SIDEWALK	
TREE	
TREE (TO BE REMOVED)	
DIRT ROAD	
PAVED ROAD	
DITCH	
FENCE (CHAIN LINK)	
FENCE (BARBED WIRE)	
FENCE (WOOD)	
STREET SIGN	
SERVICE POLE	
CONTOUR LINE	



VESTING TENTATIVE SUBDIVISION MAP
TOPOGRAPHY PLAN
MURRAY RANCH SUBDIVISION
STOCKTON, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
650 12th Street Modesto, CA 95354
(209) 324-3225 Phone (209) 324-3226 Fax

JOB #: 21-2781
DATE: 11/08/2024
SCALE: AS SHOWN
DRAWN: EP/PMH
DESIGN: PMH/KM
CHKD: TFD

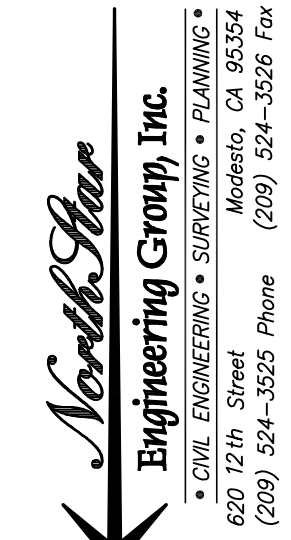
SHEET
NUMBER

TM2.1



NO.	REVISIONS	
	DATE	APPROVED
DESCRIPTIONS		

VESTING TENTATIVE SUBDIVISION MAP
DIMENSION PLAN
MURRAY RANCH SUBDIVISION
STOCKTON, CALIFORNIA



JOB #:	21-2781
DATE:	11/08/2024
SCALE:	AS SHOWN
DRAWN:	EP/PMH
DESIGN:	PMH/KM
CHKD:	TFD

SHEET
NUMBER

TM3.1

LOT AND SETBACK TABLE

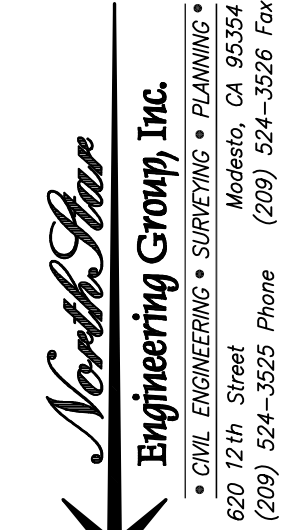
PRODUCT	NUMBER OF LOTS	FRONT OF GARAGE	SIDE ON GARAGE	LIVABLE AREA AND PORCH	SIDE YARD	CORNER	REAR YARD
(A) 50' X 95'	90	18'	12'	12'	5'	10'	10'
(B) 50' X 90'	49	18'	12'	10'	4'	10'	10'
(C) 45' X 80'	78	18'	12'	10'	4'	10'	10'





REVISIONS	DATE	APPROVED
NO.	DESCRIPTIONS	

VESTING TENTATIVE SUBDIVISION MAP
UTILITY PLAN
MURRAY RANCH SUBDIVISION
STOCKTON, CALIFORNIA

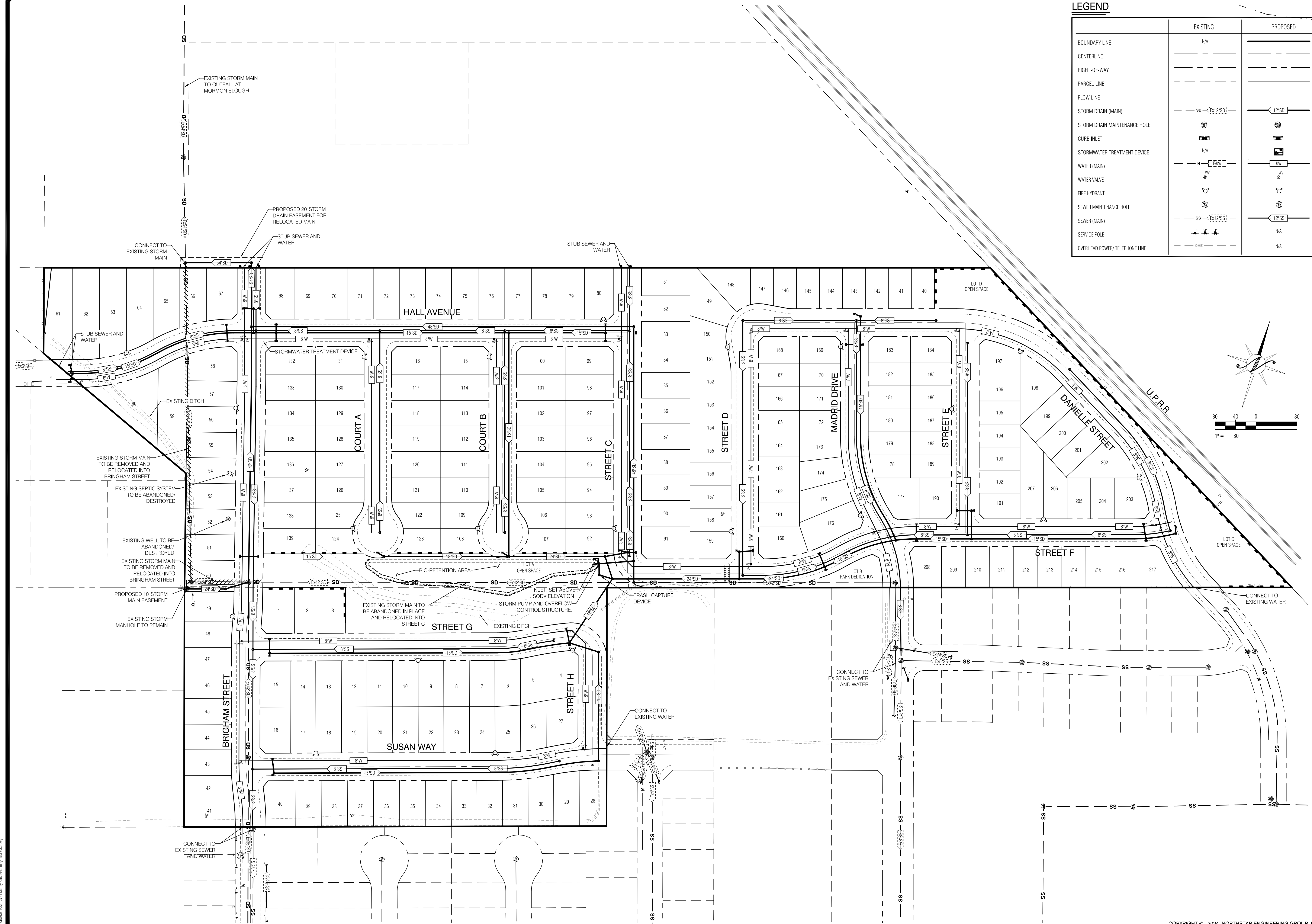
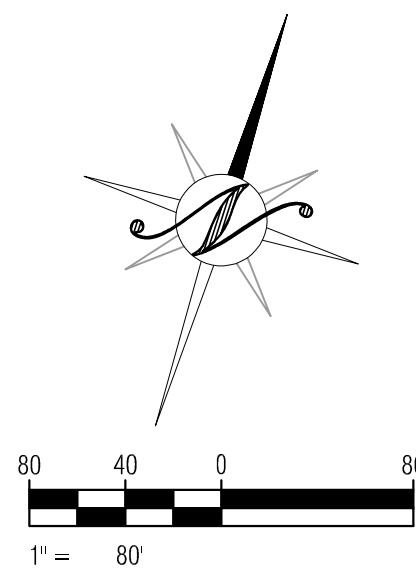


JOB #:	21-2781
DATE:	11/08/2024
SCALE:	AS SHOWN
DRAWN:	EP/PMH
DESIGN:	PMH/KM
CHKD:	TFD

SHEET
NUMBER

TM3.2

LEGEND	EXISTING	PROPOSED
BOUNDARY LINE	N/A	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
FLOW LINE	---	---
STORM DRAIN (MAIN)	SD --- Ex12"SD ---	12"SD ---
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
CURB INLET	⊙	⊙
STORMWATER TREATMENT DEVICE	N/A	⊙
WATER (MAIN)	W --- Ex6" ---	6" ---
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
SEWER MAINTENANCE HOLE	⊙	⊙
SEWER (MAIN)	SS --- Ex12"SS ---	12"SS ---
SERVICE POLE	N/A	N/A
OVERHEAD POWER/ TELEPHONE LINE	OHE ---	N/A





REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		

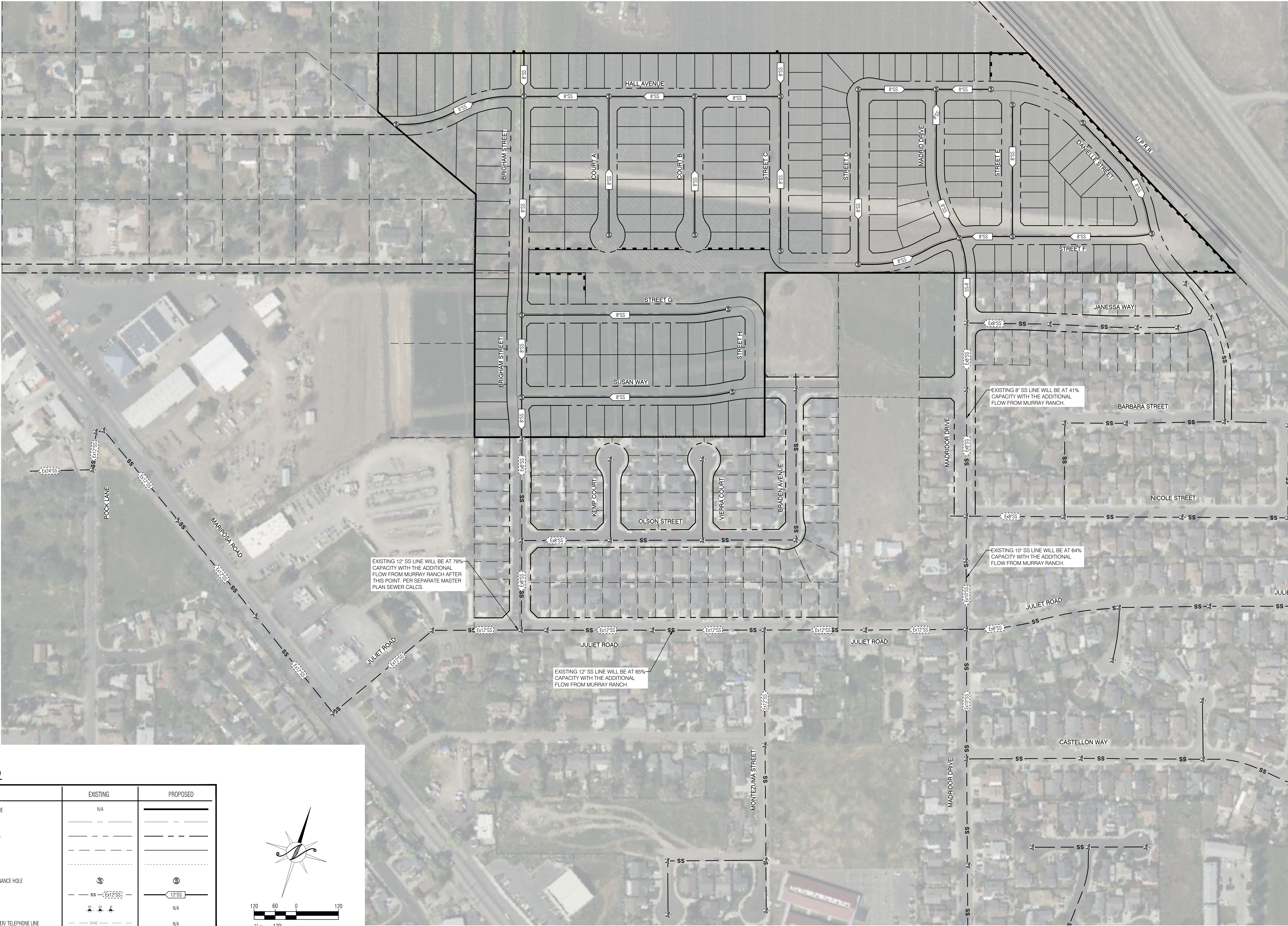
VESTING TENTATIVE SUBDIVISION MAP
SEWER CAPACITY EXHIBIT
MURRAY RANCH SUBDIVISION
STOCKTON, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 524-3225 Phone (209) 524-3226 Fax

JOB #:	21-2781
DATE:	11/08/2024
SCALE:	AS SHOWN
DRAWN:	EP/PMH
DESIGN:	PMH/KM
CHKD:	TFD

SHEET
NUMBER

TM3.3



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	—————
CENTERLINE	—————	—————
RIGHT-OF-WAY	—————	—————
PARCEL LINE	—————	—————
FLOW LINE	—————	—————
SEWER MAINTENANCE HOLE		
SEWER (MAIN)	SS ——— 12"SS ———	SS ——— 12"SS ———
SERVICE POLE		N/A
OVERHEAD POWER/TELEPHONE LINE	— OHE ———	N/A

