TENTATIVE SUBDIVISION MAP
CANNERY PARK, LARGE LOTS 4, 5 & 6
CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA

TENTATIVE MAP INFORMATION

OWNER:	HOLMAN INVESTORS, LLC 3400 EIGHT MILE ROAD STOCKTON, CA 95212
OWNER:	HOLMAN INVESTORS, LLC 3400 EIGHT MILE ROAD STOCKTON, CA 95212
ENGINEER:	VVH CONSULTING ENGINEERS 430 10TH STREET MODESTO, CA 95354 PH. 209.568.4477 CASEY BARKMAN: cbarkman@vvhce.com
ASSESSORS PARCEL NUMBER:	122-020-320, 122-020-330, 122-020-380, 122-020-430
PARCEL SIZE:	±99.87 ACRES
EXISTING ZONING:	GC GENERAL COMMERCIAL RH HIGH DENSITY RESIDENTIAL RL LOW DENSITY RESIDENTIAL
EXISTING GENERAL PLAN DES.:	GENERAL COMMERCIAL HIGH DENSITY RESIDENTIAL LOW DENSITY RESIDENTIAL
EXISTING USE:	VACANT/UNDEVELOPED

PROPOSED LOT SIZE

	WIDTH	DEPTH	SF
RL (LOW DENSITY RESIDENTIAL)			
AVERAGE:	50'	100'	5,000
CORNER:	55'	100'	5,500

ZONING DENSITY

	UNITS	% OF AC.	DENSITY ACREAGE	(units per acre)
RC (GENERAL COMMERCIAL)	16	18.76	18.74	0.81
RH (HIGH DENSITY RES.)	1	12.36	12.34	0.08
RL (LOW DENSITY RES.)	331	60.55	60.47	5.47
PF (PUBLIC FACILITIES LOT A PARK)	1	4.09	4.08	
PF (PUBLIC FACILITIES LOT B BASIN)	1	3.34	3.34	
OS (OPEN SPACE)	1	0.90	0.90	
TOTALS	351	100.00	99.87	

JURISDICTION

SEWER:	CITY OF STOCKTON
WATER:	CITY OF STOCKTON
STORM DRAIN:	CITY OF STOCKTON
GARBAGE:	CITY OF STOCKTON
ELECTRIC:	PACIFIC GAS AND ELECTRIC
GAS:	PACIFIC GAS AND ELECTRIC
CABLE:	COMCAST
TELEPHONE:	AT&T
FIRE PROTECTION:	CITY OF STOCKTON
SCHOOL DISTRICT:	LODI UNIFIED SCHOOL DISTRICT

FLOOD ZONE

MAP:	06077C0320F
EFFECTIVE DATE:	10-16-2009
PANEL:	0320F
COMMUNITY:	CITY OF STOCKTON, 060302
ZONE:	X; 0.2% ANNUAL CHANCE OF FLOOD; 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT

LEGAL DESCRIPTION

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

LOTS 4, 5, AND 6 AS SHOWN ON THE MAP ENTITLED "TRACT NO. 3465, CANNERY PARK UNIT NO. 1" FILED IN BOOK 40 OF MAPS AND PLATS, AT PAGE 51, SAN JOAQUIN COUNTY RECORDS, LYING IN SECTION 1 TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA.

NOTES

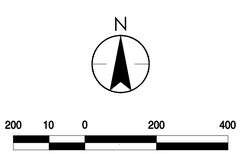
1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS SHALL BE VERIFIED PRIOR TO FINAL MAP.
2. A 10' PUBLIC UTILITY EASEMENT (P.U.E. OF PUE) WILL BE LOCATED ADJACENT TO AND PARALLEL WITH ALL PUBLIC RIGHT OF WAYS.
3. PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
4. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
5. FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
6. UTILITY SIZING, LOCATION, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
7. ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF STOCKTON AND UTILITY COMPANIES.
8. THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY VVH CONSULTING ENGINEERS.
9. FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
10. SUBDIVISION SIGNAGE PER CITY OF STOCKTON REQUIREMENTS.
11. TOPOGRAPHICAL SURVEY PERFORMED BY VVH CONSULTING ENGINEERS ON 04-08-2021.

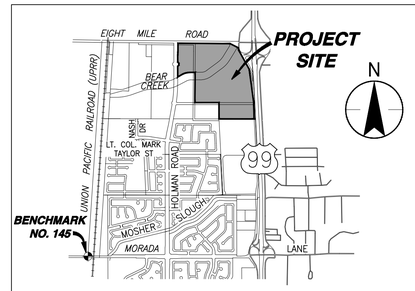
CANNERY PARK SUMMERY TABLE

VILLAGES	ZONING	USE	LOTS
VILLAGES H	RL	S-F RESIDENTIAL (50'x100' TYP)	64
VILLAGE I	RL	S-F RESIDENTIAL (50'x100' TYP.)	92
VILLAGE J	RL	S-F RESIDENTIAL (50'x100' TYP.)	81
VILLAGE K	RL	S-F RESIDENTIAL (50'x100' TYP.)	94
SUBTOTAL			331
HIGH DENSITY RESIDENTIAL	RH	COMMERCIAL/OFFICE	16
GENERAL COMMERCIAL	RC	LOT B	1
LOT A (7.37 ACRES)	RL	BASIN/PARK	1
MULTI-FAMILY	1	OPEN SPACE	1
TOTAL			351

ABBREVIATIONS

ABBREVIATIONS	DESCRIPTIONS	ABBREVIATIONS	DESCRIPTIONS
AP	ANGLE POINT	LP	LOW POINT
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BVC	BEGIN VERTICAL CURVE	MIN	MINIMUM
CB	CATCH BASIN	NPW	NON-POTABLE WATER
℄ OR CL	CENTERLINE	NTS	NOT TO SCALE
COS	CITY OF STOCKTON	PCC	POINT OF COMPOUND CURVATURE
D	DRIVE OVER CURB	P OR PL	PROPERTY LINE
DES.	DESIGNATION	PRC	POINT OF REVERSE CURVATURE
DET	DETAIL	PUE	PUBLIC UTILITY EASEMENT
DWG	DRAWING	R	RADIUS
EC	END OF CURVE	RES	RESIDENTIAL
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
ESMT	EASEMENT	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SF	SQUARE FEET
EX OR EXIST	EXISTING	SS	SANITARY SEWER
FG	FINISH GRADE	STD	STANDARD
FOC	FACE OF CURB	SW	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TYP	TYPICAL
HW	HIGH WATER	W	WATER, OR WEST
INV	INVERT	±	PLUS OR MINUS (NOT EXACT)





VICINITY MAP
NTS

SHEET INDEX

1	COVER SHEET	10	SIGHT DISTANCE PLAN
2	SHEET INDEX	11	GRADING PLAN
3	CROSS SECTIONS & SITE PLAN	12	GRADING PLAN
4	SITE PLAN	13	GRADING PLAN
5	SITE PLAN	14	GRADING PLAN
6	SITE PLAN	15	GRADING PLAN
7	SITE PLAN	16	GRADING PLAN
8	SITE PLAN	17	WALL PLAN
9	SIGHT DISTANCE PLAN	L1	LANDSCAPE SITE PLAN

LEGEND

- CURB, GUTTER AND SIDEWALK (PER COS STD DWG R-51 & R-52)
- CATCH BASIN (PER COS STD DWG D-6)
- EXISTING CURB, GUTTER AND SIDEWALK (BY OTHERS)
- PROPOSED MASONRY WALL
- EXISTING MASONRY WALL
- EXISTING STANDARD BARRICADE
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- LOT LINE
- MIDBLOCK CURB RAMP (PER COS STD DWG R-67)
- RESIDENTIAL DRIVEWAY (PER COS STD DWG R-58)
- RETURN CURB RAMP (PER COS STD. DWG R-64)
- 28.29 TC / 30.8 — LOT LINE TOP OF CURB ELEVATION / PAD ELEVATION
- CENTERLINE MONUMENT (PER COS STD DWG M-1)
- .0040 — DIRECTION OF FLOW WITH DRAINAGE SLOPE
- 89 — LOT NUMBER
- 27.57 — TOP OF CURB ELEVATION-VERTICAL CURB & GUTTER (PER COS STD DWG R-52)
- 35 — MAJOR CONTOURS
- 34 — MINOR CONTOURS
- 35 — EXISTING MAJOR CONTOURS
- 34 — EXISTING MINOR CONTOURS

APPROVED BY THE CITY OF OF STOCKTON PLANNING COMMISSION
THIS ____ DAY OF _____, 202_.

BY: _____
CHAIRMAN

FILED AS TENTATIVE MAP THIS ____ DAY OF _____, 202_.

BY: _____
CITY OF STOCKTON PLANNING COMMISSION

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VVHCE without delay. Reproduction or use in whole or in part for any purpose other than that authorized by VVHCE is forbidden. Any unauthorized reproduction or use shall not be used for construction. Shall remain signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
COVER SHEET

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

SUBMITTAL DATE 10/02/2023

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

COVER SHEET

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

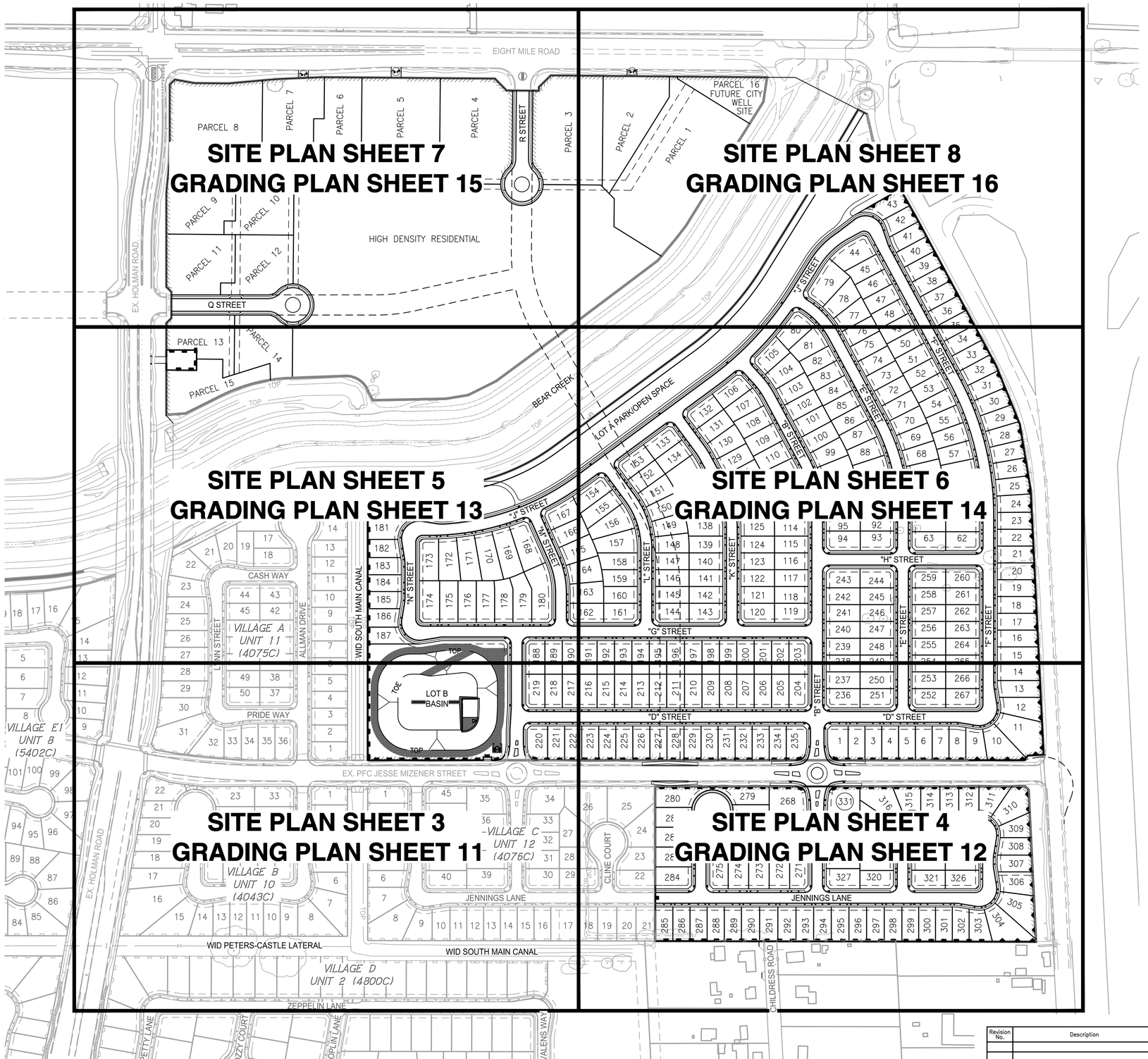
CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 1 OF 17

JOB NO. 10810300

W:\10810300\civil\tent_map\Large_Lot_5-6\01_Cvr.dwg
2023-10-06 16:06 By: bwilloams

ORIGINAL SHEET - ARCH D



CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. Drawings are instruments of service and shall remain the property of VHCE. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Any such use or reproduction shall not be used for construction, until received, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SHEET INDEX

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

N

150 75 0 150 300
SCALE: 1" = 150'

Revision No.	Description	MM.YY	By	Apprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SHEET INDEX

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

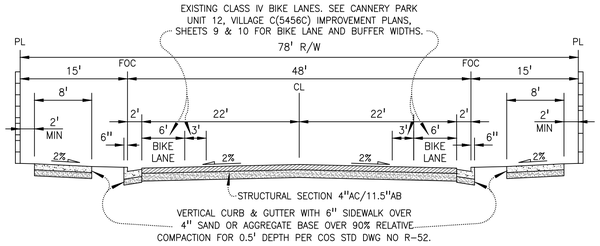
CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO.
2
OF 17

JOB NO.
10810300

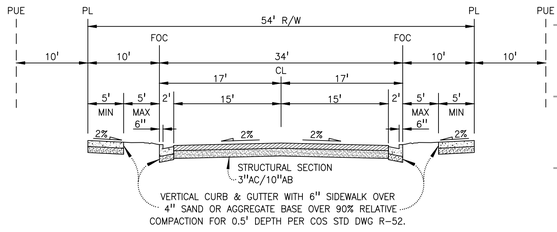
W:\10810300\civil\sht_map\Large_Lot_5-6\02_index.dwg
2023-10-06 16:08 By: bellisima

ORIGINAL SHEET – ARCH D



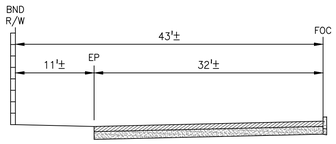
EXISTING PFC JESSE MIZENER STREET

NOT TO SCALE



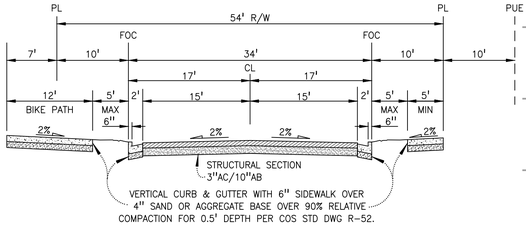
54' R/W STREET (TYP)

NOT TO SCALE



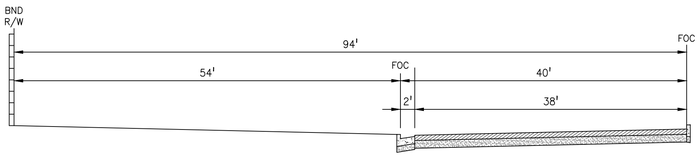
EXISTING FRONTAGE ROAD (NORTH OF PFC JESSE MIZENER ST.)

NOT TO SCALE



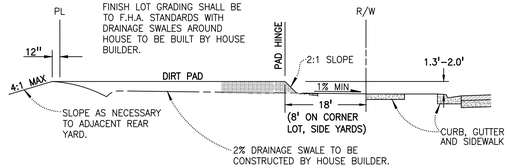
54' R/W STREET (PARK FRONTAGE)

NOT TO SCALE



EXISTING FRONTAGE ROAD (SOUTH OF PFC JESSE MIZENER ST.)

NOT TO SCALE

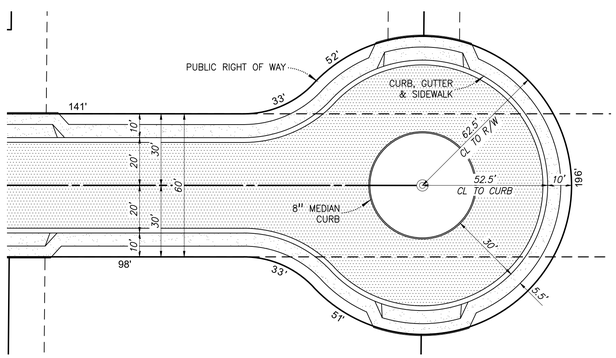


LOT GRADING DETAIL

NOT TO SCALE

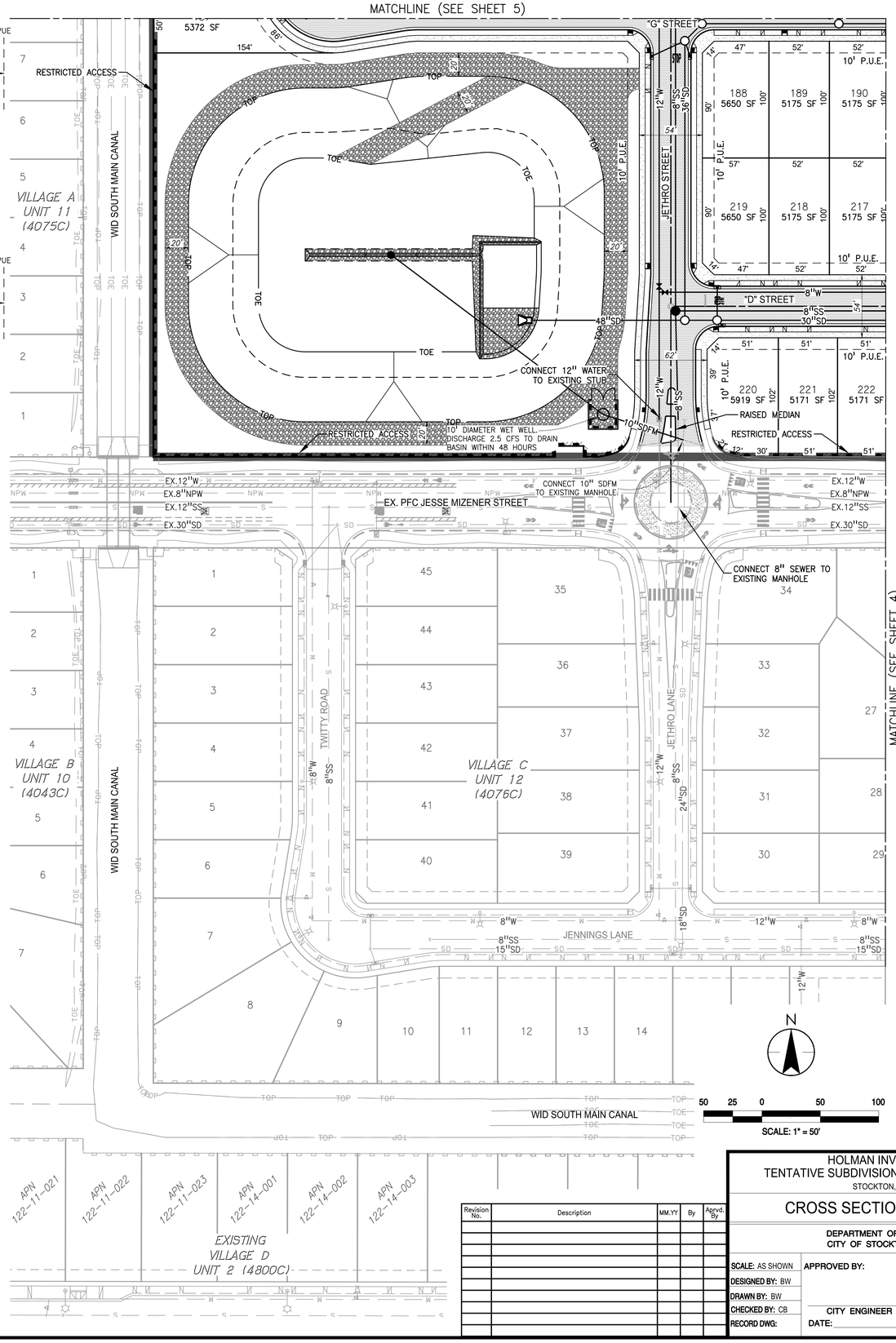
STRUCTURAL SECTION CHART	(R-VALUE = 5)
TI	ALT 1	ALT 2
5	3"AC/10"AB	9.5" AC DEEP LIFT
6	4"AC/11.5"AB	11" AC DEEP LIFT

TYPICAL STREET SECTIONS SHALL BE DESIGNED AND CONSTRUCTED USING AN R-VALUE OF 5. A REDUCED STREET SECTION THICKNESS USING A HIGHER R-VALUE WILL REQUIRE THE SUBMITTAL OF A GEOTECHNICAL REPORT AFTER STREET ROUGH GRADING AND INSTALLATION OF UNDERGROUND UTILITIES TO THE CITY OF STOCKTON.



TYPICAL ROUNDABOUT

NOT TO SCALE



CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to WHCE without delay. All rights of ownership and copyright are reserved by WHCE. Reproduction or use in whole or in part for any purpose other than that authorized by WHCE is forbidden. Any unauthorized reproduction shall not be used for construction. Shall remain, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
CROSS SECTIONS & SITE PLAN

Engineer's Seal

PRELIMINARY NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

CROSS SECTIONS & SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 3 OF 17

JOB NO. 10810300

W:\10810300\civil\hmt_map\Large_Lot_5-6\03_Site.dwg
2022-10-06 1810 By: bwilloms

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 3)

"B" STREET | "C" STREET | "D" STREET | "E" STREET | "F" STREET | A STREET | C STREET

EX. PFC JESSE MIZENER STREET

FRONTAGE ROAD

JENNINGS LANE

CLINE COURT

VILLAGE C UNIT 12 (4076C)

WID SOUTH MAIN CANAL

CHILDRESS ROAD

APN 122-14-043

APN 122-03-001

APN 122-030-005

APN 122-03-007

APN 122-03-006

RESTRICTED ACCESS

EX. P.U.E. TO BE ABANDONED

CONNECT 12" WATER TO EXISTING STUB

RAISED MEDIAN

SIGHT DISTANCE LINE PER C.O.S. STD R-16

CONNECT 8" WATER TO EXISTING MAIN

10' CITY WATER EASEMENT

DETAIL 22

N

50 25 0 50 100

SCALE: 1" = 50'

Revision No.	Description	MM.YY	By	Aprvd. By

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. All work shall be performed in accordance with these drawings. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Any unauthorized use shall not be used for construction, until revised, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SITE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 4 OF 17

JOB NO. 10810300

W:\10810300\civil\Tent_map\Large_Lot_5-6\04_Site.dwg
2023-10-06 18:11 By: wpotrod

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

MATCHLINE (SEE SHEET 7)

N

50 25 0 50 100

SCALE: 1" = 50'

APN 122-02-019

GC LOT 13
28,342 SF

GC LOT 14
25,649 SF

PUMP STATION
5,403 SF

GC LOT 15
27,692 SF

FUTURE ACCESS EASEMENT

RESTRICTED ACCESS

18" OAK WITH 20' DRIPLINE TO BE REMOVED

36" OAK WITH 30' DRIPLINE TO BE REMOVED

BEAR CREEK

FUTURE BEAR CREEK BIKE/PEDESTRIAN PATH

24" OAK WITH 20' DRIPLINE TO BE REMOVED

OPEN SPACE 0.9 AC.

12" STUB FOR FUTURE STORM CONNECTION

12' WIDE BIKE PATH

LOT A PARK/OPEN SPACE 4.07 AC.

"J" STREET

"N" STREET

"M" STREET

"G" STREET

DETAIL 22

10' P.U.E.

RESTRICTED ACCESS

CASH WAY

ALLMAN DRIVE

LYNN STREET

WID SOUTH MAIN CANAL

VILLAGE E1 UNIT 8 (5402C)

VILLAGE A UNIT 11 (4075C)

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 3)

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. It is assumed that the Contractor has visited the site and is familiar with all conditions. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Any unauthorized use shall not be the responsibility of VHCE. Plans shall not be used for construction until received, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SITE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Apprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 5 OF 17

JOB NO. 10810300

W:\10810300\civil\Vest_map\Large_Lot_5-6\05_Site.dwg
2023-10-06 16:12 By: bellisms

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

MATCHLINE (SEE SHEET 8)

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 4)

BEAR CREEK

FUTURE BEAR CREEK BIKE/PEDESTRIAN PATH

OPEN SPACE 0.9 AC.

LOT A PARK/OPEN SPACE 4.07 AC.

12" STUB FOR FUTURE STORM CONNECTION

12' WIDE BIKE PATH

RESTRICTED ACCESS

FRONTAGE ROAD

APN 122-02-007

"J" STREET

"K" STREET

"L" STREET

H STREET

"G" STREET

"I" STREET

"E" STREET

"F" STREET

60' EX. P.U.E. TO BE ABANDONED

LOT	AREA
80	6693 SF
81	6288 SF
82	5002 SF
83	5000 SF
84	5000 SF
85	5000 SF
86	5000 SF
87	5293 SF
88	5418 SF
89	5418 SF
90	5418 SF
91	5445 SF
92	5000 SF
93	5755 SF
94	5817 SF
95	5053 SF
96	5457 SF
97	5425 SF
98	5408 SF
99	5341 SF
100	5386 SF
101	5386 SF
102	5386 SF
103	5575 SF
104	6443 SF
105	5912 SF
106	5960 SF
107	5858 SF
108	5986 SF
109	5907 SF
110	5700 SF
111	5679 SF
112	5744 SF
113	5934 SF
114	5008 SF
115	5000 SF
116	5000 SF
117	5000 SF
118	5000 SF
119	5650 SF
120	5650 SF
121	5000 SF
122	5000 SF
123	5000 SF
124	5000 SF
125	5264 SF
126	5505 SF
127	5505 SF
128	5219 SF
129	5381 SF
130	6028 SF
131	5444 SF
132	5650 SF
133	5650 SF
134	5249 SF
135	5429 SF
136	5680 SF
137	6554 SF
138	6010 SF
139	5019 SF
140	5000 SF
141	5000 SF
142	5000 SF
143	5650 SF
144	5650 SF
145	5000 SF
146	5000 SF
147	5000 SF
148	5364 SF
149	5505 SF
150	5505 SF
151	5505 SF
152	6126 SF
153	5850 SF
154	5982 SF
155	6214 SF
156	7754 SF
157	7260 SF
158	5606 SF
159	5141 SF
160	5003 SF
161	5650 SF
162	5650 SF
163	6156 SF
164	6721 SF
165	6288 SF
166	5694 SF
167	99 SF
190	5175 SF
191	5175 SF
192	5175 SF
193	5175 SF
194	5175 SF
195	5175 SF
196	5312 SF
197	5175 SF
198	5175 SF
199	5175 SF
200	5175 SF
201	5175 SF
202	5175 SF
203	5650 SF
1	5106 SF
2	5106 SF
3	5106 SF
4	5106 SF
5	5064 SF
6	5273 SF
7	5273 SF
8	5273 SF
9	5273 SF
10	5273 SF
11	5273 SF
12	5273 SF
13	5273 SF
14	5273 SF
15	5273 SF
16	6033 SF
17	5911 SF
18	5788 SF
19	5666 SF
20	5544 SF
21	5421 SF
22	5299 SF
23	5220 SF
24	5260 SF
25	5197 SF
26	5076 SF
27	5112 SF
28	5306 SF
29	5248 SF
30	5121 SF
31	5159 SF
32	5229 SF
33	5106 SF
34	5106 SF
35	5106 SF
49	5000 SF
50	5000 SF
51	5000 SF
52	5000 SF
53	5064 SF
54	5273 SF
55	5273 SF
56	5273 SF
57	5273 SF
58	5273 SF
59	5273 SF
60	5277 SF
61	5000 SF
62	5558 SF
63	5558 SF
64	5000 SF
65	5233 SF
66	5233 SF
67	5233 SF
68	5233 SF
69	5233 SF
70	5233 SF
71	5082 SF
72	5000 SF
73	5000 SF
74	5000 SF
75	5000 SF
76	5105 SF
77	5619 SF
237	5027 SF
238	5027 SF
239	5027 SF
240	5027 SF
241	5027 SF
242	5027 SF
243	5680 SF
244	5680 SF
245	5027 SF
246	5027 SF
247	5027 SF
248	5027 SF
249	5027 SF
250	5027 SF
253	5000 SF
254	5000 SF
255	5000 SF
256	5000 SF
257	5000 SF
258	5000 SF
259	5650 SF
261	5000 SF
262	5000 SF
263	5000 SF
264	5000 SF

36" OAK WITH 15' DRIPLINE TO BE REMOVED

24" OAK WITH 25' DRIPLINE TO BE REMOVED

36" OAK WITH 25' DRIPLINE TO BE REMOVED

60" OAK WITH 30' DRIPLINE TO BE REMOVED

30" OAK WITH 20' DRIPLINE TO BE REMOVED

24" OAK WITH 20' DRIPLINE TO BE REMOVED

36" OAK WITH 20' DRIPLINE TO BE REMOVED

48" OAK WITH 30' DRIPLINE TO BE REMOVED

36" OAK WITH 40' DRIPLINE TO BE REMOVED

136" OAK WITH 40' DRIPLINE TO BE REMOVED

N

50 25 0 50 100

SCALE: 1" = 50'

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to VHCE without delay. It is assumed that the Contractor has visited the site and is familiar with all conditions. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Unauthorized use shall not be used for construction. Only sheets signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SITE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Apprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 6 OF 17

JOB NO. 10810300

W:\10810300\civil\sht_dwg\Large_Lot_5-6\06_Site.dwg
2023-10-06 18:13 By: bwilloms

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

APN 059-21-046
APN 059-14-024
APN 059-14-022
APN 059-14-037
APN 122-02-019
EIGHT-MILE ROAD
FUTURE HOLMAN ROAD
RESTRICTED ACCESS
24" OAK WITH 30' DRIPLINE TO BE REMOVED
STUB AND PLUG 12" WATER FOR FUTURE CONNECTION
STUB AND PLUG 30" STORM DRAIN FOR FUTURE CONNECTION
GC LOT 8
70,067 SF
GC LOT 7
47,048 SF
GC LOT 6
40,901 SF
GC LOT 5
73,162 SF
GC LOT 4
65,071 SF
GC LOT 3
65,104 SF
GC LOT 9
39,281 SF
GC LOT 10
35,726 SF
GC LOT 11
35,060 SF
GC LOT 12
31,060 SF
GC LOT 13
28,342 SF
GC LOT 14
25,649 SF
HIGH DENSITY RESIDENTIAL
LOT 16
537,429 SF
PUMP STATION
5,403 SF
"P" STREET
255.1' TO BULB
"O" STREET
336.5' TO BULB
FUTURE ACCESS EASEMENT
60' EX. P.U.E. TO BE ABANDONED
CONNECT TO EXISTING 12" WATER STUB
CONNECT TO EXISTING 10" SEWER STUB
CONNECT TO EXISTING 42" STORM DRAIN STUB
MATCHLINE (SEE SHEET 8)
MATCHLINE (SEE SHEET 5)

N

50 25 0 50 100
SCALE: 1" = 50'

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. VHCE will not be responsible for any deviations from these plans that are made in the field or on the working drawings. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. No assignment of these plans shall not be used for construction, until received, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SITE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 7 OF 17
JOB NO. 10810300

W:\10810300\civil\tent_map\Large_Lot_5-6\07_Site.dwg
2023-10-06 16:14 By: bwilliams

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

N

50 25 0 50 100

SCALE: 1" = 50'

APN 059-14-037

EIGHT MILE ROAD

650B

700B

156'
235'
253'

RESTRICTED ACCESS

GC LOT 16
FUTURE CITY
WELL SITE
20,281 SF

74'

GC LOT 2
43,328 SF

GC LOT 3
65,104 SF

329'

410'

146'

BEAR CREEK

GC LOT 1
113,021 SF

FUTURE ACCESS
EASEMENT

171'
171'

29'
57'
22'

278'

83'
83'

166'
166'

75'

41'

17'

HIGH DENSITY RESIDENTIAL
537,429 SF

331'

MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 6)

FUTURE BEAR CREEK BIKE/PEDESTRIAN PATH

12" STUB FOR FUTURE
STORM CONNECTION

12' WIDE BIKE PATH

12" STUB FOR FUTURE
STORM CONNECTION

OPEN SPACE 0.9 AC.

LOT A PARK/OPEN SPACE 4.07 AC.

J" STREET

E" STREET

R=230'

R=970'

FRONTAGE ROAD

RESTRICTED ACCESS

APN
122-02-007

43	5926 SF	44	7946 SF
42	5077 SF	45	5098 SF
41	5057 SF	46	5000 SF
40	5106 SF	47	5000 SF
39	5106 SF	48	5000 SF
38	5106 SF	49	5000 SF
37	5106 SF	50	5000 SF
36	5106 SF	51	5000 SF
35	5106 SF	74	5000 SF
75	5000 SF	76	5105 SF
77	5619 SF	78	6338 SF
79	9031 SF	80	6693 SF
81	6288 SF	82	5002 SF
105	5912 SF		

Revision No.	Description	MM.YY	By	Aprvd. By

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. Contractor is responsible for coordination of all trades. This drawing is the property of VHCE and is not to be reproduced or used in whole or in part for any purpose other than that specifically authorized by VHCE. Unauthorized use of this drawing shall not be used for construction, until sealed, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SITE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

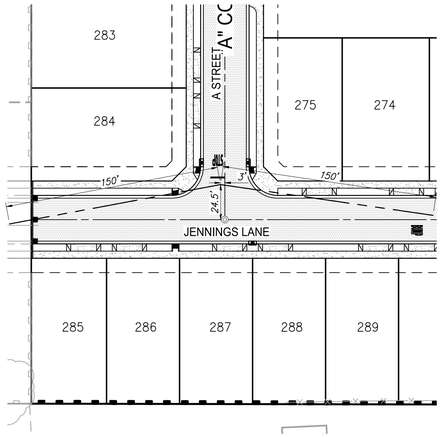
SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN	APPROVED BY:	SHEET NO. 8 OF 17
DESIGNED BY: BW		
DRAWN BY: BW		
CHECKED BY: CB	CITY ENGINEER STOCKTON, CA.	JOB NO. 10810300
RECORD DWG:	DATE:	

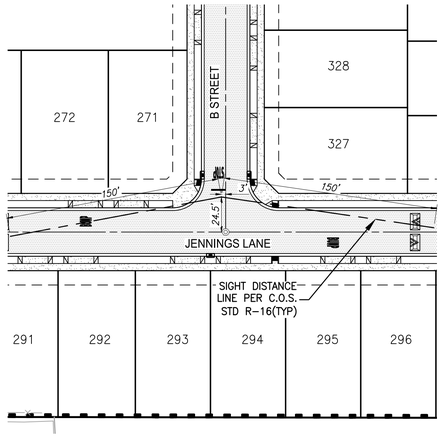
W:\10810300\civil\ent_map\Large_Lot_5-6\08_Site.dwg
2023-10-06 16:15 By: bwilliams

ORIGINAL SHEET – ARCH D



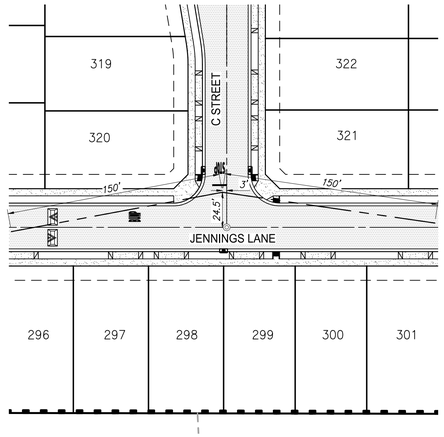
JENNINGS LANE & "A" COURT

SCALE: 1"=50'



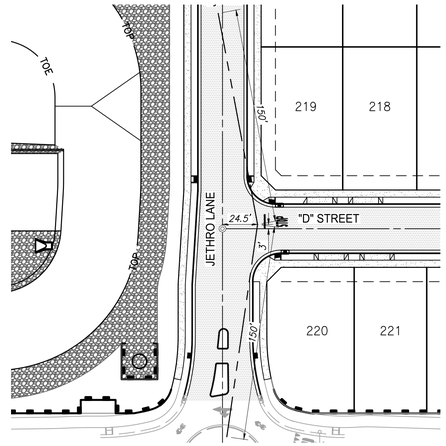
JENNINGS LANE & "B" STREET

SCALE: 1"=50'



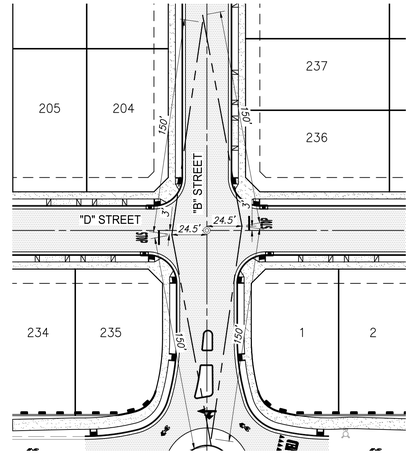
JENNINGS LANE & "C" STREET

SCALE: 1"=50'



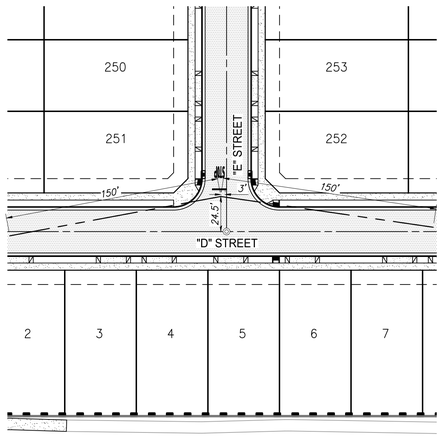
JETHRO LANE & "N" STREET

SCALE: 1"=50'



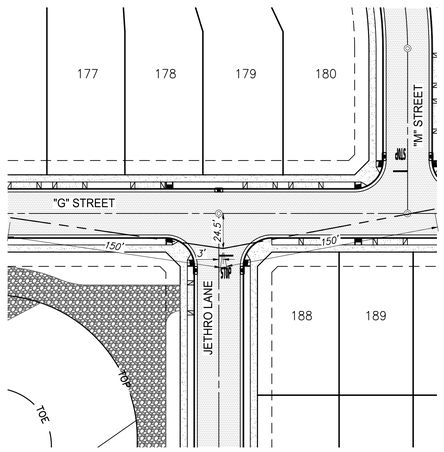
"B" STREET & "D" STREET

SCALE: 1"=50'



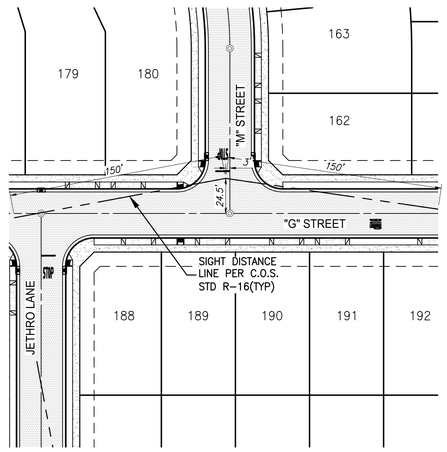
"D" STREET & "E" STREET

SCALE: 1"=50'



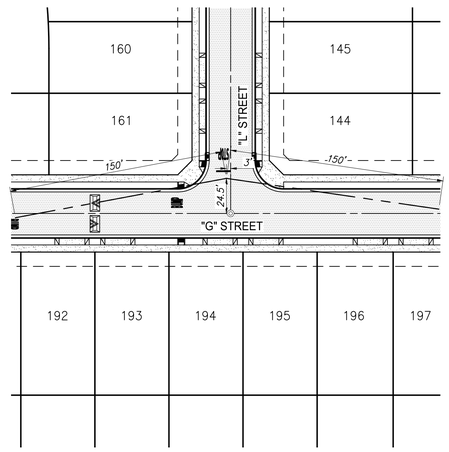
JETHRO LANE & "G" STREET

SCALE: 1"=50'



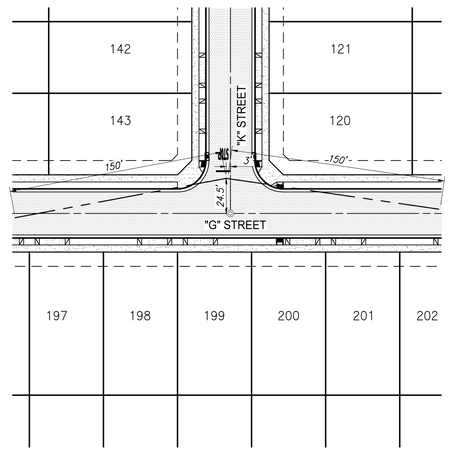
"G" STREET & "M" STREET

SCALE: 1"=50'



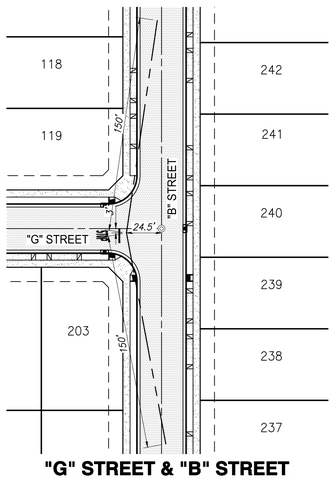
"G" STREET & "L" STREET

SCALE: 1"=50'



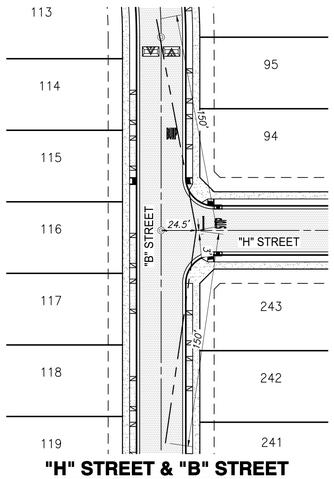
"G" STREET & "K" STREET

SCALE: 1"=50'



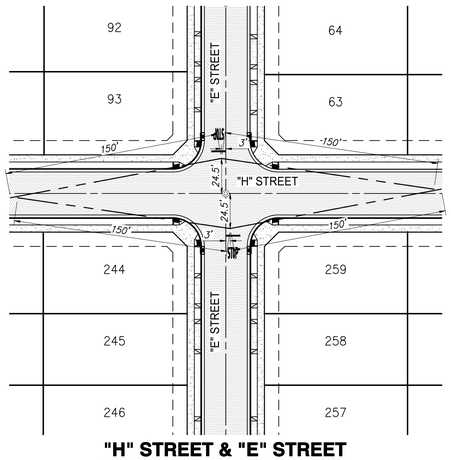
"G" STREET & "B" STREET

SCALE: 1"=50'



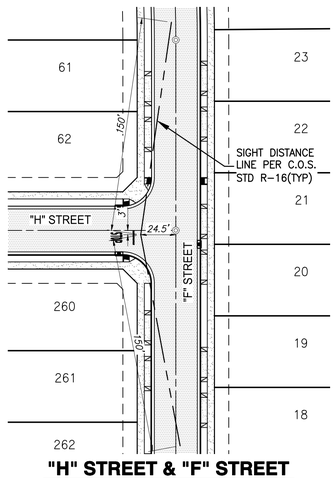
"H" STREET & "B" STREET

SCALE: 1"=50'



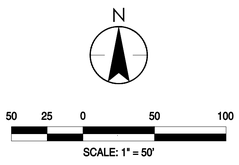
"H" STREET & "E" STREET

SCALE: 1"=50'



"H" STREET & "F" STREET

SCALE: 1"=50'



SCALE: 1" = 50'

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. All work shall conform to applicable standards and ordinances. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Unauthorized use shall not be used for construction, until sealed, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SIGHT DISTANCE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SIGHT DISTANCE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

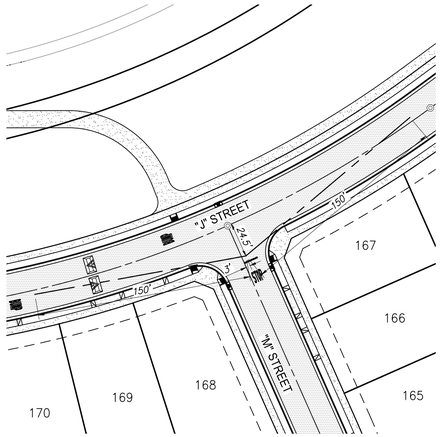
CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 9 OF 17

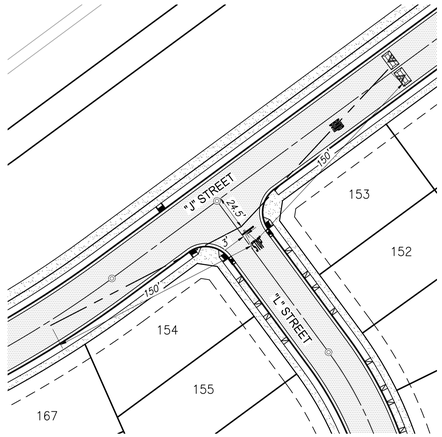
JOB NO. 10810300

W:\10810300\civil\Vert_map\Large_lot_5-6\09_intersections.dwg
2023-10-06 16:17 By: bwilliams

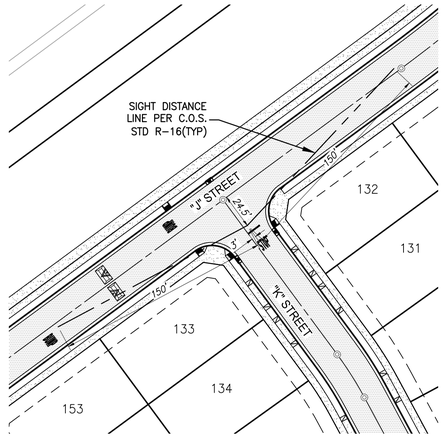
ORIGINAL SHEET – ARCH D



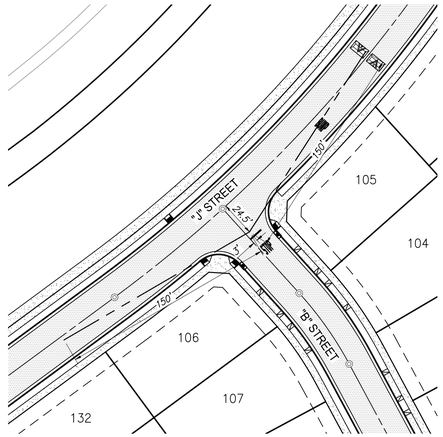
"M" STREET & "J" COURT
SCALE: 1"=50'



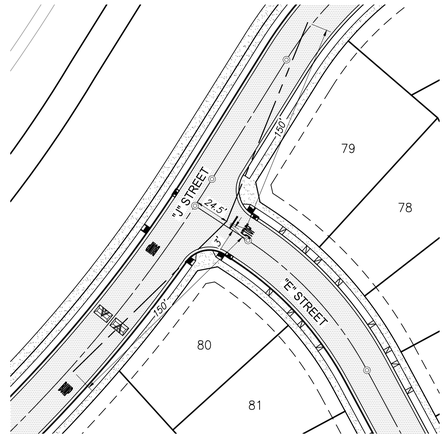
"L" STREET & "J" COURT
SCALE: 1"=50'



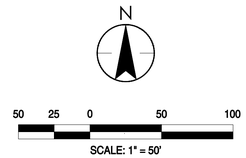
"K" STREET & "J" COURT
SCALE: 1"=50'



"B" STREET & "J" COURT
SCALE: 1"=50'



"E" STREET & "J" COURT
SCALE: 1"=50'



CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. Contractor is responsible for coordination of all trades. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Unauthorized use shall not be used for construction, until sealed, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
SIGHT DISTANCE PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

SIGHT DISTANCE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 10 OF 17

JOB NO. 10810300

W:\10810300\civil\text_map\Large_Lot_5-6\10_Intersections.dwg
2023-10-06 16:18 By: bwilloms

ORIGINAL SHEET - ARCH D

EXHIBIT 1- Tentative Map

MATCHLINE (SEE SHEET 13)

MATCHLINE (SEE SHEET 12)

LOT B / BASIN
LOT B= 3.33± AC.
BASIN = 2.80± AC.
BASIN VOLUME AT HIGH WATER = 6.37 AC-FT
BASIN VOLUME AT 2' FREEBOARD = 18.52 AC-FT
BASIN BOTTOM = 18.00
HIGH WATER LEVEL = 23.47
TOP OF BASIN = 33.00

VILLAGE A UNIT 11 (4075C)

VILLAGE E1 UNIT 8 (5402C)

VILLAGE B UNIT 10 (4043C)

VILLAGE C UNIT 12 (4076C)

EXISTING VILLAGE D UNIT 2 (4800C)

FUTURE HOLMAN ROAD

EX. HOLMAN ROAD

LYNN STREET

ALLMAN DRIVE

PRIDE WAY

SUGARHILL WAY

JETHRO LANE

TWITTY ROAD

JENNINGS LANE

"D" STREET

EX. PFC JESSE MIZENER STREET

WID SOUTH MAIN CANAL

WID PETERS-CASTLE LATERAL

ZEPPELIN LANE

PETTY LANE

OZZY COURT

JOPLIN LANE

APN 122-11-011
APN 122-11-012
APN 122-11-013
APN 122-11-014
APN 122-11-015
APN 122-11-016
APN 122-11-017
APN 122-11-018
APN 122-11-019
APN 122-11-020
APN 122-11-021
APN 122-11-022
APN 122-11-023
APN 122-14-001
APN 122-14-002
APN 122-14-003
APN 122-14-004
APN 122-14-005
APN 122-14-006
APN 122-14-007
APN 122-14-008
APN 122-14-042
APN 122-11-043
APN 122-11-042
APN 122-11-035
APN 122-11-034
APN 122-11-024
APN 122-14-009
APN 122-14-010

N

50 25 0 50 100

SCALE: 1" = 50'

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

GRADING PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 11 OF 17

JOB NO. 10810300

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. All work shall be performed in accordance with these drawings. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Any such use by others shall not be used for construction, until revised, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
GRADING PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

W:\10810300\civil\Xmit_map\Large_Lot_5-6\11_Grd.dwg
2023-10-06 16:19 By: vgarcia

ORIGINAL SHEET - ARCH D

MATCHLINE (SEE SHEET 14)

MATCHLINE (SEE SHEET 11)

"A" STREET
"B" STREET
"C" STREET
"D" STREET
"E" STREET
"F" STREET
CLINE COURT
JENNINGS LANE
EX. PFC JESSE MIZENER STREET
FRONTAGE ROAD
CHILDRESS ROAD
WID SOUTH MAIN CANAL
VILLAGE C UNIT 12 (4076C)
10' P.U.E.
D/BC 259.37' TO BULB

APN 122-14-043
APN 122-03-001
APN 122-030-005
APN 122-03-006
APN 122-03-007

N

50 25 0 50 100

SCALE: 1" = 50'

Revision No.	Description	MM.YY	By	Aprvd. By

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. The General Contractor shall be responsible for the accuracy and completeness of all dimensions and data for his own work. Reproduction or use in whole or in part, for any purpose other than that authorized by VHCE is forbidden. Any unauthorized use shall not be used for construction, until revised, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
GRADING PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

GRADING PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 12 OF 17

JOB NO. 10810300

W:\10810300\civil\tent_map\Large_lot_5-6\12_Grd.dwg
2023-10-06 16:21 By: bwilliams

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 14)

MATCHLINE (SEE SHEET 11)

N

50 25 0 50 100

SCALE: 1" = 50'

GC LOT 13 37.0

GC LOT 14 37.0

GC LOT 15 36.5

PUMP STATION 36.5

APN 122-02-019

BEAR CREEK

FUTURE BEAR CREEK BIKE/PEDESTRIAN PATH

FUTURE HOLMAN ROAD

LOT A PARK/OPEN SPACE

"J" STREET R=750'

"N" STREET R=250'

"G" STREET

CASH WAY

LYNN STREET

ALLMAN DRIVE

WID SOUTH MAIN CANAL

VILLAGE E1 UNIT 8 (5402C)

VILLAGE A UNIT 11 (4075C)

10' P.U.E.

TOP

TOE

TC

EC

BC

CB

HP

PCC

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. Contractor is responsible for coordination of all trades. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Only plans and specifications that are signed and dated by the Engineer shall be used for construction. Draft issues, signed and dated by the Engineer, shall not be used for construction.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
GRADING PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Approv. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

GRADING PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

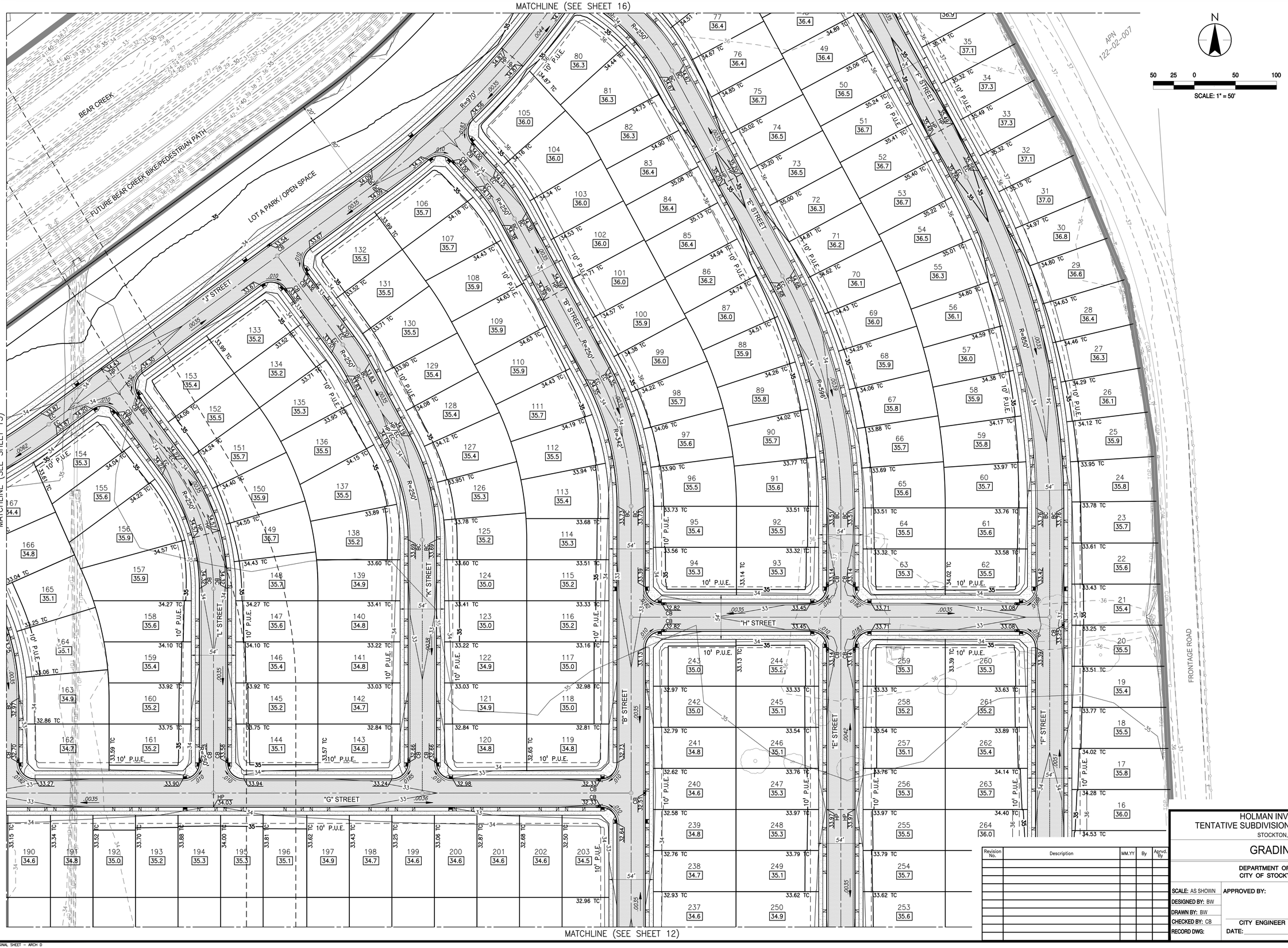
CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 13 OF 17

JOB NO. 10810300

W:\10810300\civil\sht_mxs\Large_Lot_5-6\13_Grd.dwg
2023-10-06 16:22 By: wgrona

ORIGINAL SHEET – ARCH D



CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to VHCE without delay. Contractor is responsible for coordination of all trades. Reproduction or use in whole or in part, for any purpose other than that authorized by VHCE is forbidden. Unauthorized use shall not be used for construction, bid or record, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
GRADING PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Agcvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

GRADING PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 14 OF 17

JOB NO. 10810300

W:\10810300\civil\text_crop\Large_Lot_5-6\14_Grd.dwg
2023-10-06 18:23 By: bwilloms

ORIGINAL SHEET – ARCH D

EXHIBIT 1- Tentative Map

APN 059-21-046
APN 059-14-024
APN 059-14-022
APN 059-14-037
APN 122-02-019

EIGHT MILE ROAD

FUTURE HOLMAN ROAD

"O" STREET 359.11' TO BULB

"P" STREET 279.0' TO BULB

GC LOT 3 36.5
GC LOT 4 36.5
GC LOT 5 37.0
GC LOT 6 36.5
GC LOT 7 36.0
GC LOT 8 35.5
GC LOT 9 36.0
GC LOT 10 36.0
GC LOT 11 37.0
GC LOT 12 37.0
GC LOT 13 37.0
GC LOT 14 37.0
HIGH DENSITY RESIDENTIAL LOT 16 37.0
PUMP STATION 36.5

60' EX. P.U.E. TO BE ABANDONED

MATCHLINE (SEE SHEET 16)

MATCHLINE (SEE SHEET 14)

N

50 25 0 50 100
SCALE: 1" = 50'

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. Drawings are instruments of service and shall remain the property of VHCE. Reproduction or use in whole or in part, for any purpose other than that authorized by VHCE is forbidden. Unauthorized use shall not be used for construction, until sealed, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
GRADING PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

GRADING PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 15 OF 17
JOB NO. 10810300

W:\10810300\civil\vent_map\Large_Lot_5-6\15_Grd.dwg
2023-10-06 16:25 By: bwilliams

ORIGINAL SHEET – ARCH D

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. This drawing is the property of VHCE and shall not be reused in whole or in part for any purpose other than that specified and without the written permission of VHCE. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. This drawing shall not be used for construction until sealed, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
GRADING PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

GRADING PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 16 OF 17

JOB NO. 10810300

W:\10810300\civil\xref_map\Large_lot_5-6\16_Grd.dwg
2023-10-06 16:28 By: bellorno

ORIGINAL SHEET – ARCH D

LEGEND

MIN. 12' HIGH MASONRY WALL

MIN. 6' HIGH MASONRY WALL

N

150 75 0 150 300

SCALE: 1" = 150'

CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions. DO NOT scale drawing. Any errors or omissions shall be reported to VHCE without delay. Drawings are instruments of service and shall remain the property of VHCE. Reproduction or use in whole or in part for any purpose other than that authorized by VHCE is forbidden. Persons using these plans shall not be used for construction until reviewed, signed and dated by the Engineer.

Client/Project
HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

Title
WALL PLAN

Engineer's Seal

PRELIMINARY
NOT FOR CONSTRUCTION

Engineer's Signature:
Signature Date:

Revision No.	Description	MM.YY	By	Aprvd. By

HOLMAN INVESTORS, LLC
TENTATIVE SUBDIVISION MAP LARGE LOT 4, 5 & 6
STOCKTON, CALIFORNIA

WALL PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: AS SHOWN
DESIGNED BY: BW
DRAWN BY: BW
CHECKED BY: CB
RECORD DWG:

APPROVED BY:

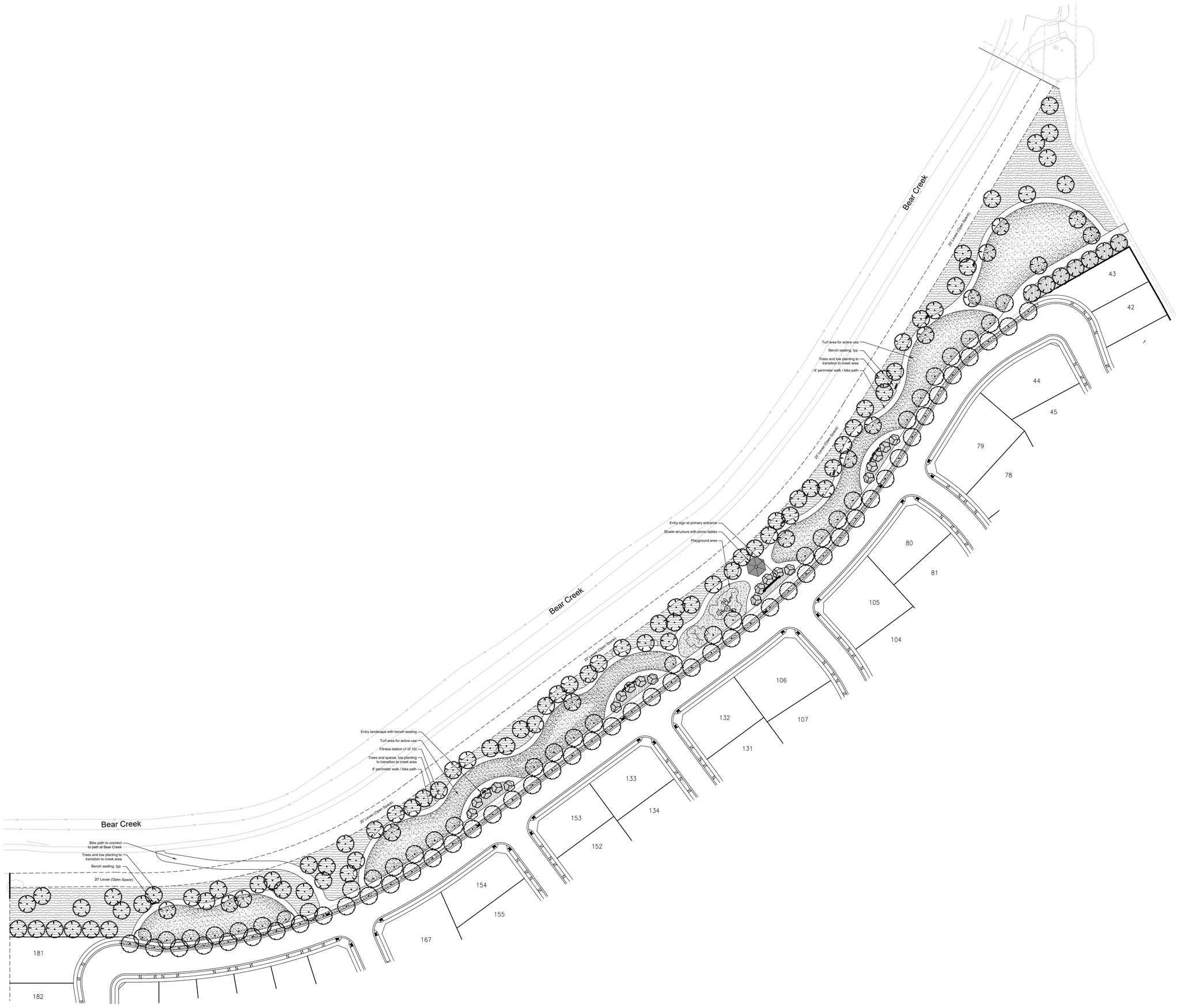
CITY ENGINEER STOCKTON, CA.
DATE:

SHEET NO. 17 OF 17

JOB NO. 10810300

W:\10810300\civil\exhibit_map\Large_Lot_5-6\17_Walls.dwg
2023-10-06 16:23 By: rapricio

ORIGINAL SHEET – ARCH D



Concept Plant Legend:

	SHADE TREE	101
	STREET TREE	79
	ACCENT TREE	20
	TURF	69,630 sf
	PLAYGROUND BARK	4,840 sf
	SPARSE WOODLAND SHRUBS & GROUNDCOVER	68,207 sf
	DECOMPOSED GRANITE	750 sf
	FULLY PLANTED AREA	8,209 sf

Concept Statement:

The design objective of this 80' Wide Park Site Plan is to provide a usable green space for Cannery Park residents. The park provides ample turf for active use, and is separated from the creek by more natural drought tolerant planting. An primary path along the neighborhood edge is provided for walkers and bikers, which links to additional paths within the park and along Bear Creek for varied experiences within the site. The playground area features play equipment, a perimeter walk with bench seating, and picnic tables within a shade structure. Shade trees are used throughout the Basin Park. Trees are also used, along with low shrub and groundcover planting, to buffer neighboring residential lots while avoiding overhead irrigation along wood fences and potential safety concerns.

LICENSED LANDSCAPE ARCHITECT
LINDA S. FISH
1-31-25
STATE OF CALIFORNIA

Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Site Plan

Cannery Park
80' Wide Park

Lot A, Cannery Park
Stockton, CA

Scale: 1"=50-'0"
Date: 10-9-23
Drawn: LF
Sheet Number: L1