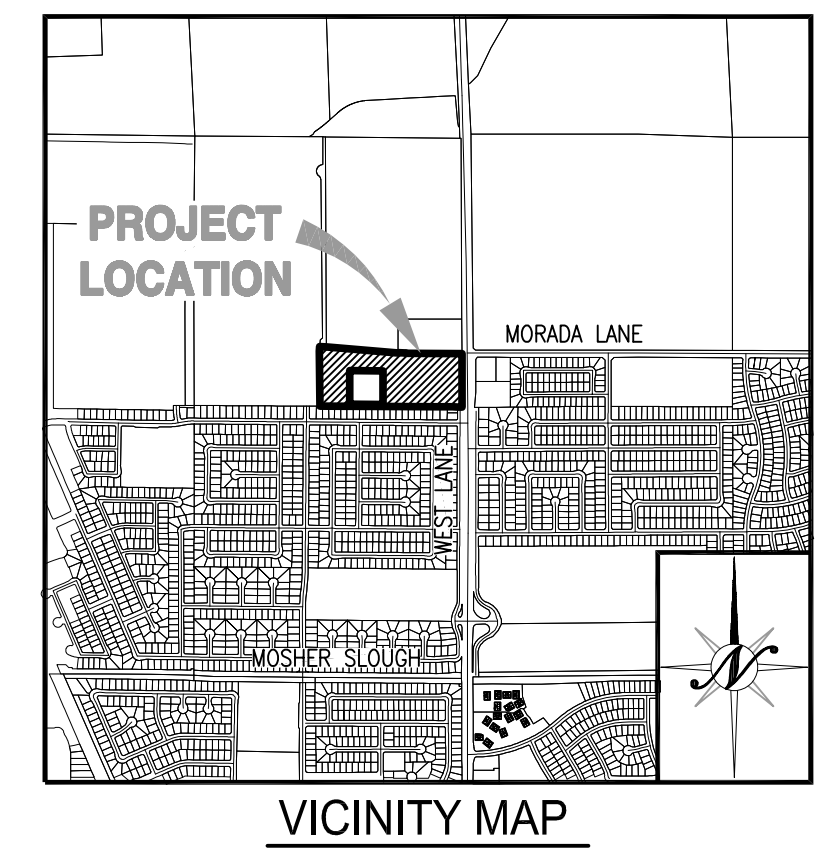


AGAVE SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON, CALIFORNIA



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

NO.	REVISIONS	DATE	APPROVED

COVER AND CROSS SECTIONS SHEET
VESTING TENTATIVE SUBDIVISION MAP
AGAVE SUBDIVISION
STOCKTON, CALIFORNIA

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

JOB #: 19-2394
DATE: 02/06/2025
SCALE: 1" = 80'
DRAWN: PMH
DESIGN: PMH
CHKD: TPD

SHEET
NUMBER

TM1.1

SHEET INDEX

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

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95202 T: (209) 937-8444 CONTACT: DODDIE VIDAL
B. APPLICANT:	BRIGHT DEVELOPMENT 1620 N CARPENTER ROAD MODESTO, CA, 95351 T: (209) 528-8242 CONTACT: DAVID BUTZ
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12th STREET MODESTO, CA, 95354 T: (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBERS:	084-060-10
E. EXISTING LAND USE:	VACANT LAND
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	LOW DENSITY RESIDENTIAL (R-1) RESIDENTIAL, LOW DENSITY (RL)
H. PROPOSED ZONING/GP:	R-1/ PD
I. TOTAL PROJECT SIZE:	13.6± ACRES
J. NET ACREAGE:	12.9± ACRES
K. TOTAL NUMBER OF LOTS:	93
L. DENSITY:	6.8 UNITS/ GROSS DU, 7.2 UNITS/ NET DU
M. TYPICAL LOT SIZE:	45' WIDE X 70' DEEP
N. MAXIMUM FOOTPRINT COVERAGE:	80%
O. OPEN SPACE PROVIDED:	2.72 ACRES (INCLUDING FRONT YARDS AND OPEN SPACE LOTS)
P. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
Q. CONTOURS:	1.0-FOOT INTERVALS, SURVEY PERFORMED ON JULY 31, 2019
R. RETURNS:	PER CITY OF STOCKTON STANDARDS
S. UTILITIES:	WATER SYSTEM - CITY OF STOCKTON SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - PRIVATE SYSTEM GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - LODI UNIFIED SCHOOL DISTRICT

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO AN ON-SITE STORM DRAIN BASIN AND STORM DRAINAGE METERING STATION WHICH WILL DISCHARGE TO CITY OF STOCKTON STORM DRAINAGE SYSTEM. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS.
- 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-DWG 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 CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF STOCKTON 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 CITY OF STOCKTON REQUIREMENTS.
- APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S.
- ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE BEAR CREEK PLANNED DEVELOPMENT DOCUMENT.
- ALL PRIVATE STREETS ARE TO BE DEDICATED AS EASEMENTS FOR PUBLIC UTILITIES.
- LOTS 37 AND 68 WILL CONSTRUCT TEMPORARY TURN AROUNDS FOR EMERGENCY VEHICLE USE. THEY ARE DENOTED WITH AN ASTERISK.

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: THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.

