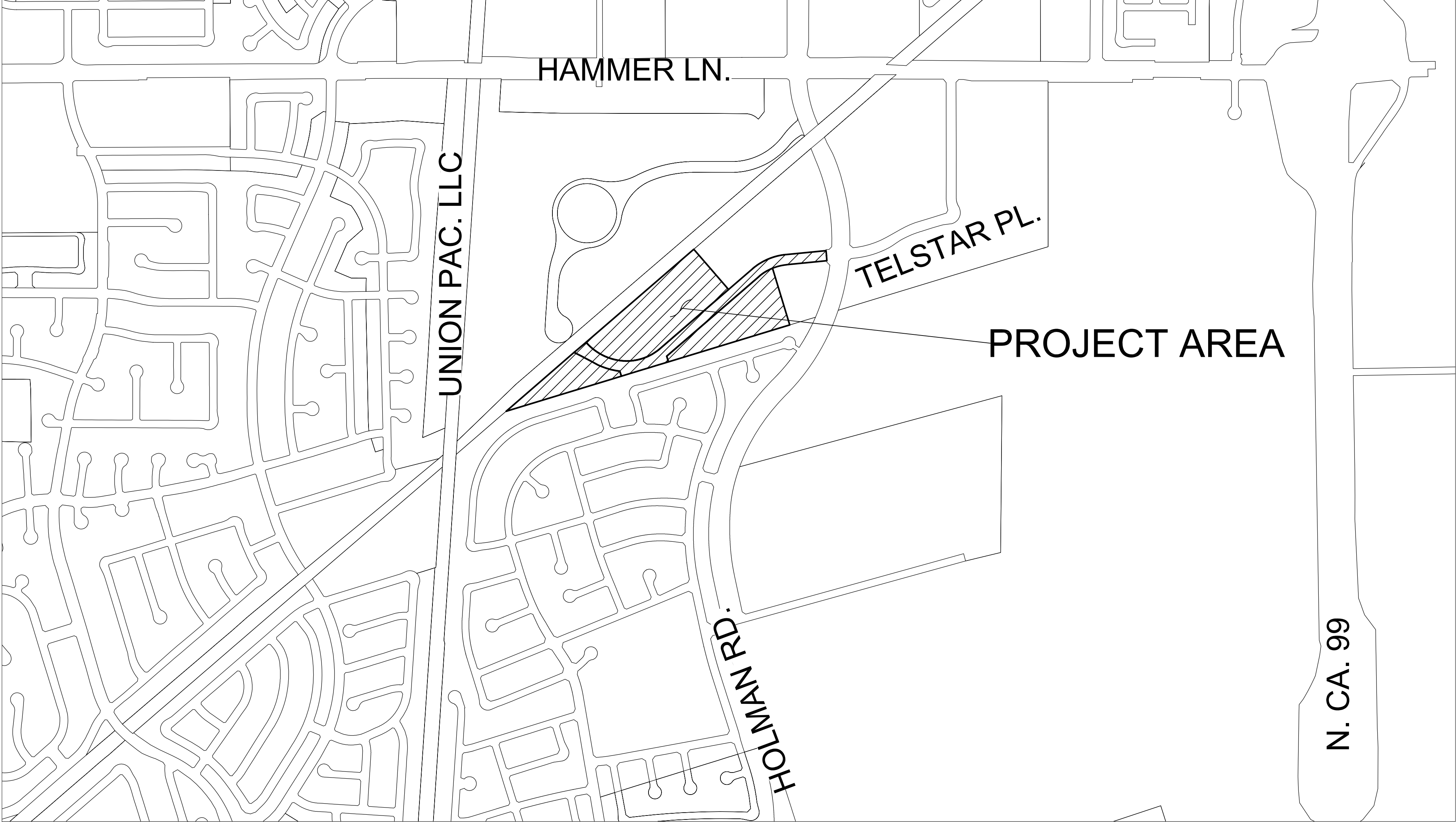
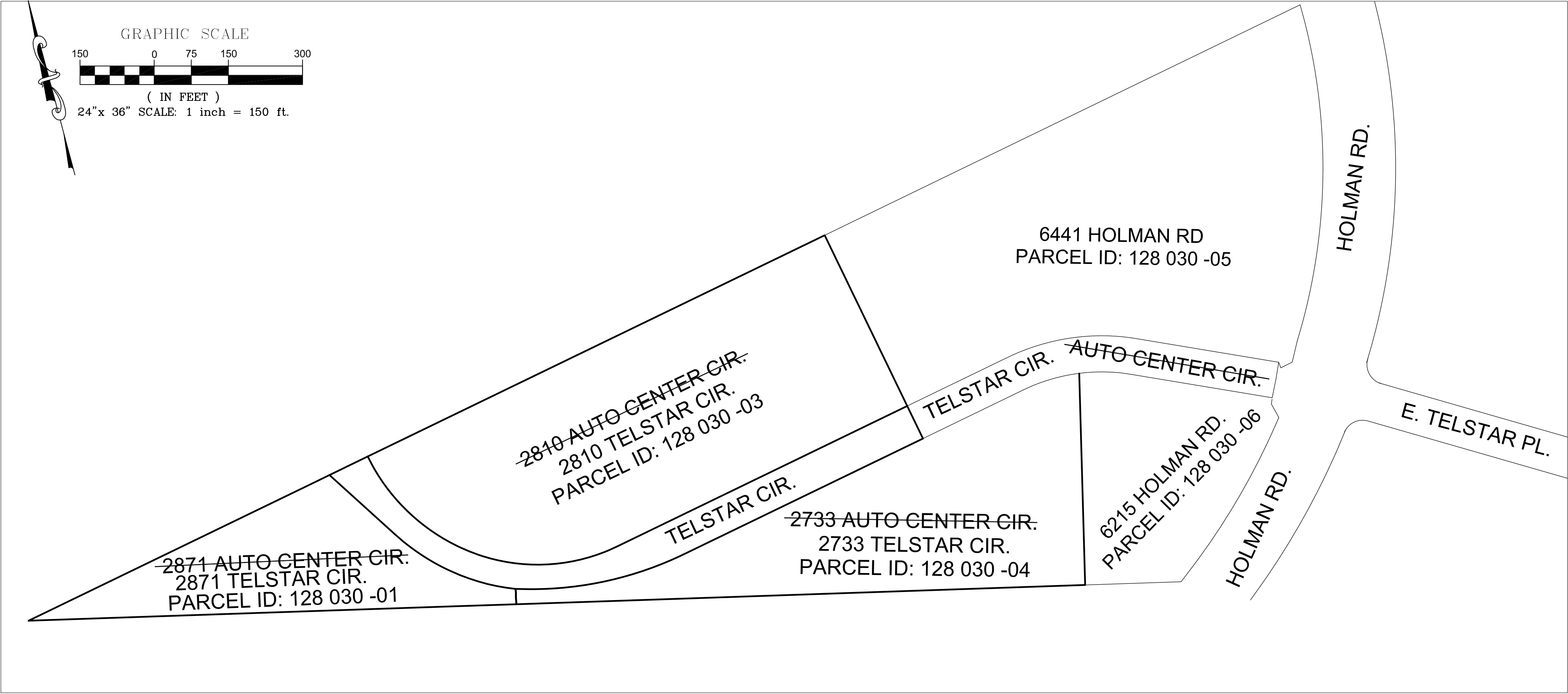


NOTE:
STREET NAME CHANGE MAY
OCCUR NON-CURRENT OR
CURRENTLY WITH OTHER
SUBMISSIONS



VICINITY MAP



STREET NAME CHANGE

Attachment B

BAHO, STOCKTON
PID: 128-030-01, 128-030-03, 128-030-04
SAN JOAQUIN COUNTY CALIFORNIA
BAY AREA HOME OPTIONS, INC.
SHAWN ROWLES
1730 NINTH STREET BERKELEY, CA 94710
OFFICE: (510)-926-9249

WELSH HAGEN
ASSOCIATES
ENGINEERING · PLANNING · SURVEYING
250 S. Rock Blvd., Suite 118
Reno, Nevada 89502
(775) 853-7776

Revisions:

**NOT FOR
CONSTRUCTION**

NOTES:

STAMP:



Sheet Title:

**VICINITY MAP
AND
STREET NAME
CHANGE**

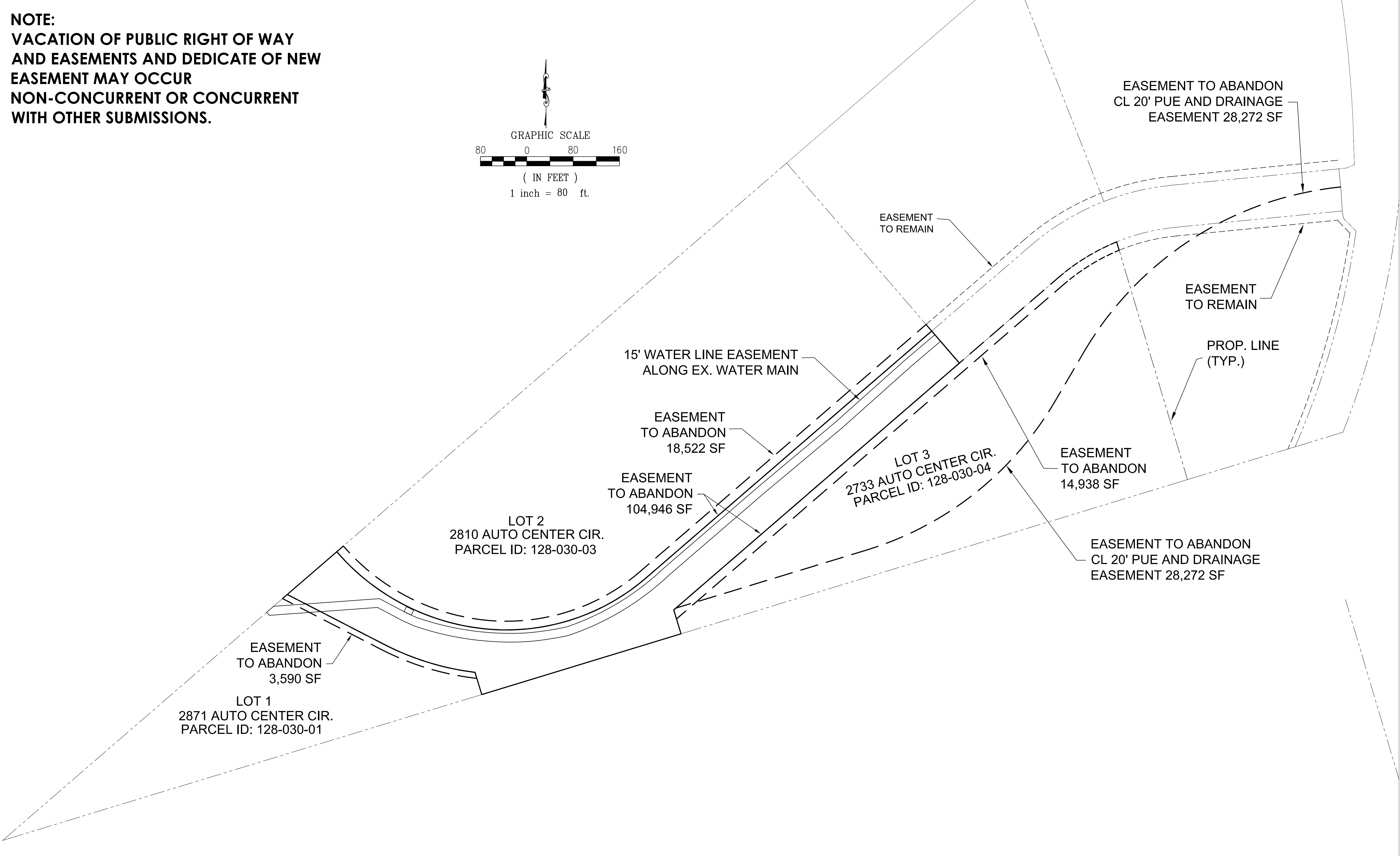
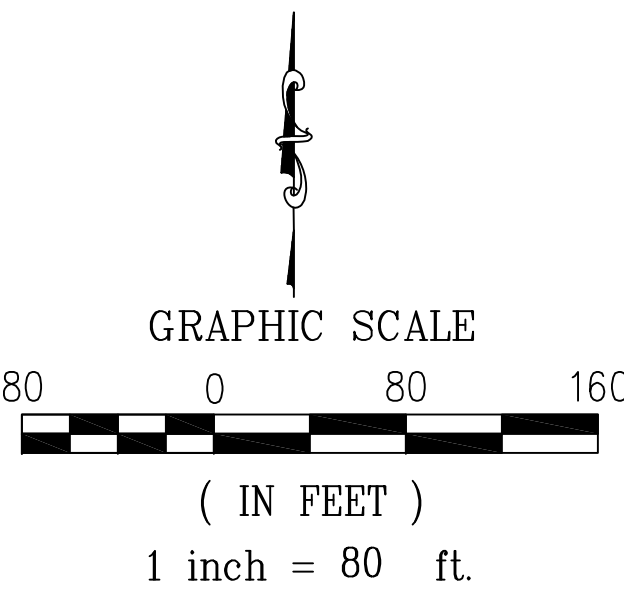
Project: STOCKTON
Drawn By: BAMF
Checked By: DLH
Sheet Size: 24" x 36"
Scale: AS NOTED
Date: AUG. 12, 2019

Sheet Number:

1 OF 1

DEVELOPER
BAY AREA HOME OPTIONS, INC.
SHAWN ROWLES
1730 NINTH STREET
BERKELEY, CA 94710
OFFICE: (510)-926-9249

NOTE:
VACATION OF PUBLIC RIGHT OF WAY
AND EASEMENTS AND DEDICATE OF NEW
EASEMENT MAY OCCUR
NON-CONCURRENT OR CONCURRENT
WITH OTHER SUBMISSIONS.



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY WAS
ESTABLISHED FROM RECORD OF SURVEY FOUND
IN BOOK 35 PAGE 3 DATED NOVEMBER 26TH, 2001
OFFICIAL RECORDS OF THE SAN JOAQUIN
COUNTY, STATE OF CALIFORNIA. THE COMMON
SOUTHERLY LINE OF SAID PARCEL MAP,
MEASURING S73°03'53"W.

DEVELOPER
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SHAWN ROWLES
1730 NINTH STREET
BERKELEY, CA 94710
OFFICE: (510)-926-9249

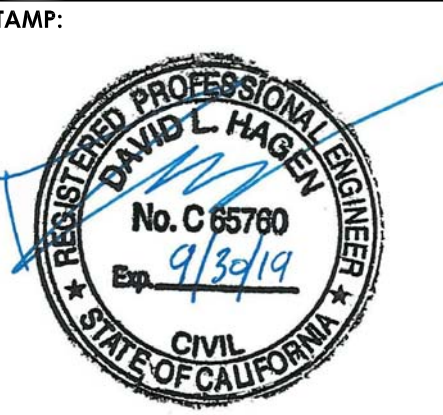
BAHO, STOCKTON
PID: 128-030-01, 128-030-03, 128-030-04
SAN JOAQUIN COUNTY CALIFORNIA
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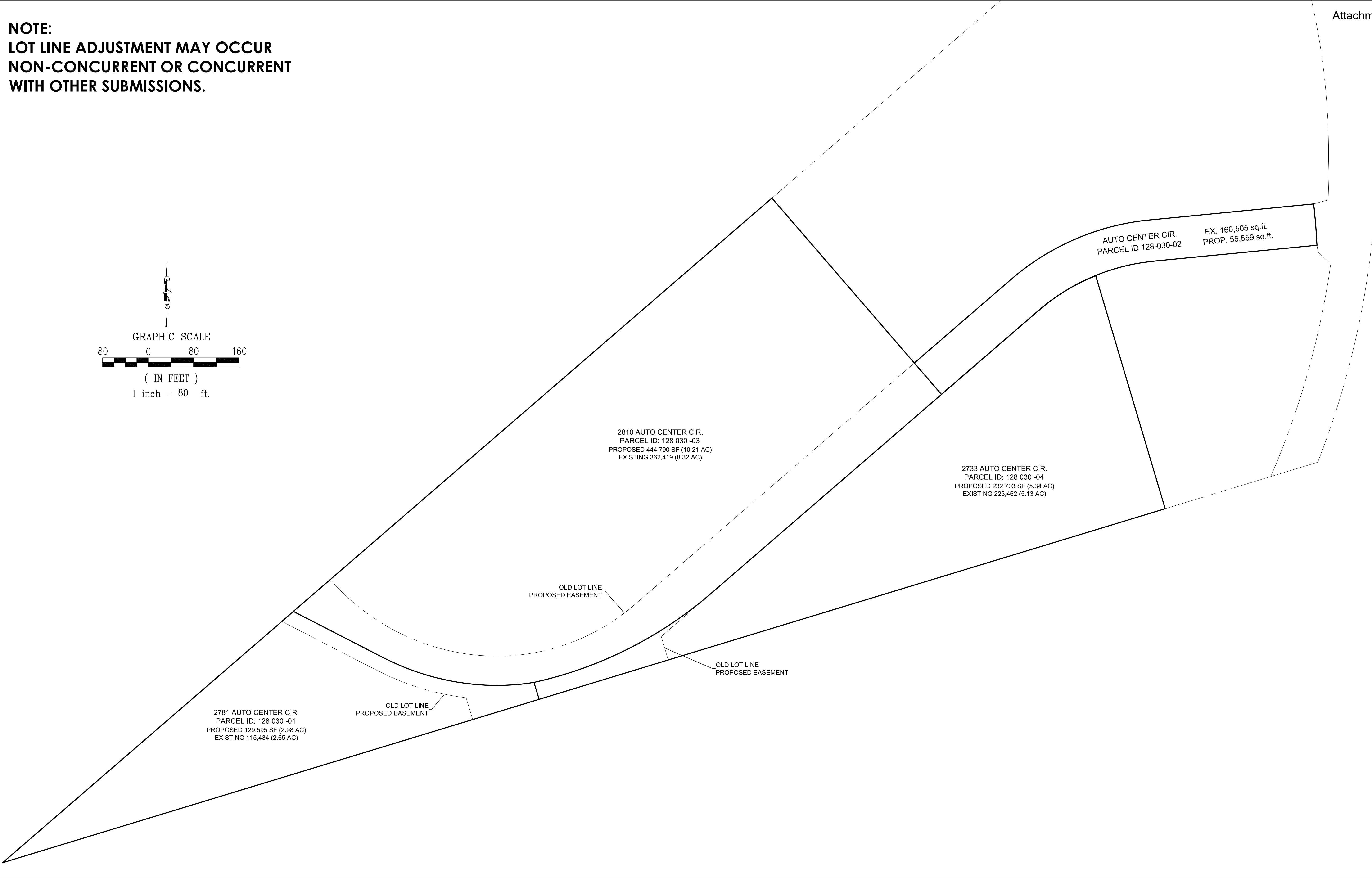
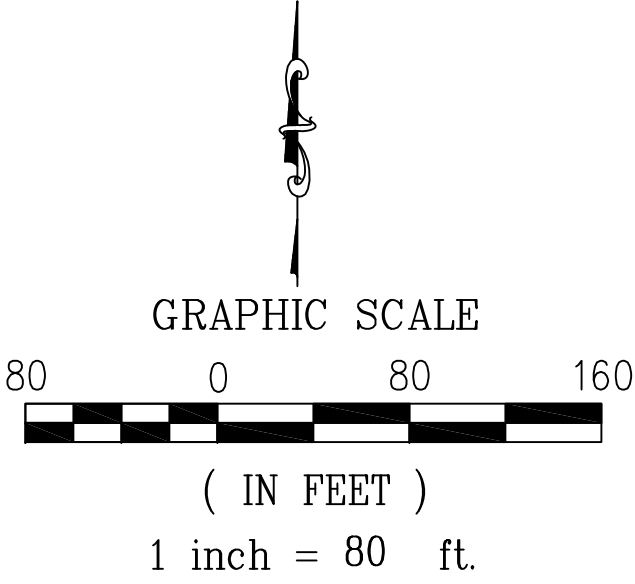
NOTES:



Sheet Title:
WATER LINE
EASEMENT
AND
EASEMENT
ABANDONMENT

Project:	STOCKTON
Drawn By:	BAMF
Checked By:	DLH
Sheet Size:	24"x36"
Scale:	AS NOTED
Date:	AUG. 12, 2019

NOTE:
LOT LINE ADJUSTMENT MAY OCCUR
NON-CONCURRENT OR CONCURRENT
WITH OTHER SUBMISSIONS.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM FOUND MONUMENT ON THE CENTERLINE RIGHT-OF-WAY OF HOLMAN AVENUE AND SOUTHERLY PROPERTY LINE OF PARCEL 4, MEASURING S73°03'53"W FOR A DISTANCE OF 1194.22 FEET. THIS INFORMATION WAS TAKEN FROM LOT LINE ADJUSTMENT RECORD OF SURVEY FOUND IN BOOK 35 PAGE 3 DATED NOVEMBER 26TH, 2001 OFFICIAL RECORDS OF THE SAN JOAQUIN COUNTY, STATE OF CALIFORNIA.

DEVELOPER
BAY AREA HOME OPTIONS, INC.
SHAWN ROWLES
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BERKELEY, CA 94710
OFFICE: (510)-926-9249

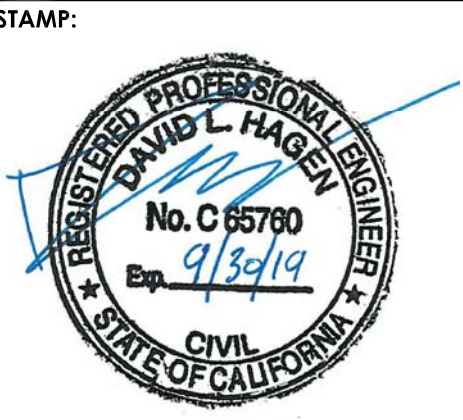
BAHO, STOCKTON
PID: 128-030-01, 128-030-03, 128-030-04
SAN JOAQUIN COUNTY CALIFORNIA
BAY AREA HOME OPTIONS, INC.
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1730 NINTH STREET BERKELEY, CA 94710
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Reno, Nevada 89502
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Revisions:

**NOT FOR
CONSTRUCTION**

NOTES:



Sheet Title:

**LOT LINE
ADJUSTMENT**

Project:	STOCKTON
Drawn By:	BAMF
Checked By:	DLH
Sheet Size:	24" x36"
Scale:	AS NOTED
Date:	AUG. 12, 2019

Sheet Number:

1 OF 1



BAHO, STOCKTON

PID: 128-030-01, 128-030-03, 128-030-04

SAN JOAQUIN COUNTY CALIFORNIA

BAY AREA HOME OPTIONS, INC.

SHAWN ROWLES

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Revisions:

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Sheet Title:

ELEVATION
SHEET

Project: STOCKTON

Drawn By: BAMF

Checked By: DLH

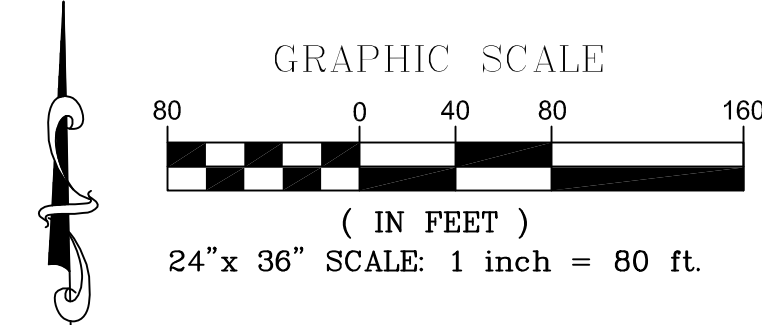
Sheet Size: 24" x 36"

Scale: AS NOTED

Date: AUG. 12, 2019

Sheet Number:

1 OF 4



LEGEND:

- WB-40 FIRE TRUCK TURN RADIUS
- 15' OPEN AIR HALL WAY
- 3' WALK WAY
- 10'X10' STORAGE UNIT
- CONNECTION POINT TO PRIVATE UTILITY
- 25'X50' HOME SITE
- PARKING STALLS 10' X 20'
- PROPERTY LINE
- CURB AND GUTTER

TRAFFIC NOTE:
INSTITUTE OF TRANSPORTATION ENGINEERS TRIP AND PARKING
GENERATION 5TH EDITION
TRIPS PER UNIT DURING PM PEAK FACTOR FOR MOBILE HOME
PARK IS EQUIVALENT TO 0.46

SITE TOTAL TRIPS GENERATED
352 UNITS X 0.46TPF = 162 TRIPS



2871 AUTO CENTER CIR.
PARCEL ID 128-030-01
PHASE 1

2810 AUTO CENTER CIR.
PARCEL ID 128-030-03
**CONCEPTUAL
PHASE 3**

2733 AUTO CENTER CIR.
PARCEL ID 128-030-04
**CONCEPTUAL
PHASE 2**

6441 HOLMAN RD
PARCEL ID 128-030-06

AUTO CENTER CIR.
PARCEL ID 128-030-02

6215 HOLMAN RD
PARCEL ID 128-030-05

HOLMAN RD.

DEVELOPER
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BERKELEY, CA 94710
OFFICE: (510)-926-9249

BAHO, STOCKTON PID: 128-030-01, 128-030-03, 128-030-04 SAN JOAQUIN COUNTY CALIFORNIA		BAY AREA HOME OPTIONS, INC. SHAWN ROWLES 1730 NINTH STREET BERKELEY, CA 94710 OFFICE: (510)-926-9249													
WELSH HAGEN ASSOCIATES ENGINEERING · PLANNING · SURVEYING 250 S. Rock Blvd., Suite 118 Reno, Nevada 89502 (775) 853-7776															
Revisions: <table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>															
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Sheet Title: OVERALL CONCEPTUAL SITE PLAN															
Project: STOCKTON		Sheet Number: 2 OF 4													
Drawn By: BAMF		Date: AUG. 12, 2019													
Checked By: DLH		Scale: AS NOTED													
Sheet Size: 24"x36"															

NOTE:
FIRE HYDRANTS & FIRE PROTECTION
MAIN PER CITY OF STOCKTON FIRE
DEPARTMENT COMMUNICATIONS.

BAHO, STOCKTON
PID: 128-030-01, 128-030-03, 128-030-04
SAN JOAQUIN COUNTY CALIFORNIA
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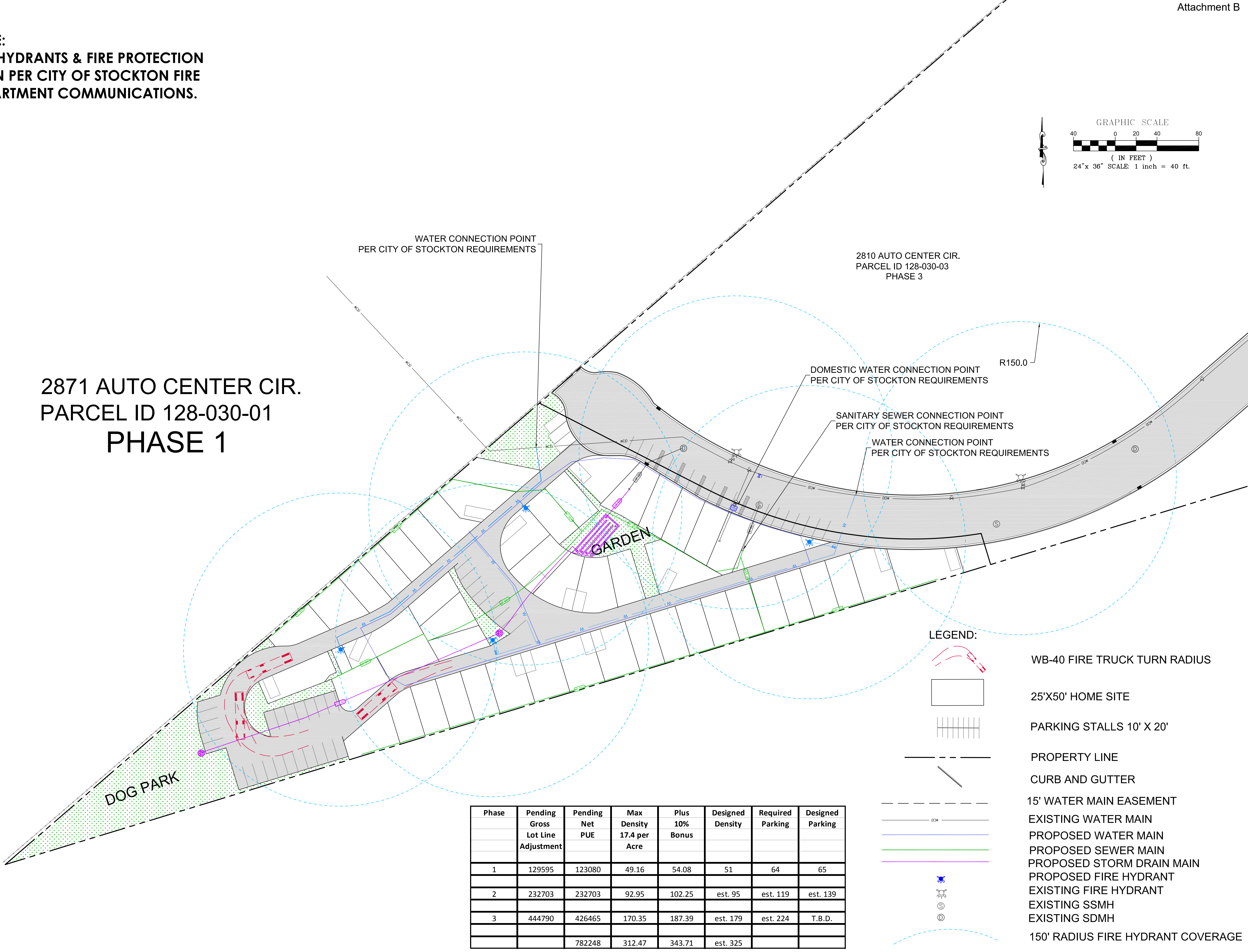
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**PHASE 1
FIRE HYDRANT
LOCATION PLAN**

Project: STOCKTON
Drawn By: BAMF
Checked By: DLH
Sheet Size: 24"x36"
Scale: AS NOTED
Date: AUG. 12, 2019

Sheet Number:
3 OF 4



2871 AUTO CENTER CIR.
PARCEL ID 128-030-01
PHASE 1

WATER CONNECTION POINT
PER CITY OF STOCKTON REQUIREMENTS

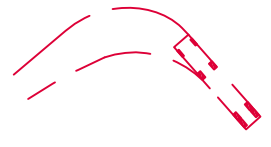
2810 AUTO CENTER CIR.
PARCEL ID 128-030-03
PHASE 3

DOMESTIC WATER CONNECTION POINT
PER CITY OF STOCKTON REQUIREMENTS

SANITARY SEWER CONNECTION POINT
PER CITY OF STOCKTON REQUIREMENTS

WATER CONNECTION POINT
PER CITY OF STOCKTON REQUIREMENTS

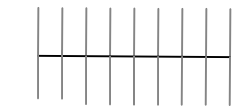
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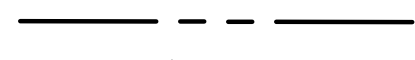
WB-40 FIRE TRUCK TURN RADIUS



25'X50' HOME SITE



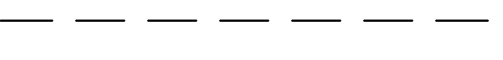
PARKING STALLS 10' X 20'



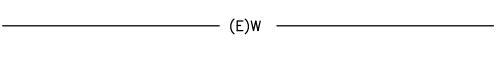
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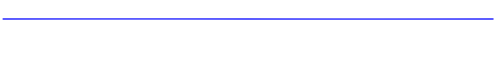
CURB AND GUTTER



15' WATER MAIN EASEMENT



EXISTING WATER MAIN



PROPOSED WATER MAIN



PROPOSED SEWER MAIN



PROPOSED STORM DRAIN MAIN



PROPOSED FIRE HYDRANT



EXISTING FIRE HYDRANT



EXISTING SSMH

EXISTING SDMH



150' RADIUS FIRE HYDRANT COVERAGE

Phase	Pending Gross Lot Line Adjustment	Pending Net PUE	Max Density 17.4 per Acre	Plus 10% Bonus	Designed Density	Required Parking	Designed Parking
1	129595	123080	49.16	54.08	51	64	65
2	232703	232703	92.95	102.25	est. 95	est. 119	est. 139
3	444790	426465	170.35	187.39	est. 179	est. 224	T.B.D.
		782248	312.47	343.71	est. 325		

TYPICAL CROSS SECTION

