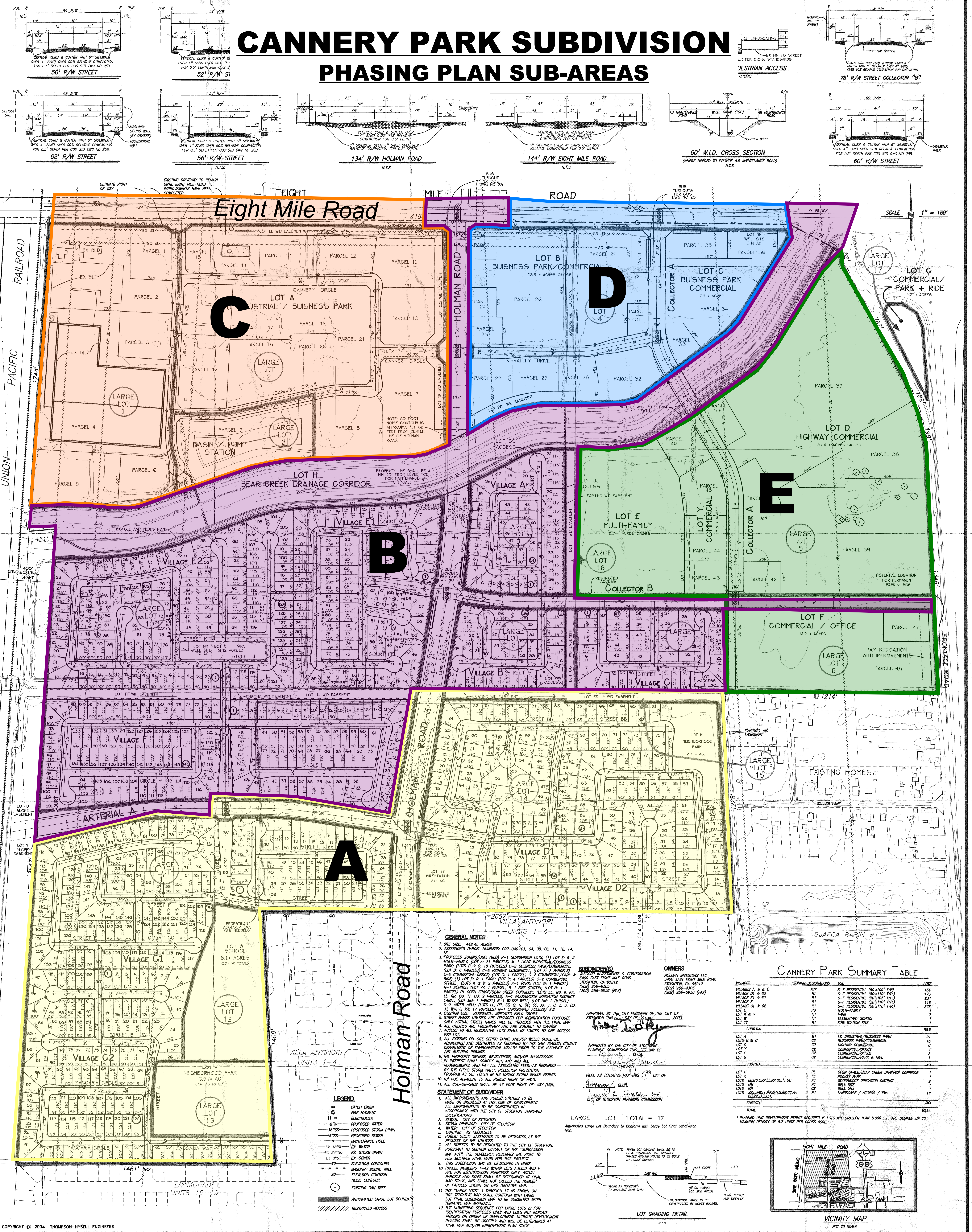


CANNERY PARK SUBDIVISION

PHASING PLAN SUB-AREAS



GENERAL NOTES

1. SITE SIZE: 448.46 ACRES
2. SUBDIVISION: PARCELS 002-040-003, 04, 05, 06, 11, 12, 14, 15
3. PROPOSED ZONING: (R-1) SUBDIVISION LOTS; (1) LOT E: R-3 MULTI-FAMILY; (1) LOT F: R-1 SINGLE-FAMILY; (1) LOT G: R-1 SINGLE-FAMILY; (1) LOT H: R-1 SINGLE-FAMILY; (1) LOT I: R-1 SINGLE-FAMILY; (1) LOT J: R-1 SINGLE-FAMILY; (1) LOT K: R-1 SINGLE-FAMILY; (1) LOT L: R-1 SINGLE-FAMILY; (1) LOT M: R-1 SINGLE-FAMILY; (1) LOT N: R-1 SINGLE-FAMILY; (1) LOT O: R-1 SINGLE-FAMILY; (1) LOT P: R-1 SINGLE-FAMILY; (1) LOT Q: R-1 SINGLE-FAMILY; (1) LOT R: R-1 SINGLE-FAMILY; (1) LOT S: R-1 SINGLE-FAMILY; (1) LOT T: R-1 SINGLE-FAMILY; (1) LOT U: R-1 SINGLE-FAMILY; (1) LOT V: R-1 SINGLE-FAMILY; (1) LOT W: R-1 SINGLE-FAMILY; (1) LOT X: R-1 SINGLE-FAMILY; (1) LOT Y: R-1 SINGLE-FAMILY; (1) LOT Z: R-1 SINGLE-FAMILY
4. EXISTING USE: RESIDENCE, IRRIGATED FIELD CROPS
5. STREET NAMES: TO BE PROVIDED FOR IDENTIFICATION PURPOSES ONLY. ACTUAL STREET NAMES WILL BE PROVIDED WITH THE FINAL MAP. ALL UTILITIES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
6. ACCESS TO ALL RESIDENTIAL LOTS SHALL BE LIMITED TO ONE ACCESS PER LOT.
7. ALL EXISTING ON-SITE SEPTIC TANKS AND/OR WELLS SHALL BE ABANDONED AND DESTROYED AS REQUIRED BY THE SAN JOAQUIN COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
8. THE PROPERTY OWNERS, SELLERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND PAY ALL ASSOCIATED FEES, AS REQUIRED BY THE CITY OF STOCKTON, CALIFORNIA, AND THE STATE OF CALIFORNIA, FOR THE CONSTRUCTION OF THE SUBDIVISION.
9. THE PROPERTY OWNERS, SELLERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND PAY ALL ASSOCIATED FEES, AS REQUIRED BY THE CITY OF STOCKTON, CALIFORNIA, AND THE STATE OF CALIFORNIA, FOR THE CONSTRUCTION OF THE SUBDIVISION.
10. THE PROPERTY OWNERS, SELLERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND PAY ALL ASSOCIATED FEES, AS REQUIRED BY THE CITY OF STOCKTON, CALIFORNIA, AND THE STATE OF CALIFORNIA, FOR THE CONSTRUCTION OF THE SUBDIVISION.
11. THE PROPERTY OWNERS, SELLERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND PAY ALL ASSOCIATED FEES, AS REQUIRED BY THE CITY OF STOCKTON, CALIFORNIA, AND THE STATE OF CALIFORNIA, FOR THE CONSTRUCTION OF THE SUBDIVISION.
12. THE PROPERTY OWNERS, SELLERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND PAY ALL ASSOCIATED FEES, AS REQUIRED BY THE CITY OF STOCKTON, CALIFORNIA, AND THE STATE OF CALIFORNIA, FOR THE CONSTRUCTION OF THE SUBDIVISION.

STATEMENT OF SUBDIVIDER

I, the undersigned, do hereby certify that the above is a true and correct copy of the subdivision map as shown on the tentative map and as approved by the City of Stockton, California, and the State of California, for the construction of the subdivision.

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON

[Signature]
CITY ENGINEER

APPROVED BY THE CITY OF STOCKTON PLANNING COMMISSION

[Signature]
CITY OF STOCKTON PLANNING COMMISSION

FILED AS TENTATIVE MAP THIS 5th DAY OF

[Signature]
CITY OF STOCKTON PLANNING COMMISSION

LARGE LOT TOTAL = 17

Anticipated Large Lot Boundary to Conform with Large Lot Final Subdivision Map.

Cannery Park Summary Table				
VILLAGES	ZONING DESIGNATIONS	USE	LOTS	
VILLAGES A & B	R-1	S-F RESIDENTIAL (50'x100' TYP)	134	
VILLAGES C & D	R-1	S-F RESIDENTIAL (50'x100' TYP)	173	
VILLAGES E & F	R-1	S-F RESIDENTIAL (50'x100' TYP)	231	
VILLAGES G & H	R-1	S-F RESIDENTIAL (50'x100' TYP)	146	
VILLAGES I & J	R-1	S-F RESIDENTIAL (50'x100' TYP)	276	
VILLAGES K & L	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES M & N	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES O & P	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES Q & R	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES S & T	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES U & V	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES W & X	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
VILLAGES Y & Z	R-1	S-F RESIDENTIAL (50'x100' TYP)	2	
SUBTOTAL			965	
LOT A	C-2	INDUSTRIAL/BUSINESS PARK	21	
LOT B	C-2	INDUSTRIAL/BUSINESS PARK	12	
LOT C	C-2	INDUSTRIAL/BUSINESS PARK	9	
LOT D	C-2	INDUSTRIAL/BUSINESS PARK	4	
LOT E	C-2	INDUSTRIAL/BUSINESS PARK	4	
LOT F	C-2	INDUSTRIAL/BUSINESS PARK	4	
LOT G	C-2	INDUSTRIAL/BUSINESS PARK	4	
SUBTOTAL			44	
LOT H	P-1	OPEN SPACE/BEAR CREEK DRAINAGE CORRIDOR	1	
LOT I	P-1	POCKET PARK	1	
LOT J	P-1	WOODSHED IRRIGATION DISTRICT	1	
LOT K	P-1	WELL SITE	1	
LOT L	P-1	WELL SITE	1	
LOT M	P-1	WELL SITE	1	
LOT N	P-1	WELL SITE	1	
LOT O	P-1	WELL SITE	1	
LOT P	P-1	WELL SITE	1	
LOT Q	P-1	WELL SITE	1	
LOT R	P-1	WELL SITE	1	
LOT S	P-1	WELL SITE	1	
LOT T	P-1	WELL SITE	1	
LOT U	P-1	WELL SITE	1	
LOT V	P-1	WELL SITE	1	
LOT W	P-1	WELL SITE	1	
LOT X	P-1	WELL SITE	1	
LOT Y	P-1	WELL SITE	1	
LOT Z	P-1	WELL SITE	1	
SUBTOTAL			30	
TOTAL			1044	

* PLANNED UNIT DEVELOPMENT PERMITTED IF LOTS ARE SMALLER THAN 5,000 S.F. ARE DESIRED UP TO MAXIMUM DENSITY OF 8.7 UNITS PER GROSS ACRE.

TMB-09
final
50
50