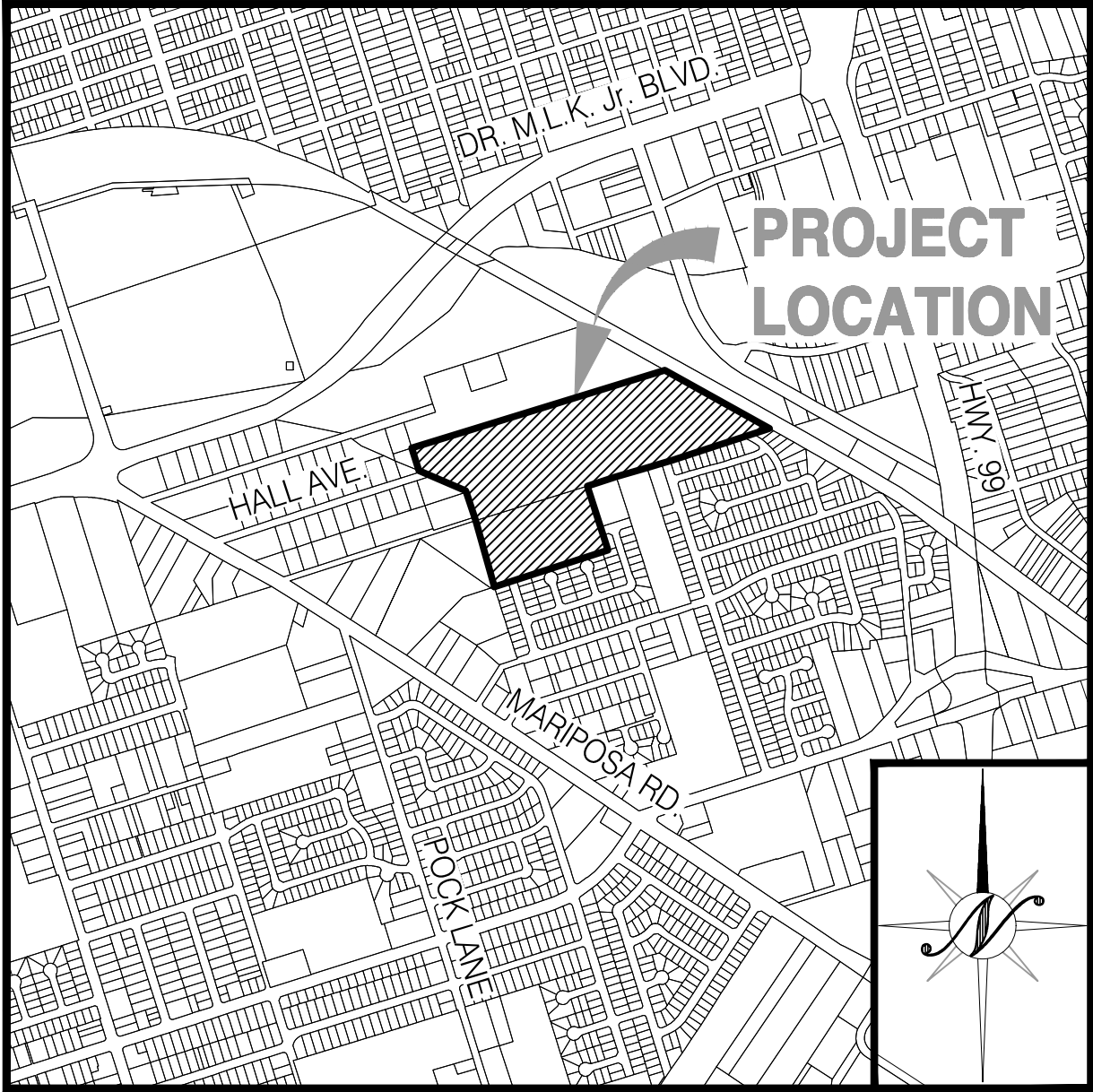
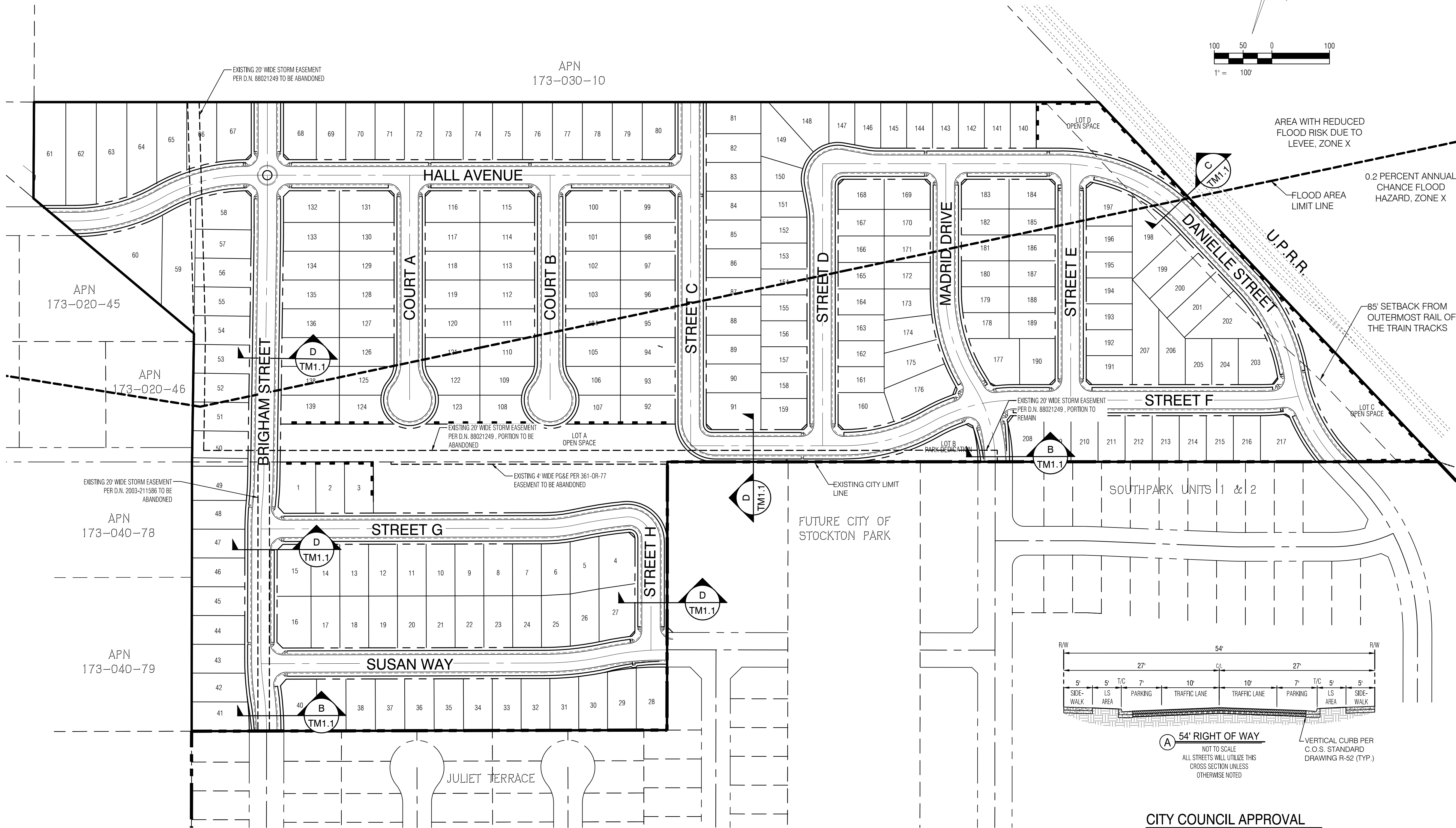


VESTING TENTATIVE SUBDIVISION MAP
MURRAY RANCH SUBDIVISION

APN'S 173-030-11 & 173-040-75
STOCKTON, CALIFORNIA



SHEET INDEX

- 1. TM1.1 COVER AND CROSS SECTIONS SHEET
- 2. TM2.1 TOPOGRAPHIC PLAN
- 3. TM3.1 DIMENSION PLAN
- 4. TM3.2 UTILITY PLAN
- 5. TM3.3 SANITARY SEWER PLAN

PROJECT INFORMATION

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 3500 DOUGLAS BLVD, SUITE 270 ROSEVILLE, CA 95661 T: (925) 766-4656 CONTACT: MIKE GHARA
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 TM3.1 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

CITY COUNCIL APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2024.
FEE \$ _____

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. _____

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:
PARCEL 1 - PARCEL "C" AS SAID PARCEL IS SO DESIGNATED UPON THAT CERTAIN PARCEL MAP FILED FOR RECORD DECEMBER 1, 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."

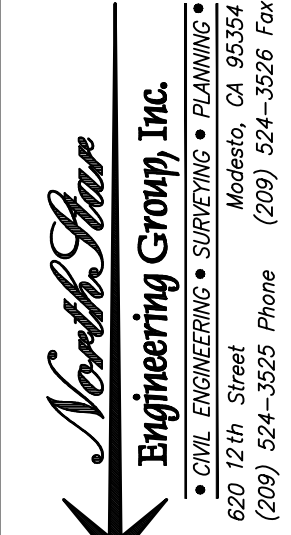
GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
- 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 FRONTS.
- 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 PARK IMPROVEMENTS TO BE INSTALLED TO THE SATISFACTION OF THE CITY REPRESENTATIVE.



REVISIONS	DATE	APPROVED
NO.		
DESCRIPTIONS		

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

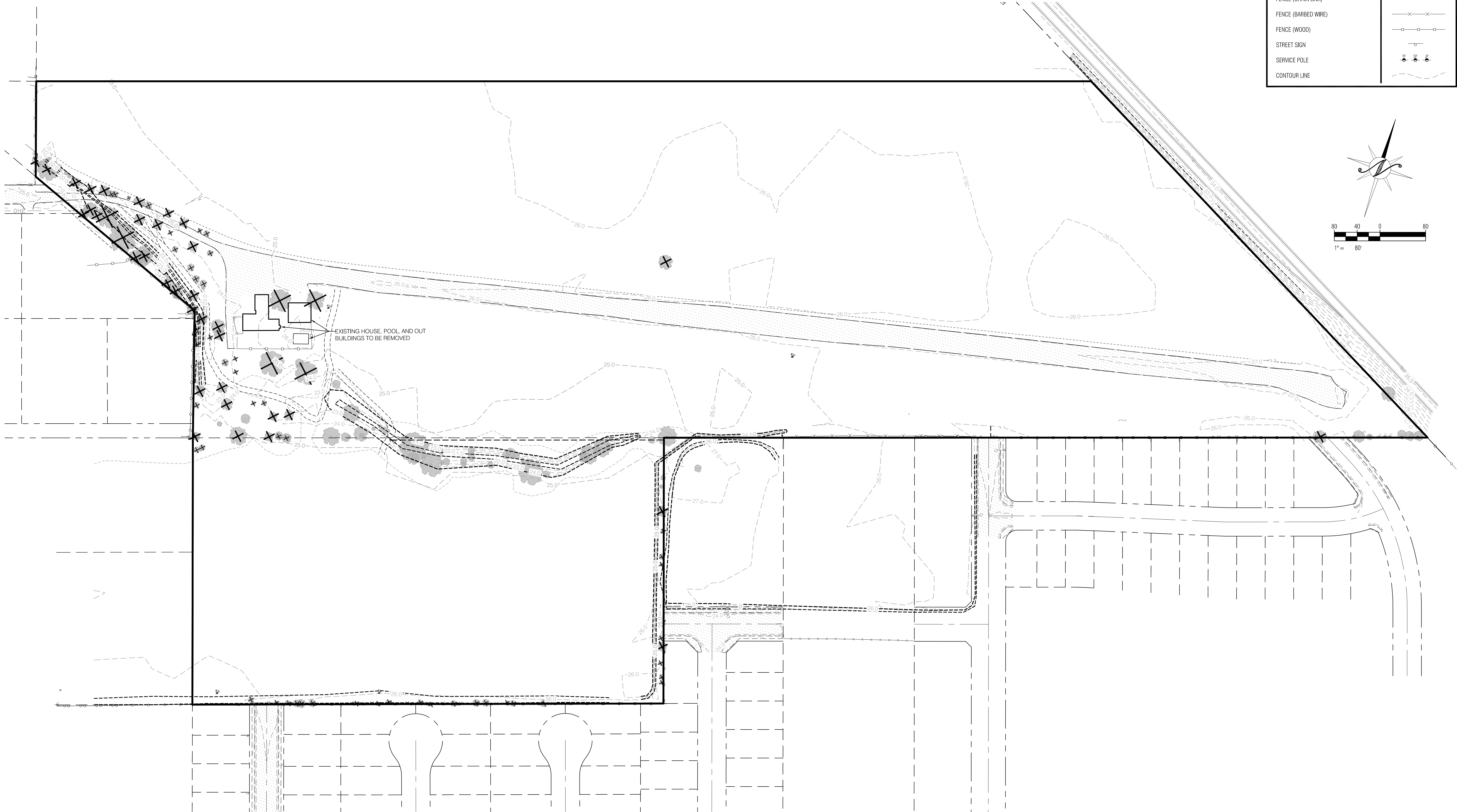


JOB #:	21-2781
DATE:	11/08/2024
SCALE:	AS SHOWN
DRAWN:	EP/PMH
DESIGN:	PMH/KM
CHECK:	TFD

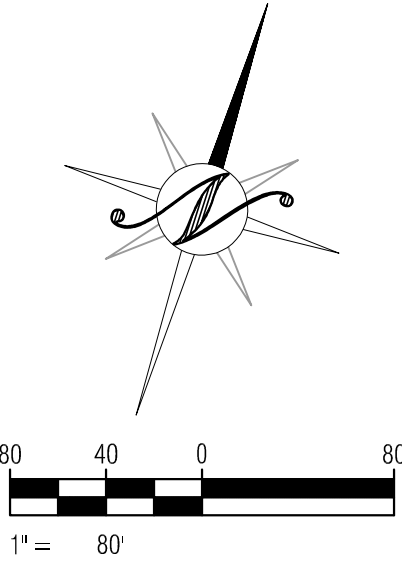
SHEET
NUMBER

TM1.1

P:\DATA\11082024\11082024.dwg 0:00:00 PM 11/08/2024
DRAWING: 11082024.dwg



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

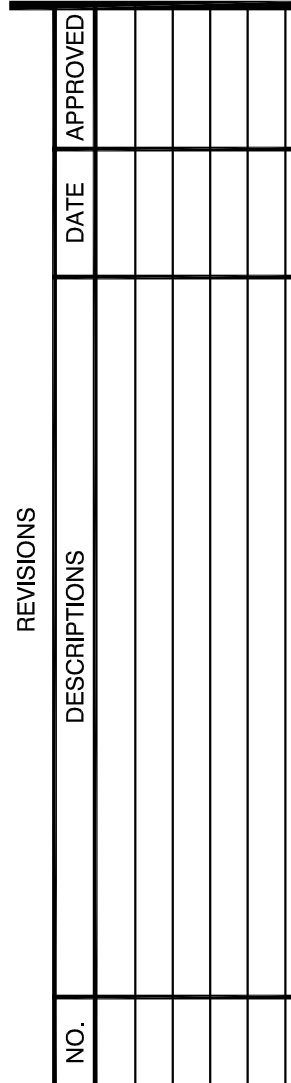
NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
650 12th Street Modesto, CA 95354
(209) 324-3225 Phone (209) 324-3226 Fax

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

SHEET
NUMBER

TM2.1

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'

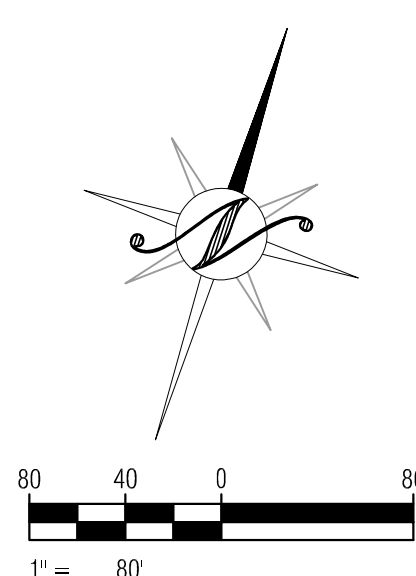


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SHEET
NUMBER

TM3.1





REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		

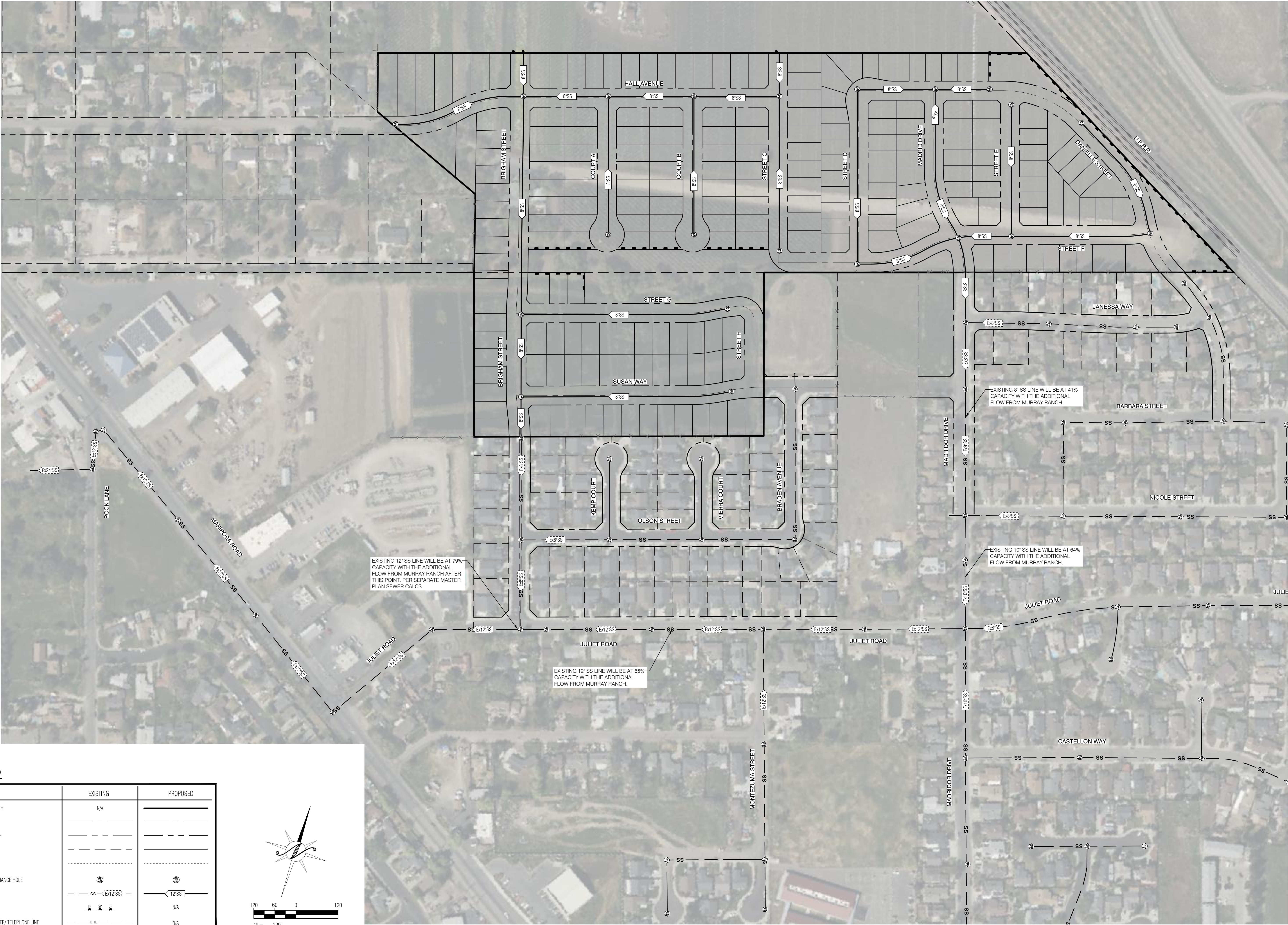
VESTING TENTATIVE SUBDIVISION MAP
SEWER CAPACITY EXHIBIT
MURRAY RANCH SUBDIVISION
STOCKTON, CALIFORNIA

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 —	— 12" SS —
SERVICE POLE		N/A
OVERHEAD POWER/TELEPHONE LINE	— OHE —	N/A

