

Tentative Parcel Map

General Notes

1. NO EXISTING WELLS OR SEPTIC TANKS EXIST ON-SITE.
2. EXISTING SEWER MAIN ON THORNTON ROAD WILL BE EXTENDED NORTH FROM AG SPANOS BLVD. TO SERVE THIS PARCEL.

Legal Description

REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

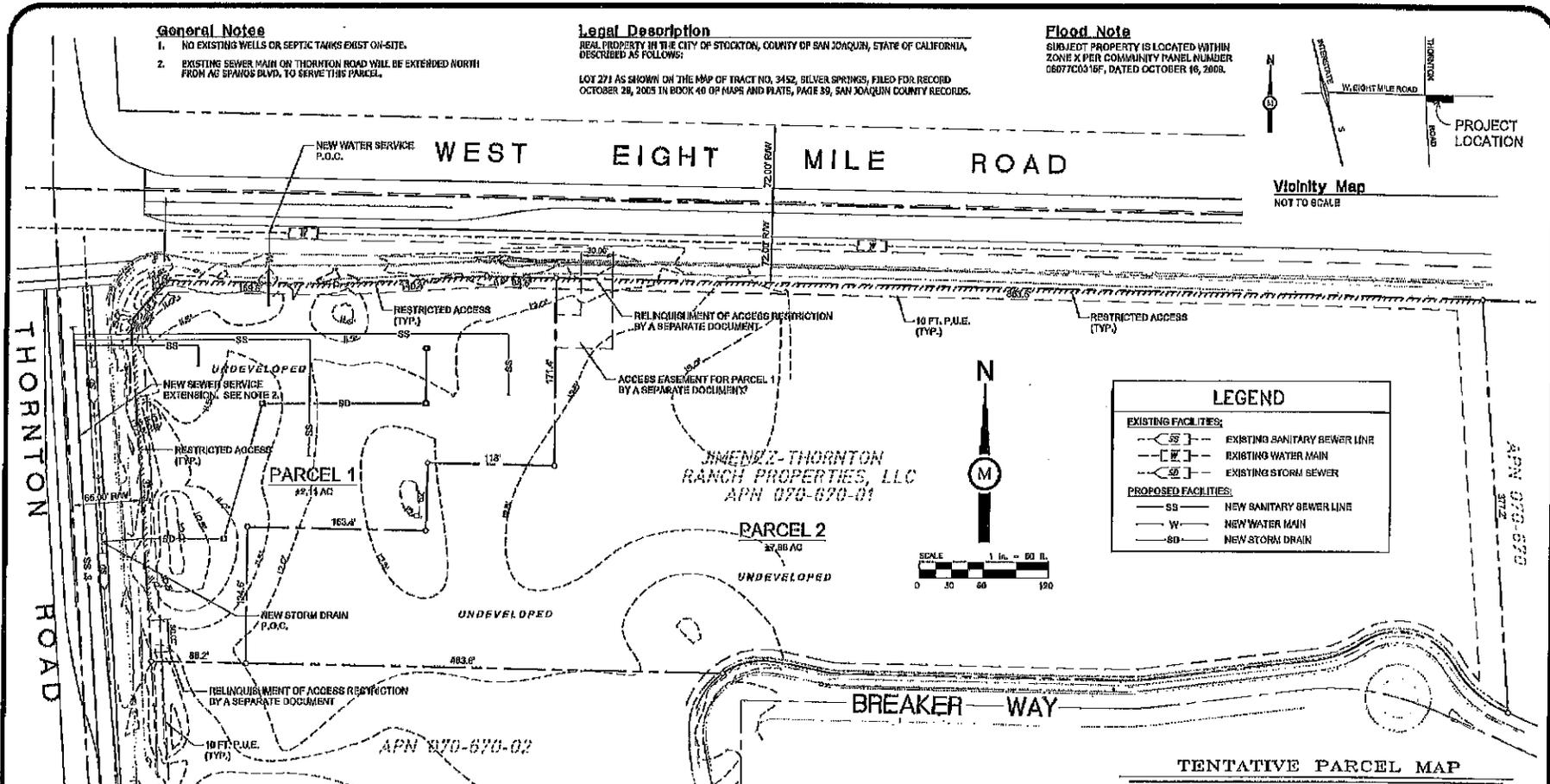
LOT 271 AS SHOWN ON THE MAP OF TRACT NO. 3452, SILVER SPRINGS, FILED FOR RECORD OCTOBER 28, 2005 IN BOOK 40 OF MAPS AND PLATS, PAGE 89, SAN JOAQUIN COUNTY RECORDS.

Flood Note

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER COMMUNITY PANEL NUMBER 06077C0316F, DATED OCTOBER 16, 2008.



Vicinity Map
NOT TO SCALE



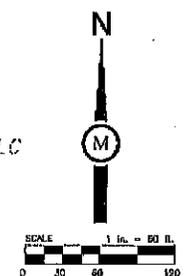
LEGEND

EXISTING FACILITIES:

- SS- EXISTING SANITARY SEWER LINE
- W- EXISTING WATER MAIN
- SD- EXISTING STORM SEWER

PROPOSED FACILITIES:

- SS- NEW SANITARY SEWER LINE
- W- NEW WATER MAIN
- SD- NEW STORM DRAIN



Project Information

APN:	070-670-01	APPLICANT:	PS FUELS, LLC 2199 MERIDIAN PARK BLVD., STE. G CONCORD, CA 94520 PH: 625-448-8808
PROJECT LOCATION:	2319 8 MILE ROAD STOCKTON, CA	EXISTING ZONING:	10.00 AC RH - HIGH DENSITY RESIDENTIAL
TOTAL ACREAGE:	10.00 ACRES	PROPOSED ZONING:	GC - GENERAL COMMERCIAL RH-HIGH DENSITY RESIDENTIAL
OWNER:	JIMENEZ-THORNTON RANCH DOLORES THOMPSON	EXISTING USE:	VACANT - UNDEVELOPED
DOMESTIC WATER:	CITY OF STOCKTON	PROPOSED USE:	COMMERCIAL - FUEL STATION / RESTAURANT CARWASH / CONVENIENCE STORE / RETAIL
SEWERAGE:	CITY OF STOCKTON	PARCEL 1	RESIDENTIAL - FUTURE MULTI-FAMILY DWELLING UNITS
DRAINAGE:	CITY OF STOCKTON	PARCEL 2	

Staff Approved TM

FILED AS TENTATIVE MAP THIS _____ DAY OF _____ 2017.
FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON
THIS _____ DAY OF _____ 2017.

CITY ENGINEER

APPROVED BY THIS COMMUNITY DEVELOPMENT DIRECTOR
THIS _____ DAY OF _____ 2017.

COMMUNITY DEVELOPMENT DIRECTOR

TENTATIVE PARCEL MAP

for **PS Fuels, LLC**

LOT 271 AS SHOWN ON THE MAP OF TRACT NO. 3452 SILVER SPRINGS, FILED FOR RECORD OCTOBER 28, 2005 IN BOOK 40 OF MAPS AND PLATS, PAGE 89, SAN JOAQUIN COUNTY RECORDS,

County of SAN JOAQUIN State of CALIFORNIA

JULY 2017 Sheet 1 of 1



PREPARED BY OR UNDER THE SUPERVISION OF ANDREW KLIMOVICER, III, L.S. 7102

15-0625-TENDING JT 08-14-17