

GENERAL NOTES:

1. OWNER: A. G. SPANOS, TRUSTEE OF THE ALEX AND FAY SPANOS FAMILY TRUST
10100 TOWN PARKWAY
STOCKTON, CA 95219
2. DEVELOPER: A. G. SPANOS, TRUSTEE OF THE ALEX AND FAY SPANOS FAMILY TRUST
10100 TOWN PARKWAY
STOCKTON, CA 95219

3. ENGINEER/MAF PREPARER: FELICIA DEAN, R.O.E. 43588
KIMLEY-HORN AND ASSOCIATES, INC.
555 THELPH STREET, SUITE 1230
OAKLAND, CA 94602
TELEPHONE: (510)825-0712

4. LANDSCAPE ARCHITECT: ROSE ASSOCIATES
1855 OLYMPIC BLVD., SUITE 225
WALNUT CREEK, CA 94596
TELEPHONE: (925) 843-1112

5. SOILS ENGINEER: RON HEZKEN, D.E.
KLEINFELDER
2825 E. MYRTLE STREET
STOCKTON, CA 95205
TELEPHONE: (209) 948-1348

6. ASSESSOR'S PARCEL NUMBERS: 058-080-01
058-080-02
058-080-03

7. EXISTING LAND USE: AGRICULTURE (ROW CROPS)

8. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL,
HIGH DENSITY/MULTI-FAMILY

9. EXISTING ZONING: AGRICULTURE (ROW CROPS)

10. PROPOSED ZONING: RESIDENTIAL LOW (RL)
RESIDENTIAL MEDIUM (RM)
RESIDENTIAL HIGH (RH)

11. A MASTER DEVELOPMENT PLAN DOCUMENT HAS BEEN PREPARED FOR THIS PROJECT AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE MASTER DEVELOPMENT PLAN DOCUMENT ADDRESSES MANY OF THE DESIGN ISSUES AND GUIDES LINES IN DETAIL INCLUDING LOT SIZES, SET BACKS, LANDSCAPING, CIRCULATION, ETC.

12. TOTAL SITE AREA: 173 ACRES

13. TOTAL NUMBER OF LOTS: 951 SINGLE FAMILY RESIDENTIAL
382 HIGH DENSITY/MULTI-FAMILY

14. TOTAL LOTS & PARCELS: 1,343 + 88

15. MINIMUM LOT SIZE: 1808 SQUARE FEET

16. DENSITY: 173.75 D.U./AC - SEE MASTER DEVELOPMENT PLAN FOR FURTHER INFORMATION.

17. UTILITIES:
DOMESTIC WATER:
CITY OF STOCKTON
SANITARY SEWER:
CITY OF STOCKTON
STORM DRAINAGE:
CITY OF STOCKTON
P.C&E:
AT&T
CABLE TV:
COMCAST

18. STREET TREES: PER CITY OF STOCKTON REQUIREMENTS, AND AS DISCUSSED IN THE MASTER DEVELOPMENT PLAN PREPARED FOR THIS PROJECT.

19. CONTOURS: ONE FOOT INTERVALS PER CITY OF STOCKTON DATUM AND FIELD SURVEY, APRIL 2005.

20. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.

21. FIRE HYDRANTS AND ELECTRODES ARE TO BE DESIGNED AND LOCATED PER CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS.

22. UTILITY SIZING, LOCATIONS, CONNECTION POINTS, AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.

23. PURSUANT TO SECTION 8458.1 OF THE SUBDIVISION MAP ACT, THE RIGHT TO FILE MULTIPLE MAPS IS HEREBY RESERVED.

24. ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF STOCKTON AND UTILITY COMPANIES.

25. EXISTING BUILDINGS AND STRUCTURES ARE TO BE REMOVED PER CITY OF STOCKTON REQUIREMENTS.

26. THE PROPERTY INFORMATION IS BASED UPON A FIELD SURVEY OF THE PROPERTY BY DAVID EVANS AND ASSOCIATES, INC. ON APRIL 6, 2005.

27. THE PROPERTY IS NOT SUBJECT TO INUNDATION.

28. FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.

29. SUBDIVISION SIGNAGE PER CITY OF STOCKTON REQUIREMENTS.

30. ALL STREET RIGHT-OF-WAYS ARE AS SHOWN ON THIS DOCUMENT AND FURTHER DISCUSSED IN THE MASTER DEVELOPMENT PLAN DOCUMENT.

31. BASIS OF BEARING: BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CALIFORNIA COORDINATES SYSTEM-83, ZONE 3 (1981.35) A LINE BETWEEN TAHOE REST AND CITY OF STOCKTON CONTROL POINT NUMBER 10 AS CALCULATED FROM THEIR RESPECTIVE PUBLISHED DATA SHEETS.

- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND MUST BE MULTIPLIED BY 1.0005586 TO OBTAIN GRID DISTANCES.

32. THIS DEVELOPMENT WILL BE SUBJECT TO THE APPROVED MASTER DEVELOPMENT PLAN DEVELOPMENT STANDARDS.

33. THIS DEVELOPMENT MAY BE PHASED AND PARCEL MAPS MAY BE FILED TO CREATE LEGAL PARCELS FOR SALES PURPOSES. PARCEL LINES WILL BE CONSISTENT WITH THIS TENTATIVE MAP.

TRACT 3585

CRYSTAL BAY AT SPANOS PARK WEST

VESTING TENTATIVE SUBDIVISION MAP

PARCEL SUMMARY

Parcel No.	Use	Acres
A	PARK	2.82
B	LAKE	7.17
C	LAKE	1.22
D	POCKET PARK	2.38
E	PARK	0.65
F	PARK	1.19
G	LAKE	0.07
H	LAKE	0.23
I	LAKE	2.58
J	PASO	0.22
K	LAKE	0.04
L	LAKE	0.04
M	LAKE	0.05
N	LAKE	0.05
O	LAKE	0.05
P	LAKE	0.05
Q	LAKE	0.05
R	LAKE	0.05
S	LAKE	0.05
T	LAKE	0.05
U	LAKE	0.05
V	LAKE	0.05
W	LAKE	0.05
X	LAKE	0.05
Y	LAKE	0.05
Z	PUMP STATION	0.40

Parcel No.	Use	Acres
AA	COURTYARD	0.07
AB	COURTYARD	0.08
AC	COURTYARD	0.08
AD	COURTYARD	0.07
AE	COURTYARD	0.08
AF	COURTYARD	0.11
AG	COURTYARD	0.05
AH	COURTYARD	0.05
AI	COURTYARD	0.05
AJ	COURTYARD	0.05
AK	COURTYARD	0.05
AL	COURTYARD	0.07
AM	COURTYARD	0.05
AN	COURTYARD	0.07
AO	COURTYARD	0.05
AP	COURTYARD	0.05
AQ	COURTYARD	0.05
AR	COURTYARD	0.07
AS	COURTYARD	0.07
AT	COURTYARD	0.07
AU	COURTYARD	0.05
AV	COURTYARD	0.07
AW	COURTYARD	0.07
AX	COURTYARD	0.05
AY	COURTYARD	0.05
AZ	COURTYARD	0.07

Parcel No.	Use	Acres
BA	COURTYARD	0.05
BB	COURTYARD	0.05
BC	COURTYARD	0.05
BD	COURTYARD	0.05
BE	COURTYARD	0.05
BF	COURTYARD	0.05
BG	COURTYARD	0.05
BH	COURTYARD	0.05
BI	COURTYARD	0.07
BJ	COURTYARD	0.05
BK	COURTYARD	0.05
BL	COURTYARD	0.05
BM	COURTYARD	0.05
BN	COURTYARD	0.05
BO	COURTYARD	0.05
BP	COURTYARD	0.05
BQ	COURTYARD	0.05
BR	COURTYARD	0.05
BS	COURTYARD	0.07
BT	COURTYARD	0.07
BU	COURTYARD	0.05
BV	COURTYARD	0.05
BW	COURTYARD	0.05
BX	COURTYARD	0.05
BY	COURTYARD	0.07
BZ	COURTYARD	0.07

Parcel No.	Use	Acres
CA	COURTYARD	0.05
CB	COURTYARD	0.05
CC	COURTYARD	0.05
CD	COURTYARD	0.05
CE	COURTYARD	0.05
CF	COURTYARD	0.05
CG	COURTYARD	0.05
CH	COURTYARD	0.05
CI	COURTYARD	0.05
CJ	COURTYARD	0.05
CK	COURTYARD	0.05
CL	COURTYARD	0.05
CM	COURTYARD	0.05
CN	COURTYARD	0.05
CO	COURTYARD	0.05
CP	COURTYARD	0.05
CQ	COURTYARD	0.05
CR	COURTYARD	0.05
CS	COURTYARD	0.05
CT	COURTYARD	0.05
CU	COURTYARD	0.05
CV	COURTYARD	0.05
CW	COURTYARD	0.05
CX	COURTYARD	0.05
CY	COURTYARD	0.05
CZ	COURTYARD	0.05

Parcel No.	Use	Acres
DA	COURTYARD	0.05
DB	COURTYARD	0.05
DC	COURTYARD	0.05
DD	COURTYARD	0.05
DE	COURTYARD	0.05
DF	COURTYARD	0.05
DG	COURTYARD	0.05
DH	COURTYARD	0.05
DI	COURTYARD	0.05
DJ	COURTYARD	0.05
DK	COURTYARD	0.05
DL	COURTYARD	0.05
DM	COURTYARD	0.05
DN	COURTYARD	0.05
DO	COURTYARD	0.05
DP	COURTYARD	0.05
DQ	COURTYARD	0.05
DR	COURTYARD	0.05
DS	COURTYARD	0.05
DT	COURTYARD	0.05
DU	COURTYARD	0.05
DV	COURTYARD	0.05
DW	COURTYARD	0.05
DX	COURTYARD	0.05
DY	COURTYARD	0.05
DZ	COURTYARD	0.05

Parcel No.	Use	Acres
EA	COURTYARD	0.05
EB	COURTYARD	0.05
EC	COURTYARD	0.05
ED	COURTYARD	0.05
EE	COURTYARD	0.05
EF	COURTYARD	0.05
EG	COURTYARD	0.05
EH	COURTYARD	0.05
EI	COURTYARD	0.05
EJ	COURTYARD	0.05
EK	COURTYARD	0.05
EL	COURTYARD	0.05
EM	COURTYARD	0.05
EN	COURTYARD	0.05
EO	COURTYARD	0.05
EP	COURTYARD	0.05
EQ	COURTYARD	0.05
ER	COURTYARD	0.05
ES	COURTYARD	0.05
ET	COURTYARD	0.05
EU	COURTYARD	0.05
EV	COURTYARD	0.05
EW	COURTYARD	0.05
EX	COURTYARD	0.05
EY	COURTYARD	0.05
EZ	COURTYARD	0.05

Parcel No.	Use	Acres
FA	COURTYARD	0.05
FB	COURTYARD	0.05
FC	COURTYARD	0.05
FD	COURTYARD	0.05
FE	COURTYARD	0.05
FF	COURTYARD	0.05
FG	COURTYARD	0.05
FH	COURTYARD	0.05
FI	COURTYARD	0.05
FJ	COURTYARD	0.05
FK	COURTYARD	0.05
FL	COURTYARD	0.05
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FN	COURTYARD	0.05
FO	COURTYARD	0.05
FP	COURTYARD	0.05
FQ	COURTYARD	0.05
FR	COURTYARD	0.05
FS	COURTYARD	0.05
FT	COURTYARD	0.05
FU	COURTYARD	0.05
FV	COURTYARD	0.05
FW	COURTYARD	0.05
FX	COURTYARD	0.05
FY	COURTYARD	0.05
FZ	COURTYARD	0.05

Parcel No.	Use	Acres
GA	COURTYARD	0.05
GB	COURTYARD	0.05
GC	COURTYARD	0.05
GD	COURTYARD	0.05
GE	COURTYARD	0.05
GF	COURTYARD	0.05
GG	COURTYARD	0.05
GH	COURTYARD	0.05
GI	COURTYARD	0.05
GJ	COURTYARD	0.05
GK	COURTYARD	0.05
GL	COURTYARD	0.05
GM	COURTYARD	0.05
GN	COURTYARD	0.05
GO	COURTYARD	0.05
GP	COURTYARD	0.05
GQ	COURTYARD	0.05
GR	COURTYARD	0.05
GS	COURTYARD	0.05
GT	COURTYARD	0.05
GU	COURTYARD	0.05
GV	COURTYARD	0.05
GW	COURTYARD	0.05
GX	COURTYARD	0.05
GY	COURTYARD	0.05
GZ	COURTYARD	0.05

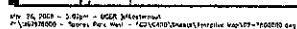
Parcel No.	Use	Acres
HA	COURTYARD	0.05
HB	COURTYARD	0.05
HC	COURTYARD	0.05
HD	COURTYARD	0.05
HE	COURTYARD	0.05
HF	COURTYARD	0.05
HG	COURTYARD	0.05
HH	COURTYARD	0.05
HI	COURTYARD	0.05
HJ	COURTYARD	0.05
HK	COURTYARD	0.05
HL	COURTYARD	0.05
HM	COURTYARD	0.05
HN	COURTYARD	0.05
HO	COURTYARD	0.05
HP	COURTYARD	0.05
HQ	COURTYARD	0.05
HR	COURTYARD	0.05
HS	COURTYARD	0.05
HT	COURTYARD	0.05
HU	COURTYARD	0.05
HV	COURTYARD	0.05
HW	COURTYARD	0.05
HX	COURTYARD	0.05
HY	COURTYARD	0.05
HZ	COURTYARD	0.05

Parcel No.	Use	Acres
IA	COURTYARD	0.05
IB	COURTYARD	0.05
IC	COURTYARD	0.05
ID	COURTYARD	0.05
IE	COURTYARD	0.05
IF	COURTYARD	0.05
IG	COURTYARD	0.05
IH	COURTYARD	0.05
II	COURTYARD	0.05
IJ	COURTYARD	0.05
IK	COURTYARD	0.05
IL	COURTYARD	0.05
IM	COURTYARD	0.05
IN	COURTYARD	0.05
IO	COURTYARD	0.05
IP	COURTYARD	0.05
IQ	COURTYARD	0.05
IR	COURTYARD	0.05
IS	COURTYARD	0.05
IT	COURTYARD	0.05
IU	COURTYARD	0.05
IV	COURTYARD	0.05
IW	COURTYARD	0.05
IX	COURTYARD	0.05
IY	COURTYARD	0.05
IZ	COURTYARD	0.05

Parcel No.	Use	Acres
JA	COURTYARD	0.05
JB	COURTYARD	0.05
JC	COURTYARD	0.05
JD	COURTYARD	0.05
JE	COURTYARD	0.05
JF	COURTYARD	0.05
JG	COURTYARD	0.05
JH	COURTYARD	0.05
JI	COURTYARD	0.05
JJ	COURTYARD	0.05
JK	COURTYARD	0.05
JL	COURTYARD	0.05
JM	COURTYARD	0.05
JN	COURTYARD	0.05
JO	COURTYARD	0.05
JP	COURTYARD	0.05
JQ	COURTYARD	0.05
JR	COURTYARD	0.05
JS	COURTYARD	0.05
JT	COURTYARD	0.05
JU	COURTYARD	0.05
JV	COURTYARD	0.05
JW	COURTYARD	0.05
JX	COURTYARD	0.05
JY	COURTYARD	0.05
JZ	COURTYARD	0.05

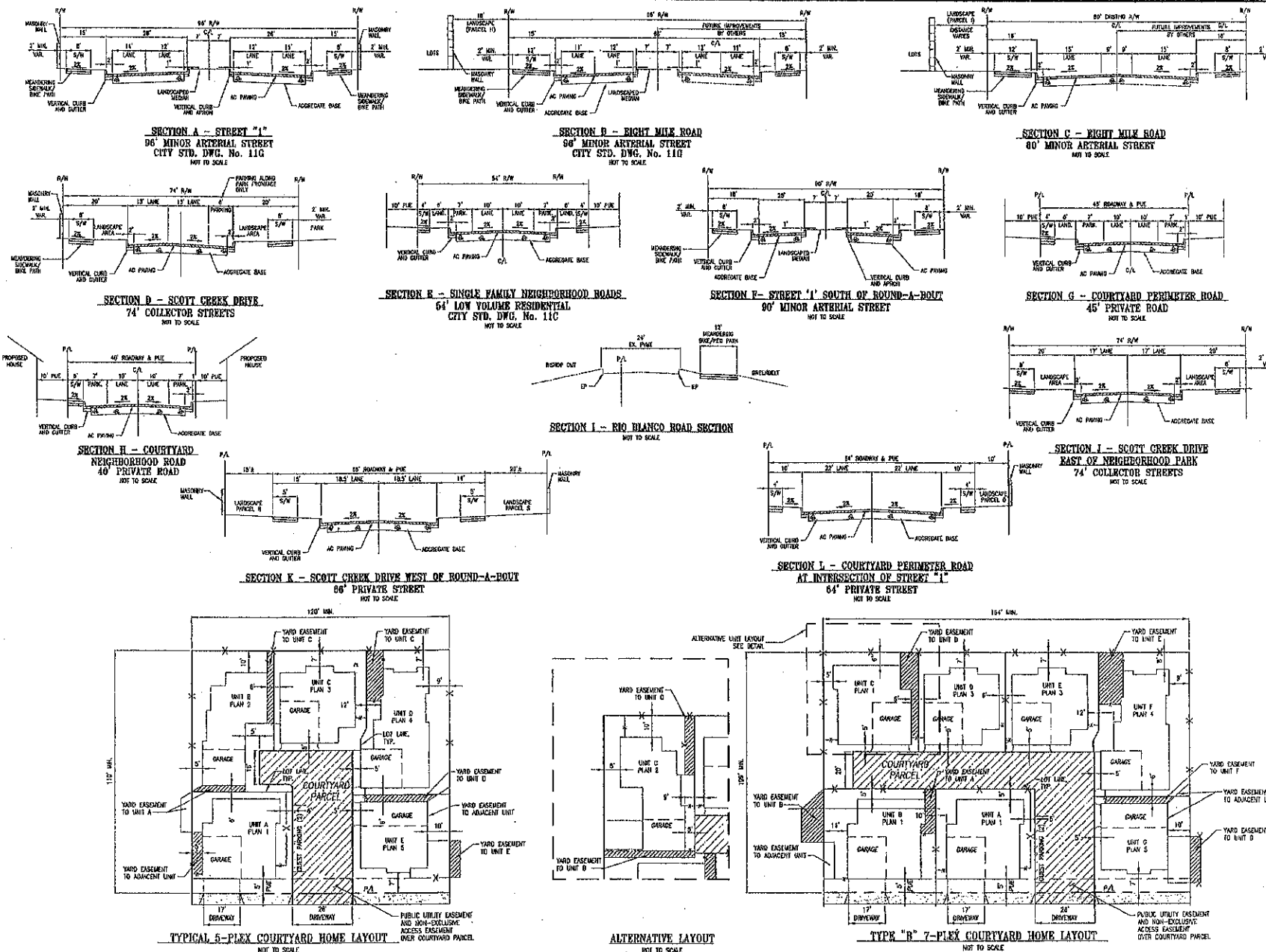
Parcel No.	Use	Acres
KA	COURTYARD	0.05
KB	COURTYARD	0.05
KC	COURTYARD	0.05
KD	COURTYARD	0.05
KE	COURTYARD	0.05
KF	COURTYARD	0.05
KG	COURTYARD	0.05
KH	COURTYARD	0.05
KI	COURTYARD	0.05
KJ	COURTYARD	0.05
KK	COURTYARD	0.05
KL	COURTYARD	0.05
KM	COURTYARD	0.05
KN	COURTYARD	0.05
KO	COURTYARD	0.05
KP	COURTYARD	0.05
KQ	COURTYARD	0.05
KR	COURTYARD	0.05
KS	COURTYARD	0.05
KT	COURTYARD	0.05
KU	COURTYARD	0.05
KV	COURTYARD	0.05
KW	COURTYARD	0.05

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A diagram of a stepped profile. The top horizontal edge is labeled 30. The bottom horizontal edge is labeled 20. The left vertical edge is labeled 20. The right vertical edge is labeled 10.

pc 10



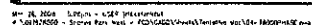
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DATE: MARCH 2008

PROJECT NUMBER:
097978000

SHEET NO.

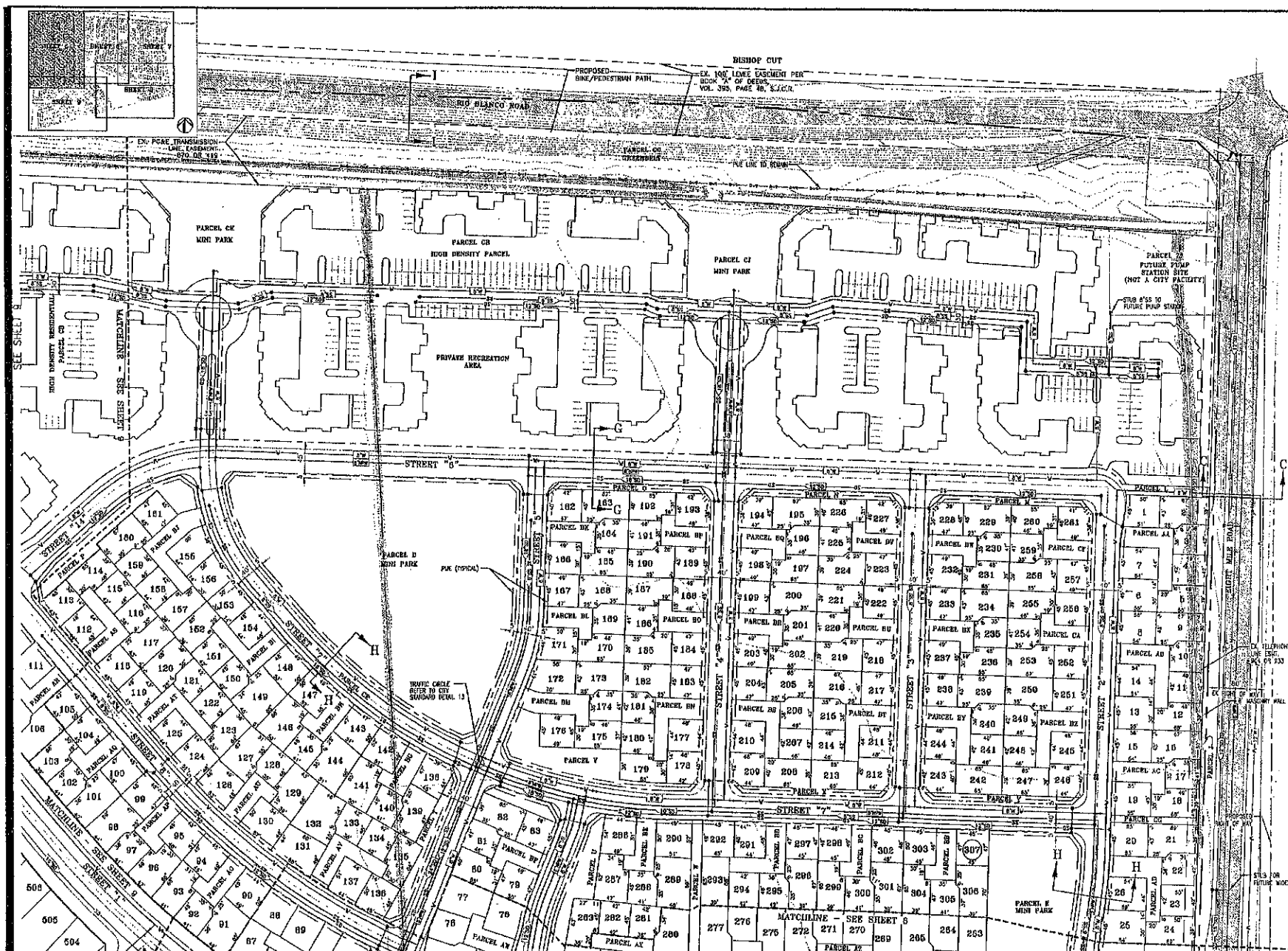
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SHEET NO.

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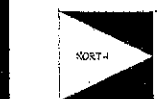


VESTING TENTATIVE MAP
CRYSTAL BAY AT SPANOS PARK WEST
TRACT 3585
TRACT 3585
STOCKTON, CALIFORNIA



SCALE: 1"=60'

DATE: MARCH 2006



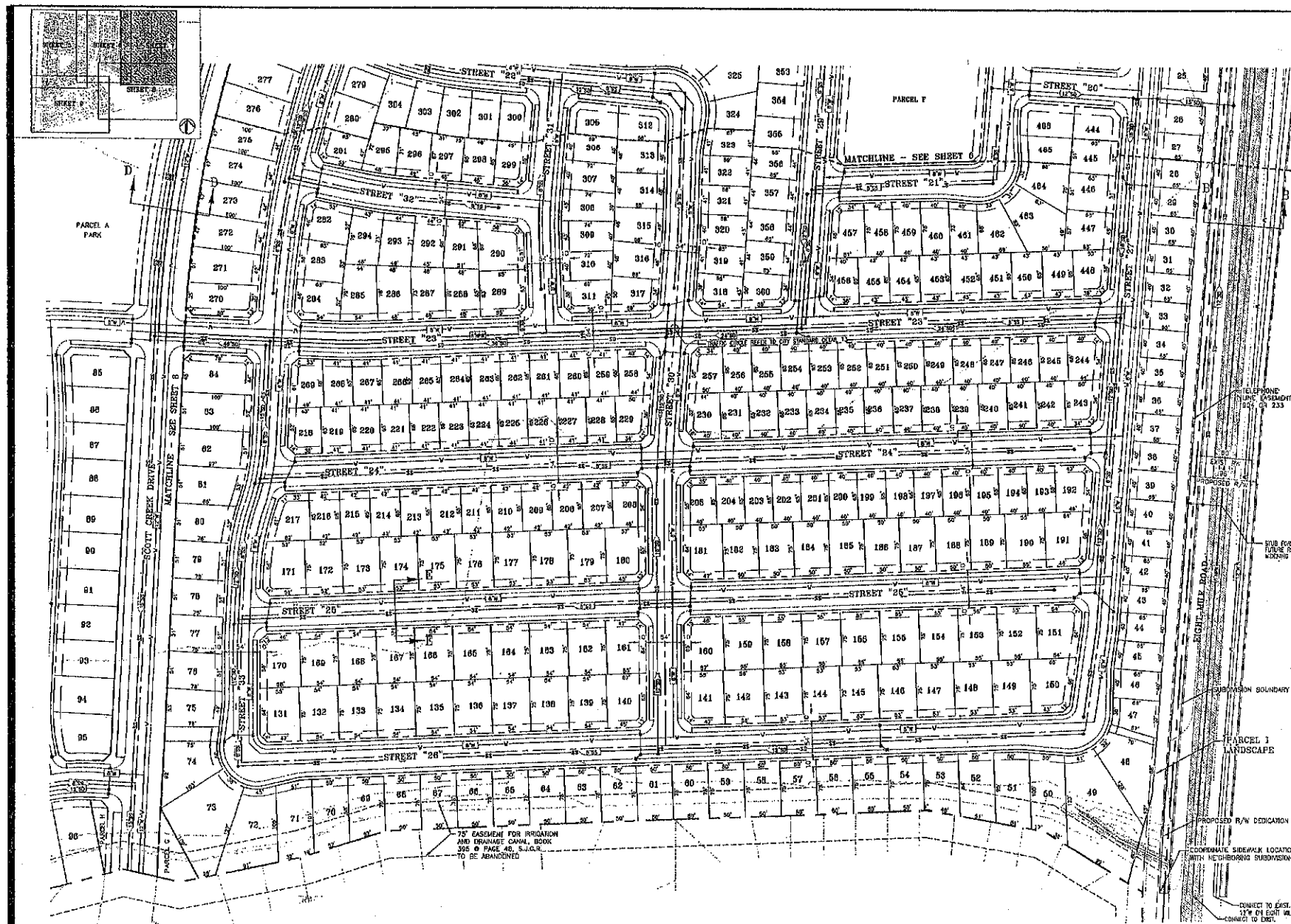
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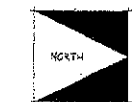


VESTING TENTATIVE MAP
CRYSTAL BAY AT SPANOS PARK WEST
TRACT 3585
TRACT 3585
STOCKTON, CALIFORNIA



SCALE: 1"=60'

DATE: MARCH 2008



PROJECT NUMBER:
097978000

SHEET NO.

02 10

CRYSTAL BAY AT SPANOS PARK WEST
VESTING TENTATIVE MAP
TRACT 3585
TRACT 3586
STOCKTON, CALIFORNIA



SCALE: 1"=60'

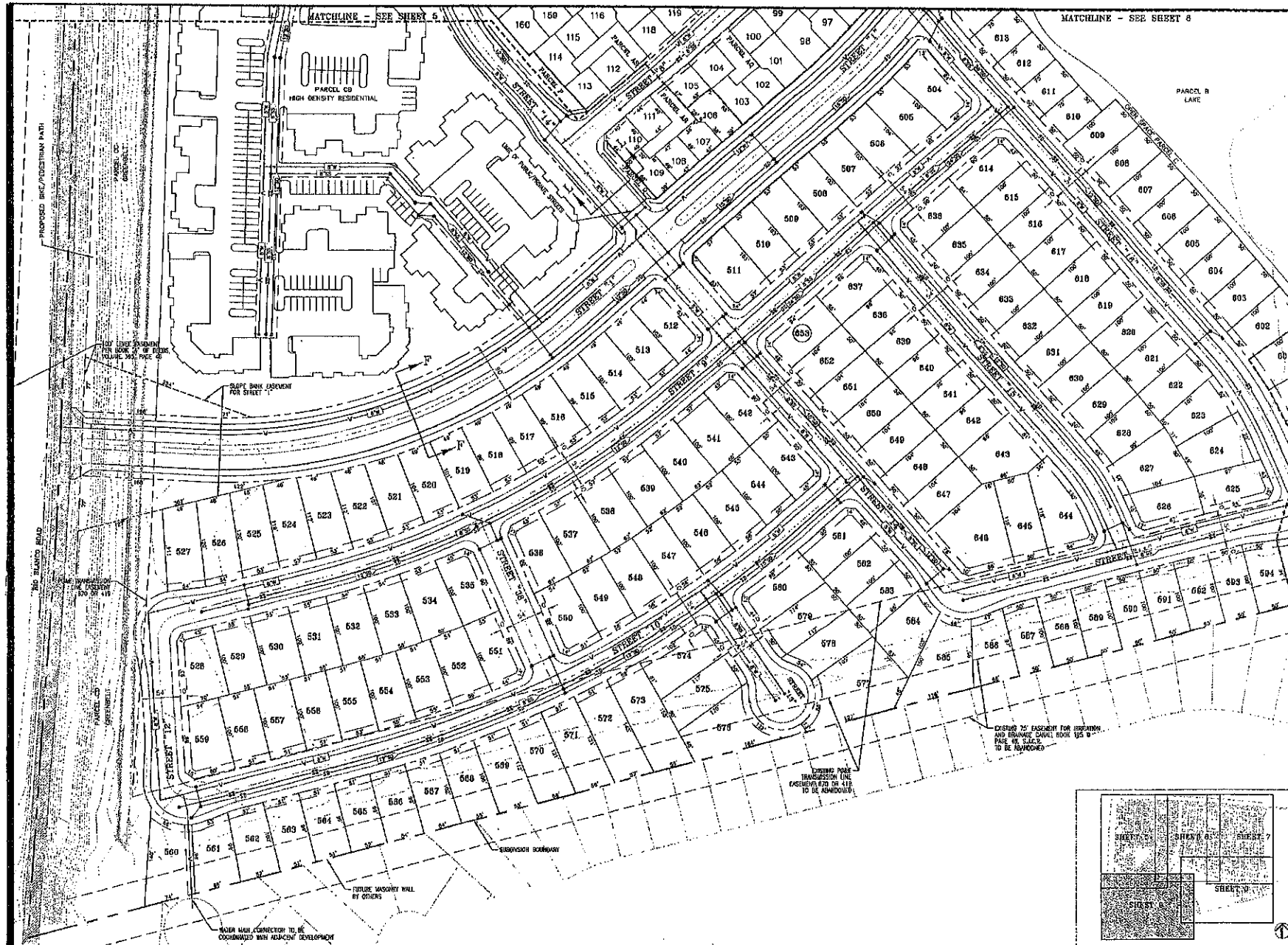
DATE: MARCH 2008



PROJECT NUMBER:
097978000

SHEET NO.

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VESTING TENTATIVE MAP
CRYSTAL BAY AT SPANOS PARK WEST
TRACT 3585
STOCKTON, CALIFORNIA



DATE: MARCH 2008



PROJECT NUMBER:
047978000

SHEET NO.

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VESTING TENTATIVE MAP
CRYSTAL BAY AT SPANOS PARK WEST
INTERIM DRAINAGE PLAN
TRACT 3595
STOCKTON, CALIFORNIA



SCALE: 1"=200'

DATE: MARCH 2005



PROJECT NUMBER:
097978000

SHEET NO.

10
OF 10

