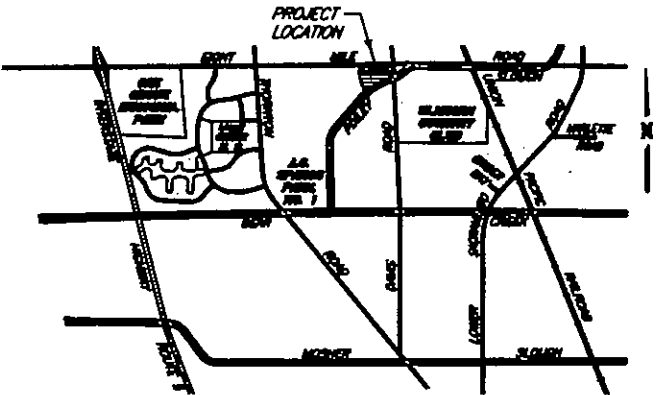


VESTING TENTATIVE MAP  
WATERFORD ESTATES EAST,  
UNIT NO. 9  
A.R. SANGUINETTI & ASSOCIATES  
CONSULTING CIVIL ENGINEERS  
STOCKTON, CALIFORNIA

ABBREVIATIONS			
A.P.N.	ASSESSOR'S PARCEL NUMBER	PP	POWER POLE
C	CENTERLINE	P.U.E.	PUBLIC UTILITY EASEMENT
C.O.S.	CITY OF STOCKTON	P.U.W.E.	PUBLIC UTILITY AND WALL EASEMENT
DR	DUCTILE IRON PIPE	R	RADIUS
DL	DRIVE	R/W	RIGHT-OF-WAY
DRG	DRAINAGE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SS	SEWERY SEWER
EL	ELEVATION	TL	TRAFFIC INDEX
EW	EWING MARK AND FOOTING	TP	TYPICAL
L	LENGTH	W	WATER
MAX	MAXIMUM	W.E.	WALL EASEMENT
MIN	MINIMUM	(N)	PLUS OR MINUS
NO.	NUMBER	A	AS
OE	OVERHEAD ELECTRICAL		



VICINITY MAP  
(NO SCALE)

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN SIZE & DIRECTION
		SEWERY SEWER SIZE & DIRECTION
		WATER LINE SIZE
		BLOW-OFF VALVE
		DUCTILE IRON PIPE
		FIRE HYDRANT & VALVE
		WATER VALVE
		STREET LIGHT
		DRIVEWAY
		DITCH DRAIN
		CENTERLINE MONUMENT
		MANHOLE HOLE
		WHEELCHAIR RAMP @ INTERSECTIONS
		MEADOW WHEELCHAIR RAMP
		RESTRICTED ACCESS
		1 FOOT CONTOUR LINE
		OVERHEAD ELECTRICAL LINE
		RIGE CONTOUR

- NOTES:
1. THIS SUBDIVISION CONTAINS APPROXIMATELY 34.30 ACRES WITH 8 COMMERCIAL LOTS, 1 HIGH DENSITY RESIDENTIAL LOT AND 1 EXISTING PAVEMENT SLOUGH (NO CHANGE).
  2. THIS SUBDIVISION MAY BE DEVELOPED IN PHASES (LOTS).
  3. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED AS REQUIRED.
  4. ALL PUBLIC IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF STOCKTON STANDARDS.
  5. DOMESTIC WATER AND SEWERY SEWER IS PROVIDED & MAINTAINED BY THE CITY OF STOCKTON.
  6. FINAL MAPS FOR THIS SUBDIVISION MAY BE FILED IN PHASES.
  7. THE 20' WIDE ACCESS OPENING ALONG DRIVE ROAD SHALL BE RIGHT-IN, LEFT-IN / RIGHT-OUT, THE 30' & 40' ACCESS OPENINGS ALONG DRIVE ROAD SHALL BE RIGHT-IN / RIGHT-OUT ONLY. THE 20' WIDE ACCESS OPENING ALONG RIVERMONT DRIVE SHALL BE FULL ACCESS. THE ACCESS OPENING FOR PARCEL 5 ALONG RIVERMONT DRIVE SHALL BE FULL ACCESS.
  8. STORM DRAINAGE ALONG DRIVE ROAD, DRIVE ROAD & RIVERMONT DRIVE IS PUBLIC. ALL OTHER STORM DRAINAGE IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY AN AGREEMENT WITH THE CITY OF STOCKTON.
  9. ACCESS SHALL BE RESTRICTED TO AND FROM DRIVE ROAD, DRIVE ROAD & RIVERMONT DRIVE EXCEPT AT THE 20' WIDE ACCESS OPENING (PARCEL 8 & 9), 30' WIDE ACCESS OPENING (PARCEL 6 & 7), 30' WIDE ACCESS OPENING (PARCEL 3 & 4), 20' WIDE ACCESS OPENING (PARCEL 1 & 2) & PARCEL 5 ACCESS OPENING.
  10. NO ENCROACHMENT PERMITTED WITHIN 10' OF THE EXISTING PAVEMENT SLOUGH LEVEE FOR, SEE SECTION 2 ON SHEET 2.
  11. PARCELS 10 TOGETHER WITH ANY ADDITIONAL LAND NEEDED FROM PARCELS 3, 4 AND 9 SHALL BE GRANTED IN FEE SIMPLE TO THE SCHOONBOOM - SAN JOAQUIN DRAINAGE DISTRICT OR SAN JOAQUIN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT IN ORDER TO PROVIDE A 10 FT. CLEAR ZONE FROM THE LAND SIDE LEVEE FOR.
  12. PARCEL 10 IS AN EXISTING FLOOD CONTROL EASEMENT FOR LEVEE CONSTRUCTION AND MAINTENANCE.
  13. DRIVEWAYS SHOWN SHALL BE NON-EXCLUSIVE COMMON ACCESS EASEMENTS SERVING PARCELS 1, 2, 3, 4, 6, 7, 8 AND 9.

ENGINEER:  
A. R. SANGUINETTI & ASSOCIATES  
1120 N. ROBINWOOD DR., SUITE 10  
STOCKTON, CA 95207  
(209) 477-0888  
STOCKTON, CALIFORNIA  
DATE: 10/15/08



OWNER:  
WATERFORD SQUARE SHOPPING CENTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
1020 N. ROBINWOOD DR., SUITE 202  
STOCKTON, CA 95207  
R. J. ALLEN

FILED AS A VESTING TENTATIVE MAP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
FEE: \$ \_\_\_\_\_  
CITY OF STOCKTON PLANNING COMMISSION

APPROVED BY THE CITY OF STOCKTON PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
COUNCILMAN

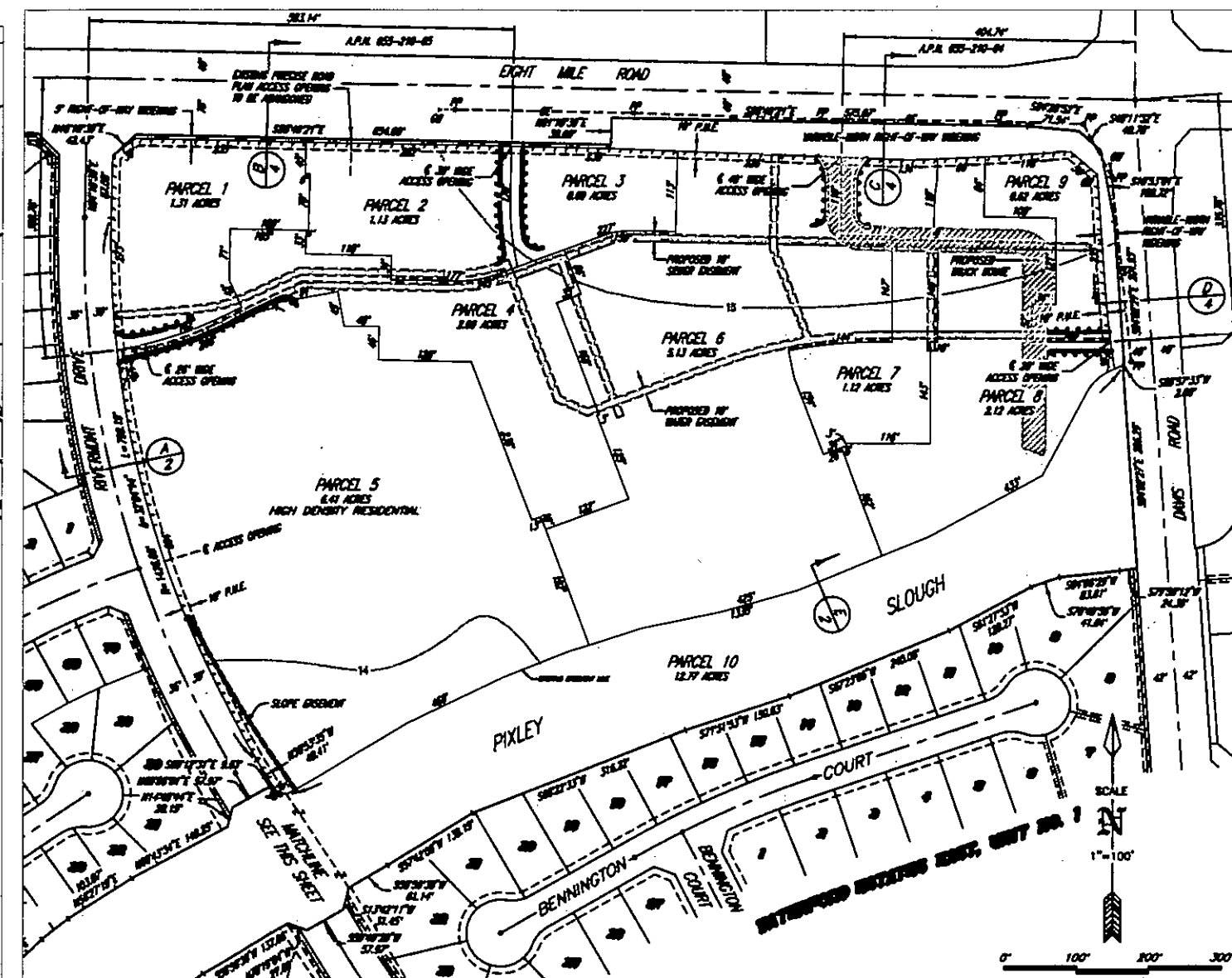
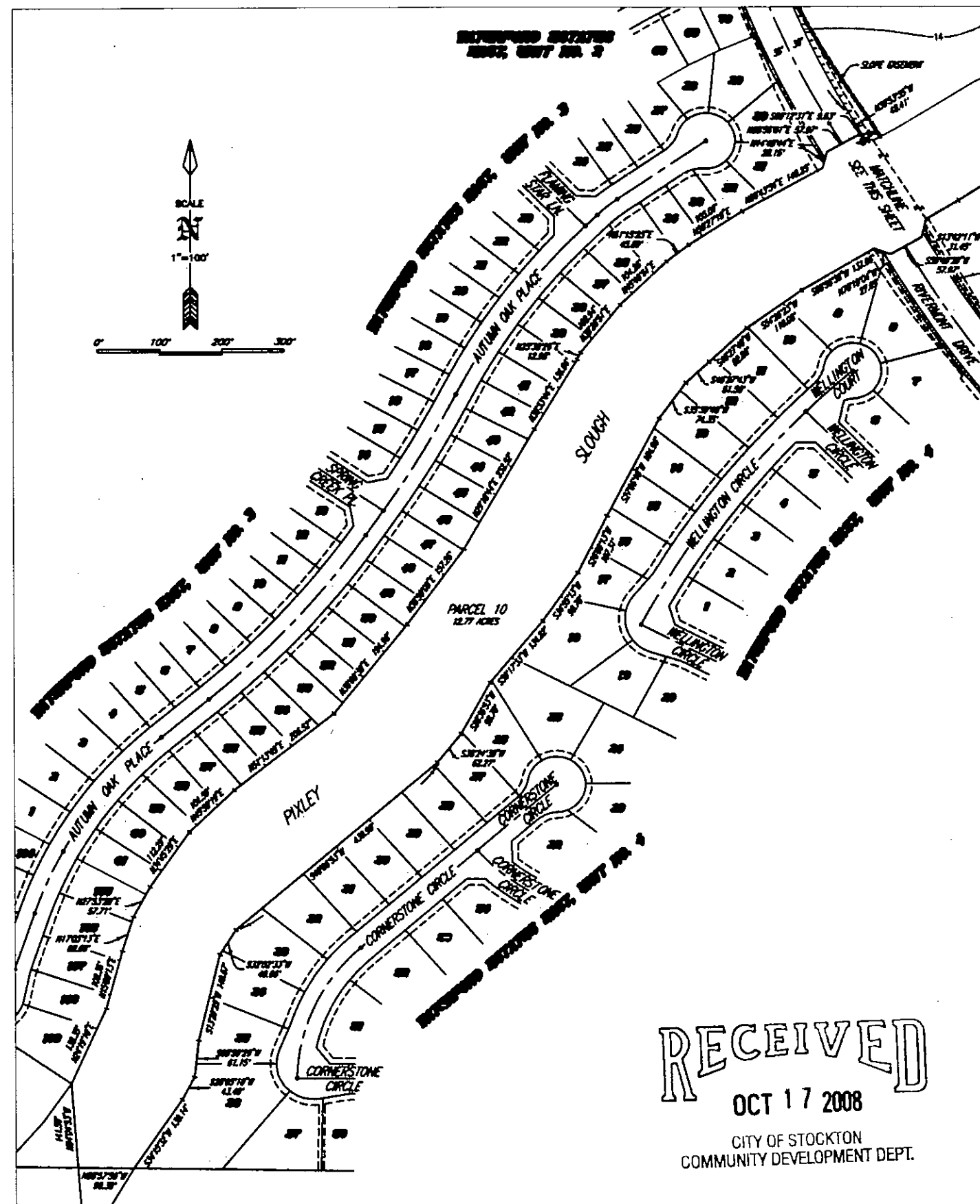
APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.  
CITY ENGINEER

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LOT, STREET PLAN & STREET SECTIONS
3	UTILITY PLAN
4	DRIVE ROAD LAYOUT & STREET SECTIONS

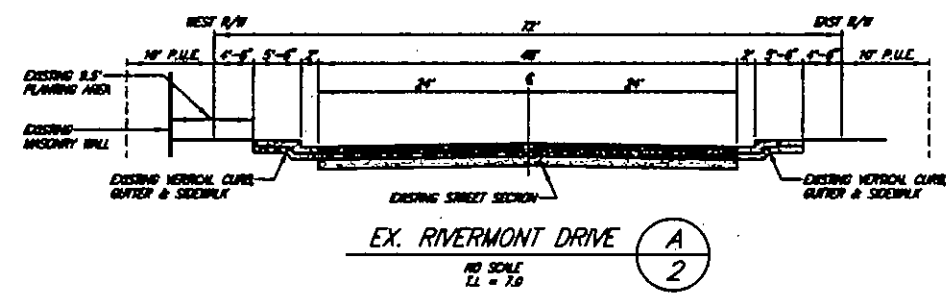
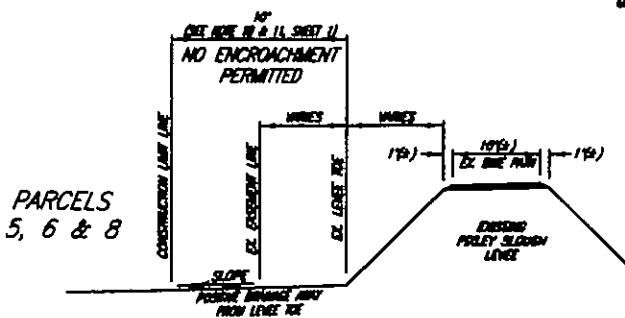
RECEIVED  
OCT 17 2008  
CITY OF STOCKTON  
COMMUNITY DEVELOPMENT DEPT.

TRACT NO. 3728  
VESTING TENTATIVE MAP OF  
WATERFORD ESTATES EAST, UNIT NO. 9  
TITLE SHEET  
BEING A PORTION OF THE NORTH ONE-HALF OF SECTION FIVE,  
TOWNSHIP TWO NORTH, RANGE SIX EAST, MOUNT Diablo M.D. & MERRIDIAN,  
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA  
A.R. SANGUINETTI & ASSOCIATES  
CONSULTING CIVIL ENGINEERS  
STOCKTON, CALIFORNIA  
OCTOBER 2008  
SHEET ONE OF FOUR SHEETS

REVISED VTM3-08

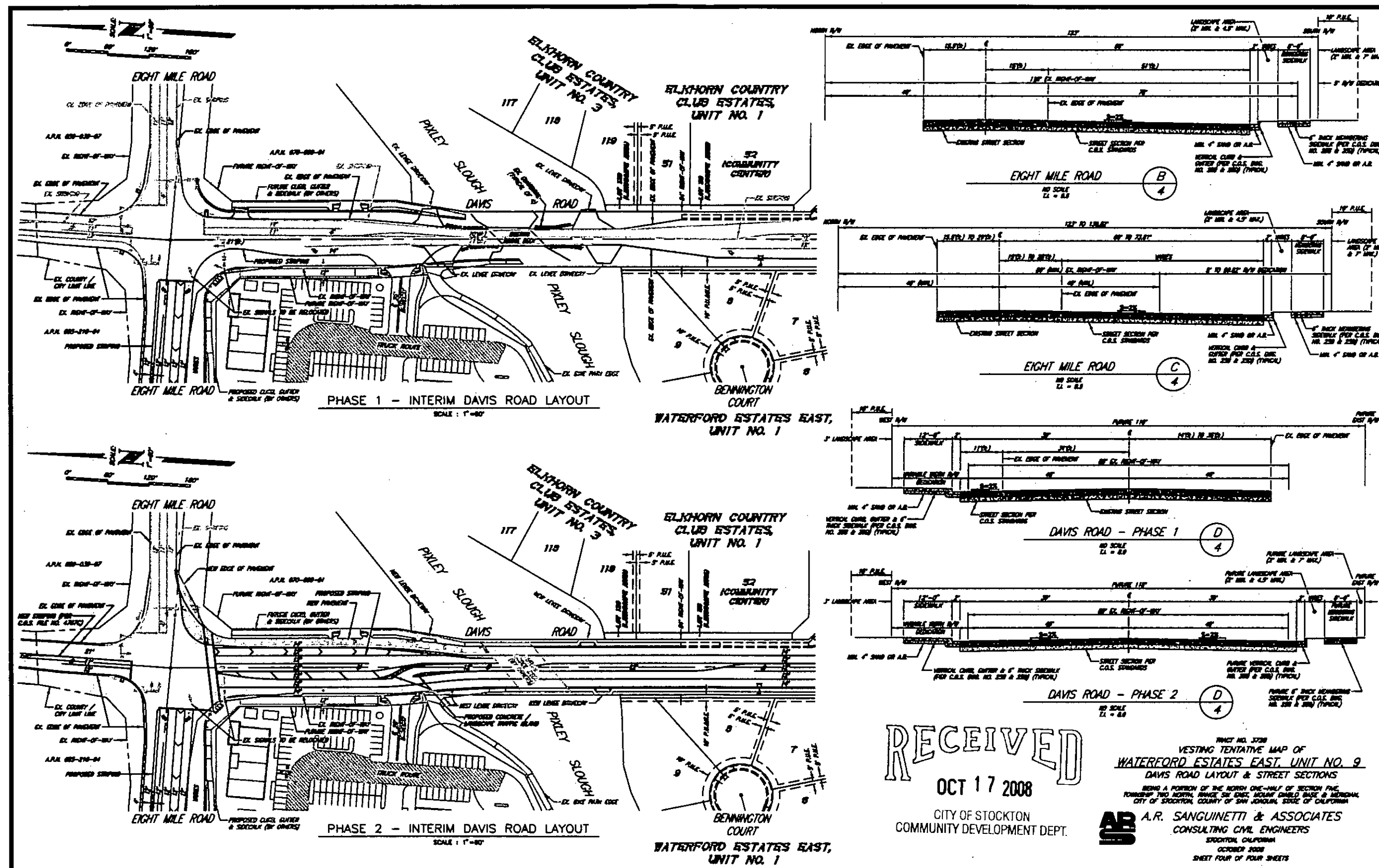


REMARKS AND DIMENSIONS SHOWN ON THIS REMAINING MAP ARE BASED UPON RECORD DATA AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 32 OF PARCEL MAPS AT PAGE 32, SAN JOAQUIN COUNTY RECORDS.

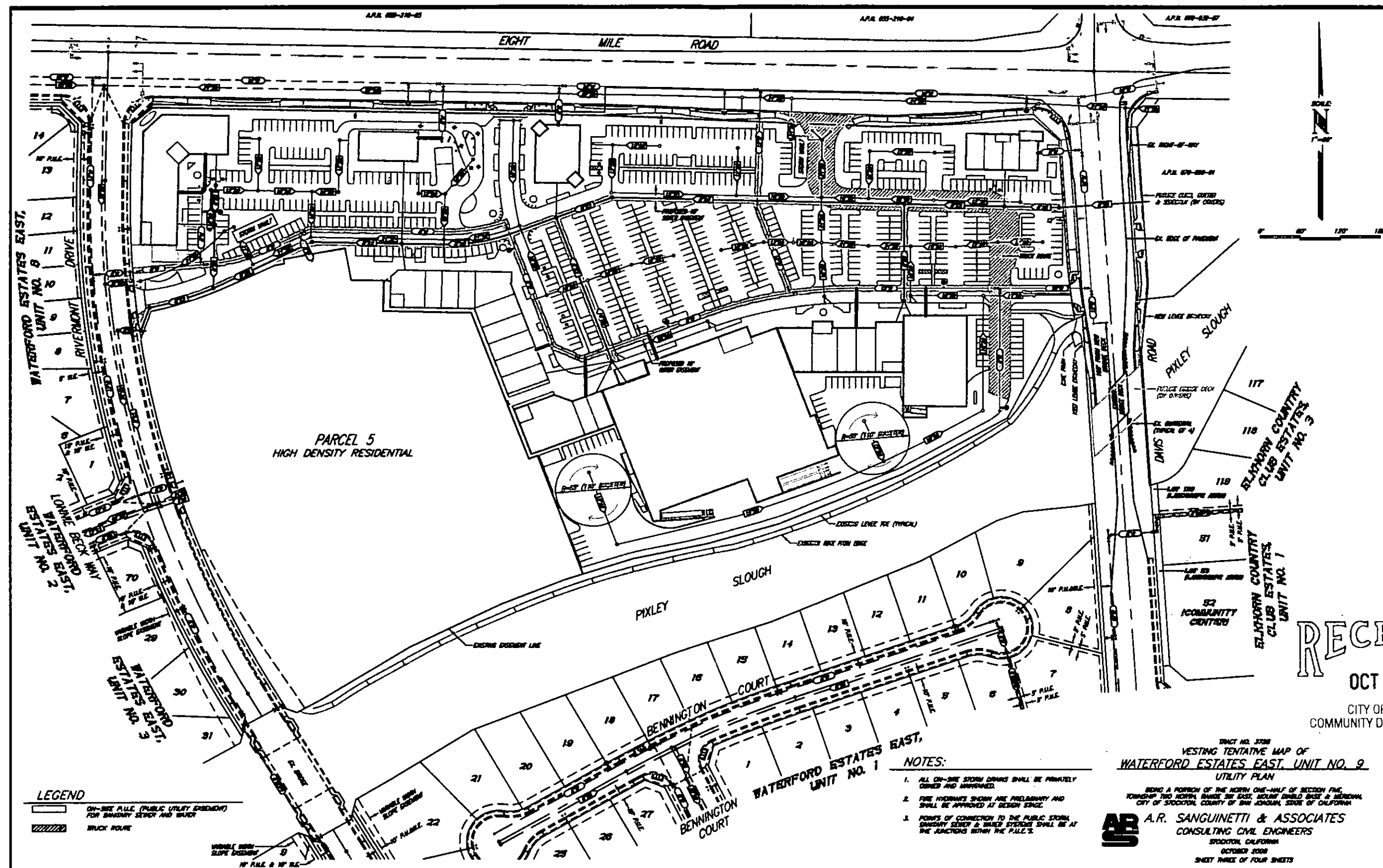


TRACT NO. 3728  
VESTING TENTATIVE MAP OF  
**WATERFORD ESTATES EAST, UNIT NO. 9**  
LOT, STREET PLAN & STREET SECTIONS  
BEING A PORTION OF THE NORTH ONE-HALF OF SECTION FIVE,  
TOWNSHIP TWO NORTH, RANGE SIX EAST, MOUNT Diablo BASE & MERIDIAN,  
CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA  
**A.R. SANGUINETTI & ASSOCIATES**  
CONSULTING CIVIL ENGINEERS  
STOCKTON, CALIFORNIA  
OCTOBER 2008  
SHEET TWO OF FOUR SHEETS

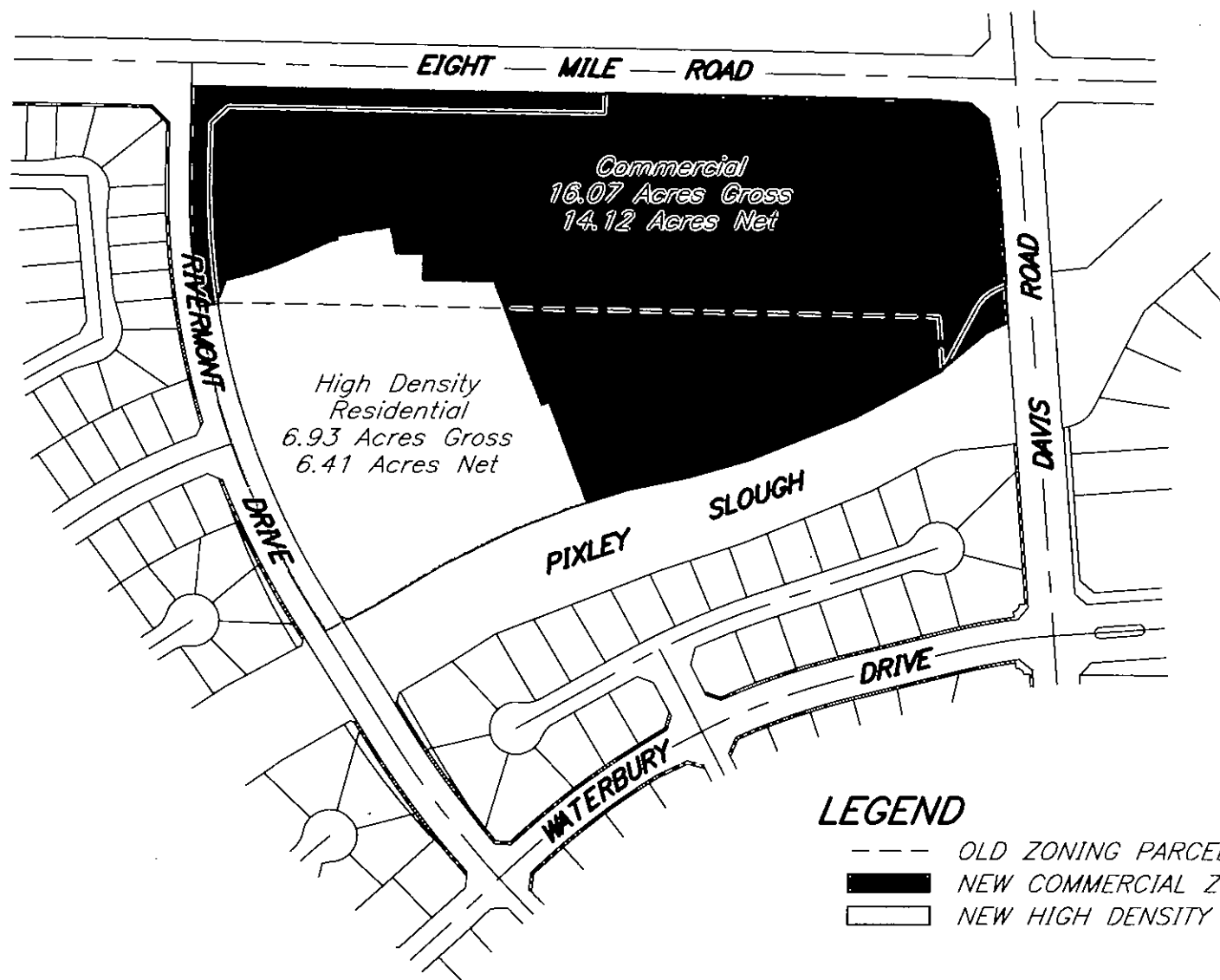
REVISED VTM3-08



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REVISED TM3-08




**RECEIVED**  
OCT 17 2008

CITY OF STOCKTON  
COMMUNITY DEVELOPMENT DEPT.

### LEGEND

- OLD ZONING PARCEL LINE
- NEW COMMERCIAL ZONING PARCEL
- NEW HIGH DENSITY ZONING PARCEL

NO.	REV. DATE	BY	APRVD.	NORTH STOCKTON PROJECTS WATERFORD ESTATES EAST		ZONING OVERLAY	
DRAWN BY: DWL				 A.R. SANGUINETTI & ASSOCIATES CONSULTING CIVIL ENGINEERS	DATE	DRAWING NO.	
CHECKED BY: JMS					12/17/07	1 OF 1	
SCALE : 1"=300'							

REVISED