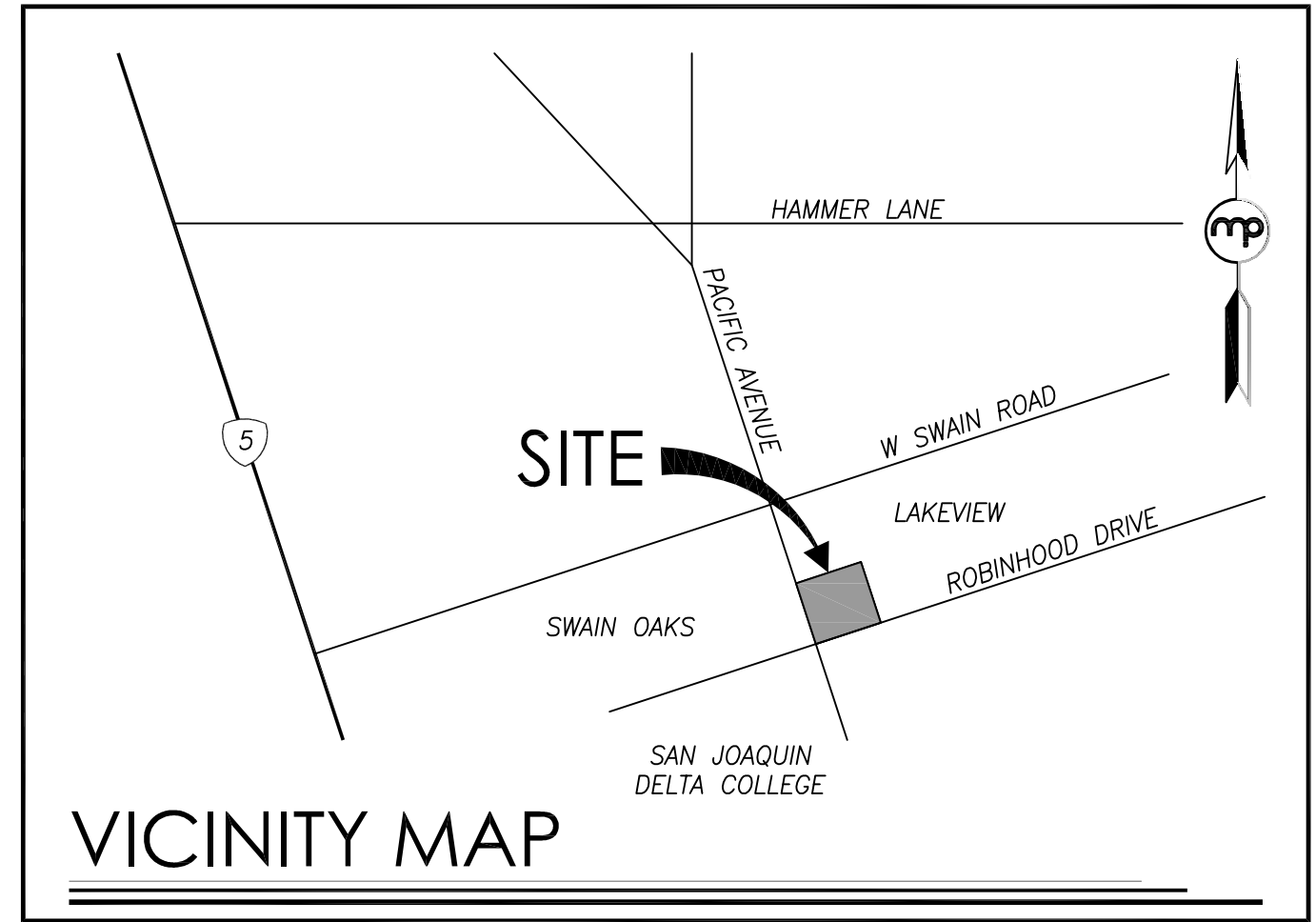
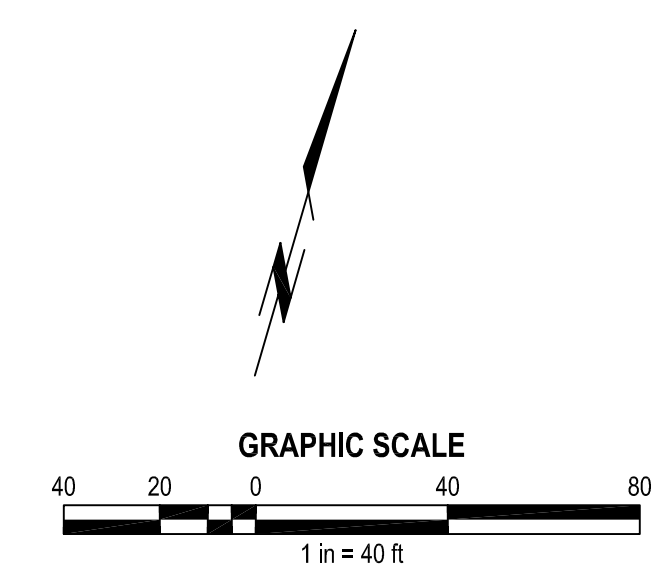
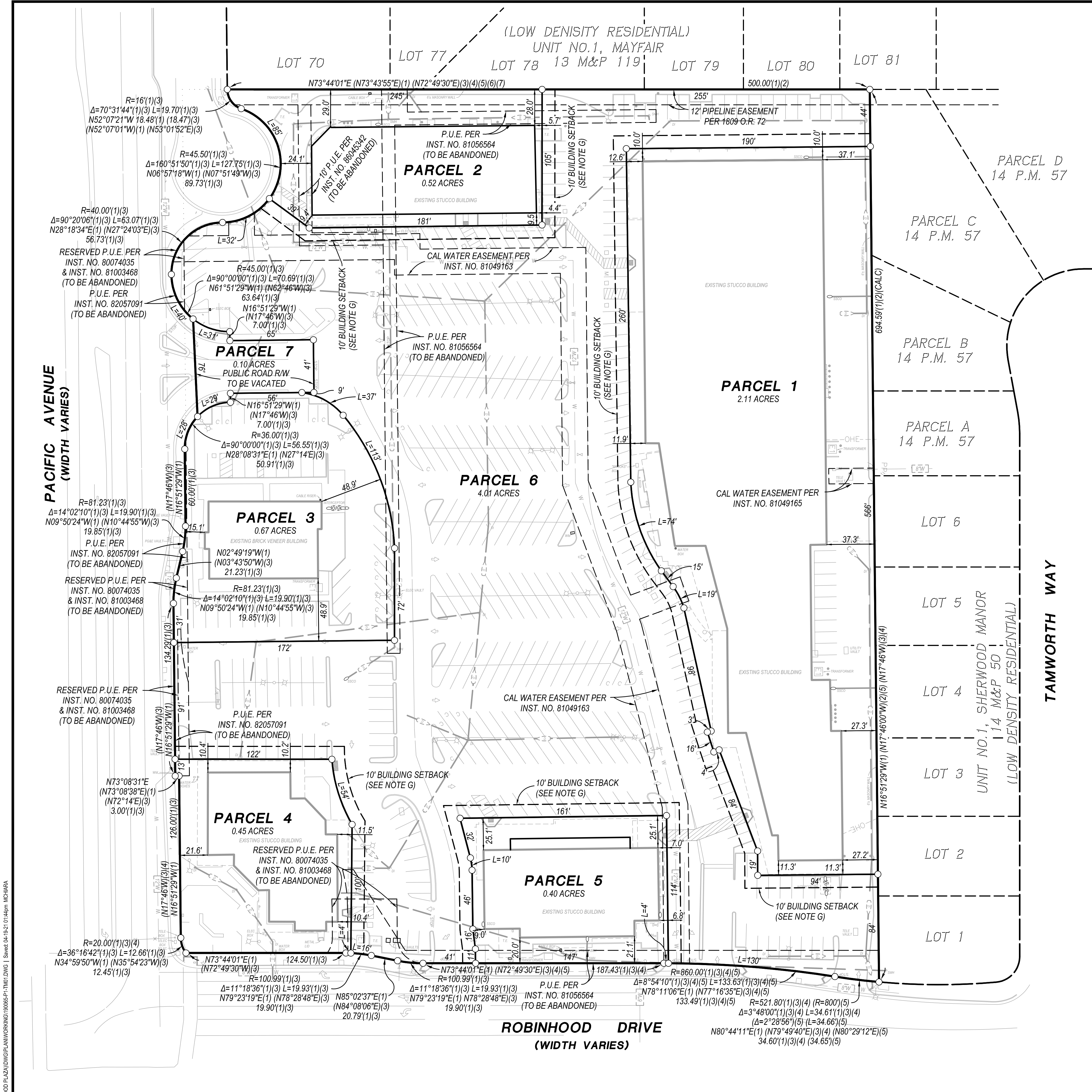




- LEGEND**
- DIMENSION POINT
 - (1).....RECORD PER 38 R.S. 83
 - (2).....RECORD PER 14 P.M. 57
 - (3).....RECORD PER 12 P.M. 143
 - (4).....RECORD PER 13 R.S. 17
 - (5).....RECORD PER 14 M&P 50
 - (6).....RECORD PER 10 R.S. 71
 - (7).....RECORD PER 13 M&P 119
 - PROJECT BOUNDARY
 - PROPOSED PARCEL LINE
 - - - ADJOINER'S EXISTING PARCEL / LOT LINE
 - - - EASEMENT LINE

- NOTES**
- EASEMENTS FOR ACCESS, UTILITIES AND MAINTENANCE THEREOF, AND PARKING WILL BE PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OR OPERATIONS AND MAINTENANCE AGREEMENT TO BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL AT TIME OF FINAL MAP.
 - OFF-SITE UTILITIES SHOWN BASED ON CITY OF STOCKTON UTILITY MAPS.
 - THIS TENTATIVE MAP INCLUDES REQUESTS FOR ABANDONMENTS OF ALL THE PUBLIC RIGHT OF WAY OR EASEMENTS SHOWN HEREON AS FOLLOWS:
 - PUBLIC ROAD RIGHT OF WAY, BEING A PORTION OF PACIFIC AVENUE, SHOWN HEREON AS PARCEL 7.
 - PUBLIC UTILITY EASEMENT RESEVATIONS, AS SAID RESERVATIONS ARE DESCRIBED PURSUANT TO INSTRUMENT NO. 80074035 AND INSTRUMENT NO. 810003468, SAN JOAQUIN COUNTY OFFICIAL RECORDS.
 - PUBLIC UTILITY EASEMENT, AS SAID EASEMENT IS DESCRIBED PURSUANT TO INSTRUMENT NO. 81056564, SAN JOAQUIN COUNTY OFFICIAL RECORDS.
 - PUBLIC UTILITY EASEMENT, AS SAID EASEMENT IS DESCRIBED PURSUANT TO INSTRUMENT NO. 82057091, SAN JOAQUIN COUNTY OFFICIAL RECORDS.
 - PUBLIC UTILITY EASEMENT, AS SAID EASEMENT IS DESCRIBED PURSUANT TO INSTRUMENT NO. 86045342.
 - IF NEW PUBLIC EASEMENTS MAY BE REQUIRED, THEY SHALL BE DEDICATED WITH THE PARCEL MAP TO THE SATISFACTION OF THE CITY ENGINEER.
 - THE SUBDIVISIONS TO THE NORTH AND EAST OF THE PROJECT SITE ARE DEVELOPED SINGLE FAMILY RESIDENTIAL SUBDIVISIONS.
 - NO HERITAGE TREES ARE LOCATED ON THE PROJECT SITE.
 - 10' BUILDING SETBACKS SHOWN HEREON SHALL BE A RESTRICTED AREA PREVENTING FUTURE BUILDINGS FROM BEING CONSTRUCTED ON PROPOSED PARCEL 6, WITHIN TEN (10) FEET OF THE ADJOINING PARCELS 1, 2, 4 AND 5, AND SHALL BE DEDICATED TO THE SATISFACTION OF THE CITY OF STOCKTON.
 - PROPOSED PROPERTY LINE DIMENSIONS AND PROPOSED PARCEL AREAS SHOWN HEREON ARE FOR THE PURPOSE OF REVIEW AND APPROVAL OF THIS TENTATIVE MAP ONLY.
 - SEWER AND STORM DRAIN LINES SHOWN HEREON ARE ON THE BASIS OF SURVEY PERFORMED BY MORTON & PITALO, INC. IN JUNE, 2020.

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS	102-270-060, -070, -080, -090, -100
USE:	COMMERCIAL
EXISTING SPECIFIC PLAN ZONING:	CL
PROPOSED SPECIFIC PLAN ZONING:	CL
EXISTING EXISTING NUMBER OF PARCELS	# ACRES
3	8.155± AC
PROPOSED PROPOSED NUMBER OF PARCELS	# ACRES
1	2.11 ± AC
2	0.52 ± AC
3	0.67 ± AC
4	0.45 ± AC
5	0.40 ± AC
6	4.01 ± AC
7	0.10 ± AC
TOTAL	8.3± AC

OWNER / APPLICANT
HPC ROBINHOOD INVESTORS, LP
18321 VENTURA BLVD., SUITE 980
TARZANA, CA 91356
PHONE: (310) 736-4989
CONTACT: JUSTIN SCHNUELLE
EMAIL: JUSTIN.S@HP-CAP.COM

PLANNER / ENGINEER
MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE #140
FOLSOM, CA 95630
CONTACT: MICHAEL CHIARA, P.L.S. 9058
PHONE: (916) 984-7621
EMAIL: MCHIARA@MPENGRCOM

UTILITY PROVIDERS

WATER	CALIFORNIA WATER COMPANY
SEWER	CITY OF STOCKTON
GAS AND ELECTRIC:	PG&E
TELEPHONE:	AT&T
CABLE TV:	AT&T

SERVICE PROVIDERS

SCHOOL DISTRICT:	STOCKTON UNIFIED SCHOOL DISTRICT
FIRE PROTECTION:	CITY OF STOCKTON
POLICE PROTECTION:	CITY OF STOCKTON
STORM DRAINAGE:	CITY OF STOCKTON
SOLID WASTE:	REPUBLIC SERVICES

FILED AS TENTATIVE MAP THIS _____ DAY OF _____, 2021.

FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____, 2021.

CITY ENGINEER

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____, 2021.

COMMUNITY DEVELOPMENT DIRECTOR

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 40'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	CJG



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
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phone: 916.984.7621 • fax: 916.984.9617
survey email: staking@mpengr.com • web: www.mpengr.com

TENTATIVE MAP - ROBINHOOD PLAZA
PARCELS 2, 3 & 4
12 P.M. 143
CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

DATE
APRIL 2021

SHEET
1

OF
1

Dwg X:\2019\19-0065-00 ROBINHOOD PLAZA\DWG\PLAN\MORTON\190065-P-PLAN.DWG | Saved: 04-19-21 11:44am | MCHIARA