

GENERAL NOTES:

1. OWNER: ALEXANDER S. SPANOS, TRUSTEE OF THE ALEX AND FAYE SPANOS FAMILY TRUST
1000 TRINITY PARKWAY
STOCKTON, CA 95210
TELEPHONE: (209) 955-2500
2. DEVELOPER: A.C. SPANOS COMPANIES
1000 TRINITY PARKWAY
STOCKTON, CA 95210
TELEPHONE: (209) 955-2500
3. PROJECT ENGINEER: ROBERT F. CHRISTENSEN, RCE 63067
MVE CIVIL SOLUTIONS
1117 L STREET
MODESTO, CALIFORNIA 95354
TELEPHONE: (209) 326-4214
4. LANDSCAPE ARCHITECT: DAVID GATES & ASSOCIATES
2440 TASSALARA LANE
DANVILLE, CA 94526
TELEPHONE: (925) 736-8176
5. ASSESSOR'S PARCEL NUMBERS: PARCEL A - 071-170-08
PARCEL B - 071-170-04
PARCEL C - 071-170-02
6. EXISTING LAND USE: AGRICULTURE
7. PROPOSED LAND USE: RESIDENTIAL (LOW & MEDIUM), MULTIFAMILY, LVS-WORK, SCHOOL, WETLAND HABITAT, PARKS AND OPEN SPACE
8. EXISTING ZONING: RL, RM, PD, OS
9. PROPOSED ZONING: RL, RM, PD, OS, CH
10. AN AMENDED PLANNED DEVELOPMENT DOCUMENT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. PLANNED DEVELOPMENT DOCUMENT'S ADDRESS: MANY OF THE DESIGN ISSUES AND GUIDELINES IN DETAIL INCLUDING LOT SIZES, SETBACKS, LANDSCAPING, CIRCULATION, ETC.
11. TOTAL SITE AREA: 358.62 AC
12. TOTAL NUMBER OF LOTS: 51 LARGE LOTS
13. UTILITIES: CITY OF STOCKTON
DOMESTIC WATER
SANITARY SEWER
STORM WASTEWATER
GAS & ELECTRIC
TELEPHONE
CABLE TV
COMCAST
14. STREET TIE-INS PER CITY OF STOCKTON REQUIREMENTS, AND AS DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT PREPARED FOR THIS PROJECT.
15. CONTOURS: ONE FOOT INTERVALS PER CITY OF STOCKTON DATA. TOPOGRAPHY PREPARED BY MVE CIVIL SOLUTIONS INITIALLY COMPLETED ON 01/12/2005. SUPPLEMENTAL TOPOGRAPHY, ALSO INCLUDED ON THIS MAP, WAS COMPLETED ON 11/28/2006. FOR BENCHMARK INFORMATION SEE BENCHMARK NOTE PAGE SEVEN.
16. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
17. THE HYDRAULIC AND ELECTRICITY ARE TO BE DESIGNED AND LOCATED PER CITY OF STOCKTON STANDARD SPECIFICATIONS, AND AS DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT PREPARED FOR THIS PROJECT.
18. UTILITY SIZES, LOCATIONS, CONNECTION POINTS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
19. PURSUANT TO SECTION 64546.1 OF THE SUBDIVISION MAP ACT, THE RIGHT TO FILE MULTIPLE MAPS IS HEREBY RESERVED.
20. ALL NEW 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.
21. EXISTING STRUCTURES ARE TO BE REMOVED PER CITY OF STOCKTON REQUIREMENTS.
22. THE PROPERTY INFORMATION IS BASED UPON A FIELD SURVEY OF THE PROPERTY BY MVE CIVIL SOLUTIONS.
23. THE PROPERTY IS PROTECTED BY A FEMA APPROVED LEVEE SYSTEM.
24. FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
25. SUBDIVISION SIGNAGE PER CITY OF STOCKTON REQUIREMENTS, AND AS DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT PREPARED FOR THIS PROJECT.
26. ALL STREET RIGHT-OF-WAYS ARE AS SHOWN ON THIS DOCUMENT AND FURTHER DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT.
27. THIS DEVELOPMENT WILL BE SUBJECT TO THE APPROVED PLANNED DEVELOPMENT DEVELOPMENT STANDARDS.
28. THIS DEVELOPMENT MAY BE PHASED AND PARCEL MAPS MAY BE FILED TO CREATE LEGAL PARCELS FOR SALES PURPOSES. PARCEL LINES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS TENTATIVE MAP.
29. THE PROPERTY IS NOT SUBJECT TO INUNDATION.
30. LANDOWNER DOES NOT INTEND, BY THE APPROVAL OF THIS TENTATIVE MAP, TO SEVER THE RIPARIAN RIGHTS OF THE PROPERTIES NOW PARCELS DESIGNATED ON THIS TENTATIVE MAP IS INTENDED TO RETAIN ITS RIPARIAN STATUS, AND THE PRO-RATA SHARE OF RIPARIAN RIGHTS TO WHICH THAT PARCEL IS ENTITLED.
31. THE CITY OF STOCKTON RETAINS THE OPTION TO CONSTRUCT A NON-VEHICULAR BRIDGE ACROSS MOSHER SLOUGH (THE SOUTH BOUNDARY OF THIS SUBDIVISION MAP) TO CONNECT THIS REAL PROPERTY IMMEDIATELY TO THE SOUTH IN RIMA TRACT. THIS NOTE SERVES AS NOTICE TO THE INTERESTED PUBLIC THAT AFTER THE SUBDIVISION IS PARTIALLY OR TOTALLY BUILT, BUT NOT THE HOMES ARE OCCUPIED THIS CITY MAY PROCEED WITH CONSTRUCTING THIS BRIDGE THAT WILL CONNECT THE TWO DEVELOPMENTS.

P09-160 - TRACT 3562

DELTA COVE

VESTING TENTATIVE SUBDIVISION MAP

MAP PREPARER:

MVE CIVIL SOLUTIONS
1117 L STREET
MODESTO, CALIFORNIA 95354
PHONE: (209) 326-4214

FILED AS A VESTING TENTATIVE MAP THIS _____ DAY
OF _____ 20____
FEE: \$ _____

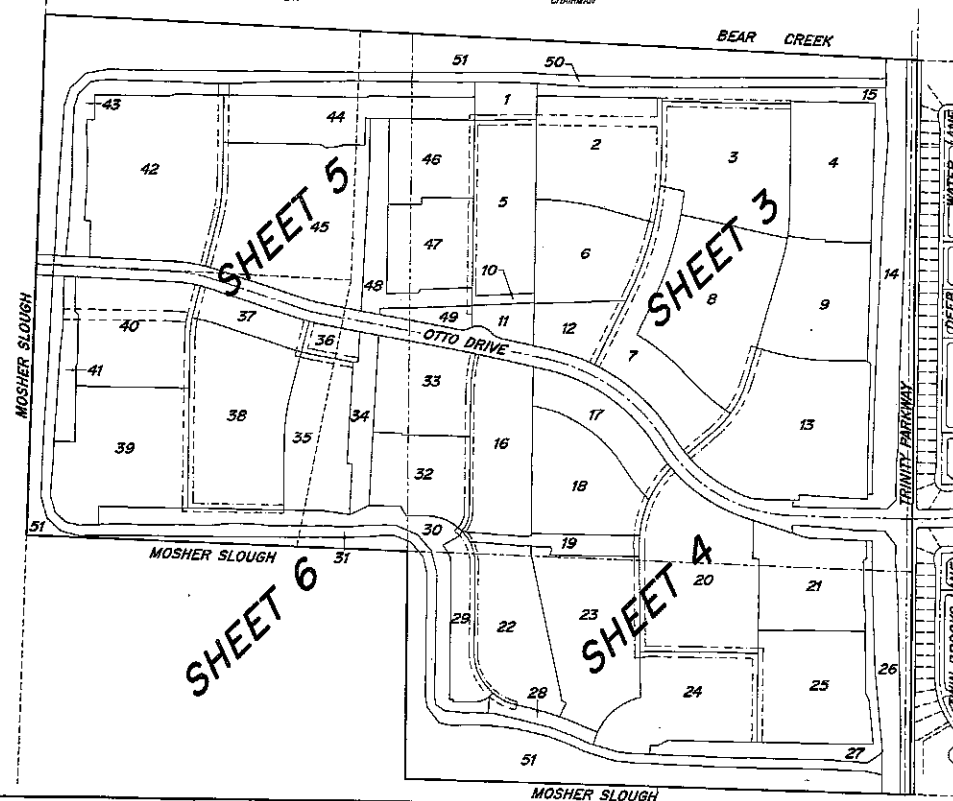
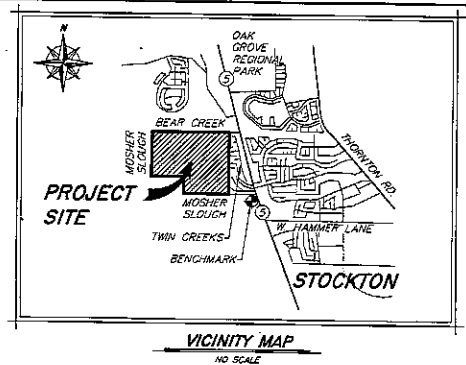
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON
THIS _____ DAY OF _____ 20____

CITY ENGINEER

APPROVED BY THE PLANNING COMMISSION
THIS _____ DAY OF _____ 20____

CHAIRMAN

**LOT SUMMARY**

LOT	ACRES
1	1.2
2	2.6
3	2.6
4	2.6
5	2.6
6	2.6
7	2.6
8	2.6
9	2.6
10	2.6
11	2.6
12	2.6
13	2.6
14	2.6
15	2.6
16	2.6
17	2.6
18	2.6
19	2.6
20	2.6
21	2.6
22	2.6
23	2.6
24	2.6
25	2.6
26	2.6
27	2.6
28	2.6
29	2.6
30	2.6
31	2.6
32	2.6
33	2.6
34	2.6
35	2.6
36	2.6
37	2.6
38	2.6
39	2.6
40	2.6
41	2.6
42	2.6
43	2.6
44	2.6
45	2.6
46	2.6
47	2.6
48	2.6
49	2.6
50	2.6
51	2.6
TOTAL	358.6

SHEET INDEX

SHEET NO.	SHEET	REV	TITLE
1	1		COVER SHEET
2	2		BOUNDARY INFORMATION
3	3		LARGE LOT PLANS
4	4		LARGE LOT PLANS
5	5		LARGE LOT PLANS
6	6		LARGE LOT PLANS
7	7		PHYSICAL SECTIONS

BASIS OF BEARINGS:

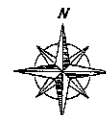
THE BEARING OF N15°35'14"W PER TRACT NO. 2340 TWIN CREEKS ESTATES UNIT NO. 3, FILED IN BOOK 30 OF MAPS AND PLATS, PAGE 70, SAN JOAQUIN COUNTY RECORDS.

BENCHMARK:

C.O.S. MONUMENT #158, BRASS DISK MARKING DOWNS MOVEMENT STATIONED "0+1.1" IN MONUMENT BOOK AT THE APPROPRIATE CENTERLINE OF THE WEST 1/2 FRONTAGE ROAD 2150' SOUTH OF MOSHER SLOUGH. ELEVATION: 10.08 MGS. 29

LEGAL DESCRIPTION:

BEING A DIVISION OF PARCELS A, B AND C AS SHOWN ON THAT CERTAIN AMENDED PARCEL MAP FILED FOR RECORD, JULY 15, 1988 IN BOOK 14 OF PARCEL MAPS, PAGE 64, SAN JOAQUIN COUNTY RECORDS, AND BEING IN A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNTAIN DIABLO BASE AND MERIDIAN, IN THE CITY OF STOCKTON, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA



0 300 600 900

Drawn By:	RG	NO.	DATE	REVISIONS	ISSUED FOR	BY
Issue Date:	07/28/10					
Job No.:	06171B					
Checked:	RFC					
Design Jty:						
06-06171B/PC/001.dwg						

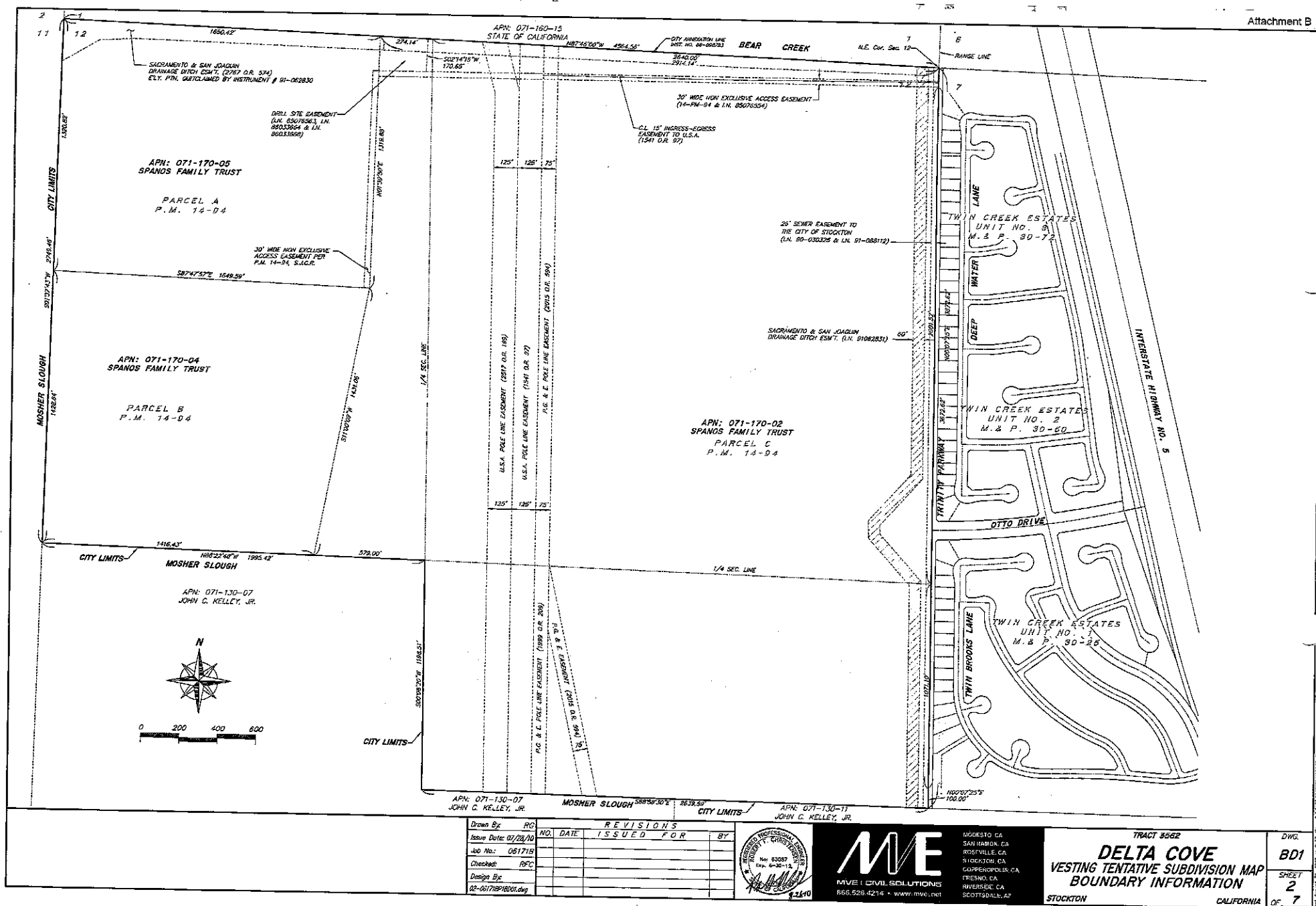


MODESTO CA
SAN RAMON, CA
ROSEVILLE, CA
STOCKTON, CA
CORPORALES, CA
FRESNO, CA
RIVERSIDE, CA
SCOTTSDALE, AZ

TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
COVER SHEET

DWG
CO1
SHEET
1
OF
7

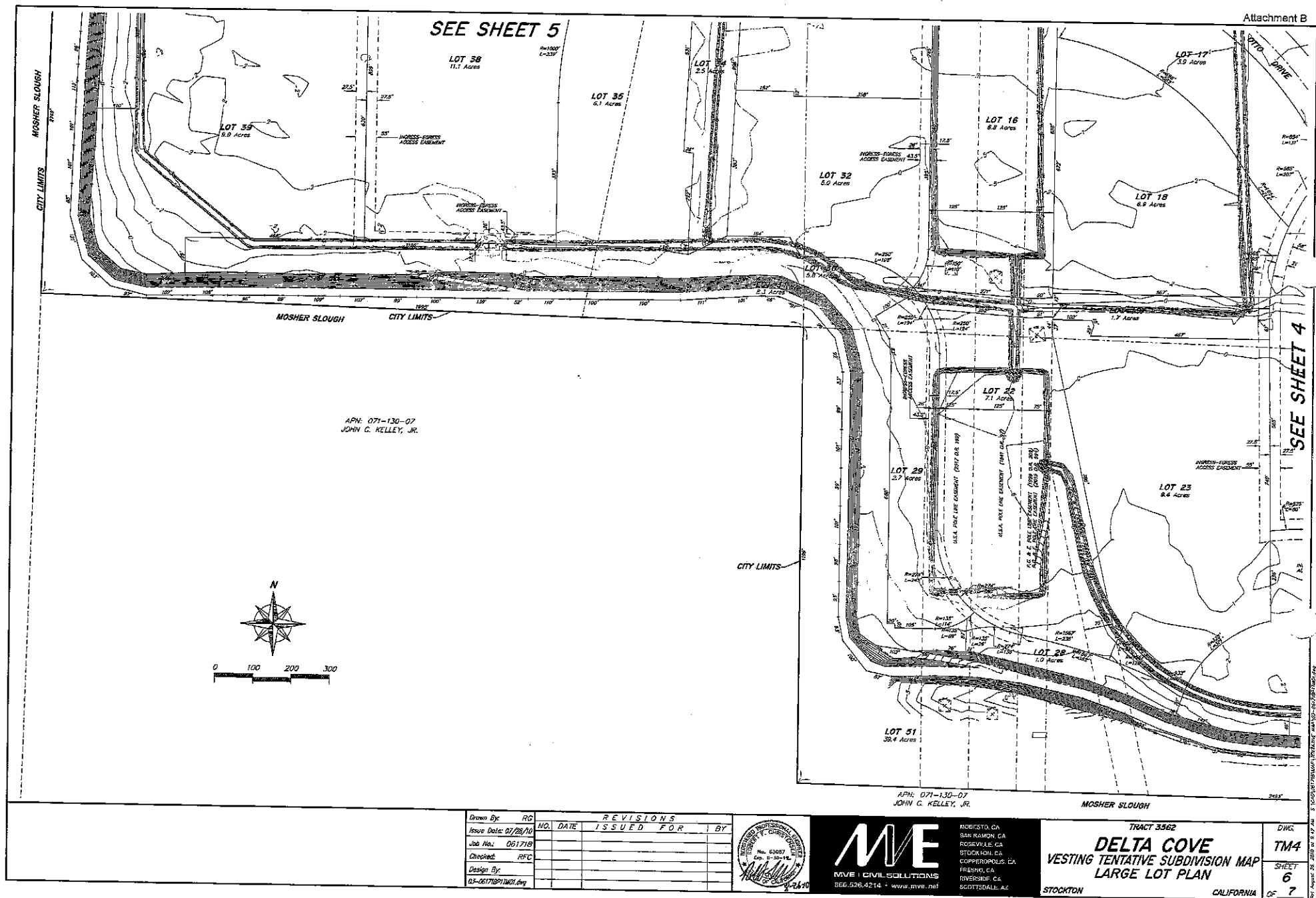
STOCKTON CALIFORNIA

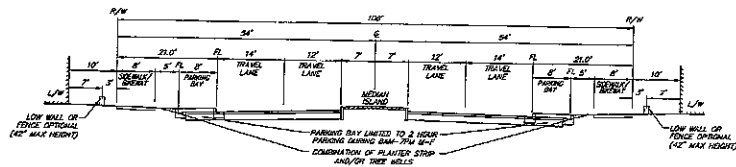




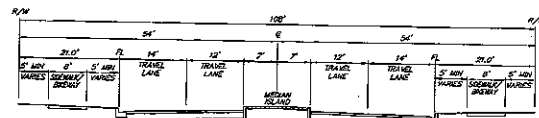


DWG.
TM3
SHEET
5
of 7

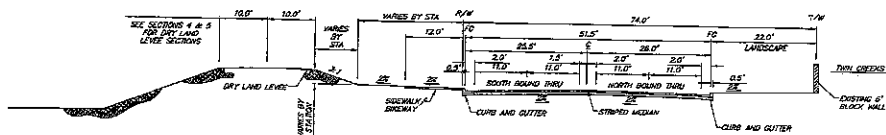




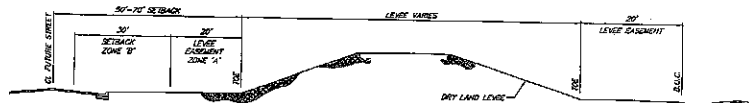
① OTTO DRIVE @ COMMERCIAL NEIGHBORHOOD (CN)



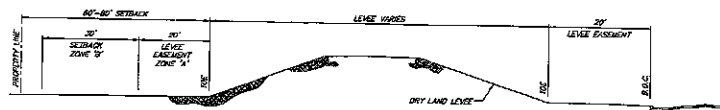
② OTTO DRIVE



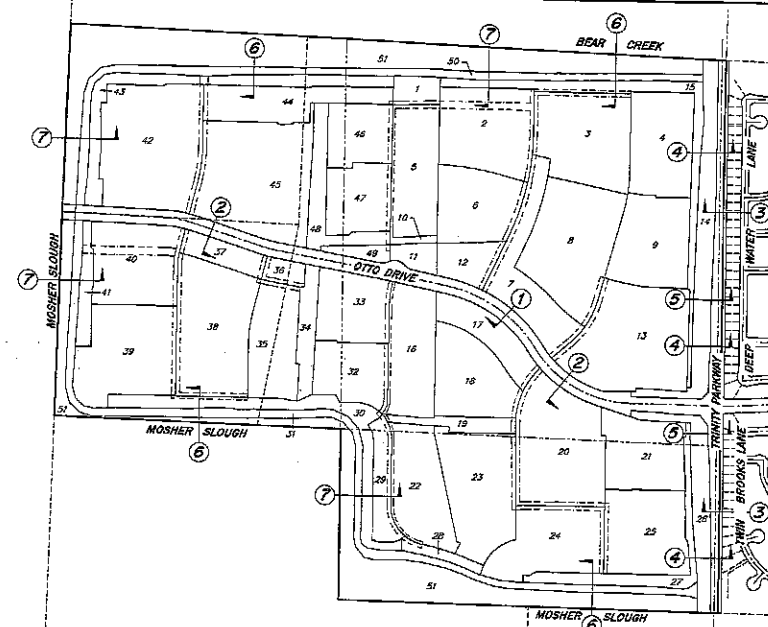
③ TYPICAL 74' ARTERIAL RIGHT-OF-WAY TRINITY PARKWAY



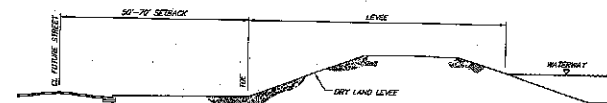
④ DRY LAND LEVEE SECTION ADJACENT TO ROADS AND RESIDENTIAL HIGH DENSITY



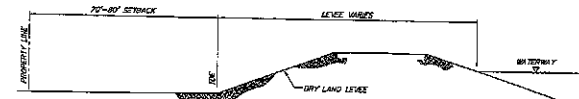
⑤ DRY LAND LEVEE SECTION ADJACENT TO PRIVATE PROPERTY



TYPICAL SECTIONS LOCATION

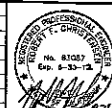


⑥ LEVEE SECTION ADJACENT TO ROADS AT BEAR CREEK AND MOSHER SLOUGH



⑦ LEVEE SECTION ADJACENT TO PRIVATE PROPERTY LINE @ BEAR CREEK AND MOSHER SLOUGH

Drawn By:	RC	NO.	DATE	REVISIONS	ISSUED FOR	BY
Issue Date:	07/28/10					
Job No.:	061718					
Checked:	RFC					
Design By:						
04-061718P1.mxd						



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TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
TYPICAL SECTIONS
STOCKTON CALIFORNIA

DWG.
TM5
SHEET
7
OF
7