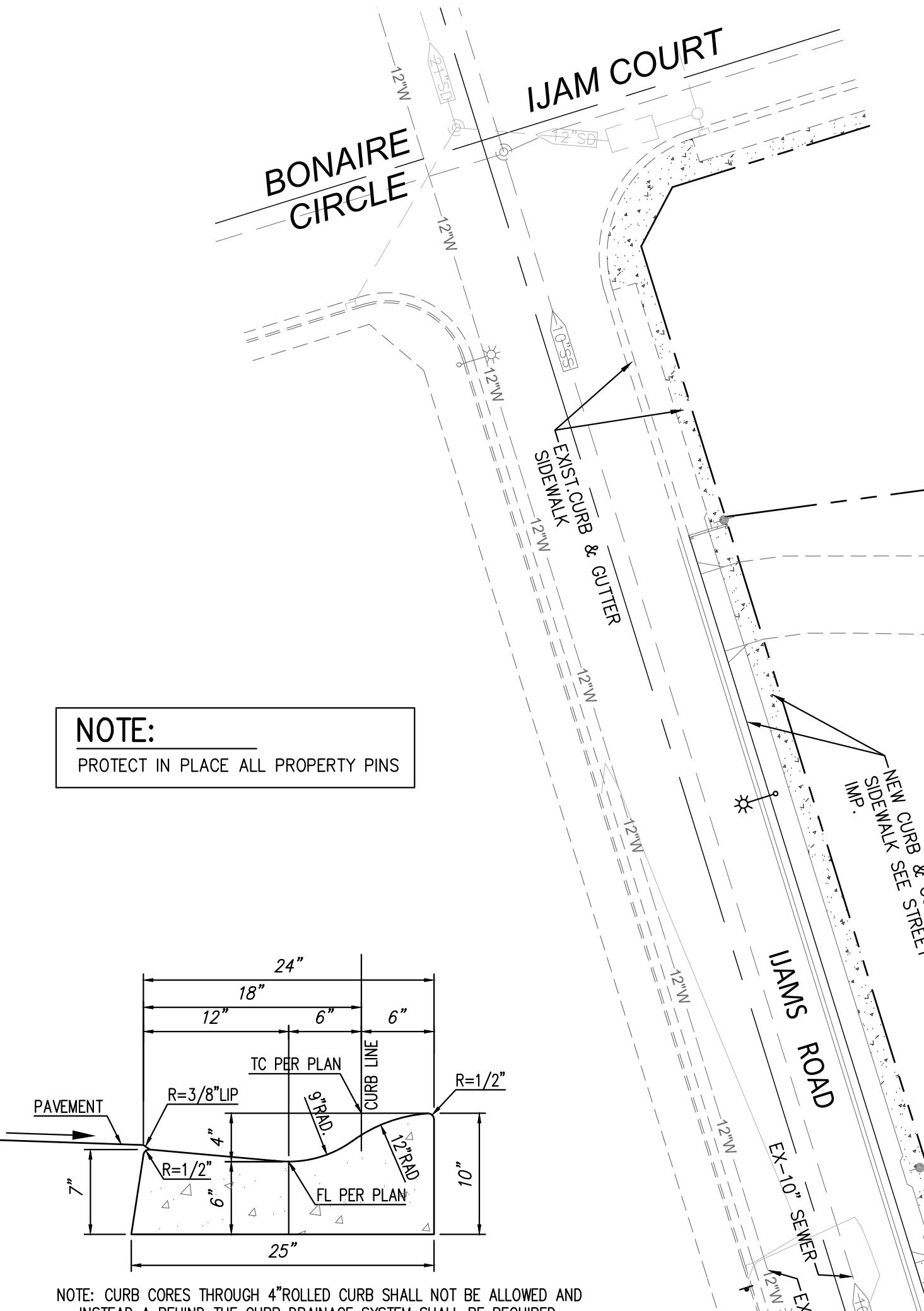


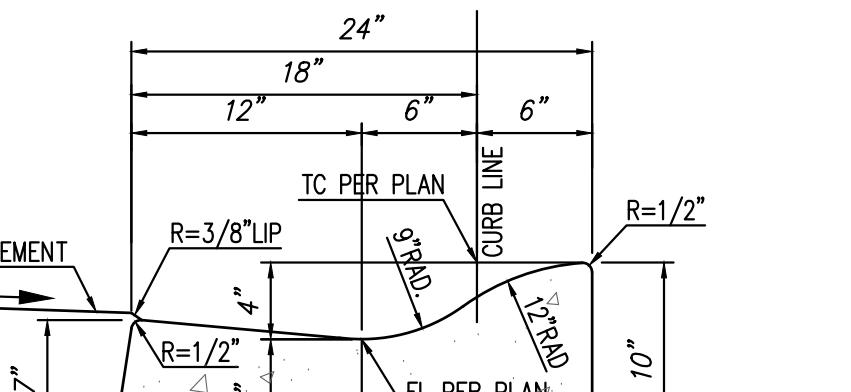
## 4424 IJAMS ROAD TENTATIVE TRACT MAP

4424 IJAMS ROAD, STOCKTON, CA 95210

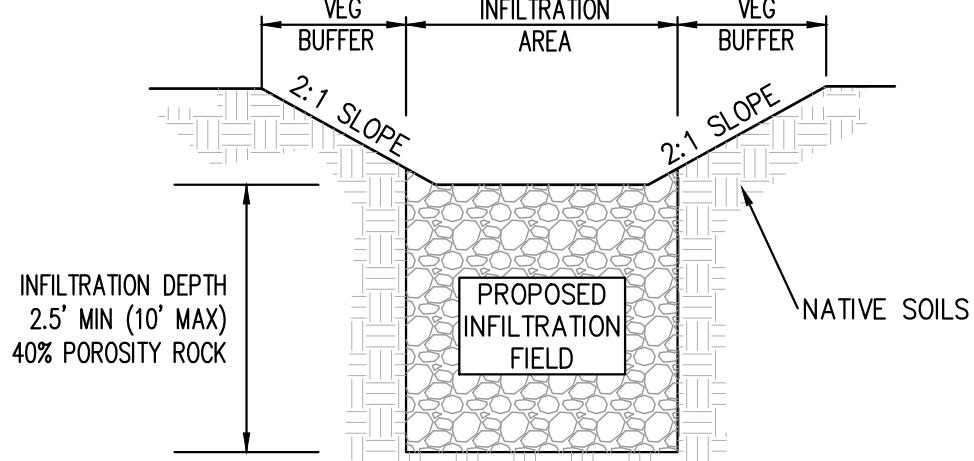
APN 096-050-12



**NOTE:**  
PROTECT IN PLACE ALL PROPERTY PINS



NOTE: CURB CORES THROUGH 4" ROLLED CURB SHALL NOT BE ALLOWED AND  
INSTEAD A BEHIND THE CURB DRAINAGE SYSTEM SHALL BE REQUIRED.  
4" ROLLED CURB AND GUTTER  
NOT TO SCALE



INfiltration Basin Detail  
N.T.S.

FOR COMMISSION APPROVED TENTATIVE MAP

FILED AS A TENTATIVE PARCEL MAP THIS DAY OF 202

Fee \$ \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS DAY OF 202

CITY ENGINEER

APPROVED BY THIS PLANNING COMMISSION

THIS DAY OF 202

CHAIRMAN

PREPARE BY:

DRP ENTERPRISES LLC  
Daniel Patenaude  
MAILING ADDRESS:  
PO Box 4428  
Palm Springs, CA 92263  
206-734-7765  
Joanne C. Singer RCE 26900  
760-525-7426



APPLICANT/OWNER DEVELOPER

PAMELA LEE MATLOCK  
4424 IJAMS ROAD  
STOCKTON, CA 95210  
(530) 260-6668

BASIS OF BEARING

BASIS OF BEARING S04°20'00"W FOR THE WESTERLY LINE  
OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AS PER  
SURVEY FILED IN VOL.7 BOOK OF SURVEYS, PAGE 178, S.J.  
COUNTY.

ASSESSOR'S LOT NUMBER

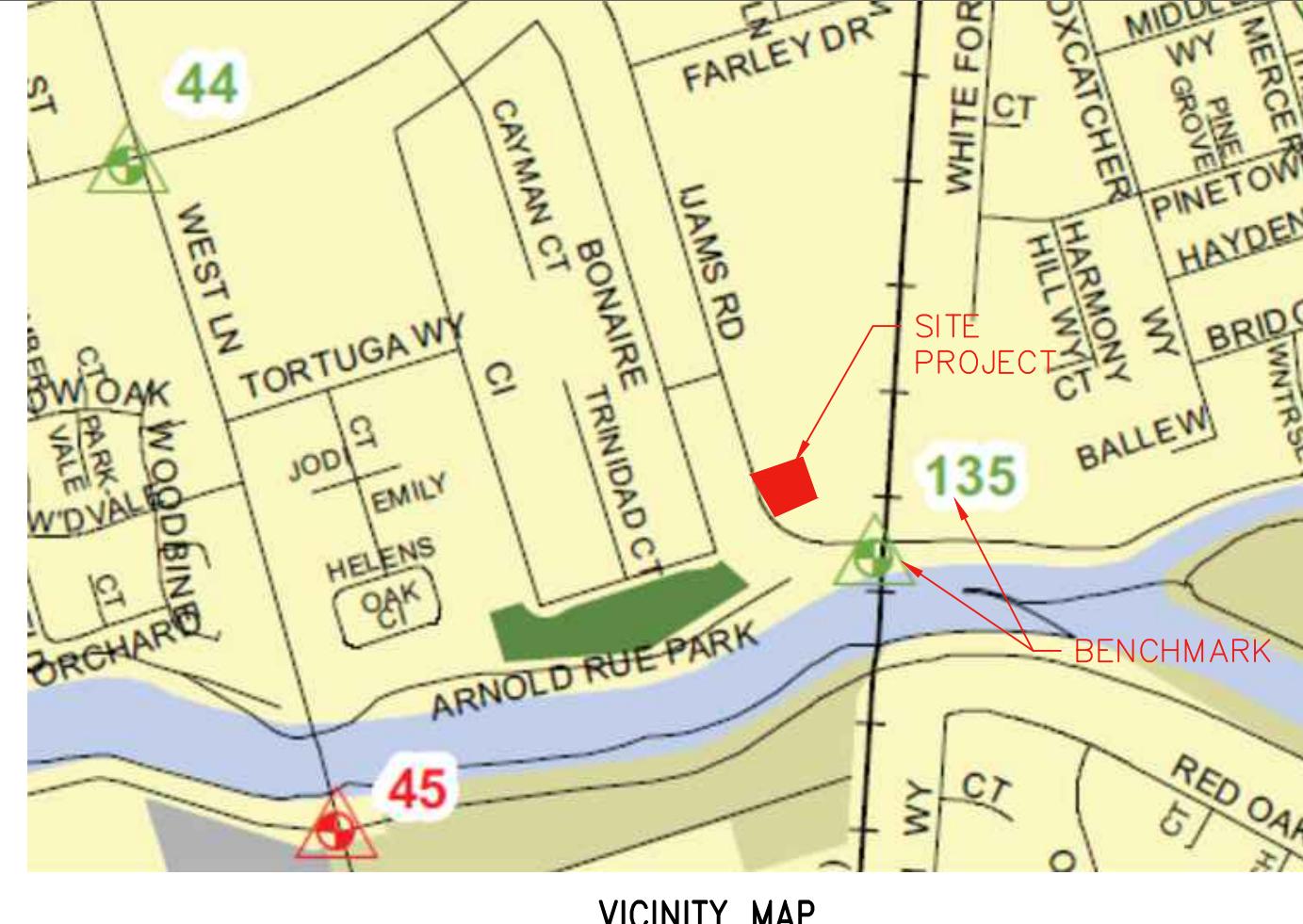
APN: 096-050-12

ZONING ORDINANCE

RL (LOW DENSITY RESIDENTIAL)

FLOOD ZONE:

PROPERTY IS LOCATED IN HAZARD OR WITH RISK  
OF FLOODING AREA, FEMA  
ZONE: X, MAP NO. 06077C0460F



VICINITY MAP  
N.T.S.

LEGEND

—	TRACT BOUNDARY
—	CENTER LINE
—	EASEMENT LINE
—	EXIST. CONTOUR
—	2495
TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN
PUE	PUBLIC UTILITY EASEMENT

LOT DATA

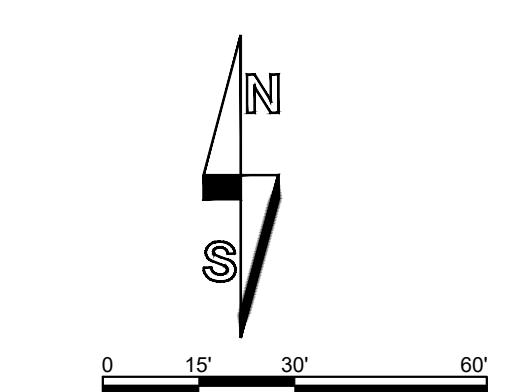
PROPOSED LOTS	NET AREA	GROSS AREA	USE
LOT 1	8,006.23 SF 0.184 AC	8,563.95 SF 0.197 AC	RESIDENTIAL
LOT 2	4,356.79 SF 0.100 AC	5,688.11 SF 0.131 AC	RESIDENTIAL
LOT 3	4,397.23 SF 0.101 AC	5,072.32 SF 0.116 AC	RESIDENTIAL
LOT 4	6,006.82 SF 0.138 AC	6,506.82 SF 0.149 AC	RESIDENTIAL
LOT 5	9,089.24 SF 0.209 AC	11,887.19 SF 0.273 AC	RESIDENTIAL
LOT 6	5,108.27 SF 0.117 AC	9,565.15 SF 0.220 AC	RESIDENTIAL
LOT 7	4,495.66 SF 0.103 AC	5,044.85 SF 0.116 AC	RESIDENTIAL
LOT 8	4,885.70 SF 0.112 AC	6,105.72 SF 0.140 AC	BASIN

PROPERTY AREAS

	NET AREA	GROSS AREA
TOTAL	1.064 AC	1.341 AC

UTILITY COMPANIES:

WATER - CITY OF STOCK. PH: (209) 937-8295  
SEWER - CITY OF STOCK. PH: (209) 937-8295  
GAS - PG & E PH: (800) 743-5000  
ELEC - PG & E PH: (800) 743-5000



TENTATIVE TRACT MAP  
4424 IJAMS ROAD  
STOCKTON, CA 95210



DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA	SCALE: 1:30'
	DESIGN BY: DRP
	DRAWN BY: DRP
	CHECK BY: DRP
RECORD DWG:	1 OF 1 SHTS PROJECT NO.