

4424 IJAMS ROAD TENTATIVE TRACT MAP

4424 IJAMS ROAD. STOCKTON, CA 95210

APN 096-050-12

PREPARE BY:

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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

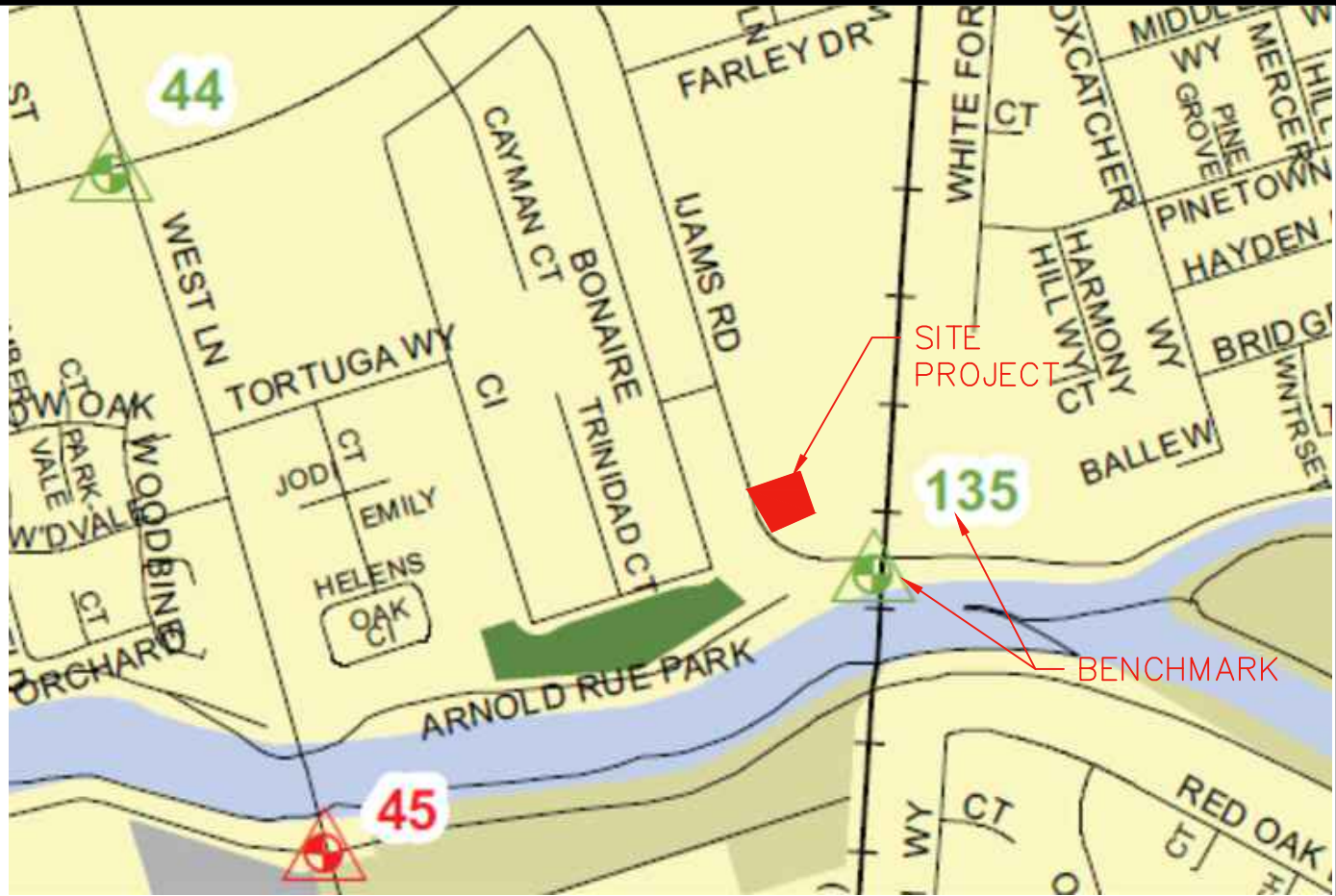
APN: 096-050-12

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	FINISHED SURFACE
FS	FINISHED FLOOR
FF	PAD ELEVATION
PAD	RIGHT OF WAY
R/W	PROPERTY LINE
P.L.	TOP OF WALL
TW	TOP OF FOOTING
TF	NOT A PART
N.A.P.	EXISTING
EX	WALL HIGH
HT	GRADE BREAK
GB	CATCH BASIN
CB	PUBLIC UTILITY EASEMENT
PUE	

PROPERTY AREAS

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



0 15' 30' 60'
SCALE: 1"=30'

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STOCKTON, CA 95210

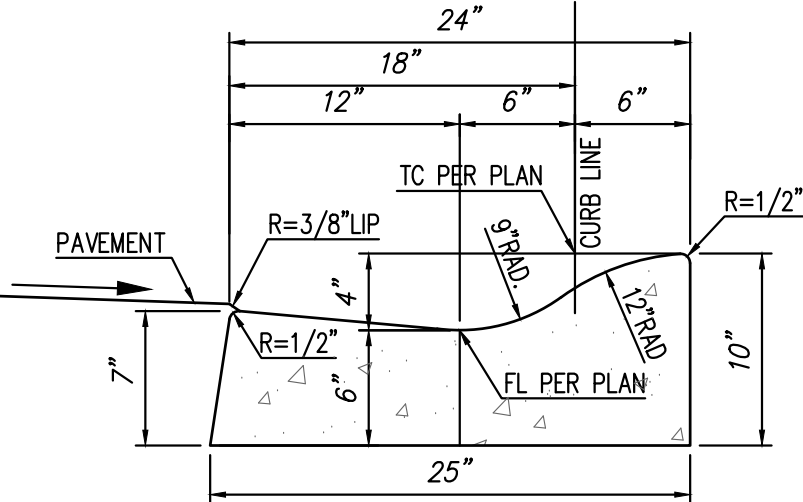
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

SCALE: 1"=30'
DESIGN BY: DRP
DRAWN BY: DRP
CHECK BY: DRP
RECORD DWG:

SHEET NO.
1
OF 1 SHTS
PROJECT NO.

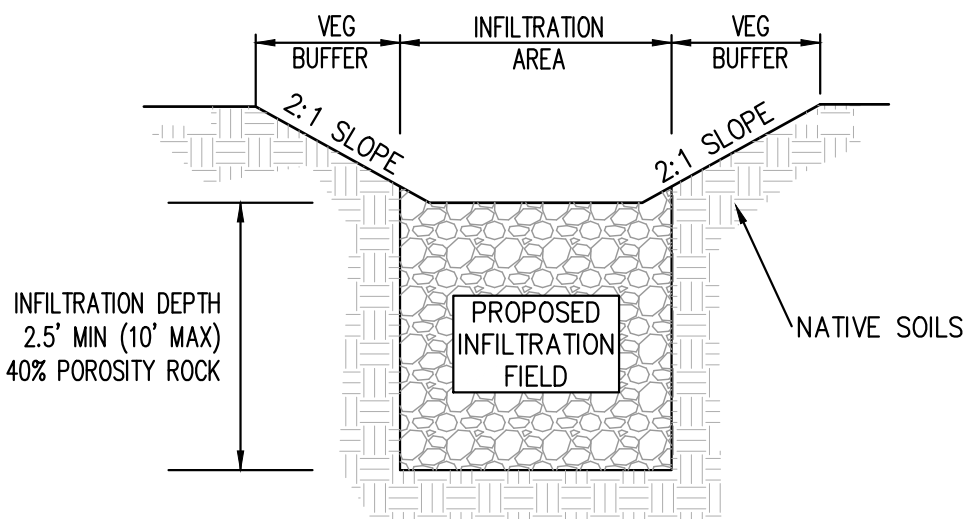


NOTE:
PROTECT IN PLACE ALL PROPERTY PINS



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