

4424 IJAMS ROAD TENTATIVE TRACT MAP

4424 IJAMS ROAD. STOCKTON, CA 95210

APN 096-050-12

PREPARE BY:

DRP ENTERPRISES LLC
Daniel Patneude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426



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

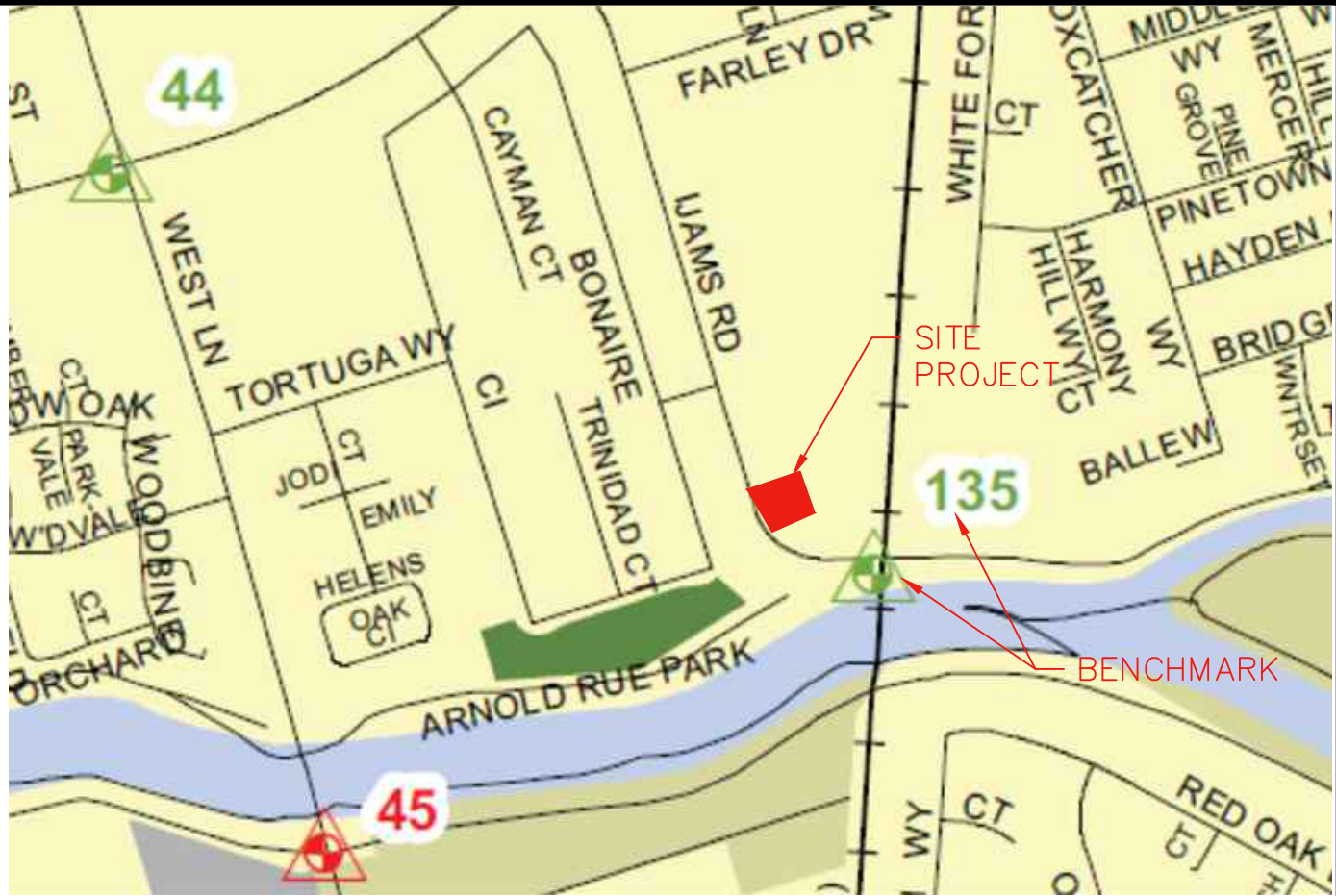
APN: 096-050-12

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

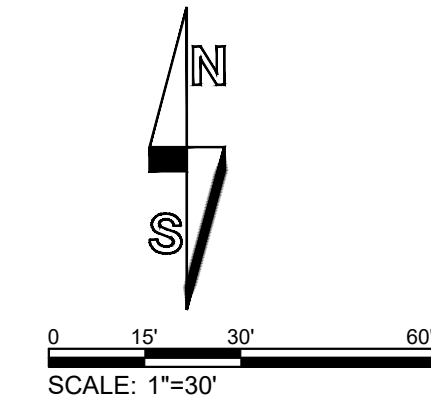
---	TRACT BOUNDARY
---	CENTER LINE
---	EASEMENT LINE
---	EXIST. CONTOUR
---	2495
TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
TW	TOP OF WALL
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL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

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



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
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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

LEGAL DESCRIPTION

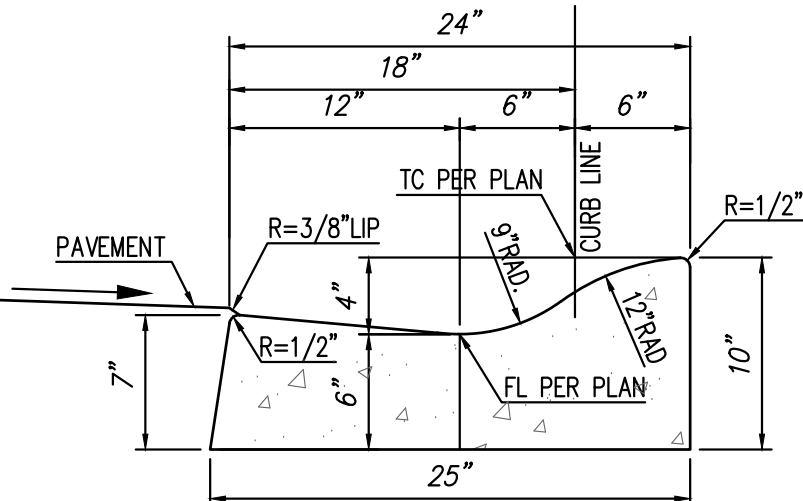
A PORTION OF SECTION 29 OF THE G.M. WEBER GRANT, AND BEING A PORTION OF THE 108.014 ACRE TRACT DESCRIBED AS PARCEL ONE IN INSTRUMENT RECORDED AUGUST 18, 1932, IN BOOK 405, PAGE 410, OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET ON THE WEST LINE OF THE SOUTHERN PACIFIC RIGHT-OF-WAY LOCATED 04° 20' WEST 177.55 FEET FROM THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF THE W.B. WEST ROAD NO. 203, ABANDONED BY QUITCLAIM DEED RECORDED MARCH 20, 1956 IN BOOK 1848, PAGE 537 AS INSTRUMENT NO. 10818, OFFICIAL RECORDS, AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 04° 20' WEST 239.02 FEET TO THE NORTH LINE OF THE COUNTY ROAD (MCALLEN ROAD) DESCRIBED IN DEED RECORDED IN BOOK 203, PAGE 26 AS INSTRUMENT NO. 10816, OFFICIAL RECORDS; THENCE ALONG THE NORTH AND EAST LINES OF SAID COUNTY ROAD, SOUTH 84° 53' WEST, 82.53 FEET; THENCE 246.60 FEET ALONG THE ARC OF A 180-FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST SUBTENDED BY A CHORD BEARING NORTH 55° 52' WEST WITH A CHORD LENGTH OF 227.78 FEET; THENCE NORTH 16° 37' WEST 82.57 FEET; THENCE LEAVING THE EAST LINE OF SAID COUNTY ROAD, NORTH 82° 57' EAST TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF IJAMS ROAD AS ABANDONED BY RESOLUTION NO. 06-0034, RECORDED JANUARY 25, 2006, AS INSTRUMENT NO. 2006-018249, OFFICIAL RECORDS.

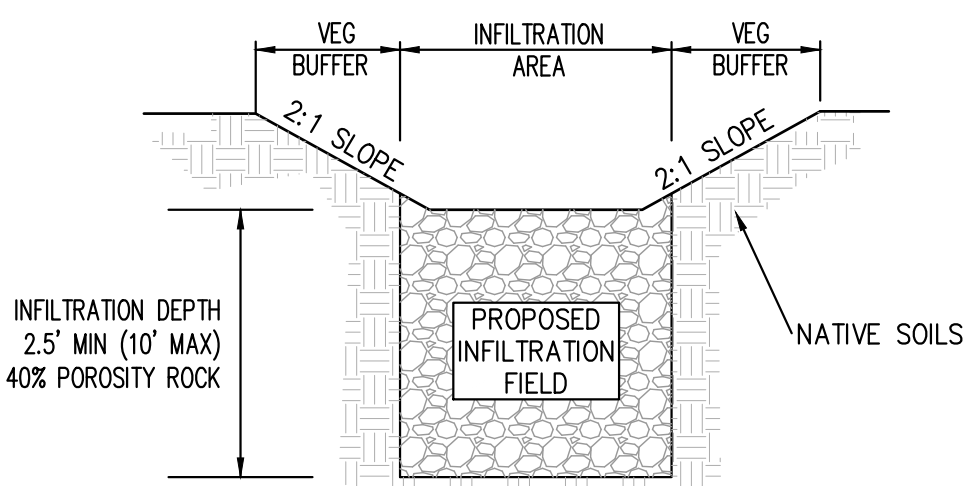
APN: 096-050-12 AND 096-050-16

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



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:

SHEET NO.

1

OF 1 SHTS

PROJECT NO.