

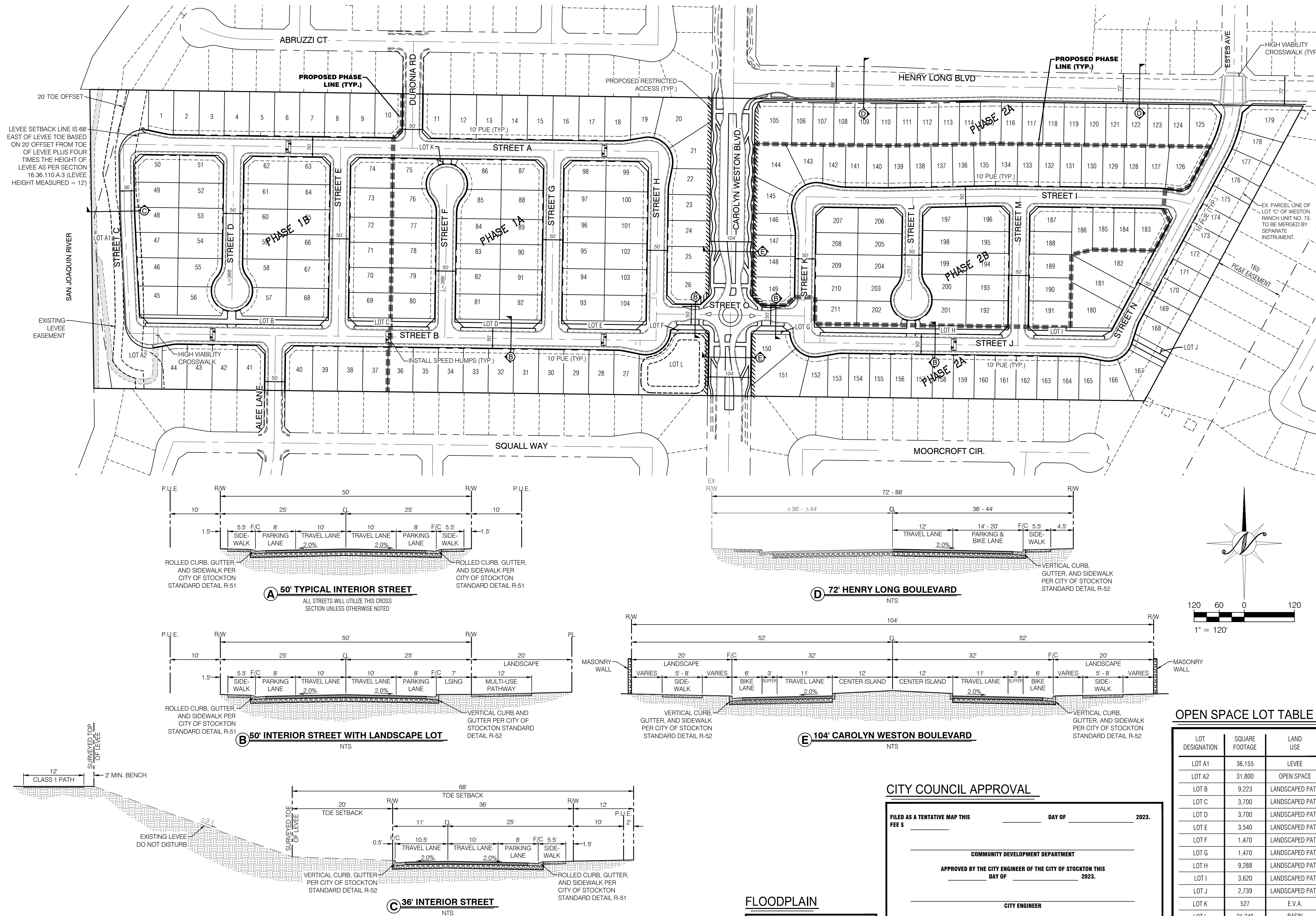
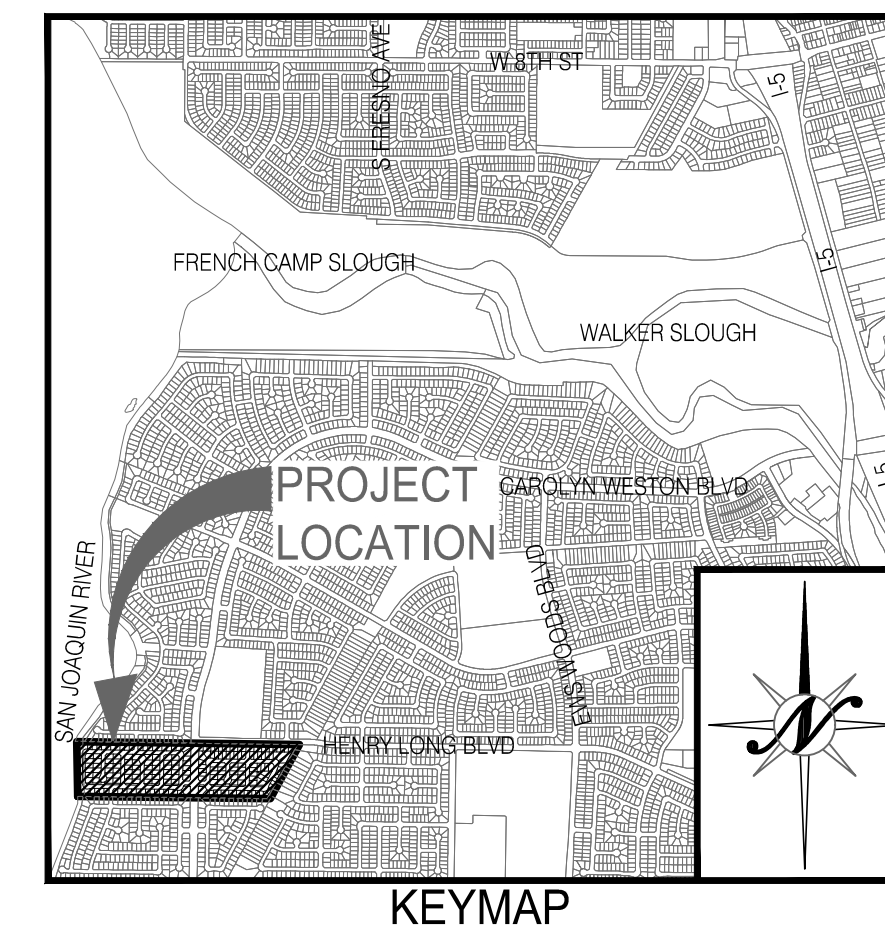
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 1: A PORTION OF SECTION 28 TOWNSHIP 1 NORTH, RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN, PARCEL 2: LOT "C" AS DELINEATED UPON THAT CERTAIN MAP ENTITLED TRACT NO. 3098, WESTON RANCH, UNIT NO. 73.

SHEET INDEX

1. TM1.1 COVER AND CROSS SECTIONS SHEET
2. TM2.1 DIMENSIONS AND TOPOGRAPHIC PLAN
3. TM2.2 GRADING AND DRAINAGE PLAN
4. TM2.3 UTILITY PLAN
5. TM3.1 PRELIMINARY LANDSCAPING PLAN
6. TM3.2 CONCEPTUAL PARK PLAN

TENTATIVE MAP ASANO PROPERTY SUBDIVISION RESIDENTIAL SUBDIVISION, APN: 166-030-05 AND 33 STOCKTON, CALIFORNIA



PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF STOCKTON 345 N EL DORADO STREET STOCKTON, CA 95202 T: (209) 937-8266 CONTACT: TRISTAN OSBORN
B. APPLICANT:	TTLK STOCKTON - ASANO, A CALIFORNIA LIMITED LIABILITY COMPANY 110 BLUE RAVINE ROAD, SUITE 209 FOLSOM, CA 95630 T: (916) 945-9719 CONTACT: AIDEN BARRY
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12TH STREET MODESTO, CA 95354 T: (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	166-030-05 & 33
E. EXISTING LAND USE:	ROW CROPS AND RESIDENCE
F. PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
G. EXISTING ZONING/GP:	RL / LDR
H. PROPOSED ZONING/GP:	RL / LDR
I. TOTAL PROJECT SIZE:	44.2± ACRES
J. NET ACREAGE:	42.5± ACRES
K. TOTAL NUMBER OF R-2 LOTS:	211
L. DENSITY:	4.8 DU / GROSS AC, 5.0 DU / NET AC
M. LOT SIZE:	50' x 100' AND 60' x 100'
N. MAXIMUM FOOTPRINT COVERAGE:	50%
O. CONTOURS:	1.0-FOOT INTERVALS, FROM TOPOGRAPHIC SURVEY PERFORMED BY NORTHSTAR ENGINEERING ON SEPTEMBER 7TH, 2021.
P. UTILITIES:	WATER SYSTEM - CITY OF STOCKTON SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - CITY OF STOCKTON GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - MANTECA UNIFIED SCHOOL DISTRICT

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO ONSITE BASIN TO DISCHARGE TO CITY OF STOCKTON DRAINAGE SYSTEM.
3. ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWG AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
4. SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
5. WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
6. STREET LIGHTING SHALL BE INSTALLED PER CITY OF STOCKTON STANDARD SPECIFICATIONS.
7. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
9. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTS.
10. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF STOCKTON REQUIREMENTS.
11. APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMPs.
12. ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH CITY OF STOCKTON MUNICIPAL CODE 16.24.200 TABLE 2-3-A ZONING DISTRICT DEVELOPMENT STANDARDS.
13. NET DEVELOPABLE ACREAGE IS THE TOTAL ACREAGE OF THE PROJECT BOUNDARY AFTER DEDICATIONS TO CAROLYN WESTON BOULEVARD.
14. PROJECT TO BE ANNEXED INTO THE EXISTING WESTON RANCH LANDSCAPE MAINTENANCE DISTRICT. ALL LETTERED LOTS ARE FOR PUBLIC USE, AND ARE TO BE MAINTAINED BY THE MAINTENANCE DISTRICT.

OPEN SPACE LOT TABLE

LOT DESIGNATION	SQUARE FOOTAGE	LAND USE
LOT A1	36,155	LEVEE
LOT A2	31,800	OPEN SPACE
LOT B	9,223	LANDSCAPED PATH
LOT C	3,700	LANDSCAPED PATH
LOT D	3,700	LANDSCAPED PATH
LOT E	3,540	LANDSCAPED PATH
LOT F	1,470	LANDSCAPED PATH
LOT G	1,470	LANDSCAPED PATH
LOT H	9,288	LANDSCAPED PATH
LOT I	3,620	LANDSCAPED PATH
LOT J	2,739	LANDSCAPED PATH
LOT K	527	E.V.A.
LOT L	21,246	BASIN
TOTAL:	128,478	

CITY COUNCIL APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2023.
FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____ 2023.

CITY ENGINEER

APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. _____

FLOODPLAIN

THIS MAP FALLS WITHIN ZONE X PER FIRM MAP
No. 06077C0465F

COVER SHEET AND CROSS SECTIONS

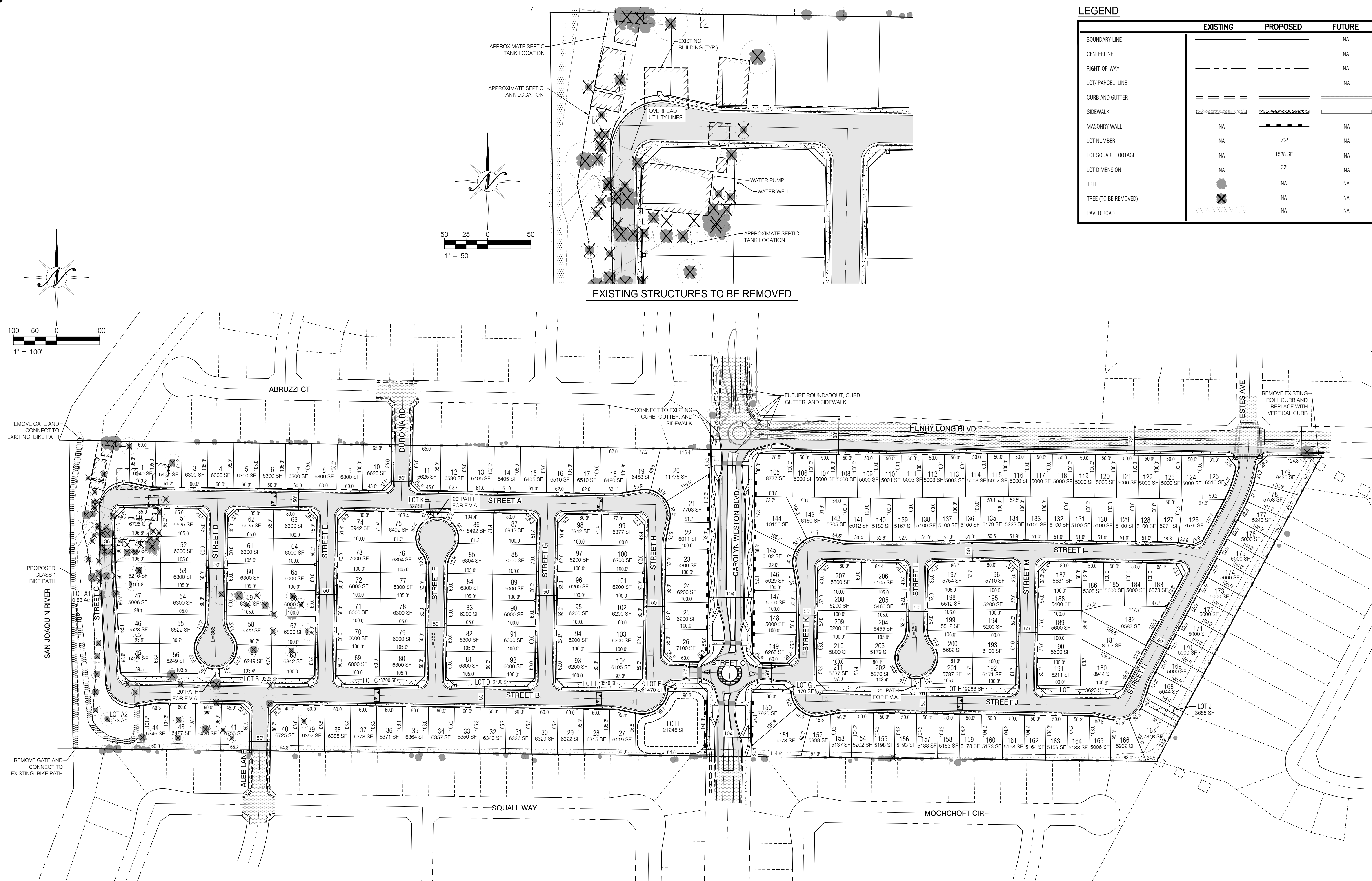
ASANO PROPERTY SUBDIVISION
STOCKTON, CALIFORNIA

NorthStar
Engineering Group, Inc.
CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street
Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

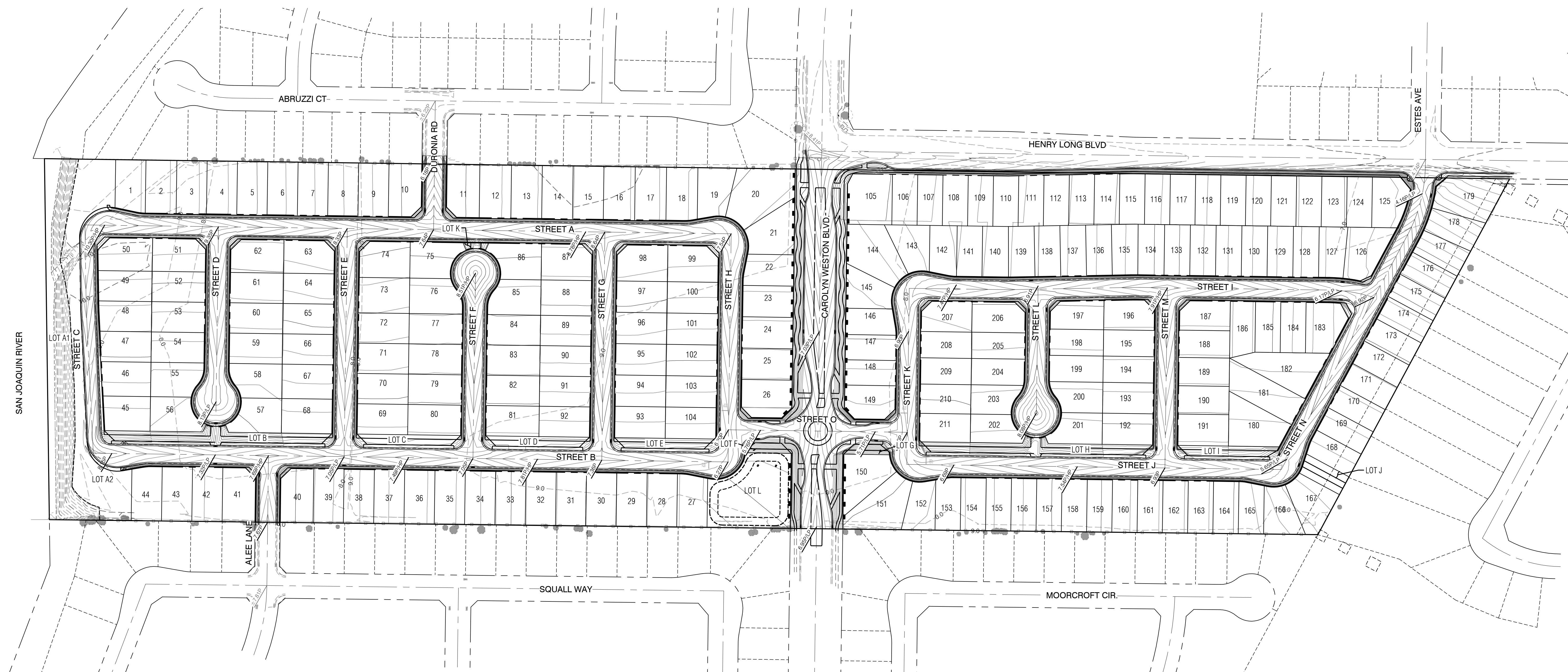
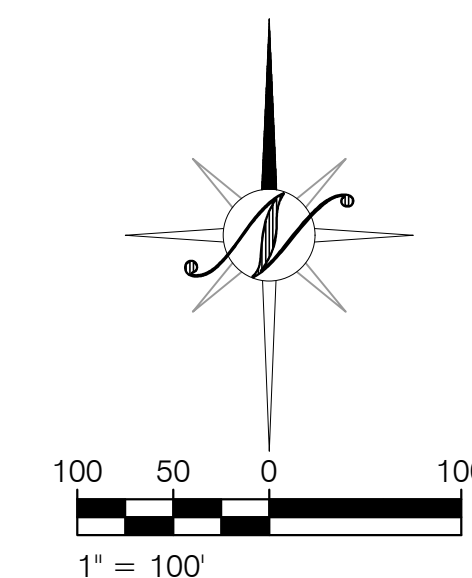
JOB #: 20-2715
DATE: 11/20/2023
SCALE: AS SHOWN
DRAWN: AG
DESIGN: KM/PMH
CHKD: TPD

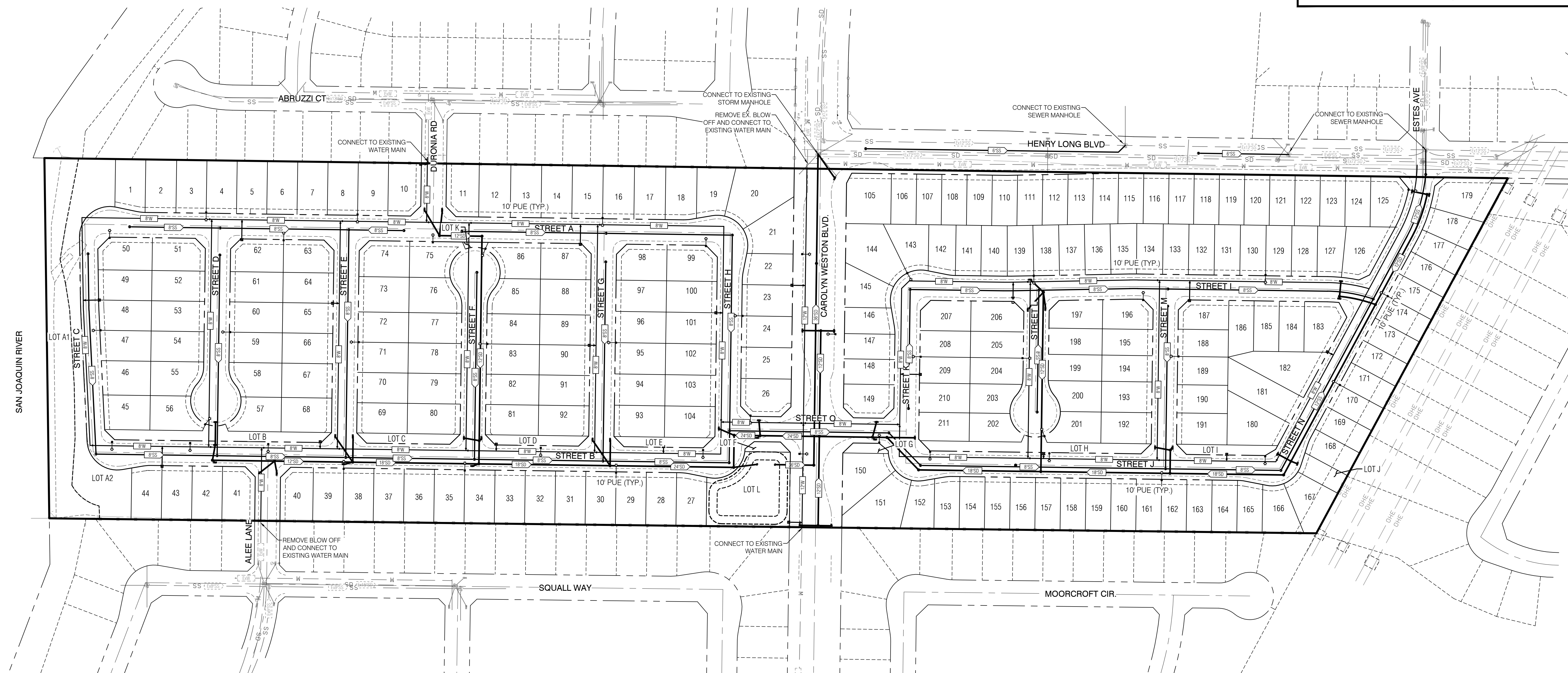
SHEET
NUMBER

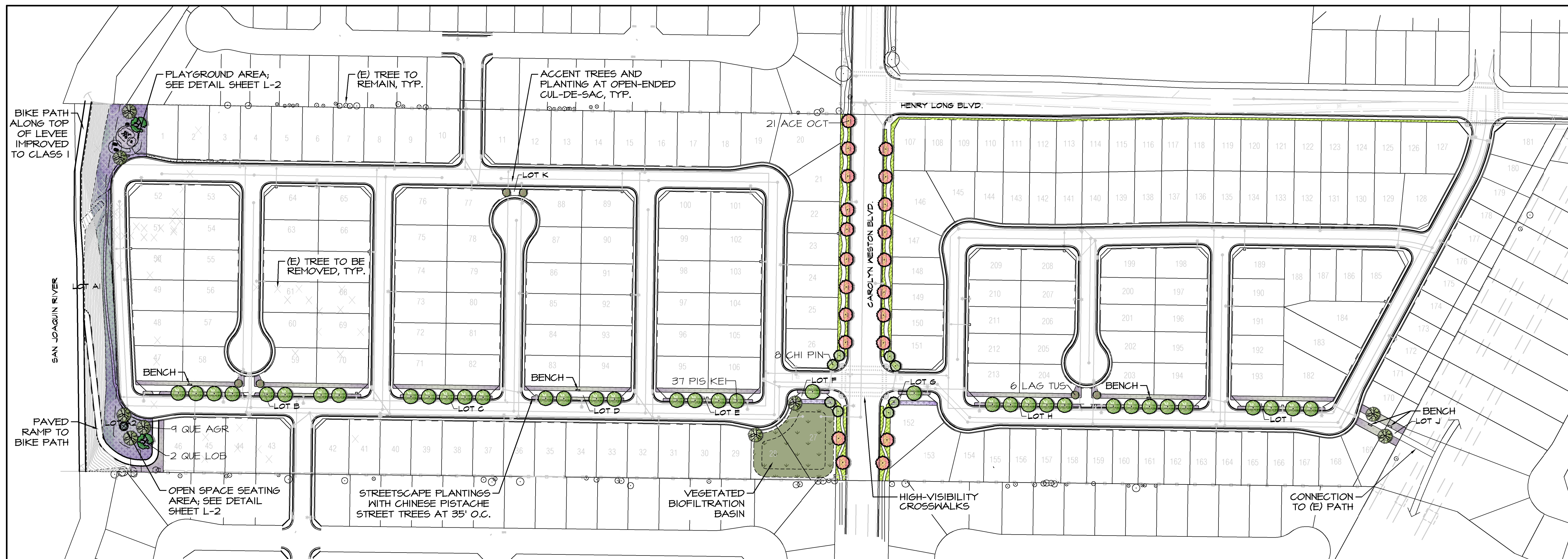
TM1.1



LEGEND		EXISTING	PROPOSED
BOUNDARY LINE			
CENTERLINE			
RIGHT-OF-WAY			
LOT/PARCEL LINE			
CATCH BASIN			
DRAIN INLET		NA	
DIRECTION/ SLOPE OF FLOW		NA	0.60%
FLOW LINE ELEVATION		NA	272.27ft
CONTOUR (MINOR)			
COUNTUR (MAJOR)			







LANDSCAPE LEGEND

PLANTING AREA	QTY	BOTANICAL / COMMON NAME	SIZE
	1.60 acres	Open Space Park and Playground	TBD
	0.44 acres	Right of Way Landscaping (See plant palette at right)	TBD
SOD	QTY	BOTANICAL / COMMON NAME	SIZE
	18,170 sf	Biofiltration Grass Blend	sod

PARK REQUIREMENTS

CITY REQUIREMENT:
3 acres of neighborhood park per 1,000 persons.
Assume 3.23 persons per lot.

REQUIREMENT CALCULATION:
213 residential lots $\times$ 3.23 persons/lot = 688 persons
(688 / 1,000) $\times$ 3 = 2.06 acres of neighborhood park

PARK SPACE PROVIDED:
1.60 acres of open space park and playground landscaping.

IN-LIEU SUPPORT:
2.06 required - 1.60 provided = 0.46 acres that will be compensated to the City via an in-lieu fee.

PLANT PALETTE - RIGHT OF WAY LANDSCAPING

SHRUBS

Arctostaphylos densiflora 'Howard McMinn' / Manzanita
Callistemon 'Better John' / Dwarf Weeping Bottle Brush
Cistus x purpureus / Orchid Rockrose
Diates iridoides / Fortnight Lily
Frangula californica 'Mound San Bruno' / Coffeeberry
Fremontodendron 'Ken Taylor' / Flannel Bush
Grevillea 'Sprite' / Grevillea
Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo
Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn
Rosmarinus officinalis 'Barbeque' / Upright Rosemary

GRASSES

Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass
Festuca idahoensis 'Siskiyou Blue' / Blue Fescue
Muhlenbergia capillaris 'Regal Mist' / Pink Muhly
Muhlenbergia rigens / Deer Grass

GROUND COVERS

Lantana spp. / Hybrid Lantana
Osteospermum fruticosum / Trailing African Daisy
Rosmarinus officinalis 'Huntington Carpet' / Carpet Rosemary
Trichostema lanatum / Woolly Blue Curly

TREE SCHEDULE

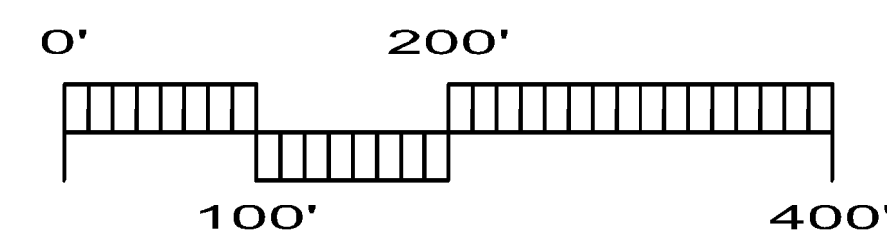
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE OCT	21	Acer rubrum 'October Glory' / October Glory Red Maple	24" box
	CHI PIN	8	Chitalpa tashkentensis 'Pink Dawn' / Chitalpa	15 gal
	LAG TUS	6	Lagerstroemia x 'Tuscarora' / Grape Myrtle Coral Pink	15 gal
	PIS KEI	37	Pistacia chinensis 'Keith Davey' / Chinese Pistache	24" box
	QUE AGR	9	Quercus agrifolia / Coast Live Oak	24" box
	QUE LOB	2	Quercus lobata / Valley Oak	24" box

IRRIGATION NOTES

- Two new points of connection shall be tapped into proposed City water mains. One point of connection located near the biofiltration basin to serve the basin and trail and streetscape plantings; one point of connection located near the levee to serve the open space park and playground areas. Systems shall include new irrigation water meters, new backflow prevention devices, master valves and flow sensors per current local codes and located in common lots.
- Plantings in HOA-maintained planting areas and open space park/playground areas shall be serviced with a fully automatic irrigation system to include commercial-quality 'smart' controller, wireless weather sensor, PVC mainline and lateral piping, remote control valves and wiring, manual shut-off valve(s), subsurface in-line drip irrigation to all new shrub and groundcover plantings, deep root watering bubblers at new trees, and overhead rotary-type spray at biofiltration basins. Plantings in private yards (not shown on this plan) shall be irrigated by each private lot's irrigation system. All systems shall be designed in compliance with current local codes and California Model Water Efficient Landscape Ordinance (MWELO).
- Stations/hydrozones shall be delineated based on similar water demands, sun exposure, and microclimates.

PLANTING NOTES

- Proposed shrub and groundcover plantings are low water use species, proposed tree plantings are low and medium water use species (per MUCOLS). Trees are selected from the Master Tree List for the City of Stockton.
- Minimum 3" layer of un-dyed brown bark mulch such as 'walk-on mulch' to be installed throughout all areas to receive new planting.
- All street trees shall be installed with dual lodgepole stakes and root barriers where required per City of Stockton streetscape standards.



JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

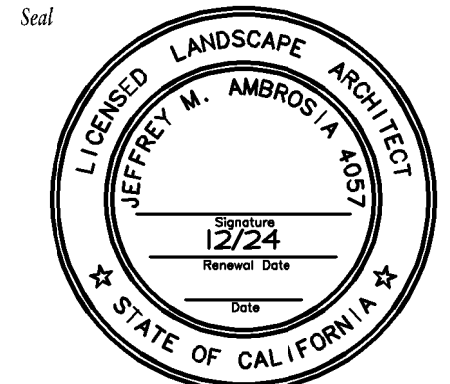
ASANO PROPERTY AT WESTON RANCH STOCKTON, CALIFORNIA LANDSCAPE DEVELOPMENT PLANS THE TRUE LIFE COMPANIES

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

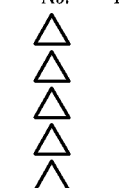
Sheet Title

PRELIMINARY LANDSCAPE PLAN

Seal

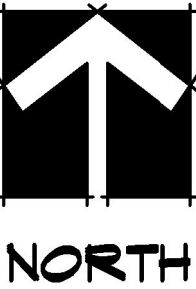
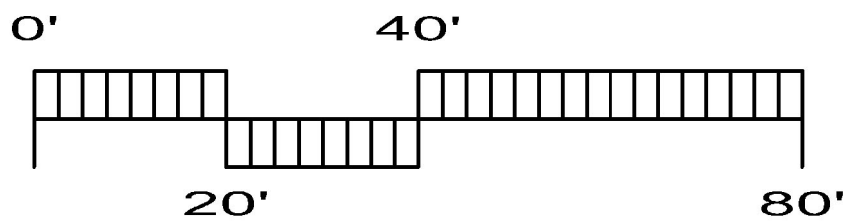
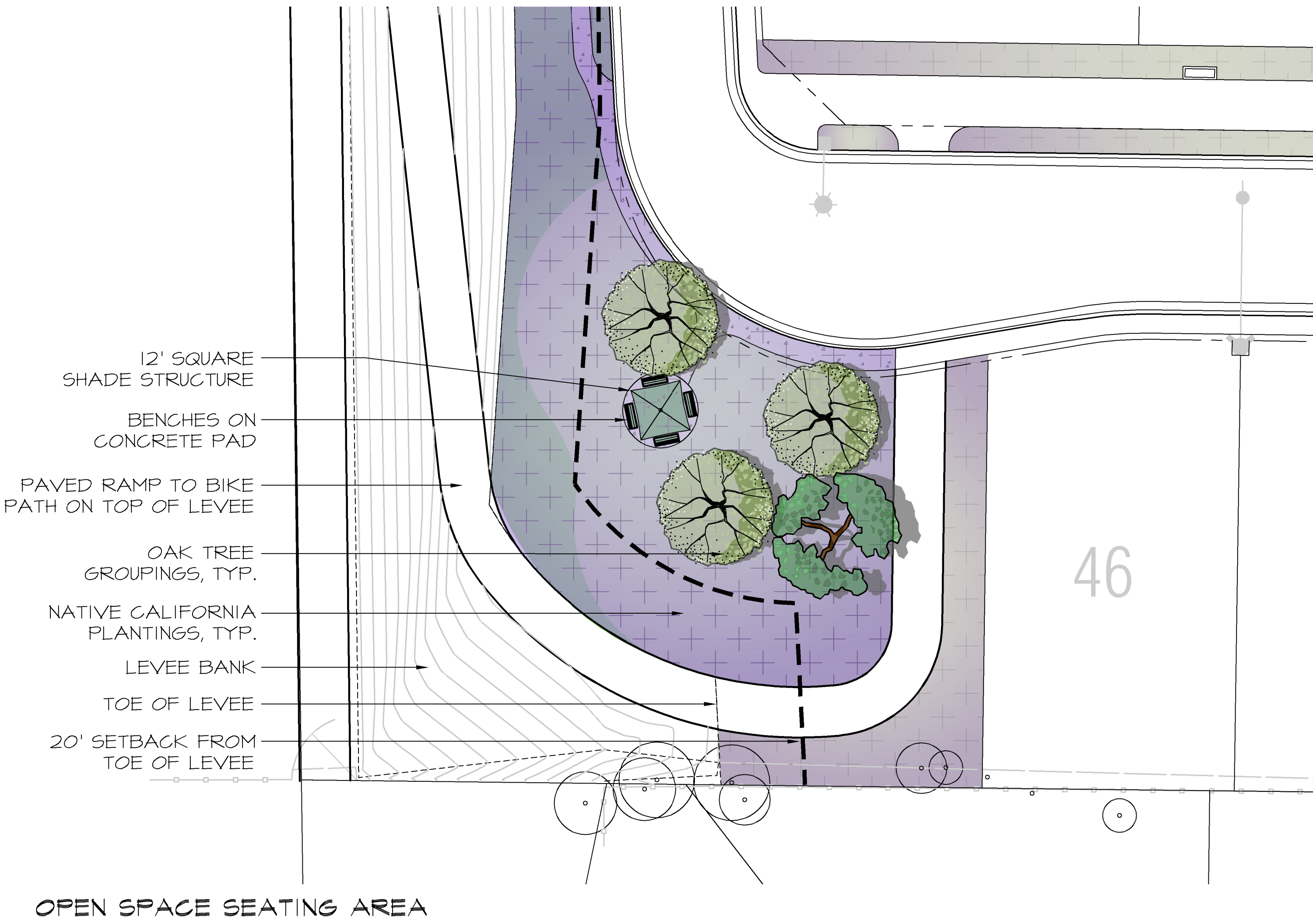
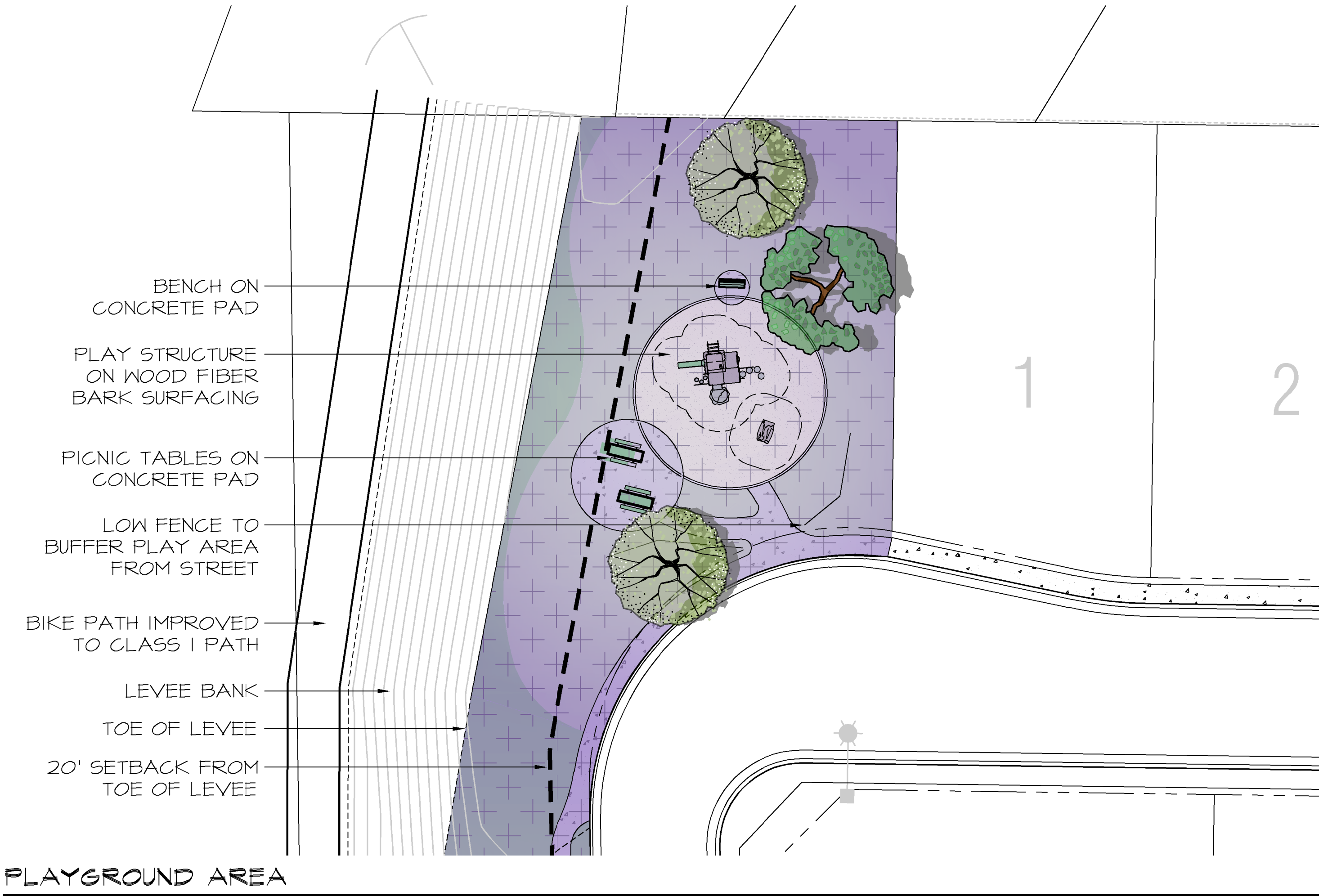


No. Date Revision



Project Mgr.: TVZ
Drawn By: TVZ
Scale: 1"=100'
Date: 26 OCT 23
File Name: AS-LP of 2 sheets

Sheet No.: L-1



JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

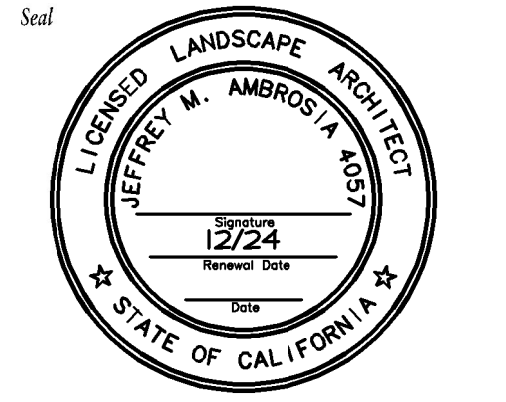
ASANO PROPERTY AT WESTON RANCH
STOCKTON, CALIFORNIA

LANDSCAPE DEVELOPMENT PLANS
THE TRUE LIFE COMPANIES

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title

CONCEPTUAL
PARK PLAN



No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: TVZ	Sheet No.: L-2
Drawn By: TVZ	
Scale: 1"=20'	
Date: 26 OCT 23	
File Name: AS-LP	of 2 sheets