

TENTATIVE PARCEL MAP 2025-XX

FOR SUBDIVISION PURPOSES
IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA

EXISTING ZONING	CN (COMMERCIAL NEIGHBORHOOD)
PLANNED LAND USE	COMMERCIAL NEIGHBORHOOD
PROPOSED ZONING	COMMERCIAL NEIGHBORHOOD
SOURCE OF WATER	CITY OF STOCKTON
SOURCE OF SEWER DISPOSAL	CITY OF STOCKTON
STORM DRAINAGE	CITY OF STOCKTON
GROSS ACREAGE	2.69 AC
NET ACREAGE	2.69 AC
PRIOR PLANNING ENTITLEMENT	APN: 090-55-064 & 090-55-065

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1: (APN: 090-550-640-000)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 19 OF PARCEL MAPS, PAGE 152, SAN JOAQUIN COUNTY RECORDS, TOGETHER WITH THAT PORTION OF THE PUBLIC ROAD AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DATED DECEMBER 09, 1992, ADJOINING SAID PROPERTY ON THE PORTION OF ZINFANDEL STREET AND AN ADJACENT FIVE-FOOT PUBLIC UTILITY EASEMENT, A CERTIFIED COPY OF SAID RESOLUTION RECORDED DECEMBER 24, 1992 AS INSTRUMENT NO. 92149312 OF OFFICIAL RECORDS, DESCRIBED AS: BEING A PORTION OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 8 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 10, PAGE 101, SAN JOAQUIN COUNTY RECORDS; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ZINFANDEL STREET AS DEDICATED ON SAID MAP, N 00°-18'-17" W, 99.46 FEET TO A POINT; THENCE, S 84°-52'-28" E, 67.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ZINFANDEL STREET; THENCE, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ON A 256.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°-18'-03", AN ARC LENGTH OF 95.22 FEET, AND A LONG CHORD WHICH BEARS S 10°-20'-44" W, 94.67 FEET; (2) S 07°-18'-17" E, 0.39 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID PARCEL 8; THENCE, ALONG SAID SOUTHERLY LINE, N 89°-51'-40" W, 50.00 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM ALL OIL, MINERALS, PETROLEUM AND KINDRED SUBSTANCES AS RESERVED IN DEED RECORDED MAY 20, 1944 IN BOOK 877 OF OFFICIAL RECORDS, PAGE 243, SAN JOAQUIN COUNTY RECORDS.

PARCEL 2: (APN: 090-550-650-000)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 19 OF PARCEL MAPS, PAGE 152, SAN JOAQUIN COUNTY RECORDS, TOGETHER WITH THAT PORTION OF THE PUBLIC ROAD AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, DATED DECEMBER 09, 1992, ADJOINING SAID PROPERTY ON THE PORTION OF ZINFANDEL STREET AND AN ADJACENT FIVE-FOOT PUBLIC UTILITY EASEMENT, A CERTIFIED COPY OF SAID RESOLUTION RECORDED DECEMBER 24, 1992 AS INSTRUMENT NO. 92149312 OF OFFICIAL RECORDS, DESCRIBED AS: BEING A PORTION OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 8 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 10, PAGE 101, SAN JOAQUIN COUNTY RECORDS; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ZINFANDEL STREET AS DEDICATED ON SAID MAP, N 00°-18'-17" W, 99.46 FEET TO A POINT; THENCE, S 84°-52'-28" E, 67.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ZINFANDEL STREET; THENCE, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ON A 256.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°-18'-03", AN ARC LENGTH OF 95.22 FEET, AND A LONG CHORD WHICH BEARS S 10°-20'-44" W, 94.67 FEET; (2) S 07°-18'-17" E, 0.39 FEET TO A POINT ON THE SOUTHERLY PROPERTY LINE OF SAID PARCEL 8; THENCE, ALONG SAID SOUTHERLY LINE, N 89°-51'-40" W, 50.00 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM ALL OIL, MINERALS, PETROLEUM AND KINDRED SUBSTANCES AS RESERVED IN DEED RECORDED MAY 20, 1944 IN BOOK 877 OF OFFICIAL RECORDS, PAGE 243, SAN JOAQUIN COUNTY RECORDS.

APPLICANT/SUBMITTER	RECORD OWNER	ENGINEER
MB DEVELOPERS, LLC 7502 N. COLONIAL AVE. SUITE #103 FRESNO, CA 93711	MB DEVELOPERS, LLC 7502 N. COLONIAL AVE. SUITE #103 FRESNO, CA 93711	HAL LORE, PE LORE ENGINEERING, INC. 1508 TOLLHOUSE ROAD, SUITE C CLOVIS, CA 93611 (559) 297-8200 EXT: 1

MAPPING NOTES

- PROPOSED SEWER, WATER, GAS, STORM DRAINAGE, CONCRETE CURBS, GUTTERS, AND SIDEWALKS, STREET LIGHTS, AND STREET IMPROVEMENTS TO BE INSTALLED PER CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS.
- THERE ARE EXISTING OVERHEAD UTILITIES OR EXISTING TREES ALONG PUBLIC RIGHTS OF WAY WITHIN THE FRONTAGE LIMITS OF THIS MAP.
- THERE ARE GRADE DIFFERENTIAL OF 6" OR MORE LOCATED AT PROPERTY LINES WITHIN THE LIMITS OF THIS MAP.
- THERE ARE NO EXISTING PRIVATE WELLS WITHIN THE LIMITS OF THIS MAP.
- THERE ARE ON-SITE EXISTING TREES WITHIN THE BOUNDARY OF THIS MAP.

BENCHMARK

SITE BENCHMARKS: BASE CONTROL POINT NUMBER 10000. CHISELED CROSS SET FLUSH IN ASPHALT. ELEVATION = 24.39'

BASIS OF BEARING

BASIS OF BEARINGS: STATE PLANE GRID NORTH

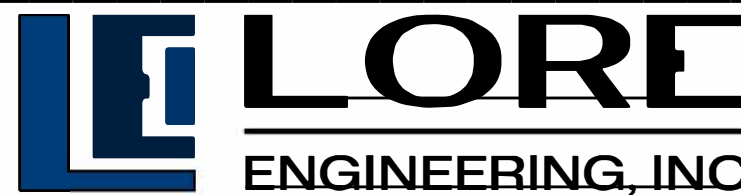
LEGEND - EXISTING

W12	EX WATER MAIN & PIPE SIZE	EX SEWER CLEANOUT
SS12	EX SANITARY SEWER & PIPE SIZE	EX SEWER MANHOLE
SD15	EX STORM DRAIN & PIPE SIZE	EX UTILITY POLE
C	EX BURIED COMMUNICATION LINE	EX FIRE HYDRANT
T	EX BURIED TELEPHONE LINE	EX WATER METER
E	EX BURIED ELECTRICAL LINE	EX WATER BOX
G	EX BURIED GAS PIPE	EX RECYCLED WATER BOX
RP 30	EX BURIED IRRIGATION & PIPE SIZE	EX WATER VALVE
OH	EX OVERHEAD UTILITY	EX WATER RISER
FO	EX BURIED FIBER OPTICS	EX IRRIGATION CONTROL VALVE
LU	EX UNKNOWN UTILITY TYPE	EX POST INDICATOR VALVE
EX	EX CABLE RISER	EX FIRE DEPARTMENT CONNECTOR
EX	EX GAS METER	SINGLE BACKFLOW PREVENTOR
EX	EX GAS RISER	DOUBLE BACKFLOW PREVENTOR
EX	EX GAS VALVE	EX CHAINLINK FENCING
EX	EX GAS VAULT	EX IRON FENCING
EX	EX SIGNAGE	EX CENTERLINE/SECTION LINE
EX	EX TELEPHONE PEDESTAL/BOX	EX PROPERTY LINE
EX	EX ELECTRICAL PULL BOX	EX EASEMENT LINE
EX	EX ELECTRICAL RISER	EX RELINQUISHMENT OF ACCESS
EX	EX ELECTRICAL-TRANSFORMER	EX CONCRETE
EX	EX ELECTRICAL VAULT	EX ASPHALT PAVEMENT
EX	EX ELECTRICAL PAD MOUNTED	EX MAILBOX
EX	EX GUY WIRE	EX BLOCK WALL
EX	EX STREET LIGHT	EX STORM DRAIN MANHOLE
EX	EX STREET LIGHT ON WOOD POLE	EX CURB INLET
EX	EX POLE LIGHT	EX CURB & GUTTER
EX	EX TELEPHONE MANHOLE	EX CURB
EX	EX TREE	EX EDGE OF PAVEMENT

COMMERCIAL CENTER - STOCKTON

TENTATIVE PARCEL MAP

NEC OF WEST LANE AND MORADA LANE
STOCKTON, CALIFORNIA



1508 TOLLHOUSE RD, SUITE C (559) 297-8200 - TEL
CLOVIS, CA 93611 (559) 297-8206 - FAX
EMAIL: HAL@LORE-ENGINEERING.COM

REV NO DATE DESCRIPTION

SHEET NO:

TM-1

SHEET 1 OF 2

DATE: 11/20/25

CITY ENT:

LEI JOB:

PERMIT:

PERMIT:

USER: hal DATE: Nov 20, 2025 9:27pm
Stockton\Aerial\Plans\Map\TM-1 - Tentative Map_MBD 2404.dwg

LEGEND

Parcel Map/Tract Property Boundary	Centerline
Proposed/Existing Easements	Proposed Lot Line
Existing Relinquished of Access Rights	Right-of-Way Previously Dedicated
Existing Contours	Direction of Surface Flow

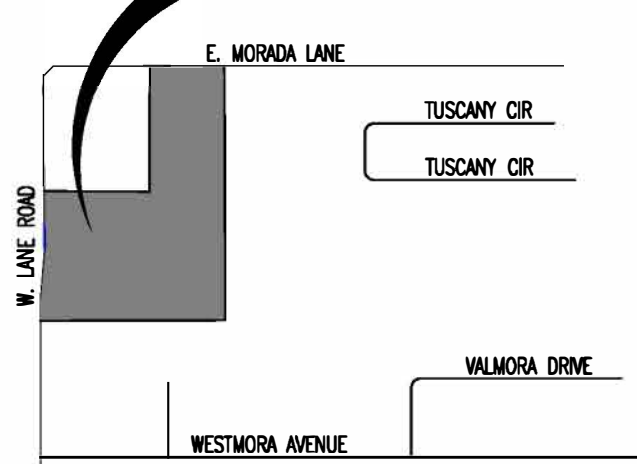
LEGEND

EX RESTRICTED ACCESS ESMT PER TITLE 14 OF (19-PM-152), TO REMAIN, UNLESS NOTED OTHERWISE	EX VARIABLE-WIDTH PRIVATE UTILITY EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, SAN JOAQUIN COUNTY RECORDS, IN FAVOR OF PARCELS 1, 2 & 3
EX NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR PUBLIC ACCESS IN FAVOR OF CITY PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, SAN JOAQUIN COUNTY RECORDS, NOT SPECIFIC IN FAVOR OF, TO REMAIN	EX 10' WIDE SEWER EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, SAN JOAQUIN COUNTY RECORDS, NOT SPECIFIC IN FAVOR OF, TO REMAIN

PROPOSED ABANDONMENTS

- EX INGRESS / EGRESS AND PRIVATE UTILITY EASEMENT TO BE ABANDONED/QUITCLAIM
- EXISTING NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT FOR PUBLIC ACCESS IN FAVOR OF CITY PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, DATED AUGUST 29, 1994, SAN JOAQUIN COUNTY RECORDS. PROPOSED FOR ABANDONMENT IN LIEN OF NEW PROJECT CROSS-ACCESS/CC&R TO BE RECORDED ALONG WITH PARCEL 3.
 - EXISTING VARIABLE-WIDTH PRIVATE UTILITY EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, DATED AUGUST 29, 1994, SAN JOAQUIN COUNTY RECORDS, IN FAVOR OF PARCELS 1, 2 & 3. PROPOSED FOR ABANDONMENT IN LIEN OF NEW PROJECT CROSS-ACCESS/CC&R TO BE RECORDED ALONG WITH PARCEL 3.

PROJECT



VICINITY MAP

(NOT TO SCALE)

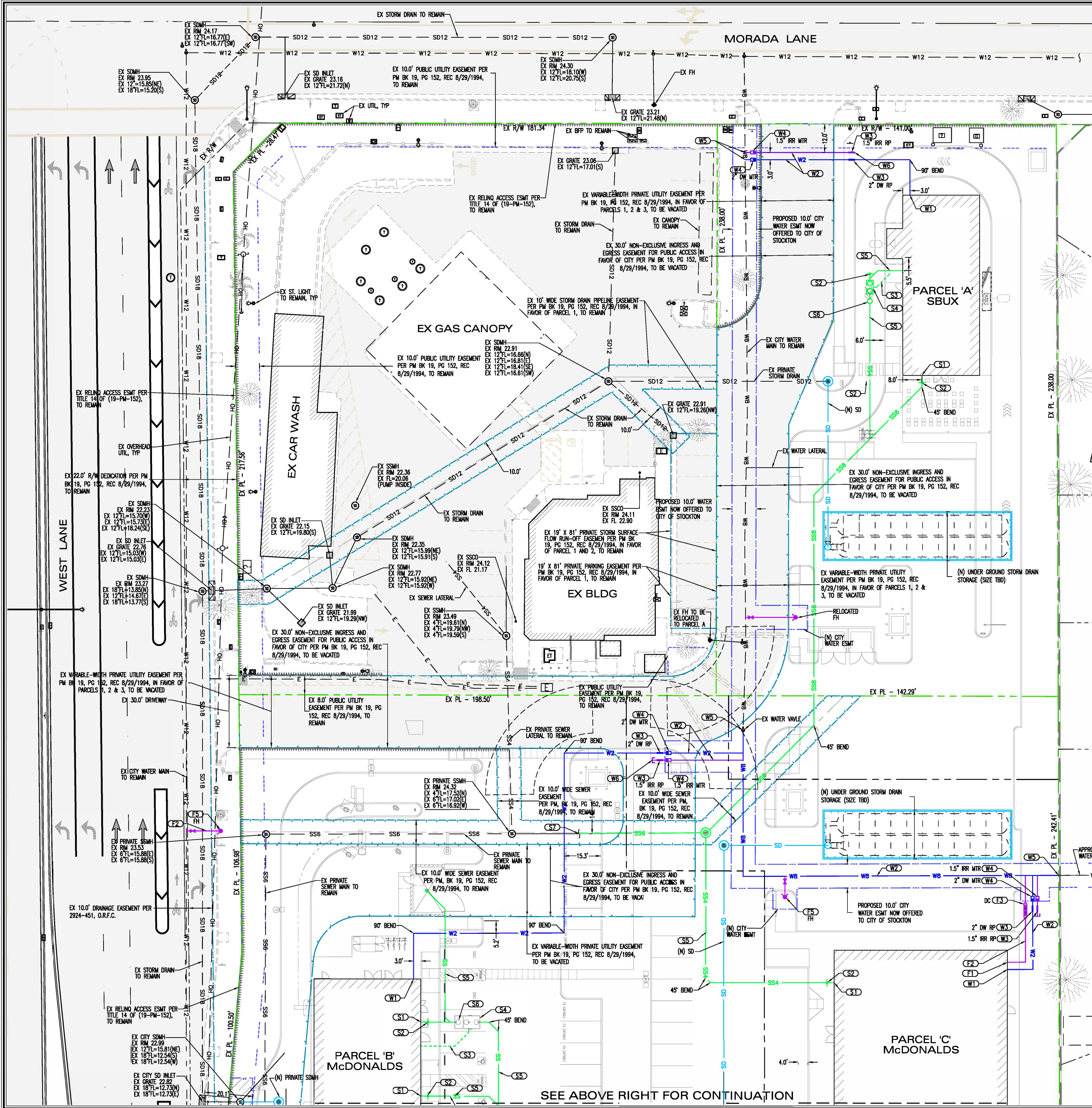
SPECIAL NOTE

SEE SHEET TM-2 UTILITY EXHIBIT PLAN, FOR ALL CALLOUTS PERTAINING TO EXISTING AND PROPOSED UTILITY IMPROVEMENTS.



SCALE: 1" = 30'

30' 0 30'



WATER

(W1) BUILDING DOMESTIC WATER POINT OF CONNECTION (PIPE SIZE PER PLAN).
 (W2) NEW SCHEDULE 40 PVC DOMESTIC WATER SERVICE LATERAL, SEE PLAN FOR PIPE SIZE SIZE.
 (W3) NEW REDUCE PRESSURE BACKFLOW ASSEMBLY PER CITY STANDARDS.
 (W4) NEW DOMESTIC OR IRRIGATION WATER METER WITHIN METER BOX PER CITY STANDARDS, SEE PLAN FOR SIZE.
 (W5) PROPOSED CONNECTION TO EXISTING WATER MAIN.
 (W6) PROPOSED POINT OF CONNECTION FOR LANDSCAPE IRRIGATION WATER, STUB AND CAP WATER LATERAL.

SEWER

(S1) BUILDING SEWER POINT OF CONNECTION (PIPE SIZE PER PLAN).
 (S2) NEW SEWER CLEAN OUT PER CITY STANDARDS, SEE PLAN FOR SIZE.
 (S3) NEW 3" VENT LINE FROM INTERCEPTOR/SEPARATOR BACK TO BUILDING SEWER VENT RISER IN BUILDING.
 (S4) NEW 1500 GALLON GREASE INTERCEPTOR.
 (S5) NEW PRIVATE SDR-35 PVC SEWER PIPE AT S=2.0% MIN.
 (S6) NEW SAMPLE PORT.
 (S7) PROPOSED CONNECTION TO EXISTING CITY SEWER LATERAL.

LEGEND - EXISTING

NOTE: NOT ALL EXISTING SYMBOLS IN PLANS MAY BE SHOWN HERE

W12	EX WATER MAIN & PIPE SIZE	EX STREET LIGHT ON WOOD POLE	SINGLE BACKFLOW PREVENTOR
SS12	EX SANITARY SEWER & PIPE SIZE	EX POLE LIGHT	DOUBLE BACKFLOW PREVENTOR
SD15	EX STORM DRAIN & PIPE SIZE	EX TELEPHONE MANHOLE	EX CHAINLINK FENCING
T	EX BURIED TELEPHONE LINE	EX CABLE RISER	EX IRON FENCING
C	EX BURIED CABLE LINE	EX TREE	EX CENTERLINE/SECTION LINE
G	EX BURIED GAS PIPE	EX EXHAUST DRAIN MANHOLE	EX PROPERTY LINE
IRP 30	EX BURIED IRRIGATION & PIPE SIZE	EX SEWER MANHOLE	EX EASEMENT LINE
OH	EX OVERHEAD UTILITY	EX UTILITY POLE	EX RELINQUISHMENT OF ACCESS
FO	EX BURIED FIBER OPTICS	EX FIRE HYDRANT	EX CONCRETE
UU	EX UNKNOWN UTILITY TYPE	EX WATER METER	EX ASPHALT PAVEMENT
		EX SEWER CLEANOUT	EX MAILBOX
		EX SIGNAGE	EX BLOCK WALL
		EX TELEPHONE PEDESTAL/BOX	EX CURB INLET
		EX ELECTRICAL PULL BOX	EX CURB & GUTTER
		EX ELECTRICAL RISER	EX CURB
		EX ELECTRICAL-TRANSFORMER	EX EDGE OF PAVEMENT
		EX ELECTRICAL VAULT	
		EX ELECTRICAL PAD MOUNTED	
		EX GUY WIRE	
		EX STREET LIGHT	

FIRE

(F1) BUILDING FIRE RISER POINT OF CONNECTION.
 (F2) NEW C-900, DR 18, CLASS 235 PVC FIRE SERVICE LATERAL, SEE PLAN FOR SIZE.
 (F3) NEW ABOVEGROUND DOUBLE DETECTOR CHECK FOR FIRE DEPARTMENT.
 (F4) NEW FIRE HYDRANT.

SEE LOWER LEFT FOR CONTINUATION

SEE LOWER LEFT

SEE ABOVE

SEE ABOVE RIGHT FOR CONTINUATION

NOT FOR CONSTRUCTION

COMMERCIAL CENTER - STOCKTON

PRELIMINARY WET UTILITY PLAN

NEC OF WEST LANE AND MORADA LANE
STOCKTON, CALIFORNIA

1508 TOLLHOUSE RD, SUITE C (559) 297-8200 - TEL
CLOVIS, CA 95361 (559) 297-8206 - FAX
EMAIL: HAL@LORE-ENGINEERING.COM

SHEET NO:
TM-2

SHEET 2 OF 2

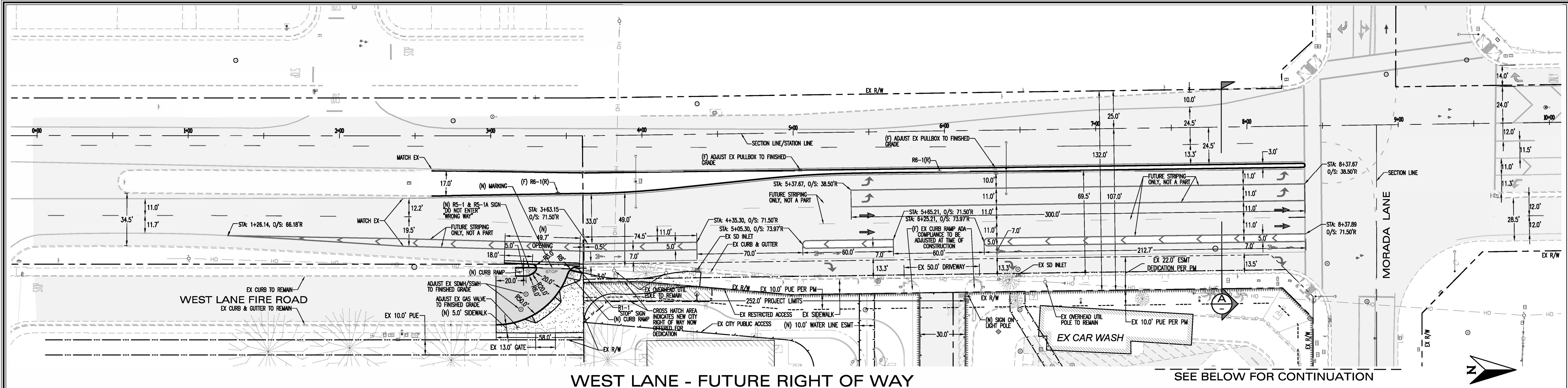
DATE: 11/20/25

CITY ENT: _____

LEI JOB: _____

PERMIT: _____

PERMIT: _____



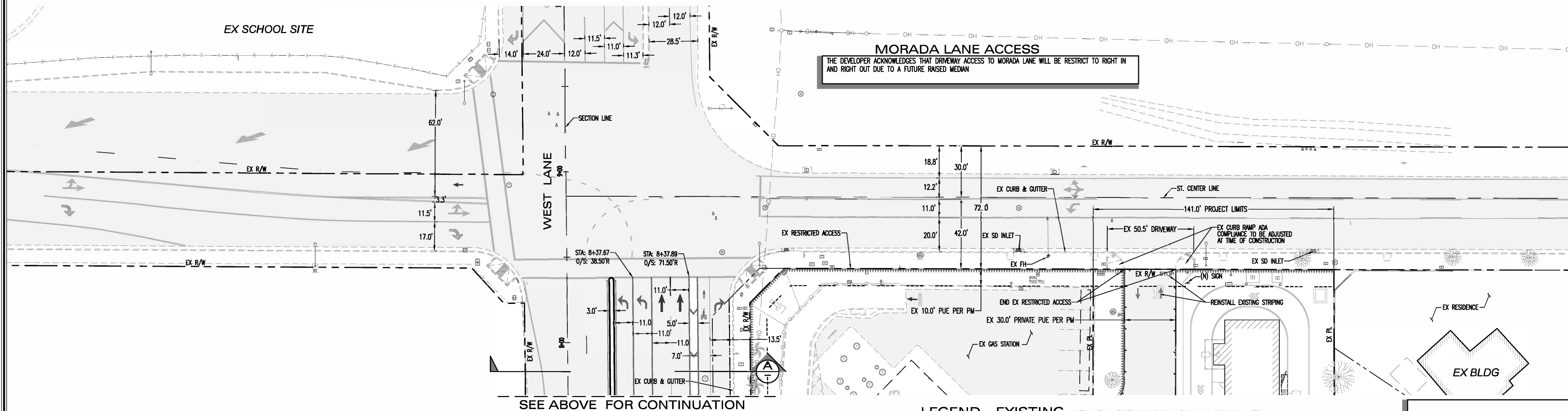
WEST LANE - FUTURE RIGHT OF WAY

SEE BELOW FOR CONTINUATION



SCALE: 1" = 30'

30' 0 30'



SEE ABOVE FOR CONTINUATION

MORADA LANE - FUTURE RIGHT OF WAY

LEGEND - EXISTING

NOTE: NOT ALL EXISTING SYMBOLS IN PLANS MAY BE SHOWN HERE

W12	EX WATER MAIN & PIPE SIZE	EX STORM DRAIN MANHOLE
SS12	EX SANITARY SEWER & PIPE SIZE	EX SEWER MANHOLE
SD15	EX STORM DRAIN & PIPE SIZE	EX UTILITY POLE
C	EX BURIED COMMUNICATION LINE	EX FIRE HYDRANT
T	EX BURIED TELEPHONE LINE	EX WATER METER
E	EX BURIED ELECTRICAL LINE	EX WATER BOX
G	EX BURIED GAS PIPE	EX RECYCLED WATER BOX
IRP 30	EX BURIED IRRIGATION & PIPE SIZE	EX WATER VALVE
OH	EX OVERHEAD UTILITY	EX WATER RISER
FO	EX BURIED FIBER OPTICS	EX IRRIGATION CONTROL VALVE
UU	EX UNKNOWN UTILITY TYPE	EX POST INDICATOR VALVE
EX	EX SEWER CLEANOUT	EX FIRE DEPARTMENT CONNECTOR
EX	EX SIGNAGE	
EX	EX TELEPHONE PEDESTAL/BOX	
EX	EX ELECTRICAL PULL BOX	
EX	EX ELECTRICAL RISER	
EX	EX ELECTRICAL-TRANSFORMER	
EX	EX ELECTRICAL VAULT	
EX	EX ELECTRICAL PAD MOUNTED	
EX	EX GUY WIRE	
EX	EX STREET LIGHT	
EX	EX STREET LIGHT ON WOOD POLE	
EX	EX POLE LIGHT	
EX	EX TELEPHONE MANHOLE	
EX	EX CABLE RISER	
EX	EX TREE	
		SINGLE BACKFLOW PREVENTOR
		DOUBLE BACKFLOW PREVENTOR
		EX CHAINLINK FENCING
		EX IRON FENCING
		EX CENTERLINE/SECTION LINE
		EX PROPERTY LINE
		EX EASEMENT LINE
		EX RELINQUISHMENT OF ACCESS
		EX CONCRETE
		EX ASPHALT PAVEMENT
		EX MAILBOX
		EX BLOCK WALL
		EX CURB INLET
		EX CURB & GUTTER
		EX CURB
		EX EDGE OF PAVEMENT

NOT FOR CONSTRUCTION

SCOPE OF WORK FOR PLAN / DRAWING

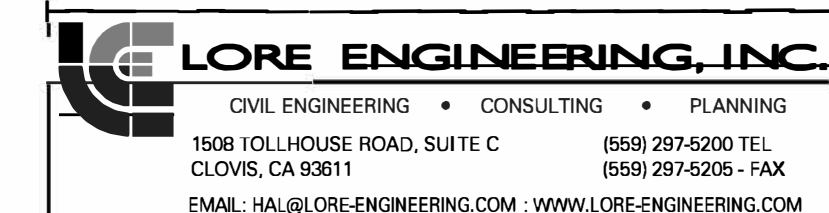
ALL IMPROVEMENTS NOTED AS (F) SHALL DESIGNATE FUTURE IMPROVEMENTS WHICH ARE NOT A PART OF THIS PROJECT AND ARE SHOWN HERE FOR REFERENCE ONLY. THE PURPOSES OF THIS DRAWING IS TO CONFIRM THAT THE PROJECT LIMITS PROVIDE SUFFICIENT RIGHT OF WAY ALONG WEST LANE AND MORADA LANE.

ALL WORK SHOWN AS (N) DESIGNATES NEW WORK PROPOSED WITH THIS PROJECT AND SHALL BE CONSTRUCTED AS PART OF THE ENTITLEMENT. CURRENTLY PROPOSED WORK WOULD INCLUDE THE NEW ACCESS FROM WEST LANE FIRE ROAD TO WEST LANE AND ANY IMPROVEMENTS ASSOCIATED WITH EXISTING DRIVEWAYS THAT CONNECT TO OFF-SITE ROADWAYS.

APN: 090-550-64 AND 090-550-65

RIGHT OF WAY PLAN

NEC OF WEST LANE AND MORADA LANE
STOCKTON, CALIFORNIA



REV NO	DATE	DESCRIPTION

GRADING/UTILITY PERMIT: DEVELOPMENT PERMIT:

JOB: MBD.24.04

SHEET NO:

G-1

SHEET 1 OF 3

DATE: 11/21/25

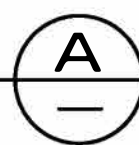
DESIGNED BY: HML

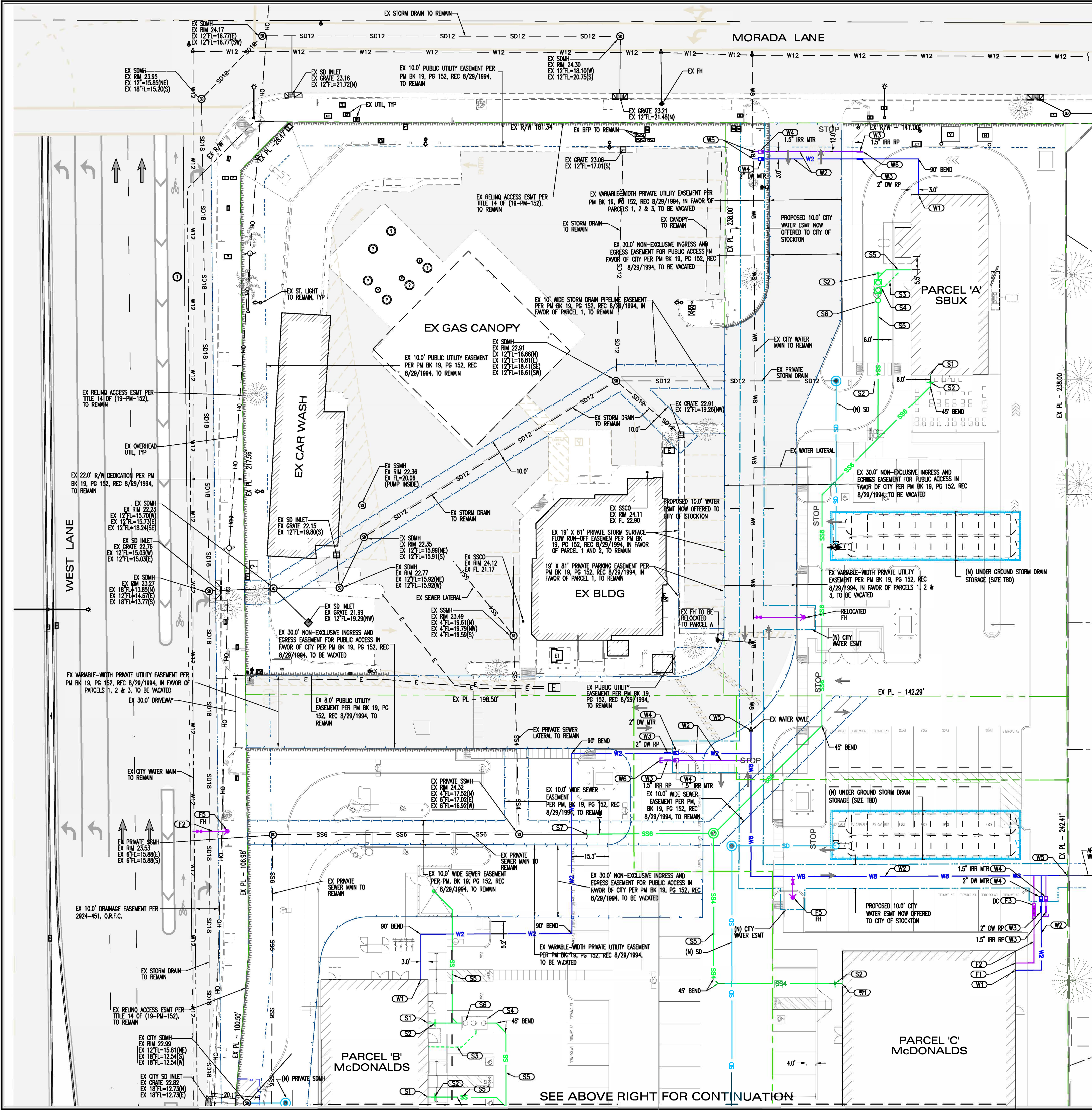
DRAWN BY: GNX

CHECKED BY: HML

FUTURE WEST LANE SECTION: STA: 5+37.67 TO STA: 8+37.89 - RIGHT OF WAY

NOT TO SCALE





WATER

- (W1) BUILDING DOMESTIC WATER POINT OF CONNECTION (PIPE SIZE PER PLAN).
- (W2) NEW SCHEDULE 40 PVC DOMESTIC WATER SERVICE LATERAL, SEE PLAN FOR PIPE SIZER SIZE.
- (W3) NEW REDUCE PRESSURE BACKFLOW ASSEMBLY PER CITY STANDARDS.
- (W4) NEW DOMESTIC OR IRRIGATION WATER METER WITHIN METER BOX PER CITY STANDARDS, SEE PLAN FOR SIZE.
- (W5) PROPOSED CONNECTION TO EXISTING WATER MAIN.
- (W6) PROPOSED POINT OF CONNECTION FOR LANDSCAPE IRRIGATION WATER, STUB AND CAP WATER LATERAL.

SEWER

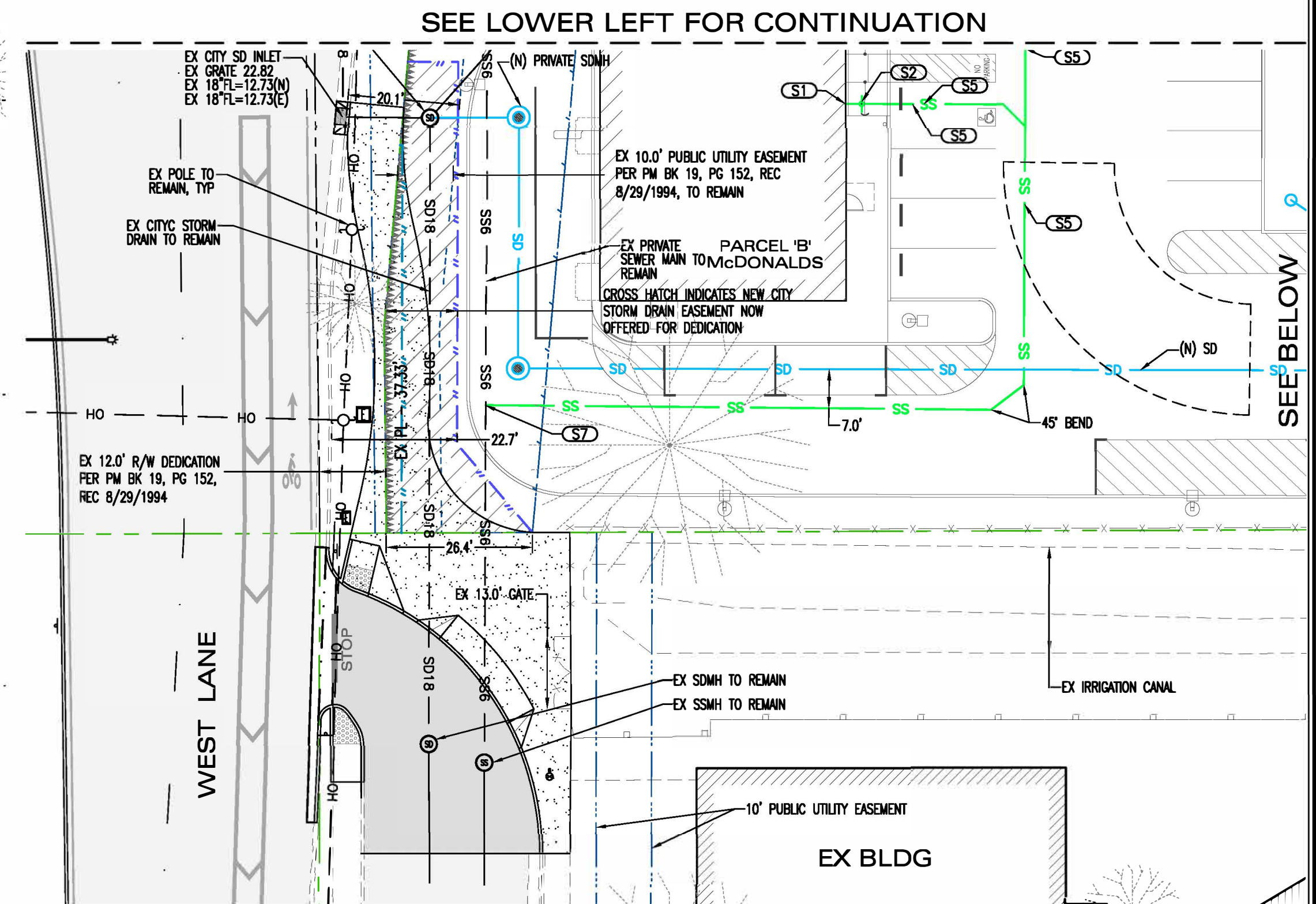
- (S1) BUILDING SEWER POINT OF CONNECTION (PIPE SIZE PER PLAN).
- (S2) NEW SEWER CLEAN OUT PER CITY STANDARDS, SEE PLAN FOR SIZE.
- (S3) NEW 3" VENT LINE FROM INTERCEPTOR/SEPARATOR BACK TO BUILDING SEWER VENT RISER IN BUILDING.
- (S4) NEW 1500 GALLON GREASE INTERCEPTOR.
- (S5) NEW PRIVATE SDR-35 PVC SEWER PIPE AT S=2.0% MIN.
- (S6) NEW SAMPLE PORT.
- (S7) PROPOSED CONNECTION TO EXISTING CITY SEWER LATERAL.

LEGEND - EXISTING

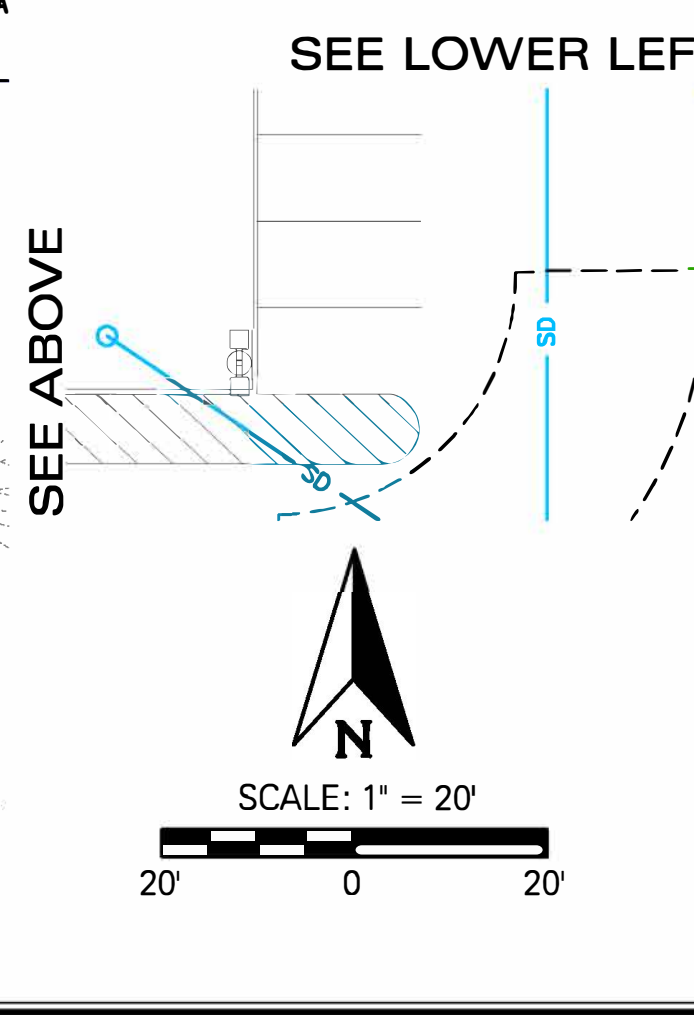
W12	EX WATER MAIN & PIPE SIZE	EX STREET LIGHT ON WOOD POLE
SS12	EX SANITARY SEWER & PIPE SIZE	EX POLE LIGHT
SD12	EX STORM DRAIN & PIPE SIZE	EX TELEPHONE MANHOLE
C	EX BURIED COMMUNICATION LINE	EX CABLE RISER
T	EX BURIED TELEPHONE LINE	EX TREE
E	EX BURIED ELECTRICAL LINE	EX STORM DRAIN MANHOLE
G	EX BURIED GAS PIPE	EX SEWER MANHOLE
IRP 30	EX BURIED IRRIGATION & PIPE SIZE	EX UTILITY POLE
OH	EX OVERHEAD UTILITY	EX GAS METER
FO	EX BURIED FIBER OPTICS	EX SEWER CLEANOUT
UU	EX UNKNOWN UTILITY TYPE	EX SIGNAGE
ET	EX ELECTRICAL TRANSFORMER	EX TELEPHONE PEDESTAL/BOX
EV	EX ELECTRICAL VAULT	EX ELECTRICAL PULL BOX
EW	EX ELECTRICAL PAD MOUNTED	EX ELECTRICAL RISER
EW	EX GUY WIRE	EX ELECTRICAL VAULT
EW	EX STREET LIGHT	EX FIRE DEPARTMENT CONNECTOR

FIRE

- (F1) BUILDING FIRE RISER POINT OF CONNECTION.
- (F2) NEW C-800, DR 18, CLASS 235 PVC FIRE SERVICE LATERAL, SEE PLAN FOR SIZE.
- (F3) NEW ABOVEGROUND DOUBLE DETECTOR CHECK FOR FIRE DEPARTMENT.
- (F4) NEW FIRE HYDRANT.



NOT FOR CONSTRUCTION



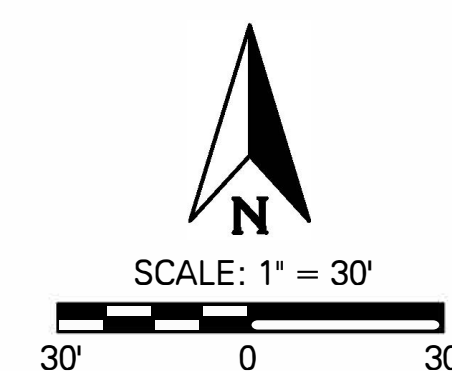
APN: 090-550-64 AND 090-550-65		
PRELIMINARY WATER UTILITY PLAN		
NE C OF WEST LANE AND MORADA LANE		
STOCKTON, CALIFORNIA		
LORE ENGINEERING, INC.	JOB: MBD.2404	
CIVIL ENGINEERING • CONSULTING • PLANNING	SHEET NO:	
1506 TOLLHOUSE ROAD, SUITE C	11/21/25	
CLOVIS, CA 93611	DESIGNED BY: HML	
EMAIL: HAL@LORE-ENGINEERING.COM • WWW.LORE-ENGINEERING.COM	DRAWN BY: GNX	
REV NO	DATE	DESCRIPTION
1	11/21/25	DESIGNED BY: HML
GRADING/UTILITY PERMIT:		DEVELOPMENT PERMIT:



EX RESTRICTED ACCESS ESMT PER TITLE 14 OF
(19-PM-152). TO REMAIN, UNLESS NOTED OTHERWISE

EX INGRESS / EGRESS AND PRIVATE UTILITY EASEMENT TO BE ABANDONED/QUITCLAIM

1. EXISTING NON-EXCLUSIVE INGRESS AND EGRESS EASEMENTS FOR PUBLIC ACCESS IN FAVOR OF CITY PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, DATED AUGUST 29, 1994, SAN JOAQUIN COUNTY RECORDS, TO BE ABANDONED, TOGETHER WITH A NEW EASEMENT FOR PRIVATE PROJECT CROSS-ACCESS TO BE RECORDED BETWEEN ALL EXISTING AND NEW PARCELS
2. EXISTING VARIABLE-WIDTH PRIVATE UTILITY EASEMENT PER PM RECORDED IN BOOK 19 OF PARCEL MAPS, AT PAGE 152, DATED AUGUST 29, 1994, SAN JOAQUIN COUNTY RECORDS, TO BE ABANDONED, TOGETHER WITH A NEW EASEMENT FOR PRIVATE PROJECT CROSS UTILITY EASEMENT TO BE RECORDED BETWEEN EXISTING PARCELS AND NEW PARCELS.
3. FOR ALL NEW UTILITY EASEMENT, SEE SHEET C2.0, UTILITY EXHIBIT
4. ALL EXISTING AND NEW PUBLIC ACROSS, DRAINAGE AND PRIVATE UTILITIES WHICH BENEFIT THE PROJECT PARCELS SHALL BE RECORDED FOR SAID BENEFIT OF THE PARCELS BY WAY OF A NEW RECIPROCAL EASEMENT AGREEMENT. SAID RECIPROCAL EASEMENT AGREEMENT SHALL BE RECORDED PRIOR TO FINAL MAP.



APN: 090-550-64 AND 090-550-65

EX EASEMENT & PROPOSED ABANDONMENTS

NEC OF WEST LANE AND MORADA LANE
STOCKTON, CALIFORNIA

LORE ENGINEERING, INC.

CIVIL ENGINEERING • CONSULTING • PLANNING

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SHEET NO:

E-1

SHEET 3 OF 3

DATE: 11/21/25

D DESIGNED BY: HML

DRAWN BY: GNX

CHECKED BY: HML

REV NO	DATE	DESCRIPTION

GRADING/UTILITY PERMIT:

DEVELOPMENT PERMIT: