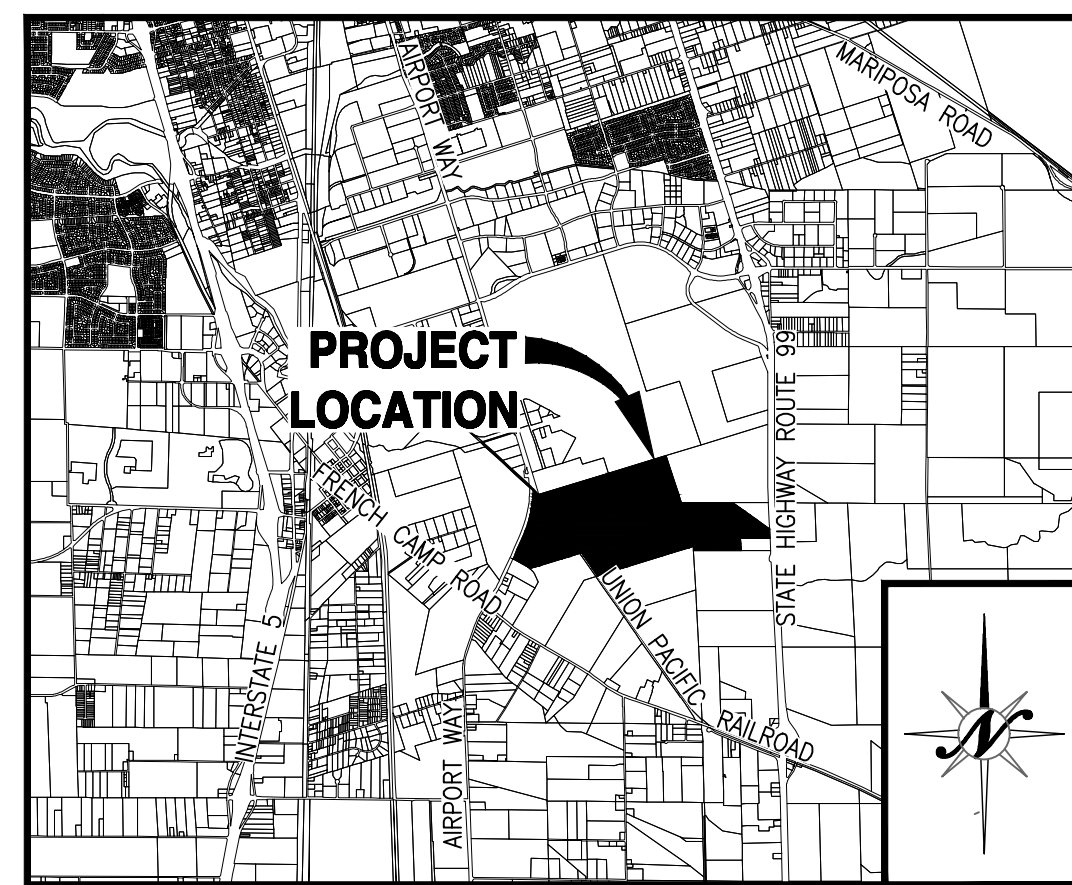
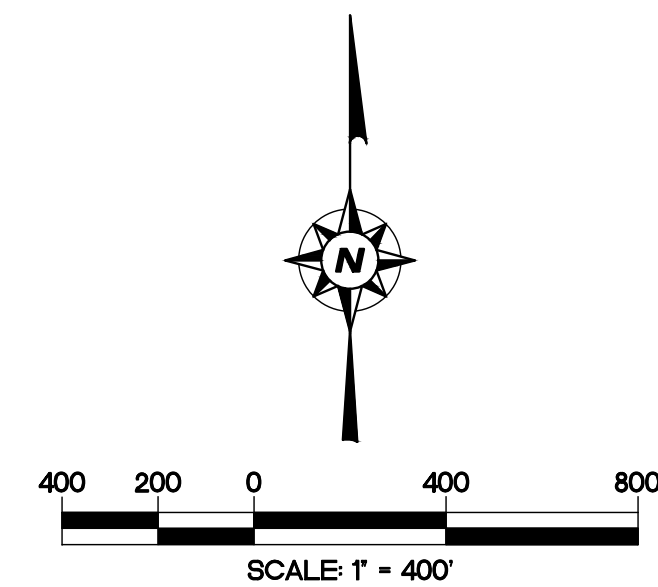


SOUTH STOCKTON COMMERCE CENTER TENTATIVE MAP STOCKTON, CALIFORNIA

BEING A PORTION OF SECTIONS 26, 38, 39 & 50 OF THE C.M. WEBER GRANT
AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH,
RANGE 7 EAST, MOUNT DIABLO MERIDIAN
CITY OF STOCKTON, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- | | | |
|----|-------|---|
| 1 | TM1.1 | COVER SHEET |
| 2 | TM1.2 | KEY SHEET AND TYPICAL CROSS-SECTIONS |
| 3 | TM2.1 | EXISTING TOPOGRAPHY SHEET |
| 4 | TM2.2 | EXISTING TOPOGRAPHY SHEET |
| 5 | TM2.3 | EXISTING TOPOGRAPHY SHEET |
| 6 | TM2.4 | EXISTING EASEMENT LOCATION SHEET |
| 7 | TM2.5 | EXISTING FLOOD ZONE MAP |
| 8 | TM2.6 | EXISTING AIRPORT LAND USE SAFETY ZONES AND CNEL LINES |
| 9 | TM3.1 | DIMENSION PLAN |
| 10 | TM3.2 | DIMENSION PLAN |
| 11 | TM4.1 | PRELIMINARY GRADING AND UTILITY PLAN |
| 12 | TM4.2 | PRELIMINARY GRADING AND UTILITY PLAN |
| 13 | TM4.3 | PRELIMINARY GRADING AND UTILITY PLAN |
| 14 | TM4.4 | PRELIMINARY GRADING AND UTILITY PLAN |

PROJECT INFORMATION

- | | |
|-------------------------------|---|
| A. REGULATORY AGENCY: | CITY OF STOCKTON
425 N. EL DORADO STREET
STOCKTON, CA. 95202 |
| B. OWNER/APPLICANT: | THE FIVE CORNERS GROUP, LLC
BRYAN E. VAN GRONINGEN
PAUL V. HIEMSTRA
JASON VAN GRONINGEN
RYAN A. VAN GRONINGEN
15100 JACK TONE ROAD
MANTENCA, CA 95336
T: (209) 924-6150 |
| C. ENGINEER: | NORTHSTAR ENGINEERING GROUP, INC.
620 12th STREET
MODESTO, CA, 95354
T: (209) 524-3525
F: (209) 524-3526
CONTACT: JOHN ELLIS |
| D. ASSESSOR'S PARCEL NUMBERS: | 177-050-09, 177-100-03, 177-110-04, 177-110-05 AND
201-020-01 |
| E. ADDRESS: | 6110, 6122, 7070 AND 8606 S. AIRPORT WAY
9091 S. STATE ROUTE 99 FRONTAGE ROAD |
| F. EXISTING ZONING: | LIGHT/LIMITED INDUSTRIAL, OPEN SPACE, GENERAL COMMERCIAL |
| G. PROPOSED ZONING: | LIGHT/LIMITED INDUSTRIAL, OPEN SPACE, GENERAL COMMERCIAL |
| H. EXISTING GENERAL PLAN: | INDUSTRIAL, OPEN SPACE/AGRICULTURE, COMMERCIAL |
| I. EXISTING LAND USE: | VACANT |
| J. TOTAL PROJECT SIZE: | 437.45± ACRES |
| K. TOTAL NUMBER OF LOTS: | 13 DEVELOPMENT LOTS, 2 BASIN LOTS, 2 OPEN SPACE LOTS,
1 SEWER PUMP STATION LOT |
| L. CONTOURS: | 1' CONTOUR INTERVALS, SURVEYED BETWEEN
MARCH 4, 2019 AND NOVEMBER 26, 2019. |
| M. FLOOD ZONE: | INFORMATION OBTAINED FROM FEMA MAP NUMBER 06077C0490F,
DATED OCTOBER 16, 2009.
SEE SHEET TM2.5 FOR LOCATIONS AND DESCRIPTIONS. |
| N. CNEL: | CNEL (COMMUNITY NOISE EQUIVALENT LEVEL) LINES SHOWN FOR
AIRPORT WAY, STATE HIGHWAY ROUTE 99 AND UNION PACIFIC
RAILROAD WERE OBTAINED FROM SAN JOAQUIN COUNTY GENERAL PLAN
2010 DATED JULY 1992. CNEL LINES FOR STOCKTON AIRPORT WERE
OBTAINED FROM THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE
PROPOSED CARGO APRON AND FACILITIES PROJECT DATED NOVEMBER
2019.
SEE SHEET TM2.6 FOR LOCATIONS AND DESCRIPTIONS. |
| O. AIRPORT SAFETY ZONES: | AIRPORT SAFETY ZONES OBTAINED FROM SAN JOAQUIN COUNTY'S
AVIATION SYSTEM AIRPORT LAND USE COMPATIBILITY PLAN FOR
STOCKTON METROPOLITAN AIRPORT AMENDED FEBRUARY 2018.
SEE SHEET TM2.6 FOR LOCATIONS AND DESCRIPTIONS. |

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
- STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL DISCHARGE TO FRENCH CAMP SLOUGH. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS.
- SEWAGE DISPOSAL: BY CITY OF STOCKTON SEWER SYSTEM
- WATER SUPPLY: BY CITY OF STOCKTON WATER SYSTEM
- STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF STOCKTON.
- 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.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
- EXISTING EASEMENTS ARE SHOWN ON SHEET TM2.4.
- BUILDING SETBACKS WILL BE AS PER CITY OF STOCKTON STANDARDS.
- NO EXISTING STRUCTURE ON SITE
- EXISTING WALNUT ORCHARD TO BE REMOVED. ALL OTHER EXISTING TREES ARE TO REMAIN. ANY SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF STOCKTON REQUIREMENTS.

COMMISSION APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2020.
FEE \$ _____

:CITY OF STOCKTON PLANNING COMMISSION
APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____ 2020.

:CITY ENGINEER
APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____ 2020.

:CHAIRMAN

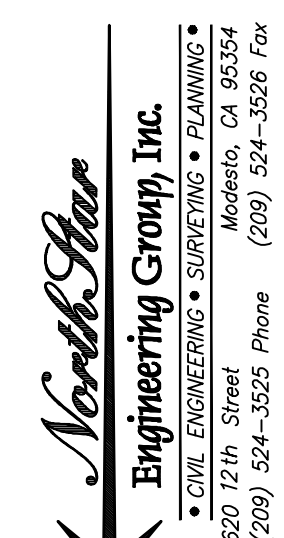
LEGEND

- | | |
|---|-----------------------|
| — | PROJECT BOUNDARY |
| — | PROPOSED RIGHT-OF-WAY |
| — | EXISTING RIGHT-OF-WAY |
| — | PROPOSED LOT LINE |
| — | EXISTING LOT LINE |
| — | CENTERLINE |
| — | SECTION LINE |
| — | CITY LIMIT LINE |



NO.	REVISIONS	DATE	APPROVED	DESCRIPTIONS
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21		

COVER SHEET
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

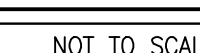
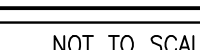
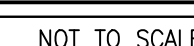
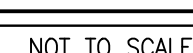


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DATE:	07/07/2021
SCALE:	1" = 400'
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DESIGN:	CW
CHK'D:	JE

SHEET NUMBER

TM1.1

SHEET 1 OF 14





REVISIONS		NO.	DESCRIPTIONS	DATE	APPROVED
SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION				08/02/21	

EXISTING TOPOGRAPHY SHEET
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

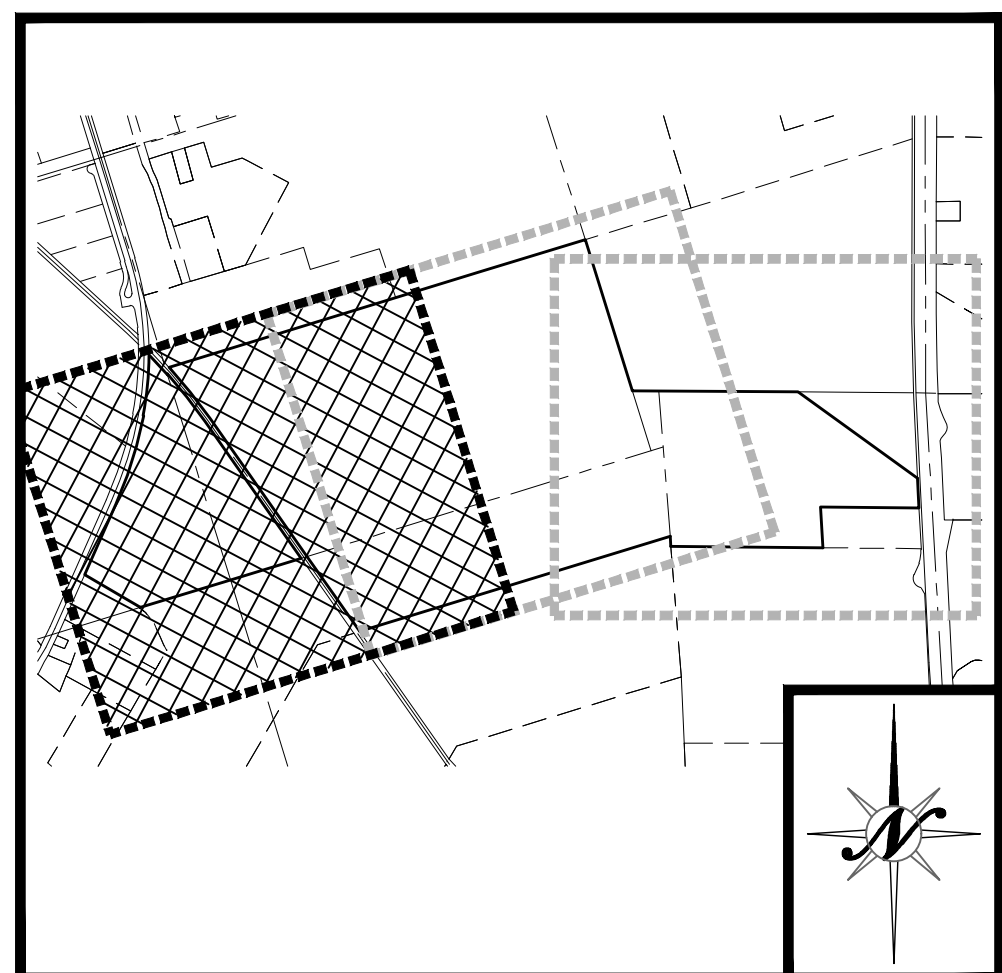
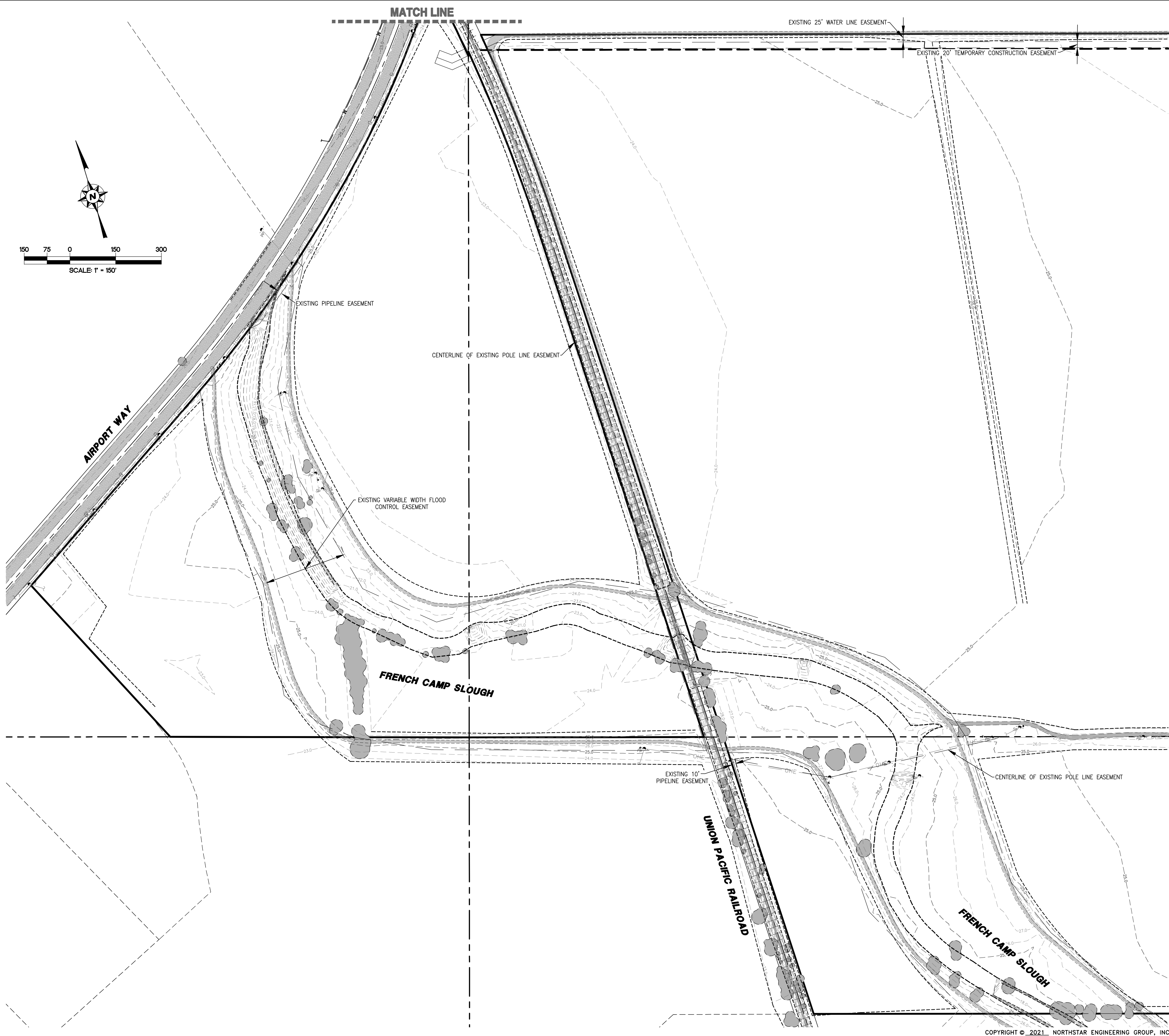
NorthStar
Engineering Group Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #: 19-2338
DATE: 07/07/2021
SCALE: 1" = 150'
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DESIGN: CW
CHK'D: JE

SHEET
NUMBER

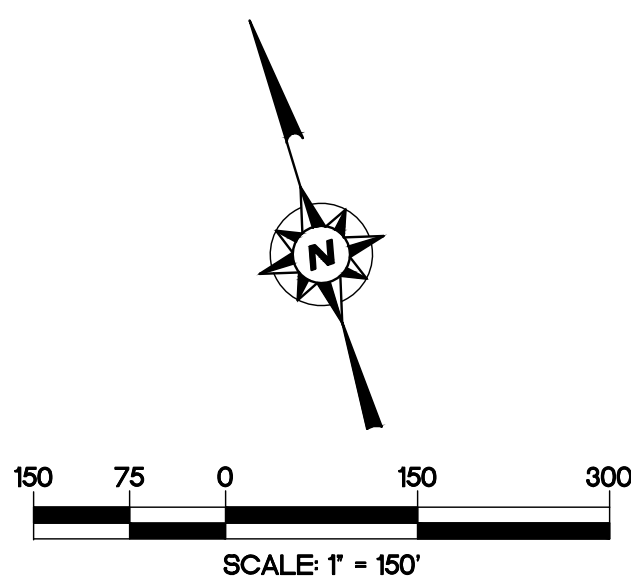
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SHEET 3 OF 14



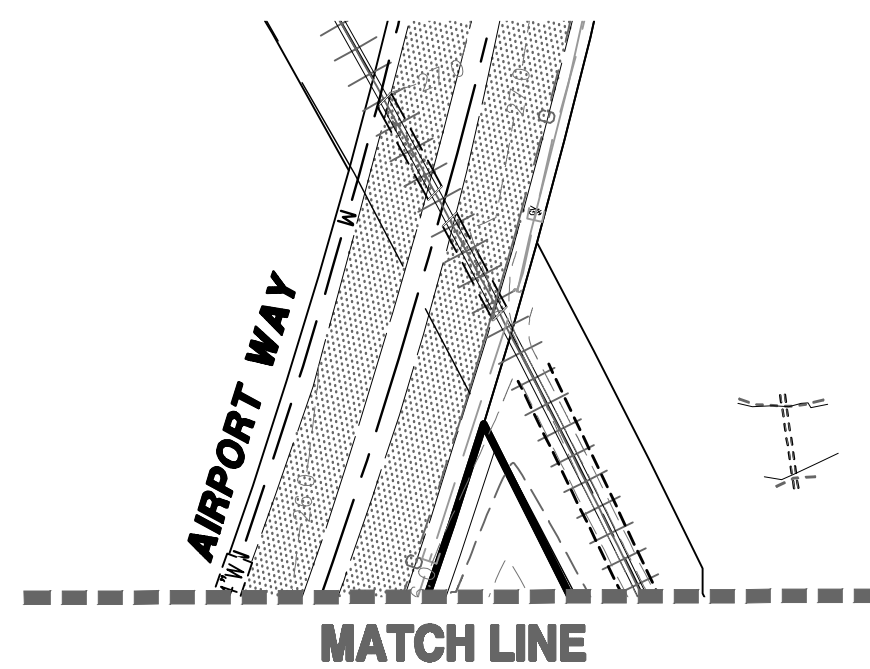
KEY MAP

NTS

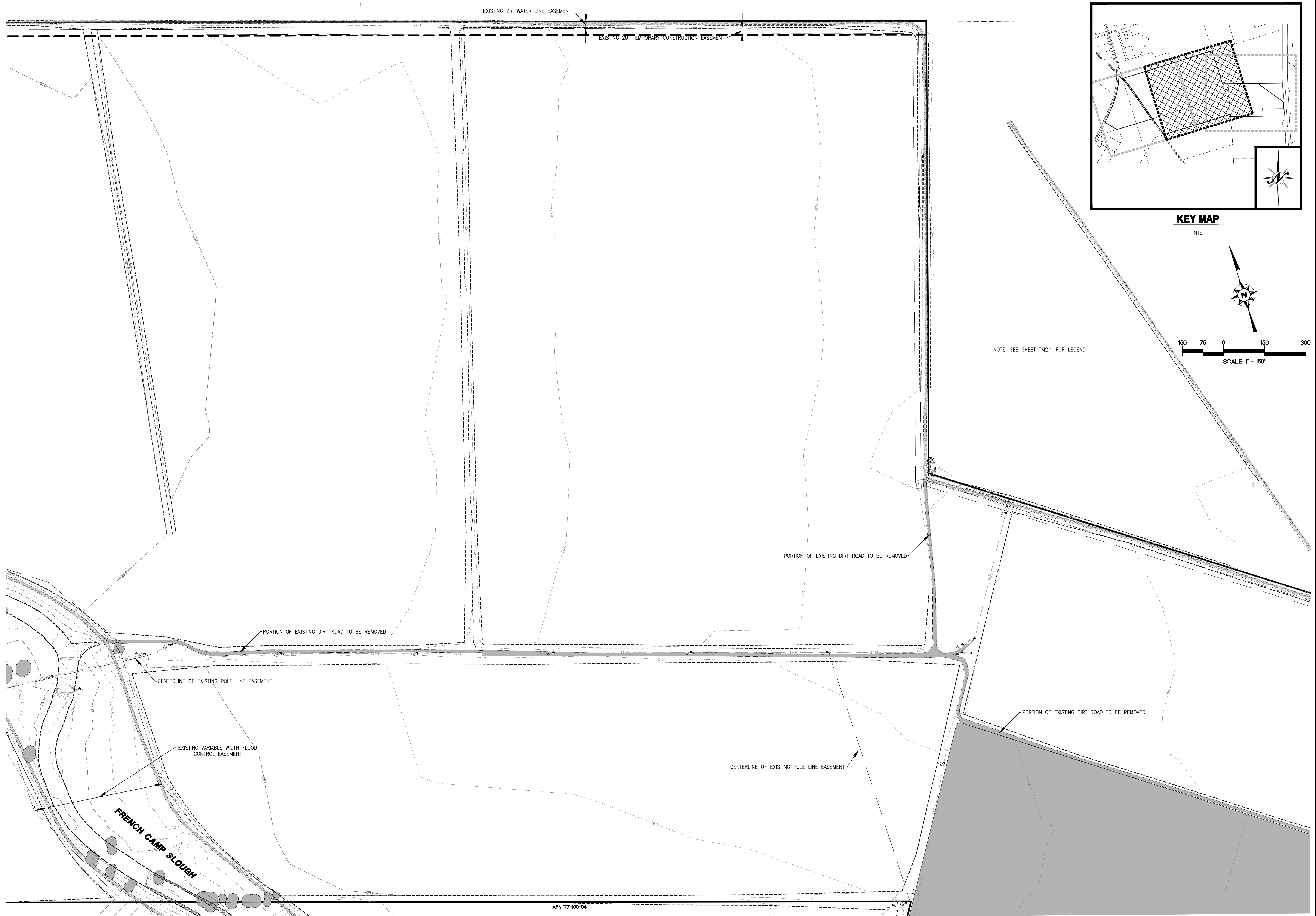


LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
GRADE BREAK - TOP	---	---
GRADE BREAK - TOE	---	---
EASEMENT	---	---
RAILROAD		N/A
CURB AND GUTTER	N/A	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	SD - 12" 50'	12" 50'
FORCE MAIN	SD - 8" 50'	8" 50'
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET	CI	CI
DIRT ROAD	---	N/A
WATER (MAIN)	W - 8" 50'	8" 50'
WATER VALVE	WV	WV
FIRE HYDRANT	---	---
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	SS - 12" 50'	12" 50'
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
CENTERLINE ELEVATION	N/A	LP
ORIGINAL GROUND	N/A	HP
DIRECTION OF FLOW	0.03	0.03
CONTOURS	32	N/A
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
TREE OR SHRUB	---	N/A
IRRIGATION LINE	I - 48" 50'	48" 50'
IRRIGATION VALVE	I	N/A
IRRIGATION PRESSURE MANHOLE/VENT	IM	IM
SIGN	---	---
SERVICE POLE	---	N/A
JOINT POLE	---	N/A
POWER POLE	---	N/A



PLOTTED: 08/02/2021 10:59
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DRAWING: 19-2338
Tentative Map TM2.1 TOPD SHF.dwg



REVISIONS		APPROVED	DATE
NO.	DESCRIPTIONS		
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION		08/02/21

EXISTING TOPOGRAPHY SHEET

TENTATIVE MAP

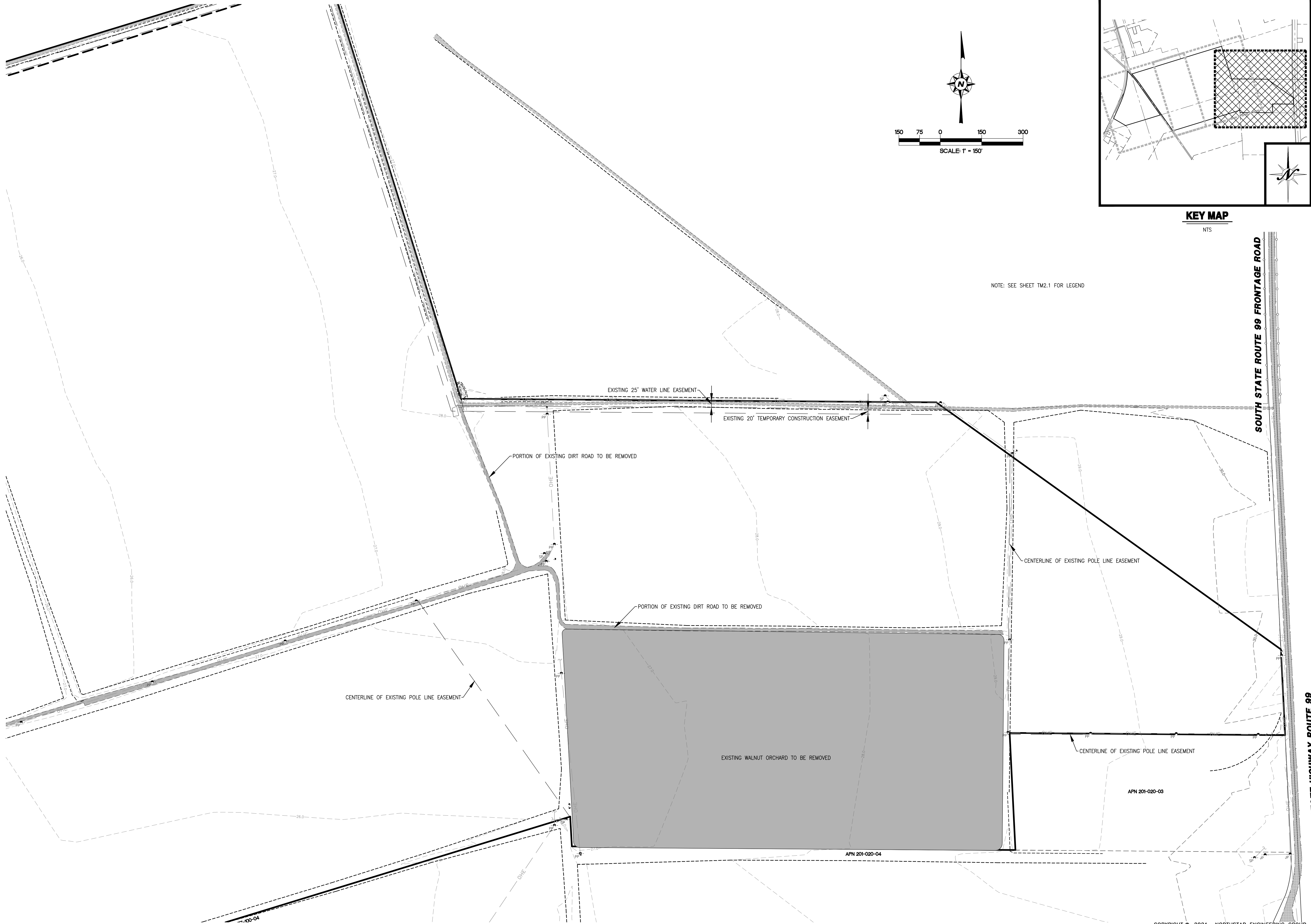
SOUTH STOCKTON COMMERCE CENTER

STOCKTON, CALIFORNIA



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DATE:	07/07/2021
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DESIGN:	CW
CHK'D:	JE

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REVISIONS		NO.	DESCRIPTIONS	DATE	APPROVED
SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION		1		09/02/21	

EXISTING TOPOGRAPHY SHEET
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

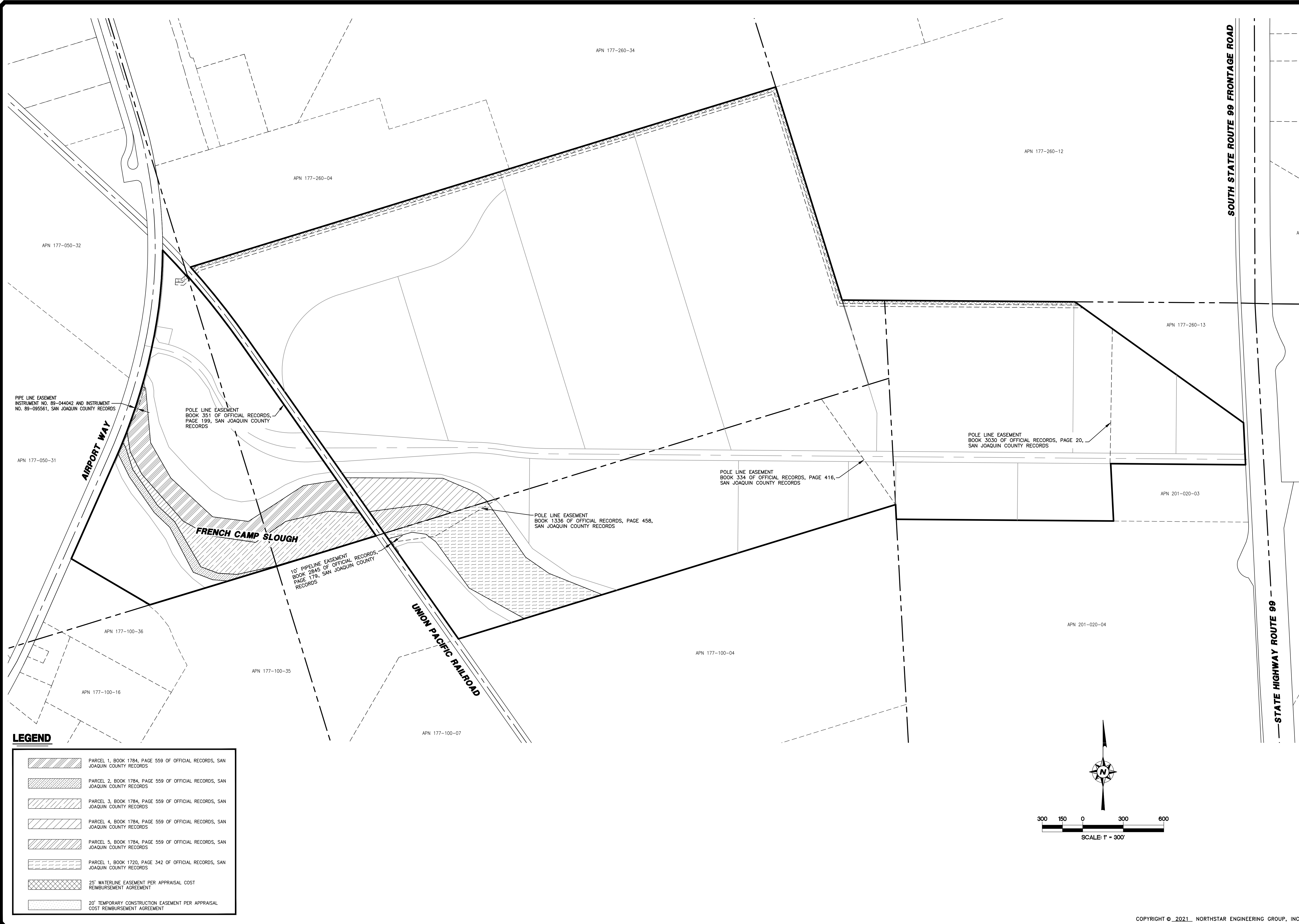


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SHEET
NUMBER

TM2.3

SHEET 5 OF 14



LEGEND

PARCEL 1, BOOK 1784, PAGE 559 OF OFFICIAL RECORDS, SAN JOAQUIN COUNTY RECORDS

PARCEL 2, BOOK 1784, PAGE 559 OF OFFICIAL RECORDS, SAN JOAQUIN COUNTY RECORDS

PARCEL 3, BOOK 1784, PAGE 559 OF OFFICIAL RECORDS, SAN JOAQUIN COUNTY RECORDS

PARCEL 4, BOOK 1784, PAGE 559 OF OFFICIAL RECORDS, SAN JOAQUIN COUNTY RECORDS

PARCEL 5, BOOK 1784, PAGE 559 OF OFFICIAL RECORDS, SAN JOAQUIN COUNTY RECORDS

PARCEL 1, BOOK 1720, PAGE 342 OF OFFICIAL RECORDS, SAN JOAQUIN COUNTY RECORDS

25' WATERLINE EASEMENT PER APPRAISAL COST REIMBURSEMENT AGREEMENT

20' TEMPORARY CONSTRUCTION EASEMENT PER APPRAISAL COST REIMBURSEMENT AGREEMENT

SCALE: 1" = 300'

PLOTTED: 06/02/2021 11:04 PLOTTED BY: COWI
DRAWING: E:\19-2338-Trajectory\Drawings\TM2.4 EXIST SHI.dwg

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21	

EXISTING EASEMENT LOCATION SHEET

TENTATIVE MAP

SOUTH STOCKTON COMMERCE CENTER

STOCKTON, CALIFORNIA

Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 524-3225 Phone (209) 524-3526 Fax

JOB #:

19-2338

DATE:

07/07/2021

SCALE:

1" = 300'

DRAWN:

TM

DESIGN:

CW

CHK'D:

JE

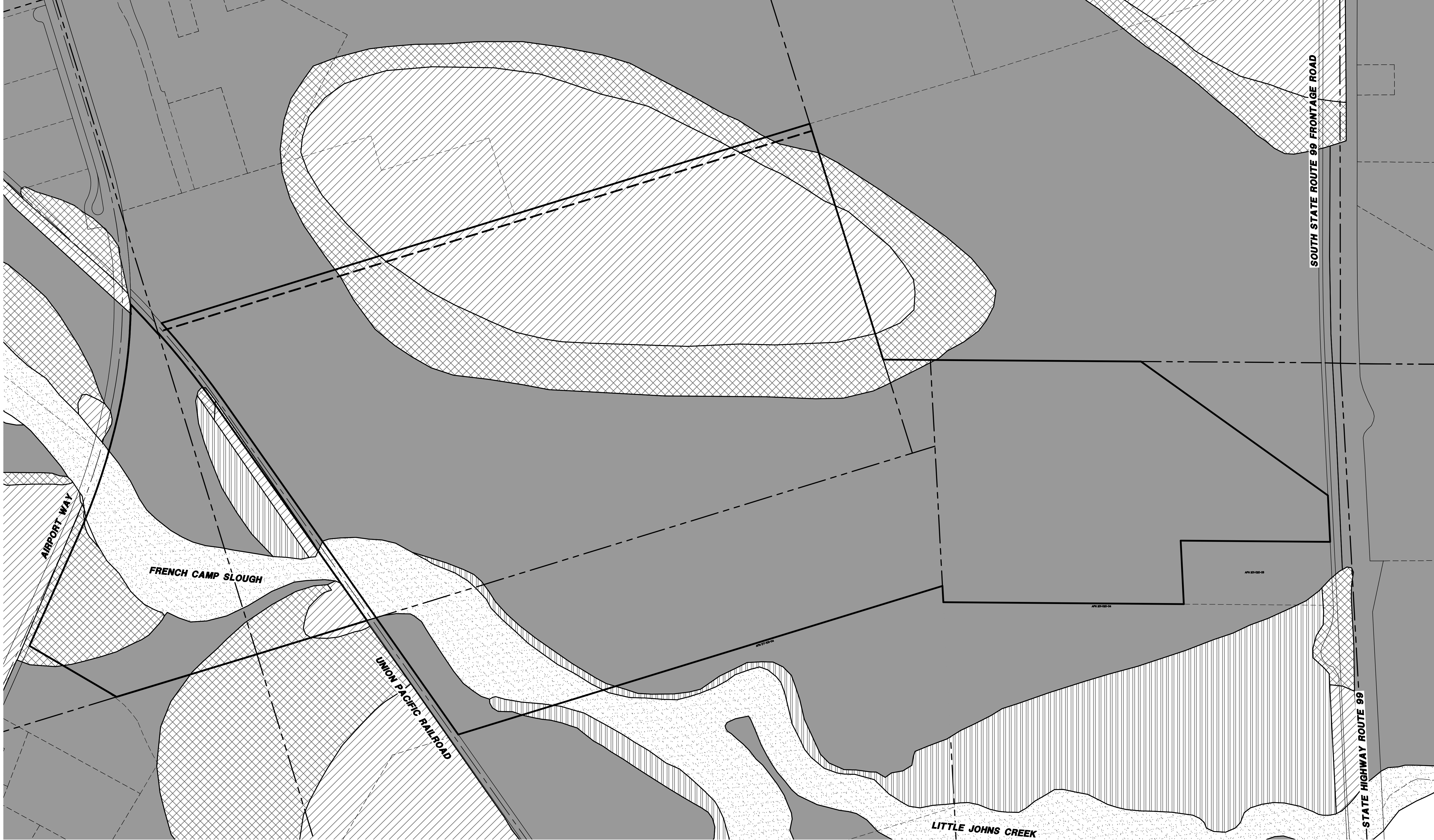
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NUMBER

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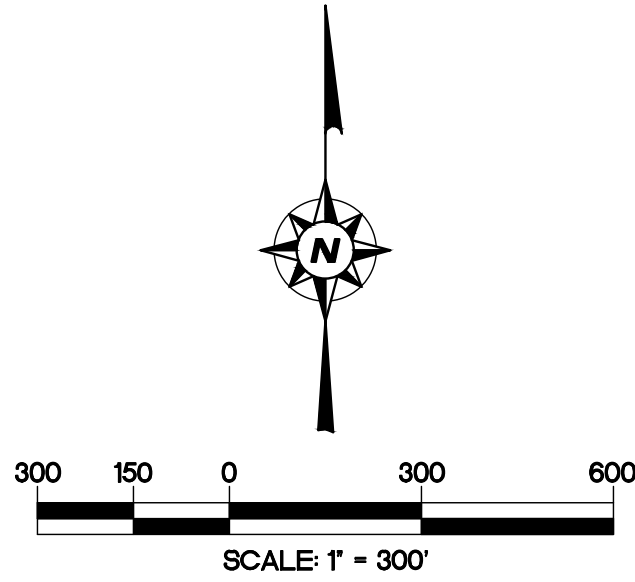
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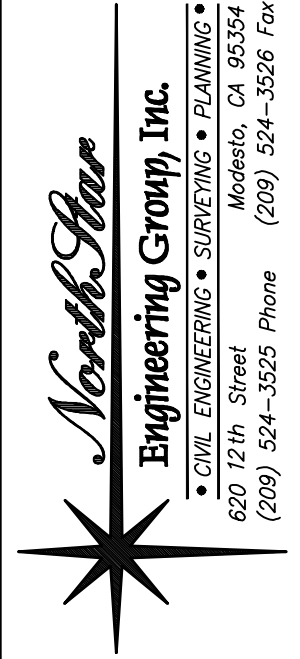
LEGEND

- PROJECT BOUNDARY
- ZONE X- AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN
- ZONE X- AREAS OF 0.2% ANNUAL CHANCE FLOOD
- ZONE A- AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED
- ZONE AE- AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED
- ZONE AO- AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET



REVISIONS				
NO.	DESCRIPTIONS	DATE	APPROVED	
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21		
2				
3				
4				
5				
6				
7				
8				
9				
10				

EXISTING FLOOD ZONE MAP
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

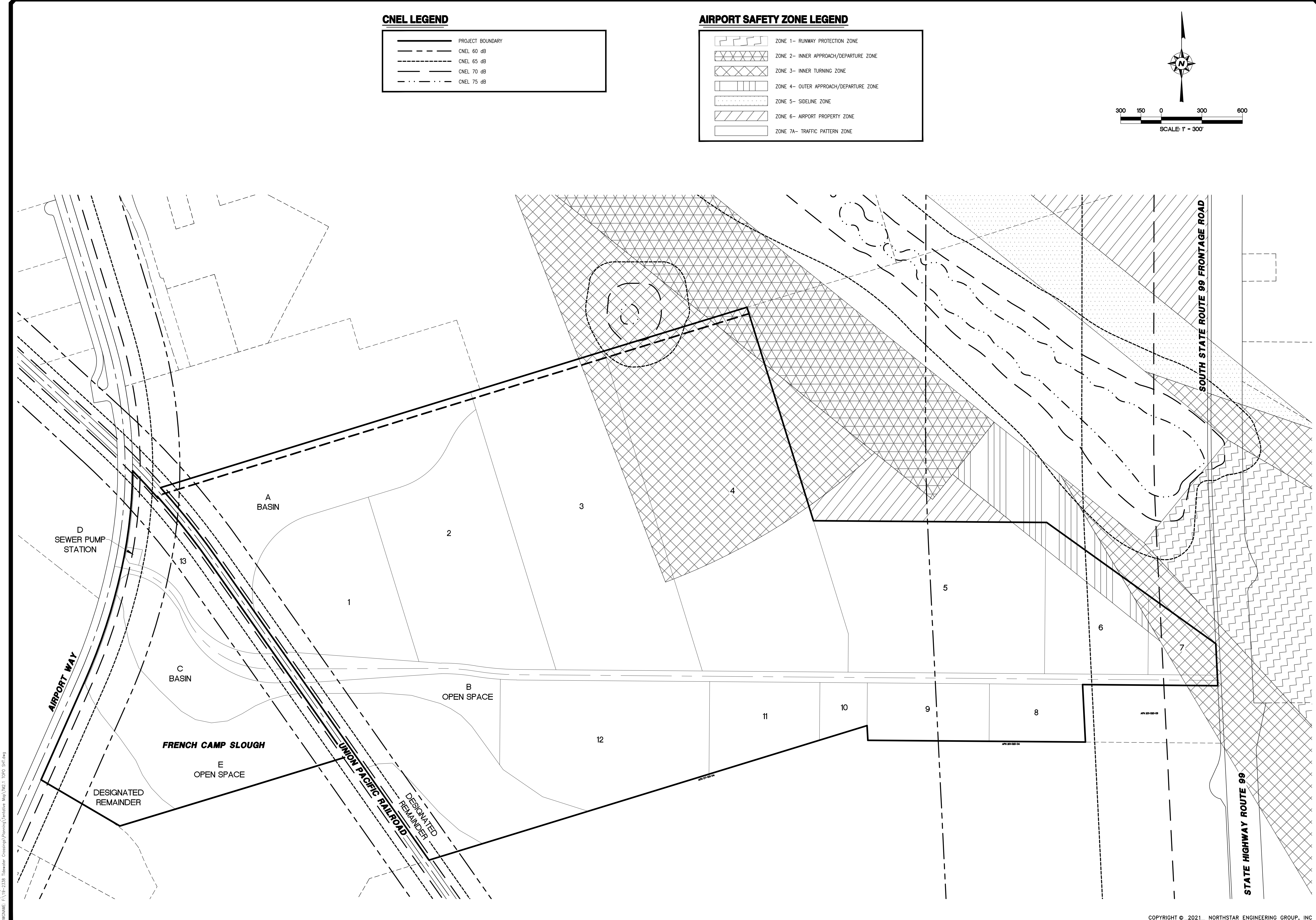


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DATE: 07/07/2021
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DESIGN: CW
CHK'D: JE

SHEET
NUMBER

TM2.5

SHEET 7 OF 14



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REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21	

EXISTING AIRPORT LAND USE SAFETY ZONES AND CNEL LINES
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

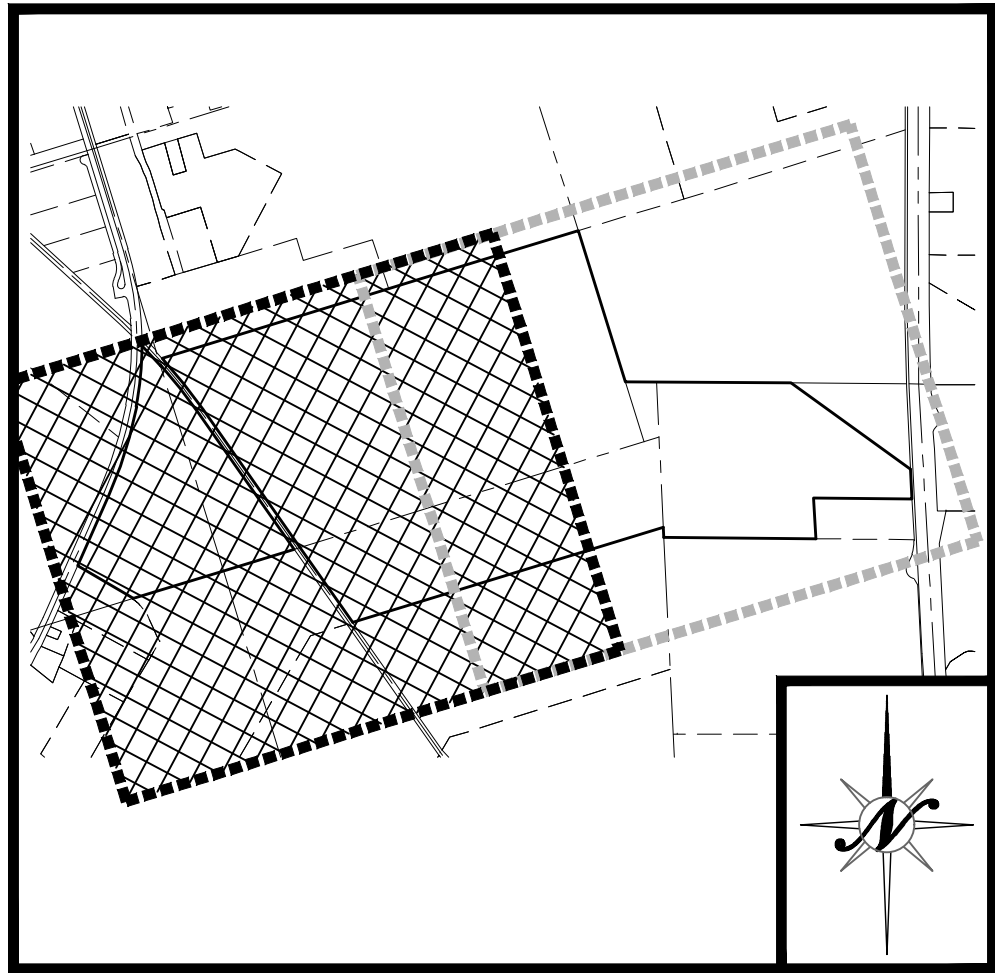


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DATE: 07/07/2021
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SHEET 8 OF 14



KEY MAP

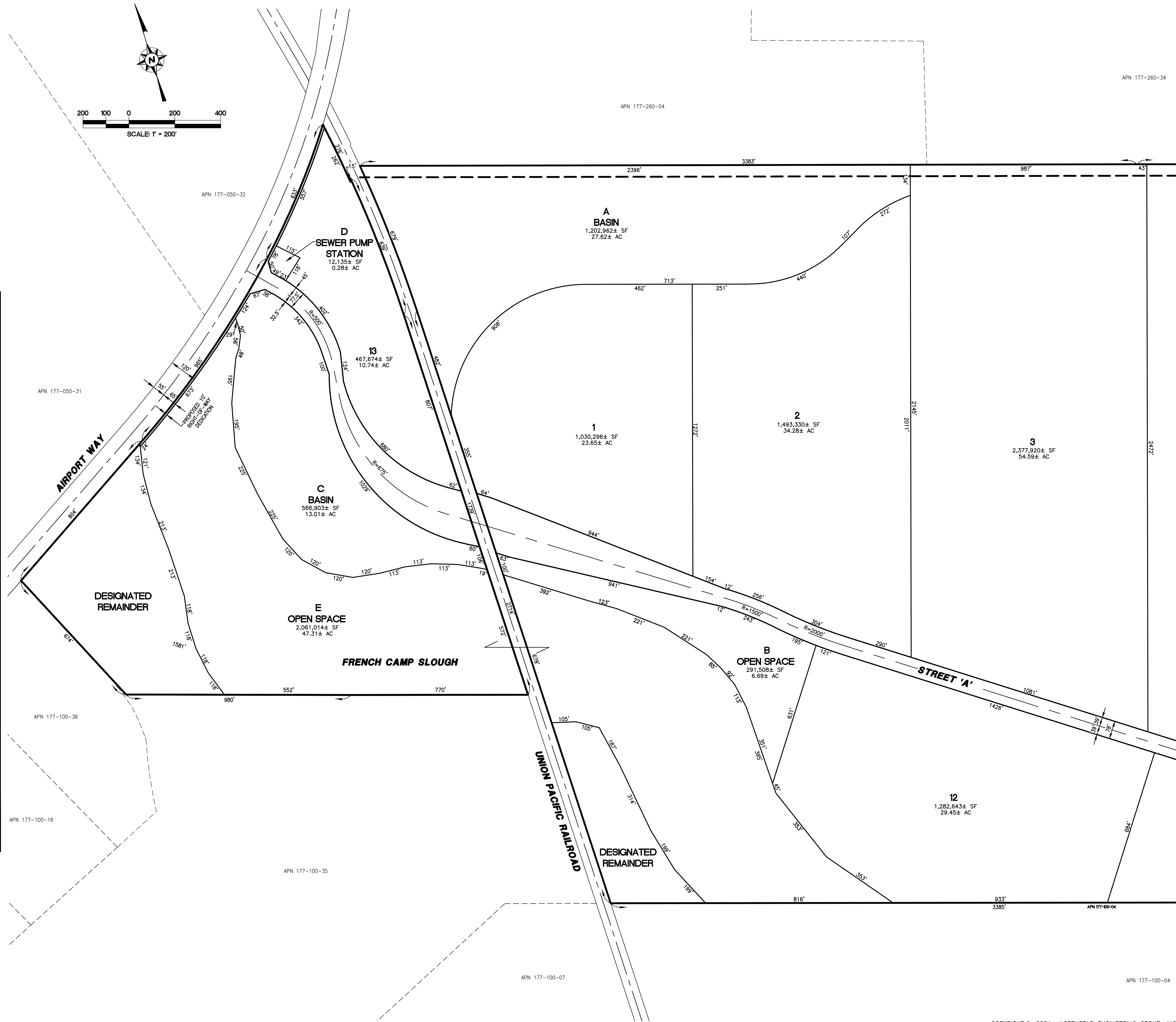
NTS

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
GRADE BREAK - TOP	---	---
GRADE BREAK - TOE	---	---
EASEMENT	---	---
RAILROAD		N/A
CURB AND GUTTER	N/A	---
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	SD 12" SD	12" SD
FORCE MAIN	SD 8" FM	8" FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET	CI	CI
DIRT ROAD	---	N/A
WATER (MAIN)	W 8" W	8" W
WATER VALVE	WV	WV
FIRE HYDRANT	FH	FH
SEWER MAINTENANCE HOLE	SS	SS
SEWER (MAIN)	SS 12" SS	12" SS
OVER HEAD ELECTRICAL	OHE	N/A
GAS LINE	G	N/A
CENTERLINE ELEVATION	N/A	LP
ORIGINAL GROUND	N/A	HP
DIRECTION OF FLOW	.003	.003
CONTOURS	32	N/A
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
TREE OR SHRUB	---	N/A
IRRIGATION LINE	---	---
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MANHOLE/VENT	PM	PM
SIGN	---	---
SERVICE POLE	---	N/A
JOINT POLE	---	N/A
POWER POLE	---	N/A

SUBDIVISION SUMMARY

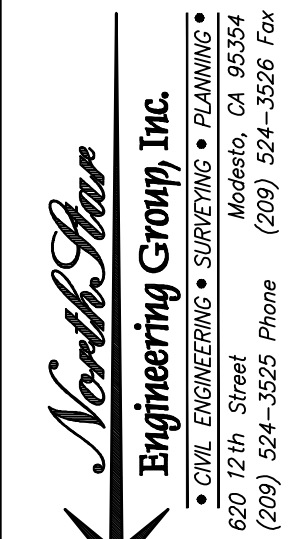
13 DEVELOPMENT LOTS (LOTS 1-13)	308.29± ACRES
2 BASIN LOTS (LOTS A AND C)	40.63± ACRES
1 OPEN SPACE LOT (LOT B)	6.69± ACRES
1 OPEN SPACE LOT (LOT E)	47.31± ACRES
1 SEWER PUMP STATION LOT (LOT D)	0.28± ACRES
RIGHT-OF-WAY DEDICATION	18.66± ACRES
DESIGNATED REMAINDER	15.59± ACRES
TOTAL	437.45± ACRES



NO.	REVISIONS	DATE	APPROVED
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21	

DIMENSION PLAN

TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA



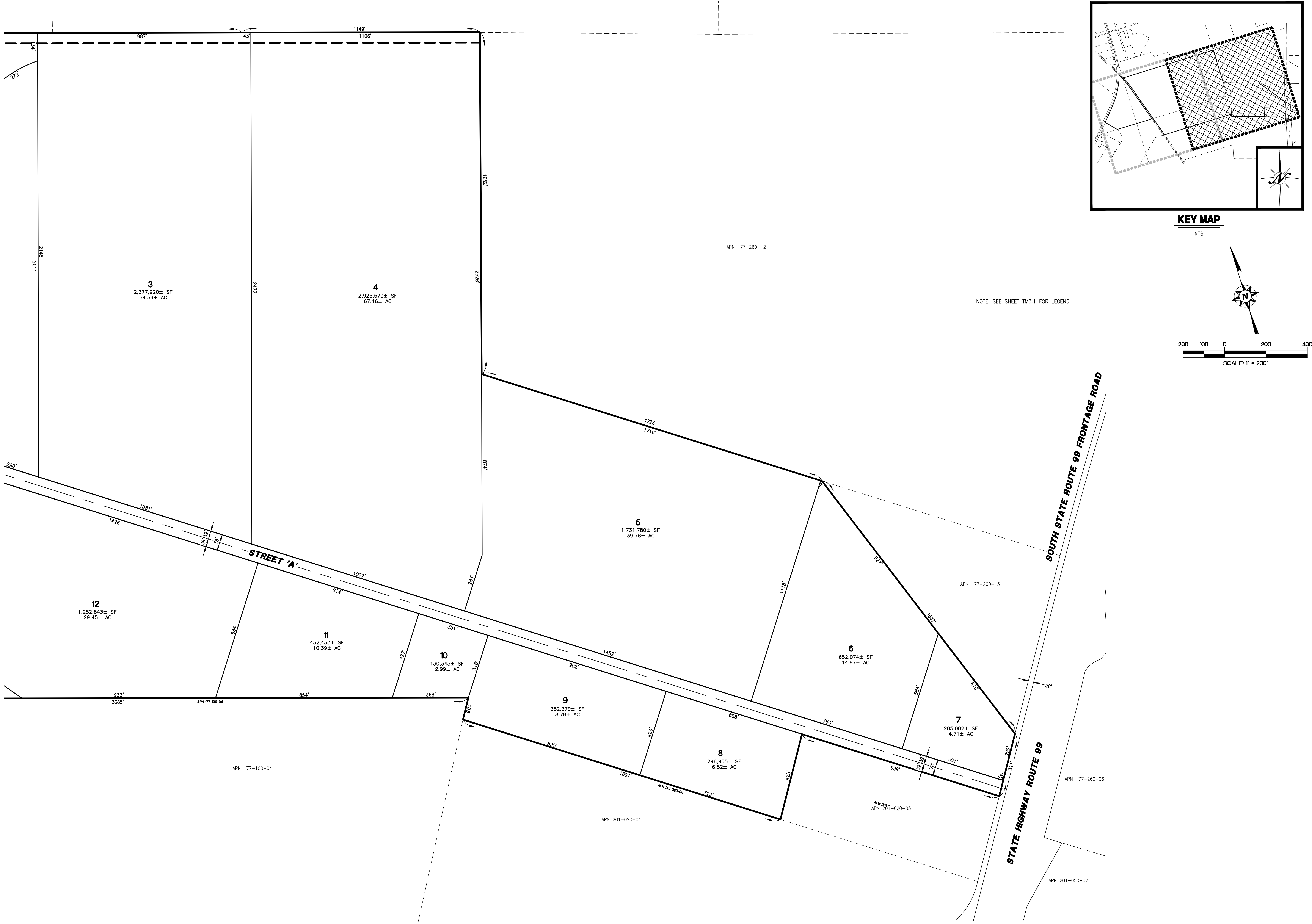
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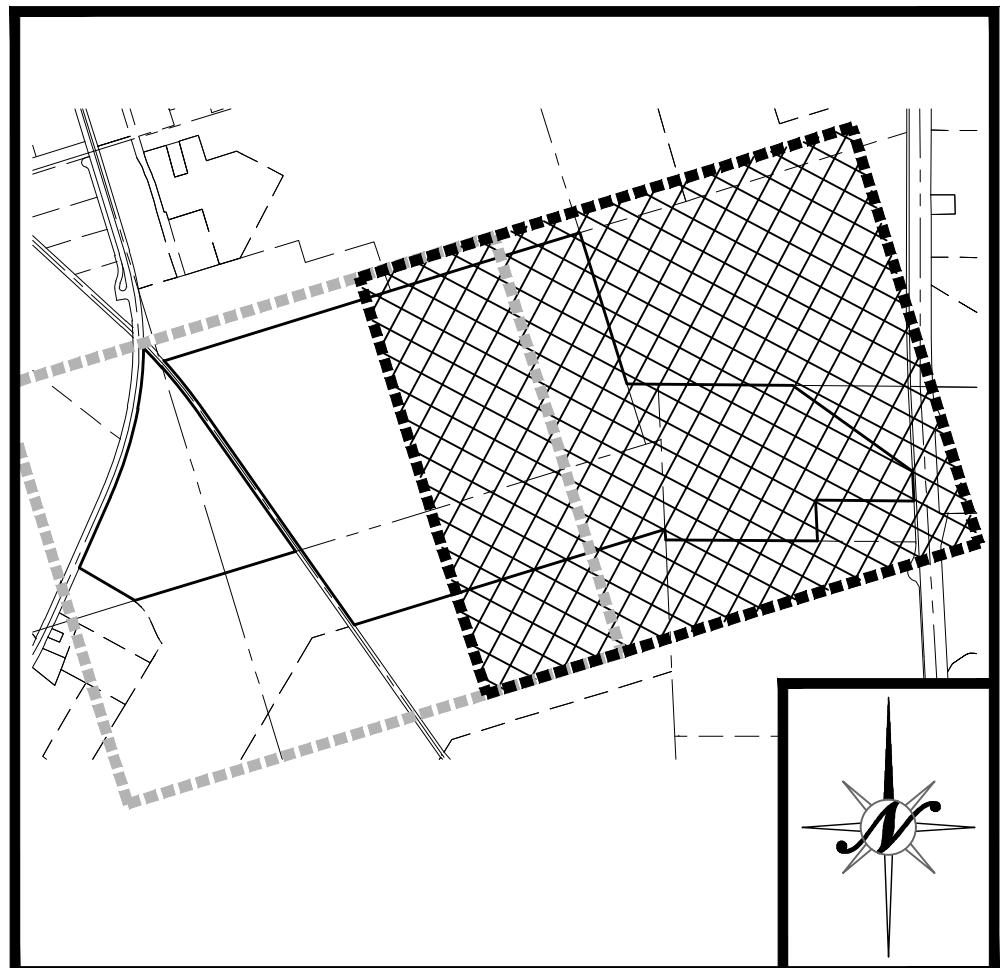
TM3.1

SHEET 9 OF 14

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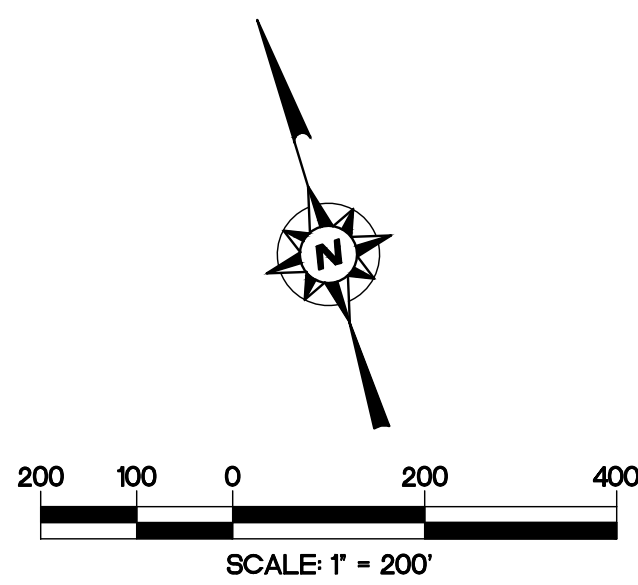


NOTE: SEE SHEET TM3.1 FOR LEGEND



KEY MAP

NTS



REVISIONS		APPROVED	DATE	DESCRIPTION
NO	1	✓	08/02/21	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION

DIMENSION PLAN

TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA



JOB #: 19-2338
DATE: 07/07/2021
SCALE: 1" = 200'
DRAWN: TM
DESIGN: CW
CHK'D: JE

SHEET
NUMBER

TM3.2

SHEET 10 OF 14



NO.	REVISIONS	DATE	APPROVED
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21	

PRELIMINARY GRADING AND UTILITY PLAN
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

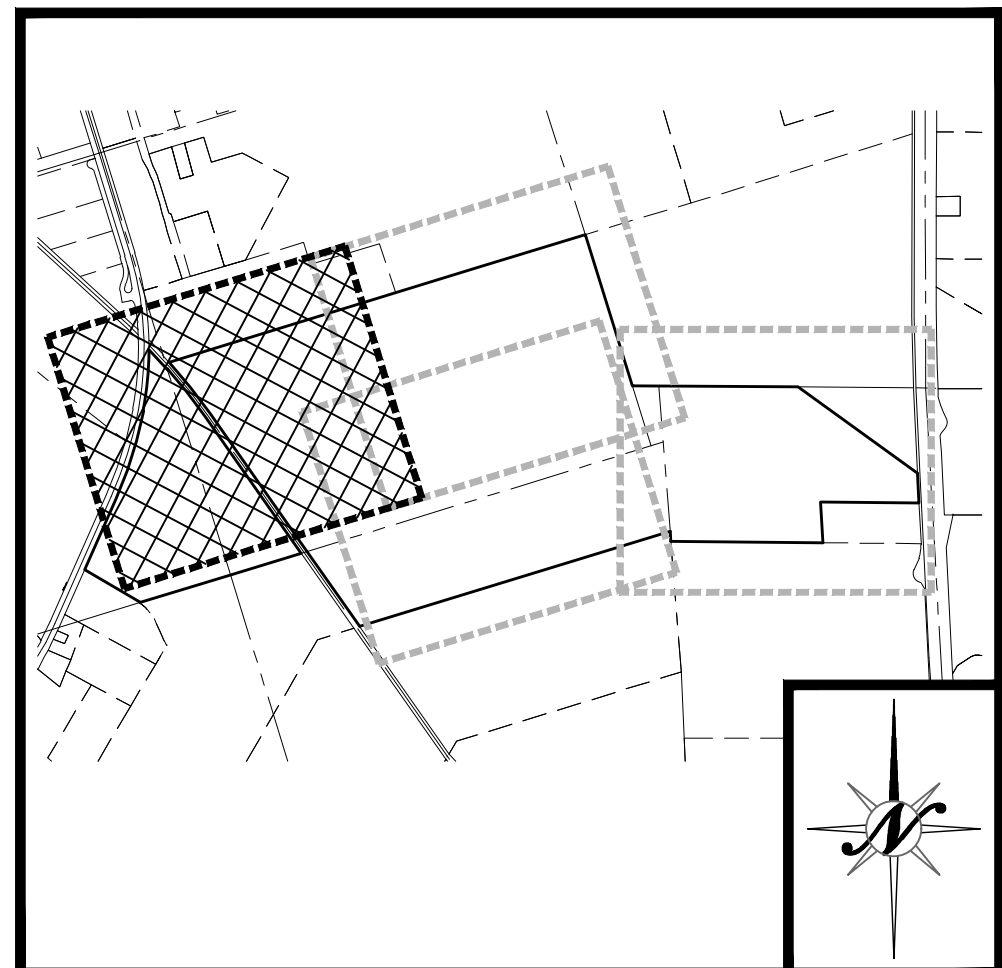


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SHEET NUMBER

TM4.1

SHEET 11 OF 14

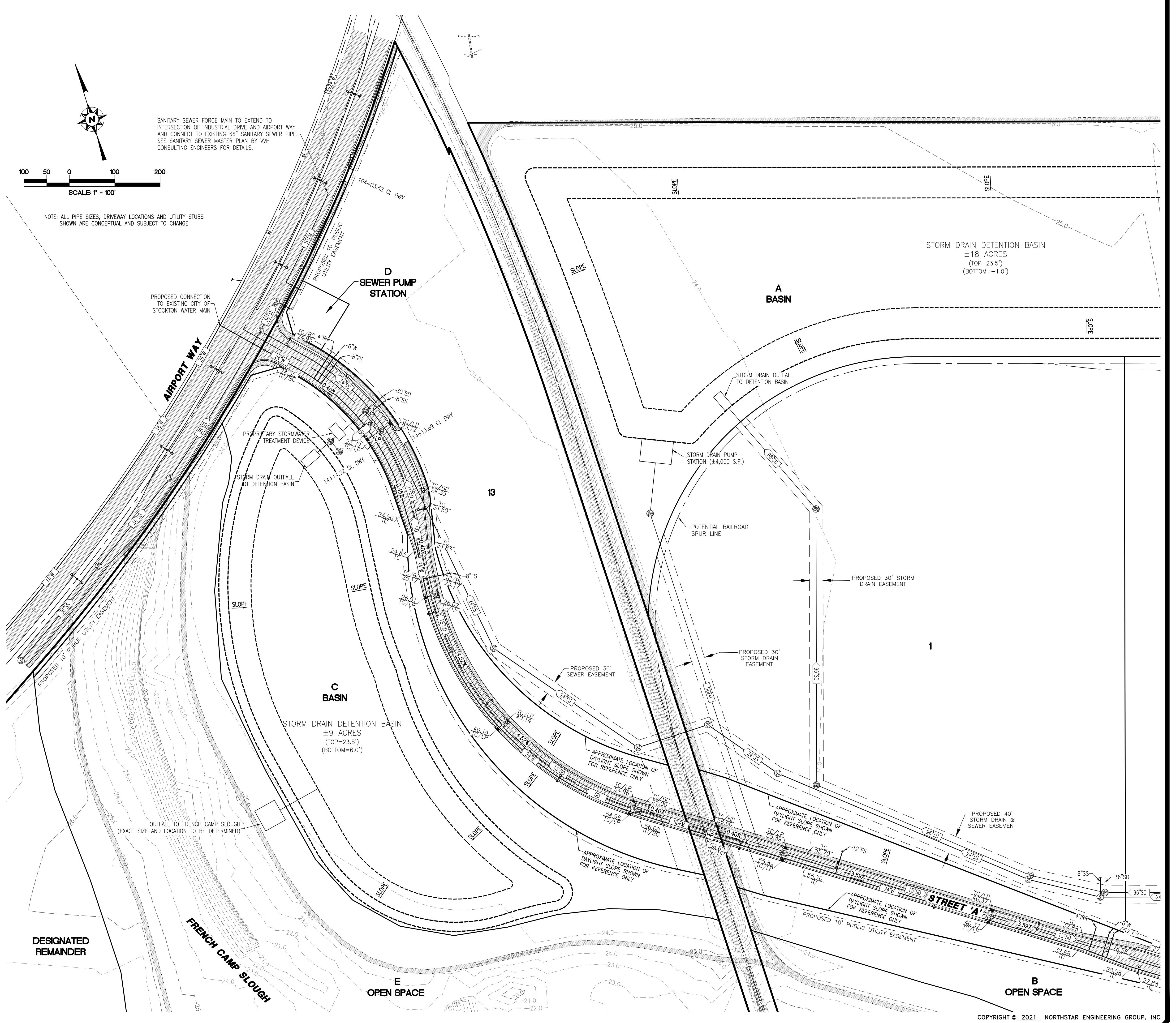


KEY MAP

NTS

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		
GRADE BREAK - TOP		
GRADE BREAK - TOE		
EASEMENT		
RAILROAD		N/A
CURB AND GUTTER	N/A	
EDGE OF PAVEMENT		
STORM DRAIN (MAIN)	SD 12" 50'	12" 50'
FORCE MAIN	SD 8" 50'	8" 50'
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		
DIRT ROAD		N/A
WATER (MAIN)	W 8" 50'	8" 50'
WATER VALVE		
FIRE HYDRANT		
SEWER MAINTENANCE HOLE		
SEWER (MAIN)	SS 12" 50'	12" 50'
OVER HEAD ELECTRICAL		N/A
GAS LINE		N/A
CENTERLINE ELEVATION	N/A	LP
ORIGINAL GROUND	N/A	HP
DIRECTION OF FLOW	.003	.003
CONTOURS	32	N/A
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		
FENCE (WIRE OR HOGWIRE)		
FENCE (WOOD OR WROUGHT IRON)		
TREE OR SHRUB		N/A
IRRIGATION LINE	1" 48" 100'	1" 48" 100'
IRRIGATION VALVE		N/A
IRRIGATION PRESSURE MANHOLE/VENT		
SIGN		
SERVICE POLE		N/A
JOINT POLE		N/A
POWER POLE		N/A



DESIGNATED
REMAINDER



REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED
1	SEWER AND WATER ADJUSTMENTS AND LOT B DESIGNATION	08/02/21	

PRELIMINARY GRADING AND UTILITY PLAN
TENTATIVE MAP
SOUTH STOCKTON COMMERCE CENTER
STOCKTON, CALIFORNIA

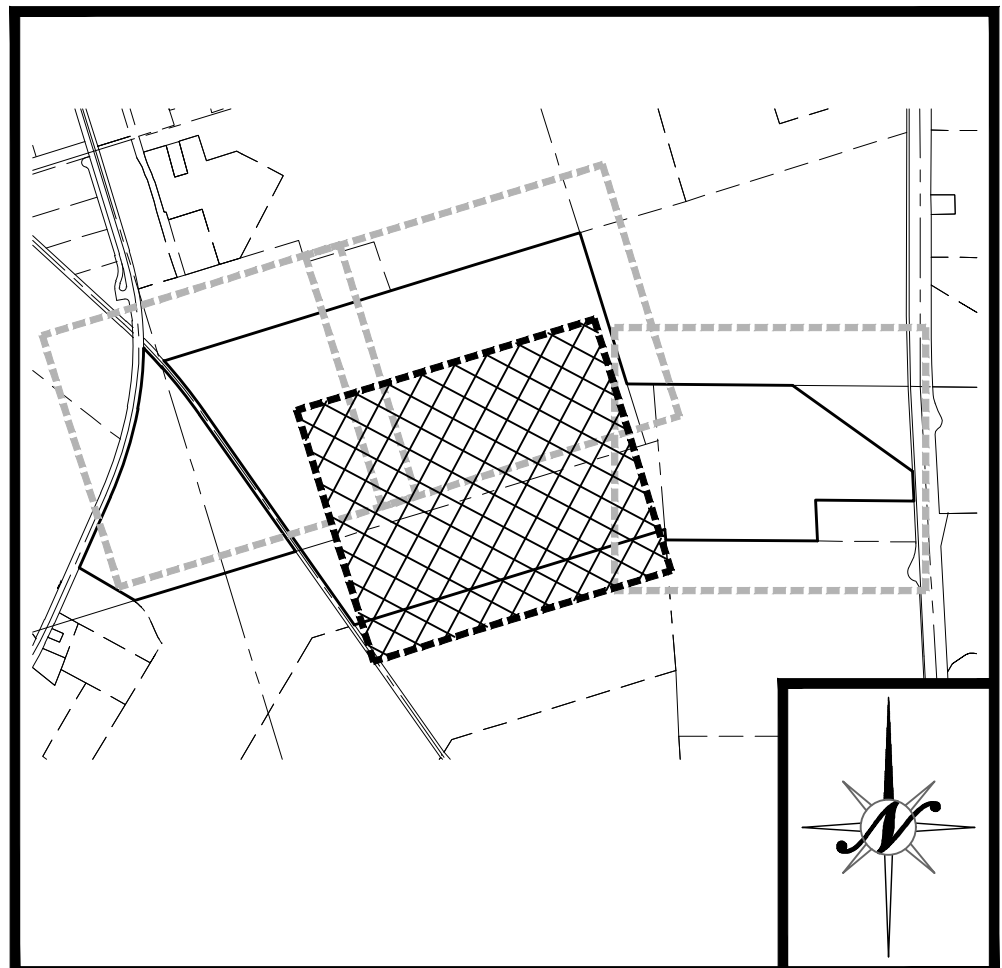


JOB #: 19-2338
DATE: 07/07/2021
SCALE: 1" = 100'
DRAWN: TM
DESIGN: CW
CHK'D: JE

SHEET NUMBER

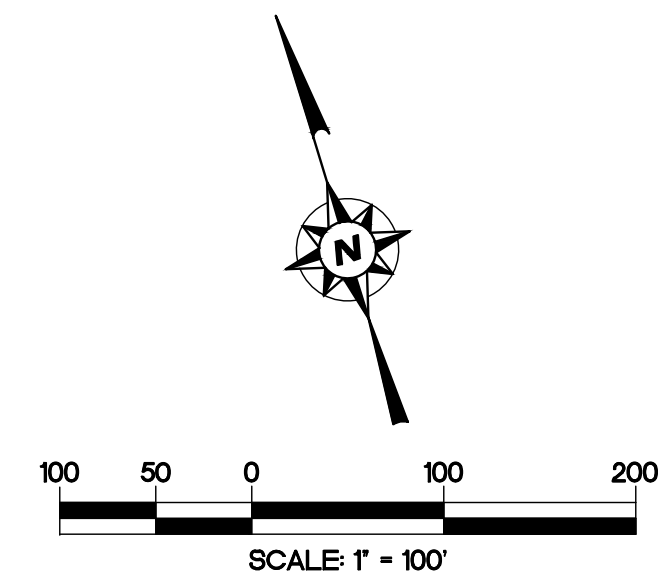
TM4.3

SHEET 13 OF 14



KEY MAP

NTS



NOTE: SEE SHEET TM2.1 FOR LEGEND
NOTE: ALL PIPE SIZES, DRIVEWAY LOCATIONS AND UTILITY STUBS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE



STUB 12" WATER LINE FOR
APN: 177-100-04 AND APN: 201-020-04

STUB 15" SANITARY SEWER LINE FOR
APN: 177-100-04 AND APN: 201-020-04

APN 177-100-04

