

TENTATIVE MAP

DAVIS CROSSING SUBDIVISION

8601 THORNTON ROAD, STOCKTON, CA. 95209, A.P.N. 080-32-006 & 080-32-007

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DLABLO BASE AND MERIDIAN, IN THE CITY OF STOCKTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 89 DEGREES 41' WEST 700 FEET AND NORTH 0 DEGREES 24' WEST 50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8, TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, THENCE NORTH 0 DEGREES 24' WEST ALONG THE WEST LINE AND EXTENSION THEREOF, NORTHERLY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARCELINO TABOADA, RECORDED MARCH 13, 1939 IN BOOK 636 OF OFFICIAL RECORDS, PAGE 415, SAN JOAQUIN COUNTY RECORDS, A DISTANCE OF 490 FEET TO THE SOUTH LINE OF LAND DESCRIBED IN DEED TO JOHN ATHERTON, ET UX, RECORDED JANUARY 31, 1947 IN BOOK 1039 OF OFFICIAL RECORDS, PAGE 88, SAN JOAQUIN COUNTY RECORDS, THENCE WEST ALONG THE SOUTH LINE OF SAID ATHERTON LAND 350 FEET TO THE SOUTHWEST CORNER OF SAID LAND; SAID POINT BEING THE EAST LINE OF THE LAND AS DESCRIBED IN DEED TO WILLIAM D. MCKENZIE, RECORDED MAY 22, 1931 IN BOOK 369 OF OFFICIAL RECORDS, PAGE 266, SAN JOAQUIN COUNTY RECORDS, THENCE SOUTH 0 DEGREES 24' EAST ALONG THE EAST LINE OF SAID MCKENZIE LAND, 490 FEET TO THE NORTH LINE OF ALPHA DRIVE, THENCE SOUTH 89 DEGREES 41' EAST ALONG THE NORTH LINE OF ALPHA DRIVE 350 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE NORTH 89 DEGREES 07' 30" WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 700 FEET; THENCE NORTH 00 DEGREES 09' 30" EAST 50.00 FEET TO THE TRUE POINT OF BEGINNING, BEING A FOUND IRON PIPE MARKING THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO AMANCIO H. LAWAS, ET UX, RECORDED IN BOOK 1224 OF OFFICIAL RECORDS, PAGE 1977 SAN JOAQUIN COUNTY RECORDS, SAID IRON PIPE BEING SHOWN ON MAP OF SURVEY FILED IN BOOK 7 OF SURVEYS, PAGE 80, SAN JOAQUIN COUNTY RECORDS; THENCE CONTINUING NORTH 00 DEGREES 09' 30" EAST ALONG THE EAST LINE OF SAID LAWAS LANDS, 8.00 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 07' 30" WEST 350.00 FEET TO THE WEST LINE OF SAID LAWAS LANDS; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 09' 30" WEST 8.00 FEET TO A FOUND IRON PIPE MARKING

THE SOUTHWEST CORNER OF SAID LAWAS LANDS, THENCE ALONG THE SOUTH LINE OF LAWAS LANDS, PARALLEL WITH AND 50 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SECTION 8, SOUTH 89 DEGREES 07' 30" EAST 350.00 FEET TO THE TRUE POINT OF BEGINNING.

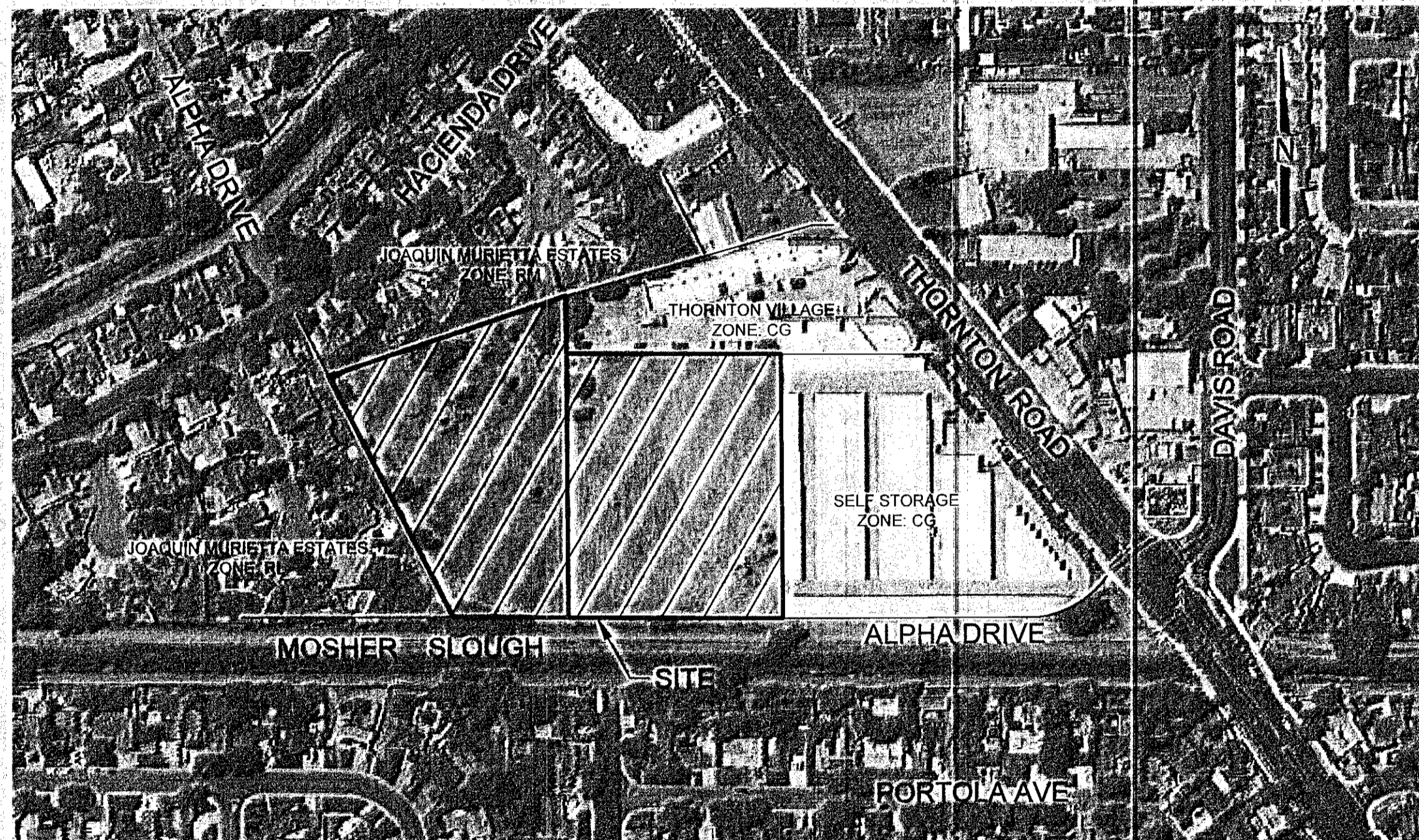
ALSO EXCEPT THEREFROM ALL DEPOSITS OF MINERALS, INCLUDING OIL AND GAS IN SAID PARCELS, TOGETHER WITH THE RIGHT TO PROSPECT AND REMOVE SUCH DEPOSITS THEREFROM AS RESERVED IN DEED BY AMANCIO H. LAWAS, ET UX, RECORDED JANUARY 20, 1971 IN BOOK 3482 OF OFFICIAL RECORDS, PAGE 369, AS DOCUMENT NO. 3672, SAN JOAQUIN COUNTY RECORDS; SAID DEED RECITES "WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE OR OPERATE THROUGH THE SURFACES OR UPPER 100 FEET OF THE SUBSURFACE OF THE PARCELS OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY LEVEE OR OTHER IMPROVEMENTS THAT MAY BE CONSTRUCTED ON SAID PARCELS." SAID DEED ALSO RECITES "EXCEPTING THEREFROM AND RESERVING UNTO THE REMAINING LANDS OF GRANTOR, HIS SUCCESSORS AND ASSIGNS WHICH ARE CONTIGUOUS TO THE REAL PROPERTY HEREIN ABOVE DESCRIBED, WITHOUT LIMITATIONS, THE WATER AND RIPARIAN RIGHTS WHICH ARE NOW APPURTENANT TO SAID REMAINING LANDS WHICH SHALL INCLUDE THE RIGHT TO THE ENJOYMENT AND USE OF MOSHER SLOUGH FOR ALL USEFUL PURPOSES TO WHICH IT MAY BE PUT."

APN: 080-320-06

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN JOAQUIN, CITY OF STOCKTON, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION DISTANT THEREON NORTH 89° 41' WEST 1050 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 0° 24' WEST 575 FEET, THENCE SOUTH 74° 14' WEST 408.4 FEET, THENCE SOUTH 27° 20' EAST 521.9 FEET TO THE SOUTH LINE OF SAID SECTION, THENCE SOUTH 89° 41' EAST 156.5 FEET TO THE POINT OF BEGINNING, CONTAINING 3.40 ACRES, MORE OR LESS. EXCEPT THAT PORTION AS CONVEYED TO SAN JOAQUIN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A POLITICAL SUBDIVISION, BY DEED RECORDED DECEMBER 24, 1970 IN BOOK 3471, PAGE 186, SAN JOAQUIN COUNTY RECORDS.

APN: 080-320-07



VICINITY MAP
N.T.S.

OWNER

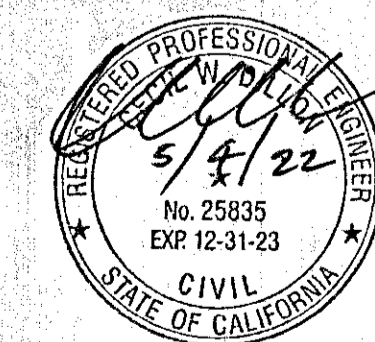
NAME: GO PARTNERS LLC
C/O RICHARD GONZALES
ADDRESS: 1024 WEST ROBINHOOD DRIVE, SUITE #5
STOCKTON, CA 95207
PHONE: 209-649-4092

ENGINEER

NAME: DILLON & MURPHY ENGINEERING
C/O CECIL DILLON
ADDRESS: 847 N CLUFF AVENUE SUITE A-2
LODI, CA 95240, P.O. BOX 2180
PHONE: 209-334-6613

NOTES

1. APN: 080-320-06 & 080-320-07
2. WATER: CITY OF STOCKTON
3. SANITARY SEWER: CITY OF STOCKTON
4. STORM DRAINAGE: PRIVATE
5. EXISTING ZONING: RM, PROPOSED PLANNED DEVELOPMENT
6. SITE ADDRESS: 8601 THORNTON RD, STOCKTON, CA 95209
7. FLOOD ZONE: ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.
MAP NO. 06077C0315F, DATED 10/16/2009
8. TYPICAL PARCEL SQUARE FOOTAGE: 2730 S.F. UNLESS OTHERWISE NOTED
9. DENSITY: 10.1 DWELLING UNITS PER GROSS ACRE
10. OPEN SPACE: 68.103% APPROXIMATELY 24% TOTAL PROJECT AREA
INCLUDES: FRONT YARDS, PARK, INFILTRATION, AND OPEN SPACE AREAS.
11. OPEN SPACE AREAS ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
12. NO GATES ARE PROPOSED TO ENTER THE SUBDIVISION, ONLY TO PROVIDE ACCESS TO THE LEVEE.
13. EXISTING TREES ON-SITE ARE BEING REMOVED AS A SAFETY PRECAUTION DUE TO THE HOMELESS ACTIVITIES ON-SITE.



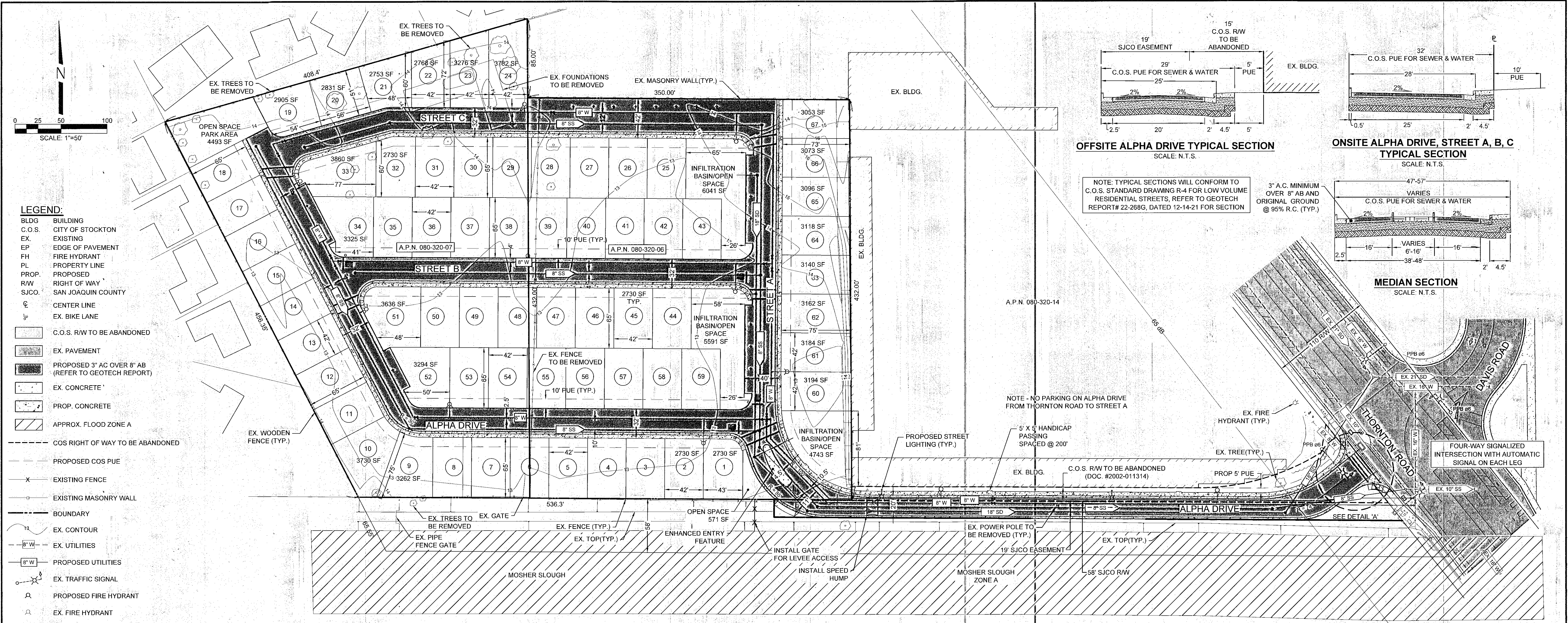
DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

GO PARTNERS LLC

DAVIS CROSSING SUBDIVISION
TENTATIVE MAP

STOCKTON, CALIFORNIA
MAY, 2022

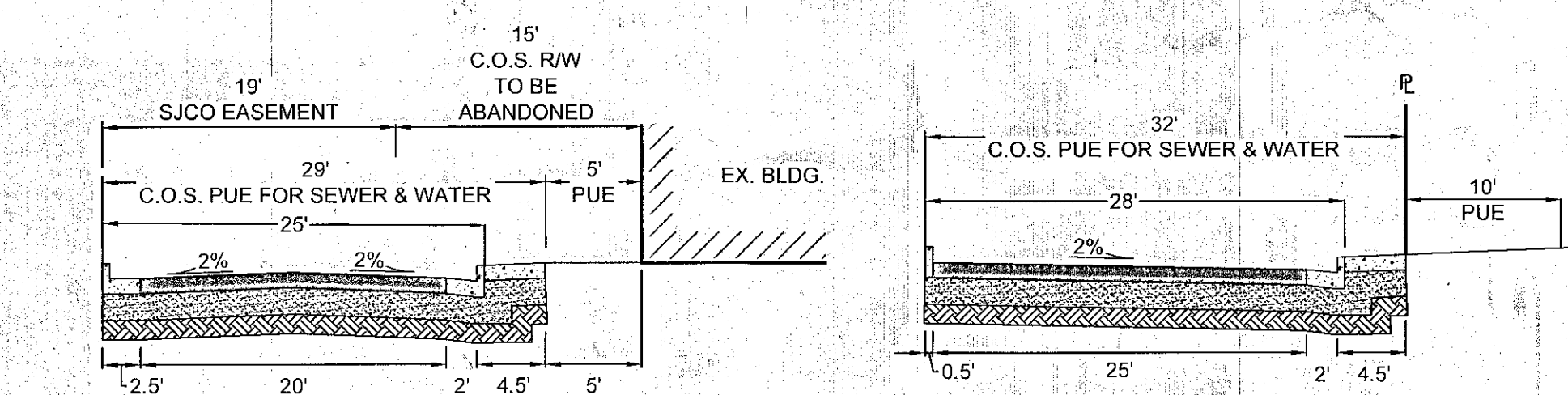
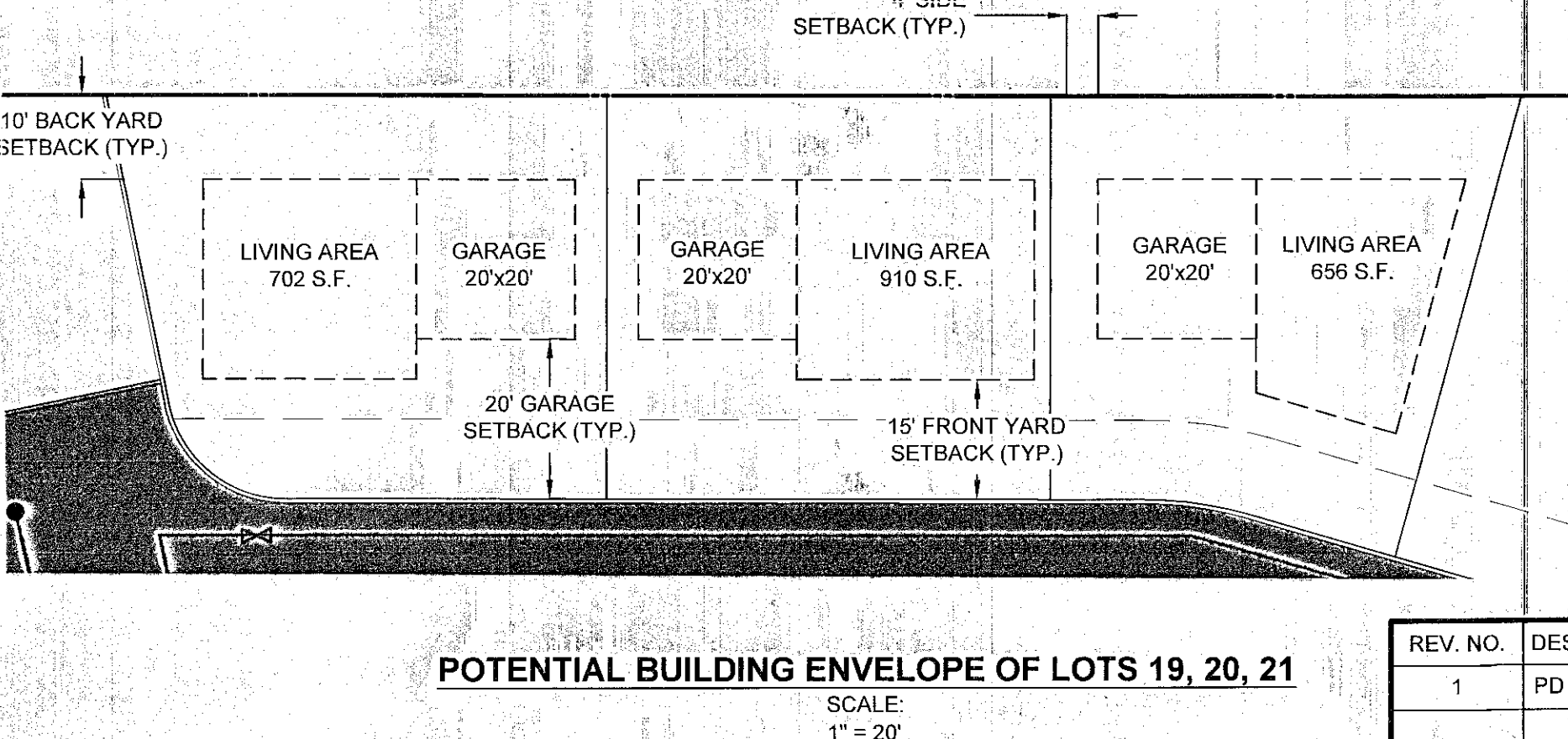
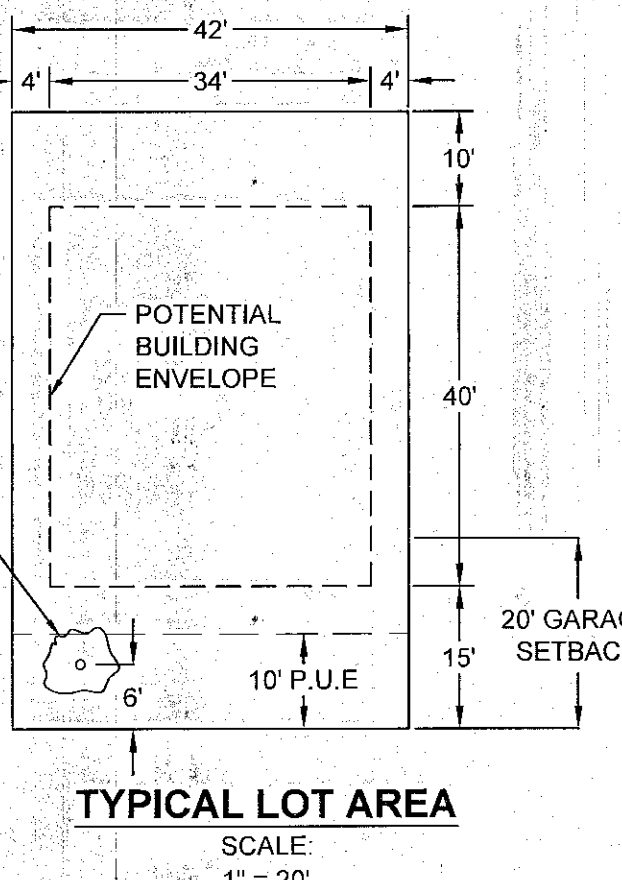
REV. NO.	DESCRIPTION	DATE	APPROVED BY:	APPROVED BY:	SCALE: 1"=50'	BENCH MARK: PID #8 EL:16.89	SHEET
1	PD - COMMENTS		DATE: 2-9-23 <i>[Signature]</i> PLANNING COMMISSION STOCKTON, CALIFORNIA	DATE: 2/14/23 <i>[Signature]</i> CIVIL ENGINEER STOCKTON, CALIFORNIA	DRAWN BY: JMC, NR, JS	DESCRIPTION: BOLT & WASHER AT THORNTON AND DAVIS RD. C.O.S. 1N-6. DATE OF SURVEY: SEPT 03, 2020	1 OF 3 SHEETS
					CHECKED BY: CD	(DATUM: NAVD 88)	JOB NO. 2075
					AS BUILT BY:		



- LEGEND:**
- BLDG BUILDING
 - C.O.S. CITY OF STOCKTON
 - EX. EXISTING
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - PL PROPERTY LINE
 - PROP. PROPOSED
 - R/W RIGHT OF WAY
 - SJCO. SAN JOAQUIN COUNTY
 - CL CENTER LINE
 - EX. BIKE LANE
 - C.O.S. R/W TO BE ABANDONED
 - EX. PAVEMENT
 - PROPOSED 3" AC OVER 8" AB (REFER TO GEOTECH REPORT)
 - EX. CONCRETE
 - PROP. CONCRETE
 - APPROX. FLOOD ZONE A
 - COS RIGHT OF WAY TO BE ABANDONED
 - PROPOSED COS PUE
 - EXISTING FENCE
 - EXISTING MASONRY WALL
 - BOUNDARY
 - EX. CONTOUR
 - EX. UTILITIES
 - PROPOSED UTILITIES
 - EX. TRAFFIC SIGNAL
 - PROPOSED FIRE HYDRANT
 - EX. FIRE HYDRANT
 - EX. POWER POLE

- NOTES**
1. APN: 080-320-06 & 080-320-07
 2. WATER: CITY OF STOCKTON
 3. SANITARY SEWER: CITY OF STOCKTON
 4. STORM DRAINAGE: PRIVATE
 5. EXISTING ZONING: RM, PROPOSED PLANNED DEVELOPMENT
 6. SITE ADDRESS: 8601 THORNTON RD, STOCKTON, CA 95209
 7. FLOOD ZONE: ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. MAP NO. 0607700315F, DATED 10/16/2009
 8. TYPICAL PARCEL SQUARE FOOTAGE: 2730 S.F. UNLESS OTHERWISE NOTED
 9. DENSITY: 10.1 DWELLING UNITS PER GROSS ACRE
 10. OPEN SPACE: 68,103sq. APPROXIMATELY 24% TOTAL PROJECT AREA INCLUDES: FRONT YARDS, PARK, INFILTRATION, AND OPEN SPACE AREAS
 11. OPEN SPACE AREAS ARE PRIVATE AND WILL BE MAINTAINED BY THE HOA.
 12. NO GATES ARE PROPOSED TO ENTER THE SUBDIVISION, ONLY TO PROVIDE ACCESS TO THE LEVEE.
 13. EXISTING TREES ON-SITE ARE BEING REMOVED AS A SAFETY PRECAUTION DUE TO THE HOMELESS ACTIVITIES ON-SITE.
 14. LOTS CREATED:
 - 67 SINGLE FAMILY DWELLINGS
 - 3 INFILTRATION BASINS
 - 2 OPEN SPACE/PARK AREAS
 - 1 PRIVATE STREET RIGHT-OF-WAY
 - 73 TOTAL LOTS

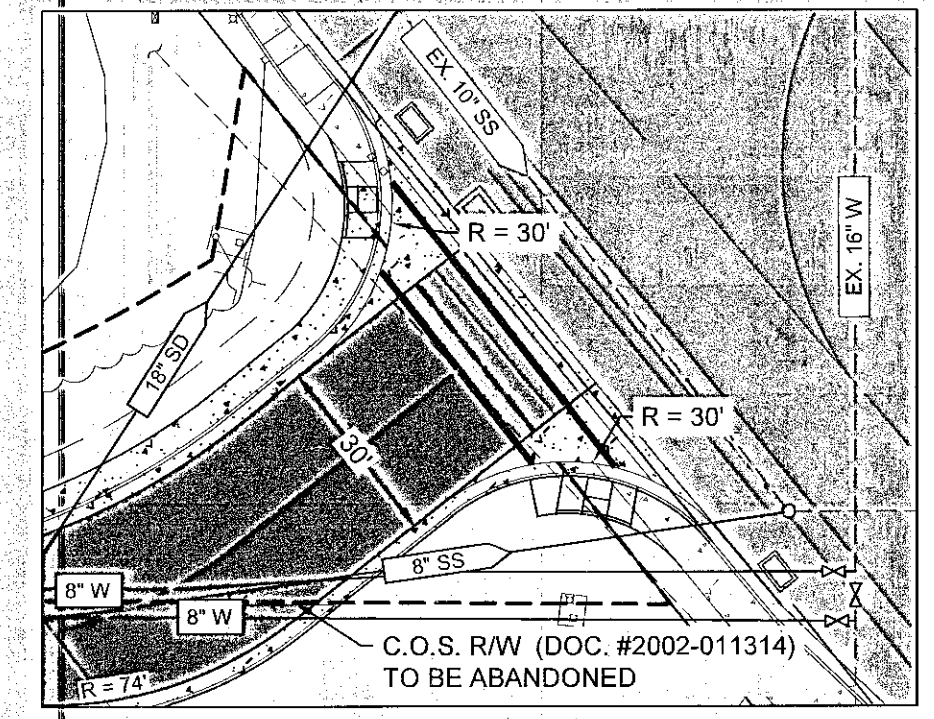
	RM ZONE	P-D
LOT AREA	5000 S.F.	2730 S.F.
LOT WIDTH	50'	42'
SIDE SETBACK	5'	4'
STREET R/W	PUBLIC	PRIVATE
PRIVATE STREET R/W		94,952 S.F.



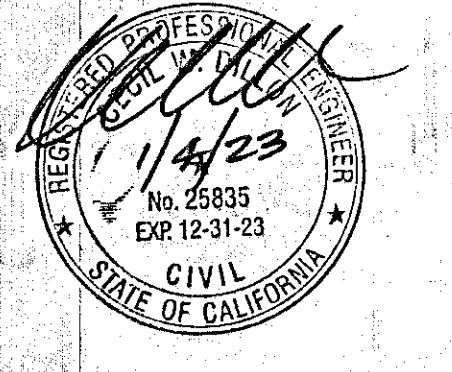
NOTE: TYPICAL SECTIONS WILL CONFORM TO C.O.S. STANDARD DRAWING R-4 FOR LOW VOLUME RESIDENTIAL STREETS, REFER TO GEOTECH REPORT# 22-268G, DATED 12-14-21 FOR SECTION

3" A.C. MINIMUM OVER 8" AB AND ORIGINAL GROUND @ 95% R.C. (TYP.)

NOTE - NO PARKING ON ALPHA DRIVE FROM THORNTON ROAD TO STREET A



DETAIL A
SCALE: 1" = 30'



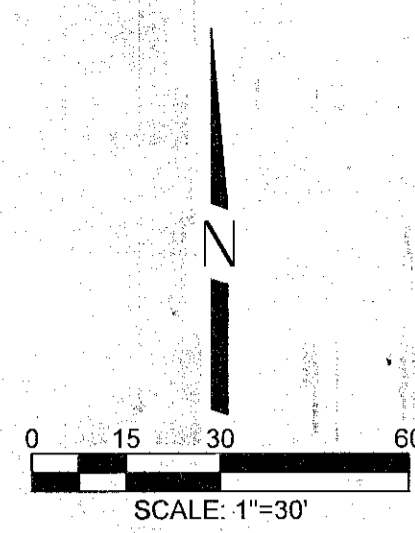
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GO PARTNERS LLC
DAVIS CROSSING SUBDIVISION TENTATIVE MAP

SCALE: 1"=50'	BENCH MARK: PID #8 EL:16.89	SHEET
DRAWN BY: JMC, NR, JS	DESCRIPTION: BOLT & WASHER AT THORNTON AND DAVIS RD. C.O.S. 1N-6. DATE OF SURVEY: SEPT 03, 2020	2
CHECKED BY: CD		OF 3 SHEETS
AS BUILT BY:	(DATUM: NAVD 88)	2075

REV. NO.	DESCRIPTION	DATE	APPROVED BY:	APPROVED BY:
1	PD - COMMENTS			





- LEGEND:**
- PROPOSED P.U.E.
 - EX. PAVEMENT
 - PROPOSED 3" AC OVER 8" AB (REFER TO GEOTECH REPORT)
 - EX. CONCRETE
 - PROP. CONCRETE
 - R/W TO BE ABANDONED AS P.U.E.
 - PROPOSED P.U.E.
 - EX. UTILITIES
 - PROPOSED UTILITIES
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - EX. WATER VALVE
 - PROPOSED MANHOLE
 - EX. POWER POLE
 - BOUNDARY

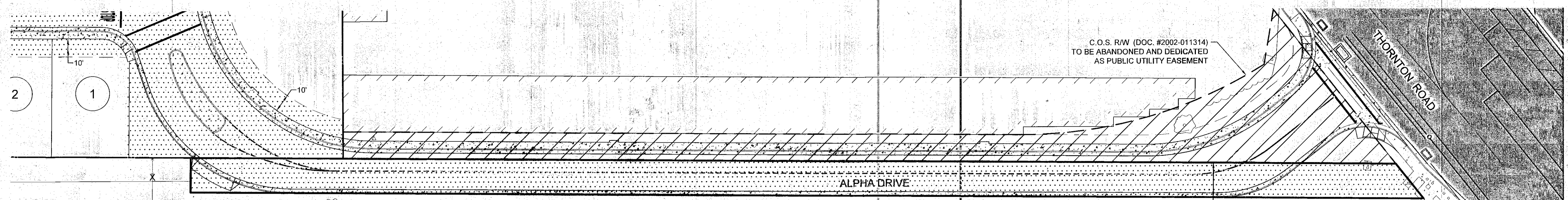


EXHIBIT A
PUBLIC UTILITY EASEMENT
SCALE:
1" = 30'

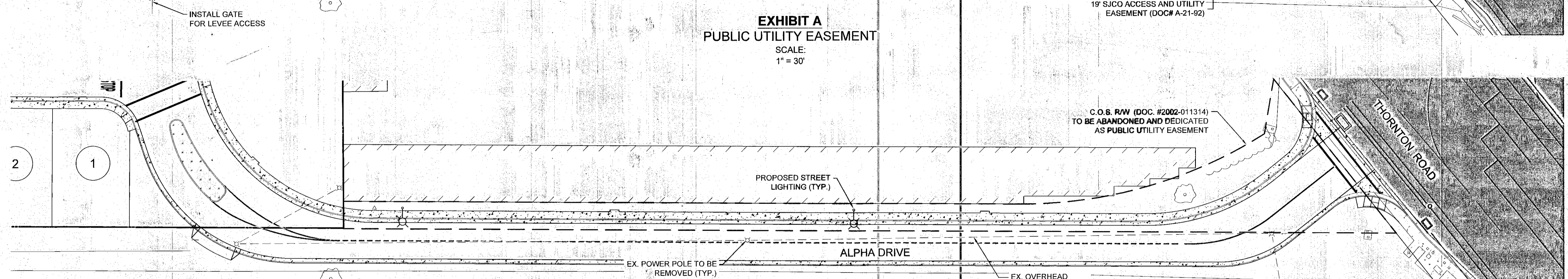
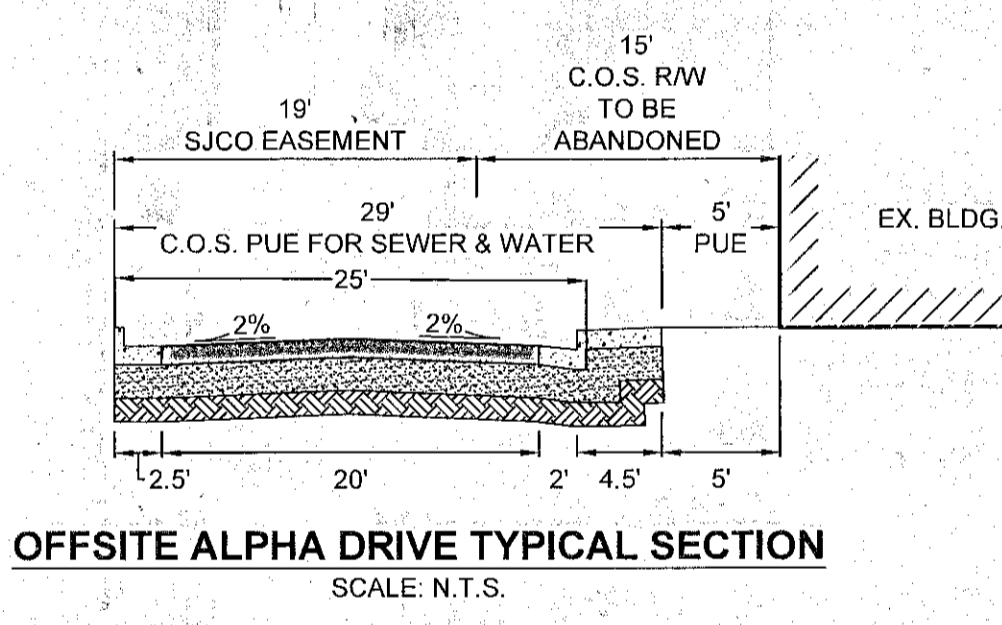


EXHIBIT B
EXISTING OVERHEAD UTILITIES
SCALE:
1" = 30'



OFFSITE ALPHA DRIVE TYPICAL SECTION
SCALE: N.T.S.

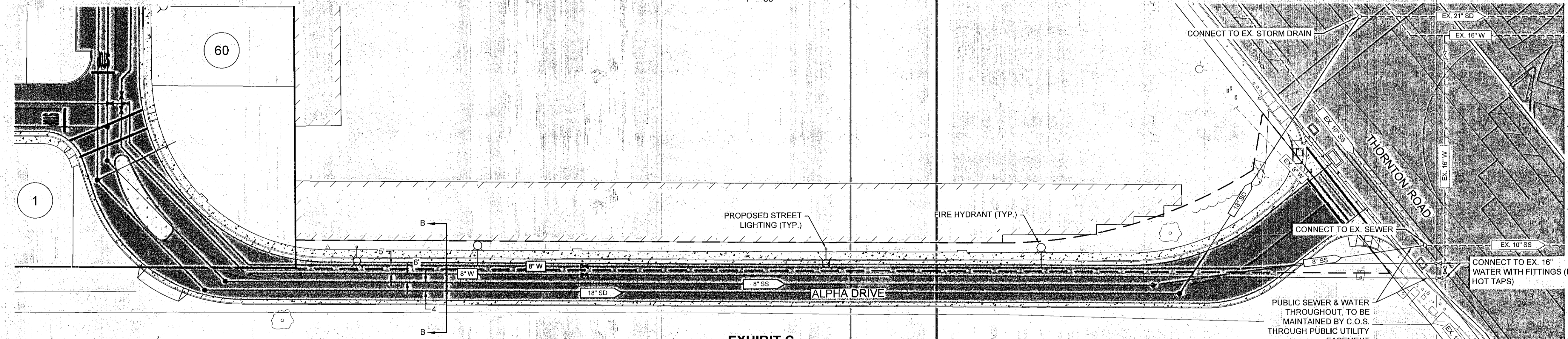
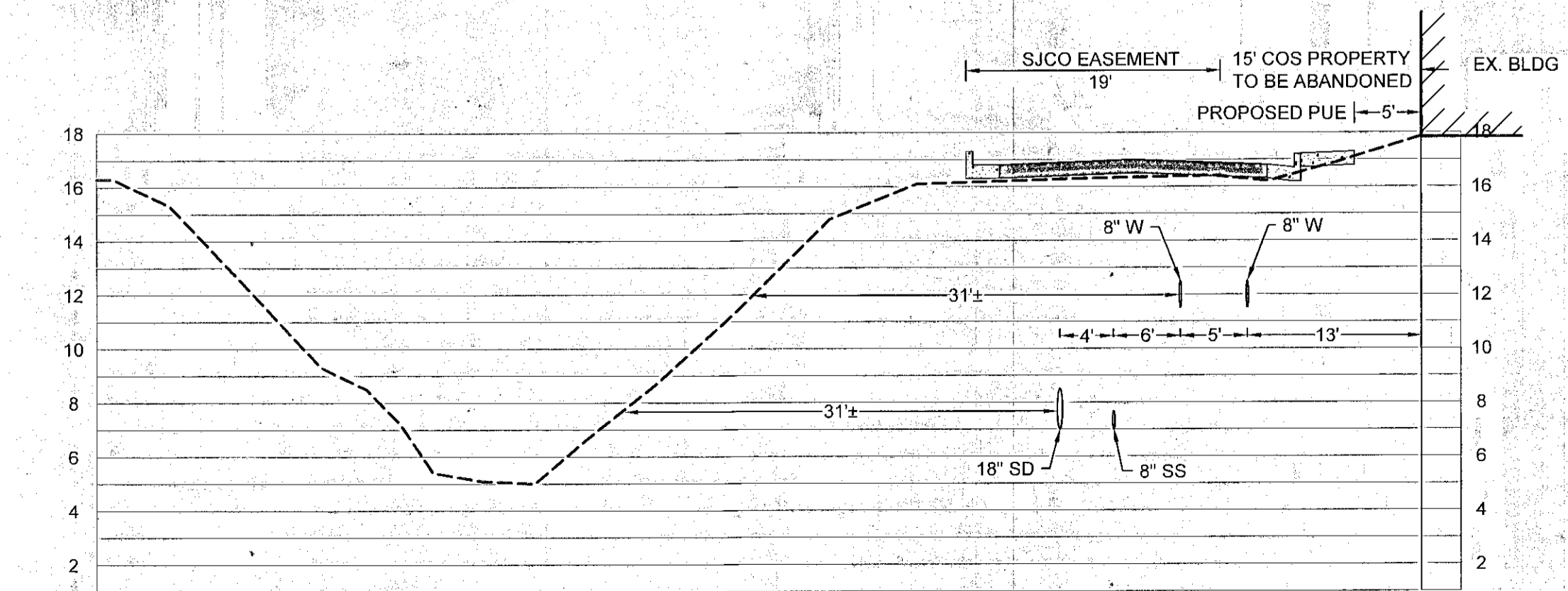


EXHIBIT C
PROPOSED UTILITY LOCATIONS
SCALE:
1" = 30'



SECTION B - B
SCALE:
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 5'

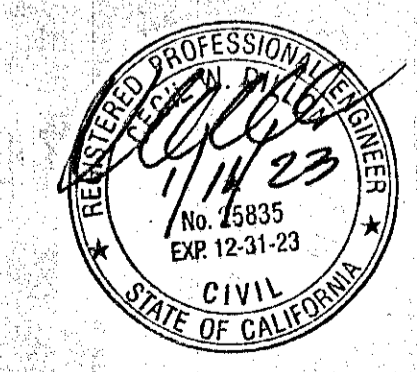
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DAVIS CROSSING SUBDIVISION
TENTATIVE MAP

SCALE: 1"=50'	BENCH MARK: PID #8 EL:16.89	SHEET
DRAWN BY: J.MC, NR, JS	DESCRIPTION: BOLT & WASHER AT THORNTON AND DAVIS RD. C.O.S. 1N-6. DATE OF SURVEY: SEPT 03, 2020	3
DESIGNED BY:		OF 3 SHEETS
CHECKED BY: CD		JOB NO. 2075
AS BUILT BY:	(DATUM: NAVD 88)	



REV. NO.	DESCRIPTION	DATE	APPROVED BY:	APPROVED BY:
1	PD - COMMENTS		DATE: _____	DATE: _____
			PLANNING MANAGER STOCKTON, CALIFORNIA	CITY ENGINEER STOCKTON, CALIFORNIA