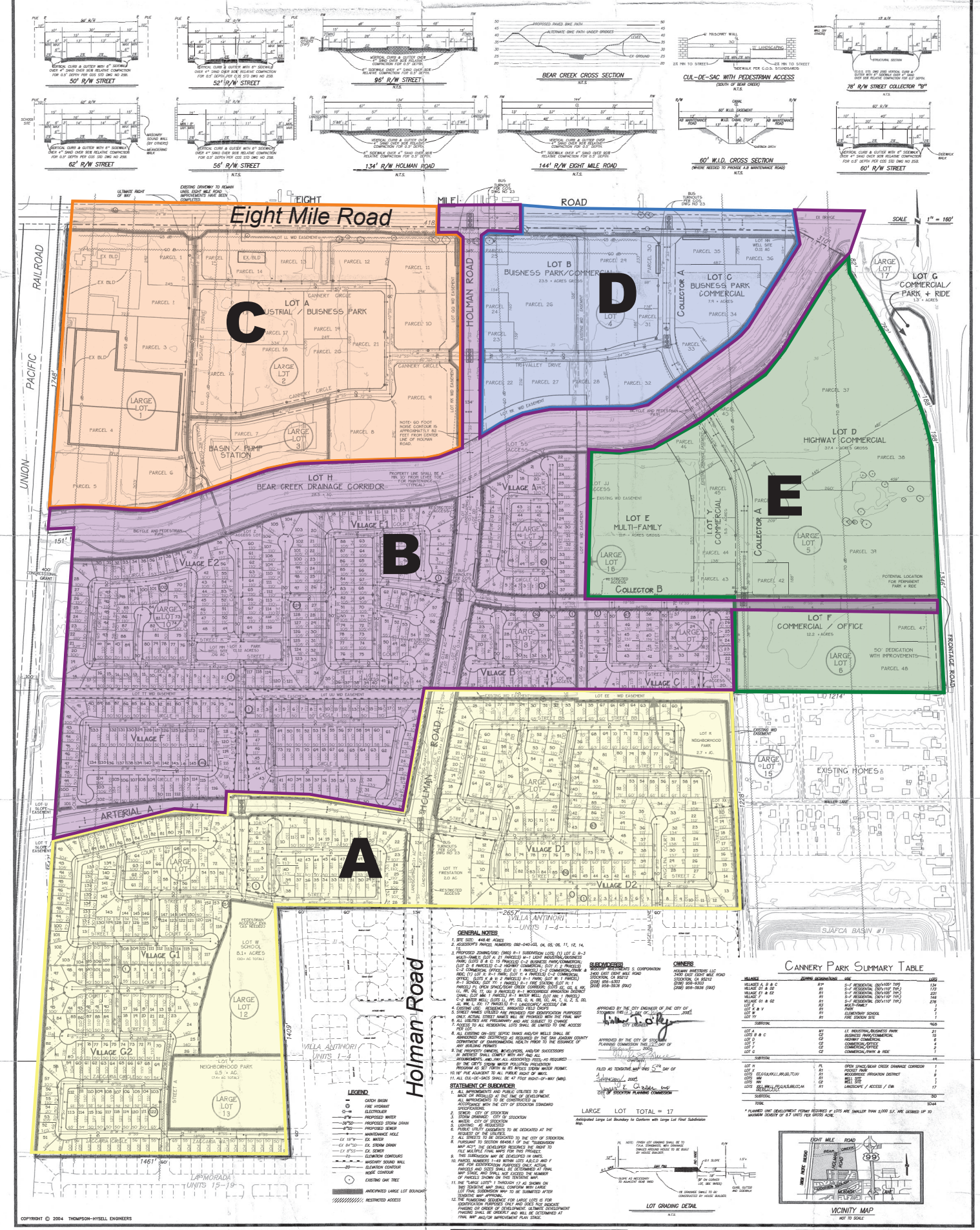
ATTACHMENT B



GENERAL NOTES

1. SITE SIZE: 448.48 ACRES
2. ASSESSOR'S PARCEL NUMBERS: 092-040-03, 04, 05, 06, 11, 12, 14, 15.
3. PROPOSED ZONING/USE: (960) R-1 SUBDIVISION LOTS; (1) LOT E: R-3 MULTI-FAMILY; (LOT A: 21 PARCELS) M-1 LIGHT INDUSTRIAL/BUSINESS PARK; (LOTS B & C: 15 PARCELS) C-2 BUSINESS PARK/COMMERCIAL; (LOT D: 6 PARCELS) C-2 HIGHWAY COMMERCIAL; (LOT F: 2 PARCELS) C-2 COMMERCIAL OFFICE; (LOT G: 1 PARCEL) C-2 COMMERCIAL/PARK & RIDE; (1) LOT X: R-1 PARK; (LOT Y: 4 PARCELS) C-2 COMMERCIAL OFFICE; (LOTS K & K: 2 PARCELS) R-1 PARK; (LOT W: 1 PARCEL) R-1 SCHOOL; (LOT YY: 1 PARCEL) R-1 FIRE STATION; (LOT H: 1 PARCEL) PL OPEN SPACE/BEAR CREEK CORRIDOR; (LOTS EE, GG, & KK, LL, RR, QQ, TT, UU: 9 PARCELS) R-1 WOODBRIDGE IRRIGATION DISTRICT CANAL; (LOT MM: 1 PARCEL) R-1 WATER WELL; (LOT NN: 1 PARCEL) C-2 WATER WELL; (LOTS LL, PP, SS, Q, N, BB, CC, AA, T, U, Z, S, DD, JJ, WW, L, XX: 17 PARCELS) R-1 LANDSCAPE/ ACCESS/ EVA
4. EXISTING USE: RESIDENCE, IRRIGATED FIELD CROPS
5. STREET NAMES UTILIZED ARE PROVIDED FOR IDENTIFICATION PURPOSES ONLY. ACTUAL STREET NAMES WILL BE PROVIDED WITH THE FINAL MAP
6. ALL UTILITIES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE
7. ACCESS TO ALL RESIDENTIAL LOTS SHALL BE LIMITED TO ONE ACCESS PER LOT.
8. ALL EXISTING ON-SITE SEPTIC TANKS AND/OR WELLS SHALL BE ABANDONED AND DESTROYED AS REQUIRED BY THE SAN JOAQUIN COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS
9. THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH ANY AND ALL REQUIREMENTS, AND PAY ALL ASSOCIATED FEES, AS REQUIRED BY THE CITY'S STORM WATER POLLUTION PREVENTION PROGRAM AS SET FORTH IN ITS NPDES STORM WATER PERMIT.
10. 10' PUE ADJACENT TO ALL PUBLIC RIGHT OF WAYS.
11. ALL CUL-DE-SACS SHALL BE 47 FOOT RIGHT-OF-WAY (MIN).

STATEMENT OF SUBDIVIDER

1. ALL IMPROVEMENTS AND PUBLIC UTILITIES TO BE MADE OR INSTALLED AT THE TIME OF DEVELOPMENT. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF STOCKTON STANDARD SPECIFICATIONS.
2. SEWER: CITY OF STOCKTON
3. STORM DRAINAGE: CITY OF STOCKTON
4. WATER: CITY OF STOCKTON
5. LIGHTING: AS REQUESTED
6. PUBLIC UTILITY EASEMENTS TO BE DEDICATED AT THE REQUEST OF THE UTILITIES.
7. ALL STREETS TO BE DEDICATED TO THE CITY OF STOCKTON.
8. PURSUANT TO SECTION 66458.1 OF THE "SUBDIVISION MAP ACT", THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS PROJECT.
9. THIS SUBDIVISION MAY BE DEVELOPED IN UNITS.
10. PARCEL NUMBERS 1-49 WITHIN LOTS A,B,C,D AND F ARE FOR IDENTIFICATION PURPOSES ONLY. ACTUAL PARCELS AND SIZES SHALL BE DETERMINED AT FINAL MAP STAGE, AND SHALL NOT EXCEED THE NUMBER OF PARCELS SHOWN ON THIS TENTATIVE MAP.
11. THE "LARGE LOTS" 1 THROUGH 17 AS SHOWN ON THIS TENTATIVE MAP SHALL CONFORM WITH LARGE LOT FINAL SUBDIVISION MAP TO BE SUBMITTED AFTER TENTATIVE MAP APPROVAL.
12. THE NUMBERING SEQUENCE FOR LARGE LOTS IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING OR ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.

SUBDIVIDER(S)

WISCONSIN INVESTMENTS S. CORPORATION
3400 EAST EIGHT MILE ROAD
STOCKTON, CA 95212
(209) 956-9303
(209) 956-5936 (FAX)

OWNERS

HOLMAN INVESTORS LLC
3400 EAST EIGHT MILE ROAD
STOCKTON, CA 95212
(209) 956-9303
(209) 956-5936 (FAX)

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS 1 DAY OF JUNE 2004

CITY ENGINEER

APPROVED BY THE CITY OF STOCKTON PLANNING COMMISSION THIS 22 DAY OF JUNE 2004

CHAIRMAN

FILED AS TENTATIVE MAP THIS 5TH DAY OF JUNE 2004

CITY OF STOCKTON PLANNING COMMISSION

LARGE LOT TOTAL = 17

Anticipated Large Lot Boundary to Conform with Large Lot Final Subdivision Map.

LEGEND

- CATCH BASIN
- FIRE HYDRANT
- ELECTROLIER
- 8"W — PROPOSED WATER
- 36"SD — PROPOSED STORM DRAIN
- 8"SS — PROPOSED SEWER
- MAINTENANCE HOLE
- EX 18"W — EX. WATER
- EX 84"SD — EX. STORM DRAIN
- EX 8"SS — EX. SEWER
- 70 — ELEVATION CONTOURS
- MASONRY SOUND WALL
- 20 — ELEVATION CONTOUR
- NOISE CONTOUR
- EXISTING OAK TREE
- ANTICIPATED LARGE LOT BOUNDARY
- RESTRICTED ACCESS

CANNERY PARK SUMMARY TABLE

VILLAGES	ZONING DESIGNATIONS	USE	LOTS
VILLAGES A, B & C	R1*	S-F RESIDENTIAL (50'x105' TYP)	134
VILLAGE D1 & D2	R1	S-F RESIDENTIAL (50'x110' TYP.)	123
VILLAGE E1 & E2	R1	S-F RESIDENTIAL (50'x105' TYP.)	231
VILLAGE F	R1	S-F RESIDENTIAL (50'x110' TYP.)	146
VILLAGE G1 & G2	R1	S-F RESIDENTIAL (50'x110' TYP.)	276
LOT E	R3	MULTI-FAMILY	1
LOT K & V	R1	PARK	2
LOT W	R1	ELEMENTARY SCHOOL	1
LOT YY	R1	FIRE STATION SITE	1
SUBTOTAL			965
LOT A	M1	LT. INDUSTRIAL/BUSINESS PARK	21
LOTS B & C	C2	BUSINESS PARK/COMMERCIAL	15
LOT D	C2	HIGHWAY COMMERCIAL	6
LOT F	C2	COMMERCIAL/OFFICE	2
LOT G	C2	COMMERCIAL/PARK & RIDE	1
SUBTOTAL			44
LOT H	PL	OPEN SPACE/BEAR CREEK DRAINAGE CORRIDOR	1
LOT X	R1	POCKET PARK	1
LOTS EE,GG,KK,LL,RR,QQ,TT,UU	R1	WOODBRIDGE IRRIGATION DISTRICT	9
LOTS MM	R1	WELL SITE	1
LOTS NN	C2	WELL SITE	1
LOTS SS,Q,WW,L,PP,Q,N,S,BB,CC,AA,DD,JJ,XX,Z,U,T	R1	LANDSCAPE / ACCESS / EVA	17
SUBTOTAL			30
TOTAL			1044

* PLANNED UNIT DEVELOPMENT PERMIT REQUIRED IF LOTS ARE SMALLER THAN 5,000 S.F. ARE DESIRED UP TO MAXIMUM DENSITY OF 8.7 UNITS PER GROSS ACRE.

LOT GRADING DETAIL

VICINITY MAP
NOT TO SCALE

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SHEET NUMBER 1 OF 1

DATE JUNE 28, 2004
DR. BY HM
JOB NO. 122734.00.000
FILE TENT MAP

LARGE LOT / SMALL LOT TENTATIVE SUBDIVISION MAP

CANNERY PARK
CITY OF STOCKTON
CALIFORNIA

REVISIONS

NO.	DESCRIPTIONS	DATE

THOMPSON-HYSELL ENGINEERS
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