

P09-160 - TRACT 3562

DELTA COVE

VESTING TENTATIVE SUBDIVISION MAP

GENERAL NOTES:

1. OWNER: ALEXANDER G. SPANOS, TRUSTEE OF THE ALEX AND FAYE SPANOS FAMILY TRUST
10100 TRINITY PARKWAY
STOCKTON, CA 95219
TELEPHONE: (209) 955-2550
2. DEVELOPER: A.G. SPANOS COMPANIES
10100 TRINITY PARKWAY
STOCKTON, CA 95219
TELEPHONE: (209) 955-2550
3. PROJECT ENGINEER: ROBERT F. CHRISTENSEN, RCE 63087
MVE CIVIL SOLUTIONS
1117 'L' STREET
MODESTO, CALIFORNIA 95354
TELEPHONE: (209) 526-4214
4. LANDSCAPE ARCHITECT: DAVID GATES & ASSOCIATES
2440 TASSAJARA LANE
DANVILLE, CA 94526
TELEPHONE: (925) 736-8176
5. ASSESSOR'S PARCEL NUMBERS: PARCEL A - 071-170-05
PARCEL B - 071-170-04
PARCEL C - 071-170-02
6. EXISTING LAND USE: AGRICULTURE
7. PROPOSED LAND USE: RESIDENTIAL (LOW & MEDIUM), MULTIFAMILY, LIVE-WORK, SCHOOL, WETLAND HABITAT, PARKS AND OPEN SPACE
8. EXISTING ZONING: RL, RM, PF, OS
9. PROPOSED ZONING: RL, RM, RH, PF, OS, CN
10. AN AMENDED PLANNED DEVELOPMENT DOCUMENT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. PLANNED DEVELOPMENT DOCUMENTS ADDRESS MANY OF THE DESIGN ISSUES AND GUIDELINES IN DETAIL INCLUDING LOT SIZES, SETBACKS, LANDSCAPING, CIRCULATION, ETC.
11. TOTAL SITE AREA: 359.52 AC
12. TOTAL NUMBER OF LOTS: 51 LARGE LOTS
13. UTILITIES:
DOMESTIC WATER --- CITY OF STOCKTON
SANITARY SEWER --- CITY OF STOCKTON
STORM DRAINAGE --- CITY OF STOCKTON
GAS & ELECTRIC --- P.G.&E.
TELEPHONE --- AT&T
CABLE TV --- COMCAST
14. STREET TREES: PER CITY OF STOCKTON REQUIREMENTS, AND AS DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT PREPARED FOR THIS PROJECT.
15. CONTOURS: ONE FOOT INTERVALS PER CITY OF STOCKTON DATUM. TOPOGRAPHY PREPARED BY MVE CIVIL SOLUTIONS INITIALLY COMPLETED ON 01/12/2005, SUPPLEMENTAL TOPOGRAPHY, ALSO INCLUDED ON THIS MAP, WAS COMPLETED ON 11/28/2006. FOR BENCHMARK INFORMATION SEE BENCHMARK NOTE THIS SHEET.
16. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
17. FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF STOCKTON STANDARD SPECIFICATIONS, AND AS DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT PREPARED FOR THIS PROJECT.
18. UTILITY SIZING, LOCATIONS, CONNECTION POINTS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
19. PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE RIGHT TO FILE MULTIPLE MAPS IS HEREBY RESERVED.
20. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF STOCKTON AND UTILITY COMPANIES.
21. EXISTING STRUCTURES ARE TO BE REMOVED PER CITY OF STOCKTON REQUIREMENTS.
22. THE PROPERTY INFORMATION IS BASED UPON A FIELD SURVEY OF THE PROPERTY BY MVE CIVIL SOLUTIONS.
23. THE PROPERTY IS PROTECTED BY A FEMA APPROVED LEVEE SYSTEM.
24. FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
25. SUBDIVISION SIGNAGE PER CITY OF STOCKTON REQUIREMENTS, AND AS DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT PREPARED FOR THIS PROJECT.
26. ALL STREET RIGHT-OF-WAYS ARE AS SHOWN ON THIS DOCUMENT AND FURTHER DISCUSSED IN THE PLANNED DEVELOPMENT DOCUMENT.
27. THIS DEVELOPMENT WILL BE SUBJECT TO THE APPROVED PLANNED DEVELOPMENT DEVELOPMENT STANDARDS.
28. THIS DEVELOPMENT MAY BE PHASED AND PARCEL MAPS MAY BE FILED TO CREATE LEGAL PARCELS FOR SALES PURPOSES. PARCEL LINES WILL BE IN SUBSTANTIAL CONFORMANCE WITH THIS TENTATIVE MAP.
29. THE PROPERTY IS NOT SUBJECT TO INUNDATION
30. LANDOWNER DOES NOT INTEND, BY THE APPROVAL OF THIS TENTATIVE MAP, TO SEVER THE RIPARIAN RIGHTS OF THE PROPERTY. EACH PARCEL DESIGNATED ON THIS TENTATIVE MAP IS INTENDED TO RETAIN ITS RIPARIAN STATUS, AND THE PRO-RATA SHARE OF RIPARIAN RIGHTS TO WHICH THAT PARCEL IS ENTITLED.
31. THE CITY OF STOCKTON RETAINS THE OPTION TO CONSTRUCT A NON-VEHICULAR BRIDGE ACROSS MOSHER SLOUGH (THE SOUTH BOUNDARY OF THIS SUBDIVISION MAP) TO CONNECT THIS REAL PROPERTY IMMEDIATELY TO THE SOUTH IN SHIMA TRACT. THIS NOTE SERVES AS NOTICE TO THE INTERESTED PUBLIC THAT AFTER THE SUBDIVISION IS PARTIALLY OR TOTALLY BUILT OUT AND THE HOMES ARE OCCUPIED THE CITY MAY PROCEED WITH CONSTRUCTING THIS BRIDGE THAT WILL CONNECT THE TWO DEVELOPMENTS.

MAP PREPARER:

MVE CIVIL SOLUTIONS
1117 'L' STREET
MODESTO, CA 95354
PHONE: (209) 526-4214

FILED AS A VESTING TENTATIVE MAP THIS _____ DAY
OF _____, 20____.
FEE: \$ _____

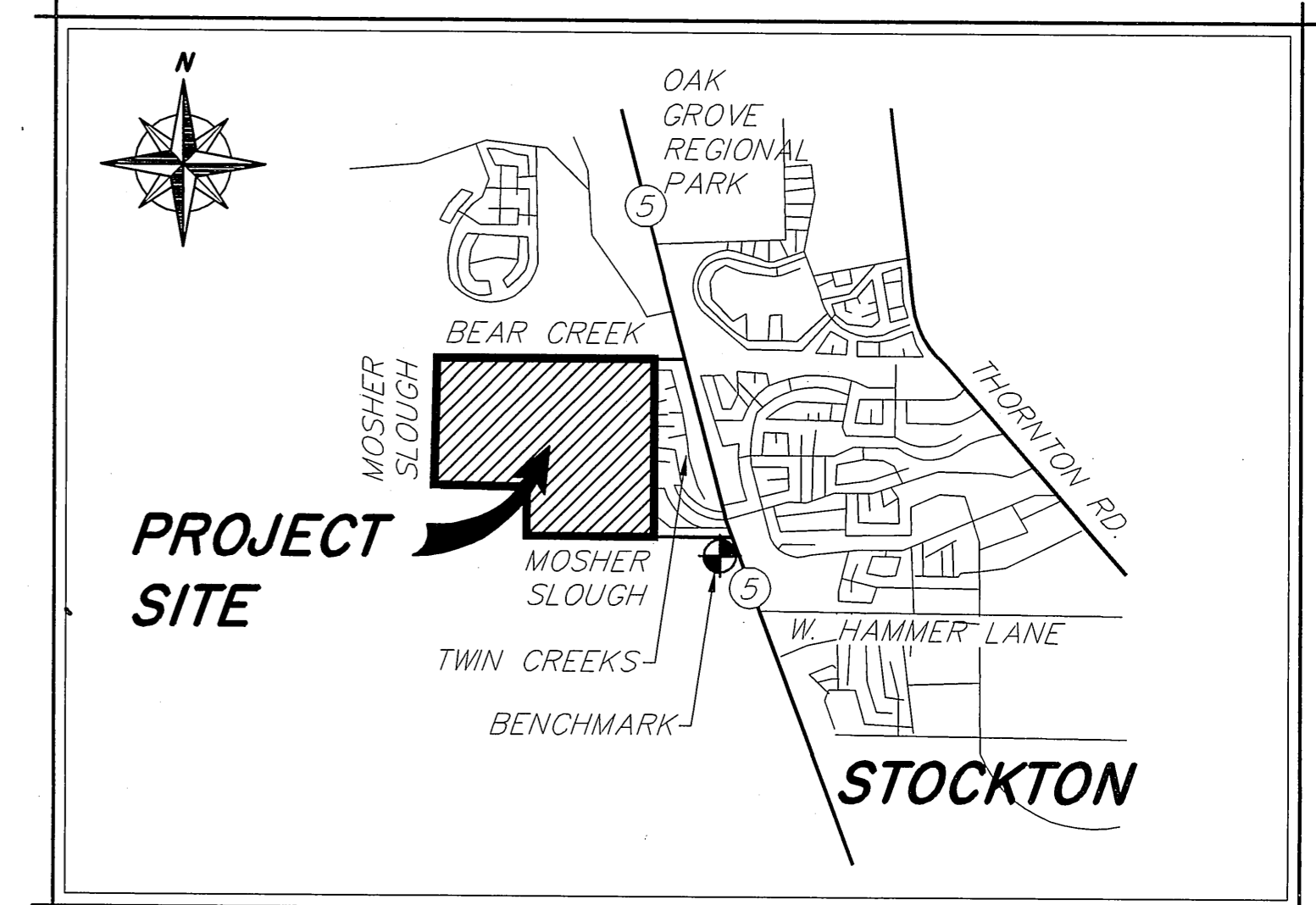
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON
THIS _____ DAY OF _____, 20____.

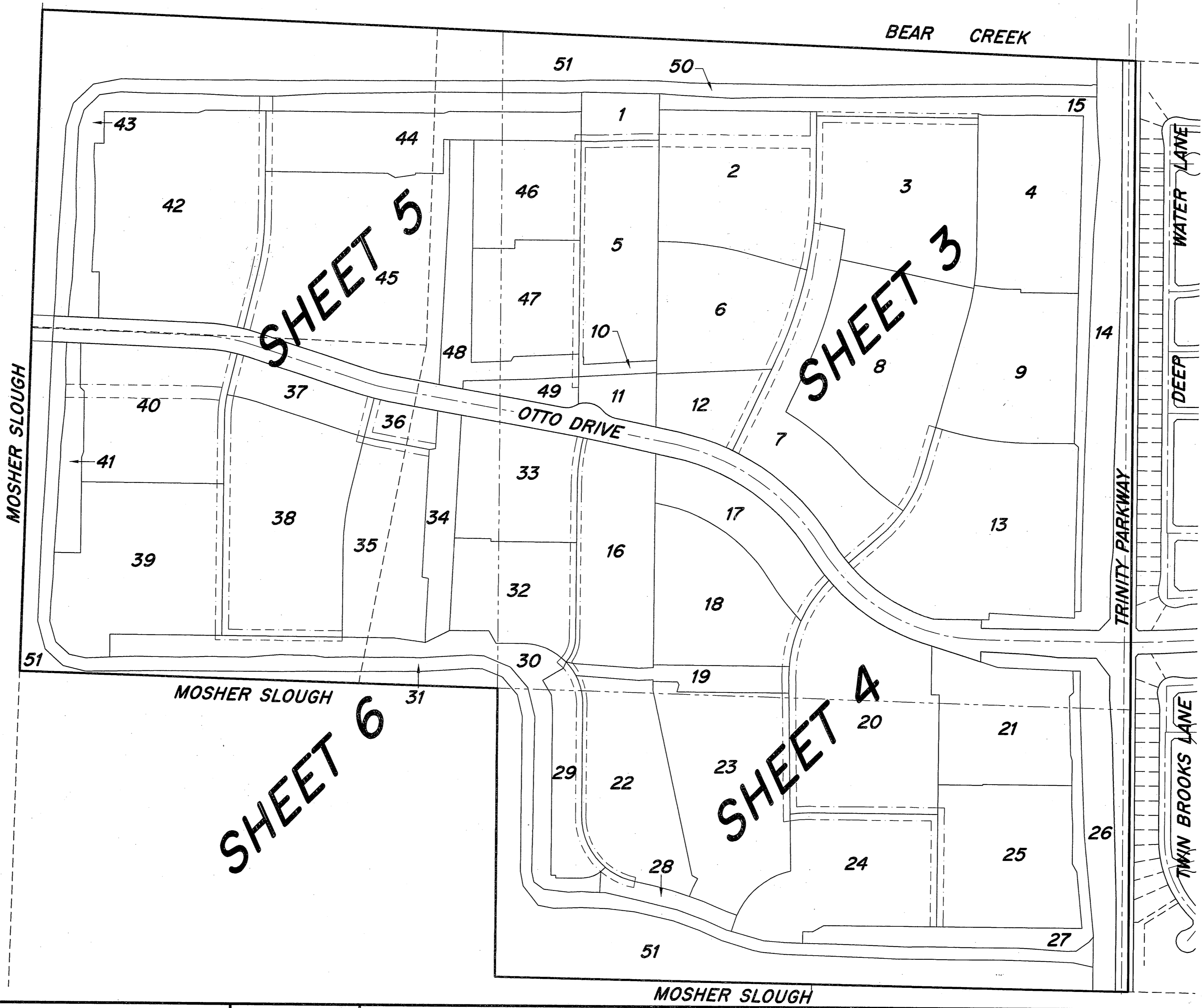
CITY ENGINEER

APPROVED BY THE PLANNING COMMISSION
THIS _____ DAY OF _____, 20____.

CHAIRMAN



VICINITY MAP
NO SCALE



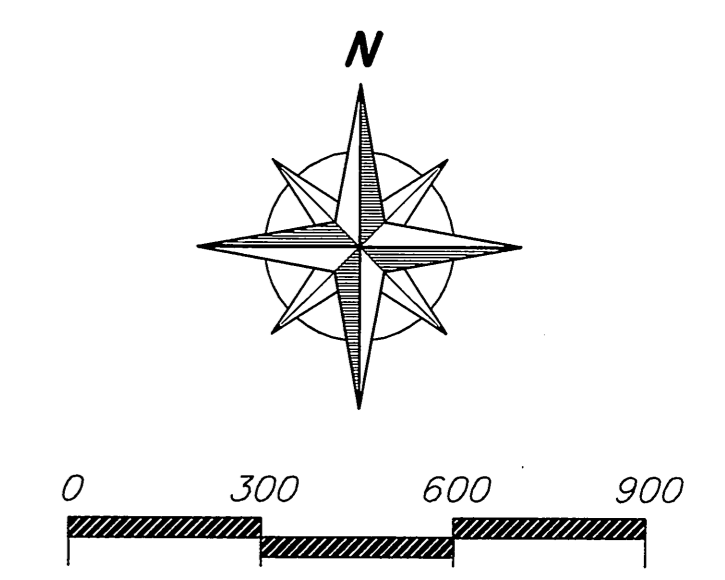
LOT SUMMARY	
LOT	ACRES
1	1.5
2	8.8
3	9.6
4	7.3
5	6.9
6	6.5
7	6.7
8	11.1
9	7.3
10	0.4
11	1.3
12	2.6
13	12.5
14	6.9
15	5.3
16	6.8
17	3.9
18	6.9
19	1.7
20	11.4
21	6.5
22	7.1
23	9.4
24	7.8
25	7.8
26	4.2
27	3.4
28	1.0
29	2.7
30	5.8
31	8.3
32	5.0
33	5.5
34	2.5
35	6.1
36	1.1
37	2.3
38	11.1
39	9.9
40	7.9
41	1.7
42	13.8
43	5.4
44	5.9
45	14.1
46	4.4
47	4.9
48	3.6
49	0.9
50	6.5
51	39.4
OTTO DRIVE/TRINITY PARKWAY	18.1
TOTAL	359.5

SHEET INDEX			
SHT. NO#	DWG. NO#	REV	TITLE
1	CO1		COVER SHEET
2	BD1		BOUNDARY INFORMATION
3	TM1		LARGE LOT PLANS
4	TM2		LARGE LOT PLANS
5	TM3		LARGE LOT PLANS
6	TM4		LARGE LOT PLANS
7	TM5		TYPICAL SECTIONS

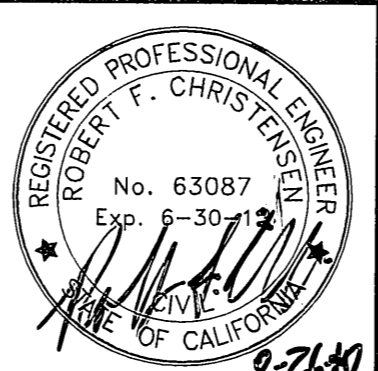
BASIS OF BEARINGS:
THE BEARING OF N15°23'34"W PER TRACT NO. 2340 "TWIN CREEKS ESTATES UNIT NO. 3" FILED IN BOOK 30 OF MAPS AND PLATS PAGE 72, SAN JOAQUIN COUNTY RECORDS.

BENCHMARK:
C.O.S. MONUMENT #158, BRASS DISK MARKING COS MONUMENT STAMPED "4N-14" IN MONUMENT BOX AT THE APPROXIMATE CENTERLINE OF THE WEST 1-5 FRONTAGE ROAD ±150' SOUTH OF MOSHER SLOUGH. ELEVATION= 10.68' N.G.V.D. 29

LEGAL DESCRIPTION:
BEING A DIVISION OF PARCELS A, B AND C AS SHOWN ON THAT CERTAIN AMENDED PARCEL MAP FILED FOR RECORD, JULY 15, 1986 IN BOOK 14 OF PARCEL MAPS, PAGE 94, SAN JOAQUIN COUNTY RECORDS, AND LYING IN A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 5 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF STOCKTON, SAN JOAQUIN COUNTY, STATE OF CALIFORNIA



Drawn By:	Issue Date:	Job No.:	Checked:	Design 3/c:	REVISIONS			
					NO.	DATE	ISSUED FOR	BY
RG	07/28/10	06171B	RFC					



MODESTO, CA
SAN RAMON, CA
ROSEVILLE, CA
STOCKTON, CA
COPPERPOLIS, CA
FRESNO, CA
RIVERSIDE, CA
SCOTTSDALE, AZ

TRACT 3562

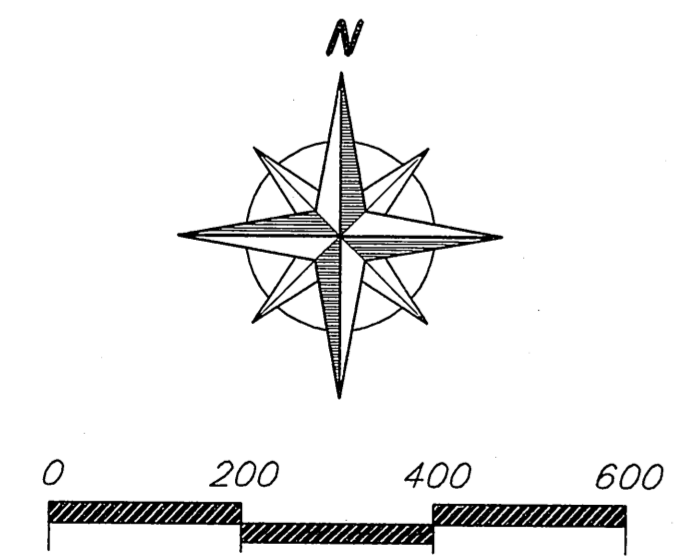
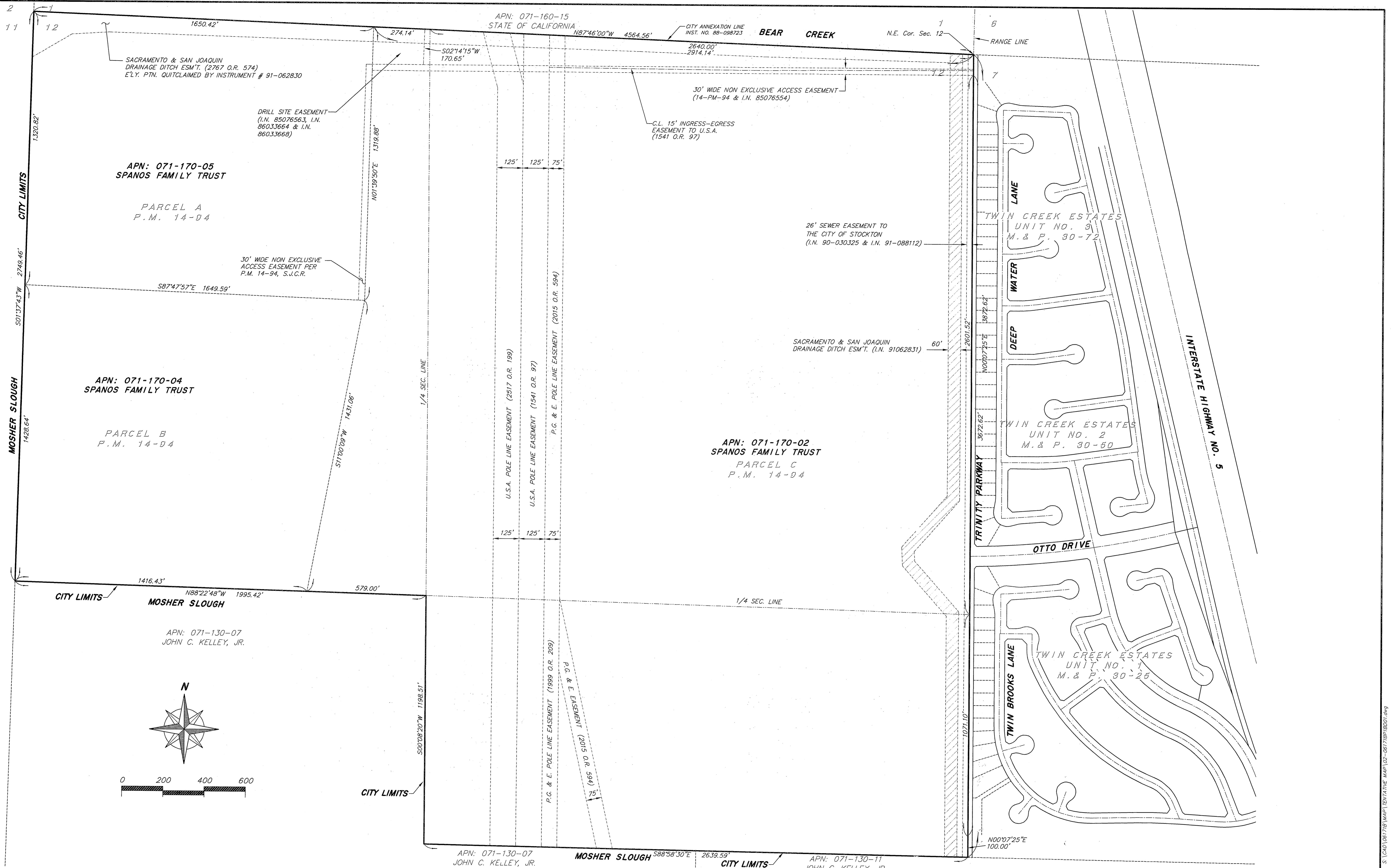
DELTA COVE

VESTING TENTATIVE SUBDIVISION MAP

COVER SHEET

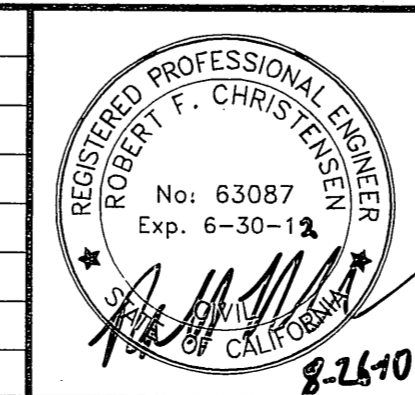
STOCKTON CALIFORNIA

DWG. **CO1**
SHEET **1**
OF **7**



APN: 071-130-07 MOSHER SLOUGH 588°58'30"E 2639.59' CITY LIMITS APN: 071-130-11 JOHN C. KELLEY, JR.

Drawn By:	Issue Date:	REVISIONS			
		NO.	DATE	ISSUED FOR	BY
RG	07/28/10				
Job No.: 06171B					
Checked: RFC					
Design By:					
02-06171BPIB001.dwg					



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TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
BOUNDARY INFORMATION
STOCKTON CALIFORNIA

DWG. **BD1**
SHEET **2**
OF **7**

APN: 071-160-15
STATE OF CALIFORNIA

CITY ANNEXATION LINE
INST. NO. 88-098723

BEAR CREEK

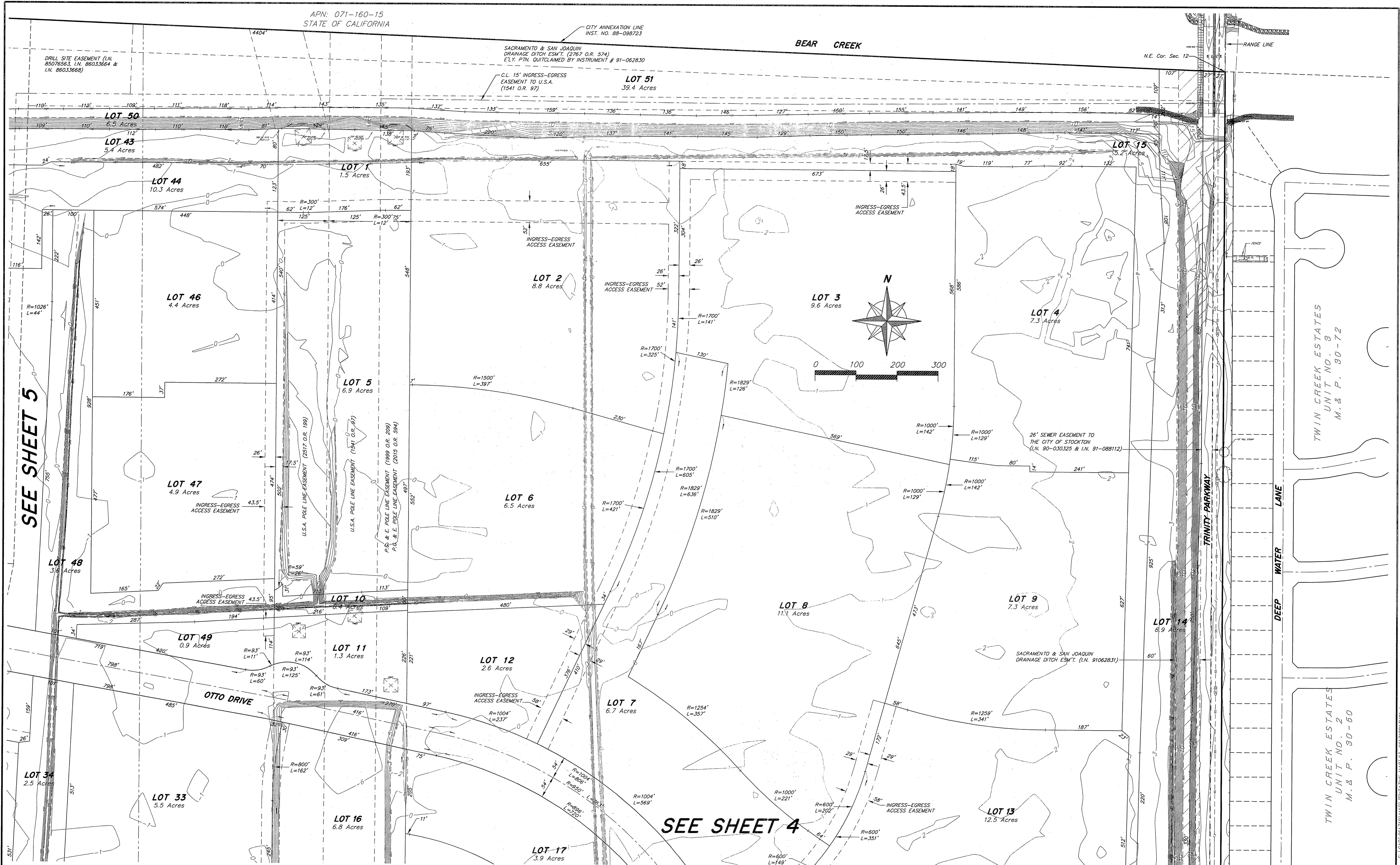
SACRAMENTO & SAN JOAQUIN
DRAINAGE DITCH ESM'T. (2787 O.R. 574)
E.L.Y. PTN. QUITCLAIMED BY INSTRUMENT # 91-062830

N.E. Cor. Sec. 12

DRILL SITE EASEMENT (I.N.
85078563, I.N. 86033664 &
I.N. 86033666)

C.L. 15' INGRESS-EGRESS
EASEMENT TO U.S.A.
(1541 O.R. 97)

LOT 51
39.4 Acres

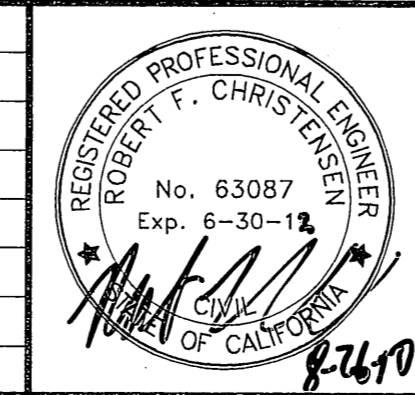


SEE SHEET 5

SEE SHEET 4

Drawn By:	RG
Issue Date:	07/28/10
Job No.:	06171B
Checked:	RFC
Design By:	
03-06171BPTM01.dwg	

REVISIONS			
NO.	DATE	ISSUED FOR	BY

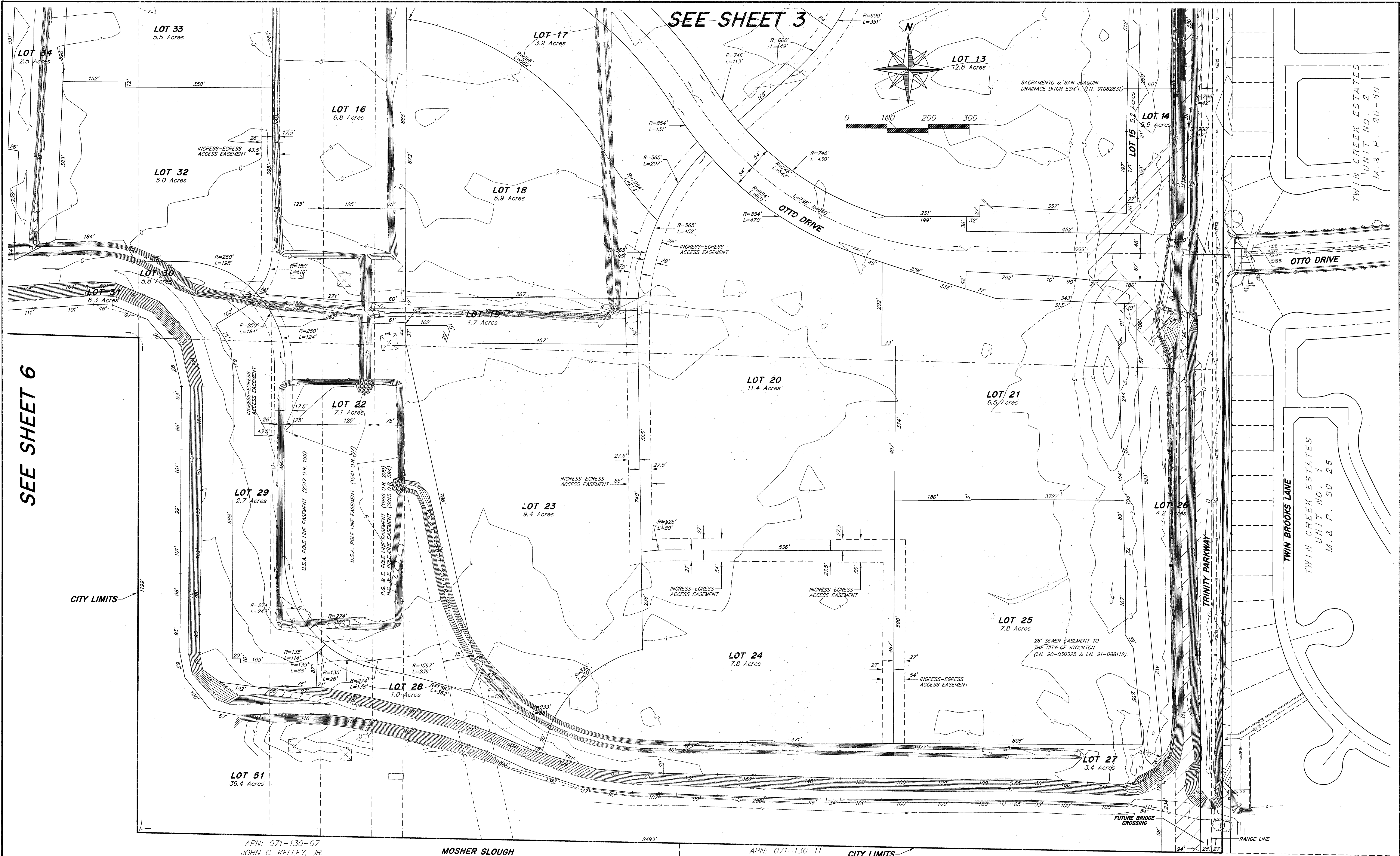


MODESTO, CA
SAN RAMON, CA
ROSEVILLE, CA
STOCKTON, CA
COPPERPOLIS, CA
FRESNO, CA
RIVERSIDE, CA
SCOTTSDALE, AZ

TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
LARGE LOT PLAN
STOCKTON CALIFORNIA

DWG.
TM1
SHEET
3
OF
7

Plot August 26, 2010 at 9:39 AM S:\CAD\06171B\MAP1\TENTATIVE MAP 03-06171BPTM01.dwg



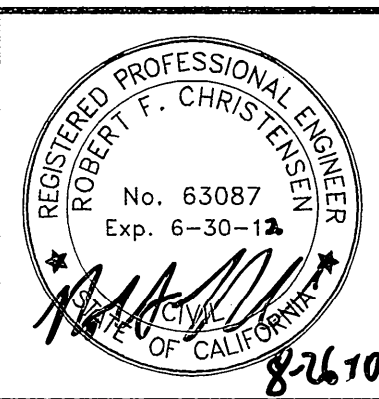
SEE SHEET 6

SEE SHEET 3

APN: 071-130-07
JOHN C. KELLEY, JR.

APN: 071-130-11
JOHN C. KELLEY, JR.

Drawn By:	Issue Date:	REVISIONS		
		NO.	DATE	ISSUED FOR
RG	07/28/10			
Job No.:	06171B			
Checked:	RFC			
Design By:				
	03-06171BP1.TM01.dwg			



MODESTO, CA
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FRESNO, CA
RIVERSIDE, CA
SCOTTSDALE, AZ

TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
LARGE LOT PLAN
STOCKTON CALIFORNIA

DWG. TM2 SHEET 4 OF 7

Plot August 26, 2010 at 9:40 AM S:\C\0\06171B\MAP\TENTATIVE MAP 03-06171BP1.TM01.dwg

LOT 51
39.4 Acres

DRILL SITE EASEMENT (I.N.
85076563, I.N. 86033664 &
I.N. 86033668)

SACRAMENTO & SAN JOAQUIN
DRAINAGE DITCH ESM'T. (2787 O.R. 574)
E.L.Y. P.TN. QUITCLAIMED BY INSTRUMENT # 91-062830
C.L. 15' INGRESS-EGRESS
EASEMENT TO U.S.A.
(1541 O.R. 97)

LOT 50
6.5 Acres

LOT 15
5.6 Acres

LOT 43
5.4 Acres

LOT 1
1.5 Acres

LOT 44
5.9 Acres

LOT 2
8.8 Acres

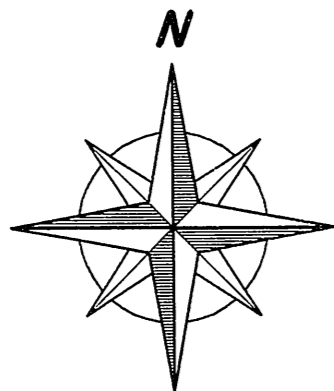
LOT 42
13.8 Acres

LOT 46
4.4 Acres

SEE SHEET 3

LOT 45
14.1 Acres

LOT 5
6.9 Acres



30' WIDE NON EXCLUSIVE ACCESS
EASEMENT PER P.M. 14-94, S.J.C.R.

LOT 6
6.5 Acres

LOT 47
4.9 Acres

OTTO DRIVE

LOT 48
3.6 Acres

LOT 10
6.4 Acres

LOT 37
2.3 Acres

LOT 49
0.9 Acres

LOT 11
1.3 Acres

LOT 40
7.9 Acres

LOT 36
1.1 Acres

LOT 12
2.6 Acres

LOT 38
11.1 Acres

LOT 34
2.5 Acres

LOT 7
6.7 Acres

LOT 35
6.1 Acres

LOT 33
5.5 Acres

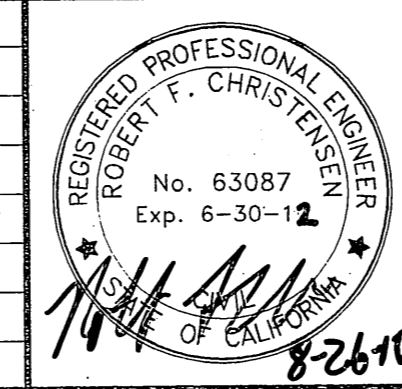
LOT 16
6.8 Acres

LOT 17
3.9 Acres

SEE SHEET 6

Drawn By: RG
Issue Date: 07/28/10
Job No.: 06171B
Checked: RFC
Design By:
03-06171BP1T.M01.dwg

REVISIONS				
NO.	DATE	ISSUED FOR	BY	



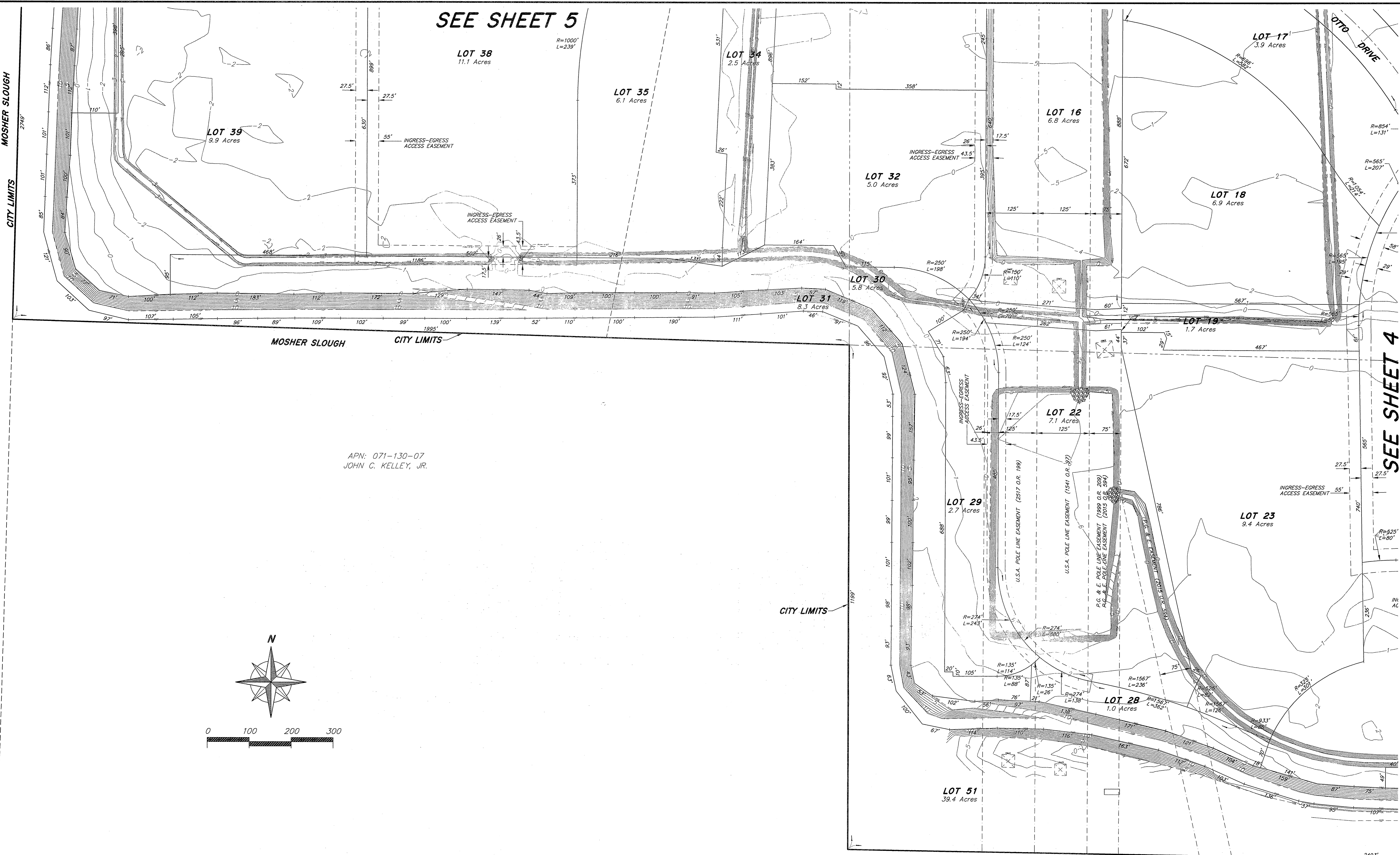
MODESTO, CA
SAN RAMON, CA
ROSEVILLE, CA
STOCKTON, CA
COPPERPOLIS, CA
FRESNO, CA
RIVERSIDE, CA
SCOTTSDALE, AZ

TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
LARGE LOT PLAN
STOCKTON CALIFORNIA

DWG.
TM3
SHEET
5
OF
7

SEE SHEET 5

SEE SHEET 4



APN: 071-130-07
JOHN C. KELLEY, JR.

APN: 071-130-07
JOHN C. KELLEY, JR.

Drawn By:	RG	REVISIONS			
		NO.	DATE	ISSUED FOR	BY
Issue Date:	07/28/10				
Job No.:	06171B				
Checked:	RFC				
Design By:					
03-06171BP17M01.dwg					

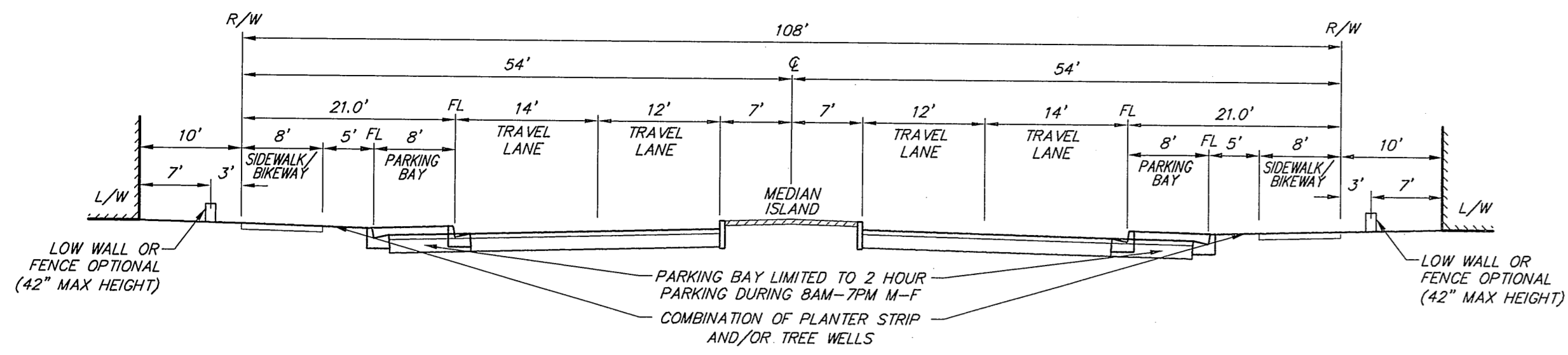


MODESTO, CA
SAN RAMON, CA
ROSEVILLE, CA
STOCKTON, CA
COPPERPOLIS, CA
FRESNO, CA
RIVERSIDE, CA
SCOTTSDALE, AZ

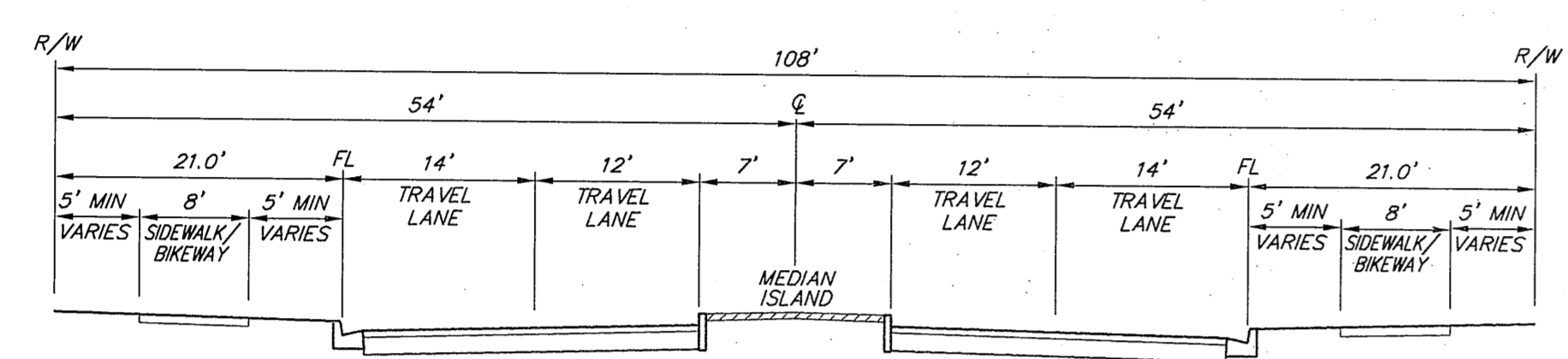
TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
LARGE LOT PLAN
STOCKTON CALIFORNIA

DWG. TM4
SHEET 6
OF 7

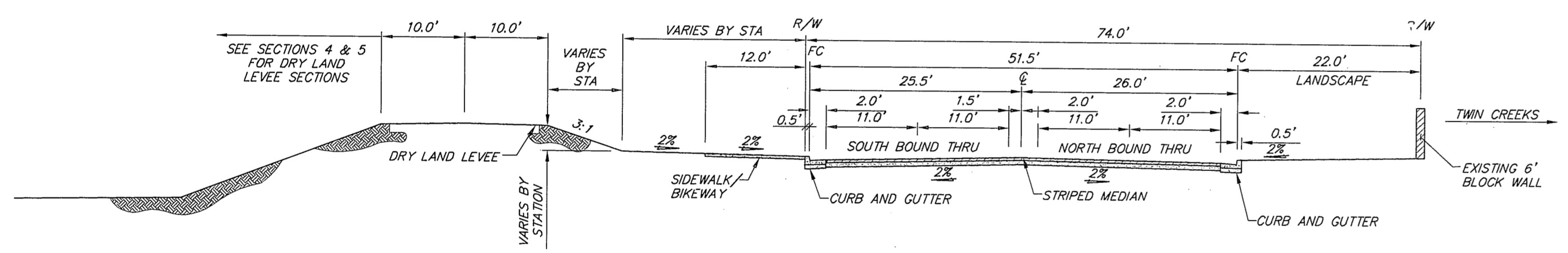
S:\CAD\06171B\MAP\VENTA\VE MAP\03-06171BP17M01.dwg Plot August 26, 2010 at 9:42 AM



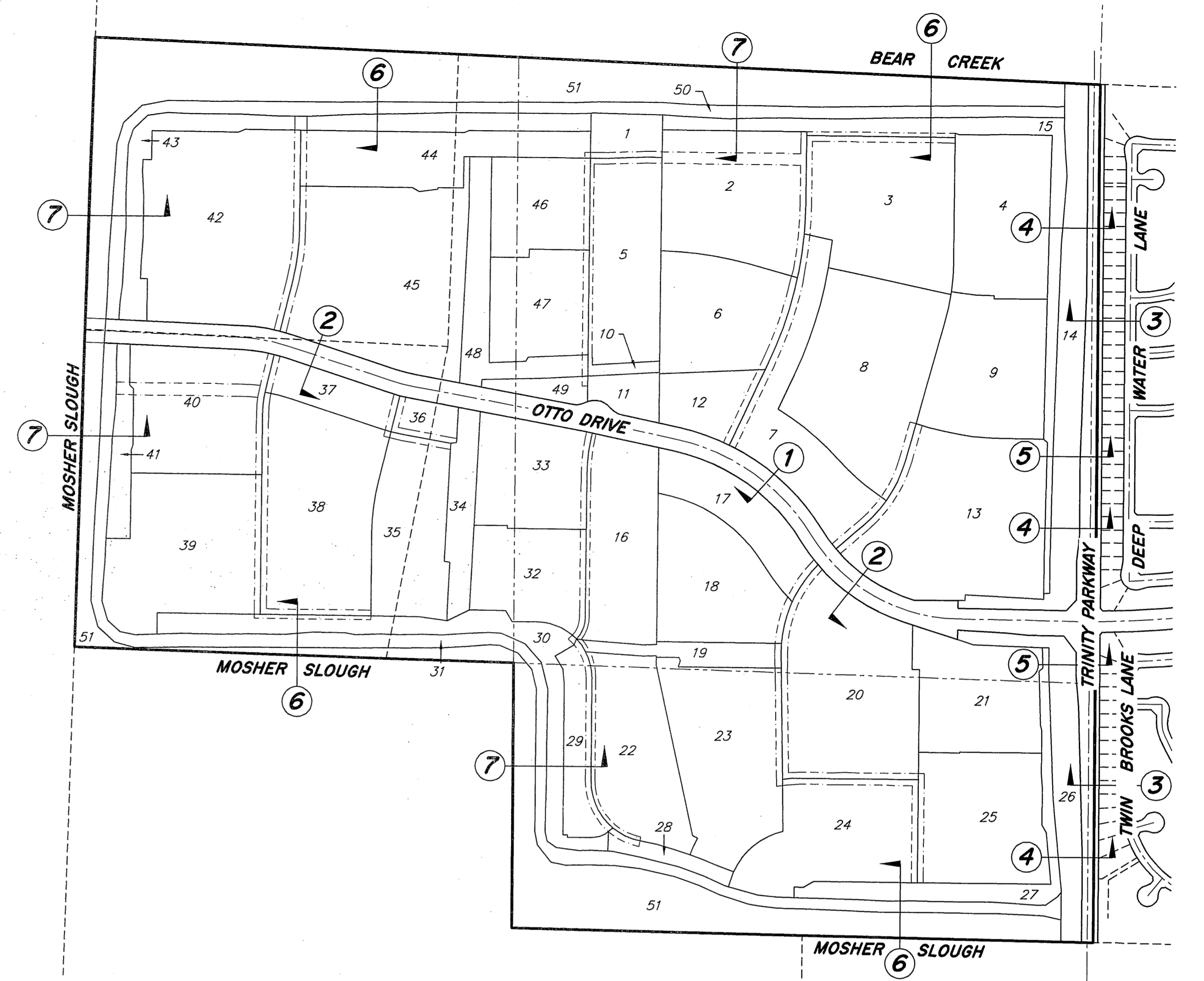
1 OTTO DRIVE @ COMMERCIAL NEIGHBORHOOD (CN)
NTS



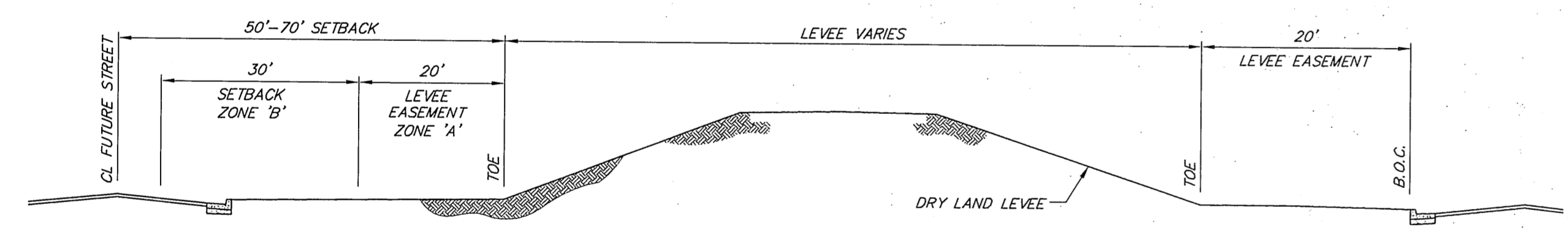
2 OTTO DRIVE
NTS



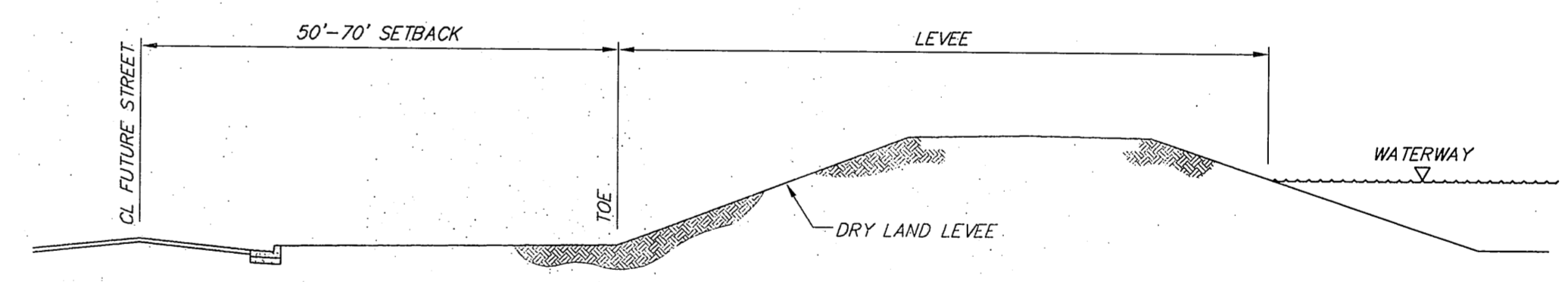
3 TYPICAL 74' ARTERIAL RIGHT-OF-WAY TRINITY PARKWAY
N.T.S.



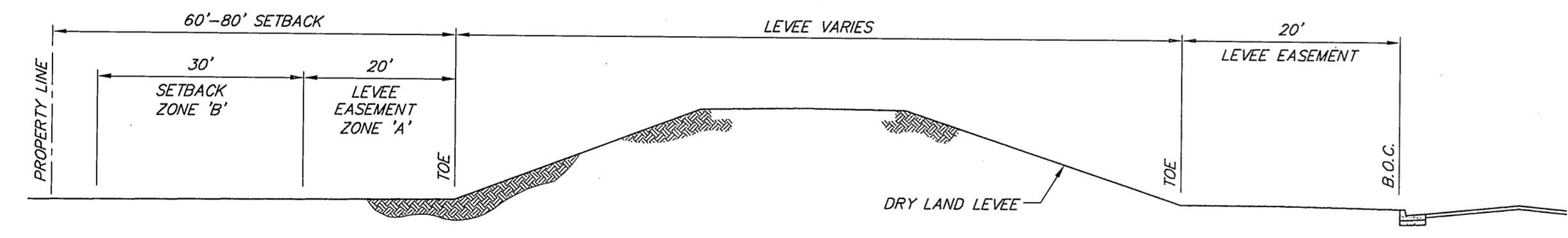
TYPICAL SECTIONS LOCATION
NTS



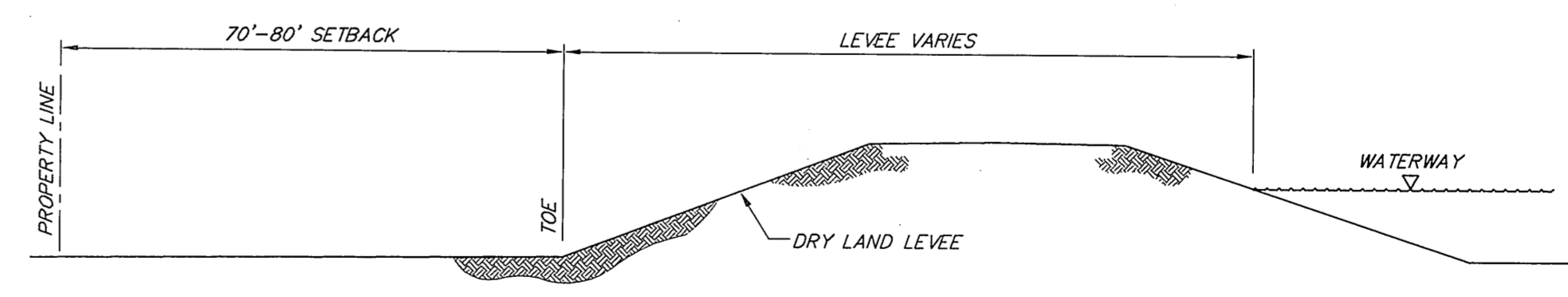
4 DRY LAND LEVEE SECTION ADJACENT TO ROADS AND RESIDENTIAL HIGH DENSITY
N.T.S.



6 LEVEE SECTION ADJACENT TO ROADS AT BEAR CREEK AND MOSHER SLOUGH
N.T.S.



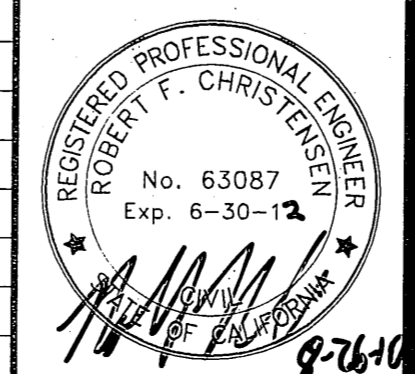
5 DRY LAND LEVEE SECTION ADJACENT TO PRIVATE PROPERTY
N.T.S.



7 LEVEE SECTION ADJACENT TO PRIVATE PROPERTY LINE @ BEAR CREEK AND MOSHER SLOUGH
N.T.S.

Drawn By: RG
Issue Date: 07/28/10
Job No.: 06171B
Checked: RFC
Design By:
04-06171BPTM02.dwg

REVISIONS				
NO.	DATE	ISSUED FOR	BY	



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STOCKTON, CA
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SCOTTSDALE, AZ

TRACT 3562
DELTA COVE
VESTING TENTATIVE SUBDIVISION MAP
TYPICAL SECTIONS
STOCKTON CALIFORNIA

DWG. TM5
SHEET 7
OF 7

Plot August 26, 2010 at 9:43 AM S:\CAD\06171B\MAP1\TENTATIVE MAP\04-06171BPTM02.dwg