

GENERAL NOTES

1. ALL STORM, SEWER & SITE IMPROVEMENTS SHALL BE CONSTRUCTED PER CITY OF STOCKTON STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE NOTED.
2. WATER MAINS SHALL BE CONSTRUCTED PER CAL WATER STANDARDS AND SPECIFICATIONS.
3. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
4. 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.
5. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
6. ALL EXISTING SEPTIC TANKS, LEACH FIELDS, OR WELLS LOCATED ON SITE ARE TO BE REMOVED OR ABANDONED AS PER CITY OF STOCKTON REQUIREMENTS & THE SAN JOAQUIN COUNTY LOCAL HEALTH DISTRICT.
7. APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S.

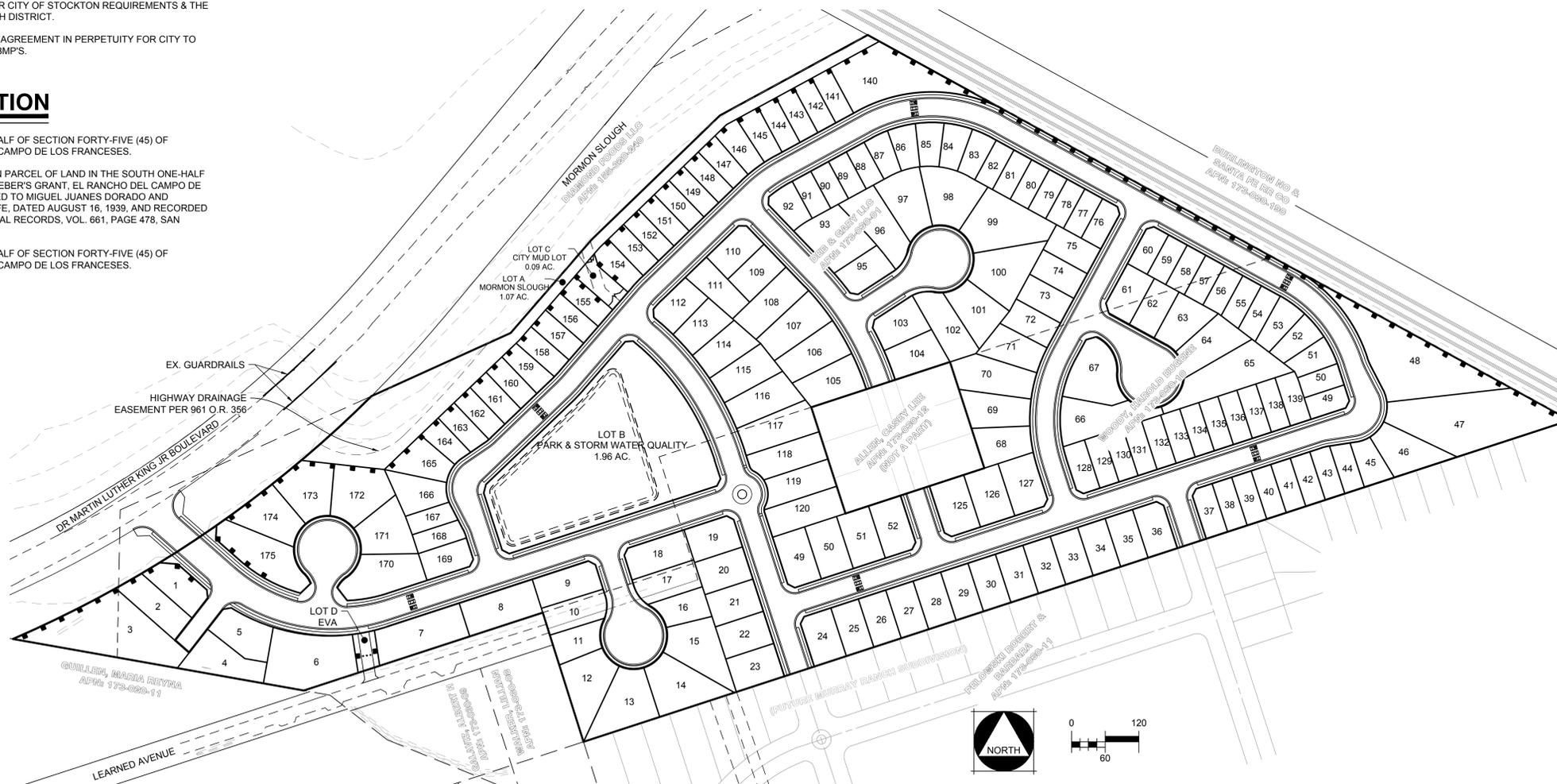
LEGAL DESCRIPTION

PARCEL 1: A PORTION OF THE SOUTH HALF OF SECTION FORTY-FIVE (45) OF C.M. WEBER'S GRANT, EL RANCHO DEL CAMPO DE LOS FRANCISES.

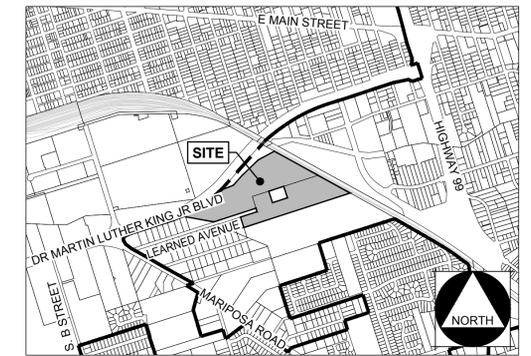
PARCEL 2: A PORTION OF THAT CERTAIN PARCEL OF LAND IN THE SOUTH ONE-HALF OF SECTION FORTY-FIVE (45) OF C.M. WEBER'S GRANT, EL RANCHO DEL CAMPO DE LOS FRANCISES, AS DESCRIBED IN DEED TO MIGUEL JUJANES DORADO AND JOSEPHINE SALINERO DORADO, HIS WIFE, DATED AUGUST 16, 1939, AND RECORDED NOVEMBER 14, 1939, IN BOOK OF OFFICIAL RECORDS, VOL. 661, PAGE 478, SAN JOAQUIN COUNTY RECORDS.

PARCEL 3: A PORTION OF THE SOUTH HALF OF SECTION FORTY-FIVE (45) OF C.M. WEBER'S GRANT, EL RANCHO DEL CAMPO DE LOS FRANCISES.

VESTING TENTATIVE SUBDIVISION MAP:
WOODY PROPERTY
 TRACT NO. 4251
 CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP



PROJECT INFORMATION

REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95202 (209) 937-8444
APPLICANT:	JEN CALIFORNIA 30 LLC 1478 STONE POINT DRIVE, SUITE 100 ROSEVILLE, CA 95611 (209) 662-5098 CONTACT: TREVOR SMITH
ENGINEER:	MCR ENGINEERING 1242 DUPONT COURT MANTECA CA, 95336 (209) 239-6229 CONTACT: SHAWN SAMANIEGO
ASSESSOR'S PARCEL NUMBERS:	173-030-10 & 173-030-01
EXISTING LAND USE:	AGRICULTURE
PROPOSED LAND USE:	SINGLE FAMILY HOMES
EXISTING ZONING/GP:	AU-20 (COUNTY) LOW DENSITY RESIDENTIAL
PROPOSED ZONING/GP:	RL (PD OVERLAY) LOW DENSITY RESIDENTIAL
TOTAL PROJECT SIZE:	34.57± ACRES
TOTAL NUMBER OF LOTS:	175 (RESIDENTIAL LOTS)
DENSITY:	5.1 DU/AC
OPEN SPACE REQUIRED:	6.9 AC (20% OF GROSS ACREAGE)
OPEN SPACE PROVIDED:	7.54 AC (INCLUDES FRONT YARDS, ABUTTING SETBACKS, AND COMMON OPEN SPACE AREAS)
PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
UTILITIES:	WATER SYSTEM - CAL WATER SERVICE SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - CITY OF STOCKTON GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - STOCKTON UNIFIED
FLOOD DESIGNATION:	ZONE X (LEVEE)

SHEET INDEX

#	SHEET TITLE
TM1	COVER SHEET
TM2	TOPOGRAPHIC SURVEY PLAN
TM3	DIMENSION PLAN
TM4	PRELIMINARY UTILITY PLAN
TM5	DMLKJ INTRSECTION
TM6	BASIN & STREET SECTIONS

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2025.
 FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. _____



COVER SHEET

VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
 STOCKTON, CALIFORNIA

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

MCR ENGINEERING
 www.mcreng.com

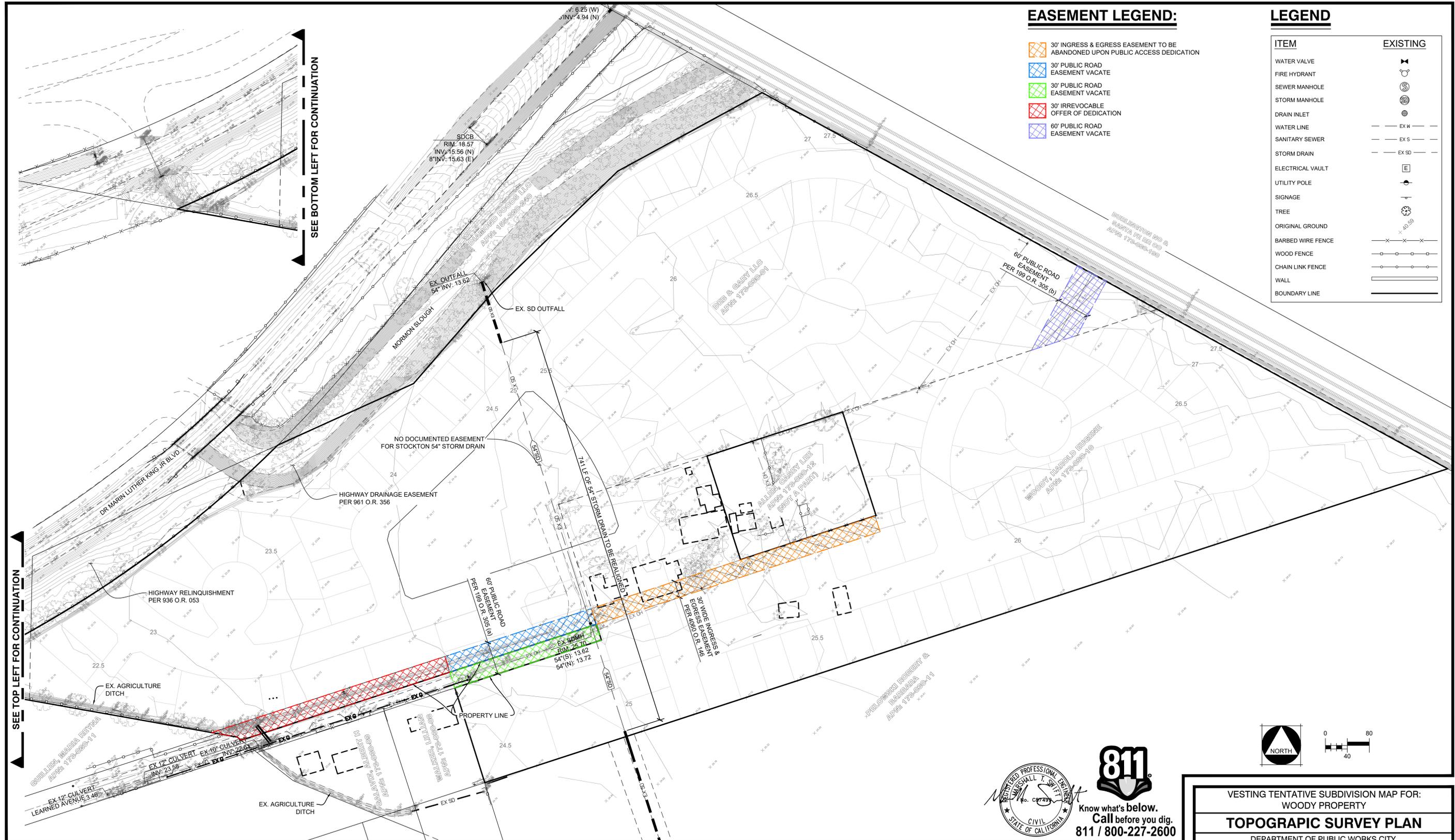
MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839

VESTING TENTATIVE SUBDIVISION MAP FOR:
 WOODY PROPERTY

COVER SHEET

DEPARTMENT OF PUBLIC WORKS CITY
 OF STOCKTON, CALIFORNIA

JOB NO. 24-020	SHEET NO.
DATE JANUARY 12, 2026	TM1
SCALE AS SHOWN	OF 5 SHEETS
DR. BY SLS.RP	PROJECT NO.
CK. BY DE	
FILE	



EASEMENT LEGEND:

- 30' INGRESS & EGRESS EASEMENT TO BE ABANDONED UPON PUBLIC ACCESS DEDICATION
- 30' PUBLIC ROAD EASEMENT VACATE
- 30' PUBLIC ROAD EASEMENT VACATE
- 30' IRREVOCABLE OFFER OF DEDICATION
- 60' PUBLIC ROAD EASEMENT VACATE

LEGEND

ITEM	EXISTING
WATER VALVE	
FIRE HYDRANT	
SEWER MANHOLE	
STORM MANHOLE	
DRAIN INLET	
WATER LINE	--- EX W ---
SANITARY SEWER	--- EX S ---
STORM DRAIN	--- EX SD ---
ELECTRICAL VAULT	
UTILITY POLE	
SIGNAGE	
TREE	
ORIGINAL GROUND	
BARBED WIRE FENCE	
WOOD FENCE	
CHAIN LINK FENCE	
WALL	
BOUNDARY LINE	

SEE BOTTOM LEFT FOR CONTINUATION

SEE TOP LEFT FOR CONTINUATION

TOPOGRAPHIC SURVEY PLAN

VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
 STOCKTON, CALIFORNIA

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

MCR ENGINEERING
 www.mcreng.com

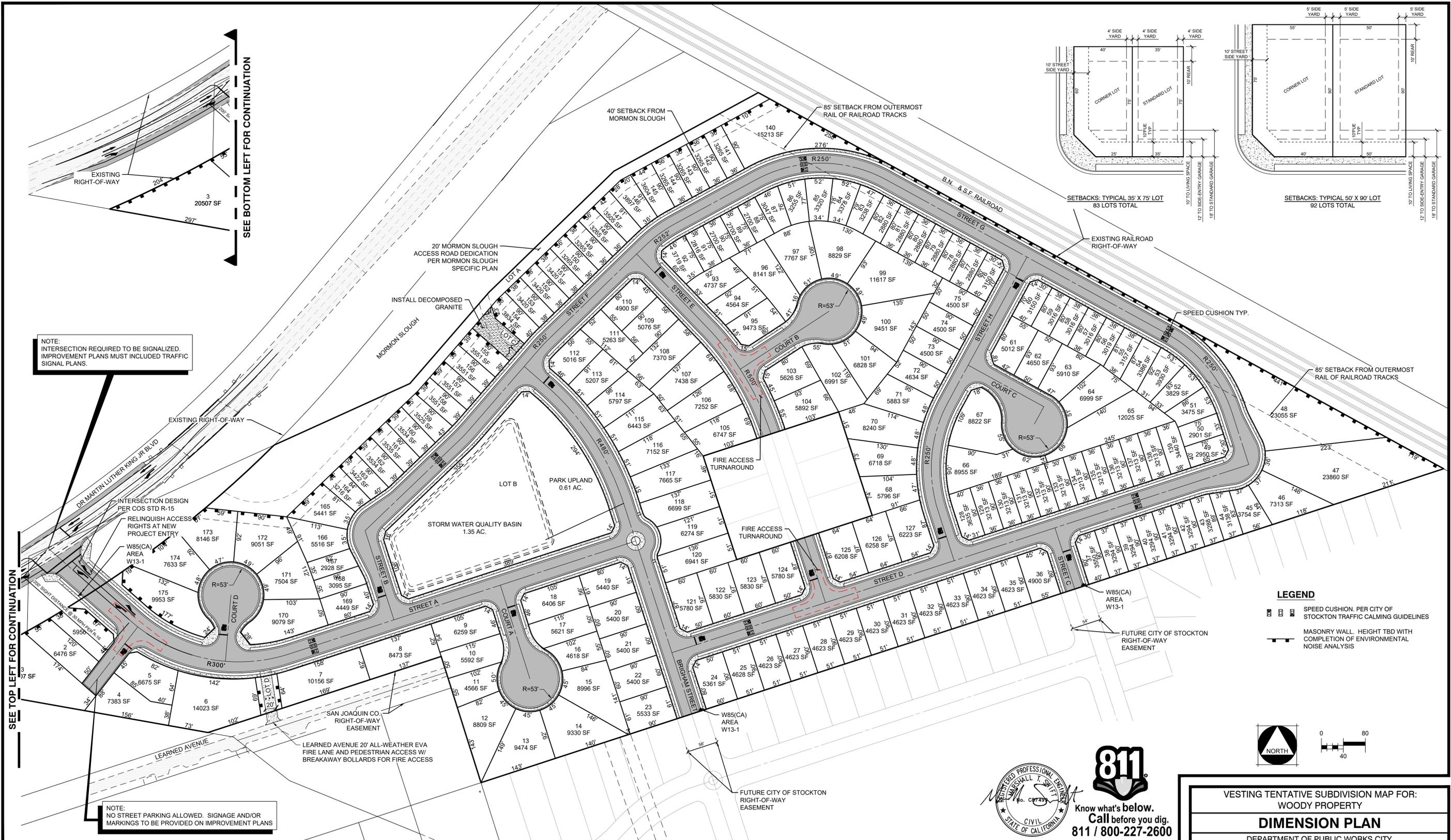
MCR ENGINEERING, INC.
 1242 DUPONT COURT
 MANTECA, CA 95336
 TEL: (209) 239-6229
 FAX: (209) 239-8839

811
 Know what's below.
 Call before you dig.
 811 / 800-227-2600

VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
TOPOGRAPHIC SURVEY PLAN
 DEPARTMENT OF PUBLIC WORKS CITY
 OF STOCKTON, CALIFORNIA

JOB NO. 24-020
 DATE JANUARY 12, 2026
 SCALE AS SHOWN
 DR. BY SLS, RP
 CK. BY DE
 FILE

SHEET NO.
TM2
 OF 5 SHEETS
 PROJECT NO.



DIMENSION PLAN

**VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY**

STOCKTON, CALIFORNIA

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

MCR ENGINEERING
www.mcreng.com

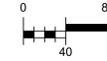
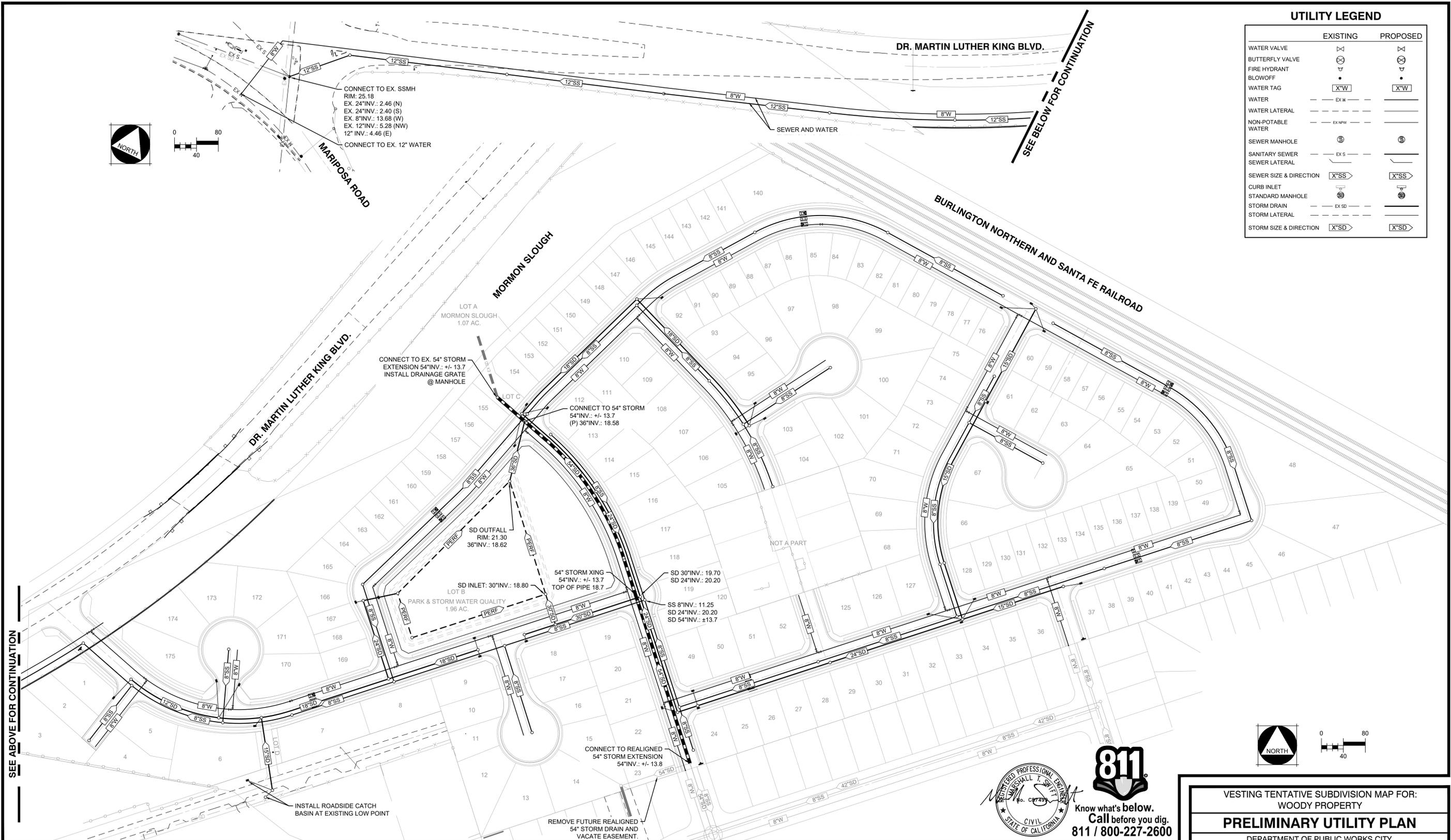
MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

VESTING TENTATIVE SUBDIVISION MAP FOR: WOODY PROPERTY		SHEET NO.
DIMENSION PLAN		TM3
DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA		OF 5 SHEETS
JOB NO. 24-020	DATE JANUARY 12, 2026	PROJECT NO.
SCALE AS SHOWN	DR. BY SLS.RP	
	CK. BY DE	
	FILE	



UTILITY LEGEND

	EXISTING	PROPOSED
WATER VALVE		
BUTTERFLY VALVE		
FIRE HYDRANT		
BLOWOFF		
WATER TAG		
WATER		
WATER LATERAL		
NON-POTABLE WATER		
SEWER MANHOLE		
SANITARY SEWER		
SEWER LATERAL		
SEWER SIZE & DIRECTION		
CURB INLET		
STANDARD MANHOLE		
STORM DRAIN		
STORM LATERAL		
STORM SIZE & DIRECTION		



Know what's below.
Call before you dig.
811 / 800-227-2600

PRELIMINARY UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
STOCKTON, CALIFORNIA

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

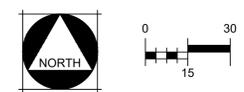
VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
PRELIMINARY UTILITY PLAN
DEPARTMENT OF PUBLIC WORKS CITY
OF STOCKTON, CALIFORNIA

JOB NO. 24-020	SHEET NO.
DATE JANUARY 12, 2026	TM4
SCALE AS SHOWN	OF 5 SHEETS
DR. BY SLS.RP	PROJECT NO.
CK. BY DE	
FILE	



ELECTRICAL & STRIPING LEGEND

	PROPOSED
TYPE I ARROW	
TYPE III ARROW	
STRIPING	



811
Know what's below.
Call before you dig.
811 / 800-227-2600

VESTING TENTATIVE SUBDIVISION MAP FOR: WOODY PROPERTY		SHEET NO.
DMLKJ INTRSECTION		TM5
DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA		OF 5 SHEETS
JOB NO. 24-020	DATE JANUARY 12, 2026	PROJECT NO.
SCALE AS SHOWN	DR. BY SLS, RP	
CK. BY DE	FILE	

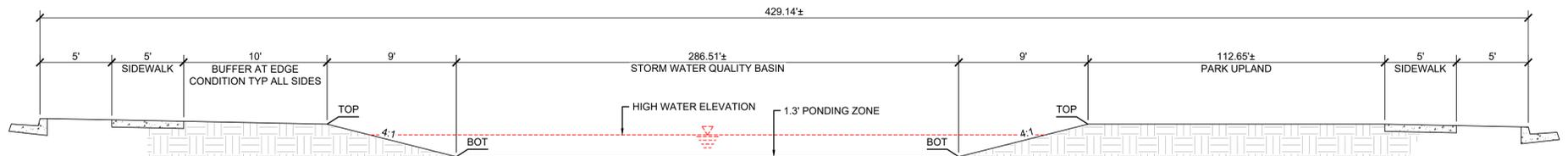
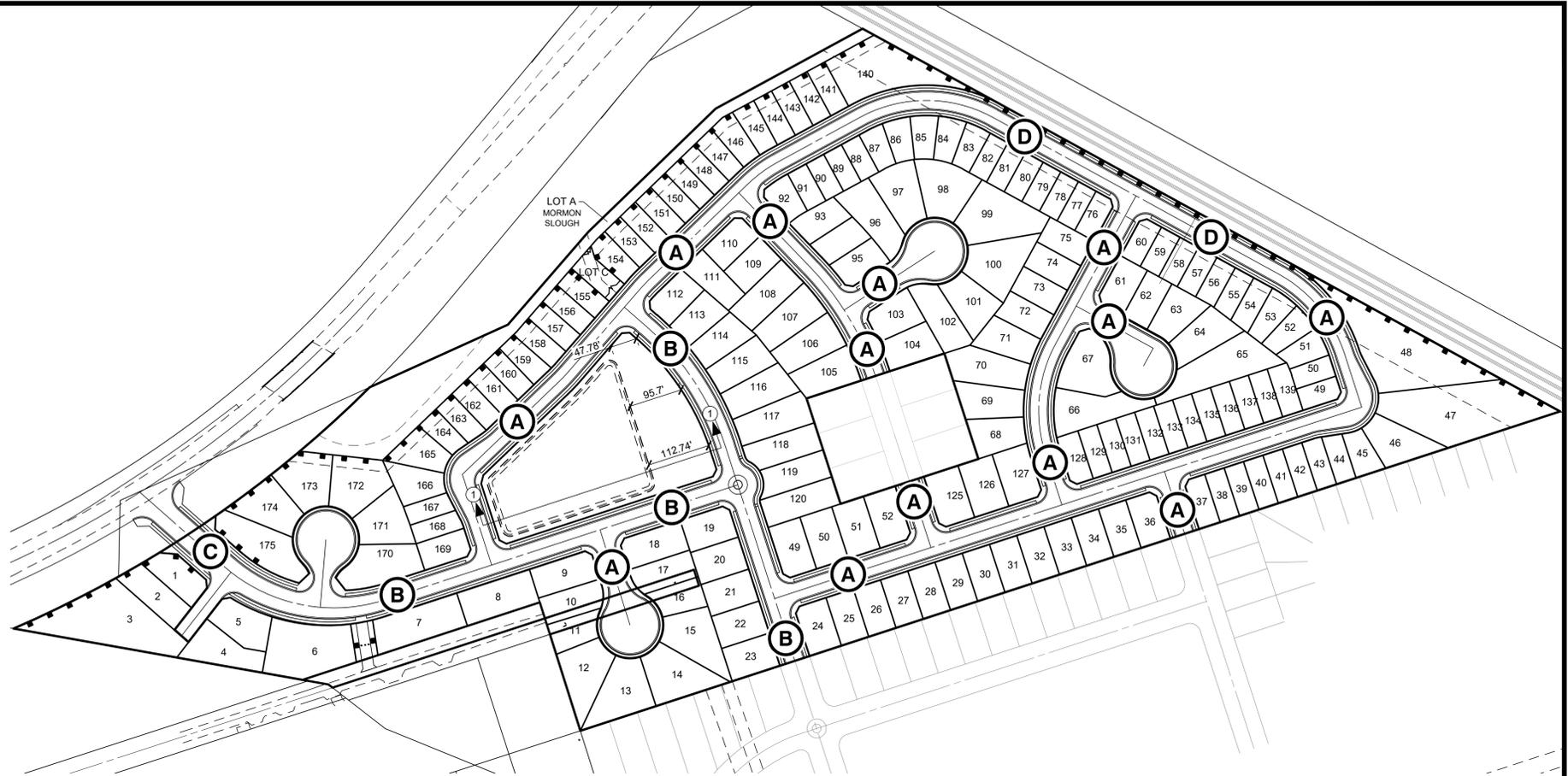
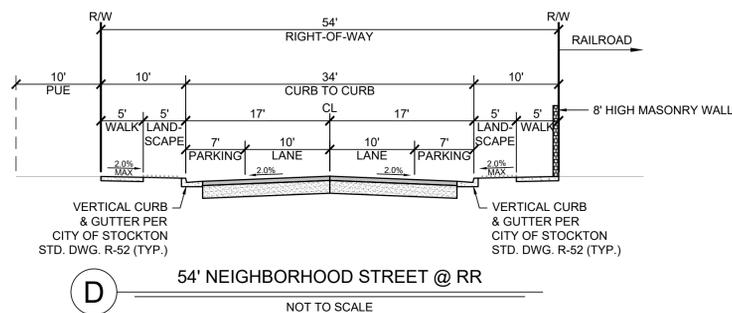
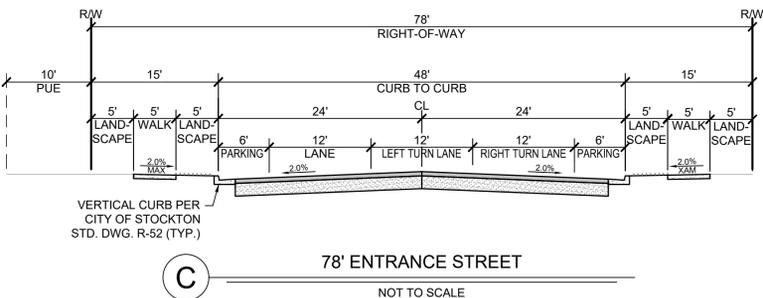
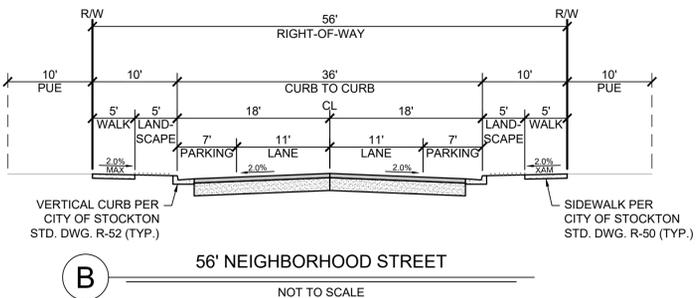
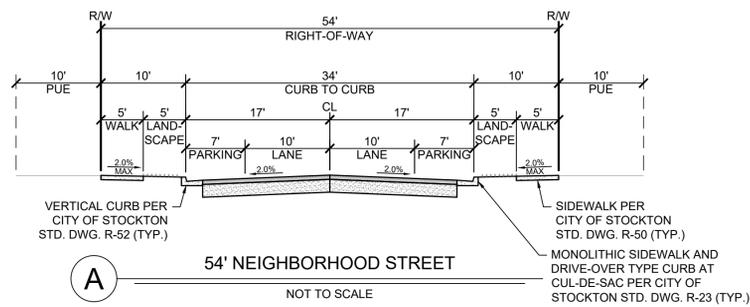
DMLKJ INTRSECTION

VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
STOCKTON, CALIFORNIA

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

MCR ENGINEERING
www.mcreng.com

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839



BASIN & STREET SECTIONS

VESTING TENTATIVE SUBDIVISION MAP FOR:
WOODY PROPERTY
STOCKTON, CALIFORNIA

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

MCR ENGINEERING
www.mcreng.com

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL: (209) 239-6229
FAX: (209) 239-8839

VESTING TENTATIVE SUBDIVISION MAP FOR: WOODY PROPERTY		SHEET NO.
BASIN & STREET SECTIONS		TM6
DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA		OF 5 SHEETS
JOB NO. 24-020	DATE JANUARY 12, 2026	PROJECT NO.
SCALE AS SHOWN	DR. BY SLS.RP	
	CK. BY DE	
	FILE	