

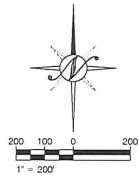
VESTING TENTATIVE SUBDIVISION MAP KAUTZ LOCKEFORD SUBDIVISION

SAN JOAQUIN COUNTY, CALIFORNIA

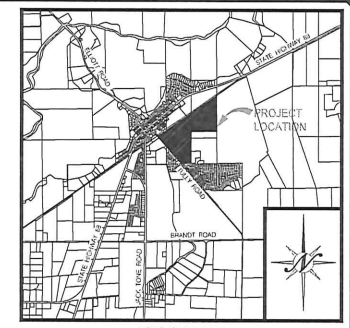
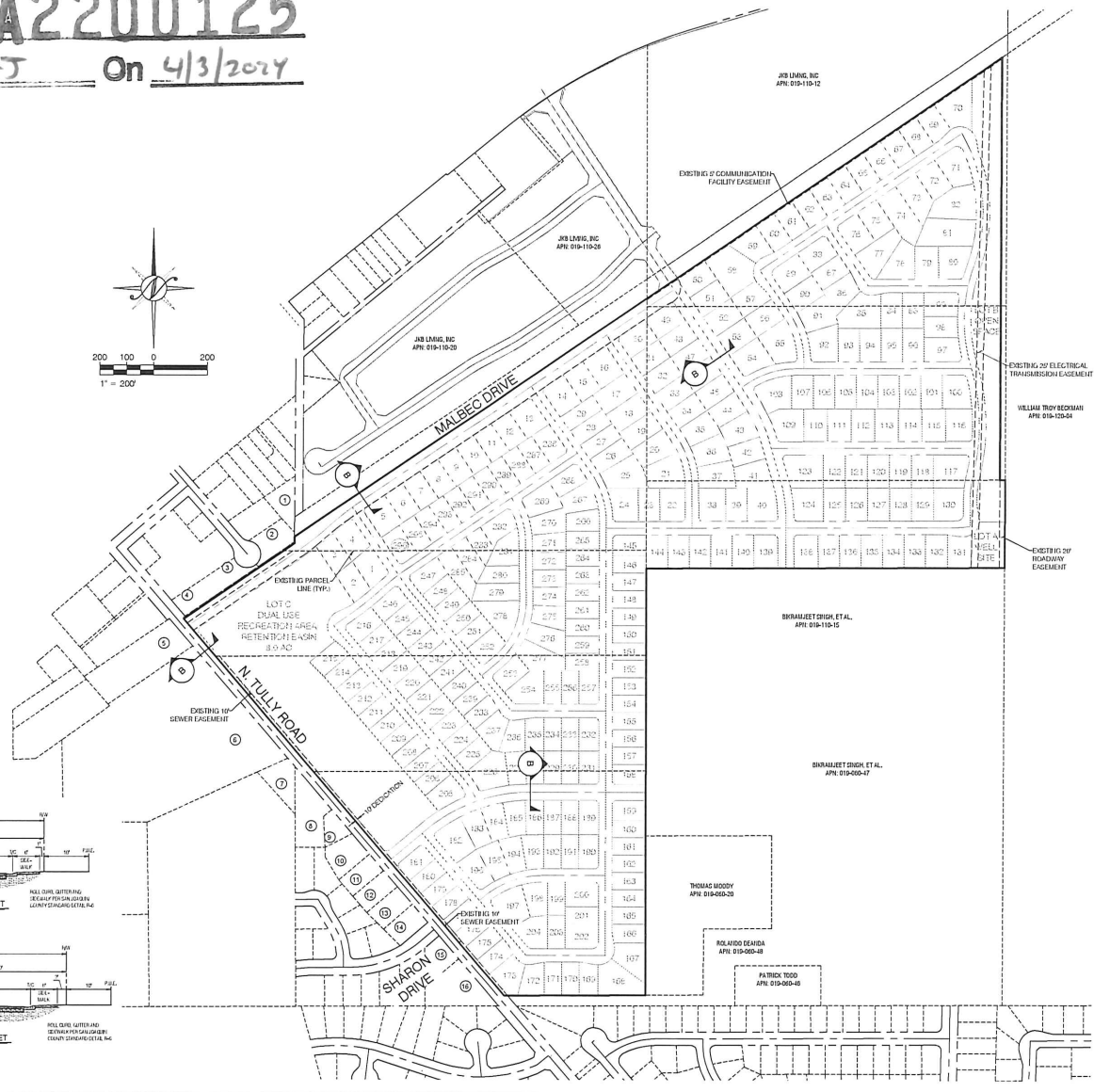
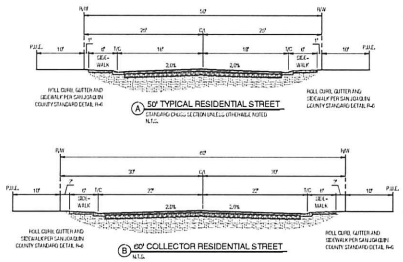
TENTATIVE MAP

Application # **PA2200125**

Received By SJT On 4/3/2024



#	NAME	APN
1	SAN JOAQUIN COUNTY	019-009-56
2	MICHAEL SHULL ET AL.	019-050-53
3	ELAINE P. STAVELY	019-050-54
4	TAYLOR HOSMER ET AL.	019-050-55
5	LOGI UNIFIED SCHOOL DISTRICT	019-030-38
6	LOGI UNIFIED SCHOOL DISTRICT	019-060-41
7	LOCKEFORD COMMUNITY SERVICES DISTRICT	019-060-36
8	RONALD CURTIS MOHNE ET AL.	019-060-49
9	RUDY MARTINEZ	019-060-11
10	BARTON GOODING ET AL.	019-060-12
11	CARY WAZON ET AL.	019-060-13
12	TODD L. SCHWIERER ET AL.	019-060-15
13	MARIA CARRANZA	019-060-14
14	SHARON D. WELLS ET AL.	019-060-16
15	MANUEL & ANNA GARZA FAMILY TRUST	019-060-18
16	CASEY WADE MATLOCK ET AL.	019-060-19



SHEET INDEX

NO.	DESCRIPTIONS
1.	TM1 COVER AND CROSS SECTION SHEET
2.	TM1.1 DIMENSION AND TOPOGRAPHIC PLAN
3.	TM2 DIMENSION AND TOPOGRAPHIC PLAN
4.	TM3.1 UTILITY PLAN
5.	TM3.2 UTILITY PLAN

- GENERAL NOTES**
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER SAN JOAQUIN COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
 - STORM DRAINAGE TO BE CONVEYED TO AN ON-SITE STORM DRAIN RETENTION BASIN AND DESIGNED PER SAN JOAQUIN COUNTY STANDARD SPECIFICATIONS.
 - ALL FUTURE STORM DRAINAGE IMPROVEMENTS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWD.
 - SEWARIARY SEWER TO BE CONVEYED TO THE EXISTING TREATMENT PLANT LOCATED APPROXIMATELY 600 FEET SOUTH ON TULLY ROAD. ALL TREATMENT STATION SHALL BE REQUIRED TO BE CONSTRUCTED WITH A FORCE MAIN AT THE BRIDGE CROSSING OF SEAR CREEK. SEWARIARY SEWER TO BE CONSTRUCTED TO THE SAN JOAQUIN COUNTY STANDARDS AND SPECIFICATIONS.
 - WATER SYSTEM TO BE CONSTRUCTED TO THE SAN JOAQUIN COUNTY STANDARDS AND SPECIFICATIONS.
 - STREET LIGHTING SHALL BE INSTALLED PER SAN JOAQUIN COUNTY STANDARD SPECIFICATIONS.
 - PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
 - THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "A" MAPS UNDER MAP ACT AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 46464.1, 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 IN-BEIGHT FRONTAGES.
 - ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. EXISTING PAVING, LEAKY FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF SAN JOAQUIN COUNTY REQUIREMENTS.
 - APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION IMPROVEMENTS.
 - BUILDER TO WORK WITH SCHOOL DISTRICT TO DETERMINE CROSSWALK STRIPING.

PROJECT INFORMATION

A. REGULATORY AGENCY:	SAN JOAQUIN COUNTY, COMMUNITY DEVELOPMENT DEPARTMENT 3901 FRIELTON AVENUE STOCKTON, CA 95215 CONTACT: JESSICA KAUTZ
B. APPLICANT:	KAUTZ ROW GROUP 3400 SEAR CREEK ROAD LODI, CA 95240 TEL: 209-438-2656 CONTACT: JACK KAUTZ
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 1201 10TH STREET MCKEETHO CA, 96544 TEL: 209-528-8888 CONTACT: JOSH BRIDGEMAN & PAVELA HURBAN
D. ADJACENT PARCEL NUMBERS:	019-110-13, 14, 16, 17, 019-050-53 & 54
E. EXISTING LAND USE:	ROW CROPS
F. PROPOSED LAND USE:	RESIDENTIAL
G. EXISTING ZONING / CP:	RL / RIL
H. PROPOSED ZONING / CP:	RL / RIL
I. TOTAL PROJECT SIZE:	164.94 ACRES
K. TOTAL NUMBER OF LOTS:	306
L. MINIMUM FOOTPRINT COVERAGE:	10% PER SAN JOAQUIN COUNTY MUNICIPAL CODE
M. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
N. SETBACKS:	PER TABLE 16.03.0 SAN JOAQUIN COUNTY MUNICIPAL CODE
O. CONTOUR:	SPOT ELEVATIONS
P. RETIENS:	PER SAN JOAQUIN COUNTY STANDARDS
G. UTILITIES:	WATER (VEGETA), LOCKEFORD COMMUNITY SERVICES DISTRICT (LCS) SEWARIARY SEWER, LCS STORM DRAINAGE, LCS ELECTRIC, PG&E TELEPHONE, AT&T SCHOOL DISTRICT, UNCLINIFIED

DATE APPROVED: _____

REVISIONS:

NO.	DESCRIPTIONS

COVER AND CROSS SECTION SHEET

KAUTZ SUBDIVISION

LOCKEFORD, CALIFORNIA

NorthStar
Engineering Group, Inc.
1427 17TH STREET
MCKEETHO, CA 96544
(209) 528-8888

JOB # 22-0596
DATE 2/23/2024
SCALE AS SHOWN
DRAWN: JEB
DESIGN: TLE
CHECK: JAC

SHEET NUMBER
TM1.1