

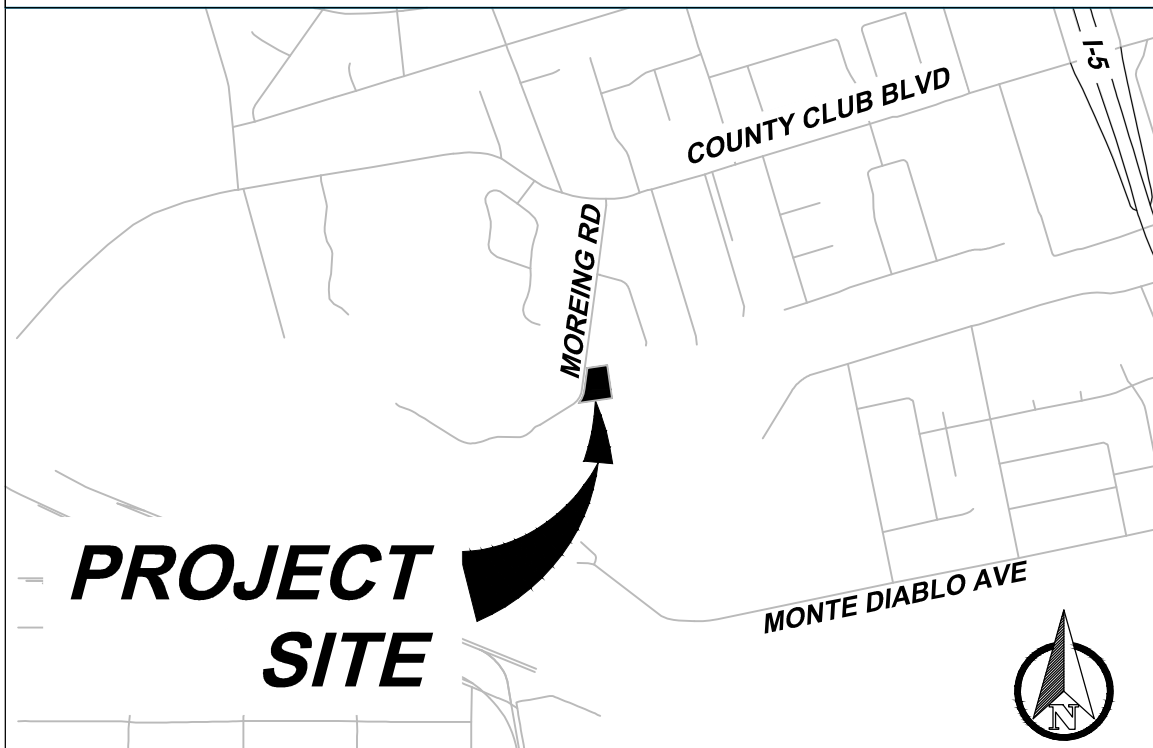
OWNER INFORMATION

PROPERTY OWNER
 HARMONY COMMUNITIES
 MATT DAVIES
 2030 MOREING RD
 STOCKTON, CA 95204
 MATT@HARMONYCOM.COM
 209.932.3747

SURVEYOR
 RIDGELINE ENGINEERING
 JORDAN BALDWIN
 2769 BOEING WAY
 STOCKTON, CA 95206
 JORDAN@RLE.US
 209.955.0110

ADJACENT PROPERTY OWNER
 HARMONY COMMUNITIES
 MATT DAVIES
 2030 MOREING RD
 STOCKTON, CA 95204
 MATT@HARMONYCOM.COM
 209.932.3747

VICINITY MAP



PROJECT DESCRIPTION

SPLIT EXISTING PARCEL INTO THREE LOTS.

PROPERTY INFORMATION

ADDRESS: 2030 MOREING RD
 STOCKTON, CA 95204

OWNER(S): MATT DAVIES

ADDRESS: 2030 MOREING RD
 STOCKTON, CA 95204

PHONE: 209.932.5747

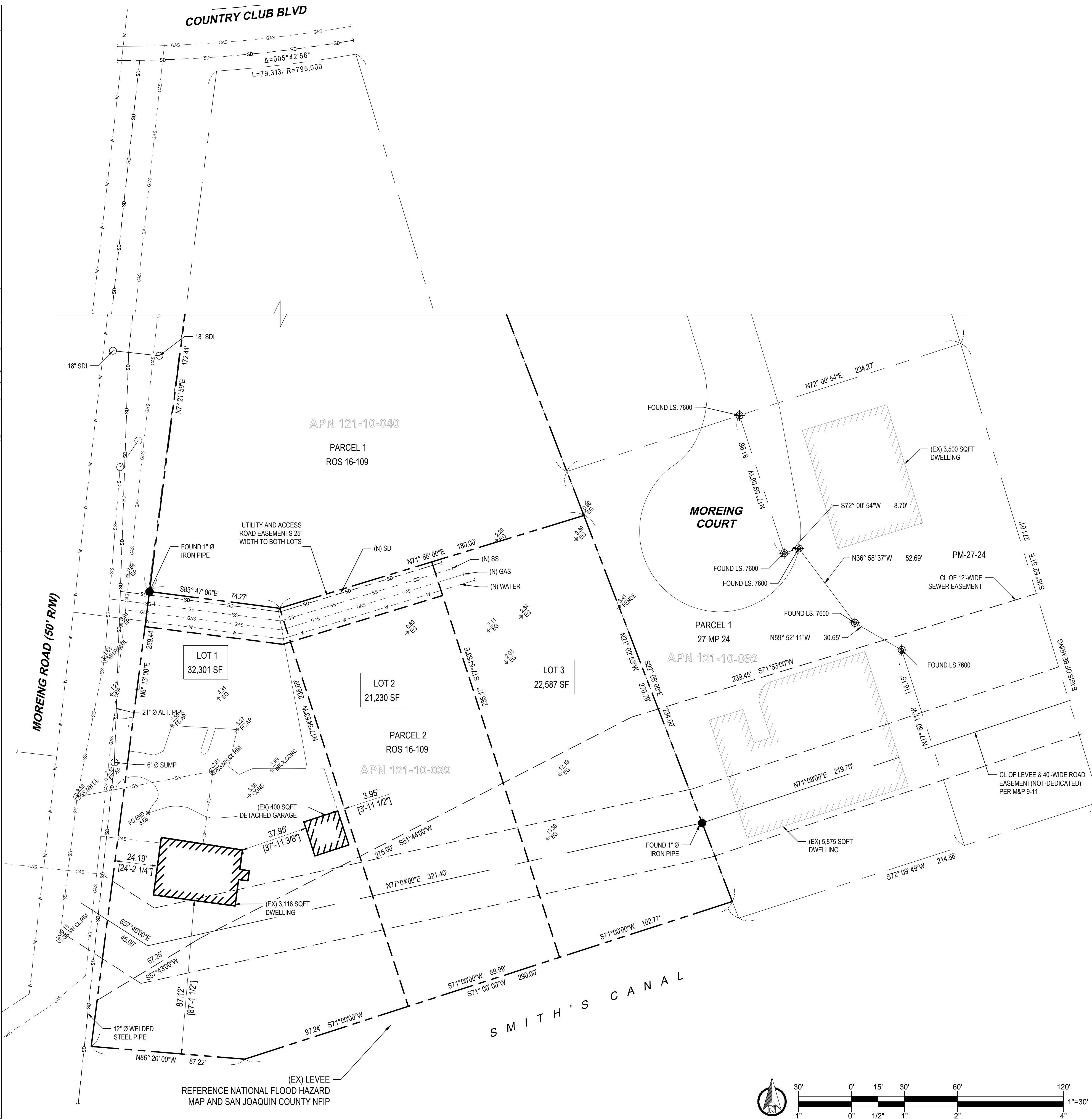
JURISDICTION CITY OF: SAN JOAQUIN COUNTY
 ASSESSOR'S PARCEL NO.: 121-100-39
 ZONING: R
 TYPE OF CONSTRUCTION: V
 NUMBER OF STORIES: 3

FEMA: FLOOD ZONE A

LOT AREA: 1.4
 USE CODE: 10

FIRE SPRINKLER: YES (DEFERRED)

APPLICABLE CODES: CALIFORNIA CODE OF REGULATION (CCR), TITLE 24:
 PART 2. 2022 CALIFORNIA BUILDING CODE
 PART 2.5 2022 CALIFORNIA RESIDENTIAL CODE
 PART 3. 2022 CALIFORNIA ELECTRICAL CODE
 PART 4. 2022 CALIFORNIA MECHANICAL CODE
 PART 5. 2022 CALIFORNIA PLUMBING CODE
 PART 6. 2022 CALIFORNIA ENERGY CODE
 PART 9. 2022 CALIFORNIA FIRE CODE
 PART 11. 2022 CA GREEN BLDG. STANDARDS CODE
 PART 12. 2022 CA REFERENCE STANDARDS CODE



TENTATIVE MAP

OWNERS: MATT DAVIES
 2030 MOREING ROAD, STOCKTON, CA 95204

BEING A PORTION OF LOT 10, AS SHOWN ON THE MAP ENTITLED, "IDEAL GARDEN FARMS", FILED FOR RECORD IN BOOK 9 OF MAPS AND PLATS, PAGE 11, SAN JOAQUIN COUNTY RECORDS. WITHIN SECTION 5, T.1N., R.6E., M.D.B.&M., SAN JOAQUIN COUNTY, CALIFORNIA



SCALE: AS NOTED JOB NO. 23E-013 3/6/2025

NOTES

1. THE NEAREST CITY SEWER IS THE EXISTING 8-INCH LINE MOREING ROAD TO SERVE THE PROPOSED RESIDENTIAL LOTS.

LEGEND

- ORGIN. PL
- - - PROPOSED
- w- WATER, DW
- g- GAS
- ss- SANITARY SEWER, SS
- e- ELECTRICAL, ELEC
- PROPERTY MARKER

BASIS OF BEARINGS

FOUND PK NAILS WITH STEEL WASHER STAMPED LS7600 ALONG MOREING COURT BEARING N17°59'06"W AS SHOWN ON PARCEL MAP 27-024

REFERENCES

- (R1) LEGAL DESCRIPTION
- (R2) MAPS AND PLATS 9-11
- (R3) MAPS AND PLATS 39-27
- (R4) PARCEL MAPS 27-024

SURVEYOR'S NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PREPARED TO DOCUMENT SURFACE FEATURES AND ELEVATIONS, THEREFORE, THE FOCUS OF THE SURVEY WAS ON EXISTING SURFACE FEATURES AND SURFACE IMPROVEMENTS.
2. THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED UPON A CONVENTIONAL FIELD SURVEY COMPLETED IN JULY 2022 AND COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
3. THE USER OF THIS INFORMATION SHALL REVIEW ALL RESULTS FOR CONSISTENCY AND ACCURACY, DISCREPANCIES OR CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF RIDGELINE ENGINEERING IMMEDIATE. THE USER OF THIS INFORMATION ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ITS PROPER USE, EVALUATION AND ANY SUBSEQUENT ACTIONS RESULTING FROM THE USE THEREOF.
4. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
5. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
6. HERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELL, SEPTIC TANKS, LEECHING FIELDS, OR CESSPOOLS ASSOCIATED WITH THE SUBJECT PROPERTY

