

OAKWOOD SHORES
UNIT NO. 1

LOT 5 OF "OAKWOOD LAKE, UNIT NO. 1" FILED IN BOOK 39 OF MAPS AND PLATS, AT PAGE 91,
SAN JOAQUIN COUNTY RECORDS AND "NEW LOT 8" AS SHOWN ON THAT CERTAIN RECORD OF
SURVEY FILED IN BOOK 36 OF SURVEYS, AT PAGE 63, SAN JOAQUIN COUNTY RECORDS,
LYING WITHIN SECTIONS 2, 3, 10 AND 11, T. 2 S., R. 6 E., M.D.M.
SAN JOAQUIN COUNTY, CALIFORNIA

GENERAL NOTES

- ALL IMPROVEMENTS, OTHER THAN THE ACCESS ROAD, SHALL BE CONSTRUCTED AS PER THE SAN JOAQUIN COUNTY STANDARD PLANS AND SPECIFICATIONS AND OAKWOOD LAKE WATER DISTRICT STANDARDS, EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO THE EXISTING OAKWOOD SHORES STORM DRAINAGE SYSTEM IN ACCORDANCE WITH OAKWOOD LAKE WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER TO BE CONSTRUCTED TO THE OAKWOOD LAKE WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE OAKWOOD LAKE WATER DISTRICT 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 "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66458.1, 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-TRACT FRONTAGES.
- NO EXISTING BUILDINGS, SEPTIC TANKS, LEACH FIELDS, OR WELLS ON SITE. EXISTING MONITORING WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER SAN JOAQUIN COUNTY REQUIREMENTS. EXISTING IRRIGATION FACILITIES TO BE REMOVED OR RELOCATED.
- AN EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY EXISTS OVER, UNDER AND ACROSS ALL PROPERTY FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF OAKWOOD LAKE WATER DISTRICT FACILITIES.
- FACILITIES AND EASEMENTS THAT FALL WITHIN THE PROPOSED RESIDENTIAL LOTS SHALL BE RELOCATED OR ABANDONED AS APPROPRIATE. ALL RELOCATIONS/ ABANDONMENTS SHALL BE APPROVED BY THE APPROPRIATE AGENCIES.

PROJECT INFORMATION

OWNER: OAKWOOD LT VENTURES II, LLC
2000 CROW CANYON PLACE, SUITE 350
SAN RAMON, CA 94583
(925) 355-1305

SUBDIVIDER/APPLICANT: LAFFERTY CONSTRUCTION COMPANY
2000 CROW CANYON PLACE, SUITE 350
SAN RAMON, CA 94583
(925) 355-1305

ENGINEER/SURVEYOR: NORTHSTAR ENGINEERING GROUP, INC.
620 12TH STREET
MODESTO, CA 95354
(209) 524-3525

SITE ADDRESS: NONE LISTED

APN: 241-520-21

ZONING: C-R - COMMERCIAL RECREATION

EXISTING: R-L - LOW DENSITY RESIDENTIAL

PROPOSED: C/R - COMMERCIAL RECREATION

R/L - LOW DENSITY RESIDENTIAL

GENERAL PLAN: R/L - LOW DENSITY RESIDENTIAL

TOTAL PROJECT AREA: 6.3 ACRES

EXISTING PARCELS: 1

PROPOSED PARCELS: 32 RESIDENTIAL LOTS, 4 LETTERED LOTS

FLOOD ZONE: ZONE X, AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEMA MAP NUMBER 06077C0620F, DATED OCTOBER 16, 2009

SHEET INDEX

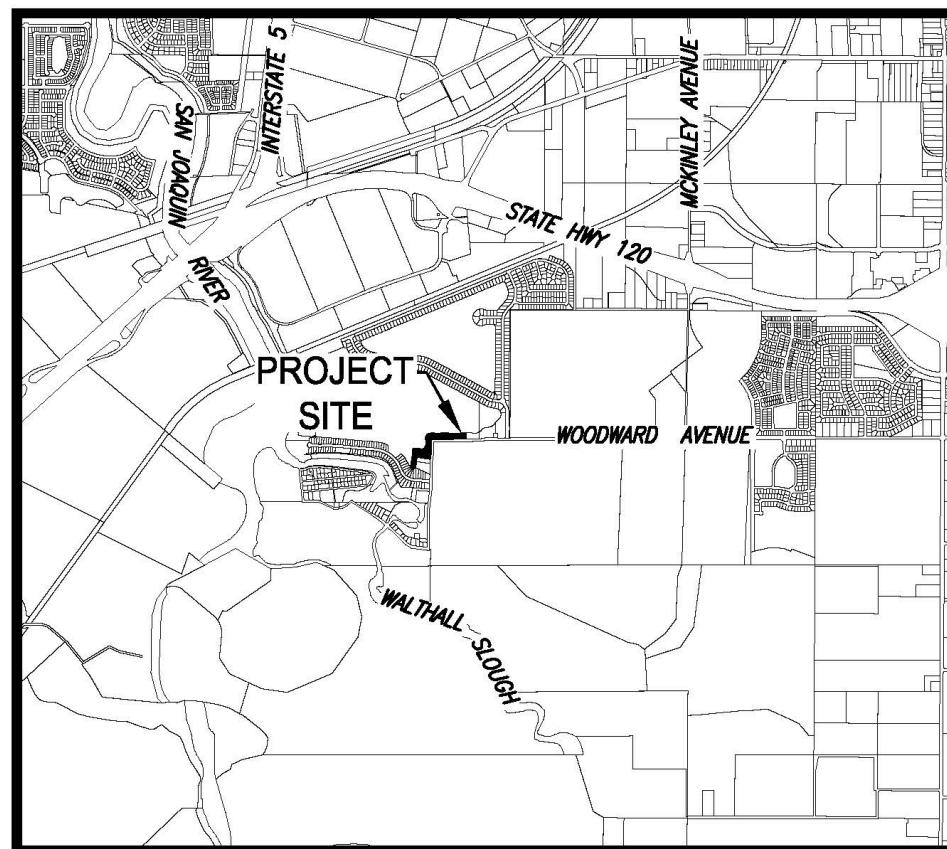
- COVER SHEET AND CROSS SECTIONS
- TOPOGRAPHIC SHEET
- DIMENSION SHEET
- UTILITY SHEET

SUBDIVISION SUMMARY

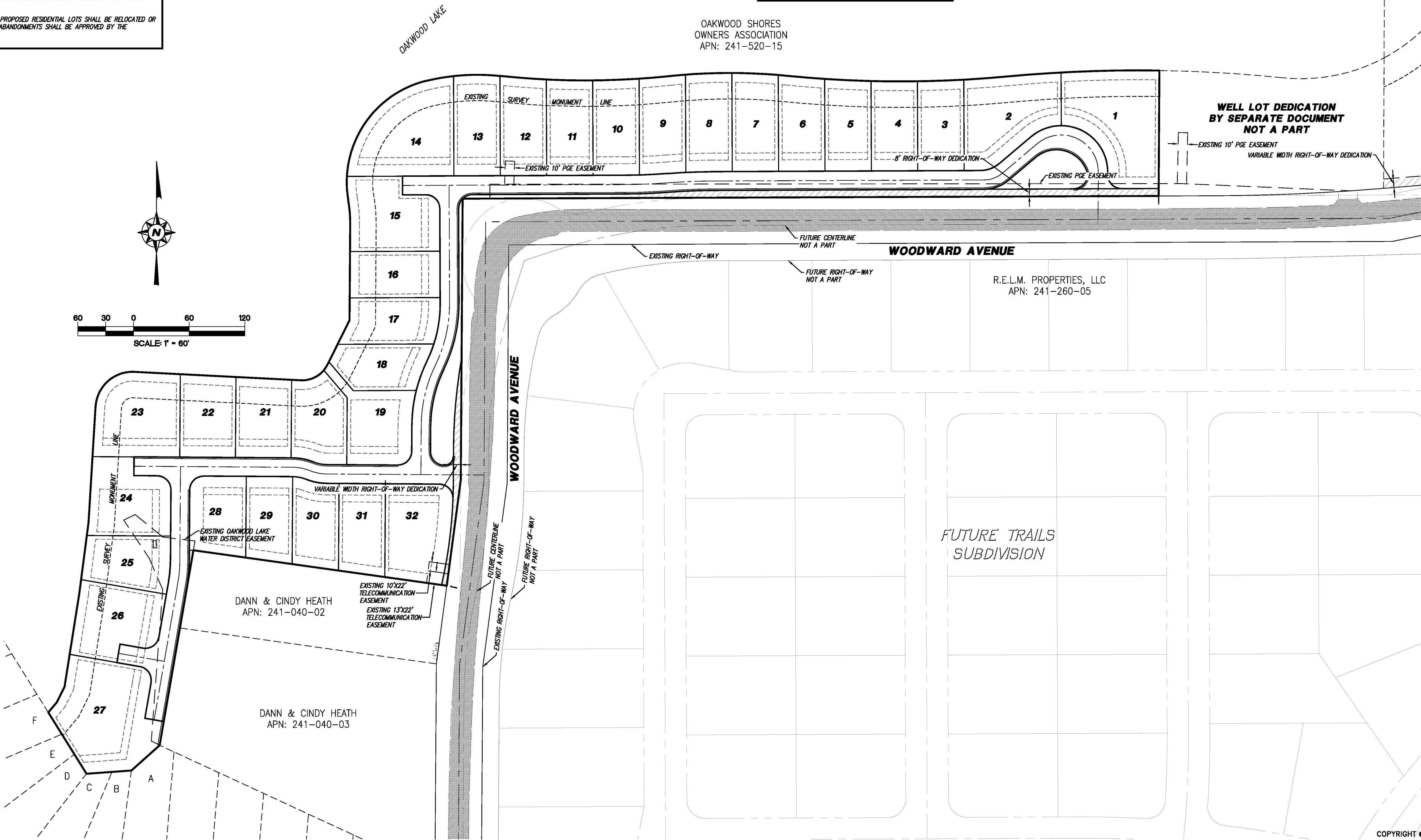
RESIDENTIAL LOTS	187,970± SF
ROADWAY AND UTILITY LOTS	35,988± SF
LANDSCAPE LOTS	7,118± SF
RIGHT-OF-WAY DEDICATION	6,434± SF
TOTAL	237,510± SF

ADJACENT PROPERTY
OWNER INFORMATION

- A. LANNIE & FRANCINE DULIN APN: 241-740-20
B. SAMSON & MALENE KAI LATU APN: 241-740-19
C. CHRISTOPHER & ANGELA PATTERSON APN: 241-740-18
D. JOHN & CHRISTY FLETCHER APN: 241-740-17
E. MICHAEL & FATTEN WILLIAMS APN: 241-740-16
F. LEONARD DAOUD APN: 241-740-15



VICINITY MAP



REVISIONS	DATE	APPROVED
NO.	DESCRIPTION	

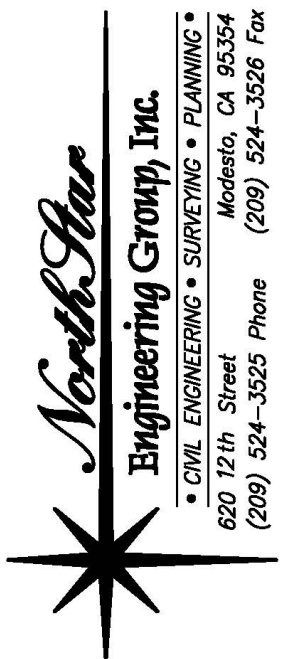
VESTING TENTATIVE SUBDIVISION MAP

COVER SHEET

OAKWOOD SHORES UNIT 1

SAN JOAQUIN COUNTY

CALIFORNIA



JOB #: 19-2377
DATE: 03/20/2024
SCALE:
DRAWN: TC / PMH
DESIGN: JAC
CHK'D: JAC

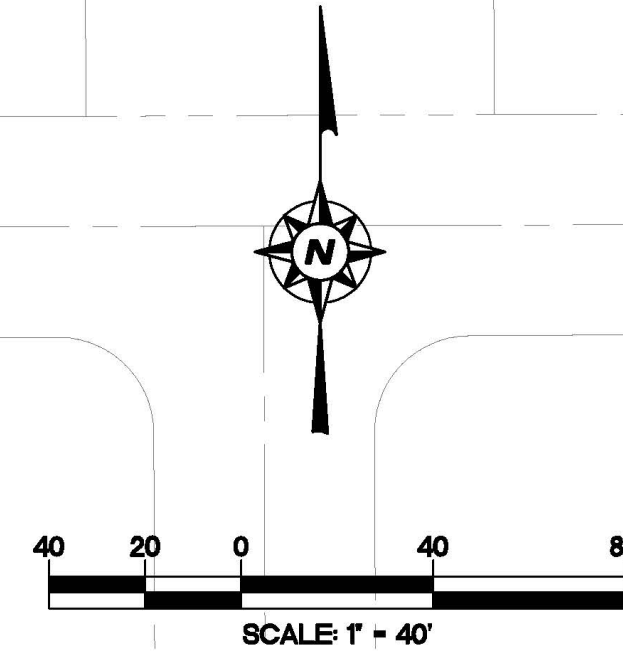
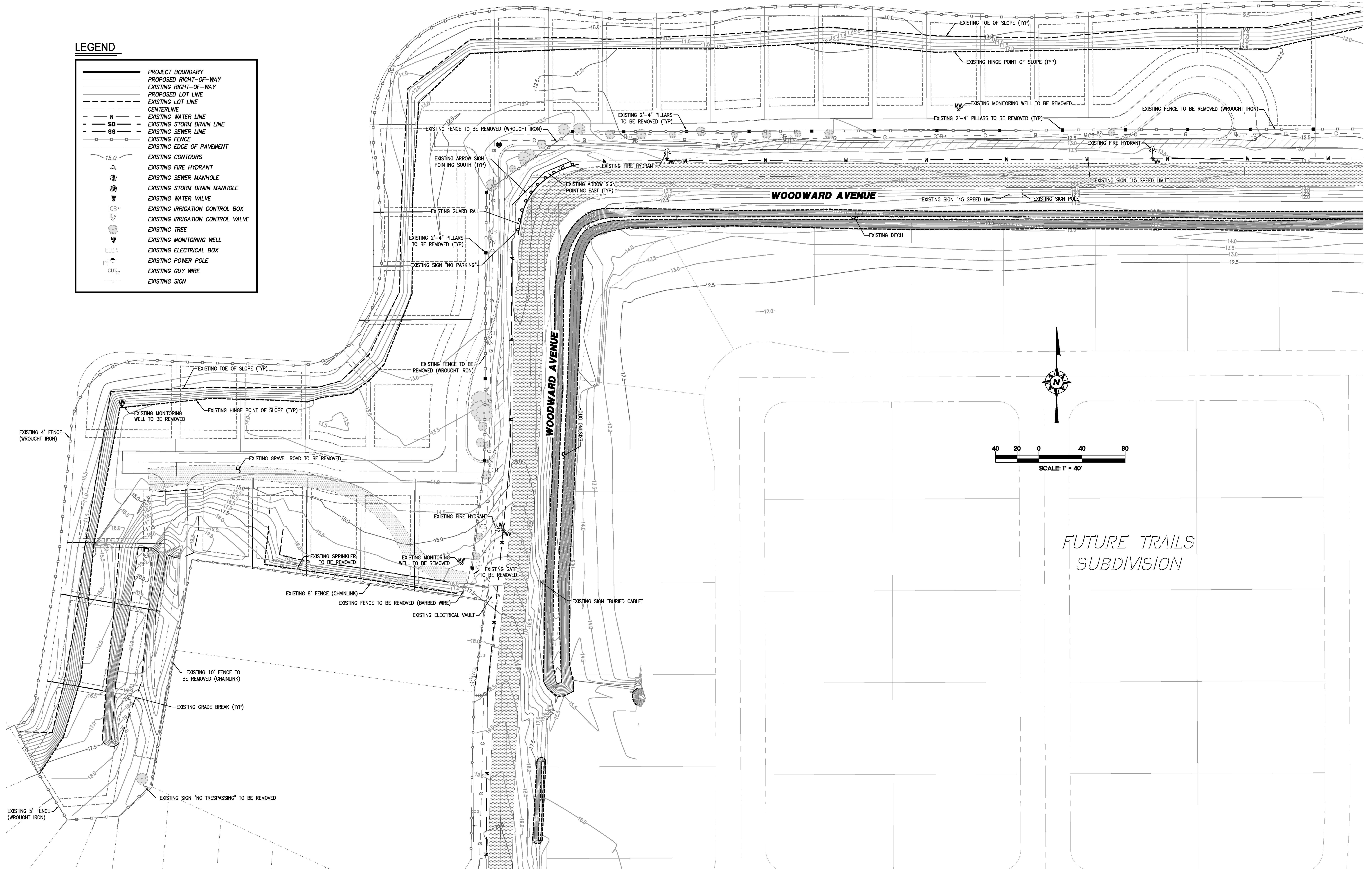
SHEET
NUMBER

TM1

PLOTTED: 03/20/2024 15:34 PLOTTED BY: P. HUBBARD
DRAWING: F:\19-2377 Oakwood Shores\Planning\Tentative Map\19-2377 TSM UNIT 1.dwg

LEGEND

—	PROJECT BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	CENTERLINE
W	EXISTING WATER LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
---	EXISTING FENCE
---	EXISTING EDGE OF PAVEMENT
15.0	EXISTING CONTOURS
21	EXISTING FIRE HYDRANT
22	EXISTING SEWER MANHOLE
23	EXISTING STORM DRAIN MANHOLE
24	EXISTING WATER VALVE
ICB	EXISTING IRRIGATION CONTROL BOX
ICV	EXISTING IRRIGATION CONTROL VALVE
25	EXISTING TREE
26	EXISTING MONITORING WELL
ELB	EXISTING ELECTRICAL BOX
PP	EXISTING POWER POLE
GU	EXISTING GUY WIRE
---	EXISTING SIGN



NO.	REVISIONS	DESCRIPTIONS	DATE	APPROVED

VESTING TENTATIVE SUBDIVISION MAP
TOPOGRAPHIC SHEET

OAKWOOD SHORES UNIT 1
SAN JOAQUIN COUNTY CALIFORNIA

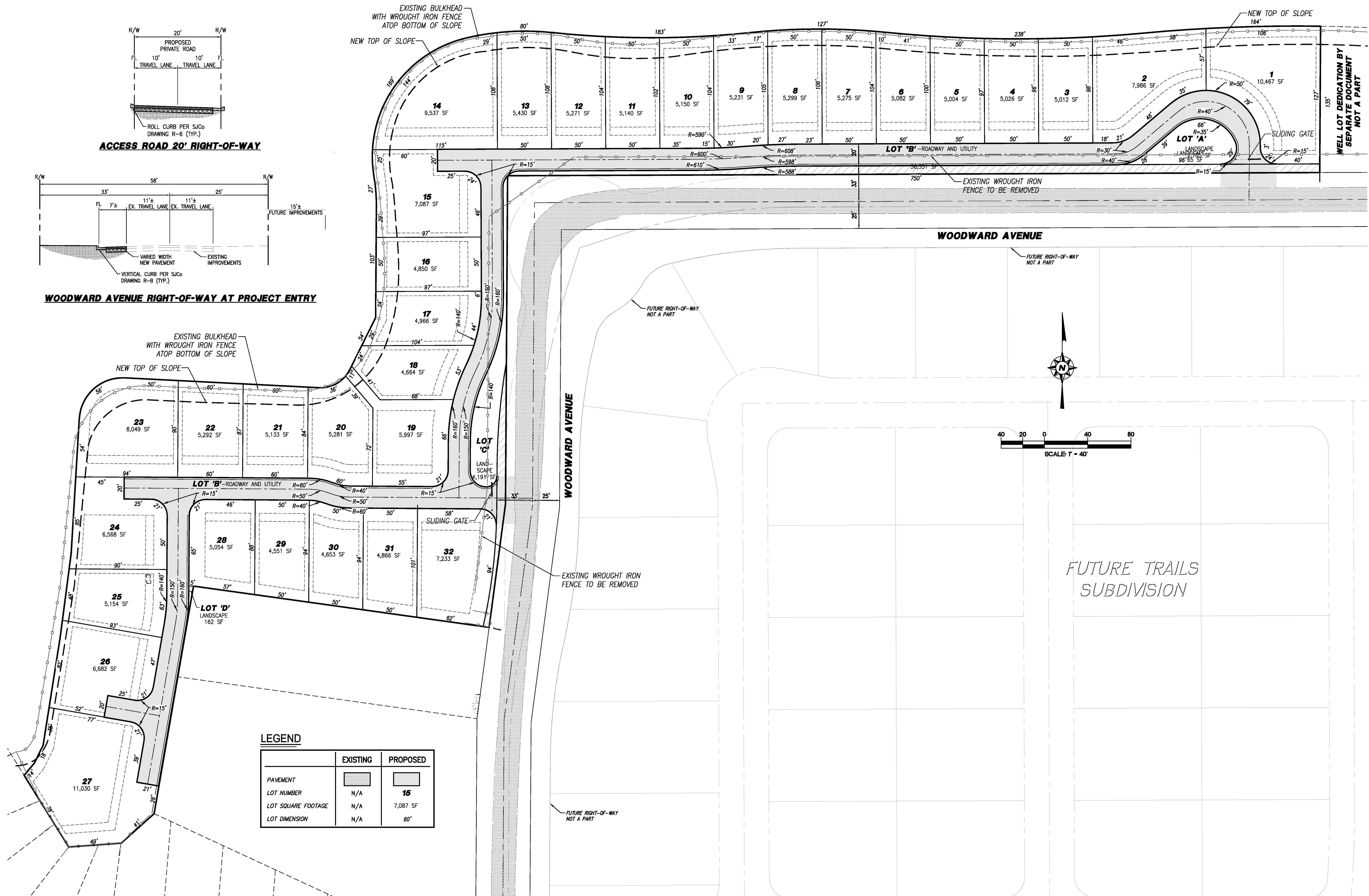


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DATE:	03/20/2024
SCALE:	
DRAWN:	TC / PMH
DESIGN:	JAC
CHK'D:	JAC

SHEET
NUMBER

TM2

PLOTTED: 03/20/2024 15:38
 PLOTTED BY: P:\Users\jacob.northstar\Documents\Projects\19-2377 Oakwood Shores\19-2377 TSM Unit 1.dwg
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REVISIONS	DATE	APPROVED

VESTING TENTATIVE SUBDIVISION MAP
DIMENSION SHEET

OAKWOOD SHORES UNIT 1

SAN JOAQUIN COUNTY

CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 324-3225 Phone (209) 324-3226 Fax

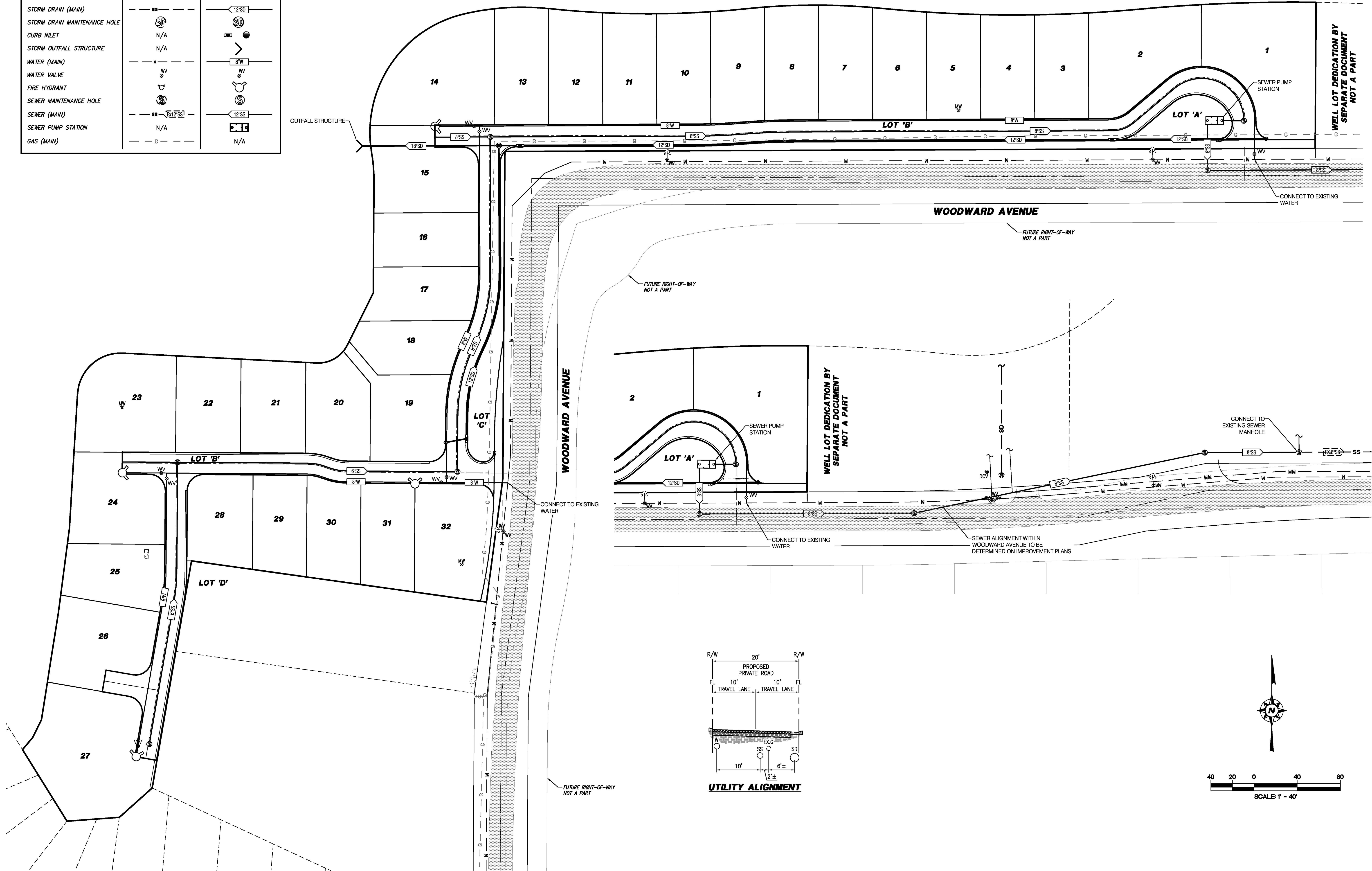
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DATE: 03/20/2024
SCALE: 1" = 40'
DRAWN: TC / PMH
DESIGN: JAC
CHK'D: JAC

SHEET
NUMBER

TM3

LEGEND

	EXISTING	PROPOSED
STORM DRAIN (MAIN)	SD	12"SD
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET	N/A	
STORM OUTFALL STRUCTURE	N/A	
WATER (MAIN)	W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT		
SEWER MAINTENANCE HOLE	SS	SS
SEWER (MAIN)	SS	12"SS
SEWER PUMP STATION	N/A	
GAS (MAIN)	G	N/A



REVISIONS	DATE	APPROVED
NO.		
DESCRIPTIONS		

VESTING TENTATIVE SUBDIVISION MAP
UTILITY SHEET

OAKWOOD SHORES UNIT 1
SAN JOAQUIN COUNTY
CALIFORNIA



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DATE:	03/20/2024
SCALE:	
DRAWN:	TC / PMH
DESIGN:	JAC
CHK'D:	JAC

SHEET
NUMBER

TM4