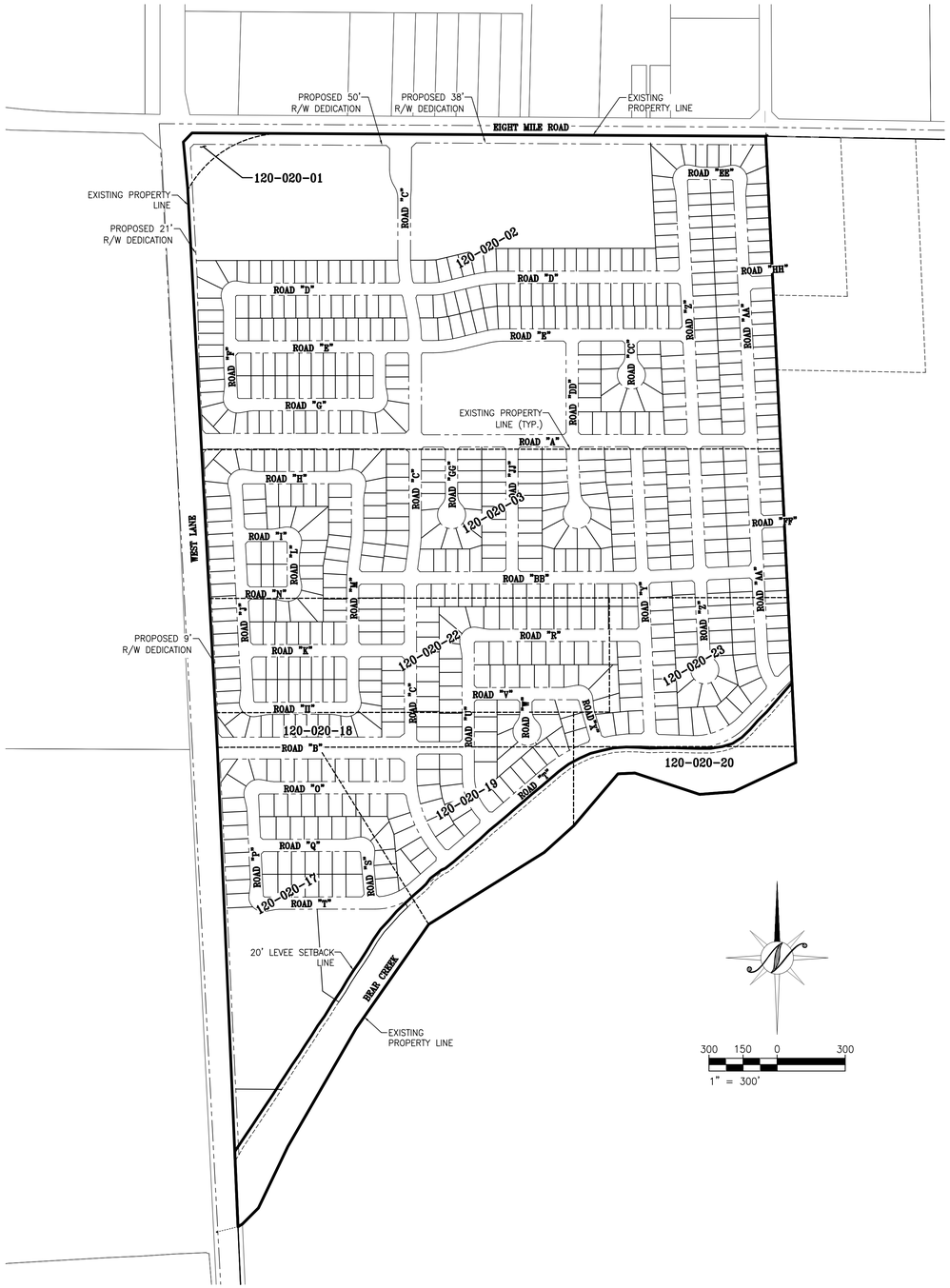
Attachment C

TRA VIGNE WEST SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON, CALIFORNIA

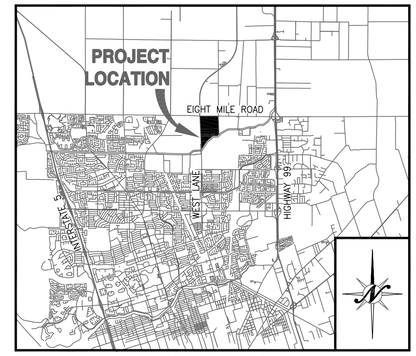


GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL DISCHARGE TO BEAR CREEK. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS.
3. SEWAGE DISPOSAL: BY CITY OF STOCKTON SEWER SYSTEM
4. WATER SUPPLY: BY CITY OF STOCKTON WATER SYSTEM
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF STOCKTON.
6. ASSESSORS PARCEL Nos.120-020-001 THRU 003, 120-020-017 THRU 020, 120-020-022, AND 023.
7. LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED, COUNTY OF SAN SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
8. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
9. 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.
10. PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.
11. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
12. BUILDING SETBACKS WILL BE AS PER CITY OF STOCKTON STANDARDS.
13. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF STOCKTON REQUIREMENTS.
14. ALL OFF-SITE IMPROVEMENTS ALONG WEST LANE AND EIGHT MILE ROAD TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PRECISE ROADWAY PLAN PREPARED BY NORTHSTAR ENGINEERING GROUP, INC. AND THE REQUIREMENTS SET FORTH IN THE APPROVED TRAFFIC STUDY.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
CURB AND GUTTER	N/A	
EDGE OF PAVEMENT		
STORM DRAIN (MAIN)	Ex12"SD	12"SD
FORCE MAIN	8"FM	8"FM
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET		
DIRT ROAD		N/A
WATER (MAIN)	Ex8"W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT		
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	Ex12"SS	12"SS
OVER HEAD ELECTRICAL		N/A
GAS LINE		N/A
CENTERLINE ELEVATION	(68.34 CL)	68.34 CL
ORIGINAL GROUND	108.82	N/A
DIRECTION OF FLOW	.003	.003
CONTOURS	32	32
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		
FENCE (WIRE OR HOGWIRE)		
FENCE (WOOD OR WROUGHT IRON)		
TREE OR SHRUB/TO BE REMOVED		N/A
IRRIGATION LINE	Ex48"IRR	48"IRR
IRRIGATION VALVE	IV	N/A
IRRIGATION PRESSURE MANHOLE/VENT		
SIGN		
SERVICE POLE	SP	N/A



VICINITY MAP

NOT TO SCALE

SHEET INDEX

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA. 95202 CONTACT: MIKE MC DOWELL
B. OWNER/APPLICANT:	JOHN TOMASELLO 18958 LOUIS ROAD GRASS VALLEY, CA. 95945 T: (530) 208-8482
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 F: (209) 524-3526 CONTACT: TONY DE MELO
D. EXISTING LAND USE/ZONING:	VACANT LOT – ORCHARD/ AU-20
E. PROPOSED LAND USE/ZONING:	RESIDENTIAL, LOW DENSITY – RL
F. TOTAL PROJECT SIZE:	200.16 ACRES (185.5 RESIDENTIAL)
G. TOTAL NUMBER OF LOTS:	747
H. DENSITY:	4.0 UPA
I. CONTOURS:	1' AND ONE HALF CONTOUR INTERVALS, SURVEYED ON APRIL 1st, 2015.
J. RETURNS:	PER CITY OF STOCKTON STANDARD DETAILS R63 AND R64.

STAFF APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2020.
FEE $_____

_____
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____ 2020.

_____
CITY ENGINEER

APPROVED BY THIS COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____ 2020.

_____
COMMUNITY DEVELOPMENT DIRECTOR

COMMISSION APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2020.
FEE $_____

_____
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____ 2020.

_____
CITY ENGINEER

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____ 2020.

_____
CHAIRMAN

CALL BEFORE YOU DIG 800-227-2600

REGISTERED PROFESSIONAL ENGINEER ANTHONY M. DE MELO 93135 STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

COVER SHEET

VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
STOCKTON, CALIFORNIA

NorthStar Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

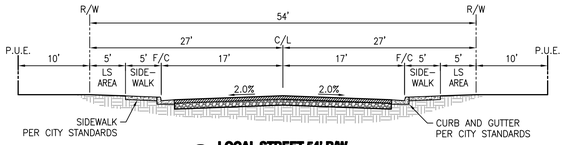
JOB #:	15-1532
DATE:	01/31/2020
SCALE:	AS SHOWN
DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHK'D:	PPD

SHEET NUMBER

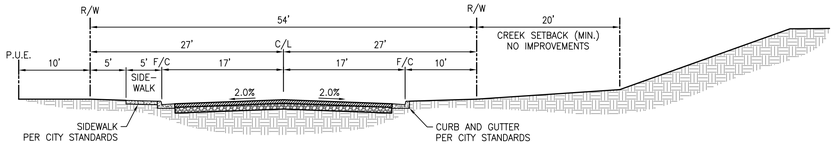
TM 1.1

PLOTTED: 01/31/2020 10:24 PLOTTED BY: Phuntson
DWGNAME: F:\15-1532 Bear Creek East\Planning\Tentative Map\TM 1.1-CVR.dwg

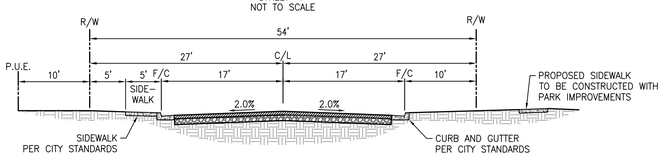
Attachment C



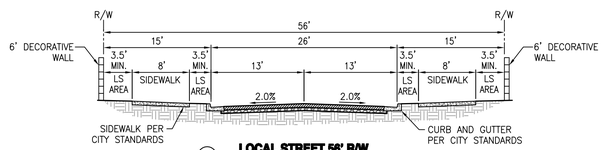
A LOCAL STREET 54' R/W
TYPICAL RESIDENTIAL STREET
NOT TO SCALE



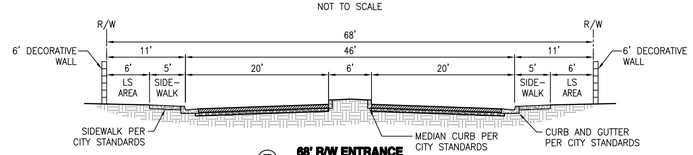
B LOCAL STREET 54' R/W AT BEAR CREEK
STREET "T"
NOT TO SCALE



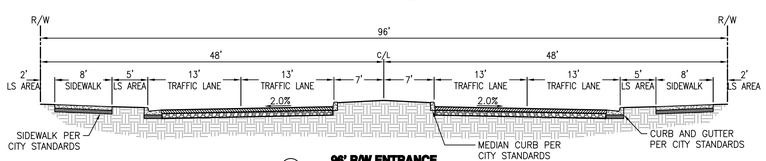
C LOCAL STREET 54' R/W AT PARKS
PORTIONS OF ROADS "A", "C", "E", AND "DD"
NOT TO SCALE



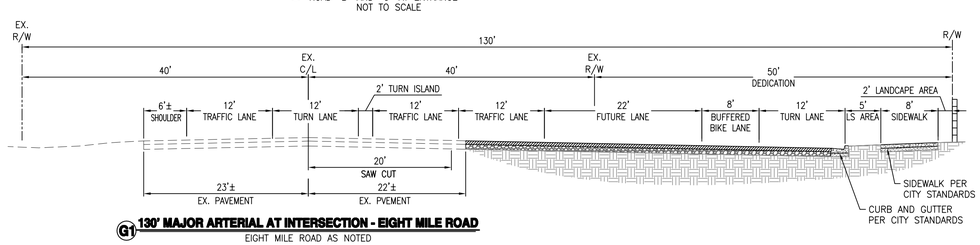
D LOCAL STREET 56' R/W
PORTIONS OF ROAD "C"
NOT TO SCALE



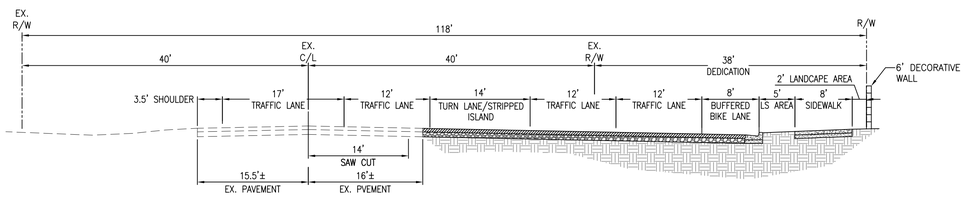
E 68' R/W ENTRANCE
ROAD "A" AT ENTRANCE
NOT TO SCALE



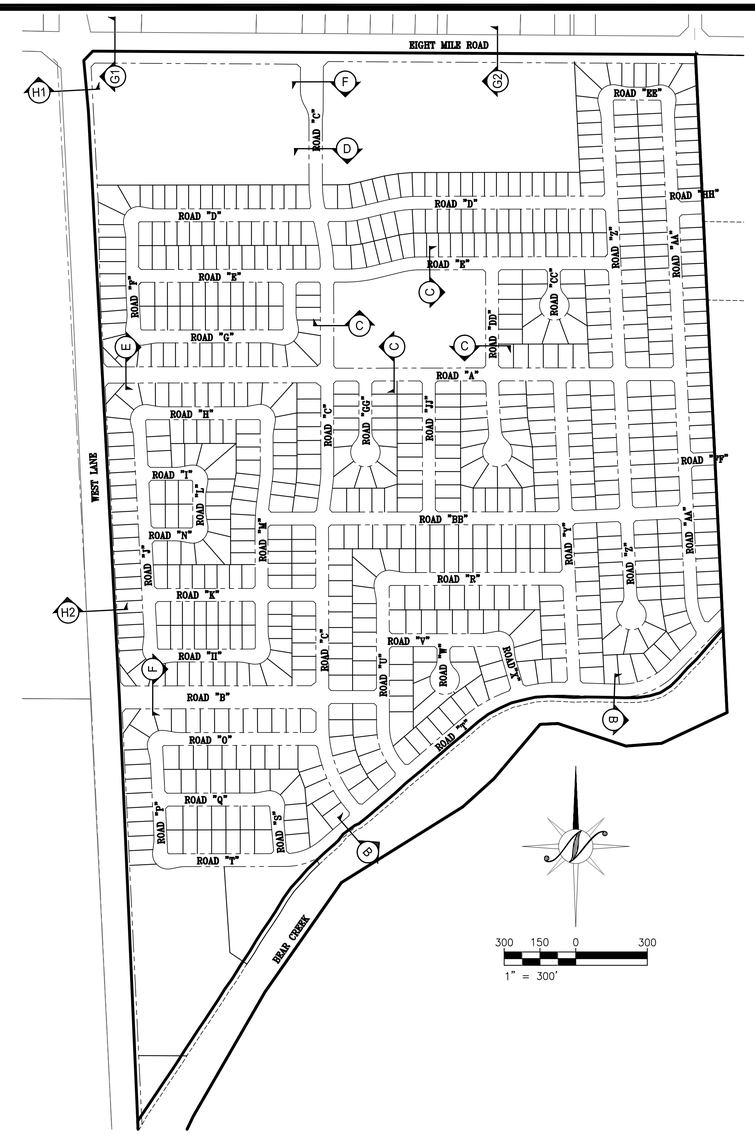
F 96' R/W ENTRANCE
ROAD "B" AND "C" AT ENTRANCE
NOT TO SCALE

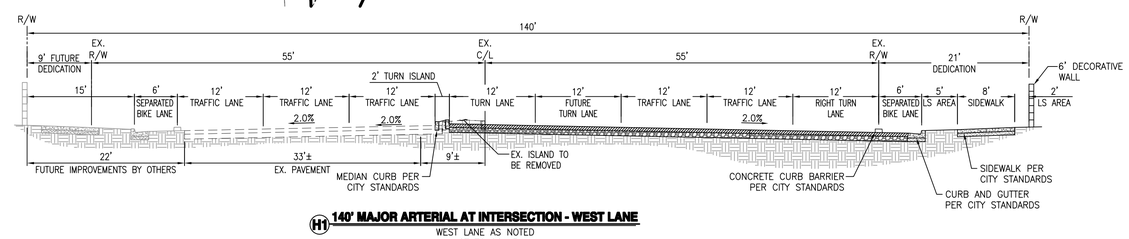


G1 130' MAJOR ARTERIAL AT INTERSECTION - EIGHT MILE ROAD
EIGHT MILE ROAD AS NOTED
NOT TO SCALE

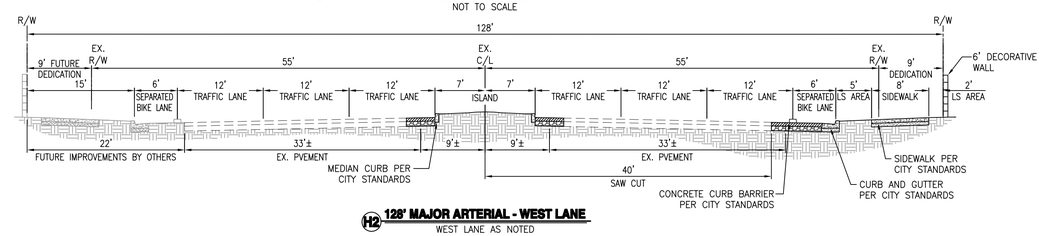


G2 118' MAJOR ARTERIAL - EIGHT MILE ROAD
EIGHT MILE ROAD AS NOTED
NOT TO SCALE





H1 140' MAJOR ARTERIAL AT INTERSECTION - WEST LANE
WEST LANE AS NOTED
NOT TO SCALE



H2 128' MAJOR ARTERIAL - WEST LANE
WEST LANE AS NOTED
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER ANTHONY M. VALLEN 93364 STATE OF CALIFORNIA

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KEY SHEET AND TYPICAL CROSS-SECTIONS
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
STOCKTON, CALIFORNIA

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DESIGN:	PMH/CV/KM
CHK'D:	TPD

SHEET NUMBER

TM 1.2

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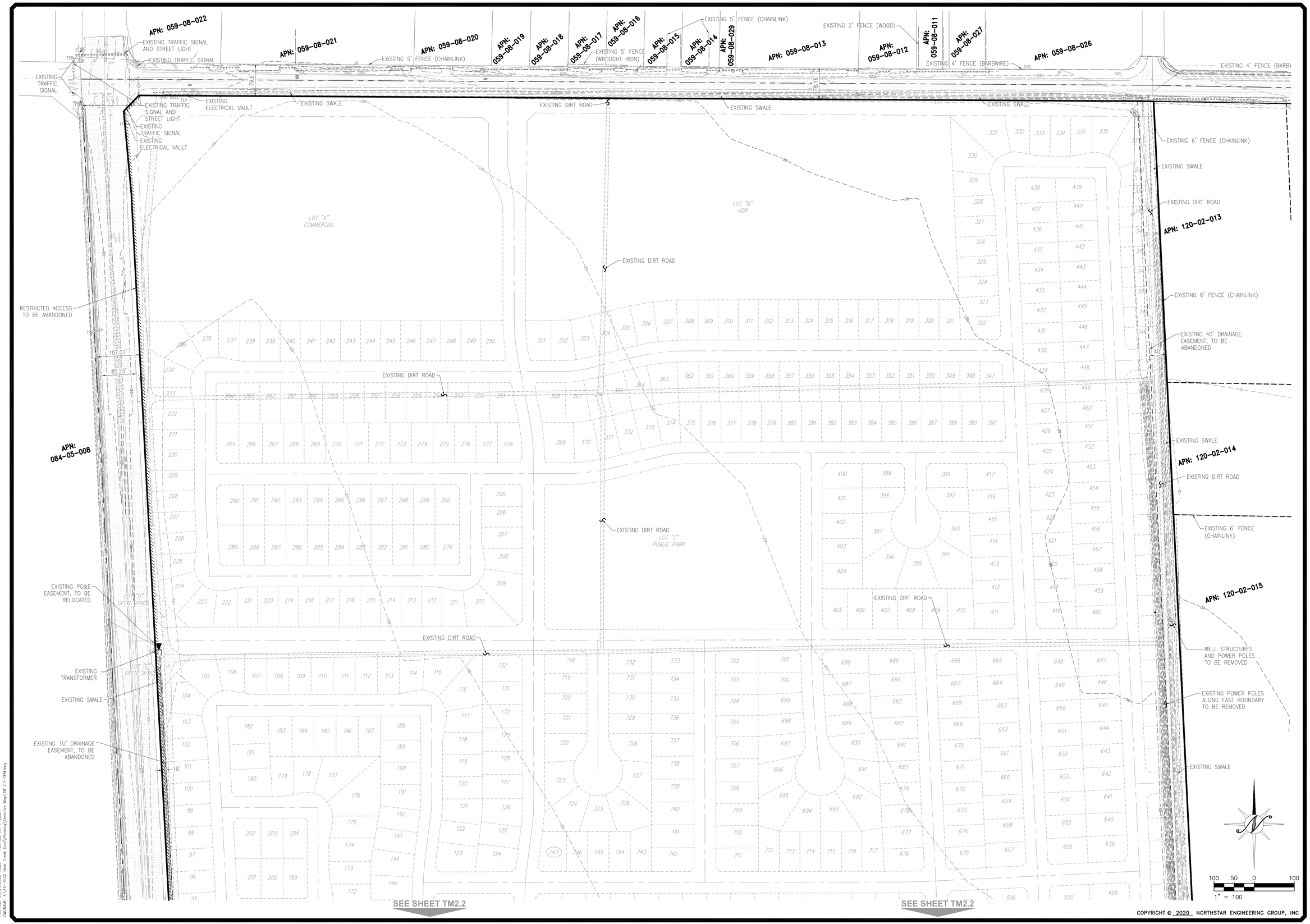

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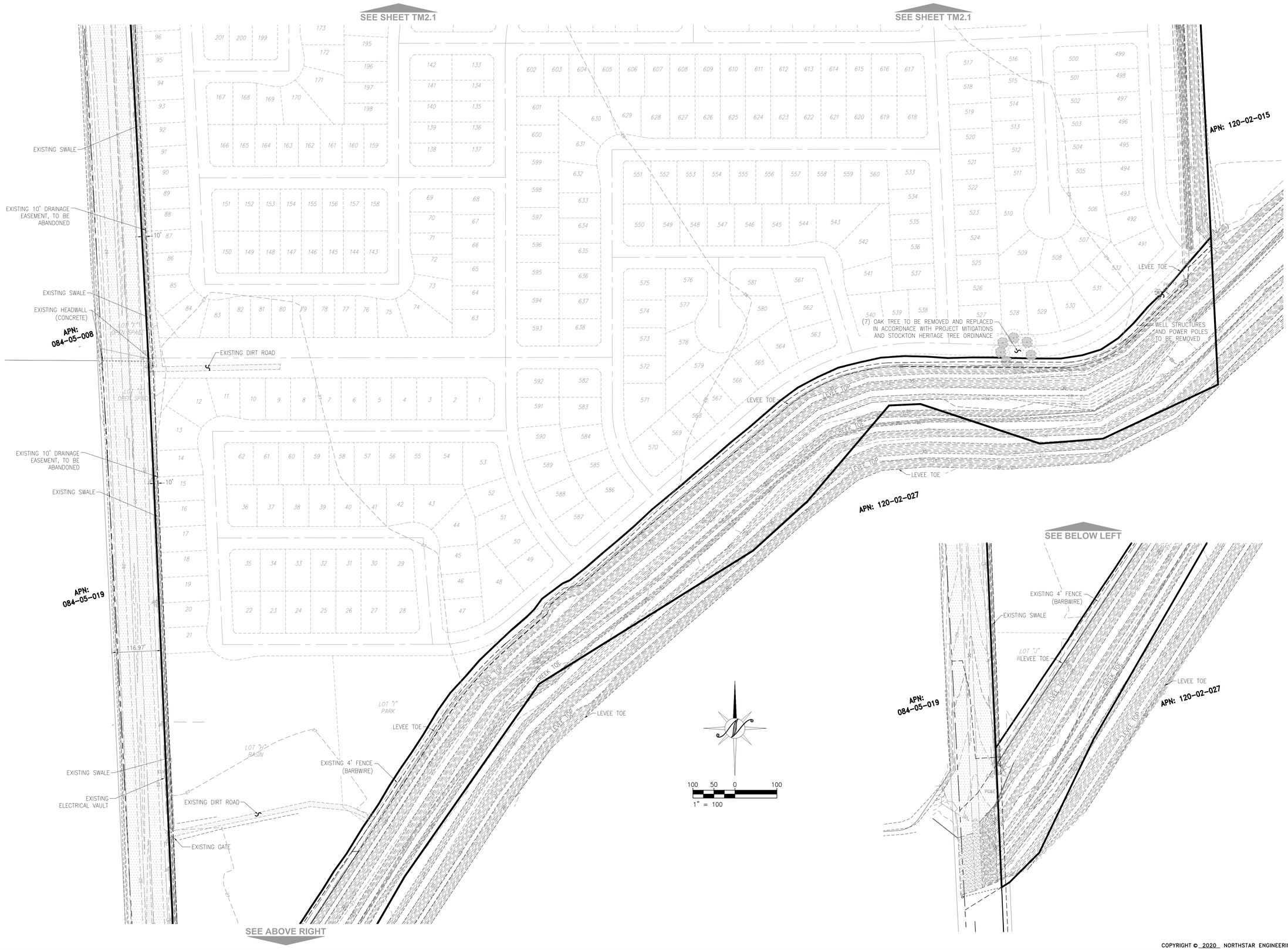
DESIGN:	PMH/CV/KM
CHK'D:	TPD

SHEET NUMBER

TM 2.1



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TM 2.2

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REGISTERED PROFESSIONAL ENGINEER ANTHONY M. KNOLL 61791 STATE OF CALIFORNIA

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DIMENSION AND PRELIMINARY GRADING PLAN

VESTING TENTATIVE SUBDIVISION MAP
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DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHK'D:	TPD

100 50 0 100
1" = 100

SHEET NUMBER

TM 3.1

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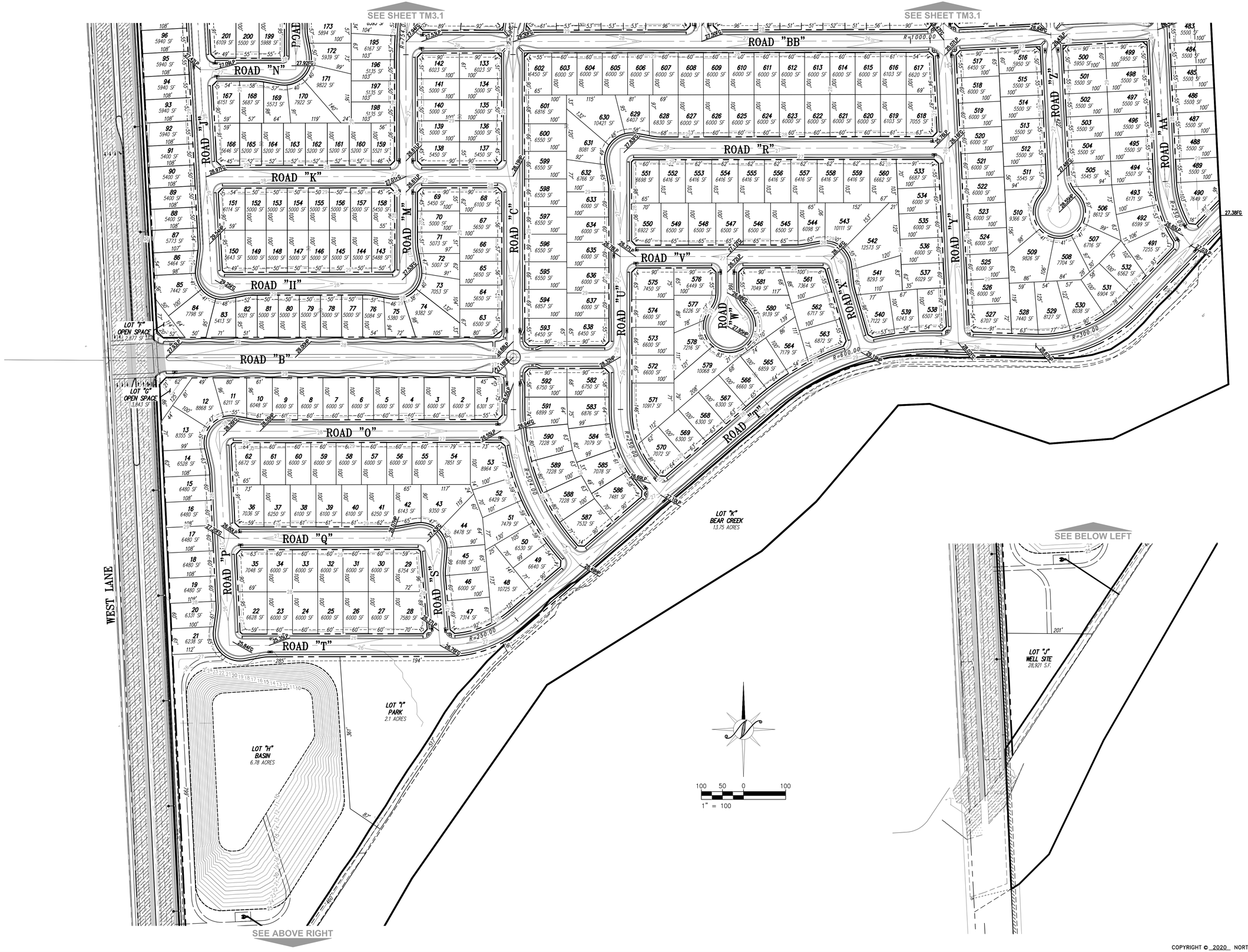

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DIMENSION AND PRELIMINARY GRADING PLAN

VESTING TENTATIVE SUBDIVISION MAP

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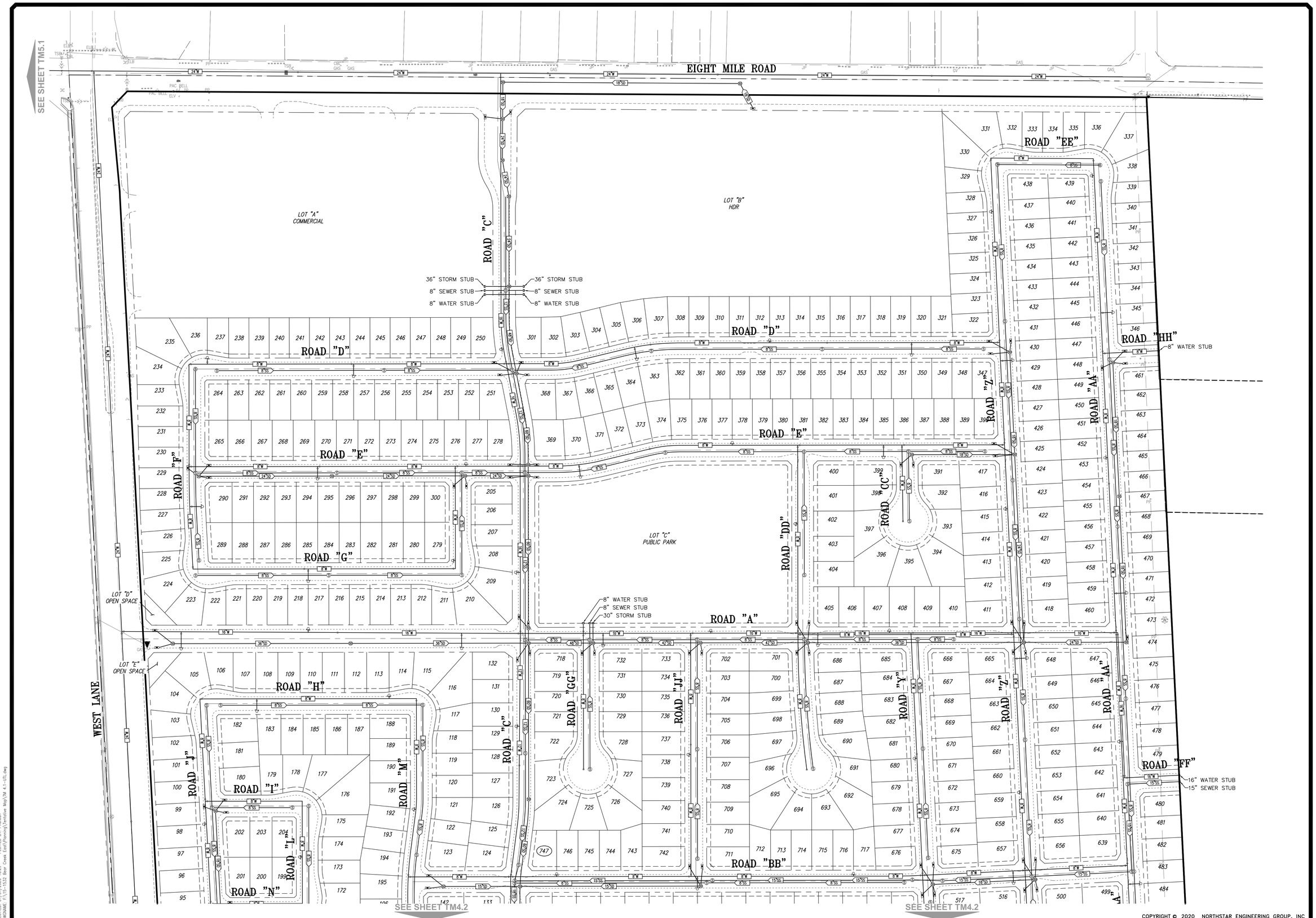

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PRELIMINARY UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP

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CHK'D:	TPD

SHEET NUMBER

TM 4.1

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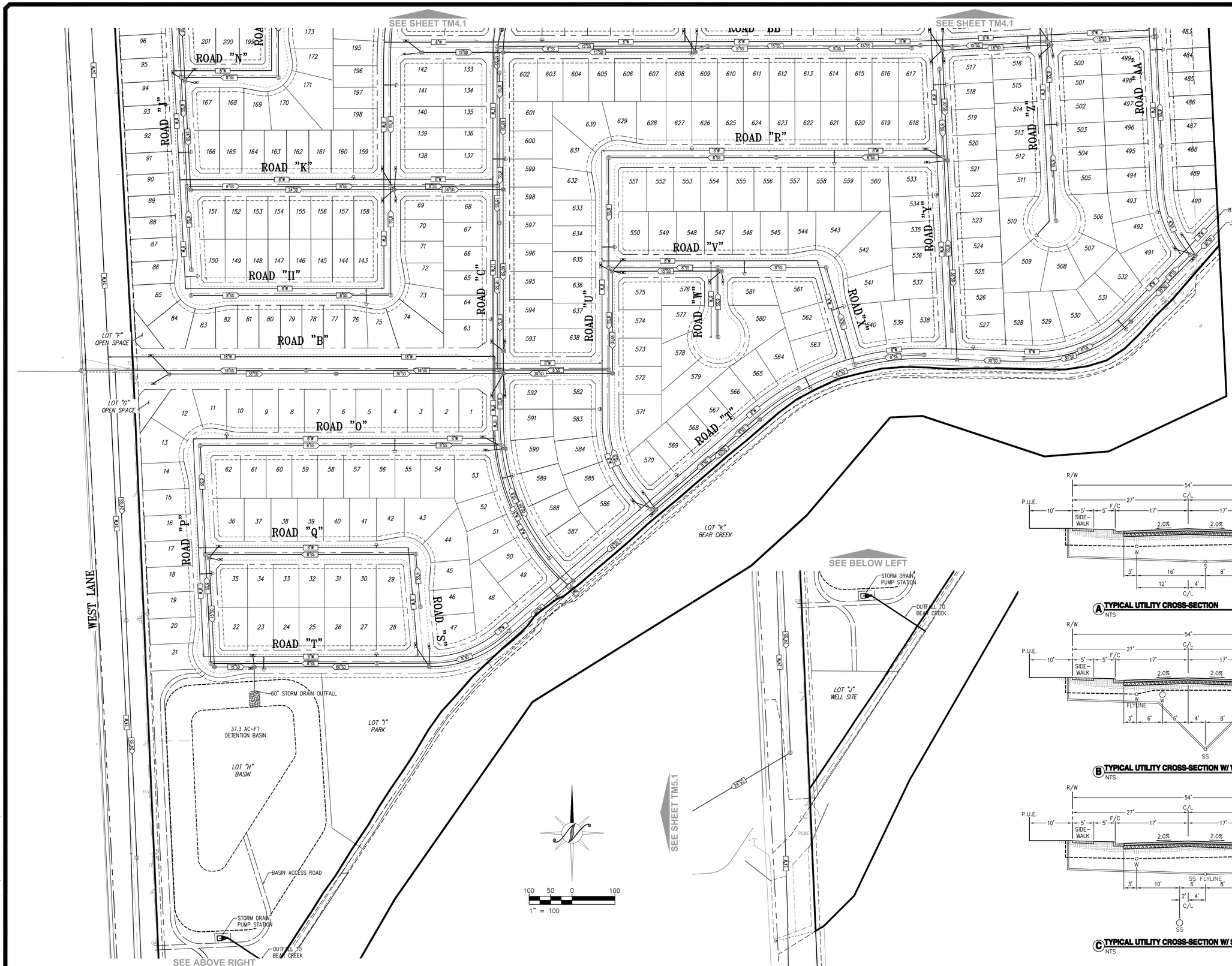
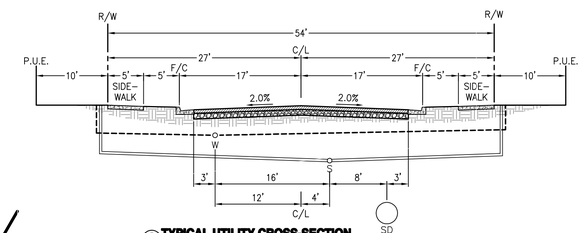
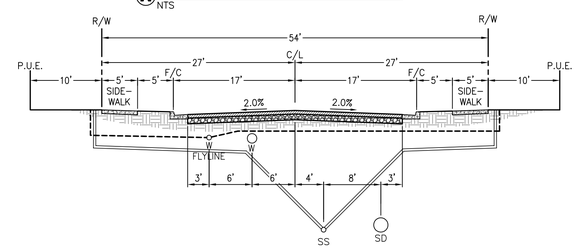
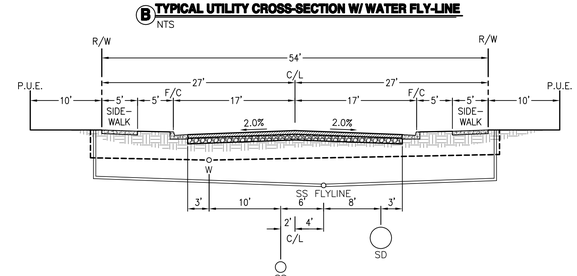




A TYPICAL UTILITY CROSS-SECTION
NTS



B TYPICAL UTILITY CROSS-SECTION W/ WATER FLY-LINE
NTS



C TYPICAL UTILITY CROSS-SECTION W/ SEWER FLY-LINE
NTS

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REGISTERED PROFESSIONAL ENGINEER ANTHONY M. VALLEN 93135 STATE OF CALIFORNIA

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PRELIMINARY UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST

STOCKTON, CALIFORNIA

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CHK'D:	TPD

SHEET NUMBER

TM 4.2

PLOTTED: 01/31/2020 10:29 PLOTTED BY: Phuahan
DWGNAME: F:\15-1532 Bear Creek East\Planning\Tentative Map\TM 4.2-UTL.dwg

Attachment C

LEGEND

	PROPOSED
WATER (MAIN)	24"W
SEWER (MAIN)	12"SS

GENERAL NOTES

1. THE PHASE ORDER IS PRELIMINARY AND IS SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT CONDITIONS.
2. THE PARK BASIN IMPROVEMENTS TO BE CONSTRUCTED AS PART OF THE INITIAL PHASE OF THE PROJECT.
3. THE PARK / BASIN WILL BE EXCAVATED WITH THE INITIAL PHASE OF THE PROJECT AND WILL BE LANDSCAPED IN ACCORDANCE WITH THE PROJECT CONDITIONS OF APPROVAL AND DEVELOPMENT AGREEMENT REQUIREMENTS.
4. PROPOSED LOCATIONS FOR STORM DRAINAGE BASIN AND THE STORM DRAINAGE PUMP STATION ARE CONCEPTUAL ONLY. FINAL LOCATIONS ARE TO BE IN ACCORDANCE WITH FUTURE UPDATES TO THE BEAR CREEK MASTER PLANS.
5. ALL IN-TRACT UTILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF STOCKTON STANDARDS AND SPECIFICATIONS

CALL BEFORE YOU DIG 800-227-2600

REGISTERED PROFESSIONAL ENGINEER ANTHONY M. VELEZ 33137 STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

PRELIMINARY PHASING AND MAJOR OFF-SITE INFRASTRUCTURE

VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST

STOCKTON, CALIFORNIA

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DESIGN:	PMH/CV/KM
CHK'D:	TPD

SHEET NUMBER

TM 5.1

PLOTTED: 01/31/2020 10:30 PLOTTED BY: Physhon
DWGNAME: F:\15-1532 Bear Creek East\Planning\Tentative Map\TM 5.1-PHS.dwg

100 50 0 100
1" = 100'

NOTE

PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOUT FOR THE SCHOOL SITE.

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REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION — STATE OF CALIFORNIA

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ALTERNATE PROJECT LAYOUT

VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST

STOCKTON, CALIFORNIA

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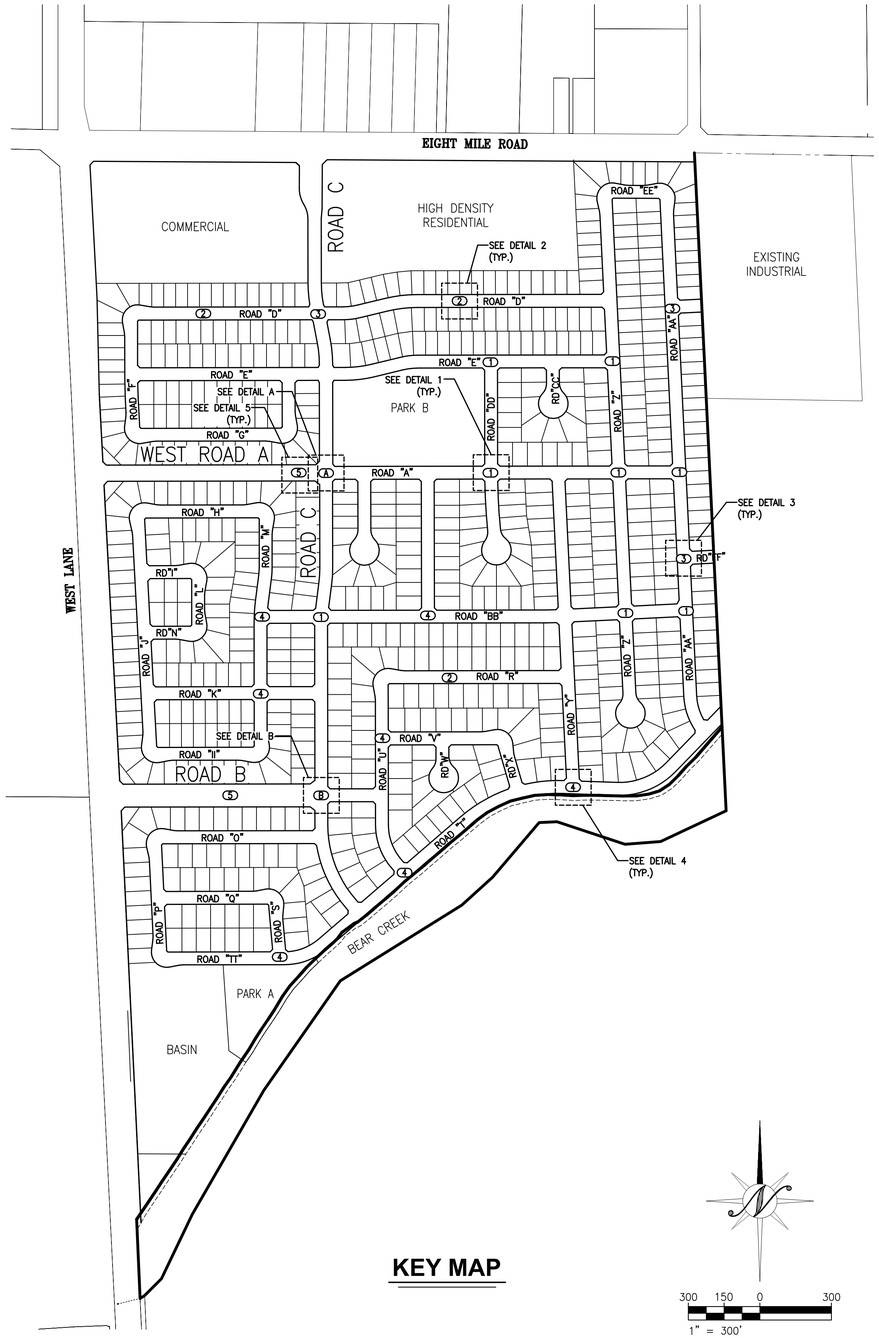
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	15-1532
DATE:	01/31/2020
SCALE:	AS SHOWN
DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHK'D:	TPD

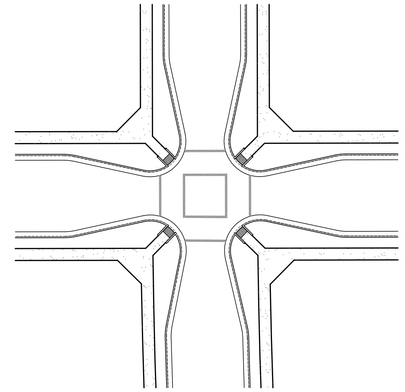
SHEET NUMBER

TM 5.2

PLOTTED: 01/31/2020 10:30 PLOTTED BY: Phuthon
DWGNAME: F:\15-1532 Bear Creek East\Planning\Tentative Map\TM 5.2 Alt.dwg

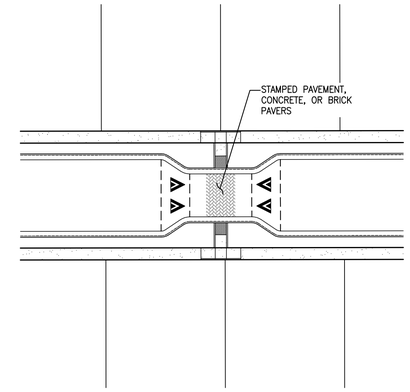


KEY MAP



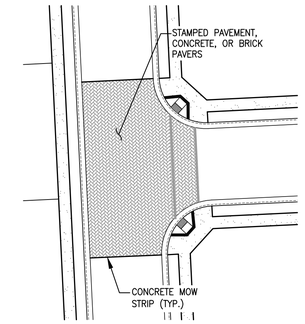
TYPICAL INTERSECTION WITH BULB OUTS

1 — PER CITY STANDARD DETAIL R-18 NTS



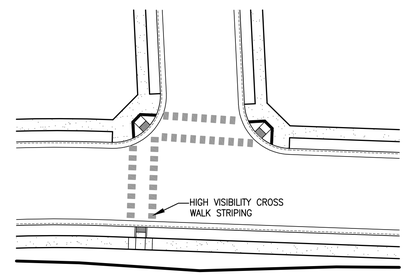
INTERSECTION WITH RAISED CROSSWALK

2 — NTS



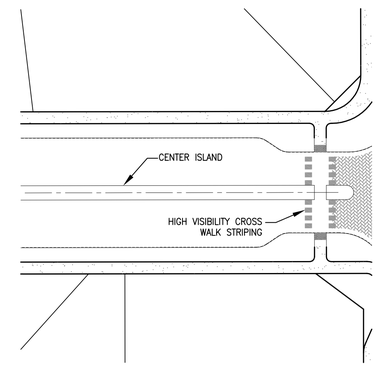
INTERSECTION WITH TEXTURED PAVEMENT

3 — NTS



INTERSECTION WITH HIGH VISIBILITY CROSSWALK

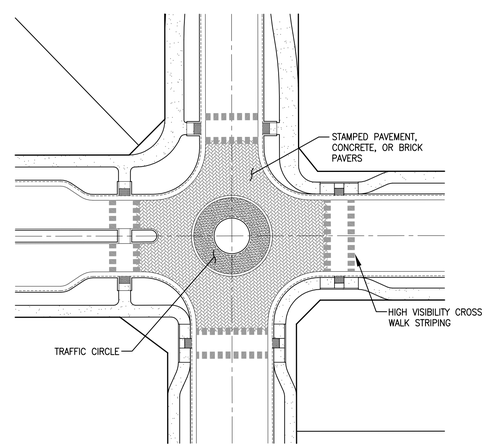
4 — NTS



CENTER ISLAND NARROWING

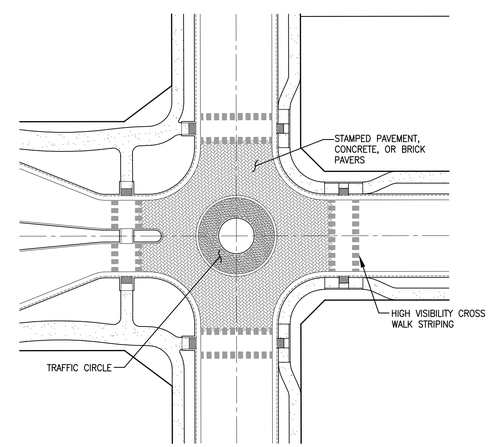
5 — NTS

NOTE: ADDITIONAL STOP AND YIELD SIGNS TO BE INSTALLED AT THE DIRECTION OF THE CITY OF STOCKTON.



INTERSECTION AT ROADS A AND C

A — NTS



INTERSECTION AT ROADS B AND C

B — NTS

KEY NOTES

1. PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOUT FOR THE SCHOOL SITE.
2. PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISION TO ALLOW FOR PROPOSED BEAR CREEK BRIDGE CROSSING. IF IT IS DETERMINED DURING THE PREPARATION OF THE EIR OR PROCESSING OF THE TRAFFIC STUDY THAT A BRIDGE IS REQUIRED, THEN THE TENTATIVE MAP SHALL BE REVISED ACCORDINGLY TO LOOSE 8 LOTS.

CALL BEFORE YOU DIG 800-227-2600

REGISTERED PROFESSIONAL ENGINEER ANTHONY M. GALLEGOS 61313 STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

TRAFFIC CALMING PLAN

VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST

STOCKTON, CALIFORNIA

NorthStar Engineering Group, Inc.
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SHEET NUMBER

TM 5.3

PLOTTED: 01/31/2020 10:31 PLOTTED BY: Phuntsok
DWGNAME: F:\15-1532 Bear Creek East\Planning\Tentative Map\TM 5.3 - Traffic Calming Plan.dwg