

VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE EAST

TRACT NO. 4027

A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO
BASE AND MERIDIAN, SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

ITEM	EXISTING	PROPOSED
WATER VALVE		
WATER HOSE BIB		
AIR RELEASE VALVE		
BLOWOFF		
FIRE HYDRANT		
WATER METER		
IRIGATION BOX		
SEWER MANHOLE		
STORM MANHOLE		
DRAIN INLET		
CURB INLET		
CLEANOUT		
WATER LINE		
NON PORTABLE WATER		
SEWAGE LINE		
STORM DRAIN		
TYPICAL ELECTRODEUR		
ELECTRICAL VAULT		
UTILITY POLE		
ELEVATION		
DIRECTION OF FLOW		
ORIGINAL GROUND		
CONTOUR (5' INTERVAL)		
BARBED WIRE FENCE		
WOOD FENCE		
RETAINING WALL		
MASONRY WALL		
CURB, GUTTER & SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		
PAVEMENT		

SUBDIVISION SITE PLAN

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
- STORM DRAINAGE BY POSITIVE SYSTEM EXCHANGING TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION, THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A DOWNSIDE BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS.
- SEWAGE DISPOSAL BY CITY OF STOCKTON SEWER SYSTEM.
- WATER SUPPLY BY CITY OF STOCKTON WATER SYSTEM.
- STREET LIGHTING SHALL BE INSTALLED PER THE CITY OF STOCKTON.
- ASSESSORS PARCEL NUMBER: 120-020-15.
- LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH IN THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 8660.1, AND FILE SUBDIVISION FINAL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THE TENTATIVE MAP.
- PURSUANT TO SECTION 8660.1 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND TO 10 YEARS.
- PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- BUILDING SETBACKS WILL BE PER CITY OF STOCKTON STANDARDS.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED PER CITY OF STOCKTON REQUIREMENTS.
- THIS PROPERTY IS NOT SUBJECT TO EASEMENT.
- THIS PROJECT MAY BE DEVELOPED IN PHASES PER DEVELOPERS OPTION. UNIT DELINEATION IS SHOWN AS A REFERENCE AND IS SUBJECT TO CHANGE.

STAFF APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____, 2017.

FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____, 2017.

CITY ENGINEER

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS _____ DAY OF _____, 2017.

COMMUNITY DEVELOPMENT DIRECTOR

COMMISSION APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____, 2017.

FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____, 2017.

CITY ENGINEER

APPROVED BY THE PLANNING COMMISSION THIS _____ DAY OF _____, 2017.

CHAIRMAN

GENERAL NOTES, KEY MAP, AND LEGEND

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
2				
3				

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

VICINITY MAP

SIGNATURES

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.

LICENSE NO. 02-03-2000 DATE

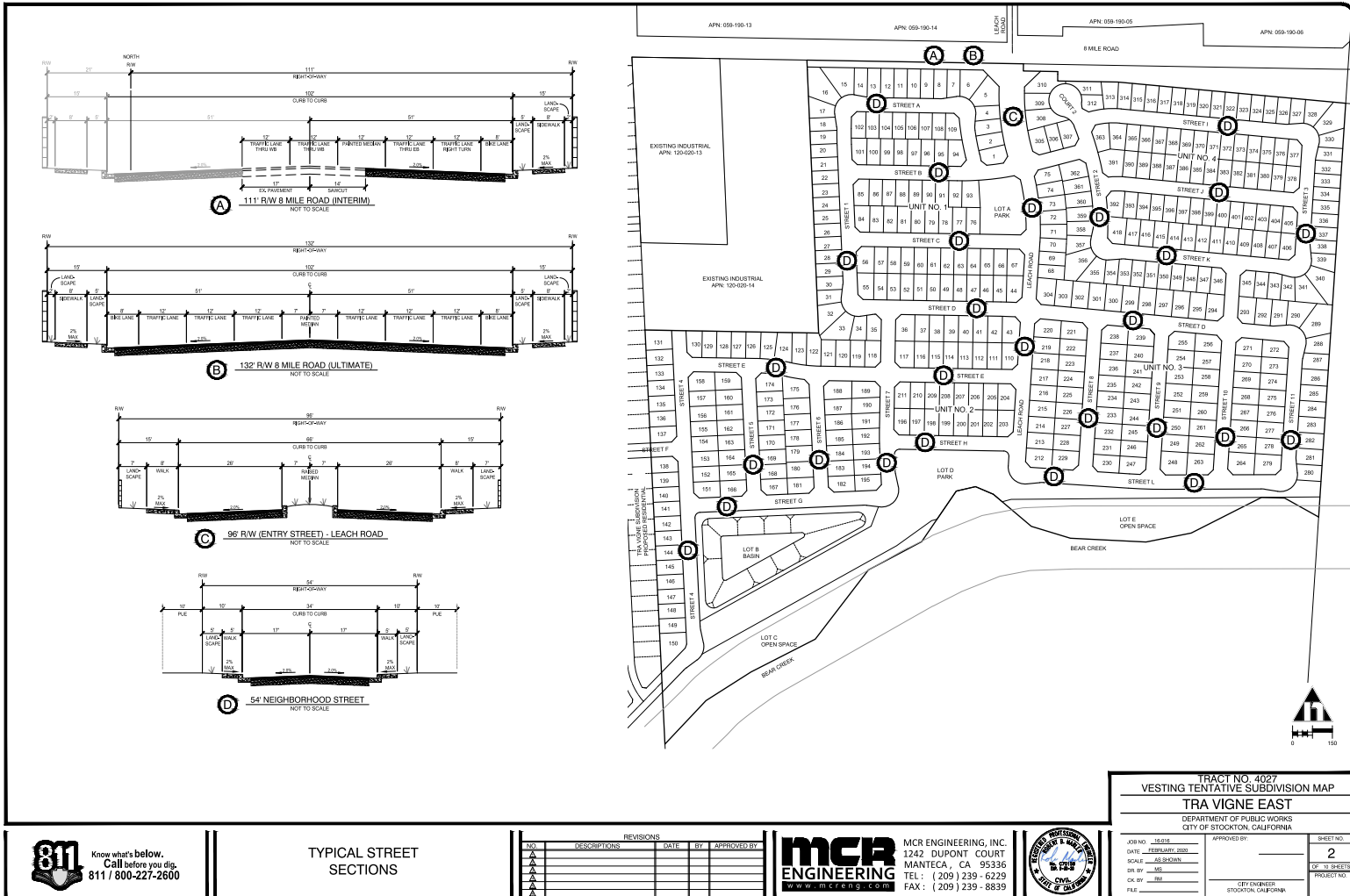
ROBERT S. MARLER

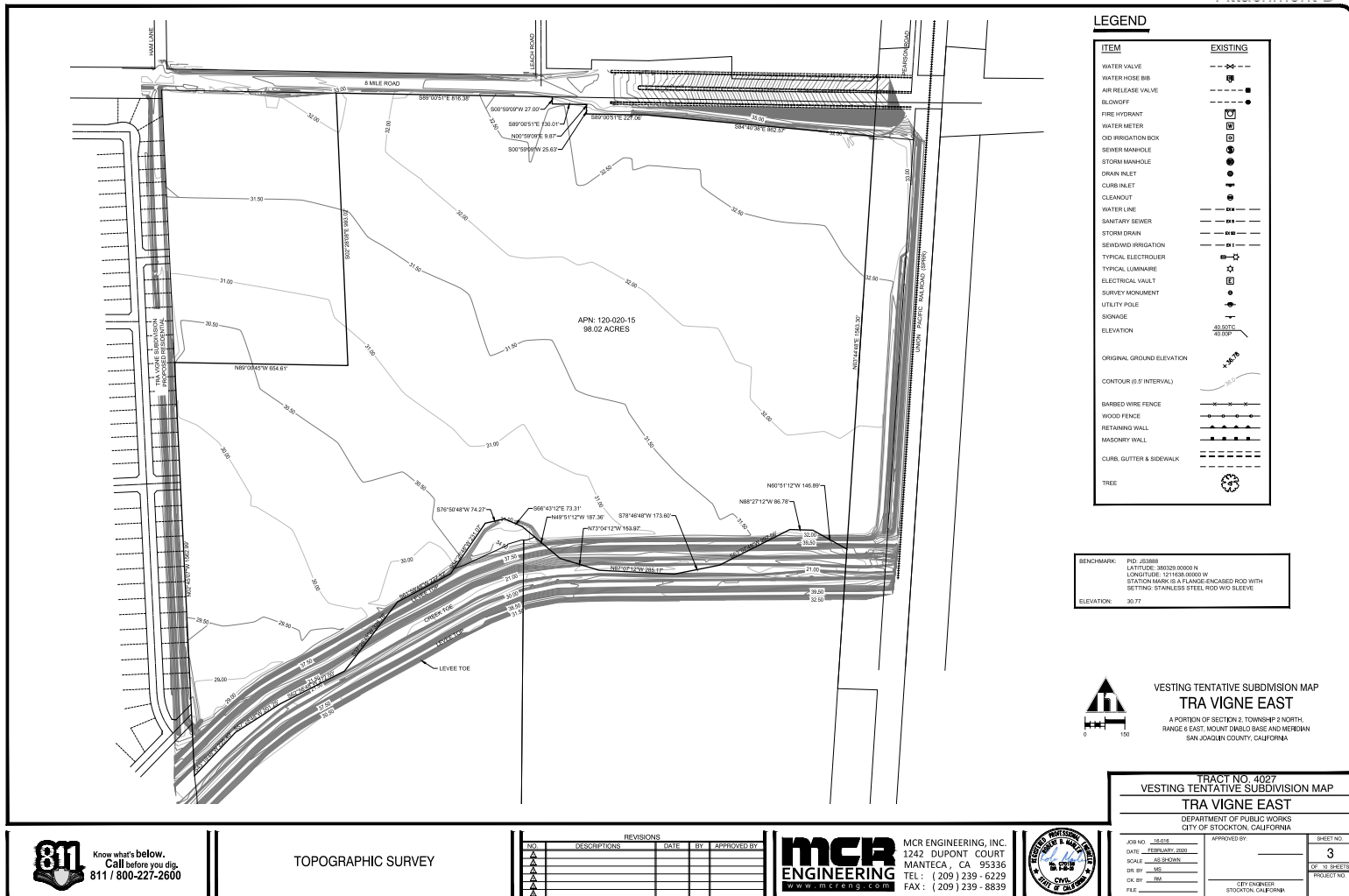
PROJECT INFORMATION

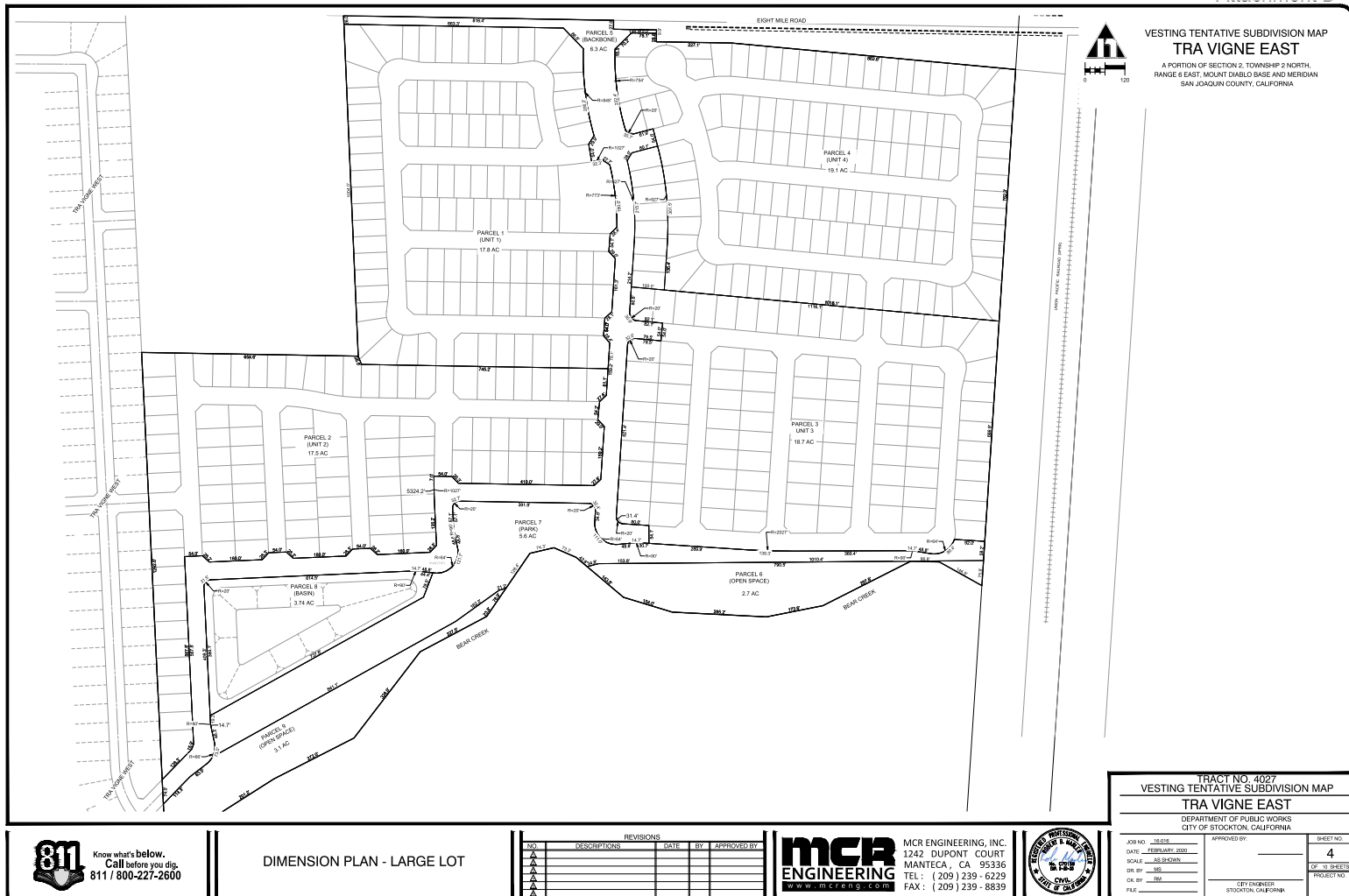
- REGULATORY AGENCY: CITY OF STOCKTON, 425 N. EL DORADO STREET, STOCKTON, CA 95210
- OWNER/APPLICANT: WOODSIDE TRAILS LLC, 3900 S. TOWNSEND PLACE, SUITE 210, FREMONT, CA 94539, (510) 757-6865
- ENGINEER: MCR ENGINEERING, INC., 1242 DUPONT COURT, MANATECA, CA 95336, (209) 239-6229
- LAND USE DESIGNATION: EXISTING: R-1 (LIGHT INDUSTRIAL); PROPOSED: RESIDENTIAL, LOW DENSITY
- TOTAL AREA: 98.02 ACRES
- NO. OF LOTS: 418 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS
- GROSS DENSITY: 4.3 A/P
- ZONING: EXISTING: L-1; PROPOSED: R-1

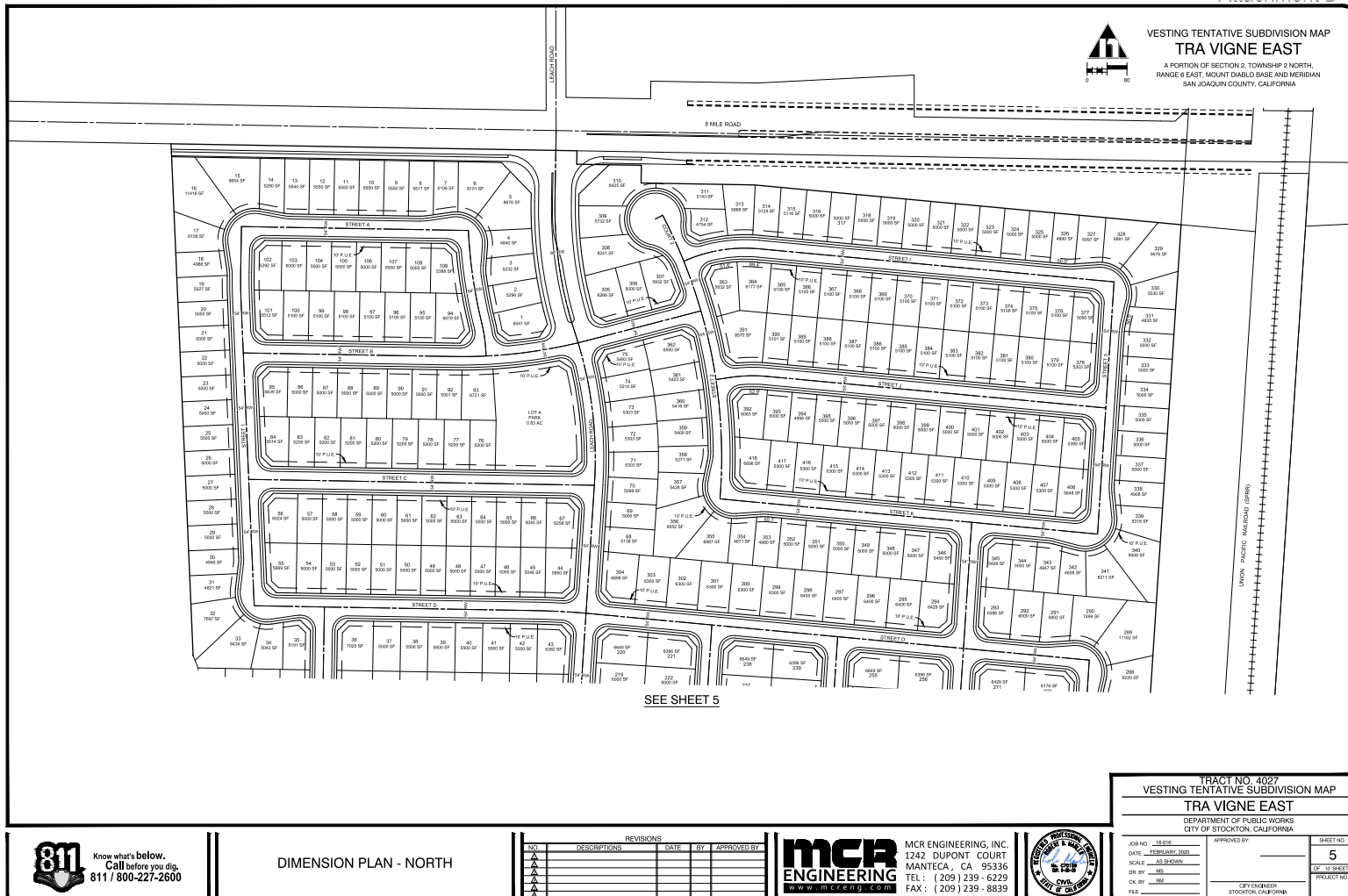
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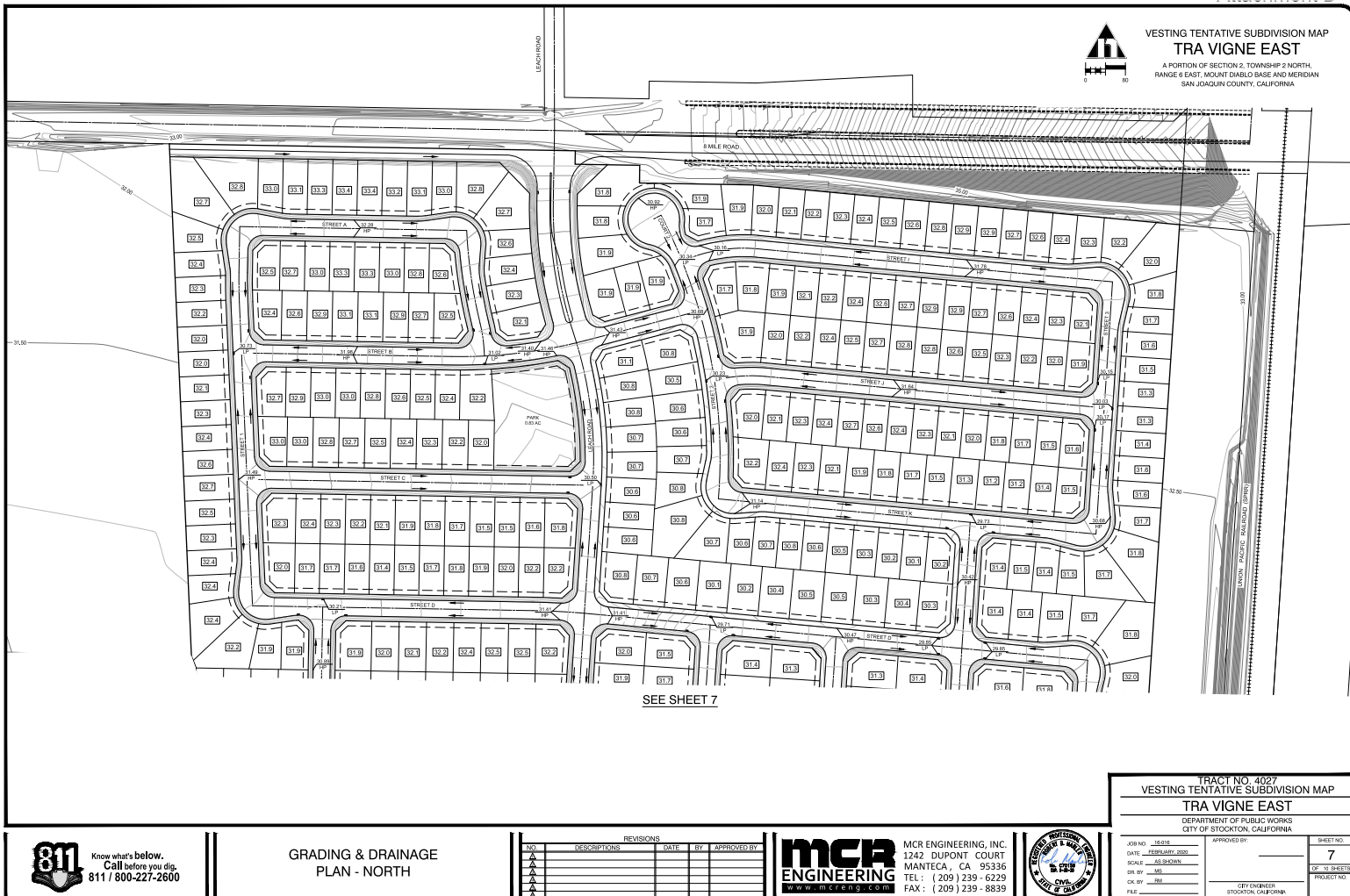
#	SHEET TITLE
1	GENERAL NOTES, KEY MAP, AND LEGEND
2	TYPICAL STREET SECTIONS
3	TOPOGRAPHIC SURVEY
4	DIMENSION PLAN LARGE LOT
5	DIMENSION PLAN (NORTH)
6	DIMENSION PLAN (SOUTH)
7	GRADING & DRAINAGE PLAN (NORTH)
8	GRADING & DRAINAGE PLAN (SOUTH)
9	UTILITY PLAN (NORTH)
10	UTILITY PLAN (SOUTH)

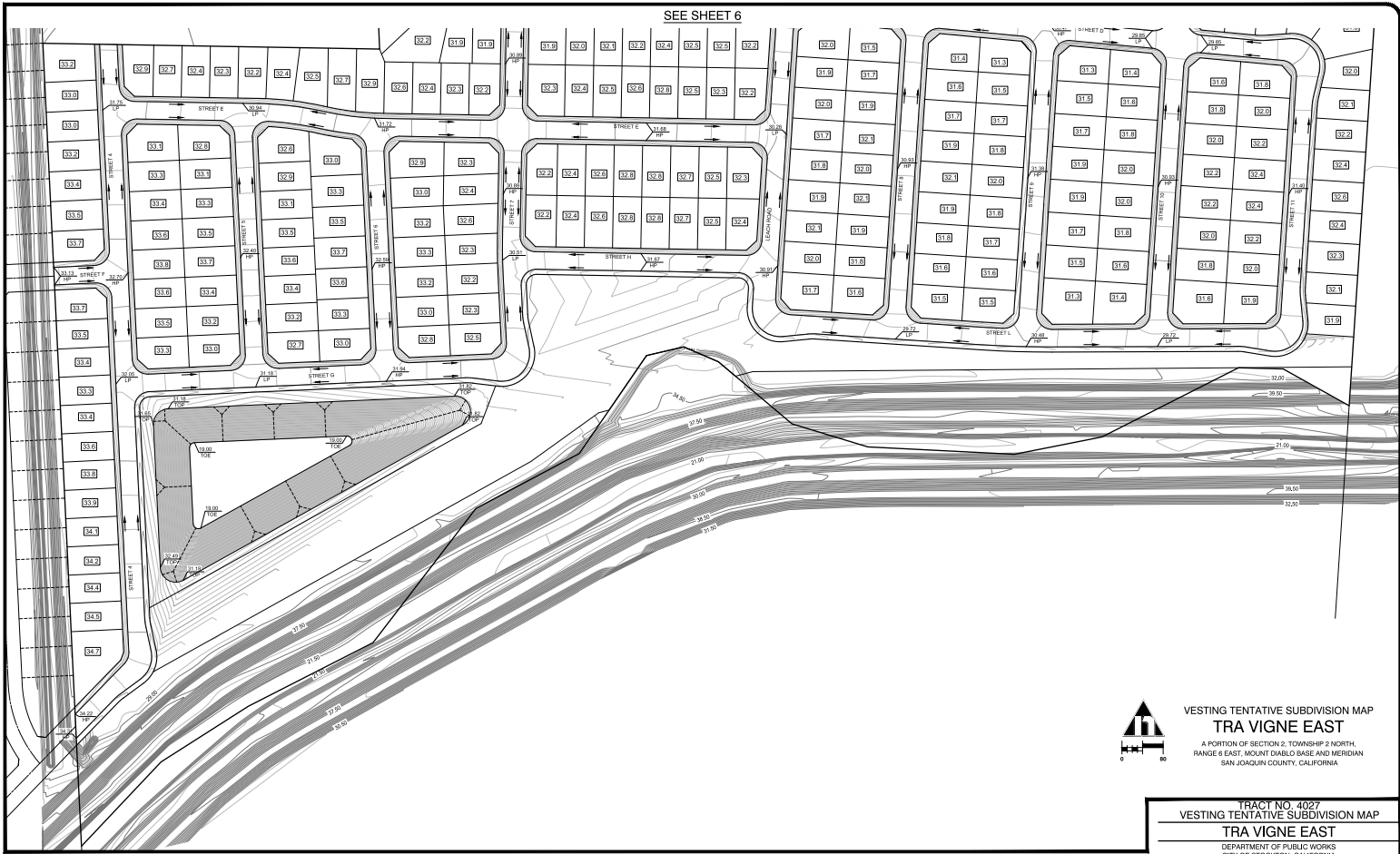












GRADING & DRAINAGE
PLAN - SOUTH

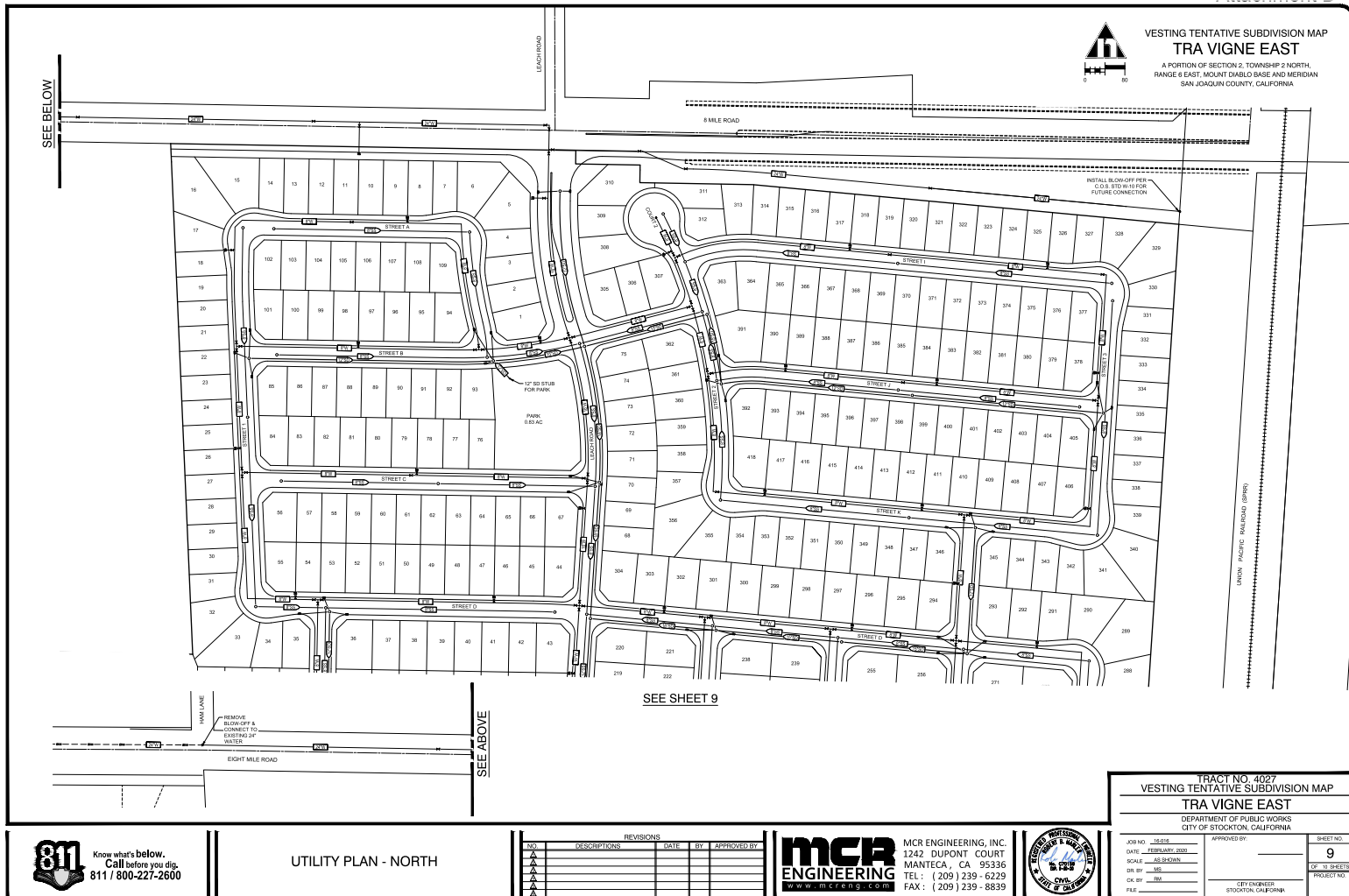
REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
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TRACT NO. 4027 VESTING TENTATIVE SUBDIVISION MAP TRA VIGNE EAST DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA	
JOB NO. 15018 DATE FEBRUARY, 2020 SCALE AS SHOWN DIN BY MCR CHK BY MCR FILE	APPROVED BY: _____ SHEET NO. 8 OF 12 SHEETS PROJECT NO. _____ CITY ENGINEER STOCKTON, CALIFORNIA





VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 15018	APPROVED BY: _____	SHEET NO. 10
DATE: FEBRUARY 2020		OF 12 SHEETS
SCALE: AS SHOWN		PROJECT NO. _____
DWG BY: MCR		
CHECK BY: MCR		
FILE: _____		
	CITY ENGINEER STOCKTON, CALIFORNIA	



UTILITY PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTION	DATE	BY	APPROVED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



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