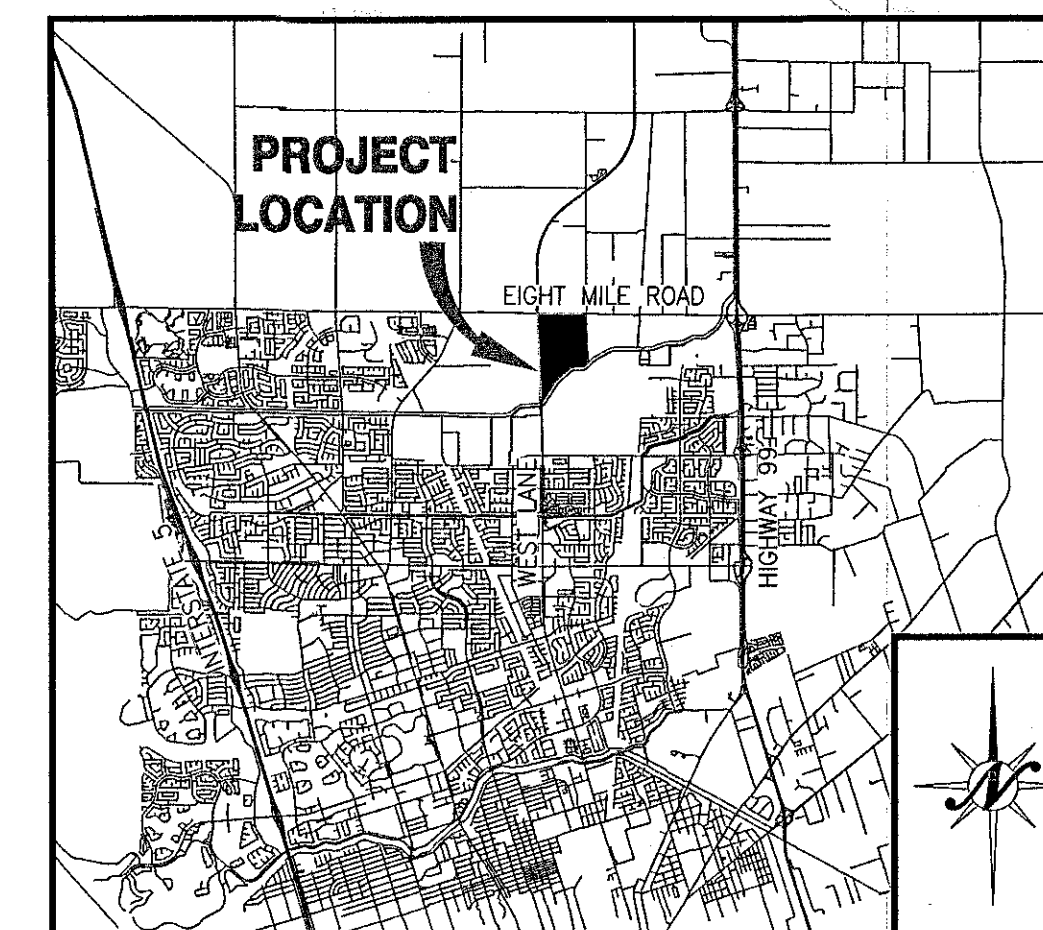


TRA VIGNE WEST SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP STOCKTON, CALIFORNIA

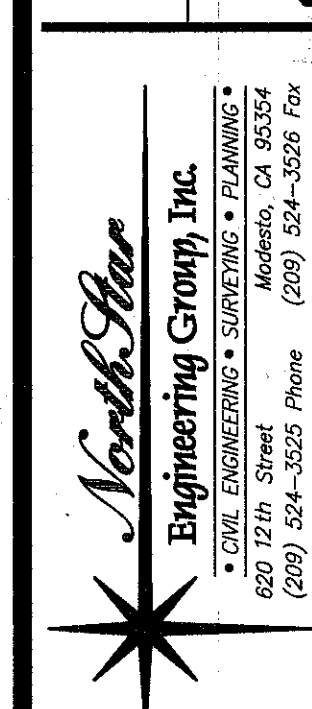


VICINITY MAP
NOT TO SCALE



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

COVER SHEET
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
CALIFORNIA
STOCKTON, CALIFORNIA



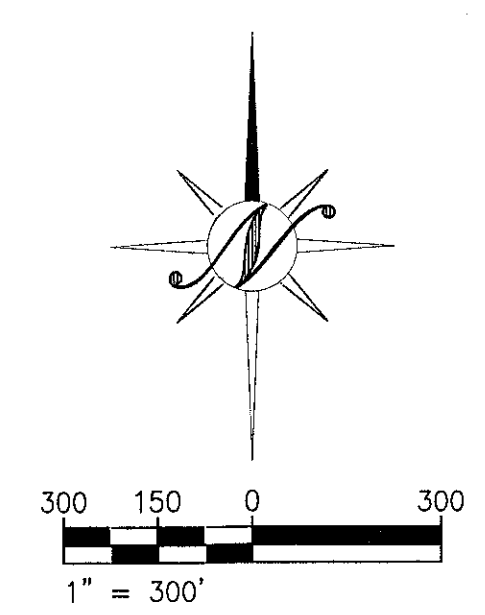
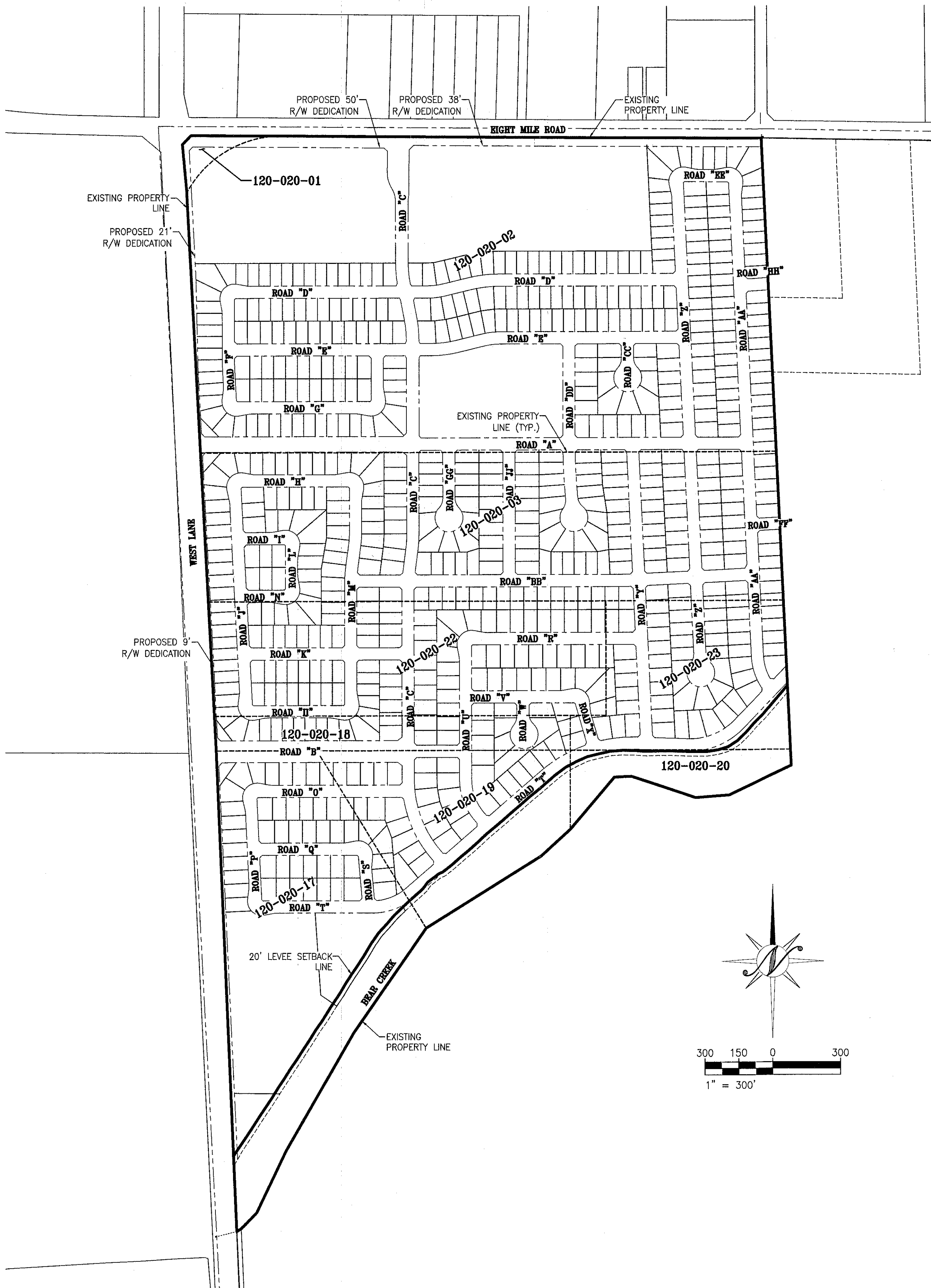
JOB #: 15-1532
 DATE: 06/23/2020
 SCALE: AS SHOWN
 DRAWN: TBA/PMH
 DESIGN: PMH/CV/KM
 CHK'D: TPD
SHEET NUMBER
TM 1.1

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
- 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.
- SEWAGE DISPOSAL: BY CITY OF STOCKTON SEWER SYSTEM
- WATER SUPPLY: BY CITY OF STOCKTON WATER SYSTEM
- STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF STOCKTON.
- ASSESSORS PARCEL Nos. 120-020-001 THRU 003, 120-020-017 THRU 020, 120-020-022, AND 023.
- 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 IN EASEMENTS.
- 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.
- PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
- BUILDING SETBACKS WILL BE AS 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 AS PER CITY OF STOCKTON REQUIREMENTS.
- 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)	---(12"SD)---	---(12"SD)---
FORCE MAIN	---(8"FM)---	---(8"FM)---
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
CURB INLET	⊙	⊙
DIRT ROAD	---	N/A
WATER (MAIN)	---(8"W)---	---(8"W)---
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
SEWER MAINTENANCE HOLE	⊙	⊙
SEWER (MAIN)	---(12"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	---	---
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	---	---
IRRIGATION VALVE	⊙	N/A
IRRIGATION PRESSURE MANHOLE/VENT	⊙	⊙
SIGN	⊙	⊙
SERVICE POLE	⊙	N/A



SHEET INDEX

- TM1.1 COVER SHEET
- TM1.2 KEY SHEET AND TYPICAL CROSS-SECTIONS
- TM2.1 TOPOGRAPHY SHEET
- TM2.2 TOPOGRAPHY SHEET
- TM3.1 DIMENSION AND PRELIMINARY GRADING PLAN
- TM3.2 DIMENSION AND PRELIMINARY GRADING PLAN
- TM4.1 PRELIMINARY UTILITY PLAN
- TM4.2 PRELIMINARY UTILITY PLAN
- TM5.1 PRELIMINARY PHASING AND MAJOR OFF-SITE INFRASTRUCTURE
- TM5.2 ALTERNATE PROJECT LAYOUT
- TM5.3 TRAFFIC CALMING PLAN

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
MODOSTO 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.

CITY COUNCIL APPROVAL

FILED AS A TENTATIVE MAP THIS 31ST DAY OF JANUARY 2020.
 FEE \$ _____

CITY ENGINEER

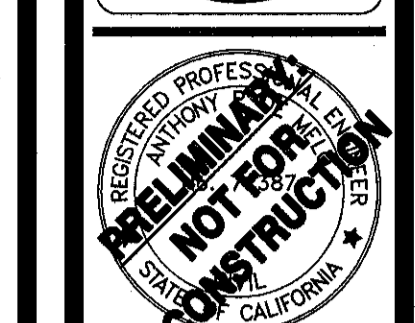
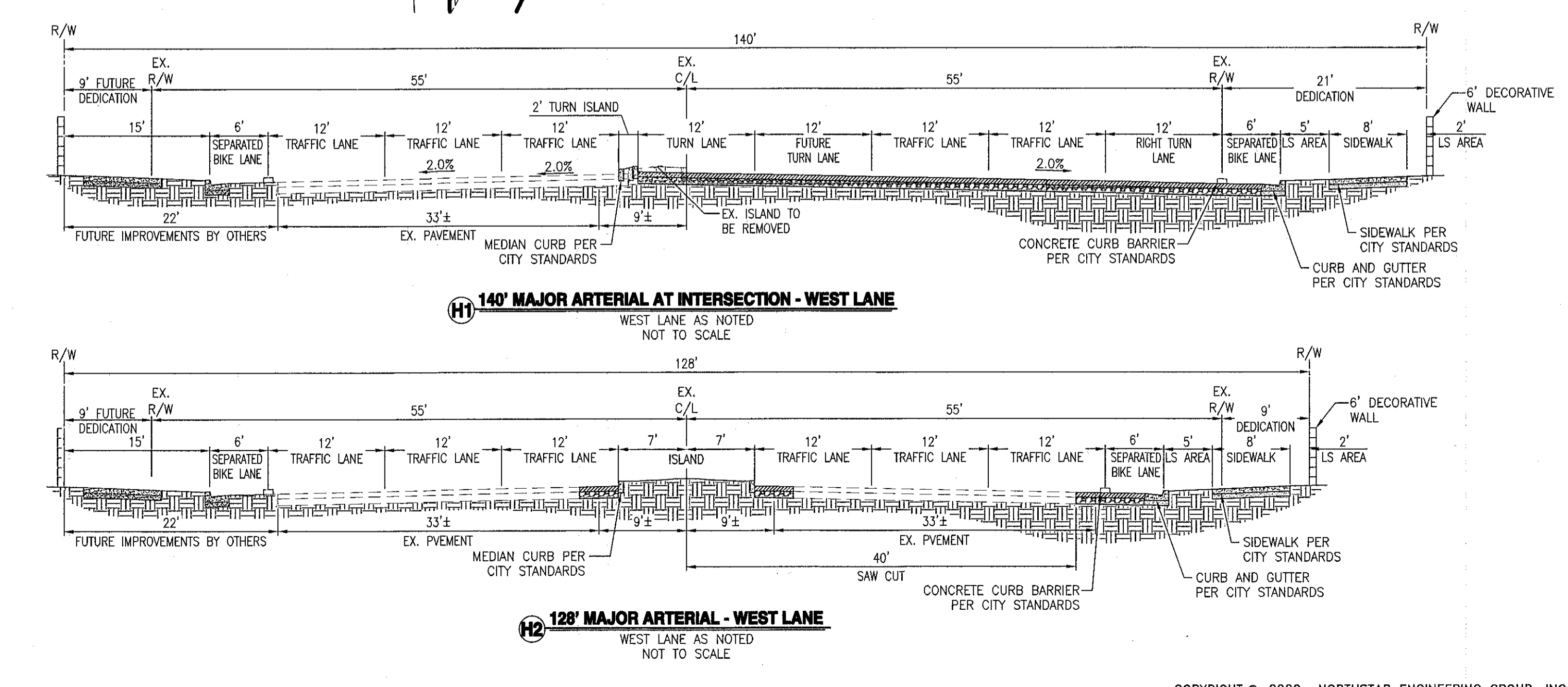
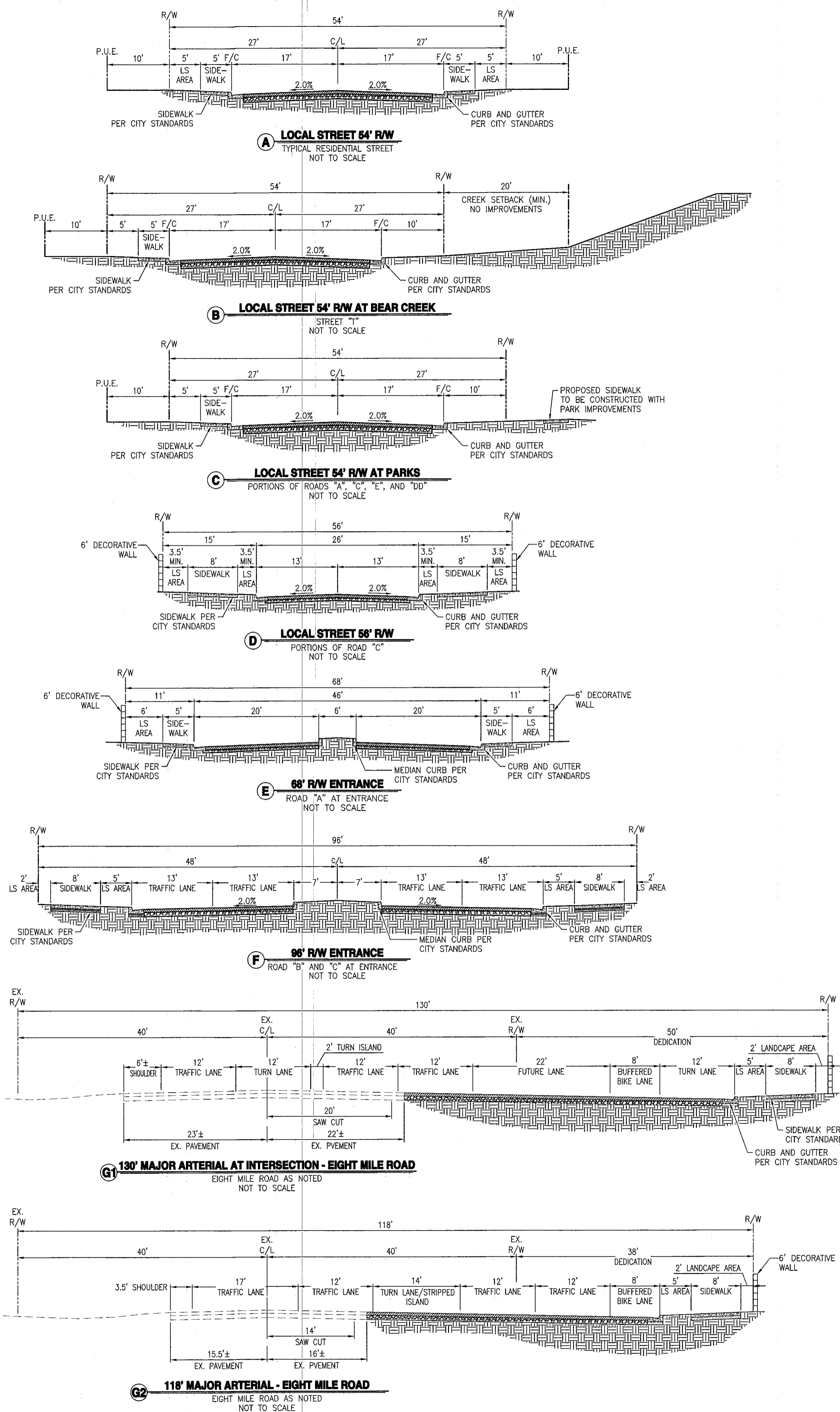
APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS 10TH DAY OF AUGUST 2020.

CITY COUNCIL MEMBER

APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. 2020-06-23-1502-03 THIS 23RD DAY OF JUNE, 2020.

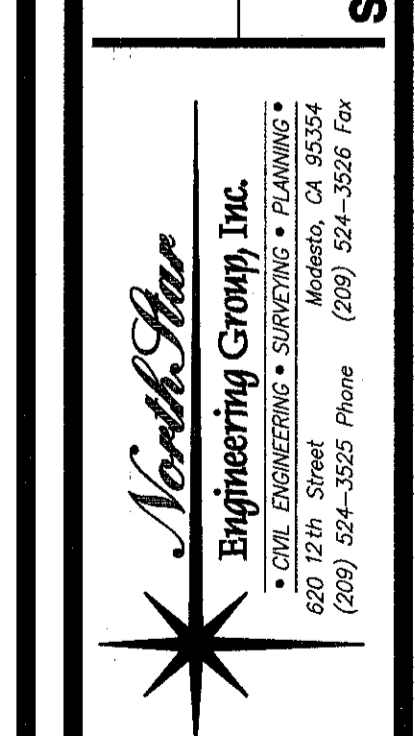
COPYRIGHT © 2020 NORTHSTAR ENGINEERING GROUP, INC

PLOTTED: 07/20/2021 15:04
 PLOTTER: HP DesignJet T1100e
 FILE: C:\Users\jtomase\OneDrive\Desktop\TRA Vigne West\TRA Vigne West.dwg



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

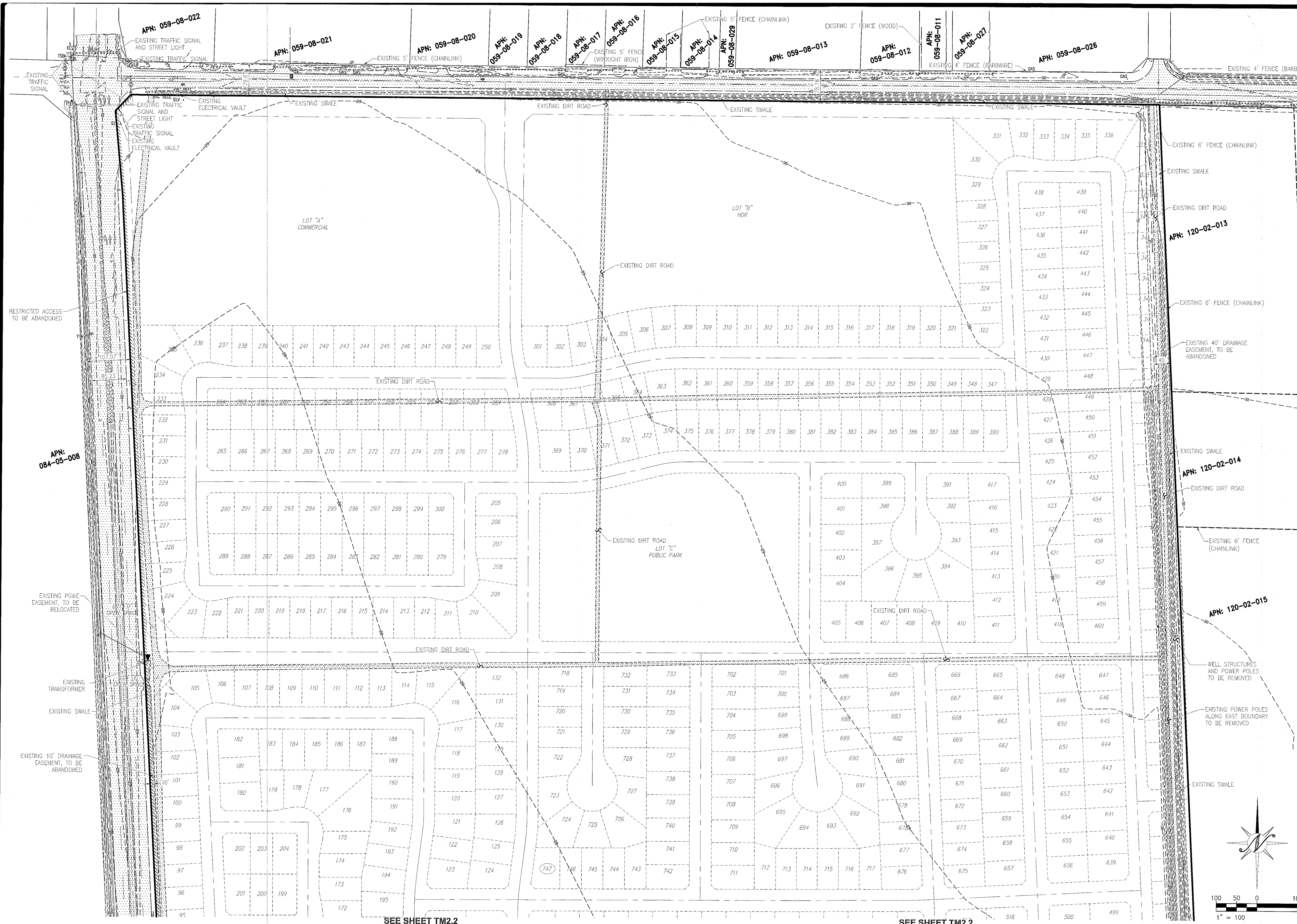
KEY SHEET AND TYPICAL CROSS-SECTIONS
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
 STOCKTON, CALIFORNIA

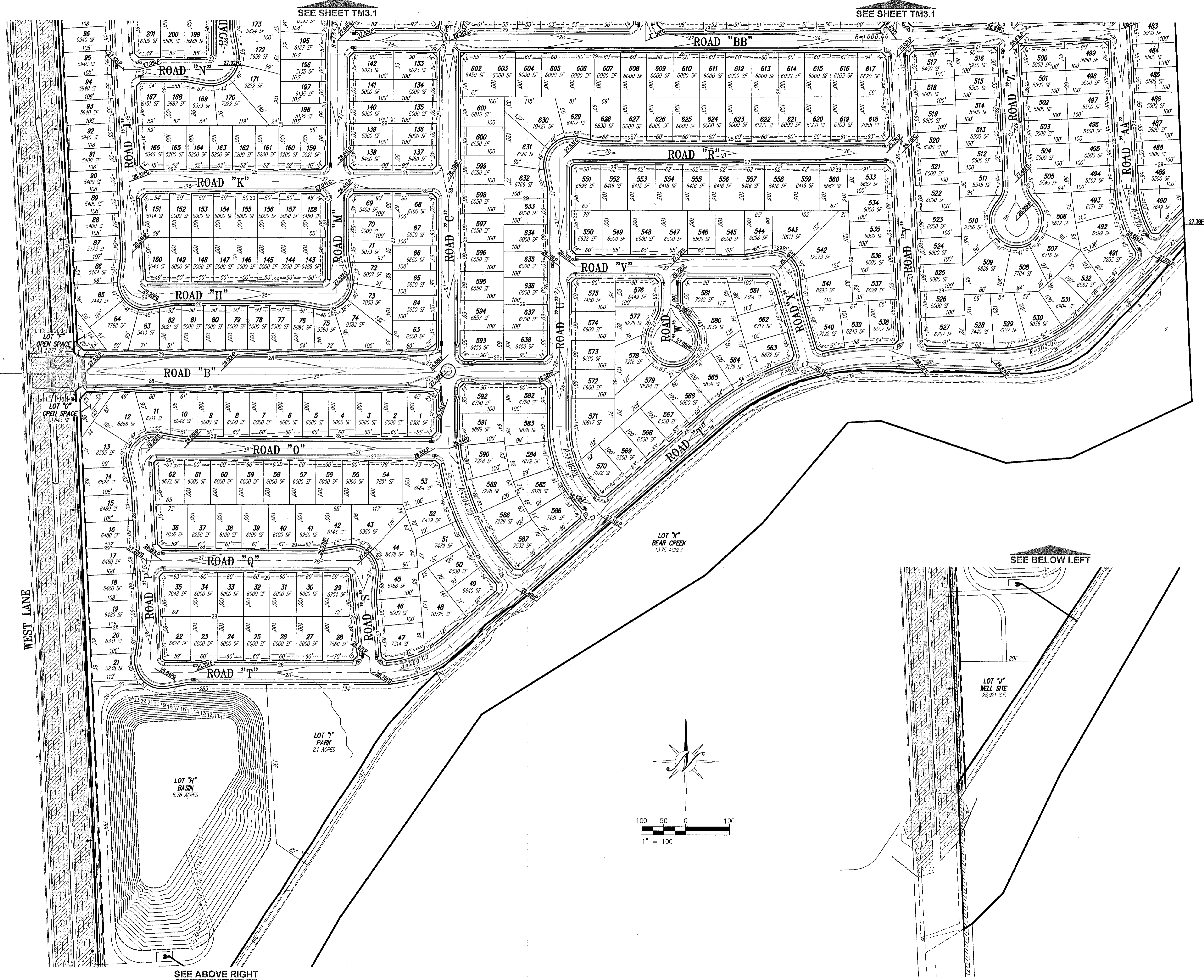


JOB #: 115-1532
 DATE: 07/31/2020
 SCALE: AS SHOWN
 DRAWN: TBA/PMH
 DESIGN: PMH/CV/KM
 CHK'D: TPD

SHEET NUMBER
TM 1.2

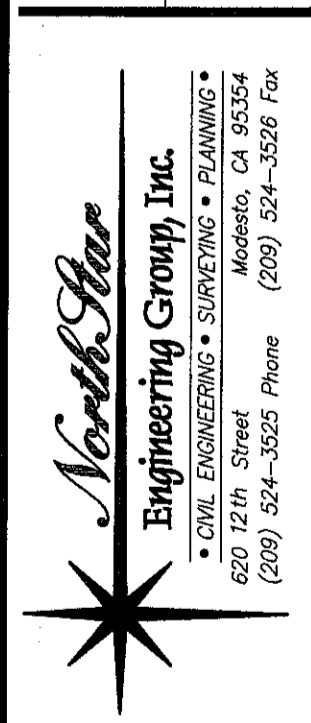
PLOTTED: 01/31/2020 10:24 PLOTTED BY: Phuong
 DWFNAME: P:\115-1532 Bear Creek East\Planning\vesting Map\TM 1.2-KEY-SEC.dwg





NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

DIMENSION AND PRELIMINARY GRADING PLAN
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
 STOCKTON, CALIFORNIA



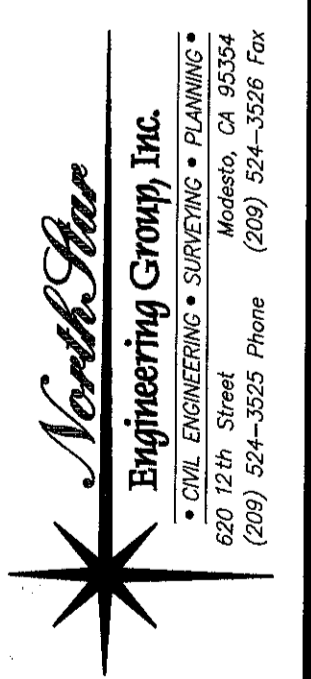
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 DATE: 01/31/2020
 SCALE: AS SHOWN
 DRAWN: TBA/PMH
 DESIGN: PMH/CV/KM
 CHK'D: TPO

SHEET NUMBER
TM 3.2



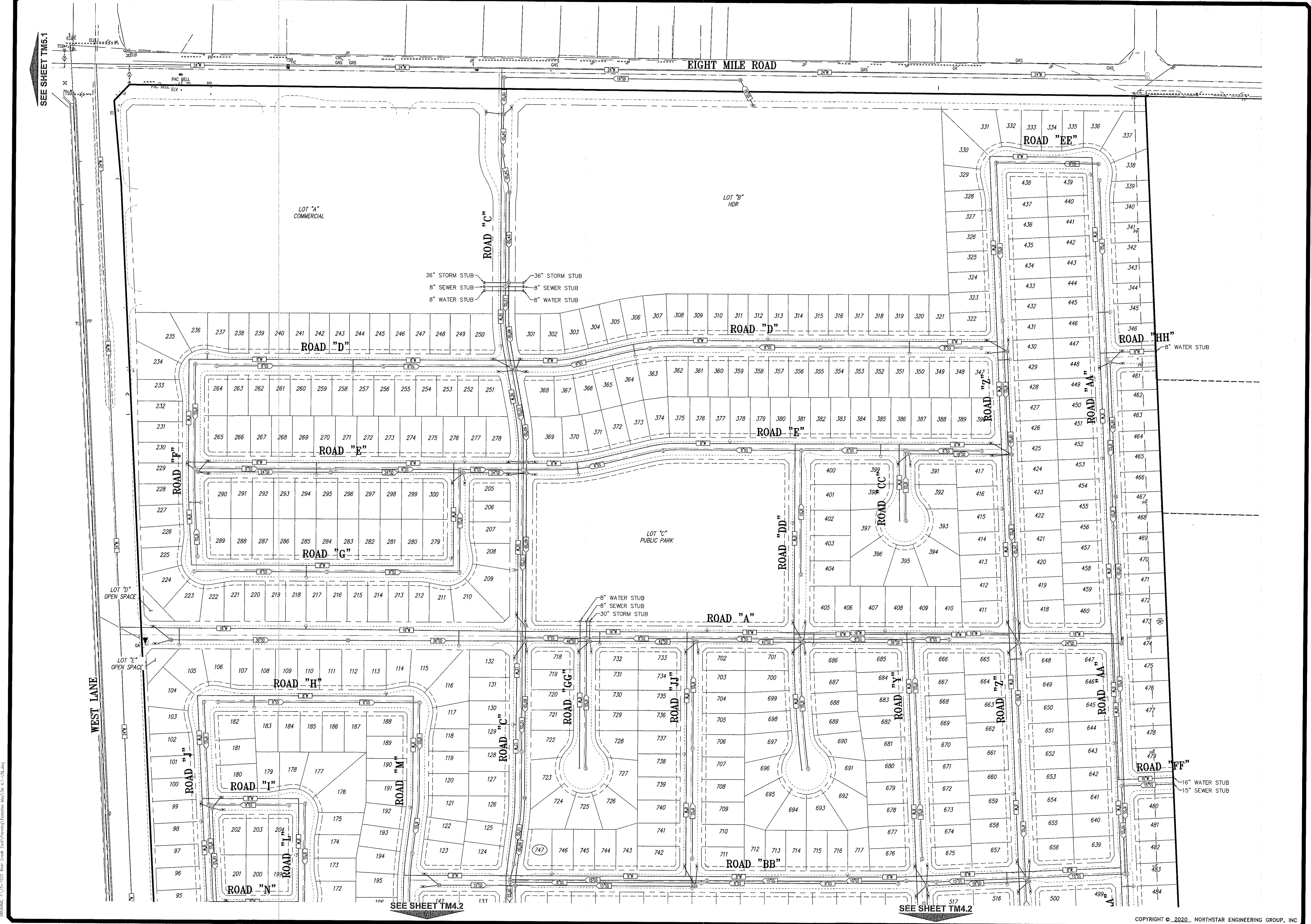
NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

PRELIMINARY UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
 STOCKTON, CALIFORNIA

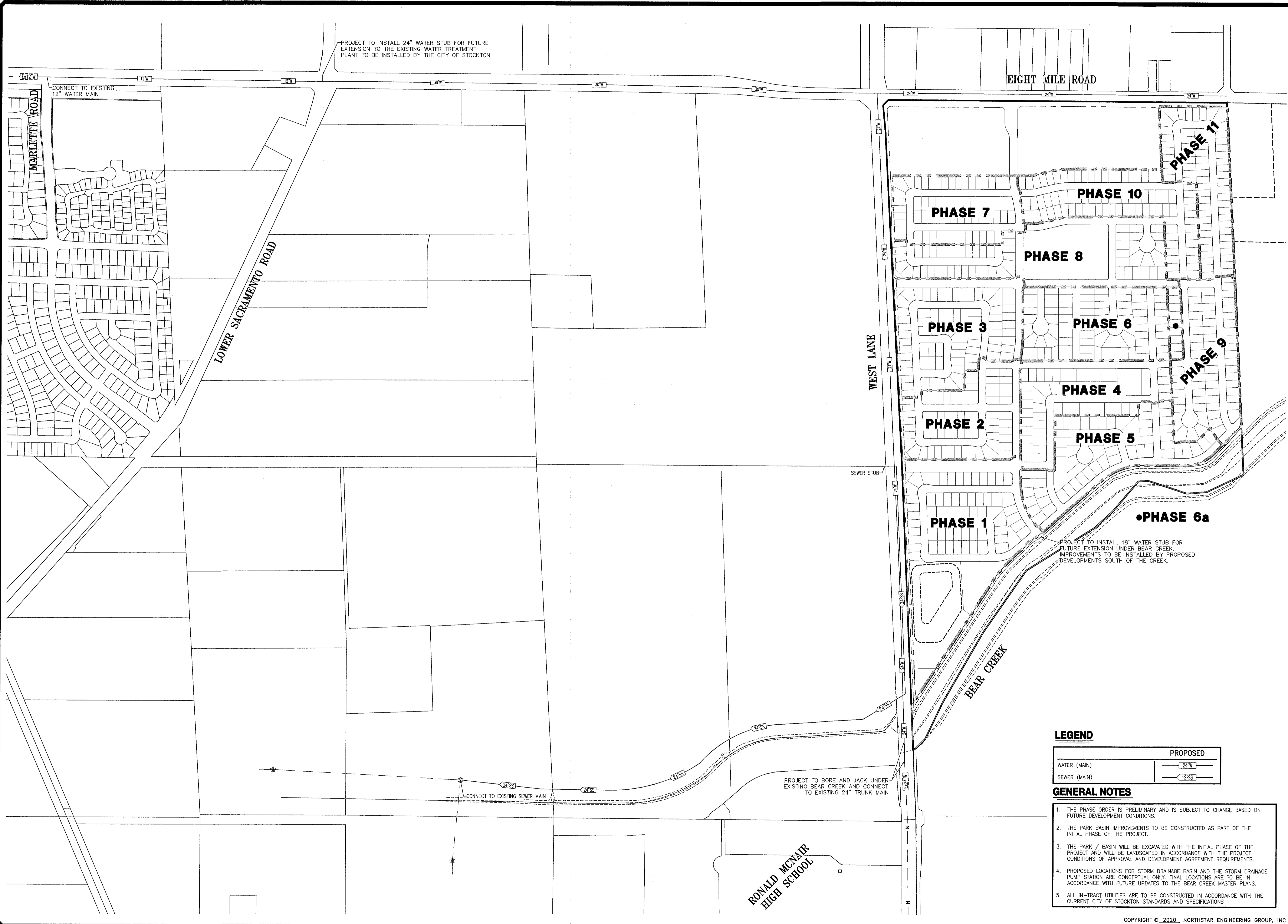


JOB #: 15-1532
 DATE: 01/21/2020
 SCALE: AS SHOWN
 DRAWN: TBA/PMH
 DESIGN: PMH/CV/KM
 CHK'D: JPD

SHEET NUMBER
TM 4.1



SEE SHEET TM5.1
 WEST LANE
 SEE SHEET TM4.2



PROJECT TO INSTALL 24" WATER STUB FOR FUTURE EXTENSION TO THE EXISTING WATER TREATMENT PLANT TO BE INSTALLED BY THE CITY OF STOCKTON

CONNECT TO EXISTING 12" WATER MAIN

SEWER STUB

PROJECT TO INSTALL 18" WATER STUB FOR FUTURE EXTENSION UNDER BEAR CREEK. IMPROVEMENTS TO BE INSTALLED BY PROPOSED DEVELOPMENTS SOUTH OF THE CREEK.

PROJECT TO BORE AND JACK UNDER EXISTING BEAR CREEK AND CONNECT TO EXISTING 24" TRUNK MAIN

CONNECT TO EXISTING SEWER MAIN

LEGEND

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

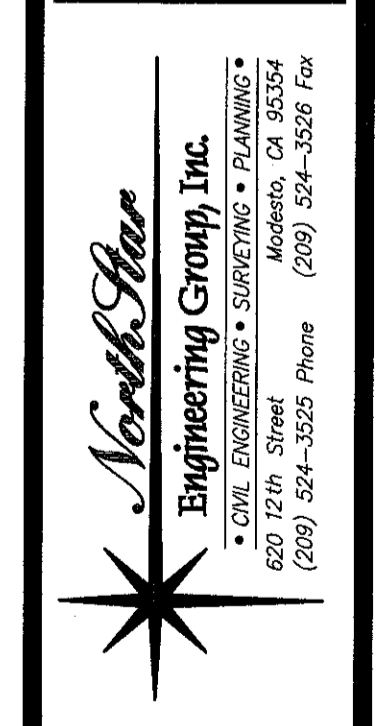
GENERAL NOTES

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



NO.	REVISIONS	DATE	APPROVED

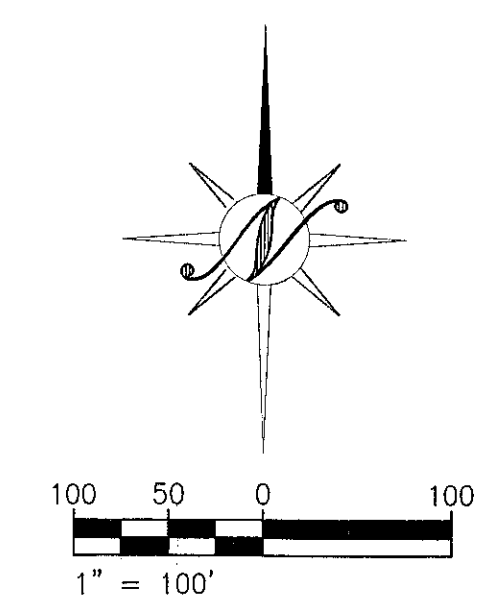
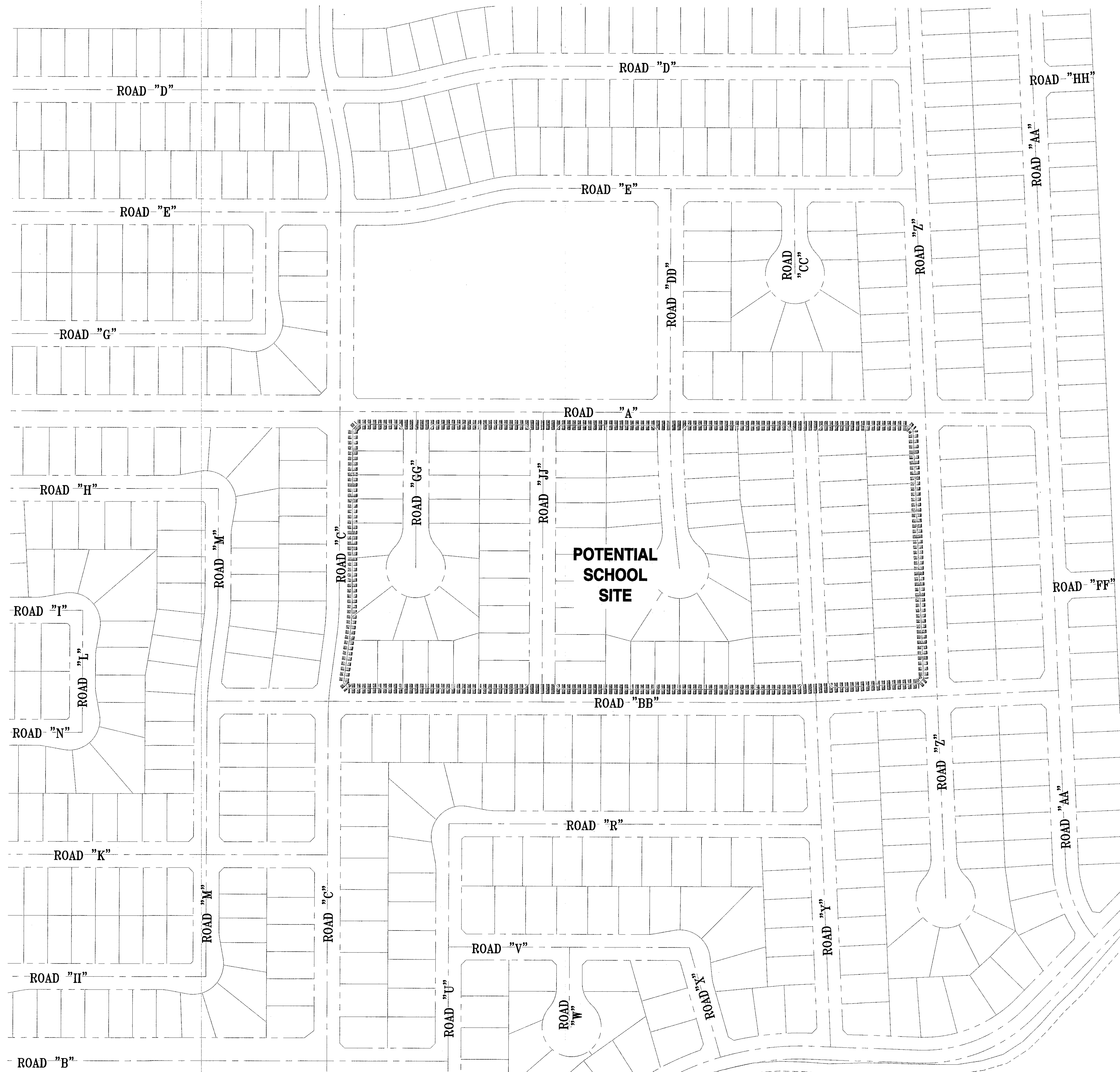
PRELIMINARY PHASING AND MAJOR OFF-SITE INFRASTRUCTURE VESTING TENTATIVE SUBDIVISION MAP TRA VIGNE WEST STOCKTON, CALIFORNIA



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

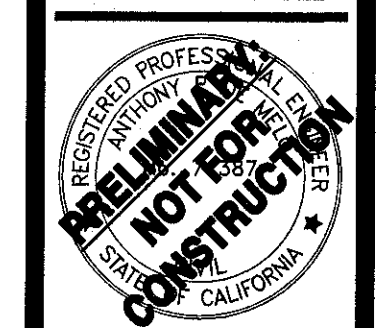
SHEET NUMBER
TM 5.1

PLOTTED: 01/21/2020 10:30
 PLOTTED BY: Pheobon
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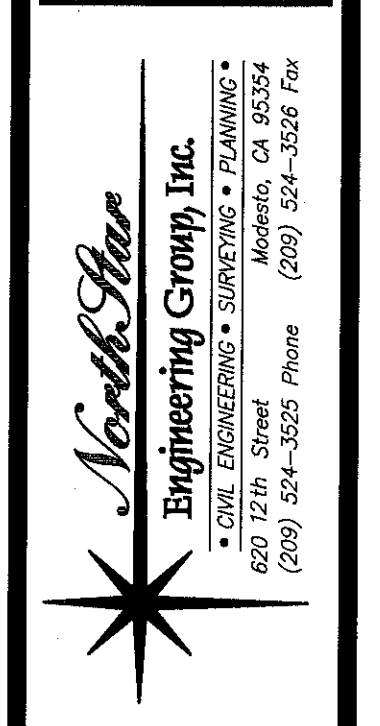
NOTE
 PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOUT FOR THE SCHOOL SITE.

PLATTED BY: [illegible]
 DATE: 01/31/2020
 SHEET: 15-1532
 PROJECT: [illegible]



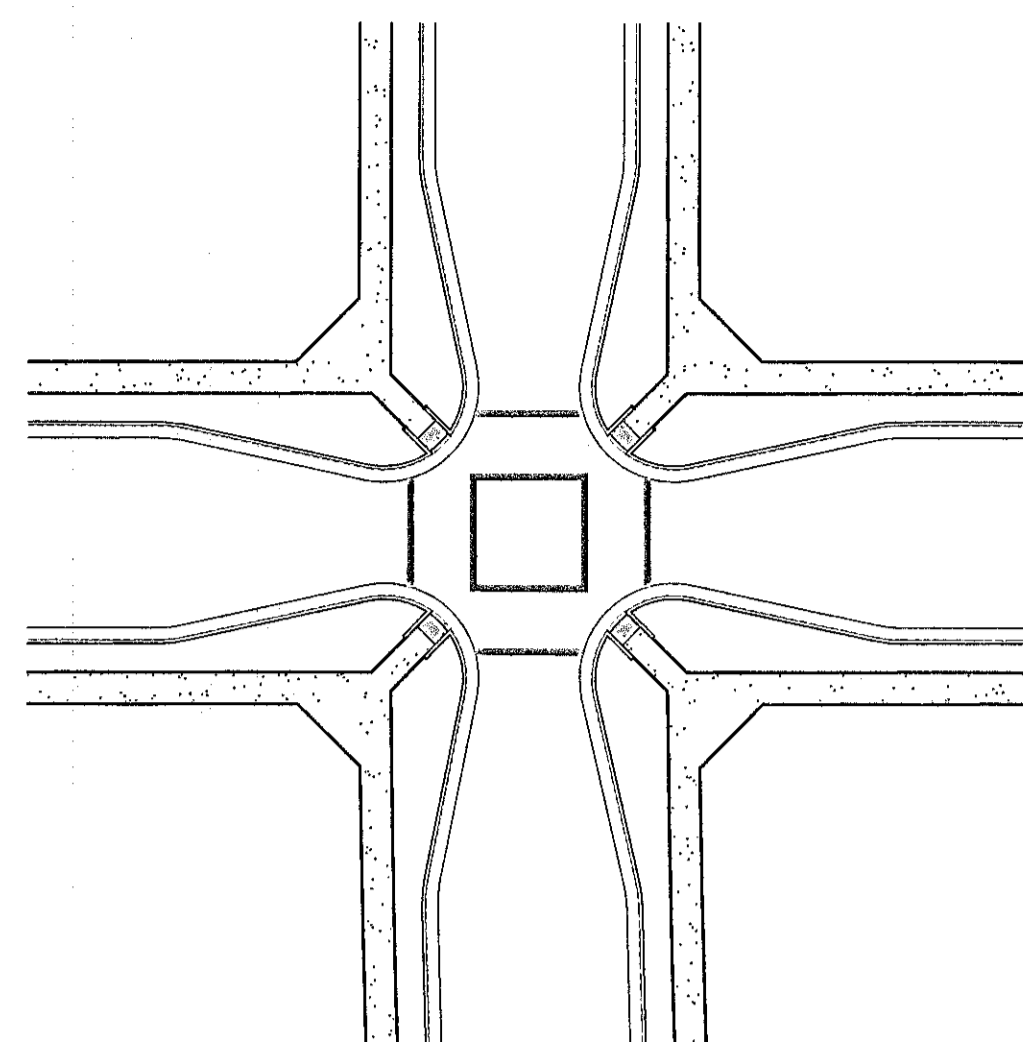
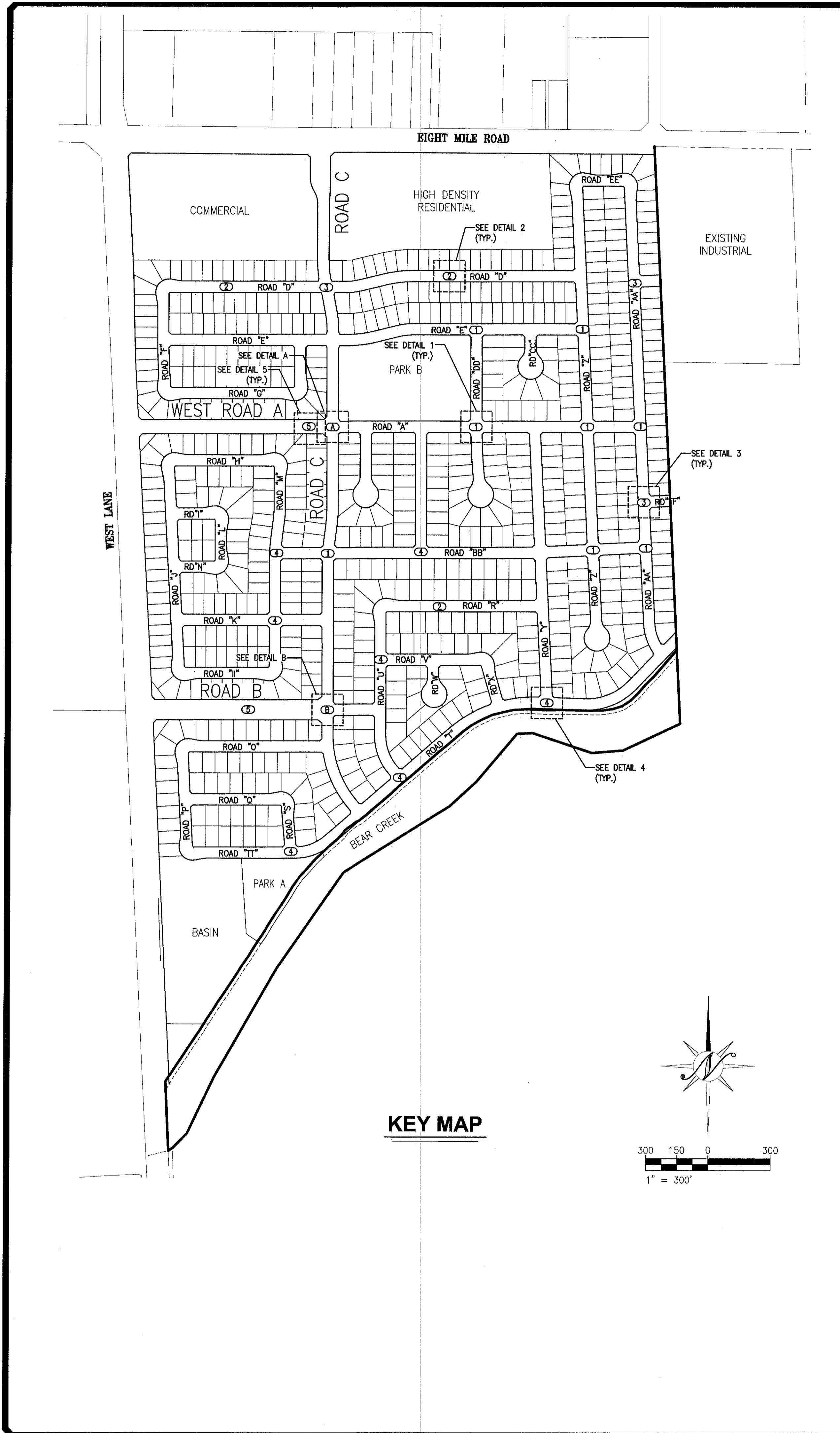
NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

ALTERNATE PROJECT LAYOUT
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
 STOCKTON, CALIFORNIA

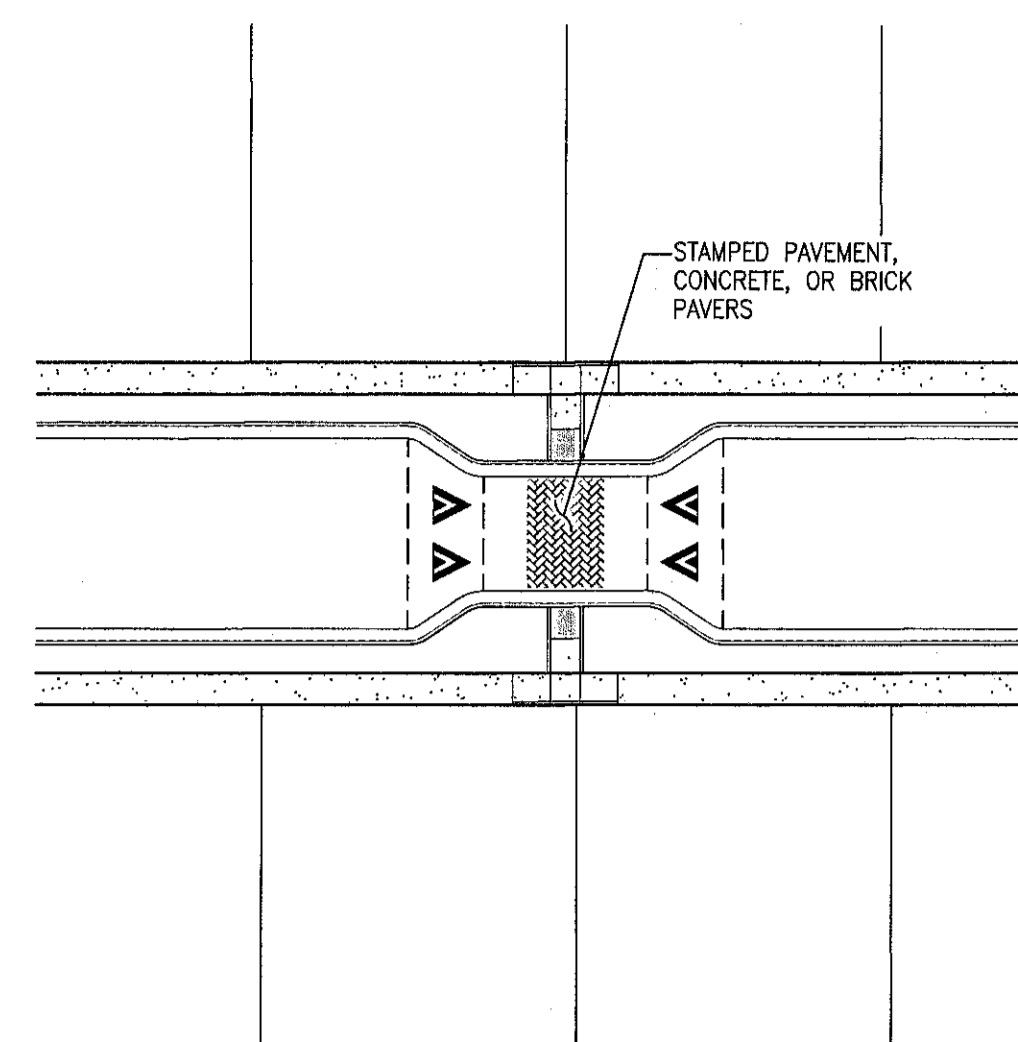


JOB #: 15-1532
 DATE: 01/31/2020
 SCALE: AS SHOWN
 DRAWN: PBA/PMH
 DESIGN: PMH/CV/KM
 CHK'D: TPD

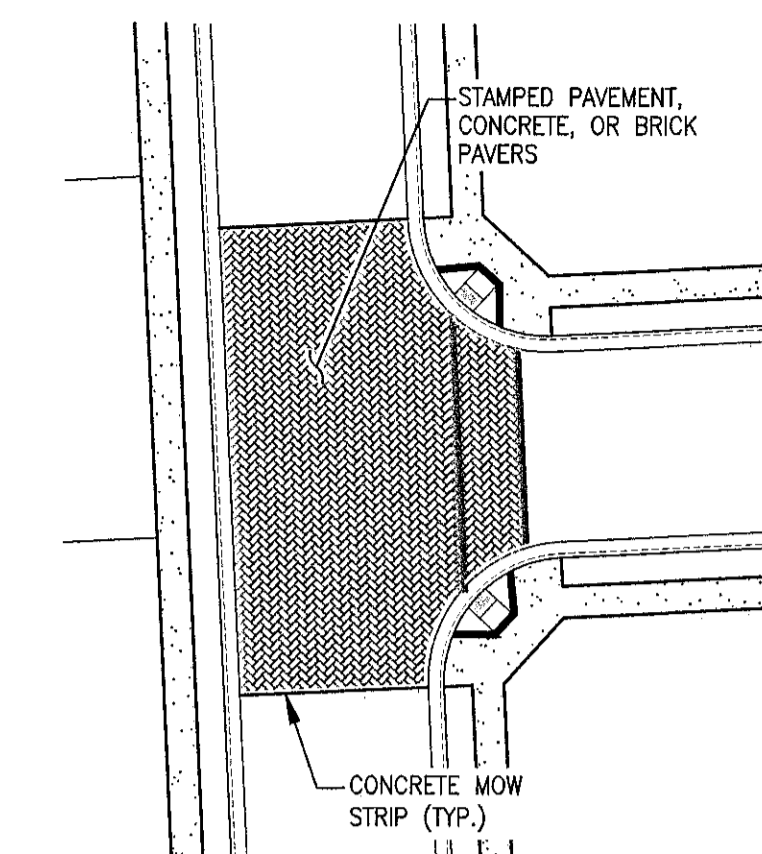
SHEET NUMBER
TM 5.2



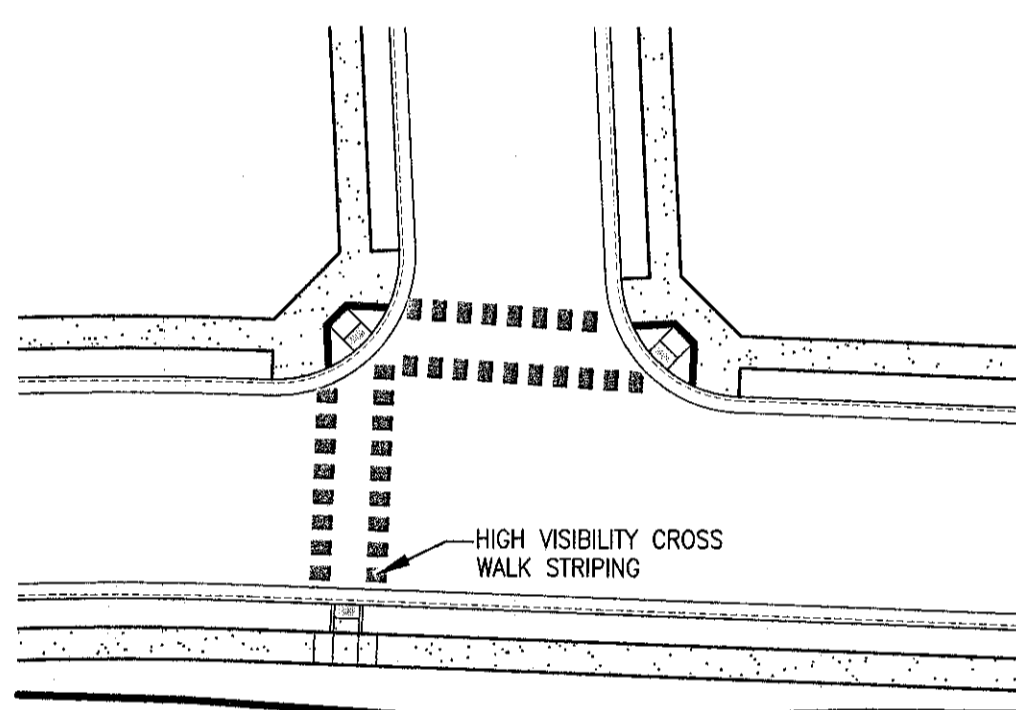
1 **TYPICAL INTERSECTION WITH BULB OUTS**
PER CITY STANDARD DETAIL R-18
NTS



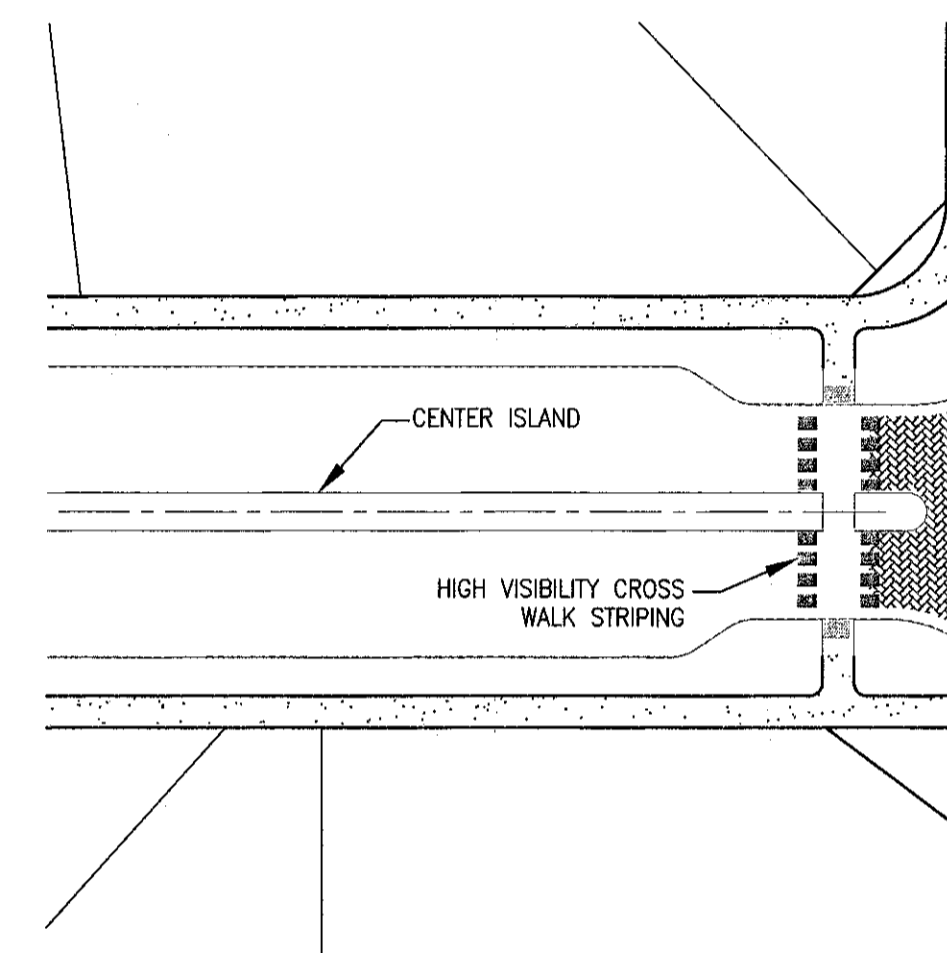
2 **INTERSECTION WITH RAISED CROSSWALK**
NTS



3 **INTERSECTION WITH TEXTURED PAVEMENT**
NTS

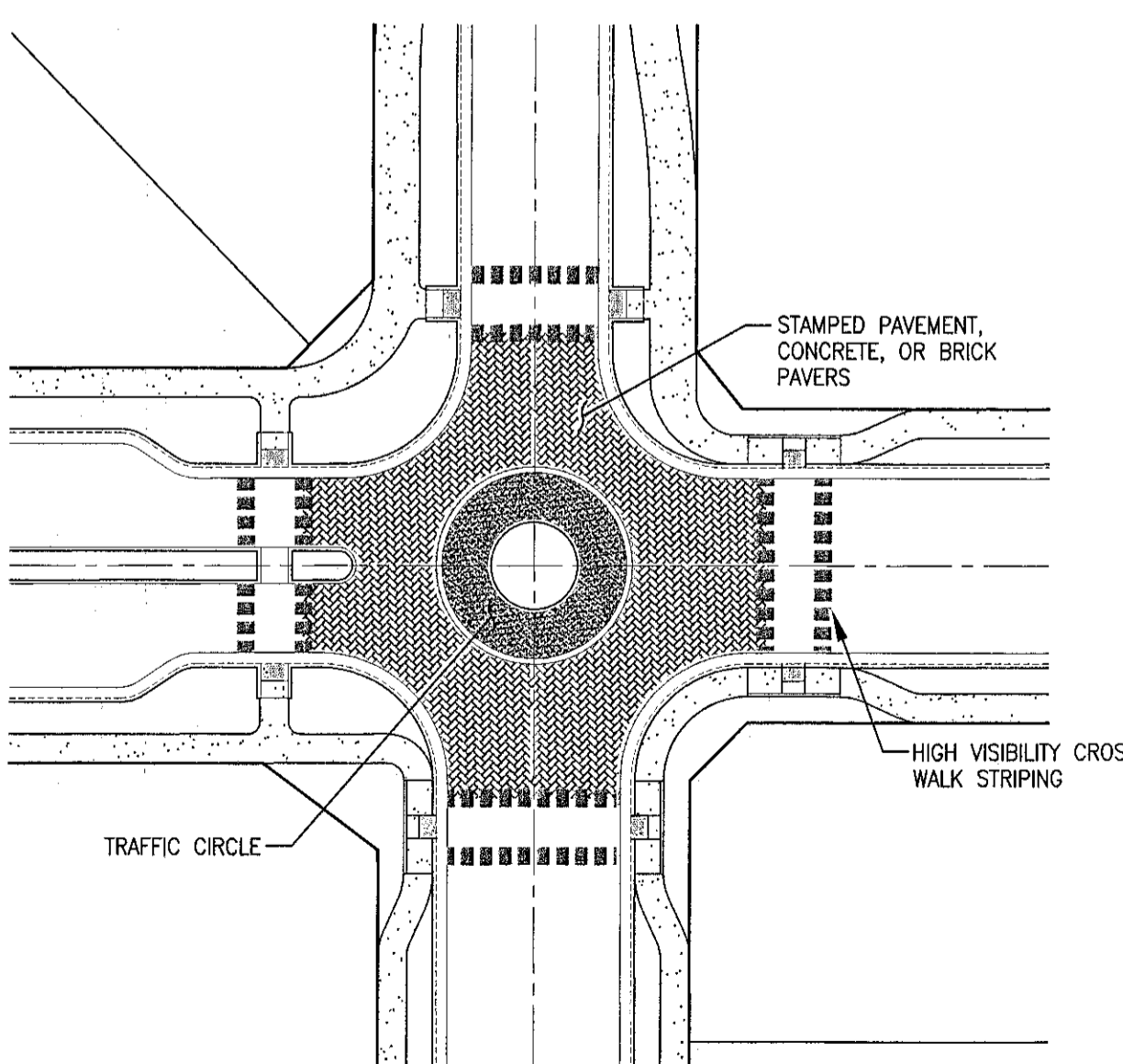


4 **INTERSECTION WITH HIGH VISIBILITY CROSSWALK**
NTS

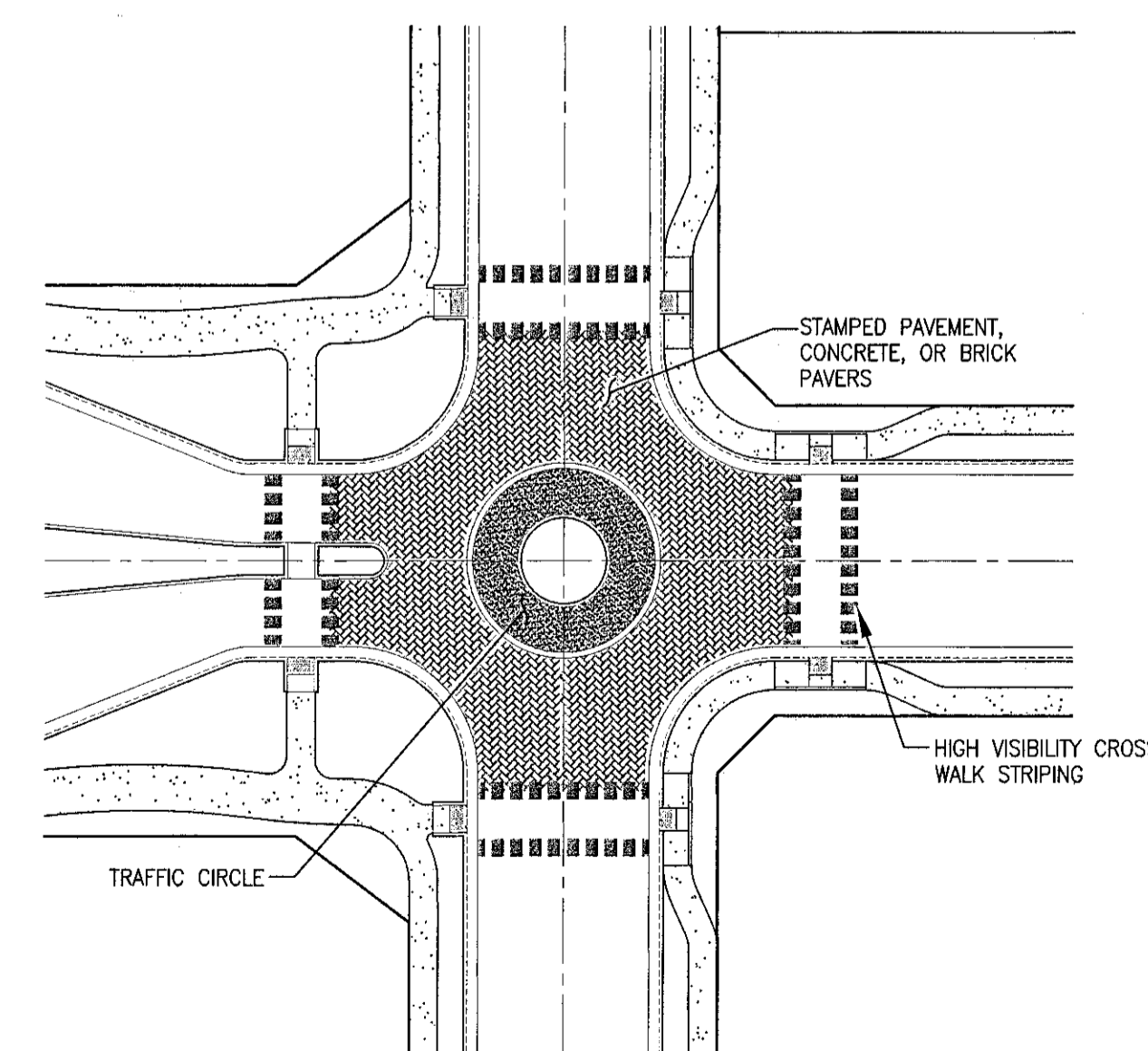


5 **CENTER ISLAND NARROWING**
NTS

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



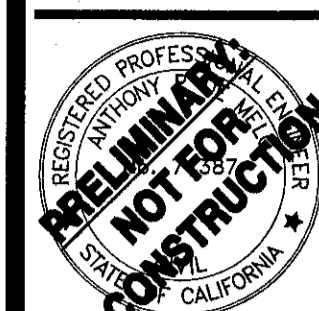
A **INTERSECTION AT ROADS A AND C**
NTS



B **INTERSECTION AT ROADS B AND C**
NTS

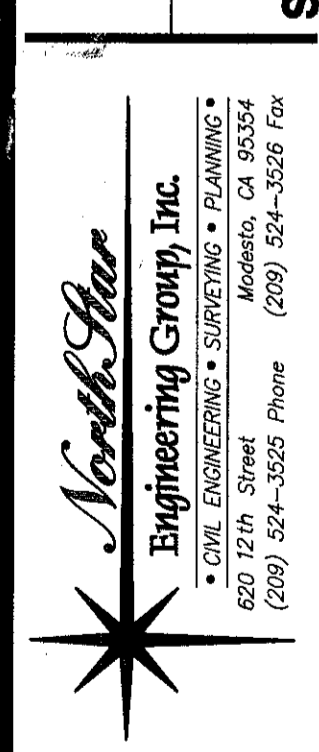
KEY NOTES

- 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 ACCOMMODATE 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 & LOTS.



NO.	REVISIONS	DATE	APPROVED

TRAFFIC CALMING PLAN
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
CALIFORNIA
STOCKTON



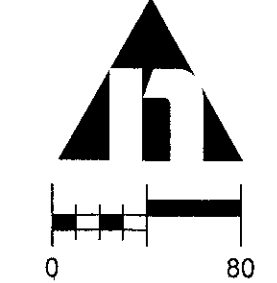
JOB #:	15-1532
DATE:	07/31/2020
SCALE:	AS SHOWN
DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHECKED:	TPD

SHEET NUMBER
TM 5.3



SEE SHEET 8

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



UTILITY PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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



JOB NO. 16-016	APPROVED BY:	SHEET NO. 10
DATE FEBRUARY, 2020		OF 10 SHEETS
SCALE AS SHOWN		PROJECT NO.
DR. BY MS		
CK. BY RM	CITY ENGINEER STOCKTON, CALIFORNIA	
FILE		