

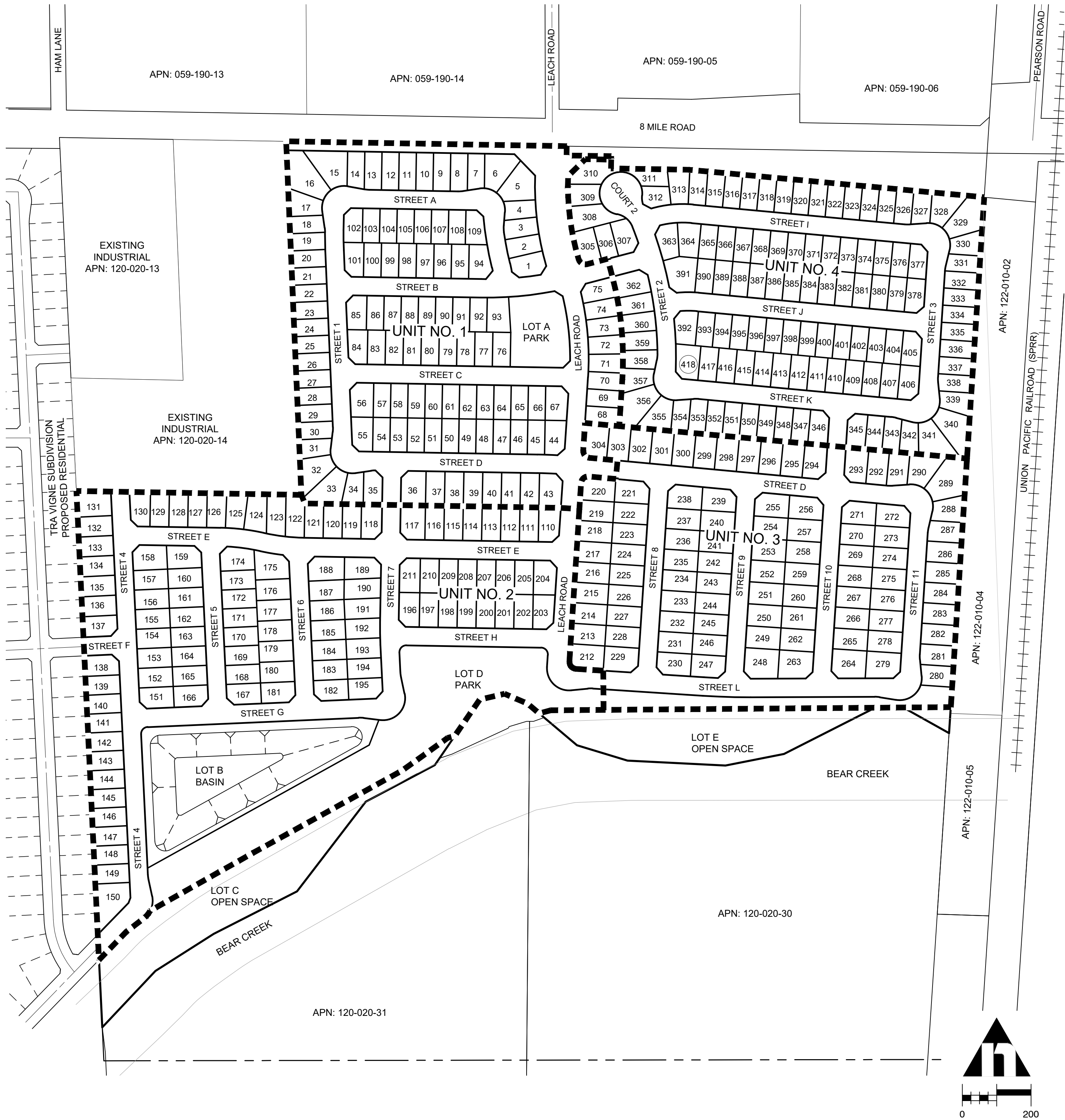
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
TRACT NO. 4027

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		
IRRIGATION BOX		
SEWER MANHOLE		
STORM MANHOLE		
DRAIN INLET		
CURB INLET		
CLEANOUT		
WATER LINE		
NON POTABLE WATER		
SANITARY SEWER		
STORM DRAIN		
TYPICAL ELECTROLIER		
TYPICAL LUMINAIRE		
ELECTRICAL VAULT		
SURVEY MONUMENT		
UTILITY POLE		
SIGNAGE		
ELEVATION		
DIRECTION OF FLOW		
ORIGINAL GROUND		
CONTOUR (0.5' 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 DISCHARGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A DOWNSTREAM 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 BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE SUBDIVISION FINAL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THE TENTATIVE MAP.
- PURSUANT TO SECTION 66452.6 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 INUNDATION.
- 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

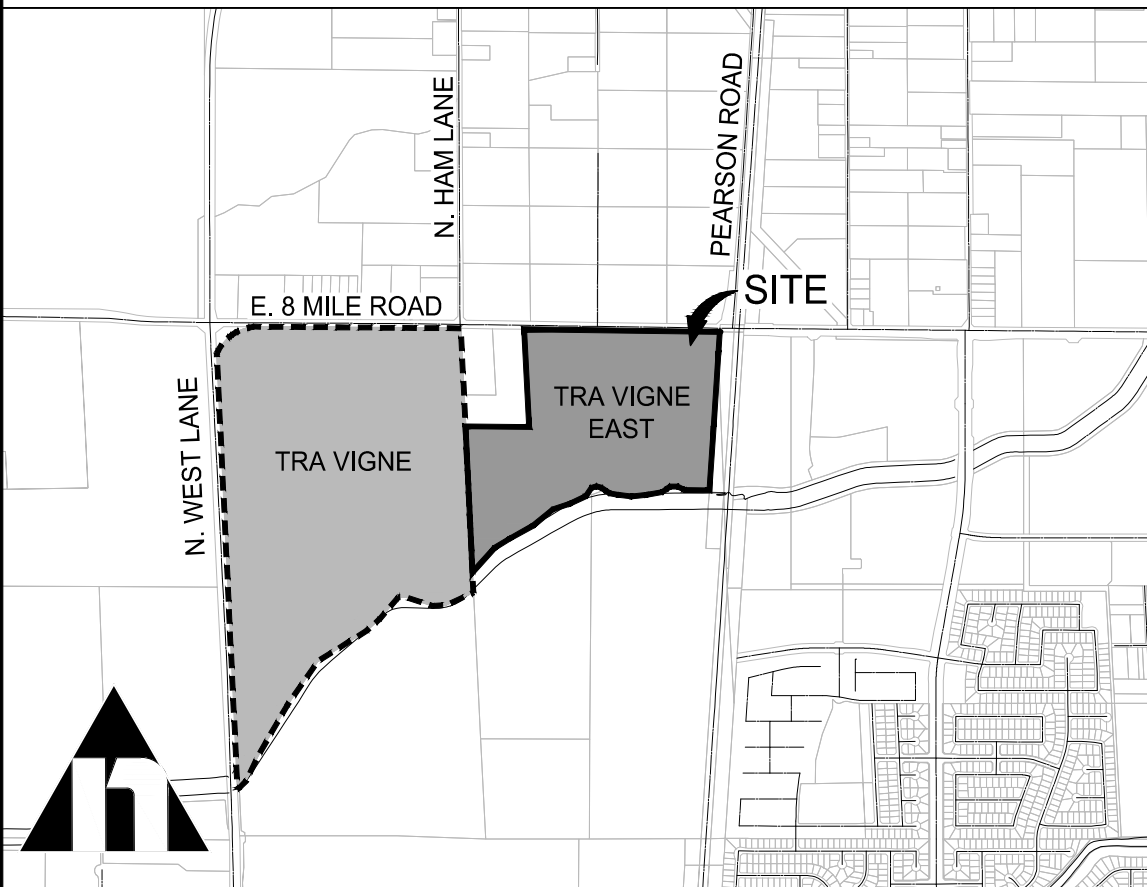
APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____ 2017.

CITY ENGINEER

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

CHAIRMAN

VICINITY MAP



SIGNATURES

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.

Robert B. Marler
ROBERT B. MARLER

02-03-2020
DATE

LICENSE NO. C70159
EXPIRATION DATE 09/30/2020

PROJECT INFORMATION

- | | | |
|----|-----------------------|--|
| 1. | REGULATORY AGENCY: | CITY OF STOCKTON
425 N. EL DORADO STREET
STOCKTON, CA 95202 |
| 2. | OWNER/APPLICANT: | WOODSIDE TERESI LLC
39560 STEVENSON PLACE, SUITE 215
FREMONT, CA 94539
(510) 797-5880 |
| 3. | ENGINEER: | MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
(209) 239-6229 |
| 4. | LAND USE DESIGNATION: | EXISTING: I/L (LIGHT INDUSTRIAL)
PROPOSED: RESIDENTIAL, LOW DENSITY |
| 5. | TOTAL AREA: | 98.02 ACRES |
| 6. | NO. OF LOTS: | 418 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS |
| 7. | GROSS DENSITY: | 4.3 UPA |
| 8. | ZONING: | EXISTING: I-L
PROPOSED: RL |

INDEX

- | # | 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) |

TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE EAST

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 16-016
DATE: FEBRUARY, 2020
SCALE: AS SHOWN
DR. BY: MS
CK. BY: RM
FILE: _____

APPROVED BY:

CITY ENGINEER
STOCKTON, CALIFORNIA

SHEET NO.

1

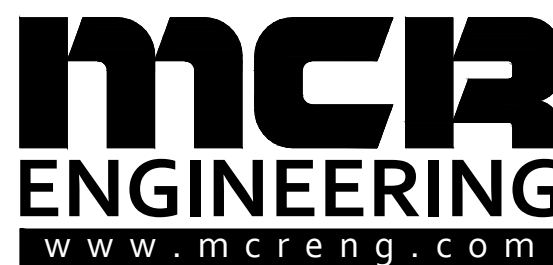
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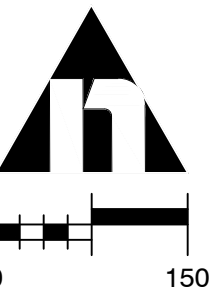
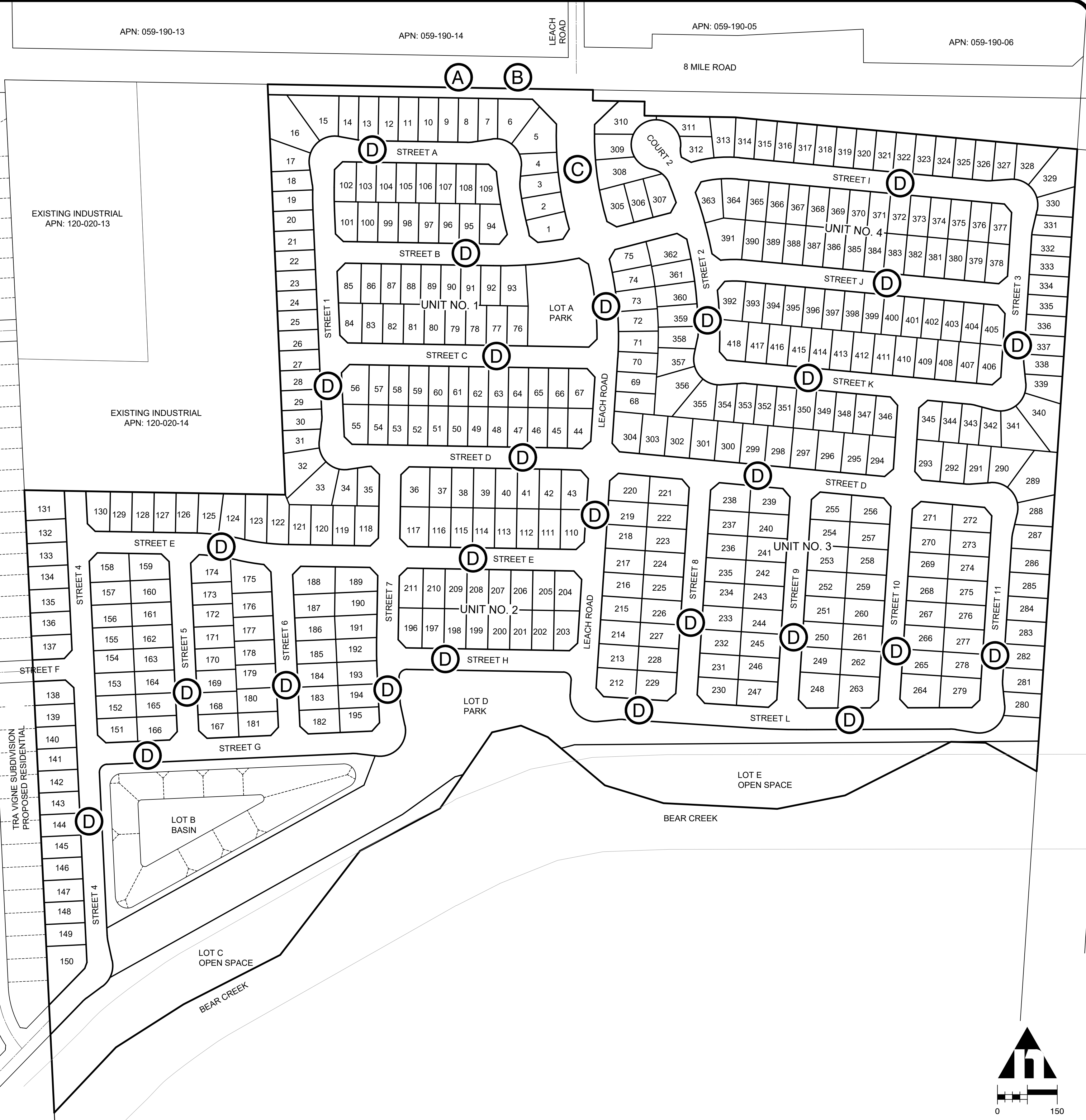
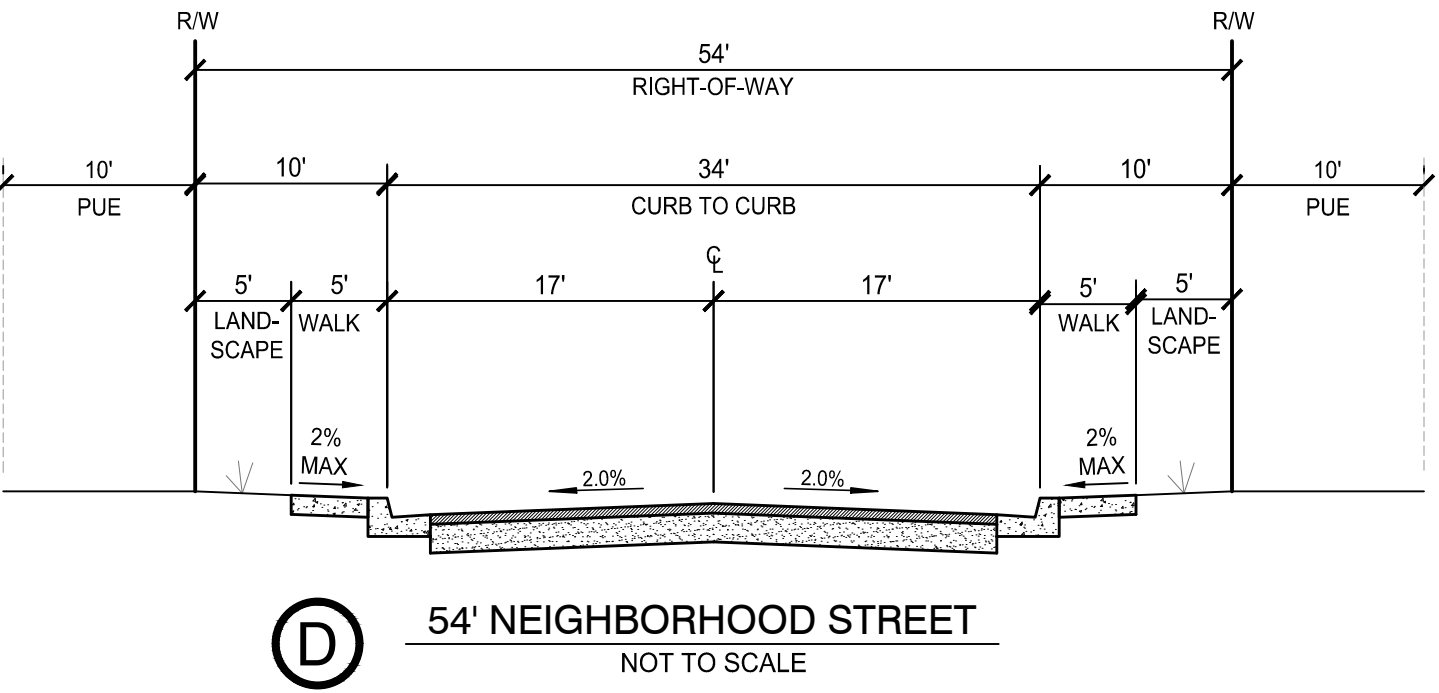
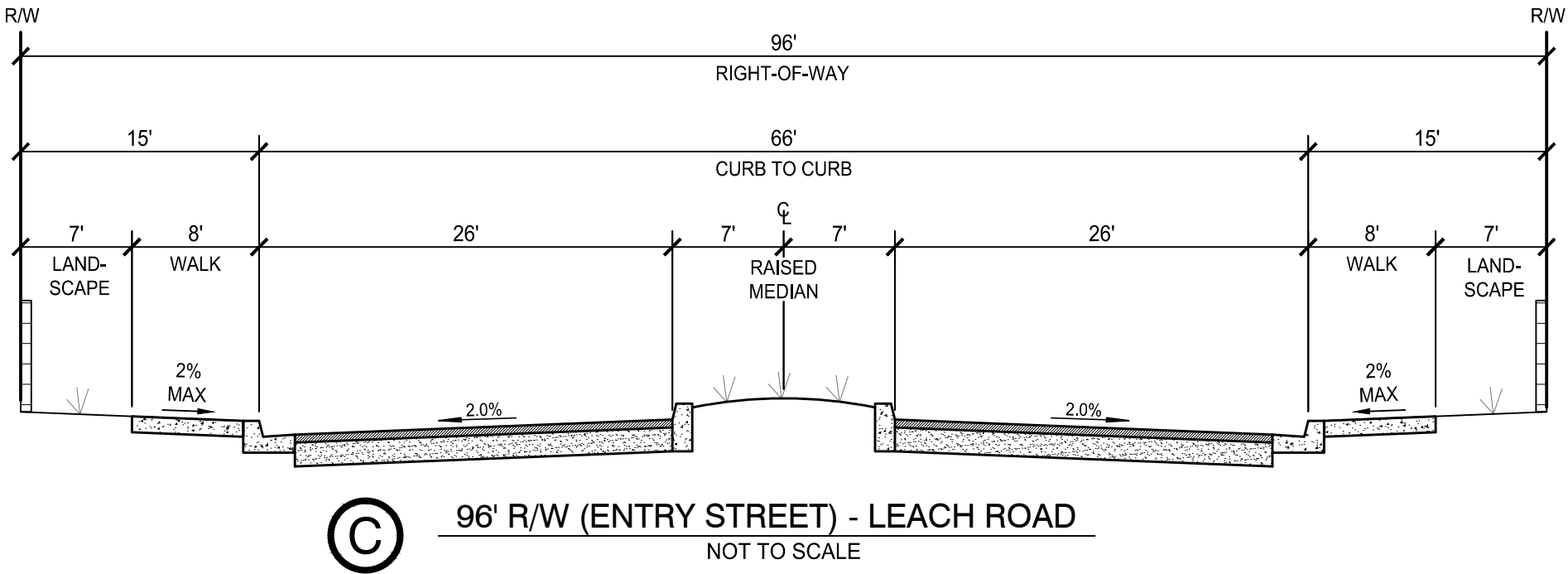
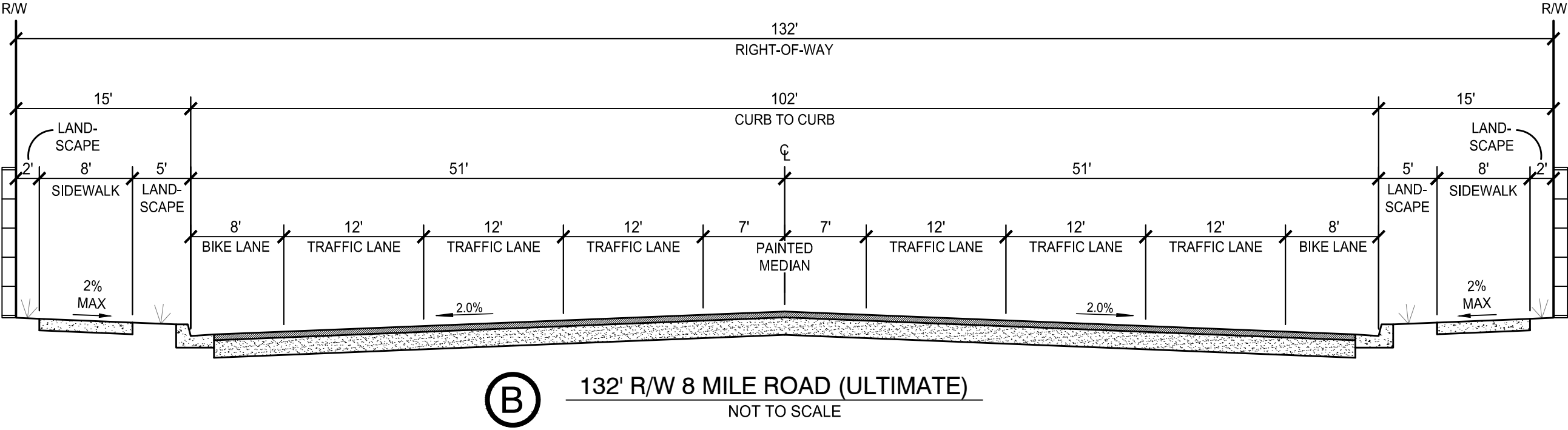
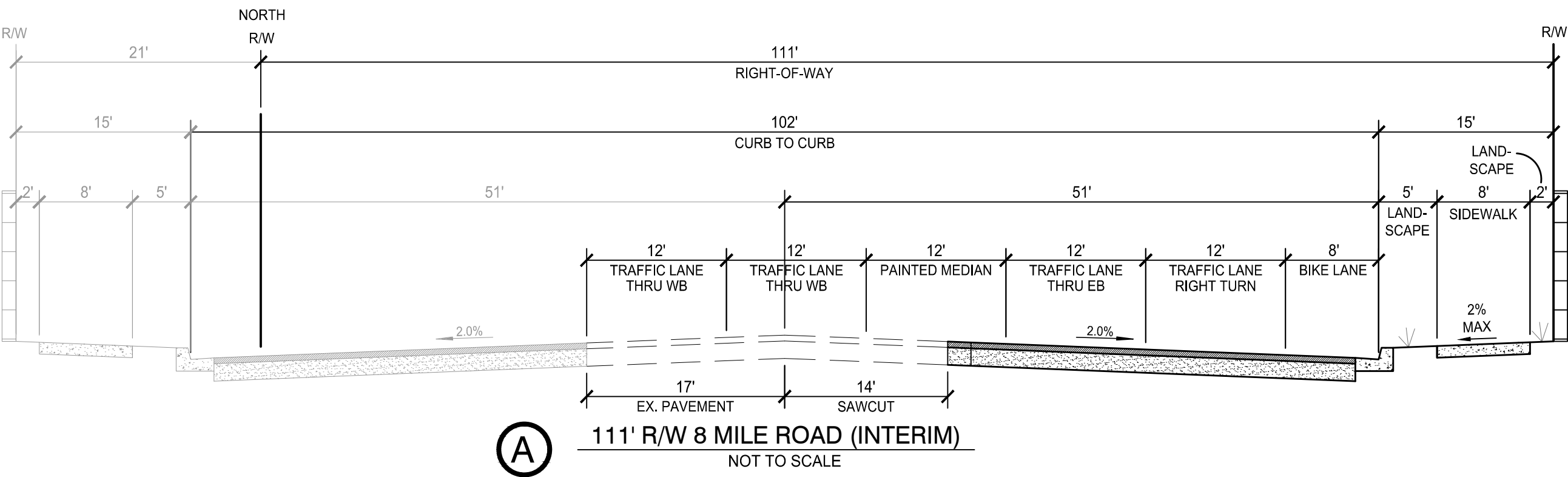
GENERAL NOTES, KEY
MAP, AND LEGEND

REVISIONS				
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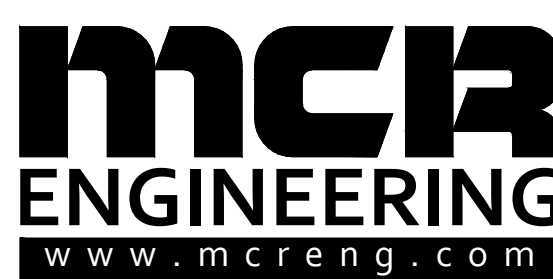
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TYPICAL STREET SECTIONS

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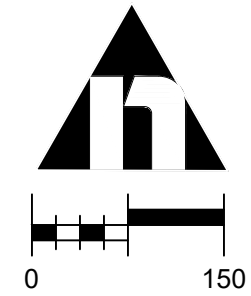


TRACT NO. 4027 VESTING TENTATIVE SUBDIVISION MAP TRA VIGNE EAST DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA		
JOB NO. 16-016 DATE FEBRUARY, 2020 SCALE AS SHOWN DR. BY MS CK. BY RM FILE	APPROVED BY: CITY ENGINEER STOCKTON, CALIFORNIA	SHEET NO. 2 OF 10 SHEETS PROJECT NO.

LEGEND

ITEM	EXISTING
WATER VALVE	
WATER HOSE BIB	
AIR RELEASE VALVE	
BLOWOFF	
FIRE HYDRANT	
WATER METER	
OID IRRIGATION BOX	
SEWER MANHOLE	
STORM MANHOLE	
DRAIN INLET	
CURB INLET	
CLEANOUT	
WATER LINE	
SANITARY SEWER	
STORM DRAIN	
SEWD/WID IRRIGATION	
TYPICAL ELECTROLIER	
TYPICAL LUMINAIRE	
ELECTRICAL VAULT	
SURVEY MONUMENT	
UTILITY POLE	
SIGNAGE	
ELEVATION	
ORIGINAL GROUND ELEVATION	
CONTOUR (0.5' INTERVAL)	
BARBED WIRE FENCE	
WOOD FENCE	
RETAINING WALL	
MASONRY WALL	
CURB, GUTTER & SIDEWALK	
TREE	

BENCHMARK: PID: JS3888
LATITUDE: 380329.00000 N
LONGITUDE: 1211638.00000 W
STATION MARK IS A FLANGE-ENCASED ROD WITH
SETTING: STAINLESS STEEL ROD W/O SLEEVE
ELEVATION: 30.77



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. 16-016
DATE FEBRUARY, 2020
SCALE AS SHOWN
DR. BY MS
CK. BY RM
FILE

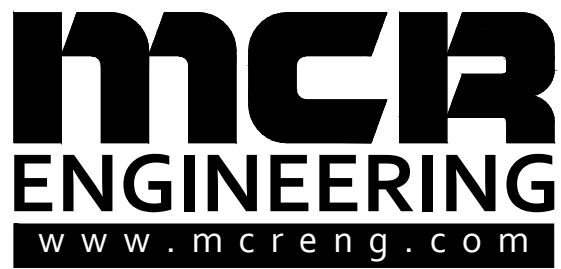
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3
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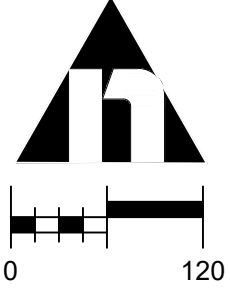
TOPOGRAPHIC SURVEY

REVISIONS				
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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. 16-016
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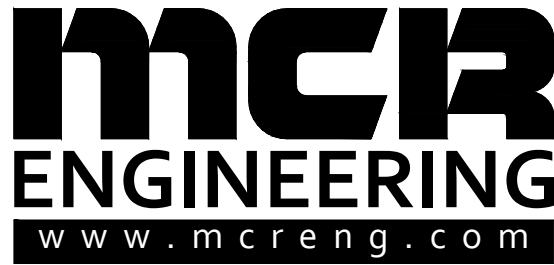
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STOCKTON, CALIFORNIA

SHEET NO.
4
OF 10 SHEETS
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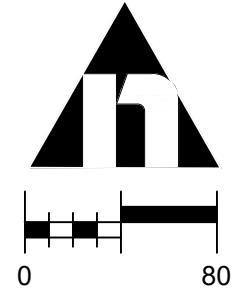
DIMENSION PLAN - LARGE LOT

REVISIONS				
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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



SEE SHEET 5

TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE EAST

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

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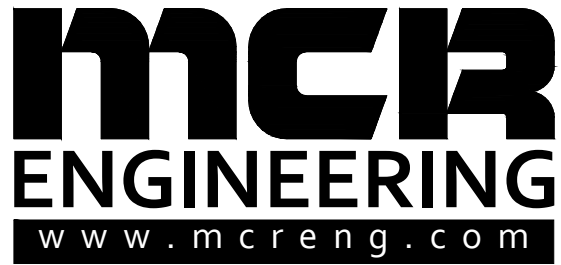
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DIMENSION PLAN - NORTH

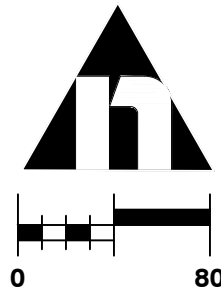
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SEE SHEET 4



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

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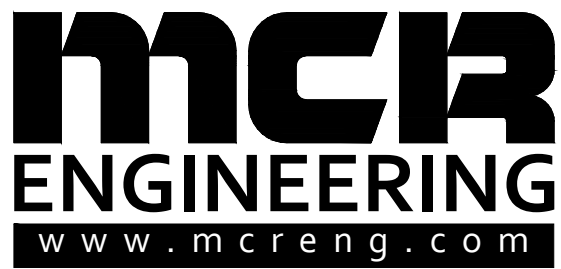
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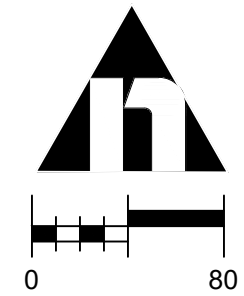
DIMENSION PLAN - SOUTH

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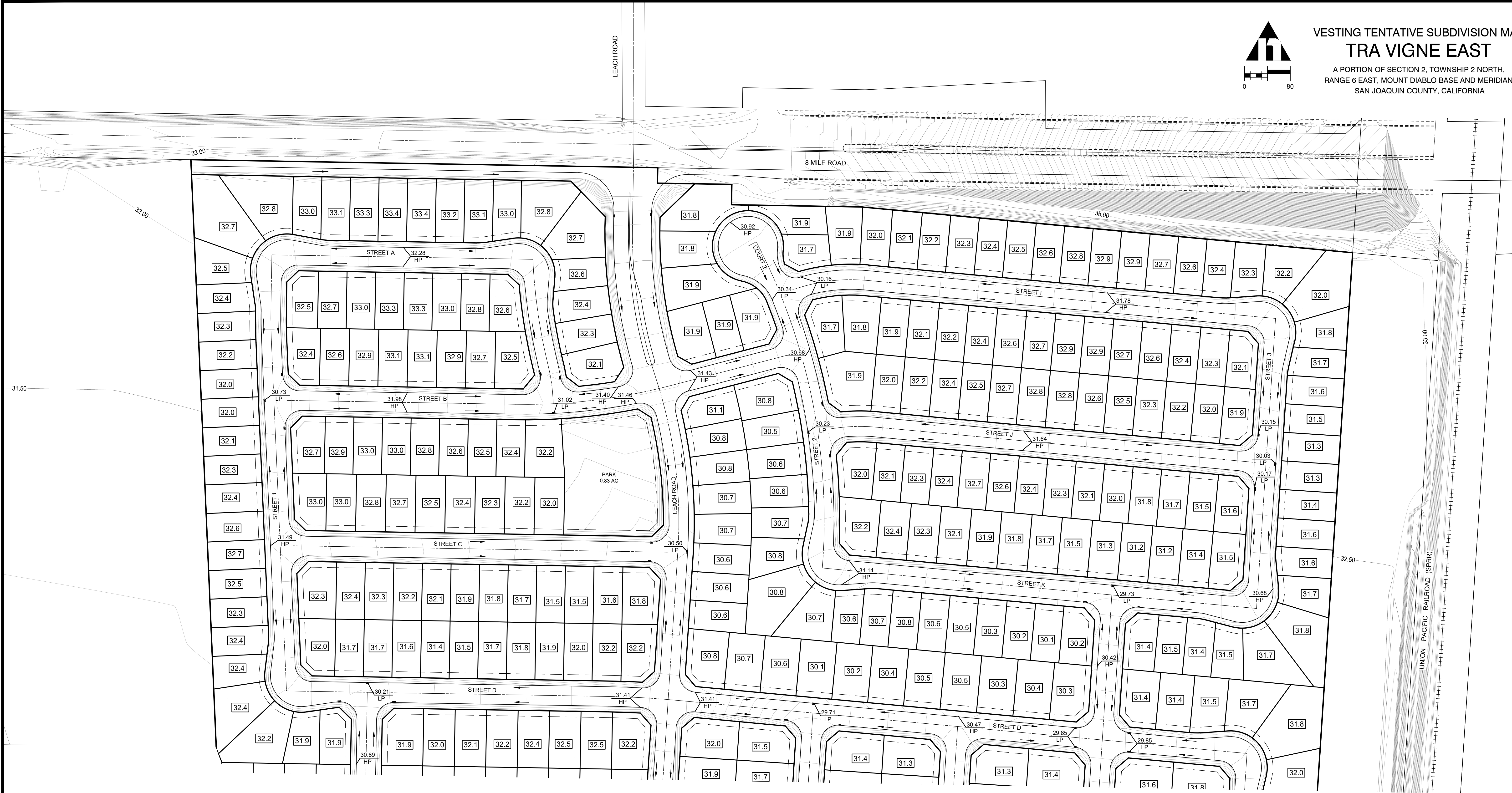
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MANTECA, CA 95336
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FAX: (209) 239-8839





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



SEE SHEET 7

TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE EAST

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 16-016
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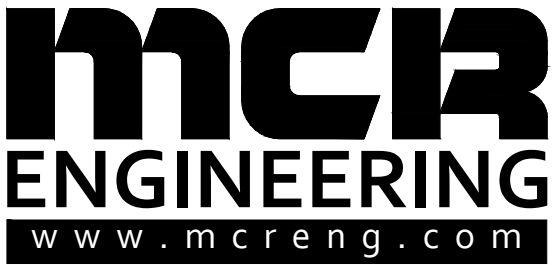
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GRADING & DRAINAGE
PLAN - NORTH

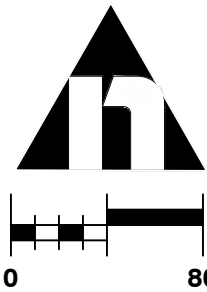
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SEE SHEET 6



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. 16-016
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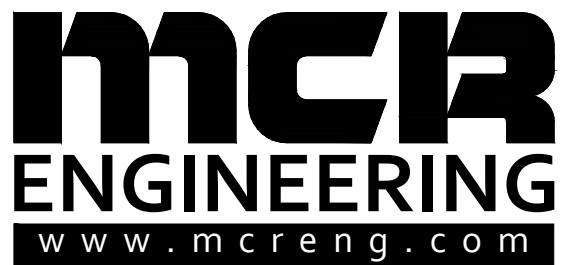
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8
OF 10 SHEETS
PROJECT NO.



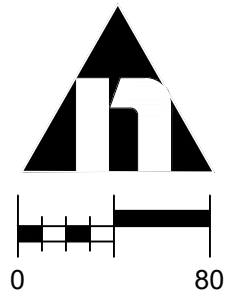
GRADING & DRAINAGE
PLAN - SOUTH

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

SEE BELOW

INSTALL BLOW-OFF PER
C.O.S. STD W-10 FOR
FUTURE CONNECTION

SEE SHEET 9

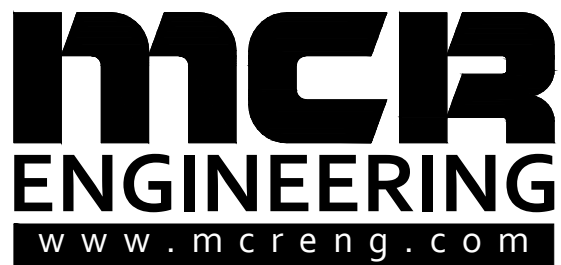
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UTILITY PLAN - NORTH

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VESTING TENTATIVE SUBDIVISION MAP
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DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

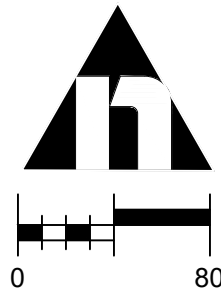
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STOCKTON, CALIFORNIA

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9
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PROJECT NO.

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
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TRA VIGNE EAST

DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 16-016
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DR. BY MS
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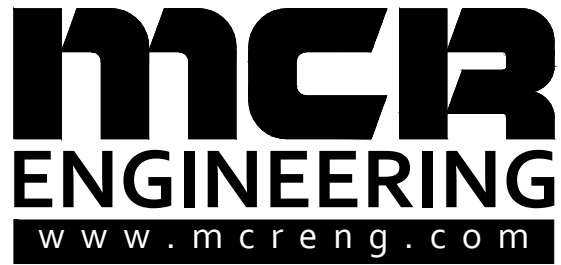
CITY ENGINEER
STOCKTON, CALIFORNIA

SHEET NO.
10
OF 10 SHEETS
PROJECT NO.



UTILITY PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
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3				
4				
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