

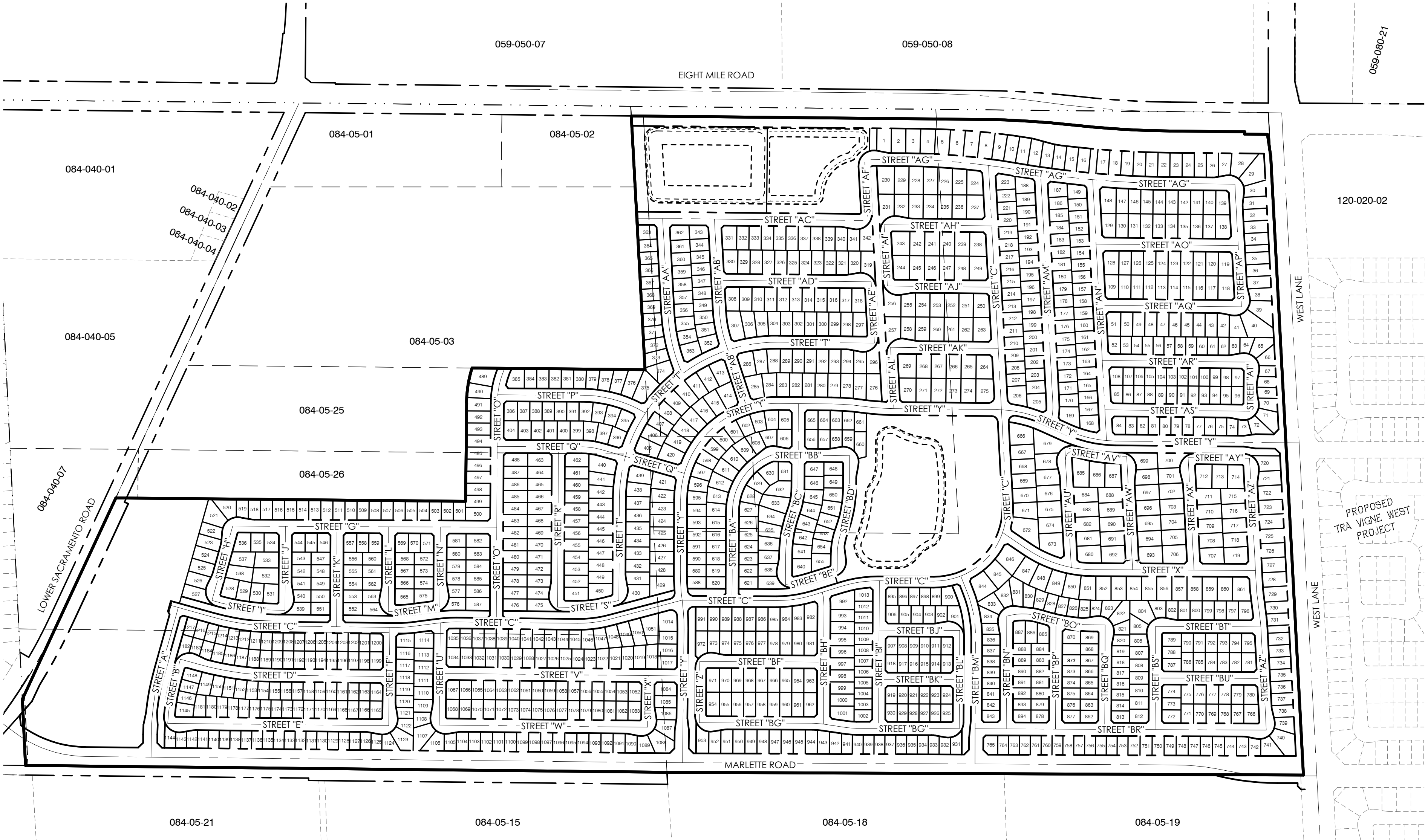
LeBARON RANCH SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON, CALIFORNIA

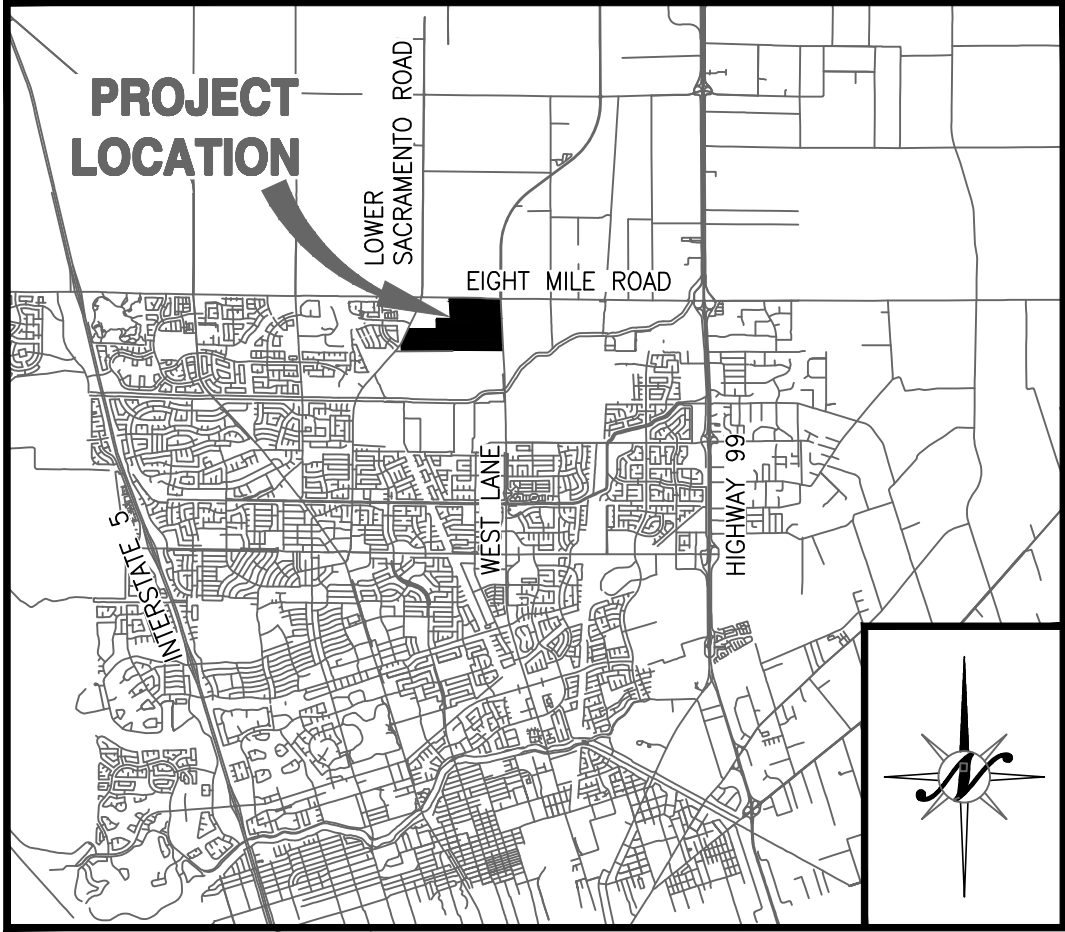
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		
STORM DRAIN (MAIN)	SD 12"SD	12"SD
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		
WATER (MAIN)	W 8"W	8"W
WATER VALVE		
FIRE HYDRANT		
SEWER MAINTENANCE HOLE		
SEWER (MAIN)	SS 12"SS	12"SS
PHASE LINE	N/A	
INDEX CONTOUR		N/A
INTERMEDIATE CONTOUR		N/A
INDEX DEPRESSION		N/A
INTERMEDIATE DEPRESSION		N/A
APPROXIMATE INDEX		N/A
APPROXIMATE INTERMEDIATE		N/A
APPROX. INDEX DEPRESSION		N/A
APPROX. INTERMEDIATE DEPRESSION		N/A
TOP BACK OF CURB		N/A
TOP FRONT OF CURB		N/A
CURB FLOWLINE		N/A
GUTTER (CONCRETE EDGE)		N/A
CONCRETE		N/A
EDGE OF PAVEMENT DIRT ROAD		N/A
JEEP/FOOT TRAIL		N/A
CURB CUT		N/A
MISC./ROW LANDSCAPE CURBING		N/A
BRIDGE		N/A
HANDICAP RAMP		N/A
RETAINING WALL		N/A
FENCE ON RETAINING WALL		N/A
FENCE		N/A
APPROXIMATE FENCE		N/A
BLOCK WALL		N/A
MEDIAN WALL		N/A
STONE WALL		N/A
GUARD RAIL		N/A
HAND RAIL		N/A
WATER EDGE		N/A
INTERMITTENT DRAINAGE		N/A
MARSH		N/A
CULVERT HEADWALL		N/A
CULVERT PIPE		N/A
DRAINS		N/A
DRAIN INLETS		N/A
ABOVE GROUND PIPELINE		N/A
FLOODGATE		N/A
DAM/LEEVE		N/A
BRUSHLINE		N/A
TREELINE		N/A
TREES CONIFER/DECIDUOUS		N/A
PALM TREE/CACTUS		N/A
BUSH SYMBOL		N/A
RAILROAD UTILITY BOX/ VAULT		N/A
RAILROAD SIGNAL		N/A
RAILROAD SWITCH LEVER		N/A
RAILROAD TRACK		N/A
LIGHT POLE/ARM		N/A
LIGHT POLE		N/A
POWER POLES		N/A
POLE ANCHOR		N/A
TRAFFIC SIGNAL		N/A
CROSSWALK SIGNAL		N/A
TRANSMISSION TOWER		N/A
FIRE HYDRANT		N/A
VALVE COVER		N/A
MANHOLE		N/A
MAIL BOX		N/A
POST		N/A
BILLBOARD		N/A
SIGN/BUSINESS SIGN		N/A
UTIL. VAULT/BOX		N/A
SAT. DISH		N/A
BUILDING		N/A
TANKS / SILOS		N/A
COVERED AREA		N/A
TRAILER		N/A
SHED		N/A
BLDG. UNDER CONSTR.		N/A
FOUNDATION		N/A
DECK		N/A
STEPS		N/A
POOL		N/A
PLANTER		N/A
GOLF		N/A
MINING		N/A
PAINT STRIPING		N/A
MISCELLANEOUS		N/A
SPEED BUMP		N/A
CATTLE GUARD		N/A
PHOTO CONTROL		N/A
GROUND OBSCURED		N/A
CONTAINMENT LINE		N/A



GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE: TO UTILIZE ONSITE STORM DRAINAGE BASIN AND PUMP STATION TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE CAL WATER STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- THE SUB-DIVIDER 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.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL IN-TRACT STREET FRONTAGES.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER SAN JOAQUIN COUNTY REQUIREMENTS.
- APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMPS.
- ALL LOT SIZES, DIMENSIONS, HEIGHT, BUILDING COVERAGE, DEPTH AND WIDTH RATIOS ARE TO BE IN ACCORDANCE WITH THE PROPOSED PLANNED UNIT RESIDENTIAL DEVELOPMENT (PURD) GUIDELINES FOR LEBARON RANCHES.
- FINAL BASIN AND OVERFLOW BASIN DESIGN AND CROSS SECTIONS TO BE PER THE LEBARON RANCH MASTER PLANS.



VICINITY MAP

NOT TO SCALE

SHEET INDEX

- TM1.1 COVER SHEET
- TM1.2 TYPICAL CROSS-SECTIONS
- TM1.3 OFF-SITE GEOMETRIC PLAN LOWER SACRAMENTO ROAD
- TM1.4 OFF-SITE GEOMETRIC PLAN EIGHT MILE ROAD
- TM1.5 OFF-SITE GEOMETRIC PLAN EIGHT MILE ROAD
- TM1.6 OFF-SITE GEOMETRIC PLAN WEST LANE
- TM1.7 OFF-SITE GEOMETRIC PLAN MARLETTE ROAD
- TM1.8 OFF-SITE GEOMETRIC PLAN MARLETTE ROAD
- TM2.1 TOPOGRAPHIC SURVEY
- TM2.2 TOPOGRAPHIC SURVEY
- TM2.3 TOPOGRAPHIC SURVEY
- TM3.1 DIMENSION PLAN
- TM3.2 DIMENSION PLAN
- TM3.3 DIMENSION PLAN
- TM4.1 UTILITY PLAN
- TM4.2 UTILITY PLAN
- TM4.3 UTILITY PLAN
- TM4.4 INTERIM ON-SITE STORMWATER STORAGE PLAN
- TM4.5 INTERIM ON-SITE MAJOR STORM DRAINAGE INFRASTRUCTURE PLAN
- TM5.1 WID CONCEPTUAL INFRASTRUCTURE PLAN
- TM5.2 ALTERNATIVE PROJECT LAYOUT
- TM6.1 TRAFFIC CIRCULATION AND CALMING PLAN
- TM7.1 PHASE 1 - 229 LOTS DETAILED PHASING PLAN
- TM7.2 PHASE 2 - 213 LOTS DETAILED PHASING PLAN
- TM7.3 PHASE 3 - 270 LOTS DETAILED PHASING PLAN
- TM7.4 PHASE 4 - 214 LOTS DETAILED PHASING PLAN
- TM7.5 PHASE 5 - 212 LOTS DETAILED PHASING PLAN
- TM7.6 PHASE 6 - 79 LOTS DETAILED PHASING PLAN
- TM7.7 PHASE 7 - FUTURE APARTMENT SITE

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF STOCKTON 345 N. EL DORADO STREET STOCKTON, CA 95202 T: (209) 937-8444 CONTACT: NICOLE MOORE
B. OWNER/ APPLICANT:	BEAR CREEK VENTURES 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA. 94588 T: (925) 463-1122 CONTACT: STEPHEN MILLER
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12th STREET MODESTO CA. 95354 T: (209) 524-3525 CONTACT: TONY DE MELO AND MALLORIE FENRICH
D. ASSESSORS PARCEL NUMBER:	084-050-06, 07, 08, 14, 27, & 28
E. EXISTING LAND USE:	VACANT LAND AND ROW CROPS
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES, PARKS, OPEN SPACE, MEDIUM DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL
G. EXISTING ZONING/GP:	AU-20/ R/L
H. PROPOSED ZONING/GP:	PER PLANNED DEVELOPMENT (P.D.)
I. TOTAL PROJECT SIZE:	237.1 ± ACRES
J. NET ACREAGE:	207 ± ACRES
K. TOTAL NUMBER OF SINGLE FAMILY LOTS:	1,217
L. DENSITY:	5.2 UNITS/DU (SINGLE FAMILY)
M. TYPICAL LOT SIZE(R-1 LOTS):	45' X 75', 50' X 80', 50' X 100', 60' X 100'
N. MAXIMUM FOOTPRINT COVERAGE:	PER PURD
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS, PER AERIAL SURVEY PREPARED BY TRIMBLE ON SEPTEMBER 3, 2021.
Q. UTILITIES:	WATER SYSTEM - CITY OF STOCKTON SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - CITY OF STOCKTON GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - LODI UNIFIED SCHOOL DISTRICT

CITY COUNCIL APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____, 202_.
FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____ DAY OF _____, 202_.

CITY ENGINEER

APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. _____ THIS _____ DAY OF _____, 202_.

CITY ENGINEER



REVISIONS	DATE	APPROVED
NO.	DESCRIPTIONS	

COVER SHEET

LeBARON RANCH SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON, CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PM/HTA
DESIGN:	BT/TPD
CHECK:	BT/TPD

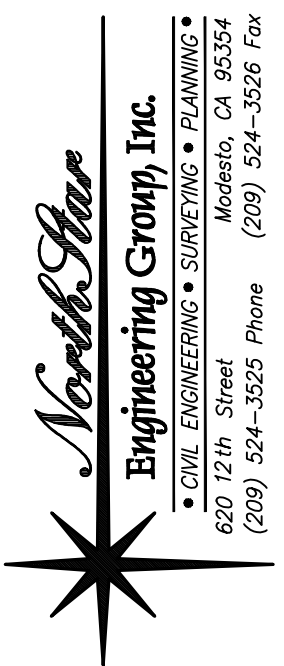
SHEET	NUMBER
-------	--------

TM1.1



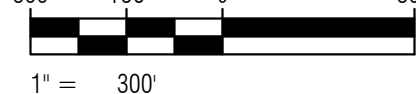
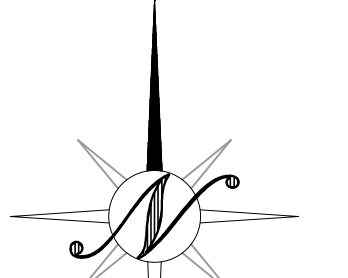
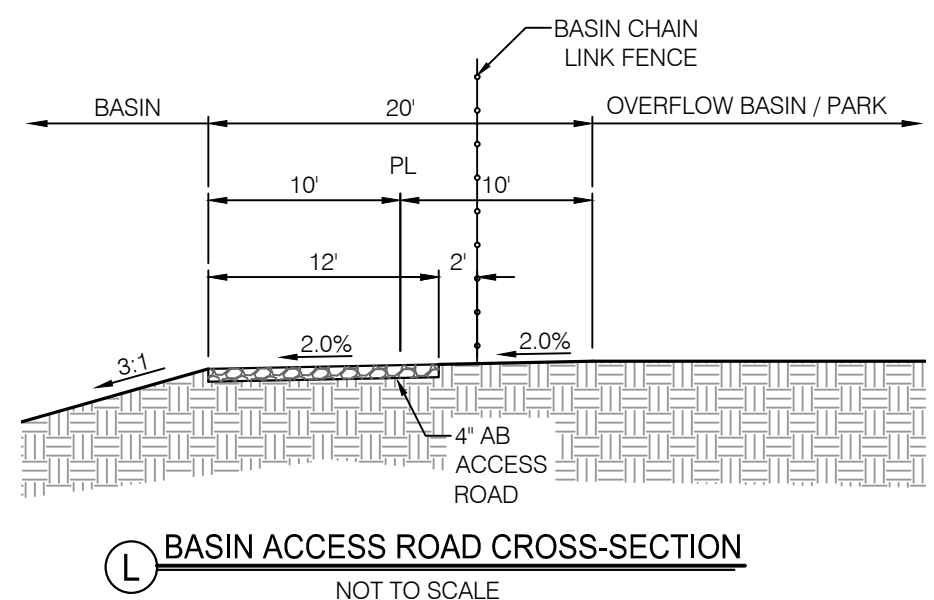
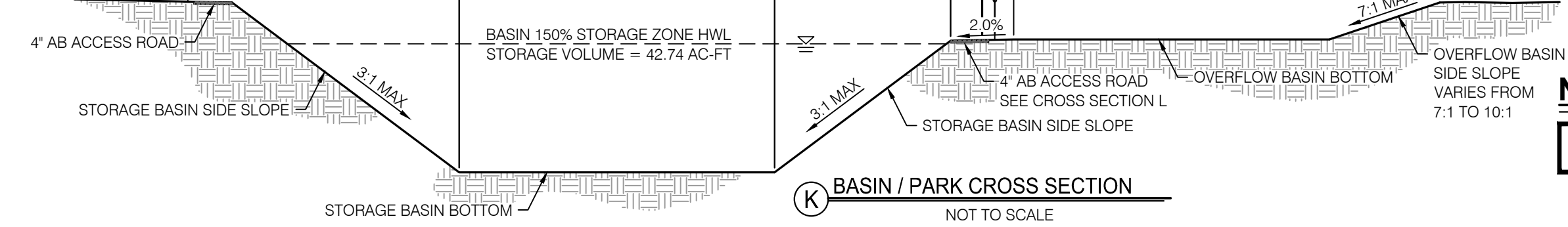
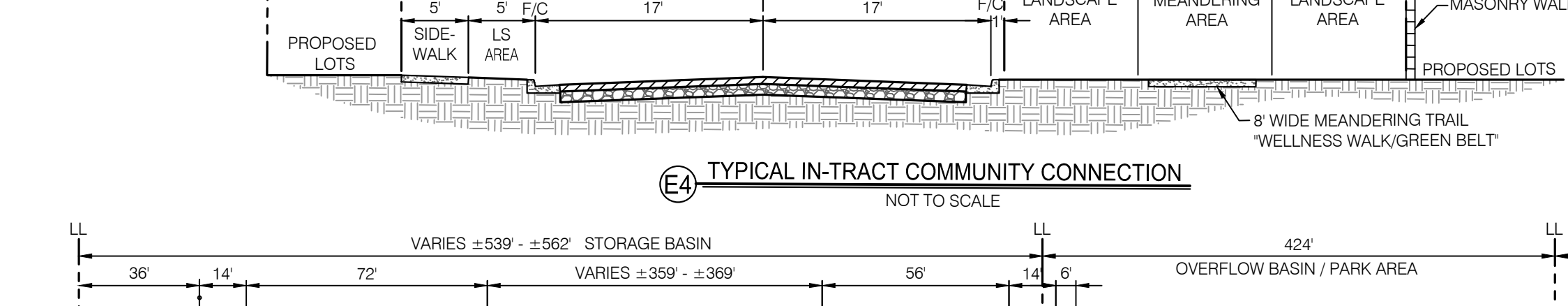
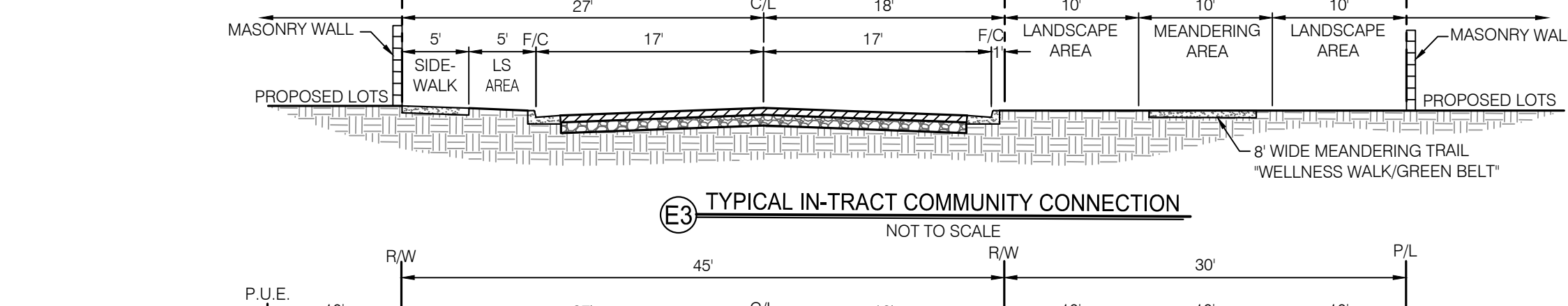
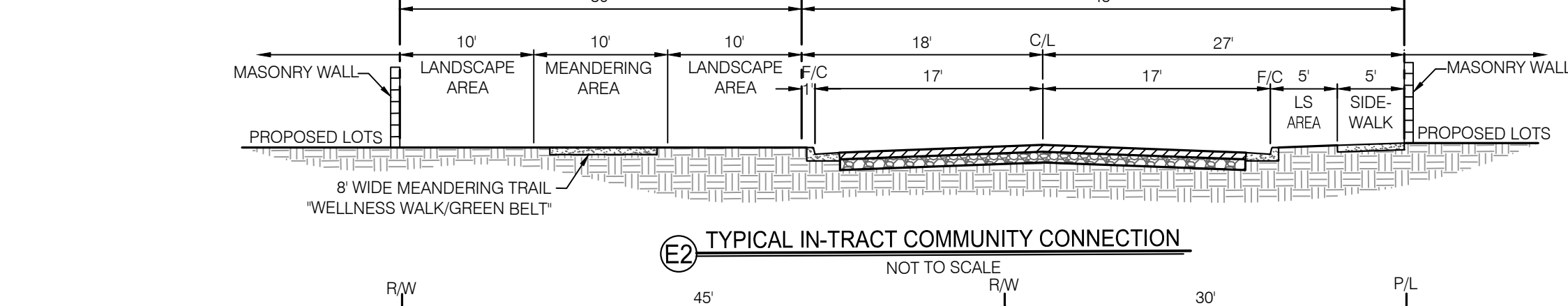
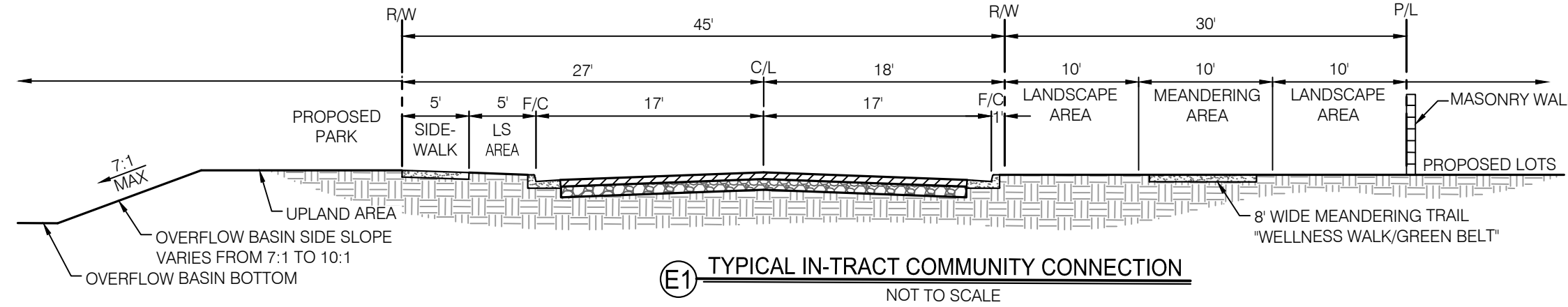
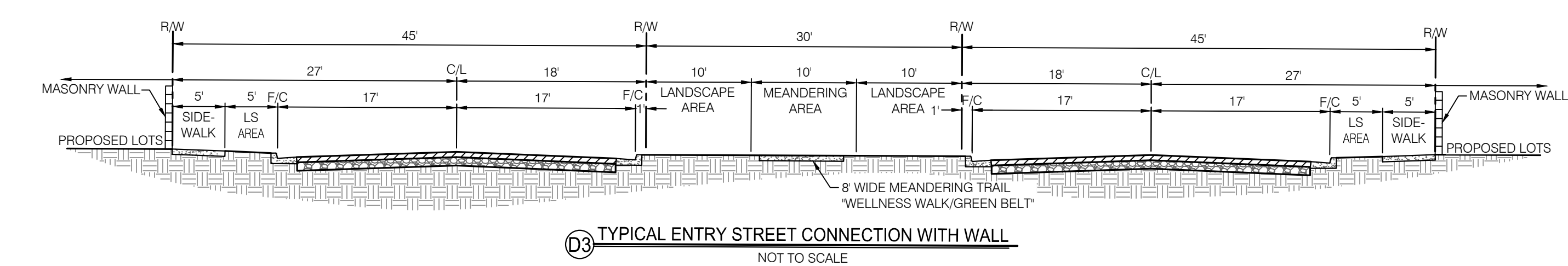
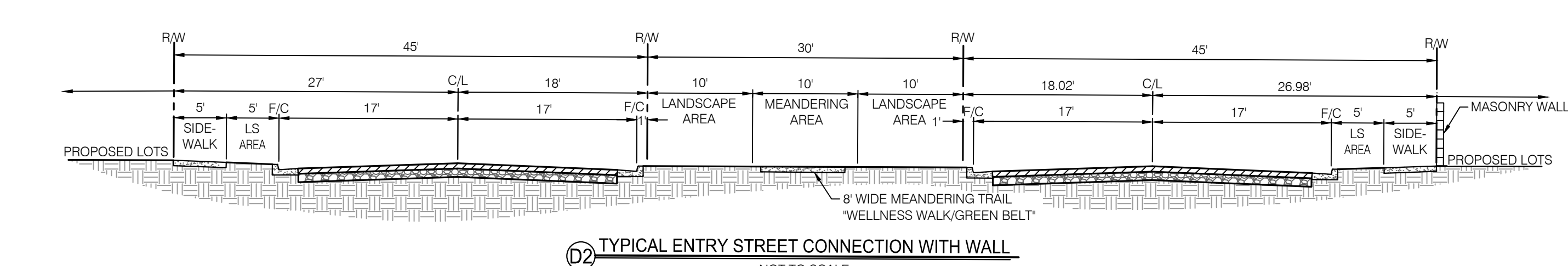
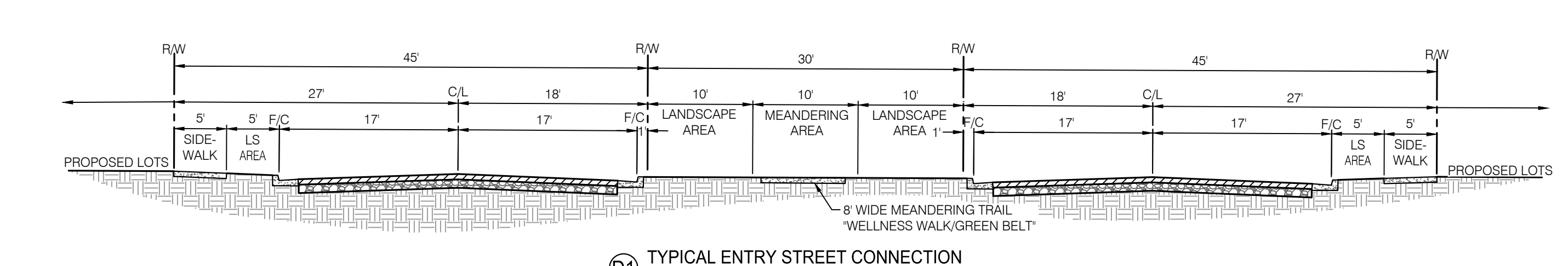
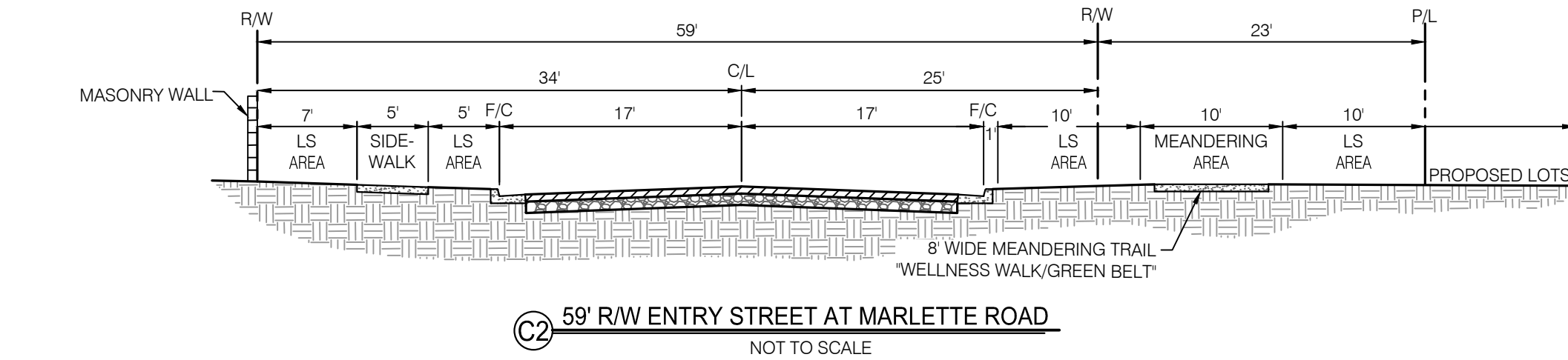
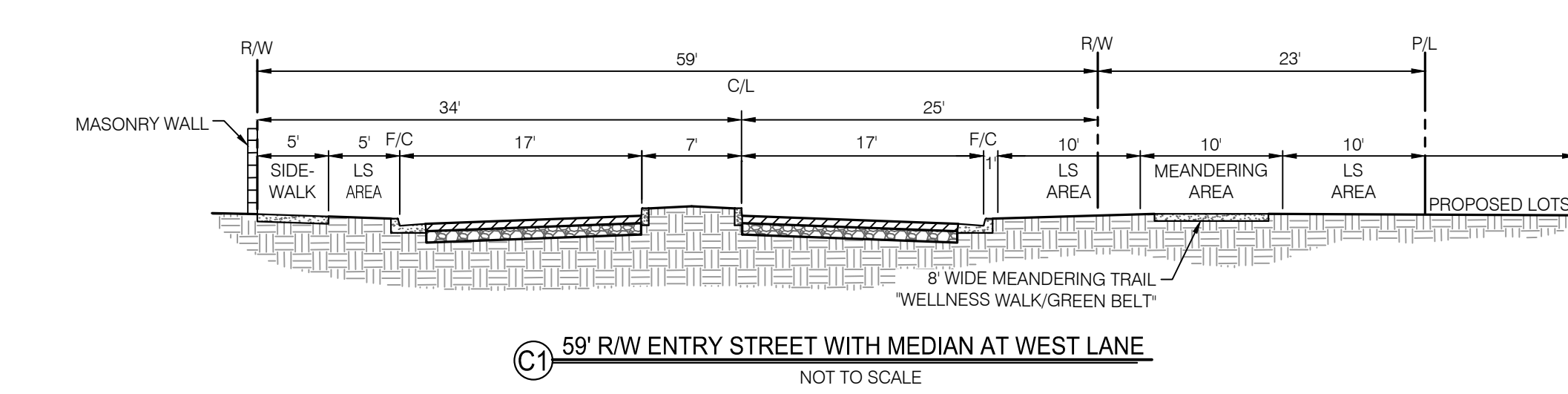
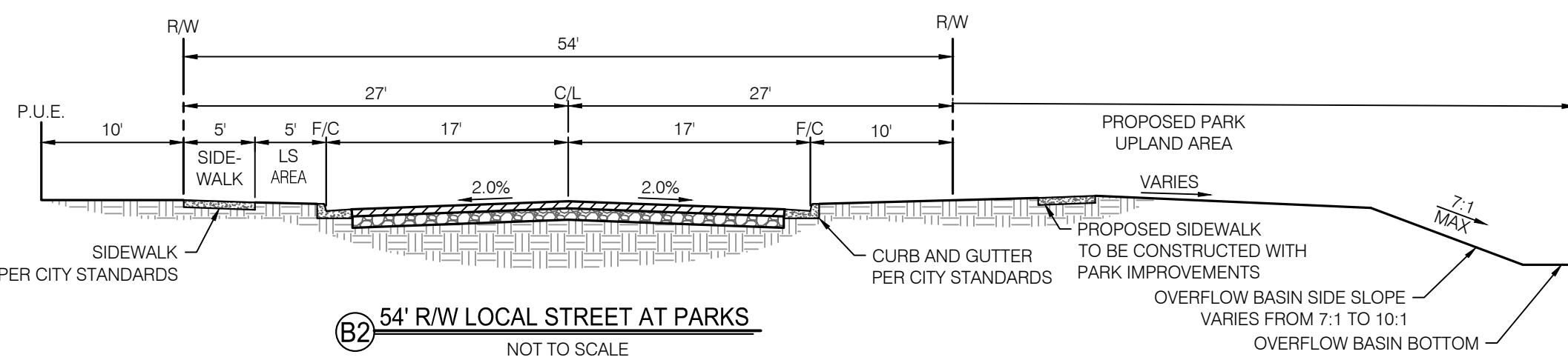
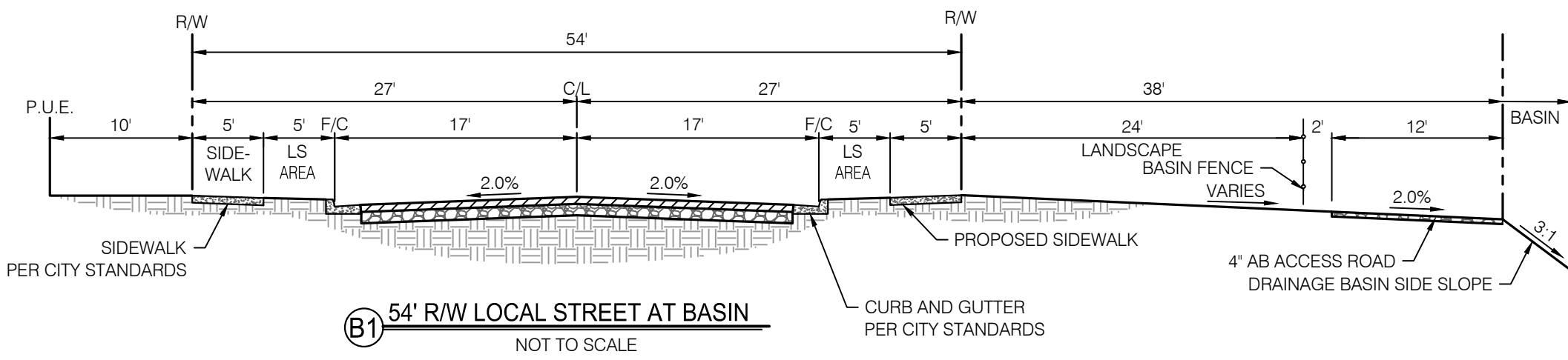
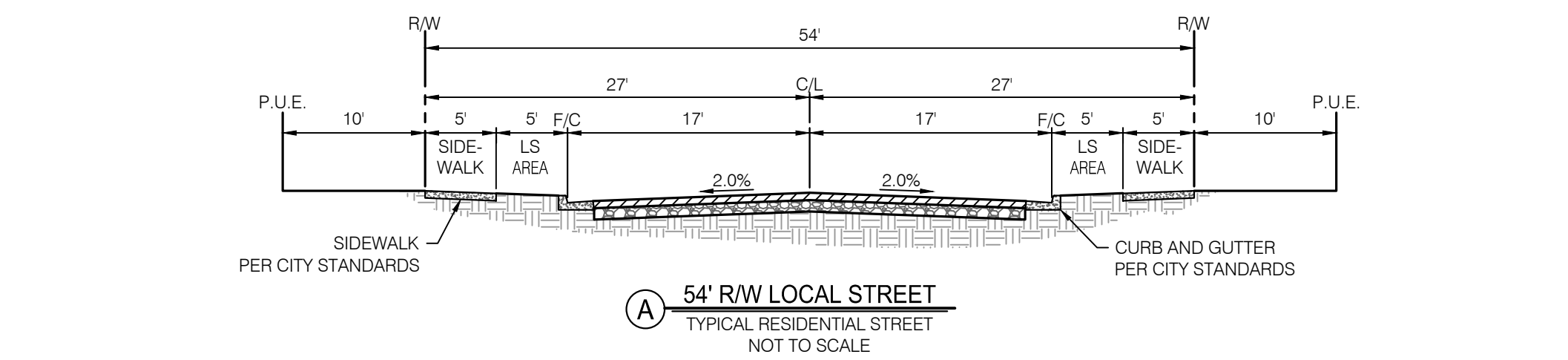
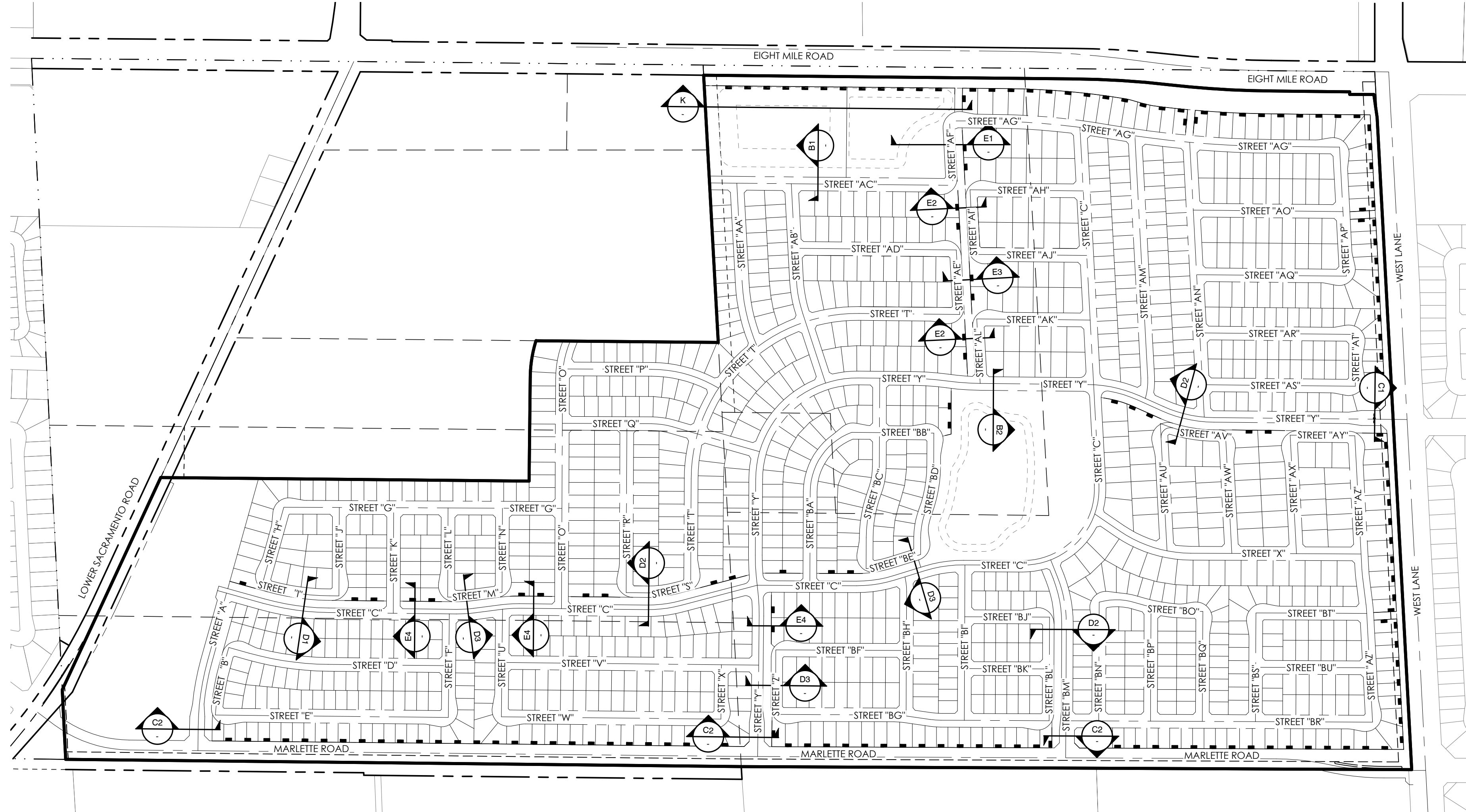
NO.	REVISIONS	DATE	APPROVED

TYPICAL CROSS-SECTIONS
LEBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PM/TA
CHKD:	BT/TPD
SHEET	NUMBER

TM1.2



NOTES

- ALL INTERIOR STREETS WITHOUT A CALL OUT ARE TO BE CROSS SECTION A.

[illegible]

**OFF-SITE GEOMETRIC PLAN
LOWER SACRAMENTO ROAD**

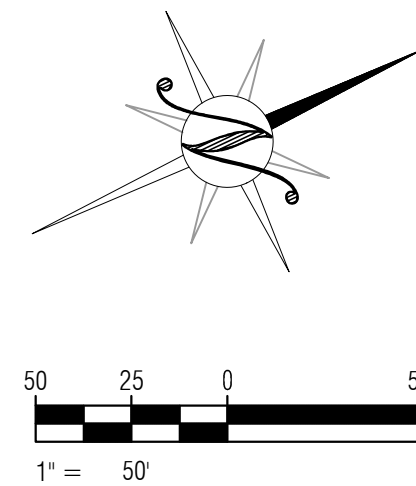
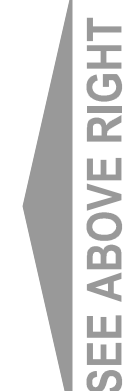
**LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON CALIFORNIA**

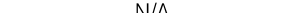
North Star
Engineering Group, Inc.
• CIVIL • ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

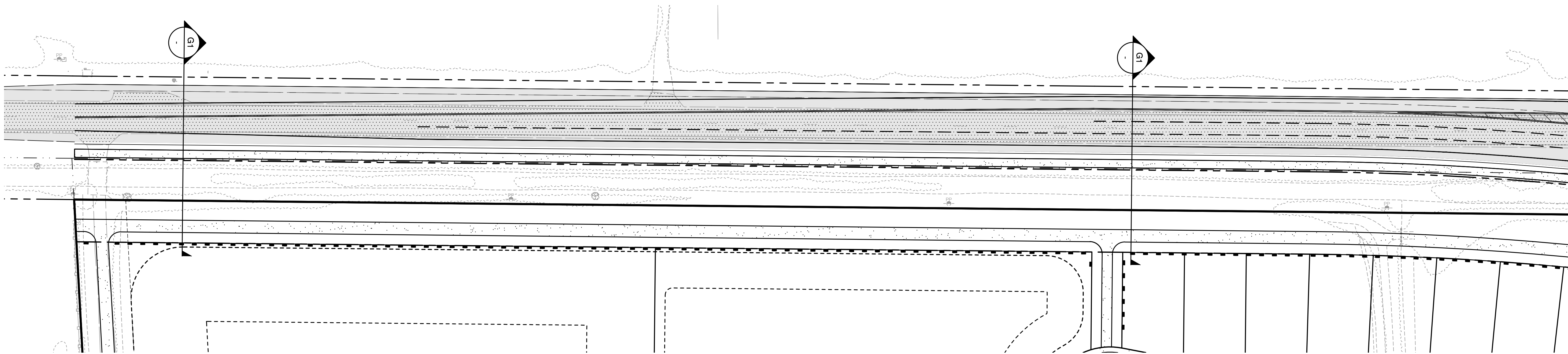
JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

SHEET
NUMBER

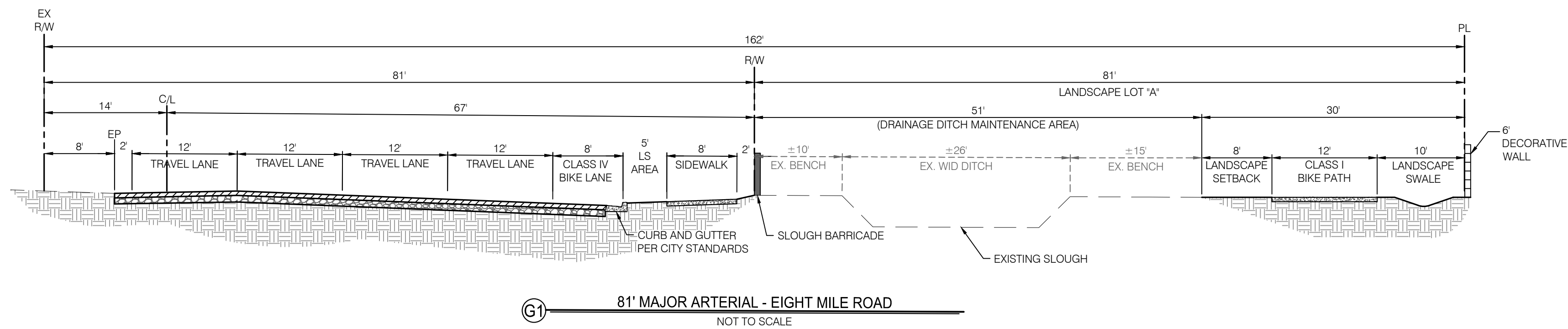
TM1.3



<u>LEGEND</u>	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		



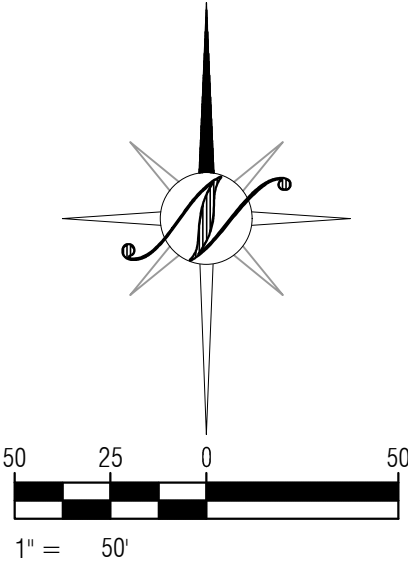
EIGHT MILE ROAD



81' MAJOR ARTERIAL - EIGHT MILE ROAD
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	N/A
LOT LINE	N/A	---
CURB, GUTTER, AND SIDEWALK	N/A	---
EDGE OF PAVEMENT	---	---



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

OFF-SITE GEOMETRIC PLAN
EIGHT MILE ROAD
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

Northstar
Engineering Group, Inc.
CIVIL ENGINEERING • SURVEYING • PLANNING
620 12th Street
Stockton, CA 95210
(209) 324-3525 Phone (209) 324-3526 Fax

JOB #: 21-2911
DATE: 05/12/2025
SCALE: AS SHOWN
DRAWN: EP/PMH/TA
DESIGN: BT/TPD
CHKD: BT/TPD

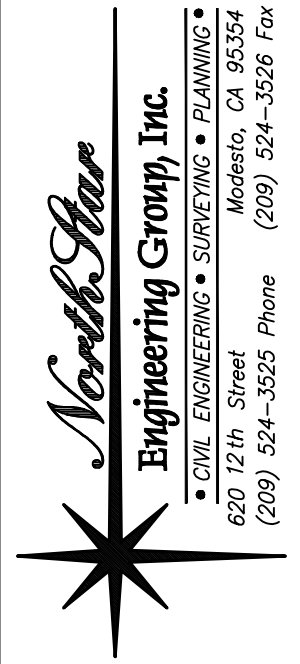
SHEET
NUMBER

TM1.4



NO.	REVISIONS	DATE	APPROVED

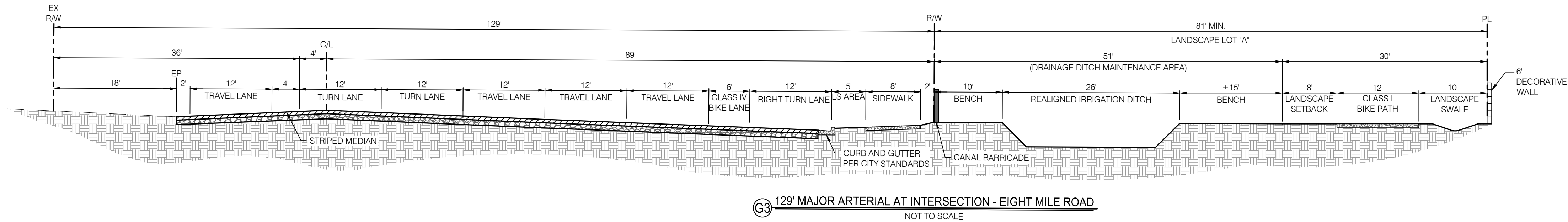
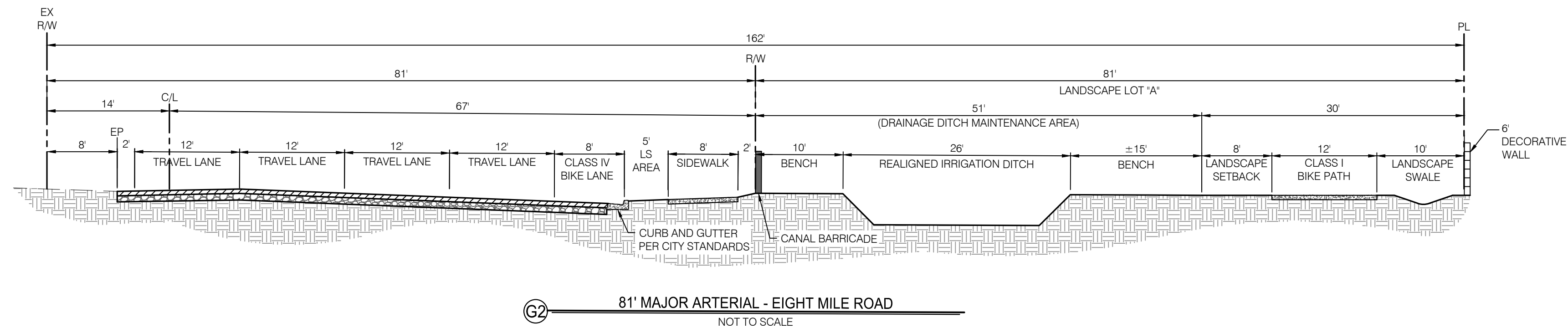
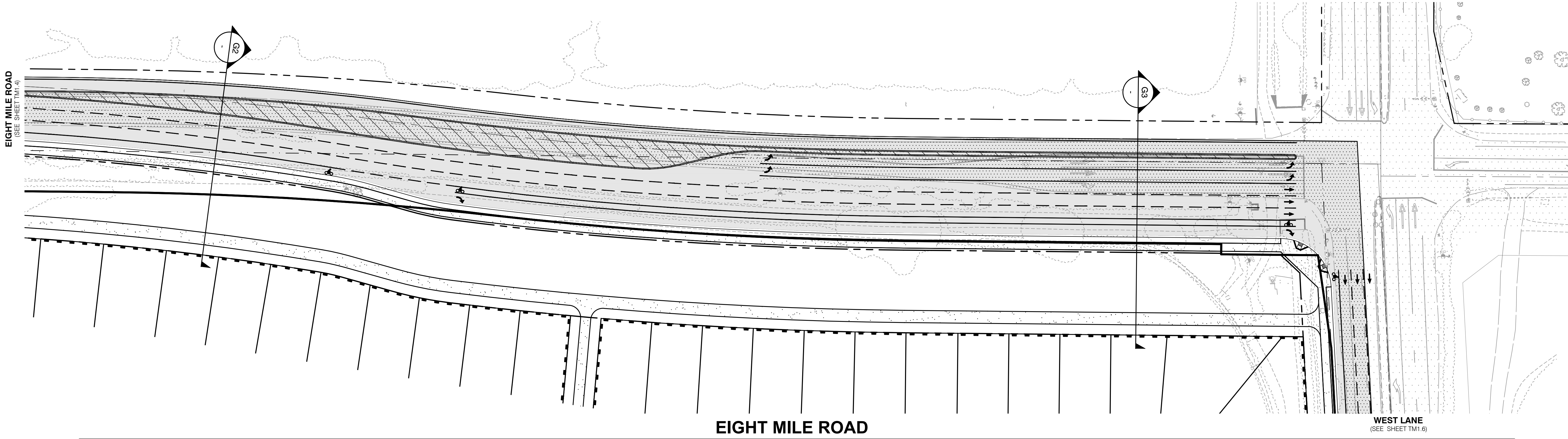
OFF-SITE GEOMETRIC PLAN
EIGHT MILE ROAD
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

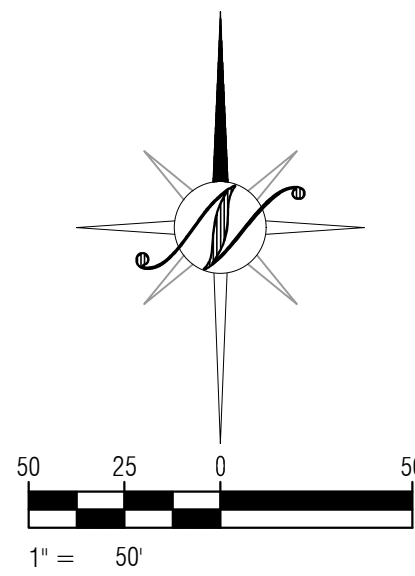
SHEET
NUMBER

TM1.5



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
LOT LINE	N/A	---
CURB, GUTTER, AND SIDEWALK	N/A	---
EDGE OF PAVEMENT	---	---



[illegible]

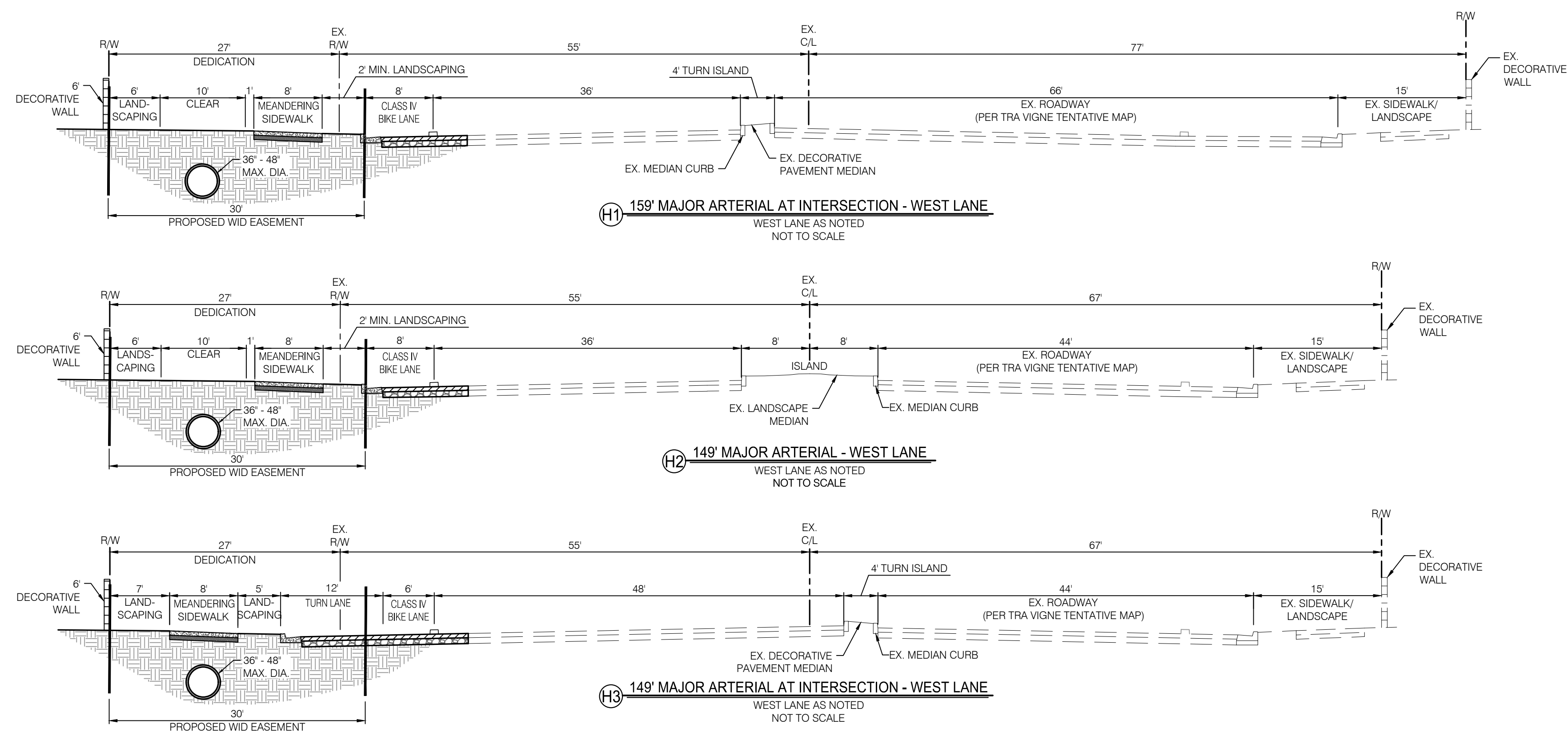
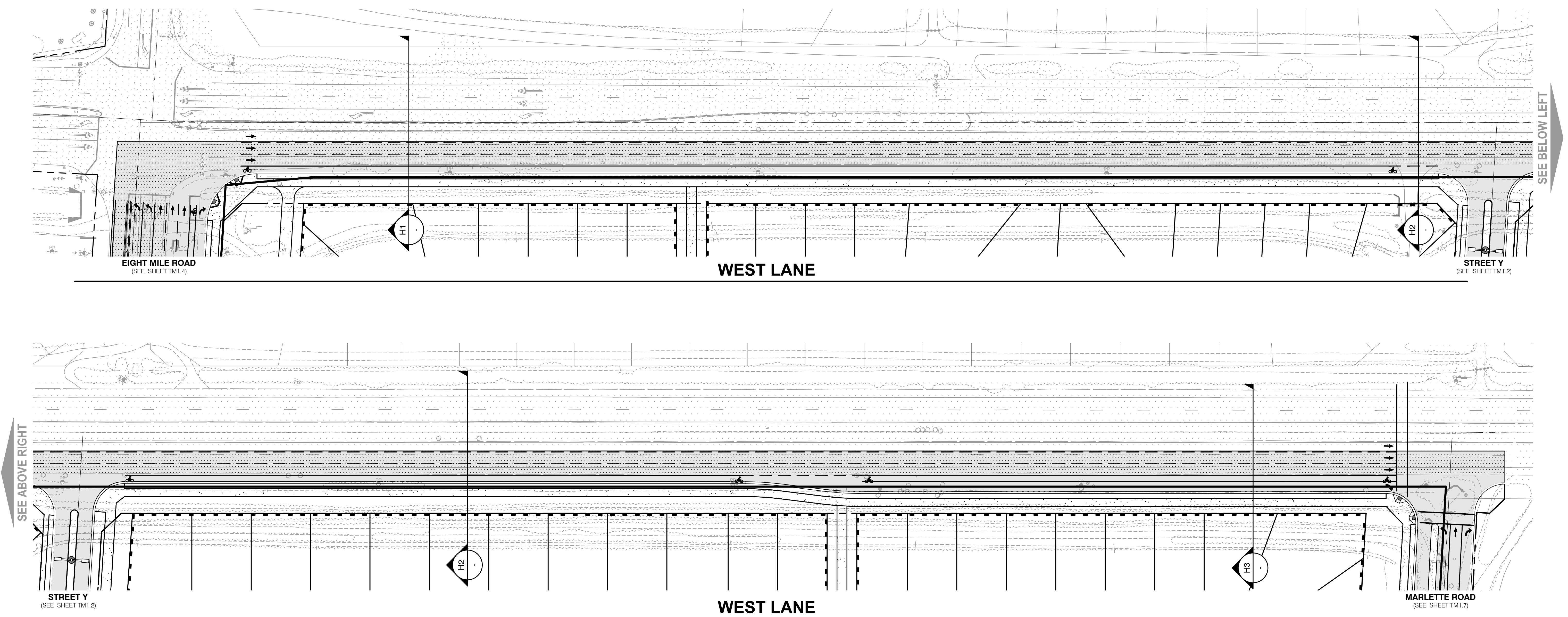
STOCKTON
VESTING
TENTATIVE SUBDIVISION MAP
LeBARON RANCH SUBDIVISION
WEST LANE
OFF-SITE GEOMETRIC PLAN

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

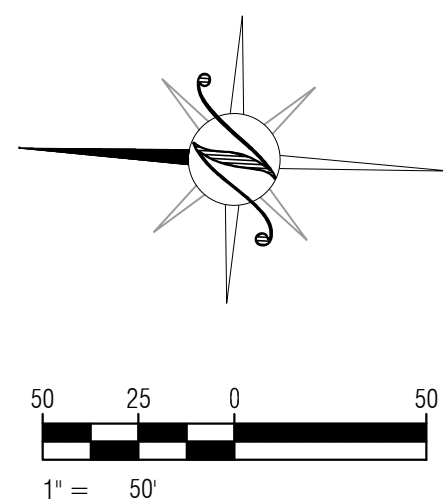
JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

SHEET
NUMBER

TM1.6



	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		





REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		

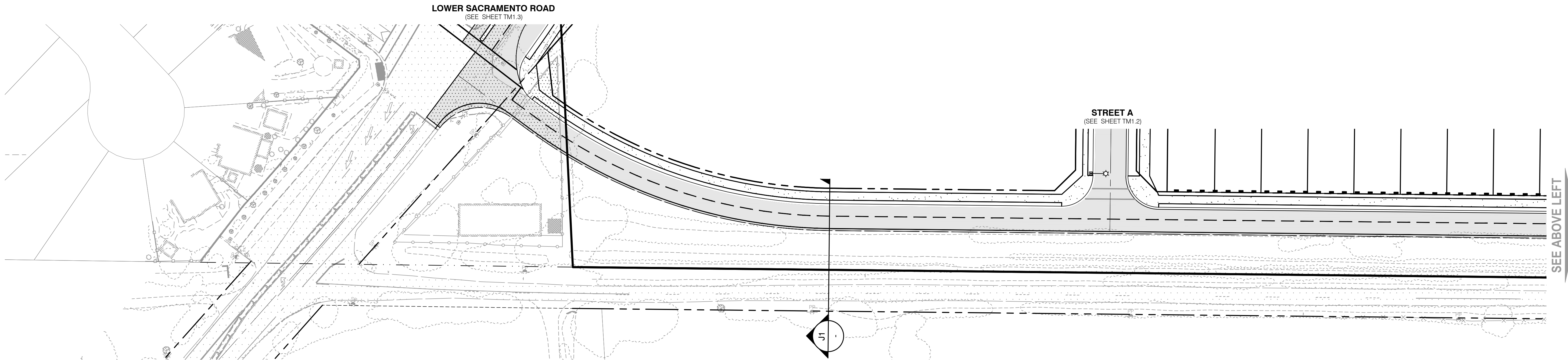
OFF-SITE GEOMETRIC PLAN
MARLETTE ROAD
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



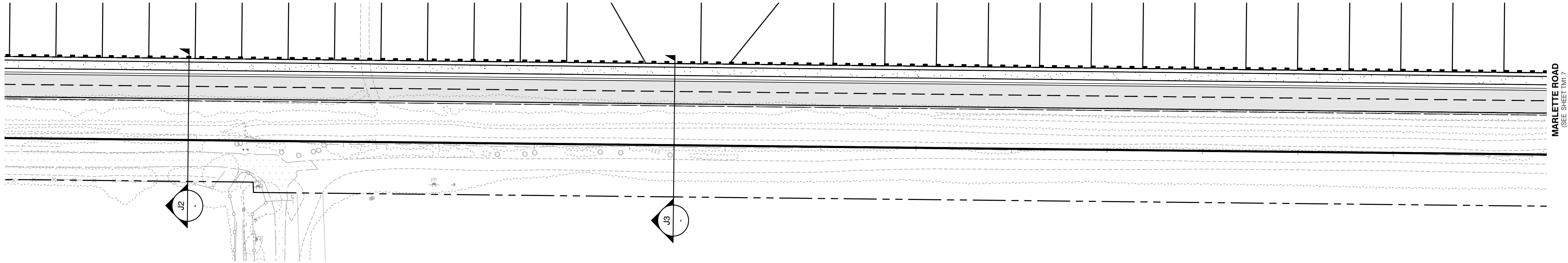
JOB #:	127-2817-001
DATE:	05/12/2025
SCALE:	
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

SHEET
NUMBER

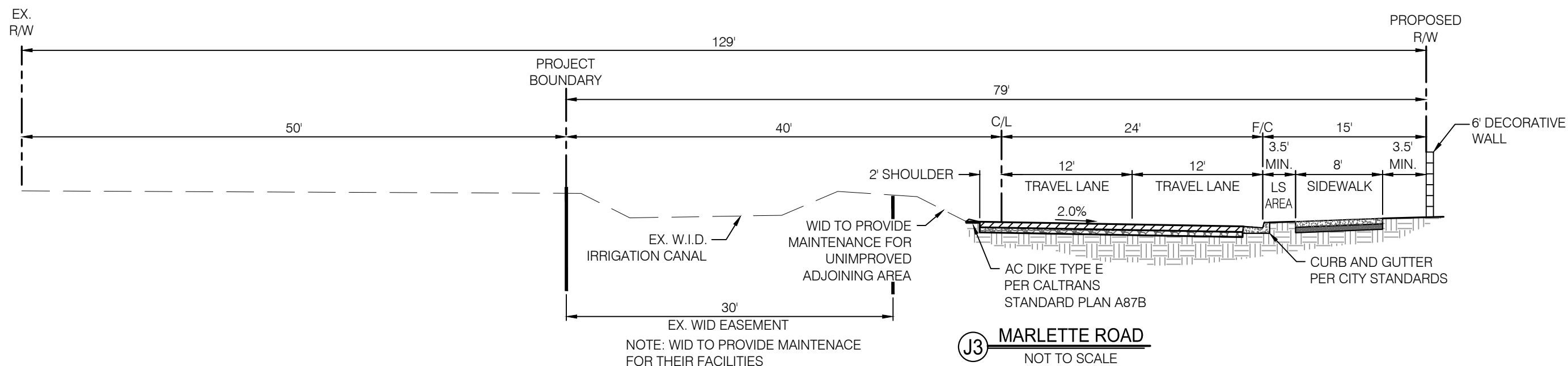
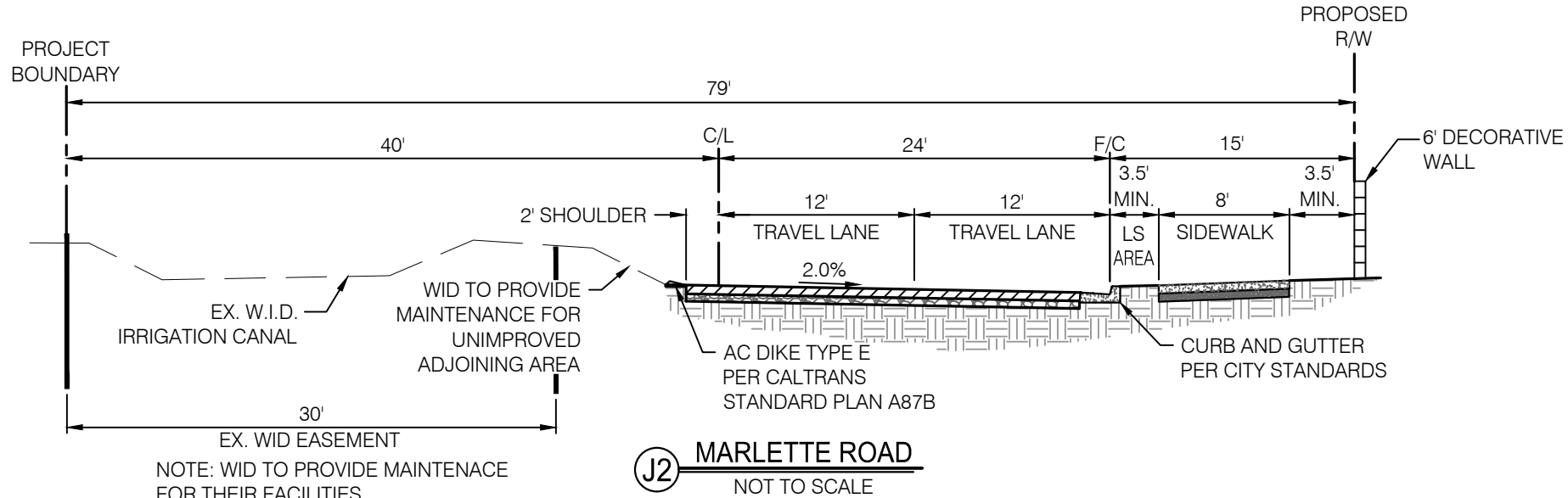
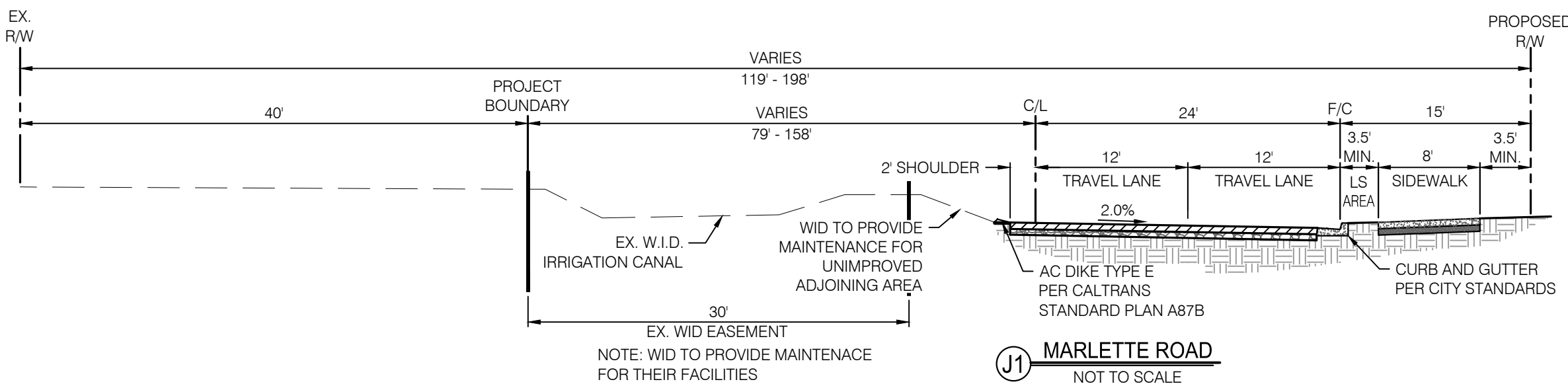
TM1.7



MARLETTE ROAD

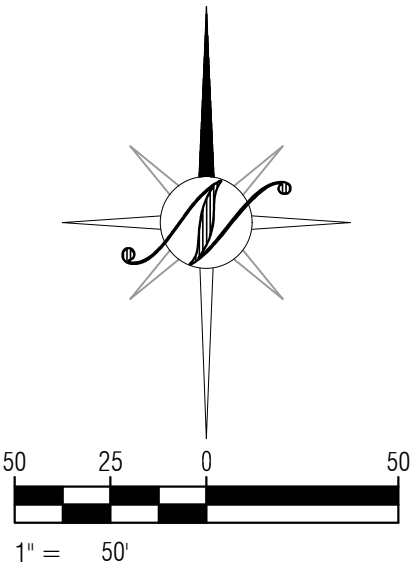


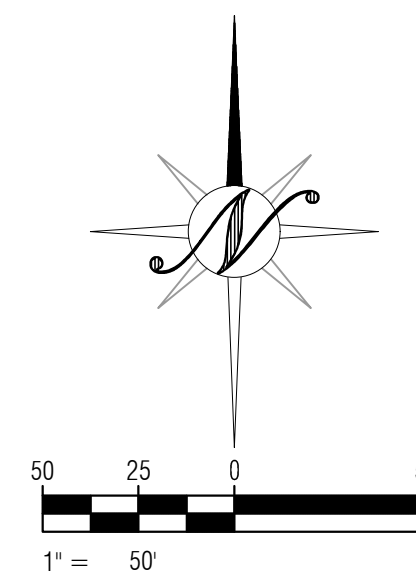
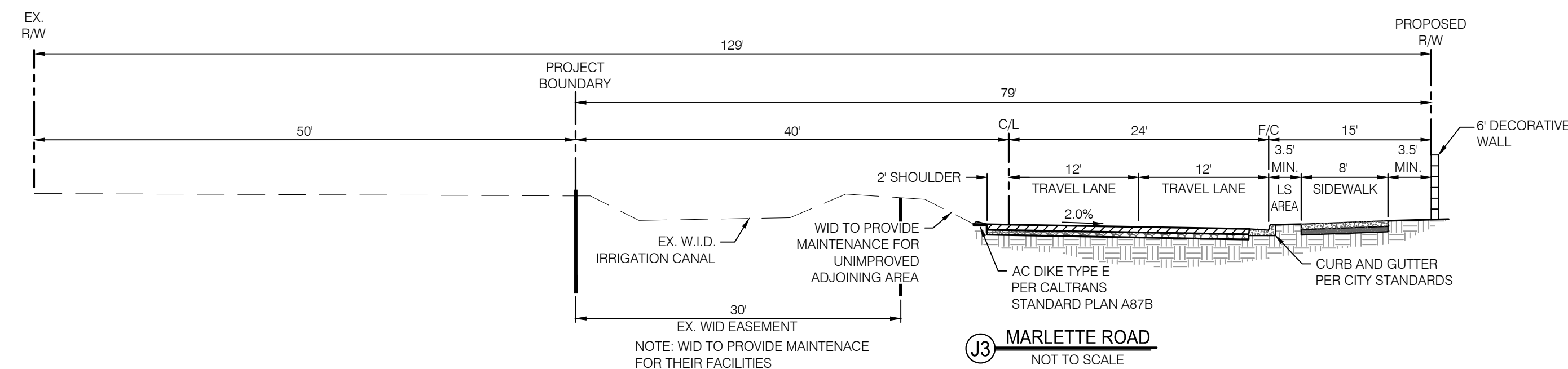
MARLETTE ROAD



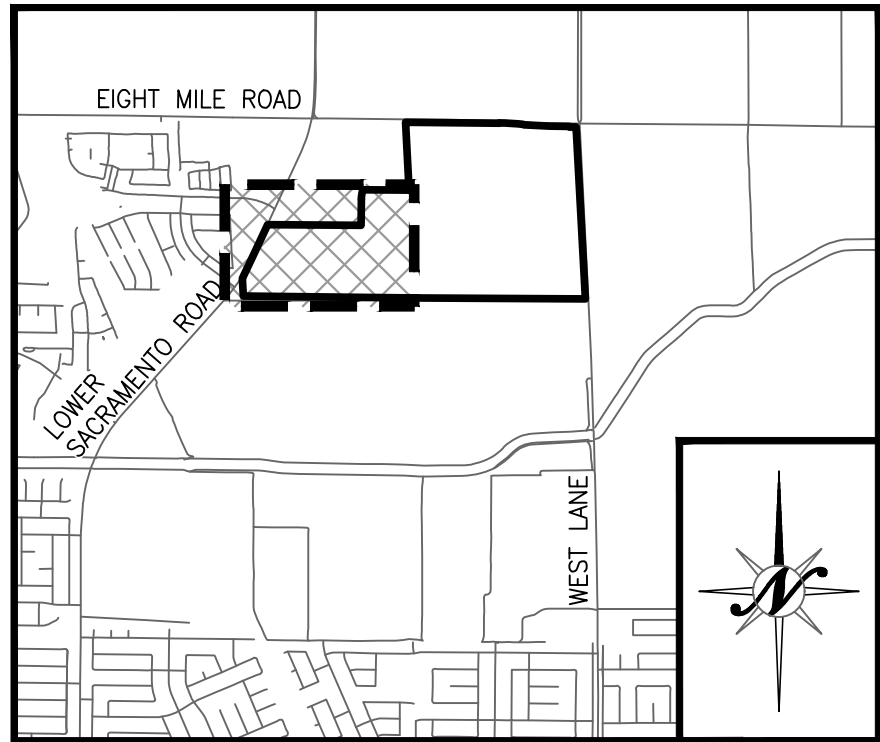
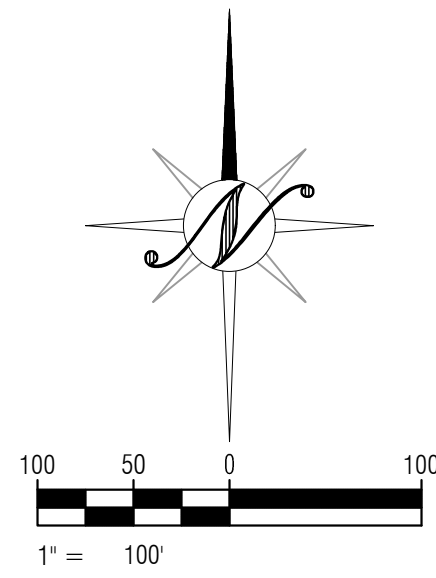
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
LOT LINE	N/A	N/A
CURB, GUTTER, AND SIDEWALK	N/A	---
EDGE OF PAVEMENT	---	---





	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	  
EDGE OF PAVEMENT		

[illegible]

TOPOGRAPHIC SURVEY

VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA
LEBARRON RANCH SUBDIVISION



B #:	21-2911
TE:	05/12/2025
ALE:	AS SHOWN
AWN:	EP/PMH/TA
SIGN:	BT/TPD
K'D:	BT/TPD

SHEET
NUMBER

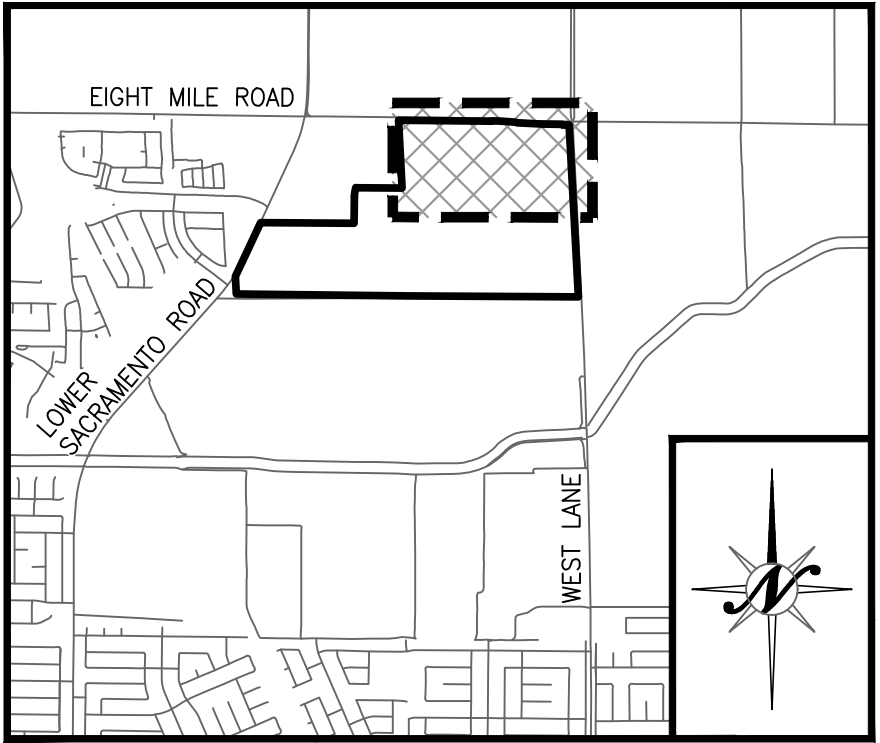
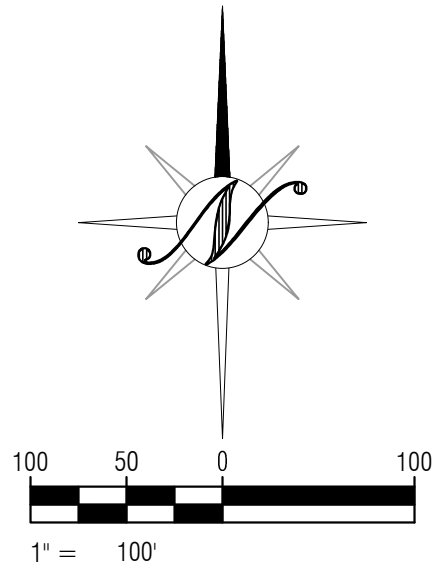
ГМ2.1

PLATTEN, ALABAMA 35110 © 2025 BY NORTHSTAR ENGINEERING GROUP, INC.
DRAWING: 25-001 (LeBaron Ranch) Planning/Map/2025 TM2.2.dwg



SEE SHEET TM2.1

SEE SHEET TM2.3



REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		

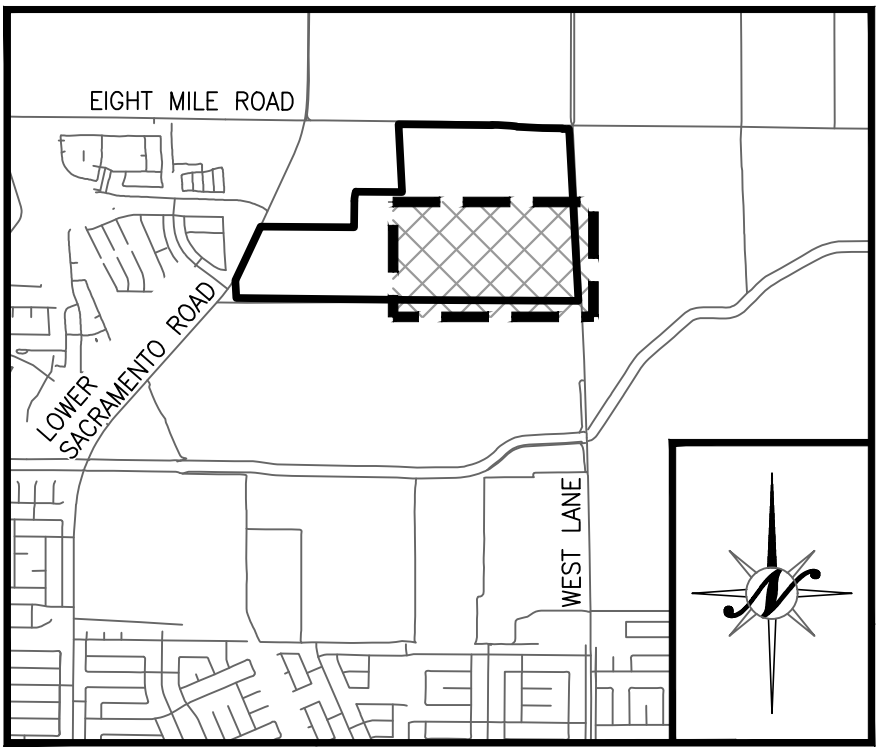
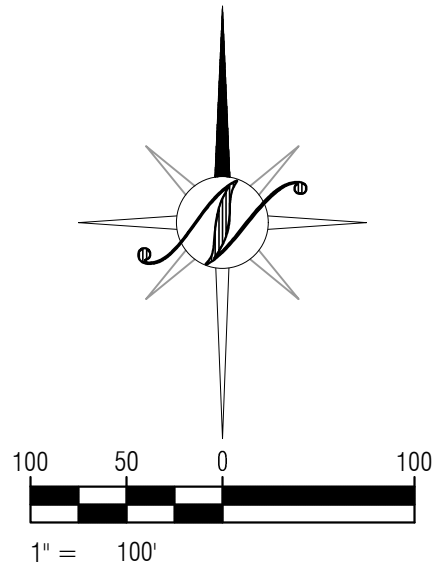
TOPOGRAPHIC SURVEY
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

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

JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

SHEET
NUMBER

TM2.2

[illegible]

**LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA**



IB #:	21-2911
ATE:	05/12/2025
CALE:	AS SHOWN
RAWN:	EP/PMH/TA
ESIGN:	BT/TPD
HKD:	BT/TPD

SHEET
NUMBER

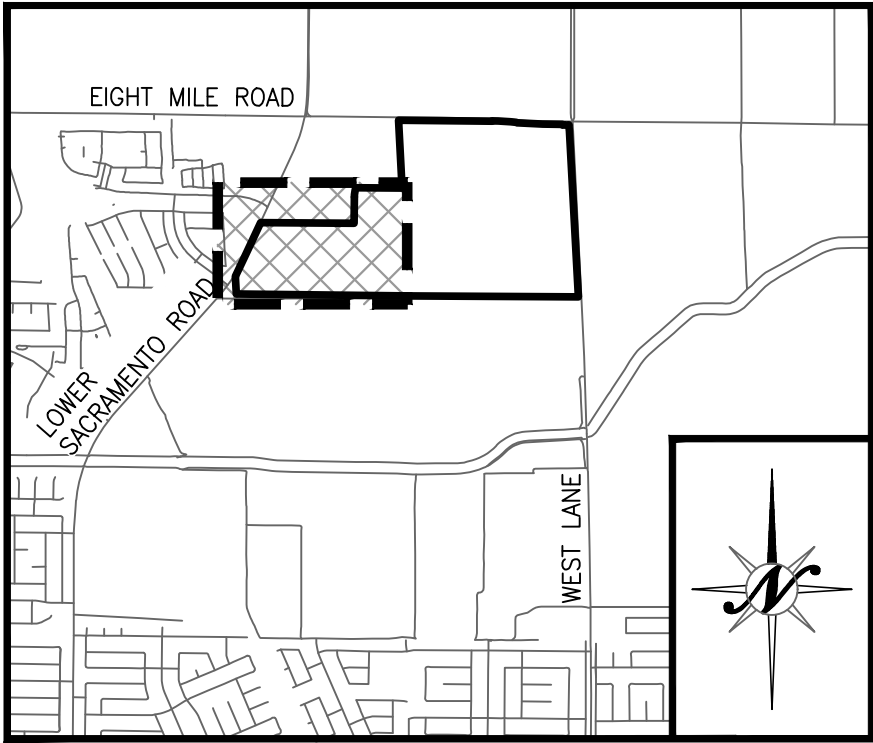
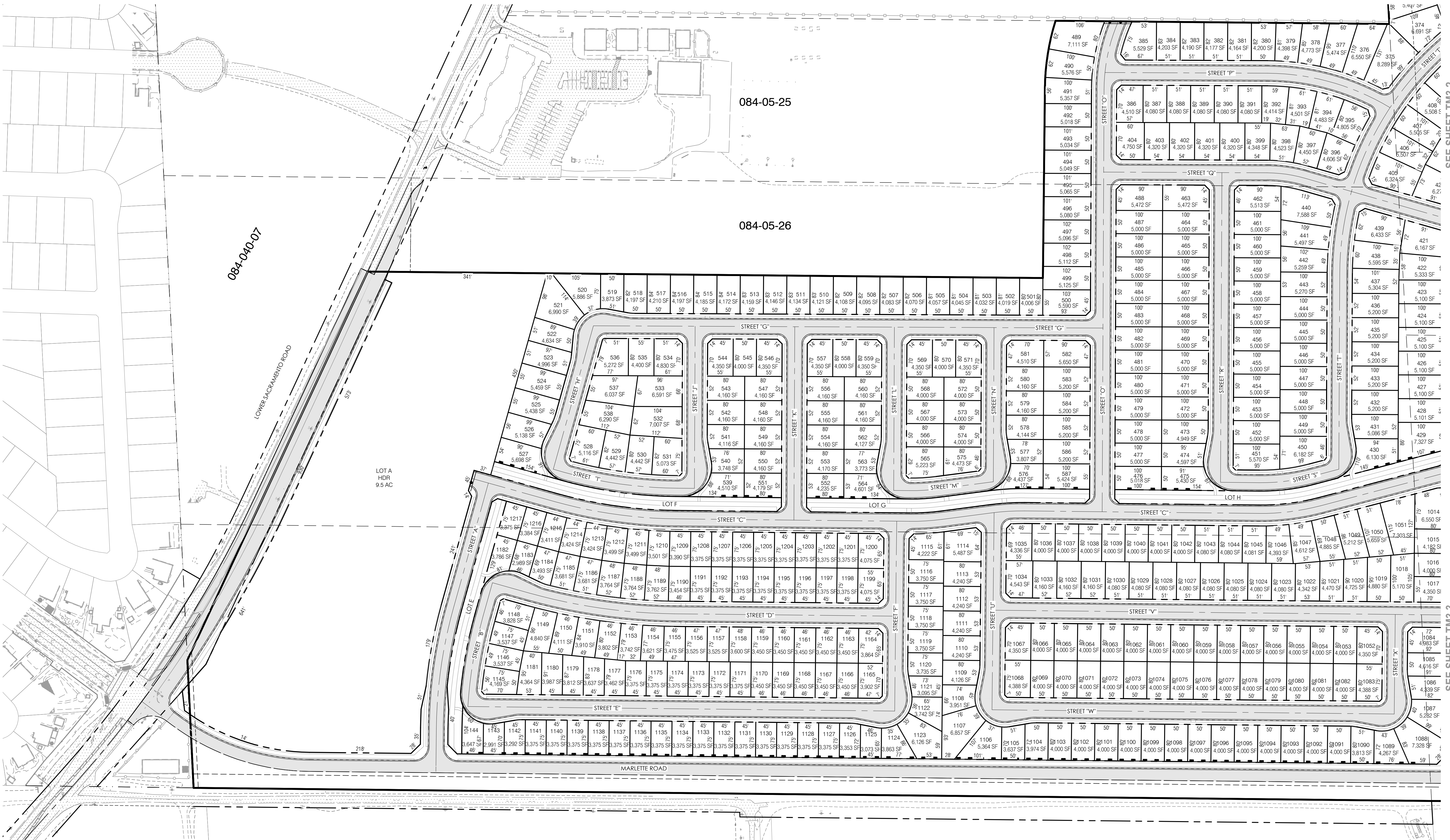
GM2.3

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		
PHASE LINE	N/A	

HATCH LEGEND

	PROPOSED ASPHALT
	EXISTING PAVEMENT



SEE SHEET TM3.2

SEE SHEET TM3.3

DIMENSION PLAN

LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
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 #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

SHEET
NUMBER

TM3.1

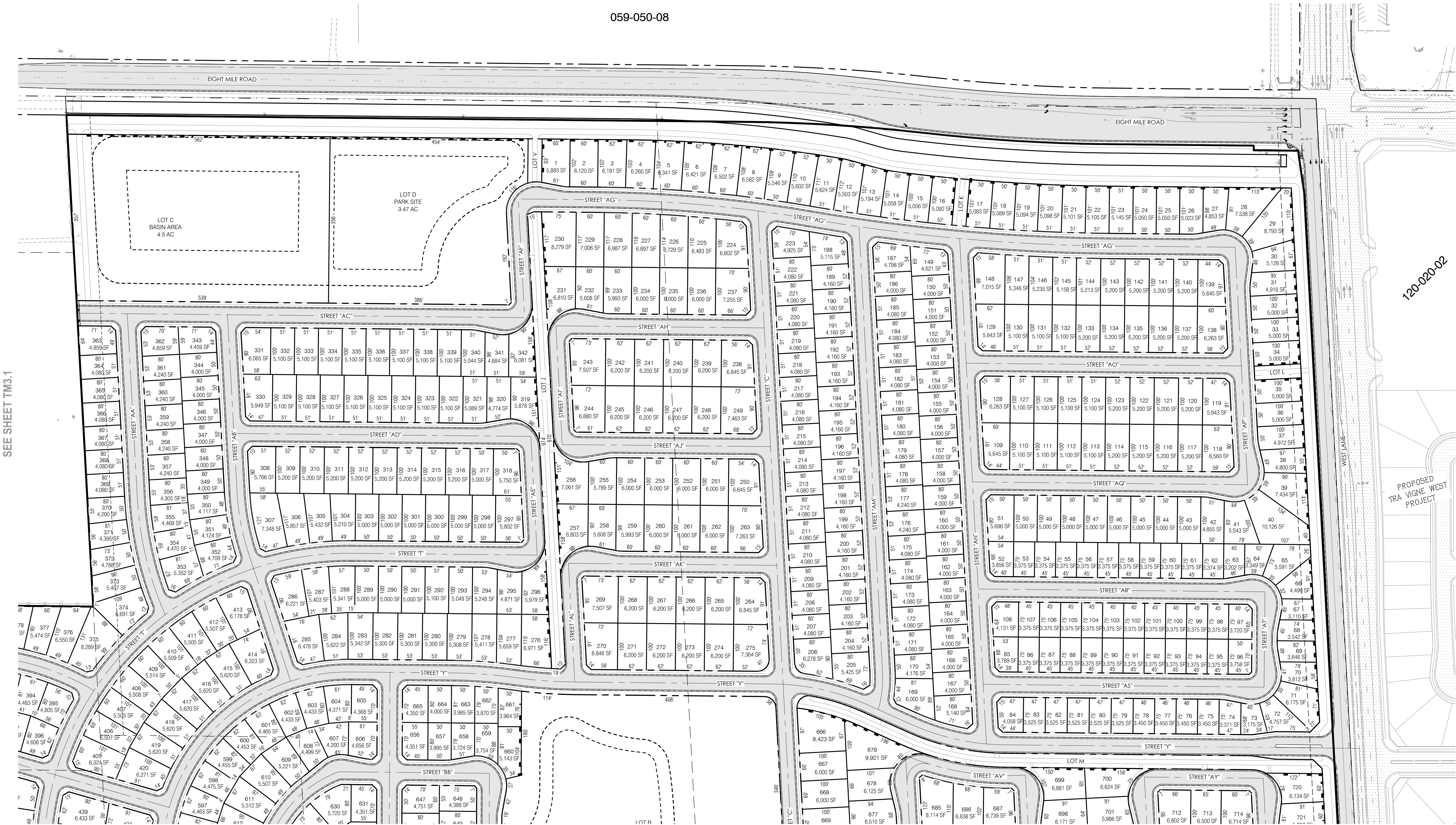
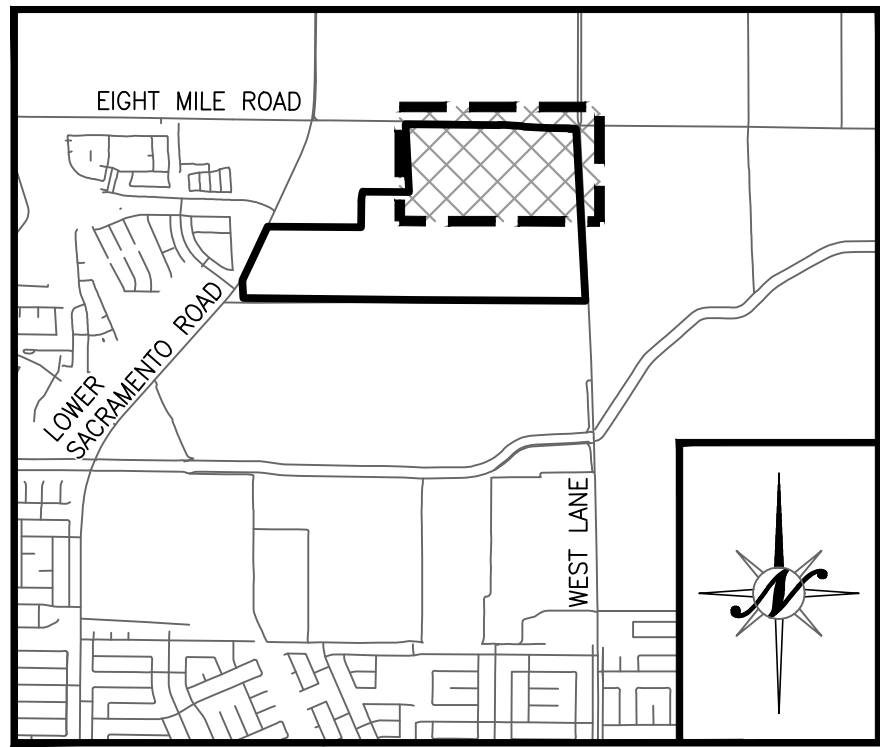
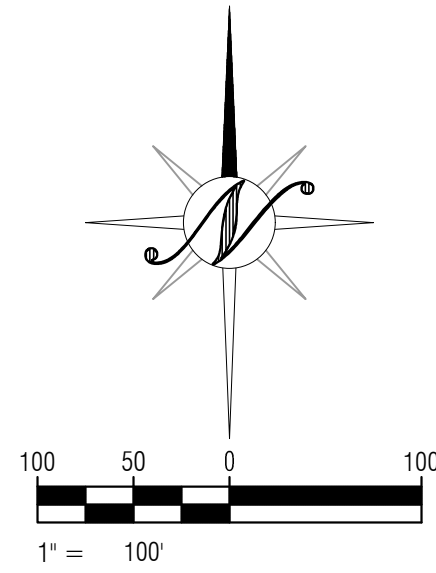
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		
PHASE LINE	N/A	

HATCH LEGEND

	PROPOSED ASPHALT
	EXISTING PAVEMENT

059-050-08



SEE SHEET TM3.3



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

DIMENSION PLAN
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHECK:	BT/TPD

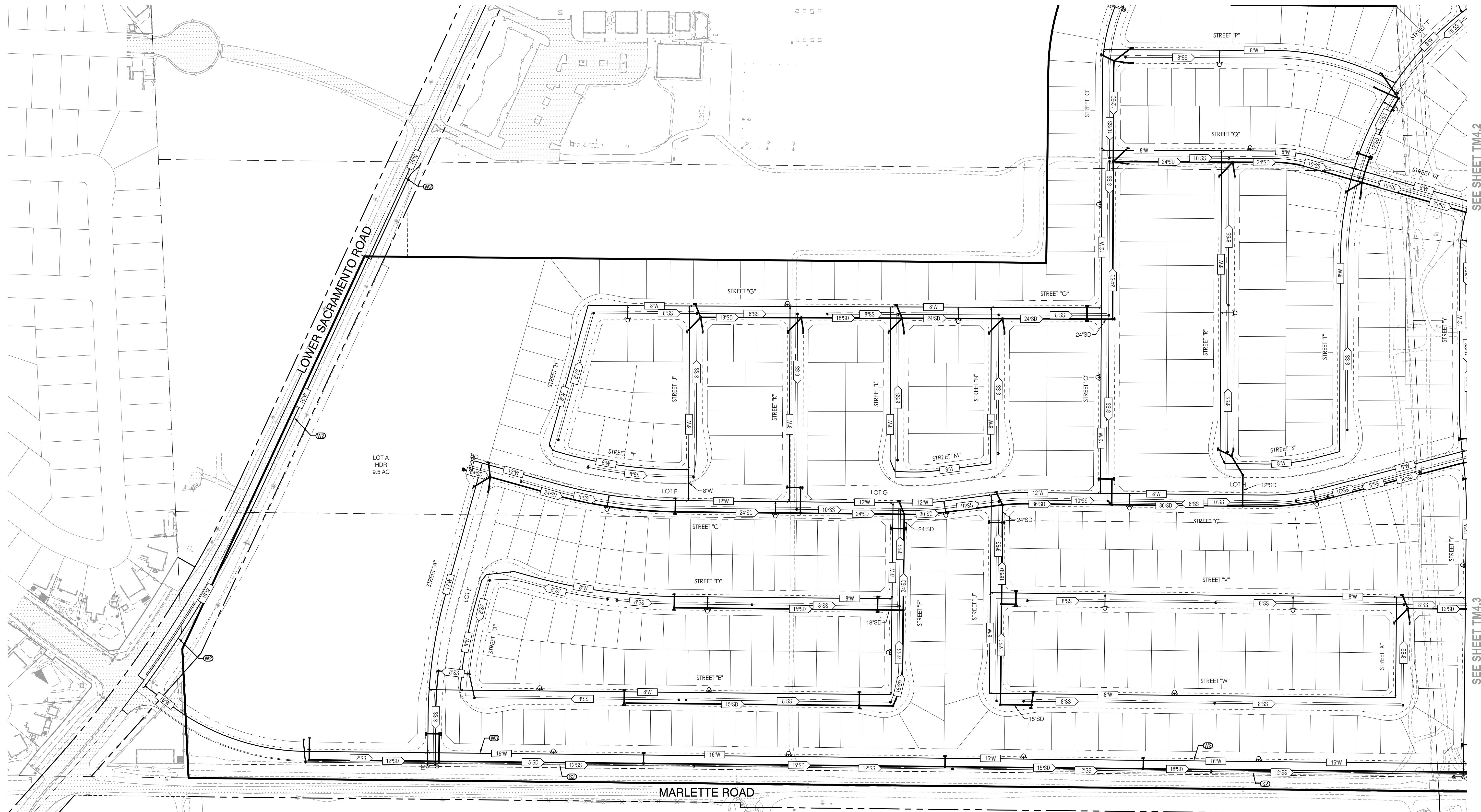
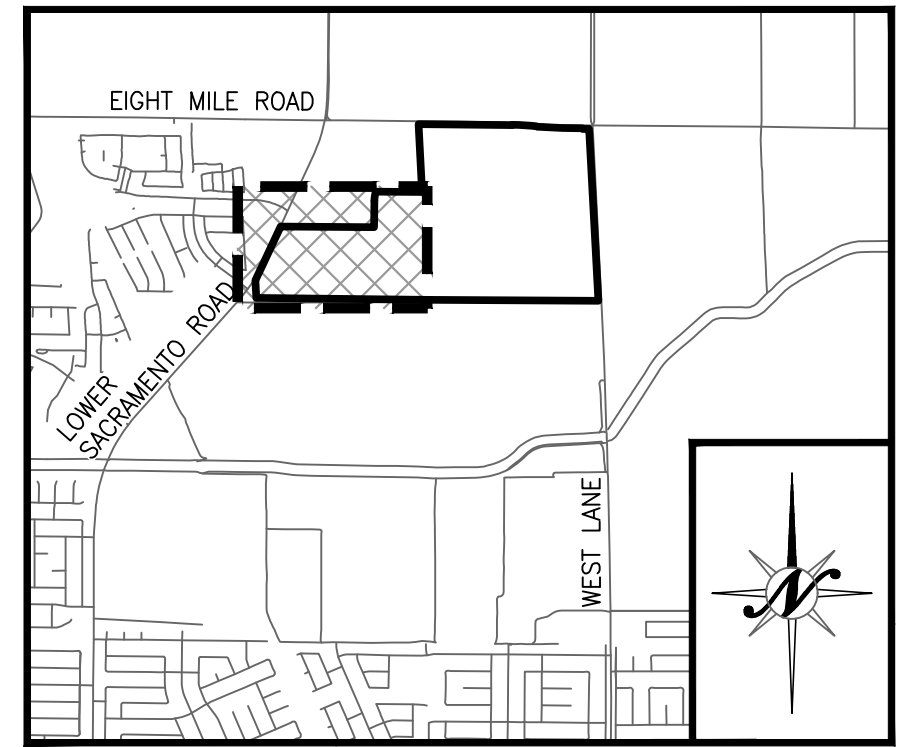
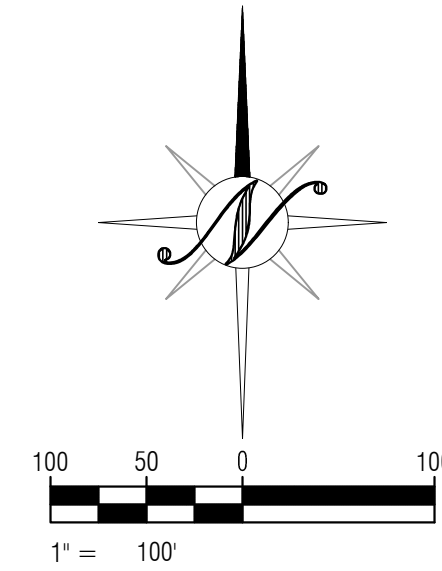
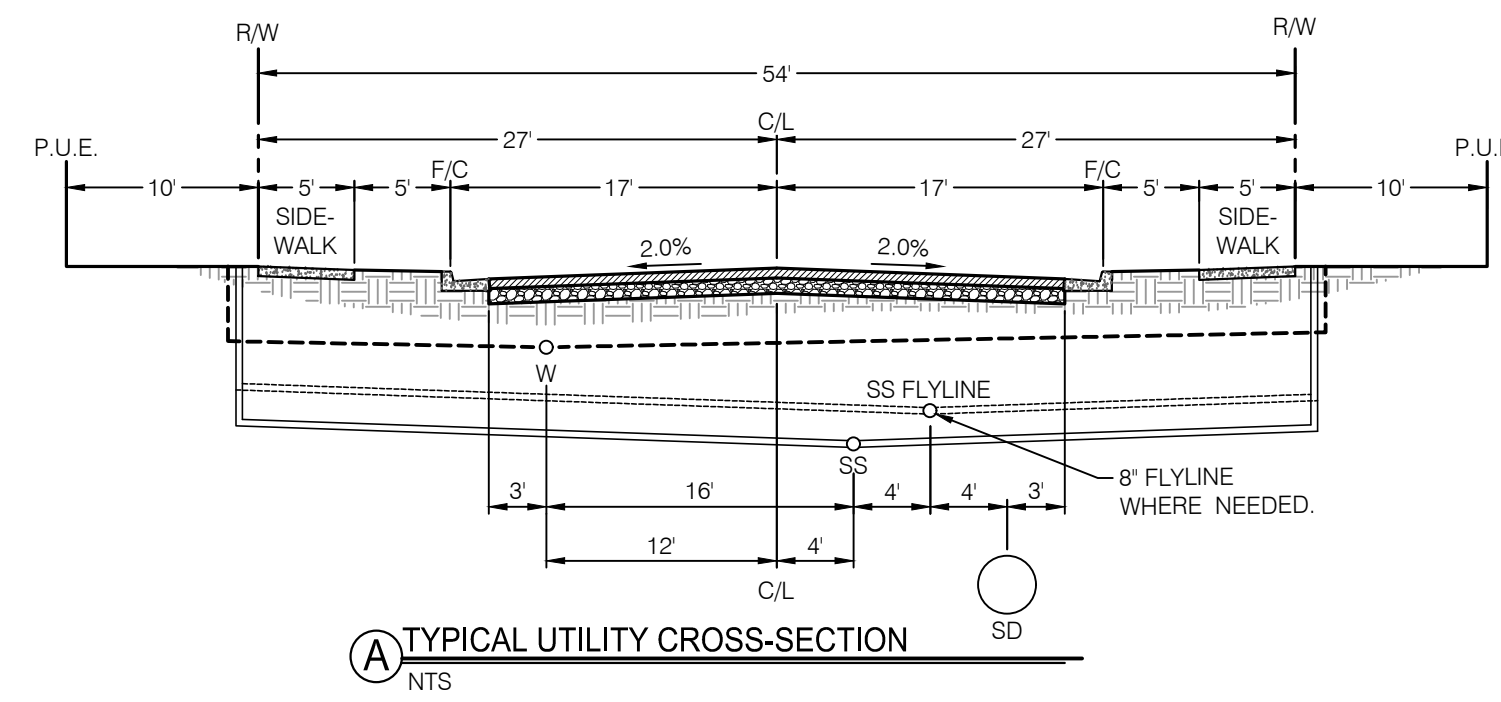
SHEET	NUMBER
-------	--------

TM3.2

(S1) THE SEWER TRUNK MAIN IN WEST LANE IS CONDITIONED TO BE CONSTRUCTED BY THE TRAVIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.

(S2) PROPOSED SEWER TRUNK MAIN IN MARLETTE ROAD IS BASED ON PRELIMINARY SEWER DESIGN CALCULATIONS. FINAL LOCATION AND SIZE FOR THE SEWER TRUNK MAIN TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

DIS THE PROJECT STORM DRAINAGE DESIGN IS PROPOSING TO INSTALL A STAND-ALONE STORM DRAINAGE BASIN TO SERVE THE PROJECT SITE ONLY. STORMWATER WILL BE PUMPED FROM THE BASIN TO THE EXISTING CITY OF STOCKTON STORM DRAINAGE SYSTEM. THE STORMWATER PUMPING WILL OCCUR OFF-PEAK SO AS NOT TO IMPACT THE CAPACITY OF DOWNSTREAM FACILITIES. THE PROPOSED BASIN HAS BEEN SIZED TO ACCOMMODATE 200% OF THE DESIGN STORMWATER RUNOFF TO ACCOUNT FOR THE METEORED OUTFALL. THE FINAL LOCATION AND SIZE FOR THE STORM DRAINAGE FACILITIES TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.



SEE SHEET TM4.2

SEE SHEET TM4.3

[illegible]

UTILITY PLAN

LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



B #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

SHEET
NUMBER

TM4.1

WATER NOTES

(W1) THE WATER TRUNK MAINS IN WEST LANE AND EIGHT-MILE ROAD ARE CONDITIONED TO BE CONSTRUCTED BY THE TRA VIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.

(W2) THE WATER TRUNK MAIN IN LOWER SACRAMENTO ROAD PER THE CITY OF STOCKTON WATER MASTER PLAN UPDATE (2021)

(W3) PROPOSED WATER TRUNK MAINS ALONG MARLETTE ROAD AND WITHIN THE PROJECT LIMITS ARE BASED ON THE CITY OF STOCKTON WATER MASTER PLAN UPDATE (2021). FINAL LOCATIONS AND SIZES FOR WATER TRUNK MAINS TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

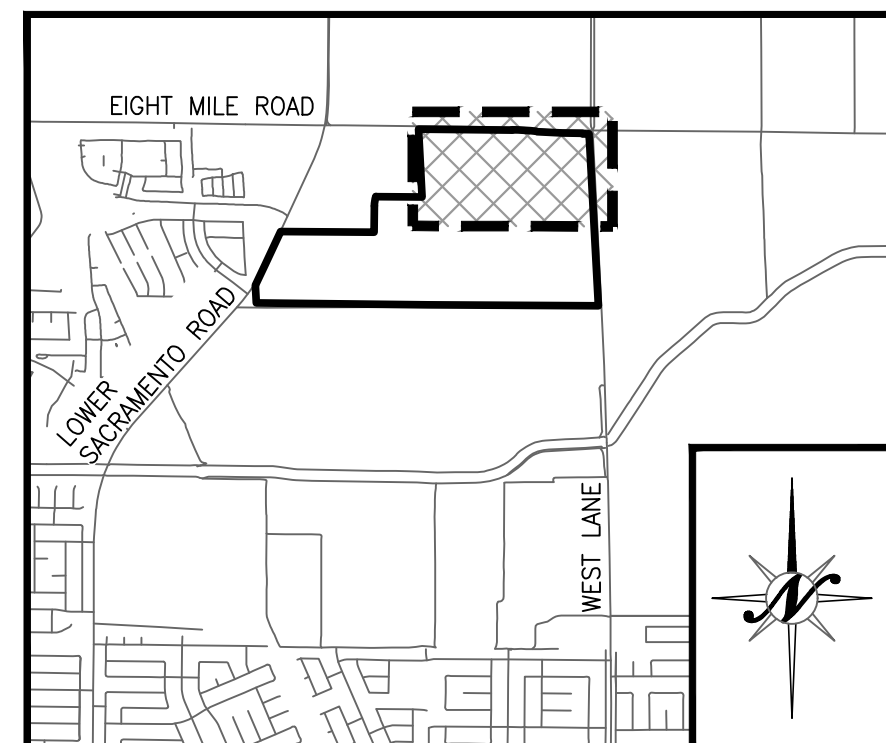
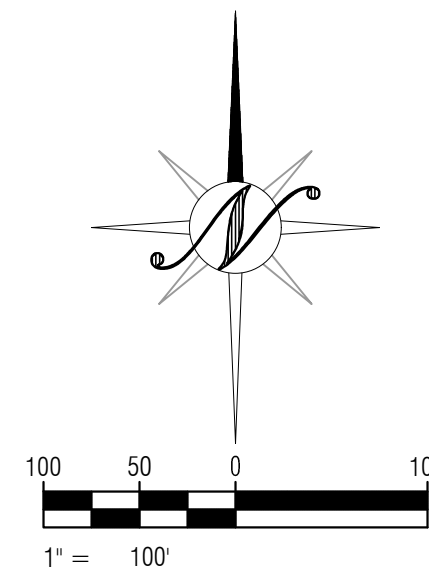
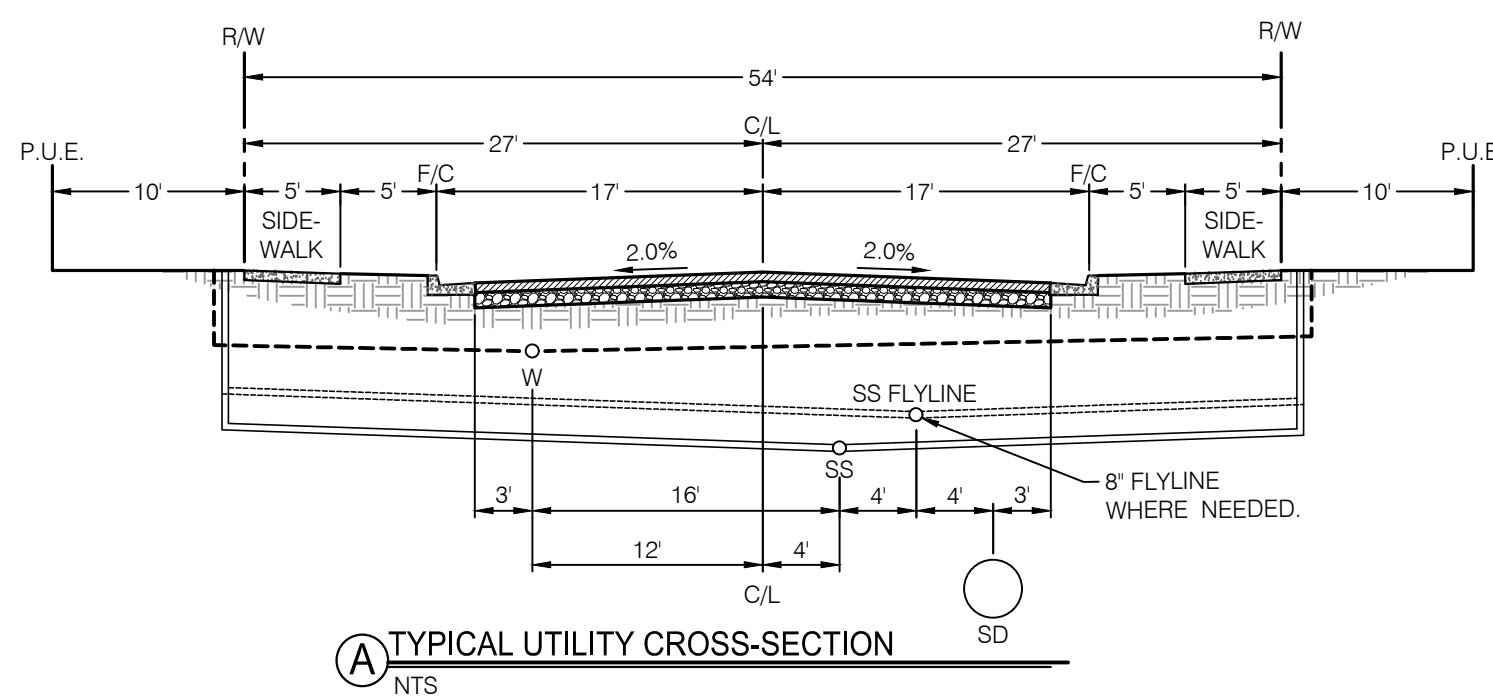
SEWER NOTES

(S1) THE SEWER TRUNK MAIN IN WEST LANE IS CONDITIONED TO BE CONSTRUCTED BY THE TRIVIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.

PROPOSED SEWER TRUNK MAIN IN MARLETTE ROAD IS BASED ON PRELIMINARY SEWER DESIGN CALCULATIONS. FINAL LOCATION AND SIZE FOR THE SEWER TRUNK MAIN TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

STORM NOTES

THE PROJECT STORM DRAINAGE DESIGN IS PROPOSING TO INSTALL A STAND-ALONE STORM DRAINAGE BASIN TO SERVE THE PROJECT SITE ONLY. STORMWATER WILL BE PUMPED FROM THE BASIN TO THE EXISTING CITY OF STOCKTON STORM DRAINAGE SYSTEM. THE STORMWATER PUMPING WILL OCCUR OFF-PEAK SO AS NOT TO IMPACT THE CAPACITY OF DOWNSTREAM FACILITIES. THE PROPOSED BASIN HAS BEEN SIZED TO ACCOMMODATE 200% OF THE DESIGN STORMWATER RUNOFF TO ACCOUNT FOR THE METEORED OUTFALL. THE FINAL LOCATION AND SIZE FOR THE STORM DRAINAGE FACILITIES TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.



SEE SHEET TM4.3

COPYRIGHT © 2025 NORTHSTAR ENGINEERING GROUP, INC.

UTILITY PLAN

LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
 STOCKTON, CALIFORNIA

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

JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

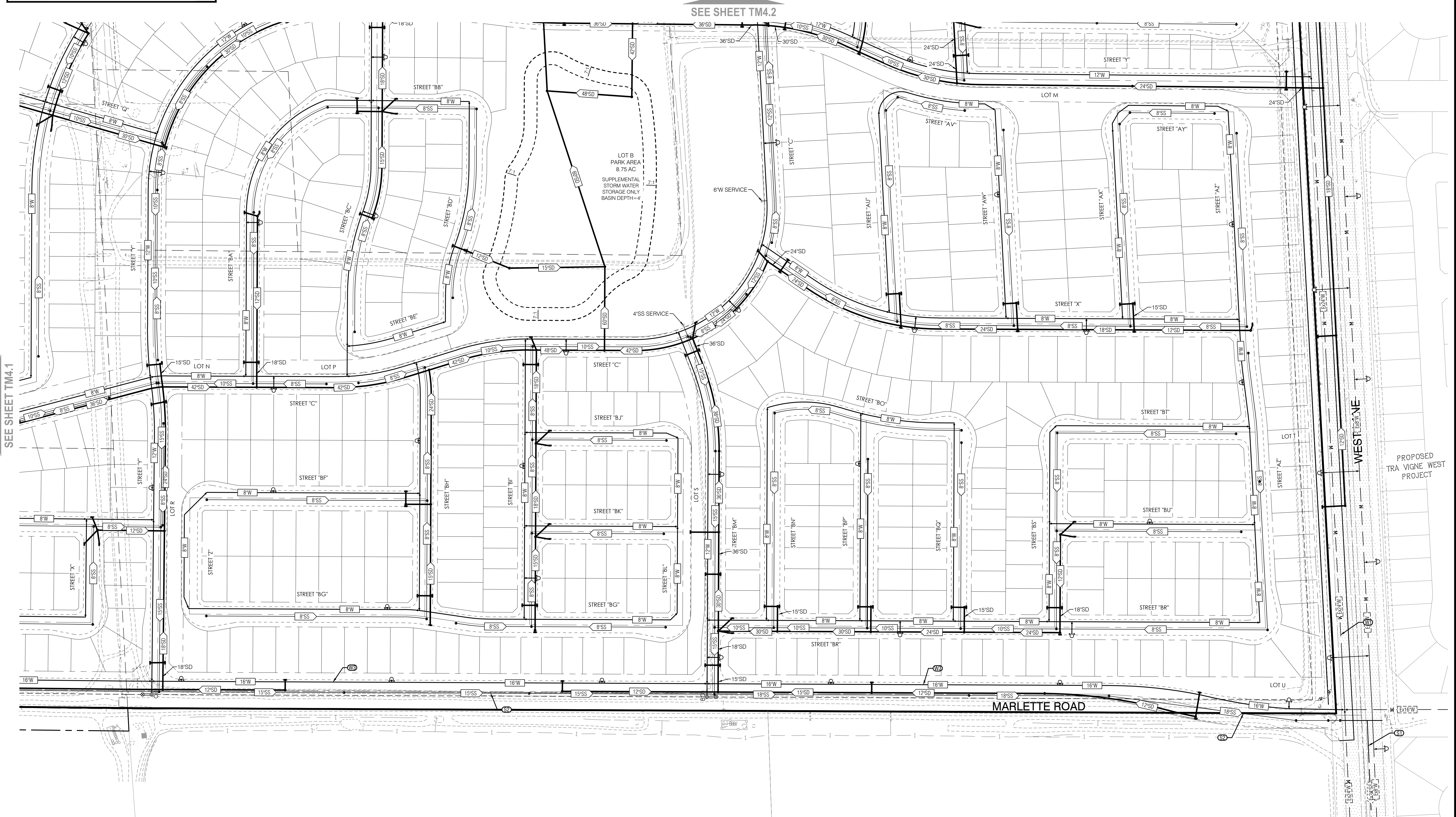
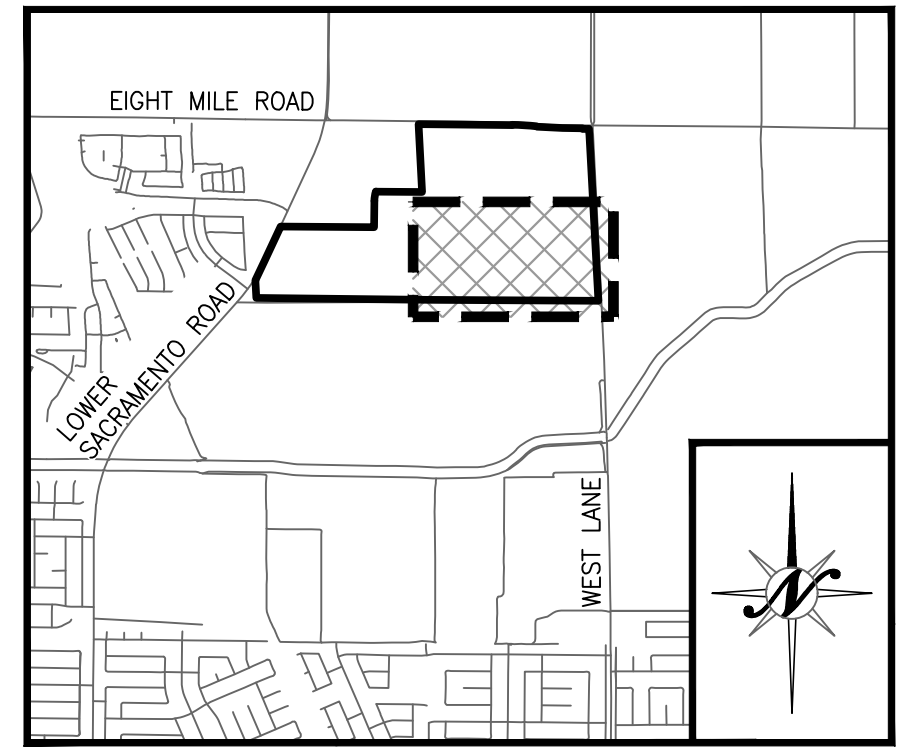
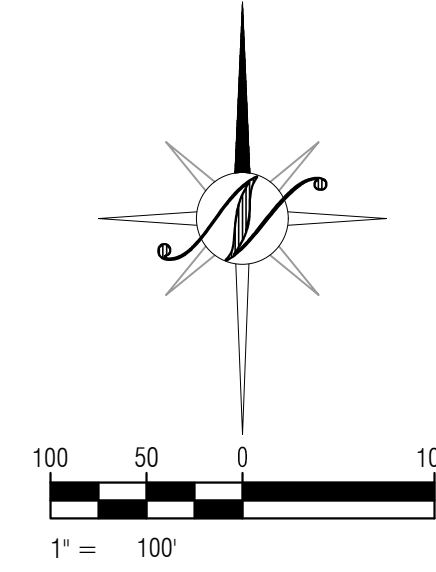
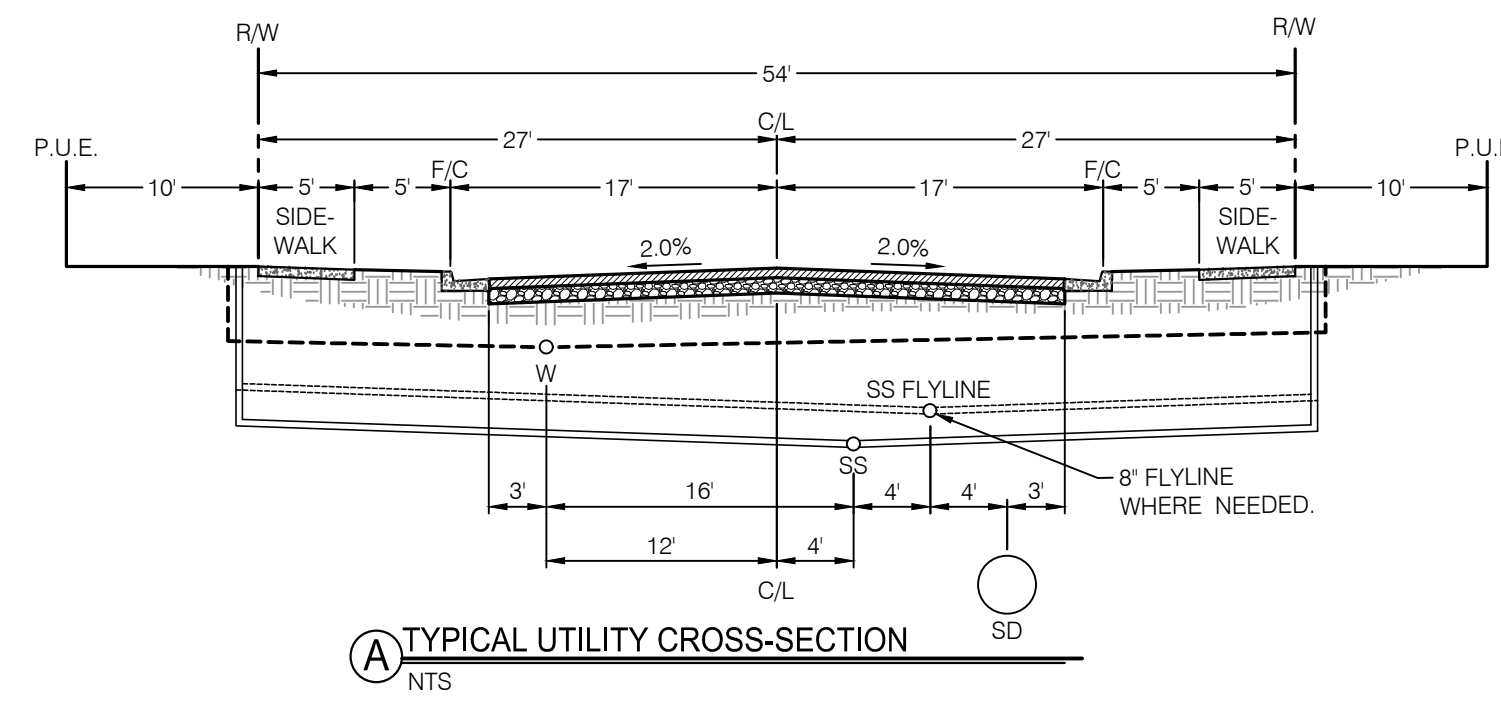
SHEET
NUMBER

TM4.2

(S1) THE SEWER TRUNK MAIN IN WEST LANE IS CONDITIONED TO BE CONSTRUCTED BY THE TRAVIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.

(S2) PROPOSED SEWER TRUNK MAIN IN MARLETTE ROAD IS BASED ON PRELIMINARY SEWER DESIGN CALCULATIONS. FINAL LOCATION AND SIZE FOR THE SEWER TRUNK MAIN TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

DIS THE PROJECT STORM DRAINAGE DESIGN IS PROPOSING TO INSTALL A STAND-ALONE STORM DRAINAGE BASIN TO SERVE THE PROJECT SITE ONLY. STORMWATER WILL BE PUMPED FROM THE BASIN TO THE EXISTING CITY OF STOCKTON STORM DRAINAGE SYSTEM. THE STORMWATER PUMPING WILL OCCUR OFF-PEAK SO AS NOT TO IMPACT THE CAPACITY OF DOWNSTREAM FACILITIES. THE PROPOSED BASIN HAS BEEN SIZED TO ACCOMMODATE 200% OF THE DESIGN STORMWATER RUNOFF TO ACCOUNT FOR THE METEORED OUTFALL. THE FINAL LOCATION AND SIZE FOR THE STORM DRAINAGE FACILITIES TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.



SEE SHEET TM4.2

SEE SHEET TM4.1

[illegible]

UTILITY PLAN

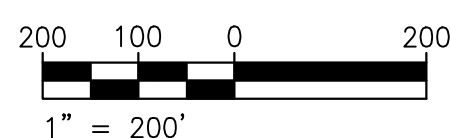
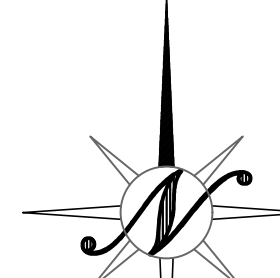
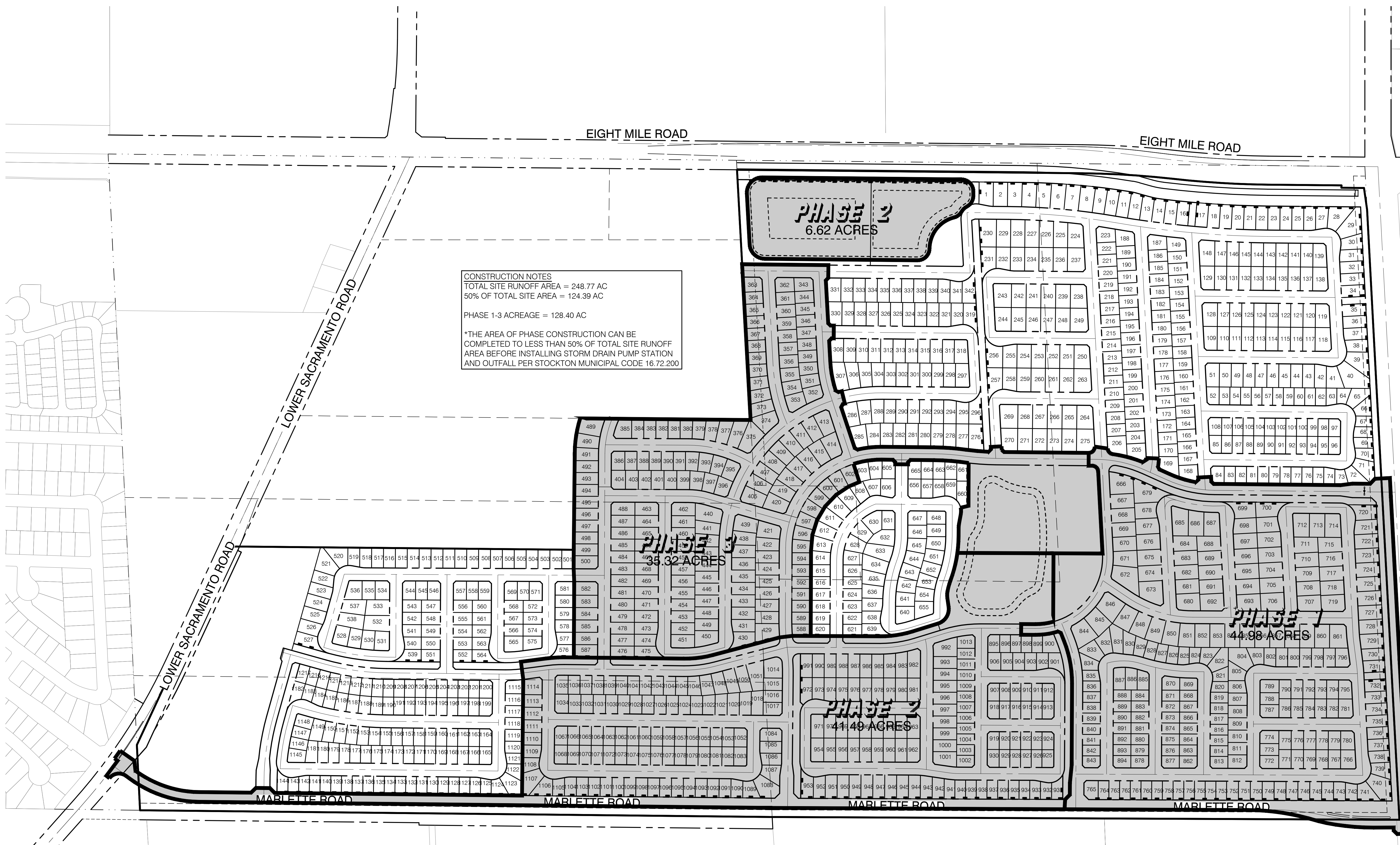
**LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA**



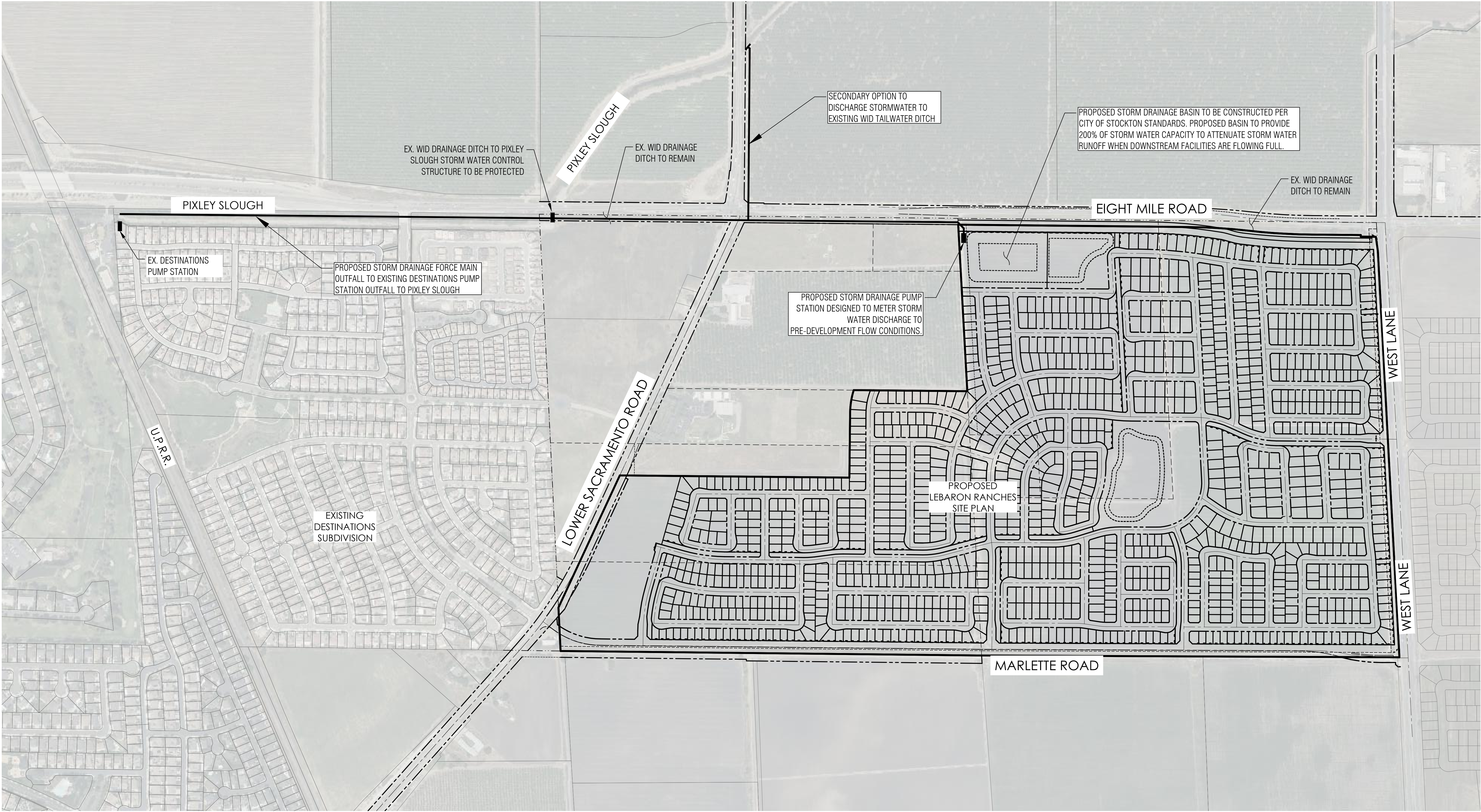
DB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

SHEET
NUMBER

TM4.3

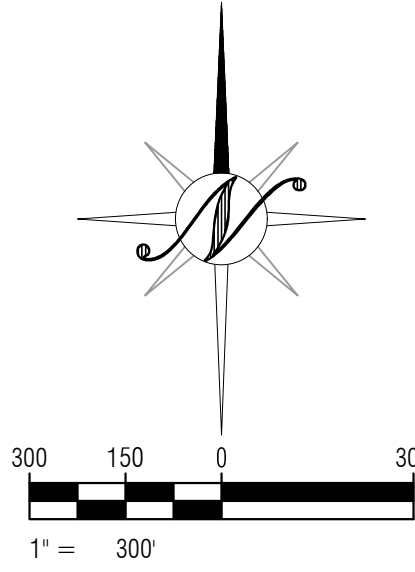


NOTED: 05/12/2025 12:24 PM
DRAWN: 05/12/2025 12:24 PM
CHECKED: 05/12/2025 12:24 PM
DATE: 05/12/2025



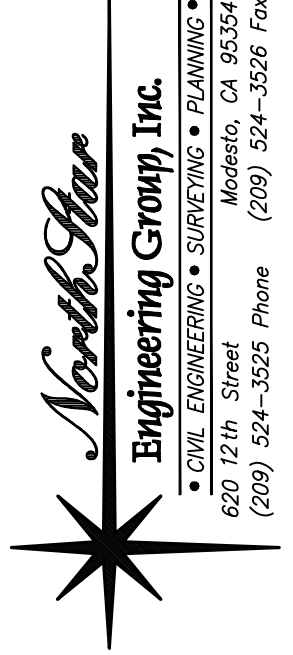
GENERAL NOTES

1. THIS OPTION WILL INSTALL A FORCE MAIN ALONG PIXLEY SLOUGH WITHIN THE DRAINAGE SWALE AREA ADJACENT TO THE ACCESS ROAD. THIS FORCE MAIN WILL UTILIZE THE EXISTING DESTINATIONS PUMP STATION AND DISCHARGE STRUCTURE.
2. THE FINAL STORM DRAINAGE STUDY TO SHOW HOW STORM WATER IS ATTENUATED WITHIN THE PROJECT SITE, DETERMINE THE SIZE OF THE FORCE MAIN DISCHARGE, AND DETERMINE WHAT MODIFICATIONS REQUIRED TO THE DESTINATIONS PUMP STATION TO MITIGATE THE ADDITIONAL RUNOFF FROM THE PROJECT. IF REQUIRED STORM WATER DISCHARGE WILL NEED TO BE OFF-PEAK FROM THE PROJECT. THE STUDY SHALL SHOW THAT DRAINAGE WITHIN PIXLEY SLOUGH IS NOT AFFECTED BY REVISED DISCHARGE INCORPORATING THE PROJECT.
3. THE LMA (LOCAL MAINTENANCE AUTHORITY) IS SAN JOAQUIN COUNTY FLOOD CONTROL DISTRICT TO PROVIDE FINAL PERMITTING FOR ANY WORK DONE.
4. PER DISCUSSIONS WITH SAJFCA, THEY DO NOT HAVE AN EASEMENT IN THE AREA. SAJFCA TO PROVIDE A LIMITED TECHNICAL REVIEW OF THE PROPOSED DISCHARGE MODIFICATIONS IF NEEDED.



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

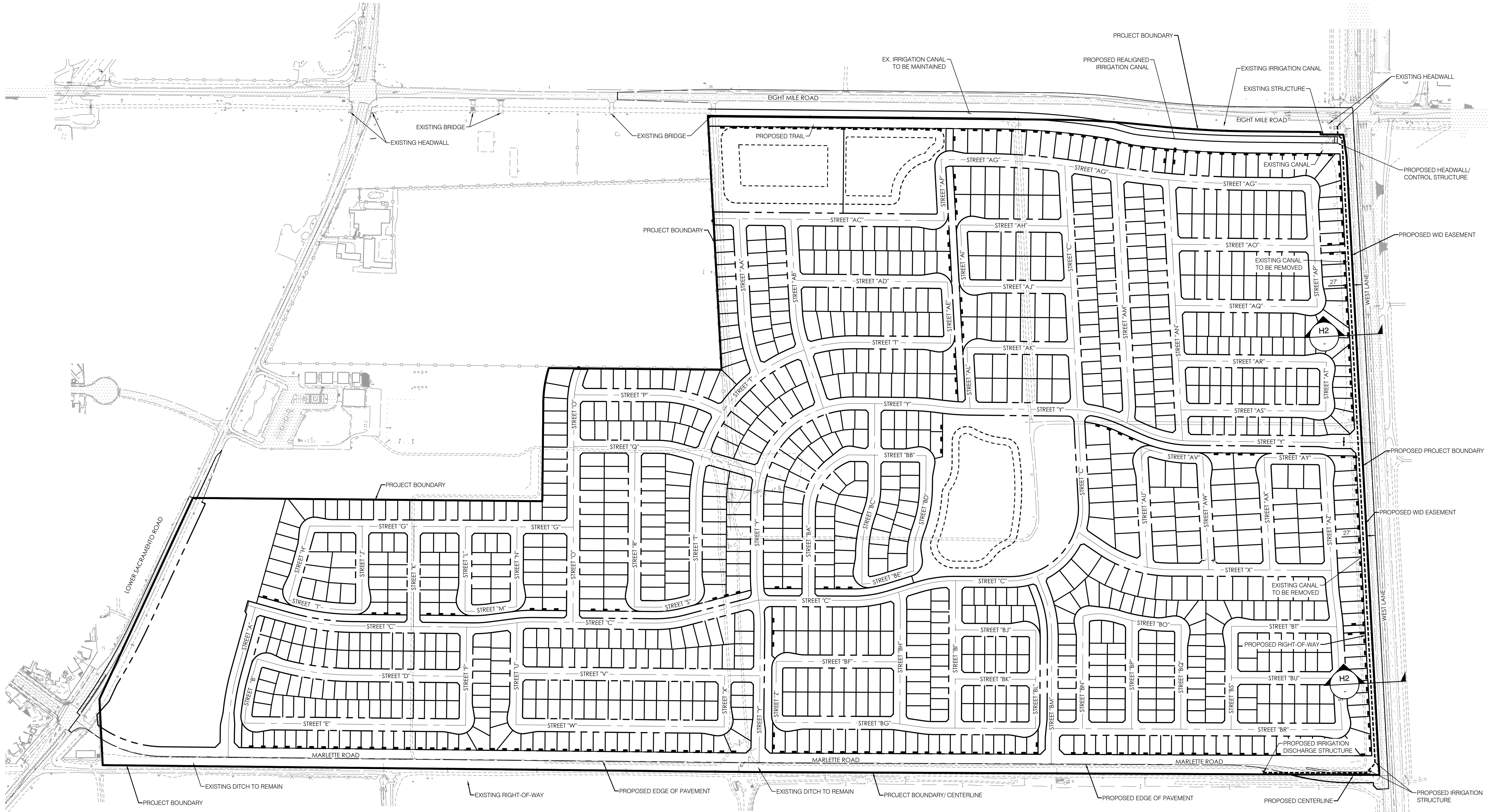
INTERIM ON-SITE MAJOR STORM DRAINAGE INFRASTRUCTURE PLAN
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

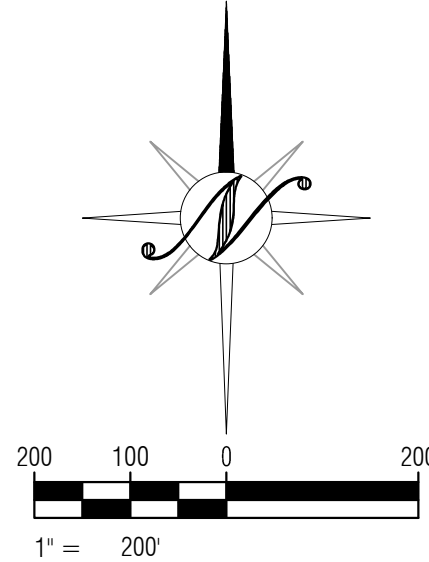
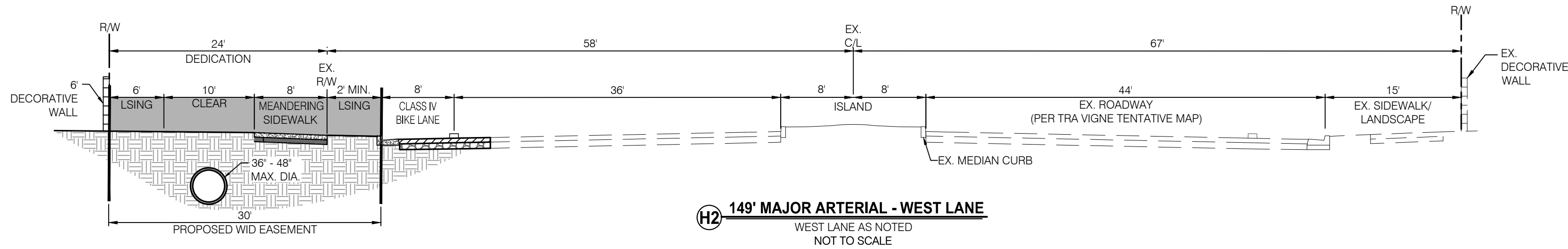
SHEET NUMBER

TM4.5



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
IRRIGATION TO BE REALIGNED	N/A	
IRRIGATION (MAINTAIN)	N/A	
IRRIGATION CULVERT / OUTFALL	N/A	
IRRIGATION STRUCTURE	N/A	



NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

WID CONCEPTUAL
INFRASTRUCTURE PLAN
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3225 Phone (209) 524-3226 Fax

JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

SHEET
NUMBER

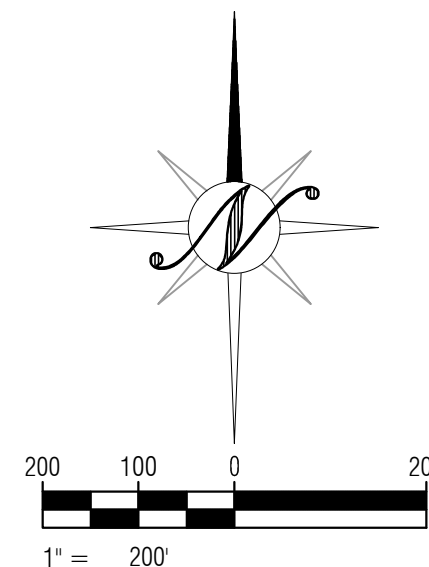
TM5.1

[illegible]

**LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA**

JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

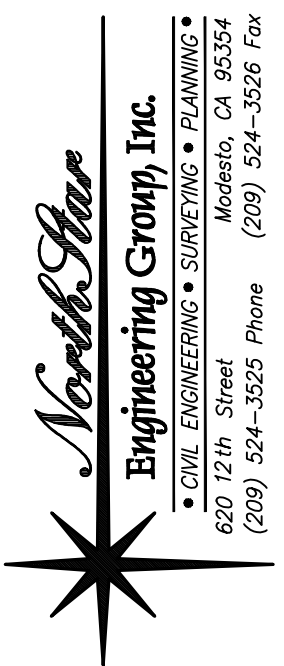
TM5.2





NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

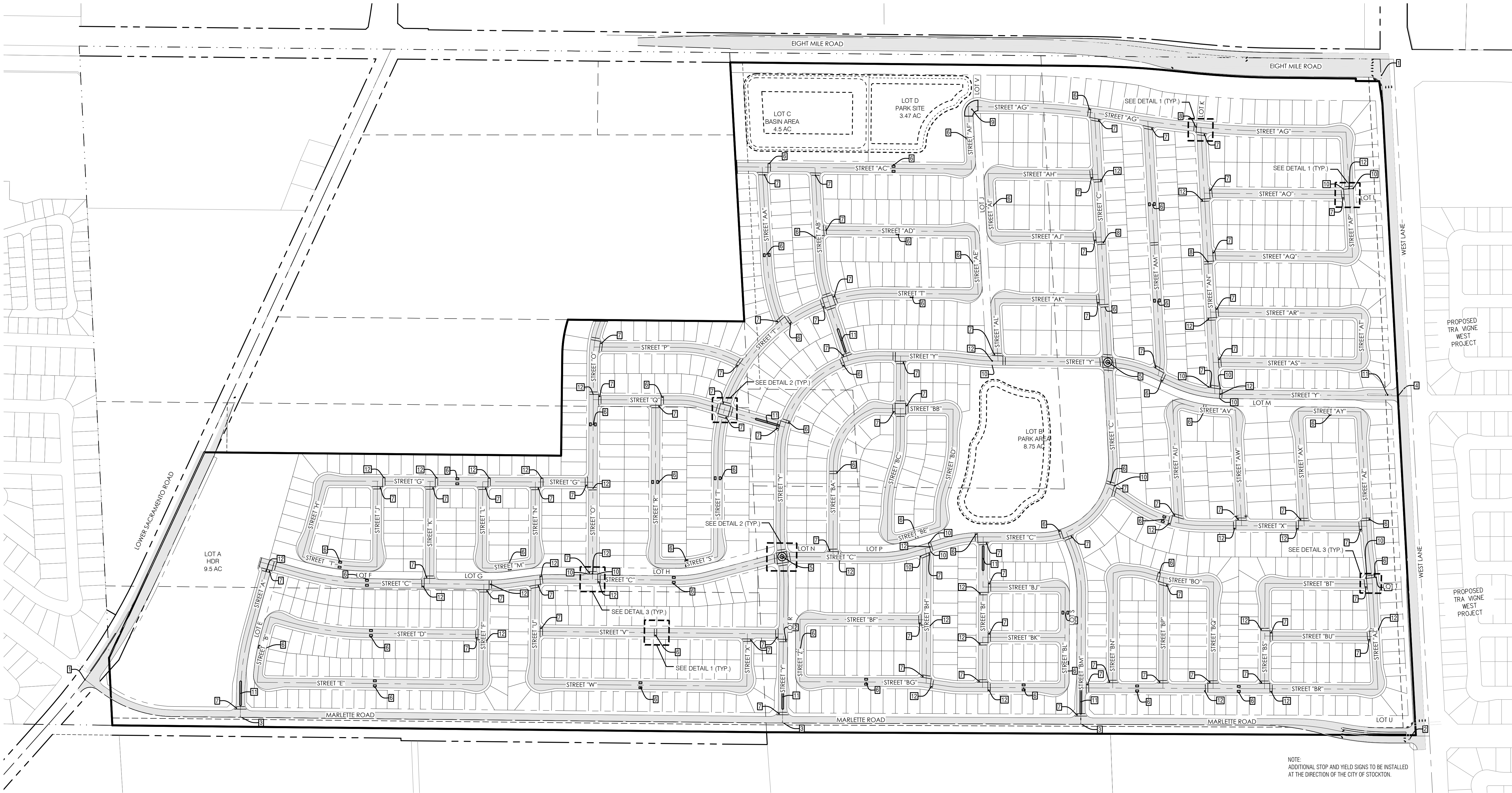
TRAFFIC CIRCULATION AND CALMING PLAN
LEBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



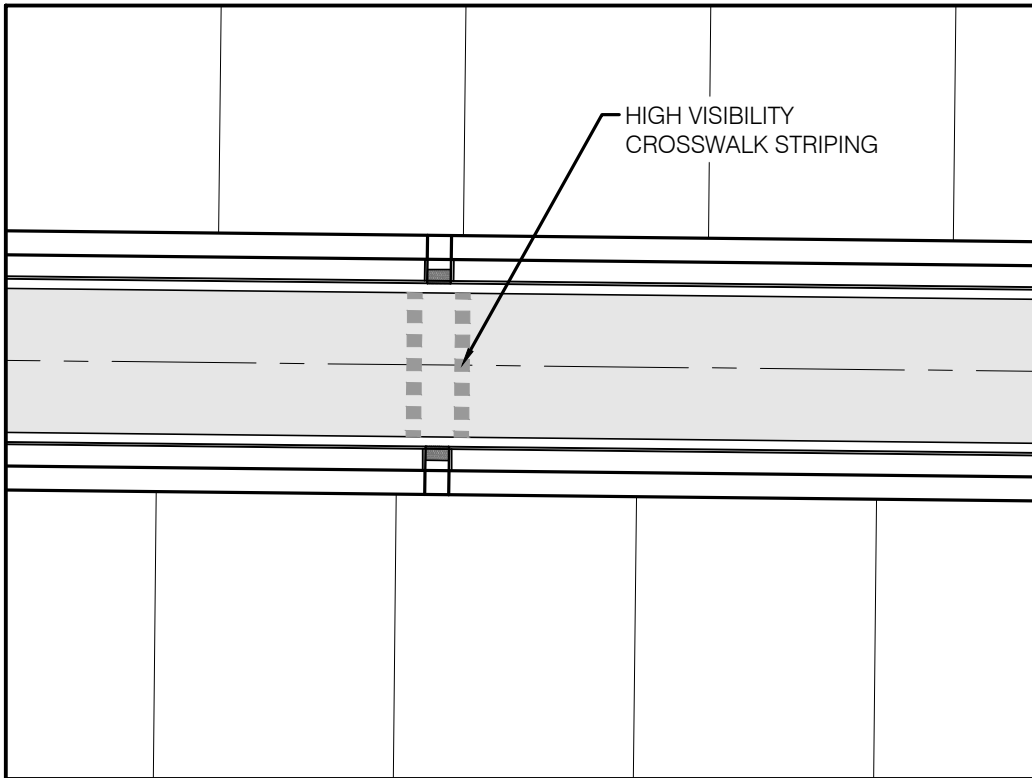
JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHKD:	BT/TPD

SHEET NUMBER

TM6.1

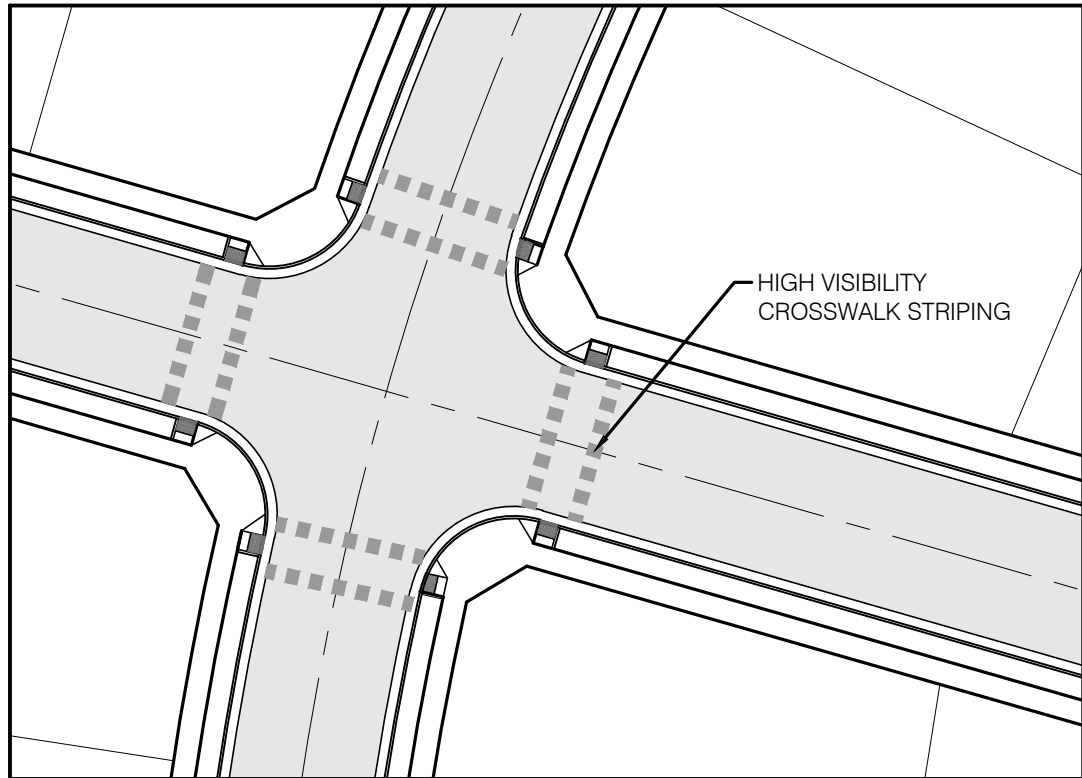


NOTE:
ADDITIONAL STOP AND YIELD SIGNS TO BE INSTALLED
AT THE DIRECTION OF THE CITY OF STOCKTON.



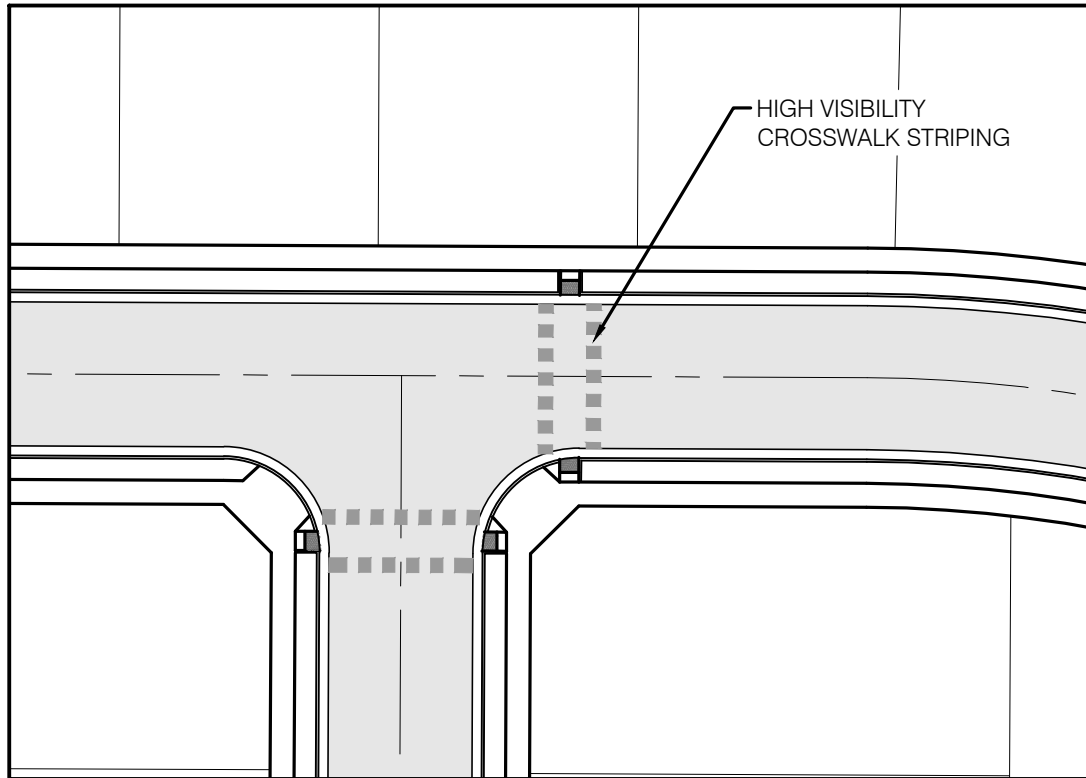
1 MID BLOCK
HIGH VISIBILITY CROSSWALK

NTS



2 4-WAY INTERSECTION WITH
HIGH VISIBILITY CROSSWALK

NTS

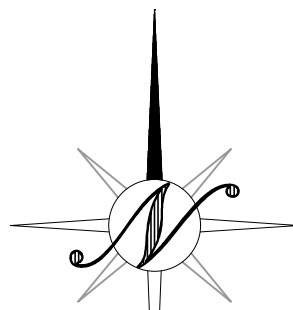


3 3-WAY INTERSECTION WITH
HIGH VISIBILITY CROSSWALK

NTS

TRAFFIC NOTES

- 1 PROPOSED TRAFFIC SIGNAL TO BE MODIFIED TO ACCOMMODATE REQUIRED IMPROVEMENTS.
- 2 PROPOSED TRAFFIC SIGNAL (IF NOT ALREADY CONSTRUCTED BY THE TRA VIGNE PROJECT).
- 3 PROPOSED INTERSECTIONS TO BE ANALYZED TO DETERMINE IF ROUNDABOUT, TRAFFIC SIGNAL, ALL-WAY STOP OR CLOSED-OFF RIGHT-IN/RIGHT-OUT TURNING MOVEMENT PER SEPARATE TECHNICAL MEMORANDUM.
- 4 PROPOSED RIGHT-IN, RIGHT-OUT ONLY.
- 5 PROPOSED MINI-ROUNDABOUT (TRAFFIC CIRCLE)
- 6 PROPOSED MID-BLOCK TRAFFIC CALMING (SPEED CUSHION OR RAISED CROSSWALK).
- 7 PROPOSED STOP CONTROLLED APPROACH WITH STOP BAR, LEGEND AND SIGNAGE.
- 8 PROPOSED RAISED CROSSWALK WITH BULB-OUT
- 9 PROPOSED RAISED INTERSECTION
- 10 PROPOSED CHOKER/ BULB-OUT
- 11 PROPOSED CENTER MEDIAN
- 12 PROPOSED HIGH VISIBILITY CROSSWALK



NOTES

1. ALL TRAFFIC CONTROL ITEMS ON THIS PLAN TO BE CONFIRMED BY A FUTURE TECHNICAL MEMORANDUM.

[illegible]

**PHASE 1 - 229 LOTS
DETAILED PHASING PLAN**

LeBARON RANCH SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON CALIFORNIA

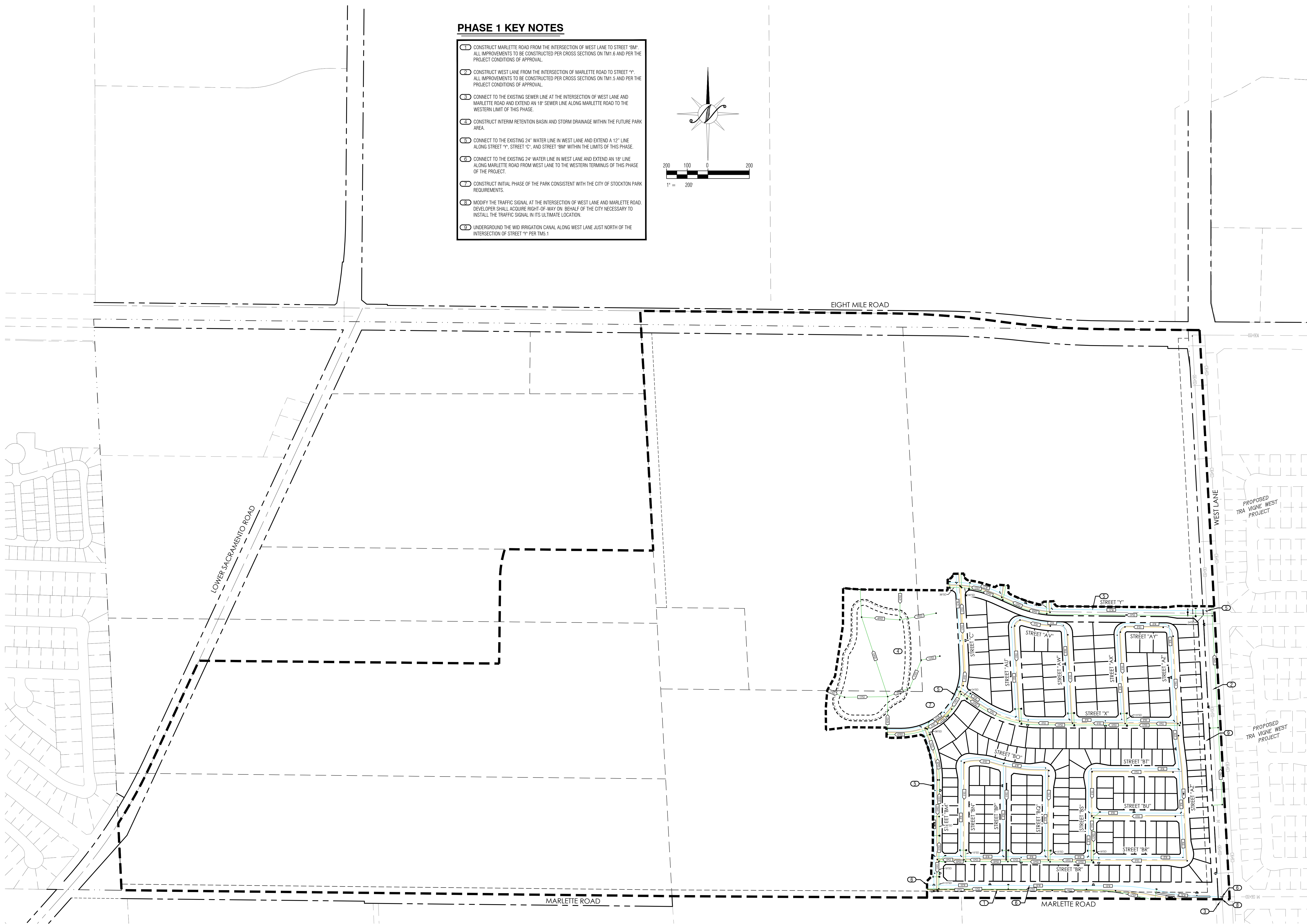
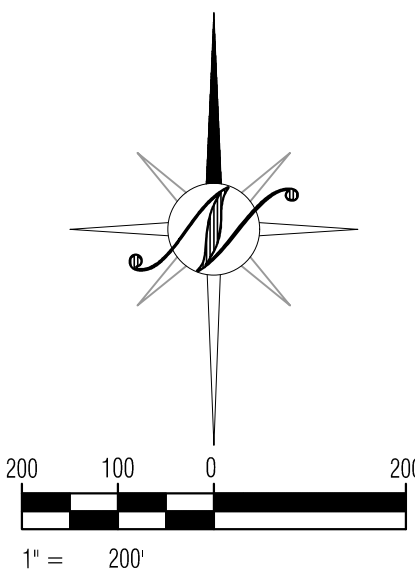
North Star
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/SH
DESIGN:	PMH/TPD/BT
CHK'D:	TPD/BT

SHEET
NUMBER

TM7.1

1. CONSTRUCT MARLETTE ROAD FROM THE INTERSECTION OF WEST LANE TO STREET "BM". ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.6 AND PER THE PROJECT CONDITIONS OF APPROVAL.
2. CONSTRUCT WEST LANE FROM THE INTERSECTION OF MARLETTE ROAD TO STREET "Y". ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.5 AND PER THE PROJECT CONDITIONS OF APPROVAL.
3. CONNECT TO THE EXISTING SEWER LINE AT THE INTERSECTION OF WEST LANE AND MARLETTE ROAD AND EXTEND AN 18" SEWER LINE ALONG MARLETTE ROAD TO THE WESTERN LIMIT OF THIS PHASE.
4. CONSTRUCT INTERIM RETENTION BASIN AND STORM DRAINAGE WITHIN THE FUTURE PARK AREA.
5. CONNECT TO THE EXISTING 24" WATER LINE IN WEST LANE AND EXTEND A 12" LINE ALONG STREET "Y", STREET "C", AND STREET "BM" WITHIN THE LIMITS OF THIS PHASE.
6. CONNECT TO THE EXISTING 24" WATER LINE IN WEST LANE AND EXTEND AN 18" LINE ALONG MARLETTE ROAD FROM WEST LANE TO THE WESTERN TERMINUS OF THIS PHASE OF THE PROJECT.
7. CONSTRUCT INITIAL PHASE OF THE PARK CONSISTENT WITH THE CITY OF STOCKTON PARK REQUIREMENTS.
8. MODIFY THE TRAFFIC SIGNAL AT THE INTERSECTION OF WEST LANE AND MARLETTE ROAD. DEVELOPER SHALL ACQUIRE RIGHT-OF-WAY ON BEHALF OF THE CITY NECESSARY TO INSTALL THE TRAFFIC SIGNAL IN ITS ULTIMATE LOCATION.
9. UNDERGROUND THE WEST IRRIGATION CANAL ALONG WEST LANE JUST NORTH OF THE INTERSECTION OF STREET "Y" PER TM1.5.



COPYRIGHT © 2024 NORTHSTAR ENGINEERING GROUP, INC.

[illegible]

**PHASE 2 - 220 LOTS
DETAILED PHASING PLAN**

LeBARON RANCH SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON CALIFORNIA

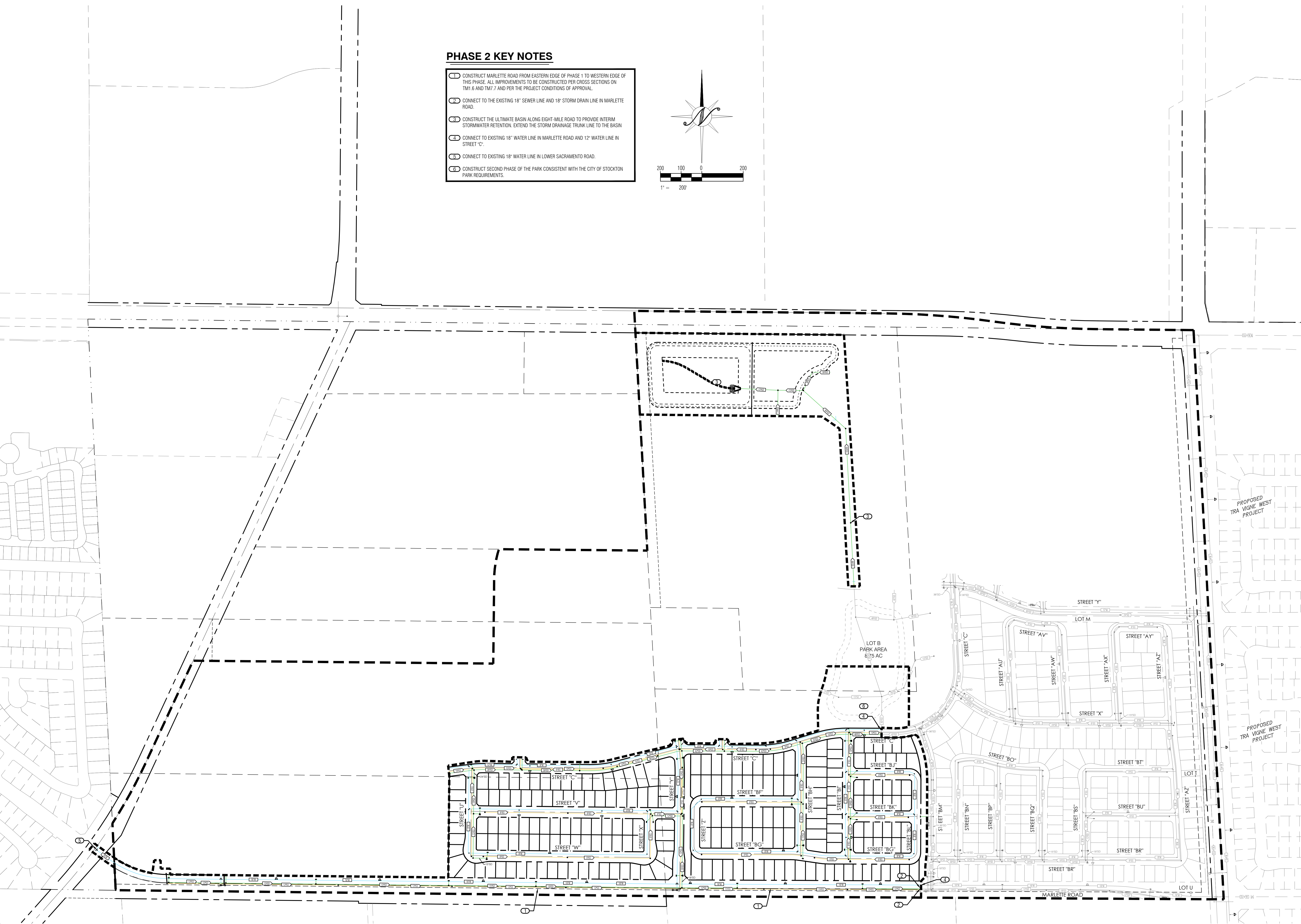
North Star
Engineering Group, Inc.
• CIVIL • ENGINEERING • SURVEYING • PLANNING •
620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/SH
DESIGN:	PMH/TPD/BT
CHK'D:	TPD/BT

SHEET
NUMBER

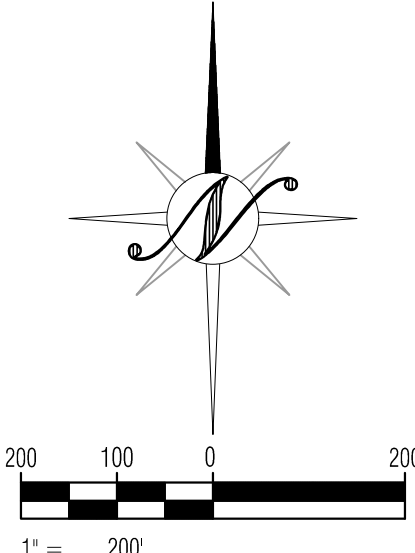
TM7.2

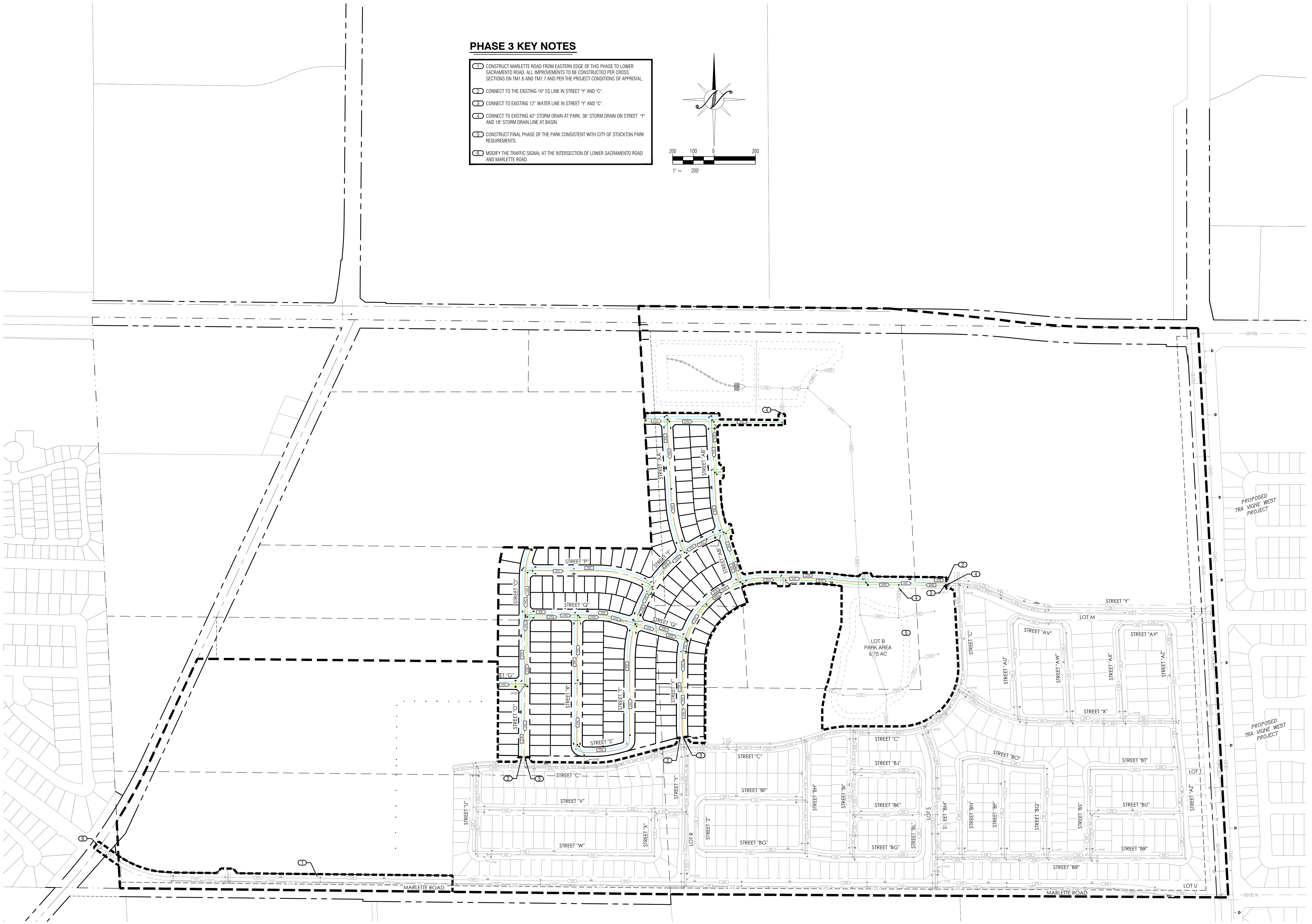
COPYRIGHT © 2024 NORTHSTAR ENGINEERING GROUP, INC.



PHASE 2 KEY NOTES

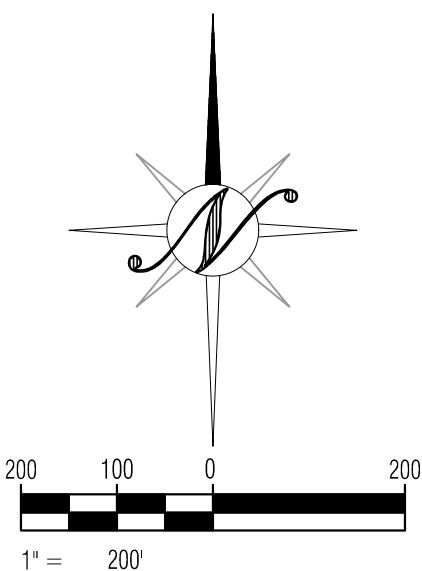
- ① CONSTRUCT MARLETTE ROAD FROM EASTERN EDGE OF PHASE 1 TO WESTERN EDGE OF THIS PHASE. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1-6 AND TM7-7 AND PER THE PROJECT CONDITIONS OF APPROVAL.
- ② CONNECT TO THE EXISTING 18" SEWER LINE AND 18" STORM DRAIN LINE IN MARLETTE ROAD.
- ③ CONSTRUCT THE ULTIMATE BASIN ALONG EIGHT-MILE ROAD TO PROVIDE INTERMITTENT STORMWATER RETENTION. EXTEND THE STORM DRAINAGE TRUNK LINE TO THE BASIN
- ④ CONNECT TO EXISTING 18" WATER LINE IN MARLETTE ROAD AND 12" WATER LINE IN STREET "C".
- ⑤ CONNECT TO EXISTING 18" WATER LINE IN LOWER SACRAMENTO ROAD.
- ⑥ CONSTRUCT SECOND PHASE OF THE PARK CONSISTENT WITH THE CITY OF STOCKTON PARK REQUIREMENTS.







1. CONNECT TO EXISTING 12" SEWER LINE IN MARLETTE ROAD AND 10" SEWER LINE IN STREET "C".
2. CONSTRUCT THE SD LIFT STATION AT THE ULTIMATE BASIN. CONSTRUCT THE DUAL 18" SD FORCED MAIN FROM THE LIFT STATION TO THE EXISTING "DESTINATIONS" PUMP STATION OUT FALL AND MODIFY THE OUTFALL FOR ULTIMATE DISCHARGE
3. CONNECT TO EXISTING 18" W LINE IN MARLETTE ROAD AND EXISTING 12" W LINE IN STREET "C". EXTEND W LINE ALONG STREET "C" AND "B" AND CONTINUE THE LOOPED SYSTEM.

[illegible]

**PHASE 4 - 184 LOTS
DETAILED PHASING PLAN**
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/SH
DESIGN:	PMH/TPD/BT
CHK'D:	TPD/BT

SHEET
NUMBER

TM7.4

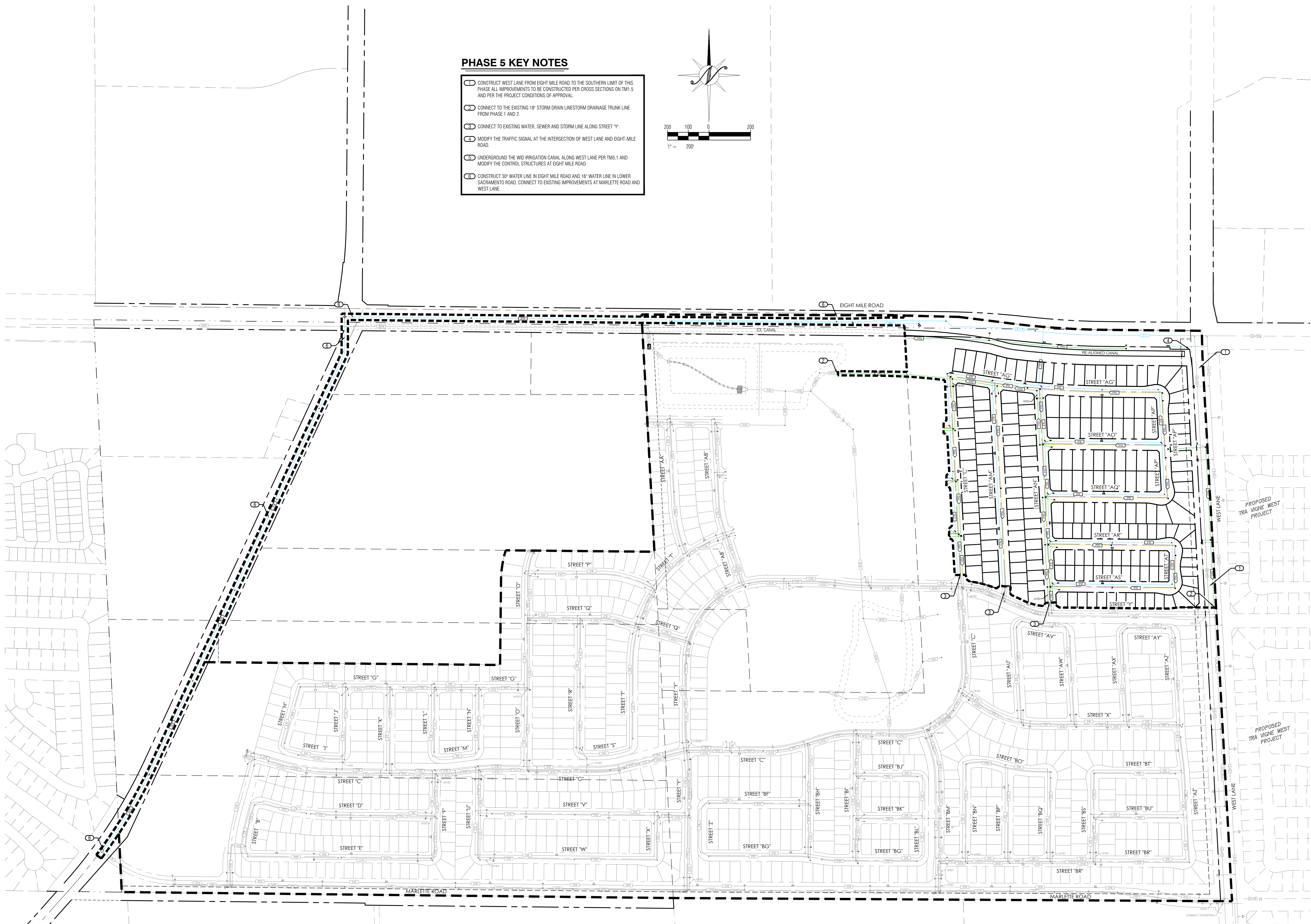
[illegible]

**PHASE 5 - 215 LOTS
DETAILED PHASING PLAN**
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON CALIFORNIA

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

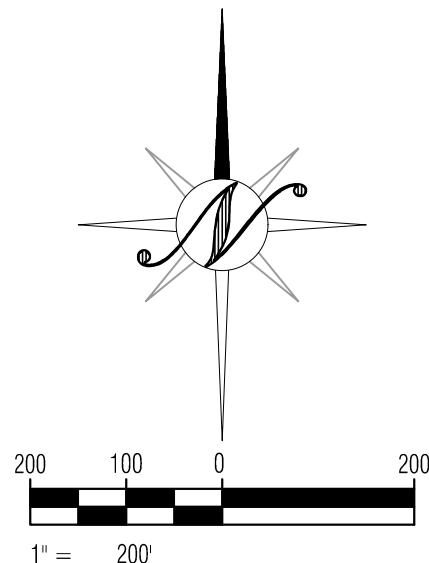
JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/SH
DESIGN:	PMH/TPD/BT
CHK'D:	TPD/BT

TM7.5

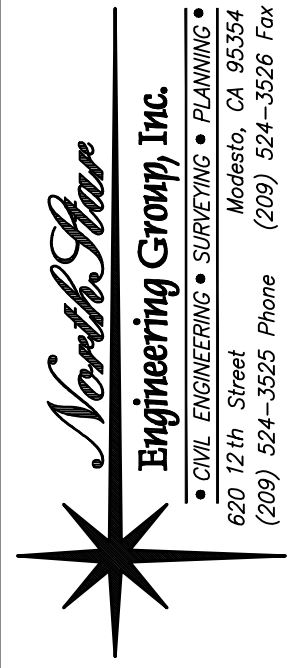


COPYRIGHT © 2024 NORTHSTAR ENGINEERING GROUP, INC.

1. CONSTRUCT EIGHT-MILE ROAD FROM THE WESTERN LIMIT OF PHASE 5 TO THE PROJECT PHASE LINE. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.4 AND TM1.5 AND PER THE PROJECT CONDITIONS OF APPROVAL.
2. CONNECT TO THE EXISTING STORM DRAINAGE TRUNK LINE FROM PHASE 5.
3. CONNECT TO EXISTING WATER, SEWER AND STORM DRAIN LINES.
4. CONSTRUCT THE PARK ADJACENT TO EIGHT-MILE ROAD CONSISTENT WITH THE CITY OF STOCKTON PARK REQUIREMENTS.
5. PREPARE FINAL MODIFICATIONS THE TRAFFIC SIGNAL AT THE INTERSECTION OF WEST LANE AND EIGHT-MILE ROAD TO ACCOMMODATE THE ADDITIONAL TRAVEL LANES.
6. REALIGN THE WID DRAINAGE CANAL ALONG EIGHT-MILE ROAD WITH THE PROPOSED ROADWAY IMPROVEMENTS.

[illegible]

**PHASE 6 - 190 LOTS
DETAILED PHASING PLAN**
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA



JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/SH
DESIGN:	PMH/TPD/BT
CHK'D:	TPD/BT

SHEET
NUMBER

TM7.6

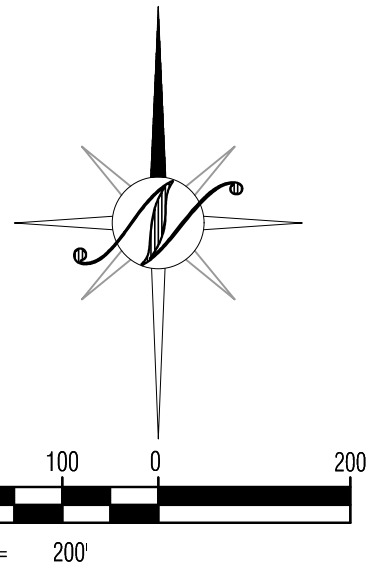
[illegible]

**PHASE 7 - FUTURE APARTMENT SITE
DETAILED PHASING PLAN**
LEBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON
CALIFORNIA

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

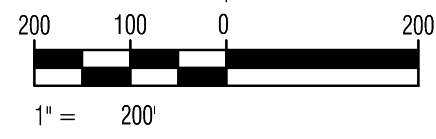
JOB #:	21-2911
DATE:	05/12/2025
SCALE:	AS SHOWN
DRAWN:	EP/SH
DESIGN:	PMH/TPD/BT
CHK'D:	TPD/BT

TM7.7



PHASE 7 KEY NOTES

1 CONSTRUCT LOWER SACRAMENTO ROAD FROM MARLETTE TO EIGHT MILE ROAD. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.3 AND PER THE PROJECT CONDITIONS OF APPROVAL.



PLOTTED: 05/13/2025 09:56 PLOTTED BY: Baylor
 DOWNGNAME: F:\21-2911 LeBaron Ranches\Planning\Exhibits\Utility Phasing Plan\2025_01-23 Utility Phasing Plan_VTM\TM7.7.dwg

COPYRIGHT © 2024 NORTHSTAR ENGINEERING GROUP, INC.