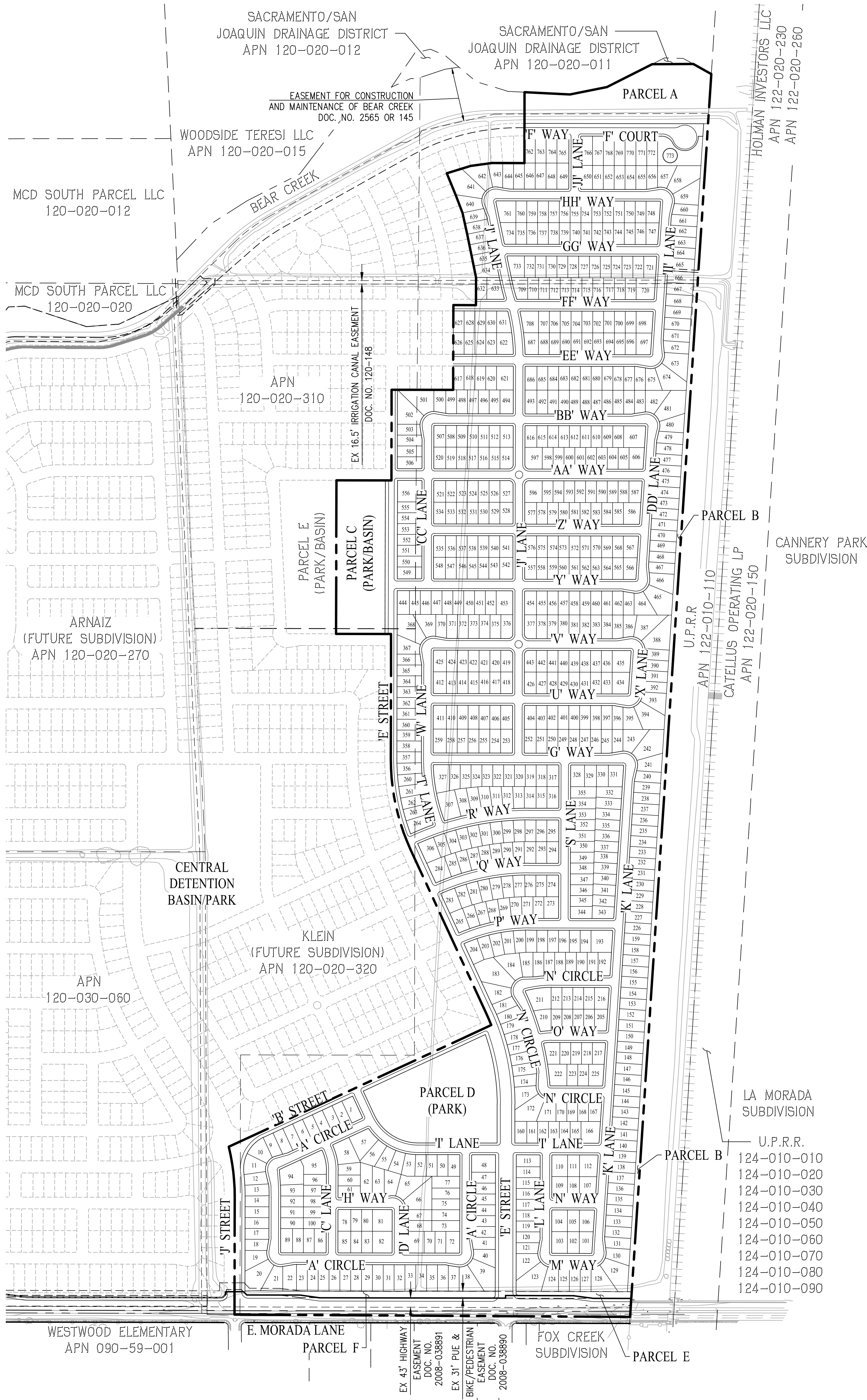
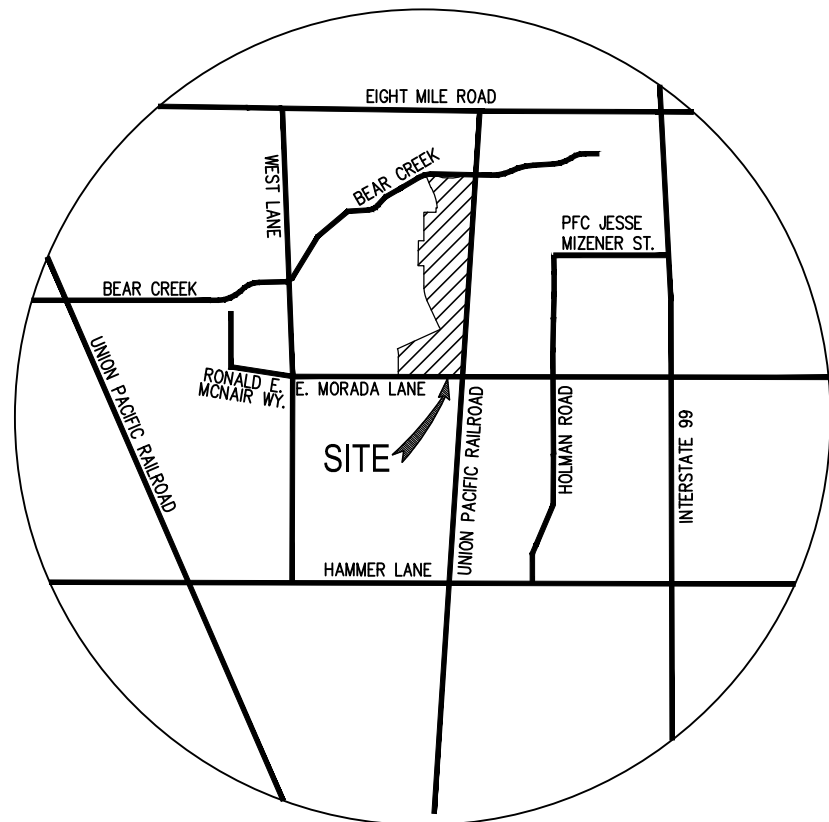




GENERAL NOTES:

- OWNER/DEVELOPER: TRI POINTE HOMES
2700 CAMINO RAMON, SUITE 130
SAN RAMON, CA 94583
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.
1430 BLUE OAKS BLVD, SUITE 110
ROSEVILLE, CA 95747
(916) 788-4456
- CONTOUR INTERVAL: 1 FOOT
- BENCHMARK: CITY OF STOCKTON MONUMENT NO. 435 ("4N-3")
BRASS DISC IN WELL STAMPED "14N-3, LS 6670" ON
THE NORTH SIDE OF EIGHT MILE ROAD, 150± WEST OF
WEST LANE
ELEVATION: 29.73 FEET
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS
DETERMINED BY THE CITY OF STOCKTON MONUMENTS
145 ("4N-5") AND 435 ("14N-3") SHOWN HEREON,
THE BEARING BEING N33°09'45"W (CALCULATED) PER
RECORD OF SURVEY (35 RS 5).
- FLOOD ZONE DESIGNATION: ZONE A, WITH NO FLOOD ELEVATION, AND A PORTION
OF THE SITE BEING IN ZONE X, PER FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM
0607700320F EFFECTIVE DATE OCTOBER 16, 2009.
- ASSESSOR'S PARCEL NO.: 120-020-300
120-030-100
120-030-090
- SITE GROSS AREA: 101.29 ACRES± (APN 120-020-300)
70.94 ACRES± (APN 120-030-100)
1.85 ACRES± (APN 120-030-090)
- EXISTING LAND USE: AGRICULTURE
- ZONING: LOW DENSITY, RESIDENTIAL (APN 120-020-300)
LOW DENSITY, RESIDENTIAL (APN 120-030-100)
LOW DENSITY, RESIDENTIAL (APN 120-030-090)
- NUMBER OF LOTS: 773 LOTS
- NUMBER OF PARCELS: 6 PARCELS
- PROPOSED LOT SIZE: MINIMUM LOT: 50x100
CORNER LOT: 55x100
- UTILITIES: WATER: CITY OF STOCKTON
SEWER: CITY OF STOCKTON
FIRE: CITY OF STOCKTON
DRAINAGE: CITY OF STOCKTON
GAS: PACIFIC GAS AND ELECTRIC
ELECTRIC: PACIFIC GAS AND ELECTRIC
TELEPHONE: AT&T
SCHOOL DISTRICT: LODI UNIFIED SCHOOL DISTRICT
CABLE: COMCAST
GARBAGE: CITY OF STOCKTON
- PROJECT MAY BE DEVELOPED IN PHASES.
- PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MAXIMUM CUT AND FILL SLOPE IS 3:1.
- UTILITIES ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATIONS.
- EACH PUBLIC PARK/OPEN SPACE AREA SHALL BE PROVIDED WITH A 3-PHASE ELECTRICAL
SERVICE, AS WELL AS APPROPRIATELY SIZED UTILITY STUBS FOR STORM, SEWER, AND WATER.



VICINITY MAP
NOT TO SCALE

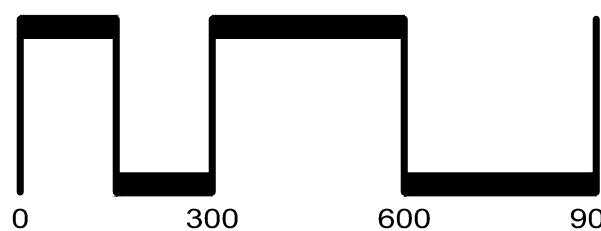
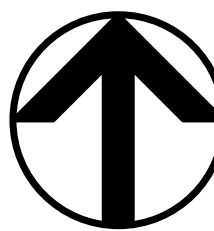
SHEET INDEX	
SHEET NO.	SHEET TITLE
TM-1	OVERALL SITE PLAN
TM-2	SITE PLAN
TM-3	SITE PLAN
TM-4	SITE PLAN
TM-5	SITE PLAN
TM-6	GRADING PLAN
TM-7	GRADING PLAN
TM-8	GRADING PLAN
TM-9	BASIN GRADING
TM-10	BASIN GRADING
TM-11	UTILITY PLAN
TM-12	UTILITY PLAN
TM-13	UTILITY PLAN
TM-14	TRAFFIC PLAN

LEGEND & ABBREVIATIONS:

--- --	SUBDIVISION BOUNDARY	P 49.0	PAD ELEVATION
---	LOT LINE	x .XX	SPOT ELEVATION
---	RIGHT OF WAY	X.XX%	SLOPE ARROW
---	EXISTING EASEMENTS	51	LOT NUMBER
SS	PROPOSED SANITARY SEWER	50'	LOT DIMENSION
SD	PROPOSED STORM DRAIN	RW	RIGHT OF WAY
W	PROPOSED WATER	LS	LANDSCAPING
ES	EXISTING SANITARY SEWER	SW	SIDEWALK
ESD	EXISTING STORM DRAIN	DOC. NO.	DOCUMENT NUMBER
EW	EXISTING WATER	ESMT	EASEMENT
FS	FUTURE SANITARY SEWER	PUE	PUBLIC UTILITY EASEMENT
FSD	FUTURE STORM DRAIN	IRR	IRRIGATION PIPE
FW	FUTURE WATER		

TENTATIVE MAP
OVERALL SITE PLAN
TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 300' DATE: MARCH 30, 2026



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ROSEVILLE (916) 788-4456
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SHEET NO.
TM-1
OF 14 SHEETS

STAFF APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2024.
FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____
DAY OF _____ 2024.

CITY ENGINEER
APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS _____
DAY OF _____ 2024.

COMMUNITY DEVELOPMENT DIRECTOR

COMMISSION APPROVAL

FILED AS A TENTATIVE MAP THIS _____ DAY OF _____ 2024.
FEE \$ _____

COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS _____
DAY OF _____ 2024.

CITY ENGINEER
APPROVED BY THIS PLANNING COMMISSION THIS _____ DAY OF _____ 2024.
CHAIRMAN

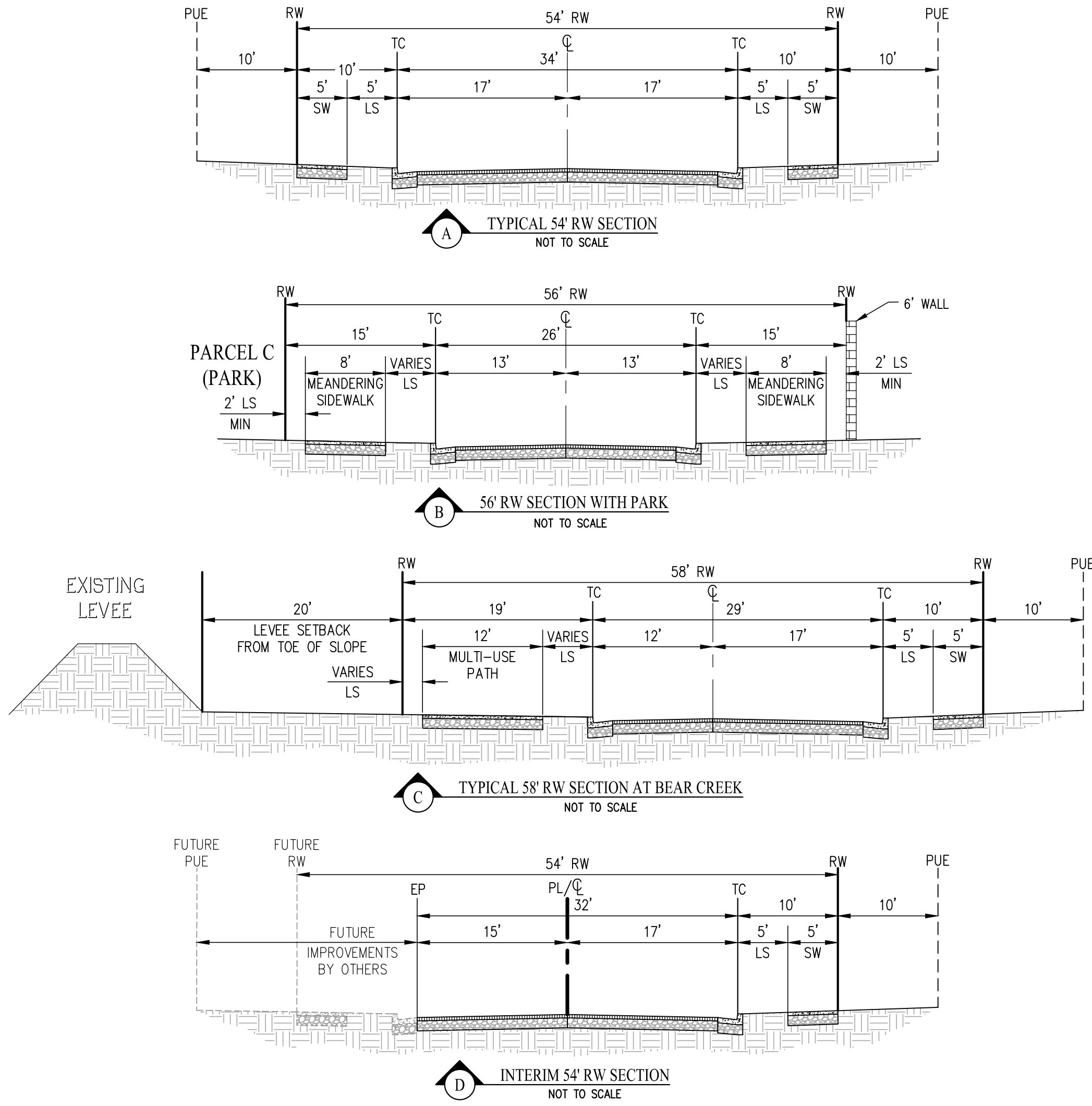
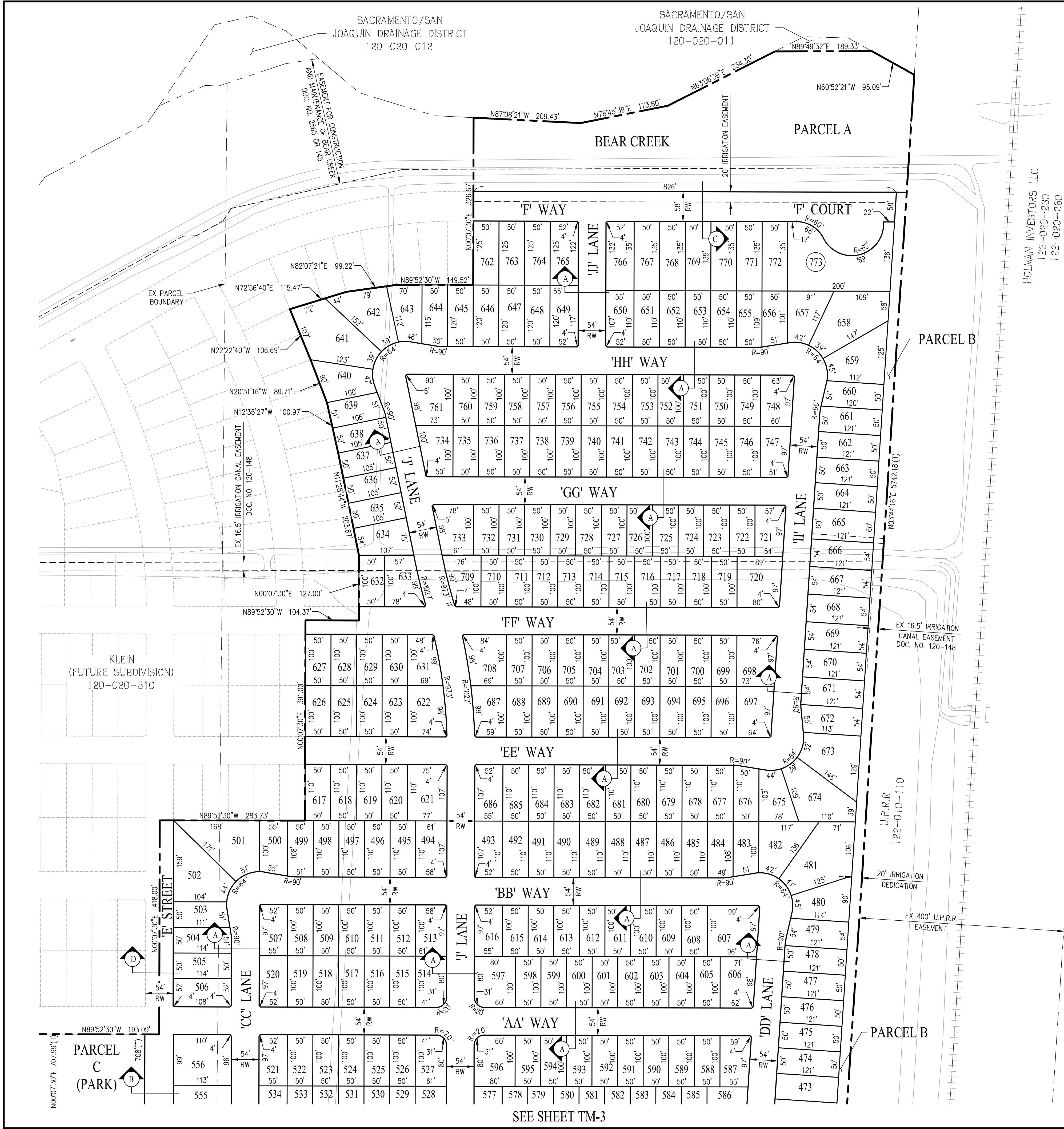
ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND
DEVELOPMENT KNOWN AS "BEAR CREEK" HAS BEEN DESIGNED IN ACCORDANCE
WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE CITY OF
STOCKTON.

TERRENCE R. REEVES
CARLSON, BARBEE & GIBSON, INC.

DATE

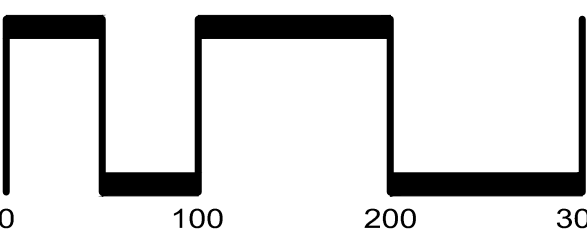
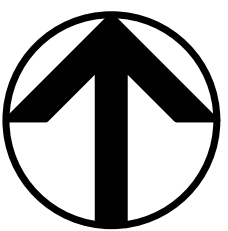




PARCEL SUMMARY	
PARCEL	AREA (AC±)
A	3.95
B	2.48
C (PARK/BASIN)	3.67
D (PARK/BASIN)	4.88
E	0.29
F	0.74

TENTATIVE MAP SITE PLAN TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: MARCH 30, 2026

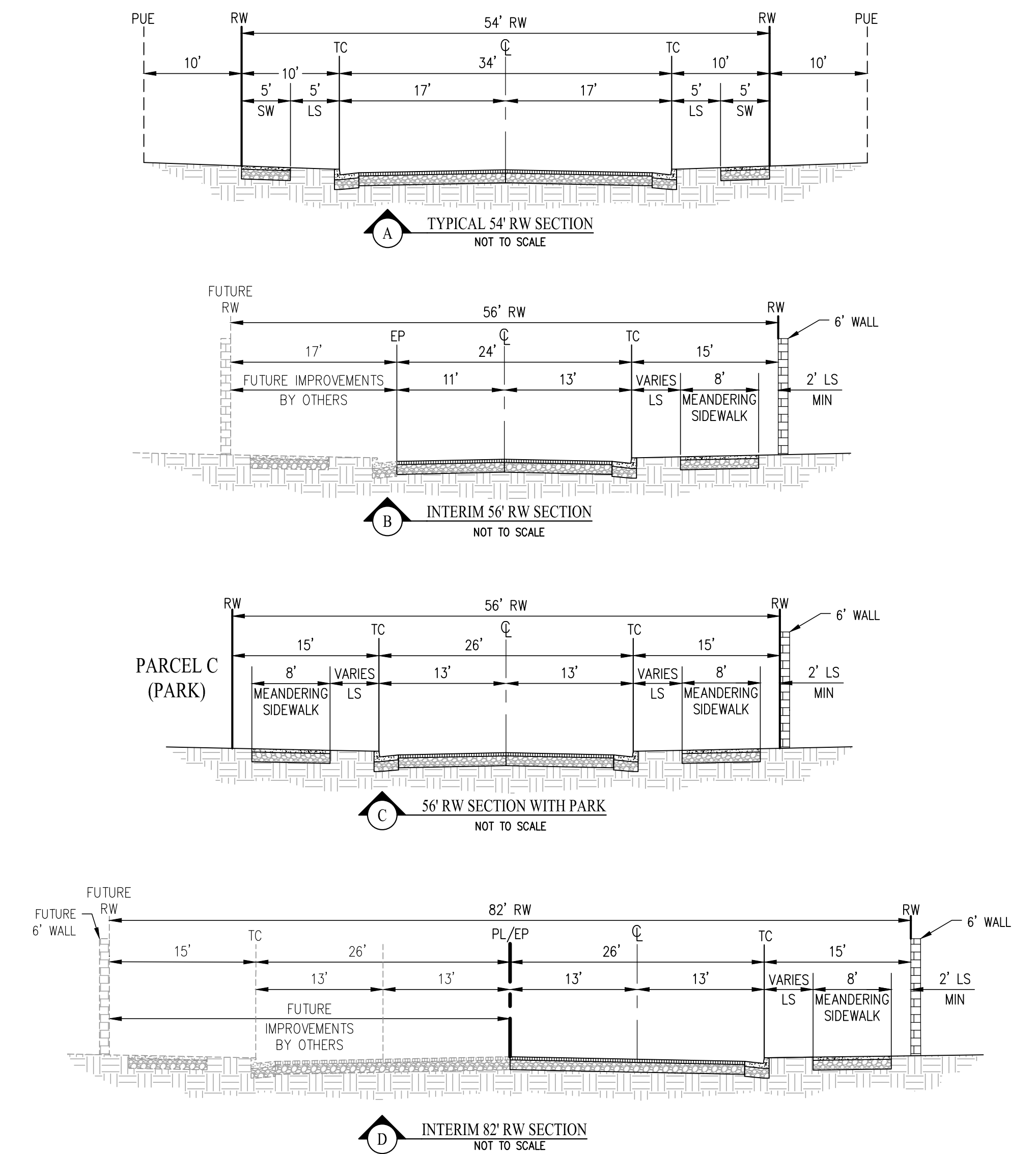
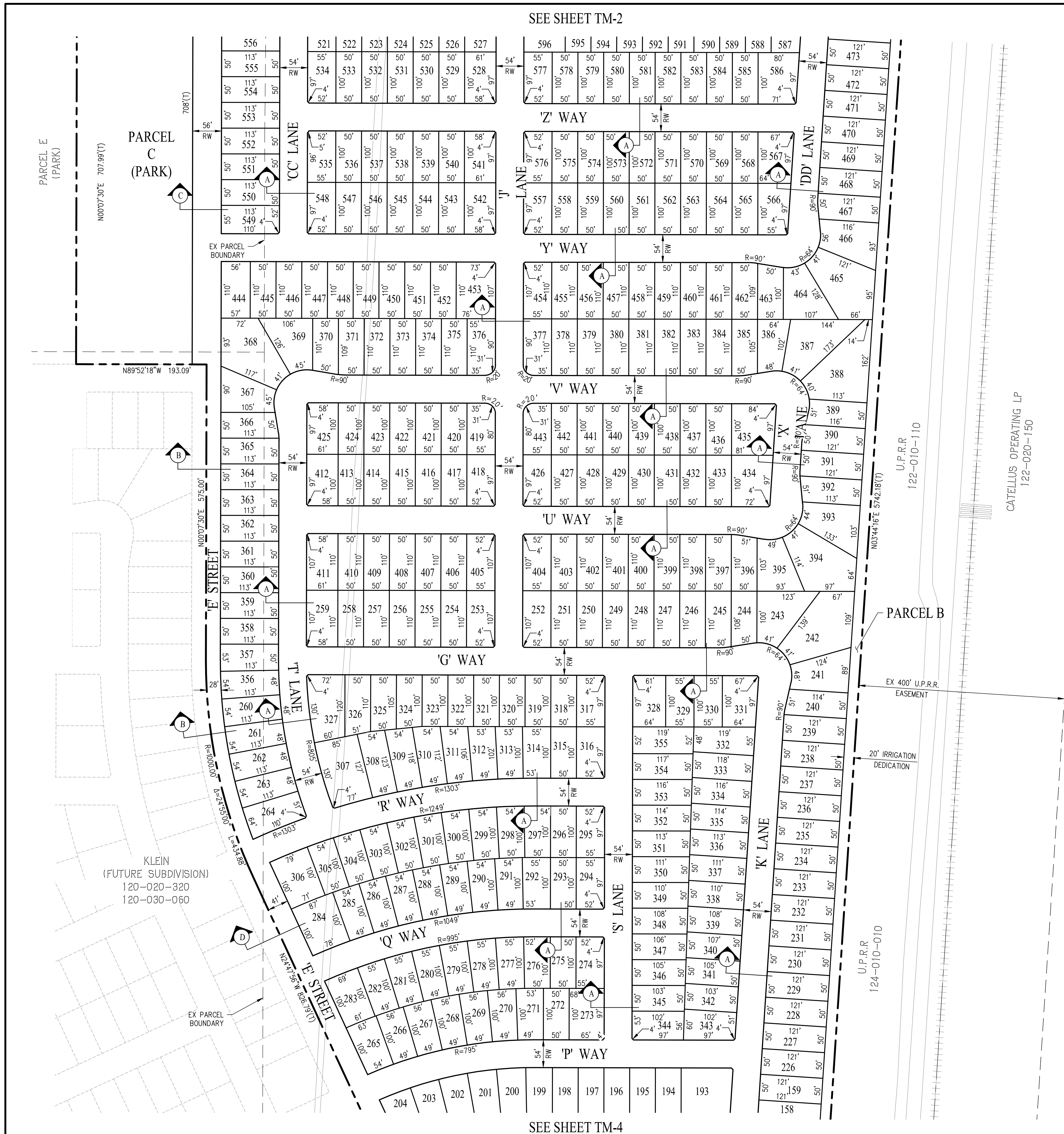




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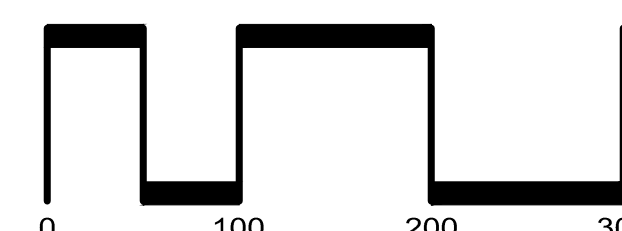
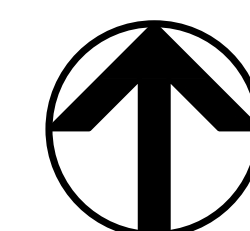
SHEET NO.
TM-2
OF 14 SHEETS



TENTATIVE MAP
SITE PLAN
TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=100' DATE: MARCH 30, 2026



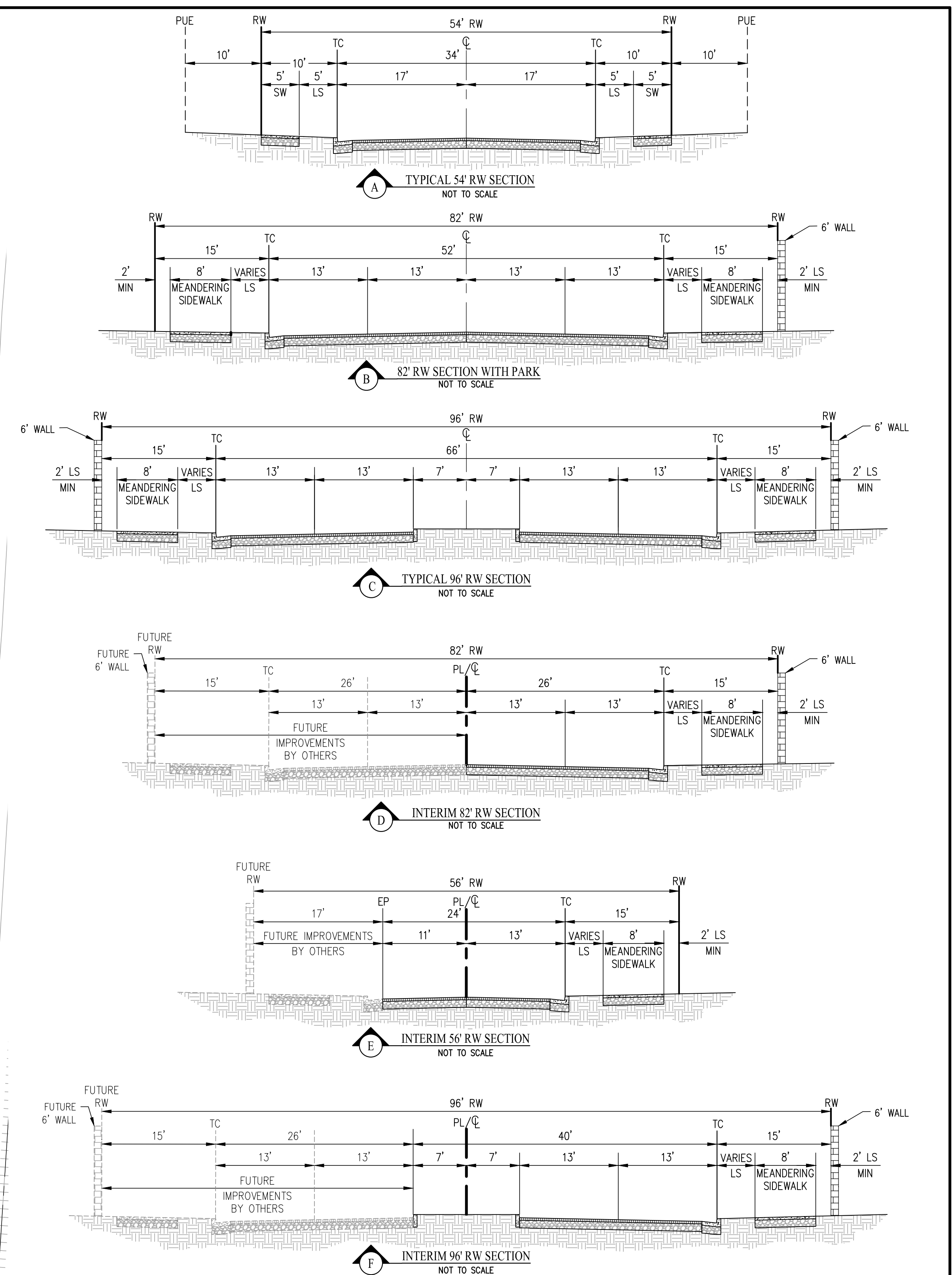
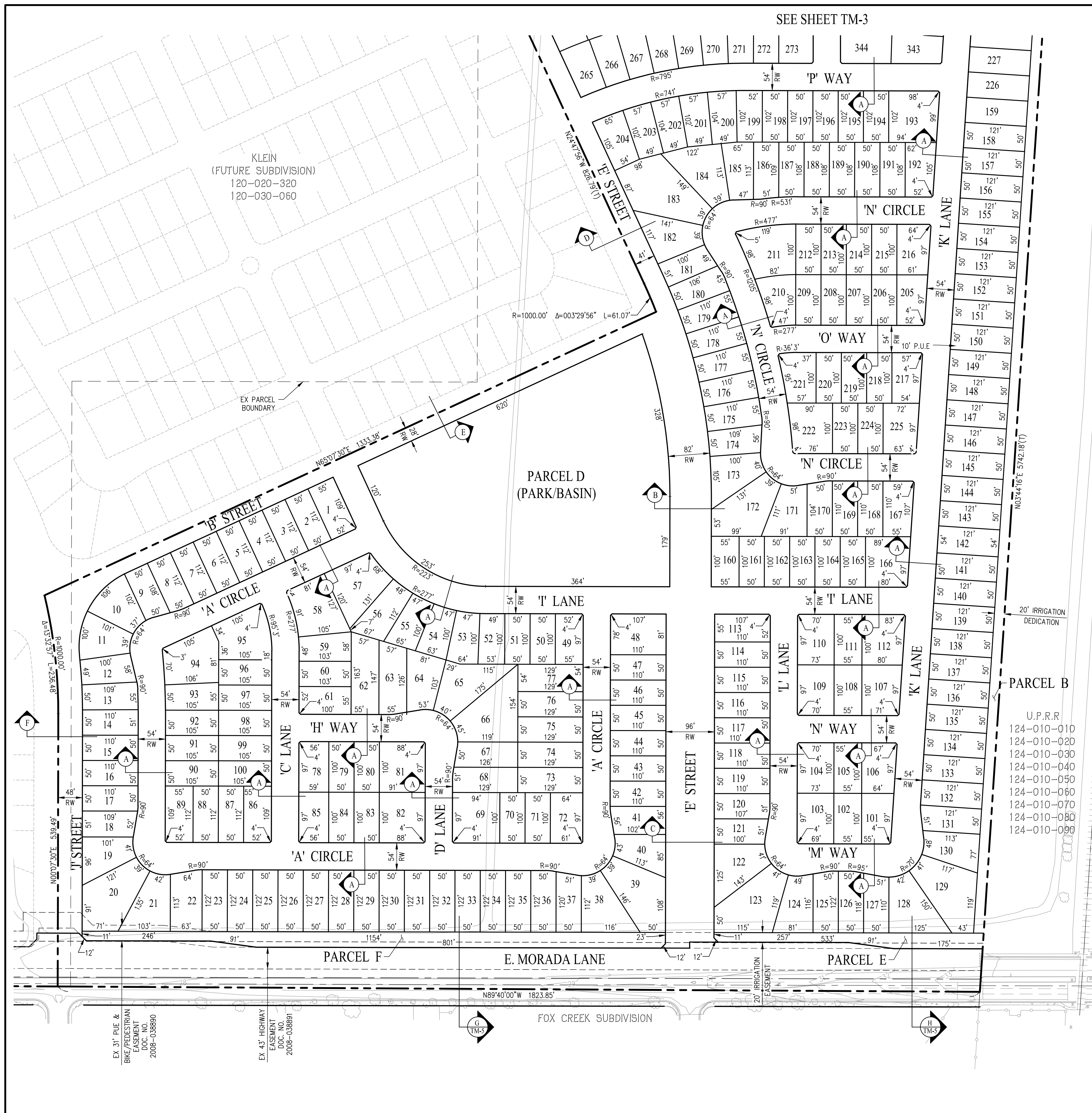
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HEET NO.

M-3

4 SHEETS

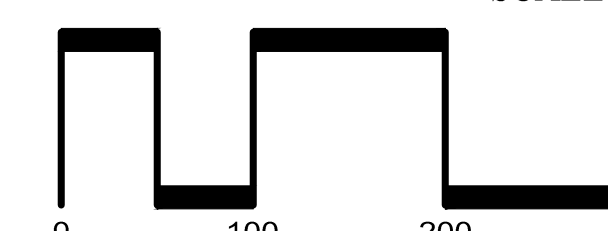
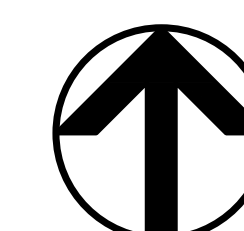


TENTATIVE MAP SITE PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=100' DATE: MARCH 30, 2026



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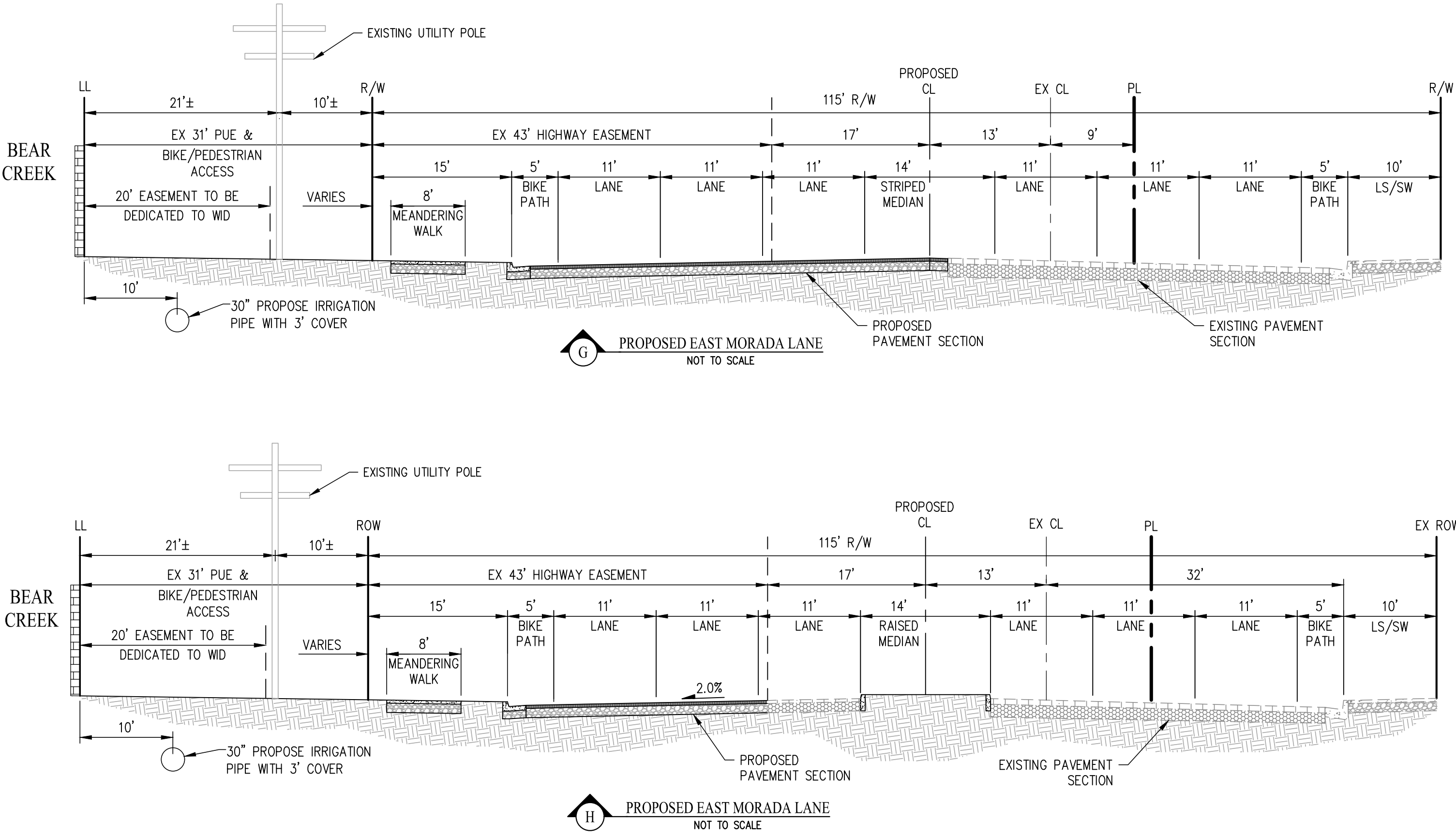
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- SURVEYORS
- PLANNERS

SHEET NO.

TM-4

OF 14 SHEETS

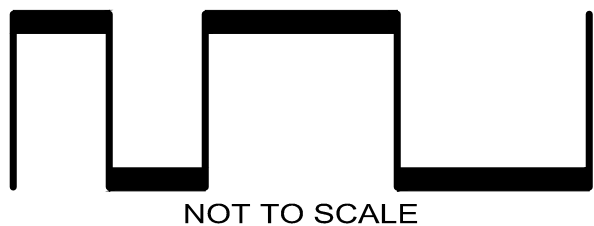
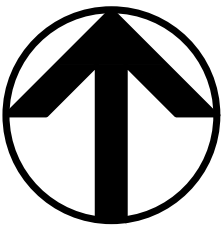


TENTATIVE MAP
SITE PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: NTS DATE: MARCH 30, 2026



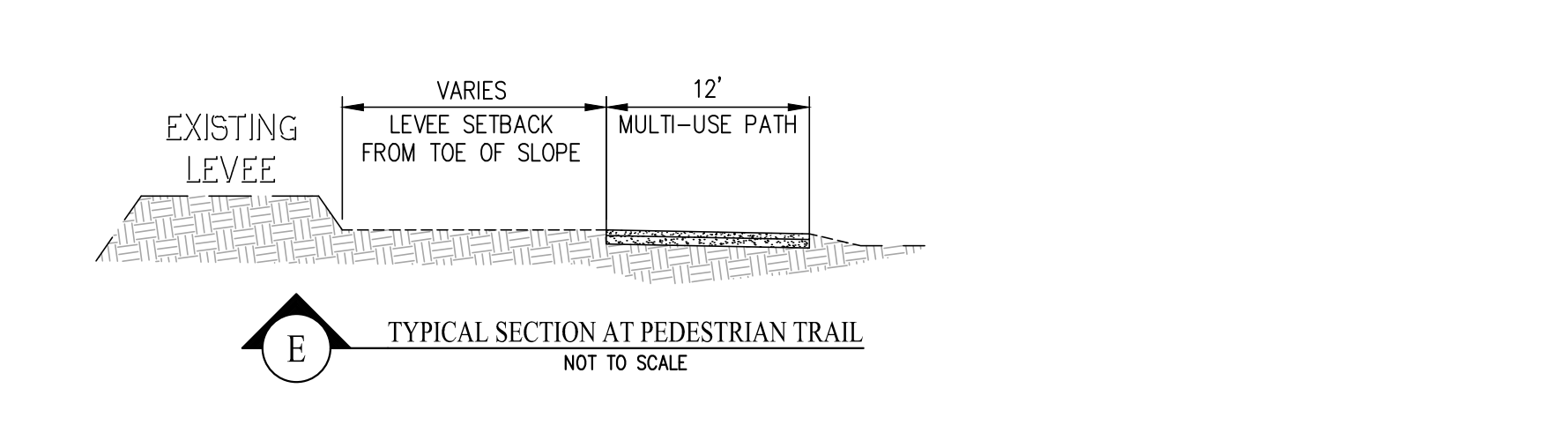
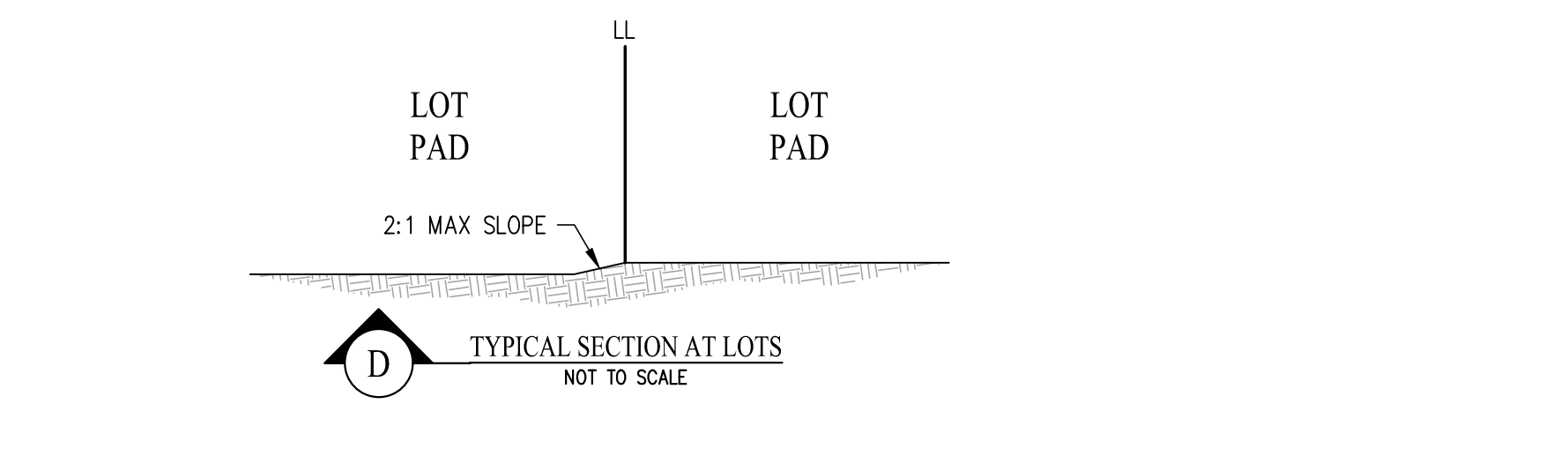
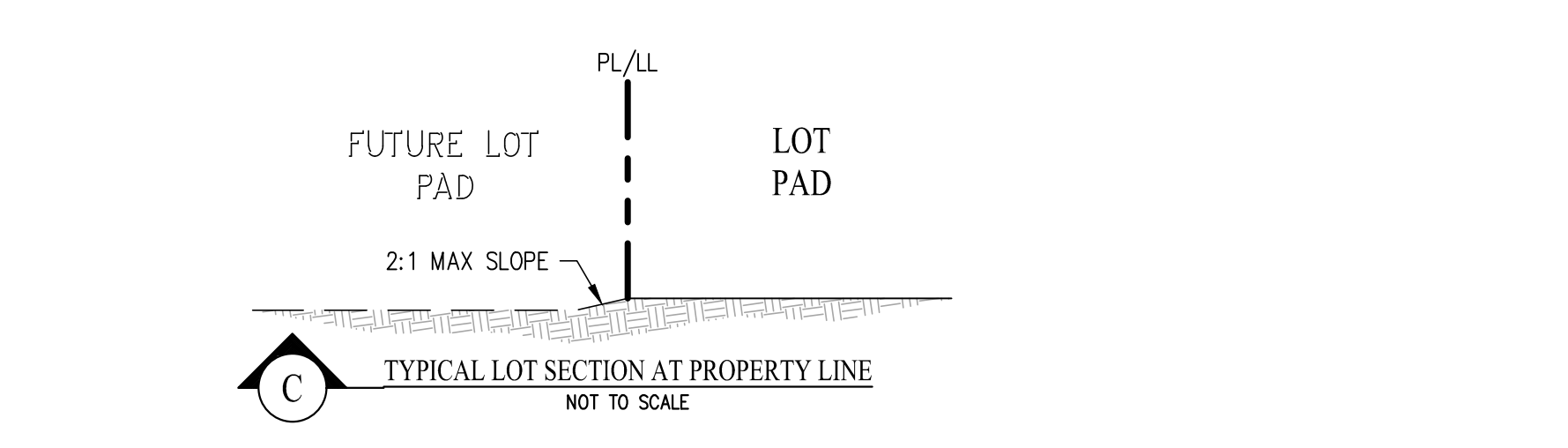
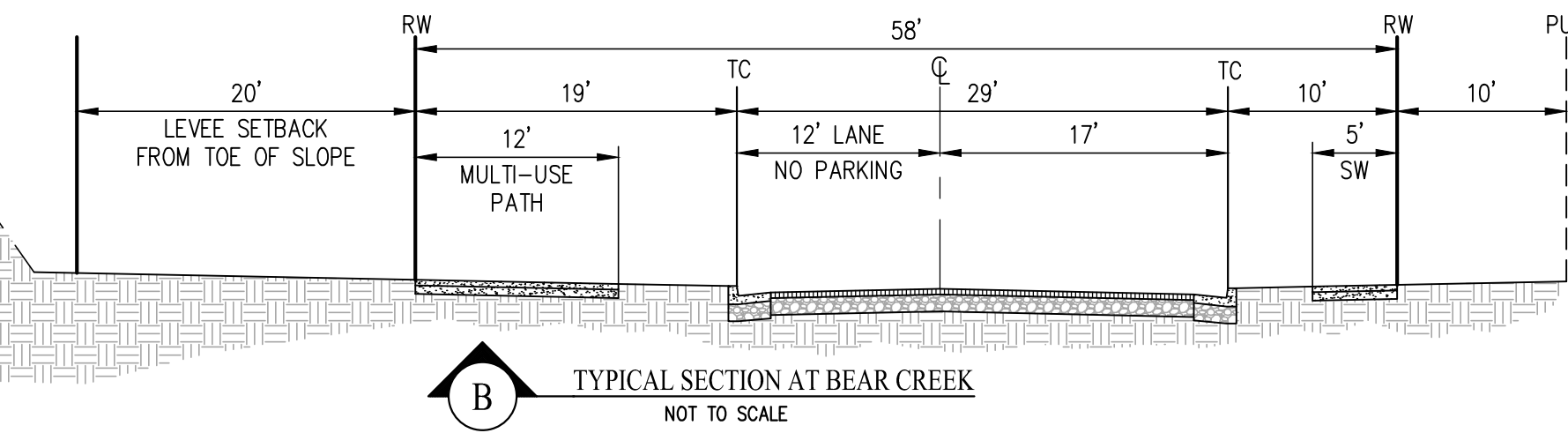
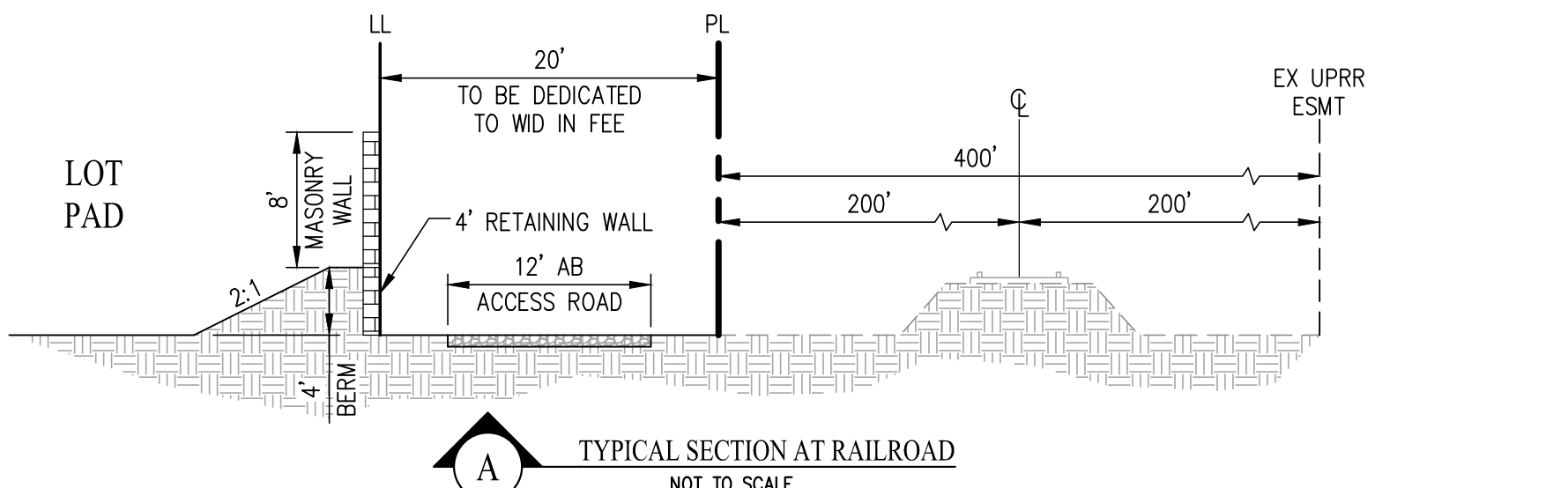
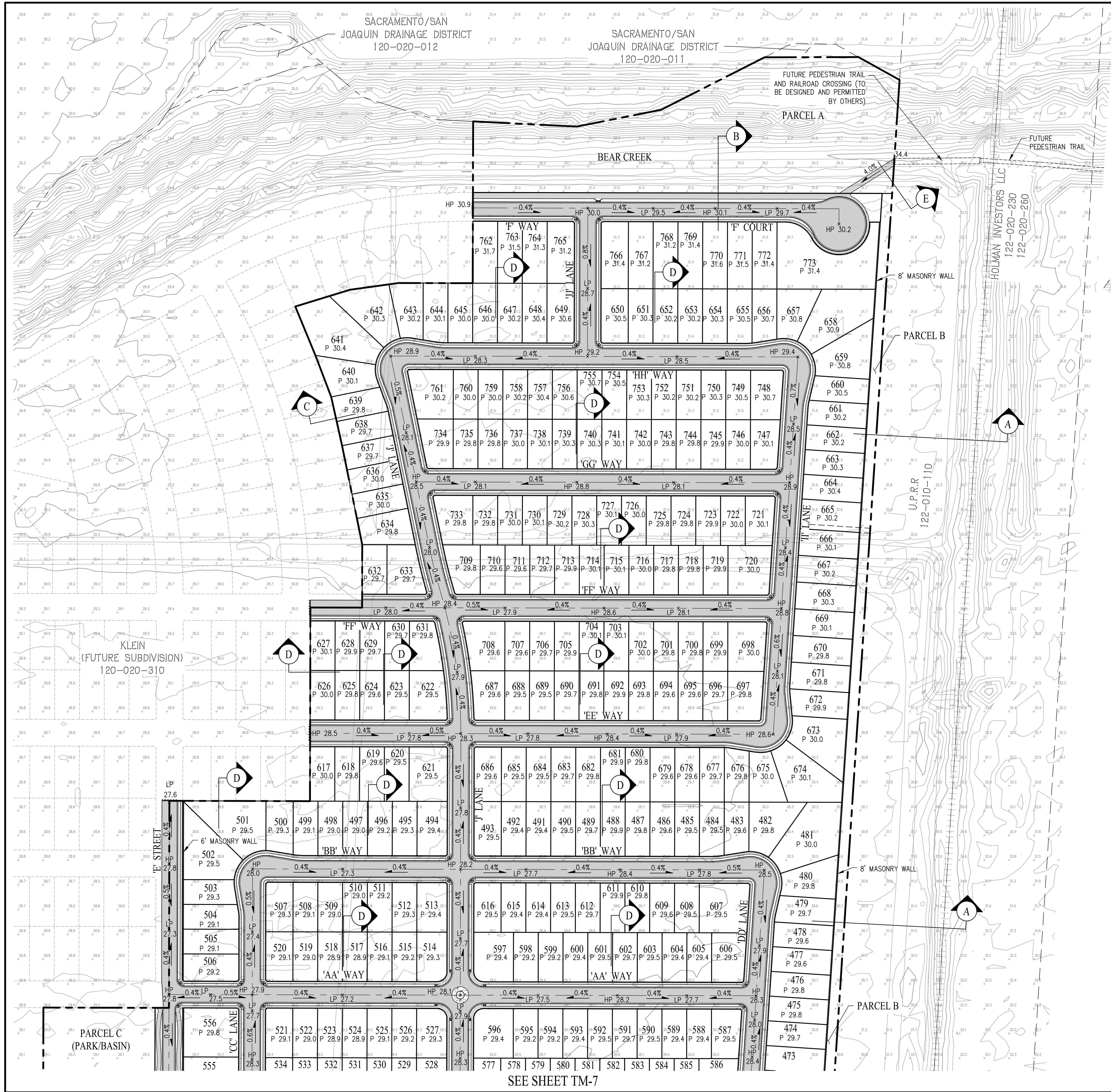
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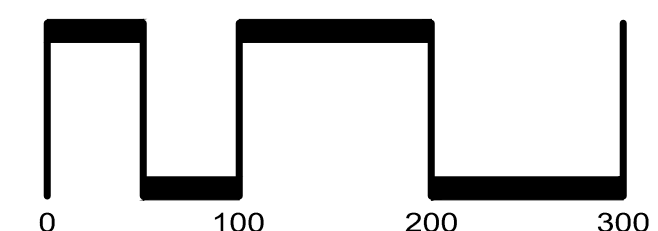
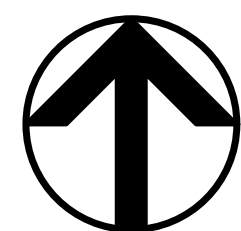
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SHEET NO.
TM-5
OF 14 SHEETS



TENTATIVE MAP GRADING PLAN TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: MARCH 30, 2026

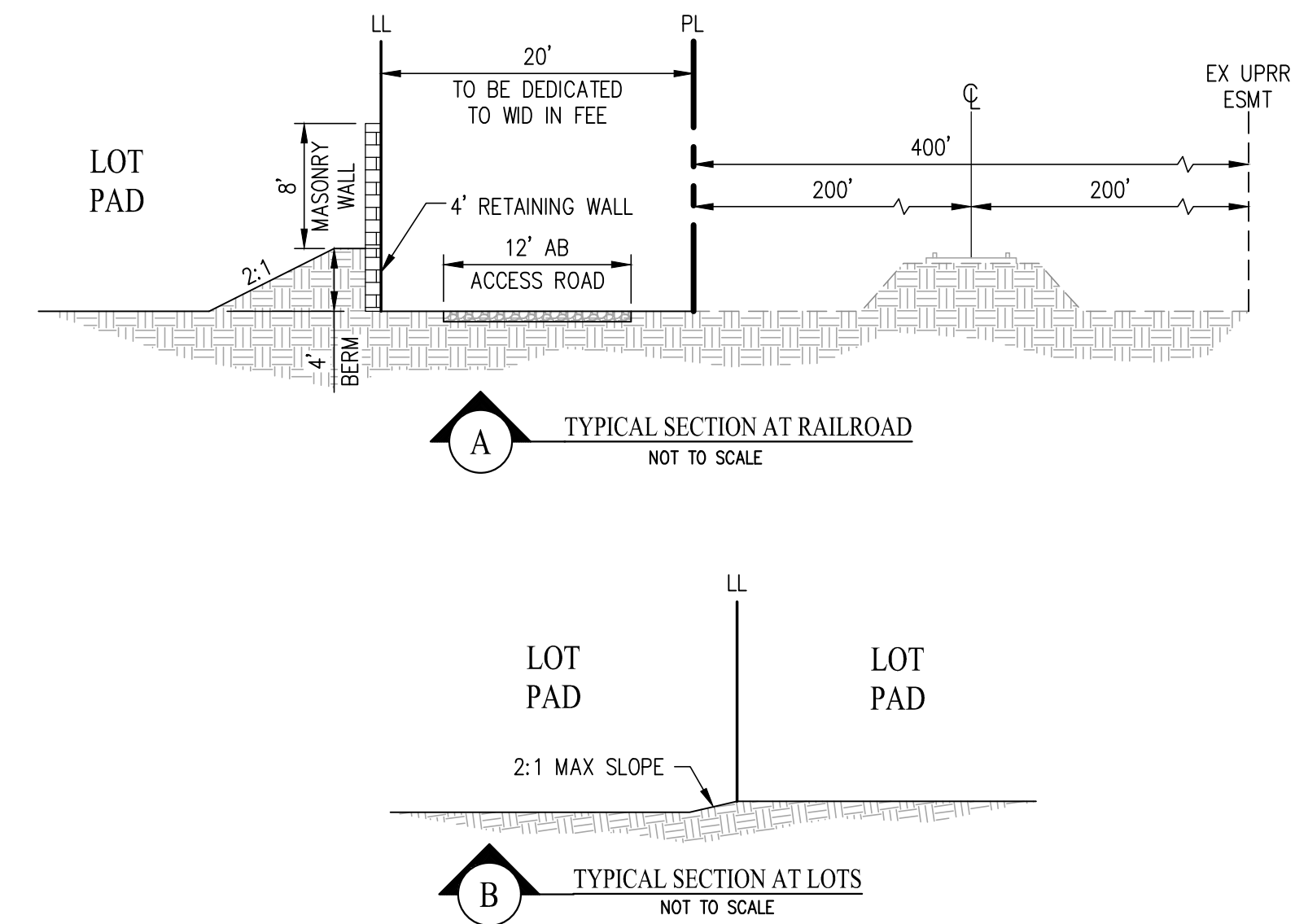




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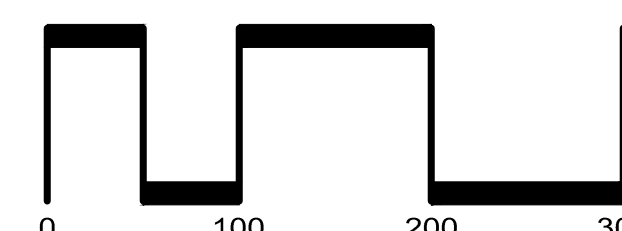
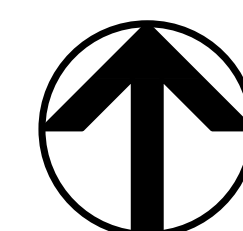
SHEET NO.
TM-6
OF 14 SHEETS



TENTATIVE MAP
GRADING PLAN
TRI POINTE HOMES - BEAR CREEK SOUTH

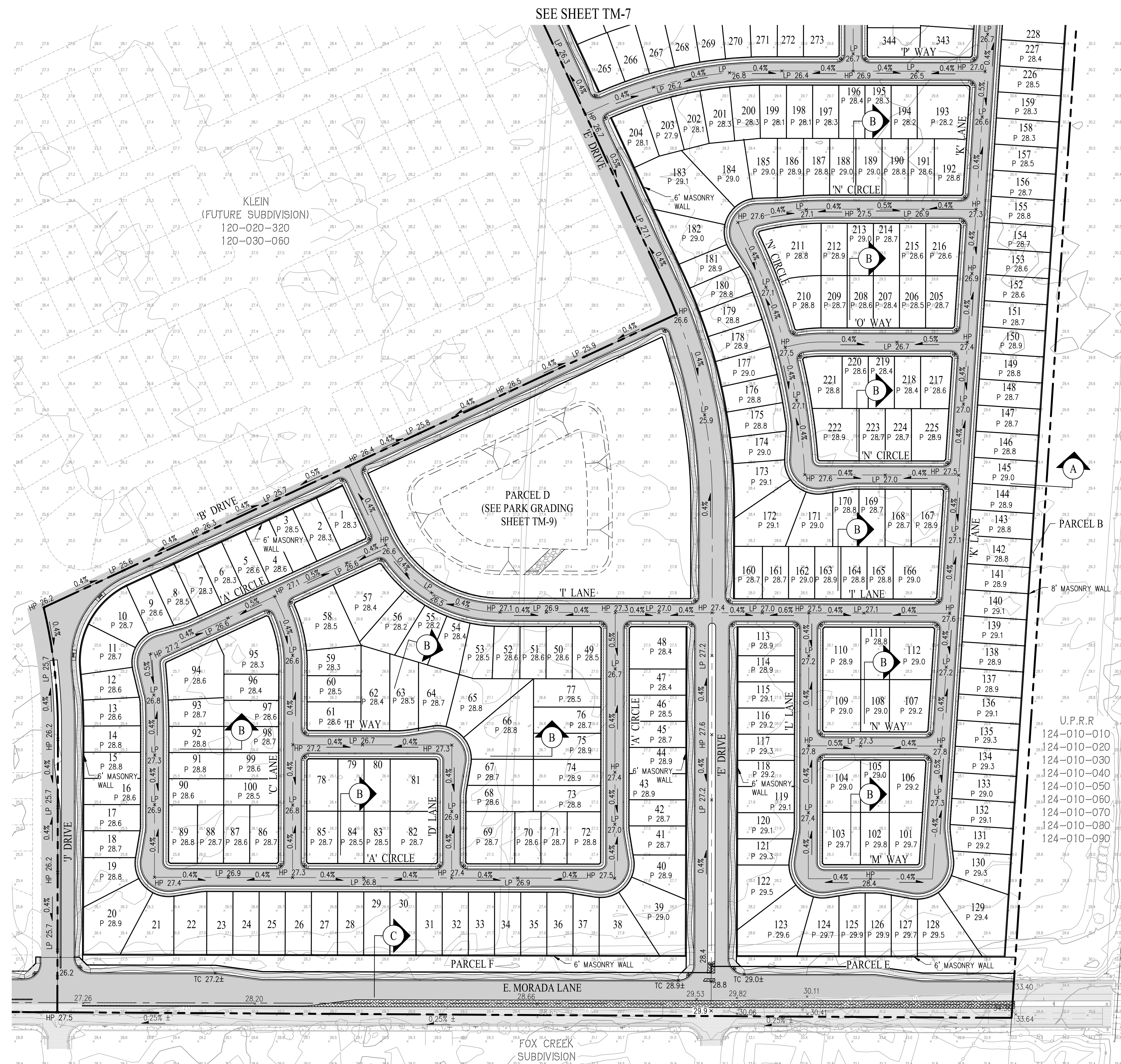
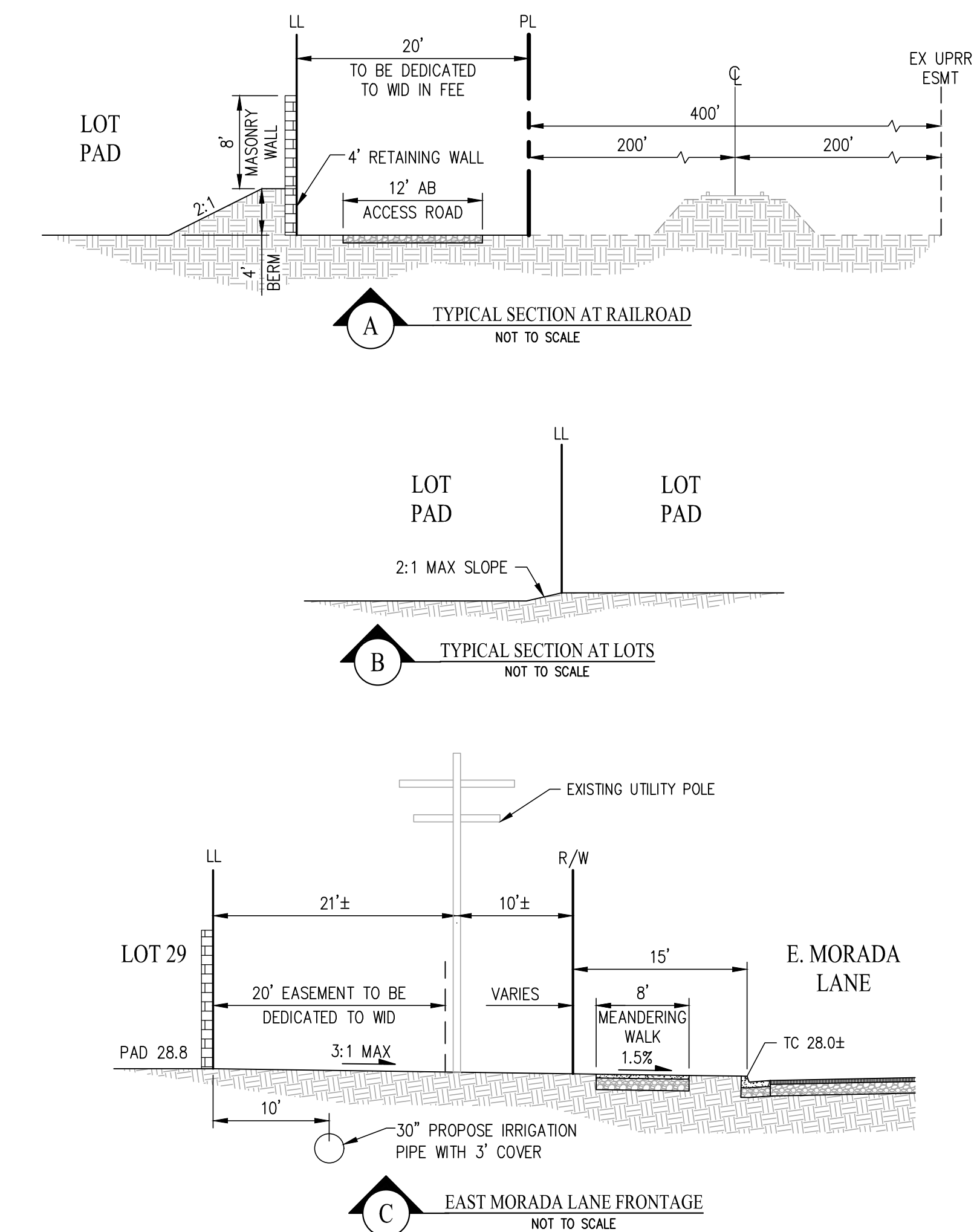
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: MARCH 30, 2026

SCALE: 1" = 100' DATE: MARCH 30, 2026



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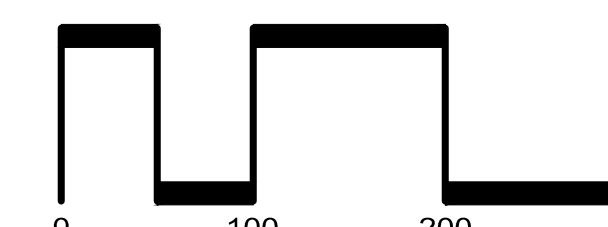
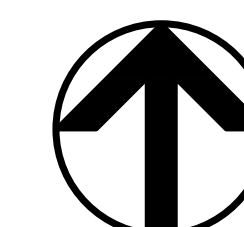
SHEET NO.
M-7
14 SHEETS



TENTATIVE MAP
GRADING PLAN
TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: MARCH 30, 2026

SCALE: 1" = 100' DATE: MARCH 30, 2026



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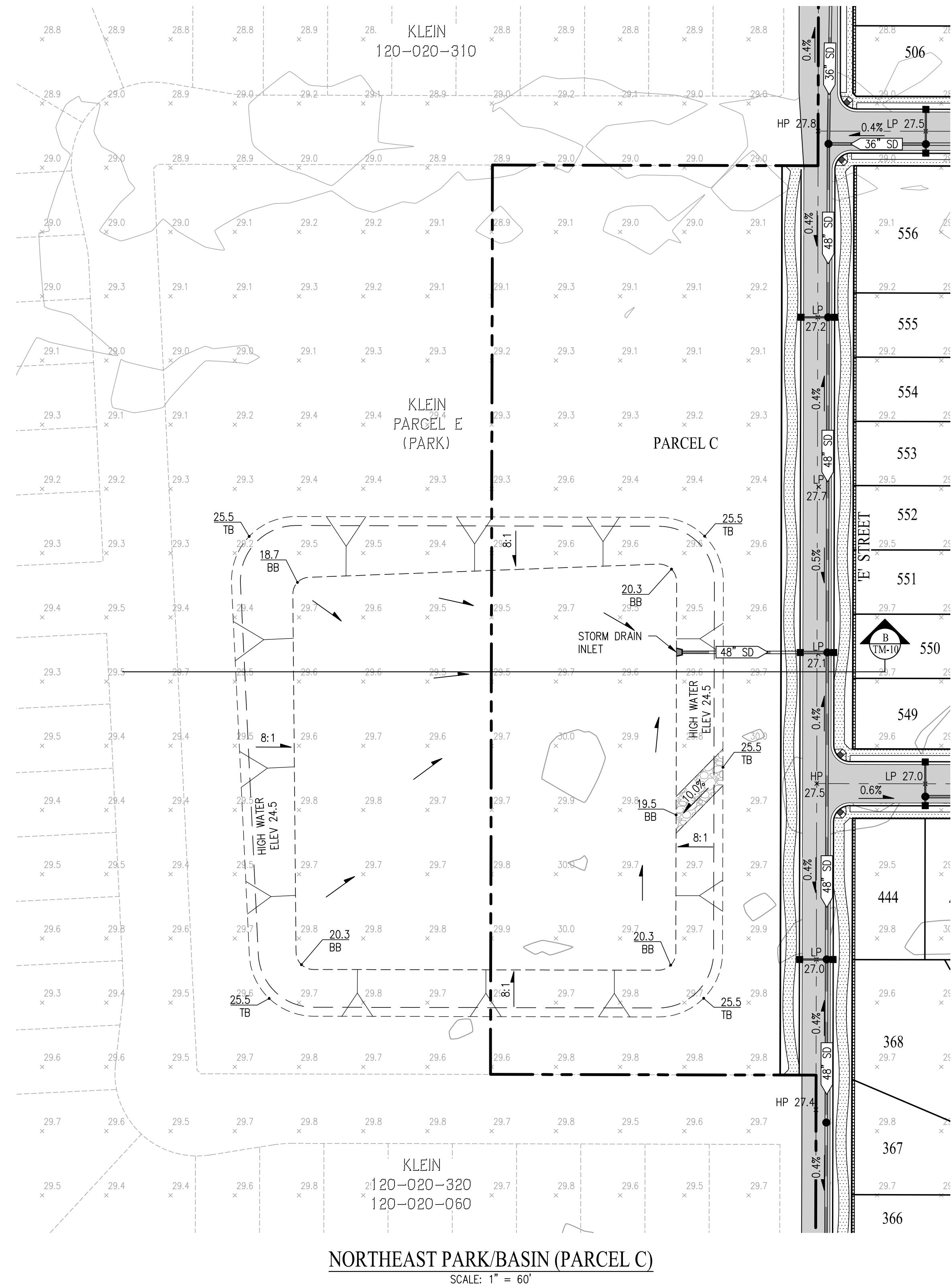
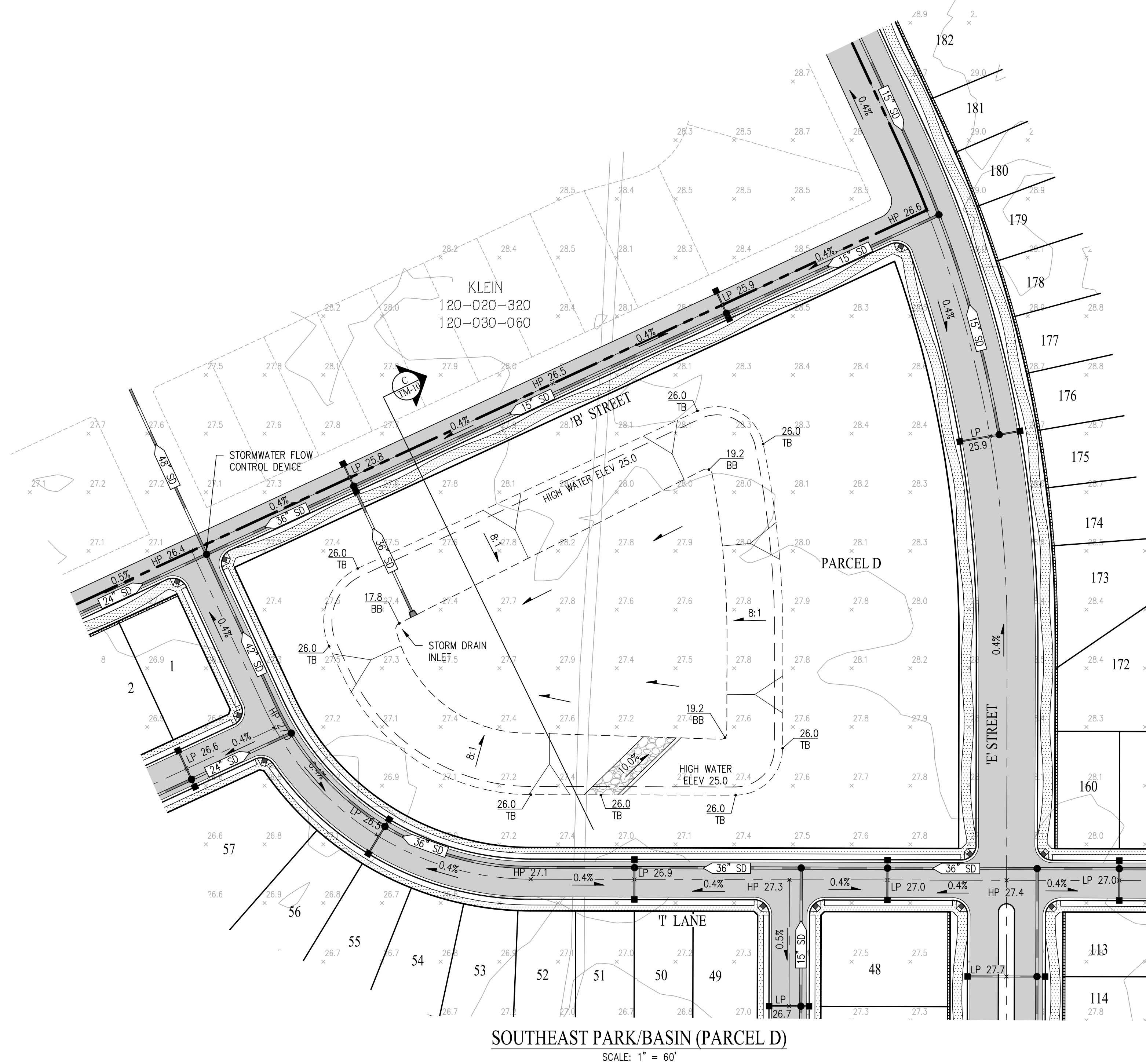
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SHEET NO.

TM-8

OF 14 SHEET

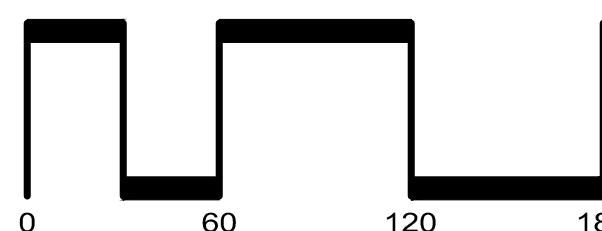
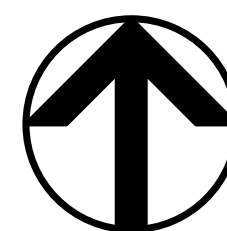


TENTATIVE MAP
BASIN GRADING
TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

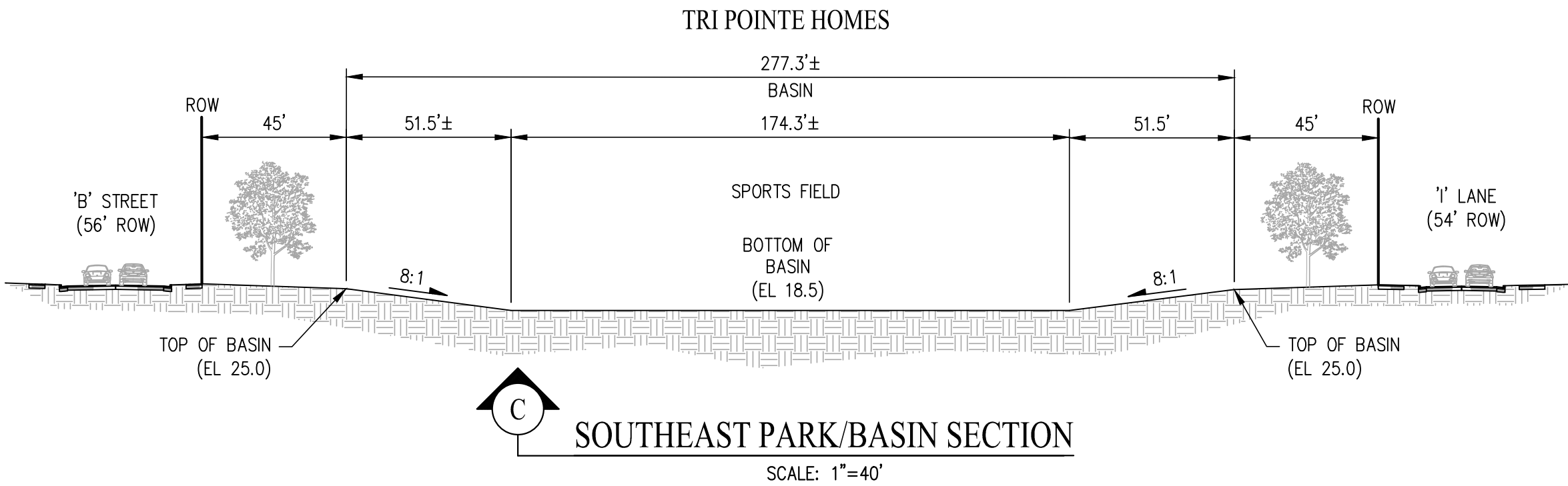
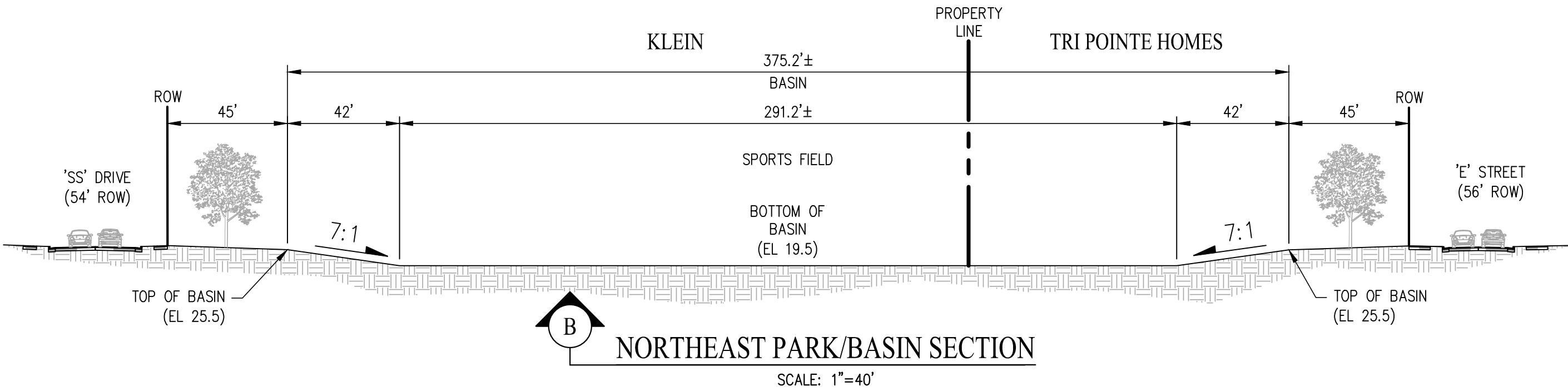
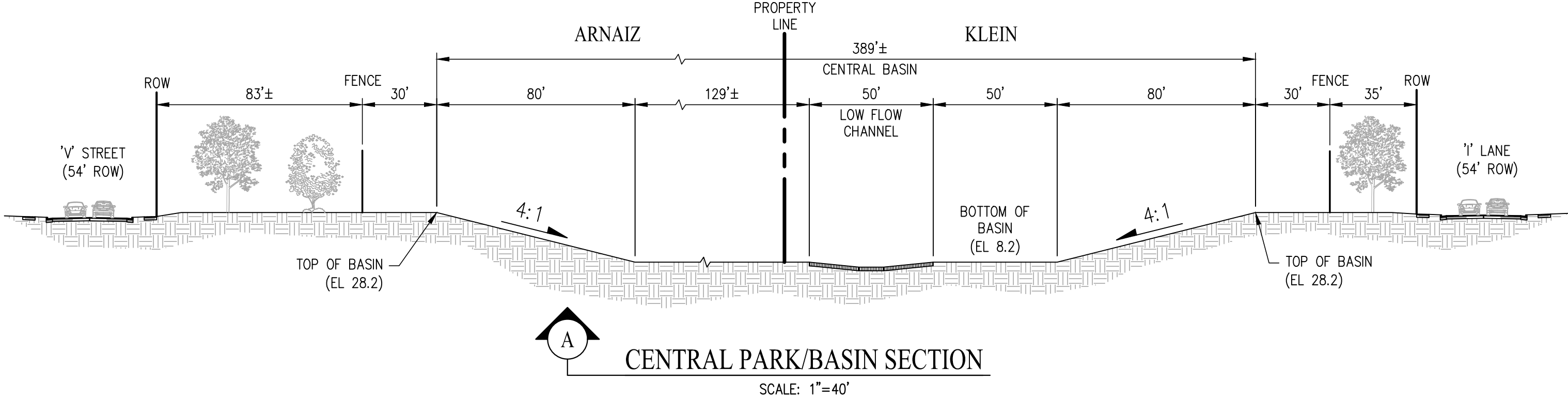
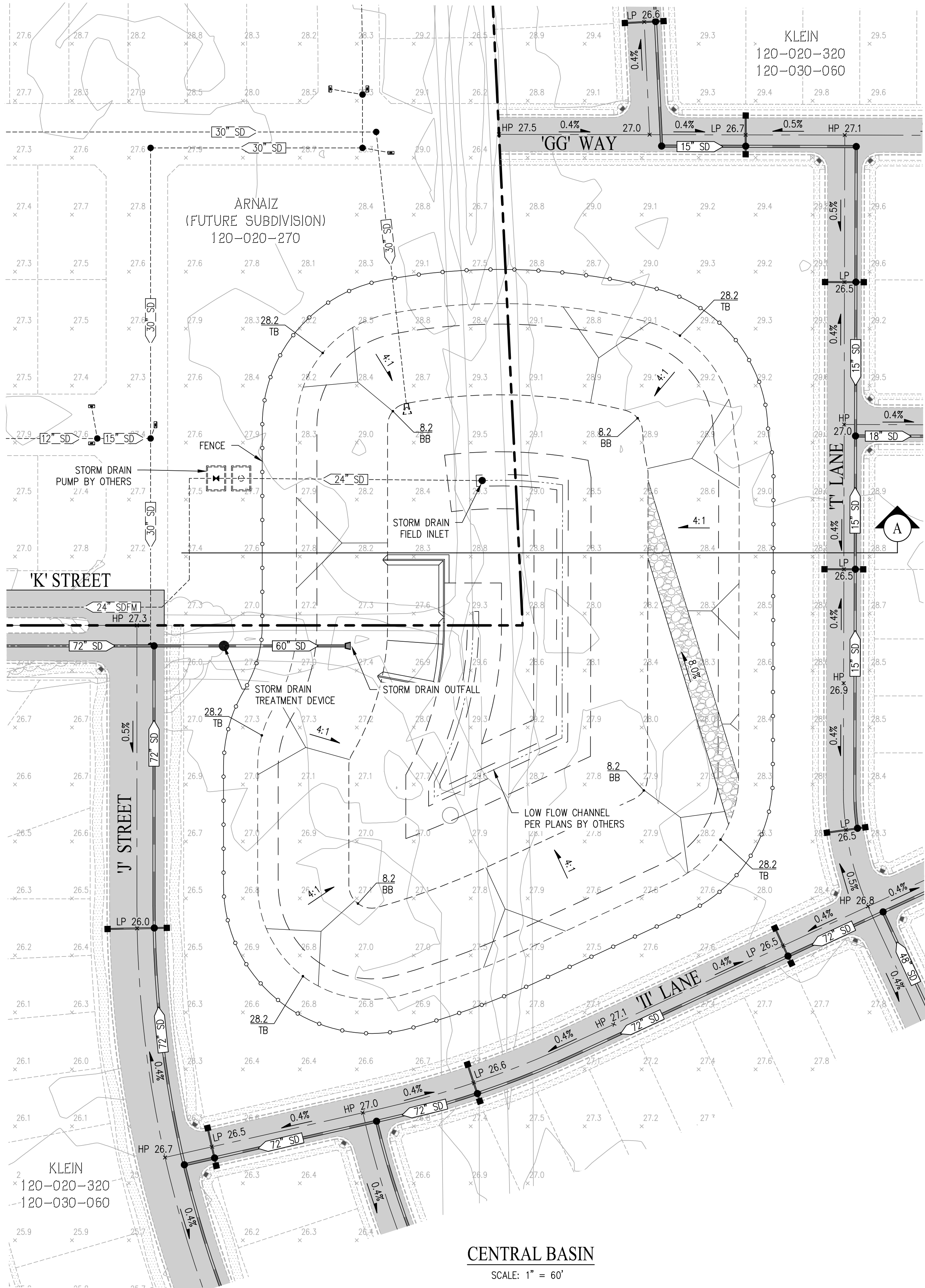
SCALE: 1" = 60' DATE: MARCH 30, 2026

BASIN SUMMARY		
PARCEL	UPLAND AREA (AC)	BASIN AREA (AC)
SOUTHEAST PARK/BASIN (PARCEL D)	2.68	2.20
NORTHEAST PARK BASIN (PARCEL C)	4.36	3.31



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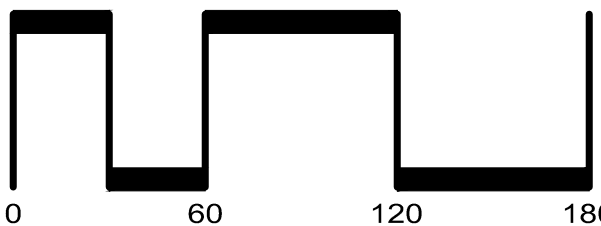
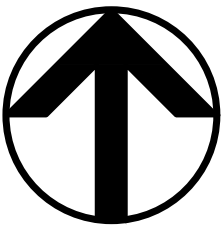
SHEET NO.
TM-9
OF 14 SHEETS



TENTATIVE MAP BASIN GRADING TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: MARCH 30, 2026

BASIN SUMMARY		
PARCEL	UPLAND AREA (AC)	BASIN AREA (AC)
CENTRAL BASIN	4.98	4.70



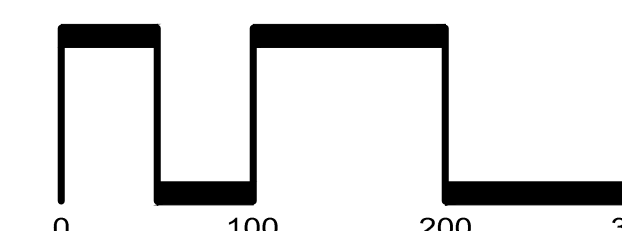
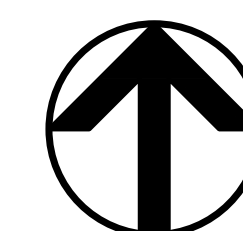
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SHEET NO.
TM-10
OF 14 SHEETS

[illegible]

TENTATIVE MAP
UTILITY PLAN
TRI POINTE HOMES - BEAR CREEK SOUTH

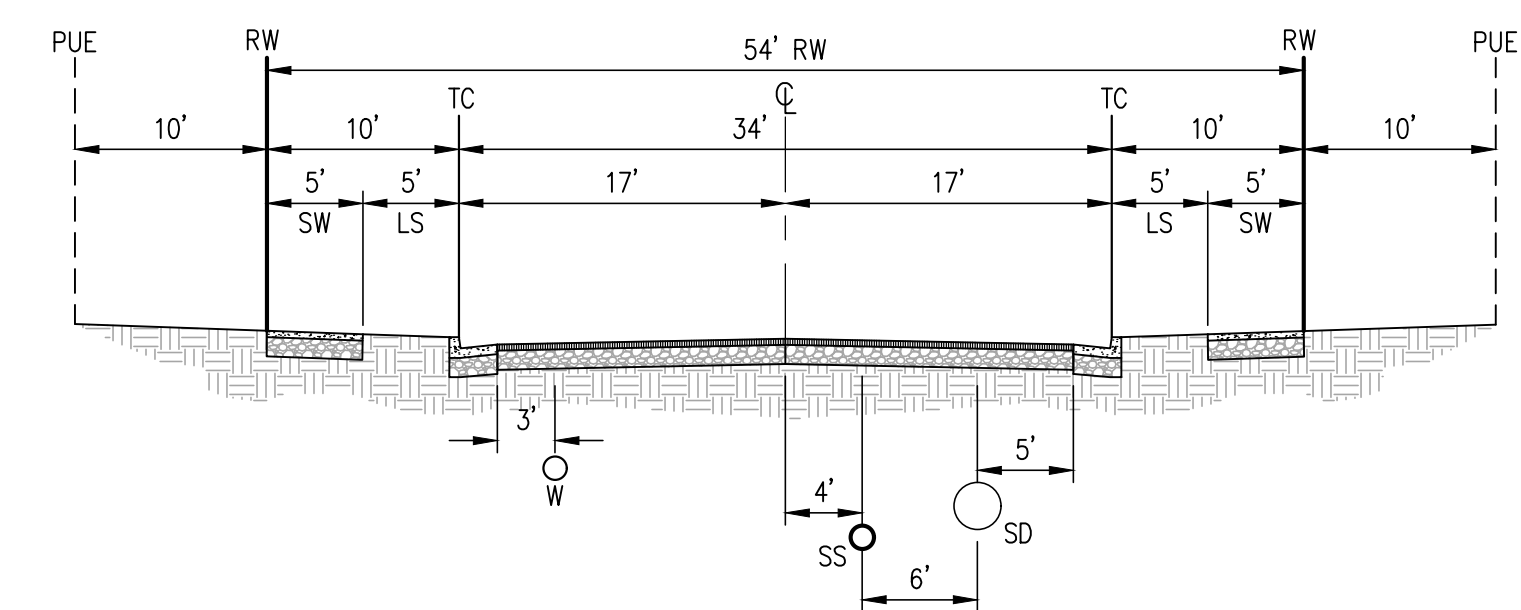
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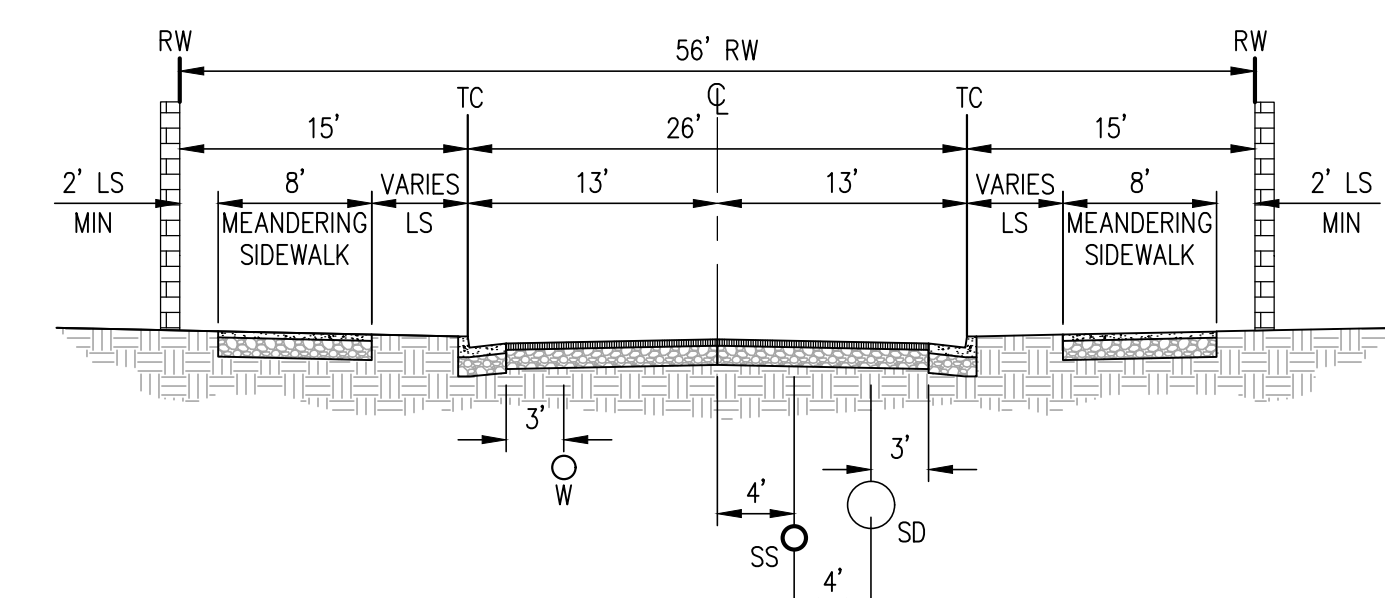
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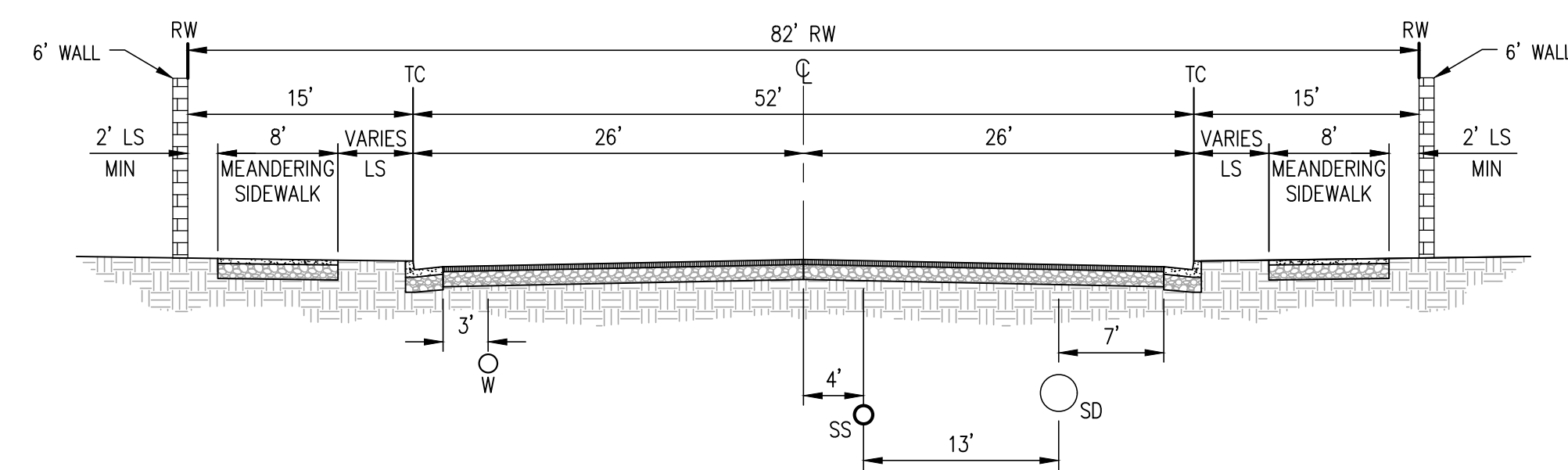
SHEET NO.
TM-1
OF 14 SHEETS



TYPICAL 54' RW UTILITY SECTION
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION
NOT TO SCALE

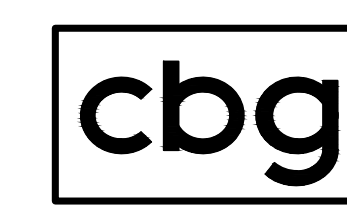
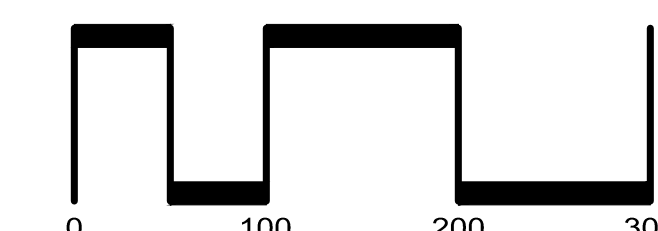
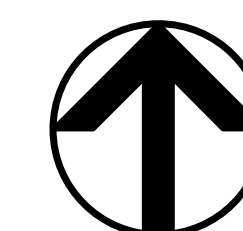


TYPICAL 82' RW UTILITY SECTION
NOT TO SCALE

TENTATIVE MAP
UTILITY PLAN
TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=100' DATE: MARCH 30, 2026



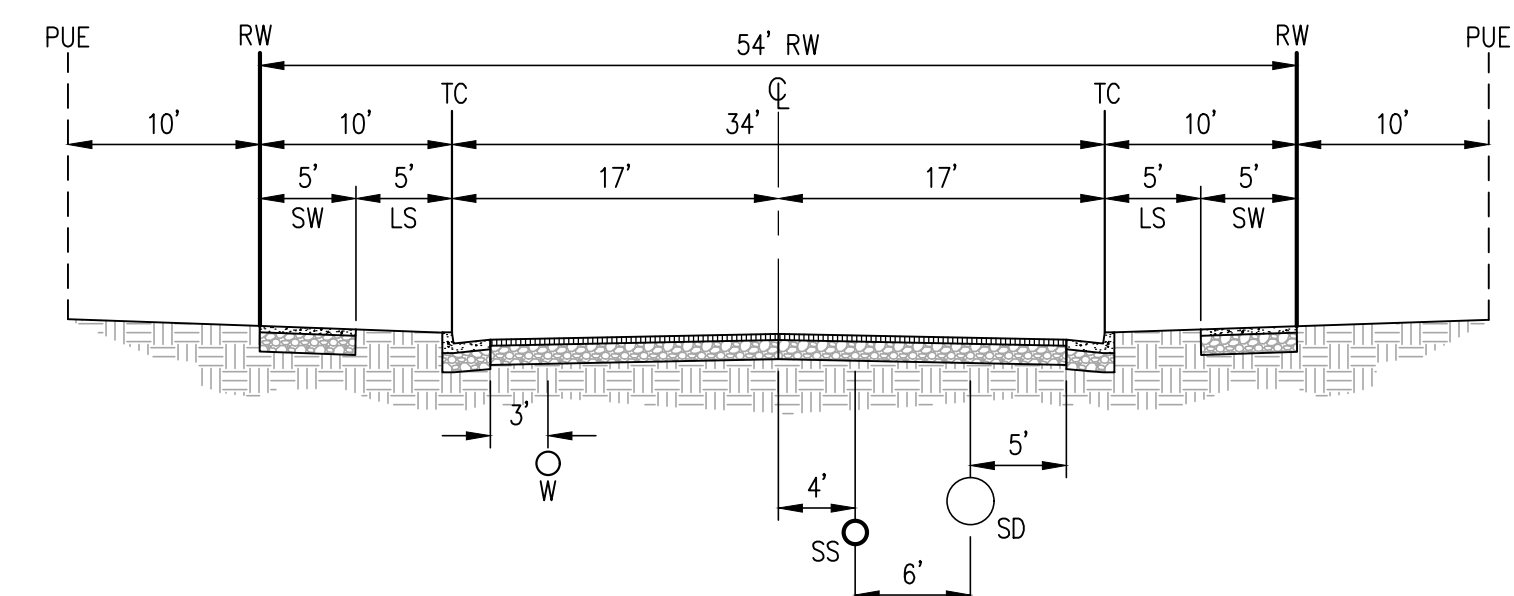
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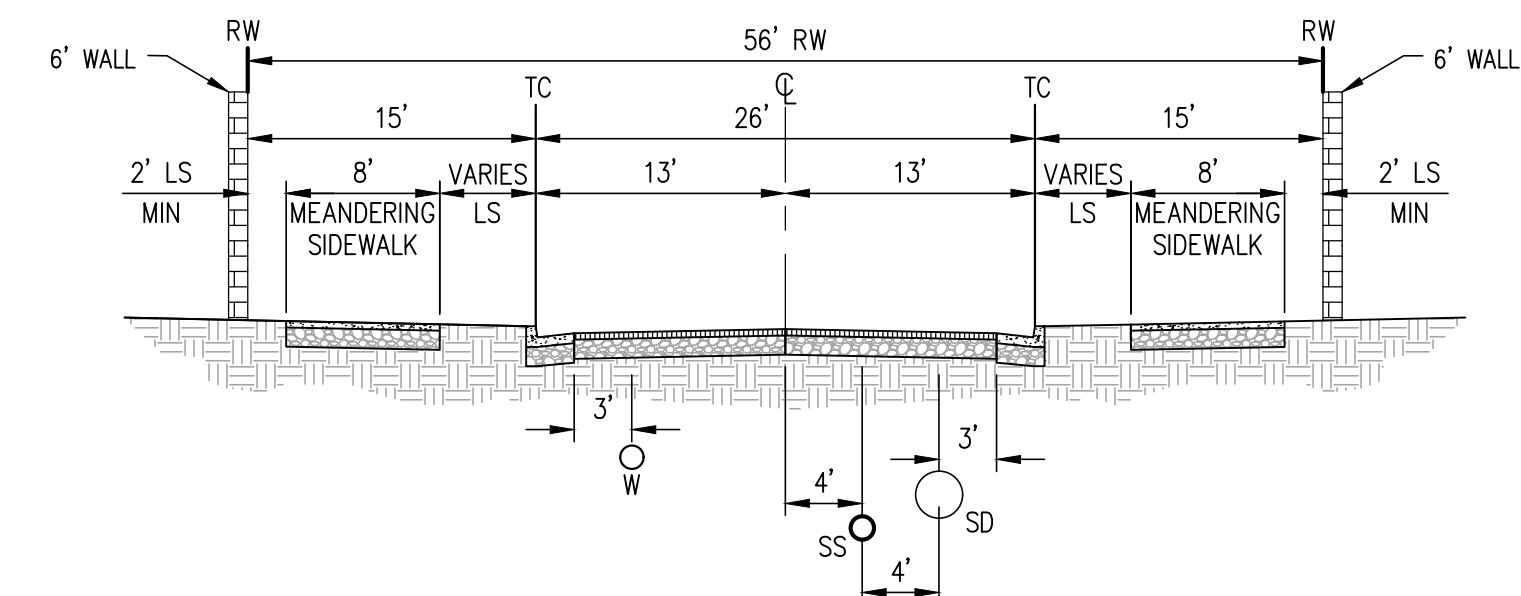
SHEET NO.

TM-12

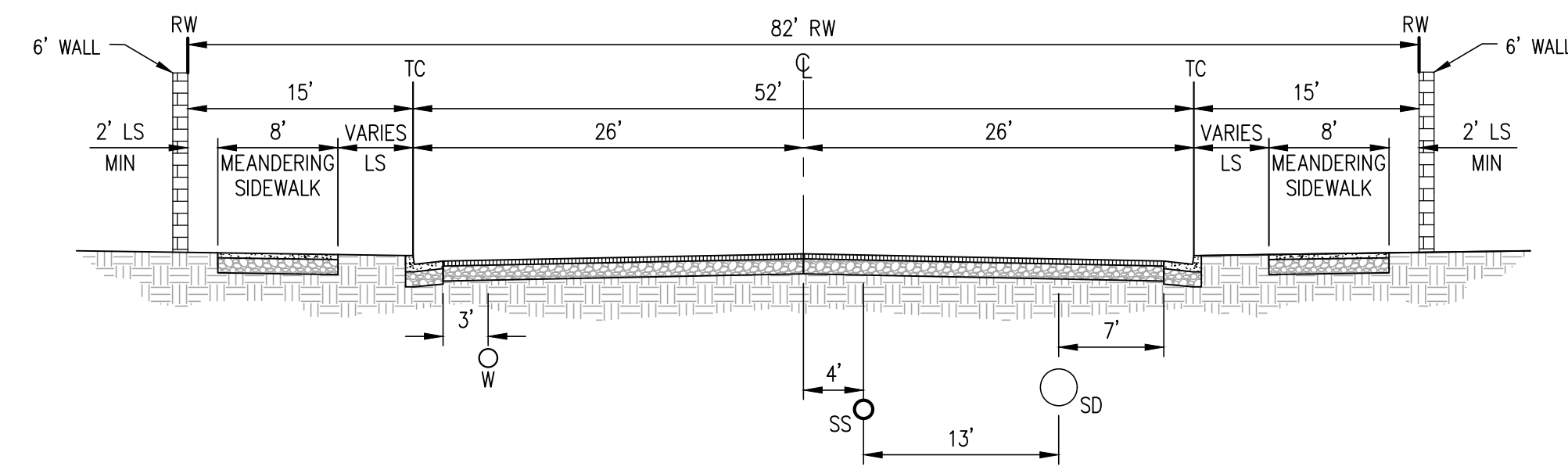
OF 14 SHEETS



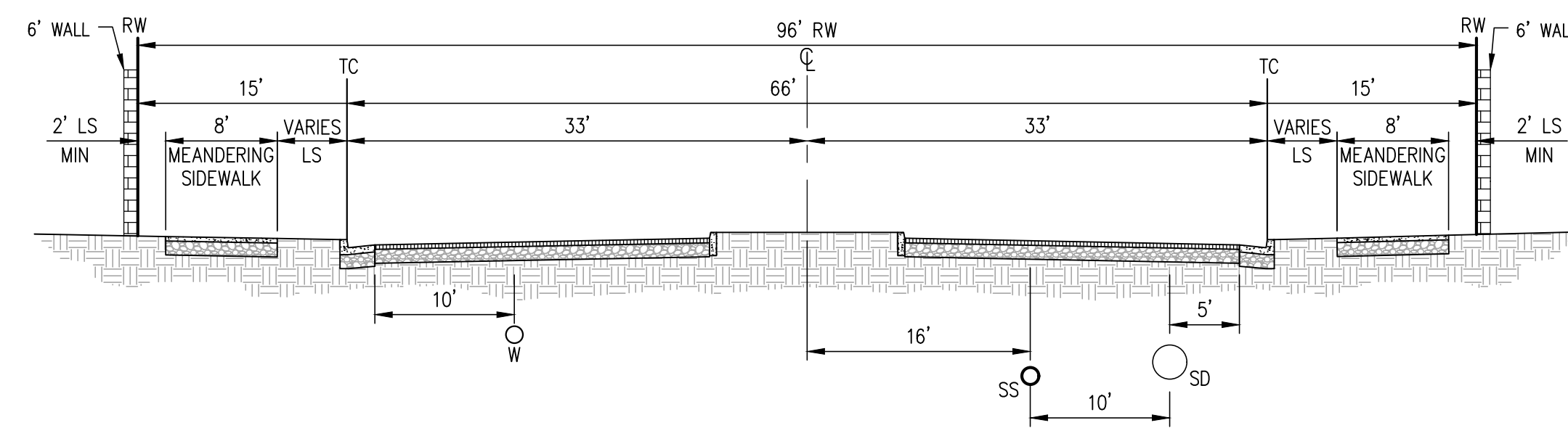
TYPICAL 54' RW UTILITY SECTION
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION
NOT TO SCALE



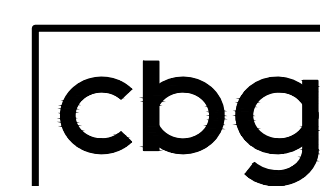
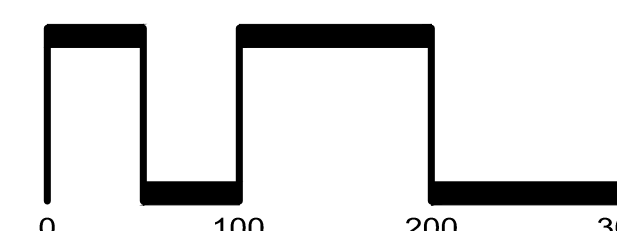
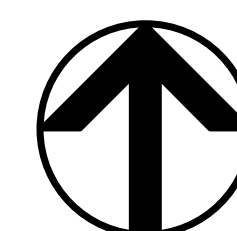
TYPICAL 82' RW UTILITY SECTION
NOT TO SCALE



TYPICAL 96' RW UTILITY SECTION
NOT TO SCALE

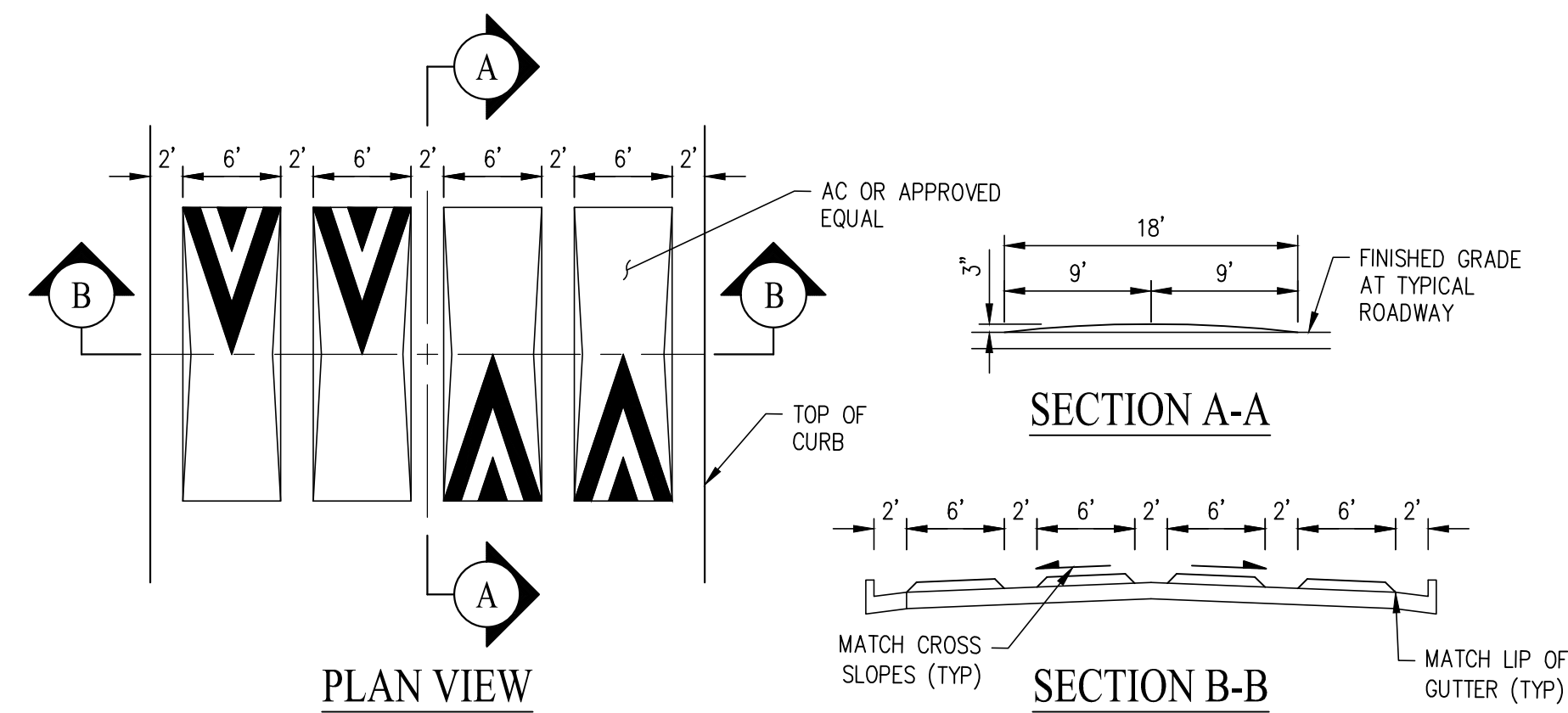
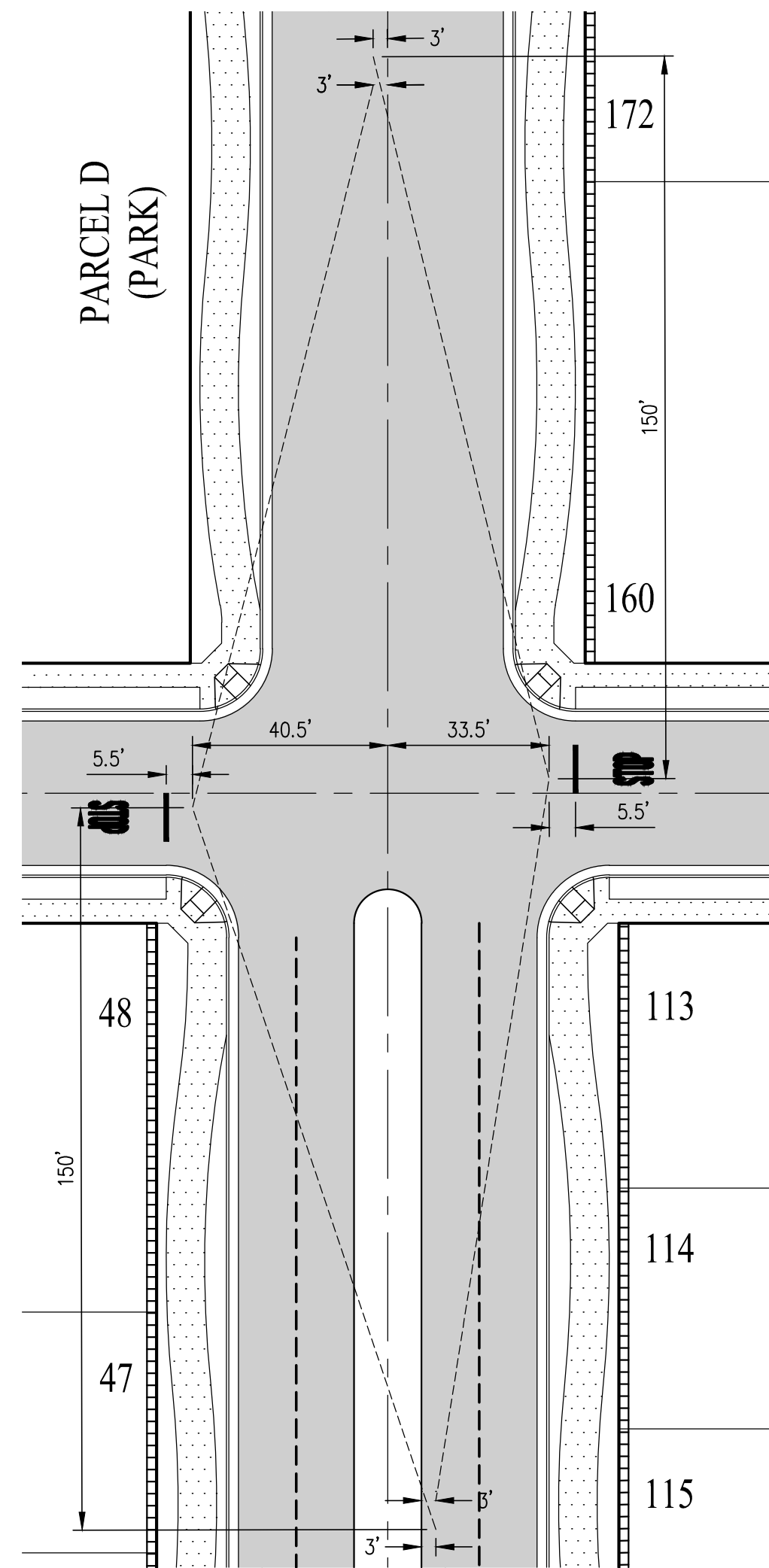
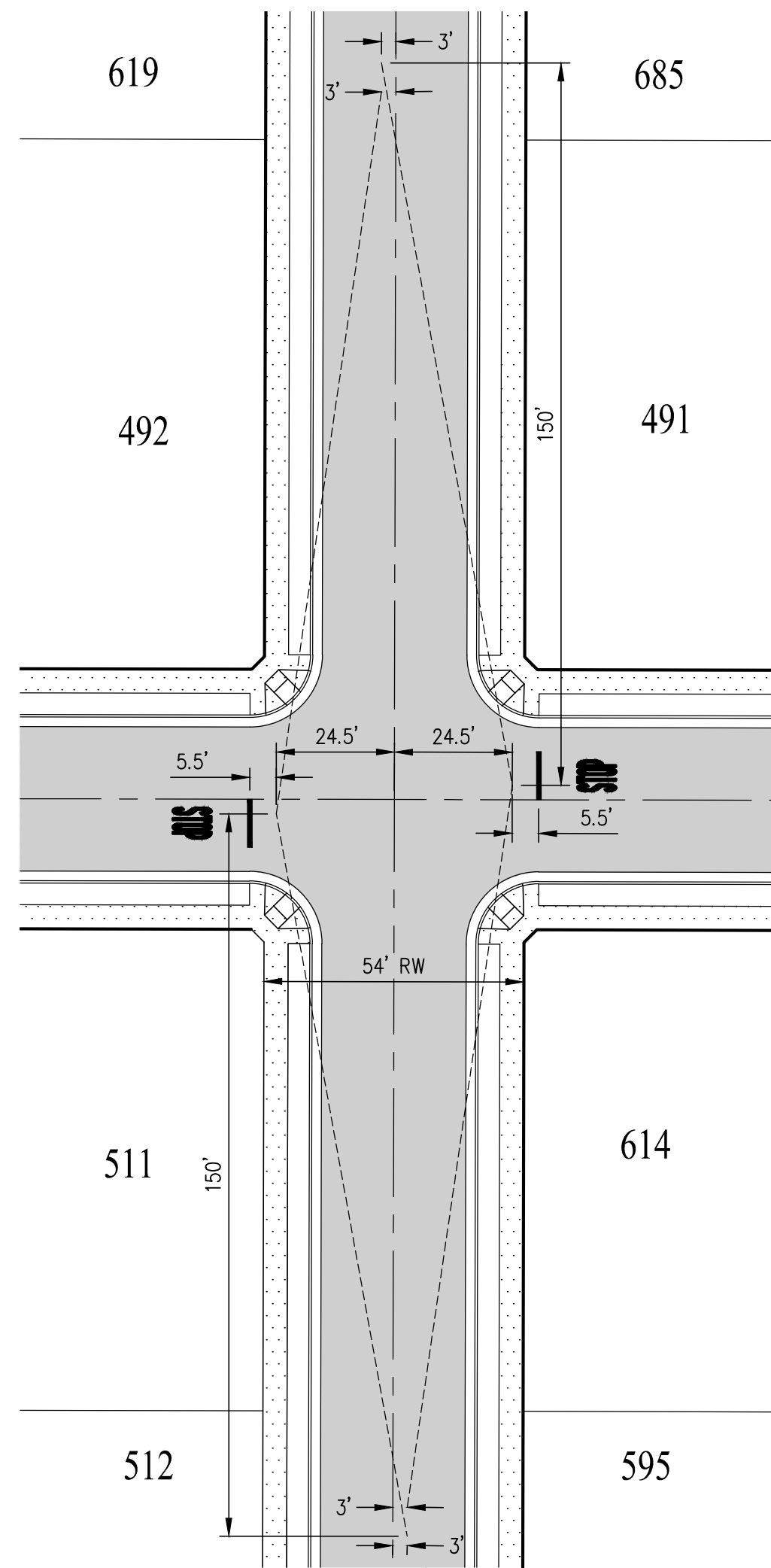
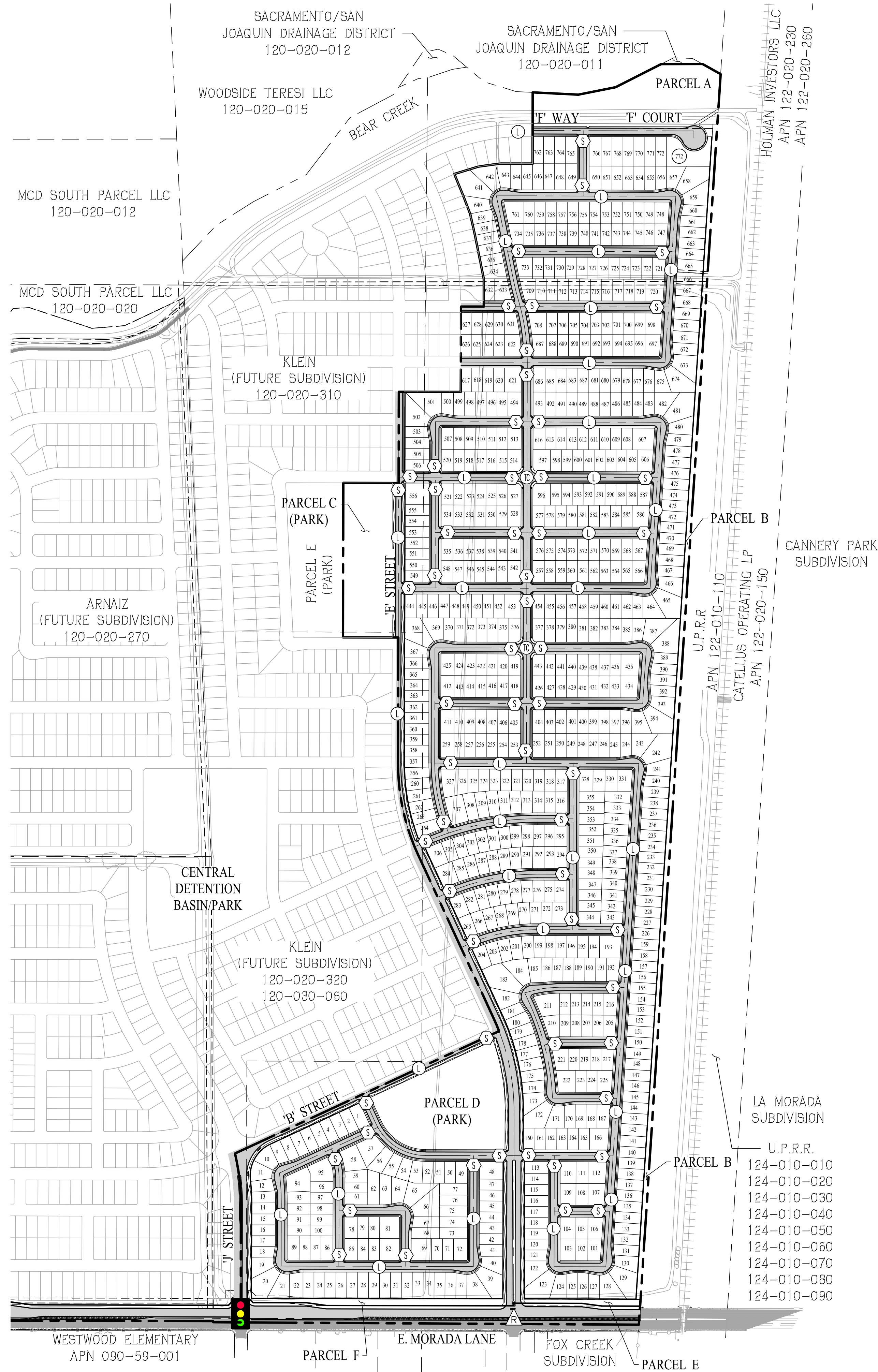
TENTATIVE MAP UTILITY PLAN TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1"=100' DATE: MARCH 30, 2026



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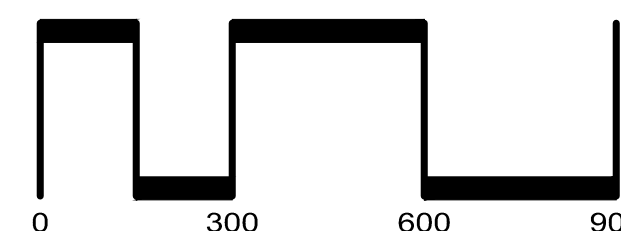
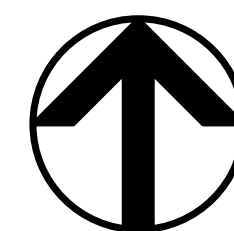
SHEET NO.
TM-13
OF 14 SHEETS



- LEGEND:**
- ⊙ TRAFFIC CIRCLE (PER COS STD DWG R-13)
 - ⊙ SPEED LUMP (SEE DETAIL THIS SHEET)
 - ⊙ STOP LINE (PER COS STD DWG R-113)
 - ⊙ SIGNALIZED INTERSECTION
 - ⊙ RIGHT-IN/RIGHT-OUT ONLY INTERSECTION

TENTATIVE MAP TRAFFIC PLAN TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 300' DATE: MARCH 30, 2026



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