

VICINITY MAP  
NOT TO SCALE

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, ROSELILLE, 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, L.S. 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 06077C0320F EFFECTIVE DATE OCTOBER 16, 2009.
- ASSESSOR'S PARCEL NO.: 120-020-30, 120-030-10, 120-030-09
- SITE GROSS AREA: 101.29 ACRES ± (APN 120-020-30), 70.94 ACRES ± (APN 120-030-10), 1.85 ACRES ± (APN 120-030-09), 174.08 ACRES ± TOTAL
- EXISTING LAND USE: AGRICULTURE
- ZONING:

	UNITS	% OF ACREAGE	ACREAGE
RL (LOW DENSITY RESIDENTIAL)	773	80.80	158.07
PF (PUBLIC FACILITIES)	0	6.00	12.06
OS (OPEN SPACE)	0	2.27	3.95
<b>TOTAL</b>	<b>773</b>	<b>100.00</b>	<b>174.08</b>

- 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.

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
  - LOT LINE
  - RIGHT OF WAY
  - EXISTING EASEMENTS
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM DRAIN
  - PROPOSED WATER
  - EXISTING SANITARY SEWER
  - EXISTING STORM DRAIN
  - EXISTING WATER
  - FUTURE SANITARY SEWER
  - FUTURE STORM DRAIN
  - FUTURE WATER
  - PAD ELEVATION
  - SPOT ELEVATION
  - SLOPE ARROW
  - LOT NUMBER
  - LOT DIMENSION
  - RIGHT OF WAY
  - LANDSCAPING
  - SIDEWALK
  - DOCUMENT NUMBER
  - EASEMENT
  - PUBLIC UTILITY EASEMENT
  - IRRIGATION PIPE

**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

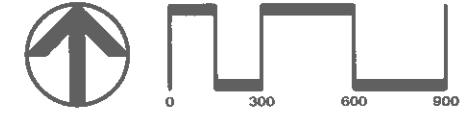
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "BEAR CREEK" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE CITY OF STOCKTON.



TERRENCE R. REEVES  
CARLSON, BARBEE & GIBSON, INC. DATE \_\_\_\_\_

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

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 300' DATE: MARCH 31, 2026



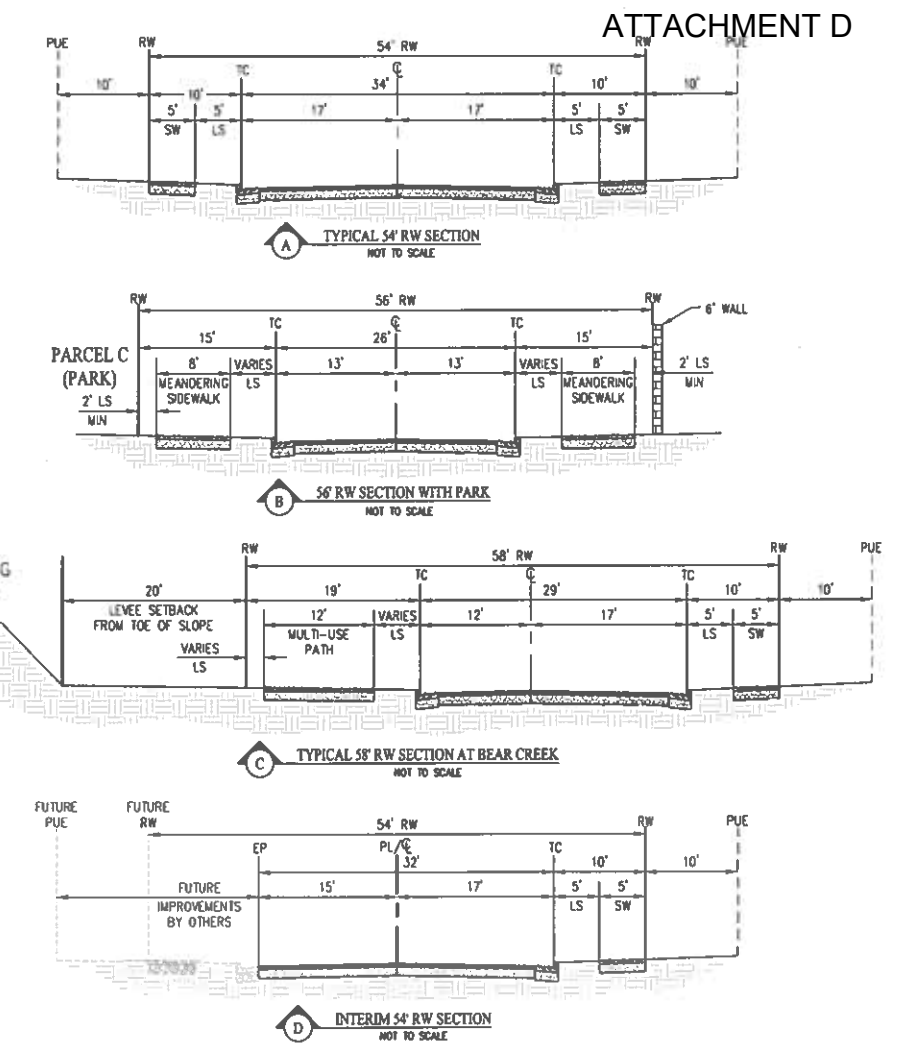
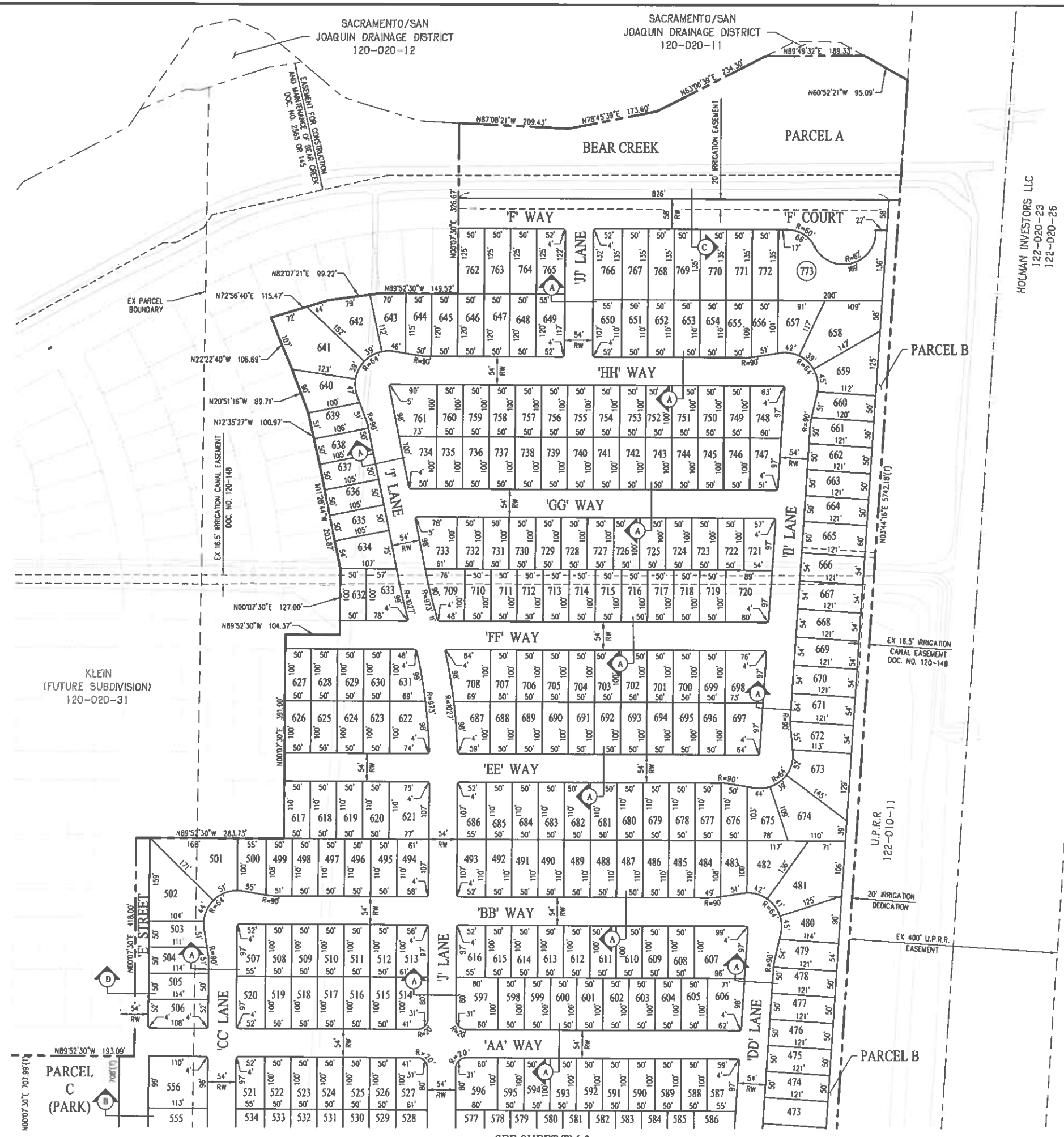
**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322  
ROSELILLE • (916) 788-4456  
WWW.CBANONG.COM

SHEET NO.  
TM-1  
OF 14 SHEETS

SACRAMENTO/SAN JOAQUIN DRAINAGE DISTRICT 120-020-12

SACRAMENTO/SAN JOAQUIN DRAINAGE DISTRICT 120-020-11



**PARCEL SUMMARY**

PARCEL	AREA (AC±)	ZONING
A (OPEN SPACE)	3.95	OS
B (UTILITY DEDICATION)	2.48	PF
C (PARK/BASIN)	3.67	PF
D (PARK/BASIN)	4.88	PF
E (ROW DEDICATION)	0.29	PF
F (ROW DEDICATION)	0.74	PF

**TENTATIVE MAP SITE PLAN**

**TRI POINTE HOMES - BEAR CREEK SOUTH**

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=100' DATE: MARCH 31, 2026

↑

0 100 200 300

**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS

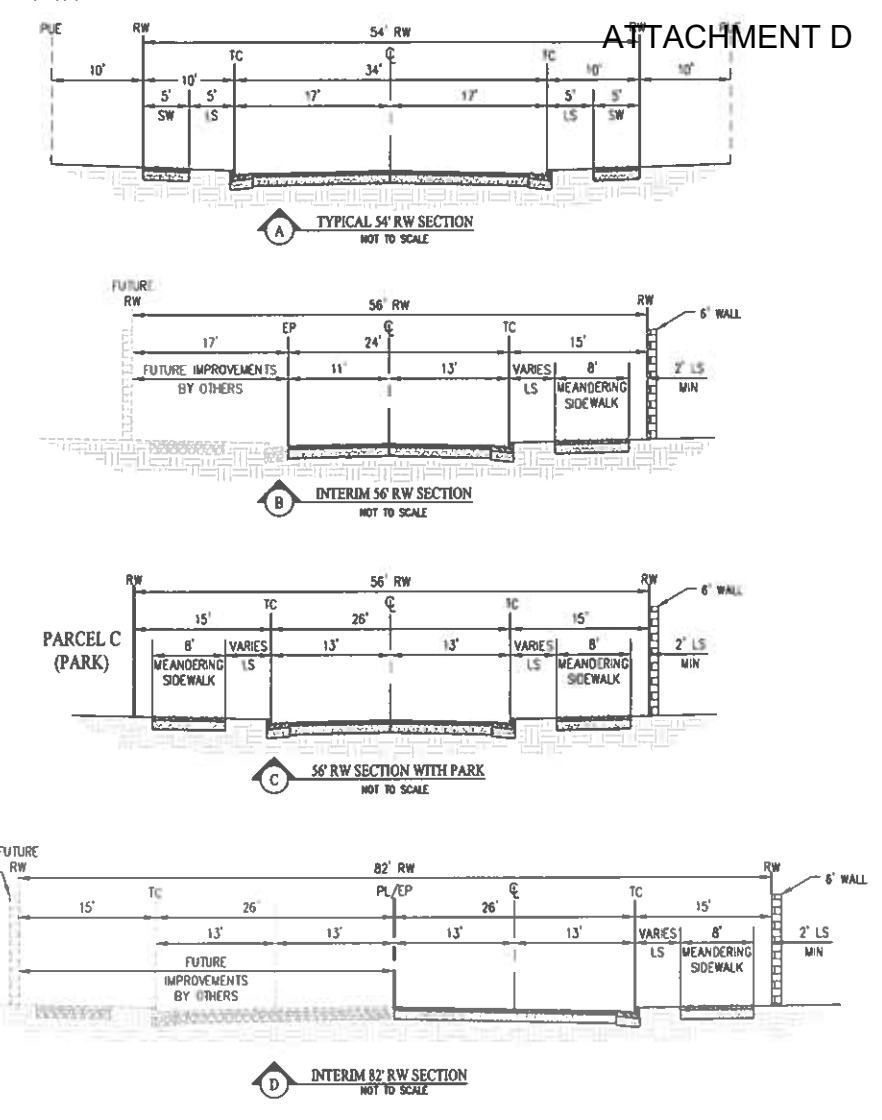
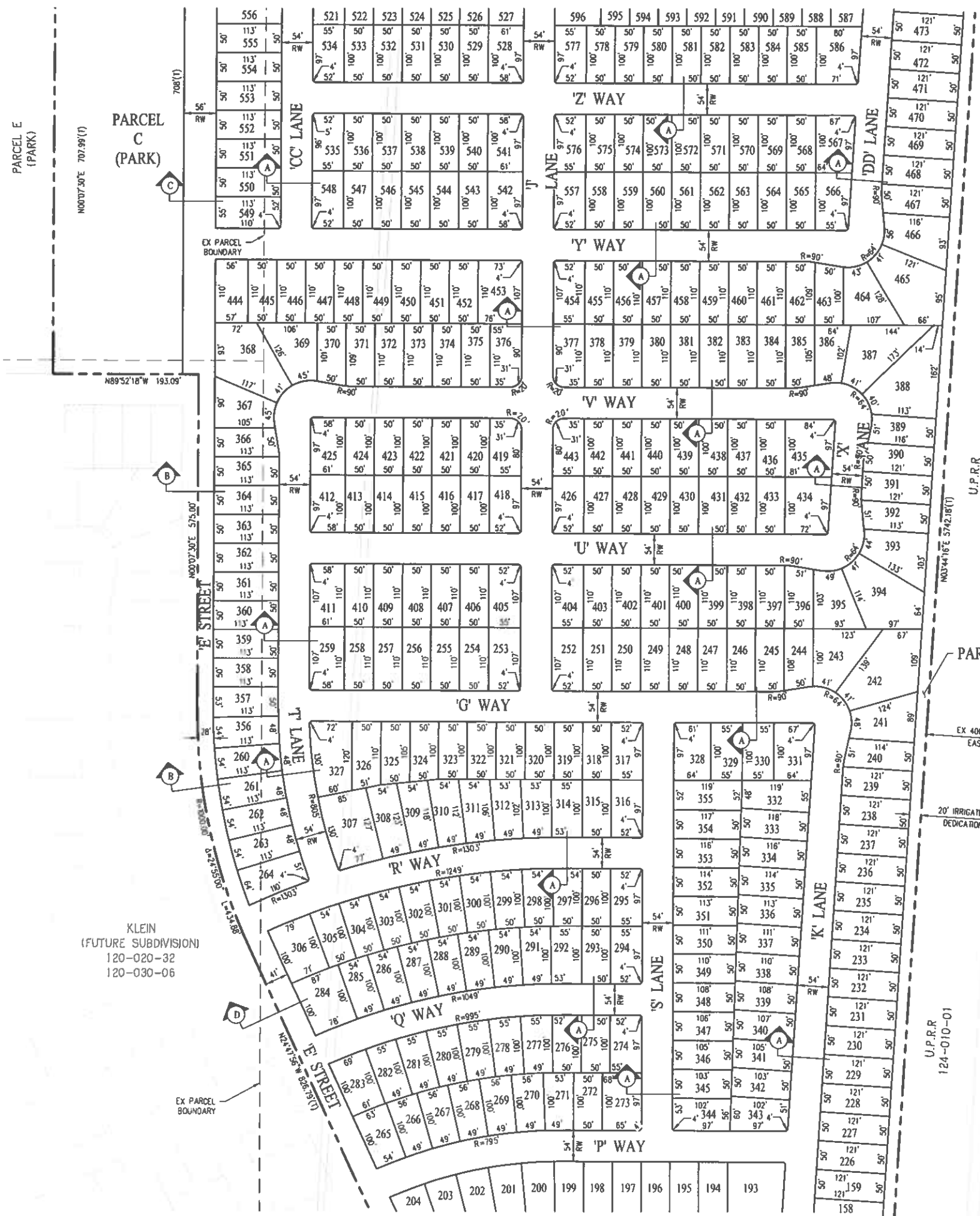
SAN RAMON • (925) 866-0322  
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SHEET NO. **TM-2** OF 14 SHEETS

SEE SHEET TM-3

SEE SHEET TM-2

SEE SHEET TM-4



# TENTATIVE MAP SITE PLAN

## TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

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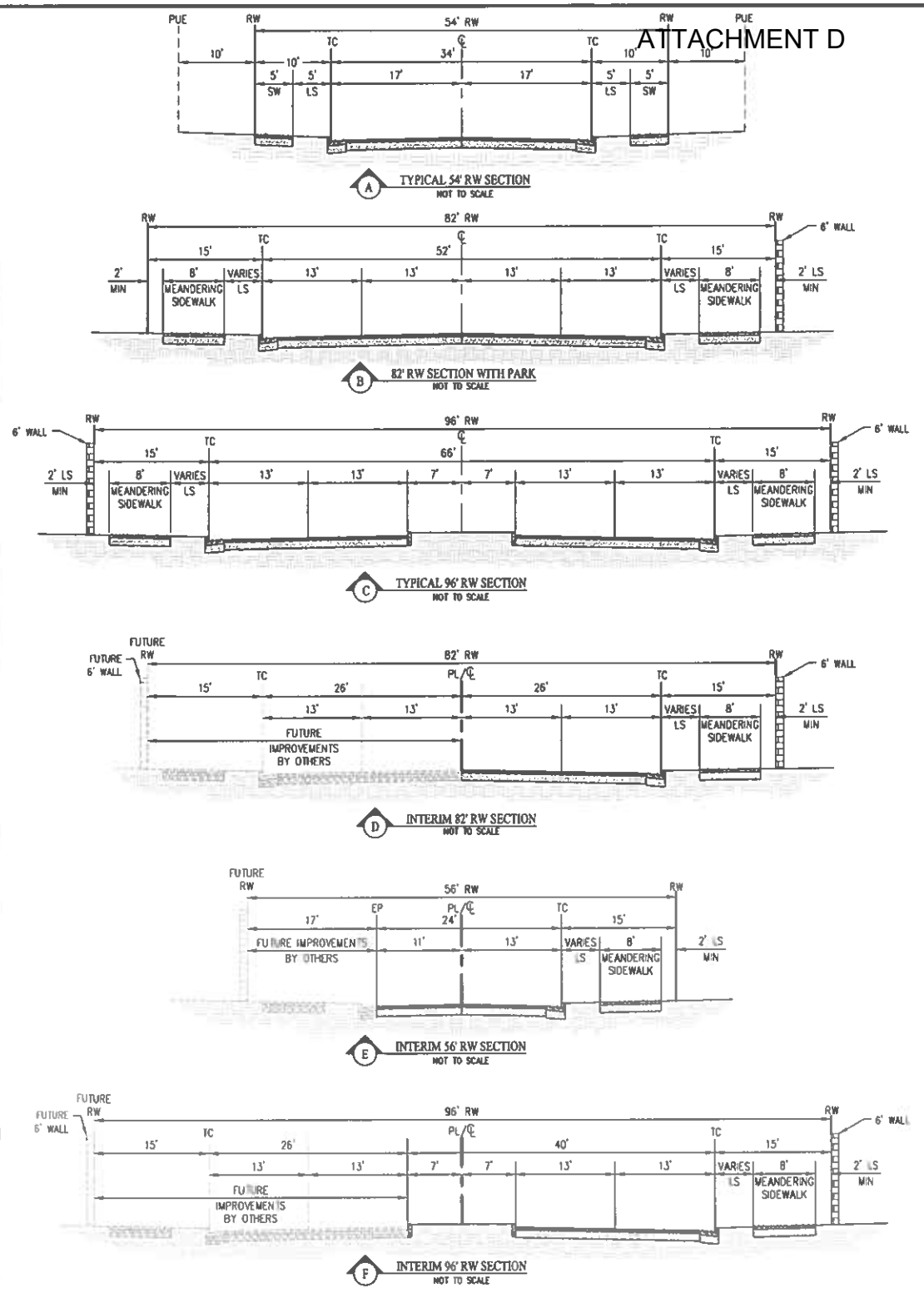
SHEET NO.  
**TM-3**  
OF 14 SHEETS

SEE SHEET TM-3

KLEIN  
(FUTURE SUBDIVISION)  
120-020-32  
120-030-06



ATTACHMENT D



# TENTATIVE MAP SITE PLAN

## TRI POINTE HOMES - BEAR CREEK SOUTH

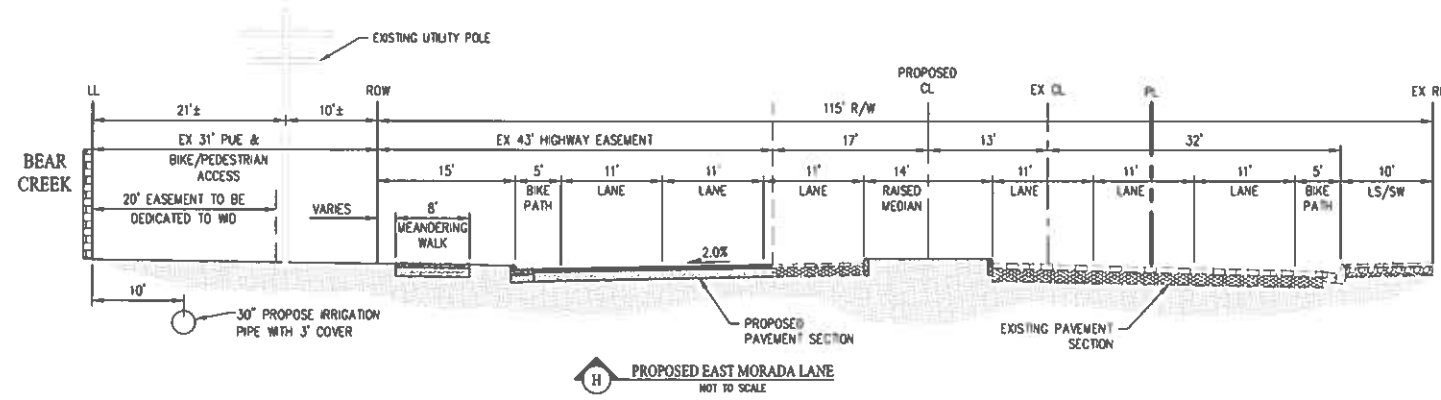
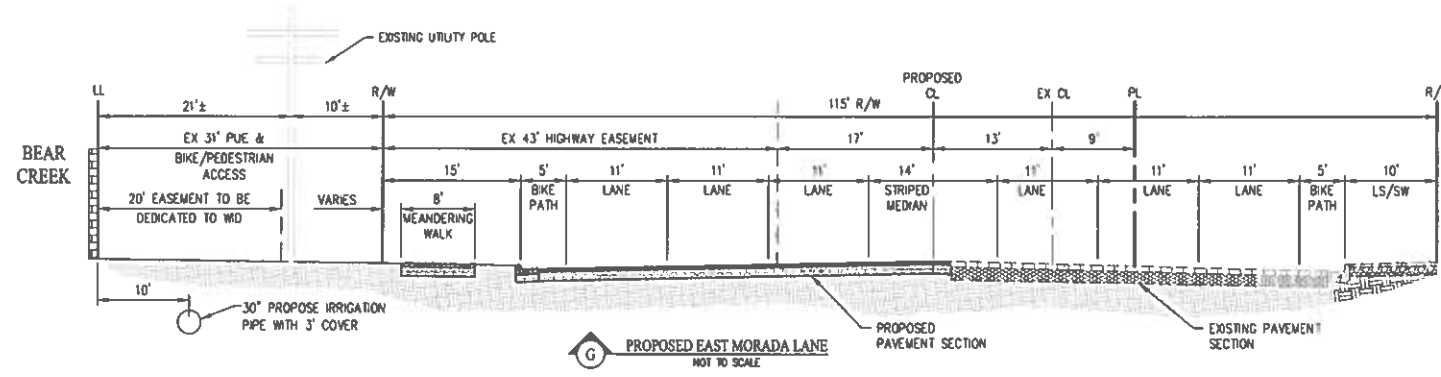
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

↑ 0 100 200 300 **cbg** SAN RAMON • (925) 866-0322 ROSEVILLE • (916) 788-4456 CIVIL ENGINEERS • SURVEYORS • PLANNERS

EX. 31' PUE & BIRCH/PEDESTRIAN EASEMENT DOC. NO. 2008-038890

EX. 43' HIGHWAY EASEMENT DOC. NO. 2008-038891

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 31, 2026



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SHEET NO.  
**TM-5**  
OF 14 SHEETS

SACRAMENTO/SAN JOAQUIN DRAINAGE DISTRICT 120-020-12  
SACRAMENTO/SAN JOAQUIN DRAINAGE DISTRICT 120-020-11

PARCEL A  
FUTURE PEDESTRIAN TRAIL AND RAILROAD CROSSING (TO BE DESIGNED AND PERMITTED BY OTHERS)

BEAR CREEK

FUTURE PEDESTRIAN TRAIL

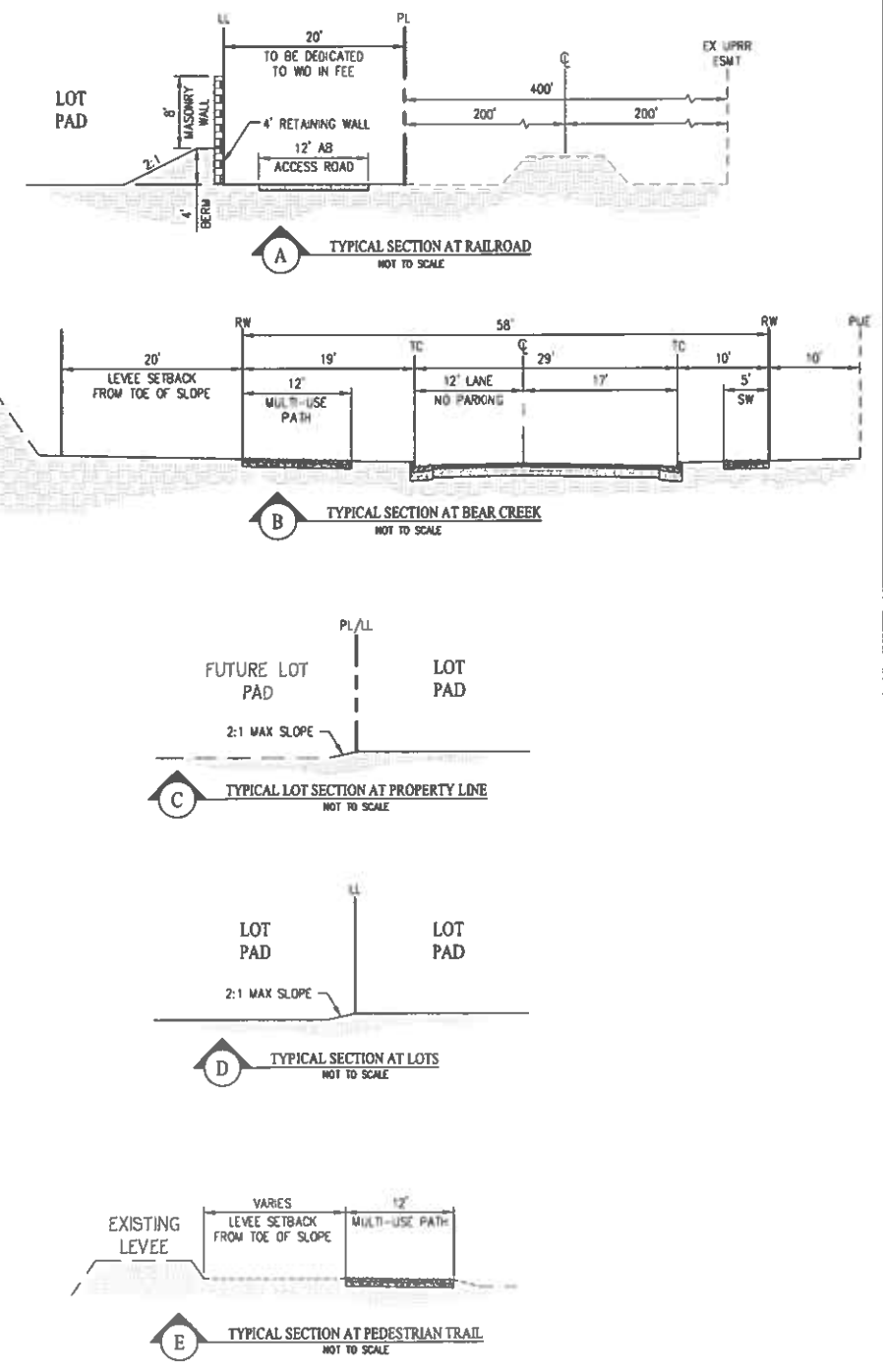
HOLMAN INVESTORS LLC  
122-020-23  
122-020-26

U.P.R.R.  
122-010-11

KLEIN (FUTURE SUBDIVISION)  
120-020-31

PARCEL C (PARK/BASIN)

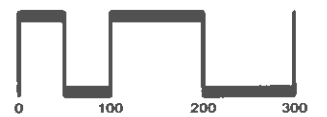
SEE SHEET TM-7



# TENTATIVE MAP GRADING PLAN

## TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026



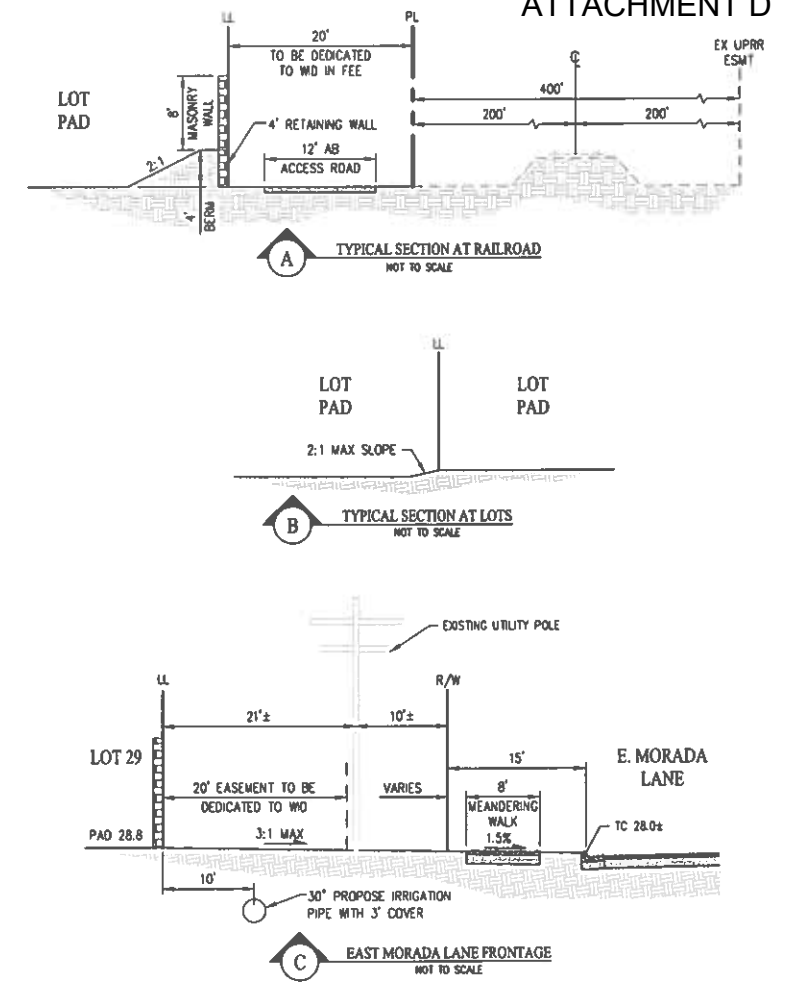
SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
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SHEET NO.  
**TM-6**  
OF 14 SHEETS



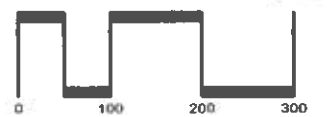
SEE SHEET TM-7

ATTACHMENT D



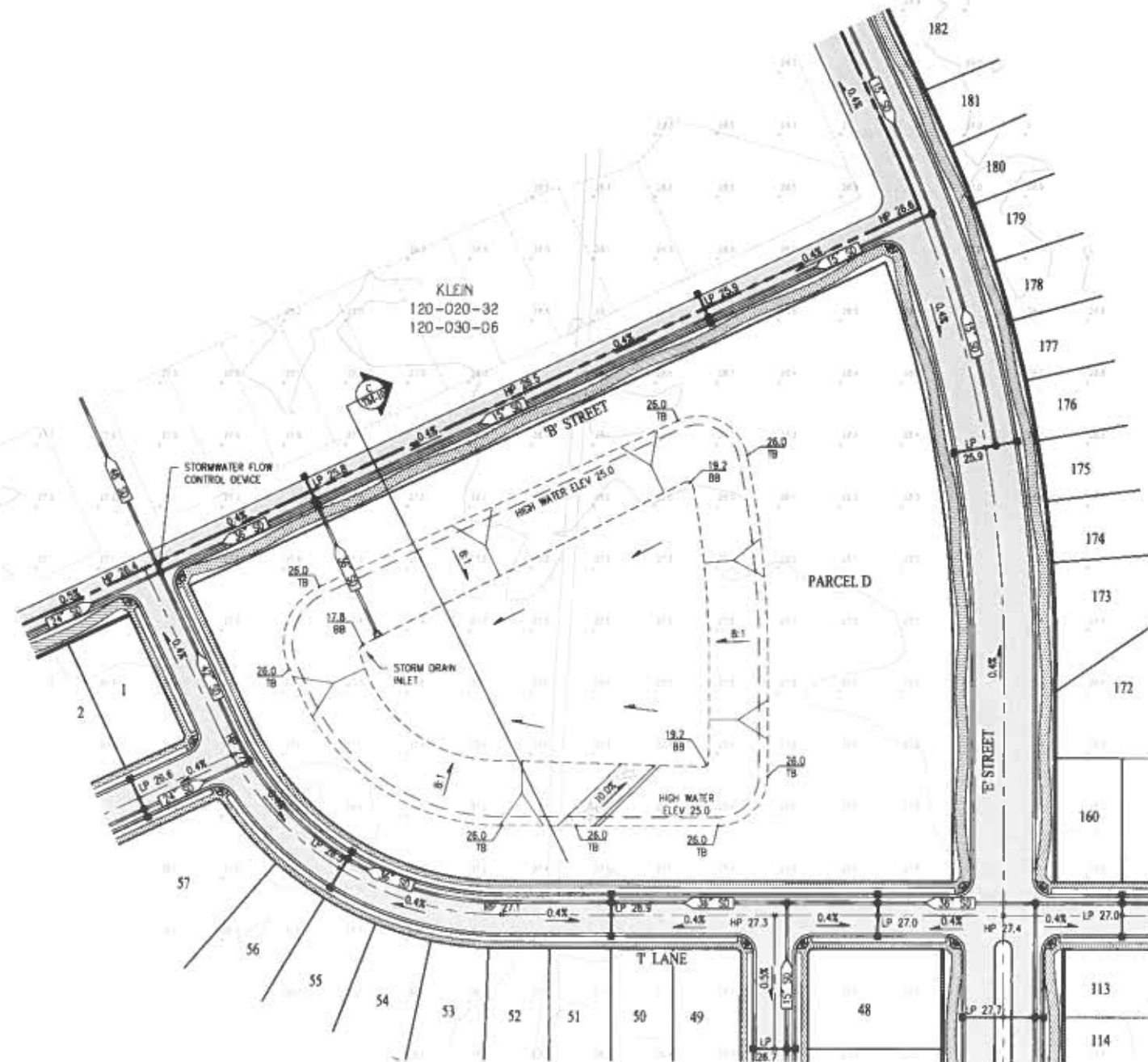
**TENTATIVE MAP  
GRADING PLAN**  
**TRI POINTE HOMES - BEAR CREEK SOUTH**

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

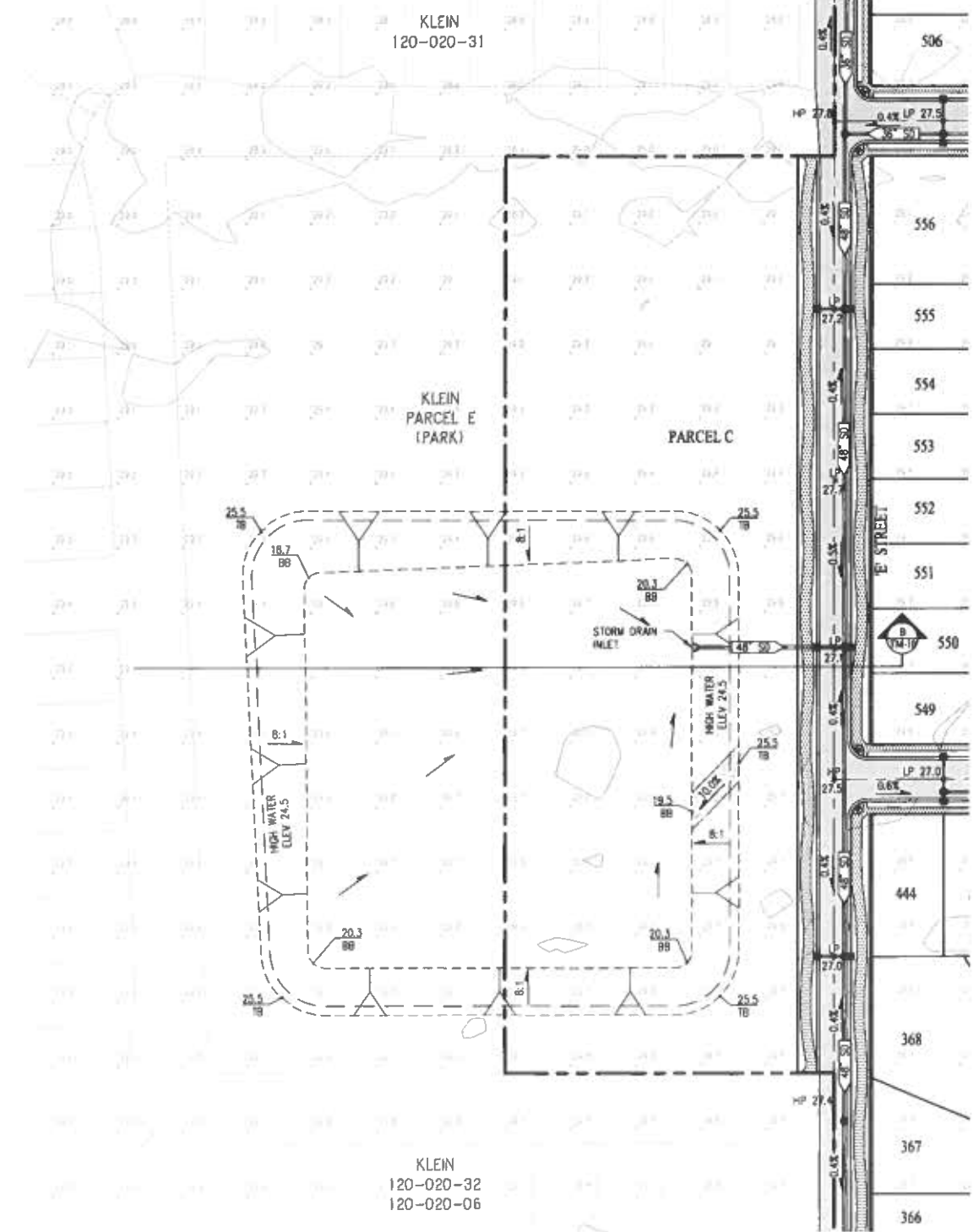


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SHEET NO.  
**TM-8**  
OF 14 SHEETS



SOUTHEAST PARK/BASIN (PARCEL D)  
SCALE: 1" = 60'



NORTHEAST PARK/BASIN (PARCEL C)  
SCALE: 1" = 60'

TENTATIVE MAP  
BASIN GRADING  
TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 60' DATE: MARCH 31, 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

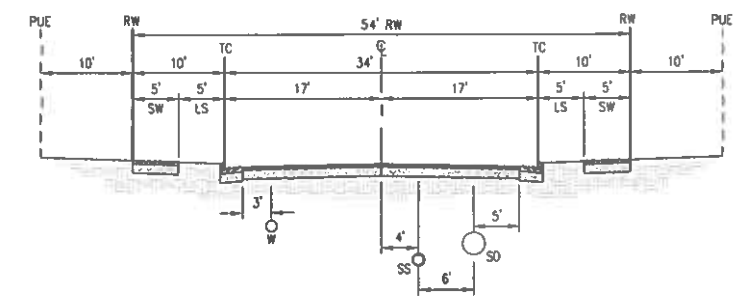
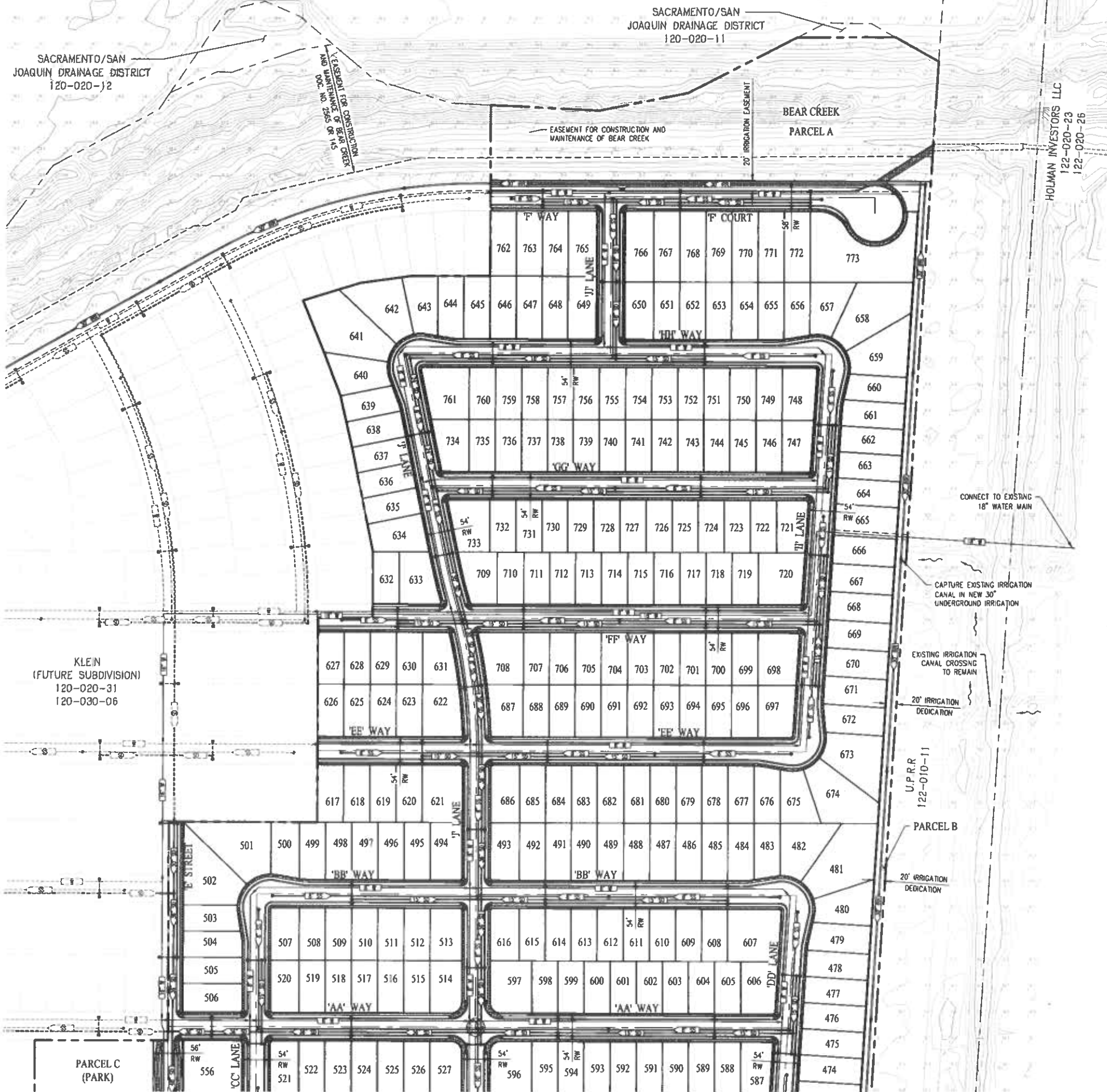
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**cbg**  
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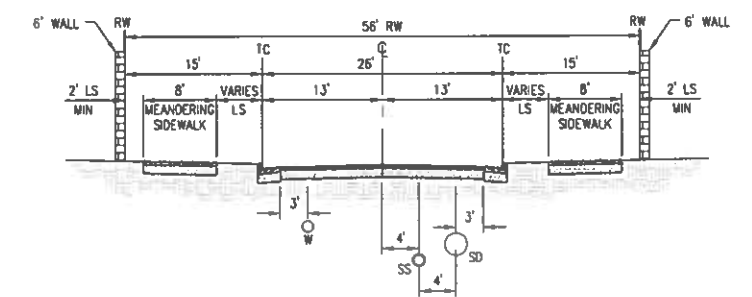
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ROSEVILLE • (916) 788-4456  
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SHEET NO.  
**TM-9**  
OF 14 SHEETS

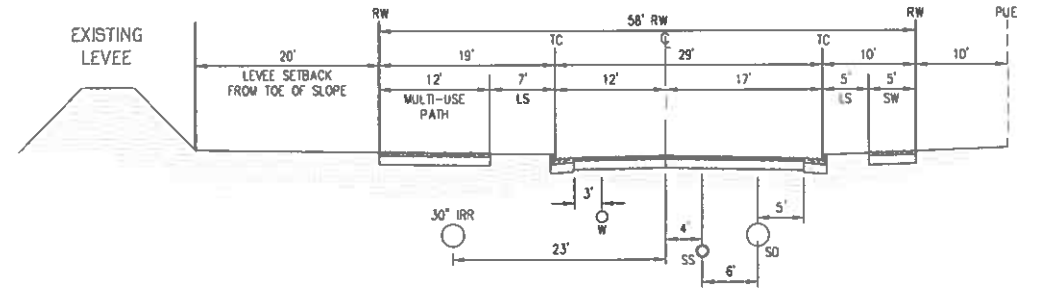




TYPICAL 54' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION  
NOT TO SCALE

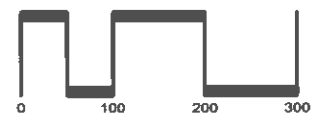


TYPICAL 58' RW SECTION AT BEAR CREEK  
NOT TO SCALE

# TENTATIVE MAP UTILITY PLAN

## TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

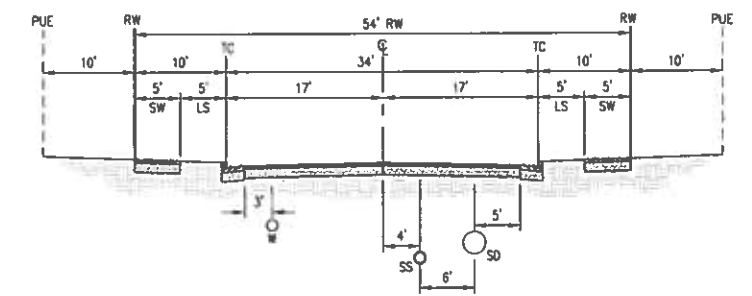
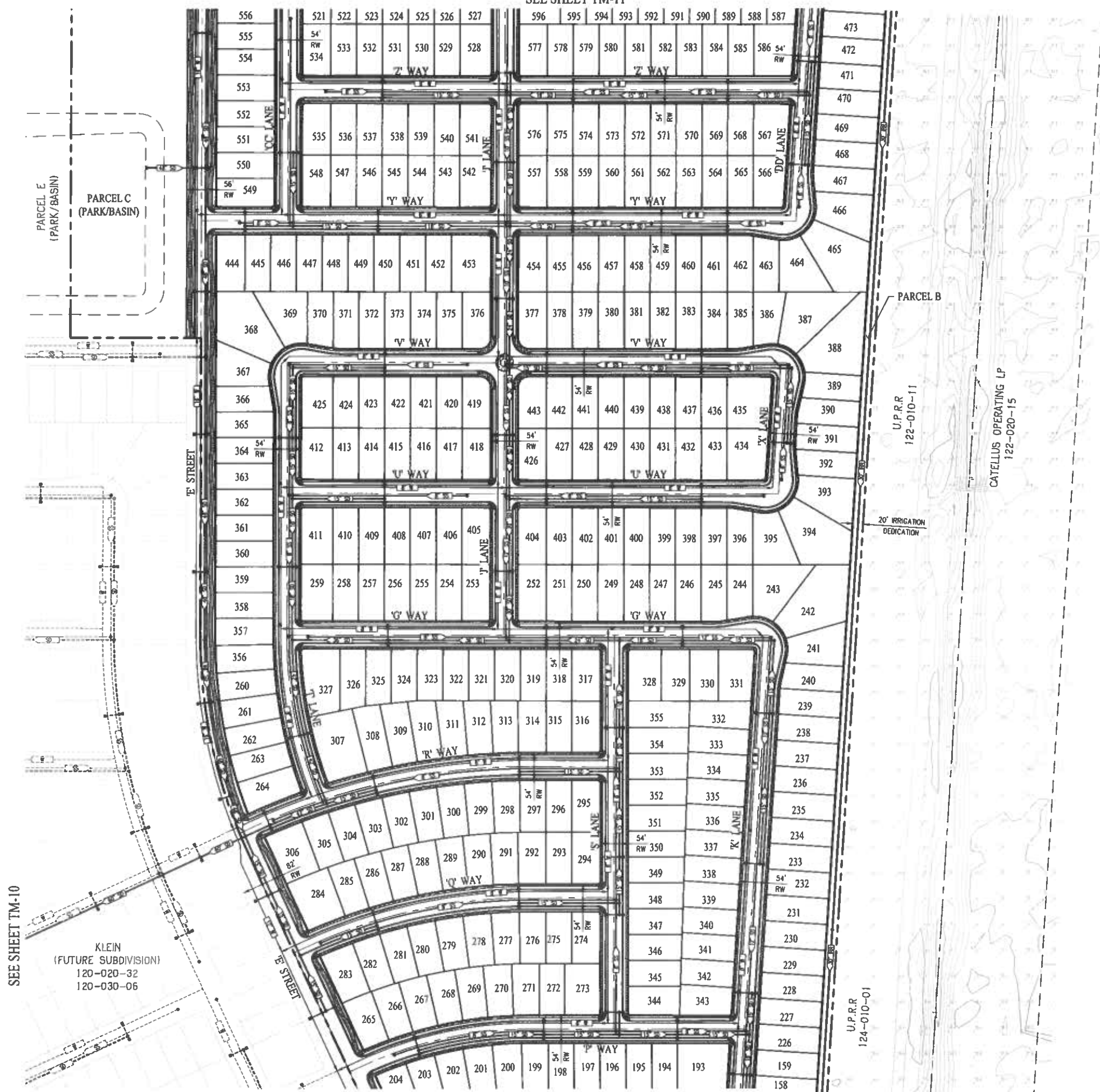


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ROSEVILLE • (916) 788-4456  
WWW.CBGCAL.COM

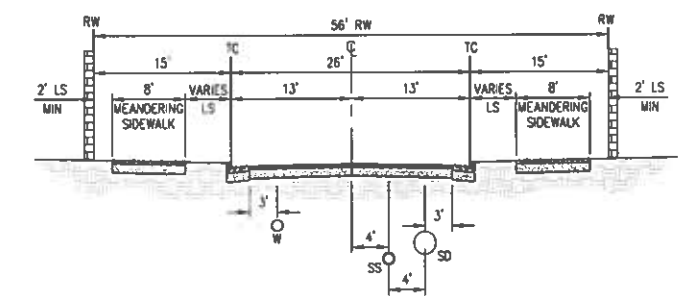
SHEET NO.  
**TM-11**  
OF 14 SHEETS

SEE SHEET TM-12

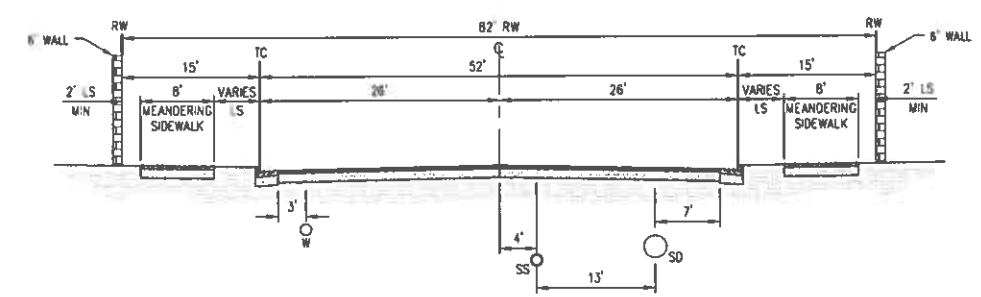
SEE SHEET TM-11



TYPICAL 54' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION  
NOT TO SCALE

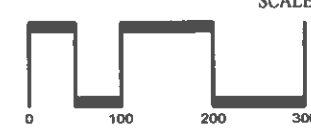


TYPICAL 82' RW UTILITY SECTION  
NOT TO SCALE

# TENTATIVE MAP UTILITY PLAN

## TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1"=100' DATE: MARCH 31, 2026



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SHEET NO.  
**TM-12**  
OF 14 SHEETS

SEE SHEET TM-10  
KLEIN  
(FUTURE SUBDIVISION)  
120-020-32  
120-030-06

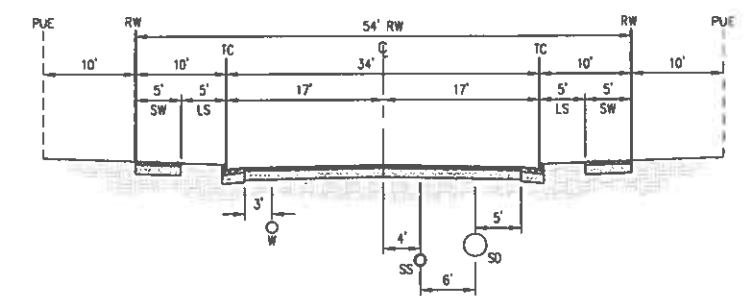
SEE SHEET TM-13

U.P.R.R.  
124-010-01

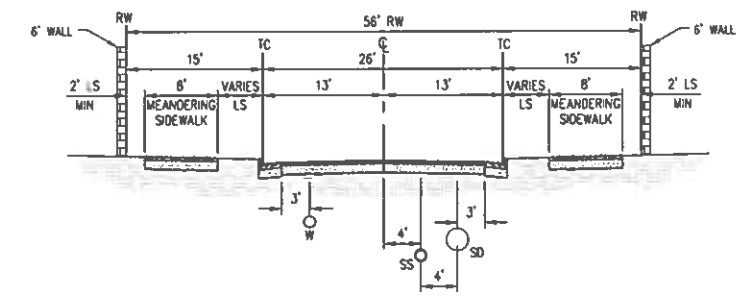
U.P.R.R.  
122-010-11

CATELLUS OPERATING LP  
122-020-15

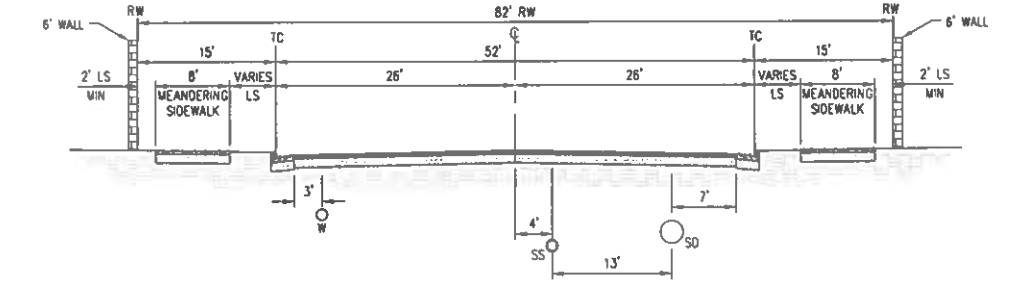
20' IRRIGATION DEDICATION



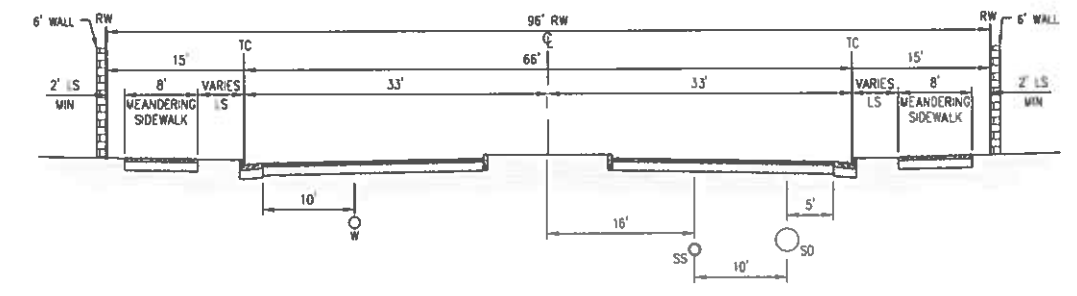
TYPICAL 54' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 82' RW UTILITY SECTION  
NOT TO SCALE

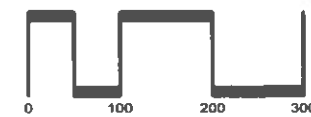


TYPICAL 96' RW UTILITY SECTION  
NOT TO SCALE

# TENTATIVE MAP UTILITY PLAN

## TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

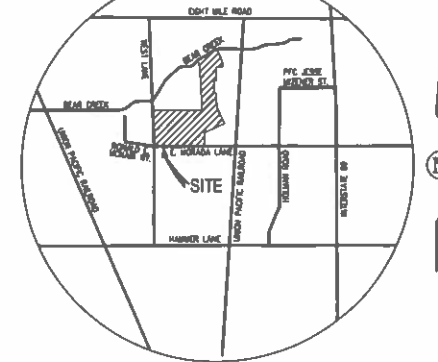


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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**TM-13**  
OF 14 SHEETS

FILED AND RECORDED AT THE COUNTY CLERK'S OFFICE, STOCKTON, CALIFORNIA, ON MARCH 31, 2026.





VICINITY MAP  
NOT TO SCALE

**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

**GENERAL NOTES:**

- OWNER: BEAR CREEK FAMILY LIMITED PARTNERSHIP  
STEVEN KLEIN, GENERAL PARTNER  
3101 WEST MARCH LANE, SUITE B  
STOCKTON, CA 95219
- DEVELOPER: TRI PONTE HOMES  
2700 CAMINO RAMON, SUITE 130  
SAN RAMON, CA 94583
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
1430 BLUE DAVIS 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 (NAVD88)
- 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 06077C0320P EFFECTIVE DATE: OCTOBER 16, 2009.
- ASSESSOR'S PARCEL NO.: 120-020-31  
120-020-32  
120-030-06  
120-030-07
- SITE GROSS AREA: 53.07 ACRES± (APN 120-030-31)  
23.45 ACRES± (APN 120-020-32)  
143.57 ACRES± (APN 120-030-06)  
3.97 ACRES± (APN 120-030-07)  
224.06 ACRES± TOTAL
- EXISTING LAND USE: AGRICULTURE

	UNITS	% OF ACREAGE	ACREAGE
RL (LOW DENSITY RESIDENTIAL)	985	86.06	192.84
PF (PUBLIC FACILITIES)	0	9.00	21.95
OS (OPEN SPACE)	0	4.14	9.27
<b>TOTAL</b>	<b>985</b>	<b>100.00</b>	<b>224.06</b>

- NUMBER OF LOTS: 985 LOTS
- NUMBER OF PARCELS: 7 PARCELS
- MINIMUM LOT SIZE: 50x100
- 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.

**LEGEND & ABBREVIATIONS:**

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EXISTING EASEMENTS
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- FUTURE SANITARY SEWER
- FUTURE STORM DRAIN
- FUTURE WATER
- P 49.0 PAD ELEVATION
- X.XXX SPOT ELEVATION
- X.XXX SLOPE ARROW
- 51 LOT NUMBER
- 50' LOT DIMENSION
- RW RIGHT OF WAY
- LS LANDSCAPING
- SW SIDEWALK
- DOC. NO. DOCUMENT NUMBER
- ESMT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- IRR IRRIGATION PIPE

**SHEET INDEX**

SHEET NO.	TITLE
TM-1	OVERALL SITE PLAN
TM-2	SITE PLAN
TM-3	SITE PLAN
TM-4	SITE PLAN
TM-5	SITE PLAN
TM-6	SITE PLAN
TM-7	GRADING PLAN
TM-8	GRADING PLAN
TM-9	GRADING PLAN
TM-10	GRADING PLAN
TM-11	GRADING PLAN
TM-12	BASIN GRADING
TM-13	BASIN GRADING
TM-14	UTILITY PLAN
TM-15	UTILITY PLAN
TM-16	UTILITY PLAN
TM-17	UTILITY PLAN
TM-18	UTILITY PLAN
TM-19	TRAFFIC PLAN

**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.

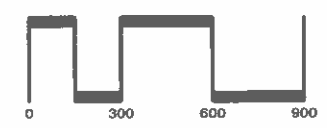


TERRENCE R. REEVES  
CARLSON, BARBEE & GIBSON, INC.

DATE \_\_\_\_\_

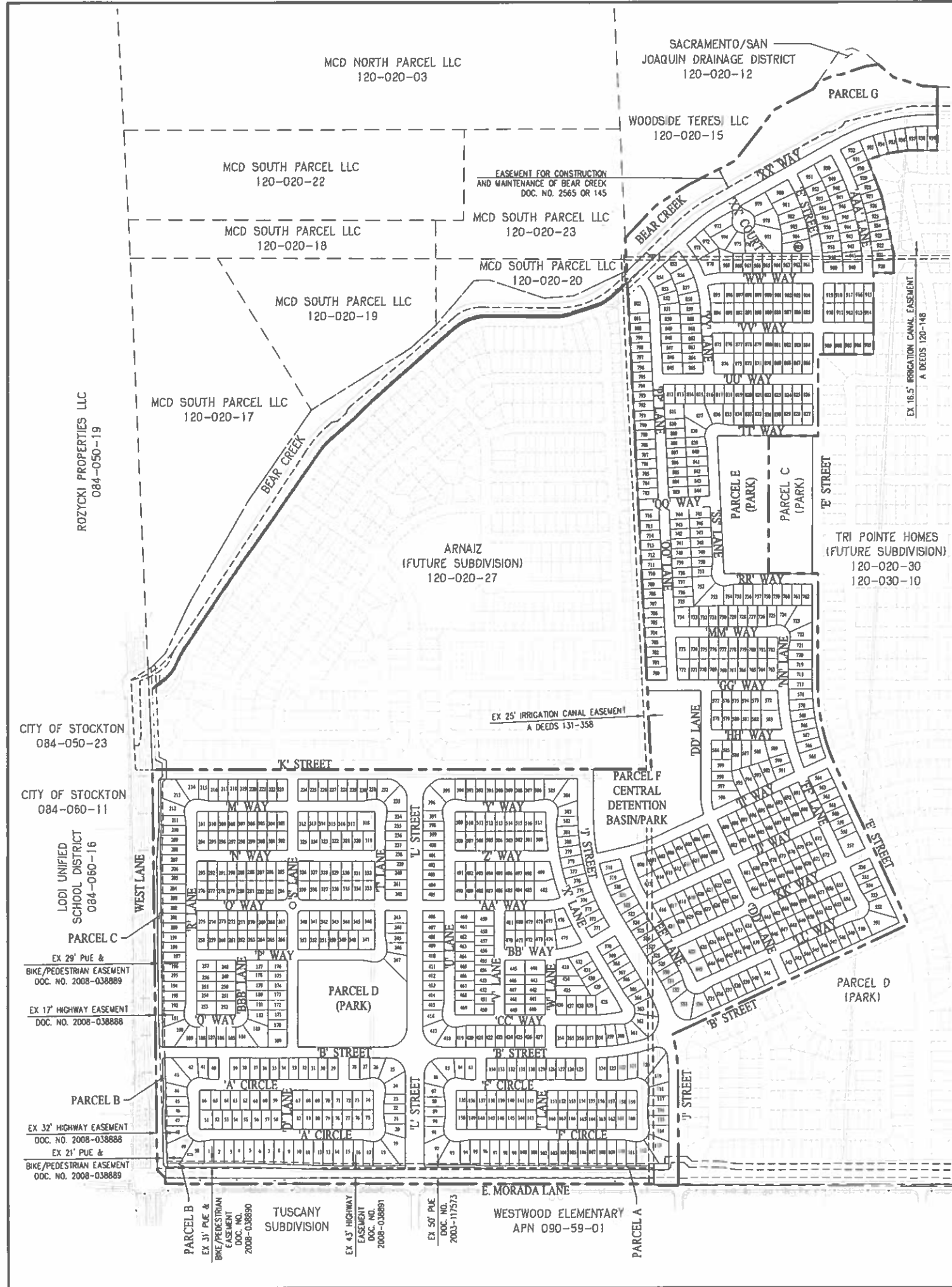
**TENTATIVE MAP  
OVERALL SITE PLAN  
KLEIN - BEAR CREEK SOUTH**

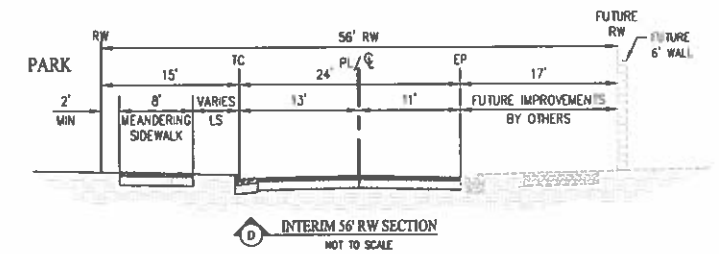
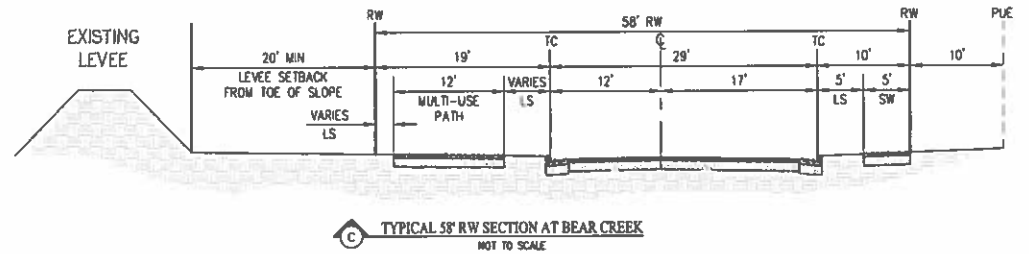
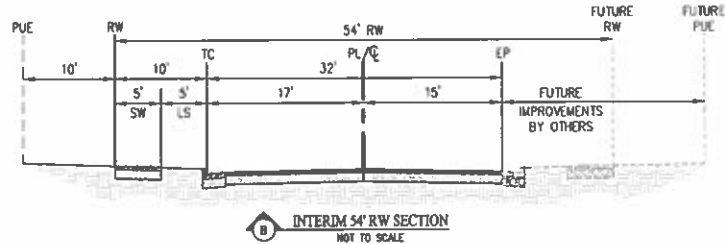
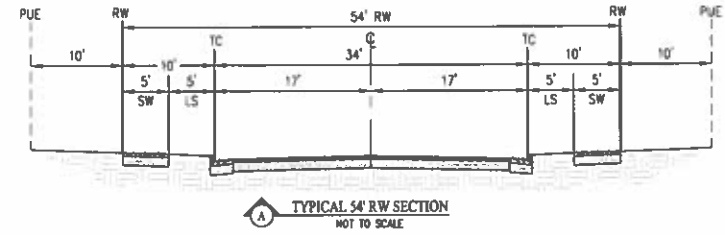
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 300' DATE: MARCH 31, 2026



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ROSEVILLE • (916) 788-4456  
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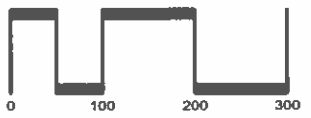
SHEET NO.  
**TM-1**  
OF 19 SHEETS





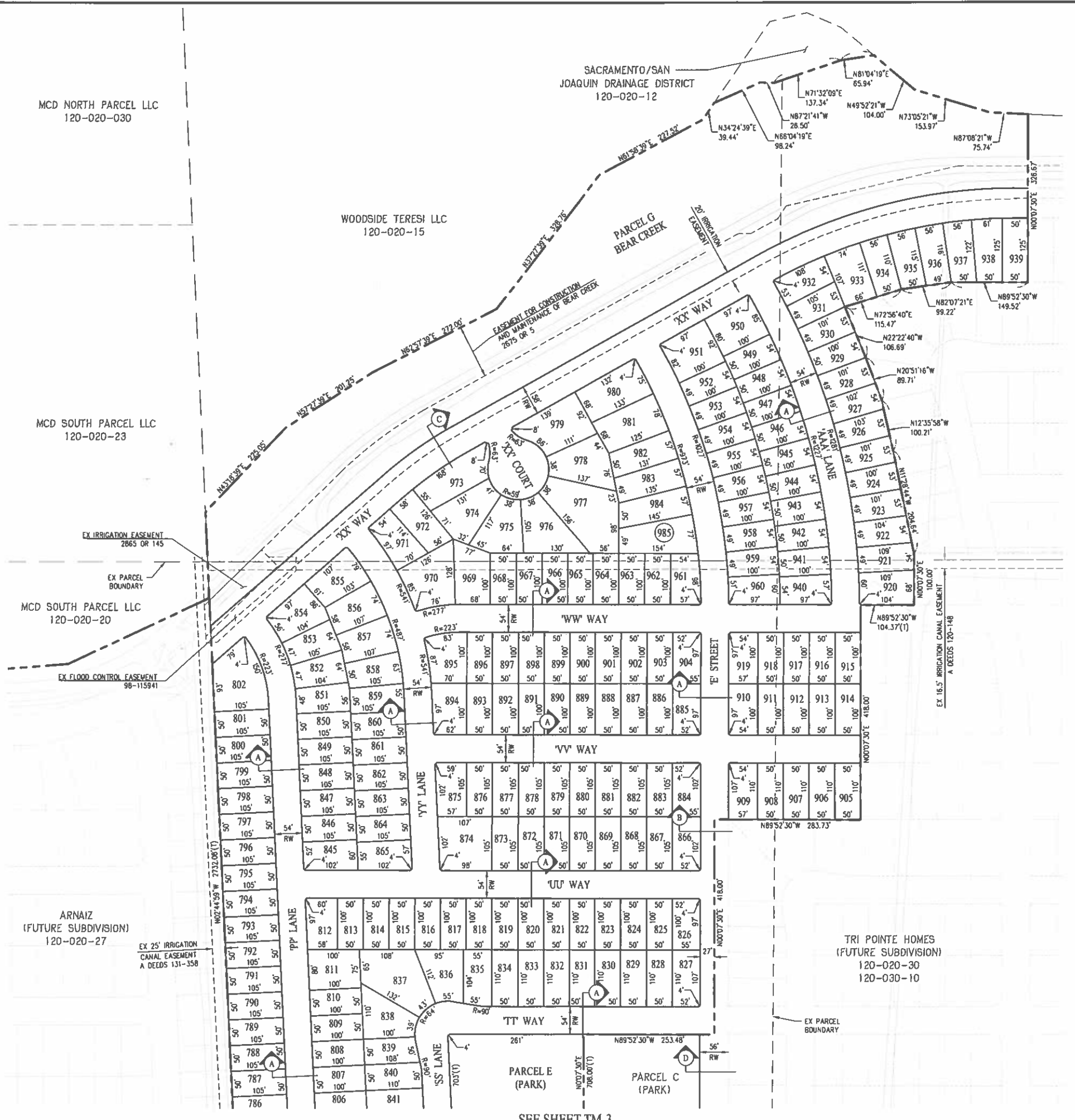
PARCEL SUMMARY		
PARCEL	AREA (AC±)	ZONING
A (ROW DEDICATION)	0.54	PF
B (ROW DEDICATION)	0.74	PF
C (ROW DEDICATION)	0.56	PF
D (BASIN/PARK)	5.52	PF
E (BASIN/PARK)	7.67	PF
F (BASIN/PARK)	6.92	PF
G (OPEN SPACE)	9.27	OS

**TENTATIVE MAP  
SITE PLAN  
KLEIN - BEAR CREEK SOUTH**  
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

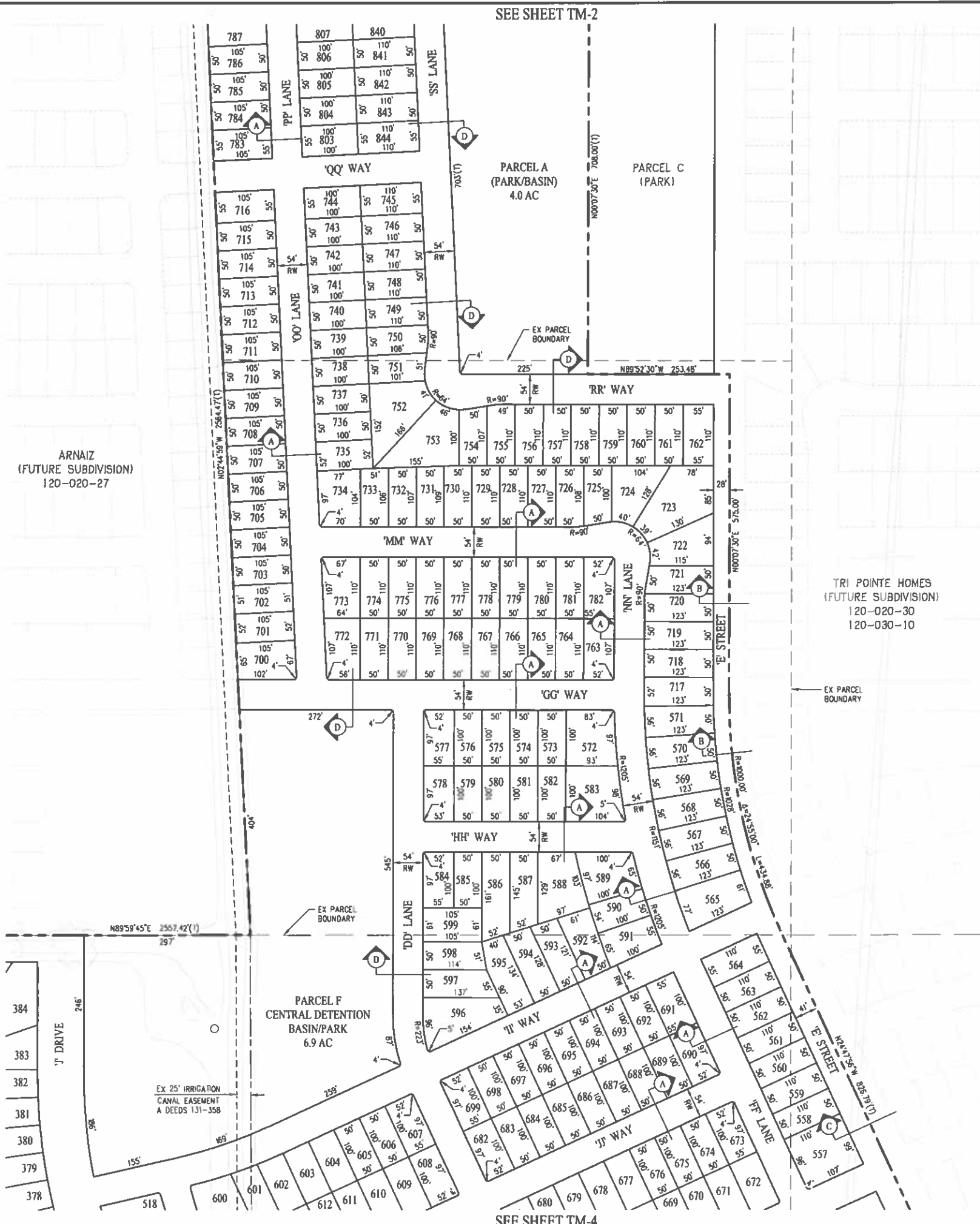


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SHEET NO.  
**TM-2**  
OF 19 SHEETS



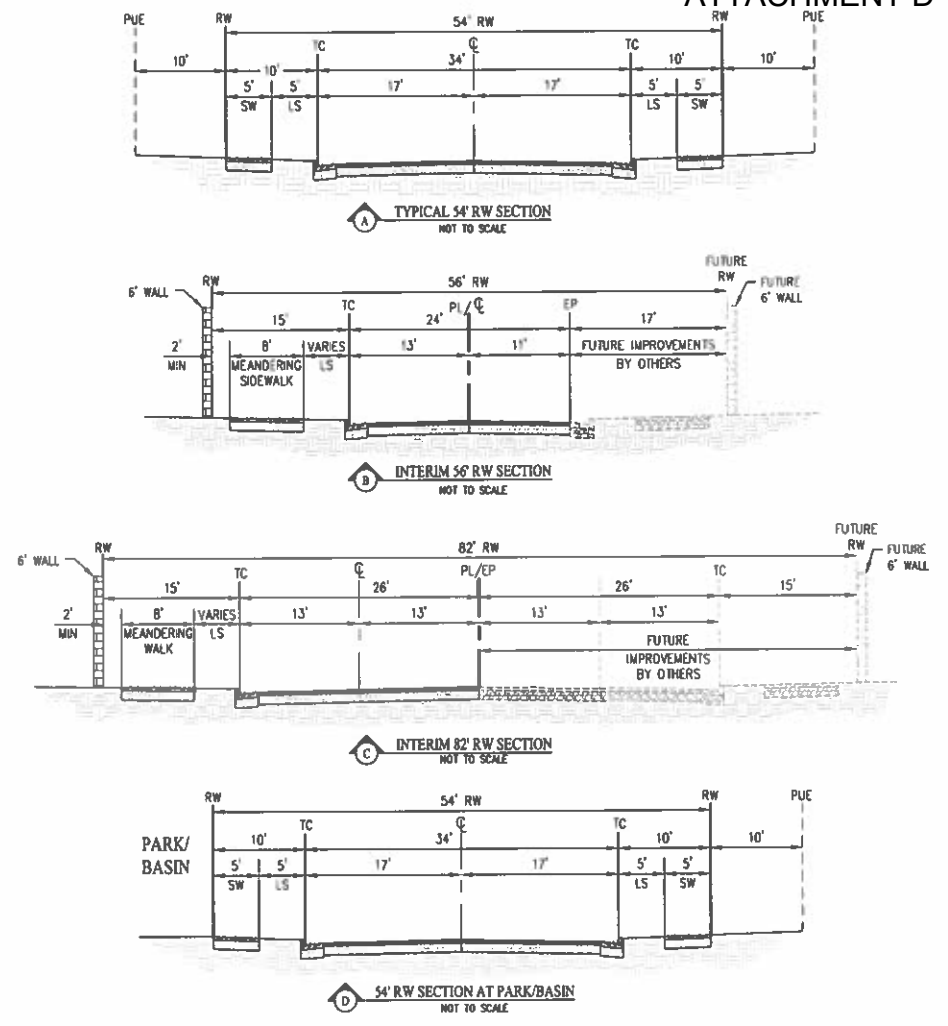
SEE SHEET TM-3



SEE SHEET TM-2

SEE SHEET TM-4

ATTACHMENT D




ARNAIZ  
(FUTURE SUBDIVISION)  
120-020-27

TRI POINTE HOMES  
(FUTURE SUBDIVISION)  
120-020-30  
120-030-10

# TENTATIVE MAP SITE PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026



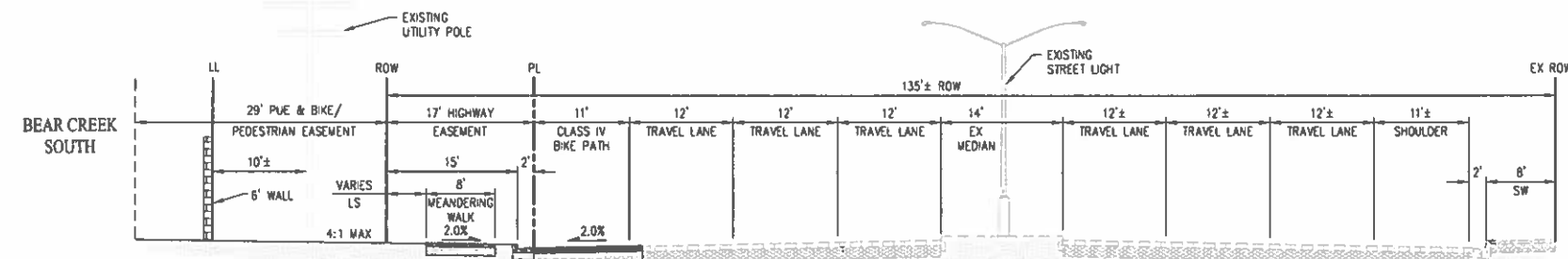
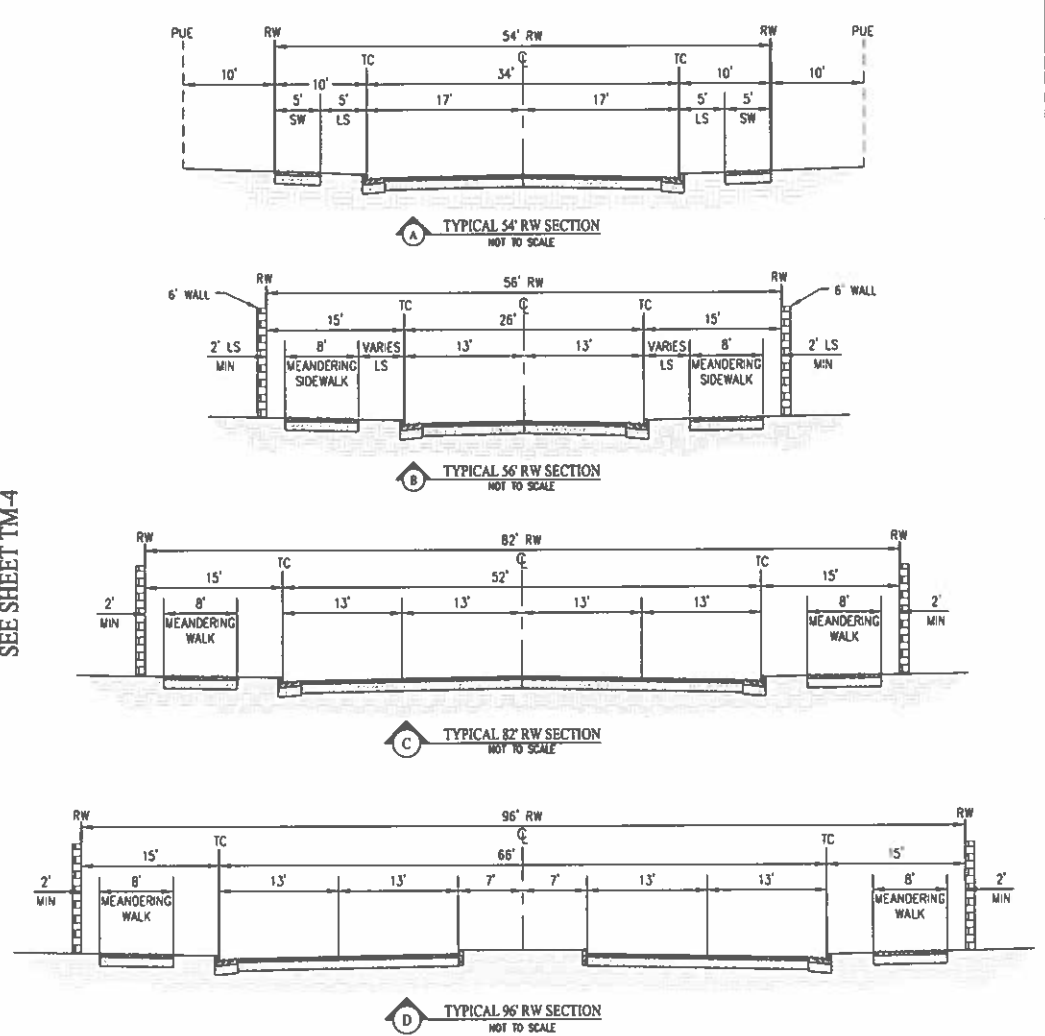
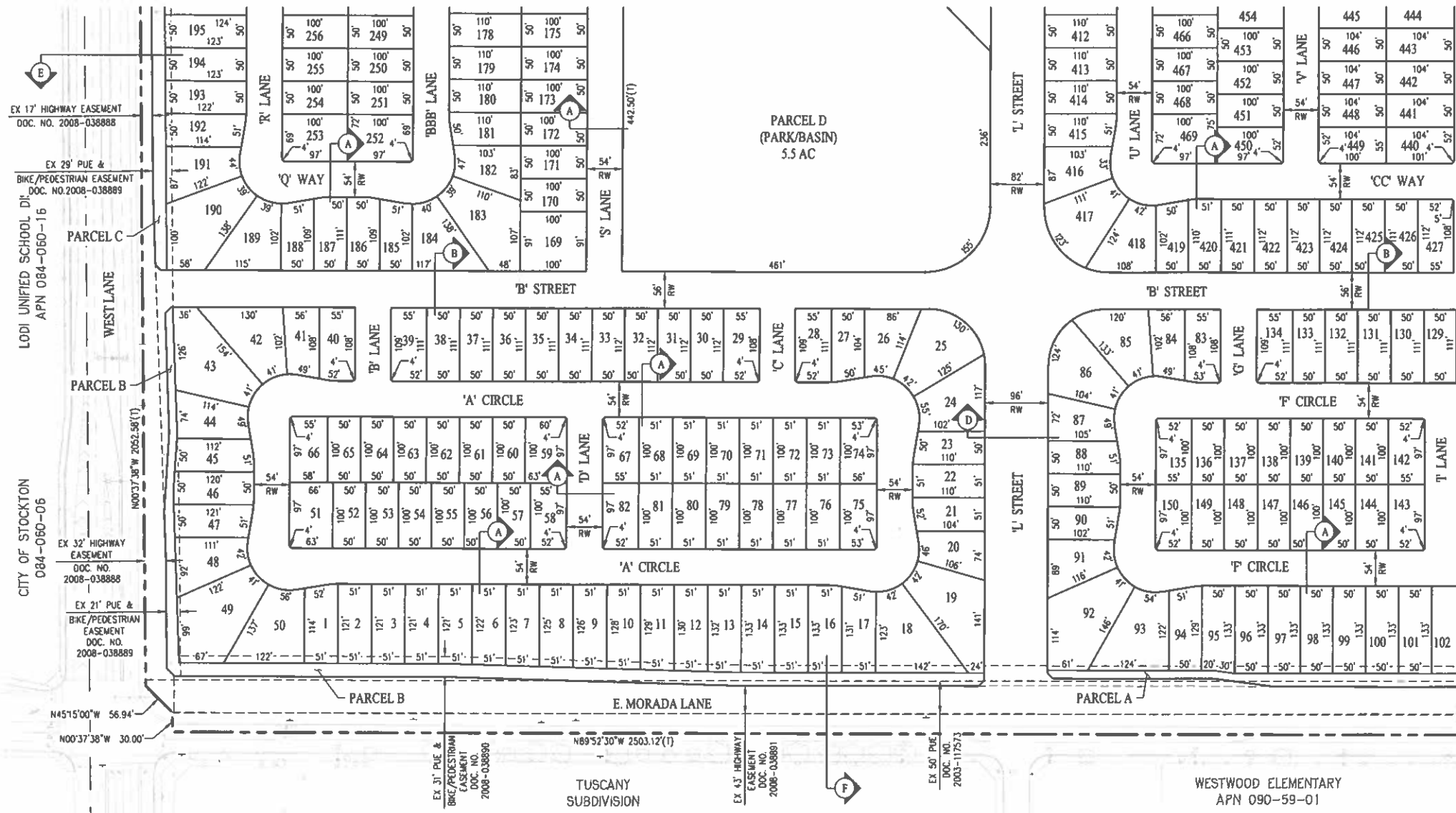

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SHEET NO.  
**TM-3**  
OF 19 SHEETS

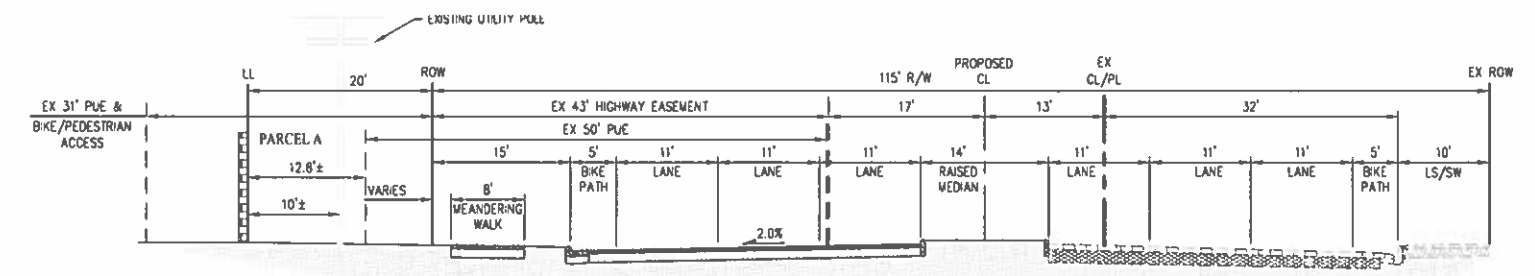




SEE SHEET TM-5



E WEST LANE SECTION NOT TO SCALE



F EAST MORADA LANE SECTION NOT TO SCALE

# TENTATIVE MAP SITE PLAN

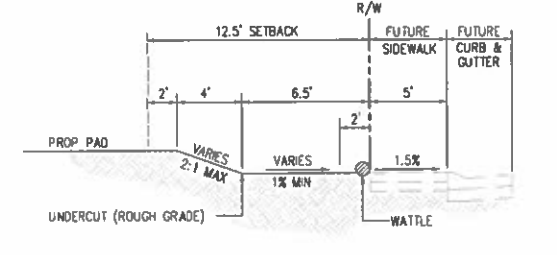
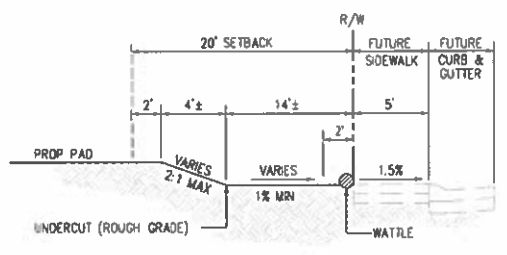
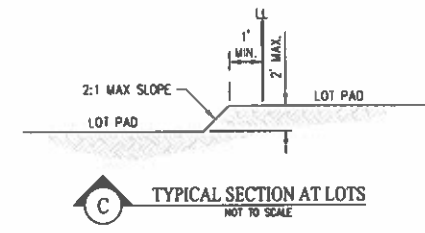
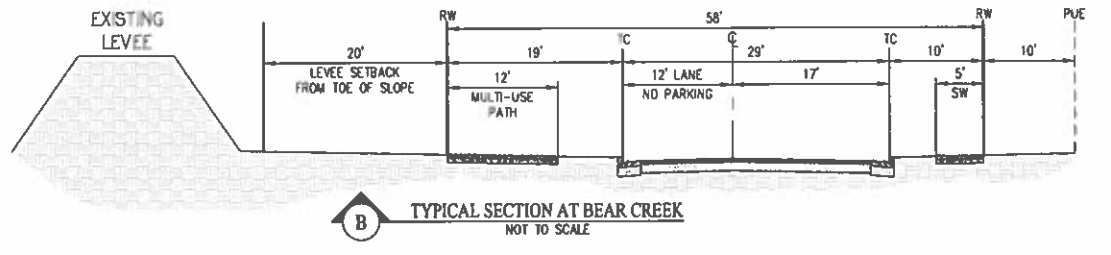
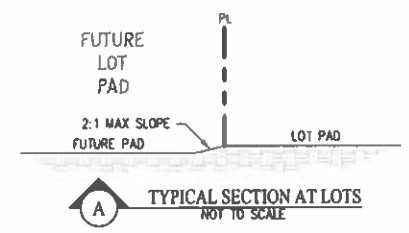
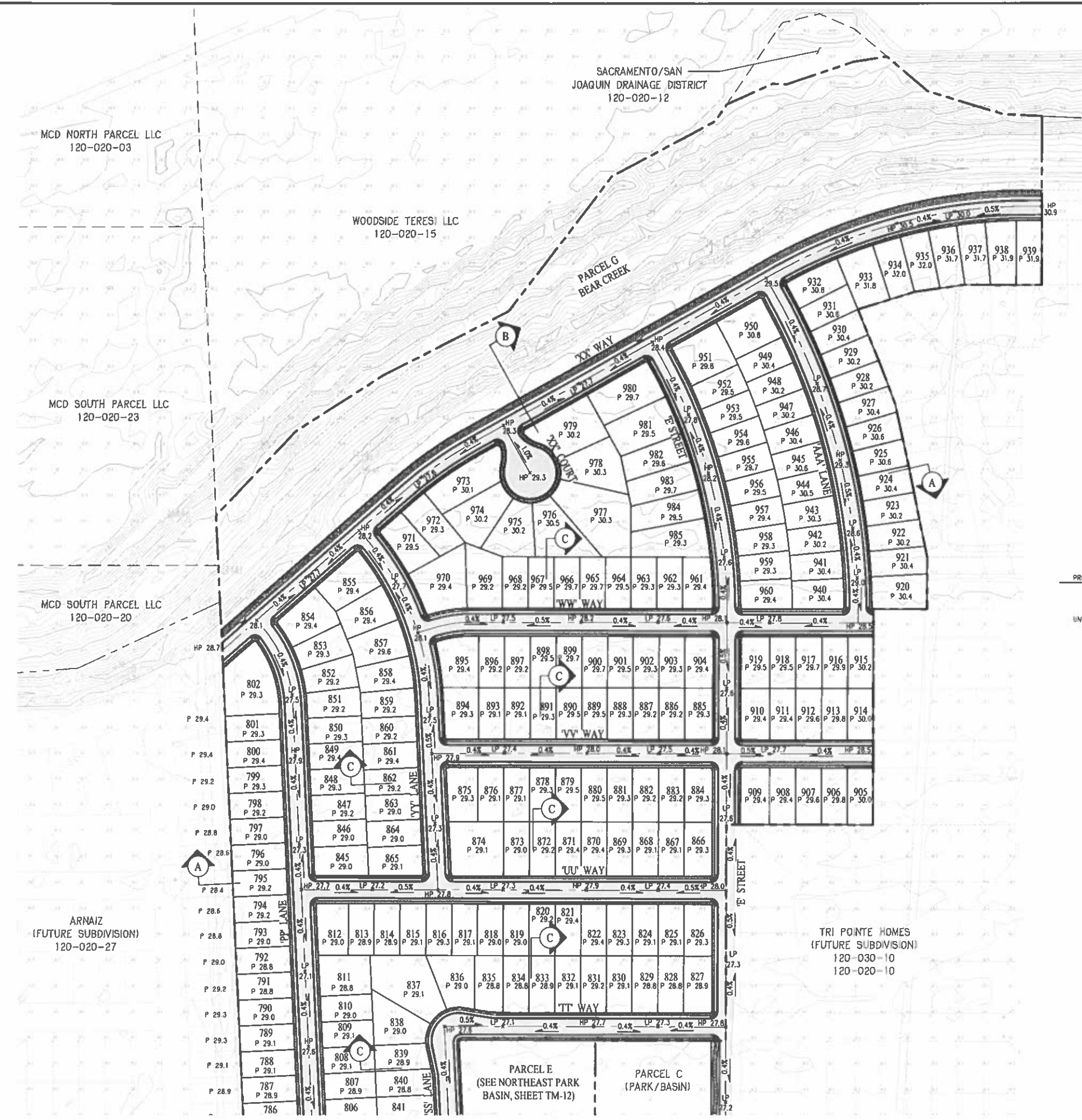
## KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

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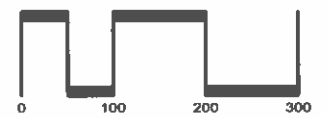
SHEET NO. TM-6 OF 19 SHEETS



# TENTATIVE MAP GRADING PLAN

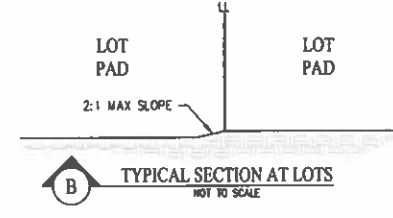
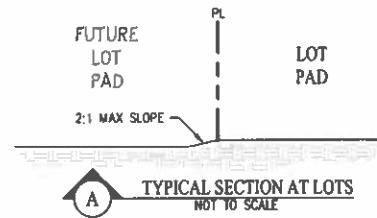
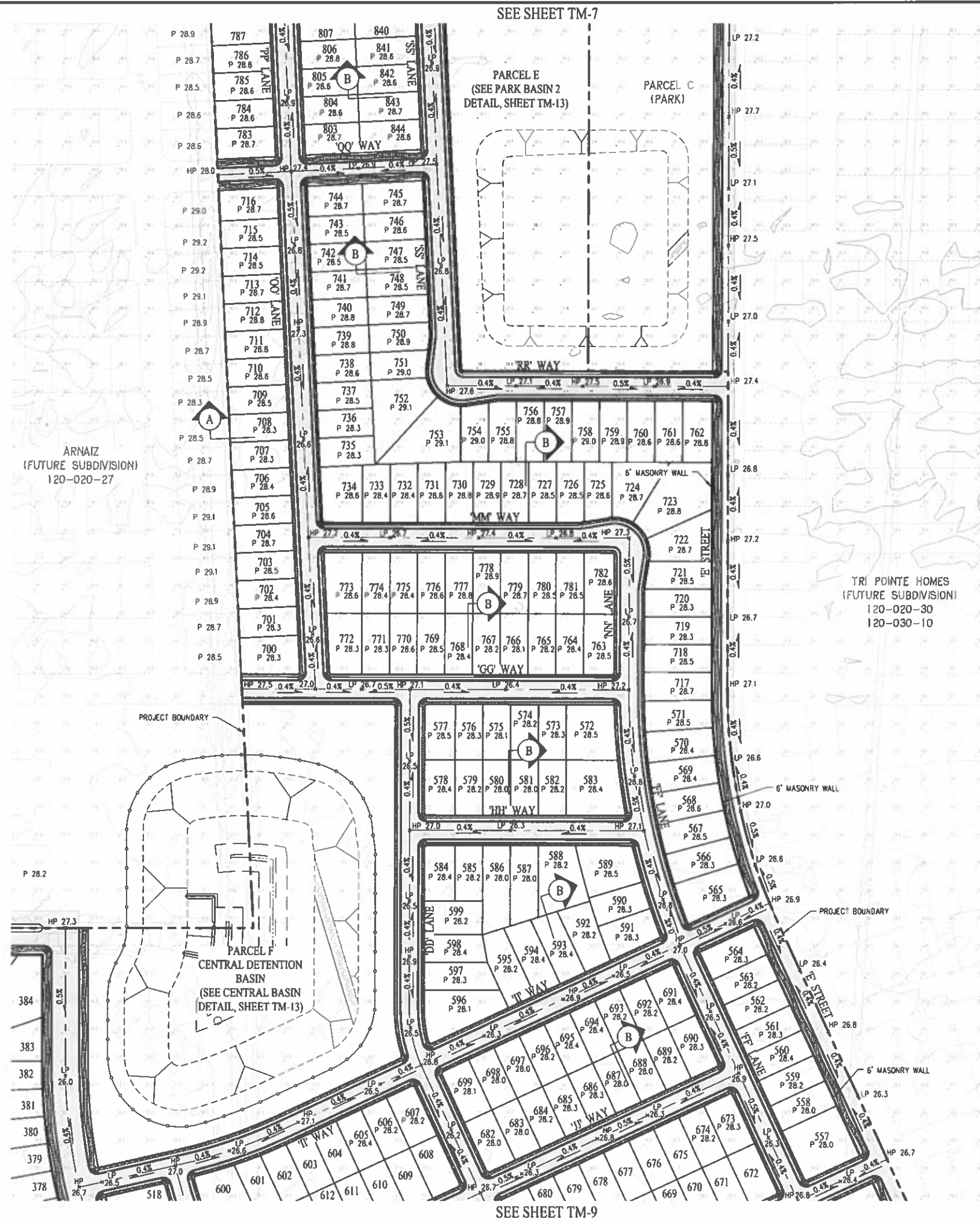
## KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
 SCALE: 1" = 100' DATE: MARCH 31, 2026



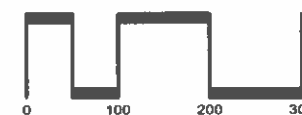
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SHEET NO. TM-7 OF 19 SHEETS



# TENTATIVE MAP GRADING PLAN KLEIN - BEAR CREEK SOUTH

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SCALE: 1" = 100' DATE: MARCH 31, 2026



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SHEET NO.  
**TM-8**  
OF 19 SHEETS

SEE SHEET TM-7

PARCEL E  
(SEE PARK BASIN 2  
DETAIL, SHEET TM-13)

PARCEL C  
(PARK)

ARNAIZ  
(FUTURE SUBDIVISION)  
120-020-27

TRI POINTE HOMES  
(FUTURE SUBDIVISION)  
120-020-30  
120-030-10

PROJECT BOUNDARY

P 28.2

HP 27.3

384

383

382

381

380

379

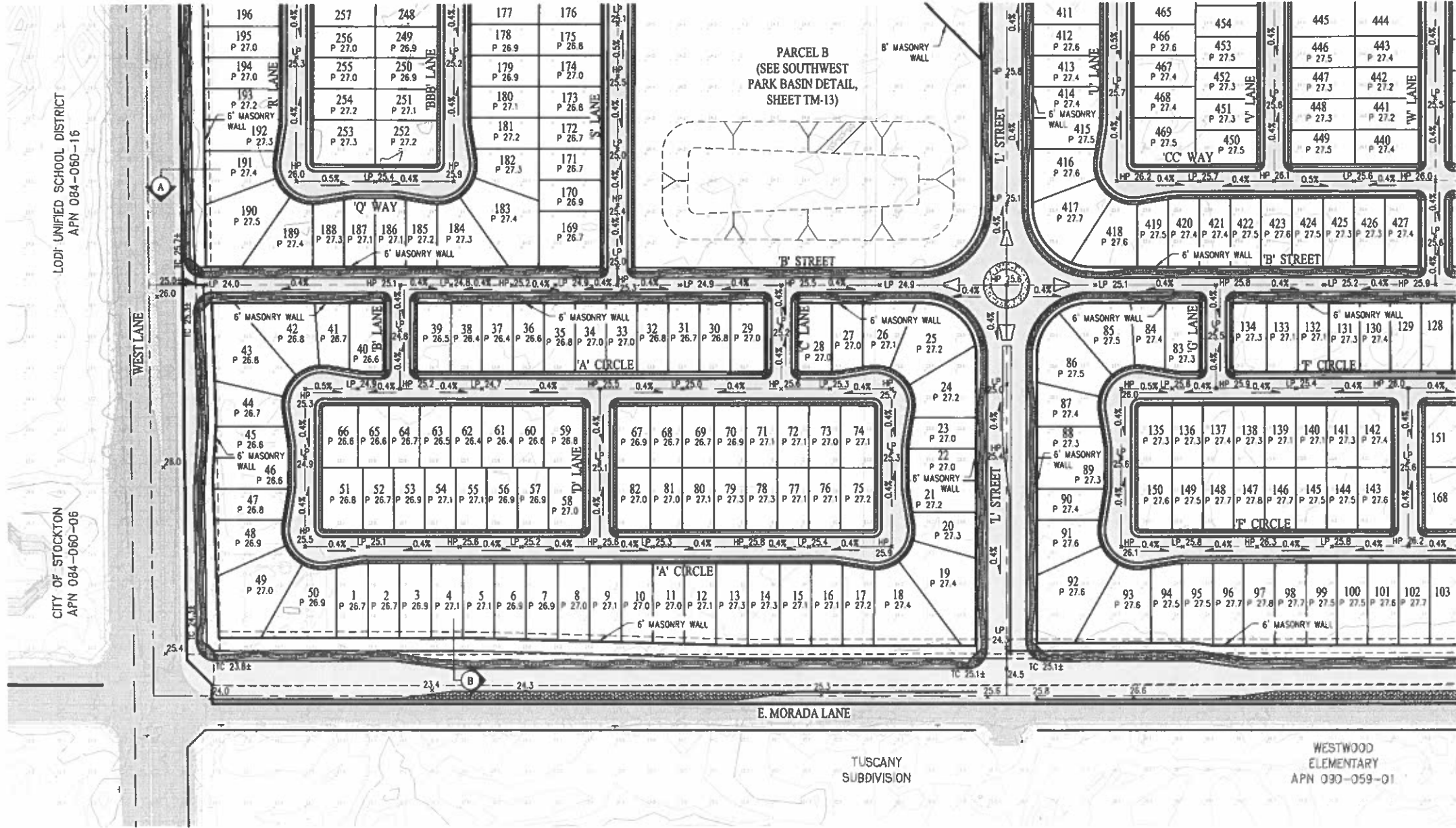
378

SEE SHEET TM-9

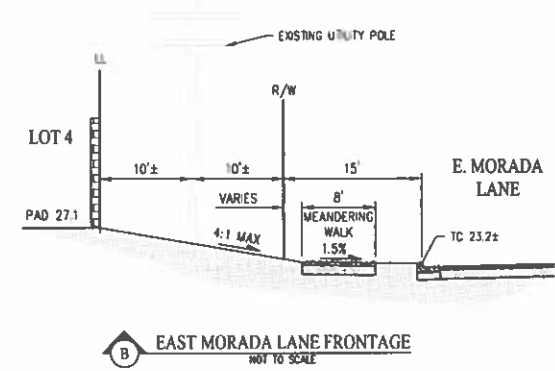
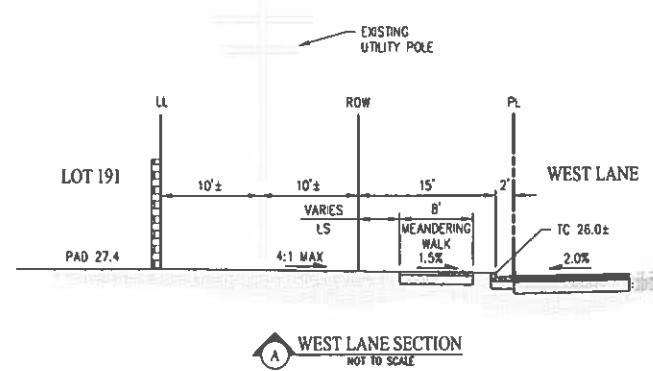




SEE SHEET TM-10



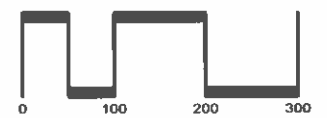
SEE SHEET TM-9



# TENTATIVE MAP GRADING PLAN

## KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

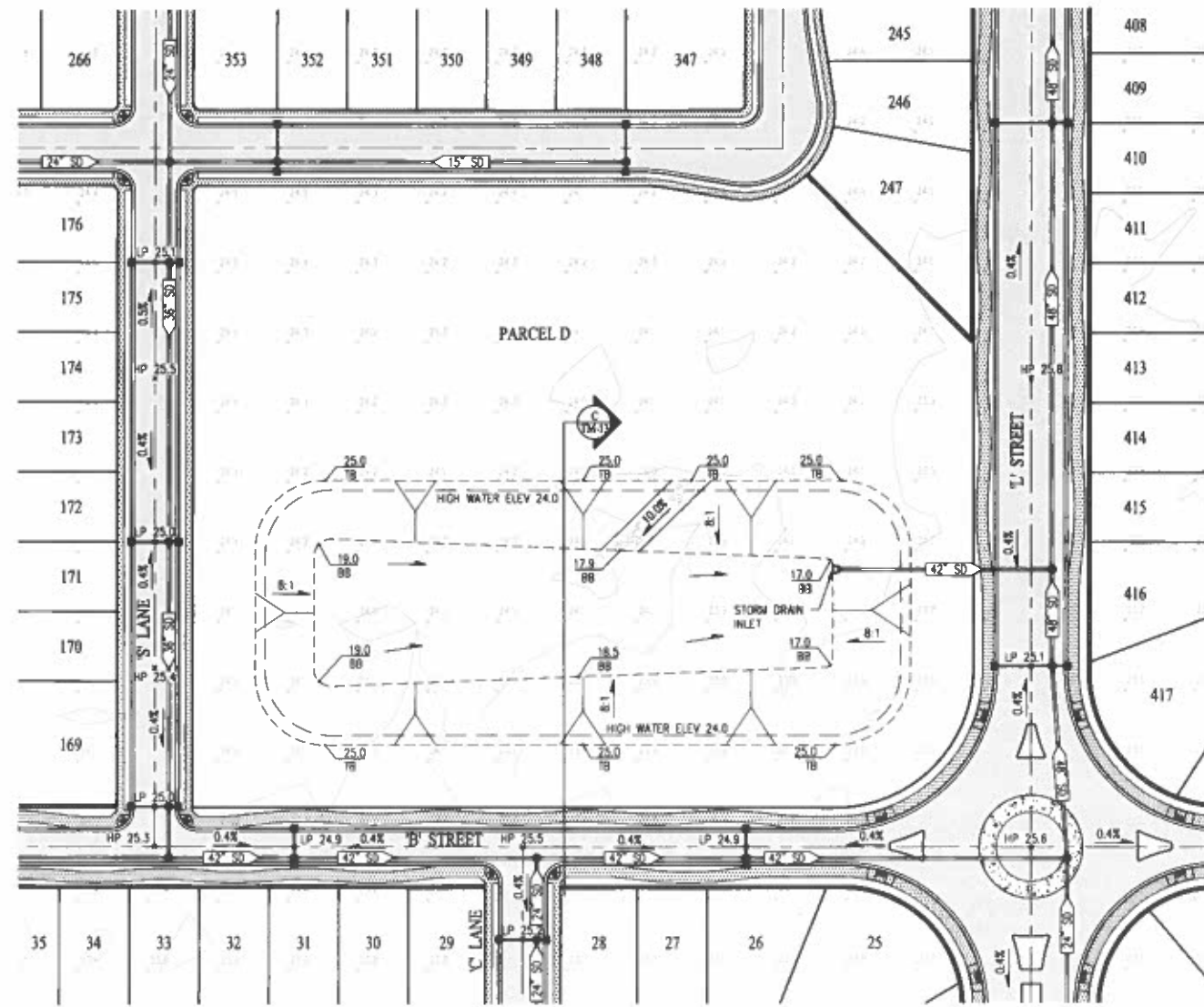


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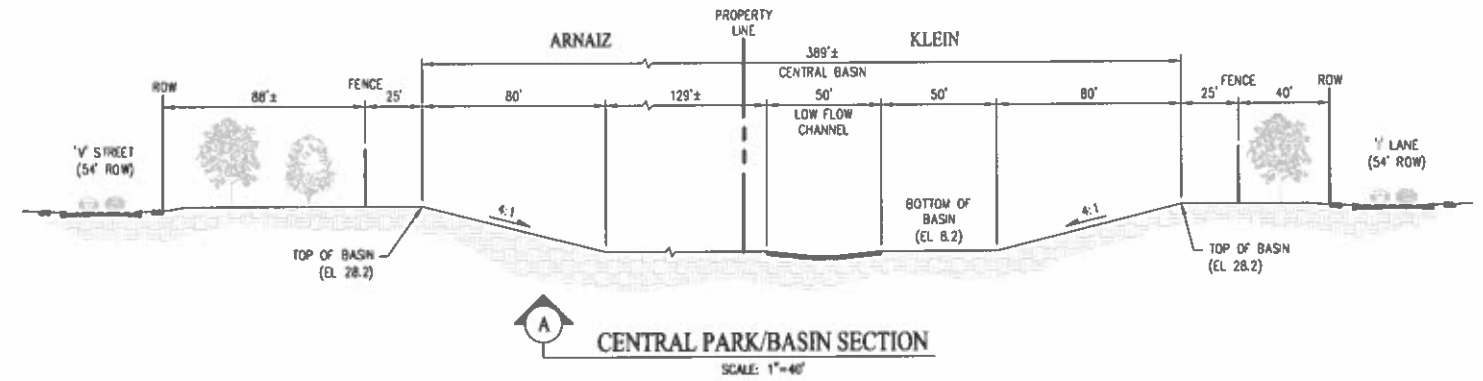
SHEET NO.  
**TM-11**  
OF 19 SHEETS

F:\PROJ\2026\TM10\TM11.TMX

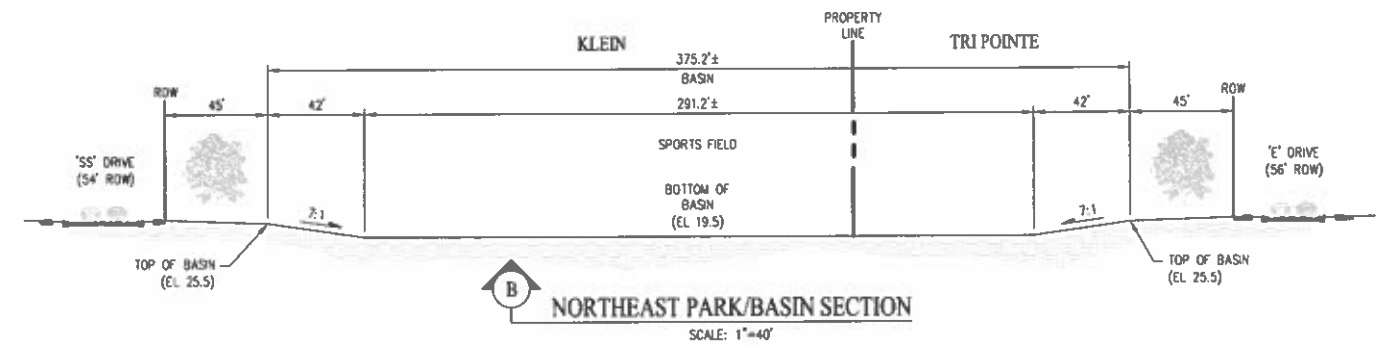




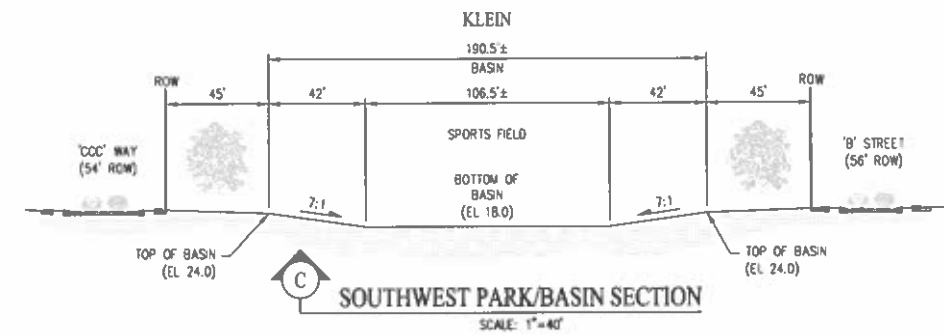
**SOUTHWEST PARK BASIN DETAIL**  
SCALE: 1" = 60'



**A**  
**CENTRAL PARK/BASIN SECTION**  
SCALE: 1"=40'



**B**  
**NORTHEAST PARK/BASIN SECTION**  
SCALE: 1"=40'

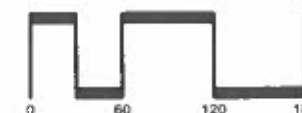


**C**  
**SOUTHWEST PARK/BASIN SECTION**  
SCALE: 1"=40'

# TENTATIVE MAP BASIN GRADING KLEIN - BEAR CREEK SOUTH

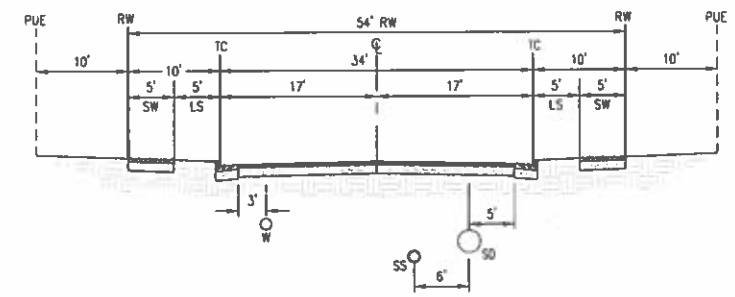
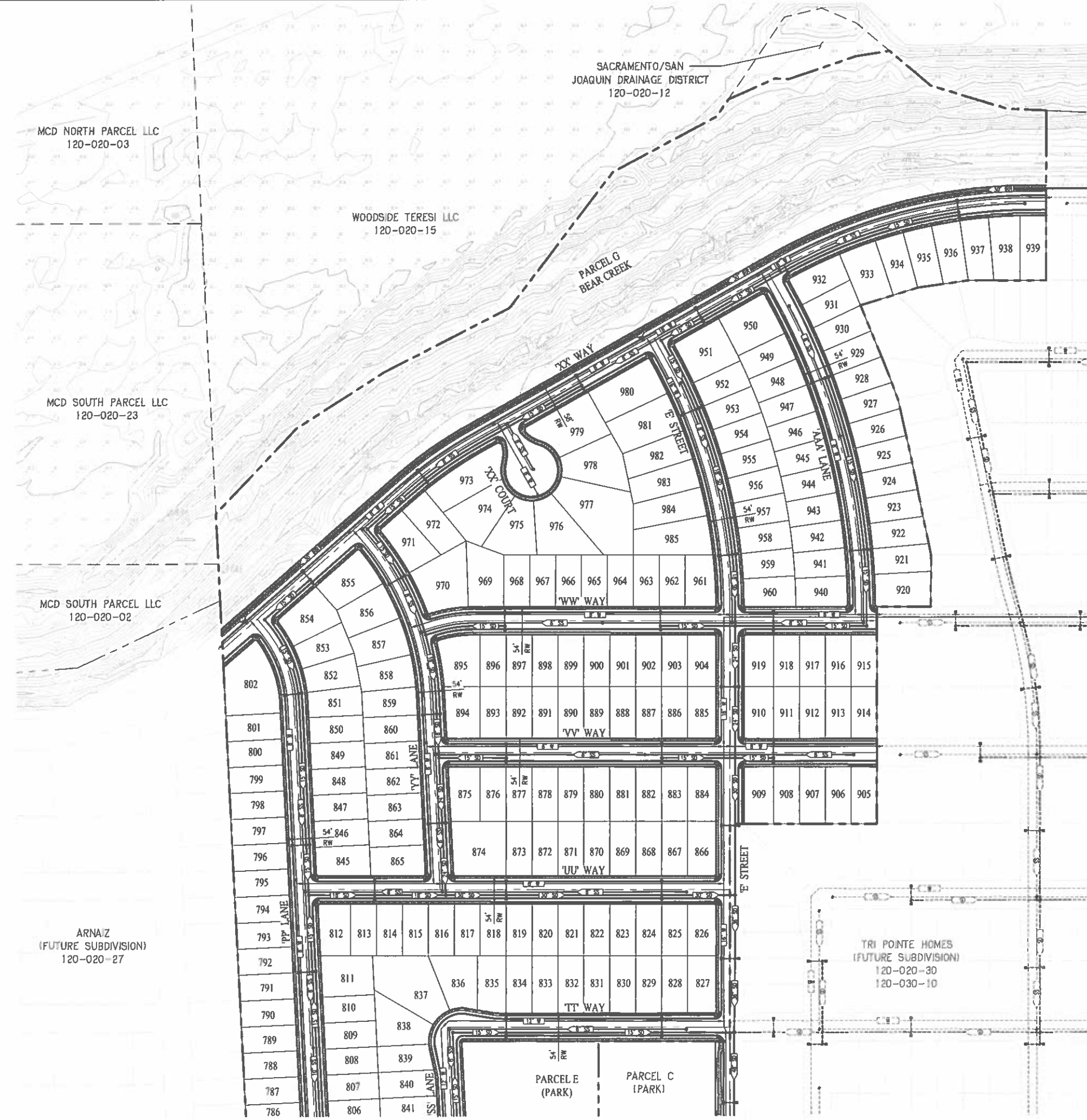
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 60' DATE: MARCH 31, 2026

BASIN SUMMARY		
PARCEL	UPLAND AREA (AC)	BASIN AREA (AC)
SOUTHWEST PARK BASIN (PARCEL 0)	3.53	1.99

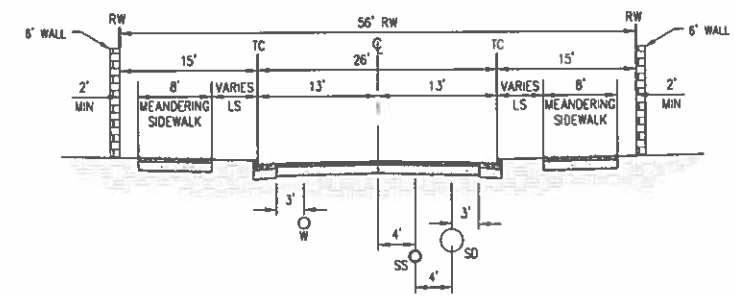


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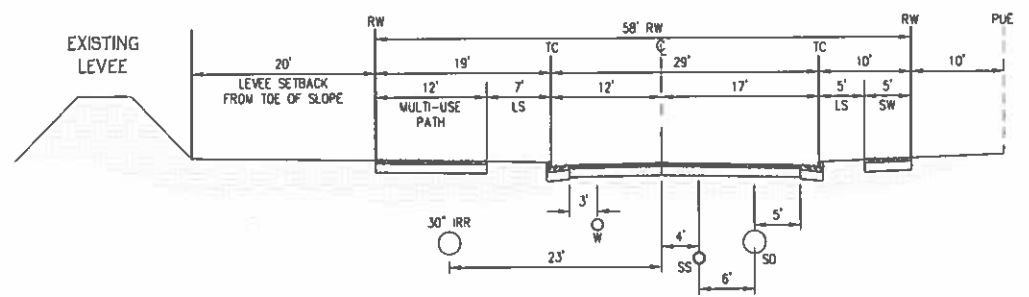
SHEET NO.  
**TM-13**  
OF 19 SHEETS



TYPICAL 54' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 58' RW SECTION AT BEAR CREEK  
NOT TO SCALE

# TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

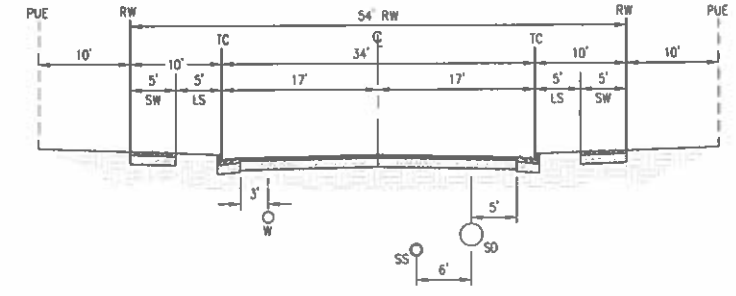
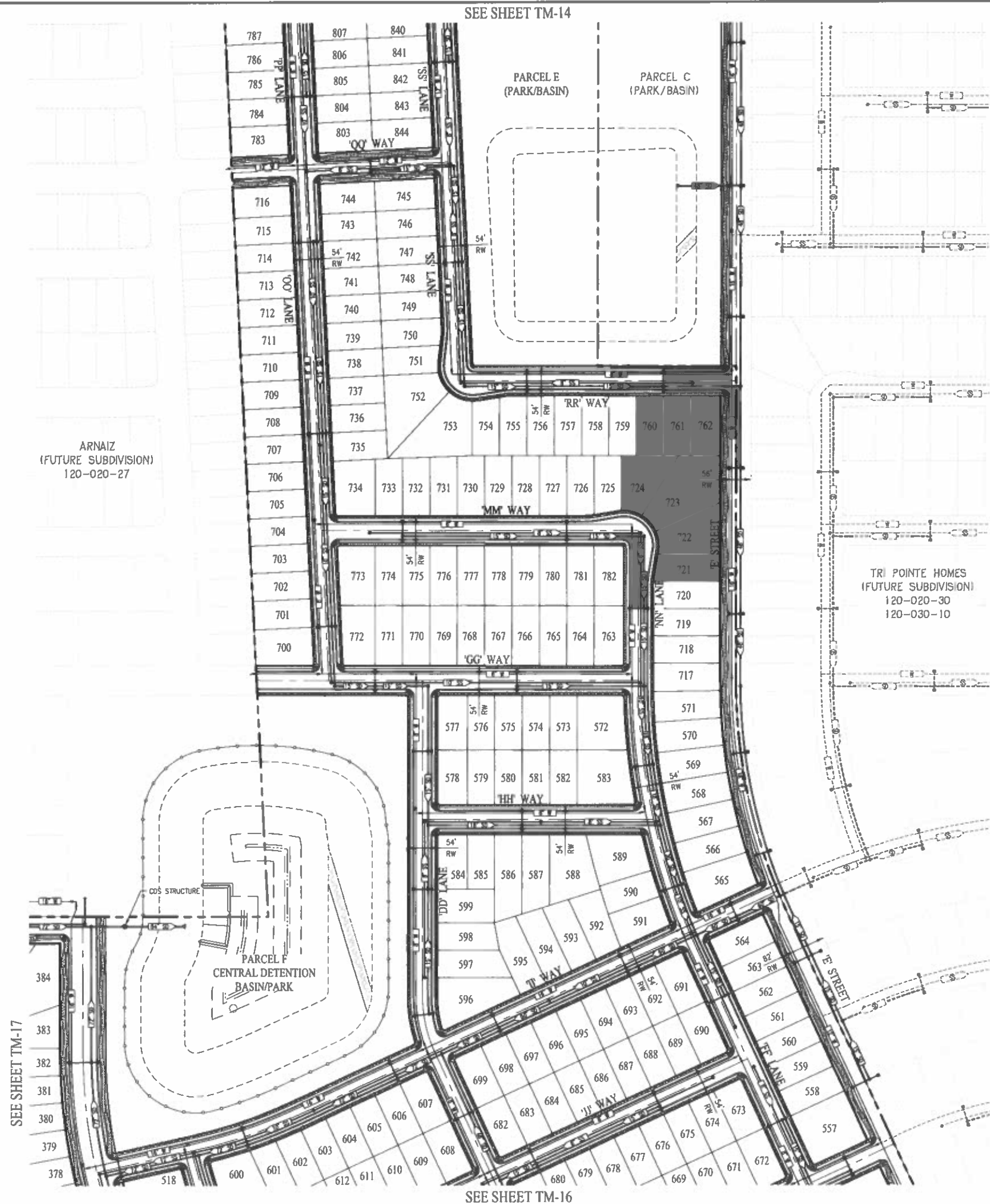
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

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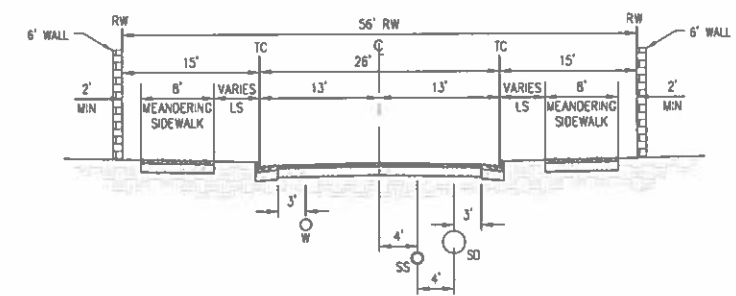
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SHEET NO.  
**TM-14**  
OF 19 SHEETS

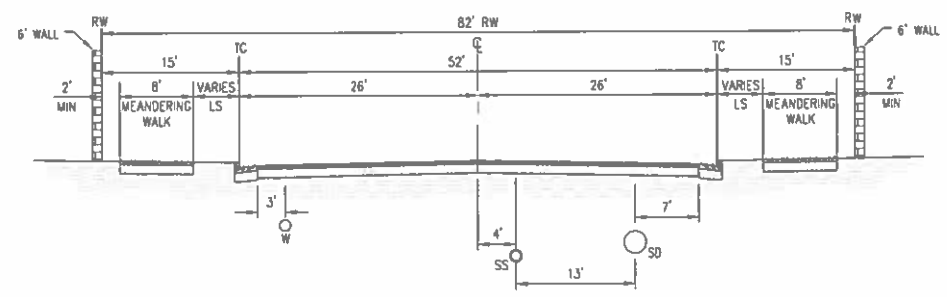
F:\CADD\2026\TM-14.DWG



TYPICAL 54' RW UTILITY SECTION  
NOT TO SCALE



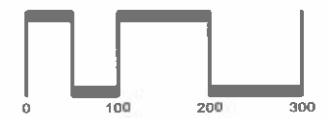
TYPICAL 56' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 82' RW UTILITY SECTION  
NOT TO SCALE

# TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

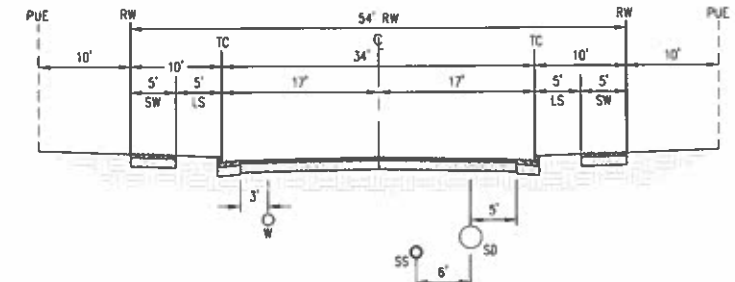


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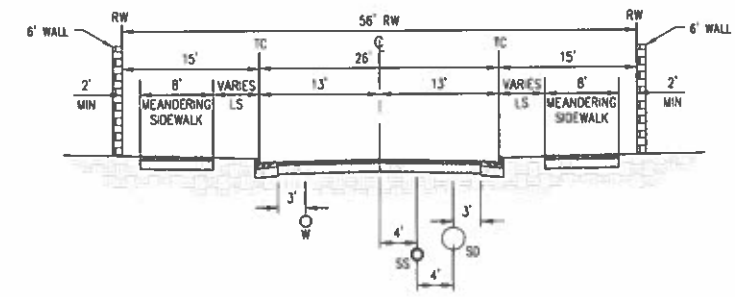
SHEET NO.  
**TM-15**  
OF 19 SHEETS

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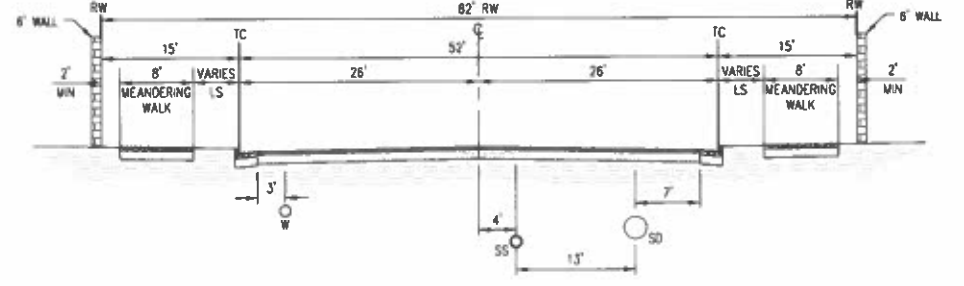
SEE SHEET TM-15



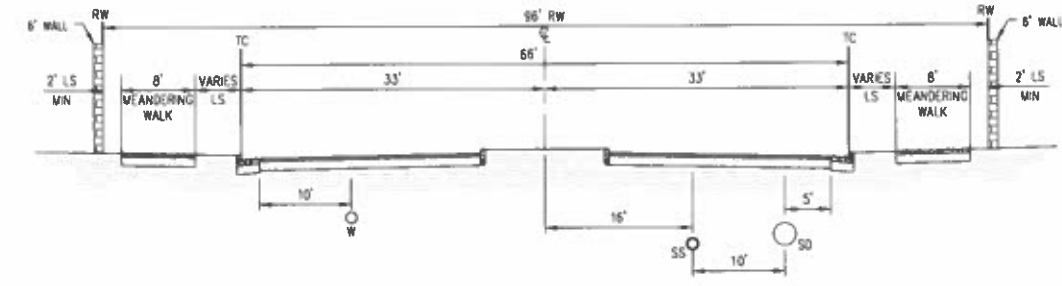
TYPICAL 54' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION  
NOT TO SCALE



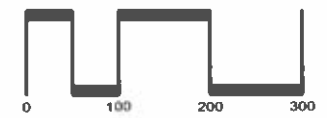
TYPICAL 82' RW UTILITY SECTION  
NOT TO SCALE



TYPICAL 96' RW UTILITY SECTION  
NOT TO SCALE

# TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: MARCH 31, 2026

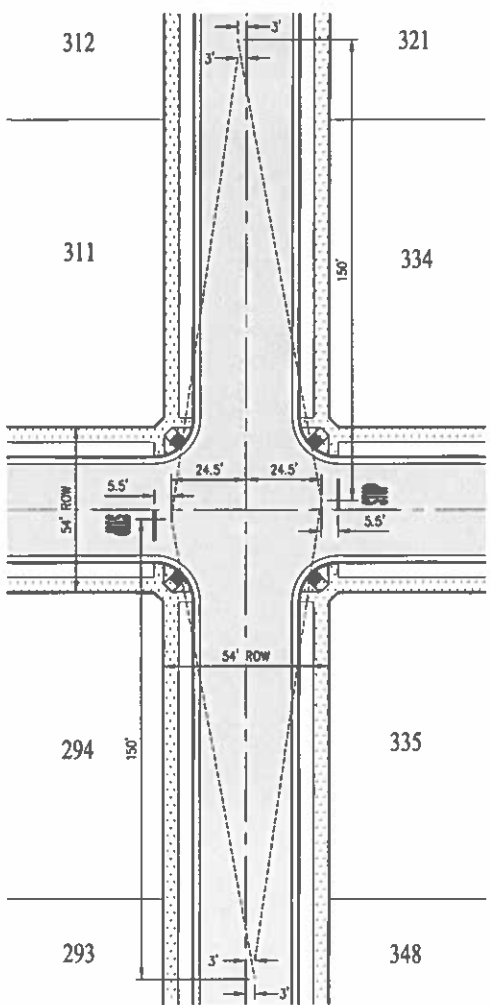
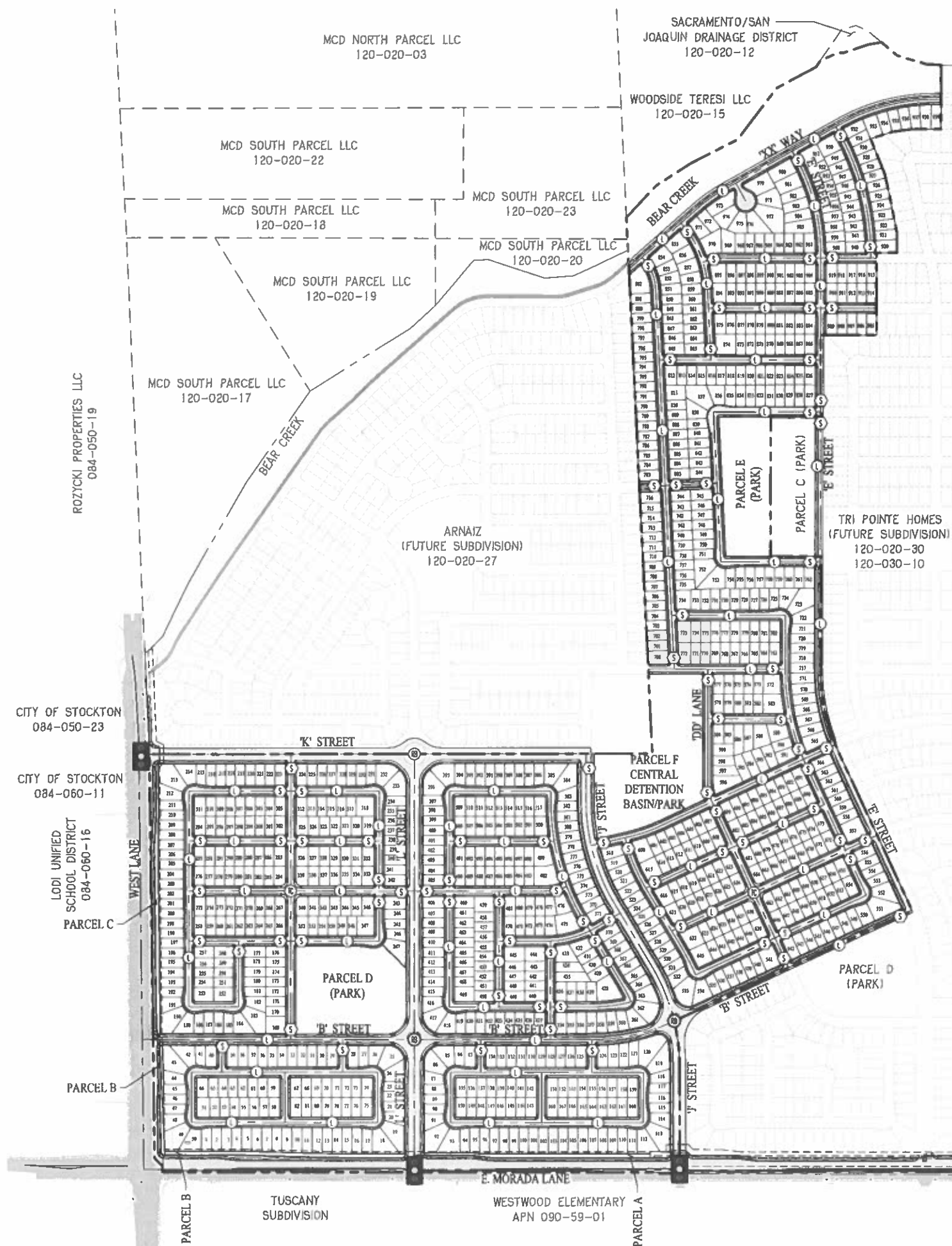


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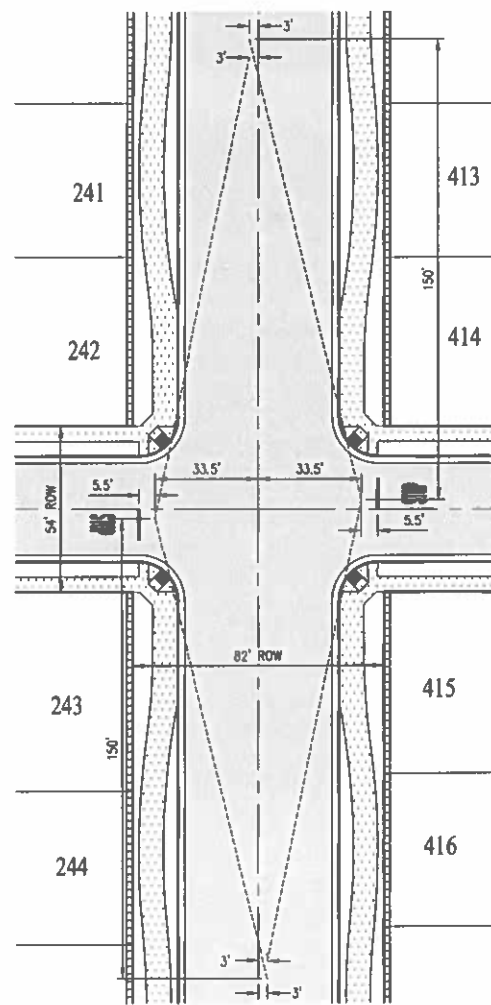
SHEET NO.  
**TM-16**  
OF 19 SHEETS



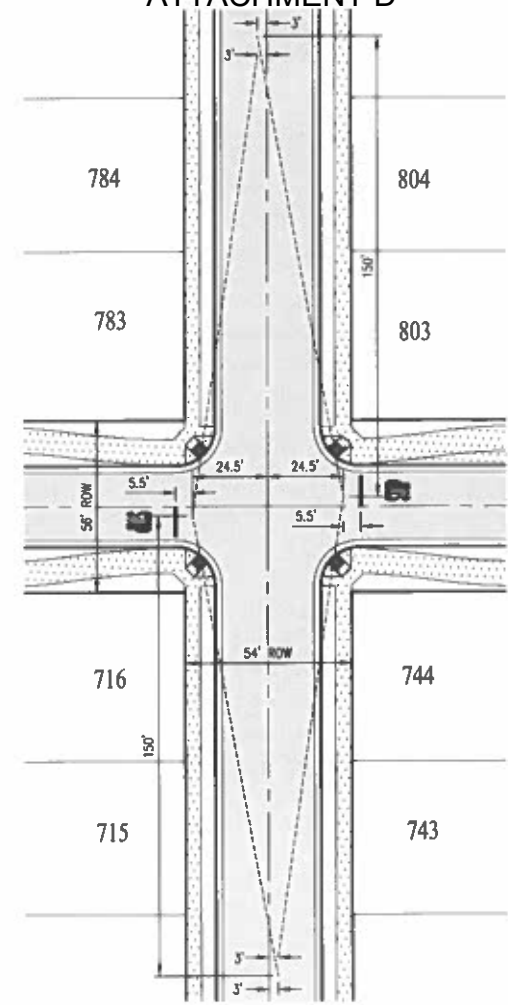




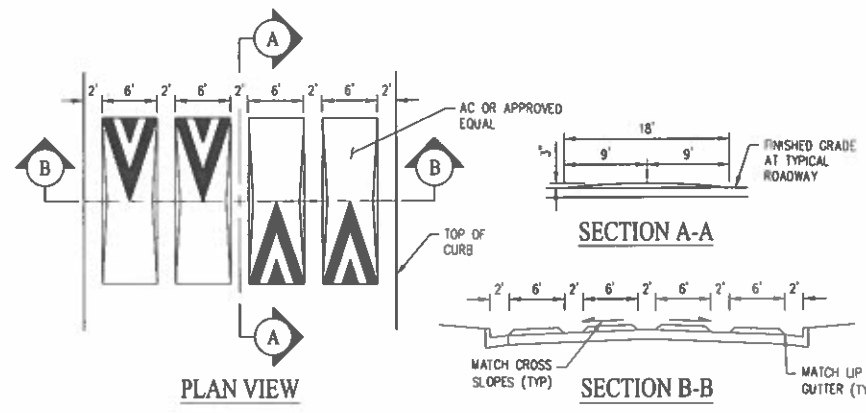
TYPICAL SIGHT TRIANGLE  
(54' ROW INTERSECTION)  
SCALE: 1"=30'



TYPICAL SIGHT TRIANGLE  
(54' & 82' ROW INTERSECTION)  
SCALE: 1"=30'



TYPICAL SIGHT TRIANGLE  
(54' & 56' ROW INTERSECTION)  
SCALE: 1"=30'



TYPICAL SPEED LUMP DETAIL  
SCALE: NOT TO SCALE

- LEGEND:**
- ⊙ TRAFFIC CIRCLE (PER COS STD DWG R-13)
  - ⊙ SPEED LUMP (SEE DETAIL THIS SHEET)
  - ⊙ STOP LINE (PER COS STD DWG R-113)
  - ⊙ ROUNDABOUT (PER COS STD DWG R-12)
  - SIGNALIZED INTERSECTION

# TENTATIVE MAP TRAFFIC PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA  
SCALE: 1" = 300' DATE: MARCH 31, 2026

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SHEET NO.  
**TM-19**  
OF 19 SHEETS



430 10th Street  
Stockton, CA 95210  
Tel: 209.568.4477  
Fax: 209.568.4478

TENTATIVE MAP INFORMATION

OWNER: EIGHT MILE ROAD INVESTORS, LLC  
3400 EIGHT MILE ROAD  
STOCKTON, CA 95212  
OWNER: EIGHT MILE ROAD INVESTORS, LLC  
3400 EIGHT MILE ROAD  
STOCKTON, CA 95212  
ENGINEER: VVH CONSULTING ENGINEERS  
430 10TH STREET  
MODESTO, CA 95354  
PH: 209.568.4477  
CASEY BARONIAN: cbaronian@vvhce.com  
122-029-270  
111.8 ACRES  
AU-20 AGRICULTURAL (COUNTY ZONING)  
EXISTING GENERAL PLAN DES.: LOW DENSITY RESIDENTIAL  
EXISTING USE: AGRICULTURE

Table with columns: PROPOSED LOT SIZE, ZONING DENSITY, RL (LOW DENSITY RES.), PF (PUBLIC FACILITIES), OS (OPEN SPACE), TOTALS. Rows include Width, Depth, SF, Units, % of AC, Acreage, Density (units per acre).

JURISDICTION: CITY OF STOCKTON  
SEWER: CITY OF STOCKTON  
WATER: CITY OF STOCKTON  
STORM DRAIN: CITY OF STOCKTON  
GARBAGE: CITY OF STOCKTON  
ELECTRIC: PACIFIC GAS AND ELECTRIC  
GAS: PACIFIC GAS AND ELECTRIC  
CABLE: COMCAST  
TELEPHONE: AT&T  
FIRE PROTECTION: CITY OF STOCKTON  
SCHOOL DISTRICT: LODI UNIFIED SCHOOL DISTRICT

FLOOD ZONE: MAP: 06077C0320F  
EFFECTIVE DATE: 10-15-2009  
PANEL: 0320F  
COMMUNITY: SAN JOAQUIN COUNTY UNINCORPORATED AREA, 060299  
ZONE: X; 0.2% ANNUAL CHANCE OF FLOOD; 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT

LEGAL DESCRIPTION: BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 2 AND 3, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT Diablo Base and Meridian; THENCE RUN SOUTH 3° 20' EAST 2188 FEET ALONG THE CENTER LINE OF THE COUNTY ROAD; THENCE MEANDER ALONG A FENCE LINE NEAR THE SOUTH BANK OF AN OLD SLOUGH AS FOLLOWS:  
NORTH 87° 45' EAST 125 FEET, THENCE NORTH 44° 45' EAST 100 FEET, THENCE NORTH 25° 15' EAST 300 FEET, THENCE NORTH 29° 40' EAST 800 FEET, THENCE NORTH 34° 30' EAST 500 FEET, THENCE NORTH 87° 00' EAST 1 800 FEET, THENCE NORTH 47° 30' EAST 175 FEET, THENCE NORTH 40° 05' EAST 300 FEET, THENCE NORTH 81° 00' EAST 75 FEET, THENCE SOUTH 72° 00' EAST 300 FEET, THENCE NORTH 85° 15' 150 FEET, THENCE NORTH 64° 30' EAST 291 FEET TO A FENCE ON THE EAST SIDE OF AN IRRIGATION DITCH; THENCE NORTH 2° 50' WEST 78 FEET TO THE NORTH LINE OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89° 25' WEST 2048 FEET ALONG A FENCE TO THE POINT OF BEGINNING

- NOTES: 1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS SHALL BE VERIFIED PRIOR TO FINAL MAP. 2. A 10' PUBLIC UTILITY EASEMENT (P.U.E. OF P.U.E.) WILL BE LOCATED ADJACENT TO AND PARALLEL WITH ALL PUBLIC RIGHT OF WAYS. 3. PURSUANT TO GOVERNMENT CODE SECTION 06456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP. 4. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. 5. FIRE HYDRANTS AND ELECTROVALVES ARE TO BE DESIGNED AND LOCATED PER CITY OF STOCKTON STANDARDS AND SPECIFICATIONS. 6. UTILITY SIZING, LOCATION, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN. 7. ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC RIGHT OF WAY OR PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF STOCKTON AND UTILITY COMPANIES. 8. THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY VVH CONSULTING ENGINEERS. 9. FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS. 10. SUBDIVISION SIGNAGE PER CITY OF STOCKTON REQUIREMENTS. 11. TOPOGRAPHICAL SURVEY PERFORMED BY VVH CONSULTING ENGINEERS ON 04-08-2021. 12. THE OWNER, DEVELOPER, SUCCESSOR IN INTEREST (ODS) SHALL BE RESPONSIBLE FOR PROVIDING EACH PUBLIC PARK/OPEN SPACE WITH ADEQUATELY SIZED ELECTRICAL SERVICE STUB. LOT B BASIN/PARK SHALL HAVE A 3-PHASE ELECTRICAL STUB. 13. THE OWNER, DEVELOPER, SUCCESSOR IN INTEREST (ODS) SHALL BE RESPONSIBLE FOR PROVIDING EACH PUBLIC PARK/OPEN SPACE WITH ADEQUATELY SIZED UTILITY STUBS FOR STORM DRAIN, SANITARY SEWER AND DOMESTIC IRRIGATION WATER. 14. ALL BASIN STORM STRUCTURES AND INLETS MUST BE DESIGNED WITH A LOCKABLE ENCLOSURE TO PREVENT CHILDREN AND SMALL ANIMALS FROM ENTERING.

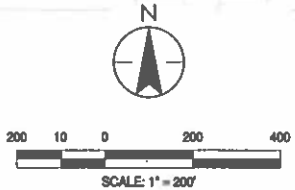
BEAR CREEK SOUTH SUMMARY TABLE

Table with columns: VILLAGES, ZONING, USE, LOTS. Rows include PHASE 1, PHASE 2, PHASE 3, LOT A BASIN/PARK (PF), LOT B BASIN/PARK (PF), LOT C OPEN SPACE (OS).

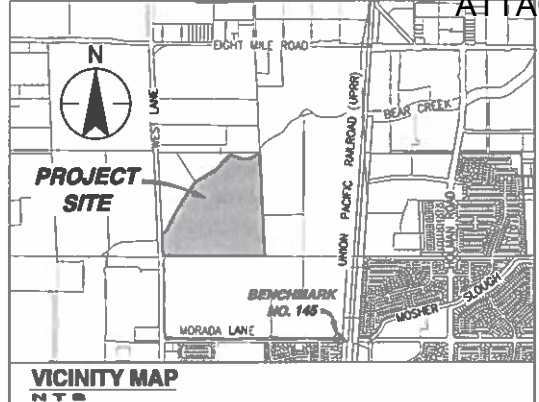
ABBREVIATIONS

Table with columns: ABBREVIATIONS, DESCRIPTIONS, ABBREVIATIONS, DESCRIPTIONS. Lists various engineering symbols and their meanings.

TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
CITY OF STOCKTON, SAN JOAQUIN COUNTY, CALIFORNIA



NOTE: ALL STREET RIGHT OF WAY AND LOT A, B AND C SHALL BE DEDICATED TO THE CITY OF STOCKTON



SHEET INDEX table listing sheet numbers and titles: 1 COVER SHEET, 2 SHEET INDEX, 3 CROSS SECTIONS, 4 SITE PLAN, 5 SITE PLAN, 6 SITE PLAN, 7 SITE PLAN, 8 SITE PLAN, 9 SIGHT DISTANCE PLAN, 10 SIGHT DISTANCE PLAN, 11 GRADING PLAN, 12 GRADING PLAN, 13 GRADING PLAN, 14 GRADING PLAN, 15 GRADING PLAN, 16 LOT B BASIN-PARK GRADING PLAN, 17 WALL PLAN.

LEGEND table defining symbols for: CURB, GUTTER AND SIDEWALK; CATCH BASIN; EXISTING CURB, GUTTER AND SIDEWALK; PROPOSED MASONRY WALL; EXISTING MASONRY WALL; EXISTING STANDARD BARRICADE; ORNAMENTAL IRON FENCE; STREET CENTERLINE; PUBLIC UTILITY EASEMENT (P.U.E.); LOT LINE; MIDDLEBLOCK CURB RAMP; RESIDENTIAL DRIVEWAY; RETURN CURB RAMP; LOT LINE TOP OF CURB ELEVATION; PAD ELEVATION; CENTERLINE MONUMENT; DIRECTION OF FLOW WITH DRAINAGE SLOPE; LOT NUMBER; TOP OF CURB ELEVATION-VERTICAL CURB & GUTTER; MAJOR CONTOURS; MINOR CONTOURS; EXISTING MAJOR CONTOURS; EXISTING MINOR CONTOURS; SPEED CUSHION AND LEGEND.

APPROVED BY THE CITY OF STOCKTON PLANNING COMMISSION  
THIS \_\_\_ DAY OF \_\_\_, 202\_\_  
BY: \_\_\_\_\_  
CHAIRMAN

FILED AS TENTATIVE MAP THIS \_\_\_ DAY OF \_\_\_, 202\_\_  
BY: \_\_\_\_\_  
CITY OF STOCKTON PLANNING COMMISSION

APPROVED BY THE CITY OF STOCKTON  
THIS \_\_\_ DAY OF \_\_\_, 202\_\_  
BY: \_\_\_\_\_  
CITY ENGINEER

Client/Project: EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA  
Title: COVER SHEET

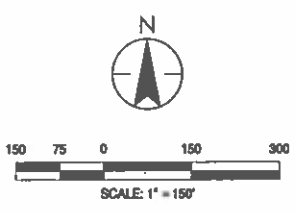
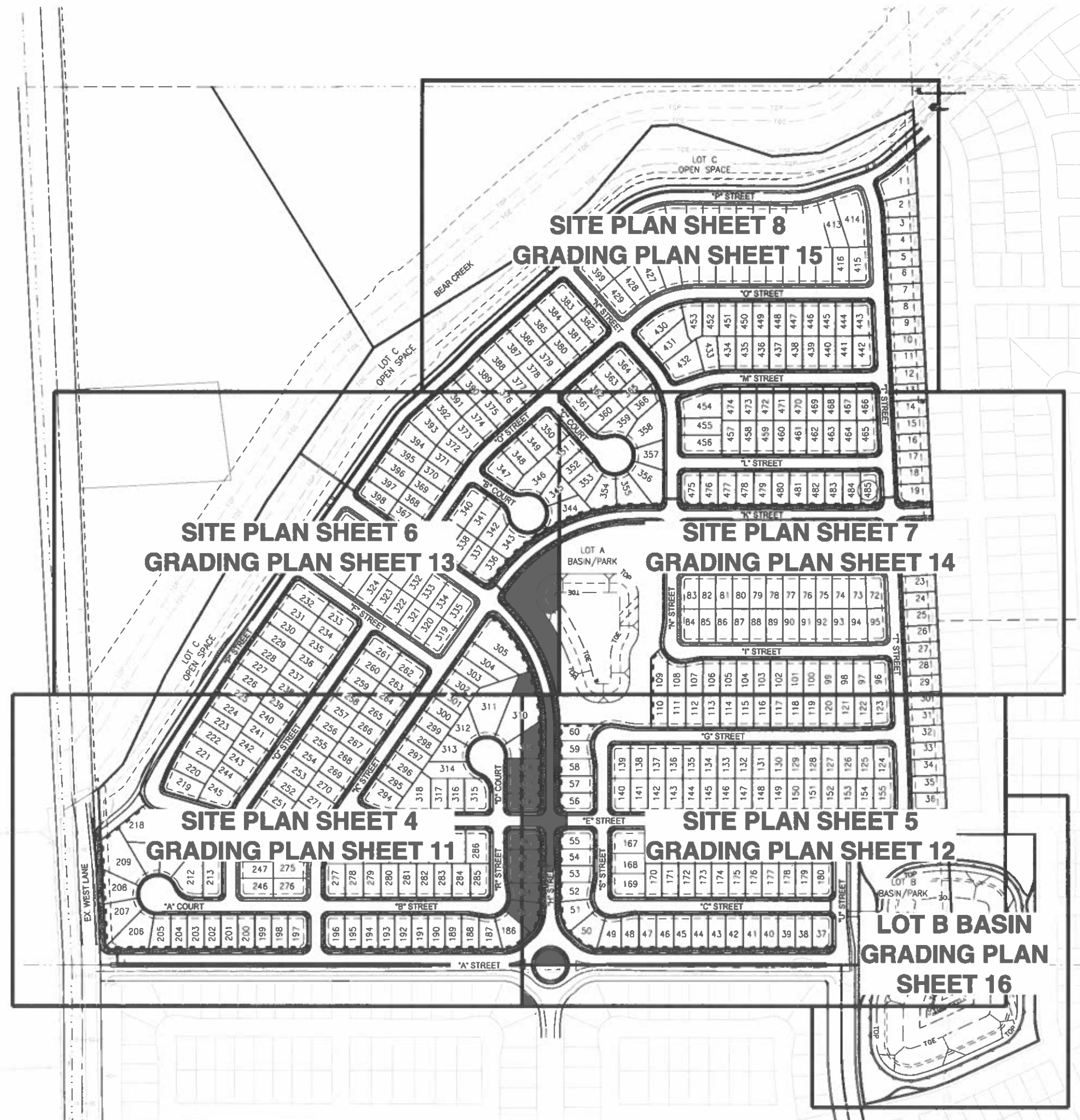
Engineer's Seal: REGISTERED PROFESSIONAL ENGINEER  
MICHAEL J. HAYES  
Project Number: 12470100  
Date: 01\_01\_2024  
Revision: Sheet No. 1 of 17



SUBMITTAL DATE 06/28/2024



430 10th Street  
Modesto, CA 95357  
Tel: 209.568.4478  
Fax: 209.568.4478  
The Contractor shall verify and be responsible for all dimensions. Do not rely on this drawing for construction. The contractor shall be responsible for all dimensions. Do not rely on this drawing for construction. The contractor shall be responsible for all dimensions. Do not rely on this drawing for construction.



Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal



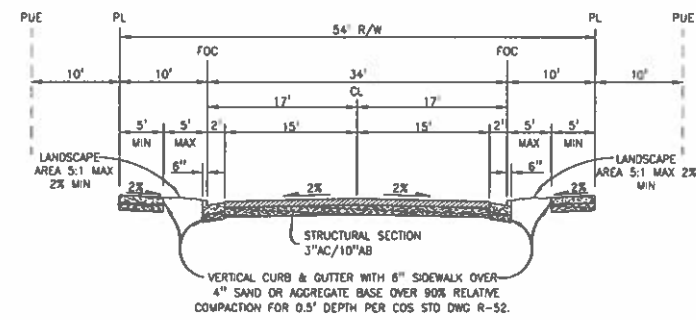
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Signature Date: [Date]  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 02\_index  
DW: CH Date: 09.20.24  
Rev: [ ]  
Revision Sheet No.

Title  
SHEET INDEX

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bsh

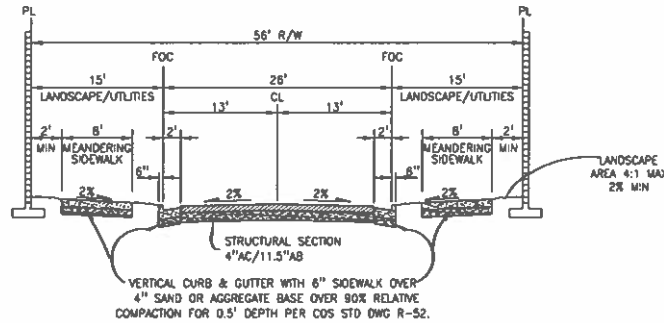


430 10th Street  
 Modesto, CA 95207  
 Phone: 209.566.4477  
 Fax: 209.566.4478



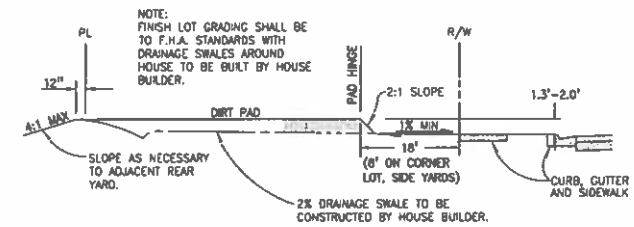
**54' R/W STREET**

NOT TO SCALE  
 T=5  
 CITY OF STOCKTON STANDARD R-4  
 "A" COURT "D" COURT "I" STREET "Q" STREET  
 "B" STREET "E" STREET "K" STREET "R" STREET  
 "B" COURT "F" STREET "L" STREET "S" STREET  
 "C" STREET "G" STREET "M" STREET "T" STREET  
 "C" COURT "H" STREET "N" STREET "U" STREET  
 "D" STREET "J" STREET "O" STREET



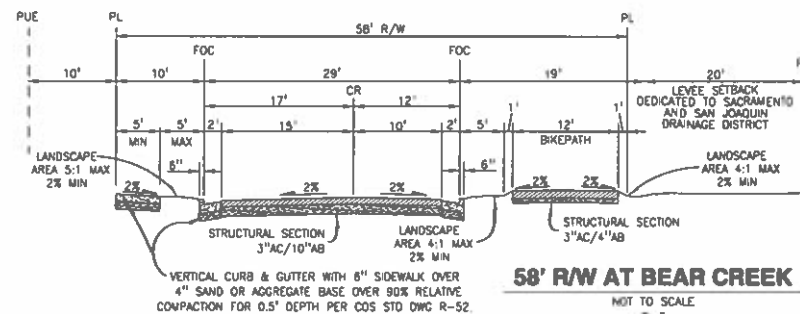
**56' R/W COLLECTOR STREET BACK-UP RESIDENTIAL**

NOT TO SCALE  
 T=6  
 CITY OF STOCKTON STANDARD R-7  
 "H" STREET  
 "K" STREET



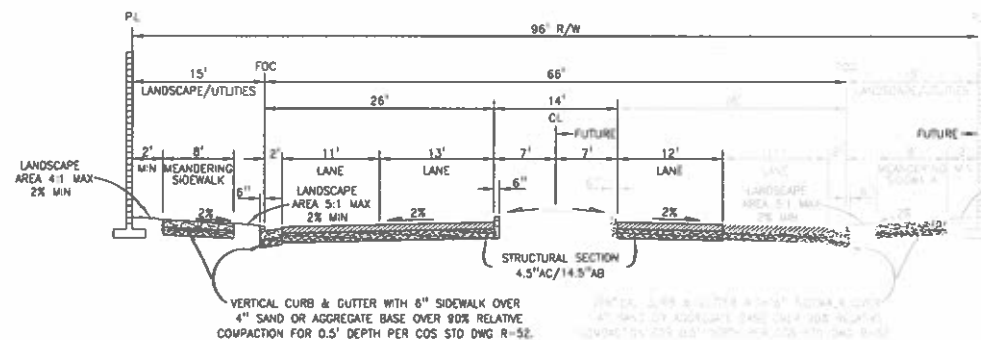
**LOT GRADING DETAIL**

NOT TO SCALE



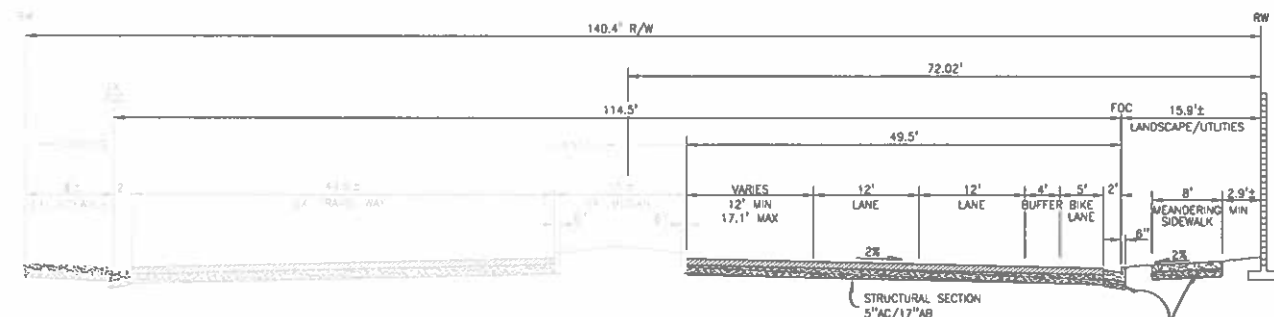
**58' R/W AT BEAR CREEK**

NOT TO SCALE  
 T=5  
 "P" STREET



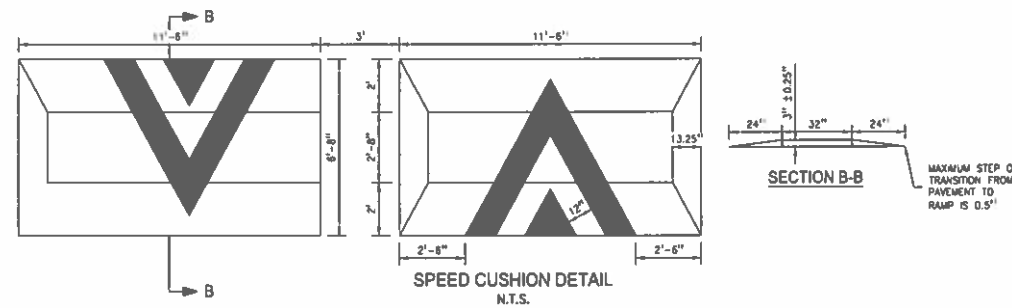
**96' R/W MINOR ARTERIAL STREET**

NOT TO SCALE  
 T=7  
 CITY OF STOCKTON STANDARD R-9  
 "A" STREET



**WEST LANE**

NOT TO SCALE  
 T=8



STRUCTURAL SECTION CHART (R-VALUE = 5)

TI	ALT 1	ALT 2	ALT 3
5	3"AC/10"AB	3"AC/4"AB/15"CTS	9.5" AC DEEP LIFT
6	4"AC/11.5"AB	3.5"AC/4.5"AB/15"CTS	10" AC DEEP LIFT
7	4.5"AC/14.5"AB	4"AC/5"AB/15"CTS	10.5" AC DEEP LIFT
8	5"AC/17"AB	5"AC/7"AB/16"CTS	15.5" AC DEEP LIFT

TYPICAL STREET SECTIONS SHALL BE DESIGNED AND CONSTRUCTED USING AN R-VALUE OF 5. A REDUCED STREET SECTION THICKNESS USING A HIGHER R-VALUE WILL REQUIRE THE SUBMITTAL OF A GEOTECHNICAL REPORT AFTER STREET ROUGH GRADING AND INSTALLATION OF UNDERGROUND UTILITIES TO THE CITY OF STOCKTON.



Know what's below.  
 Call before you dig.

Client/Project  
 EIGHT MILE ROAD INVESTORS, LLC  
 TENTATIVE SUBDIVISION MAP  
 BEAR CREEK SOUTH  
 STOCKTON, CALIFORNIA

Engineer's Seal



Engineer's Signature  
 Signature Date  
 Project Engineer MICHAEL J. HAYES  
 Project Number: 12470100  
 File Name: 03\_Dr  
 DW: CB DW: 09.20.24  
 Des: CHD Spec: MM 03.07

Revision Sheet No.

Title  
 CROSS SECTIONS



430 10th Street, Suite 100  
Stockton, CA 95210  
Tel: 209.568.4777  
Fax: 209.568.4778

The Consultant shall not be responsible for the design of any structure or equipment not shown on these drawings. Any structure or equipment not shown on these drawings shall be designed by the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the construction of the project in accordance with the approved plans and specifications. The contractor shall be responsible for the safety of the project and the safety of the public. The contractor shall be responsible for the completion of the project within the specified time frame.

SEE SHEET 6  
MATCH LINE



MATCH LINE  
SEE SHEET 5

APN  
084-030-230

APN  
120-030-060



Know what's below.  
Call before you dig.

Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal

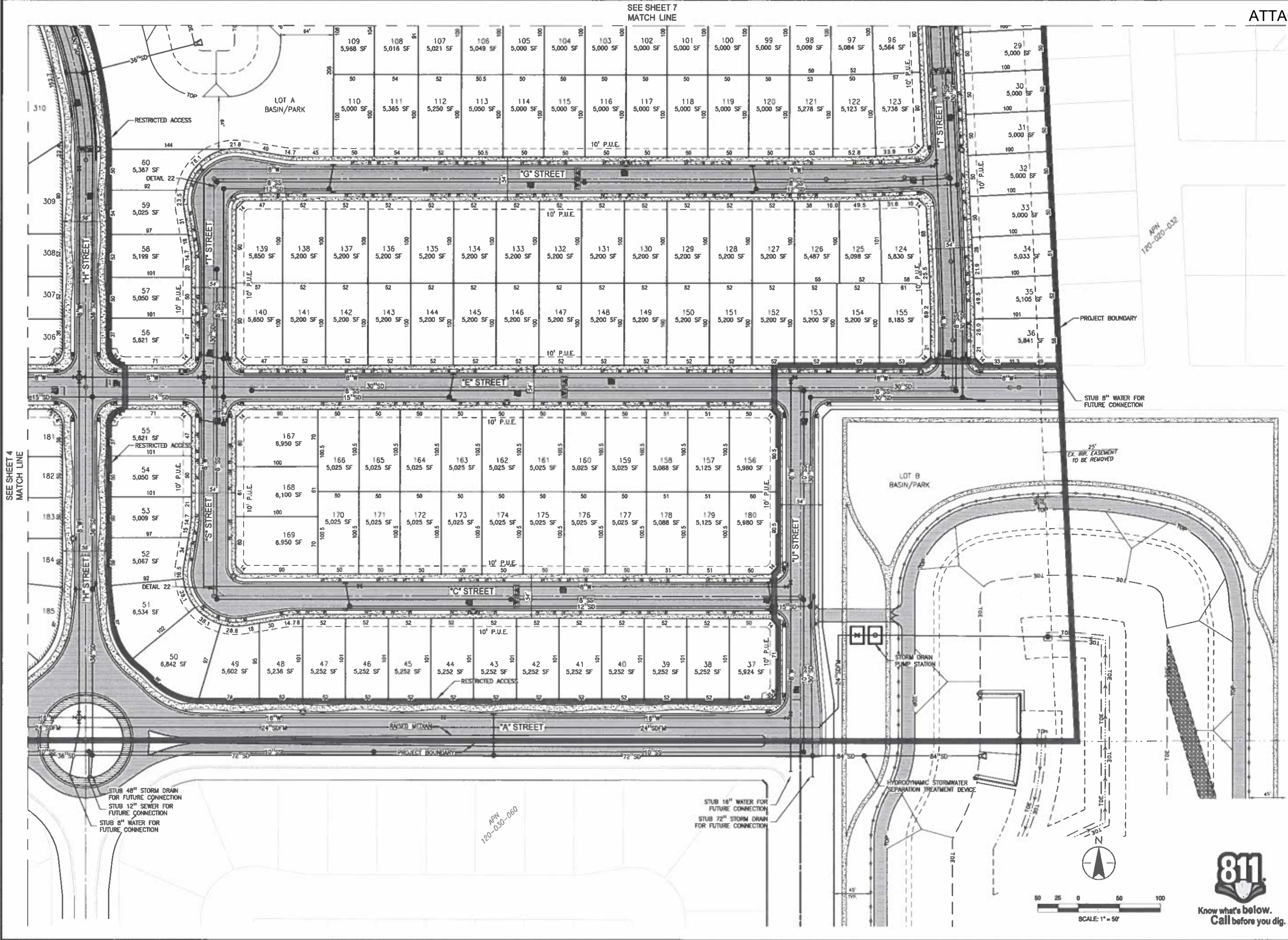


Engineer's Signature  
Signature Date  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 04\_Site  
DW CB BW 09.20.24  
Des. Chk. Des. MW, 09.17

Revision Sheet No.



30 10th Street  
Stockton, CA 95210  
Tel: 209.568.4477  
Fax: 209.568.4478



SEE SHEET 4  
MATCH LINE

SEE SHEET 7  
MATCH LINE

\\172010101\cadd\172010101\172010101\_05\_Site.dwg  
2024-11-28 17:33 by: bdbandera

APN  
120-030-060

APN  
120-020-032



**811**  
Know what's below.  
Call before you dig.

Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Title  
SITE PLAN

Engineer's Seal

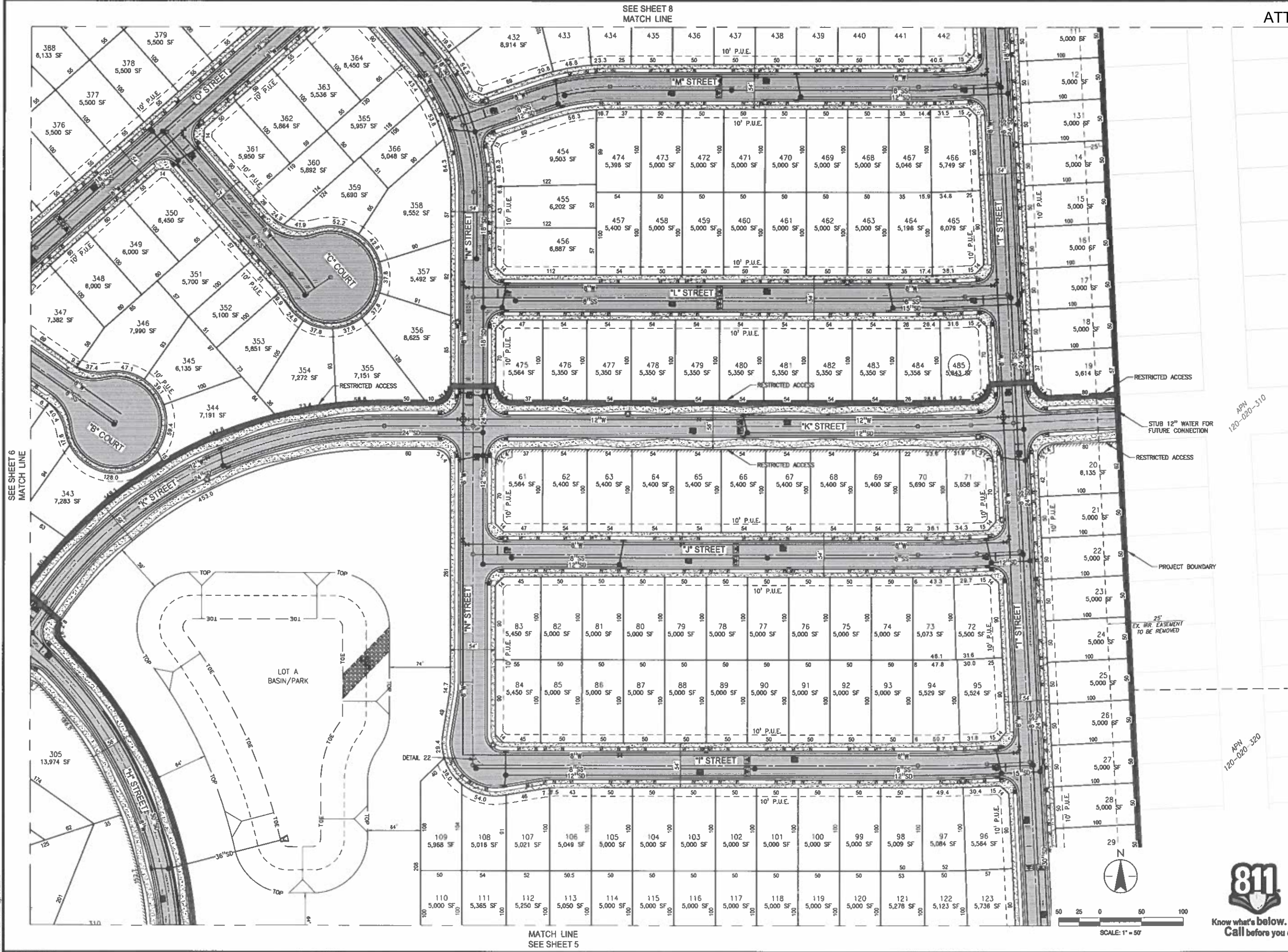


Engineer's Signature:  
Signature Date:  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 05\_Site  
DW: CB DW: 09.20.24  
Date: 09.20.24 Date: 09.20.24  
Revision Sheet No.





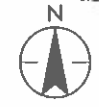
130 10th Street, Suite 200  
Modesto, CA 95354  
Tel: 209.568.4477  
Fax: 209.568.4478



SEE SHEET 6  
MATCH LINE

SEE SHEET 8  
MATCH LINE

MATCH LINE  
SEE SHEET 5



SCALE: 1" = 50'



Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal

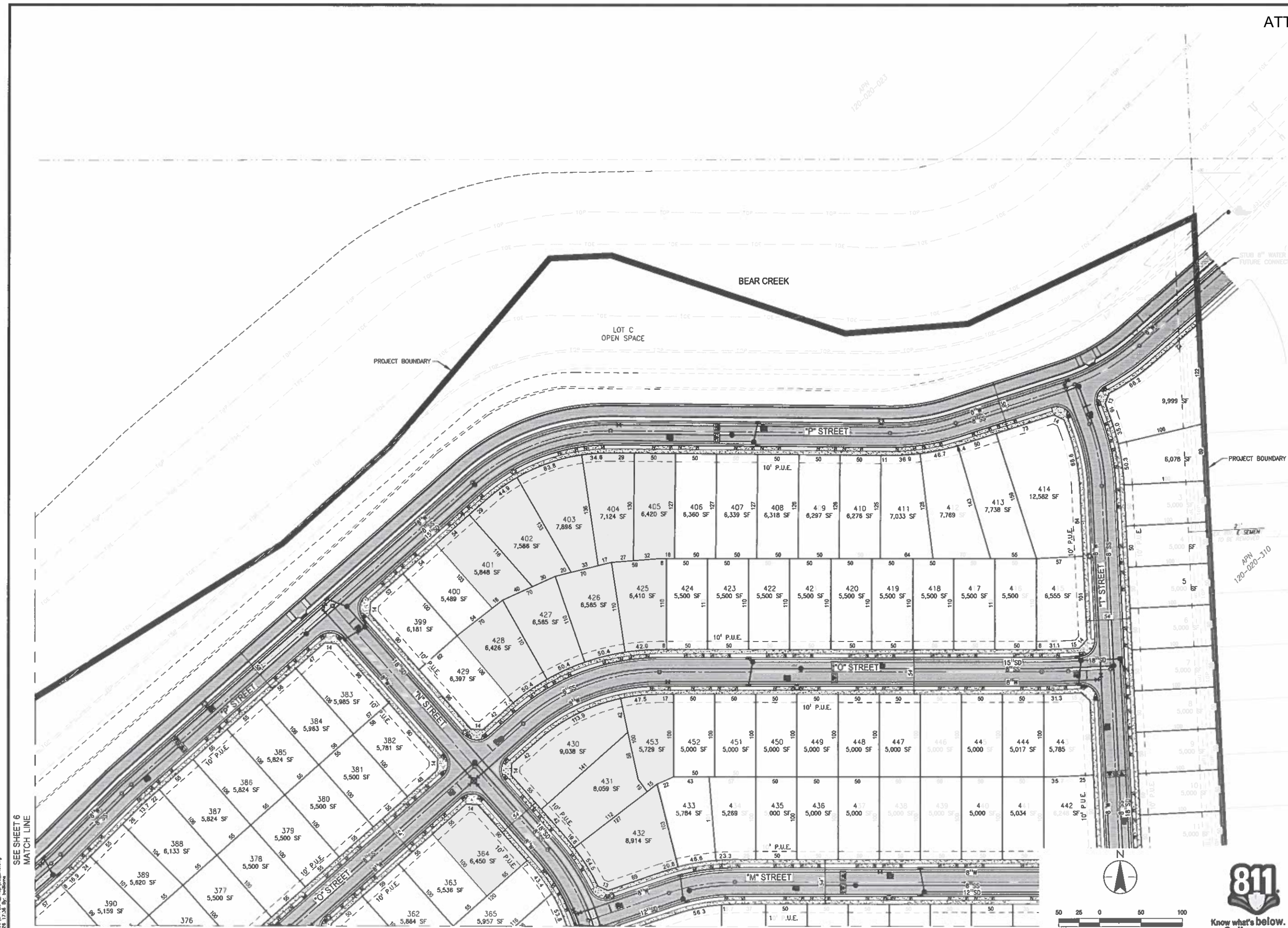


Project Number: 12470100  
File Name: 07\_Site  
Rev: CB 09.20.24  
Revision Sheet No.

Title  
SITE PLAN

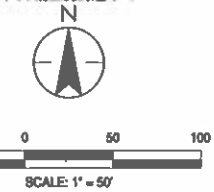


WAF CONSULTING ENGINEERS  
1000 CA 92535  
Tel: 760-558-4177  
Fax: 760-558-4178



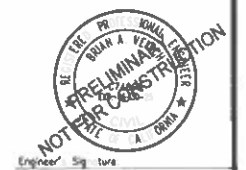
SEE SHEET 6  
MATCH LINE

MATCH LINE  
SEE SHEET 7



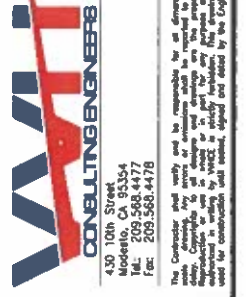
Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal

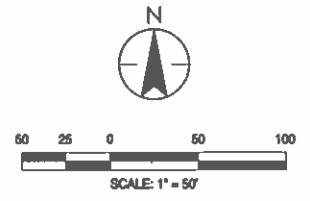
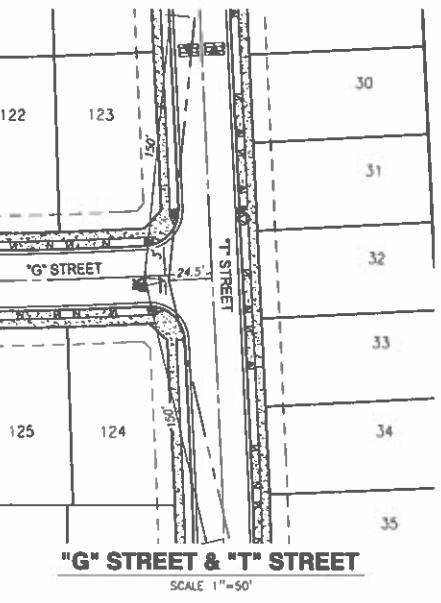
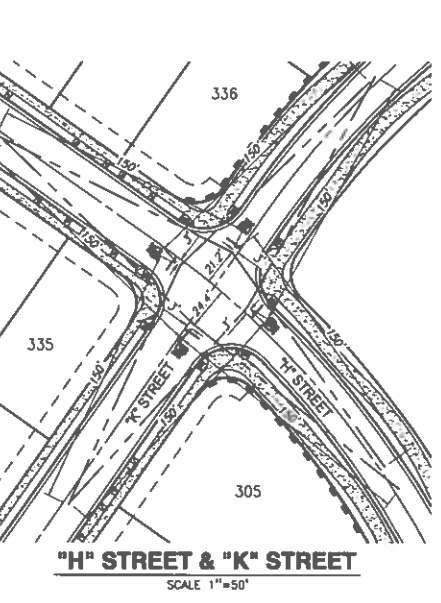
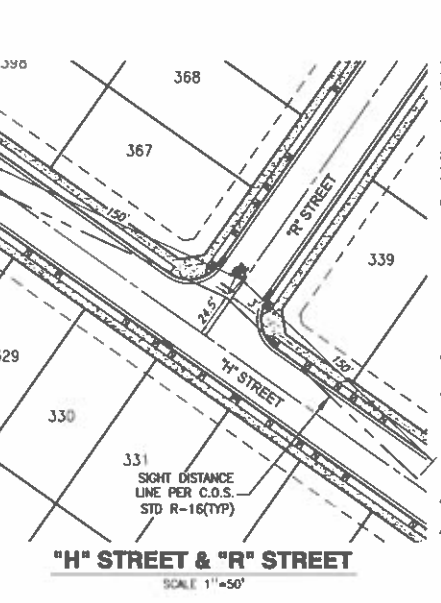
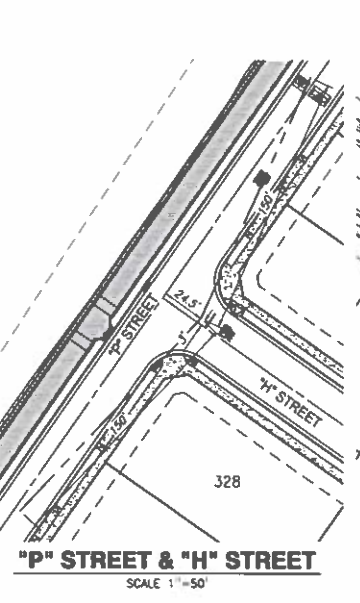
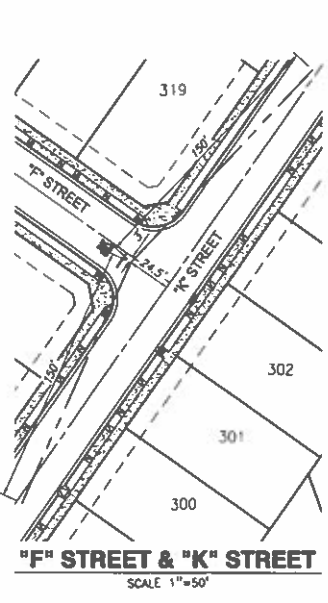
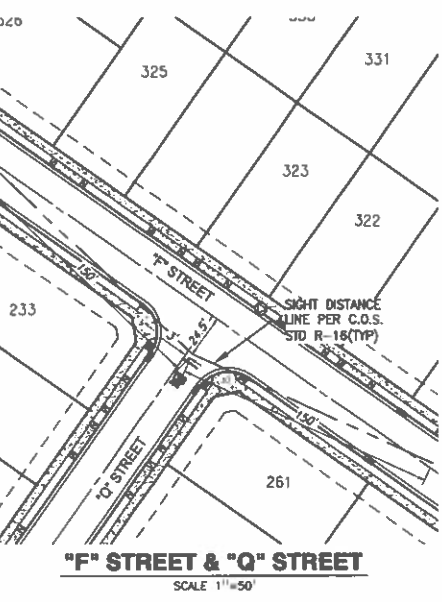
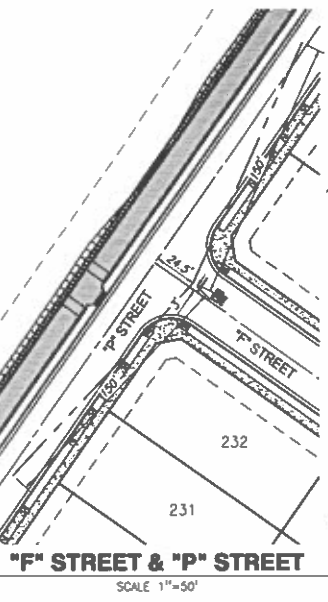
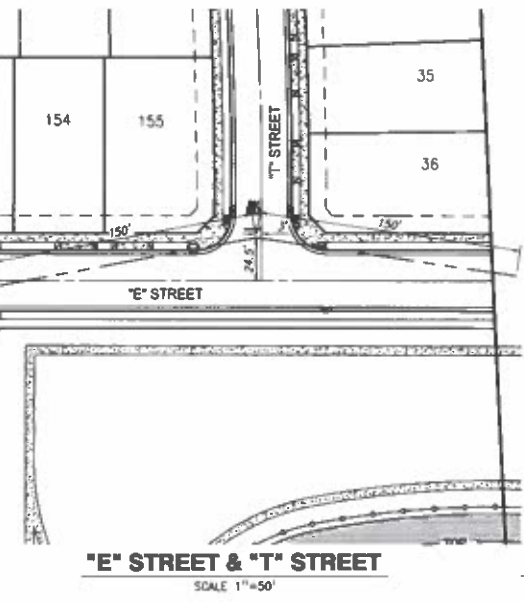
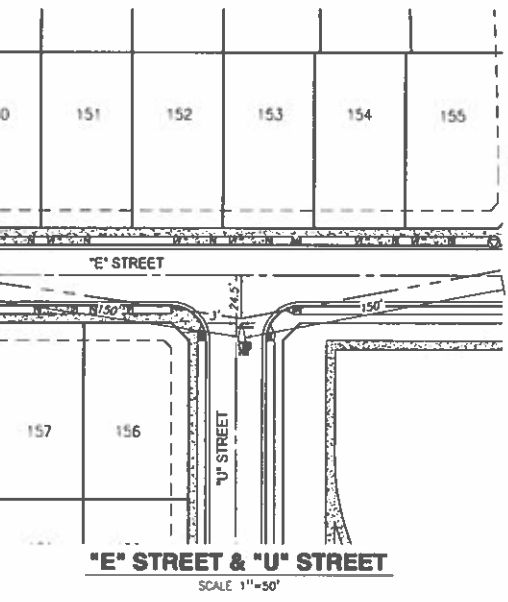
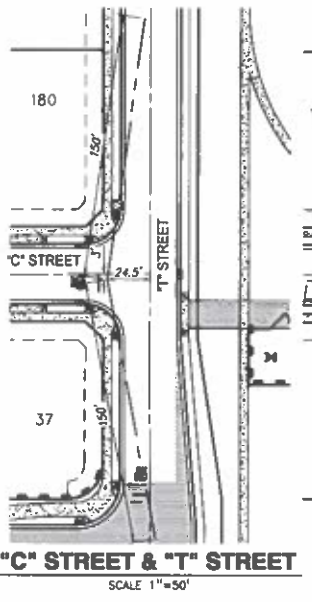
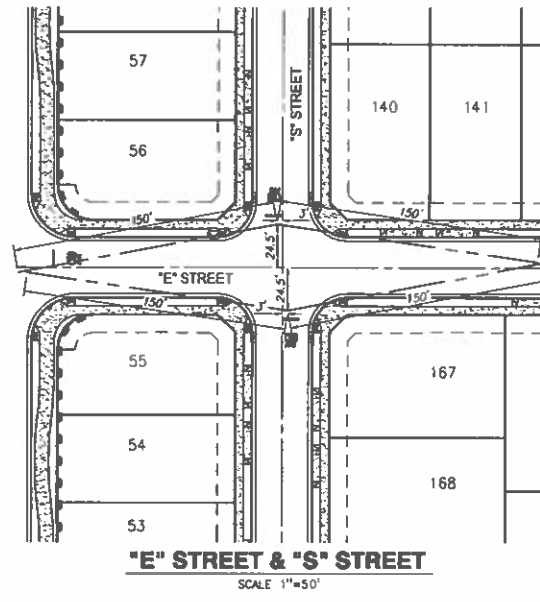
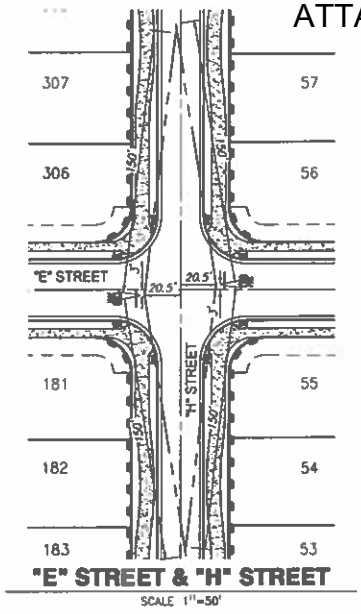
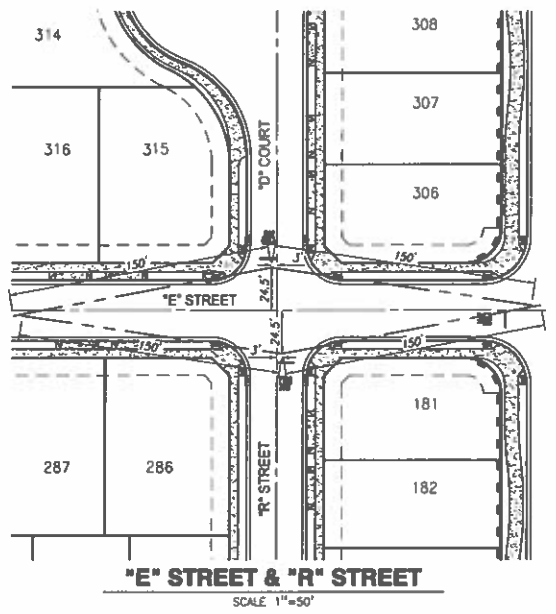
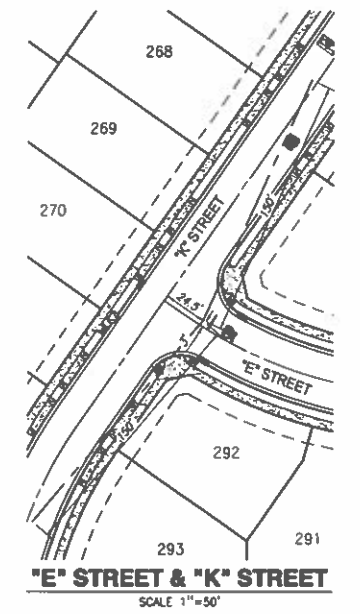
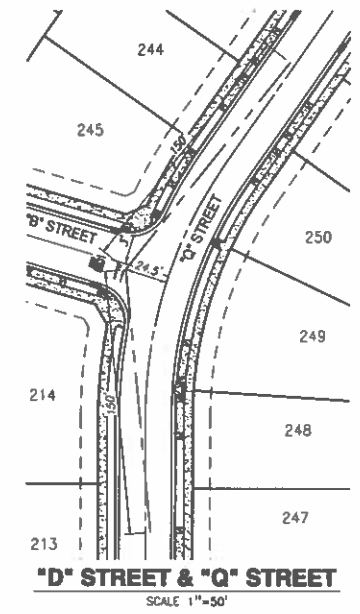
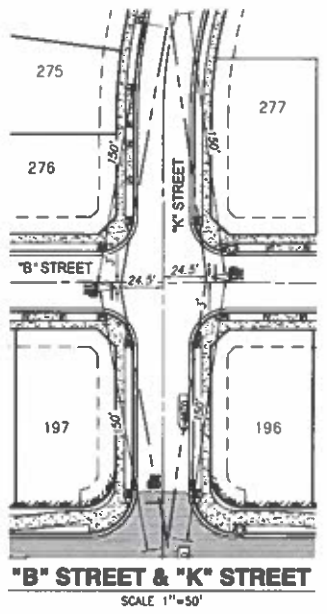
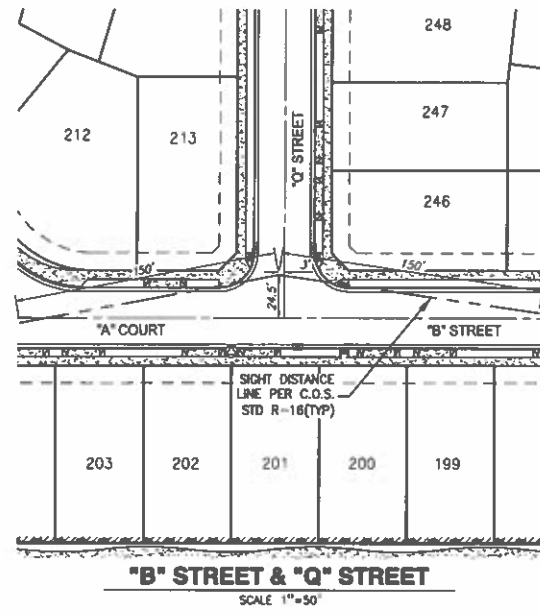


Sheet Number	124
Date	06/20/11
By	CB
Check	CB
Scale	AS SHOWN
Revision	Sheet No.

Site Plan



The Consultant shall not be responsible for all dimensions, etc. unless otherwise stated. Any errors or omissions shall be corrected by the Consultant. The Consultant shall not be responsible for any errors or omissions in the original data provided by the Client. The Consultant shall not be responsible for any errors or omissions in the original data provided by the Client. The Consultant shall not be responsible for any errors or omissions in the original data provided by the Client.



Client/Project: EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal  
MICHAEL J. HAYES  
Professional Engineer  
No. 12470100  
Civil  
State of California



Know what's below.  
Call before you dig.



SEE SHEET 13  
MATCH LINE

ATTACHMENT D



430 Old Street  
Modesto, CA 95354  
Tel.: 209.568.4477  
Fax: 209.568.4478

The Consultant shall not be responsible for all structures, etc. shown on this map. Any structure shown on this map is shown as existing unless otherwise noted. The Consultant shall not be responsible for any structures shown on this map which are not shown as existing. The Consultant shall not be responsible for any structures shown on this map which are not shown as existing.



APN  
084-050-230

APN  
120-030-060

MATCH LINE  
SEE SHEET 12

Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal



Engineer's Signature  
Signature Date  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 11\_11.dwg  
Plr: CB Bw 09.20.24  
Des: Chp: Dwg: MW 09.20.24

Revision Sheet No.



SCALE: 1" = 50'

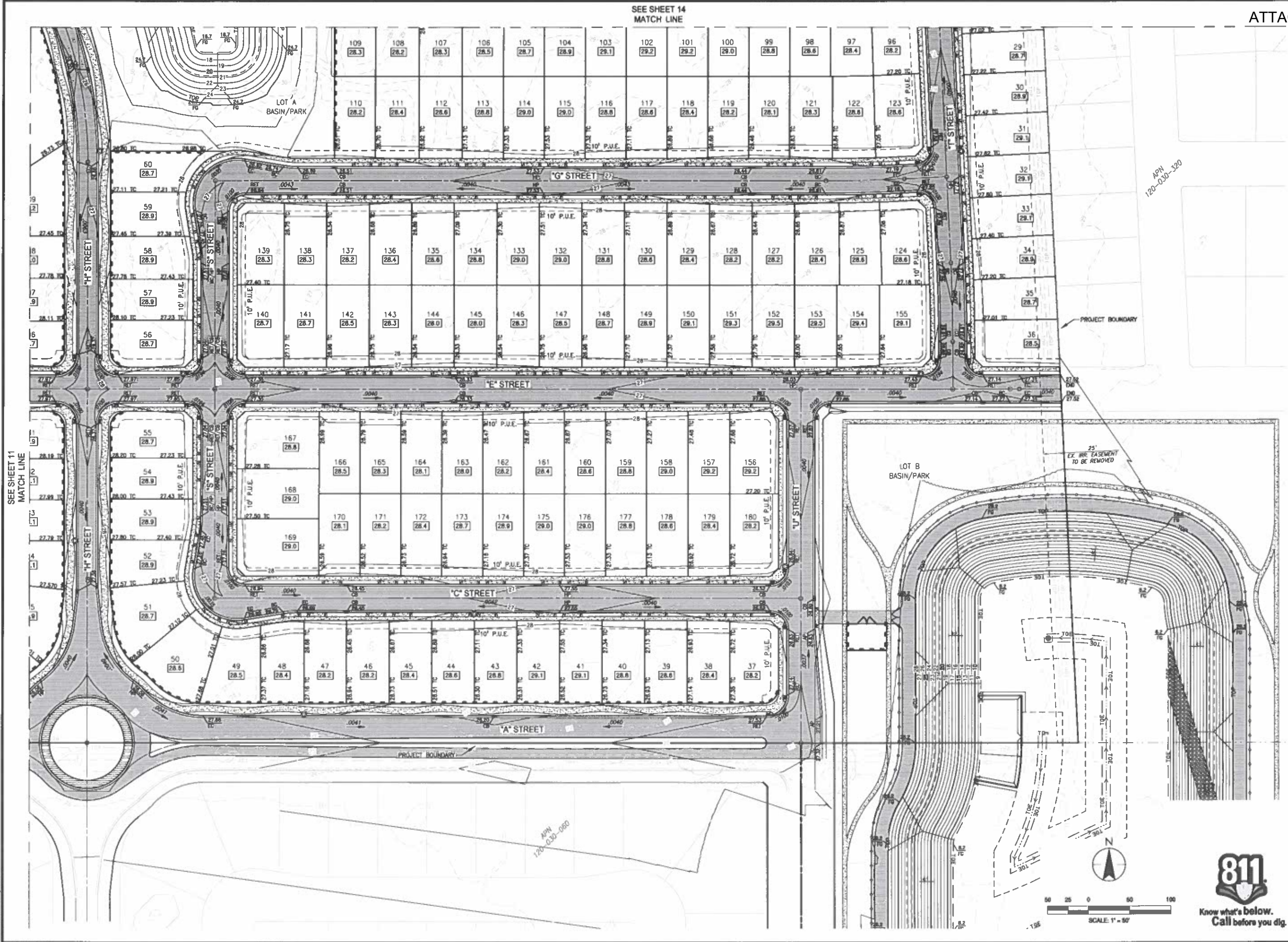


Know what's below.  
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430 10th Street  
Stockton, CA 95210  
Tel: 209.568.4477  
Fax: 209.568.4478

This drawing was prepared by the undersigned professional engineer or architect, and it is hereby certified that the work was done by the undersigned or under the direct supervision and in accordance with the standards of practice of the profession, and that the undersigned is a duly licensed professional engineer or architect in the State of California.



SEE SHEET 11  
MATCH LINE

SEE SHEET 14  
MATCH LINE

APN  
120-030-320

PROJECT BOUNDARY

25'  
EX. EASEMENT  
TO BE REMOVED

PROJECT BOUNDARY

APN  
120-030-080



Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal



Engineer's Signature  
Signature Date  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 12\_Grd  
SW CB SW 09.20.24  
Date Date Date MU:JYY

Revision Sheet No.

W:\12470100\12470100\12\_Grd.dwg  
2024-11-28 17:51 by: bml/mjm

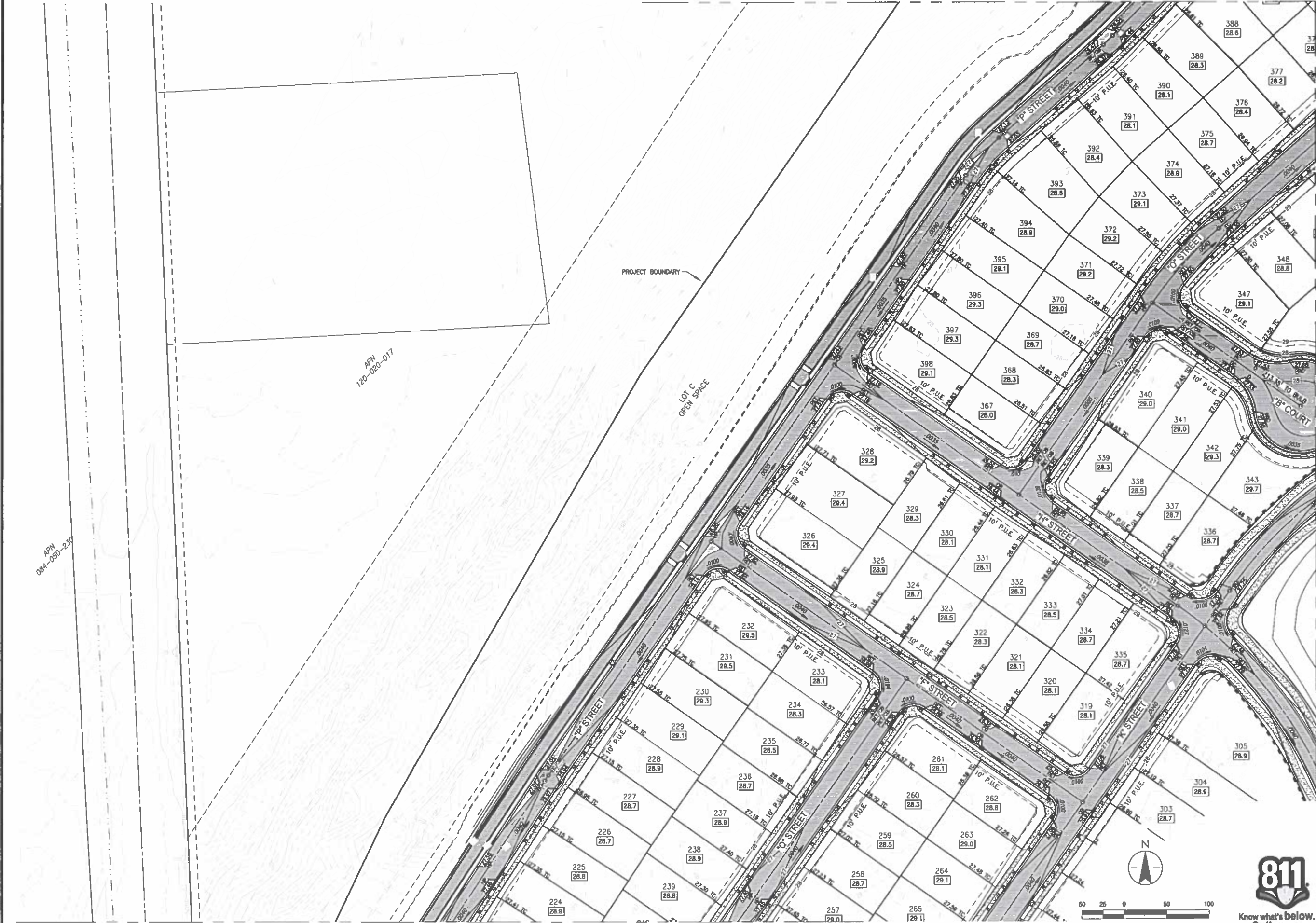
SEE SHEET 15  
MATCH LINE

ATTACHMENT D



135 10th Street  
Modesto, CA 95354  
Tel: 209.568.4477  
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions, elevations, and locations of all existing and proposed structures, utilities, and other features shown on this plan. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for all costs associated with the construction of the project.



APN  
084-050-230

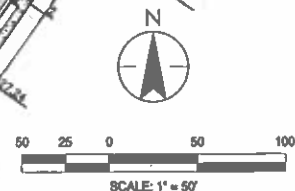
APN  
120-020-017

PROJECT BOUNDARY

LOT C  
OPEN SPACE

MATCH LINE  
SEE SHEET 14

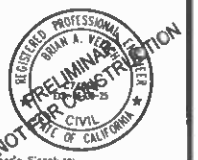
MATCH LINE  
SEE SHEET 11



Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Title  
GRADING PLAN

Engineer's Seal



Engineer's Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 13\_Grd  
DW CB BW 08.26.24  
Dwn. Chkd. Dwn. MM.08.YY

Revision Sheet No.

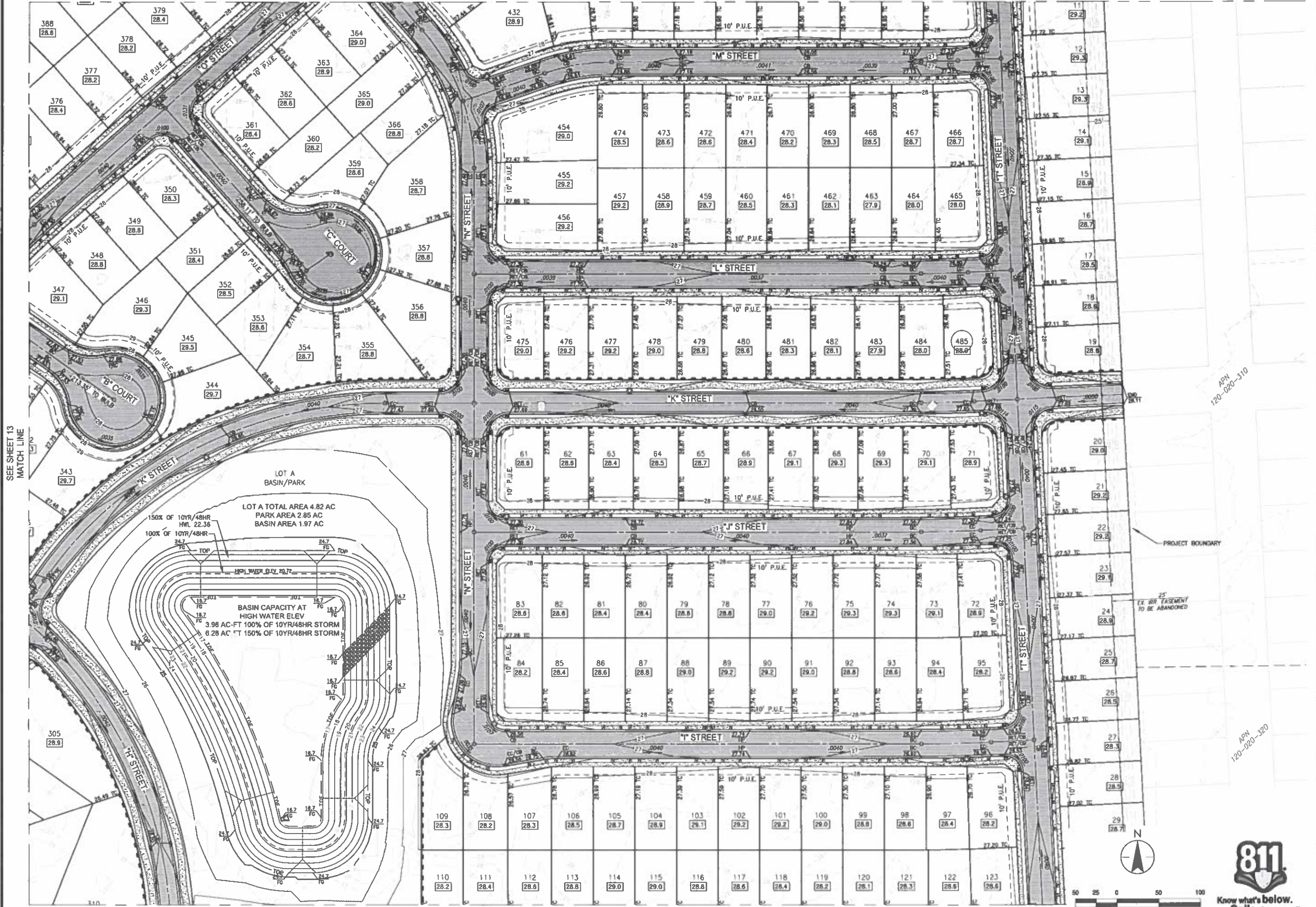
SEE SHEET 15  
MATCH LINE

ATTACHMENT D



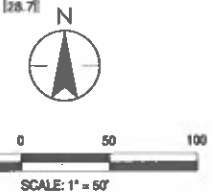
430 10th Street  
Stockton, CA 95210  
Tel: 209.568.4477  
Fax: 209.568.4478

The Consultant shall verify all information used in this plan and shall be responsible for its accuracy. The Consultant shall not be responsible for any errors or omissions in this plan or for any consequences arising therefrom. The Consultant shall not be responsible for any damage to property or persons resulting from the use of this plan. The Consultant shall not be responsible for any delay in construction or for any other consequences arising therefrom.



SEE SHEET 13  
MATCH LINE

MATCH LINE  
SEE SHEET 12



**811**  
Know what's below.  
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Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal



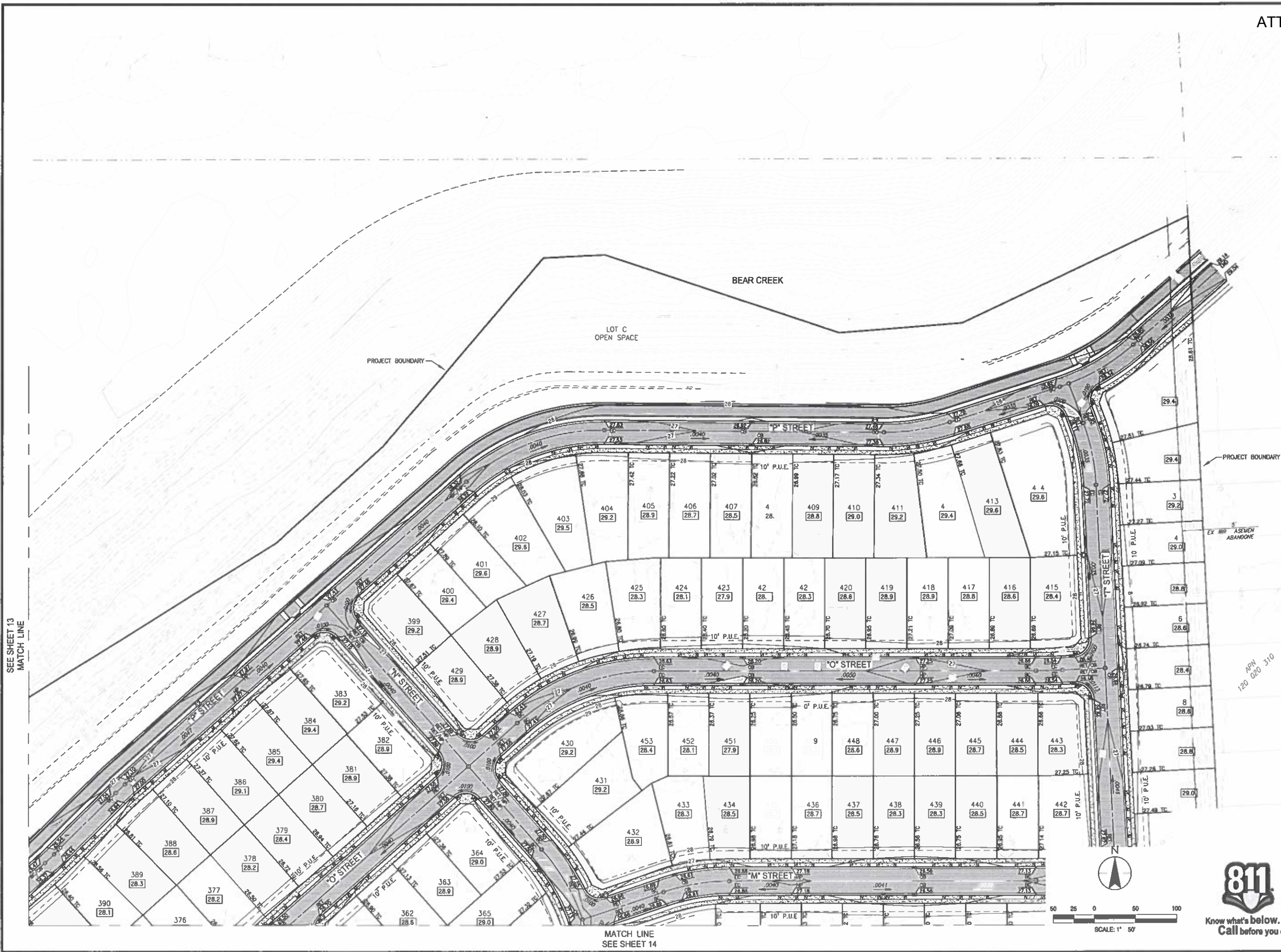
Project Engineer: MICHAEL J. HARRIS  
Project Number: 12470-100  
Date: 09-23-24  
Revision: \_\_\_\_\_ Sheet No. \_\_\_\_\_

GRADING PLAN



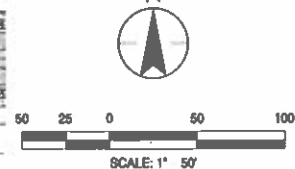
W&P CONSULTING ENGINEERS  
430 10th Street  
Modesto, CA 95354  
Tel.: 209.568.4477  
Fax: 209.568.4478

The Contractor shall verify and be responsible for all dimensions, elevations, and locations of all existing and proposed structures, utilities, and other features shown on this map. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Contractor shall be responsible for all costs associated with the construction of the project.



SEE SHEET 13  
MATCH LINE

MATCH LINE  
SEE SHEET 14

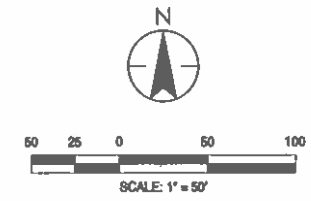
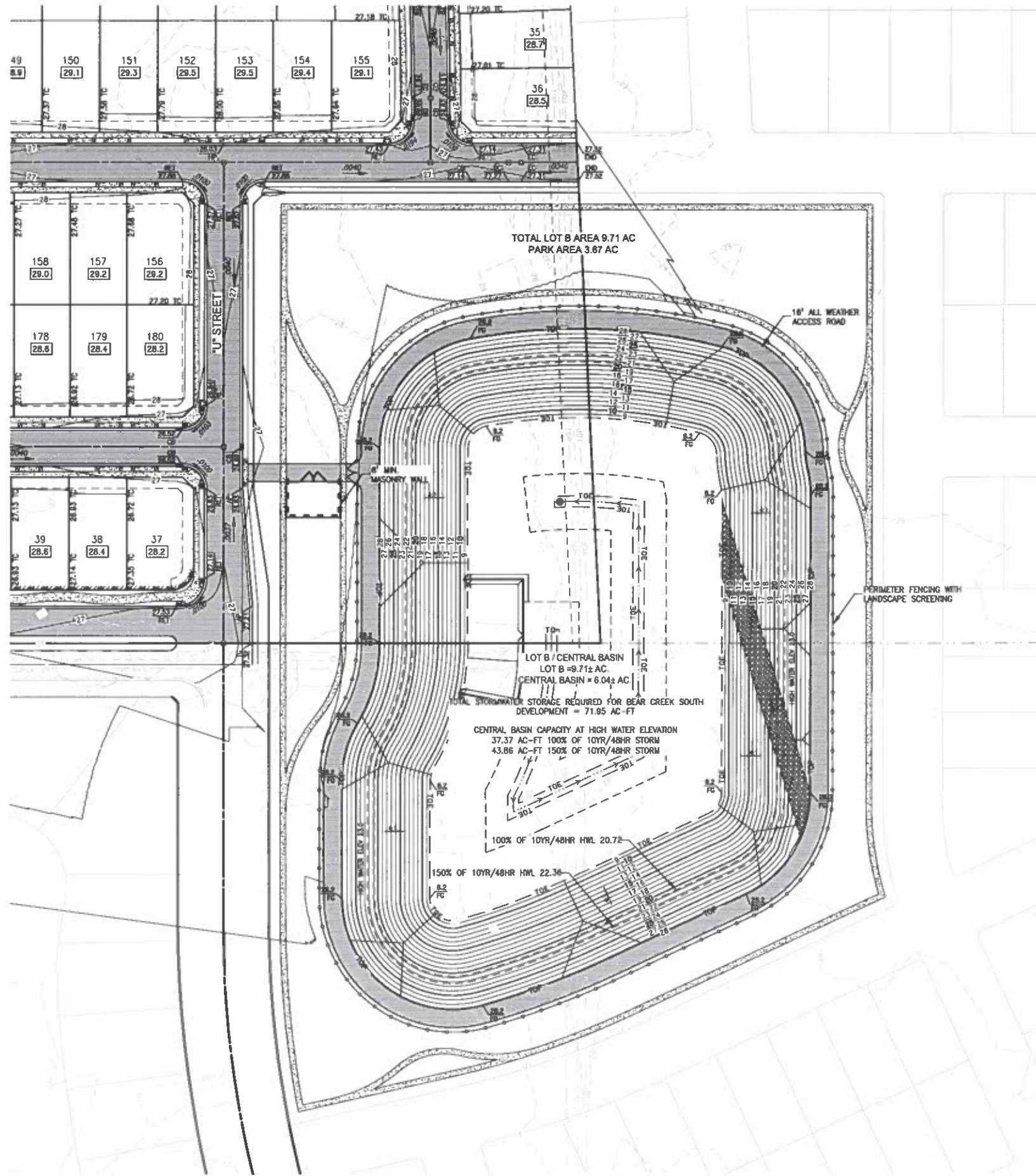


Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal



Engineer's Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 15\_Grd  
Rev. CB BW 09.20.24  
Date: 09.20.24



Client/Project  
 EIGHT MILE ROAD INVESTORS, LLC  
 TENTATIVE SUBDIVISION MAP  
 BEAR CREEK SOUTH  
 STOCKTON, CALIFORNIA

Title  
 LOT B BASIN-PARK GRADING PLAN

Engineer's Seal

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL J. HAYES  
 CIVIL  
 STATE OF CALIFORNIA

Engineer's Signature: \_\_\_\_\_  
 Signature (Date): \_\_\_\_\_  
 Project Engineer: MICHAEL J. HAYES  
 Project Number: 12470100  
 File Name: 16\_Lot\_B\_Basin  
 BW C8 BW 09.20.24  
 Des. CML Des. MM 09.24

Revision Sheet No.



LEGEND

MIN. 6' HIGH MASONRY WALL



430 10th Street  
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Fax: 209.568.4478



150 75 0 150 300  
SCALE: 1" = 150'



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Client/Project  
EIGHT MILE ROAD INVESTORS, LLC  
TENTATIVE SUBDIVISION MAP  
BEAR CREEK SOUTH  
STOCKTON, CALIFORNIA

Engineer's Seal



Project Engineer: MICHAEL J. HAYES  
Project Number: 12470100  
File Name: 17\_Work  
DW CB BW 09.20.24  
Date: 09.20.24

Revision Sheet No.

W:\2470100\DWG\17\_Work\17\_01.dwg  
2024-11-26 17:43 By: bmdiane