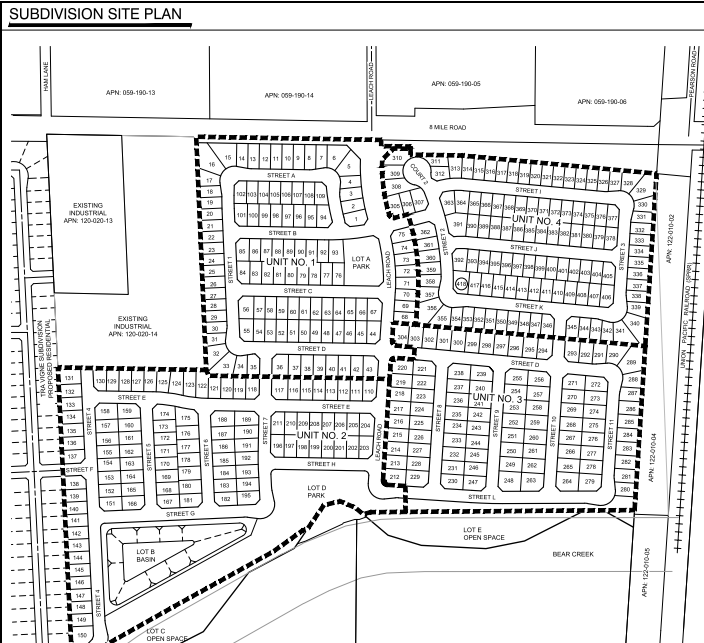


VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE EAST  
TRACT NO. 4027

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

ITEM	EXISTING	PROPOSED
WATER VALVE		
WATER HOSE BIB		
AIR RELEASE VALVE		
BLOWOFF		
FIRE HYDRANT		
WATER METER		
IRIGATION BOX		
SEWER MANHOLE		
STORM MANHOLE		
DRAIN INLET		
CURB INLET		
CLEANOUT		
WATER LINE		
NON POTABLE WATER		
SANITARY SEWER		
STORM DRAIN		
TYPICAL ELECTRODEUR		
TYPICAL LUMINAIRE		
ELECTRICAL VAULT		
SURVEY MONUMENT		
UTILITY POLE		
SPURGE		
ELEVATION	40' SFC 40' TOP	40' SFC 40' TOP
DIRECTION OF FLOW	2.00%	2.00%
ORIGINAL GROUND	N/A	N/A
CONTOUR (5' INTERVAL)	N/A	N/A
BARBED WIRE FENCE		
WOOD FENCE		
RETAINING WALL		
MASONRY WALL		
CURB, GUTTER & SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		
PAVEMENT		



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DRAINAGE BY FLOODING SYSTEM ENGINEERING TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A DOWNSLOPE BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS.
3. SEWAGE DISPOSAL BY CITY OF STOCKTON SEWER SYSTEM.
4. WATER SUPPLY BY CITY OF STOCKTON WATER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED PER THE CITY OF STOCKTON.
6. ASSESSORS PARCEL NUMBER: 120-000-15
7. LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE SENECA-CORPES COUNTY OF SAN JOAQUIN STATE OF CALIFORNIA, BEING A PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.
8. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
9. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE A TRUE SUBDIVISION MAP AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 94600.1, AND FILE SUBDIVISION FINAL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THE TENTATIVE MAP.
10. PURSUANT TO SECTION 94600.2 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND TO 10 YEARS.
11. PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
12. BUILDING SETBACKS WILL BE PER CITY OF STOCKTON STANDARDS.
13. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED, SEPTIC TANKS, EACH FIELDS, AND WELLS OR WELLS WILL BE REMOVED OR ABANDONED PER CITY OF STOCKTON REQUIREMENTS.
14. THIS PROPERTY IS NOT SUBJECT TO NATIONDATION.
15. THIS PROJECT MAY BE DEVELOPED IN PHASES PER DEVELOPERS OPTION. UNIT DELINEATION IS SHOWN AS A REFERENCE AND IS SUBJECT TO CHANGE.

STAFF APPROVAL

FILED AS A TENTATIVE MAP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

FEE \$ \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

CITY ENGINEER

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

COMMUNITY DEVELOPMENT DIRECTOR

COMMISSION APPROVAL

FILED AS A TENTATIVE MAP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

FEE \$ \_\_\_\_\_

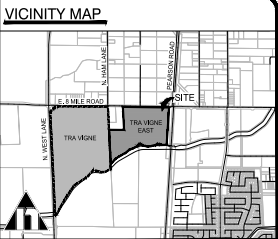
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEERS OF THE CITY OF STOCKTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

CITY ENGINEER

APPROVED BY THE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

CHAIRMAN



SIGNATURES

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY MCR ENGINEERING UNDER MY DIRECTION.

*Robert B. Marler* 02-03-2020  
ROBERT B. MARLER DATE

LICENSE NO. 071039  
EXPIRATION DATE 09/30/2020

PROJECT INFORMATION

1. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95210
2. OWNER/APPLICANT:	WOODSIDE TERRIS LLC 3908 STEVENSON PLACE, SUITE 215 FREMONT, CA 94539 (510) 757-6865
3. ENGINEER:	MCR ENGINEERING, INC. 1242 DUPONT COURT MANTECA, CA 95209 (916) 224-2229
4. LAND USE DESIGNATION:	418 RESIDENTIAL LOTS, 5 OPEN SPACES
5. TOTAL AREA:	98.02 ACRES
6. NO. OF LOTS:	43 UPA
7. GROSS DENSITY:	EXISTING 14, PROPOSED 16
8. ZONING:	EXISTING LL, PROPOSED RL

INDEX

#	SHEET TITLE
1	GENERAL NOTES, KEY MAP, AND LEGEND
2	TYPICAL STREET SECTIONS
3	TOPOGRAPHIC SURVEY
4	DIMENSION PLAN LARGE LOT
5	DIMENSION PLAN (NORTH)
6	DIMENSION PLAN (SOUTH)
7	GRADING & DRAINAGE PLAN (NORTH)
8	GRADING & DRAINAGE PLAN (SOUTH)
9	UTILITY PLAN (NORTH)
10	UTILITY PLAN (SOUTH)

TRACT NO. 4027  
VESTING TENTATIVE SUBDIVISION MAP  
TRA VIGNE EAST

DEPARTMENT OF PUBLIC WORKS  
CITY OF STOCKTON, CALIFORNIA

APPROVED BY: \_\_\_\_\_ SHEET NO. 1  
DATE: FEBRUARY, 2020 OF 10 SHEETS  
SCALE: AS SHOWN PROJECT NO. \_\_\_\_\_  
JOB NO. 12615  
FILE: \_\_\_\_\_

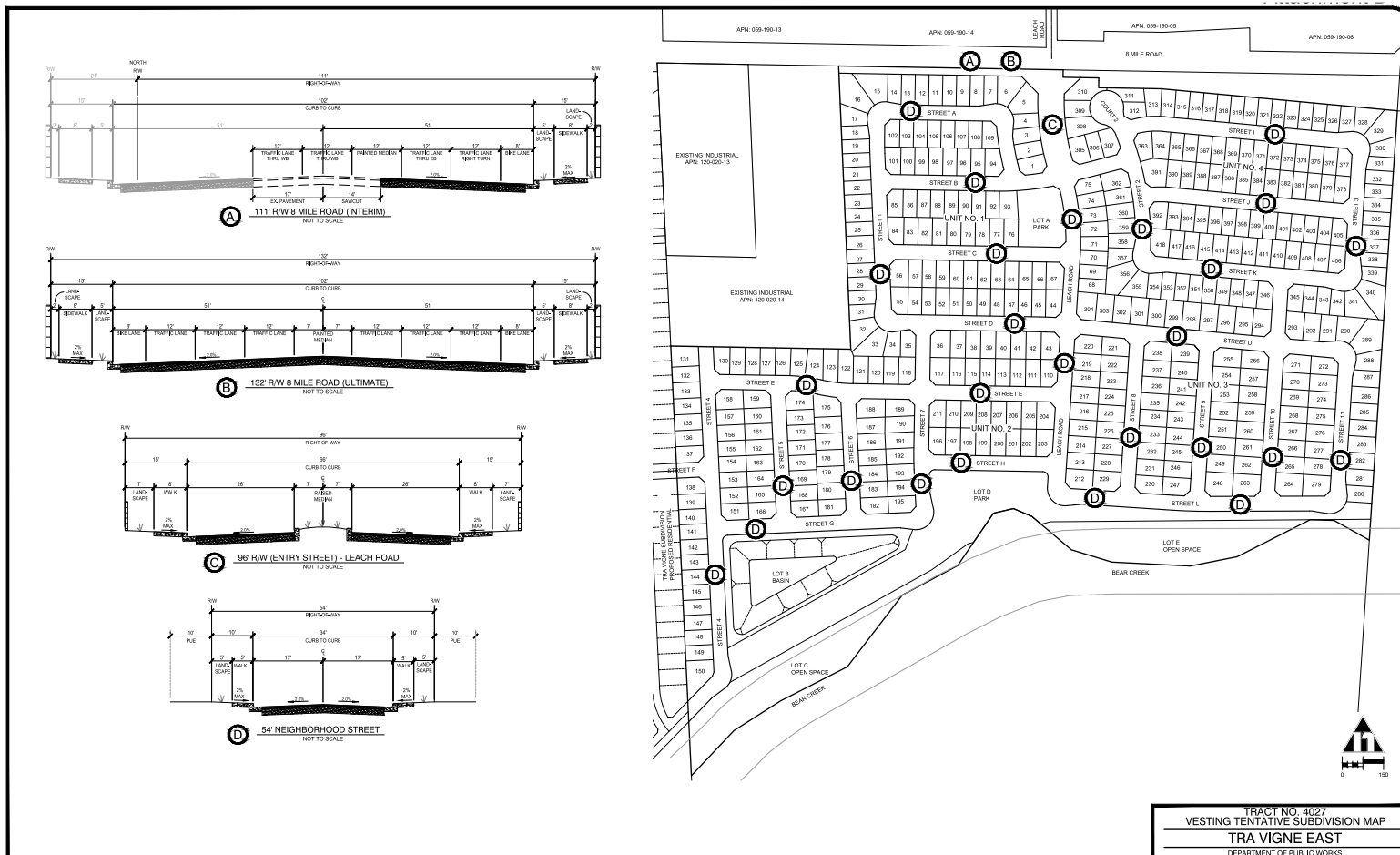
**811** Know what's below.  
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GENERAL NOTES, KEY MAP, AND LEGEND

NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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MANTECA, CA 95336  
TEL : (209) 239-6229  
FAX : (209) 239-8839





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TYPICAL STREET SECTIONS

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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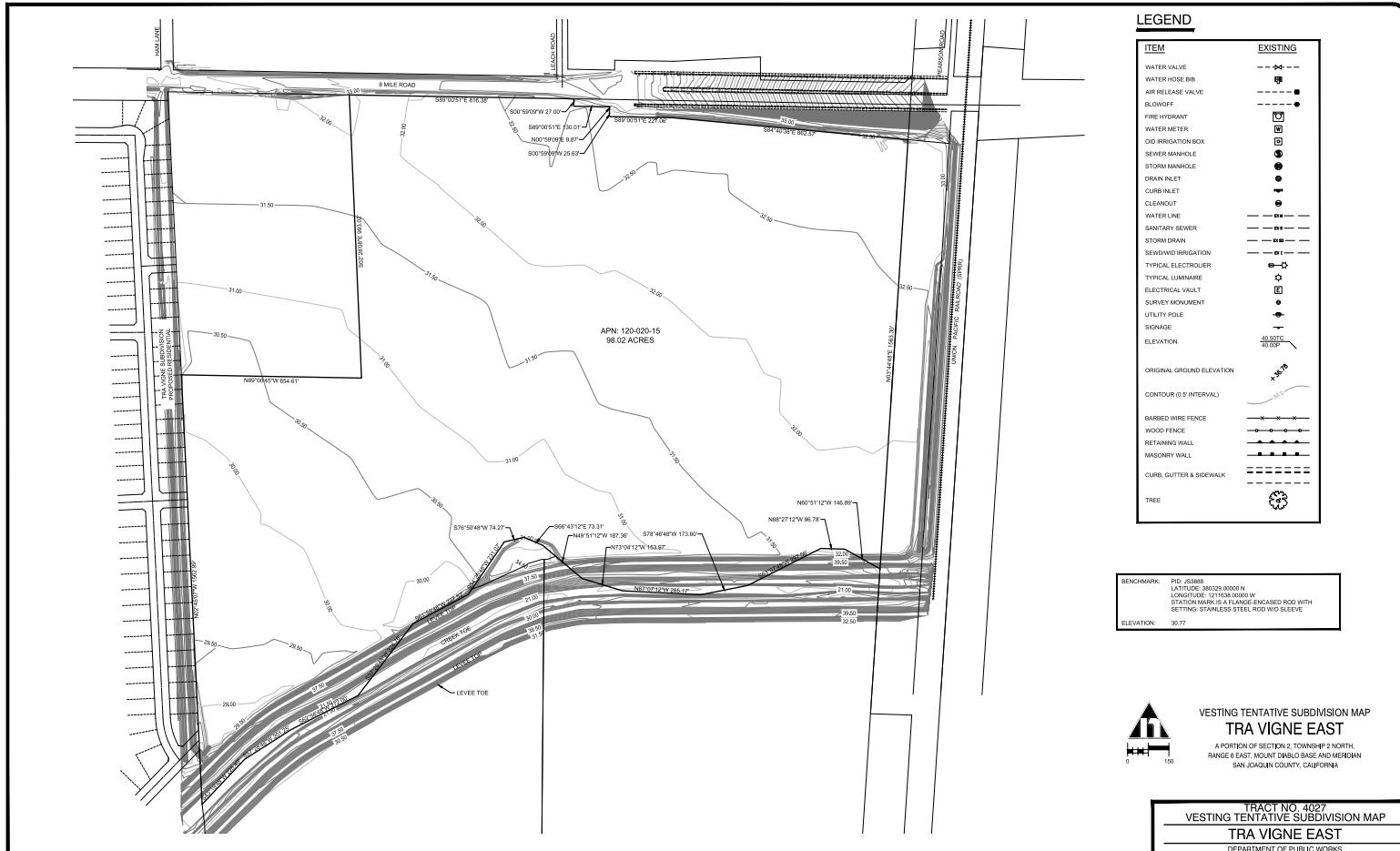


TRACT NO. 4027  
VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE EAST**  
DEPARTMENT OF PUBLIC WORKS  
CITY OF STOCKTON, CALIFORNIA

JOB NO. 15015  
DATE: FEBRUARY, 2020  
SCALE: AS SHOWN  
DIE BY: MS  
D/C BY: RM  
FILE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER  
STOCKTON, CALIFORNIA

SHEET NO. **2**  
OF 13 SHEETS  
PROJECT NO. \_\_\_\_\_



**LEGEND**

ITEM	EXISTING
WATER VALVE	---○---
WATER HOSE BIB	---□---
AIR RELEASE VALVE	---●---
BLOWOFF	---○---
FIRE HYDRANT	---○---
WATER METER	---○---
OD IRRIGATION BOX	---○---
SEWER MANHOLE	---○---
STORM MANHOLE	---○---
DRAIN INLET	---○---
COMB INLET	---○---
CLEANOUT	---○---
WATER LINE	---○---
SANITARY SEWER	---○---
STORM DRAIN	---○---
SEWEMAD IRRIGATION	---○---
TYPICAL ELECTROUTER	---○---
TYPICAL LUMINAIRE	---○---
ELECTRICAL VAULT	---○---
SURVEY MONUMENT	---○---
UTILITY POLE	---○---
SIGNAGE	---○---
ELEVATION	40.00 30.00
ORIGINAL GROUND ELEVATION	---○---
CONTOUR (0.5' INTERVAL)	---○---
BARBED WIRE FENCE	---○---
WOOD FENCE	---○---
RETAINING WALL	---○---
MASONRY WALL	---○---
CURB, GUTTER & SIDEWALK	---○---
TREE	---○---

BENCHMARK: PGJ 25386  
 LATITUDE: 38.328 0000 N  
 LONGITUDE: 121.185 0000 W  
 STATION MARK IS A FLANGE ENCASED ROD WITH SETTING STAINLESS STEEL ROD W/O SLEEVE  
 ELEVATION: 30.77



VESTING TENTATIVE SUBMISSION MAP  
**TRA VIGNE EAST**  
 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
 RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN  
 SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027  
 VESTING TENTATIVE SUBMISSION MAP  
**TRA VIGNE EAST**  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF STOCKTON, CALIFORNIA

JOB NO. 12414	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2020		<b>3</b>
SCALE: AS SHOWN		OF 12 SHEETS
DWG BY: MCR		PROJECT NO.
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	



TOPOGRAPHIC SURVEY

REVISIONS

NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
2				
3				
4				
5				

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**VESTING TENTATIVE SUBDIVISION MAP  
TRA VIGNE EAST**  
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN  
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027		VESTING TENTATIVE SUBDIVISION MAP	
TRA VIGNE EAST		DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA	
JOB NO. 15015	APPROVED BY:	SHEET NO. 4	
DATE FEBRUARY 2020		OF 13 SHEETS	
SCALE AS SHOWN		PROJECT NO.	
DWG BY JMS		CITY ENGINEER STOCKTON, CALIFORNIA	
CHK BY JMS			
FILE			



DIMENSION PLAN - LARGE LOT

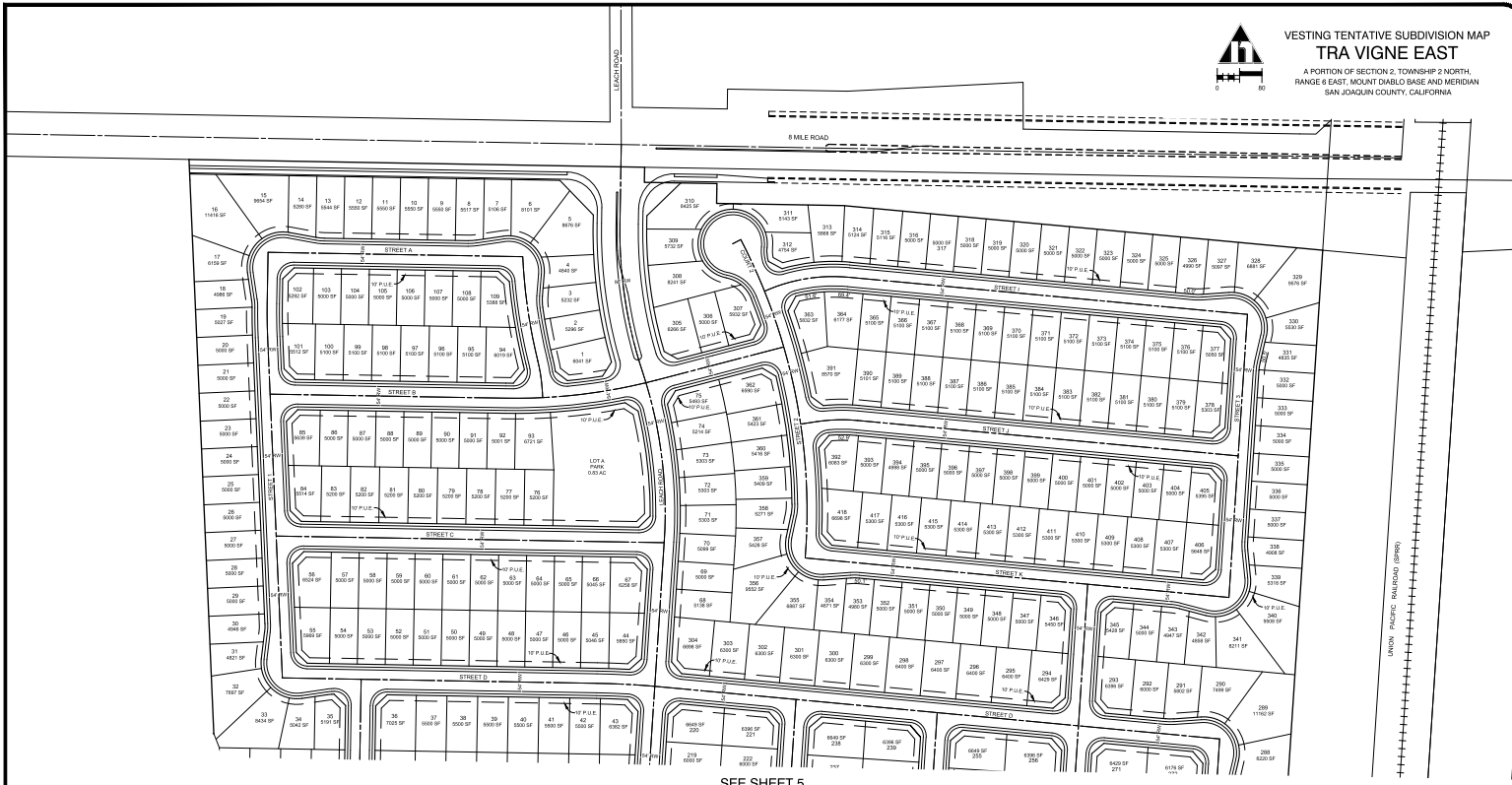
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**VESTING TENTATIVE SUBDIVISION MAP  
TRA VIGNE EAST**  
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN  
SAN JOAQUIN COUNTY, CALIFORNIA



SEE SHEET 5

TRACT NO. 4027  
VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE EAST**  
DEPARTMENT OF PUBLIC WORKS  
CITY OF STOCKTON, CALIFORNIA

JOB NO. 12416	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2020		5
SCALE: AS SHOWN		OF 12 SHEETS
DWG. BY: MCR		PROJECT NO.
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	

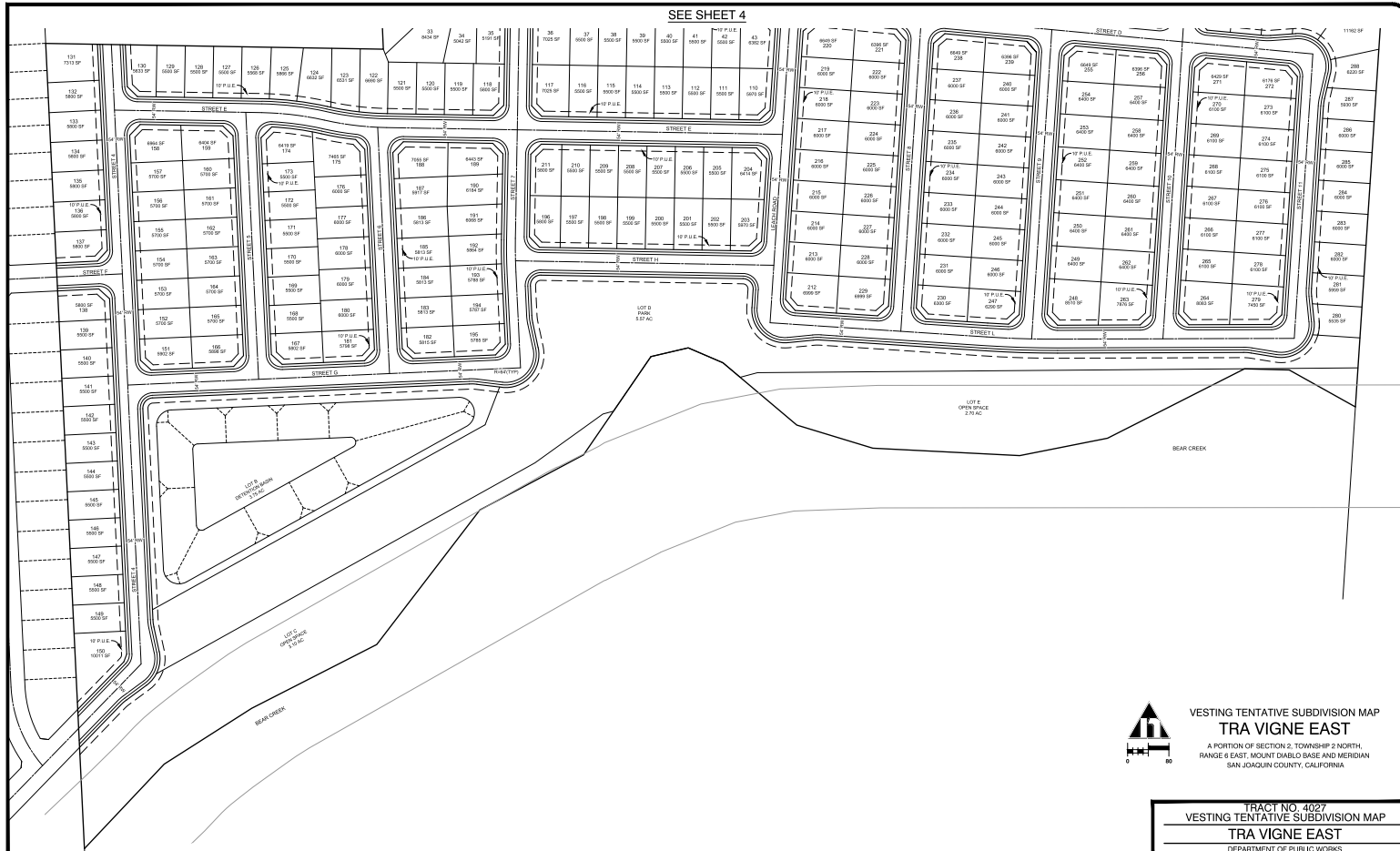


DIMENSION PLAN - NORTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE EAST**  
 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
 RANGE 5 EAST, MOUNT Diablo BASE AND MERIDIAN  
 SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027  
 VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE EAST**  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF STOCKTON, CALIFORNIA

JOB NO. 15415	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2020		6
SCALE: AS SHOWN		OF 12 SHEETS
DWG. BY: MCR		PROJECT NO.
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	

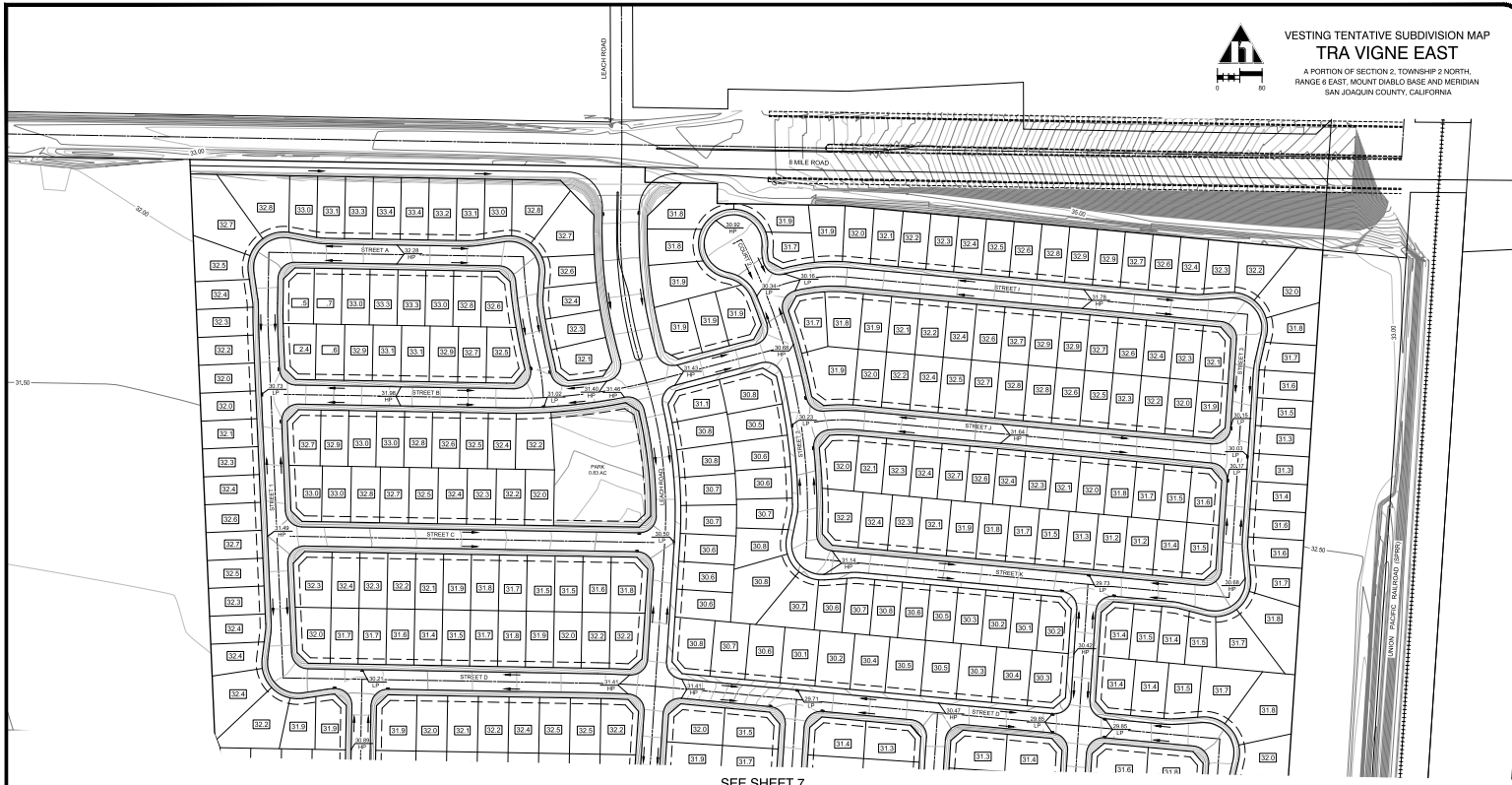


DIMENSION PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
2				
3				
4				

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**VESTING TENTATIVE SUBDIVISION MAP  
TRA VIGNE EAST**  
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN  
SAN JOAQUIN COUNTY, CALIFORNIA

SEE SHEET 7



**GRADING & DRAINAGE  
PLAN - NORTH**

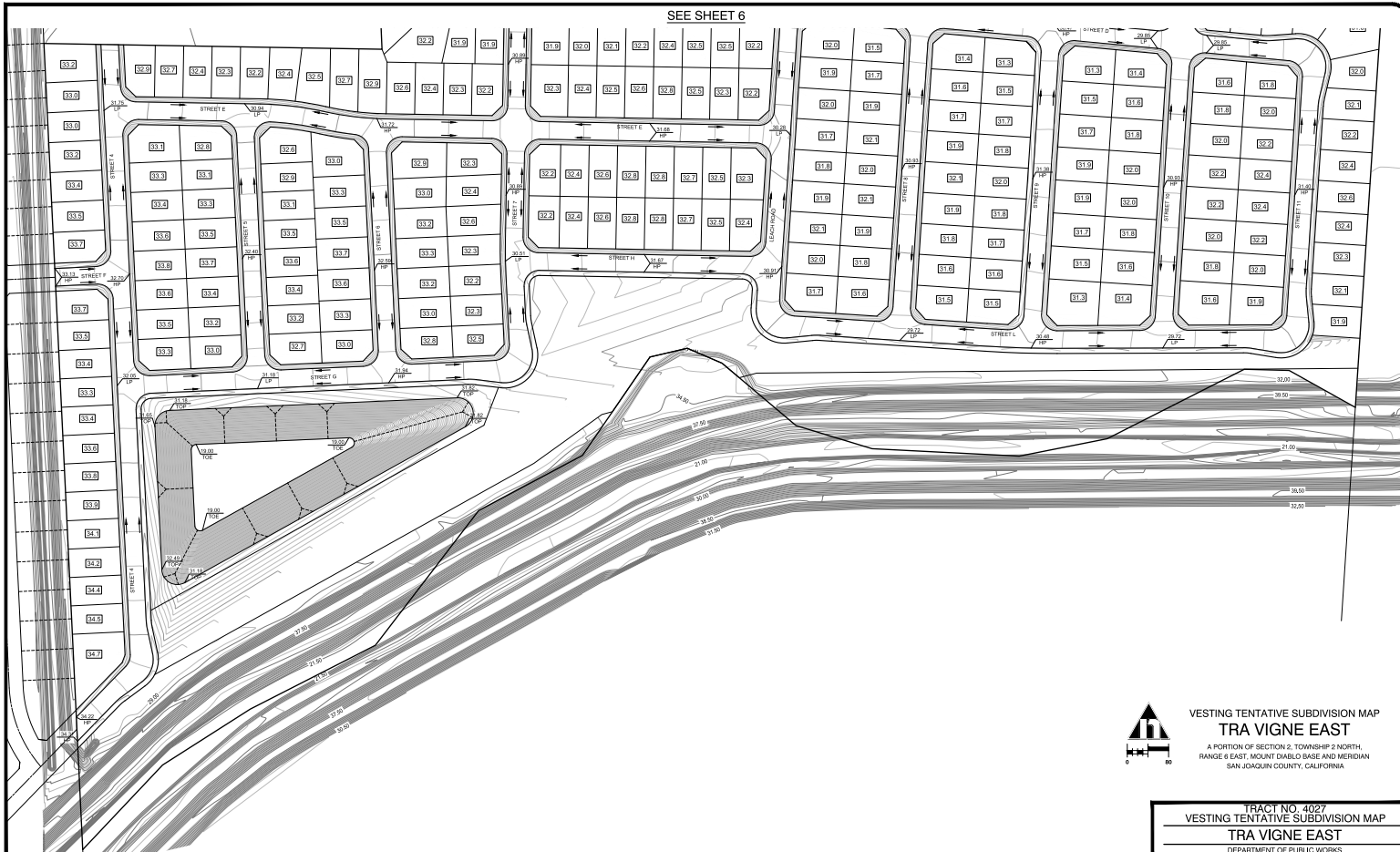
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NO.	DESCRIPTIONS	DATE	BY	APPROVED BY



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TRACT NO. 4027 VESTING TENTATIVE SUBDIVISION MAP <b>TRA VIGNE EAST</b> DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA			
JOB NO. 15016	APPROVED BY:	SHEET NO.	7
DATE: FEBRUARY, 2020		OF 13 SHEETS	
SCALE: AS SHOWN		PROJECT NO.	
DWG BY: MCR			
FILE:			
CITY ENGINEER STOCKTON, CALIFORNIA			



SEE SHEET 6



VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE EAST**  
 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
 RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN  
 SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027  
 VESTING TENTATIVE SUBDIVISION MAP  
**TRA VIGNE EAST**  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF STOCKTON, CALIFORNIA

JOB NO. 15015	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2010		<b>8</b>
SCALE: AS SHOWN		OF 12 SHEETS
DWG. BY: MMS		PROJECT NO.
CHECK BY: JRM		
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	



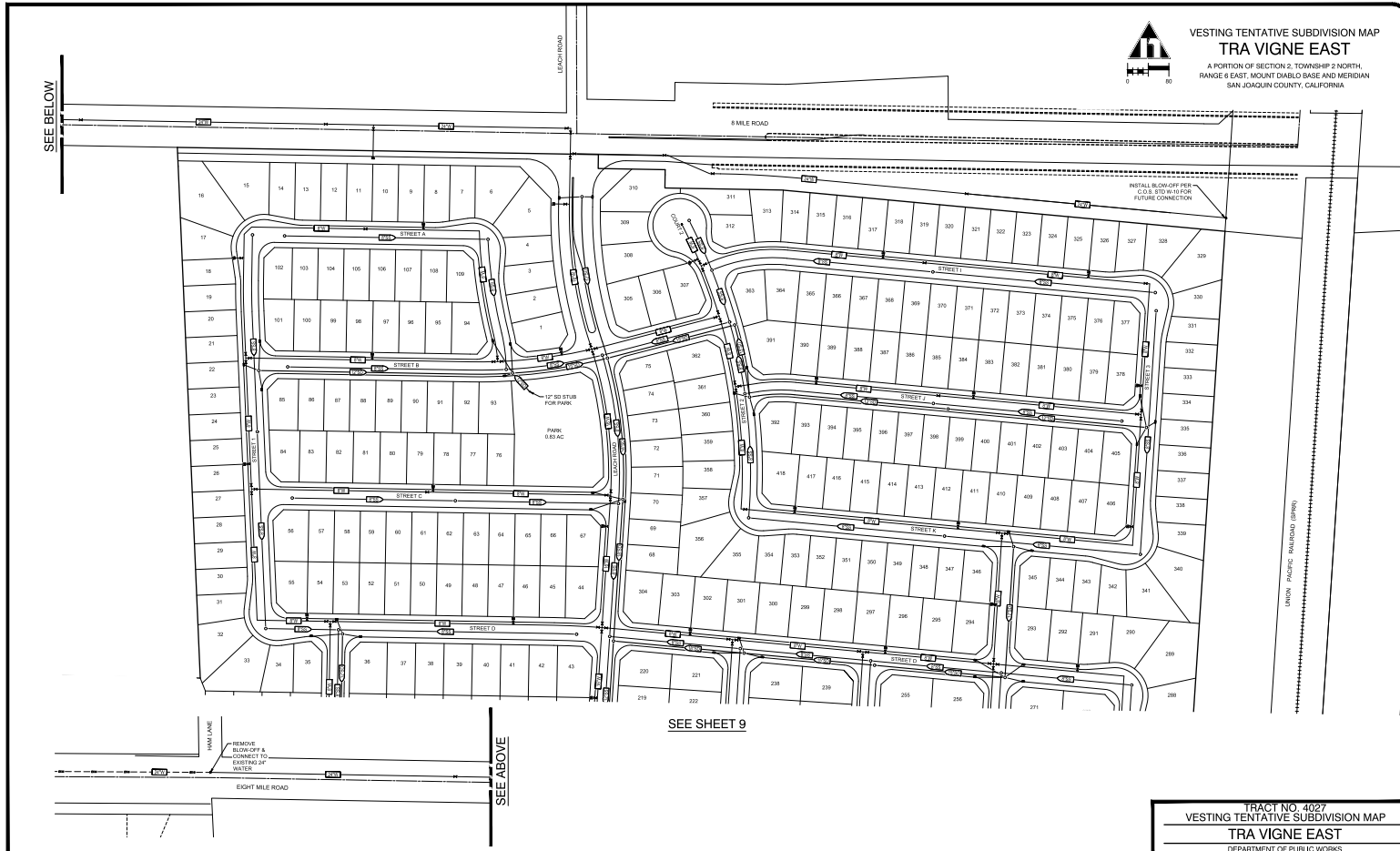
GRADING & DRAINAGE  
 PLAN - SOUTH

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



SEE BELOW

SEE SHEET 9

SEE ABOVE

TRACT NO. 4027  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE EAST**  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF STOCKTON, CALIFORNIA

JOB NO. 15016	APPROVED BY:	SHEET NO.
DATE: FEBRUARY, 2020		<b>9</b>
SCALE: AS SHOWN		OF 12 SHEETS
DWG. BY: JMS		PROJECT NO.
CHECK BY: JMS		
FILE:	CITY ENGINEER STOCKTON, CALIFORNIA	

UTILITY PLAN - NORTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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**VESTING TENTATIVE SUBDIVISION MAP  
TRA VIGNE EAST**  
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,  
RANGE 4 EAST, MOUNT Diablo BASE AND MERIDIAN  
SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027  
**VESTING TENTATIVE SUBDIVISION MAP**  
**TRA VIGNE EAST**  
 DEPARTMENT OF PUBLIC WORKS  
 CITY OF STOCKTON, CALIFORNIA

JOB NO. 10416	APPROVED BY:	SHEET NO. <b>10</b>
DATE FEBRUARY, 2003		OF 13 SHEETS
SCALE AS SHOWN		PROJECT NO.
DWG BY JMS		
CHK BY JMS		
FILE	CITY ENGINEER STOCKTON, CALIFORNIA	



UTILITY PLAN - SOUTH

REVISIONS				
NO.	DESCRIPTIONS	DATE	BY	APPROVED BY

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