

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	VVM CONSULTING ENGINEERS 430 10TH STREET MODESTO, CA 95354 PH. 209.569.4477 FAX 209.569.4477 CATHY BARRAH cbarrah@vvmengineers.com
ASSESSORS PARCEL NUMBER	012-000-012-000-000
PARCEL SIZE	0.1118 ACRES
EXISTING ZONING	AG-U2D AGRICULTURAL (COUNTY ZONING)
EXISTING GENERAL PLAN DES.	LOW DENSITY RESIDENTIAL

PROPOSED LOT SIZE			
RL (LOW DENSITY RESIDENTIAL)	WIDTH	DEPTH	SF
AVERAGE	50'	100'	5,000
CORNER	50'	100'	5,450
ZONING DENSITY			
	UNITS	% OF AC	DENSITY (units per acre)
RL (LOW DENSITY RES.)	485	95.12	95.10
PF (PUBLIC FACILITIES)	0	6.82	7.82
OS (OPEN SPACE)	0	8.06	9.02
TOTALS	485	100.00	111.8

<u>JURISDICTION</u>	
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	06077C0320F
MAP	10-15-2009
EFFECTIVE_DATE	0320F
PANEL	SAN JOAQUIN COUNTY UNINCORPORATED AREA 090299
COMMUNITY	X 0.2% ANNUAL CHANCE OF FLOOD, 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS LESSER THAN 1 FOOT
ZONE	

LEGAL DESCRIPTION

NORTH 57° 45' EAST 123 FEET, THENCE NORTH 64° 45' EAST 108 FEET, THENCE NORTH 25° 15' EAST 389 FEET, THENCE NORTH 28° 40' EAST 800 FEET, THENCE NORTH 34° 30' EAST 548 FEET, THENCE NORTH 57° 45' EAST 800 FEET, THENCE NORTH 47° 38' EAST 175 FEET, THENCE NORTH 46° 05' EAST 308 FEET, THENCE NORTH 87° 02' EAST 75 FEET, THENCE NORTH 72° 08' EAST 34 FEET, THENCE SOUTH 85° 15' EAST 194 FEET, THENCE SOUTH 64° 30' EAST 297 FEET TO A PENCE ON THE 120' WIDE RIGHT-OF-WAY OF THE STATE OF TEXAS, THENCE ALONG THE 120' WIDE RIGHT-OF-WAY OF THE STATE OF TEXAS AND HEREIN DESCRIBED, THENCE SOUTH BY, 20 WEST 174 FEET ALONG A FENCE, TO THE POINT OF BEGINNING.

NOTES

3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS SHALL BE VERIFIED PRIOR TO FINAL MAP.
4. THE SUBMITTER SHALL OBTAIN EASEMENT (P.U.E.) OF RUEL W/IN ADJACENT QUADRANT AND PARCELS WITH A PUBLIC RIGHT OF WAY.
5. PURSUANT TO GOVERNMENT CODE SECTION 464.01, THE SUBMITTER MAY FILE MULTIPLE FINAL MAPS FOR ONE TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THE TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THAT TENTATIVE SUBDIVISION MAP.
6. THE SUBMITTER SHALL PROVIDE FOR REDISTRIBUTION PLUMBING AS REQUIRED BY CITY OF STAMPAUGH.
7. FIRE HYDRANTS AND ELECTRIC LOCATIONS ARE TO BE DESCRIBED AND LOCATED PER CITY OF STAMPAUGH STANDARDS AND SPECIFICATIONS.
8. THE PROPOSED LOCATIONS OF COLLECTION POINTS, STREET GRADERS, PAD ELEVATIONS AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
9. UTILITIES TO BE LOCATED SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, TELEPHONE, CABLE TV, EASEMENTS, PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF STAMPAUGH AND UTILITY COMPANIES.
10. THE NECESSARY INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY VMM CONSULTING ENGINEERS.
11. THE LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINA IMPROVEMENT PLAN.
12. SUBDIVISION BOUNDARY PER CITY OF STAMPAUGH REQUIREMENTS.
13. GEOTECHNICAL SURVEY REPORT MUST BE SUBMITTED ALONG WITH EXHIBITS ON 4-24-2021.
14. THE OWNER, DEVELOPER, SUCCESSOR IN INTEREST (OOI) SHALL BE RESPONSIBLE FOR PROVIDING EACH PUBLIC PARKING SPACE WITH ADEQUATELY SIZED ELECTRICAL, SERVICE UTILITY LOT B
15. THE OWNER, DEVELOPER, SUCCESSOR IN INTEREST (OOI) SHALL BE RESPONSIBLE FOR PROVIDING EACH PUBLIC PARKING SPACE WITH ADEQUATELY SIZED UTILITY CURBS FOR STORM DRAIN, SANIT SEWER AND DOMESTIC IRRIGATION WATER.
16. ALL LAIRN STORM STRUCTURES AND INLETS MUST BE DESIGNED WITH A LOCKABLE ENCLOSURE TO PREVENT UNAUTHORIZED ACCESS AND DAMAGE TO THE STRUCTURE.

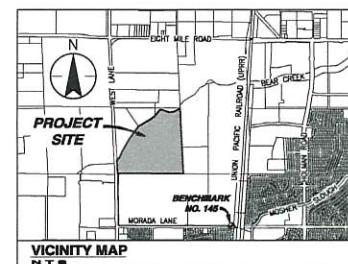
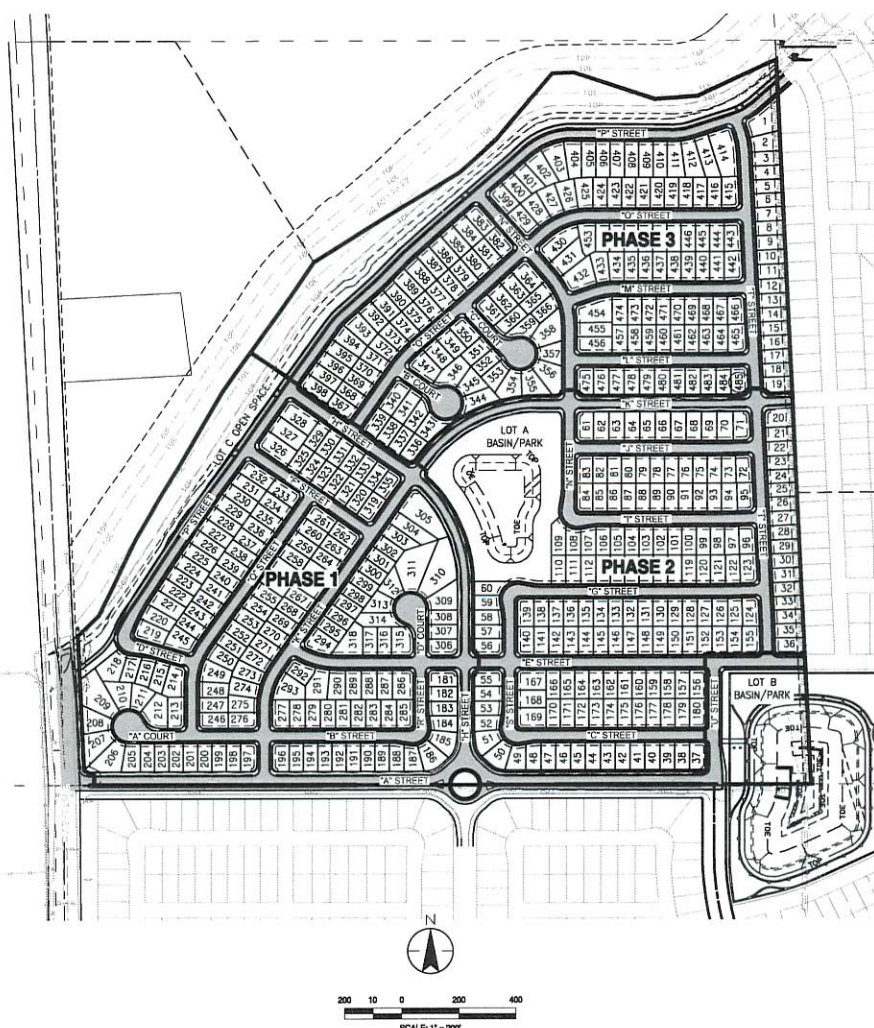
BEAR CREEK SOUTH SUMMARY TABLE

VILLAGES	ZONING	USE	LOTS
PHASE 1	RL	S-F RESIDENTIAL (50'x100' TYP)	155
PHASE 2	RL	S-F RESIDENTIAL (50'x100' TYP)	181
PHASE 3	RL	S-F RESIDENTIAL (50'x100' TYP)	189

LOT A BASIN/PARK (PF)
LOT B BASIN/PARK (PF)
LOT C OPENS SPACE (OS)

ABBREVIATIONS			
ABBREVIATIONS	DESCRIPTIONS	ABBREVIATIONS	DESCRIPTIONS
AP	ANGLE POINT	LP	LOW POINT
BVC	BEGINNING OF CURVE	MAX	MAXIMUM
ENC	END OF CURVE	MIN	MINIMUM
E OR CL	END OF CLOSURE	NON-P	NON-POTABLE WATER
CATN	CENTERLINE	N	NOT TO SCALE
CH	CHORD	NP	NON-POTABLE CURVATURE
CHD	CHORD DEGREE CURVE	OR PL	OR POINT
DISC	DISCRETE	PUE	PUBLIC UTILITY ELEVATION
DET	DETAIL	R	RADIUS
DR	DRAWING	RES	RESIDENTIAL
ED	END OF CURVE	RHS	RIGHT OF WAY
END	END OF ALIGNMENT	ST	STORM DRAIN
ESMT	EASMENT	SQU	SQUARE
EXT	EXTENDING	SS	SEWAGE
E OR EXIST	EXISTING	STD	STANDARD
FC	FACE	SID	SIDEWALK
FCC	FACE OF CURB	TOP	TOP OF CURB
GR	GRADE BREAK	TP	TYPICAL
GRB	GRADE BREAK	W	WATER
HW	HIGH WATER	W+M	WATER PLUS OR MINUS (NOT EXACT)
INT	INTERSECTION		

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



SHEET INDEX

1	COVER SHEET	10	SIGHT DISTANCE PLAN
2	SHEET INDEX	11	GRADING PLAN
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4	SITE PLAN	13	GRADING PLAN
5	SITE PLAN	14	GRADING PLAN
6	SITE PLAN	15	GRADING PLAN
7	SITE PLAN	16	LOT B BASIN-PARK GRADING PLAN
8	SITE PLAN	17	WALL PLAN
9	SIGHT DISTANCE PLAN		

LEGEND

CURB, CUTTER AND SIDEWALK
(PER COS STD DWG R-51 & R-52)

CATCH BASIN
(PER COS STD DWG D-6)

DRAINING CURBS, GUTTER AND SIDEWALK
(BY OTHERS)

PROPOSED MASONRY WALL
DRAINING MASONRY WALL
DRAINING STANDARD PARAPET
ORNAMENTAL IRON FENCE
STREET CENTERLINE
PUBLIC UTILITY EASEMENT (P.U.E.)

LOT LINE

MOBLOC CURB RAMP
(PER COS STD DWG R-67)

RESIDENTIAL DRIVEWAY
(PER COS STD DWG R-58)

RETURN CURB RAMP
(PER COS STD, DWG R-64)

LOT LINE TO CURB ELEVATION
PAD ELEVATION
CENTERLINE MONUMENT
(PER COS STD DWG M-1)

DIRECTION OF FLOW WITH DRAINAGE SLOPE

LOT NUMBER

TOP OF CURB ELEVATION-VERTICAL CURB & GUTTER
(PER COS STD DWG R-52)

MAJOR CONTOURS

DRAINING MAJOR CONTOURS

EXISTING MAJOR 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 2003

BY: _____
CITY ENGINEER

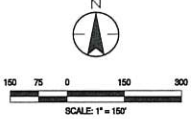
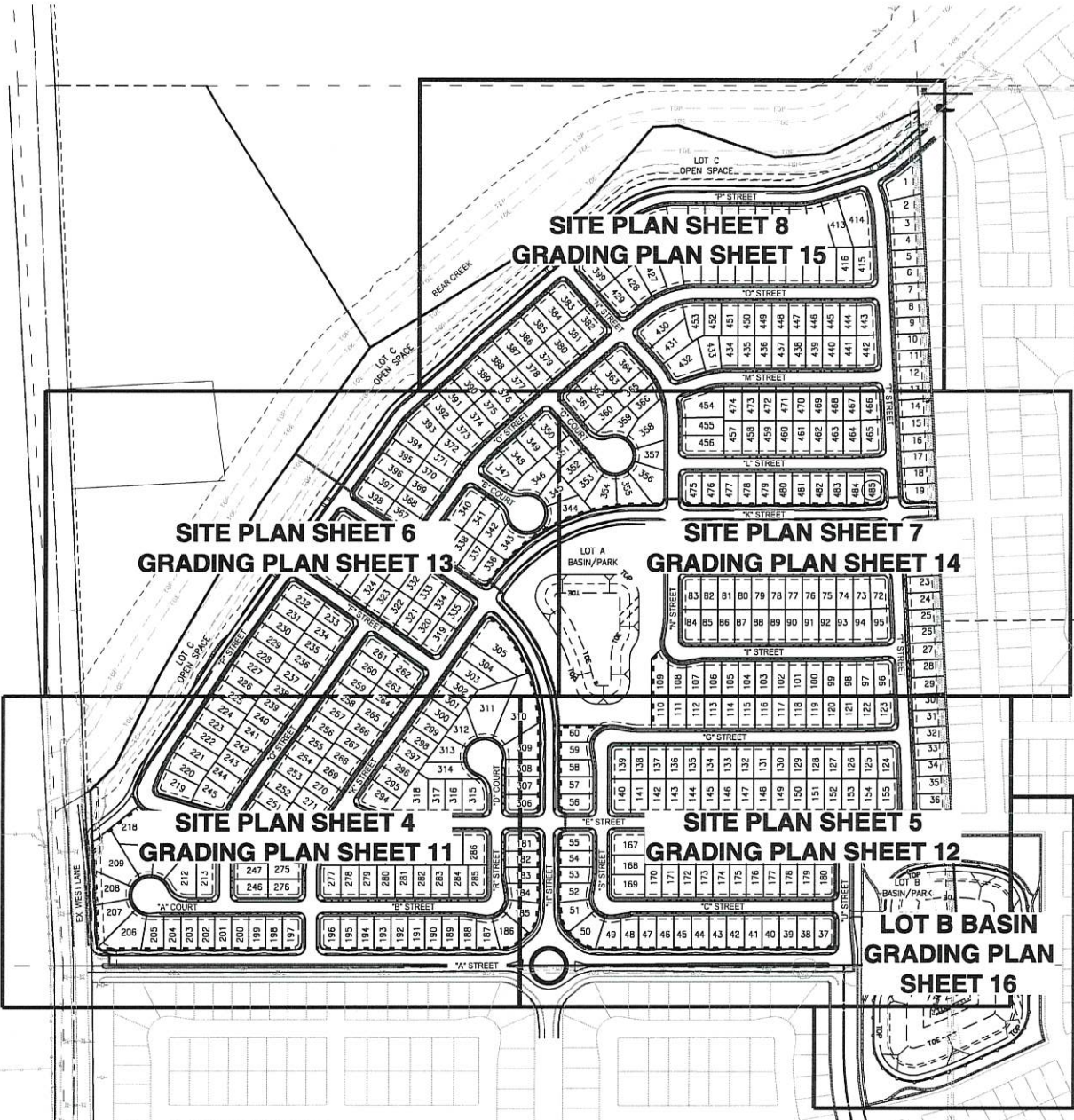
SUBMITTAL DATE 06/28/2024



Know what's below.
Call before you dig.

Client/Project
EIGHT MILE ROAD INVESTORS, LLC

Engineer's Seal



430 10th Street
Stockton, CA 95210
Phone: (209) 556-4177
Fax: (209) 556-4175

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

Engineer's Seal

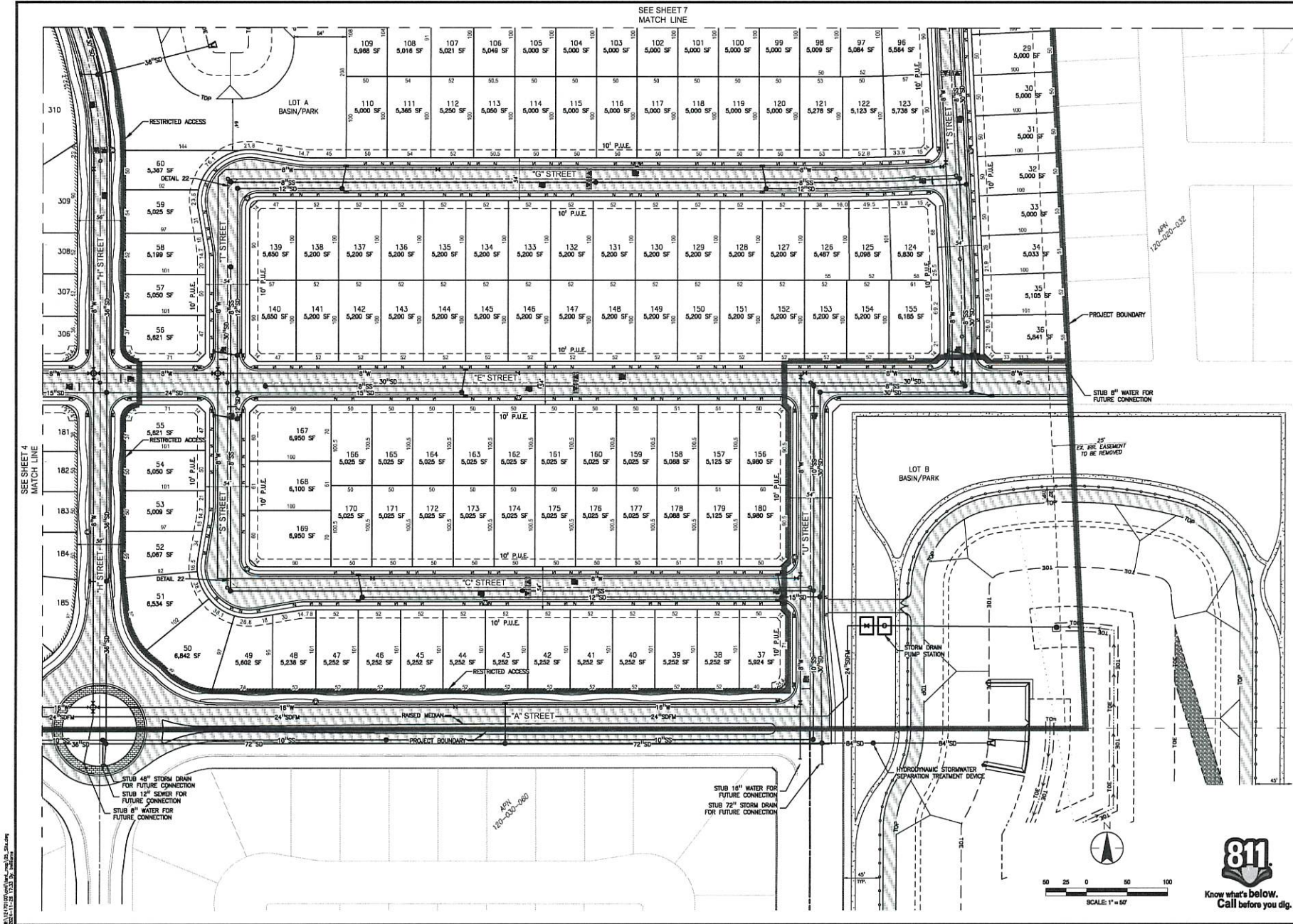
NOT
FOR
CONSTRUCTION

Professional Engineer
MICHAEL J. HITES
Project Number: 12410100
File Name: GE_index
Rev: 03 Date: 08/28/24
Des: CHD Drawn: JAH/02/25

Revision Sheet No.
2 of 17

Table
SHEET INDEX





W&J ENGINEERING
4301 17th St., Suite 200
Oakland, CA 94612
Tel: 510.536.4478

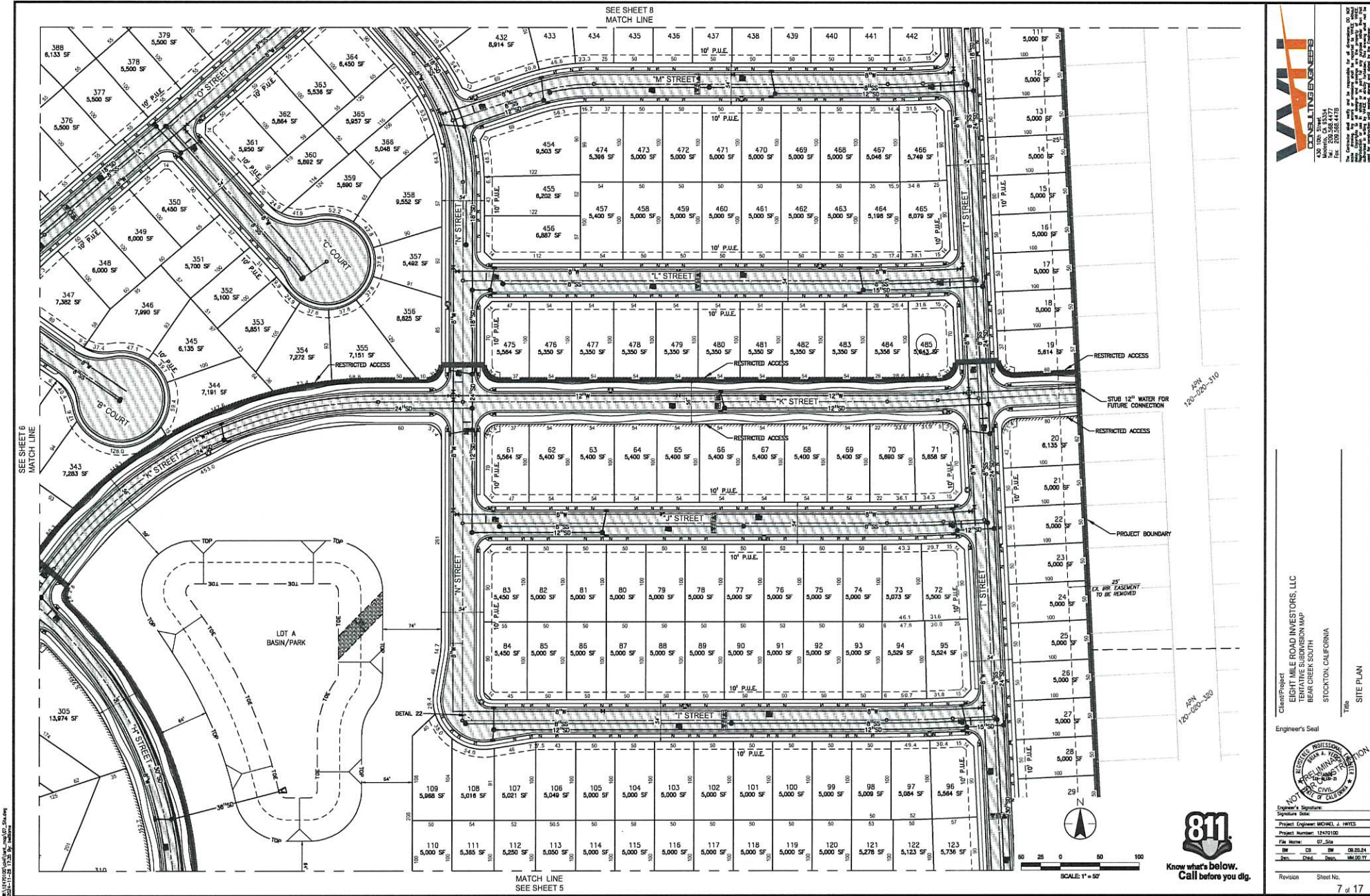
Client/Project
EIGHT MILE ROAD INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
BEAR CREEK SOUTH
STOCKTON, CALIFORNIA

Engineer's Seal
NOTARIAL PUBLIC
MICHAEL A. WATTS
CIVIL ENGINEER
STATE OF CALIFORNIA
No. 12473
Exp. 06/30/24

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

Revision Sheet No. 5 of 17





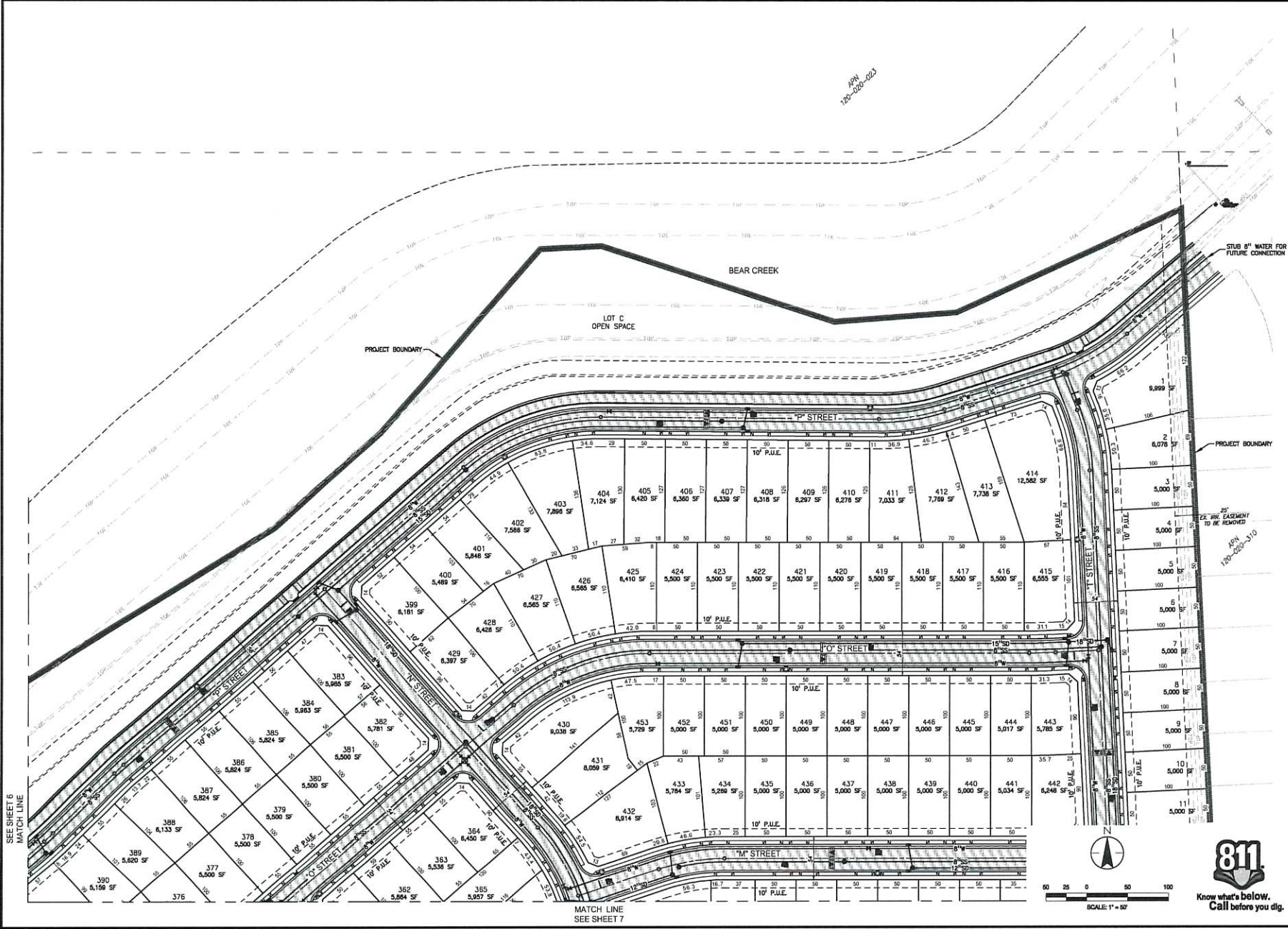
Client/Project
EIGHT MILE ROAD INVESTORS, LLC
TEMPORARY SUBDIVISION MAP
BEAR CREEK SOUTH
STOCKTON, CALIFORNIA

Title
SITE PLAN

Engineer's Seal

NOT FOR CONSTRUCTION
Engineer's Signature
Signature Date
Project Engineer: MICHAEL J. HAYES
Project Number: 124701030
File Name: 07_51a
DW: CS DW: 08.20.24
DW: CS DW: 08.20.24
DW: CS DW: 08.20.24

Revision Sheet No.
7 of 17





CONSULTING ENGINEERS
430 10th Street
St. Louis, MO 63103
Tel: 314.555.4477
Fax: 314.555.4478

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

Engineer's Seal



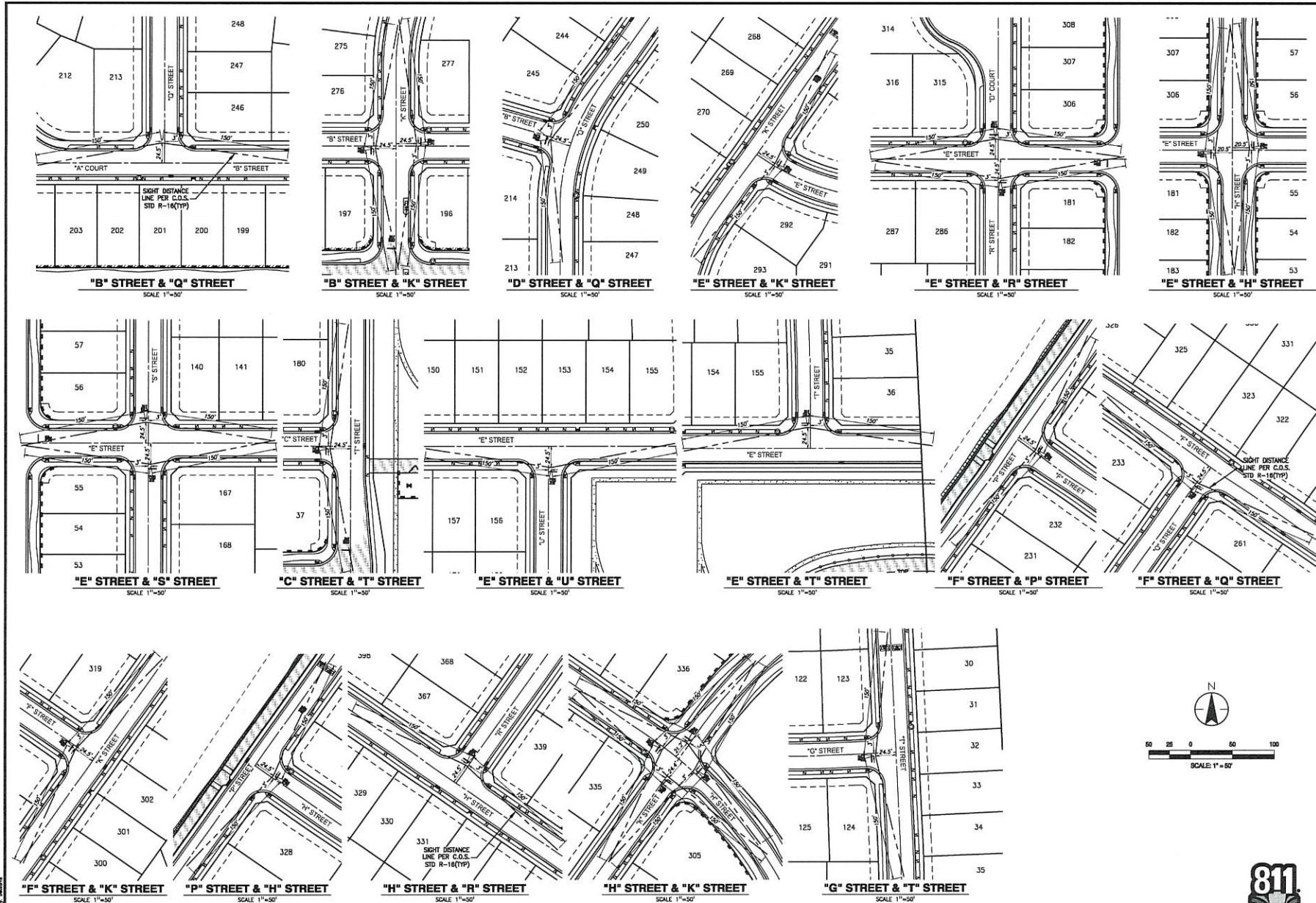
NOT
Engineer's Signature
Signature Date
Project Engineer: MICHAEL J. HAYES
Project Number: 124721203
File Name: 08_Site
Rev: 03 Date: 08.25.24
Des: JCH
Scale: 1/8"=1'-0"

Revision Sheet No. 8 of 17

SEE SHEET 6
MATCH LINE

MATCH LINE
SEE SHEET 7

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

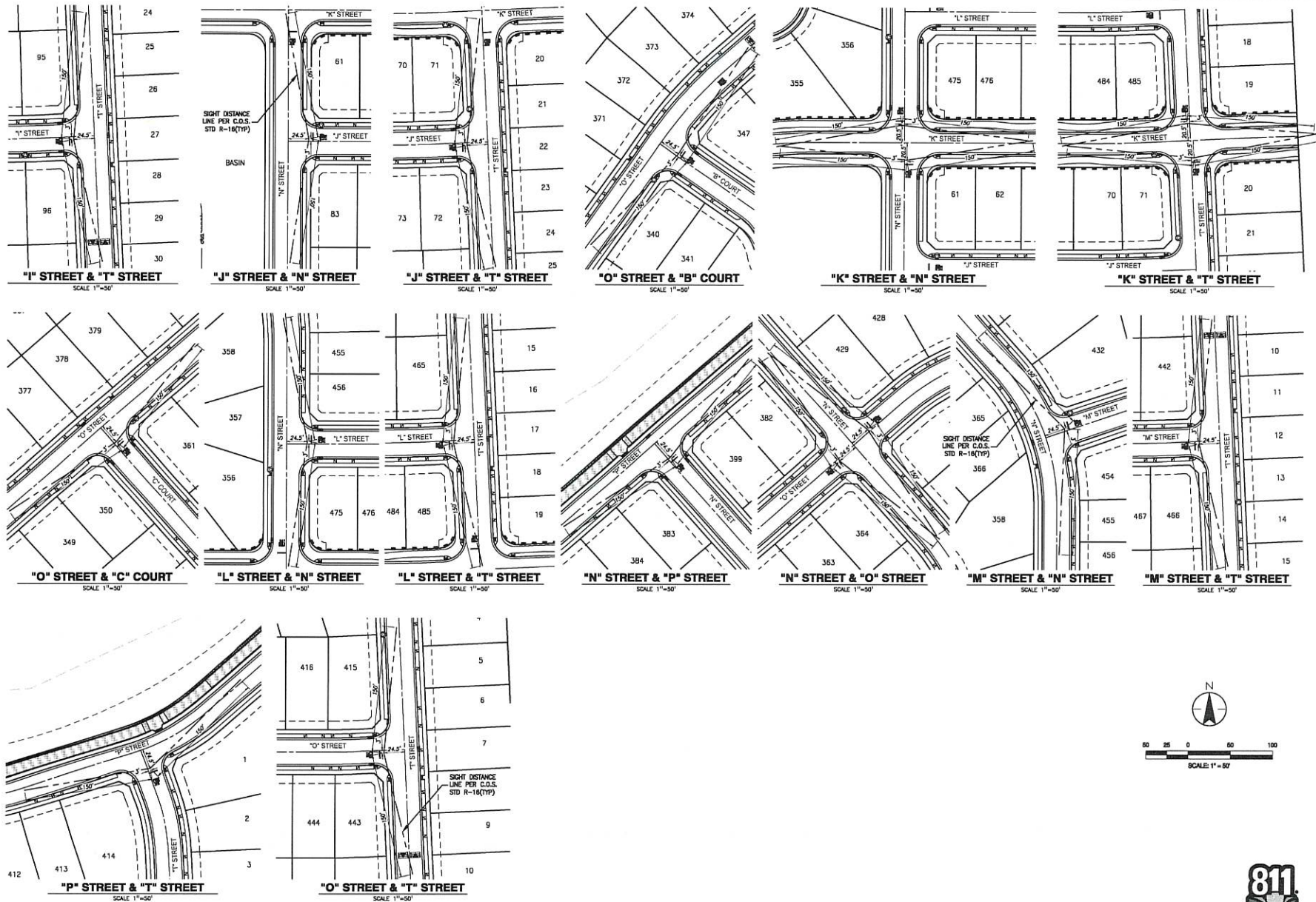


WAL CONSULTING ENGINEERS
 420 10th Street
 San Francisco, CA 94103
 Tel: 415.398.4478
 Fax: 415.398.4479

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

Engineer's Seal
 NOTARY PUBLIC
 MICHAEL J. HAYES
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 License No. 124101000
 File Name: 08_Plan_Sheets
 DW CS DW 08.22.24
 Rev: 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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



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

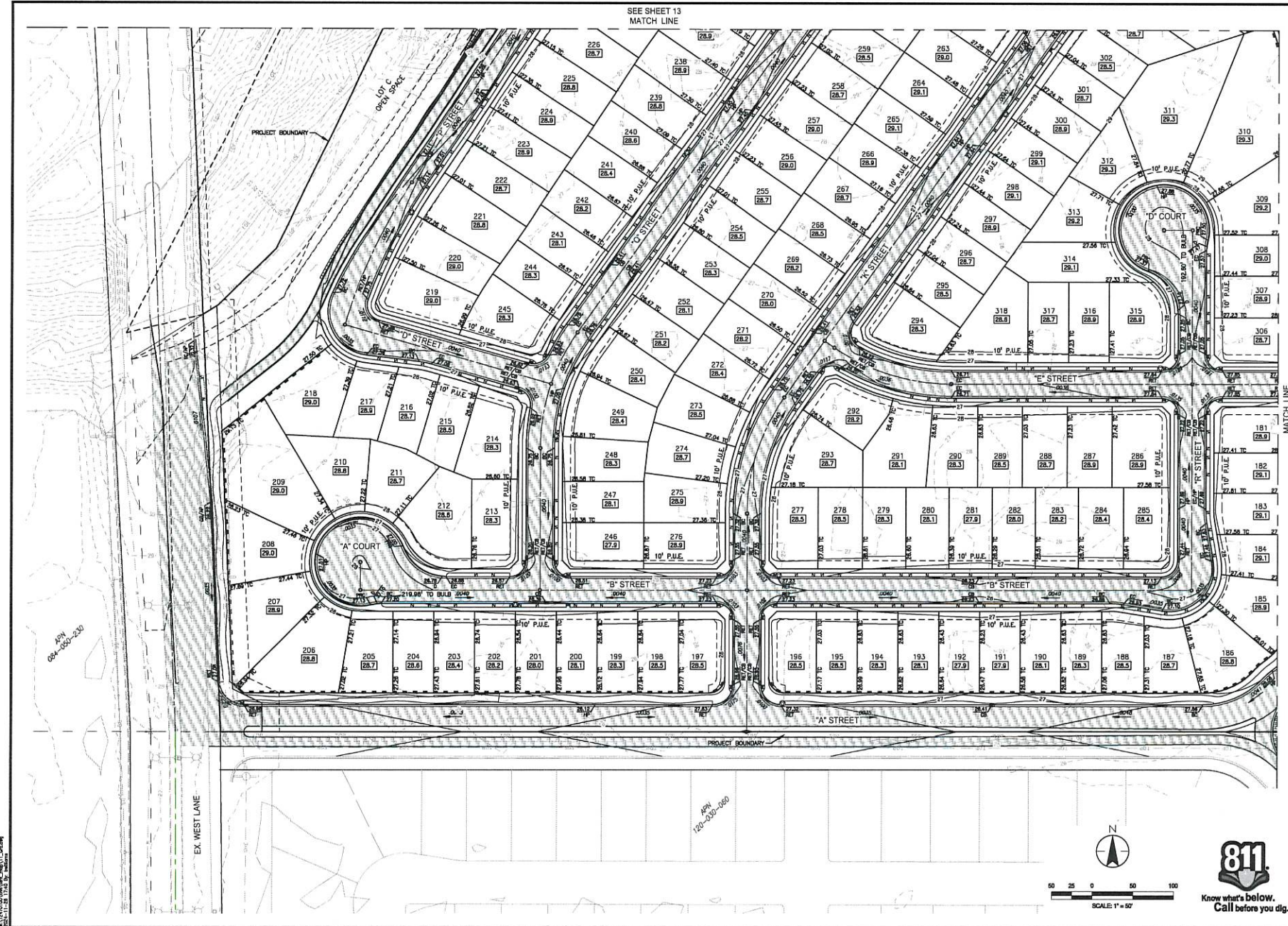
Title
SIGHT DISTANCE PLAN

Engineer's Seal
Professional Engineer
No. 12470
State of California
Civil Engineering

Engineer's Signature
Signature Date
Project Engineer: MICHAEL J. WATSON
Project Number: 12470-005
File Name: 12470-005.dwg
DW: CS DW: CS 08.23.14
User: CSW Date: 08.23.14

Revision Sheet No.
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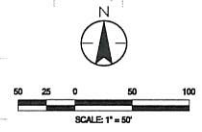


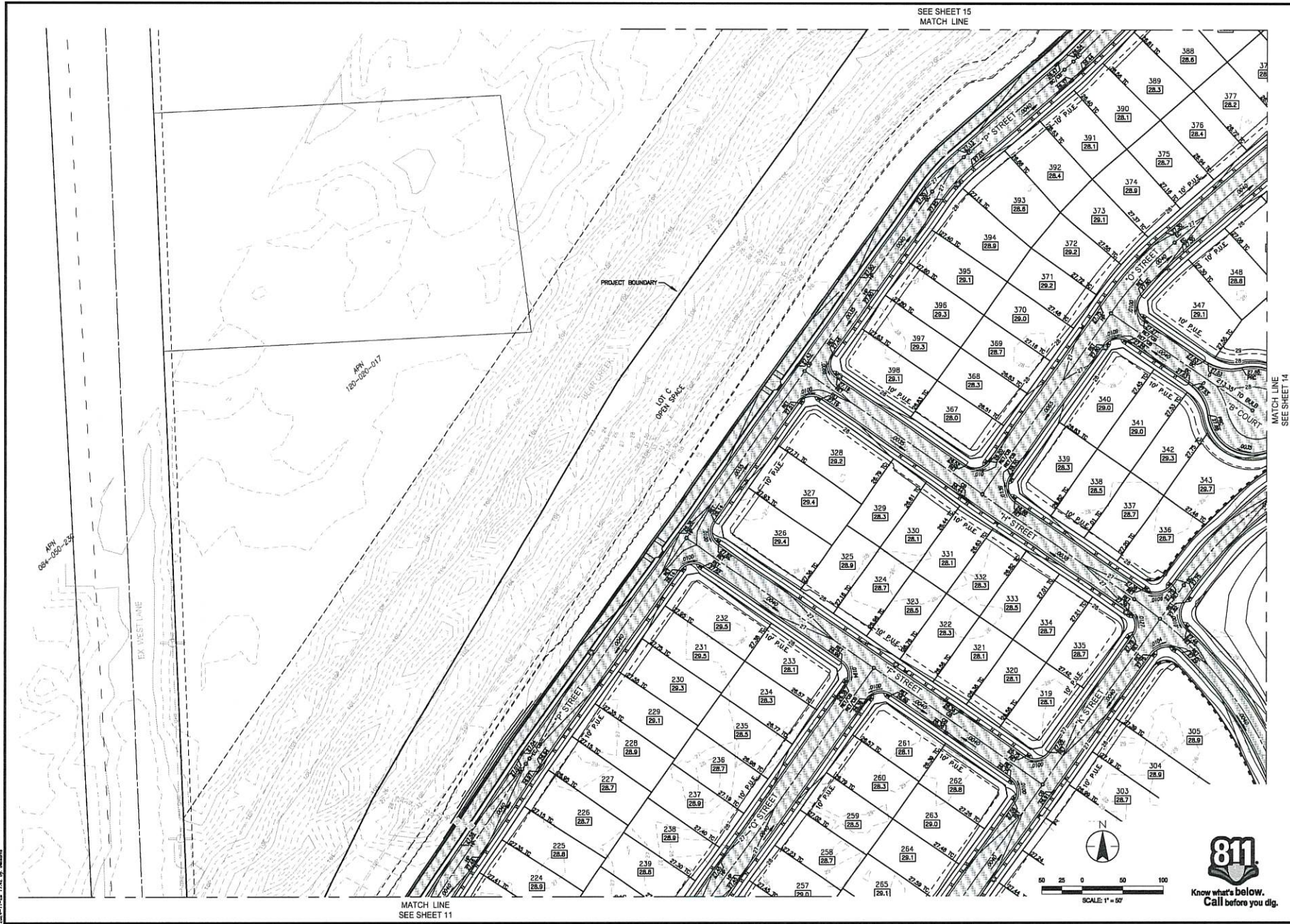


Client/Project:
EIGHT MILE ROAD INVESTORS, LLC
TENTATIVE SUBDIVISION MAP
BEAR CREEK SOUTH
STOCKTON, CALIFORNIA

Engineer's Seal
Professional Engineer
MICHAEL J. HARTIS
No. 124793
Exp. 12/31/2024
Civil Engineering
State of California

Title
GRADING PLAN





COASTAL ENGINEERS, INC.
430 10th Street
Stockton, CA 95210
Tel: 209.556.4477
Fax: 209.556.4478

Client/Project: EIGHT MILE ROAD INVESTORS, LLC
Grading Plan
BEAR CREEK SOUTH
STOCKTON, CALIFORNIA

Engineer's Seal: [Seal of Michael J. Hayes, Professional Engineer, State of California, License No. 50612]

NOT FOR CONSTRUCTION
Project Engineer: MICHAEL J. HAYES
Project Number: 12412105
File Name: 12_Std
Rev: 02 Date: 09.25.24
Dwn: [Signature] Date: 09.25.24

Revision: _____ Sheet No.: 13 of 17



Engineer's Seal



Engineer's Signature _____

Signature Date: _____

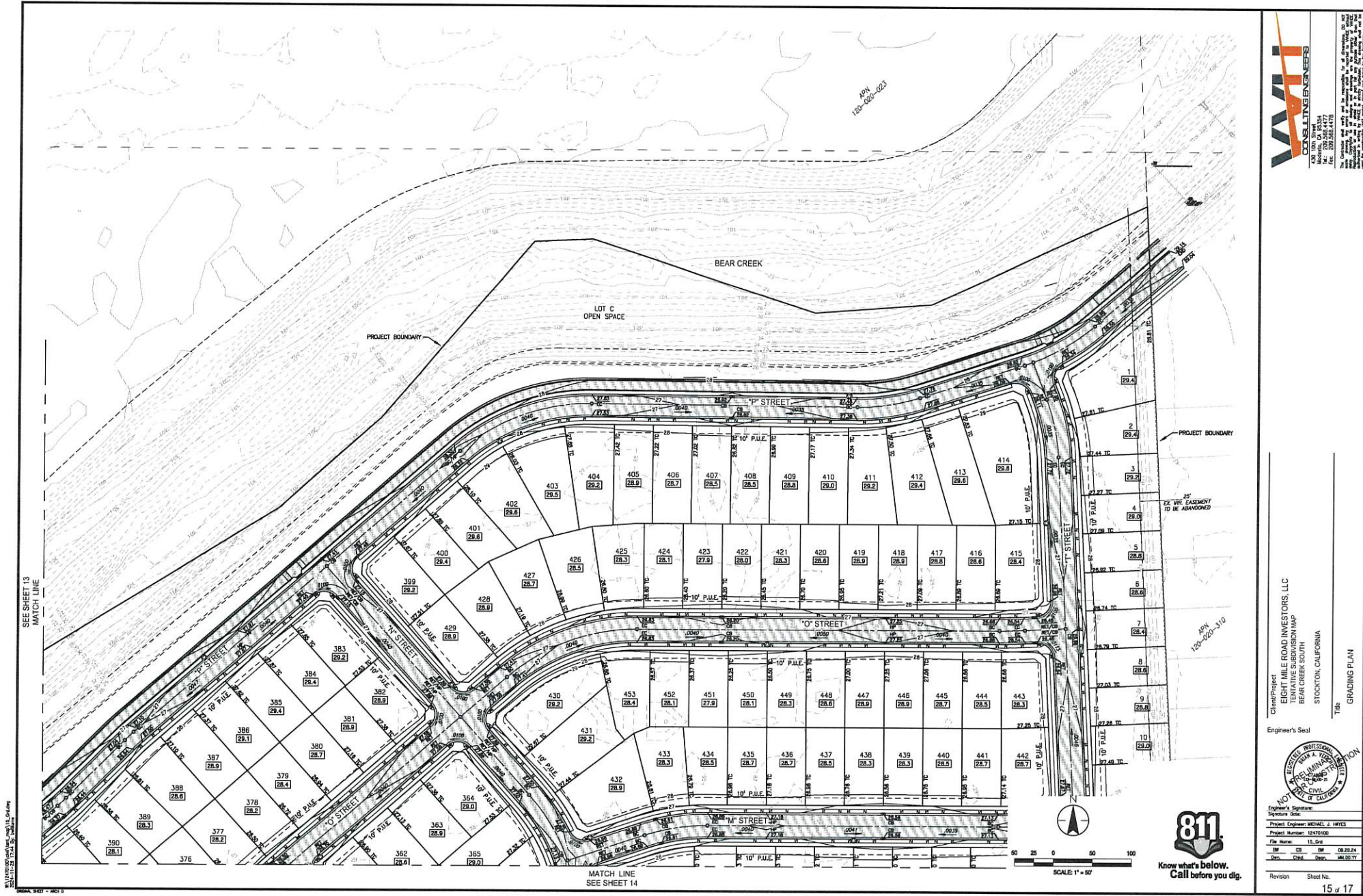
Project Engineer: MICHAEL J. HAYES

Project Number: 12470100

File Name: 14_Grd

DN	CS	DN	09.20.24
EW	Chilid	BN	MM 00.17

Revision Sheet No. 14 of 17



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

Engineer's Seal

NOT RECORDED

PRELIMINARY

STOCKTON, CALIFORNIA

Engineer's Signature
Signature Date

Project Engineer: MICHAEL J. HARTIS

Project Number: 12470100

File Name: 15_Grd

Rev: CS DW 08.29.24

Rev: Cptg Dwn 08.29.24

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