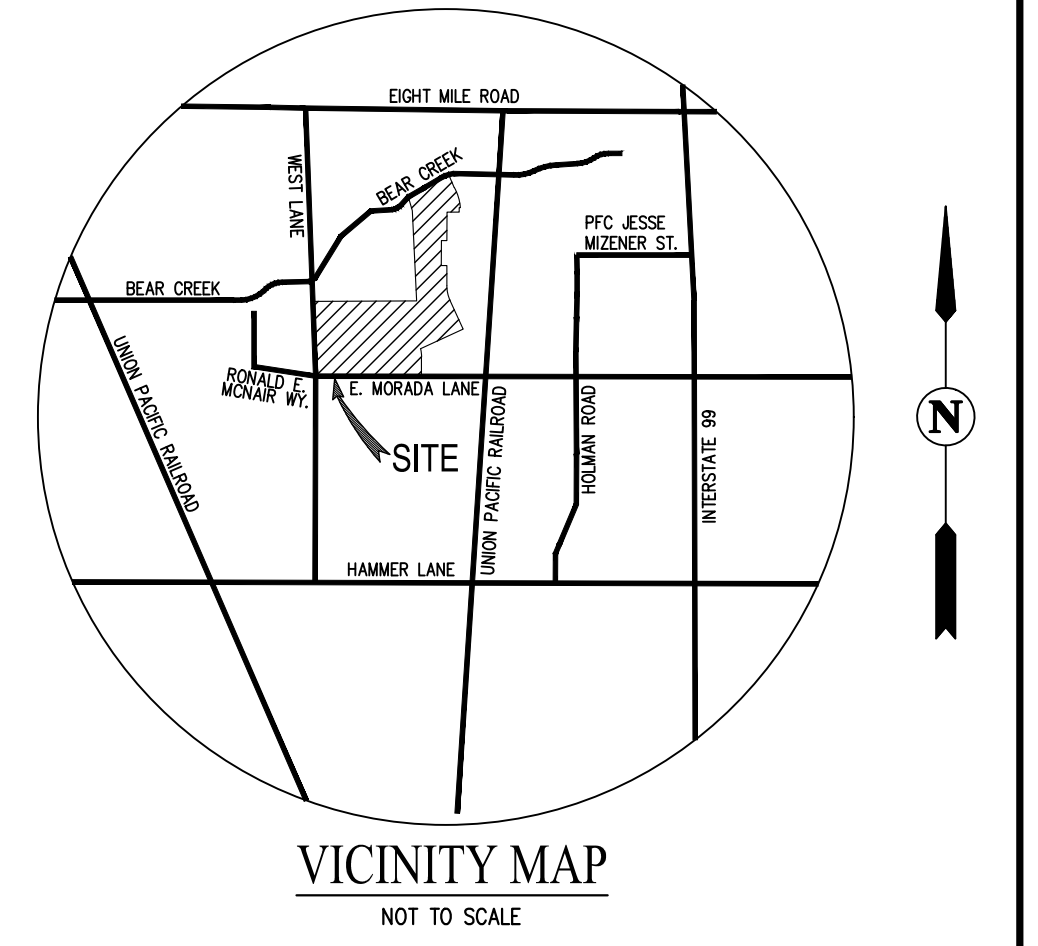


GENERAL NOTES:

- OWNER: BEAR CREEK FAMILY LIMITED PARTNERSHIP
STEVEN KLEIN, GENERAL PARTNER
3101 WEST MARCH LANE, SUITE B
STOCKTON, CA 95219
- 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 (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 0607700320F EFFECTIVE DATE OCTOBER 16, 2009.
- ASSESSOR'S PARCEL NO.: 120-020-310
120-020-320
120-030-060
120-030-070
- SITE GROSS AREA: 53.07 ACRES± (APN 120-030-310)
23.45 ACRES± (APN 120-020-320)
143.57 ACRES± (APN 120-030-060)
3.97 ACRES± (APN 120-030-070)
- EXISTING LAND USE: AGRICULTURE
- ZONING: LOW DENSITY, RESIDENTIAL (APN 120-020-310)
LOW DENSITY, RESIDENTIAL (APN 120-020-320)
LOW DENSITY, RESIDENTIAL (APN 120-030-060)
LOW DENSITY, RESIDENTIAL (APN 120-030-070)
- NUMBER OF LOTS: 985 LOTS
- NUMBER OF PARCELS: 6 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
- PAD ELEVATION
- SPOT ELEVATION
- SLOPE ARROW
- LOT NUMBER
- LOT DIMENSION
- RIGHT OF WAY
- LANDSCAPING
- SIDEWALK
- DOCUMENT NUMBER
- EASEMENT
- PUBLIC UTILITY EASEMENT
- 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

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

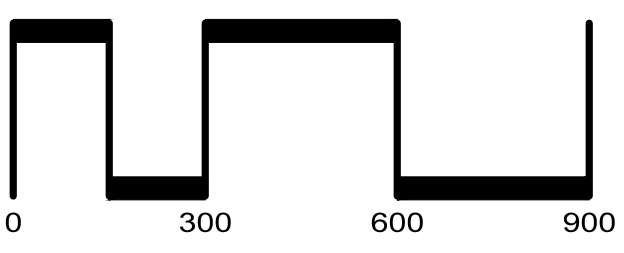
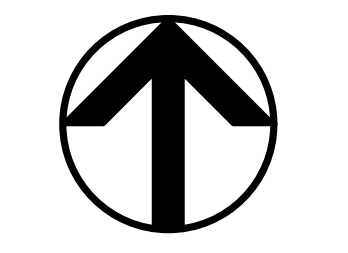
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "BEAR CREEK" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE CITY OF STOCKTON.

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



TENTATIVE MAP
OVERALL SITE PLAN
KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 300' DATE: NOVEMBER 21, 2024



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SHEET NO.
TM-1
OF 19 SHEETS

MCD NORTH PARCEL LLC
120-020-030

WOODSIDE TERESI LLC
120-020-015

MCD SOUTH PARCEL LLC
120-020-023

MCD SOUTH PARCEL LLC
120-020-020

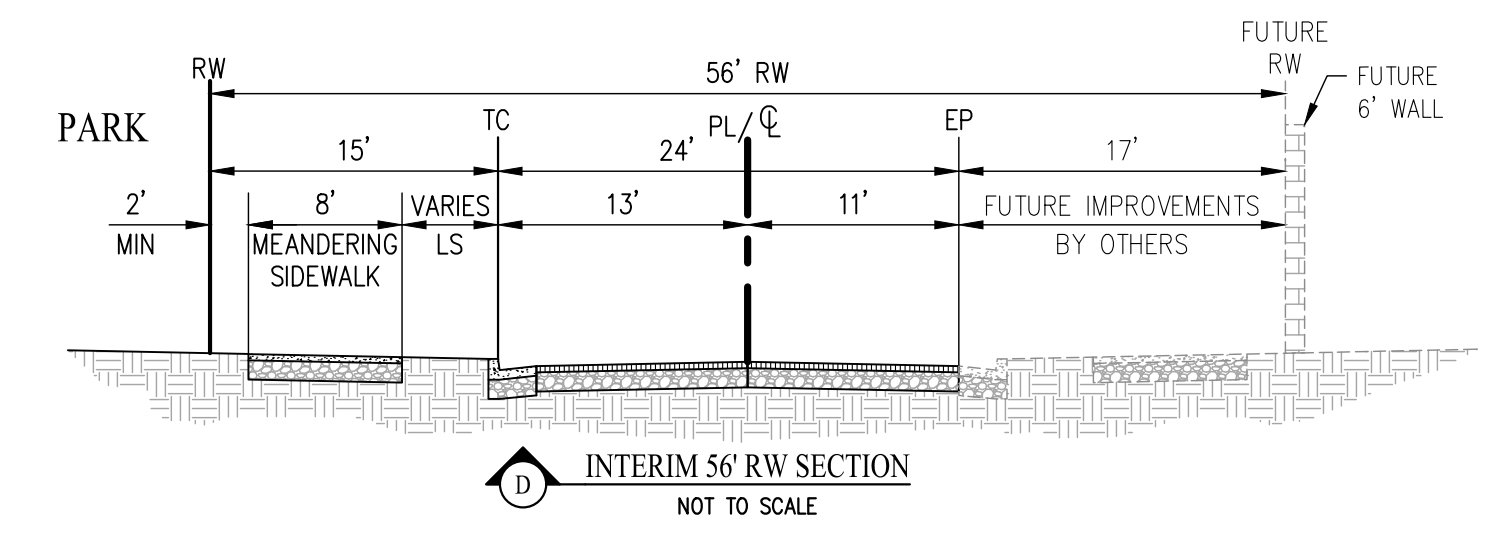
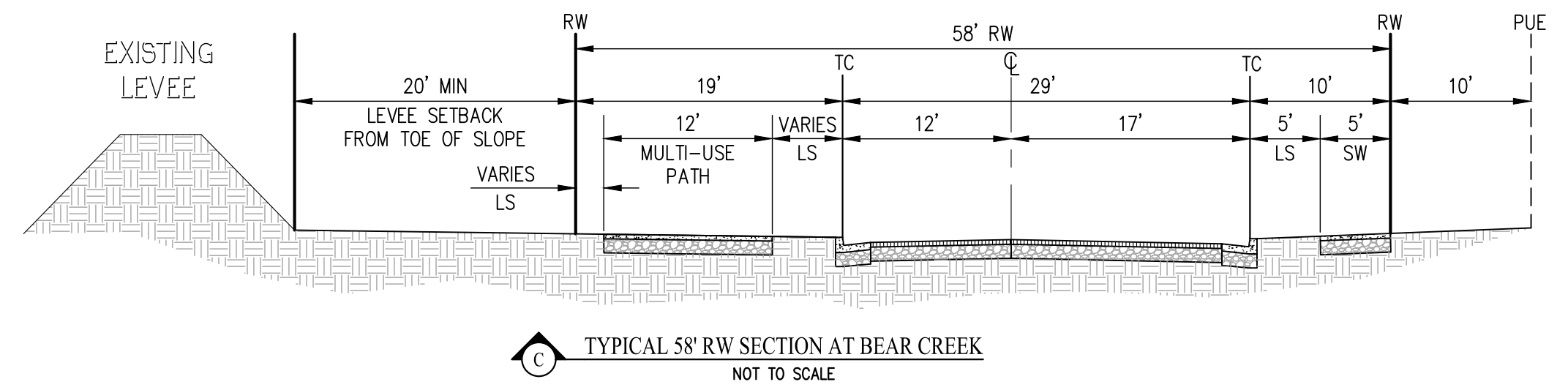
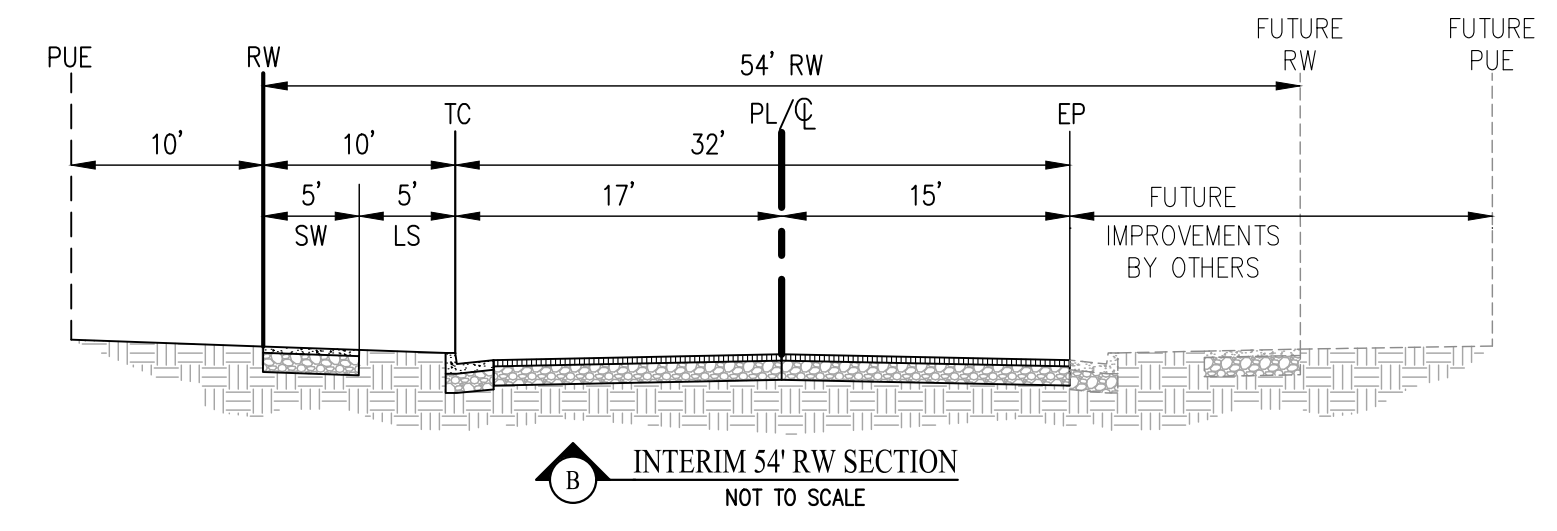
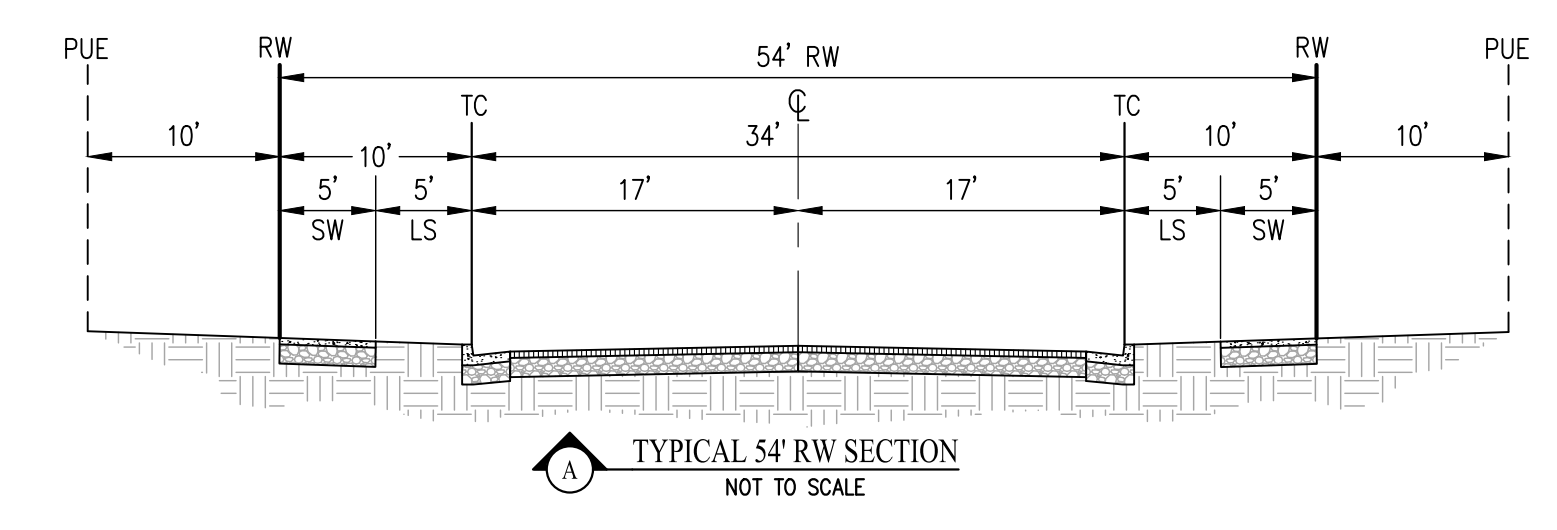
ARNAIZ
(FUTURE SUBDIVISION)
120-020-270

TRI POINTE HOMES
(FUTURE SUBDIVISION)
120-020-300
120-030-100

SACRAMENTO/SAN
JOAQUIN DRAINAGE DISTRICT
120-020-012

BEAR CREEK

SEE SHEET TM-3

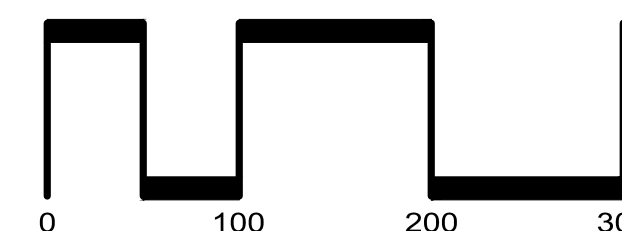
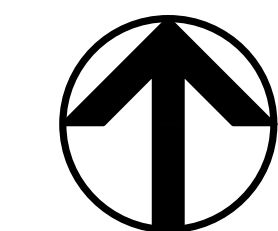


PARCEL SUMMARY

PARCEL	AREA (AC±)
A	0.54
B	0.74
C	0.56
D (PARK)	5.52
E (PARK)	7.67
F (CENTRAL DETENTION BASIN/PARK)	6.92

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

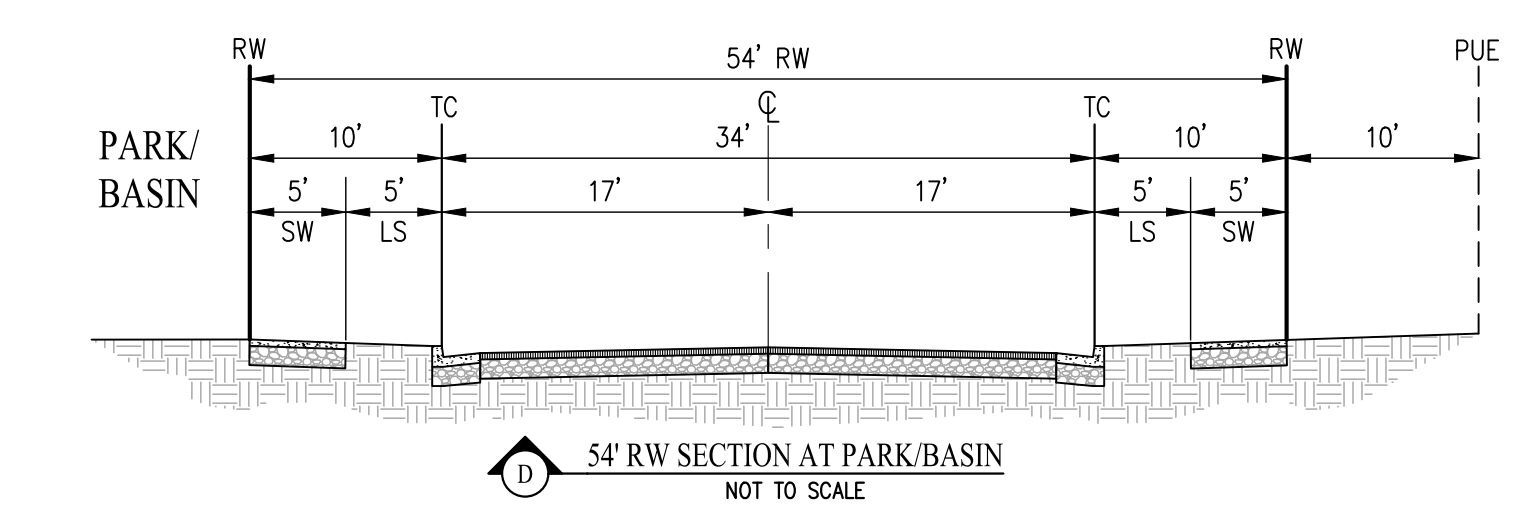
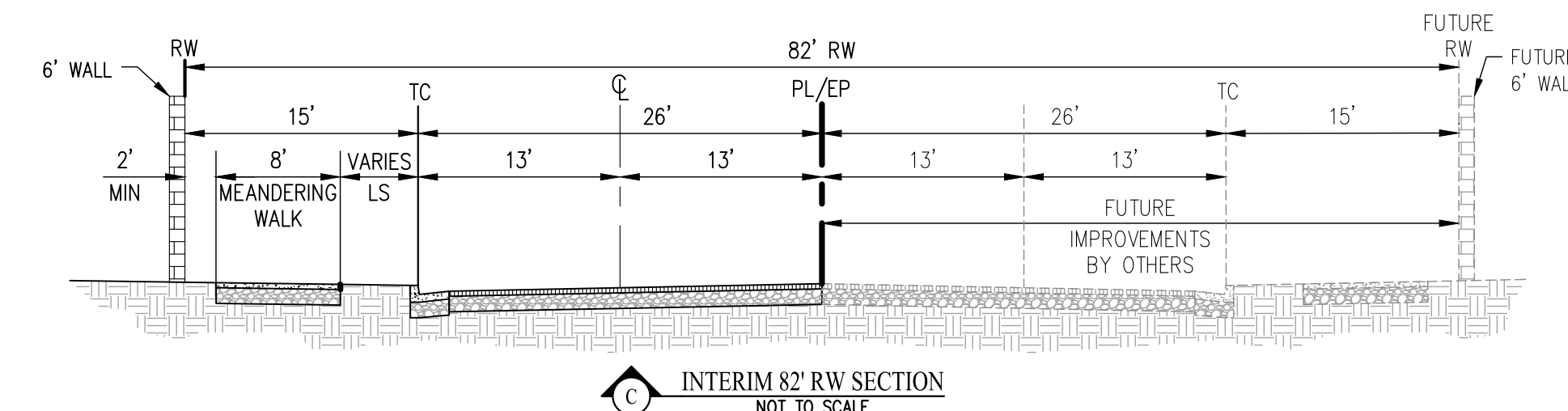
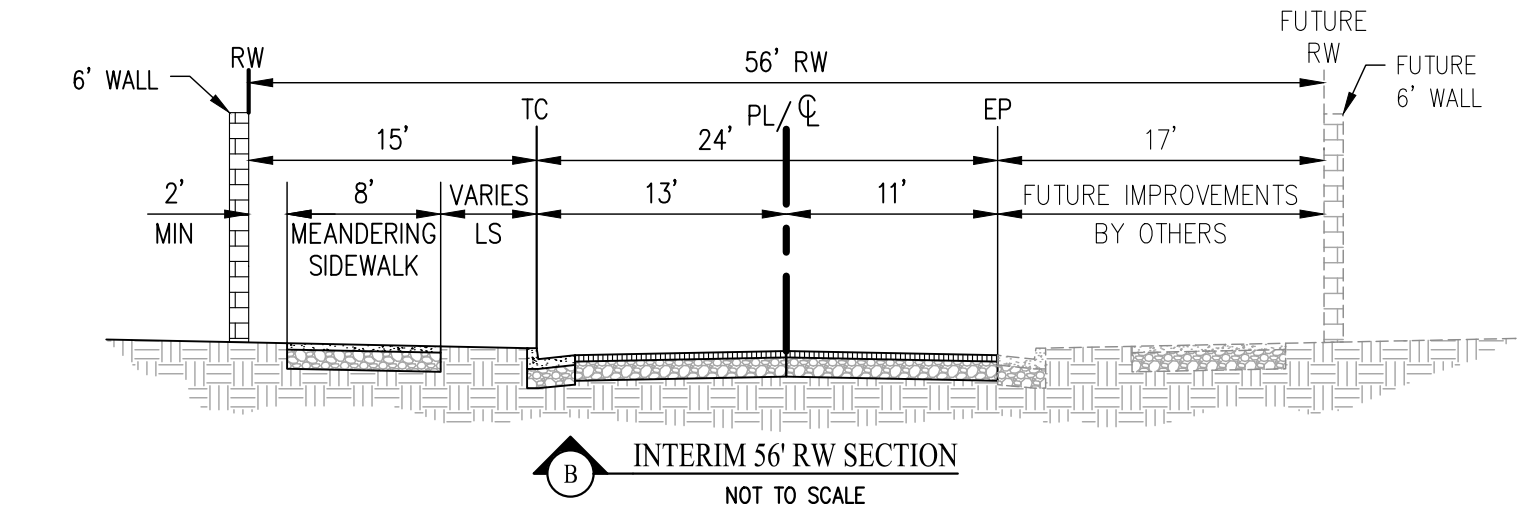
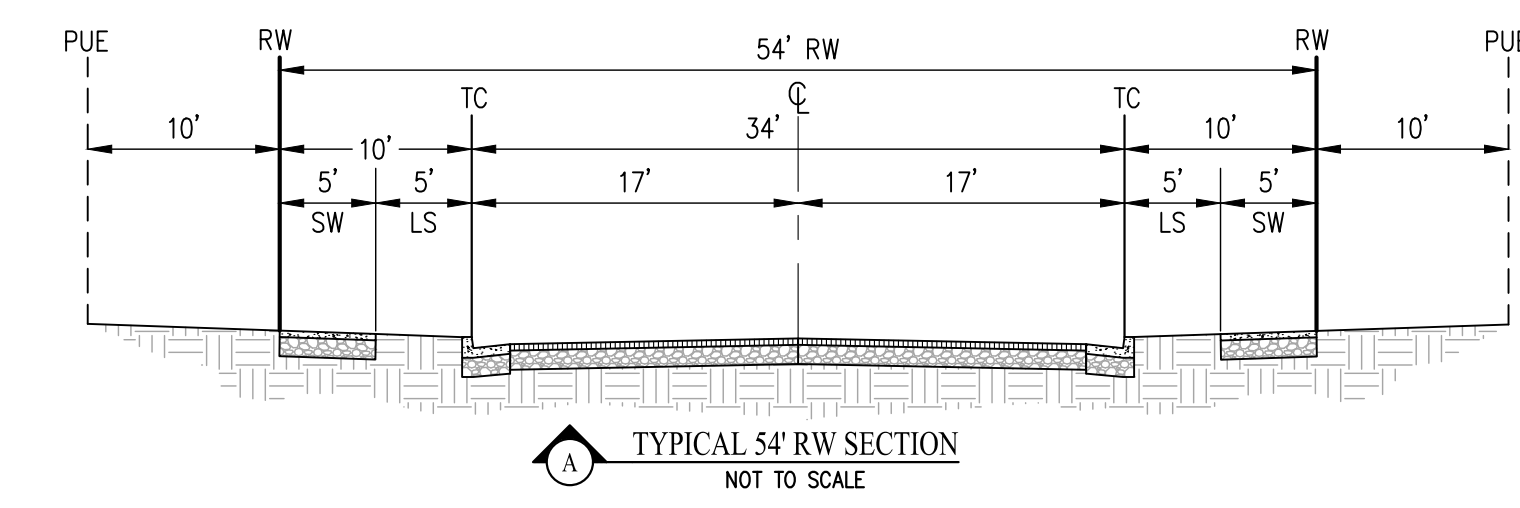
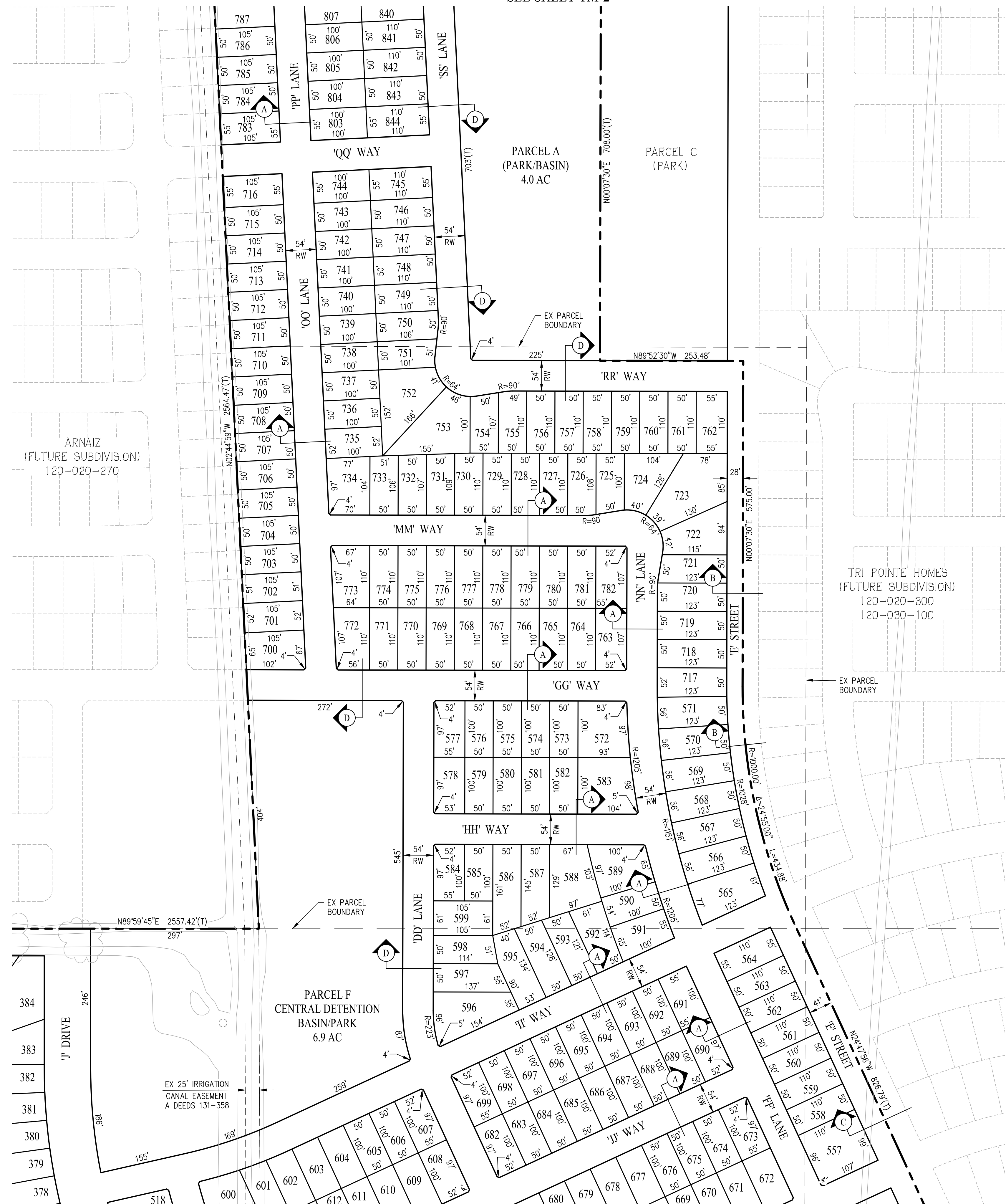
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



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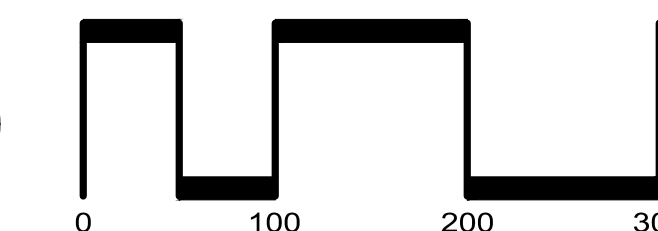
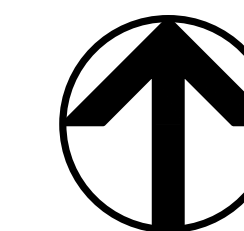
SHEET NO.
TM-2
OF 19 SHEETS

SEE SHEET TM-2



TENTATIVE MAP SITE PLAN KLEIN - BEAR CREEK SOUTH

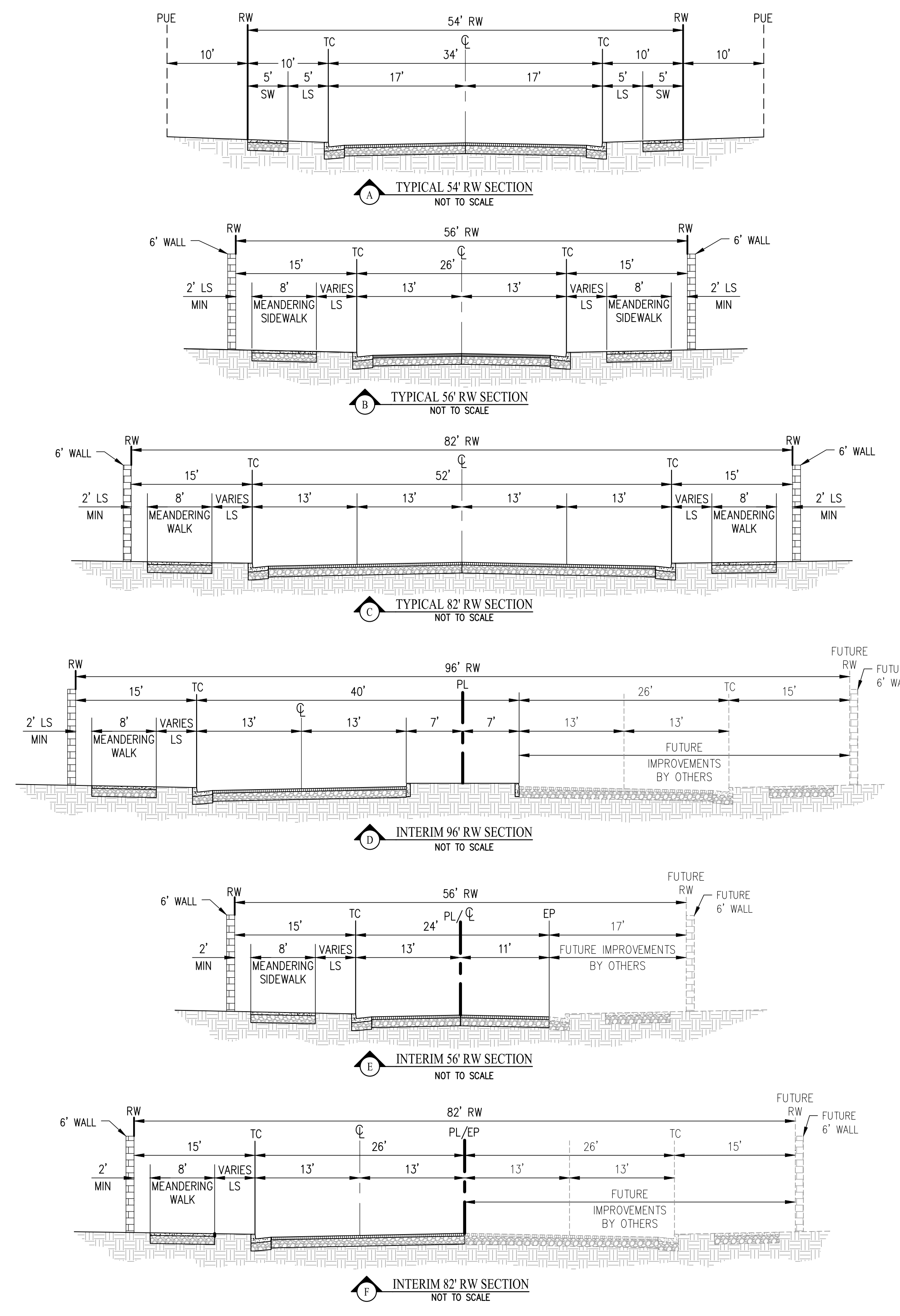
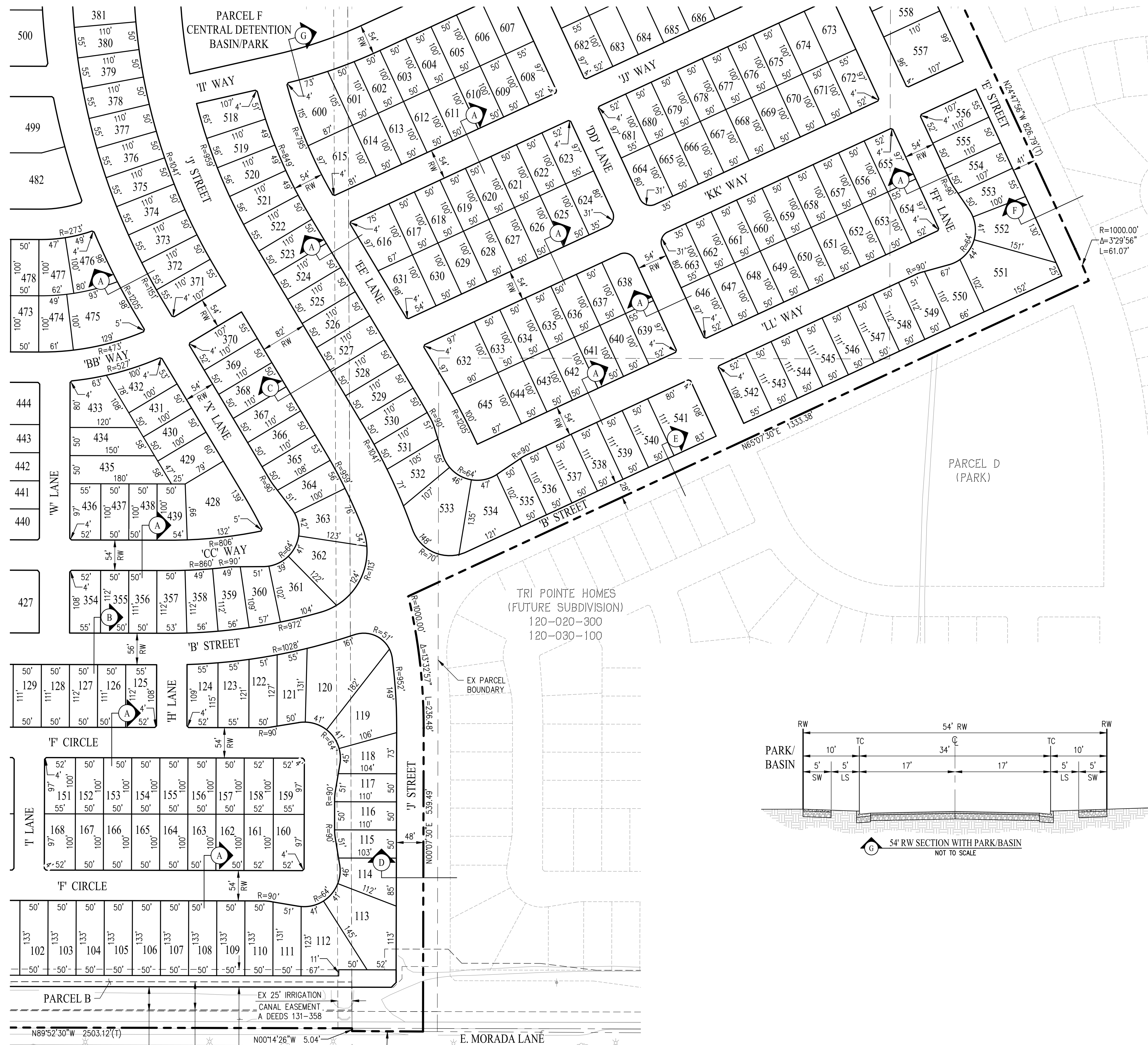
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



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SHEET NO.
TM-3
OF 19 SHEETS

SEE SHEET TM-3



SEE SHEET TM-6

TENTATIVE MAP SITE PLAN KLEIN - BEAR CREEK SOUTH

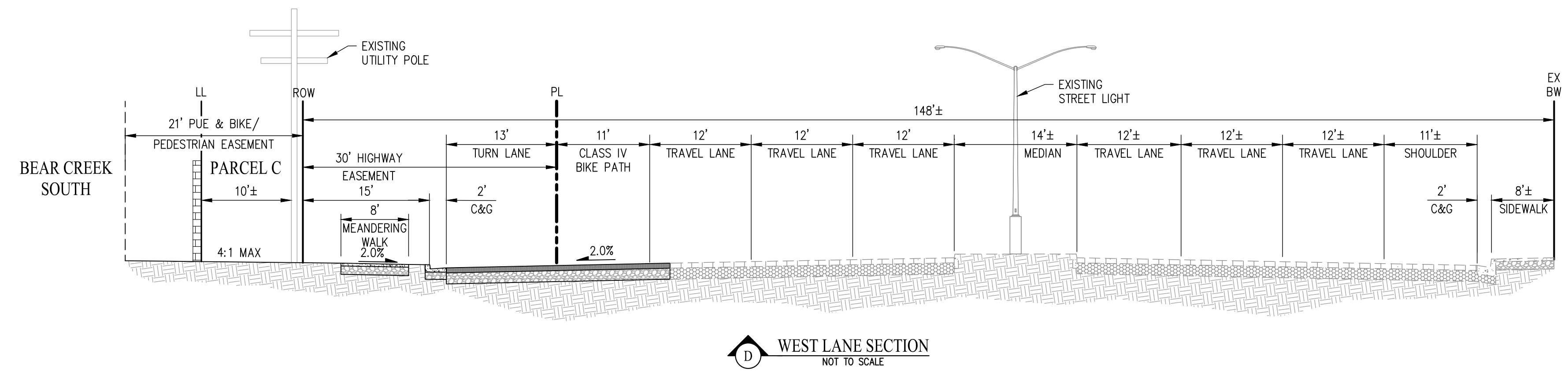
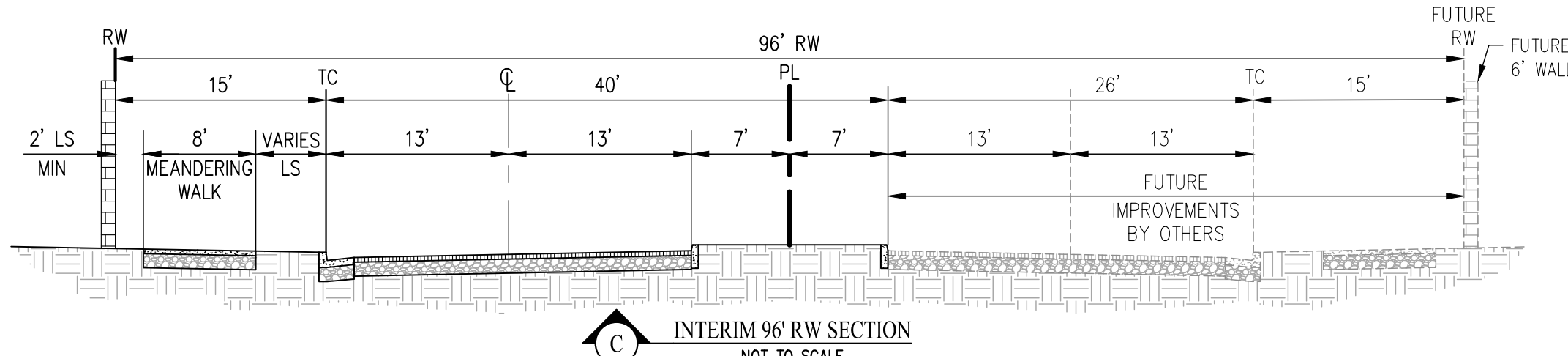
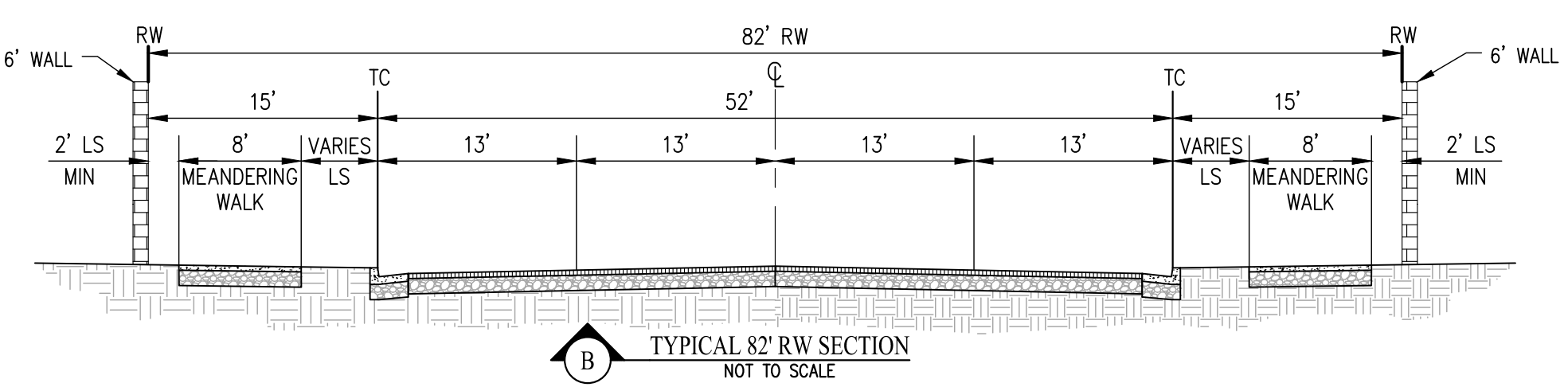
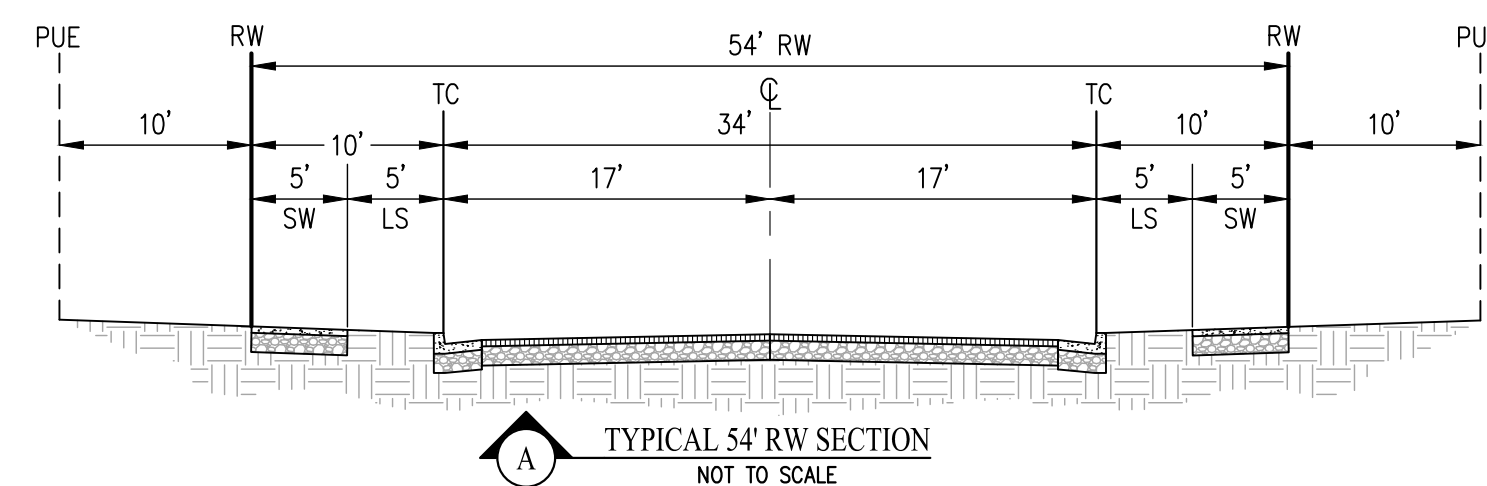
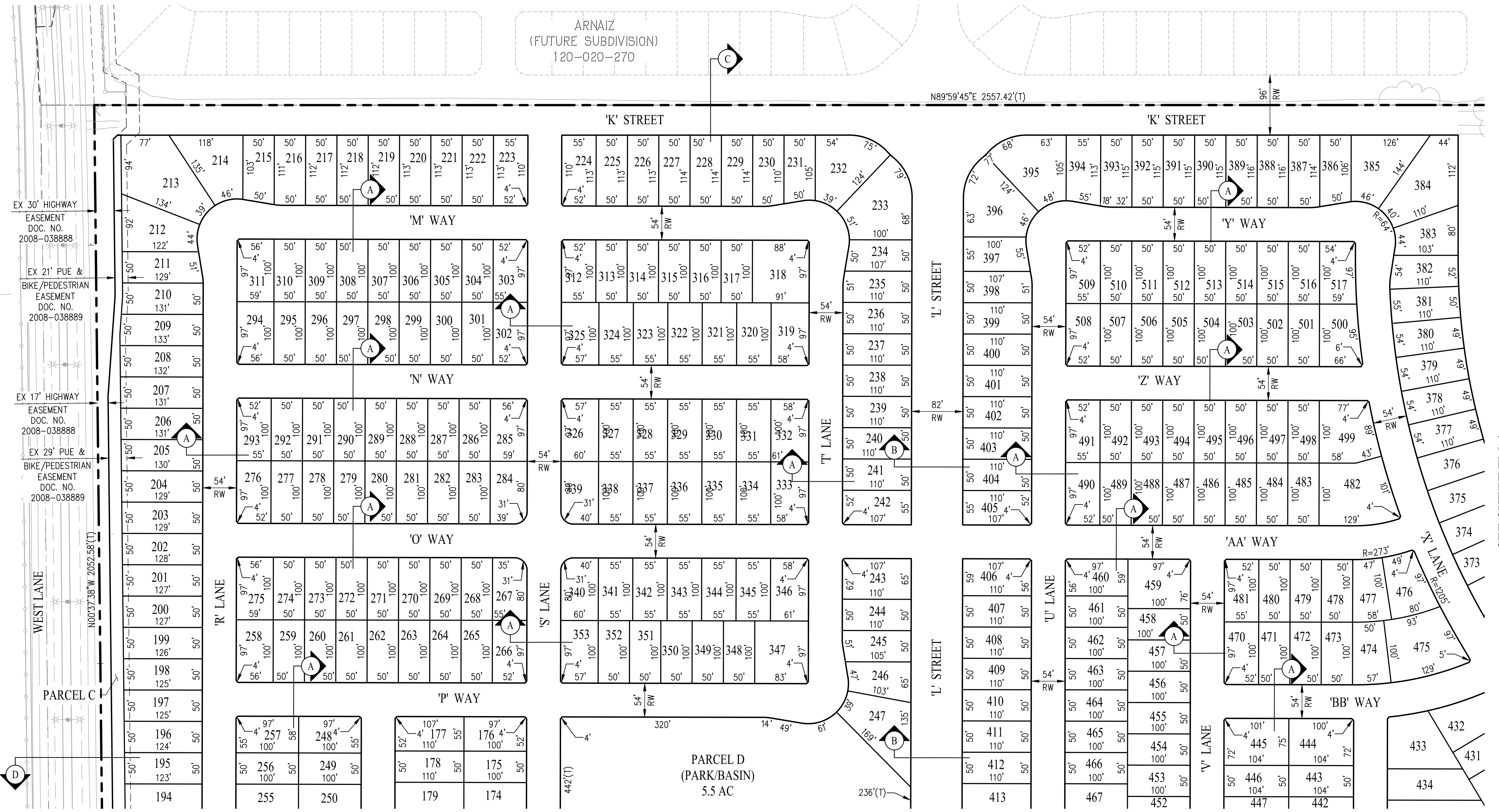
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024

WESTWOOD ELEMENTARY
090-59-001
EX 4.5' HIGHWAY
EASEMENT
DOC. NO.
2008-038891
EX 5.0' PUE
DOC. NO.
2003-117573
EX 3.1' PUE &
BIKE/PEDESTRIAN
EASEMENT
DOC. NO.
2008-038890

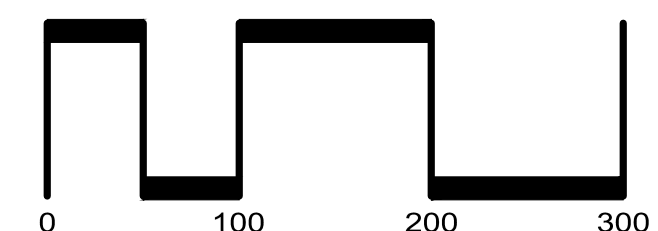
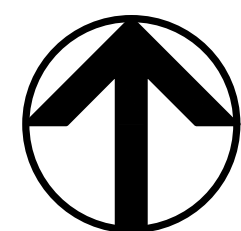
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SHEET NO.
TM-4
OF 19 SHEETS



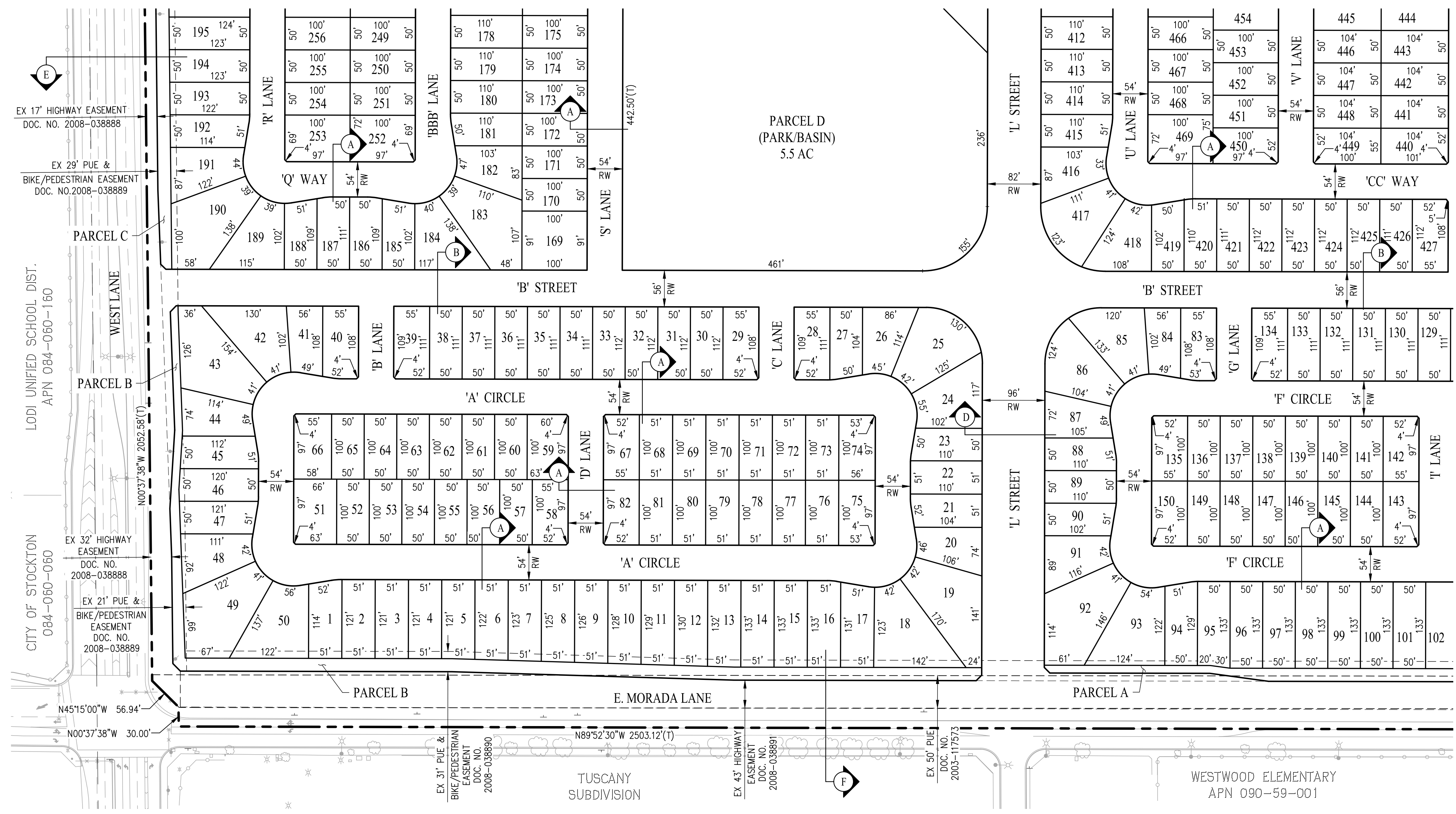
TENTATIVE MAP
SITE PLAN
 KLEIN - BEAR CREEK SOUTH
 CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



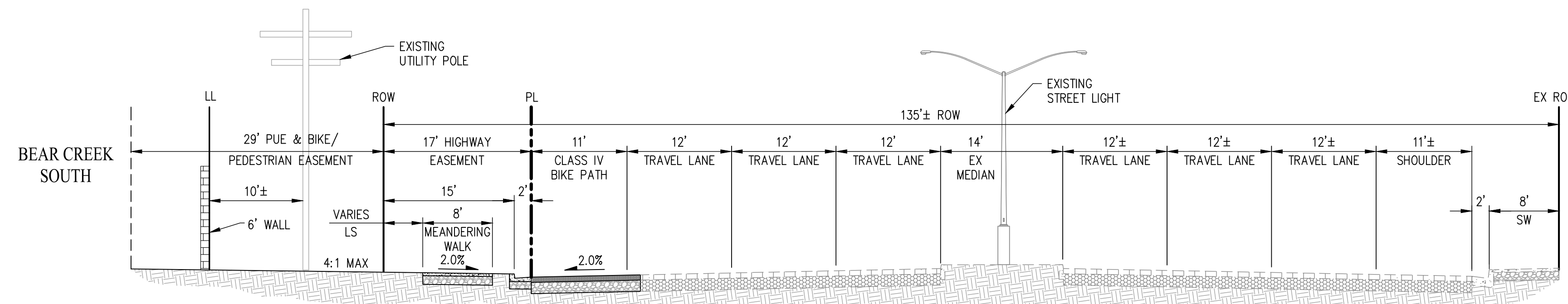
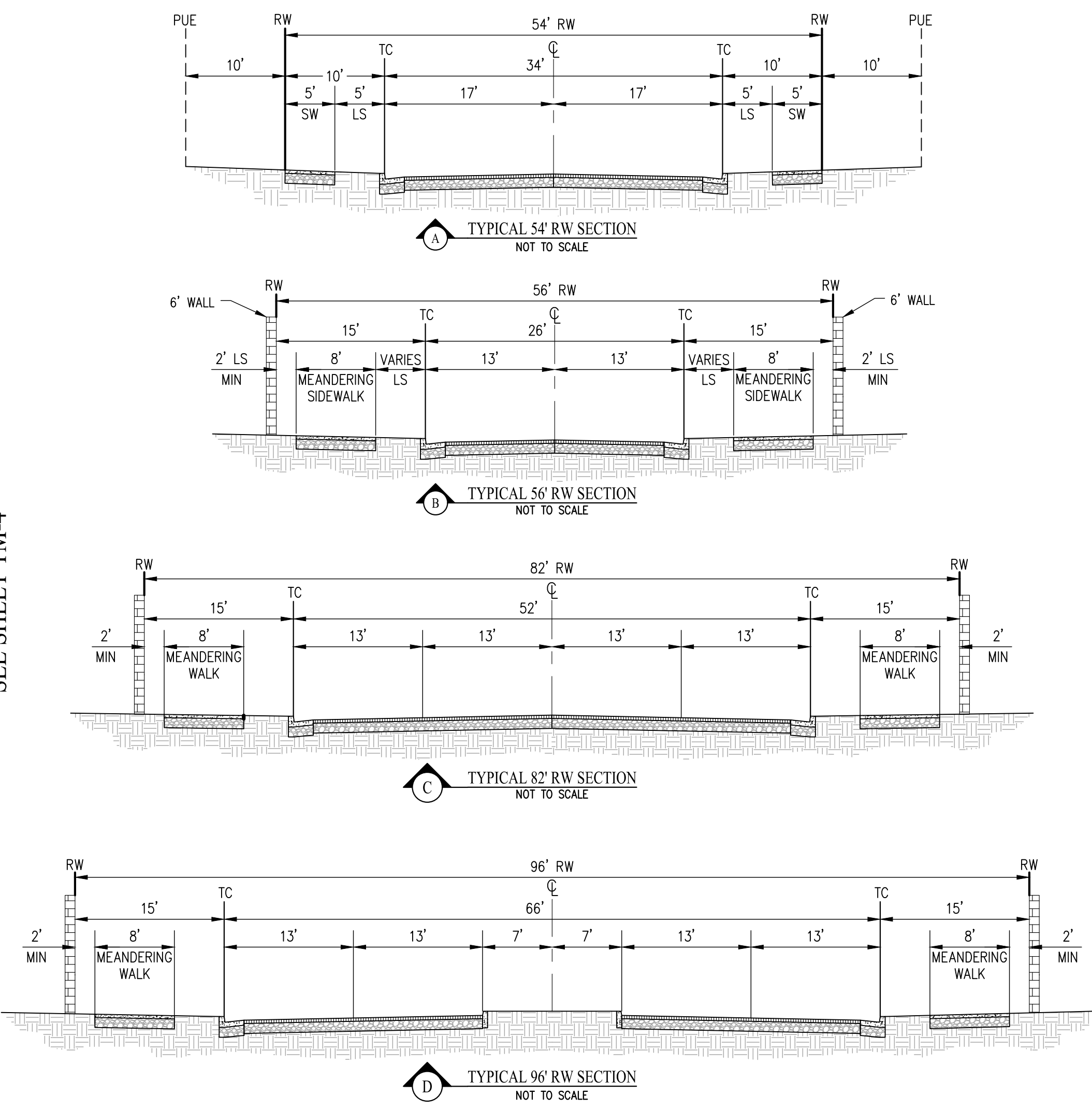
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SHEET NO.
TM-5
 OF 19 SHEETS

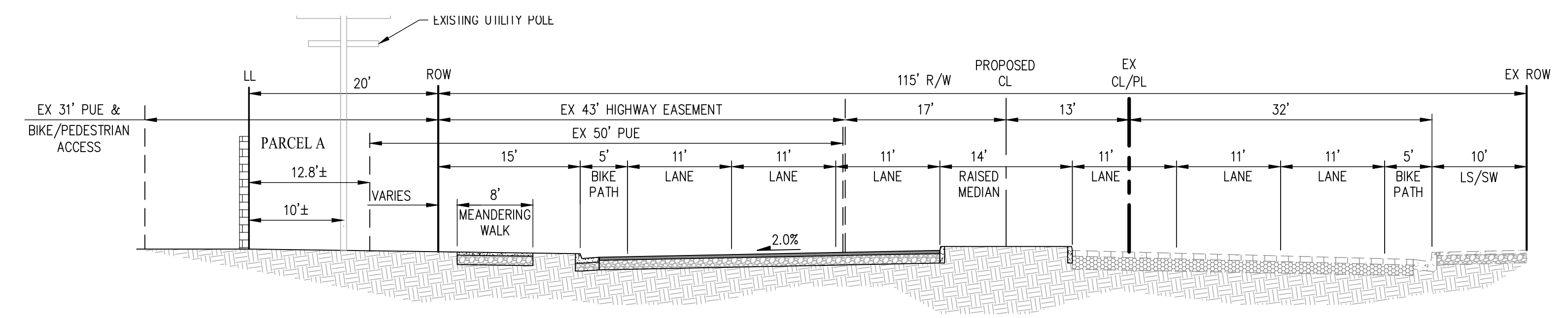
SEE SHEET TM-5



SEE SHEET TM-4



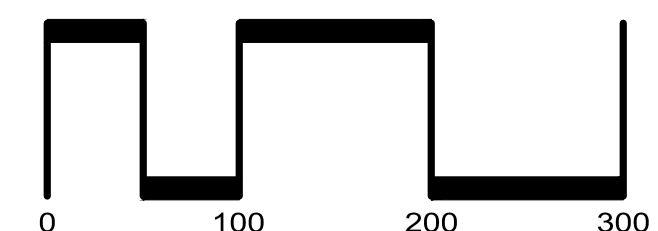
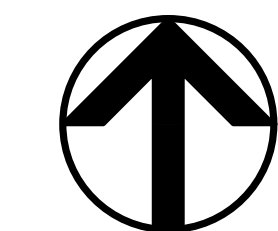
E WEST LANE SECTION NOT TO SCALE



F EAST MORADA LANE SECTION NOT TO SCALE

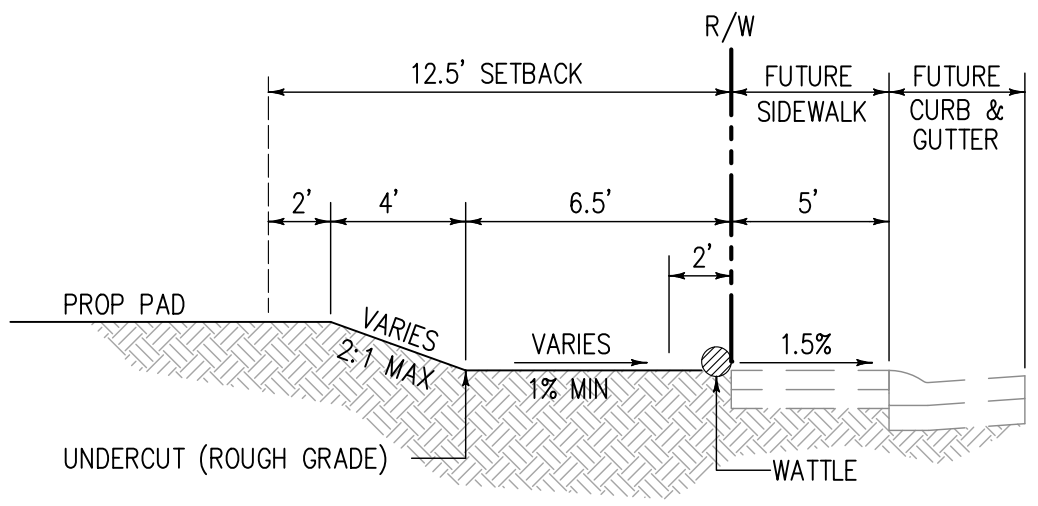
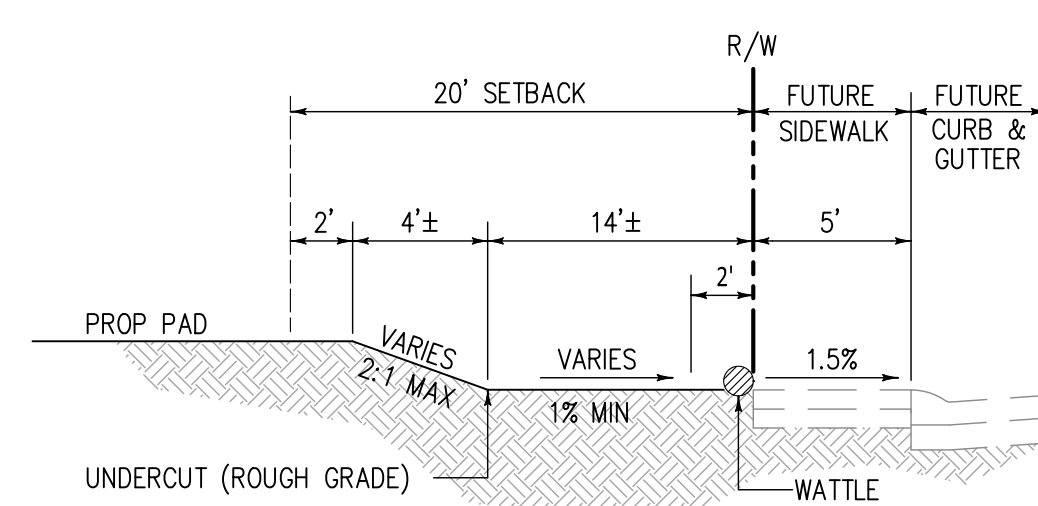
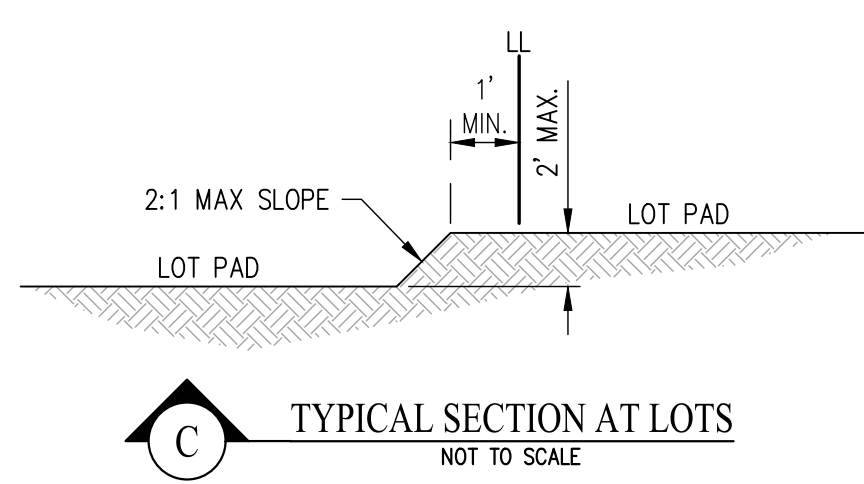
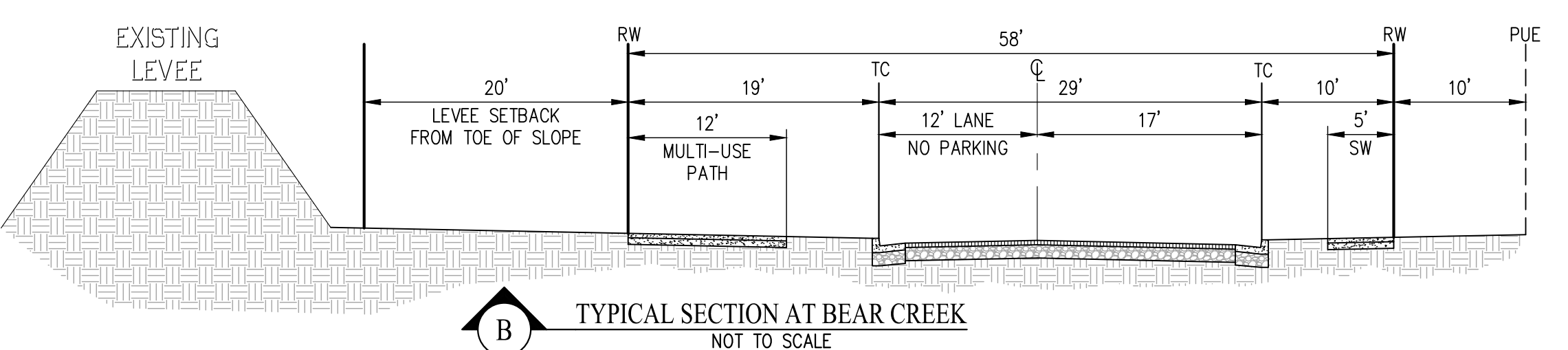
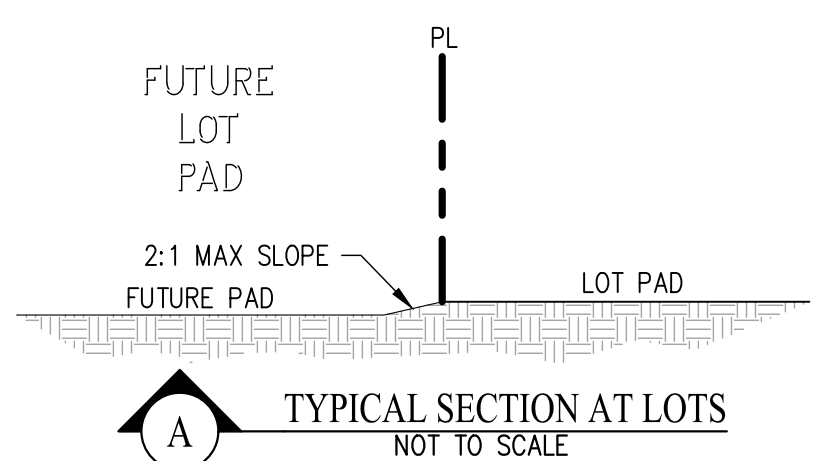
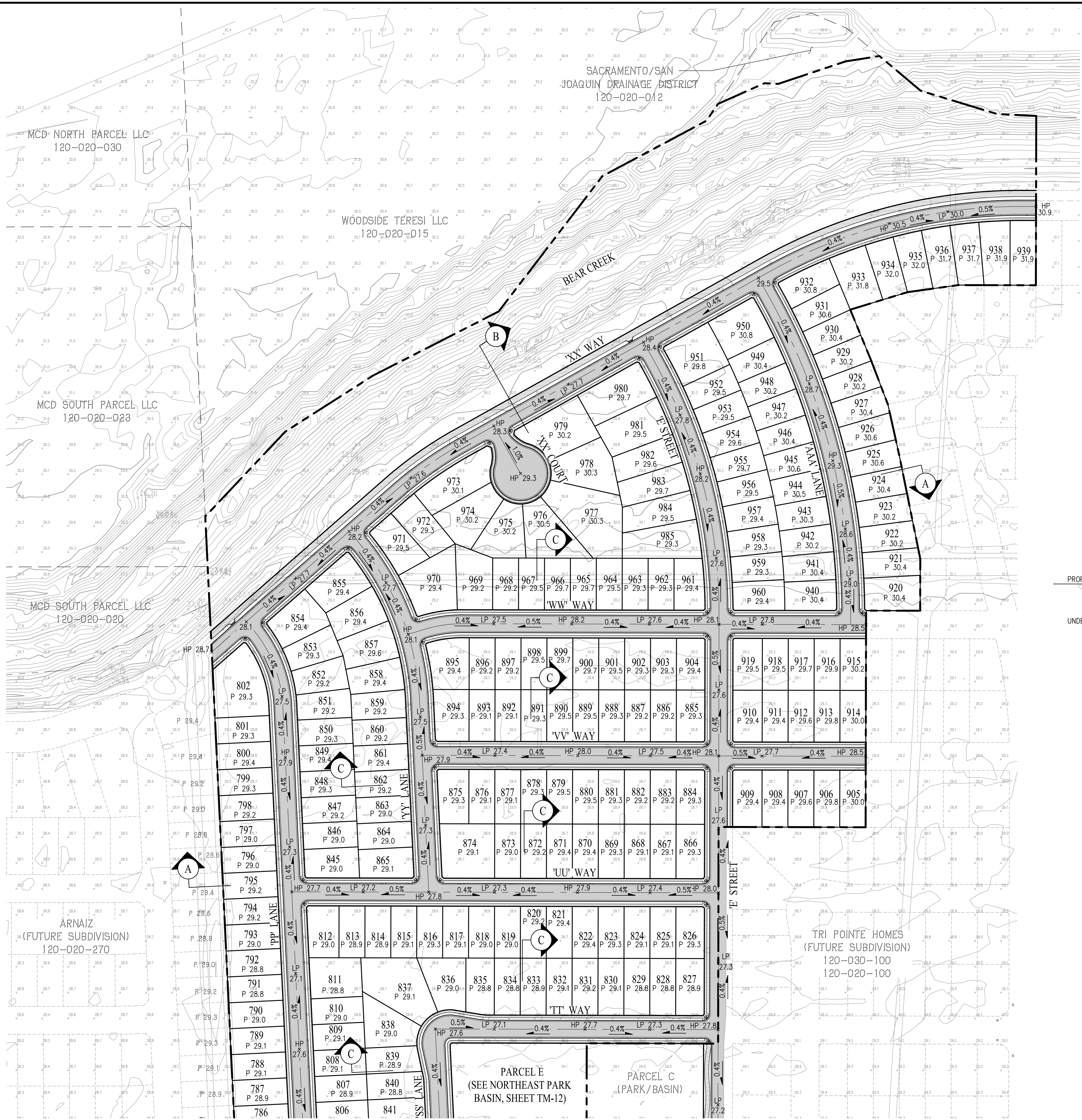
TENTATIVE MAP SITE PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



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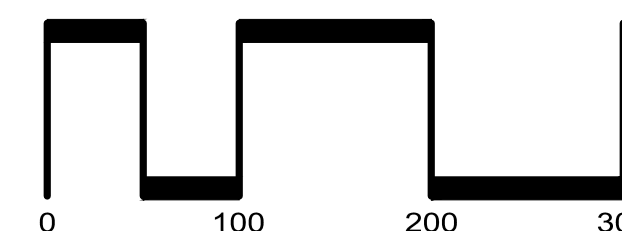
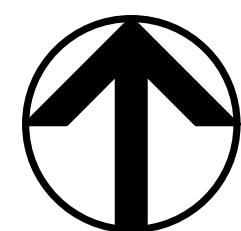
SHEET NO.
TM-6
OF 19 SHEETS



TENTATIVE MAP GRADING PLAN

KLEIN - BEAR CREEK SOUTH

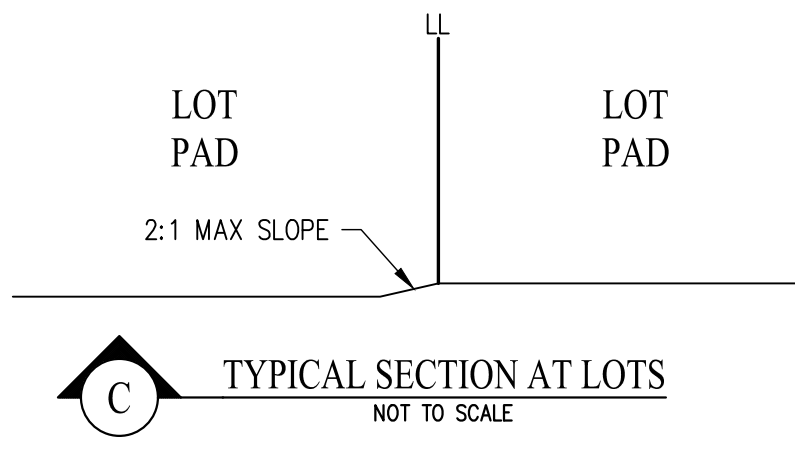
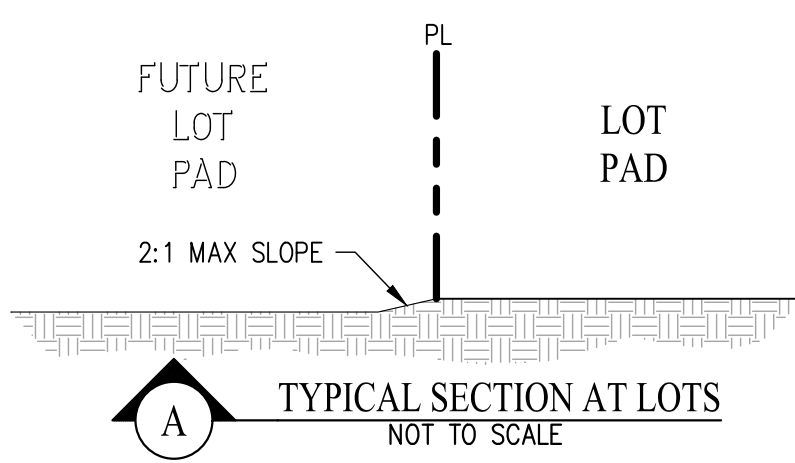
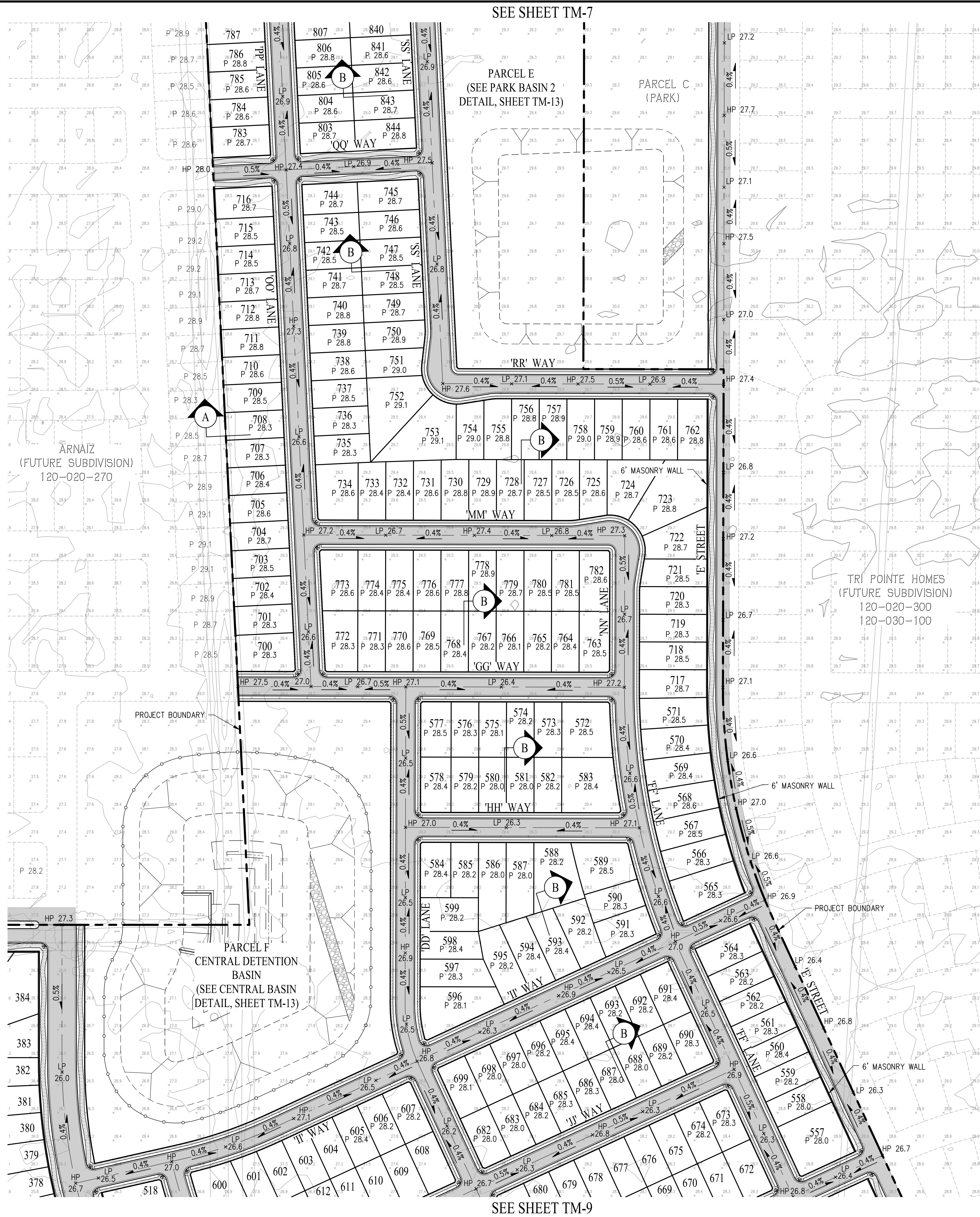
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



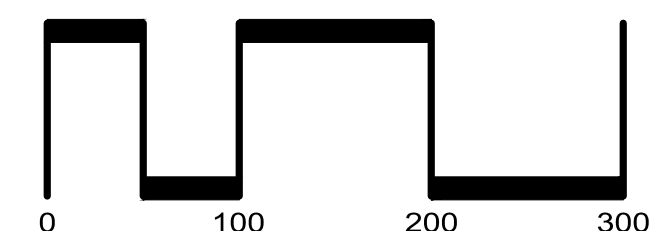
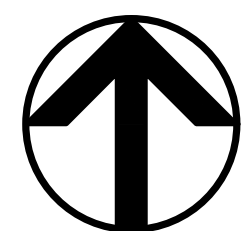
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SHEET NO.
TM-7
 OF 19 SHEETS

SEE SHEET TM-8



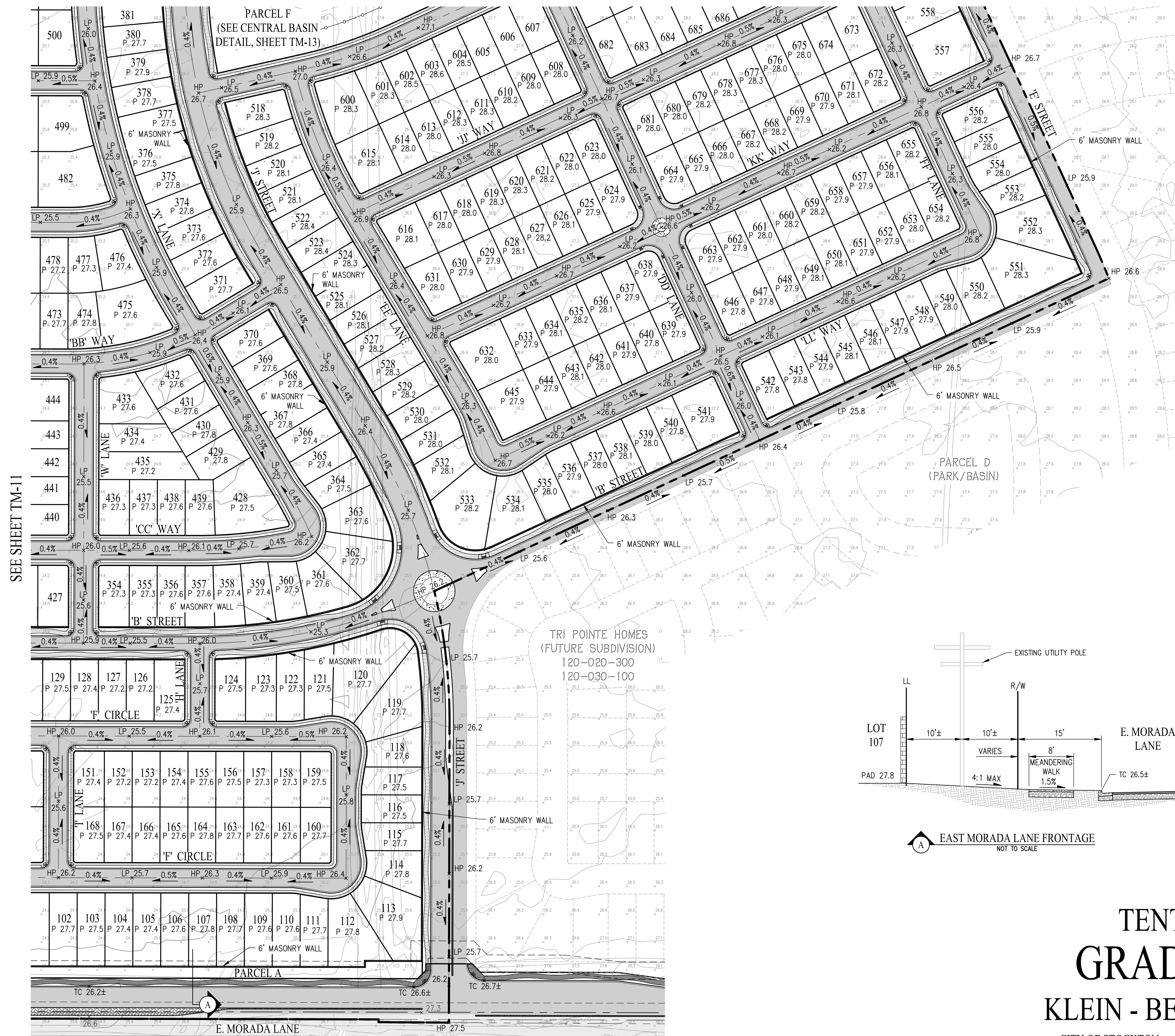
TENTATIVE MAP
GRADING PLAN
 KLEIN - BEAR CREEK SOUTH
 CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



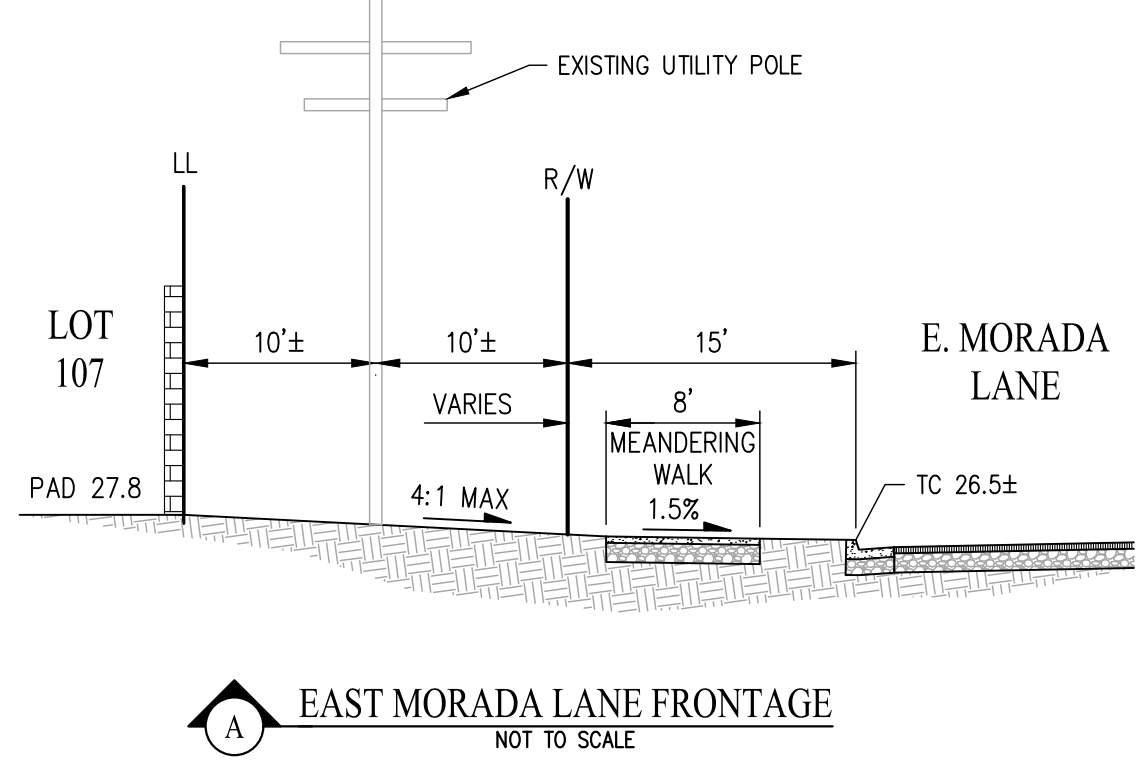
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SHEET NO.
TM-8
 OF 19 SHEETS

SEE SHEET TM-8

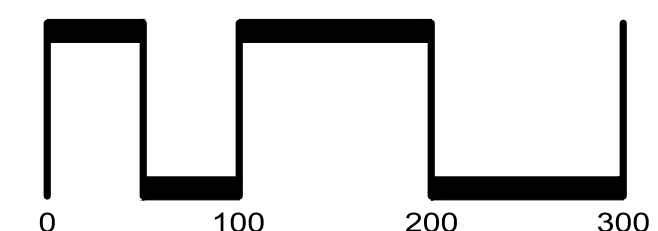
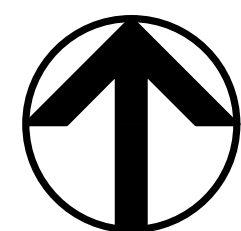


SEE SHEET TM-11



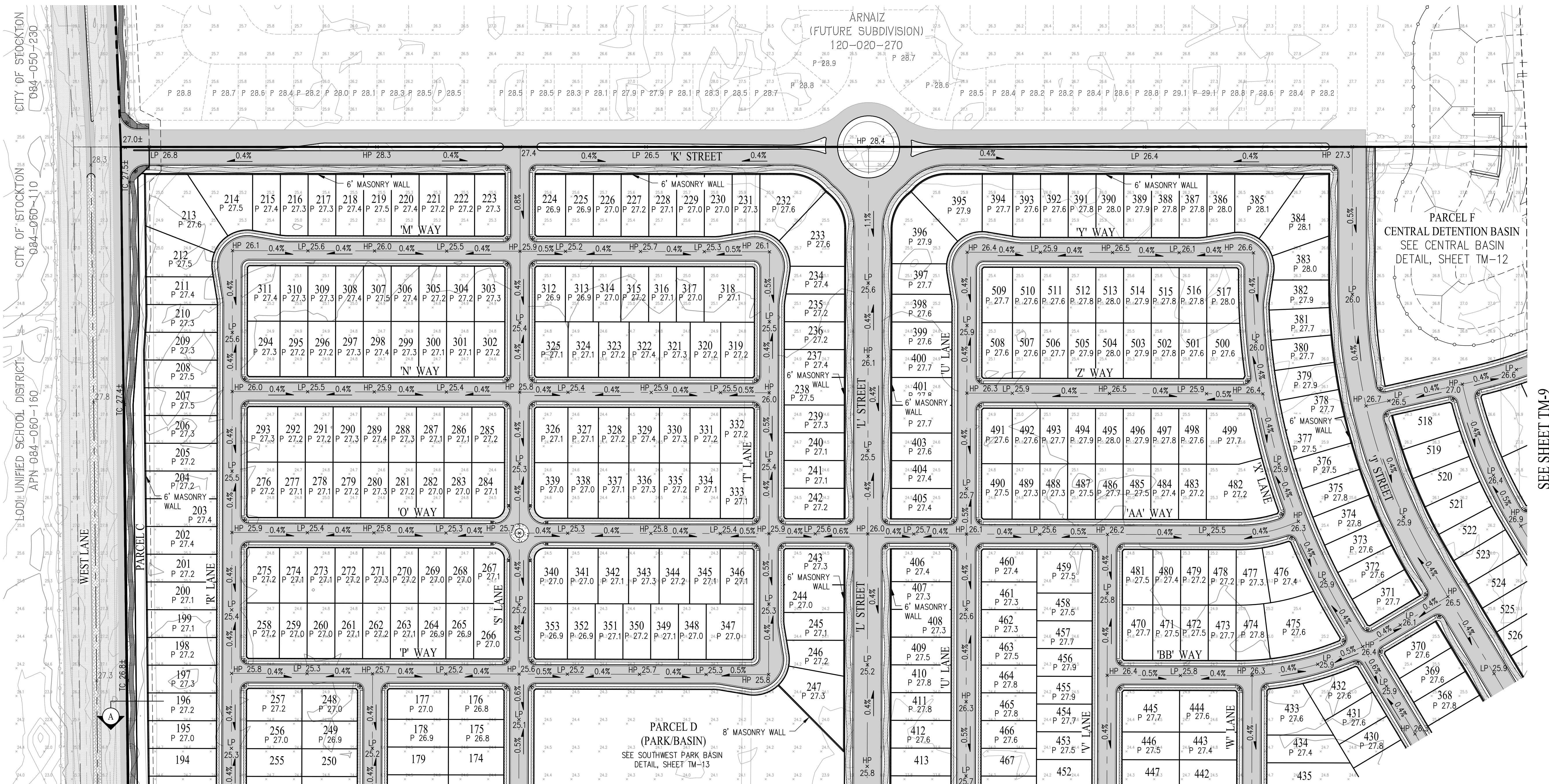
TENTATIVE MAP GRADING PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024

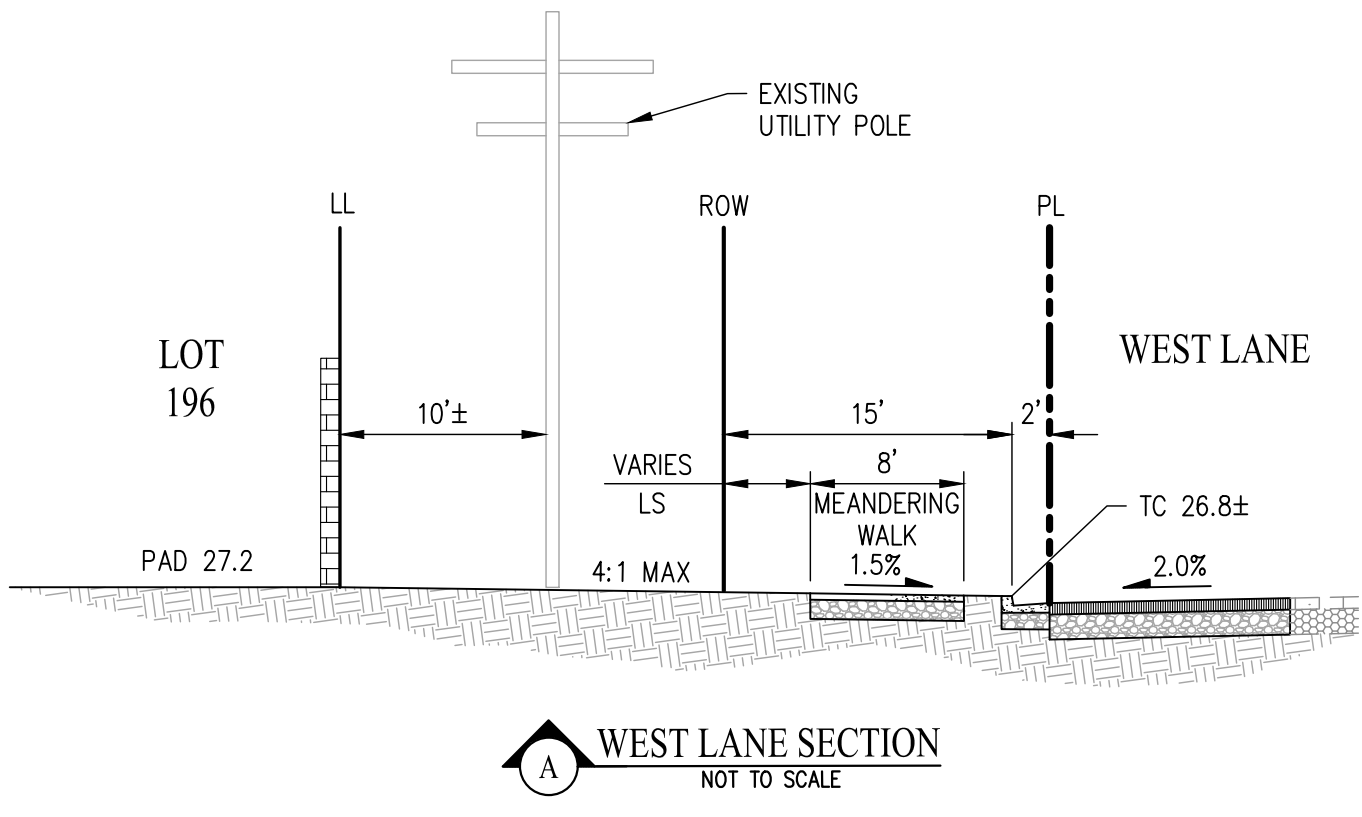


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SHEET NO.
TM-9
OF 19 SHEETS

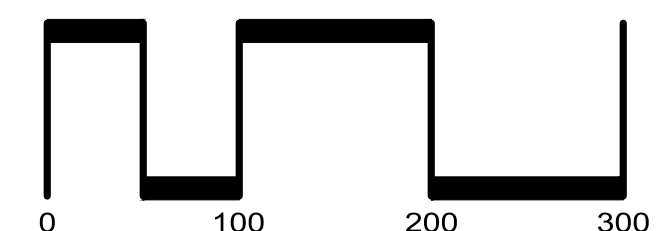
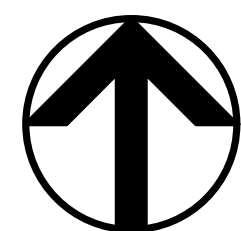


SEE SHEET TM-11



TENTATIVE MAP GRADING PLAN KLEIN - BEAR CREEK SOUTH

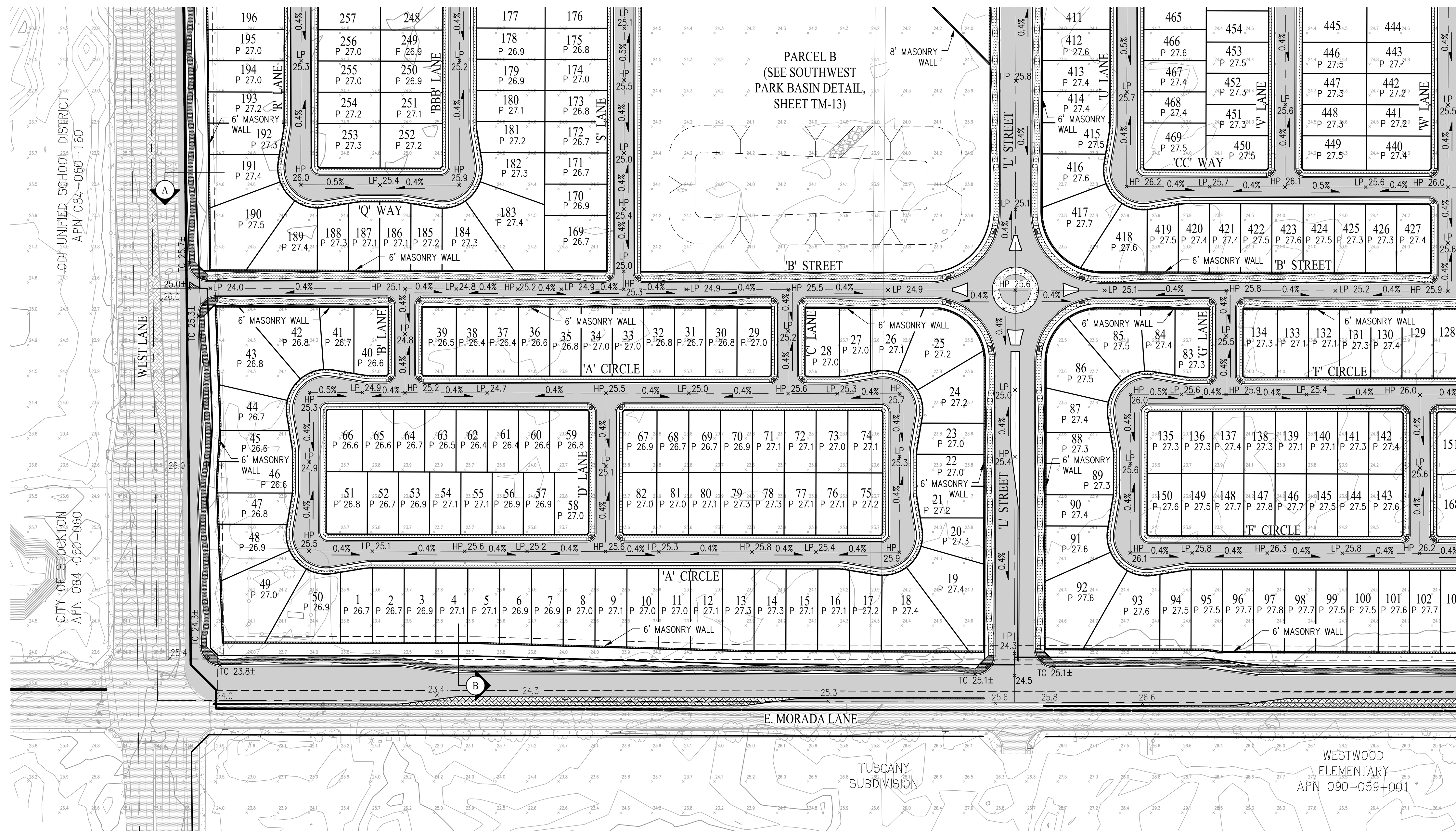
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



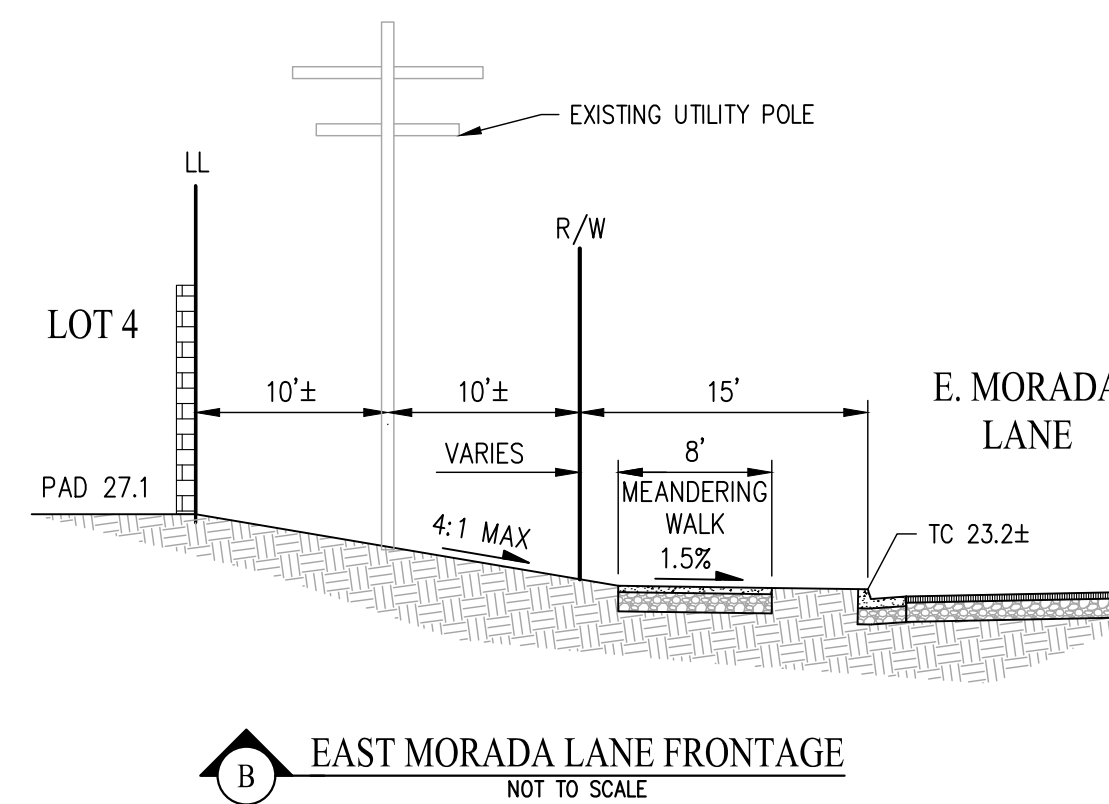
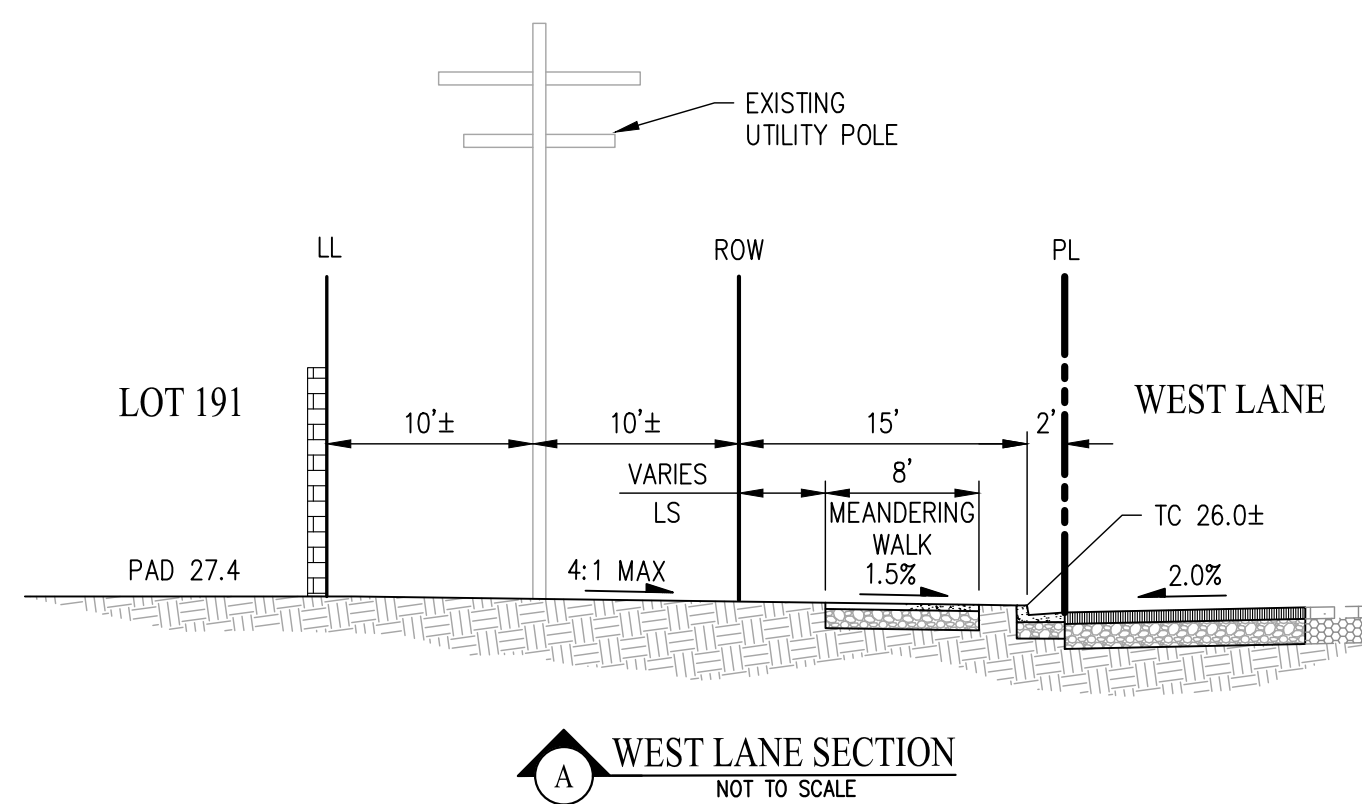
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SHEET NO.
TM-10
OF 19 SHEETS

SEE SHEET TM-10



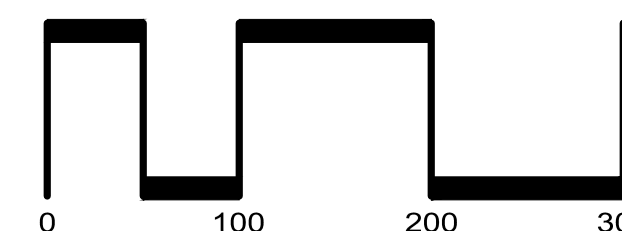
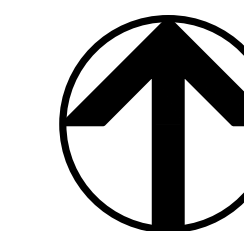
SEE SHEET TM-9



TENTATIVE MAP GRADING PLAN

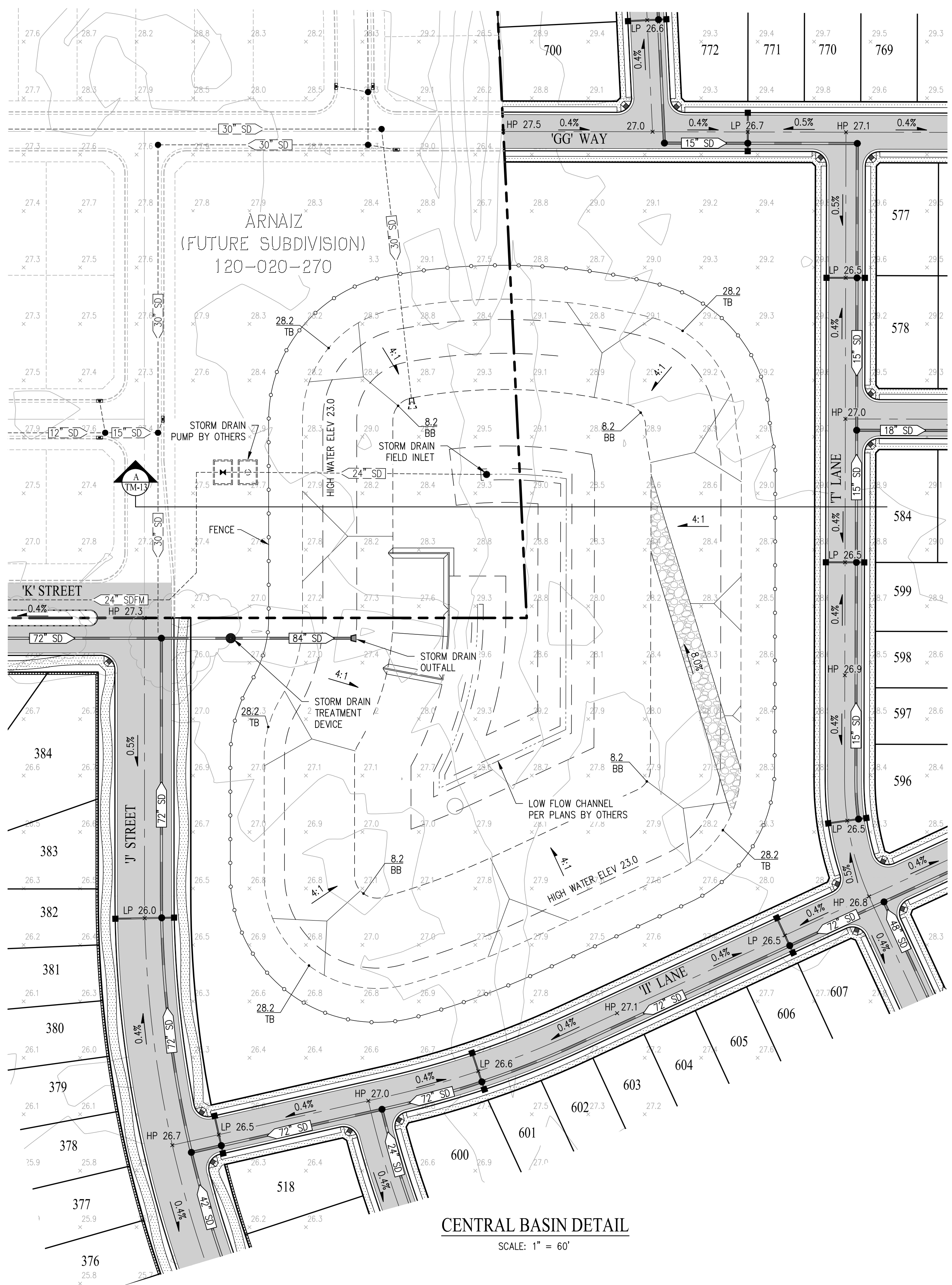
KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024

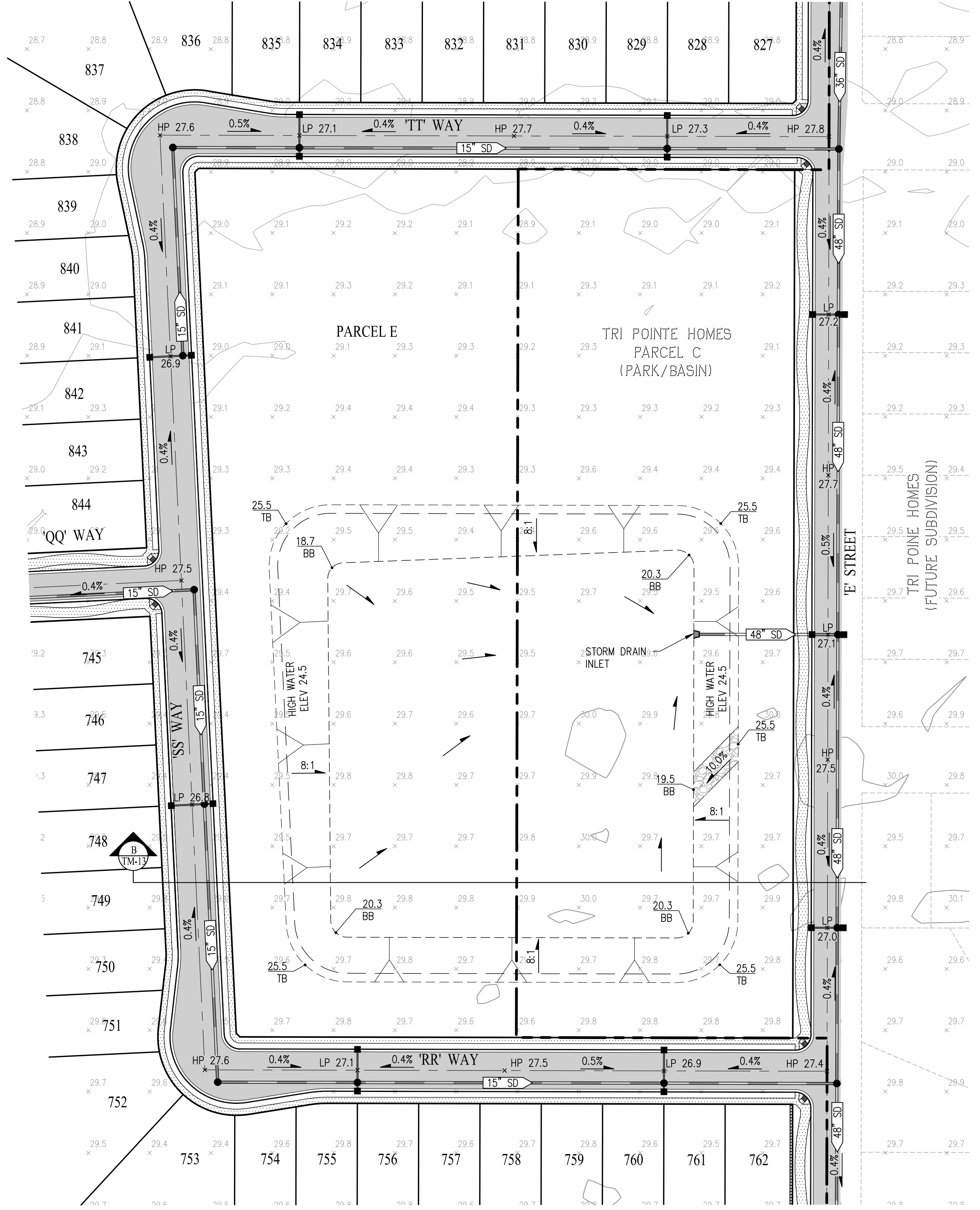


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SHEET NO.
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OF 19 SHEETS



CENTRAL BASIN DETAIL
SCALE: 1" = 60'

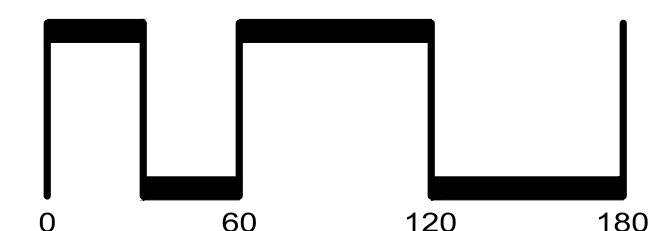
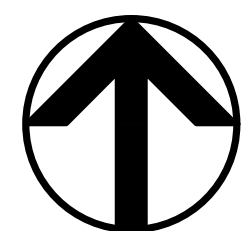


NORTHEAST PARK BASIN DETAIL
SCALE: 1" = 60'

TENTATIVE MAP BASIN GRADING KLEIN - BEAR CREEK SOUTH

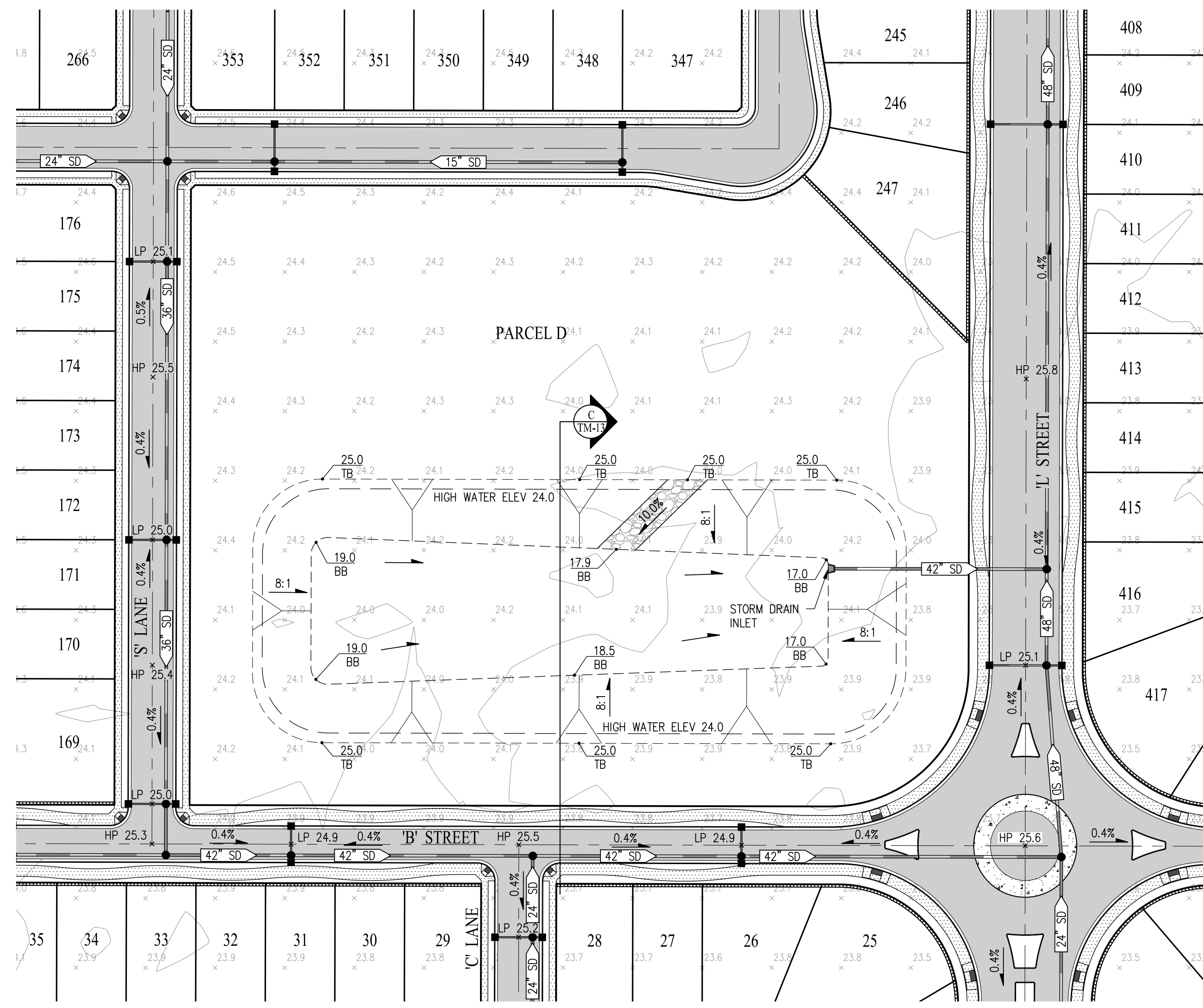
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: NOVEMBER 21, 2024

BASIN SUMMARY		
PARCEL	UPLAND AREA (AC)	BASIN AREA (AC)
CENTRAL BASIN	4.98	4.70
NORTHEAST PARK BASIN (PARCEL E)	4.36	3.31

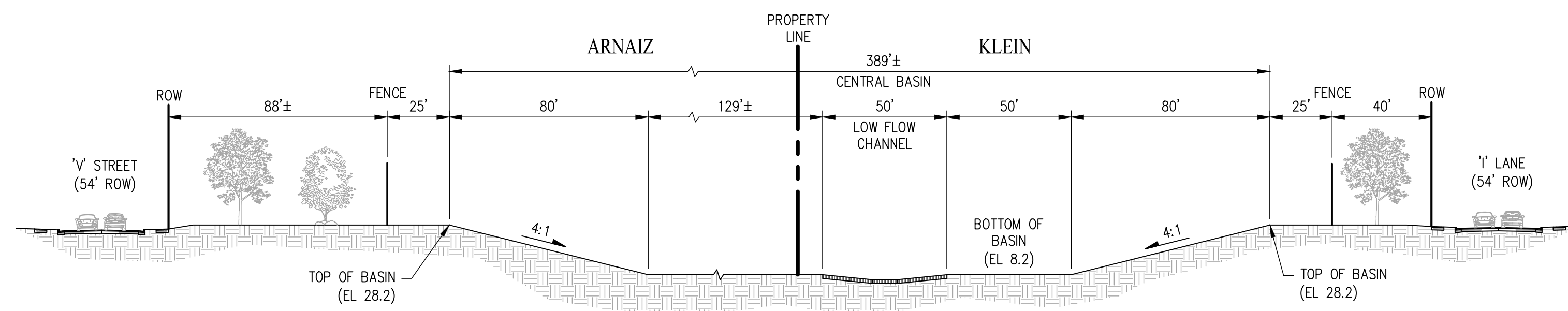


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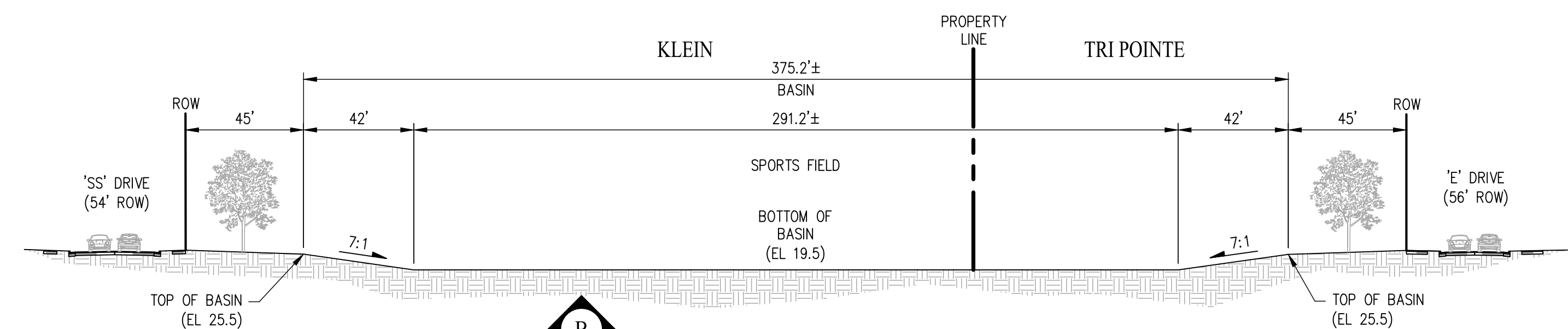
SHEET NO.
TM-12
OF 19 SHEETS



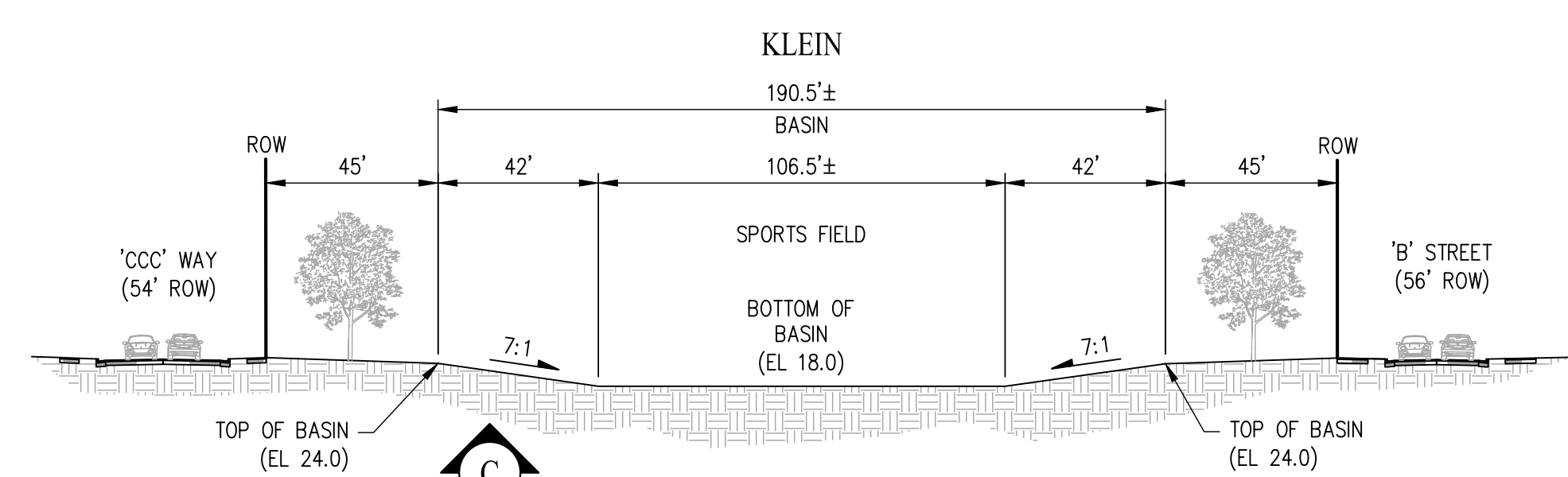
SOUTHWEST PARK BASIN DETAIL
SCALE: 1" = 60'



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



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

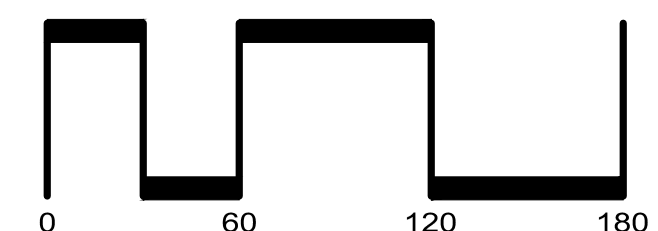
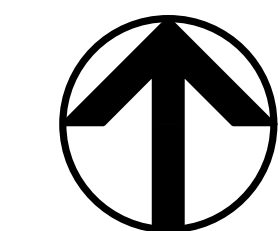


SOUTHWEST PARK/BASIN SECTION
SCALE: 1"=40'

TENTATIVE MAP BASIN GRADING KLEIN - BEAR CREEK SOUTH

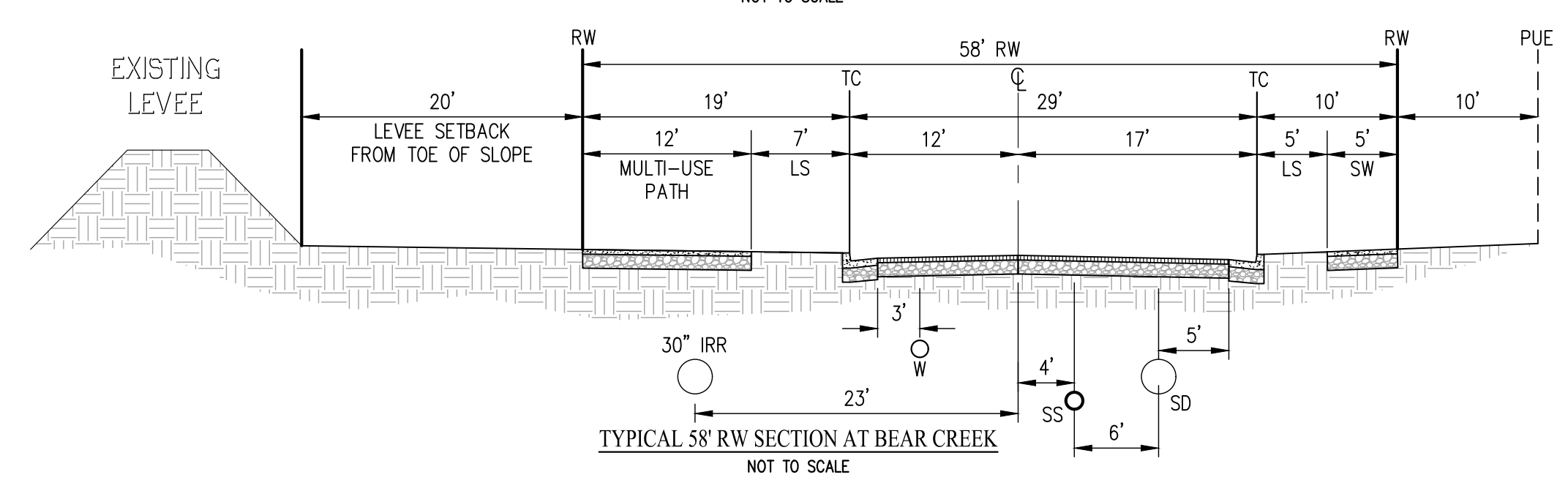
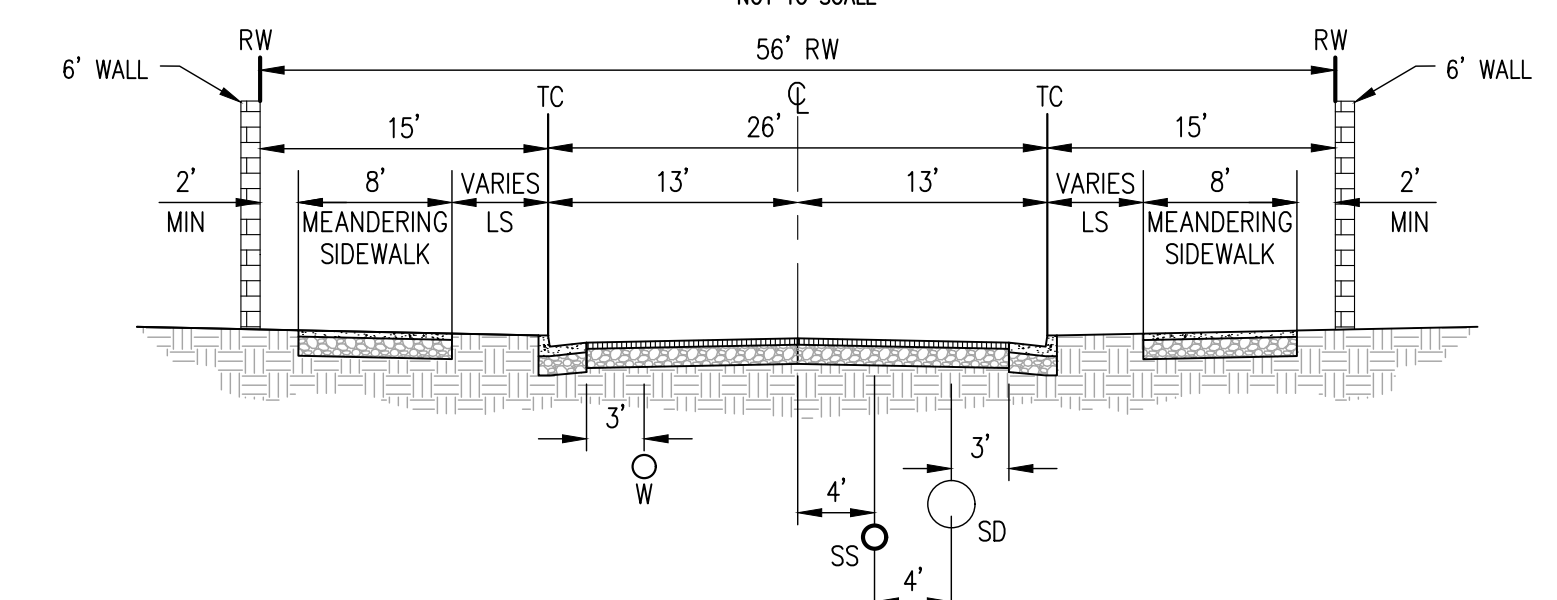
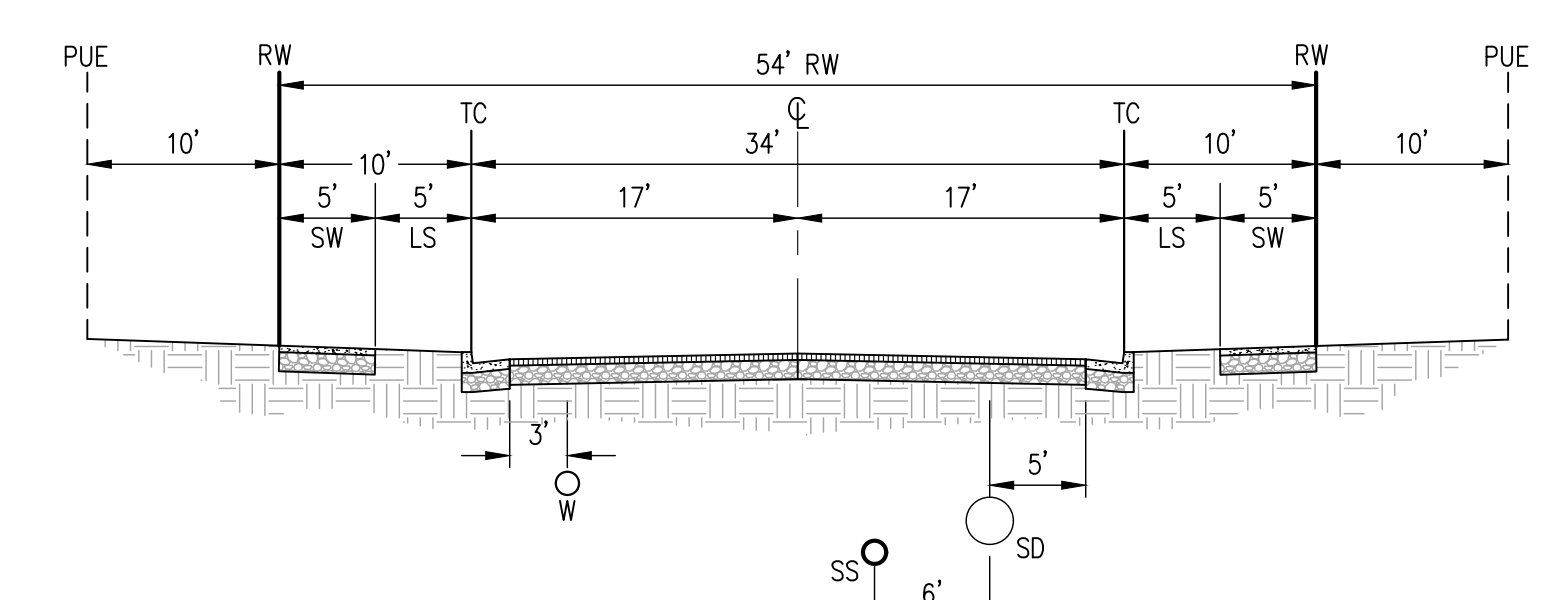
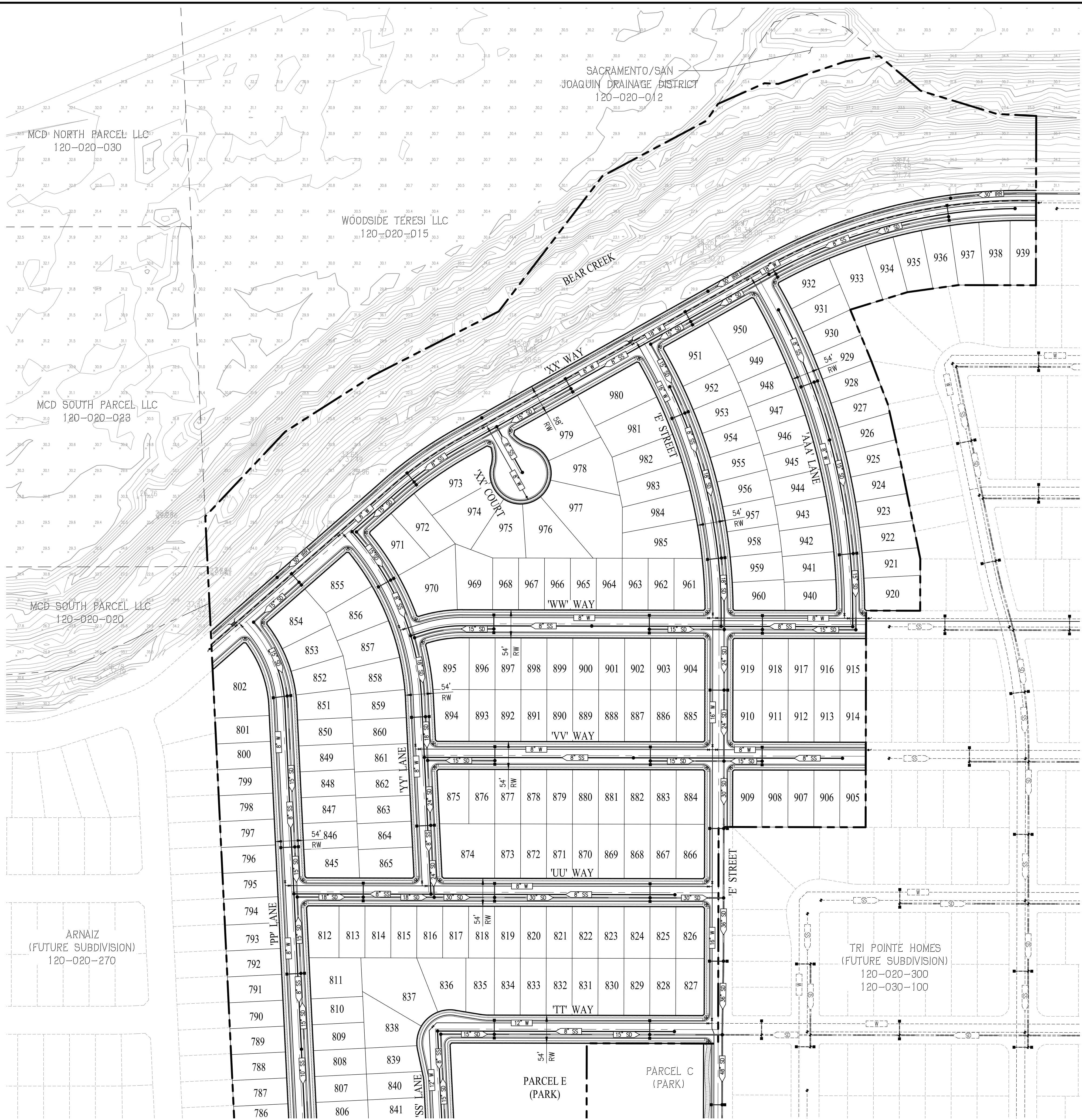
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: NOVEMBER 21, 2024

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



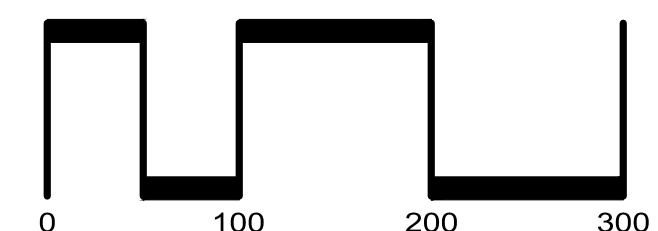
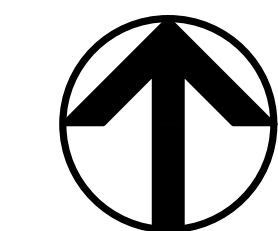
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SHEET NO.
TM-13
OF 19 SHEETS



TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

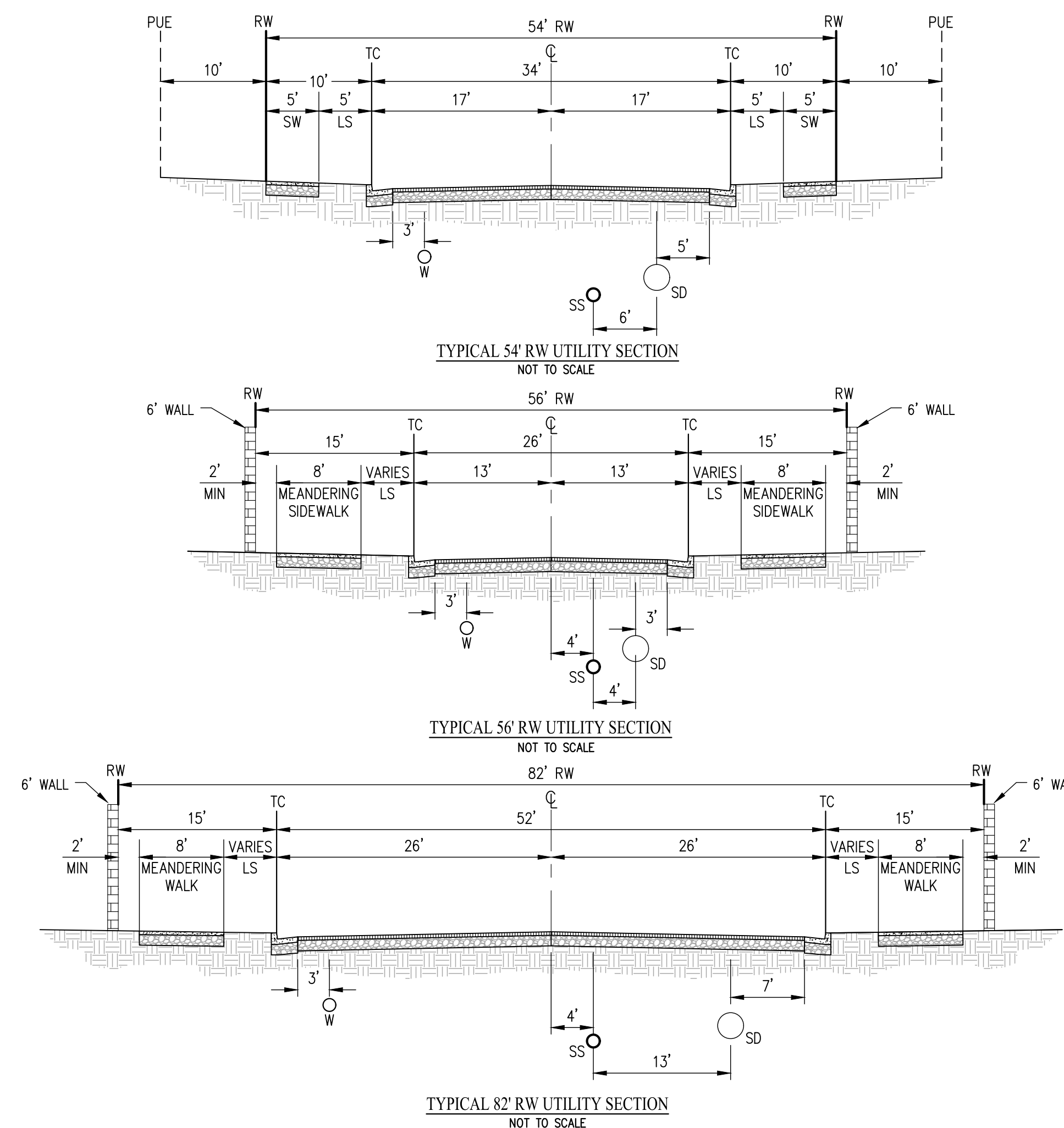
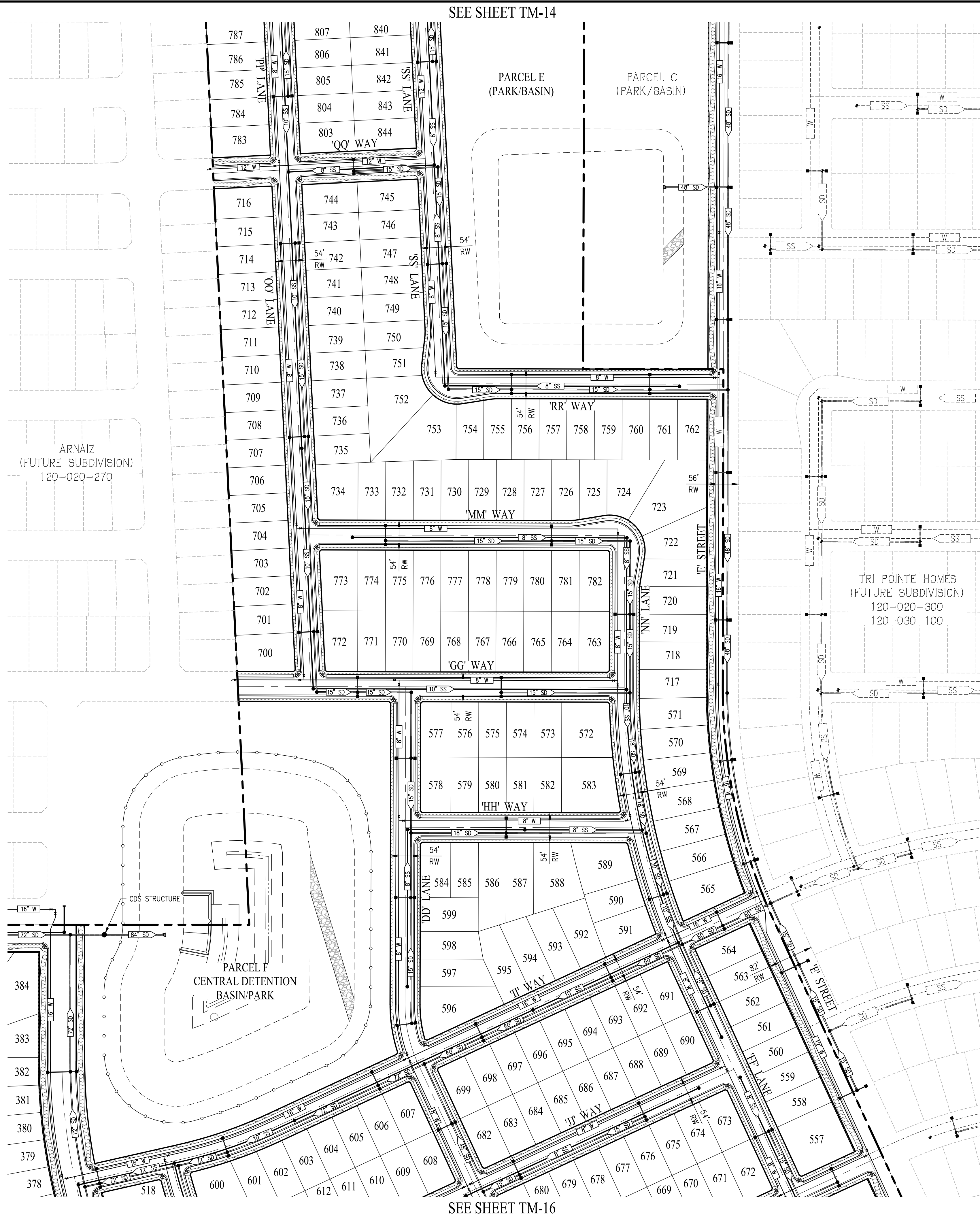
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



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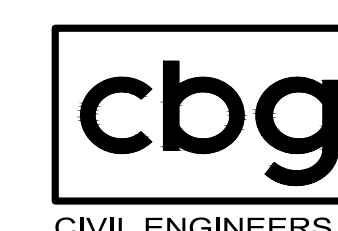
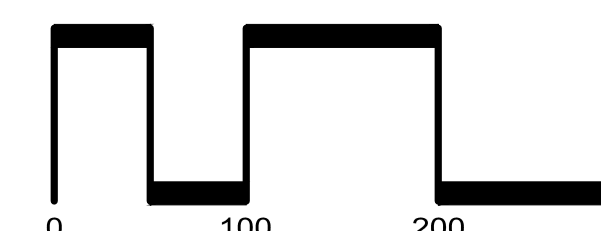
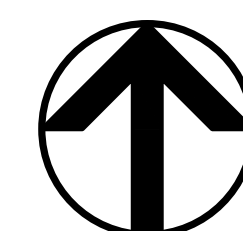
SHEET NO.
TM-14
OF 19 SHEETS

SEE SHEET TM-15



TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

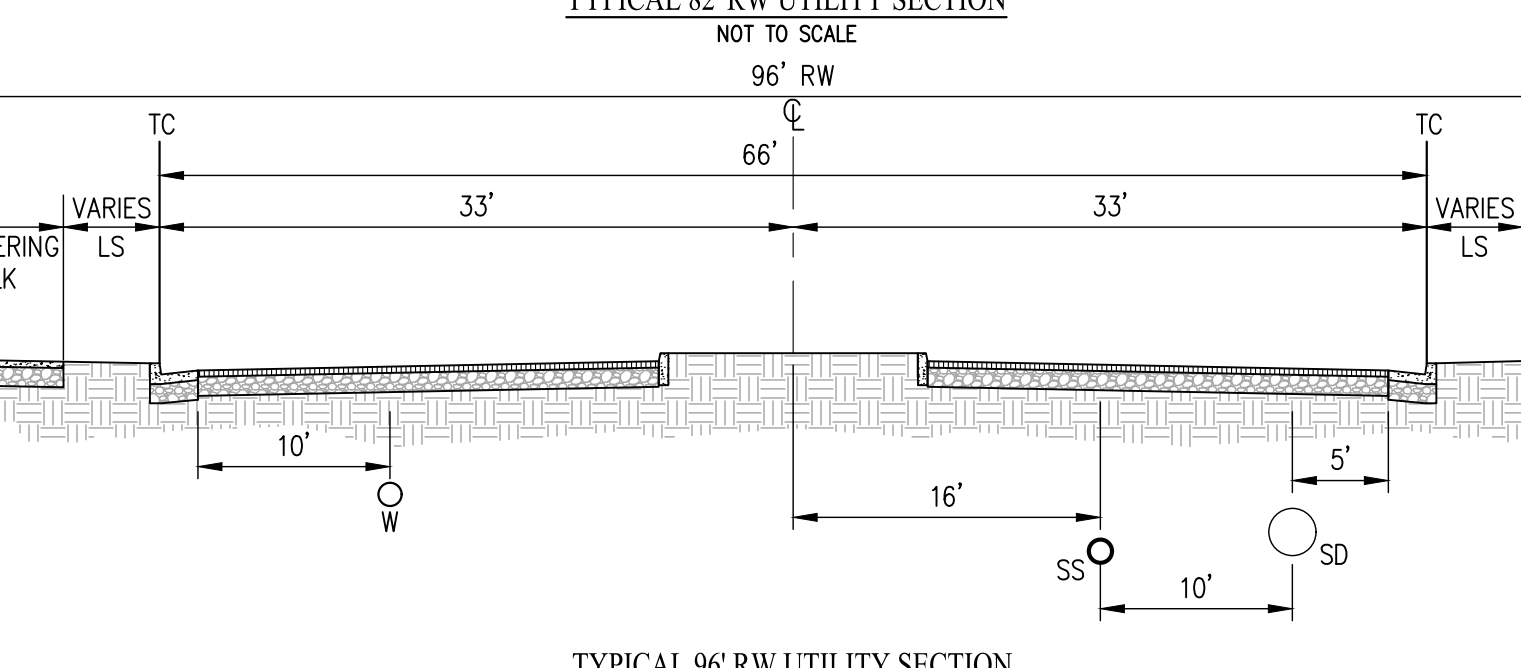
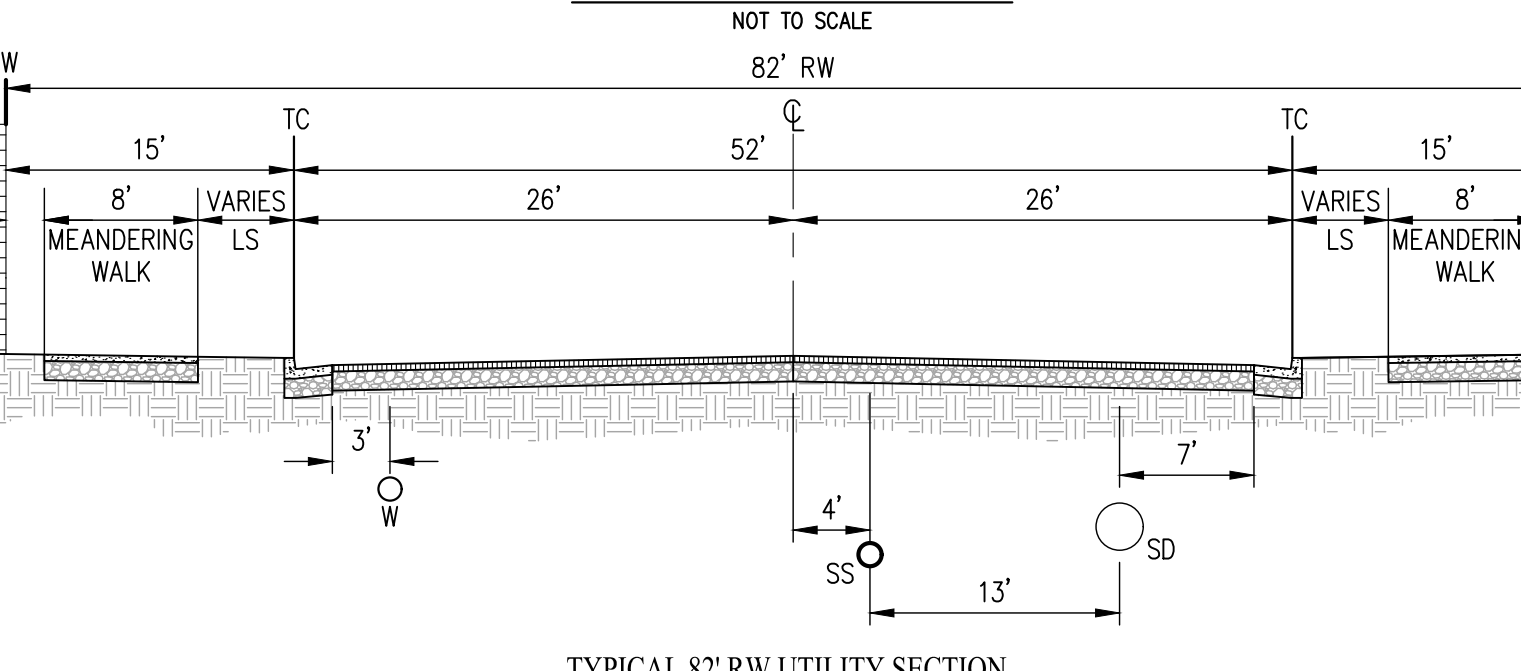
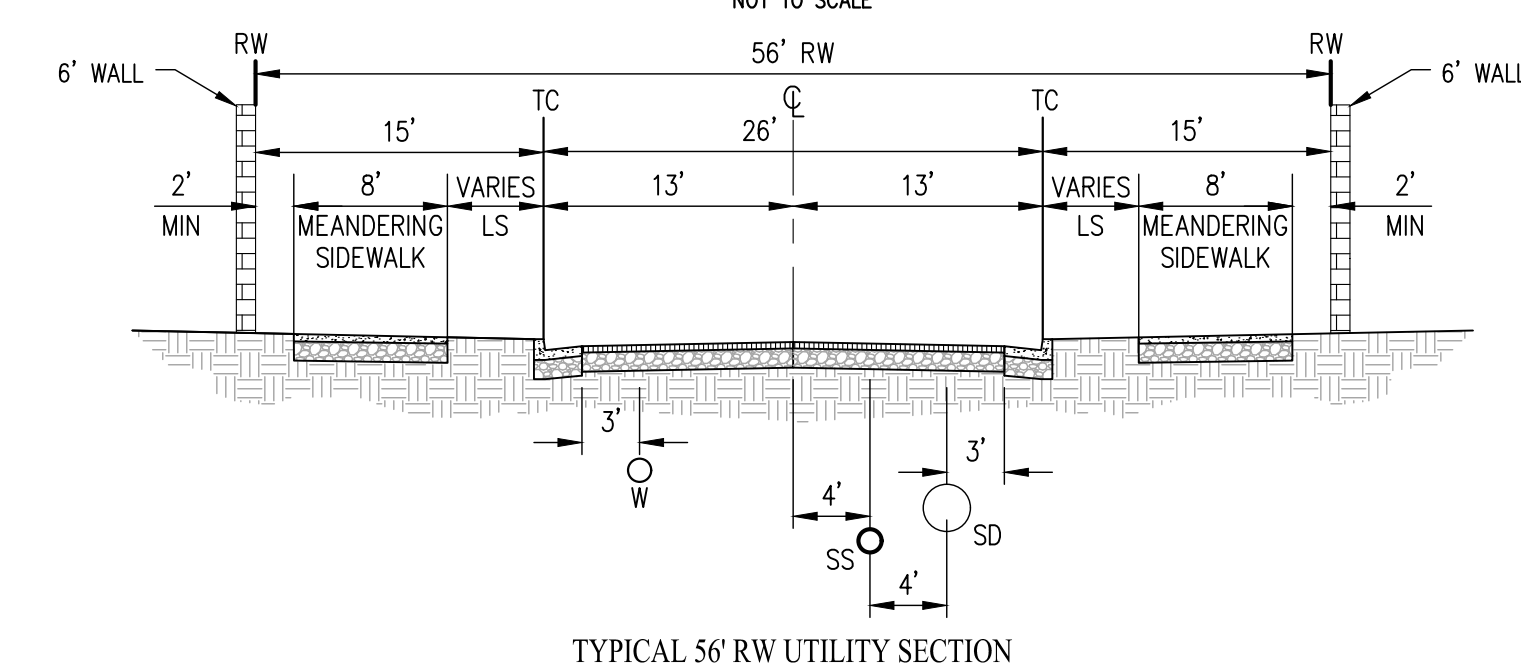
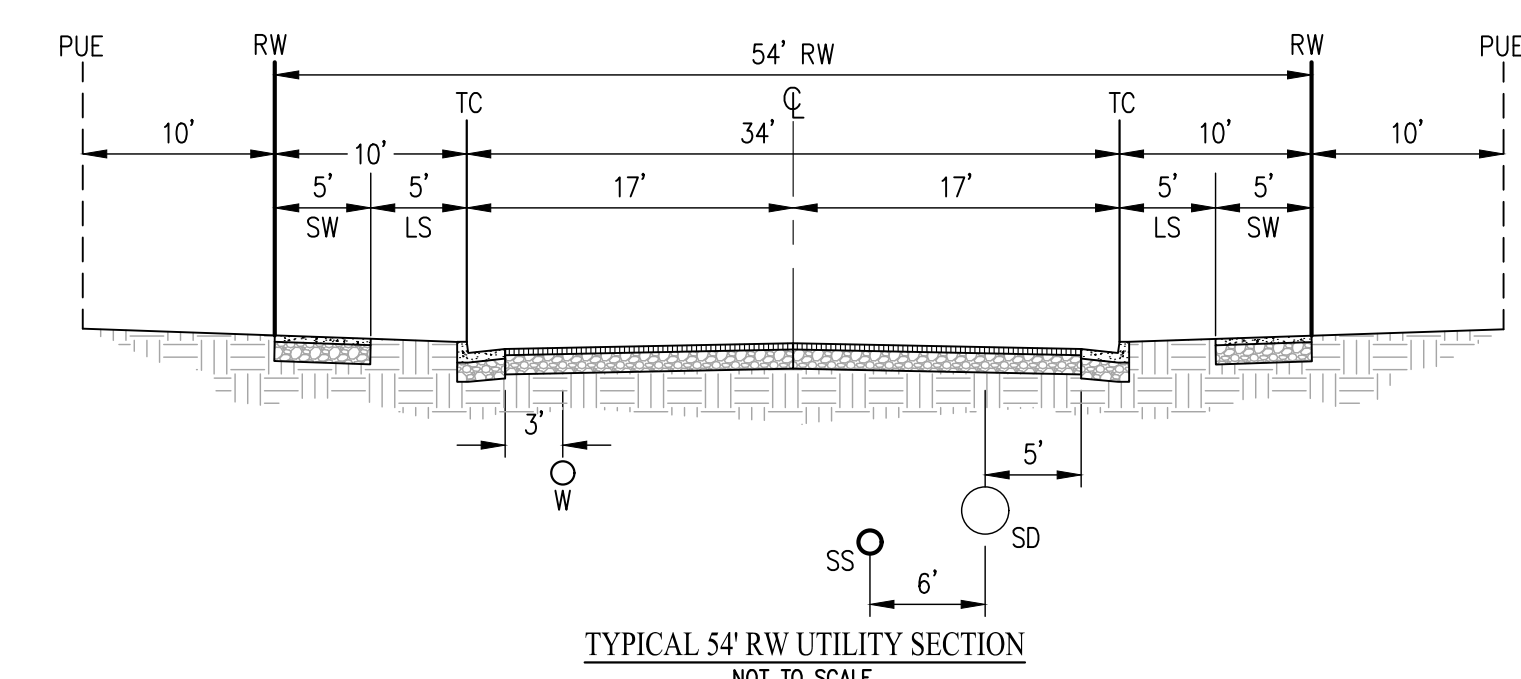
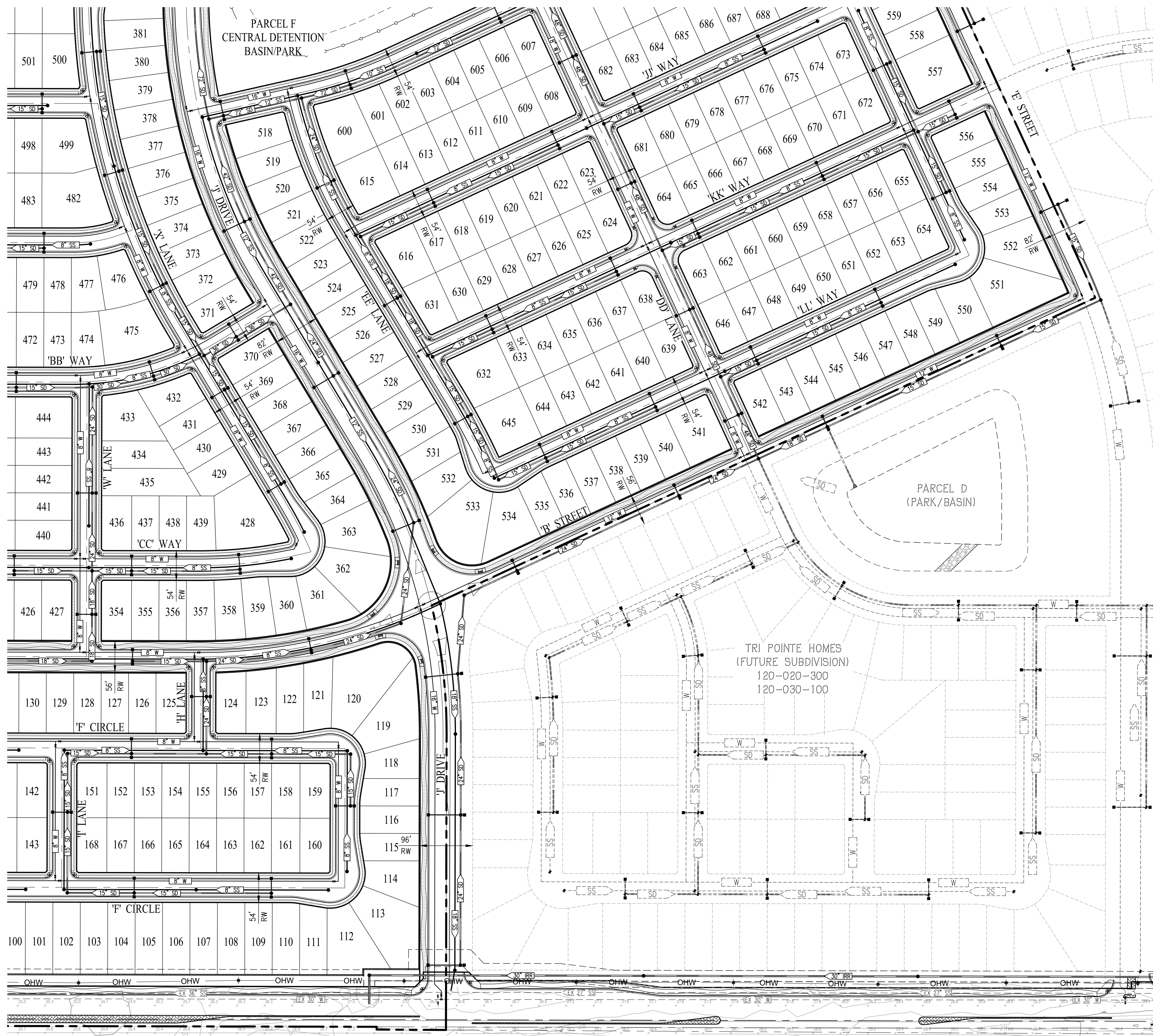
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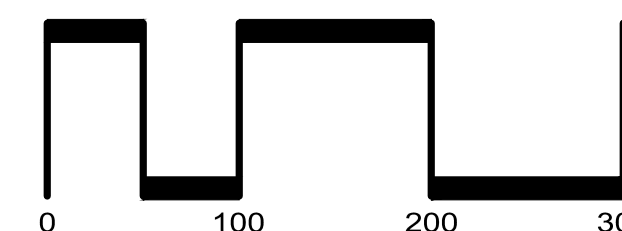
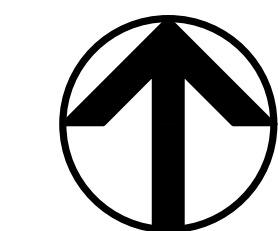
SHEET NO.
TM-15
OF 19 SHEETS

SEE SHEET TM-15



TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



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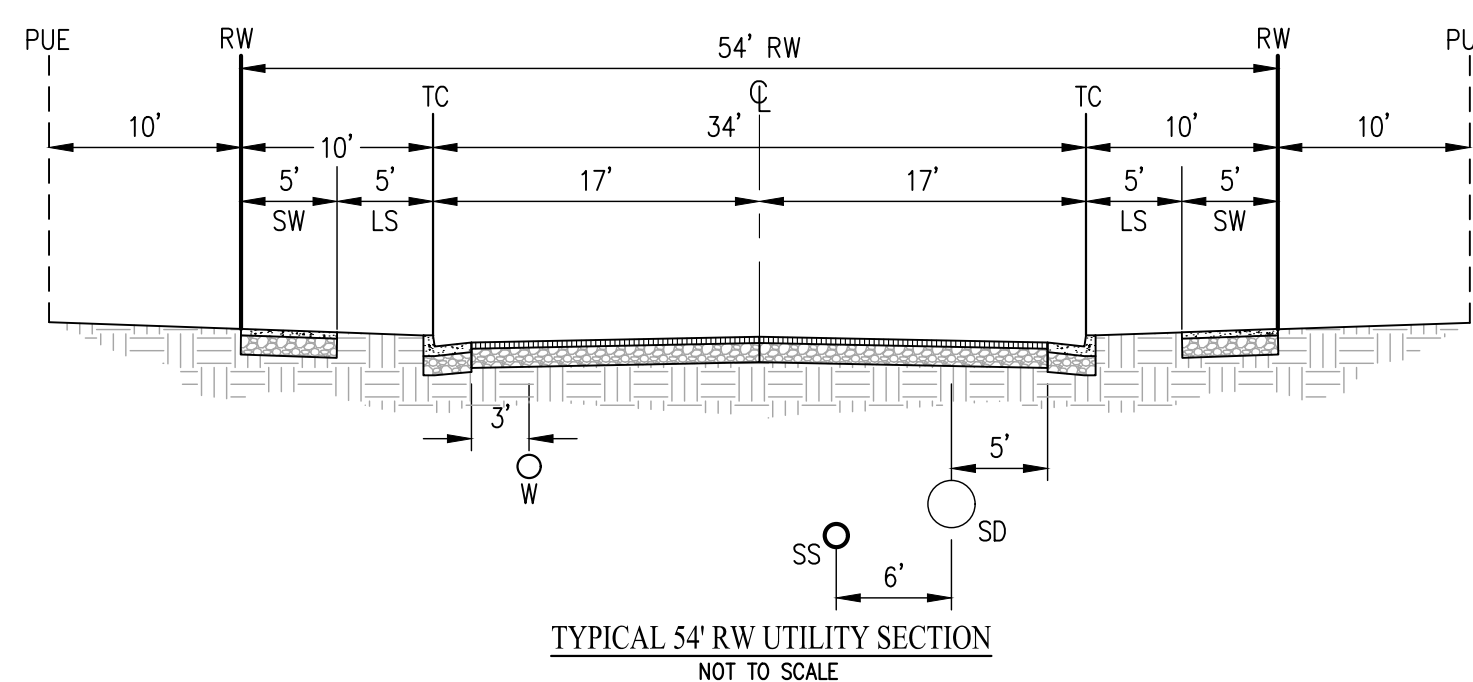
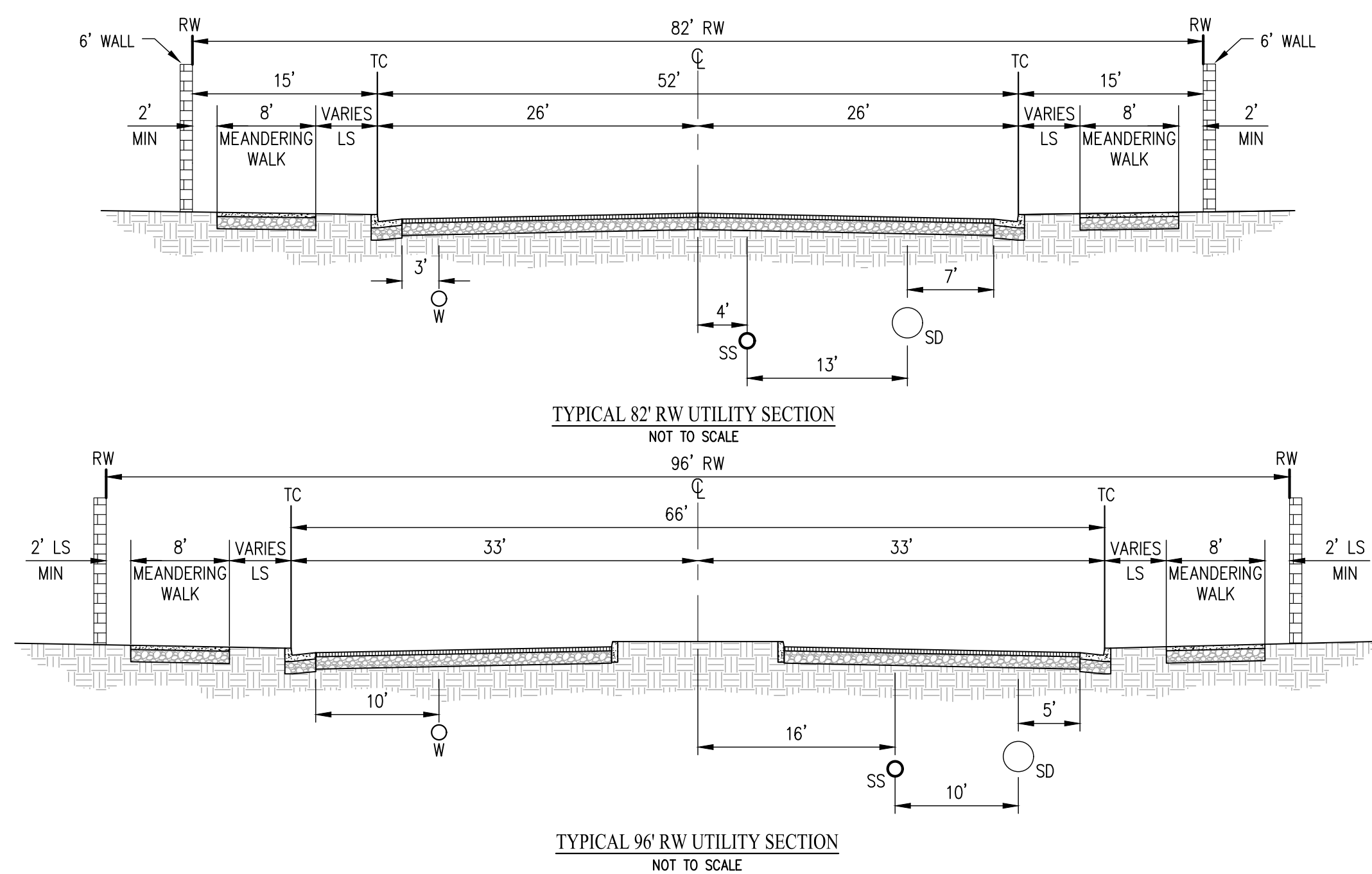
SHEET NO.
TM-16
OF 19 SHEETS

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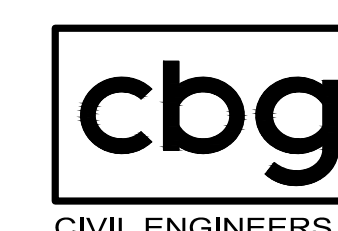
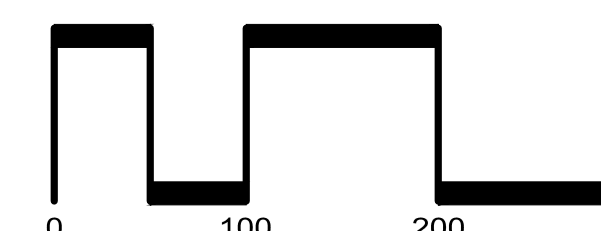
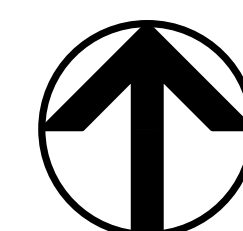
SEE SHEET TM-18

SEE SHEET TM-16



TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

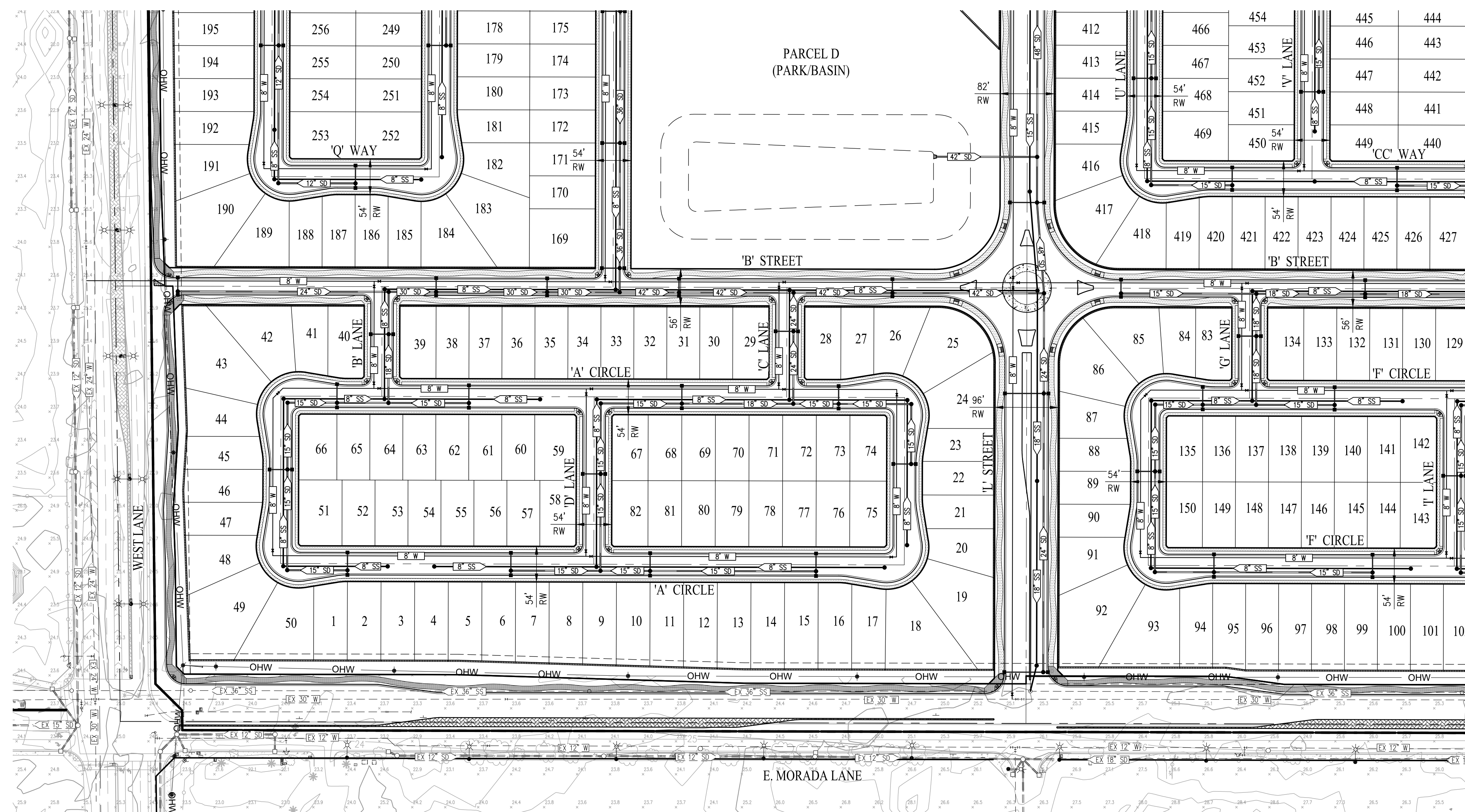
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024



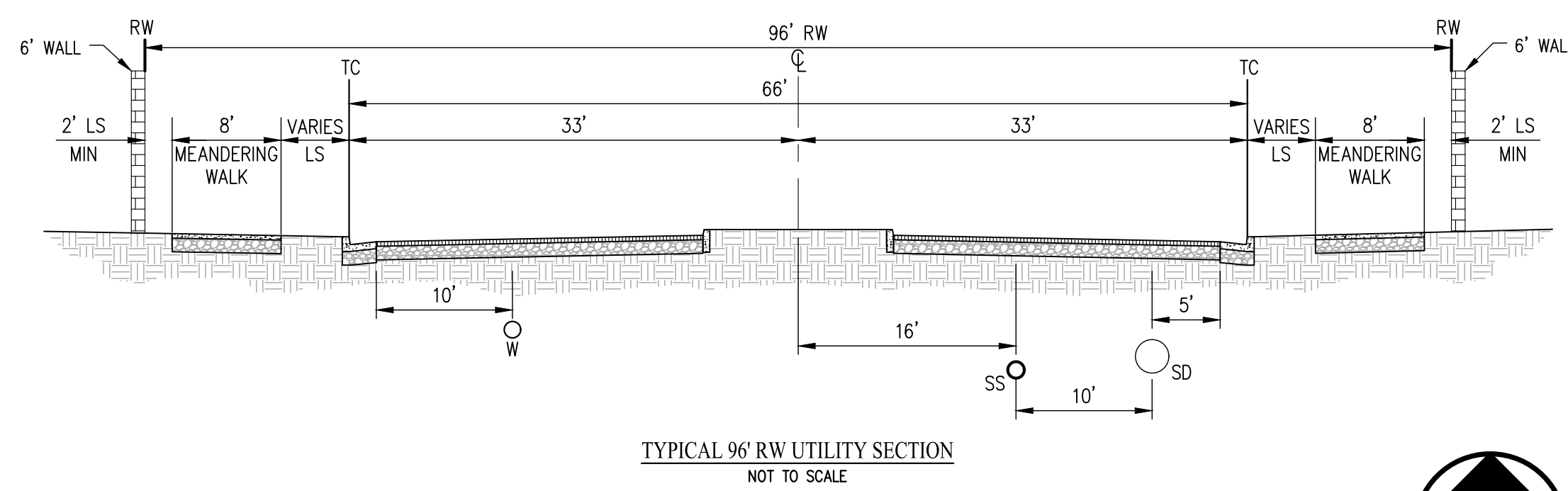
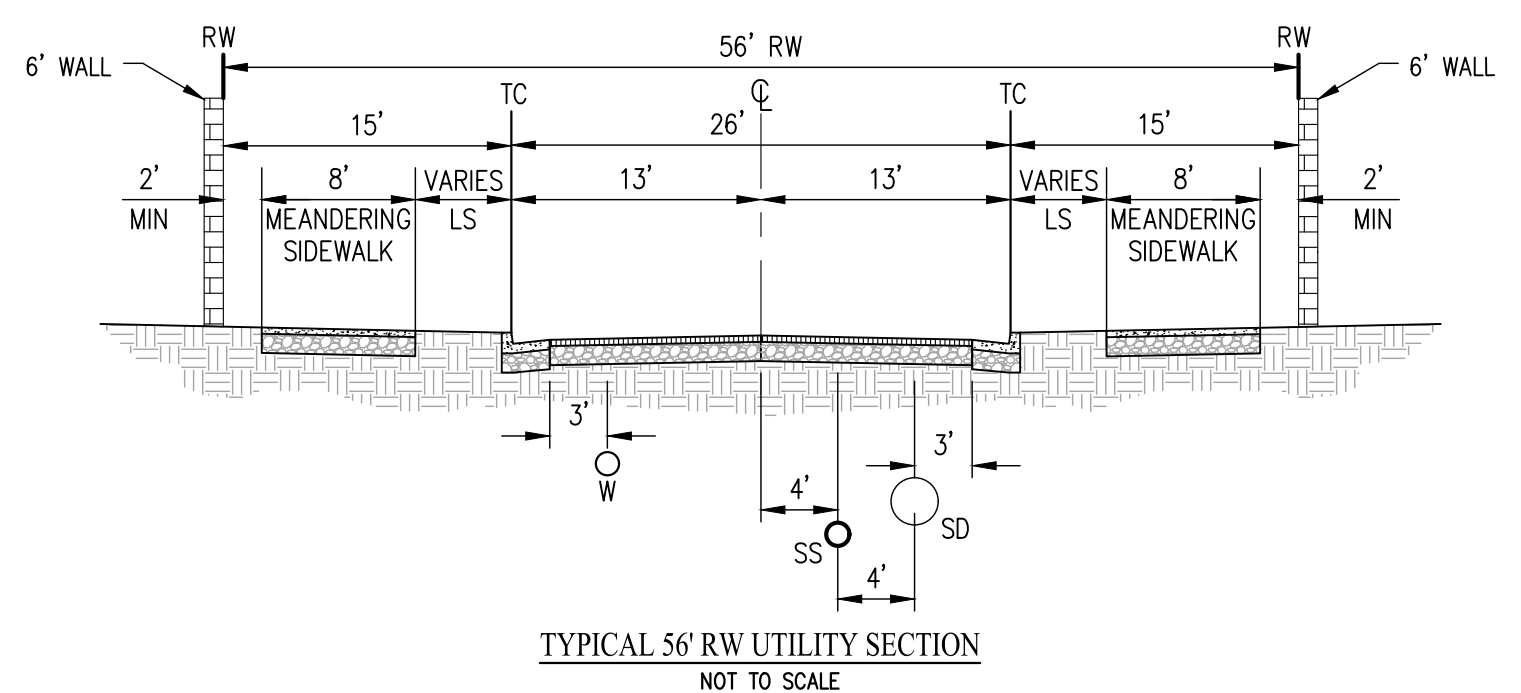
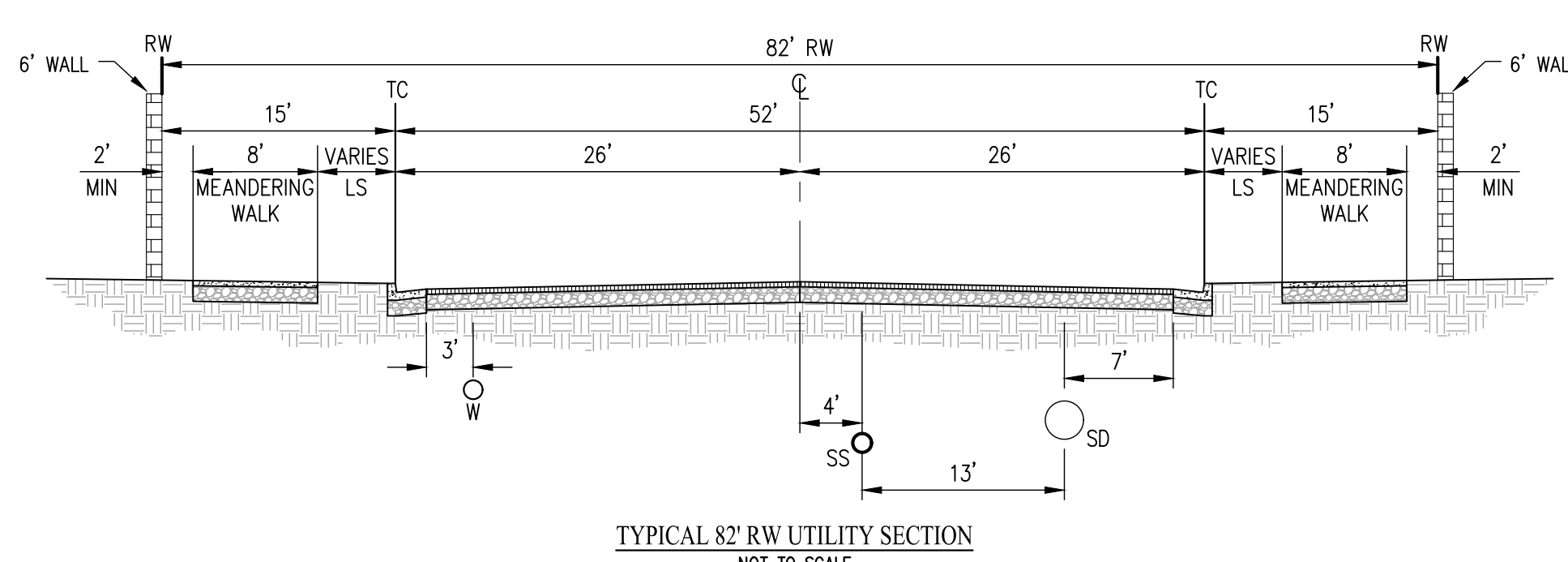
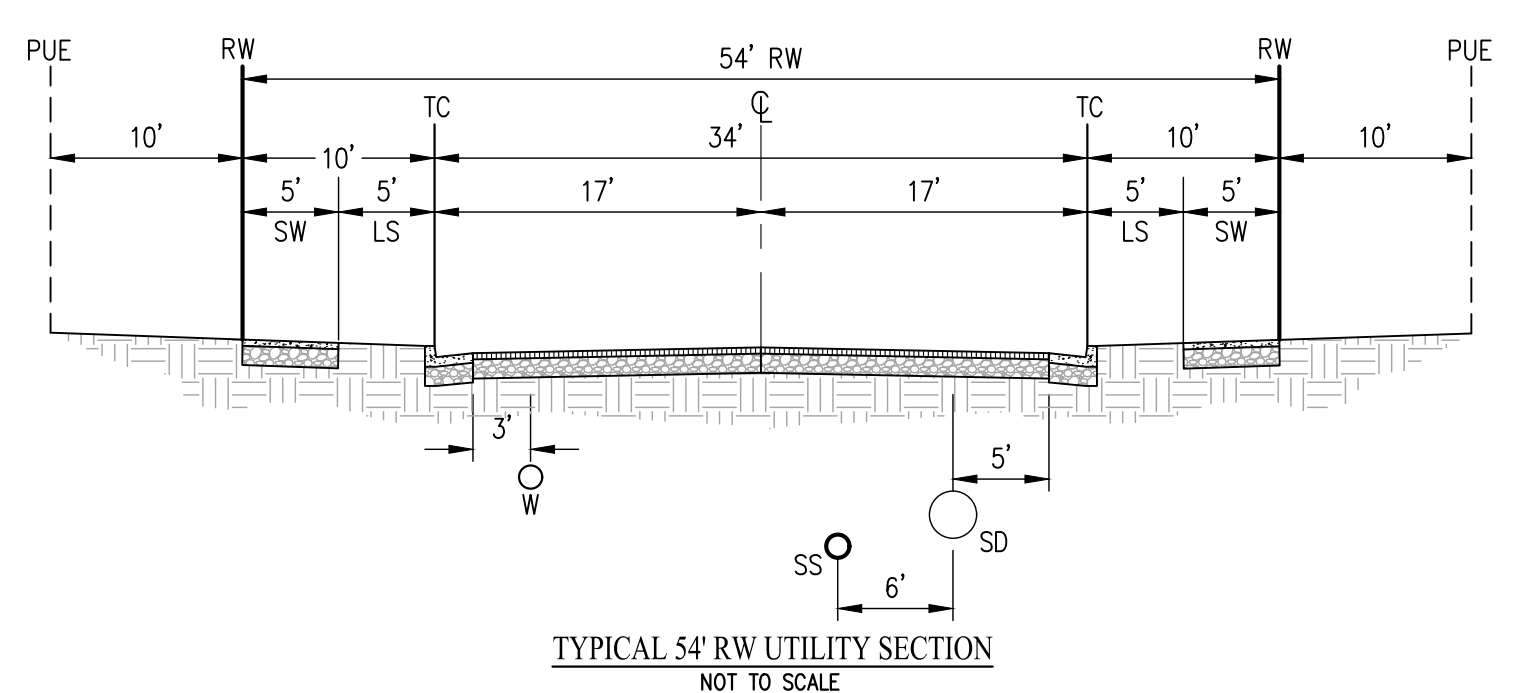
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SHEET NO.
TM-17
OF 19 SHEETS

SEE SHEET TM-17



SEE SHEET TM-16



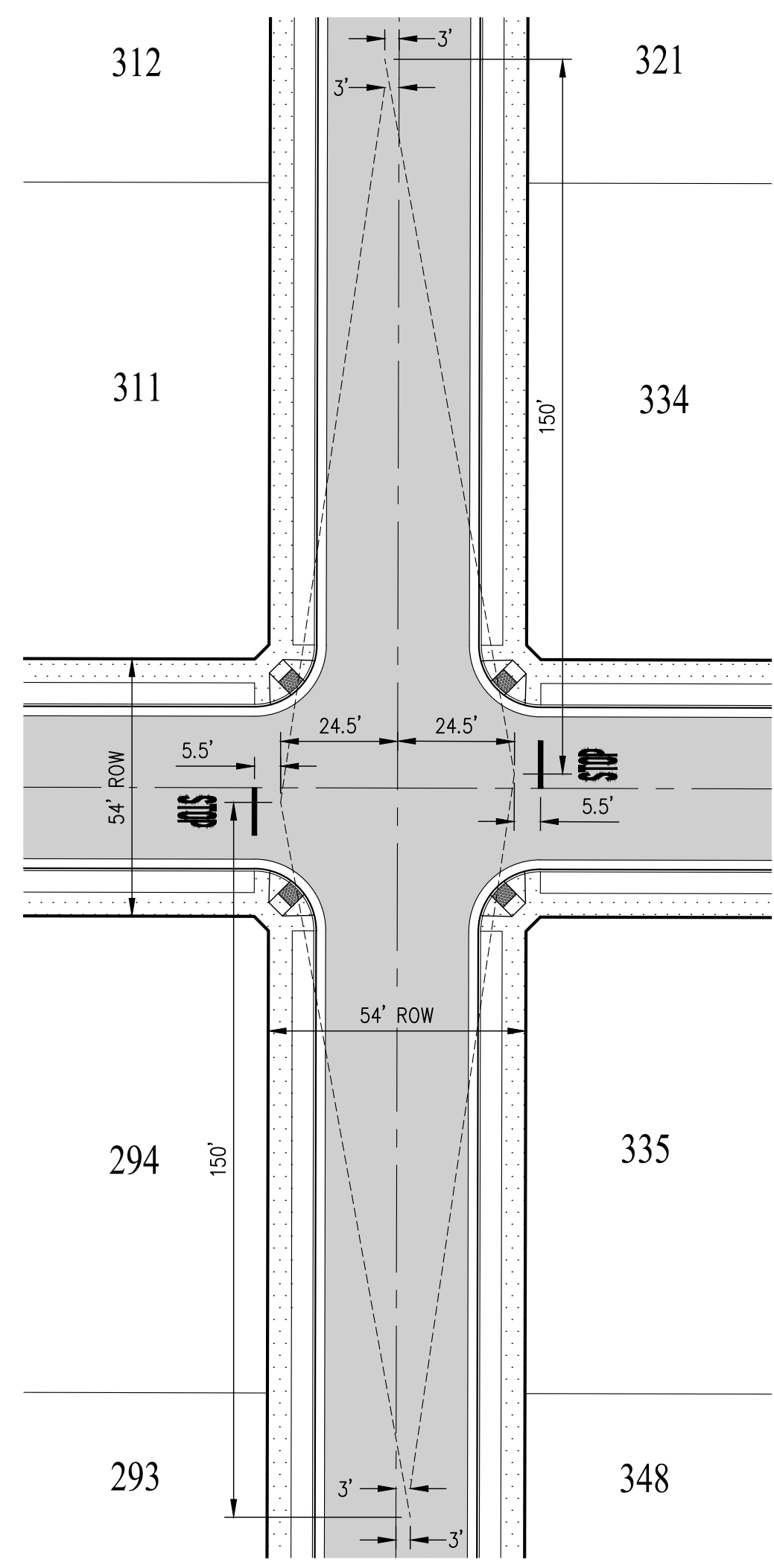
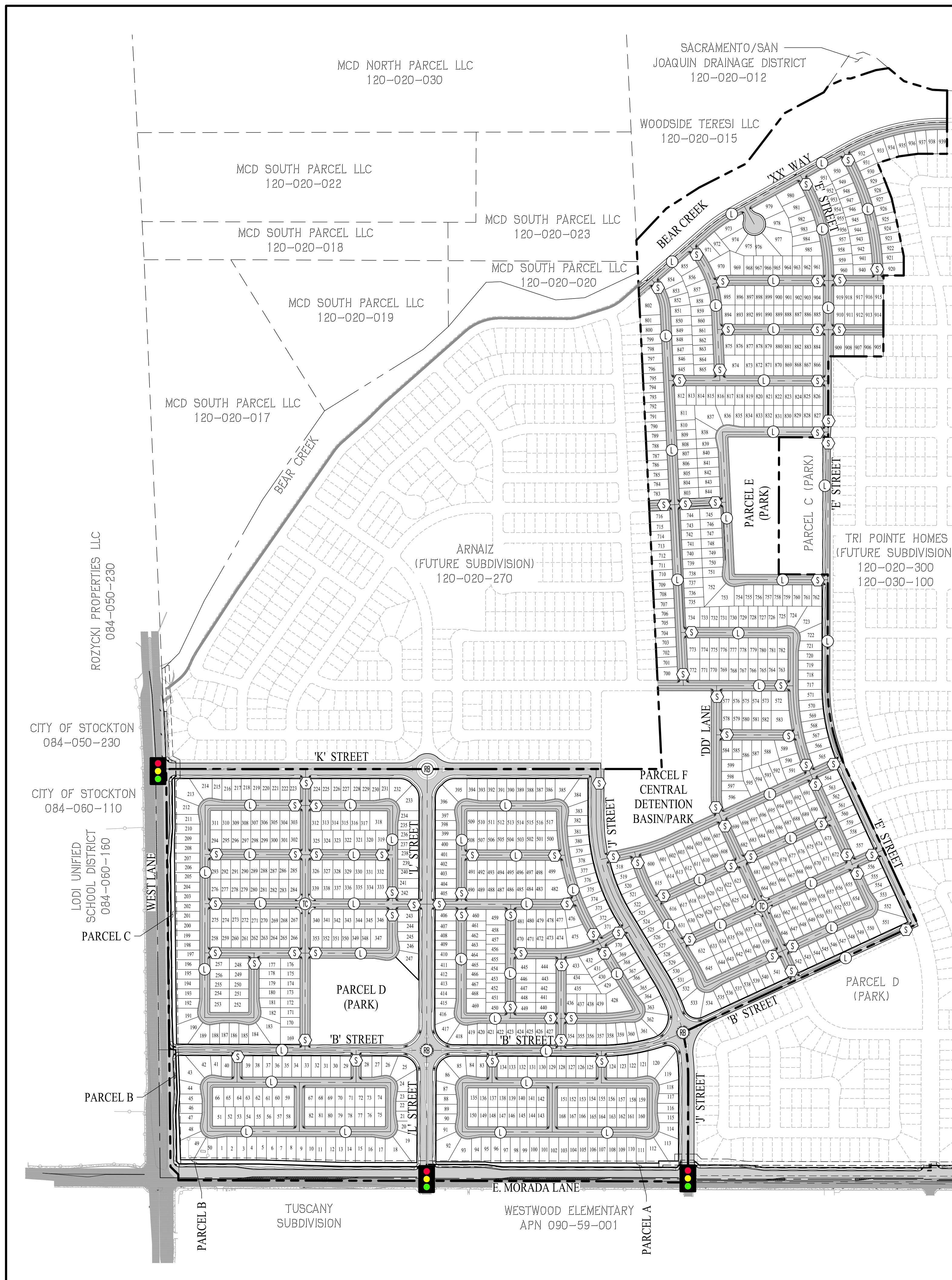
TENTATIVE MAP UTILITY PLAN KLEIN - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 21, 2024

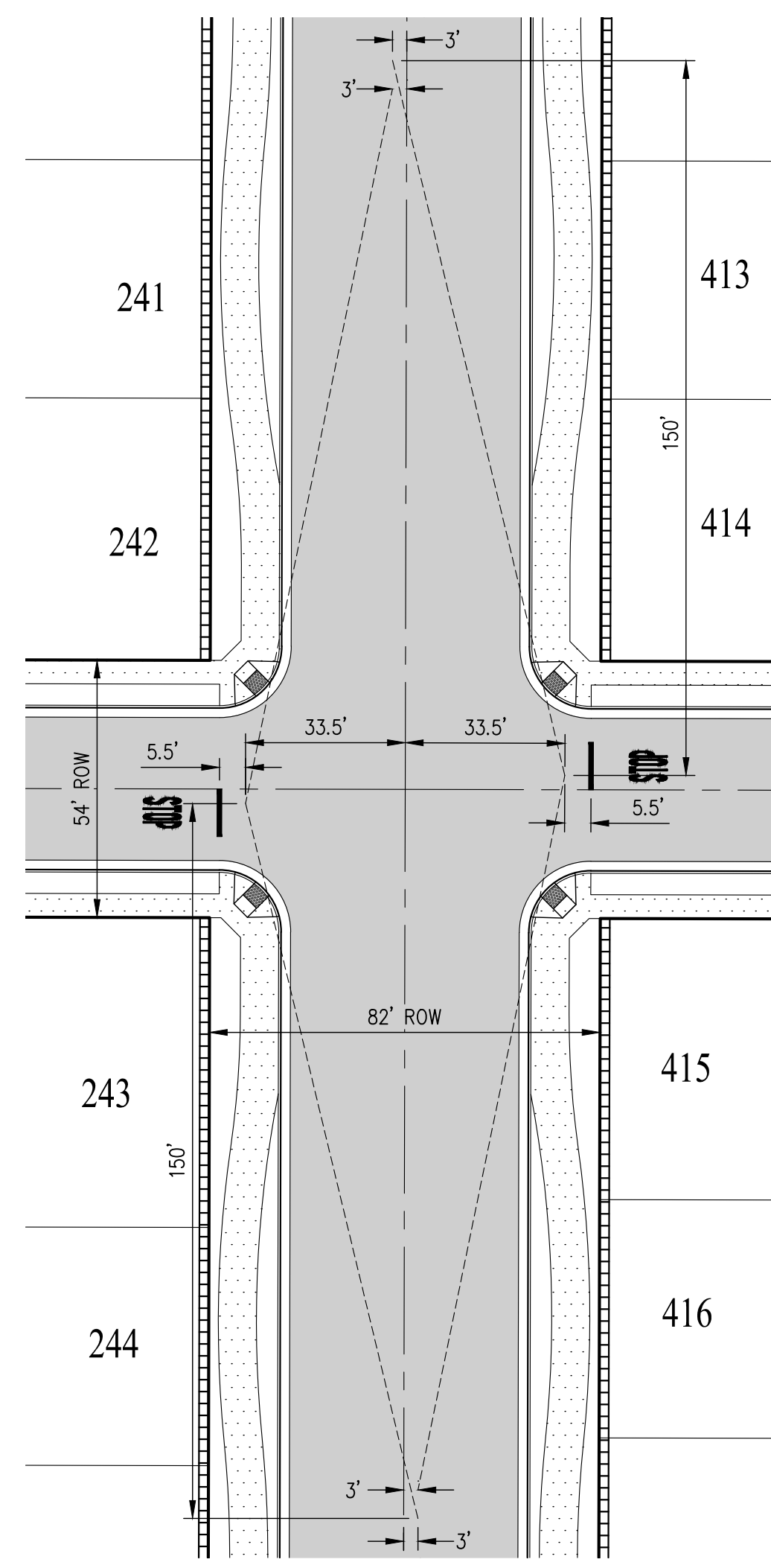
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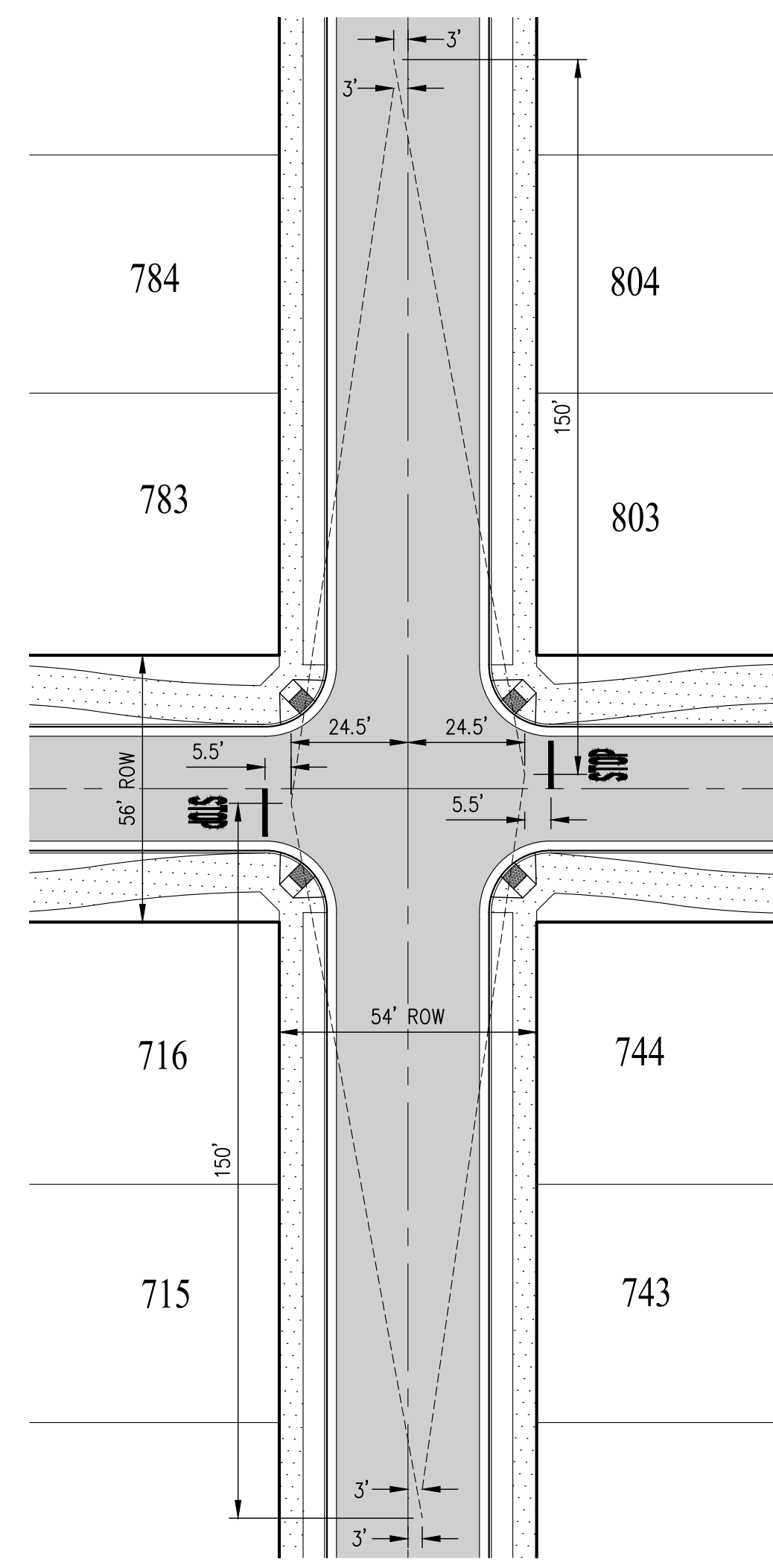
SHEET NO. TM-18 OF 19 SHEETS



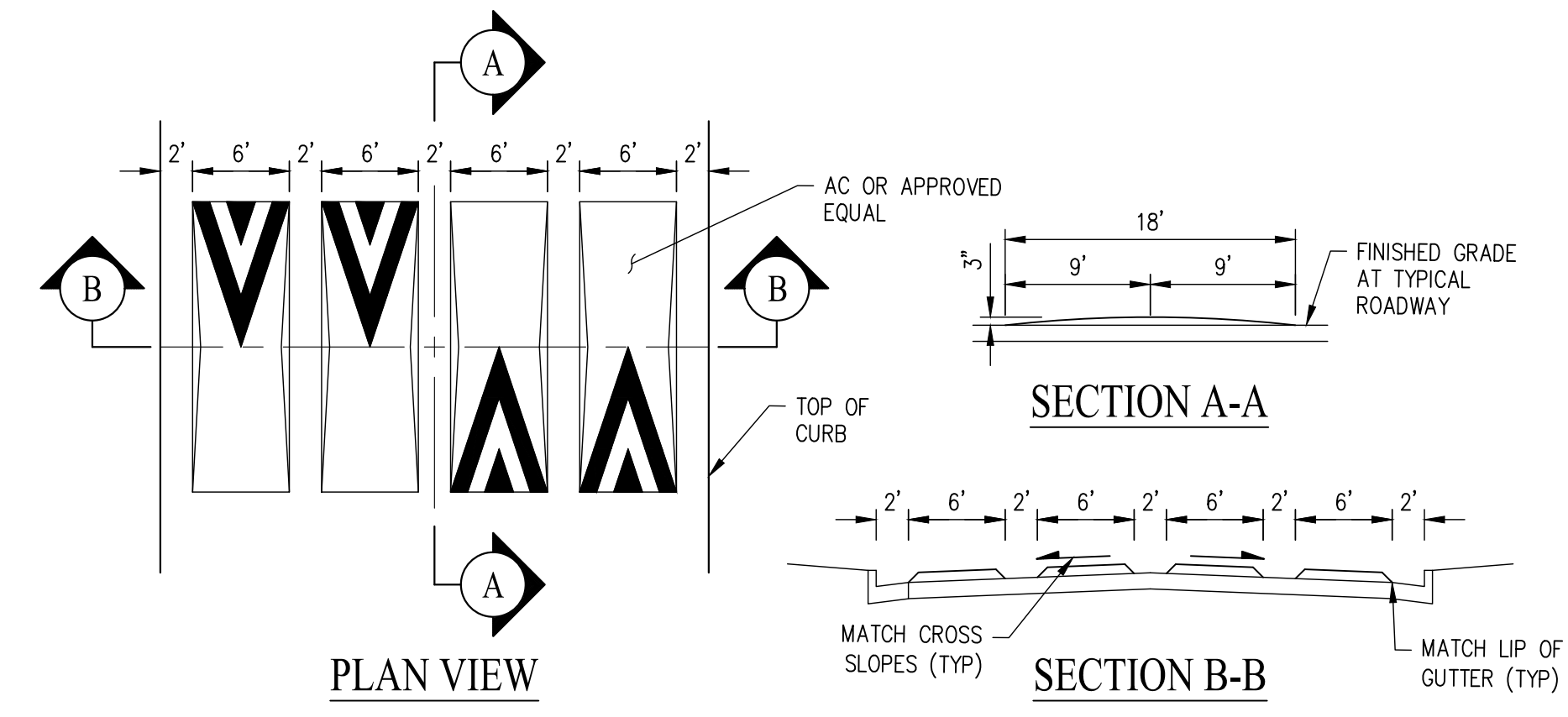
TYPICAL SIGHT TRIANGLE
(54' ROW INTERSECTION)
SCALE: 1"=30'



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



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

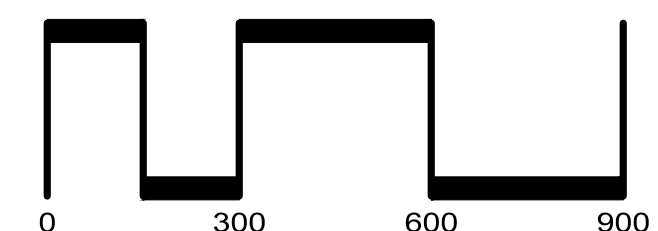
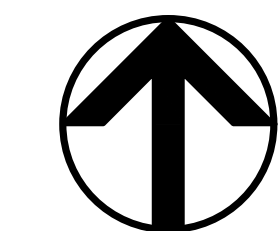


TYPICAL SPEED LUMP DETAIL
SCALE: NOT TO SCALE

- 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
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