

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	40.50% 40.00%	40.50% 40.00%
DIRECTION OF FLOW		
ORIGINAL GROUND		N/A
CONTOUR (5' INTERVAL)		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 SYSTEMS INCLUDING TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION, THE PROPOSED SYSTEM WILL THEN DISCHARGE TO A DOWNSTREAM 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: 120-020-15
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 6, 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 94600-1 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 NATION.
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 \$ _____

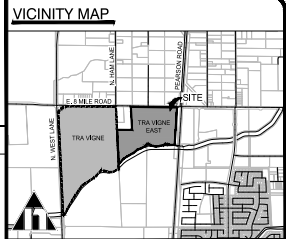
COMMUNITY DEVELOPMENT DEPARTMENT

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 95203
2. OWNER/APPLICANT:	WOODSIDE TERRIS LLC 3908 S. FRENCH PLACE, SUITE 215 FREMONT, CA 94539 (510) 757-6865
3. ENGINEER:	MCR ENGINEERING, INC. 1242 DUPONT COURT MANTECA, CA 95336 (916) 224-2229
4. LAND USE DESIGNATION:	418 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS
5. TOTAL AREA:	98.02 ACRES
6. NO. OF LOTS:	43 UPA
7. GROSS DENSITY:	EXISTING LL, PROPOSED RL
8. ZONING:	EXISTING LL, PROPOSED RL

INDEX

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9	UTILITY PLAN (NORTH)
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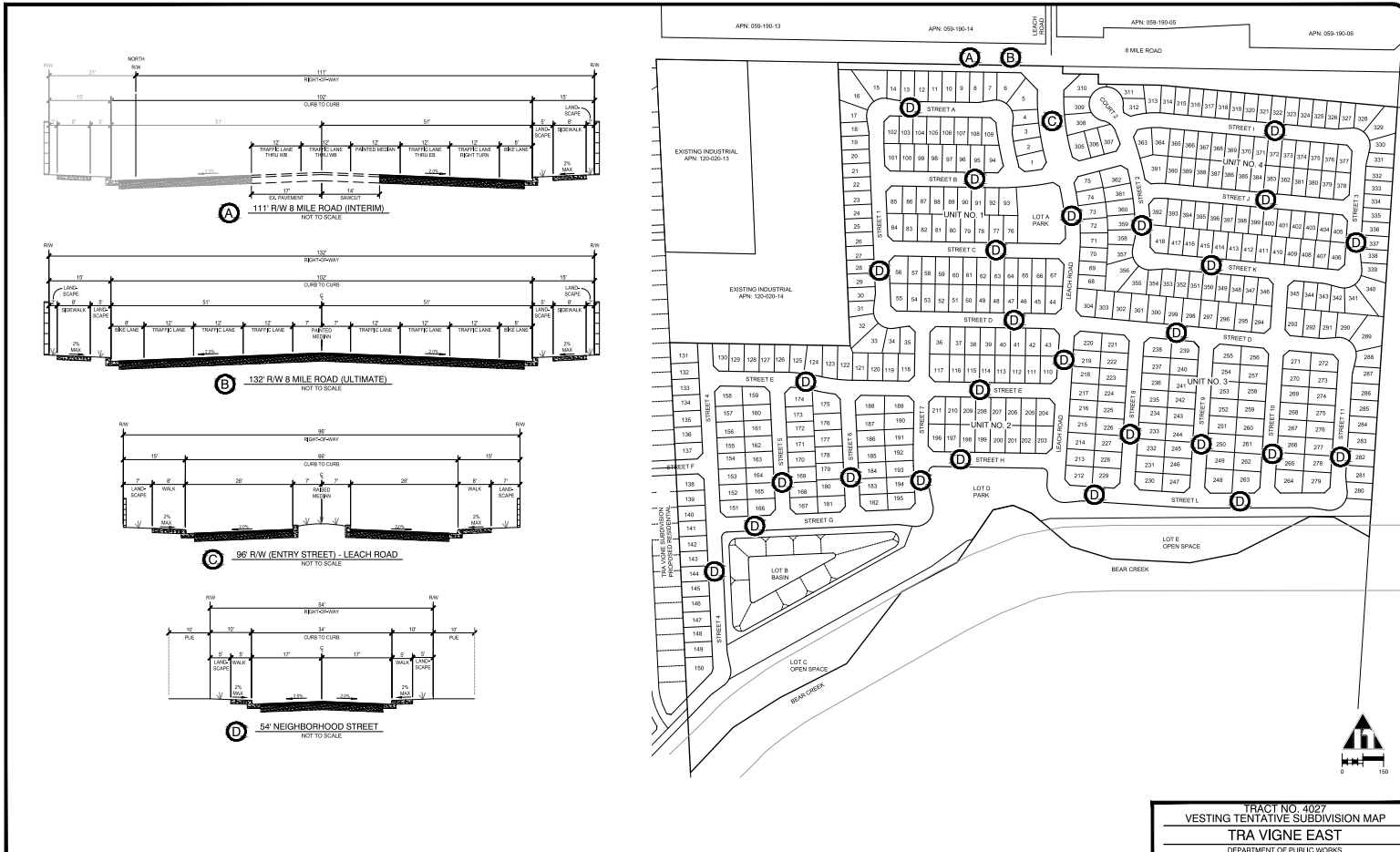
TRACT NO. 4027
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
DEPARTMENT OF PUBLIC WORKS
CITY OF STOCKTON, CALIFORNIA

JOB NO. 12615	APPROVED BY:	SHEET NO. 1
DATE: FEBRUARY, 2020		OF 10 SHEETS
SCALE: AS SHOWN		PROJECT NO.
DW BY: MCR		
CHK BY: MCR		
FILE	CITY ENGINEER STOCKTON, CALIFORNIA	

GENERAL NOTES, KEY MAP, AND LEGEND

NO.	DESCRIPTIONS	DATE	BY	APPROVED BY





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TYPICAL STREET SECTIONS

REVISIONS				
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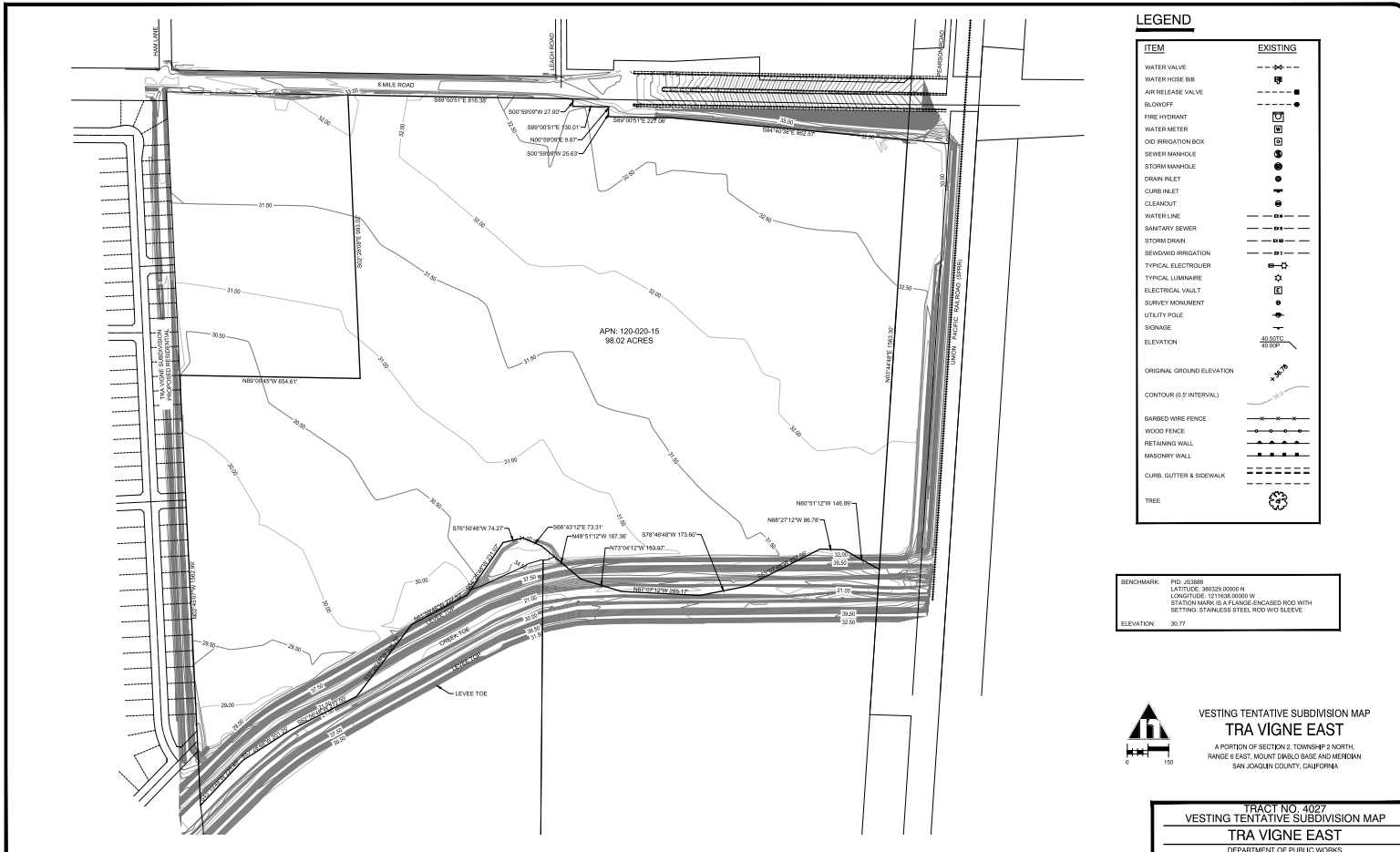


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VESTING TENTATIVE SUBDIVISION MAP
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JOB NO. 15615	APPROVED BY:	SHEET NO. 2
DATE: FEBRUARY, 2020		OF 13 SHEETS
SCALE: AS SHOWN		PROJECT NO.
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LEGEND

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	---○---
ORIGINAL GROUND ELEVATION	---○---
CONTOUR (0.5' INTERVAL)	---○---
BARBED WIRE FENCE	---○---
WOOD FENCE	---○---
RETAINING WALL	---○---
MASONRY WALL	---○---
CURB, GUTTER & SIDEWALK	---○---
TREE	---○---

BENCHMARK: PG JESMR
 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
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JOB NO. 16416	APPROVED BY:	SHEET NO.
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TOPOGRAPHIC SURVEY

REVISIONS

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2				
3				
4				
5				

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 RANGE 6 EAST, MOUNT Diablo BASE AND MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

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 VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
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 CITY OF STOCKTON, CALIFORNIA

JOB NO. 15015	APPROVED BY:	SHEET NO.
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FILE	CITY ENGINEER STOCKTON, CALIFORNIA	

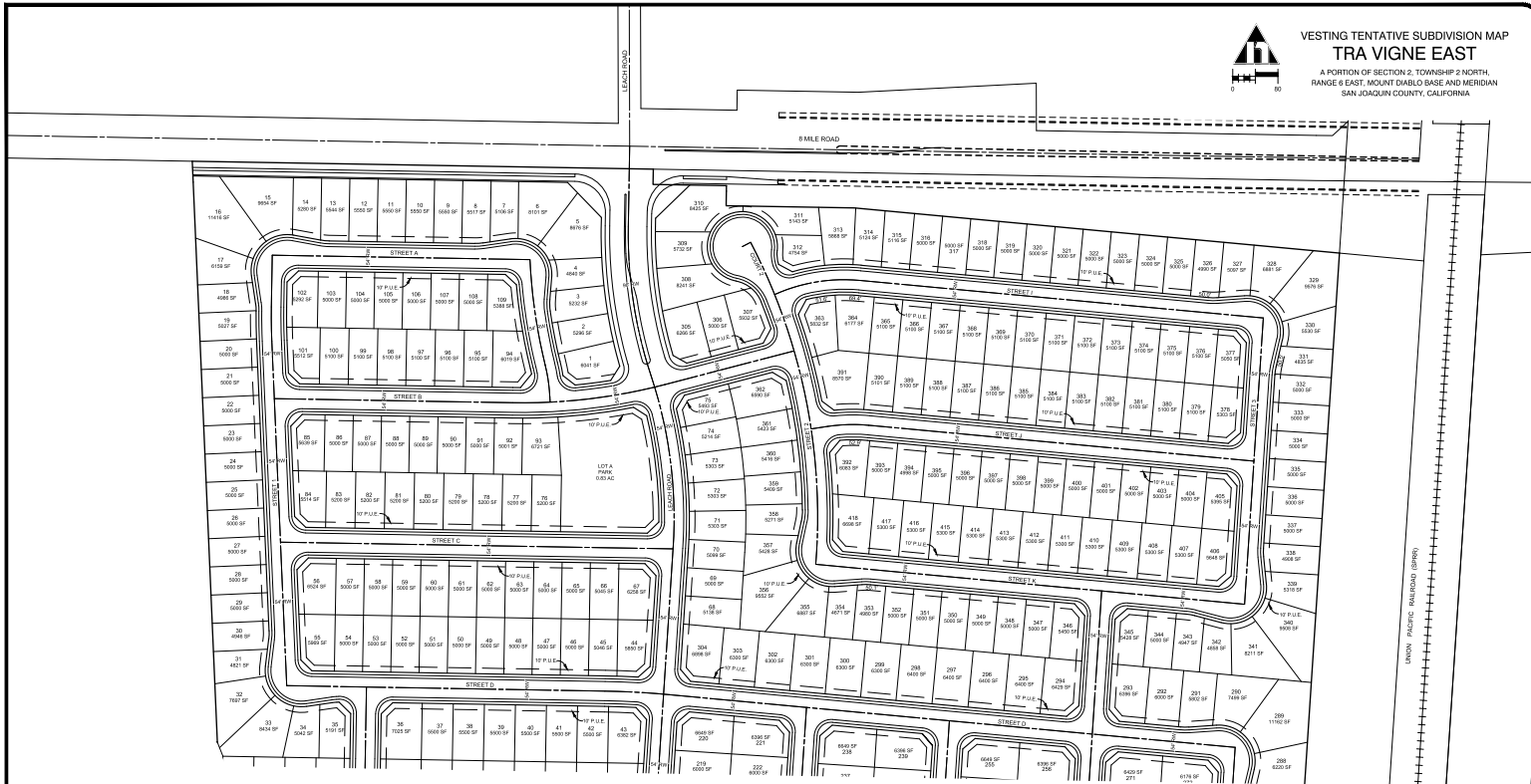


DIMENSION PLAN - LARGE LOT

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

SEE SHEET 5

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 VESTING TENTATIVE SUBDIVISION MAP
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JOB NO. 12416	APPROVED BY:	SHEET NO.
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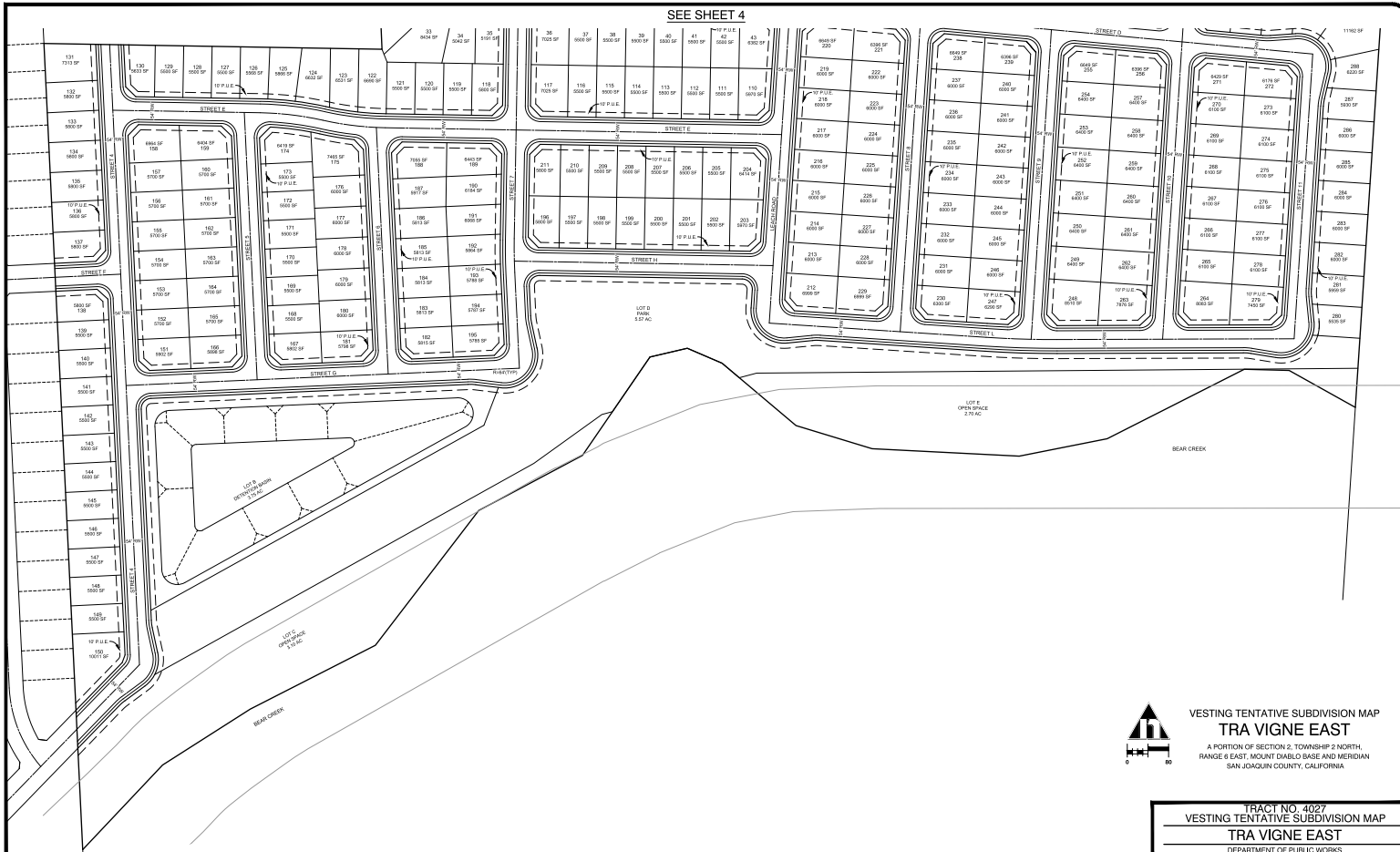
DIMENSION PLAN - NORTH

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 A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
 RANGE 5 EAST, MOUNT Diablo BASE AND MERIDIAN
 SAN JOAQUIN COUNTY, CALIFORNIA

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DEPARTMENT OF PUBLIC WORKS CITY OF STOCKTON, CALIFORNIA	
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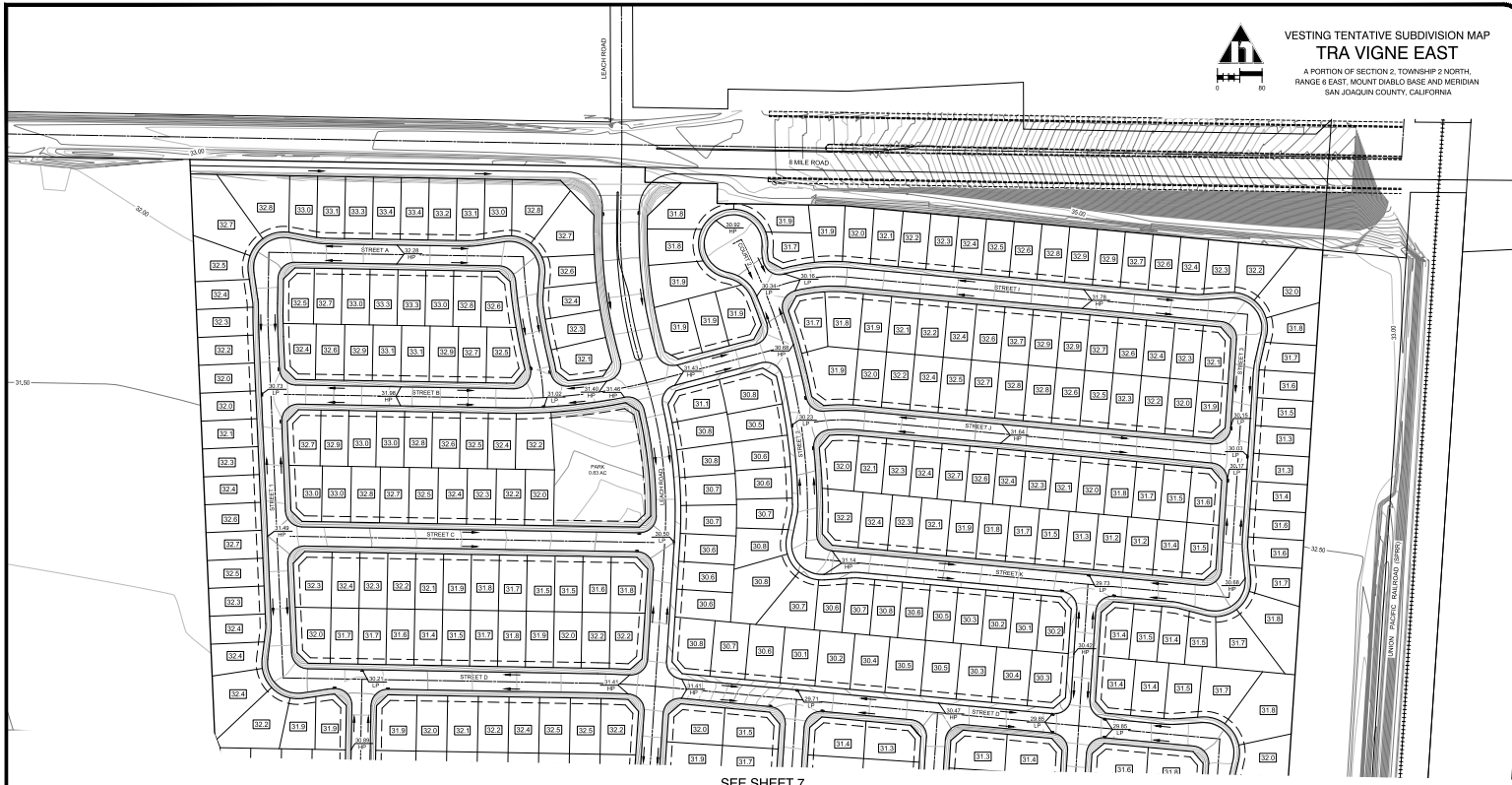
DIMENSION PLAN - SOUTH

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

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**GRADING & DRAINAGE
PLAN - NORTH**

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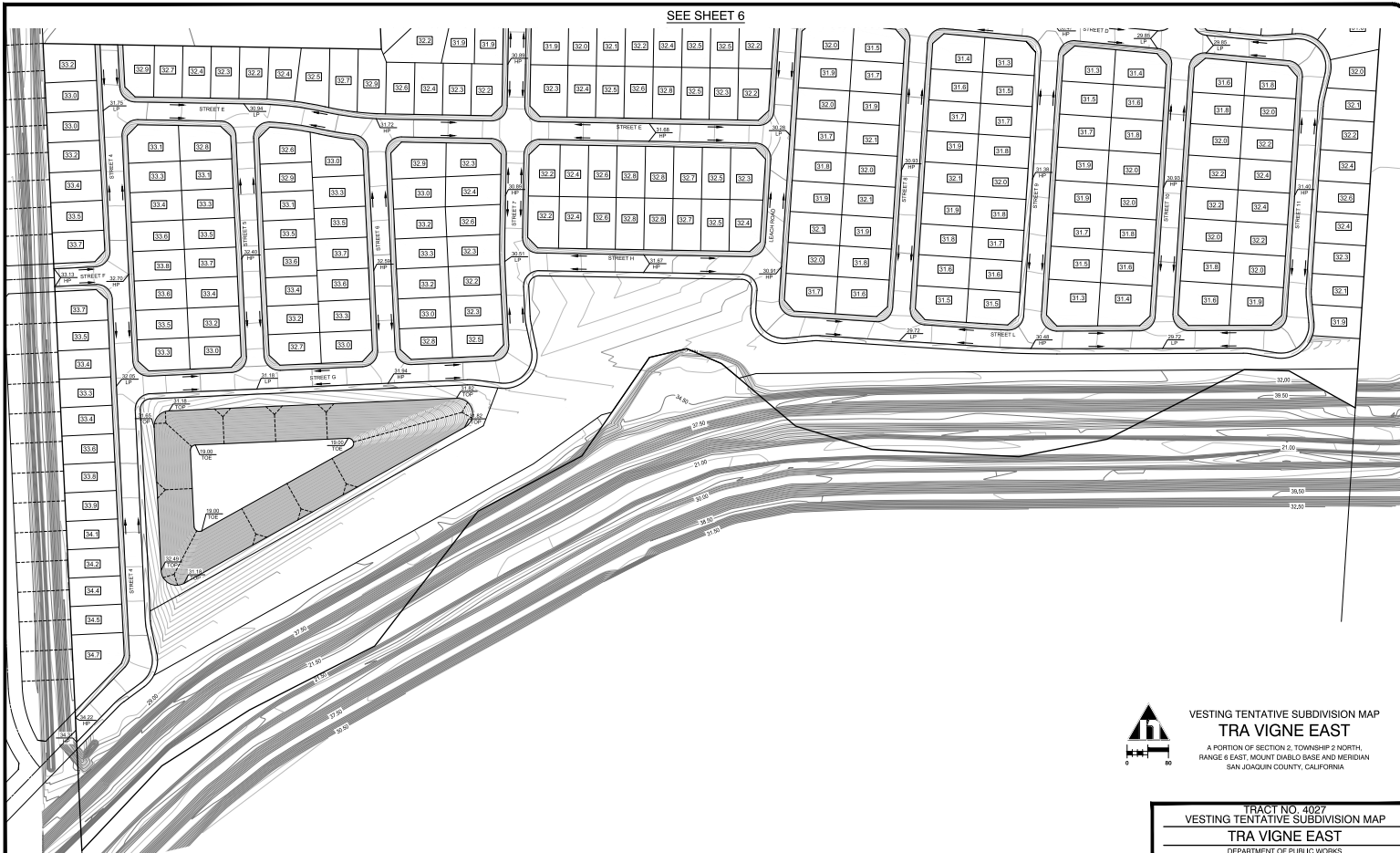
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VESTING TENTATIVE SUBDIVISION MAP
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 SAN JOAQUIN COUNTY, CALIFORNIA

TRACT NO. 4027
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TRA VIGNE EAST

DEPARTMENT OF PUBLIC WORKS
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JOB NO. 15015	APPROVED BY:	SHEET NO.
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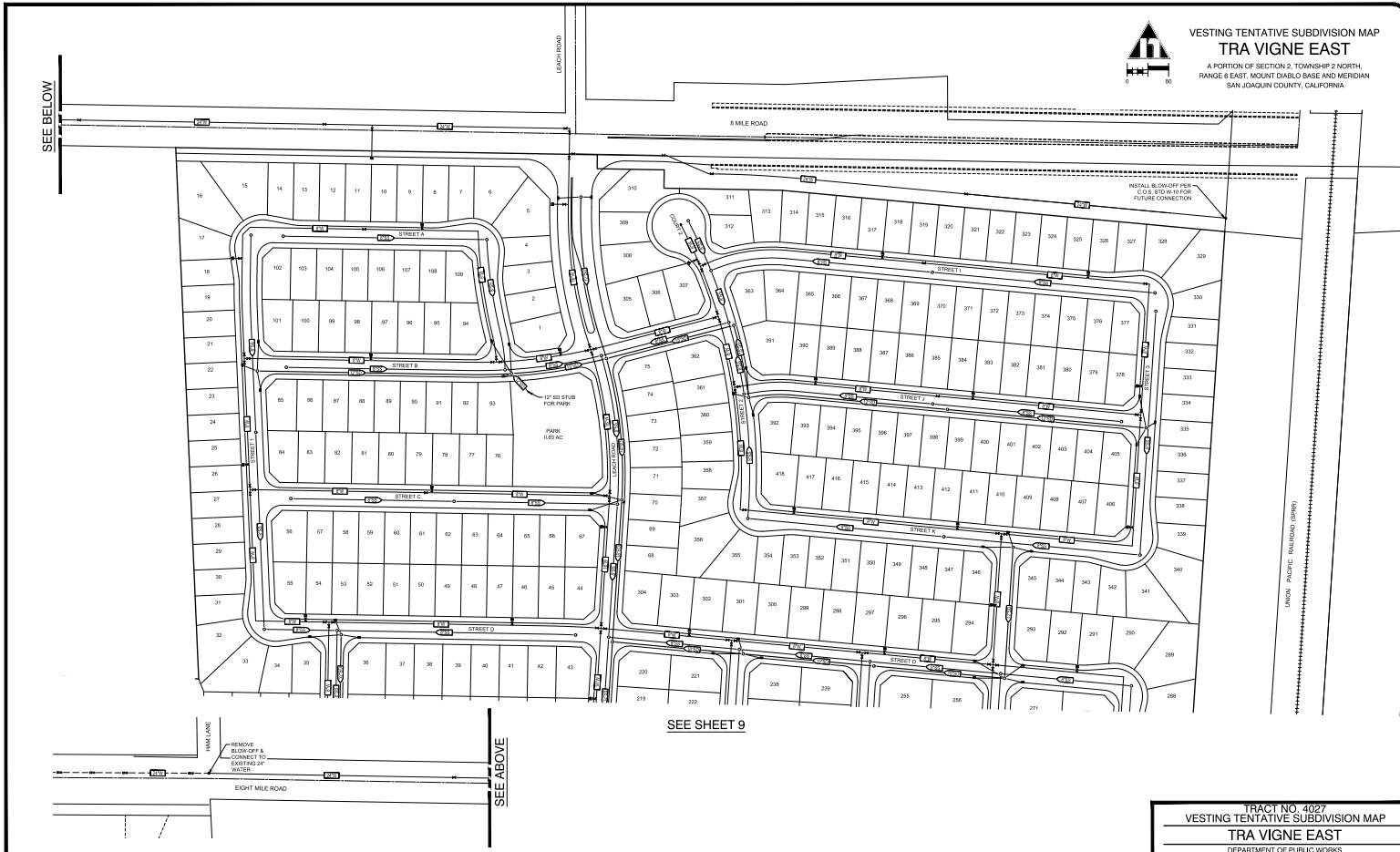
GRADING & DRAINAGE
 PLAN - SOUTH

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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

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UTILITY PLAN - NORTH

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SAN JOAQUIN COUNTY, CALIFORNIA

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UTILITY PLAN - SOUTH

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