

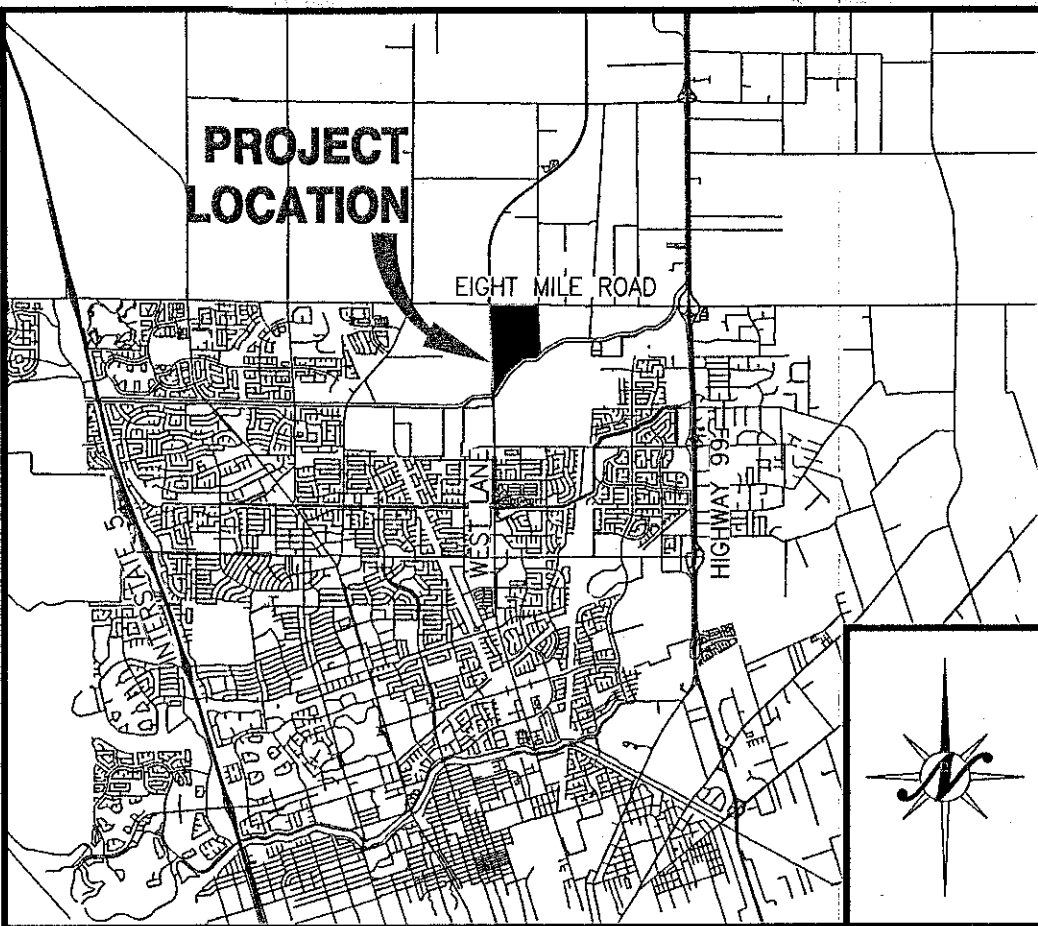
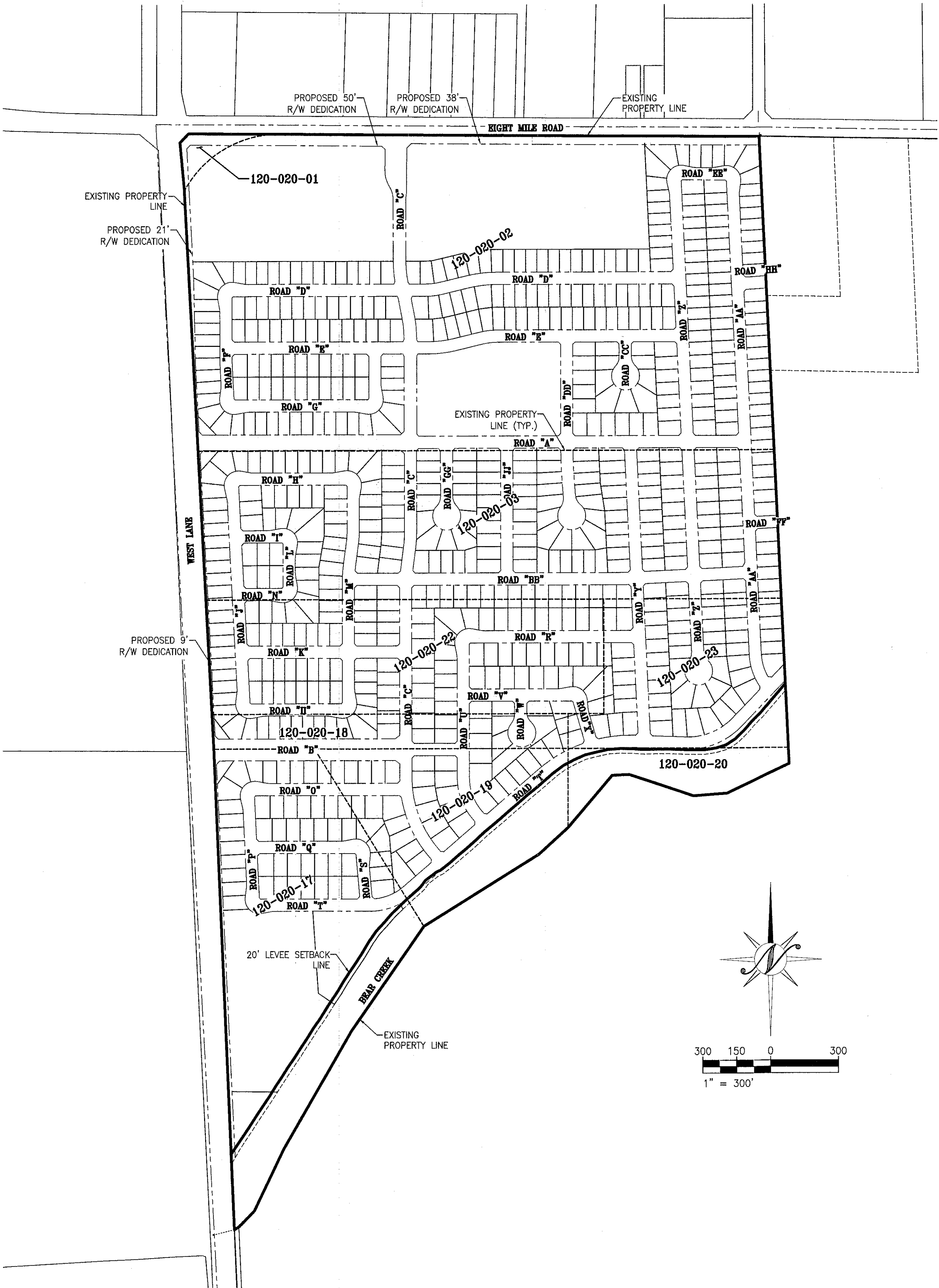
TRA VIGNE WEST SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM DISCHARGE TO AN ON-SITE STORM DRAINAGE BASIN AND PUMP STATION. THE PROPOSED SYSTEM WILL DISCHARGE TO BEAR CREEK. 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 AS PER THE CITY OF STOCKTON.
6. ASSESSORS PARCEL Nos. 120-020-001 THRU 003, 120-020-017 THRU 020, 120-020-022, AND 023.
7. LEGAL DESCRIPTION: ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED, 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 UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
9. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
10. PURSUANT TO SECTION 66452.6 OF THE "SUBDIVISION MAP ACT", THE TERM OF THIS MAP MAY EXTEND 10 YEARS.
11. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
12. BUILDING SETBACKS WILL BE AS PER CITY OF STOCKTON STANDARDS.
13. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF STOCKTON REQUIREMENTS.
14. ALL OFF-SITE IMPROVEMENTS ALONG WEST LANE AND EIGHT MILE ROAD TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PRELIMINARY ROADWAY PLAN PREPARED BY NORTHSTAR ENGINEERING GROUP, INC. AND THE REQUIREMENTS SET FORTH IN THE APPROVED TRAFFIC STUDY.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
CURB AND GUTTER	N/A	
EDGE OF PAVEMENT		
STORM DRAIN (MAIN)	12" SD	12" SD
FORCE MAIN	8" FM	8" FM
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		
DIRT ROAD		N/A
WATER (MAIN)	8" W	8" W
WATER VALVE		
FIRE HYDRANT		
SEWER MAINTENANCE HOLE		
SEWER (MAIN)	12" SS	12" SS
OVER HEAD ELECTRICAL		N/A
GAS LINE		N/A
CENTERLINE ELEVATION	68.34 CL	68.34 CL
ORIGINAL GROUND	108.42	N/A
DIRECTION OF FLOW	0.003	0.003
CONTOURS	32	32
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		
FENCE (WIRE OR HOGWIRE)		
FENCE (WOOD OR WROUGHT IRON)		N/A
TREE OR SHRUB/TO BE REMOVED		N/A
IRRIGATION LINE	18" IRR	18" IRR
IRRIGATION VALVE		N/A
IRRIGATION PRESSURE MANHOLE/VENT		
SIGN		
SERVICE POLE		N/A



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1	TM1.1	COVER SHEET
2	TM1.2	KEY SHEET AND TYPICAL CROSS-SECTIONS
3	TM2.1	TOPOGRAPHY SHEET
4	TM2.2	TOPOGRAPHY SHEET
5	TM3.1	DIMENSION AND PRELIMINARY GRADING PLAN
6	TM3.2	DIMENSION AND PRELIMINARY GRADING PLAN
7	TM4.1	PRELIMINARY UTILITY PLAN
8	TM4.2	PRELIMINARY UTILITY PLAN
9	TM5.1	PRELIMINARY PHASING AND MAJOR OFF-SITE INFRASTRUCTURE
10	TM5.2	ALTERNATE PROJECT LAYOUT
11	TM5.3	TRAFFIC CALMING PLAN

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF STOCKTON 425 N. EL DORADO STREET STOCKTON, CA 95202 CONTACT: MIKE MC DOWELL
B. OWNER/APPLICANT:	JOHN TOMASELLO 18958 LOUIS ROAD GRASS VALLEY, CA 95945 T: (530) 208-8482
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 F: (209) 524-3526 CONTACT: TONY DE MELO
D. EXISTING LAND USE/ZONING:	VACANT LOT - ORCHARD/ AU-20
E. PROPOSED LAND USE/ZONING:	RESIDENTIAL, LOW DENSITY - RL
F. TOTAL PROJECT SIZE:	200.16 ACRES (185.5 RESIDENTIAL)
G. TOTAL NUMBER OF LOTS:	747
H. DENSITY:	4.0 UPA
I. CONTOURS:	1' AND ONE HALF' CONTOUR INTERVALS, SURVEYED ON APRIL 1st, 2015.
J. RETURNS:	PER CITY OF STOCKTON STANDARD DETAILS R63 AND R64.

CITY COUNCIL APPROVAL

FILED AS A TENTATIVE MAP THIS 31st DAY OF January 2020.
FEE \$

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS 29th DAY OF August 2020.

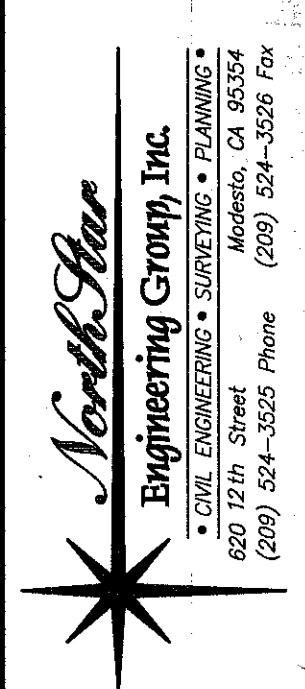
APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. 2020-06-23-1502-03 THIS 23RD DAY OF JUNE, 2020.

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NO.	DATE	APPROVED	REVISIONS
			DESCRIPTIONS

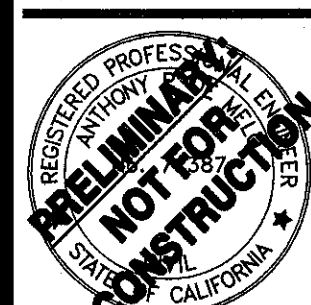
COVER SHEET
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
STOCKTON, CALIFORNIA



JOB #: 15-1532
DATE: 06/23/2020
SCALE: AS SHOWN
DRAWN: TBA/PMH
DESIGN: PMH/CV/KM
CHK'D: TPD

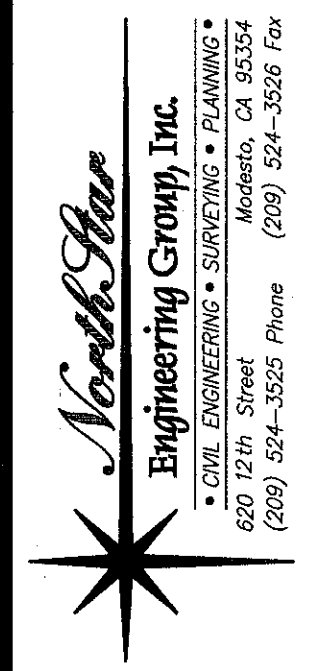
SHEET
NUMBER

TM 1.1



NO.	DATE	APPROVED	REVISIONS
			DESCRIPTIONS

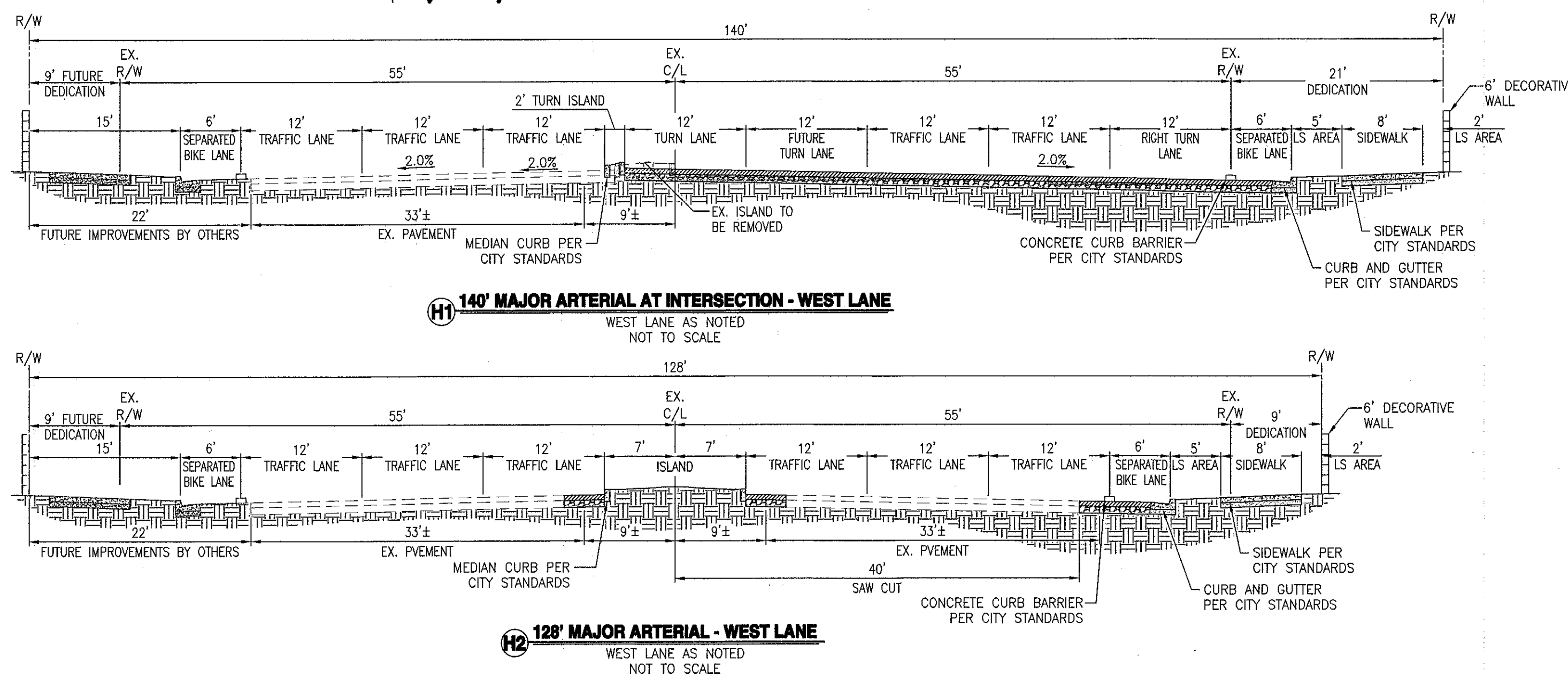
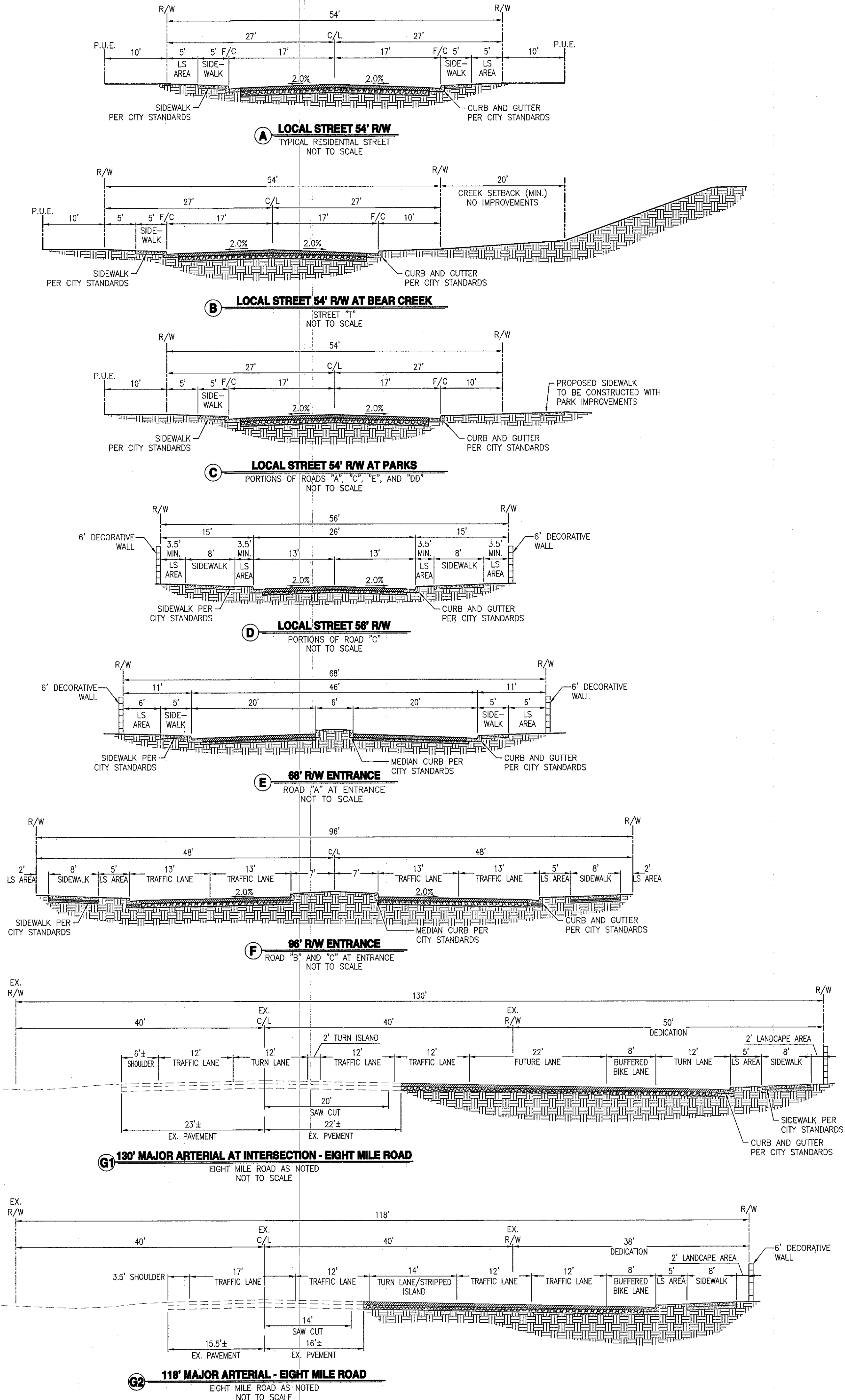
KEY SHEET AND
TYPICAL CROSS-SECTIONS
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
STOCKTON, CALIFORNIA

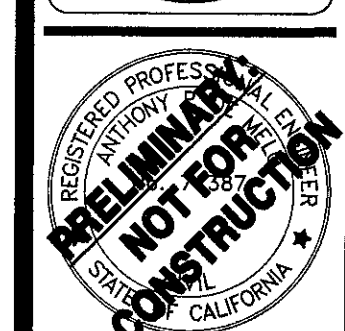
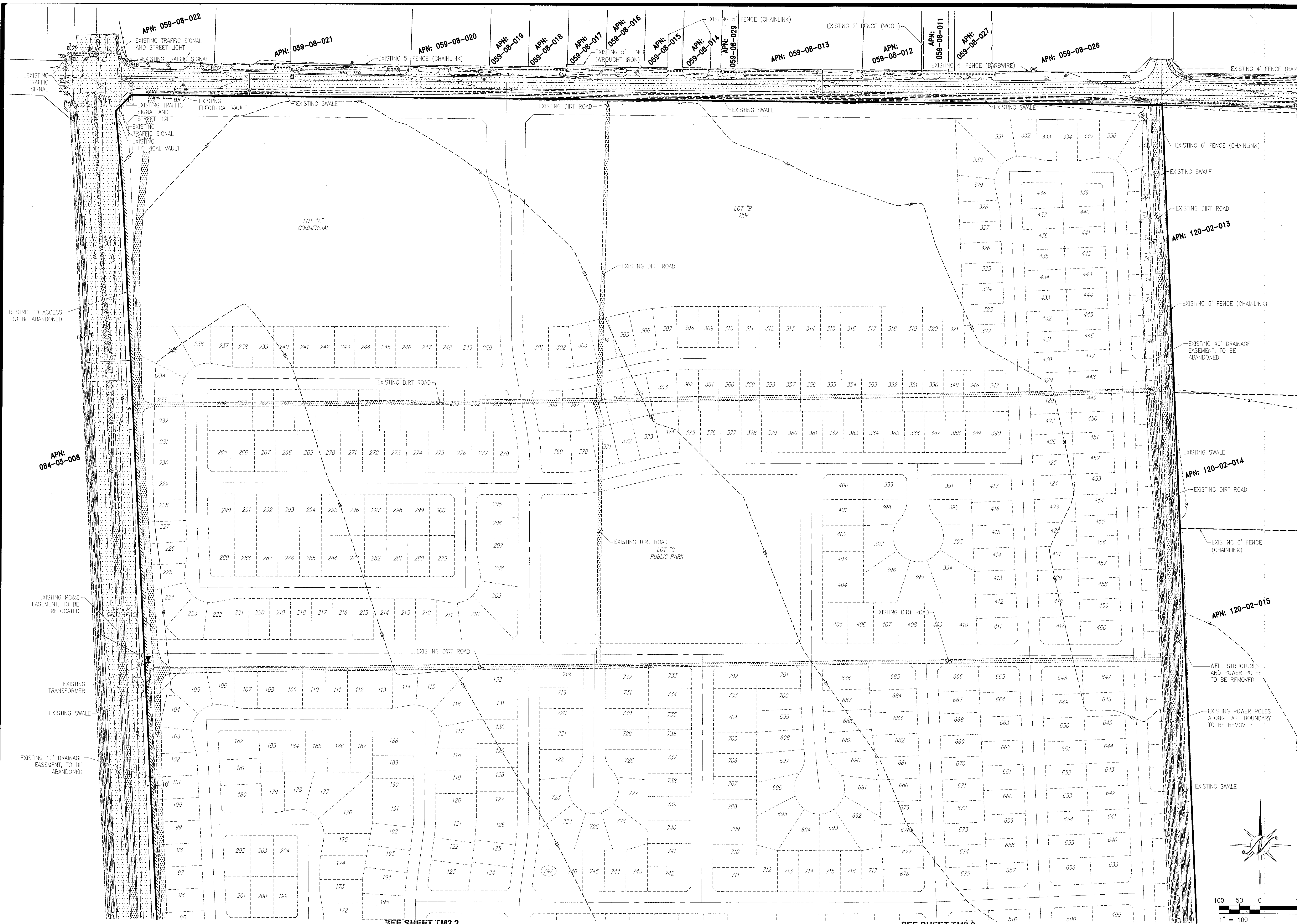


JOB #: 115-1532
DATE: 07/31/2020
SCALE: AS SHOWN
DRAWN: TBA/PMH
DESIGN: PMH/CV/KM
CHK'D: TPD

SHEET
NUMBER

TM 1.2





NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

TOPOGRAPHY SHEET

VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE WEST

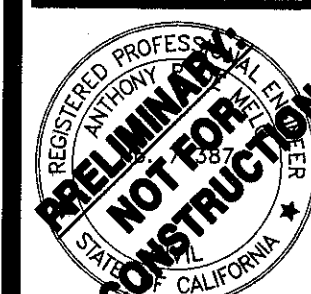
STOCKTON, CALIFORNIA



JOB #:	15-1532
DATE:	01/31/2020
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DRAWN:	TEA/PMH
DESIGNED:	PMH/CTV/KM
CHK'D:	TPD

SHEET NUMBER

TM 2.1

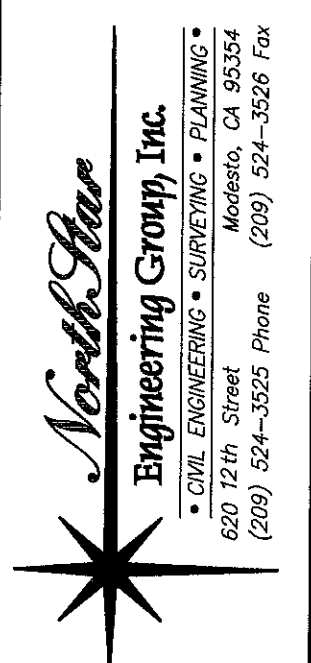
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TOPOGRAPHY SHEET

VESTING TENTATIVE SUBDIVISION MAP

TRA VIGNE WEST

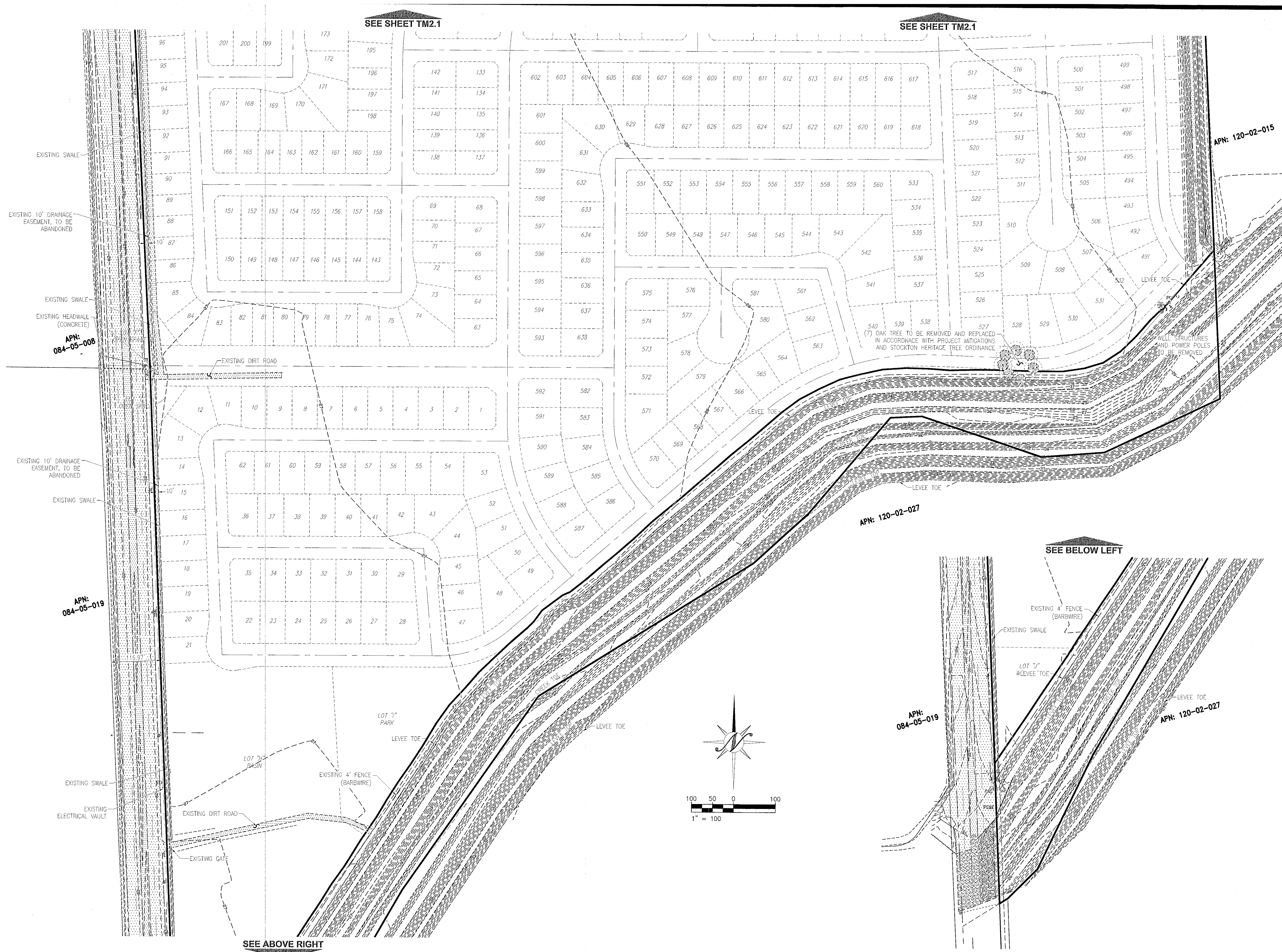
STOCKTON, CALIFORNIA

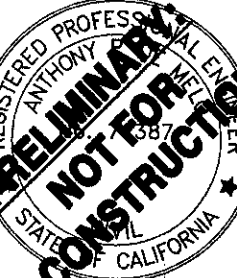


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CHK'D:	TPD

SHEET
NUMBER

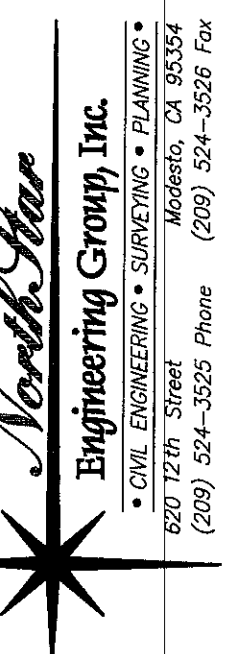
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NO.	DATE	APPROVED	REVISIONS
			DESCRIPTIONS

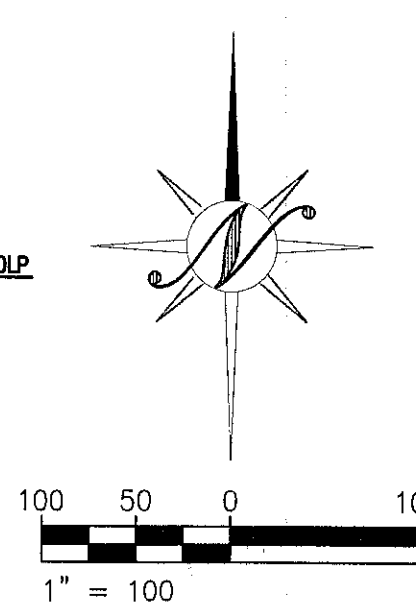
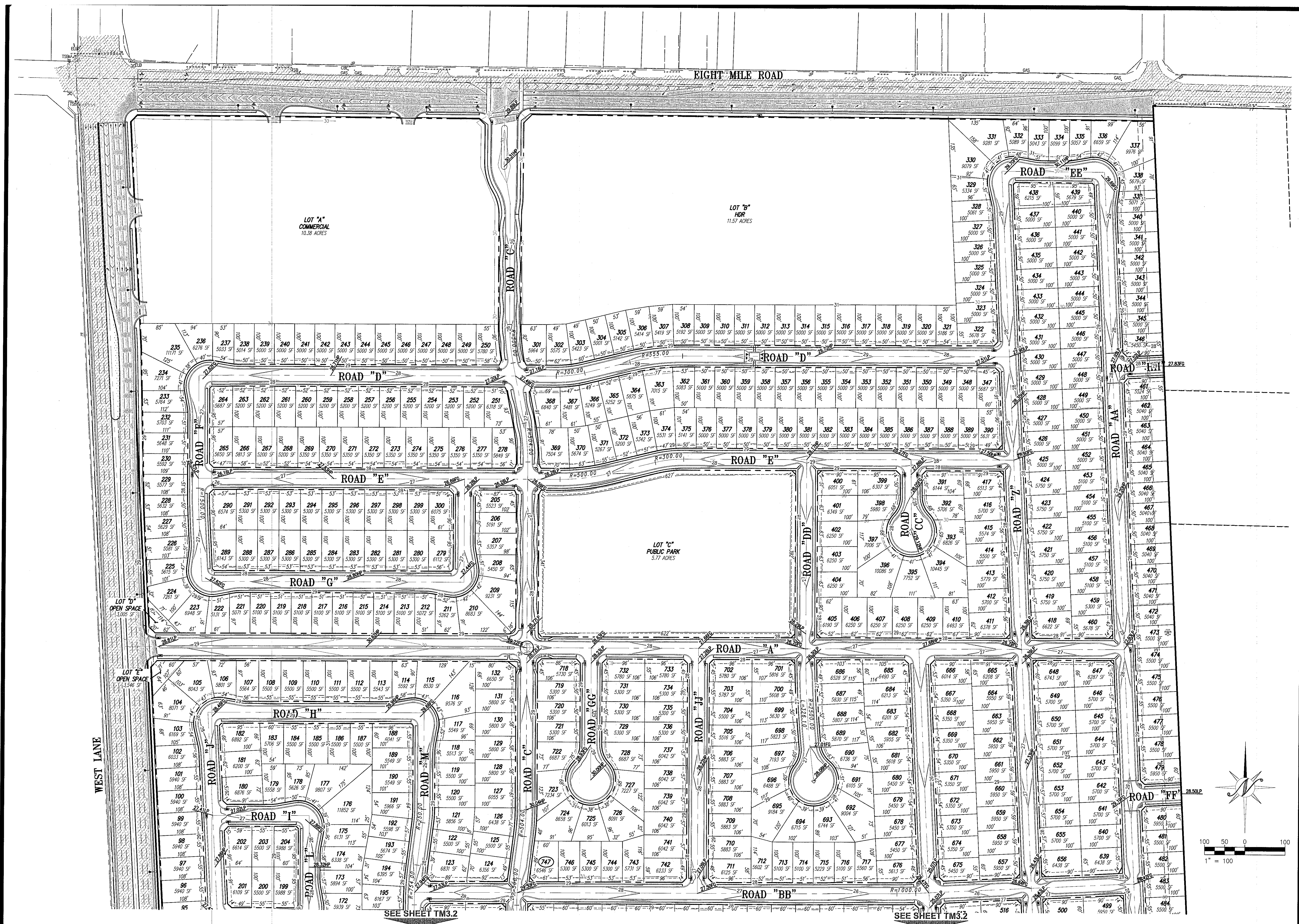
DIMENSION AND PRELIMINARY GRADING PLAN
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
STOCKTON, CALIFORNIA



JOB #: 15-1532
DATE: 01/31/2020
SCALE: AS SHOWN
DRAWN: TBA/PM
DESIGN: PMH/CV/KM
CHK'D: TPD

SHEET NUMBER

TM 3.1



[illegible]

**DIMENSION AND PRELIMINARY
GRADING PLAN**
**VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST**

CALIFORNIA

STOCKTON:



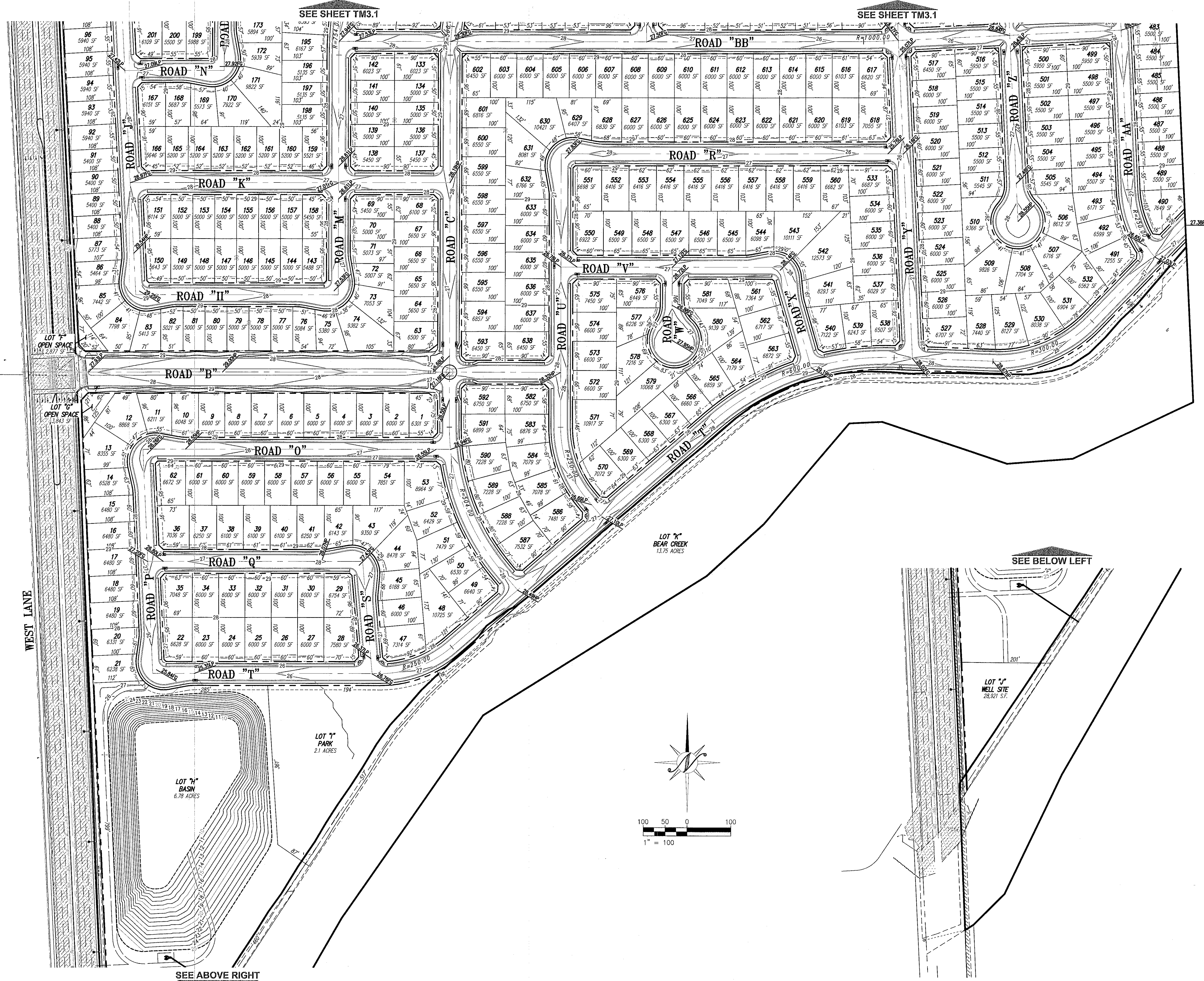
North Star
Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 524-3525 Phone
(209) 524-3526 Fax

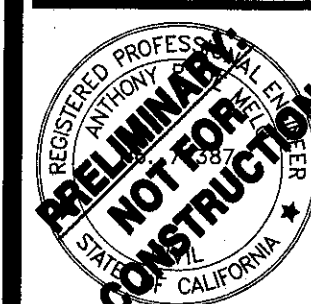
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CHK'D:	TPD

SHEET
NUMBER

TM 3.2

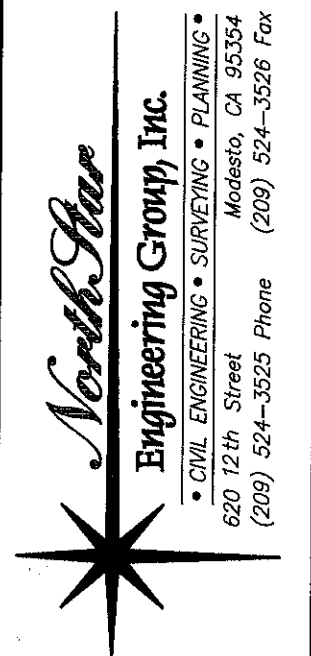


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CALIFORNIA

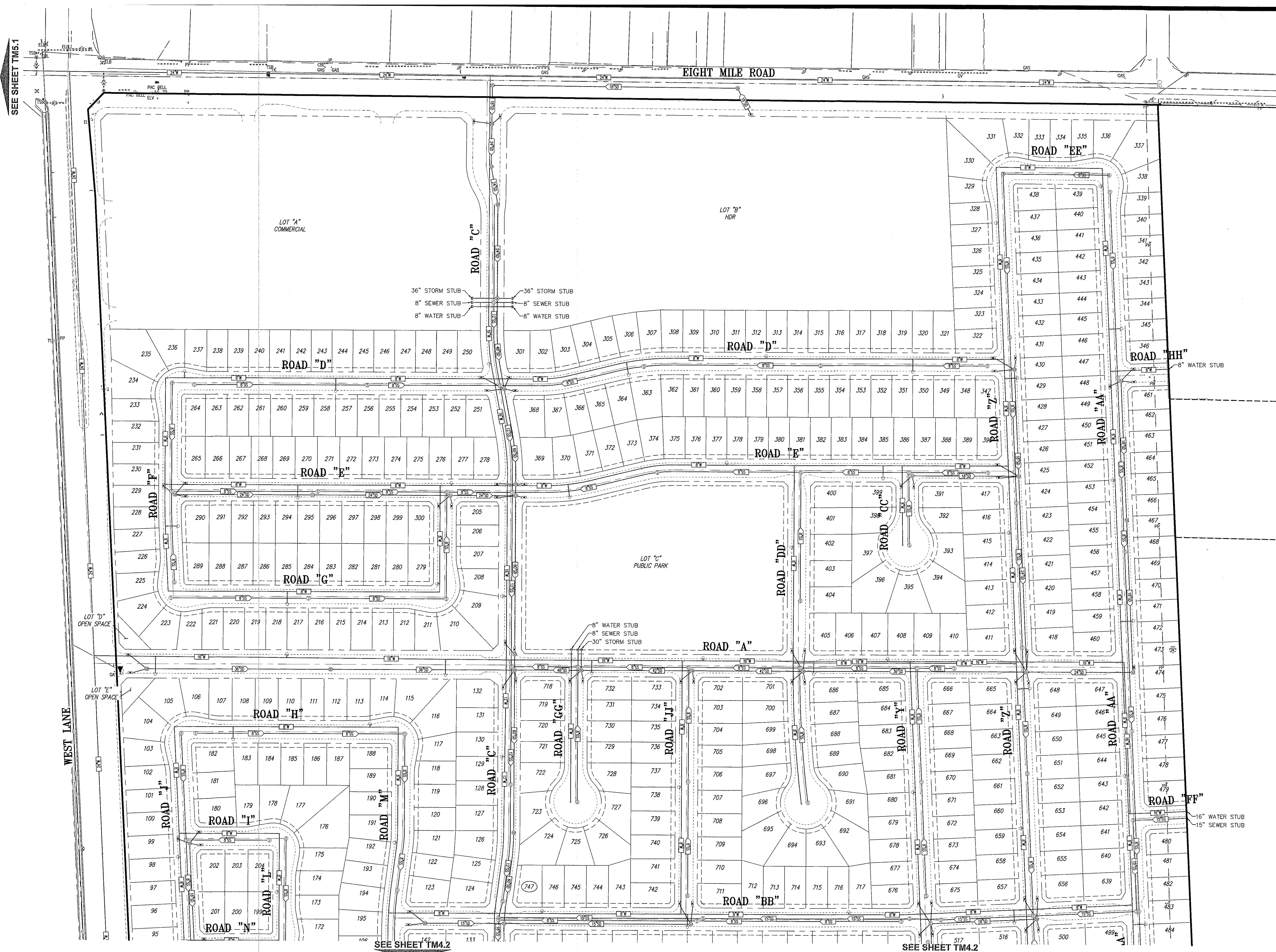
STOCKTON,



JOB #:	15-1532
DATE:	01/31/2020
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DESIGN:	PMH/CV/KM
CHK'D:	TPD

SHEET
NUMBER

TM 4.1

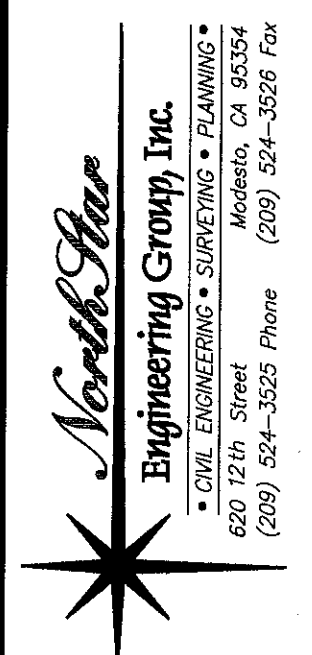


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CALIFORNIA

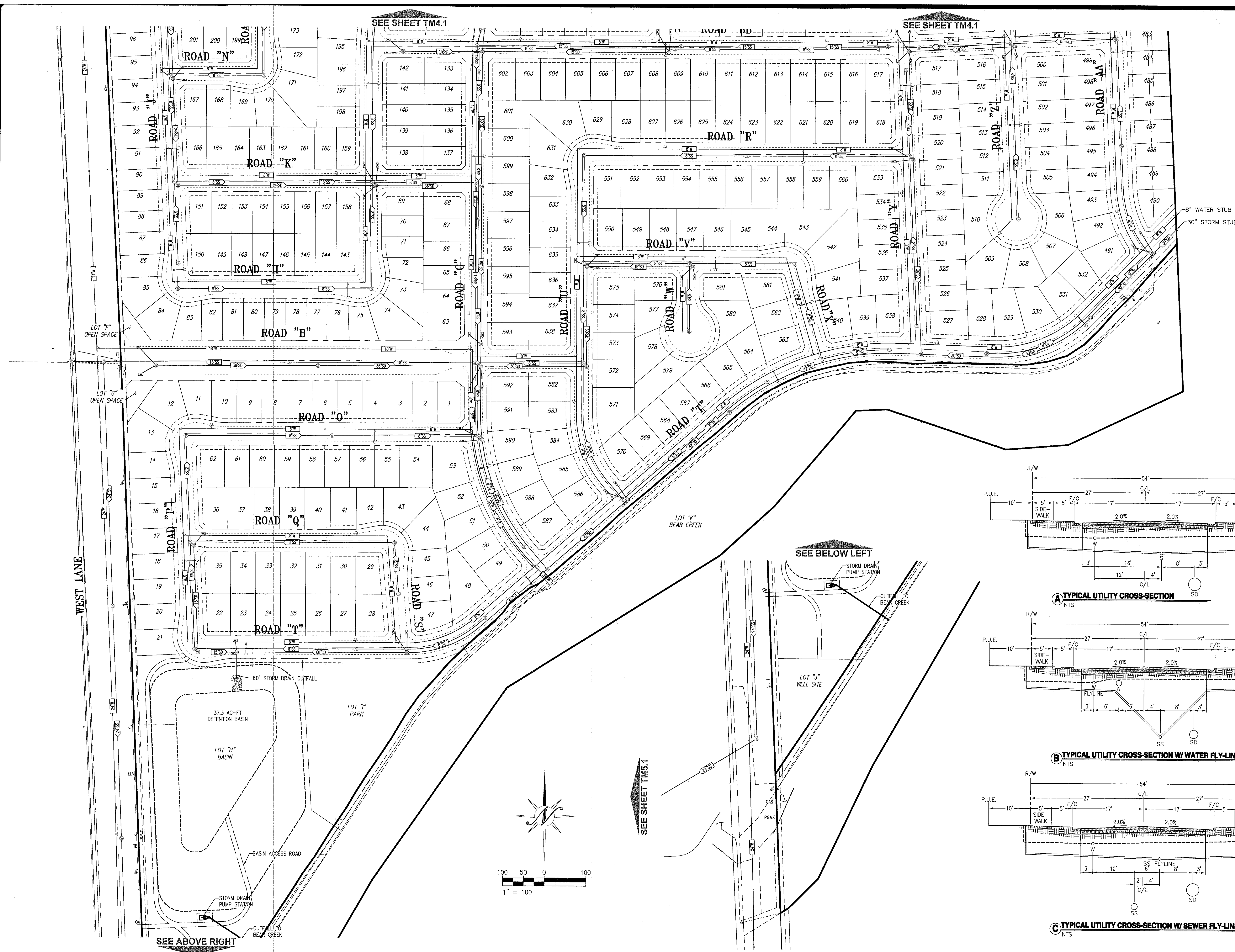
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JOB #:	15-1532
DATE:	01/31/2020
SCALE:	AS SHOWN
DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHK'D:	TPD

SHEET
NUMBER

TM 4.2



C TYPICAL UTILITY CROSS-SECTION W/ SEWER FLY-LINE

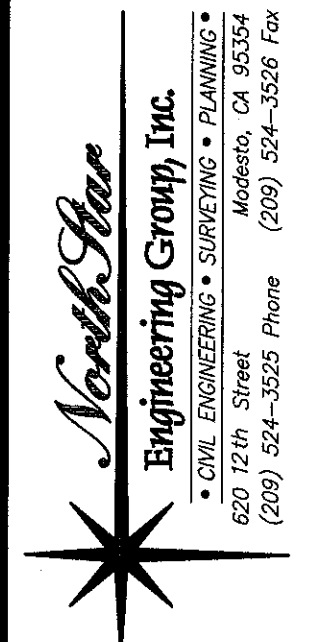
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CALIFORNIA

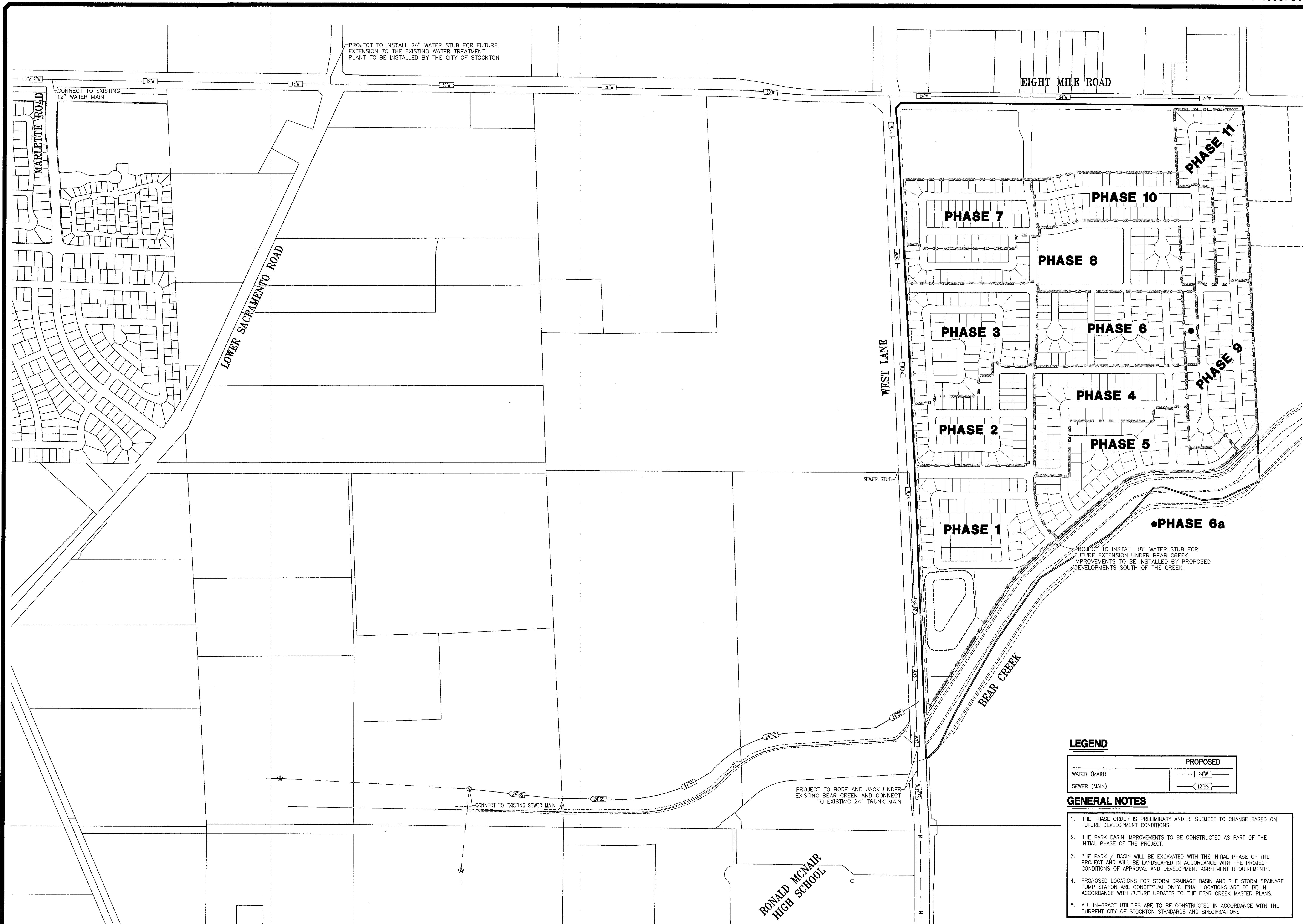
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JOB #:	15-1532
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CHK'D:	TPD

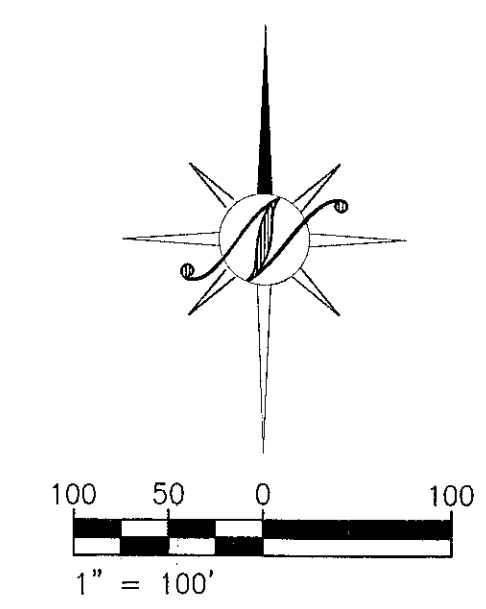
SHEET
NUMBER

TM 5.1



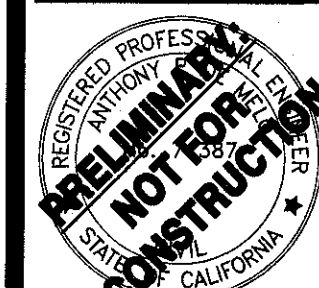
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 USERNAME: F:\15-1532 Bear Creek East\Planning\Tentative Map\TM 5.1-PHS.dwg

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PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOUT FOR THE SCHOOL SITE.

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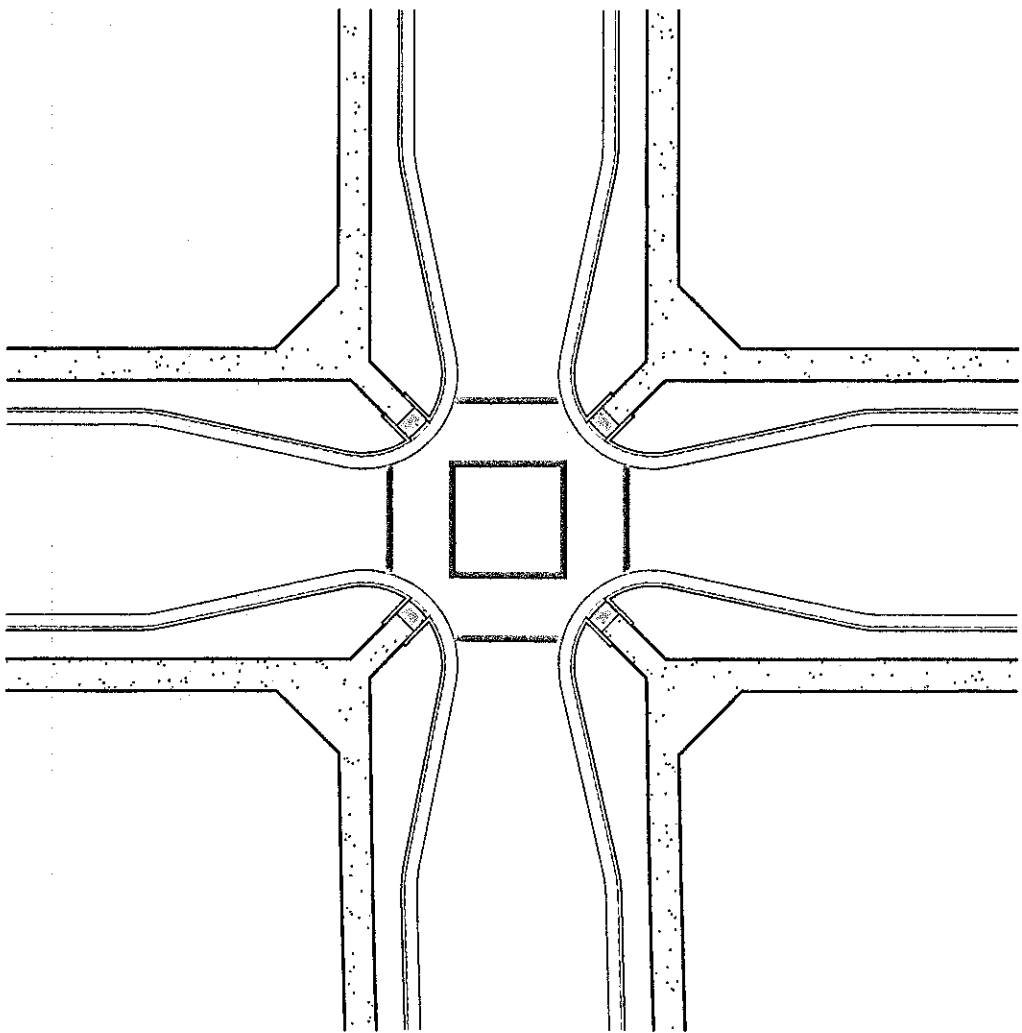
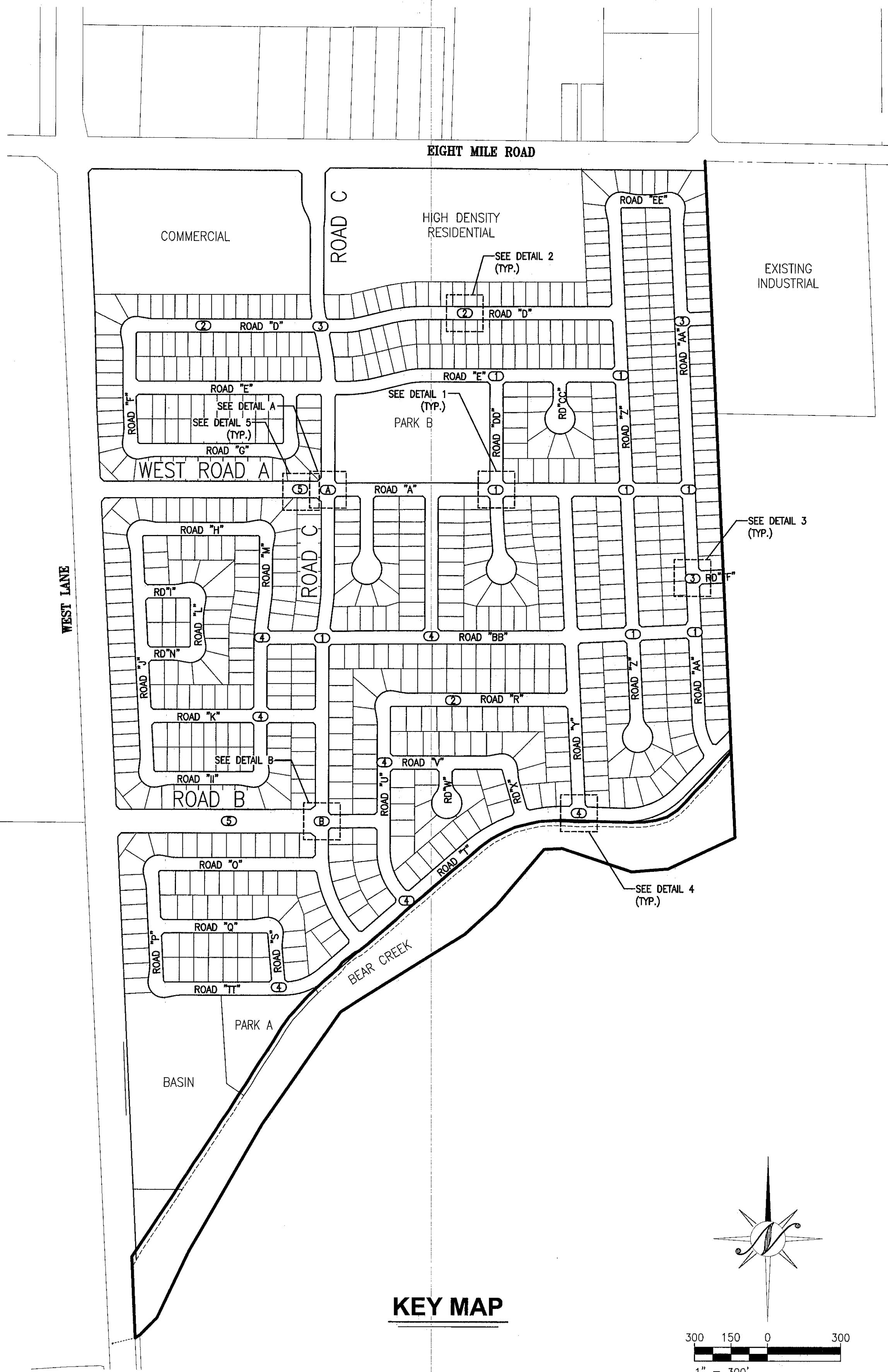
STOCKTON, CALIFORNIA	ALTERNATE PROJECT LAYOUT VESTING TENTATIVE SUBDIVISION MAP TRA VIGNE WEST
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620 12th Street
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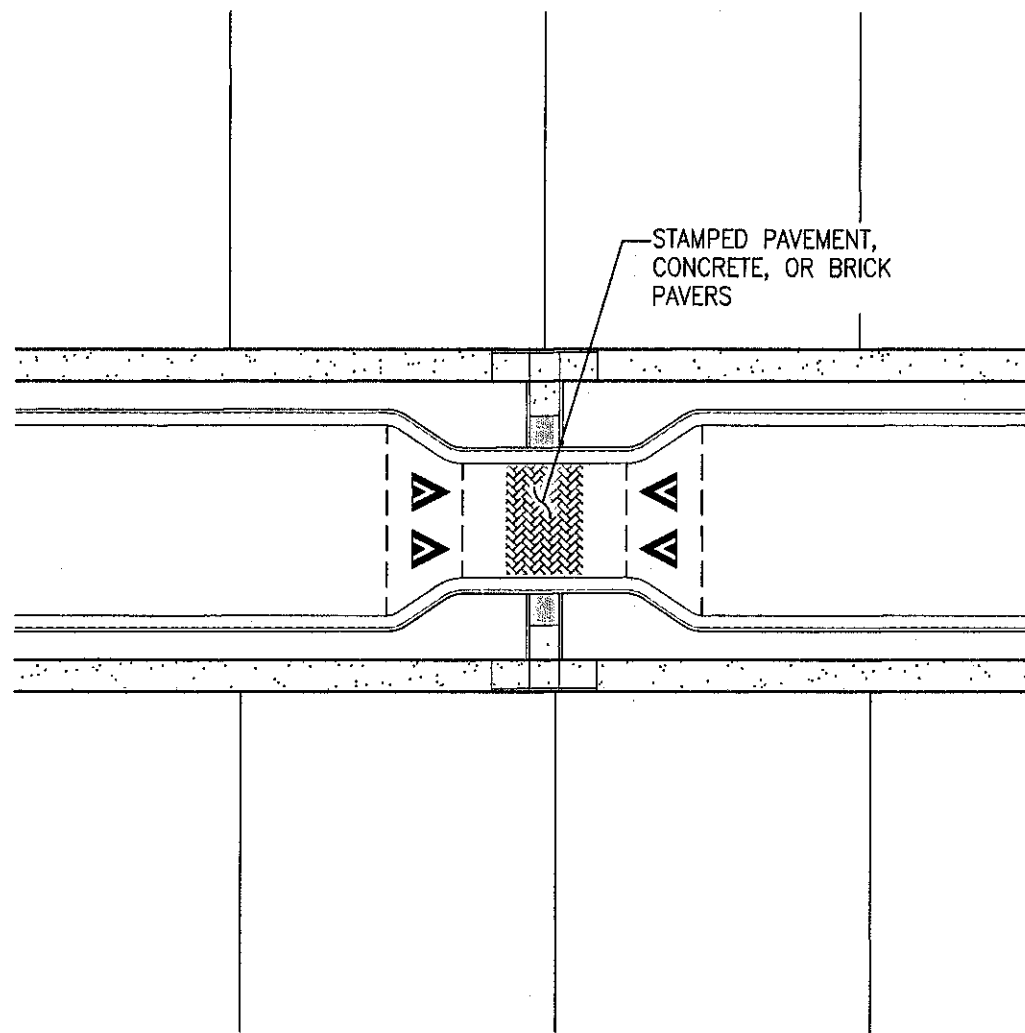
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DATE:	01/31/2020
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DESIGN:	PMH/CV/KM
CHK'D:	TPD

SHEET
NUMBER

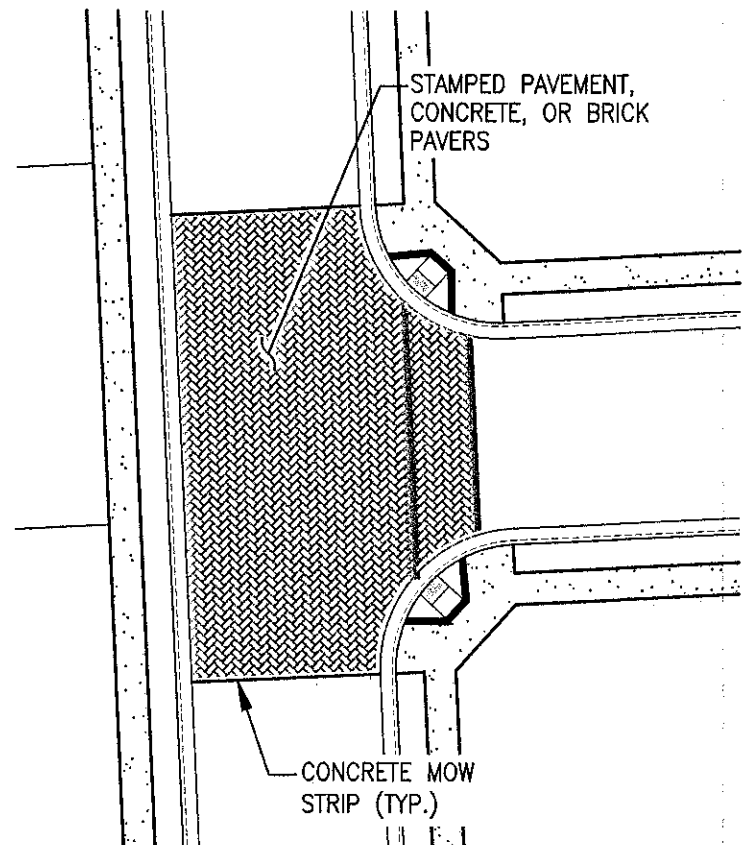
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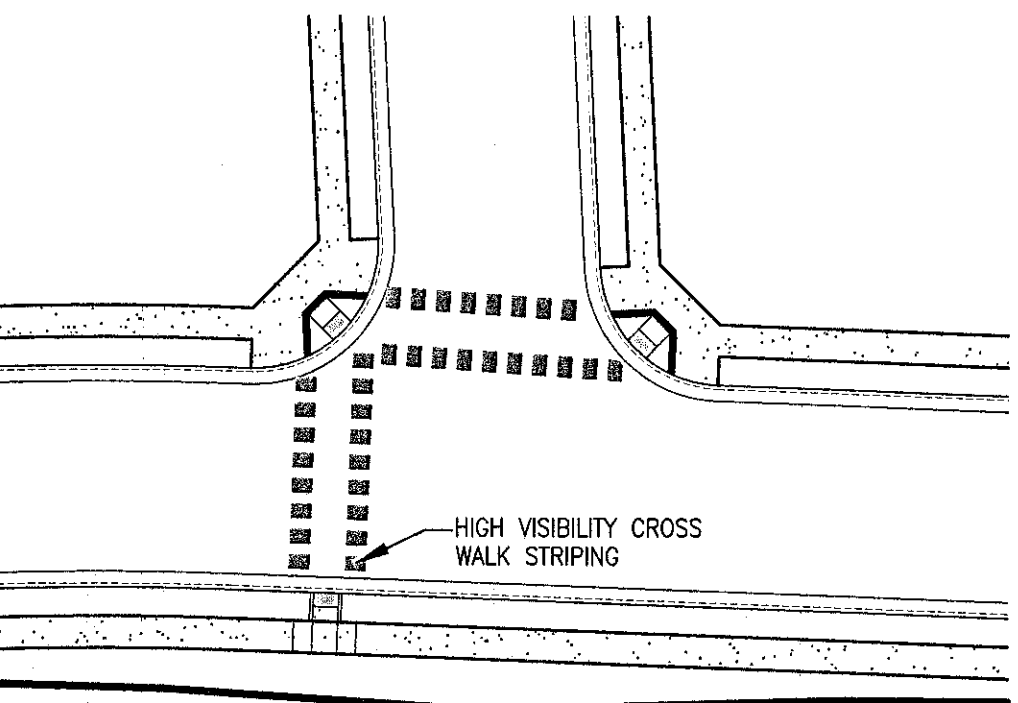
1 TYPICAL INTERSECTION WITH BULB OUTS
PER CITY STANDARD DETAIL R-18
NTS



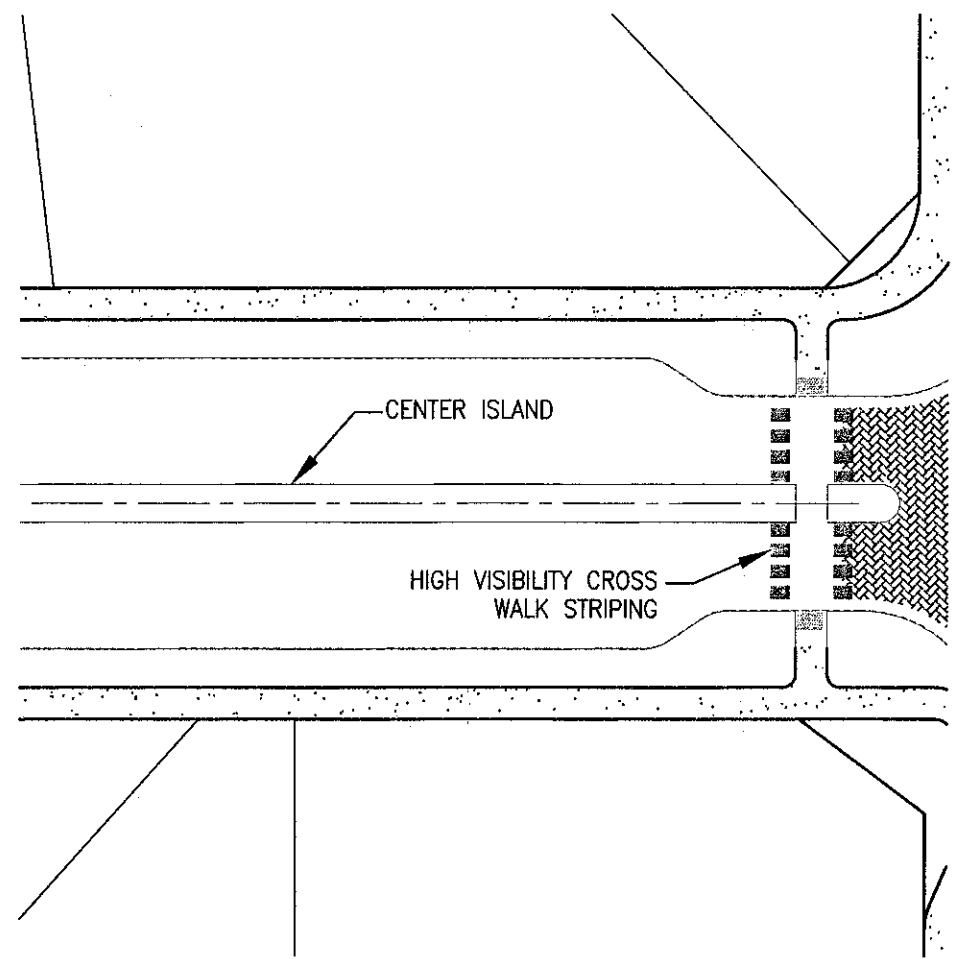
2 INTERSECTION WITH RAISED CROSSWALK
NTS



3 INTERSECTION WITH TEXTURED PAVEMENT
NTS

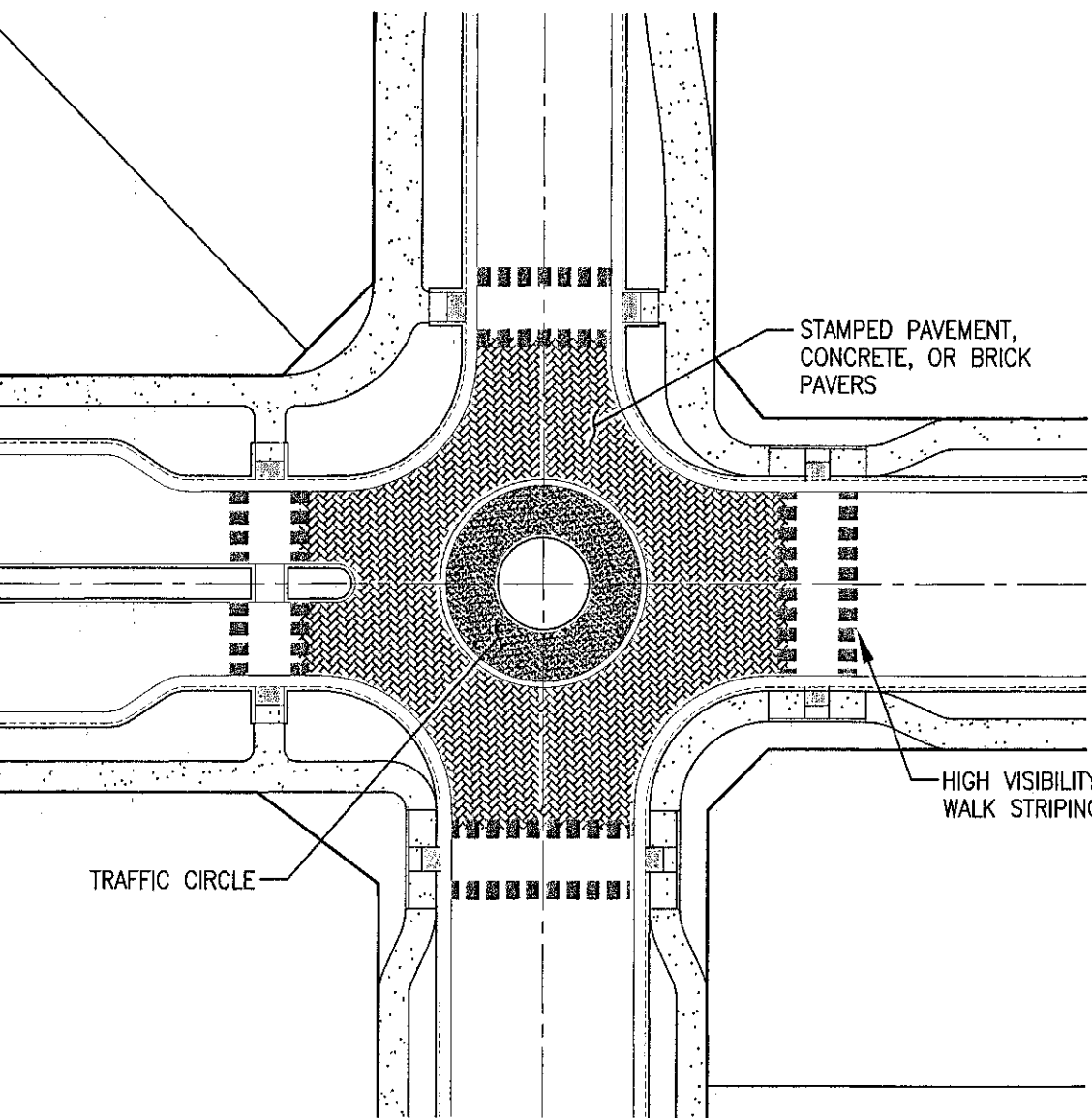


4 INTERSECTION WITH HIGH VISIBILITY CROSSWALK
NTS

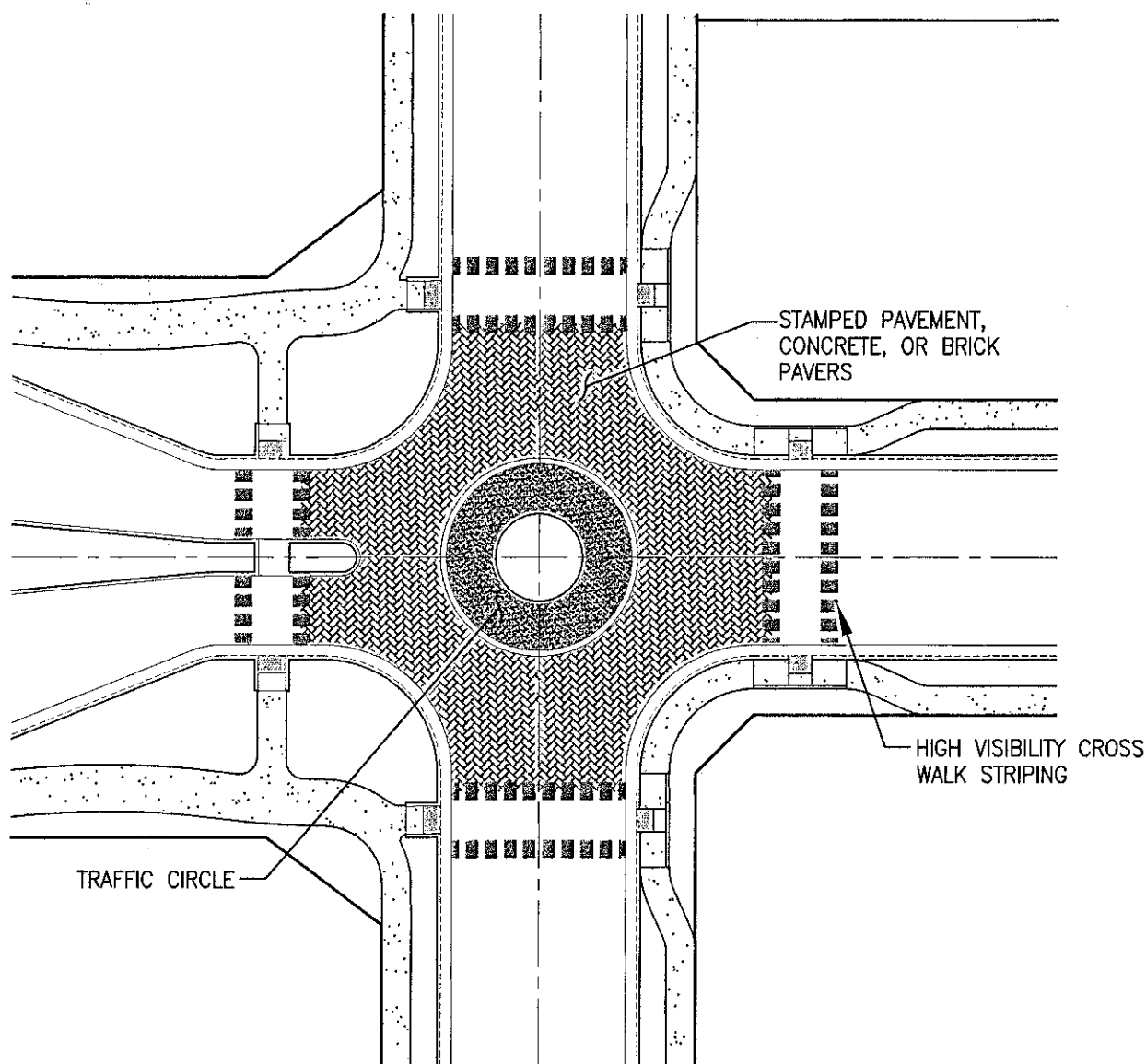


5 CENTER ISLAND NARROWING
NTS

NOTE: ADDITIONAL STOP AND YIELD SIGNS TO BE INSTALLED AT THE DIRECTION OF THE CITY OF STOCKTON.



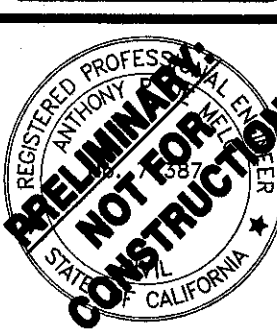
A INTERSECTION AT ROADS A AND C
NTS



B INTERSECTION AT ROADS B AND C
NTS

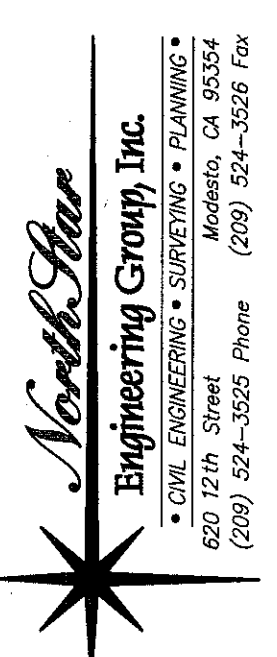
KEY NOTES

1. PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISIONS TO ACCOUNT FOR PROPOSED SCHOOL SITE. THE SCHOOL DISTRICT IS TO DETERMINE THAT THIS SITE IS TO BE UTILIZED. A TOTAL OF 91 RESIDENTIAL UNITS TO BE REMOVED TO ACCOMMODATE THE SCHOOL SITE.
2. PROPOSED LIMIT OF POSSIBLE VESTING TENTATIVE MAP REVISION TO ALLOW FOR PROPOSED BEAR CREEK BRIDGE CROSSING. IF IT IS DETERMINED DURING THE PREPARATION OF THE EIR OR PROCESSING OF THE TRAFFIC STUDY THAT A BRIDGE IS REQUIRED, THEN THE TENTATIVE MAP SHALL BE REVISED ACCORDINGLY TO LOOSE & LOTS.



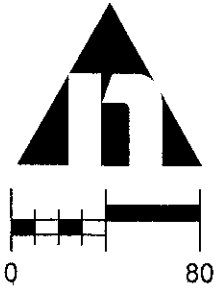
NO.	DATE	APPROVED

TRAFFIC CALMING PLAN
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE WEST
STOCKTON, CALIFORNIA



JOB #:	15-1532
DATE:	07/31/2020
SCALE:	AS SHOWN
DRAWN:	TBA/PMH
DESIGN:	PMH/CV/KM
CHECKED:	TPD

SHEET NUMBER
TM 5.3



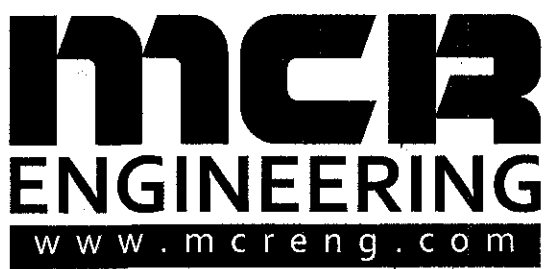
VESTING TENTATIVE SUBDIVISION MAP
TRA VIGNE EAST
A PORTION OF SECTION 2, TOWNSHIP 2 NORTH,
RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN
SAN JOAQUIN COUNTY, CALIFORNIA

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

JOB NO. 16-016	APPROVED BY: _____	SHEET NO. 10
DATE FEBRUARY, 2020		OF 10 SHEETS
SCALE AS SHOWN		PROJECT NO.
DR. BY MS		
CK. BY RM		
FILE	CITY ENGINEER STOCKTON, CALIFORNIA	

REVISIONS

NO.	DESCRIPTIONS	DATE	BY	APPROVED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239 - 6229
FAX : (209) 239 - 8839



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UTILITY PLAN - SOUTH