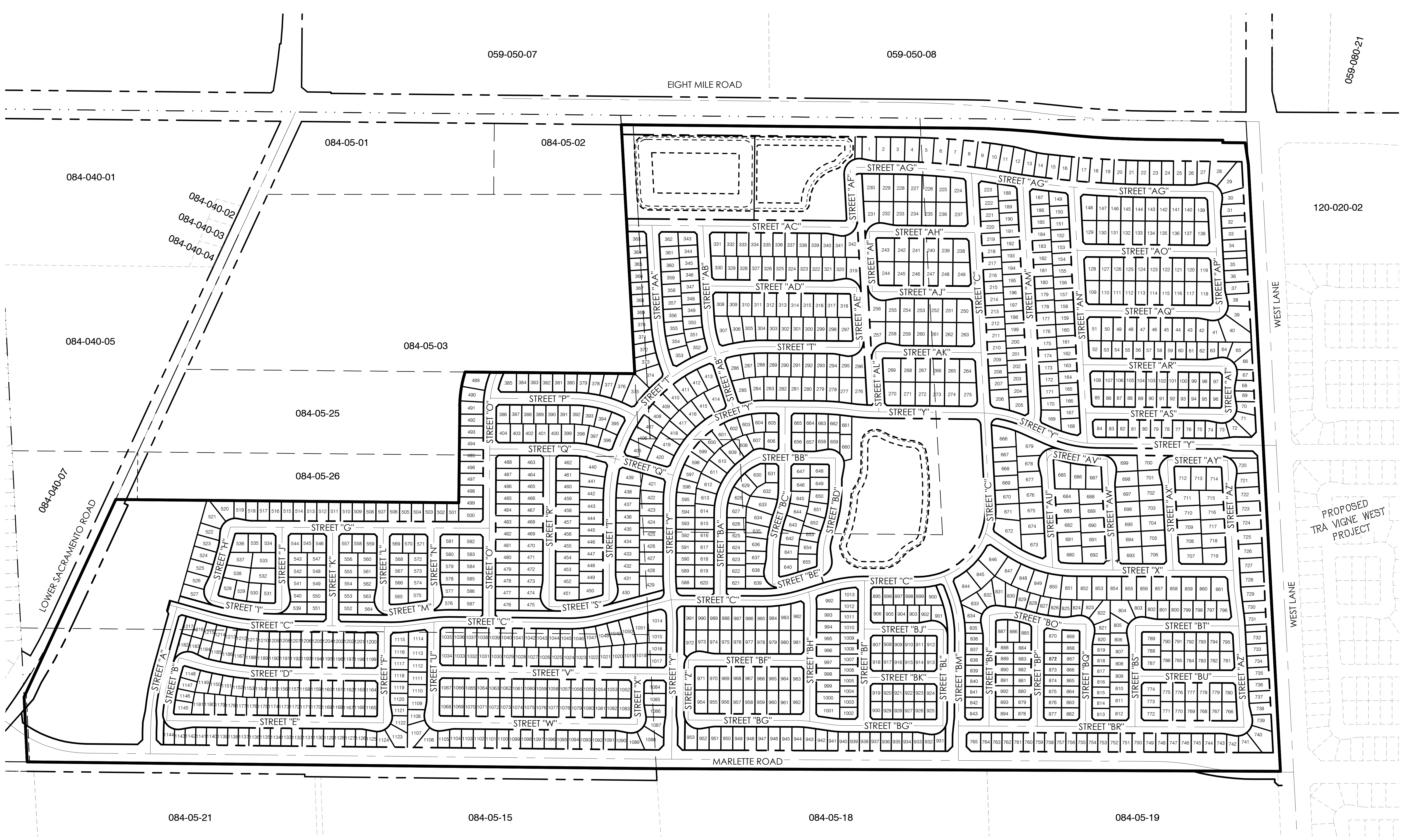
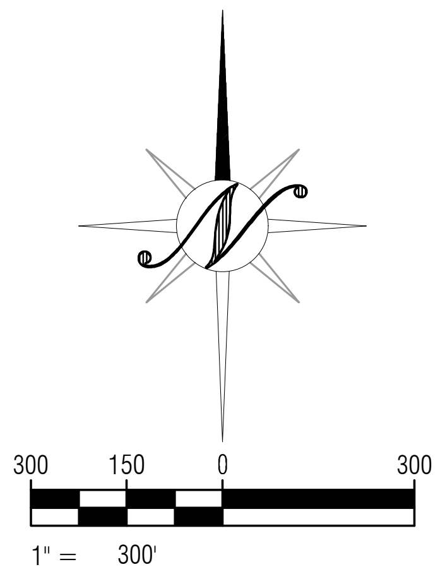
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		
STORM DRAIN (MAIN)	SD Ex12"SD	12"SD
STORM DRAIN MAINTENANCE HOLE	SD	SD
CURB INLET		
WATER (MAIN)	W Ex8"W	8"W
WATER VALVE	WV	WV
FIRE HYDRANT		
SEWER MAINTENANCE HOLE	S	S
SEWER (MAIN)	SS Ex12"SS	12"SS
PHASE LINE	N/A	
INDEX CONTOUR		N/A
INTERMEDIATE CONTOUR		N/A
INDEX DEPRESSION		N/A
INTERMEDIATE DEPRESSION		N/A
APPROXIMATE INDEX		N/A
APPROXIMATE INTERMEDIATE		N/A
APPROX. INDEX DEPRESSION		N/A
APPROX. INTERMEDIATE DEPRESSION		N/A
TOP BACK OF CURB		N/A
TOP FRONT OF CURB		N/A
CURB FLOWLINE		N/A
GUTTER (CONCRETE EDGE)		N/A
CONCRETE		N/A
EDGE OF PAVEMENT DIRT ROAD		N/A
JEEP/FOOT TRAIL		N/A
		N/A
CURB CUT		N/A
MISC/ROW LANDSCAPE CURBING		N/A
BRIDGE		N/A
HANDICAP RAMP		N/A
RETAINING WALL		N/A
FENCE ON RETAINING WALL		N/A
FENCE		N/A
APPROXIMATE FENCE		N/A
BLOCK WALL		N/A
MEDIAN WALL		N/A
STONE WALL		N/A
GUARD RAIL		N/A
HAND RAIL		N/A
WATER EDGE		N/A
INTERMITTENT DRAINAGE		N/A
MARSH		N/A
CULVERT HEADWALL		N/A
CULVERT PIPE		N/A
DRAINS		N/A
DRAIN INLETS		
ABOVE GROUND PIPELINE		N/A
FLOODGATE		N/A
DAM/LEVEE		N/A
BRUSHLINE		N/A
TREELINE		N/A
TREES CONIFER/DECIDUOUS		N/A
PALM TREE/CACTUS		N/A
BUSH SYMBOL		N/A
RAILROAD UTILITY BOX/ VAULT	☐ ☐	N/A
RAILROAD SIGNAL		N/A
RAILROAD SWITCH LEVER		N/A
RAILROAD TRACK		N/A
LIGHT POLE/ARM		N/A
LIGHT POLE		N/A
POWER POLES		N/A
POLE ANCHOR		N/A
TRAFFIC SIGNAL		N/A
CROSSWALK SIGNAL		N/A
TRANSMISSION TOWER		N/A
FIRE HYDRANT		N/A
VALVE COVER		N/A
MANHOLE		N/A
MAIL BOX		N/A
POST		N/A
BILLBOARD	☐	N/A
SIGN/BUSINESS SIGN		N/A
UTIL. VAULT/BOX	☐ ☐	N/A
SAT. DISH		N/A
BUILDING	▨	N/A
TANKS / SILOS		N/A
COVERED AREA	▨	N/A
TRAILER	▨	N/A
SHED	▨	N/A
BLDG. UNDER CONSTR.	▨	N/A
FOUNDATION	▨	N/A
DECK	▨	N/A
STEPS	▨	N/A
POOL		N/A
PLANTER		N/A
GOLF		N/A
MINING		N/A
PAINT STRIPING		N/A
MISCELLANEOUS		N/A
SPEED BUMP		N/A
CATTLE GUARD		N/A
PHOTO CONTROL		N/A
GROUND OBSCURED		N/A
CONTAINMENT LINE		N/A





GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER CITY OF STOCKTON STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: TO UTILIZE ONSITE STORM DRAINAGE BASIN AND PUMP STATION TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
4. WATER SYSTEM TO BE CONSTRUCTED TO THE CAL WATER STANDARDS AND SPECIFICATIONS.
5. STREET LIGHTING SHALL BE INSTALLED PER CITY OF STOCKTON STANDARDS AND SPECIFICATIONS.
6. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
7. THE SUB-DIVIDER 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.
8. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL IN-TRACT STREET FRONTAGES.
9. ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER SAN JOAQUIN COUNTY REQUIREMENTS.
10. APPLICANT SHALL PROVIDE ACCESS AGREEMENT IN PERPETUITY FOR CITY TO INSPECT ALL POST-CONSTRUCTION BMP'S.
11. ALL LOT SIZES, DIMENSIONS, HEIGHT, BUILDING COVERAGE, DEPTH AND WIDTH RATIOS ARE TO BE IN ACCORDANCE WITH THE PROPOSED PLANNED UNIT RESIDENTIAL DEVELOPMENT (PURD) GUIDELINES FOR LEBARON RANCHES.
12. FINAL BASIN AND OVERFLOW BASIN DESIGN AND CROSS SECTIONS TO BE PER THE LEBARON RANCH MASTER PLANS.

CITY COUNCIL APPROVAL

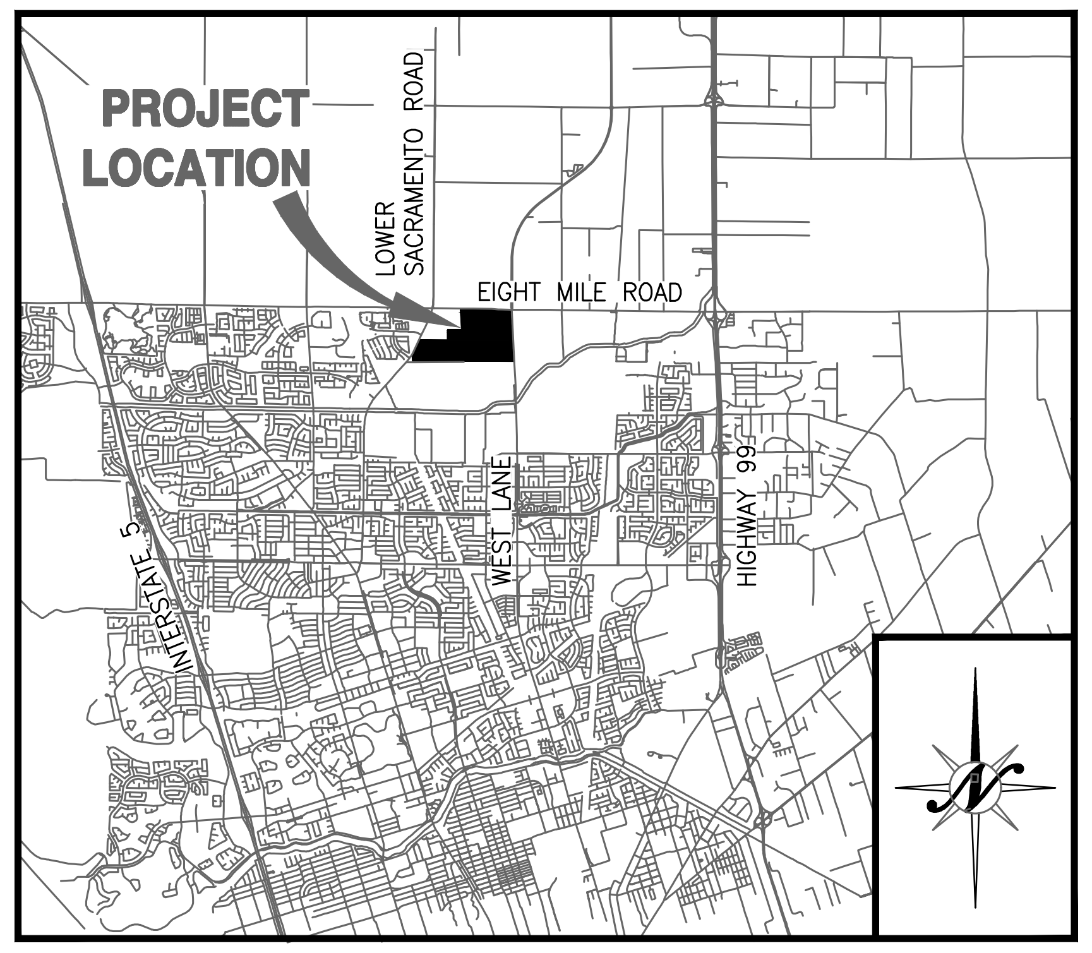
FILED AS A TENTATIVE MAP THIS ____________ DAY OF ______________________ 202_.
FEE $ ____________

____
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED BY THE CITY ENGINEER OF THE CITY OF STOCKTON THIS ____________ DAY OF
______________________ 202_.

____
CITY ENGINEER

APPROVED BY THE STOCKTON CITY COUNCIL BY RESOLUTION NO. ________ THIS ____ DAY OF ____, 202_.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF STOCKTON 345 N. EL DORADO STREET STOCKTON, CA 95202 T: (209) 937-8444 CONTACT: NICOLE MOORE
B. OWNER/ APPLICANT:	BEAR CREEK VENTURES 4670 WILLOW ROAD, SUITE 200 PLEASANTON, CA. 94588 T: (925) 463-1122 CONTACT: STEPHEN MILLER
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: TONY DE MELO AND MALLORIE FENRICH
D. ASSESSOR'S PARCEL NUMBER:	084-050-06, 07, 08, 14, 27, & 28
E. EXISTING LAND USE:	VACANT LAND AND ROW CROPS
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES, PARKS, OPEN SPACE,MEDIUM DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL
G. EXISTING ZONING/GP:	AU-20/ R/L
H. PROPOSED ZONING/GP:	PER PLANNED DEVELOPMENT (P.D.)
I. TOTAL PROJECT SIZE:	237.1± ACRES
J. NET ACREAGE:	207± ACRES
K. TOTAL NUMBER OF SINGLE FAMILY LOTS:	1,217
L. DENSITY:	5.2 UNITS/DU (SINGLE FAMILY)
M. TYPICAL LOT SIZE(R-1 LOTS):	45' X 75', 50' X 80', 50' X 100', 60' X 100'
N. MAXIMUM FOOTPRINT COVERAGE:	PER PURD
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS, PER AERIAL SURVEY PREPARED BY TRIMBLE ON SEPTEMBER 3, 2021.
Q. UTILITIES:	WATER SYSTEM - CITY OF STOCKTON SANITARY SEWER - CITY OF STOCKTON STORM DRAINAGE - CITY OF STOCKTON GAS - PG&E ELECTRIC - PG&E TELEPHONE - AT&T SCHOOL DISTRICT - LODI UNIFIED SCHOOL DISTRICT

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REGISTERED PROFESSIONAL ENGINEER
ANTHONY P. DE MELO
No. 71387
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

COVER SHEET

LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

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(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	21-2911
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DRAWN:	EP/PMH/TA
DESIGN:	BT/TPD
CHK'D:	BT/TPD

SHEET NUMBER

TM1.1

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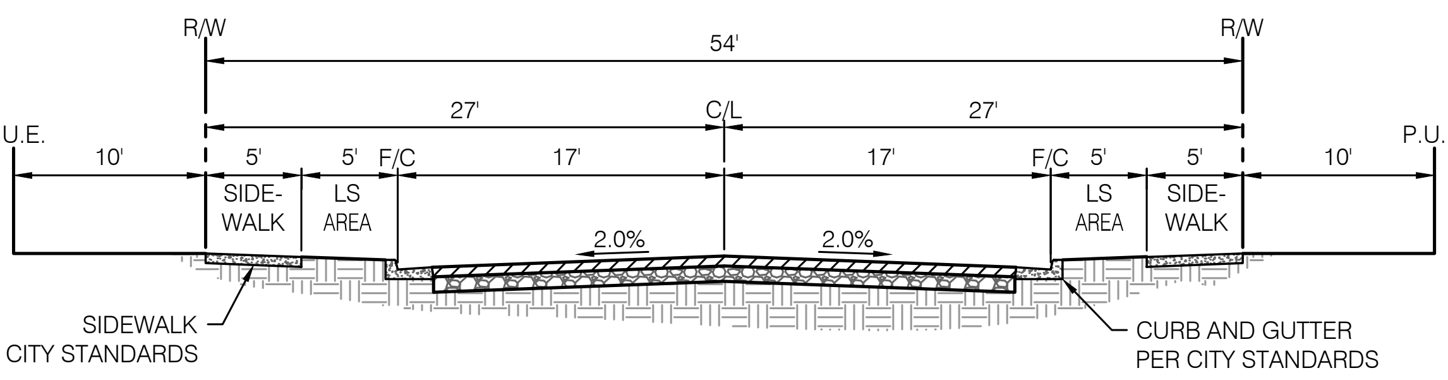
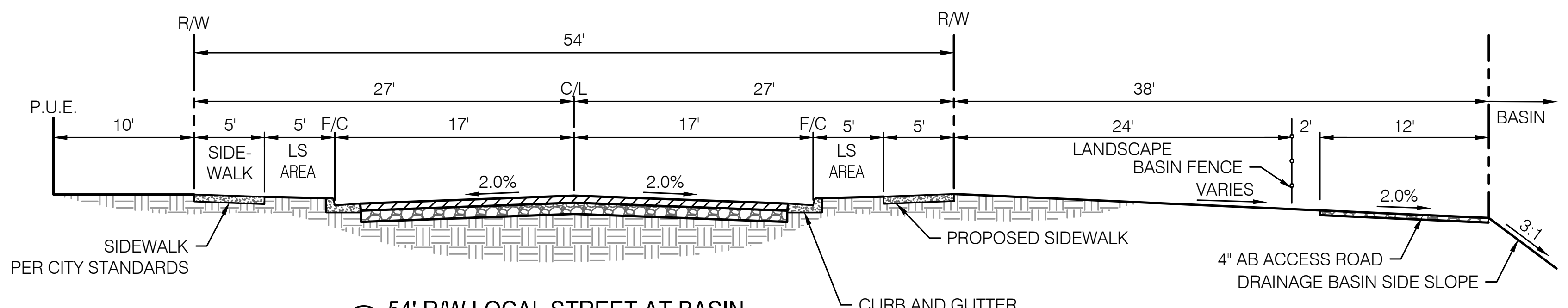
DWGNAME: F:\21-2911 LeBaron Ranches\Planning\TM\TM1.1.dwg

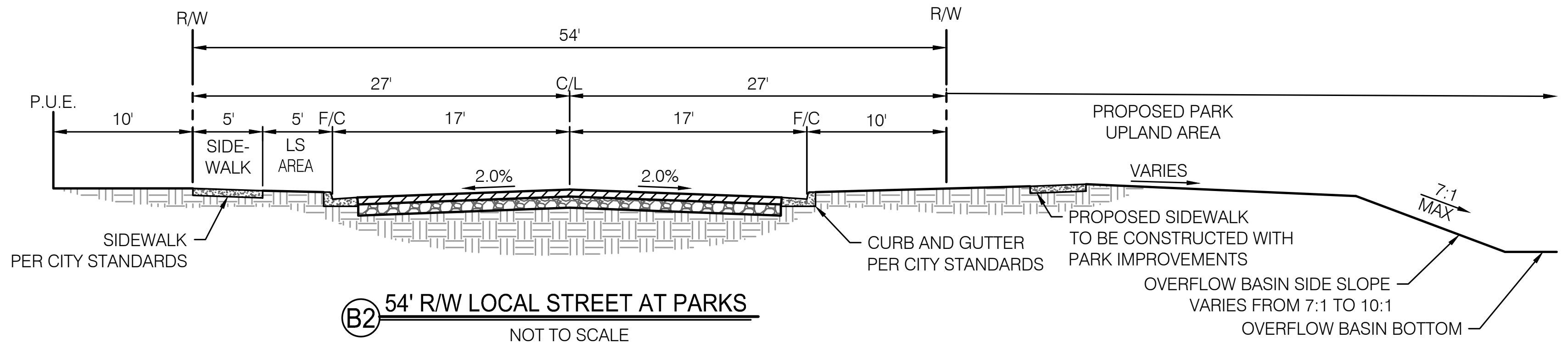
ATTACHMENT G



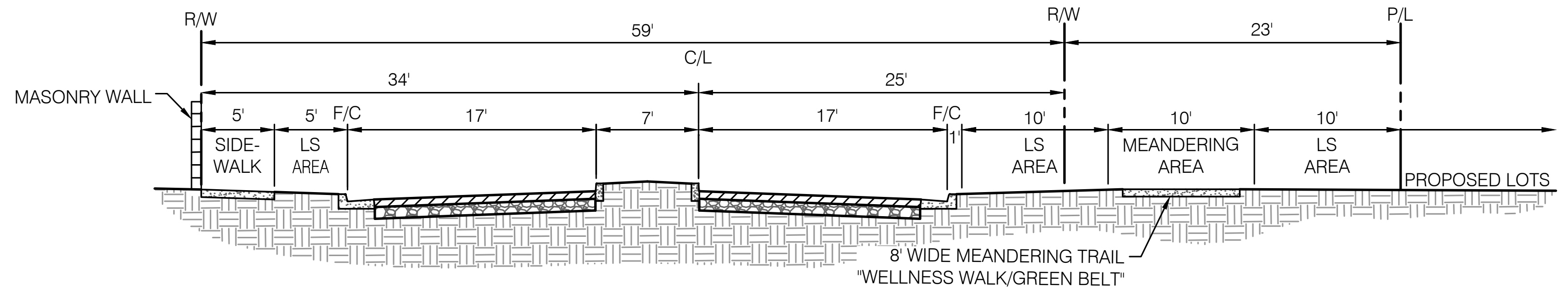
Ⓐ 54' R/W LOCAL STREET
TYPICAL RESIDENTIAL STREET
NOT TO SCALE



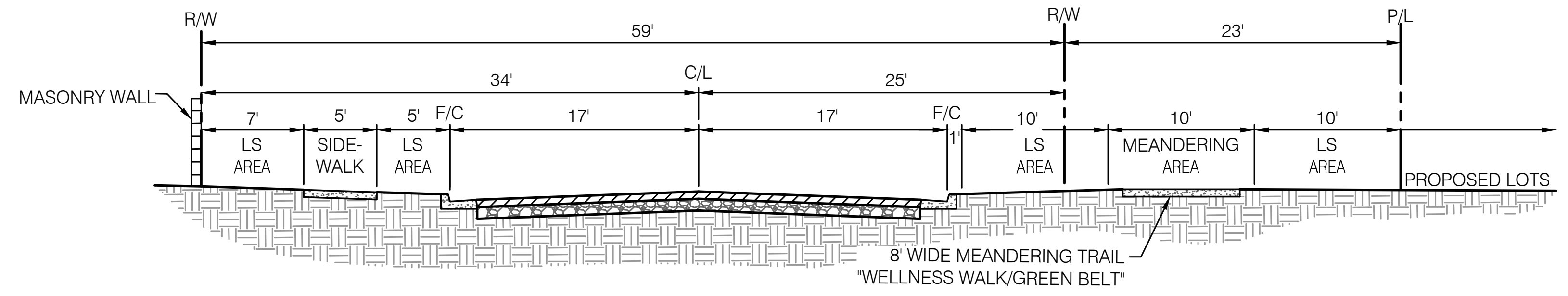
Ⓑ1 54' R/W LOCAL STREET AT BASIN
NOT TO SCALE



Ⓑ2 54' R/W LOCAL STREET AT PARKS
NOT TO SCALE



Ⓒ1 59' R/W ENTRY STREET WITH MEDIAN AT WEST LANE
NOT TO SCALE



Ⓒ2 59' R/W ENTRY STREET AT MARLETTE ROAD
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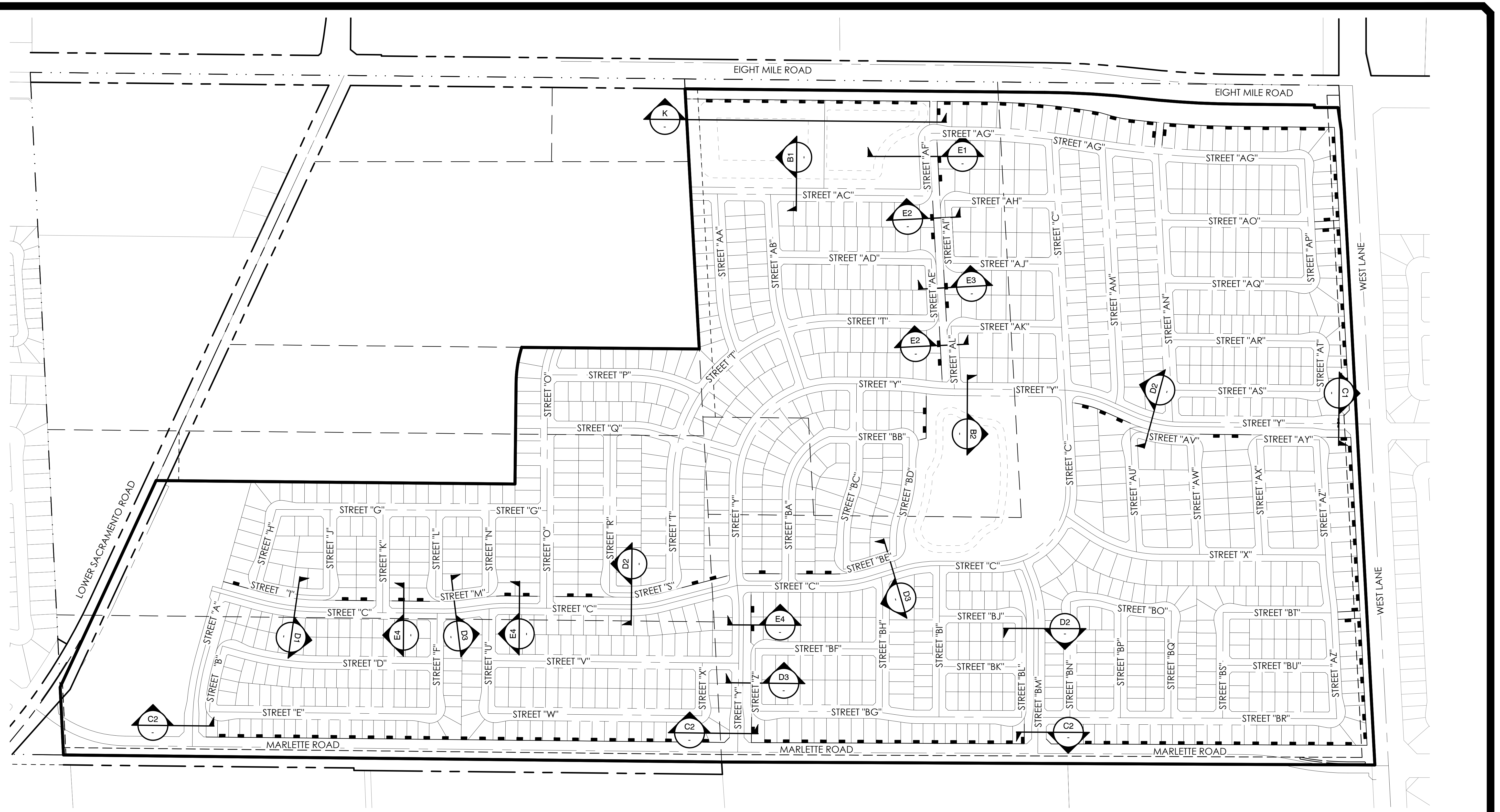
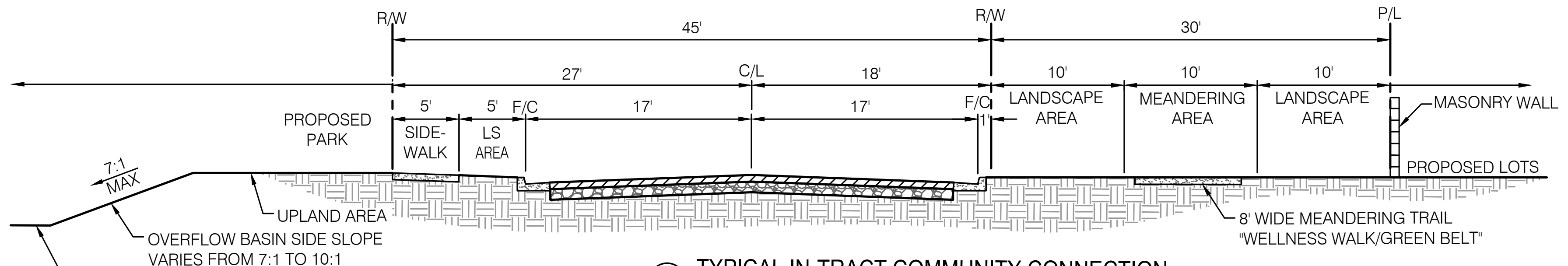
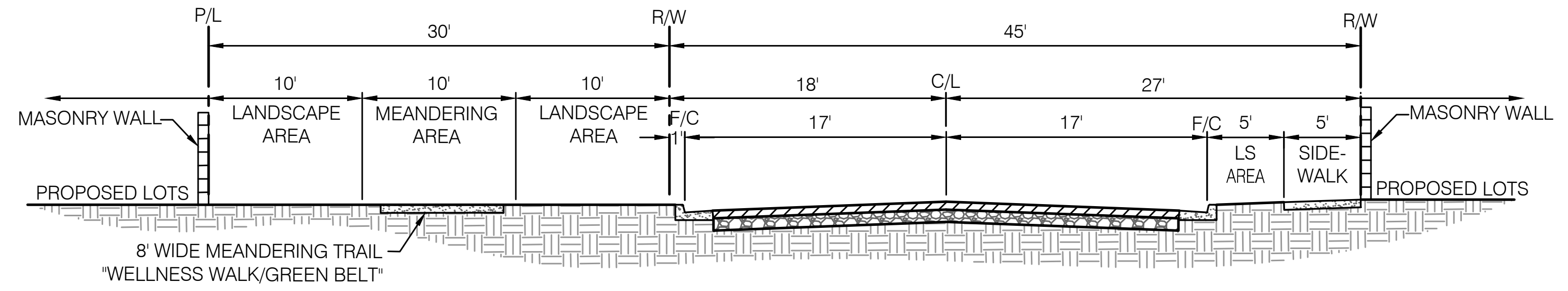




Ⓔ1 TYPICAL IN-TRACT COMMUNITY CONNECTION
NOT TO SCALE



Ⓔ2 TYPICAL IN-TRACT COMMUNITY CONNECTION
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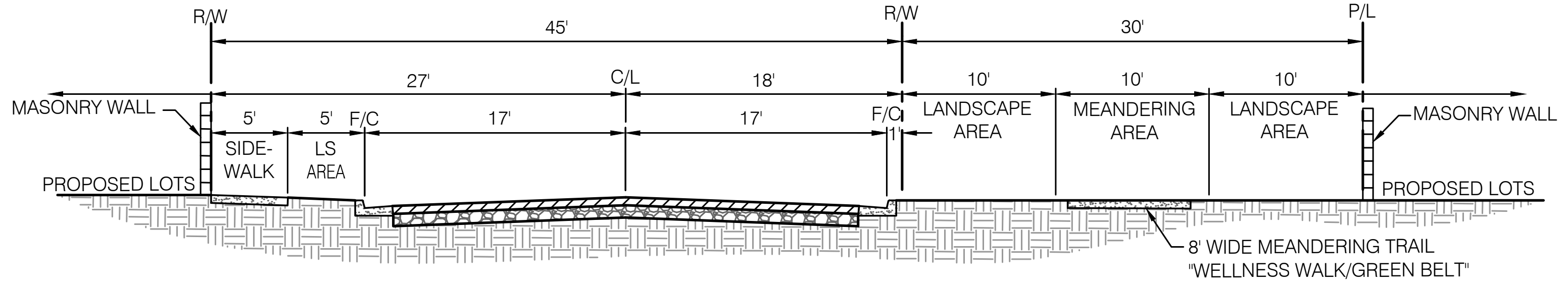

Ⓔ3 TYPICAL IN-TRACT COMMUNITY CONNECTION
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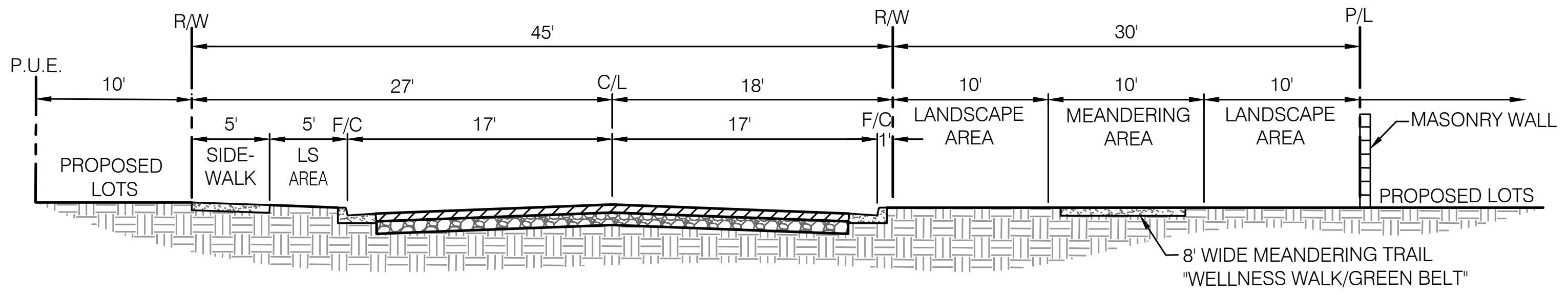

Ⓔ4 TYPICAL IN-TRACT COMMUNITY CONNECTION
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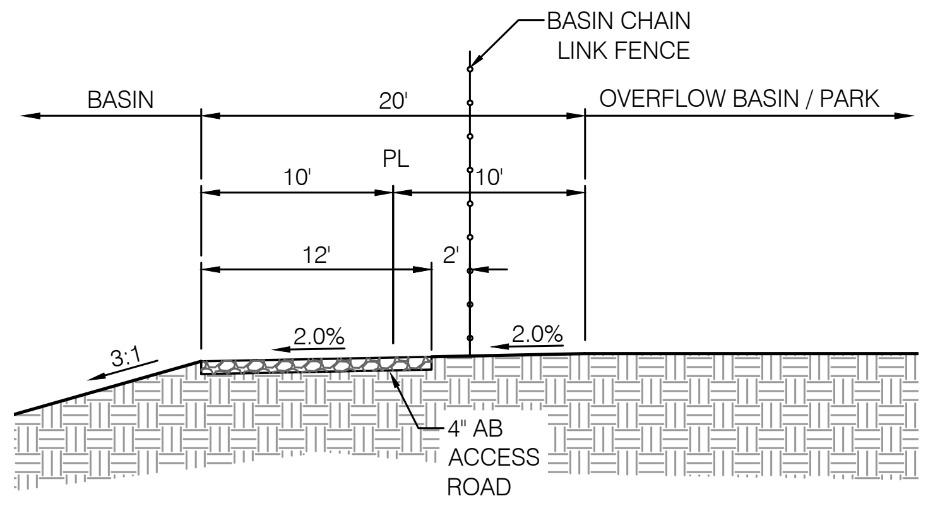
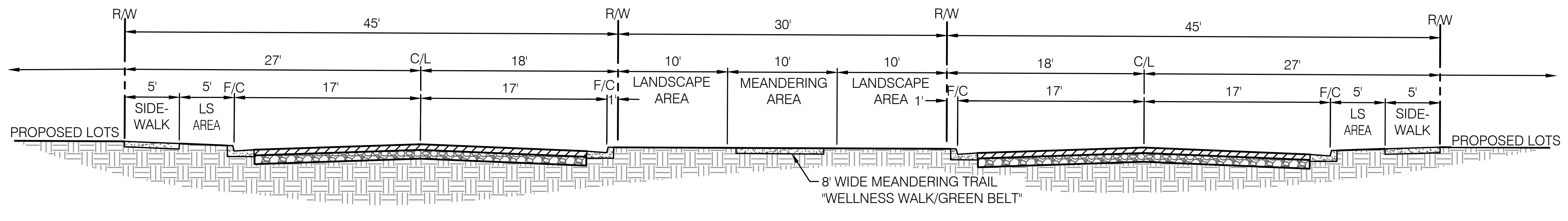
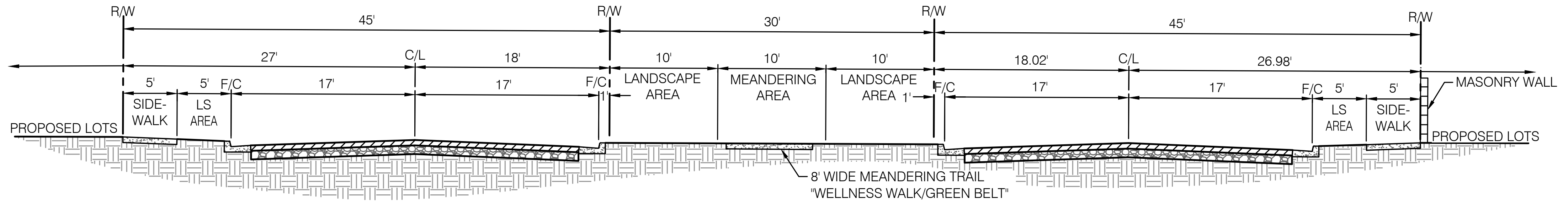


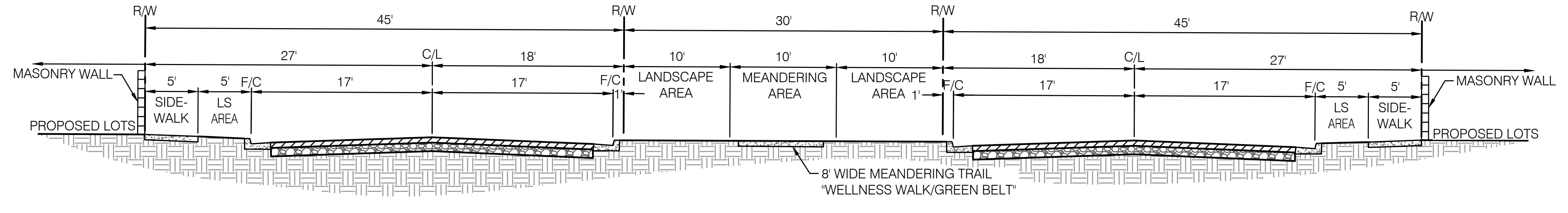
Ⓛ BASIN ACCESS ROAD CROSS-SECTION
NOT TO SCALE



Ⓓ1 TYPICAL ENTRY STREET CONNECTION
NOT TO SCALE



Ⓓ2 TYPICAL ENTRY STREET CONNECTION WITH WALL
NOT TO SCALE



Ⓓ3 TYPICAL ENTRY STREET CONNECTION WITH WALL
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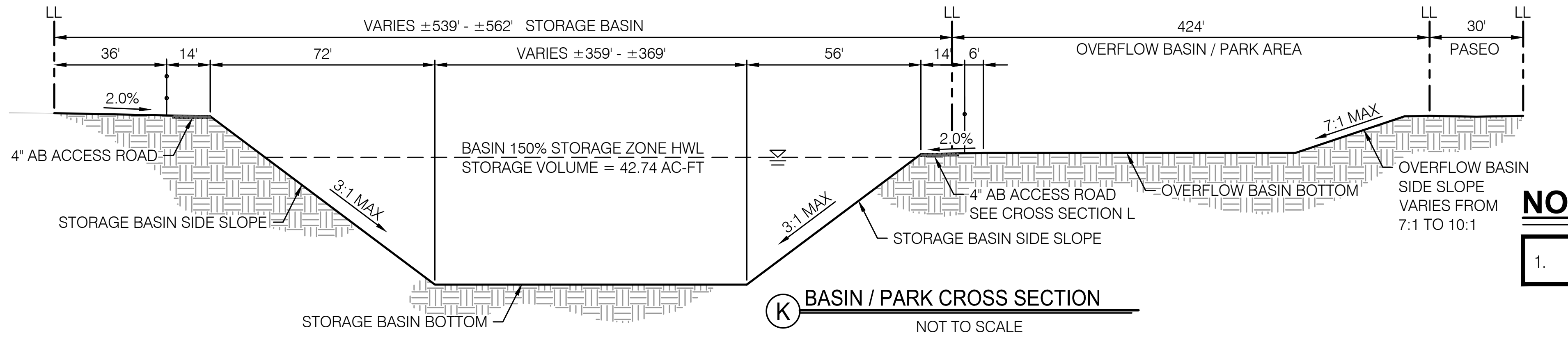
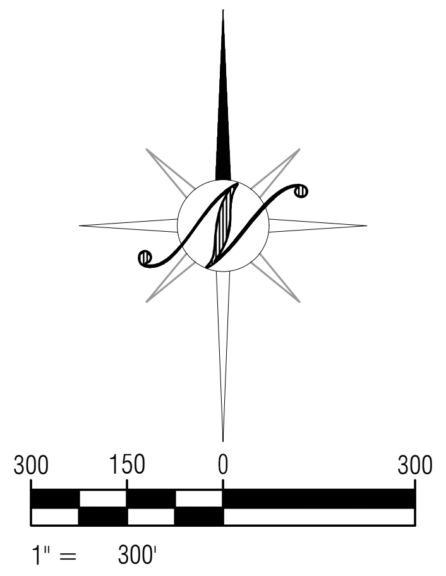


Ⓚ BASIN / PARK CROSS SECTION
NOT TO SCALE



NOTES

1. ALL INTERIOR STREETS WITHOUT A CALL OUT ARE TO BE CROSS SECTION A.

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DWGNAME: F:\21-2911 LeBaron Ranches\Planning\TM\TM1.2.dwg

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REGISTERED PROFESSIONAL ENGINEER
ANTHONY P. MELLER
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

TYPICAL CROSS-SECTIONS

LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

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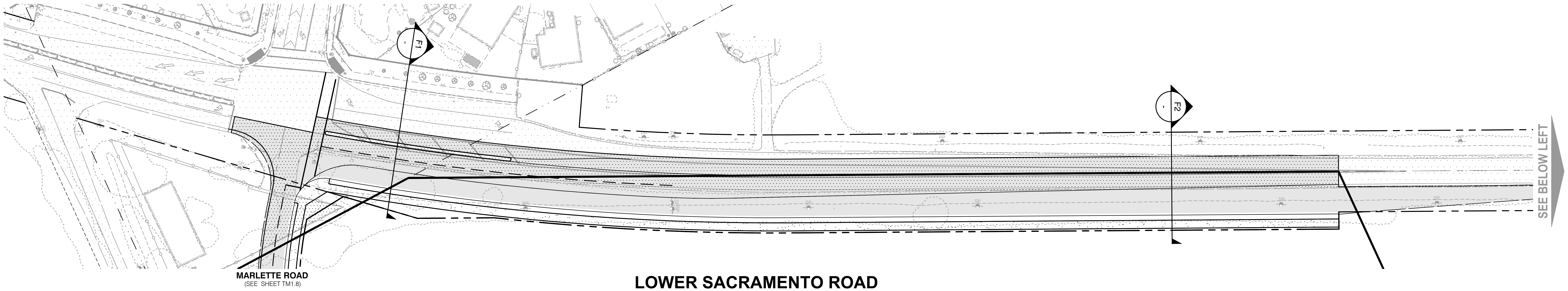
CHK'D:	BT/TPD

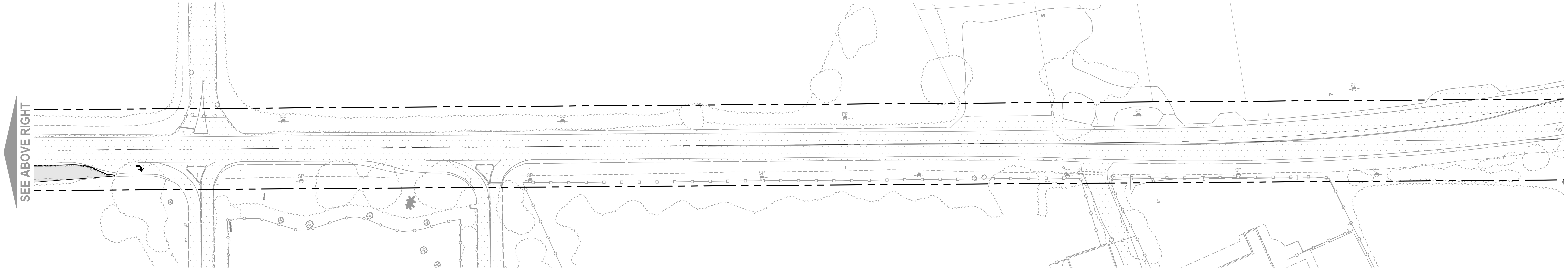
SHEET NUMBER

TM1.2

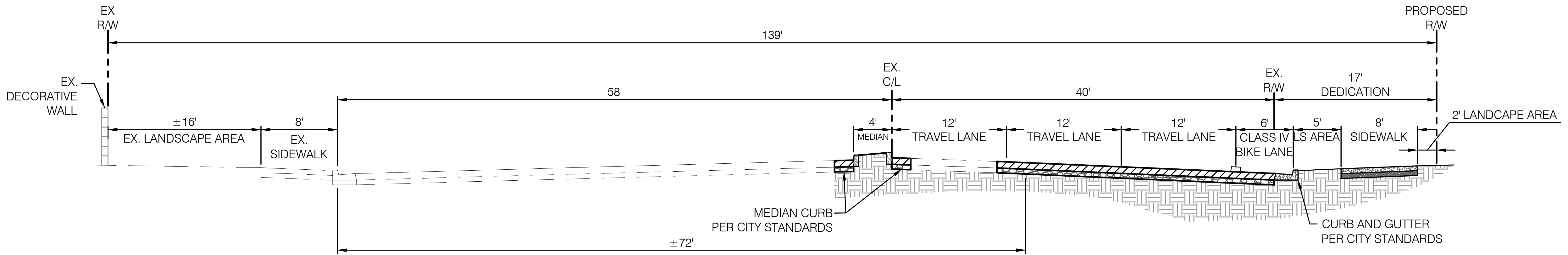
ATTACHMENT G



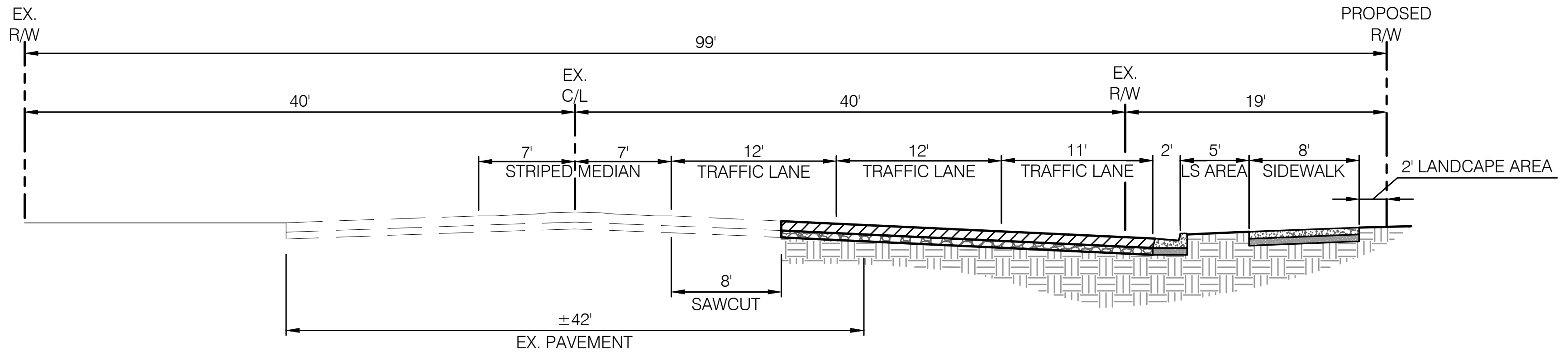
LOWER SACRAMENTO ROAD



LOWER SACRAMENTO ROAD



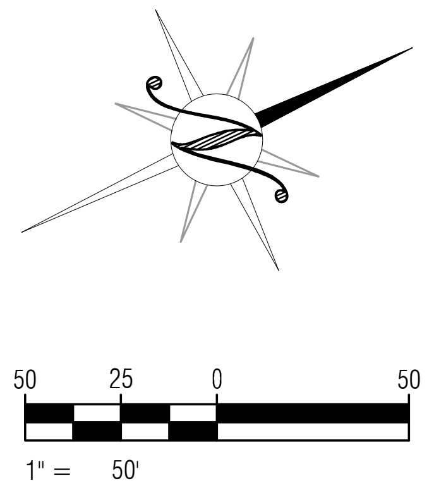
(F1) 139' MAJOR ARTERIAL - LOWER SACRAMENTO ROAD
LOWER SACRAMENTO ROAD AS NOTED
NOT TO SCALE



(F2) 99' MAJOR ARTERIAL - LOWER SACRAMENTO ROAD
LOWER SACRAMENTO ROAD AS NOTED
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━	━━━━
CENTERLINE	—— — ——	—— — ——
RIGHT-OF-WAY	—— — — ——	—— — — ——
PARCEL LINE	— — — —	N/A
LOT LINE	N/A	────
CURB, GUTTER, AND SIDEWALK	N/A	════
EDGE OF PAVEMENT	—— ——	════



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ANTHONY P. DE MELLO
No. 71387

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NO.	DESCRIPTIONS	DATE	APPROVED

REVISIONS

OFF-SITE GEOMETRIC PLAN
LOWER SACRAMENTO ROAD
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

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NUMBER

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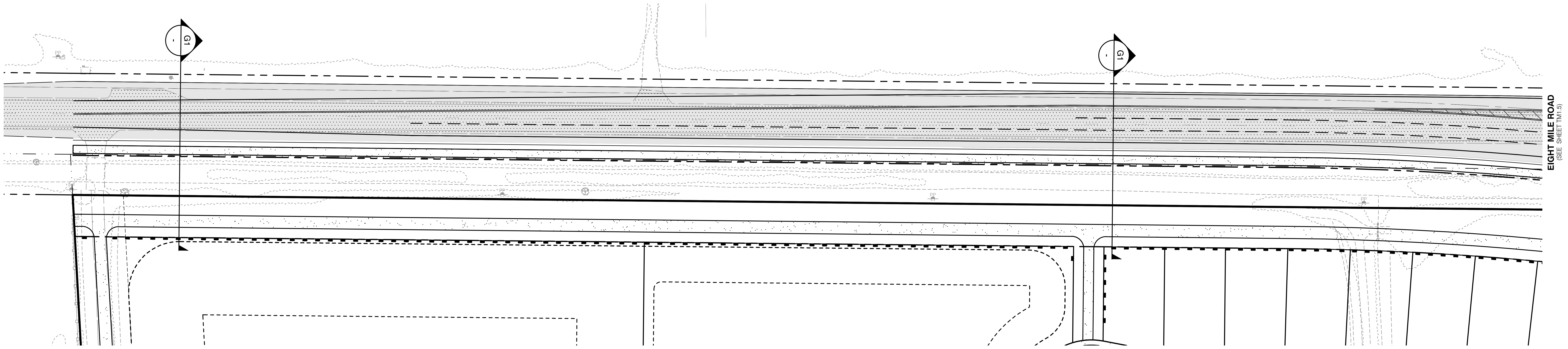
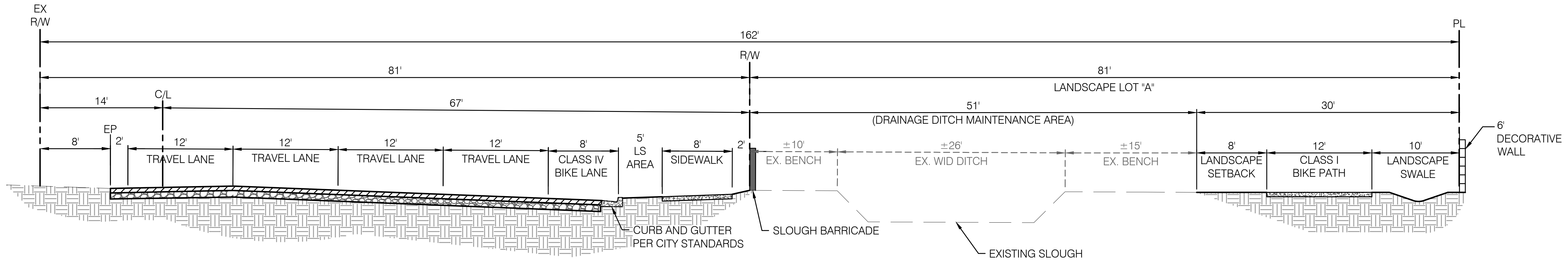


EIGHT MILE ROAD

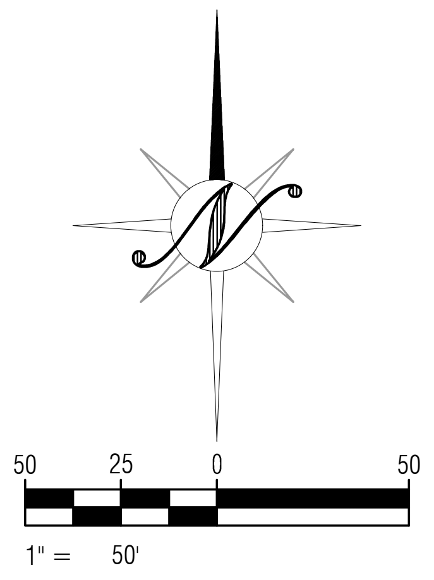


G1 81' MAJOR ARTERIAL - EIGHT MILE ROAD

NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━	━━━━
CENTERLINE	—— – ——	—— – ——
RIGHT-OF-WAY	—— – – ——	—— – – ——
PARCEL LINE	– – – –	N/A
LOT LINE	N/A	────
CURB, GUTTER, AND SIDEWALK	N/A	═══
EDGE OF PAVEMENT	—— ——	—— ——



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NO.	DESCRIPTIONS	DATE	APPROVED
	REVISIONS		

OFF-SITE GEOMETRIC PLAN
EIGHT MILE ROAD
LeBARON RANCH SUBDIVISION
VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

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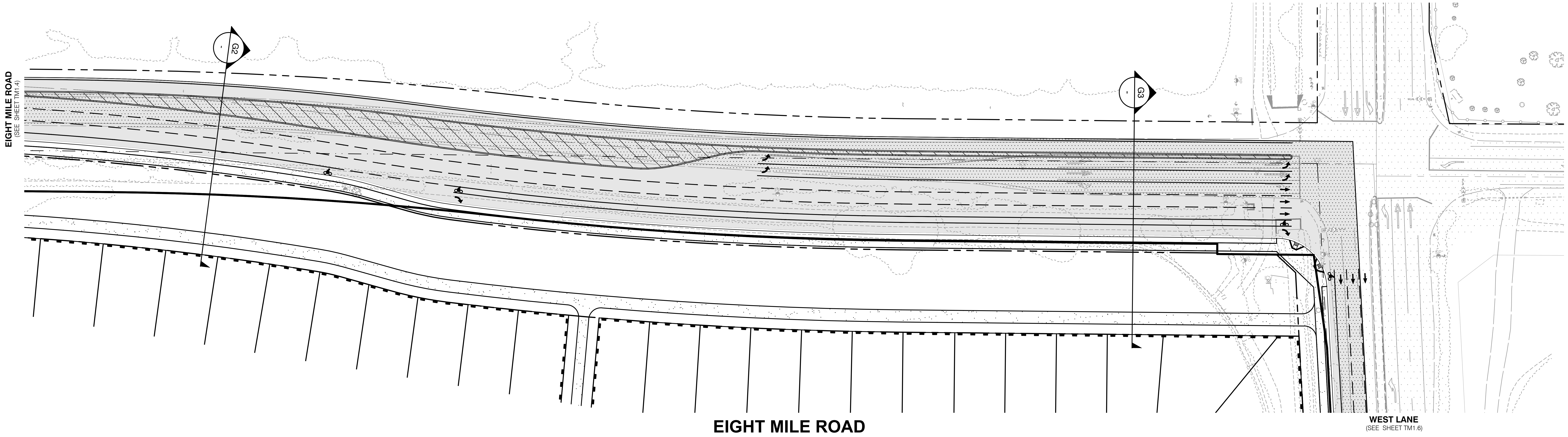
DESIGN:	BT/TPD
CHK'D:	BT/TPD

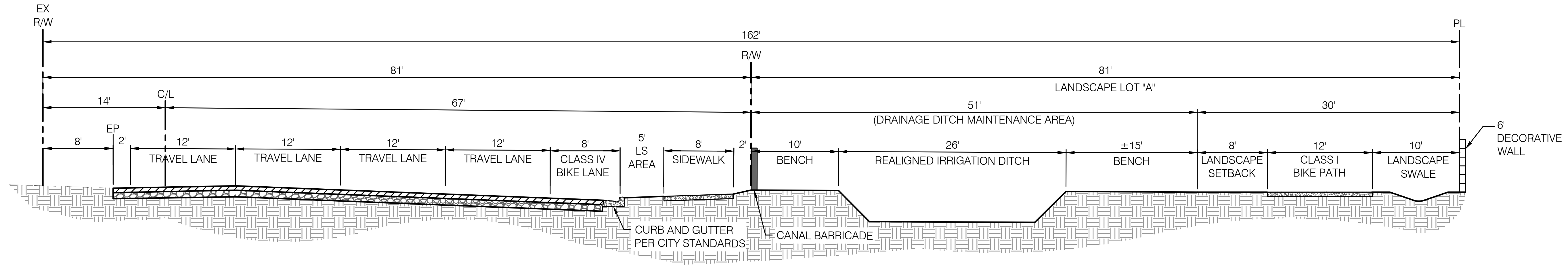
SHEET NUMBER

TM1.4

ATTACHMENT G

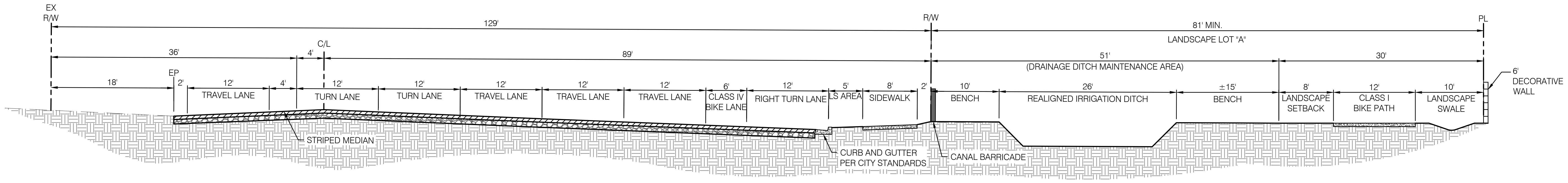


EIGHT MILE ROAD



G2 81' MAJOR ARTERIAL - EIGHT MILE ROAD

NOT TO SCALE

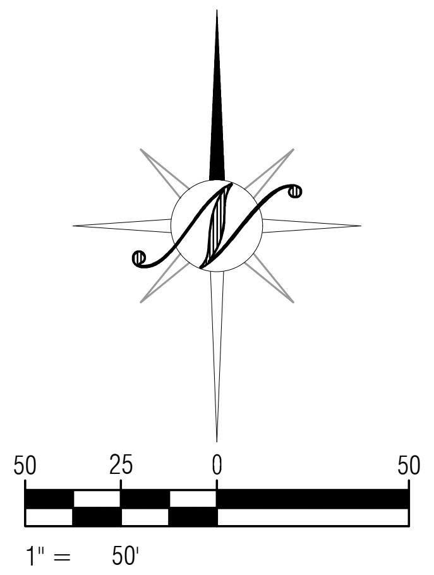


G3 129' MAJOR ARTERIAL AT INTERSECTION - EIGHT MILE ROAD

NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━	━━━━
CENTERLINE	— — - — —	— — - — —
RIGHT-OF-WAY	— — - — —	— — - — —
PARCEL LINE	— — — —	N/A
LOT LINE	N/A	────
CURB, GUTTER, AND SIDEWALK	N/A	═══
EDGE OF PAVEMENT	— — —	═══



50 25 0 50

1" = 50'

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OFF-SITE GEOMETRIC PLAN
EIGHT MILE ROAD

LeBARON RANCH SUBDIVISION

VESTING TENTATIVE SUBDIVISION MAP

STOCKTON, CALIFORNIA

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TM1.5

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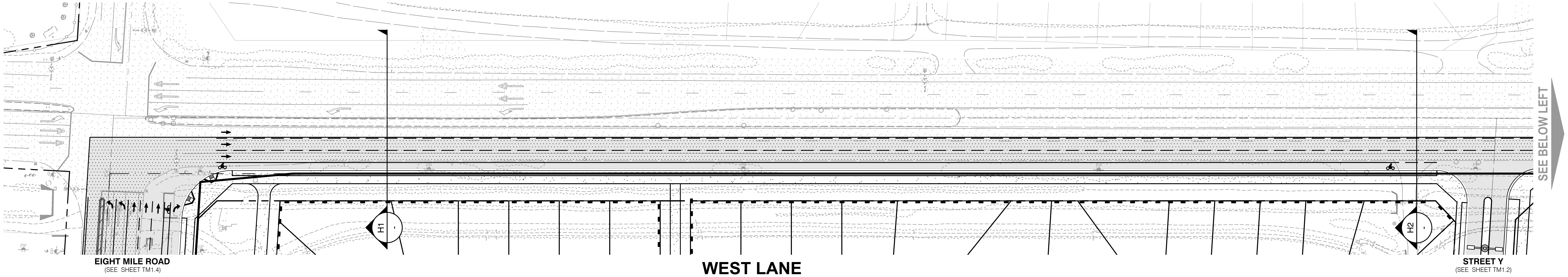
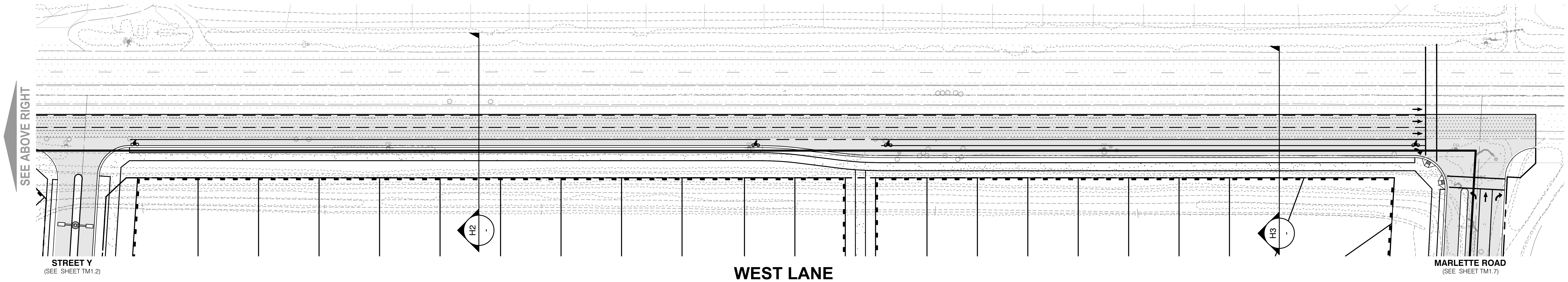
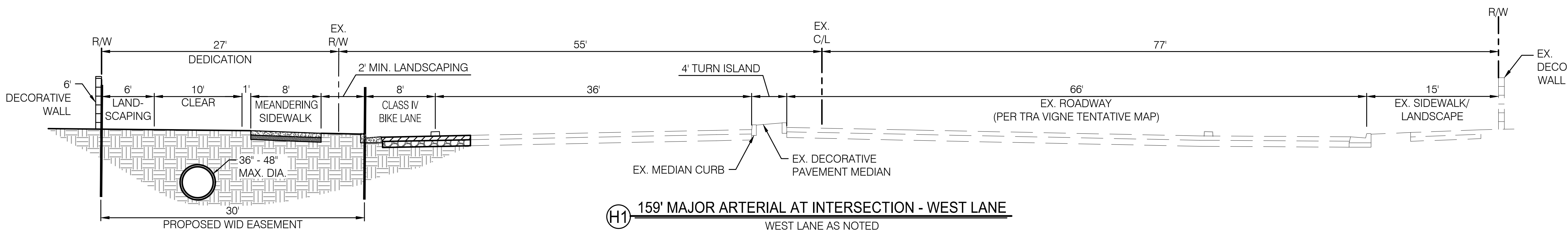
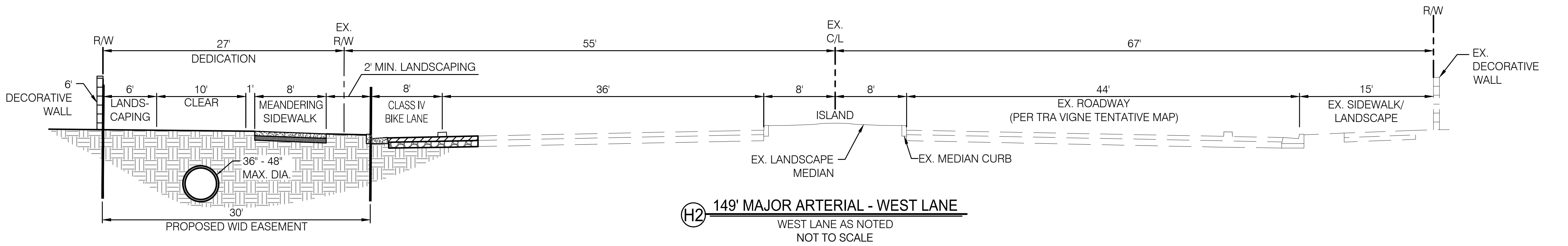






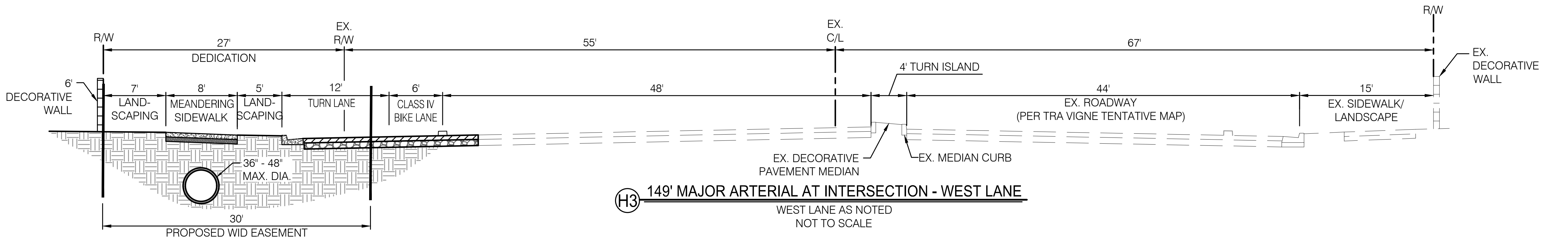
H1 159' MAJOR ARTERIAL AT INTERSECTION - WEST LANE

WEST LANE AS NOTED
NOT TO SCALE



H2 149' MAJOR ARTERIAL - WEST LANE

WEST LANE AS NOTED
NOT TO SCALE

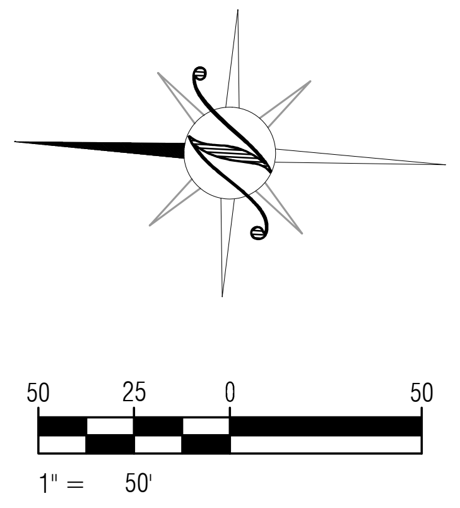


H3 149' MAJOR ARTERIAL AT INTERSECTION - WEST LANE

WEST LANE AS NOTED
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━	━━━━
CENTERLINE	—— – ——	—— – ——
RIGHT-OF-WAY	—— – – ——	—— – – ——
PARCEL LINE	– – – – –	N/A
LOT LINE	N/A	────
CURB, GUTTER, AND SIDEWALK	N/A	═══
EDGE OF PAVEMENT	—— —— ——	—— —— ——



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WEST LANE

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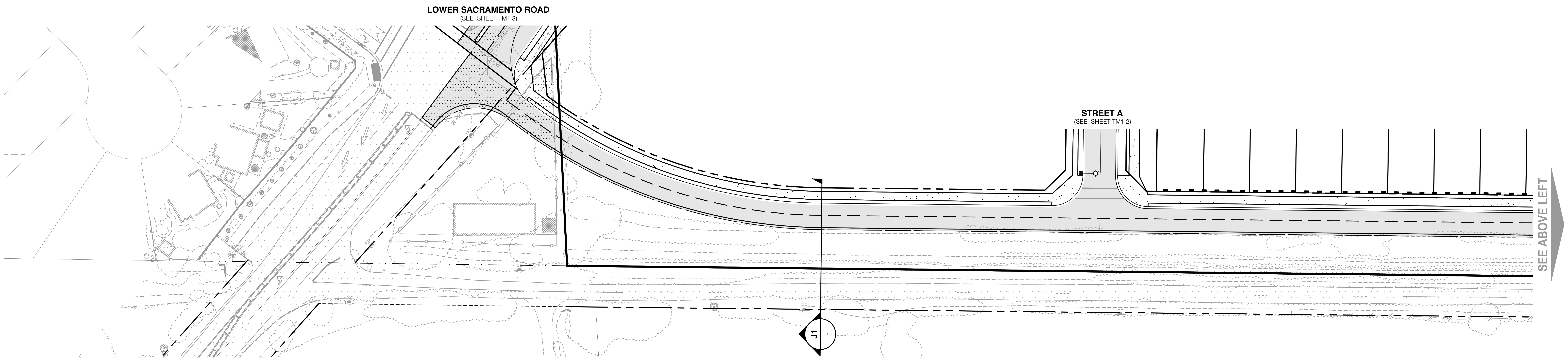
ATTACHMENT G



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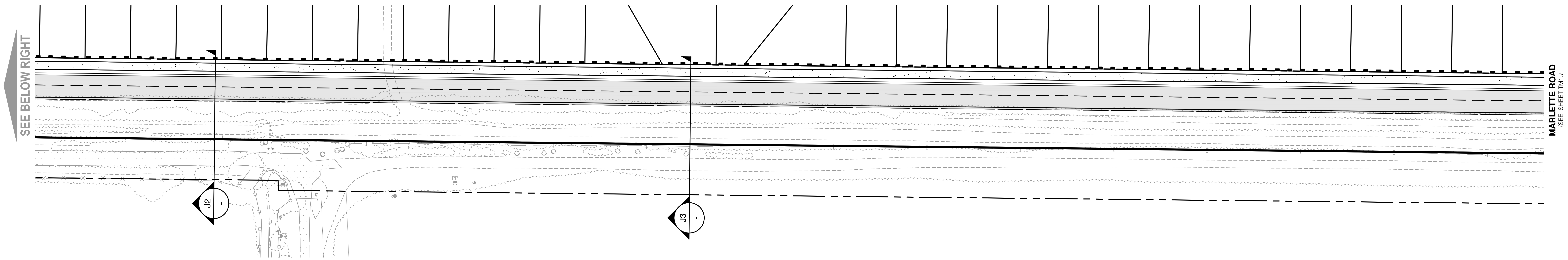

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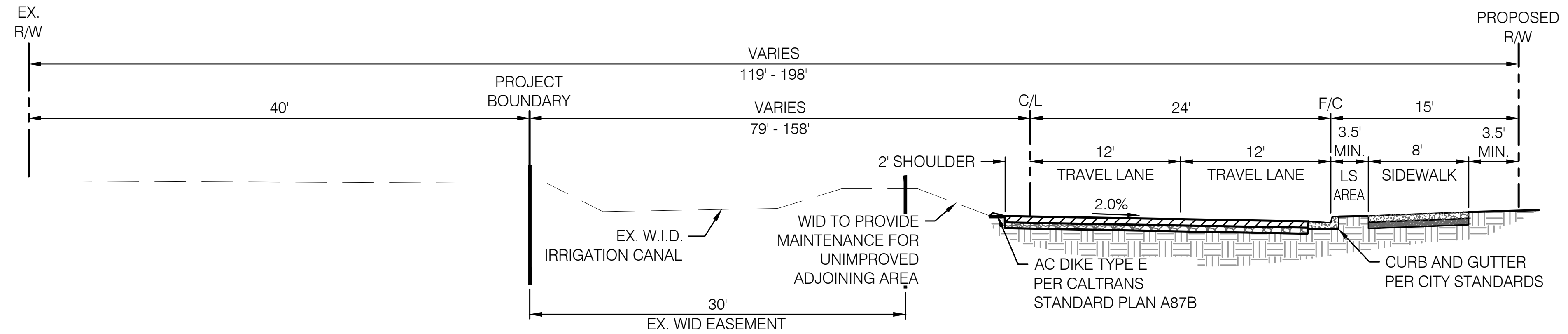
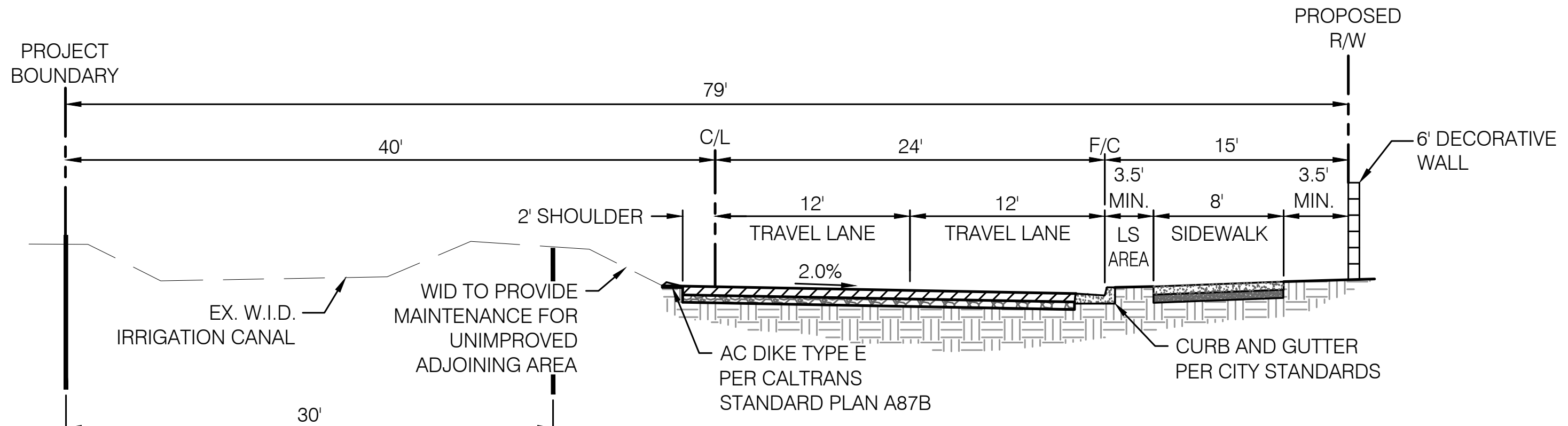


(J1) MARLETTE ROAD
NOT TO SCALE



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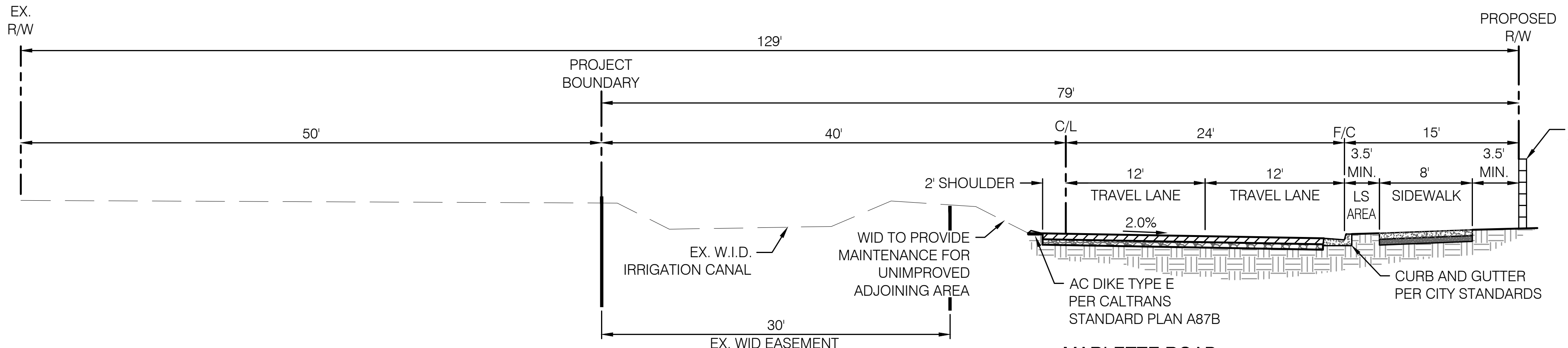
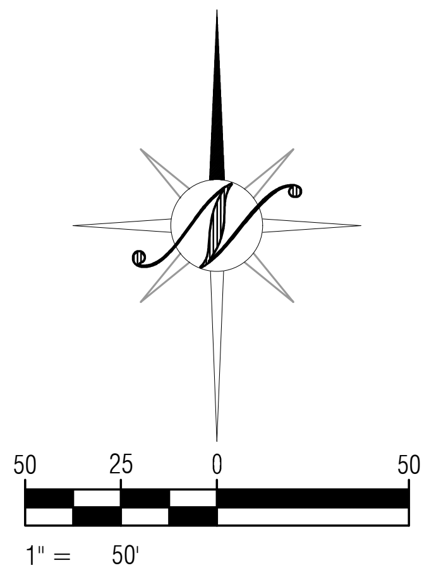


(J3) MARLETTE ROAD
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━━━	━━━━━━
CENTERLINE	——— – ———	——— – ———
RIGHT-OF-WAY	—— – – ——	—— – – ——
PARCEL LINE	– – – – – –	N/A
LOT LINE	N/A	━━━━━━
CURB, GUTTER, AND SIDEWALK	N/A	═══════
EDGE OF PAVEMENT	—— —— ——	—— —— ——



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VESTING TENTATIVE SUBDIVISION MAP
STOCKTON, CALIFORNIA

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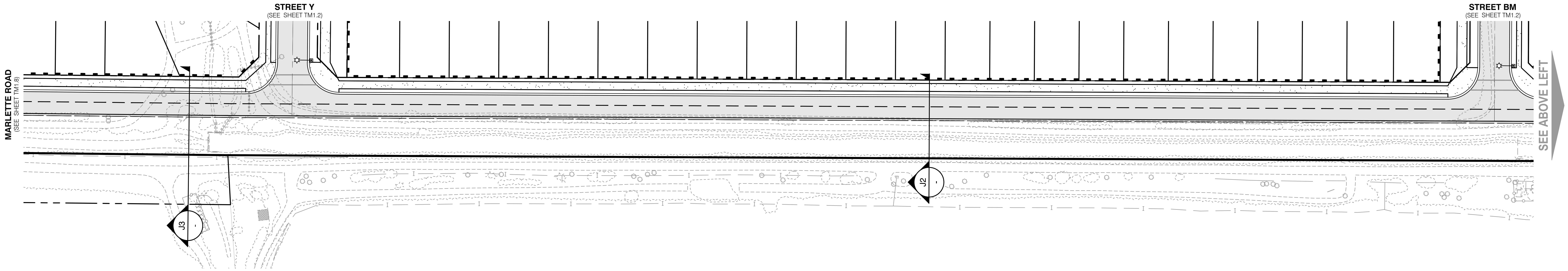

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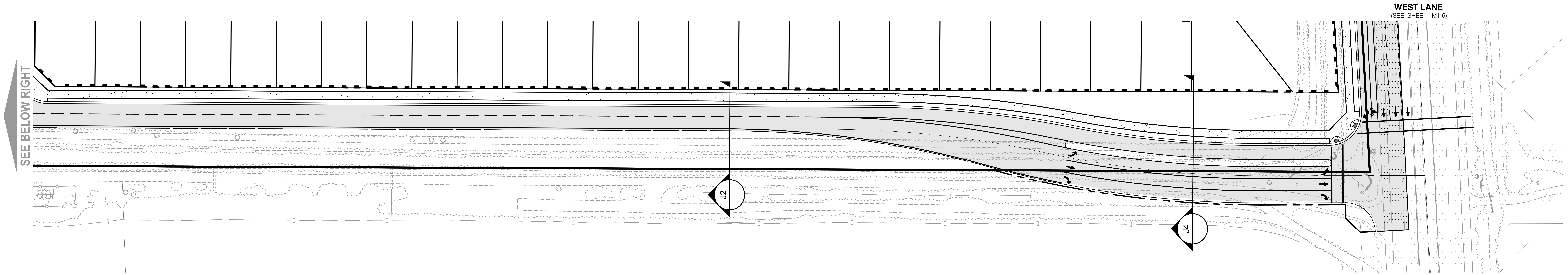

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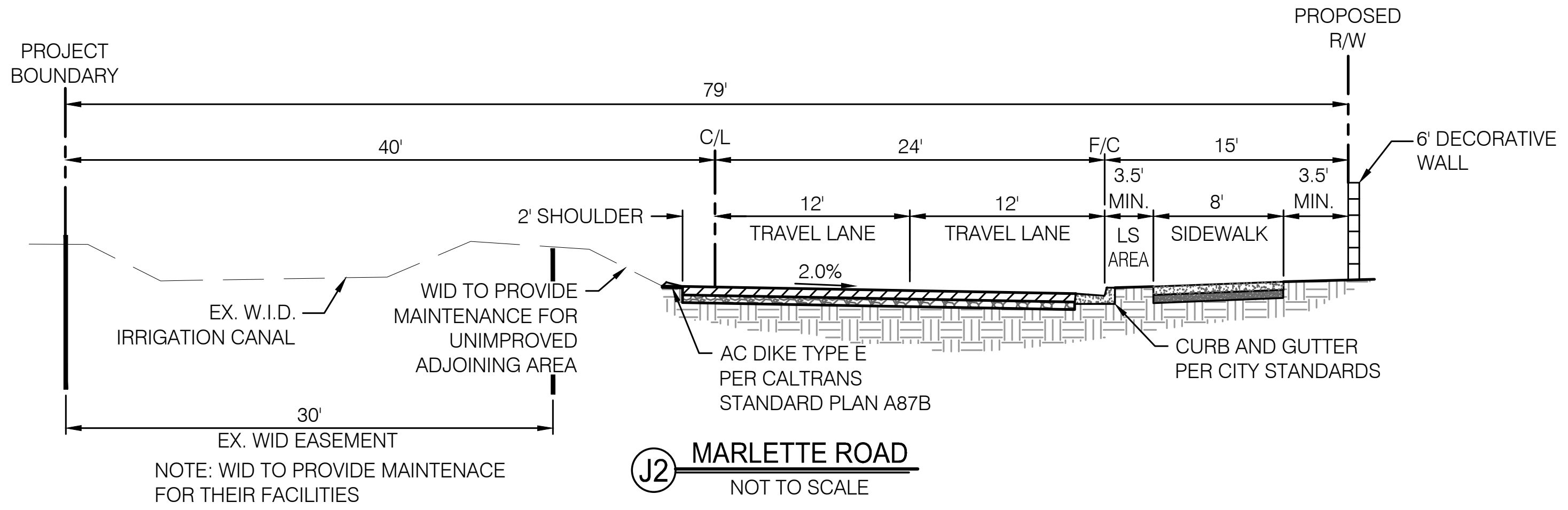
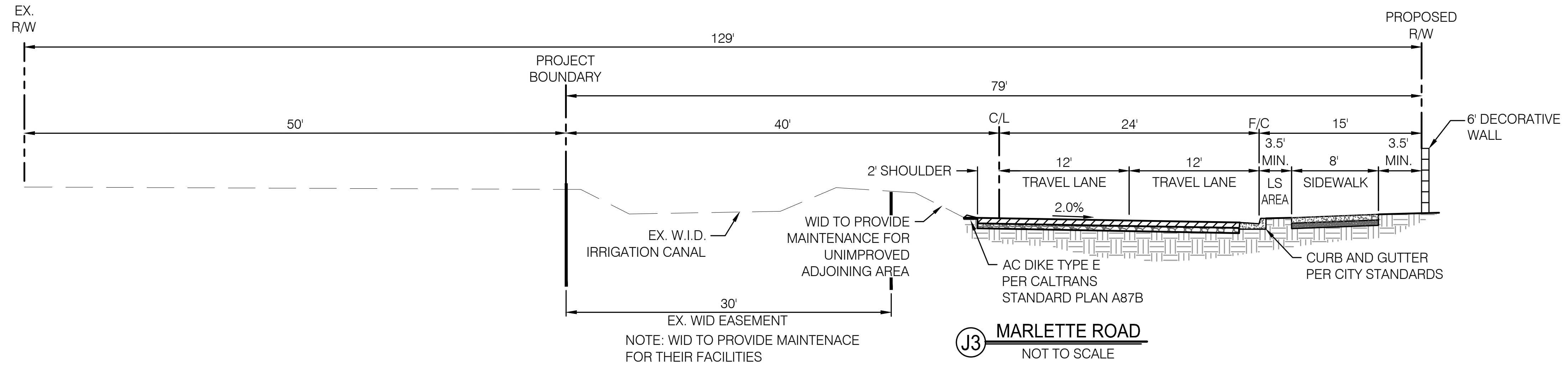
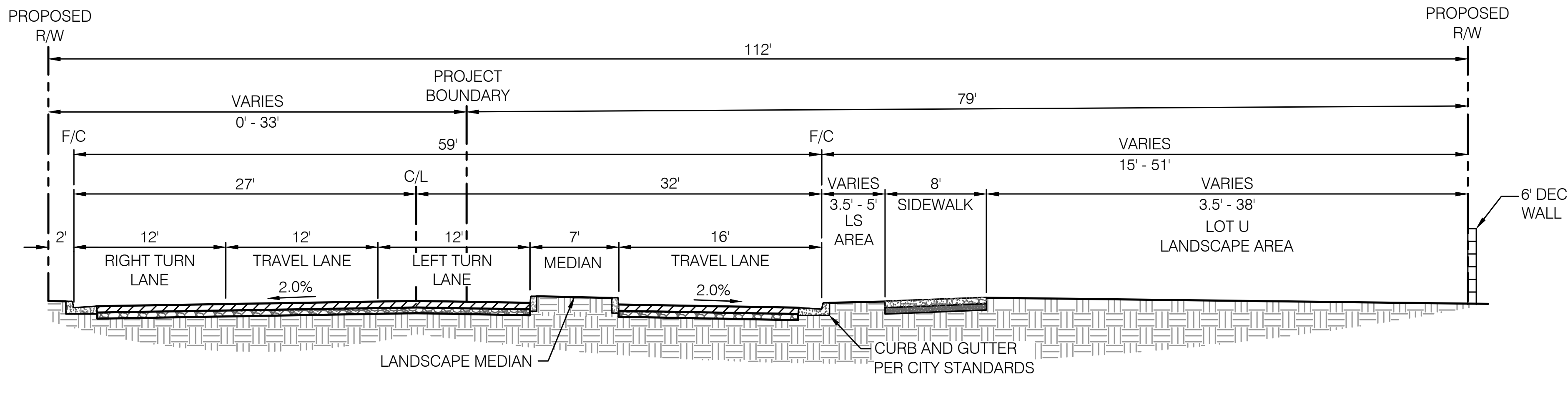


J2 MARLETTE ROAD
NOT TO SCALE



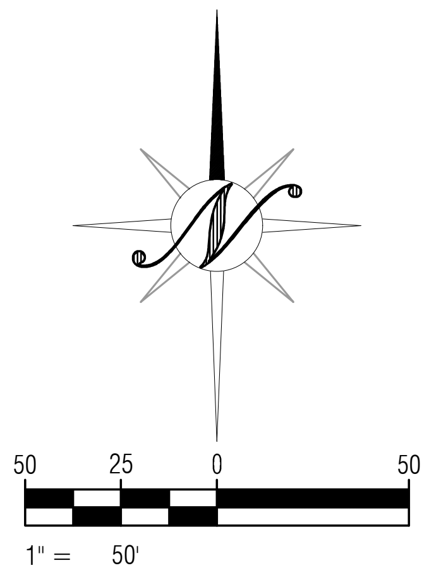
J3 MARLETTE ROAD
NOT TO SCALE



J4 MARLETTE ROAD
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━	━━━
CENTERLINE	—— – ——	—— – ——
RIGHT-OF-WAY	—— — — ——	—— — — ——
PARCEL LINE	– – – – – –	N/A
LOT LINE	N/A	——
CURB, GUTTER, AND SIDEWALK	N/A	═══
EDGE OF PAVEMENT	—— —— ——	—— —— ——



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OFF-SITE GEOMETRIC PLAN
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VESTING TENTATIVE SUBDIVISION MAP
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NUMBER

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ATTACHMENT G

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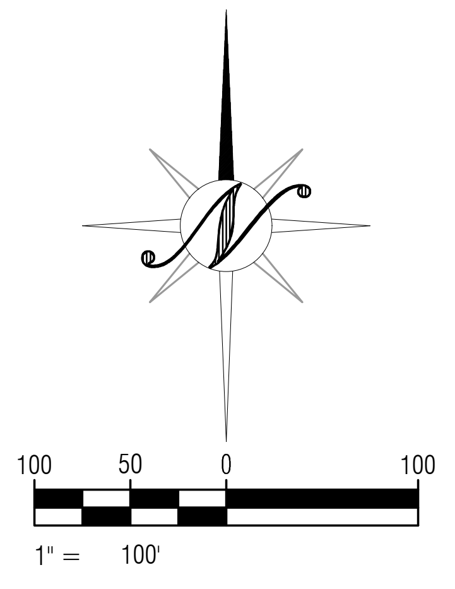

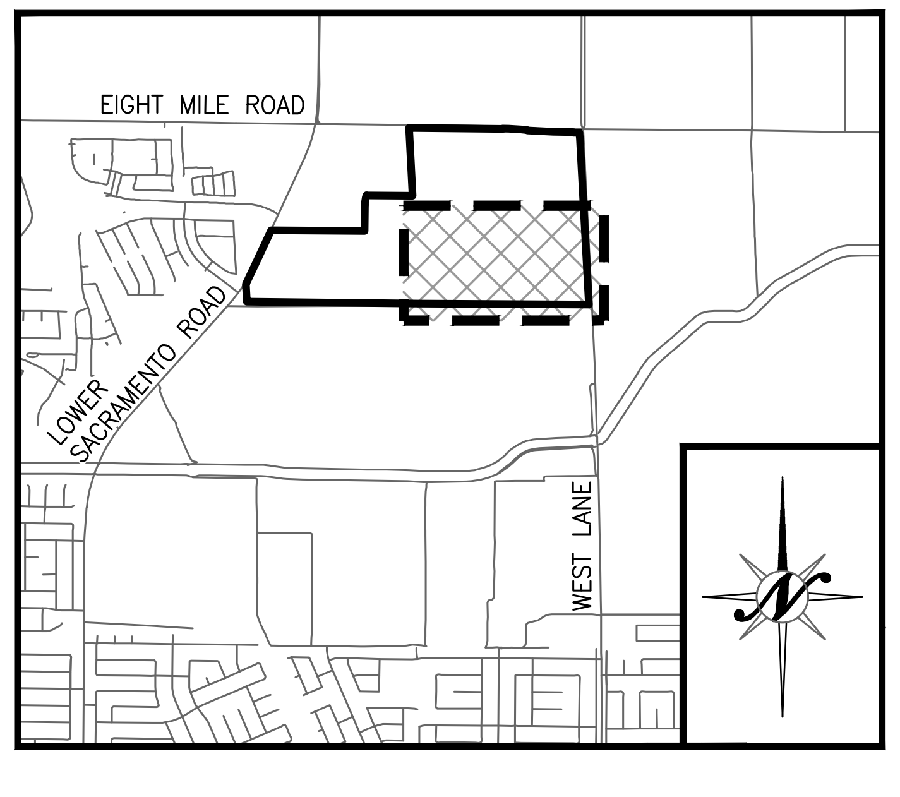

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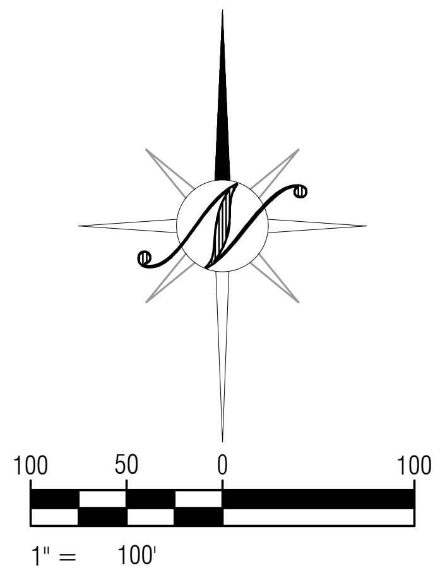
ATTACHMENT G

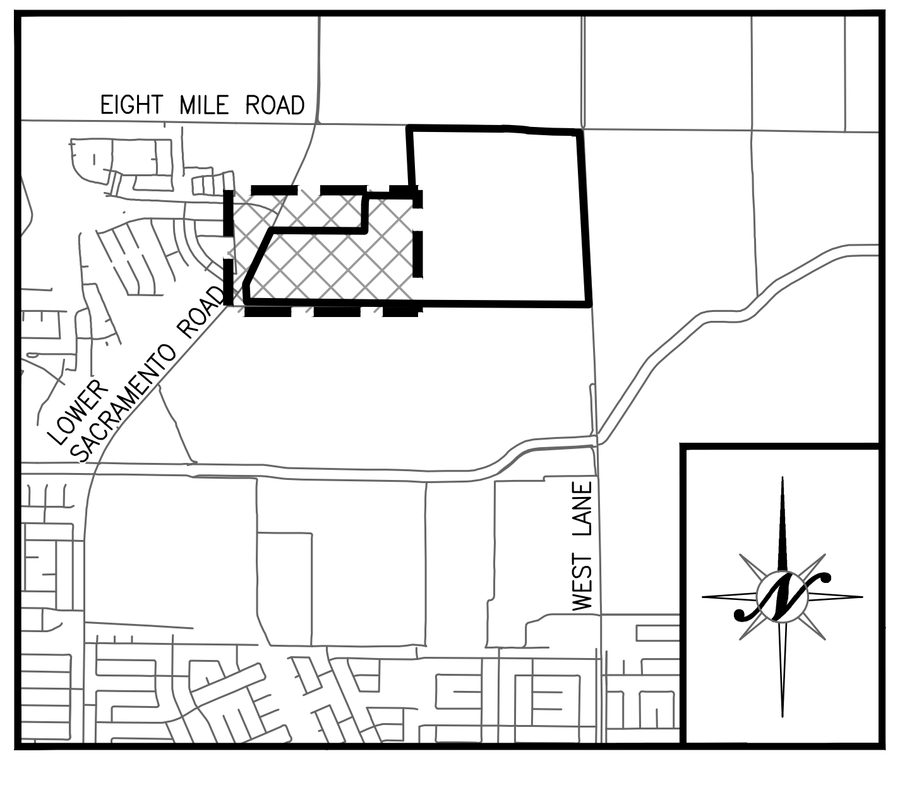
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	▬▬	▬▬
CENTERLINE	— - —	— - —
RIGHT-OF-WAY	— — —	— — —
PARCEL LINE	- - - -	N/A
LOT LINE	N/A	▬▬
CURB, GUTTER, AND SIDEWALK	N/A	═══
EDGE OF PAVEMENT	———	———
PHASE LINE	N/A	▨▨▨

HATCH LEGEND

▨	PROPOSED ASPHALT
░	EXISTING PAVEMENT





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DIMENSION PLAN

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VESTING TENTATIVE SUBDIVISION MAP
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SHEET NUMBER

TM3.1

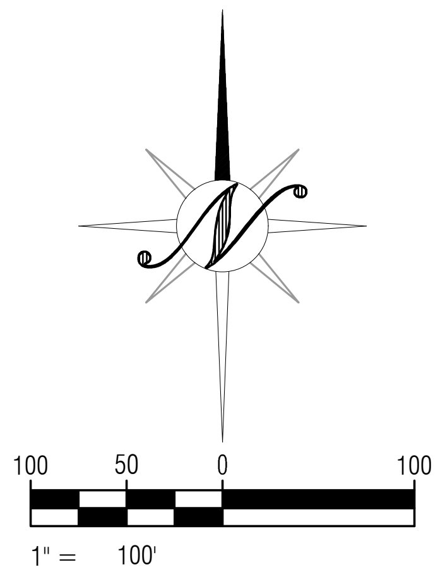
ATTACHMENT G

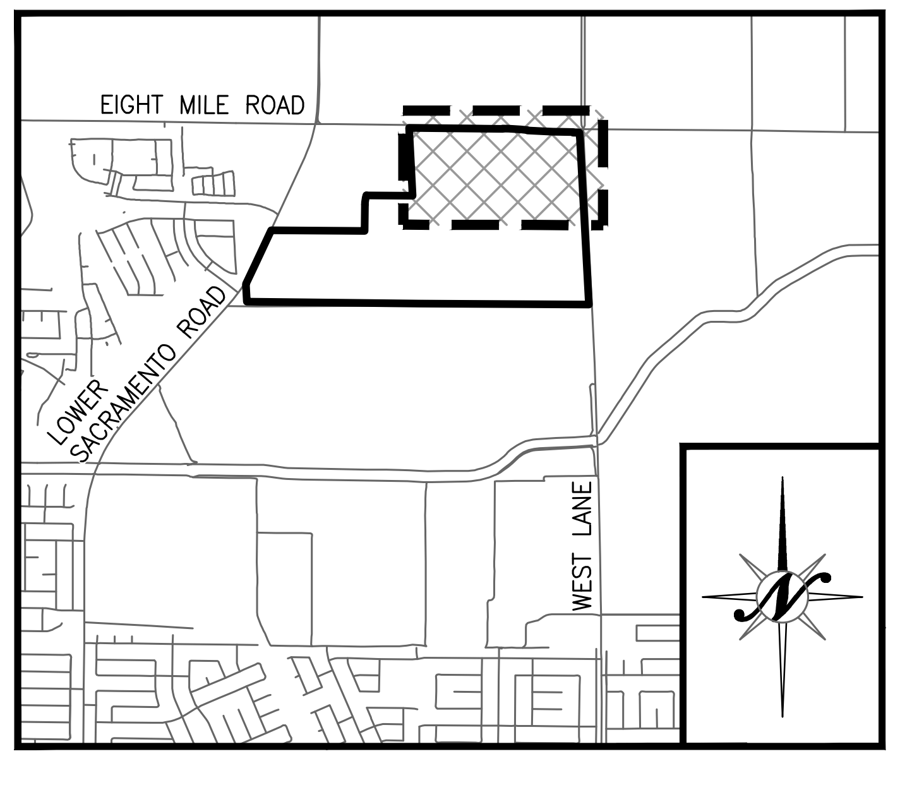
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		N/A
LOT LINE	N/A	
CURB, GUTTER, AND SIDEWALK	N/A	
EDGE OF PAVEMENT		
PHASE LINE	N/A	

HATCH LEGEND

▨	PROPOSED ASPHALT
▨	EXISTING PAVEMENT





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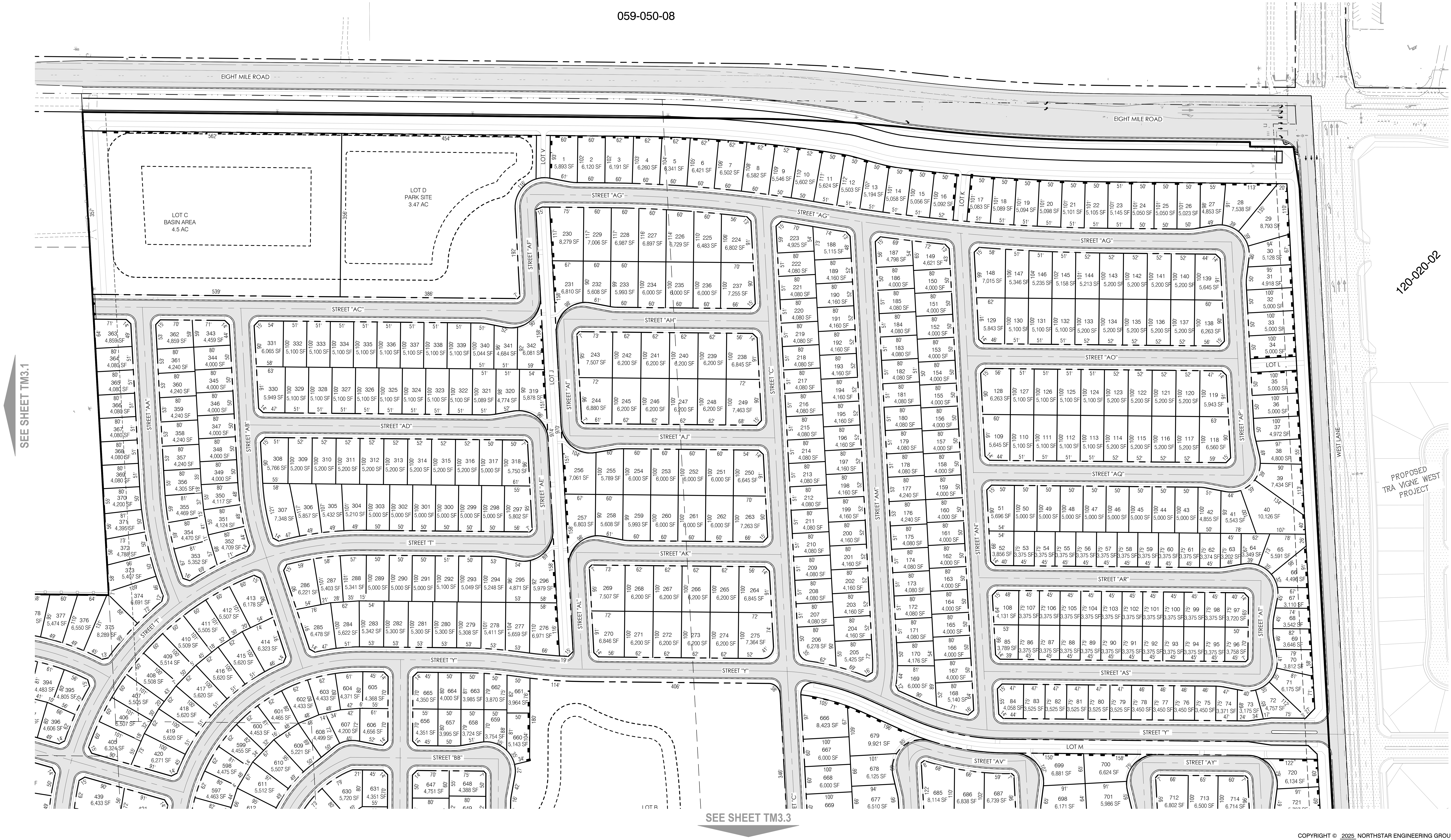

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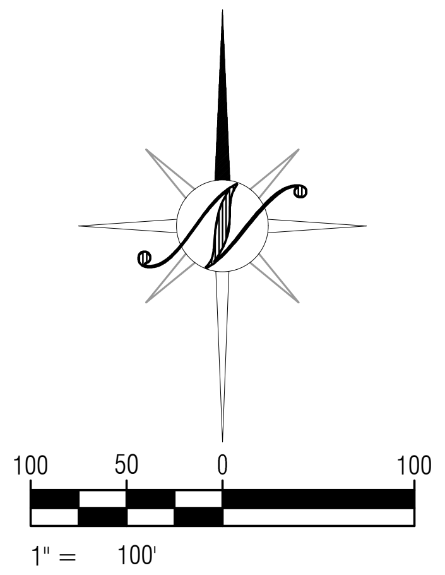
ATTACHMENT G

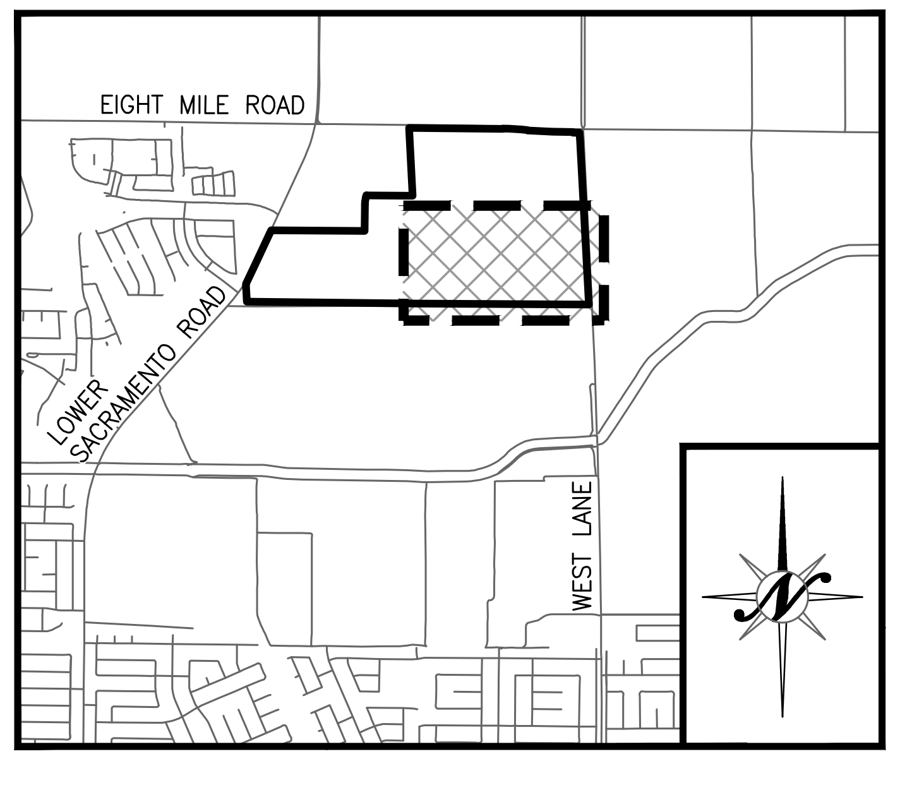
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━━	━━━━━
CENTERLINE	—— — ——	—— — ——
RIGHT-OF-WAY	—— — — ——	—— — — ——
PARCEL LINE	— — — — —	N/A
LOT LINE	N/A	———
CURB, GUTTER, AND SIDEWALK	N/A	═══
EDGE OF PAVEMENT	—— —— ——	—— —— ——
PHASE LINE	N/A	▮▮▮▮▮▮

HATCH LEGEND

▨	PROPOSED ASPHALT
░	EXISTING PAVEMENT





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WATER NOTES

(W1) THE WATER TRUNK MAINS IN WEST LANE AND EIGHT-MILE ROAD ARE CONDITIONED TO BE CONSTRUCTED BY THE TRA VIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.

(W2) THE WATER TRUNK MAIN IN LOWER SACRAMENTO ROAD PER THE CITY OF STOCKTON WATER MASTER PLAN UPDATE (2021)

(W3) PROPOSED WATER TRUNK MAINS ALONG MARLETTE ROAD AND WITHIN THE PROJECT LIMITS ARE BASED ON THE CITY OF STOCKTON WATER MASTER PLAN UPDATE (2021). FINAL LOCATIONS AND SIZES FOR WATER TRUNK MAINS TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

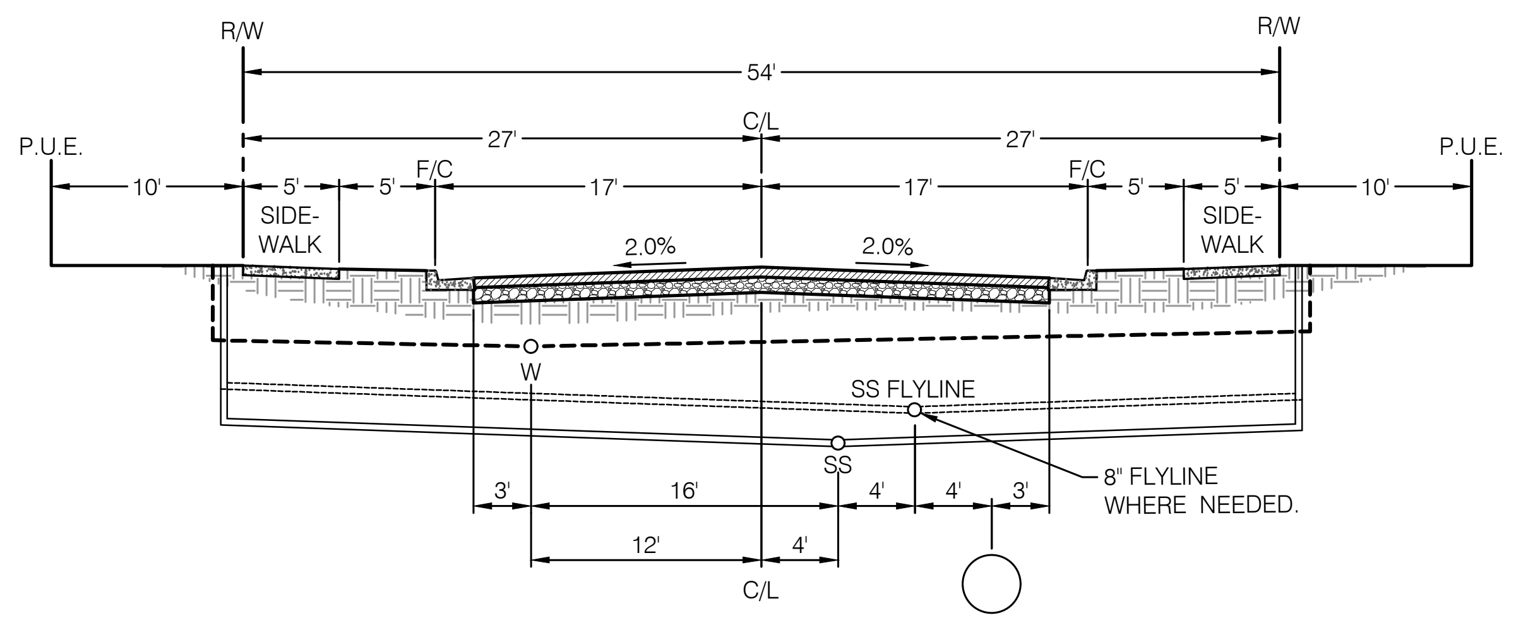
SEWER NOTES

(S1) THE SEWER TRUNK MAIN IN WEST LANE IS CONDITIONED TO BE CONSTRUCTED BY THE TRA VIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.

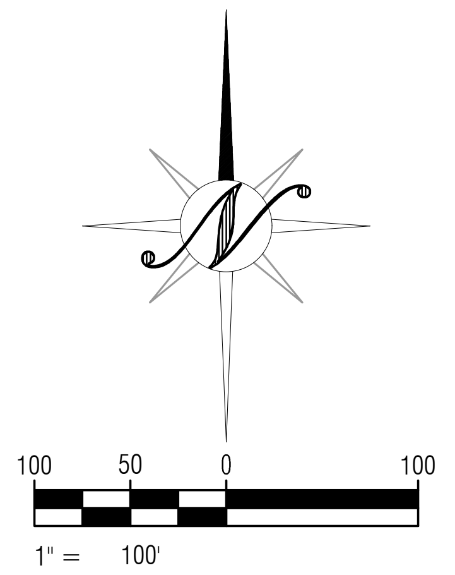
(S2) PROPOSED SEWER TRUNK MAIN IN MARLETTE ROAD IS BASED ON PRELIMINARY SEWER DESIGN CALCULATIONS. FINAL LOCATION AND SIZE FOR THE SEWER TRUNK MAIN TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

STORM NOTES

(D1) THE PROJECT STORM DRAINAGE DESIGN IS PROPOSING TO INSTALL A STAND-ALONE STORM DRAINAGE BASIN TO SERVE THE PROJECT SITE ONLY. STORMWATER WILL BE PUMPED FROM THE BASIN TO THE EXISTING CITY OF STOCKTON STORM DRAINAGE SYSTEM. THE STORMWATER PUMPING WILL OCCUR OFF-PEAK SO AS NOT TO IMPACT THE CAPACITY OF DOWNSTREAM FACILITIES. THE PROPOSED BASIN HAS BEEN SIZED TO ACCOMMODATE 200% OF THE DESIGN STORMWATER RUNOFF TO ACCOUNT FOR THE METERED OUTFALL. THE FINAL LOCATION AND SIZE FOR THE STORM DRAINAGE FACILITIES TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.



(A) TYPICAL UTILITY CROSS-SECTION
NTS



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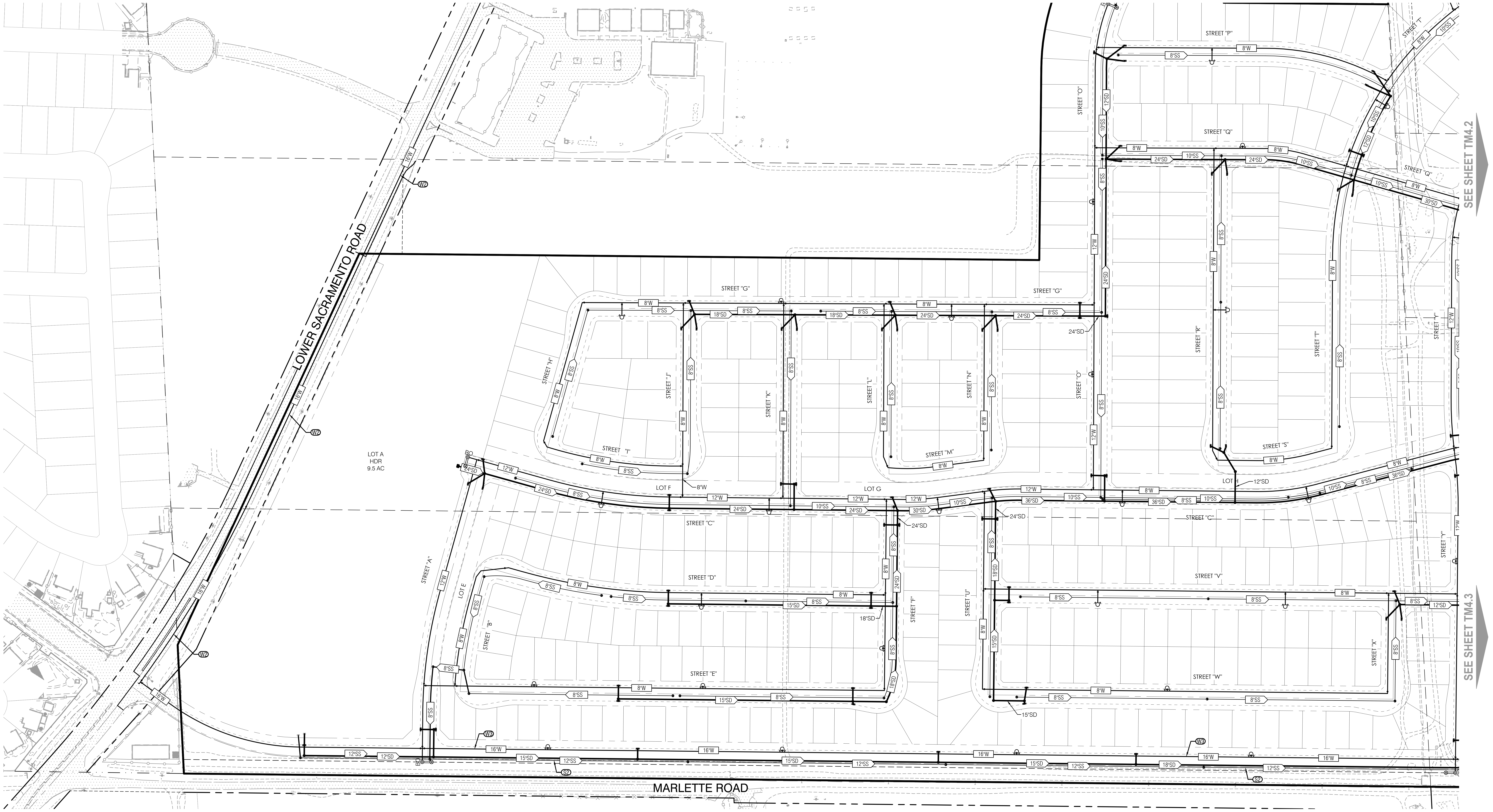

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UTILITY PLAN

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CHK'D:	BT/TPD

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TM4.1

ATTACHMENT G

WATER NOTES

- (W1) THE WATER TRUNK MAINS IN WEST LANE AND EIGHT-MILE ROAD ARE CONDITIONED TO BE CONSTRUCTED BY THE TRA VIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.
- (W2) THE WATER TRUNK MAIN IN LOWER SACRAMENTO ROAD PER THE CITY OF STOCKTON WATER MASTER PLAN UPDATE (2021)
- (W3) PROPOSED WATER TRUNK MAINS ALONG MARLETTE ROAD AND WITHIN THE PROJECT LIMITS ARE BASED ON THE CITY OF STOCKTON WATER MASTER PLAN UPDATE (2021). FINAL LOCATIONS AND SIZES FOR WATER TRUNK MAINS TO SERVE THE PROJECT WILL BE BASED ON FUTURE INFRASTRUCTURE MASTER PLANS TO BE PREPARED PRIOR TO IMPROVEMENT PLAN APPROVALS.

SEWER NOTES

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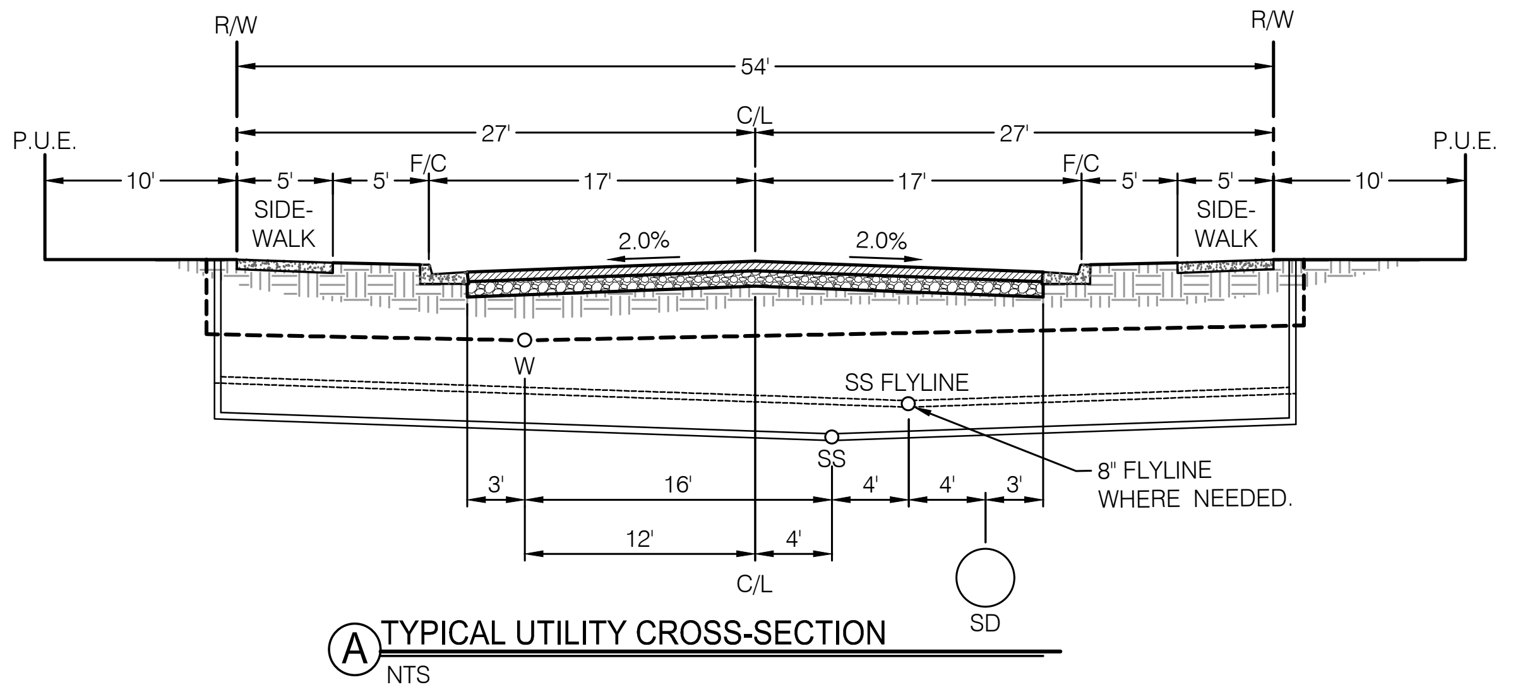
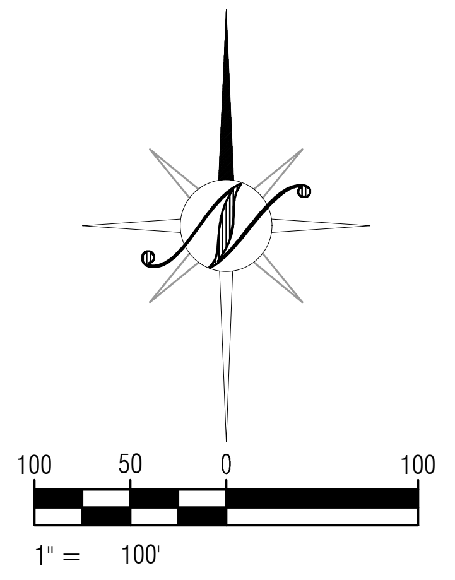
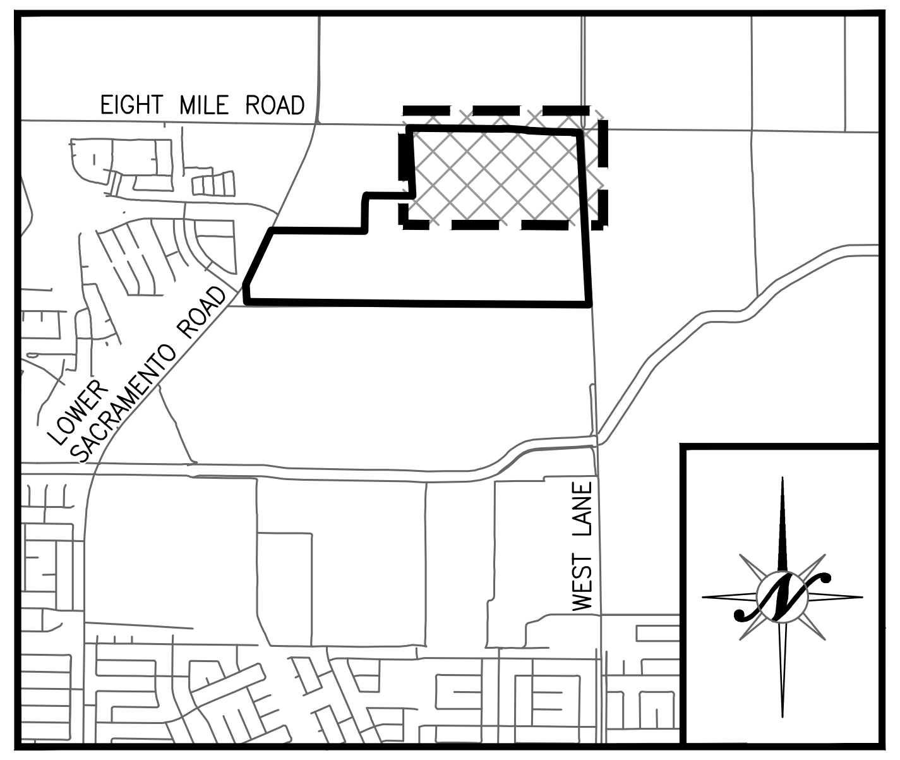
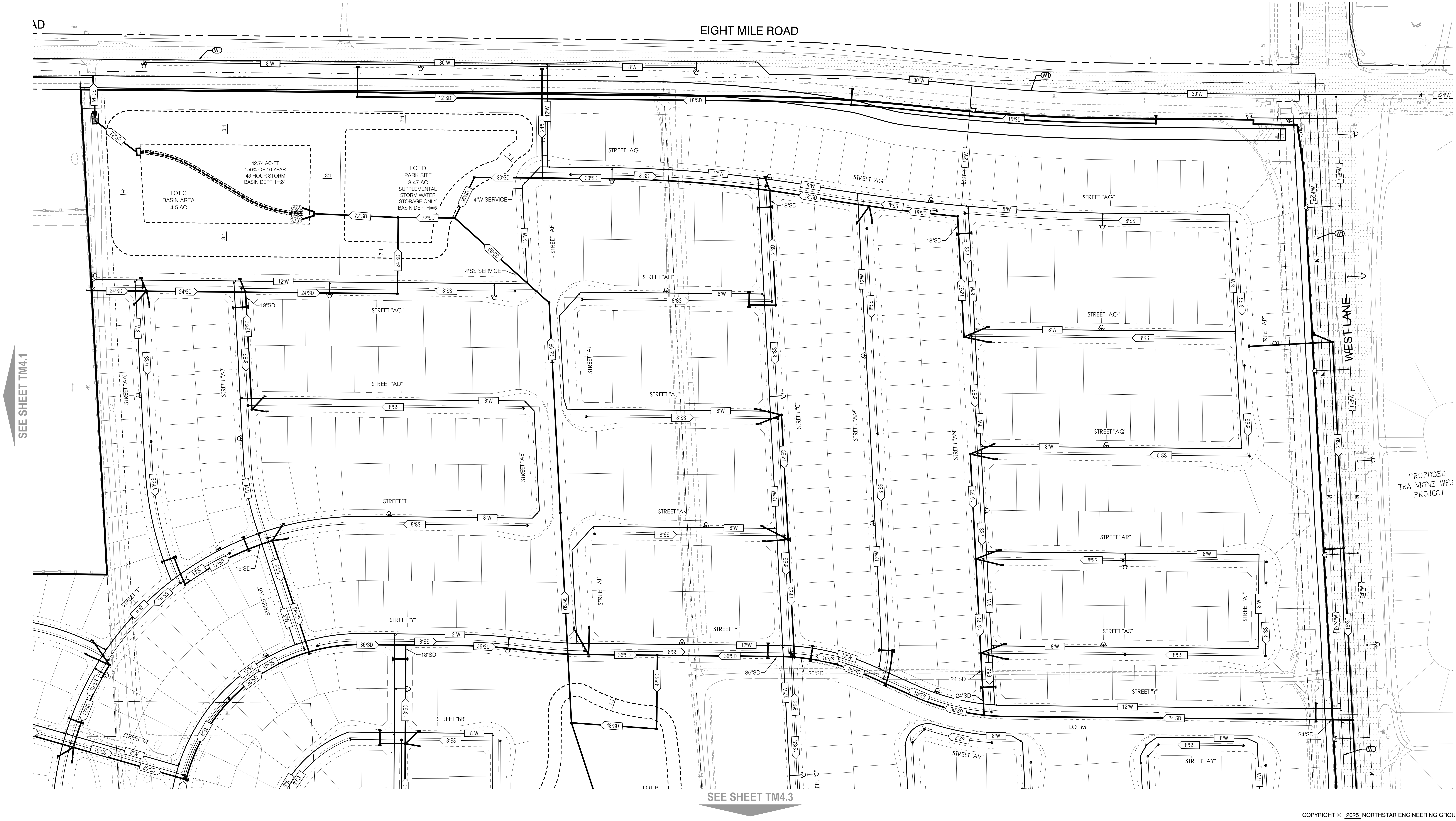


(A) TYPICAL UTILITY CROSS-SECTION

NTS







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ATTACHMENT G

WATER NOTES

- (W1) THE WATER TRUNK MAINS IN WEST LANE AND EIGHT-MILE ROAD ARE CONDITIONED TO BE CONSTRUCTED BY THE TRA VIGNE PROJECT AND ARE ANTICIPATED TO BE IN PLACE PRIOR TO THE DEVELOPMENT OF THIS TENTATIVE MAP. INFRASTRUCTURE SHOWN IS FOR REFERENCE PURPOSES ONLY.
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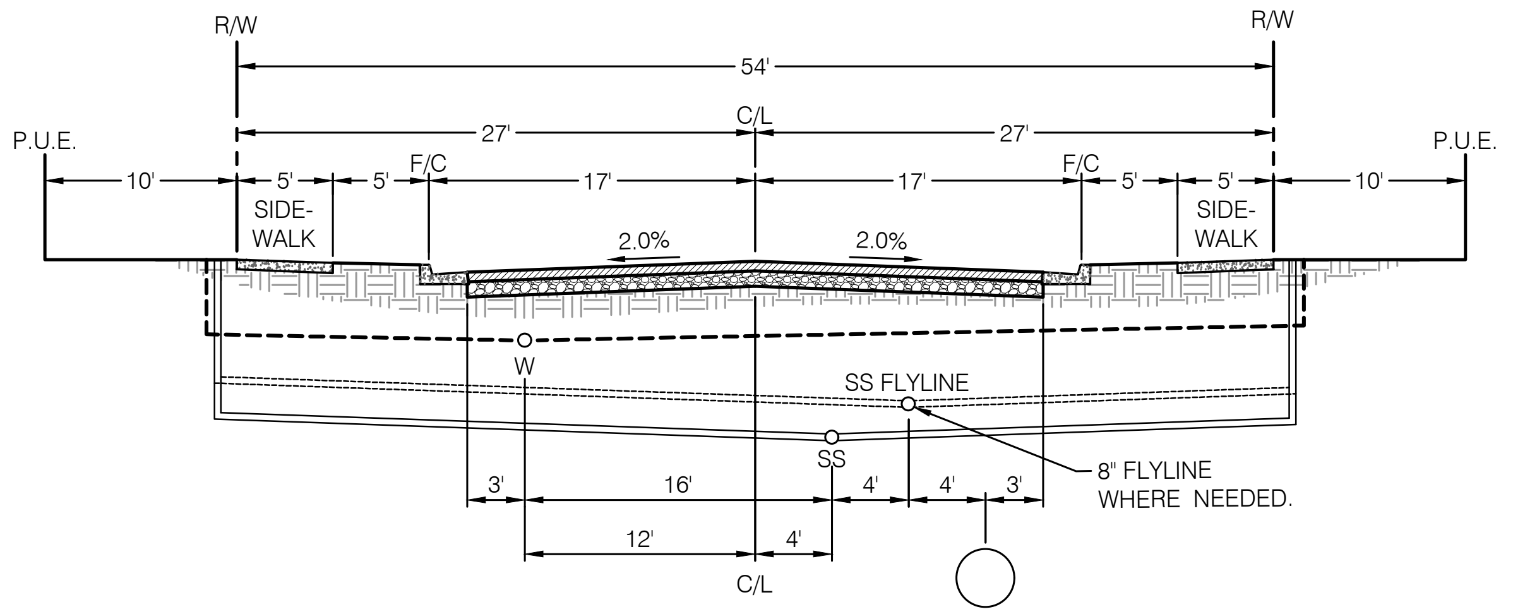
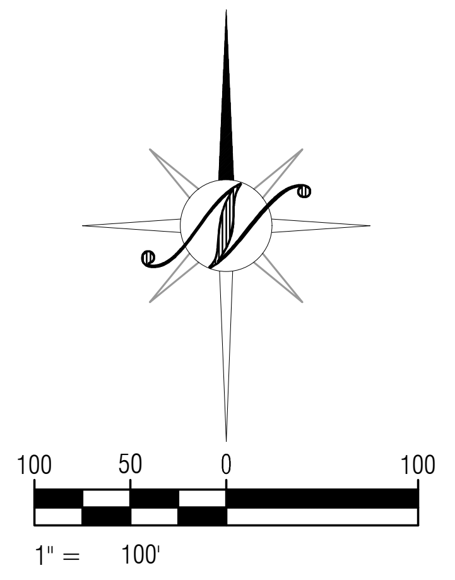
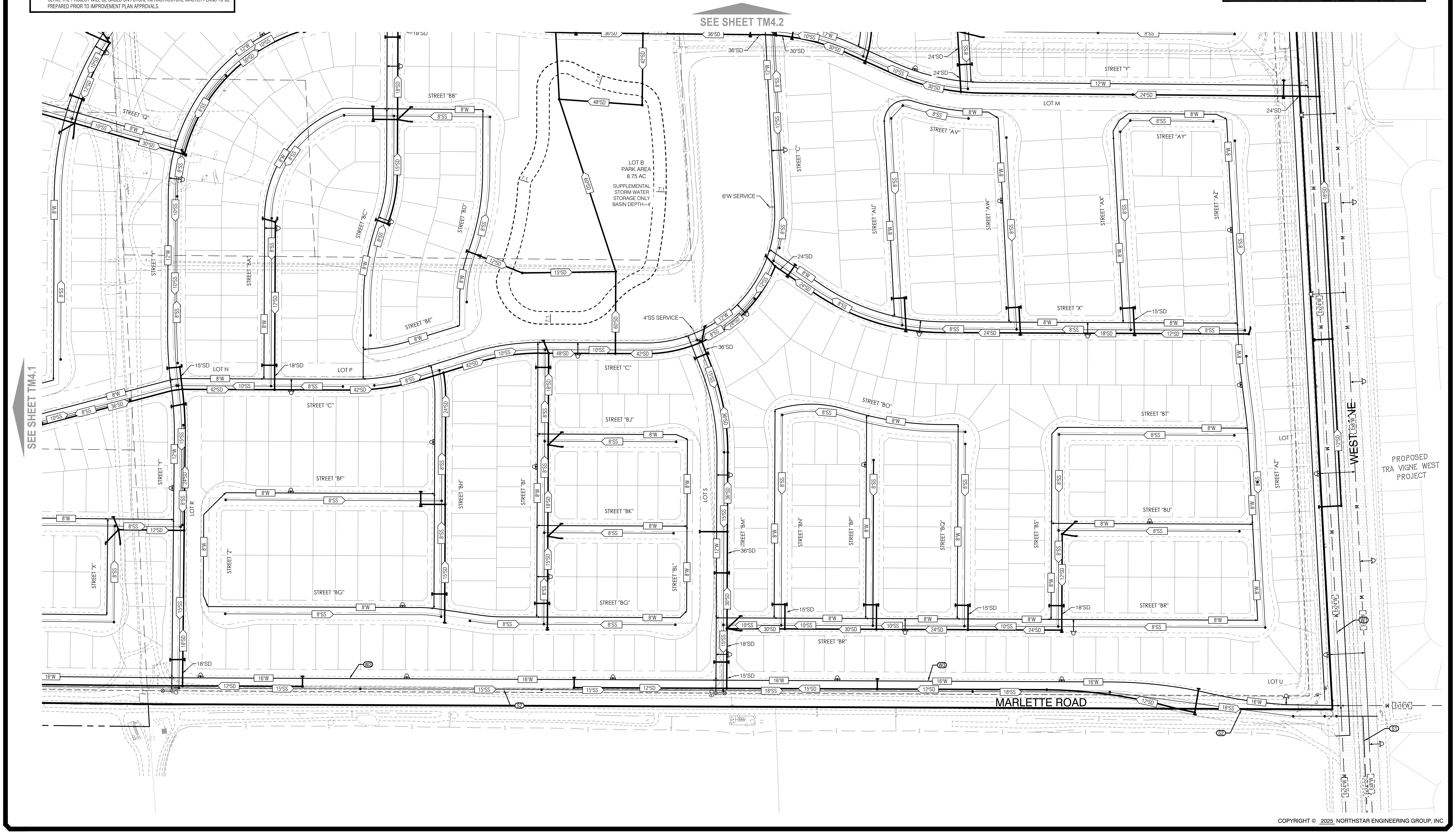


Ⓐ TYPICAL UTILITY CROSS-SECTION
NTS





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TM4.3

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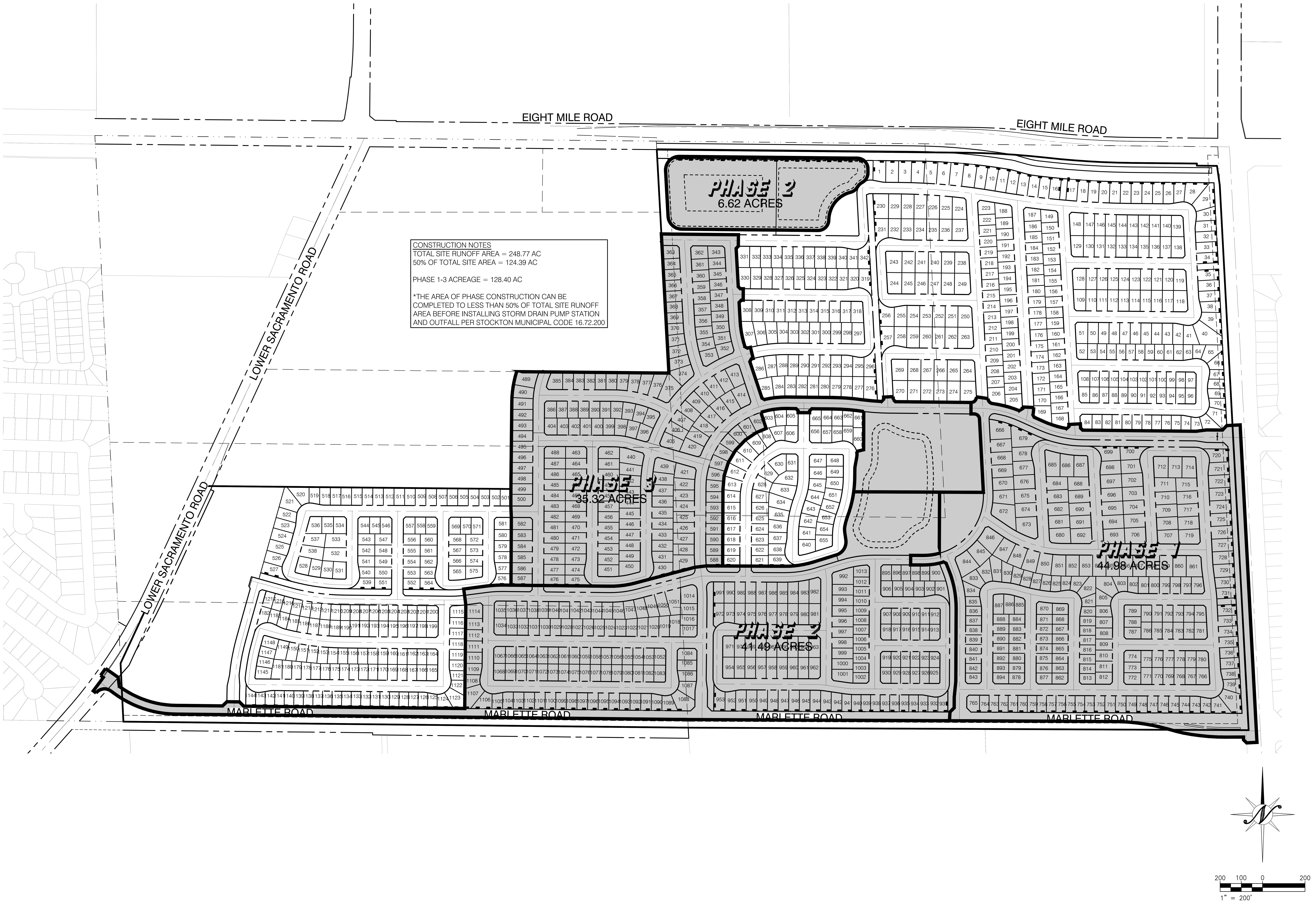
ATTACHMENT G



CONSTRUCTION NOTES
TOTAL SITE RUNOFF AREA = 248.77 AC
50% OF TOTAL SITE AREA = 124.39 AC

PHASE 1-3 ACREAGE = 128.40 AC

*THE AREA OF PHASE CONSTRUCTION CAN BE COMPLETED TO LESS THAN 50% OF TOTAL SITE RUNOFF AREA BEFORE INSTALLING STORM DRAIN PUMP STATION AND OUTFALL PER STOCKTON MUNICIPAL CODE 16.72.200

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INTERIM ON-SITE STORMWATER STORAGE PLAN

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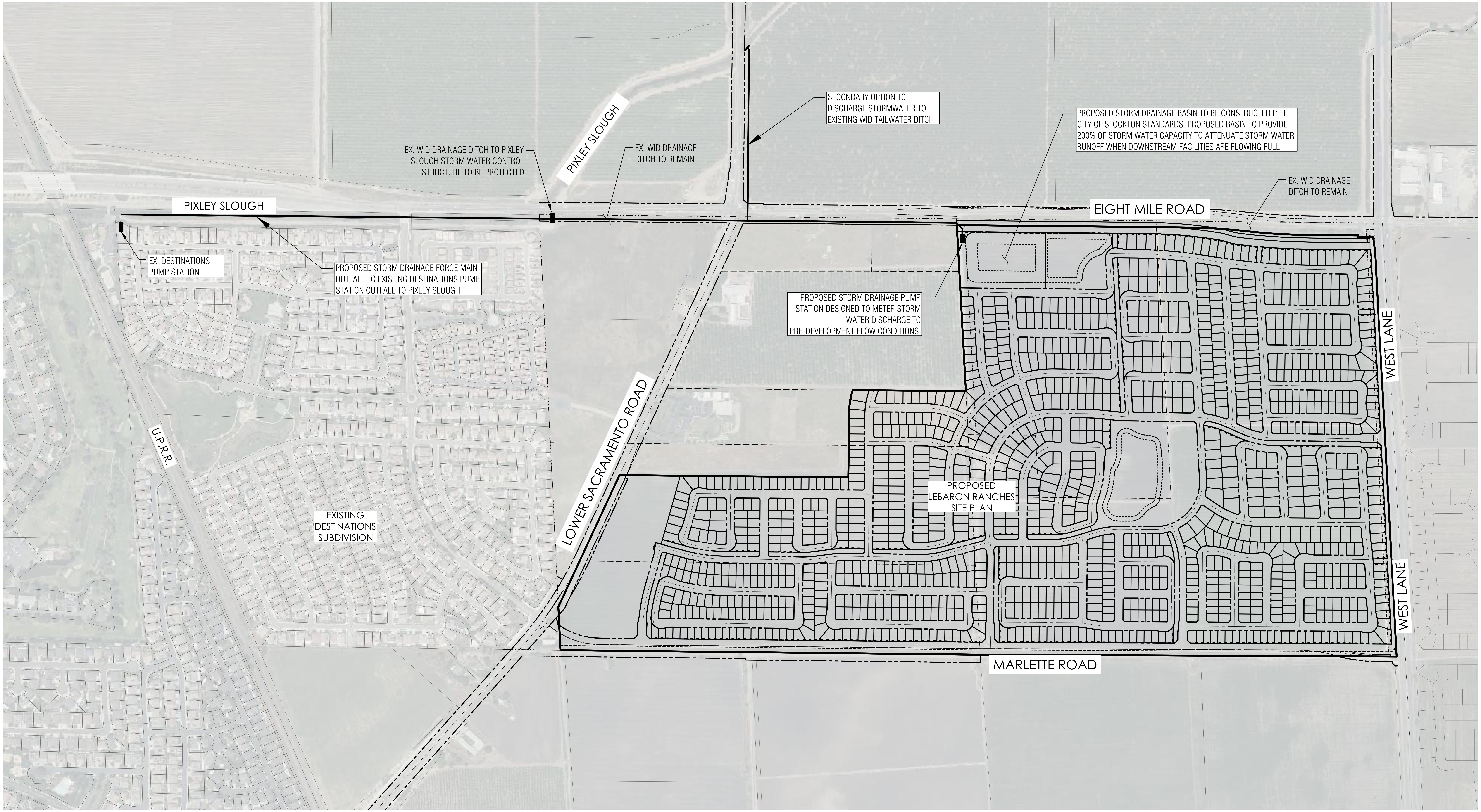
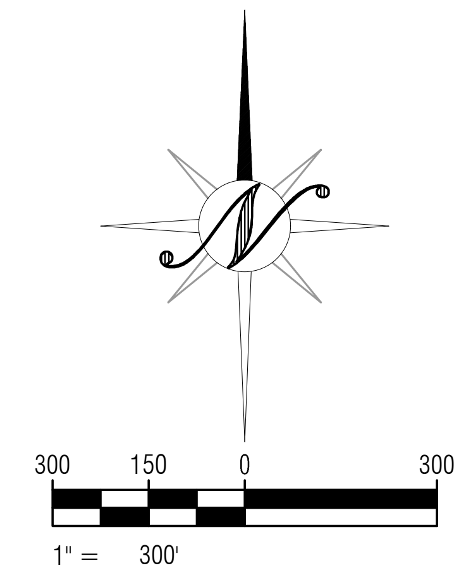


GENERAL NOTES

1. THIS OPTION WILL INSTALL A FORCE MAIN ALONG PIXLEY SLOUGH WITHIN THE DRAINAGE SWALE AREA ADJACENT TO THE ACCESS ROAD. THIS FORCE MAIN WILL UTILIZE THE EXISTING DESTINATIONS PUMP STATION AND DISCHARGE STRUCTURE.
2. THE FINAL STORM DRAINAGE STUDY TO SHOW HOW STORM WATER IS ATTENUATED WITHIN THE PROJECT SITE, DETERMINE THE SIZE OF THE FORCE MAIN DISCHARGE, AND DETERMINE WHAT MODIFICATIONS REQUIRED TO THE DESTINATIONS PUMP STATION TO MITIGATE THE ADDITIONAL RUNOFF FROM THE PROJECT. IF REQUIRED STORM WATER DISCHARGE WILL NEED TO BE OFF-PEAK FROM THE PROJECT. THE STUDY SHALL SHOW THAT DRAINAGE WITHIN PIXLEY SLOUGH IS NOT AFFECTED BY REVISED DISCHARGE INCORPORATING THE PROJECT.
3. THE LMA (LOCAL MAINTENANCE AUTHORITY) IS SAN JOAQUIN COUNTY FLOOD CONTROL DISTRICT TO PROVIDE FINAL PERMITTING FOR ANY WORK DONE.
4. PER DISCUSSIONS WITH SAJFCA, THEY DO NOT HAVE AN EASEMENT IN THE AREA. SAJFCA TO PROVIDE A LIMITED TECHNICAL REVIEW OF THE PROPOSED DISCHARGE MODIFICATIONS IF NEEDED.



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INTERIM ON-SITE MAJOR STORM DRAINAGE INFRASTRUCTURE PLAN
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TM4.5

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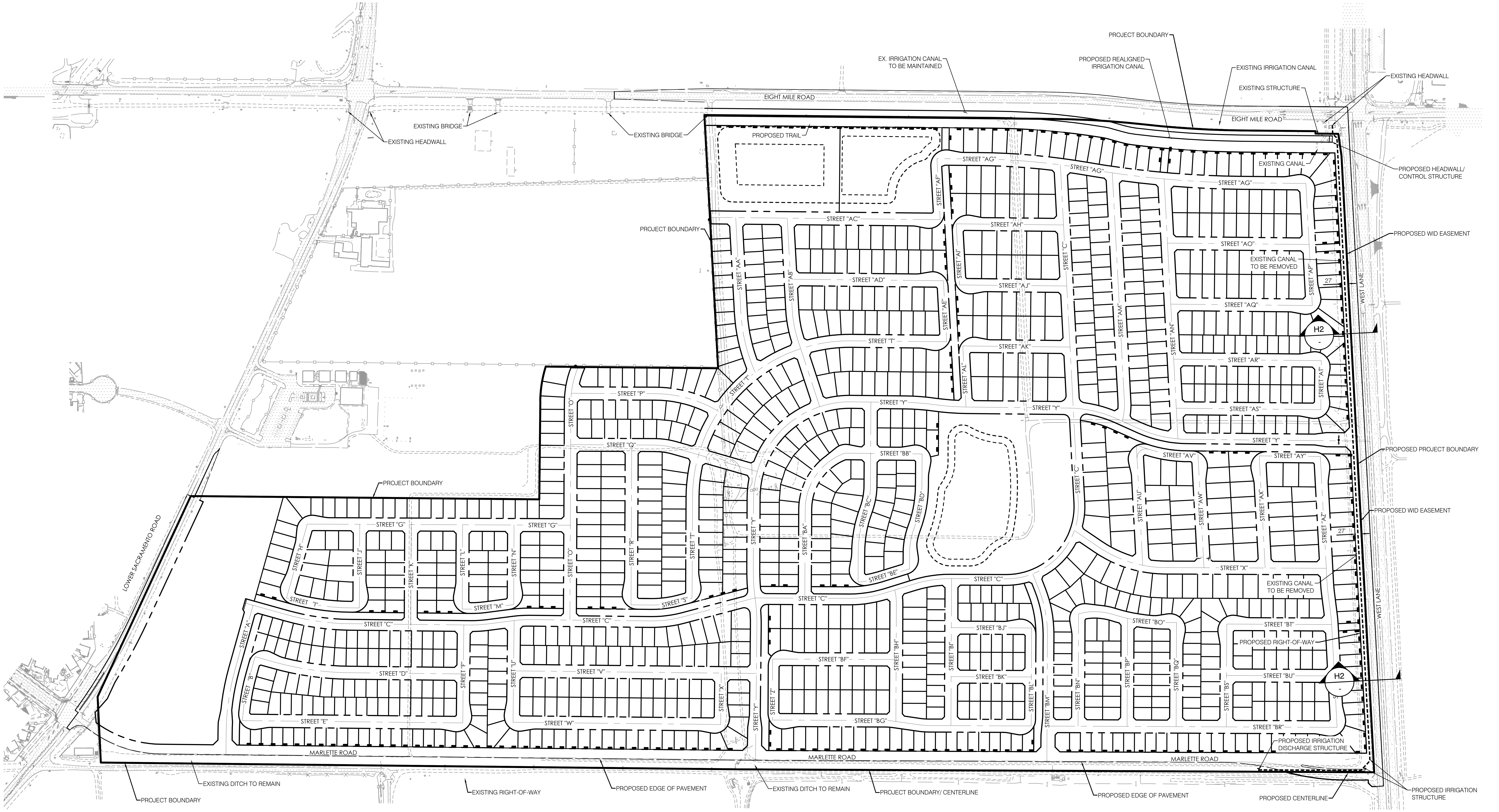
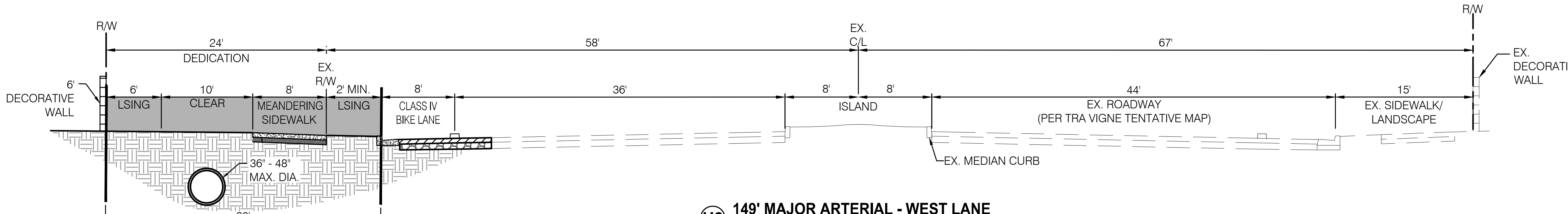


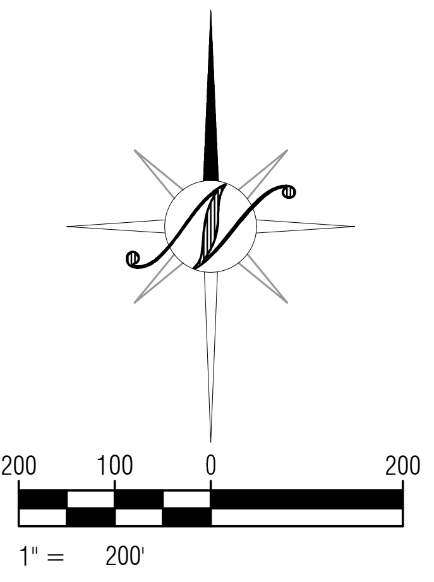
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	━━━━	━━━━
CENTERLINE	—— – ——	—— – ——
RIGHT-OF-WAY	—— – – ——	—— – – ——
PARCEL LINE	– – – – – –	N/A
LOT LINE	N/A	────
IRRIGATION TO BE REALIGNED	N/A	━━━━
IRRIGATION (MAINTAIN)	N/A	▪▪▪▪▪▪
IRRIGATION CULVERT / OUTFALL	N/A	━━━┫
IRRIGATION STRUCTURE	N/A	☐



H2 **149' MAJOR ARTERIAL - WEST LANE**

WEST LANE AS NOTED
NOT TO SCALE



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WID CONCEPTUAL INFRASTRUCTURE PLAN

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TM5.1

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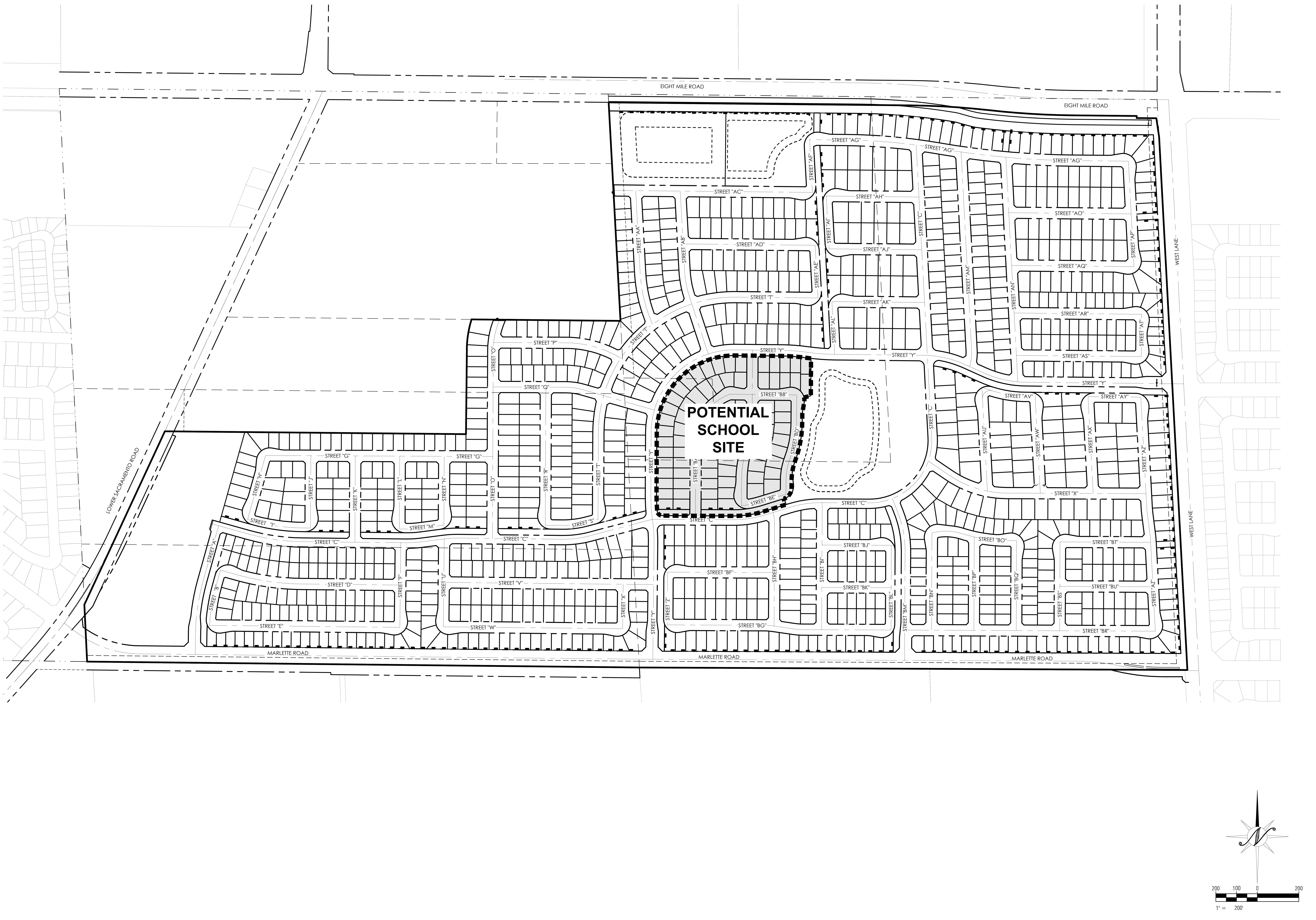

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ALTERNATIVE PROJECT LAYOUT

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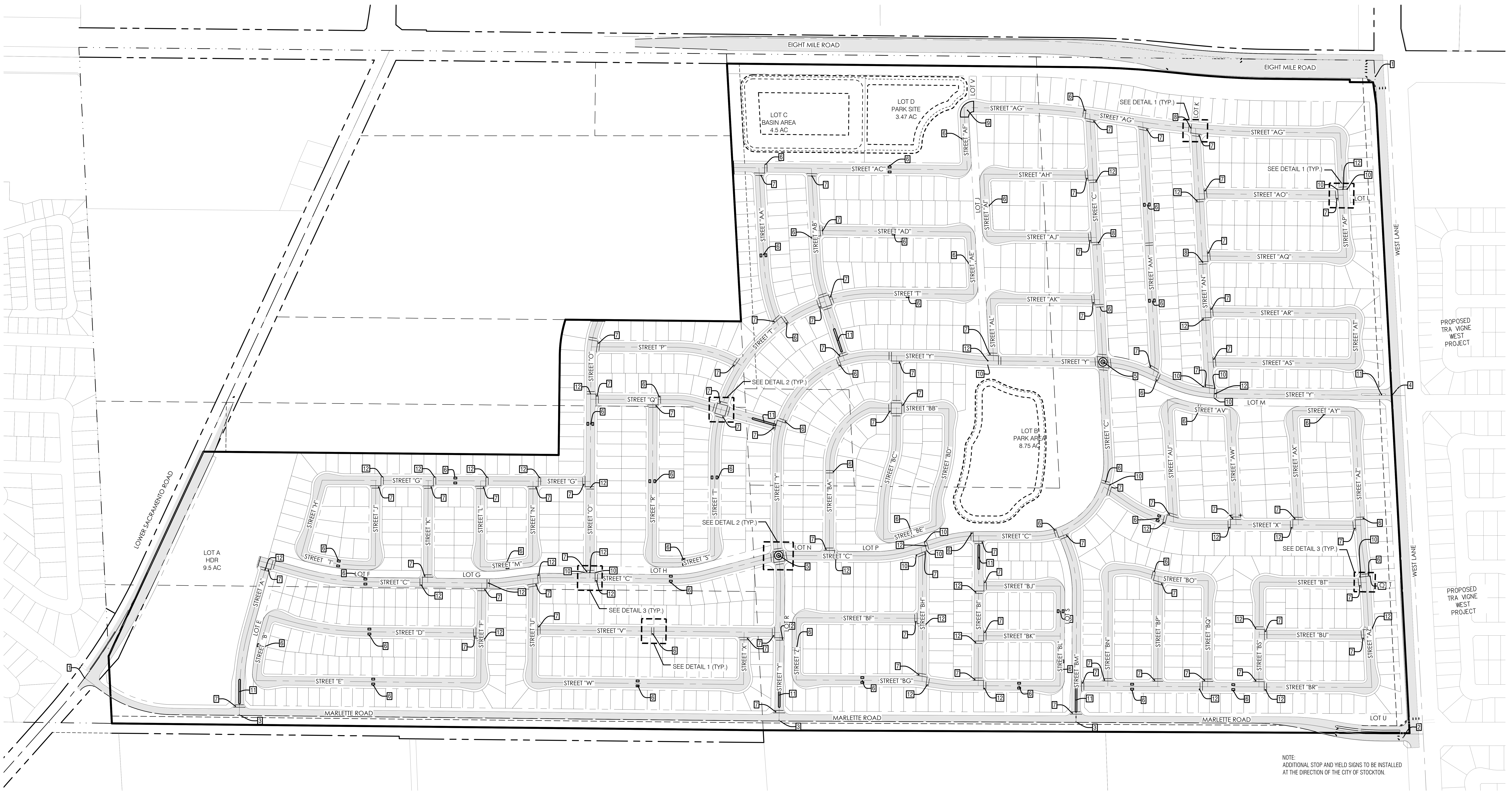
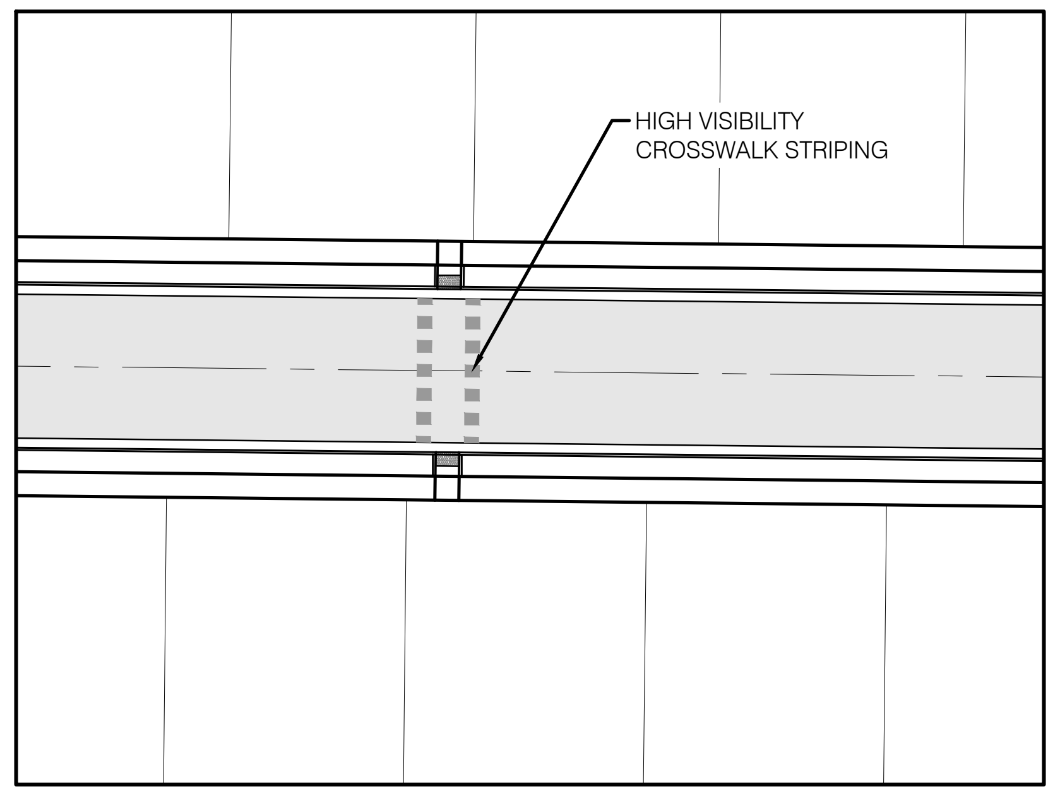


NOTE:
ADDITIONAL STOP AND YIELD SIGNS TO BE INSTALLED AT THE DIRECTION OF THE CITY OF STOCKTON.



① MID BLOCK HIGH VISIBILITY CROSSWALK

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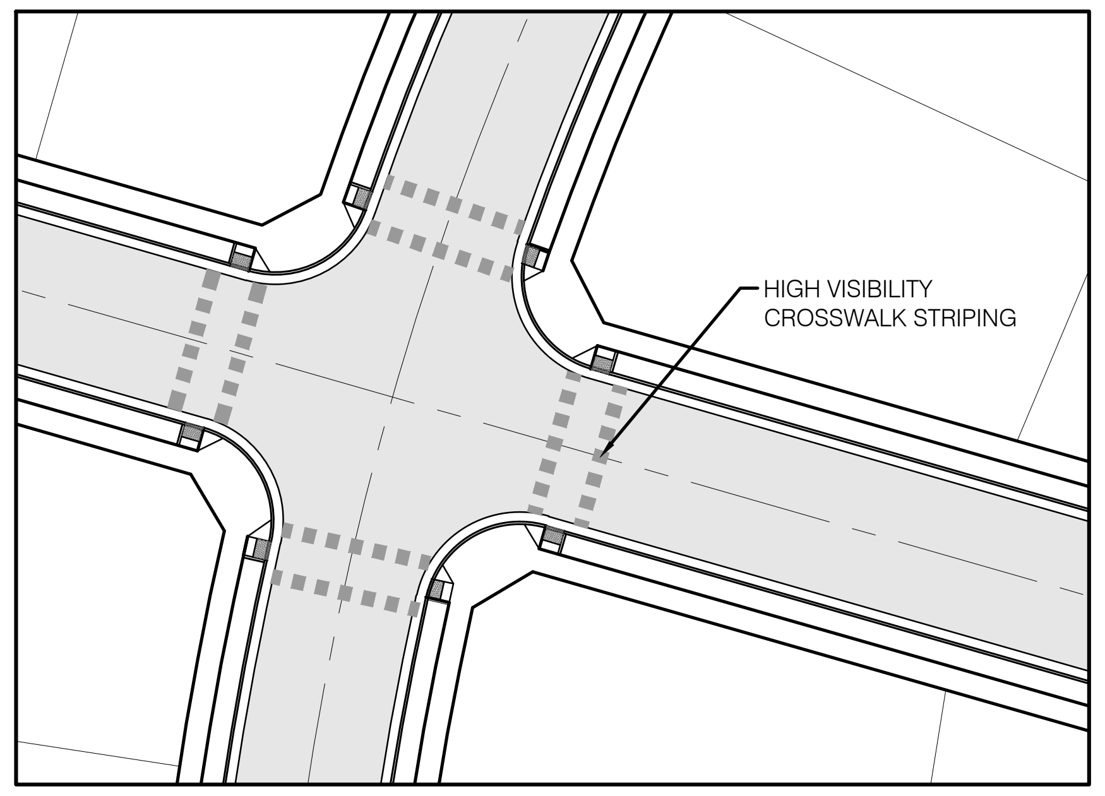
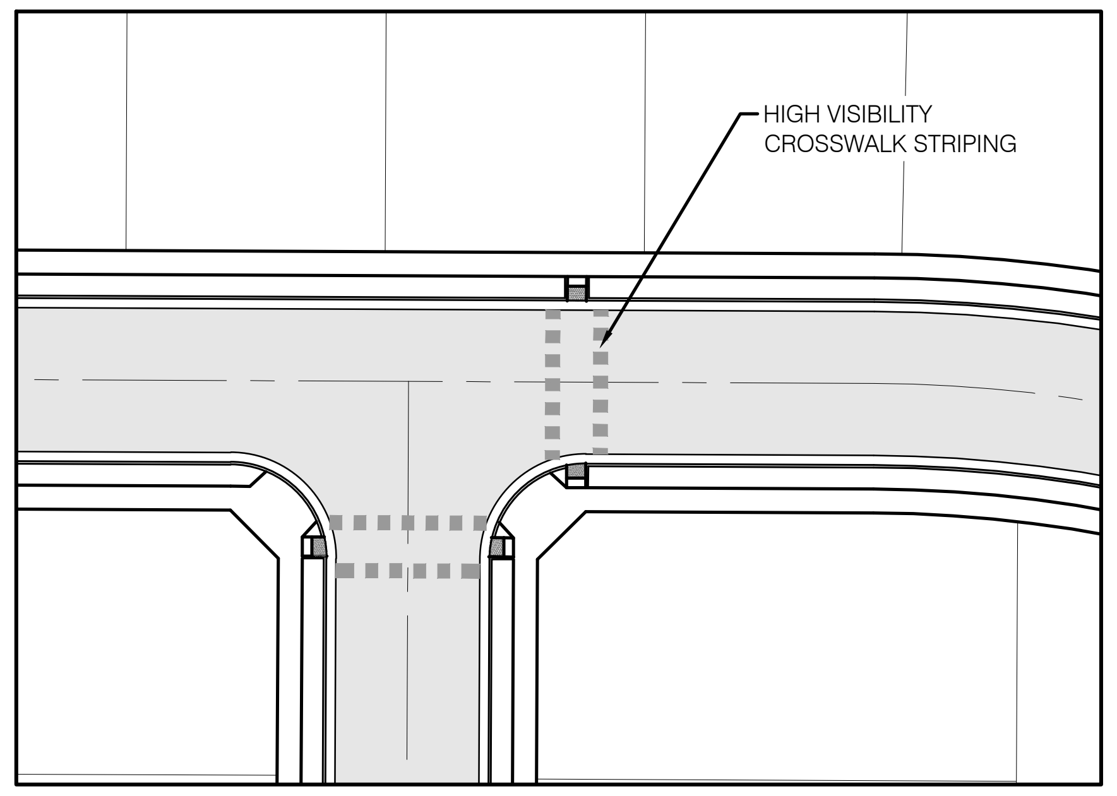


② 4-WAY INTERSECTION WITH HIGH VISIBILITY CROSSWALK

NTS



③ 3-WAY INTERSECTION WITH HIGH VISIBILITY CROSSWALK

NTS

TRAFFIC NOTES

1	PROPOSED TRAFFIC SIGNAL TO BE MODIFIED TO ACCOMMODATE REQUIRED IMPROVEMENTS.
2	PROPOSED TRAFFIC SIGNAL (IF NOT ALREADY CONSTRUCTED BY THE TRA VIGNE PROJECT).
3	PROPOSED INTERSECTIONS TO BE ANALYZED TO DETERMINE IF ROUNDABOUT, TRAFFIC SIGNAL, ALL-WAY STOP, OR CLOSED-OFF RIGHT-IN/RIGHT-OUT TURNING MOVEMENT PER SEPARATE TECHNICAL MEMORANDUM.
4	PROPOSED RIGHT-IN, RIGHT-OUT ONLY.
5	PROPOSED MINI-ROUNDABOUT (TRAFFIC CIRCLE)
6	PROPOSED MID-BLOCK TRAFFIC CALMING (SPEED CUSHION OR RAISED CROSSWALK).
7	PROPOSED STOP CONTROLLED APPROACH WITH STOP BAR, LEGEND AND SIGNAGE.
8	PROPOSED RAISED CROSSWALK WITH BULB-OUT
9	PROPOSED RAISED INTERSECTION
10	PROPOSED CHOKER / BULB-OUT
11	PROPOSED CENTER MEDIAN
12	PROPOSED HIGH VISIBILITY CROSSWALK

200 100 0 200
1" = 200'

NOTES

1. ALL TRAFFIC CONTROL ITEMS ON THIS PLAN TO BE CONFIRMED BY A FUTURE TECHNICAL MEMORANDUM.

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TRAFFIC CIRCULATION AND CALMING PLAN

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TM6.1

PHASE 1 KEY NOTES

① CONSTRUCT MARLETTE ROAD FROM THE INTERSECTION OF WEST LANE TO STREET "BM". ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.6 AND PER THE PROJECT CONDITIONS OF APPROVAL.

② CONSTRUCT WEST LANE FROM THE INTERSECTION OF MARLETTE ROAD TO STREET "Y". ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.5 AND PER THE PROJECT CONDITIONS OF APPROVAL.

③ CONNECT TO THE EXISTING SEWER LINE AT THE INTERSECTION OF WEST LANE AND MARLETTE ROAD AND EXTEND AN 18" SEWER LINE ALONG MARLETTE ROAD TO THE WESTERN LIMIT OF THIS PHASE.

④ CONSTRUCT INTERIM RETENTION BASIN AND STORM DRAINAGE WITHIN THE FUTURE PARK AREA.

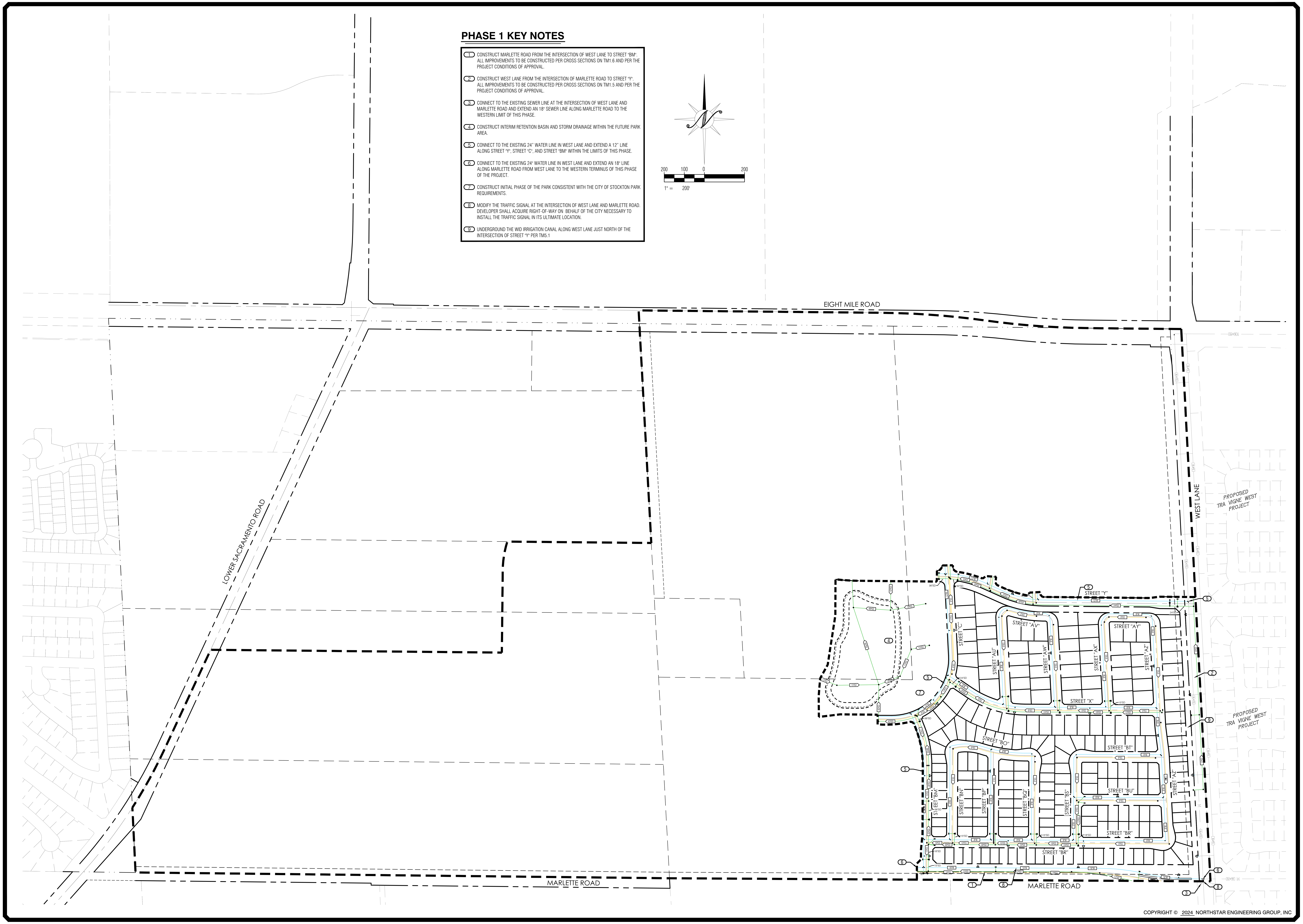
⑤ CONNECT TO THE EXISTING 24” WATER LINE IN WEST LANE AND EXTEND A 12” LINE ALONG STREET "Y", STREET "C", AND STREET "BM" WITHIN THE LIMITS OF THIS PHASE.

⑥ CONNECT TO THE EXISTING 24" WATER LINE IN WEST LANE AND EXTEND AN 18" LINE ALONG MARLETTE ROAD FROM WEST LANE TO THE WESTERN TERMINUS OF THIS PHASE OF THE PROJECT.

⑦ CONSTRUCT INITIAL PHASE OF THE PARK CONSISTENT WITH THE CITY OF STOCKTON PARK REQUIREMENTS.

⑧ MODIFY THE TRAFFIC SIGNAL AT THE INTERSECTION OF WEST LANE AND MARLETTE ROAD. DEVELOPER SHALL ACQUIRE RIGHT-OF-WAY ON BEHALF OF THE CITY NECESSARY TO INSTALL THE TRAFFIC SIGNAL IN ITS ULTIMATE LOCATION.

⑨ UNDERGROUND THE WID IRRIGATION CANAL ALONG WEST LANE JUST NORTH OF THE INTERSECTION OF STREET "Y" PER TM5.1



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PHASE 1 - 229 LOTS
DETAILED PHASING PLAN

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VESTING TENTATIVE SUBDIVISION MAP
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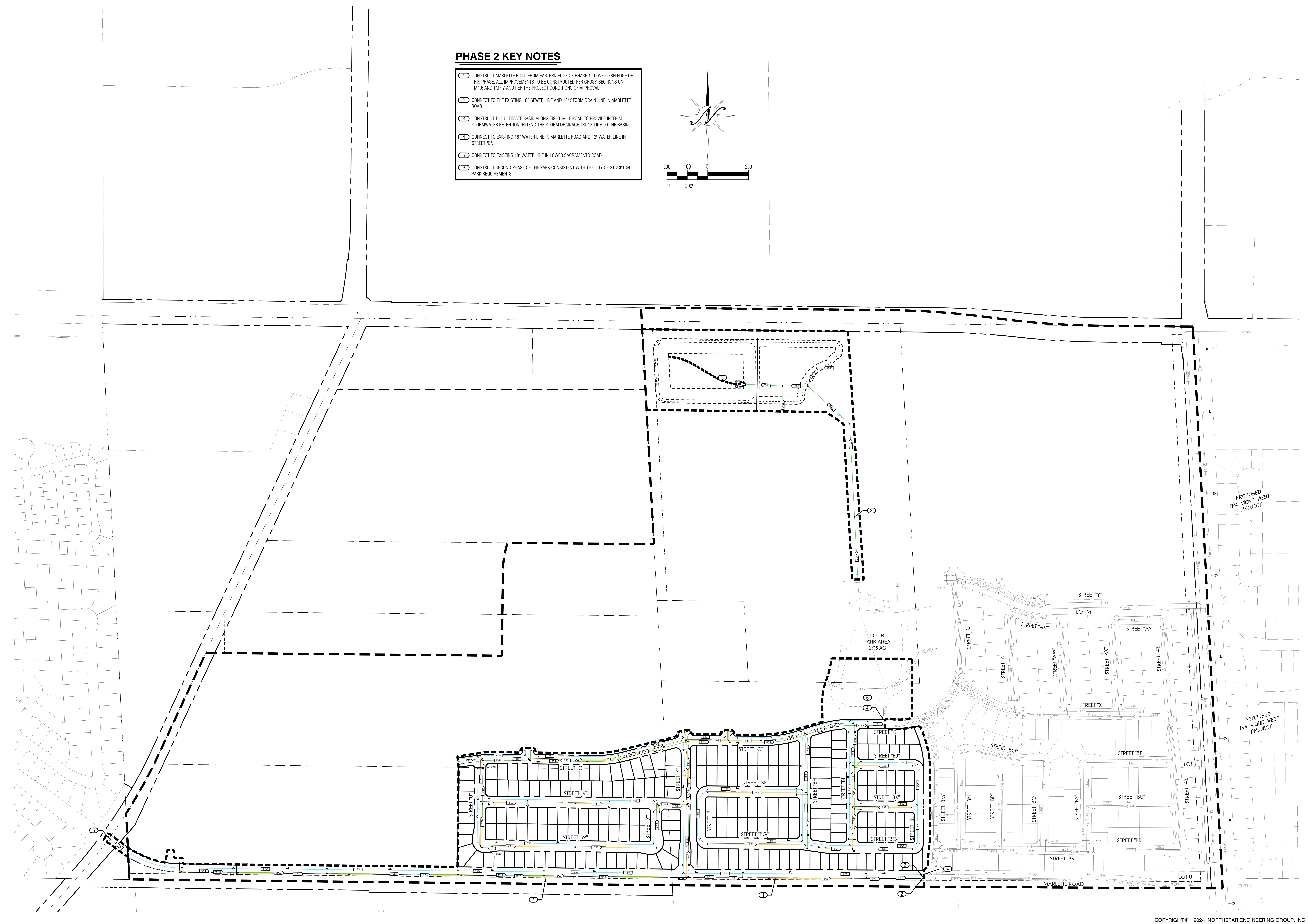

PHASE 2 KEY NOTES

1. CONSTRUCT MARLETTE ROAD FROM EASTERN EDGE OF PHASE 1 TO WESTERN EDGE OF THIS PHASE. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.6 AND TM7.7 AND PER THE PROJECT CONDITIONS OF APPROVAL.
2. CONNECT TO THE EXISTING 18" SEWER LINE AND 18" STORM DRAIN LINE IN MARLETTE ROAD.
3. CONSTRUCT THE ULTIMATE BASIN ALONG EIGHT-MILE ROAD TO PROVIDE INTERIM STORMWATER RETENTION. EXTEND THE STORM DRAINAGE TRUNK LINE TO THE BASIN
4. CONNECT TO EXISTING 18" WATER LINE IN MARLETTE ROAD AND 12" WATER LINE IN STREET "C".
5. CONNECT TO EXISTING 18" WATER LINE IN LOWER SACRAMENTO ROAD.
6. CONSTRUCT SECOND PHASE OF THE PARK CONSISTENT WITH THE CITY OF STOCKTON PARK REQUIREMENTS.

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PHASE 2 - 220 LOTS
DETAILED PHASING PLAN
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TM7.2

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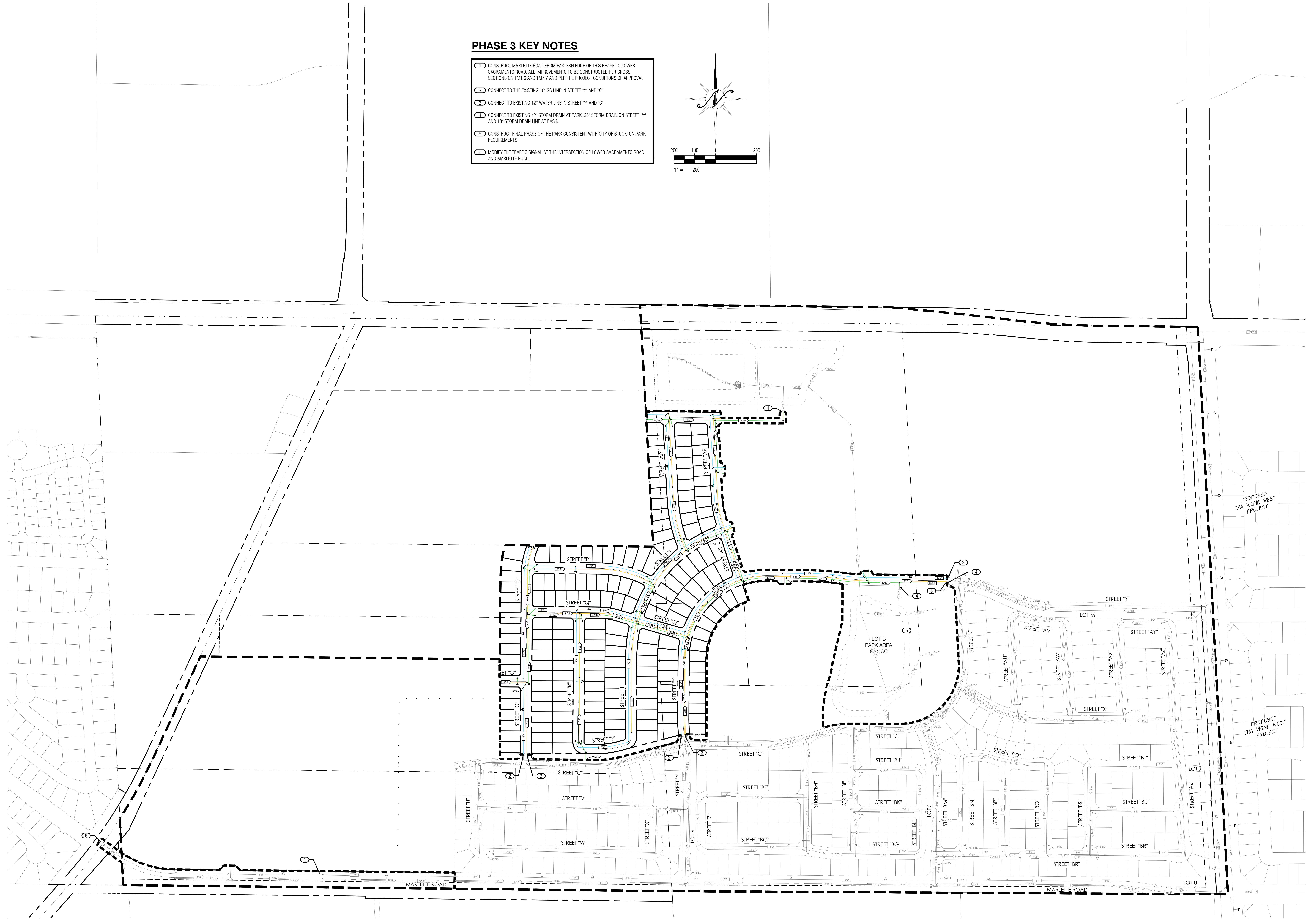
PHASE 3 KEY NOTES

1. CONSTRUCT MARLETTE ROAD FROM EASTERN EDGE OF THIS PHASE TO LOWER SACRAMENTO ROAD. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.6 AND TM7.7 AND PER THE PROJECT CONDITIONS OF APPROVAL.
2. CONNECT TO THE EXISTING 10" SS LINE IN STREET "Y" AND "C".
3. CONNECT TO EXISTING 12" WATER LINE IN STREET "Y" AND "C" .
4. CONNECT TO EXISTING 42" STORM DRAIN AT PARK, 36" STORM DRAIN ON STREET "Y" AND 18" STORM DRAIN LINE AT BASIN.
5. CONSTRUCT FINAL PHASE OF THE PARK CONSISTENT WITH CITY OF STOCKTON PARK REQUIREMENTS.
6. MODIFY THE TRAFFIC SIGNAL AT THE INTERSECTION OF LOWER SACRAMENTO ROAD AND MARLETTE ROAD.



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PHASE 3 - 179 LOTS
DETAILED PHASING PLAN
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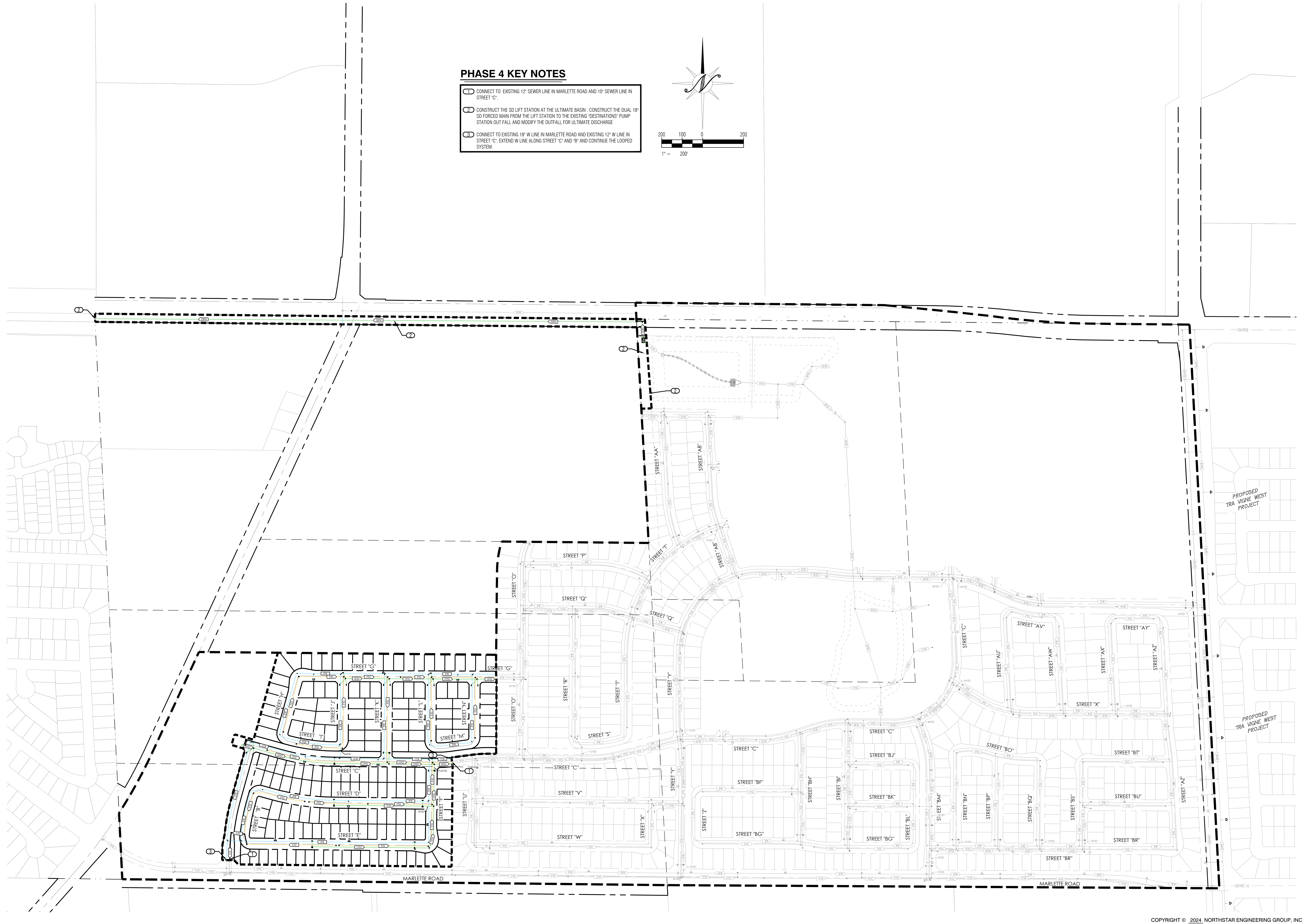
TM7.3

ATTACHMENT G

PHASE 4 KEY NOTES

1. CONNECT TO EXISTING 12" SEWER LINE IN MARLETTE ROAD AND 10" SEWER LINE IN STREET "C".
2. CONSTRUCT THE SD LIFT STATION AT THE ULTIMATE BASIN , CONSTRUCT THE DUAL 18" SD FORCED MAIN FROM THE LIFT STATION TO THE EXISTING "DESTINATIONS" PUMP STATION OUT FALL AND MODIFY THE OUTFALL FOR ULTIMATE DISCHARGE
3. CONNECT TO EXISTING 18" W LINE IN MARLETTE ROAD AND EXISTING 12" W LINE IN STREET "C", EXTEND W LINE ALONG STREET "C" AND "B" AND CONTINUE THE LOOPED SYSTEM.



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PHASE 4 - 184 LOTS
DETAILED PHASING PLAN
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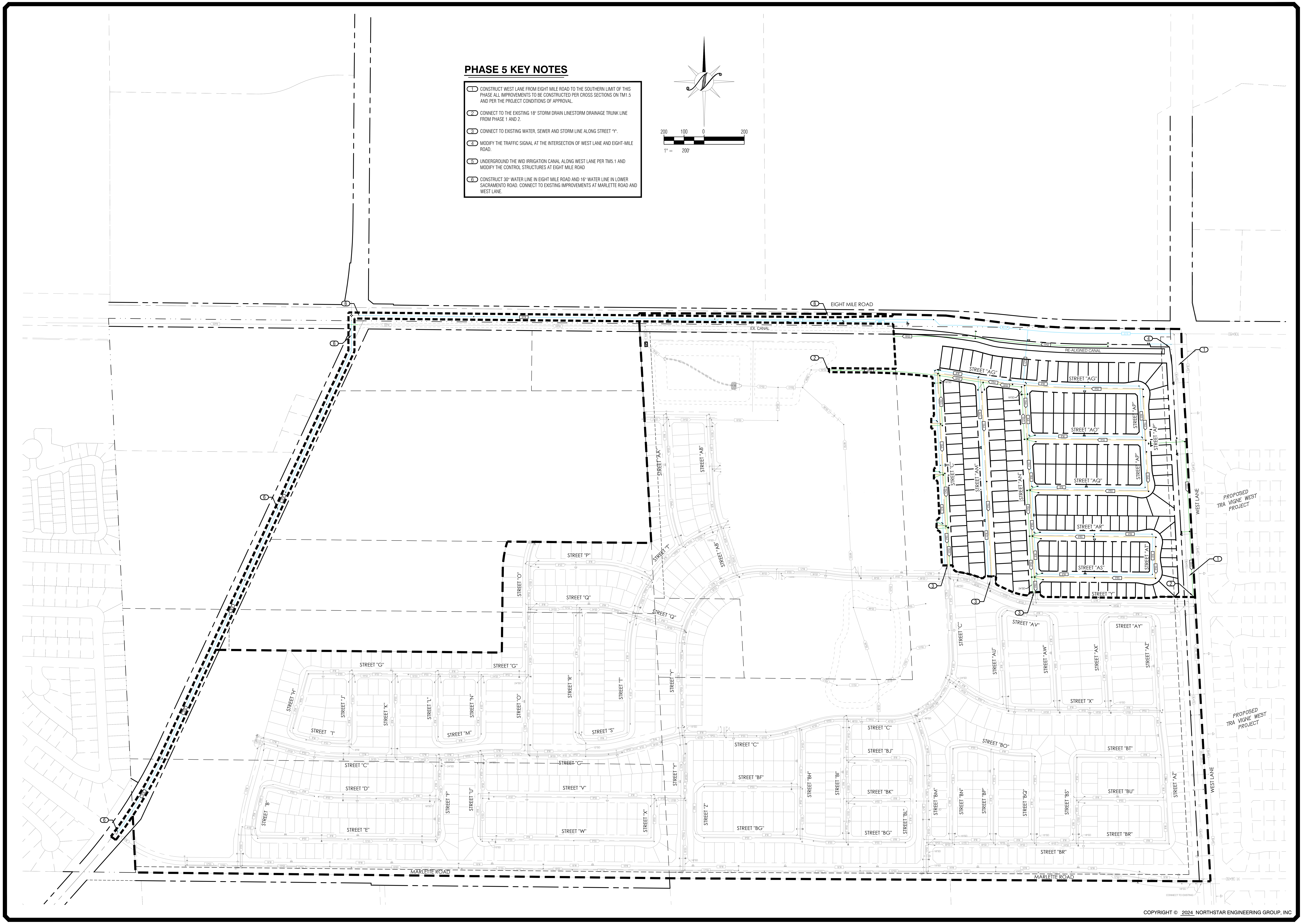

PHASE 5 KEY NOTES

1. CONSTRUCT WEST LANE FROM EIGHT MILE ROAD TO THE SOUTHERN LIMIT OF THIS PHASE ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.5 AND PER THE PROJECT CONDITIONS OF APPROVAL.
2. CONNECT TO THE EXISTING 18" STORM DRAIN LINESTORM DRAINAGE TRUNK LINE FROM PHASE 1 AND 2.
3. CONNECT TO EXISTING WATER, SEWER AND STORM LINE ALONG STREET "Y".
4. MODIFY THE TRAFFIC SIGNAL AT THE INTERSECTION OF WEST LANE AND EIGHT-MILE ROAD.
5. UNDERGROUND THE WID IRRIGATION CANAL ALONG WEST LANE PER TM5.1 AND MODIFY THE CONTROL STRUCTURES AT EIGHT MILE ROAD
6. CONSTRUCT 30" WATER LINE IN EIGHT MILE ROAD AND 16" WATER LINE IN LOWER SACRAMENTO ROAD. CONNECT TO EXISTING IMPROVEMENTS AT MARLETTE ROAD AND WEST LANE.

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PHASE 5 - 215 LOTS
DETAILED PHASING PLAN
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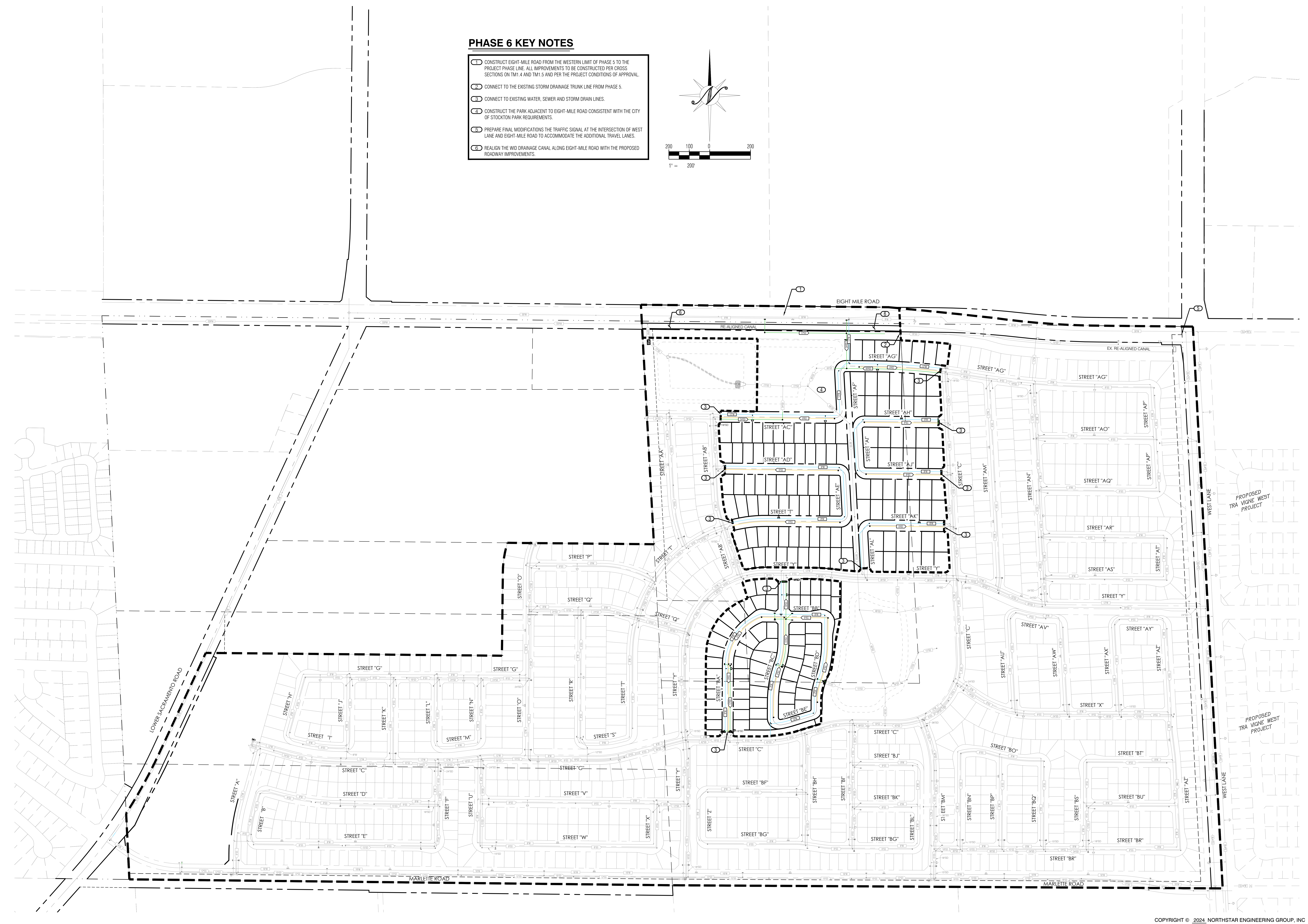
ATTACHMENT G

PHASE 6 KEY NOTES

1. CONSTRUCT EIGHT-MILE ROAD FROM THE WESTERN LIMIT OF PHASE 5 TO THE PROJECT PHASE LINE. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.4 AND TM1.5 AND PER THE PROJECT CONDITIONS OF APPROVAL.
2. CONNECT TO THE EXISTING STORM DRAINAGE TRUNK LINE FROM PHASE 5.
3. CONNECT TO EXISTING WATER, SEWER AND STORM DRAIN LINES.
4. CONSTRUCT THE PARK ADJACENT TO EIGHT-MILE ROAD CONSISTENT WITH THE CITY OF STOCKTON PARK REQUIREMENTS.
5. PREPARE FINAL MODIFICATIONS THE TRAFFIC SIGNAL AT THE INTERSECTION OF WEST LANE AND EIGHT-MILE ROAD TO ACCOMMODATE THE ADDITIONAL TRAVEL LANES.
6. REALIGN THE WID DRAINAGE CANAL ALONG EIGHT-MILE ROAD WITH THE PROPOSED ROADWAY IMPROVEMENTS.



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PHASE 6 - 190 LOTS
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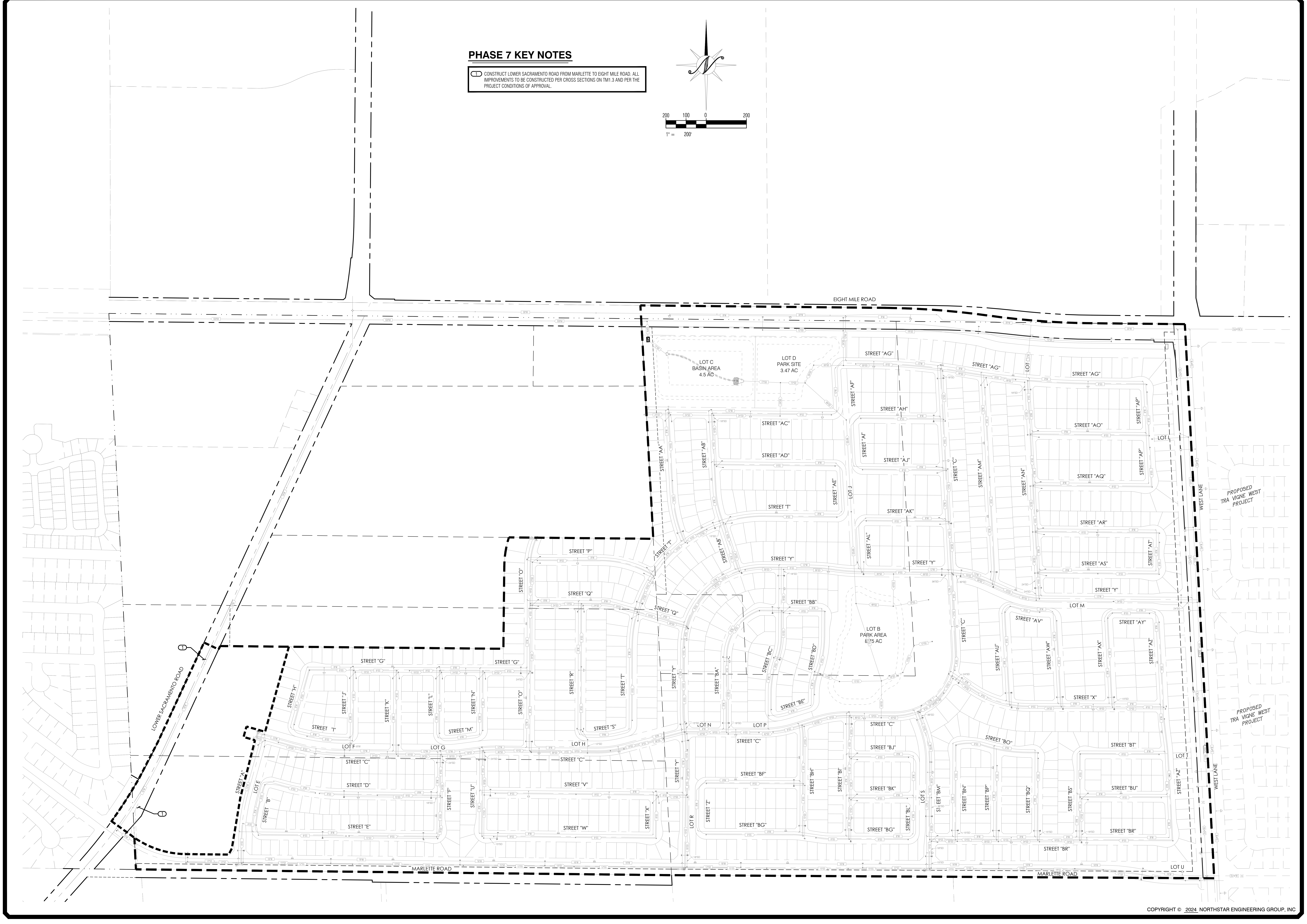
PHASE 7 KEY NOTES

① CONSTRUCT LOWER SACRAMENTO ROAD FROM MARLETTE TO EIGHT MILE ROAD. ALL IMPROVEMENTS TO BE CONSTRUCTED PER CROSS SECTIONS ON TM1.3 AND PER THE PROJECT CONDITIONS OF APPROVAL.



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PHASE 7 - FUTURE APARTMENT SITE
DETAILED PHASING PLAN
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