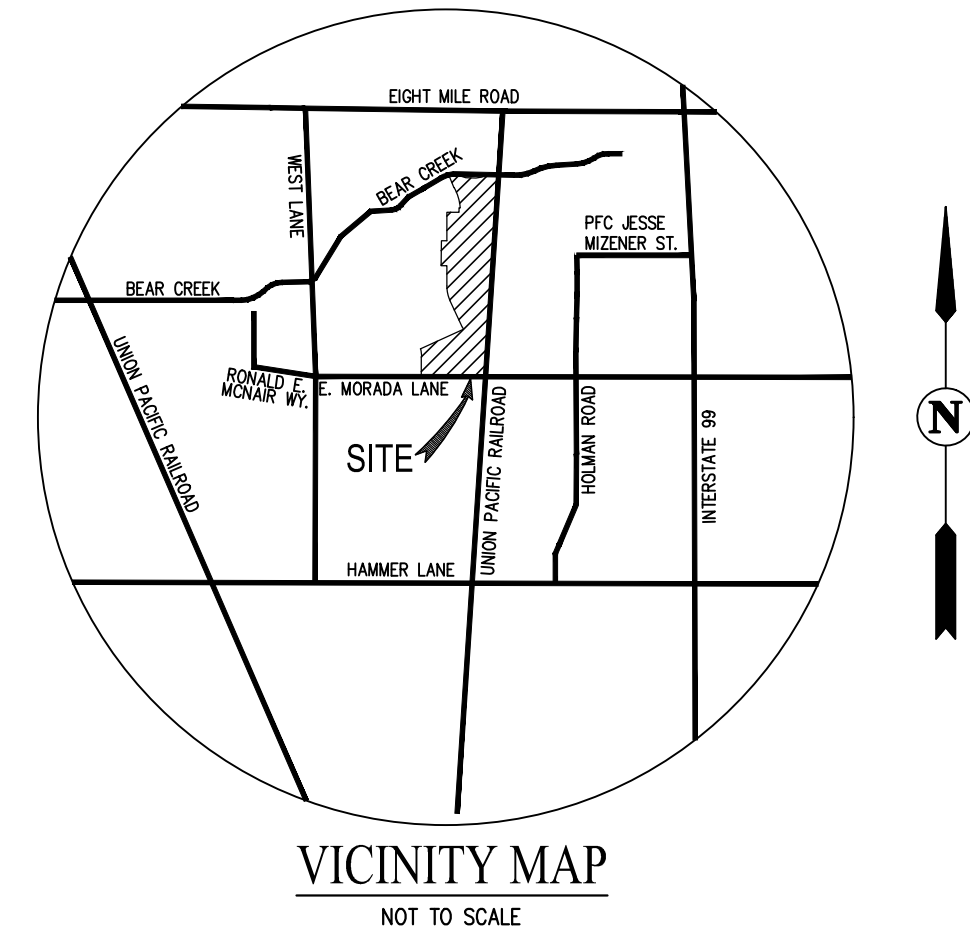


GENERAL NOTES:

- OWNER/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
- 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.: 120-020-300
120-030-100
120-030-090
- SITE GROSS AREA: 101.29 ACRES± (APN 120-020-300)
70.94 ACRES± (APN 120-030-100)
1.85 ACRES± (APN 120-030-090)
- EXISTING LAND USE: AGRICULTURE
- ZONING: LOW DENSITY, RESIDENTIAL (APN 120-020-300)
LOW DENSITY, RESIDENTIAL (APN 120-030-100)
LOW DENSITY, RESIDENTIAL (APN 120-030-090)
- NUMBER OF LOTS: 773 LOTS
- NUMBER OF PARCELS: 6 PARCELS
- PROPOSED LOT SIZE: MINIMUM LOT: 50x100
CORNER LOT: 55x100
- 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: LOON 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.



| SHEET INDEX | |
|-------------|-------------------|
| SHEET NO. | SHEET TITLE |
| TM-1 | OVERALL SITE PLAN |
| TM-2 | SITE PLAN |
| TM-3 | SITE PLAN |
| TM-4 | SITE PLAN |
| TM-5 | SITE PLAN |
| TM-6 | GRADING PLAN |
| TM-7 | GRADING PLAN |
| TM-8 | GRADING PLAN |
| TM-9 | BASIN GRADING |
| TM-10 | BASIN GRADING |
| TM-11 | UTILITY PLAN |
| TM-12 | UTILITY PLAN |
| TM-13 | UTILITY PLAN |
| TM-14 | 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 _____

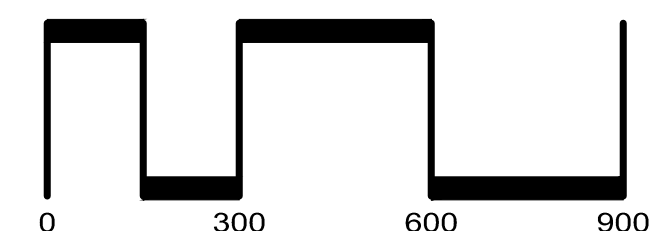
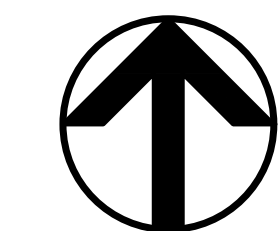
LEGEND & ABBREVIATIONS:

| | | | |
|-------|-------------------------|----------|-------------------------|
| --- | SUBDIVISION BOUNDARY | P 49.0 | PAD ELEVATION |
| --- | LOT LINE | x.XX | SPOT ELEVATION |
| --- | RIGHT OF WAY | X.XX% | SLOPE ARROW |
| --- | EXISTING EASEMENTS | 51 | LOT NUMBER |
| SS | PROPOSED SANITARY SEWER | 50' | LOT DIMENSION |
| SD | PROPOSED STORM DRAIN | RW | RIGHT OF WAY |
| W | PROPOSED WATER | LS | LANDSCAPING |
| EX-SS | EXISTING SANITARY SEWER | SW | SIDEWALK |
| EX-SD | EXISTING STORM DRAIN | DOC. NO. | DOCUMENT NUMBER |
| EX-W | EXISTING WATER | ESMT | EASEMENT |
| SS | FUTURE SANITARY SEWER | PUE | PUBLIC UTILITY EASEMENT |
| SD | FUTURE STORM DRAIN | IRR | IRRIGATION PIPE |
| W | FUTURE WATER | | |

TENTATIVE MAP OVERALL SITE PLAN TRI POINTE HOMES - BEAR CREEK SOUTH

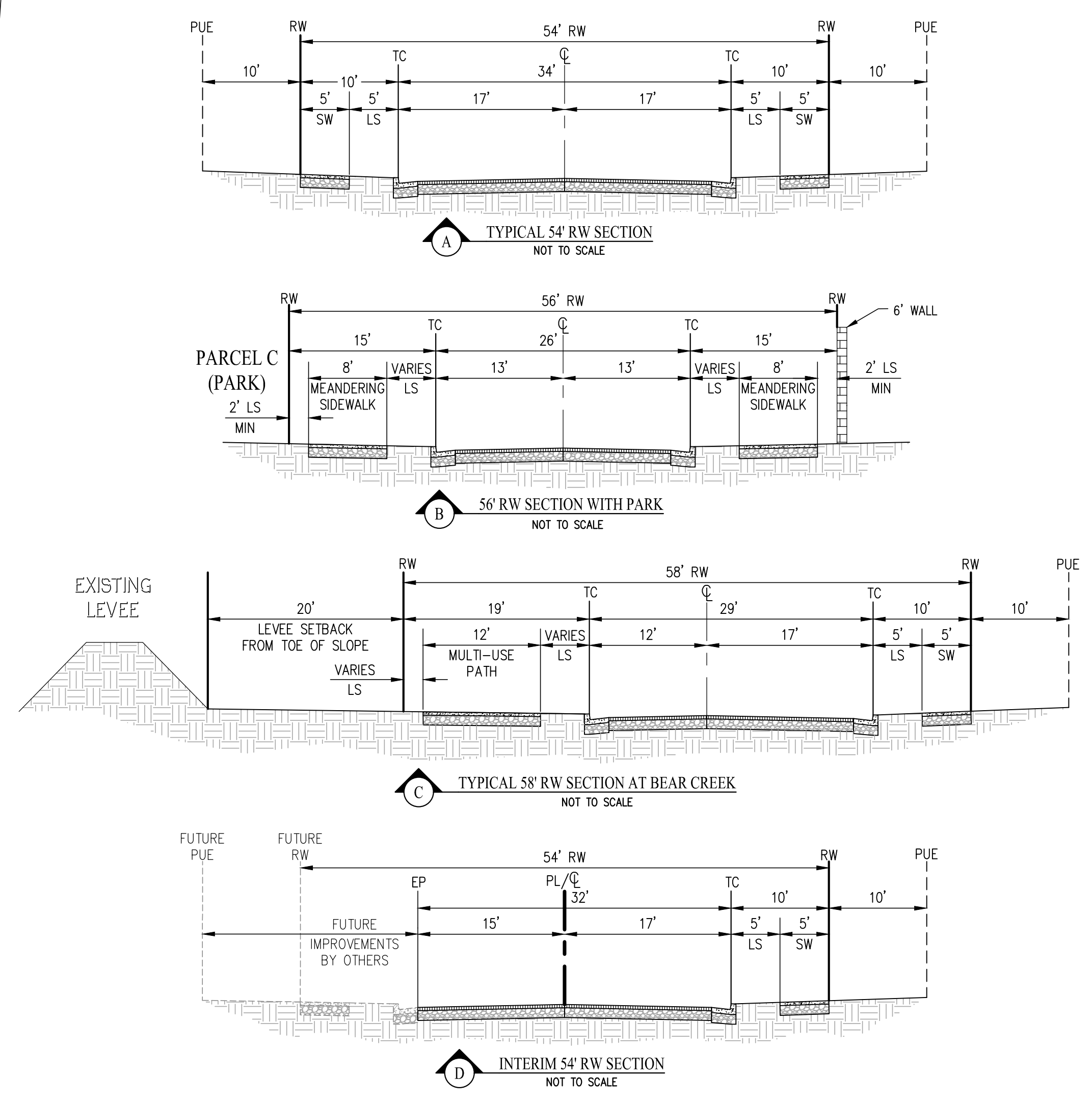
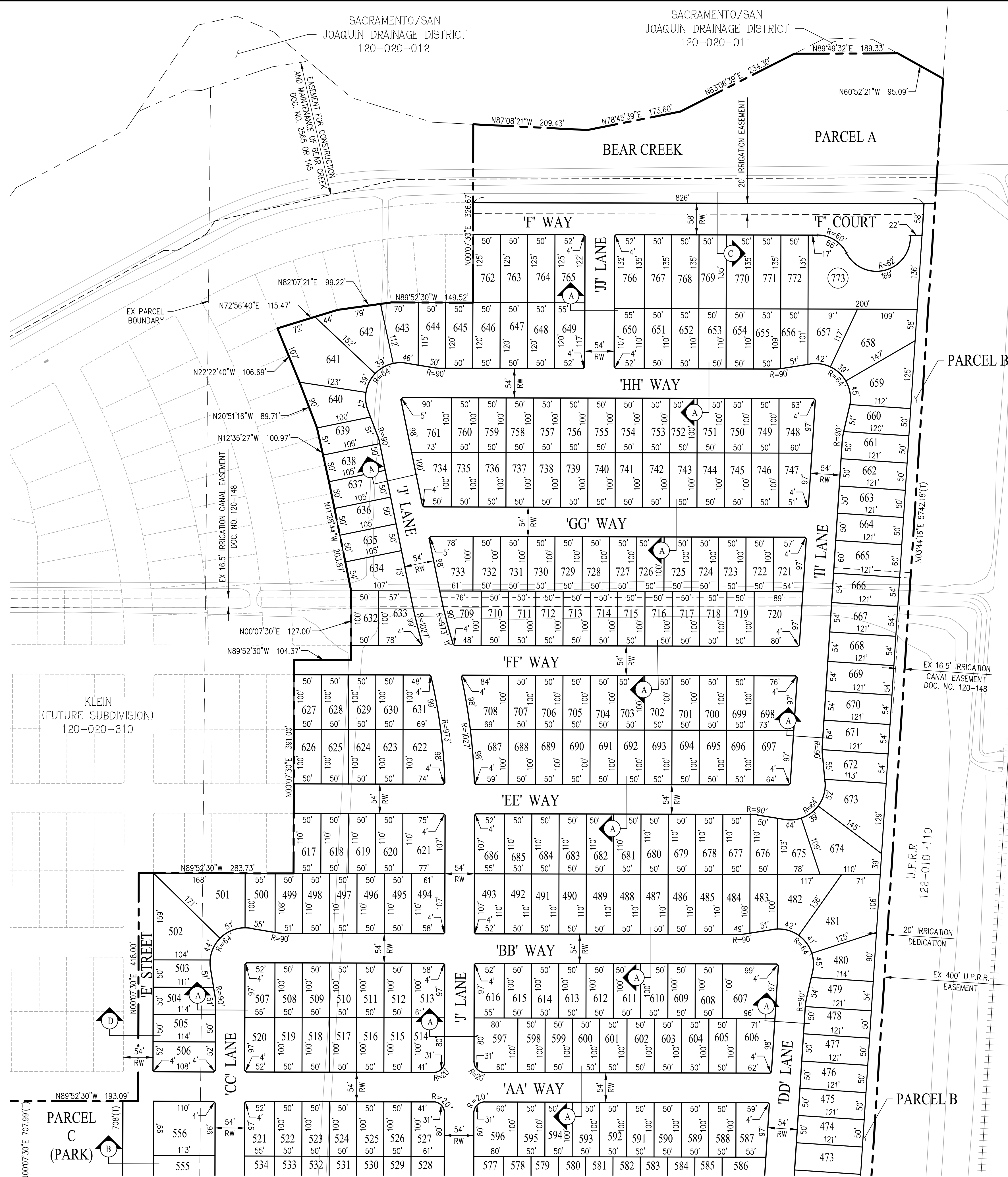
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1" = 300' DATE: MARCH 30, 2026



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SHEET NO.
TM-1
OF 14 SHEETS



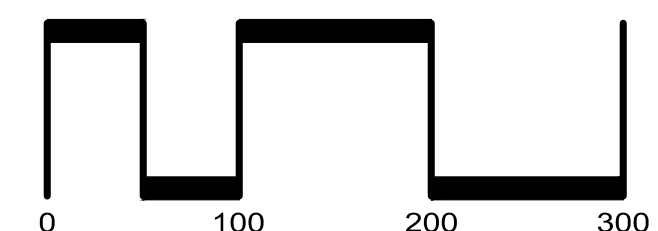
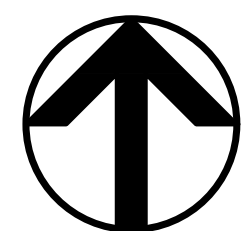
PARCEL SUMMARY

| PARCEL | AREA (AC±) |
|----------------|------------|
| A | 3.95 |
| B | 2.48 |
| C (PARK/BASIN) | 3.67 |
| D (PARK/BASIN) | 4.88 |
| E | 0.29 |
| F | 0.74 |

TENTATIVE MAP SITE PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

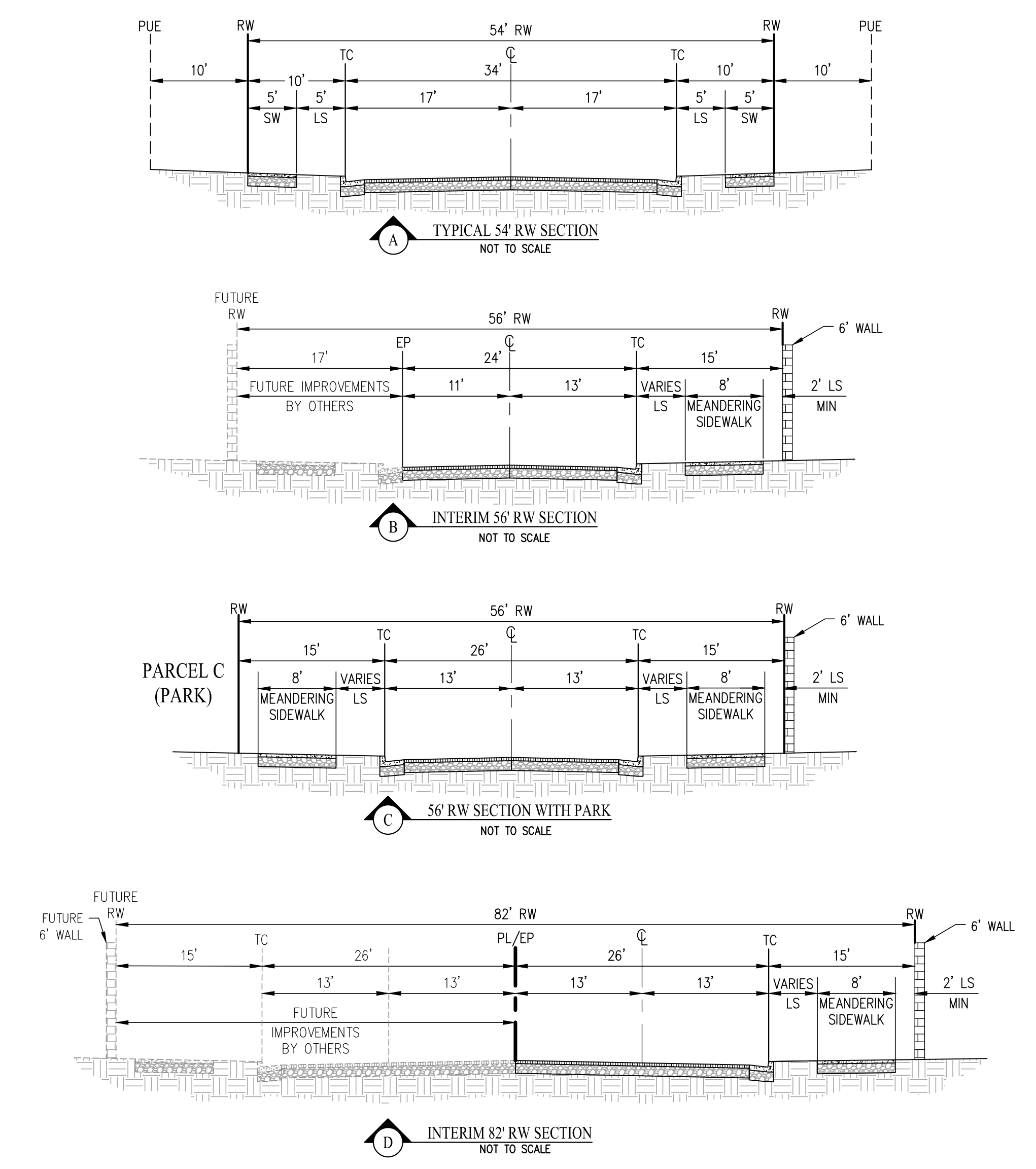
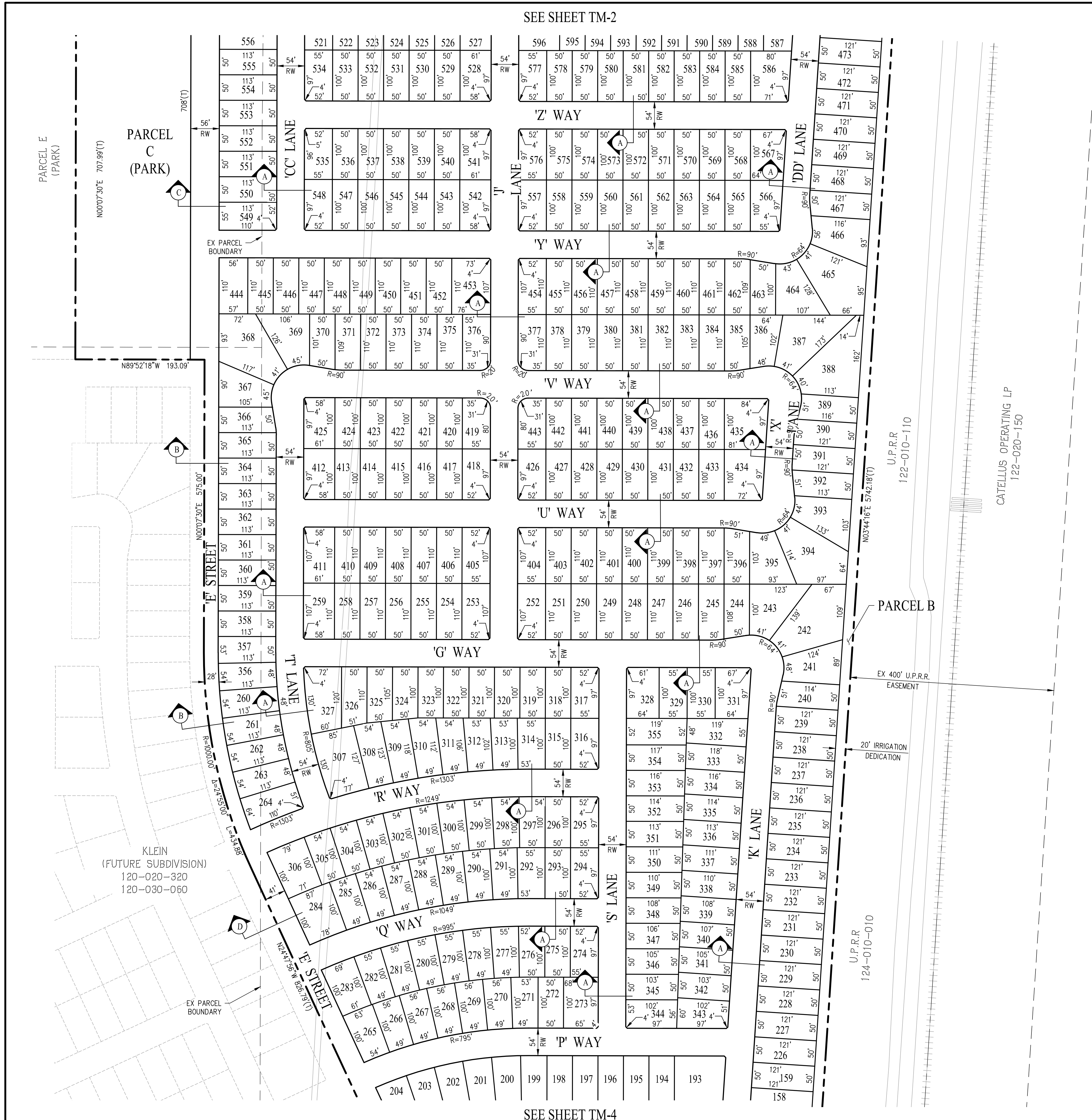
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1"=100' DATE: MARCH 30, 2026



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SHEET NO.
TM-2
OF 14 SHEETS

SEE SHEET TM-3

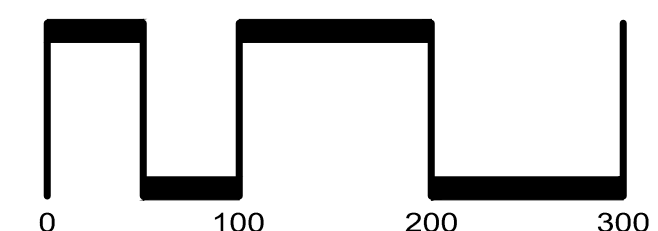
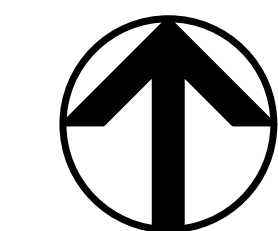


TENTATIVE MAP SITE PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

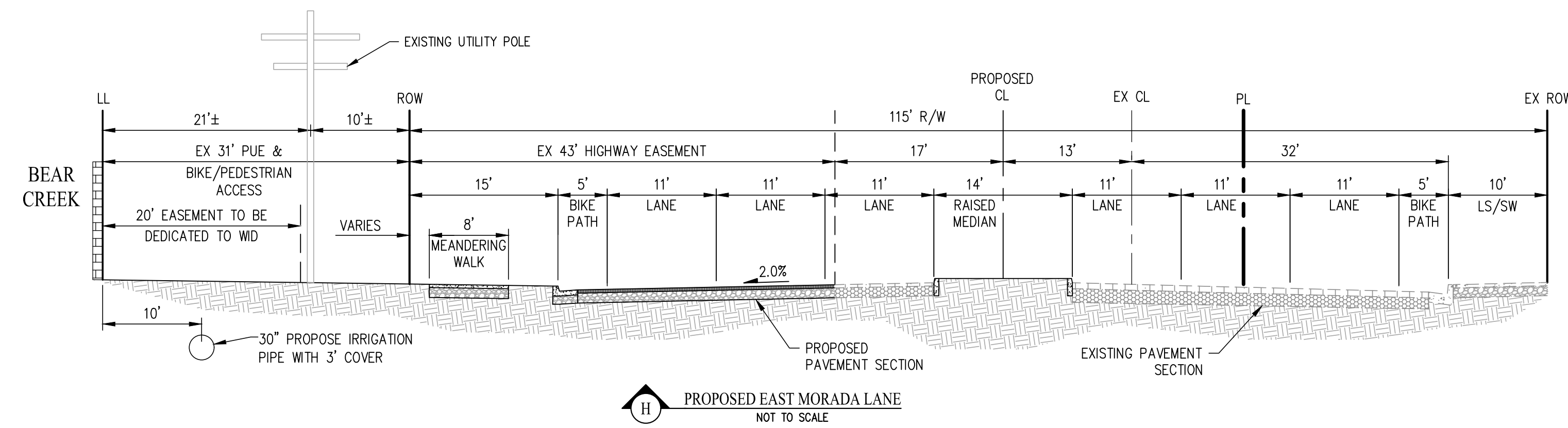
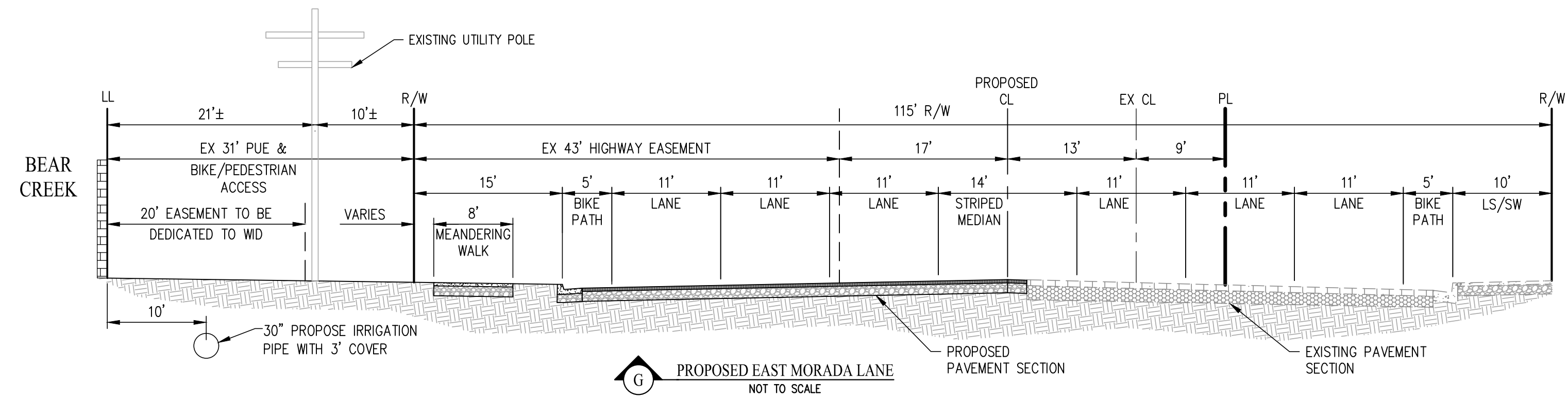
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: MARCH 30, 2026



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SHEET NO.
TM-3
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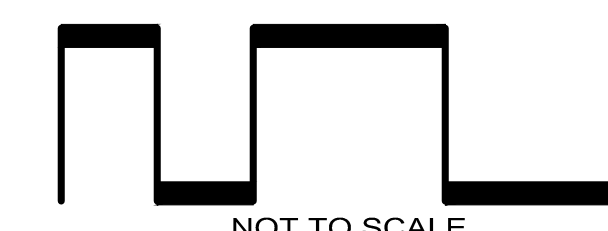
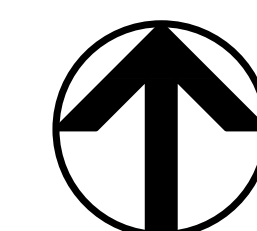


TENTATIVE MAP SITE PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

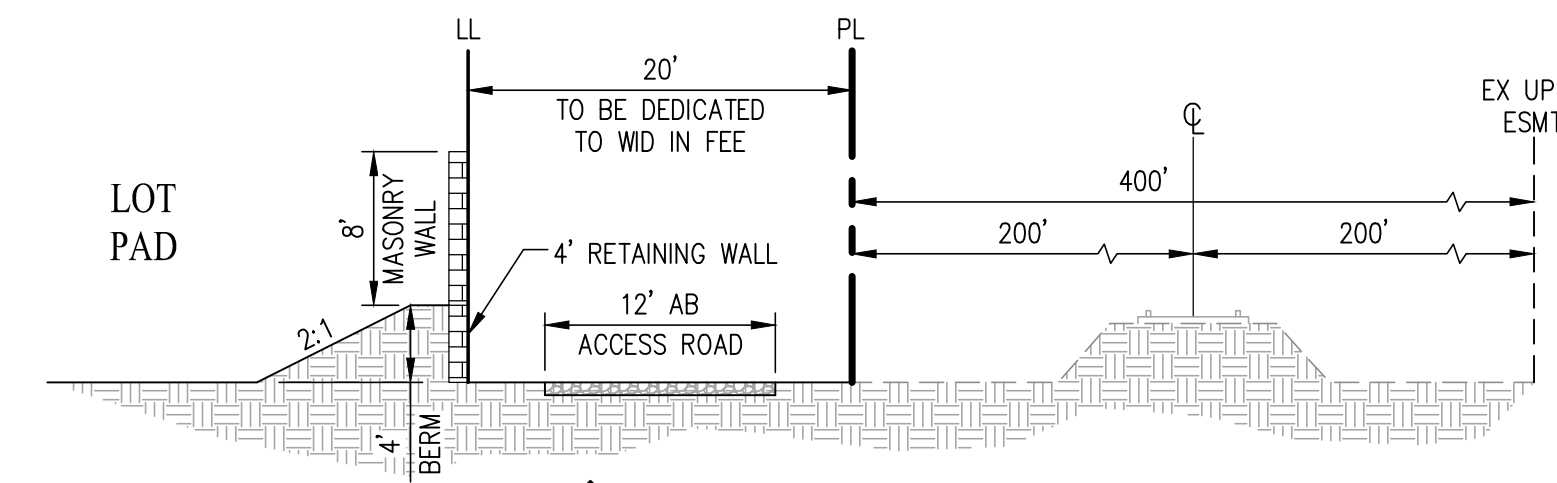
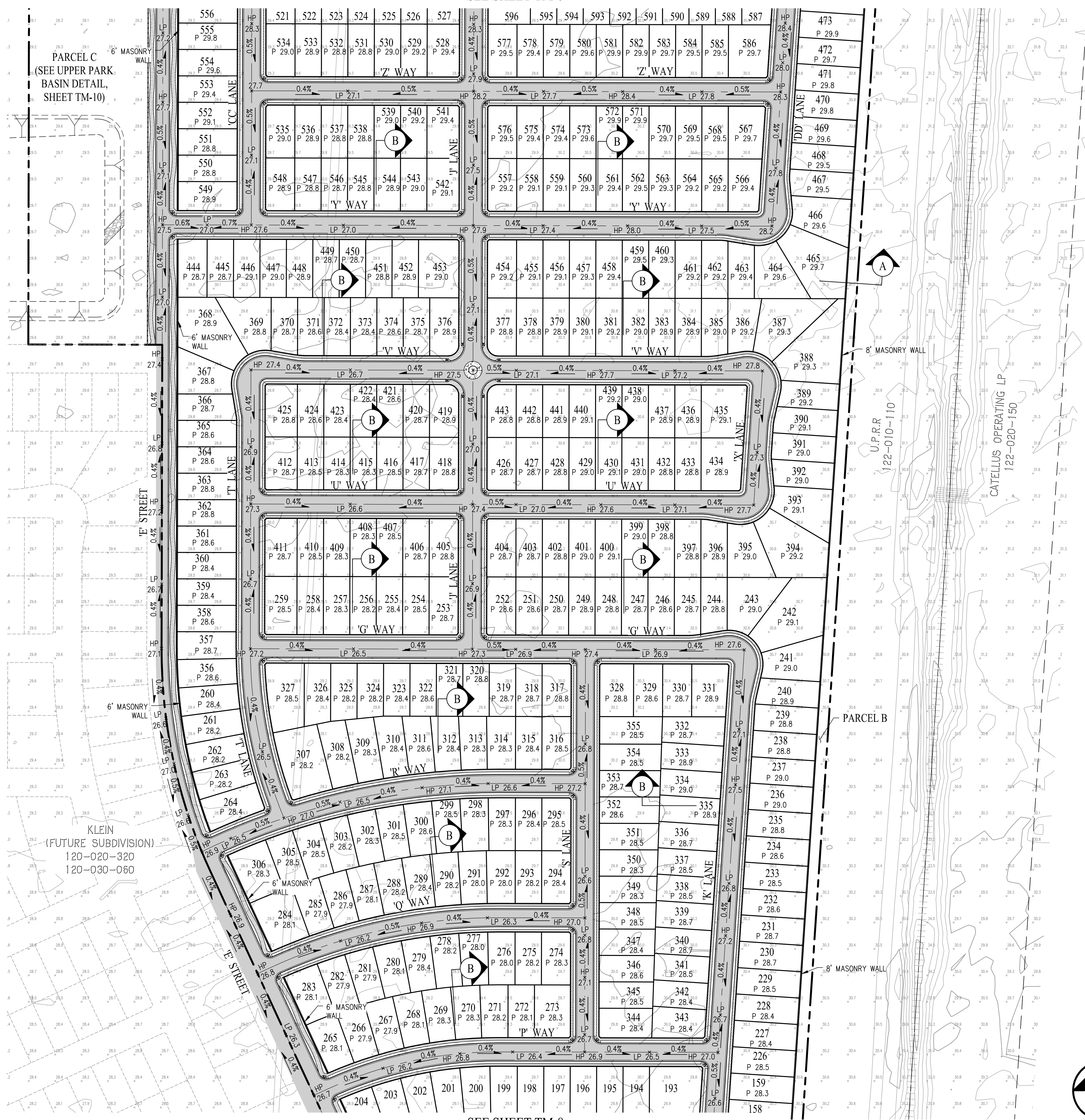
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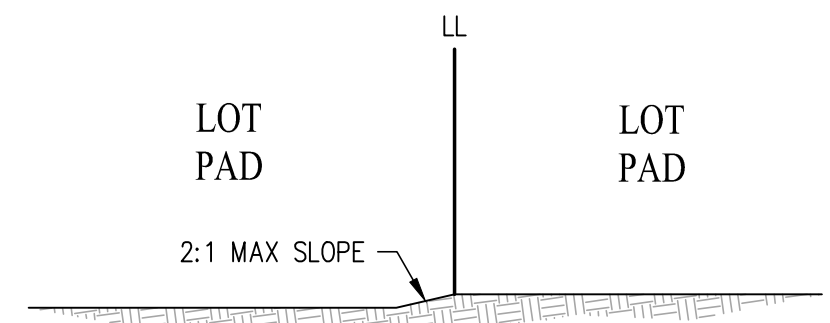
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SHEET NO.
TM-5
OF 14 SHEETS

SEE SHEET TM-6



TYPICAL SECTION AT RAILROAD NOT TO SCALE



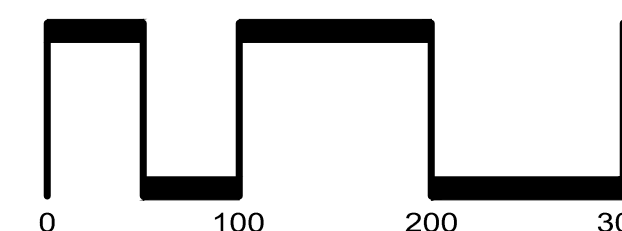
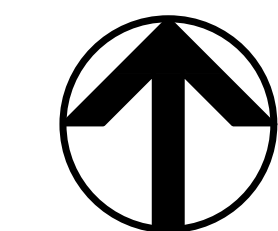
TYPICAL SECTION AT LOTS NOT TO SCALE

TENTATIVE MAP GRADING PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1" = 100' DATE: MARCH 30, 2026

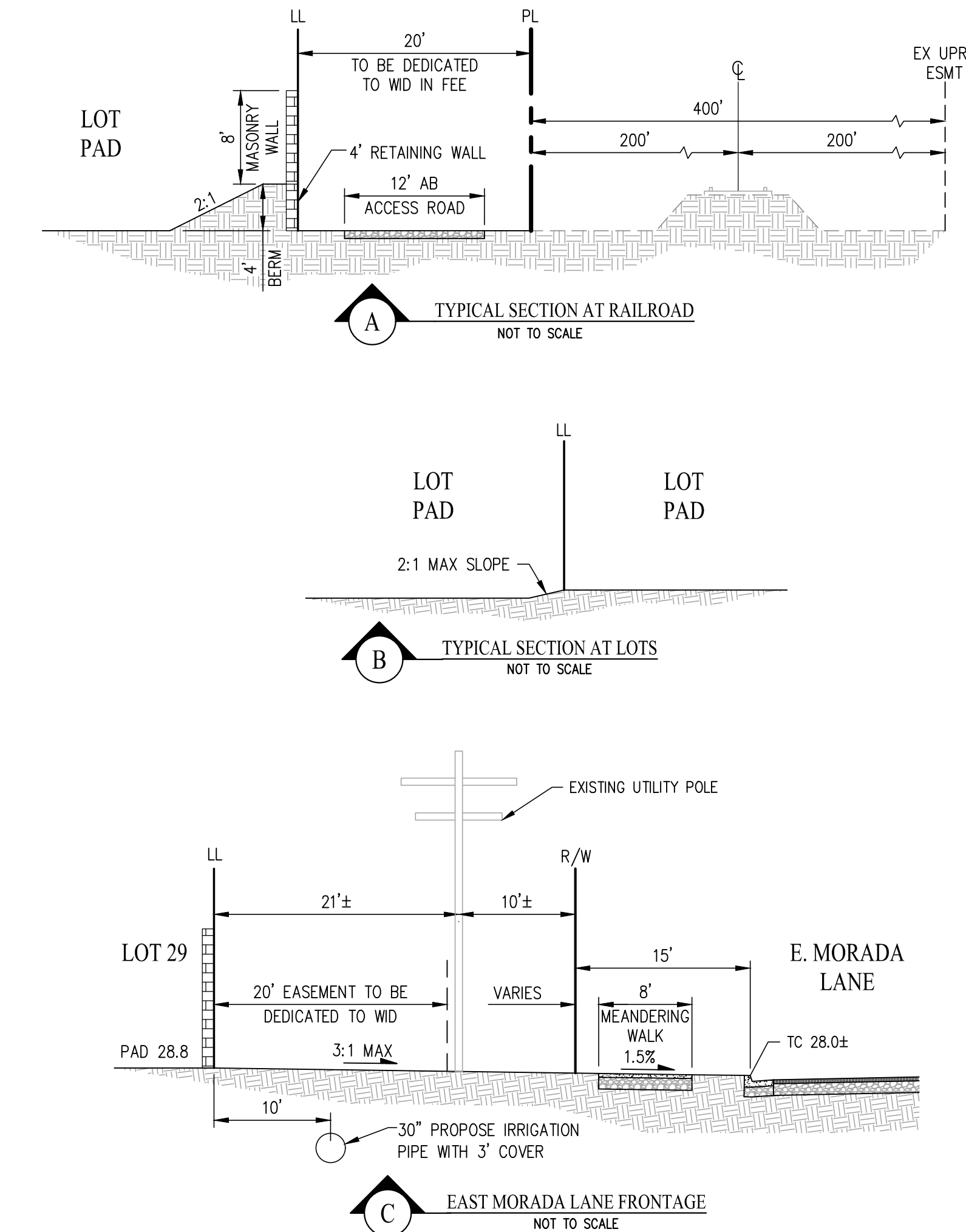


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SHEET NO.
TM-7
 OF 14 SHEETS

SEE SHEET TM-8

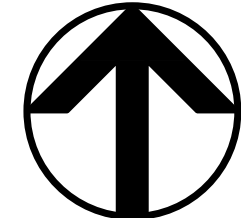
SEE SHEET TM-7

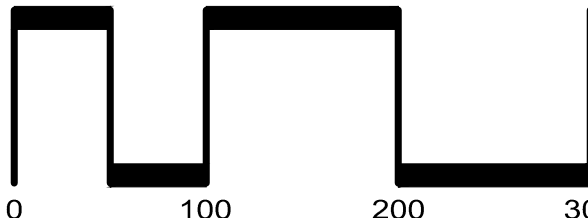



TENTATIVE MAP GRADING PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: MARCH 30, 2026



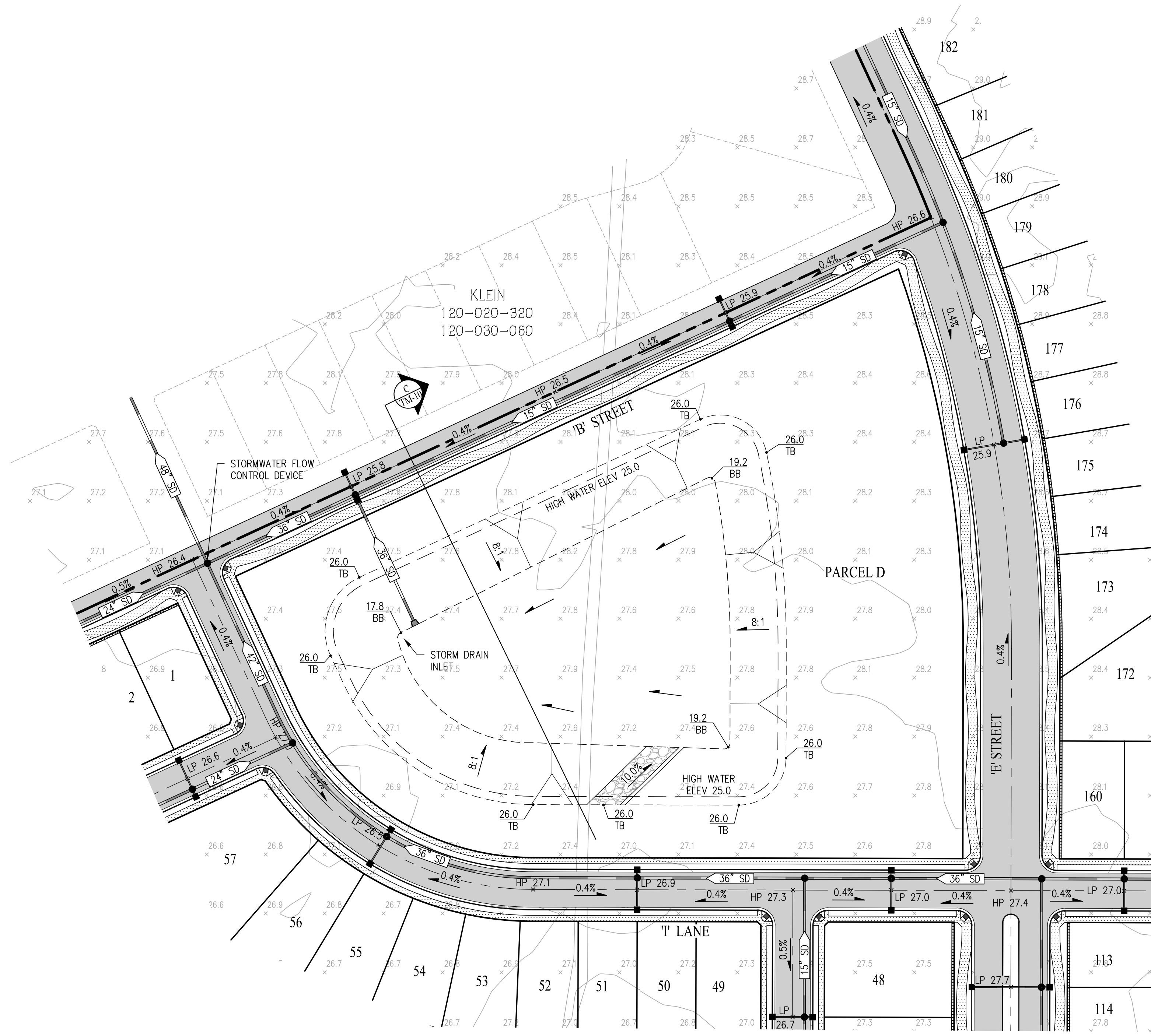




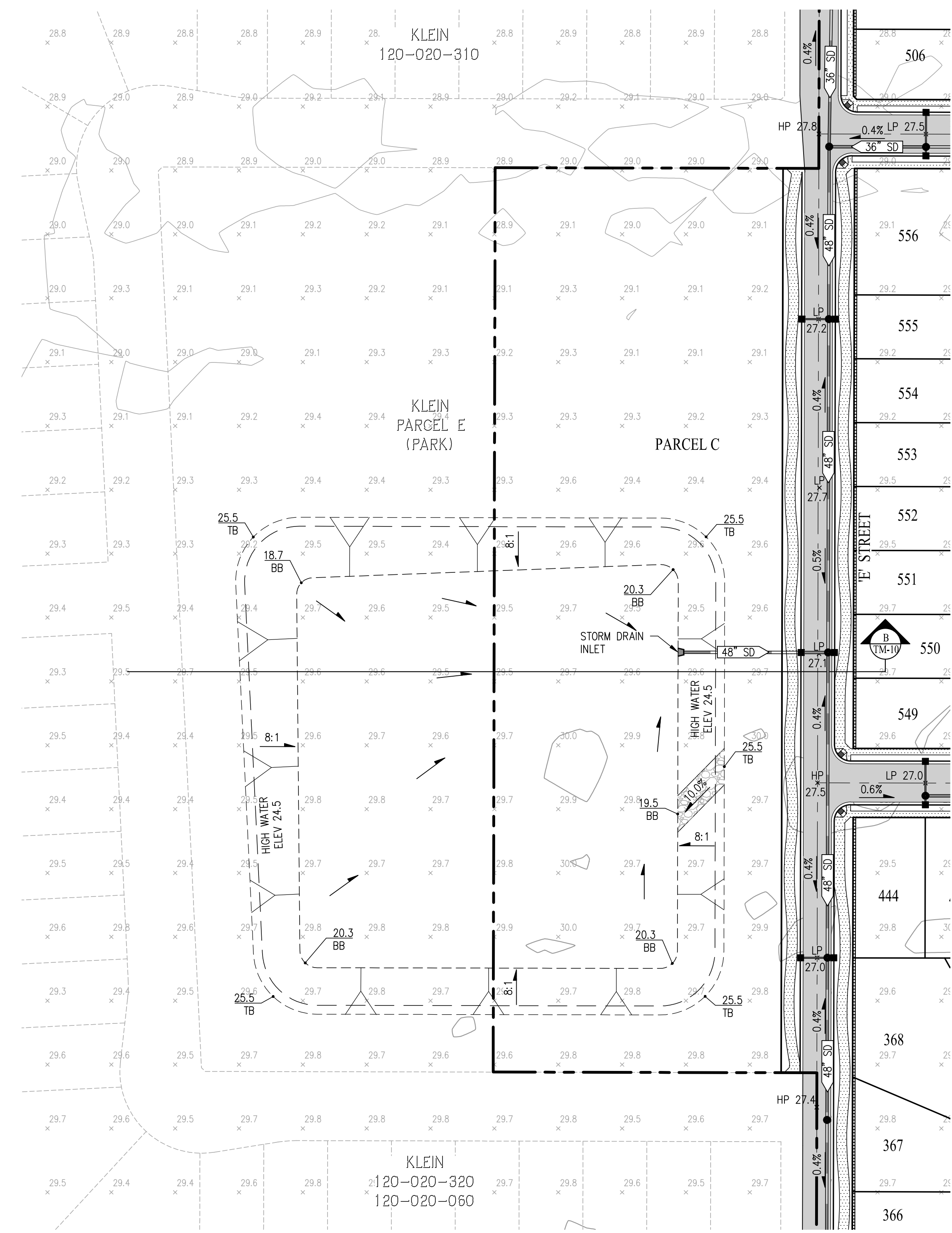
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SHEET NO.
TM-8
OF 14 SHEETS



SOUTHEAST PARK/BASIN (PARCEL D)
SCALE: 1" = 60'



NORTHEAST PARK/BASIN (PARCEL C)
SCALE: 1" = 60'

| BASIN SUMMARY | | |
|---------------------------------|------------------|-----------------|
| PARCEL | UPLAND AREA (AC) | BASIN AREA (AC) |
| SOUTHEAST PARK/BASIN (PARCEL D) | 2.68 | 2.20 |
| NORTHEAST PARK BASIN (PARCEL C) | 4.36 | 3.31 |

TENTATIVE MAP
BASIN GRADING
TRI POINTE HOMES - BEAR CREEK SOUTH
 CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 60' DATE: MARCH 30, 2026

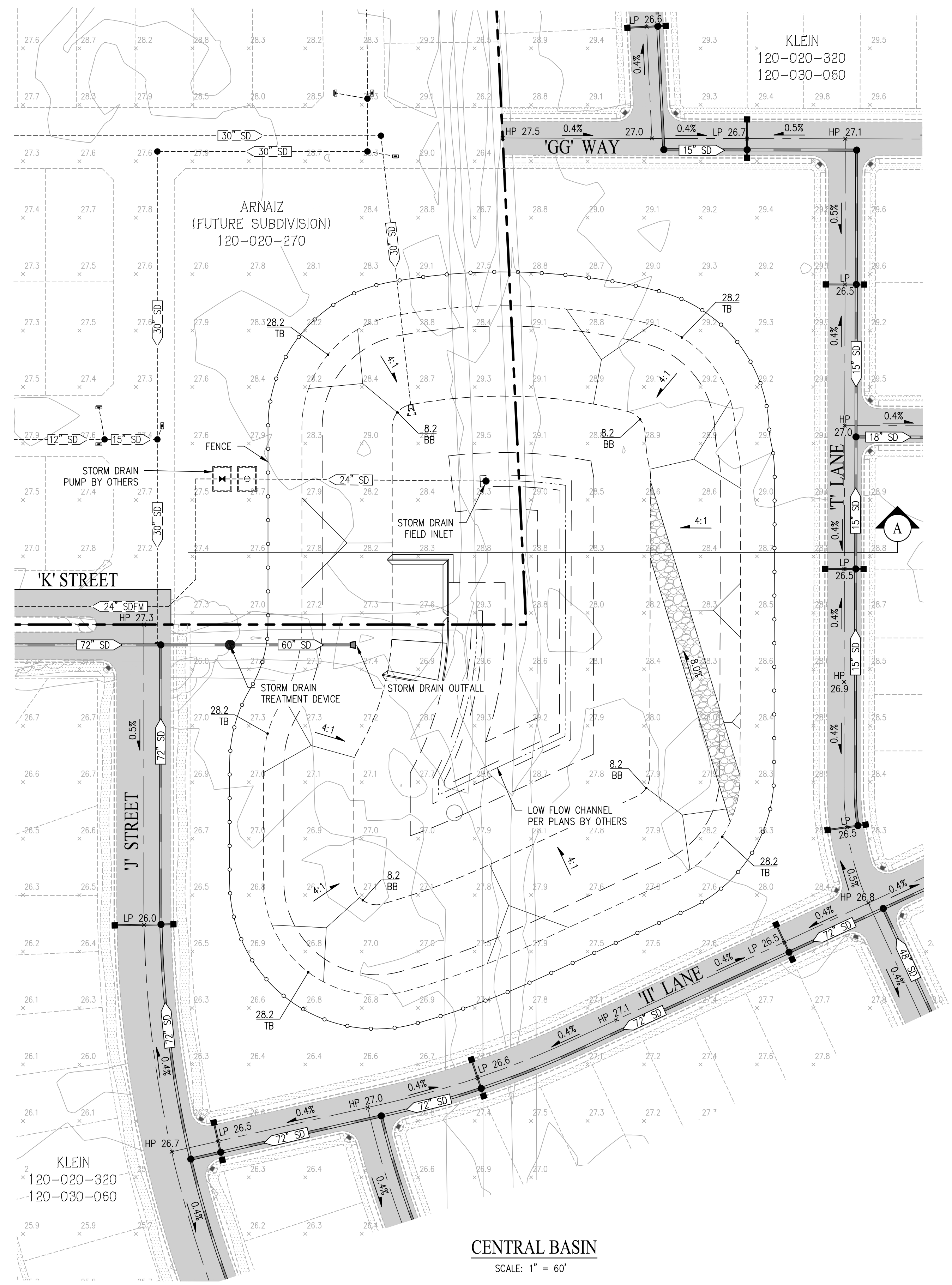




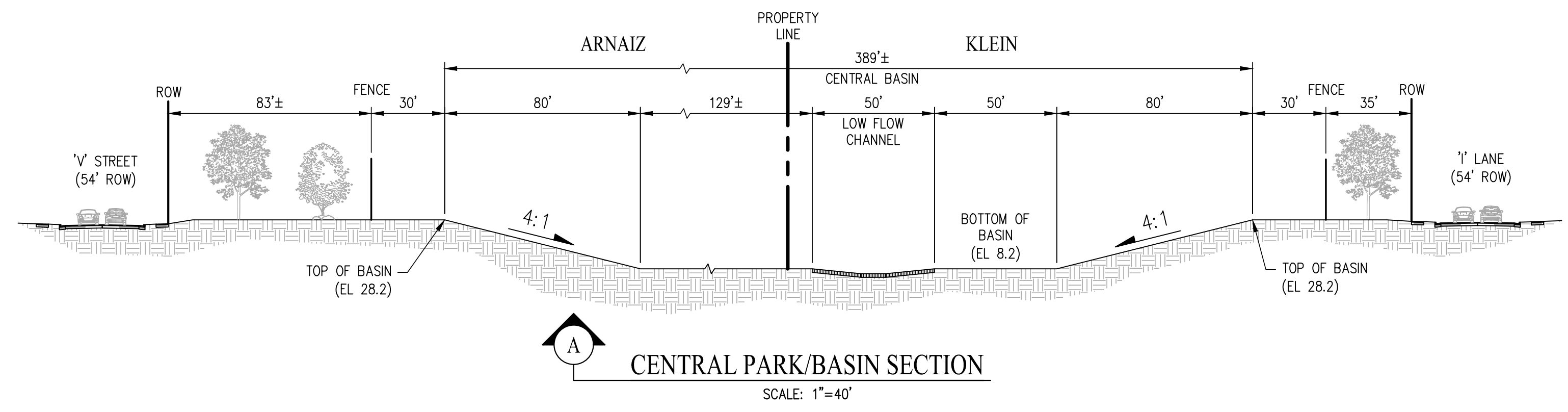
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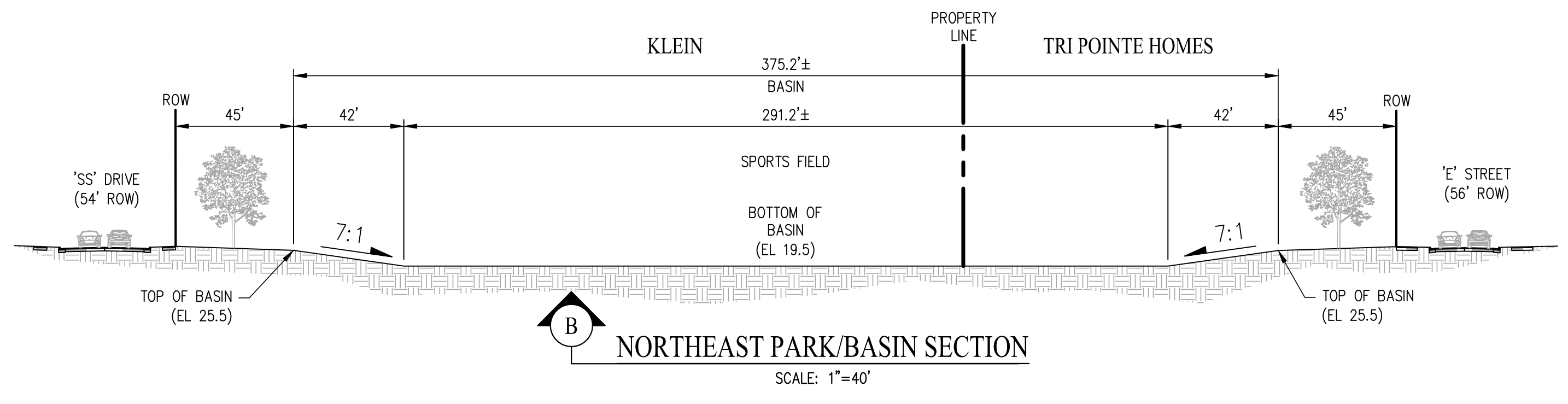
SHEET NO.
TM-9
 OF 14 SHEETS



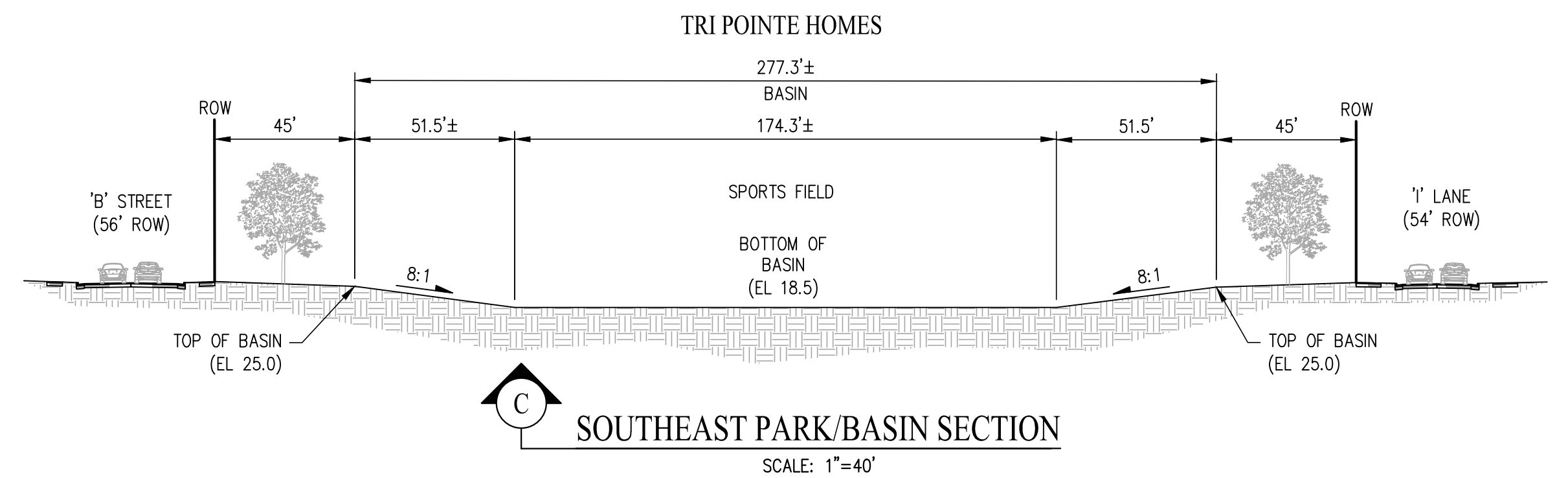
CENTRAL BASIN
SCALE: 1" = 60'



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



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

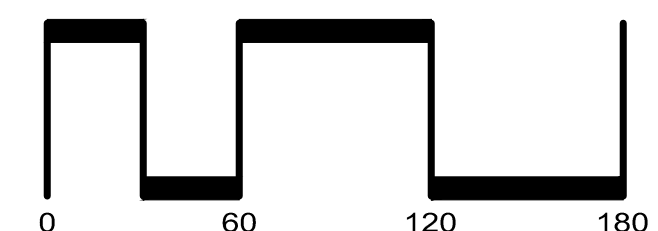
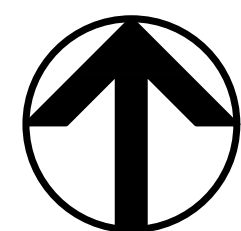


SOUTHEAST PARK/BASIN SECTION
SCALE: 1"=40'

TENTATIVE MAP BASIN GRADING TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: MARCH 30, 2026

| BASIN SUMMARY | | |
|---------------|------------------|-----------------|
| PARCEL | UPLAND AREA (AC) | BASIN AREA (AC) |
| CENTRAL BASIN | 4.98 | 4.70 |



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SHEET NO.
TM-10
OF 14 SHEETS

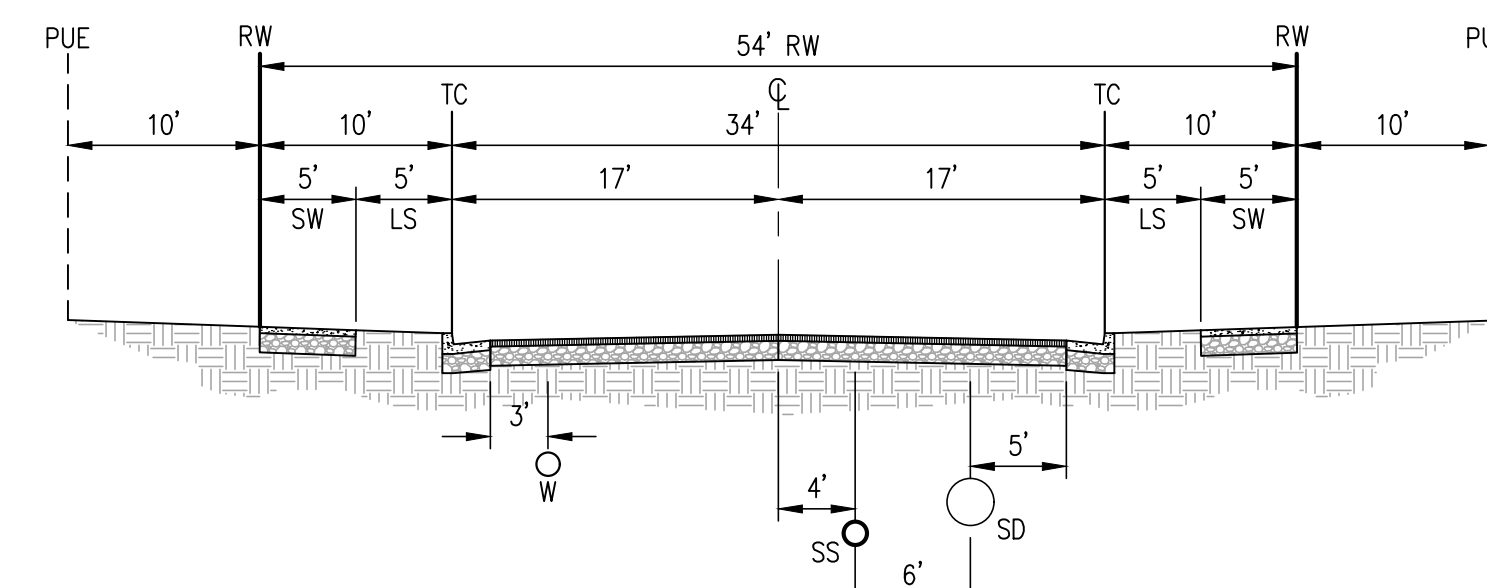
SEE SHEET TM-11



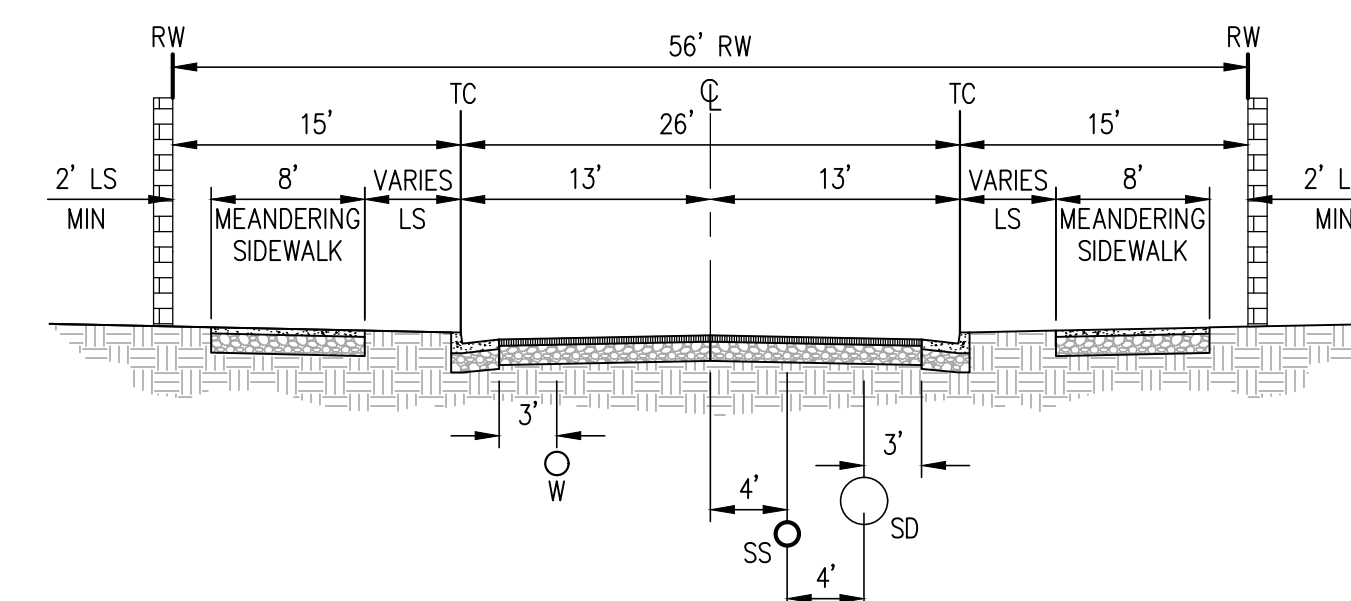
SEE SHEET TM-10

KLEIN
(FUTURE SUBDIVISION)
120-020-320
120-030-060

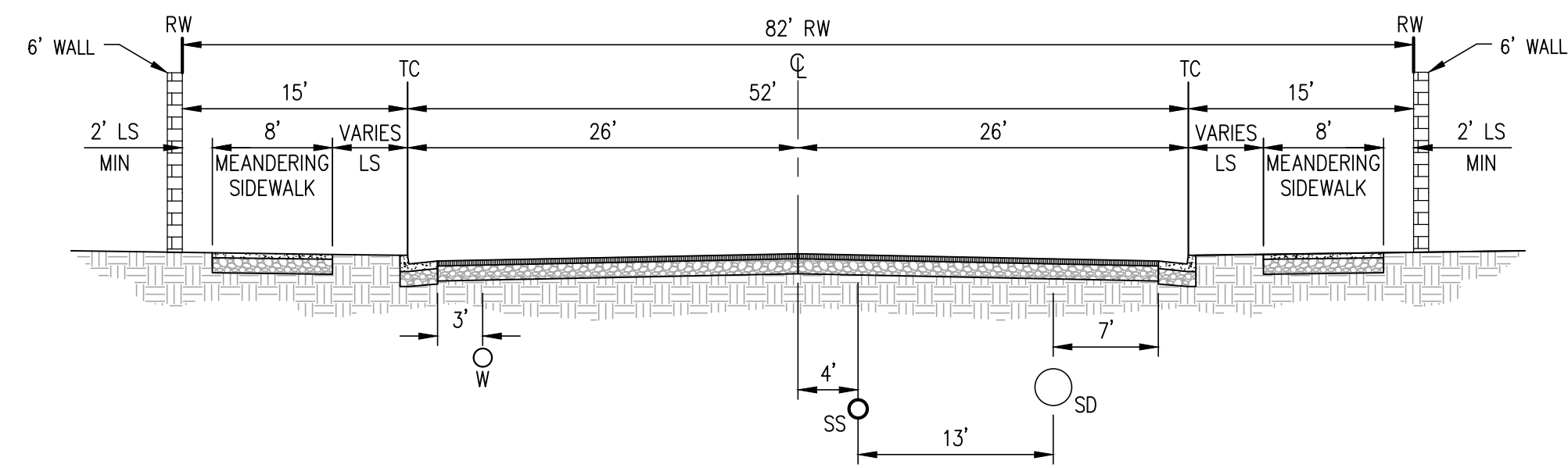
SEE SHEET TM-13



TYPICAL 54' RW UTILITY SECTION
NOT TO SCALE



TYPICAL 56' RW UTILITY SECTION
NOT TO SCALE



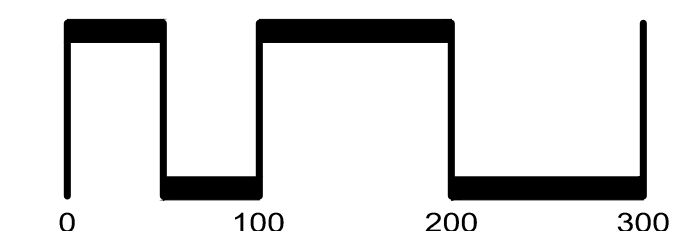
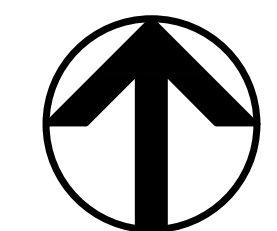
TYPICAL 82' RW UTILITY SECTION
NOT TO SCALE

TENTATIVE MAP UTILITY PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

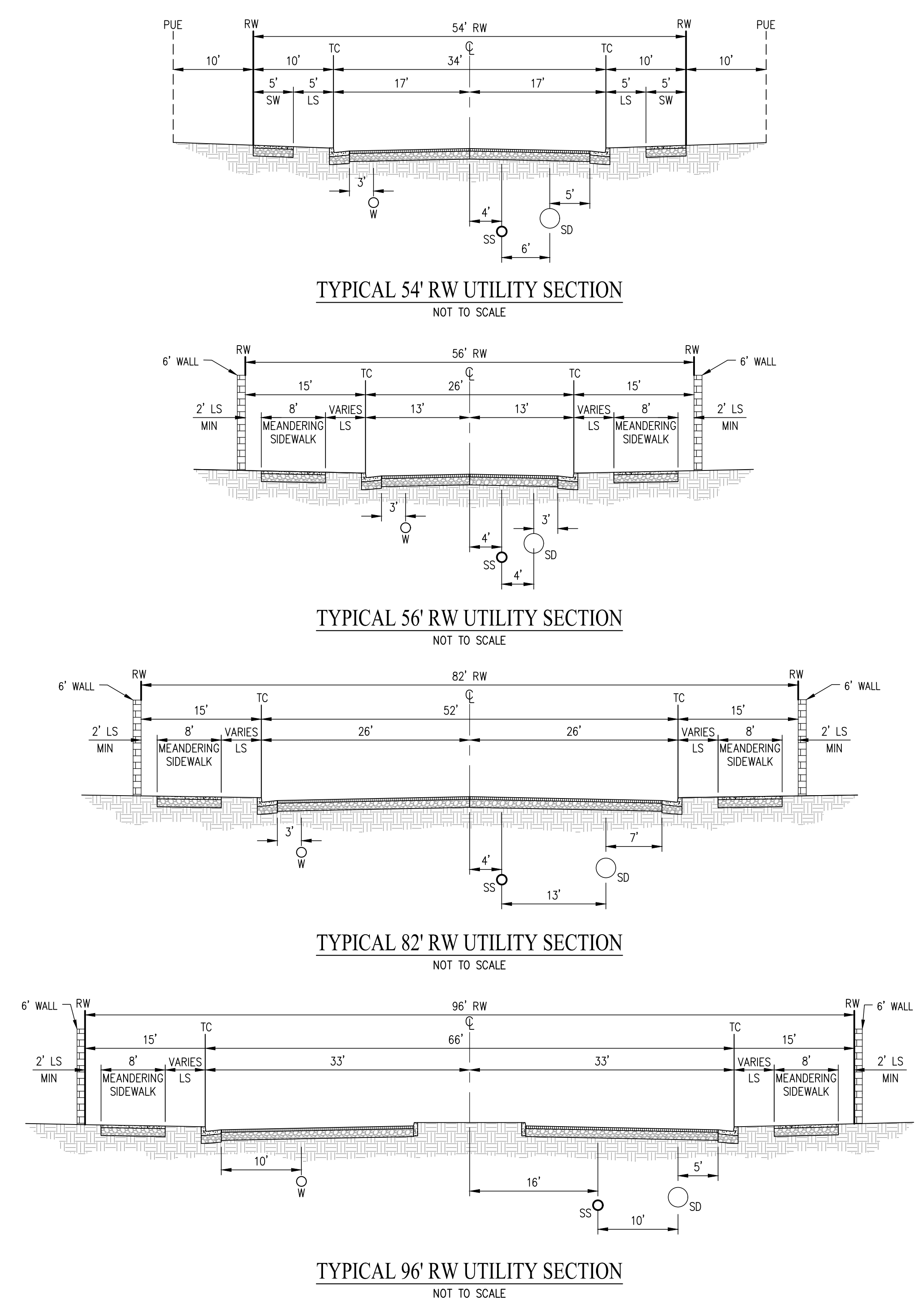
CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA

SCALE: 1"=100' DATE: MARCH 30, 2026



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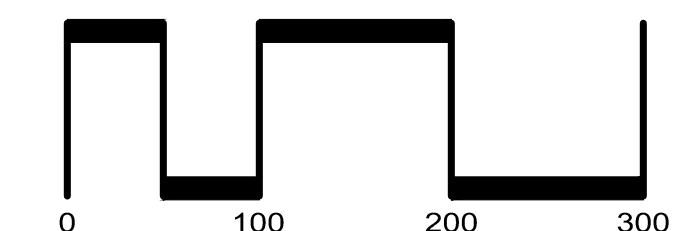
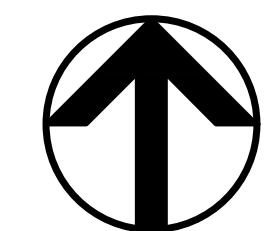
SHEET NO.
TM-12
OF 14 SHEETS



TENTATIVE MAP UTILITY PLAN

TRI POINTE HOMES - BEAR CREEK SOUTH

CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1"=100' DATE: MARCH 30, 2026



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SHEET NO.
TM-13
OF 14 SHEETS

