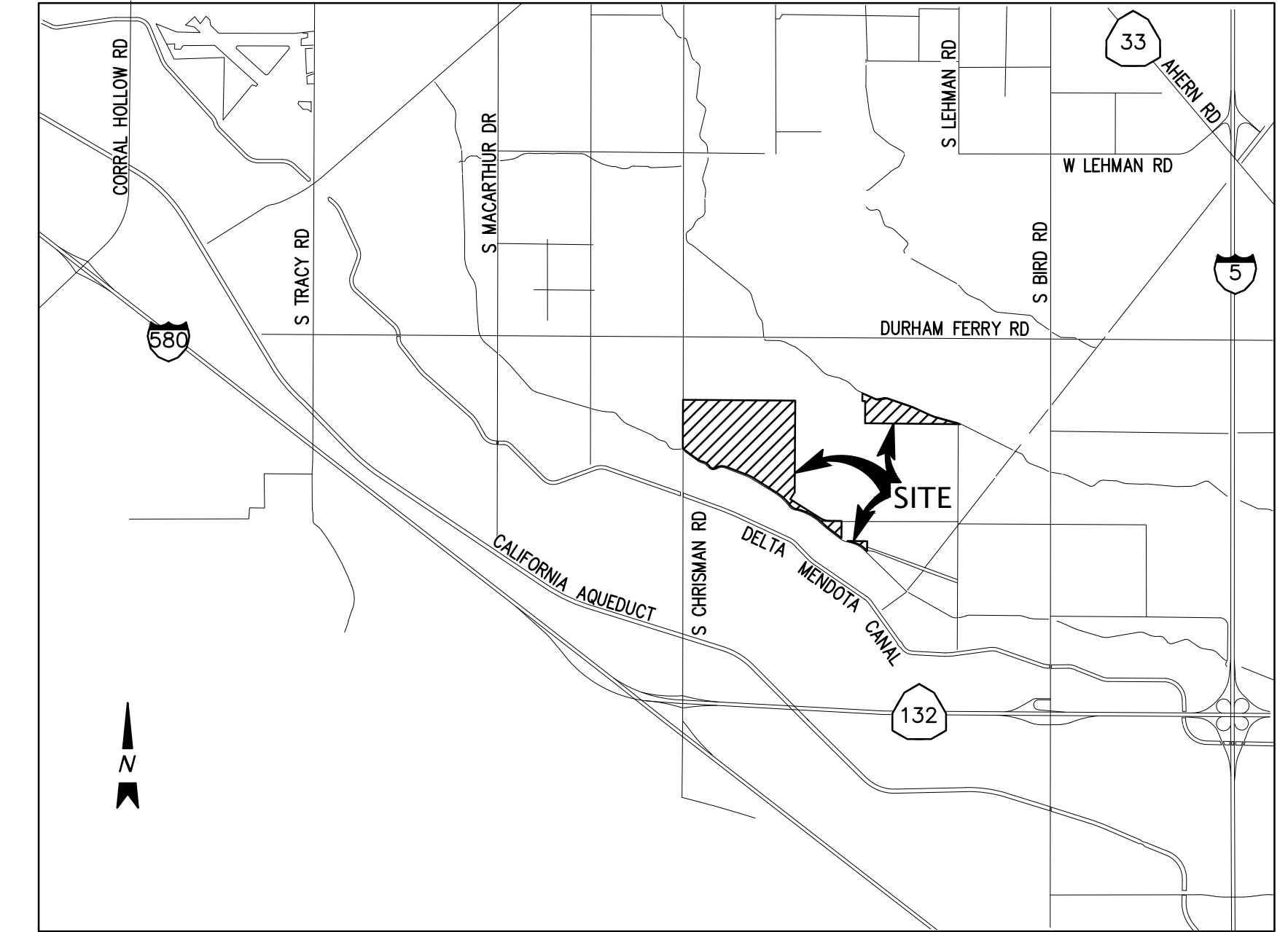


VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS TRACT 4162 PACIFIC GATEWAY SAN JOAQUIN COUNTY, CALIFORNIA

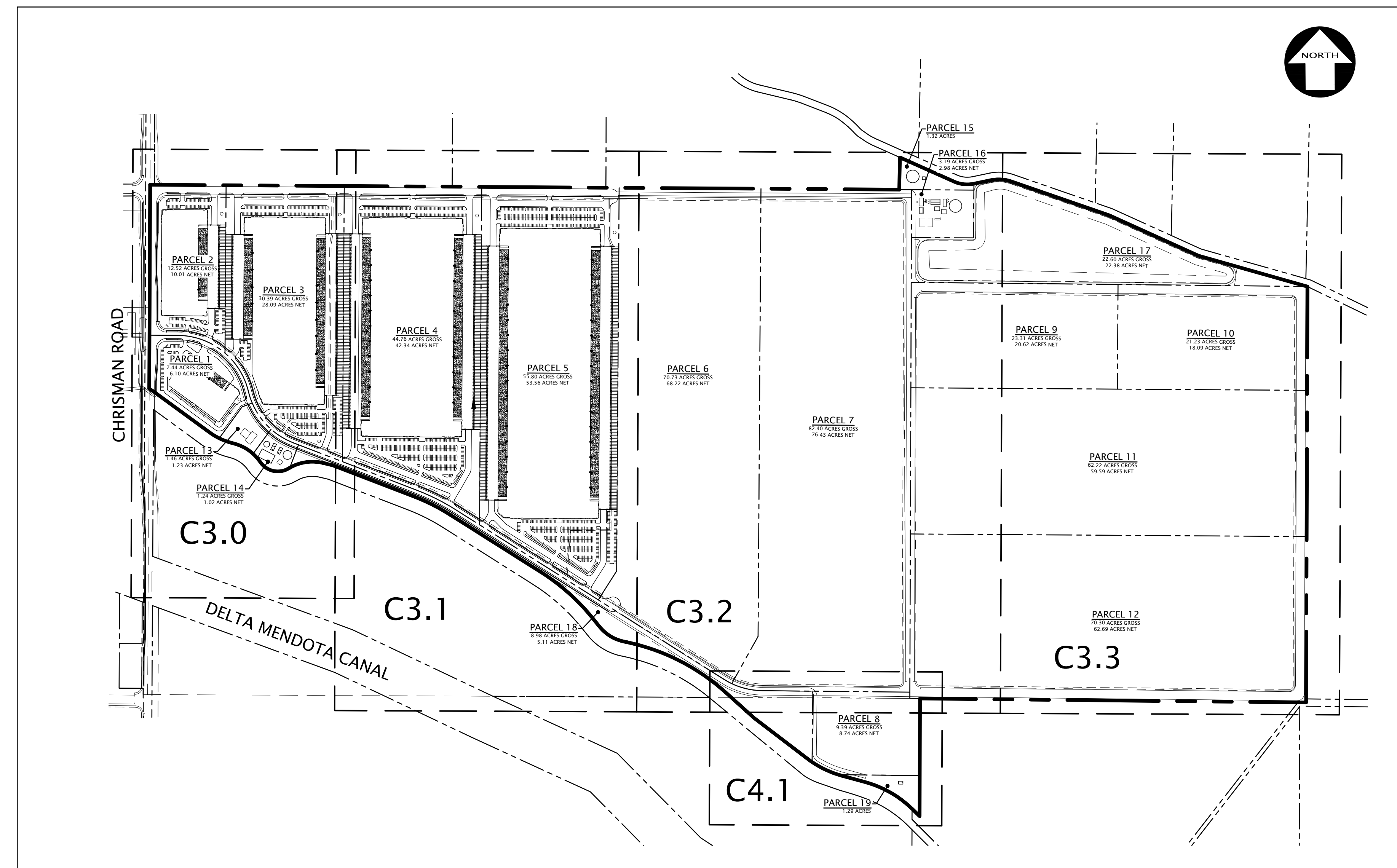


VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
C1.0	COVER SHEET AND KEY MAP
C2.0	TOPOGRAPHIC SURVEY
C2.1	PHASING MAP
C2.2	PROPOSED PARCEL AND EASEMENT MAP
C3.0	GRADING AND UTILITY PLAN
C3.1	GRADING AND UTILITY PLAN
C3.2	GRADING AND UTILITY PLAN
C3.3	GRADING AND UTILITY PLAN
C4.0	PRIMARY POTABLE WATER FACILITY
C4.1	SECONDARY POTABLE WATER FACILITY
C4.2	RECYCLED WATER & SEWER TREATMENT FACILITIES
C4.3	RETENTION BASIN



GRADING AND UTILITY PLAN SHEET KEY MAP

1" = 500'

BENCHMARK:

FOUND 3 1/2 INCH BRASS DISK, NGS BENCHMARK, SOUTHEAST OF THE NORTHWEST END OF THE NORTH CONCRETE ABUTMENT WINGWALL OF THE ROAD BRIDGE SPANNING THE CALIFORNIA AQUEDUCT.

BASIS OF BEARINGS:

THE BEARING OF NORTH 00° 31' 20" EAST TAKEN ON THE MONUMENT LINE OF MAC ARTHUR AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 24, 2007, IN BOOK 24 OF PARCEL MAPS AT PAGE 155, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

NO.	BY	NO.	REVISION



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Livermore, California 94551
Phone: (925) 245-9788
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COVER SHEET AND KEY MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C1.0
OF	12 SHEETS




Know what's below.
Call before you dig.

NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN GUARANTEE FOR TITLE INSURANCES, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
 - GUARANTEE NUMBER 5026900-6680754, DATED AUGUST 27, 2021
 - GUARANTEE NUMBER 5026900-6680763, DATED SEPTEMBER 08, 2021
 - GUARANTEE NUMBER 5026900-6680771, DATED SEPTEMBER 08, 2021
 - GUARANTEE NUMBER 5026900-6680757, DATED AUGUST 27, 2021
 - GUARANTEE NUMBER 5026900-6680773, DATED SEPTEMBER 23, 2021
 - GUARANTEE NUMBER 5026900-6680781, DATED AUGUST 27, 2021
 - GUARANTEE NUMBER 5026900-6680782, DATED SEPTEMBER 08, 2021
 - GUARANTEE NUMBER 5026900-6680801, DATED AUGUST 27, 2021
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- UTILITY INFORMATION HEREON IS PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES ON THIS SITE. AS OF 10-21-2021, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO IRRIGATION, GAS & WATER THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- BENCHMARK: FOUND 3 1/2 INCH BRASS DISK, NGS BENCHMARK, SOUTHEAST OF THE NORTHWEST END OF THE NORTH CONCRETE ABUTMENT WINGWALL OF THE ROAD BRIDGE SPANNING THE CALIFORNIA AQUEDUCT.
- BASIS OF BEARINGS: THE BEARING OF NORTH 00° 31' 20" EAST TAKEN ON THE MONUMENT LINE OF MAC ARTHUR AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 24, 2007, IN BOOK 24 OF PARCEL MAPS AT PAGE 155, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- THIS MAP WAS PRODUCED ACCORDING TO PROCEDURES THAT COMPLY WITH NATIONAL STANDARD FOR SPATIAL ACCURACY (NSSDA) FOR A CONTOUR INTERVAL OF 1'-FOOT AND A MAP SCALE OF 1"=40'. CONTOURS WITHIN VEGETATED AREAS AND SHADOW OUTLINED AREA MAY NOT MEET MAPPING STANDARDS AND SHOULD BE FIELD CHECKED. THIS COMPUTER PLOTTED MAP WAS GENERATED BY PHOTOGRAMMETRIC METHODS BY KIER+WRIGHT. JOB NUMBER A21619-1. DATE OF PHOTOGRAPHY SEPTEMBER 20, 2021.

AS OF THE DATE OF THIS SURVEY, IT WAS OBSERVED THAT THE PROJECT SITE WAS ACTIVELY FARMED DURING OUR FIELD SURVEY. PRIOR TO ANY MASS GRADING OPERATIONS AND AFTER DEMOLITION OR SITE CLEARING AND GRUBBING, IT IS RECOMMENDED THAT AN ADDITIONAL TOPOGRAPHIC SURVEY BE PERFORMED FOR THE PURPOSE OF REVIEWING QUANTITIES WHERE SOIL CAN EXPAND OR CONTRACT.

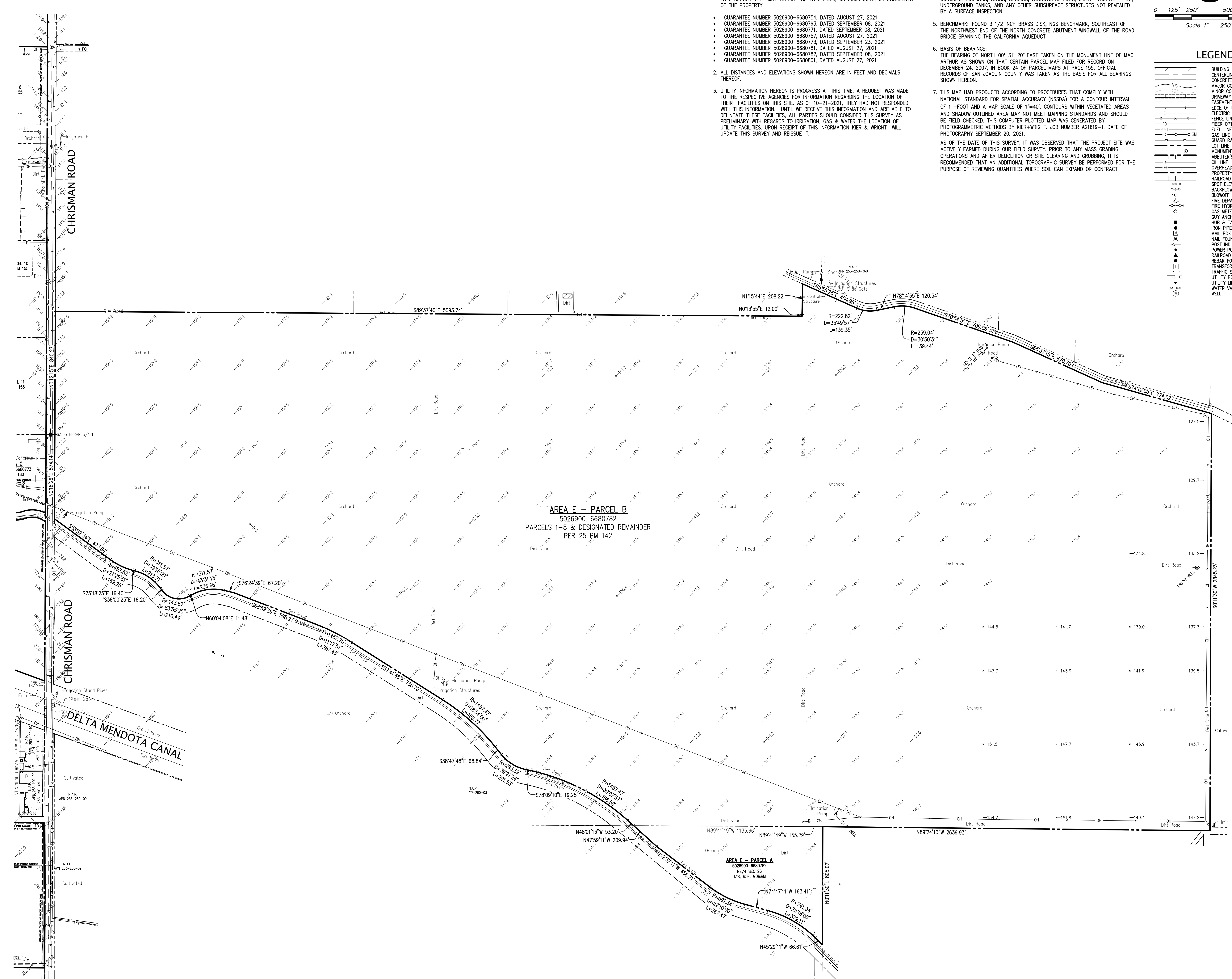


Scale 1" = 250'

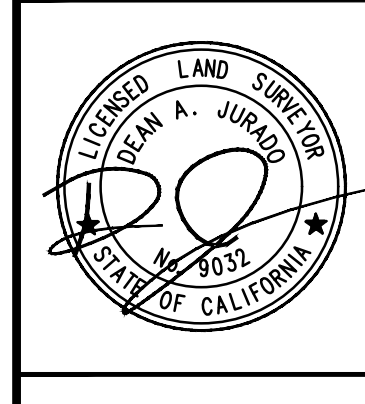
0 125' 250' 500' 750'

LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE CURB
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- FIBER OPTICS LINE
- FUEL LINE
- GAS LINE - VALVE & METER
- GRAVEL ROAD
- LOT LINE
- MONUMENT/MONUMENT LINE
- ABUTTER'S RIGHTS RELINQUISHED
- OIL LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- RAILROAD TRACKS
- SPOT ELEVATION
- BACKFLOW PREVENTION DEVICE
- BLOWOFF VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- HUB & TACK FOUND
- IRON PIPE FOUND
- MAIL BOX
- NAIL FOUND
- POST INDICATOR VALVE
- POWER POLE/JOINT POLE
- RAILROAD SPIKE FOUND
- REBAR FOUND
- TRANSFORMER
- TRAFFIC SIGN
- UTILITY BOX
- UTILITY LINE MARKER
- WATER VALVE
- WELL



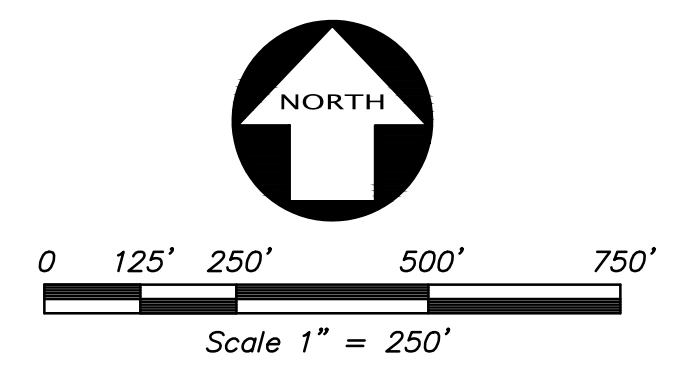
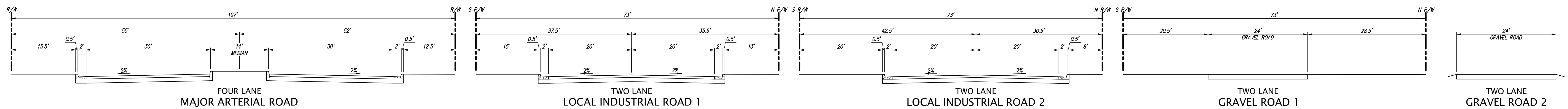
NO.	BY	NO.	REVISION



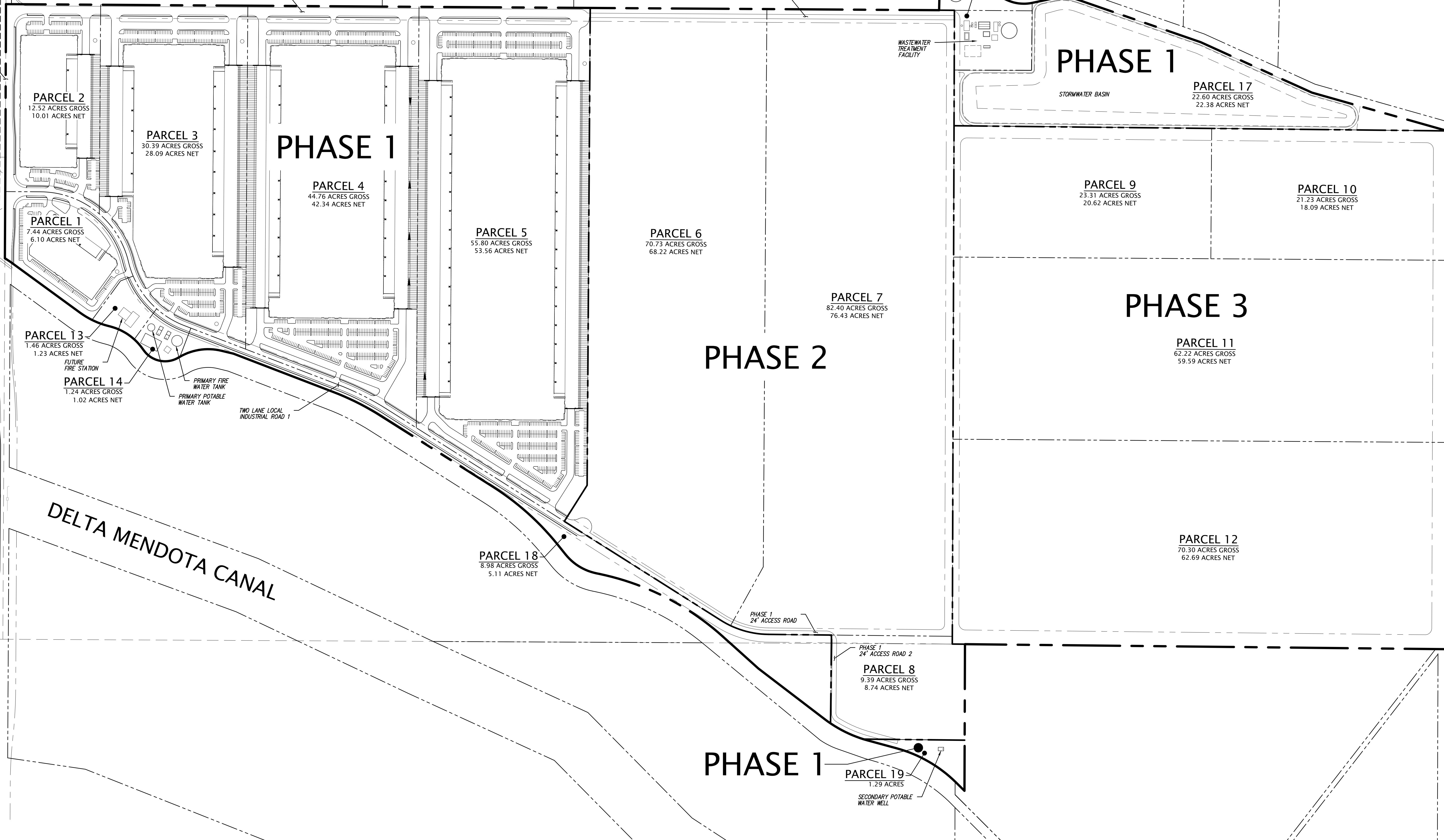
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TOPOGRAPHIC SURVEY
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C2.0
OF	12 SHEETS



CHRISMAN ROAD



PARCEL 2
12.52 ACRES GROSS
10.01 ACRES NET

PARCEL 1
7.44 ACRES GROSS
6.10 ACRES NET

PARCEL 13
1.46 ACRES GROSS
1.23 ACRES NET

PARCEL 14
1.24 ACRES GROSS
1.02 ACRES NET

PARCEL 3
30.39 ACRES GROSS
28.09 ACRES NET

PHASE 1

PARCEL 4
44.76 ACRES GROSS
42.34 ACRES NET

PHASE 2

PARCEL 5
55.80 ACRES GROSS
53.56 ACRES NET

PARCEL 6
70.73 ACRES GROSS
68.22 ACRES NET

PHASE 1

PARCEL 7
82.40 ACRES GROSS
76.43 ACRES NET

PHASE 3

PARCEL 8
9.39 ACRES GROSS
8.74 ACRES NET

PARCEL 9
23.31 ACRES GROSS
20.62 ACRES NET

PARCEL 10
21.23 ACRES GROSS
18.09 ACRES NET

PARCEL 11
62.22 ACRES GROSS
59.59 ACRES NET

PARCEL 12
70.30 ACRES GROSS
62.69 ACRES NET

PHASE 1

PARCEL 15
1.32 ACRES

PARCEL 16
3.19 ACRES GROSS
2.98 ACRES NET

PHASE 1

PARCEL 17
22.60 ACRES GROSS
22.38 ACRES NET

PHASE 1

PARCEL 18
8.98 ACRES GROSS
5.11 ACRES NET

PHASE 1

PARCEL 19
1.29 ACRES

PHASE 1

PHASE 1

PHASE 1

PHASE 1

PHASE 1

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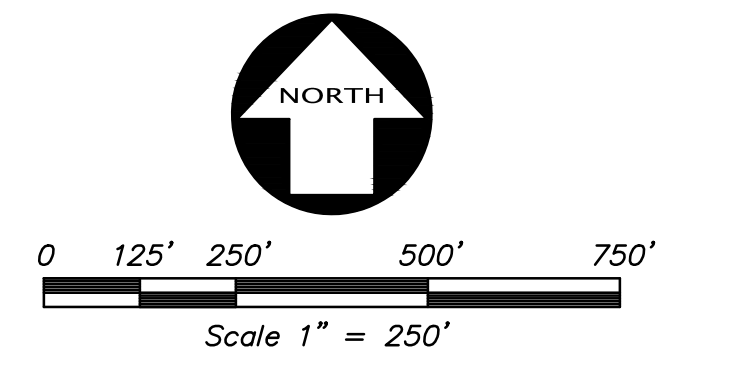
REVISION	NO.	BY	DATE

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PHASING MAP
 VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
 TRACT 4162
 PACIFIC GATEWAY

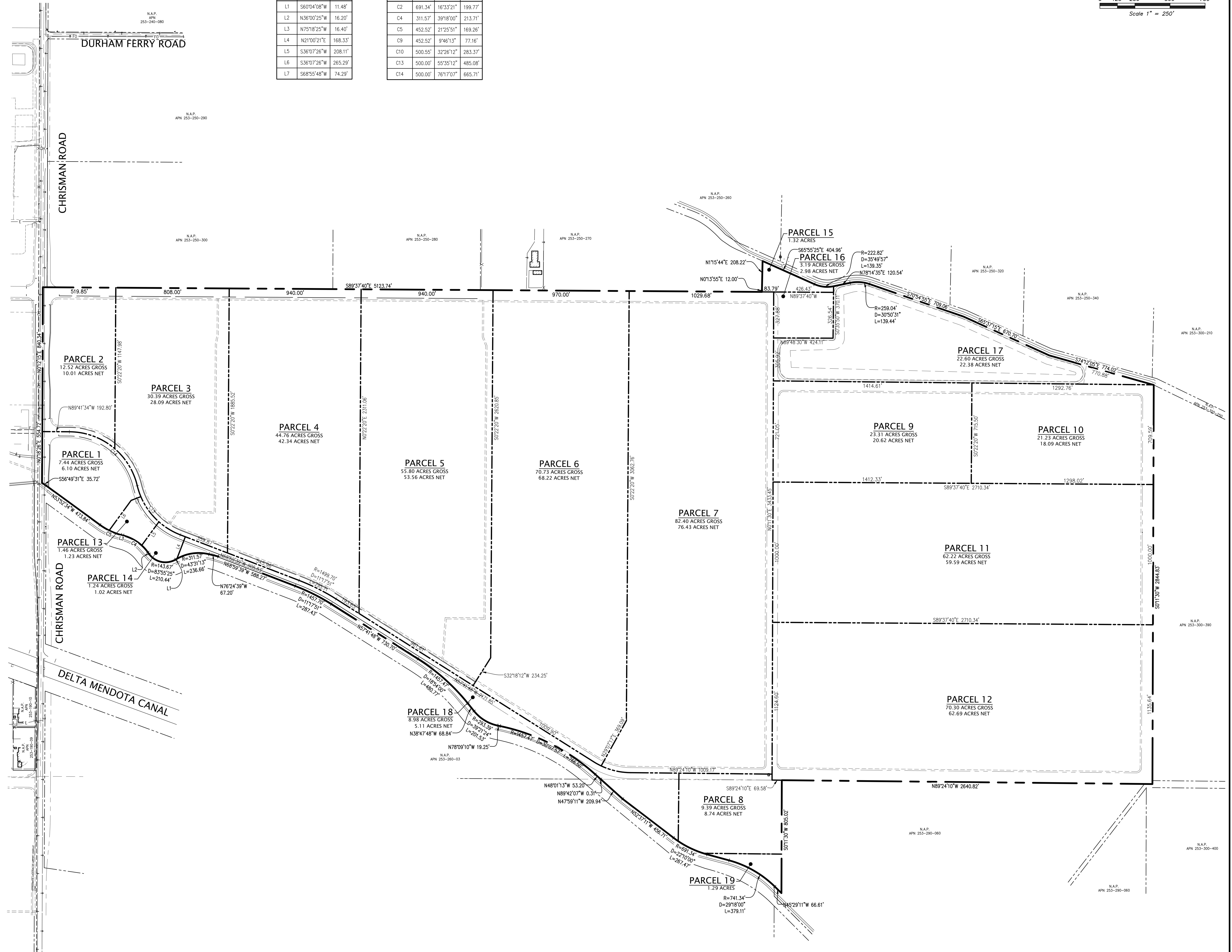
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C2.1
OF	12 SHEETS



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S60°04'08"W	11.48'
L2	N36°00'25"W	16.20'
L3	N75°18'25"W	16.40'
L4	N21°00'21"E	168.33'
L5	S36°07'26"W	208.11'
L6	S36°07'26"W	265.29'
L7	S68°55'48"W	74.29'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	691.34'	163°32'1"	199.77'
C4	311.57'	39°18'00"	213.71'
C5	452.52'	21°25'51"	169.26'
C9	452.52'	9°46'13"	77.16'
C10	500.55'	32°26'12"	283.37'
C13	500.00'	55°35'12"	485.08'
C14	500.00'	76°17'07"	665.71'



REVISION	BY	NO.	DATE	
REVISION	BY	NO.	DATE	
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REVISION	BY	NO.	DATE	

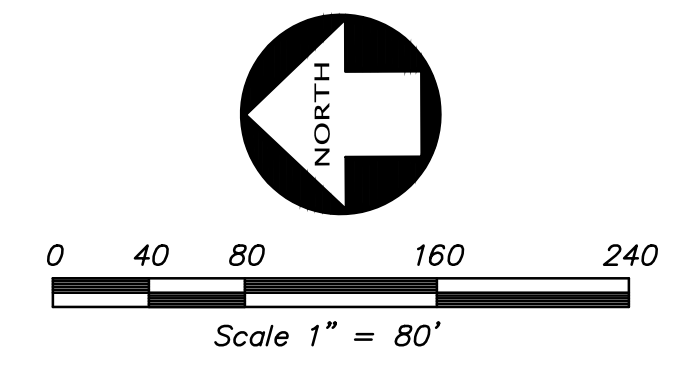
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 CIVIL
 No. 53447
 STATE OF CALIFORNIA

PROPOSED PARCEL AND EASEMENT MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY

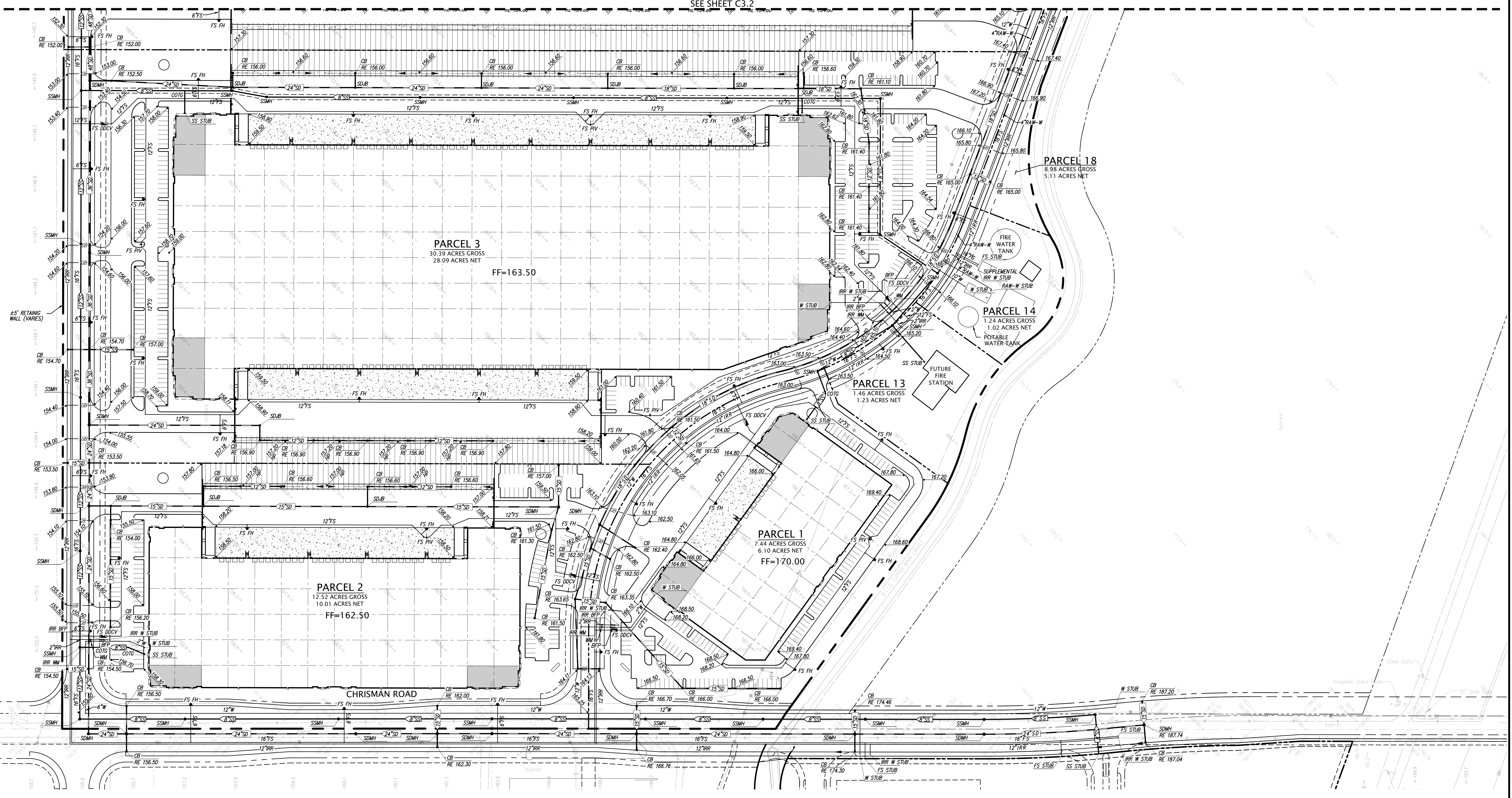
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C2.2
OF	12 SHEETS

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SEE SHEET C3.2



REVISION	NO.	BY	DATE

REGISTERED PROFESSIONAL ENGINEER
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 CIVIL
 STATE OF CALIFORNIA

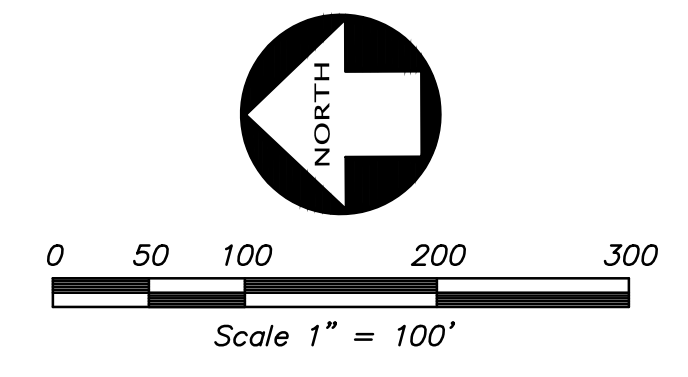
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**GRADING AND UTILITY PLAN
 VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
 TRACT 4162
 PACIFIC GATEWAY**

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C3.0
OF	12 SHEETS

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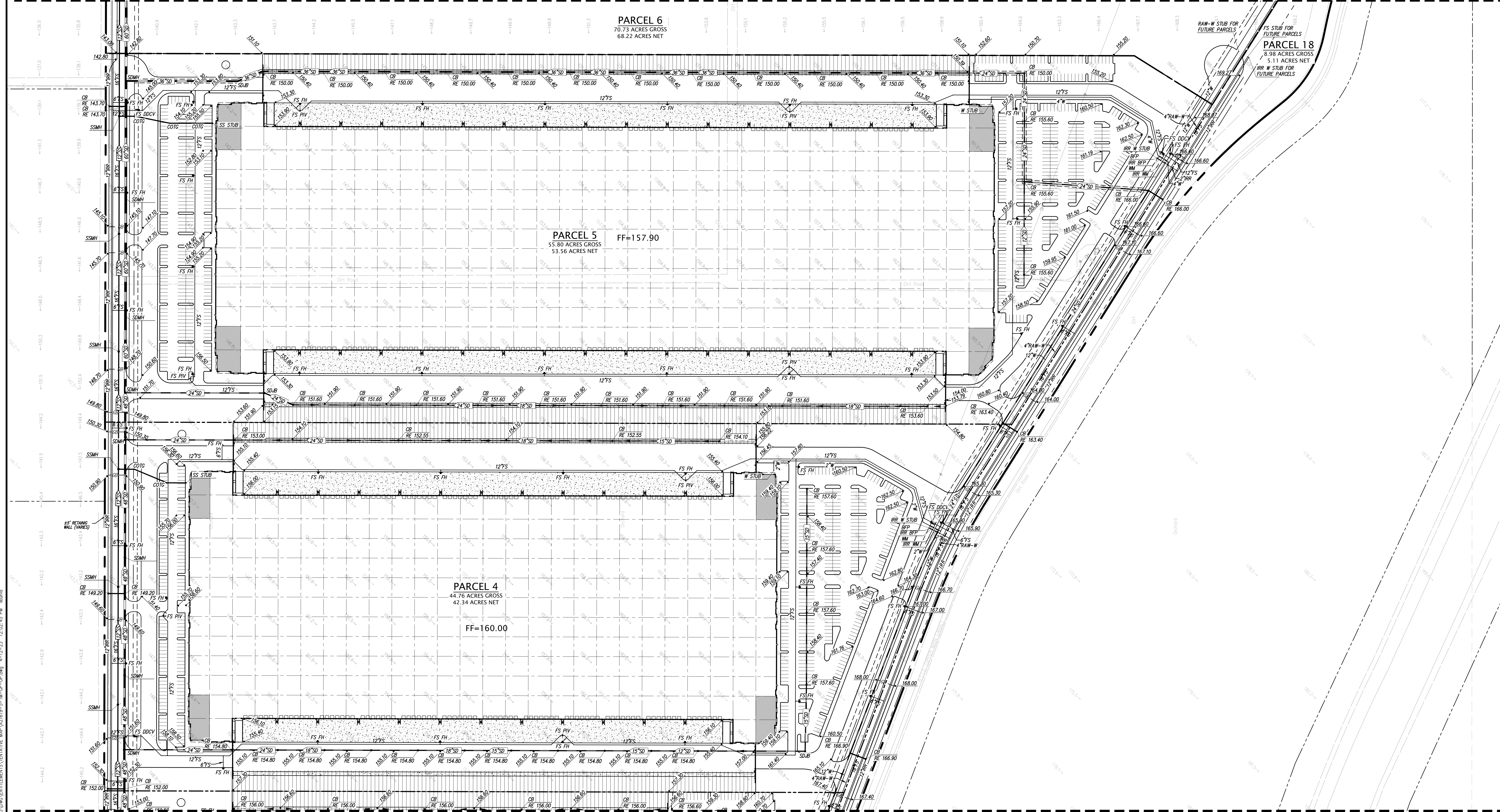
MATCHLINE SEE SHEET C3.2

PARCEL 6
70.73 ACRES GROSS
68.22 ACRES NET

PARCEL 5 FF=157.90
55.80 ACRES GROSS
53.56 ACRES NET

PARCEL 4
44.76 ACRES GROSS
42.34 ACRES NET
FF=160.00

PARCEL 18
8.98 ACRES GROSS
5.11 ACRES NET
RR W STUB FOR FUTURE PARCELS



SEE SHEET C3.0

REVISION	NO.	BY	DATE

REGISTERED PROFESSIONAL ENGINEER
No. 53447
CIVIL
STATE OF CALIFORNIA

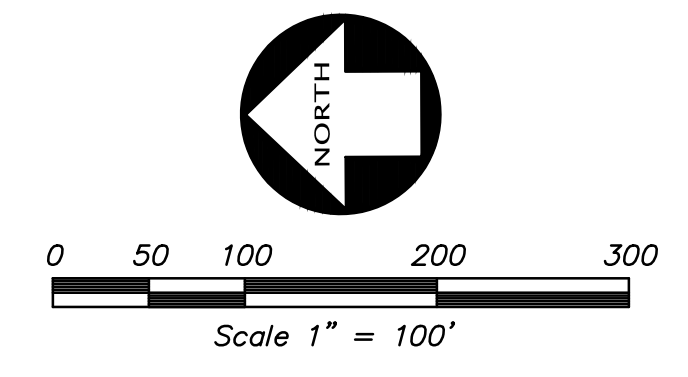
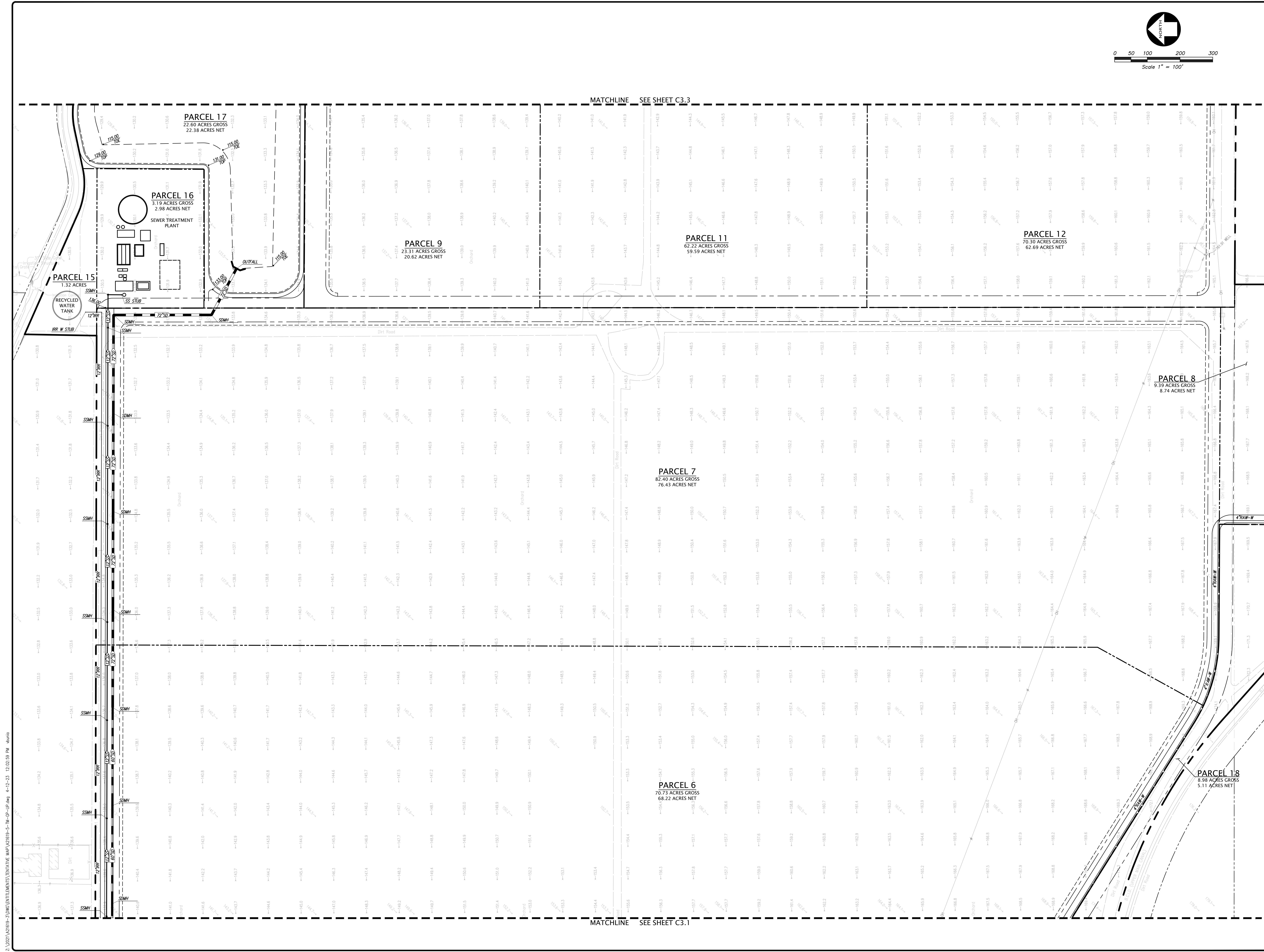
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GRADING AND UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C3.1
OF	12 SHEETS

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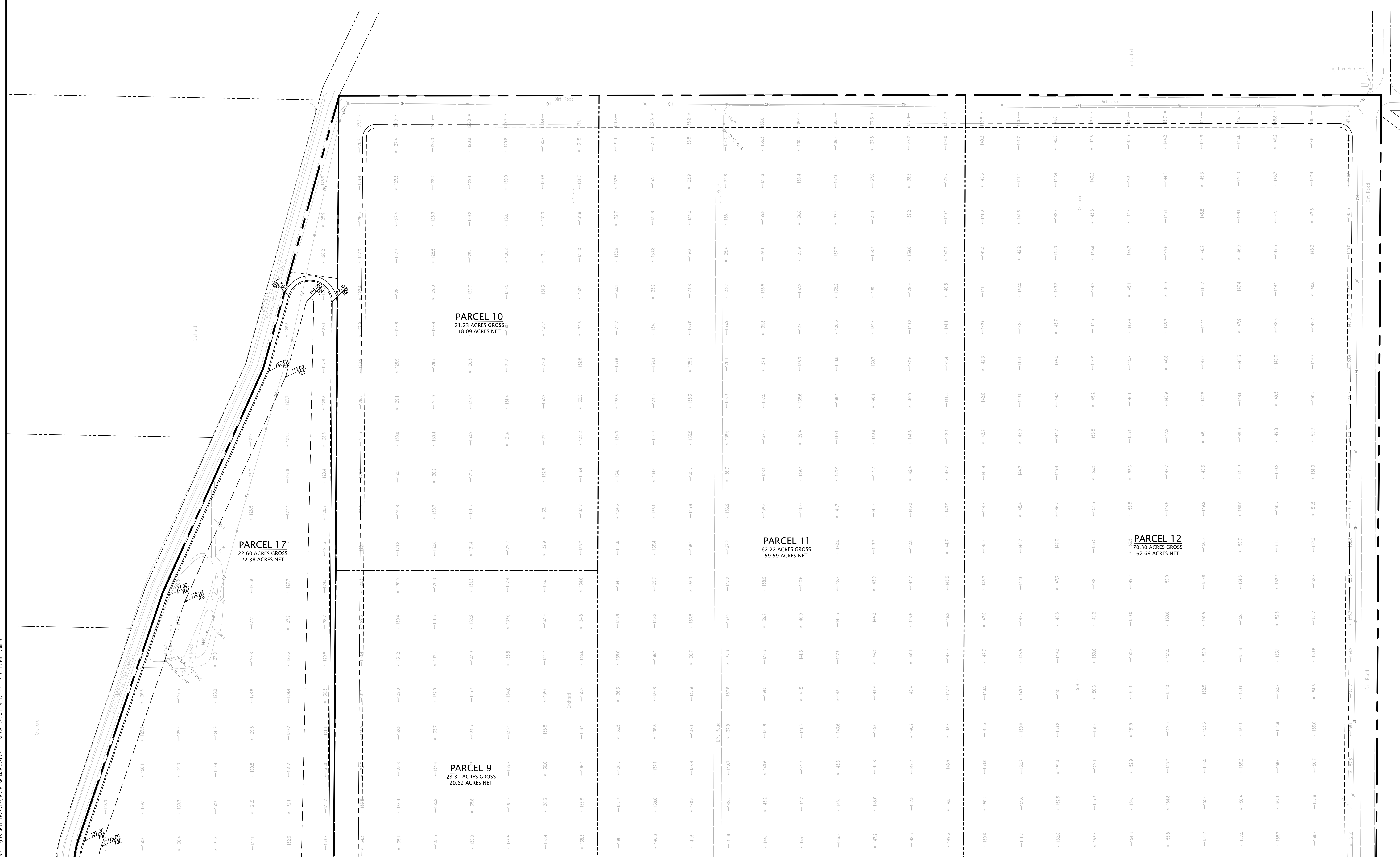
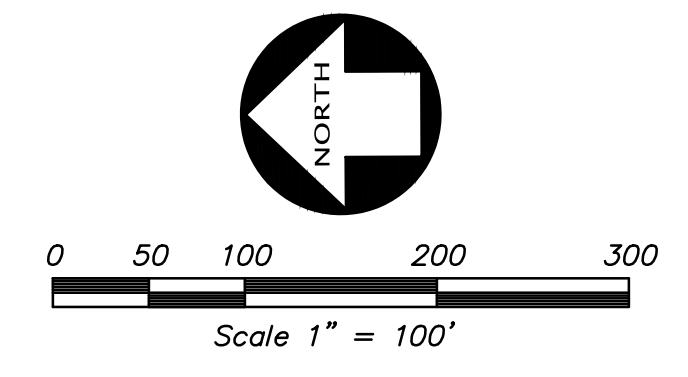


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DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C3.2
OF	12 SHEETS



PARCEL 10
21.23 ACRES GROSS
18.09 ACRES NET

PARCEL 17
22.60 ACRES GROSS
22.38 ACRES NET

PARCEL 9
23.31 ACRES GROSS
20.62 ACRES NET

PARCEL 11
62.22 ACRES GROSS
59.59 ACRES NET

PARCEL 12
70.30 ACRES GROSS
62.69 ACRES NET

MATCHLINE SEE SHEET C3.2

DATE	JANUARY, 2023
SCALE	AS SHOWN
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JOB NO.	A21619-5
SHEET	C3.3
OF	12 SHEETS

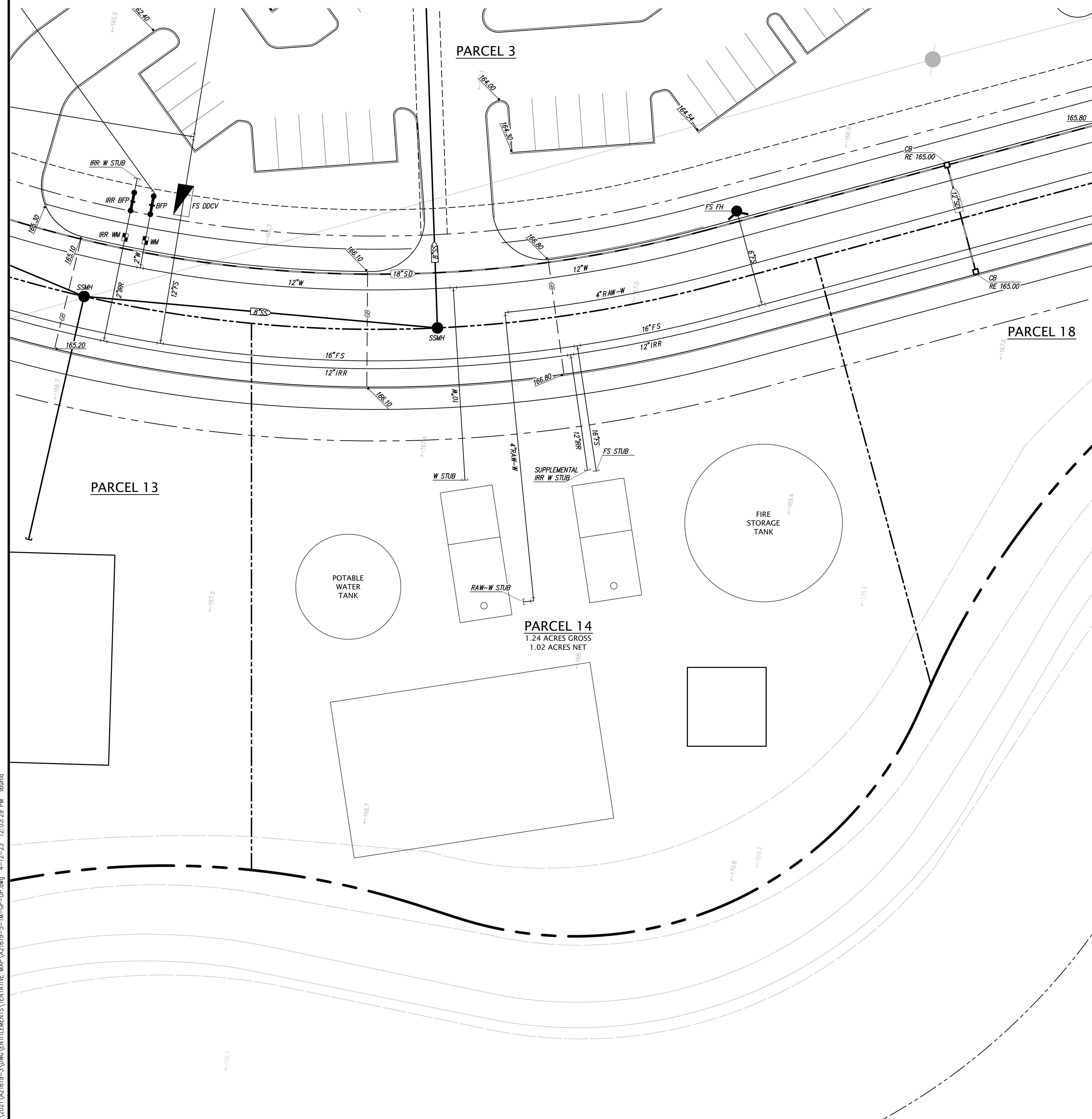
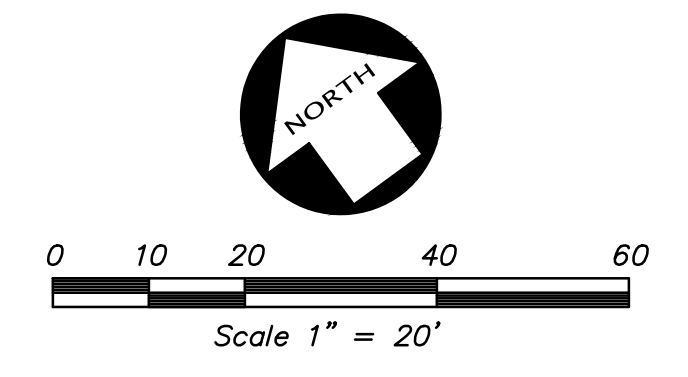
GRADING AND UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

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REVISION	BY	NO.



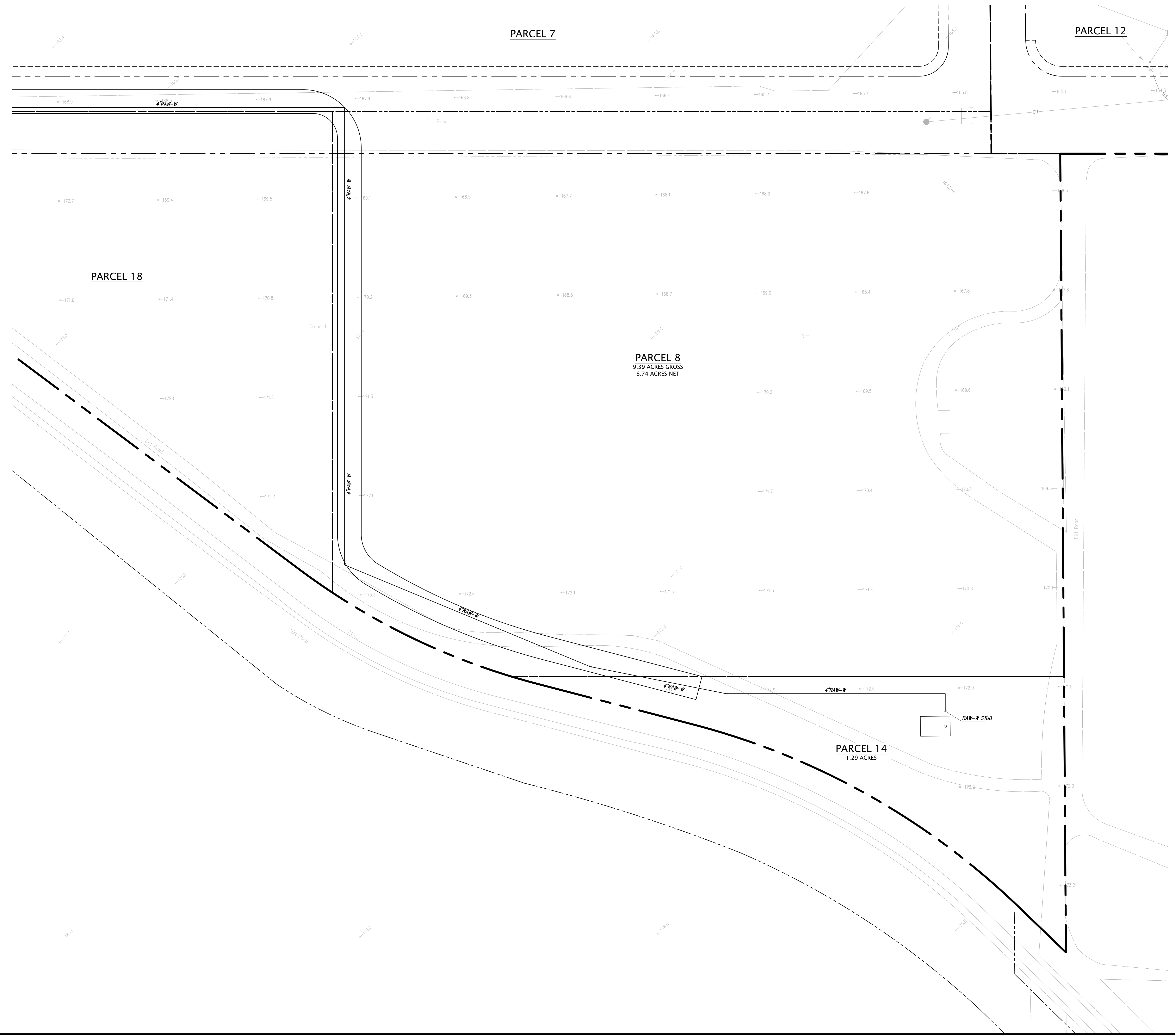
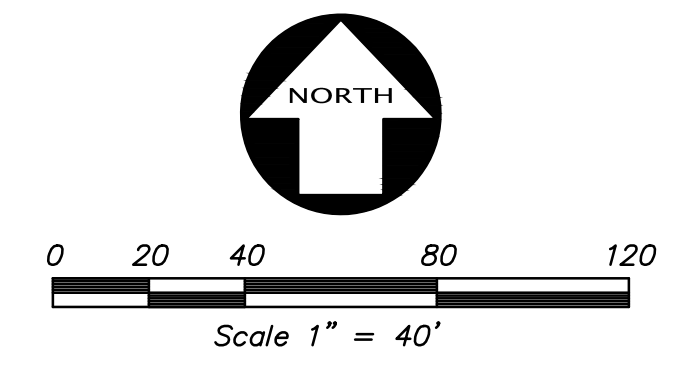
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DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C4.0
OF	12 SHEETS

REVISION	NO.	BY

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PRIMARY POTABLE WATER FACILITY VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS TRACT 4162 PACIFIC GATEWAY	SAN JOAQUIN COUNTY, CALIFORNIA
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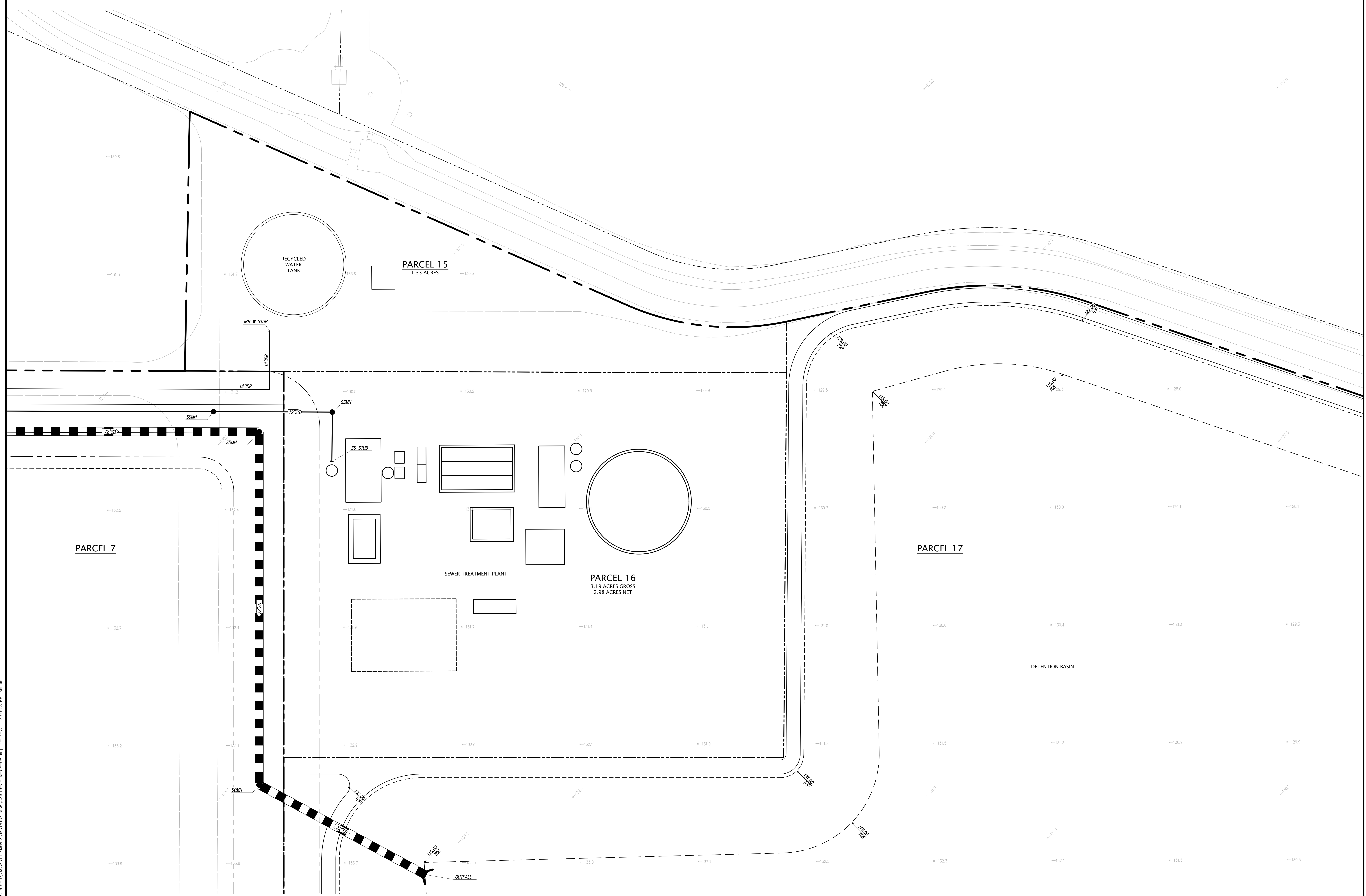
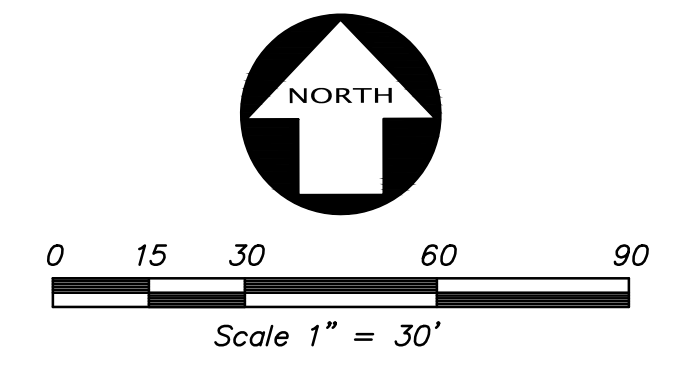
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DESIGNER	CR	REVISION		NO.	
DRAWN BY	VB	REVISION		NO.	
JOB NO.	A21619-5	REVISION		NO.	
SHEET	C4.1	REVISION		NO.	
OF	12 SHEETS	REVISION		NO.	

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SECONDARY POTABLE WATER FACILITY
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA



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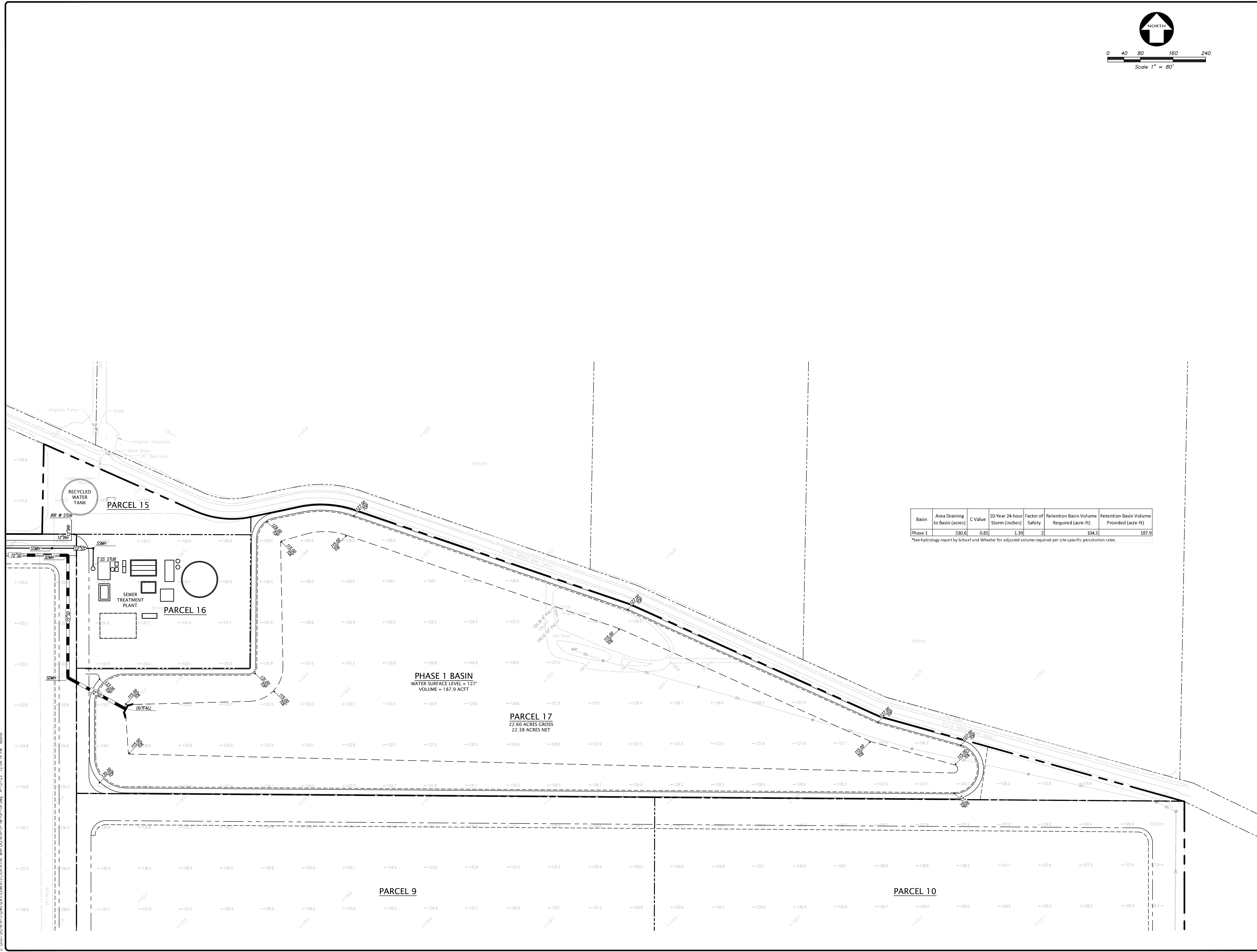
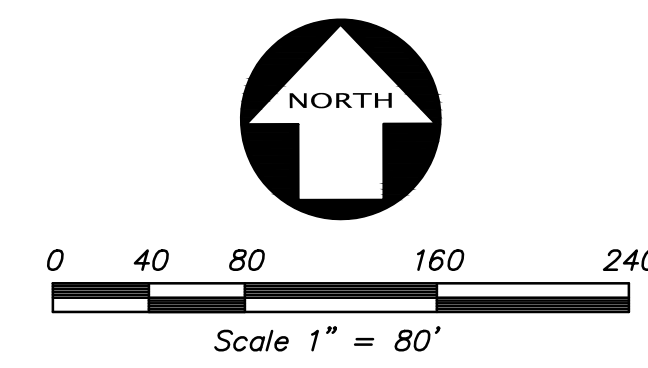
DATE	JANUARY, 2023
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	VB
JOB NO.	A21619-5
SHEET	C4.2
OF	12 SHEETS

REVISION	NO.	BY

REGISTERED PROFESSIONAL ENGINEER CORPUS R. WOODRUFF No. 53447 CIVIL STATE OF CALIFORNIA

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RECYCLED WATER & SEWER TREATMENT FACILITIES VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS TRACT 4162 PACIFIC GATEWAY	SAN JOAQUIN COUNTY, CALIFORNIA
--	-----------------------------------



Basin	Area Draining to Basin (acres)	C Value	10-Year 24-hour Storm (inches)	Factor of Safety	Retention Basin Volume Required (acre-ft)	Retention Basin Volume Provided (acre-ft)
Phase 1	530.6	0.85	1.39	2	104.5	187.9

*See hydrology report by Schaaf and Wheeler for adjusted volume required per site specific percolation rates

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NO.	BY	NO.	BY	NO.	BY	NO.	BY
KIER+WRIGHT 2850 Collier Canyon Road Livermore, California 94551 Phone: (925) 245-8788 www.kierwright.com							
RETENTION BASIN VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS TRACT 4162 PACIFIC GATEWAY SAN JOAQUIN COUNTY, CALIFORNIA							
DATE		JANUARY, 2023					
SCALE		AS SHOWN					
DESIGNER		CR					
DRAWN BY		VB					
JOB NO.		A21619-5					
SHEET		C4.3					
OF		12 SHEETS					