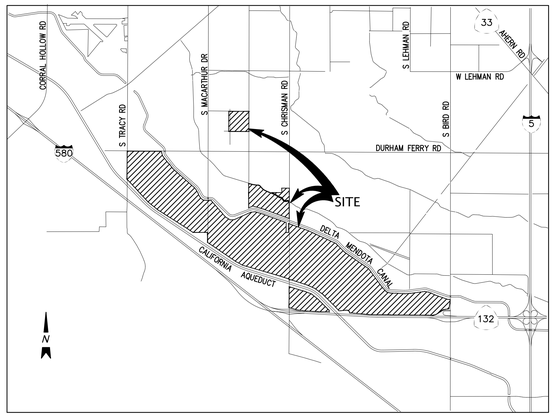
MASTER TENTATIVE MAP WITH PHASED FINAL MAPS TRACT 4163

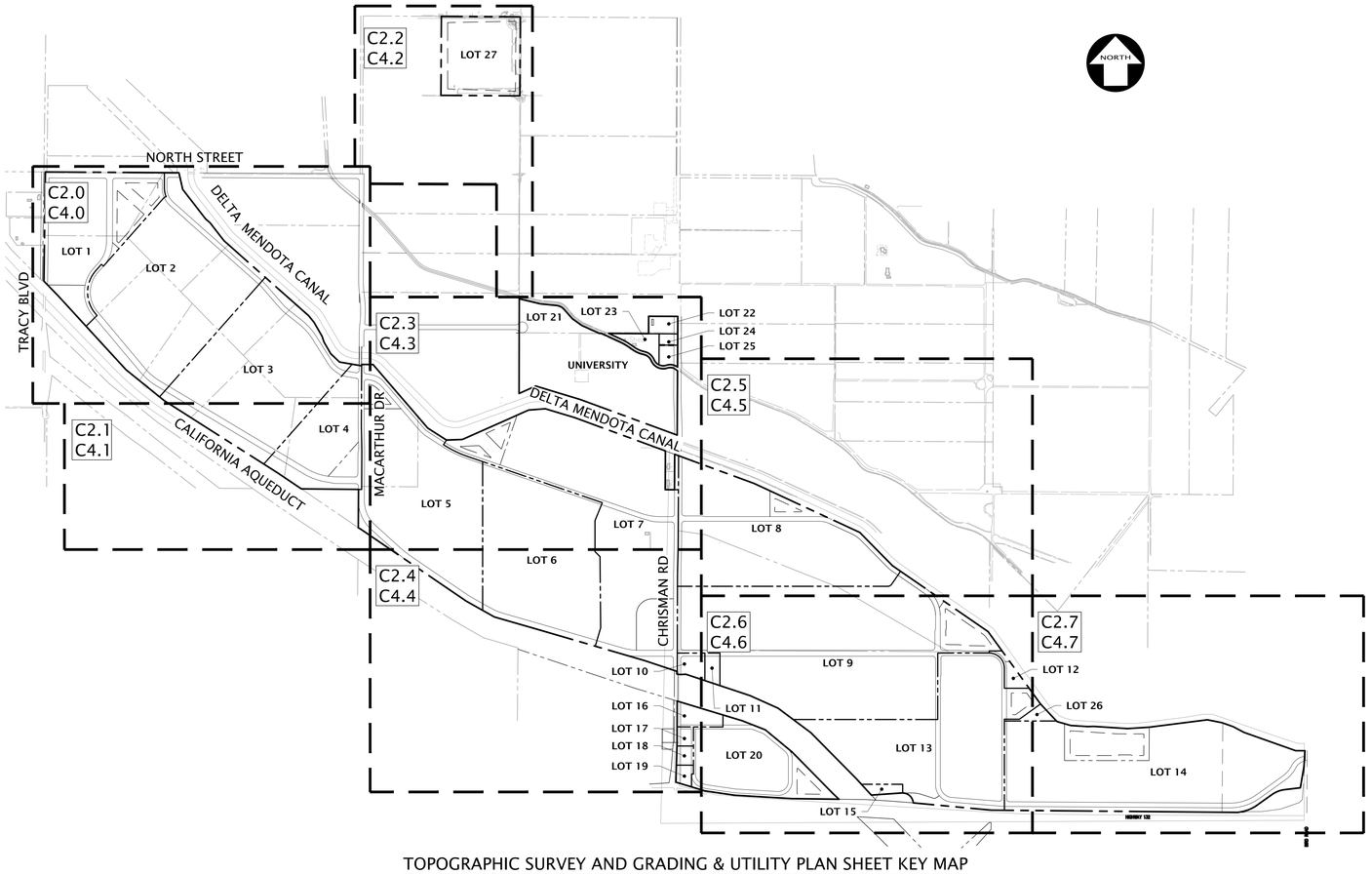
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP

NOT TO SCALE



TOPOGRAPHIC SURVEY AND GRADING & UTILITY PLAN SHEET KEY MAP

1"= 1000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET AND KEY MAP
C2.0	TOPOGRAPHIC SURVEY
C2.1	TOPOGRAPHIC SURVEY
C2.2	TOPOGRAPHIC SURVEY
C2.3	TOPOGRAPHIC SURVEY
C2.4	TOPOGRAPHIC SURVEY
C2.5	TOPOGRAPHIC SURVEY
C2.6	TOPOGRAPHIC SURVEY
C2.7	TOPOGRAPHIC SURVEY
C3.0	OVERALL ROADWAY PLAN
C3.1	TYPICAL ROADWAY SECTIONS
C3.2	TYPICAL ROADWAY SECTIONS
C3.3	PROPOSED PARCEL AND EASEMENT MAP
C4.0	GRADING AND UTILITY PLAN
C4.1	GRADING AND UTILITY PLAN
C4.2	GRADING AND UTILITY PLAN
C4.3	GRADING AND UTILITY PLAN
C4.4	GRADING AND UTILITY PLAN
C4.5	GRADING AND UTILITY PLAN
C4.6	GRADING AND UTILITY PLAN
C4.7	GRADING AND UTILITY PLAN
C4.8	BASIN DETAILS
C4.9	BASIN DETAILS

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.

PROJECT NOTES:

THIS MASTER TENTATIVE MAP WITH PHASED FINAL MAPS ACCOMPANIES THE PACIFIC GATEWAY SPECIFIC PLAN AND ZONING APPLICATIONS.

THIS MASTER TENTATIVE MAP BROKEN UP INTO TWO MAJOR PHASES. THE PHASE 1 AREA INCLUDES LOTS 9, 10, 11, 12, 15, AND 26. PHASE 2 INCLUDES LOTS 1 THRU 8, 13, 14, 16 THRU 25, AND 27.

PHASE 1 WILL BE SUBDIVIDED BY SEPARATE MAPPING PROCESSES AND KIER AND WRIGHT HAS PROVIDED A SECOND TENTATIVE MAP TRACT 4162 FOR THE INITIAL DETAILED DEVELOPMENT FOR A PORTION OF THIS AREA.

DETAILED INFORMATION FOR SEWER, WATER, AND STORM DRAIN INFRASTRUCTURE IS PROVIDED BY SEPARATE MEMOS BY SCHAFF AND WHEELER. THIS INCLUDES DETAILED CONCEPTUAL DESIGN FOR PHASE 1 INFRASTRUCTURE.

LEGEND

23.8	SPOT ELEVATION
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
FL	FLOW LINE
FF	FINISHED FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
X"SD	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

811 Know what's below. Call before you dig.

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NO.	REVISION	BY

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Livermore, California 94551
Phone (925) 245-8788
www.kierwright.com

COVER SHEET AND KEY MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-17
SHEET	C1.0
OF	23 SHEETS

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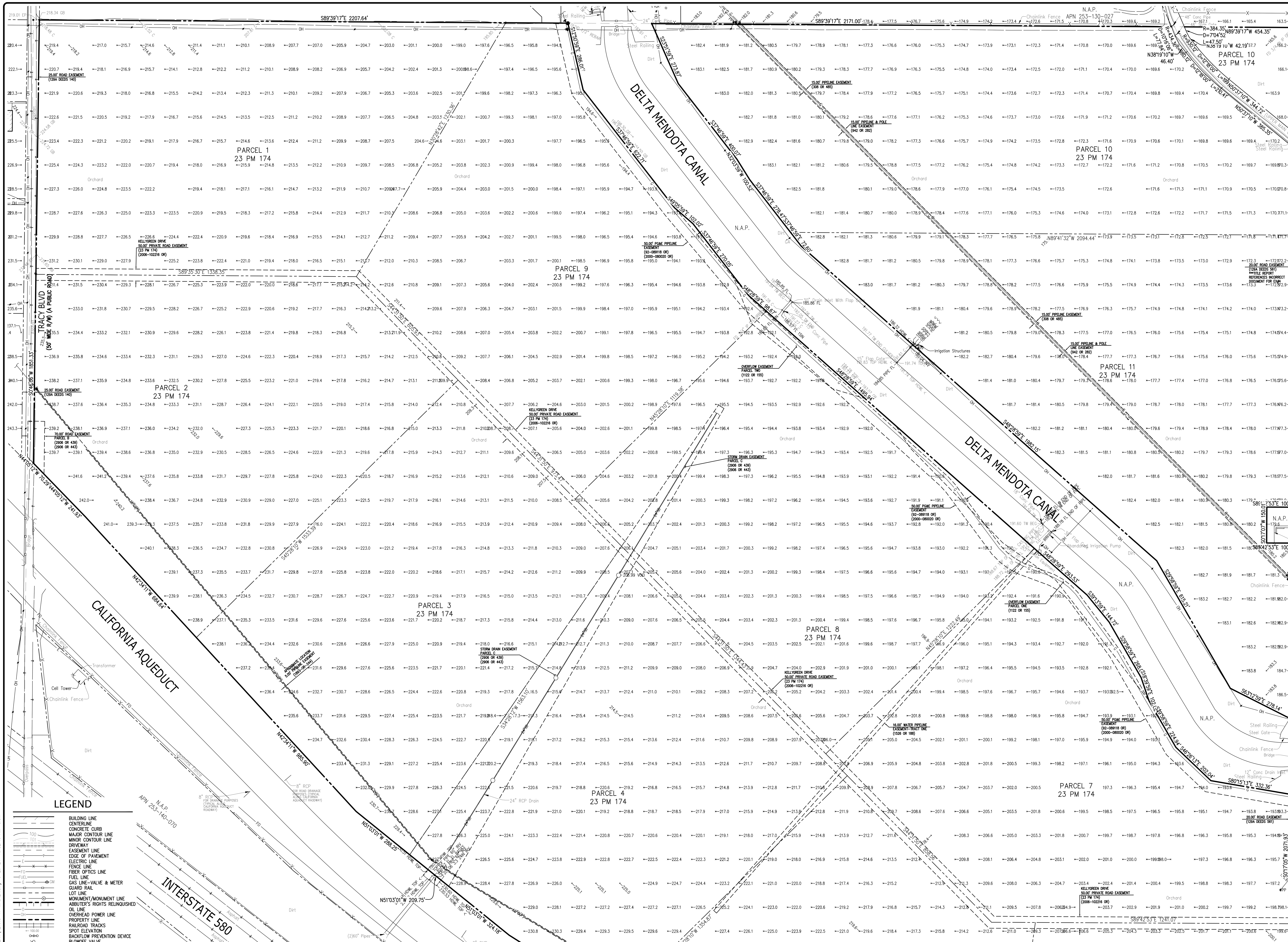

LEGEND

- 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
- GUARD RAIL
- LOT LINE
- MONUMENT/MONUMENT LINE
- ABBUTER'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

NORTH

0 75' 150' 300' 450'

Scale 1" = 150'

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

NOTES

1. 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
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. 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.
4. 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.
5. 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.
6. 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.
7. THIS MAP HAD 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.

NO.	BY	REVISION

LICENSED LAND SURVEYOR DEAN A. JURADO No. 9032 STATE OF CALIFORNIA

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TOPOGRAPHIC SURVEY
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-17
SHEET	C2.0
OF	23 SHEETS

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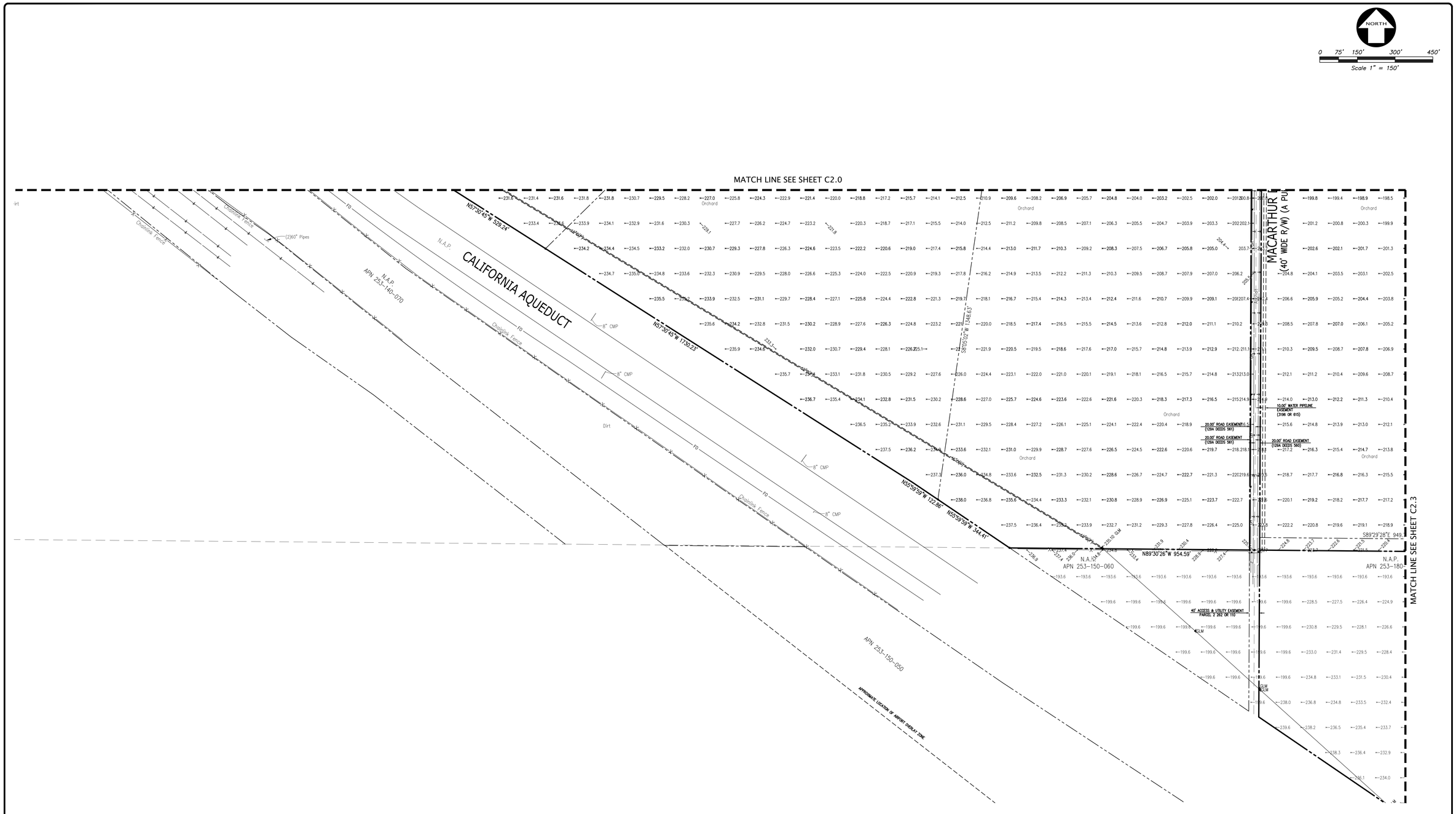

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NO.	BY	REVISION

LICENSED LAND SURVEYOR
DUANE A. HURONG
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STATE OF CALIFORNIA

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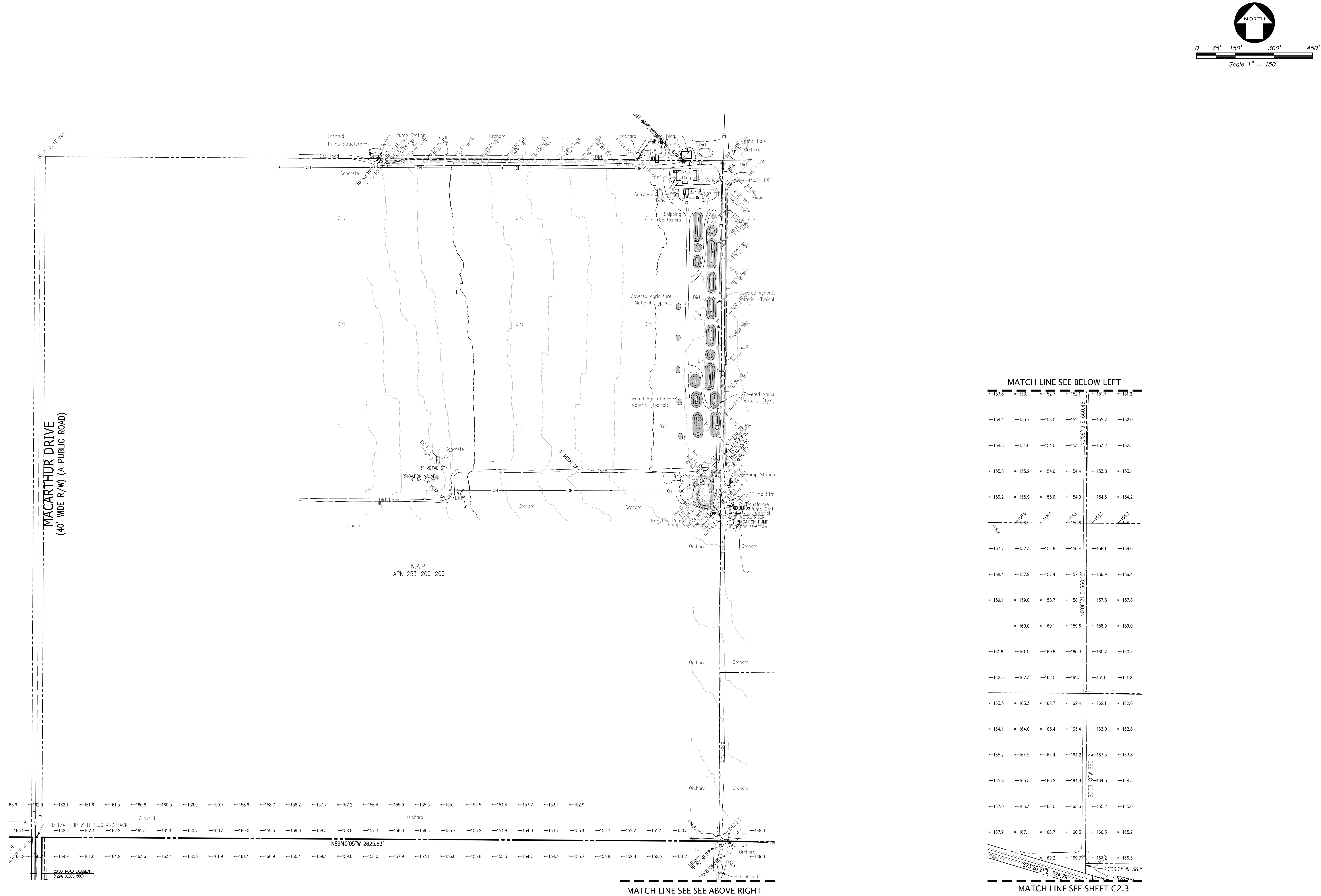

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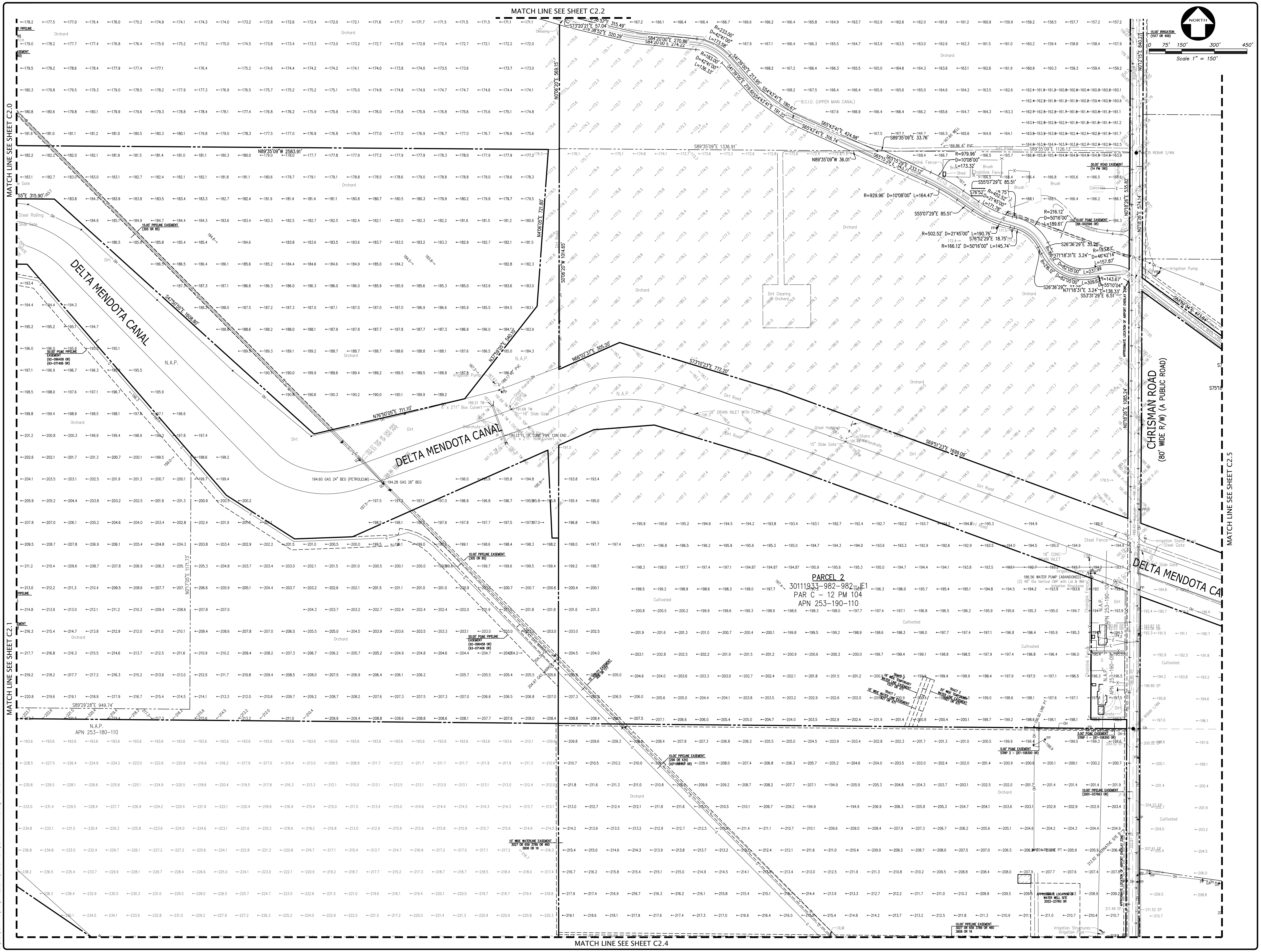

TOPOGRAPHIC SURVEY

VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS

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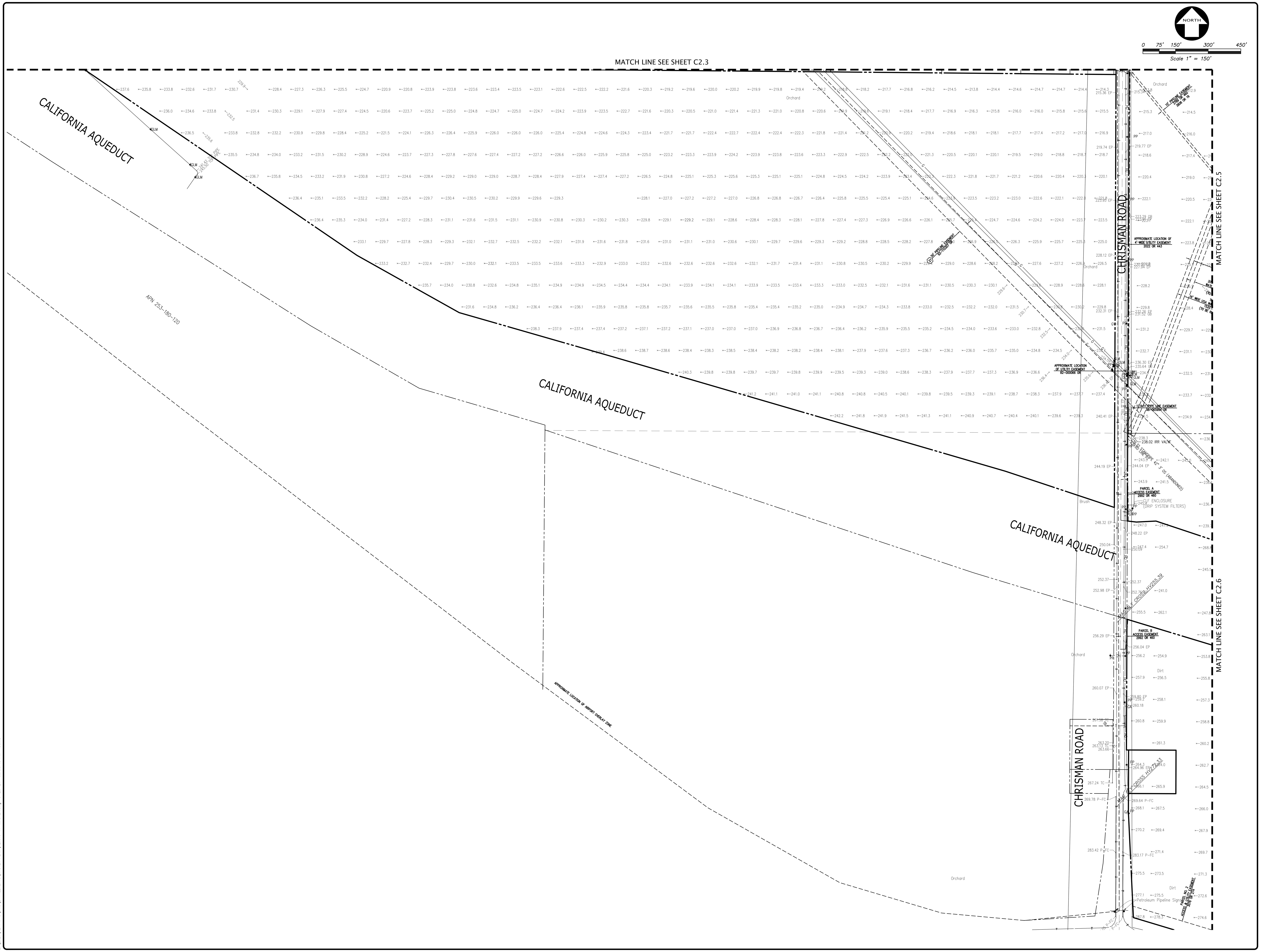

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TOPOGRAPHIC SURVEY

VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS

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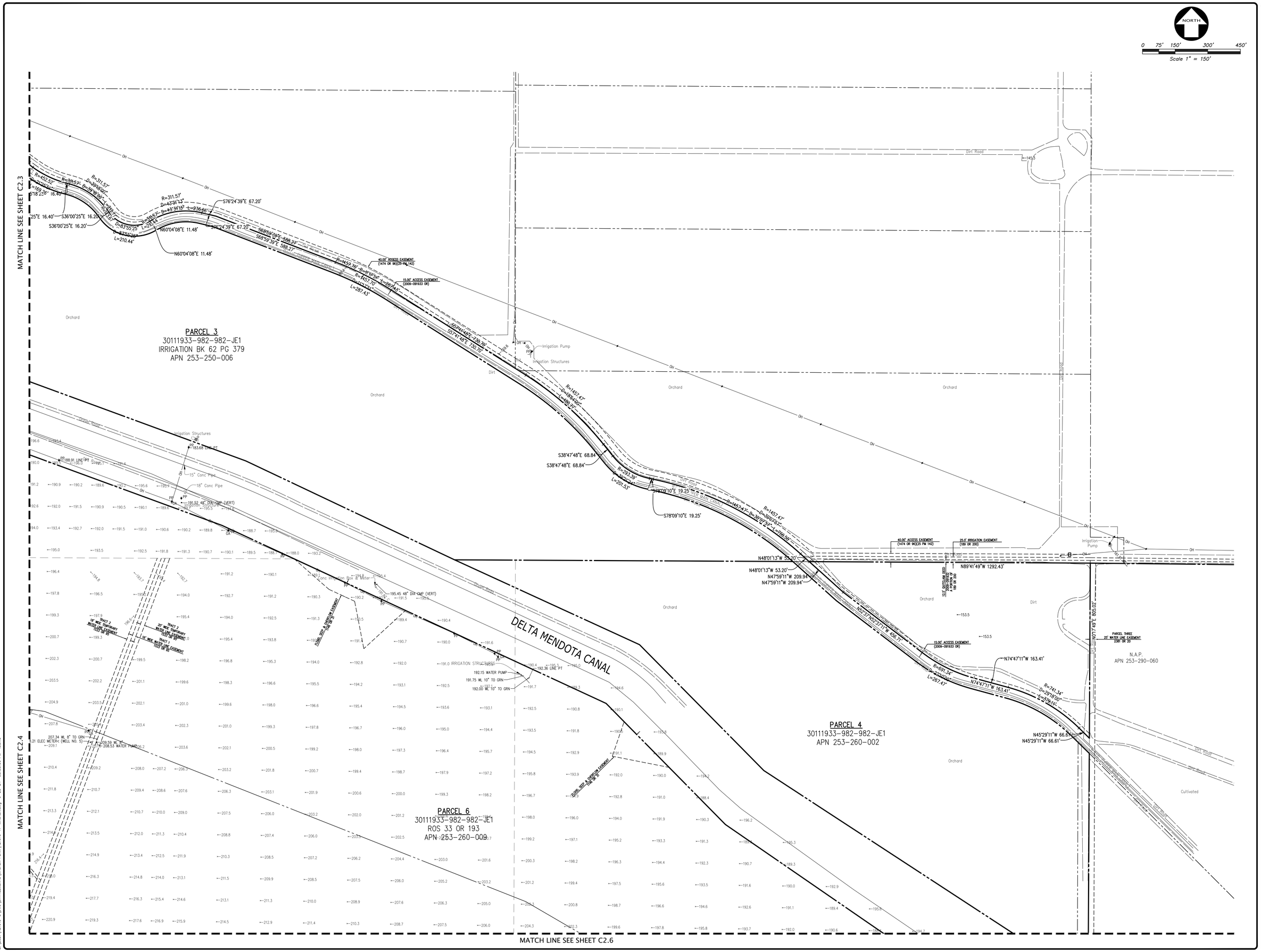

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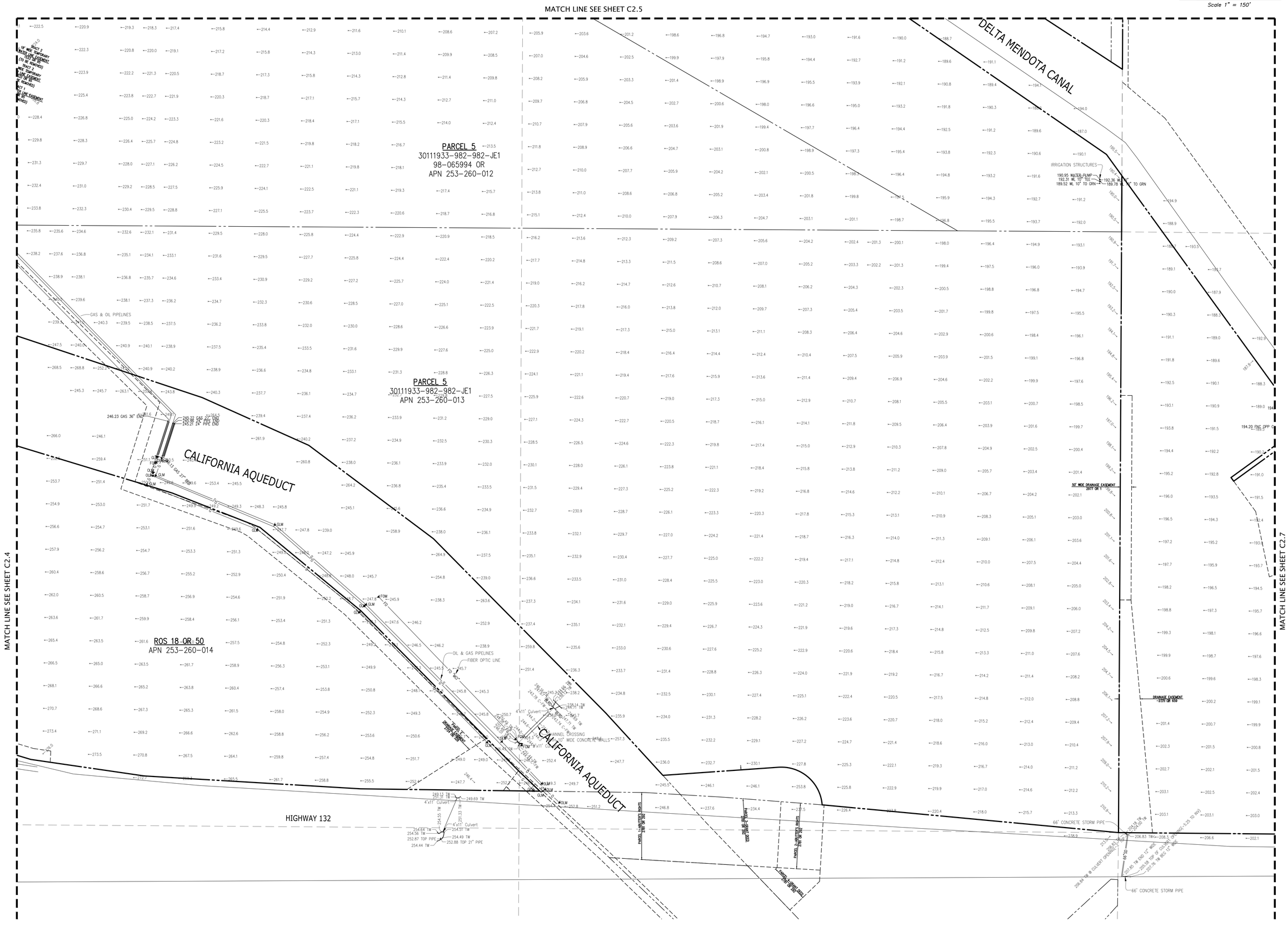

NO.	BY	REVISION

NO.	BY	REVISION

LICENSED LAND SURVEYOR
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OF	23 SHEETS

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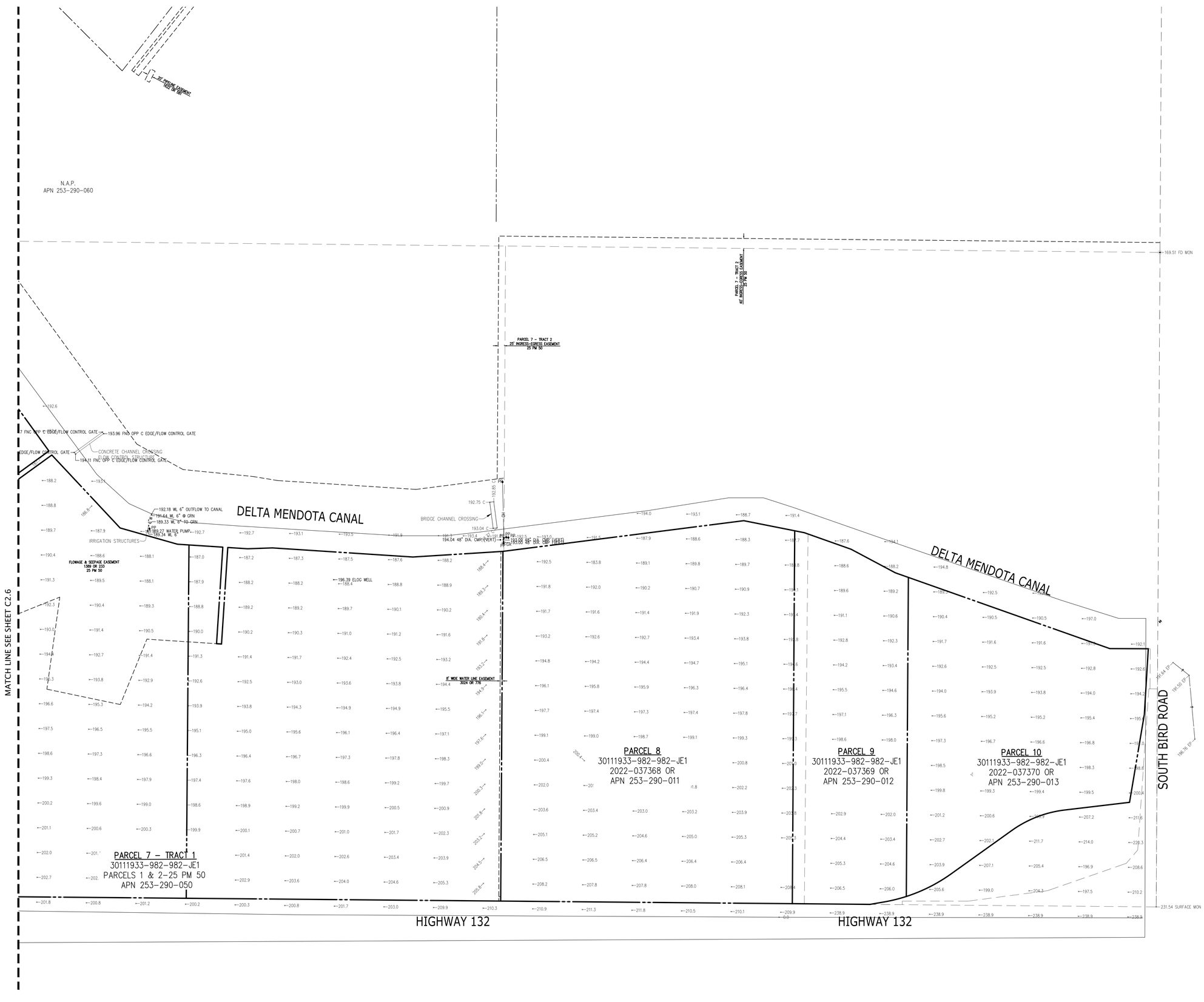

NO.	REVISION	BY

NO.	REVISION	BY

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OVERALL ROADWAY PLAN

VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
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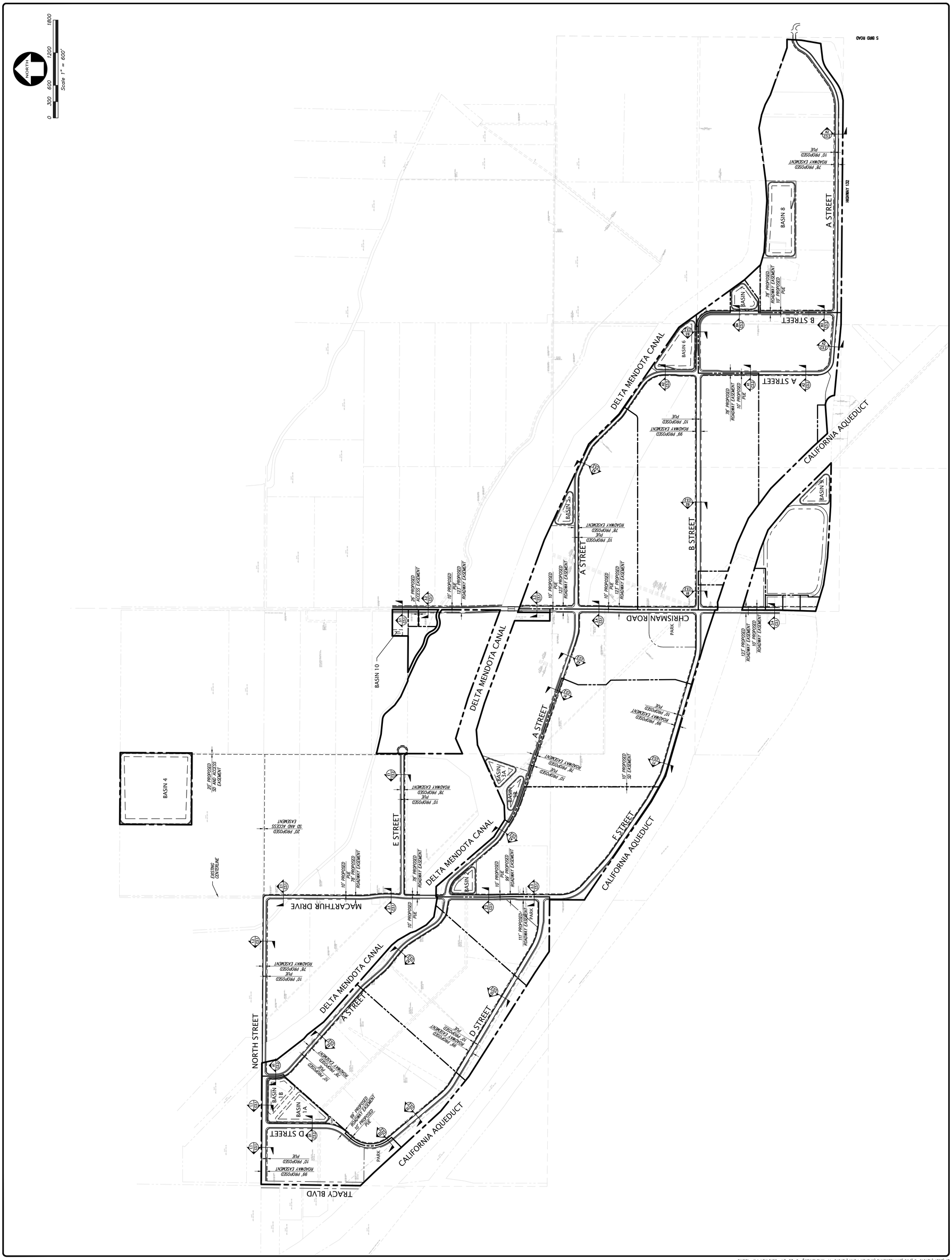

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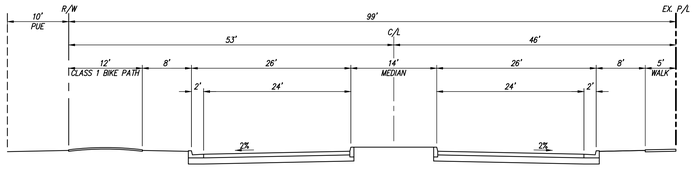
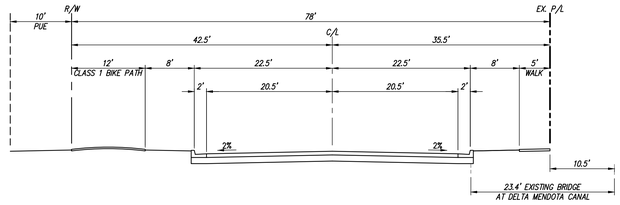
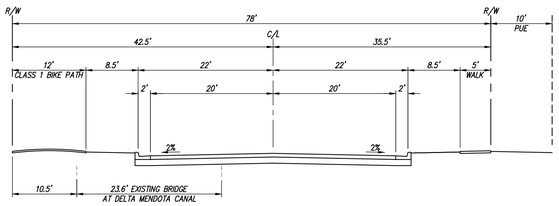


* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

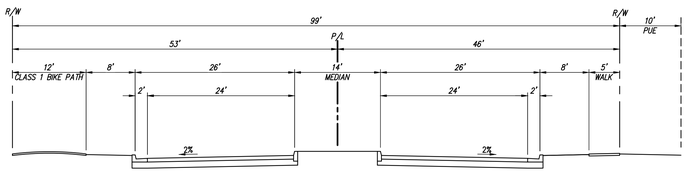
NORTH STREET (1.1)
(FOUR LANE - MAJOR ARTERIAL STREET)
NOT TO SCALE



NORTH STREET (1.2)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



MACARTHUR DRIVE (2.1)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



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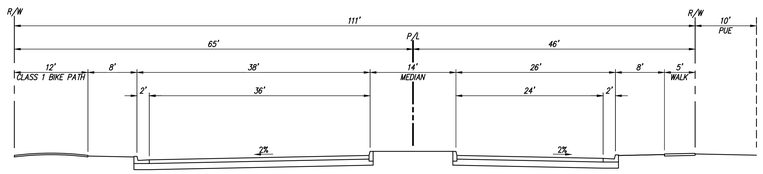
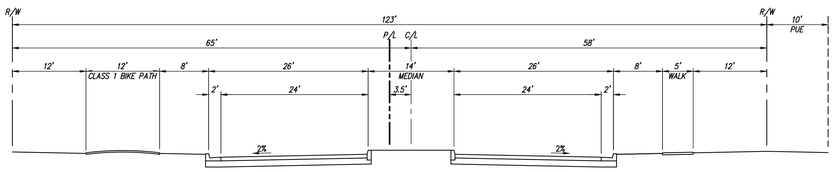
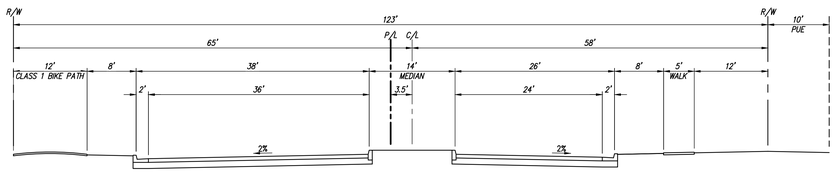


MACARTHUR DRIVE (2.3)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



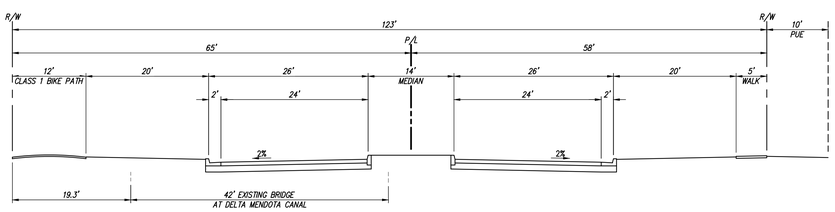
* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

CHRISMAN ROAD (3.1)
(FOUR LANE - MAJOR ARTERIAL STREET)
NOT TO SCALE



* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

CHRISMAN ROAD (3.2)
(FOUR LANE - MAJOR ARTERIAL STREET)
NOT TO SCALE



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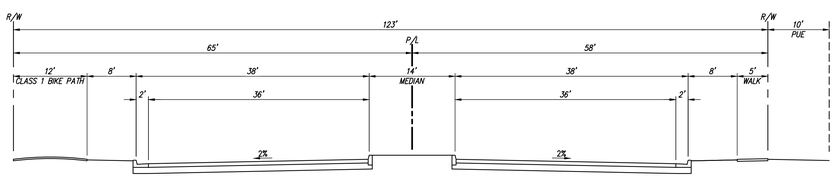
CHRISMAN ROAD (3.3)
(FOUR LANE - MAJOR ARTERIAL STREET)
NOT TO SCALE



* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

CHRISMAN ROAD (3.4)
(FOUR LANE - MAJOR ARTERIAL STREET)
NOT TO SCALE

NO.	REVISION	BY

NO.	REVISION	BY

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TYPICAL ROADWAY SECTIONS
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-17
SHEET	C3.1
OF	23 SHEETS

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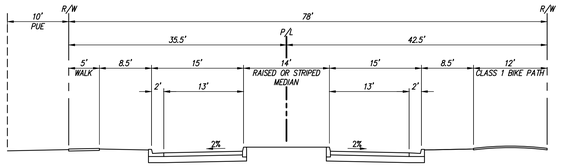
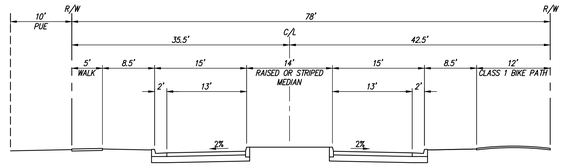


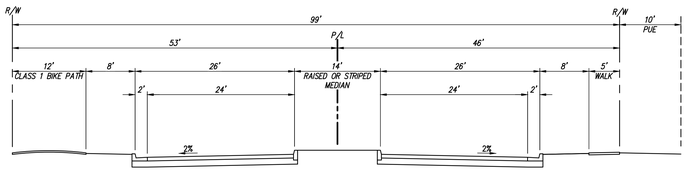
* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

A STREET (A.1)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



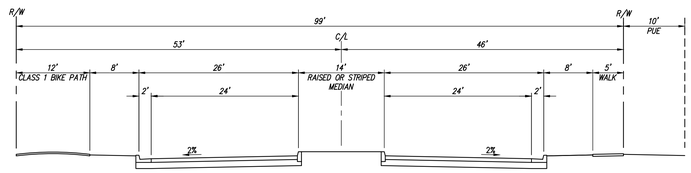
* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

A STREET (A.2)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

B STREET (B.1)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



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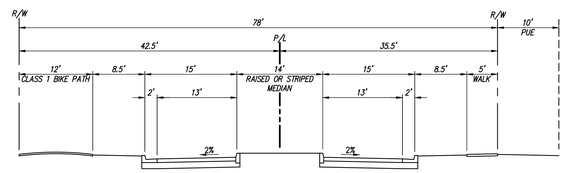
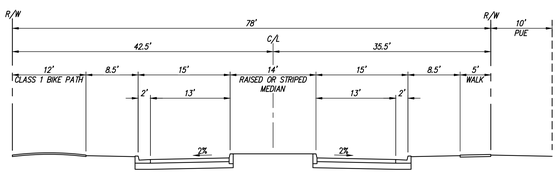
B STREET (B.2)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



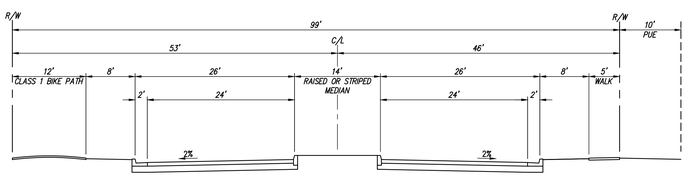
* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

B STREET (B.3)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



* ROAD WIDTH VARIES TO ACCOMMODATE DECELERATION AND ACCELERATION LANES WHERE REQUIRED

B STREET (B.4)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



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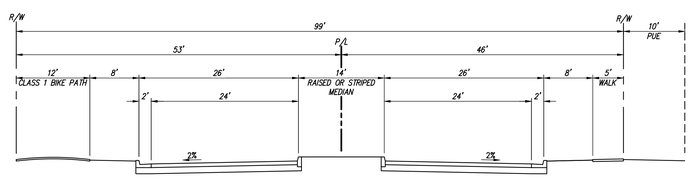
D STREET (D.1)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE



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D STREET (D.2)
(TWO LANE - LOCAL INDUSTRIAL STREET)
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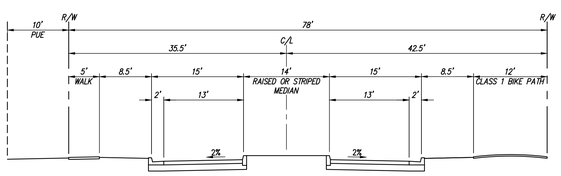

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E STREET (E.1)
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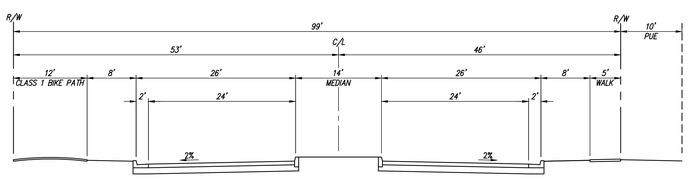

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F STREET (E.1)
(TWO LANE - LOCAL INDUSTRIAL STREET)
NOT TO SCALE

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°39'17"E	1989.81'
L2	S89°39'17"E	242.50'
L3	S12°50'59"E	286.01'
L4	S37°46'59"E	622.71'
L5	S49°05'59"E	102.02'
L6	S37°46'59"E	379.07'
L7	S48°28'59"E	98.67'
L8	S48°28'59"E	823.00'
L9	S48°28'59"E	966.48'
L10	N39°13'59"W	144.72'
L11	N29°58'59"W	268.05'
L12	N18°39'59"W	102.02'
L13	N29°58'59"W	224.94'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N46°26'13"W	202.04'
L15	N80°15'13"W	214.96'
L16	N80°15'13"W	160.48'
L17	S0°17'05"W	23.67'
L18	N89°29'01"W	189.79'
L19	N40°45'45"W	1401.50'
L20	N57°22'45"W	372.40'
L21	S85°51'37"W	266.10'
L22	S66°04'15"W	981.90'
L23	N65°56'54"E	54.55'
L24	N66°02'37"E	175.80'
L25	S85°31'37"W	279.40'
L26	N73°10'23"W	514.30'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N69°51'23"W	1614.65'
L28	N0°18'26"E	647.59'
L29	N89°41'34"W	155.00'
L30	N0°18'26"E	591.68'
L31	N69°50'24"W	69.11'
L32	N69°51'14"W	1341.78'
L33	N65°07'31"W	1946.13'
L34	S44°33'49"E	781.36'
L35	N55°25'40"W	162.06'
L36	N55°25'40"W	1777.42'
L37	N35°55'55"W	115.52'
L38	N35°55'41"W	282.29'
L39	N35°55'41"W	770.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L40	N35°55'41"W	304.58'
L41	N35°55'16"W	20.00'
L42	N43°07'16"W	390.72'
L43	N43°07'16"W	12.28'
L44	N74°10'16"W	240.20'
L45	N86°17'16"W	283.40'
L46	S87°59'44"W	100.50'
L47	N86°17'16"W	567.20'
L48	S86°25'44"W	363.90'
L49	S82°43'53"W	978.86'
L50	N78°45'41"W	249.10'
L51	N70°29'41"W	200.00'
L52	N61°59'58"W	202.20'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L53	N70°31'58"W	916.80'
L54	N89°44'58"W	155.27'
L55	N3°26'07"E	265.18'
L56	N9°33'40"E	359.46'
L57	N83°14'50"E	263.34'
L58	N54°26'05"E	301.71'
L59	N80°11'34"E	57.05'
L60	S89°29'19"E	3902.71'
L61	S89°29'19"E	219.67'
L62	S84°39'10"E	1309.92'
L63	N85°59'08"E	510.29'
L64	S42°29'35"E	245.54'
L65	S42°29'35"E	125.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L66	S44°40'45"E	1080.24'
L67	S53°10'21"E	370.74'
L68	S53°10'21"E	314.66'
L69	S65°52'20"E	513.80'
L70	S71°35'33"E	531.29'
L71	S71°35'33"E	265.35'
L72	S71°35'33"E	335.62'
L73	N87°09'25"E	90.02'
L74	N83°30'34"W	54.03'
L75	N0°07'19"E	45.07'
L76	S71°35'33"E	578.29'
L77	N73°44'17"W	855.48'
L78	N73°44'17"W	1020.26'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L79	N73°5'51"W	736.17'
L80	S60°44'26"E	225.54'
L81	S60°44'26"E	312.36'
L82	S55°42'02"E	2138.31'
L83	S59°54'29"E	46.10'
L84	S0°17'05"W	641.06'
L85	N89°29'49"W	53.00'
L86	S89°30'26"E	954.59'
L87	S55°59'59"E	467.27'
L88	S57°30'45"E	285.56'
L89	S57°30'45"E	1973.92'
L90	N51°03'01"W	100.65'
L91	N51°03'01"W	721.53'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L92	N42°34'11"W	985.90'
L93	N42°34'11"W	684.64'
L94	N44°05'12"W	347.67'
L95	N0°46'06"E	1825.77'
L96	N0°00'00"E	260.70'
L97	S66°35'36"W	35.50'
L98	S48°28'59"E	46.00'
L99	S41°31'01"W	140.42'
L100	S40°00'12"E	47.27'
L101	S45°28'10"W	256.83'
L102	S0°17'05"W	969.31'
L103	N1°13'10"W	321.20'
L104	S0°17'05"W	457.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L105	S0°17'05"W	160.01'
L106	S32°37'15"W	92.50'
L107	N57°22'45"W	16.64'
L108	N71°04'22"W	267.37'
L109	N71°04'22"W	2115.40'
L110	N22°10'23"E	325.12'
L111	N0°00'00"E	515.94'
L112	N44°45'41"W	119.55'
L113	N0°31'40"W	1189.19'
L114	N16°15'43"E	320.42'
L115	S0°17'10"W	568.18'
L116	S0°17'10"W	491.64'
L117	S89°42'50"E	65.21'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L118	S0°17'10"W	372.22'
L119	N1°18'05"E	404.30'
L120	S0°07'19"W	154.04'
L121	S0°07'19"W	1116.00'
L122	N0°07'19"E	307.62'
L123	N90°00'00"W	461.29'
L124	N90°00'00"W	251.77'
L125	N0°00'00"E	460.31'
L126	N0°00'00"E	544.10'
L127	S34°34'20"W	262.26'
L128	S0°00'00"E	1110.50'
L129	N90°00'00"W	861.50'
L130	S0°00'00"E	35.50'

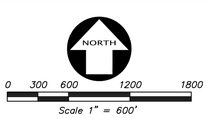
LINE TABLE		
LINE #	DIRECTION	LENGTH
L131	N90°00'00"E	214.45'
L132	N0°00'00"E	334.61'
L133	N90°00'00"W	412.84'
L134	N54°04'44"E	434.98'
L135	N90°00'00"E	251.03'
L136	N0°00'00"E	30.00'
L137	N0°00'00"E	1491.80'
L138	N90°00'00"E	870.37'
L139	N90°00'00"E	690.18'
L140	S0°00'00"E	144.90'
L141	N73°07'53"W	800.17'
L142	N73°07'53"W	335.36'
L143	N68°37'06"W	414.74'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L144	N50°26'15"W	575.44'
L145	N44°35'12"W	988.96'
L146	S46°14'38"E	129.98'
L147	S89°15'04"E	788.66'
L148	S86°35'40"E	954.46'
L149	S81°43'11"E	504.45'
L150	S73°14'52"E	233.83'
L151	S73°14'52"E	273.04'
L152	N1°43'03"E	284.34'
L153	N1°43'03"E	320.12'
L154	N1°43'03"E	57.55'
L155	N0°07'19"E	262.47'
L156	S0°07'19"W	200.94'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L157	N89°52'41"W	492.67'
L158	N89°52'41"W	273.56'
L159	N0°00'00"E	320.00'
L160	N89°52'41"W	275.84'
L161	N0°00'00"E	320.00'
L162	N89°52'41"W	285.44'
L163	N0°00'00"E	147.71'
L164	N90°00'00"W	32.50'
L165	S0°00'00"E	214.59'
L166	S73°20'21"E	43.62'
L167	S76°38'52"E	320.29'
L168	S84°20'00"E	274.22'
L169	S41°39'00"E	219.68'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L170	S54°43'41"E	191.22'
L171	S65°43'41"E	316.74'
L172	N89°35'09"W	36.01'
L173	N65°15'29"W	343.71'
L174	N55°07'29"W	85.51'
L175	N76°52'29"W	18.75'
L176	S26°36'29"E	33.28'
L177	N71°18'31"E	3.24'
L178	S53°31'29"E	43.67'
L179	S0°18'26"W	1074.13'
L180	N66°02'37"E	305.20'
L181	N89°34'54"W	669.54'
L182	N0°12'15"E	291.21'

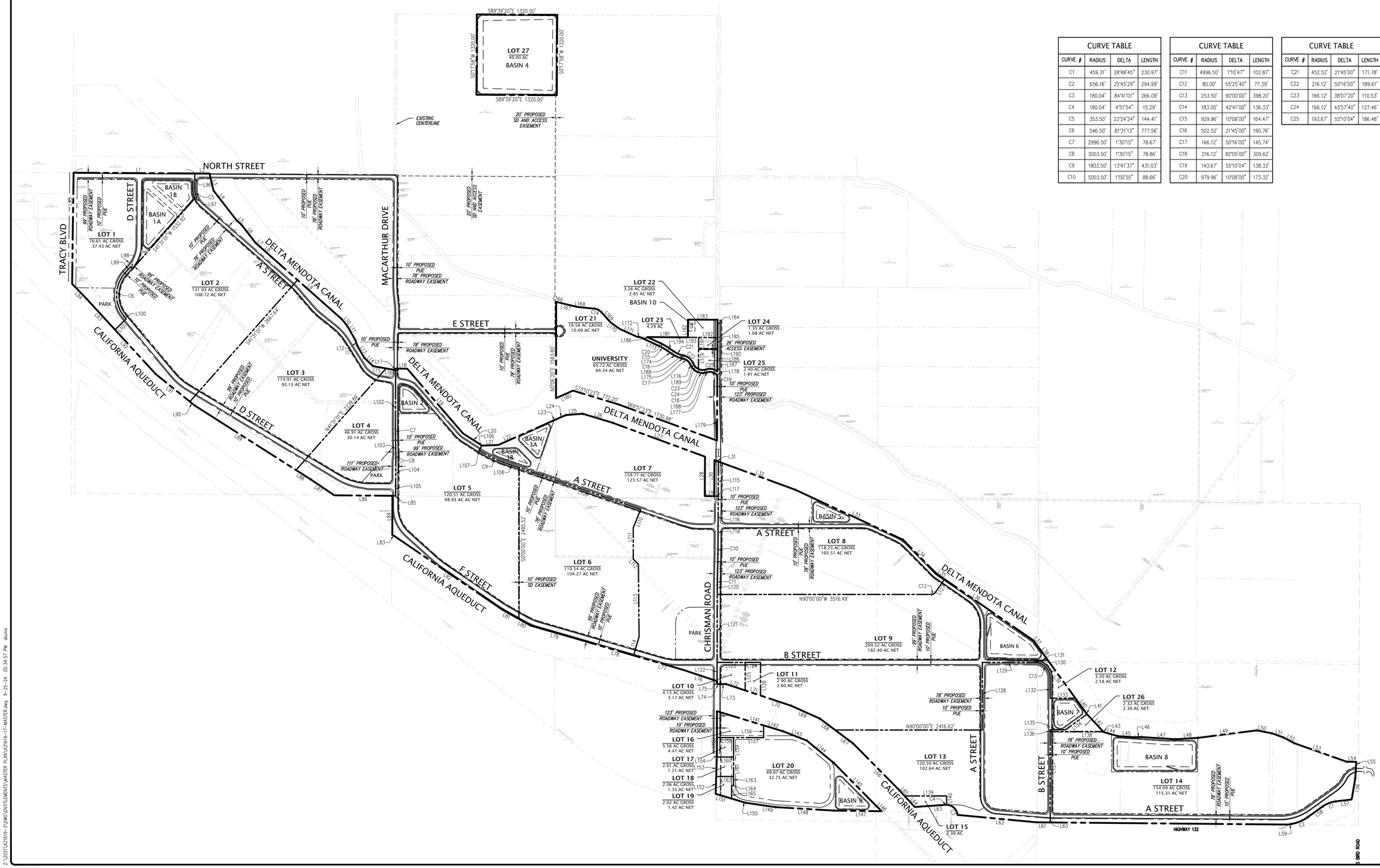
LINE TABLE		
LINE #	DIRECTION	LENGTH
L183	S89°47'23"E	486.59'
L184	S0°12'15"W	292.89'
L185	S0°18'26"W	188.86'
L186	S0°18'26"W	366.32'
L187	S53°31'25"E	7.11'
L188	N71°18'31"E	3.24'
L189	S0°18'26"W	329.93'
L190	N89°41'34"W	310.34'
L191	S0°18'26"W	189.43'
L192	N89°34'54"W	310.34'
L193	N89°34'54"W	176.25'
L194	S55°07'29"E	85.51'



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	459.31'	28°48'45"	230.97'
C2	656.16'	25°45'29"	294.99'
C3	180.04'	84°41'01"	266.09'
C4	180.04'	4°51'54"	15.29'
C5	353.50'	23°24'24"	144.41'
C6	546.50'	81°31'13"	777.56'
C7	2996.50'	1°30'15"	78.67'
C8	3003.50'	1°30'15"	78.86'
C9	1803.50'	13°41'37"	431.03'
C10	5003.50'	1°00'55"	88.66'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C11	4996.50'	1°10'47"	102.87'
C12	80.00'	55°25'40"	77.39'
C13	253.50'	90°00'00"	398.20'
C14	183.00'	42°41'00"	136.33'
C15	929.96'	10°08'00"	164.47'
C16	502.52'	21°45'00"	190.76'
C17	166.12'	50°16'00"	145.74'
C18	216.12'	82°05'00"	309.62'
C19	143.67'	55°10'04"	138.33'
C20	979.96'	10°08'00"	173.32'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	452.52'	21°45'00"	171.78'
C22	216.12'	50°16'00"	189.61'
C23	166.12'	38°07'20"	110.53'
C24	166.12'	43°57'40"	127.46'
C25	193.67'	55°10'04"	186.48'



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JOB NO.	A21619-17
SHEET	C3.3
OF	23 SHEETS

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PROPOSED PARCEL AND EASEMENT MAP
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TRACT 4163
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

NO.	BY	REVISION

NO.	BY	REVISION

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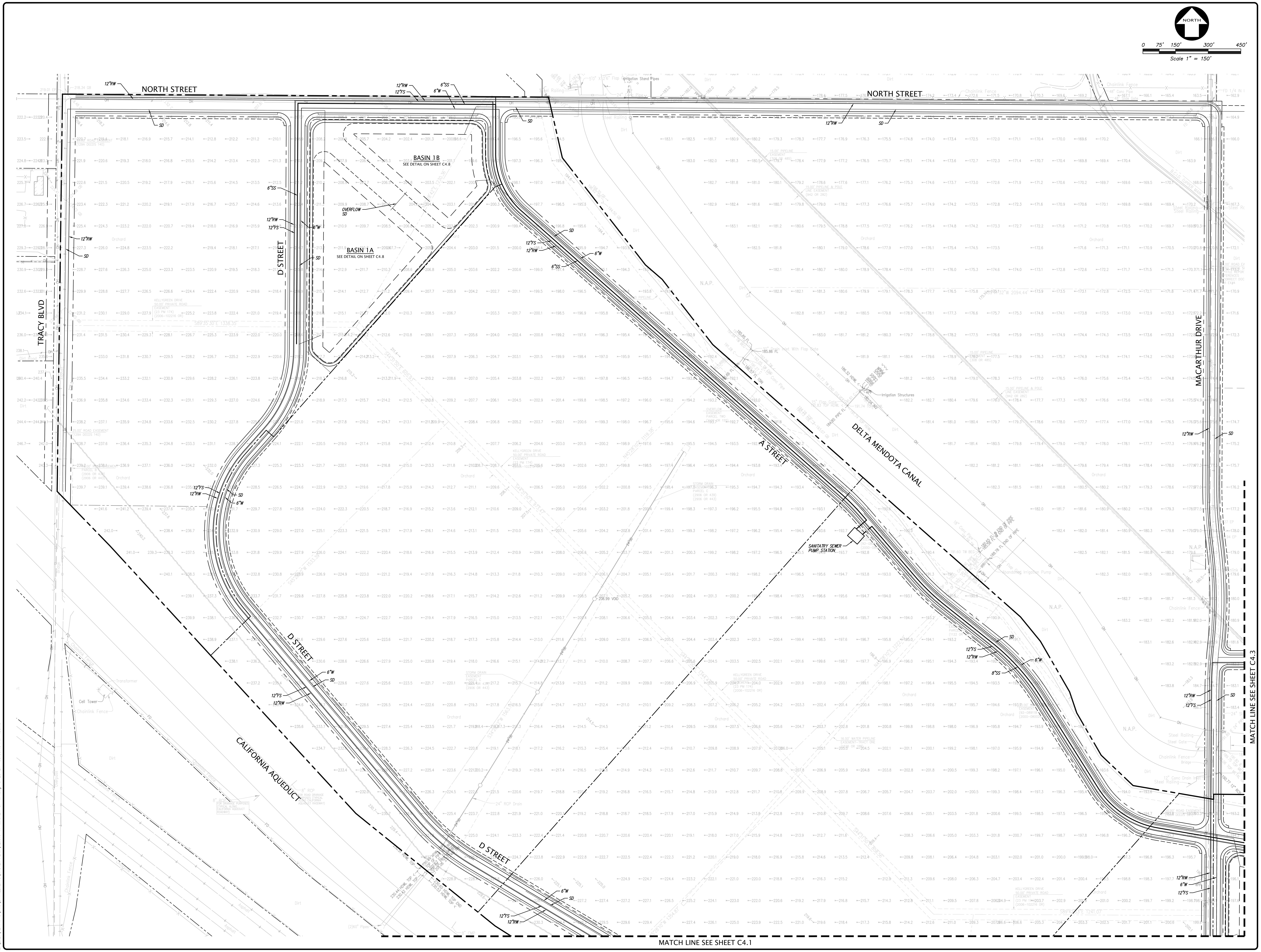

BY	REVISION	NO.

GRADING AND UTILITY PLAN
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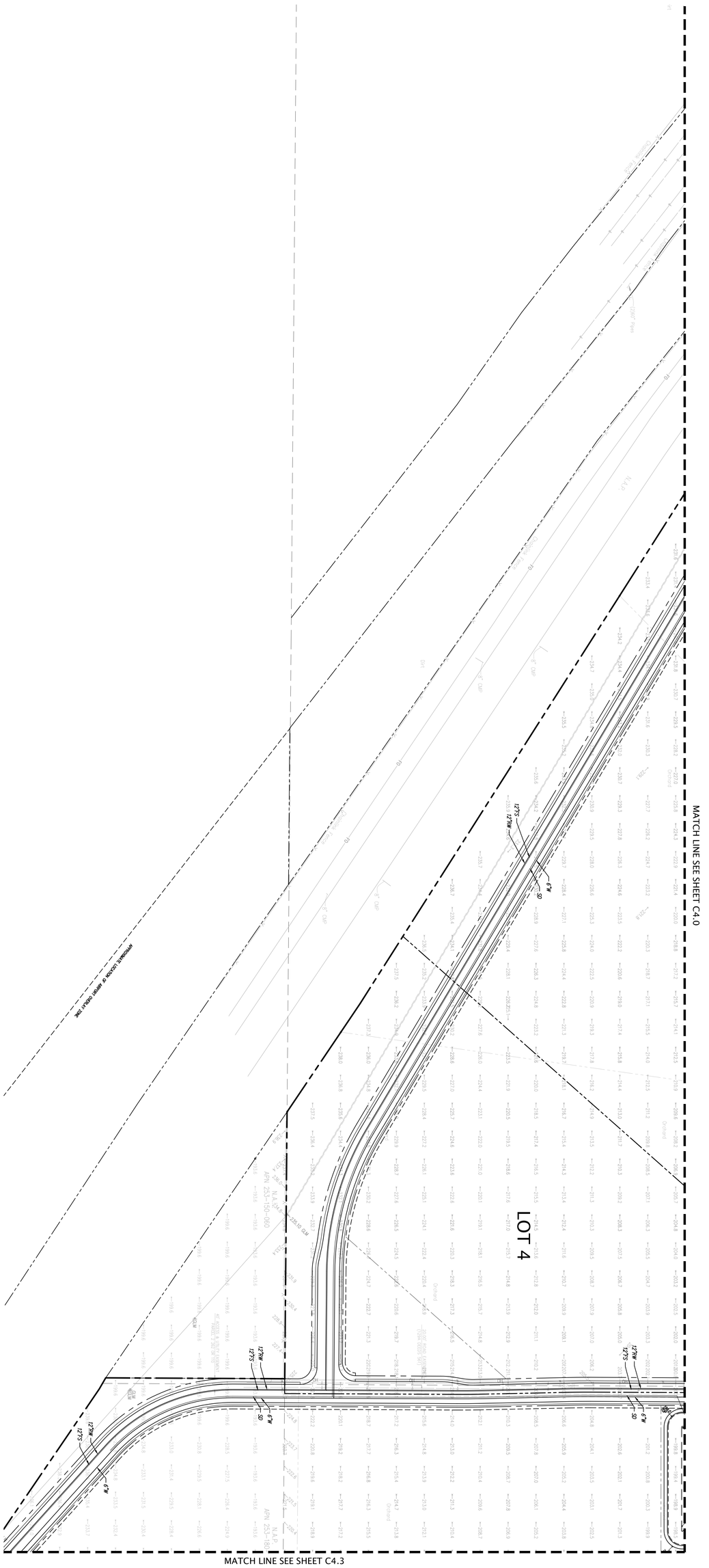

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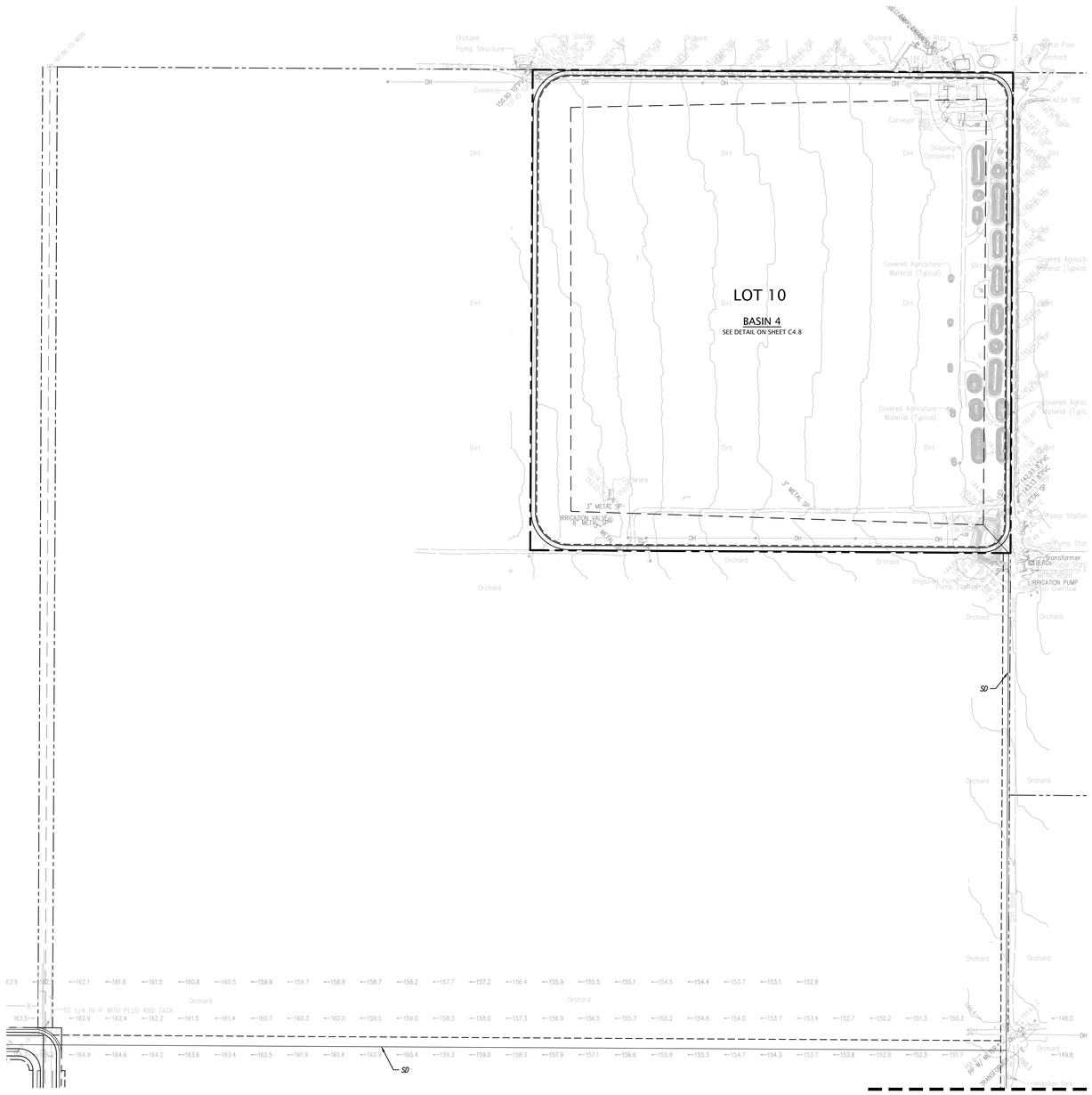
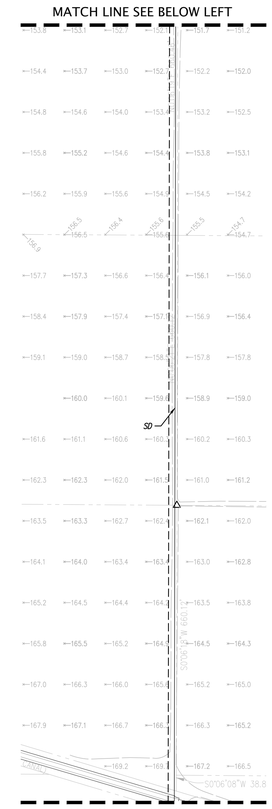
DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-17
SHEET	C4.1
OF	23 SHEETS



MATCH LINE SEE SEE ABOVE RIGHT



MATCH LINE SEE BELOW LEFT

MATCH LINE SEE SHEET C4.3

NORTH

0 75' 150' 300' 450'

Scale 1" = 150'

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GRADING AND UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS

TRACT 4163

PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-17
SHEET	C4.2
OF	23 SHEETS

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MATCH LINE SEE SHEET C4.2

MATCH LINE SEE SHEET C4.0

MATCH LINE SEE SHEET C4.1

MATCH LINE SEE SHEET C4.5

MATCH LINE SEE SHEET C4.4

NORTH

0 75' 150' 300' 450'

Scale 1" = 150'

E STREET

A STREET

DELTA MENDOTA CANAL

CHRISMAN ROAD

BASIN 2
SEE DETAIL ON SHEET C4.8

BASIN 3A
SEE DETAIL ON SHEET C4.8

BASIN 3B
SEE DETAIL ON SHEET C4.8

BASIN 10
SEE DETAIL ON SHEET C4.9

OVERFLOW SD

SANITATRY SEWER PUMP STATION

SANITATRY SEWER PUMP STATION

N.A.P.
APN 253-180-110

S89°29'28"E 949.74'

S89°35'09"E 1336.91'

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NO.	BY	REVISION

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JOB NO.	A21619-17
SHEET	C4.3
OF	23 SHEETS

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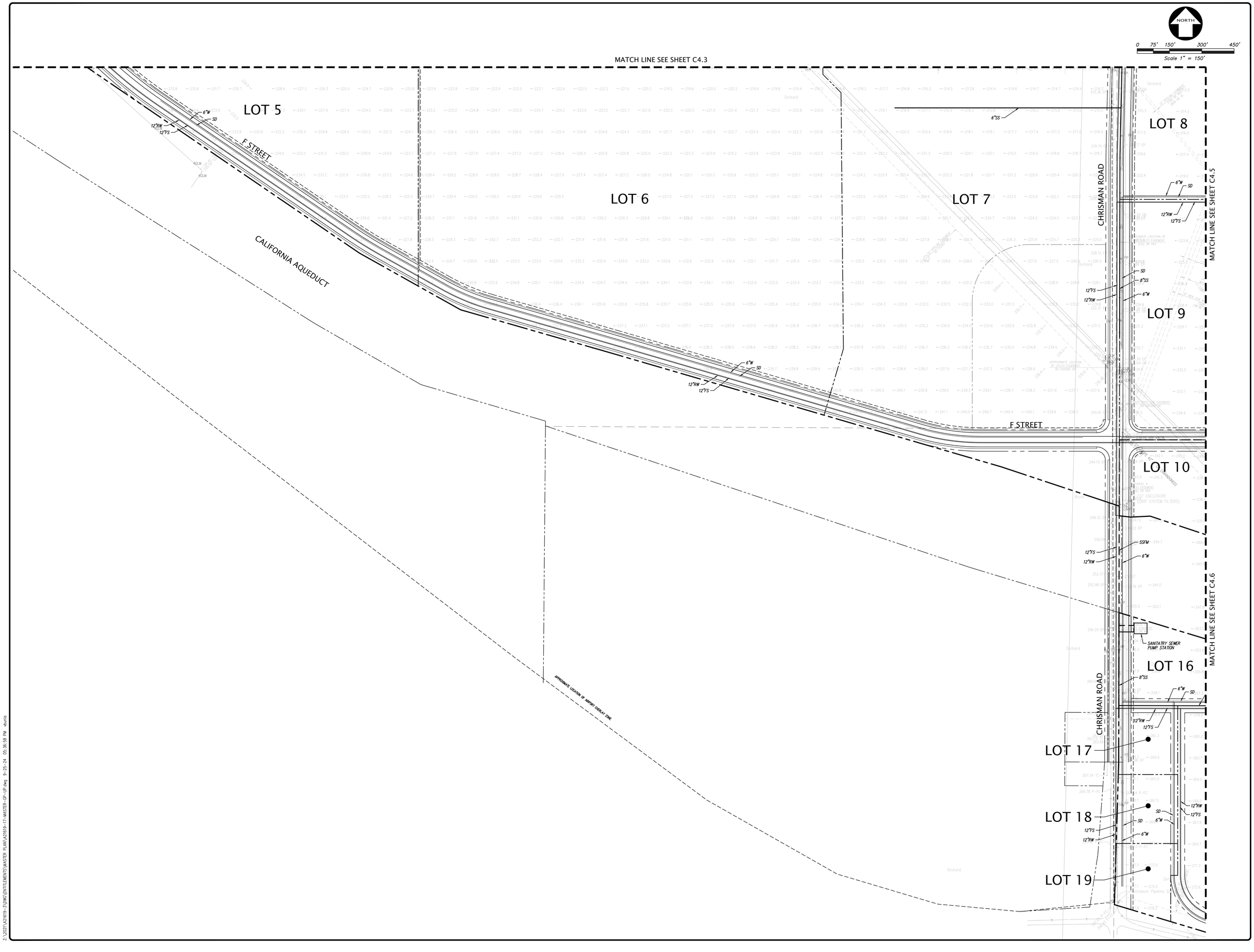

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NO.	REVISION	BY

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SHEET	C4.4
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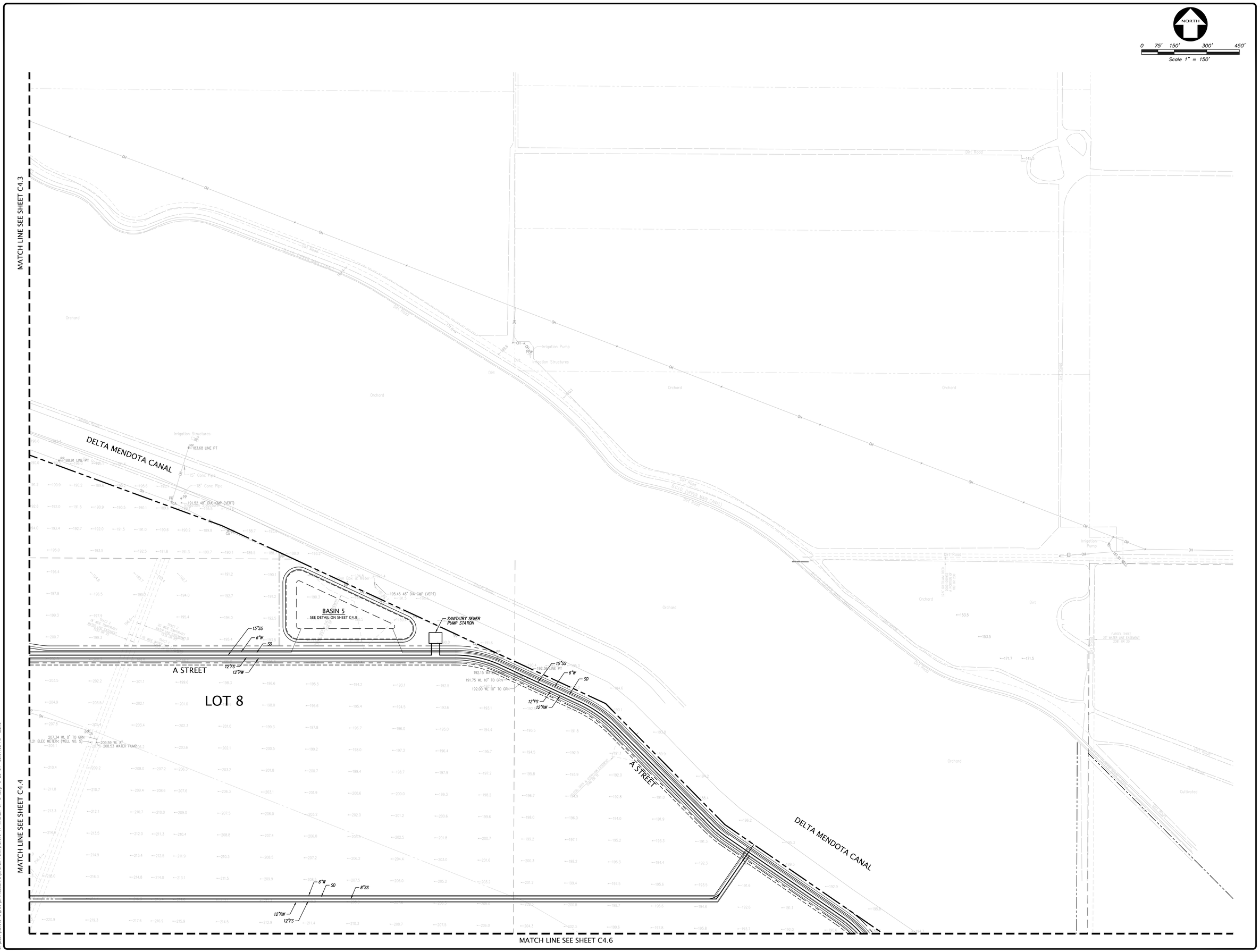

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SHEET	C4.5
OF	23 SHEETS

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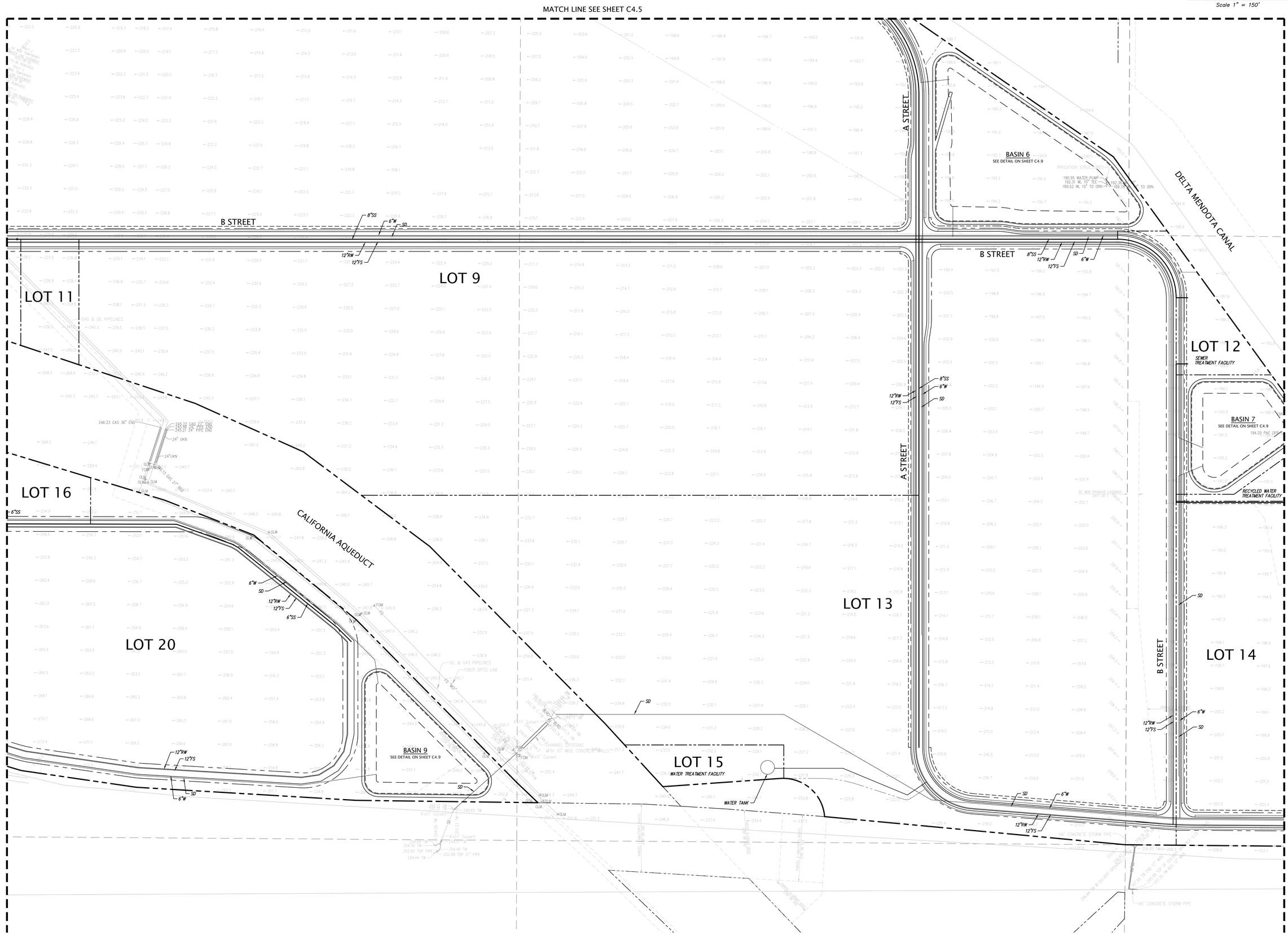

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SHEET	C4.6
OF	23 SHEETS

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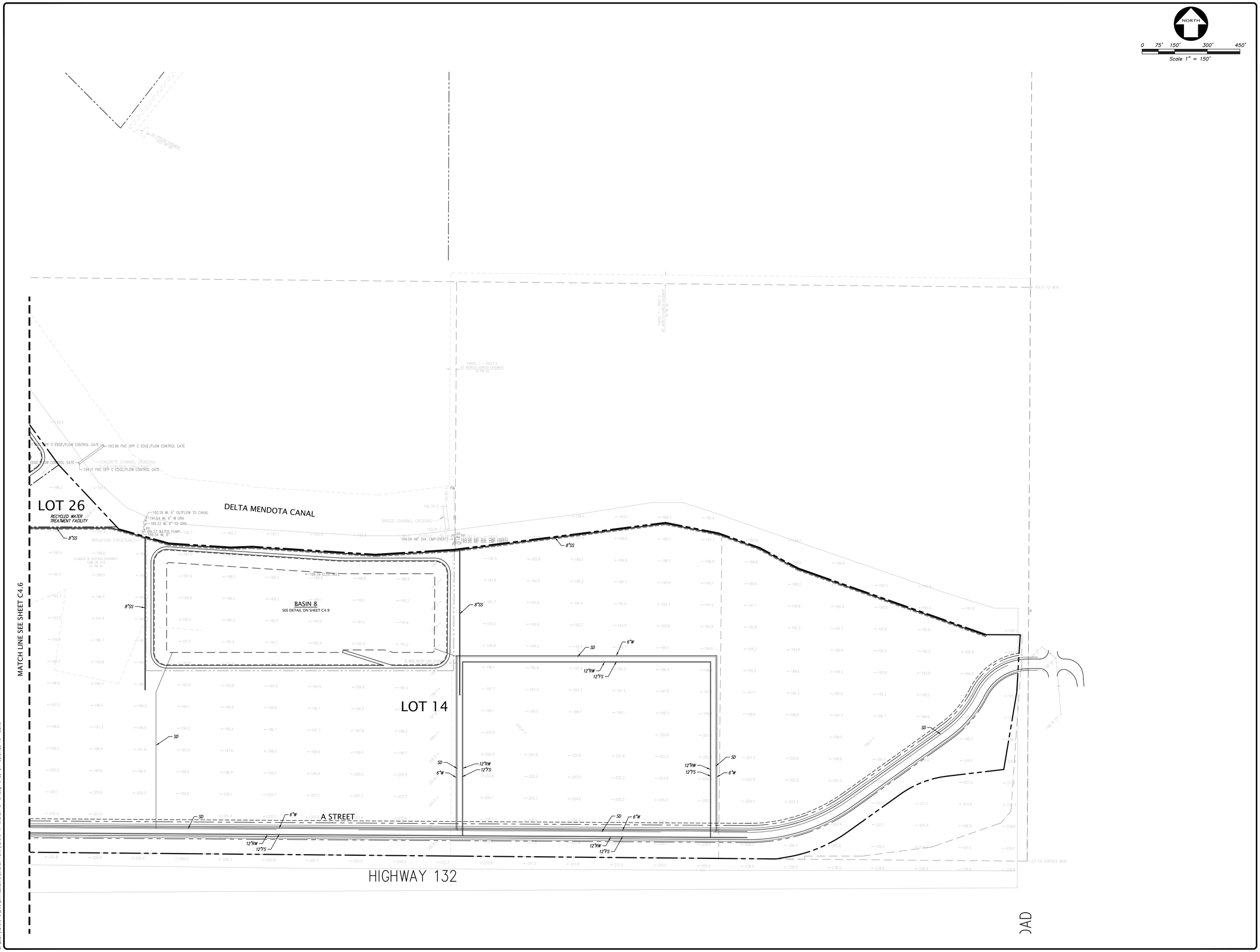

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SHEET	C4.7
OF	23 SHEETS

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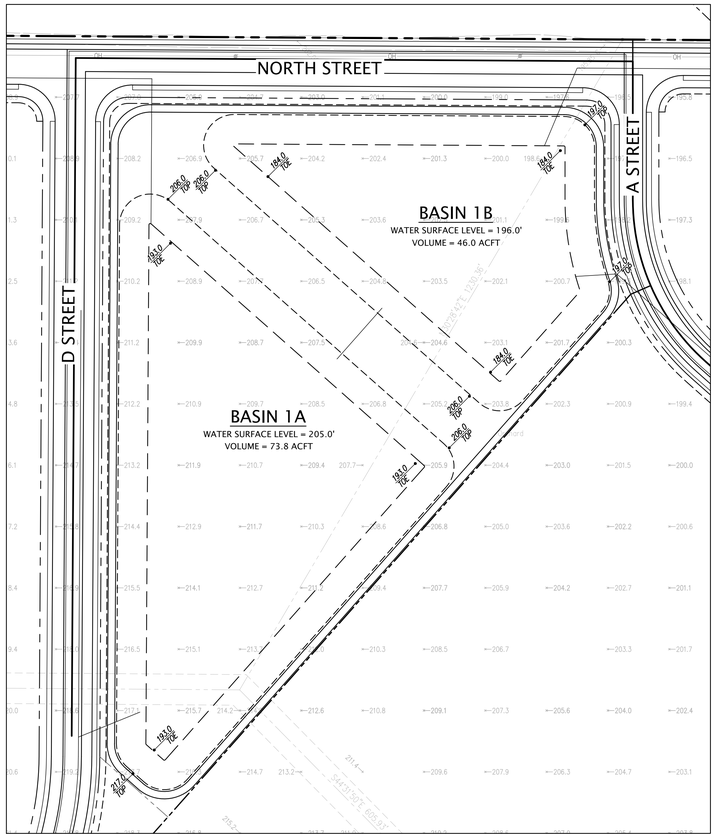
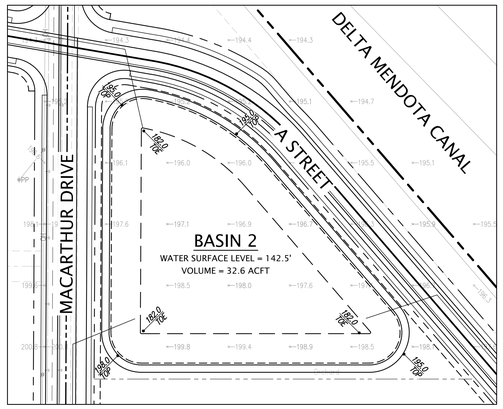
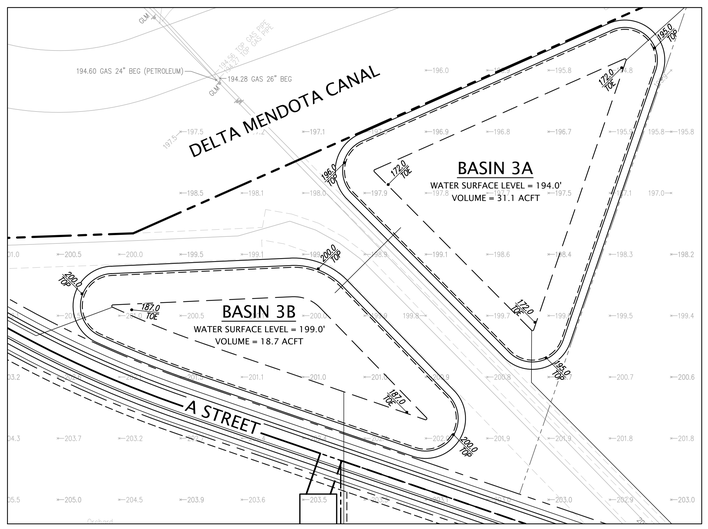


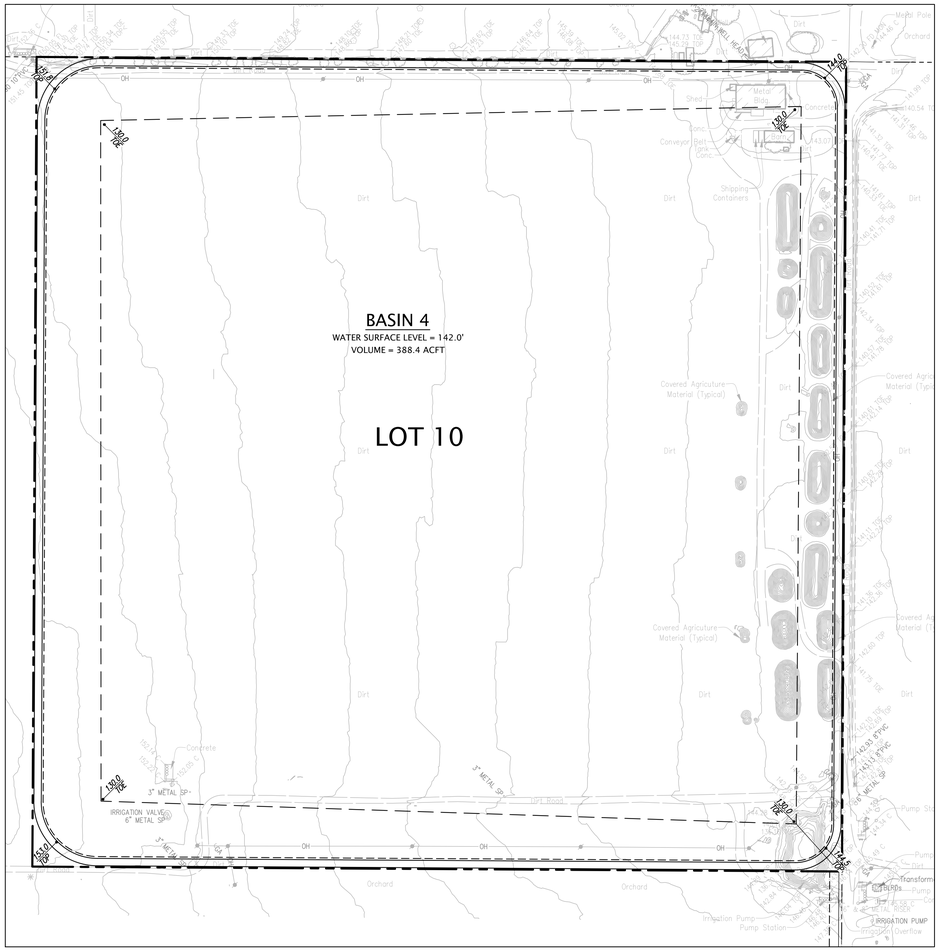
BASIN 1A AND 1B



BASIN 2



BASIN 3A AND 3B



BASIN 4

NORTH

0 50 100 200 300

Scale 1" = 100'

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BASIN DETAILS

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SHEET	C4.8
OF	23 SHEETS

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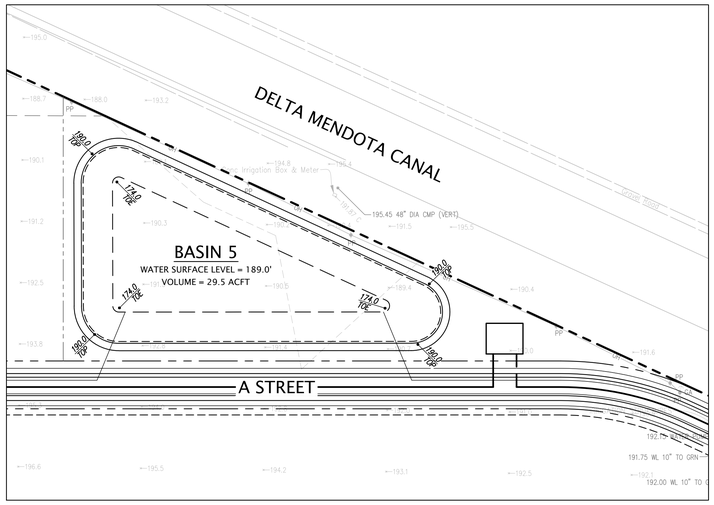
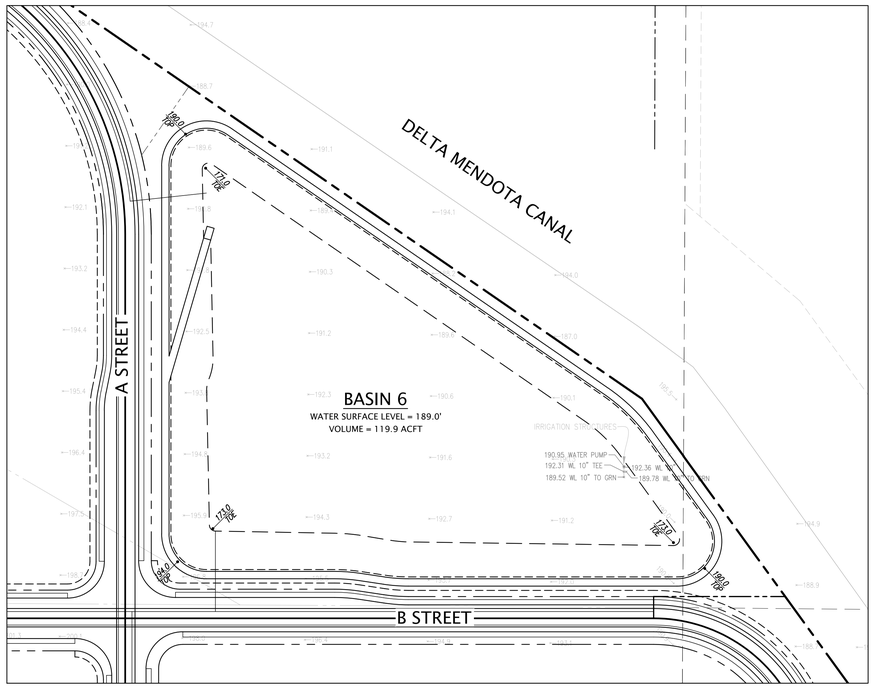


BASIN 5



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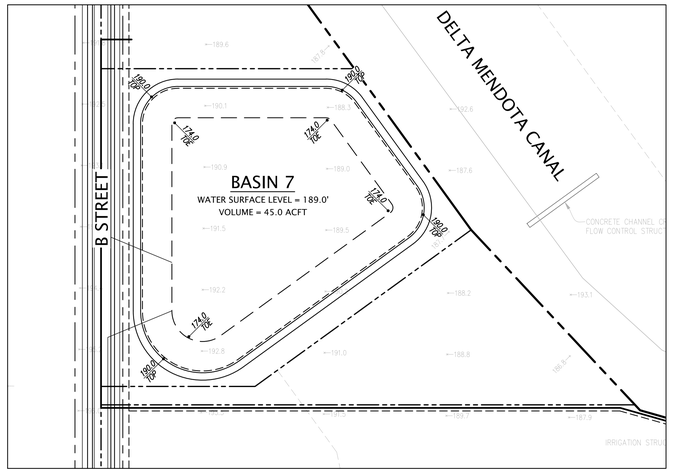
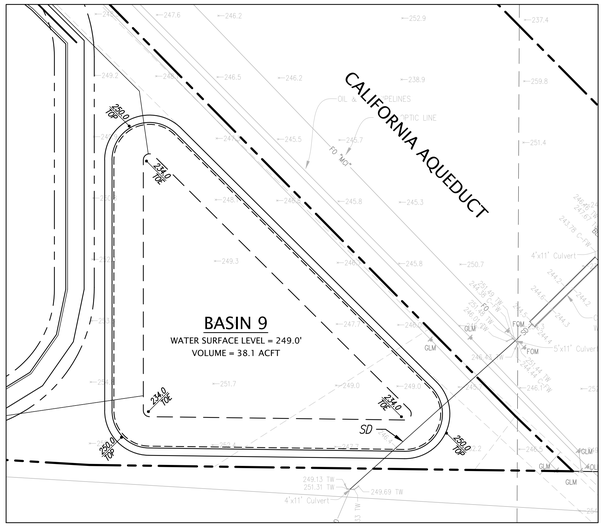


BASIN 7



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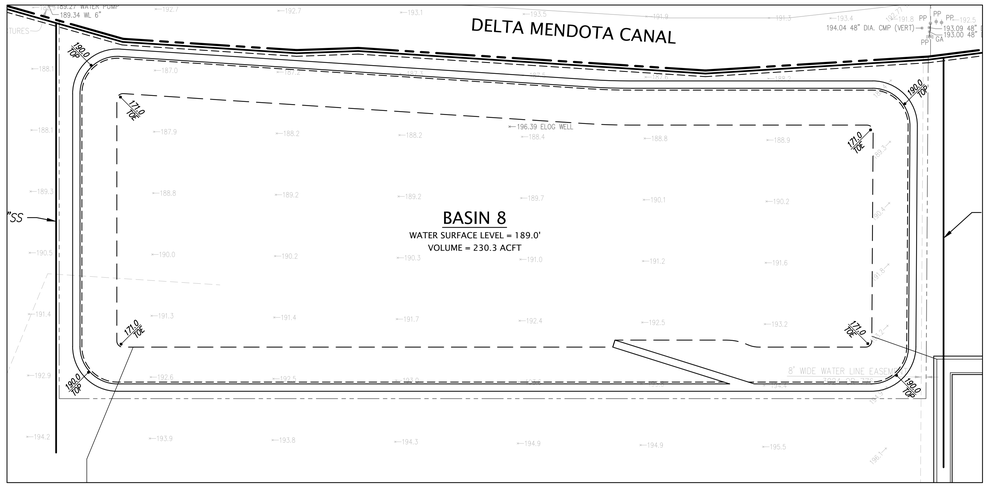

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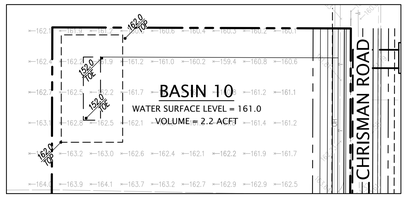

BASIN 10

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BASIN DETAILS

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DRAWN BY	DJA
JOB NO.	A21619-17
SHEET	C4.9
OF	23 SHEETS

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