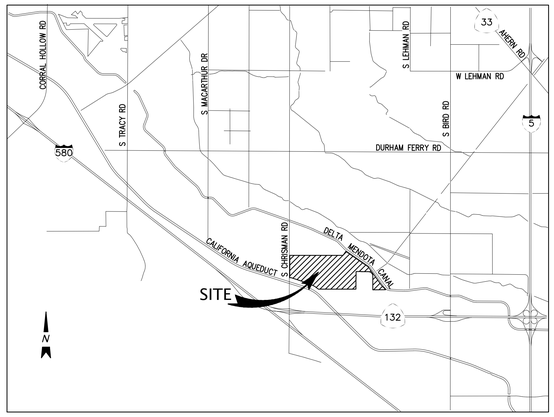
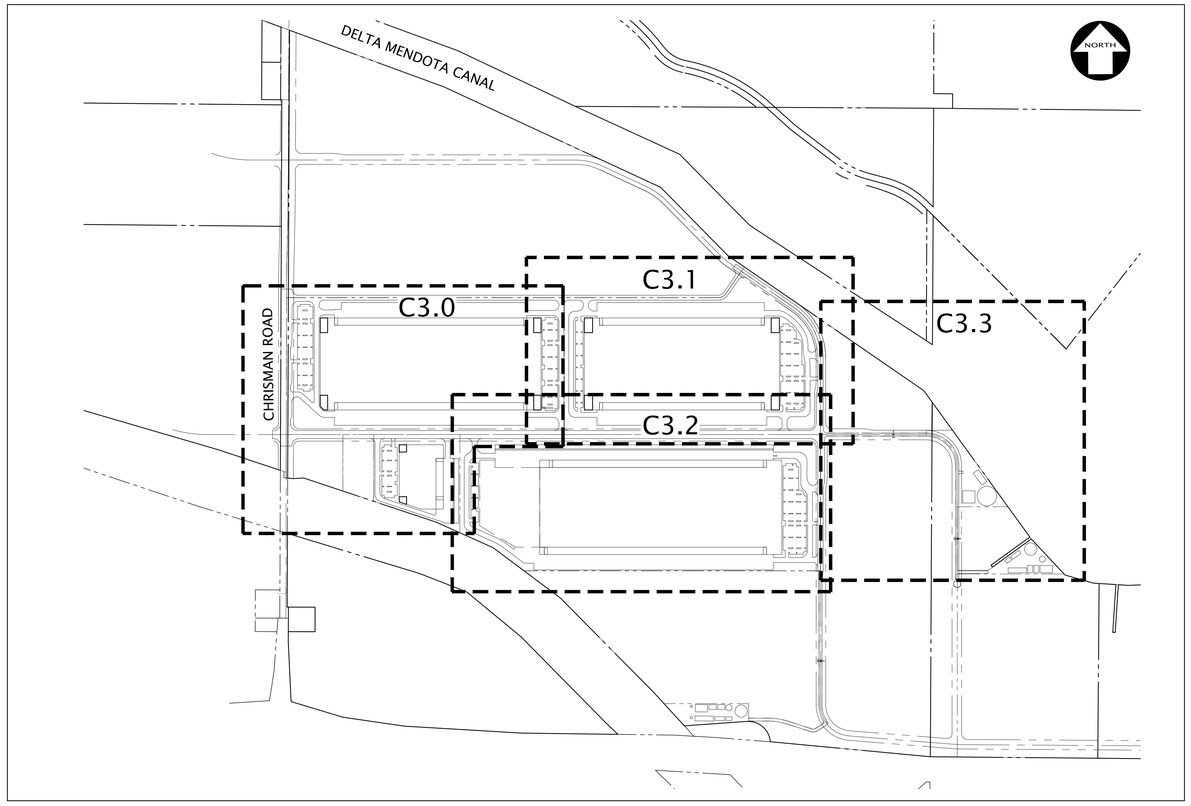
VESTING TENTATIVE SUBDIVISION MAP
WITH PHASED FINAL MAPS
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP

NOT TO SCALE



GRADING AND UTILITY PLAN SHEET KEY MAP

1"= 500'

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	PRELIMINARY GRADING AND UTILITY PLAN
C3.1	PRELIMINARY GRADING AND UTILITY PLAN
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C3.3	PRELIMINARY GRADING AND UTILITY PLAN
C3.4	PRELIMINARY GRADING AND UTILITY PLAN
C4.0	PRELIMINARY PRIMARY POTABLE WATER FACILITY
C4.1	PRELIMINARY RECYCLED WATER FACILITY
C4.2	PRELIMINARY SEWER TREATMENT FACILITIES
C4.3	RETENTION BASIN

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.

Know what's below.
Call before you dig.

NO.	REVISION	BY

NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
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COVER SHEET AND KEY MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C1.0
OF	13 SHEETS

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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.

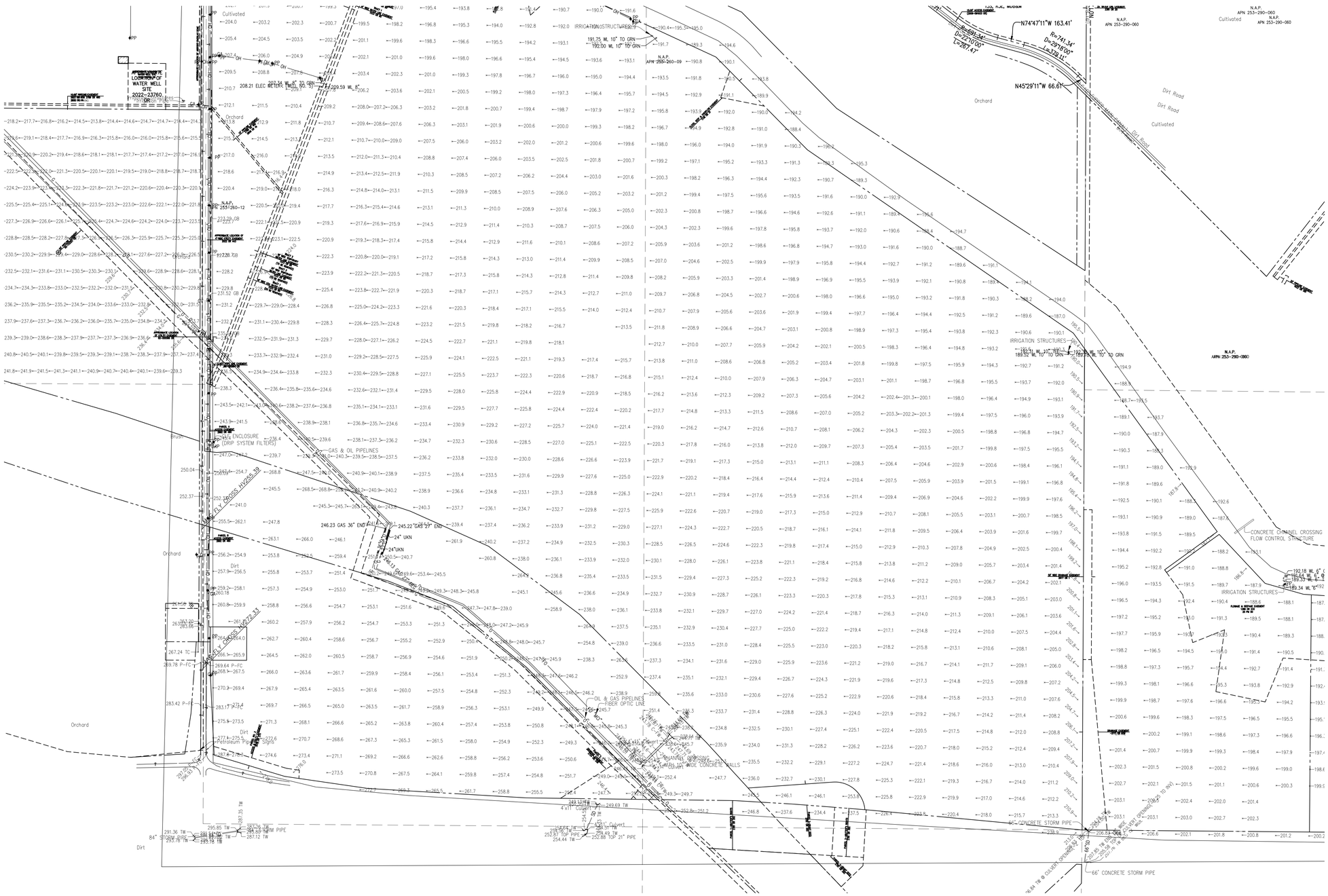
   AS OF THE DATE OF THIS SURVEY, IT WAS OBSERVED THAT THE PROJECT SITE WAS ACTIVELY FARMED DURING OUR FIELD SURVEY. PRIOR TO ANY MASS GRADING OPERATIONS AND AFTER DEMOLITION OR SITE CLEARING AND GRUBBING, IT IS RECOMMENDED THAT AN ADDITIONAL TOPOGRAPHIC SURVEY BE PERFORMED FOR THE PURPOSE OF REVIEWING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

NORTH

0 125' 250' 500' 750'
Scale 1" = 250'

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



NO.	REVISION	BY

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TOPOGRAPHIC SURVEY
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C2.0
OF	13 SHEETS

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PHASE 1

NORTH

0 200' 400' 800' 1200'
Scale 1" = 400'

CHRISMAN ROAD

A STREET

DELTA MENDOTA CANAL

BUILDING 1
PARCEL 1
58.02 AC GROSS
54.20 AC NET

BUILDING 2
PARCEL 2
53.55 AC GROSS
49.97 AC NET

PARCEL 9
14.40 AC GROSS
12.02 AC NET
BASIN 6

B STREET

B STREET

PARCEL 3
4.15 AC GROSS
3.17 AC NET

BUILDING 3
PARCEL 5
10.7 AC GROSS
9.85 AC NET

BUILDING 4
PARCEL 6
72.84 AC GROSS
68.40 AC NET

PARCEL 4
2.90 AC GROSS
2.60 AC NET

A STREET

PARCEL 10
3.20 AC GROSS
2.58 AC NET

SEWER FACILITY

PARCEL 11
5.57 AC GROSS
5.15 AC NET

BASIN 7

PARCEL 12
2.32 AC GROSS
2.30 AC NET

RECYCLED
WATER FACILITY

PARCEL 9
62.95 AC GROSS
56.17 AC NET

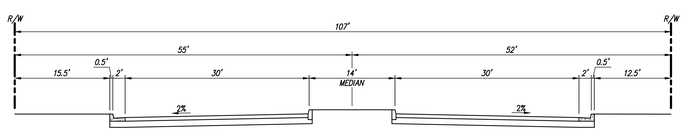
24' ACCESS GRAVEL ROAD,
SEE SECTION ABOVE

PARCEL 7
52.03 AC GROSS
50.08 AC NET

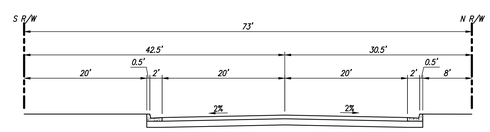
PARCEL 8
2.30 AC GROSS

WATER FACILITY

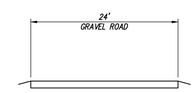
CHRISMAN ROAD



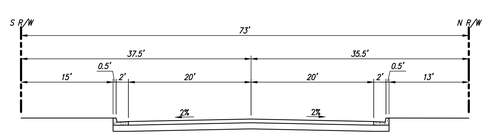
FOUR LANE
MAJOR ARTERIAL ROAD



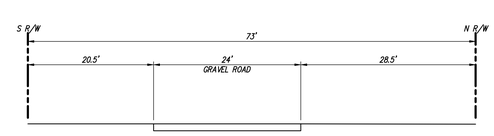
TWO LANE
LOCAL INDUSTRIAL ROAD 2



TWO LANE
GRAVEL ROAD 2



TWO LANE
LOCAL INDUSTRIAL ROAD 1



TWO LANE
GRAVEL ROAD 1

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PHASING MAP

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18

SHEET C2.1
OF 13 SHEETS

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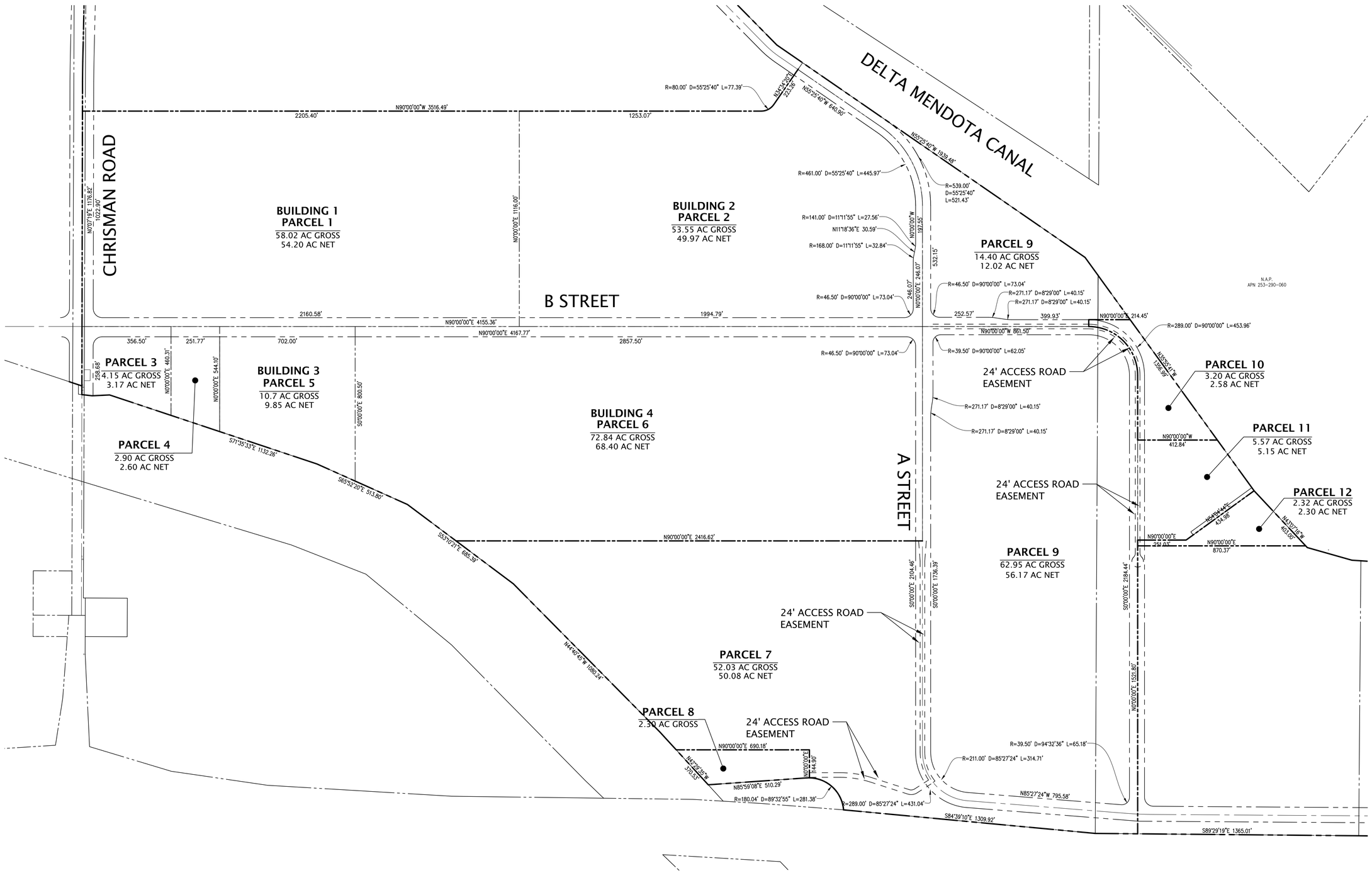

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PROPOSED PARCEL AND EASEMENT MAP

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162

PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
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SHEET	C2.2
OF	13 SHEETS

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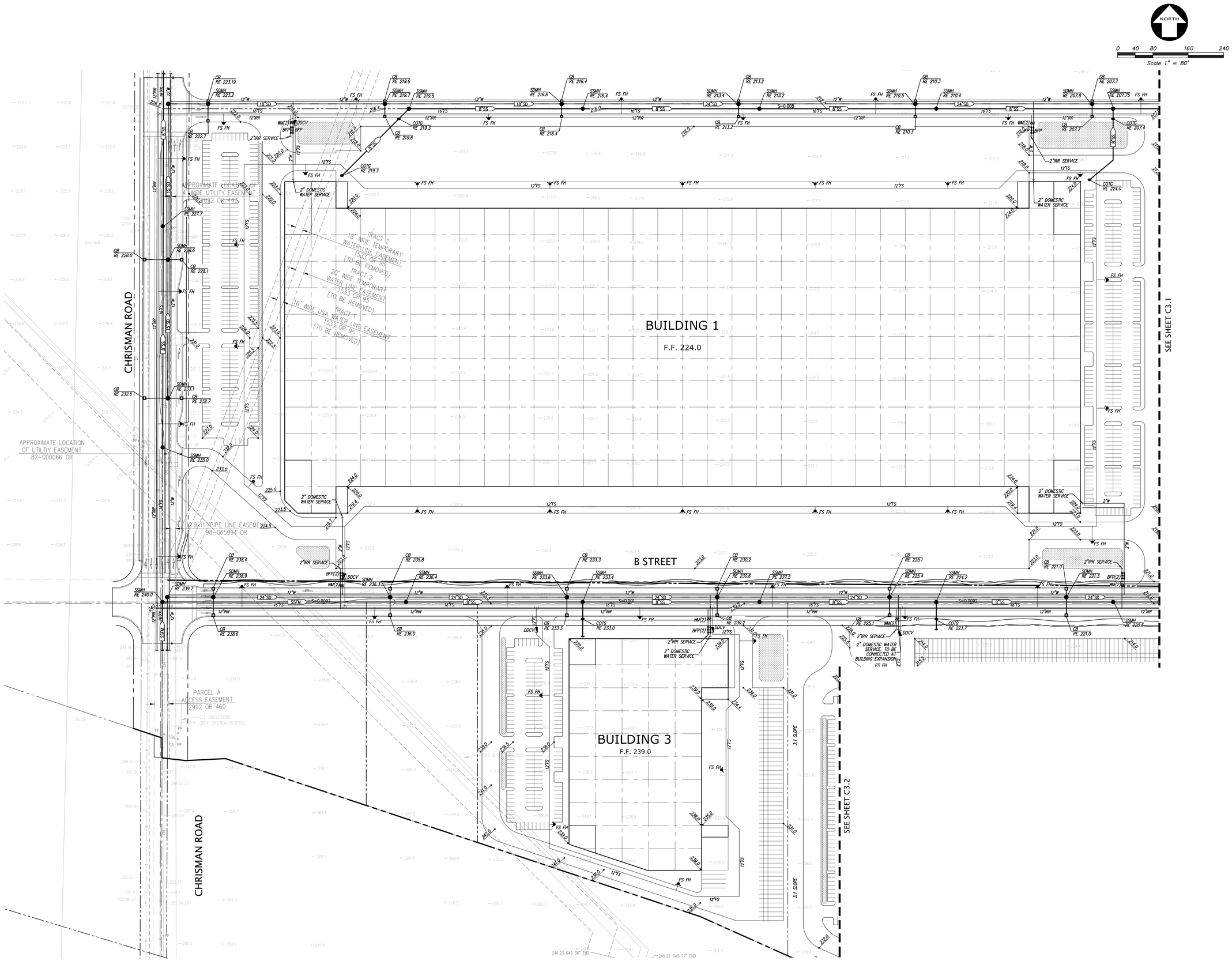

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NO.	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
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PRELIMINARY GRADING AND UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162

PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
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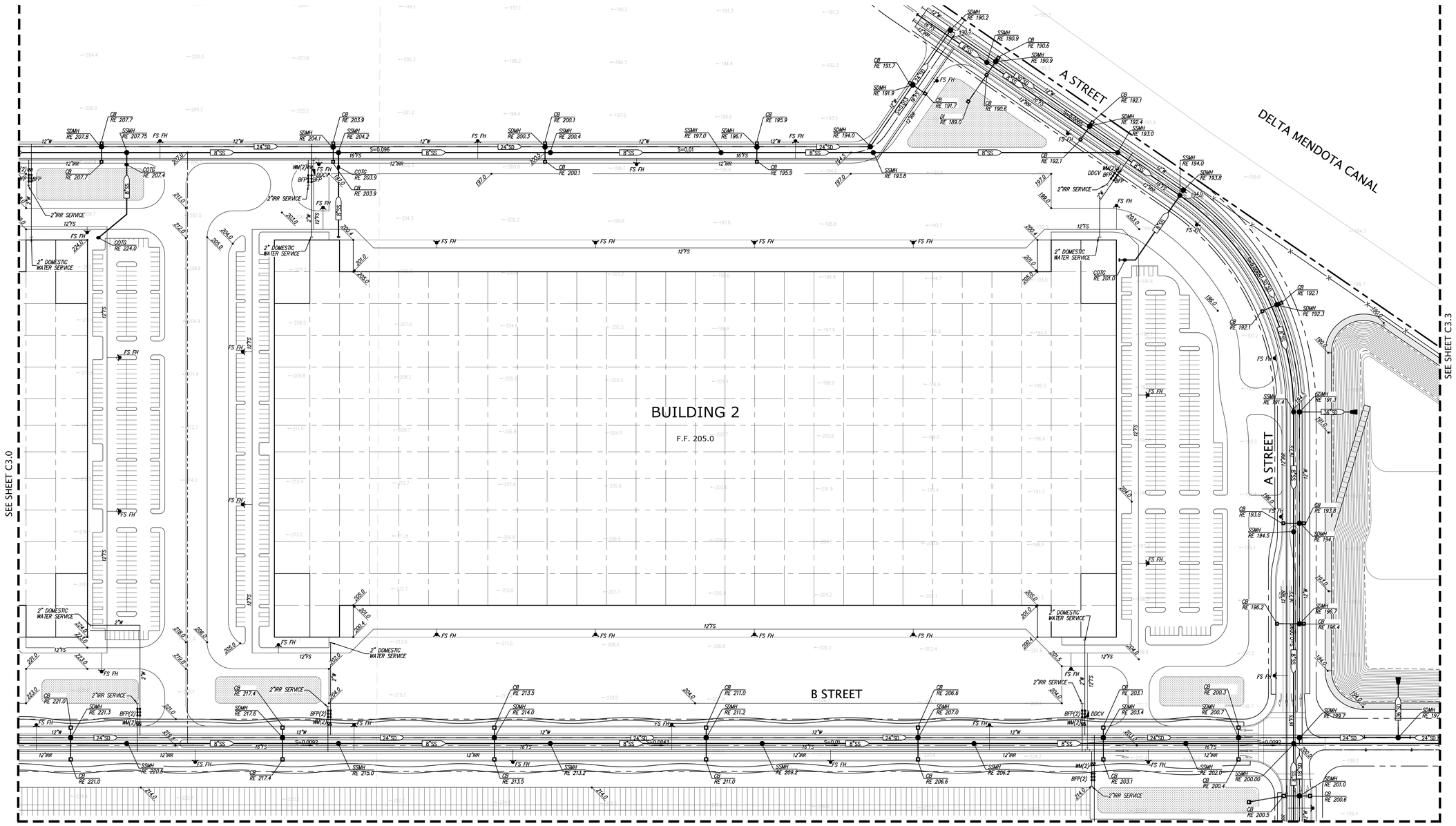
NORTH

0 40 80 160 240

Scale 1" = 80'



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PRELIMINARY GRADING AND UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162

PACIFIC GATEWAY

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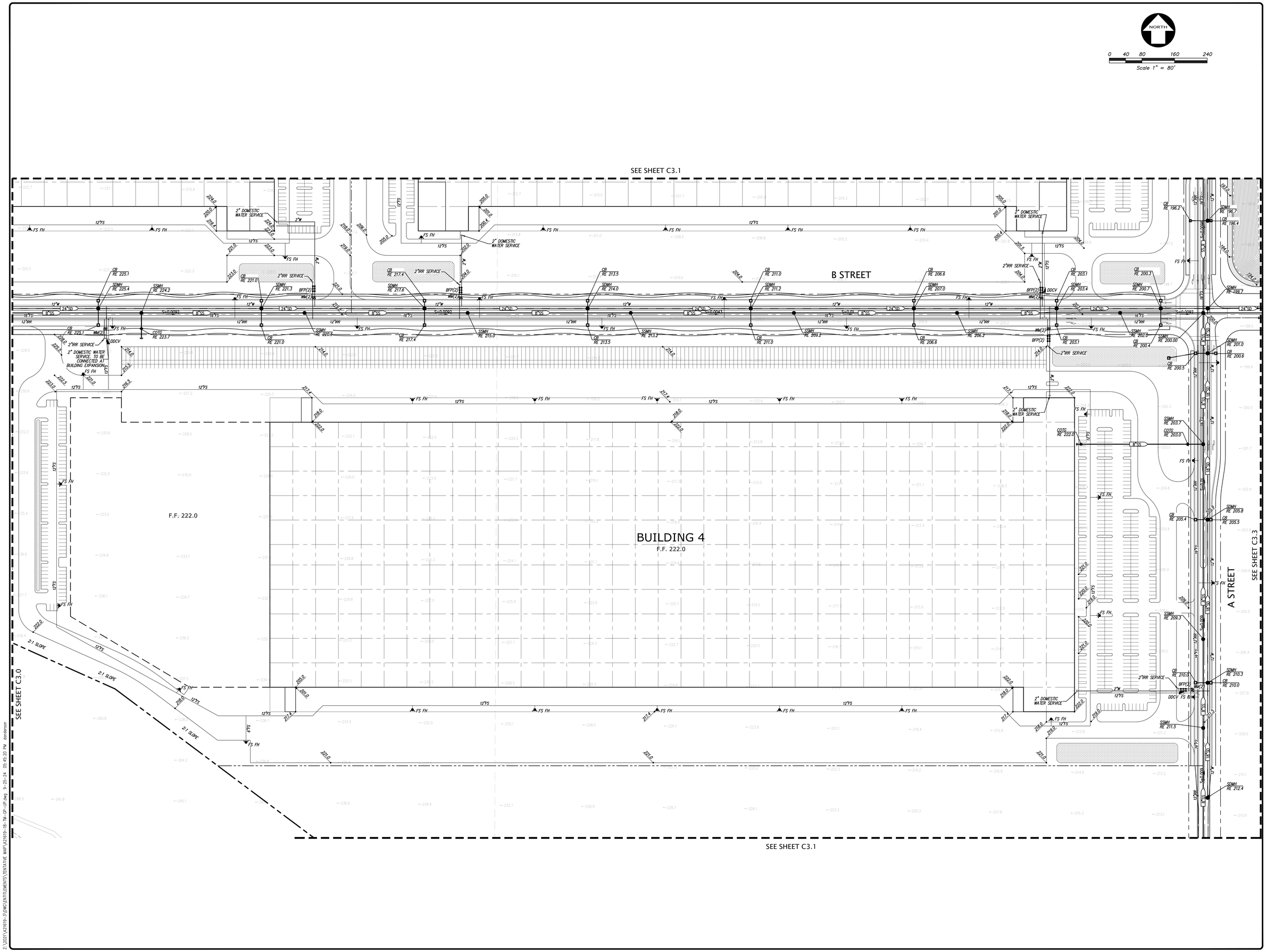

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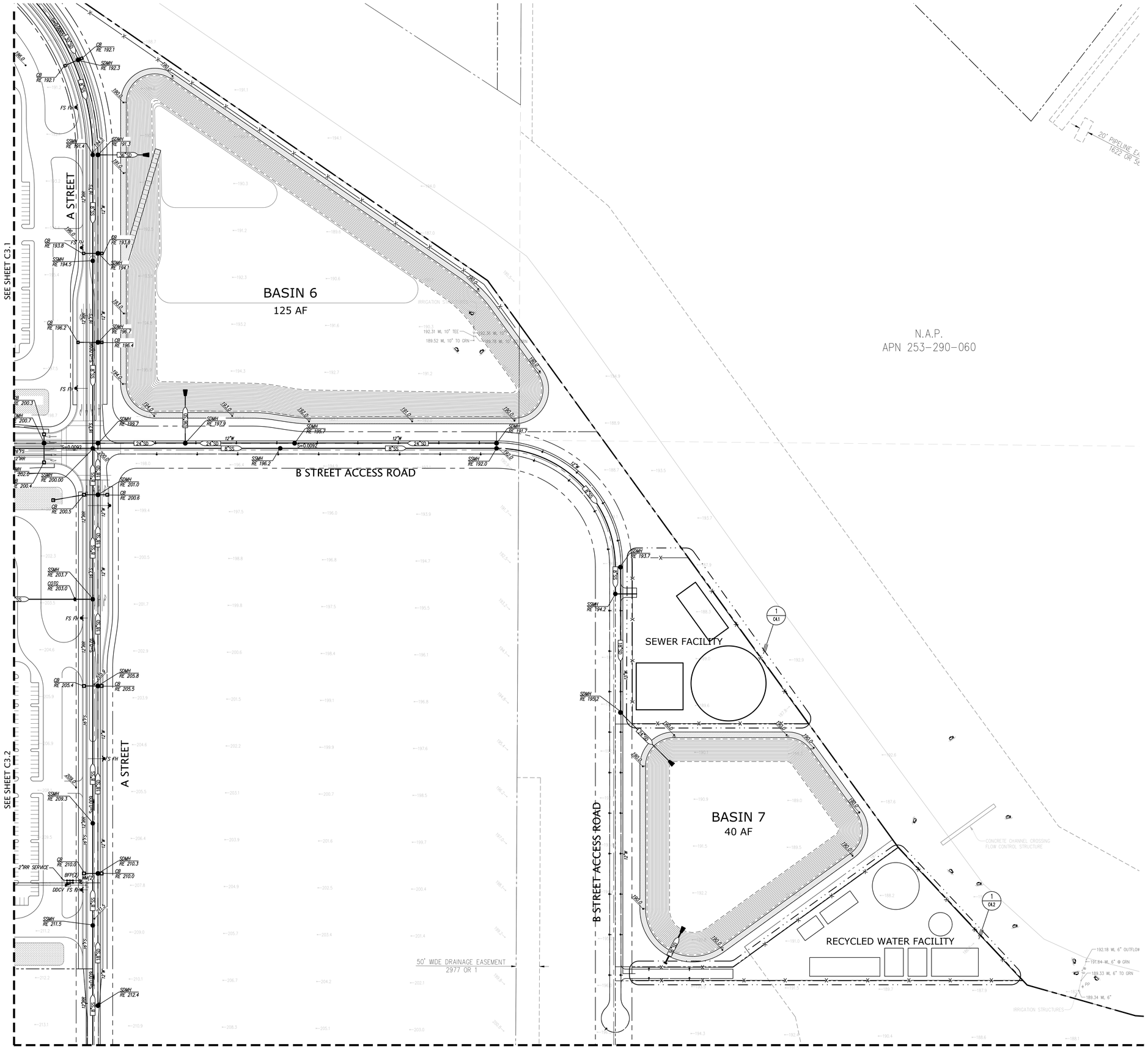

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PACIFIC GATEWAY

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SHEET C3.3 OF 13 SHEETS

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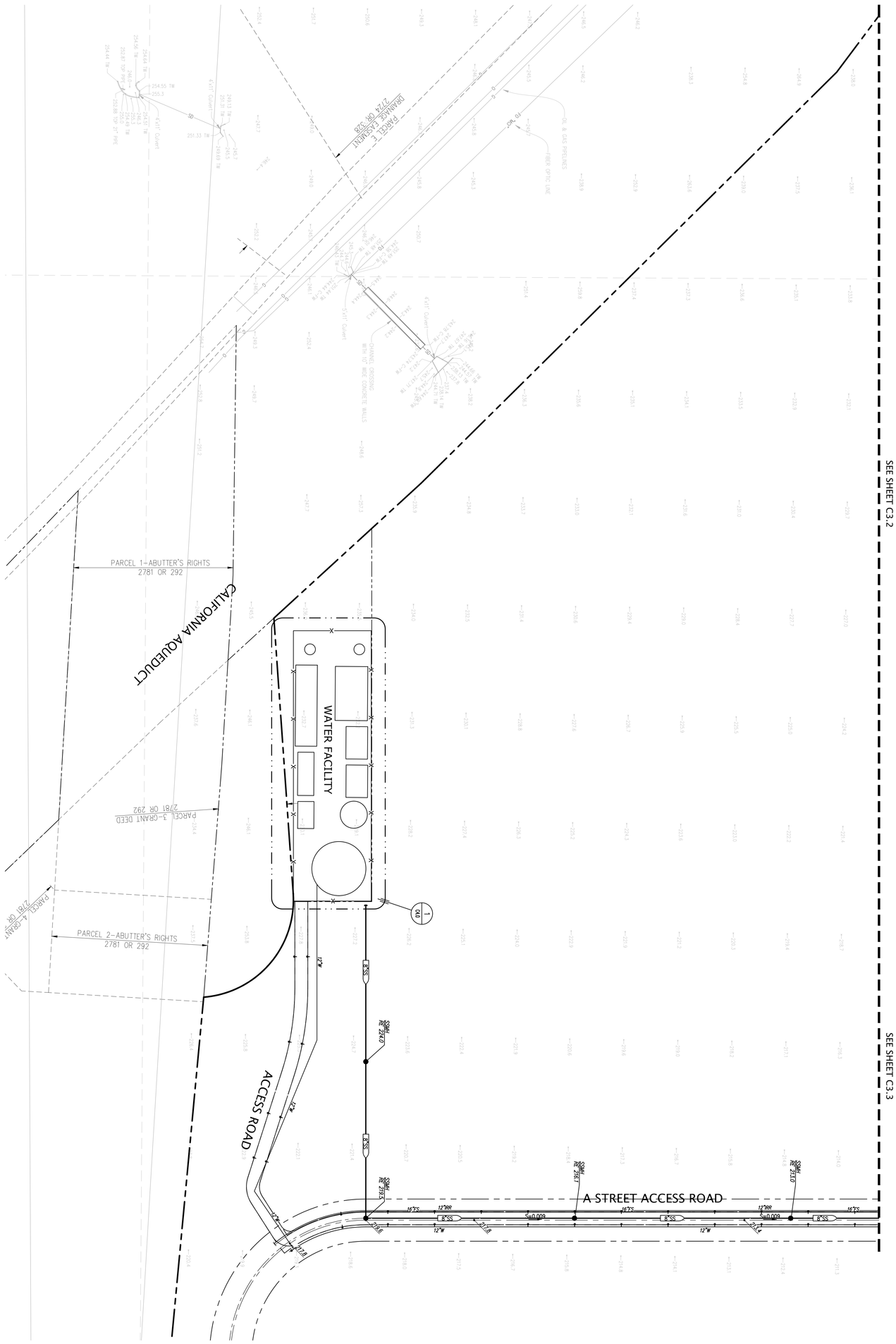

PRELIMINARY GRADING AND UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

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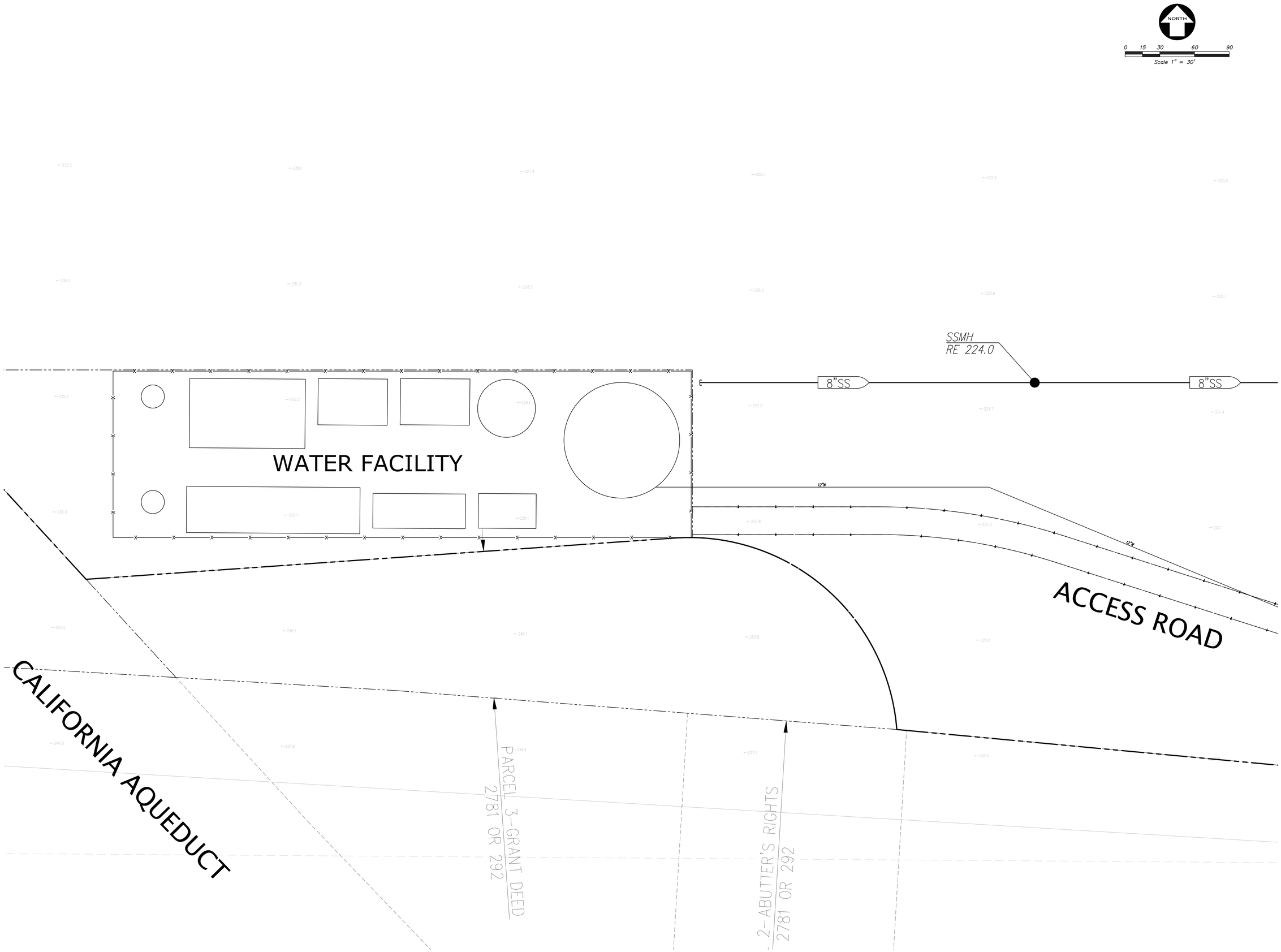
REGISTERED PROFESSIONAL ENGINEER CHARLES R. RICHARDSON No. 54447 CIVIL STATE OF CALIFORNIA

NO.	REVISION	BY	NO.	REVISION	BY

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C3.4
OF	13 SHEETS



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PRELIMINARY PRIMARY POTABLE WATER FACILITY

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
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DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C4.0
OF	13 SHEETS

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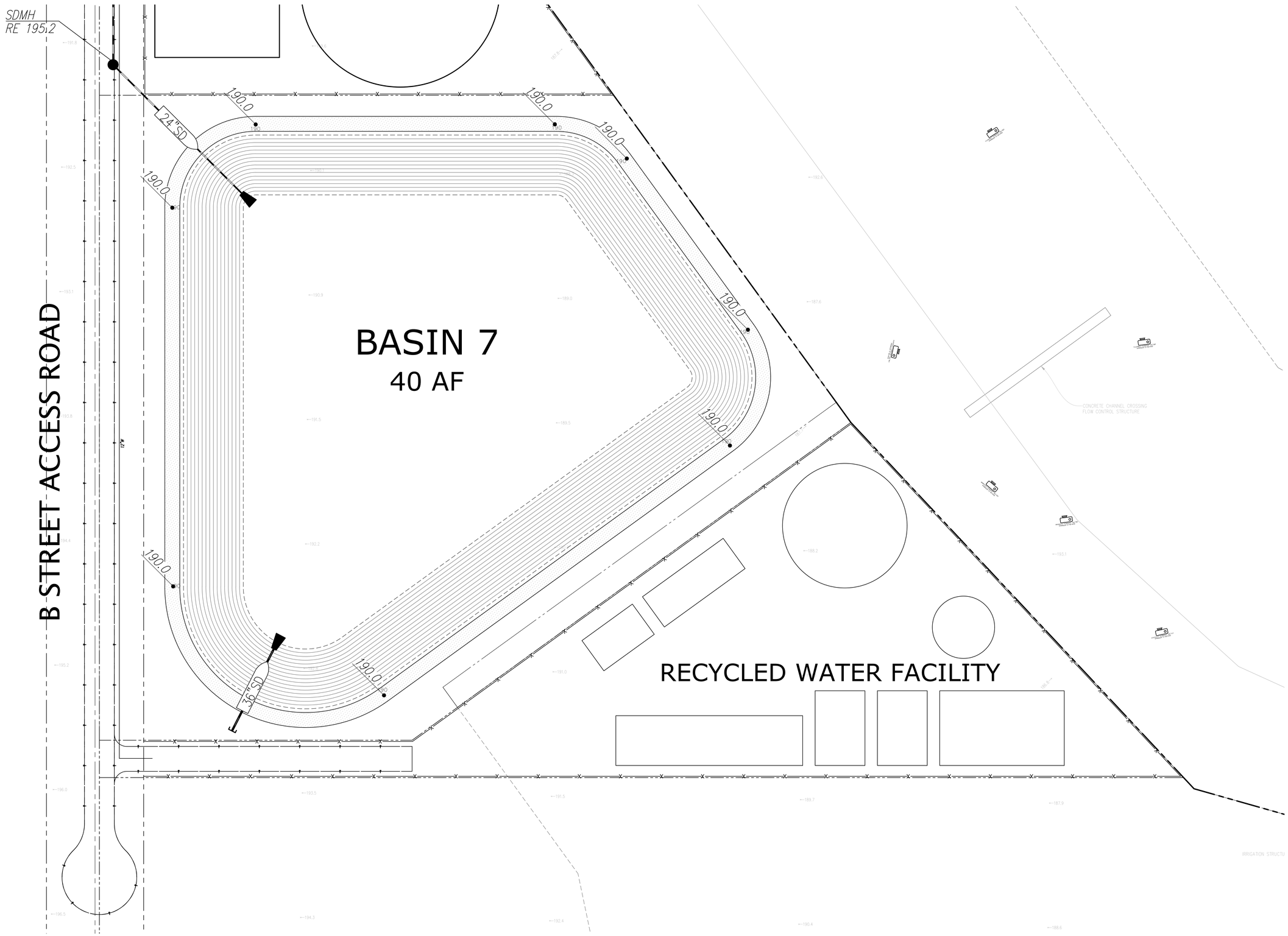

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PRELIMINARY RECYCLED WATER FACILITY

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162

PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

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SCALE	AS SHOWN
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JOB NO.	A21619-18

SHEET C4.1 OF 13 SHEETS

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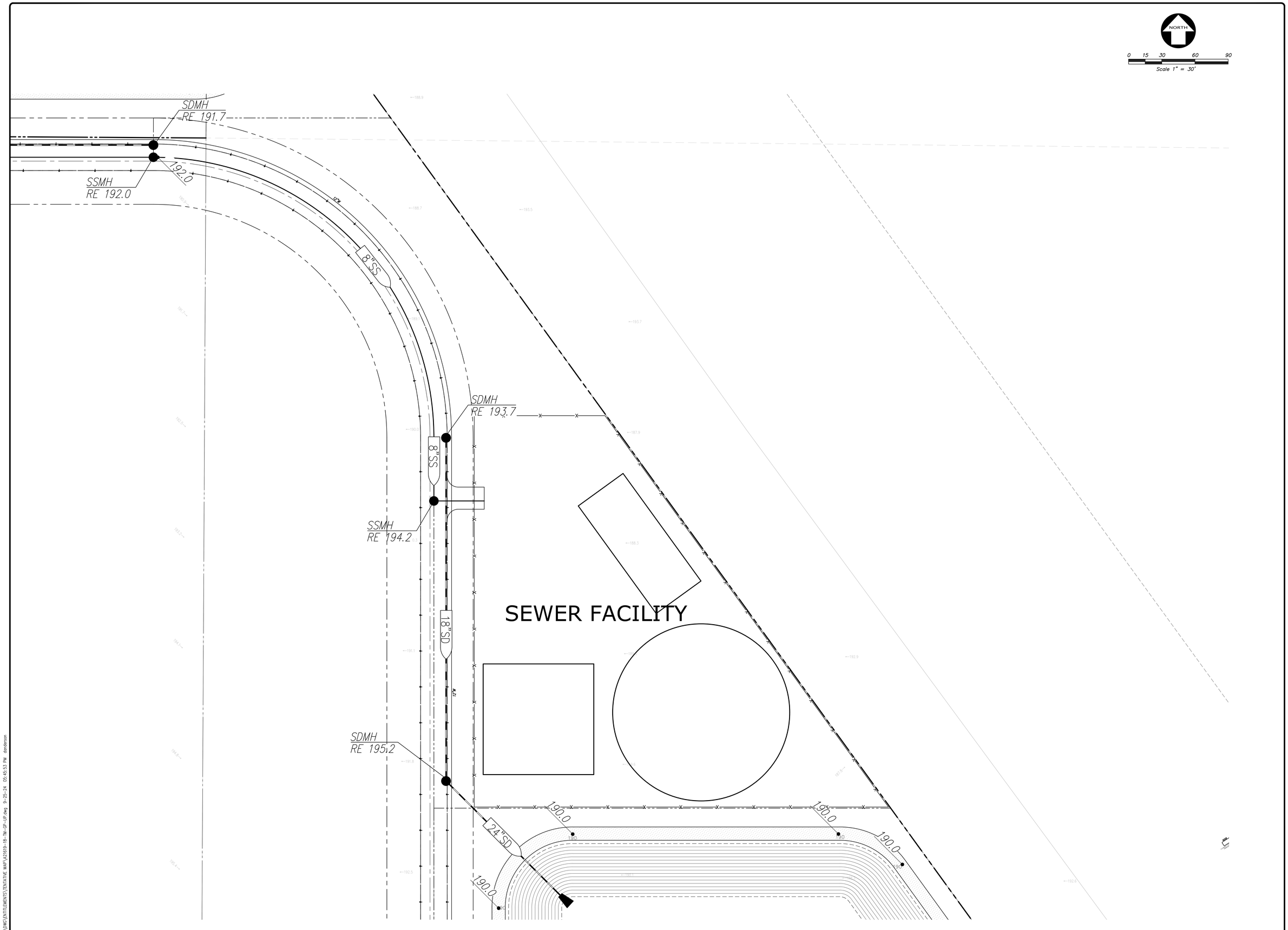

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PRELIMINARY SEWER TREATMENT FACILITIES

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162

PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C4.2
OF	13 SHEETS

Z:\2021\A21619-3\DWG\ENTITLEMENTS\TENTATIVE MAP\A21619-18-TM-GP-UP.dwg 9-25-24 05:45:53 PM danderson

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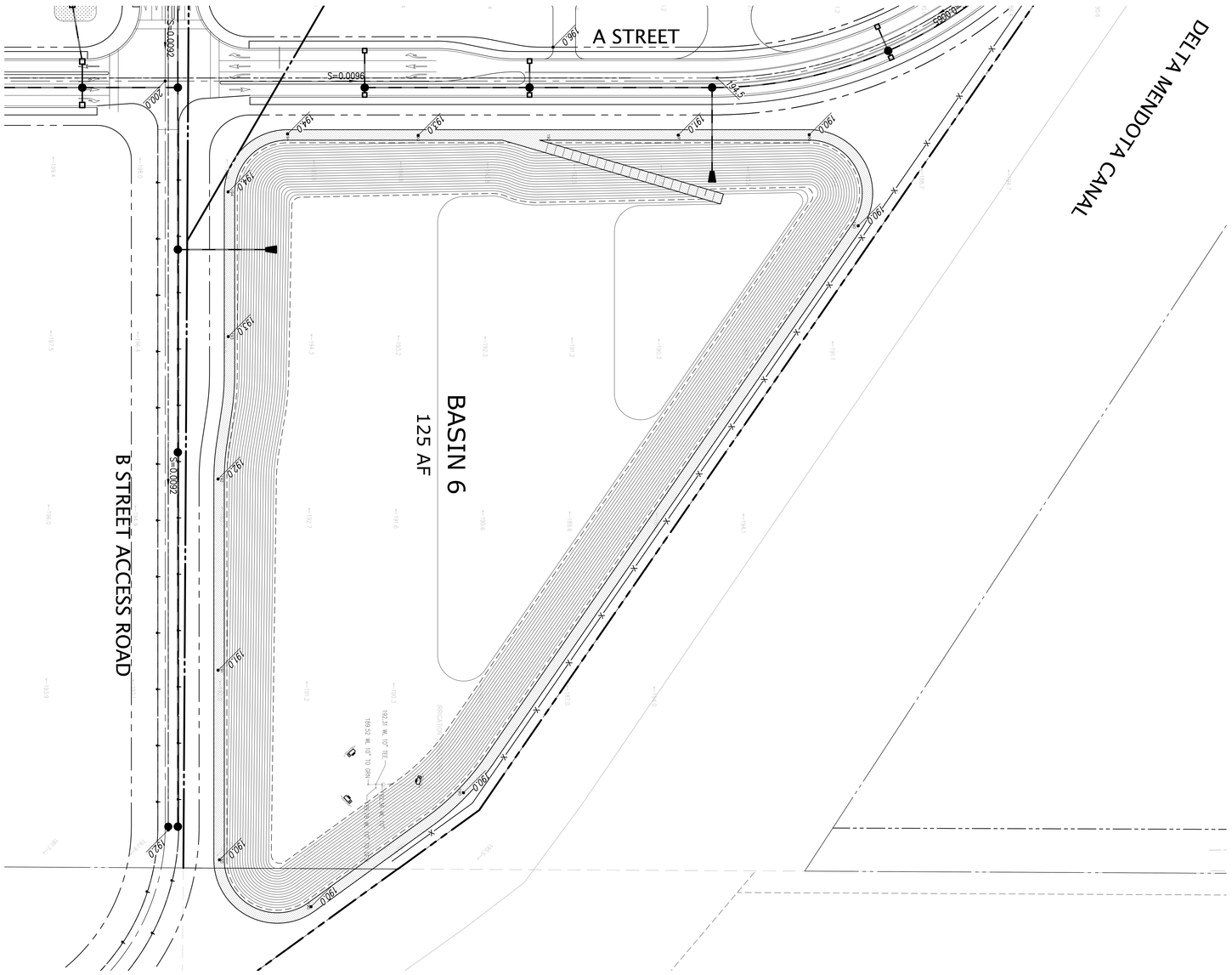

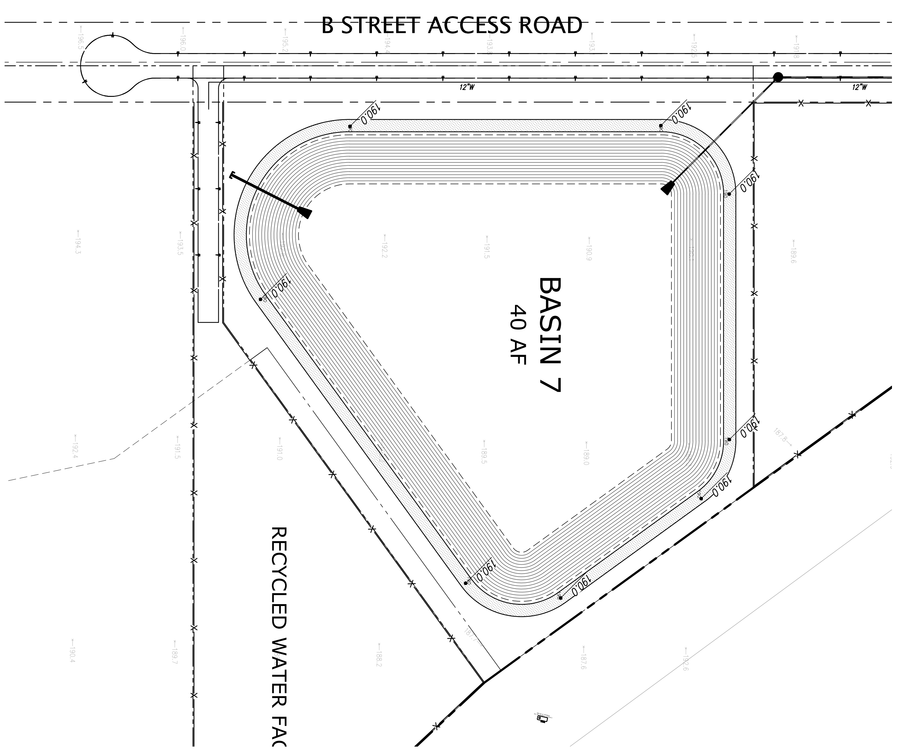

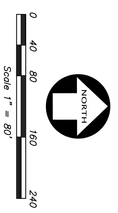

RETENTION BASIN

VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

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Livermore, California 94551
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www.kierwright.com

REGISTERED PROFESSIONAL ENGINEER CHARLES R. ROSSITER No. 53447 CIVIL STATE OF CALIFORNIA

NO.	REVISION	BY	NO.	REVISION	BY
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