

SAN JOAQUIN COUNTY, CALIFORNIA



NOT TO SCALE

<u>SHEET</u>	<u>DESCRIPTION</u>
<u>CIVIL</u>	
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
C3.2	PRELIMINARY GRADING AND UTILITY PLAN
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

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.

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.



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

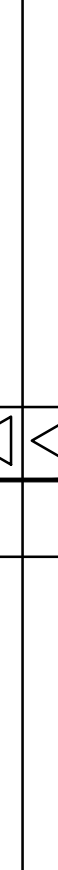
COVER SHEET AND KEY MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY
 SAN JOAQUIN COUNTY, CALIFORNIA



KIER+WRIGHT

2850 Collier Canyon Road
Livermore, California 94551

Phone (925) 245-8788
www.kierwright.com

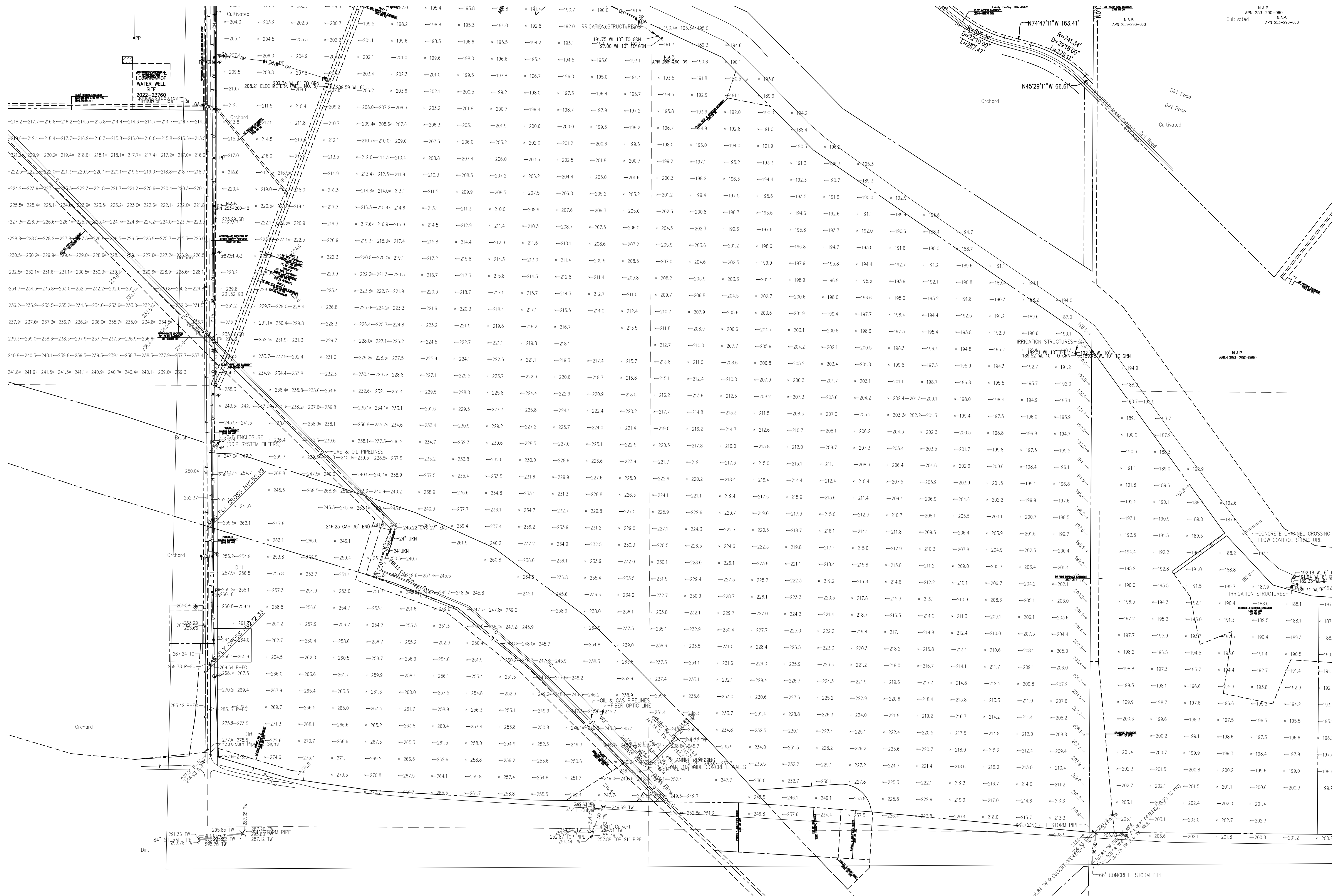
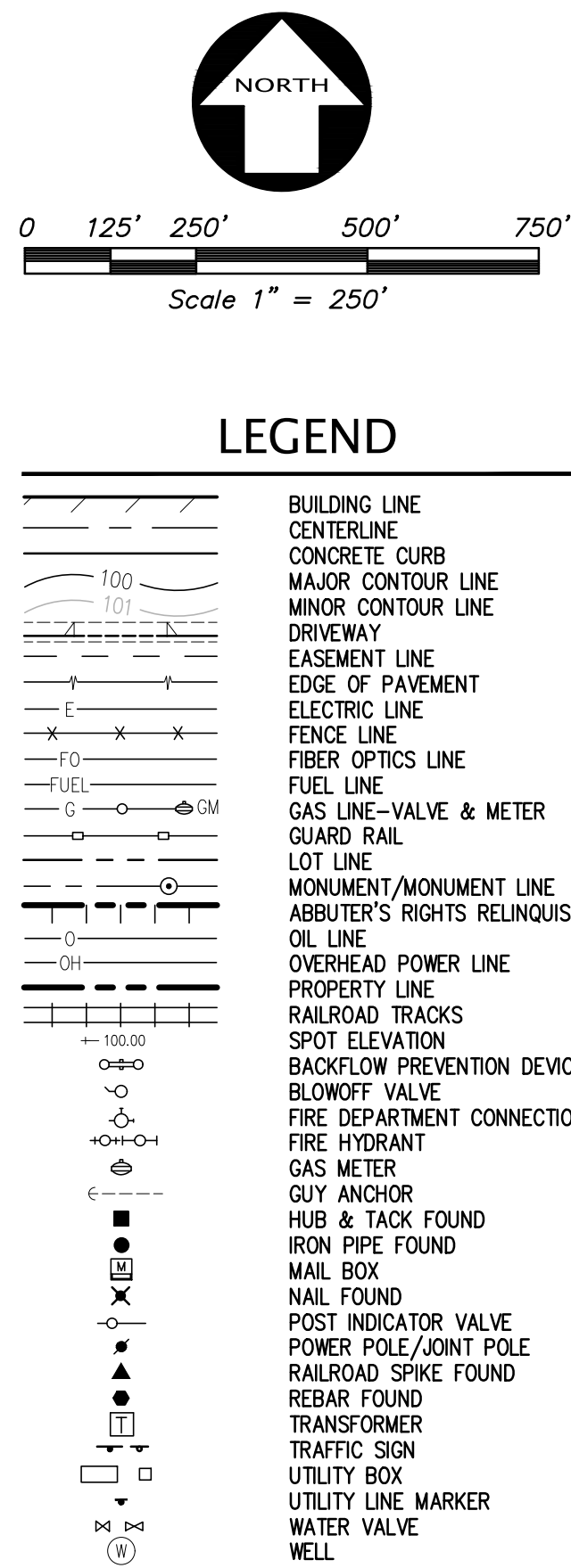


NOTE: THIS SITE HAS FIBER OPTIC LINES
LOCATED ON OR ADJACENT TO IT.

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 5026890-6860754, DATED AUGUST 27, 2021
- GUARANTEE NUMBER 5026890-6860763, DATED SEPTEMBER 08, 2021
- GUARANTEE NUMBER 5026890-6860771, DATED SEPTEMBER 08, 2021
- GUARANTEE NUMBER 5026890-6860757, DATED AUGUST 27, 2021
- GUARANTEE NUMBER 5026890-6860773, DATED SEPTEMBER 23, 2021
- GUARANTEE NUMBER 5026890-6860781, DATED AUGUST 27, 2021
- GUARANTEE NUMBER 5026890-6860782, DATED SEPTEMBER 08, 2021
- GUARANTEE NUMBER 5026890-6860801, 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 UTILITY FACILITIES ON THIS SITE. AS OF 10/1/2021, 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 THIS SITE AND THIS INFORMATION HERE & 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, STRUCTURES, PIPE, UTILITY VAULTS, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
5. BENCHMARK: FOUND 3 1/2" HIN BRASS DISC, 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 IS WITH 0° 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 AERIAL PHOTO PLOTTED MAP WAS GENERATED BY PHOTOGRAMMETRIC METHODS BY KERR-WRIGHT, JOB NUMBER A21619-1, DATE OF PHOTOGRAPHY SEPTEMBER 20, 2021.

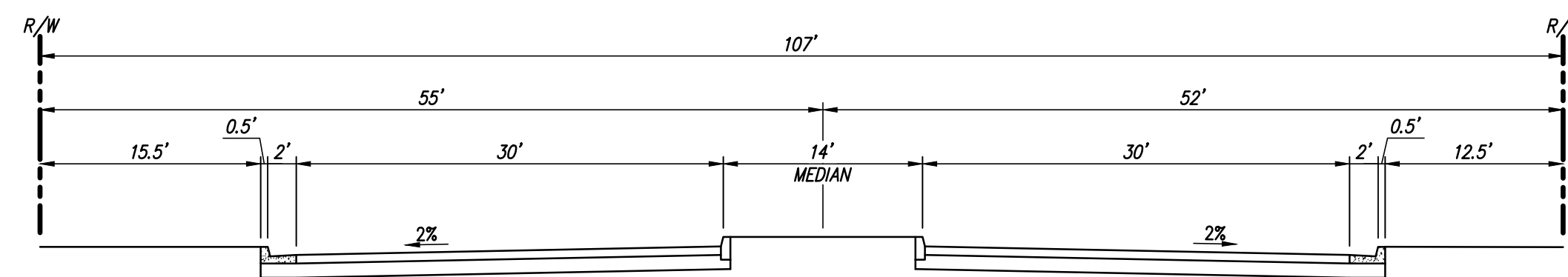
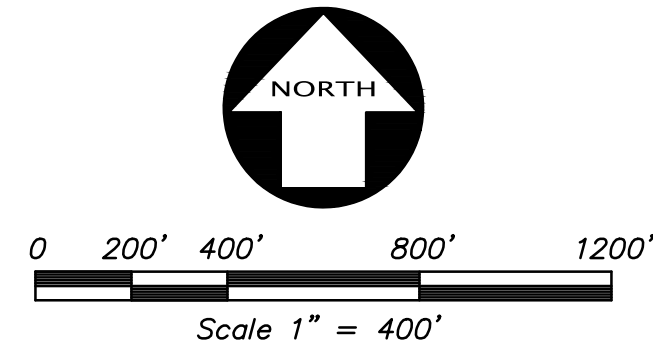
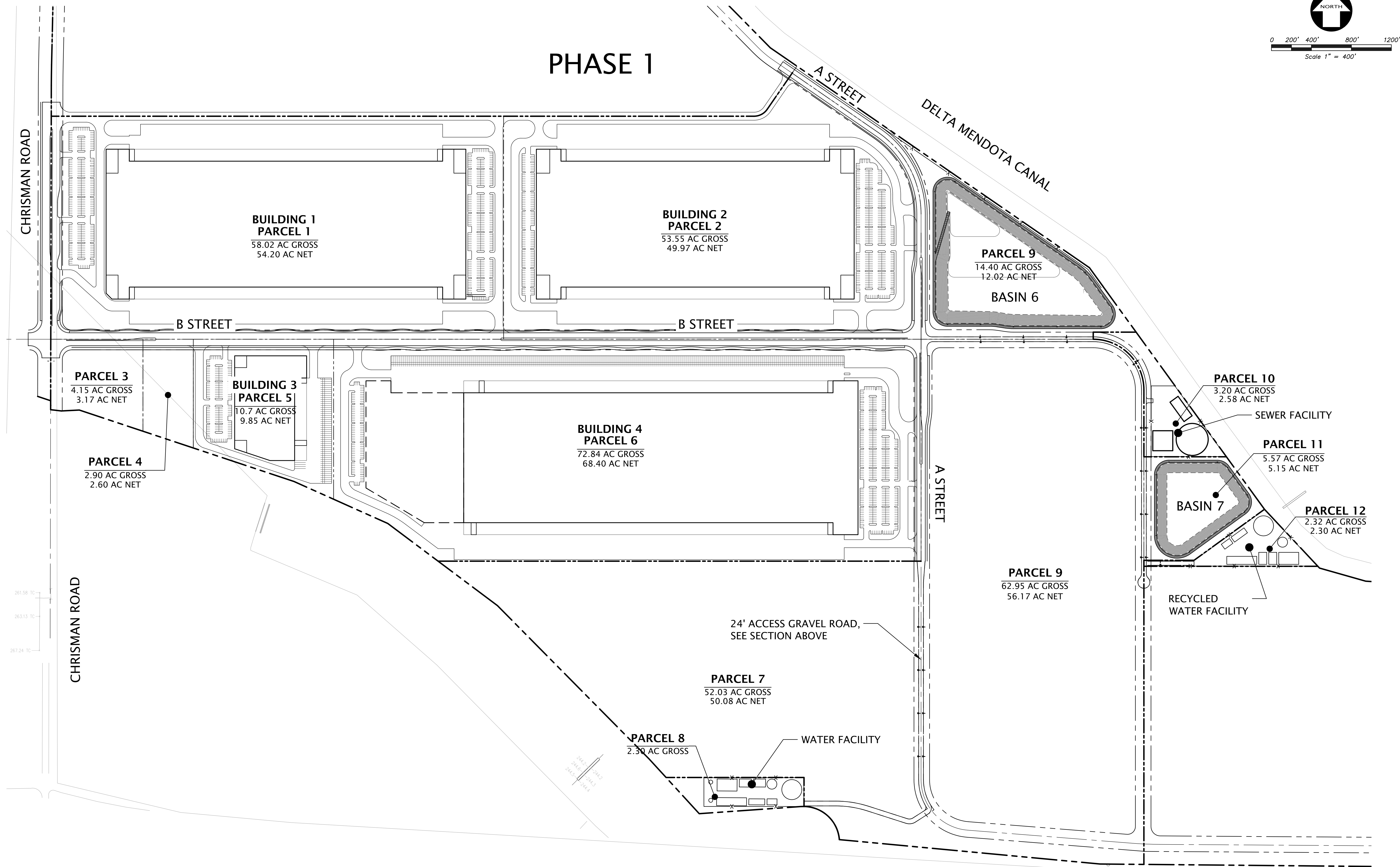
AS OF THE DATE OF THIS SURVEY, IT WAS OBSERVED THAT THE PROJECT SITE WAS ACTIVELY FARMED DURING OUR FIELD SURVEY. PRIOR TO ANY MASS GRADING OPERATIONS AND AFTER DEMOLITION OR SITE CLEARING AND GRUBBING, IT IS RECOMMENDED THAT AN ADDITIONAL TOPOGRAPHIC SURVEY BE PERFORMED FOR THE PURPOSE OF REVIEWING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



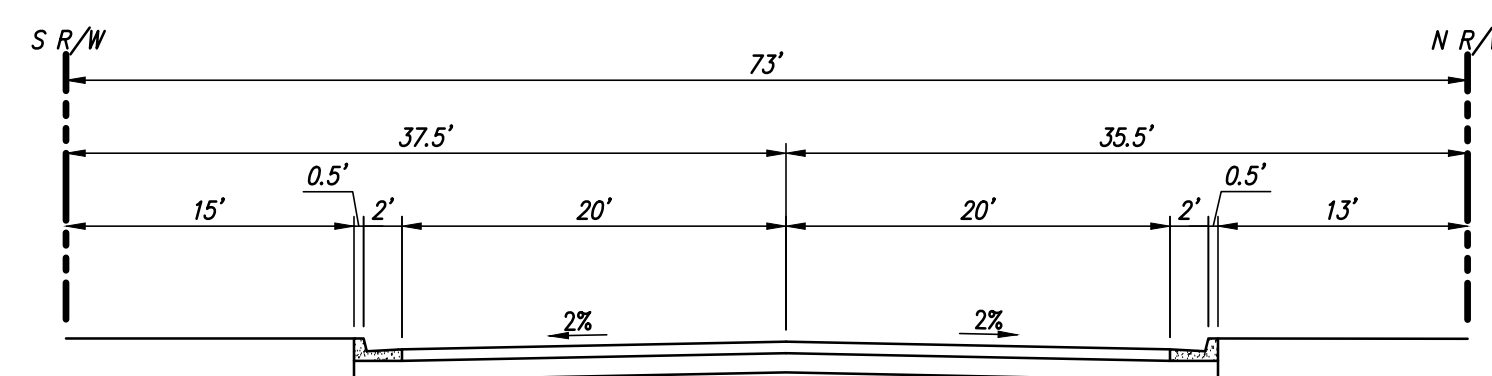
TOPOGRAPHIC SURVEY VESTING TENTATIVE SUBDIVISION MAP WITH PHASE – 1 MAP TRACT 4162 PACIFIC GATEWAY SAN JOAQUIN COUNTY, CALIFORNIA		 KIER+WRIGHT 2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 www.kierwright.com 		<table><tr><th>NO.</th><th>REVISION</th><th>BY</th><th>NO.</th><th>REVISION</th><th>BY</th></tr><tr><td>△</td><td></td><td></td><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td><td>△</td><td></td><td></td></tr><tr><td>△</td><td></td><td></td><td>△</td><td></td><td></td></tr></table>		NO.	REVISION	BY	NO.	REVISION	BY	△			△			△			△			△			△			△			△			△			△		
NO.	REVISION	BY	NO.	REVISION	BY																																				
△			△																																						
△			△																																						
△			△																																						
△			△																																						
△			△																																						
DATE SEPTEMBER, 2024 SCALE AS SHOWN DESIGNER CR DRAWN BY DJA JOB NO. A21619-18 SHEET C2.0 OF 13 SHEETS																																									

Z:\2021\A21619-3\DWG\ENTITLEMENTS\TENTATIVE MAP\A21619-18-TM.dwg 9-25-24 05:44:49 PM danderson

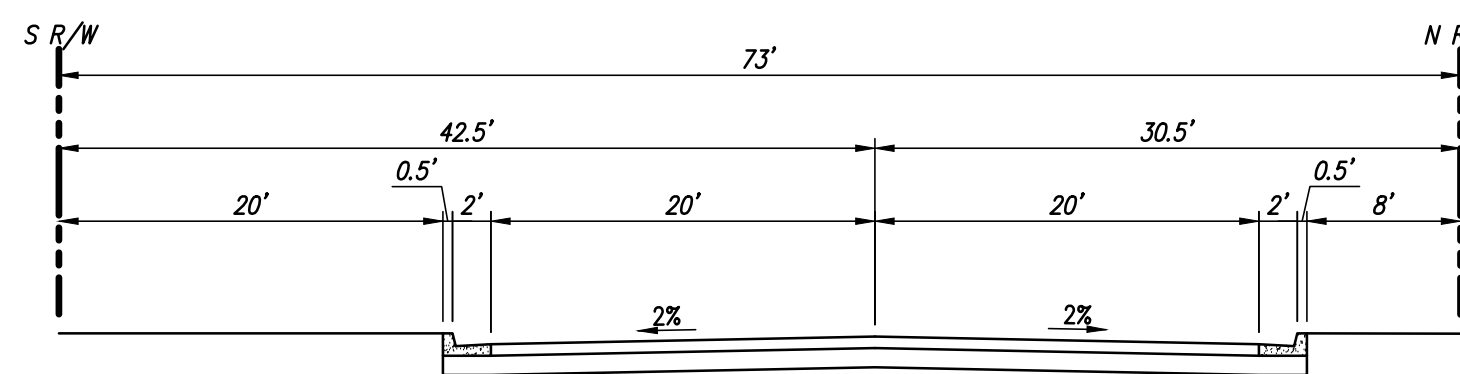
Z:\2020\A21619-10\WORKSHEETS\TENTATIVE MAP\A21619-18-TM.dwg 9/25/24 05:44:54 PM danderson



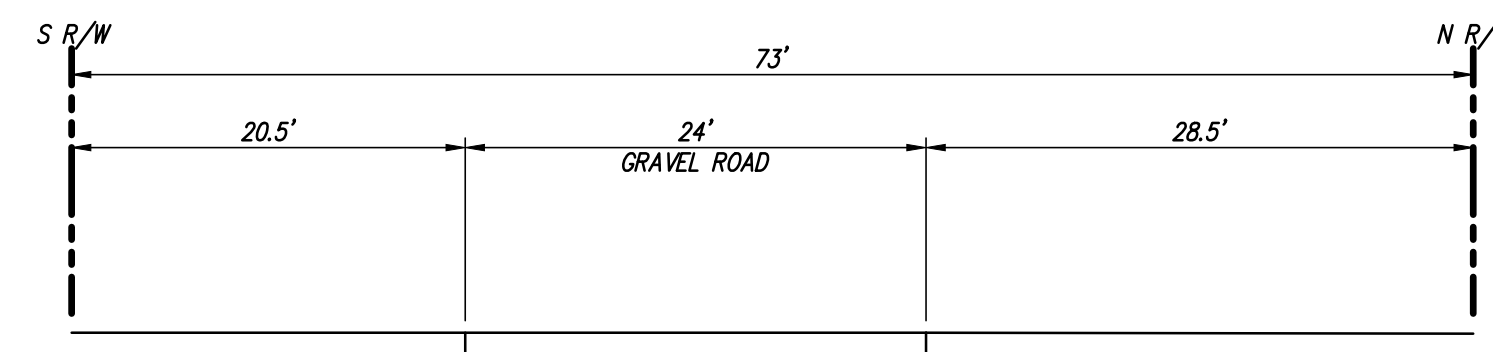
FOUR LANE
MAJOR ARTERIAL ROAD



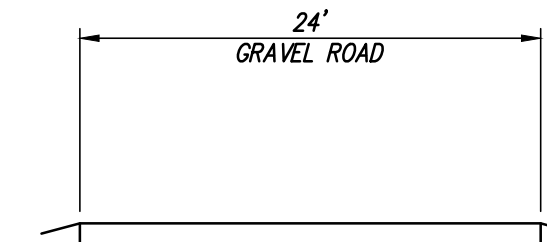
TWO LANE
LOCAL INDUSTRIAL ROAD 1



TWO LANE
LOCAL INDUSTRIAL ROAD 2

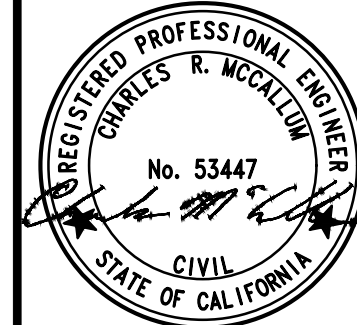


TWO LANE
GRAVEL ROAD 1



TWO LANE
GRAVEL ROAD 2

REVISION	BY	NO.



KIER+WRIGHT

2850 Collier Canyon Road
Livermore, California 94551

Phone (925) 245-8788
www.kierwright.com

PHASING MAP

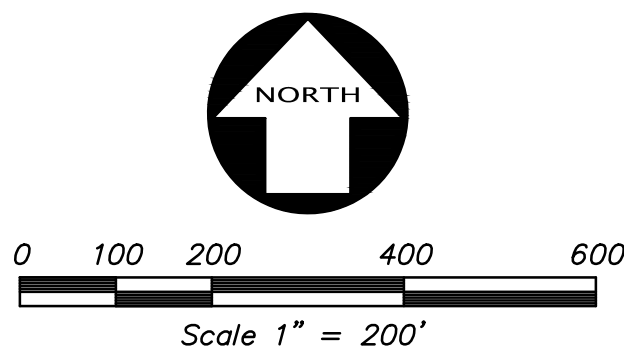
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP

TRACT 4162

PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

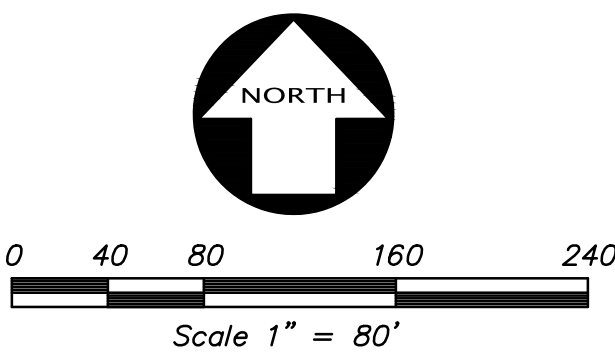
DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C2.1
OF	13 SHEETS



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

PROPOSED PARCEL AND EASEMENT MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE - 1 MAP
TRACT 4162
SAN JOAQUIN COUNTY, CALIFORNIA
PACIFIC GATEWAY

\\2021\A21619-3\DWG\ENTITLEMENTS\TENTATIVE MAP\A21619-18-TM.dwg 9-25-24 05:44:59 PM danderson



 KIER+WRIGHT

2850 Collier Canyon Road
Livermore, California 94551

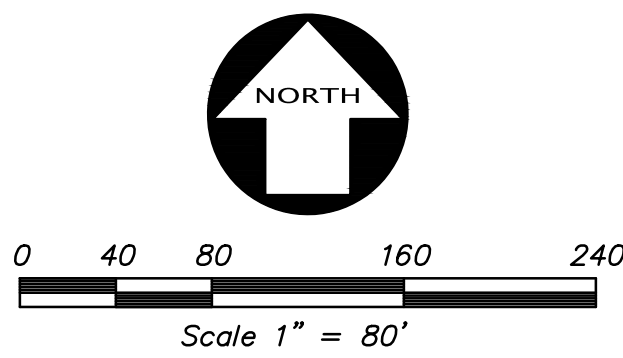
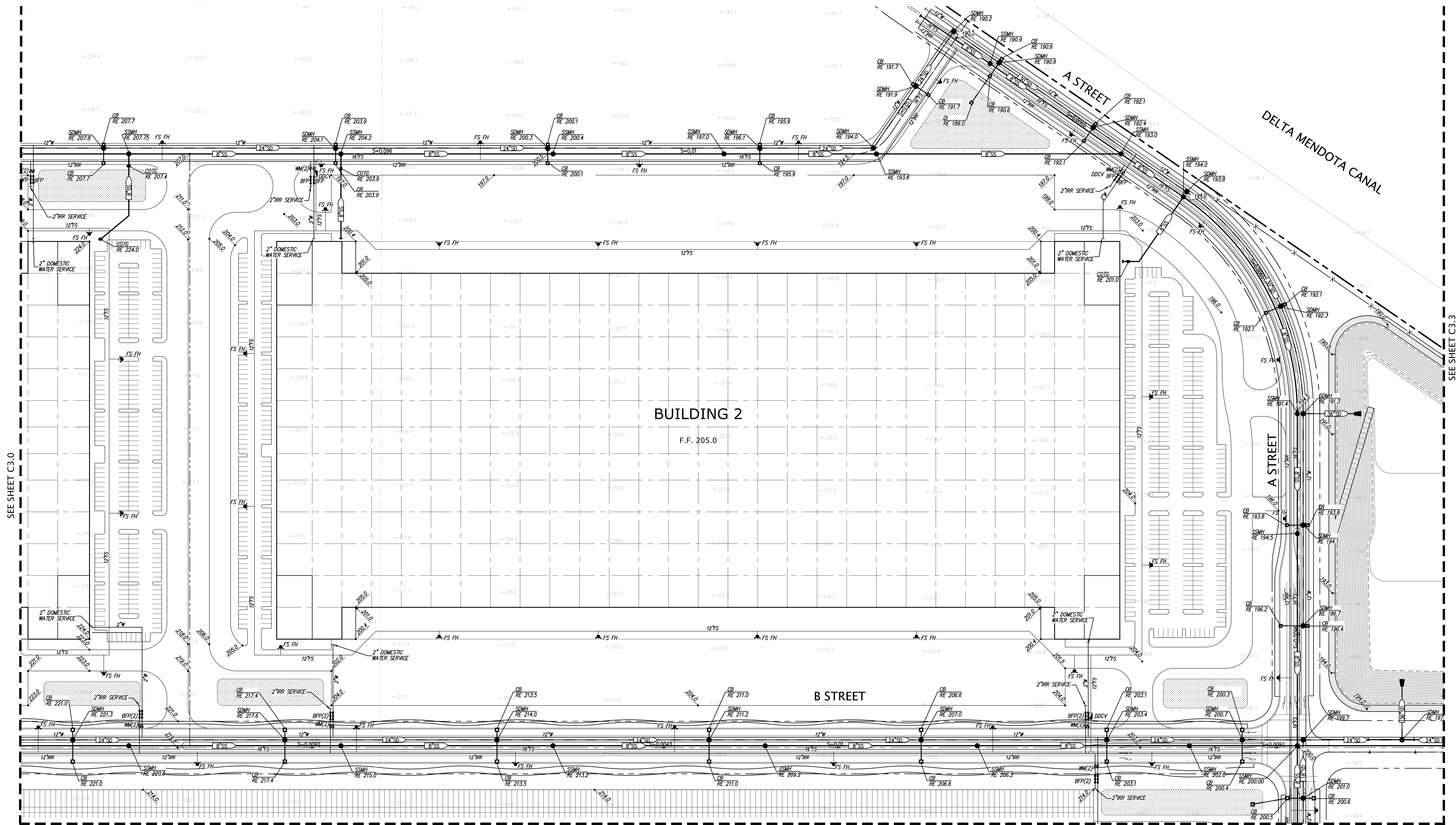
Phone (925) 245-4788
www.kierwright.com



REVISION		REVISION		REVISION	
NO.	BY	NO.	BY	NO.	BY
△		△			
△		△			
△		△			
△		△			
△		△			

Z:\2021\A21619-3\DWG\ENTITLEMENTS\TENTATIVE MAP\A21619-18-TM-GP-UP.dwg 9-25-24 05:45:07 PM danderson

Z:\2020\A21619-10\WORKS\ENTIREMENTS\PRELIMINARY MAP\A21619-18-TM-GP-UP.dwg 9/25/24 05:45:13 PM danielson



PRELIMINARY GRADING AND UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

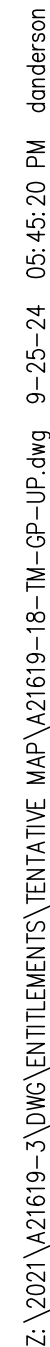
DATE SEPTEMBER, 2024
SCALE AS SHOWN
DESIGNER CR
DRAWN BY DJA
JOB NO. A21619-18
SHEET C3.1
OF 13 SHEETS

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
www.kierwright.com



NO.	BY	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

NO.	BY	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



SEE SHEET C3.1

 KIER+WRIGHT

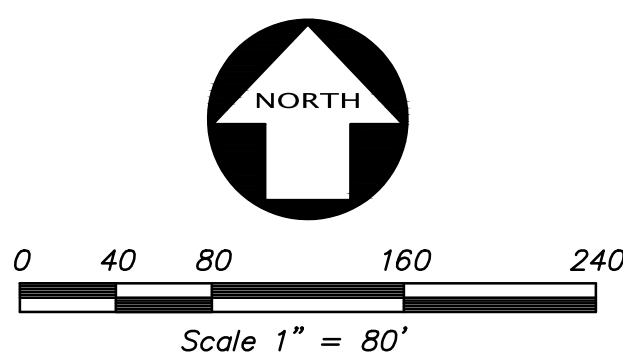
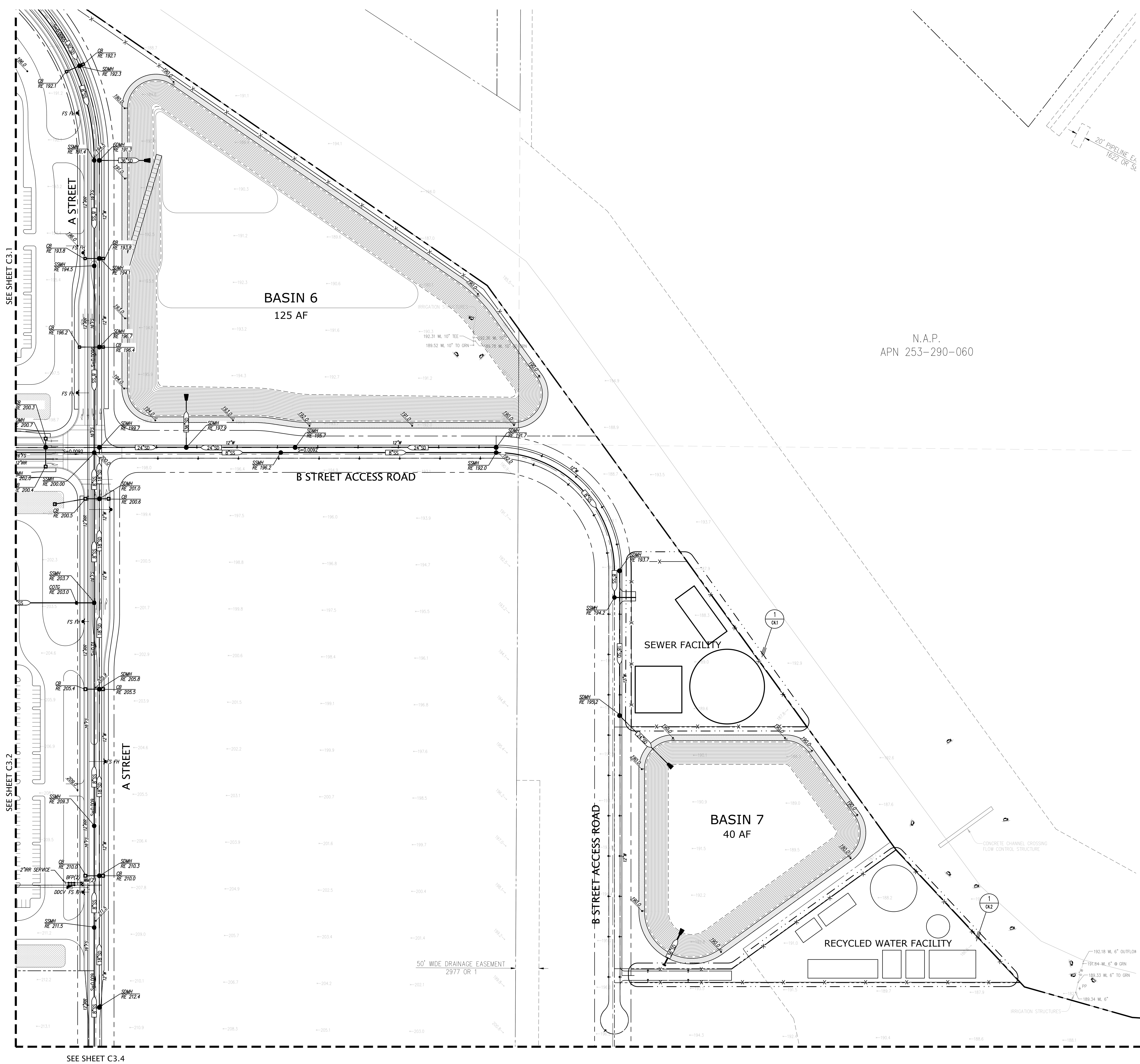
2850 Collier Canyon Road
Livermore, California 94551

Phone (925) 245-8788
www.kierwright.com

PRELIMINARY GRADING AND UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
DACEIC CATEWAY
LOS ANGELES COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024	
SCALE	AS SHOWN	
DESIGNER	CRAIG	
DRAWN BY	DJAN	
JOB NO.	A21619-1	
SHEET		
OF	13	SHEETS

Z:\2020\A21619-30\WORK\ENTIREMENTS\TENTATIVE MAP\A21619-18-TM-GP-UP.dwg 9/25/24 05:45:27 PM danderson



DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C3.3
OF	13 SHEETS

BY		REVISION		NO		BY		NO	

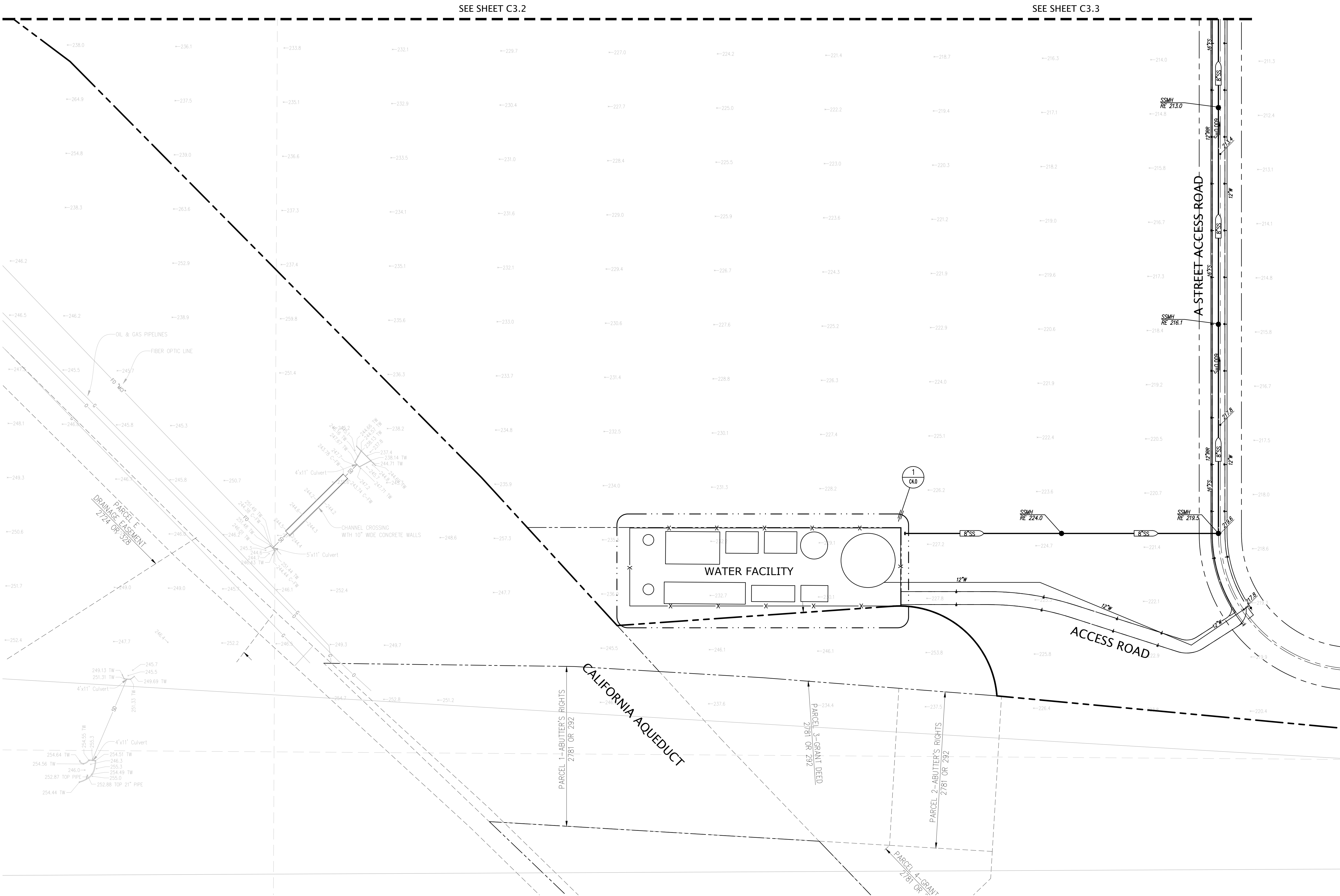
REGISTERED PROFESSIONAL ENGINEER
CARLOS R. MCCARTHY
No. 53447
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT

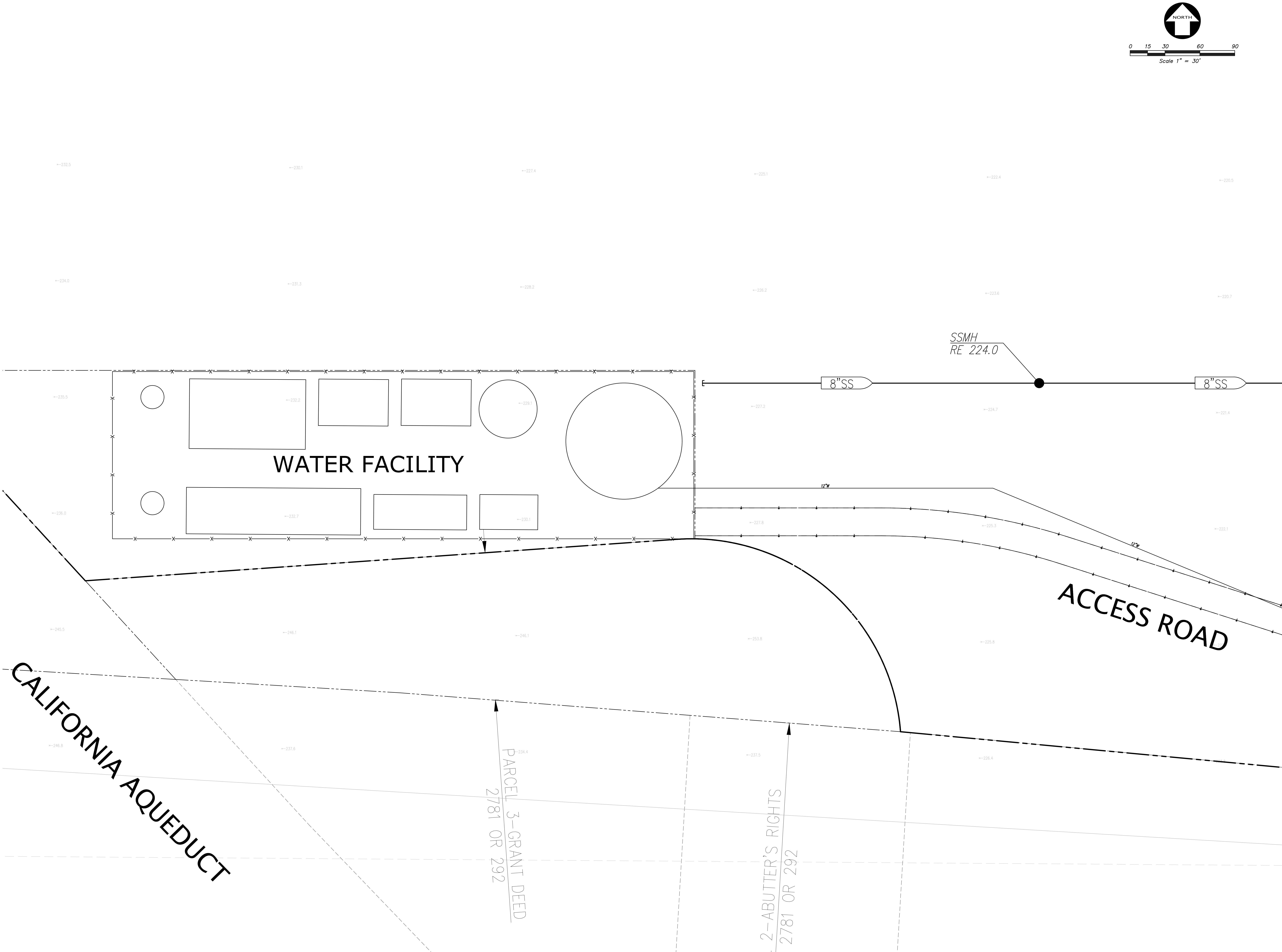
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
www.kierwright.com

PRELIMINARY GRADING AND UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

[illegible]

Z:\2020\A21619-3\WORKS\ENTIREMENTS\TENTATIVE MAP\A21619-18-TM-GP-UP.dwg 9-25-24 05:45:40 PM danderson



REVISION		BY	NO

REVISION		BY	NO

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

KIER+WRIGHT
2850 Collier Canyon Road
Evermore, California 94551
Phone (925) 245-8788
www.kierwright.com

PRELIMINARY PRIMARY POTABLE WATER FACILITY
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

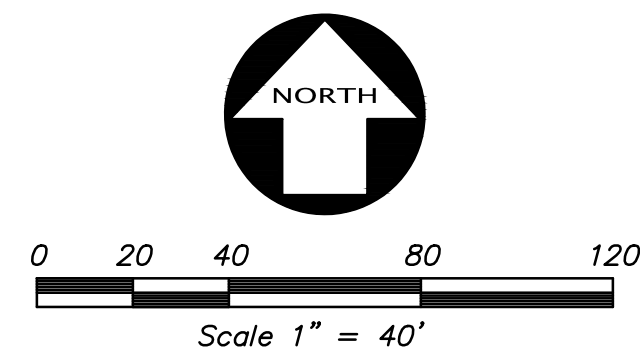
DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
DRAWN BY	DJA
JOB NO.	A21619-18
SHEET	C4.0
OF	13 SHEETS

SDMH
RE 195.2

B STREET ACCESS ROAD

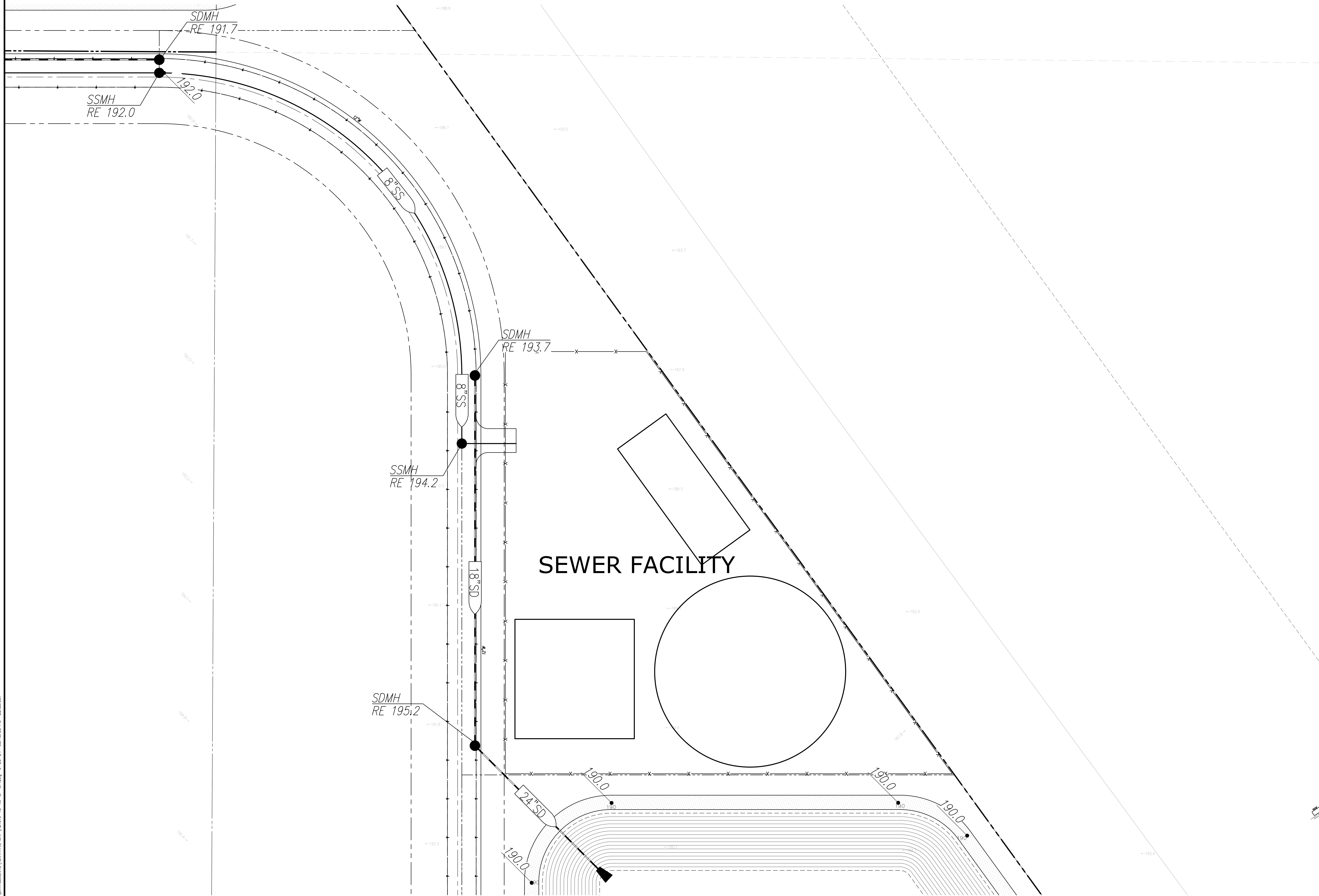
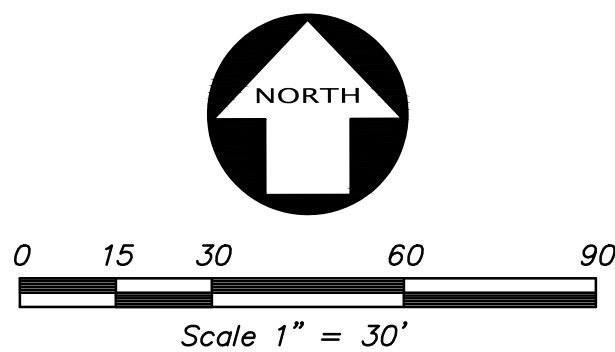
BASIN 7
40 AF

RECYCLED WATER FACILITY



DATE		SEPTEMBER, 2024	
SCALE		AS SHOWN	
DESIGNER		CR	
DRAWN BY		DJA	
JOB NO.		A21619-18	
SHEET		C4.1	
OF		13 SHEETS	
PRELIMINARY RECYCLED WATER FACILITY		VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP	
TRACT 4162		PACIFIC GATEWAY	
SAN JOAQUIN COUNTY,		CALIFORNIA	
KIER+WRIGHT		2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 www.kierwright.com	
REGISTERED PROFESSIONAL ENGINEER		No. 53447	
CIVIL		STATE OF CALIFORNIA	
CORPUS R. MCCOY			
REVISION		NO	
BY		NO	
REVISION		NO	
BY		NO	

Z:\2020\A21619-3\DWG\ENTIREMENTS\TENTATIVE MAP\A21619-18-TM-GP-UP.dwg 9/25/24 05:45:53 PM danderson



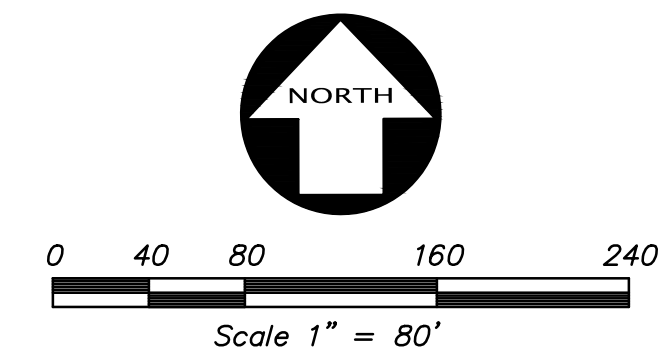
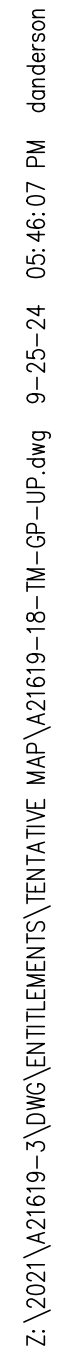
DATE		SEPTEMBER, 2024	
SCALE		AS SHOWN	
DESIGNER		CR	
DRAWN BY		DJA	
JOB NO.		A21619-18	
SHEET		C4.2	
OF		13 SHEETS	

BY	NO	REVISION

NO	REVISION

KIER+WRIGHT
2850 Collier Canyon Road
Evermore, California 94551
Phone (925) 245-8788
www.kierwright.com

PRELIMINARY SEWER TREATMENT FACILITIES
VESTING TENTATIVE SUBDIVISION MAP WITH PHASE -1 MAP
TRACT 4162
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA



RETENTION BASIN											
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 DJJ											
JOB NO. A21619-18											
SHEET C4.3											
OF 13 SHEETS											