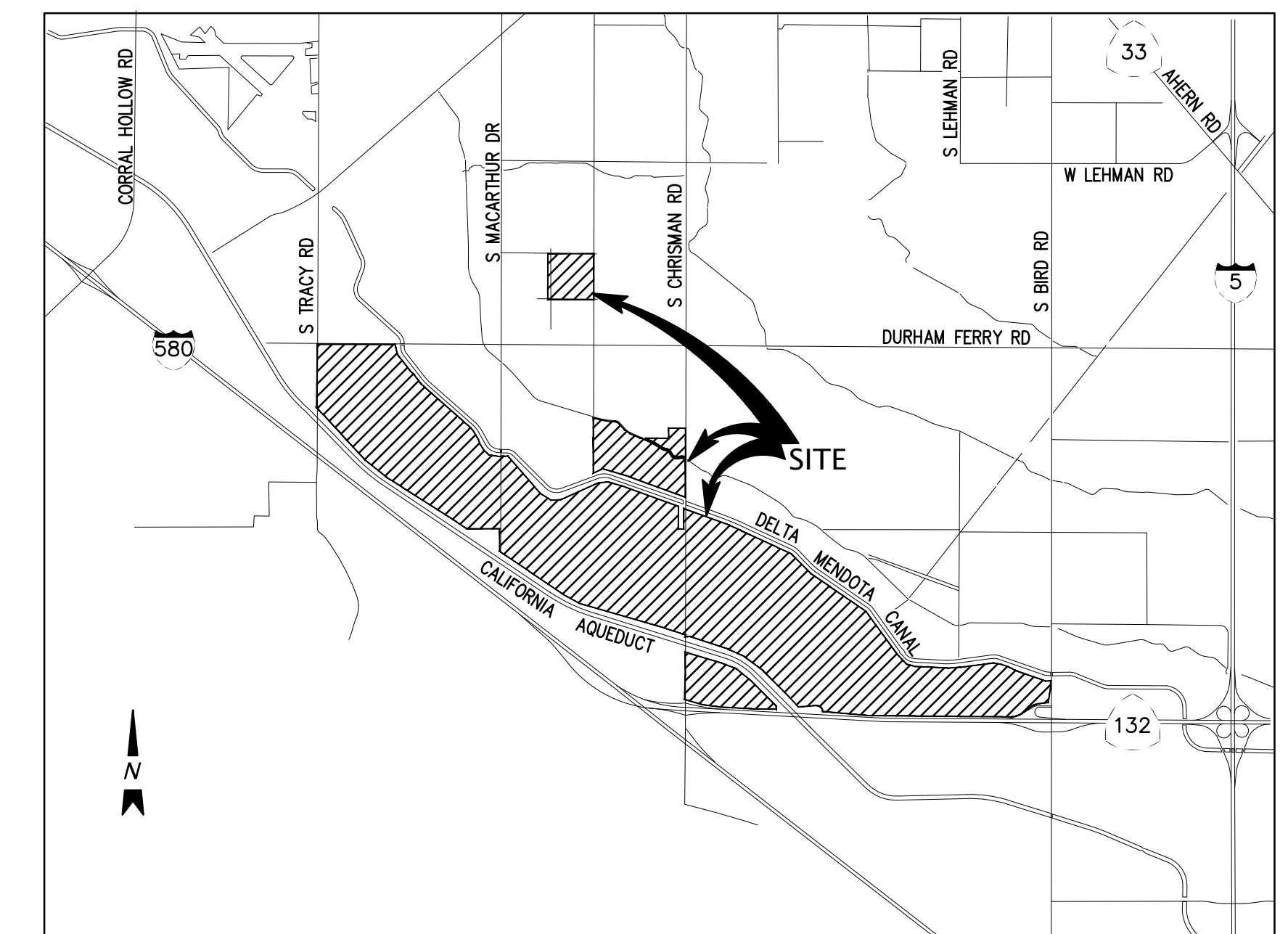


MASTER TENTATIVE MAP
WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA



VICINITY MAP

NOT TO SCALE

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
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C3.0	OVERALL ROADWAY PLAN
C3.1	TYPICAL ROADWAY SECTIONS
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C3.3	PROPOSED PARCEL AND EASEMENT MAP
C4.0	GRADING AND UTILITY PLAN
C4.1	GRADING AND UTILITY PLAN
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C4.3	GRADING AND UTILITY PLAN
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C4.5	GRADING AND UTILITY PLAN
C4.6	GRADING AND UTILITY PLAN
C4.7	GRADING AND UTILITY PLAN
C4.8	BSIN DETAILS
C4.9	BSIN 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
X X	EXISTING UTILITY TO BE ABANDONED 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
SD ⊕	STORM DRAIN MANHOLE
⊕	WATER METER



Know what's below.
Call before you dig.

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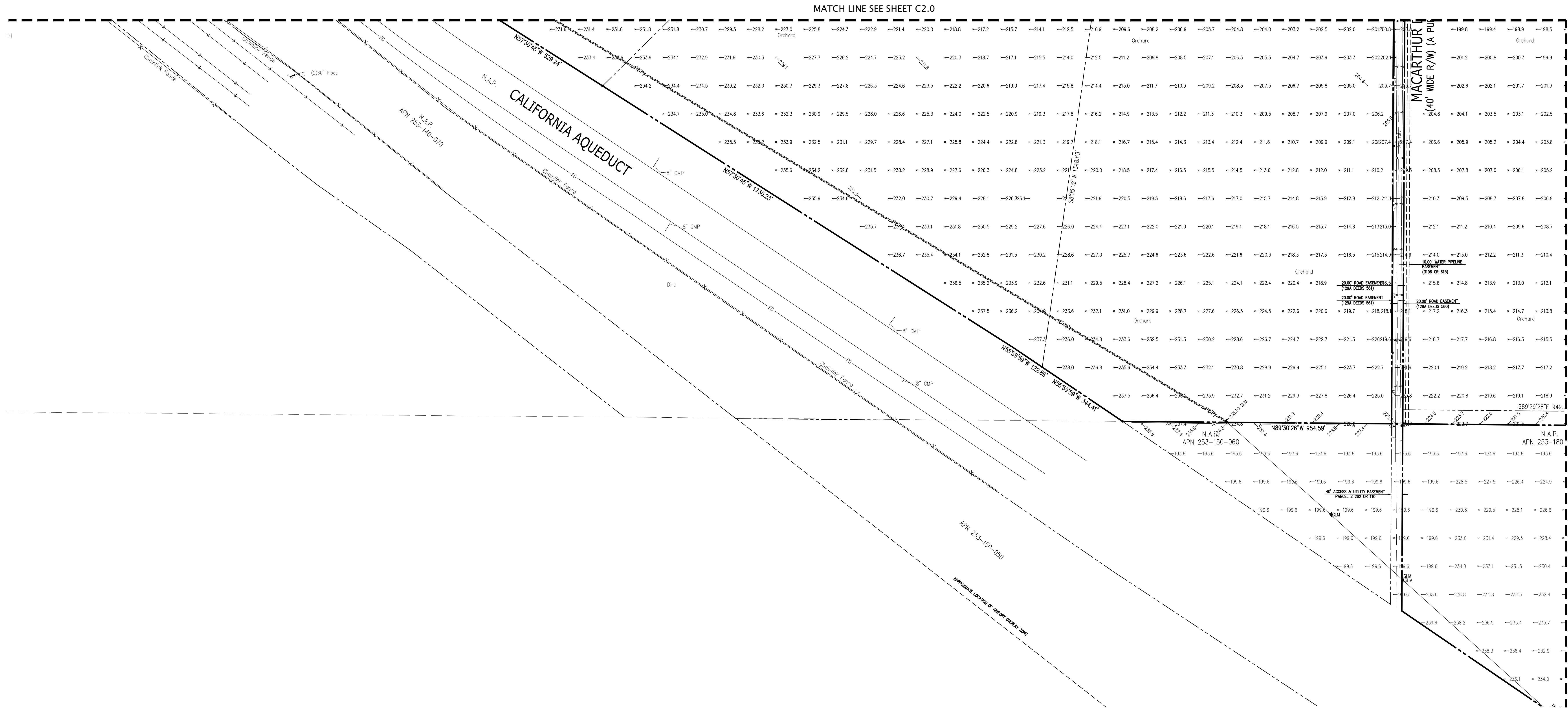
 KIER+WRIGHT

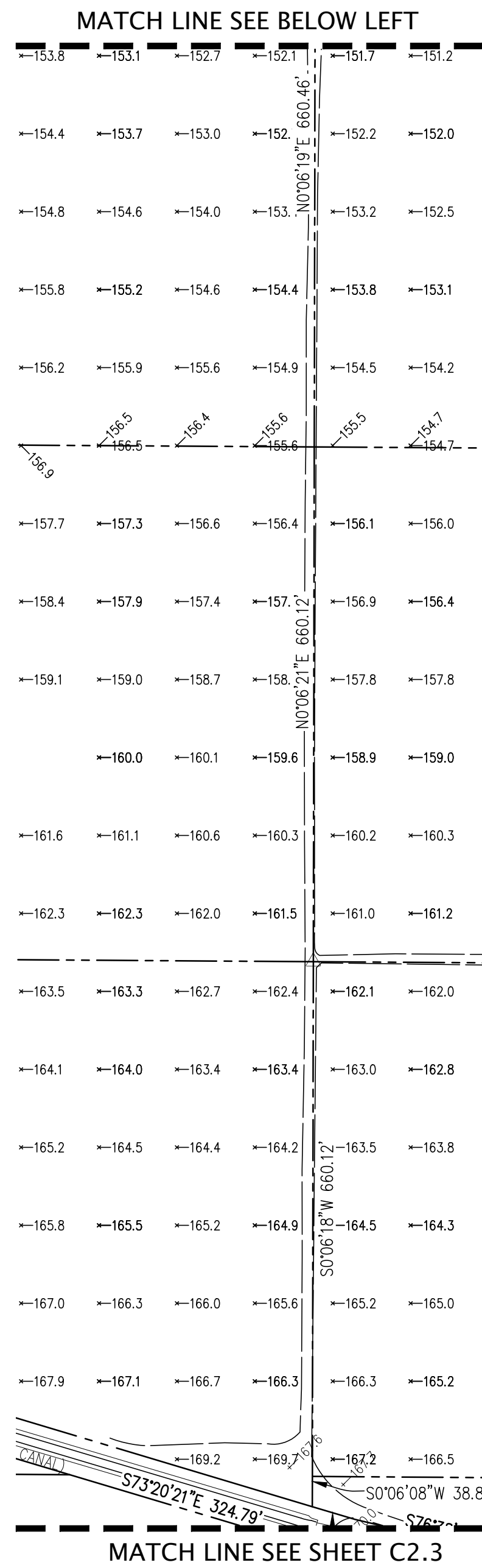
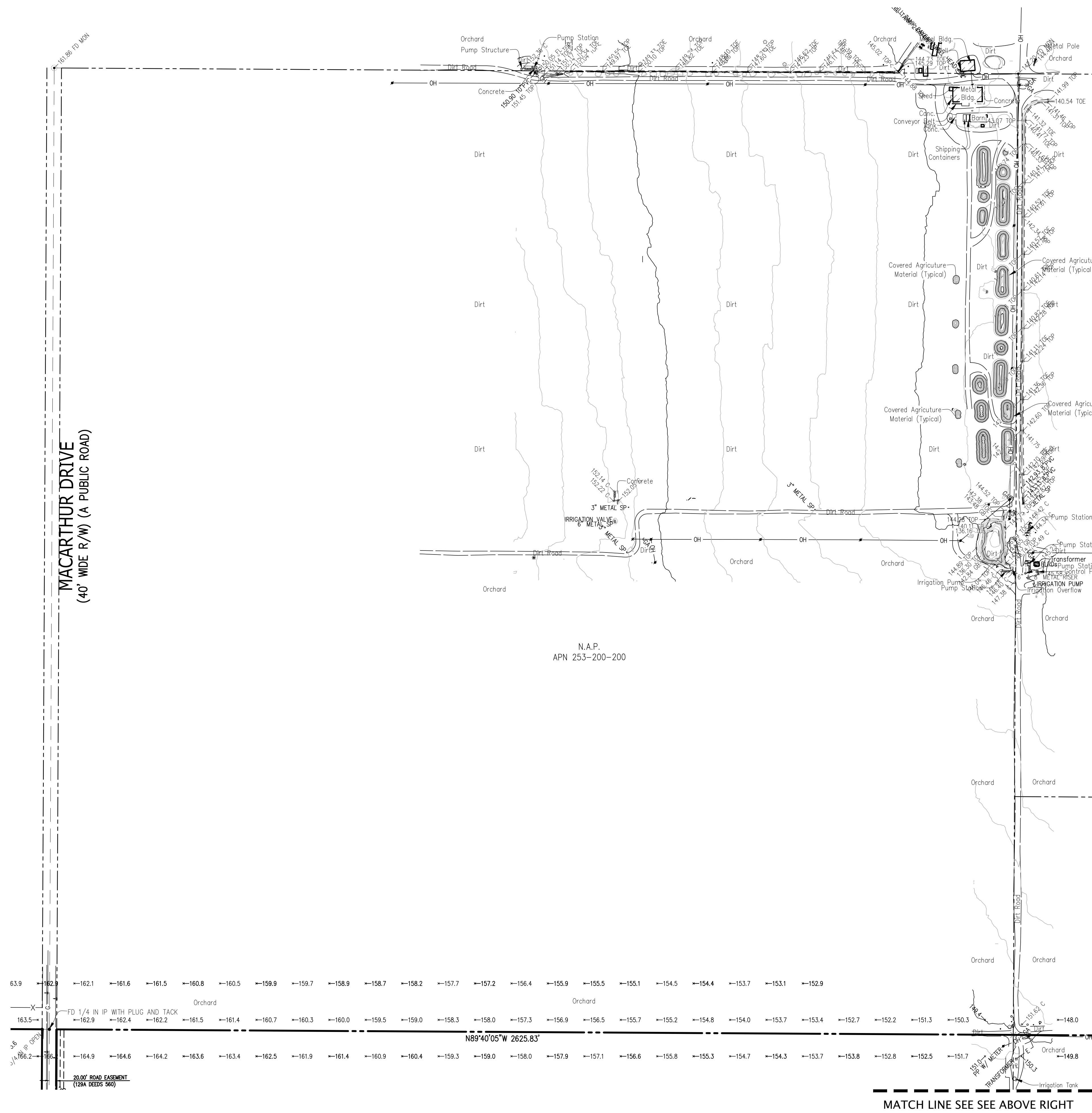
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COVER SHEET AND KEY MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163

PACIFIC GATEWAY
SAN JOAQUIN COUNTY, CALIFORNIA

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

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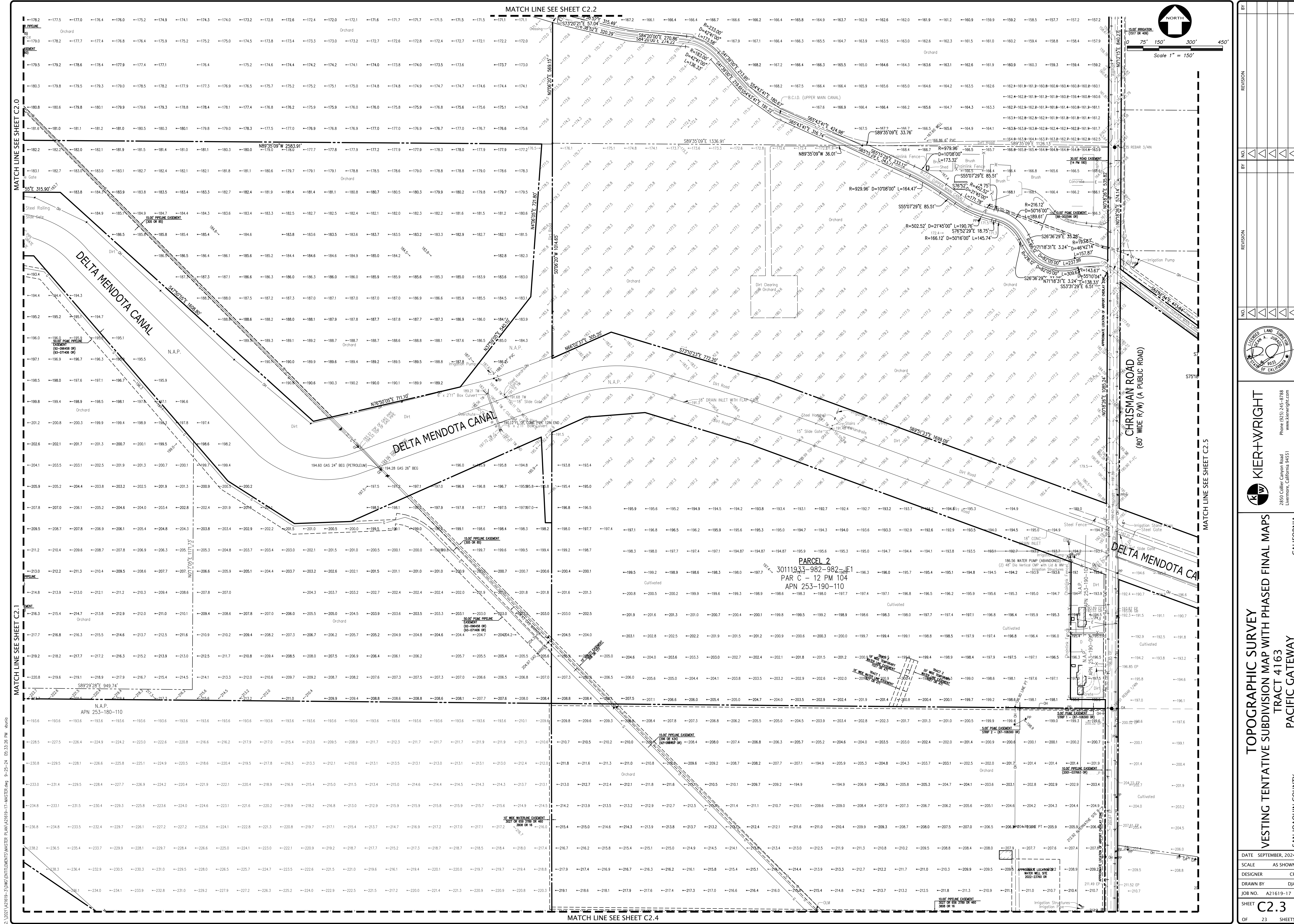
REVISION		NO

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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	C2.2
OF	23 SHEETS



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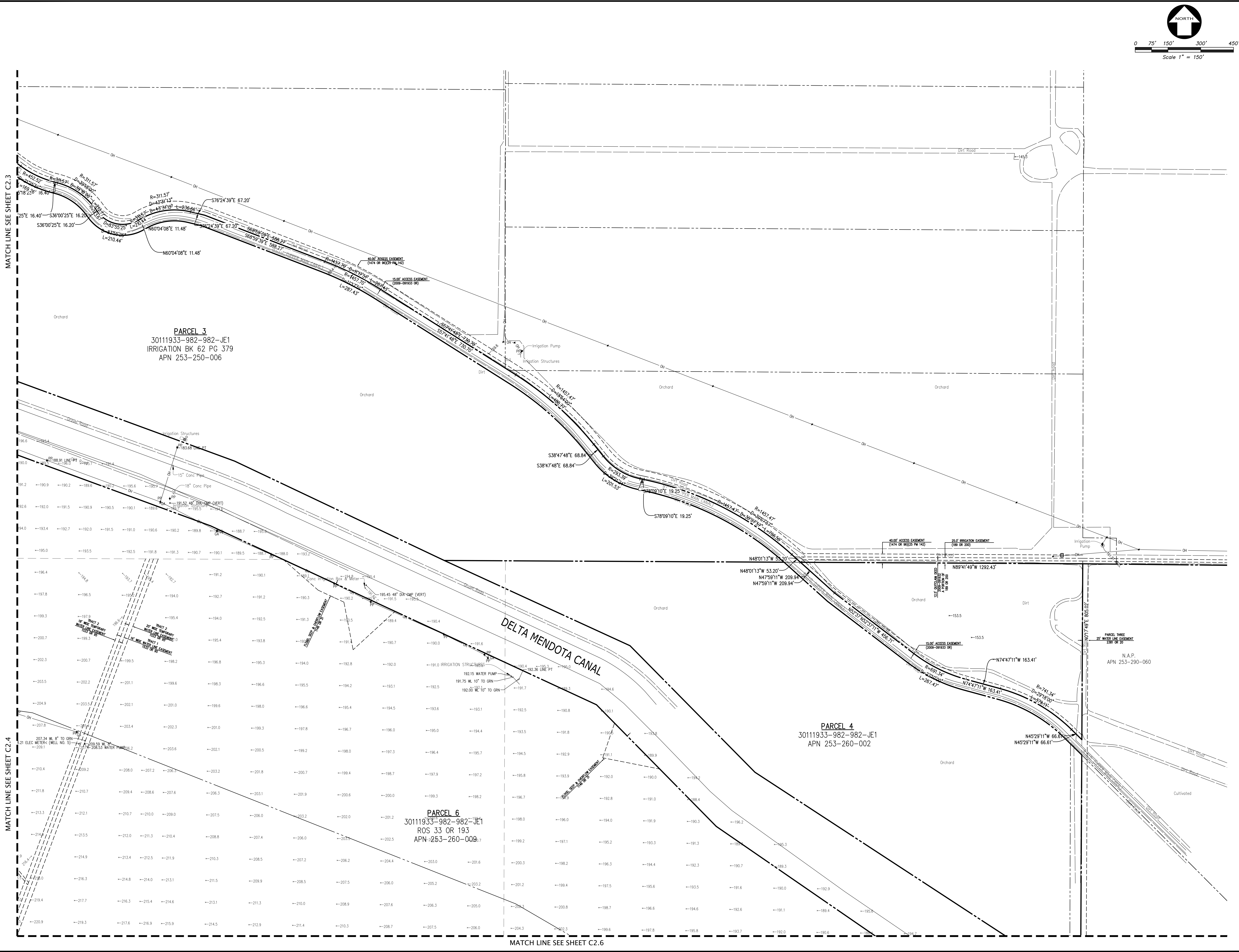
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VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY

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SCALE	AS SHOWN
DESIGNER	CR
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JOB NO.	A21619-17
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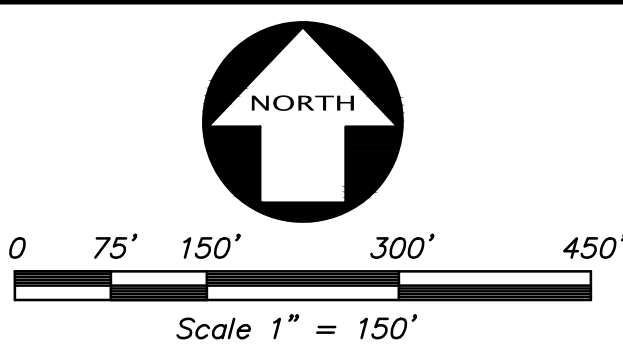
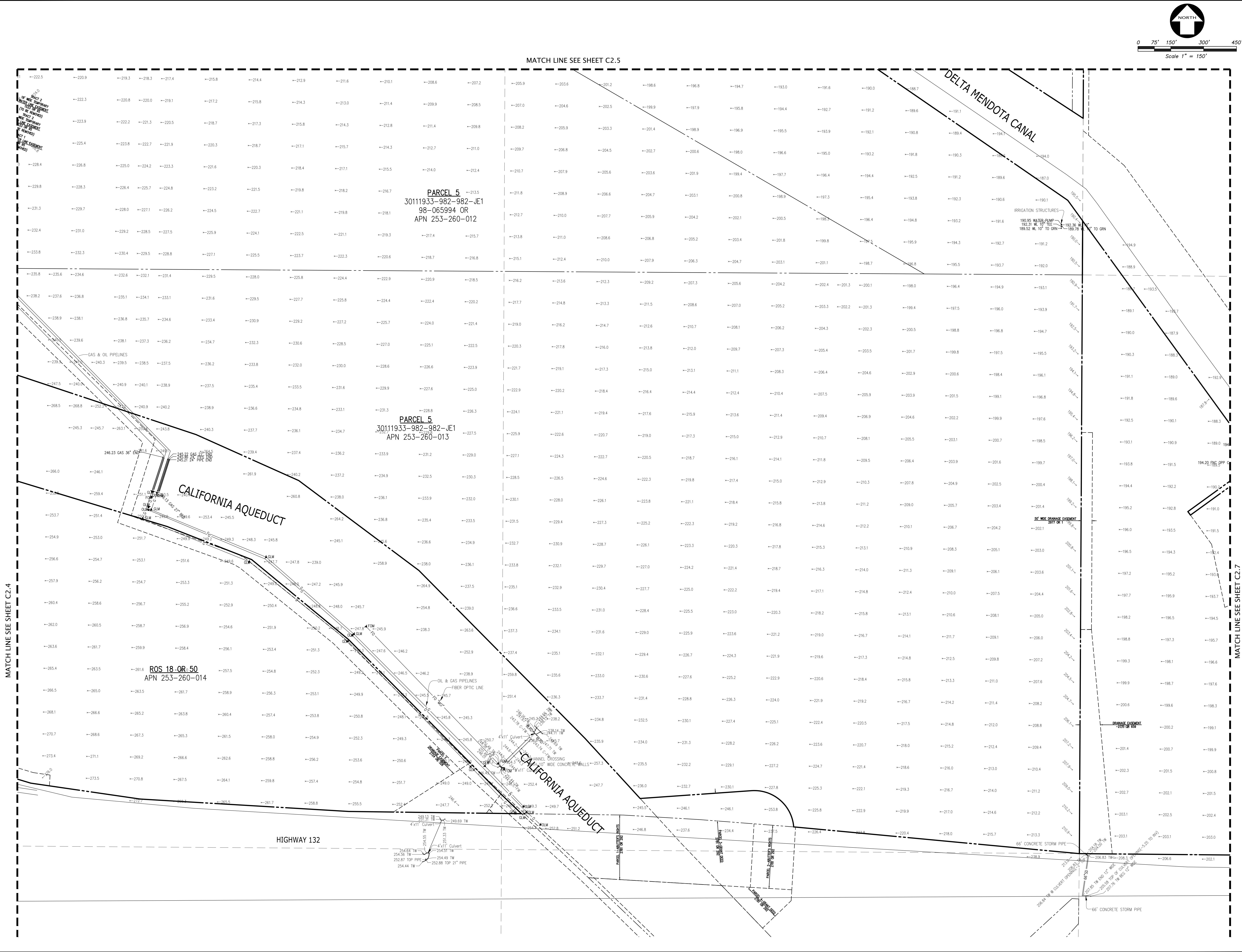
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PACIFIC GATEWAY

SAN JOAQUIN COUNTY, CALIFORNIA

DATE	SEPTEMBER, 2024
SCALE	AS SHOWN
DESIGNER	CR
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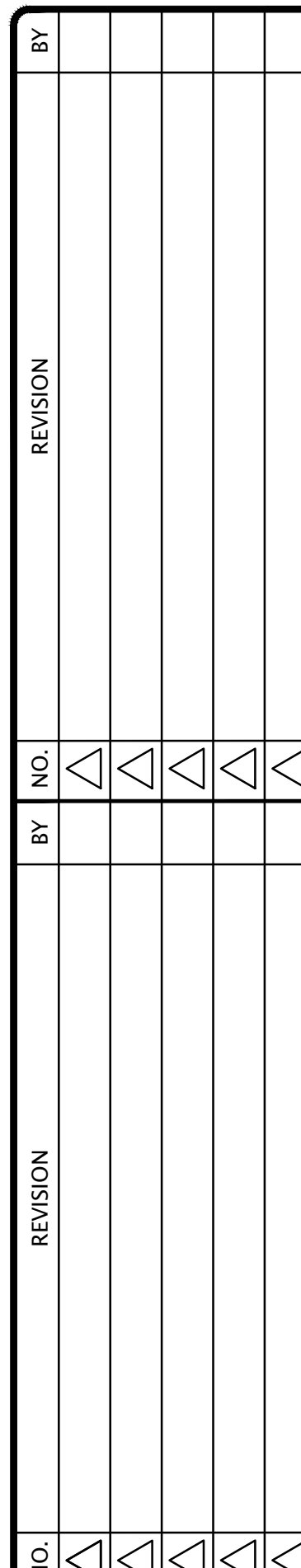
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TRACT 4163
PACIFIC GATEWAY

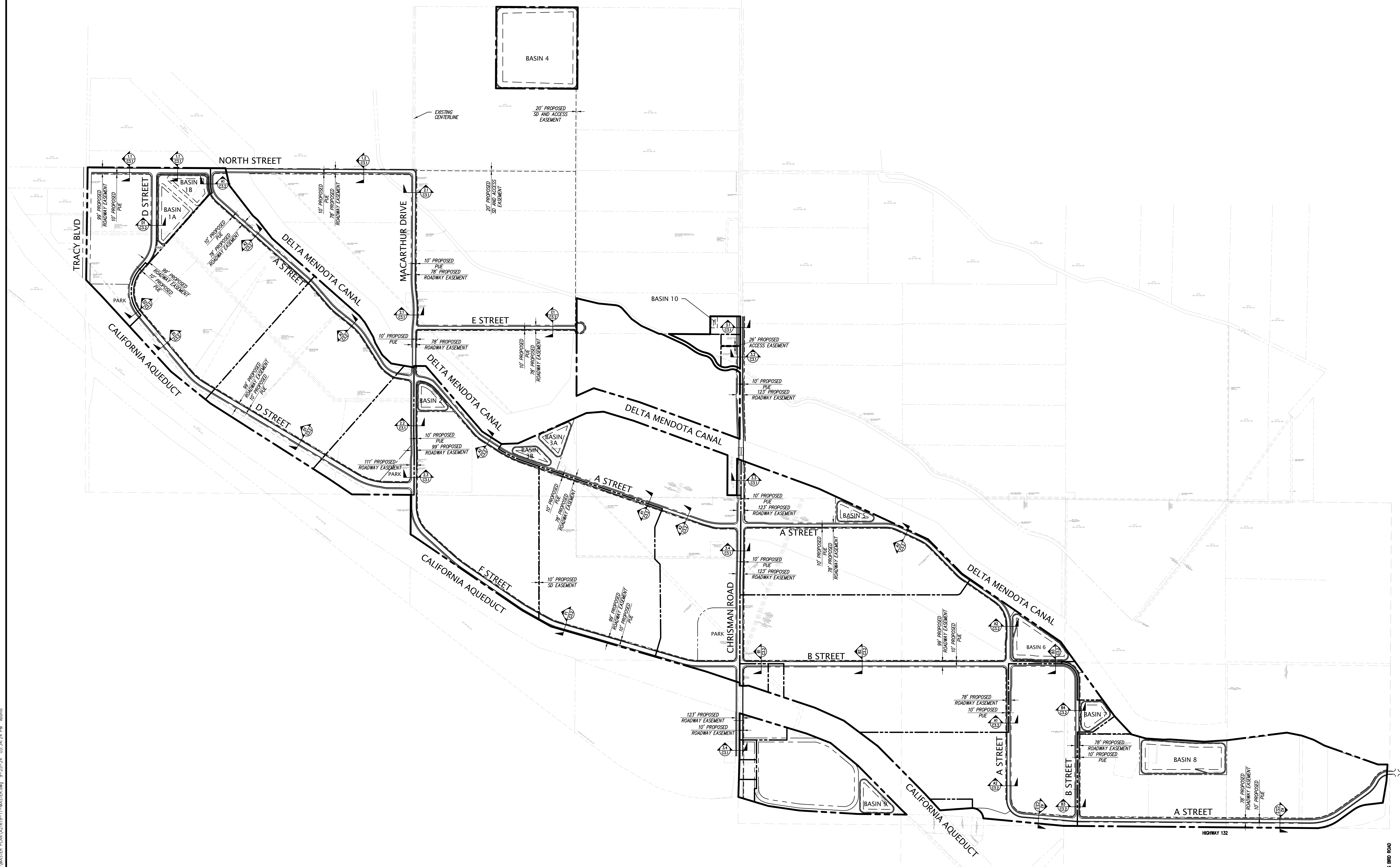
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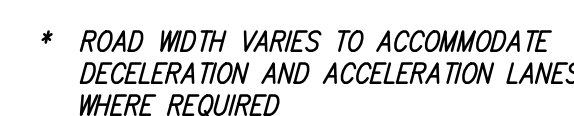


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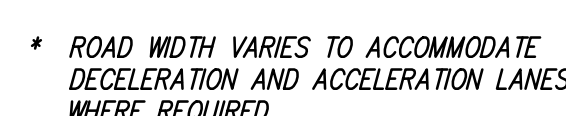




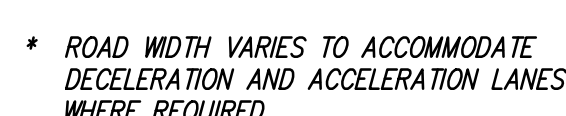
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VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS							
TRACT 4163							
PACIFIC GATEWAY						CALIFORNIA	
SAN JOAQUIN COUNTY,							
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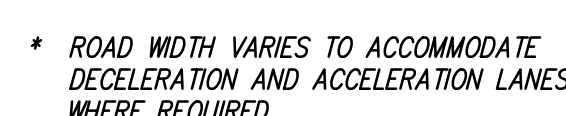
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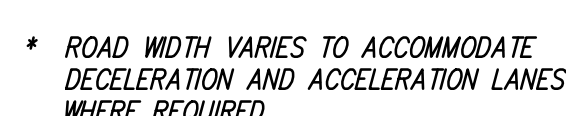
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CHRISMAN ROAD
(FOUR LANE - MAJOR ARTERIAL STREET)
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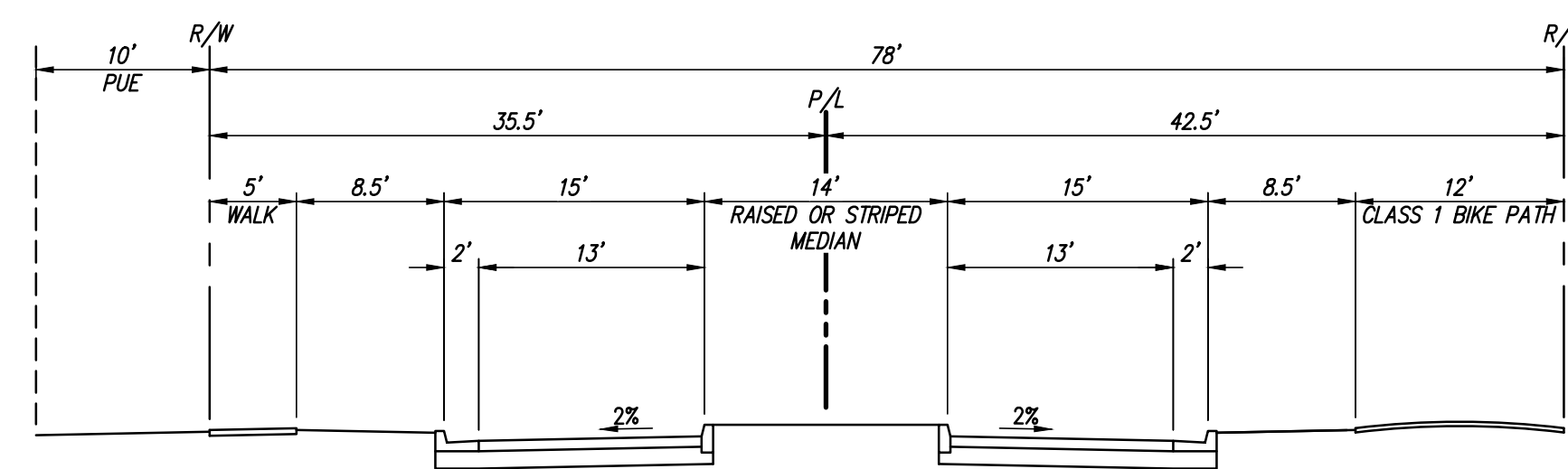


CHRISMAN ROAD
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CHRISMAN ROAD
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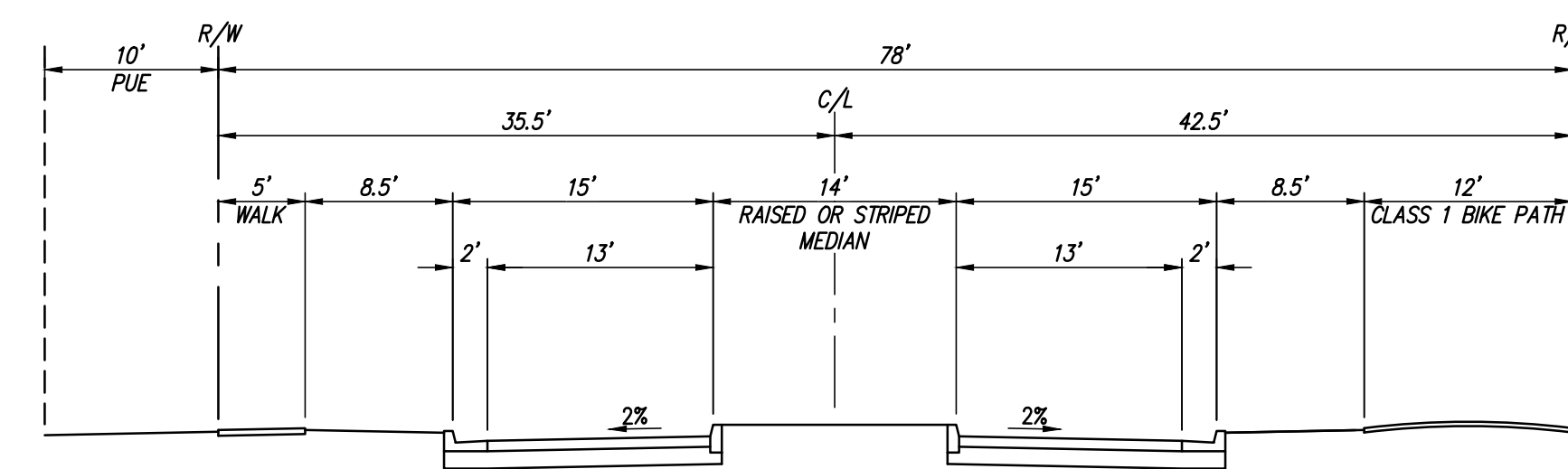
TYPICAL ROADWAY SECTIONS				 KIER+WRIGHT 2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 www.kierwright.com				NO		BY		REVISION	
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS								NO		BY		REVISION	
TRACT 4163								NO		BY		REVISION	
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JOB NO. A21619-17				SHEET C3.1		NO		BY		REVISION			
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DECELERATION AND ACCELERATION LANES
WHERE REQUIRED

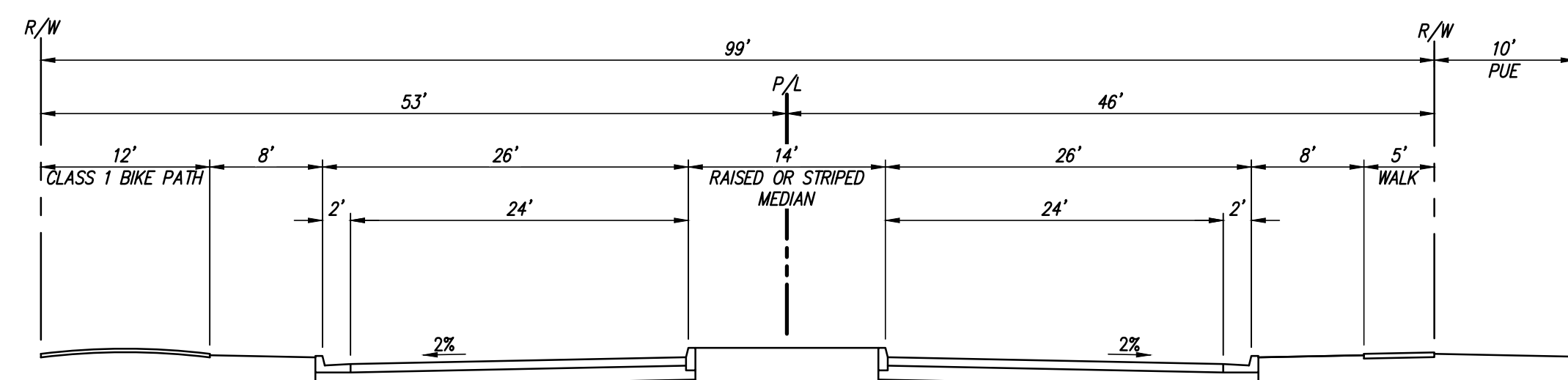
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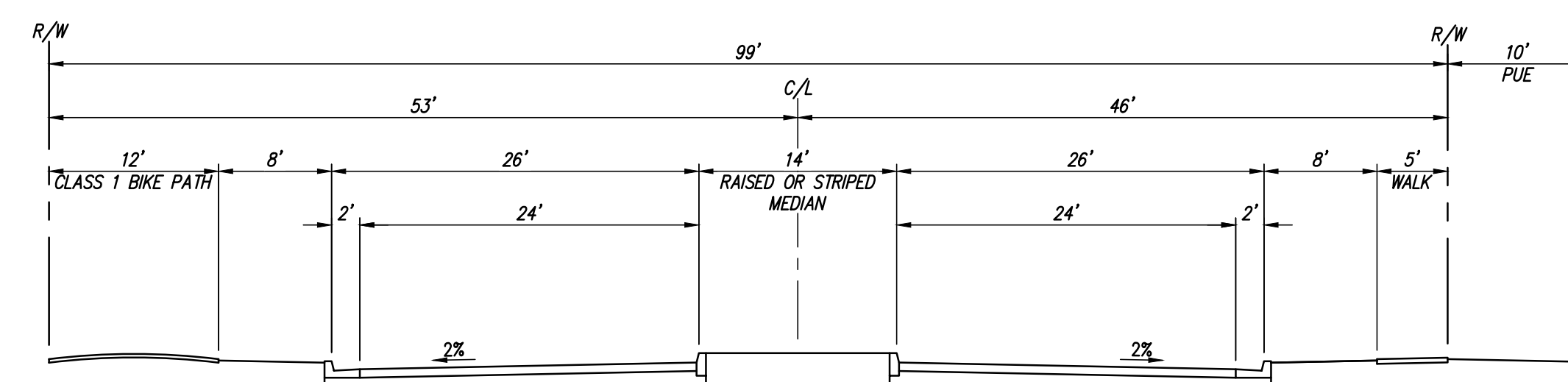
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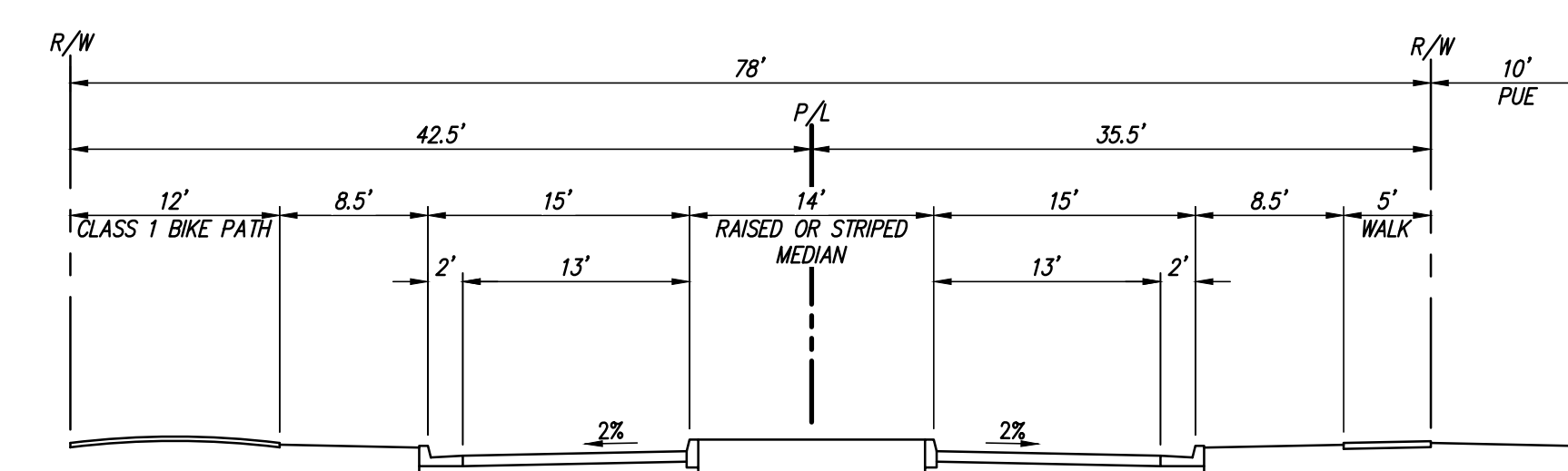
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DECELERATION AND ACCELERATION LANES
WHERE REQUIRED

B STREET
(TWO LANE - LOCAL INDUSTRIAL STREET)
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DECELERATION AND ACCELERATION LANES
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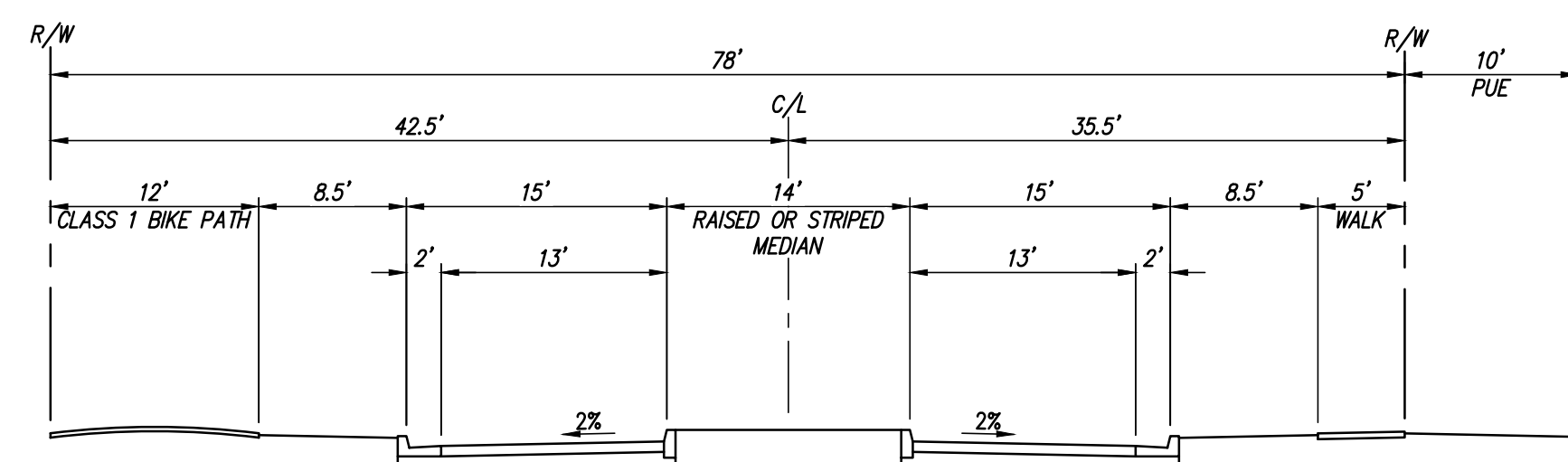
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NOT TO SCALE

B.3



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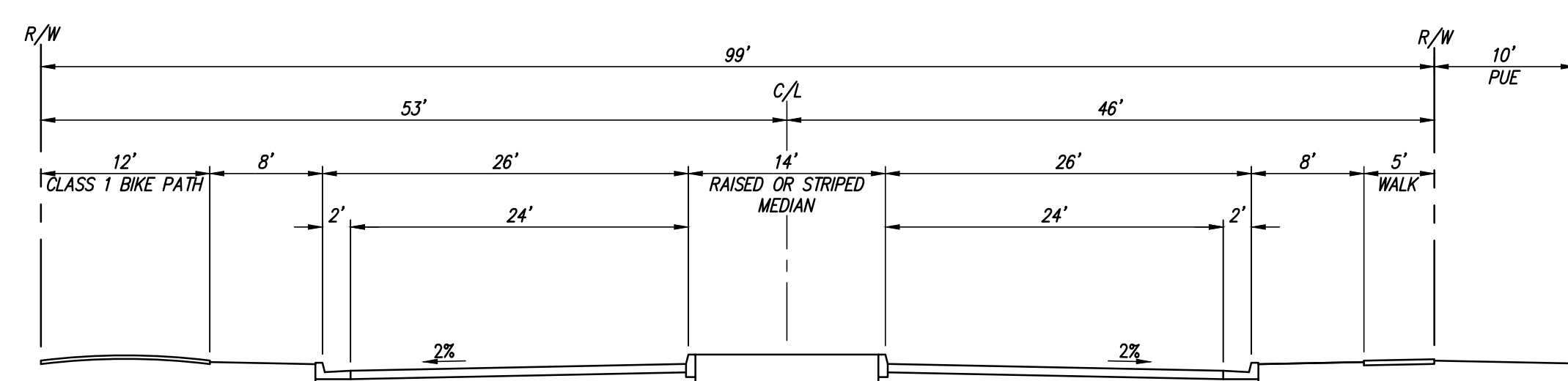
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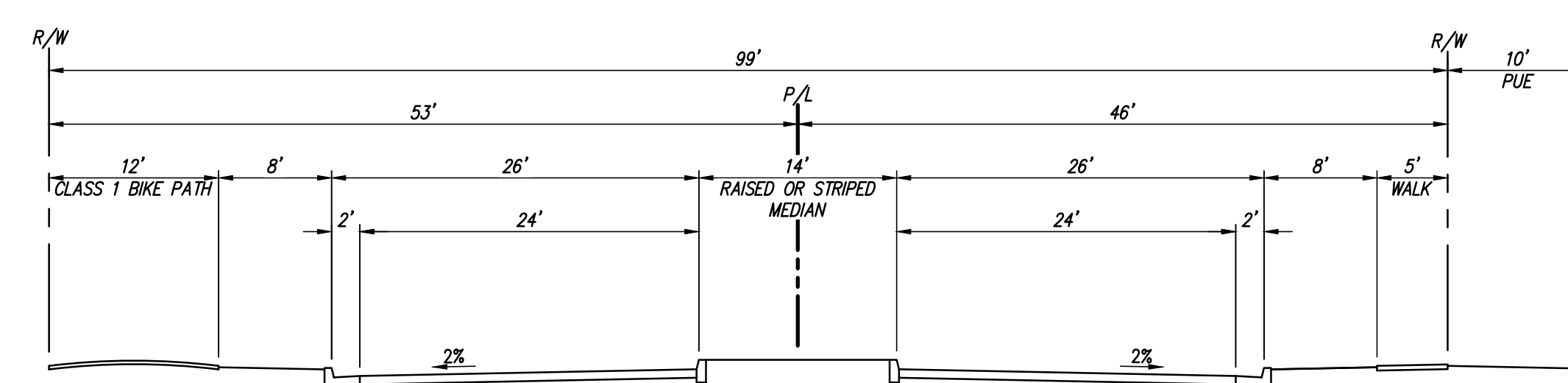
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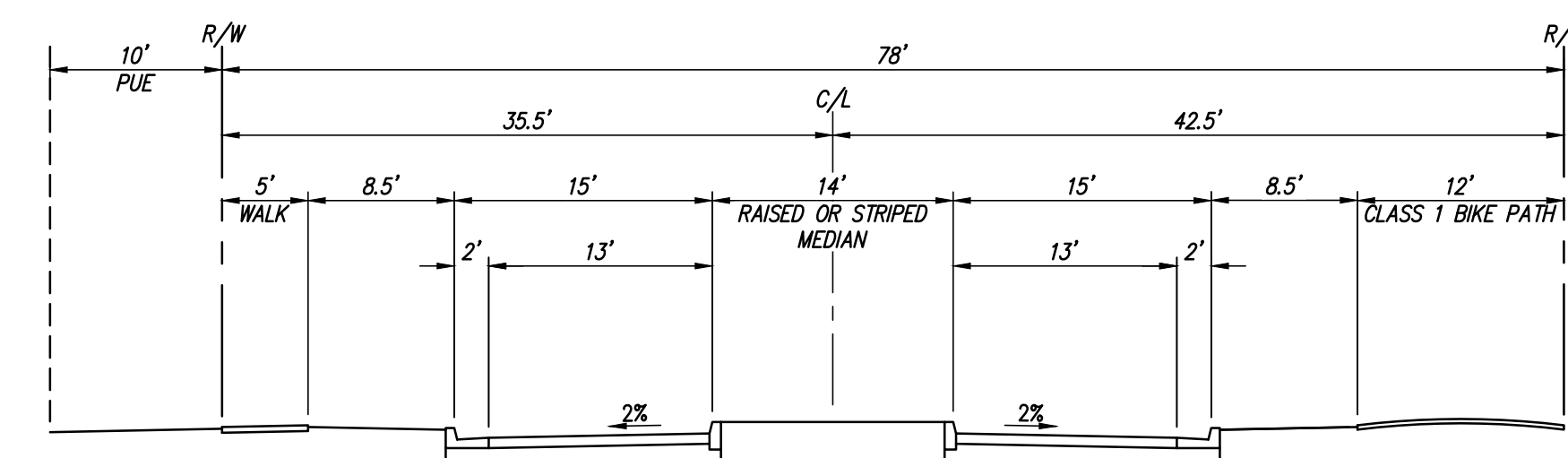
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DECELERATION AND ACCELERATION LANES
WHERE REQUIRED

D STREET
(TWO LANE - LOCAL INDUSTRIAL STREET)
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DECELERATION AND ACCELERATION LANES
WHERE REQUIRED

D STREET
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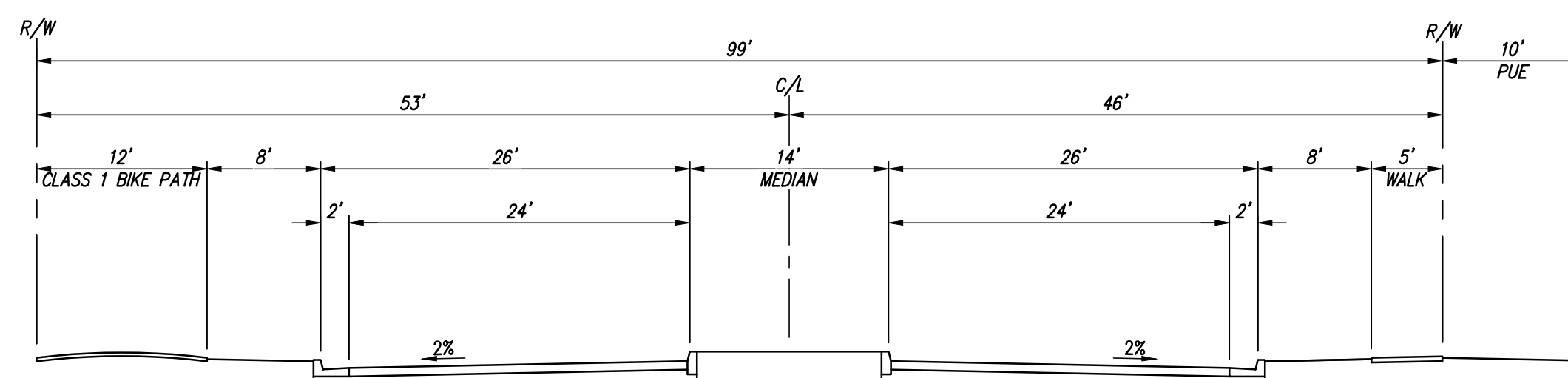
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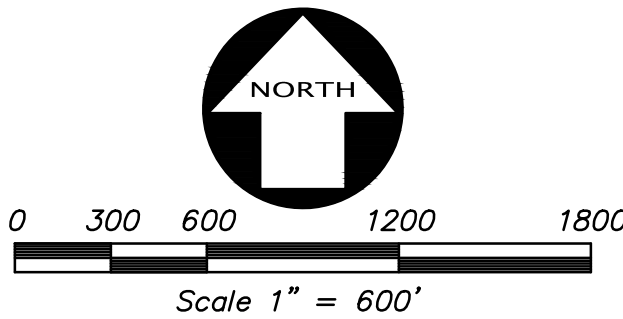
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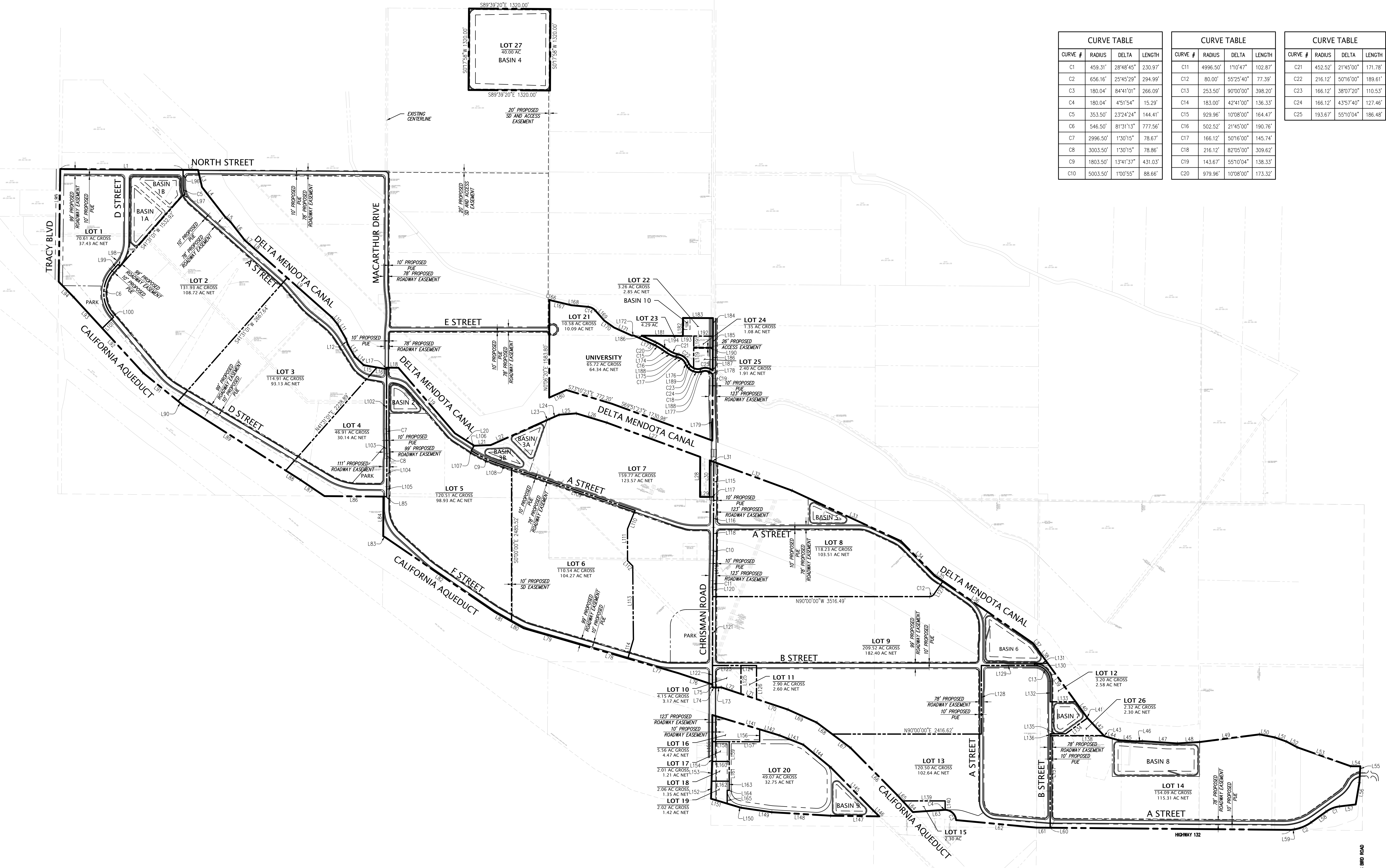
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DECELERATION AND ACCELERATION LANES
WHERE REQUIRED

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L1	S89°39'17"E	1989.81'	L14	N46°26'13"W	202.04'	L27	N69°51'23"W	1614.65'	L40	N35°55'41"W	304.58'	L53	N70°31'58"W	916.80'	L66	S44°40'45"E	1080.24'	L79	N73°57'51"W	736.17'	L92	N42°34'11"W	985.90'	L105	S07°05'W	160.01'	L118	S07°10'W	372.22'	L131	N90°00'00"E	214.45'	L144	N50°26'15"W	575.44'	L157	N89°52'41"W	492.67'	L170	S54°43'41"E	191.22'	L183	S89°47'23"E	486.59'		
L2	S89°39'17"E	242.50'	L15	N80°15'13"W	214.96'	L28	N01°8'26"E	647.59'	L41	N35°55'16"W	20.00'	L54	N89°44'58"W	155.27'	L67	S53°10'21"E	370.74'	L80	S60°44'26"E	225.54'	L93	N42°34'11"W	684.64'	L106	S32°37'15"W	92.50'	L119	N1°18'05"E	404.30'	L132	N0°00'00"E	334.61'	L145	N44°35'12"W	988.96'	L158	N89°52'41"W	273.56'	L171	S65°43'41"E	316.74'	L184	S07°15'W	292.89'		
L3	S125°05'59"E	286.01'	L16	N80°15'13"W	160.48'	L29	N89°41'34"W	155.00'	L42	N43°07'16"W	390.72'	L55	N3°26'07"E	265.18'	L68	S53°10'21"E	314.66'	L81	S60°44'26"E	312.36'	L94	N44°05'12"W	347.67'	L107	N57°22'45"W	16.64'	L120	S07°07'19"W	154.04'	L133	N90°00'00"W	412.84'	L146	S46°14'38"E	129.98'	L159	N0°00'00"E	320.00'	L172	N89°35'09"W	36.01'	L185	S07°18'26"W	188.86'		
L4	S37°46'59"E	622.71'	L17	S07°05'W	23.67'	L30	N01°8'26"E	591.68'	L43	N43°07'16"W	12.28'	L56	N9°33'40"E	359.46'	L69	S65°52'20"E	513.80'	L82	S55°42'02"E	2138.31'	L95	N0°46'06"E	1825.77'	L108	N71°04'22"W	267.37'	L121	S07°07'19"W	1116.00'	L134	N54°04'44"E	434.98'	L147	S89°15'04"E	788.66'	L160	N89°52'41"W	275.84'	L173	N65°15'29"W	343.71'	L186	S07°18'26"W	366.32'		
L5	S49°05'59"E	102.02'	L18	N89°29'01"W	189.79'	L31	N69°50'24"W	69.11'	L44	N74°10'16"W	240.20'	L57	N83°14'50"E	263.34'	L70	S71°35'33"E	531.29'	L83	S59°54'29"E	46.10'	L96	N0°00'00"E	260.70'	L109	N71°04'22"W	2115.40'	L122	N0°07'19"E	307.62'	L135	N90°00'00"E	251.03'	L148	S86°35'40"E	954.46'	L161	N0°00'00"E	320.00'	L174	N55°07'29"W	85.51'	L187	S53°31'25"E	7.11'		
L6	S37°46'59"E	379.07'	L19	N40°45'45"W	1401.50'	L32	N69°51'14"W	1341.78'	L45	N86°17'16"W	283.40'	L58	N54°26'05"E	301.71'	L71	S71°35'33"E	265.35'	L84	S07°05'W	641.06'	L97	S66°35'36"W	35.50'	L110	N22°10'23"E	325.12'	L123	N90°00'00"W	461.29'	L136	N0°00'00"E	30.00'	L149	S81°43'11"E	504.45'	L162	N89°52'41"W	285.44'	L175	N76°52'29"W	18.75'	L188	N71°18'31"E	3.24'		
L7	S48°28'59"E	98.67'	L20	N57°22'45"W	372.40'	L33	N65°07'31"W	1946.13'	L46	S87°59'44"W	100.50'	L59	N80°11'34"E	57.05'	L72	S71°35'33"E	335.62'	L85	N89°29'49"W	53.00'	L98	S48°28'59"E	46.00'	L111	N0°00'00"E	515.94'	L124	N90°00'00"W	251.77'	L137	N0°00'00"E	1491.80'	L150	S73°14'52"E	233.83'	L163	N0°00'00"E	147.71'	L176	S26°36'29"E	33.28'	L189	S07°18'26"W	329.93'		
L8	S48°28'59"E	823.00'	L21	S87°55'15"W	266.10'	L34	S44°33'49"E	781.36'	L47	N86°17'16"W	567.20'	L60	S89°29'19"E	3902.71'	L73	N87°09'25"E	90.02'	L86	S89°30'26"E	954.59'	L99	S41°31'01"W	140.42'	L112	N44°45'41"W	119.55'	L125	N0°00'00"E	460.31'	L138	N90°00'00"E	870.37'	L151	S73°14'52"E	273.04'	L164	S90°00'00"W	32.50'	L177	N71°18'31"E	3.24'	L190	N89°41'34"W	310.34'		
L9	S48°28'59"E	966.48'	L22	S66°04'15"W	981.90'	L35	N55°25'40"W	162.06'	L48	S86°25'44"W	363.90'	L61	S89°29'19"E	219.67'	L74	N83°30'34"W	54.03'	L87	S55°59'58"E	467.27'	L100	S40°00'12"E	47.27'	L113	N0°31'40"W	1189.19'	L126	N0°00'00"E	544.10'	L139	N90°00'00"E	690.18'	L152	N1°43'03"E	284.34'	L165	S07°00'00"E	214.59'	L178	S53°31'29"E	43.67'	L191	S07°18'26"W	189.43'		
L10	N39°13'59"W	144.72'	L23	N65°56'54"E	54.55'	L36	N55°25'40"W	1777.42'	L49	S82°43'53"W	978.86'	L62	S84°39'10"E	1309.92'	L75	N0°07'19"E	45.07'	L88	S57°30'45"E	285.56'	L101	S45°28'10"W	256.83'	L114	N16°15'43"E	320.42'	L127	S34°34'20"W	262.26'	L140	S07°00'00"E	144.90'	L153	N1°43'03"E	320.12'	L166	S73°20'21"E	43.62'	L179	S07°18'26"W	1074.13'	L192	N89°34'54"W	310.34'		
L11	N29°58'59"W	268.05'	L24	N66°02'37"E	175.80'	L37	N35°55'55"W	115.52'	L50	N78°45'41"W	249.10'	L63	N85°59'08"E	510.29'	L76	S71°35'33"E	578.29'	L89	S57°30'45"E	1973.92'	L102	S07°05'W	969.31'	L115	S07°10'W	568.18'	L128	S07°00'00"E	1110.50'	L141	N73°07'53"W	800.17'	L154	N1°43'03"E	57.55'	L167	S76°38'52"E	320.29'	L180	N66°02'37"E	305.20'	L193	N89°34'54"W	176.25'		
L12	N18°39'59"W	102.02'	L25	S85°31'37"W	279.40'	L38	N35°55'41"W	282.29'	L51	N70°29'41"W	200.00'	L64	S42°29'35"E	245.54'	L77	N73°44'17"W	855.48'	L90	N51°03'01"W	100.65'	L103	N1°13'10"W	321.20'	L116	S07°10'W	491.64'	L129	N90°00'00"W	861.50'	L142	N73°07'53"W	335.36'	L155	N0°07'19"E	262.47'	L168	S84°20'00"E	274.22'	L181	N89°34'54"W	669.54'	L194	S55°07'29"E	85.51'		
L13	N29°58'59"W	224.94'	L26	N73°10'23"W	514.30'	L39	N35°55'41"W	770.12'	L52	N61°59'58"W	202.20'	L65	S42°29'35"E	125.00'	L78	N73°44'17"W	1020.26'	L91	N51°03'01"W	721.53'	L104	S07°05'W	457.13'	L117	S89°42'50"E	65.21'	L130	S07°00'00"E	35.50'	L143	N68°37'06"W	414.74'	L156	S07°07'19"W	200.94'	L169	S41°39'00"E	219.68'	L182	N0°12'15"E	291.21'					



CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
C1	459.31'	28°48'45"	230.97'	C11	4996.50'	170°47'	102.87'	C21	452.52'	21°45'00"	171.78'
C2	656.16'	25°45'29"	294.99'	C12	80.00'	55°25'40"	77.39'	C22	216.12'	50°16'00"	189.61'
C3	180.04'	84°41'01"	266.09'	C13	253.50'	90°00'00"	398.20'	C23	166.12'	38°07'20"	110.53'
C4	180.04'	4°51'54"	15.29'	C14	183.00'	42°41'00"	136.33'	C24	166.12'	43°57'40"	127.46'
C5	353.50'	23°24'24"	144.41'	C15	929.96'	10°08'00"	164.47'	C25	193.67'	55°10'04"	186.48'
C6	546.50'	81°31'13"	777.56'	C16	502.52'	21°45'00"	190.76'				
C7	2996.50'	1°30'15"	78.67'	C17	166.12'	50°16'00"	145.74'				
C8	3003.50'	1°30'15"	78.86'	C18	216.12'	82°05'00"	309.62'				
C9	1803.50'	1°34'13"	431.03'	C19	143.67'	55°10'04"	138.33'				
C10	5003.50'	1°00'55"	88.66'	C20	979.96'	10°08'00"	173.32'				



PROPOSED PARCEL AND EASEMENT MAP
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY

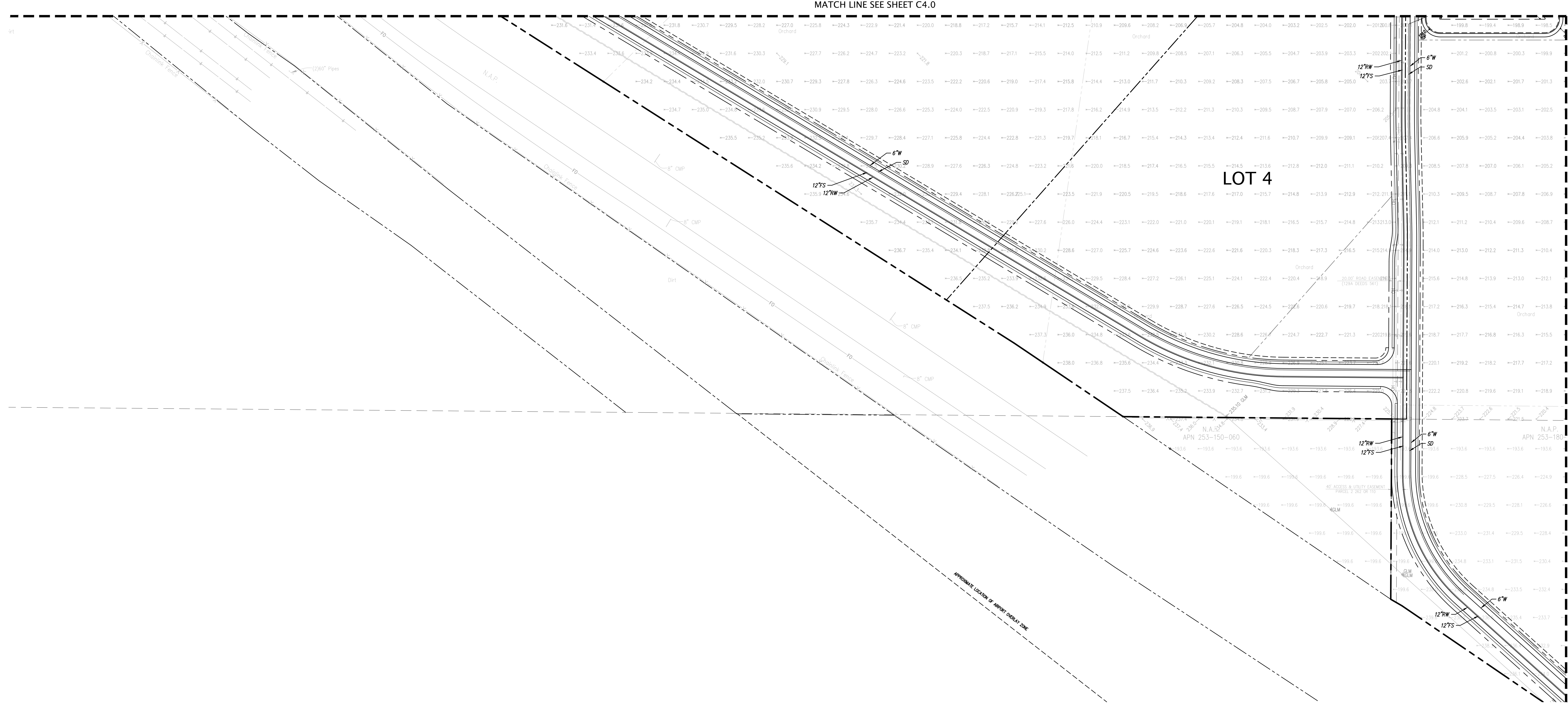
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SCALE: AS SHOWN
DESIGNER: CR
DRAWN BY: DJA
JOB NO.: A21619-17
SHEET: C3.3
OF 23 SHEETS

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Phone (925) 245-8788
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DATE	SEPTEMBER, 2024	NO.	△	REVISION	
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MATCH LINE SEE SHEET C4.3

GRADING AND UTILITY PLAN
INVESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
PACIFIC GATEWAY
SAN JOAQUIN COUNTY CALIFORNIA

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DESIGNER	CR	
DRAWN BY	DJA	
JOB NO.	A21619-17	
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GRADING AND UTILITY PLAN VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS TRACT 4163 PACIFIC GATEWAY SAN JOAQUIN COUNTY, CALIFORNIA		 2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 www.kierwright.com		<table border="1"> <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	△			△			△			△			△			△			△			△			△			△		
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GRADING AND UTILITY PLAN VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS TRACT 4163 PACIFIC GATEWAY SAN JOAQUIN COUNTY, CALIFORNIA				 KIER + WRIGHT Phone: (925) 245-8788 www.kierwright.com 2850 Collier Canyon Road Livermore, California 94551				<table><thead><tr><th>NO.</th><th>REVISION</th><th>BY</th><th>DATE</th></tr></thead><tbody><tr><td>1</td><td></td><td></td><td></td></tr><tr><td>2</td><td></td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td></td></tr><tr><td>4</td><td></td><td></td><td></td></tr><tr><td>5</td><td></td><td></td><td></td></tr><tr><td>6</td><td></td><td></td><td></td></tr><tr><td>7</td><td></td><td></td><td></td></tr><tr><td>8</td><td></td><td></td><td></td></tr><tr><td>9</td><td></td><td></td><td></td></tr><tr><td>10</td><td></td><td></td><td></td></tr></tbody></table>				NO.	REVISION	BY	DATE	1				2				3				4				5				6				7				8				9				10			
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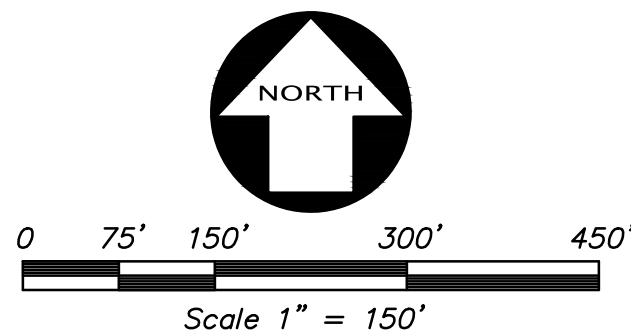
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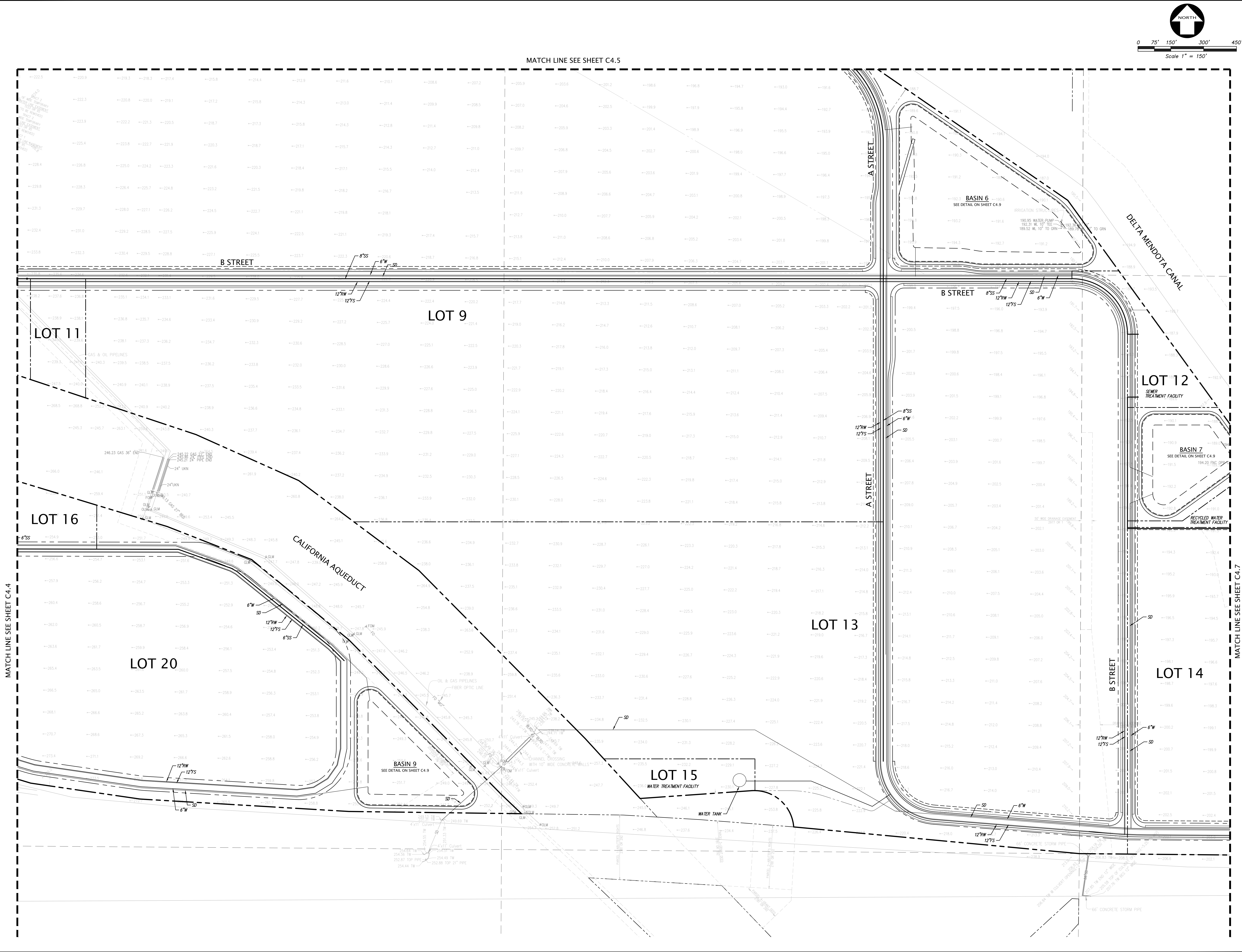
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SCALE AS SHOWN
DESIGNER CR
DRAWN BY DJA
JOB NO. A21619-17
SHEET C4.5
OF 23 SHEETS

GRADING AND UTILITY PLAN
VESTING TENTATIVE SUBDIVISION MAP WITH PHASED FINAL MAPS
TRACT 4163
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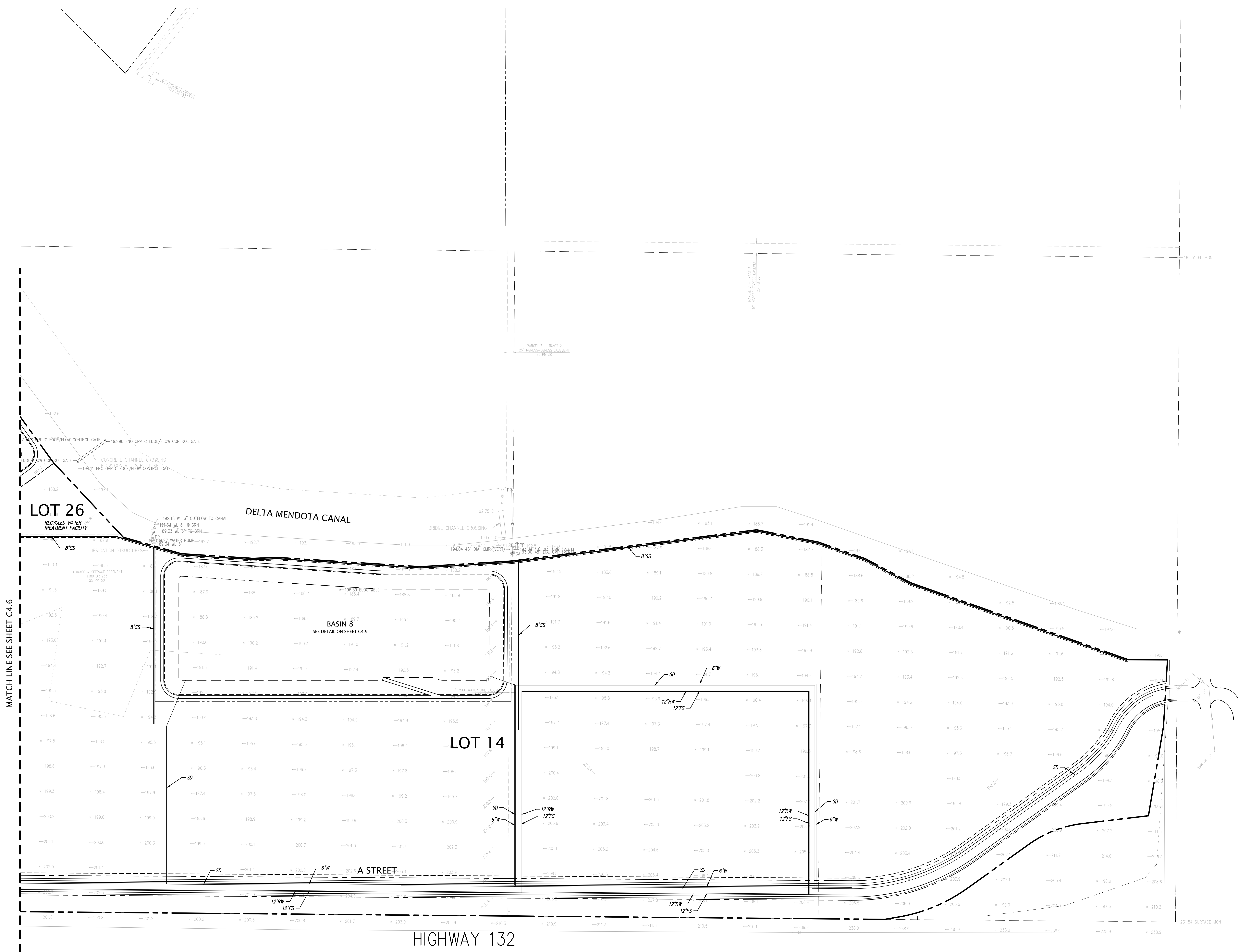
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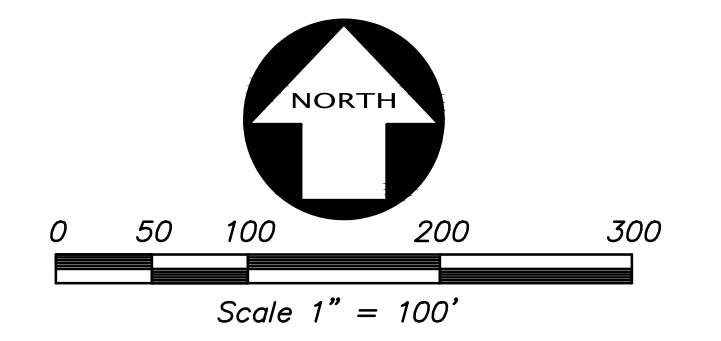
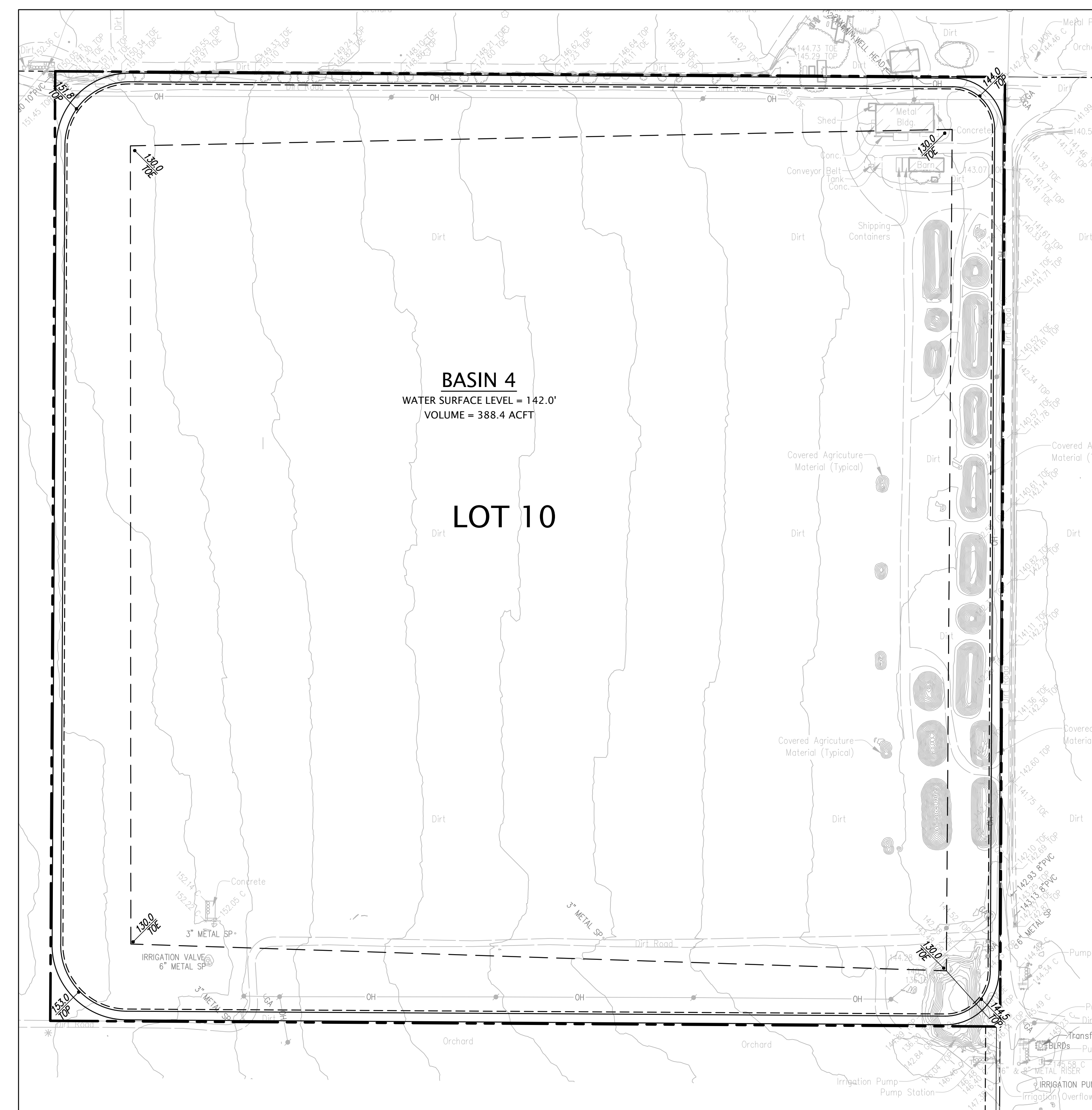
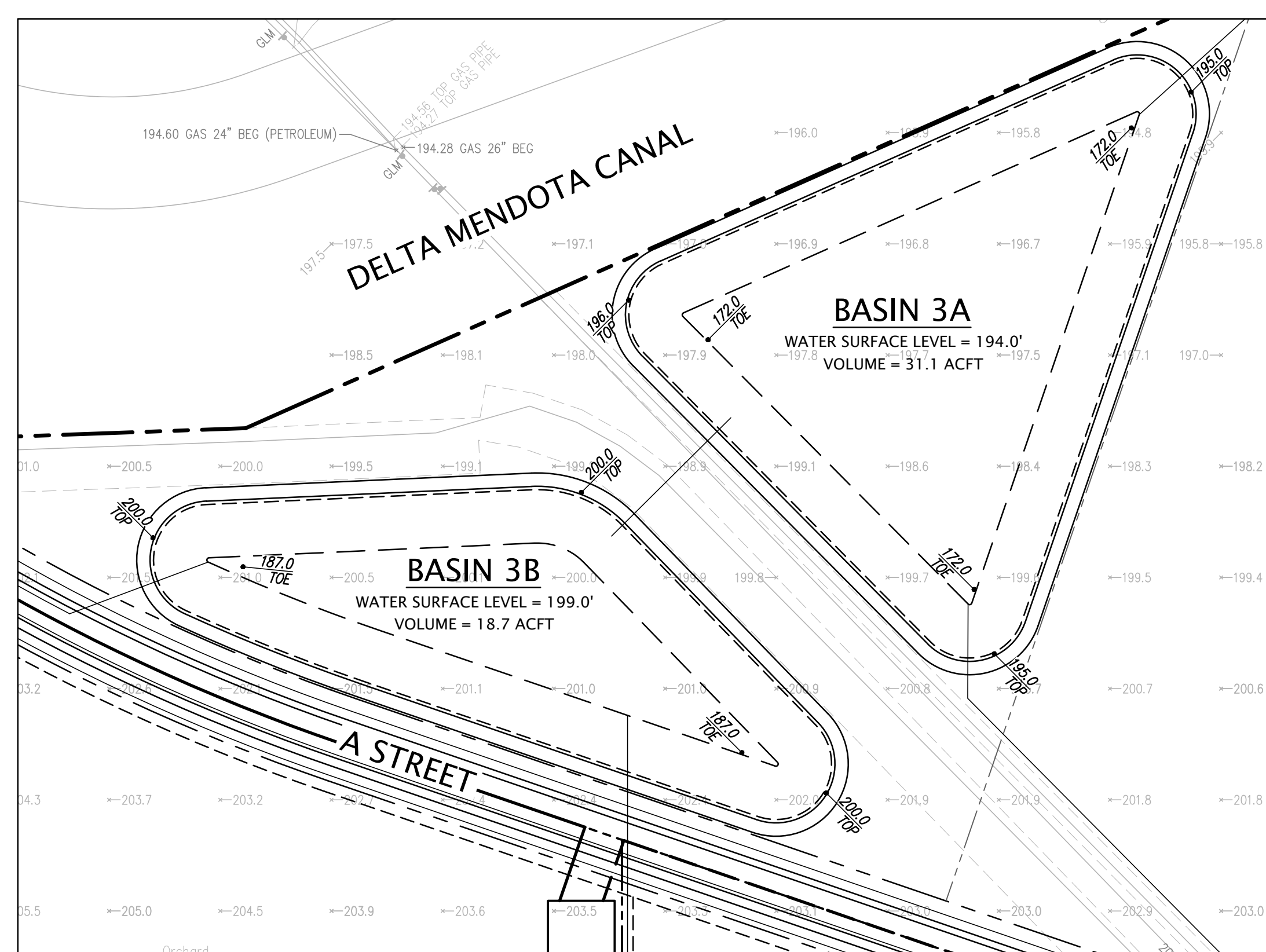
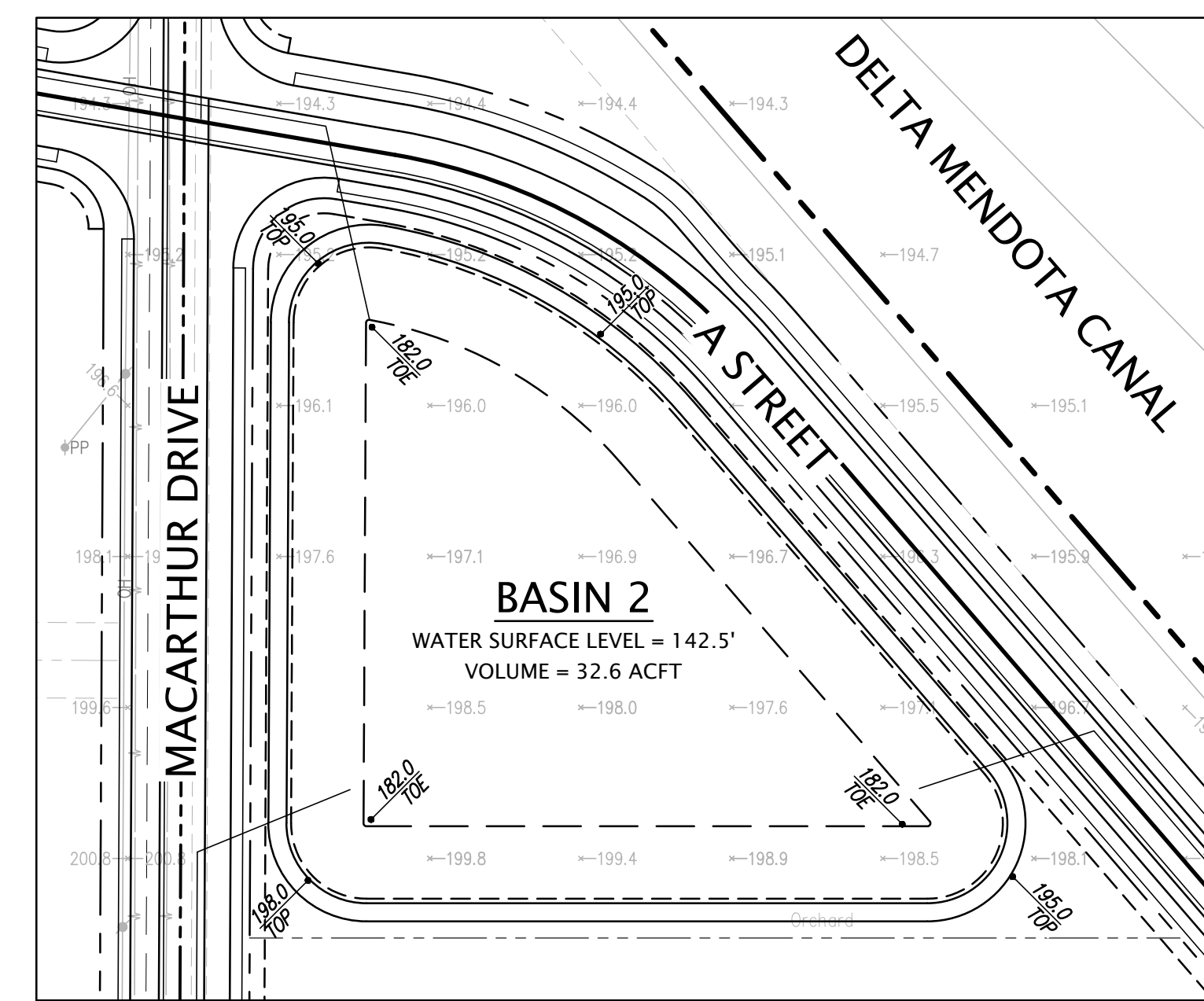
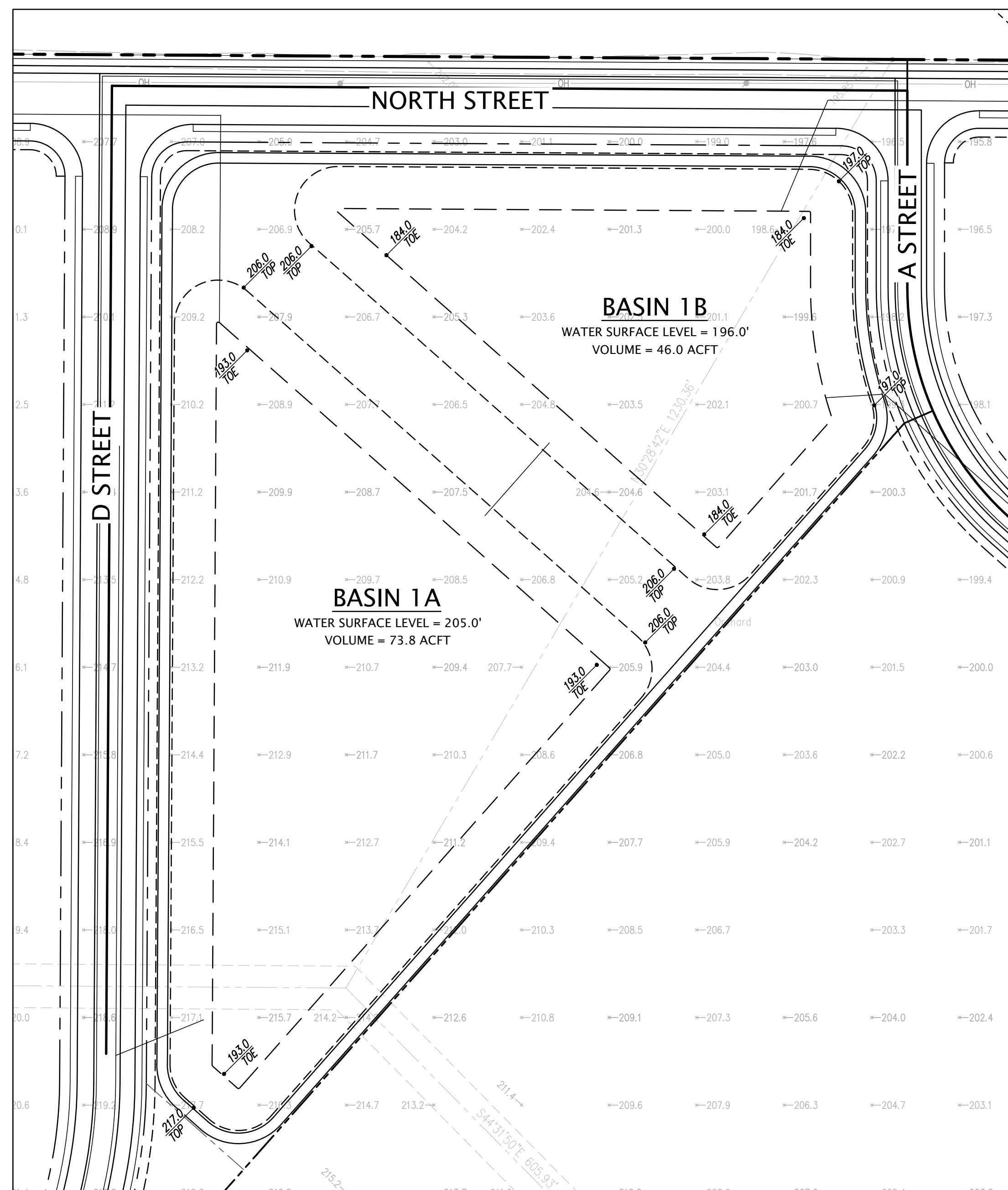
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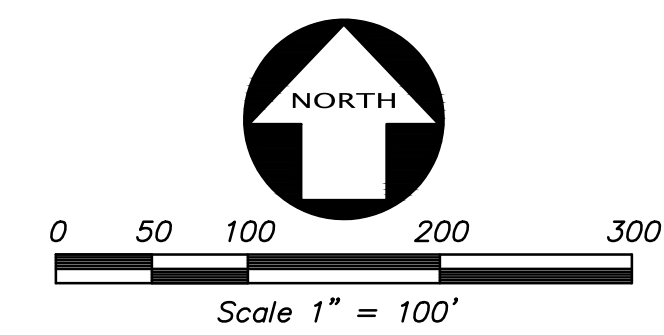
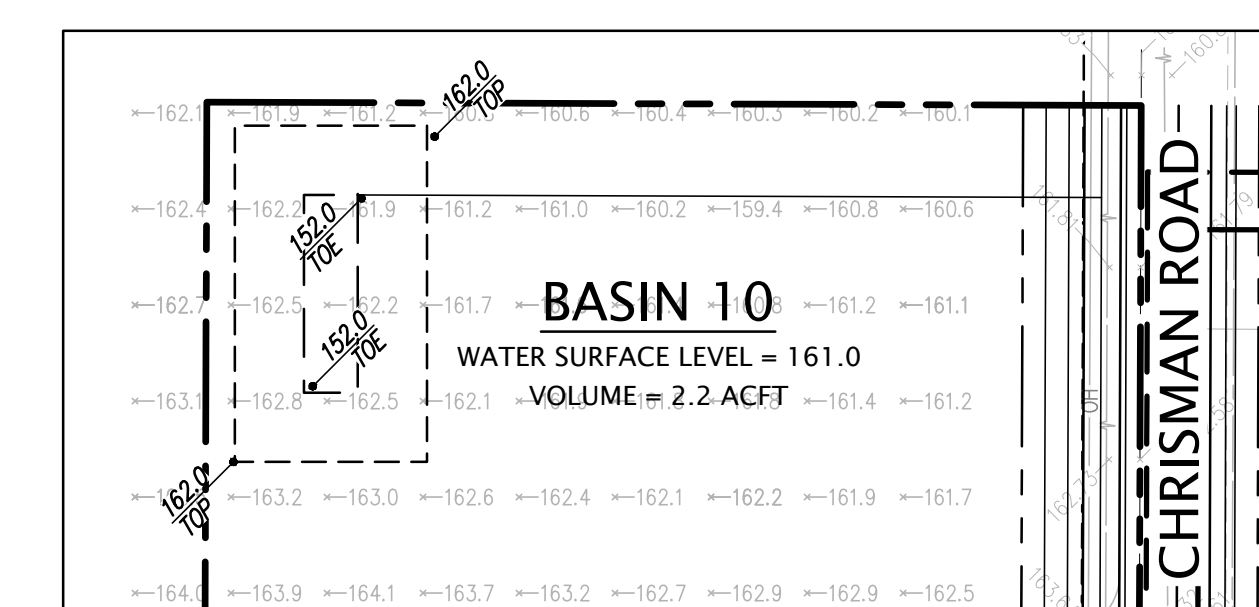
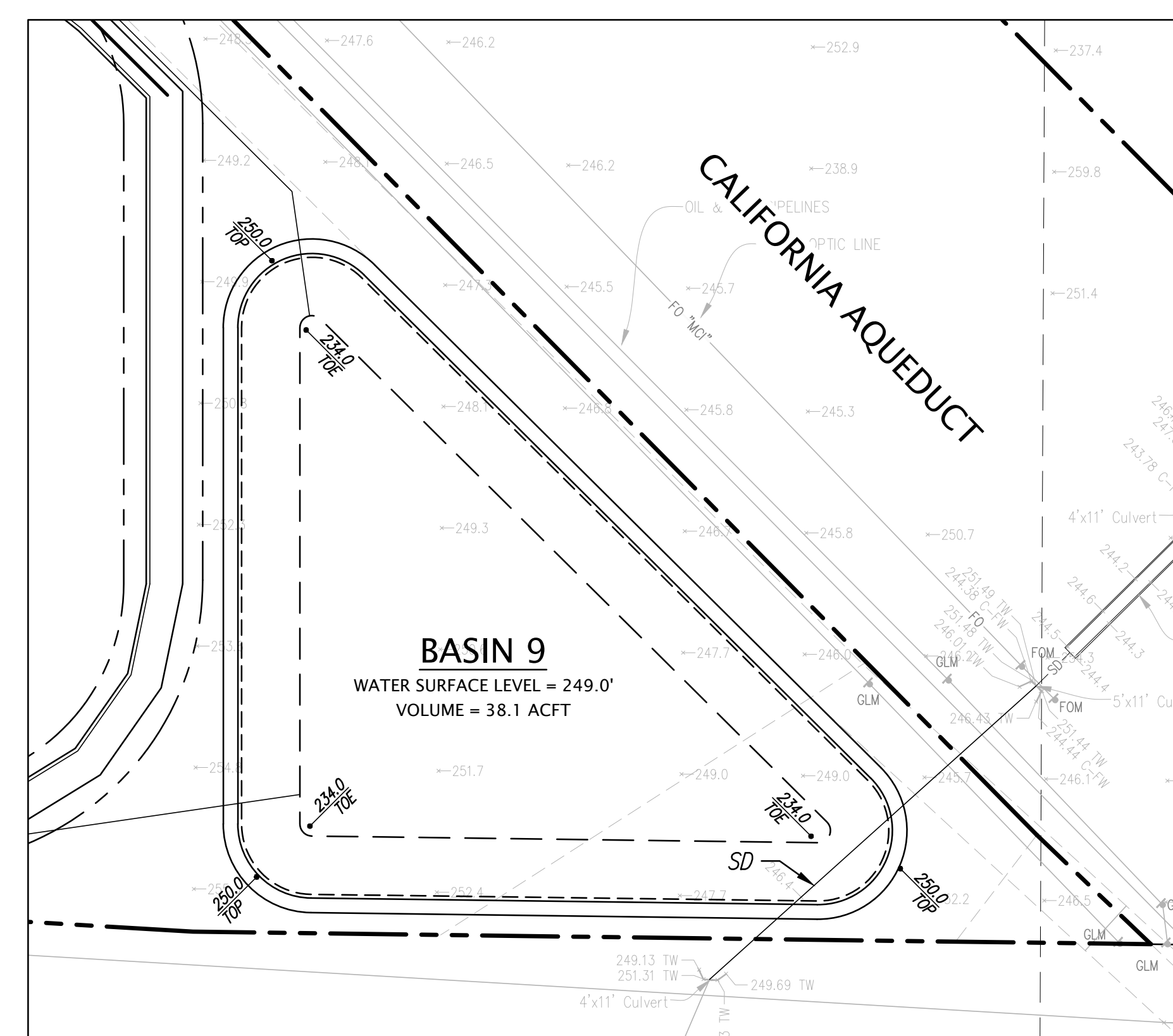
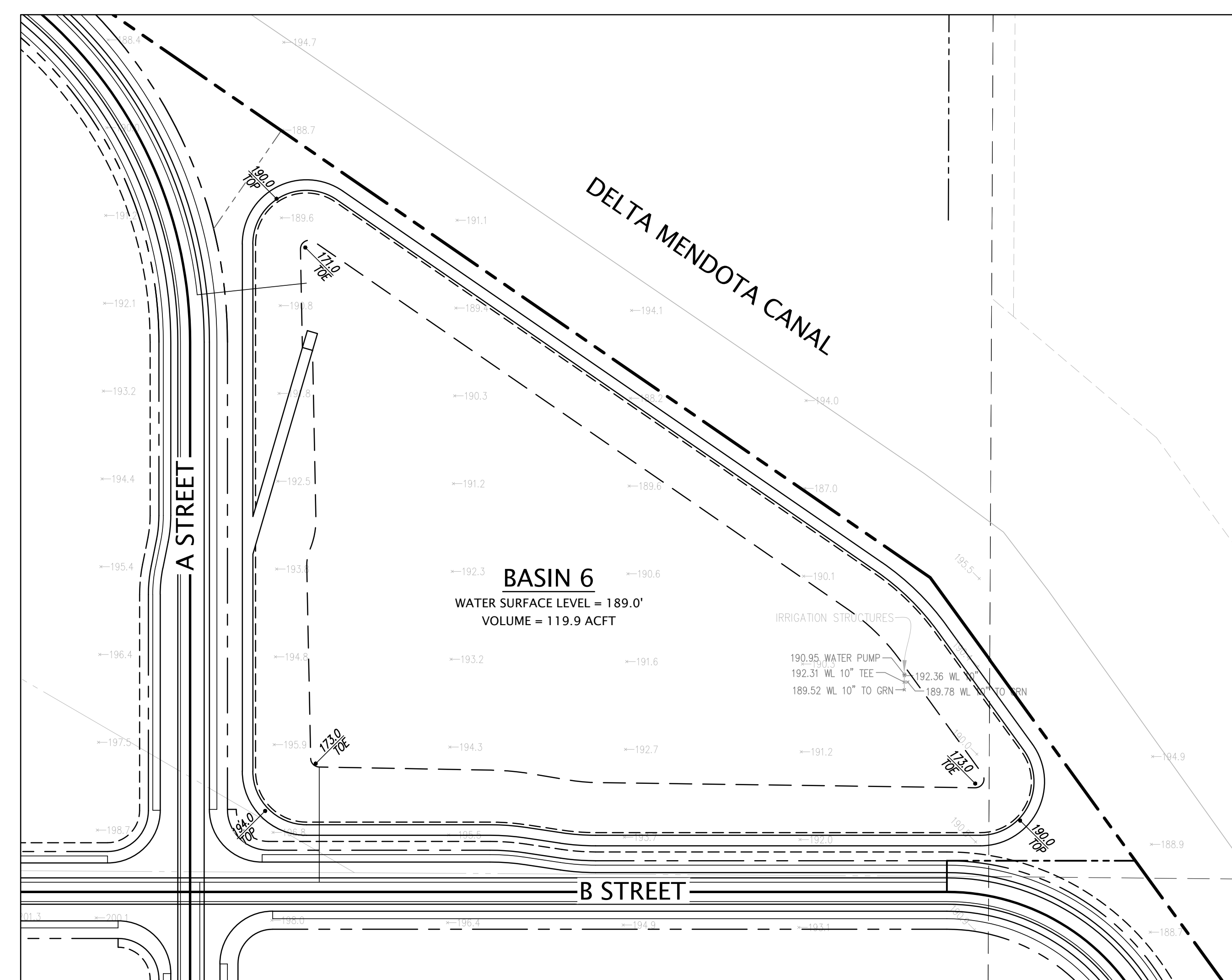
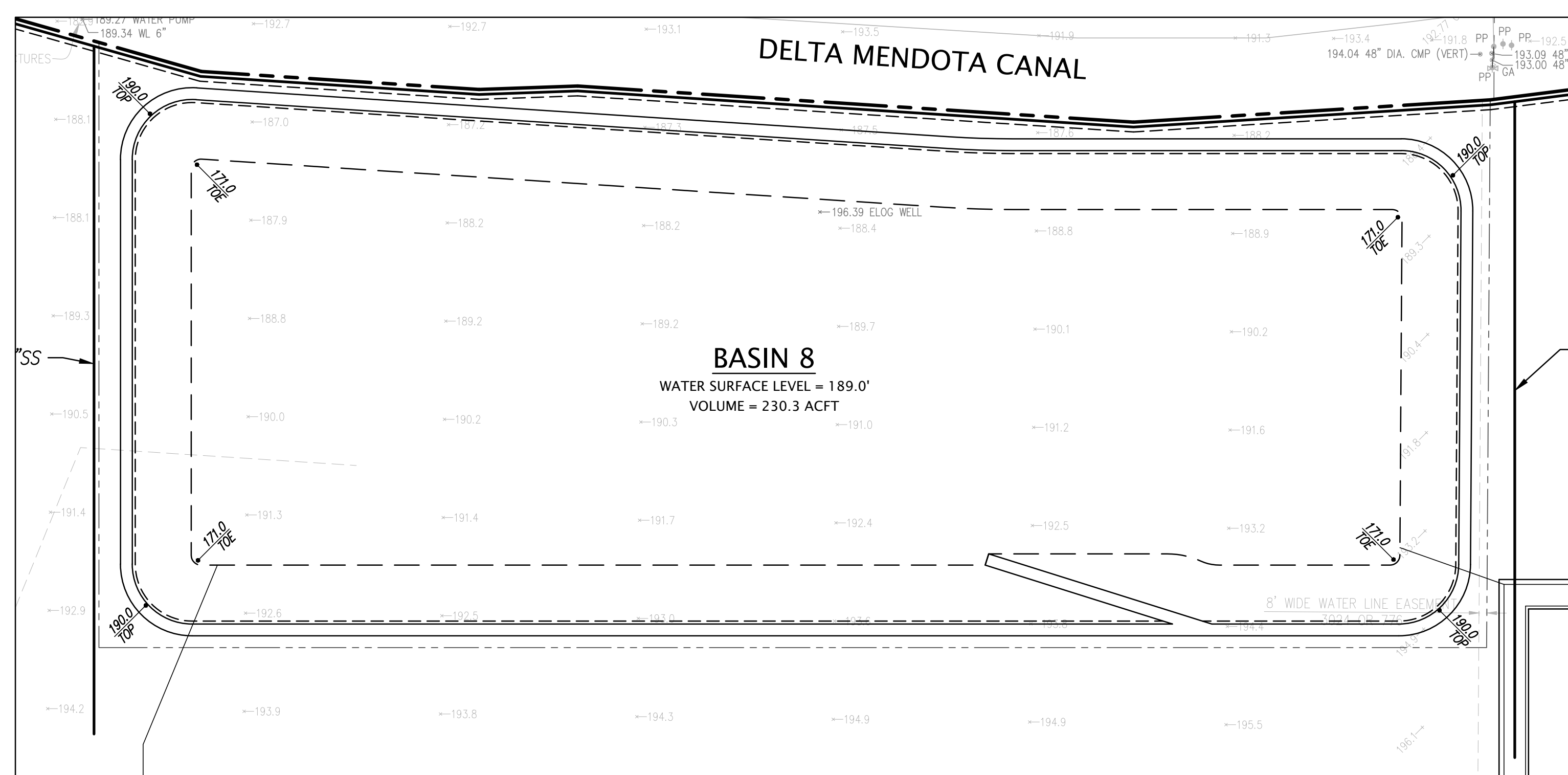
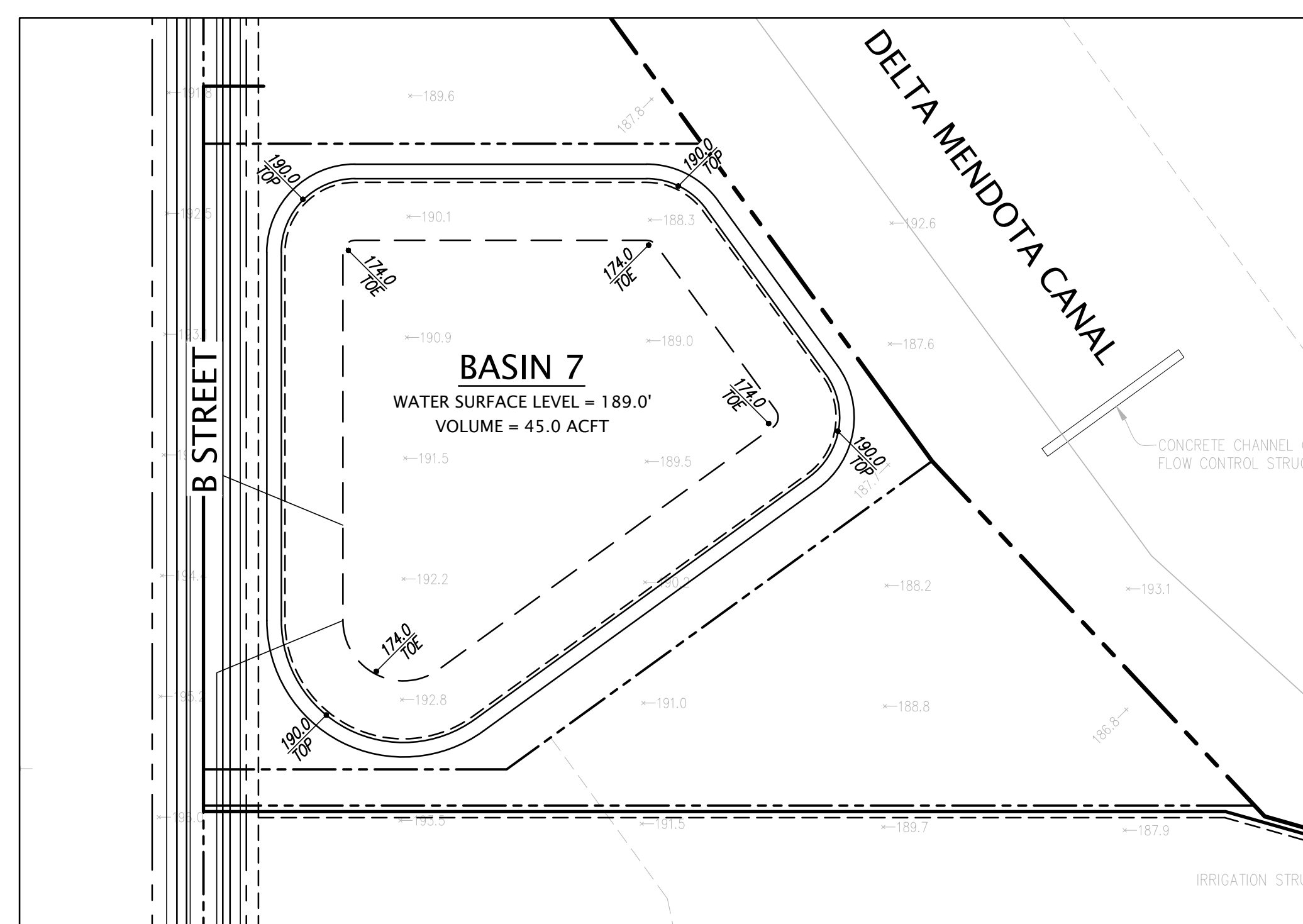
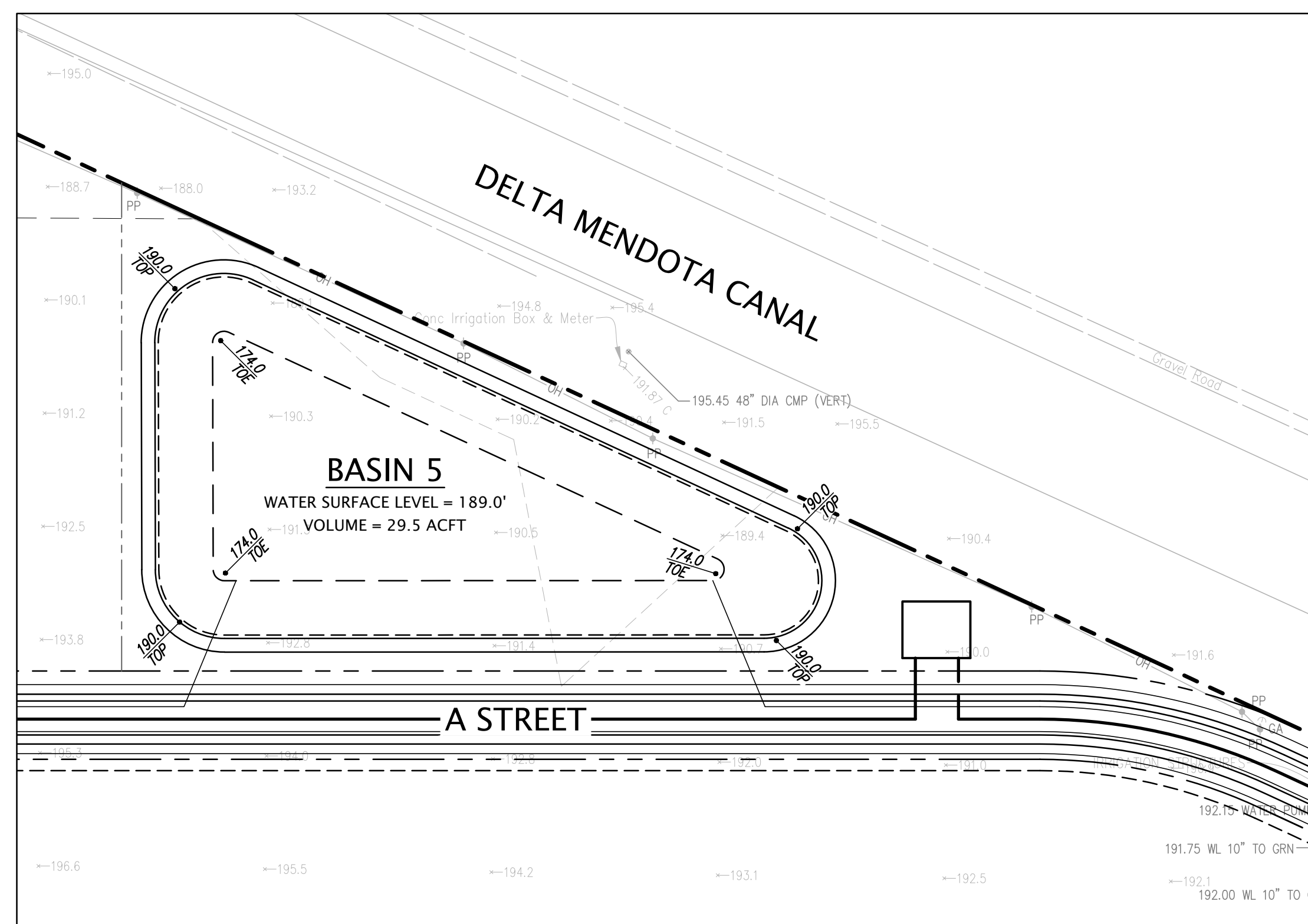
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