

ABBREVIATION LIST

AB	AGGREGATE BASE	LFL	LAKE FILL LINE
AC	ASPHALT	LP	LOW POINT
BC	BEGIN CURVE	LS	LANDSCAPE
BM	BENCHMARK	MAX	MAXIMUM
CL	CENTER LINE	MH	MANHOLE
CY	CUBIC YARD	MIN	MINIMUM
EA	EACH	MTC	MEDIAN TOP OF CURB
EC	END CURVE	NIC	NOT INCLUDED
EG	EXISTING GROUND	NTS	NOT TO SCALE
EL	ELEVATION	PCC	POINT OF COMPOUND CURVE
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
EVA	EMERGENCY VEHICLE ACCESS	PRC	POINT OF REVERSE CURVE
EVAC	EVACUATION LINE	RET	RETURN
EX	EXISTING	RW	RIGHT OF WAY
FF	FINISHED FLOOR	RW	RECYCLED WATER
FG	FINISHED GRADE	S	SLOPE
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOW LINE	SD	STORM DRAIN
FM	FORCE MAIN	SS	SANITARY SEWER
FU	FUTURE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
GL	GARAGE LIP	(T)	TOTAL
GR	GRATE	TC	TOP OF CURB
HP	HIGH POINT	TRC	TOP OF ROLLED CURB
INV	INVERT	TYP	TYPICAL
IRR	IRRIGATION	UPRR	UNION PACIFIC RAILROAD
LC	LAKE CIRCULATION	W	WATER

LEGENDS

123	LOT NUMBER
P 24.2	PAD ELEVATION
HP 16.25	HIGH POINT ELEVATION
LP 16.25	LOW POINT ELEVATION
x 14.5	SPOT ELEVATIONS
→	FLOW DIRECTION
---	CENTERLINE
---	PROPERTY LINE
---	STREET RIGHT OF WAY
---	DISTRICT BOUNDARY
---	PHASE 2 BOUNDARY

GENERAL NOTES

- OWNERS: CALIFIA, LLC
dba RIVER ISLANDS AT LATHROP
73 W. STEWART ROAD
LATHROP, CA 95330
(209) 879-7900
SDELLOSSO@RIVERISLANDS.COM

RIVER ISLANDS DEVELOPMENT, LLC
73 W. STEWART ROAD
LATHROP, CA 95330
(209) 879-7900
SDELLOSSO@RIVERISLANDS.COM

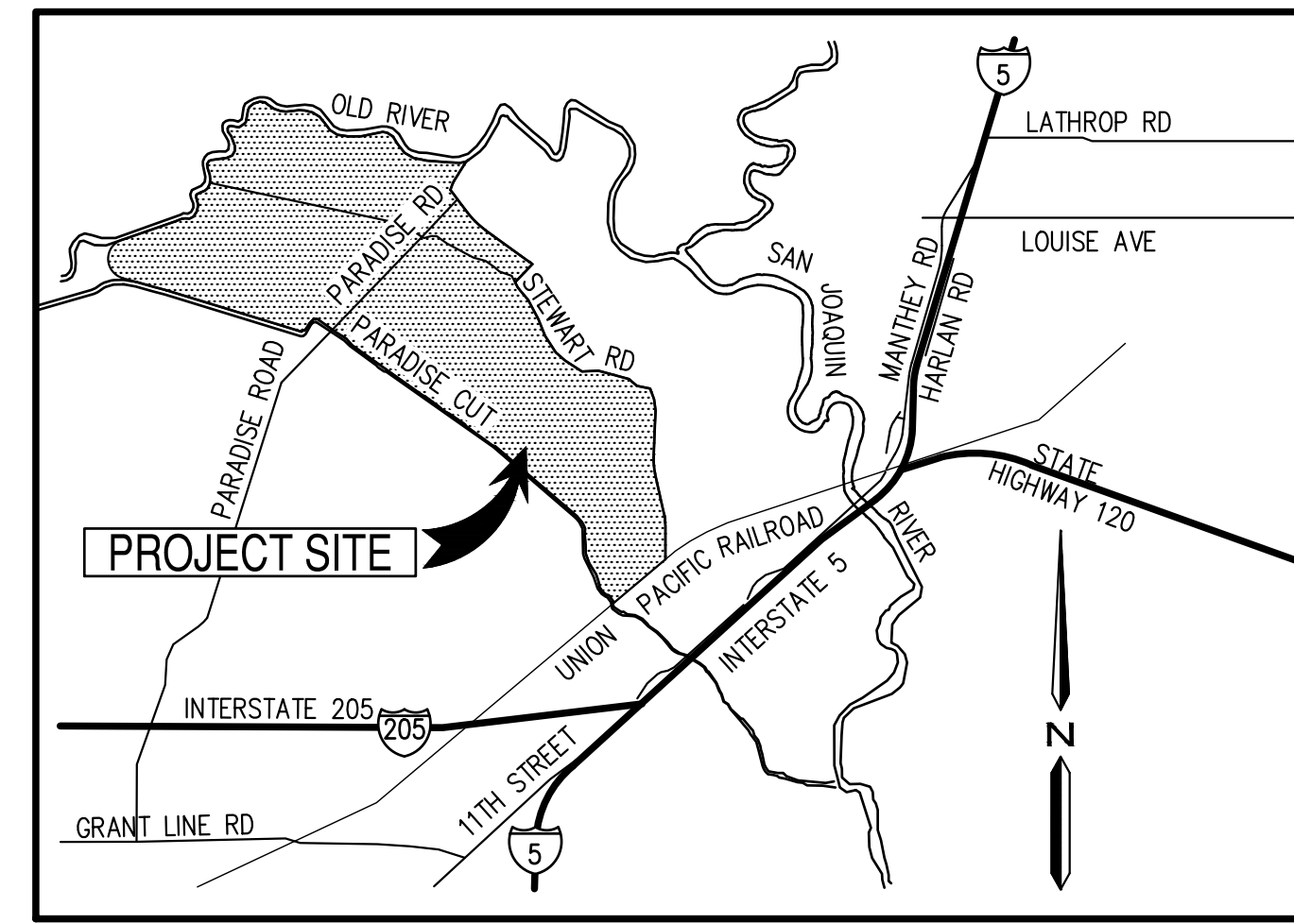
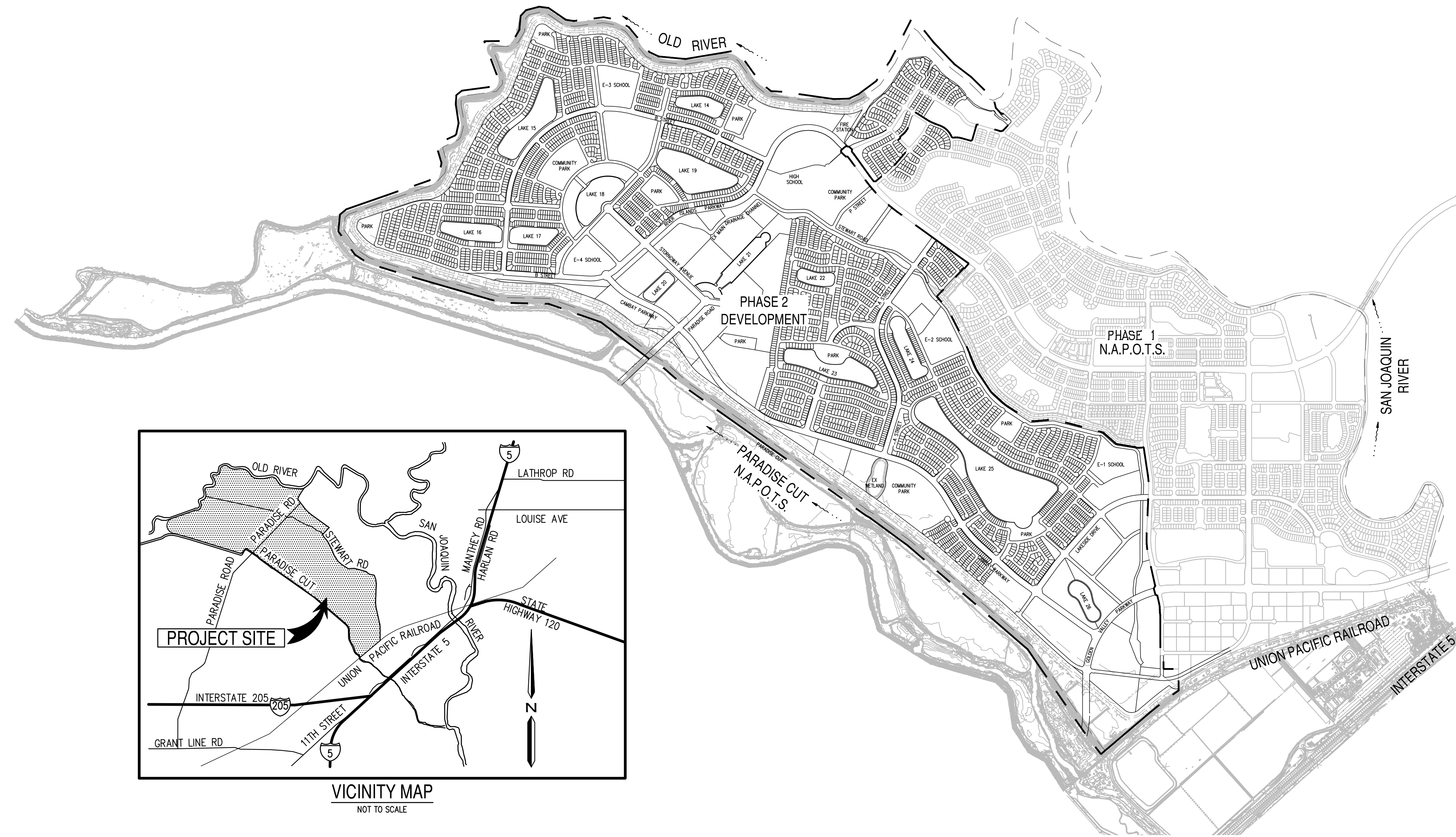
RIVER ISLANDS EMPLOYMENT CENTER, LLC
73 W. STEWART ROAD
LATHROP, CA 95330
(209) 879-7900
SDELLOSSO@RIVERISLANDS.COM

ISLAND RECLAMATION DISTRICT #2062
73 W. STEWART ROAD
LATHROP, CA 95330
(209) 879-7900
SDELLOSSO@RIVERISLANDS.COM
- SUBDIVIDER: CALIFIA, LLC
dba RIVER ISLANDS AT LATHROP
73 W. STEWART ROAD
LATHROP, CA 95330
- CIVIL ENGINEER: O'DELL ENGINEERING
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
(925) 223-8340
- GEOTECHNICAL ENGINEER: ENGEQ, INC.
17278 Golden Valley Parkway
Lathrop, CA 95330
(209) 684-7607
- ASSESSOR'S PARCEL NUMBERS: (APN'S)
210-040-01, 210-040-02, 210-040-03, 210-040-04, 213-110-04,
213-110-05, 213-110-03, 213-120-06, [213-210-08, 213-210-09,
213-210-10] LLA 21-11, 213-220-04, 213-250-01, 213-250-02,
213-250-03, 213-250-04, 213-470-12, 213-470-14, 213-470-15,
213-470-16 (PTN), 213-470-19, 213-470-20 (PTN), 213-470-24 AND A
PORTION OF THE 115' STRIP DESCRIBED AS PARCEL 24 PER DN 2001-046177
(DOES NOT HAVE AN ASSESSOR'S PARCEL NUMBER)

- CURRENT USE: AGRICULTURE
CURRENT ZONING: REGIONAL COMMERCIAL (CR)
NEIGHBORHOOD COMMERCIAL (CN)
RESIDENTIAL LOW (RL)
RESIDENTIAL MEDIUM (RM)
RESIDENTIAL HIGH (RH)
RESOURCE CONSERVATION / OPEN SPACE (RCO/OS)

PROPOSED USE: PLANNED DEVELOPMENT INCLUDING EMPLOYMENT CENTER, MIXED USE PARADISE CUT VILLAGE CENTER,
TRANSIT ORIENTED DEVELOPMENT, RESIDENTIAL, PARKS, SCHOOLS AND OPEN SPACES.
- AREA: 2,513± ACRES
- MINIMUM LOT SIZE: 4,000 SF
MAXIMUM LOT SIZE: 17,996 SF
- THE BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY.
- THIS PROJECT WILL BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP IN ACCORDANCE WITH ARTICLE 4, SECTION 66.456.1 OF THE SUBDIVISION MAP ACT.
- UTILITIES:
SANITARY SEWER: - OPERATION & OWNERSHIP BY THE CITY OF LATHROP
POTABLE WATER: - OPERATION & OWNERSHIP BY THE CITY OF LATHROP
RECYCLED WATER: - OPERATION & OWNERSHIP BY THE CITY OF LATHROP
STORM DRAIN: - OPERATION & OWNERSHIP BY THE CITY OF LATHROP AND RIVER ISLANDS PUBLIC FINANCING AUTHORITY (RIPFA)
LAKE CIRCULATION PIPES: - OPERATION & OWNERSHIP BY RIVER ISLANDS PUBLIC FINANCING AUTHORITY (RIPFA)
TELEPHONE: - AT&T & COMCAST
GAS: - PACIFIC GAS & ELECTRIC
ELECTRIC: - OPERATION & OWNERSHIP BY THE LATHROP IRRIGATION DISTRICT
FIRE: - LATHROP MANTECA FIRE PROTECTION DISTRICT

- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN. TRANSITION GRADING IN ORDER TO DAYLIGHT, BALANCE AND ENSURE PROPER DRAINAGE MAY BE REQUIRED OUTSIDE OF THE PRECISE LIMITS OF PHASE 2.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AS CONTAINED IN HIS REPORTS OR SUPPLEMENTAL REPORTS REGARDING THIS PROJECT.
- APPROXIMATELY 1,899 ACRES OF THE SUBJECT PROPERTY AS SHOWN ON THE F.I.R.M. PANELS ARE SHOWN IN A ZONE "AE" FLOOD PLAIN. A LETTER OF MAP REVISION (LOMR), REMOVING APPROXIMATELY 1,899 ACRES OF THE SUBJECT PROPERTY FROM THE FLOOD PLAIN, WILL BE PROCESSED WITH FEMA PRIOR TO OCCUPANCY.
- REQUEST FOR EXCEPTIONS TO TITLE 16 SUBMITTED TO THE CITY BY LETTER UNDER SEPARATE COVER.
- STREET IMPROVEMENTS TO BE INSTALLED PER TRACT 6716 TENTATIVE MAP, THE CITY OF LATHROP CITY STANDARDS AND THE UDC. STREETS AND ALLEYS TO BE PUBLICLY OWNED AND MAINTAINED.
- UTILITY LOCATIONS, STREET GRADES AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- BUILDING SETBACKS ARE ESTABLISHED BY THE LATHROP MUNICIPAL CODE 17.61 AND THE RIVER ISLANDS URBAN DESIGN CONCEPT.

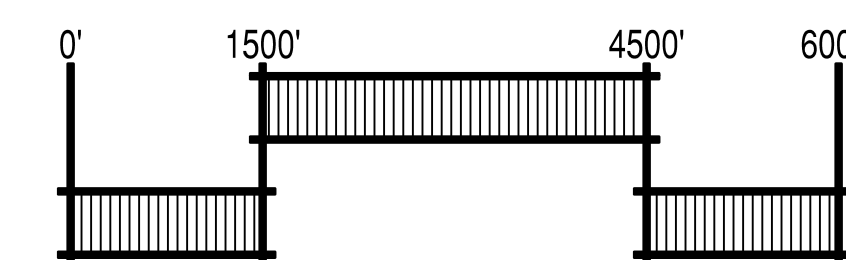
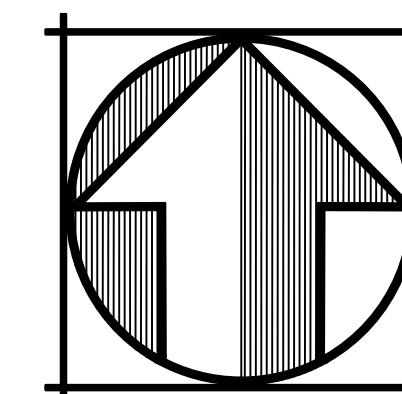


VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	CROSS SECTION
3	CROSS SECTION
4	BOUNDARY & EASEMENT MAP
5	LINE TABLE AND DETAIL A
6	LAND USE MAP
7	NEIGHBORHOOD PLAN, LAND USE SUMMARY & LEGEND
8	INDEX MAP & PARCEL SUMMARY
9	ULTIMATE FEMA 100 YEAR FLOODPLAIN DELINEATION
9A	INTERIM FEMA 100 YEAR FLOODPLAIN DELINEATION
10	VESTING TENTATIVE MAP
11	VESTING TENTATIVE MAP
12	VESTING TENTATIVE MAP
13	VESTING TENTATIVE MAP
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49	VESTING TENTATIVE MAP
50	VESTING TENTATIVE MAP
51	VESTING TENTATIVE MAP
52	VESTING TENTATIVE MAP
53	VESTING TENTATIVE MAP
54	PRELIMINARY STORM DRAIN MASTER PLAN
55	PRELIMINARY SANITARY SEWER MASTER PLAN
56	PRELIMINARY POTABLE WATER MASTER PLAN
57	PRELIMINARY NON-POTABLE WATER MASTER PLAN
58	PRELIMINARY LAKE PIPING MASTER PLAN
59	PRELIMINARY EARTHWORK

**COVER SHEET
TRACT 6716
VESTING TENTATIVE MAP
RIVER ISLANDS**

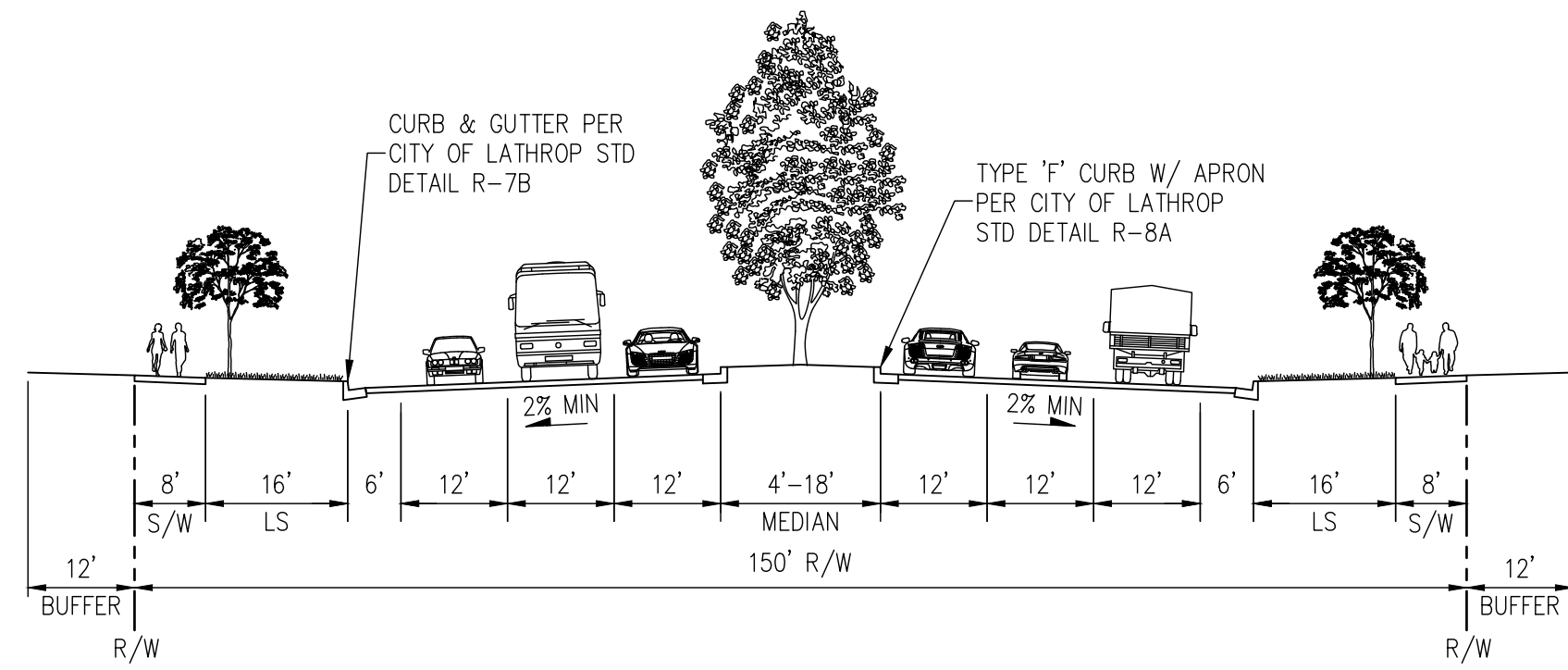
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



SCALE: 1" = 1500'
DATE: MAY 11, 2021

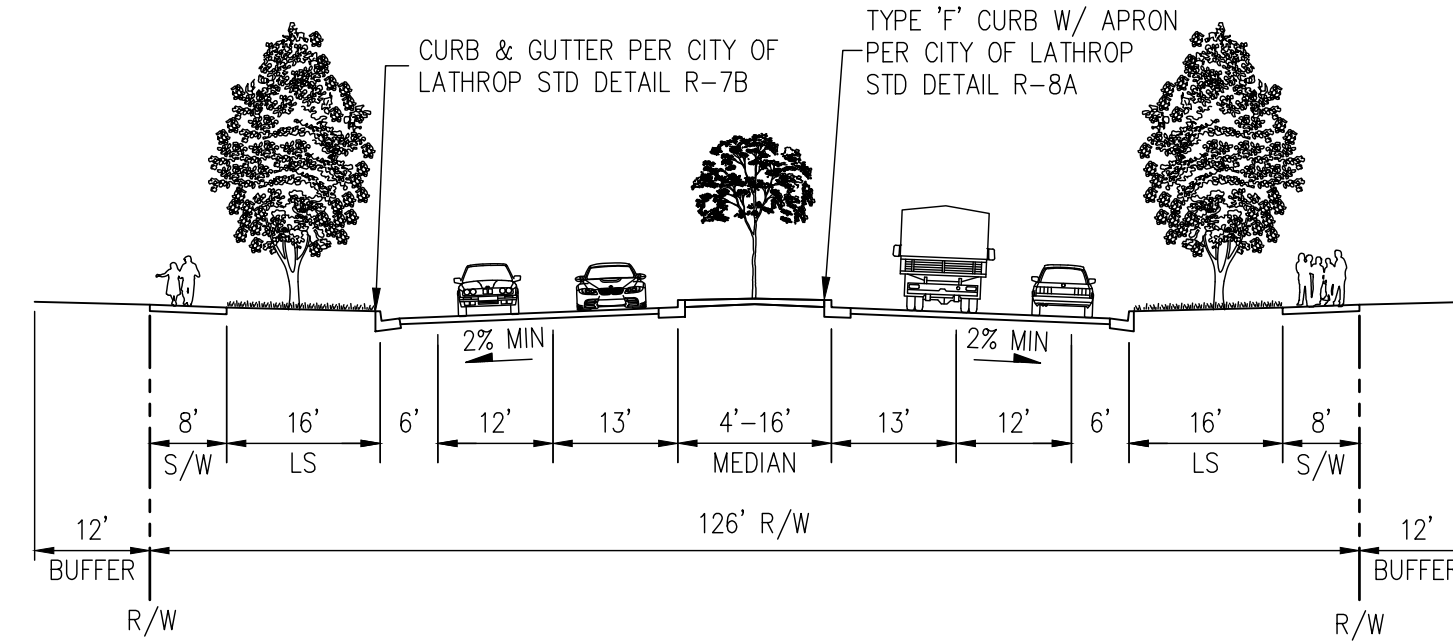
O'DELL
ENGINEERING
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com

SHEET NO.
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OF
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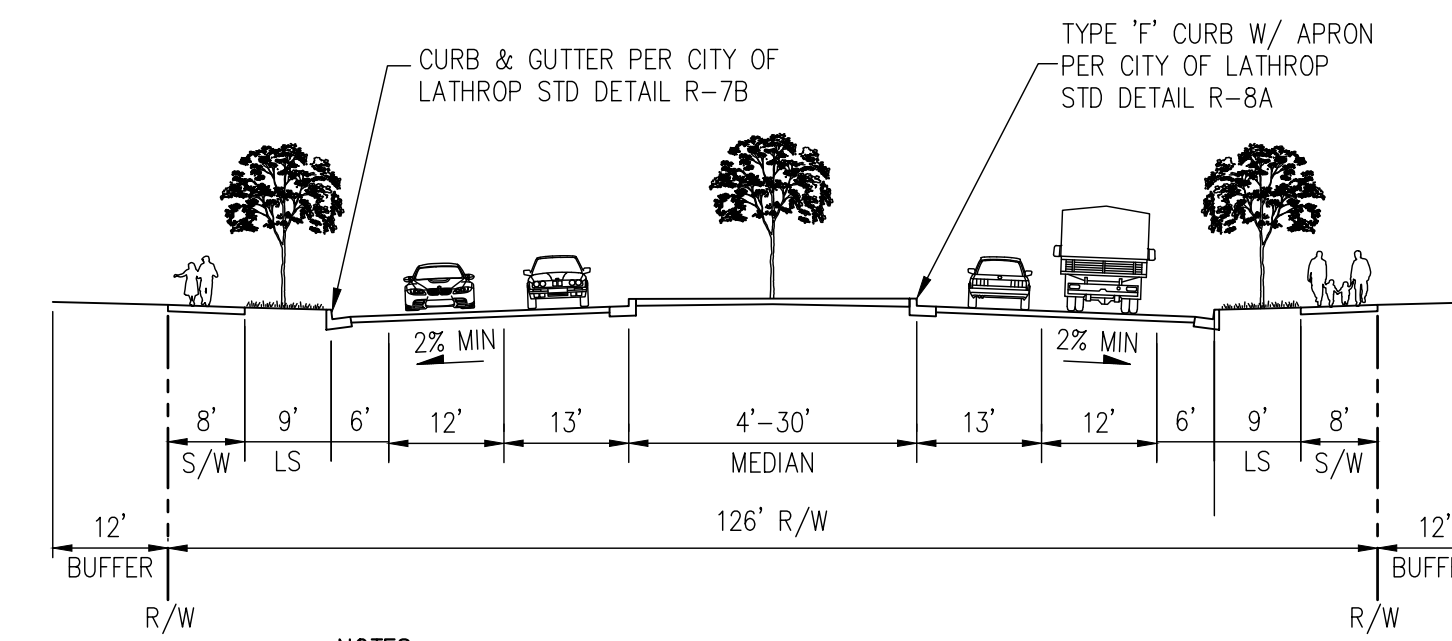
NOTE: MEDIAN VARIES TO ACCOMMODATE FOR TURN POCKETS AT INTERSECTIONS.

6 LANE PARKWAY
GOLDEN VALLEY PARKWAY
(NO PARKING)
 NOT TO SCALE



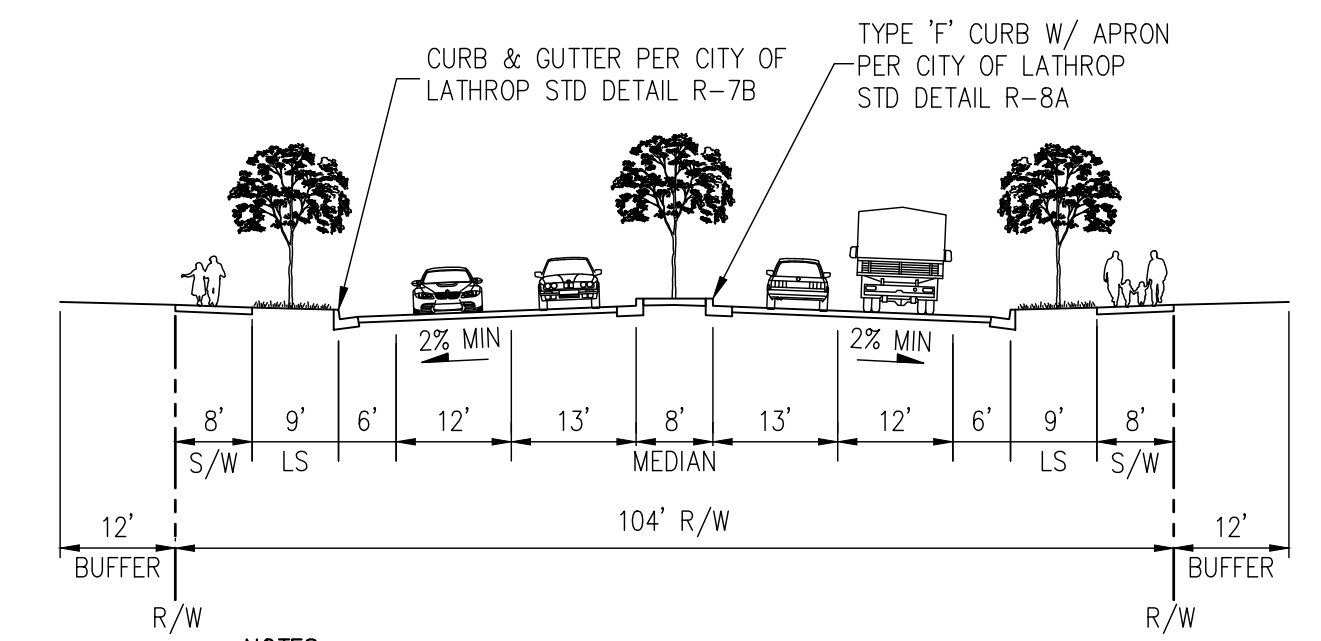
NOTE: MEDIAN VARIES TO ACCOMMODATE FOR TURN POCKETS AT INTERSECTIONS.

4 LANE PARKWAY
RIVER ISLANDS PARKWAY, CAMBAY PARKWAY,
PARADISE ROAD, AND LAKESIDE DRIVE
(NO PARKING)
 NOT TO SCALE



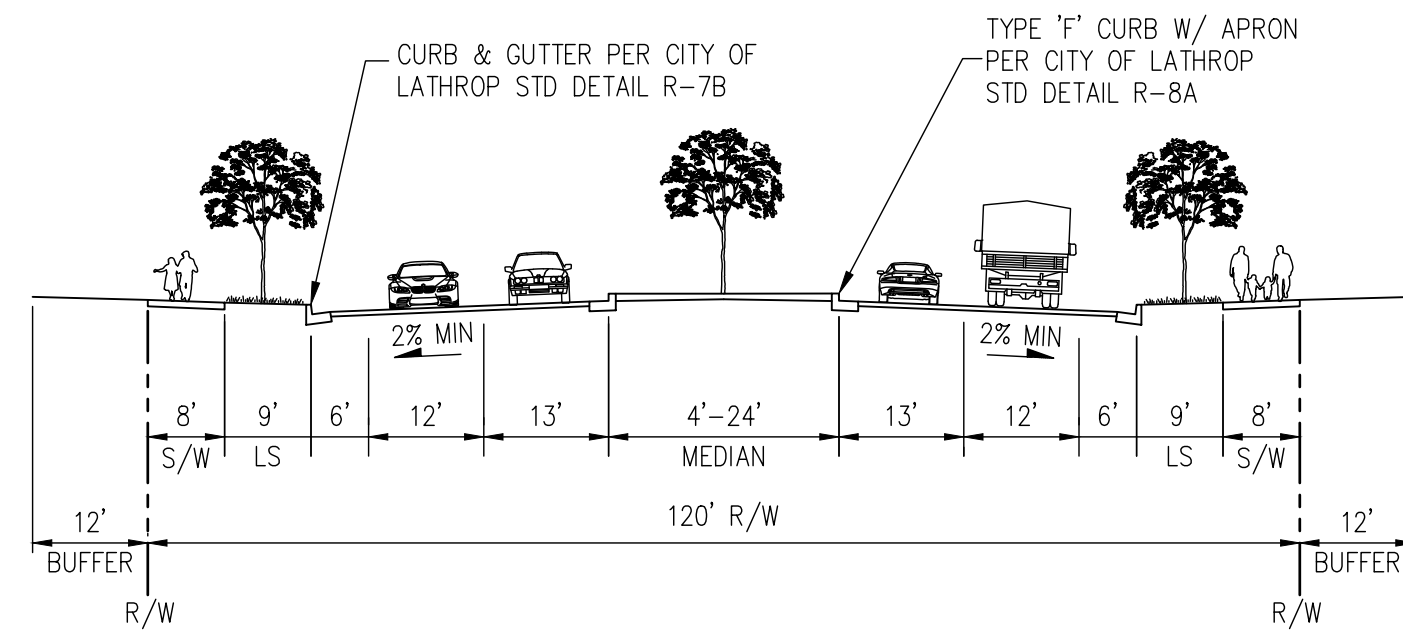
NOTES:
 1. MEDIAN VARIES TO ACCOMMODATE FOR TURN POCKETS AT INTERSECTIONS.
 2. MAJOR COLLECTOR CAN EXPAND FROM 2 TO 4 LANES DEPENDING ON TRAFFIC FLOW NECESSITIES.

2-4 LANE MAJOR COLLECTOR
STORNOWAY AVE
(NO PARKING)
 NOT TO SCALE



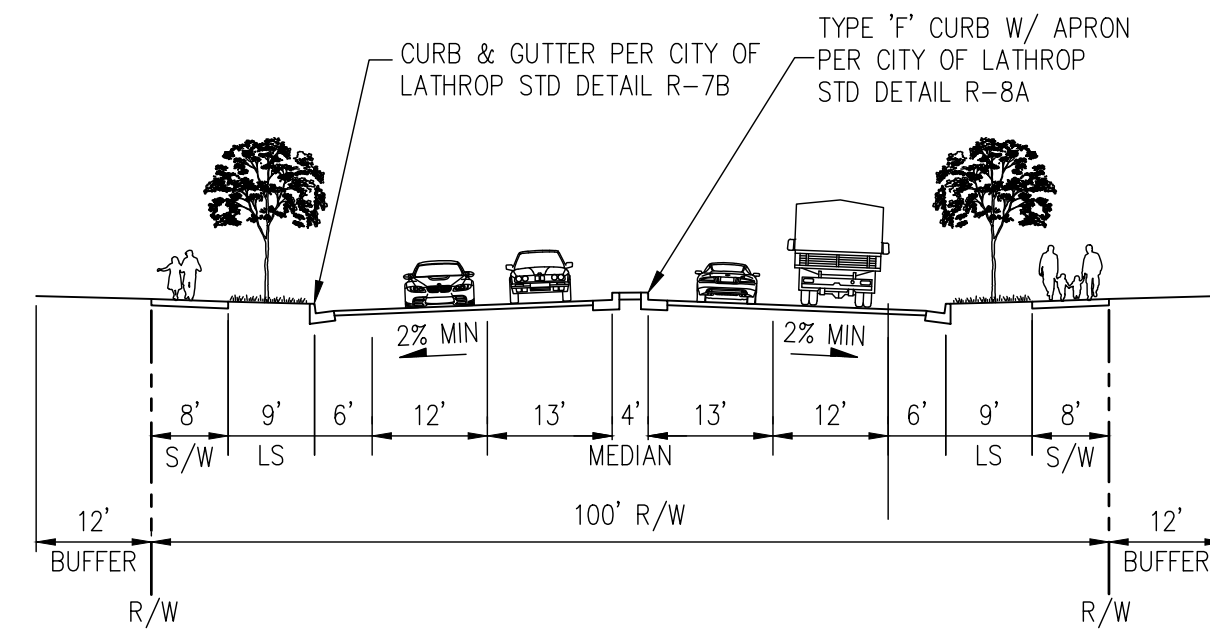
NOTES:
 1. MEDIAN VARIES TO ACCOMMODATE FOR TURN POCKETS AT INTERSECTIONS.
 2. MAJOR COLLECTOR CAN EXPAND FROM 2 TO 4 LANES DEPENDING ON TRAFFIC FLOW NECESSITIES.

2-4 LANE MAJOR COLLECTOR
A STREET AND B STREET
(NO PARKING)
 NOT TO SCALE



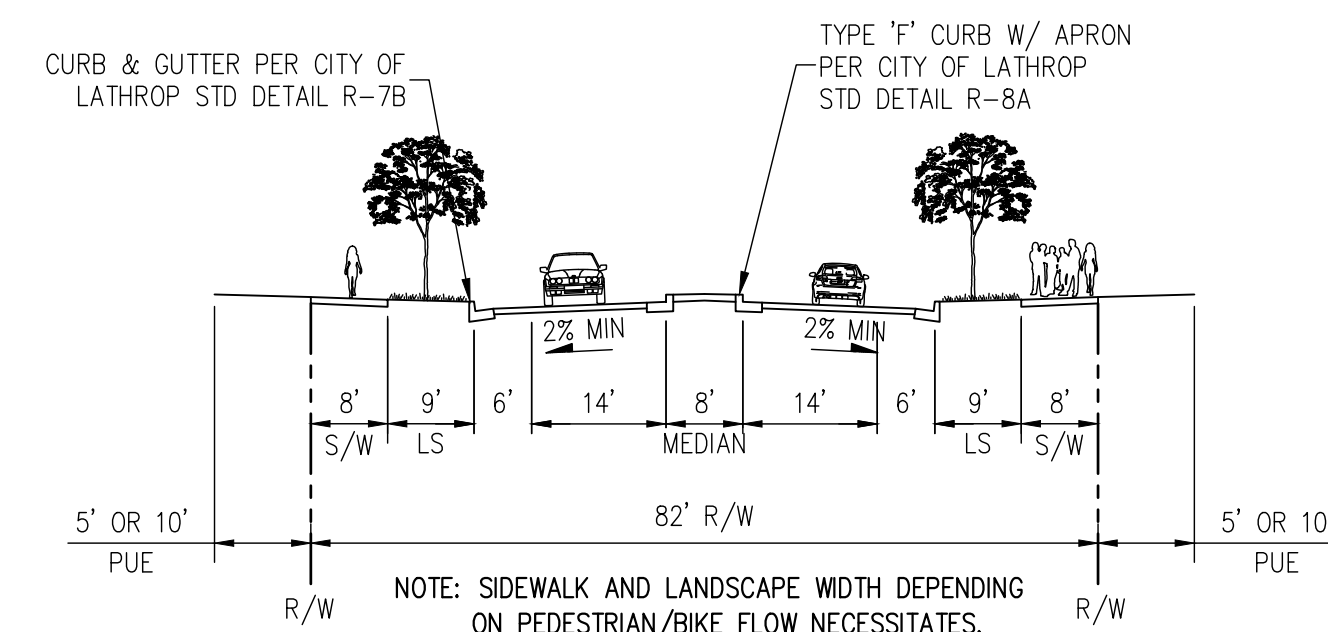
NOTES:
 1. MEDIAN VARIES TO ACCOMMODATE FOR TURN POCKETS AT INTERSECTIONS.
 2. DEL WEBB ENTRY CAN EXPAND FROM 2 TO 4 LANES DEPENDING ON TRAFFIC FLOW NECESSITIES.

2-4 LANE DEL WEBB STREET WIDE ENTRY
(NO PARKING)
 NOT TO SCALE

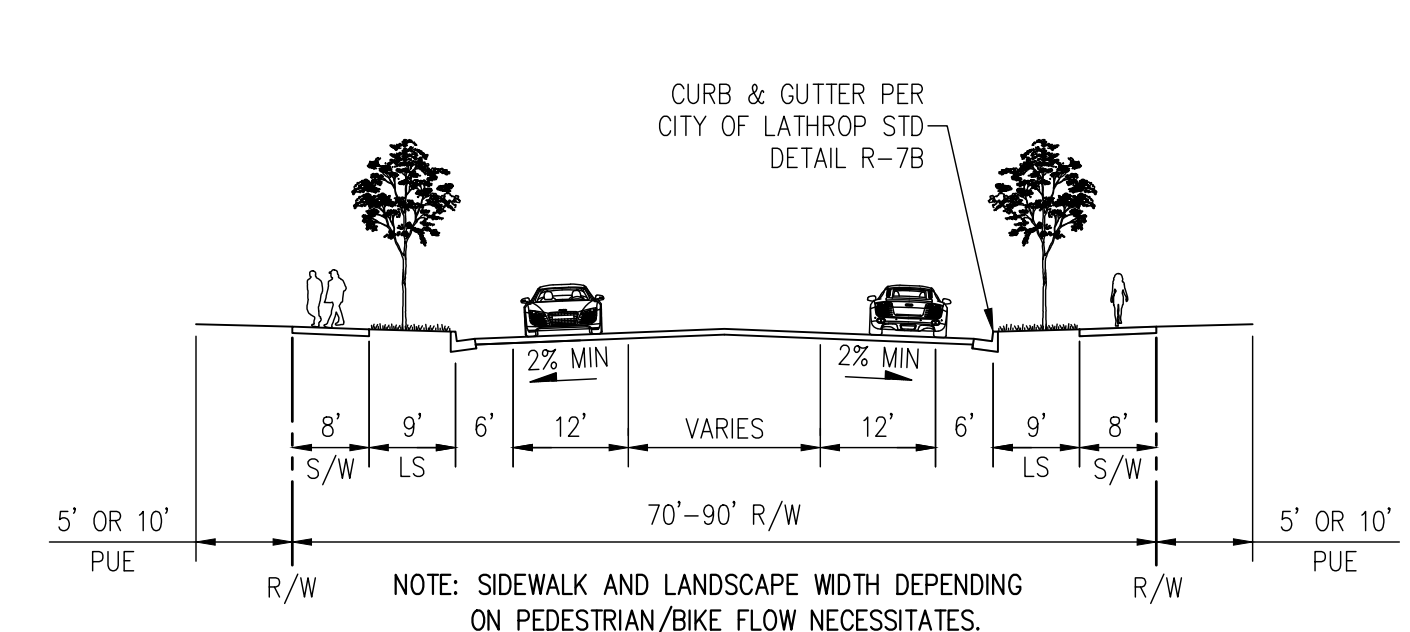


NOTES:
 1. MEDIAN VARIES TO ACCOMMODATE FOR TURN POCKETS AT INTERSECTIONS.
 2. DEL WEBB ENTRY CAN EXPAND FROM 2 TO 4 LANES DEPENDING ON TRAFFIC FLOW NECESSITIES.

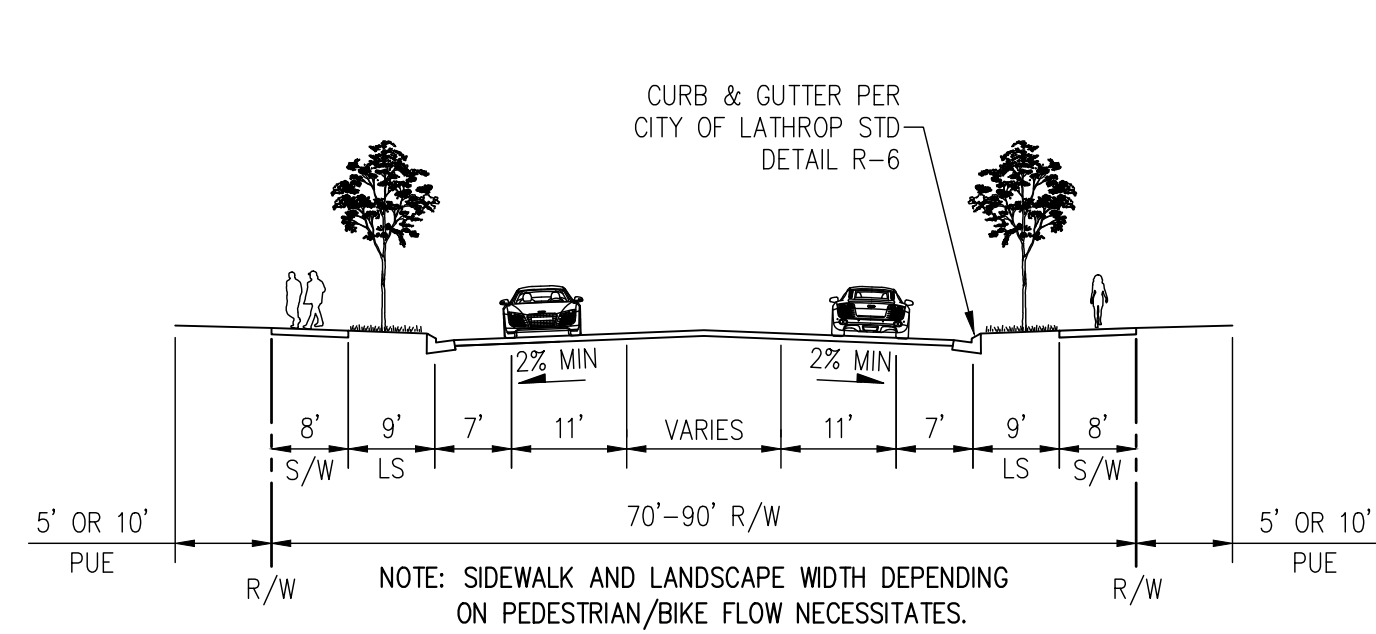
2-4 LANE DEL WEBB STREET ENTRY
(NO PARKING)
 NOT TO SCALE



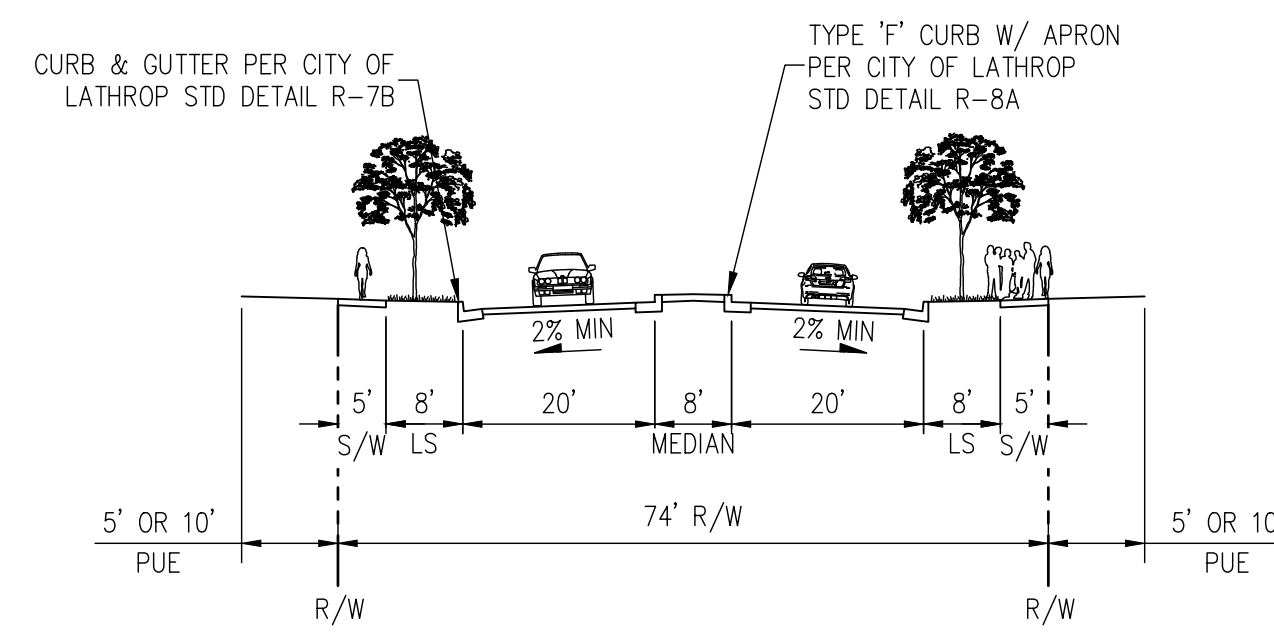
2 LANE MINOR COLLECTOR ENTRY
(NO PARKING)
 NOT TO SCALE



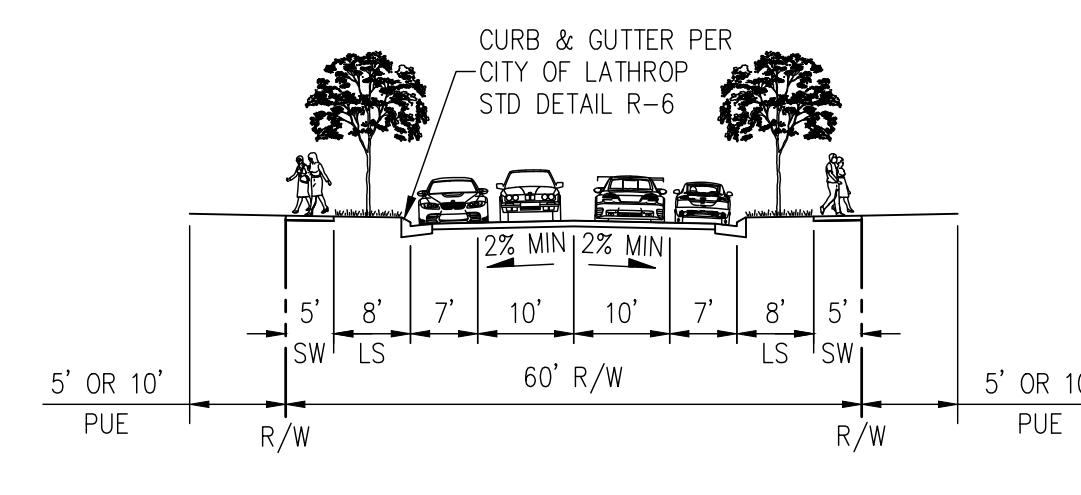
2 LANE MINOR COLLECTOR
(NO PARKING)
 NOT TO SCALE



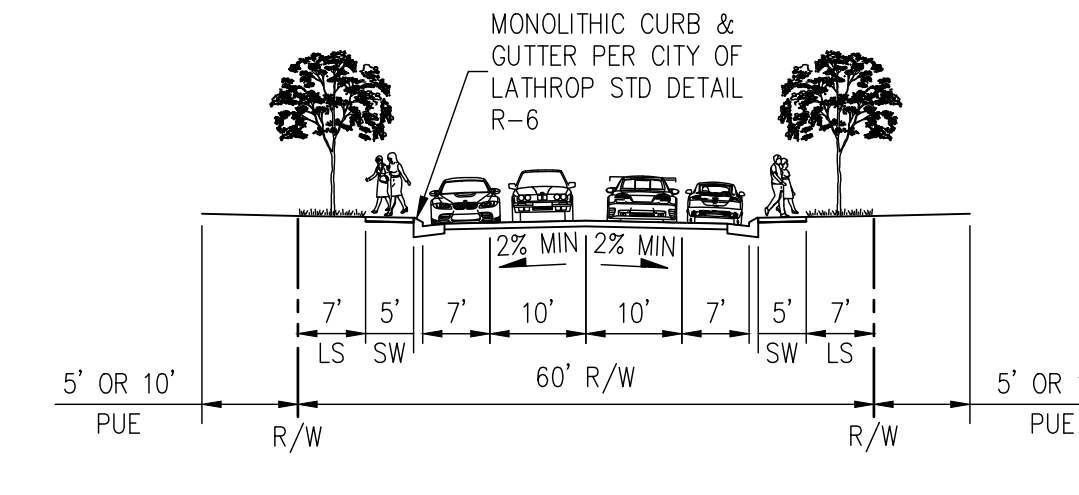
2 LANE MINOR COLLECTOR
(PARKING ON BOTH SIDES)
 NOT TO SCALE



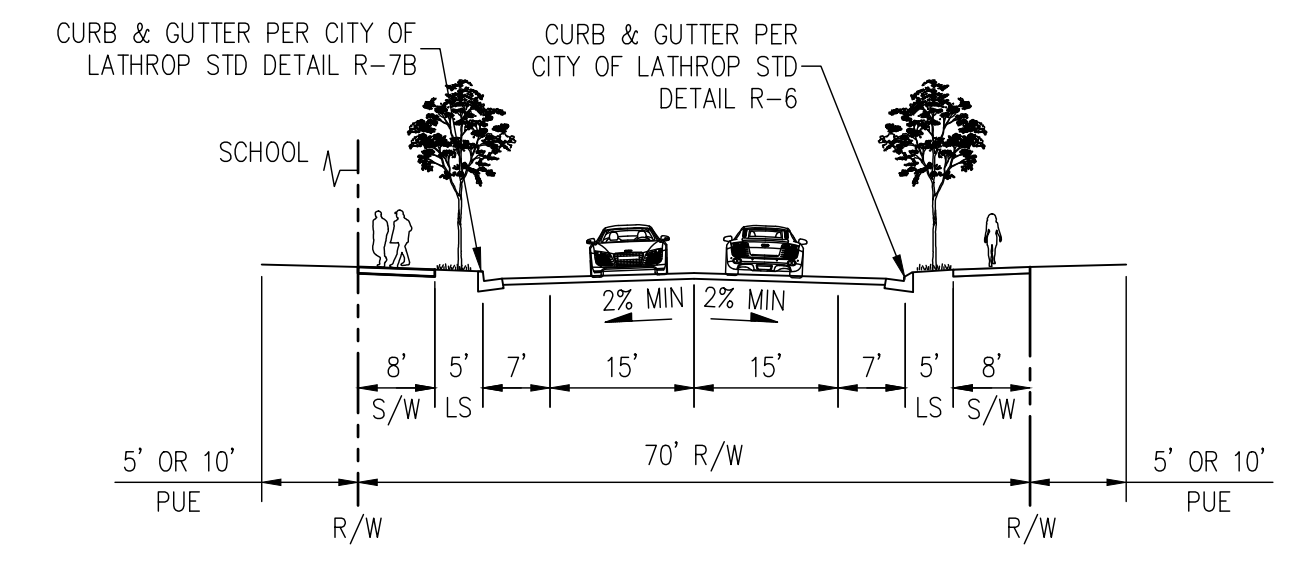
2 LANE LOCAL STREET ENTRY
(NO PARKING)
 NOT TO SCALE



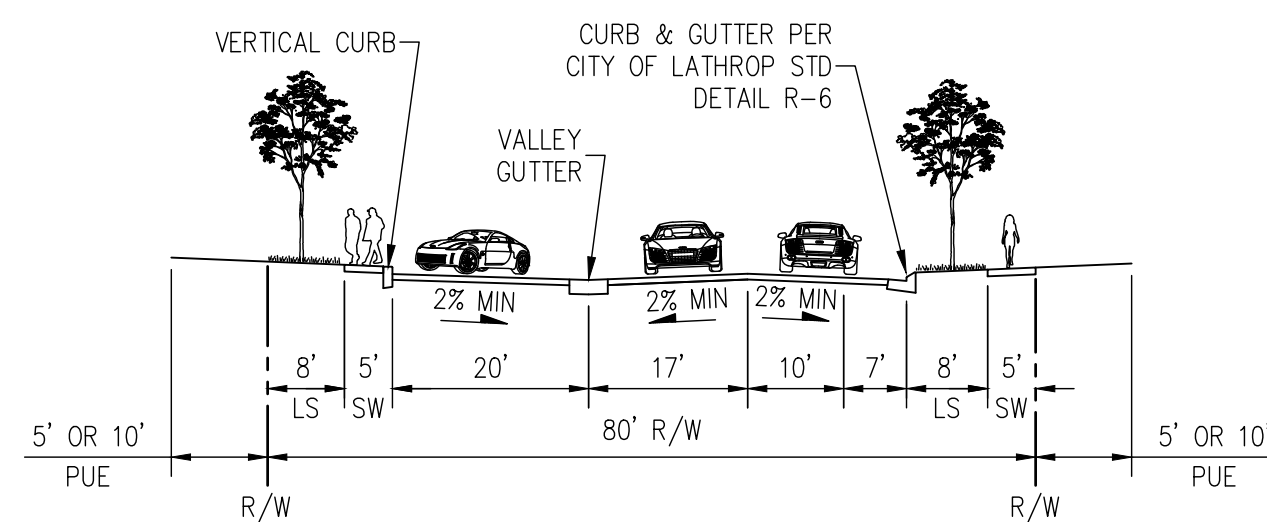
2 LANE LOCAL STREET
(PARKING ON BOTH SIDES)
 NOT TO SCALE



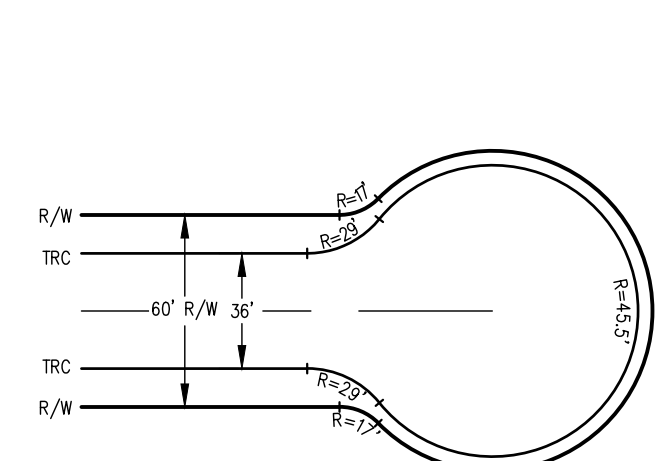
2 LANE LOCAL STREET
(MONOLITHIC SIDEWALK)
 NOT TO SCALE



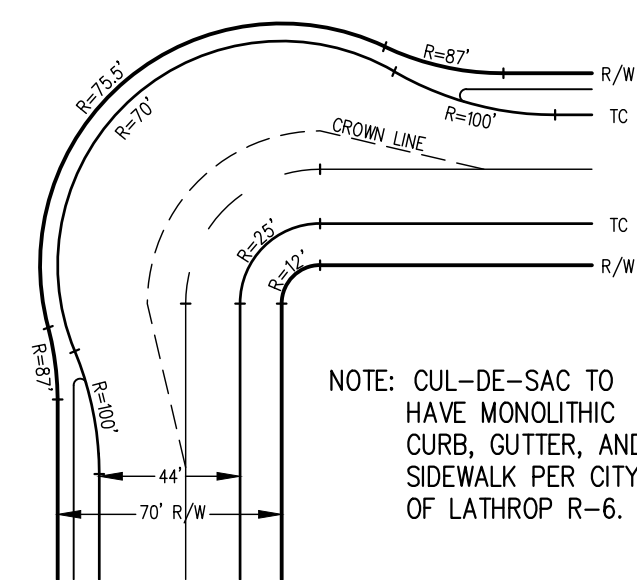
2 LANE SCHOOL FRONTAGE
(PARKING ON BOTH SIDES)
 NOT TO SCALE



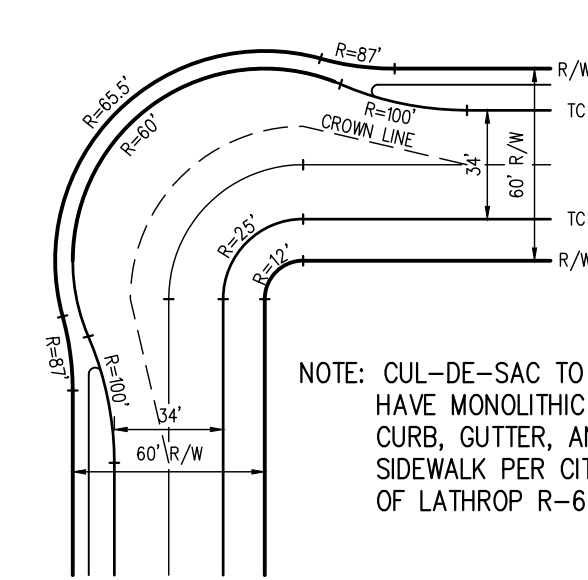
2 LANE LOCAL STREET ENTRY
(PERPENDICULAR PARKING)
 NOT TO SCALE



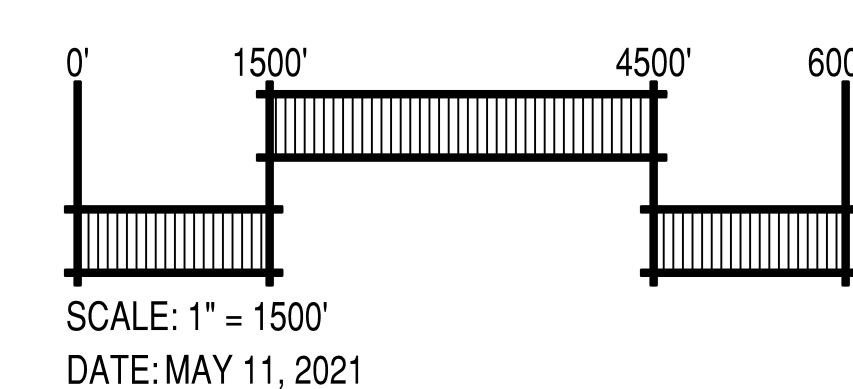
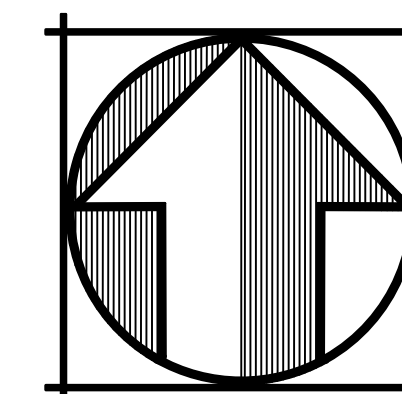
TYPICAL CUL-DE-SAC
 NOT TO SCALE



TYPICAL KNUCKLE DETAIL
(SCHOOL FRONTAGE)
 NOT TO SCALE



TYPICAL KNUCKLE DETAIL
 NOT TO SCALE

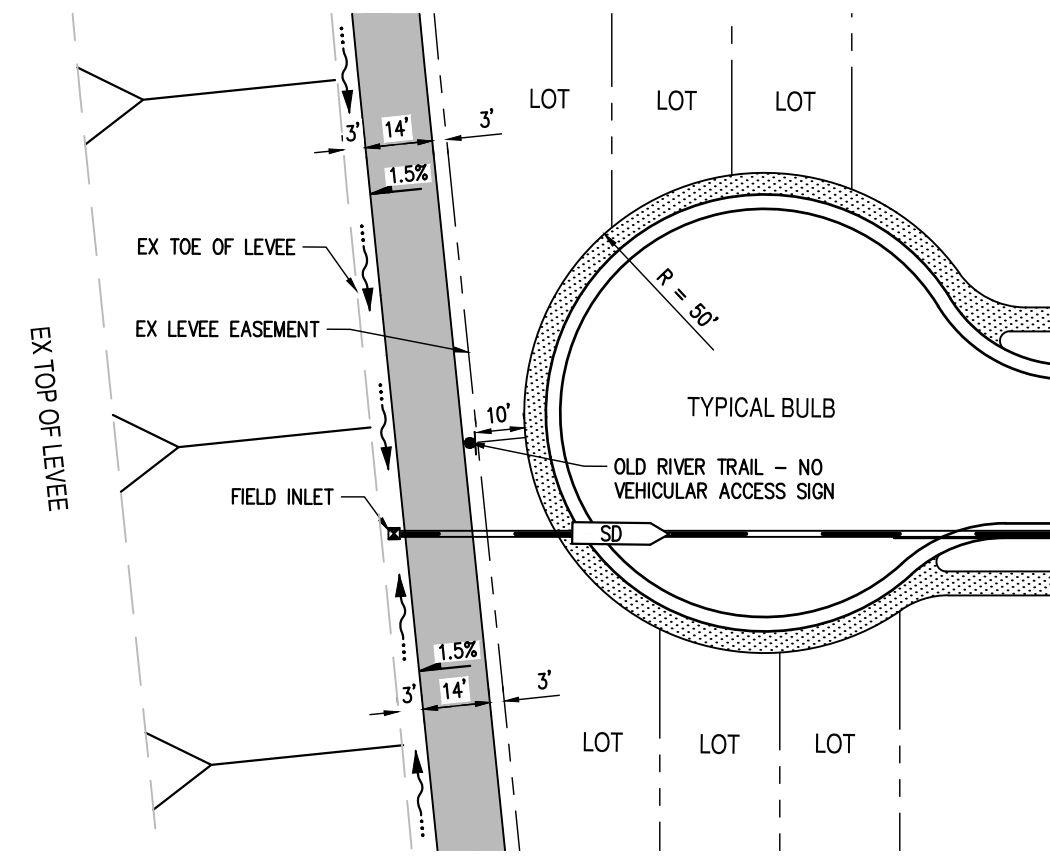


CROSS SECTION
TRACT 6716
VESTING TENTATIVE MAP
RIVER ISLANDS

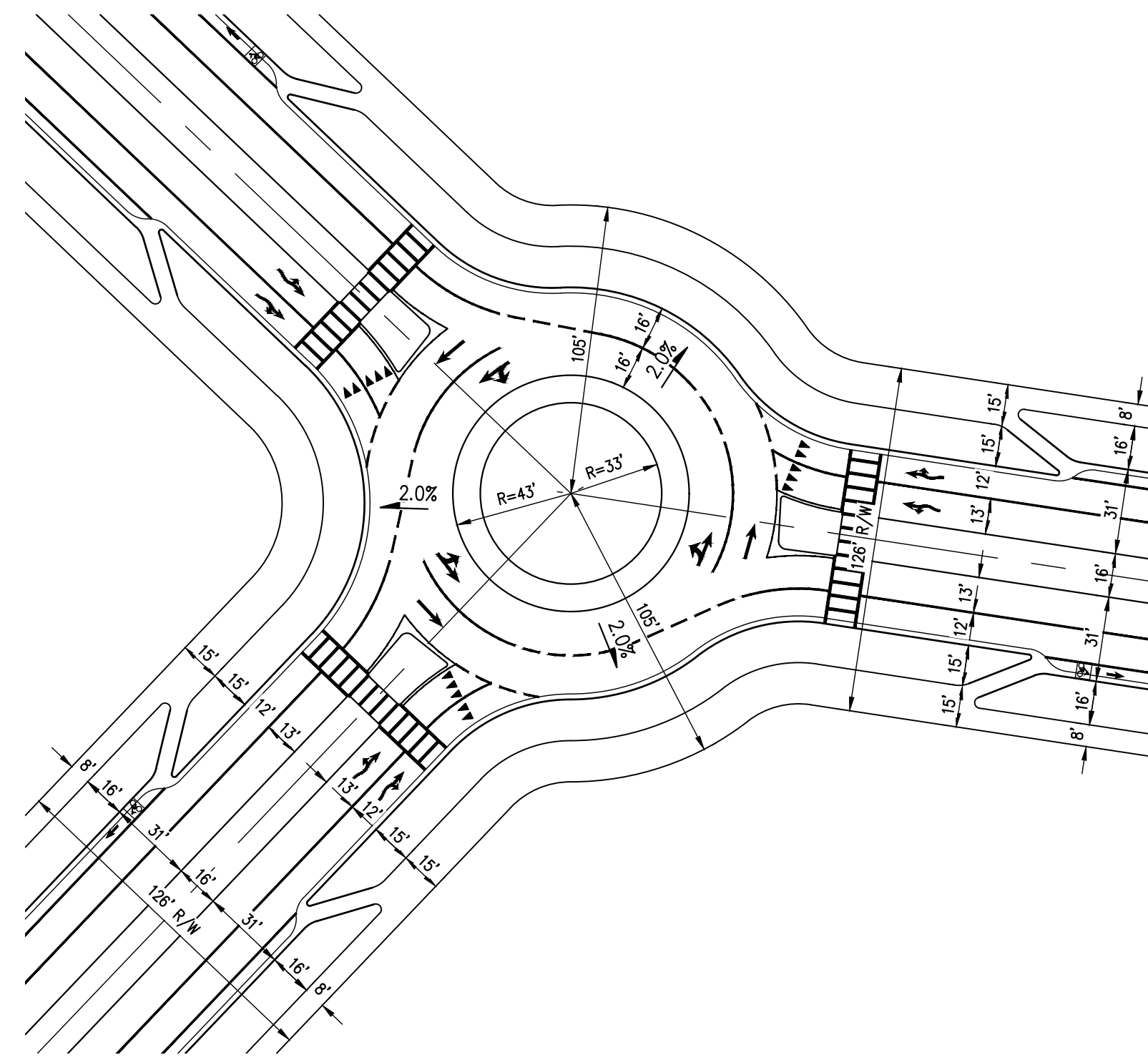
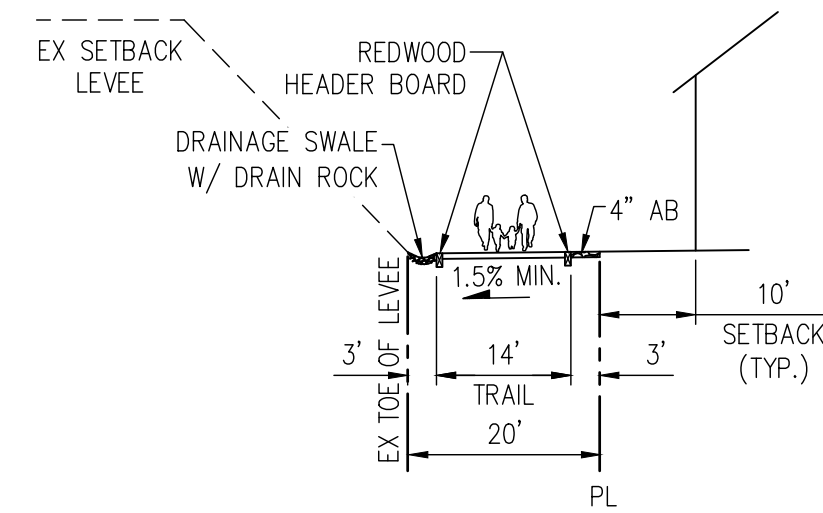
CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

ODELL
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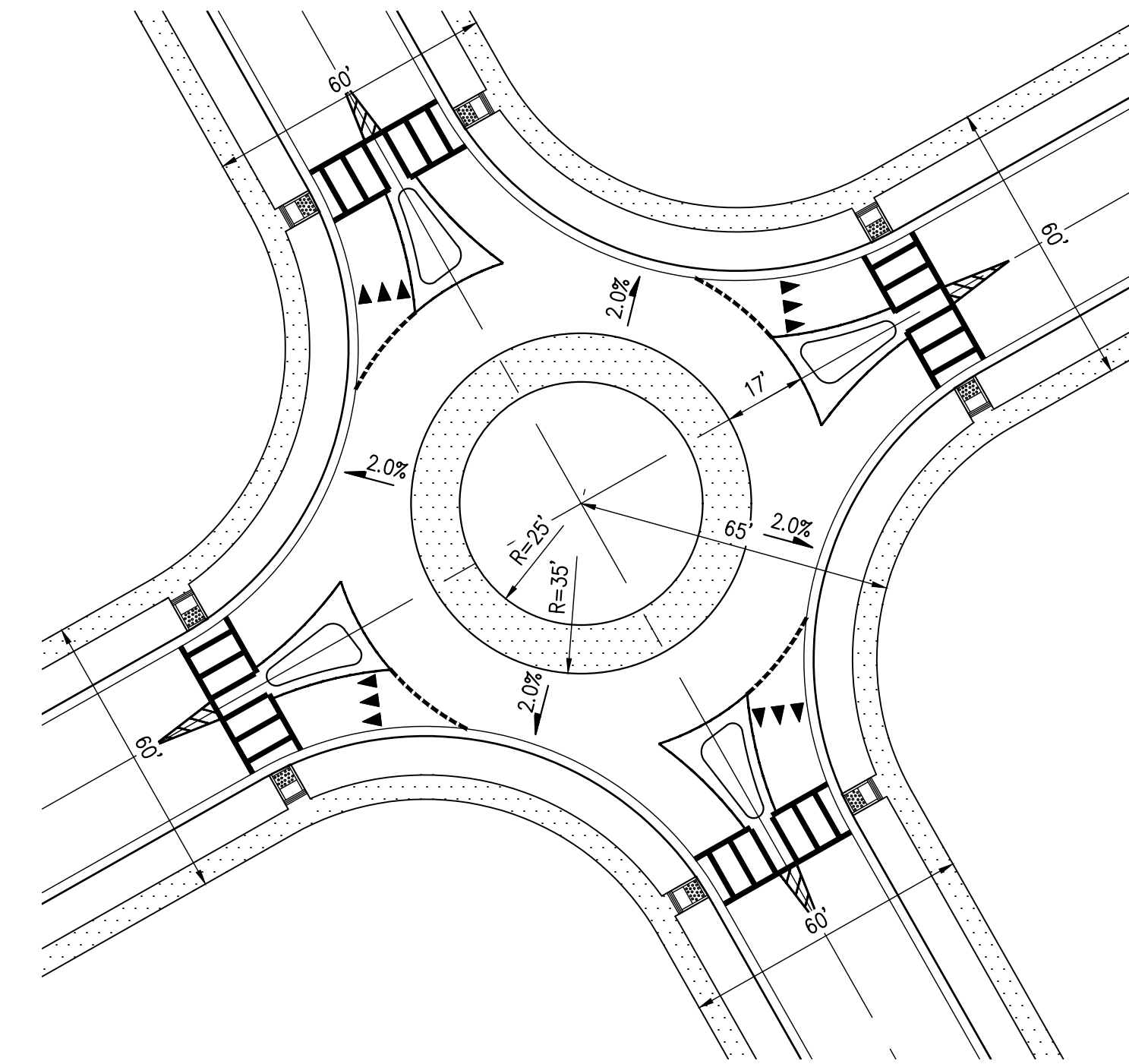
SHEET NO.
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 OF
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**ALLEY STREET - BULB
(NO PARKING)**
NOT TO SCALE



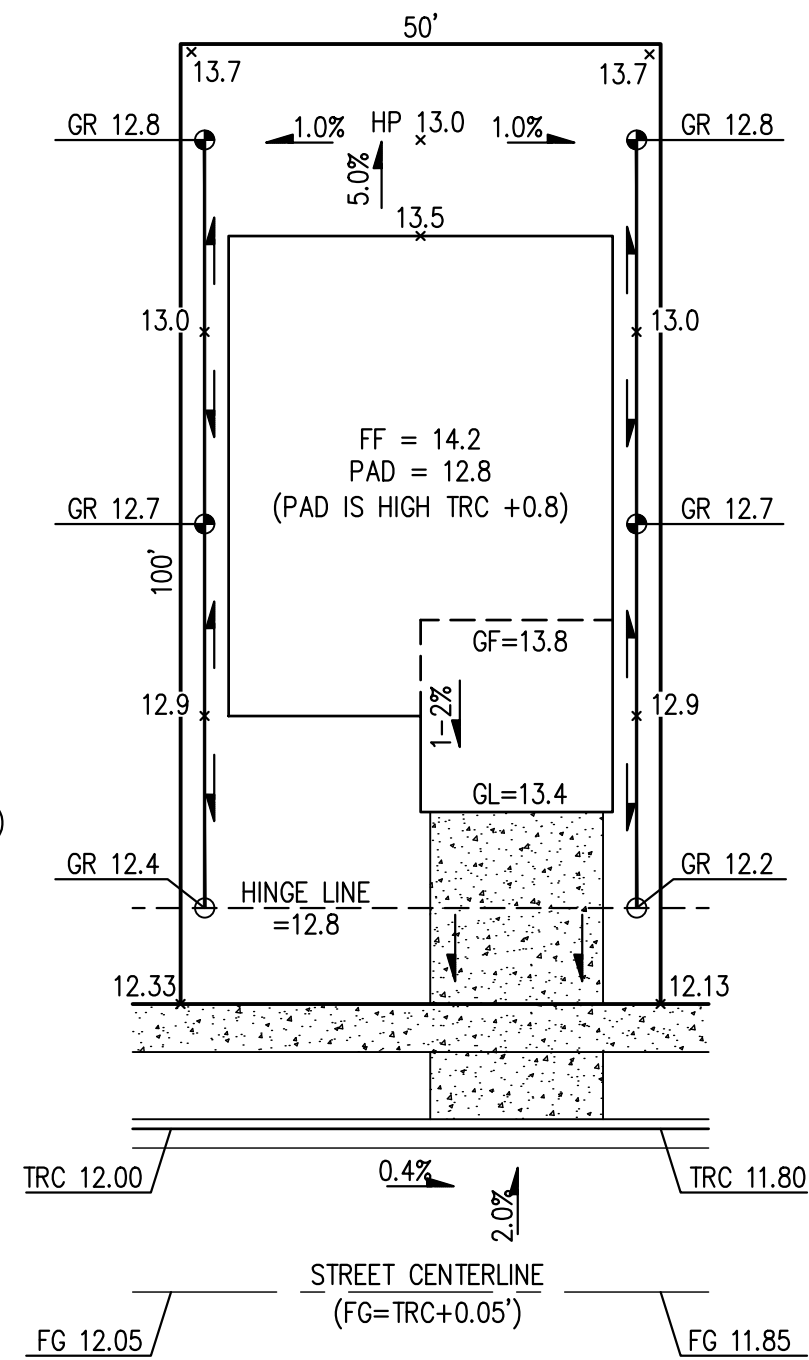
TYPICAL MULTI-LANE ROUNDABOUT
NOT TO SCALE



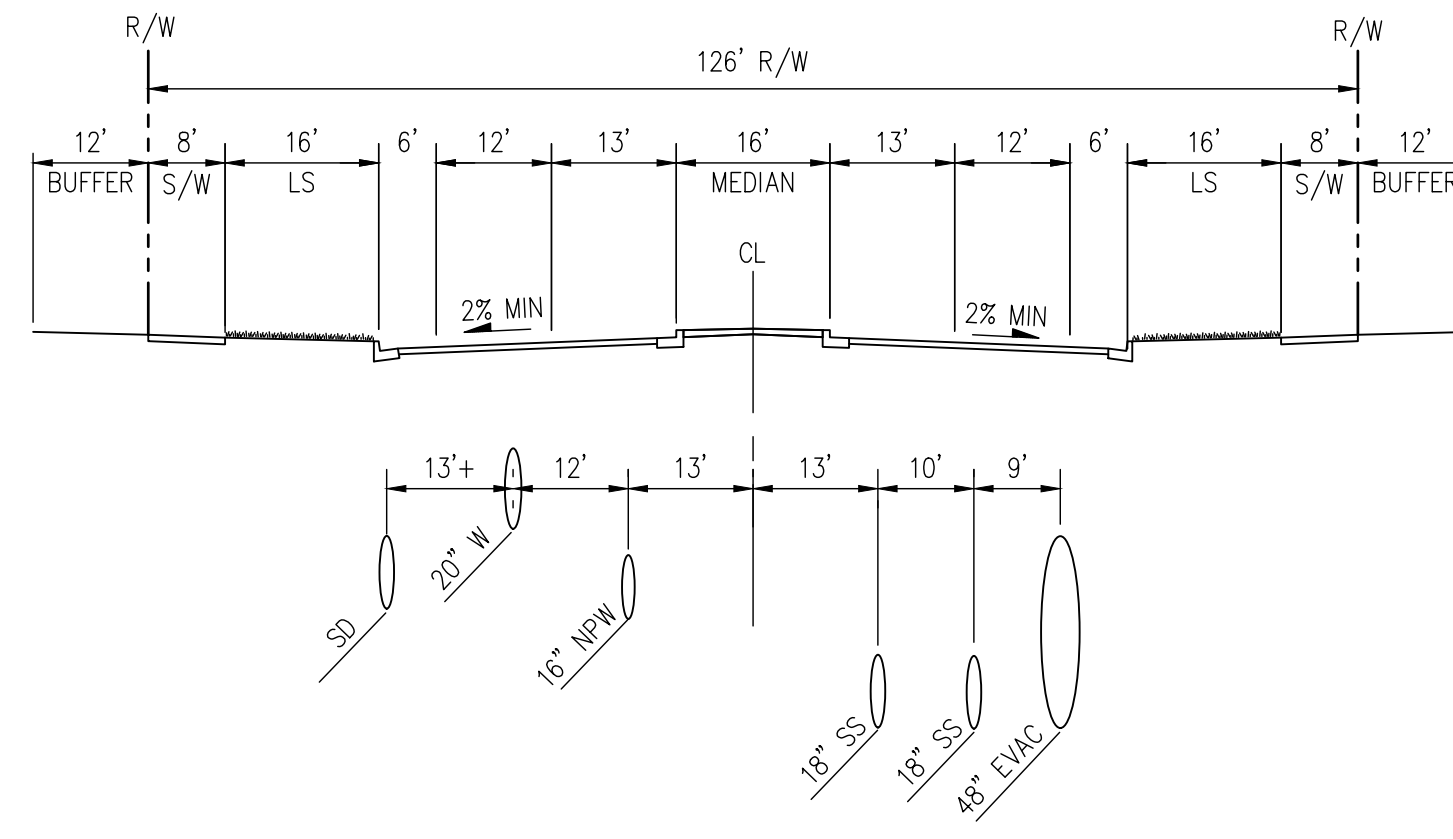
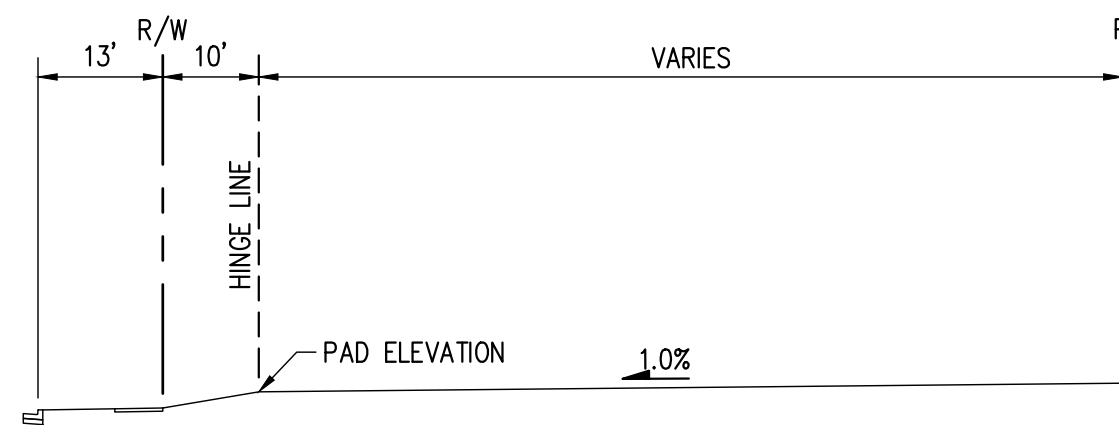
TYPICAL SINGLE-LANE ROUNDABOUT
NOT TO SCALE

LEGEND

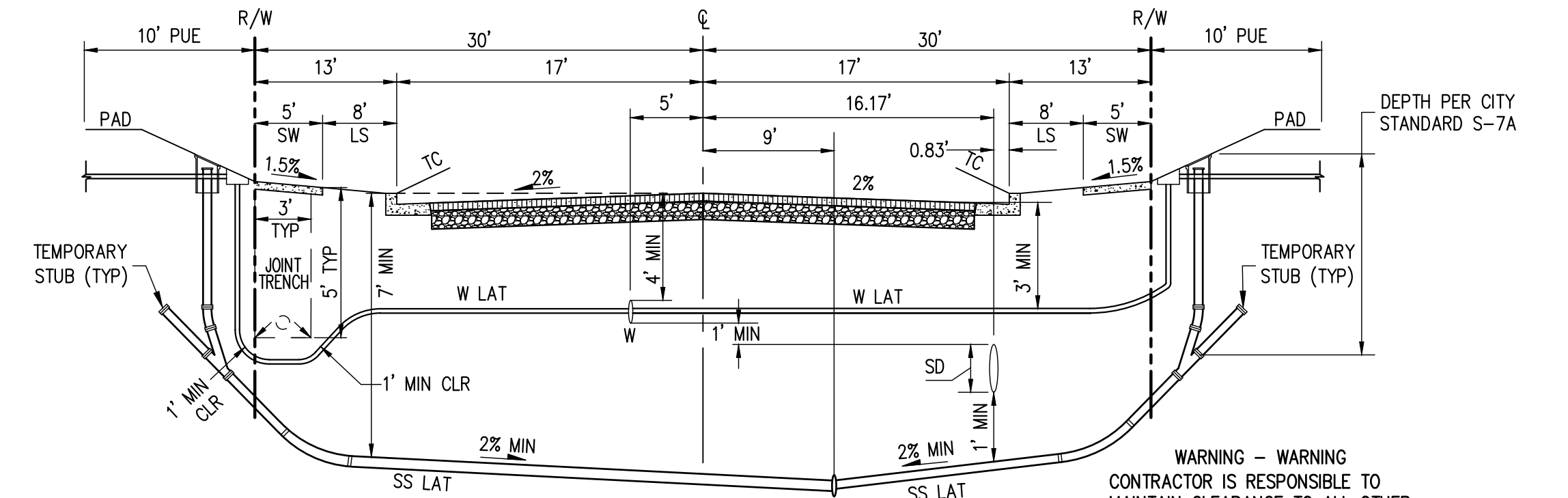
- BUBBLE-UP
- LOT DRAIN
- GR GRATE
- FF FINISH FLOOR ASSUMED TO BE 8" ABOVE PAD WITH 20' SETBACK FROM BACK OF PAD
- GF GARAGE FLOOR ASSUMED TO HAVE A 4" STEP TO FF OF HOUSE, AND A 2% SLOPE TO LIP (GL)



**TYPICAL PAD GRADING DETAIL
(FOR ROLLED CURB)**
NOT TO SCALE



**TYPICAL RIVER ISLANDS PARKWAY
@ FINAL WATER TANK SITE SECTION**
NOT TO SCALE

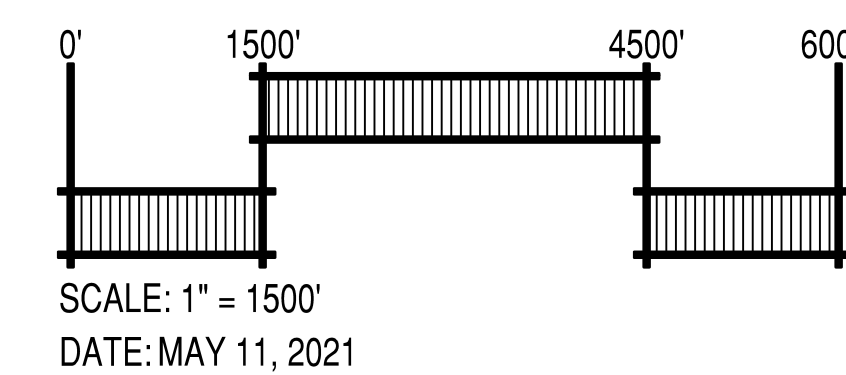
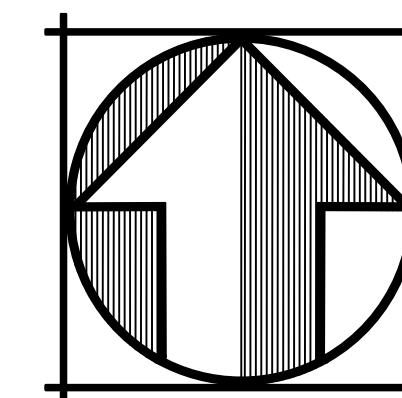


- NOTE:**
- CONTRACTOR TO INSTALL LATERALS WITH REQUIRED CLEARANCE TO OTHER UTILITIES AS SHOWN. SEE PLAN AND PROFILE SHEETS FOR STORM AND WATER MAIN LOCATIONS.
 - LATERAL SIZES SHALL COMPLY WITH THE LATEST CITY OF LATHROP STANDARD SPECIFICATIONS AND DETAILS.
 - WATER AND SEWER LATERALS SHALL BE INSTALLED BELOW THE JOINT TRENCH.

TYPICAL UTILITY CROSSING DETAIL
NOT TO SCALE

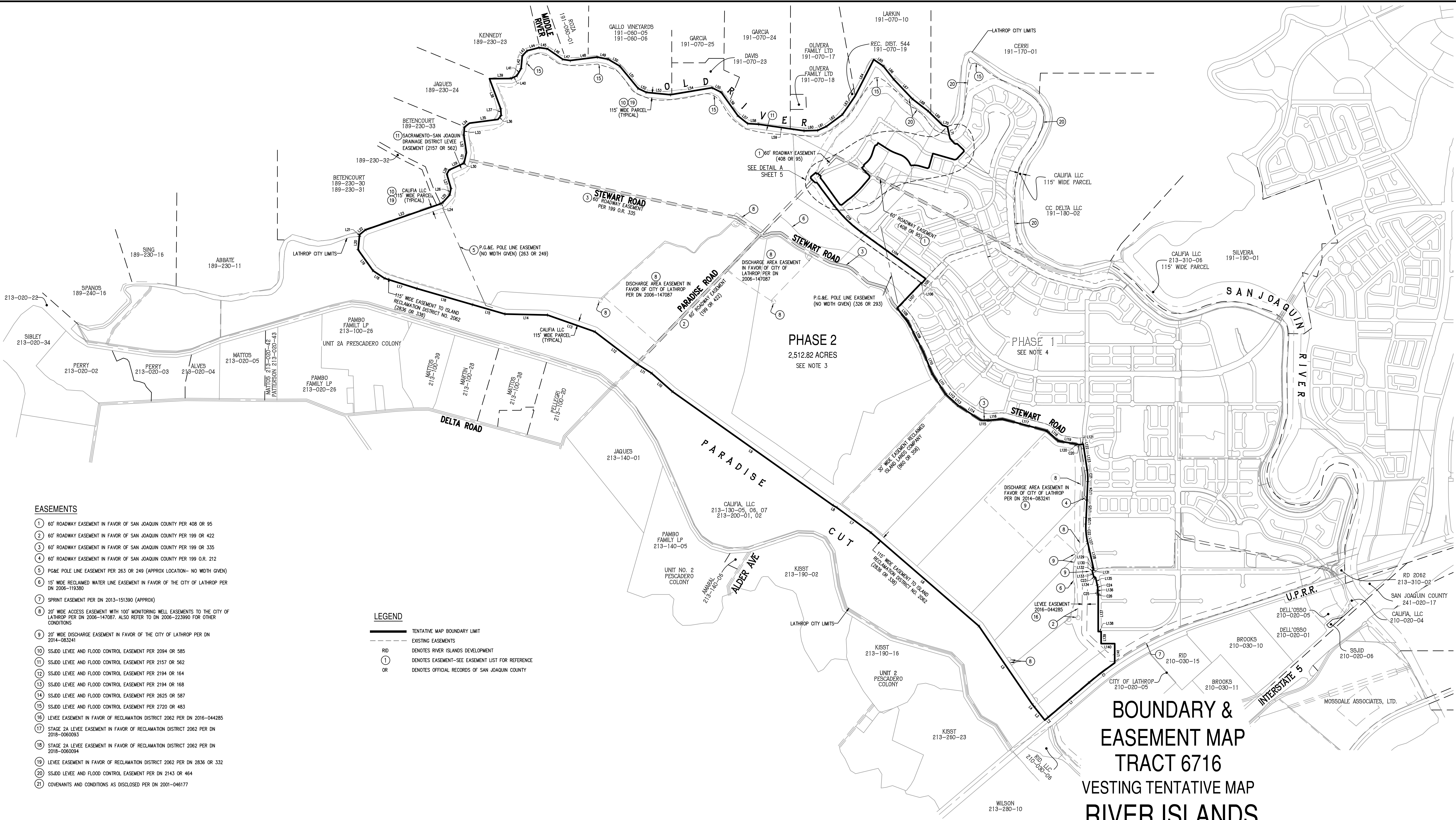
**CROSS SECTION
TRACT 6716
VESTING TENTATIVE MAP
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



ODELL
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6200 Stoneridge Mall Road, Suite 330
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Ph 925.223.8340 odellengineering.com

SHEET NO.
3
OF
59



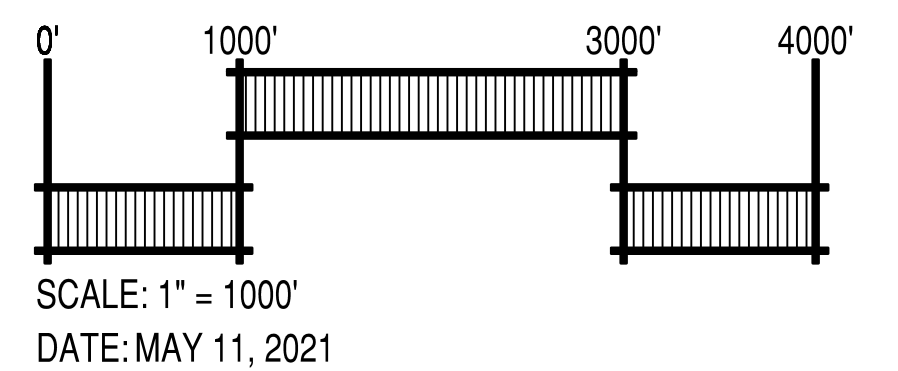
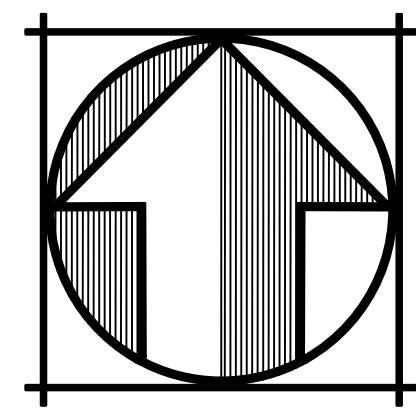
- EASEMENTS**
- ① 60' ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER 408 OR 95
 - ② 60' ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 422
 - ③ 60' ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER 199 OR 335
 - ④ 60' ROADWAY EASEMENT IN FAVOR OF SAN JOAQUIN COUNTY PER 199 O.R. 212
 - ⑤ P.G.&E. POLE LINE EASEMENT PER 263 OR 249 (APPROX LOCATION- NO WIDTH GIVEN)
 - ⑥ 15' WIDE RECLAIMED WATER LINE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2006-119380
 - ⑦ SPRINT EASEMENT PER DN 2013-151390 (APPROX)
 - ⑧ 20' WIDE ACCESS EASEMENT WITH 100' MONITORING WELL EASEMENTS TO THE CITY OF LATHROP PER DN 2006-147087. ALSO REFER TO DN 2006-223990 FOR OTHER CONDITIONS
 - ⑨ 20' WIDE DISCHARGE EASEMENT IN FAVOR OF THE CITY OF LATHROP PER DN 2014-083241
 - ⑩ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER 2094 OR 585
 - ⑪ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER 2157 OR 562
 - ⑫ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER 2194 OR 164
 - ⑬ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER 2194 OR 168
 - ⑭ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER 2625 OR 587
 - ⑮ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER 2720 OR 483
 - ⑯ LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2016-044285
 - ⑰ STAGE 2A LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2018-006093
 - ⑱ STAGE 2A LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2018-006094
 - ⑲ LEVEE EASEMENT IN FAVOR OF RECLAMATION DISTRICT 2062 PER DN 2836 OR 332
 - ⑳ SS.DD LEVEE AND FLOOD CONTROL EASEMENT PER DN 2143 OR 464
 - ㉑ COVENANTS AND CONDITIONS AS DISCLOSED PER DN 2001-046177

- LEGEND**
- TENTATIVE MAP BOUNDARY LIMIT
 - - - EXISTING EASEMENTS
 - DENOTES RIVER ISLANDS DEVELOPMENT
 - ① DENOTES EASEMENT-SEE EASEMENT LIST FOR REFERENCE
 - OR DENOTES OFFICIAL RECORDS OF SAN JOAQUIN COUNTY

- NOTES**
1. EXISTING EASEMENTS AND RIGHTS OF WAY WITHIN THE LIMITS OF THE TENTATIVE MAP MAY NEED TO BE RELOCATED OR ABANDONED.
 2. BOUNDARY AND EASEMENT INFORMATION FOR PHASE 2 IS BASED ON RECORD DATA AS CONTAINED IN PTR ORDER NO. 0614021877-KB (VERSION 1), DATED OCTOBER 18, 2019. PARCEL AND EASEMENT INFORMATION OUTSIDE OF PHASE 2 IS FOR REFERENCE ONLY.
 3. PHASE 2 IS SUBJECT TO THIS AMENDED VESTING TENTATIVE MAP.
 4. PHASE 1 IS NOT SUBJECT TO THIS AMENDED VESTING TENTATIVE MAP.
 5. LOT LINE ADJUSTMENT LLA-21-11 RECORDED ON APRIL 19, 2021 PER D.N. 2021-068665 HAS NOT BEEN UPDATED IN THE ASSESSOR'S ROLLS (AFFECTS APN BOOK-PAGE 213-210).

**BOUNDARY & EASEMENT MAP
TRACT 6716
VESTING TENTATIVE MAP
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



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SHEET NO.
4
OF
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LINE	DIRECTION	LENGTH
L1	N49°41'07"E	1278.90'
L2	N49°41'07"E	115.07'
L3	N38°17'40"W	404.31'
L4	N38°17'40"W	78.85'
L5	N34°17'07"W	2274.71'
L6	N49°07'07"W	3426.91'
L7	N53°42'07"W	1021.84'
L8	N60°28'07"W	101.13'
L9	N54°39'07"W	4718.06'
L10	N48°39'07"W	670.88'
L11	N57°39'07"W	397.91'
L12	N52°39'07"W	1292.01'
L13	N70°39'07"W	1203.49'
L14	N88°39'07"W	1017.69'
L15	N73°50'07"W	810.62'
L16	N73°51'07"W	1390.41'
L17	N72°31'07"W	811.82'
L18	N56°29'07"W	332.07'
L19	N35°29'07"W	616.33'
L20	N5°30'53"E	321.87'
L21	N5°30'53"E	43.52'
L22	N50°30'53"E	179.34'
L23	N70°50'53"E	1889.16'
L24	N62°30'53"E	81.23'
L25	N42°30'53"E	245.89'
L26	N11°30'53"E	162.60'
L27	N16°29'07"W	355.31'
L28	N28°30'53"E	113.11'
L29	N65°30'53"E	368.85'
L30	N45°30'53"E	39.05'

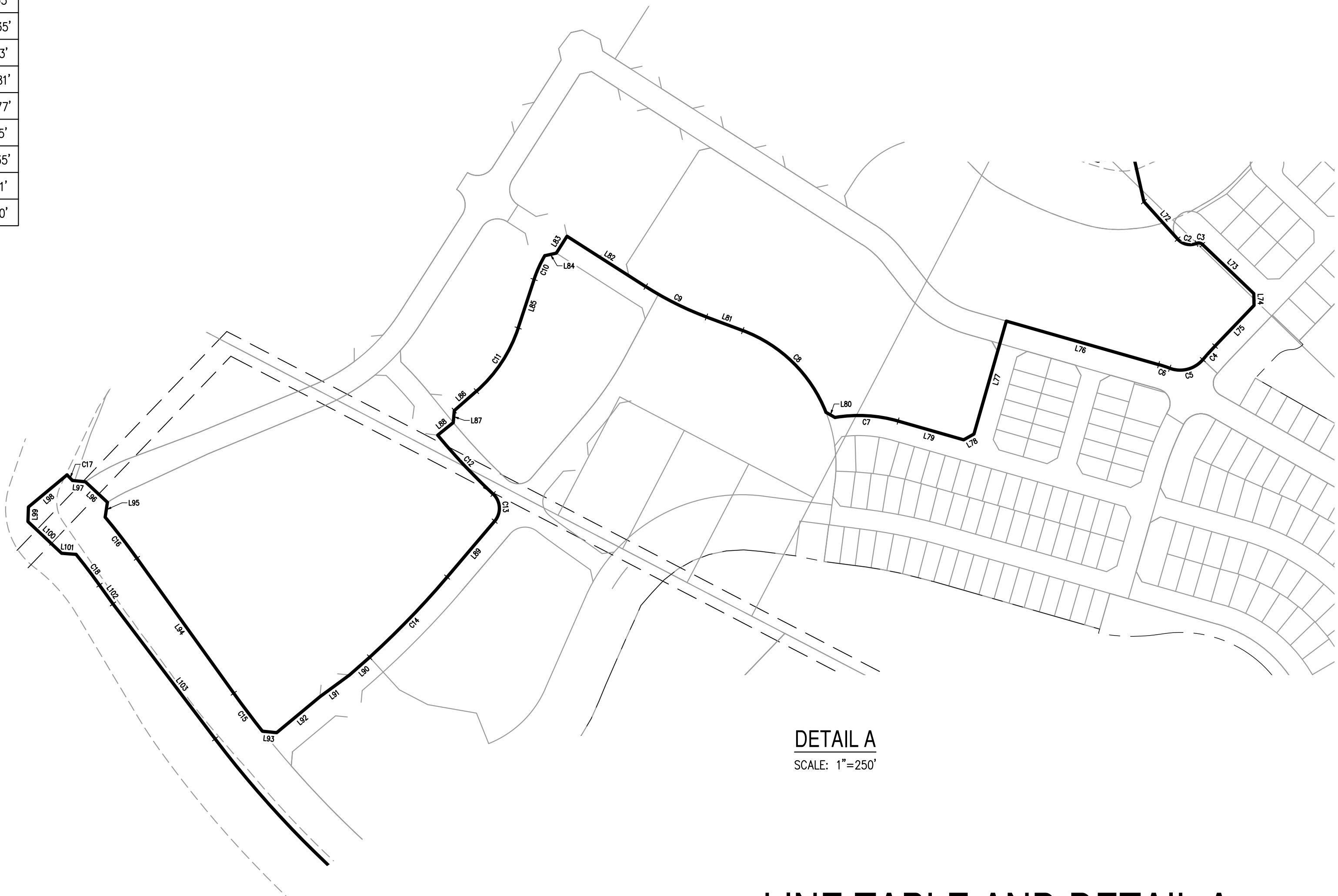
LINE	DIRECTION	LENGTH
L31	N12°30'51"E	243.28'
L32	N8°29'09"W	424.84'
L33	N4°30'51"E	191.25'
L34	N51°30'51"E	153.42'
L35	N82°30'51"E	690.68'
L36	N38°30'51"E	120.87'
L37	N3°29'09"W	161.05'
L38	N20°29'09"W	770.77'
L39	N89°30'51"E	520.18'
L40	N64°30'51"E	150.42'
L41	N30°30'51"E	200.44'
L42	N5°30'51"E	309.11'
L43	N43°30'51"E	167.31'
L44	N75°30'51"E	296.11'
L45	N82°29'09"W	202.52'
L46	N55°29'09"W	450.94'
L47	N81°22'09"W	176.11'
L48	N82°50'51"E	651.76'
L49	N79°29'09"W	265.03'
L50	N59°29'09"W	326.66'
L51	N39°29'09"W	696.83'
L52	N64°29'09"W	220.12'
L53	N84°29'09"W	577.00'
L54	N80°30'51"E	1014.77'
L55	N63°29'09"W	243.10'
L56	N35°29'09"W	696.45'
L57	N51°29'09"W	295.90'
L58	N86°29'09"W	265.93'
L59	N81°49'09"W	1097.15'
L60	N88°30'51"E	328.21'

LINE	DIRECTION	LENGTH
L61	N65°30'51"E	226.91'
L62	N53°30'51"E	479.75'
L63	N34°30'51"E	542.72'
L64	N27°00'51"E	980.89'
L65	N55°29'09"W	276.76'
L66	N38°29'09"W	408.00'
L67	N43°29'09"W	650.96'
L68	N52°29'09"W	470.75'
L69	N45°29'09"W	486.80'
L70	N72°29'09"W	121.96'
L71	N12°42'16"W	291.30'
L72	N42°02'11"W	150.93'
L73	N46°14'51"W	212.38'
L74	N1°14'51"W	35.36'
L75	N43°45'09"E	168.81'
L76	N74°02'29"W	474.27'
L77	N15°57'31"E	352.00'
L78	N60°57'31"E	35.36'
L79	N74°02'29"W	204.25'
L80	N60°29'28"W	31.43'
L81	N69°25'54"W	116.18'
L82	N57°24'06"W	279.71'
L83	N32°28'09"E	60.00'
L84	N77°24'17"E	35.24'
L85	N18°10'11"E	152.92'
L86	N48°44'15"E	88.24'
L87	N4°46'56"E	35.99'
L88	N51°08'36"E	60.00'
L89	N40°21'37"E	219.84'
L90	N48°32'26"E	80.02'

LINE	DIRECTION	LENGTH
L91	N53°44'28"E	110.44'
L92	N50°15'08"E	168.33'
L93	N84°05'15"W	42.91'
L94	N35°38'43"W	497.38'
L95	N8°45'07"E	44.95'
L96	N47°00'55"W	90.41'
L97	N84°11'41"W	38.99'
L98	N50°12'03"E	150.50'
L99	N1°44'21"E	43.42'
L100	N46°40'22"W	138.48'
L101	N85°24'29"W	43.52'
L102	N35°38'43"W	69.27'
L103	N37°06'57"W	506.89'
L104	N54°05'19"W	1915.11'
L105	N40°39'30"E	137.31'
L106	N54°38'13"W	14.93'
L107	N43°46'52"E	848.48'
L108	N39°51'02"W	398.30'
L109	N26°52'02"W	824.24'
L110	N22°32'02"W	576.41'
L111	N33°10'02"W	584.03'
L112	N47°52'53"W	259.87'
L113	N47°52'53"W	145.43'
L114	N57°01'53"W	659.36'
L115	N88°46'53"W	76.96'
L116	N84°56'07"E	434.28'
L117	N75°05'53"W	1098.23'
L118	N48°38'53"W	372.61'
L119	N80°15'53"W	432.58'
L120	N55°29'53"W	22.88'

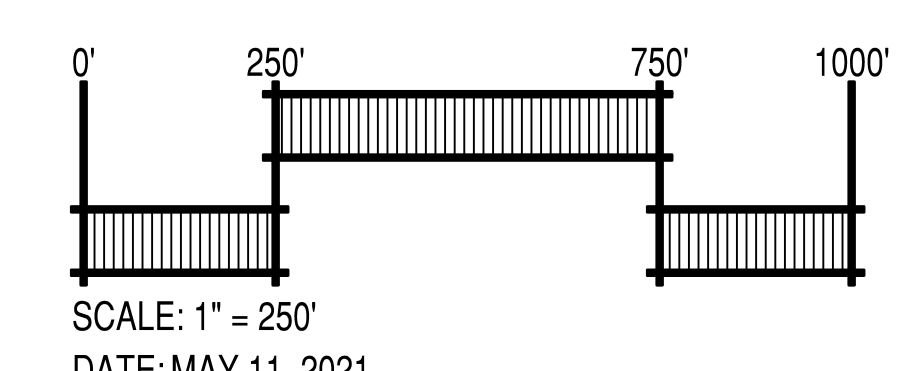
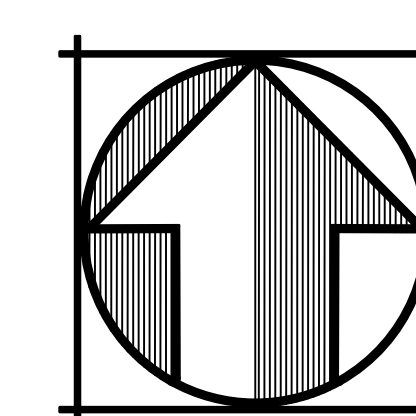
LINE	DIRECTION	LENGTH
L121	N81°33'07"E	52.85'
L122	N8°26'53"W	106.25'
L123	N8°26'53"W	522.68'
L124	N2°29'30"E	437.06'
L125	N2°29'30"E	426.08'
L126	N2°29'30"E	158.11'
L127	N12°37'50"W	53.10'
L128	N12°37'50"W	642.87'
L129	N69°46'13"E	13.12'
L130	N12°37'50"W	2.73'
L131	N31°24'05"E	35.97'
L132	N75°00'30"E	4.99'
L133	N14°40'18"W	150.00'
L134	N58°29'29"W	34.84'
L135	N12°37'50"W	182.11'
L136	N0°00'00"E	43.25'
L137	N0°00'00"E	873.34'
L138	N90°00'00"E	70.00'
L139	N0°00'00"W	289.00'
L140	N90°00'00"E	326.00'
L141	N0°00'00"W	464.69'

CURVE	RADIUS	DELTA	LENGTH
C1	7898.11	5°37'15"	774.81'
C2	50.00	70°26'47"	61.48'
C3	17.00	66°14'06"	19.65'
C4	880.00	3°33'28"	54.64'
C5	89.00	70°22'34"	109.32'
C6	435.00	4°36'44"	35.02'
C7	430.00	25°24'12"	190.65'
C8	430.00	47°53'39"	359.44'
C9	970.00	12°01'48"	203.67'
C10	370.00	12°06'19"	78.17'
C11	430.00	30°34'03"	229.41'
C12	1865.00	7°26'29"	242.22'
C13	59.00	87°20'55"	89.95'
C14	2620.00	7°18'19"	334.05'
C15	2937.00	2°46'54"	142.60'
C16	2163.00	4°07'18"	155.60'
C17	2163.00	0°36'45"	23.13'
C18	2025.00	3°16'08"	115.53'
C19	3063.00	16°58'22"	907.35'
C20	634.00	8°55'54"	98.83'
C21	1455.00	10°56'23"	277.81'
C22	1545.00	15°07'20"	407.77'
C23	1925.00	0°22'35"	12.65'
C24	555.00	12°37'50"	122.35'
C25	201.00	14°13'34"	49.91'
C26	164.00	10°47'37"	30.90'



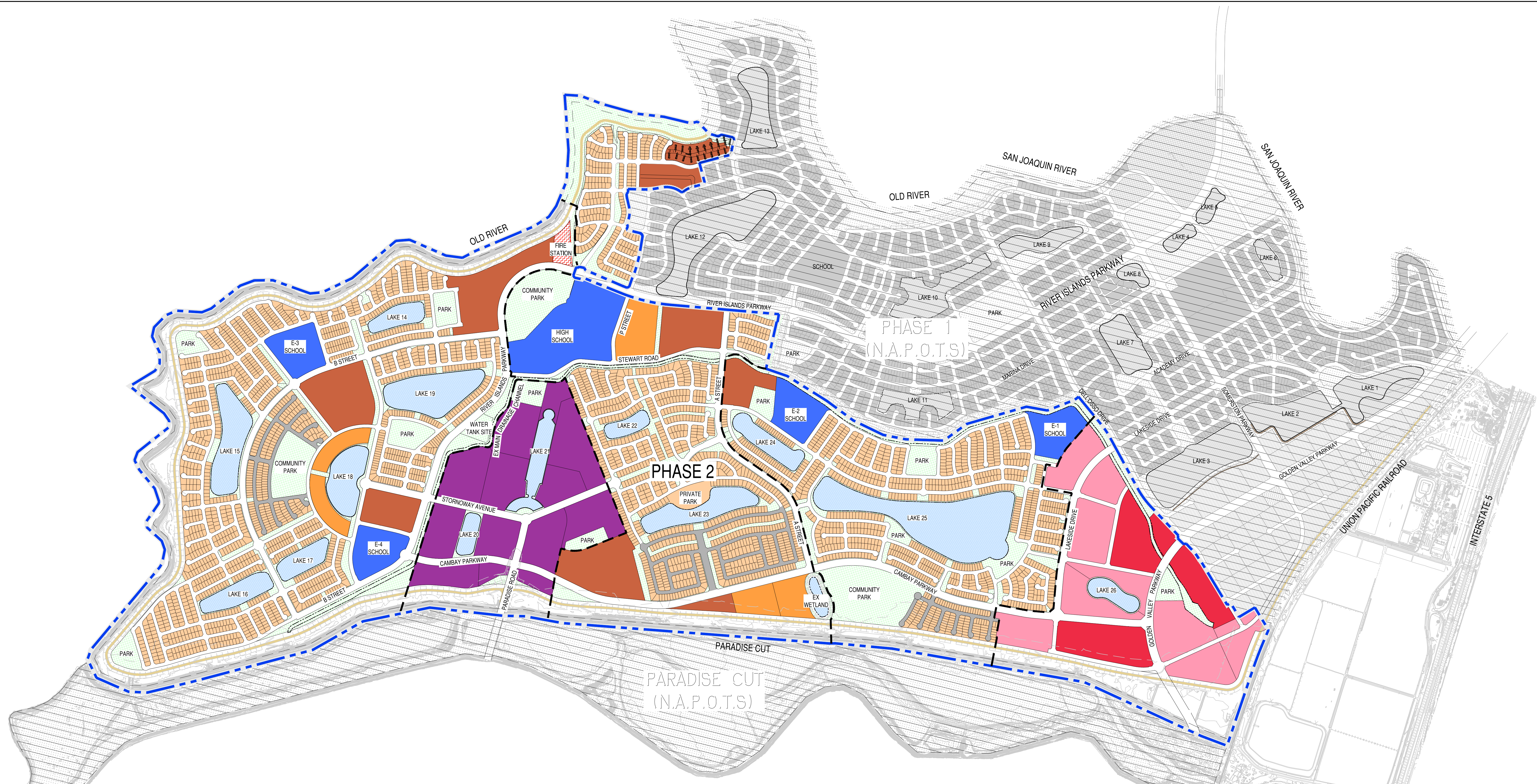
DETAIL A
SCALE: 1"=250'

LINE TABLE AND DETAIL A TRACT 6716 VESTING TENTATIVE MAP RIVER ISLANDS CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA







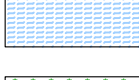




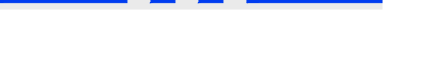

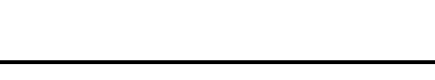


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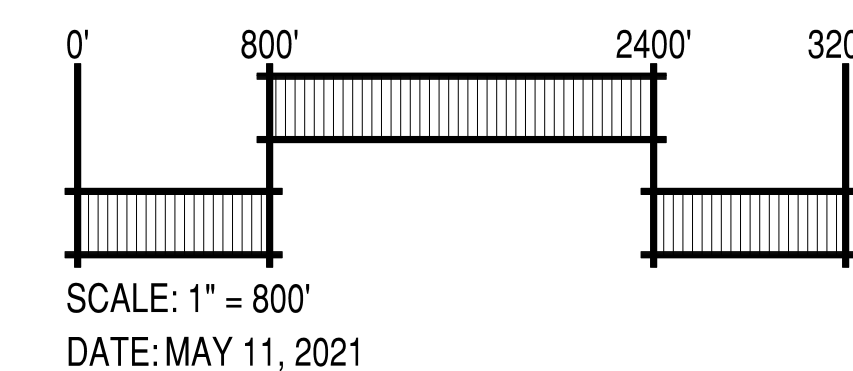
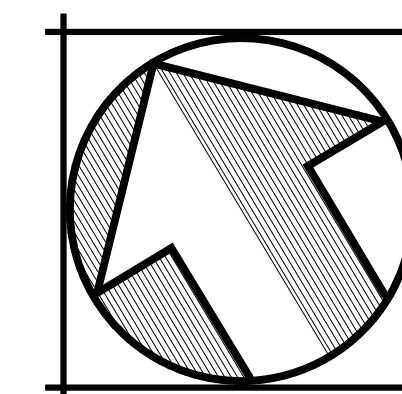


LEGEND

	PHASE 1, PARADISE CUT (N.A.P.O.T.S)		PARK/LANDSCAPE
	EMPLOYMENT CENTER		SCHOOL
	PUBLIC FACILITIES		MIXED USE PARADISE CUT VILLAGE CENTER
	LAKES/BIO-RETENTION		TRANSIT ORIENTED DEVELOPMENT (TOD)
	LEVEE ROAD		SINGLE-FAMILY HOMES
	COURTYARD/SFD CLUSTER		PHASE 2 BOUNDARY
	TOWNHOMES/CONDOS/APARTMENTS		DISTRICT BOUNDARY

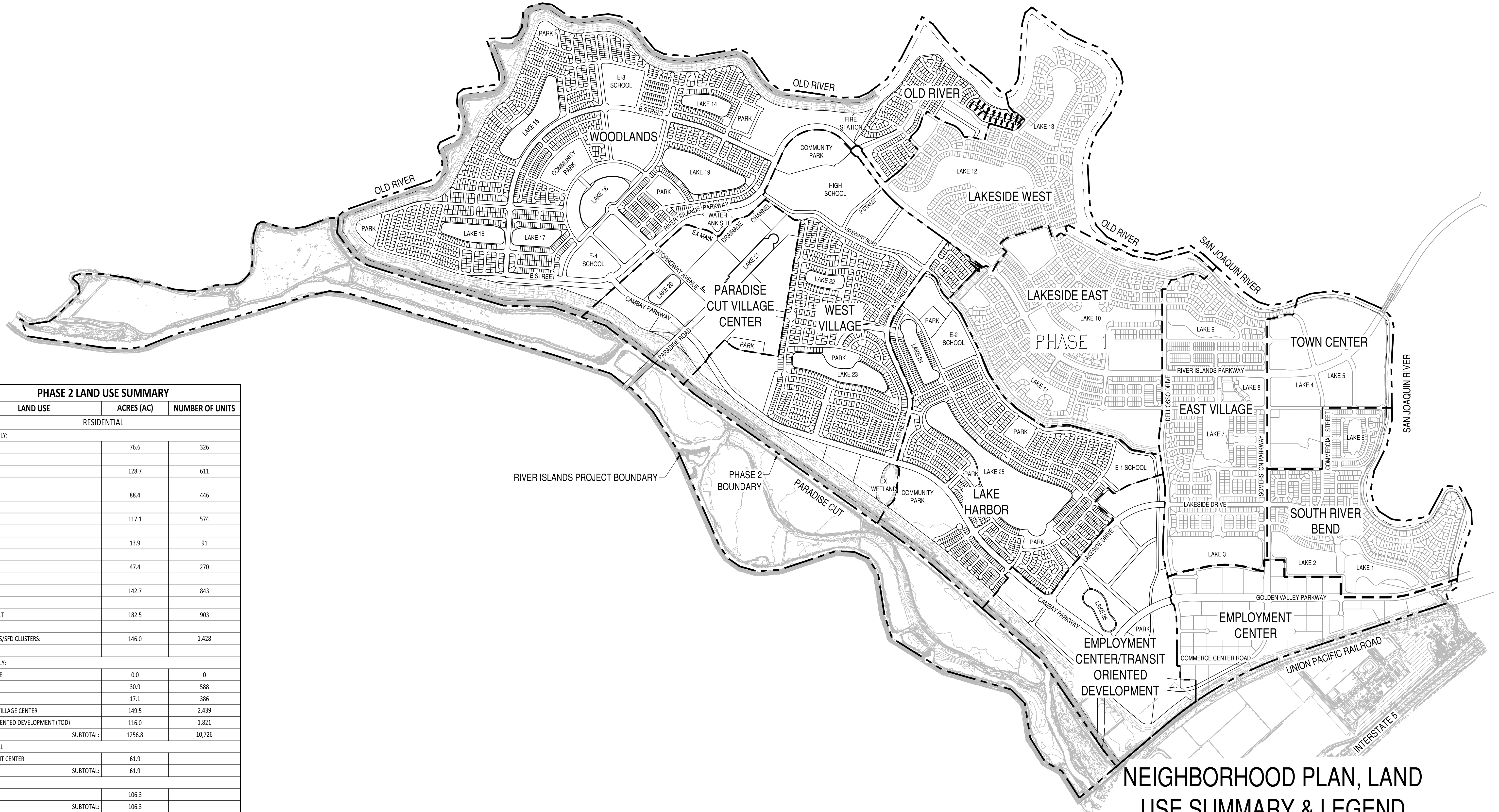
**LAND USE MAP
TRACT 6716
VESTING TENTATIVE MAP
RIVER ISLANDS**

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



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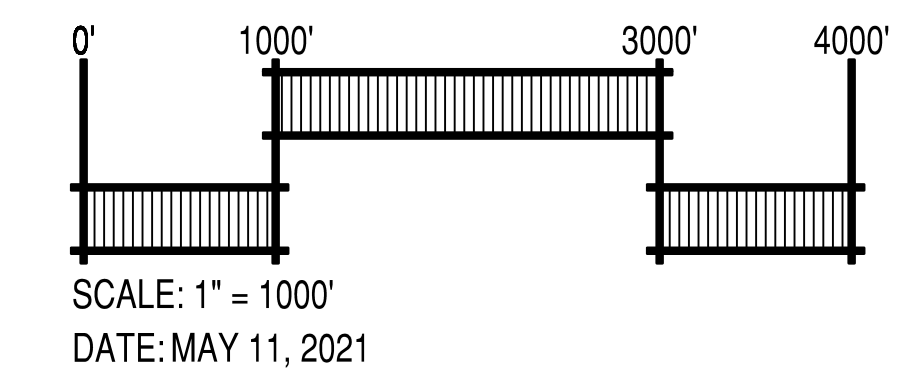
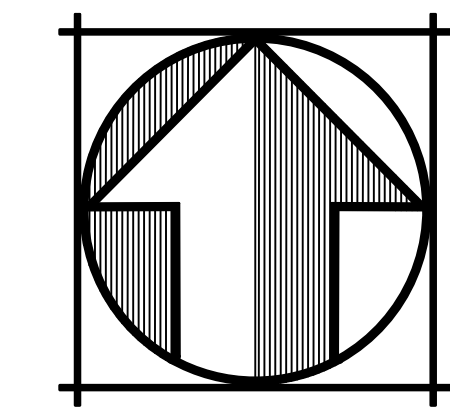


PHASE 2 LAND USE SUMMARY		
LAND USE	ACRES (AC)	NUMBER OF UNITS
RESIDENTIAL		
SINGLE FAMILY:		
60' X 100'	76.6	326
55' X 100'	128.7	611
52' X 100'	88.4	446
50' X 100'	117.1	574
50' X 80'	13.9	91
47' X 100'	47.4	270
42' X 100'	142.7	843
ACTIVE ADULT	182.5	903
COURTYARDS/SFD CLUSTERS:	146.0	1,428
MULTI-FAMILY:		
TOWNHOUSE	0.0	0
CONDO	30.9	588
APARTMENT	17.1	386
MIXED USE VILLAGE CENTER	149.5	2,439
TRANSIT ORIENTED DEVELOPMENT (TOD)	116.0	1,821
SUBTOTAL:	1256.8	10,726
COMMERCIAL		
EMPLOYMENT CENTER	61.9	
SUBTOTAL:	61.9	
SCHOOLS		
SCHOOL	106.3	
SUBTOTAL:	106.3	
PARKS AND OPEN SPACE		
PARKS	220.3	
PRIVATE PARK	6.1	
LAKES	194.3	
EX WETLAND	4.1	
PUMP STATION	3.6	
PUBLIC USE FACILITIES	4.3	
LANDSCAPE PARCELS/OPEN SPACE	98.1	
SUBTOTAL:	530.8	
STREETS		
ARTERIAL STREETS	89.3	
COLLECTOR/BACKBONE STREETS	111.0	
SUBTOTAL:	200.3	
REMAINDER PARCEL		
REMAINDER PARCELS	356.7	
SUBTOTAL:	356.7	
TOTAL	2512.8	10,726

LAND USE SUMMARY

DISTRICT	LOW DENSITY (3-9 DU/AC)				MEDIUM DENSITY (6-20 DU/AC)				HIGH DENSITY (15-40 DU/AC)				TOTAL			
	OPT	MIN	MAX	TRACT 6716 TM	OPT	MIN	MAX	TRACT 6716 TM	OPT	MIN	MAX	TRACT 6716 TM	OPT	MIN	MAX	TRACT 6716 TM
PARADISE CUT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OLD RIVER	700	600	800	261	0	0	0	170	0	0	0	0	700	600	800	431
LAKE HARBOR	500	400	600	1,120	0	0	0	100	0	0	0	0	500	400	600	1,220
WEST VILLAGE	1,700	1,600	1,800	964	400	200	550	509	600	500	650	698	2,700	2,300	3,000	2,171
WOODLANDS	1,800	1,600	2,000	1,719	800	400	1,100	925	0	0	0	0	2,600	2,000	3,100	2,644
PARADISE CUT VILLAGE CENTER	200	100	300	0	0	0	0	877	600	500	700	1,562	800	600	1,000	2,439
EMPLOYMENT CENTER/ TRANSIT ORIENTED DEVELOPMENT	0	0	0	0	0	0	0	436	0	0	0	1,385	0	0	0	1,821
TOTAL DWELLING UNITS	4,900	4,300	5,500	4,064	1,200	600	1,650	3,017	1,200	1,000	1,350	3,645	7,300	5,900	8,500	10,726

NEIGHBORHOOD PLAN, LAND USE SUMMARY & LEGEND
TRACT 6716
VESTING TENTATIVE MAP
RIVER ISLANDS
 CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA



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SHEET NO.
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PARCEL SUMMARY

P23	0.79	POCKET PARK 23
P24	0.28	POCKET PARK 24
P25	0.31	POCKET PARK 25
P26	0.22	POCKET PARK 26
P27	0.20	POCKET PARK 27
P28	0.93	POCKET PARK 28
P29	0.86	POCKET PARK 29
P30	0.42	POCKET PARK 30
P31	0.27	POCKET PARK 31
P32	0.20	POCKET PARK 32
P33	0.39	POCKET PARK 33
P34	1.22	POCKET PARK 34
P35	0.12	POCKET PARK 35
P36	0.21	POCKET PARK 36
P37	0.50	POCKET PARK 37

A49	0.07	LANDSCAPING
A50	0.37	LANDSCAPING
A51	0.04	LANDSCAPING
A52	0.04	LANDSCAPING
A53	0.29	LANDSCAPING
A54	0.15	LANDSCAPING
A55	0.29	LANDSCAPING
A56	0.46	LANDSCAPING
A57	0.27	LANDSCAPING
A58	0.11	LANDSCAPING
A59	0.47	LANDSCAPING
A60	0.34	LANDSCAPING
A61	0.66	LANDSCAPING
A62	0.01	LANDSCAPING
A63	0.01	LANDSCAPING
A64	0.15	LANDSCAPING
A65	0.18	LANDSCAPING
A66	1.15	LANDSCAPING
A67	0.39	LANDSCAPING
A68	0.52	LANDSCAPING
A69	0.01	LANDSCAPING
A70	0.01	LANDSCAPING
A71	0.28	LANDSCAPING
A72	0.26	LANDSCAPING
A73	1.56	LANDSCAPING
A74	0.01	LANDSCAPING
A75	0.01	LANDSCAPING
A76	1.28	LANDSCAPING
A77	0.59	LANDSCAPING
A78	1.02	LANDSCAPING
A79	0.14	LANDSCAPING
A80	0.10	LANDSCAPING
A81	0.09	LANDSCAPING
A82	0.19	LANDSCAPING
A83	0.13	LANDSCAPING
A84	1.40	LANDSCAPING
A85	0.55	LANDSCAPING
A86	0.03	LANDSCAPING
A87	0.03	LANDSCAPING
A88	1.05	LANDSCAPING
A89	1.20	LANDSCAPING
A90	1.72	LANDSCAPING
A91	0.21	LANDSCAPING
A92	0.17	LANDSCAPING
A93	0.33	LANDSCAPING
A94	0.68	LANDSCAPING
A95	0.36	LANDSCAPING
A96	0.09	LANDSCAPING
A97	0.11	LANDSCAPING
A98	0.13	LANDSCAPING
A99	1.87	LANDSCAPING
A100	0.28	LANDSCAPING
A101	0.04	LANDSCAPING
A102	0.75	LANDSCAPING
A103	0.27	LANDSCAPING
A104	0.14	LANDSCAPING
A105	0.03	LANDSCAPING
A106	0.01	LANDSCAPING
A107	0.01	LANDSCAPING
A108	0.72	LANDSCAPING
A109	0.03	LANDSCAPING
A110	0.40	LANDSCAPING
A111	0.95	LANDSCAPING
A112	0.60	LANDSCAPING
A113	0.16	LANDSCAPING
A114	1.77	LANDSCAPING

A115	1.13	LANDSCAPING
A116	0.11	LANDSCAPING
A117	0.64	LANDSCAPING
A118	0.79	LANDSCAPING
A119	0.03	LANDSCAPING
A120	0.03	LANDSCAPING
A121	0.11	LANDSCAPING
A122	0.02	LANDSCAPING
A123	0.05	LANDSCAPING
A124	1.59	LANDSCAPING
A125	1.91	LANDSCAPING
A126	1.26	LANDSCAPING
A127	0.03	LANDSCAPING
A128	0.10	LANDSCAPING
A129	4.13	LANDSCAPING
A130	1.28	LANDSCAPING
A131	0.25	LANDSCAPING
A132	0.35	LANDSCAPING
A133	0.02	LANDSCAPING
A134	1.18	LANDSCAPING
A135	0.01	LANDSCAPING
A136	0.01	LANDSCAPING
A137	0.65	LANDSCAPING
A138	0.92	LANDSCAPING
A139	0.83	LANDSCAPING
A140	0.71	LANDSCAPING
A141	0.37	LANDSCAPING
A142	0.73	LANDSCAPING
A143	1.03	LANDSCAPING
A144	0.40	LANDSCAPING
A145	1.41	LANDSCAPING
A146	2.09	LANDSCAPING
A147	1.12	LANDSCAPING
A148	3.15	LANDSCAPING
A149	5.62	LANDSCAPING
A150	0.12	LANDSCAPING
A151	1.56	LANDSCAPING
A152	0.14	LANDSCAPING
A153	2.64	LANDSCAPING
A154	0.41	LANDSCAPING
A155	0.41	LANDSCAPING
A156	0.93	LANDSCAPING
A157	1.33	LANDSCAPING
A158	3.00	LANDSCAPING

PHASE 2 LANDSCAPE PARCELS		
PARCEL	ACRES	USE
A1	5.08	LANDSCAPING
A2	0.26	LANDSCAPING
A3	0.28	LANDSCAPING
A4	0.27	LANDSCAPING
A5	0.19	LANDSCAPING
A6	0.01	LANDSCAPING
A7	0.20	LANDSCAPING
A8	0.01	LANDSCAPING
A9	0.10	LANDSCAPING
A10	0.14	LANDSCAPING
A11	0.13	LANDSCAPING
A12	2.02	LANDSCAPING
A13	0.45	LANDSCAPING
A14	0.18	LANDSCAPING
A15	0.08	LANDSCAPING
A16	0.26	LANDSCAPING
A17	0.25	LANDSCAPING
A18	0.33	LANDSCAPING
A19	0.11	LANDSCAPING
A20	0.18	LANDSCAPING
A21	0.01	LANDSCAPING
A22	0.59	LANDSCAPING
A23	0.01	LANDSCAPING
A24	0.10	LANDSCAPING
A25	0.01	LANDSCAPING
A26	2.63	LANDSCAPING
A27	2.47	LANDSCAPING
A28	2.15	LANDSCAPING
A29	0.08	LANDSCAPING
A30	1.54	LANDSCAPING
A31	0.58	LANDSCAPING
A32	0.17	LANDSCAPING
A33	0.01	LANDSCAPING
A34	0.18	LANDSCAPING
A35	0.78	LANDSCAPING
A36	0.64	LANDSCAPING
A37	0.73	LANDSCAPING
A38	0.01	LANDSCAPING
A39	0.11	LANDSCAPING
A40	0.59	LANDSCAPING
A41	0.74	LANDSCAPING
A42	0.47	LANDSCAPING
A43	0.01	LANDSCAPING
A44	0.31	LANDSCAPING
A45	0.01	LANDSCAPING
A46	0.01	LANDSCAPING
A47	0.07	LANDSCAPING
A48	0.17	LANDSCAPING

PHASE 2 LANDSCAPE PARCELS		
PARCEL	ACRES	USE
A99	1.87	LANDSCAPING
A100	0.28	LANDSCAPING
A101	0.04	LANDSCAPING
A102	0.75	LANDSCAPING
A103	0.27	LANDSCAPING
A104	0.14	LANDSCAPING
A105	0.03	LANDSCAPING
A106	0.01	LANDSCAPING
A107	0.01	LANDSCAPING
A108	0.72	LANDSCAPING
A109	0.03	LANDSCAPING
A110	0.40	LANDSCAPING
A111	0.95	LANDSCAPING
A112	0.60	LANDSCAPING
A113	0.16	LANDSCAPING
A114	1.77	LANDSCAPING

PHASE 2 LANDSCAPE PARCELS		
PARCEL	ACRES	USE
A115	1.13	LANDSCAPING
A116	0.11	LANDSCAPING
A117	0.64	LANDSCAPING
A118	0.79	LANDSCAPING
A119	0.03	LANDSCAPING
A120	0.03	LANDSCAPING
A121	0.11	LANDSCAPING
A122	0.02	LANDSCAPING
A123	0.05	LANDSCAPING
A124	1.59	LANDSCAPING
A125	1.91	LANDSCAPING
A126	1.26	LANDSCAPING
A127	0.03	LANDSCAPING
A128	0.10	LANDSCAPING
A129	4.13	LANDSCAPING
A130	1.28	LANDSCAPING
A131	0.25	LANDSCAPING
A132	0.35	LANDSCAPING
A133	0.02	LANDSCAPING
A134	1.18	LANDSCAPING
A135	0.01	LANDSCAPING
A136	0.01	LANDSCAPING
A137	0.65	LANDSCAPING
A138	0.92	LANDSCAPING
A139	0.83	LANDSCAPING
A140	0.71	LANDSCAPING
A141	0.37	LANDSCAPING
A142	0.73	LANDSCAPING
A143	1.03	LANDSCAPING
A144	0.40	LANDSCAPING
A145	1.41	LANDSCAPING
A146	2.09	LANDSCAPING
A147	1.12	LANDSCAPING
A148	3.15	LANDSCAPING
A149	5.62	LANDSCAPING
A150	0.12	LANDSCAPING
A151	1.56	LANDSCAPING
A152	0.14	LANDSCAPING
A153	2.64	LANDSCAPING
A154	0.41	LANDSCAPING
A155	0.41	LANDSCAPING
A156	0.93	LANDSCAPING
A157	1.33	LANDSCAPING
A158	3.00	LANDSCAPING



PHASE 2 PARCELS		
PARCEL	ACRES	USE
E-1	14.50	SCHOOL
E-2	15.50	SCHOOL
E-3	15.00	SCHOOL
E-4	14.60	SCHOOL
E-5	46.70	HIGH SCHOOL
EMP-1	23.40	EMPLOYMENT CENTER 1
EMP-2	17.80	EMPLOYMENT CENTER 2
EMP-3	4.60	EMPLOYMENT CENTER 3
EMP-4	16.10	EMPLOYMENT CENTER 4
F-1	4.30	FIRE STATION
L-14	7.50	LAKE 14
L-15	19.70	LAKE 15
L-16	10.30	LAKE 16
L-17	8.10	LAKE 17
L-18	14.30	LAKE 18
L-19	22.70	LAKE 19
L-20	5.00	LAKE 20
L-21	11.90	LAKE 21
L-22	5.20	LAKE 22
L-23	16.60	LAKE 23
L-24	10.30	LAKE 24
L-25	56.20	LAKE 25
L-26	6.50	LAKE 26
L-27	4.10	EX WETLAND
L-28	3.60	WATER TANK SITE
MU-1	3.90	MIXED USE VILLAGE CENTER
MU-2	3.30	MIXED USE VILLAGE CENTER
MU-3	14.20	MIXED USE VILLAGE CENTER
MU-4	11.10	MIXED USE VILLAGE CENTER
MU-5	9.80	MIXED USE VILLAGE CENTER
MU-6	14.70	MIXED USE VILLAGE CENTER
MU-7	5.10	MIXED USE VILLAGE CENTER
MU-8	19.20	MIXED USE VILLAGE CENTER
MU-9	14.60	MIXED USE VILLAGE CENTER
MU-10	15.90	MIXED USE VILLAGE CENTER
MU-11	12.70	MIXED USE VILLAGE CENTER
MU-12	10.50	MIXED USE VILLAGE CENTER
MU-13	14.50	MIXED USE VILLAGE CENTER

REMAINDER PARCEL 10		
PARCEL 10	ACRES	USE
PV-1	6.10	PRIVATE PARK
R-0b	10.20	TOWNHOME
R-0c	8.20	COURTYARD
R-4a	11.70	SFD CLUSTERS
R-7a	8.90	APT
R-7b	8.20	APT
R-7c	4.50	SFD CLUSTERS
R-13	27.30	SFD CLUSTERS
R-15b	19.20	SFD CLUSTERS
R-16	15.60	CONDO
R-22	13.20	SFD CLUSTERS
R-26	24.90	SFD CLUSTERS
R-31	7.70	CONDO
R-32	7.60	CONDO
R-33	26.80	SFD CLUSTERS
TOD-1	13.10	TRANSIT ORIENTED DEVELOPMENT 1
TOD-2	8.80	TRANSIT ORIENTED DEVELOPMENT 2
TOD-3	18.00	TRANSIT ORIENTED DEVELOPMENT 3
TOD-4	12.60	TRANSIT ORIENTED DEVELOPMENT 4
TOD-5	11.70	TRANSIT ORIENTED DEVELOPMENT 5
TOD-6	22.70	TRANSIT ORIENTED DEVELOPMENT 6
TOD-7	16.70	TRANSIT ORIENTED DEVELOPMENT 7
TOD-8	13.30	TRANSIT ORIENTED DEVELOPMENT 8

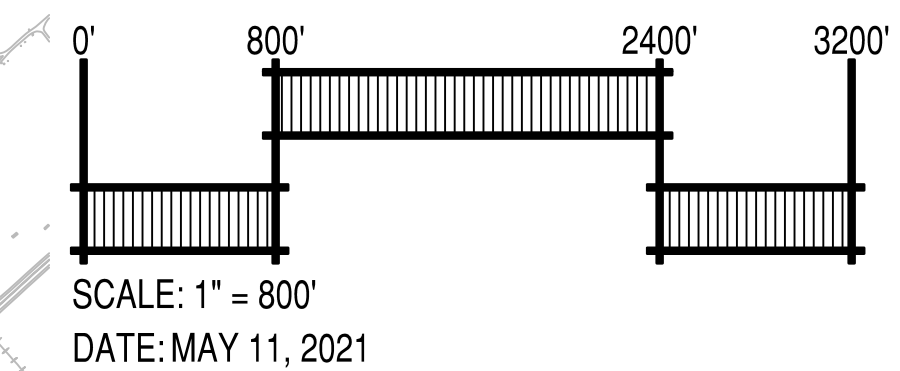
REMAINDER PARCEL 8		
PARCEL	ACRES	USE
LP8	1.19	LINEAR PARK 8
LP9	16.70	LINEAR PARK 9
LP10	2.29	LINEAR PARK 10
N1	5.97	NEIGHBORHOOD PARK 1
N2	6.02	NEIGHBORHOOD PARK 2
N3	4.55	NEIGHBORHOOD PARK 3
N4	4.01	NEIGHBORHOOD PARK 4
N5	5.39	NEIGHBORHOOD PARK 5
N6	7.10	NEIGHBORHOOD PARK 6
N7	5.12	NEIGHBORHOOD PARK 7
N8	5.28	NEIGHBORHOOD PARK 8
N9	4.19	NEIGHBORHOOD PARK 9
N10	2.73	NEIGHBORHOOD PARK 10
N11	4.00	NEIGHBORHOOD PARK 11

POCKET PARKS		
PARCEL	ACRES	USE
P1	0.81	POCKET PARK 1
P2	0.31	POCKET PARK 2
P3	0.49	POCKET PARK 3
P4	0.37	POCKET PARK 4
P5	0.33	POCKET PARK 5
P6	1.47	POCKET PARK 6
P7	0.19	POCKET PARK 7
P8	1.13	POCKET PARK 8
P9	0.48	POCKET PARK 9
P10	0.54	POCKET PARK 10
P11	0.46	POCKET PARK 11
P12	0.76	POCKET PARK 12
P13	1.41	POCKET PARK 13
P14	0.65	POCKET PARK 14
P15	0.33	POCKET PARK 15
P16	0.35	POCKET PARK 16
P17	0.89	POCKET PARK 17
P18	0.33	POCKET PARK 18
P19	0.73	POCKET PARK 19
P20	0.29	POCKET PARK 20
P21	0.45	POCKET PARK 21
P22	0.37	POCKET PARK 22

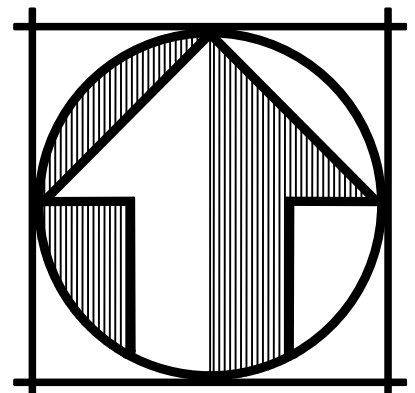
PHASE 2 PARK PARCELS		
PARCEL	ACRES	USE
C1	31.93	COMMUNITY PARK 1
C2	22.50	COMMUNITY PARK 2
C3	15.01	COMMUNITY PARK 3
C4	28.00	LEVEE TRAIL
LP1	16.65	LINEAR PARK 1
LP2	2.59	LINEAR PARK 2
LP3	1.39	LINEAR PARK 3
LP4	0.35	LINEAR PARK 4
LP5	5.63	LINEAR PARK 5
LP6	0.94	LINEAR PARK 6
LP7	0.72	LINEAR PARK 7

INDEX MAP & PARCEL SUMMARY
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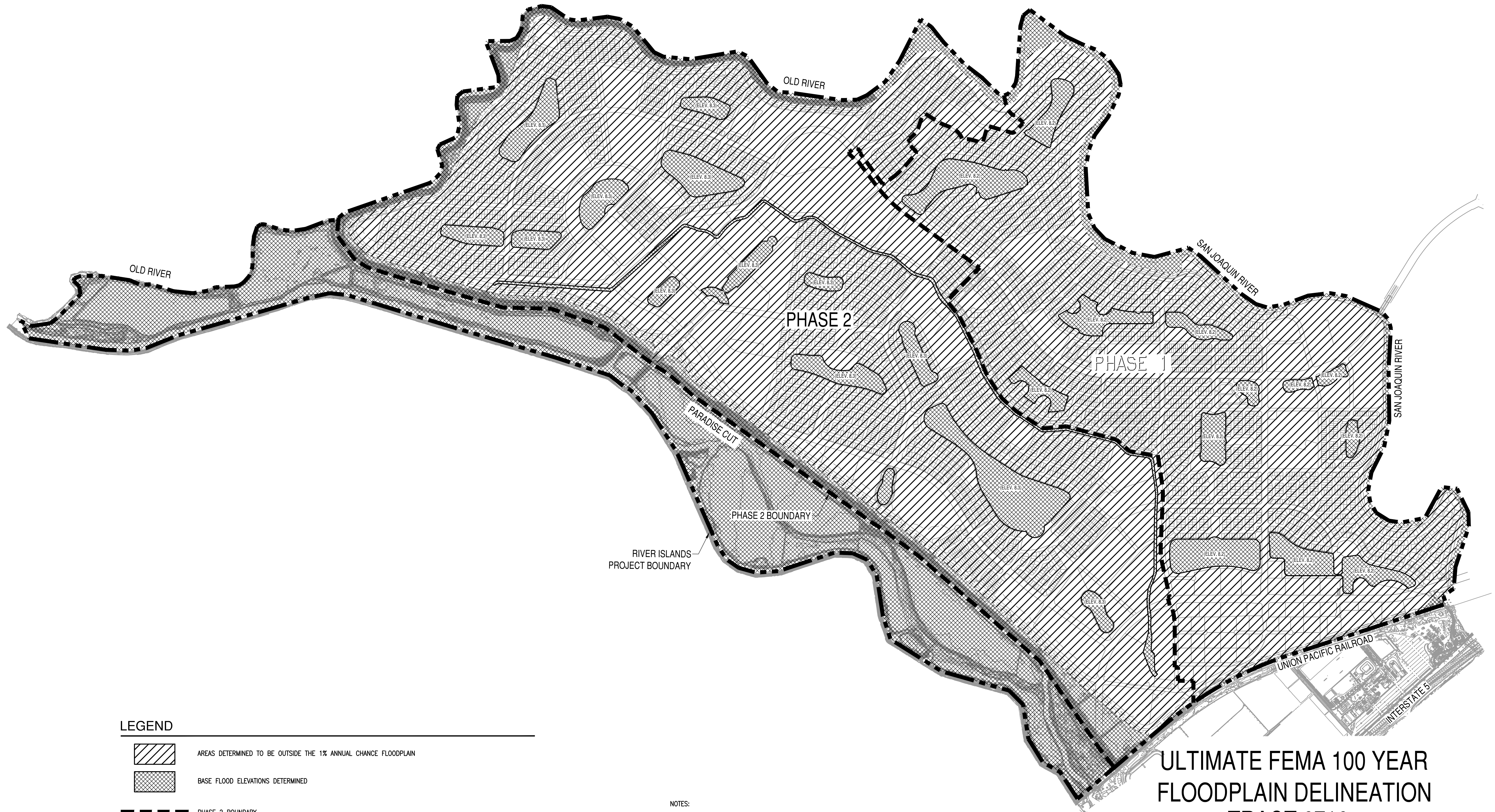


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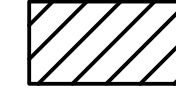
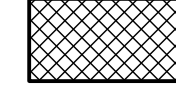




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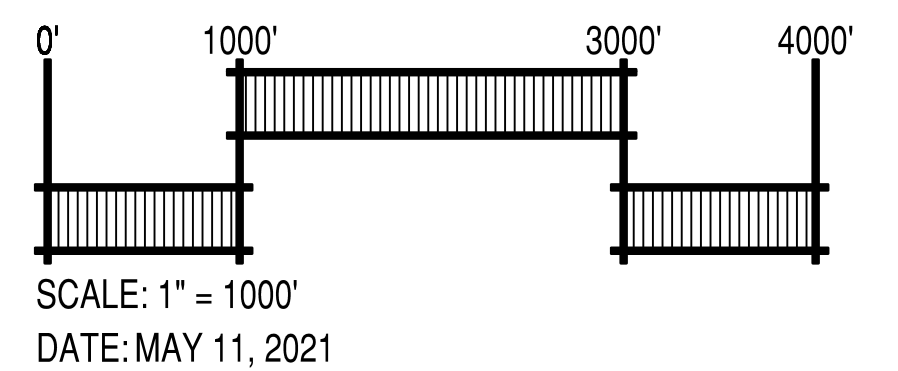
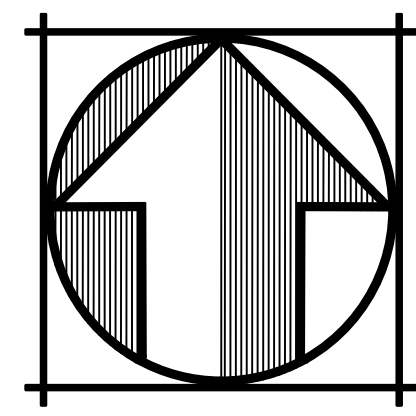
LEGEND

-  AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN
-  BASE FLOOD ELEVATIONS DETERMINED
-  PHASE 2 BOUNDARY
-  RIVER ISLANDS PROJECT BOUNDARY

NOTES:
 FLOODPLAIN SHOWN REPRESENTS THE ULTIMATE FEMA LOWR
 MAP FOR THE BUILDOUT CONDITION OF PHASE 2.

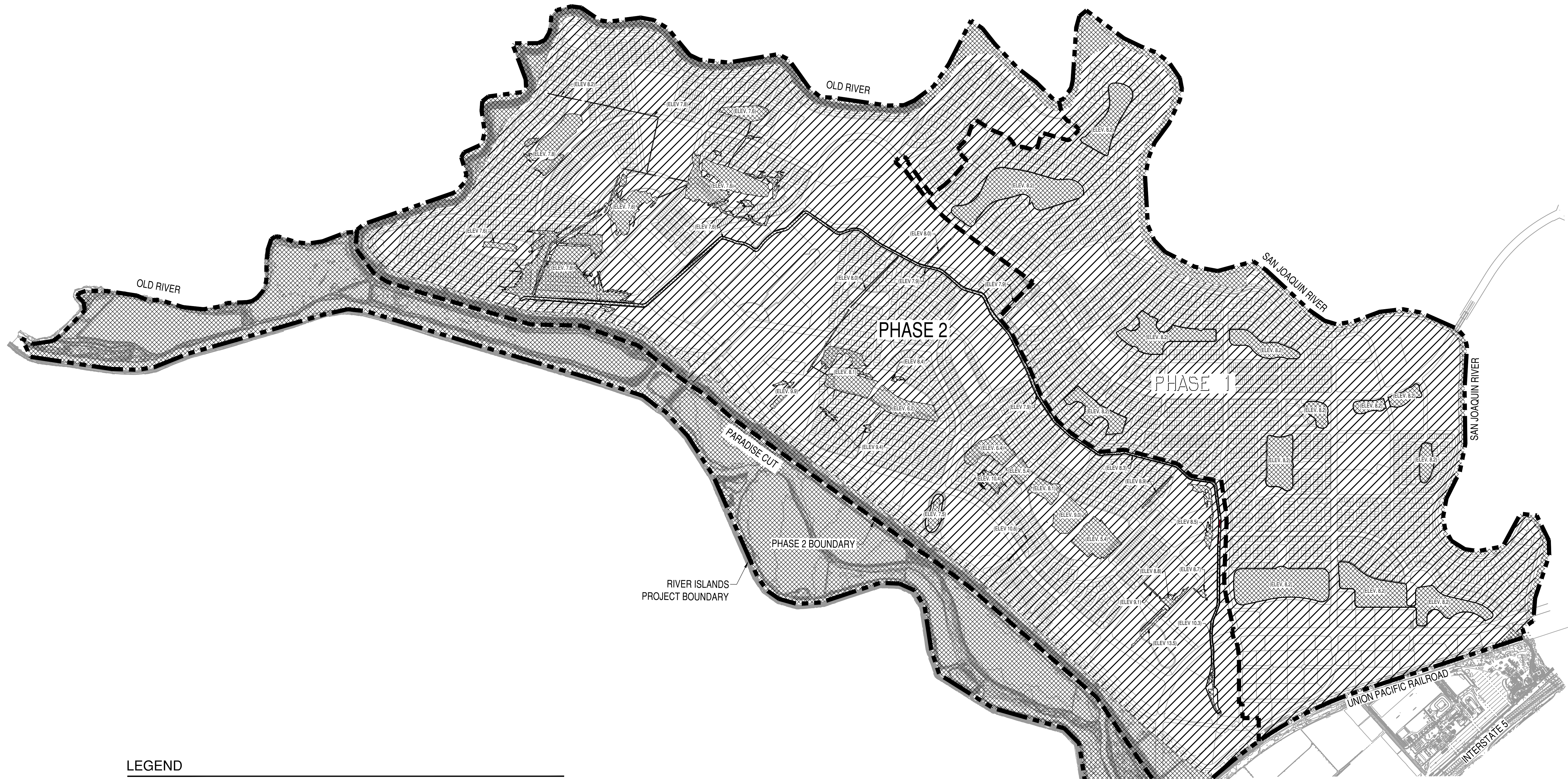
**ULTIMATE FEMA 100 YEAR
 FLOODPLAIN DELINEATION
 TRACT 6716
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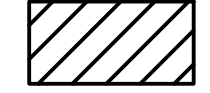
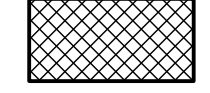




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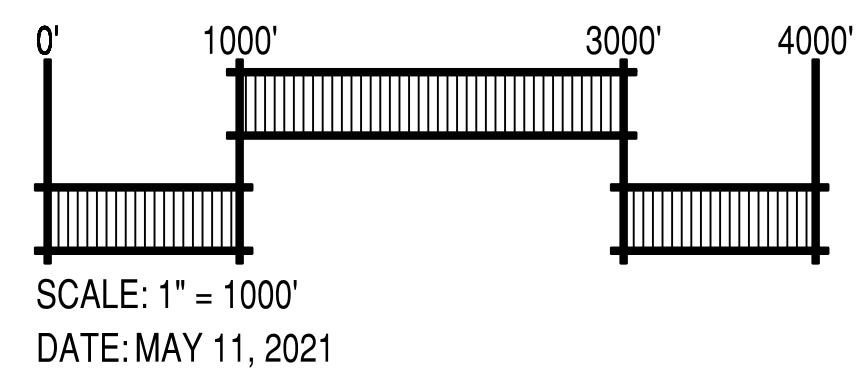
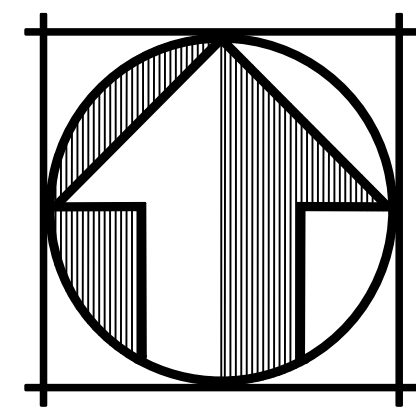
LEGEND

-  AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN
-  BASE FLOOD ELEVATIONS DETERMINED
-  PHASE 2 BOUNDARY
-  RIVER ISLANDS PROJECT BOUNDARY

NOTES:
 FLOODPLAIN SHOWN REPRESENTS THE FEMA LOMR MAP FOR THE INTERIM CONDITION OF PHASE 2, WHICH REMOVED APPROXIMATELY 98% OF THE AREA IN PHASE 2 OUT OF THE 1% ANNUAL CHANCE FLOODPLAIN. THE REMAINING SMALL AREAS THAT REMAINED IN THE FLOODPLAIN WILL BE REMOVED DURING THE ULTIMATE BUILDOUT CONDITION. SEE SHEET 9 FOR THE FEMA LOMR MAP FOR THE ULTIMATE BUILDOUT CONDITION.

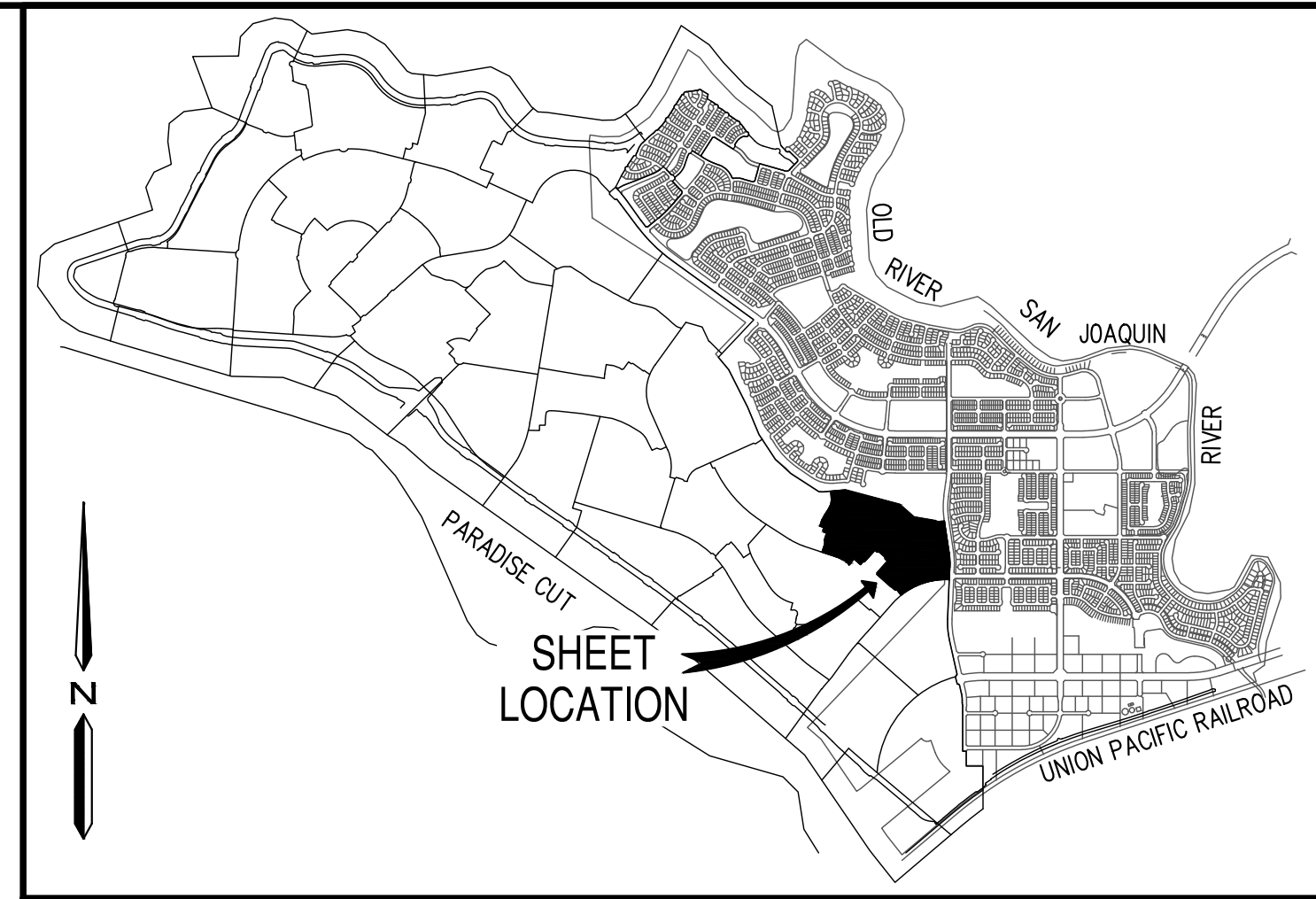
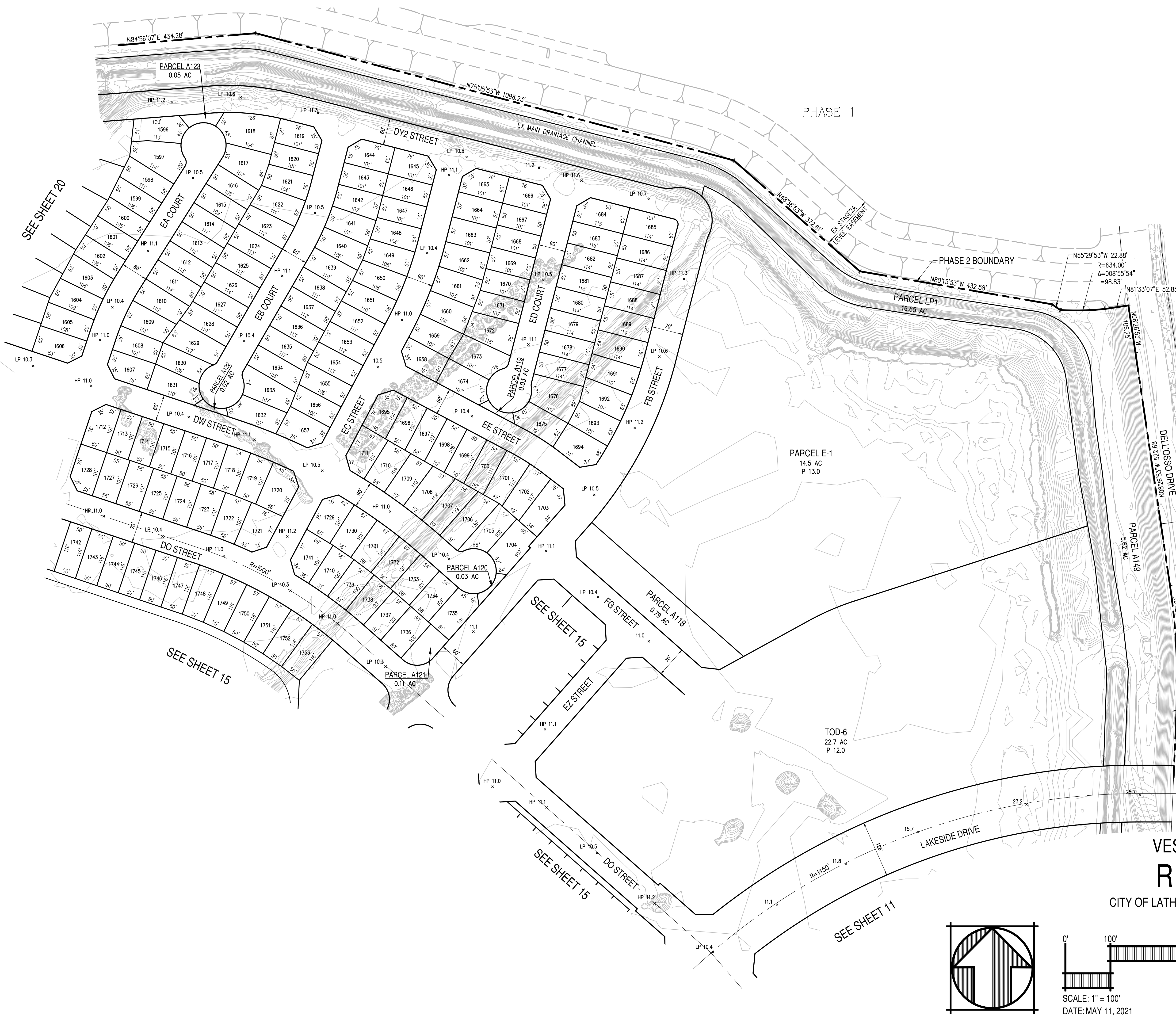
**ULTIMATE FEMA 100 YEAR
 FLOODPLAIN DELINEATION
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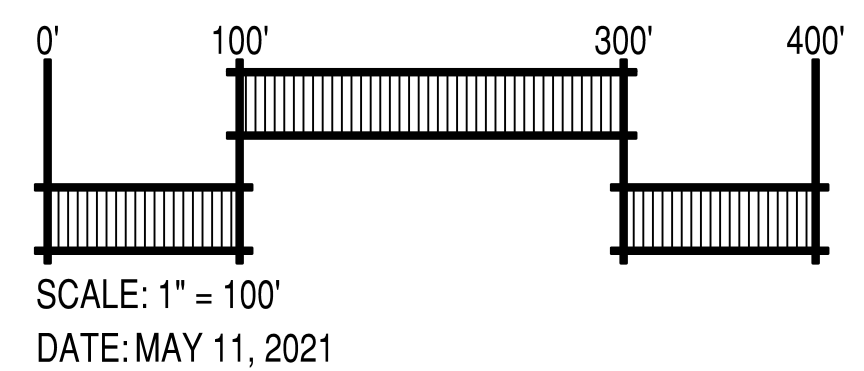
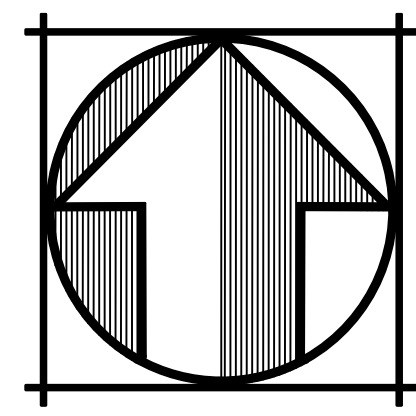
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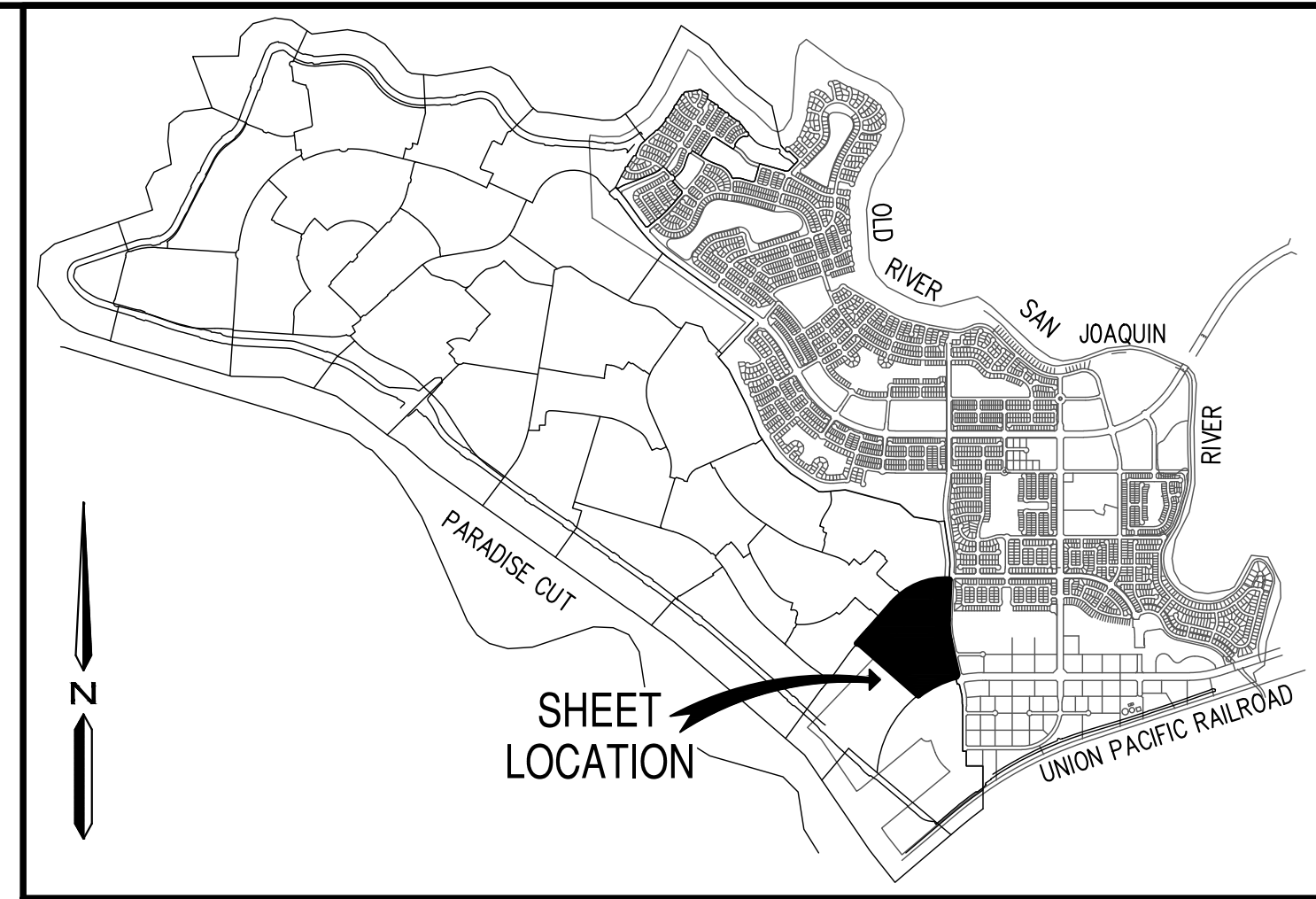
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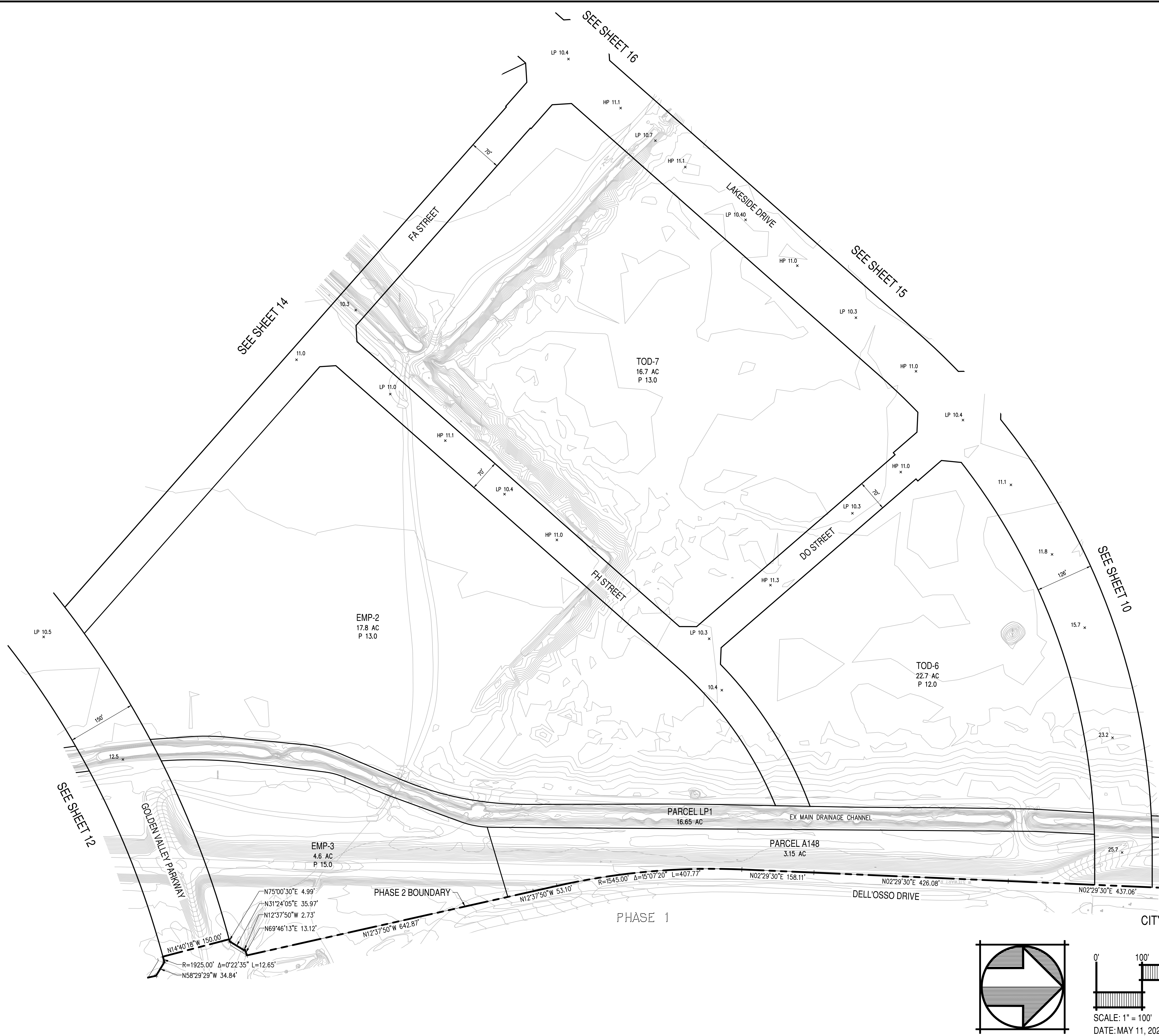


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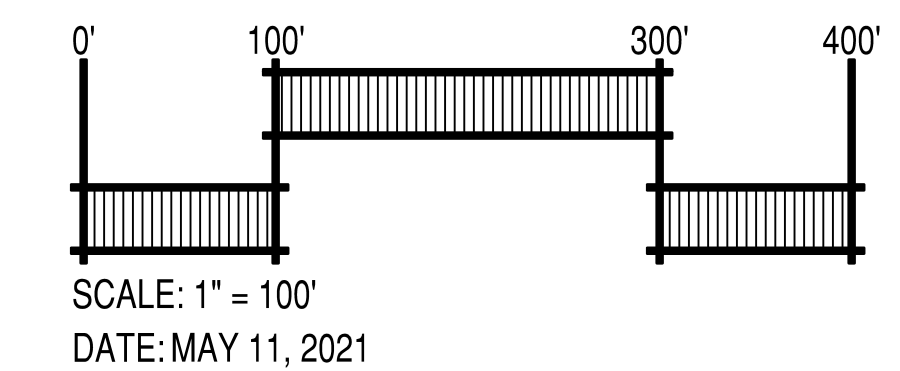
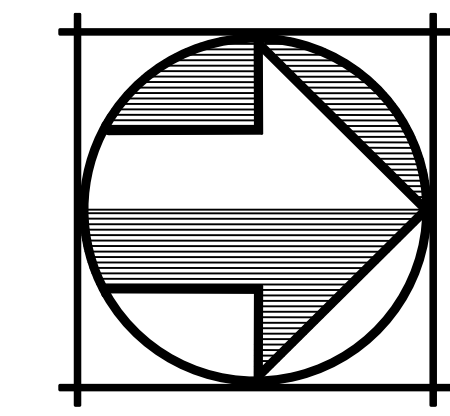
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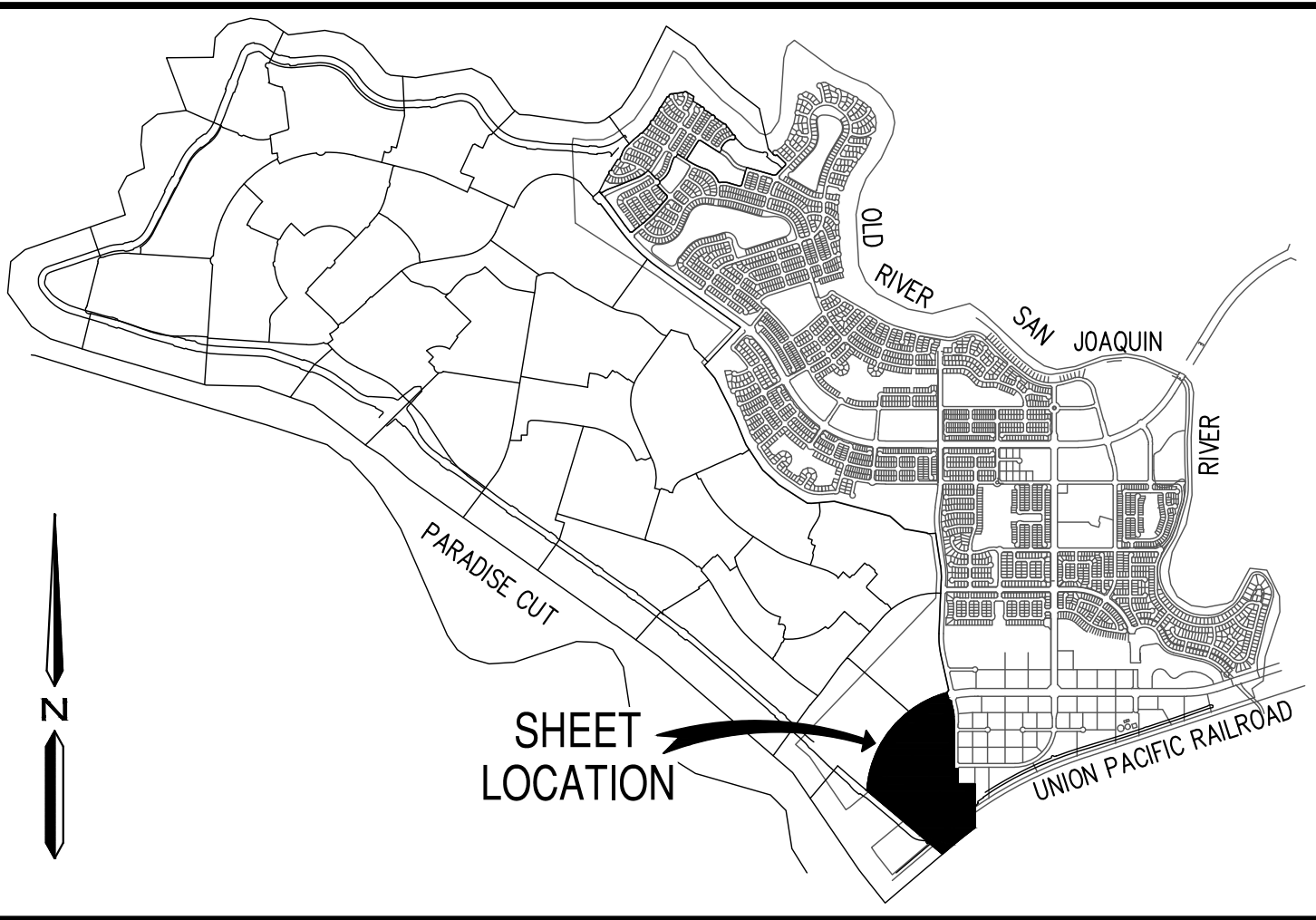
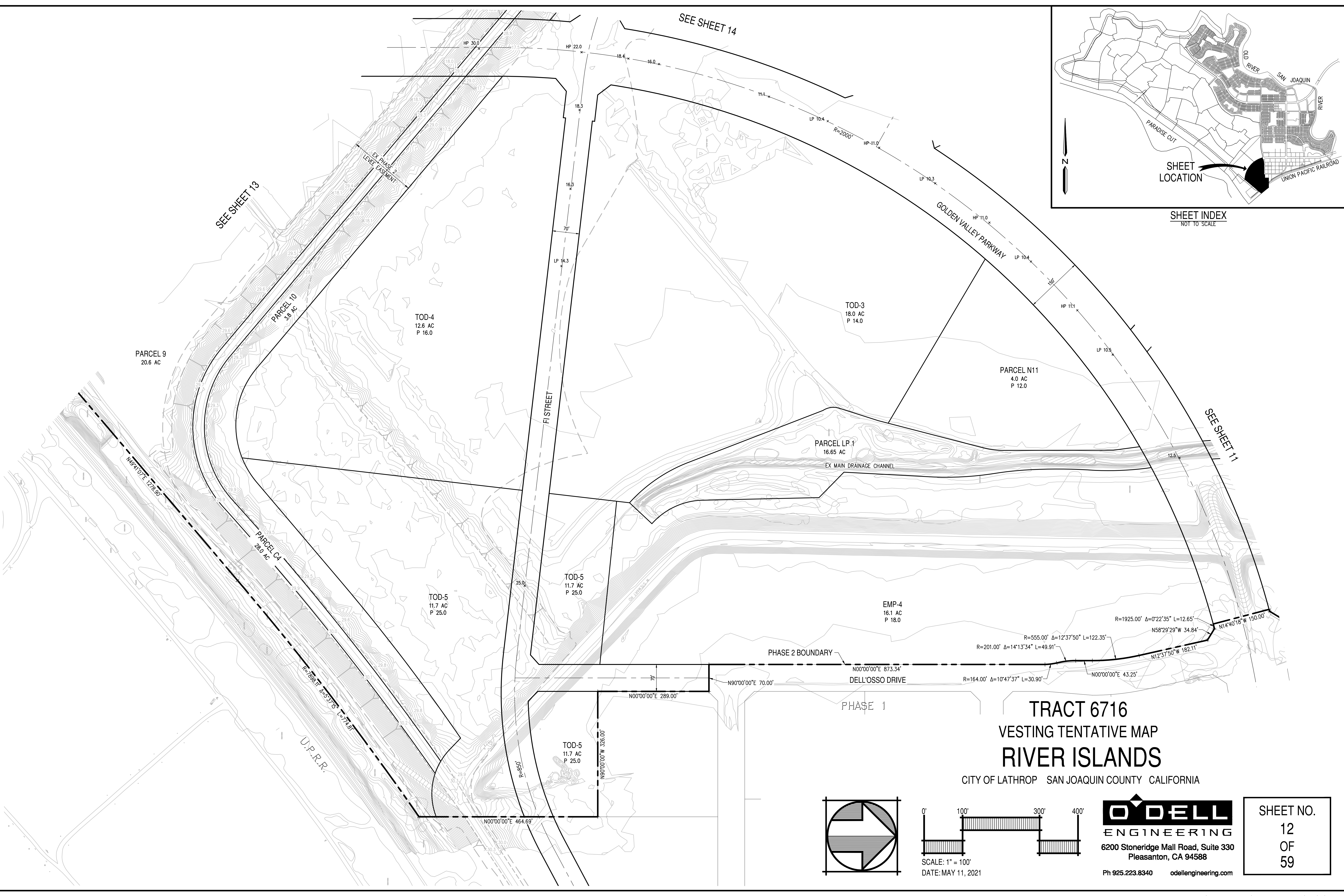
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PHASE 1
 N12°37'50"W 53.10'
 N12°37'50"W 642.87'
 N69°46'13"E 13.12'
 N12°37'50"W 2.73'
 N31°24'05"E 35.97'
 N75°00'30"E 4.99'
 R=1925.00' Δ=0°22'35" L=12.65'
 N58°29'29"W 34.84'
 N14°40'18"W 150.00'
 R=1545.00' Δ=15°07'20" L=407.77'
 N02°29'30"E 158.11'
 N02°29'30"E 426.08'
 N02°29'30"E 437.06'



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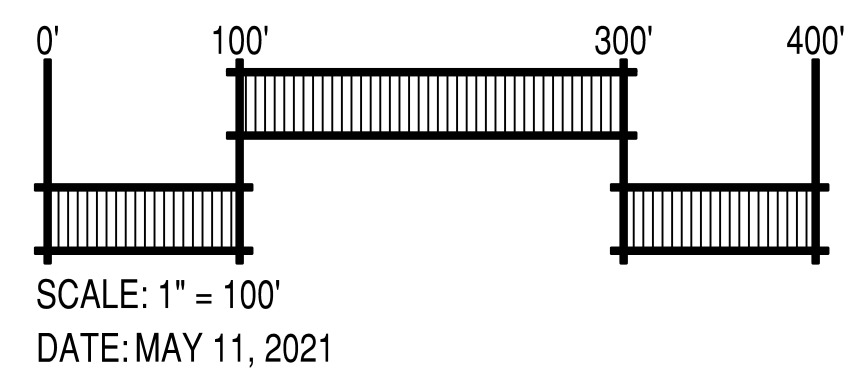
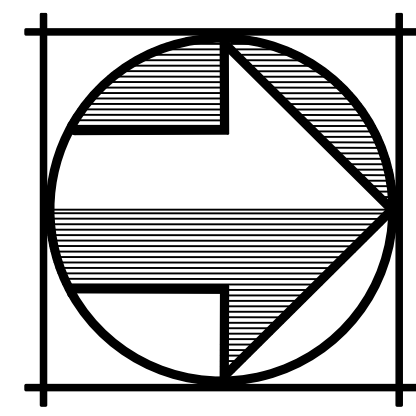
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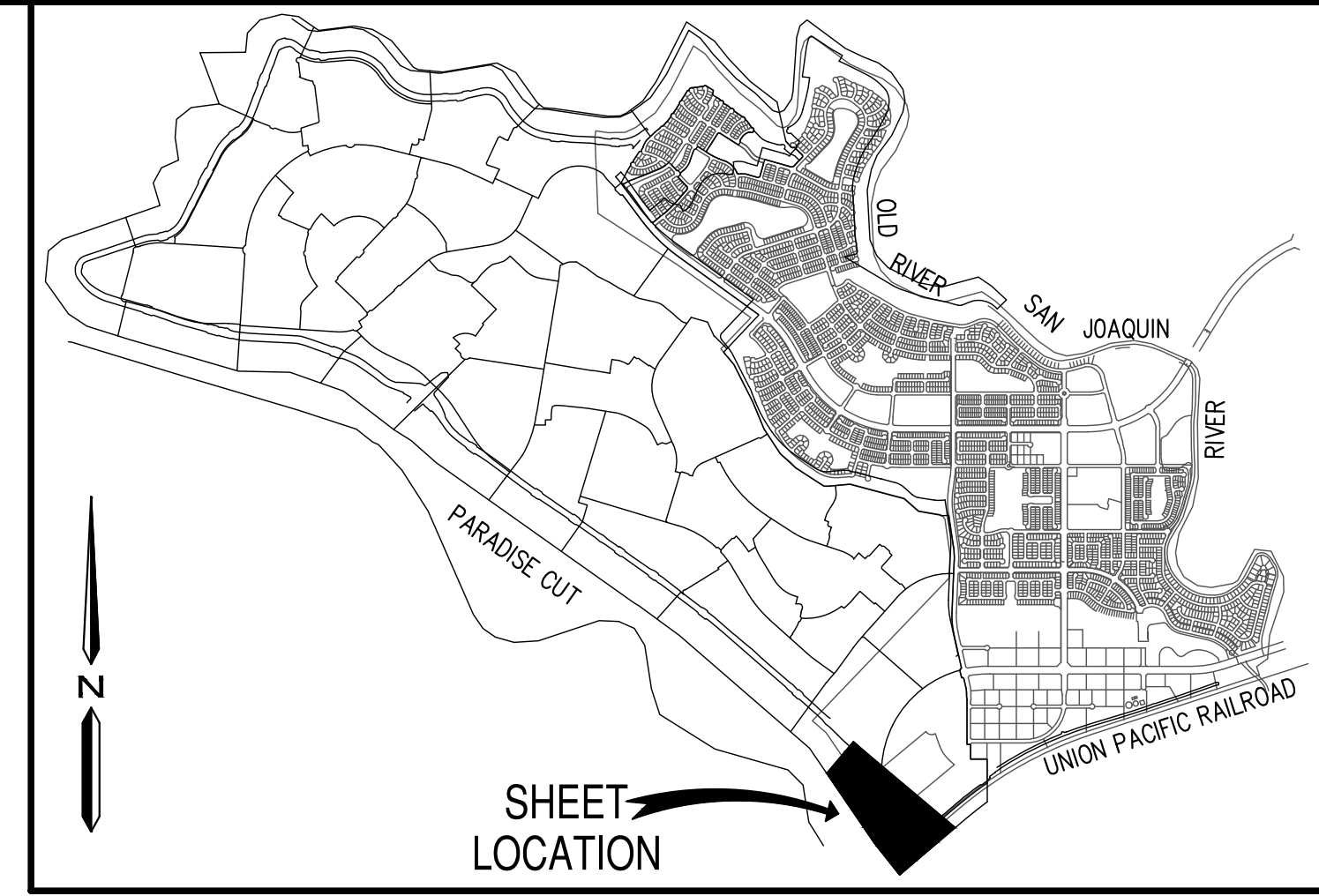
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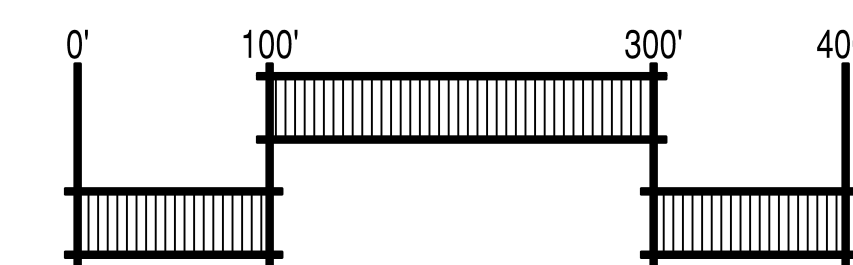
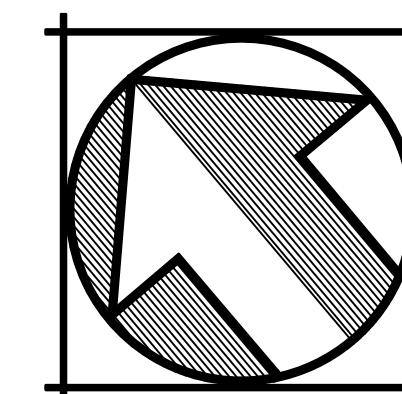
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DATE: MAY 11, 2021



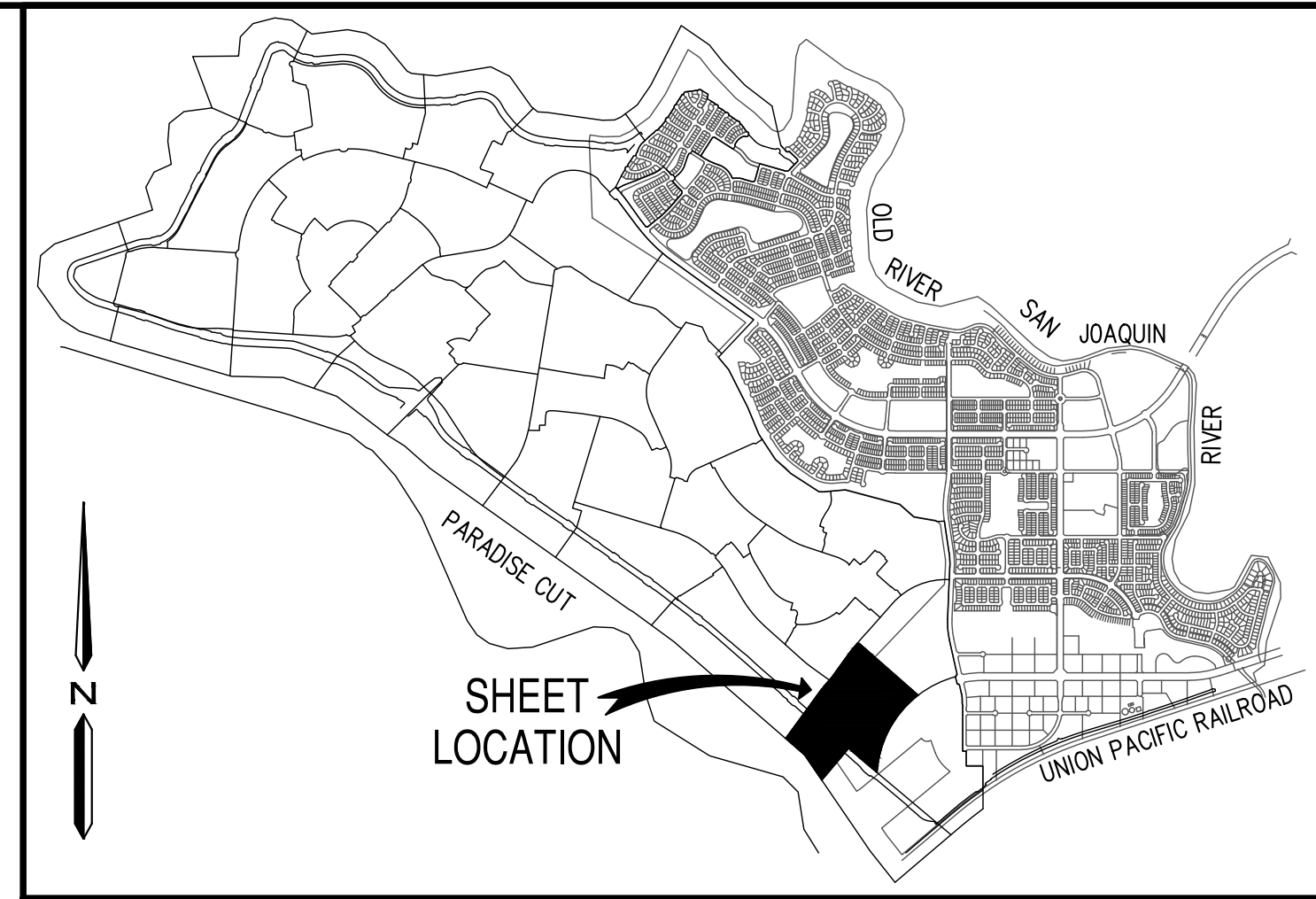
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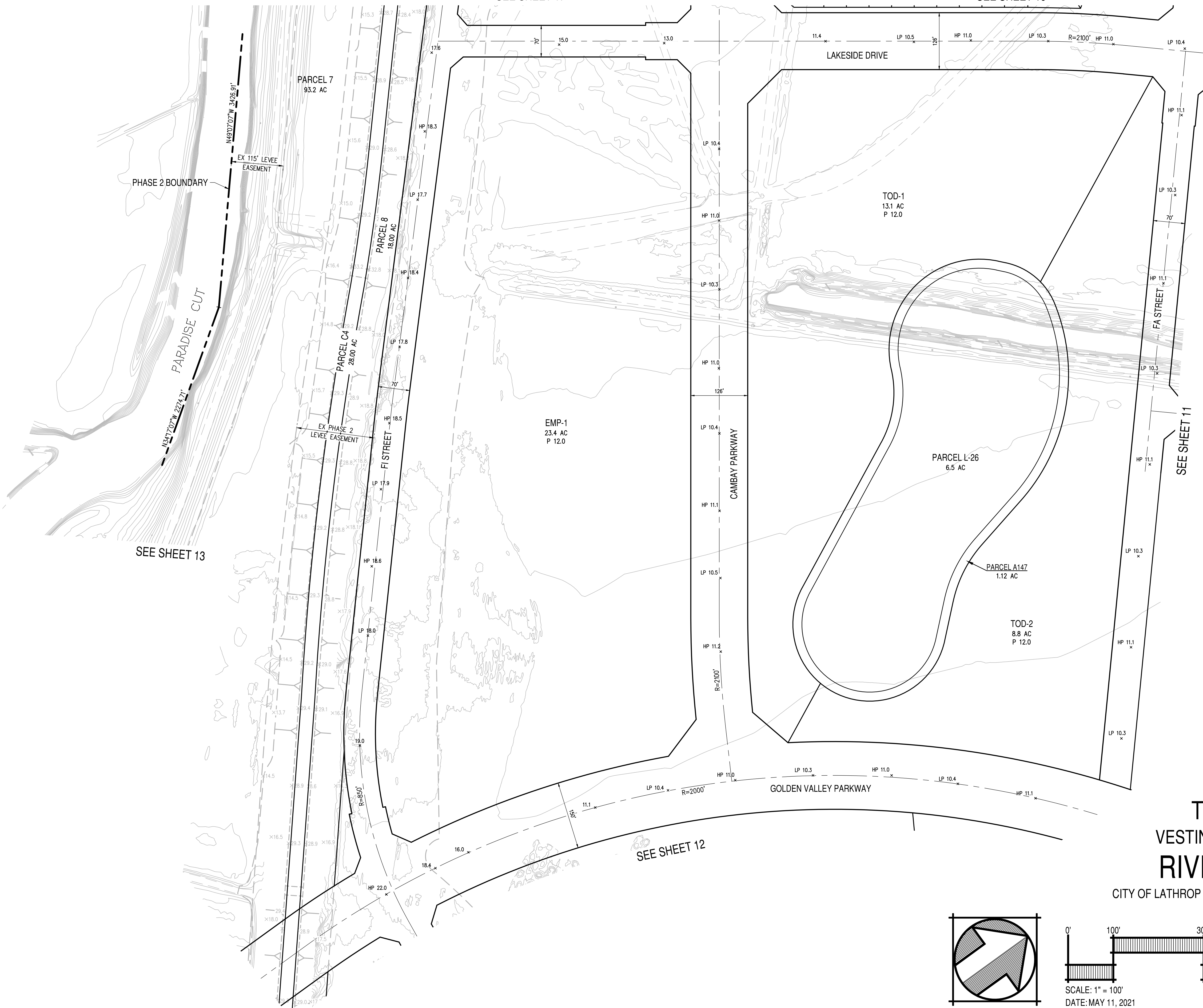
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SHEET LOCATION

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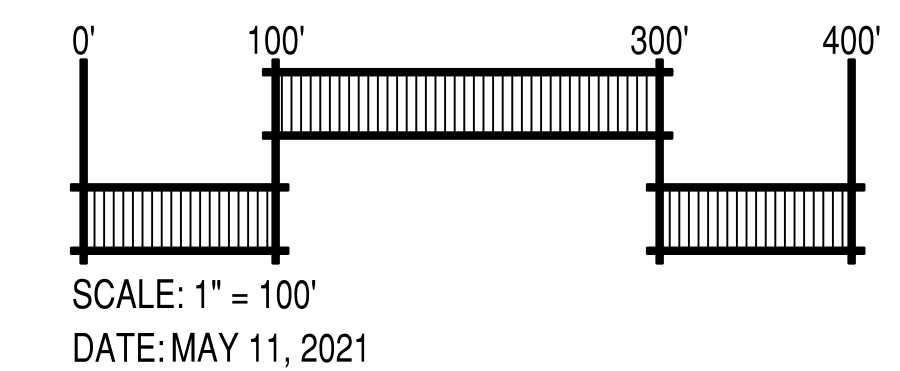
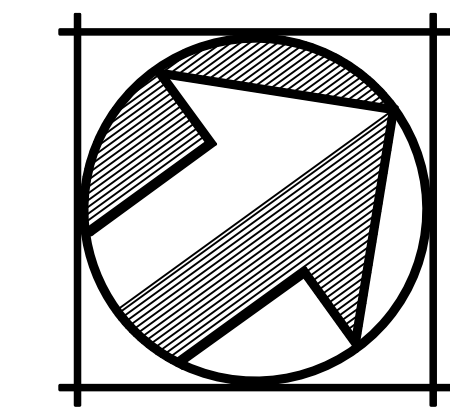
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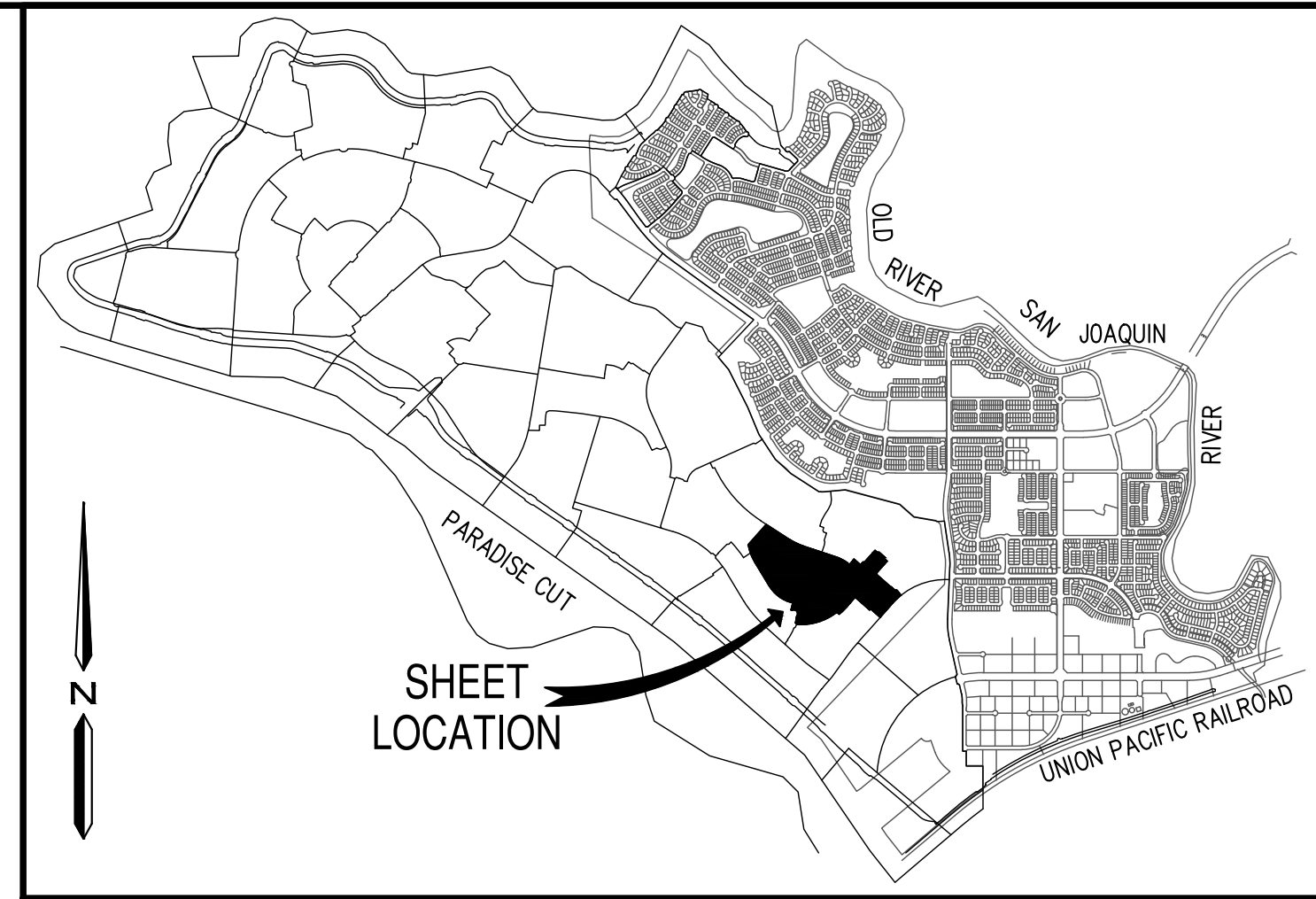
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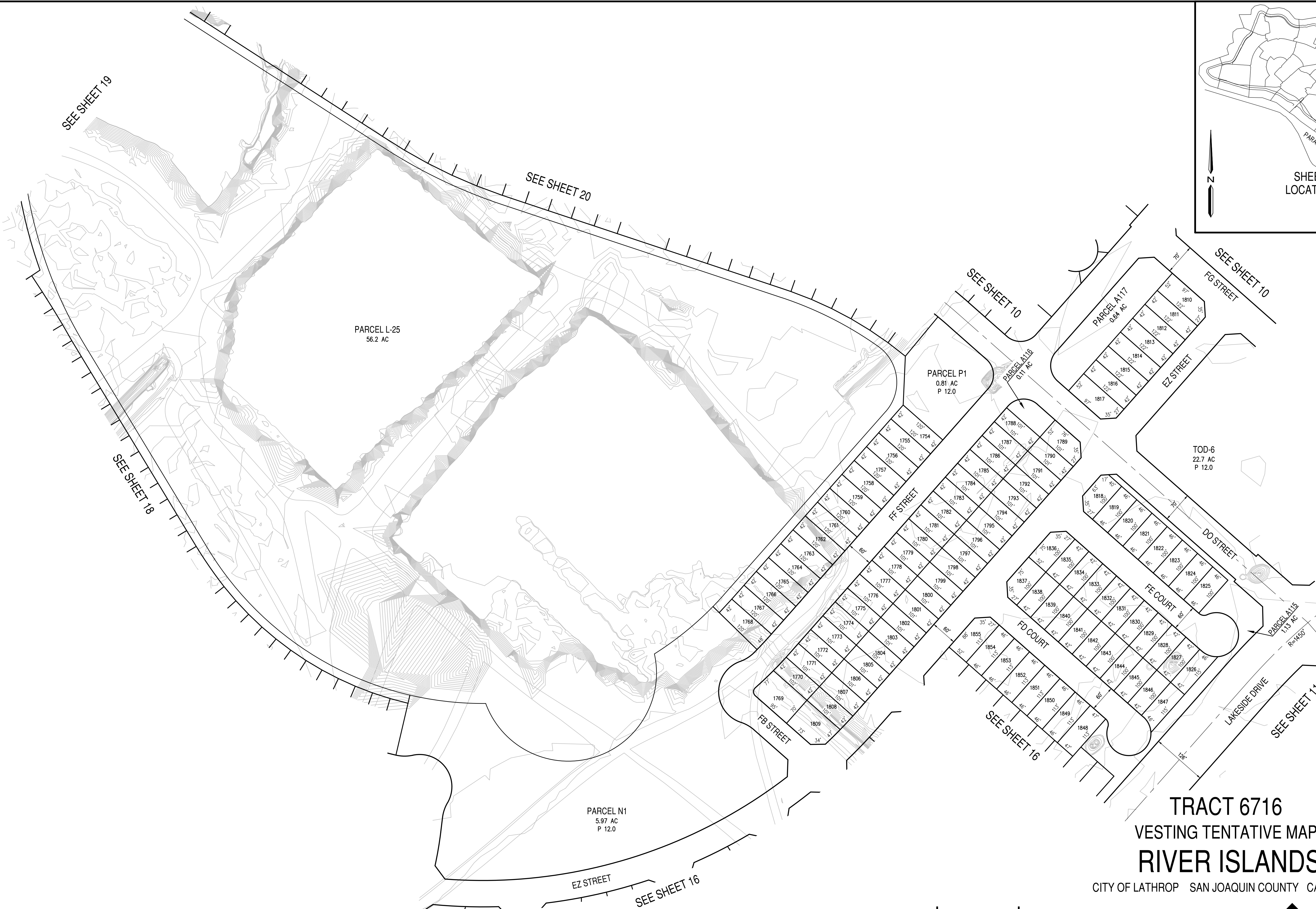


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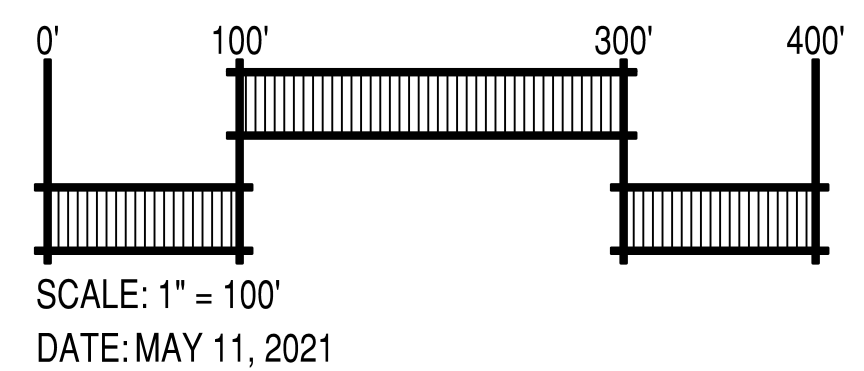
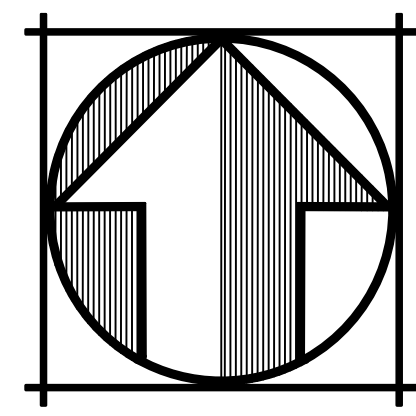


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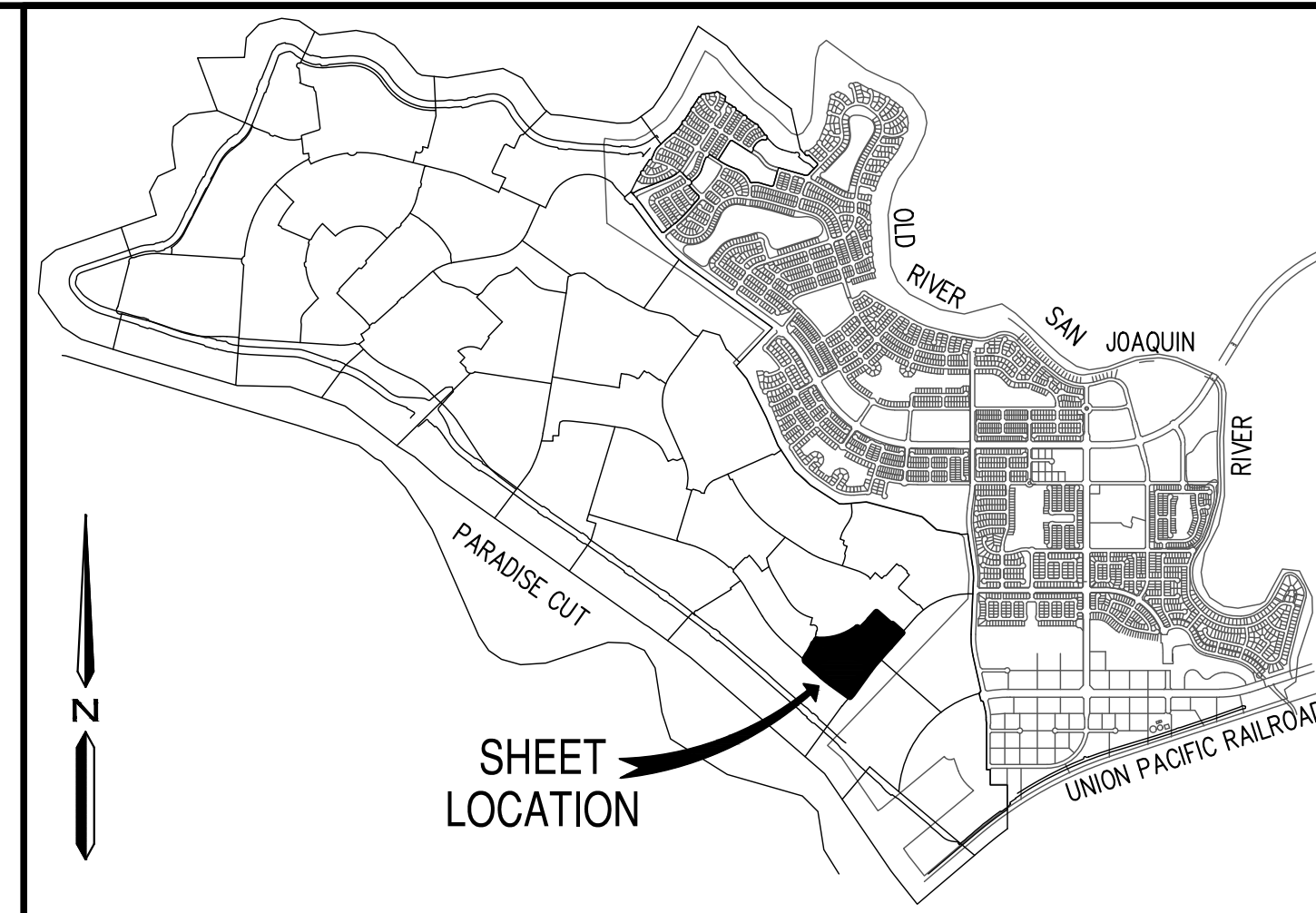
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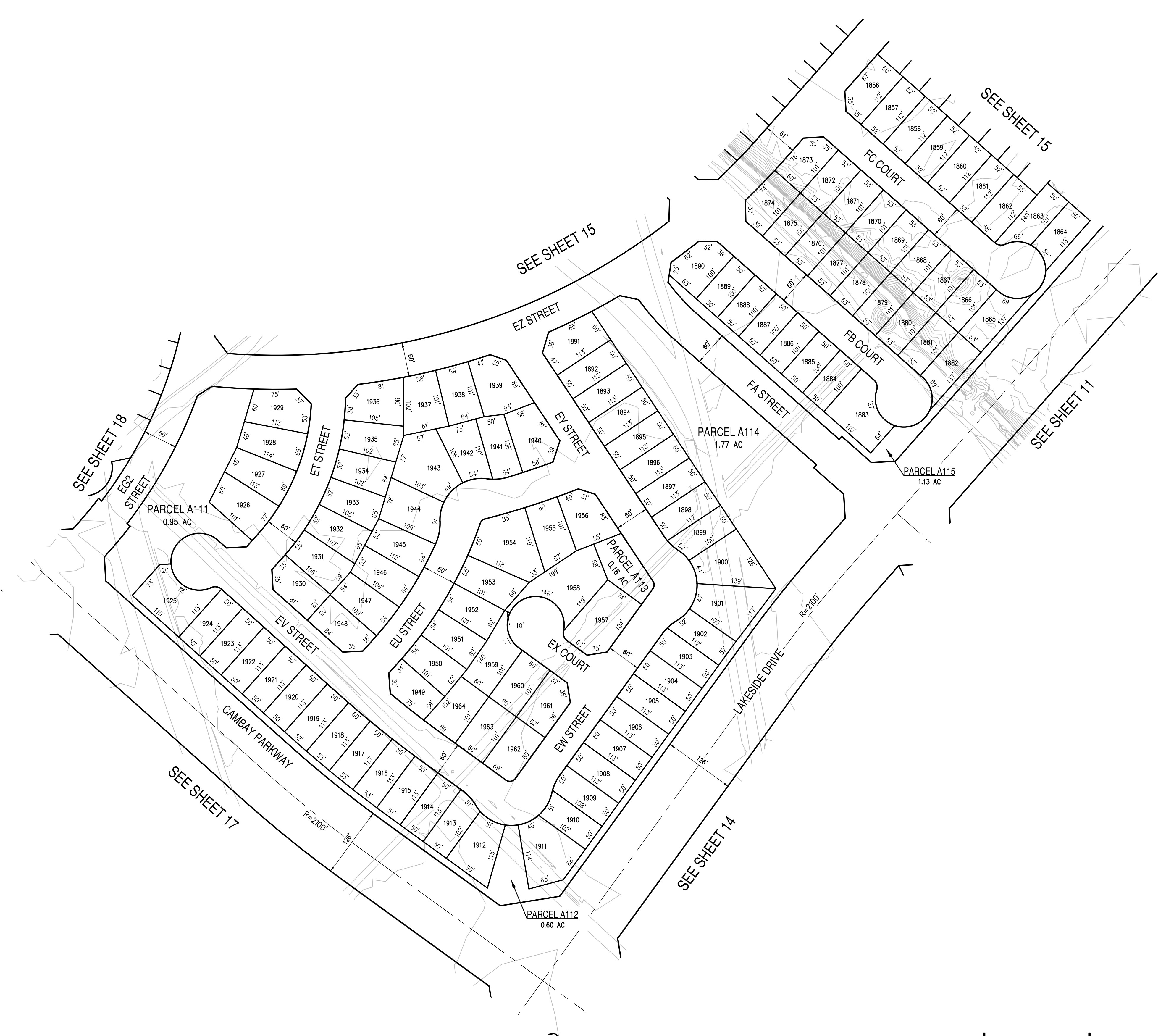


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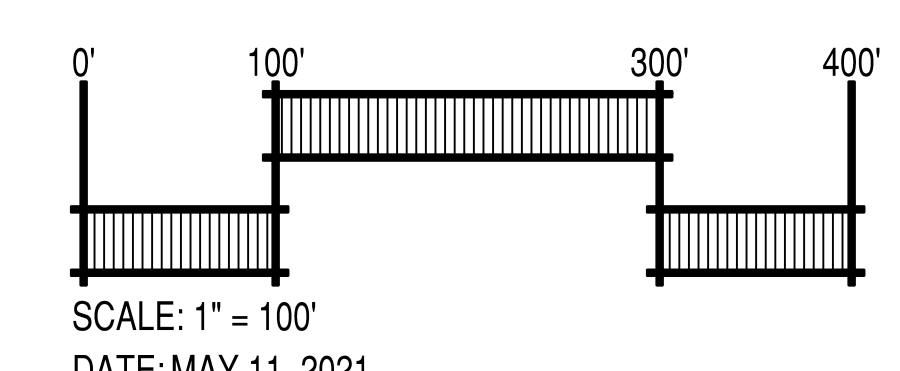
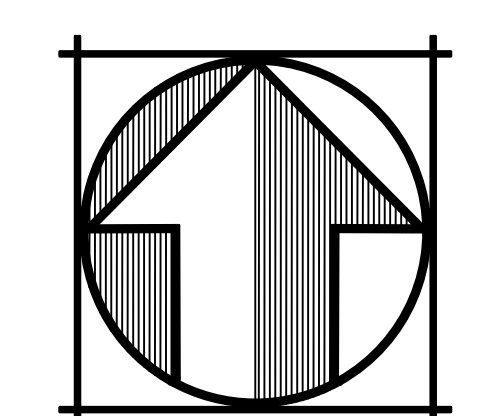


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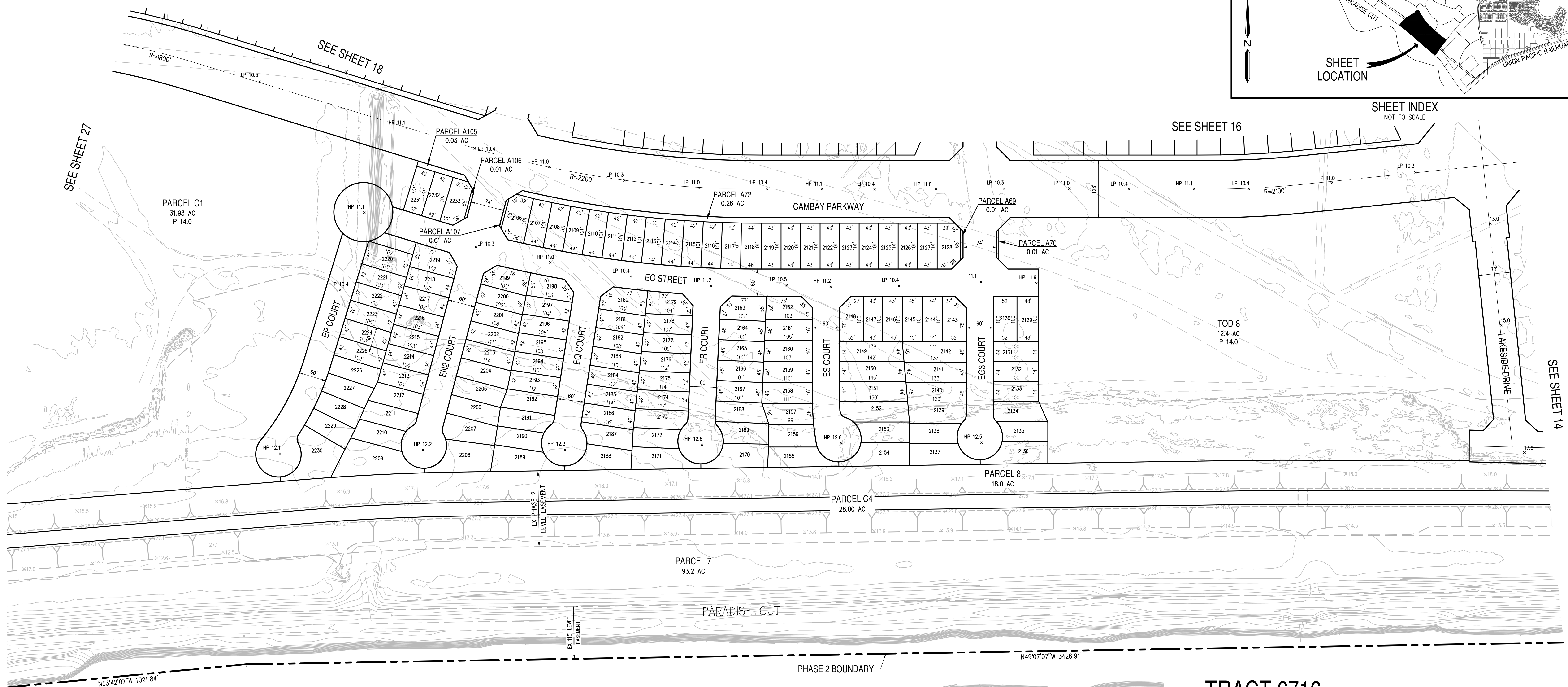
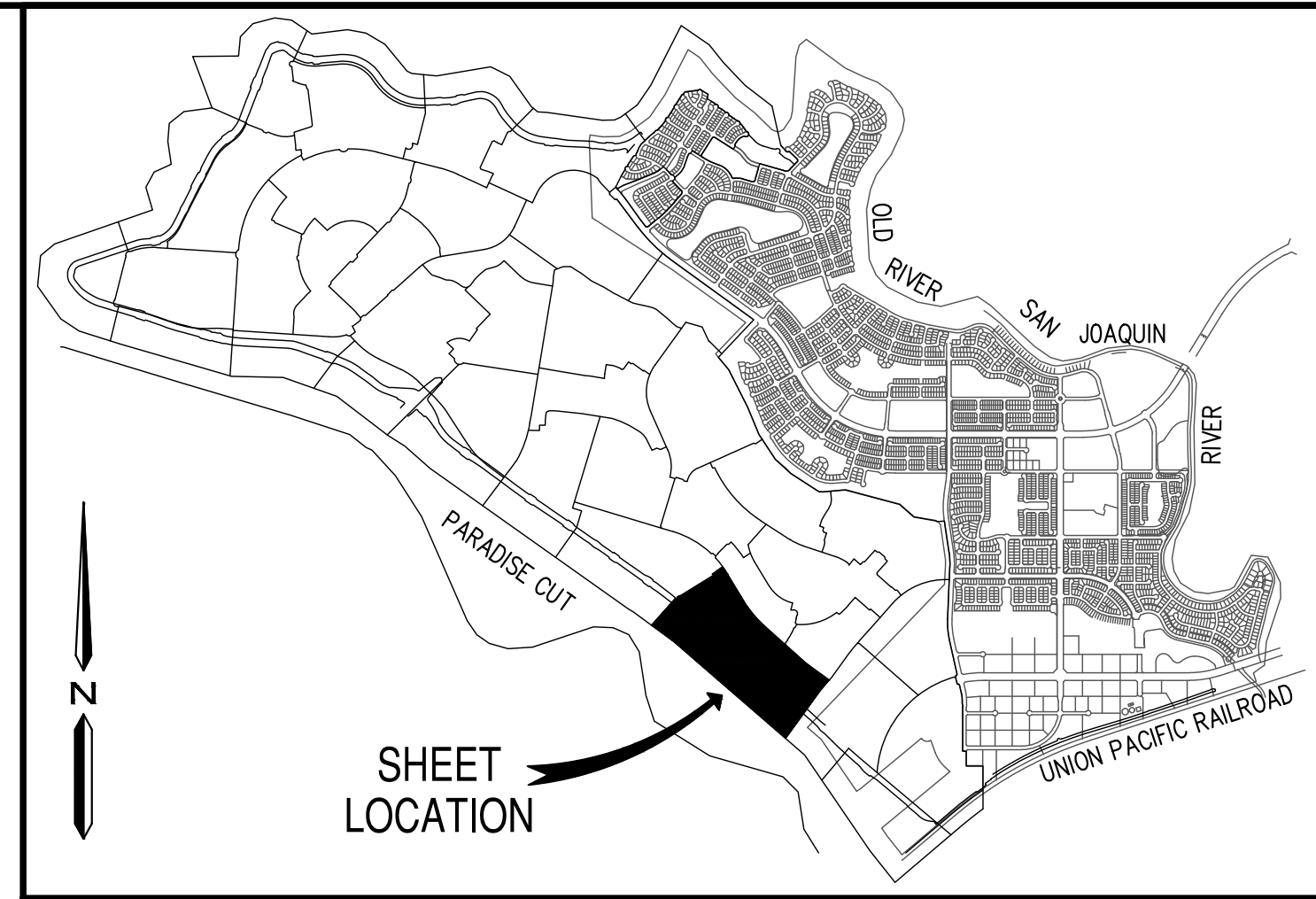
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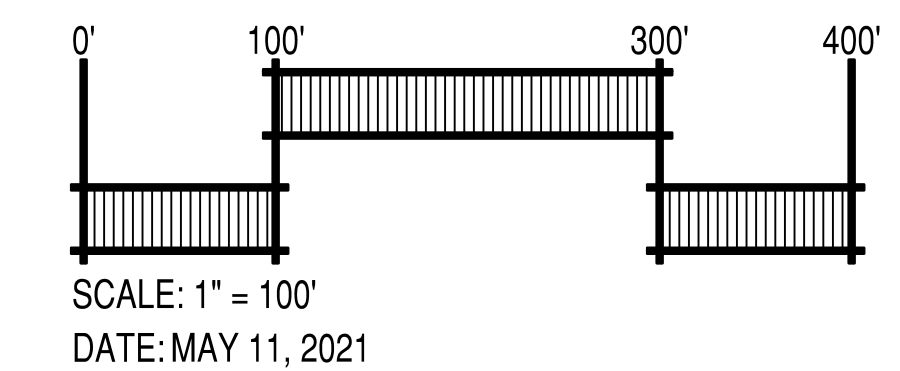
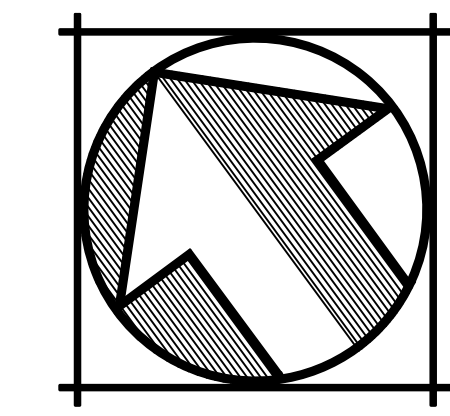
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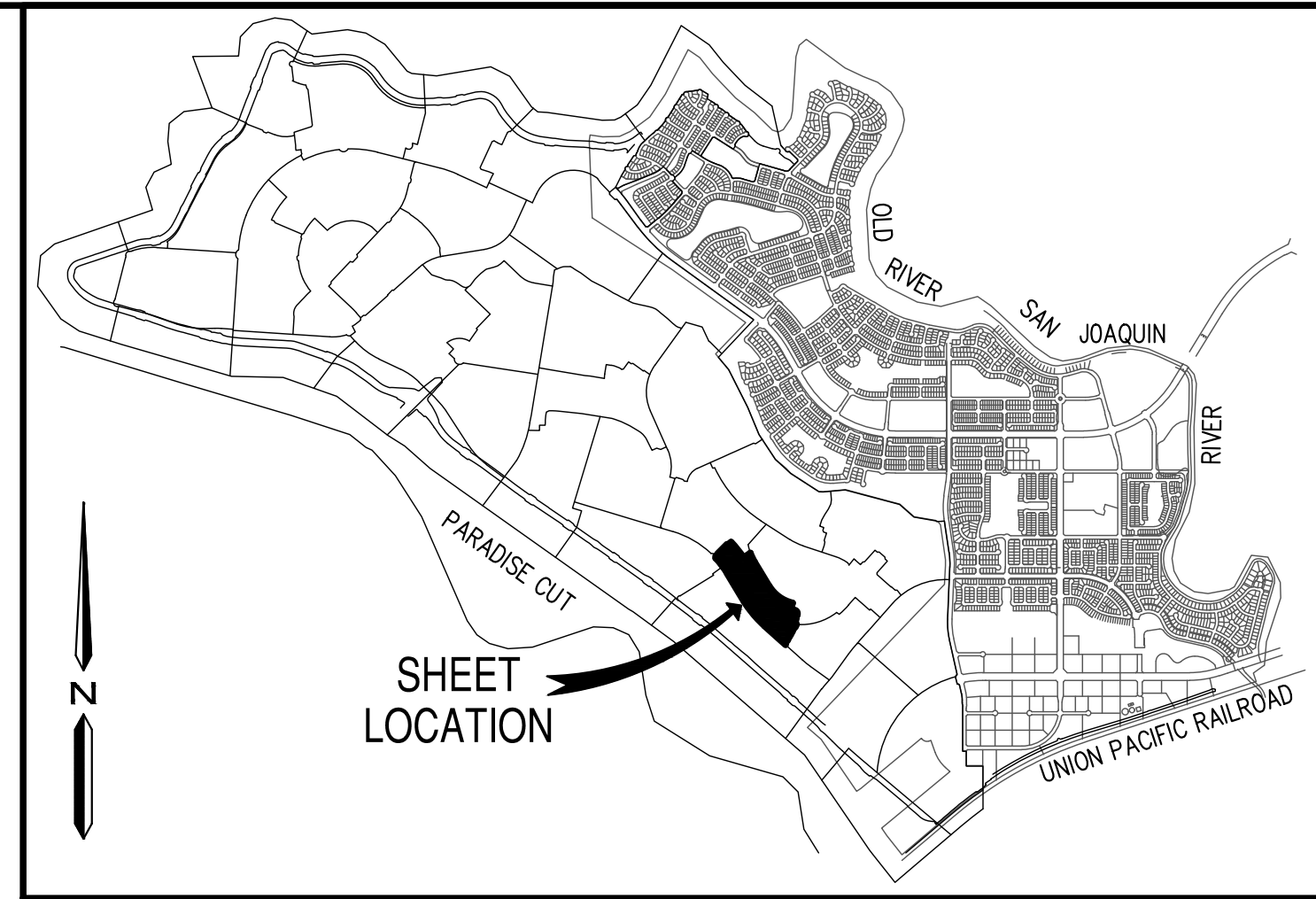
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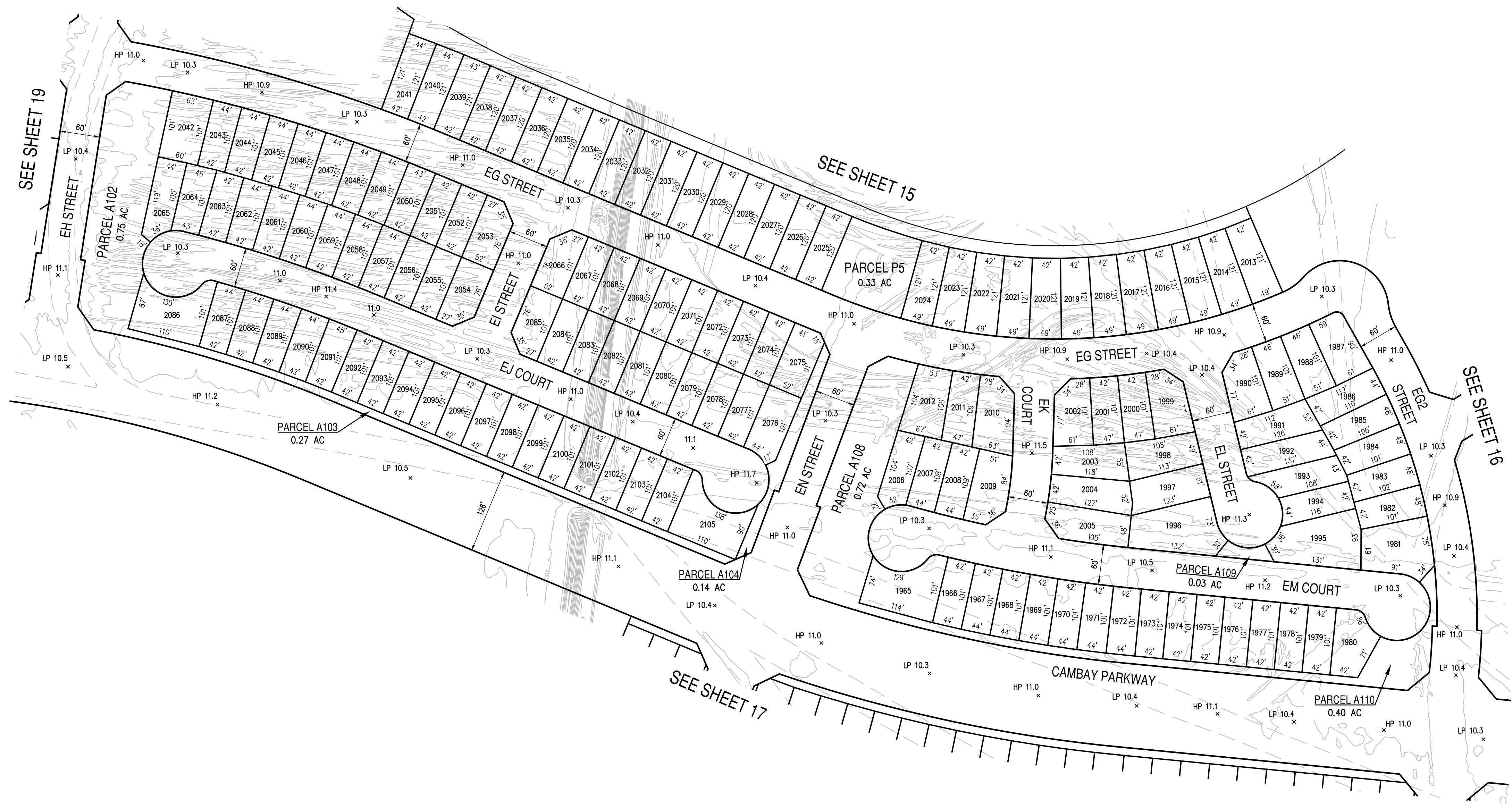


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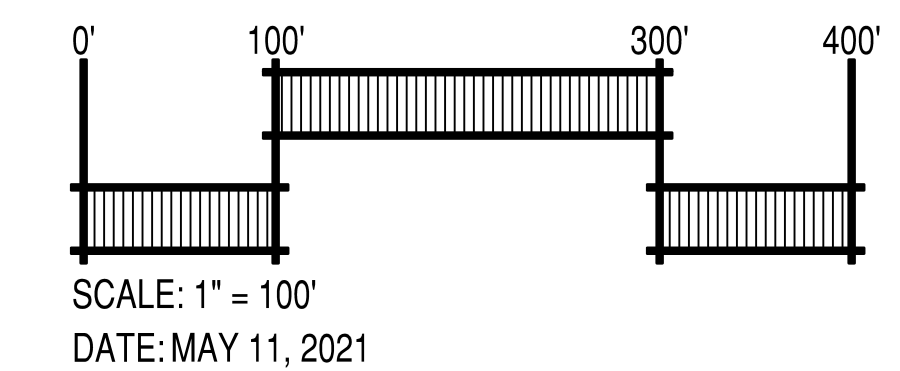
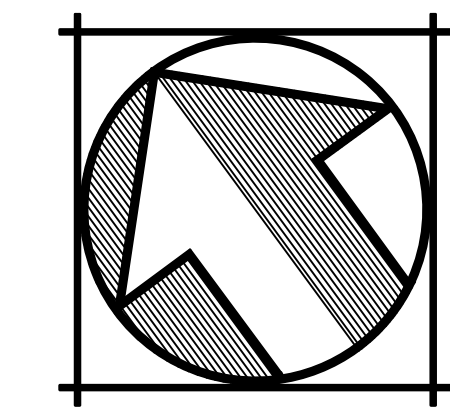


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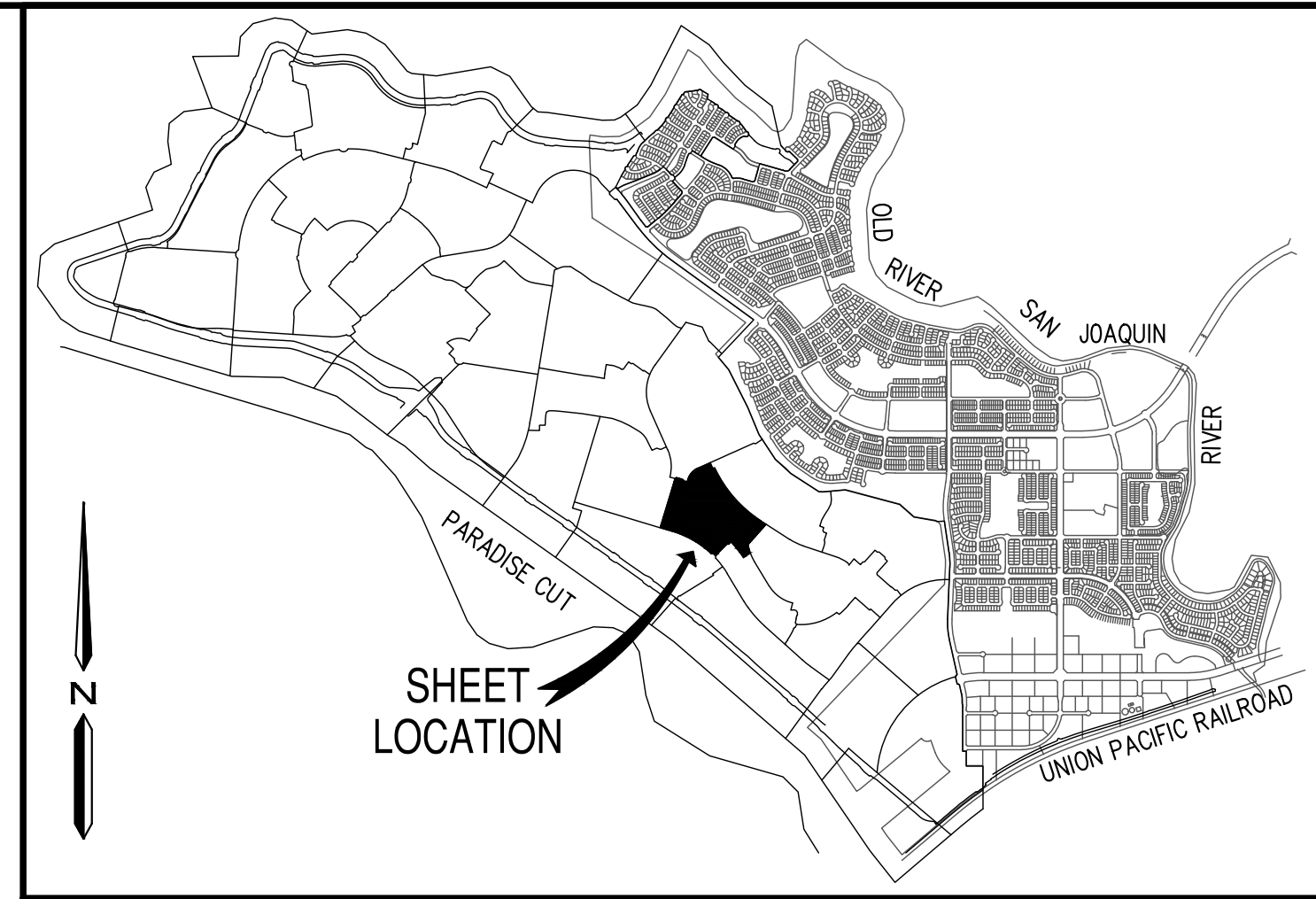
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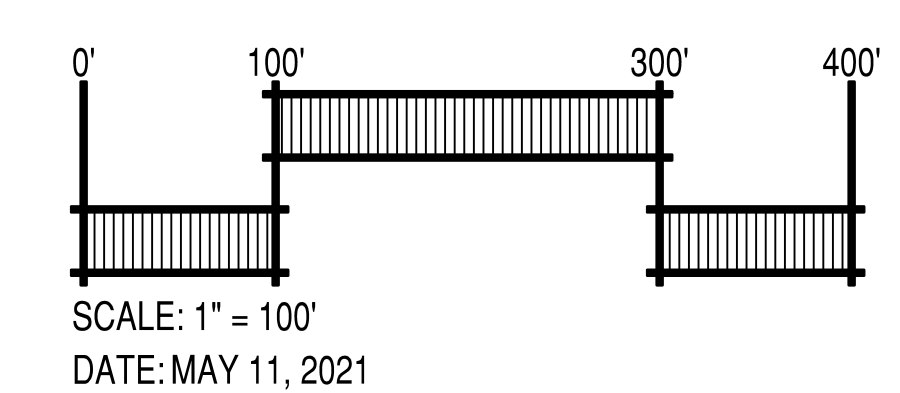
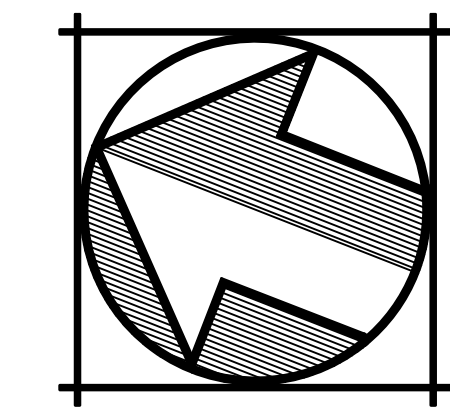
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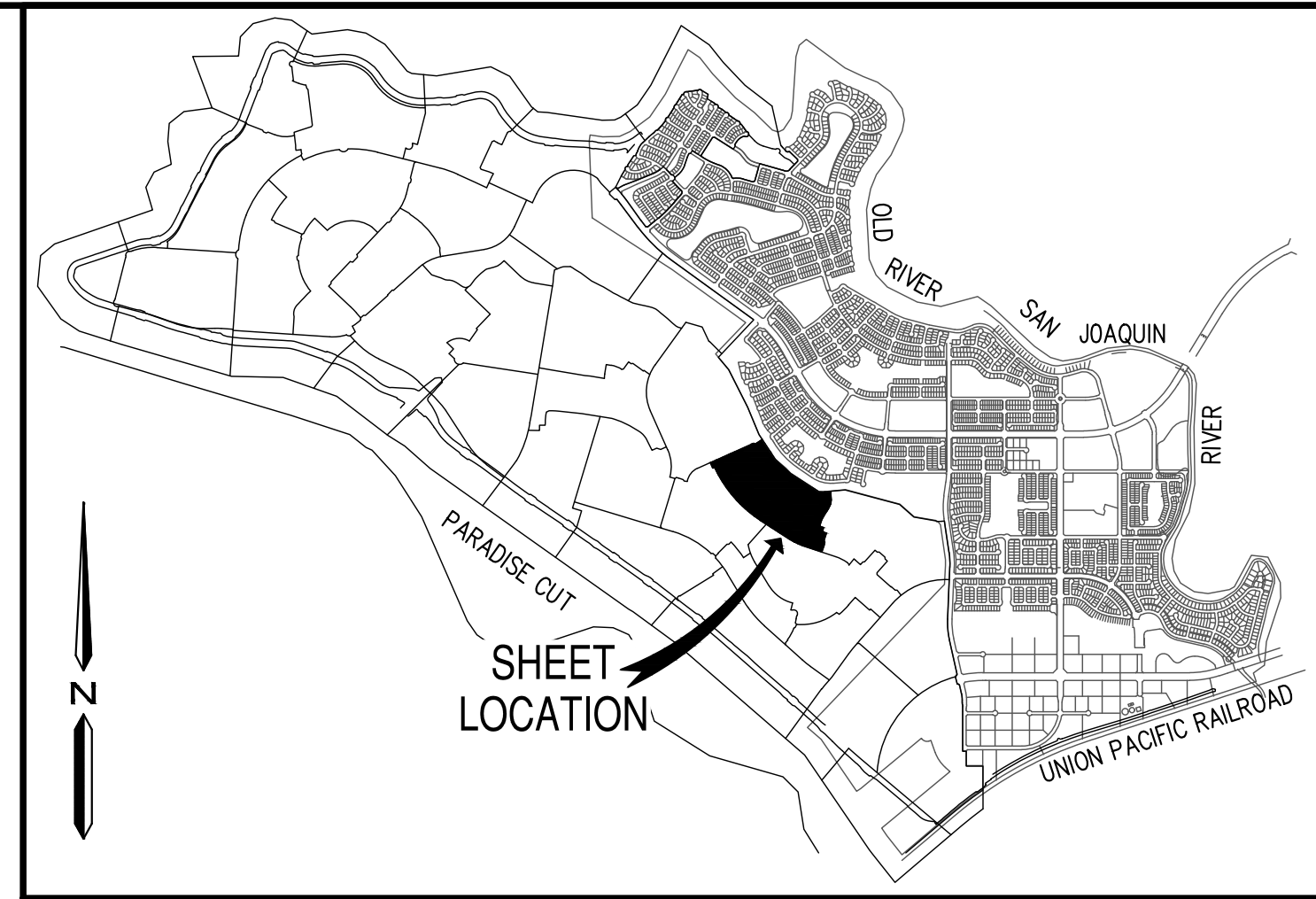
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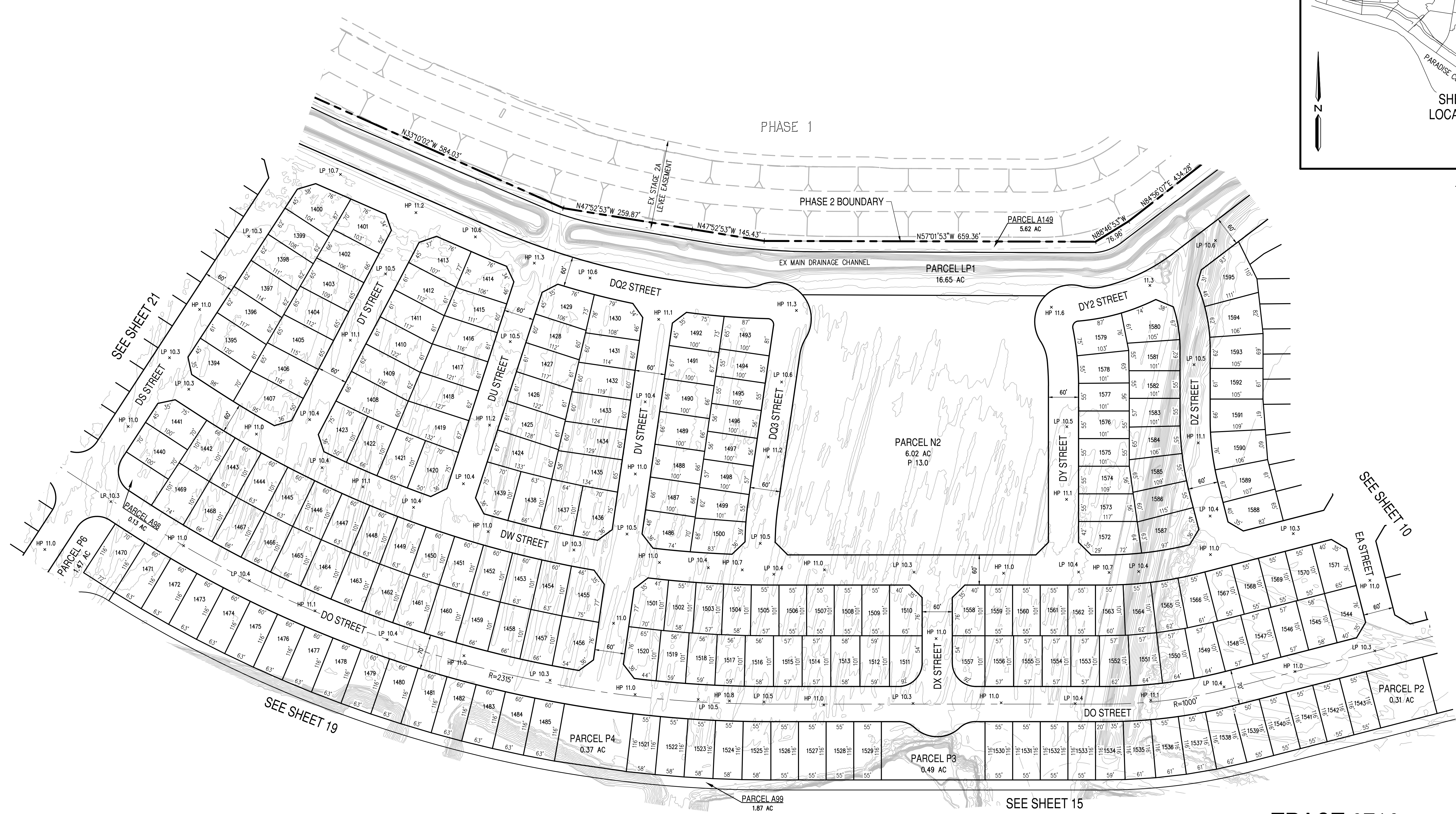


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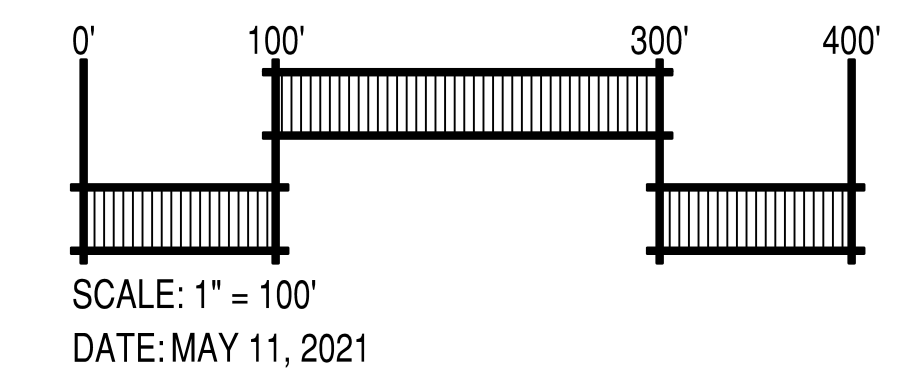
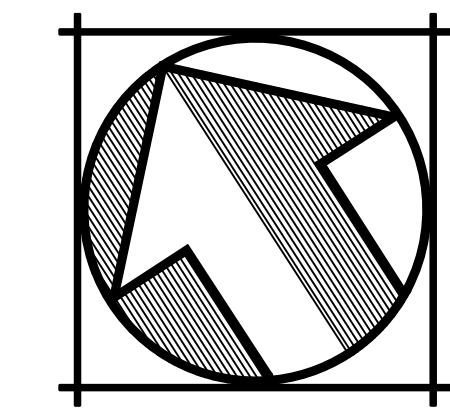


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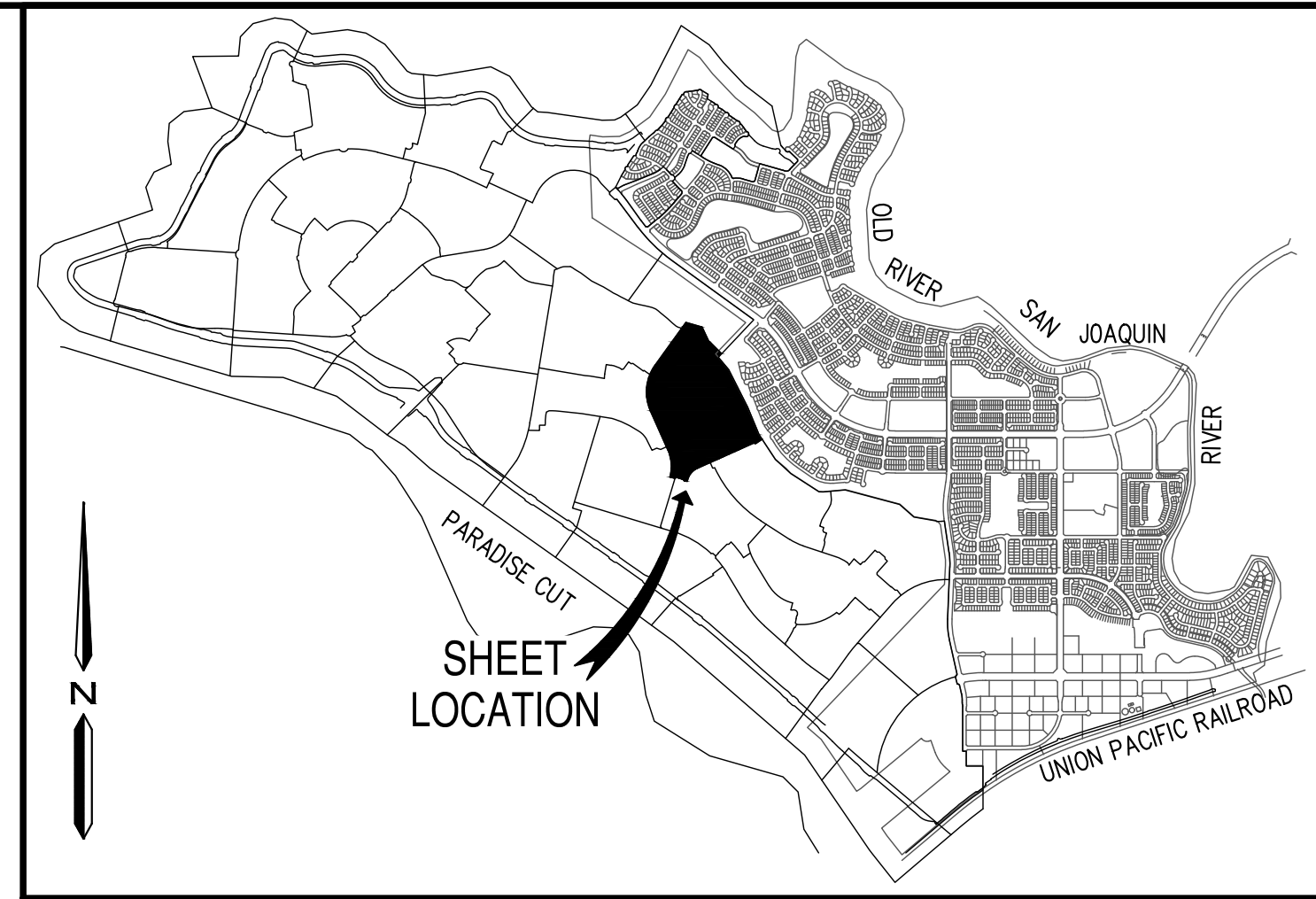
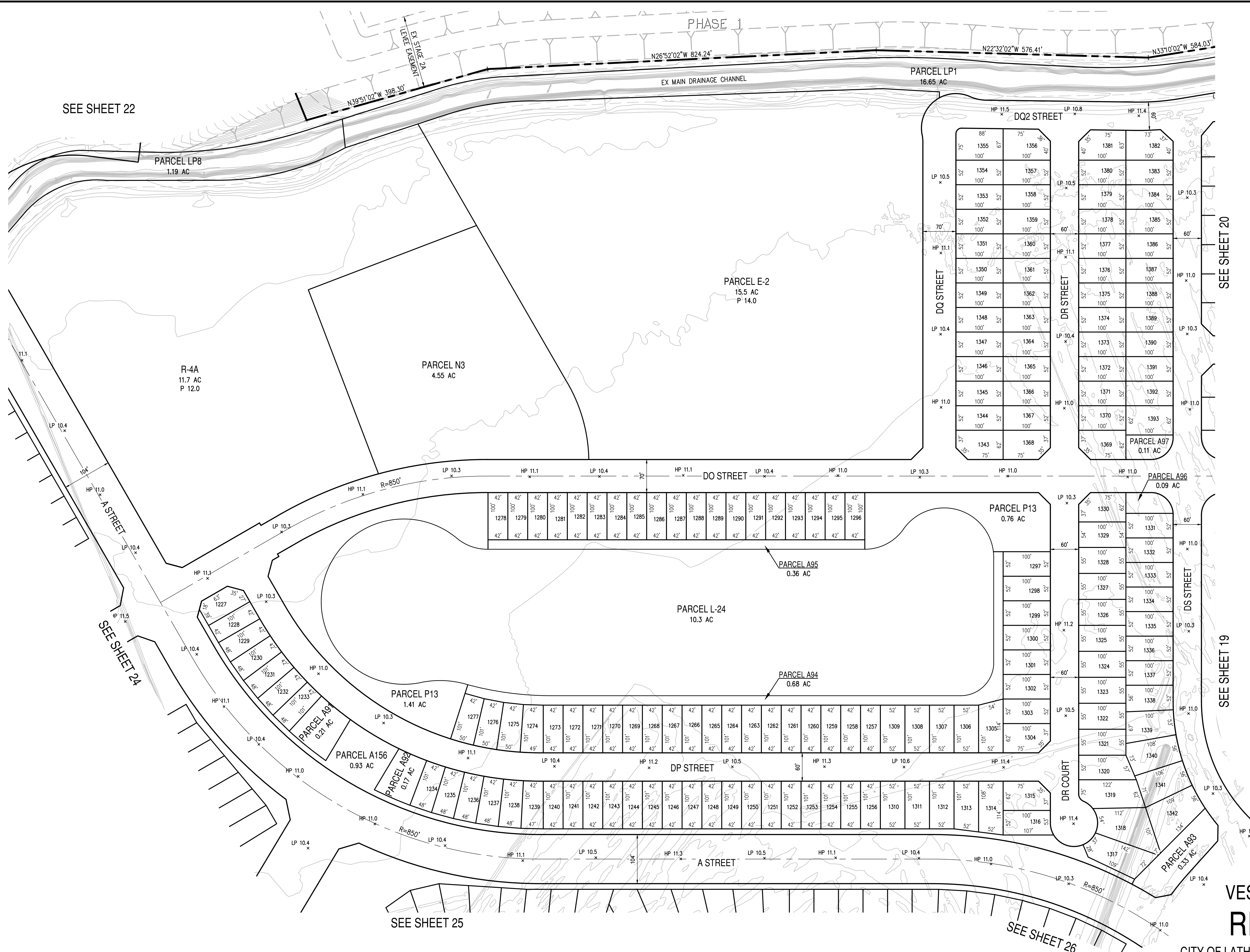
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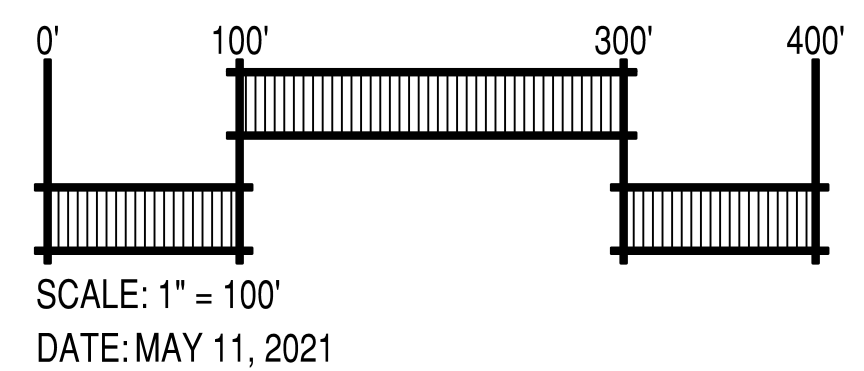
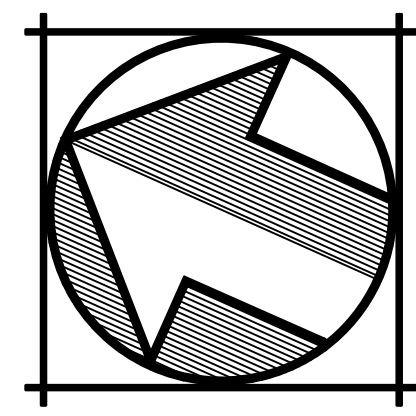
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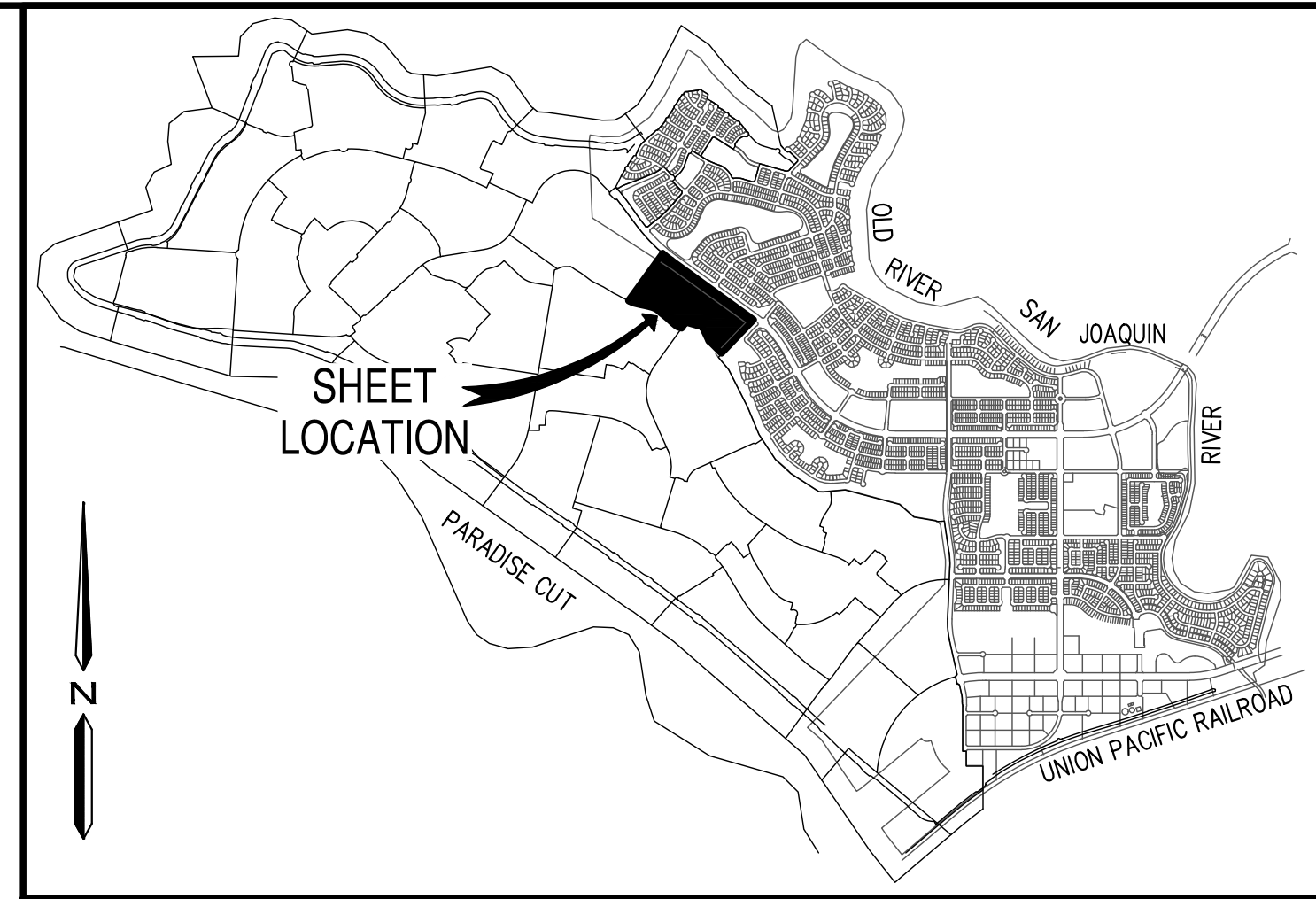
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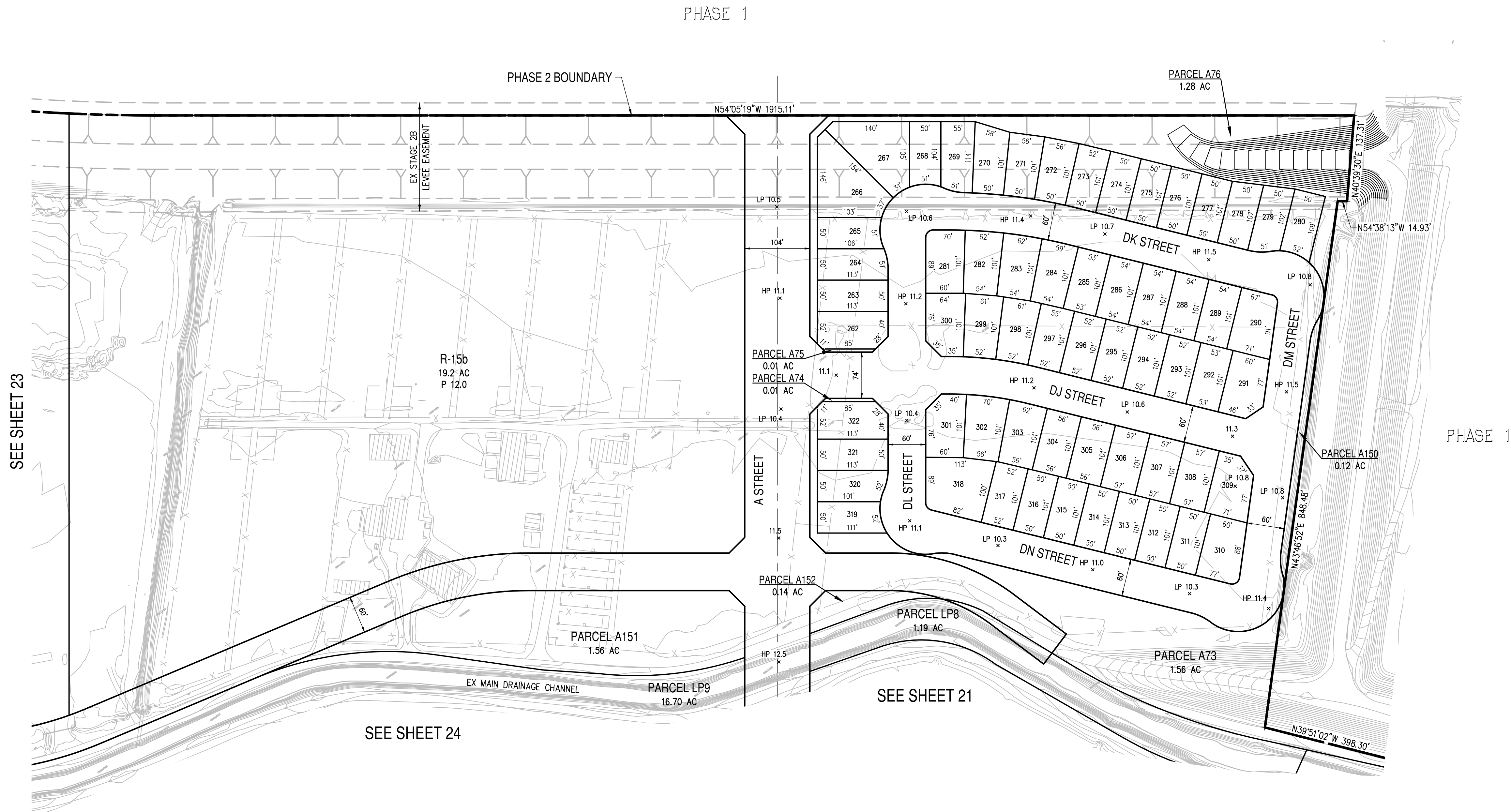


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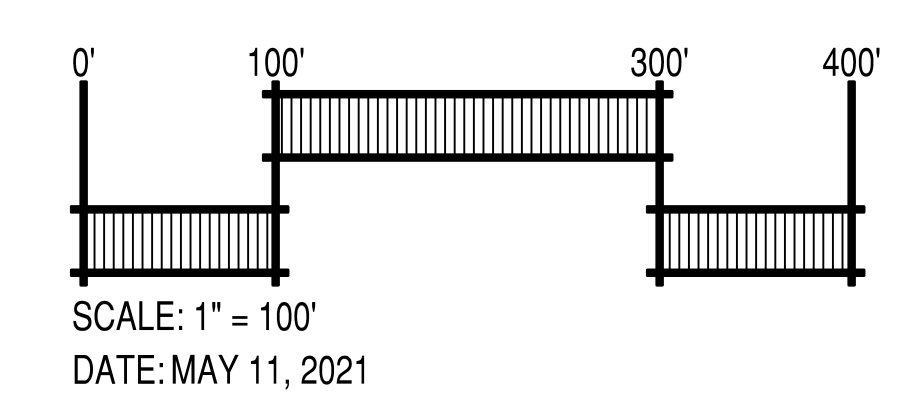
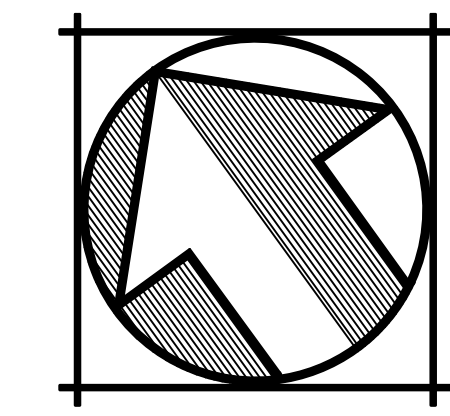
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PHASE 1

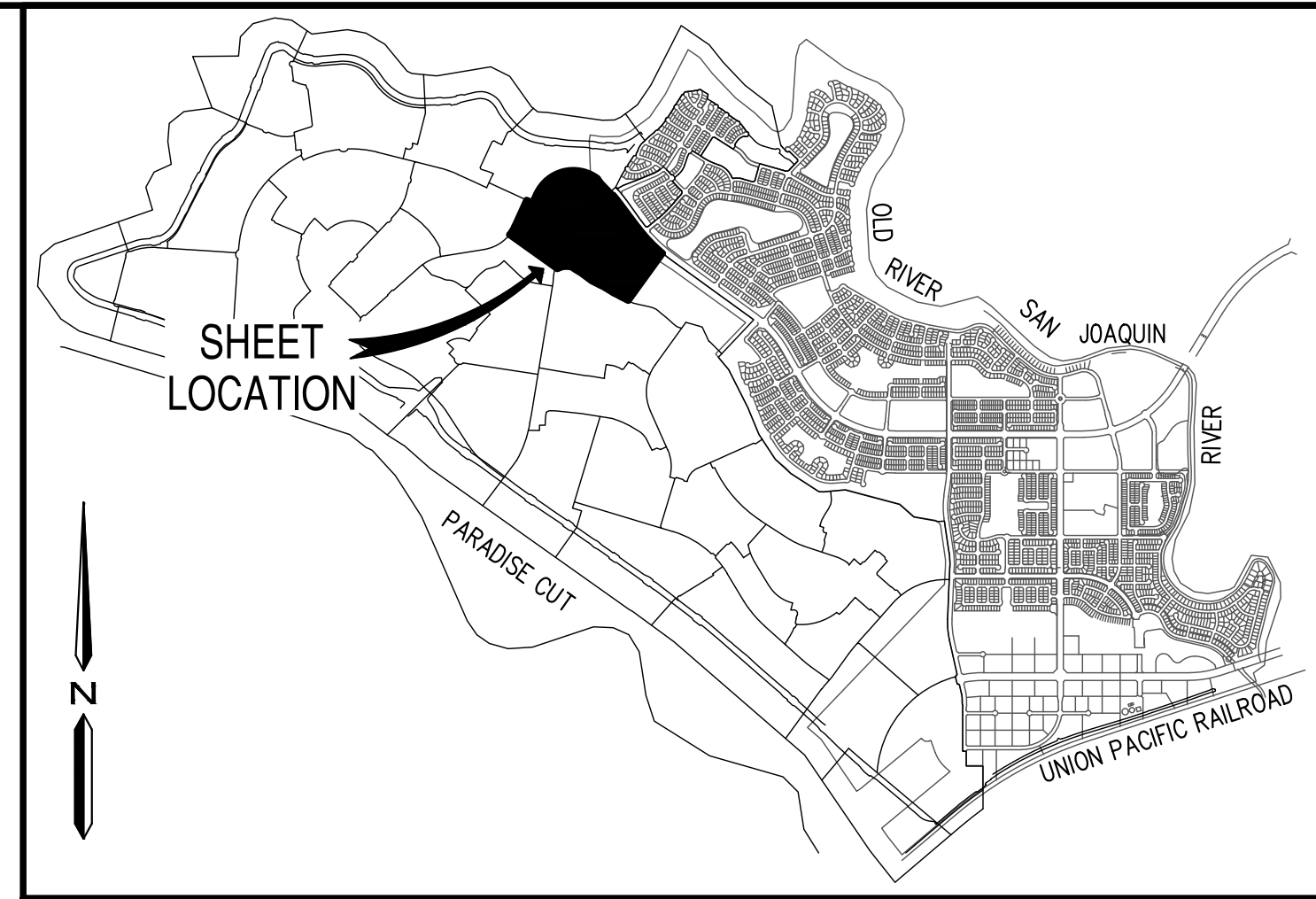
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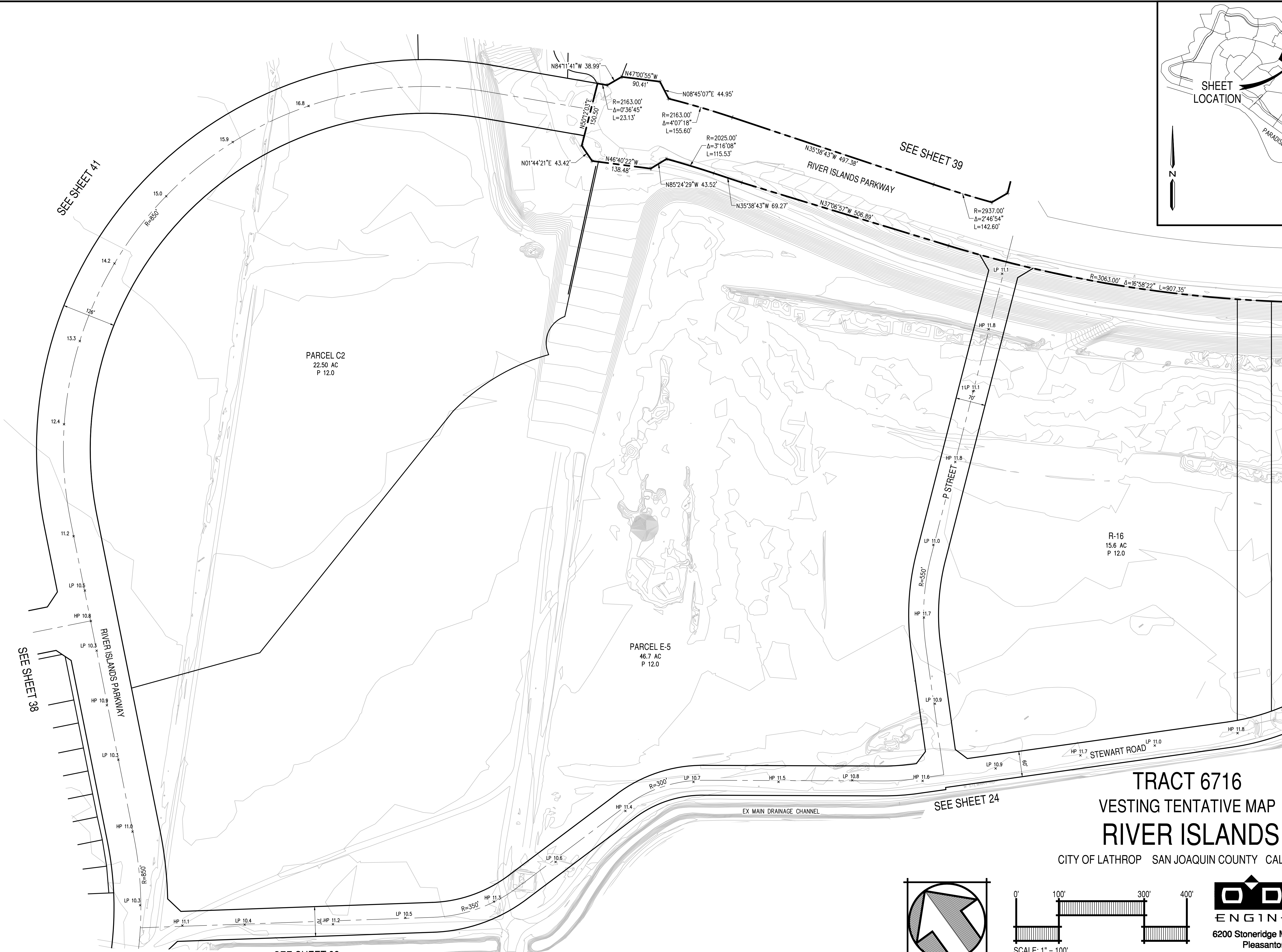


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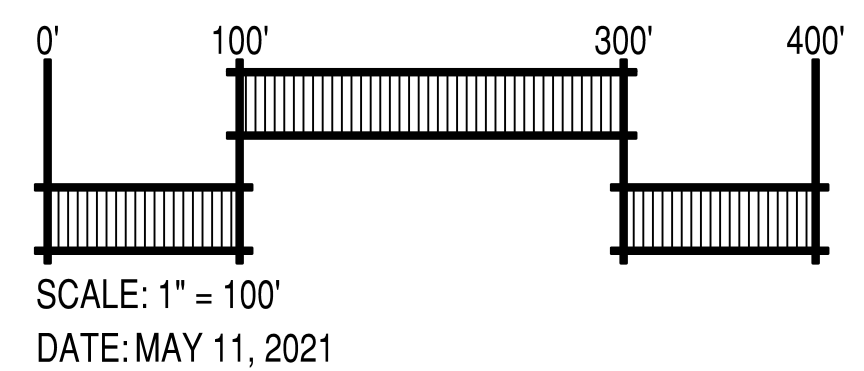
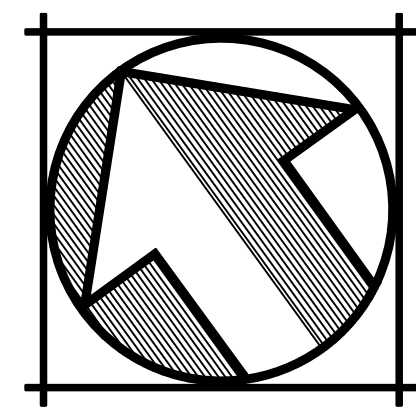


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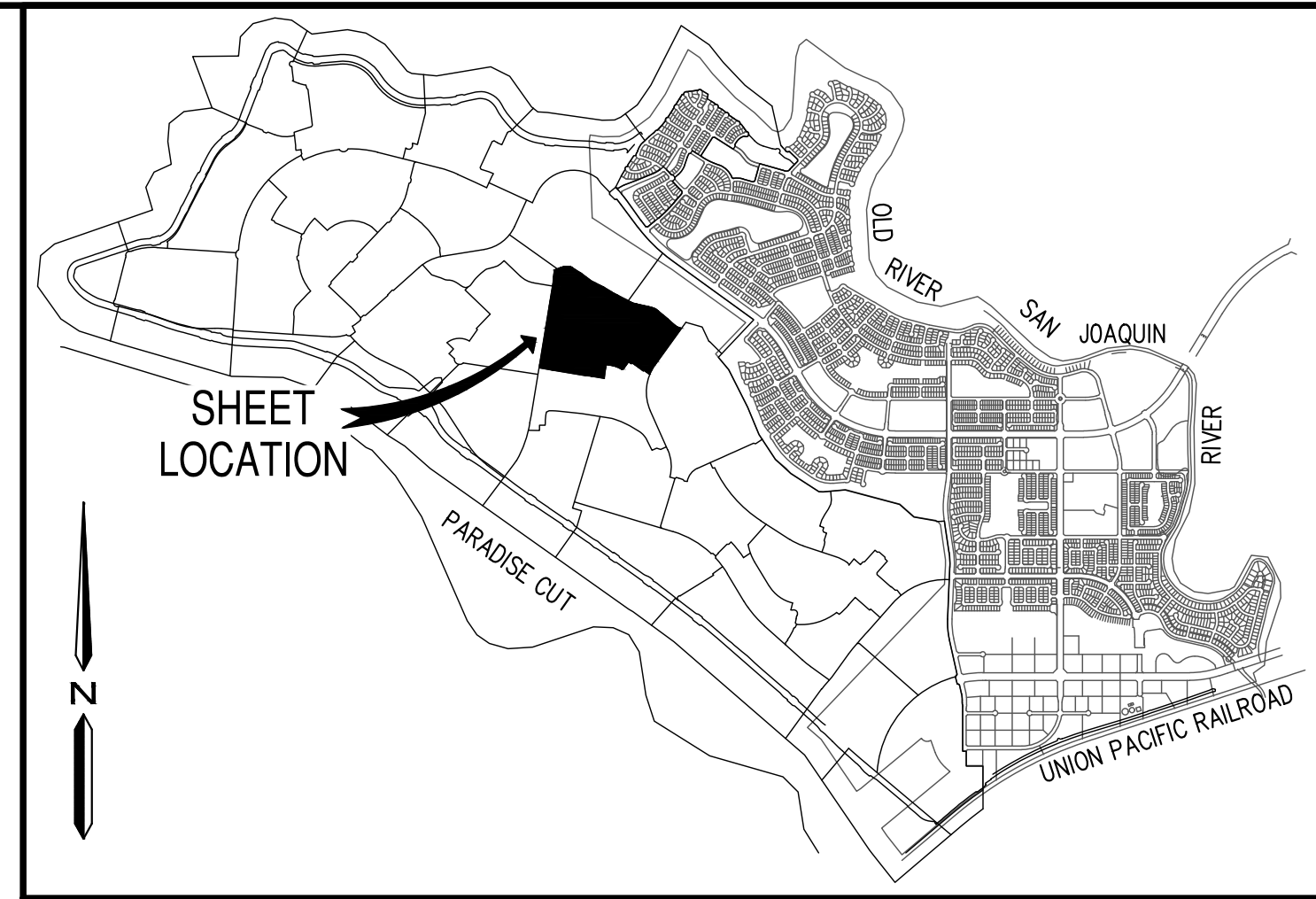
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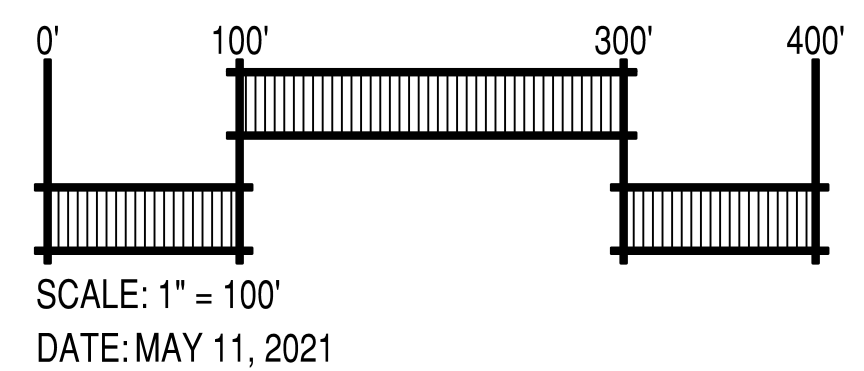
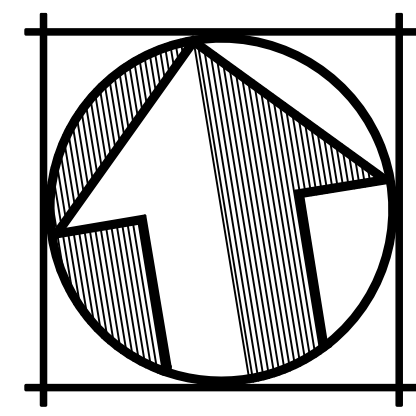


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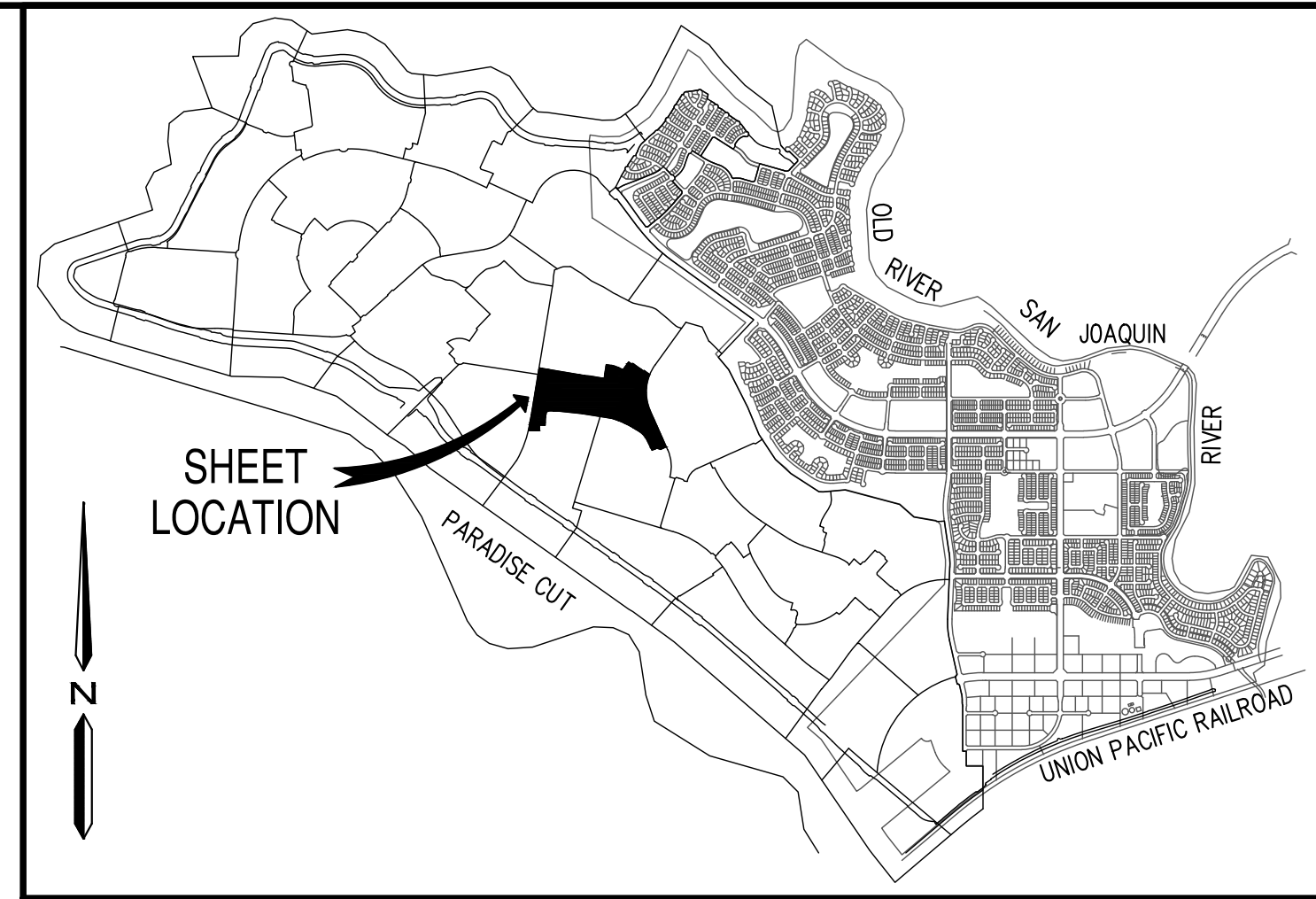
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STORNOWAY AVENUE
LP 10.4

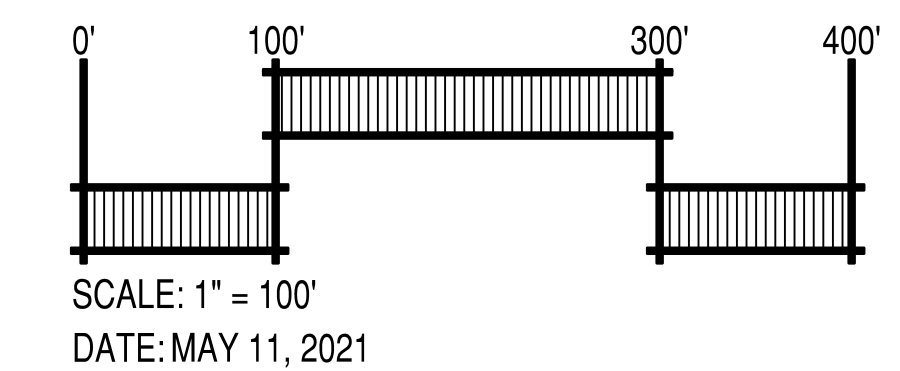
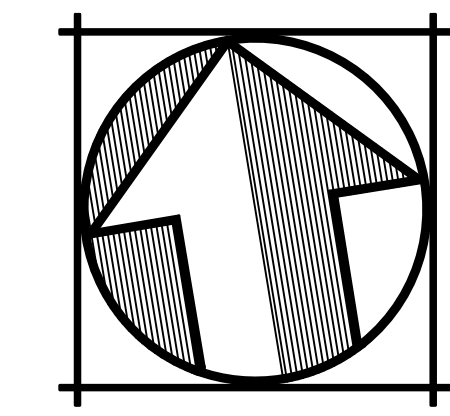


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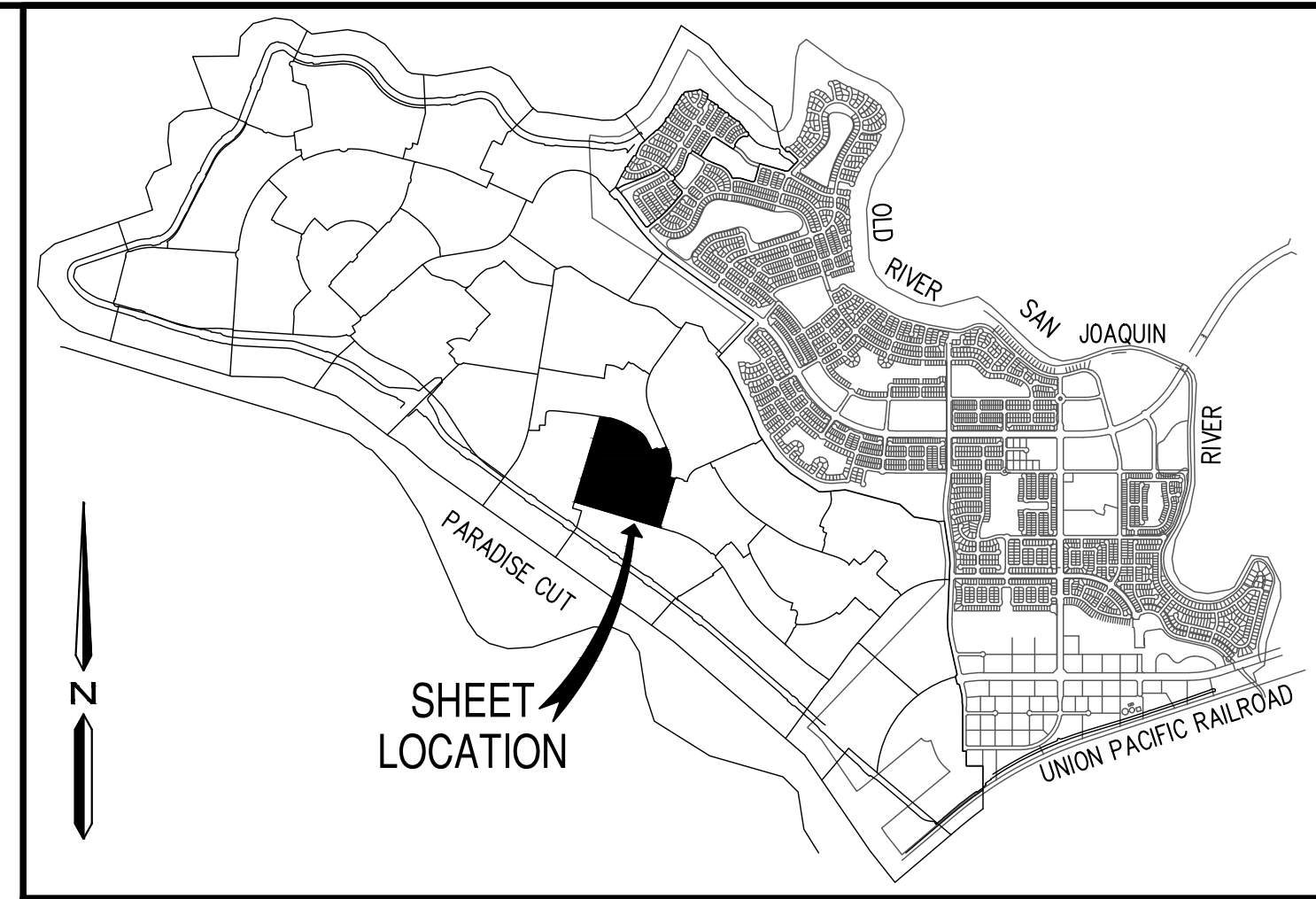
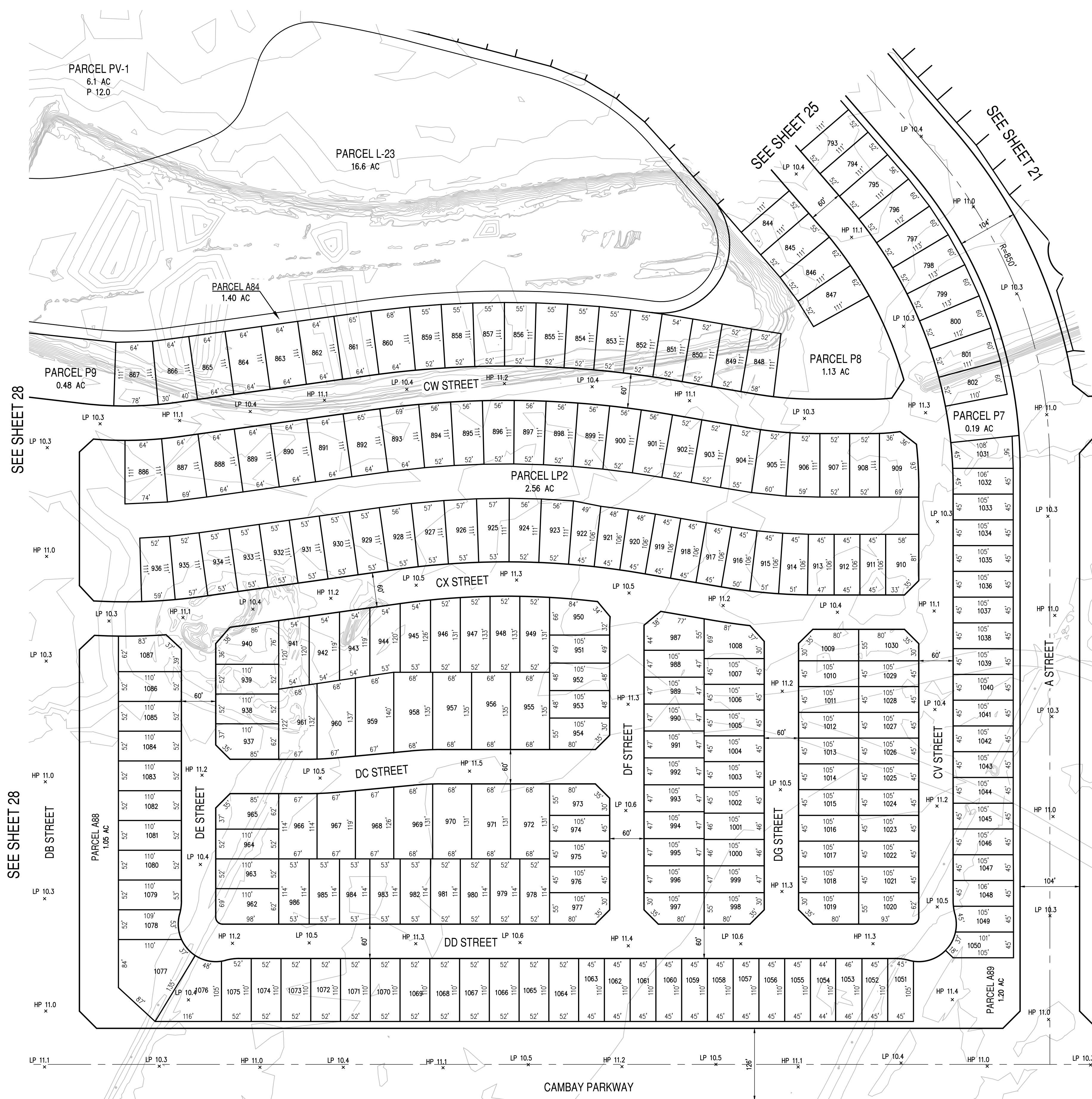
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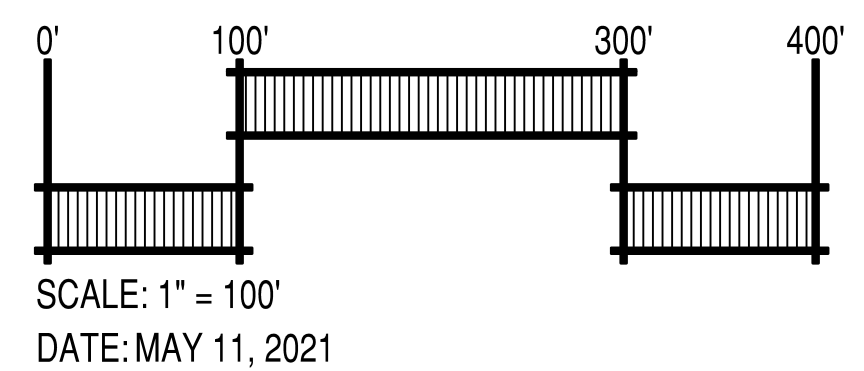
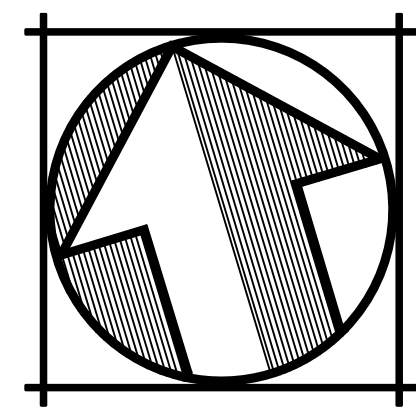
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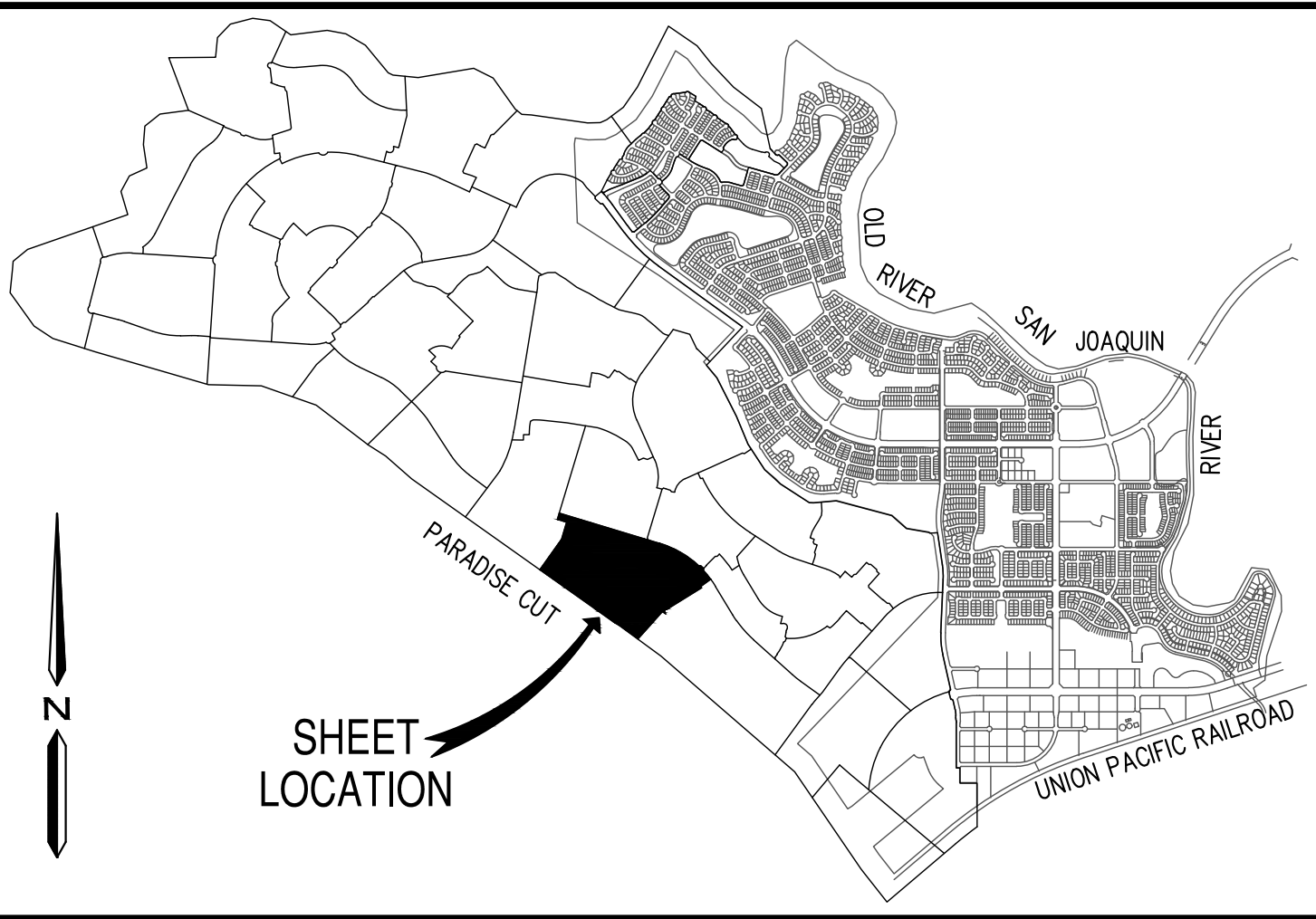


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A STREET

CAMBAY PARKWAY

PARCEL A100
0.28 AC

PARCEL A103
0.27 AC

PARCEL A89
1.20 AC

PARCEL C1
31.93 AC
P 14.0

R-7a
8.9 AC
P 14.0

PARCEL L-27
4.1 AC

R-7b
8.2 AC
P 14.0

PARCEL 8
18.0 AC

PARCEL C4
28.0 AC

PARCEL 7
93.2 AC

N54°39'07"W 4718.06'

PHASE 2 BOUNDARY

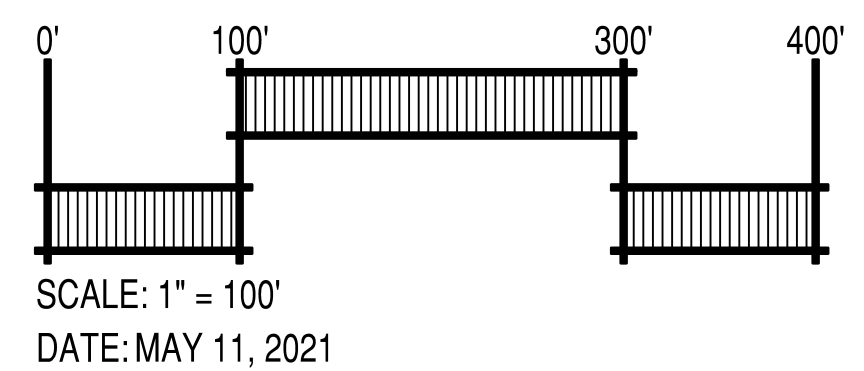
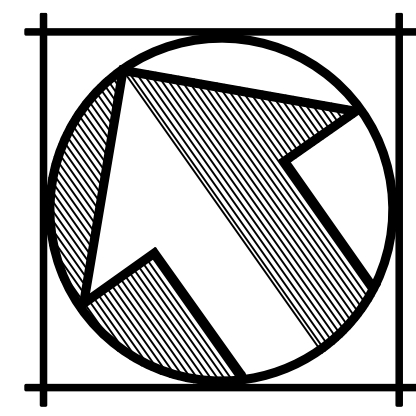
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N53°42'07"W 1021.84'

PARADISE CUT

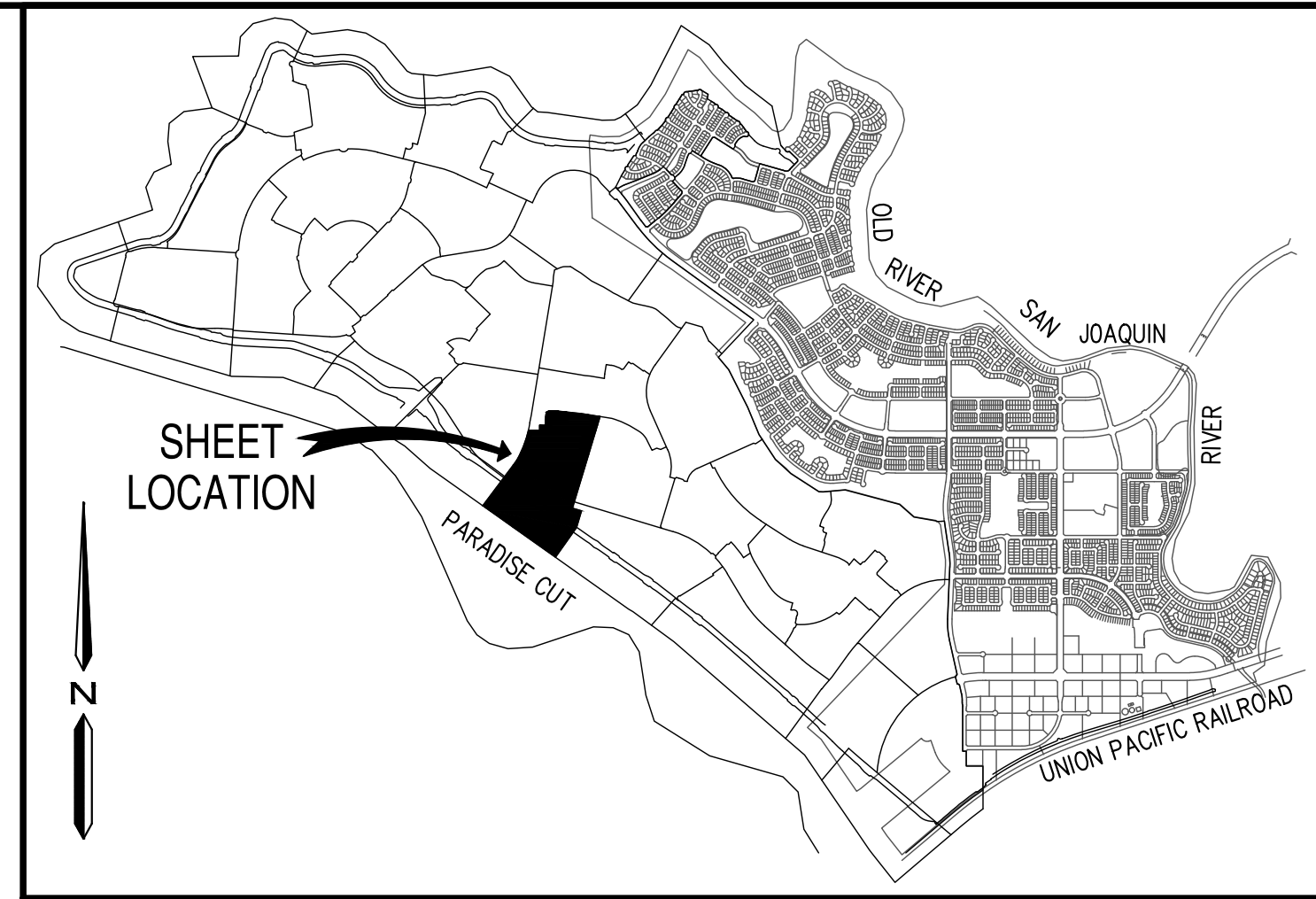
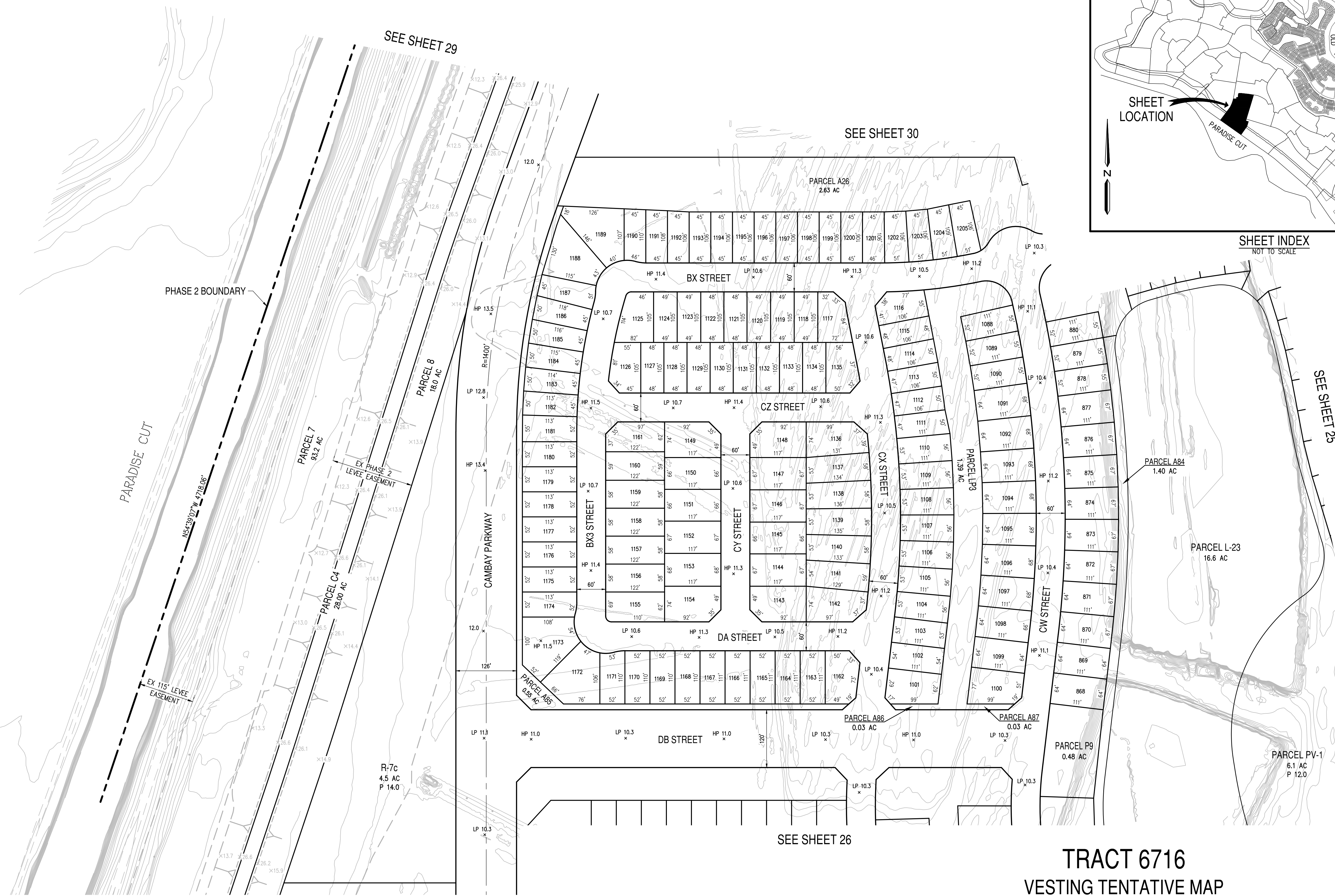
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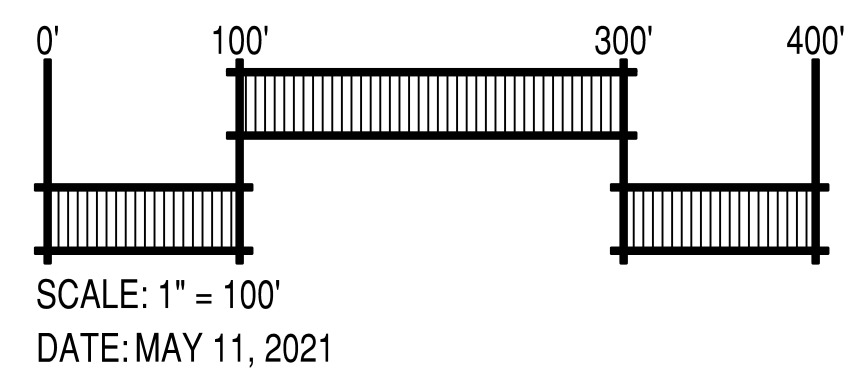
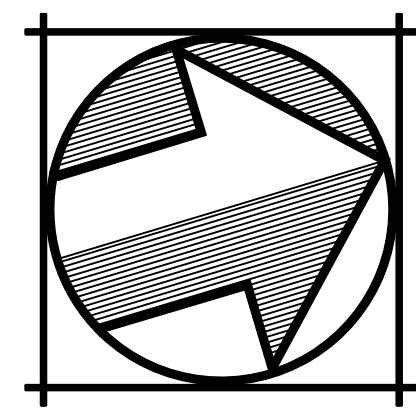
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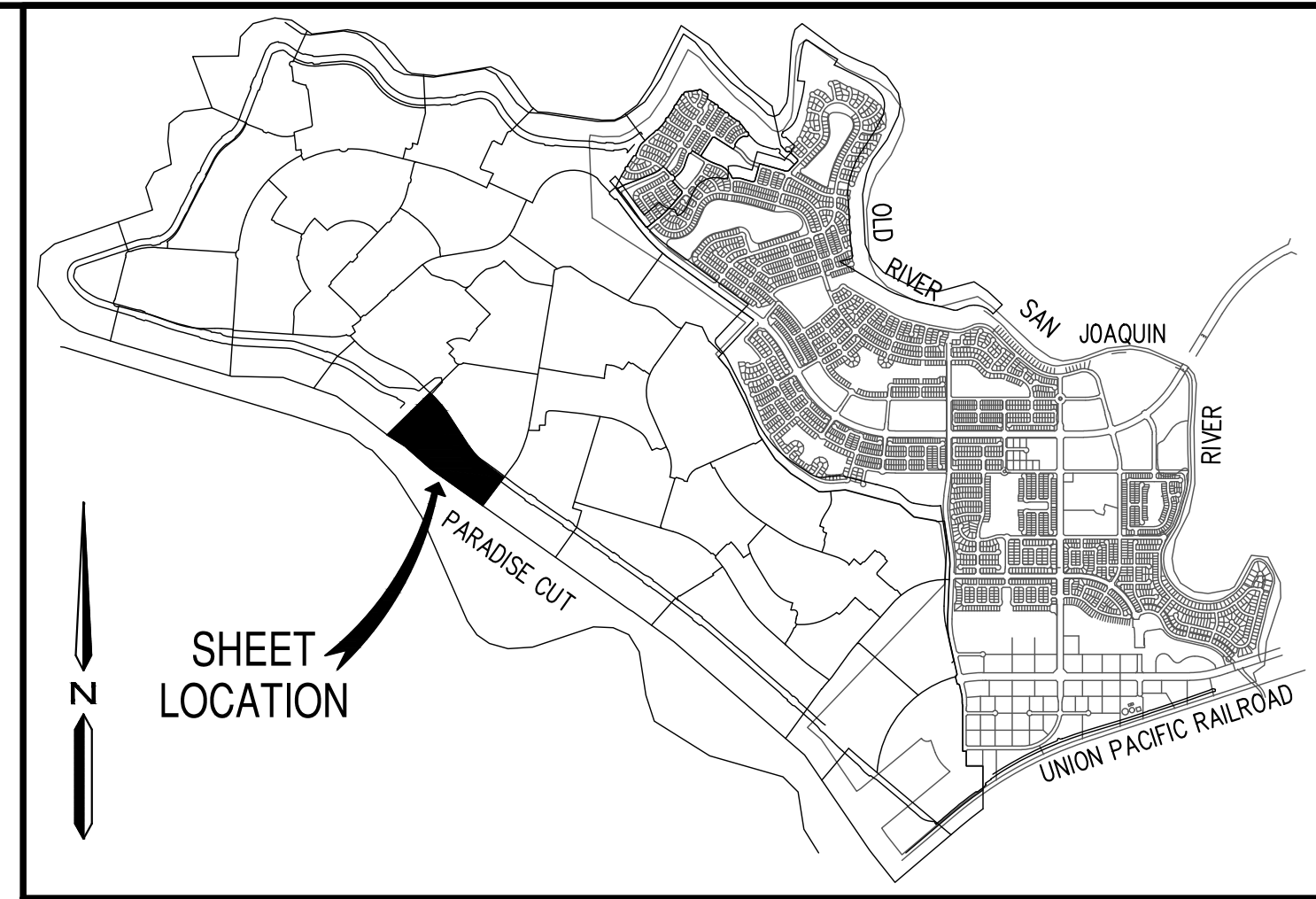
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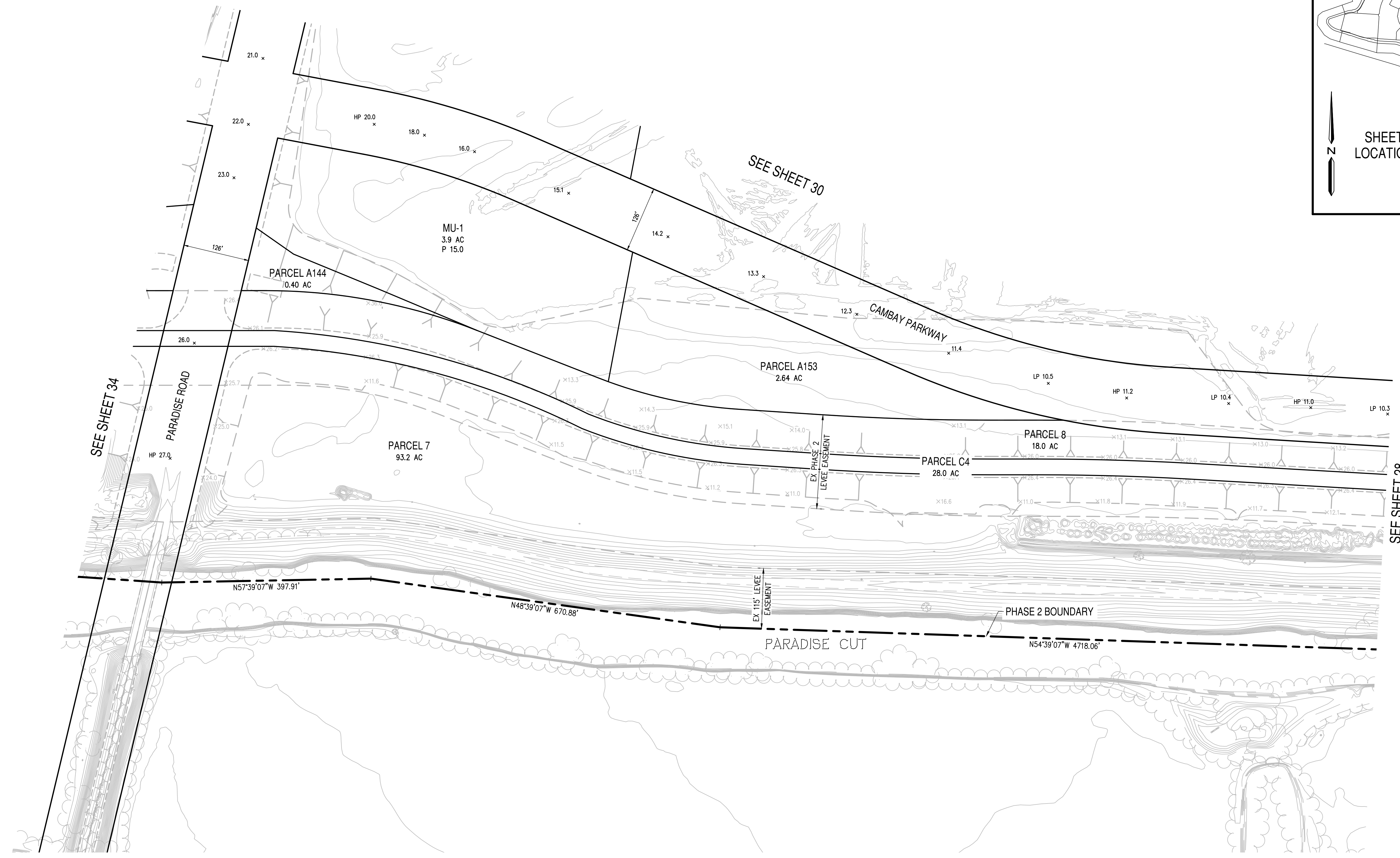


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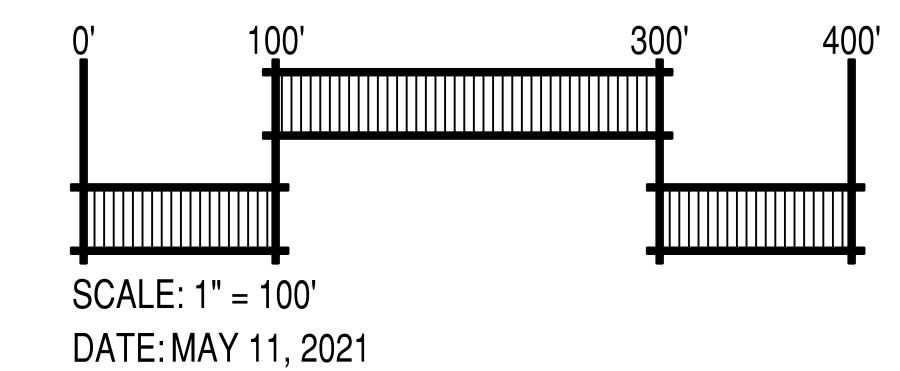
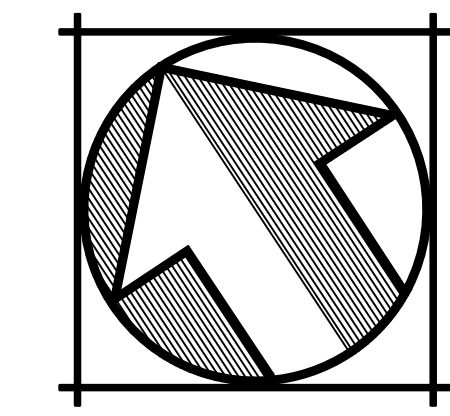


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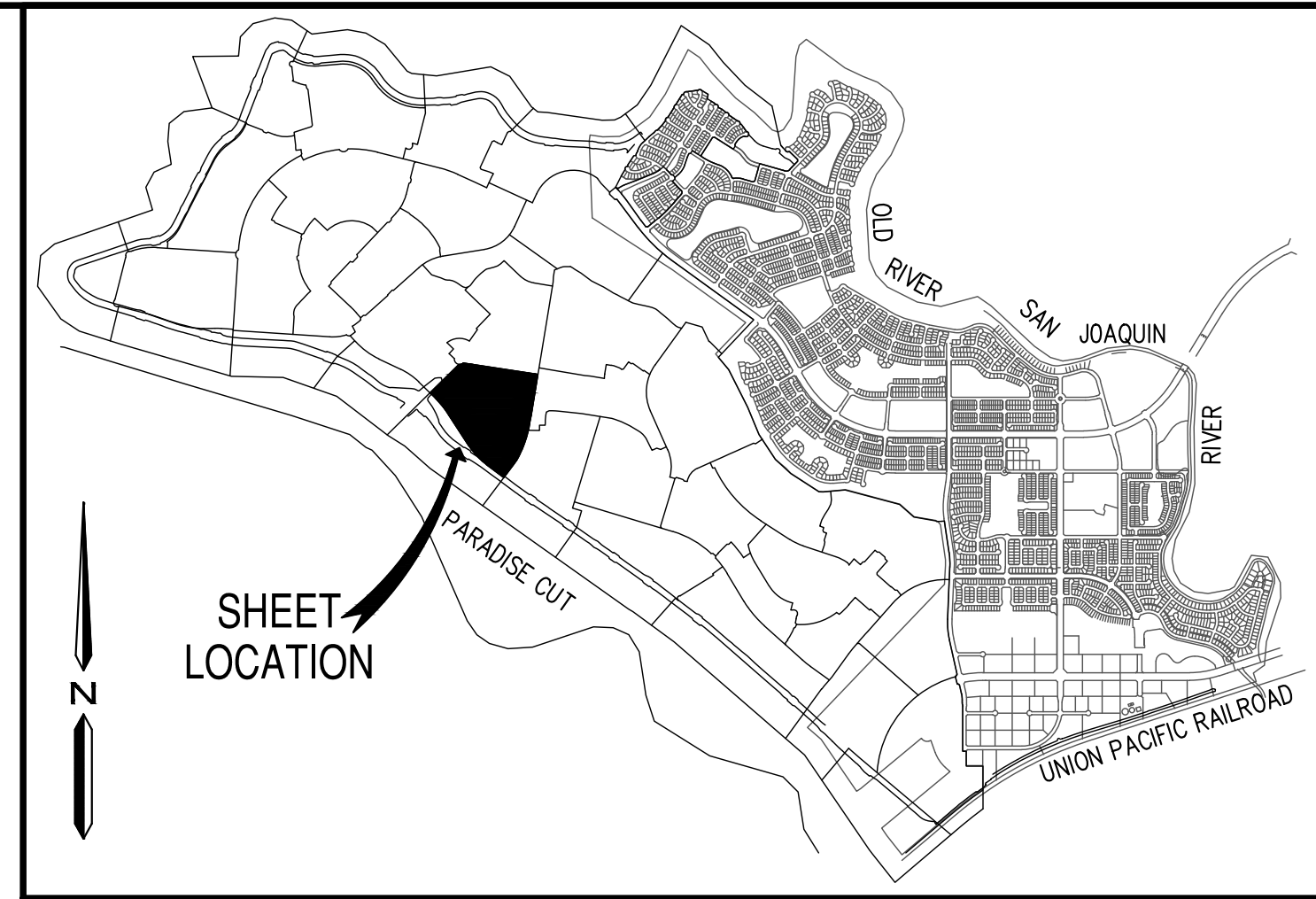
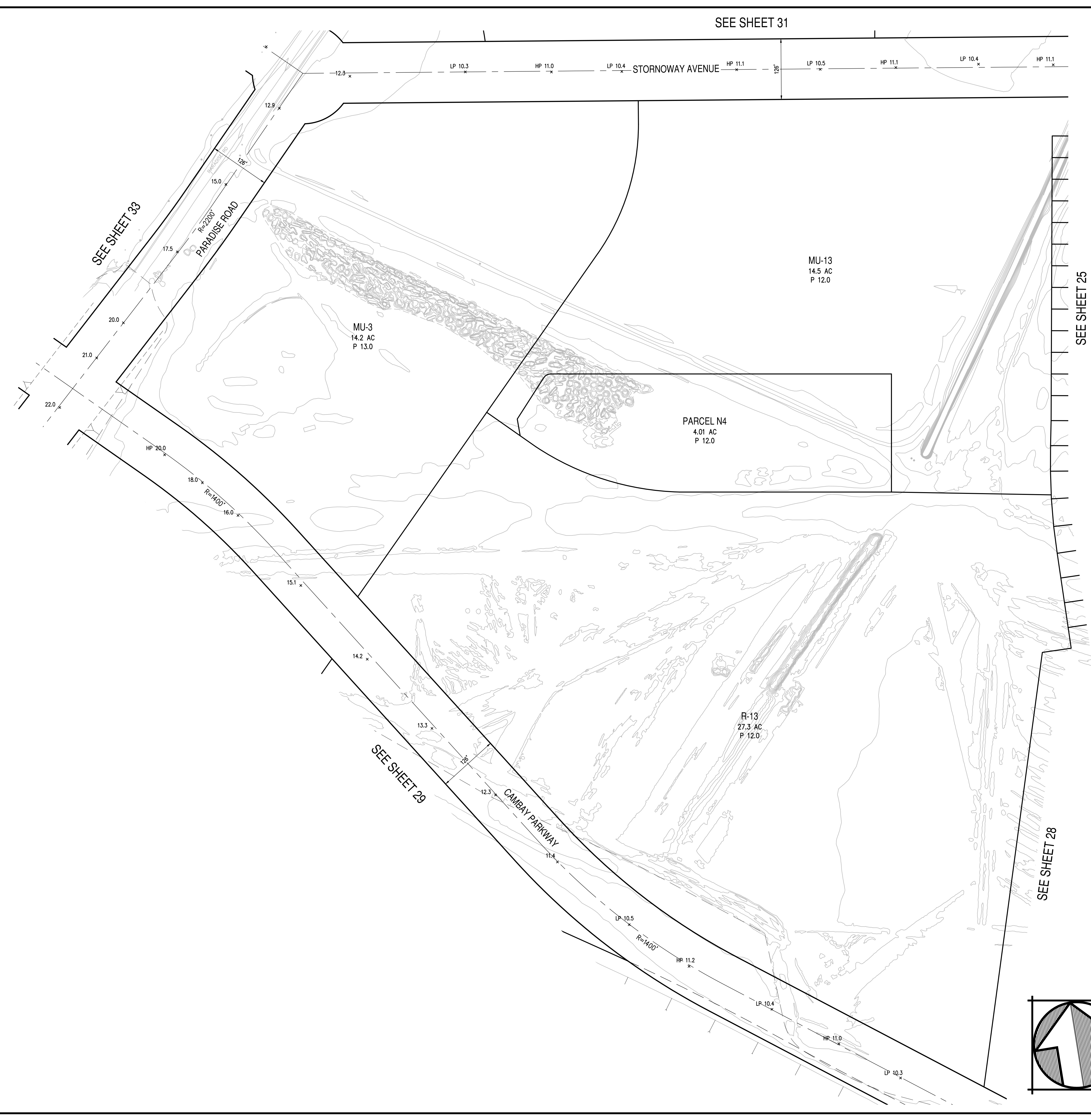
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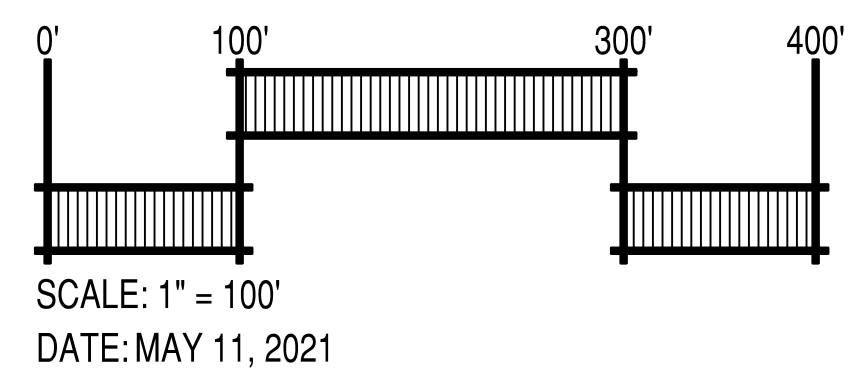
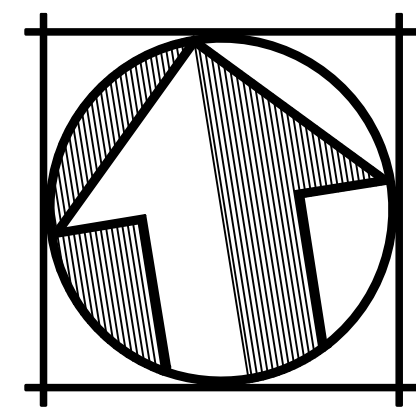
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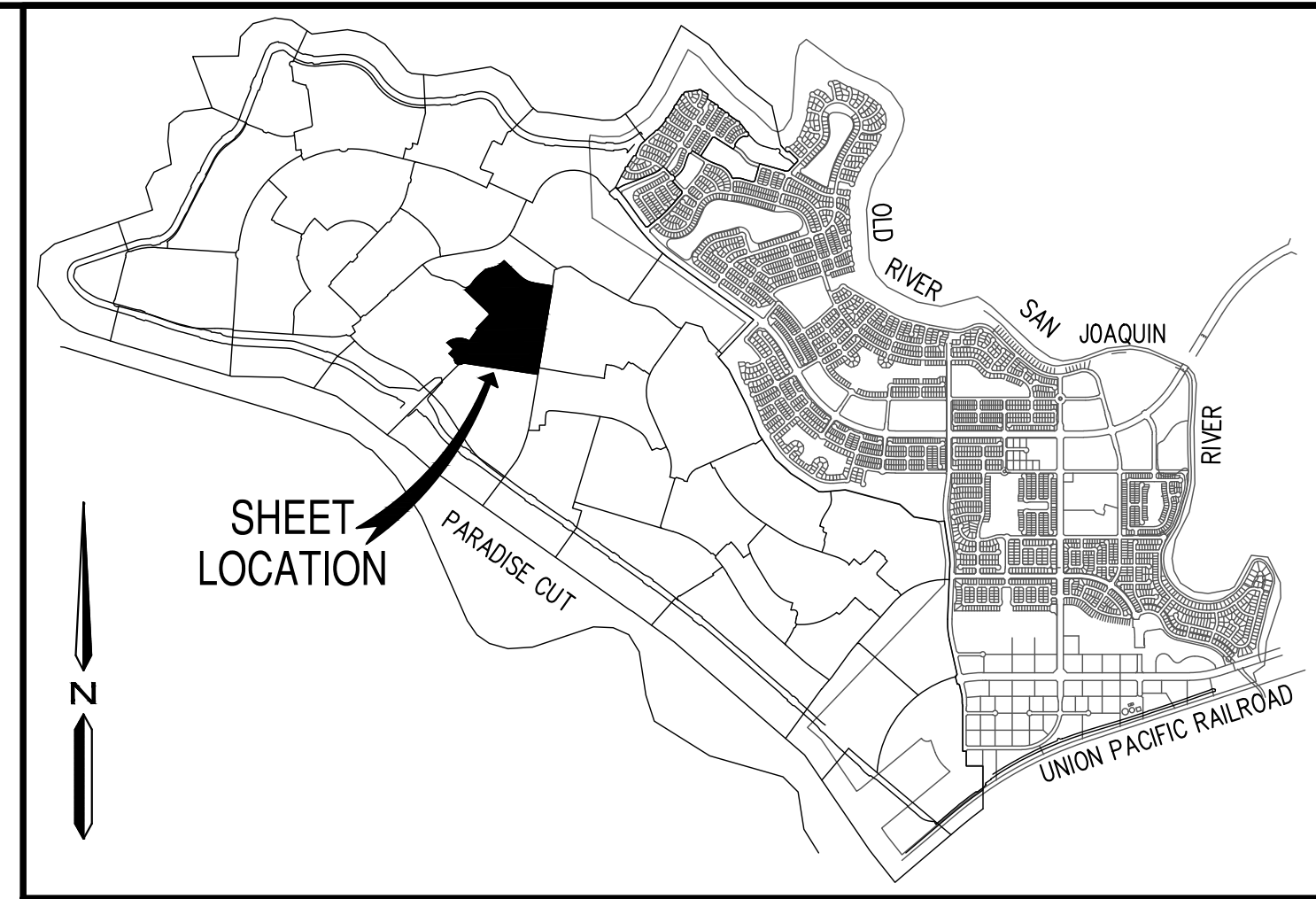
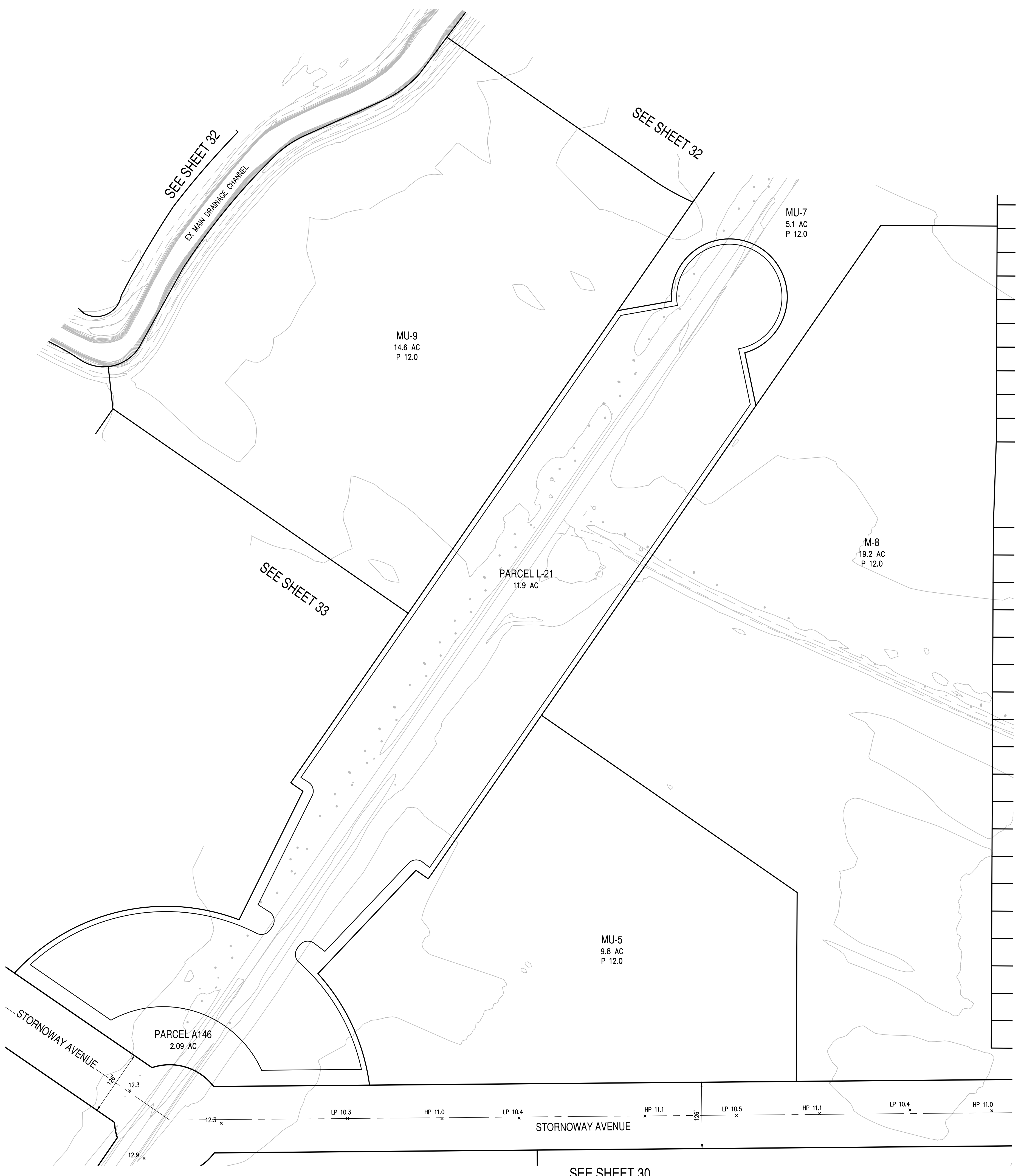
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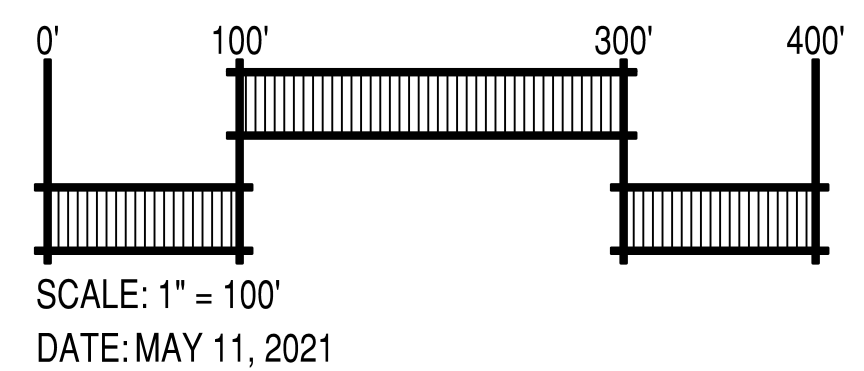
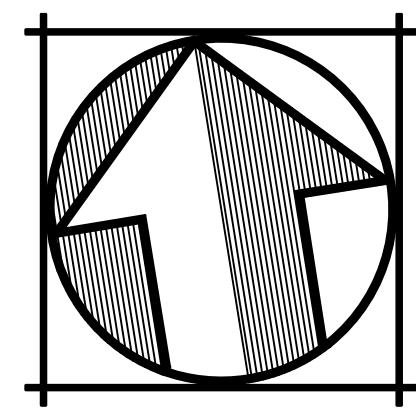
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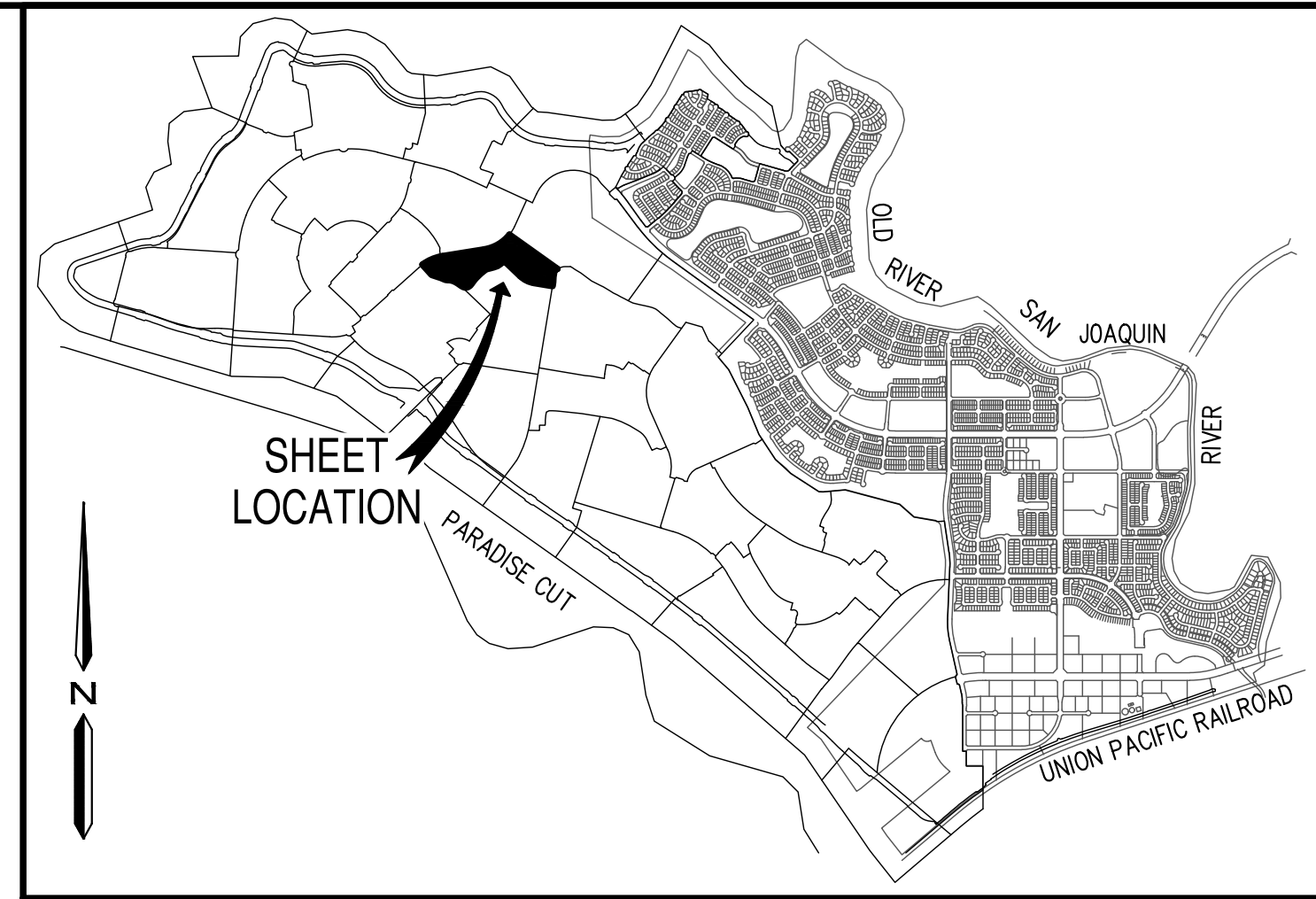
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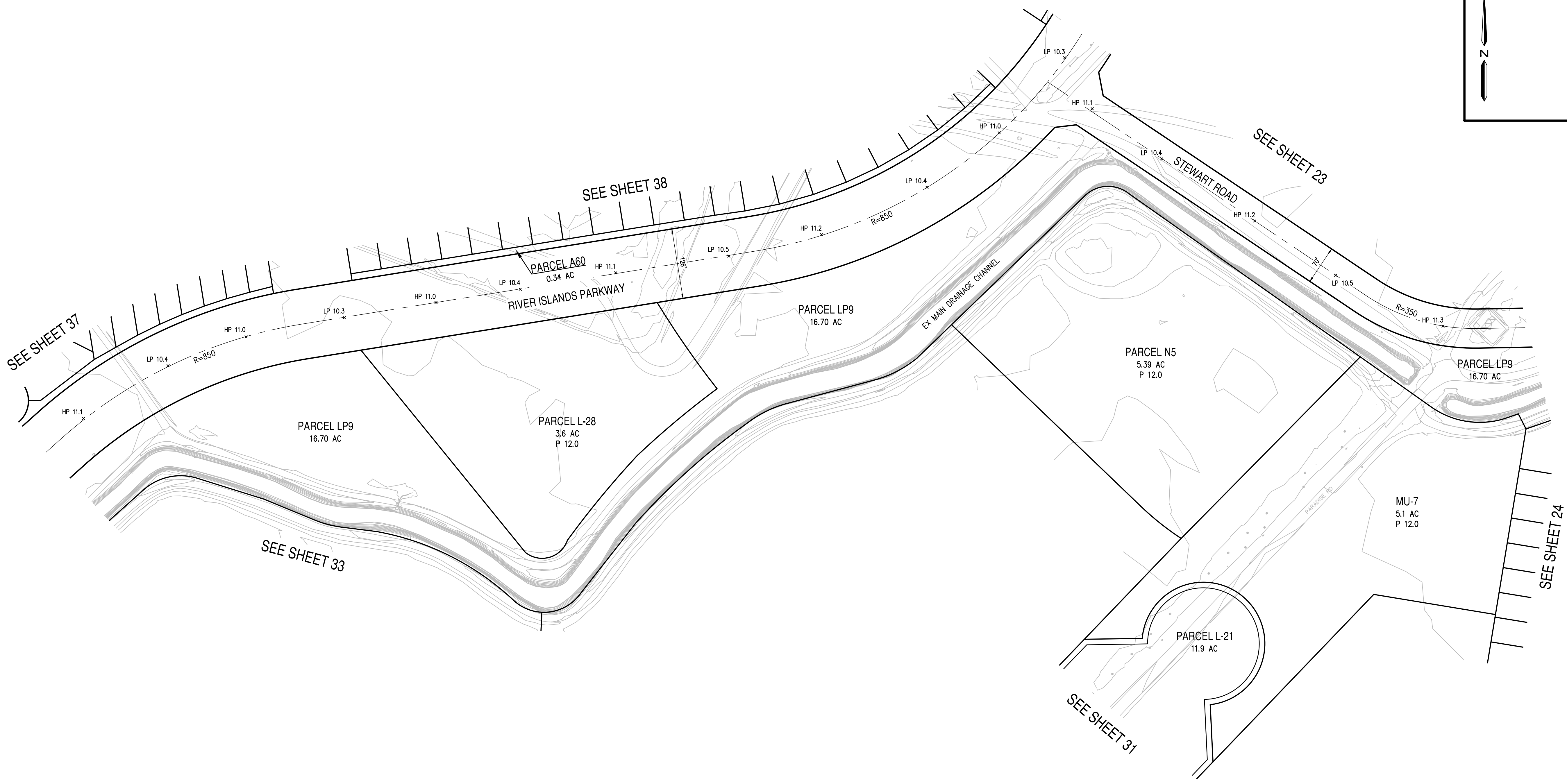


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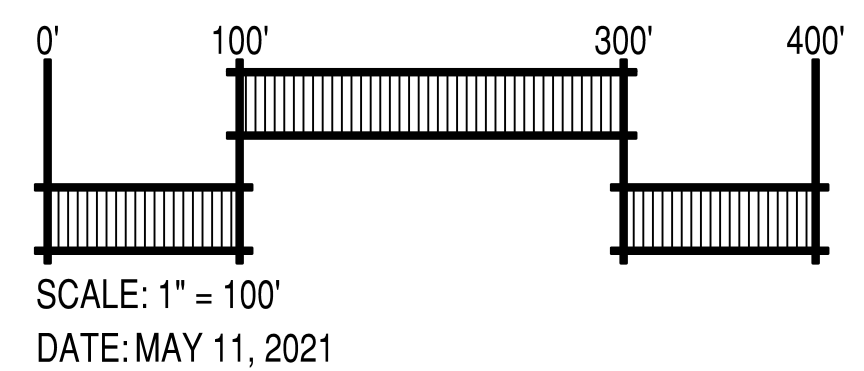
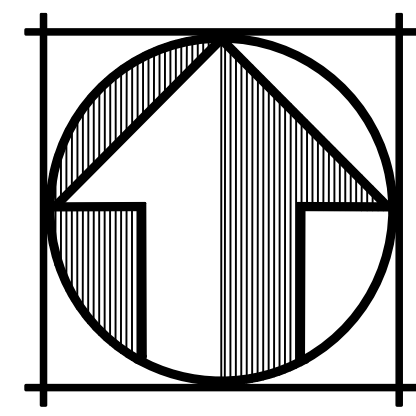


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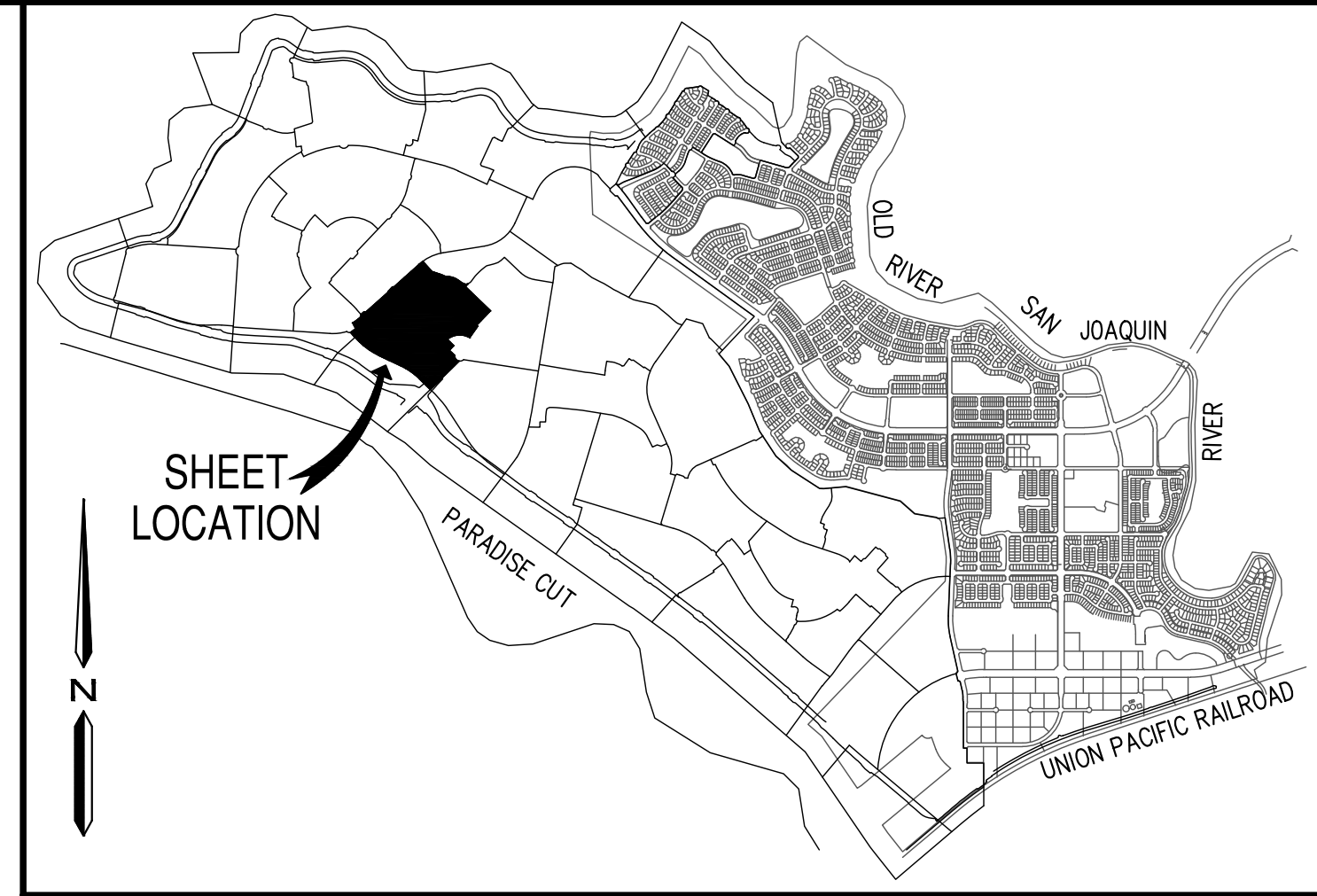
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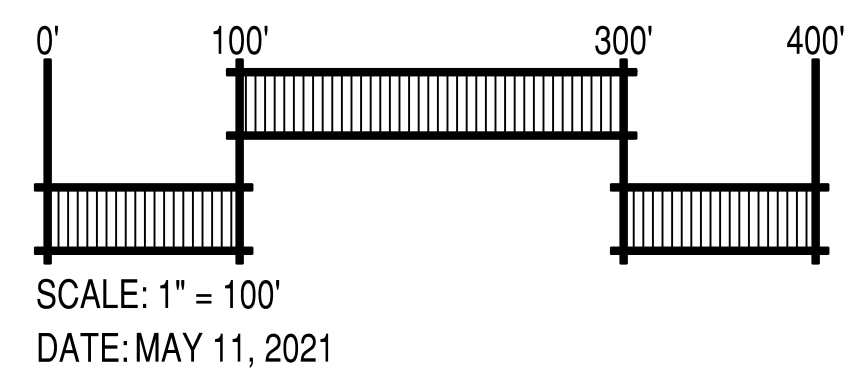
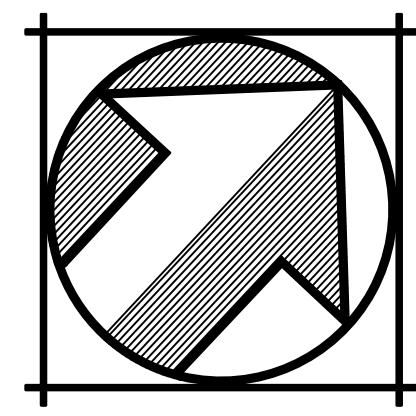
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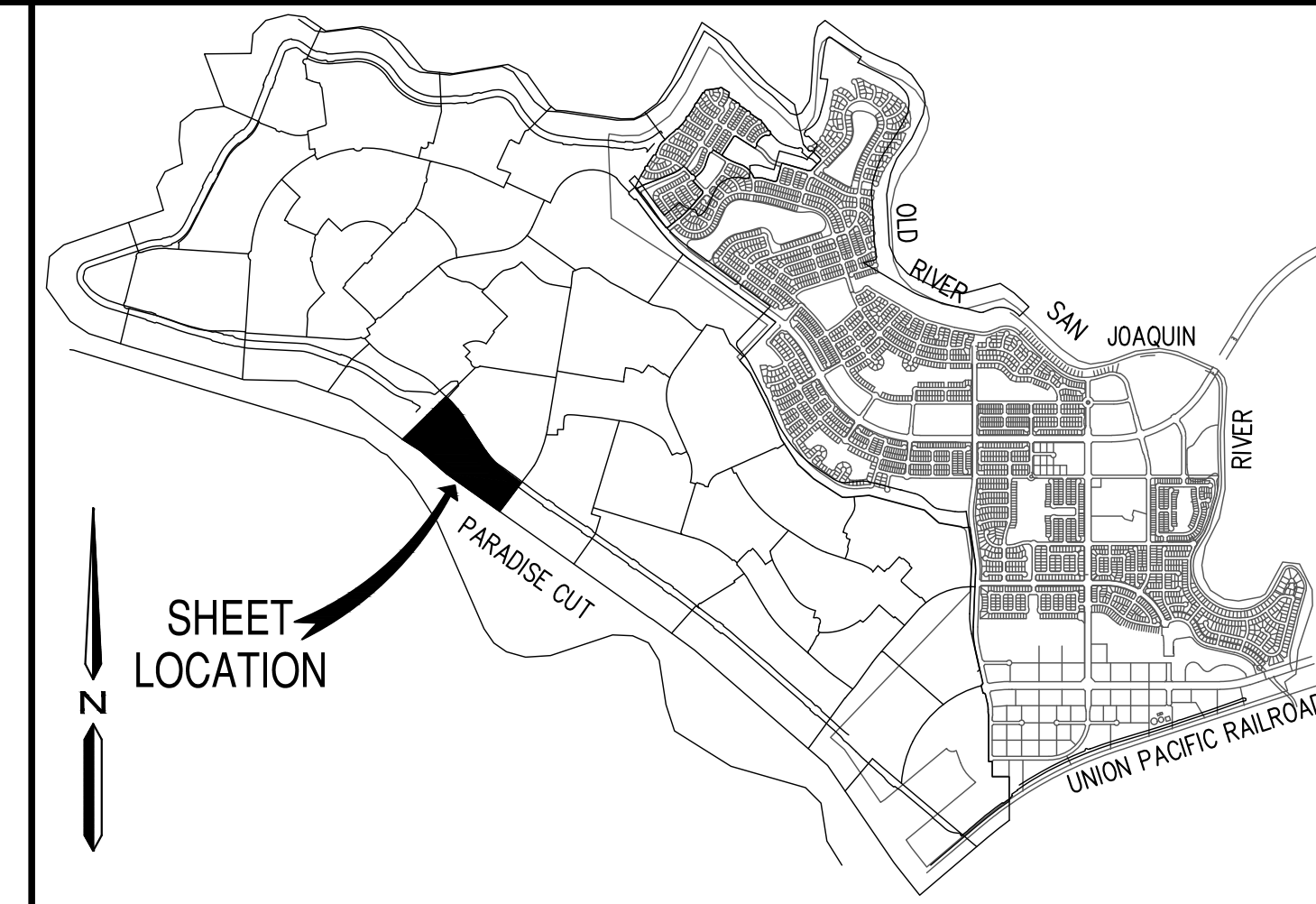
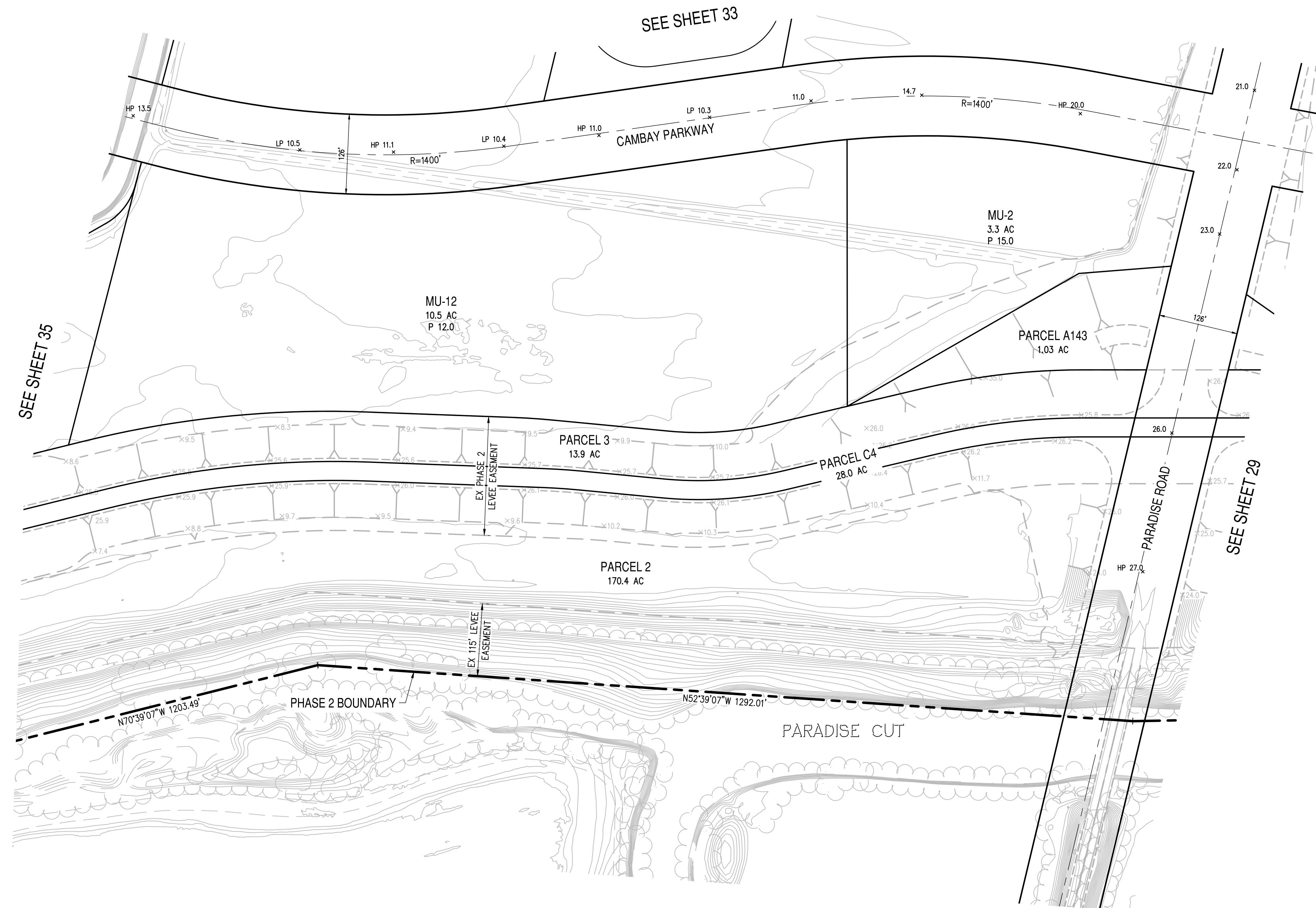
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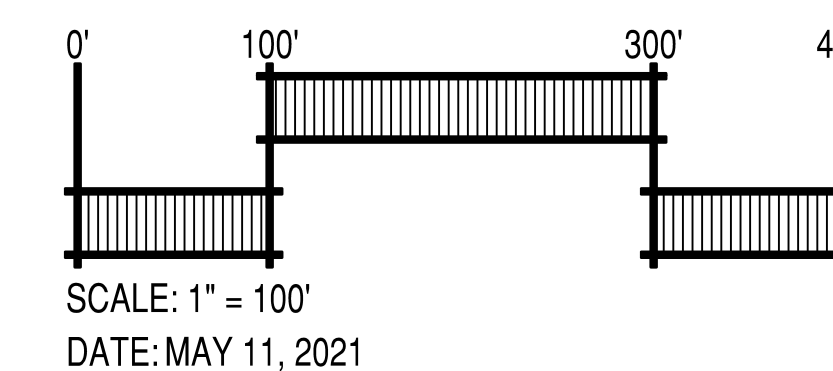
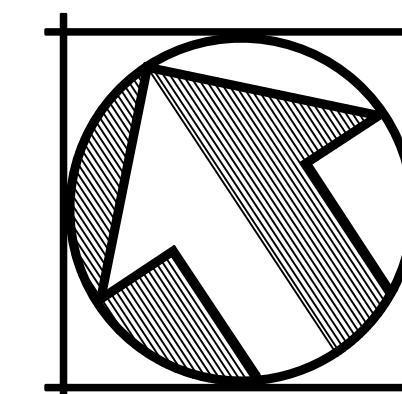
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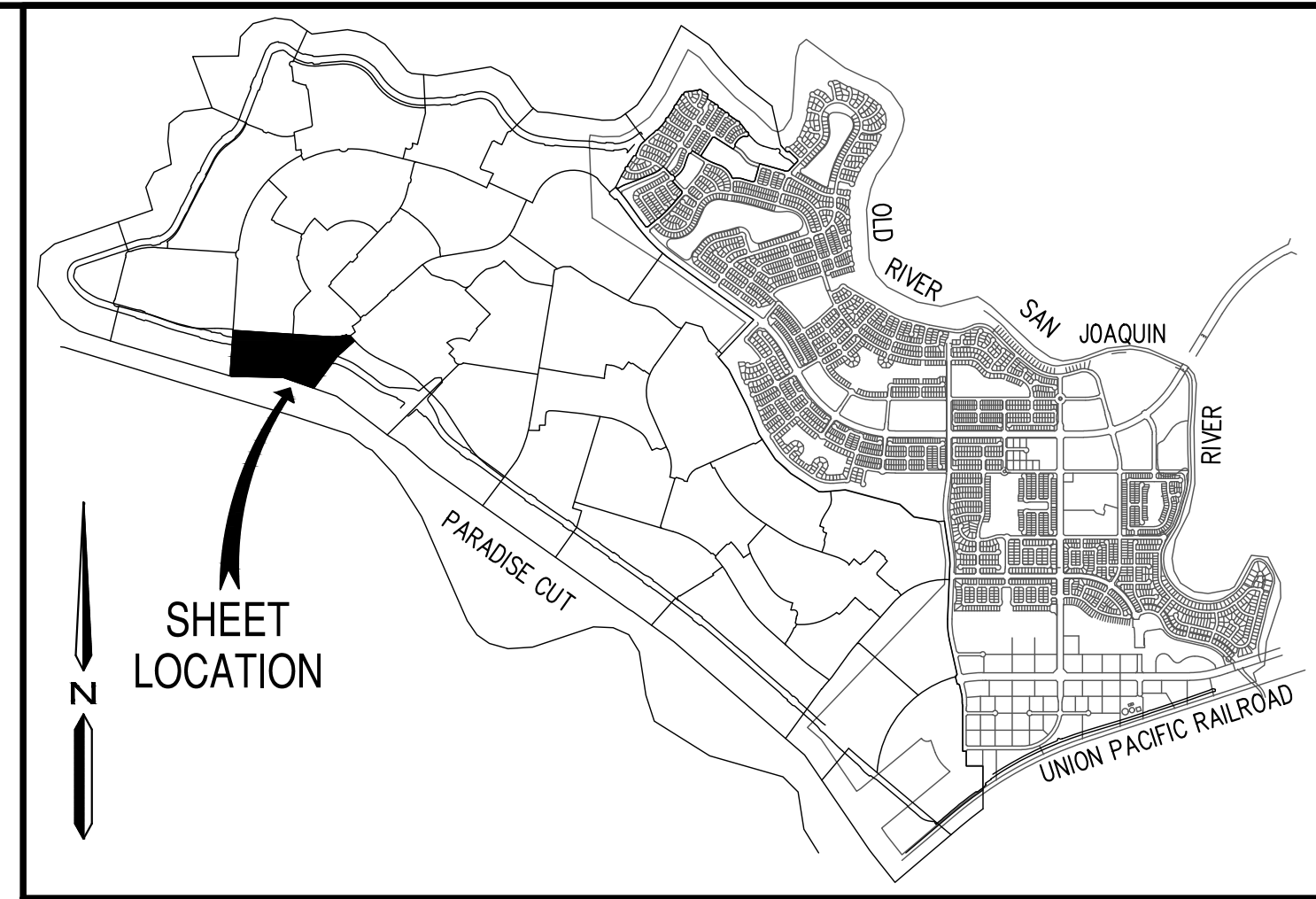
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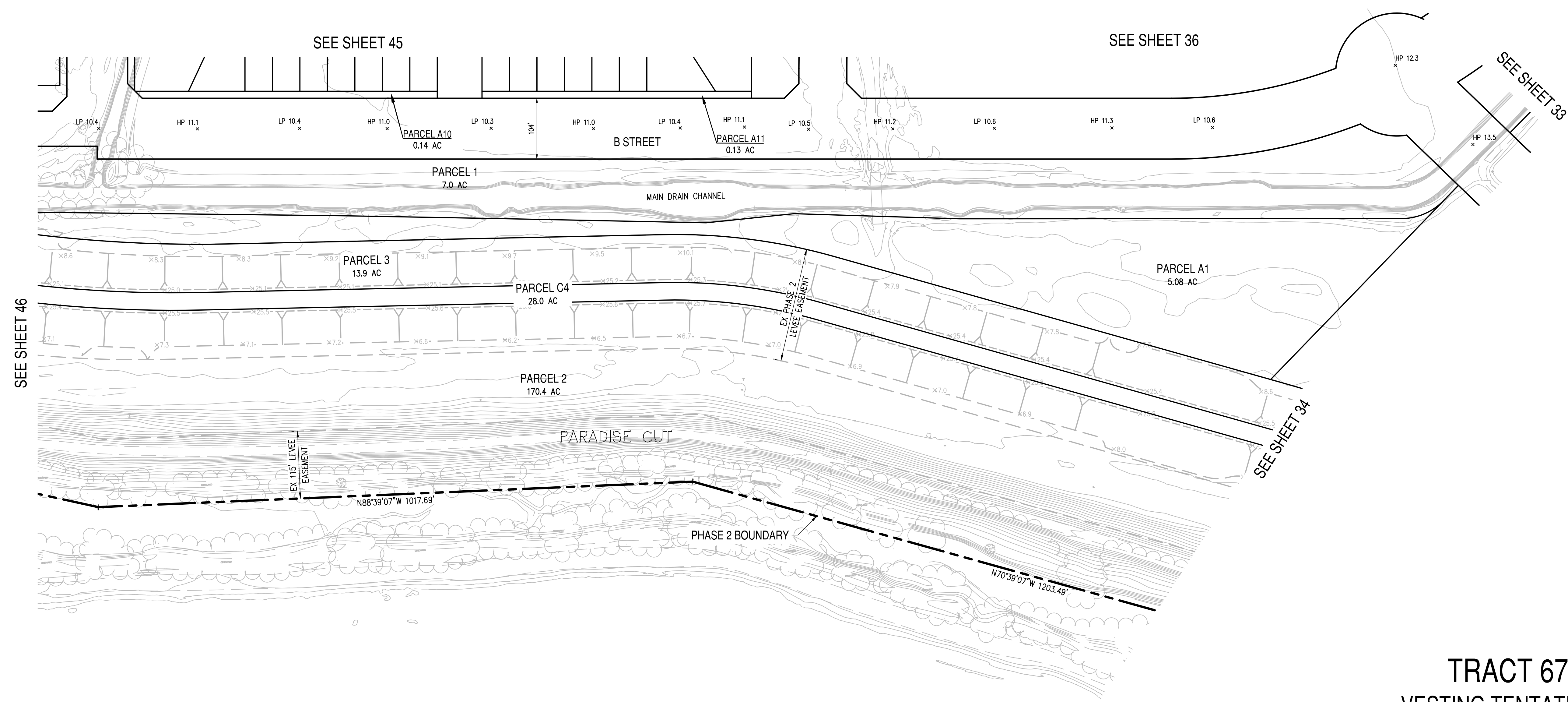


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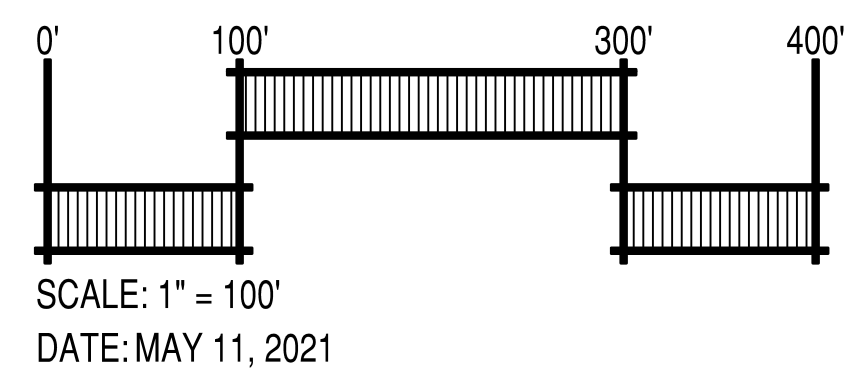
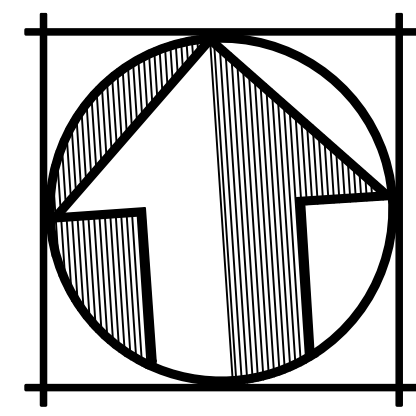


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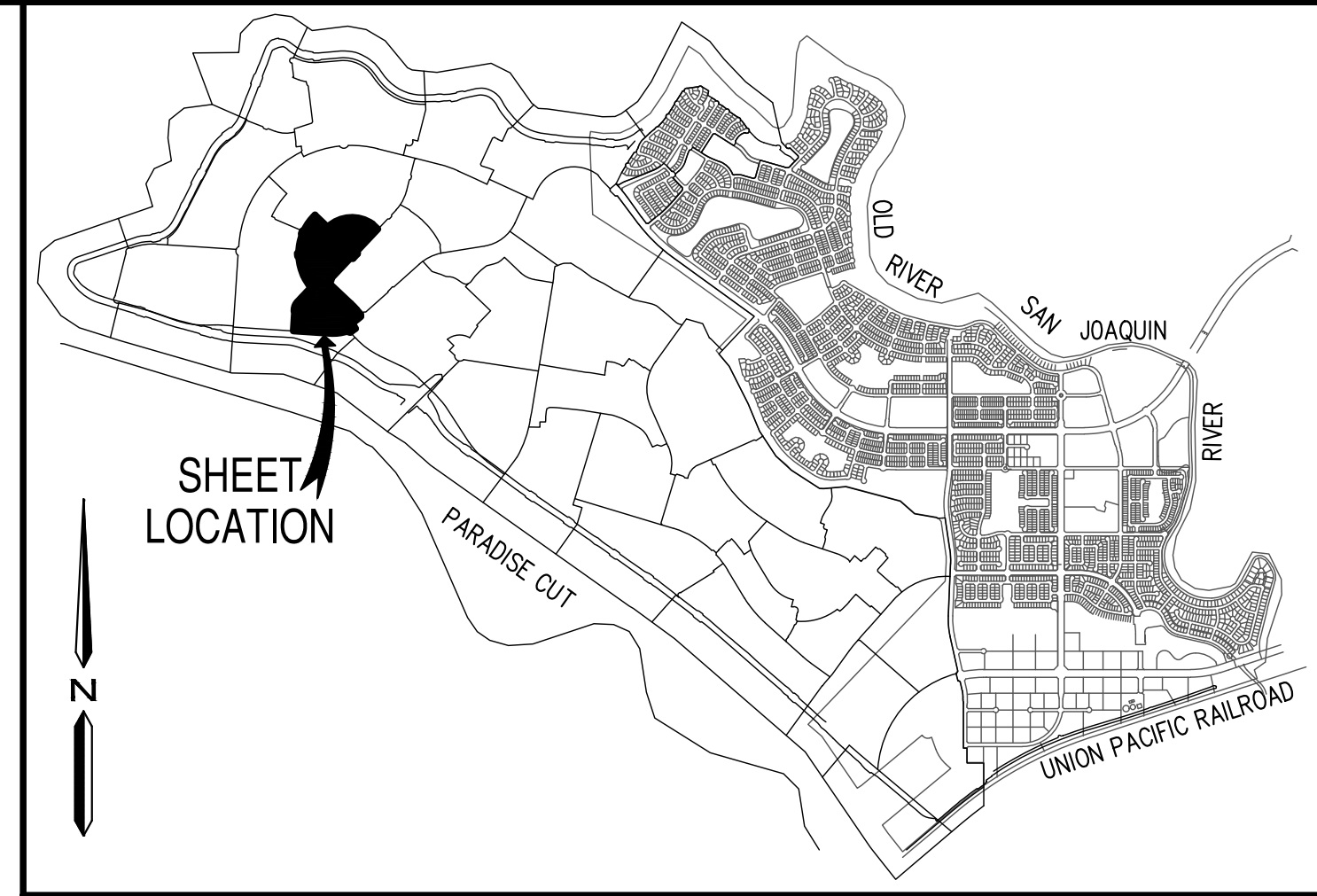
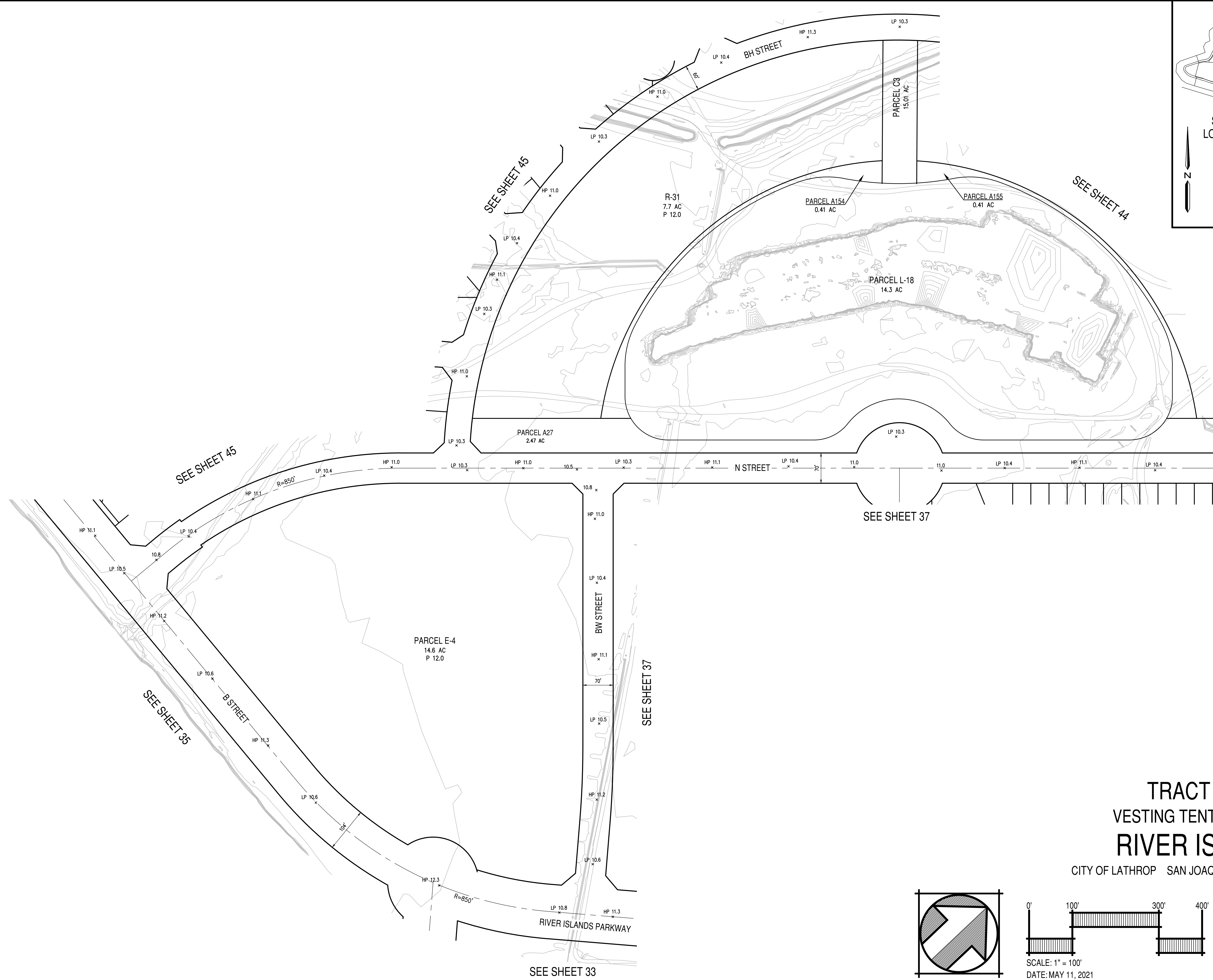
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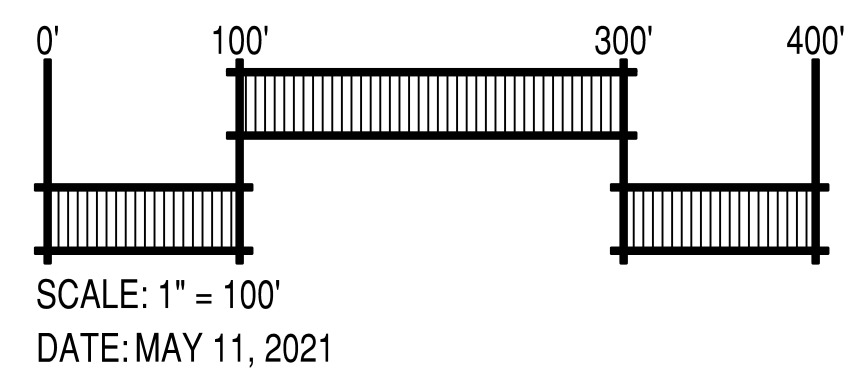
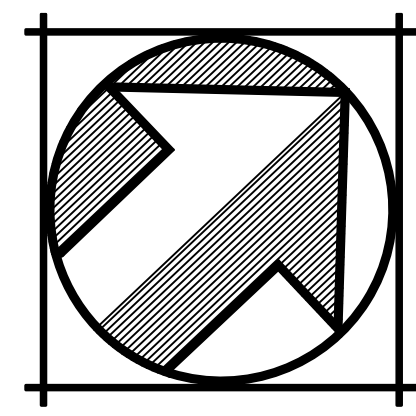
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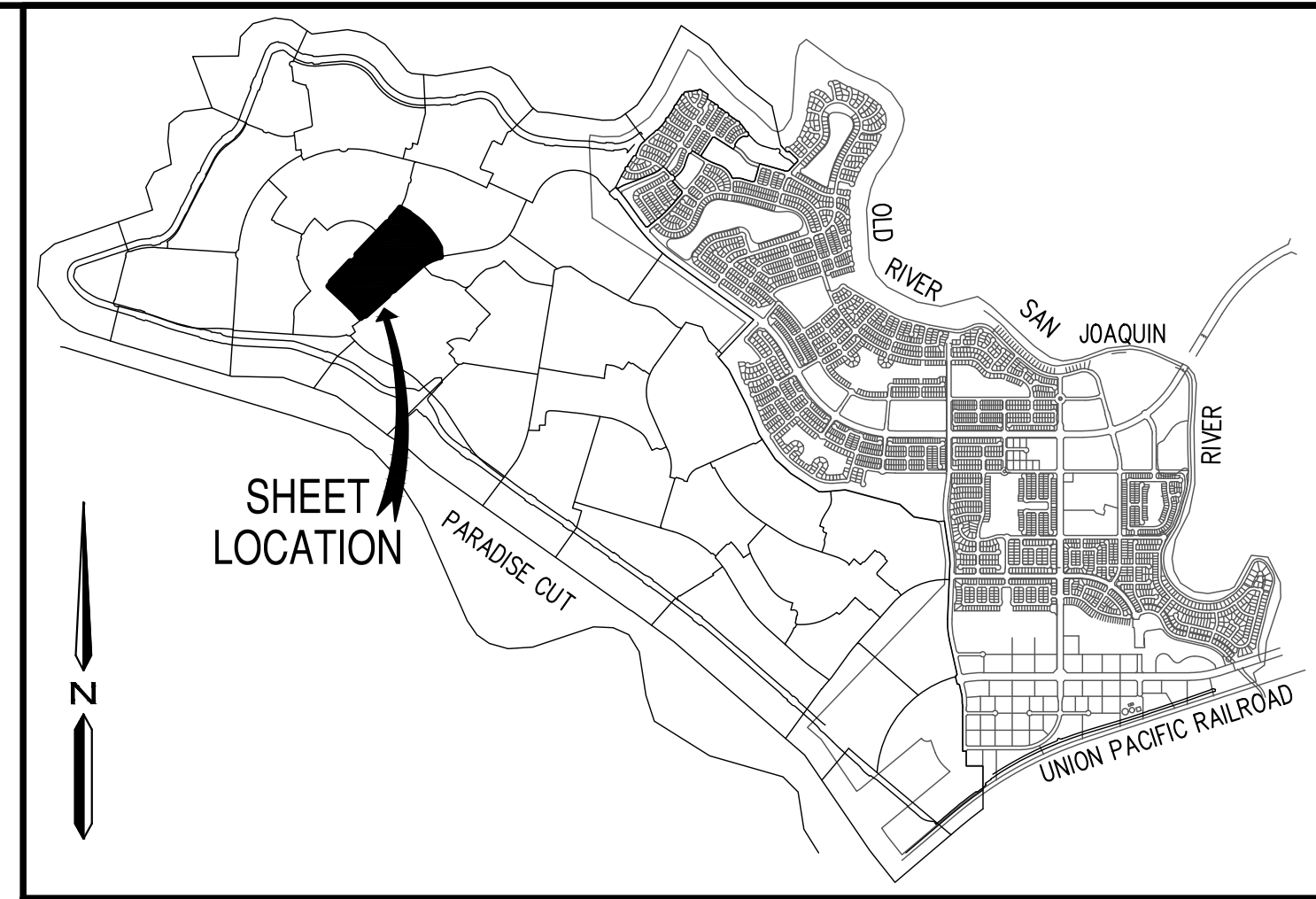
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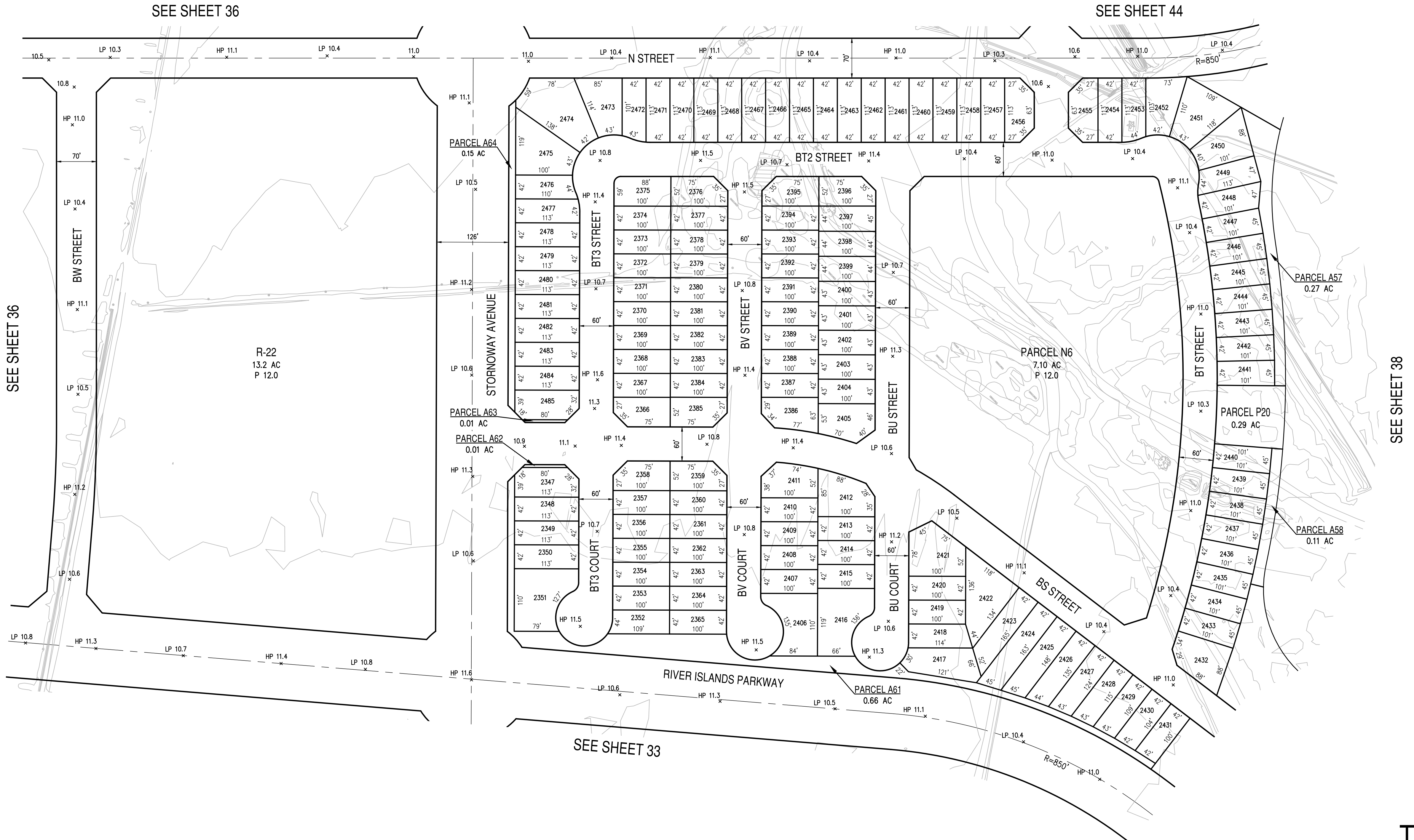


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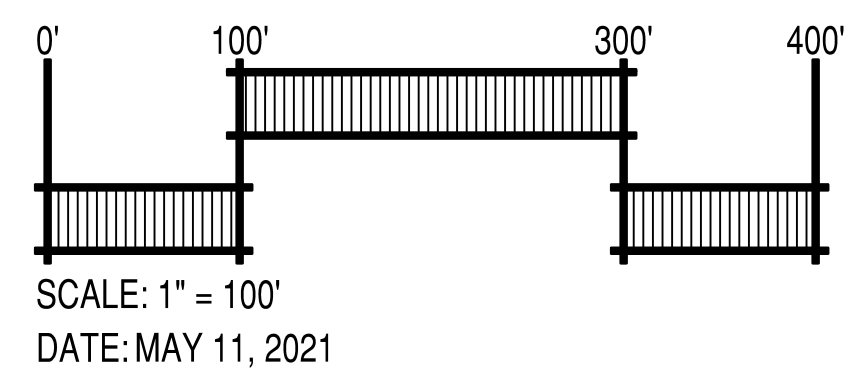
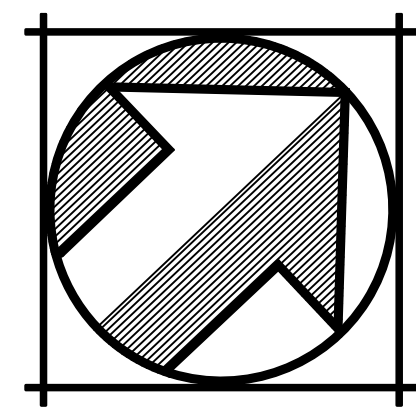
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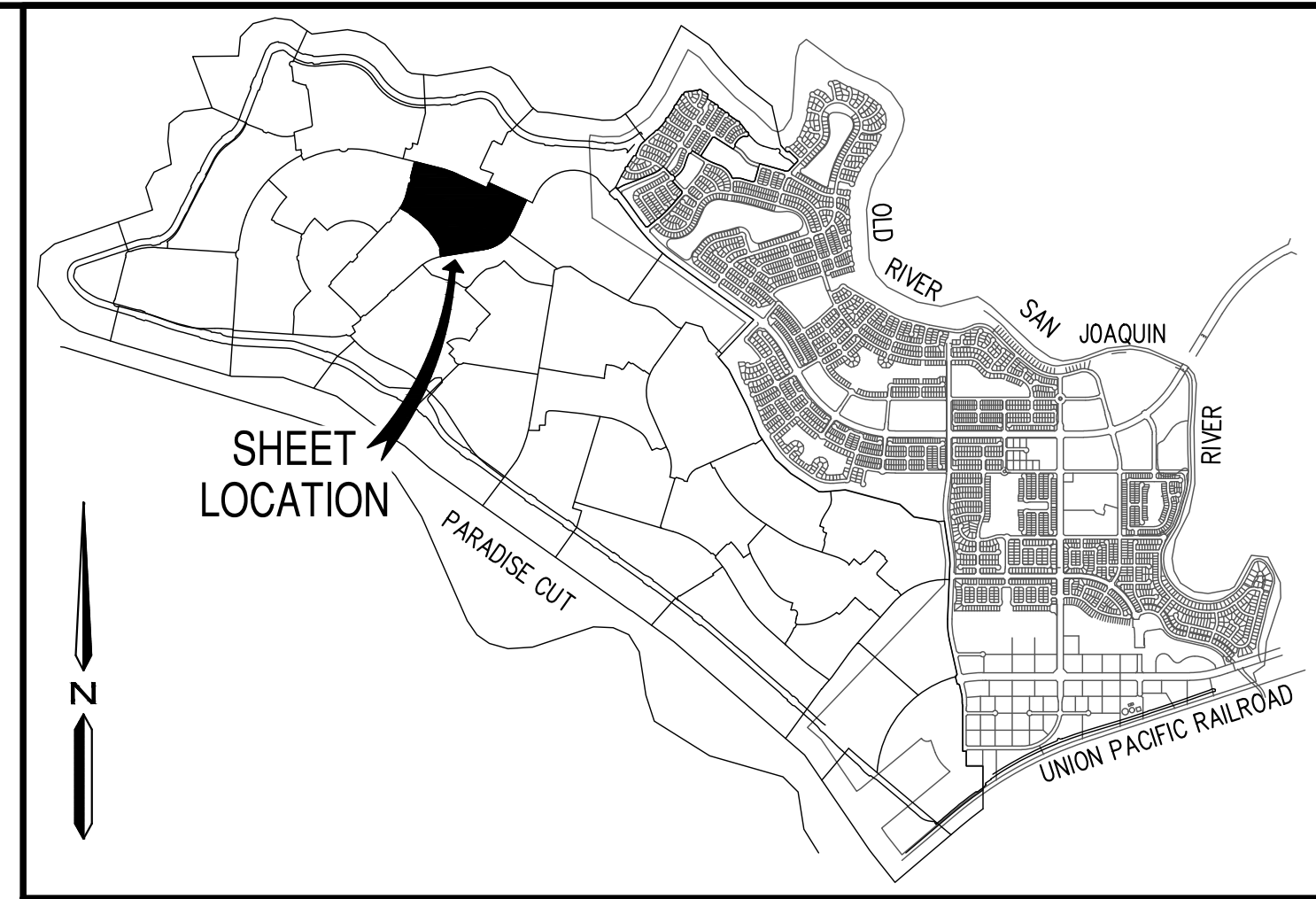
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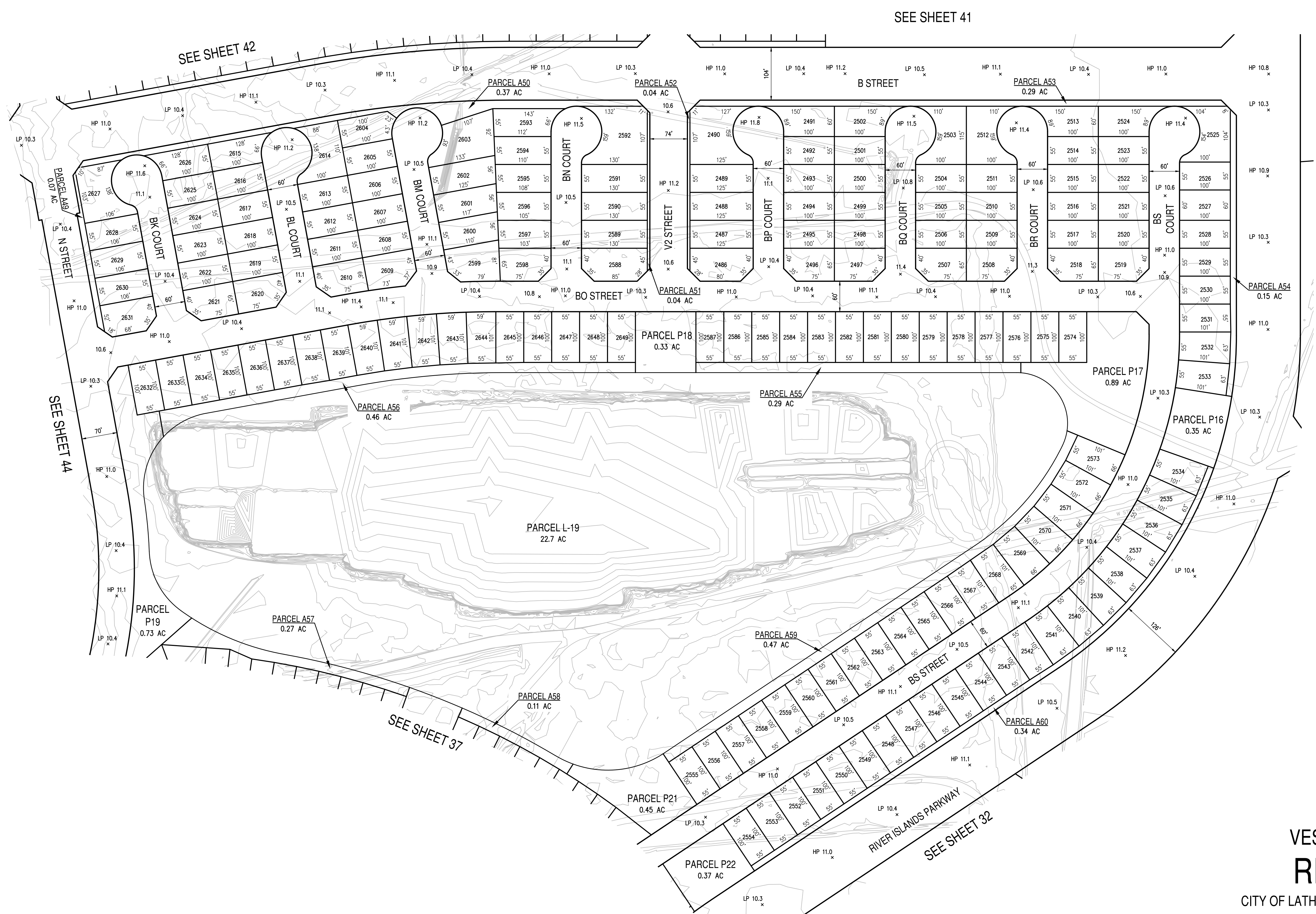


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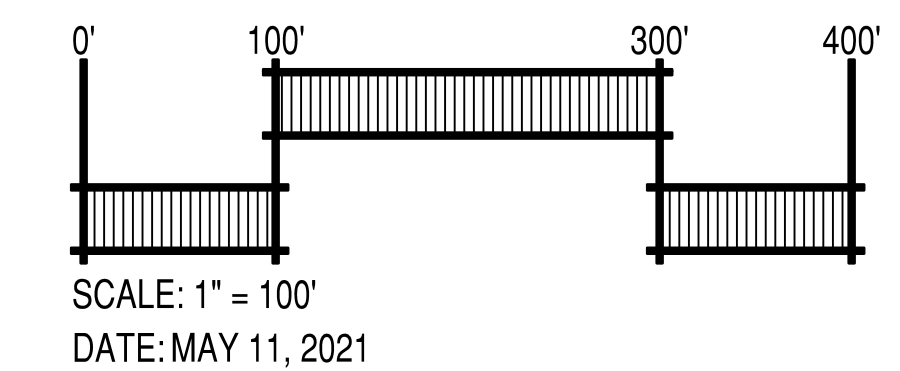
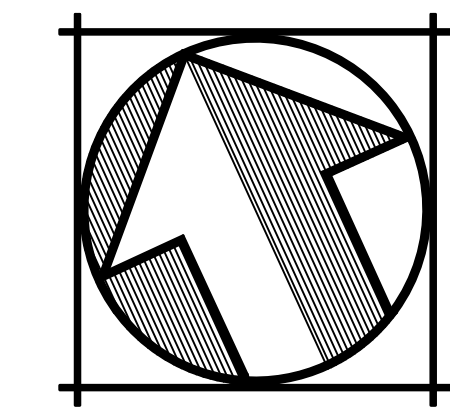


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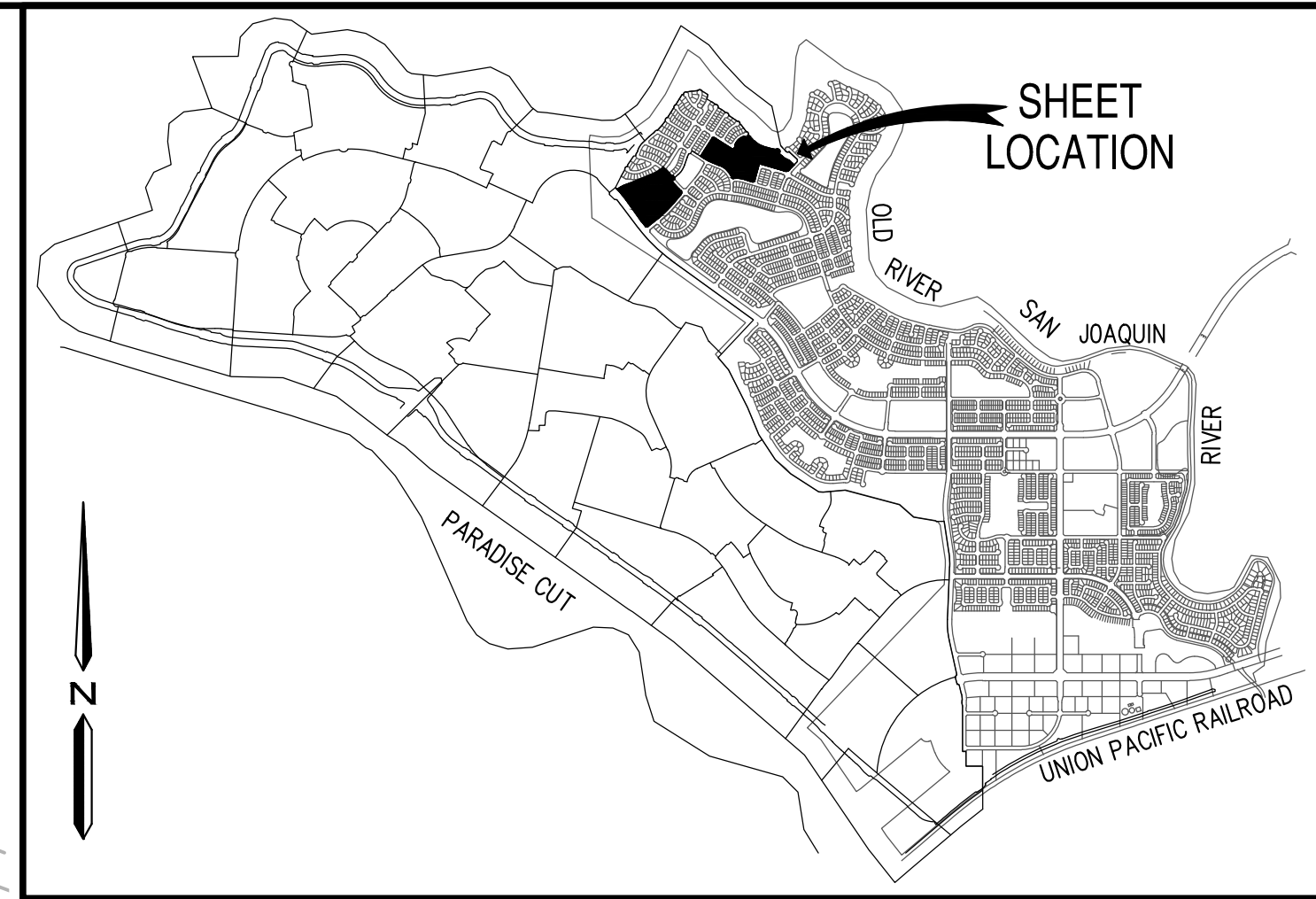


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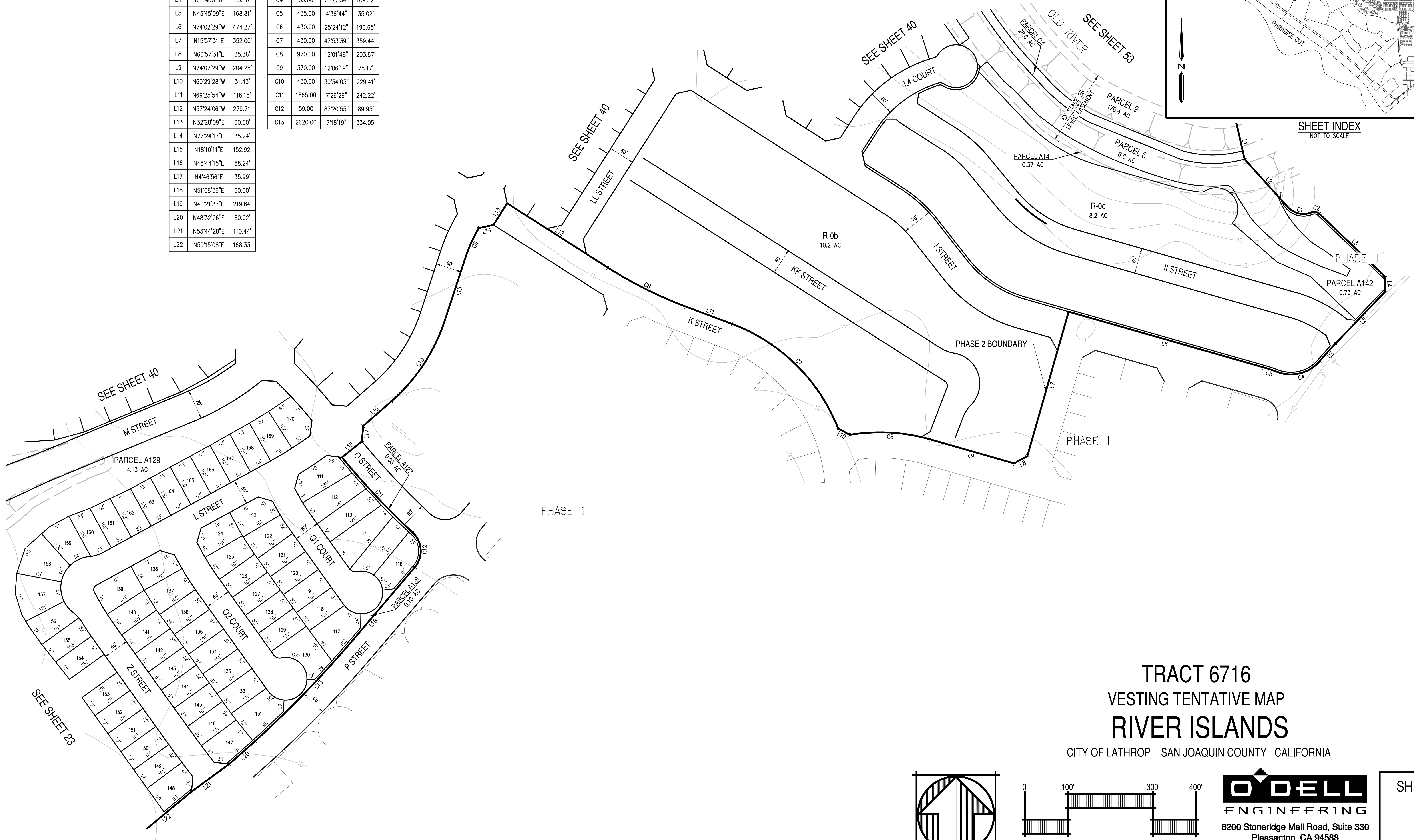
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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N12°42'16"W	291.30'
L2	N42°02'11"W	150.93'
L3	N46°14'51"W	212.38'
L4	N1°14'51"W	35.36'
L5	N43°45'09"E	168.81'
L6	N74°02'29"W	474.27'
L7	N15°57'31"E	352.00'
L8	N60°57'31"E	35.36'
L9	N74°02'29"W	204.25'
L10	N60°29'28"W	31.43'
L11	N69°25'54"W	116.18'
L12	N57°24'06"W	279.71'
L13	N32°28'09"E	60.00'
L14	N77°24'17"E	35.24'
L15	N18°10'11"E	152.92'
L16	N48°44'15"E	88.24'
L17	N4°46'56"E	35.99'
L18	N51°08'36"E	60.00'
L19	N40°21'37"E	219.84'
L20	N48°32'26"E	80.02'
L21	N53°44'28"E	110.44'
L22	N50°15'08"E	168.33'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	50.00	70°26'47"	61.48'	
C2	17.00	66°14'06"	19.65'	
C3	880.00	3°33'28"	54.64'	
C4	89.00	70°22'34"	109.32'	
C5	435.00	4°36'44"	35.02'	
C6	430.00	25°24'12"	190.65'	
C7	430.00	47°53'39"	359.44'	
C8	970.00	12°01'48"	203.67'	
C9	370.00	12°06'19"	78.17'	
C10	430.00	30°34'03"	229.41'	
C11	1865.00	7°26'29"	242.22'	
C12	59.00	87°20'55"	89.95'	
C13	2620.00	7°18'19"	334.05'	

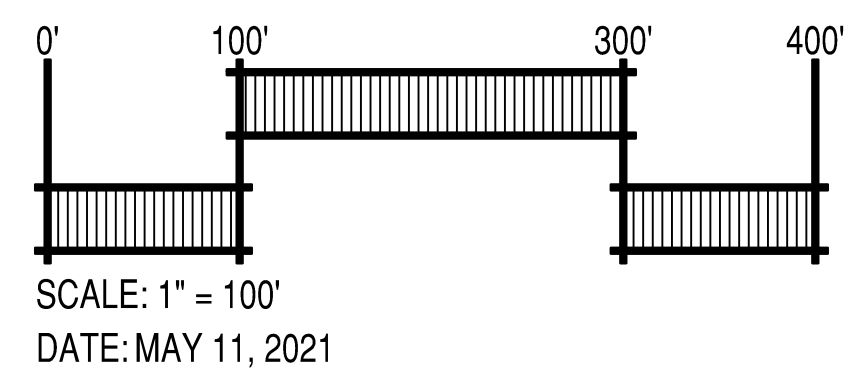
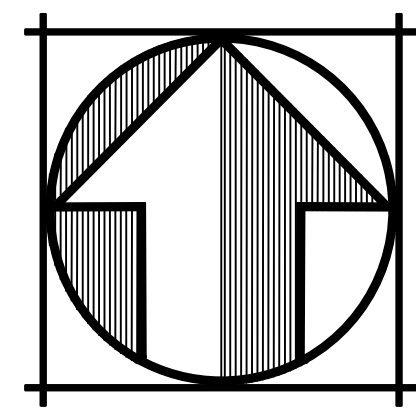


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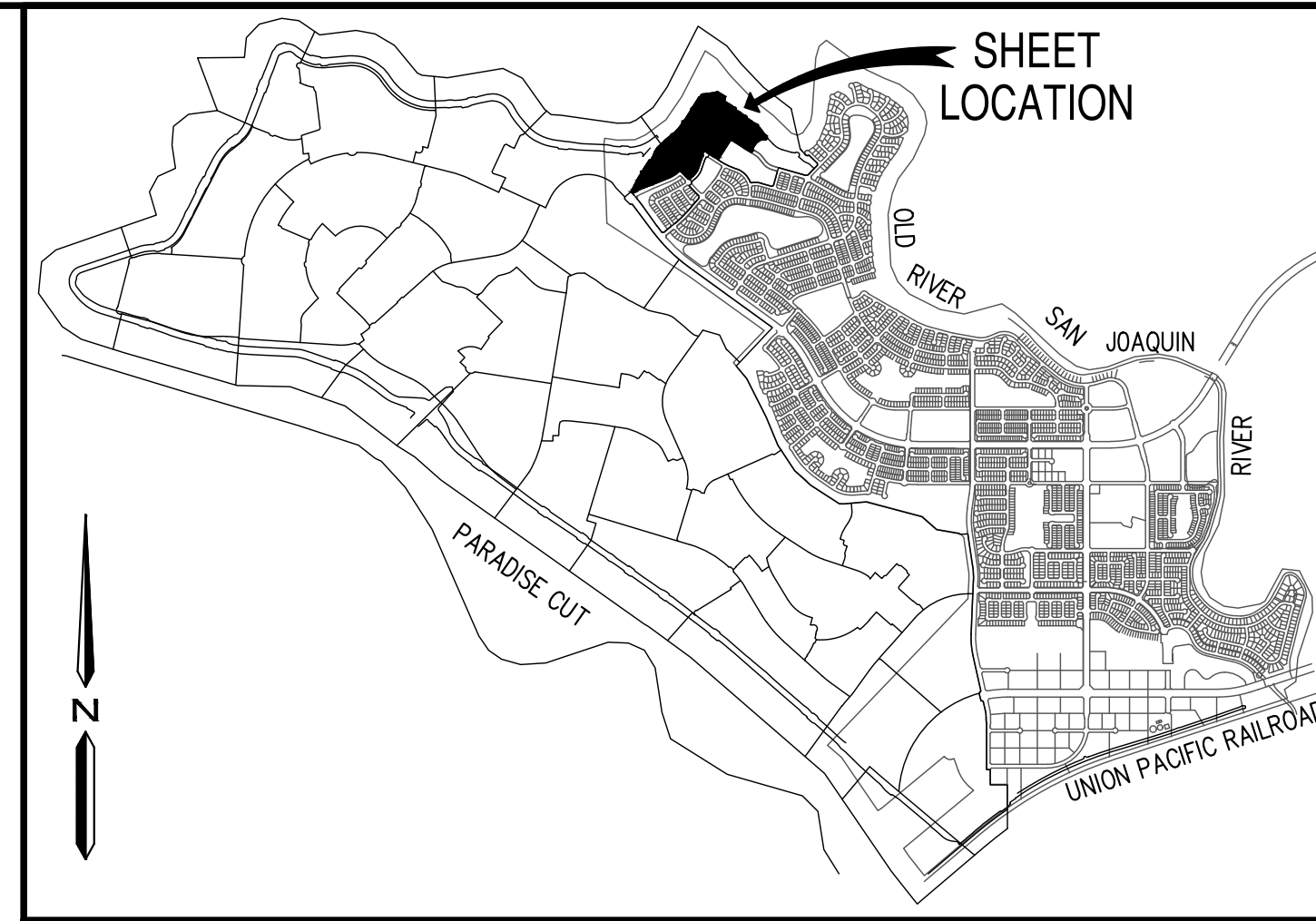
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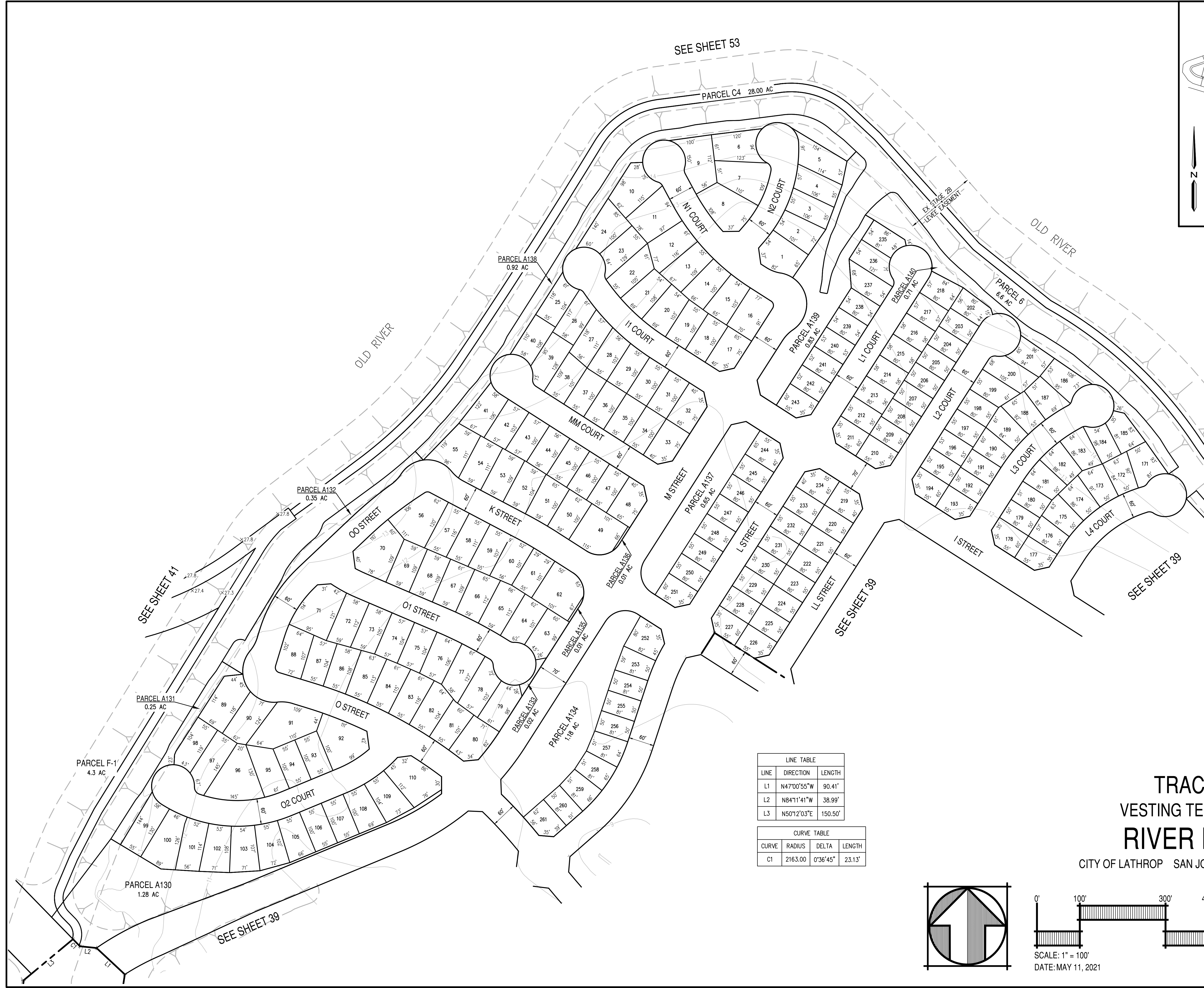


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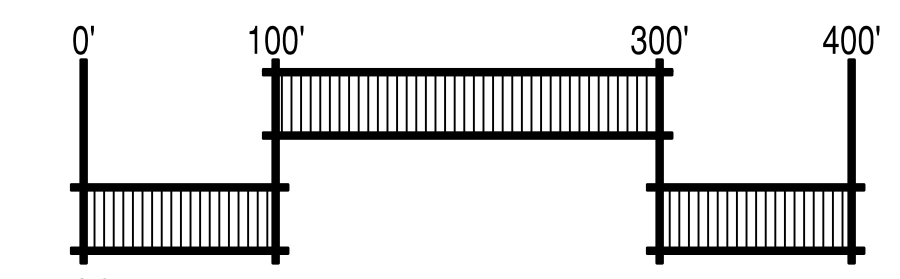
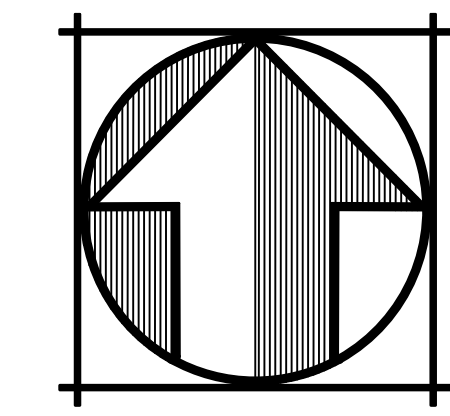
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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N47°00'55"W	90.41'
L2	N84°11'41"W	38.99'
L3	N50°12'03"E	150.50'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	2163.00	0°36'45"	23.13'

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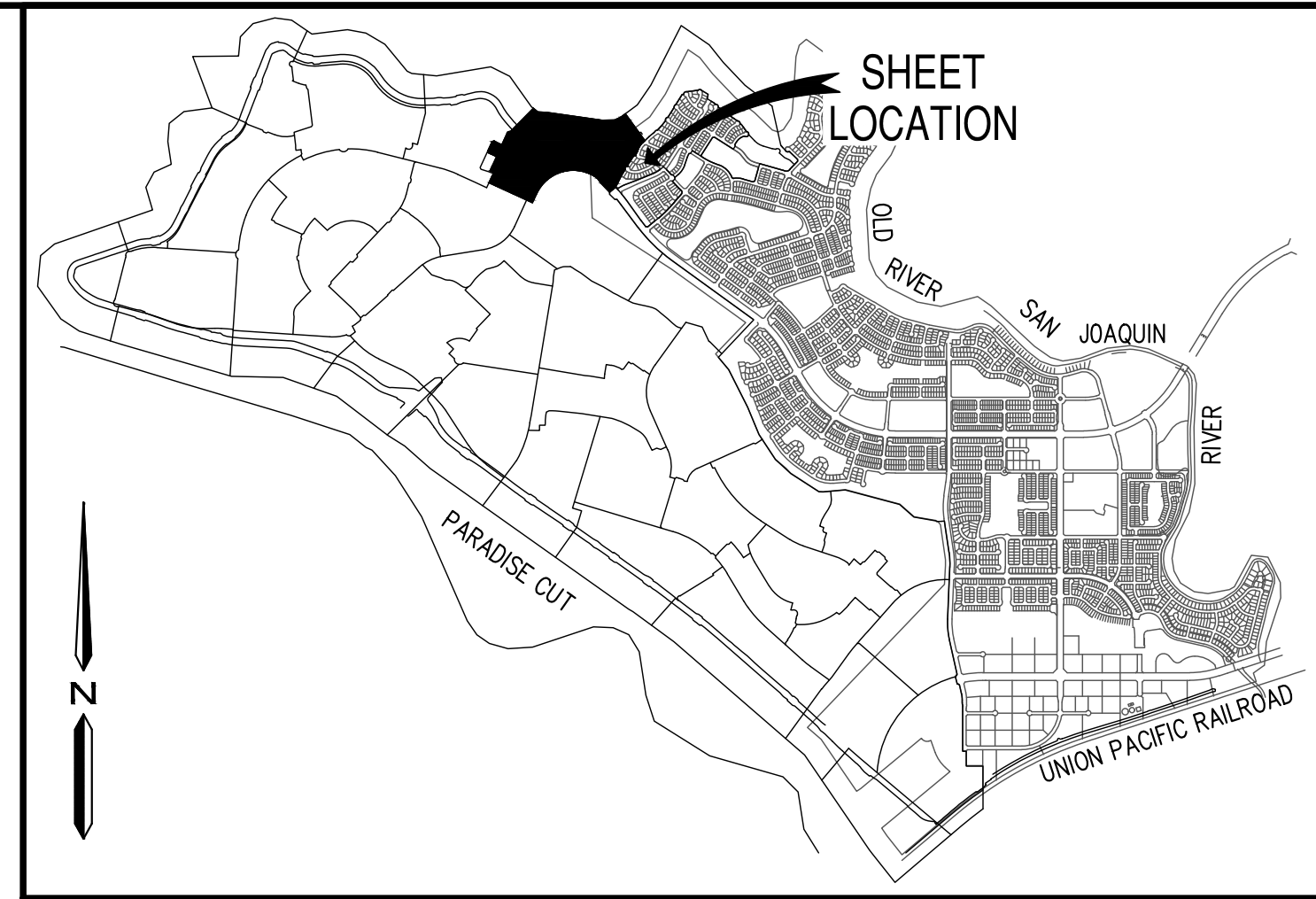
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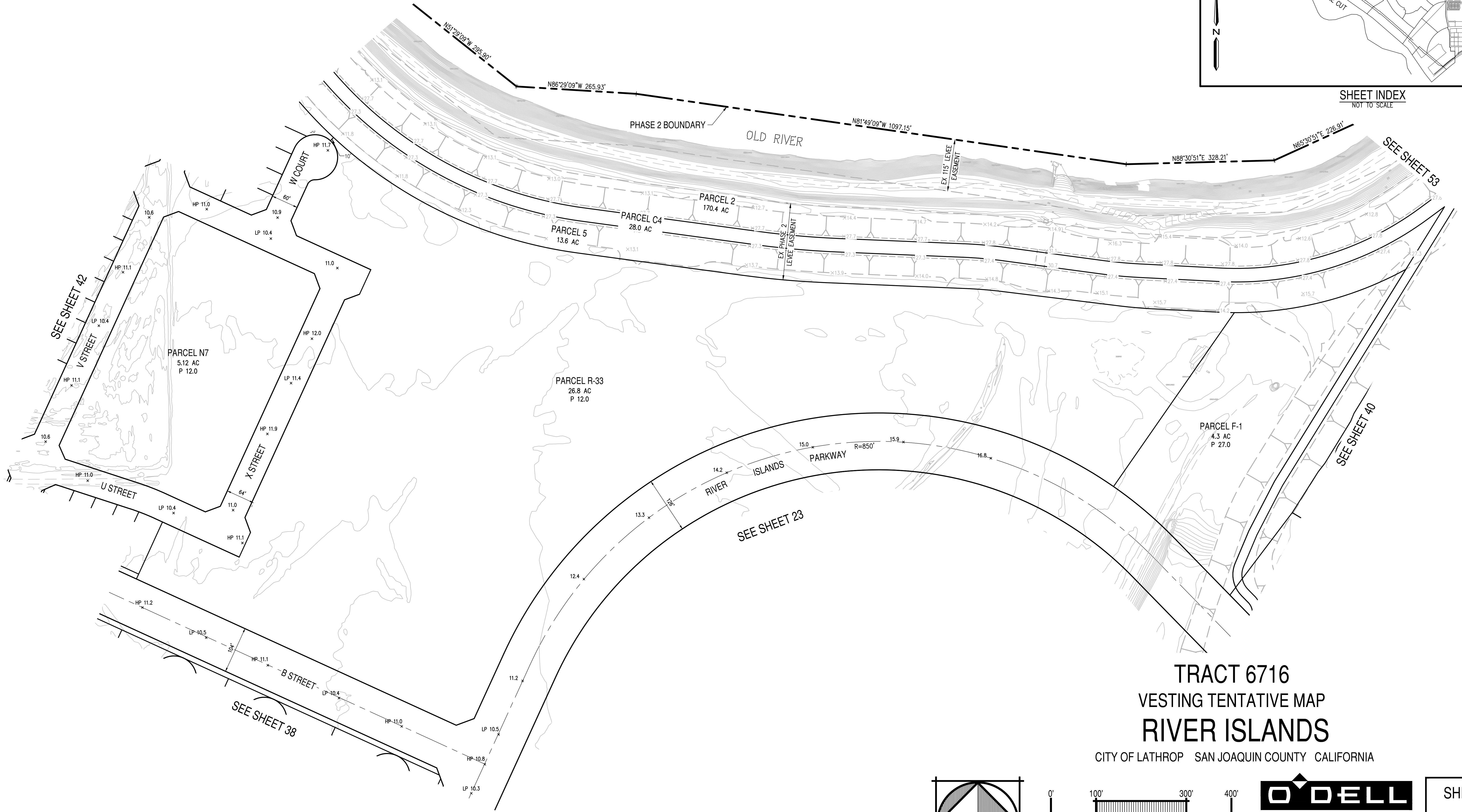
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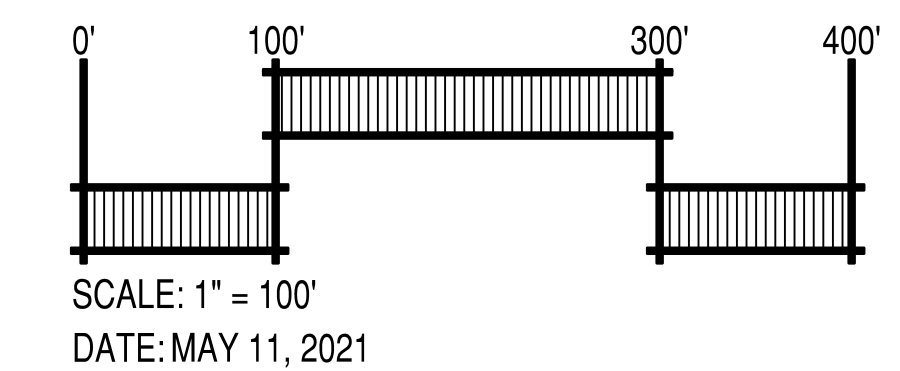
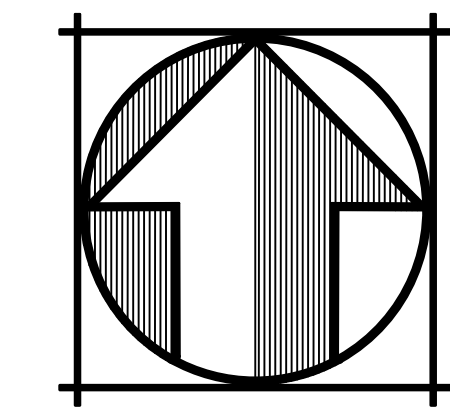


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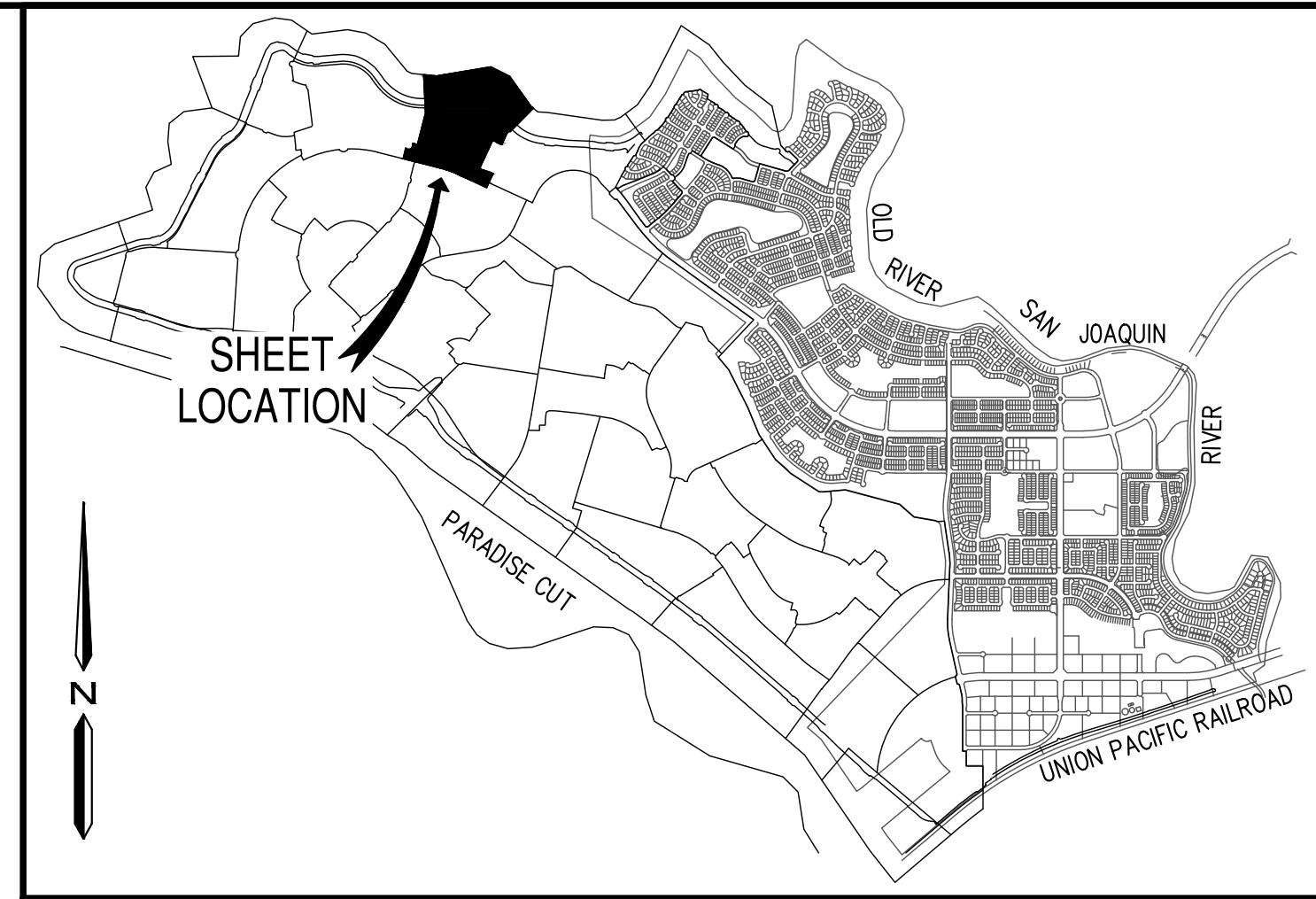
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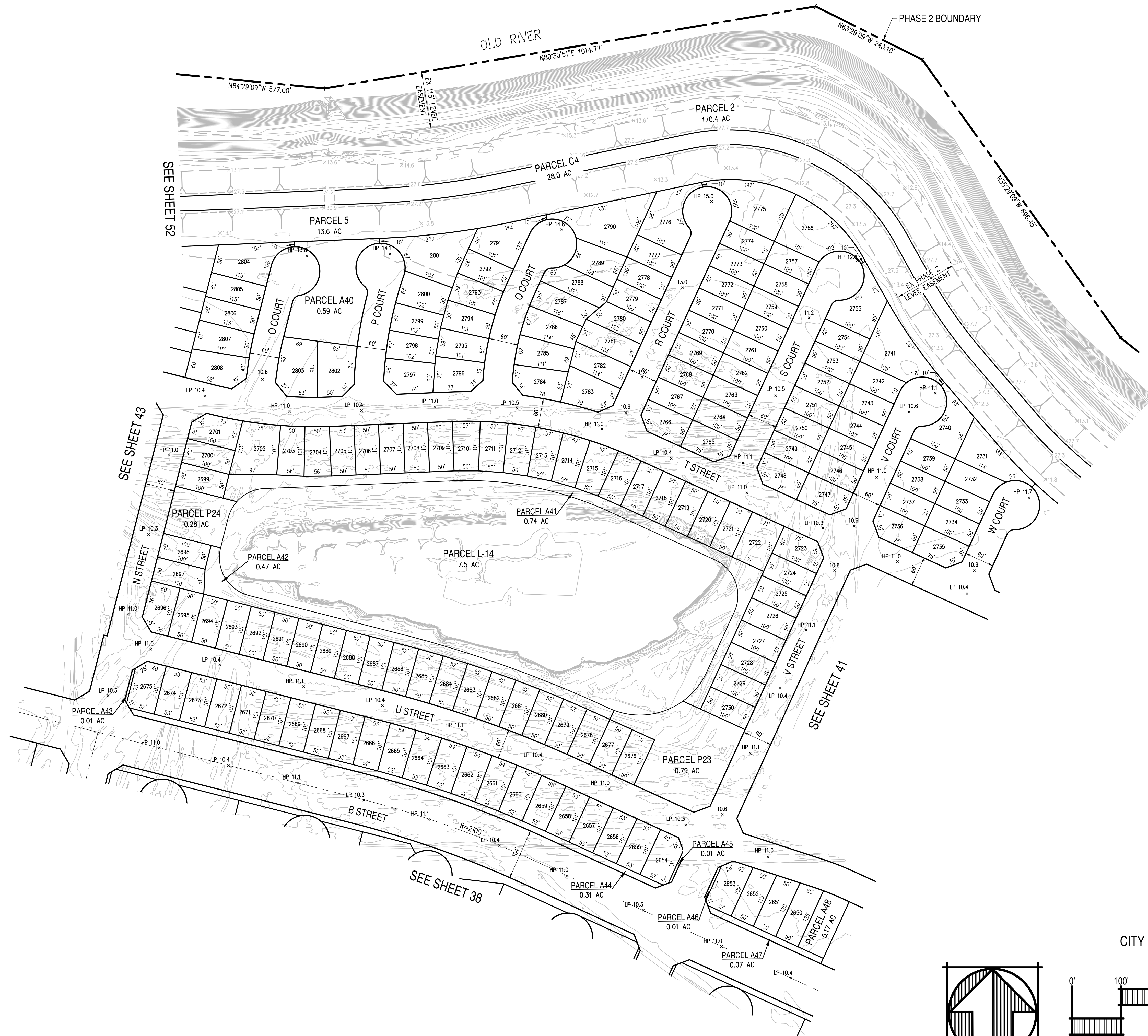


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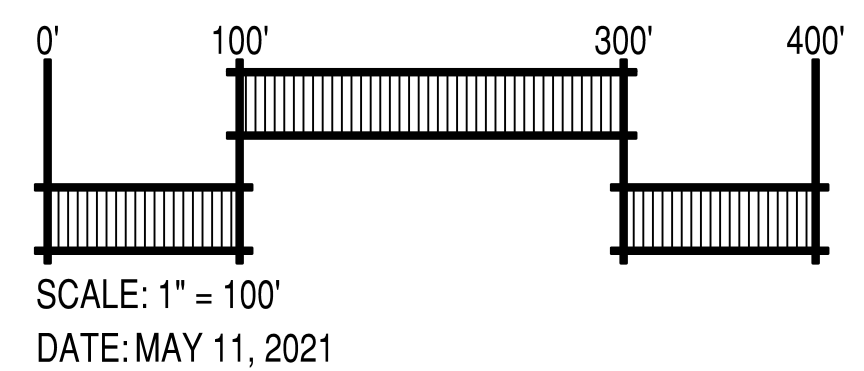
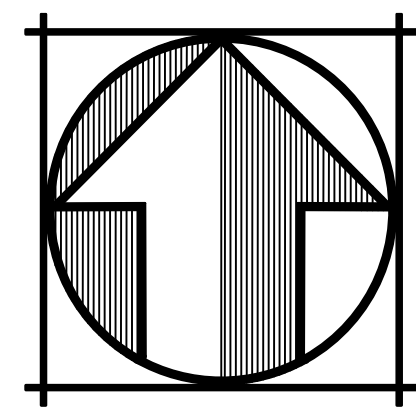


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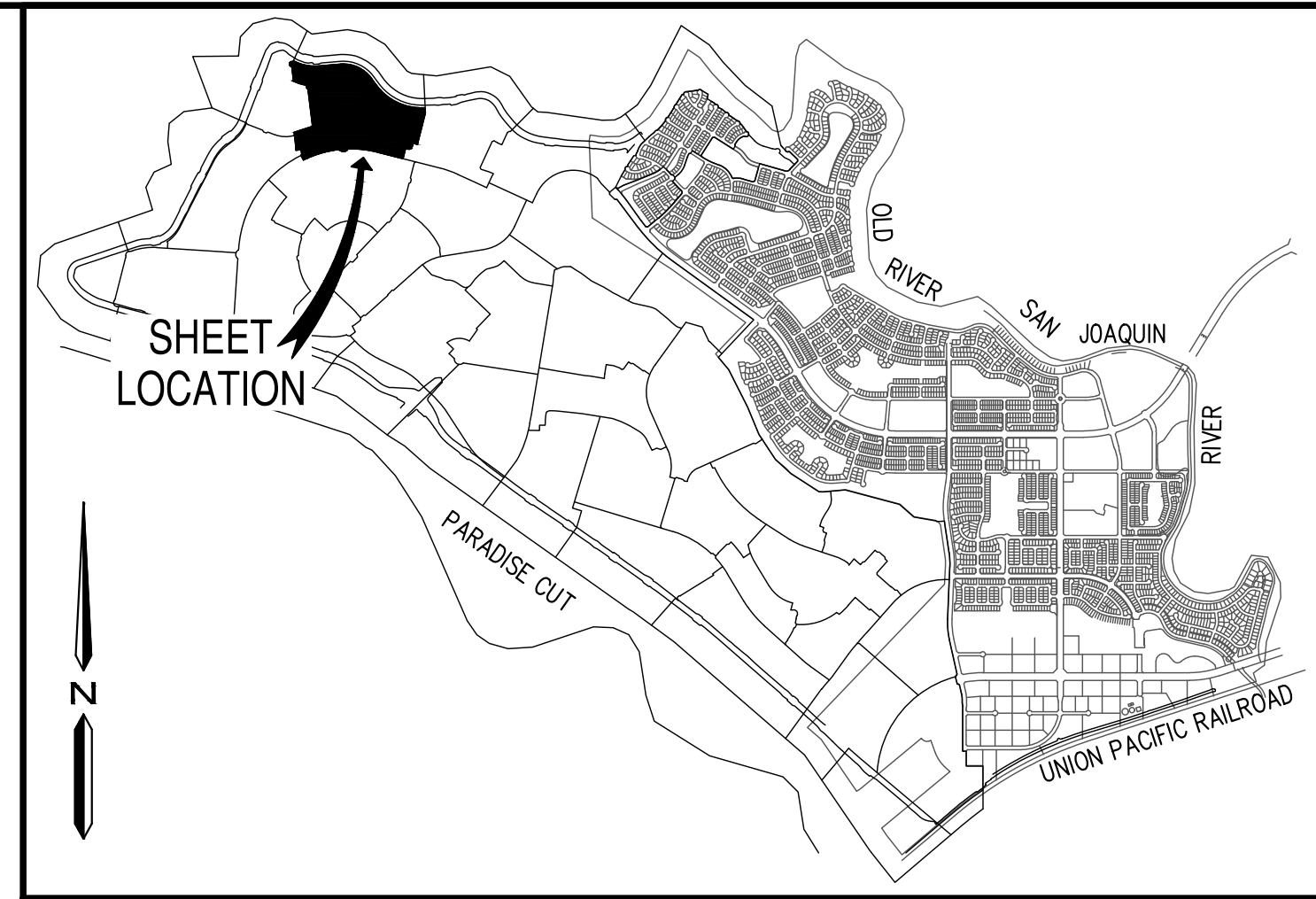
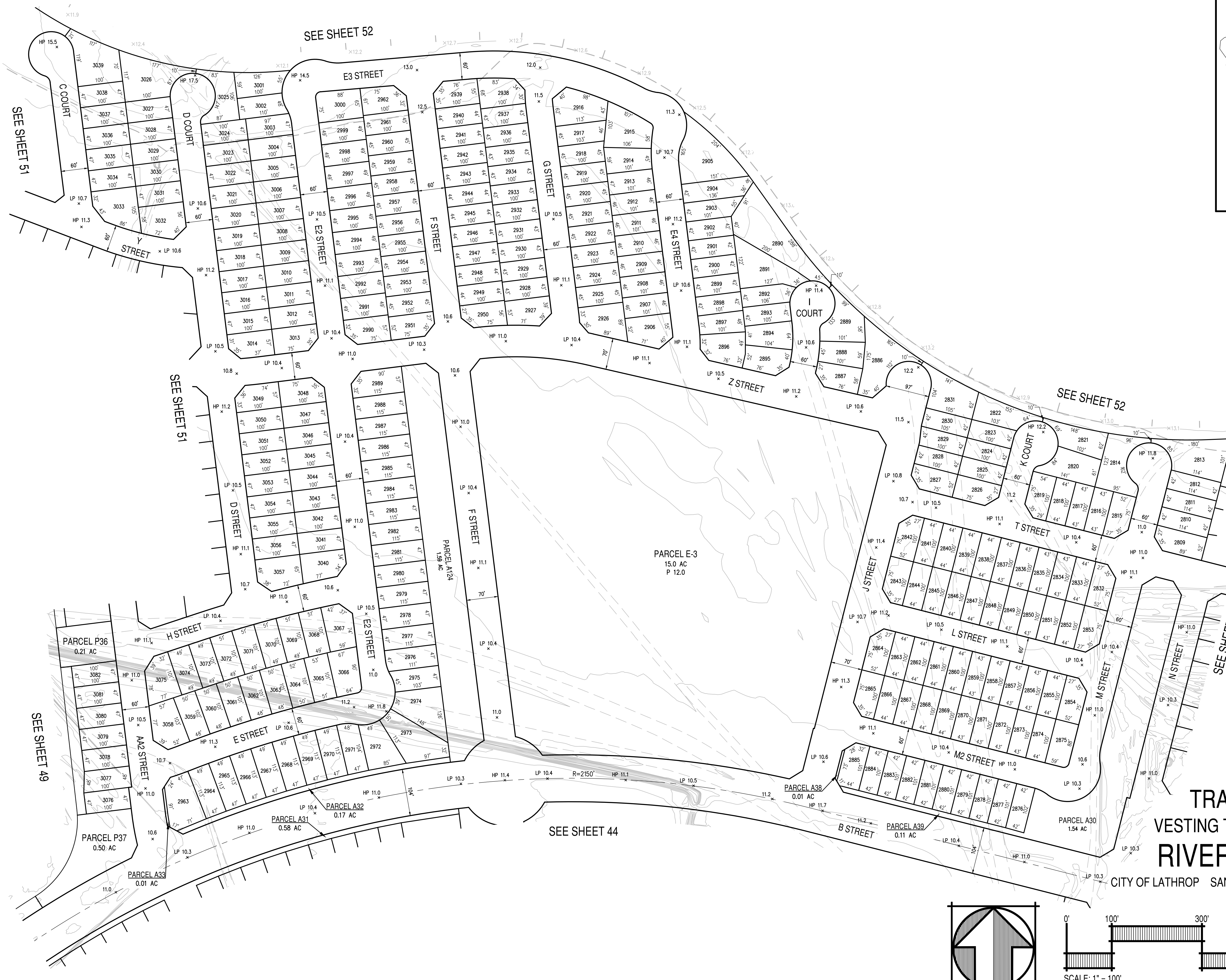
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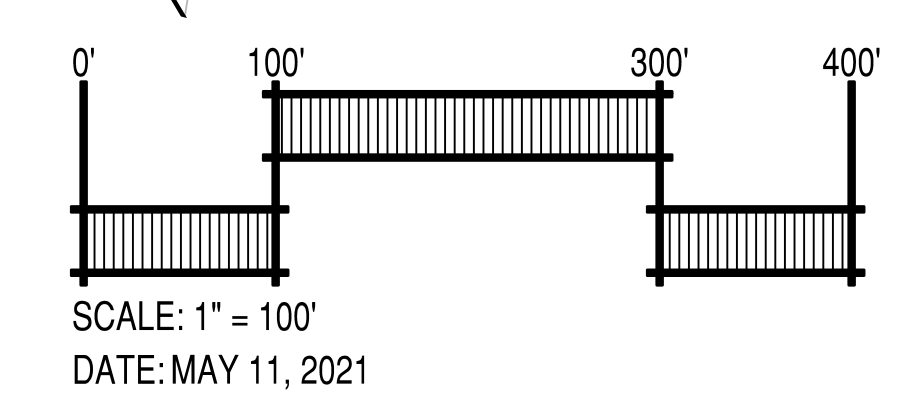
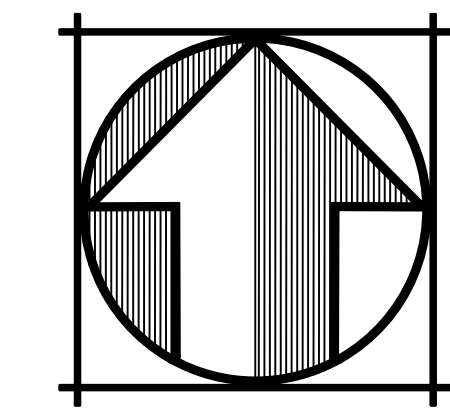
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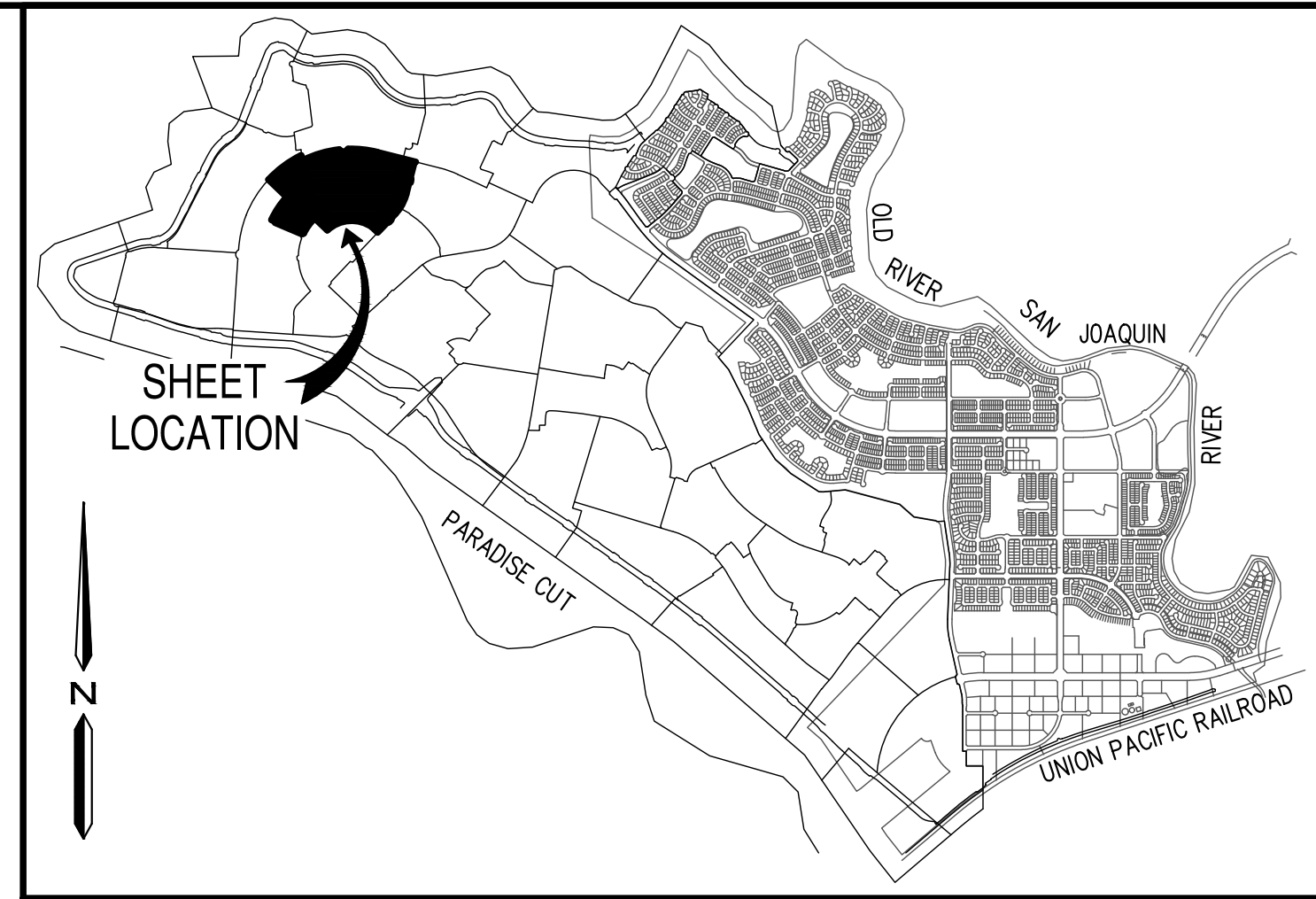
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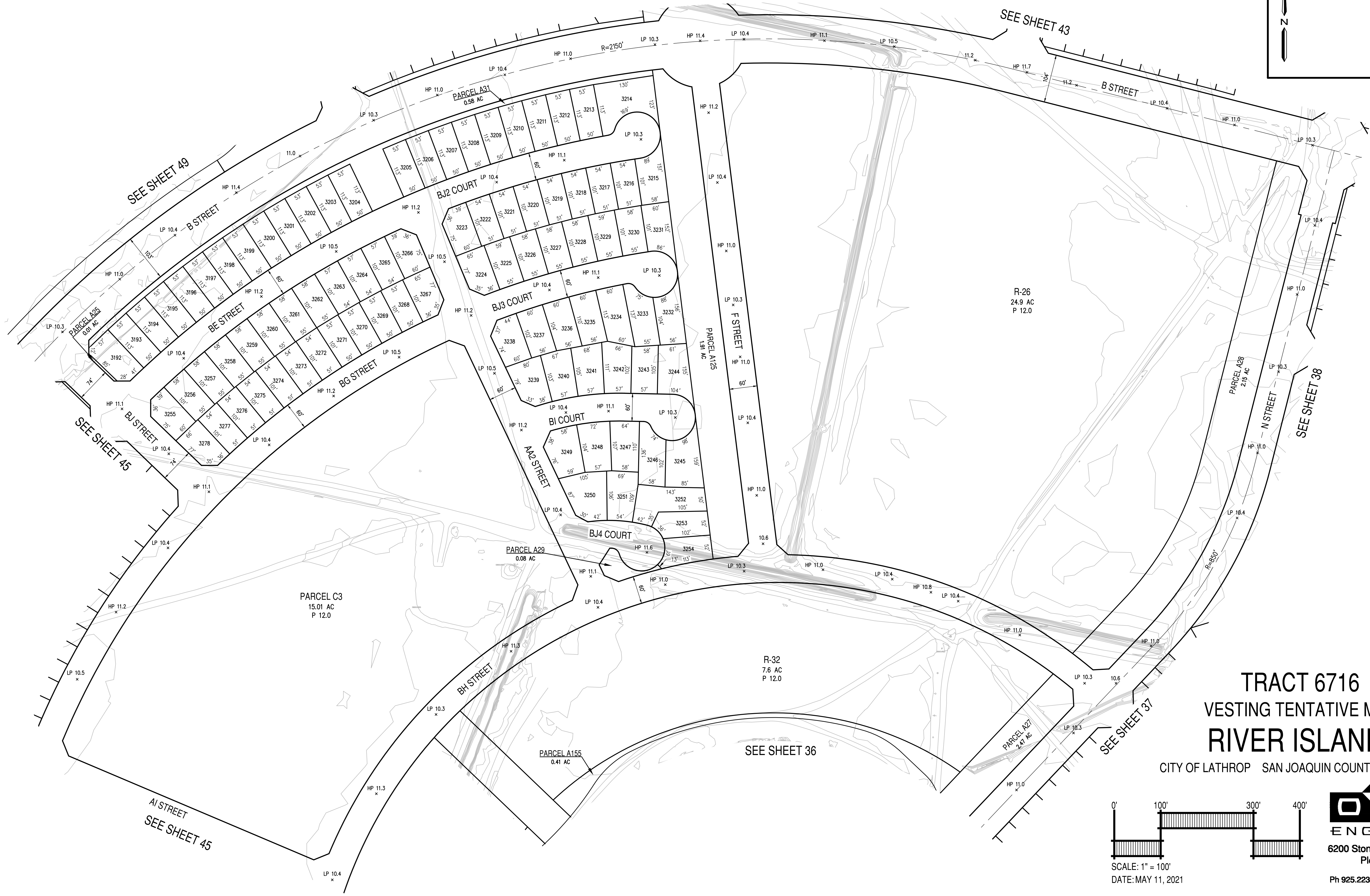


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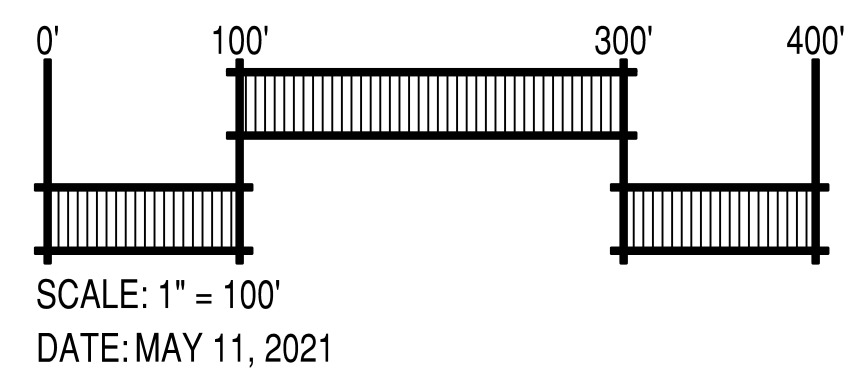
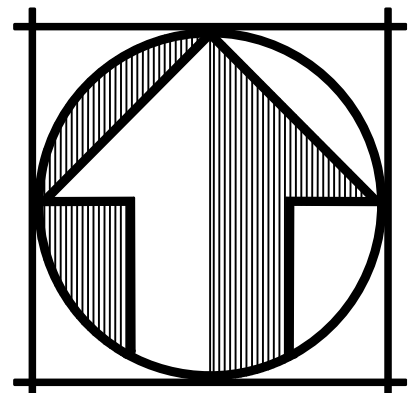


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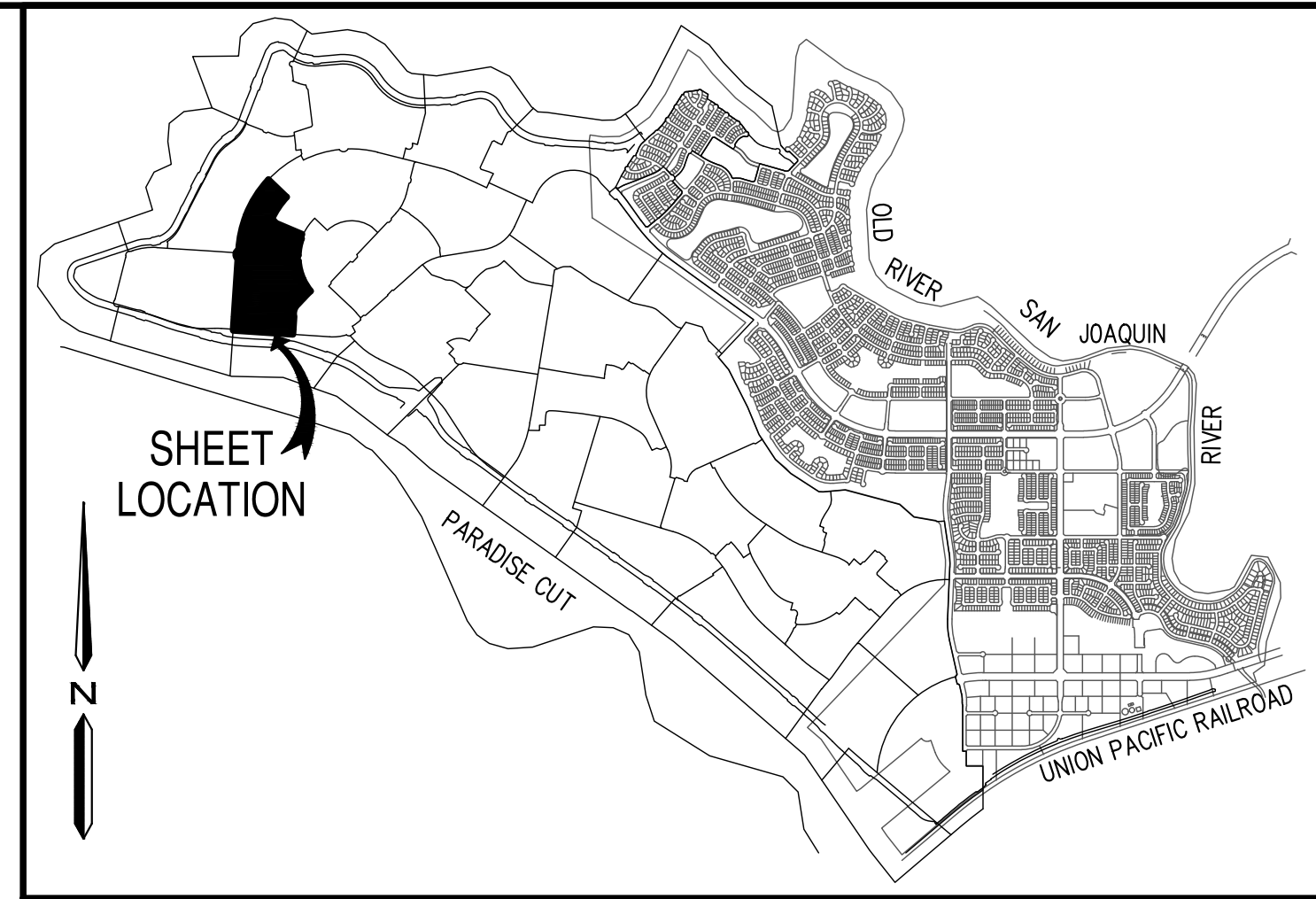
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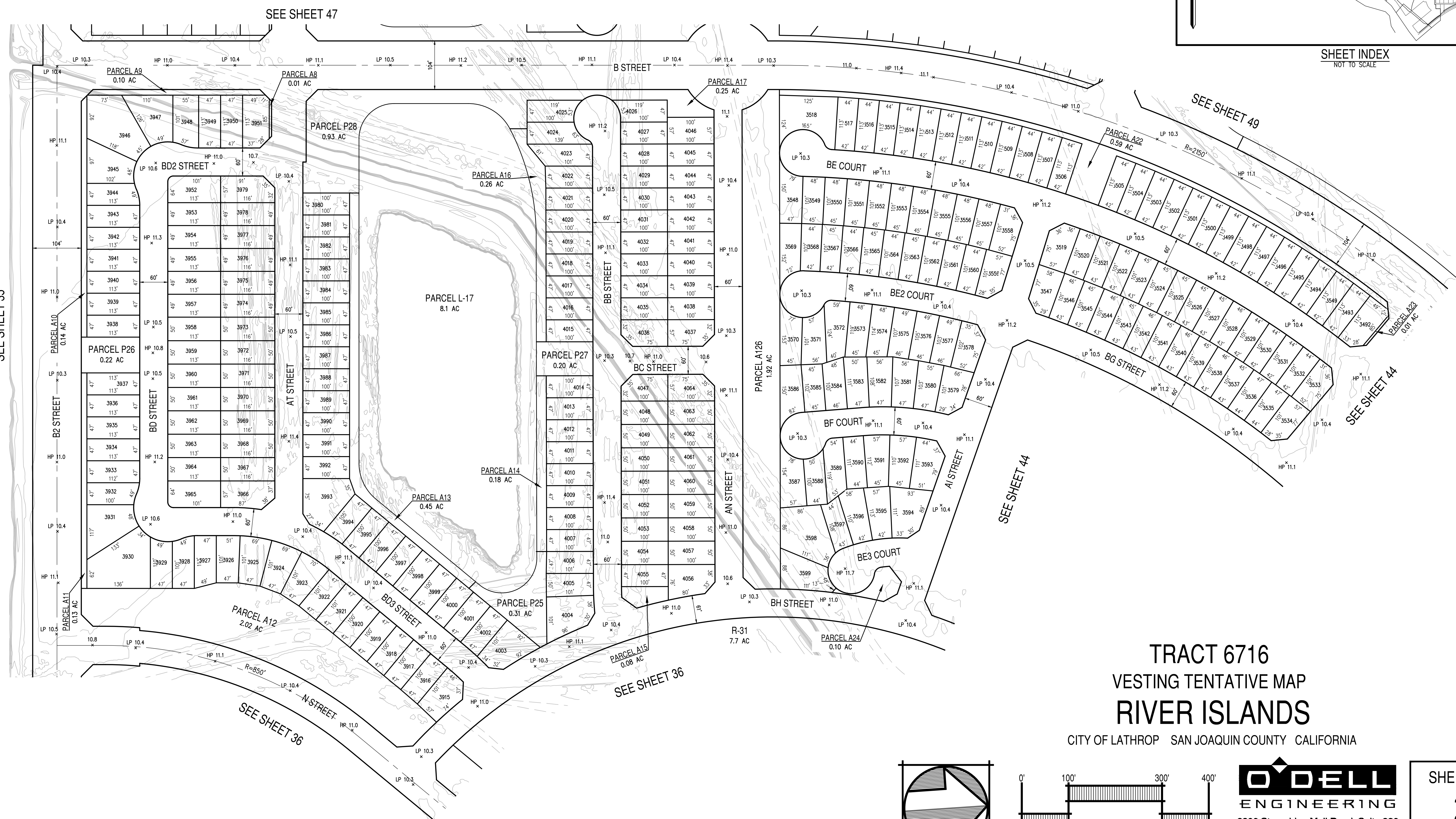


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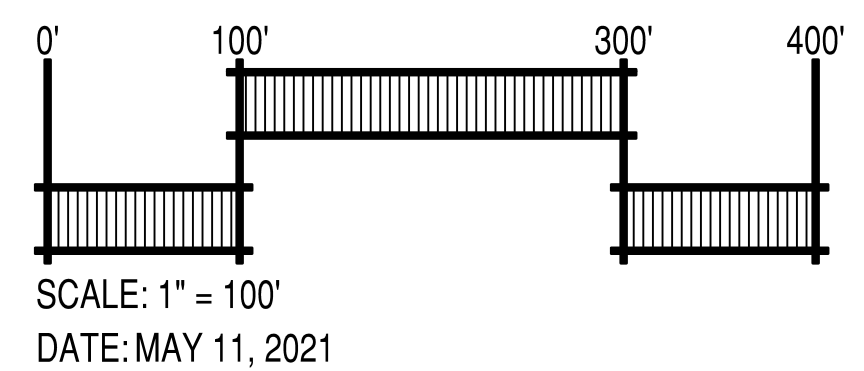
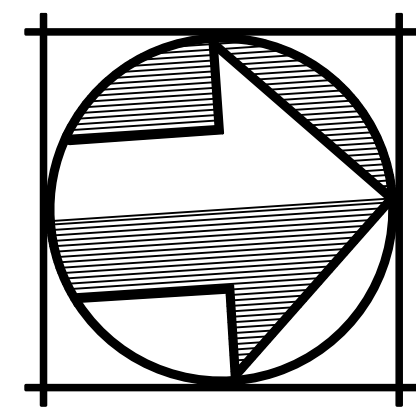


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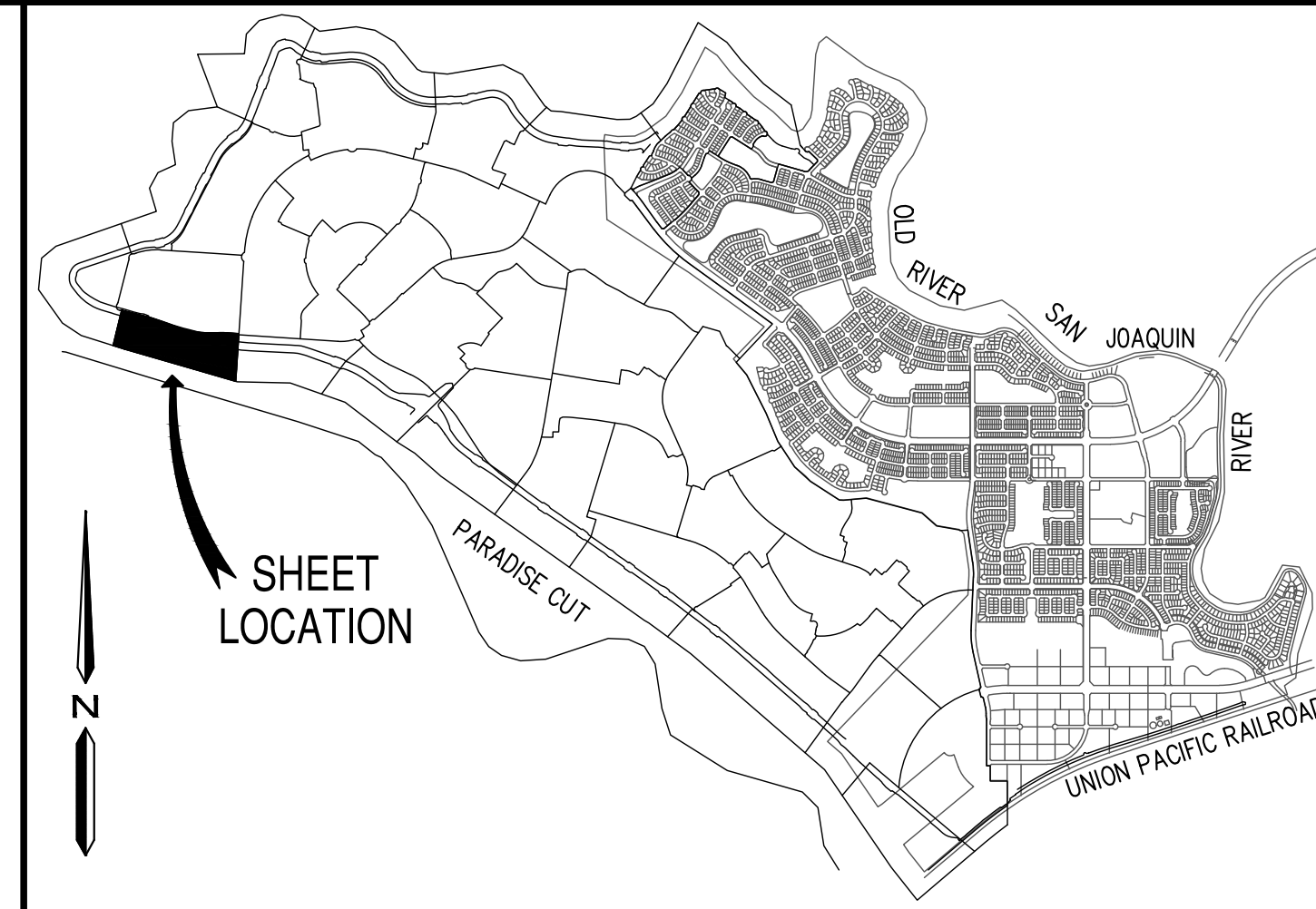
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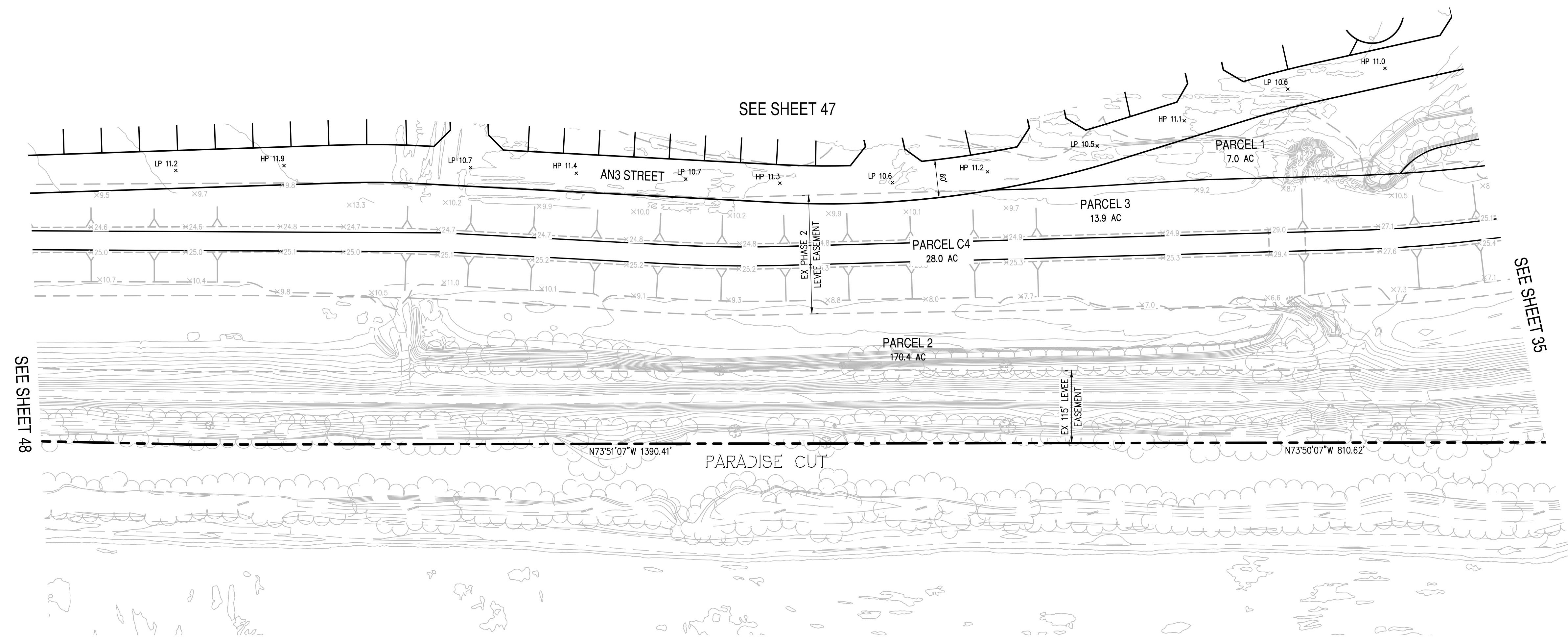


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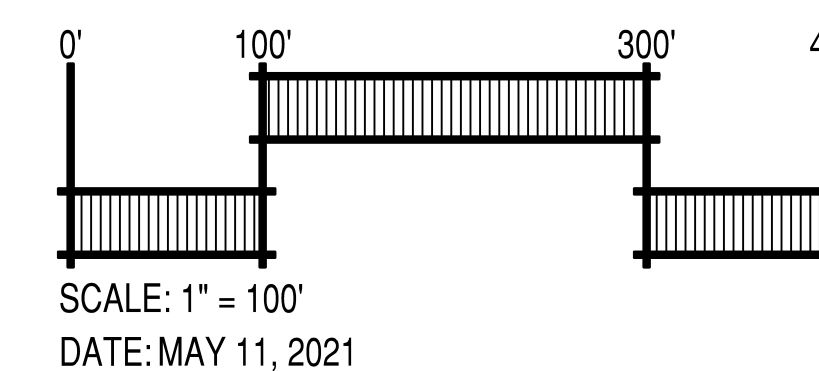
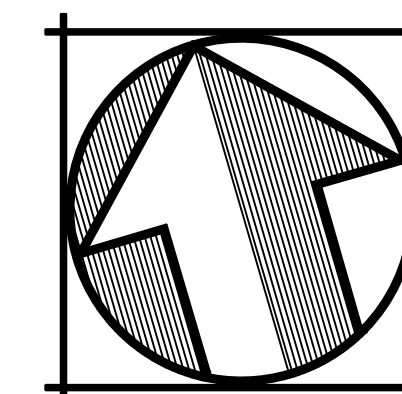


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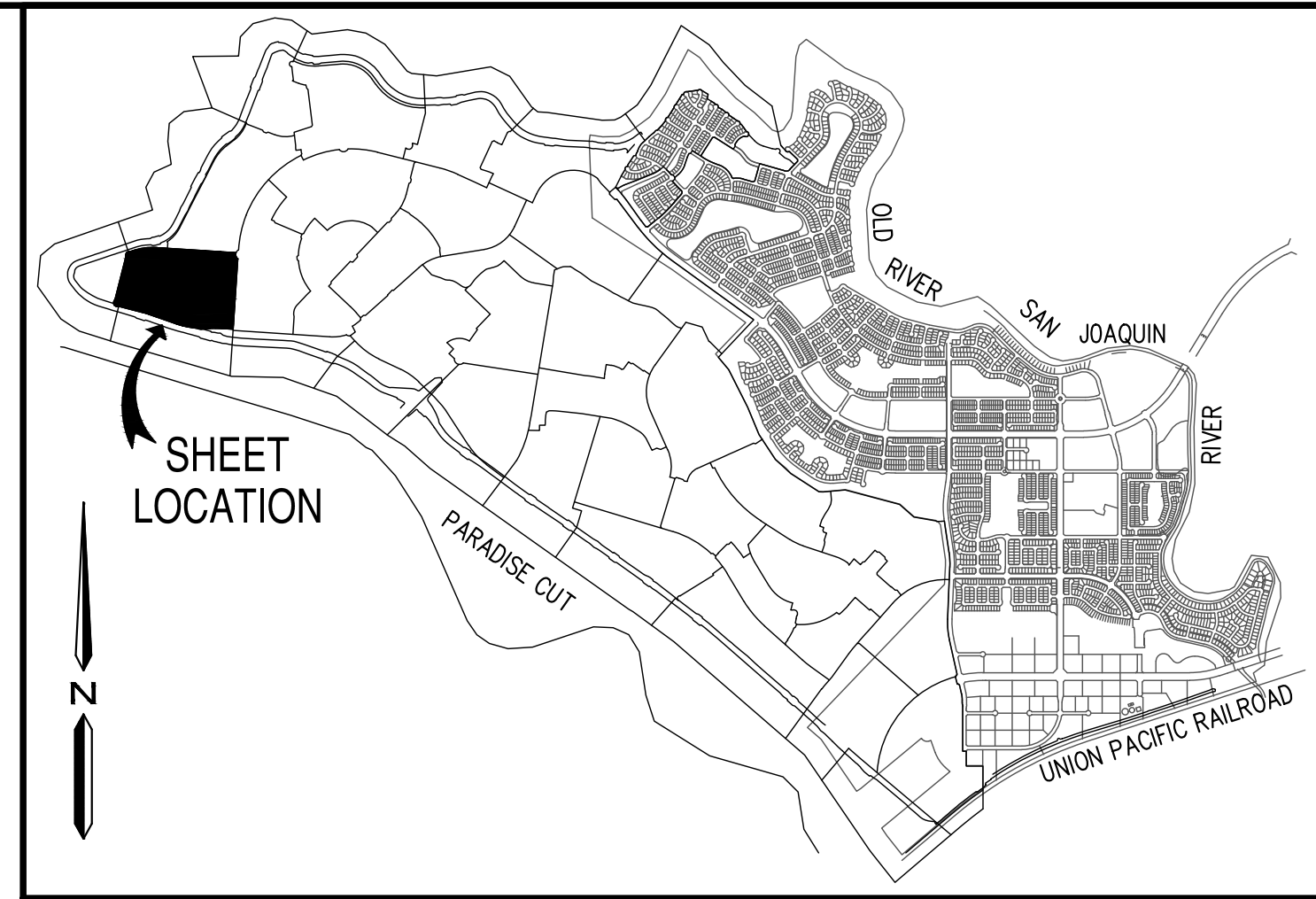
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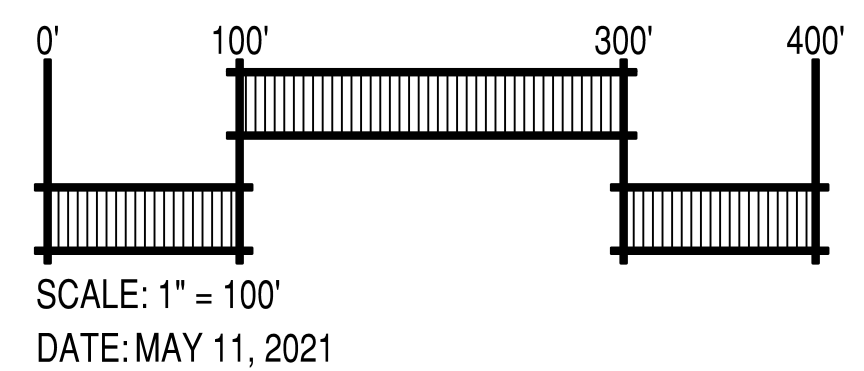
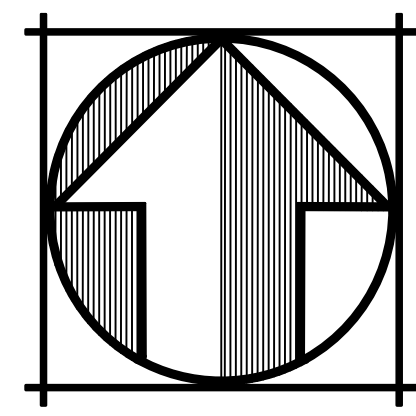
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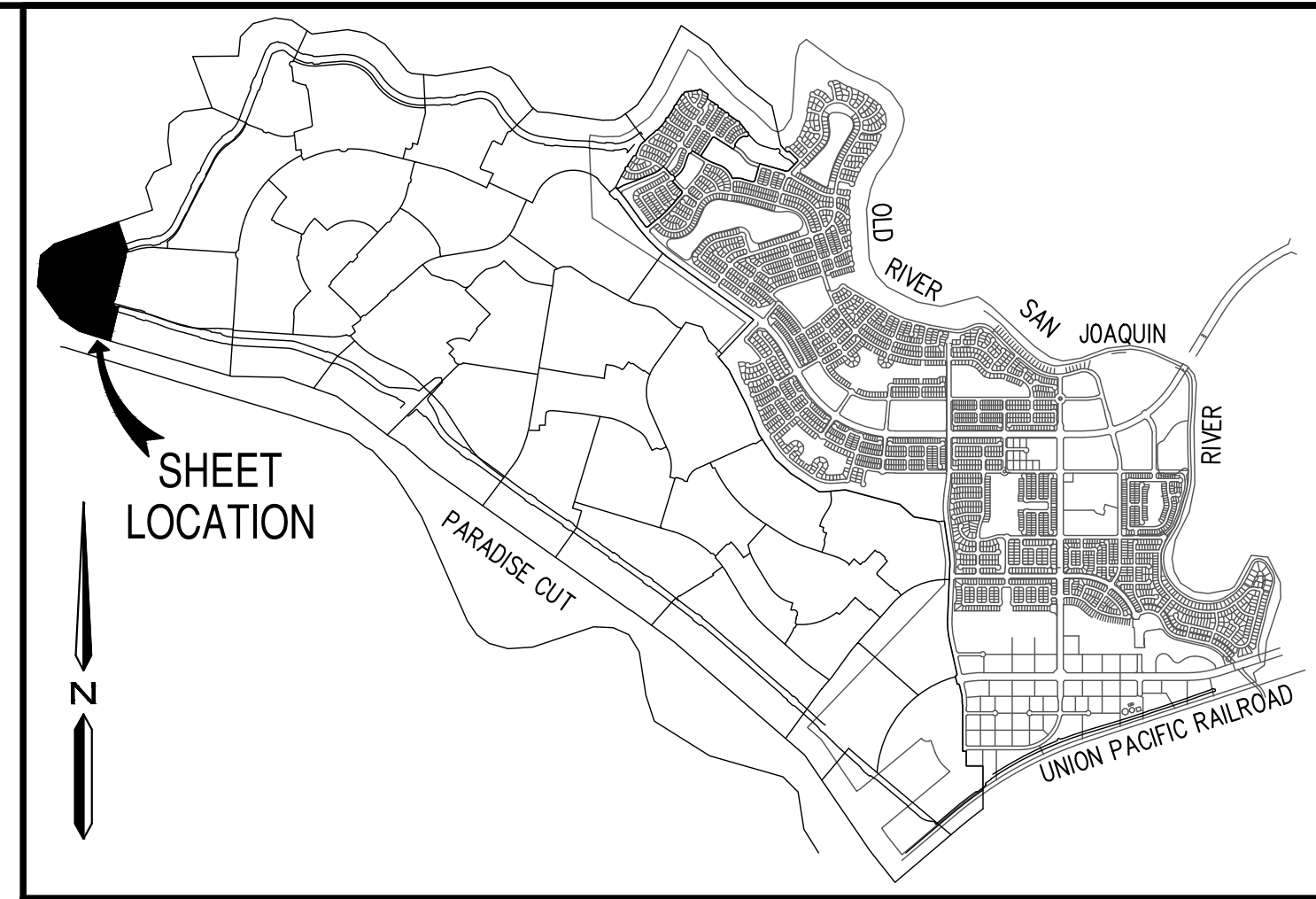
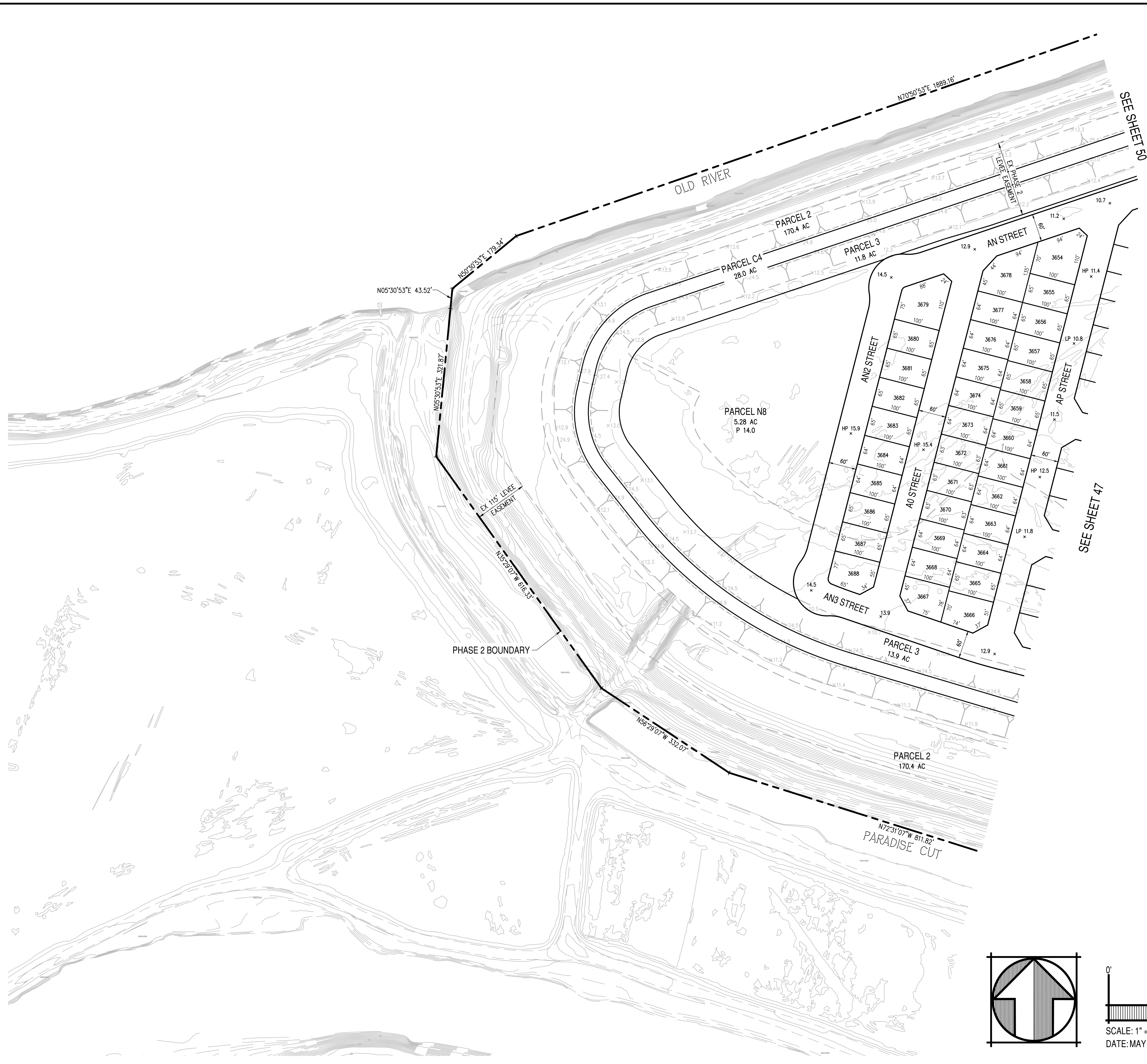
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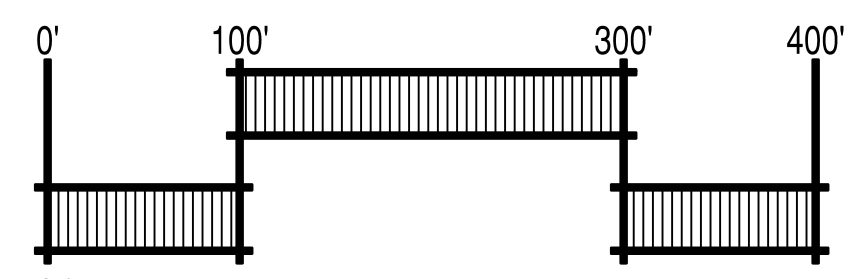
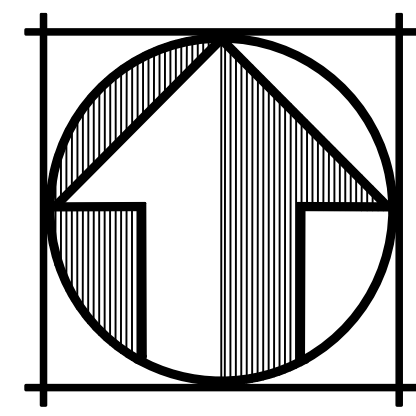
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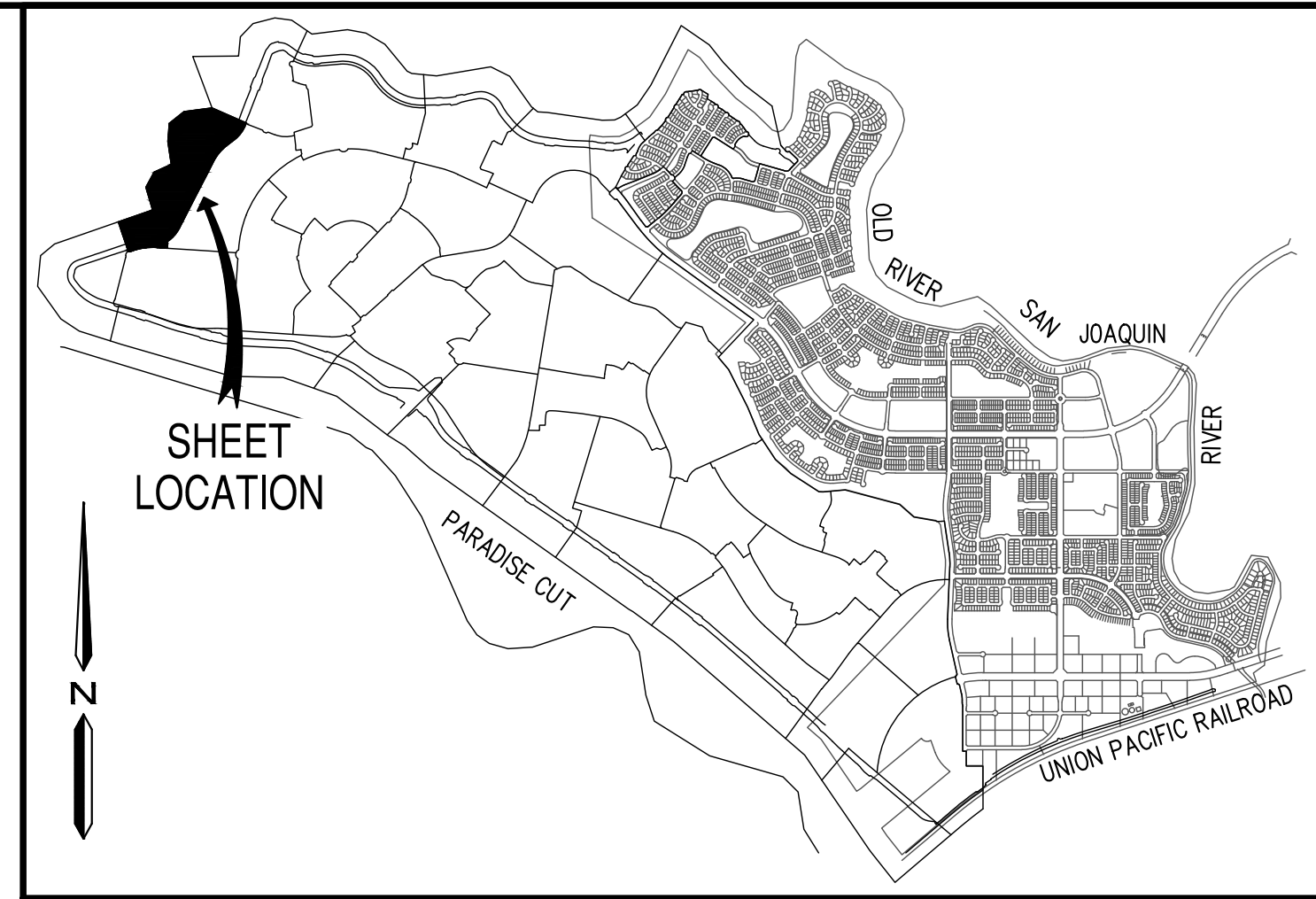
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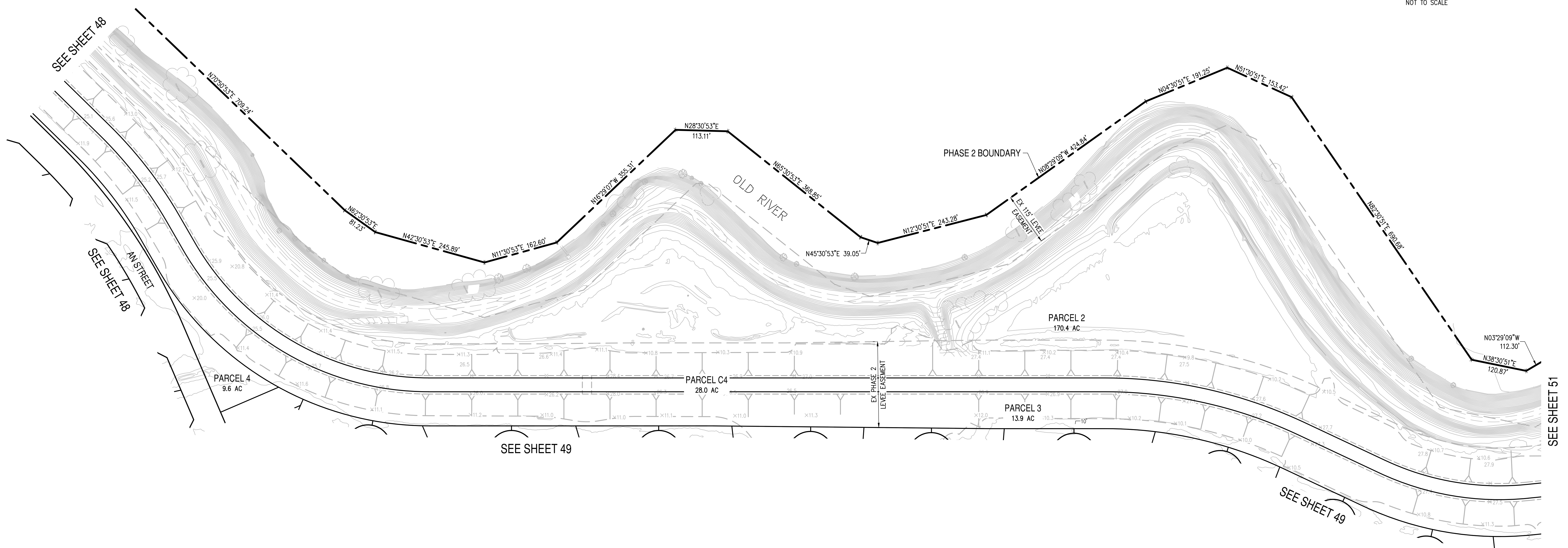
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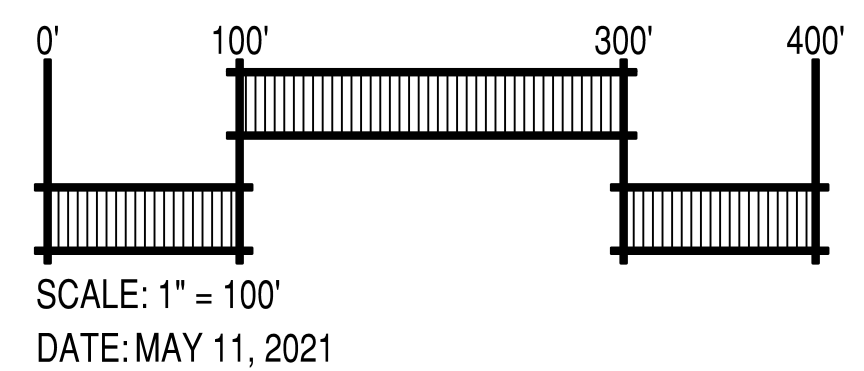
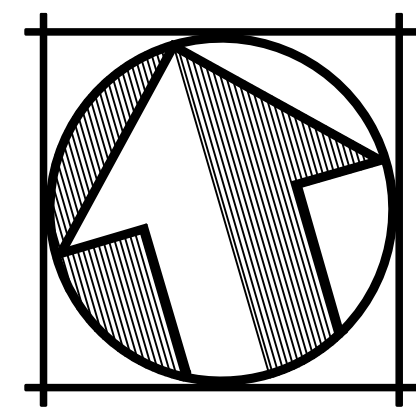


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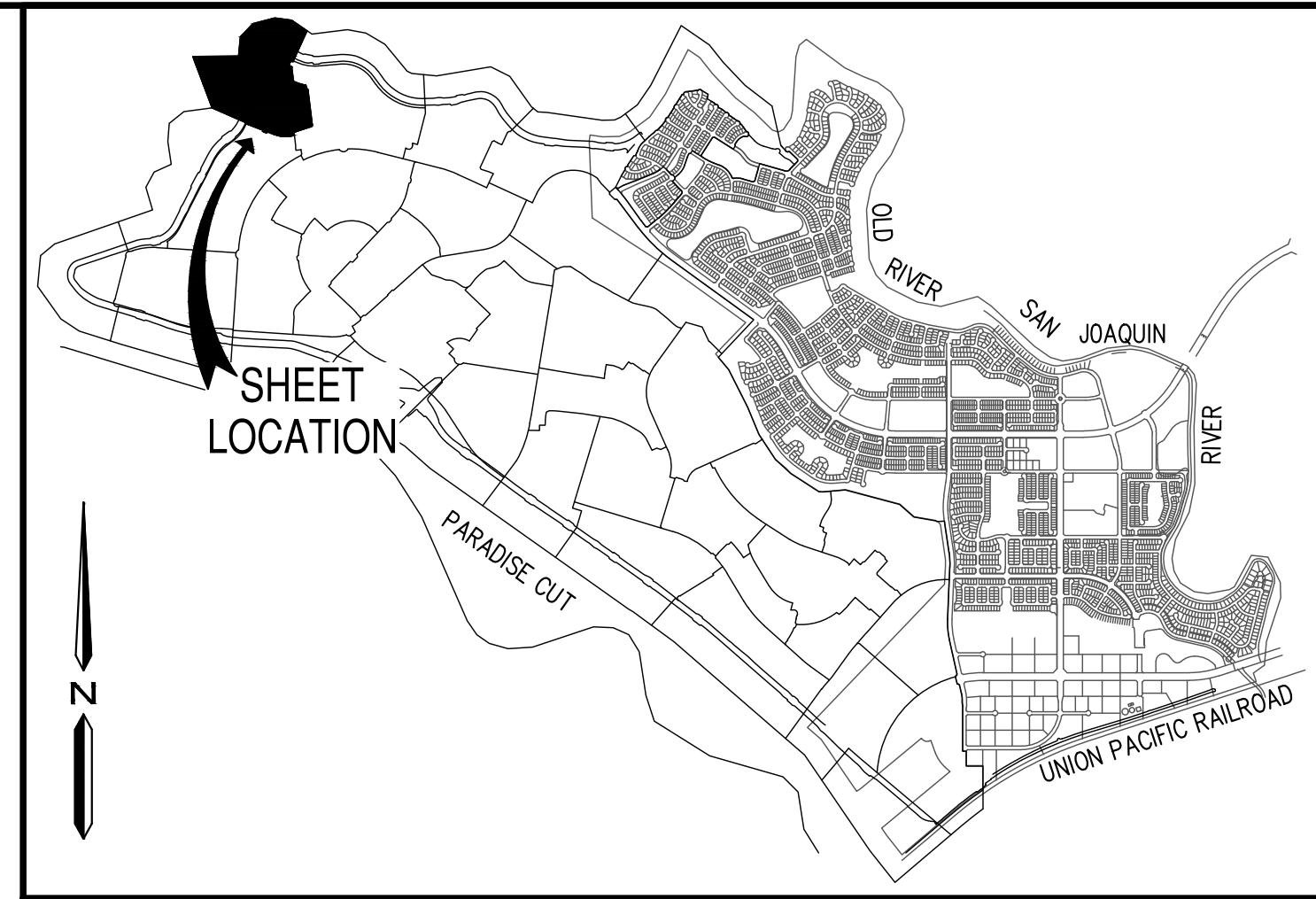
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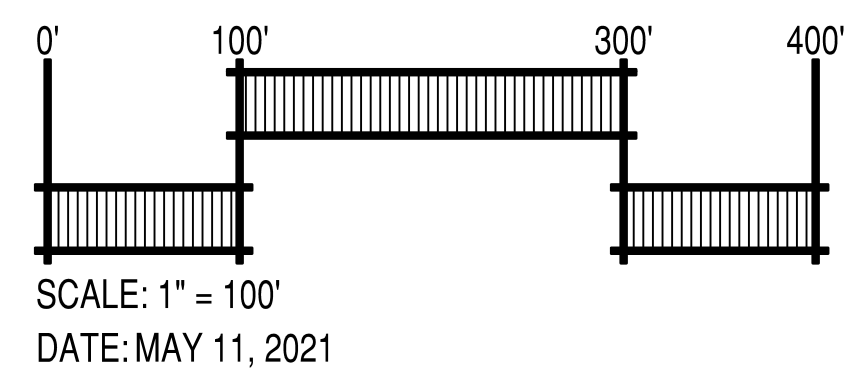
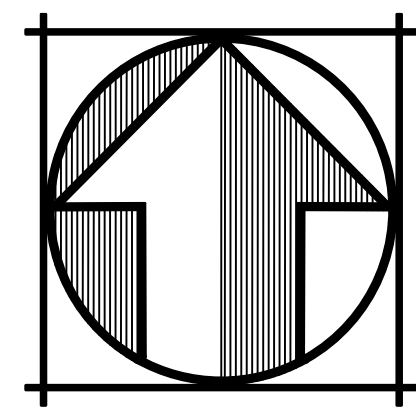


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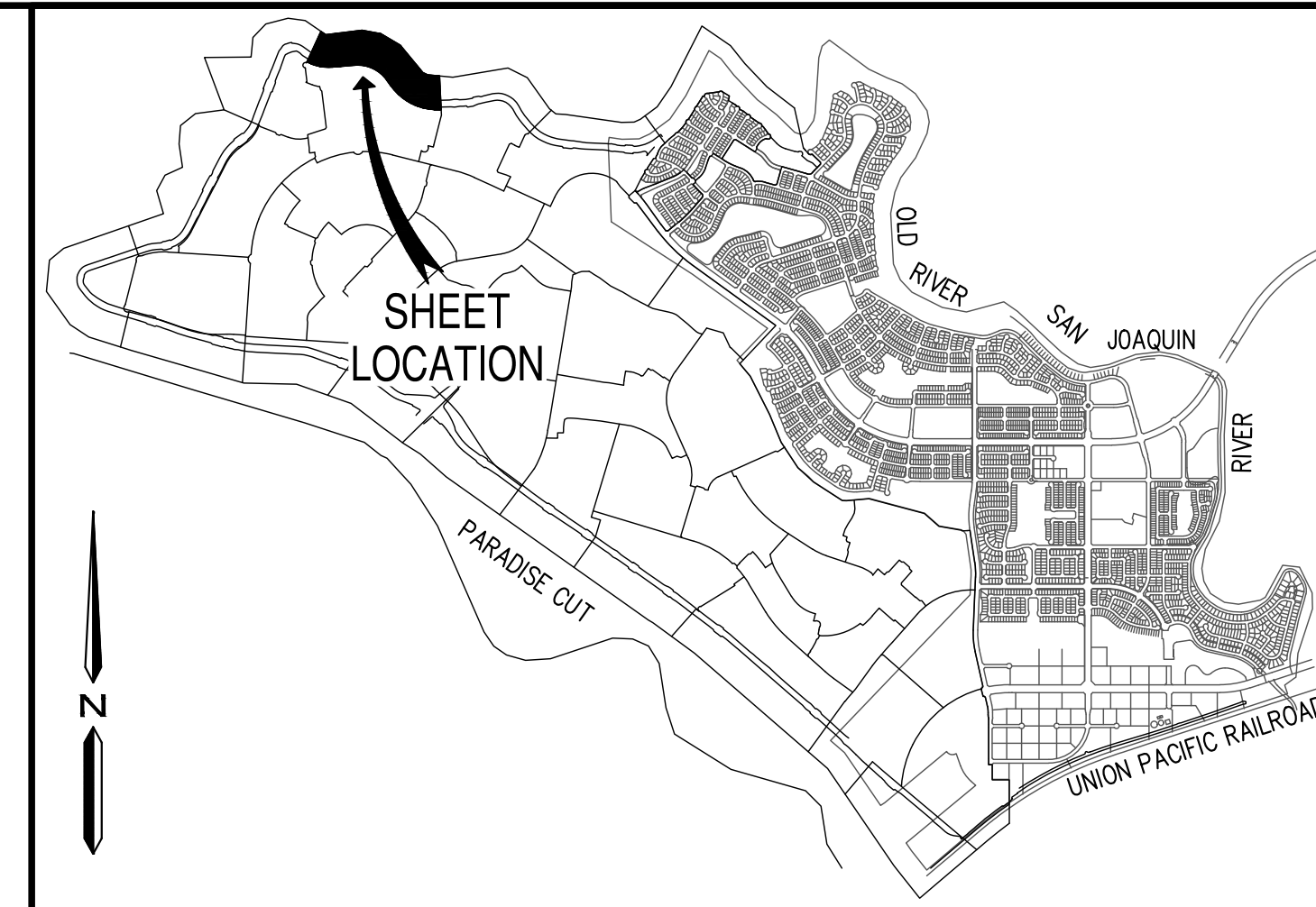
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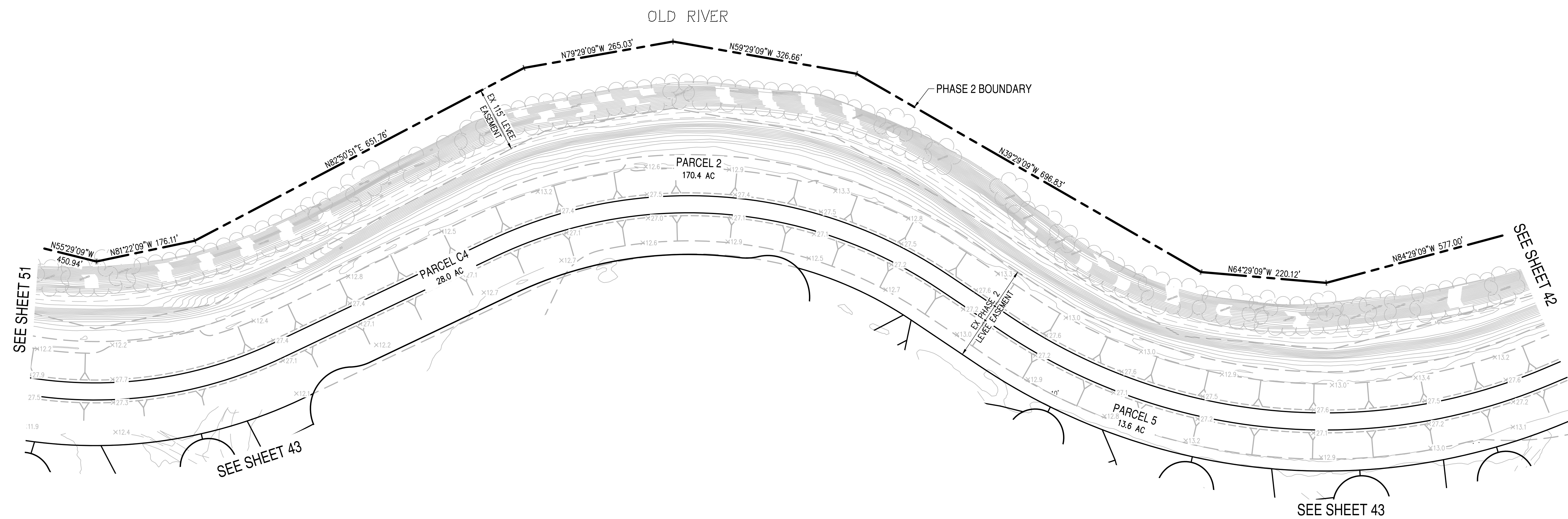


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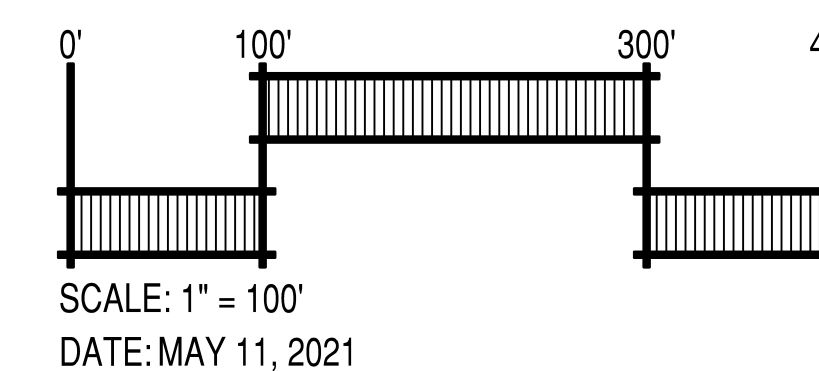
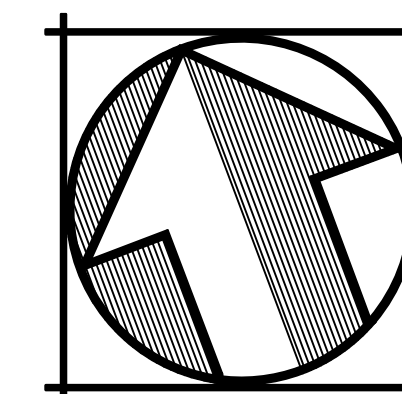


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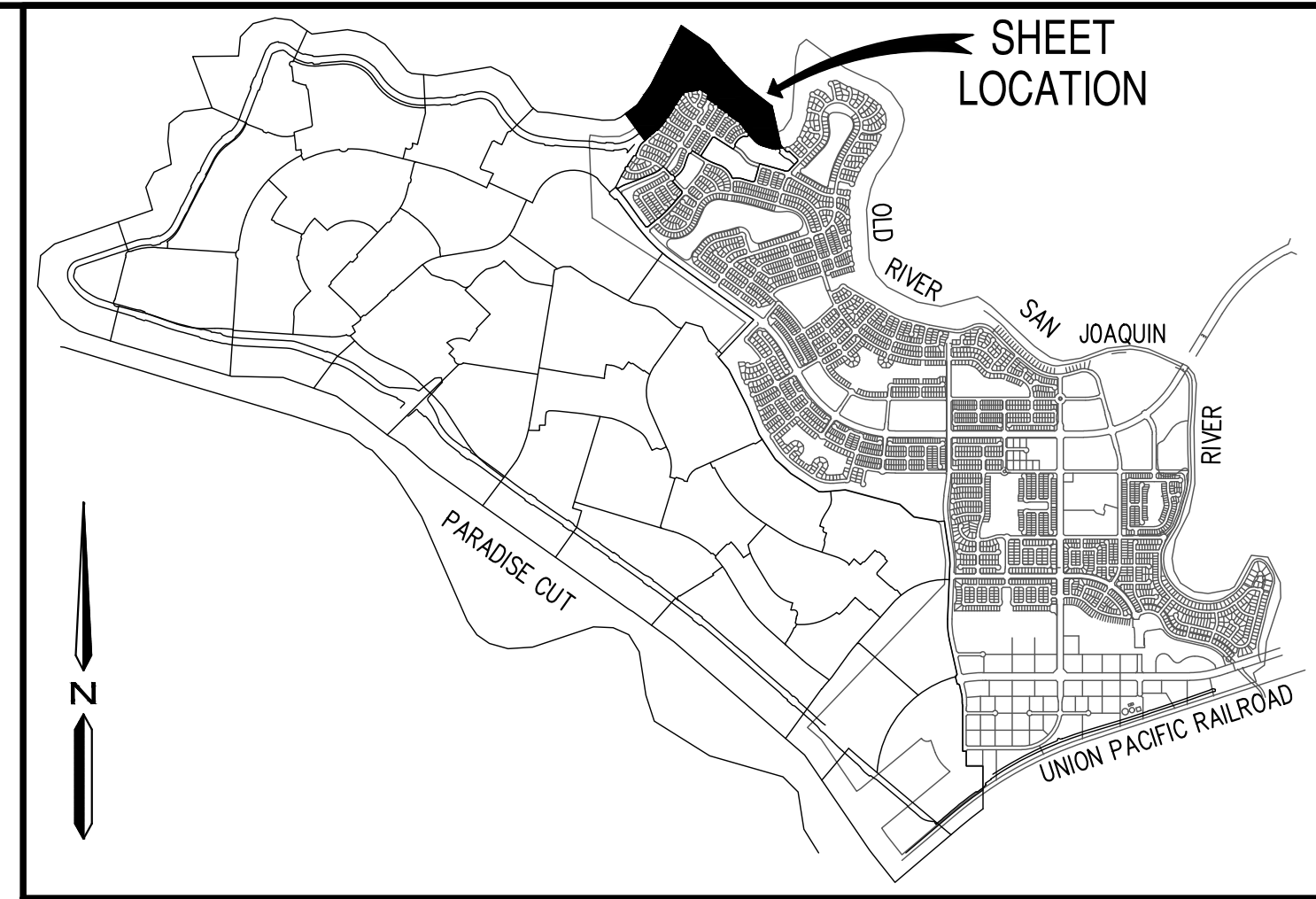
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VESTING TENTATIVE MAP
RIVER ISLANDS

CITY OF LATHROP SAN JOAQUIN COUNTY CALIFORNIA

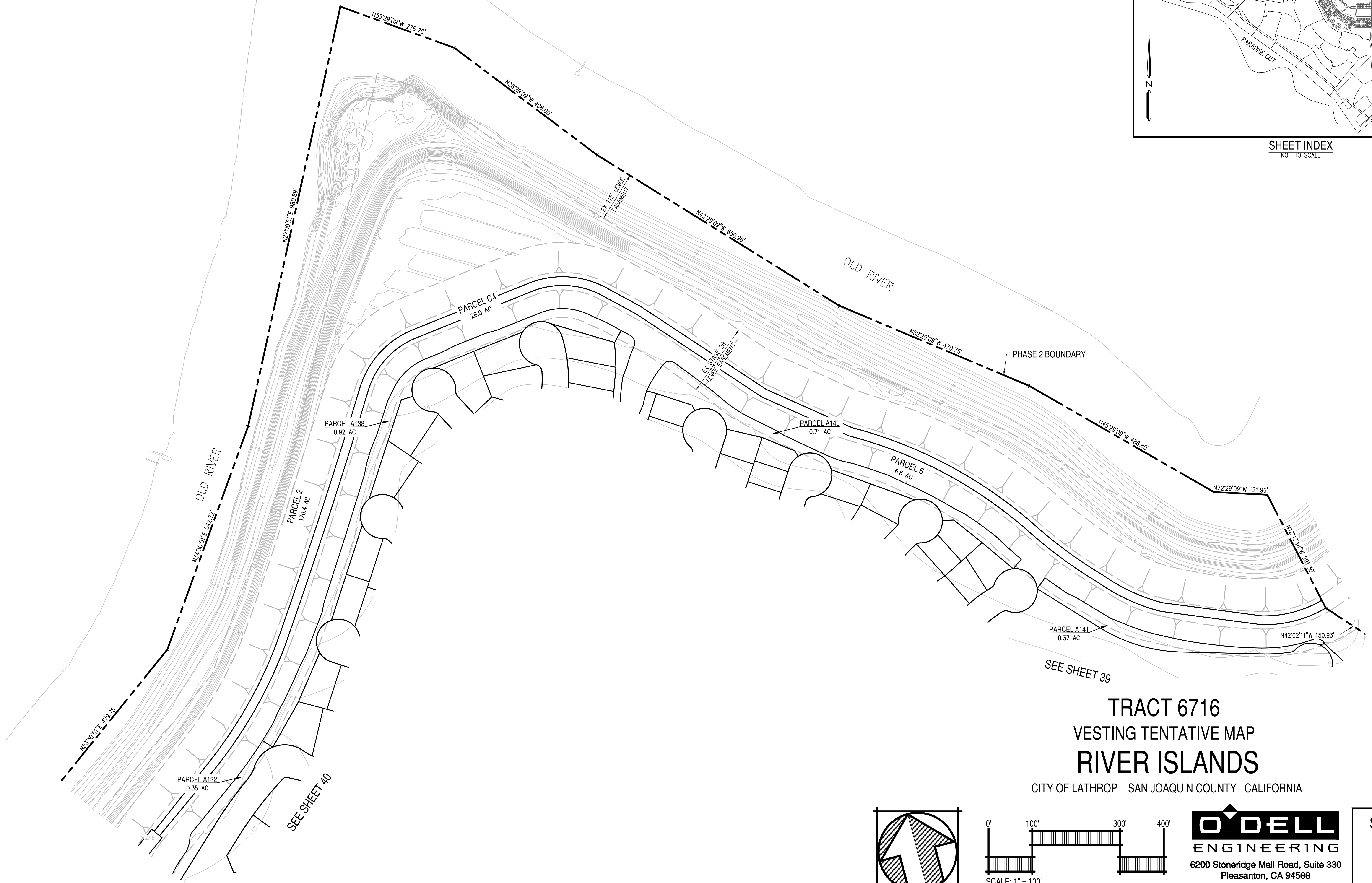


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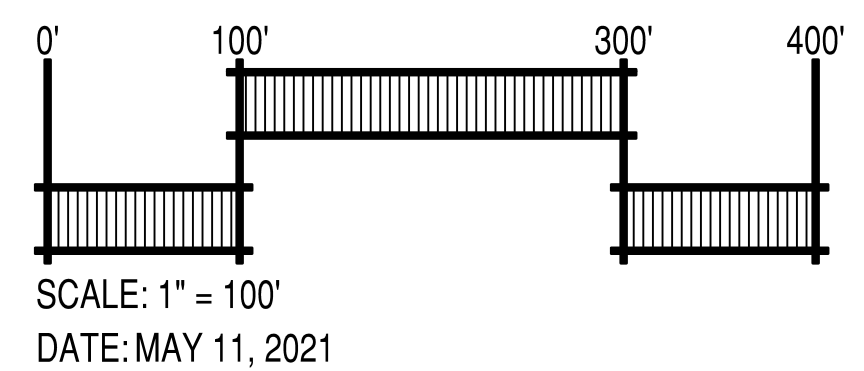
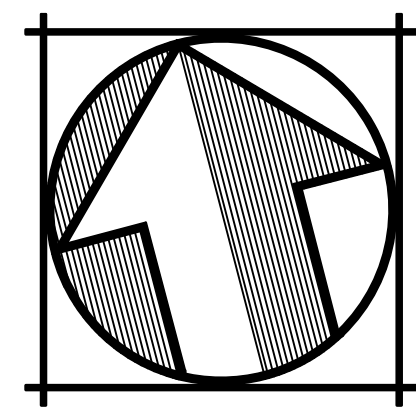


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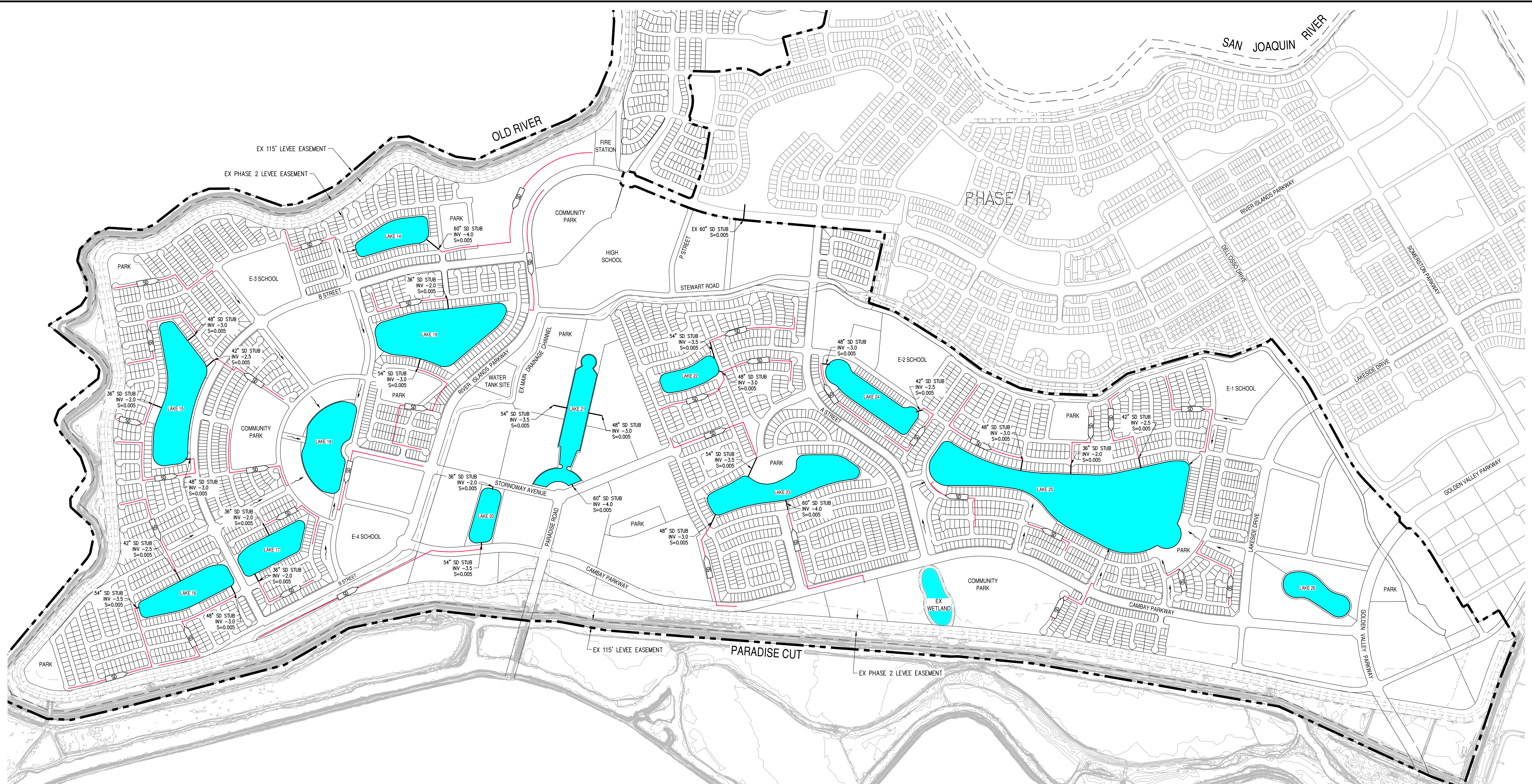
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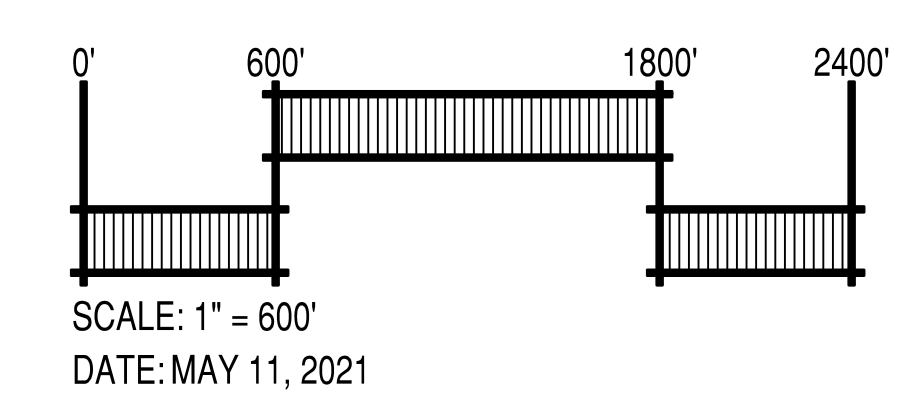
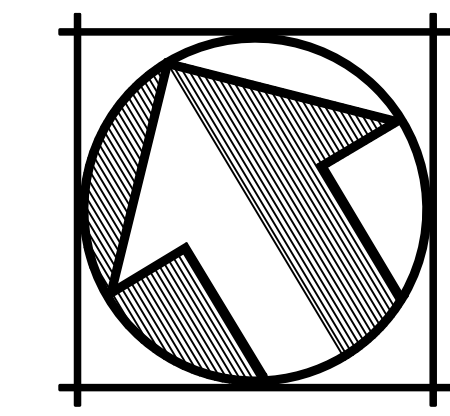


PRELIMINARY STORM DRAIN MASTER PLAN

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 VESTING TENTATIVE MAP
 RIVER ISLANDS

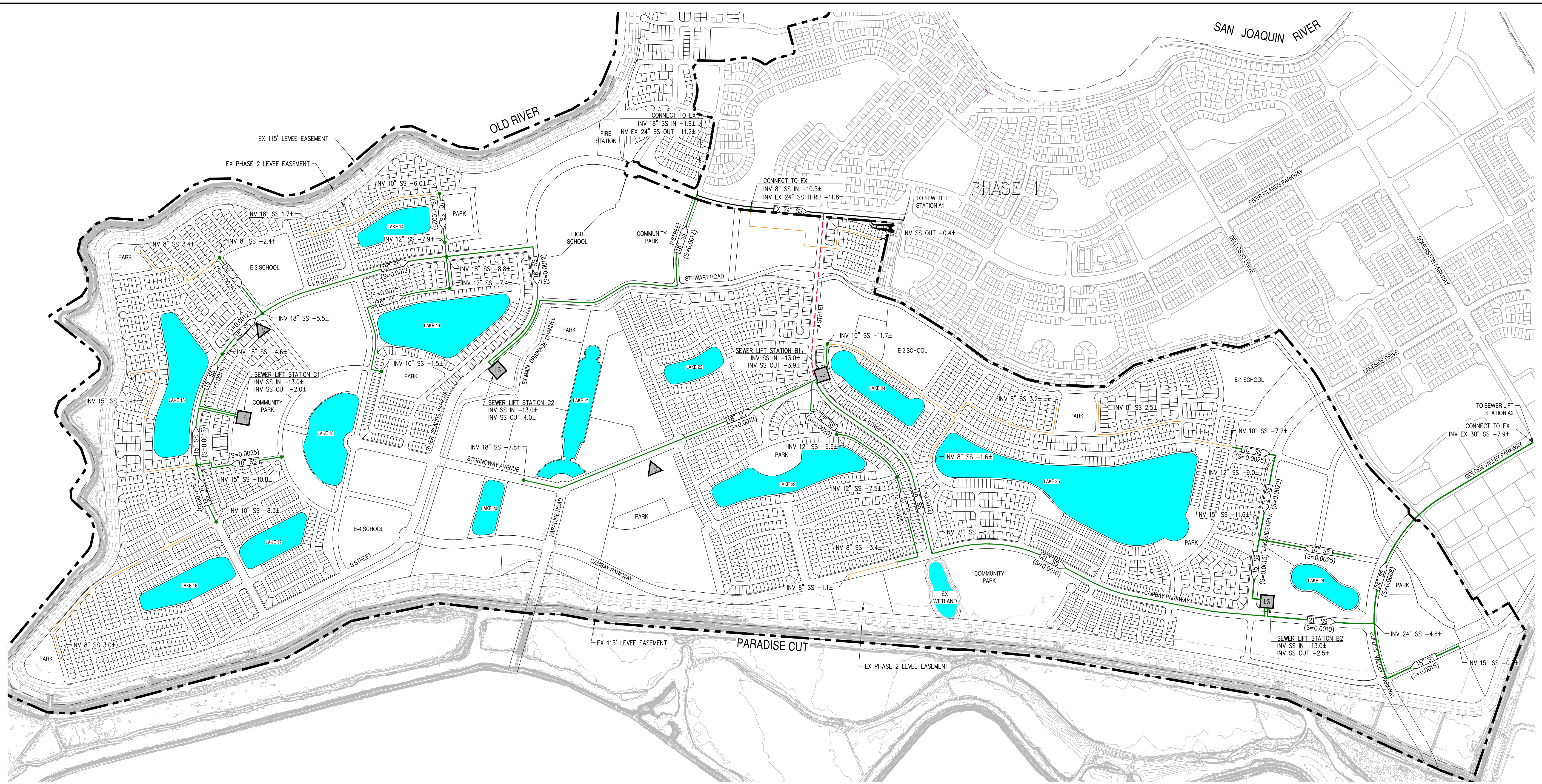
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- LEGEND**
- APPROXIMATE LONGEST STORM DRAIN RUN
 - DRAINAGE SWALE
 - PHASE 2 BOUNDARY



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PRELIMINARY SANITARY SEWER MASTER PLAN

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RIVER ISLANDS

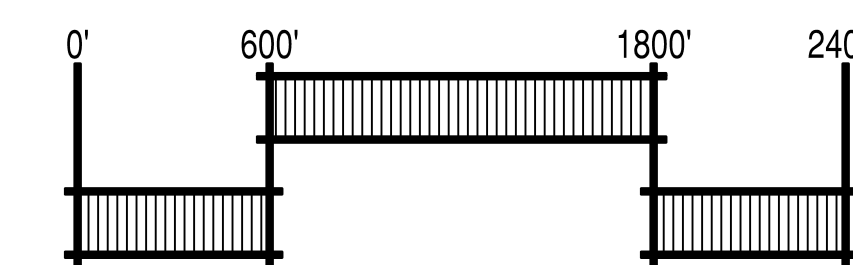
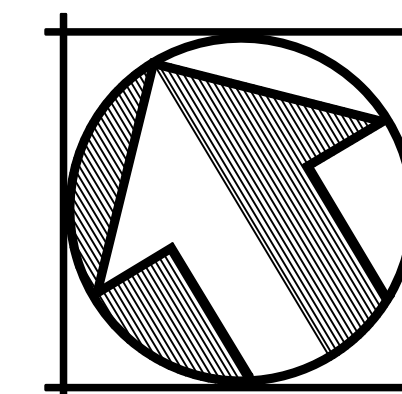
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LEGEND

- PROPOSED SANITARY SEWER MAIN TRUNK LINE
- EXISTING SANITARY SEWER LINE
- INTERIM FORCE MAIN/FUTURE EMERGENCY BYPASS
- APPROXIMATED SEWER LONGEST RUN WITH 8" SS @ S=0.0035
- PHASE 2 BOUNDARY
- SANITARY SEWER FLUSHING STATION
- SANITARY SEWER LIFT STATION

NOTES:

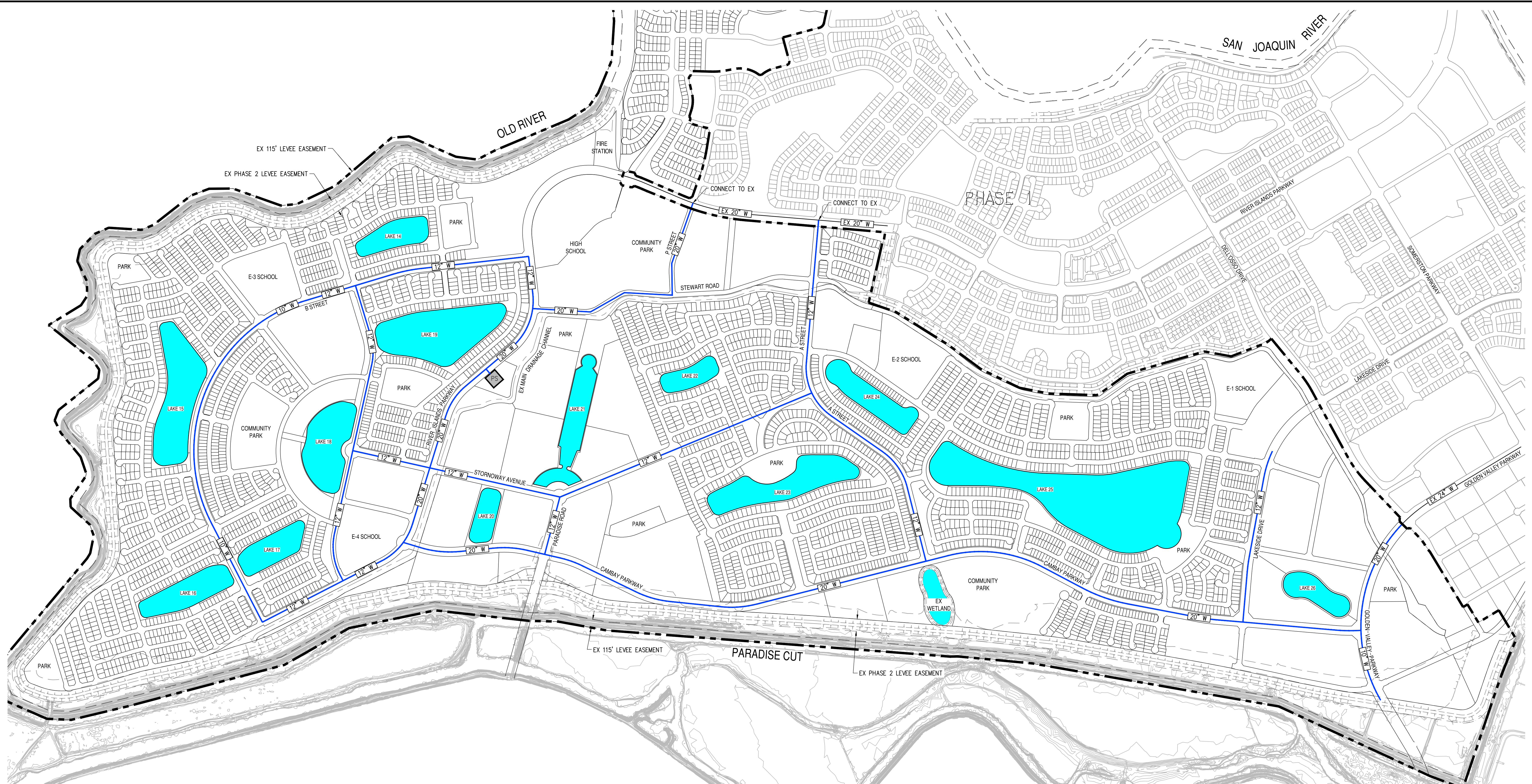
1. SANITARY SEWER DESIGN TO BE FINALIZED WITH DESIGN PLANS.
2. SEWER INVERTS CALCULATED BASED ON MINIMUM SLOPE PER CITY STANDARDS.
3. ASSUMED MAX SEWER DEPTH AT LIFT STATION TO BE 25' DEEP.



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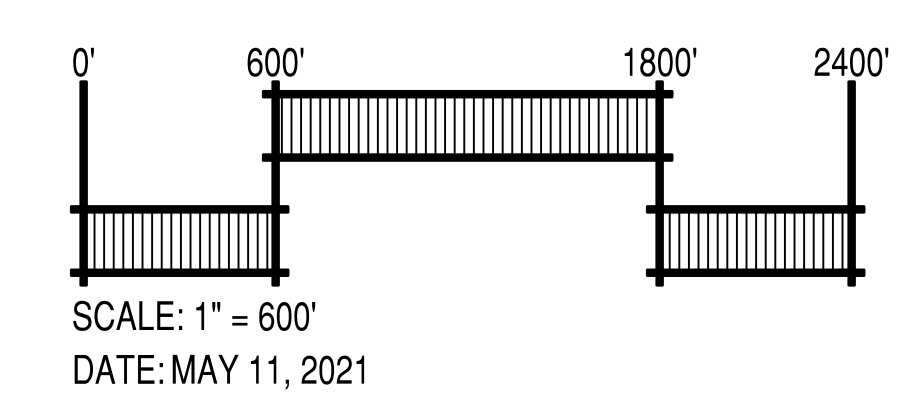
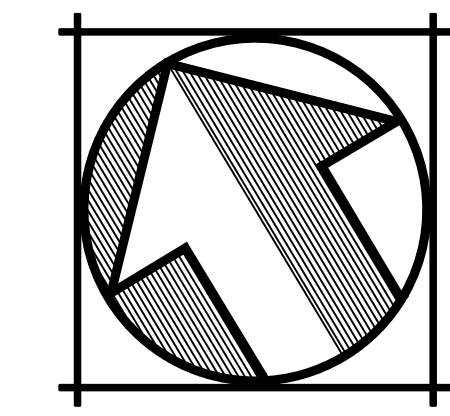
PRELIMINARY POTABLE WATER MASTER PLAN

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 VESTING TENTATIVE MAP
 RIVER ISLANDS

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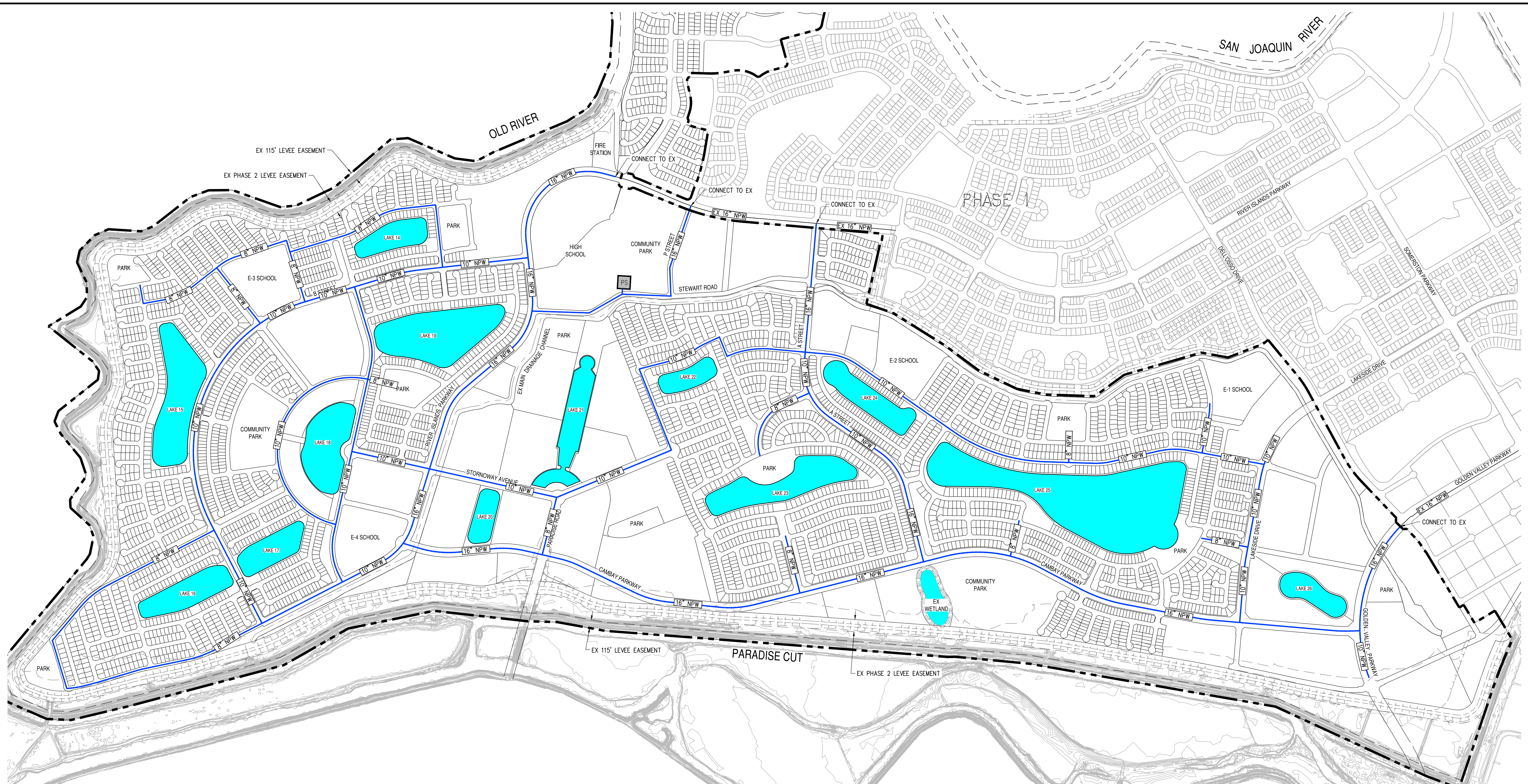
- LEGEND**
- PROPOSED POTABLE WATER MAIN LINE
 - EXISTING POTABLE WATER MAIN LINE
 - POTABLE WATER PUMP STATION & STORAGE TANKS
 - PHASE 2 BOUNDARY

- NOTES:**
1. POTABLE WATER DESIGN TO BE FINALIZED WITH DESIGN PLANS.



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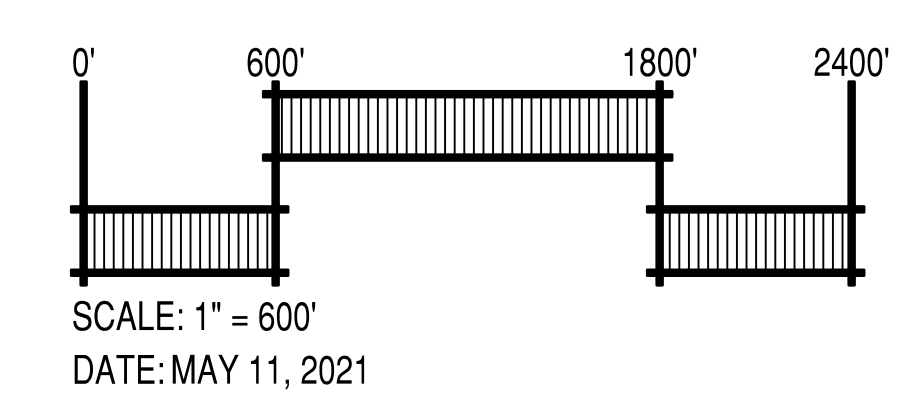
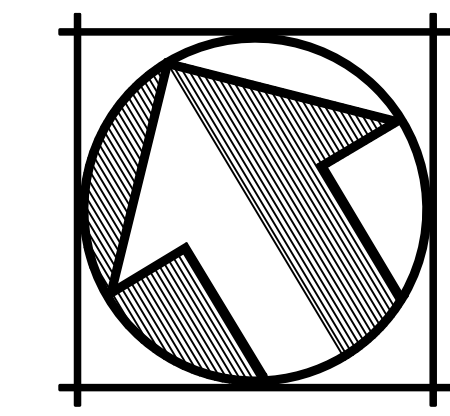
PRELIMINARY NON-POTABLE WATER MASTER PLAN

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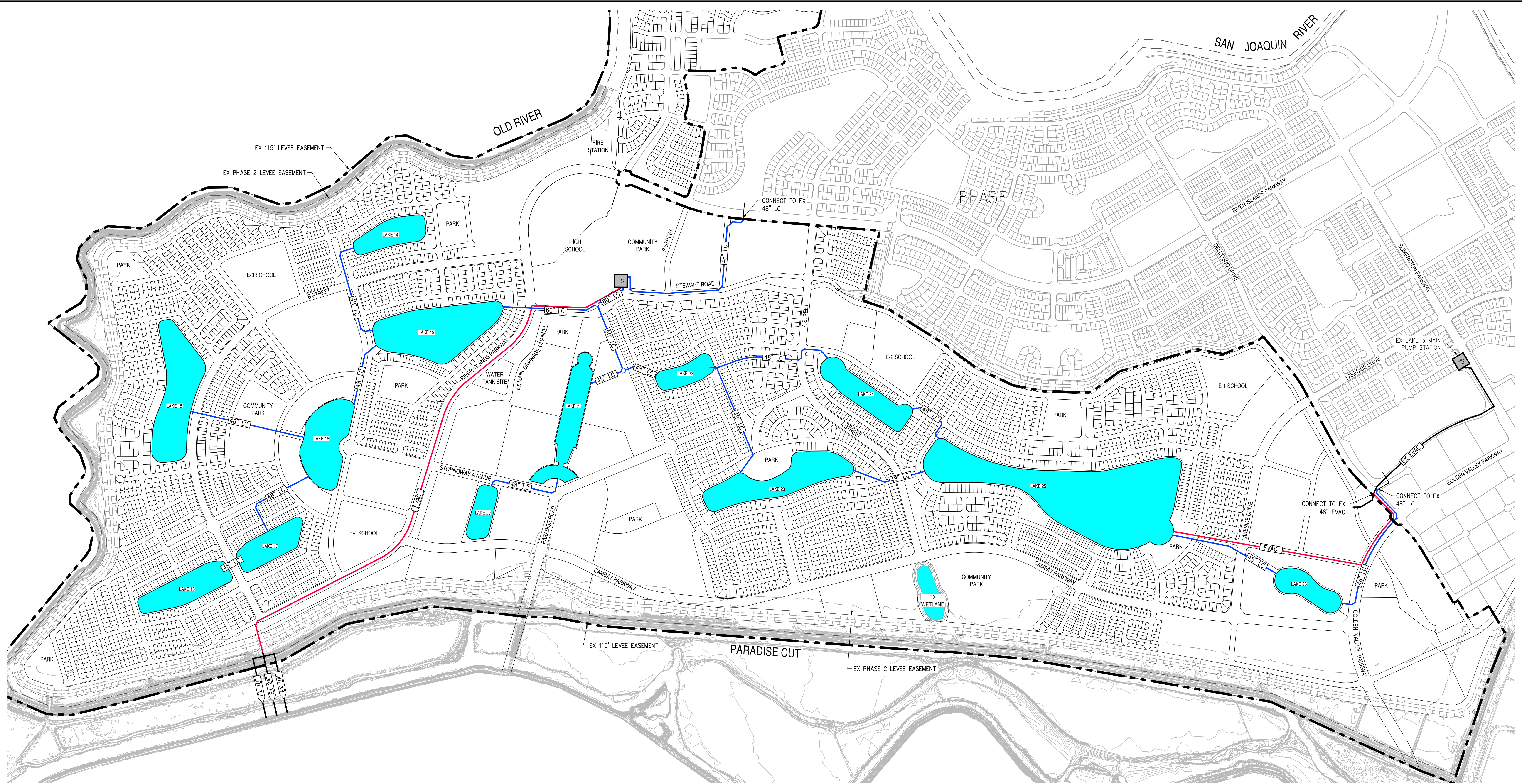
- LEGEND**
- PROPOSED NON-POTABLE WATER LINE
 - EXISTING NON-POTABLE WATER LINE
 - NON-POTABLE WATER PUMP STATION
 - PHASE 2 BOUNDARY

- NOTES**
1. NON-POTABLE WATER DESIGN TO BE FINALIZED WITH DESIGN PLANS.



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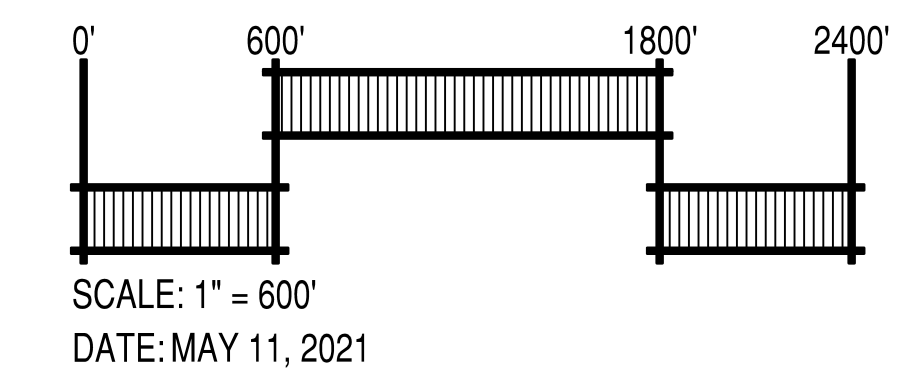
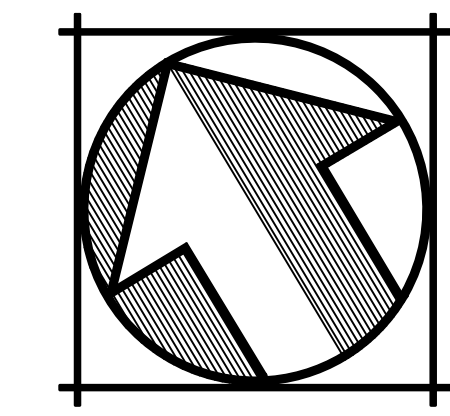
PRELIMINARY LAKE PIPING MASTER PLAN

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 VESTING TENTATIVE MAP
 RIVER ISLANDS

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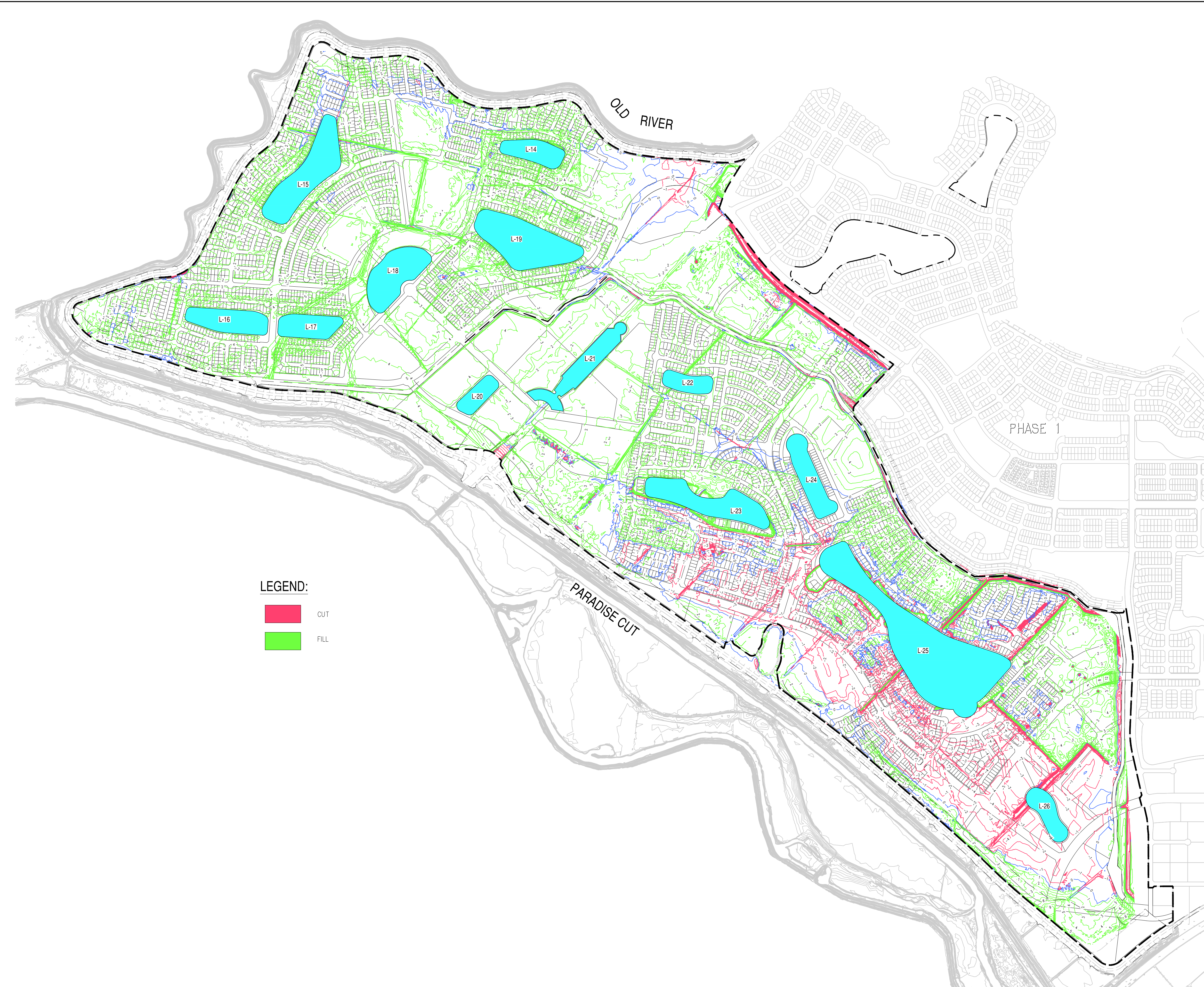
- LEGEND**
- PROPOSED EVACUATION LINE
 - EXISTING EVACUATION LINE
 - PROPOSED LAKE INTERCONNECT LINE
 - EVACUATION LINE PUMP STATION
 - PHASE 2 BOUNDARY

- NOTES**
1. LAKE CIRCULATION AND EVACUATION LINE SHOWN FOR CONCEPTUAL ONLY. FINAL DESIGN TO BE FINALIZED BY OTHERS.



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LEGEND:
█ CUT
█ FILL

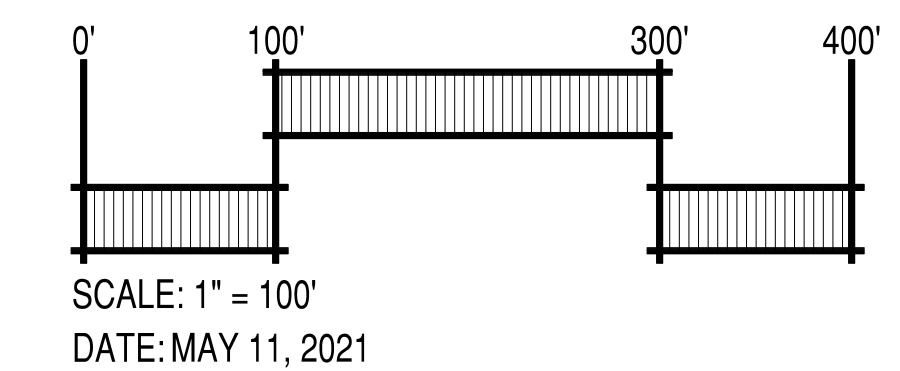
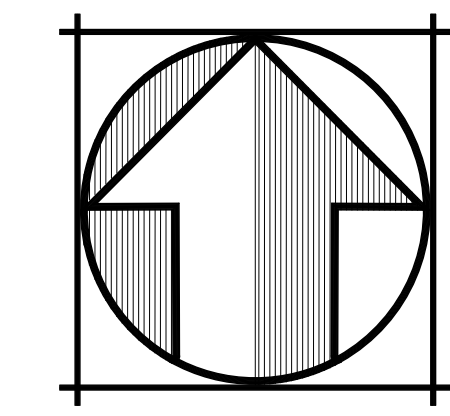
PHASE 2 LAKES EARTHWORK SUMMARY				
LAKE	AREA (AC)	VOLUME PER ENGEO'S LAKE BOTTOM		
		LAKE BOTTOM ELEV ²	CUT (CY)	FILL (CY)
L-14	7.5±	-30	161,800±	2,100±
L-15	19.7±	-30	673,800±	2,000±
L-16	10.3±	-30	309,500±	3,800±
L-17	8.1±	-30	188,100±	3,300±
L-18	14.3±	-30	494,900±	2,500±
L-19	22.7±	-30	815,100±	4,000±
L-20	5.0±	-17	213,400±	700±
L-21	11.9±	-24	660,400±	200±
L-22	5.2±	-18	128,400±	200±
L-23	17.1±	-20	355,500±	26,300±
L-24	10.3±	-15	290,800±	
L-25	56.2±	-24	2,076,700±	11,200±
L-26	6.5±	-24	231,600±	
TOTAL:	194.8±		6,600,000±	56,300±

PHASE 2 EARTHWORK SUMMARY		
SITE	CUT (CY)	FILL (CY)
LAKES	6,600,000±	56,300±
LAND DEVELOPMENT	1,164,500±	6,775,800±
ASSUMED STREET UNDERCUT ³	556,300±	-749,300±
ASSUMED ADDITIONAL UNDERCUT ⁴	370,300±	
RAW SUBTOTAL	8,691,100±	6,082,800±
SHRINKAGE (30%)	-2,608,300±	
TOTAL	6,082,800±	6,082,800±

- NOTES:**
1. FINAL LAKE CONFIGURATIONS ARE SUBJECT TO CHANGE PER PHASE 2 FINAL LOT CONFIGURATIONS.
 2. LAKES ARE CUT TO BOTTOM DEPTH TO ACHIEVE THE MINIMUM LAKE BOTTOM ELEVATION PER ENGEO'S RECOMMENDATION. LAKES 14-19 ARE CUT TO BOTTOM DEPTH DEEPER THAN THE MINIMUM FOR EARTHWORK BALANCE.
 3. ASSUMED STREET UNDERCUT AT AREA WHERE EXISTING GROUND IS ABOVE ELEV. 10.5 TO BE APPLIED AS INCREASE IN CUT VOLUME, AND STREET UNDERCUT AT AREA WHERE EXISTING GROUND IS BELOW ELEV. 10.5 TO BE APPLIED AS DECREASE IN FILL VOLUME. ASSUMED STREET UNDERCUT QUANTITY GENERATED BASED ON MEASURED LENGTH OF STREET (4.5' AC/8" AB PLUS 1' UNDERCUT FOR STREETS LESS THAN 100' RIGHT-OF-WAY WIDTH AND 7' AC/13" AB/12" LIME TREAT PLUS 1' UNDERCUT FOR STREETS GREATER THAN 100' RIGHT-OF-WAY WIDTH).
 4. ASSUMED ADDITIONAL UNDERCUT INCLUDES UTILITY TRENCHING, CUT FROM SFD CLUSTER AND CONDO. OTHER SUPER PADS SUCH AS SCHOOLS, EMPLOYMENT CENTER, TRANSIT ORIENTED DEVELOPMENT (TOD), TOWN CENTER MIXED USE, FIRE STATION, PARKS ARE EXCLUDED.

TRACT 6716 VESTING TENTATIVE MAP RIVER ISLANDS

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