



VICINITY MAP

N.T.S.

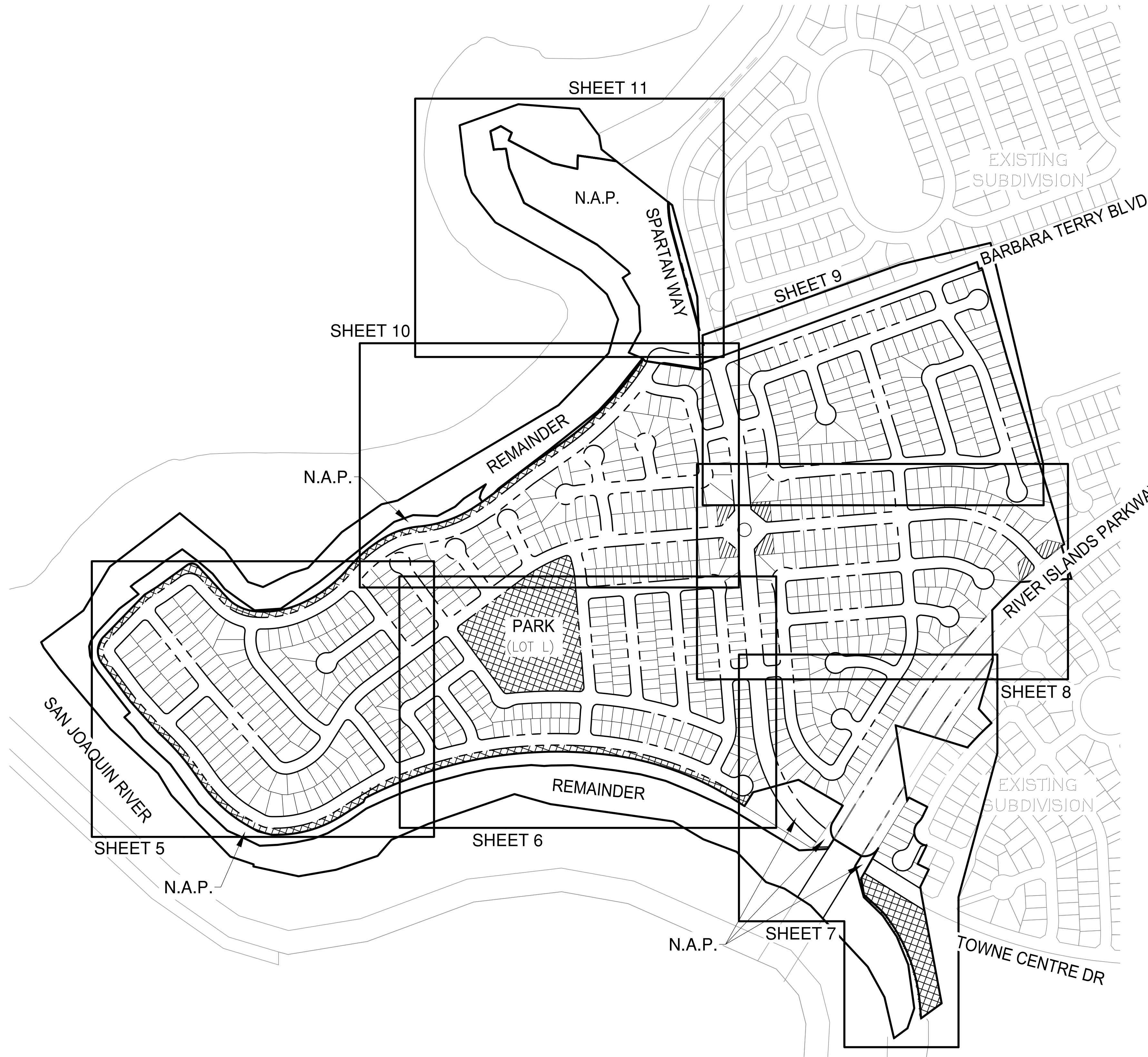
# MOSSDALE LANDING WEST

## VESTING TENTATIVE MAP

### TRACT NO. 4146

**GENERAL NOTES:**

- 1) OWNER/APPLICANT: WSBG INVESTMENTS, LP  
SURJIT CHAHAL  
2217 COFFEE ROAD,  
MODESTO, CA 95355  
CONTACT: SURJIT CHAHAL  
(209) 485-4089
- 2) CIVIL ENGINEER: O'DELL ENGINEERING  
1165 SCENIC DRIVE, SUITE A  
MODESTO, CA 95350  
CONTACT: MIKE PERSAK  
(209) 571-1765
- 3) ASSESSOR'S PARCEL NUMBERS: 191-190-010, 191-190-072, 191-610-020,  
191-610-022, 191-620-590, 191-340-030.
- 4) SUBJECT PROPERTY SHOWN TO BE IN ZONE "X" ON THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 06077C0615F (AREAS  
PROTECTED BY LEEVES FROM THE 1% ANNUAL CHANCE FLOOD).
- 5) TOTAL AREA: 205.9± ACRES  
TOTAL NUMBER OF LOTS: 829 SINGLE FAMILY RESIDENTIAL  
14 OPEN SPACE/PARKS LOTS
- 6) POTABLE WATER, RECYCLED WATER, SANITARY SEWER AND STORM DRAIN SYSTEMS  
TO BE INSTALLED IN CONFORMANCE WITH CITY OF LATHROP STANDARDS AND  
MASTER UTILITY PLANS OR AS OTHERWISE APPROVED BY PUBLIC WORKS  
DIRECTOR.
  - \* WATER SUPPLY CITY OF LATHROP (GROUNDWATER AND SURFACE WATER)
  - \* SEWER TREATMENT AND DISPOSAL CITY OF LATHROP.
  - \* LOT 538 IS RESERVED AS A POTENTIAL SANITARY SEWER PUMP STATION  
LOCATION.
  - \* STORMWATER CITY OF LATHROP - DISCHARGE TO SAN JOAQUIN RIVER. IF  
ULTIMATE OUTFALL IS NOT IN PLACE AT TIME OF CONSTRUCTION STORM  
DRAINAGE TO BE TEMPORARILY RETAINED.
- 7) GAS & ELECTRIC SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC.  
INSTALLATION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND CENTRAL  
LATHROP SPECIFIC PLAN. EXISTING SERVICES SHALL BE PLACED UNDERGROUND  
IN CONFORMANCE WITH THE SUBDIVISION ORDINANCE.
- 8) TELEPHONE SERVICE TO BE PROVIDED BY AT&T. EXISTING SERVICES SHALL BE  
PLACED UNDERGROUND IN CONFORMANCE WITH THE SUBDIVISION ORDINANCE.
- 9) STREET CROSS SECTIONS AND MINIMUM CENTERLINE RADI ARE IN CONFORMANCE  
WITH WEST LATHROP SPECIFIC PLAN. ROAD IMPROVEMENTS TO BE INSTALLED PER  
CITY OF LATHROP STANDARDS AND WEST LATHROP SPECIFIC PLAN. WHEN  
STANDARDS DIFFER THE SPECIFIC PLAN SHALL PREVAIL. ROADS TO BE PUBLICLY  
OWNED AND MAINTAINED UNLESS NOTED OTHERWISE.
- 10) EXISTING ZONING: RL-MV, CV-MV, P-MV, REC-RES-MV.
- 11) EXISTING USE: VACANT
- 12) PROPOSED USE: P-MV, RL-MV
- 13) EXISTING GROUND ELEVATIONS SHOWN OR NOTED ARE BASED ON THE  
TOPOGRAPHY SURVEY PERFORMED ON FEBRUARY 16, 2022.
- 14) UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONDITION OF APPROVAL,  
LOCAL AGENCY APPROVAL OF THIS MAP SHALL CONSTITUTE AN EXPRESSED  
FINDING THAT THE PROPOSED DIVISION AND DEVELOPMENT OF THE PROPERTY  
WILL NOT UNREASONABLY INTERFERE WITH THE FREE AND COMPLETE EXERCISE  
OF RIGHTS DESCRIBED IN GOVERNMENT CODE SECTION 66436(a)(3)(A)(i).
- 15) UTILITY LOCATIONS AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO  
FINAL ENGINEERING DESIGN.
- 16) THE PROJECT MAY 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.
- 17) SANITARY SEWER PIPES ARE 8" MINIMUM, POTABLE WATER PIPES ARE 8"  
MINIMUM, RECYCLED WATER PIPES ARE 6" MINIMUM, STORM DRAIN PIPES ARE  
15" MIN.
- 18) THE APPLICANT RESERVES THE RIGHT TO PHASE PROJECT PER THE SUBDIVISION  
MAP ACT.
- 19) THE BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.

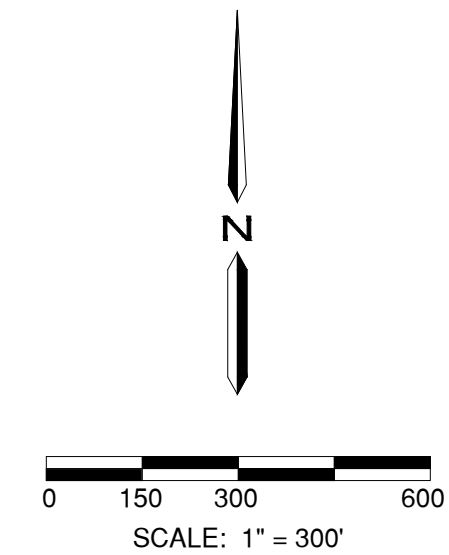


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2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	STREET CROSS SECTIONS
5	LAYOUT
6	LAYOUT
7	LAYOUT
8	LAYOUT
9	LAYOUT
10	LAYOUT
11	LAYOUT
12	PHASING PLAN

**LEGEND**

	PROJECT BOUNDARY
	RIGHT-OF-WAY
	PROPERTY LINE
	CENTERLINE
	10' P.U.E.
	WATER LINE
	RECLAIMED WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING IRRIGATION LINE
	EXISTING RECLAIMED WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN CATCH BASIN
	N.A.P. NOT A PART OF THIS SUBDIVISION
	LANDSCAPED ENTRY
	PARK



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**O'DELL ENGINEERING**

1165 Scenic Drive, Suite A  
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**MOSSDALE LANDING WEST**  
**VESTING TENTATIVE MAP**  
 LATHROP, CALIFORNIA

COVER SHEET

APPROVED: \_\_\_\_\_

DESIGNED: MP/EH  
 DRAWN: EH/BC/DG  
 CHECKED: MP  
 SCALE: AS SHOWN  
 DATE: 2/14/2024  
 JOB NO.: 38980  
 FILE NO.: VM-MOSSDALE VESTING TENTATIVE MAP-38980.DWG

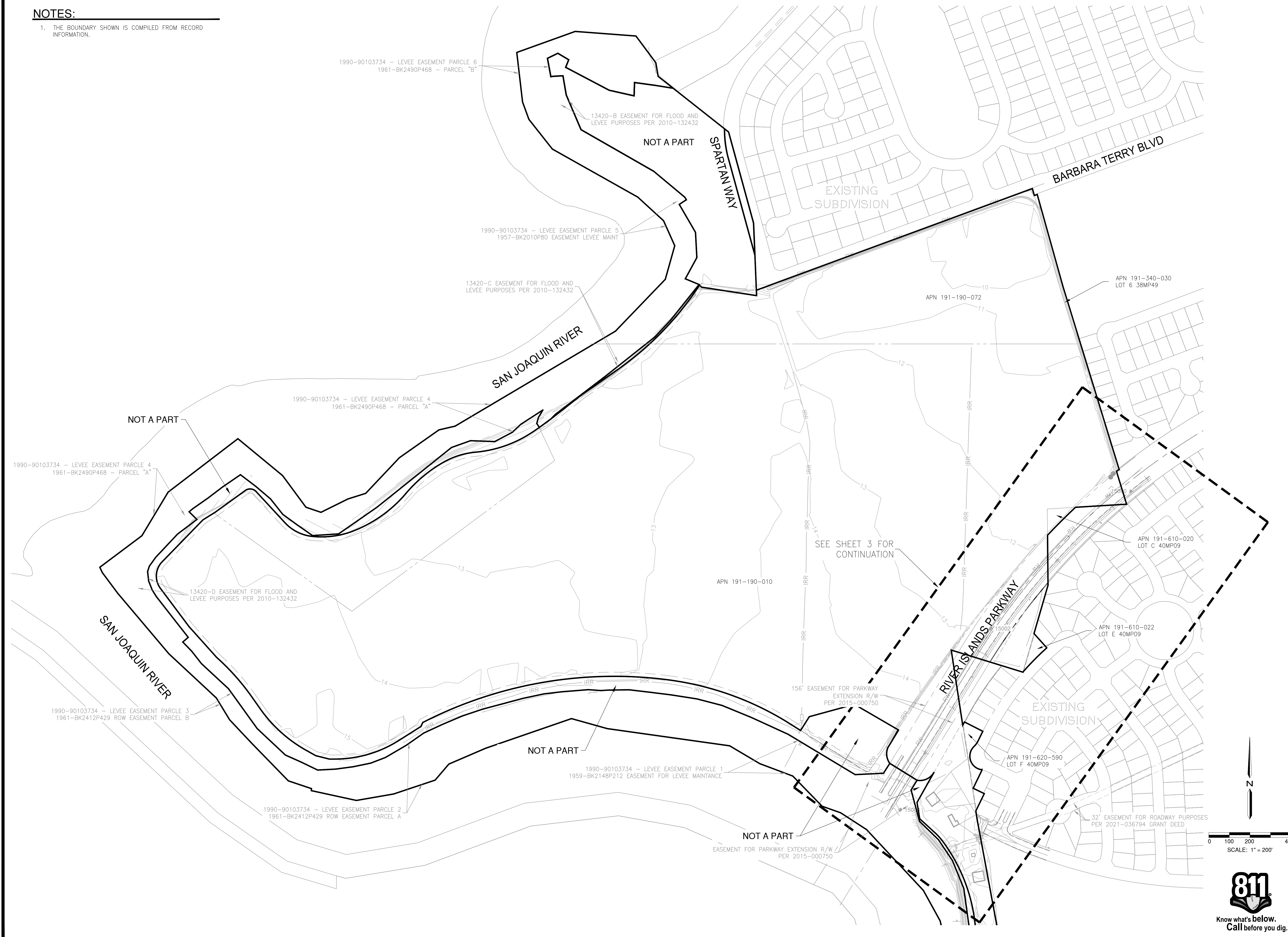
SHEET NO.  
**1**  
 OF  
**12**



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**NOTES:**

1. THE BOUNDARY SHOWN IS COMPILED FROM RECORD INFORMATION.



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**MOSSDALE LANDING WEST  
VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

EXISTING  
CONDITIONS

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SHEET NO.  
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OF  
**12**

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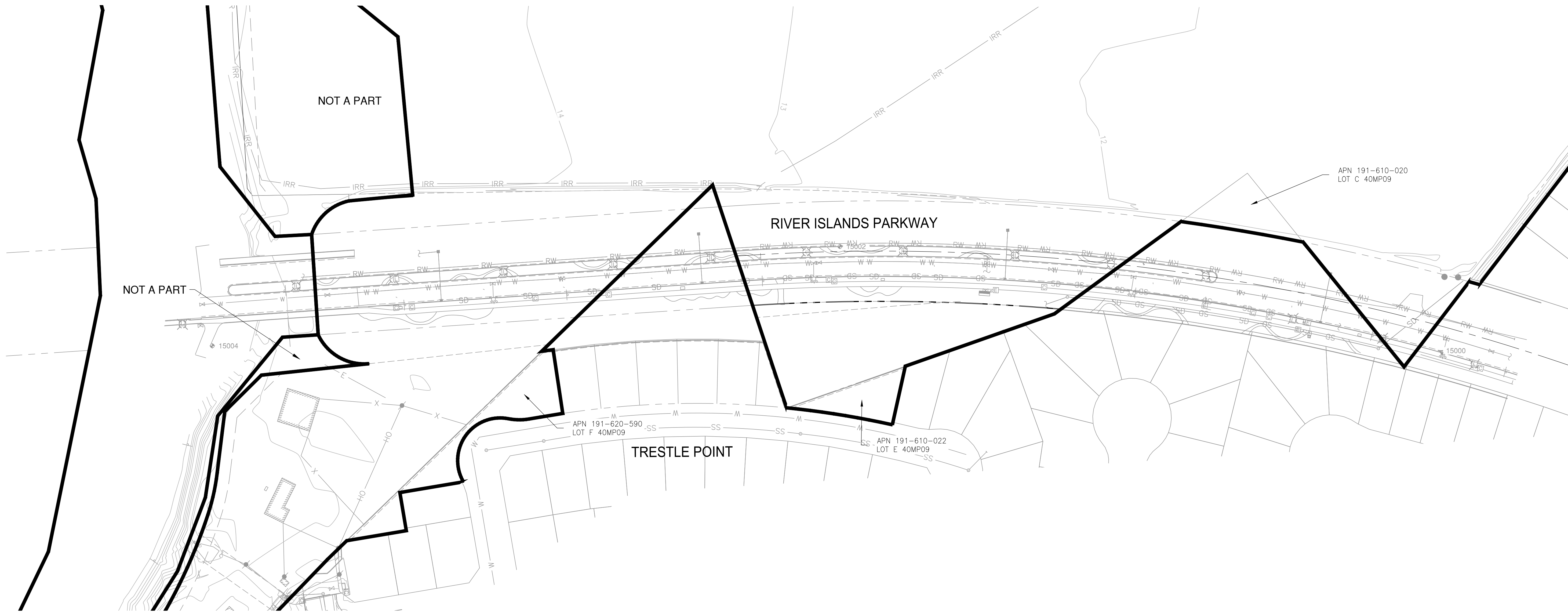
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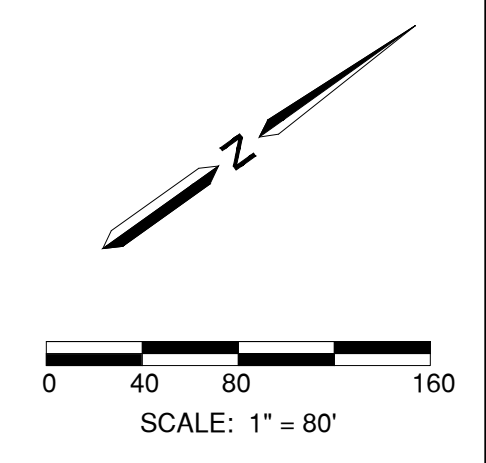
**MOSSDALE LANDING WEST  
VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA



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CONDITIONS

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**12**

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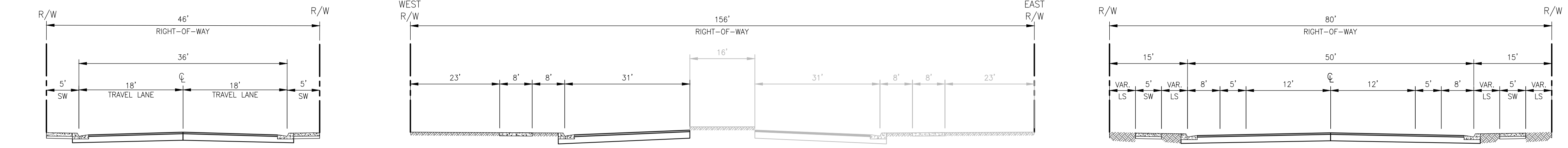
**MOSSDALE LANDING WEST**  
**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

**STREET CROSS SECTIONS**

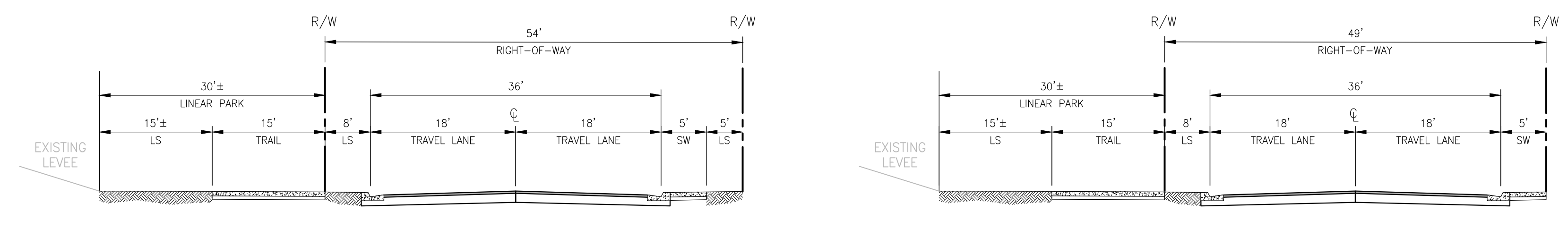
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**12**

**LEGEND**  
LANDSCAPED ENTRY



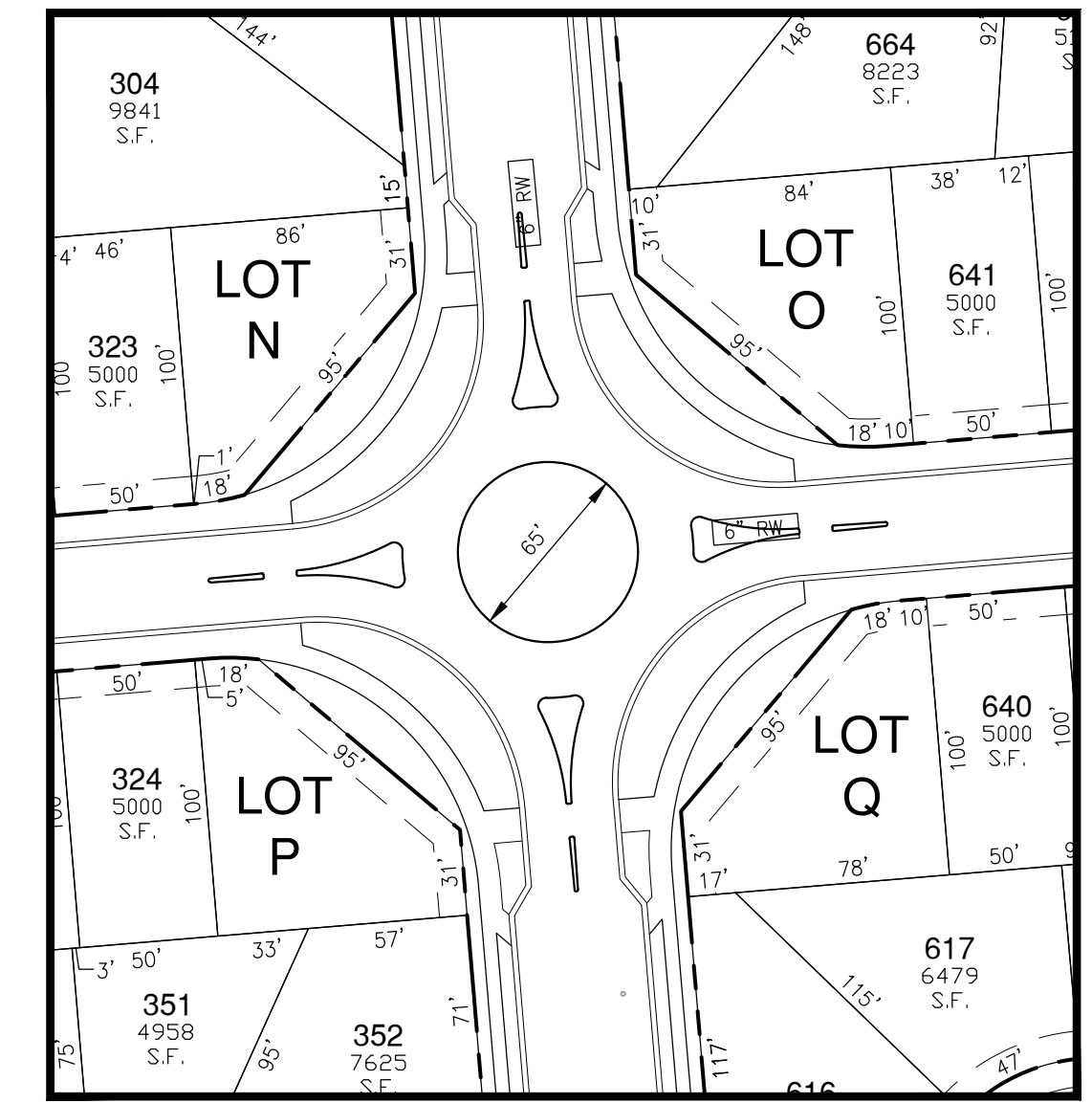
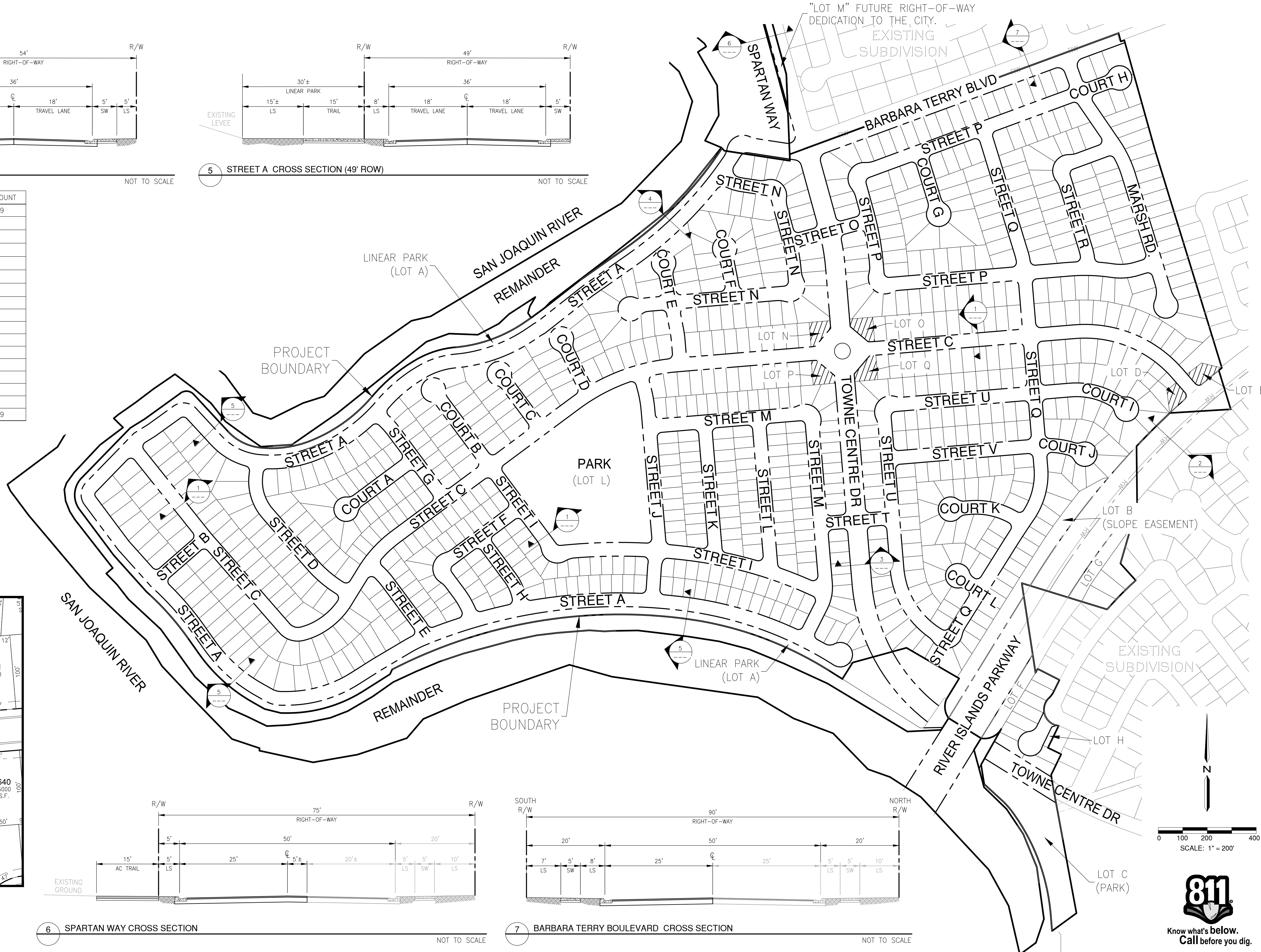
1 INTERIOR STREETS CROSS SECTION NOT TO SCALE  
2 RIVER ISLANDS PARKWAY CROSS SECTION NOT TO SCALE  
3 TOWNE CENTRE DRIVE CROSS SECTION NOT TO SCALE



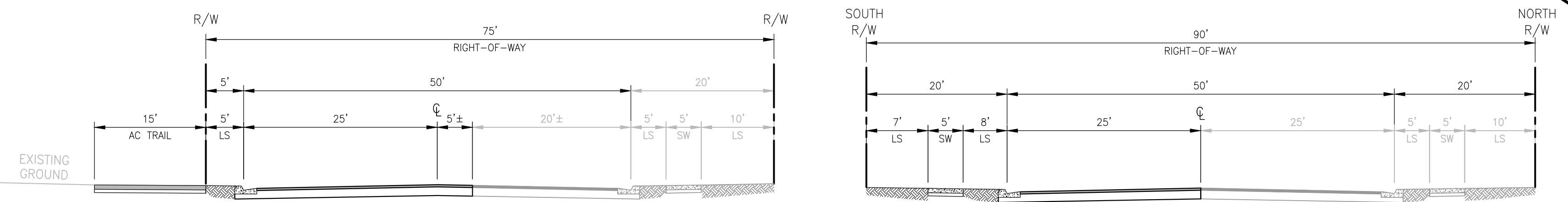
4 STREET A CROSS SECTION (54' ROW) NOT TO SCALE  
5 STREET A CROSS SECTION (49' ROW) NOT TO SCALE

PARCEL/USE	ACREAGES	LOT COUNT
RESIDENTIAL	146.7±	829
RIVER ISLANDS PARKWAY	4.4±	-
LINEAR PARK (LOT A) *	4.8±	-
NEIGHBORHOOD PARK (LOT L) *	6.2±	-
SLOPE EASEMENT (LOT B) *	1.4±	-
LOT C (PARK) *	2.0±	-
LANDSCAPED ENTRIES (LOT D & E)	0.3±	-
LOT F *	0.4±	-
LOT G *	0.6±	-
LOT H *	0.1±	-
LOT M *	0.4±	-
LOT N *	0.1±	-
LOT O *	0.1±	-
LOT P *	0.1±	-
LOT Q *	0.1±	-
REMAINDER	38.2±	-
<b>TOTAL</b>	<b>205.9±</b>	<b>829</b>

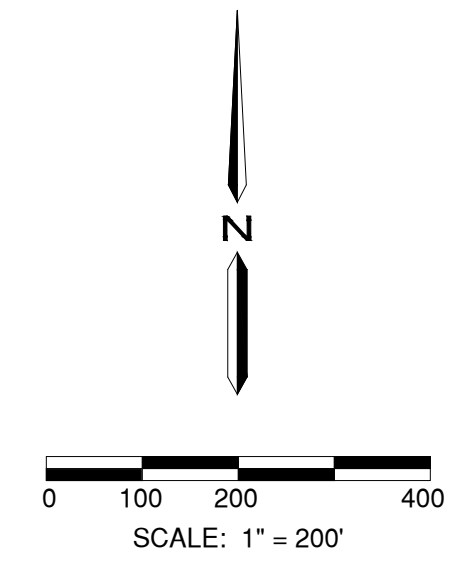
\* LOT DEDICATED TO THE CITY



ROUNDBOULT DETAIL NOT TO SCALE

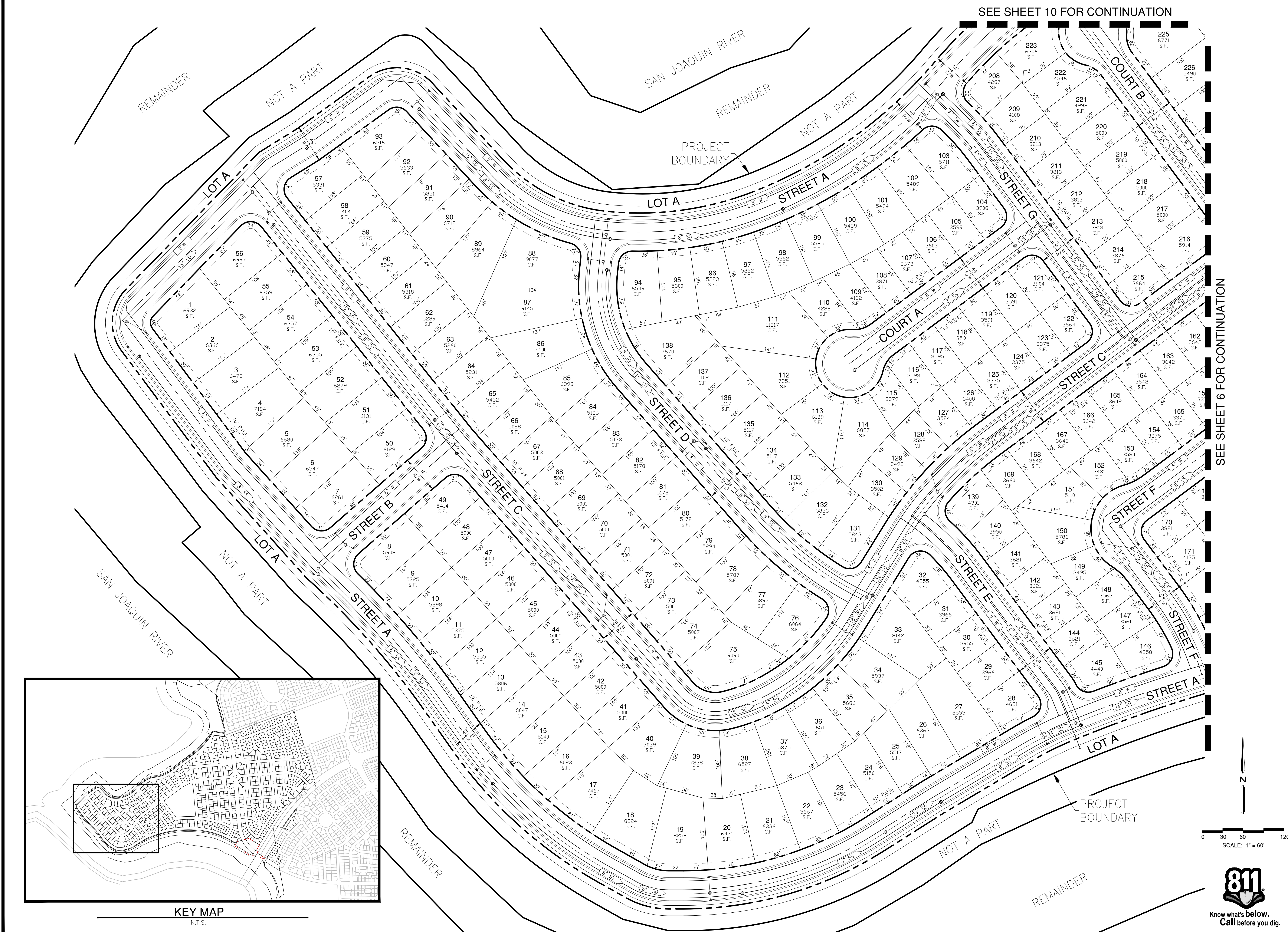


6 SPARTAN WAY CROSS SECTION NOT TO SCALE  
7 BARBARA TERRY BOULEVARD CROSS SECTION NOT TO SCALE



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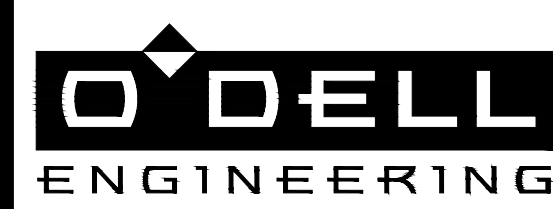




SEE SHEET 10 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

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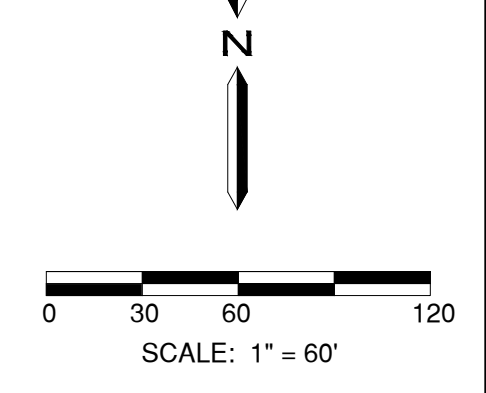
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**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

LAYOUT

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# MOSSDALE LANDING WEST

## VESTING TENTATIVE MAP

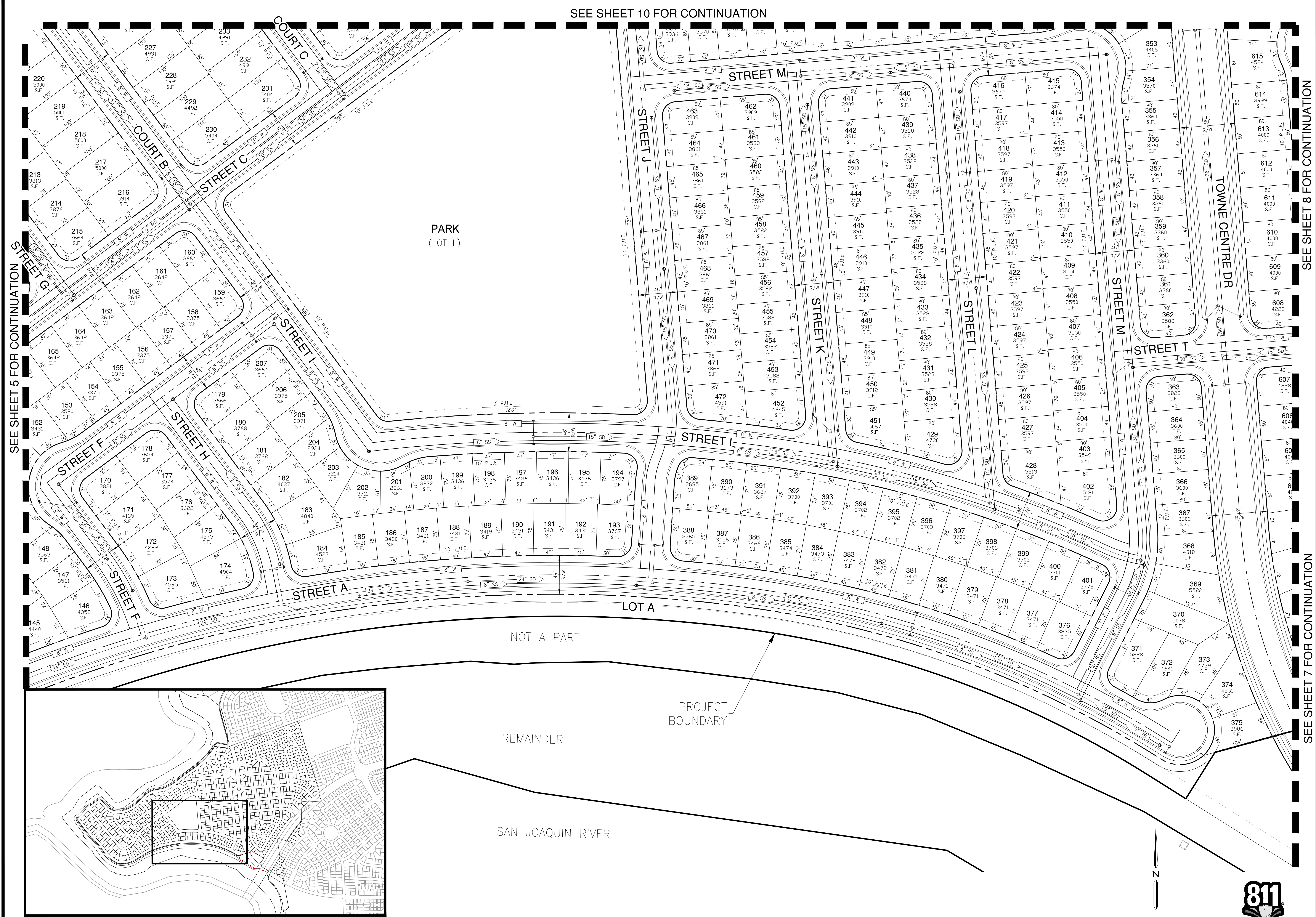
LATHROP, CALIFORNIA

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SHEET NO.  
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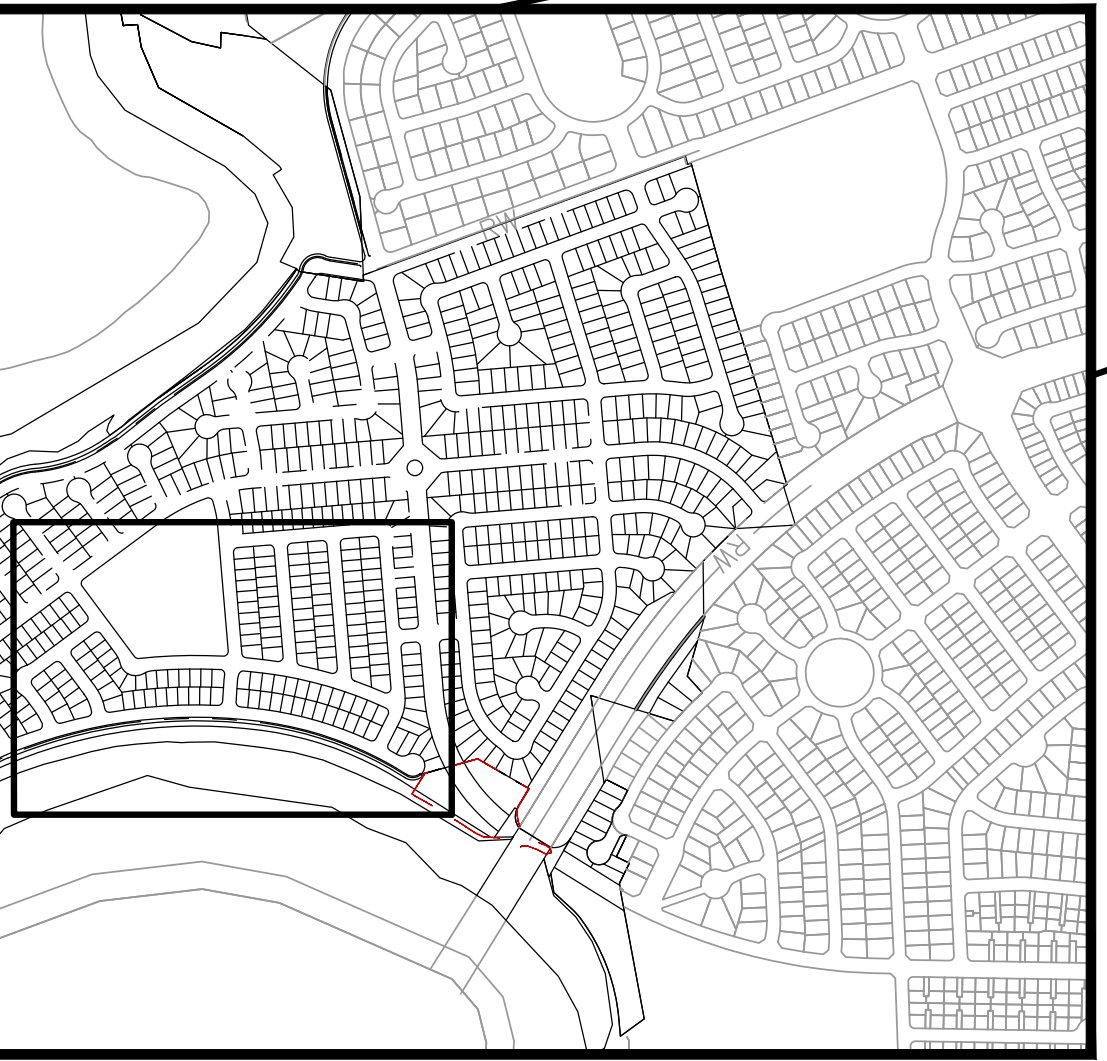


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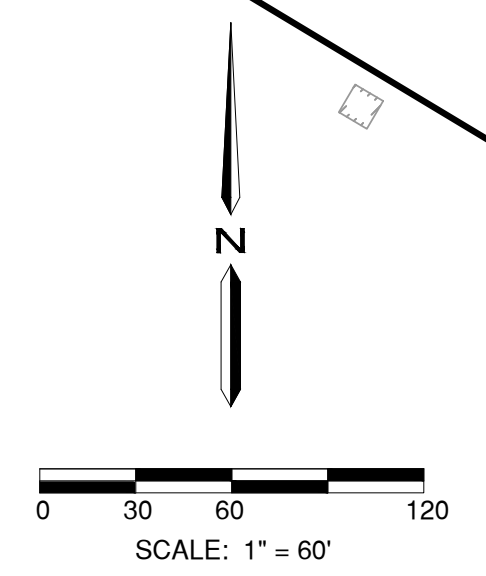
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SEE SHEET 7 FOR CONTINUATION

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KEY MAP  
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**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

LAYOUT

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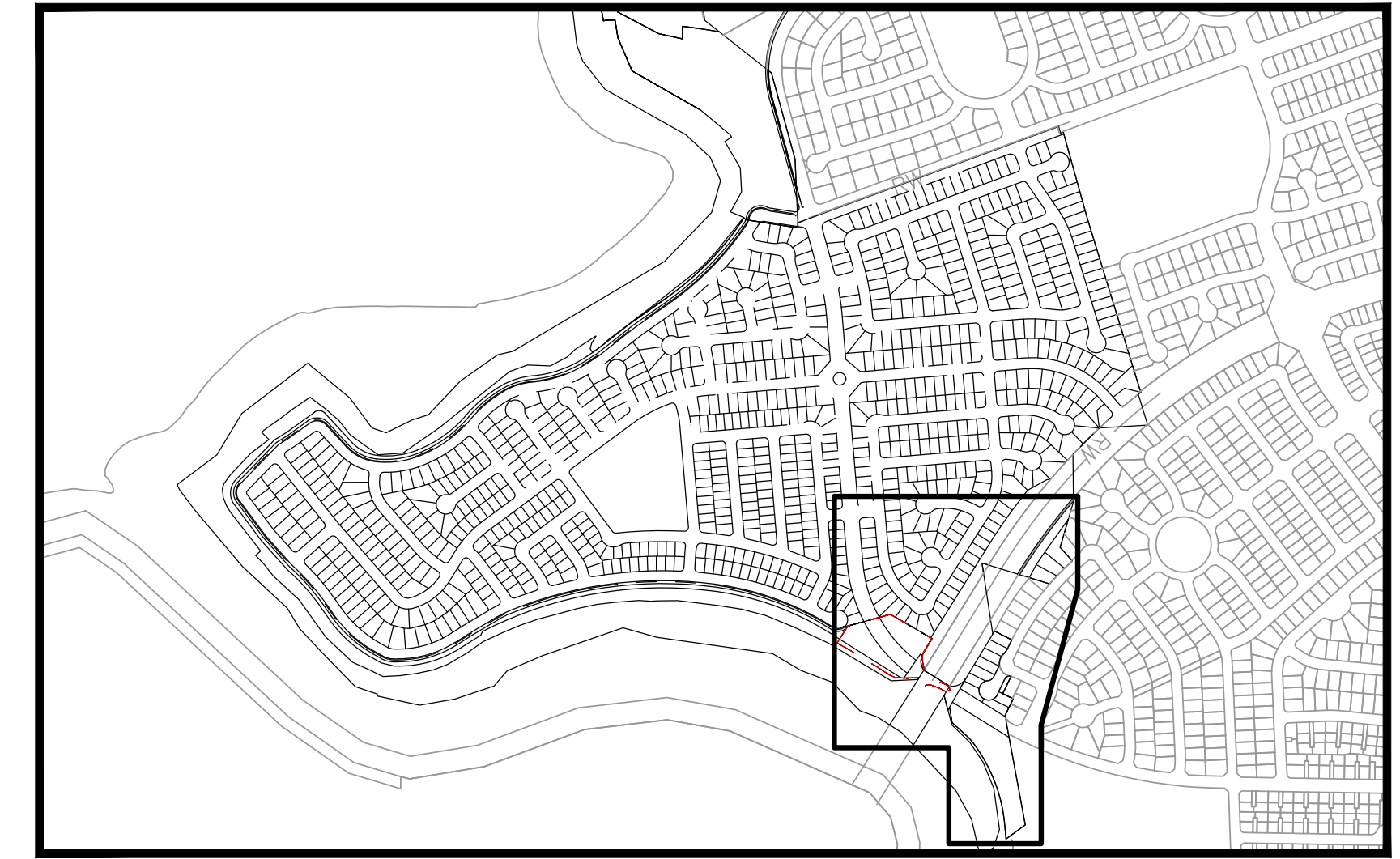
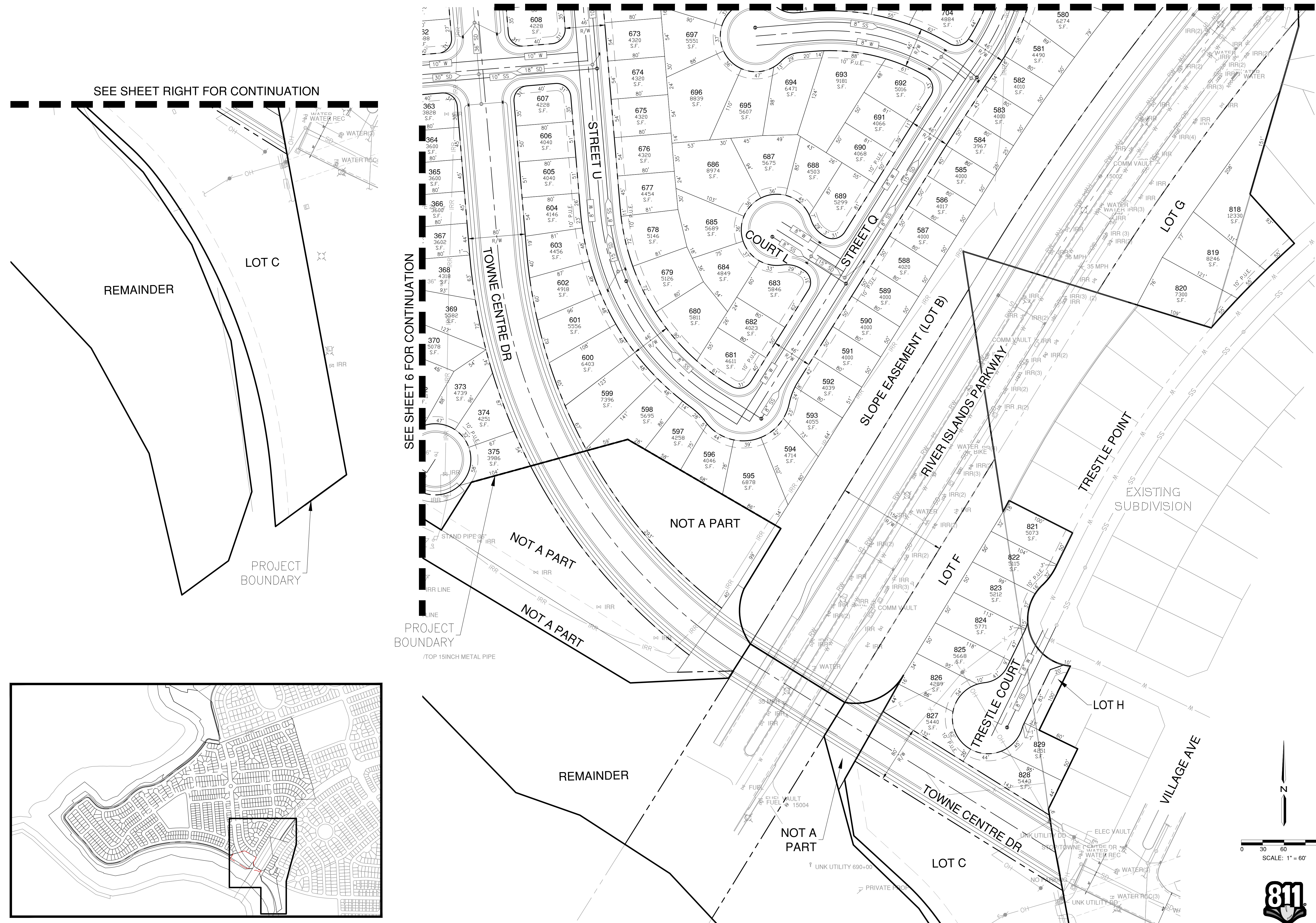
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SEE SHEET 8 FOR CONTINUATION

SEE SHEET RIGHT FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

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SEE SHEET 9 FOR CONTINUATION

SEE SHEET 10 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

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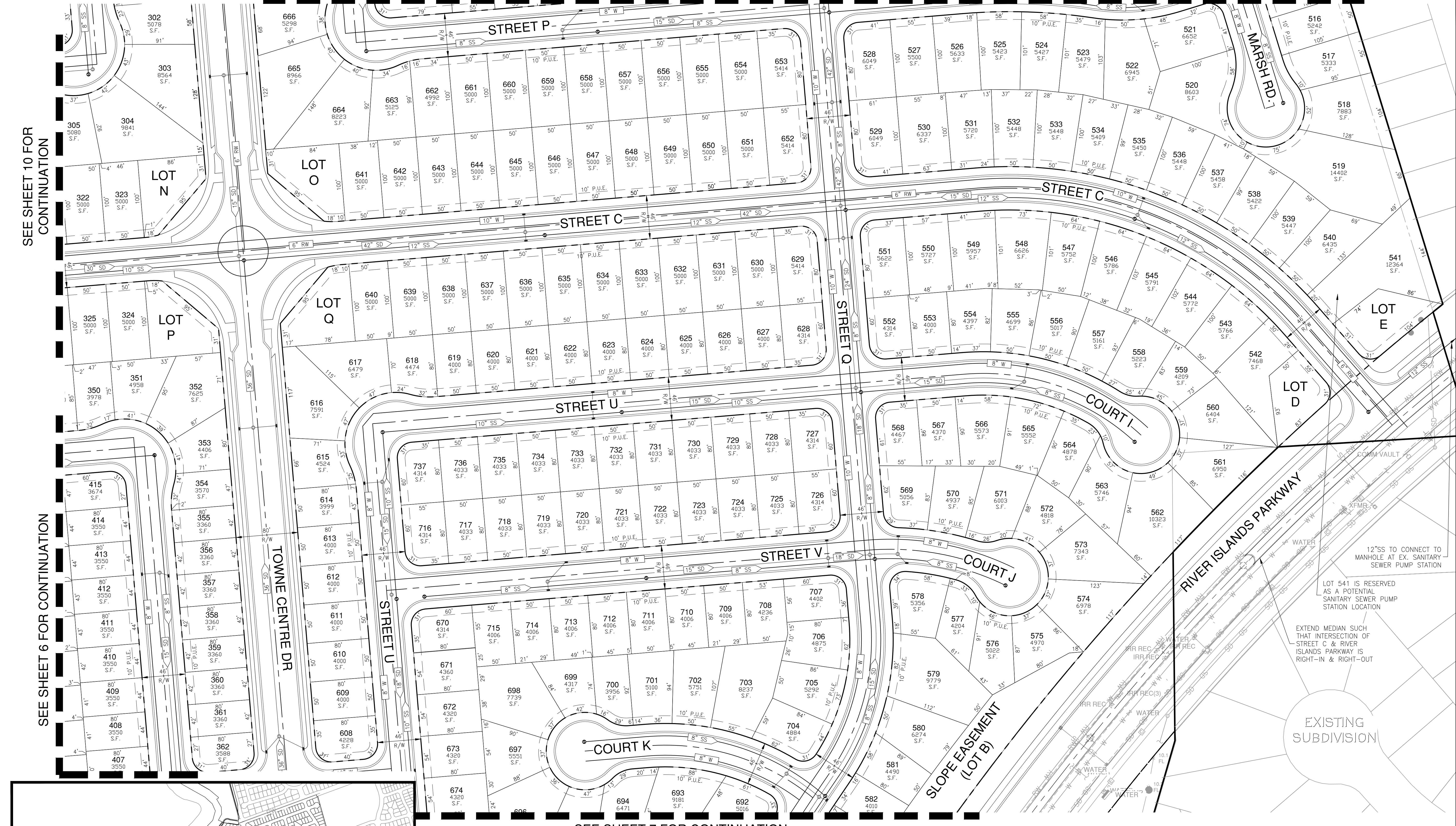
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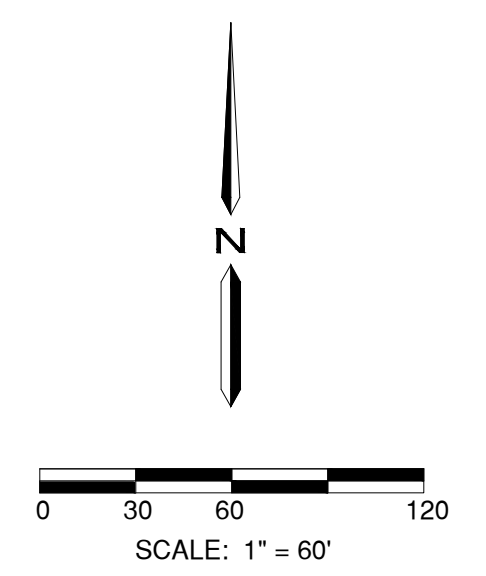
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**MOSSDALE LANDING WEST**  
**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

LAYOUT



KEY MAP  
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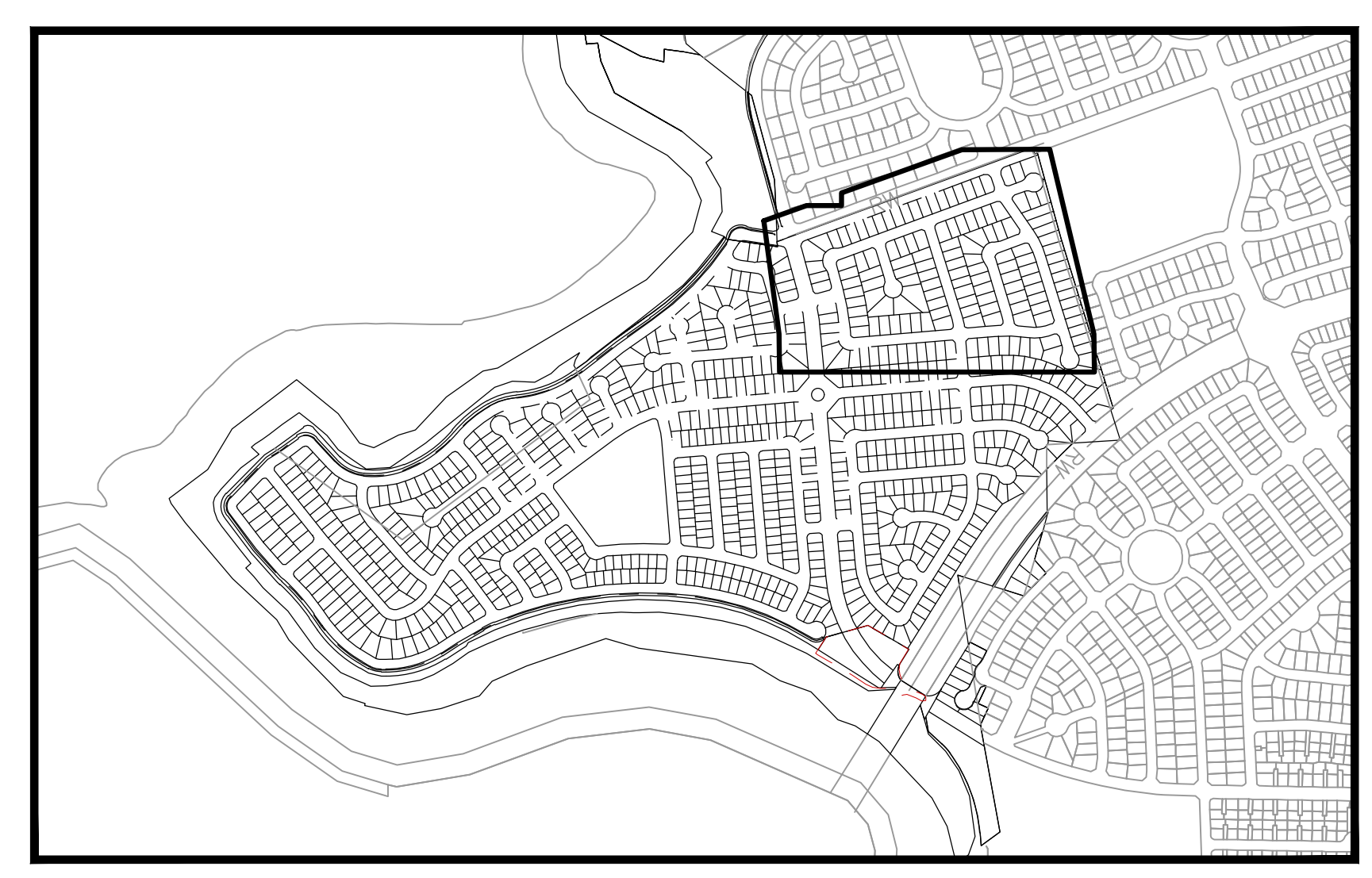
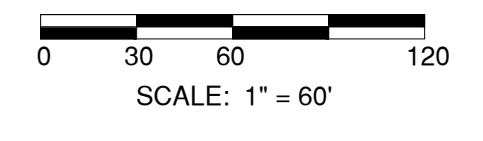
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**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

LAYOUT

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SHEET NO.  
**9**  
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**12**



KEY MAP  
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PROJECT  
BOUNDARY

SEE SHEET 10 FOR  
CONTINUATION

SEE SHEET 8 FOR CONTINUATION



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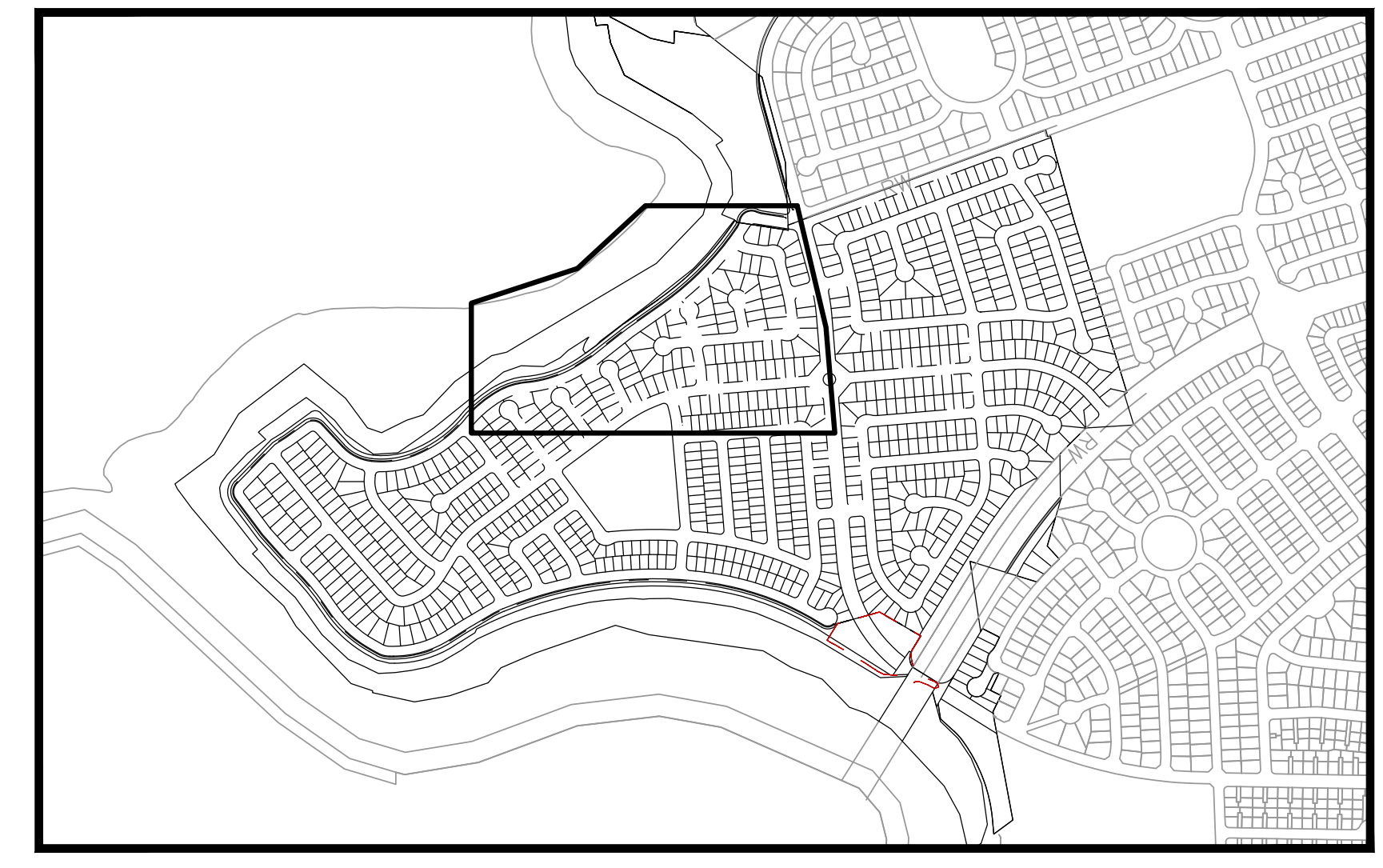
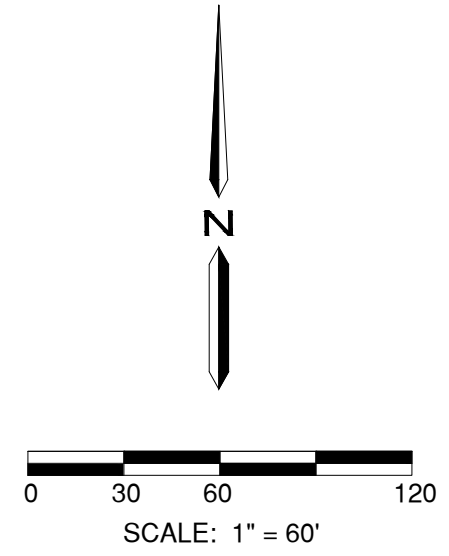
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**MOSSDALE LANDING WEST**  
**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

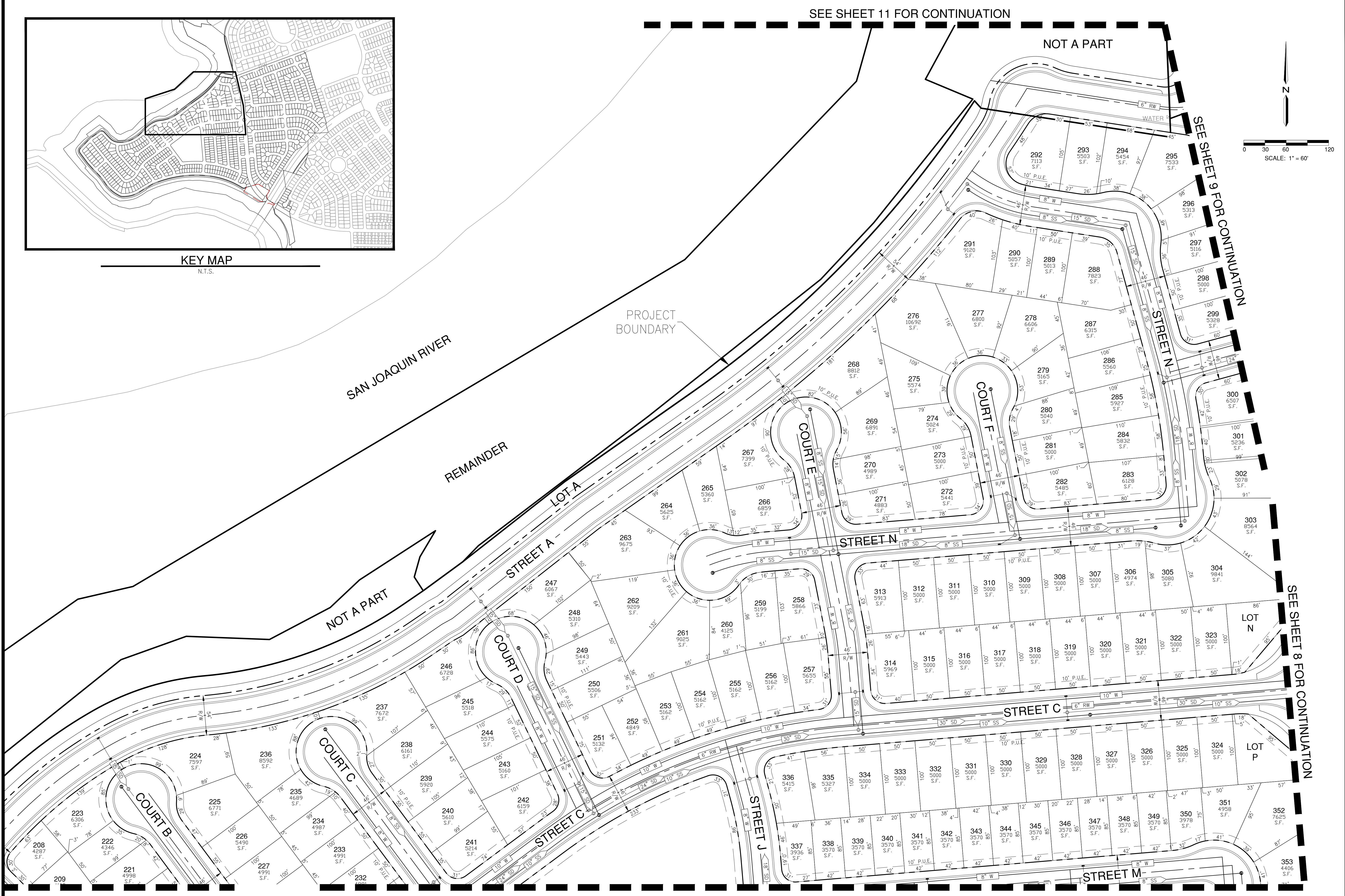
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**10**  
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KEY MAP  
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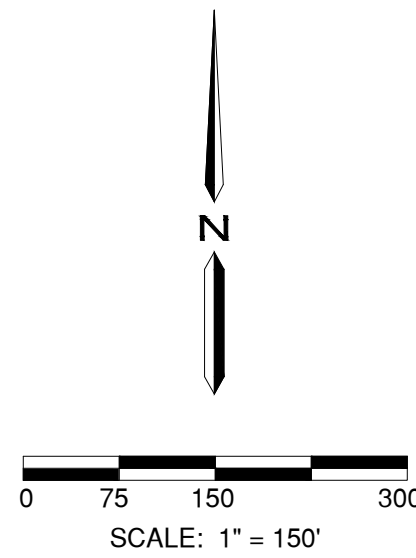
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**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

LAYOUT

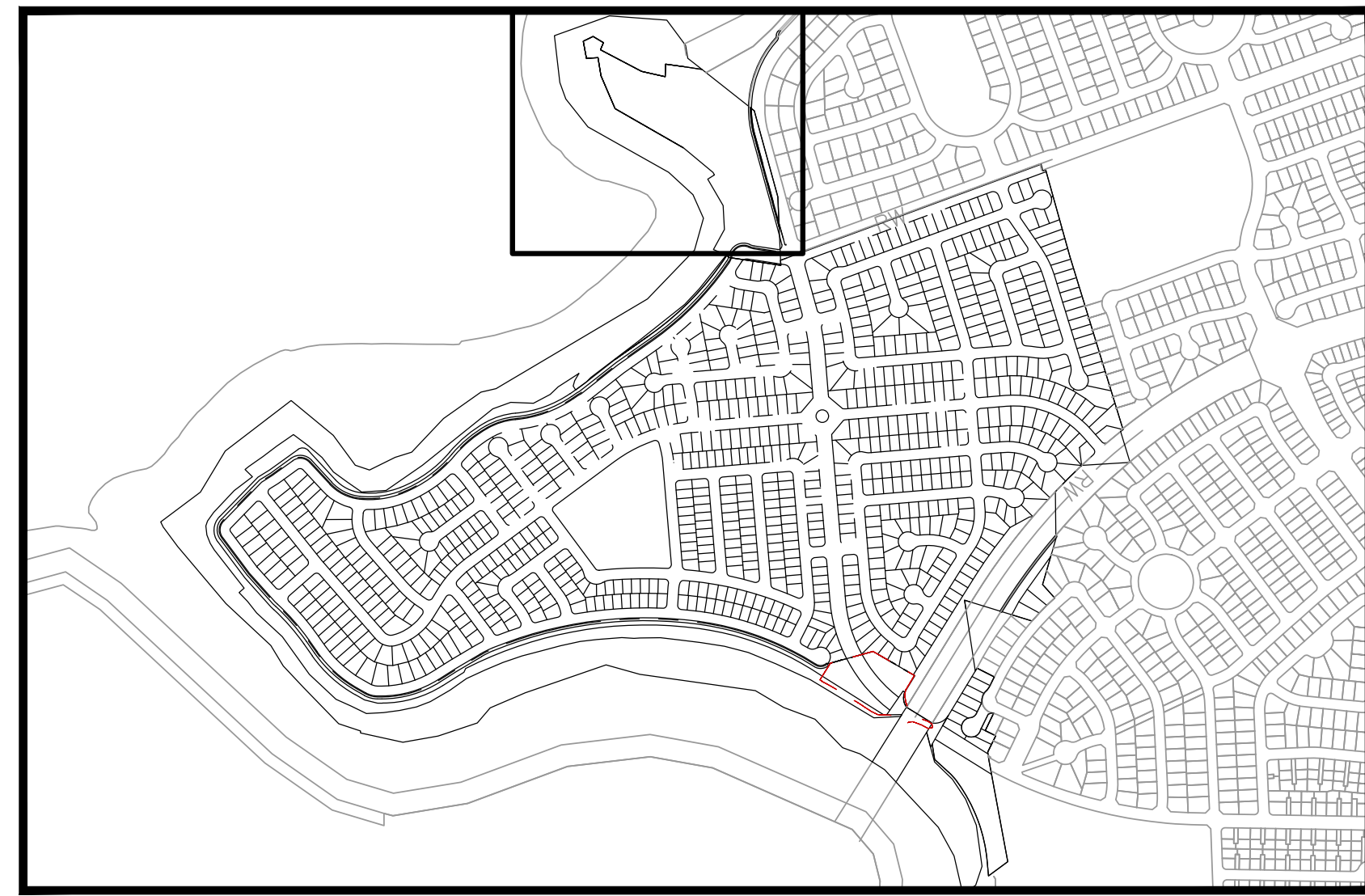
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**11**  
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SEE SHEET 10 FOR CONTINUATION



KEY MAP  
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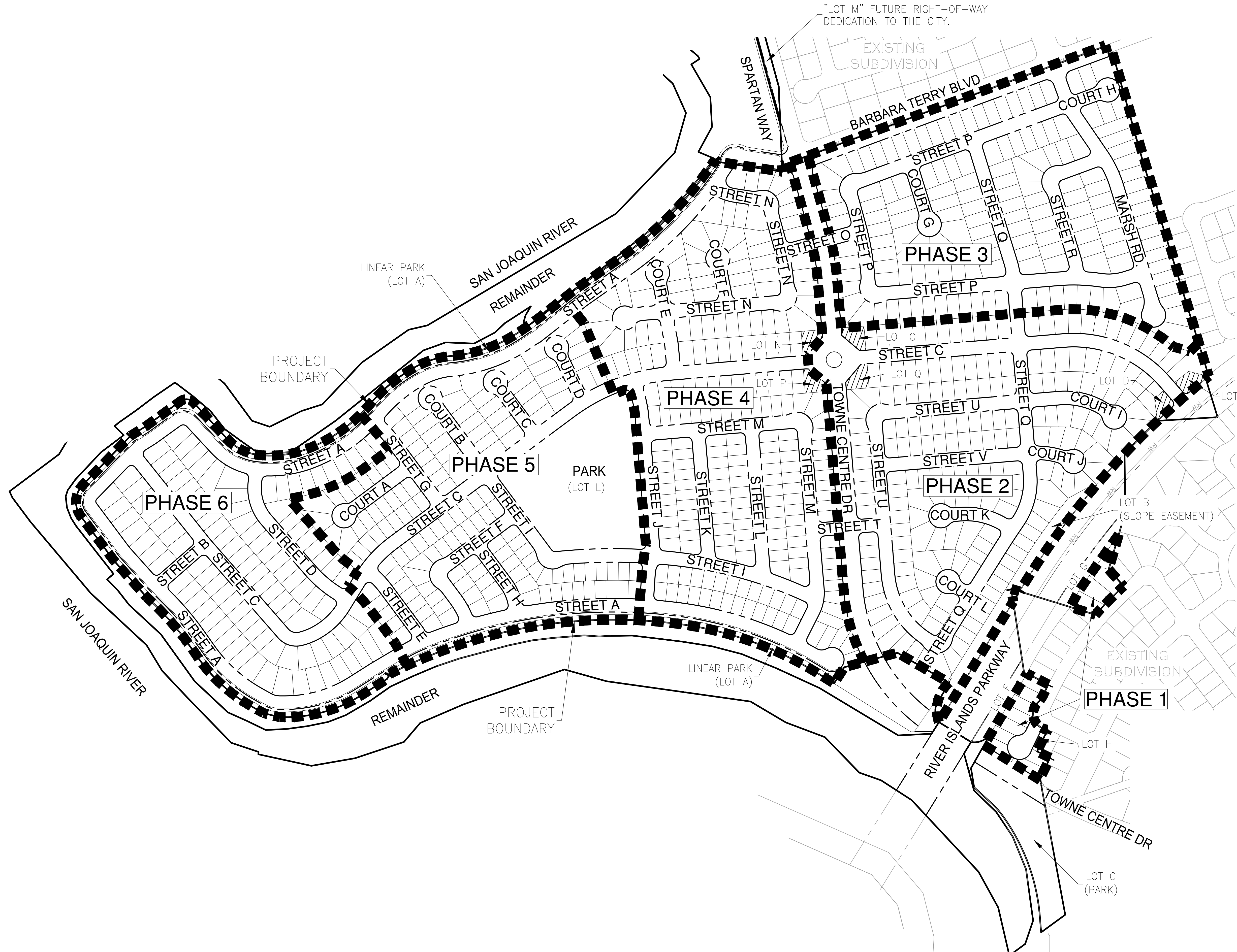
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**MOSSDALE LANDING WEST**  
**VESTING TENTATIVE MAP**  
LATHROP, CALIFORNIA

**PHASING PLAN**

APPROVED: \_\_\_\_\_  
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