



VICINITY MAP

N.T.S.

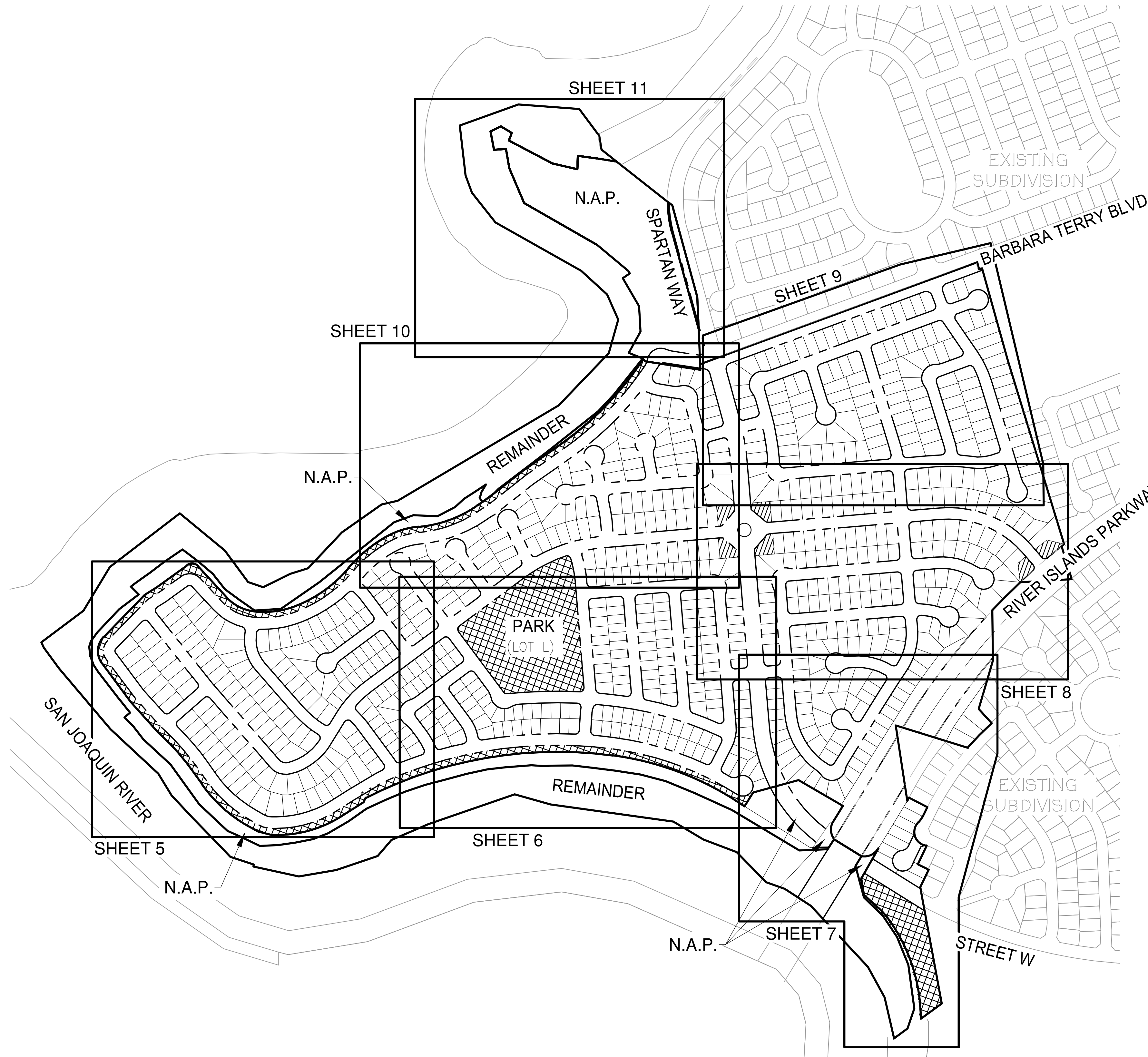
MOSSDALE LANDING WEST

VESTING TENTATIVE MAP

TRACT NO. 4146

GENERAL NOTES:

- OWNER/APPLICANT: WSBG INVESTMENTS, LP
SURJIT CHAHAL
2217 COFFEE ROAD,
MODESTO, CA 95355
CONTACT: SURJIT CHAHAL
(209) 485-4089
- CIVIL ENGINEER: O'DELL ENGINEERING
1165 SCENIC DRIVE, SUITE A
MODESTO, CA 95350
CONTACT: MIKE PERSAK
(209) 571-1765
- ASSESSOR'S PARCEL NUMBERS: 191-190-074, 191-190-075, 191-190-076,
191-190-077, 191-190-078, 191-610-020, 191-610-022, 191-620-590,
191-340-030.
- 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).
- TOTAL AREA: 205.9± ACRES
TOTAL NUMBER OF LOTS: 829 SINGLE FAMILY RESIDENTIAL
14 OPEN SPACE/PARKS LOTS
- 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.
- 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.
- TELEPHONE SERVICE TO BE PROVIDED BY AT&T. EXISTING SERVICES SHALL BE
PLACED UNDERGROUND IN CONFORMANCE WITH THE SUBDIVISION ORDINANCE.
- 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.
- EXISTING ZONING: RL-MV, CV-MV, P-MV, REC-RES-MV.
- EXISTING USE: VACANT
- PROPOSED USE: P-MV, RL-MV
- EXISTING GROUND ELEVATIONS SHOWN OR NOTED ARE BASED ON THE
TOPOGRAPHY SURVEY PERFORMED ON FEBRUARY 16, 2022.
- 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).
- UTILITY LOCATIONS AND LOT DIMENSIONS ARE PRELIMINARY AND SUBJECT TO
FINAL ENGINEERING DESIGN.
- 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.
- SANITARY SEWER PIPES ARE 8" MINIMUM, POTABLE WATER PIPES ARE 8"
MINIMUM, RECYCLED WATER PIPES ARE 6" MINIMUM, STORM DRAIN PIPES ARE
15" MIN.
- THE APPLICANT RESERVES THE RIGHT TO PHASE PROJECT PER THE SUBDIVISION
MAP ACT.
- THE BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.



SHEET INDEX

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1		COVER SHEET
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

PLAN REVISIONS

NO.	DATE	REVISION

O'DELL ENGINEERING

1165 Scenic Drive, Suite A
Modesto, CA 95350

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MOSSDALE LANDING WEST
 VESTING TENTATIVE MAP
 LATHROP, CALIFORNIA

COVER SHEET

APPROVED: _____

DESIGNED: MP/EH

DRAWN: EH/BC/DG

CHECKED: MP

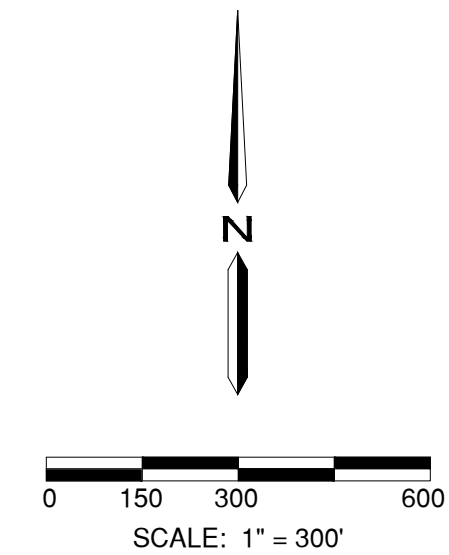
SCALE: AS SHOWN

DATE: 12/18/2024

JOB NO.: 38980

FILE NO.: VTM-MOSSDALE VESTING TENTATIVE MAP-38980.DWG

SHEET NO.
1
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NOTES:
 1. THE BOUNDARY SHOWN IS COMPILED FROM RECORD INFORMATION.

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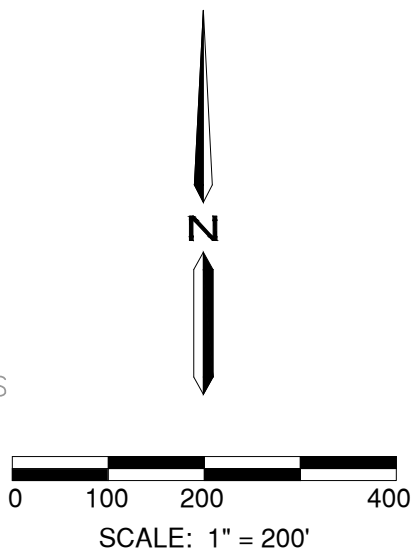
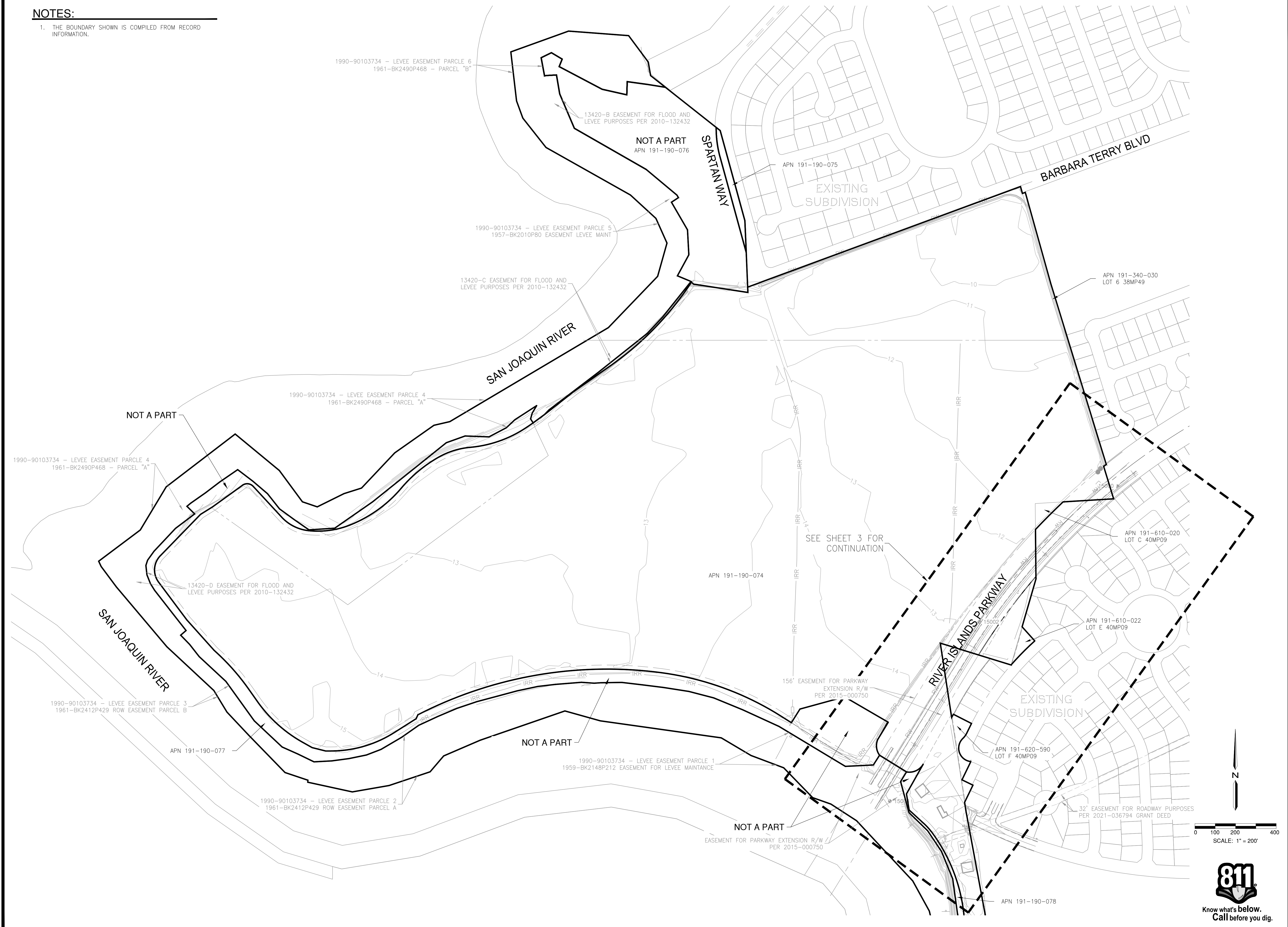
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MOSSDALE LANDING WEST
VESTING TENTATIVE MAP
 LATHROP, CALIFORNIA

EXISTING CONDITIONS

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SHEET NO.
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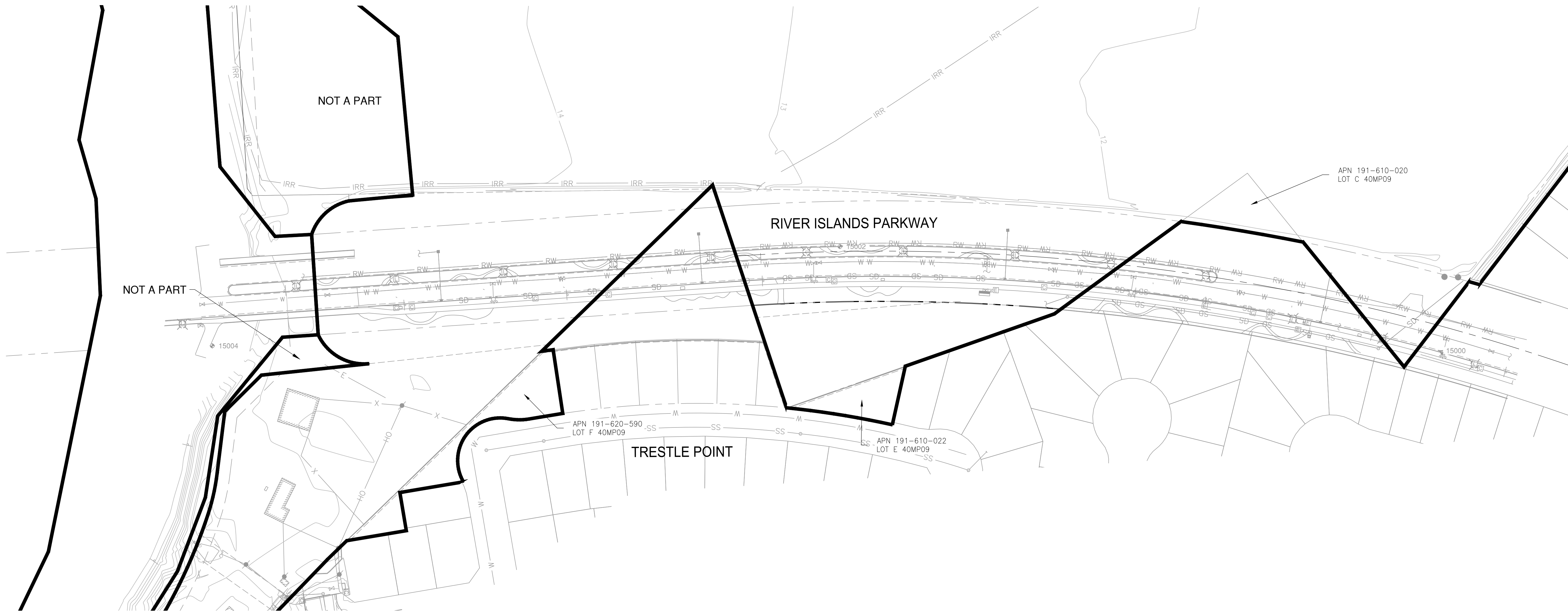
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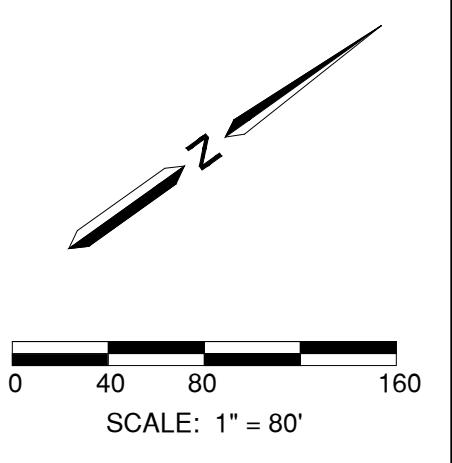
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**MOSSDALE LANDING WEST
VESTING TENTATIVE MAP**
LATHROP, CALIFORNIA



EXISTING
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LATHROP, CALIFORNIA

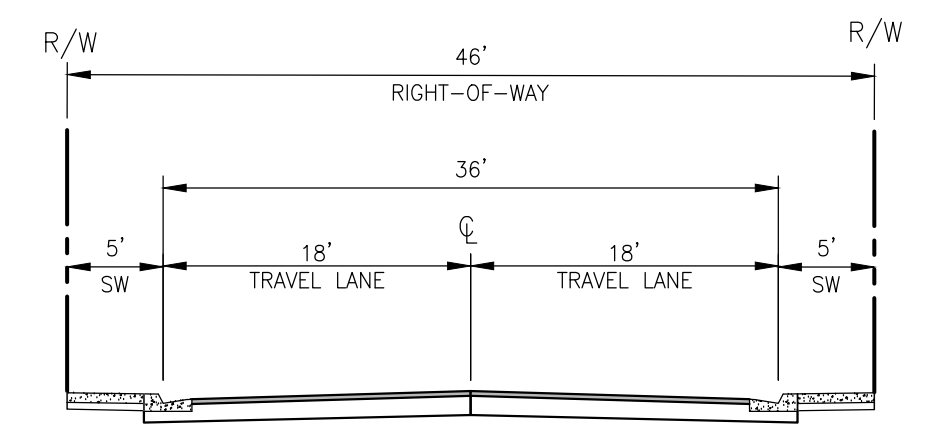
STREET CROSS SECTIONS

APPROVED: _____

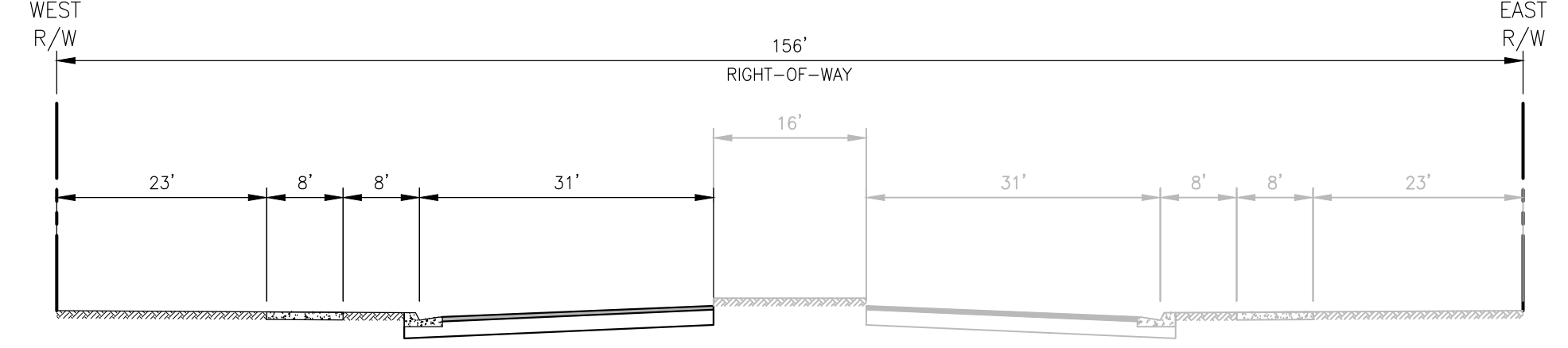
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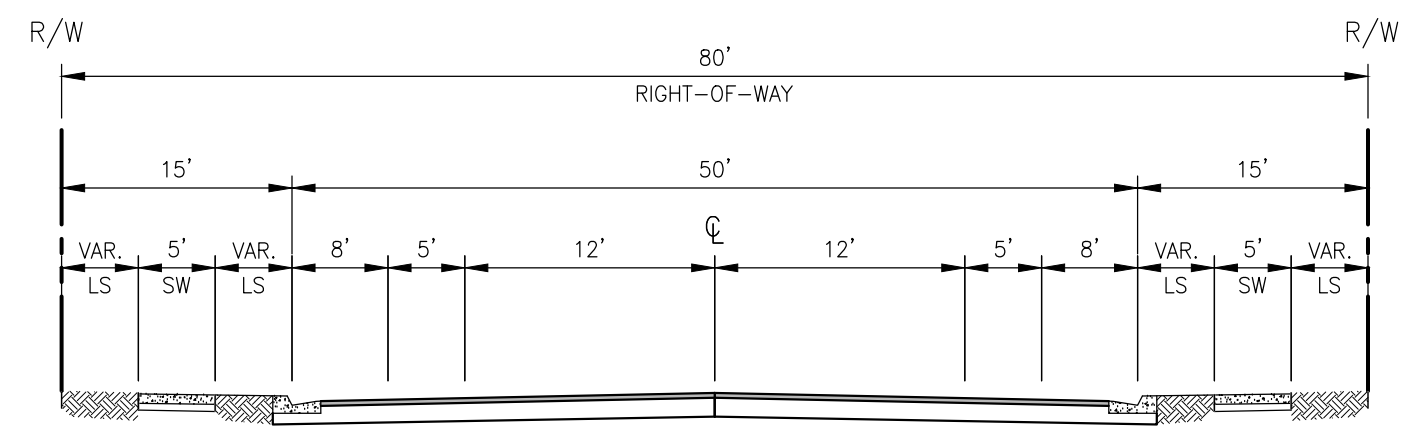
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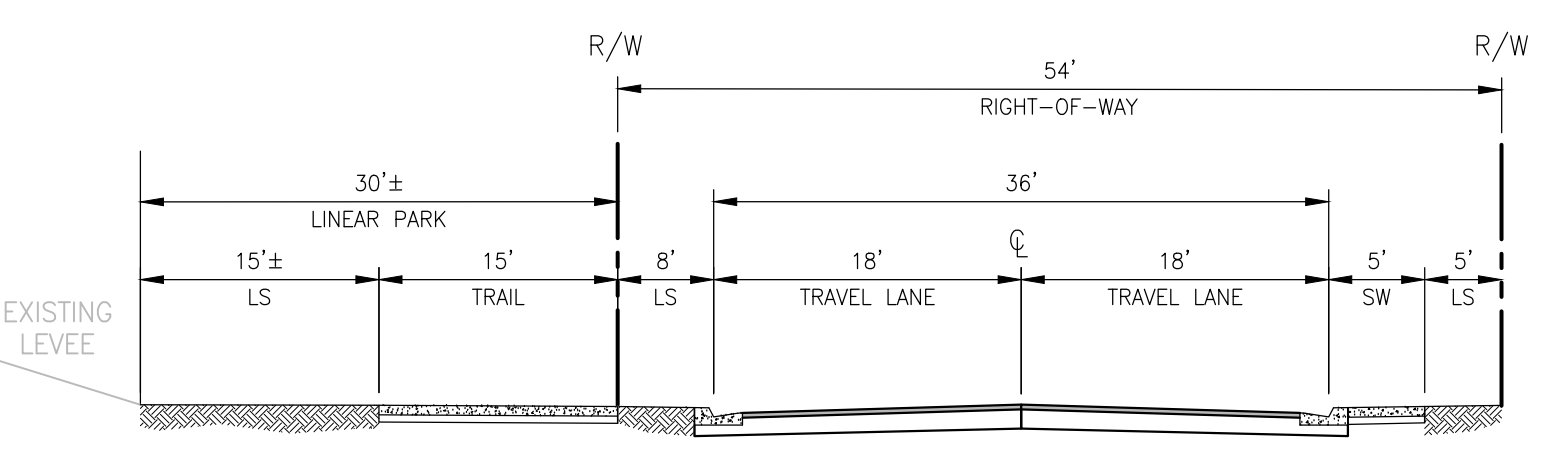
1 INTERIOR STREETS CROSS SECTION NOT TO SCALE



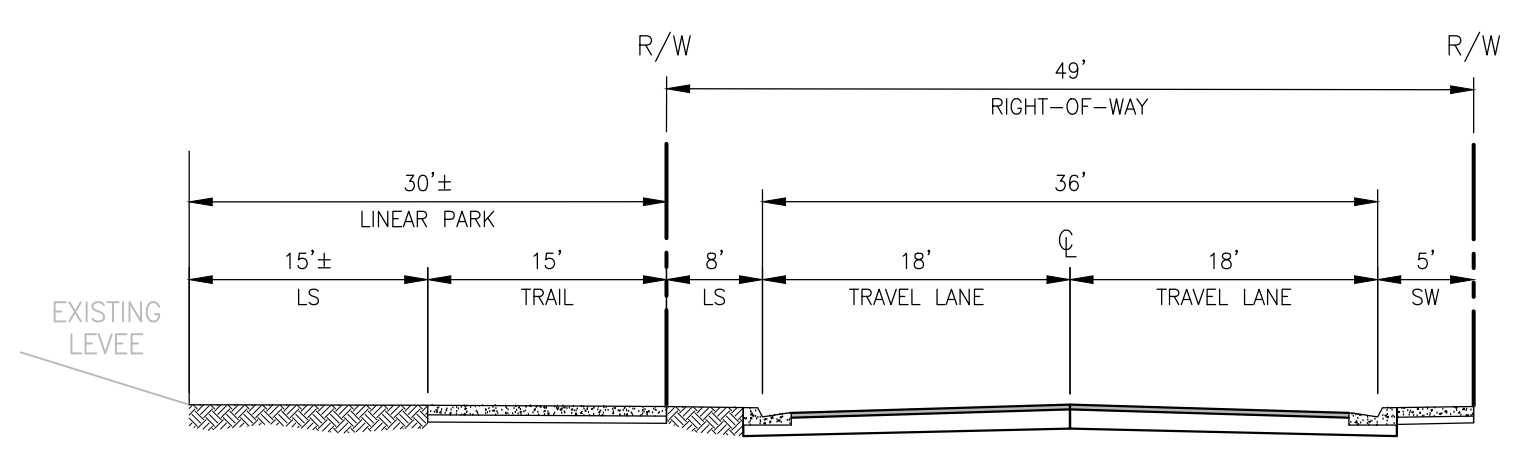
2 RIVER ISLANDS PARKWAY CROSS SECTION NOT TO SCALE



3 TOWNE CENTRE DRIVE CROSS SECTION NOT TO SCALE



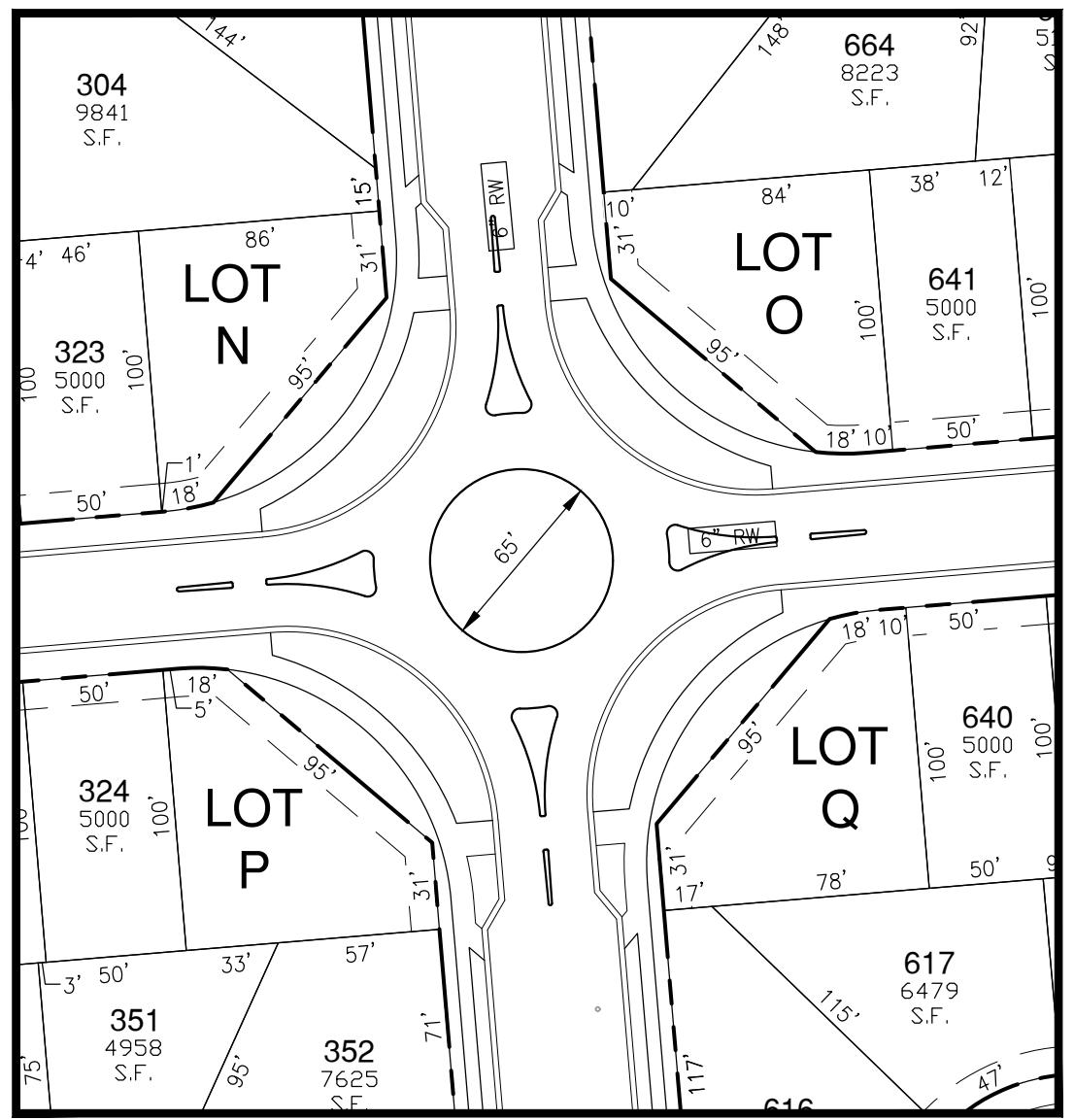
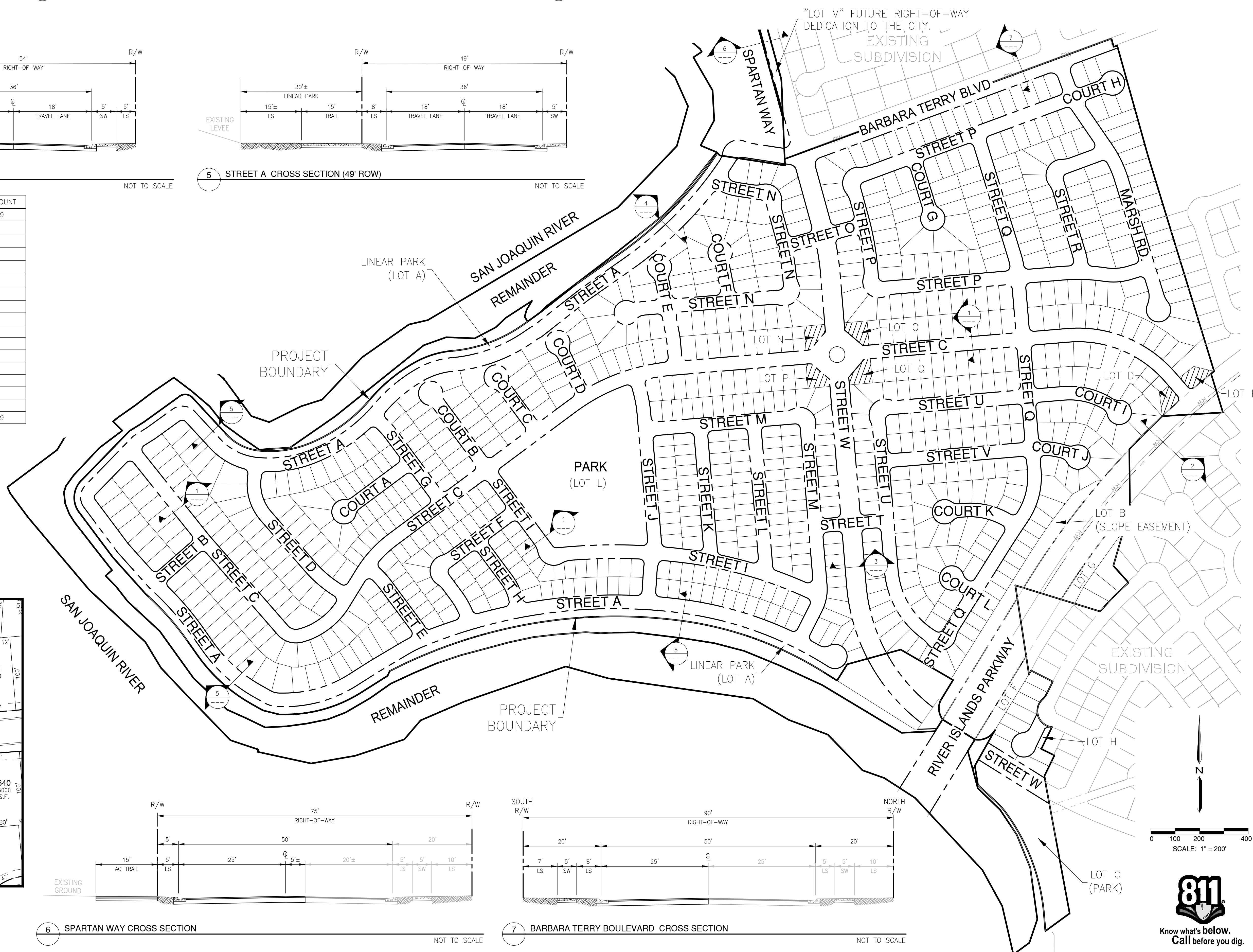
4 STREET A CROSS SECTION (54' ROW) NOT TO SCALE



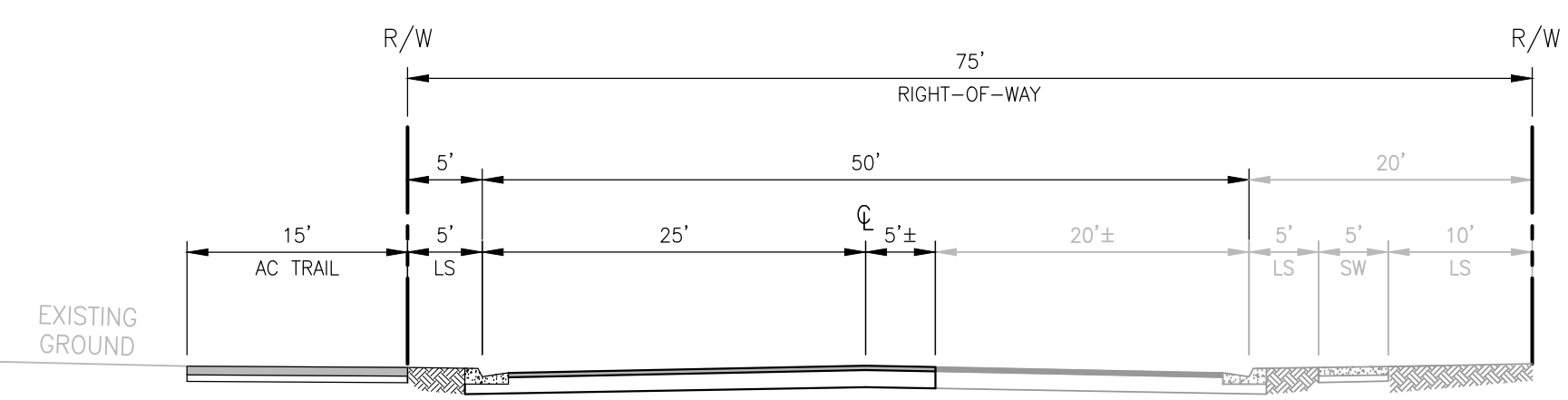
5 STREET A CROSS SECTION (49' ROW) NOT TO SCALE

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±	-
TOTAL	205.9±	829

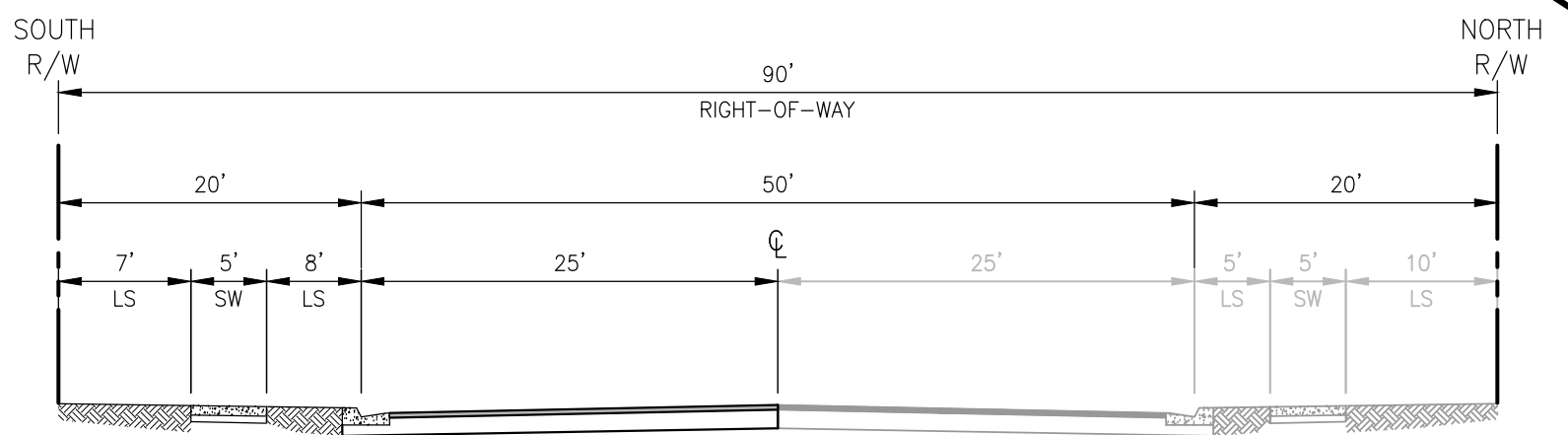
* LOT DEDICATED TO THE CITY



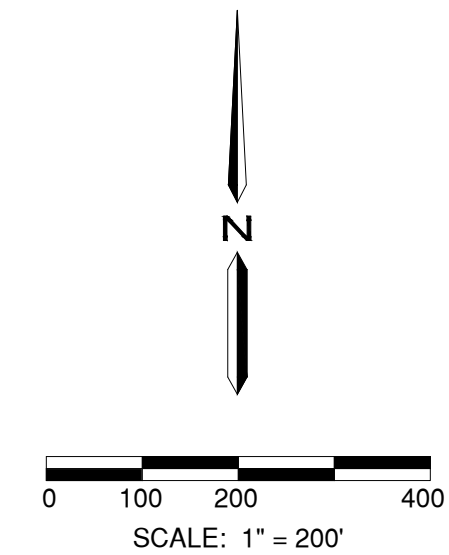
ROUNDBOULT DETAIL NOT TO SCALE



6 SPARTAN WAY CROSS SECTION NOT TO SCALE



7 BARBARA TERRY BOULEVARD CROSS SECTION NOT TO SCALE



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MOSSDALE LANDING WEST

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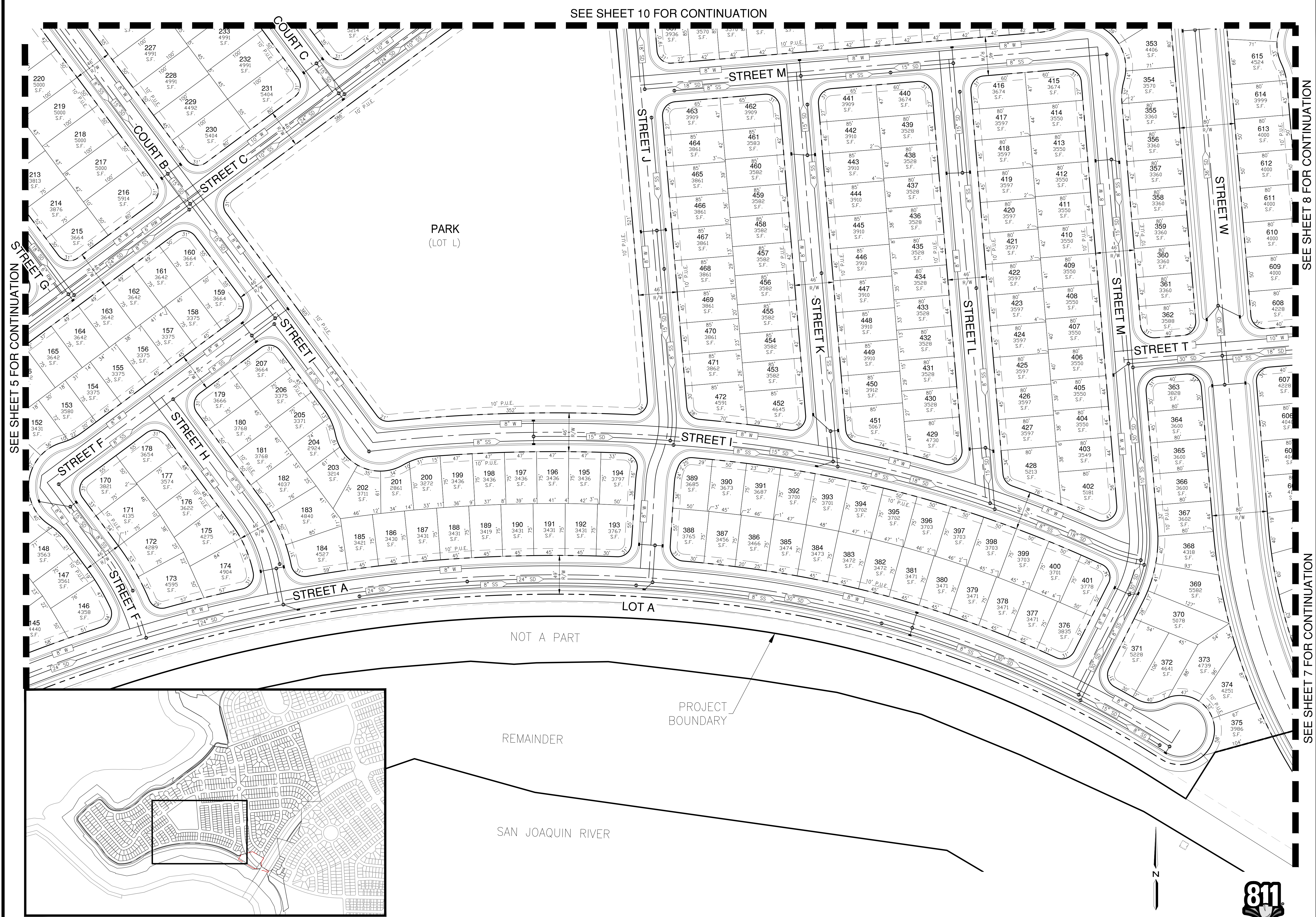
LATHROP, CALIFORNIA

LAYOUT

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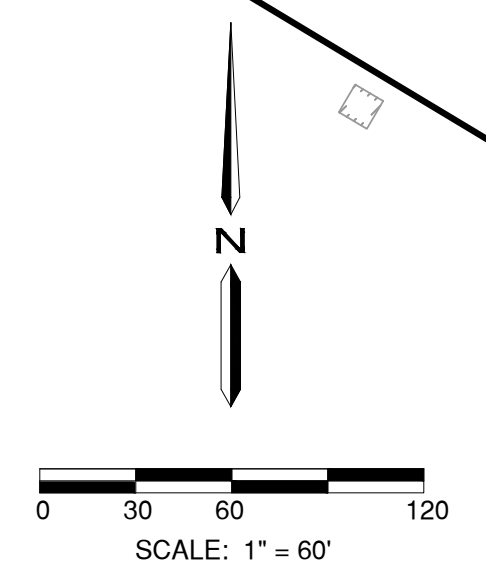
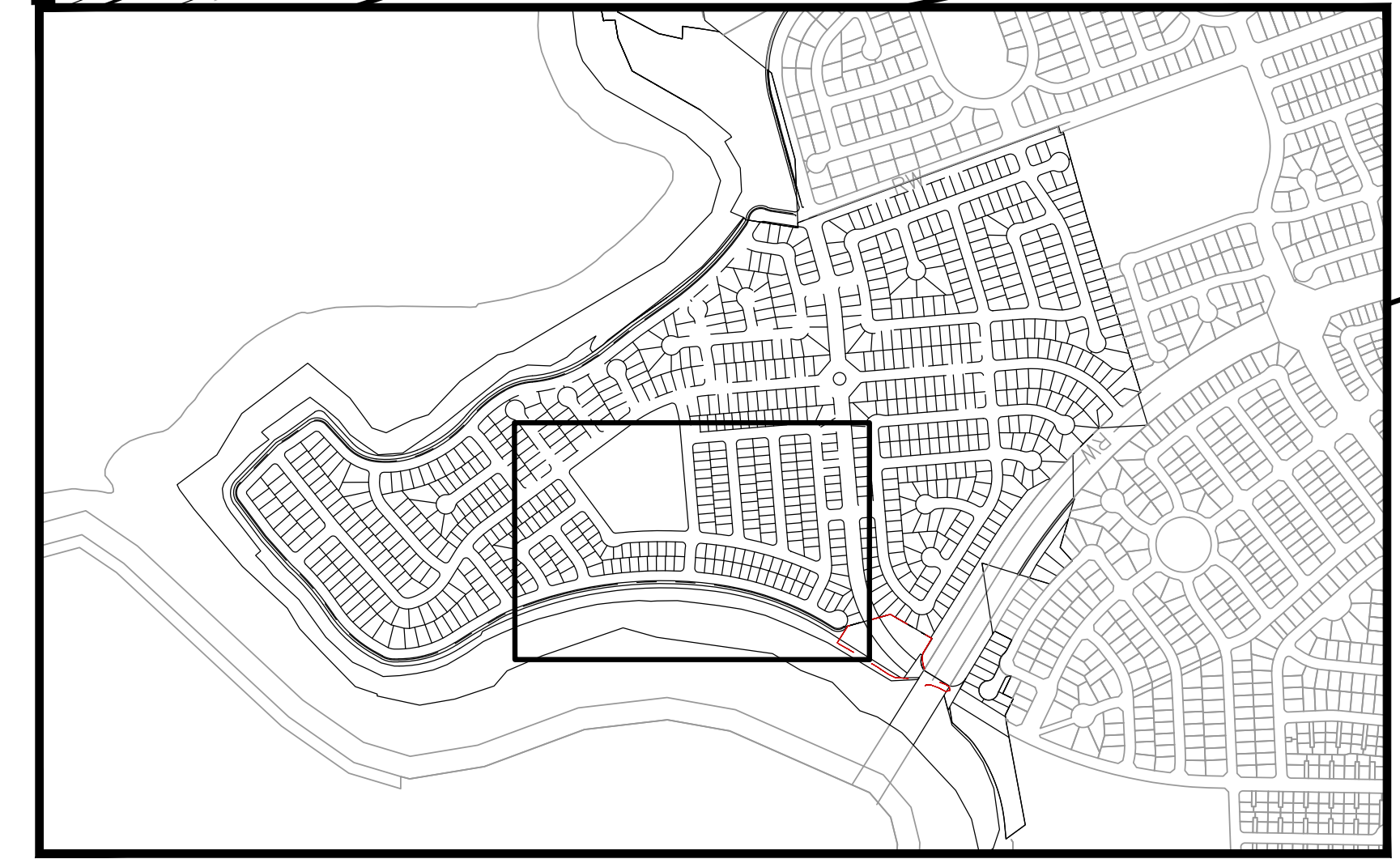
SEE SHEET 10 FOR CONTINUATION



SEE SHEET 5 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 7 FOR CONTINUATION



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MOSSDALE LANDING WEST
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LATHROP, CALIFORNIA

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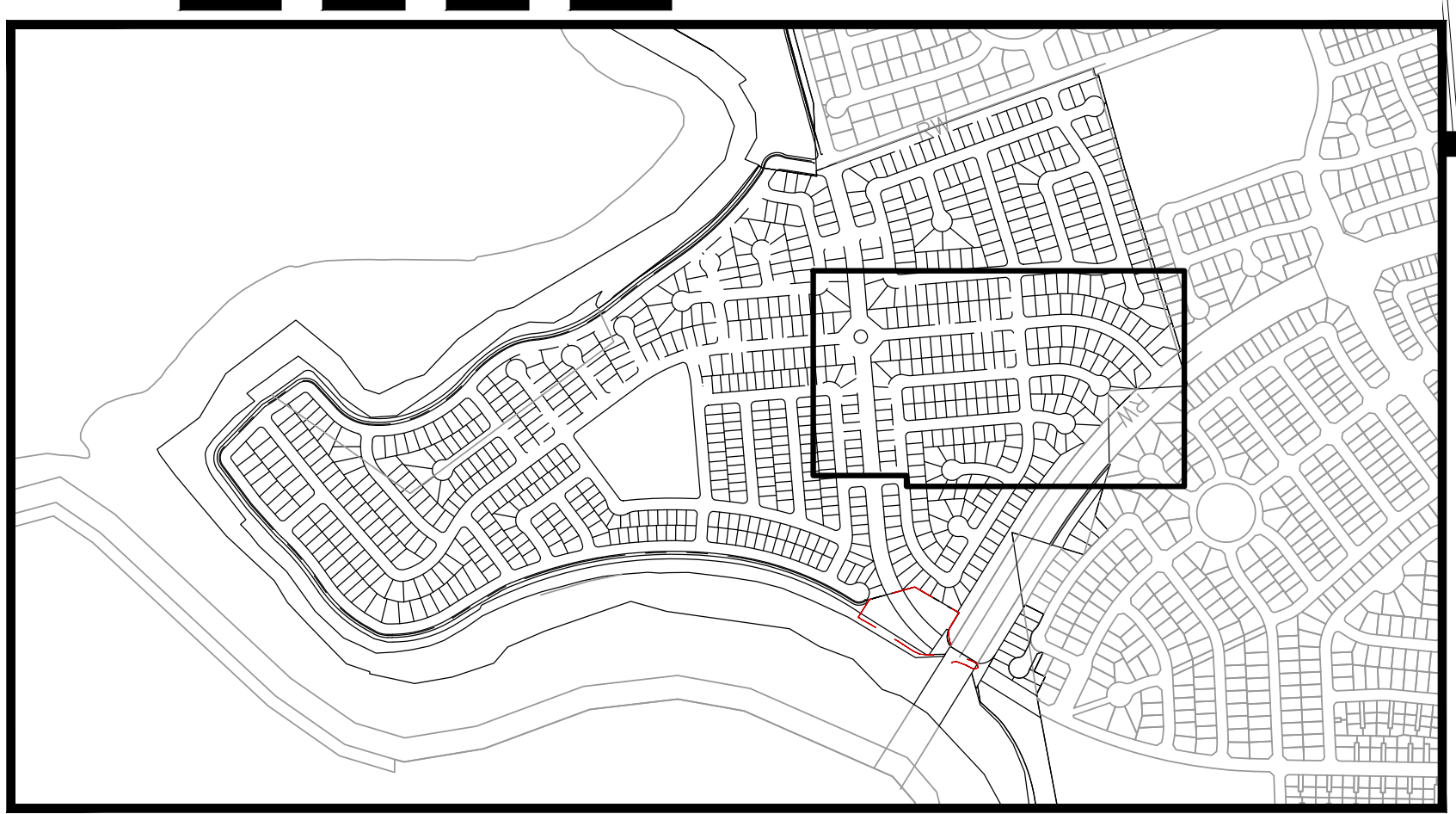
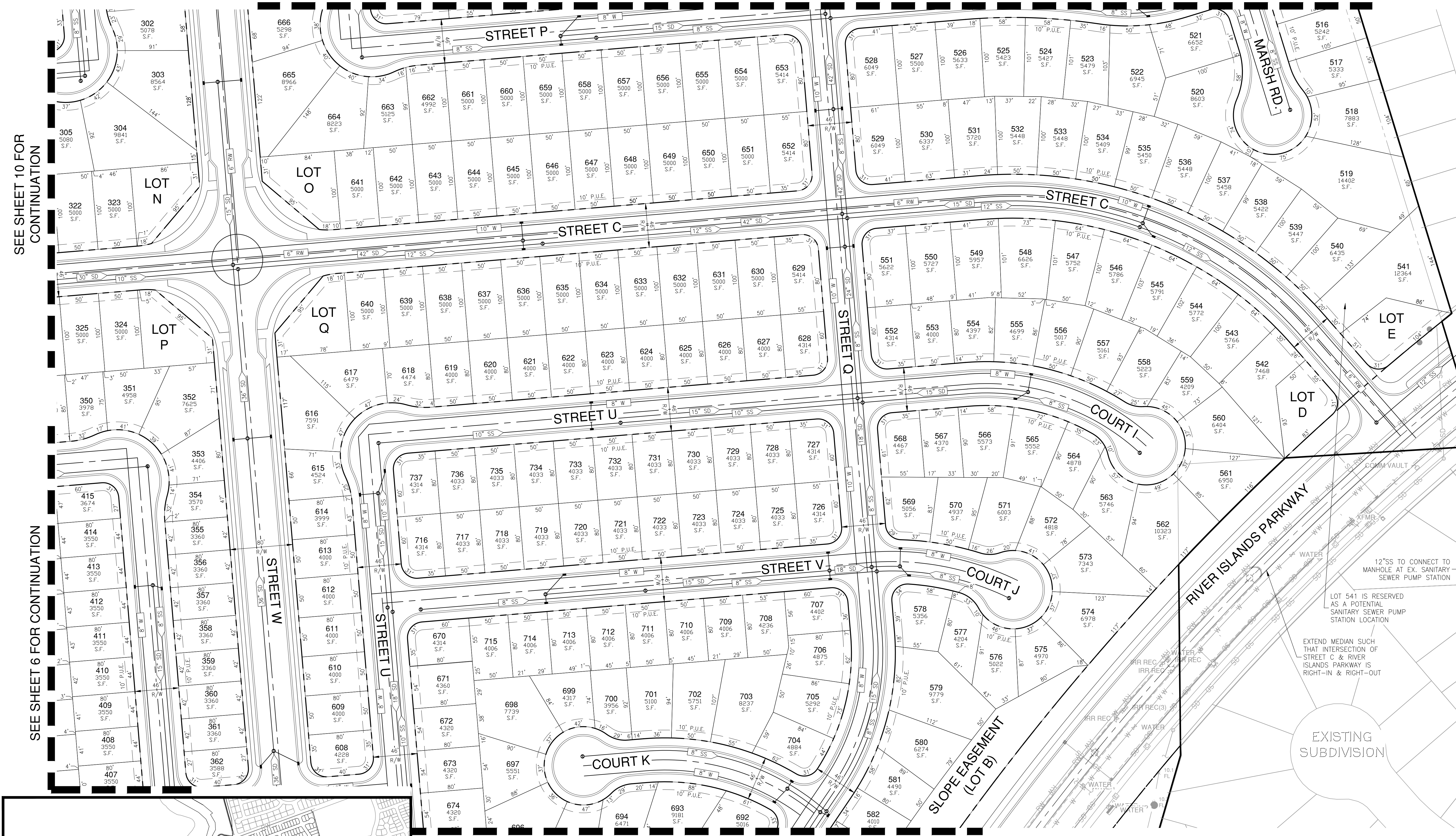
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SEE SHEET 9 FOR CONTINUATION

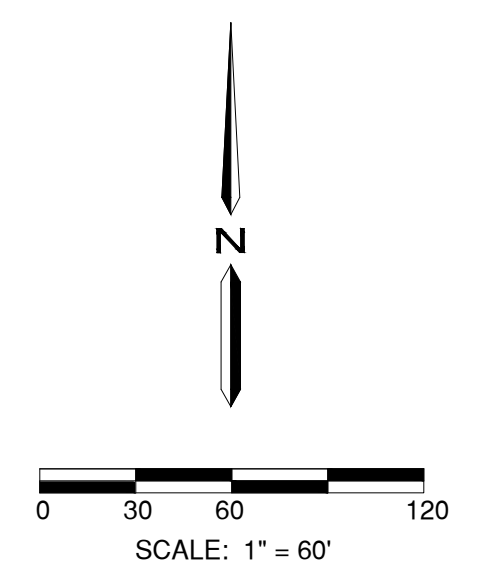
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KEY MAP
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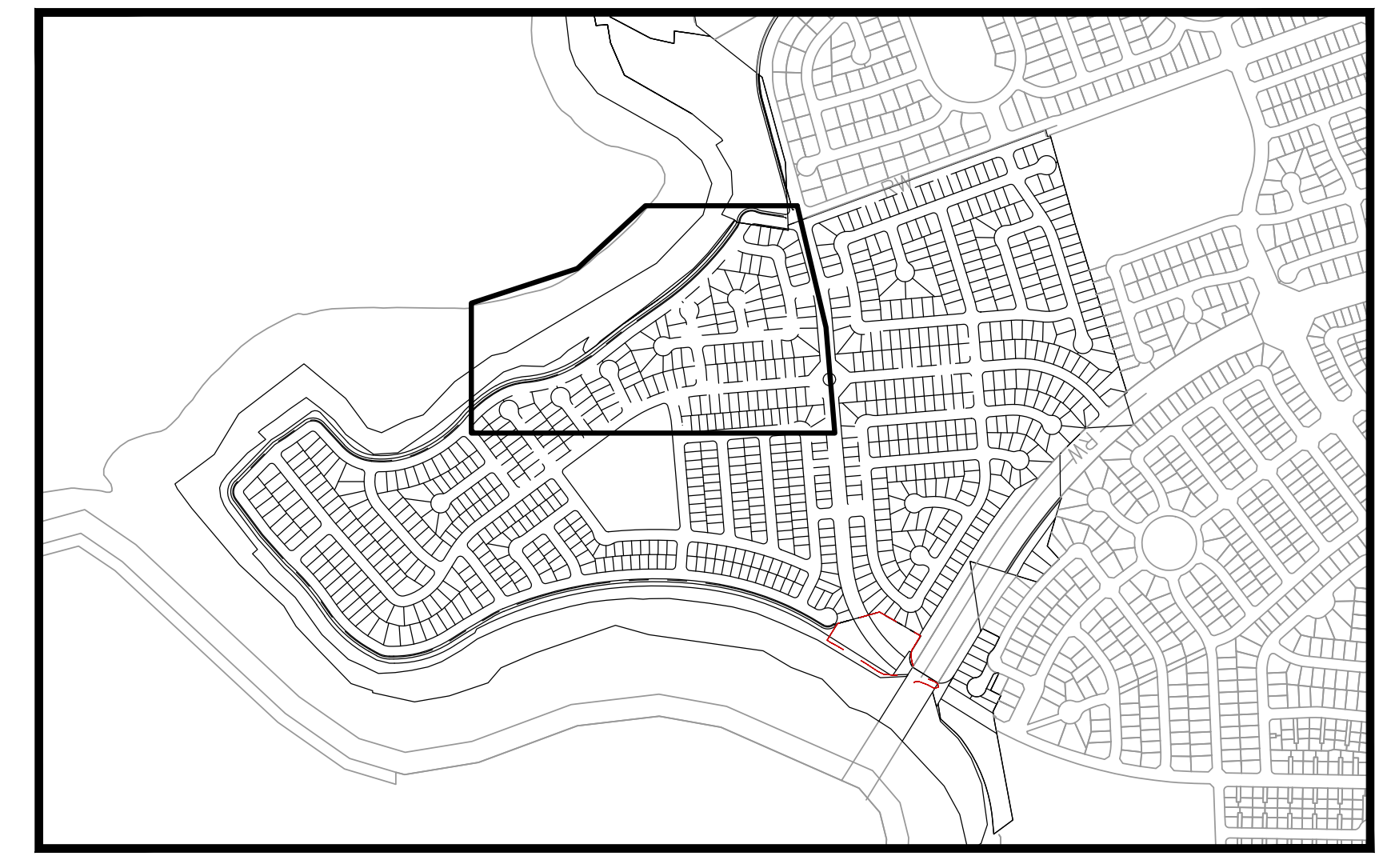
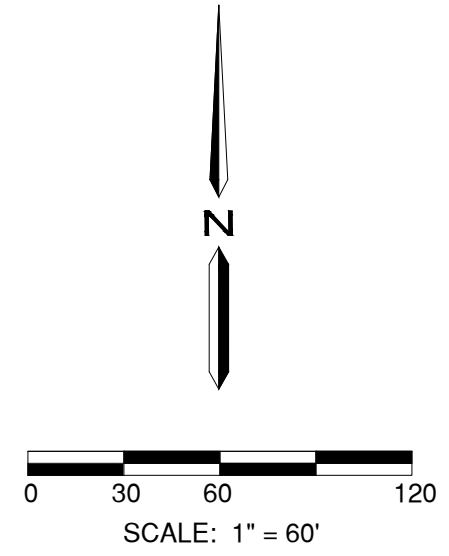
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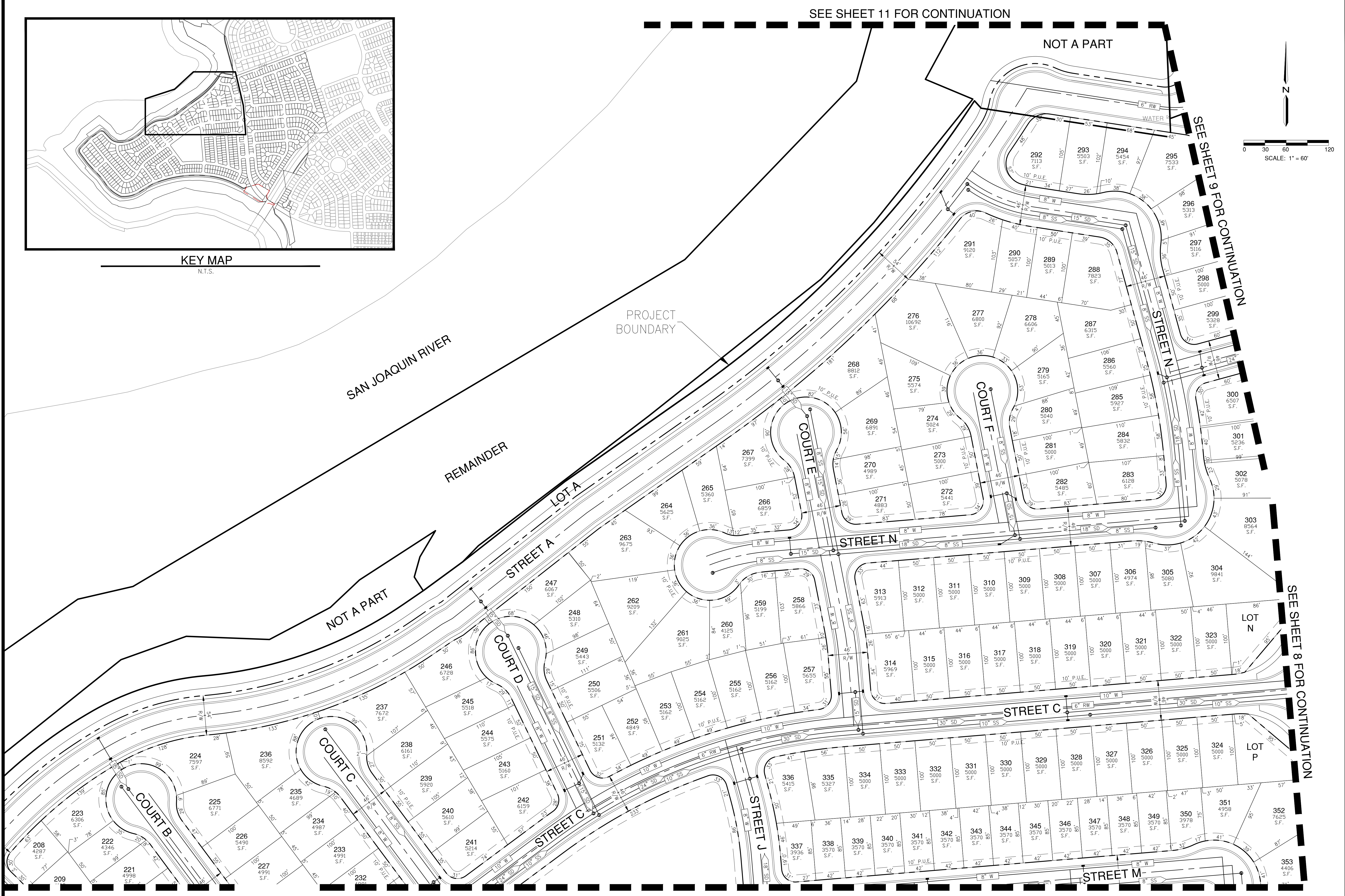
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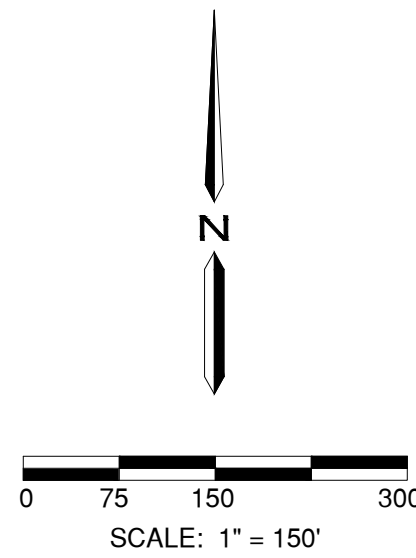
MOSSDALE LANDING WEST
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 LATHROP, CALIFORNIA

LAYOUT

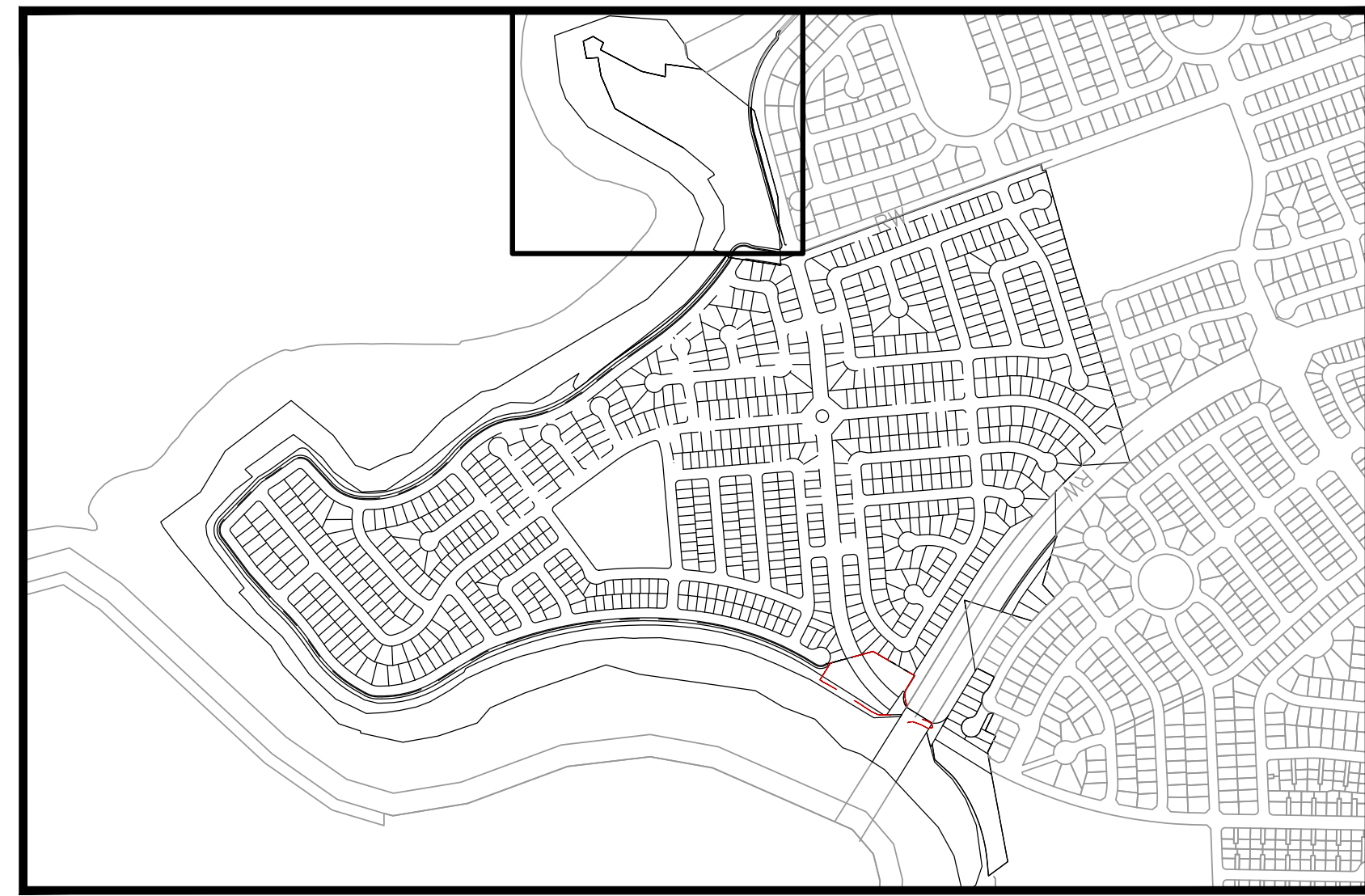
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SEE SHEET 10 FOR CONTINUATION



KEY MAP
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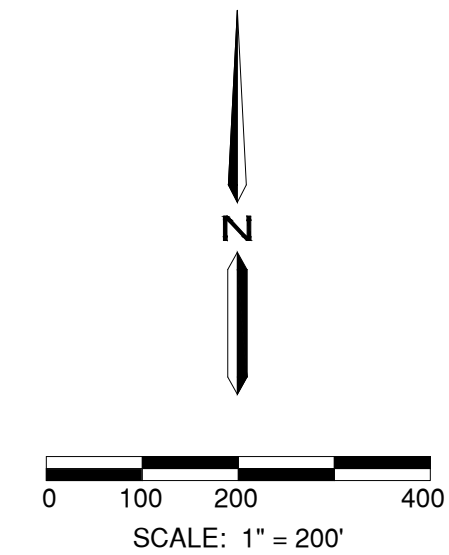
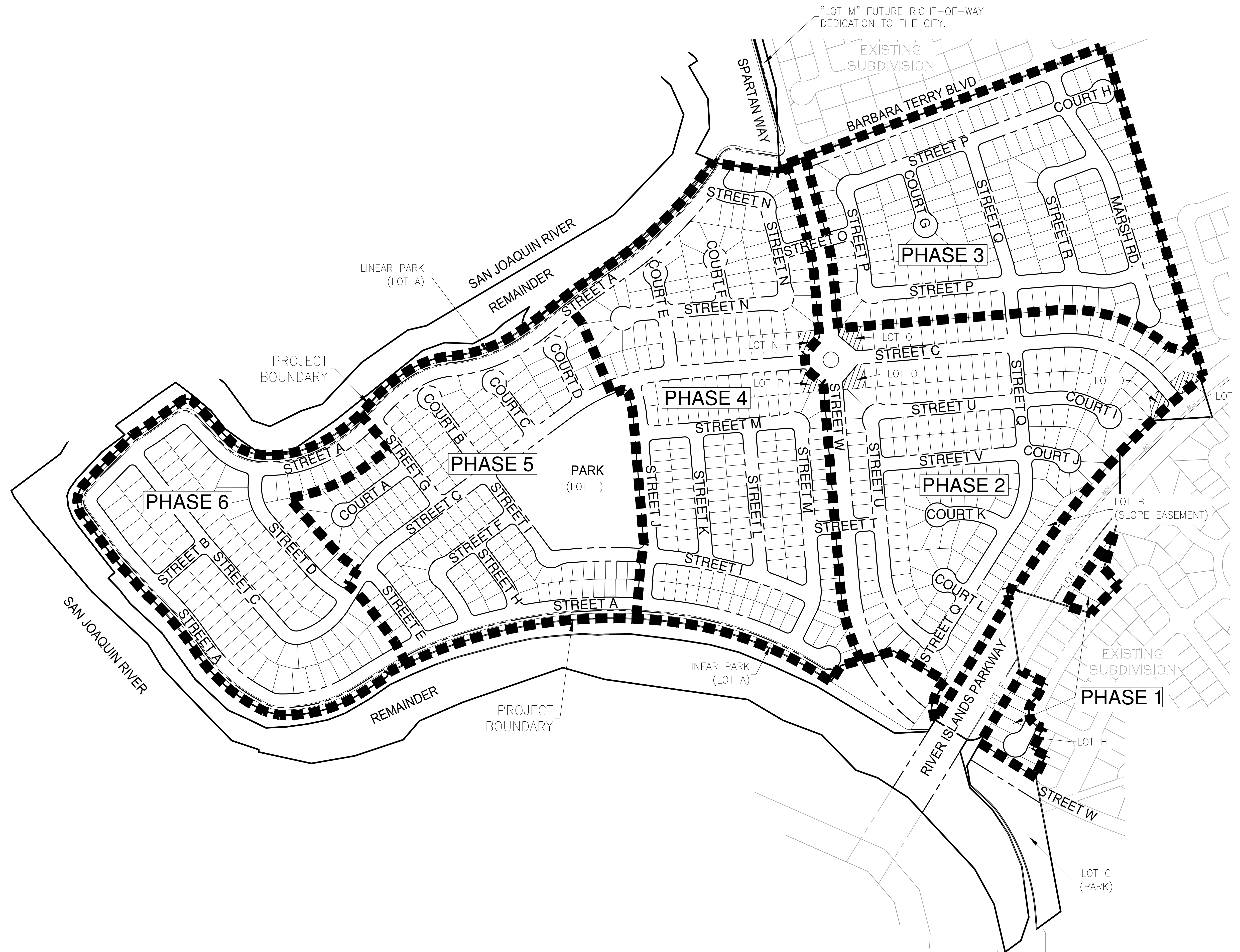
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MOSSDALE LANDING WEST
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PHASING PLAN



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