

FIGURE 2.1 CITY OF STOCKTON 1990 LAND USE MAP

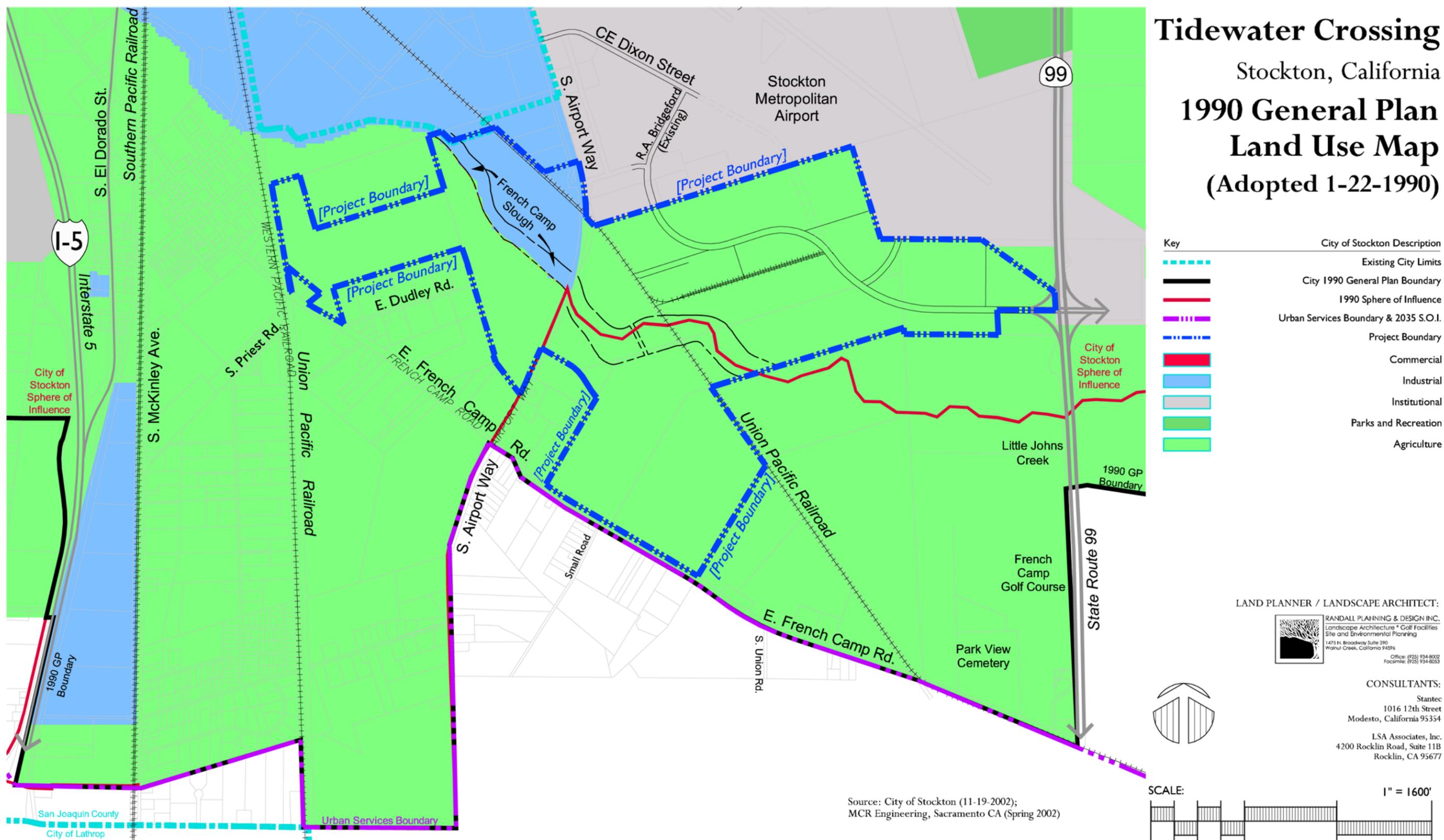


FIGURE 2.2 CITY OF STOCKTON 2035 LAND USE MAP

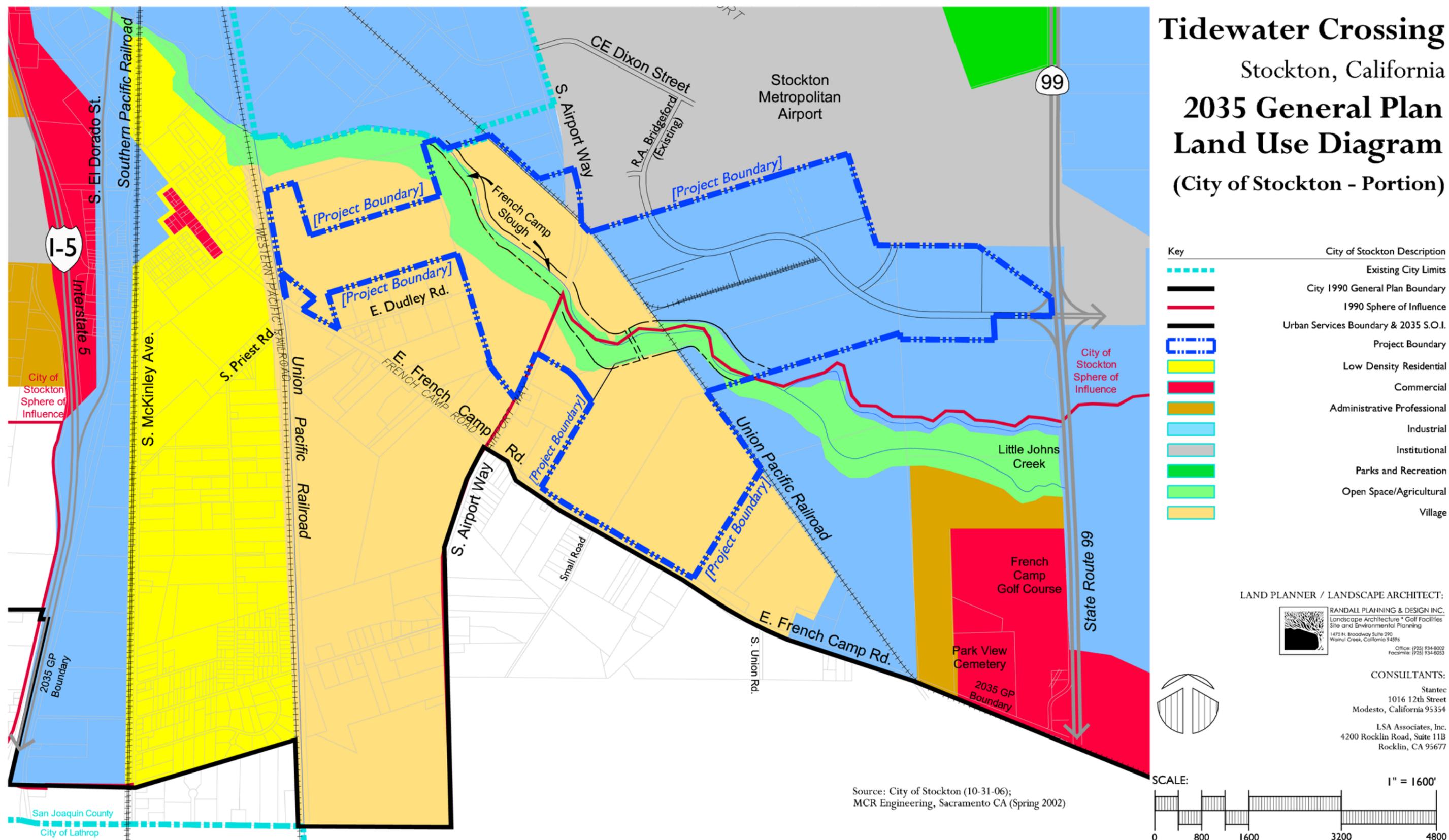
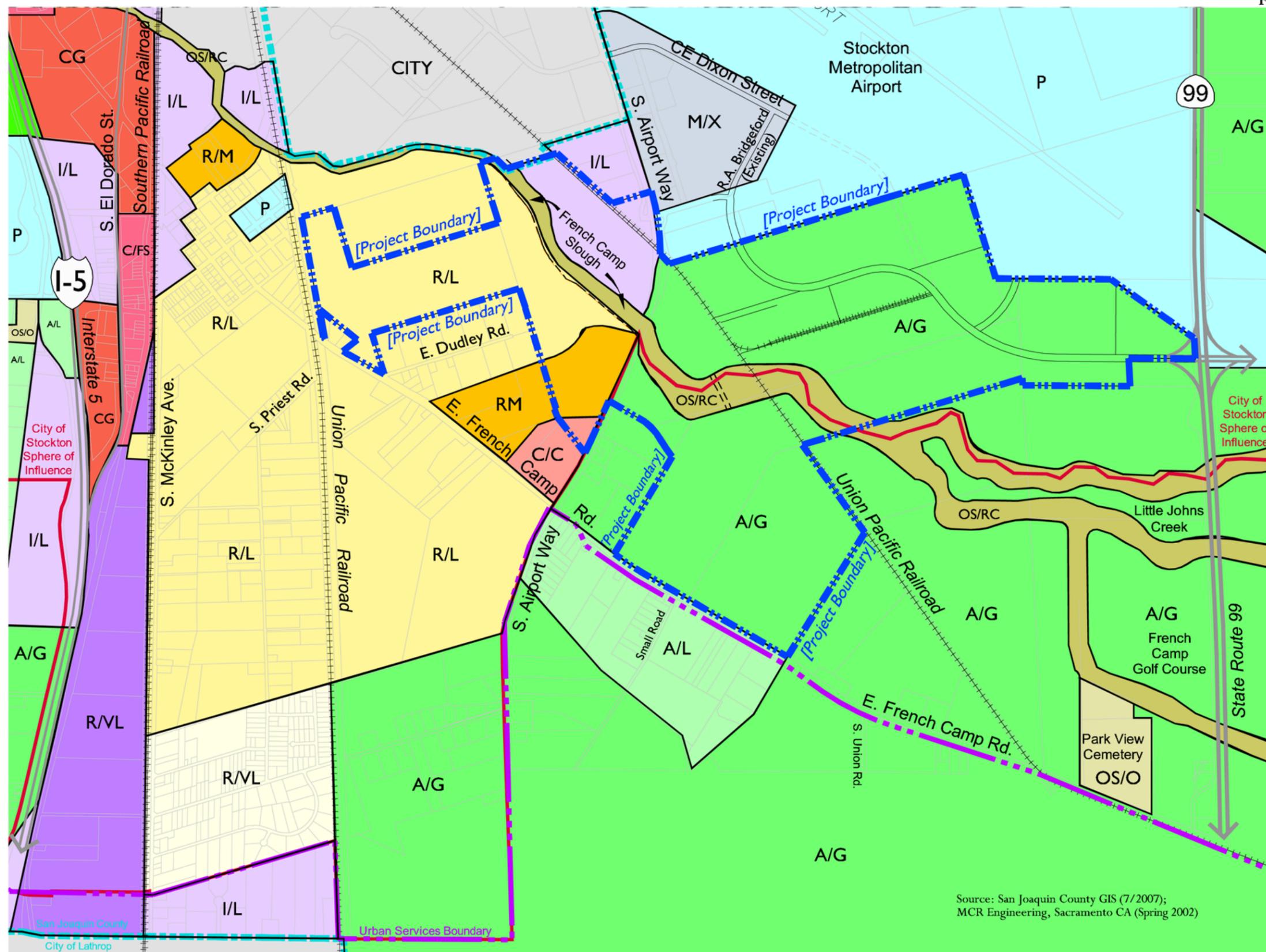


FIGURE 2.3 COUNTY OF SAN JOAQUIN LAND USE MAP



Tidewater Crossing

Stockton, California

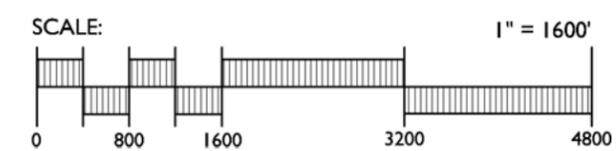
Existing County Land Use Map

Key	San Joaquin County Description
	Existing City Limits
	1990 Sphere of Influence
	Urban Services Boundary & 2035 S.O.I.
	Project Boundary
	R/VL Very Low Density Residential
	R/L Low Density Residential
	R/M Medium Density Residential
	C/C Community Commercial
	C/FS Freeway Service Commercial
	CG General Commercial
	I/L Limited Industrial
	I/G General Industrial
	A/L Limited Agricultural
	A/G General Agricultural
	OS/RC Resource Conservation
	OS/O Other Open Space
	P P
	M/X M/X
	CITY CITY

LAND PLANNER / LANDSCAPE ARCHITECT:

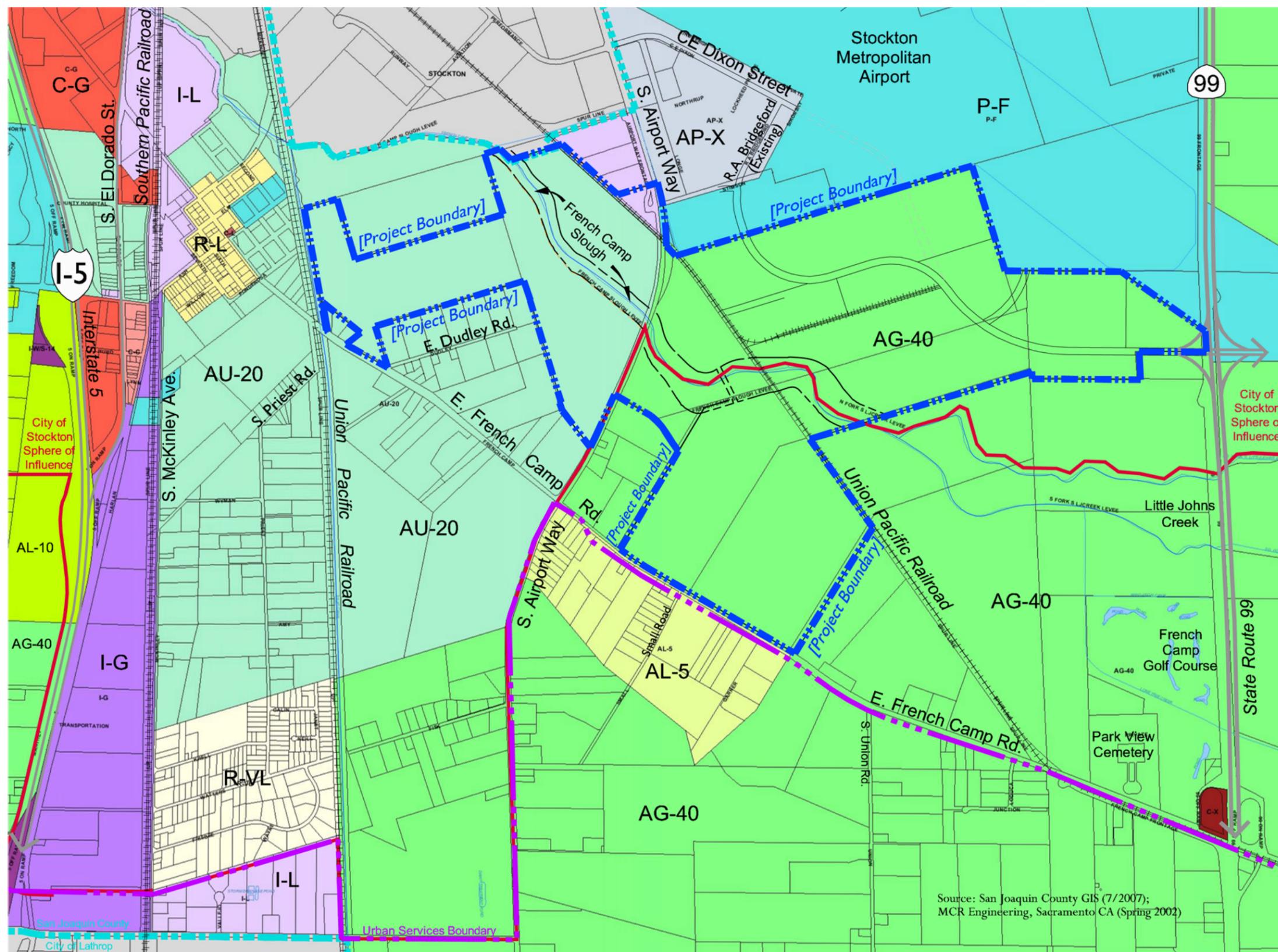


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 Office: (925) 934-8022
 Facsimile: (925) 934-8053



Source: San Joaquin County GIS (7/2007);
 MCR Engineering, Sacramento CA (Spring 2002)

FIGURE 2.4 COUNTY OF SAN JOAQUIN ZONING MAP



Tidewater Crossing

Stockton, California

Existing County Zoning Map

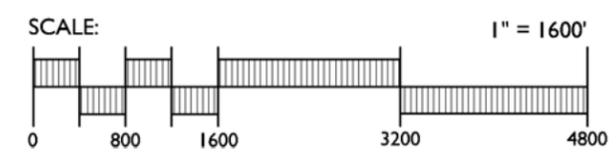
Key	San Joaquin County Description
	Existing City Limits
	1990 Sphere of Influence
	Urban Services Boundary & 2035 S.O.I.
	Project Boundary
	City Zoning
	R/L Low Density Residential
	R-VL Very Low Density Residential
	C-G General Commercial
	C-L Limited Commercial
	I-L Limited Industrial
	I-G General Industrial
	I-W Warehouse Industrial
	AL-5 Limited Agricultural - 5 ac. min.
	AL-10 General Agricultural - 10 ac. min.
	AG-40 General Agricultural - 40 ac. min.
	AU-20 Agriculture - Urban Reserve
	P-F Public Facility
	AP-X Airport Multi-Use Zone

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Source: San Joaquin County GIS (7/2007);
 MCR Engineering, Sacramento CA (Spring 2002)

FIGURE 2.5 PARCELS WITHIN TIDEWATER CROSSING

Tidewater Crossing

Stockton, California

Parcel Numbers Map

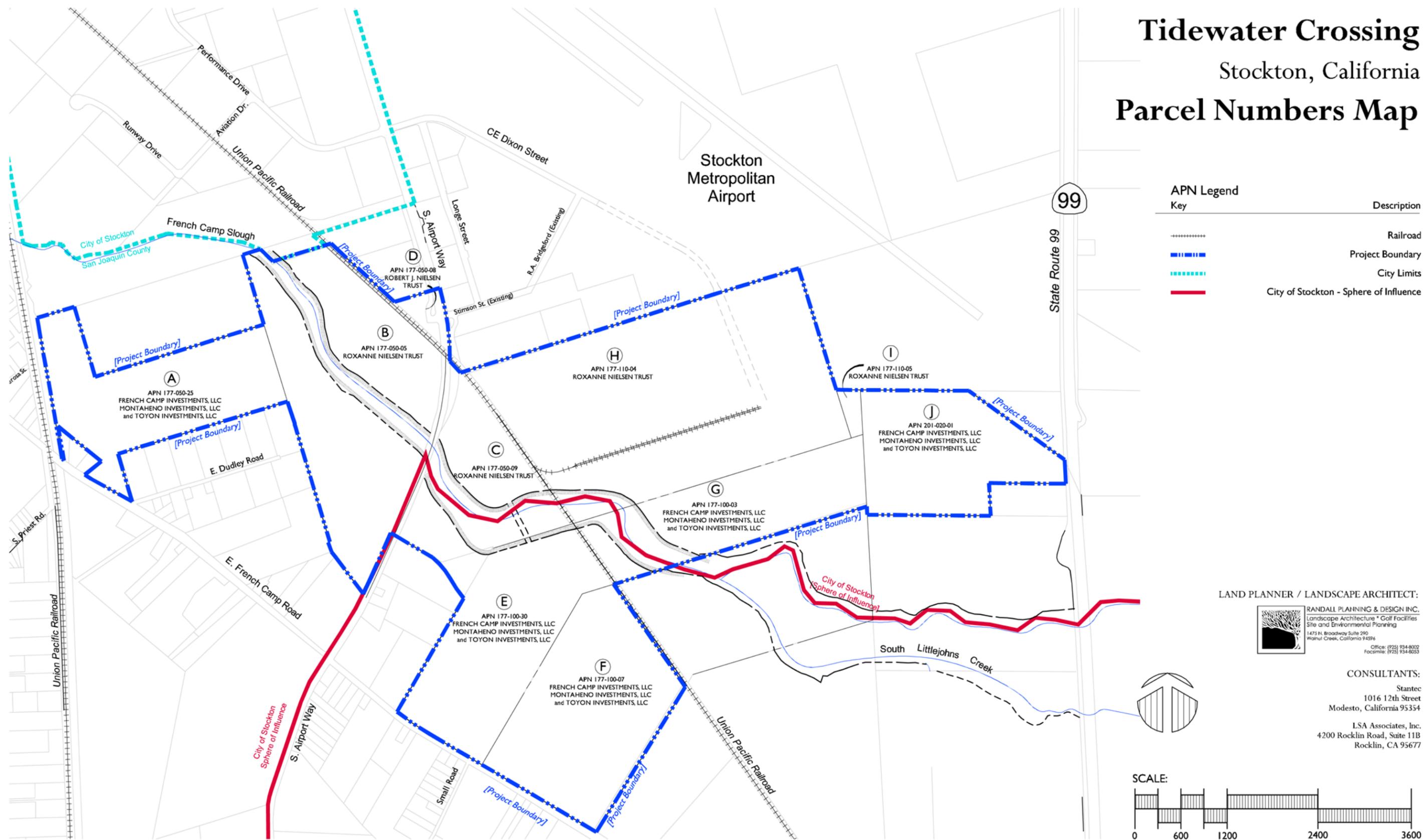
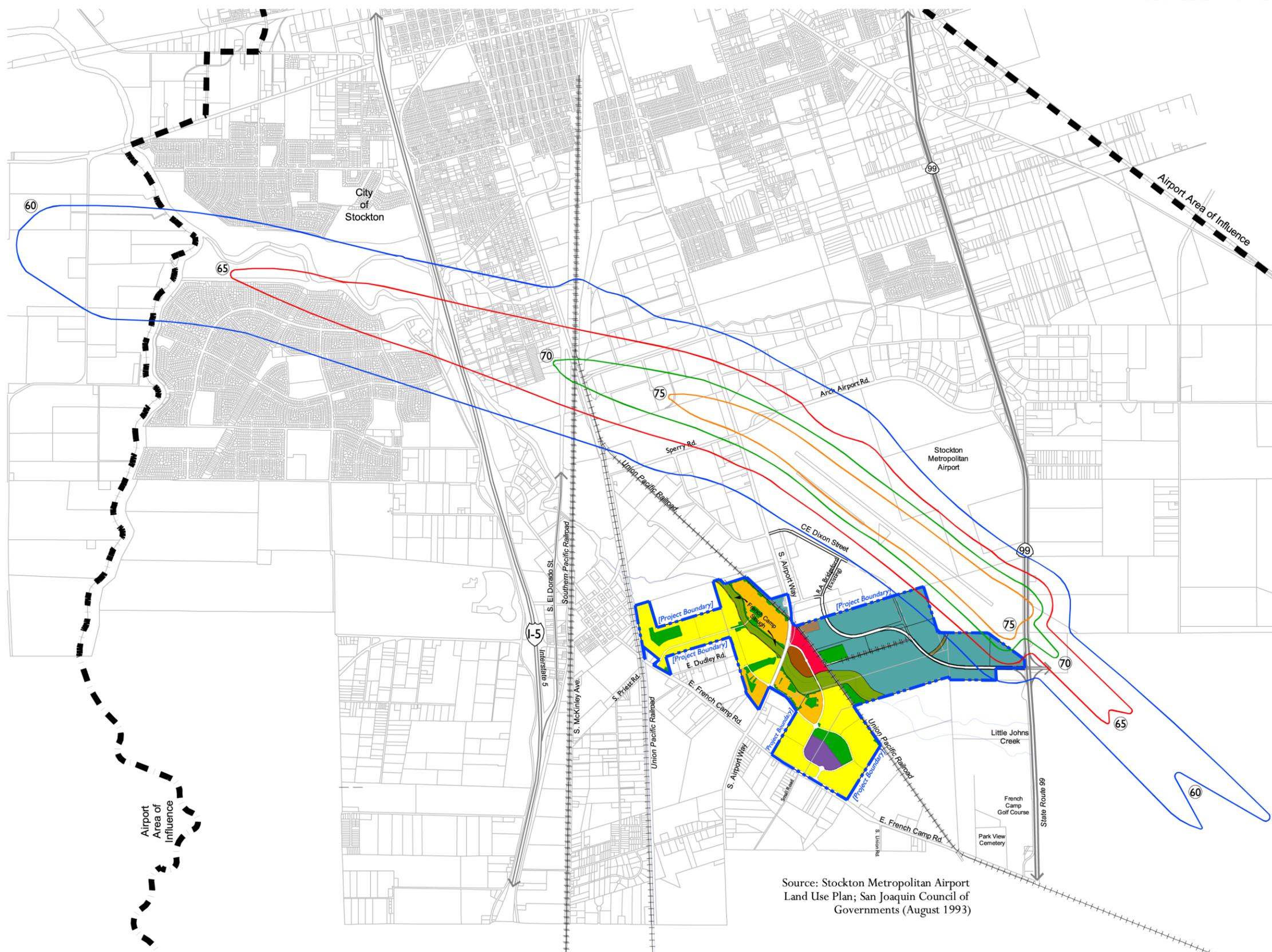


FIGURE 2.6 STOCKTON METROPOLITAN AIRPORT NOISE CONTOURS

Tidewater Crossing

Stockton, California

Stockton Metropolitan Airport Noise Contours Map



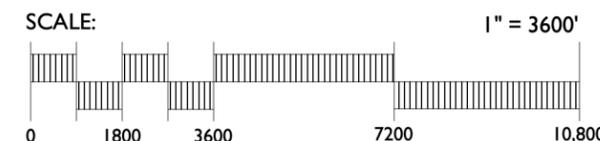
Key	Description
--- (dashed black)	Airport Area of Influence
--- (dashed blue)	Project Boundary
--- (orange)	CNEL 75 dB
--- (green)	CNEL 70 dB
--- (red)	CNEL 65 dB
--- (blue)	CNEL 60 dB
Yellow	Low Density Resid.
Orange	Medium Density Resid.
Brown	High Density Resid.
Red	Commercial
Purple	School
Teal	Industrial
Light Green	Parks & Open Space
Dark Green	Exist. Slough & Easement
Olive	Flood Control & Slough Diversion

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Source: Stockton Metropolitan Airport
 Land Use Plan; San Joaquin Council of
 Governments (August 1993)

FIGURE 2.7 STOCKTON METROPOLITAN AIRPORT AREAS OF INFLUENCE



Tidewater Crossing

Stockton, California

Stockton Metropolitan Airport Areas of Influence

Streets Legend	
Key	Description
--- ---	Area of Influence
--- ---	Project Boundary
①	Conical Zone
②	Horizontal Zone
③	Inner Approach Zone
④	Outer Approach Zone
⑤	Primary Surface Zone
⑥	Runway Protection Zone
⑦	Transitional Zone
Yellow	Low Density Residential
Orange	Medium Density Resid.
Red	High Density Resid.
Purple	Commercial
Light Blue	School
Cyan	Industrial
Green	Parks & Open Space
Light Green	Exist. Slough & Easement
Brown	Flood Control & Slough Diversion

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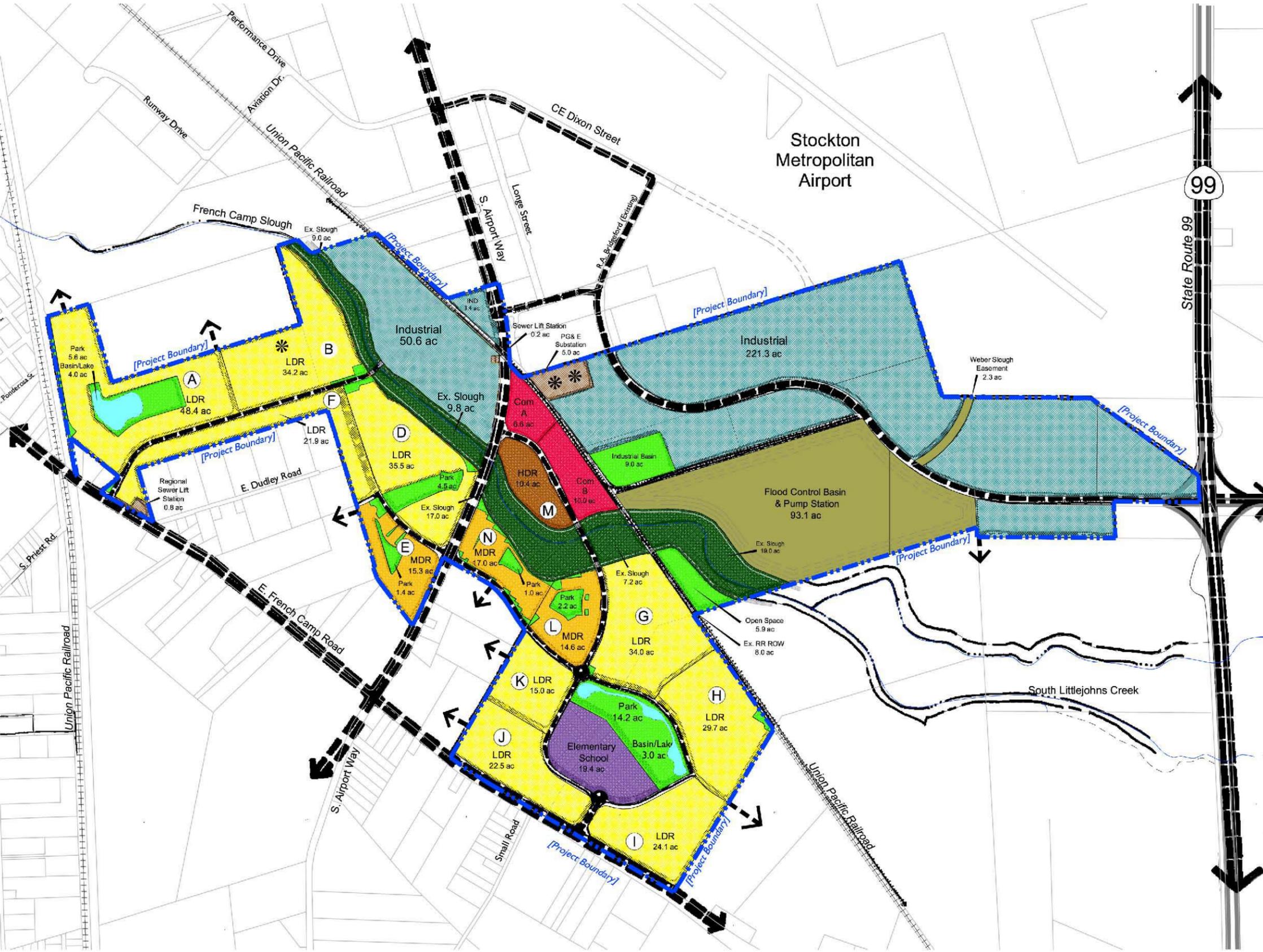
Source: Stockton Metropolitan Airport
Land Use Plan; San Joaquin Council of
Governments (August 1993)



Tidewater Crossing

Stockton, California

Land Use Diagram



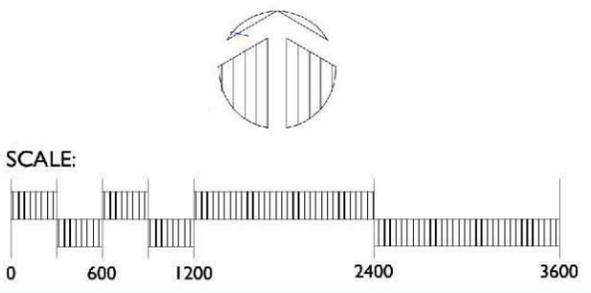
Land Use Legend

Key	Land Use Type
	Low Density Resid.
	Medium Density Resid.
	High Density Resid.
	Commercial
	School
	Industrial
	Parks & Open Space
	Exist. Slough & Easement
	Flood Control & Slough Diversion
	Sewer Lift Stations & PG&E Substation
	Lakes
	Exist. Railroad ROW
	Public Road ROW

Total Acres:

Notes:

- Potential Future 17-acre School Site
- Potential 5-acre PG&E Substation
- Neighborhood



Council Approved October 28, 2008

FIGURE 3.2 TIDEWATER CROSSING ILLUSTRATIVE DIAGRAM

Tidewater Crossing

Stockton, California

Illustrative Plan



Note:
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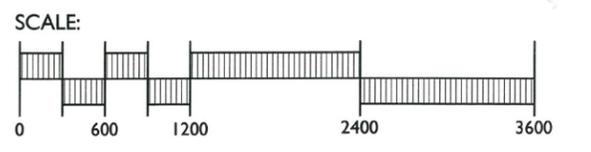
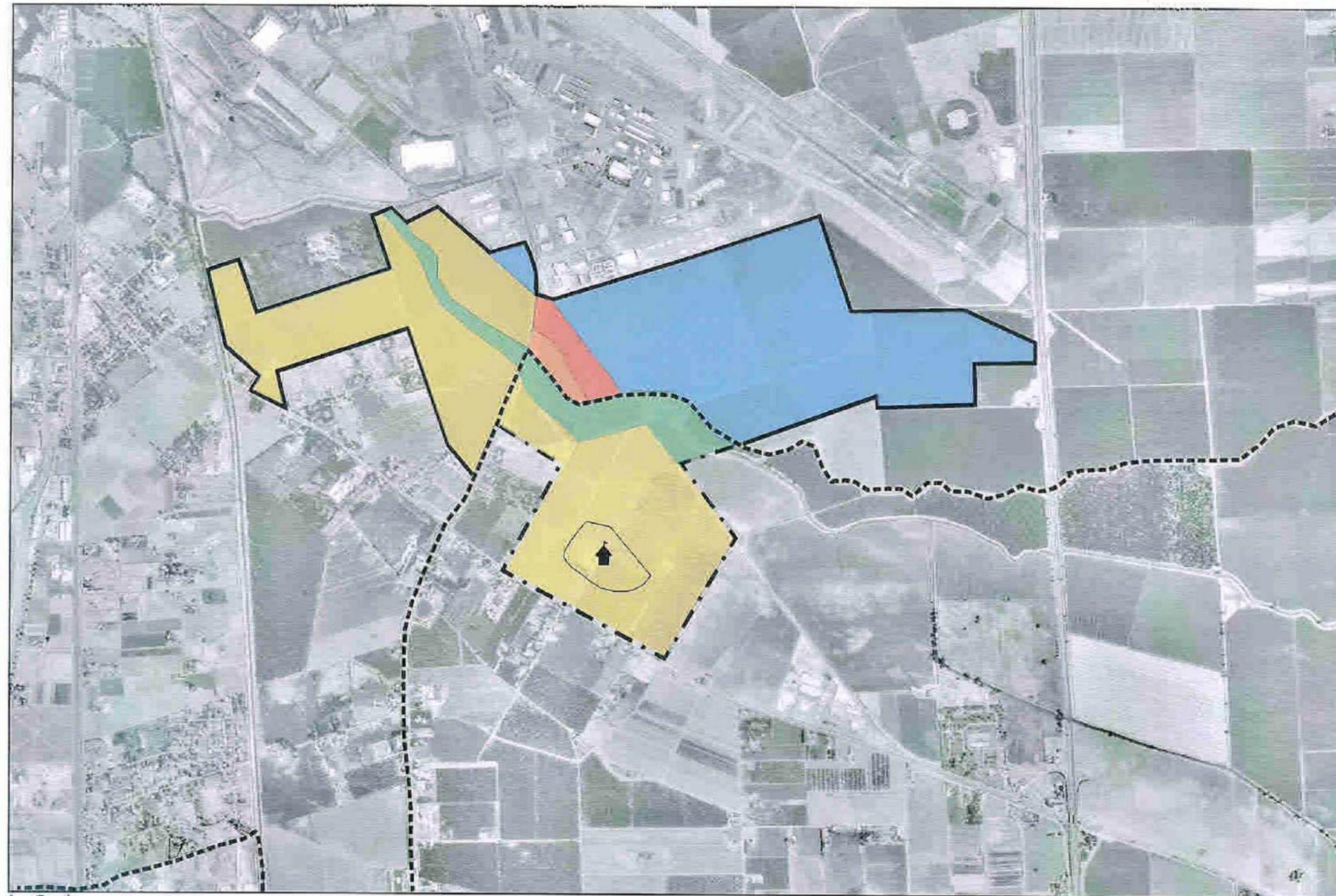


FIGURE 3.3 TIDEWATER CROSSING 1990 GENERAL PLAN AMENDMENT

Tidewater Crossing

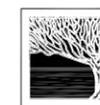
Stockton, California

1990 General Plan Amendment



- | | |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  INDUSTRIAL (IL) |  COMMERCIAL (C) |
|  LOW/MEDIUM-DENSITY RESIDENTIAL (L/MDR) |  OPEN SPACE/AGRICULTURAL (OSA) |
|  HIGH DENSITY RESIDENTIAL (HDR) |  SCHOOL SITE |
|  SPHERE OF INFLUENCE |  SPHERE OF INFLUENCE AMENDMENT AREA |

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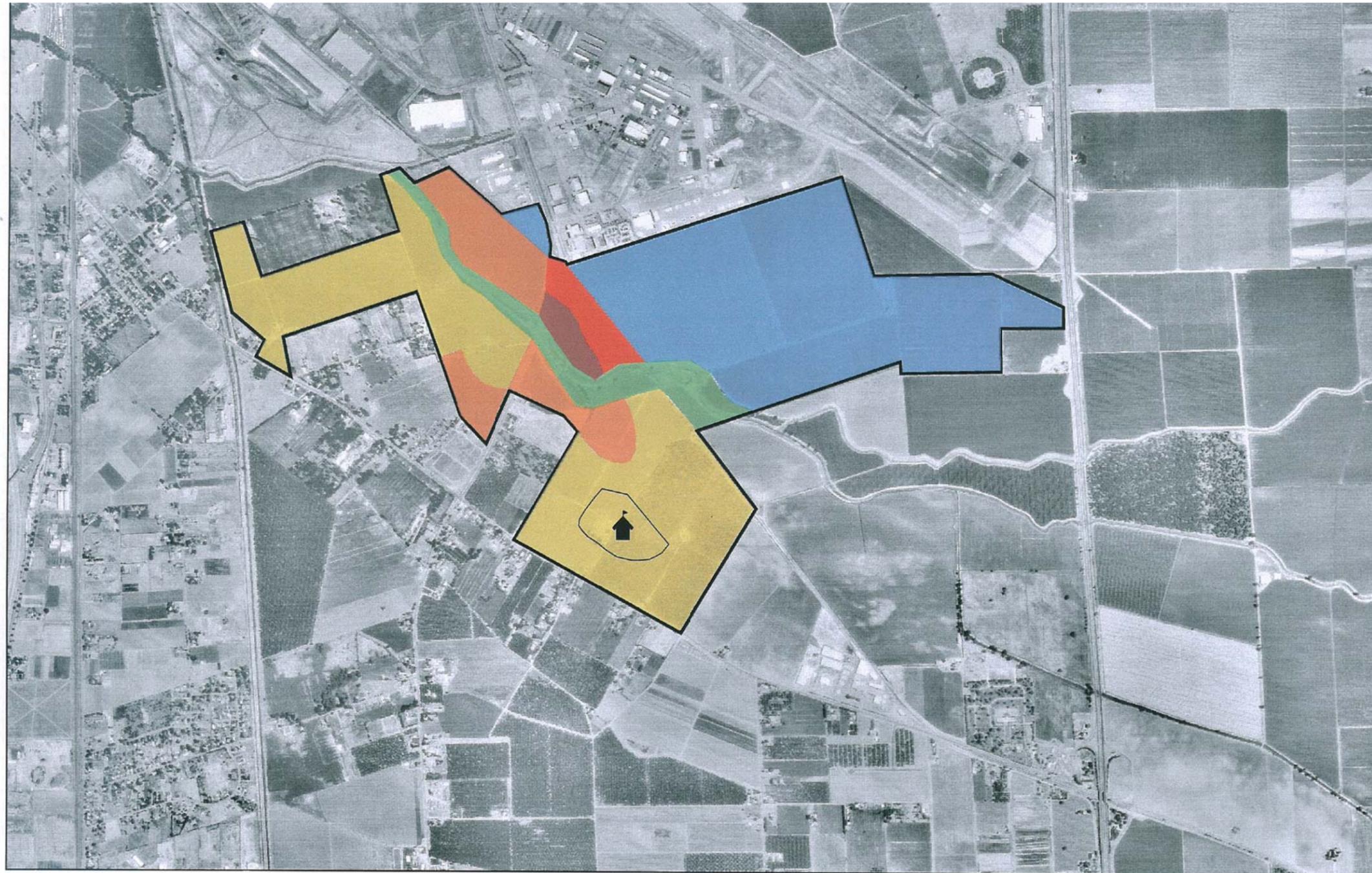
SOURCE: City of Stockton, 2005

FIGURE 3.4 TIDEWATER CROSSING 2035 GENERAL PLAN AMENDMENT

Tidewater Crossing

Stockton, California

2035 General Plan Amendment



LSA



- | | |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  LIMITED INDUSTRIAL (IL) |  HIGH DENSITY RESIDENTIAL (HDR) |
|  LOW DENSITY RESIDENTIAL (LDR) |  COMMERCIAL (C) |
|  MEDIUM DENSITY RESIDENTIAL (MDR) |  OPEN SPACE (OS) |



SOURCE: City of Stockton, 2005

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FIGURE 3.5 TIDEWATER CROSSING PREZONING MAP

Tidewater Crossing

Stockton, California

Prezoning Map



LSA



- | | |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  LIMITED INDUSTRIAL (LI) |  HIGH DENSITY RESIDENTIAL (RH) |
|  LOW DENSITY RESIDENTIAL (RL) |  GENERAL COMMERCIAL (GC) |
|  MEDIUM DENSITY RESIDENTIAL (RM) |  OPEN SPACE (OS) |
|  SCHOOL SITE | |

SOURCE: City of Stockton, 2005

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CONSULTANTS:



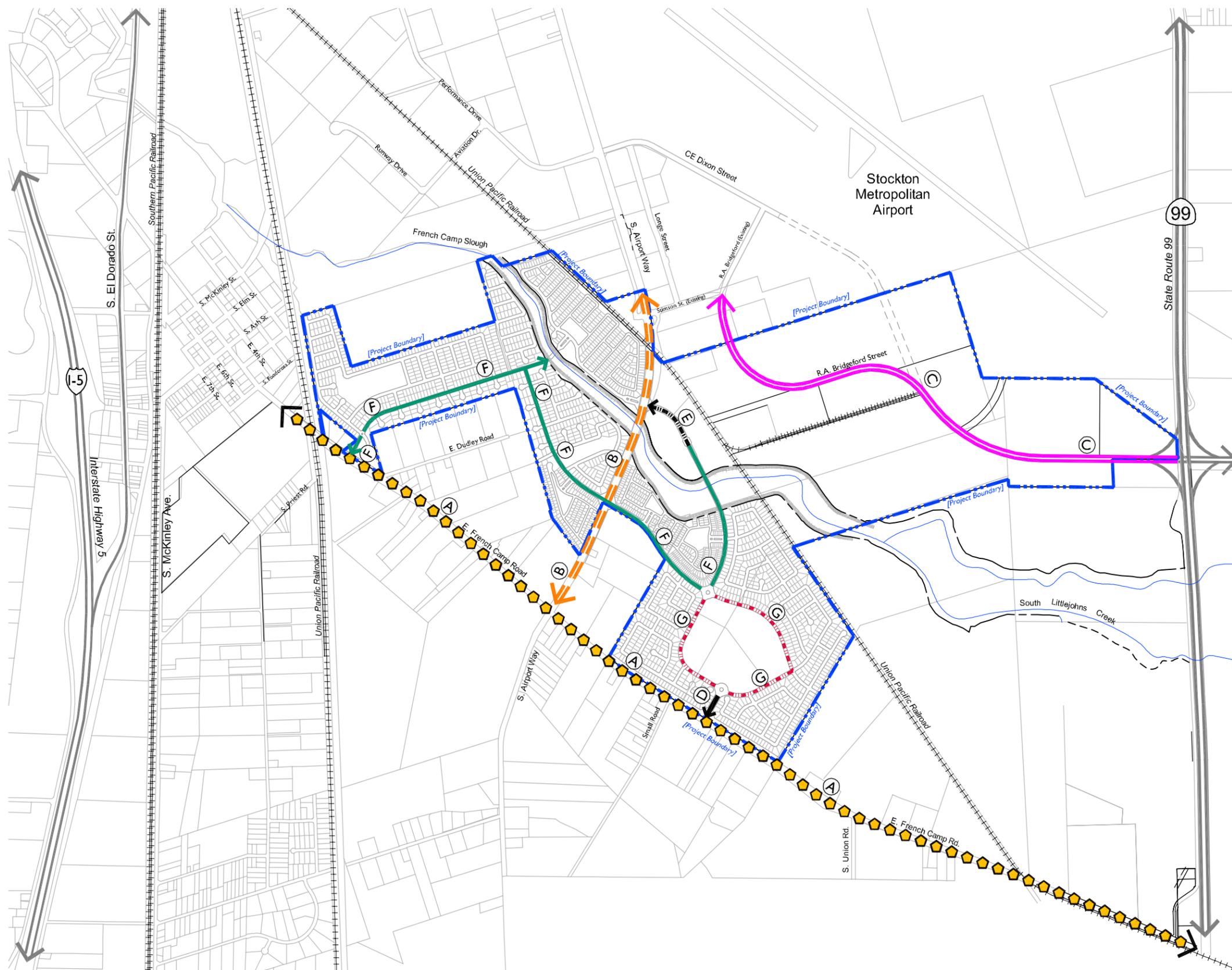
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FIGURE 5.1 CIRCULATION DIAGRAM

Tidewater Crossing

Stockton, California

Circulation Diagram



Streets Legend		
Key	Street Profile	
	Project Boundary	
	E. French Camp - Blvd. Arterial	(154' ROW)
	S. Airport Way - Blvd. Arterial	(132' ROW)
	R.A. Bridgeford St. - Industrial Arterial	(120' ROW)
	Entry Collector w/Median	(88' ROW)
	Commercial Collector	(78' ROW)
	Neighborhood Collector	(56'/61'/66' ROW)
	Medium and Low Volume Local	(54'/57' ROW)
	Railroad	

Note:
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Note:
The extension of C. E. Dixon Street through the Airport and into the industrial park is conceptual and is dependent upon coordination with the California National Guard and San Joaquin County. If the route is secured, additional environmental analysis may be necessary.

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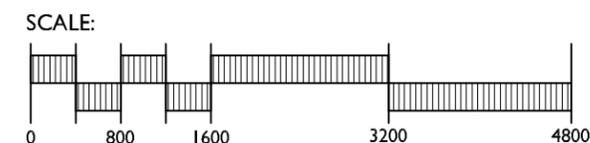
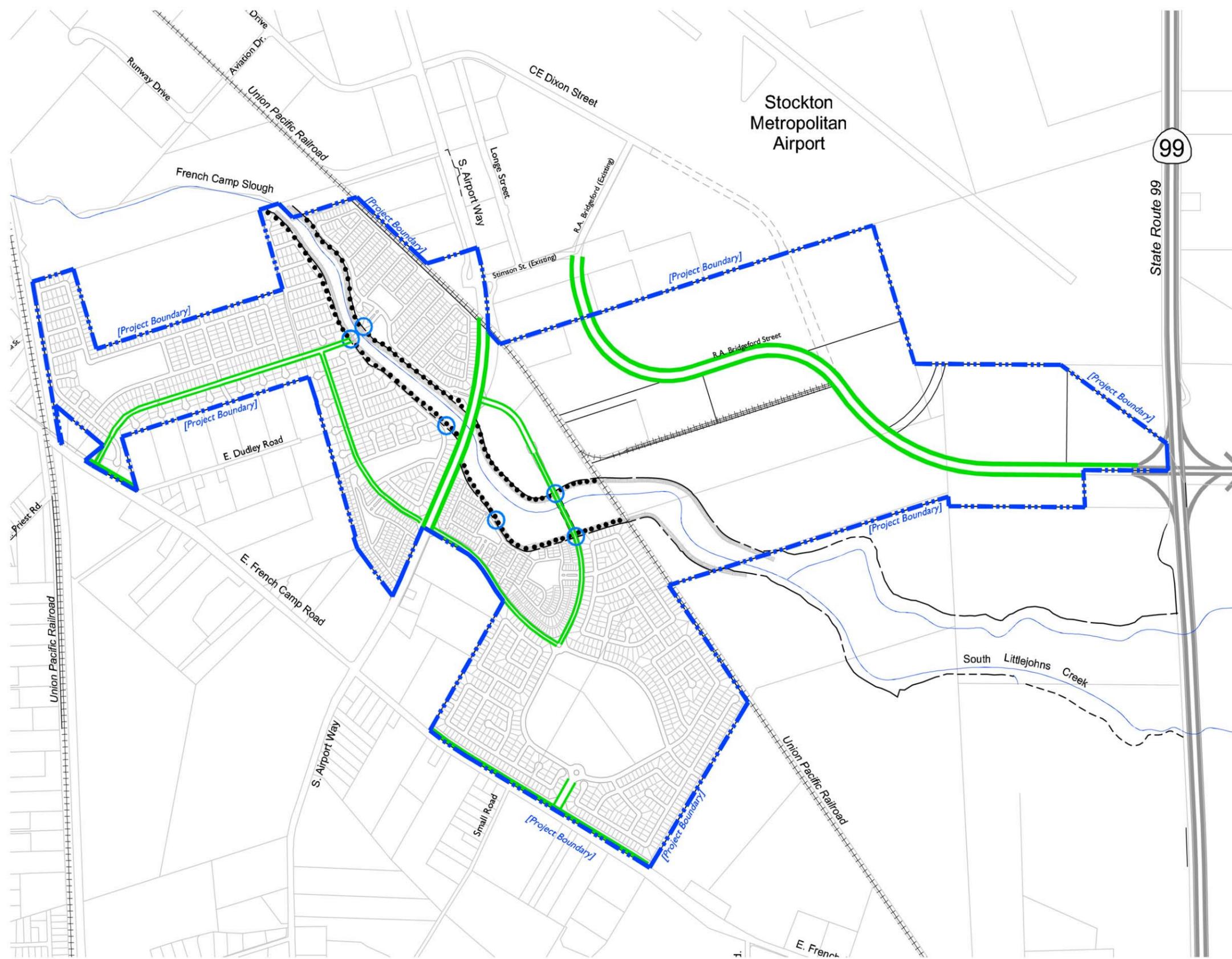


FIGURE 5.2 PEDESTRIAN AND BICYCLE CIRCULATION

Tidewater Crossing

Stockton, California

Pedestrian & Bike Path Diagram



Pedestrian & Bike Path Legend	
Key	Street/Path Profile
	Project Boundary
	8' Meandering Sidewalk/Class I Bike Path
	12' Trail/Class I Bike Path
	Bike Path Connectivity to Neighborhoods

Note:
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FIGURE 5.5-B R.A. BRIDGEFORD STREET EXTENSION

Tidewater Crossing

Stockton, California

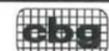
R.A. Bridgeford Street Extension



Note: The proposed alignment of R.A. Bridgeford Street through the California National Guard property is conceptual. The final alignment will be subject to agreement with the California National Guard.

Source: Fehr and Peers

R.A. BRIDGEFORD STREET EXTENSION
TIDEWATER CROSSING
 CITY OF STOCKTON SAN JOAQUIN COUNTY CALIFORNIA
 SCALE: 1" = 300' DATE: AUGUST 24, 2007

	 Carlson, Barbee & Gibson, Inc. CIVIL ENGINEERS • SURVEYORS • PLANNERS <small>1074 SOUTH HARLAN ROAD LATHROP, CALIFORNIA 95330 (209) 958-4944 FAX (209) 958-4977 LATHROP • SAN RAMON</small>
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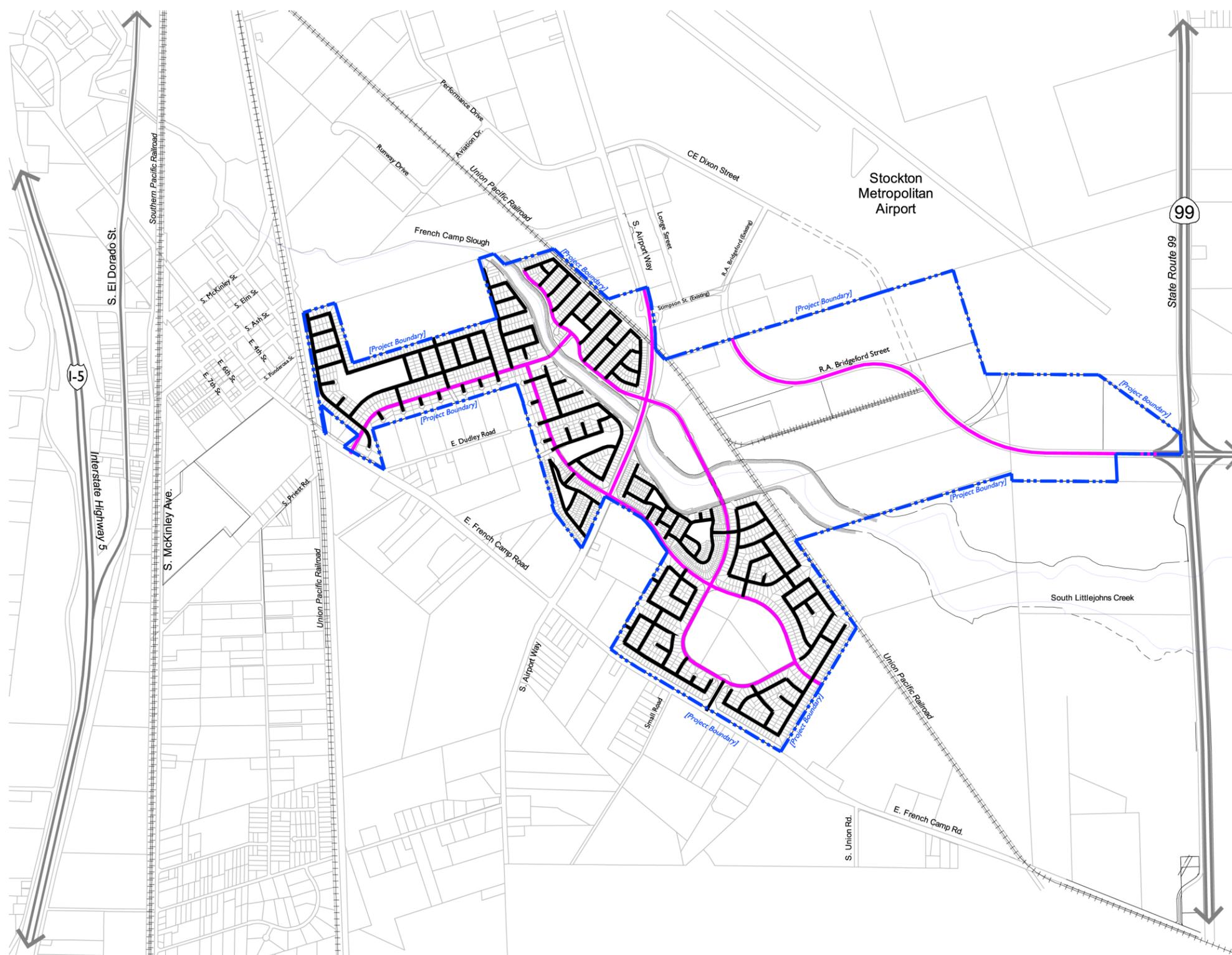
Not to Scale

FIGURE 5.13 PROPOSED INTERNAL CIRCULATION

Tidewater Crossing

Stockton, California

Internal Street Layout Diagram



Internal Street Legend	Street/Path Profile
	Project Boundary
	Primary Backbone Streets
	Residential Streets

Note:
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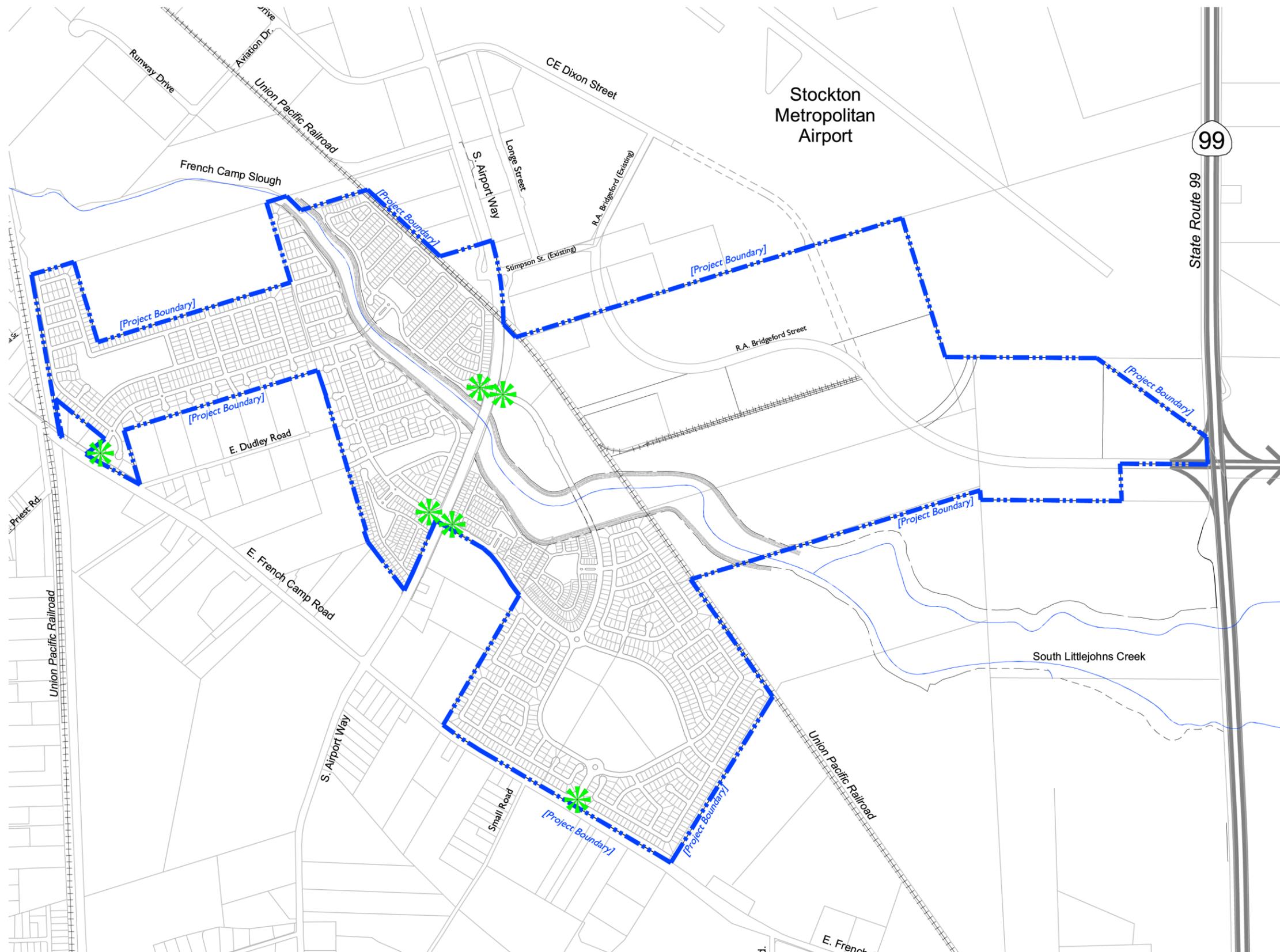
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FIGURE 5.14 ENTRIES & ARRIVALS
Tidewater Crossing
 Stockton, California
Entries & Arrivals Plan



Entries and Arrivals Legend

Key	Street/Path Profile
	Project Boundary
	Entry & Arrival Locations

Note:
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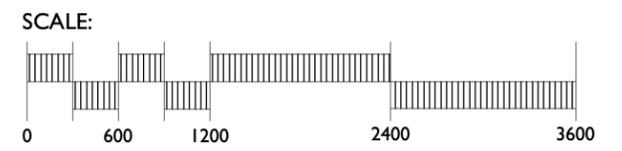
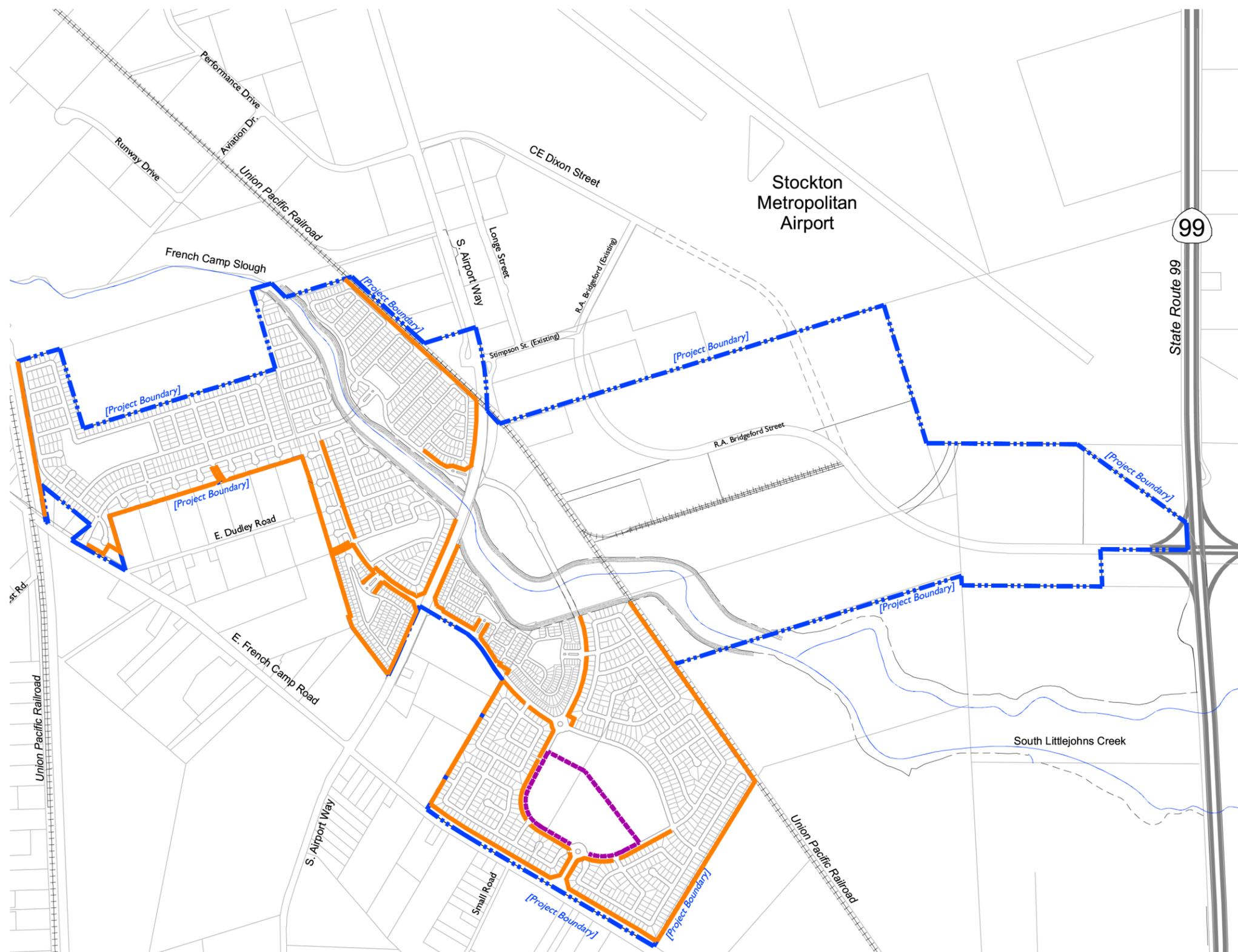


FIGURE 5.15 DIAGRAM OF SOUNDWALL LOCATIONS

Tidewater Crossing Stockton, California Soundwall & Fencing Diagram



Key	Description
	Project Boundary
	School Fencing
	Soundwall

Note:
The subdivision layout pattern depicted on this diagram is conceptual. The actual subdivision layout is subject to the findings of the internal traffic analysis, a component of the Traffic Impact Analysis.

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FIGURE 6.2 TIDEWATER CONCEPTUAL MASTER NON-POTABLE WATER PLAN

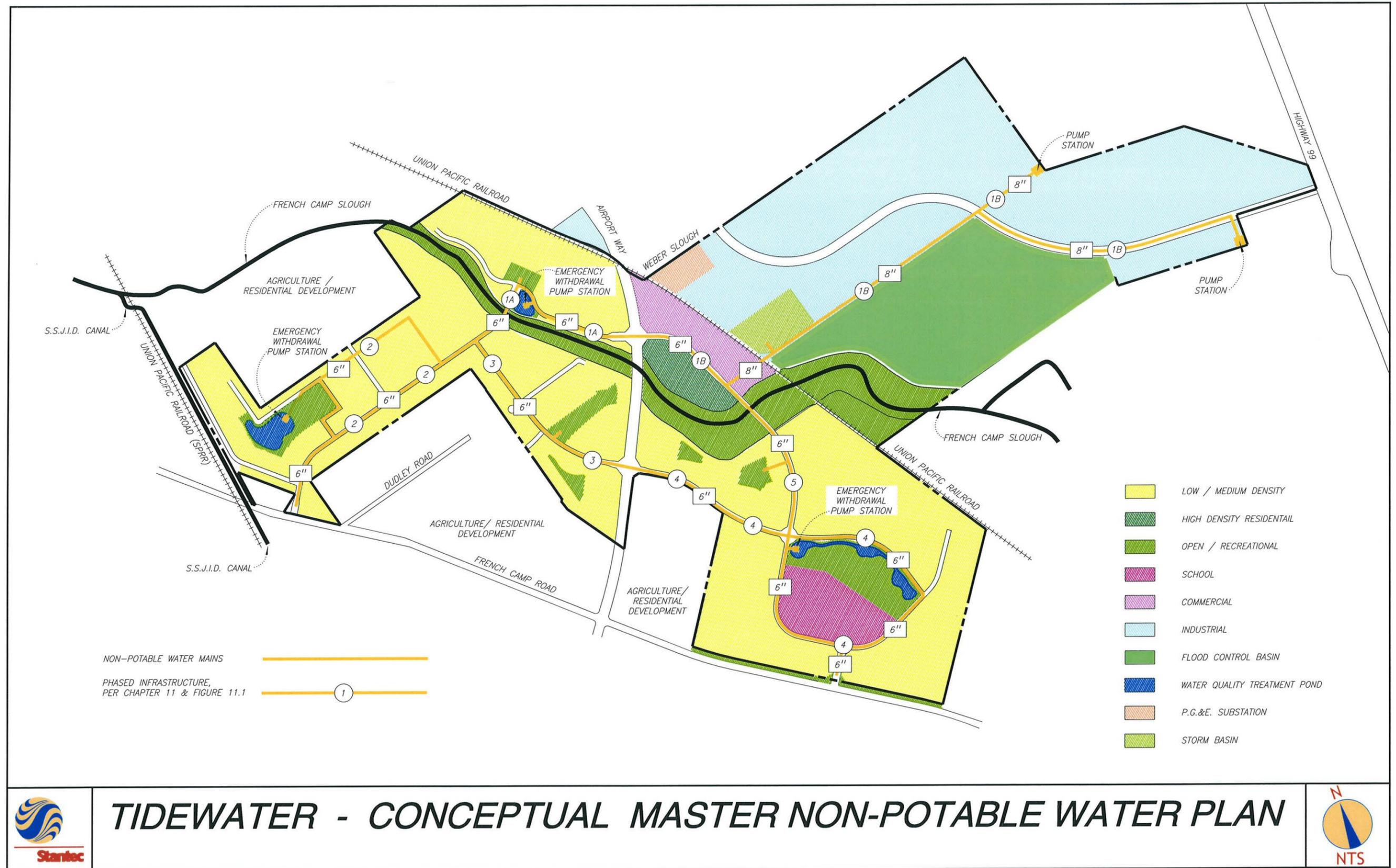
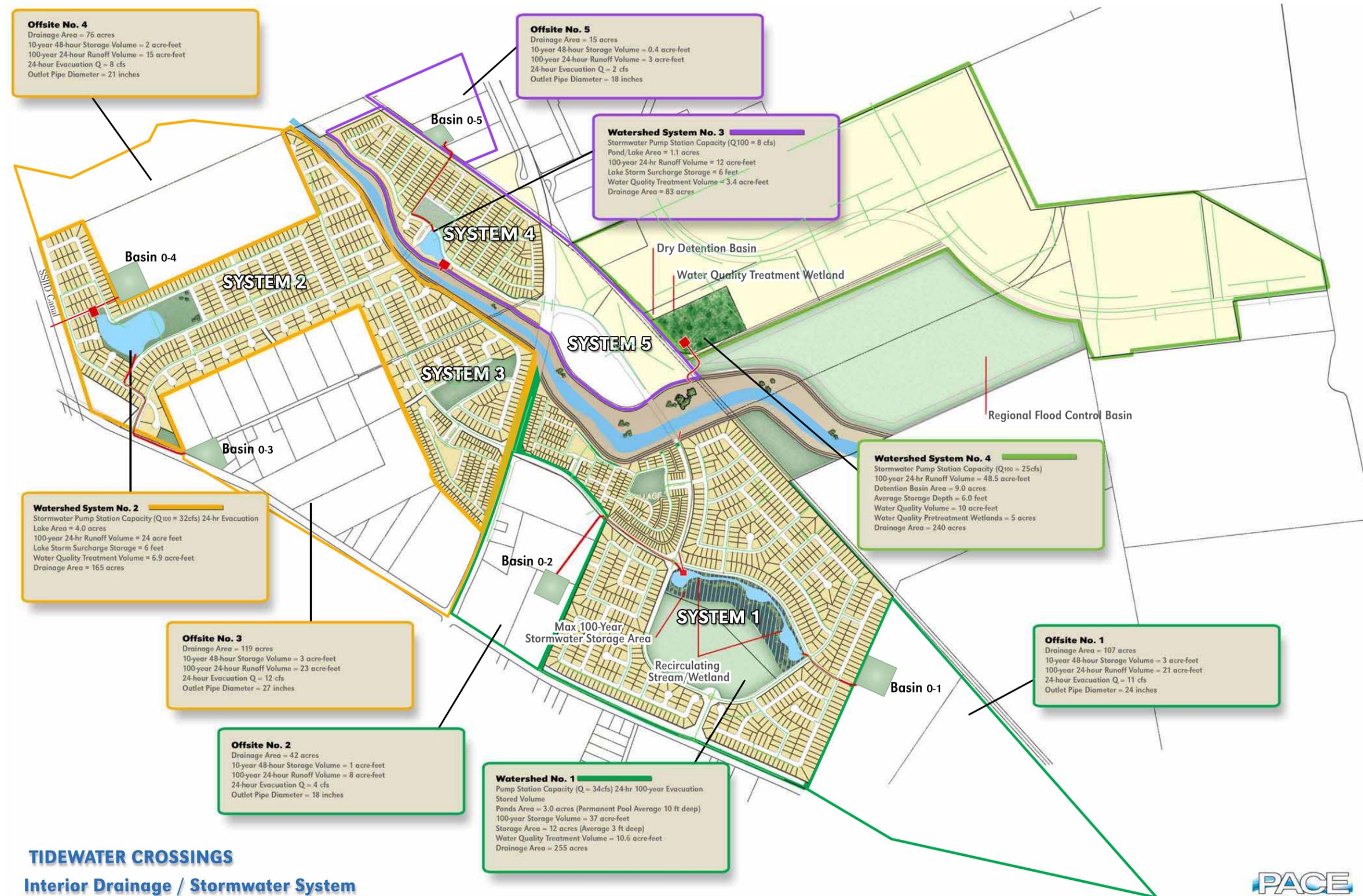


FIGURE 6.4 STORMWATER MANAGEMENT / WATER QUALITY ELEMENTS



TIDEWATER CROSSINGS
 Interior Drainage / Stormwater System



FIGURE 6.5 CONCEPTUAL MASTER STORM WATER PLAN

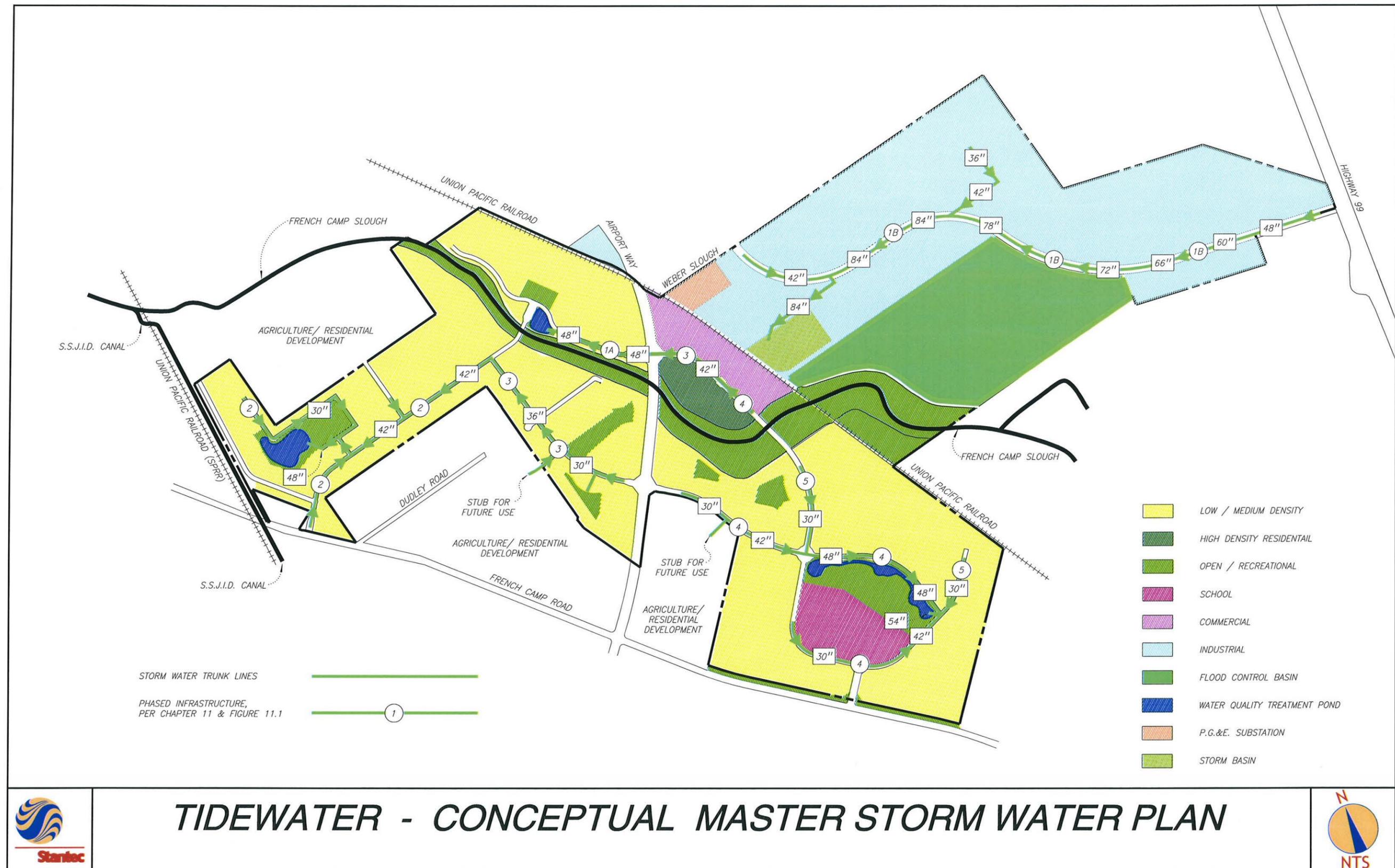


FIGURE 6.6 FLOOD CONTROL MASTER PLAN

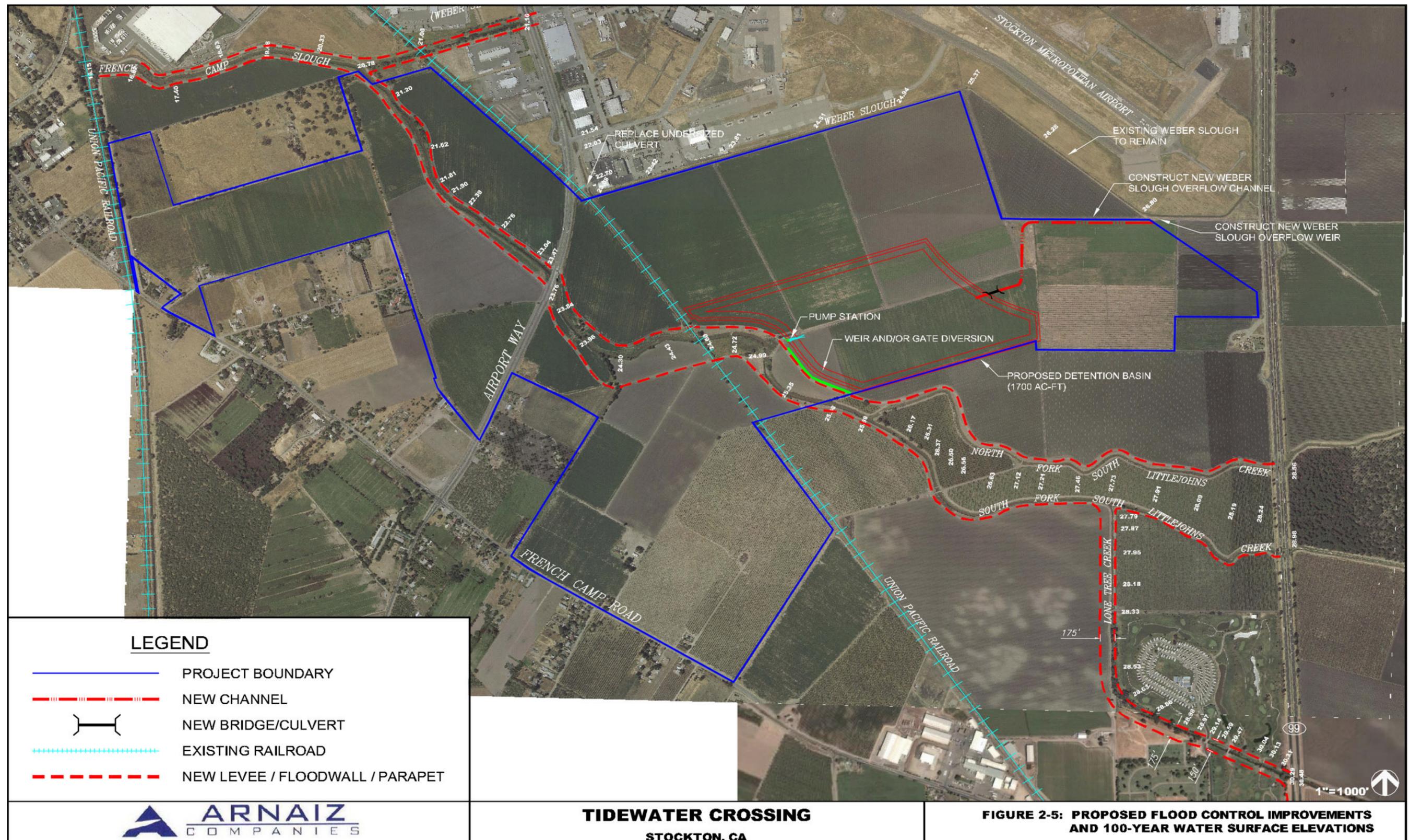


FIGURE 6.7 CONCEPTUAL MASTER ELECTRIC PLAN

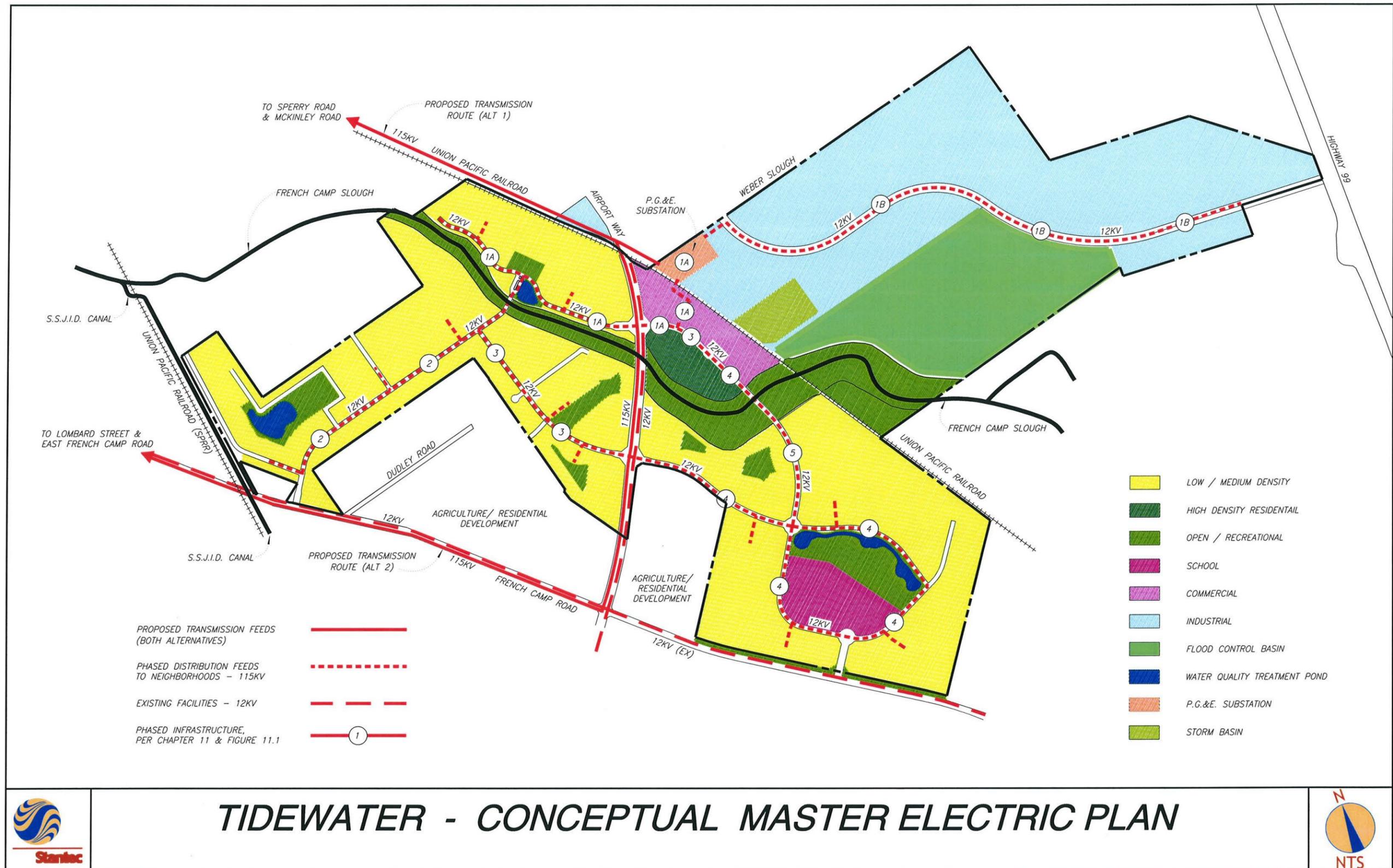
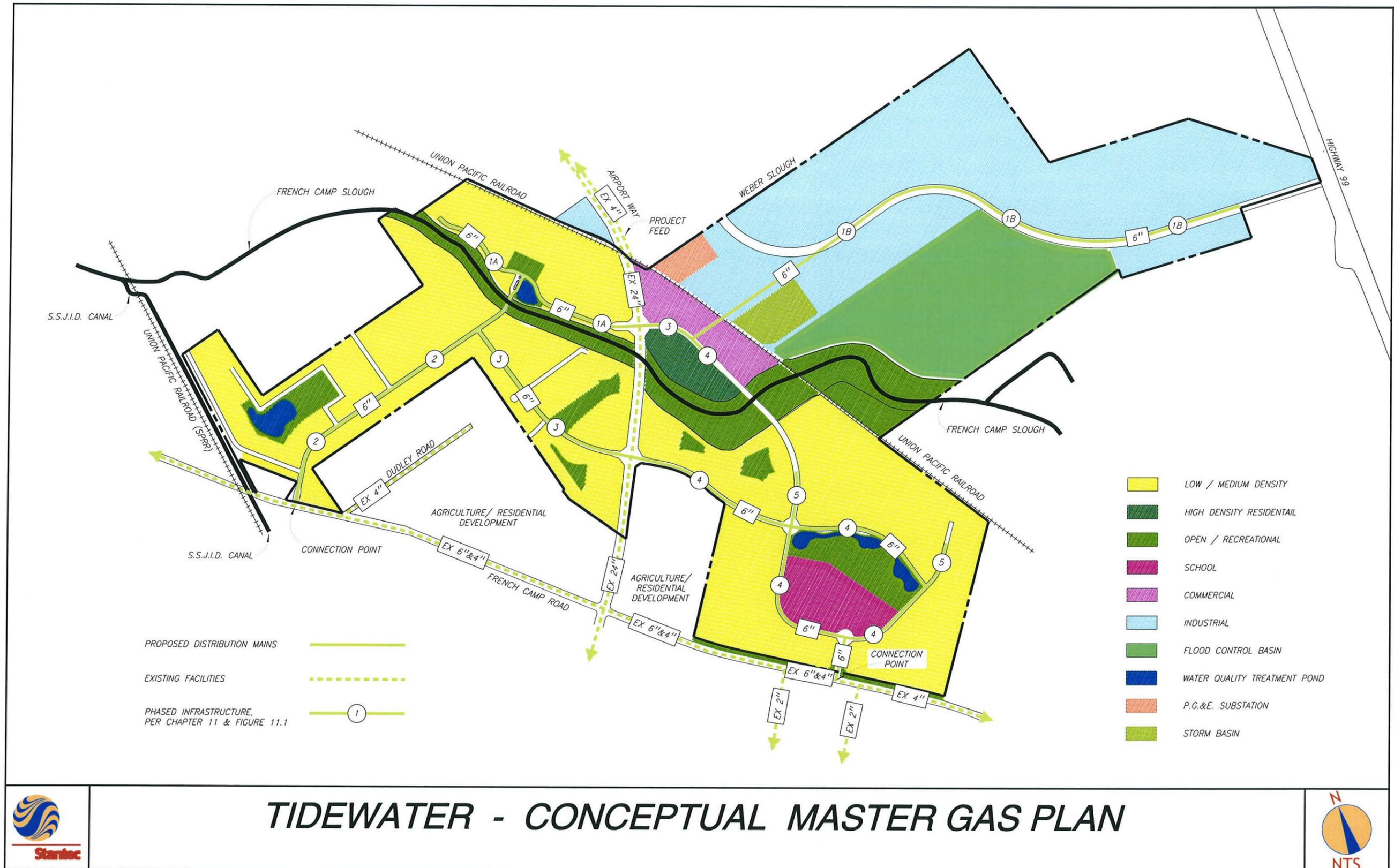


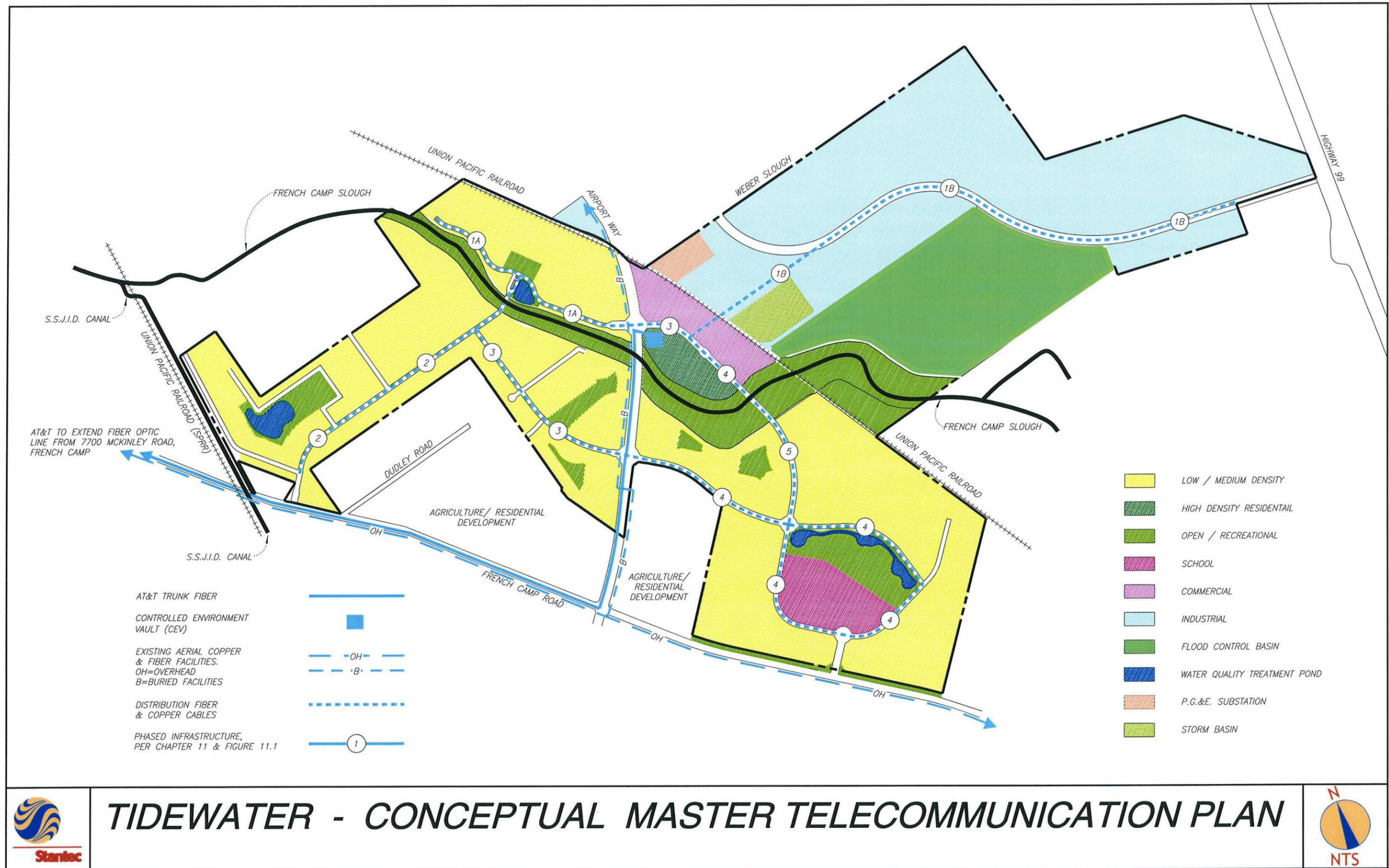
FIGURE 6.8 CONCEPTUAL MASTER GAS PLAN



TIDEWATER - CONCEPTUAL MASTER GAS PLAN



FIGURE 6.9 CONCEPTUAL MASTER TELECOMMUNICATION PLAN



TIDEWATER - CONCEPTUAL MASTER TELECOMMUNICATION PLAN



FIGURE 6.10 CONCEPTUAL MASTER CABLE TELEVISION PLAN

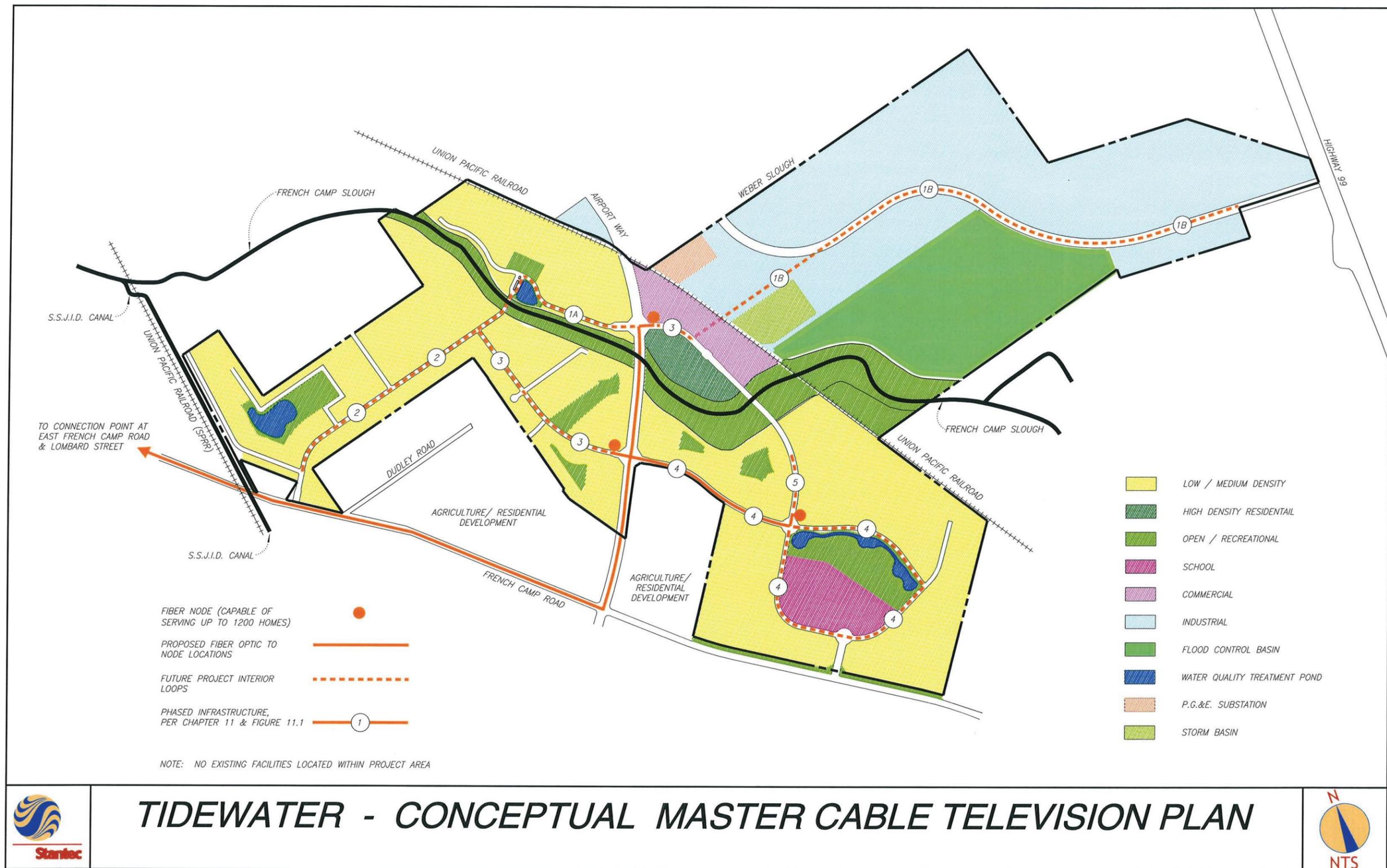


FIGURE 11.1 CONCEPTUAL PHASING DIAGRAM

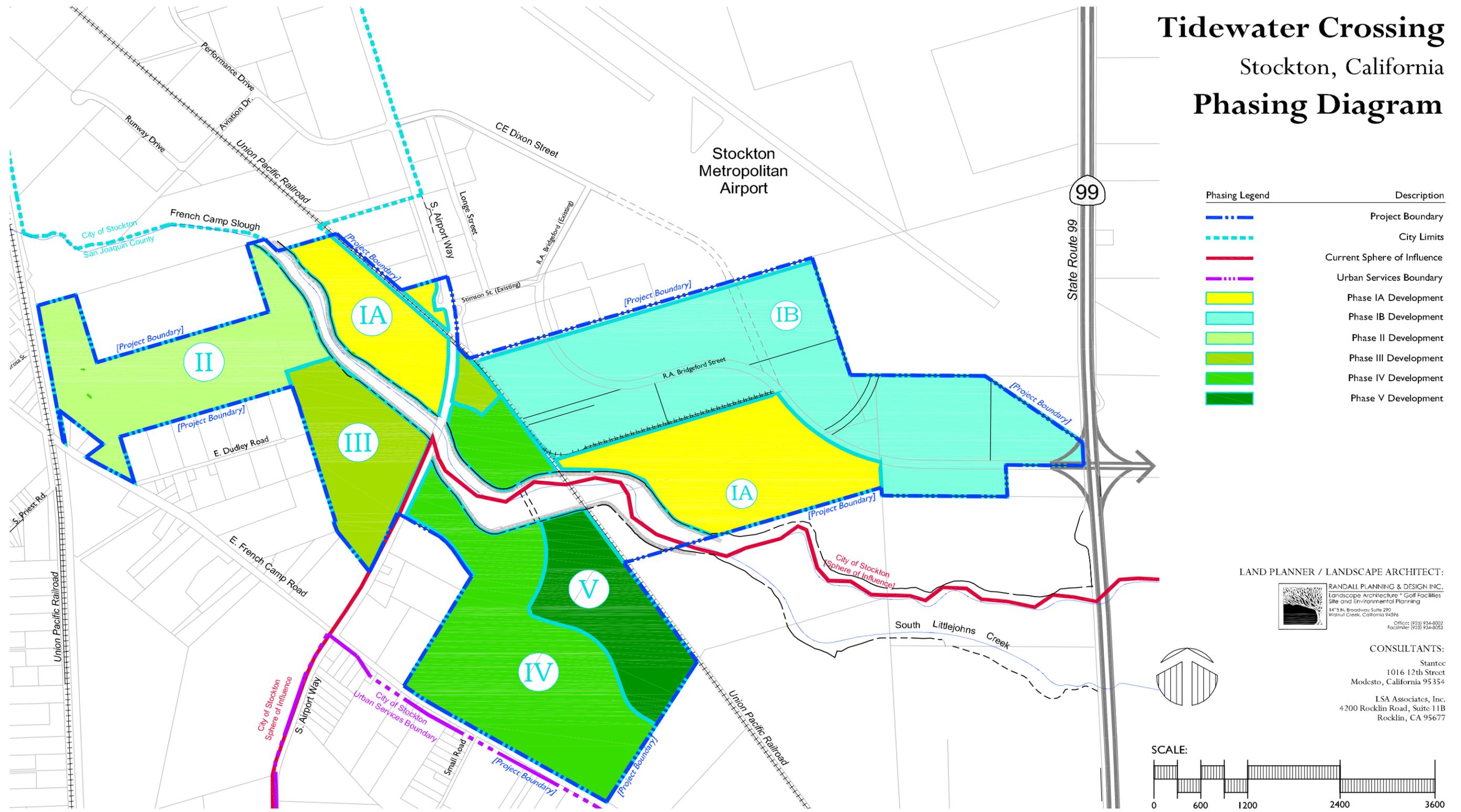


FIGURE 7.2 LOCATIONS OF PARKS AND OPEN SPACE IN TIDEWATER CROSSING

Tidewater Crossing

Stockton, California

Parks & Open Space



Parks and Open Space Legend		
Key	Description	Acree
	Project Boundary	
	Bicycle Trail	3.0
	Parks	24.3
	PD Parks/PD Open Space	14.6
	Open Space	11.0
	Existing Slough & Easement	62.0
	Lakes	8.4
TOTAL		123.3 Acres

Note:
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