

THE BEARING BETWEEN THE FOUND MONUMENTS IN CORRAL HOLLOW ROAD AT THE NORTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 17, T. 3 S., R. 5 E., TAKEN AS NORTH 00°25'03" EAST.

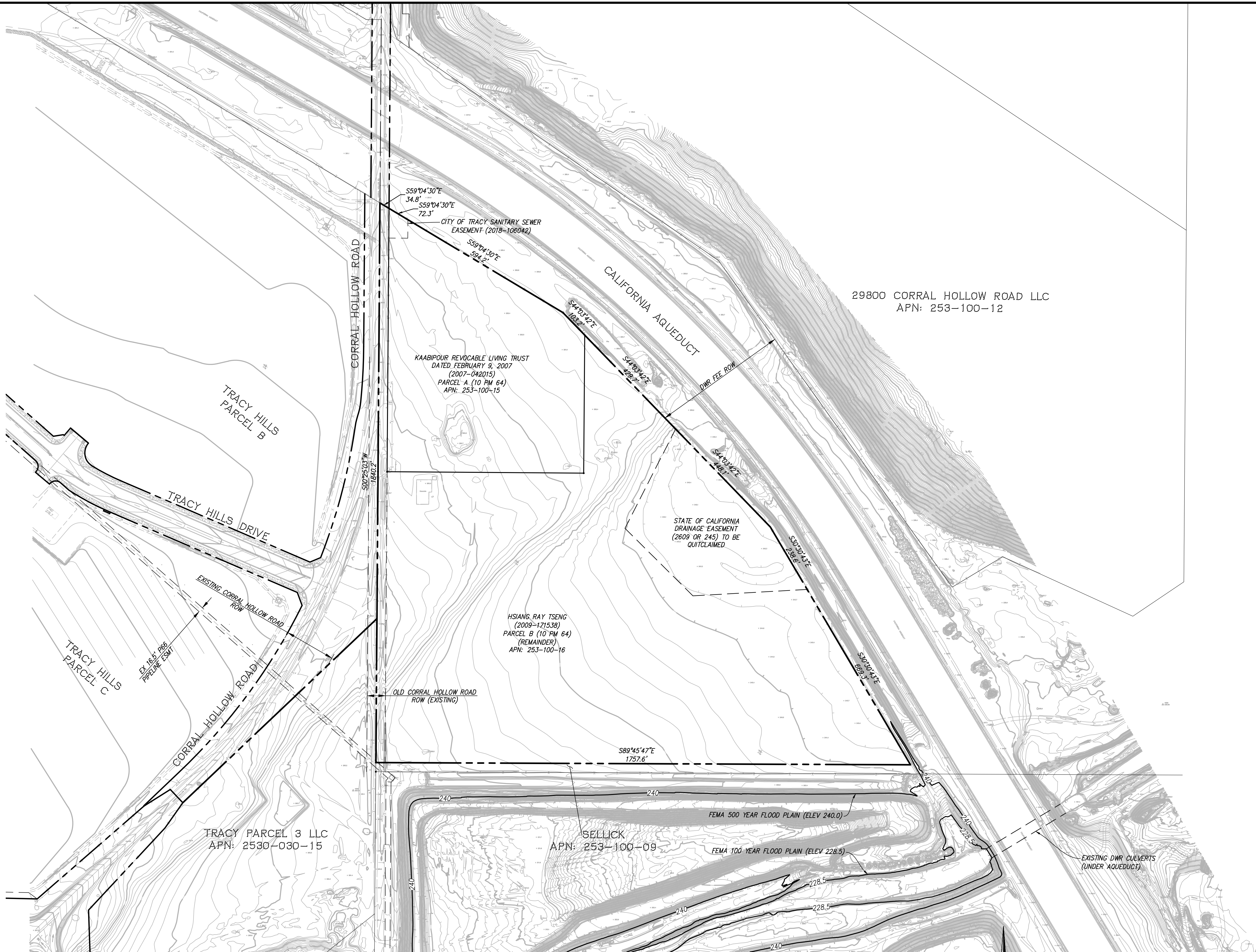
BASIS OF ELEVATIONS:
PER GEOLOGIC CONTROL NETWORK RECORD OF SURVEY FOR
CITY OF TRACY. RECORDED BOOK 36 PAGE 118 ELEVATION
SHOWN ARE IN TERMS OF NORTH AMERICAN VERTICAL DATUM
OF 1988 (NAVD88). BASED LOCALLY UPON ELEVATION FOR
THE FOLLOWING BENCHMARKS AS PUBLISHED BY THE
NATIONAL GEOLOGIC SURVEY:
PT. 3022 "L1259 1974" ELEV. 250.25'

(#)	DENOTES SHEET NOTE NUMBER	JUT	JOINT UTILITY TRENCH
AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	P	PAD ELEVATION
BLDG	BUILDING	PAE	PRIVATE ACCESS EASEMENT
C & G	CURB & GUTTER	PUE	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE	R	RADIUS
DG	DECOMPOSED GRANITE	RCW	RECLAIMED WATER
DRN	DRAINAGE OPEN SPACE	REC	RECREATIONAL
EX	EXISTING	RET	RETAINING WALL
FC	FACE OF CURB	ROW	RIGHT OF WAY
FSW	FRONT OF SIDEWALK	SD	STORM DRAIN
GB	GRADE BREAK	SS	SANITARY SEWER
HP	HIGH POINT	SSFM	SANITARY SEWER FORCE MAIN
		TC	TOP OF CURB
		W	WATER

x525.2

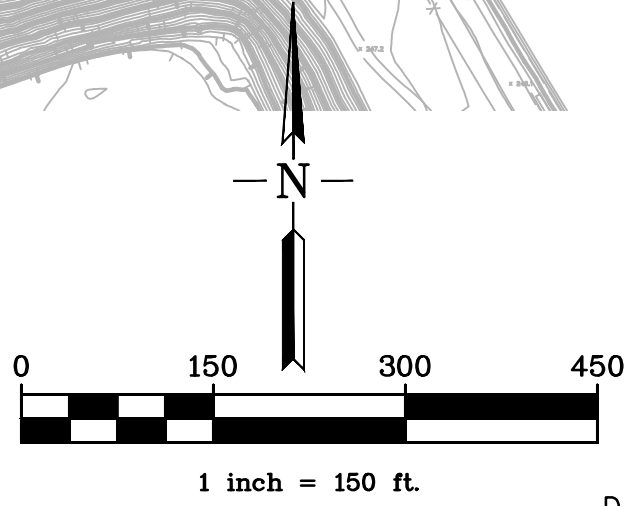
SCALE: 1"=200'

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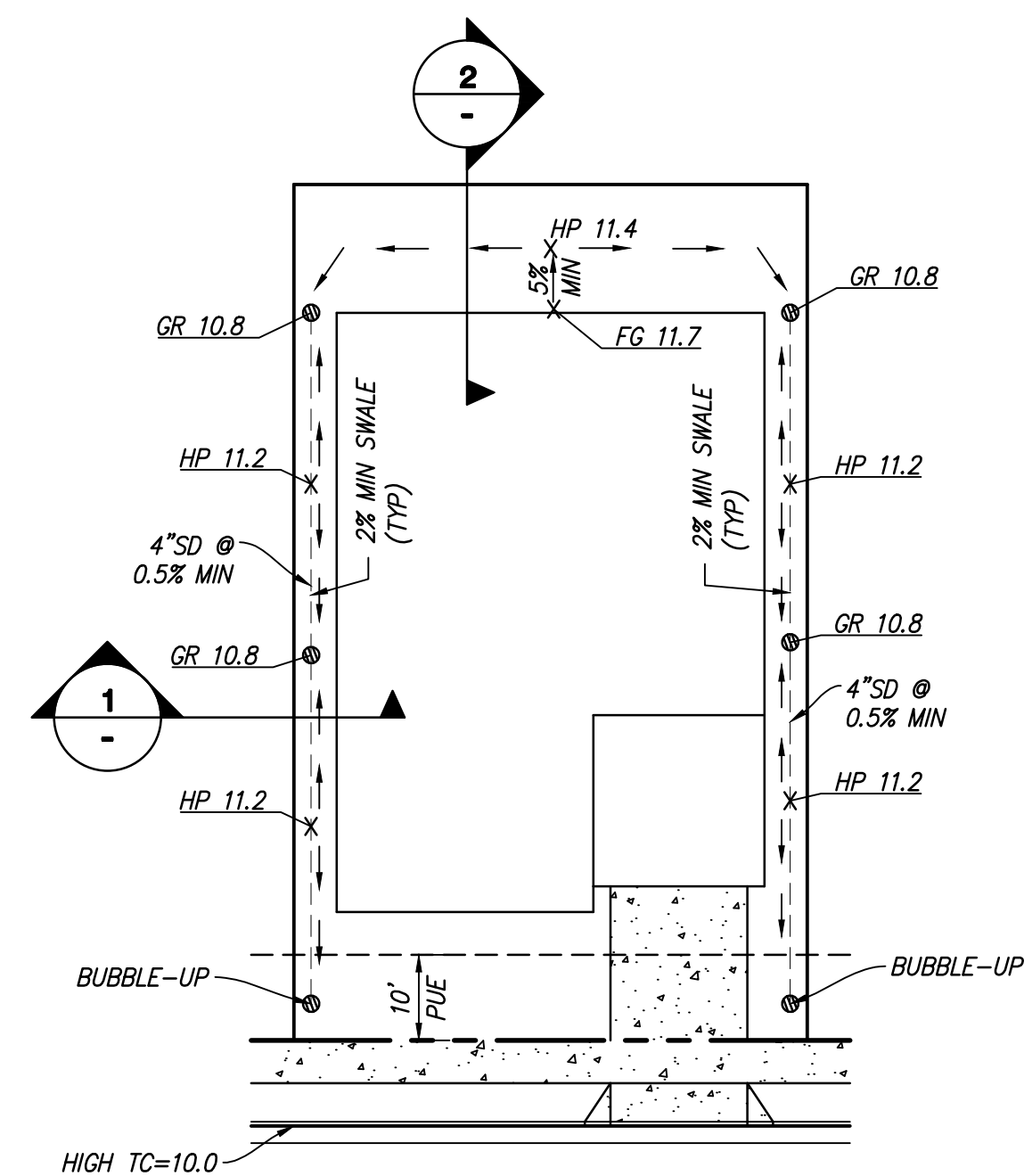
VESTING TENTATIVE MAP - TRACT 4013
EXISTING CONDITION PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES



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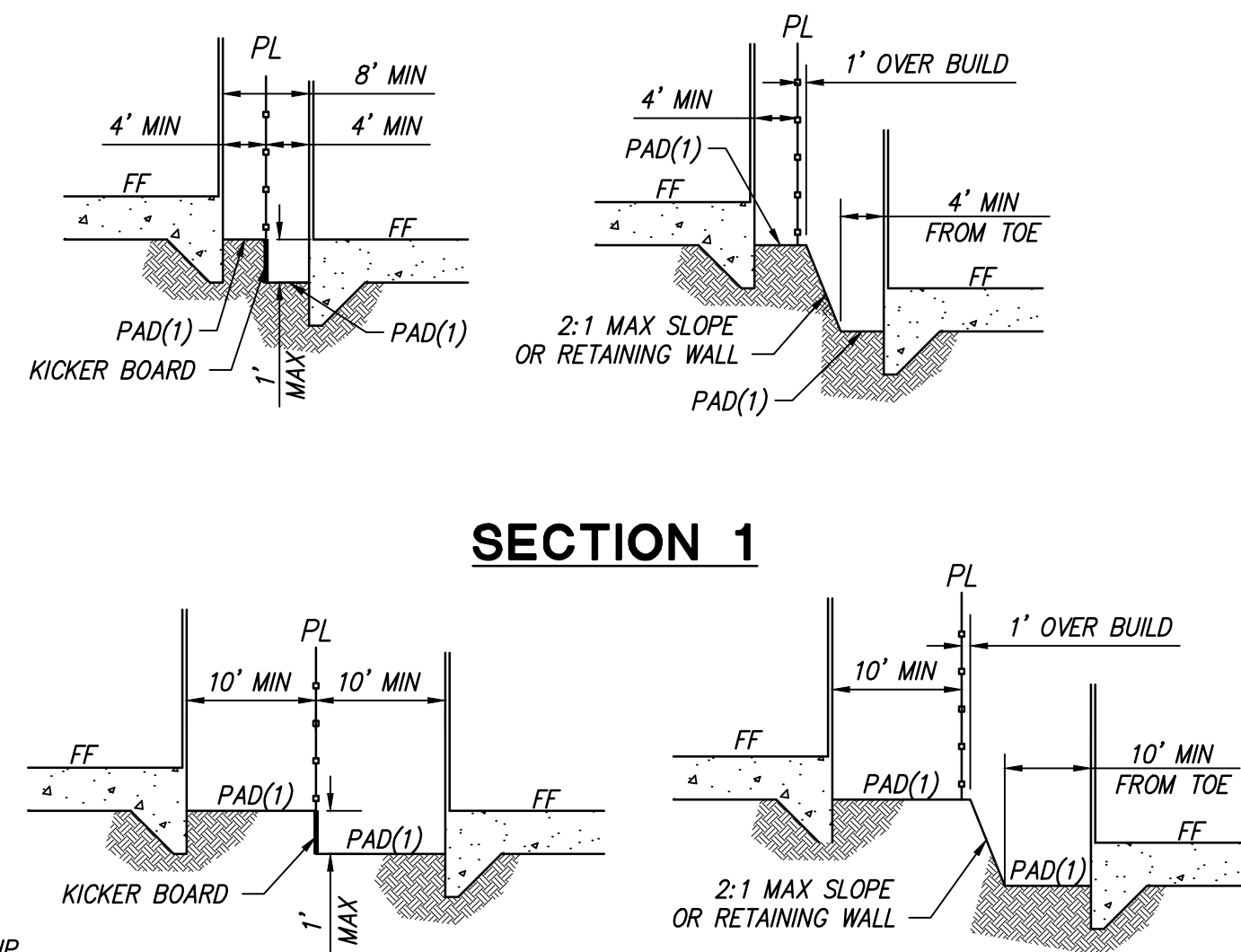
Q:\002019\185023\TMAP\038-57-185023\TMAP\1/21/2020 8:01:20 AM RYAN WHEELER



47'x70' TYPICAL LOT GRADING DETAIL

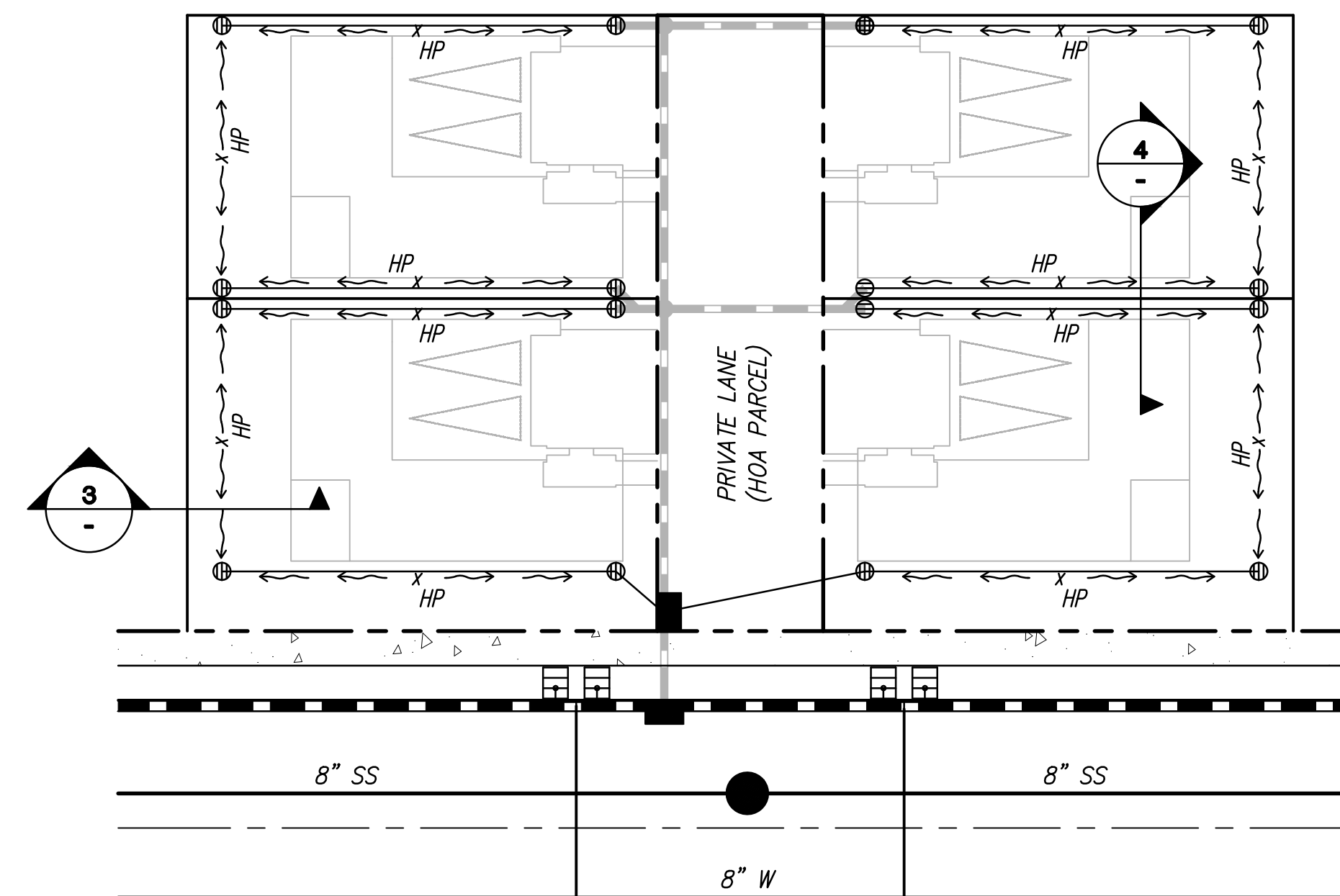
SCALE: 1"=20'

(1) SEE SWALE DETAIL HEREON



SECTION 1

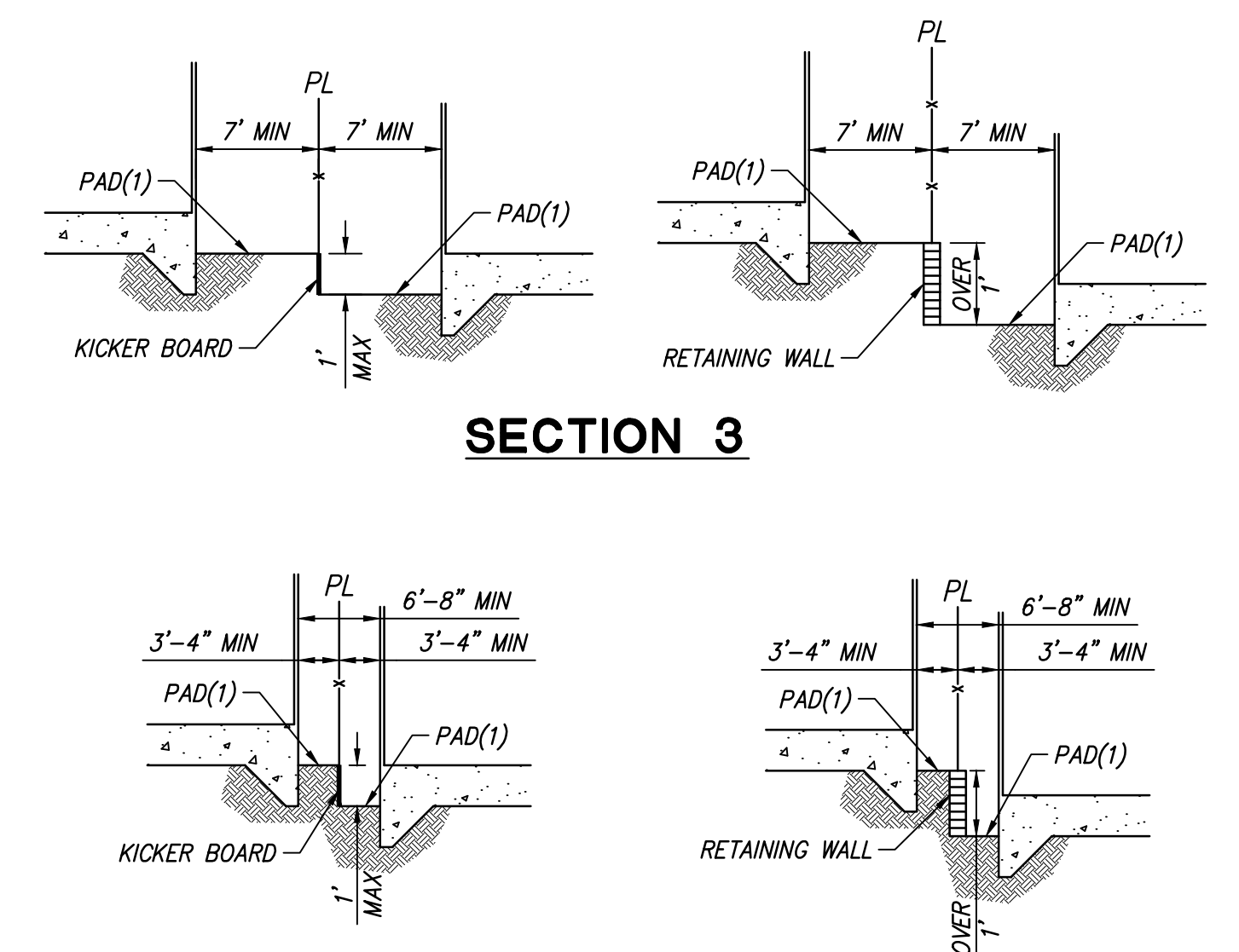
SECTION 2



41'x68' TYPICAL PRIVATE LANE GRADING DETAIL

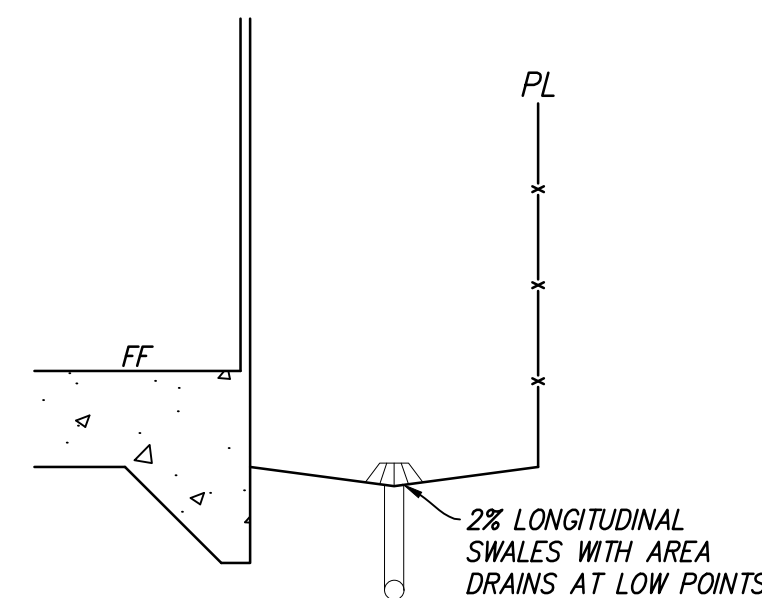
SCALE: 1"=20'

(1) SEE SWALE DETAIL HEREON



SECTION 3

SECTION 4



SWALE DETAIL

NOT TO SCALE

NOTE: SWALES TO BE SHOWN ON PLOT PLANS

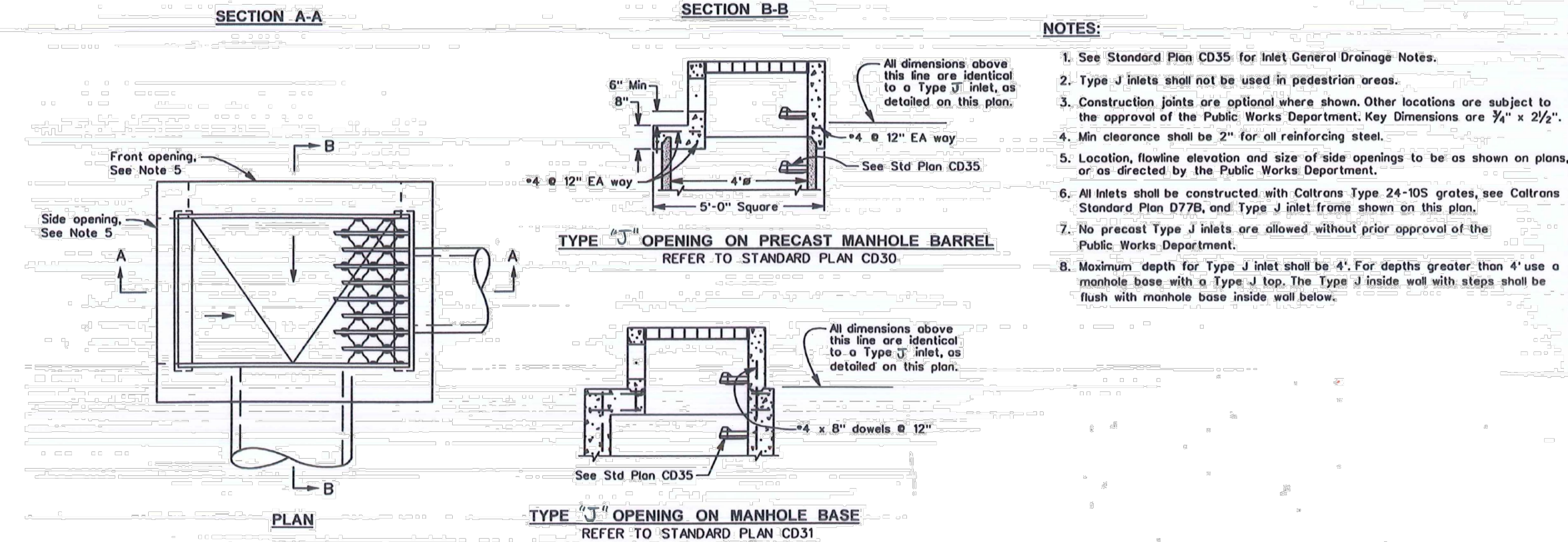
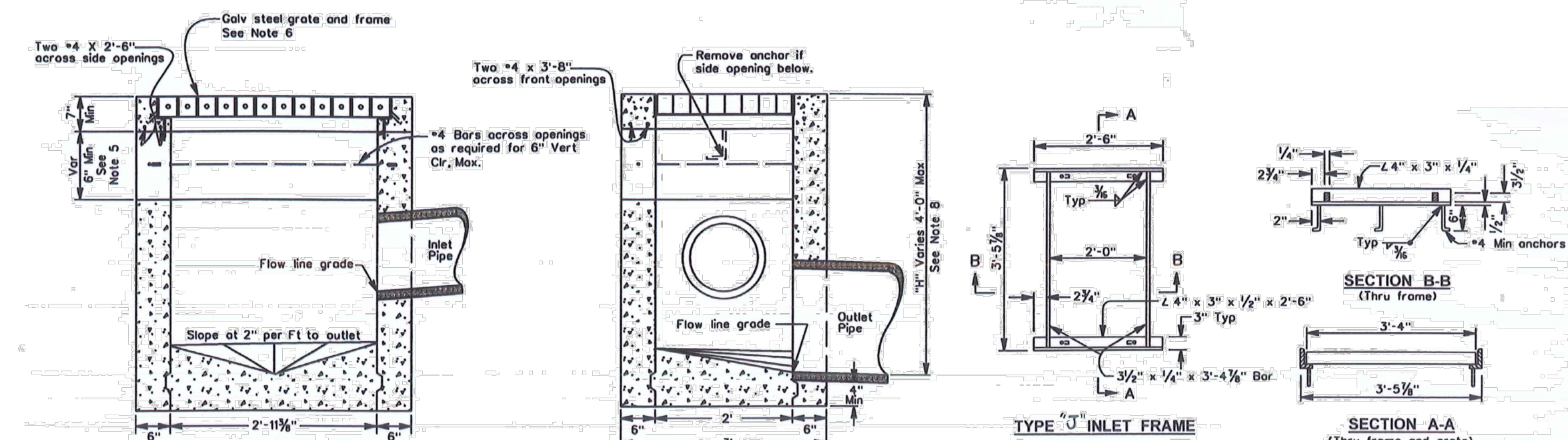
VESTING TENTATIVE MAP - TRACT 4013

STREET SECTIONS AND DETAILS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

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DATE: FEBRUARY 4, 2020 JOB NO.: 185023 SHEET 3B OF 14



CD 29 - TYPE "J" INLET
NO SCALE

[illegible]

CD 32 - TYPE III MANHOLE BASE
NO SCALE

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DATE: FEBRUARY 4, 2020 JOB NO.: 185023 SHEET 4 OF 14

G:\002019\1850231 TMAP\05-LOT AREA-1850231\DWG 2/2/2020 1:02:13 PM RYAN WHEELER

VILLAGE 1 41'X68'	
LOT #	AREA (SF)
1	3,663
2	3,264
3	2,788
4	2,788
5	2,788
6	2,788
7	3,264
8	3,326
9	2,836
10	2,831
11	3,264
12	2,788
13	2,924
14	3,240
15	2,788
16	2,788
17	2,788
18	2,788
19	3,264
20	3,264
21	2,788
22	2,788
23	2,788
24	2,788
25	3,178
26	3,370
27	2,952
28	2,952
29	2,788
30	2,788
31	3,264
32	3,264
33	2,788
34	2,788
35	2,788
36	2,788
37	3,264
38	3,288
39	2,808
40	2,808
41	3,003
42	3,003

VILLAGE 1 41'X68'	
LOT #	AREA (SF)
43	2,808
44	3,288
45	3,263
46	2,789
47	2,981
48	2,981
49	2,788
50	2,788
51	3,264
52	3,264
53	2,788
54	2,788
55	2,981
56	2,981
57	2,789
58	3,263
59	3,264
60	2,788
61	2,788
62	3,006
63	2,957
64	2,788
65	3,264
66	3,648
67	3,116
68	3,075
69	3,741
70	4,424
71	3,075
72	4,906
73	4,864
74	4,576
75	4,576
76	4,576
77	4,575
78	4,264
79	2,935
80	3,733
81	3,511
82	2,780
83	2,921

VILLAGE 2 47'X70'	
LOT #	AREA (SF)
1	3,355
2	5,470
3	3,764
4	3,903
5	3,447
6	3,814
7	3,814
8	3,525
9	3,525
10	3,525
11	3,525
12	3,525
13	3,525
14	3,525
15	3,525
16	3,525
17	3,523
18	3,454
19	3,454
20	3,554
21	3,290
22	3,290
23	3,290
24	3,297
25	4,261
26	6,522
27	5,634
28	6,967
29	3,760
30	4,557
31	4,230
32	3,809
33	3,353
34	3,984
35	7,352
36	5,162
37	6,959
38	3,754
39	3,720
40	4,637
41	7,091
42	13,987
43	4,582
44	4,589
45	4,596
46	4,221
47	4,429
48	4,702
49	4,710
50	4,717
51	4,725

VILLAGE 2 47'X70'	
LOT #	AREA (SF)
52	4,732
53	4,740
54	4,747
55	4,755
56	4,762
57	4,770
58	4,777
59	4,626
60	4,122
61	3,799
62	3,535
63	3,535
64	3,535
65	3,535
66	3,535
67	3,535
68	3,320
69	3,500
70	3,535
71	3,535
72	3,535
73	3,799
74	3,799
75	3,535
76	3,535
77	3,535
78	3,500
79	3,320
80	3,535
81	3,535
82	3,535
83	3,535
84	3,535
85	3,535
86	3,799
87	3,554
88	3,290
89	3,290
90	3,290
91	3,290
92	3,290
93	3,290
94	3,290
95	3,290
96	3,735
97	3,735
98	3,290
99	3,290
100	3,290
101	3,288
102	5,870

VESTING TENTATIVE MAP - TRACT 4013

RESIDENTIAL LOT AREA SUMMARY - 185 UNITS

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES



G:\020201\185023\TMAP\185023.TMDWG 2/25/2020 8:36:08 AM RYAN WHEELER

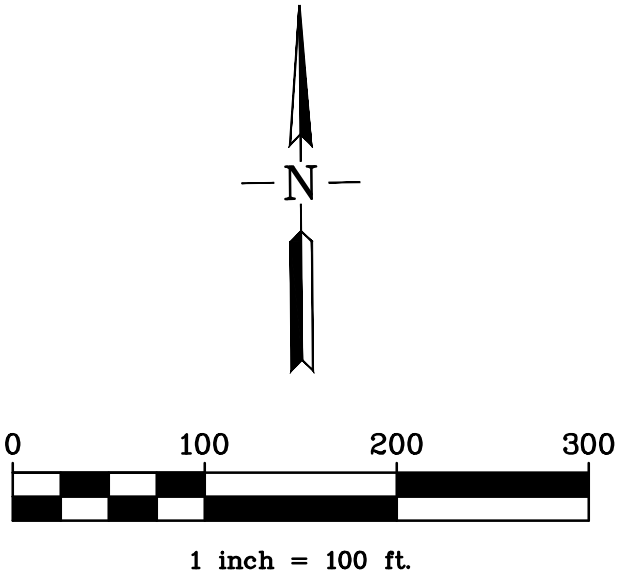
LOT SUMMARY			
VILLAGE	ACRES	LOT COUNT	TYPICAL LOT SIZE
1	11.53	83	41' X 68'
2	13.45	102	47' X 70'
TOTAL	24.98	185	--

PARCEL SUMMARY		
PARCEL	OWNER	ACRES
A	HOA	1.13
B	HOA	0.11
C	CITY	0.15
D	HOA	0.28
E	HOA	0.78
F	CITY	2.41
G	DEVELOPER	3.49
H	DEVELOPER	5.10
I	HOA	0.08
J	HOA	5.62
K	CITY	0.92
L	HOA	0.06
M	HOA	0.14
N	HOA	0.06
P	HOA	0.05
TOTAL		20.38

OTHER LAND USES		
PARCEL	USE	ACRES
C	LIFT STATION	0.15
F	RETENTION BASIN	2.41
G	COMMERCIAL	3.49
H	COMMERCIAL	5.10
I	UTILITY CORRIDOR	0.08
J	CONSERVATION EASEMENT	5.62
K	CORRAL HOLLOW ROAD ULTIMATE ROW	0.92
AA-NN	PRIVATE LANE	N/A

PARK SUMMARY		
PARCEL	OWNER	ACRES
A (LINEAR PARK)	HOA	1.13
E (HOA REC AREA)	HOA	0.78
P (LINEAR PARK)	HOA	0.05
TOTAL		1.96

LEGEND	
	LINEAR PARK (HOA OWNED & MAINTAINED)
	PROPOSED 100' CONSERVATION EASEMENT (HOA OWNED & MAINTAINED)
	IN TRACT OPEN SPACE (HOA OWNED & MAINTAINED)
	RETENTION BASIN (CITY OWNED & MAINTAINED)
	EXISTING CORRAL HOLLOW ROAD ROW TO BE VACATED



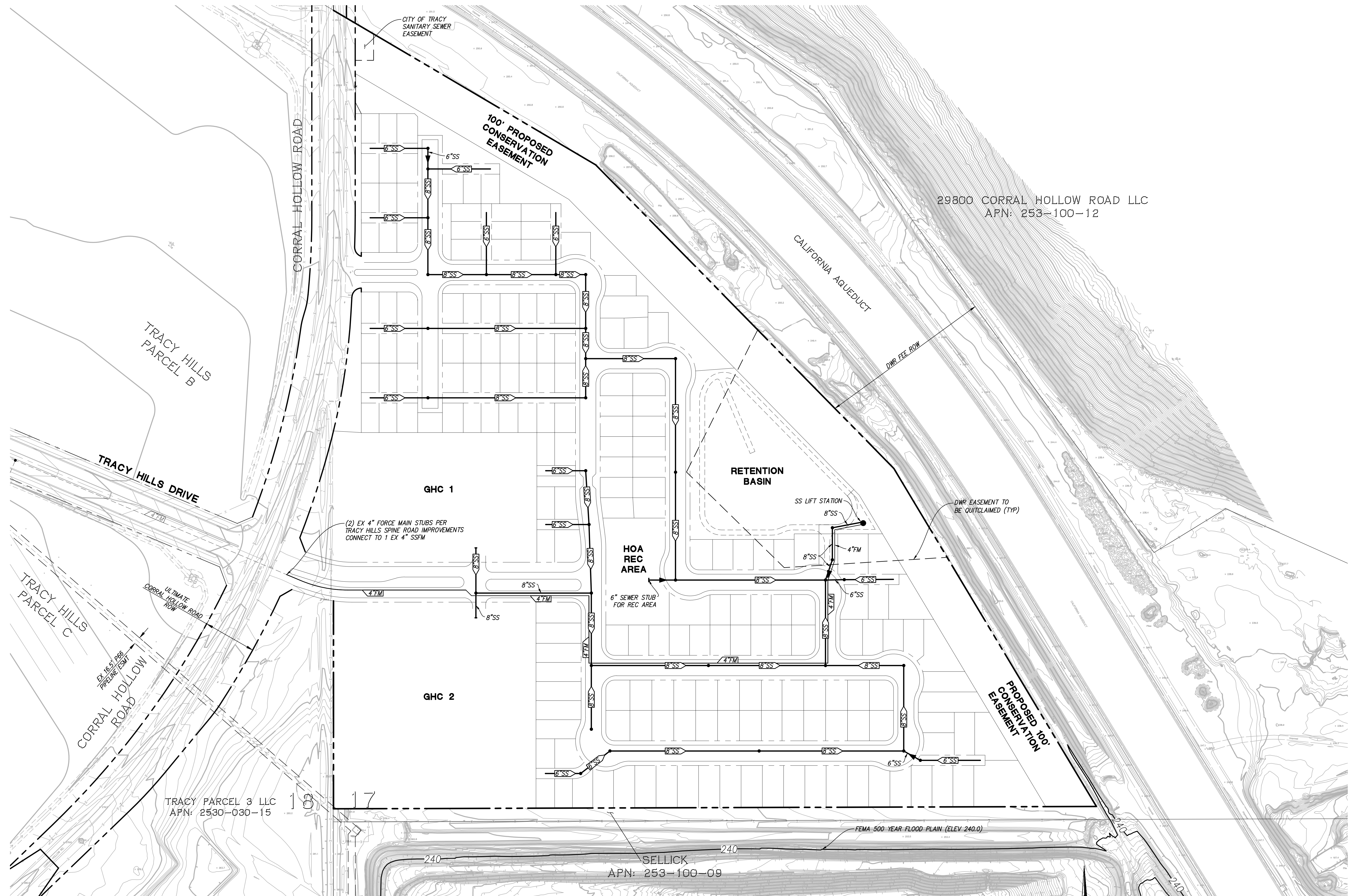
VESTING TENTATIVE MAP - TRACT 4013

OWNERSHIP EXHIBIT

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
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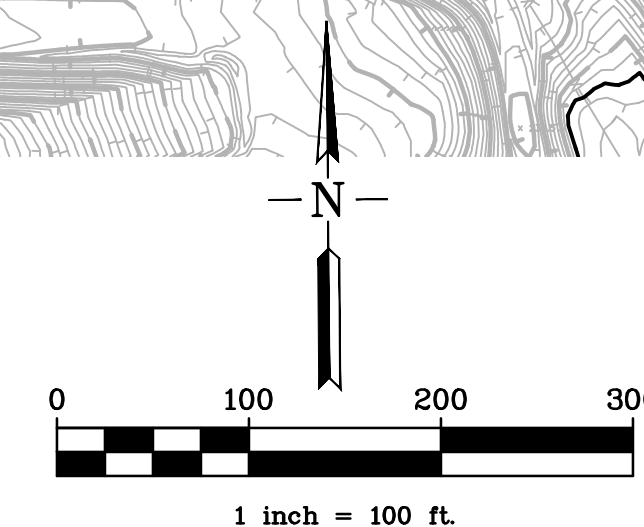
G:\002019\185023\TMAP\07-SS-185023\TMDWG 2/9/2020 10:13:20 AM RYAN WHEELER



NOTES:
1. SANITARY SEWER SYSTEM LAYOUT SHOWN IN INDIVIDUAL VILLAGES IS SCHEMATIC. ULTIMATE DESIGN/LAYOUT TO BE APPROVED BY THE CITY AS PART OF IMPROVEMENT PLANS.

VESTING TENTATIVE MAP - TRACT 4013 OVERALL SANITARY SEWER PLAN

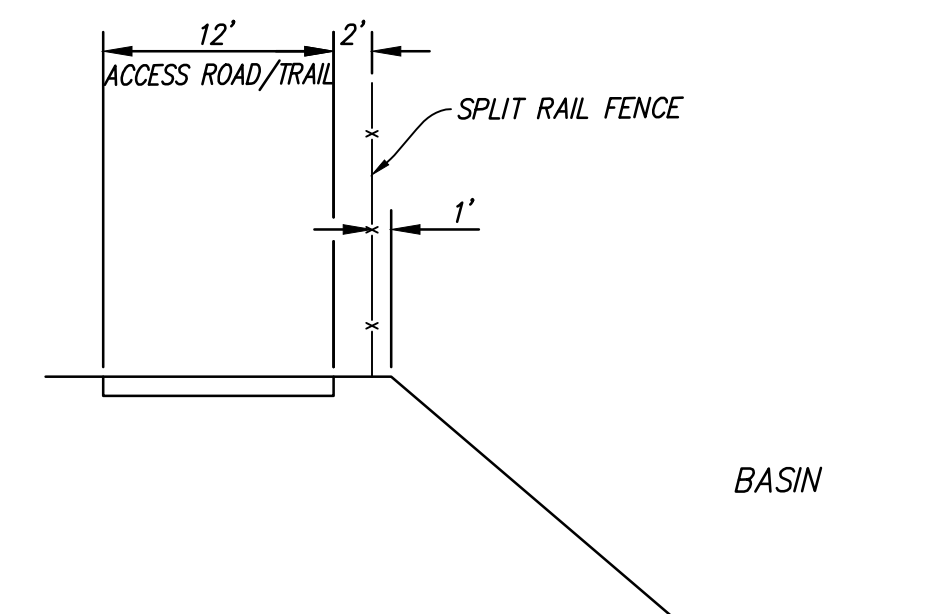
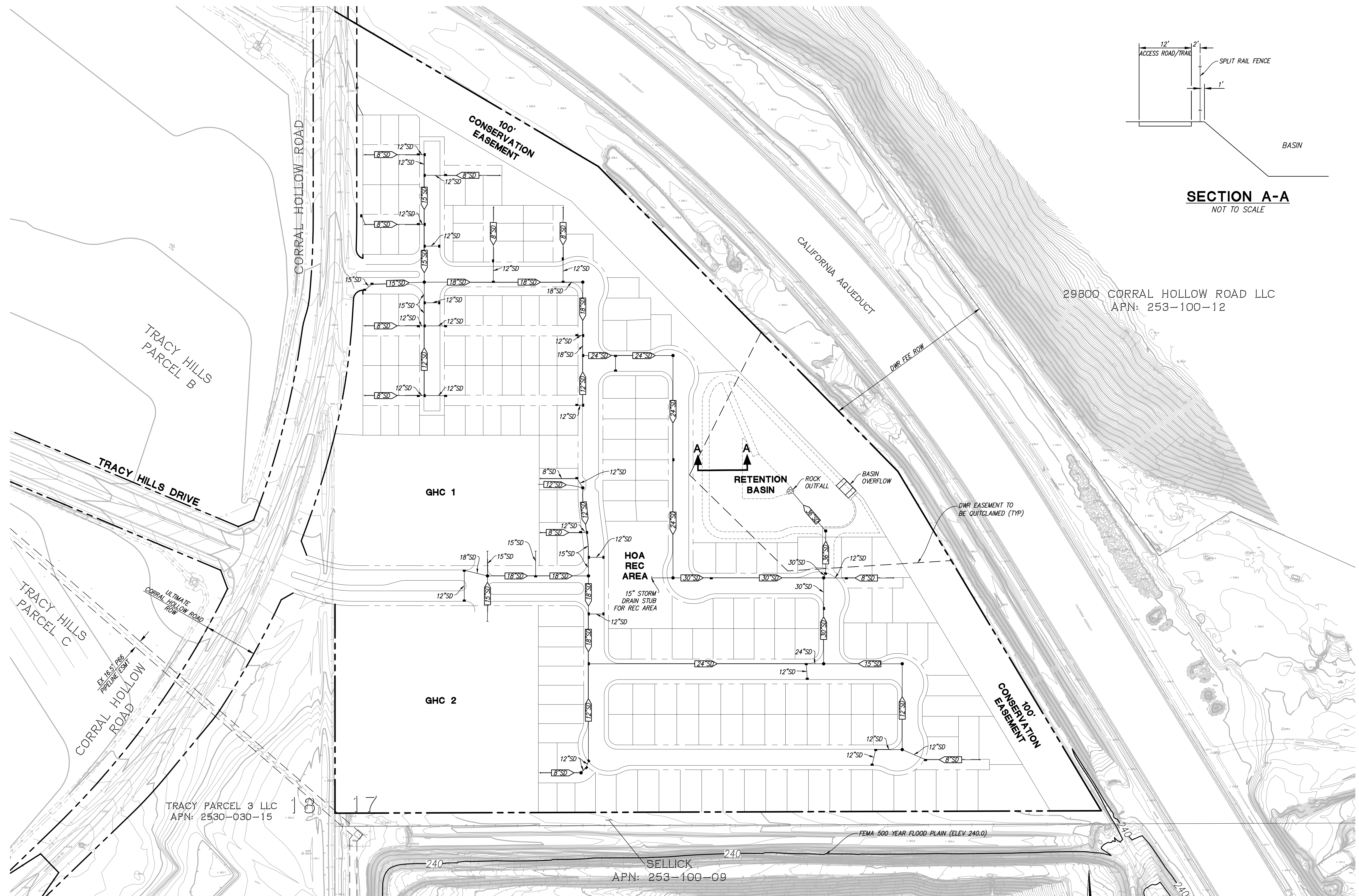
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DATE: FEBRUARY 4, 2020 JOB NO.: 185023 SHEET 7 OF 14

Q:\020101\185023\TMAP\08-SD-185023\TMDWG 2/5/2020 10:18:43 AM RYAN WHEELER

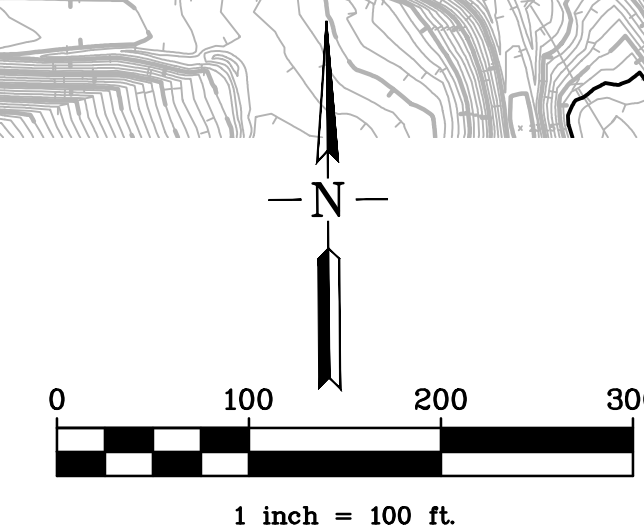


SECTION A-A
NOT TO SCALE

NOTES:
1. STORM DRAIN SYSTEM LAYOUT SHOWN IN INDIVIDUAL VILLAGES IS SCHEMATIC. ULTIMATE DESIGN/LAYOUT TO BE APPROVED BY THE CITY AS PART OF IMPROVEMENT PLANS.

VESTING TENTATIVE MAP - TRACT 4013 OVERALL STORM DRAIN SYSTEM PLAN

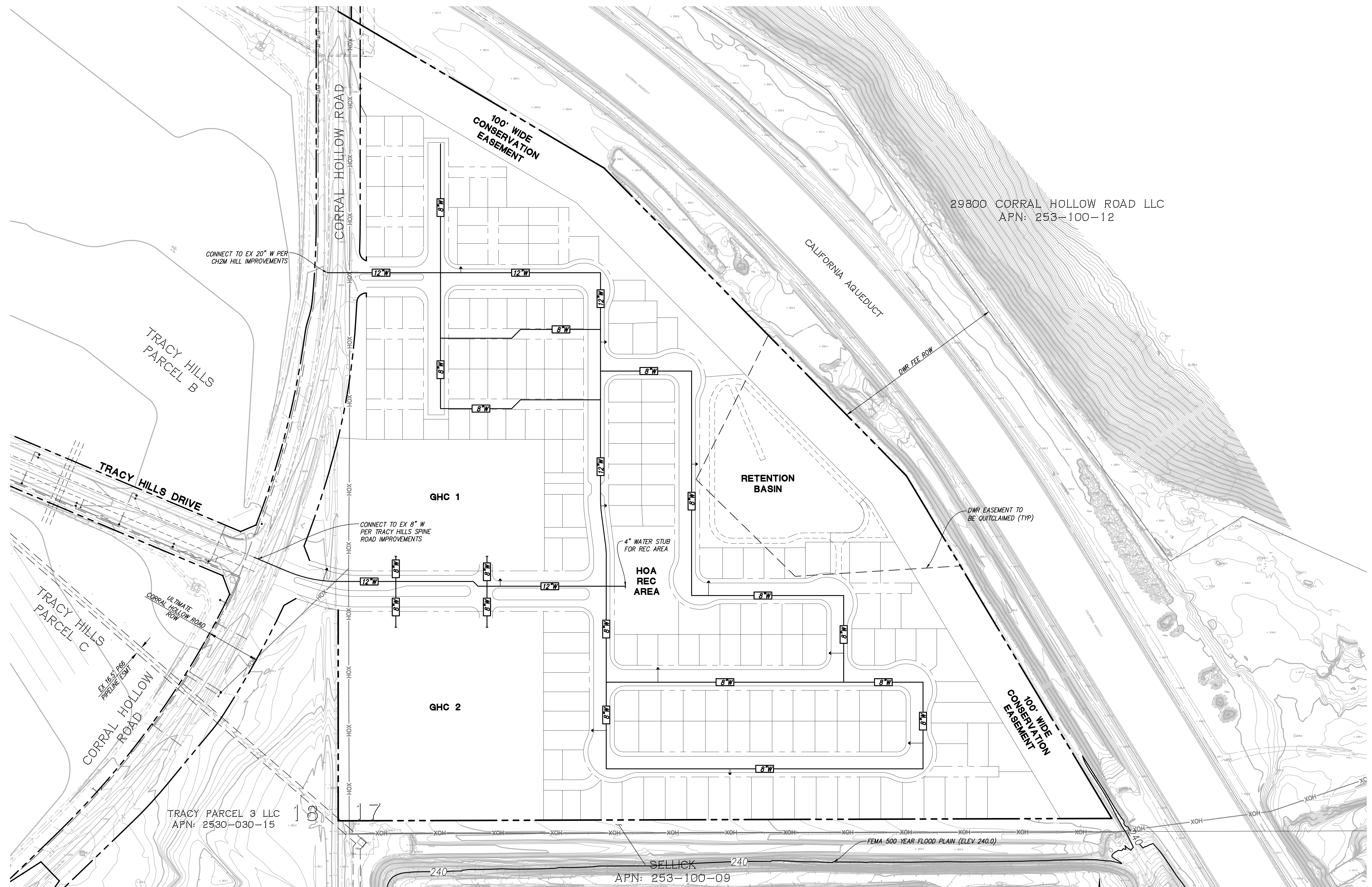
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES



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DATE: FEBRUARY 4, 2020 JOB NO.: 185023 SHEET 8 OF 14

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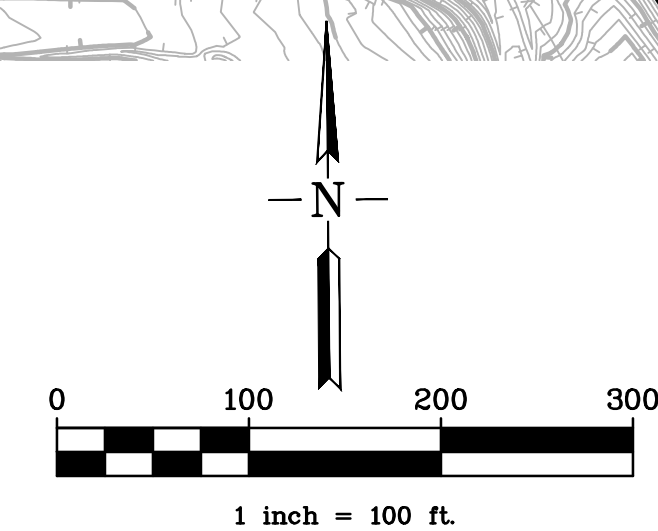


- NOTES:
1. 3-WAY OR 4-WAY VALVES WILL BE INSTALLED ON WATER MAINS AT TEE OR CROSS INTERSECTIONS, RESPECTIVELY.
 2. SYSTEM LAYOUT SHOWN IN INDIVIDUAL VILLAGES IS SCHEMATIC. ULTIMATE DESIGN/LAYOUT TO BE APPROVED BY THE CITY AS PART OF IMPROVEMENT PLANS.

VESTING TENTATIVE MAP - TRACT 4013

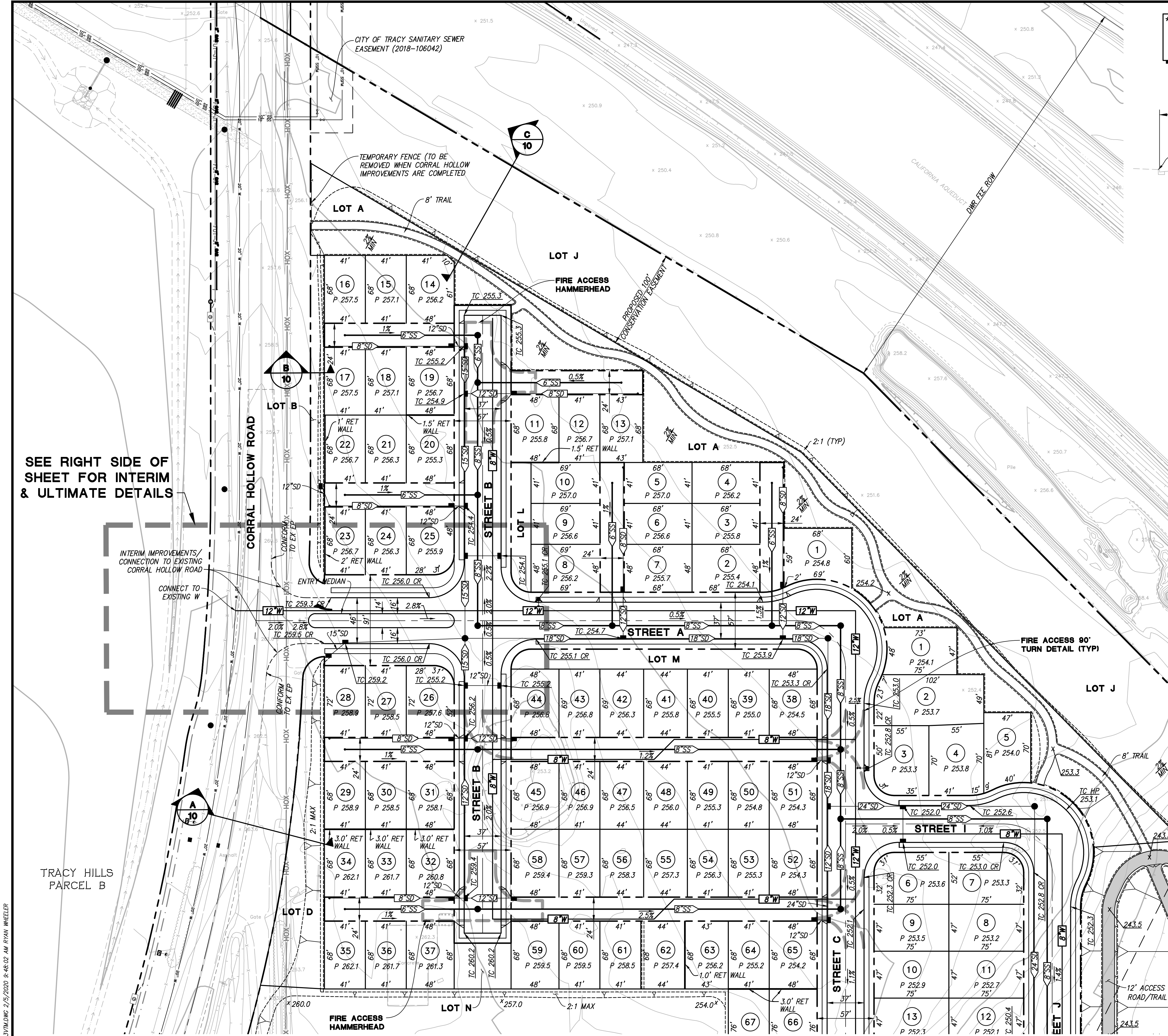
OVERALL WATER SYSTEM & HYDRANT PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

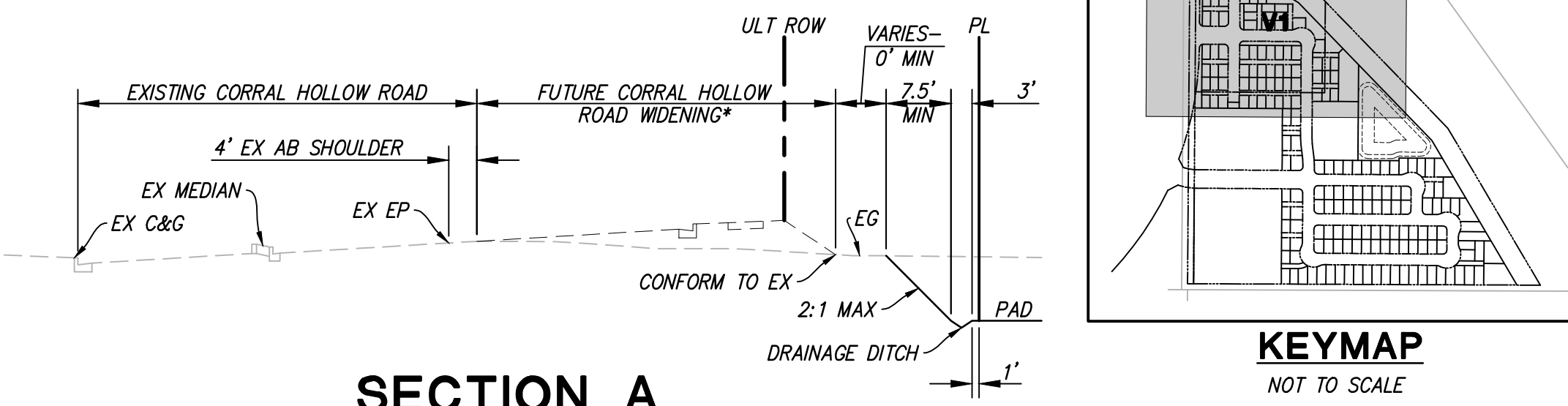


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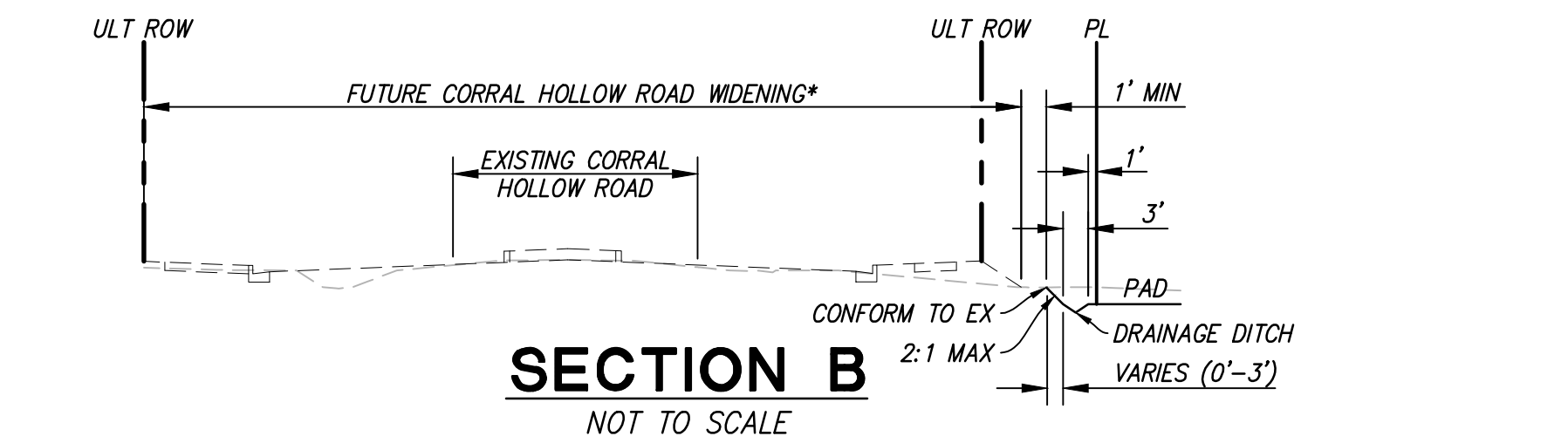
DATE: FEBRUARY 4, 2020 JOB NO.: 185023 SHEET 9 OF 14



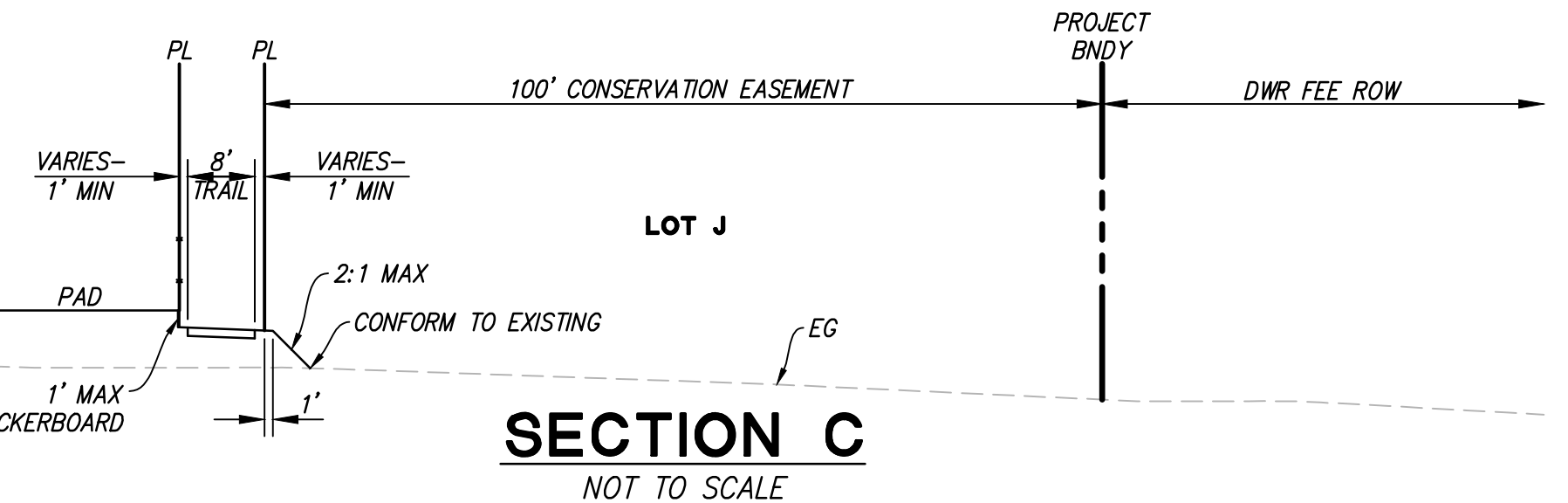
*PROJECT CONDITIONS WILL ADDRESS THE REQUIREMENTS FOR CONSTRUCTION OF CORRAL HOLLOW ROAD IMPROVEMENTS RELATIVE TO SCOPE & TIMING WITH RESPECT TO THE DEVELOPMENT OF THE KT PROPERTY



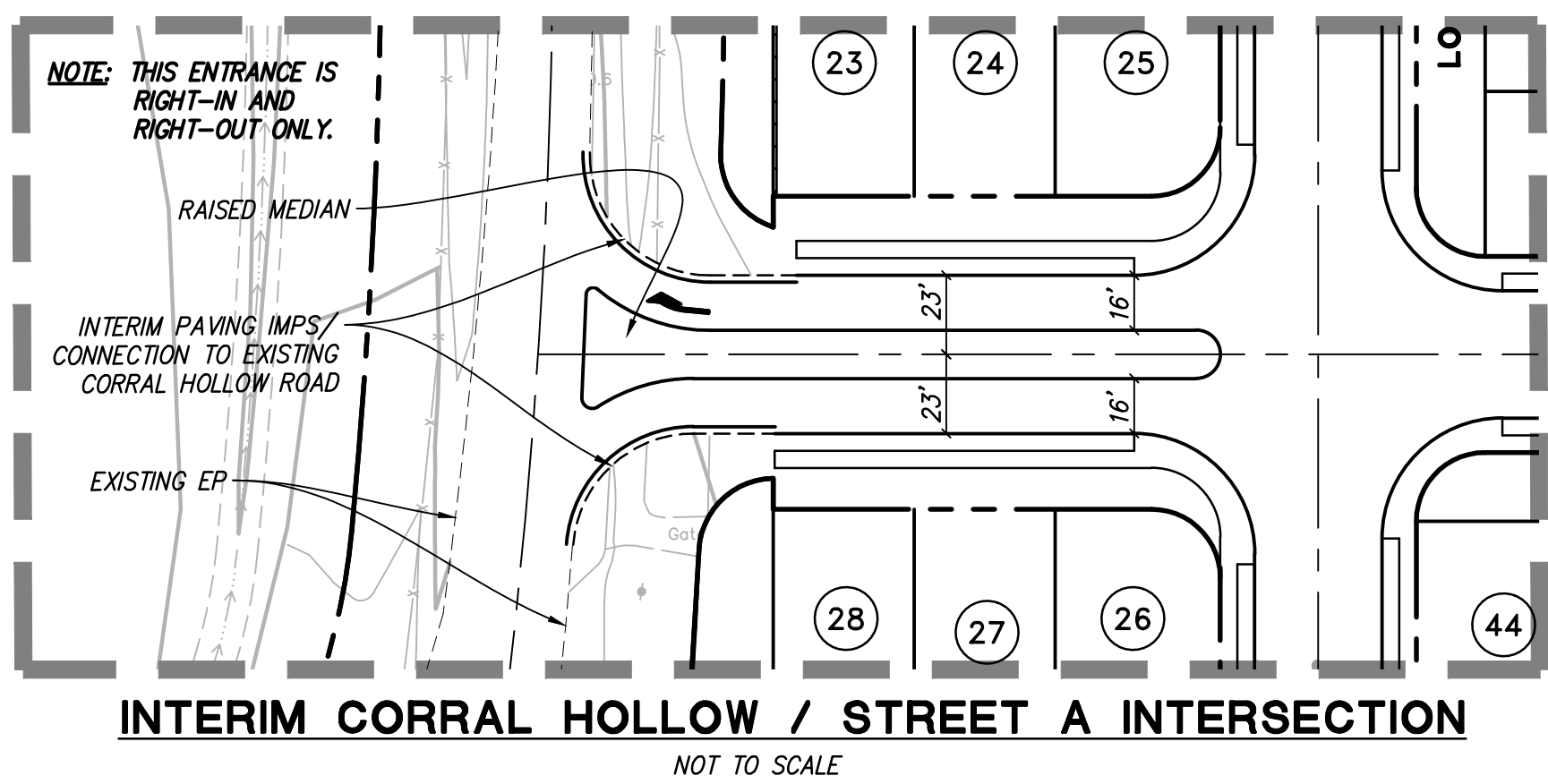
SECTION A
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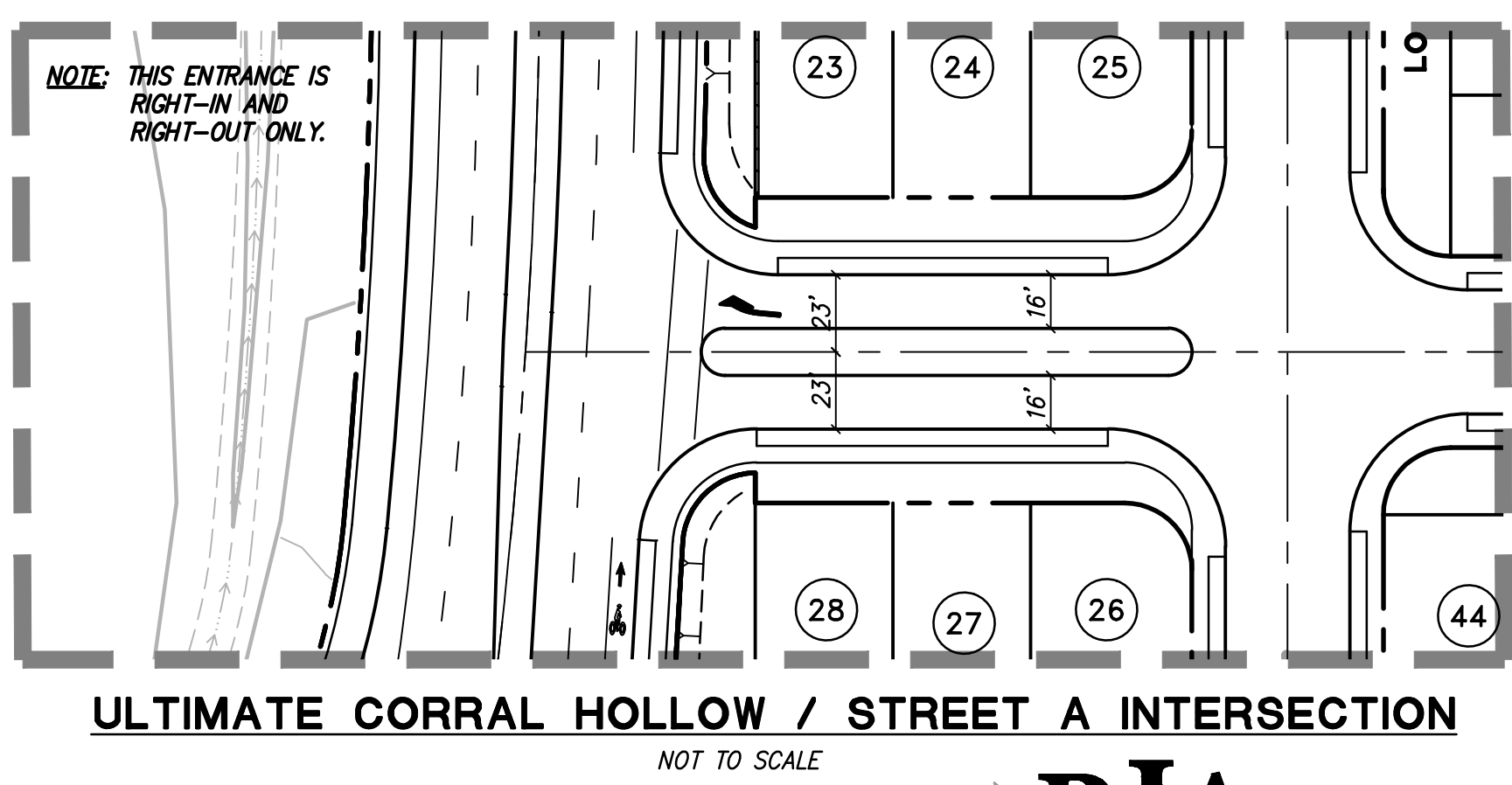
SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



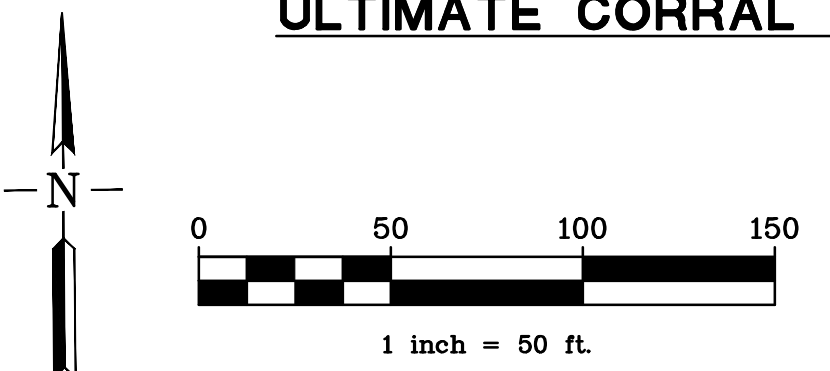
INTERIM CORRAL HOLLOW / STREET A INTERSECTION
NOT TO SCALE



ULTIMATE CORRAL HOLLOW / STREET A INTERSECTION
NOT TO SCALE

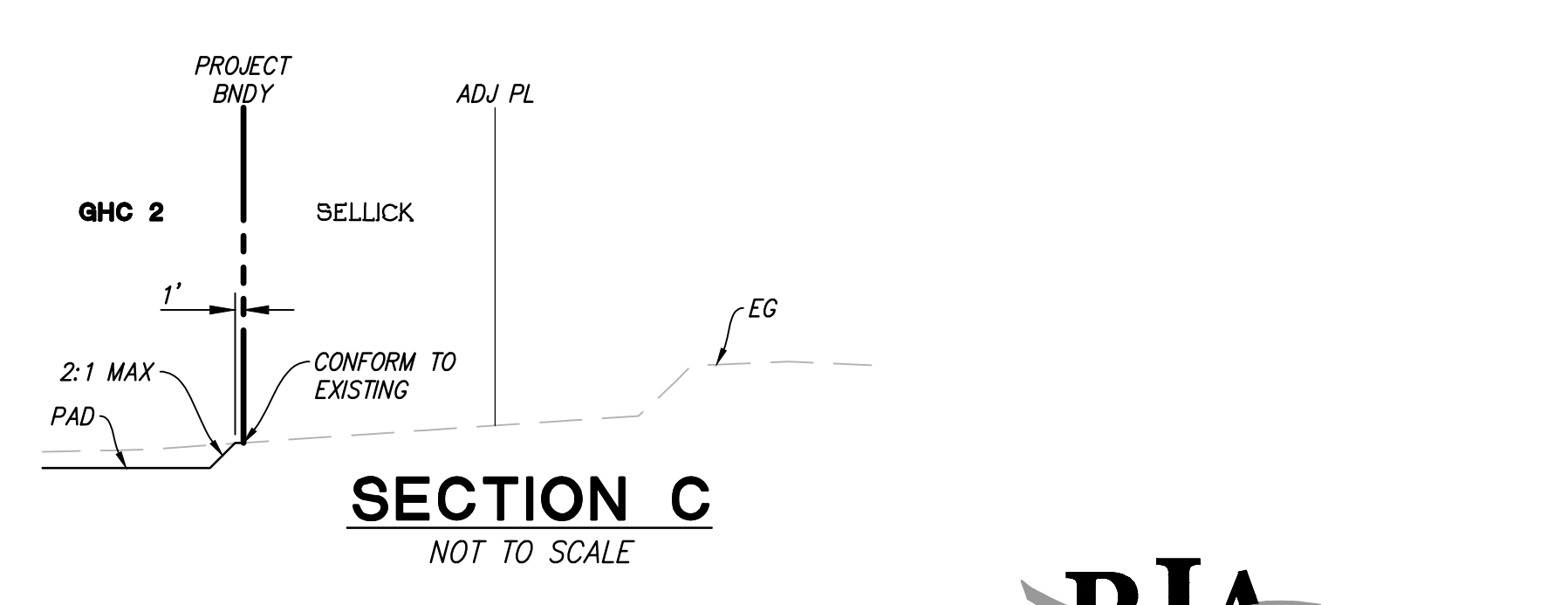
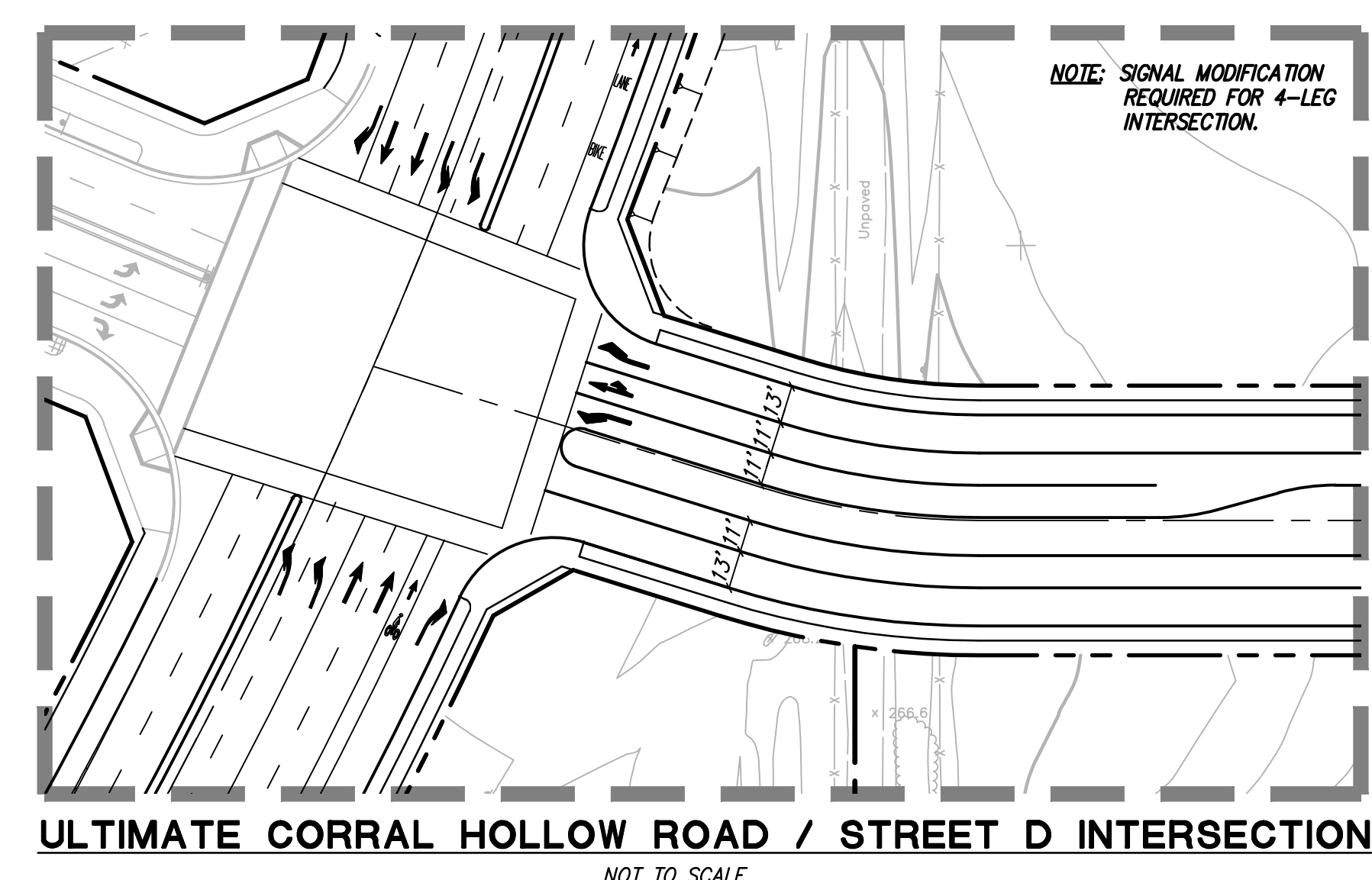
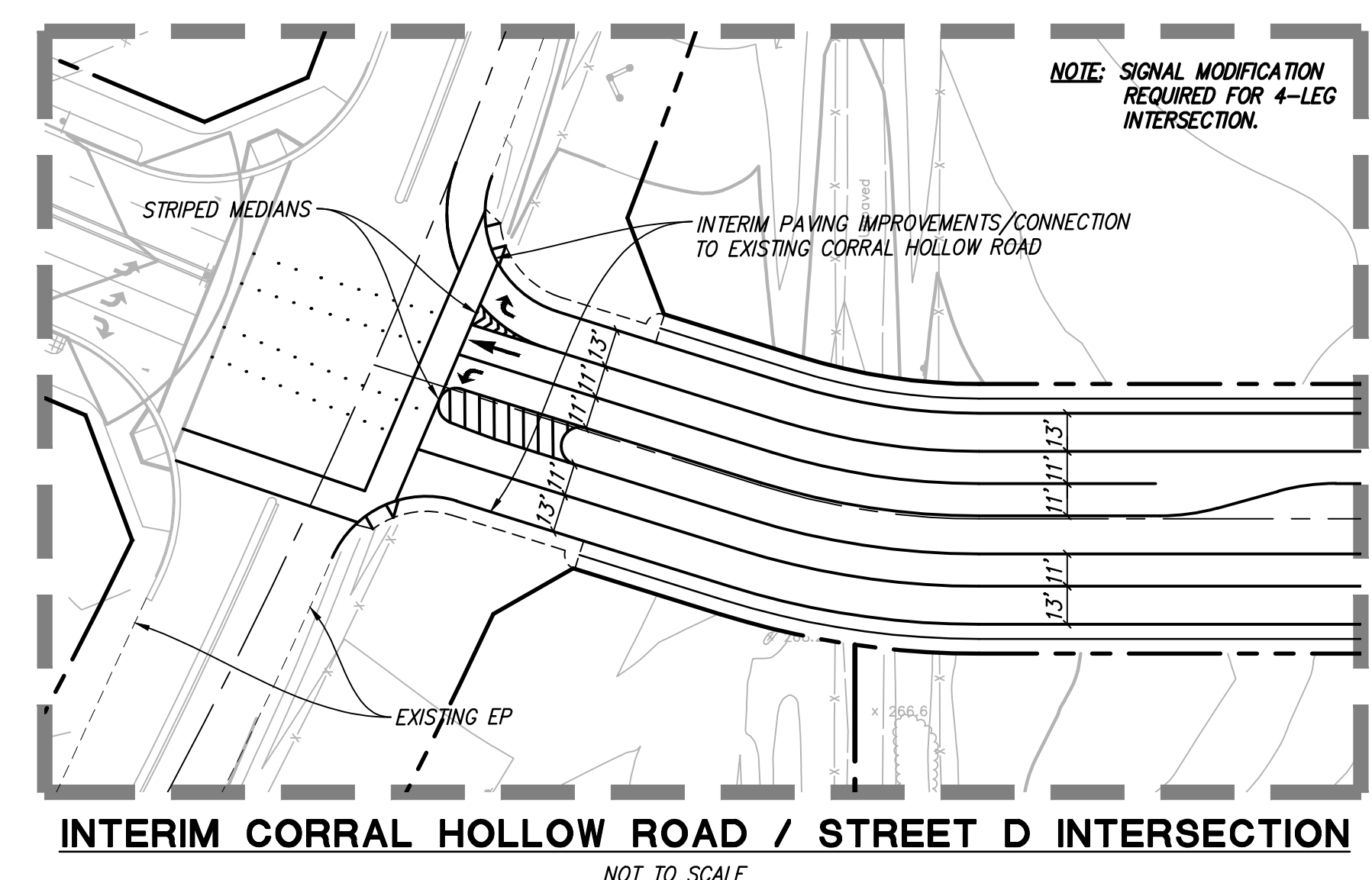
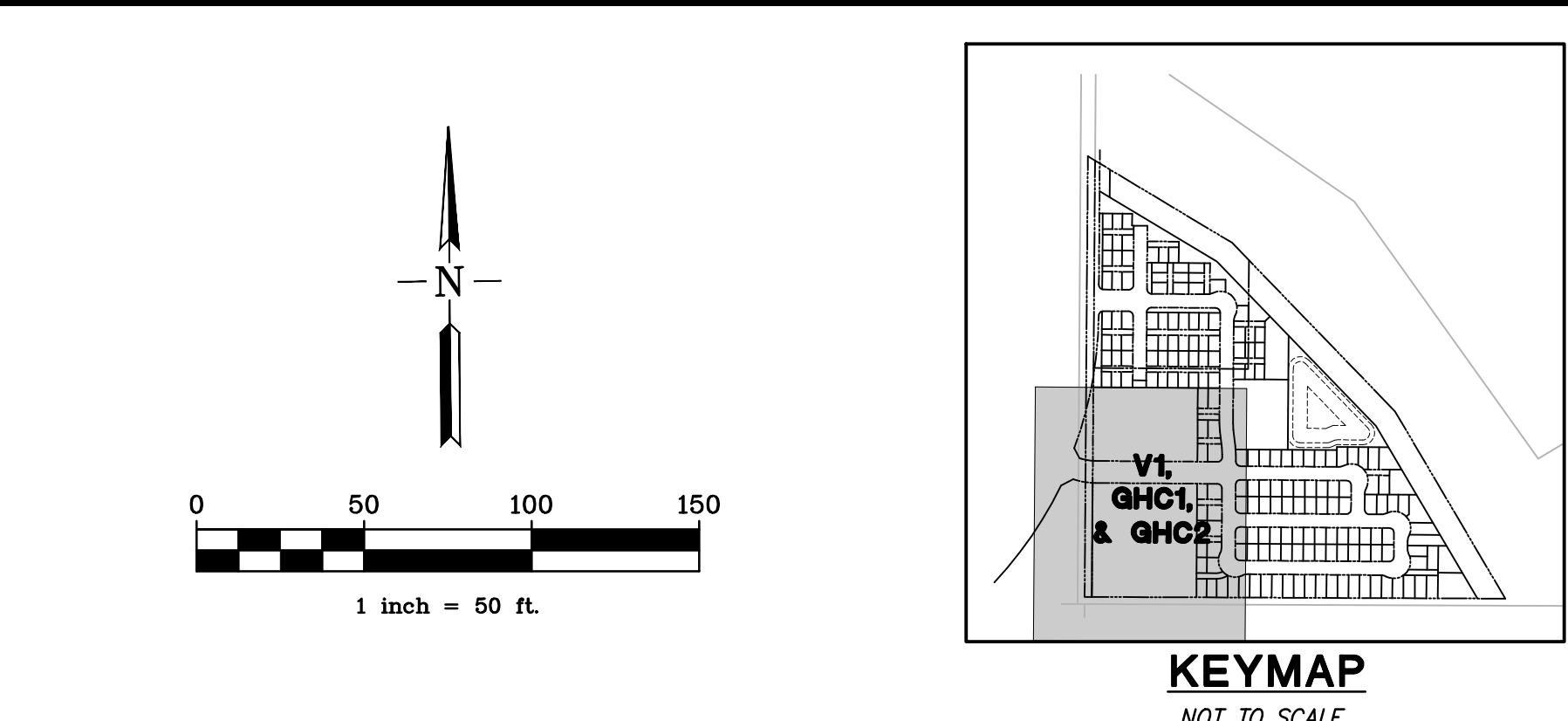
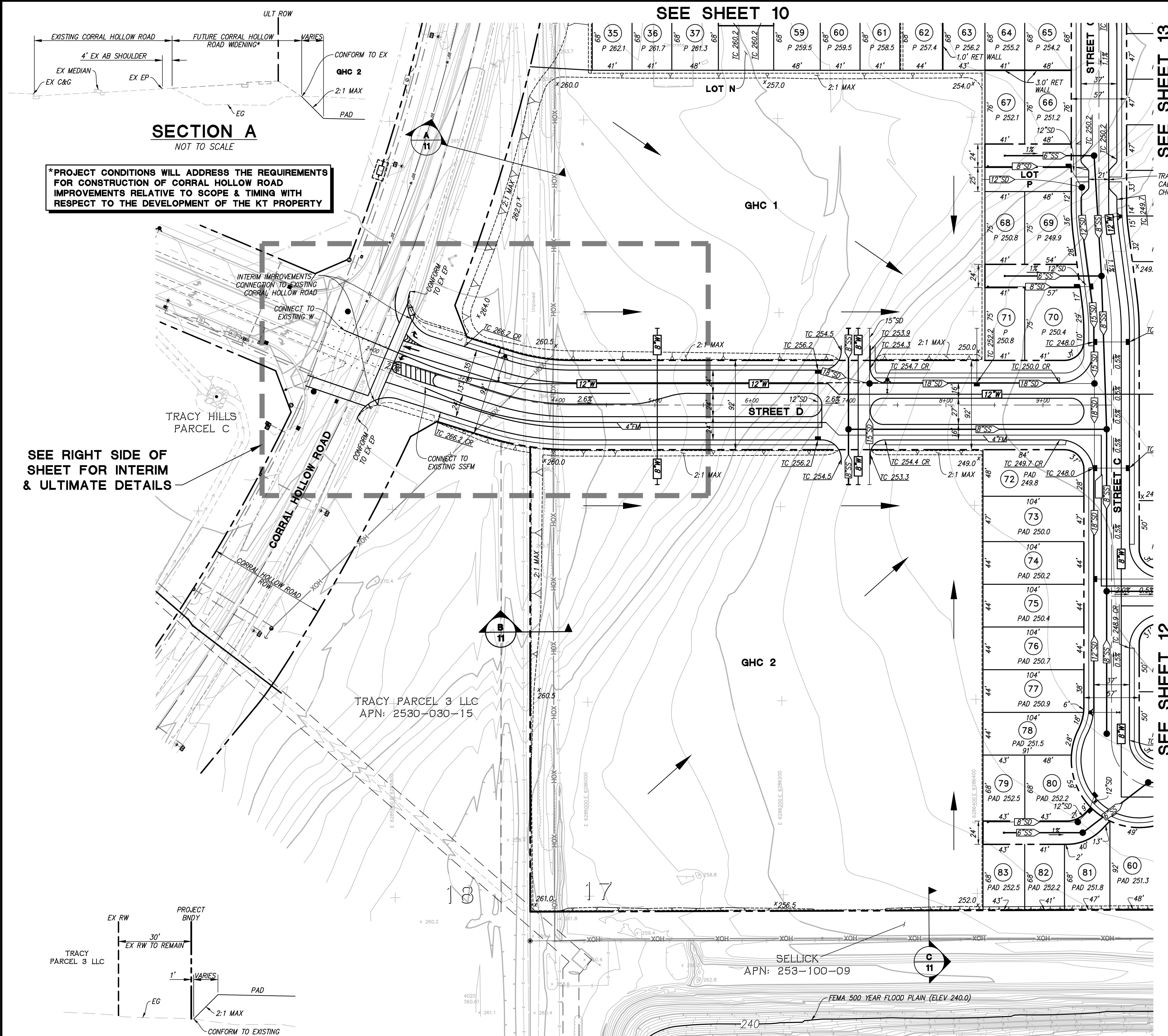
VESTING TENTATIVE MAP - TRACT 4013 VILLAGE 1

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

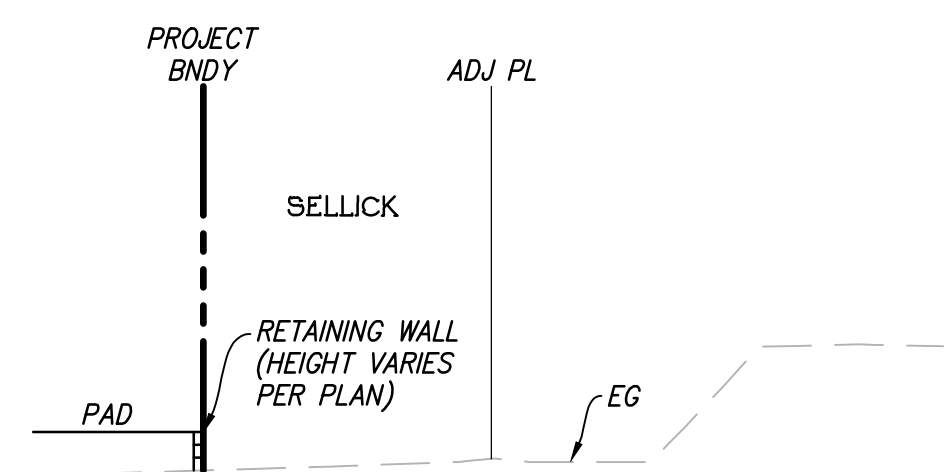


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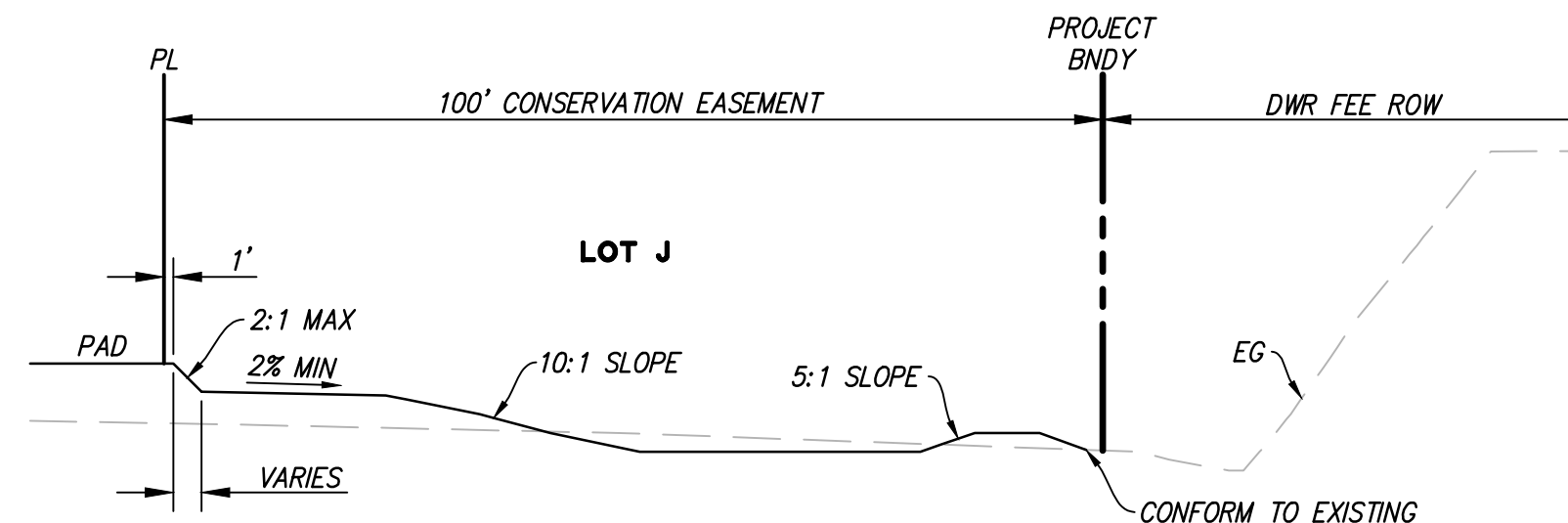
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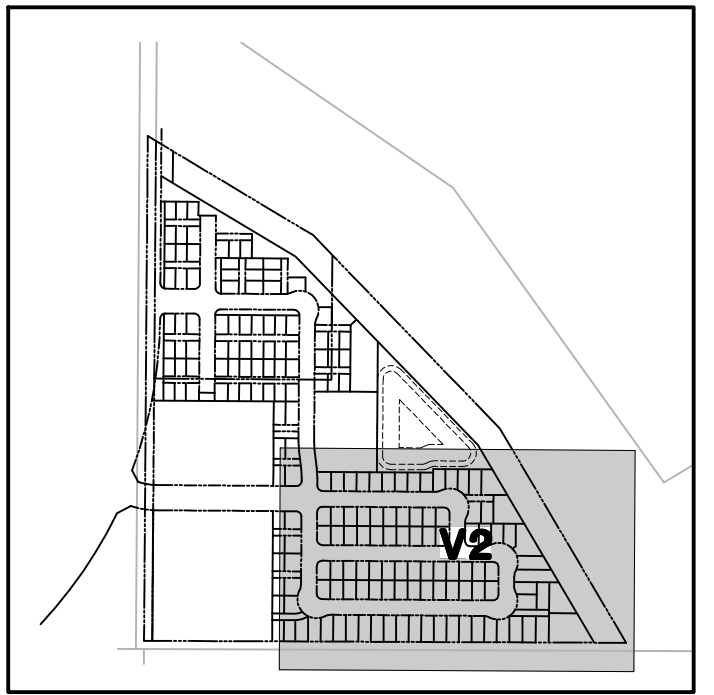
VESTING TENTATIVE MAP - TRACT 4013
VILLAGE 1, GHC PARCEL 1 & GHC PARCEL 2
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES



SECTION A
NOT TO SCALE

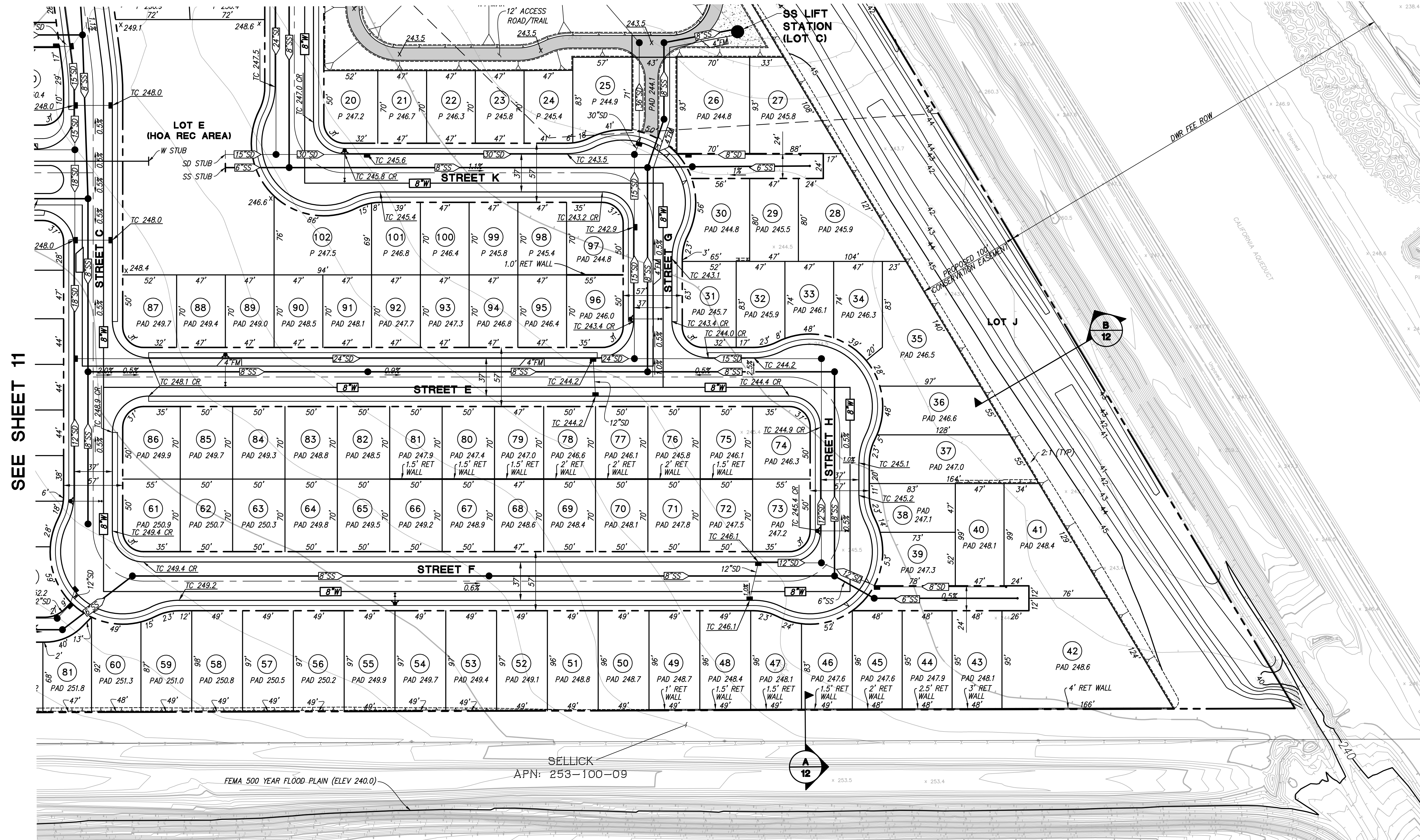


SECTION B
NOT TO SCALE



KEYMAP
NOT TO SCALE

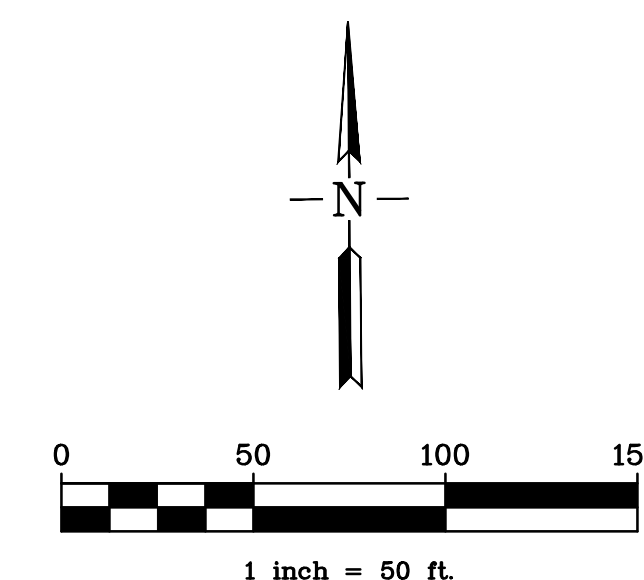
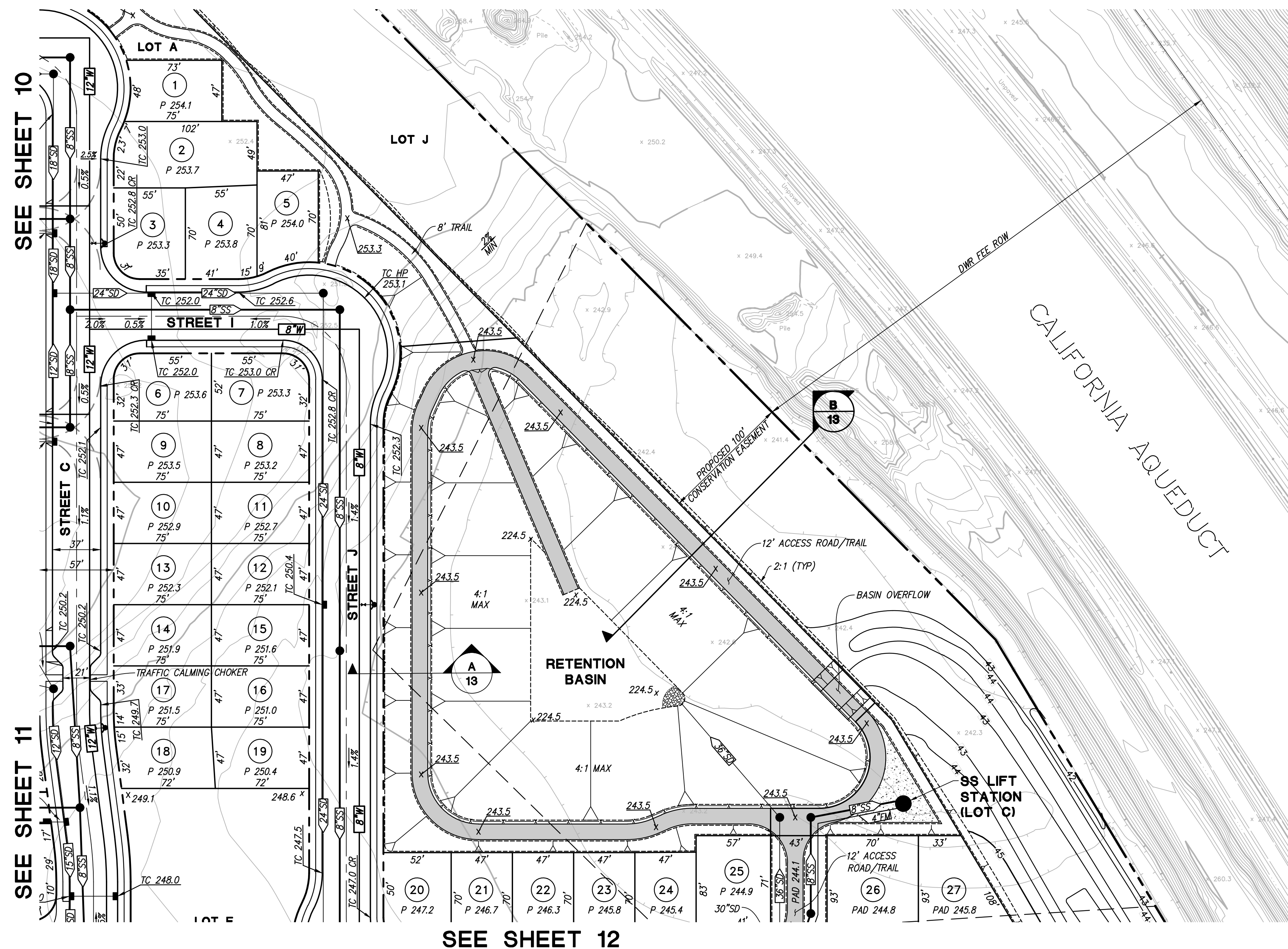
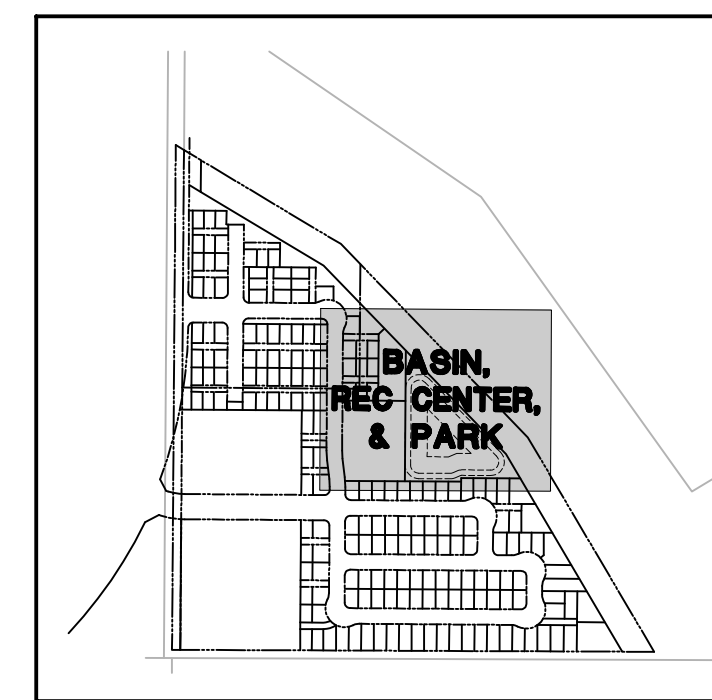
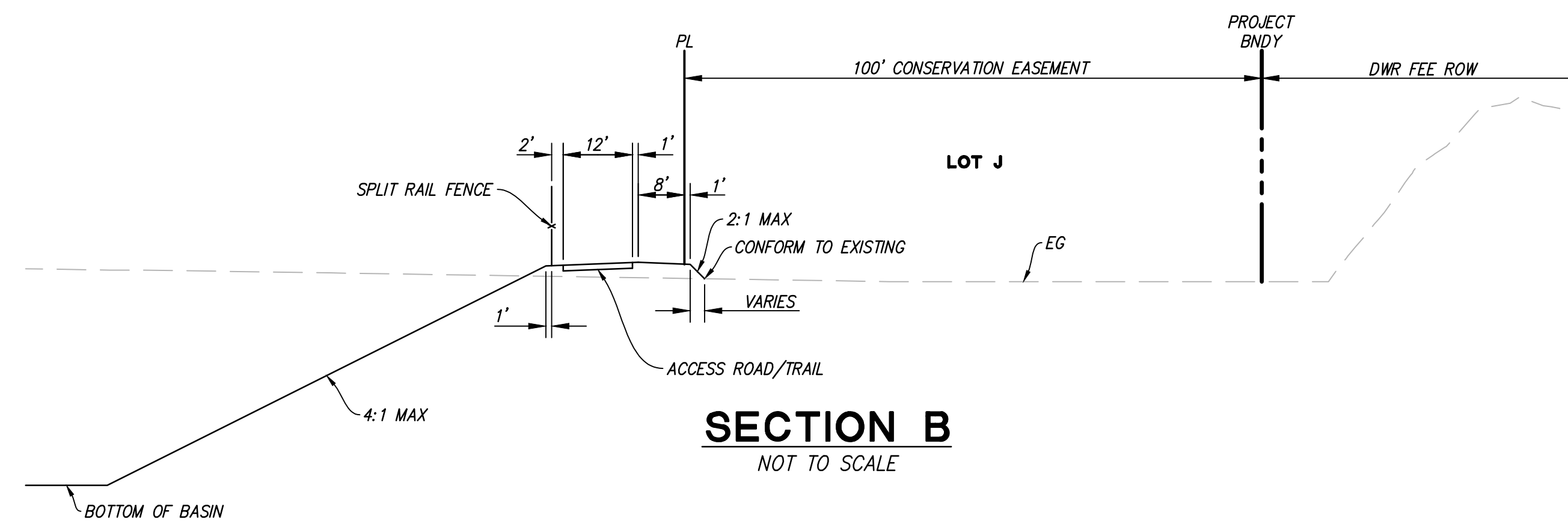
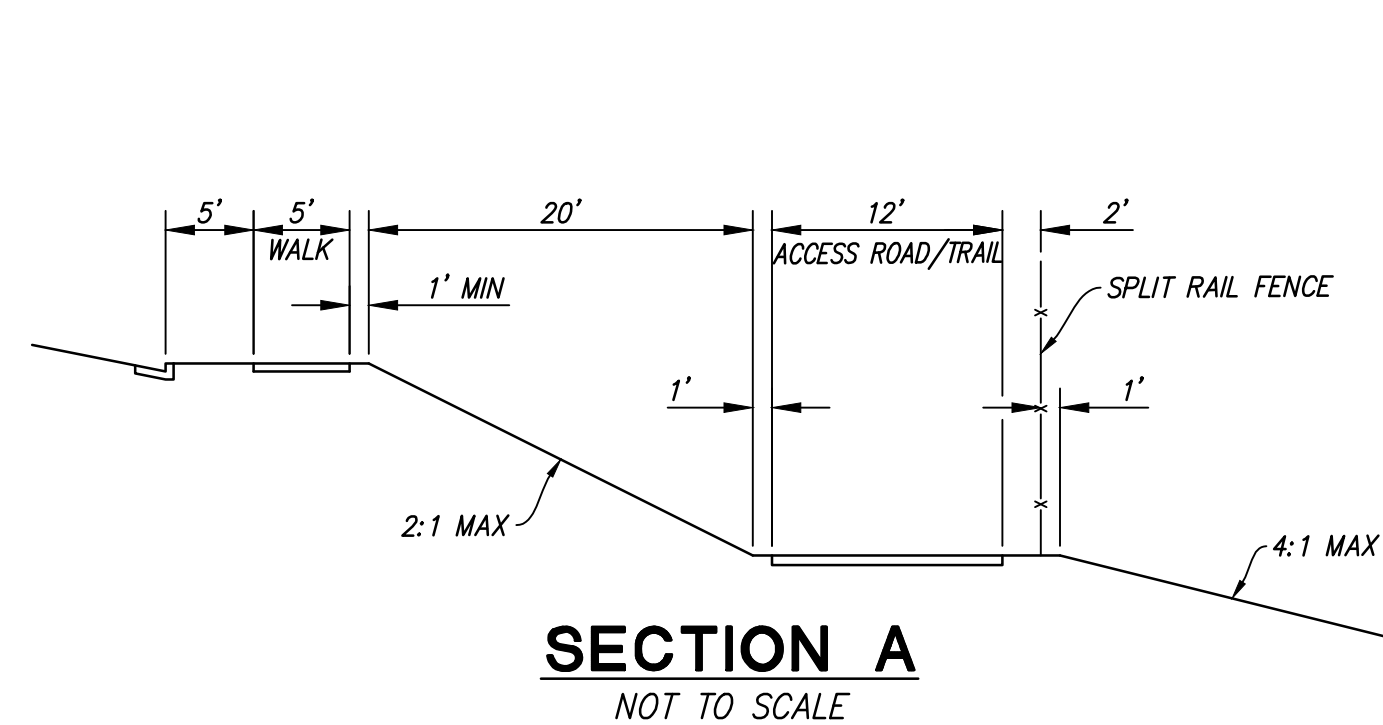
SEE SHEET 13



VESTING TENTATIVE MAP - TRACT 4013 **VILLAGE 2**

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA
FOR: INTEGRAL COMMUNITIES

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VESTING TENTATIVE MAP - TRACT 4013 **RETENTION BASIN, RECREATION CENTER & PARK** CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA FOR: INTEGRAL COMMUNITIES

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