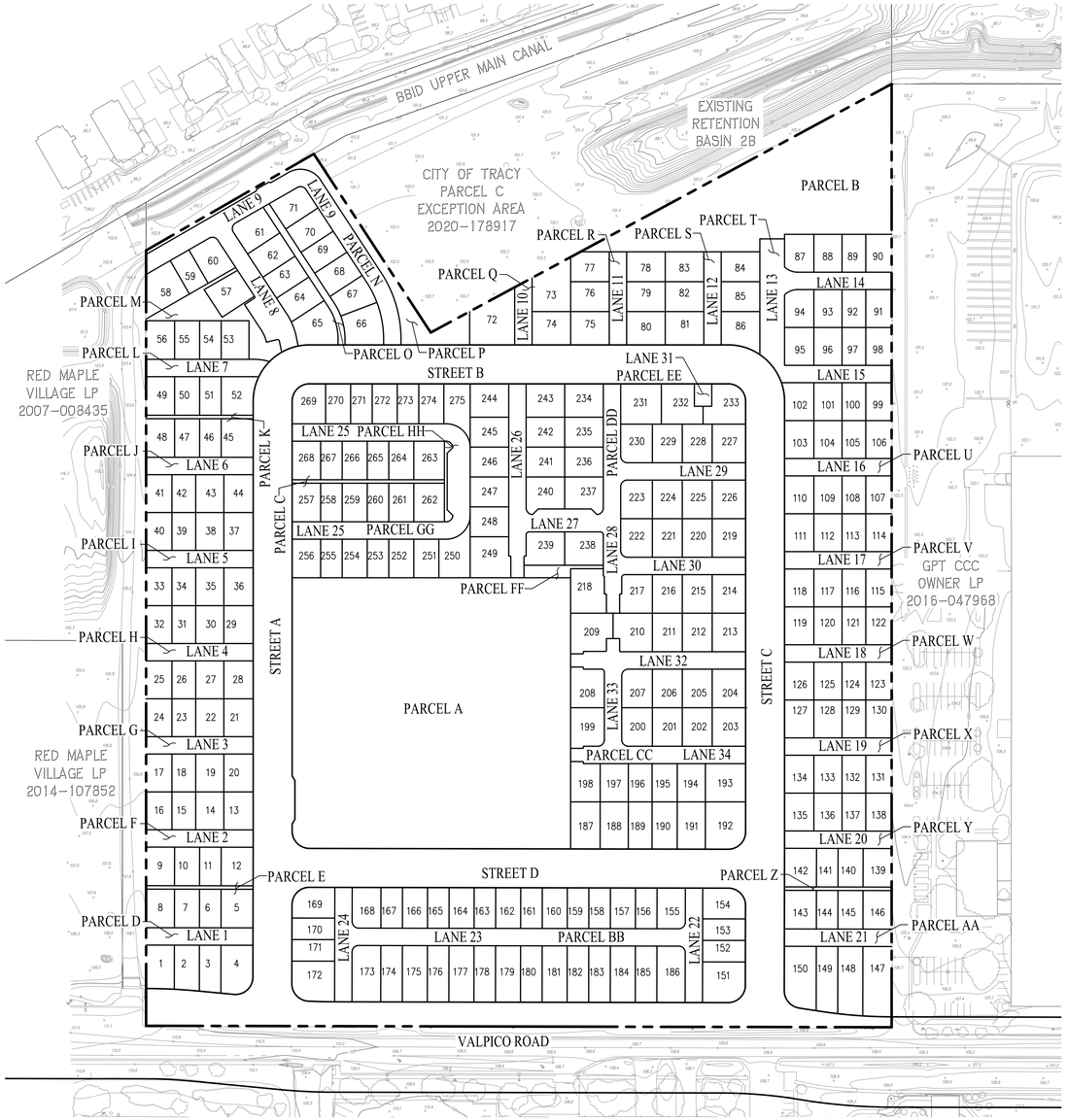
ATTACHMENT D

811 Know what's below. Call 811 before you dig.

VESTING TENTATIVE MAP
THE TRIWAY
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA



SITE PLAN
SCALE: 1" = 100'

0 100 200 300

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		SECTION LINE
		LOT LINE
x 165.0	x 165.0	SPOT ELEVATIONS
EX SD	SD	STORM DRAIN LINE (PUBLIC) 12" MIN. SLOPE = 0.0040 >12" MIN. SLOPE = 0.0020
EX SS	SS	SANITARY SEWER (PUBLIC) 8" MIN SLOPE = 0.0034 12"-15" MIN SLOPE = 0.0025
EX W	W	WATER (PUBLIC)
EX RW	RW	RECYCLED WATER (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		STREETLIGHT
	20 / PARCEL A	LOT NUMBER / PARCEL NUMBER
	0.40%	APPROXIMATE STREET SLOPE (MINIMUM 0.40%)

LAND USE SUMMARY

PUBLIC STREETS (STREET A, B, C, D)	4.08
VALPICO DEDICATION	0.87
PUBLIC PARK (PARCEL A)	3.58
WATER QUALITY PARCEL (PARCEL B)	1.14
EASEMENT AREA (EX SD & SS ESMTS & BASIN ACCESS)	0.21
PRIVATE LOTS	14.69
LANDSCAPE PARCELS (PARCELS C, E, K, M, O, P, Z, FF, HH)	0.45
PRIVATE STREETS (PARCELS D, F, G, H, I, J, L, N, Q, R, S, T, U, V, W, X, Y, AA, BB, CC, DD, EE, GG)	3.81
TOTAL GROSS AREA:	28.83 ACRES
NET AREA: (EXCLUDES VALPICO DEDICATION, PUBLIC PARK, WATER QUALITY PARCEL, AND EASEMENT AREA)	23.03 ACRES

ABBREVIATIONS

AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	LS	LANDSCAPE
BLDG	BUILDING	MIN	MINIMUM
BNDY	BOUNDARY	OHW	OVERHEAD WIRE
BOT.	BOTTOM	P	PAD ELEVATION
C.O.T.	CITY OF TRACY	PAE	PUBLIC ACCESS EASEMENT
CL	CENTERLINE	PL	PROPERTY LINE
CY	CUBIC YARD	PUE	PUBLIC UTILITY EASEMENT
EG	EXISTING GRADE	R	RADIUS
EL	ELEVAION	R/W	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	RET	RETAINING
ESMT	EASEMENT	RW	RECYCLED WATER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S	SLOPE
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SF	SQUARE FEET
FG	FINISH GRADE	SS	SANITARY SEWER
FL	FLOWLINE	STD	STANDARD
FM	FORCE MAIN	SW	SIDEWALK
GB	GRADE BREAK	SYE	SIDEYARD EASEMENT
GR	GRATE ELEVATION	TBC	TOP OF BEVELED CURB
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	W	WATER
LF	LINEAR FEET	WM	WATER METER

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT THIS MAP HAS BEEN REVIEWED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE TRACY MUNICIPAL CODE AND THE SUBDIVISION MAP ACT AS TO FORM AND CONTENT.

CITY ENGINEER DATE

PLANNING COMMISSION FILING CERTIFICATE

VESTING TENTATIVE SUBDIVISION MAP FILED THIS _____ DAY OF _____ 20 IN THE OFFICE OF THE TRACY PLANNING COMMISSION, TRACY, CALIFORNIA. ACCOMPANIED WITH APPROPRIATE FILING FEES. THIS CERTIFICATE DOES NOT DEEM THIS APPLICATION COMPLETE.

ENGINEER'S STATEMENT

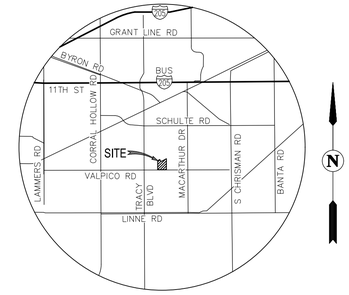
THIS MAP WAS PREPARED BY CARLSON, BARBEE & GIBSON, INC. UNDER MY DIRECTION

ALBERT PANLILIO, R.C.E. 57540 DATE

CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF TRACY HAS CONDITIONALLY APPROVED THIS VESTING TENTATIVE SUBDIVISION MAP ON _____ BY RESOLUTION NO. _____

CITY CLERK DATE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. OWNER: JULIE & WAHID TADROS (APN 246-130-030)
ANNETTE TUSO ELISSGARAY (APN 246-130-040)
STANLEY & GUERTJE BOERSMA (APN 246-130-270)
DAVID & ROBYN BOERSMA (APN 246-130-060)

2. SUBDIVIDER: BROOKFIELD CALWEST BUILDERS LLC
12657 ALCOSTA BLVD, SUITE 250
SAN RAMON, CA 94583

3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
ALBERT PANLILIO, R.C.E 57540

4. GEOTECHNICAL ENGINEER: ENGEO, INC.
17278 GOLDEN VALLEY PARKWAY
LATHROP, CA 95330
(209) 835-0610
STEVE HARRIS

5. ASSESSORS PARCEL NO.: 246-130-030, 040, 060 & 270

6. SITE ADDRESS: VALPICO ROAD

7. SITE AREA: 28.83± ACRES

8. EXISTING ZONING: LIGHT INDUSTRIAL (M-1)

9. EXISTING LAND USE: VACANT W/ MISCELLANEOUS IMPROVEMENTS

10. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL, TOTAL 275 LOTS
324 UNITS (INCLUDING JADU'S)
MAXIMUM LOT COVERAGE: 70%

11. BENCHMARK: CITY OF TRACY BM#11
$\frac{3}{4}$" BOLT W/ PUNCH IN MONUMENT WELL
LOCATED 280' EAST OF CORRAL HOLLOW ROAD & LINNE ROAD
40' SOUTH OF THE RAILROAD TRACKS
ELEVATION 171.33 (NAVD 88)

12. STREETS: STREETS A-D WITHIN THE SUBDIVISION WILL BE PUBLIC STREETS MAINTAINED BY THE CITY OF TRACY. STREET SECTIONS SHOWN ON THIS MAP ARE PER CITY MASTER PLANS OR OTHER CITY PLANS.

13. SANITARY SEWER: PROPOSED SANITARY SEWER FACILITIES TO BE DESIGNED PER CITY STANDARDS AND PUBLICLY MAINTAINED PER THE CITY OF TRACY.

14. STORM DRAIN: PROPOSED STORM DRAIN FACILITIES TO BE DESIGNED PER CITY STANDARDS AND PUBLICLY MAINTAINED PER THE CITY OF TRACY.

15. WATER: PROPOSED WATER FACILITIES TO BE DESIGNED PER CITY STANDARDS AND PUBLICLY MAINTAINED PER THE CITY OF TRACY.

16. FLOOD ZONE: ZONE X PER SAN JOAQUIN COUNTY INSURANCE RATE MAP (FIRM) PANEL 06077C0735F. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.

17. GAS & ELECTRIC: PG&E

18. TELEPHONE: AT&T

19. DIMENSIONS: ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.

20. PHASING: MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.

21. PRIVATE STREETS: THIS SUBDIVISION WILL HAVE PRIVATE STREETS. THE PRIVATE STREETS ARE EXPECTED TO HAVE THEIR OWN INDIVIDUAL PARCEL TO BE DETERMINED WITH FINAL DESIGN AND WILL BE BASED ON ULTIMATE PROJECT PHASING.

SHEET INDEX

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE PLANS, NOR ALLOW THE DEVELOPER TO DEVIATE FROM GOOD ENGINEERING PRACTICE WHEN CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR ALTERNATE DESIGN. ALL PLANS SHALL BE SUBJECT TO THE PROVISIONS OF THE CITY OF TRACY MUNICIPAL CODE. THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH DEVIATION THEREFROM MAY BE MADE. THE APPROVAL OF THESE PLANS SHALL EXPIRE ONE YEAR AFTER ISSUANCE ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. CITY ENGINEER DATE:

TRACY — Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER — ALBERT S. PANLILIO — 57540 — CIVIL — STATE OF CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
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REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025 | DRAWN BY: AP | CHECKED BY: GZ | SCALE: AS SHOWN

TITLE SHEET AND GENERAL NOTES
TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET TM01 OF 15 SHEETS

5/14/2025 10:57 AM
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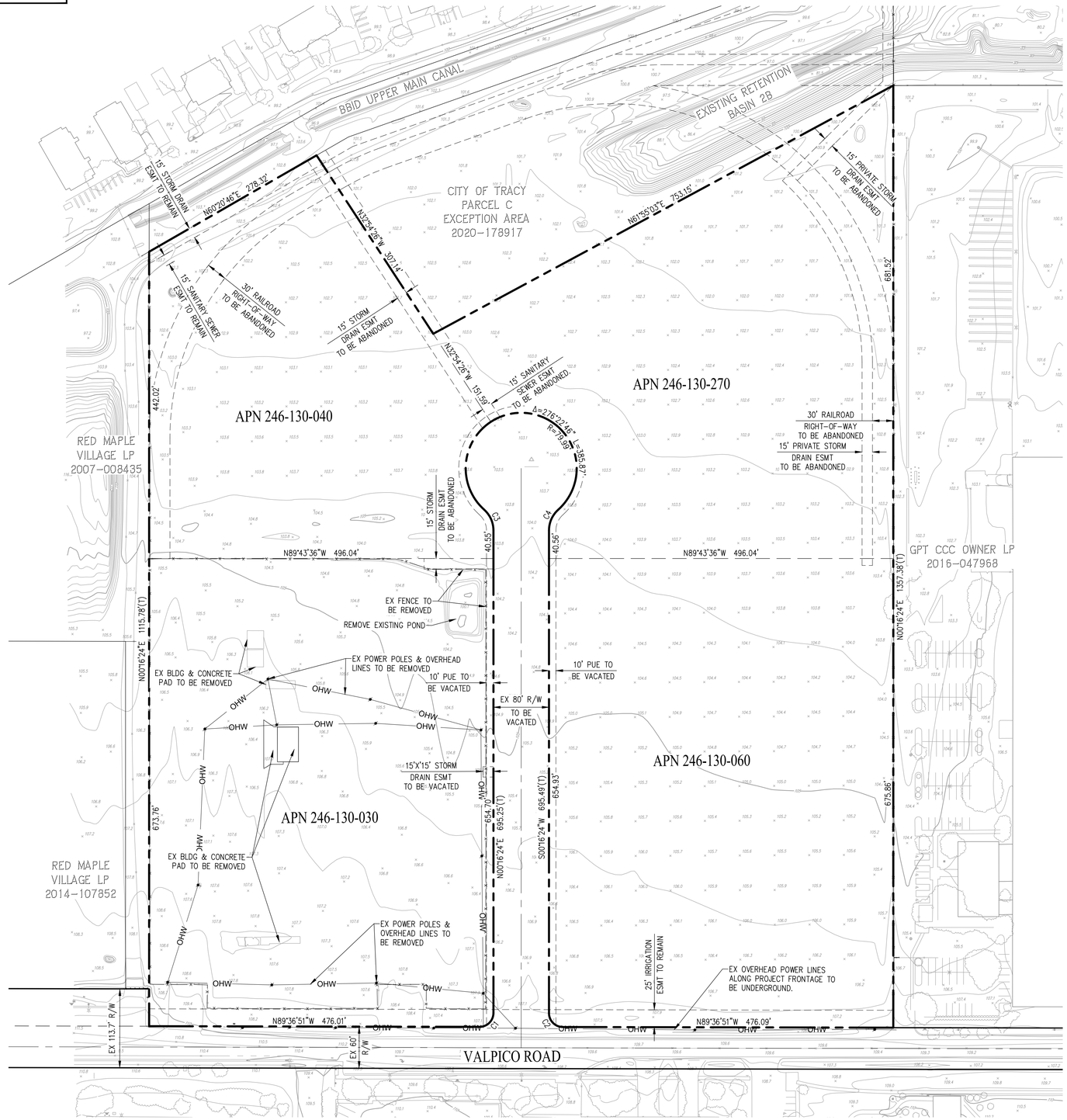
ATTACHMENT D

811 Know what's below. Call 811 before you dig.



EXISTING CONDITIONS

SCALE: 1" = 100'

LEGEND

— — — —	EXISTING BOUNDARY
- - - - - -	EXISTING EASEMENT
—x——x—	EXISTING FENCE
—OHW—	EXISTING OVERHEAD POWER LINES AND POST

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°06'45"	31.45'
C2	20.00'	89°53'15"	31.37'
C3	40.00'	48°11'23"	33.64'
C4	40.00'	48°11'23"	33.64'

NOTES:

1. ALL EXISTING EASEMENTS & RIGHT OF WAYS WITHIN PROJECT BOUNDARY WILL BE QUITCLAIMED OR VACATED, UNLESS NOTED "TO REMAIN".
2. THE SITE SHALL BE STRIPPED CLEAN PRIOR TO GRADING OPERATIONS. THIS INCLUDES DEMOLITION AND REMOVAL OF EXISTING POWER LINES, POWER POLES, BUILDINGS, CONCRETE SLABS, FENCES, PONDS, CONTAINERS AND DEBRIS WITHIN PROJECT BOUNDARY. REFER TO GEOTECHNICAL REPORT RECOMMENDATIONS.

0 80 160 240

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE PLANS, NOR ALLOW A DEPARTURE FROM THE CITY'S STANDARDS. ANY DEVIATION DURING CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE STANDARDS, MUST BE APPROVED BY THE CITY ENGINEER IN WRITING. NO DEPARTURE SHALL BE PERMITTED UNLESS THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE DEVIATION SHALL BE MADE. THE APPROVAL OF THESE PLANS SHALL NOT BE BINDING ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. — CITY ENGINEER — DATE:

TRACY — Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER — ALBERT S. PANLILIO — 51540 — CIVIL — STATE OF CALIFORNIA

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REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025
DRAWN BY: AP
CHECKED BY: GZ
SCALE: AS SHOWN

EXISTING CONDITIONS

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY

TRACY CALIFORNIA

SHEET
TM02
OF 15 SHEETS

5/14/2025 10:57 AM

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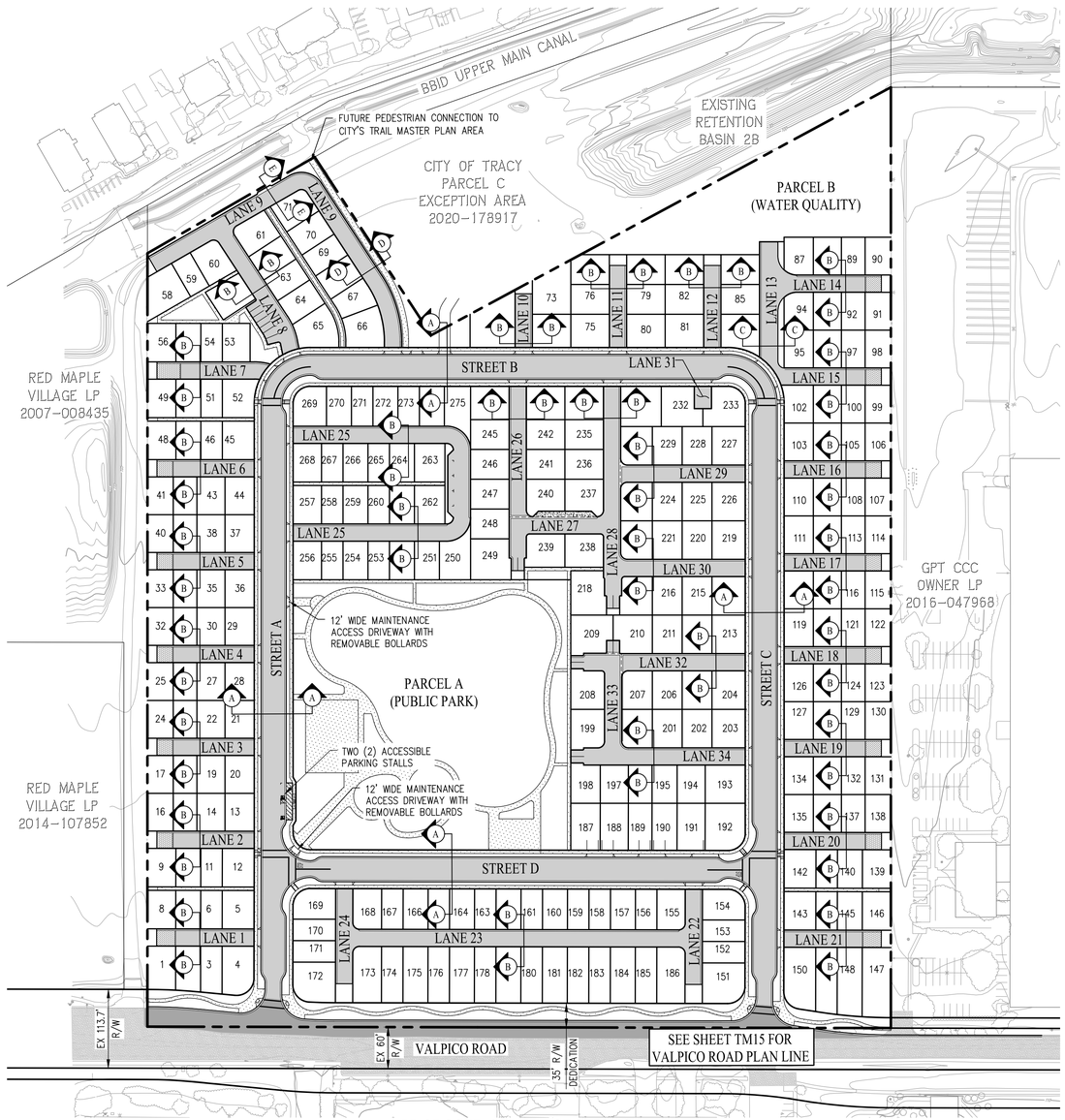
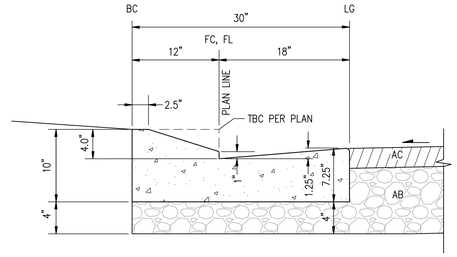
811 Know what's below. Call 811 before you dig.



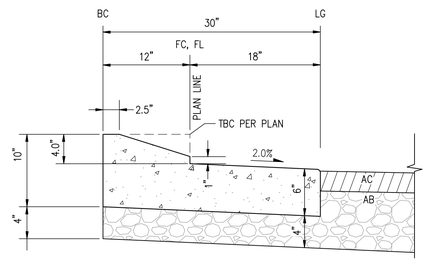
PROPOSED STREET SECTIONS

SCALE: 1" = 100'



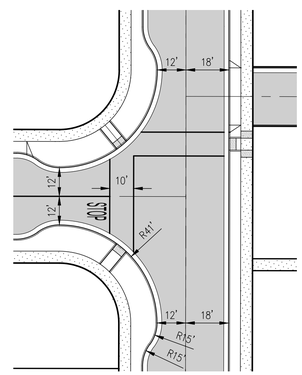
MOUNTABLE 4" BEVELED CATCH CURB & GUTTER

NOT TO SCALE



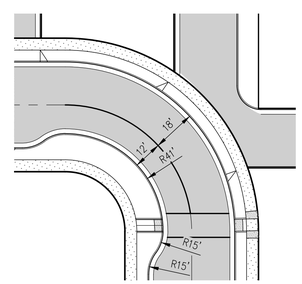
MOUNTABLE 4" BEVELED SPILL CURB & GUTTER

NOT TO SCALE



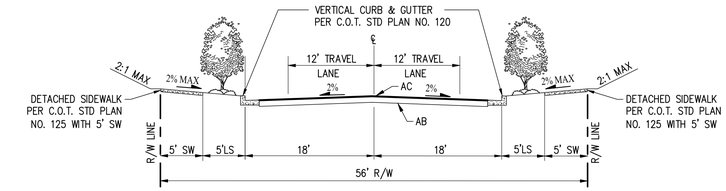
TYPICAL INTERSECTION BULB-OUT DETAIL

NOT TO SCALE

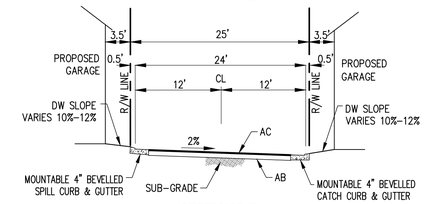


TYPICAL INTERSECTION BULB-OUT DETAIL

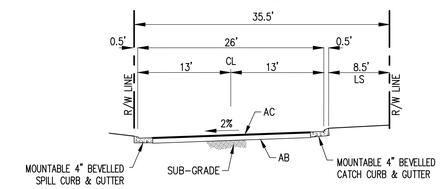
NOT TO SCALE



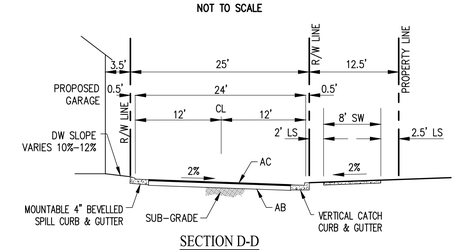
SECTION A-A
NEIGHBORHOOD PUBLIC STREET
(STREET A, B, C & D)
56' RIGHT OF WAY
NOT TO SCALE



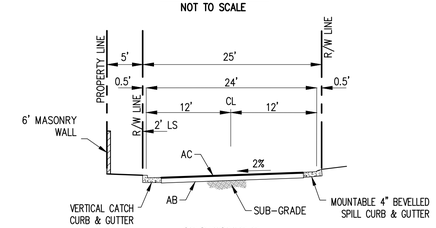
SECTION B-B
PRIVATE ALLEY LANE
(LANES 1-8, 10-12, 14-34)
25' RIGHT OF WAY
NOT TO SCALE



SECTION C-C
PRIVATE ALLEY LANE
(LANE 13)
35.5' RIGHT OF WAY
NOT TO SCALE



SECTION D-D
PRIVATE ALLEY LANE
(LANE 9)
25' RIGHT OF WAY
NOT TO SCALE



SECTION E-E
PRIVATE ALLEY LANE
(LANE 9)
25' RIGHT OF WAY
NOT TO SCALE

0 100 200 300

ATTACHMENT D

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE REALTOR(S) OF THE RESPONSIBILITY FOR CORRECTNESS OF THE DESIGN, NOR THE CITY OF TRACY OF THE RESPONSIBILITY FOR THE CORRECTNESS OF THE IMPROVEMENTS. PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE STANDARDS OF THE CITY OF TRACY, WHICH MUST BE ESTABLISHED BY A VARIANCE. NO SHALL THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE VARIANCE BE DELEGATED TO STAFF. THE VARIANCE MUST BE ISSUED BY THE CITY COUNCIL ONLY BASED ON THE INFORMATION SUBMITTED HEREON, APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER ALBERT S. PANILIO 57540 CIVIL STATE OF CALIFORNIA

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REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025
DRAWN BY: AP
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SCALE: AS SHOWN

PROPOSED STREET SECTIONS
TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET
TM03
OF 15 SHEETS

5/14/2025 10:37 AM

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ATTACHMENT D

811 Know what's below. Call 811 before you dig.

LOTTING PLAN

SCALE: 1" = 60'

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- 12 LOT NUMBER
- PRIVATE STREET (PUE, EVAE, PAE)

NOTES:

1. SEE SHEET TM05 FOR LOT & PARCEL AREA INFORMATION.
2. SEE SHEET TM06 FOR SIDE YARD EASEMENT FOR ALLEY PRODUCT.
3. ALL LOTS AND PARCELS ABUTTING PARK HAVE DIRECT ACCESS TO PARK.
4. ALL PRIVATE STREETS TO HAVE THE FOLLOWING EASEMENTS: PUE, EVAE, PAE.

0 60 120 180

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE DESIGN, NOR ACCEPTANCE OF ADDITIONAL RESPONSIBILITY FOR THE DESIGN ENGINEER OF RECORD. ANY NEGLECT, ERROR, OMISSION, AMBIGUITY OR CONFLICT IN THE DESIGN SHALL NOT BE CONSTRUED TO RELIEVE THE DEVELOPER OF THE RESPONSIBILITY TO COMPLETE THE WORK IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF TRACY UNLESS SPECIFIC EXCEPTIONS ARE SHOWN ON THE PLANS AND SPECIFICALLY APPROVED BY THE CITY ENGINEER. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY DEPARTURE FROM THE STANDARDS OF THE CITY OF TRACY UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. APPROVAL OF THESE PLANS IS BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

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LOTTING PLAN

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THE TRIWAY
TRACY CALIFORNIA

SHEET
TM04
OF 15 SHEETS

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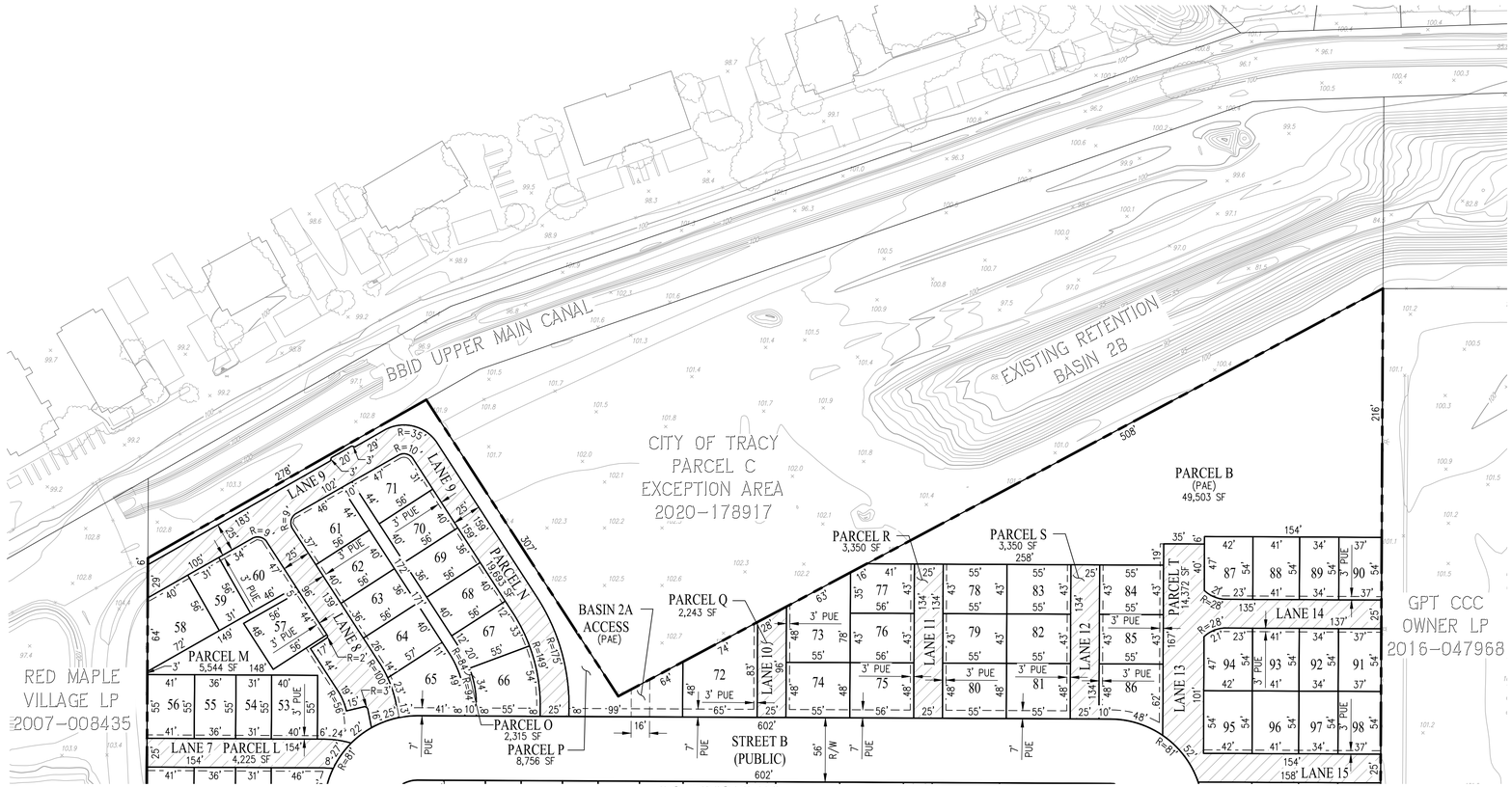

LOTTING PLAN

SCALE: 1" = 60'

PARCEL	PARCEL AREA	PARCEL USE
PARCEL A	155,768	PUBLIC PARK
PARCEL AA	3,856	PRIVATE STREET
PARCEL B	49,503	WATER QUALITY
PARCEL BB	20,285	PRIVATE STREET
PARCEL C	1,095	LANDSCAPE
PARCEL CC	15,572	PRIVATE STREET
PARCEL D	3,844	PRIVATE STREET
PARCEL DD	27,426	PRIVATE STREET
PARCEL E	769	LANDSCAPE
PARCEL EE	807	PRIVATE STREET
PARCEL F	3,850	PRIVATE STREET
PARCEL FF	1,439	LANDSCAPE
PARCEL G	3,850	PRIVATE STREET
PARCEL GG	15,943	PRIVATE STREET
PARCEL H	3,850	PRIVATE STREET
PARCEL HH	638	LANDSCAPE
PARCEL I	3,850	PRIVATE STREET
PARCEL J	3,850	PRIVATE STREET
PARCEL K	770	LANDSCAPE

PARCEL	PARCEL AREA	PARCEL USE
PARCEL L	4,225	PRIVATE STREET
PARCEL M	5,544	LANDSCAPE
PARCEL N	19,693	PRIVATE STREET
PARCEL O	2,315	LANDSCAPE
PARCEL P	8,756	LANDSCAPE
PARCEL Q	2,243	PRIVATE STREET
PARCEL R	3,350	PRIVATE STREET
PARCEL S	3,350	PRIVATE STREET
PARCEL T	14,372	PRIVATE STREET
PARCEL U	3,850	PRIVATE STREET
PARCEL V	3,850	PRIVATE STREET
PARCEL W	3,850	PRIVATE STREET
PARCEL X	3,850	PRIVATE STREET
PARCEL Y	3,850	PRIVATE STREET
PARCEL Z	771	LANDSCAPE

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- EASEMENT LINE
- 12 — LOT NUMBER
- PRIVATE STREET PARCEL (PUE, EVAE, PAE)

NOTES:

1. SEE SHEET TM05 FOR LOT & PARCEL AREA INFORMATION.
2. SEE SHEET TM06 FOR SIDE YARD EASEMENT FOR ALLEY PRODUCT.
3. ALL LOTS AND PARCELS ABUTTING PARK HAVE DIRECT ACCESS TO PARK.
4. ALL PRIVATE STREETS TO HAVE THE FOLLOWING EASEMENTS: PUE, EVAE, PAE.

LOT NO.	LOT AREA
1	2,555
2	2,328
3	2,095
4	3,109
5	2,553
6	1,721
7	1,998
8	2,266
9	2,272
10	1,998
11	1,721
12	2,553
13	2,303
14	2,209
15	1,861
16	2,021
17	2,026
18	1,862
19	2,207
20	2,298
21	2,298
22	2,207
23	1,862
24	2,026

LOT NO.	LOT AREA
25	2,026
26	1,862
27	2,207
28	2,298
29	2,298
30	2,207
31	1,862
32	2,026
33	2,026
34	1,862
35	2,207
36	2,298
37	2,298
38	2,207
39	1,862
40	2,026
41	2,026
42	1,862
43	2,207
44	2,298
45	2,553
46	1,720
47	1,998
48	2,276

LOT NO.	LOT AREA
49	2,276
50	1,998
51	1,720
52	2,645
53	2,220
54	1,720
55	1,998
56	2,276
57	2,549
58	3,107
59	1,721
60	2,429
61	2,516
62	2,220
63	1,998
64	2,250
65	3,021
66	2,903
67	2,127
68	2,220
69	1,998
70	2,220
71	2,315
72	4,243

LOT NO.	LOT AREA
73	3,521
74	2,664
75	2,664
76	2,387
77	2,333
78	2,387
79	2,386
80	2,664
81	2,664
82	2,386
83	2,387
84	2,387
85	2,386
86	2,868
87	2,253
88	2,207
89	1,862
90	2,026
91	2,026
92	1,862
93	2,207
94	2,253
95	2,298
96	2,207

LOT NO.	LOT AREA
97	1,862
98	2,026
99	2,026
100	1,862
101	2,207
102	2,337
103	2,298
104	2,207
105	1,862
106	2,026
107	2,026
108	1,862
109	2,207
110	2,298
111	2,298
112	2,207
113	1,862
114	2,026
115	2,026
116	1,862
117	2,207
118	2,298
119	2,298
120	2,207

LOT NO.	LOT AREA
121	1,862
122	2,026
123	2,026
124	1,862
125	2,207
126	2,298
127	2,298
128	2,207
129	1,862
130	2,026
131	2,026
132	1,862
133	2,207
134	2,298
135	2,299
136	2,211
137	1,868
138	2,035
139	2,279
140	1,998
141	1,721
142	2,553
143	2,553
144	1,721

LOT NO.	LOT AREA
145	1,998
146	2,285
147	4,170
148	3,547
149	2,938
150	4,001
151	3,467
152	1,906
153	1,907
154	2,582
155	2,362
156	1,813
157	2,106
158	1,813
159	1,813
160	2,106
161	1,813
162	2,106
163	1,813
164	2,106
165	1,813
166	2,106
167	1,813
168	2,401

LOT NO.	LOT AREA
169	2,582
170	1,907
171	1,907
172	3,433
173	3,341
174	2,517
175	2,923
176	2,517
177	2,923
178	2,517
179	2,923
180	2,517
181	2,923
182	2,517
183	2,517
184	2,923
185	2,517
186	3,290
187	2,882
188	2,750
189	2,323
190	2,461
191	2,759
192	3,805

LOT NO.	LOT AREA
193	3,176
194	2,228
195	1,989
196	1,879
197	2,228
198	2,391
199	2,726
200	2,427
201	2,386
202	2,386
203	2,664
204	2,664
205	2,386
206	2,387
207	2,427
208	2,741
209	3,246
210	2,964
211	2,386
212	2,386
213	2,664
214	2,664
215	2,386
216	2,387

LOT NO.	LOT AREA
217	2,525
218	3,166
219	2,664
220	2,386
221	2,386
222	2,510
223	2,510
224	2,386
225	2,386
226	2,664
227	2,664
228	2,386
229	2,386
230	2,510
231	3,393
232	3,076
233	3,005
234	2,664
235	2,386
236	2,387
237	2,640
238	2,657
239	2,699
240	2,640

LOT NO.	LOT AREA
241	2,387
242	2,386
243	2,664
244	2,664
245	2,386
246	2,386
247	2,386
248	2,387
249	3,368
250	2,753
251	1,998
252	1,998
253	1,720
254	1,998
255	1,721
256	2,275
257	2,275
258	1,721
259	1,998
260	1,720
261	1,998
262	2,442
263	2,442
264	1,998

LOT NO.	LOT AREA
265	1,720
266	1,998
267	1,720
268	2,275
269	2,635
270	2,070
271	1,783
272	2,070
273	1,783
274	2,070
275	2,431

0 60 120 180

ATTACHMENT D

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE DESIGN. IF DURING CONSTRUCTION OR OPERATION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR ALTERATIONS IN THE IMPROVEMENTS SHOWN ON THESE PLANS, THE ENGINEER WILL BE REQUIRED TO MODIFY THE PLANS TO ELIMINATE THE DANGER. SUCH MODIFICATIONS OR ALTERATIONS SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE DEPARTURE SHALL BE MADE. THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A DEPARTURE FROM ANY CITY ORDINANCE, NOR ARE ANY DEPARTURES FROM ORDINANCES TO BE PERMITTED ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER ALBERT S. PANLILIO 51540 CIVIL STATE OF CALIFORNIA

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REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025
DRAWN BY: AP
CHECKED BY: GZ
SCALE: AS SHOWN

LOTTING PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET TM05 OF 15 SHEETS

5/14/2025 10:58 AM

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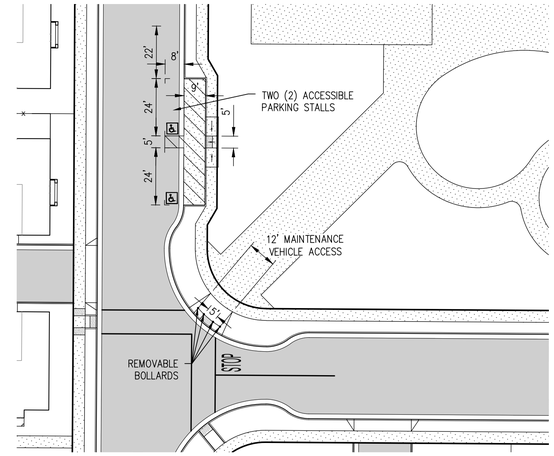
ATTACHMENT D

811 Know what's below. Call 811 before you dig.

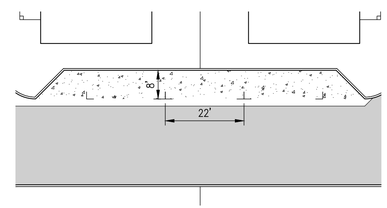
OVERALL SITE PLAN

SCALE: 1" = 100'



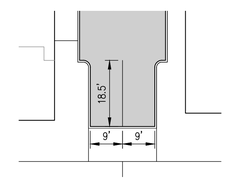
ACCESSIBLE PARKING AND MAINTENANCE ACCESS DETAIL

SCALE: 1" = 30'



TYPICAL PARALLEL PARKING STALL

SCALE: 1" = 20'



TYPICAL PERPENDICULAR PARKING STALL

SCALE: 1" = 20'

GUEST PARKING COUNT				
GUEST LOCATION	ORIENTATION	DIMENSION, W x L	NO. OF PARKING	LOCATION
PUBLIC STREET PARKING	PARALLEL	8 x 22	159	
PUBLIC STREET ACCESSIBLE PARKING	PARALLEL	8 x 24 WITH 9 x 24 LOADING ZONE	2	
PRIVATE LANE PARKING	PARALLEL	8 x 22	6	
PRIVATE LANE PARKING	PERPENDICULAR	9 x 18.5	17	
TOTAL			184	

PRODUCT SUMMARY			
DUETS (55' DEEP)			
PLAN TYPE	BED/BATH	SQ. FT.	UNIT COUNT
PLAN 1	3 BD/2.5 BA	1,598 SF	23
PLAN 2	4 BD/2.5 BA	1,844 SF	23
PLAN 3	4 BD/3 BA	1,912 SF	25
PLAN 4	4 BD/3.5 BA	2,101 SF	25
		TOTAL	96
40'X56' ALLEY LOAD			
PLAN TYPE	BED/BATH	SQ. FT.	UNIT COUNT
PLAN 1	3 BD/2.5 BA	1,592 SF	40
PLAN 2	3 BD/2.5 BA	1,668 SF	27
PLAN 3	3 BD/2.5 BA	1,842 SF	22
PLAN 4	4 BD/3 BA	2,155 SF	24
		TOTAL	113
43'X56' FRONT LOAD			
PLAN TYPE	BED/BATH	SQ. FT.	UNIT COUNT
PLAN 1	3 BD/2.5 BA	1,987 SF	17
PLAN 2	4 BD/2.5 BA	2,152 SF	25
PLAN 3	3 BD+JADU/3.5 BA	2,300 SF	24
		TOTAL	66

NOTE: MAXIMUM LOT COVERAGE = 70%

0 100 200 300

CITY OF TRACY

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KOOSUN KIM, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER ALBERT S. PANLILIO 51540 CIVIL STATE OF CALIFORNIA

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REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025
DRAWN BY: AP
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SCALE: AS SHOWN

OVERALL SITE PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET TM06 OF 15 SHEETS

5/14/2025 10:59 AM

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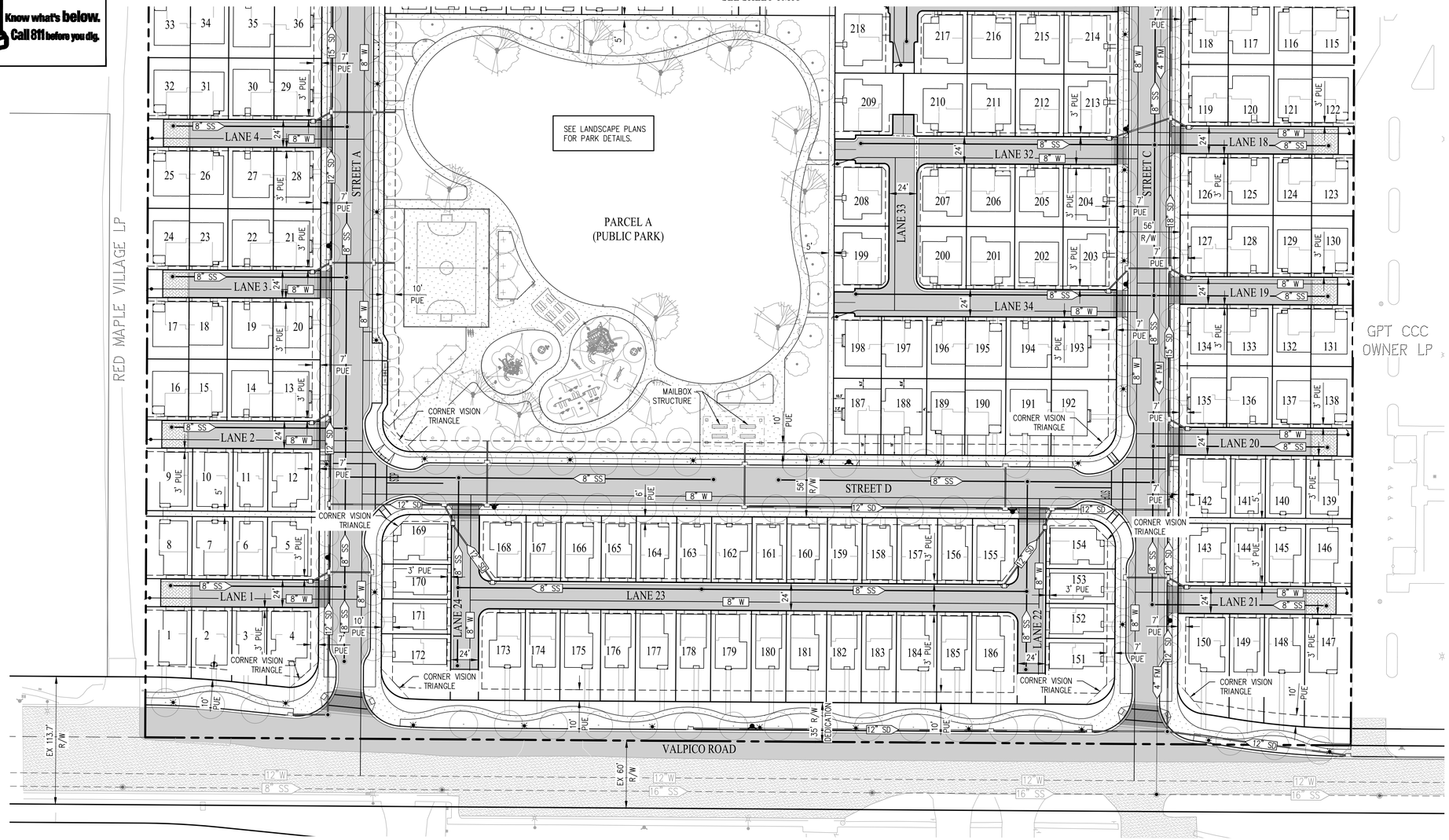
ATTACHMENT D

811 Know what's below. Call 811 before you dig.

SEE SHEET TM08

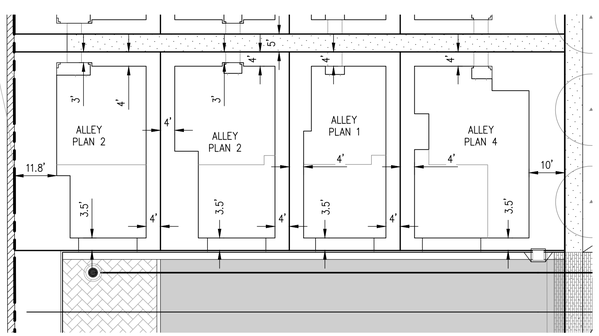


LEGEND

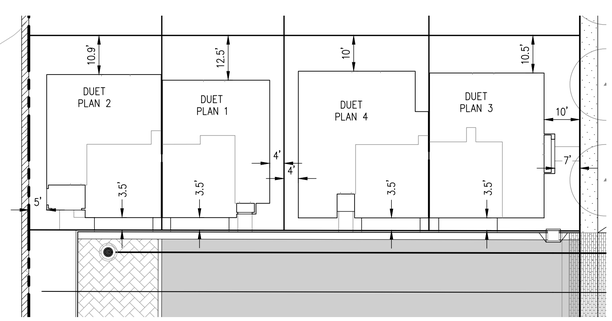
- PROJECT BOUNDARY
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- EASEMENT
- LOT LINE
- STORM DRAIN LINE
- SANITARY SEWER (PUBLIC)
- SANITARY SEWER FORCE MAIN
- WATER (PUBLIC)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CURB INLET
- FIELD INLET
- FIRE HYDRANT
- STREETLIGHT
- BIORETENTION AREA
- TREE

NOTE:

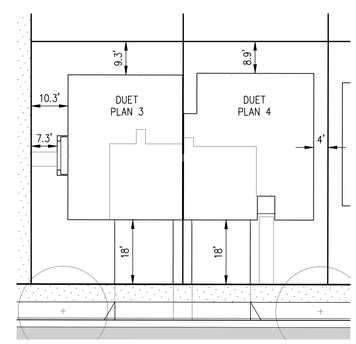
1. SEE SHEET TM06 FOR PARKING STALL LOCATIONS AND DETAILS.



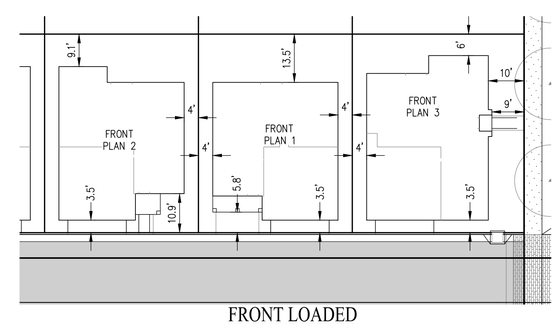
ALLEY LOADED
TYPICAL SETBACKS
(LOTS 1-12, 45-66, 139-186, 250-275)
SCALE: 1" = 20'



DUETS
TYPICAL SETBACKS
(LOTS 13-44, 87-138, 193-198)
SCALE: 1" = 20'



DUETS
TYPICAL SETBACKS
(LOTS 187-192)
SCALE: 1" = 20'



FRONT LOADED
TYPICAL SETBACKS
(LOTS 72-86, 199-249)
SCALE: 1" = 20'

0 50 100 150

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR CORRECTNESS AND ACCURACY OF THE DESIGN. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE ORIGINAL DESIGN. THE CITY ENGINEER MAY REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE WORK SHALL BE CARRIED OUT. THE APPROVAL OF THESE PLANS IS BASED ONLY ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. — CITY ENGINEER — DATE:

TRACY — Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER — ALBERT S. PANLILIO — 51540 — CIVIL — STATE OF CALIFORNIA

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SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025
DRAWN BY: AP
CHECKED BY: GZ
SCALE: AS SHOWN

DETAILED SITE PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET
TM07
OF 15 SHEETS

5/14/2025 10:58 AM
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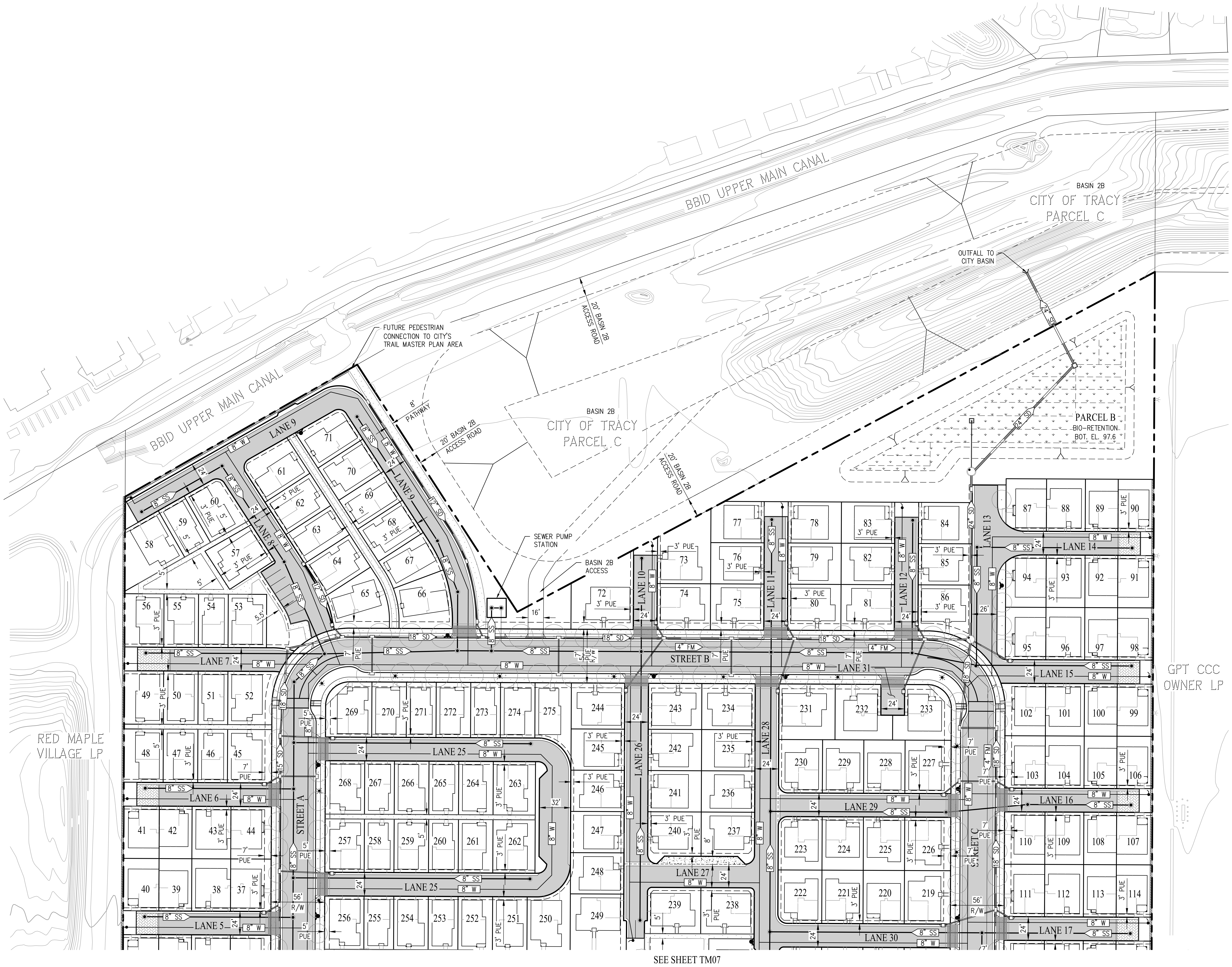
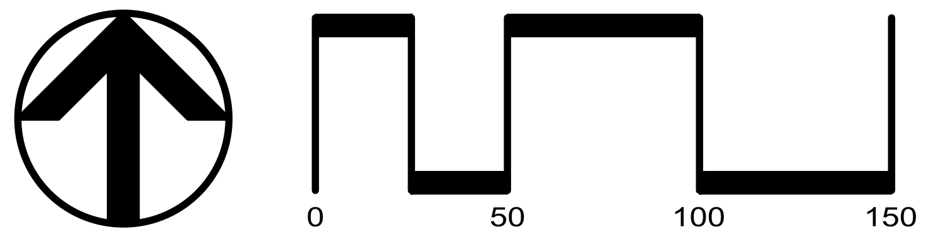
ATTACHMENT D

811 Know what's **below.** Call 811 before you dig.



LEGEND

— — —	PROJECT BOUNDARY
▨	PROPOSED SIDEWALK
▩	PROPOSED PAVEMENT
- - -	EASEMENT
——	LOT LINE
—SD—	STORM DRAIN LINE
—SS—	SANITARY SEWER (PUBLIC)
—FM—	SANITARY SEWER FORCE MAIN
—W—	WATER (PUBLIC)
●	SANITARY SEWER MANHOLE
●	STORM DRAIN MANHOLE
■	CURB INLET
⊠	FIELD INLET
▾	FIRE HYDRANT
✳	STREETLIGHT
⁘	BIORETENTION AREA
○	TREE



CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE AT NO COST TO THE CITY. APPROVED AS TO DESIGN ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY

KOOSUN KIM, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

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DETAILED SITE PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET
TM08
OF 15 SHEETS

5/14/2025 10:58 AM
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ATTACHMENT D

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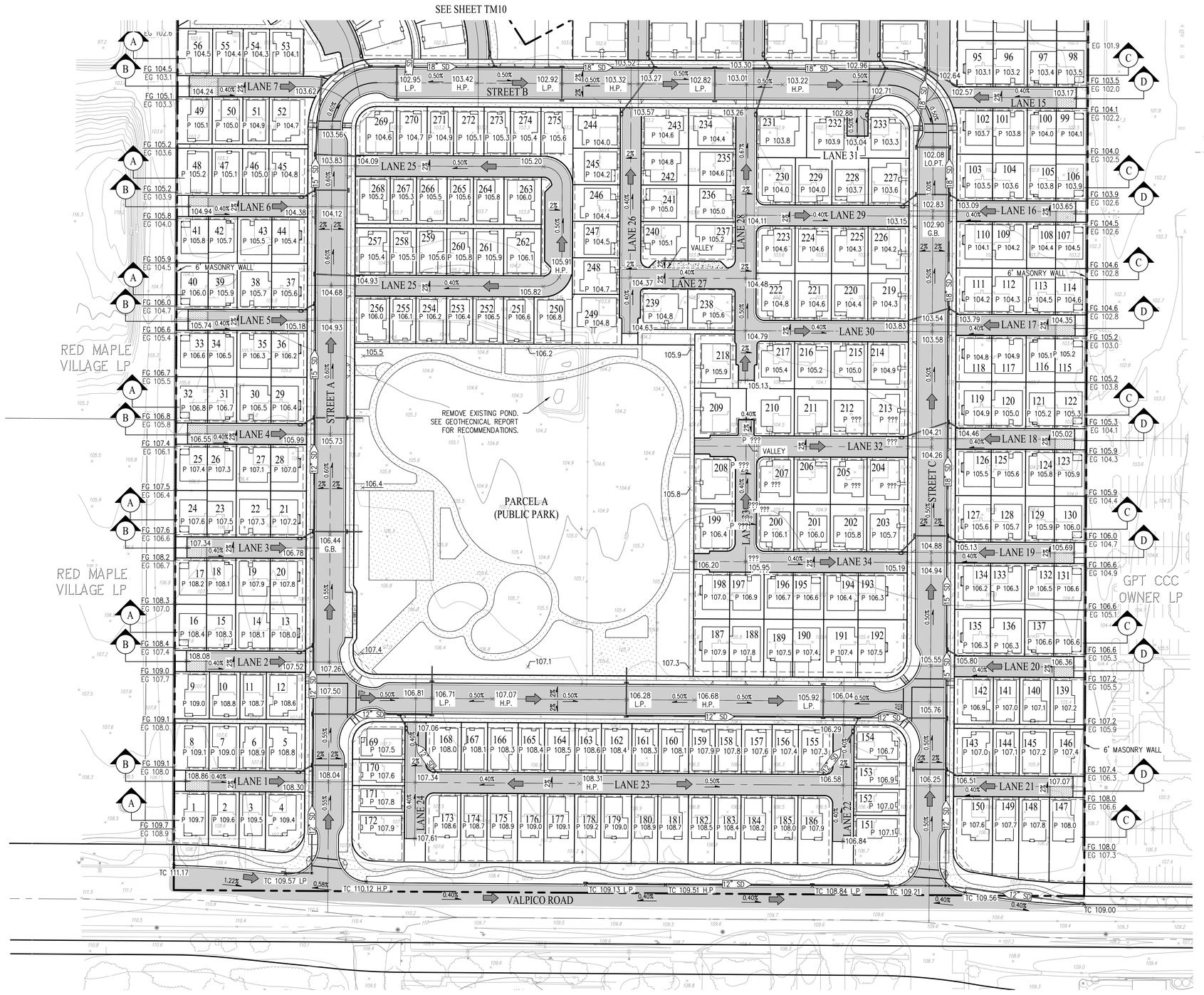

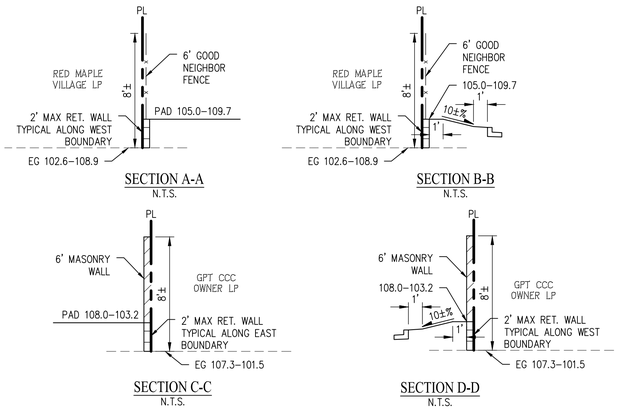

LEGEND

— — —	PROJECT BOUNDARY
P	PAD ELEVATION
FG	FINISH GRADE
EG	EXISTING GRADE
➡	OVERLAND RELEASE DIRECTION

EARTHWORK SUMMARY

ITEM	CUT(CY)	FILL(CY)
ON–SITE RAW EARTHWORK [1]	20,100	40,770
BIO–RETENSION [2]	4,975	
RAWCUT SHRINKAGE (20%)	5,015	
LOT SPOILS (ASSUME 30 CY/LOT 275 LOTS	8,250	
IMPORT	12,460	
TOTAL	40,770	40,770

ASSUMPTIONS:
1. QUANTITY IS TAKEN 6" FROM BOTTOM OF AGGREGATE BASE ELEVATION OF PAVEMENT FOR STREET UNDERCUT.
2. QUANTITY IS TAKEN 3 FEET BELOW THE FINISHED BOTTOM ELEVATION OF BIO–RETENTION.

0 60 120 180

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE DESIGN. IF ERRORS, OMISSIONS, OR CONFLICTS ARE DISCOVERED DURING CONSTRUCTION OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR A DEPARTURE FROM THE APPROVED PLANS, THE ENGINEER OF RECORD MUST PREPARE AND SUBMIT REVISED PLANS. SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE PLANS SHALL BE MODIFIED. THE CITY OF TRACY ASSUMES NO RESPONSIBILITY FOR WORK DONE BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. — CITY ENGINEER — DATE:

Think Inside the Triangle

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GRADING AND DRAINAGE PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET
TM09
OF 15 SHEETS

5/14/2025 10:59 AM
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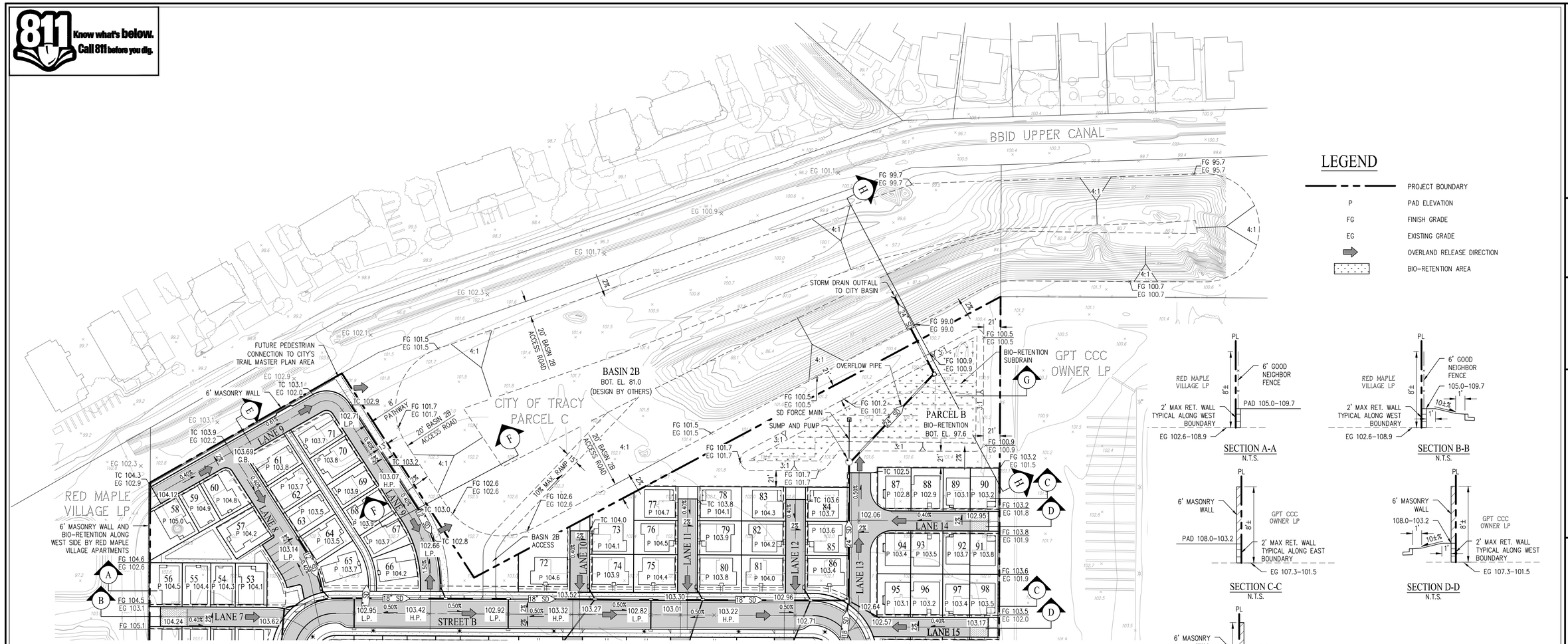
ATTACHMENT D

811 Know what's below. Call 811 before you dig.



LEGEND

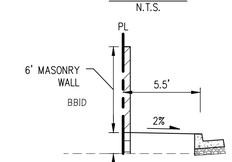
— — —	PROJECT BOUNDARY
P	PAD ELEVATION
FG	FINISH GRADE
EG	EXISTING GRADE
➡	OVERLAND RELEASE DIRECTION
⋯	BIO-RETENTION AREA

SECTION A-A
N.T.S.

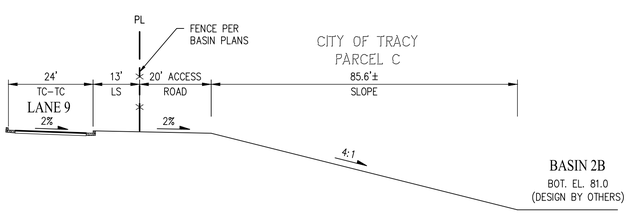
SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

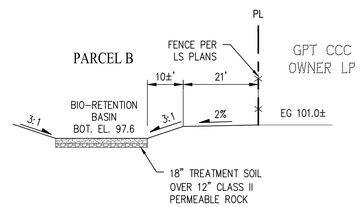
SECTION D-D
N.T.S.



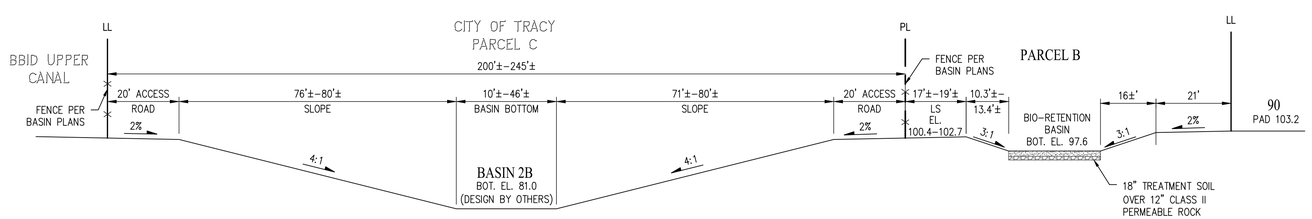
SECTION E-E
N.T.S.



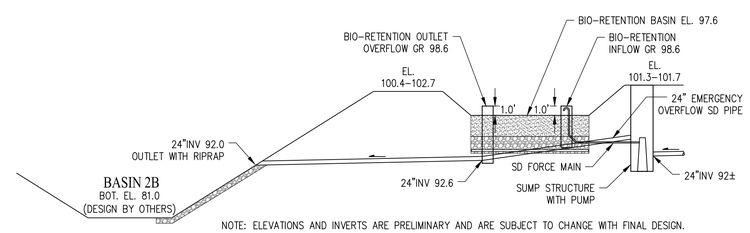
SECTION F-F
NOT TO SCALE



SECTION G-G
NOT TO SCALE



SECTION H-H
NOT TO SCALE



NOTE: ELEVATIONS AND INVERTS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.

BIO-RETENTION AND BASIN 2B DIAGRAM
NOT TO SCALE

0 60 120 180

CITY OF TRACY

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KOOSUN KIM, P.E. — CITY ENGINEER — DATE

TRACY — Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER — ALBERT S. PANLILIO — 57540 — CIVIL — STATE OF CALIFORNIA

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REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

DATE: MAY 14, 2025 | DRAWN BY: AP | CHECKED BY: GZ | SCALE: AS SHOWN

GRADING AND DRAINAGE PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET
TM10
OF 15 SHEETS

F:\3545-000\ACAD\TM\TM10.DWG

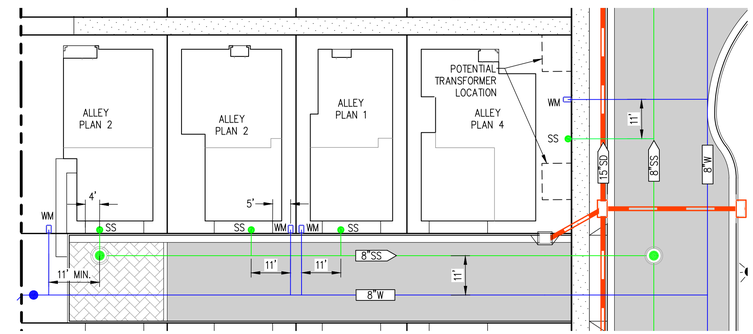
ATTACHMENT D

811 Know what's below. Call 811 before you dig.

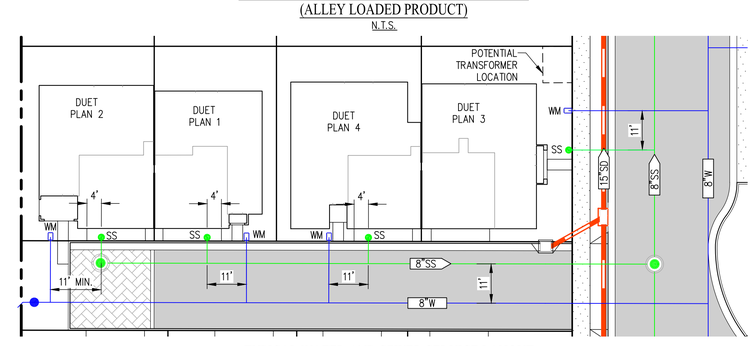
SEE SHEET TM12

LEGEND:

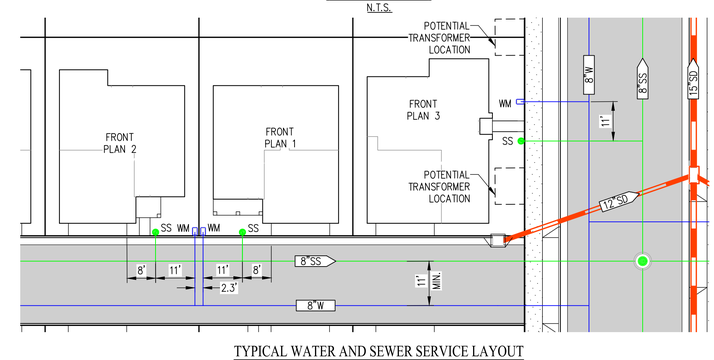
- 12" SD — STORM DRAIN LINES 12" MIN. SLOPE = 0.0040 >12" MIN. SLOPE = 0.0020
- CATCH BASIN
- STORM DRAIN MANHOLE
- STORM DRAIN PUMP
- 8" SS — SANITARY SEWER LINES 8" MIN. SLOPE = 0.0034 12"–15" MIN. SLOPE = 0.0025
- 4" FM — SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER PUMP STATION
- SANITARY SEWER CLEANOUT
- 8" W — WATER LINES
- FIRE HYDRANT
- WATER METER
- STREET LIGHT



TYPICAL WATER AND SEWER SERVICE LAYOUT
(ALLEY LOADED PRODUCT)
N.T.S.



TYPICAL WATER AND SEWER SERVICE LAYOUT
(DUET PRODUCT)
N.T.S.



TYPICAL WATER AND SEWER SERVICE LAYOUT
(FRONT LOAD PRODUCT)
N.T.S.

0 60 120 180

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE DESIGN. IF FIELD CONDITIONS REQUIRE MODIFICATION OF OR A DEPARTURE FROM THE STANDARDS OF THE MUNICIPAL CODE, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE DEVIATION IS TO BE MADE. THE APPROVAL OF THESE PLANS SHALL NOT BE ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

KOOSUN KIM, P.E. — CITY ENGINEER — DATE:

TRACY — Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER — ALBERT S. PANLILIO — 51540 — CIVIL — STATE OF CALIFORNIA

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UTILITY PLAN

TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

SHEET
TM11
OF 15 SHEETS

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ATTACHMENT D

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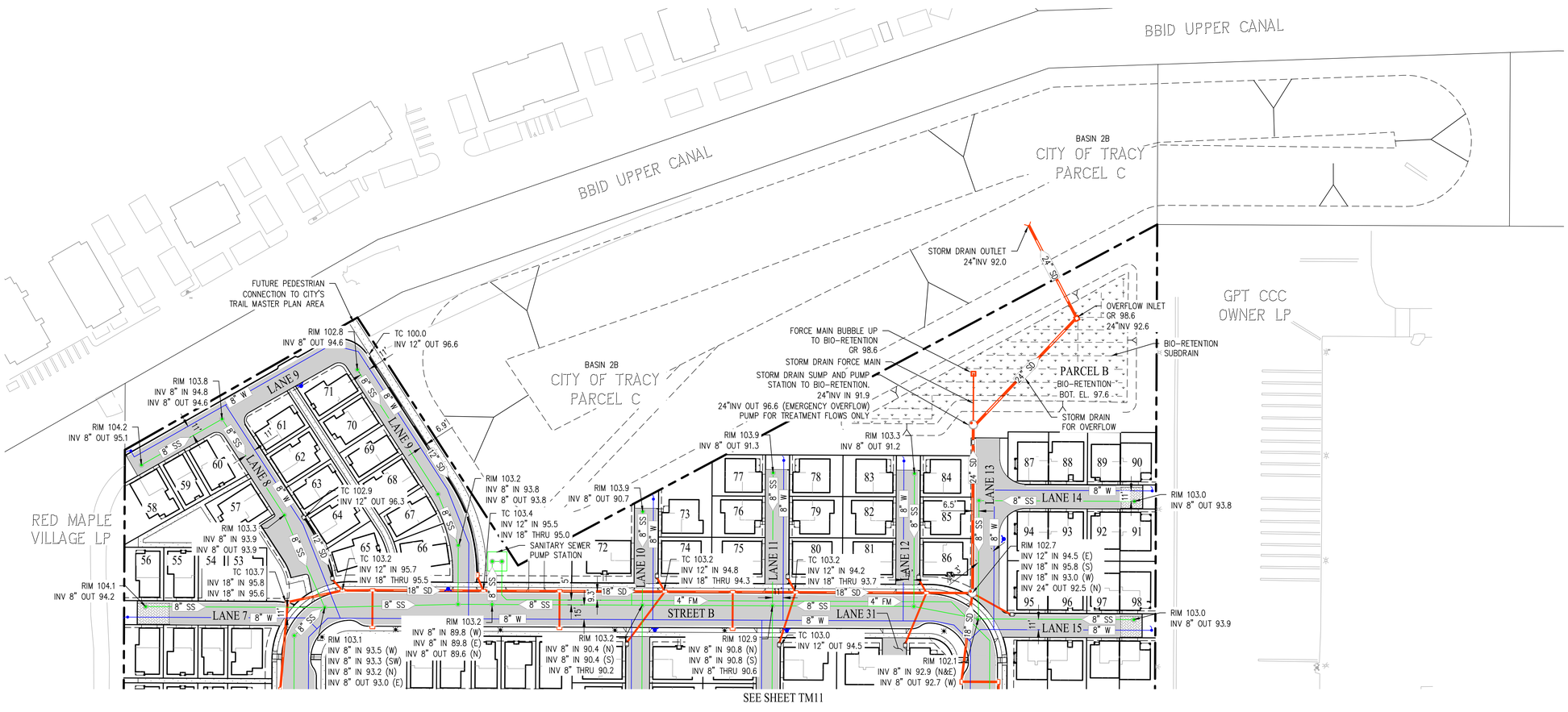

SEE SHEET TM11

0 60 120 180

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE DESIGN, NOR DOES IT IMPLY THAT ERRORS, OMISSIONS, OR CONFLICTS IN THE DESIGN ARE NOT PRESENT. ACCEPTANCE OF THE IMPROVEMENTS PUBLIC INTEREST REQUIRES MODIFICATION OF OR DEPARTURE FROM THE STANDARDS OF THE CITY OF TRACY, OR WHERE, IN THE OPINION OF THE CITY ENGINEER, STRICT COMPLIANCE WILL RESULT IN PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATIONS OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE DESIGN SHALL BE MODIFIED. THE APPROVAL OF THESE PLANS SHALL BE ONLY BASED ON THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY.

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UTILITY PLAN

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THE TRIWAY
TRACY CALIFORNIA

SHEET TM12 OF 15 SHEETS

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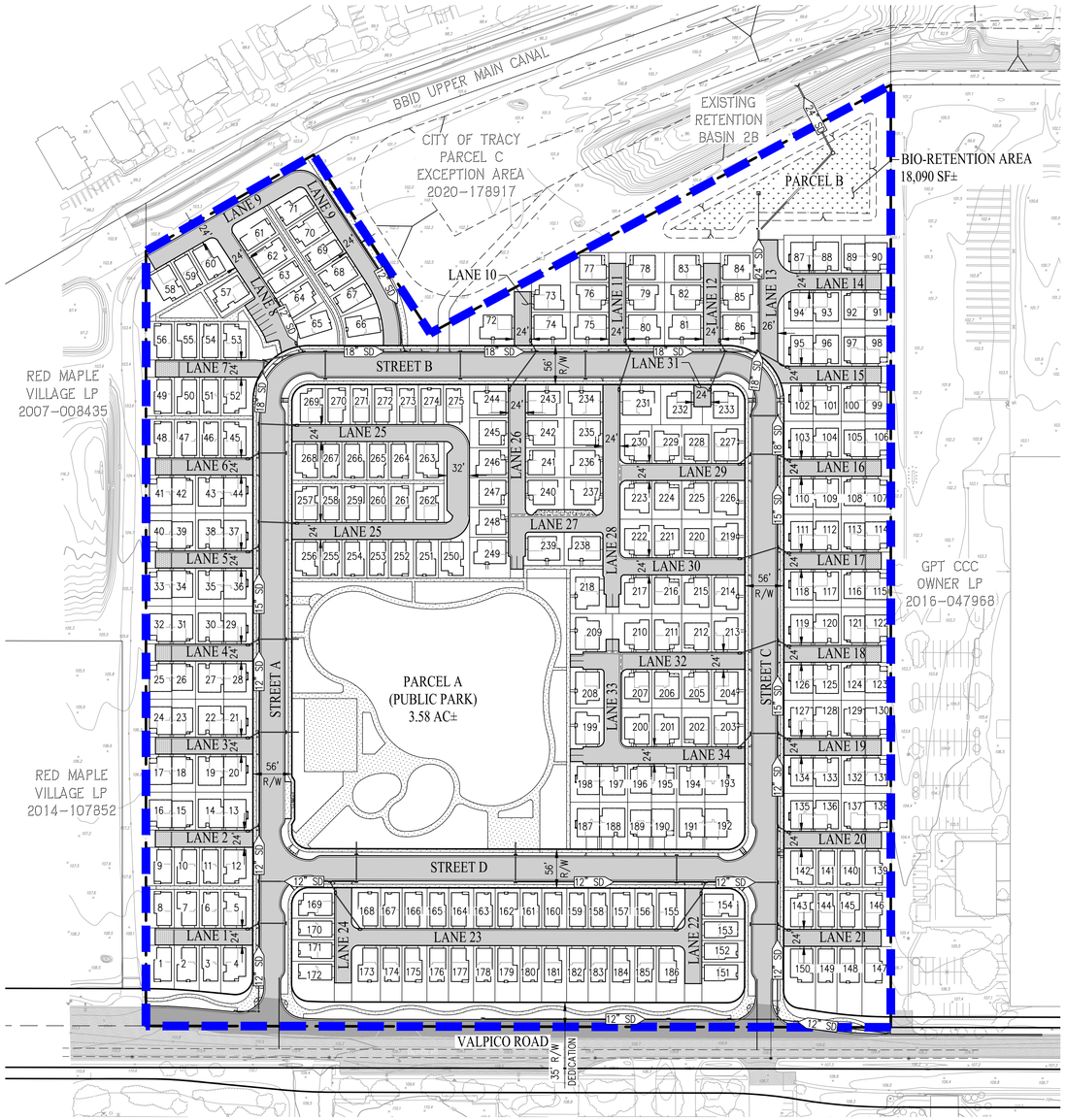
811 Know what's below. Call 811 before you dig.



PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1" = 100'

0 100 200 300

TREATMENT FLOW CALCULATIONS - LOW FLOW BASIN

IMPERVIOUS AREA

CURB, GUTTER & SIDEWALK (PUBLIC & PRIVATE):	8.21 AC
ROOF & DRIVEWAY (275 DU):	8.51 AC
PARK (ASSUME 1/2 IMPERVIOUS):	1.79 AC
PRIVATE YARDS (ASSUME 1/2 IMPERVIOUS):	2.33 AC

TOTAL: 20.84 AC

IMPERVIOUSNESS RATIO (i)[1] = IMPERVIOUS AREA/TOTAL AREA
(i) = 20.84/28.83 = 0.72

STORMWATER RUNOFF COEFFICIENT[1]

$C = 0.858(i)^3 - 0.78(i)^2 + 0.774(i) + 0.04$
$C = 0.51$

STORMWATER DESIGN VOLUME (SDV)[1]

UNIT STORMWATER VOLUME (in) = $P_0 = (a \times C)P_6$
$a = 1.963$
$P_6 = 0.33$
$P_0 = (1.963 \times 0.51)(0.33) = 0.33$
(SDV) = TOTAL AREA(P_0/12) = 28.83(0.33/12) = 0.793 AC-FT (REQUIRED TREATMENT VOLUME).

LOW FLOW BASIN PONDING AREA

DEPTH OF PONDING ZONE (d_{pz}) = 1 FT
POROSITY OF PLANTING MEDIA (η_{pm}) = 0.35
DEPTH OF PLANTING MEDIA (d_{pm}) = 1.5 FT
POROSITY OF GRAVEL LAYER (η_g) = 0.40
DEPTH OF GRAVEL LAYER (d_g) = 1 FT

$$A = \frac{SDV}{d_{pz} + (\eta_{pm} * d_{pm}) + (\eta_g * d_g)} = \frac{0.793\ AC\text{-}FT}{1\ FT + (0.35*1.5\ FT) + (0.4*1\ FT)} = \frac{0.793\ AC\text{-}FT}{1.925\ FT}$$

A(REQUIRED) = 0.41 AC = 17,940 SQUARE FEET

A(PROVIDED) = 18,090 SQUARE FEET

REFERENCES:
(1) MULTI AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL

LEGEND

- TREATMENT AREA DRAINING TO BIO-RETENTION AREA
- PROPOSED PAVEMENT
- DECORATIVE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BIO-RETENTION AREA
- SD — PROPOSED STORM DRAIN

ATTACHMENT D

CITY OF TRACY

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PRELIMINARY STORMWATER CONTROL PLAN
TRACT 4206
VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
TRACY CALIFORNIA

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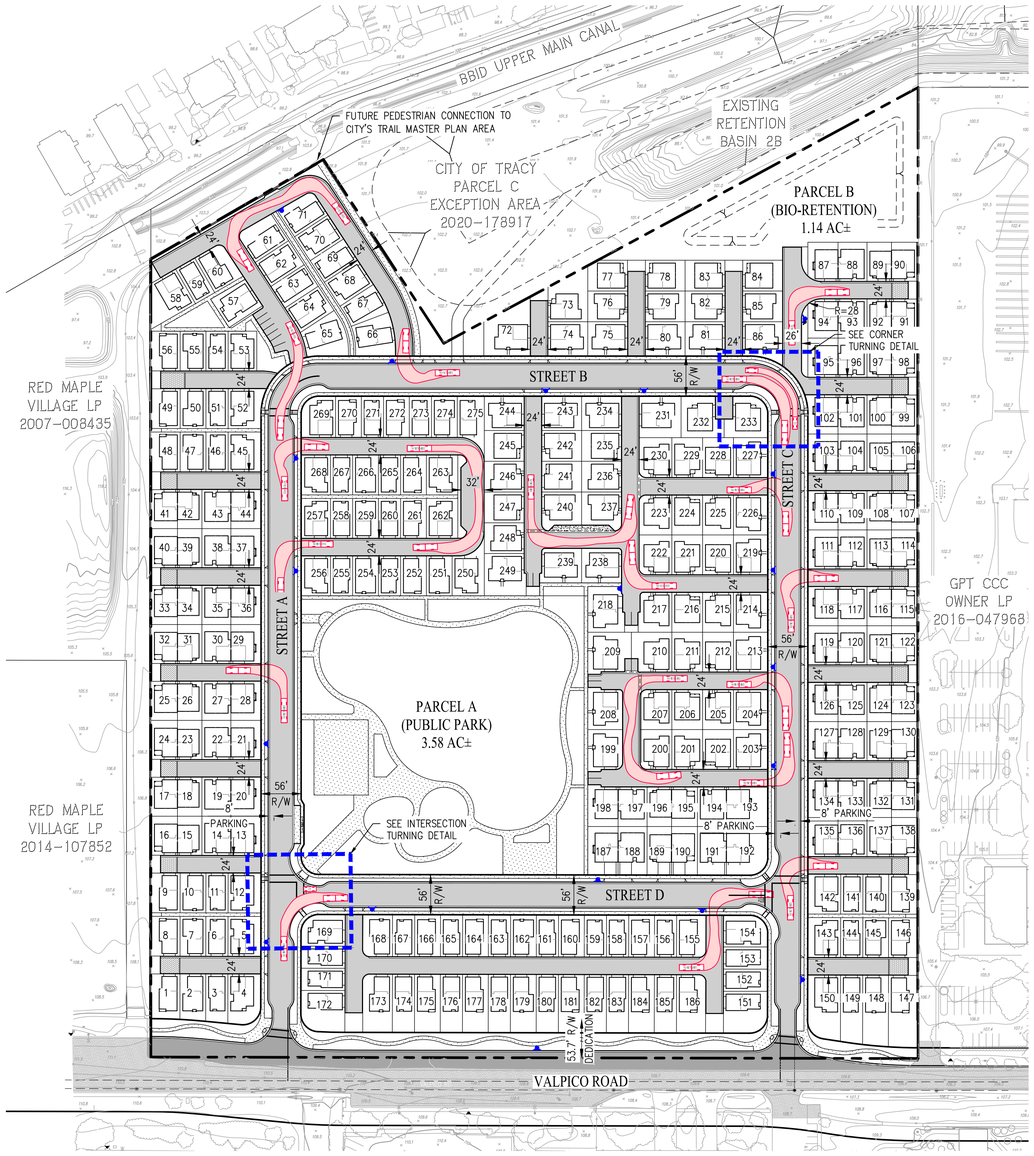
ATTACHMENT D

811 Know what's below. Call 811 before you dig.

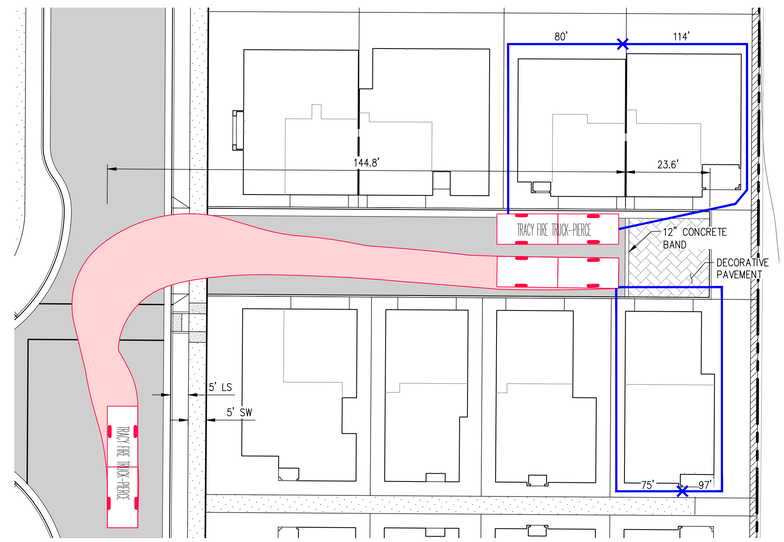
LEGEND

- TRACY FIRE TRUCK-PIERCE — TRUCK BODY AND PATH
- CORNER VISION TRIANGLE
- PARKING LIMITS
- PROJECT BOUNDARY
- LOT LINE
- 12" CONCRETE BAND
- PROPOSED PAVEMENT
- DECORATIVE PAVEMENT
- 150' HOSE PULL
- FIRE HYDRANT (500' SPACING PER CA FIRE CODE CC105.1)



FIRE ACCESS PLAN

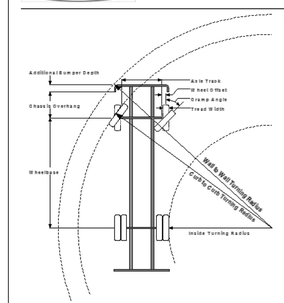
SCALE: 1" = 100'



TYPICAL ALLEY ACCESS

SCALE: 1" = 20'

Pierce — **Turning Performance Analysis** — 10/23/2006



Parameters:

Inside Cramp Angle:	33.00 °
Axle Track:	83.11 in.
Wheel Offset:	5.30 in.
Tread Width:	17.70 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang	85.00 in.
Wheelbase:	241.00 in.

Calculated Turning Radii:

Inside Turn:	29 ft. 9 in.
Curb to Curb:	44 ft. 0 in.
Wall to Wall:	47 ft. 7 in.

Comments:

Aerial Application

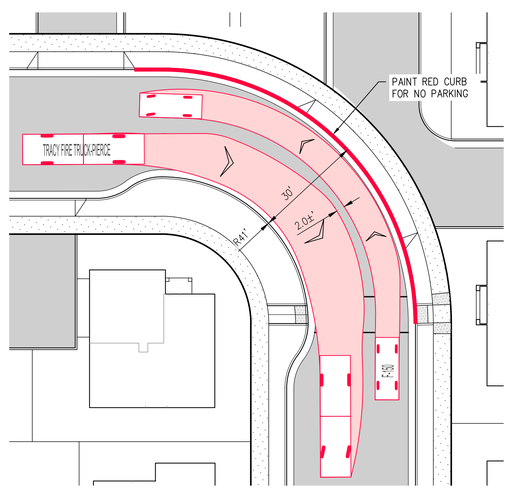
Components	PRIDE #	Description
Front Axle	0000295	Axle, Front, Meritor FL-941, 21,000 lb
Front Wheels	0019618	Wheels, Frt, Alum, Alcoa, 22.50" x 13.00" (425/445)
Front Tires	0001647	Tires, Michelin, 425/65R22.50 20 ply X1E2, Hiway Rib
Chassis	0050220	Dash-2000 Chassis
Front Bumper	0012245	Bumper, 19" extended - all chassis'
Aerial Device	0120994	Aerial, 105' HDL, 750# Tip Load w/Waterway

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

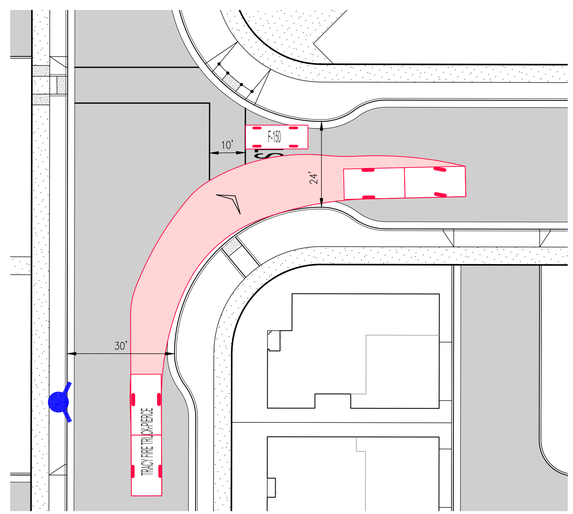
Curb to Curb turning radius calculated for a 9.00 inch curb.

TRACY FIRE TRUCK DETAIL



CORNER BULB-OUT TURNING

SCALE: 1" = 20'



INTERSECTION BULB-OUT TURNING

SCALE: 1" = 20'

CITY OF TRACY

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FIRE ACCESS PLAN

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VESTING TENTATIVE SUBDIVISION MAP
THE TRIWAY
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ATTACHMENT D

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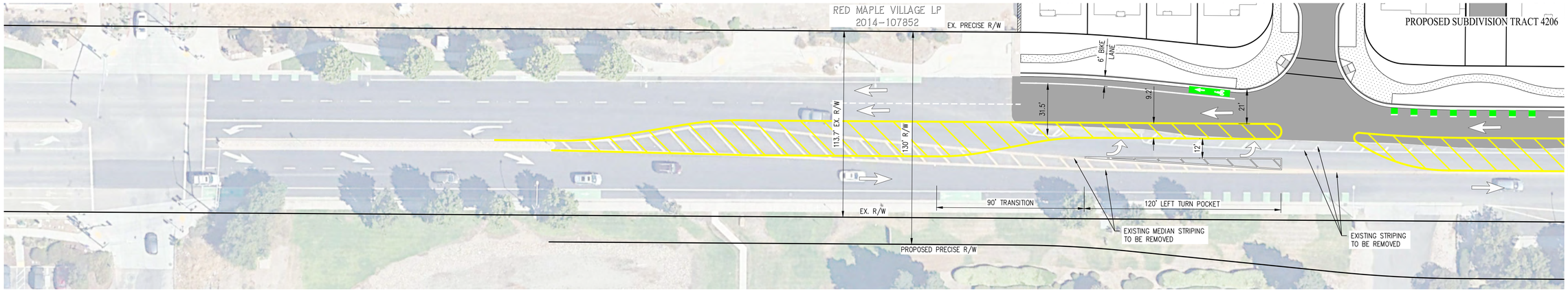

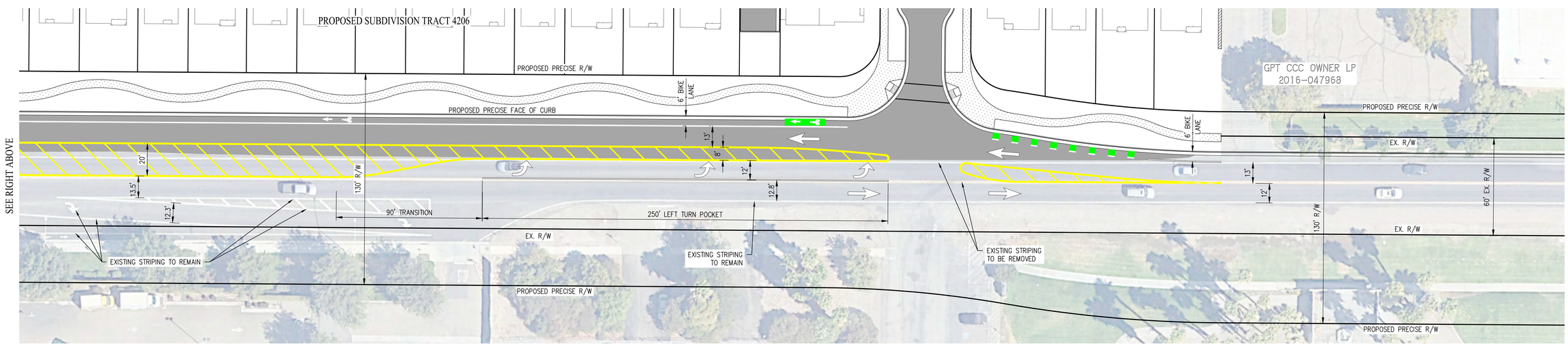

LEGEND:

PROPOSED PAVEMENT

0 30 60 90

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VALPICO ROAD PLAN LINE

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TRACY CALIFORNIA

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The Triway

Tracy, Ca
Brookfield Residential
KTGY #2021-1312
5/19/2025

Overall Summary

Neighborhoods		Total		JADU	Total w/ JADU
Devon at Triway : Duets	Varied width X 54' 6"	96 du	35%	25 units	121 units
Kinsley at Triway : Alley Loads	31' x 55' 6"	113 du	41%	0 units	113 units
Somerset at Triway : Front Loads	43' x 55' 6"	66 du	24%	24 units	90 units
Total		**275 du**	100%	49 units	**324 units**

Summary

Devon at Triway : Duets	Bed / Bath	SQ. FT.	Unit Count	JADU	Total w/ JADU
Plan 1	3 Bd / 2.5 Ba	1,587 SF	23 units	-	
Plan 2	4 Bd / 2.5 Ba	1,974 SF	23 units	-	
Plan 3	4 Bd / 3 Ba	1,937 SF	25 units	-	
Plan 4 (JADU)	4 Bd / 3 Ba	2,297 SF	25 units	25 units	
Total			**96 units**	**25** units	**121** units

Kinsley at Triway : Alley Loads	Bed / Bath	SQ. FT.	Unit Count	JADU	Total w/ JADU
Plan 1	3 Bd / 2.5 Ba	1,591 SF	39 units	-	
Plan 2	3 Bd / 2.5 Ba	1,749 SF	28 units	-	
Plan 3	3 Bd / 2.5 Ba	1,842 SF	22 units	-	
Plan 4	4 Bd / 3 Ba	2,188 SF	24 units	-	
Total			**113** units	**0** units	**113** units

Somerset at Triway : Front Loads	Bed / Bath	SQ. FT.	Unit Count	JADU	Total w/ JADU
Plan 1	3 Bd / 2.5 Ba	1,985 SF	17 units	-	
Plan 2	4 Bd / 2.5 Ba	2,231 SF	25 units	-	
Plan 3 (JADU)	3 Bd + Jadu / 3.5	2,376 SF	24 units	24 units	
Total			**66 units**	**24** units	**90** units

RESIDENTIAL LEGEND
- Neighborhood N1 - Devon at the Triway
- Neighborhood N2 - Kinsley at the Triway
- Neighborhood N3 - Somerset at the Triway

ARCHITECTURAL

PROJECT OVERVIEW

1. View 1

2. View 2

7. View 7

6. View 6

3. View 3

4. View 4

5. View 5

SYMBOLS LEGEND

PROJECT SITE

Architecture + Planning
888.456.5849
ktgy.com

Brookfield Residential

THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

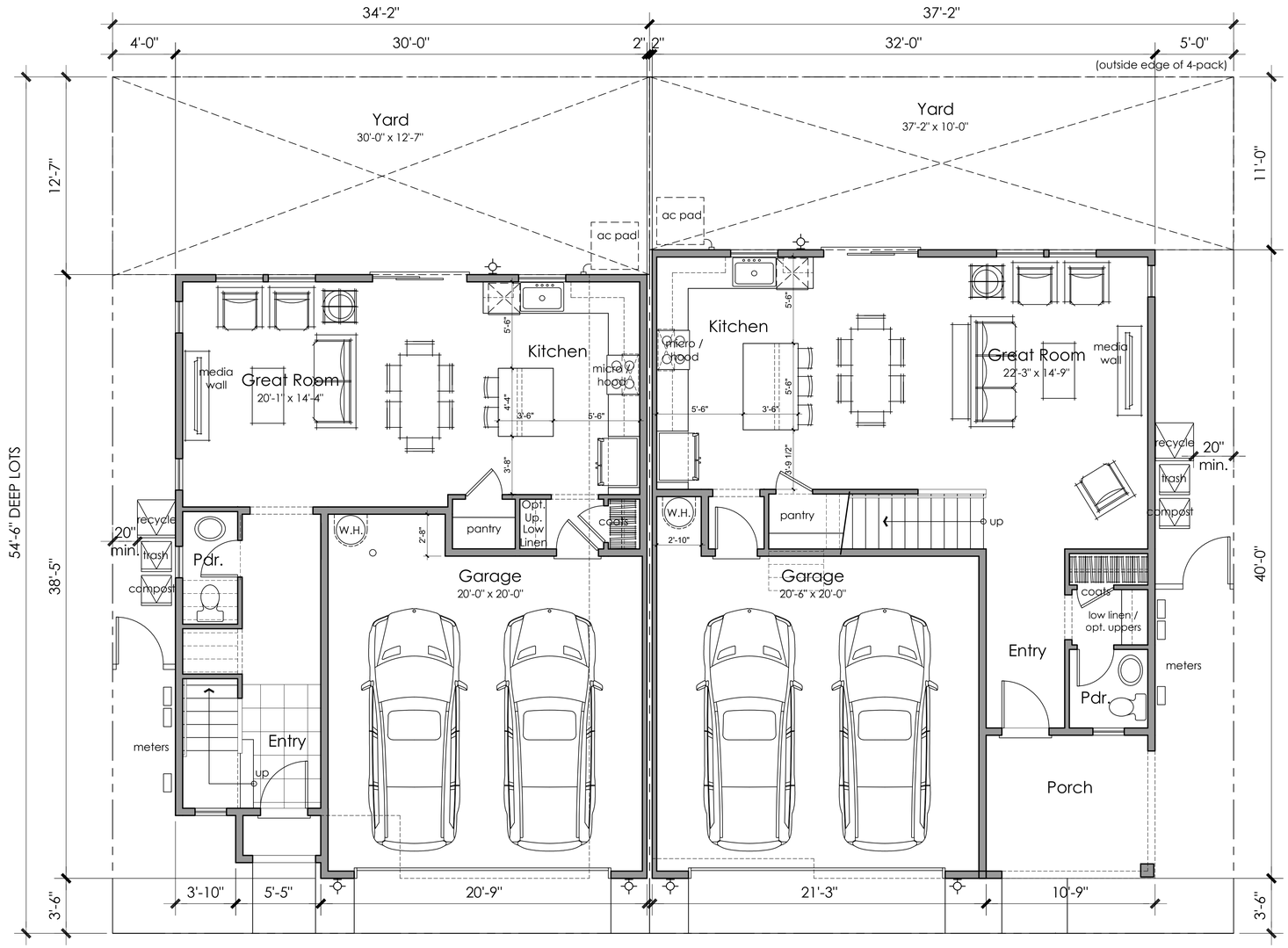
CONCEPTUAL PERSPECTIVE

A0.0.3

Plan 1A - Farmhouse

Plan 1B - Craftsman

Plan 1C - Country European



Exterior Wall Light fixture
N1/Building 1 Entry Light at Porch Ceilings

Plan 1
Floor Plan
3 Bedrooms
2.5 Baths
1,587 s.f.

Plan 2
Floor Plan
4 Bedrooms
Opt. Loft
2.5 Baths
1,974 s.f.

First Floor

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Brookfield Residential

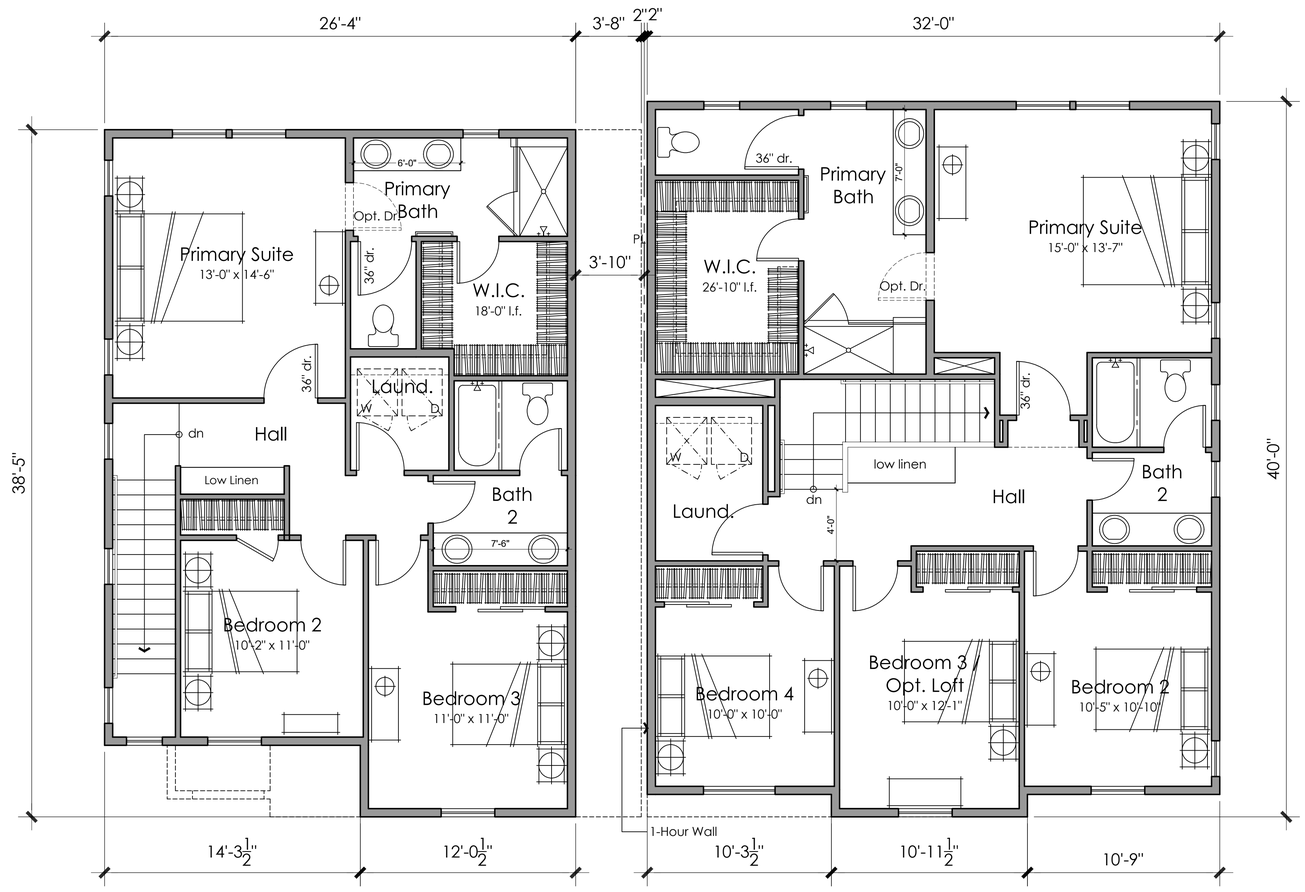
N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 1A
FLOOR PLANS
FIRST FLOOR

N1-A1.2.0



Plan 1
Floor Plan
3 Bedrooms
2.5 Baths
1,587 s.f.

Plan 2
Floor Plan
4 Bedrooms
Opt. Loft
2.5 Baths
1,974 s.f.

Second Floor

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Brookfield Residential

N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 1A
FLOOR PLANS
SECOND FLOOR

N1-A1.2.1

Plan 2A

Right Elevation

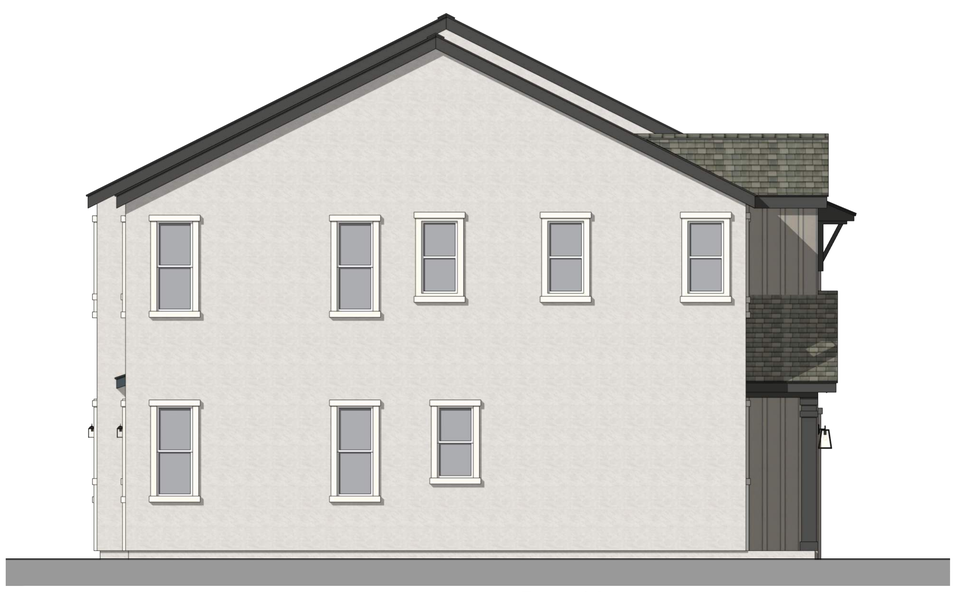
Plan 2A

Plan 1A

Rear Elevation

1A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim



Plan 1A

Left Elevation

Plan 1A

Plan 2A

Front Elevation 1A - Farmhouse

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Brookfield Residential

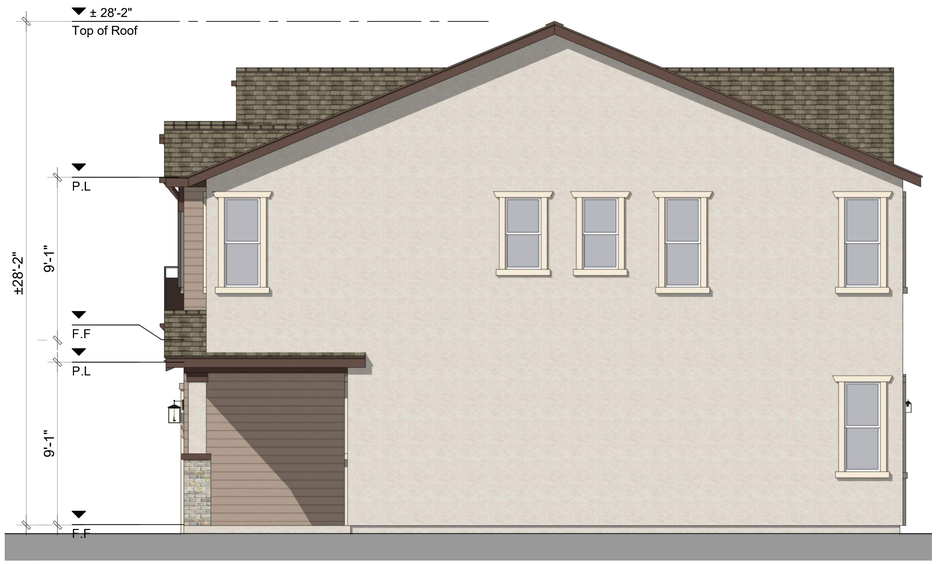
N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 1A
'A' EXTERIOR ELEVATIONS

N1-A1.3.0



Plan 2B

Right Elevation

Plan 2B

Plan 1B

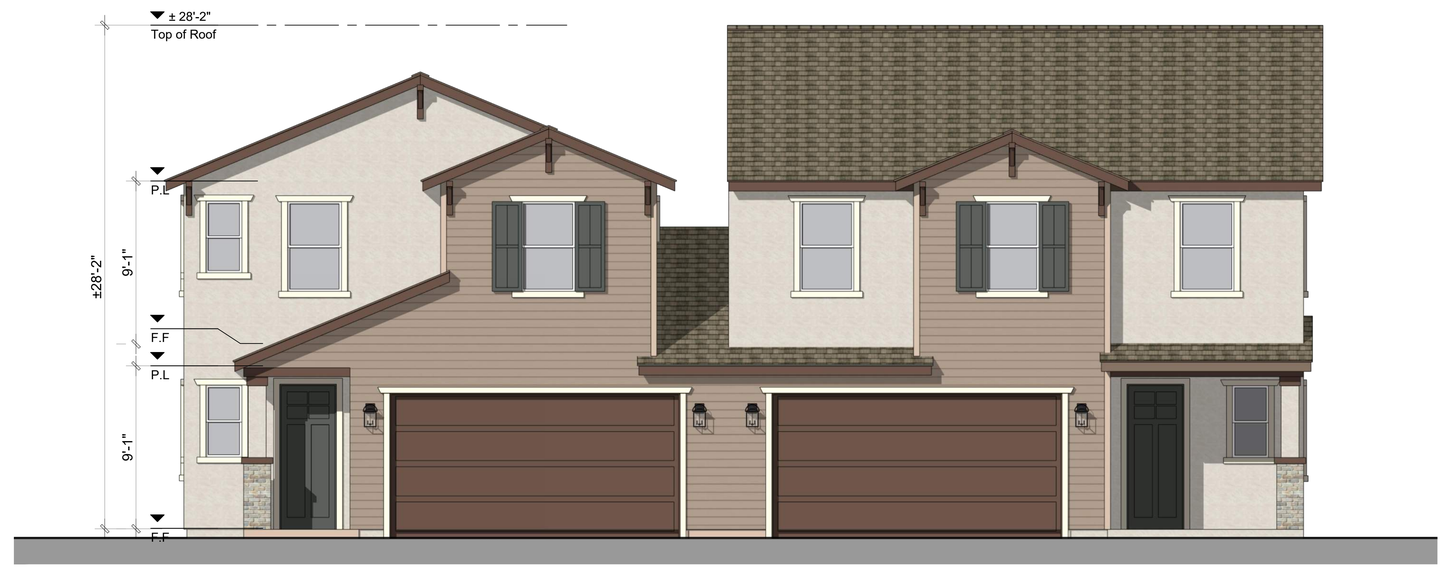
Rear Elevation

1B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Plan 1B

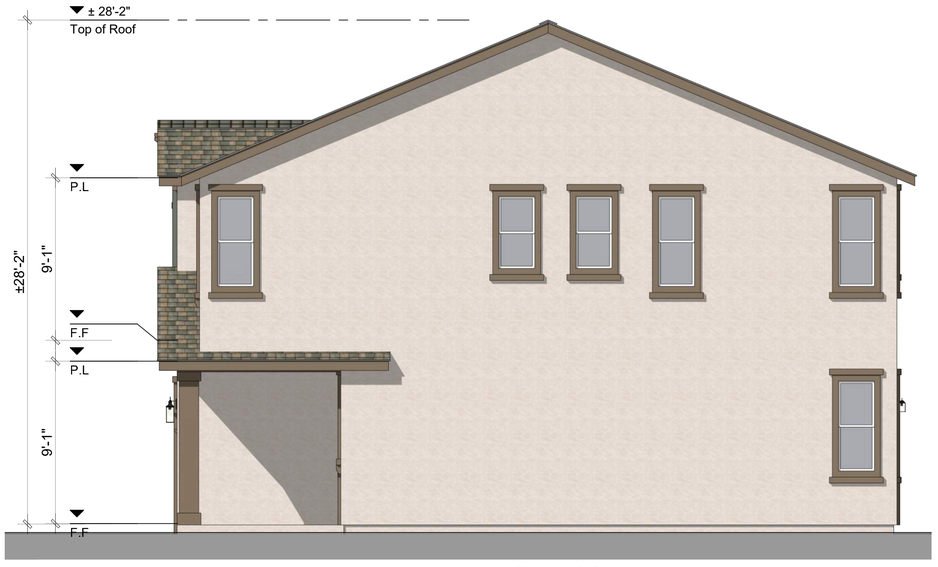
Left Elevation



Plan 1B

Plan 2B

Front Elevation 1B - Craftsman



Plan 2C

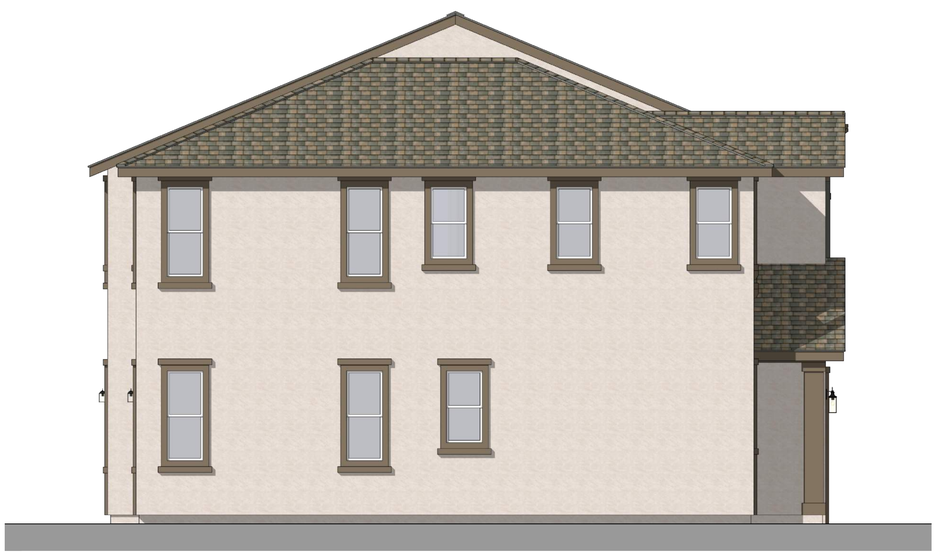
Right Elevation

Plan 2C Plan 1C

Rear Elevation

1C: Country European - Material Legend

1. Composition Shingle Roofing
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim



Plan 1C

Left Elevation

Plan 1C Plan 2C

Front Elevation 1C - Country European

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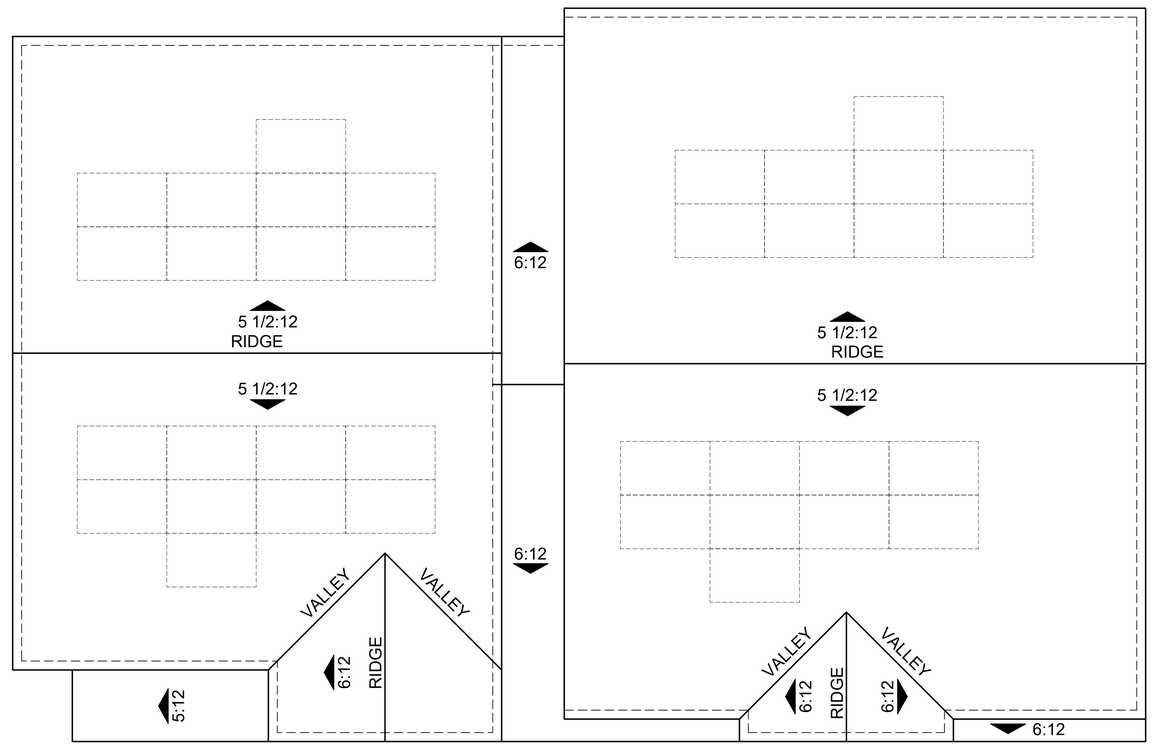
N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 1C
'C' EXTERIOR ELEVATIONS

N1-A1.3.2



ROOF PLAN PLAN 1A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

ROOF PLAN PLAN 2A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Building 1

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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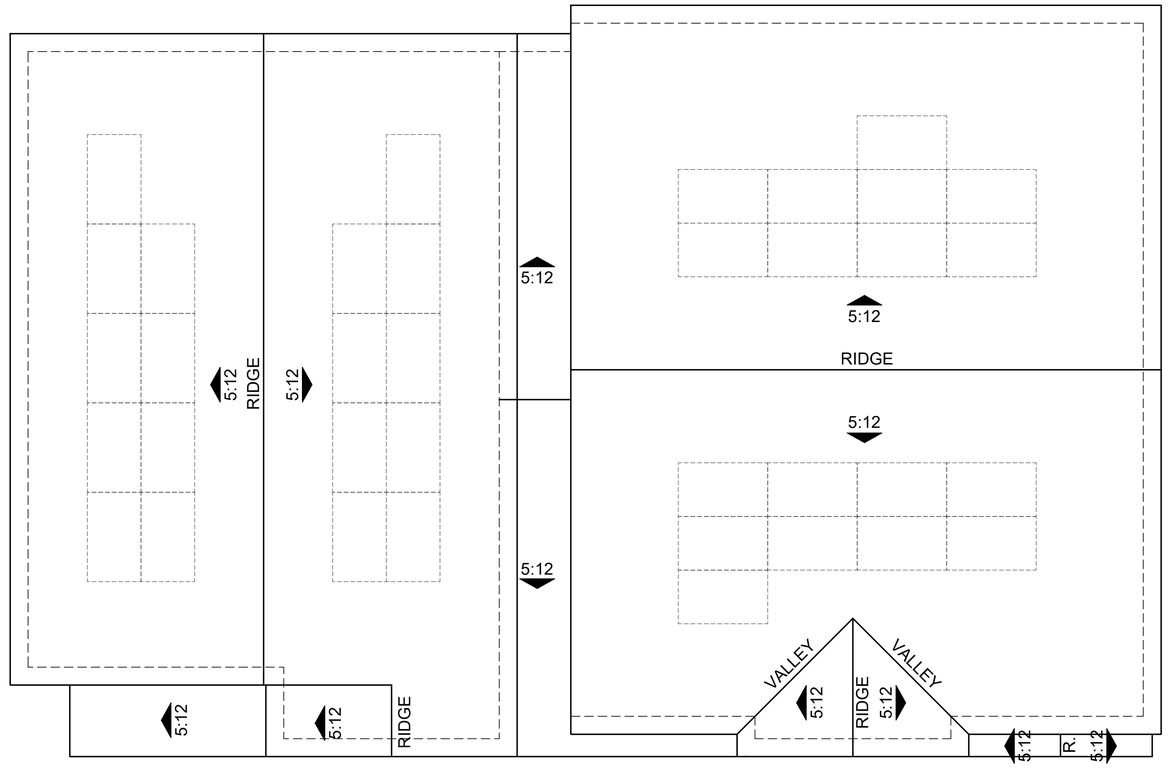
CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 1A ROOF PLAN

N1-A1.4.0



ROOF PLAN 1B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

ROOF PLAN 2B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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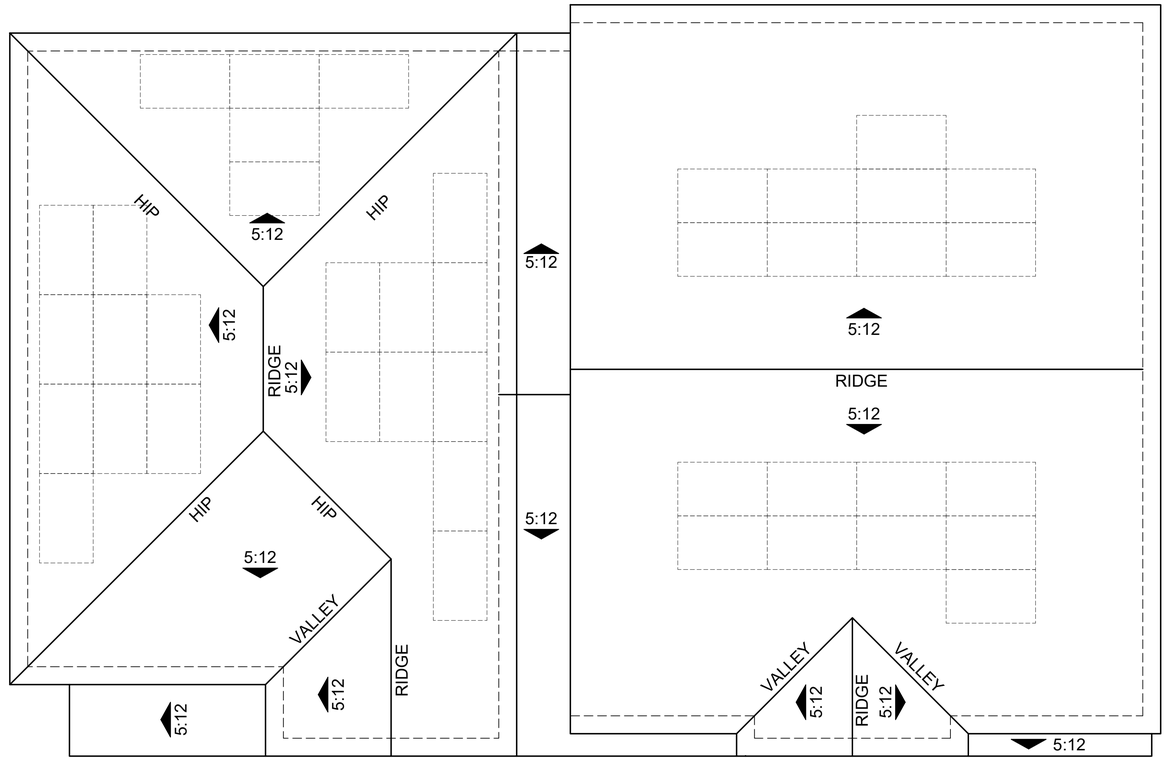
CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 1B ROOF PLAN

N1-A1.4.1



ROOF PLAN 1C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

ROOF PLAN 2C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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SEPTEMBER 13, 2024

0 2 4 8

DUET 1C ROOF PLAN

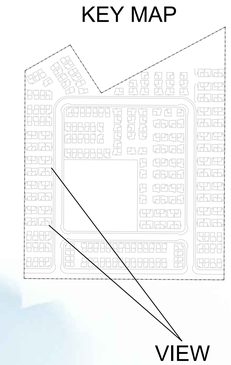
N1-A1.4.2

Plan 2A - Farmhouse

Plan 2D - Contemporary Farmhouse

Plan 2B - Craftsman

Plan 2C - Country European



Landscape shown for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only. See color and material boards for specific selections.

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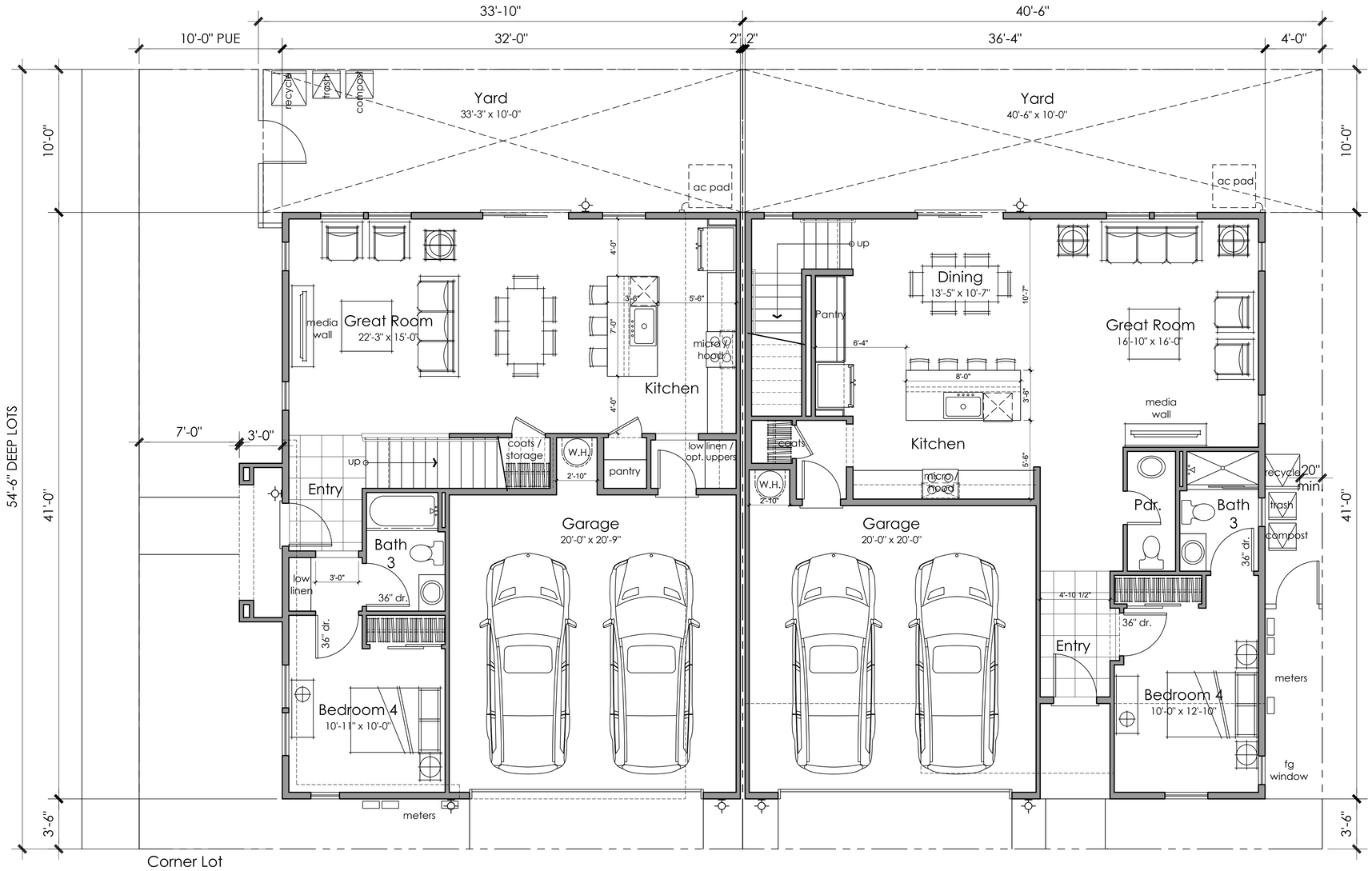
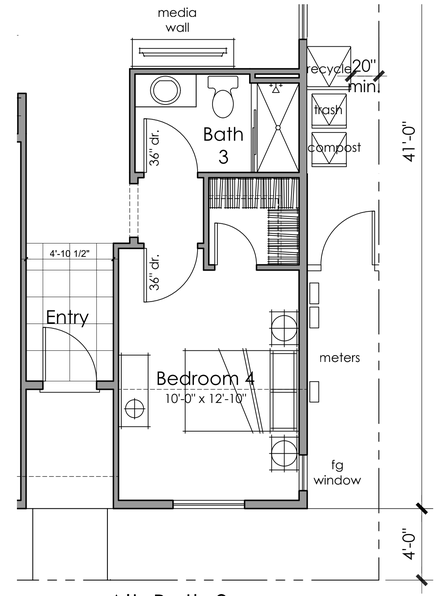
SEPTEMBER 13, 2024

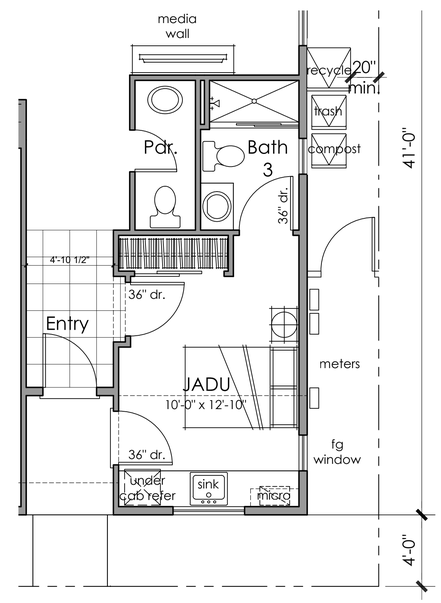
LOOP STREET PERSPECTIVE

N1-A2.1.1





Alt. Bath 3



Exterior Wall Light fixture
N1/Building 2 Entry Light at Porch Ceilings

Plan 3
Floor Plan
4 Bedrooms
Opt. Loft
3 Baths
1,937 s.f.

Plan 4
Floor Plan
4 Bedrooms + Loft
Opt. Bedroom 5
3.5 Baths
2,297 s.f.

First Floor

Plan 4Alt
Floor Plan
3 Bedrooms + JADU + Loft
Opt. Bedroom 4
3.5 Baths
2,297 s.f.

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TRACY, CA # 2021-1312

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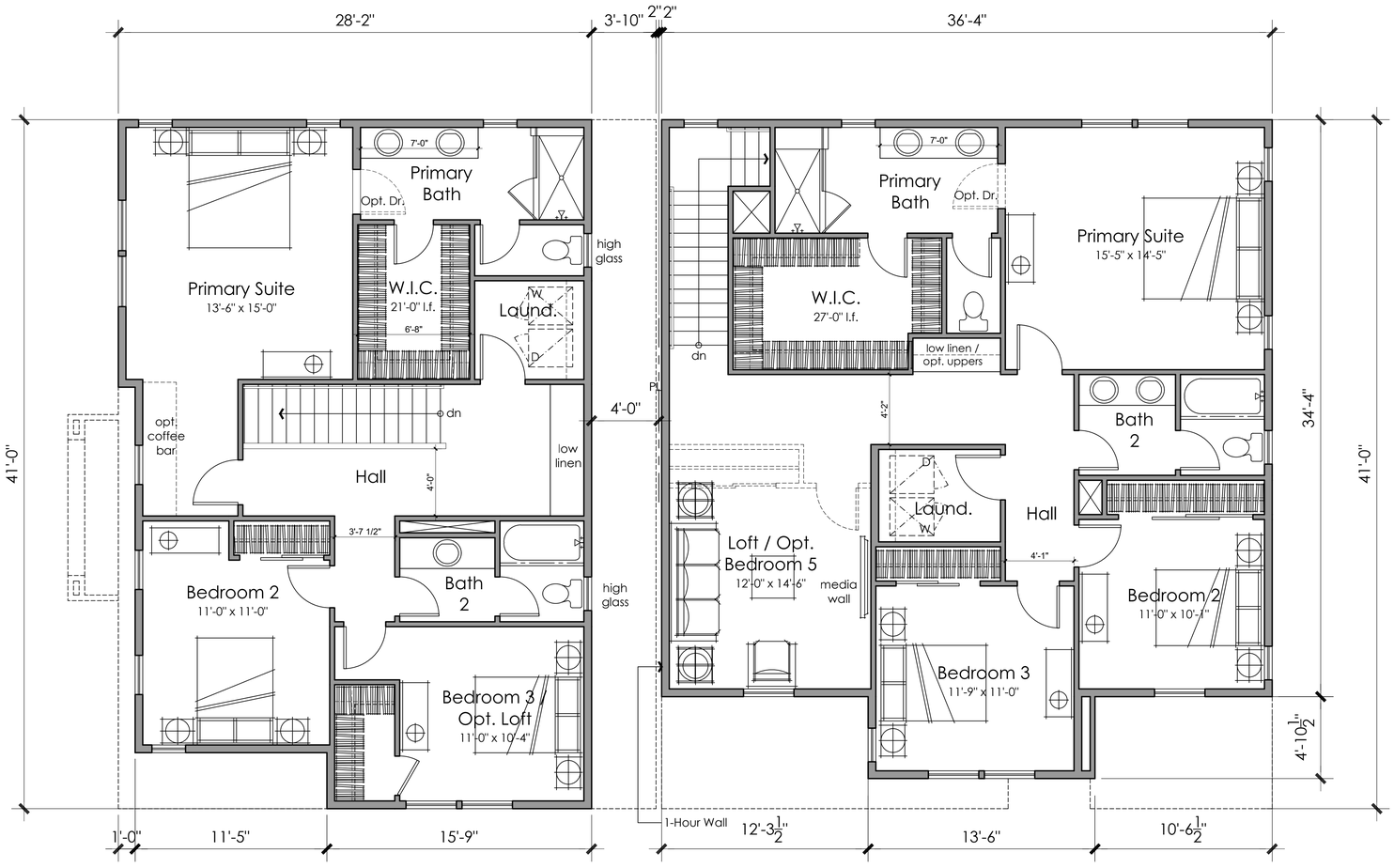
0 2 4 8

DUET 2A
FLOOR PLANS
FIRST FLOOR

N1-A2.2.0



Plan 3
Floor Plan
4 Bedrooms
Opt. Loft
3 Baths
1,937 s.f.

Plan 4
Floor Plan
4 Bedrooms + Loft
Opt. Bedroom 5
3.5 Baths
2,297 s.f.

Second Floor

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0 2 4 8

DUET 2A
FLOOR PLANS
SECOND FLOOR

N1-A2.2.1

Plan 4A

Right Elevation

Plan 4A

Plan 3A

Rear Elevation

2A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Plan 3A

Left Elevation

Plan 3A

Plan 4A

Front Elevation 2A - Farmhouse

Plan 4B

Right Elevation

Plan 4B

Plan 3B

Rear Elevation

2B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Plan 3B

Left Elevation

Plan 3B

Plan 4B

Front Elevation 2B - Craftsman

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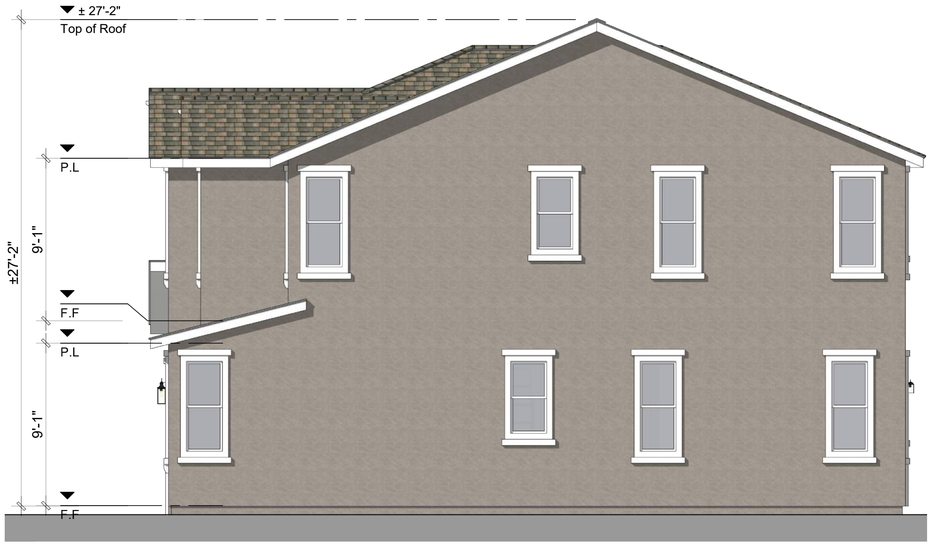
CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 2B
'B' EXTERIOR ELEVATIONS

N1-A2.3.1



Plan 4C

Right Elevation

Plan 4C

Plan 3C

Rear Elevation

2C: Country European - Material Legend

1. Composition Shingle Roofing
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim

Plan 3C

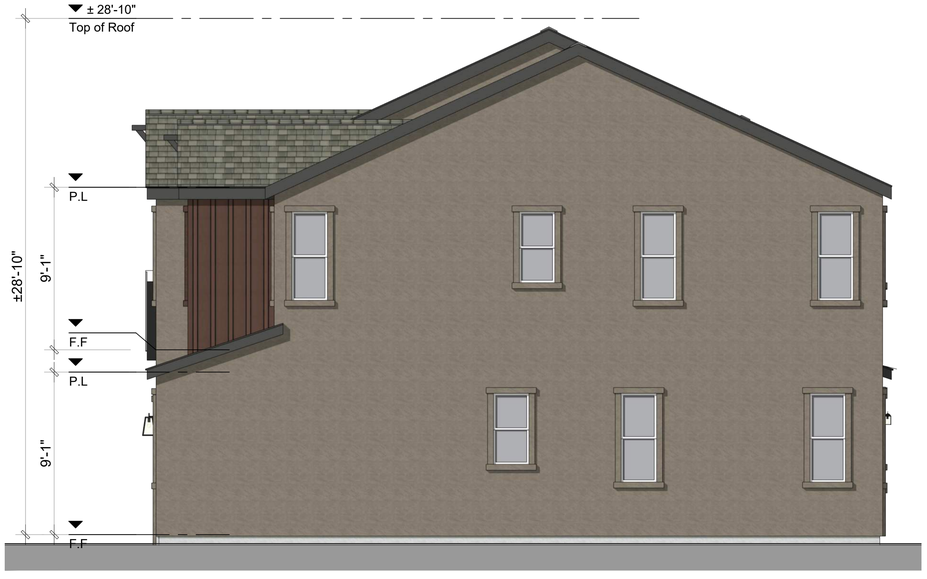
Left Elevation

Street Elevation

Plan 3C

Plan 4C

Front Elevation 2C - Country European



PLAN 4D

Right Elevation

Plan 4D

Plan 3D

Rear Elevation

2A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

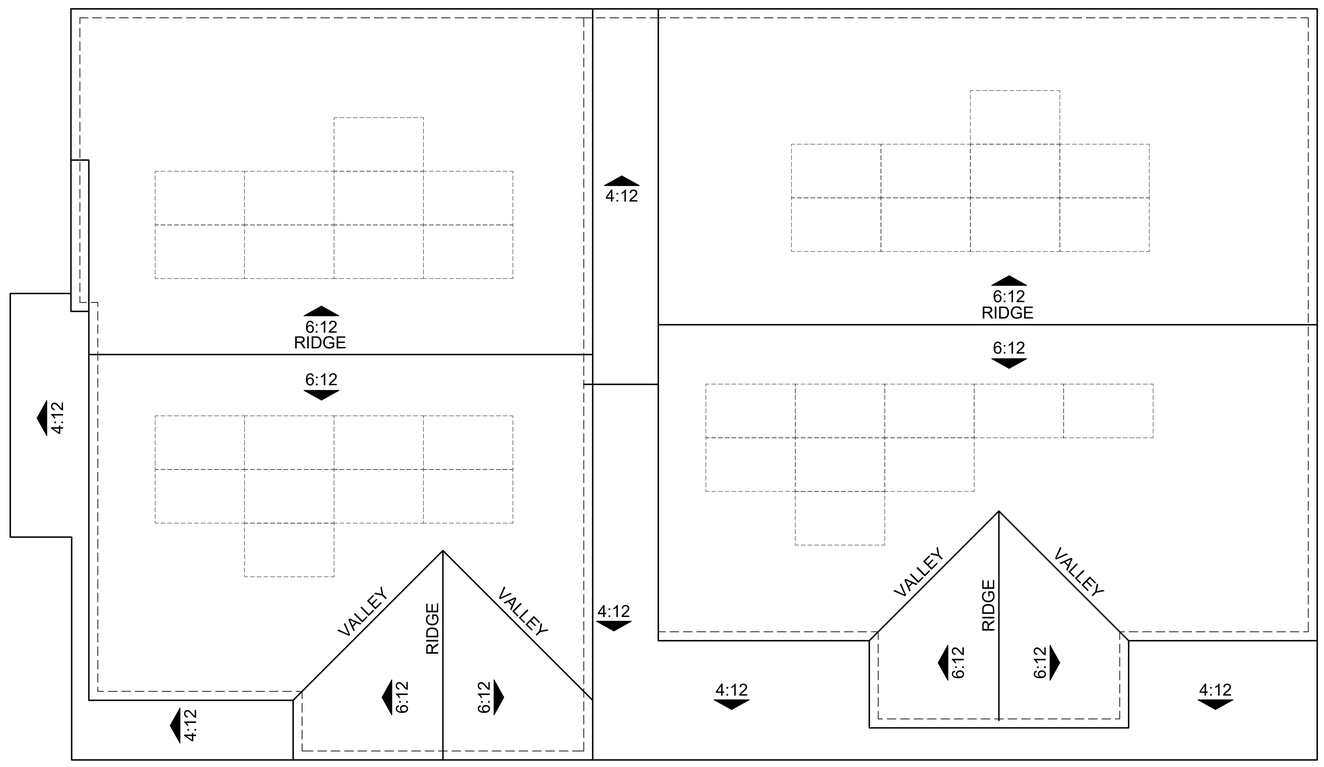
Plan 3D

Left Elevation

Plan 3D

Plan 4D

Front Elevation 2A - Farmhouse



ROOF PLAN 3A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

ROOF PLAN 4A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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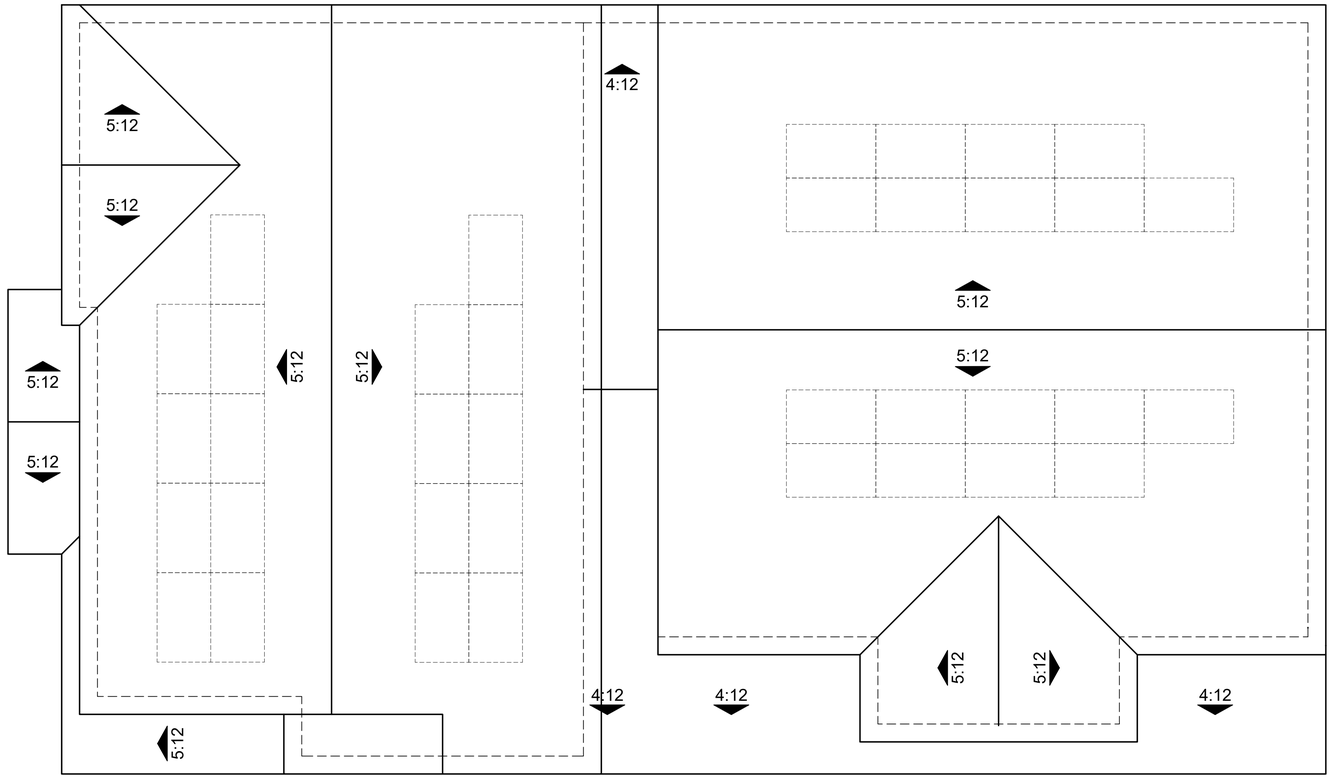
N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 2A ROOF PLAN

N1-A2.4.0



ROOF PLAN 3B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

ROOF PLAN 4B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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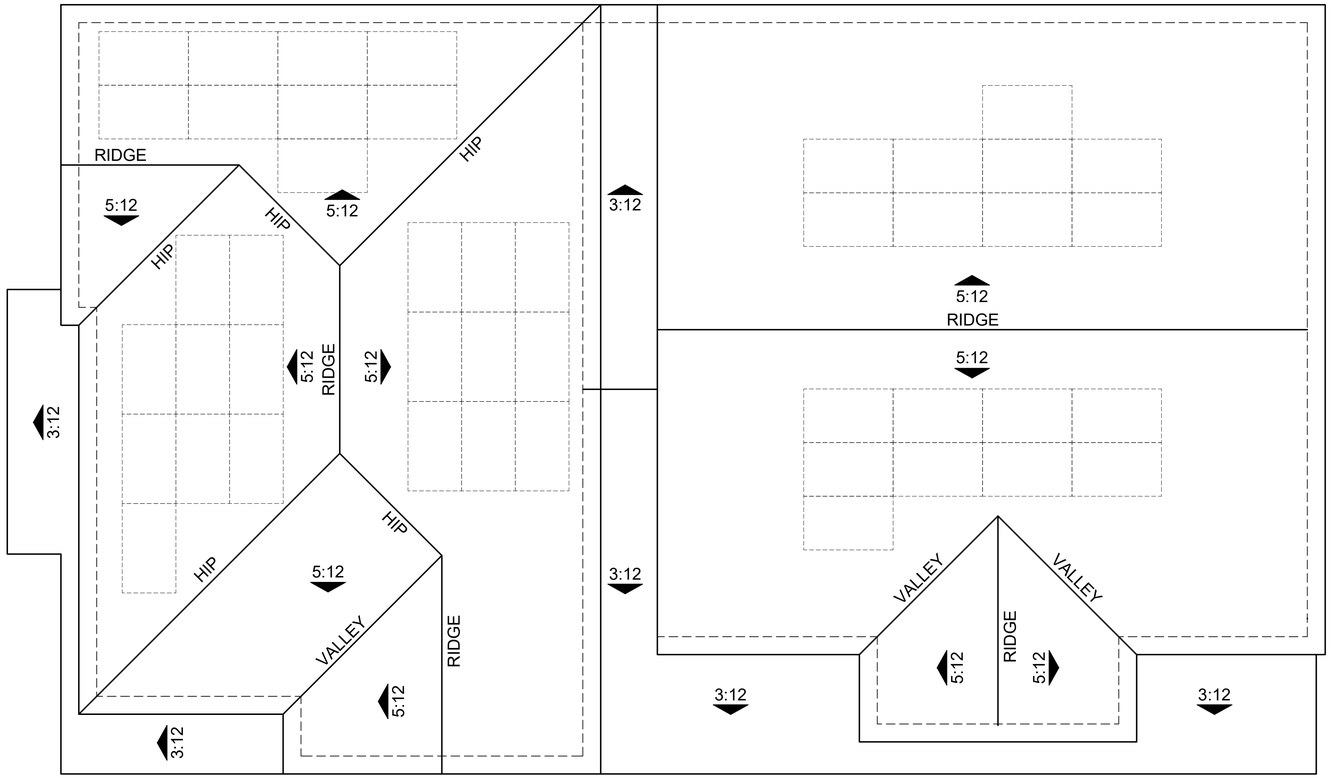
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 2B ROOF PLAN

N1-A2.4.1



ROOF PLAN 3C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

ROOF PLAN 4C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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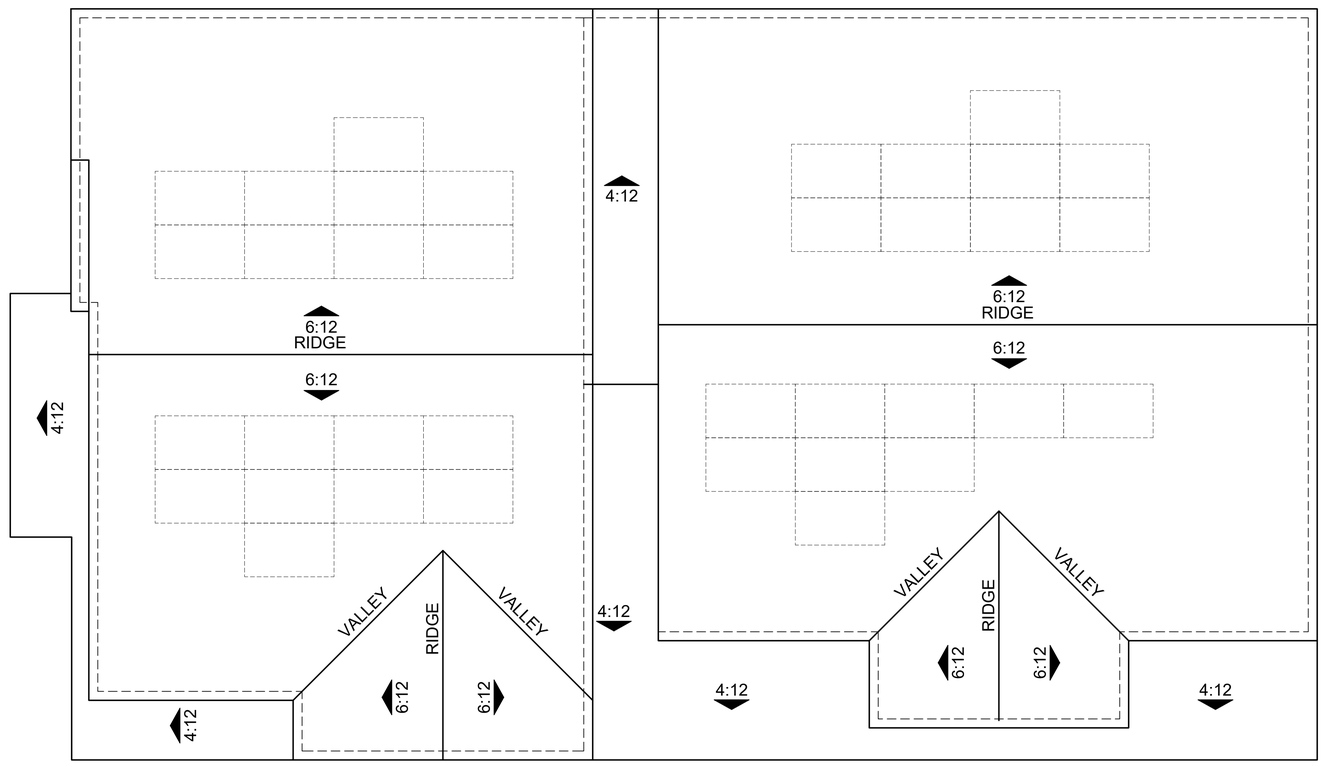
N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 2C ROOF PLAN

N1-A2.4.2



ROOF PLAN 2D
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

ROOF PLAN 4D
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

DUET 2D ROOF PLAN

N1-A2.4.3

'A' - FARMHOUSE ELEVATIONS - DUETS

	Plan 1	Plan 2
ROOF MATERIAL: FLAT SLATE PROFILE	4697 SLATE RANGE	4697 SLATE RANGE
STUCCO BODY / STUCCO TRIM	SW 7014 EIDER WHITE	SW 7661 REFLECTION
BATTEN BOARD SIDING / TRIM AT SIDING	SW 9170 ACIER	SW 7063 NEBULOUS WHITE
CIA / EAVES / GARAGE DRS/ ACKETS / TRIM WHERE NOTED	SW 7069 IRON ORE	SW 7625 MOUNT ETNA
ENTRY DOORS	SW 7625 MOUNT ETNA	SW 6041 OTTER
METAL ROOF	CHARCOAL GREY	CHARCOAL GREY

'B' - CRAFTSMAN ELEVATIONS - DUETS

	Plan 1	Plan 2
ROOF MATERIAL: FLAT SHAKE PROFILE	5687 BROWN GRAY RANGE	5687 BROWN GRAY RANGE
STUCCO BODY	SW 7570 EGRET WHITE	SW 7044 AMAZING GRAY
HORIZONTAL LAP SIDING	SW 7501 THRESHOLD TAUPE	SW 7068 GRIZZLE GRAY
FASCIA / EAVES / GARAGE DOORS / KNEE BRACES	SW 6041 OTTER	SW 6258 TRICORN BLACK
TRIM	SW 0077 CLASSIC FRENCH GRAY	SW 7036 ACCESSIBLE BEIGE
ENTRY DOORS	SW 7040 SMOKEHOUSE	SW 7062 ROCK BOTTOM
THIN BRICK VENEER STANDARD JOINTS	TUNDRA BRICK LATIGO	TUNDRA BRICK IRONSIDE

'C' - COUNTRY EUROPEAN - DUETS

	Plan 1	Plan 2
ROOF MATERIAL: FLAT SLATE PROFILE	4602 CONCORD BLEND	4602 CONCORD BLEND
STUCCO BODY	SW 7042 SHOJI WHITE	SW 7642 PAVESTONE
FASCIA / EAVES / ALL TRIM / GARAGE DOORS / CORBELS	SW 7040 SMOKEHOUSE	SW 7007 CEILING BRIGHT WHITE
ENTRY DOORS / SHUTTERS	SW 6208 PEWTER GREEN	SW 6223 STILL WATER
STONE VENEER DRYSTACK TIGHT FIT INSTALLATION	CLIFFSTONE BOARDWALK	CLIFFSTONE MONTECITO

'D' - MODERN FARMHOUSE - DUETS

	Plan 1	Plan 2
ROOF MATERIAL: FLAT SLATE PROFILE	4697 SLATE RANGE	4697 SLATE RANGE
STUCCO BODY / STUCCO TRIM	SW 9166 DRIFT OF MIST	SW 9166 DRIFT OF MIST
BATTEN BOARD SIDING / TRIM AT SIDING	SW 6041 OTTER	SW 9166 DRIFT OF MIST
FASCIA / EAVES / GARAGE DRS/ BRACKETS / TRIM WHERE NOTED	SW 7005 PURE WHITE	SW 7005 PURE WHITE
ENTRY DOORS	SW 7076 CYBERSPACE	SW 7076 CYBERSPACE
METAL ROOF	CHARCOAL GREY	CHARCOAL GREY

Note: Alternative and/or similar to meet design intent may be used.

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N1 : DEVON AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

COLOR AND MATERIAL BOARD

N1-A0.5.0

KEY MAP

Landscape shown for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only. See color and material boards for specific selections.

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N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

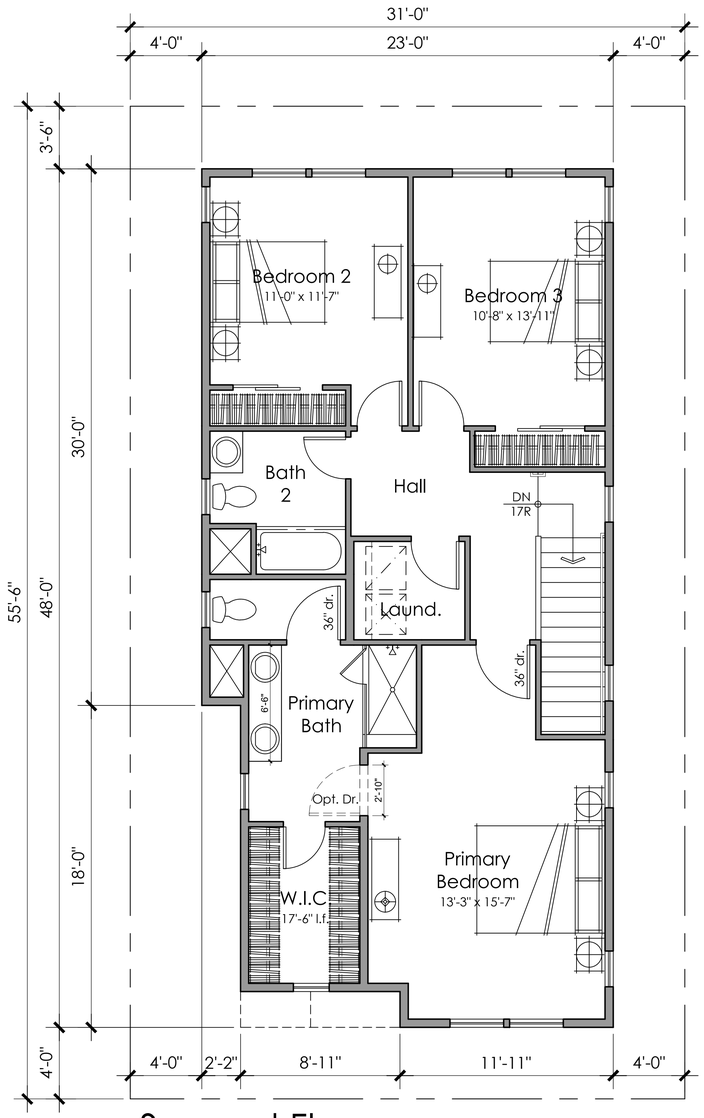
VALPICO STREET SCENE

N2-A0.0.1

Plan 1A - Farmhouse

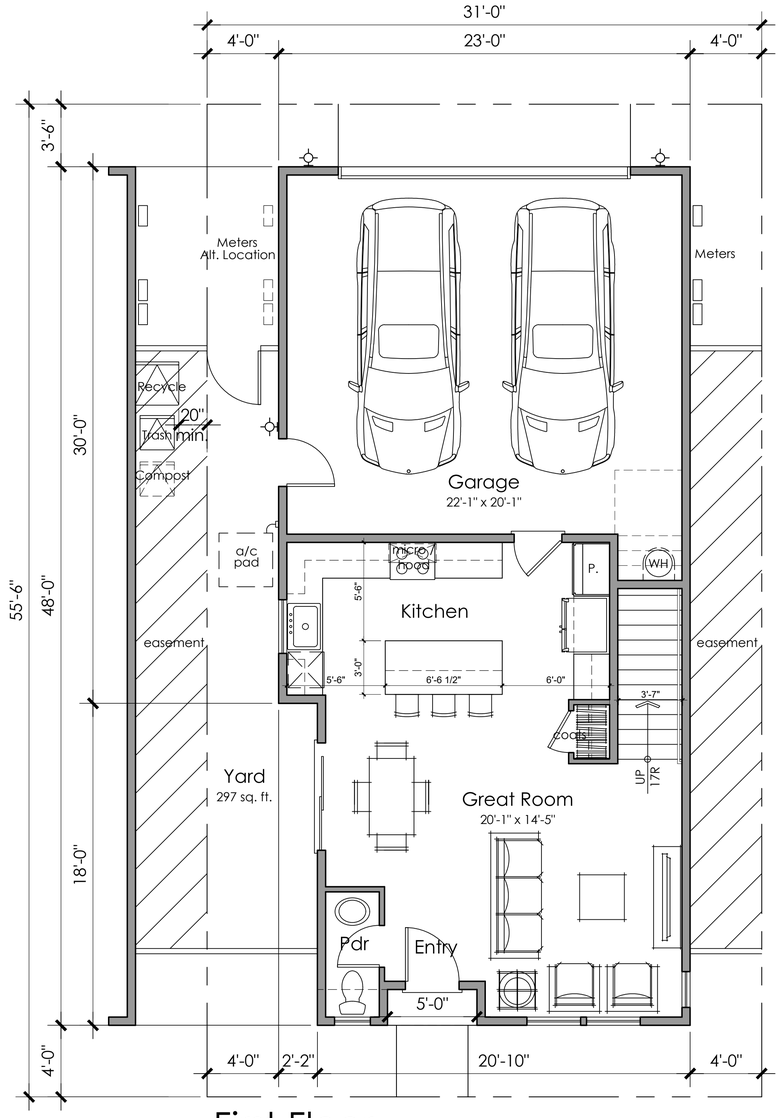
Plan 1B - Craftsman

Plan 1C - Country European



Second Floor

1019 SQ. FT.



First Floor

572 SQ. FT.

Exterior Wall Light fixture
N2/Building 1 Entry Light at Porch Ceilings

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Brookfield Residential

N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

3 BEDROOMS
2.5 BATHS
1,591 S.F.

PLAN 1A
FLOOR PLANS

N2-A1.2.0

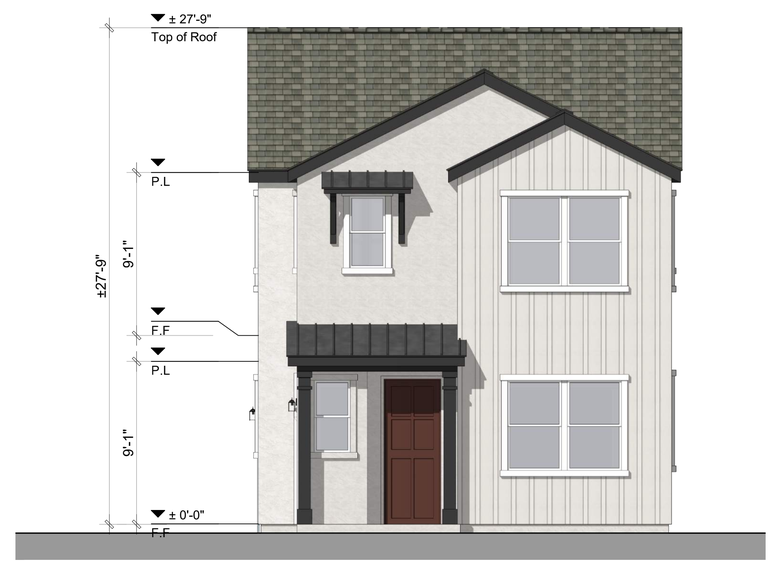
Right Elevation (Inactive Side)

Rear Elevation

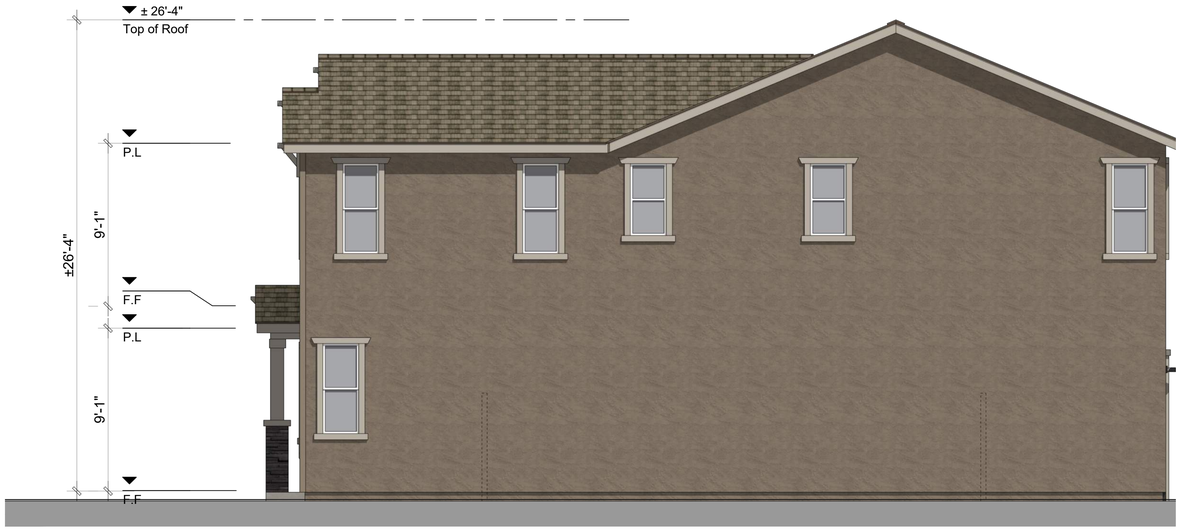
1A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Left Elevation (Active Side)



Front Elevation 1A - Farmhouse



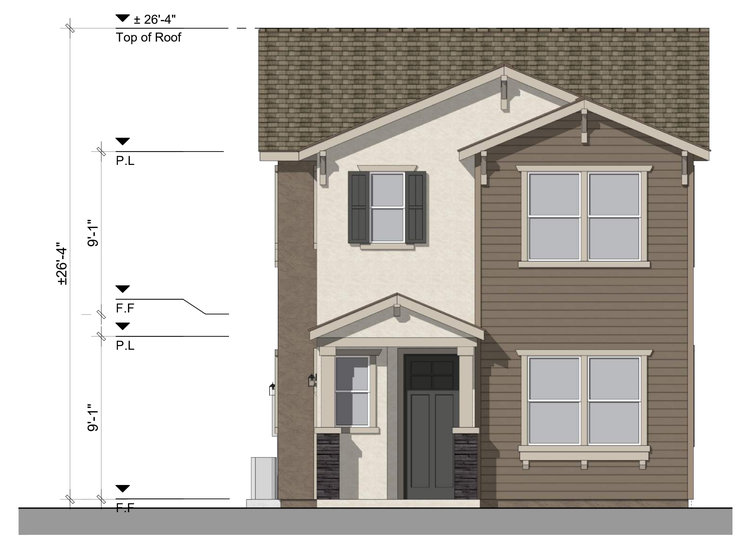
Right Elevation (Inactive Side)

Rear Elevation

1B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation (Active Side)



Front Elevation 1B - Craftsman

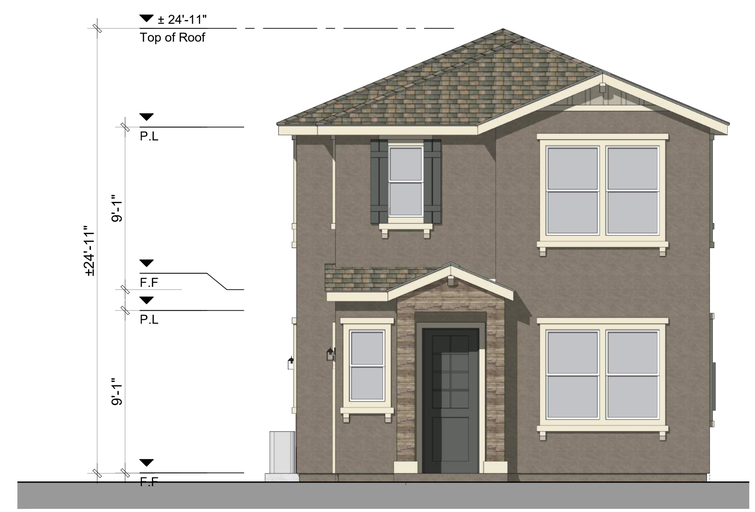
Right Elevation (Inactive Side)

Rear Elevation

1C: Country European - Material Legend

1. Composition Shingle Roofing
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim

Left Elevation (Active Side)



Front Elevation 1C - Country European

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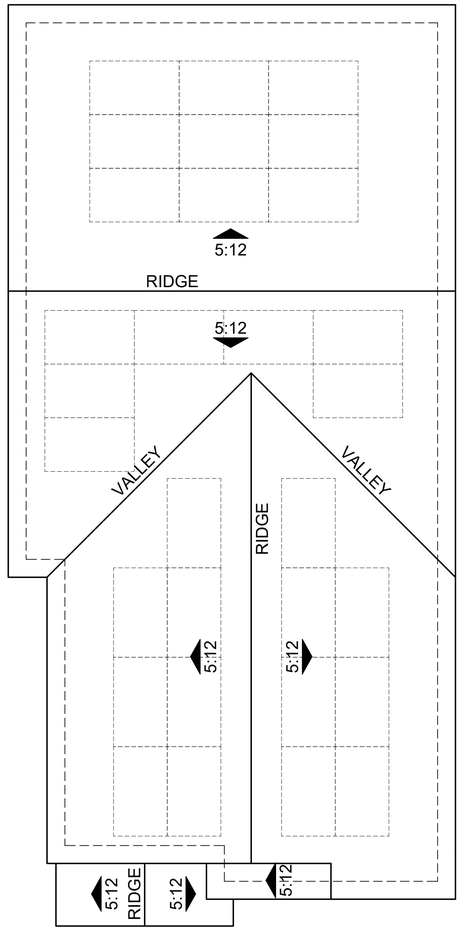
N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

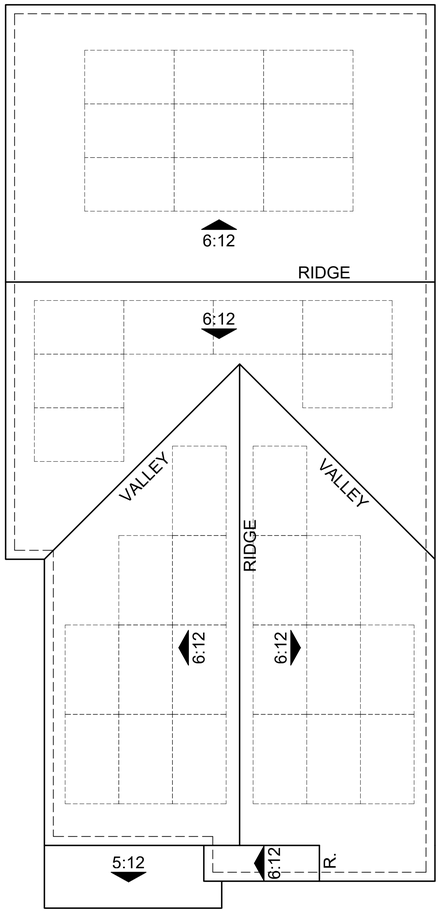
0 2 4 8

PLAN 1C
'C' EXTERIOR ELEVATIONS

N2-A1.3.2



ROOF PLAN 1B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 1A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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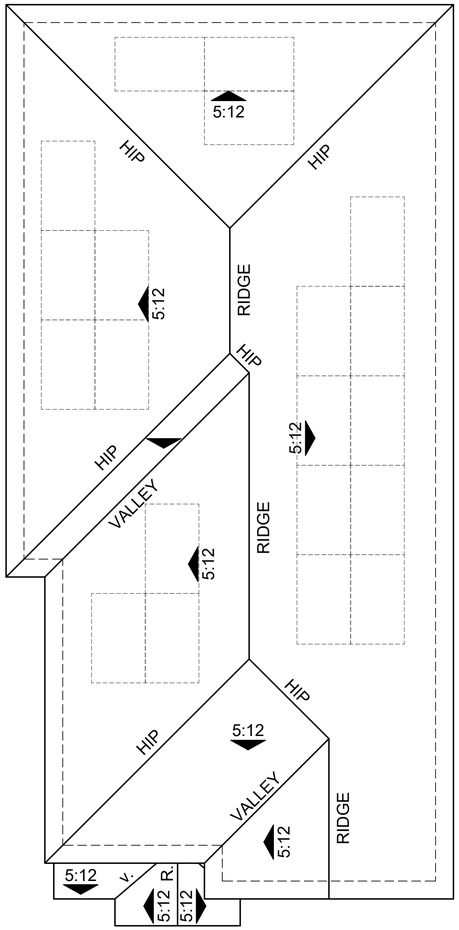
N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 1 ROOF PLAN

N2-A1.4.0



ROOF PLAN UNIT 1C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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Brookfield Residential

N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

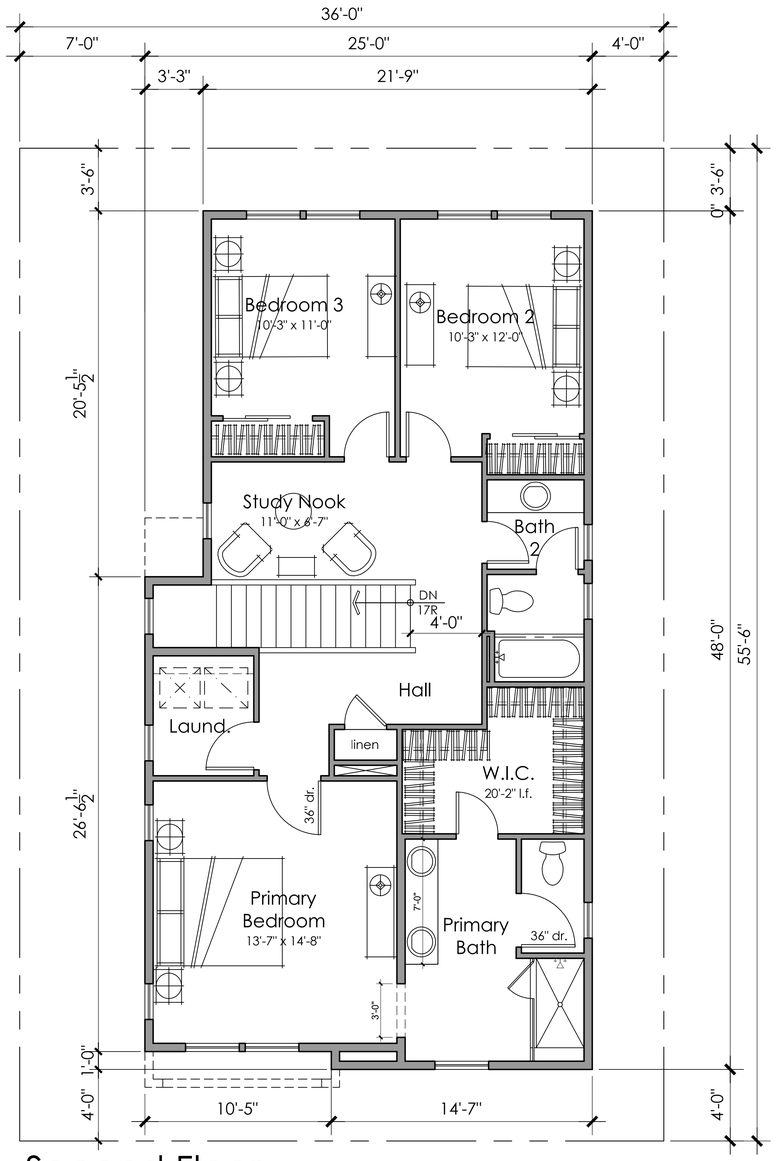
PLAN 1 ROOF PLAN

N2-A1.4.1

Plan 2A - Farmhouse

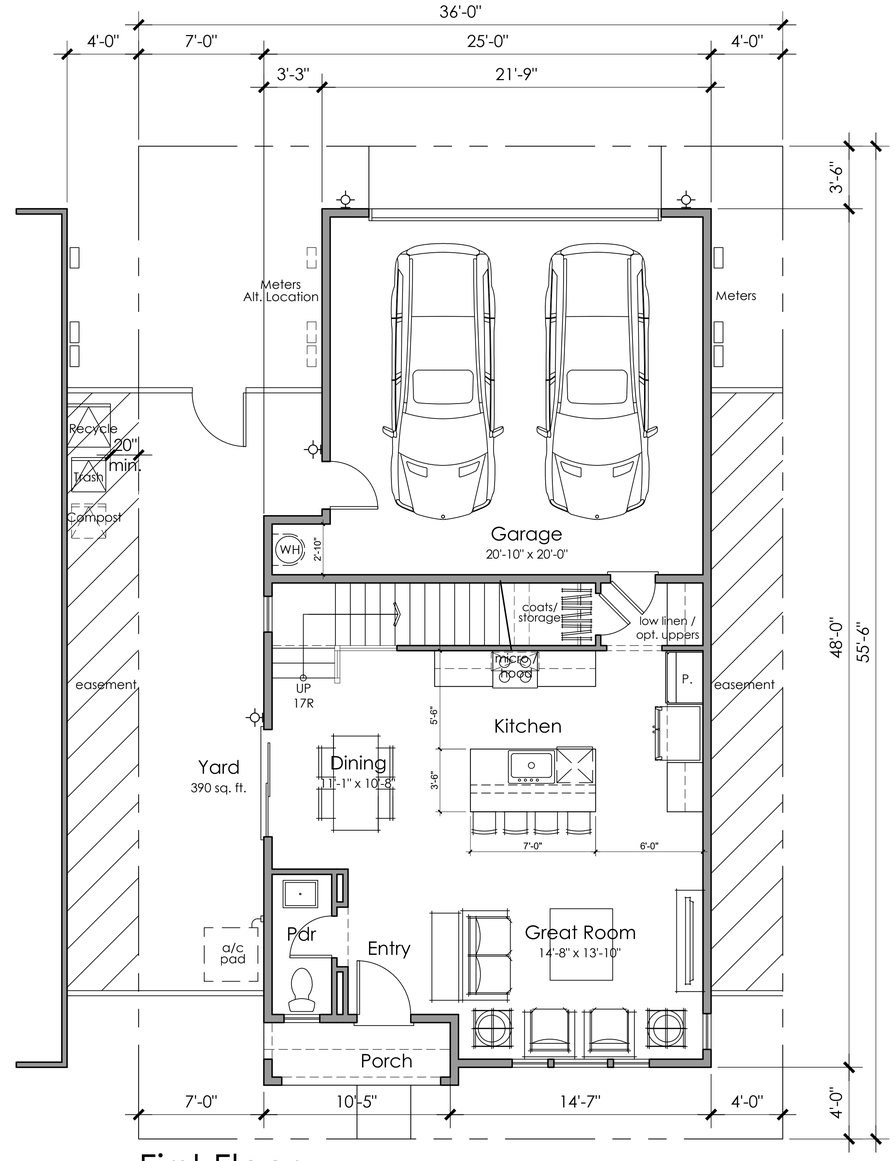
Plan 2B - Craftsman

Plan 2C - Country European



Second Floor

1087 SQ. FT.



First Floor

662 SQ. FT.

Exterior Wall Light fixture
N2/Building 2 Entry Light at Porch Ceilings

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Brookfield Residential

N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

3 BEDROOMS
2.5 BATHS
1,749 S.F.

PLAN 2A
FLOOR PLANS

N2-A2.2.0

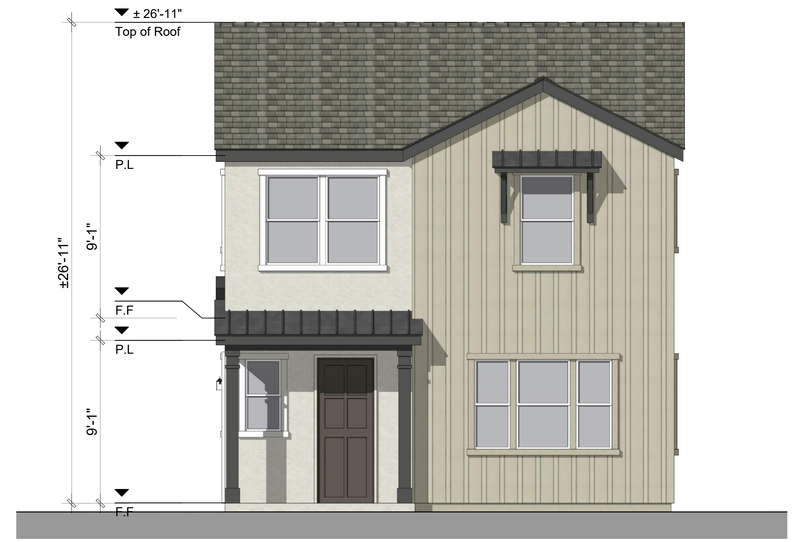
Right Elevation (Inactive Side)

Rear Elevation

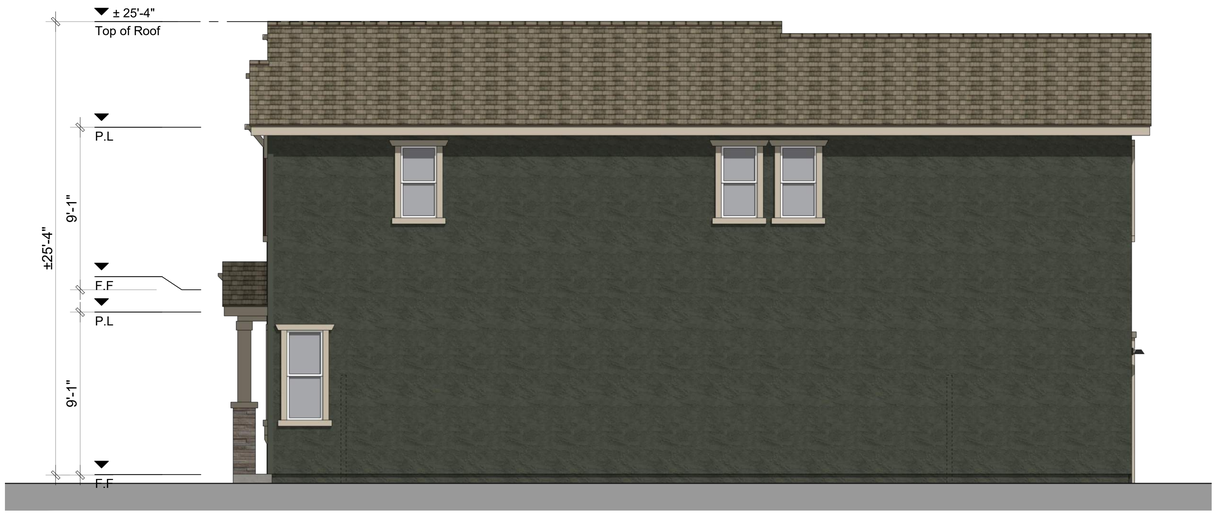
2A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Left Elevation (Active Side)



Front Elevation 2A - Farmhouse



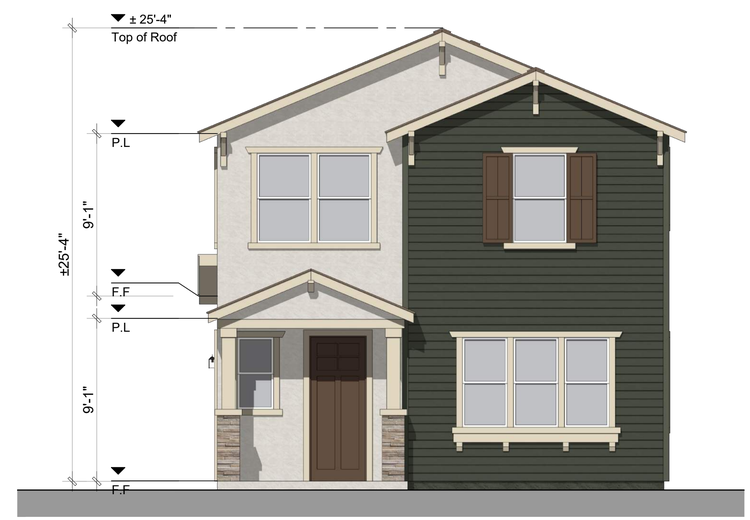
Right Elevation (Inactive Side)

Rear Elevation

2B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation (Active Side)



Front Elevation 2B - Craftsman

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N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 2B
'B' EXTERIOR ELEVATIONS

N2-A2.3.1

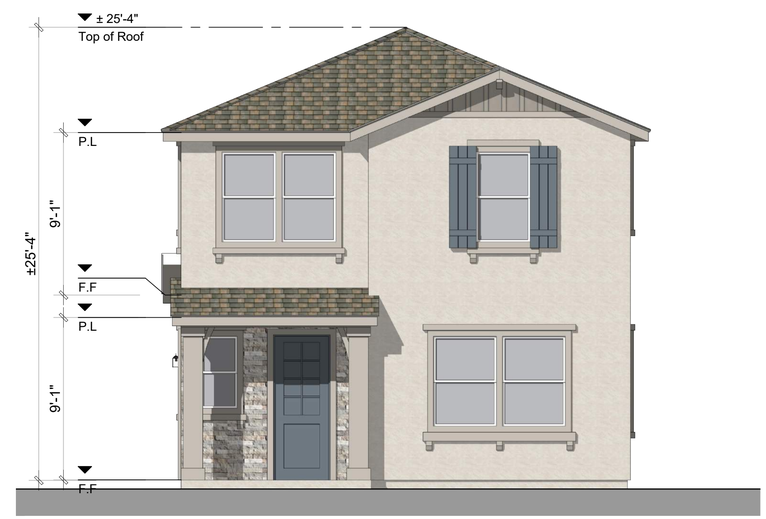
Right Elevation (Inactive Side)

Rear Elevation

2C: Country European - Material Legend

1. Composition Shingle Roofing
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim

Left Elevation (Active Side)



Front Elevation 2C - Country European

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Brookfield Residential

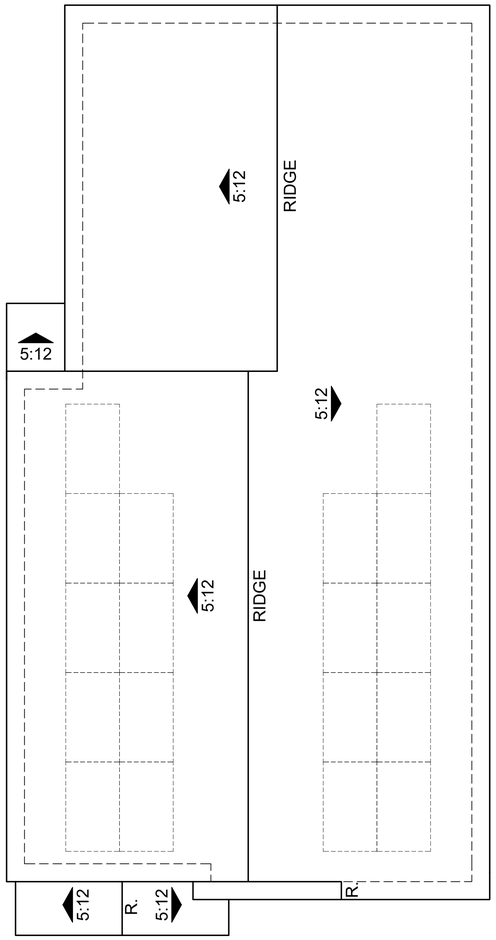
N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

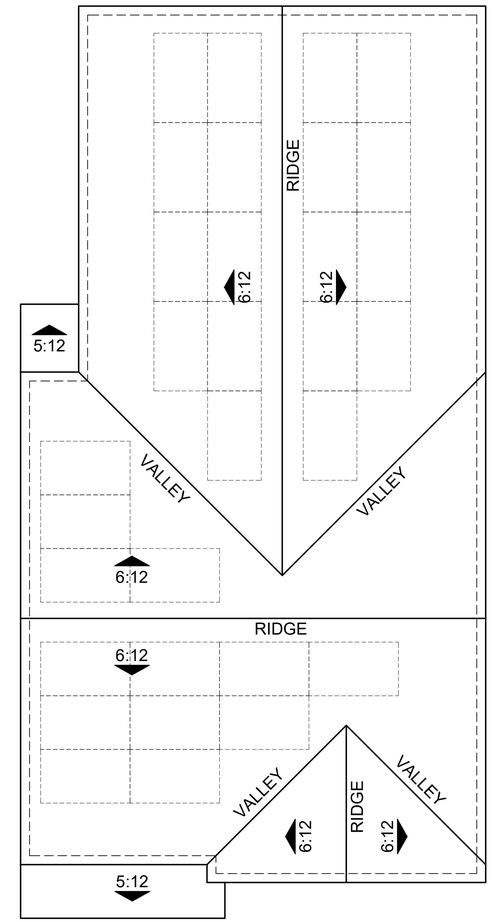
0 2 4 8

PLAN 2C
'C' EXTERIOR ELEVATIONS

N2-A2.3.2



ROOF PLAN 2B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 2A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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Brookfield Residential

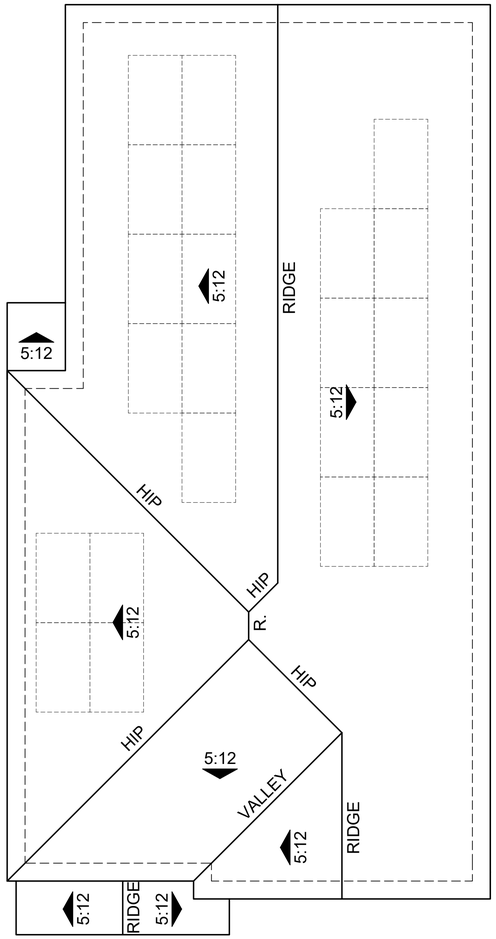
N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 2 ROOF PLAN

N2-A2.4.0



ROOF PLAN 2C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

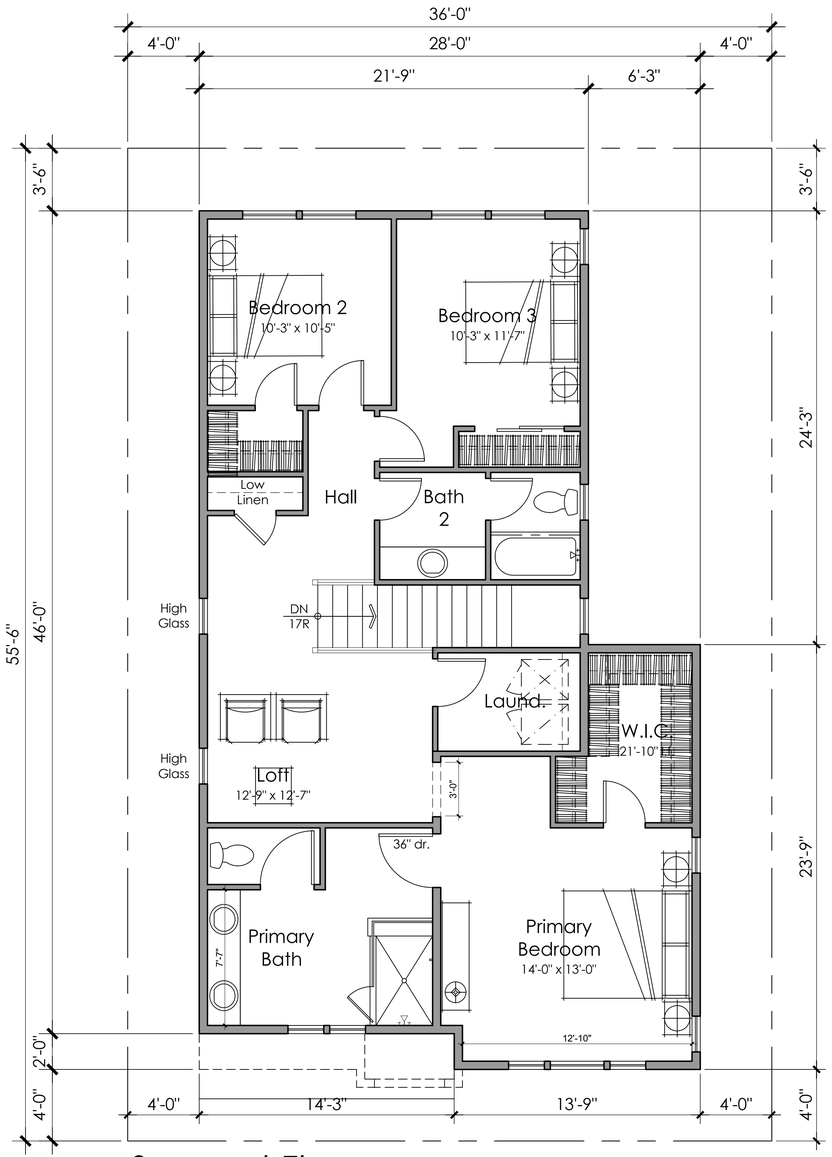
PLAN 2 ROOF PLAN

N2-A2.4.1

Plan 3A - Farmhouse

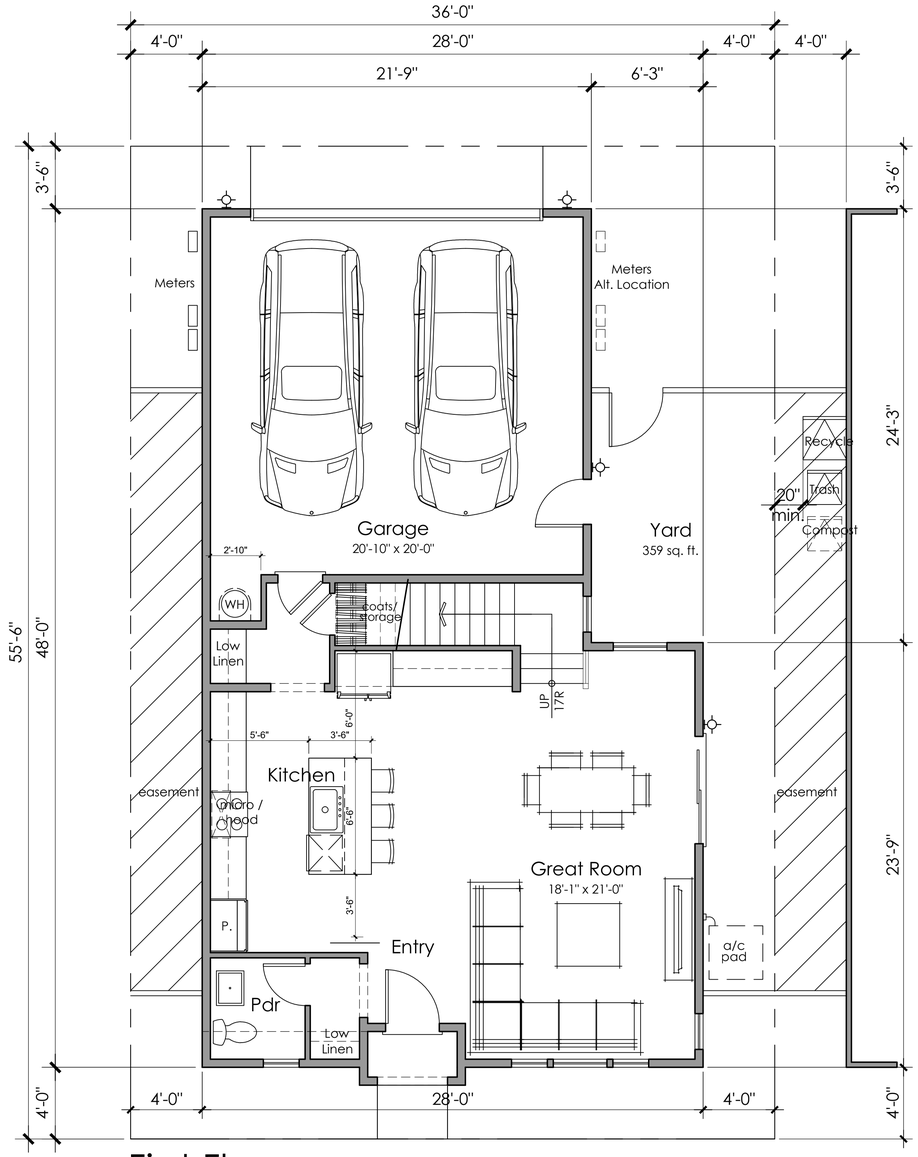
Plan 3B - Craftsman

Plan 3C - Country European



Second Floor

1129 SQ. FT.



First Floor

729 SQ. FT.

Exterior Wall Light fixture
N2/Building 3 Entry Light at Porch Ceilings

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Brookfield Residential

N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

3 BEDROOMS
2.5 BATHS
1,842 S.F.

PLAN 3A
FLOOR PLANS

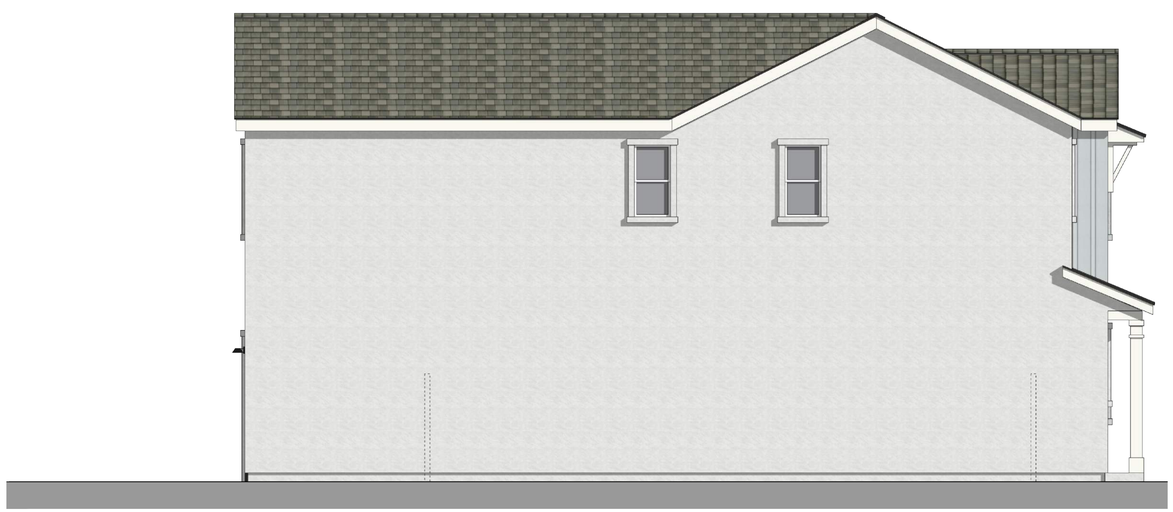
N2-A3.2.0

Right Elevation (Active Side)

Rear Elevation

3A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)

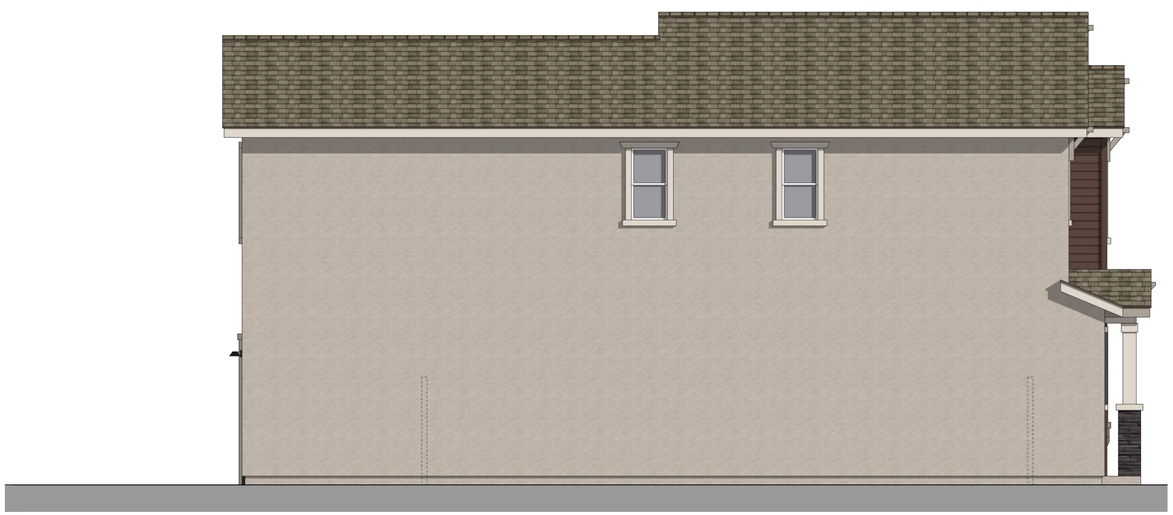
Front Elevation 3A - Farmhouse

Right Elevation (Active Side)

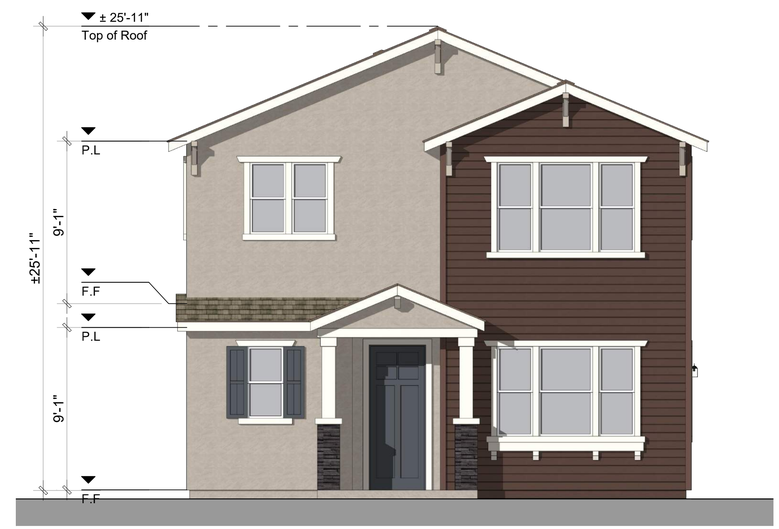
Rear Elevation

3B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)



Front Elevation 3B - Craftsman

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N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 3B
'B' EXTERIOR ELEVATIONS

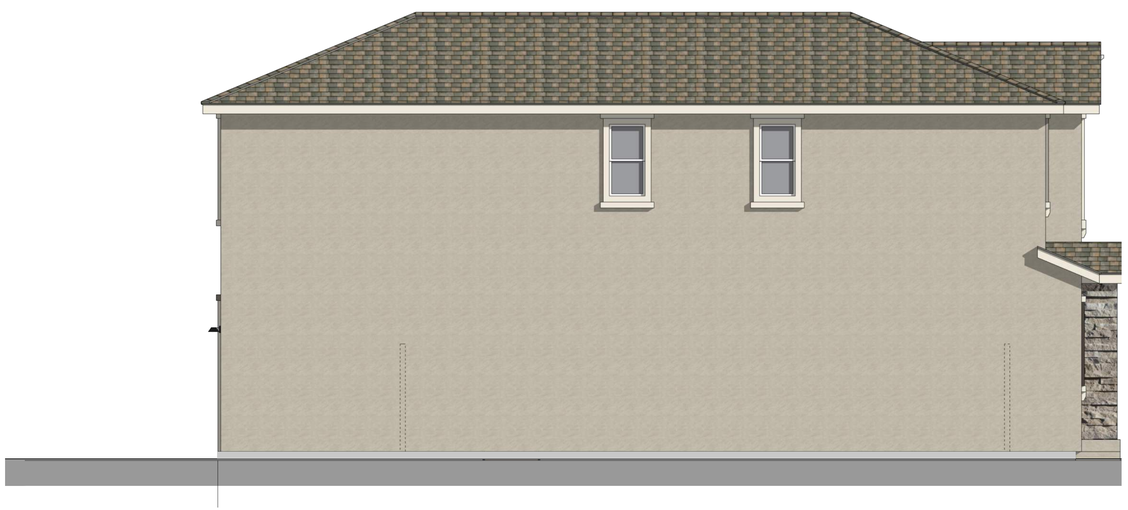
N2-A3.3.1

Right Elevation (Active Side)

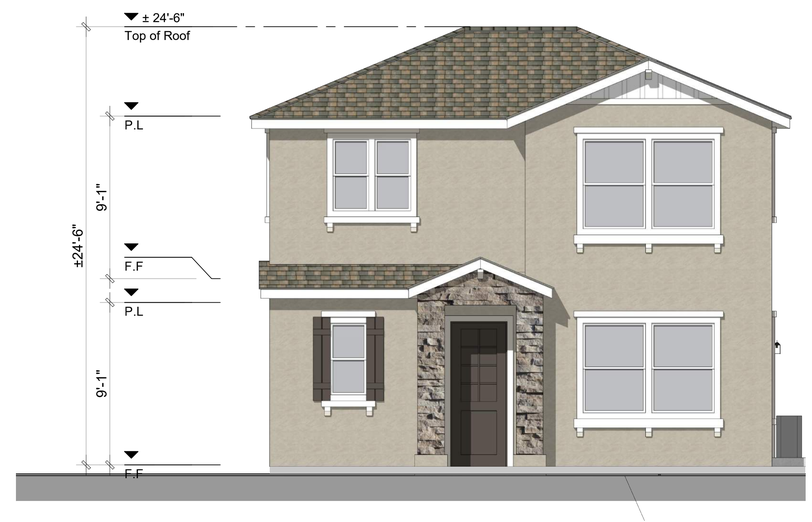
Rear Elevation

3C: Country European - Material Legend

1. Composition Shingle Roofing
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim



Left Elevation (Inactive Side)



Front Elevation 3C - Country European

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Brookfield Residential

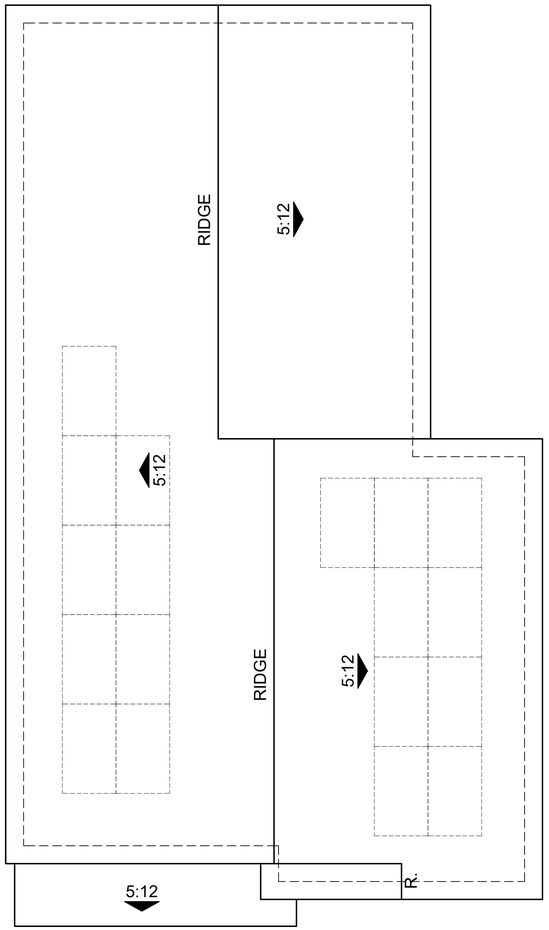
N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

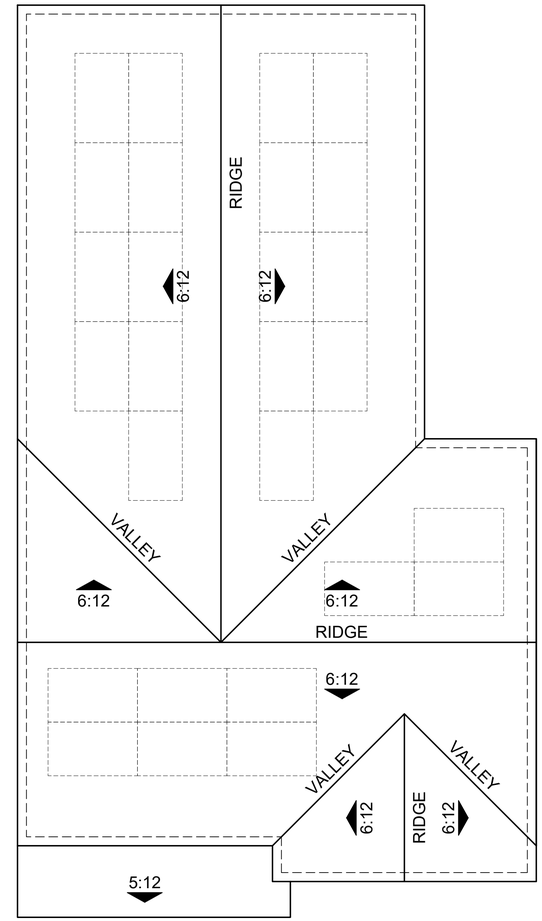
0 2 4 8

PLAN 3C
'C' EXTERIOR ELEVATIONS

N2-A3.3.2



ROOF PLAN 3B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 3A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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Brookfield Residential

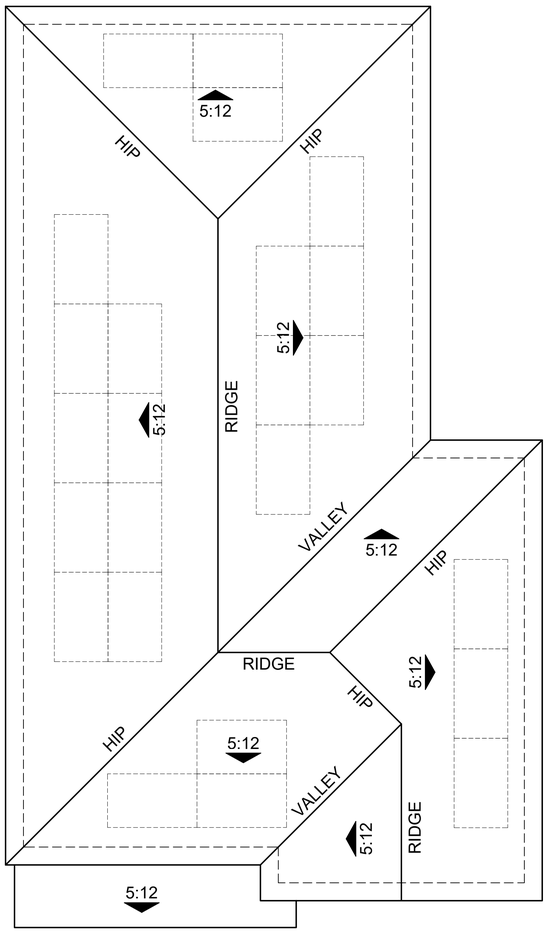
N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 3 ROOF PLAN

N2-A3.4.0



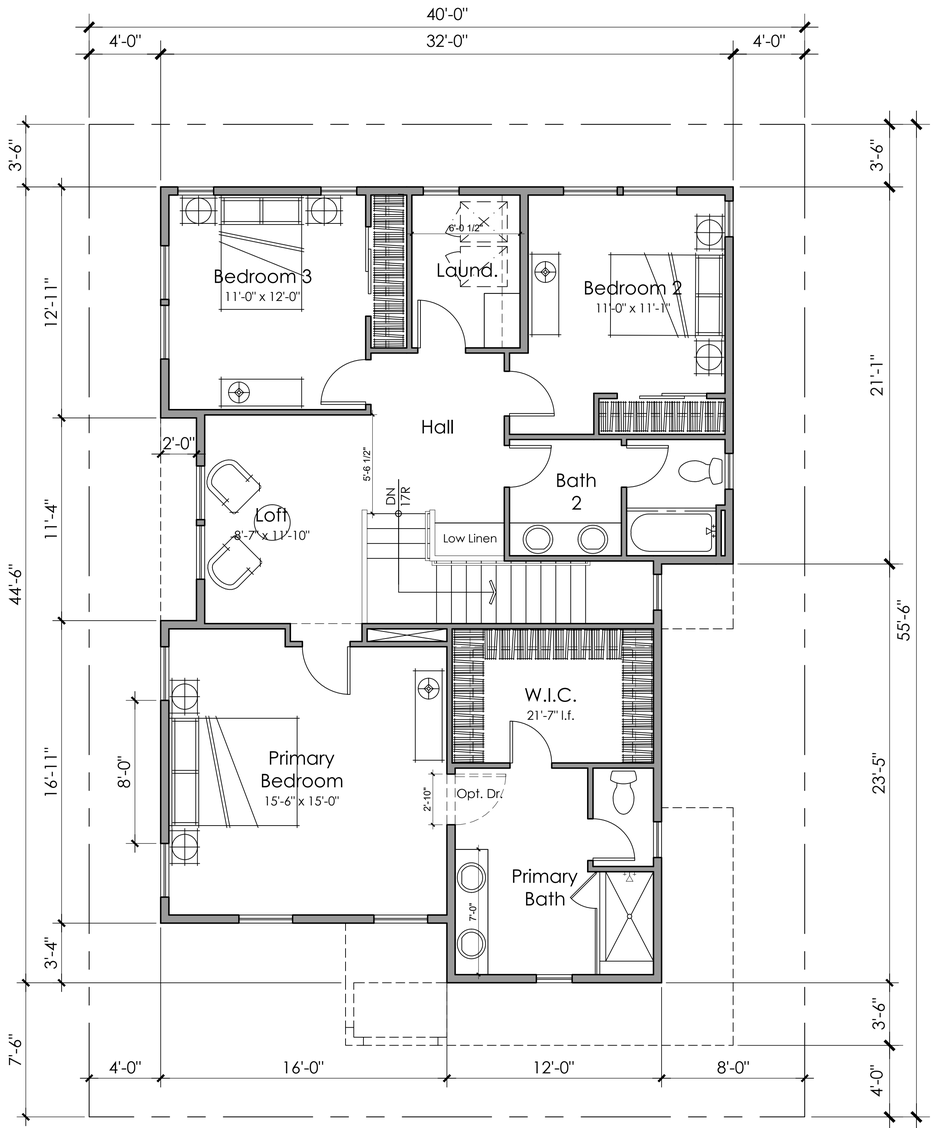
ROOF PLAN 3C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

Plan 4A - Farmhouse

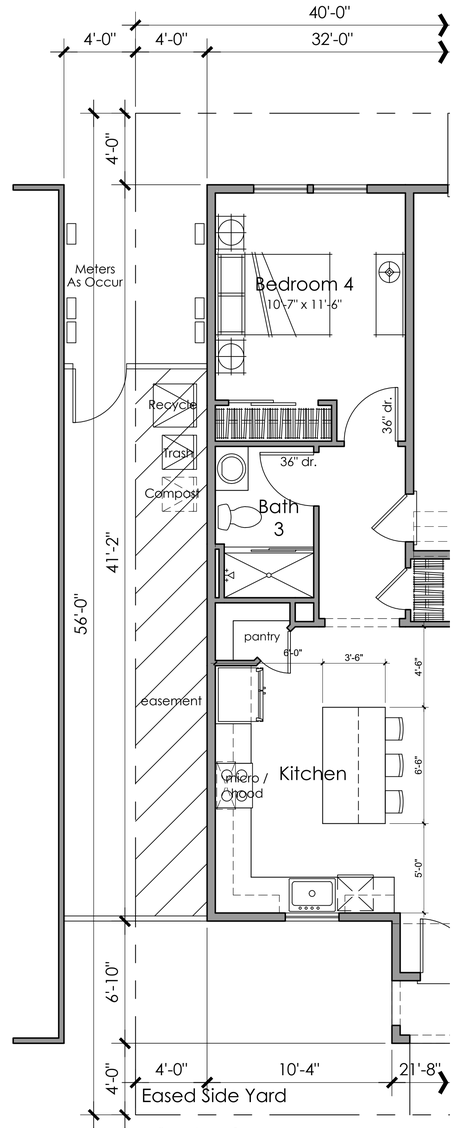
Plan 4B - Craftsman

Plan 4C - Country European



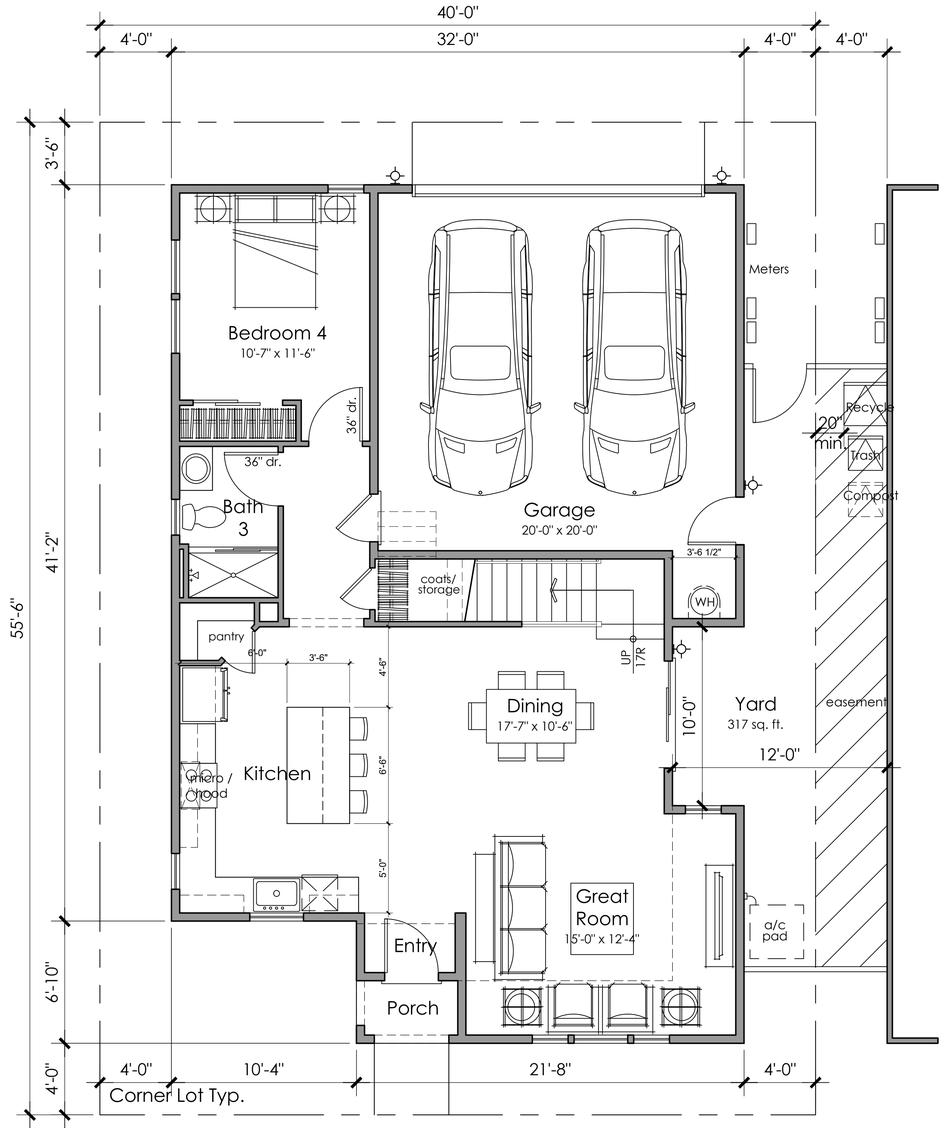
Second Floor

1216 SQ. FT.



First Floor

970 SQ. FT.



First Floor

970 SQ. FT.

Exterior Wall Light fixture
N2/Building 4 Entry Light at Porch Ceilings

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Brookfield Residential

N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

4 BEDROOMS + LOFT
3 BATHS
2,188 S.F.

PLAN 4A
FLOOR PLANS

N2-A4.2.0

Right Elevation (Active Side)

Rear Elevation

4A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Left Elevation (Inactive Side)

Front Elevation 4A - Farmhouse

Right Elevation (Active Side)

Rear Elevation

4B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation (Inactive Side)

Front Elevation 4B - Craftsman

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Brookfield Residential

N2 : KINSLEY AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 4B
'B' EXTERIOR ELEVATIONS

N2-A4.3.1

Right Elevation (Active Side)

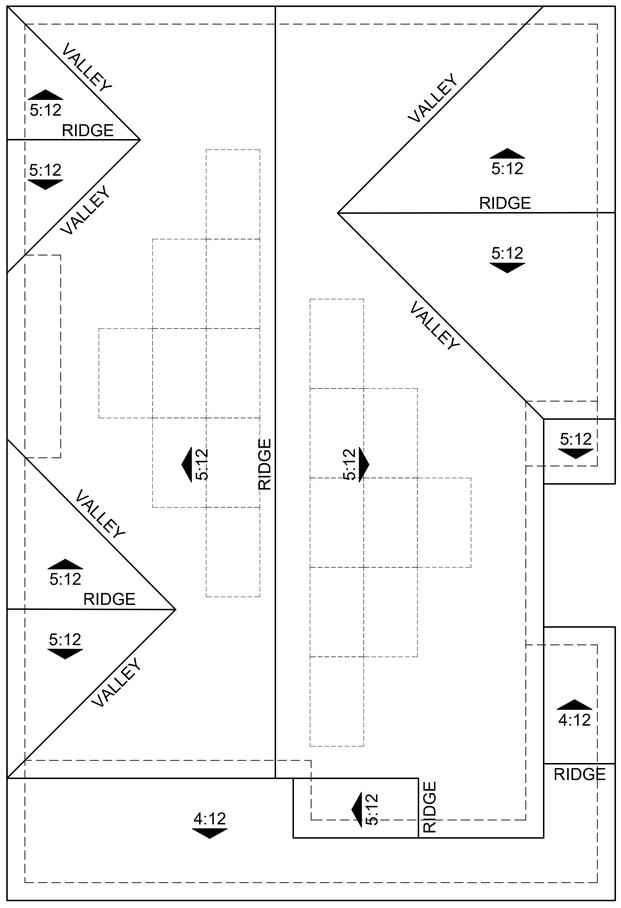
Rear Elevation

4C: Country European - Material Legend

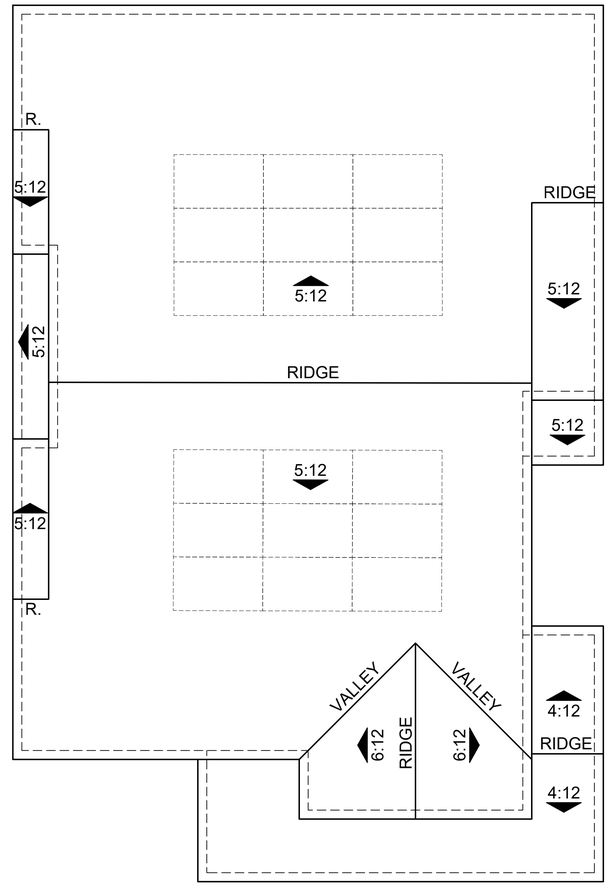
1. Composition Shingle Roofing
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Stone Veneer
6. Window Shutters
7. Decorative Post
8. Decorative Gable end Detail
9. Enhanced Head and Sill Trim

Left Elevation (Inactive Side)

Front Elevation 4C - Country European

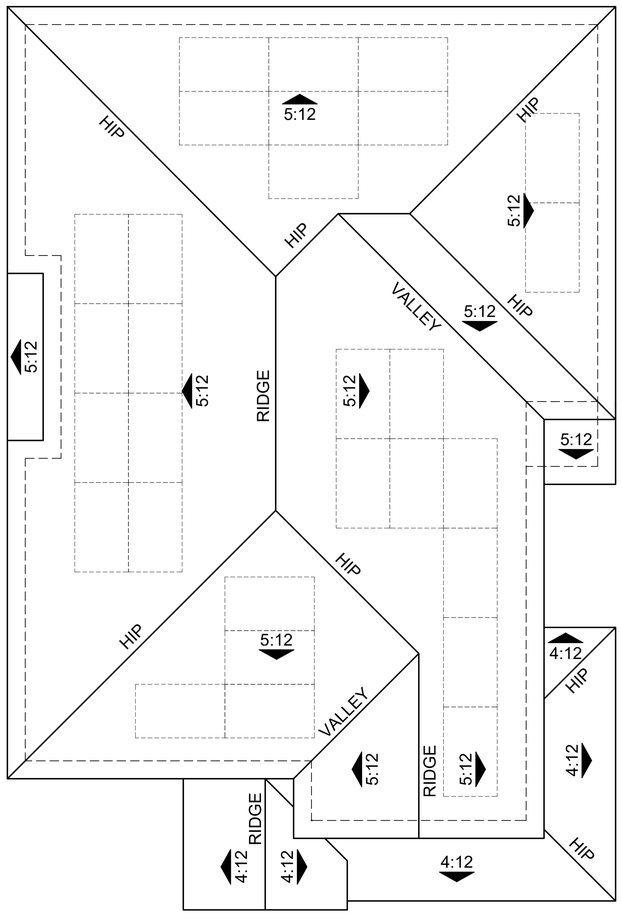


ROOF PLAN 4B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 4A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



ROOF PLAN 4C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

'A' - FARMHOUSE ELEVATIONS - ALLEY LOAD

	Plan 1	Plan 2	Plan 3	Plan 4
ROOF MATERIAL: FLAT SLATE PROFILE	4697 SLATE RANGE	4697 SLATE RANGE	4697 SLATE RANGE	4697 SLATE RANGE
STUCCO BODY / STUCCO TRIM	SW 7014 EIDER WHITE	SW 6161 NONCHALANT WHITE	SW 6252 ICE CUBE	SW 7626 ZURICH WHITE
BATTEN BOARD SIDING / TRIM AT SIDING	SW 7014 EIDER WHITE	SW 6163 GRASSLAND	SW 7071 GRAY SCREEN	SW 7076 CYBERSPACE
FASCIA / EAVES / BRACKETS / POSTS / GARAGE DOORS	SW 6258 TRICORN BLACK	SW 7069 IRON ORE	SW 7005 PURE WHITE	SW 7626 ZURICH WHITE
ENTRY DOORS	SW 9182 ROJO MARRON	SW 7020 BLACK FOX	SW 7625 MOUNT ETNA	SW 6041 OTTER
METAL ROOF	CHARCOAL GREY	CHARCOAL GREY	CHARCOAL GREY	CHARCOAL GREY

'B' - CRAFTSMAN ELEVATIONS - ALLEY LOAD

	Plan 1	Plan 2	Plan 3	Plan 4
ROOF MATERIAL: FLAT SHAKE PROFILE	5687 BROWN GRAY RANGE	5687 BROWN GRAY RANGE	5687 BROWN GRAY RANGE	5687 BROWN GRAY RANGE
STUCCO BODY	SW 7010 WHITE DUCK	SW 9166 DRIFT OF MIST	SW 7044 AMAZING GRAY	SW 7023 REQUISITE GRAY
HORIZONTAL LAP SIDING	SW 0038 LIBRARY PEWTER	SW 6209 RIPE OLIVE	SW 6041 OTTER	SW 7570 EGRET WHITE
FASCIA / EAVES / POSTS / TRIM / KNEE BRACES / GARAGE DOORS	SW 0023 PEWTER TANKARD	SW 7639 ETHEREAL MOOD	SW 7632 MODERN GRAY	SW 7040 SMOKEHOUSE
ENTRY DOORS / SHUTTERS	SW 7069 IRON ORE	SW 9183 DARK CLOVE	SW 7076 CYBERSPACE	SW 6209 RIPE OLIVE
THIN BRICK VENEER 1/4" MORTAR JOINTS	LOREIO BRICK HOLLIN	LOREIO BRICK FAROLA	LOREIO BRICK HOLLIN	LOREIO BRICK FAROLA

'C' - COUNTRY EUROPEAN - ALLEY LOAD

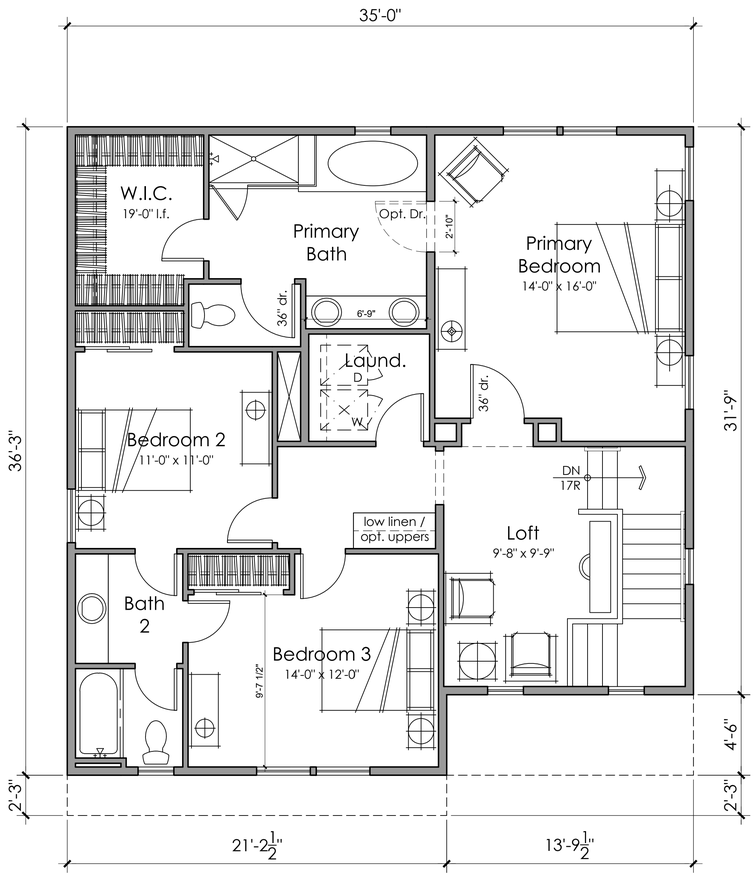
	Plan 1	Plan 2	Plan 3	Plan 4
ROOF MATERIAL: FLAT SLATE PROFILE	4602 CONCORD BLEND	4602 CONCORD BLEND	4602 CONCORD BLEND	4602 CONCORD BLEND
STUCCO BODY	SW 7053 ADAPTIVE SHADE	SW 7570 EGRET WHITE	SW 7638 JOGGING PATH	SW 7643 PUSSYWILLOW
FASCIA / EAVES / CORBELS/ POSTS/ ALL TRIM / GARAGE DOORS	SW 0049 SILVER GRAY	SW 9170 ACIER	SW 7011 NATURAL CHOICE	SW 7053 ADAPTIVE SHADE
ENTRY DOORS / SHUTTERS	SW 7062 ROCK BOTTOM	SW 6251 OUTERSPACE	SW 7675 SEALSKIN	SW 7076 CYBERSPACE
STONE VENEER DRYSTACK TIGHT FIT INSTALLATION	VINTAGE RANCH FOXWOOD	LEDGECUT 33 WHITE CAP	EUROPEAN LEDGESTONE COTTONWOOD	RIVENWOOD SHORE BREEZE

Note: Alternative and/or similar to meet design intent may be used.

Plan 1A - Farmhouse

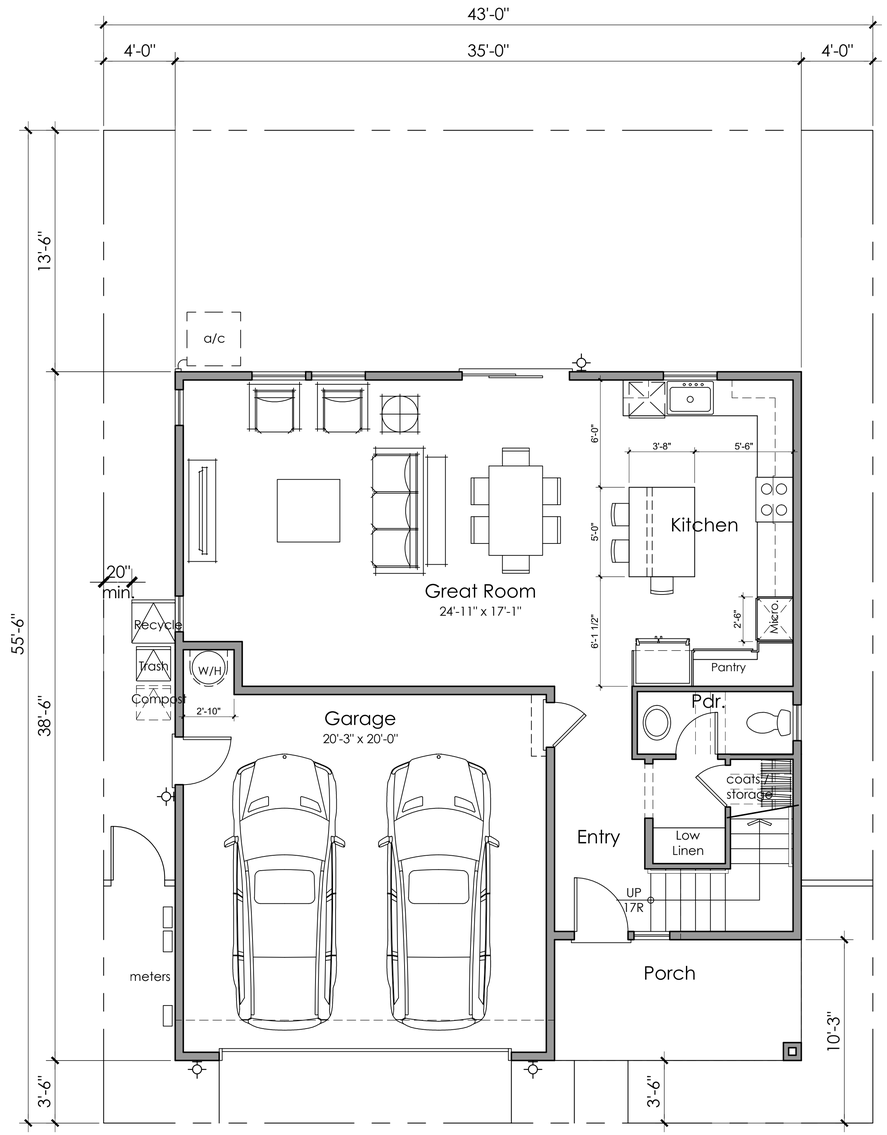
Plan 1B - Craftsman

Plan 1C - Country European



Second Floor

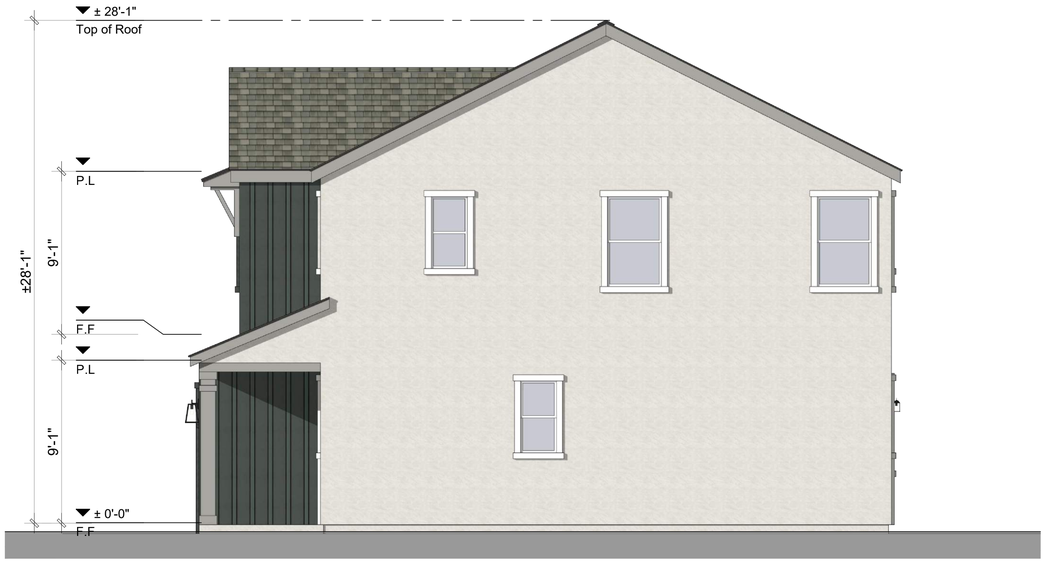
1166 SQ. FT.



First Floor

819 SQ. FT.

Exterior Wall Light fixture
N3/Building 1 Entry Light at Porch Ceilings



Right Elevation

Rear Elevation

1A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 1A - Farmhouse

Right Elevation

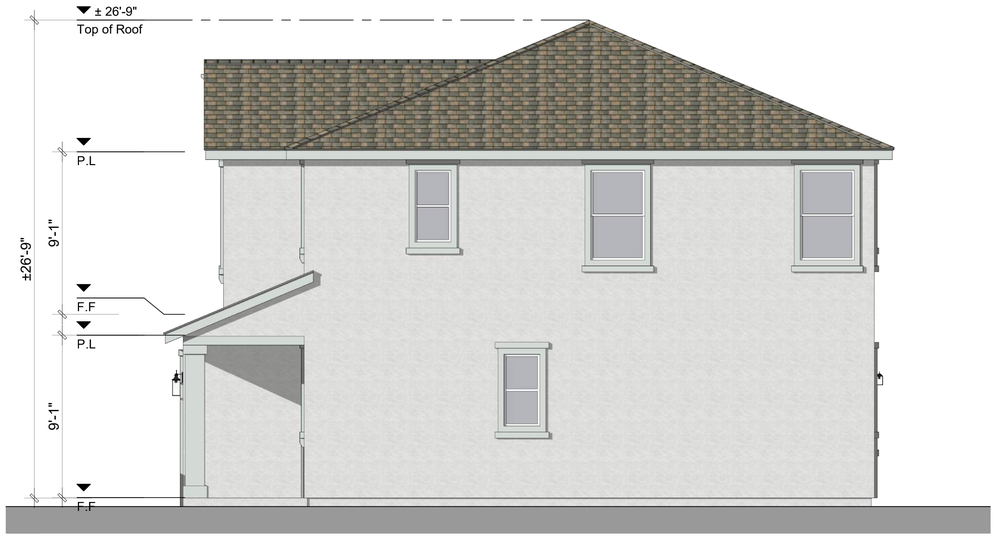
Rear Elevation

1B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 1B - Craftsman



Right Elevation

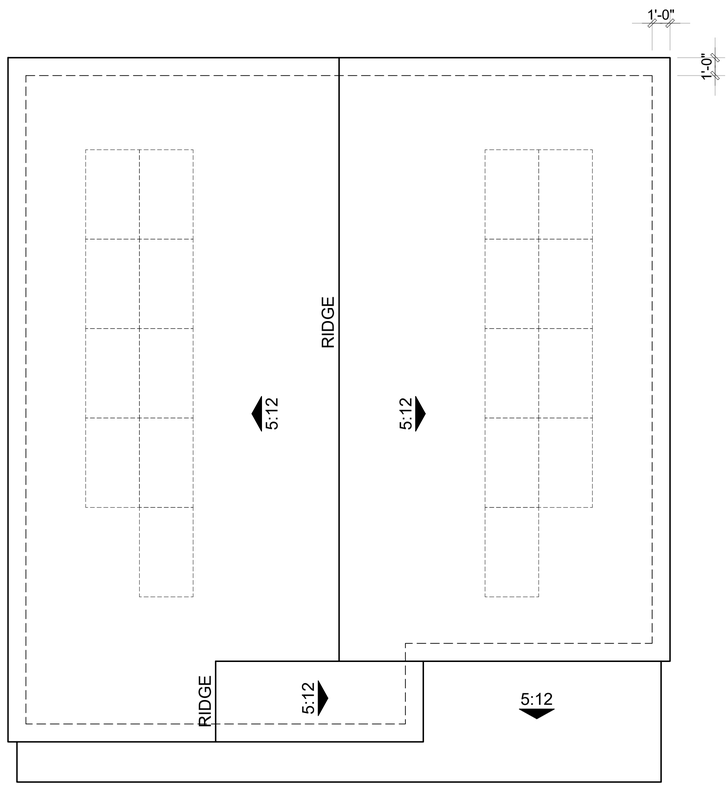
Rear Elevation

1C: Country European - Material Legend

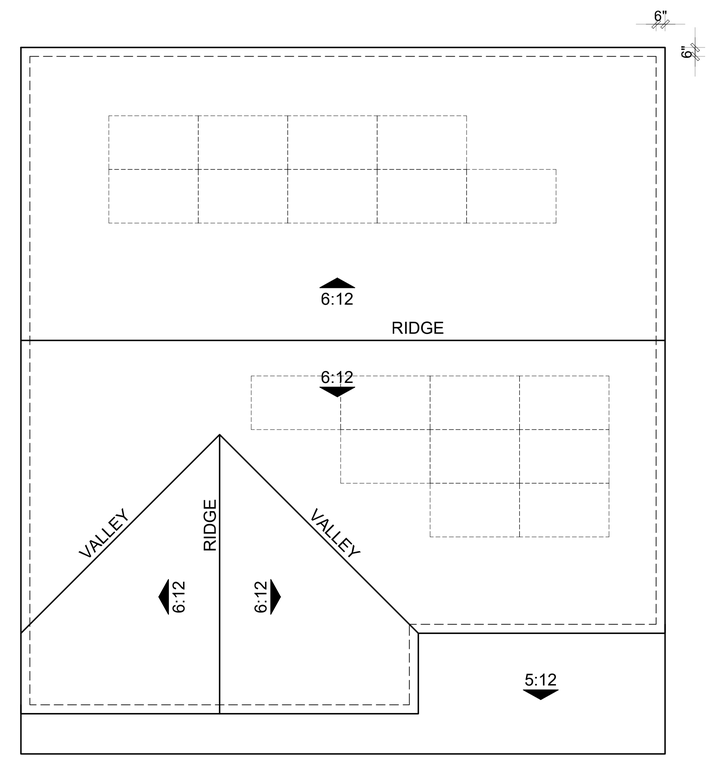
1. Composition Shingle Roofing
2. Cementitious Board and Batten Siding
3. Stucco finish
4. Stone Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 1C - Country European



ROOF PLAN 1B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 1A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

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Brookfield Residential

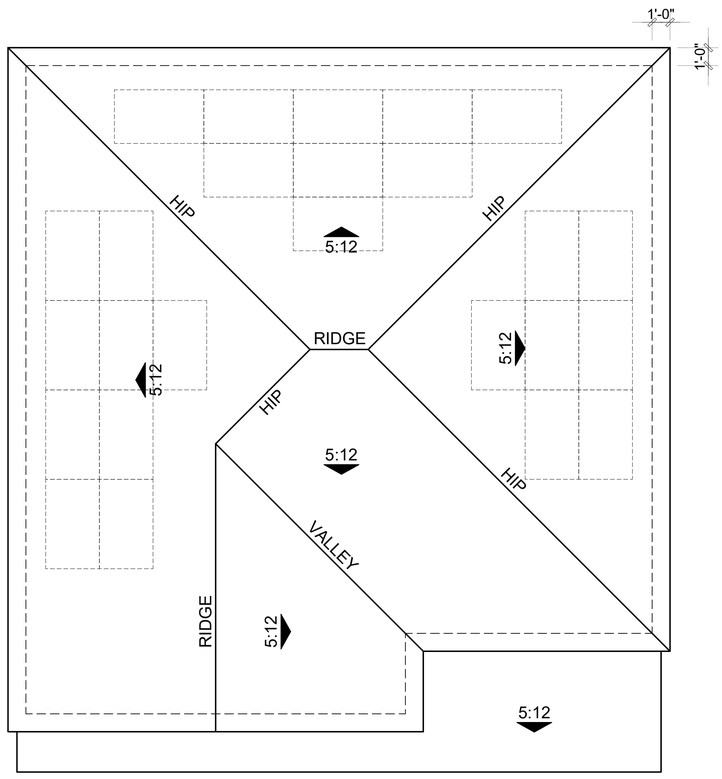
N3 : SOMERSET AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

PLAN 1 ROOF PLAN

N3-A1.4.0



ROOF PLAN 1C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

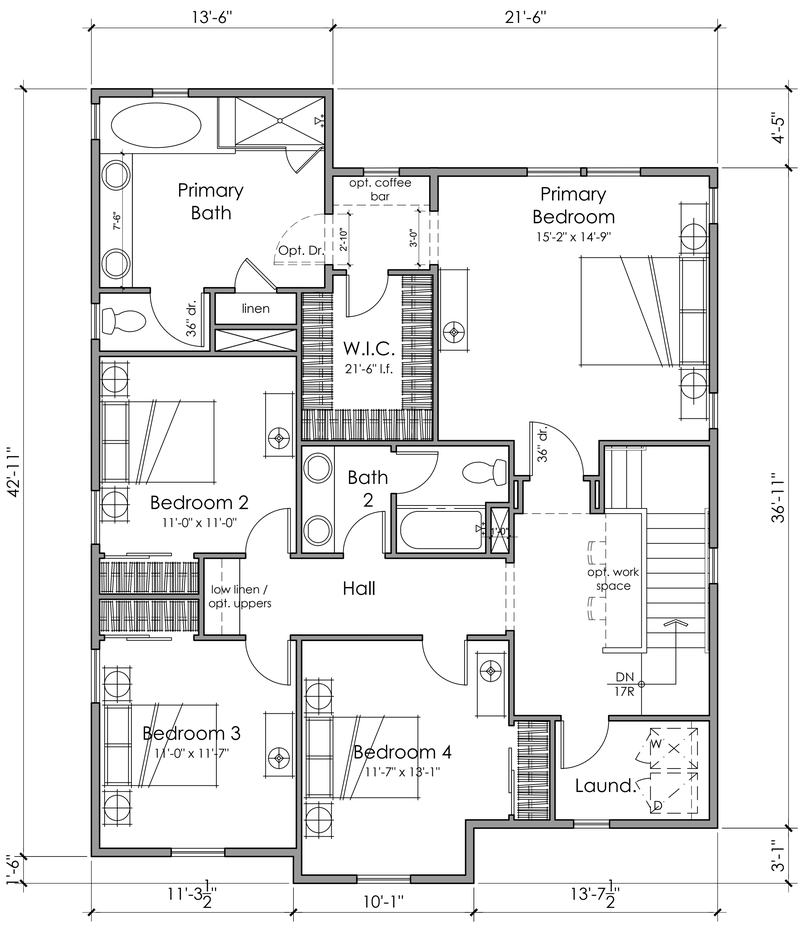
Roof Plan 1C

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

Plan 2A - Farmhouse

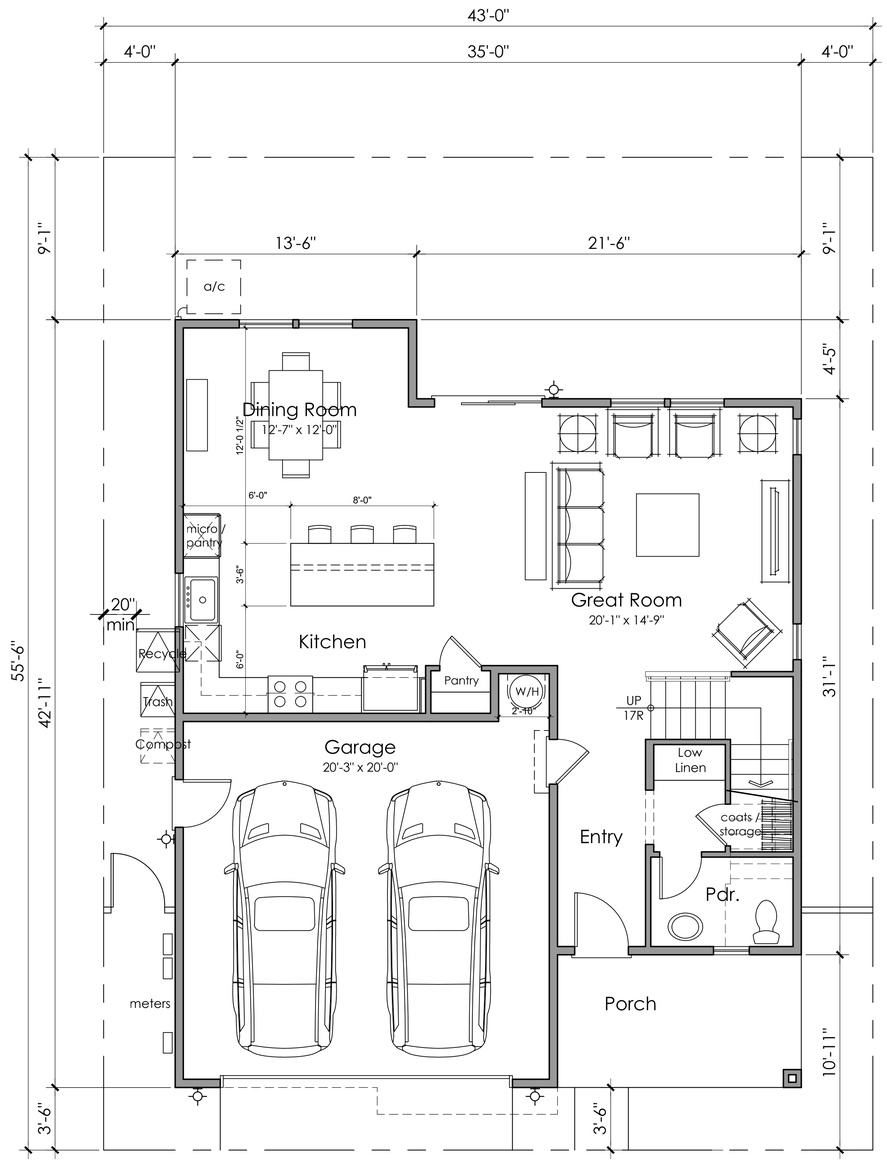
Plan 2B - Craftsman

Plan 2C - Country European



Second Floor

1364 SQ. FT.



First Floor

867 SQ. FT.

Exterior Wall Light fixture
N3/Building 2 Entry Light at Porch Ceilings

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Brookfield Residential

N3 : SOMERSET AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

4 BEDROOMS
2.5 BATHS
2,231 S.F.

PLAN 2A
FLOOR PLANS

N3-A2.2.0

Right Elevation

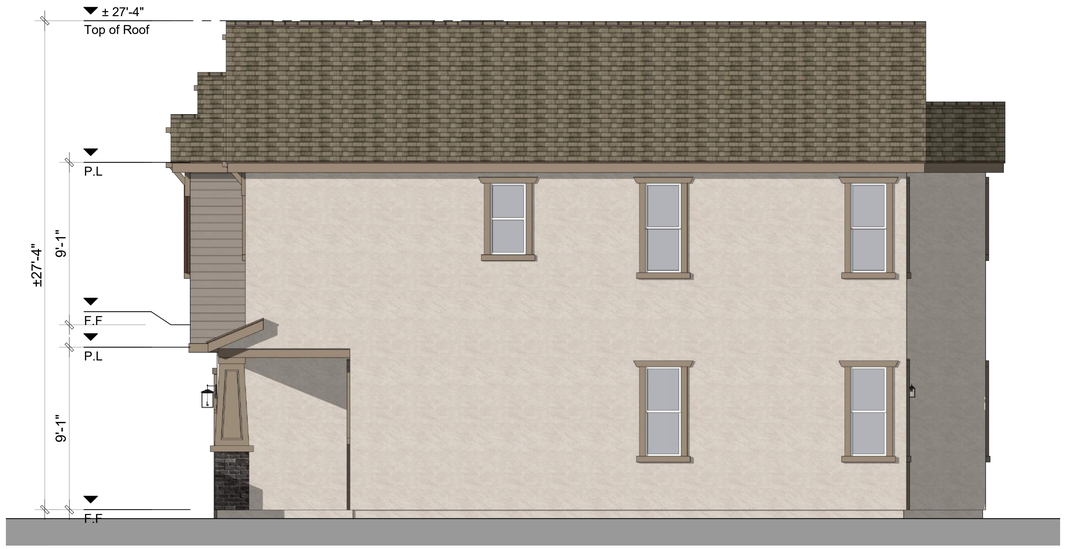
Rear Elevation

2A: Farmhouse - Material Legend

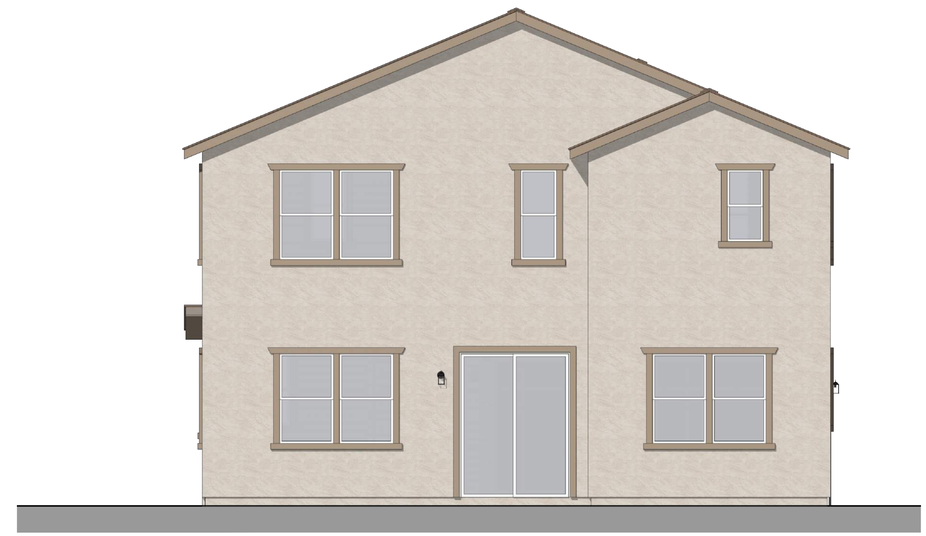
1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 2A - Farmhouse



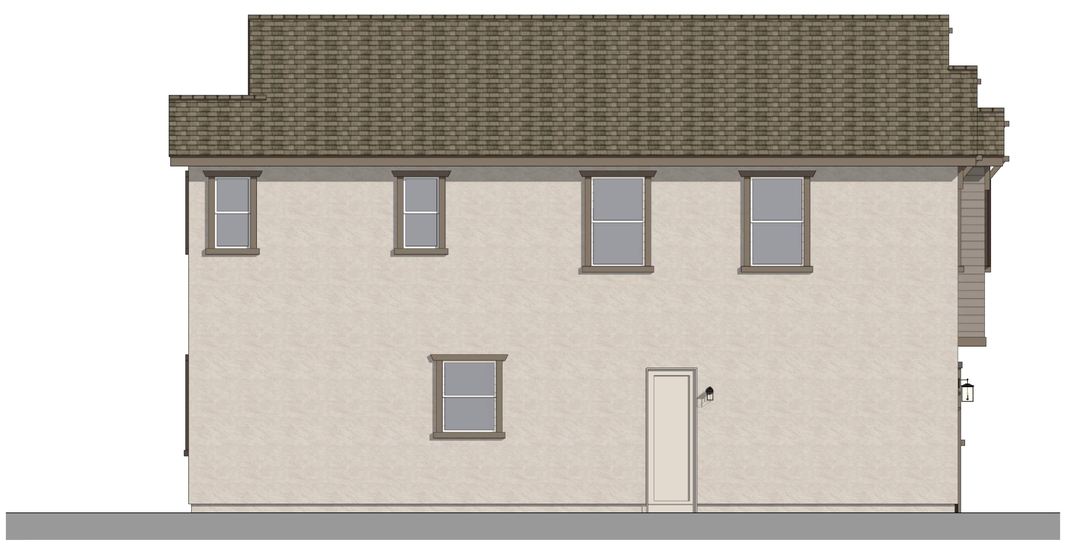
Right Elevation



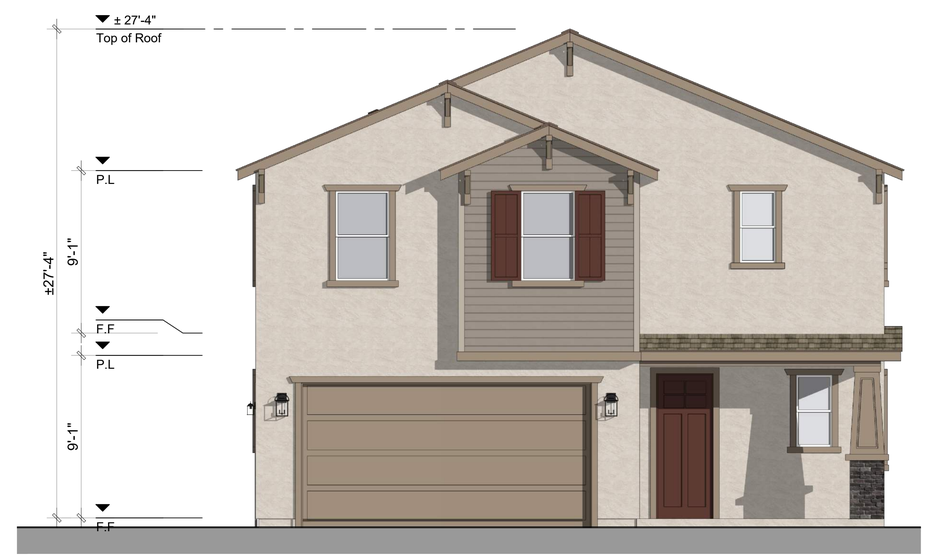
Rear Elevation

2B: Craftsman - Material Legend

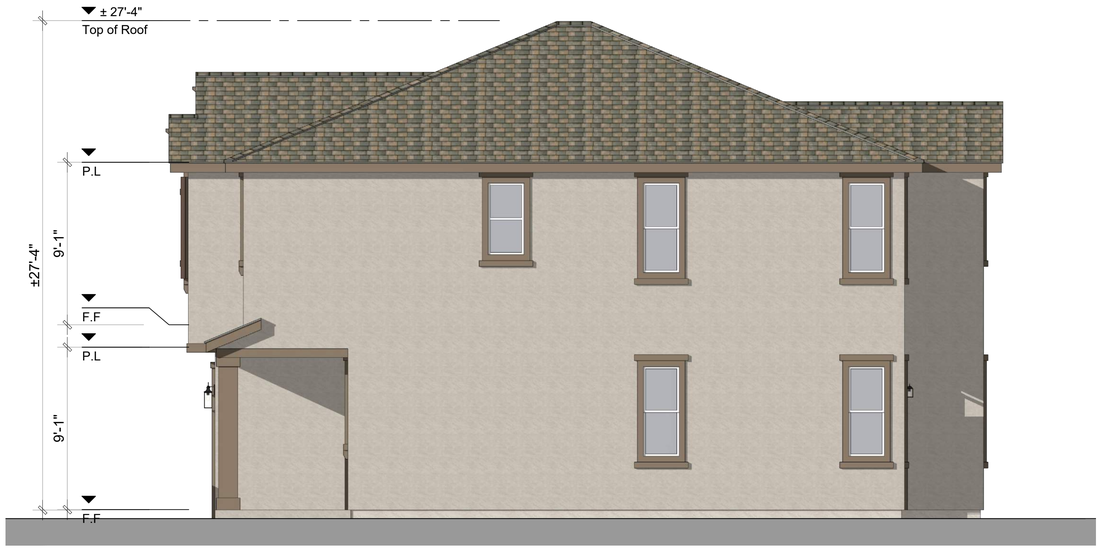
1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim



Left Elevation



Front Elevation 2B - Craftsman



Right Elevation

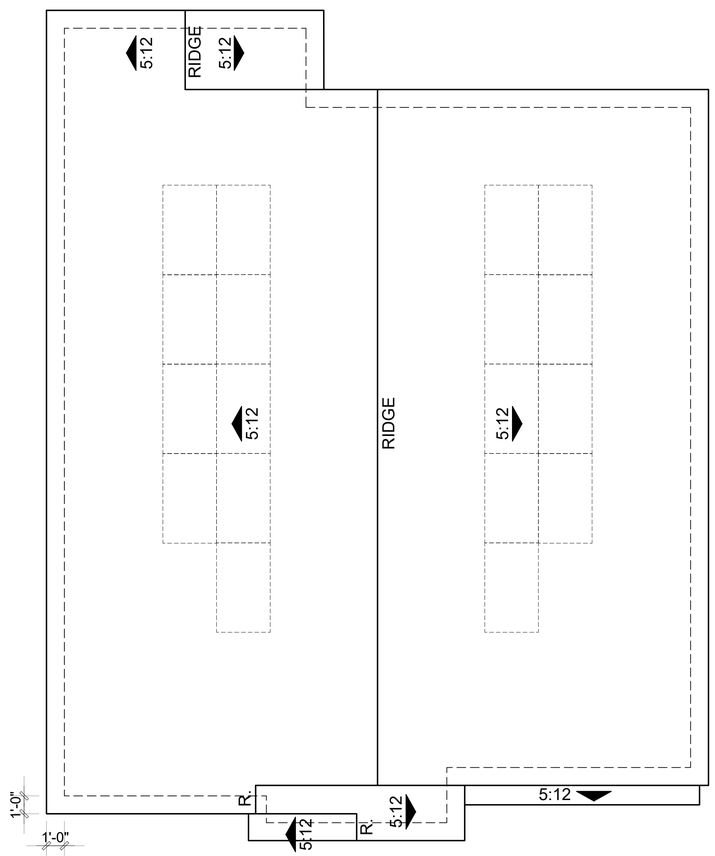
Rear Elevation

2C: Country European - Material Legend

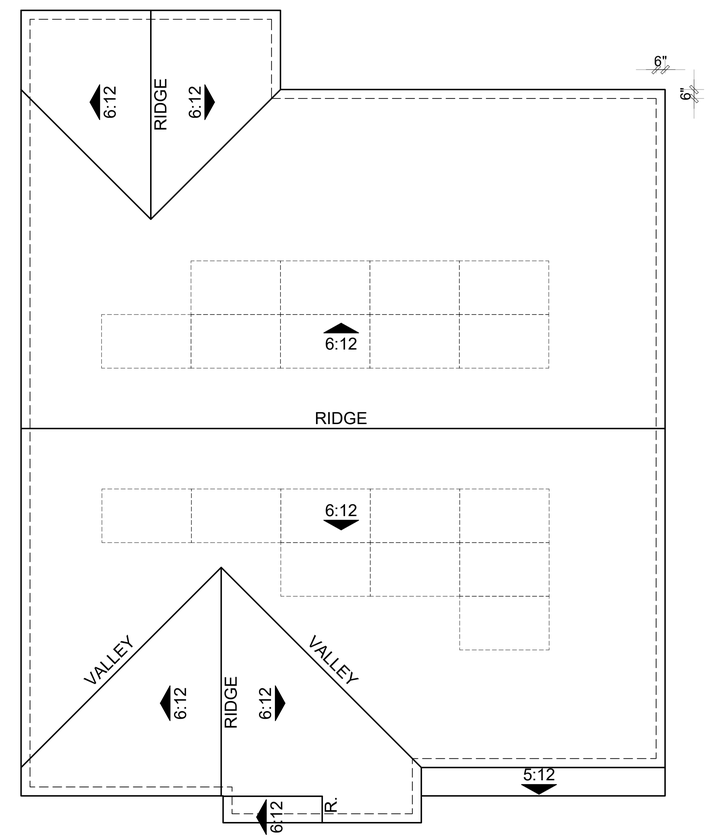
1. Composition Shingle Roofing
2. Cementitious Board and Batten Siding
3. Stucco finish
4. Stone Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 2C - Country European

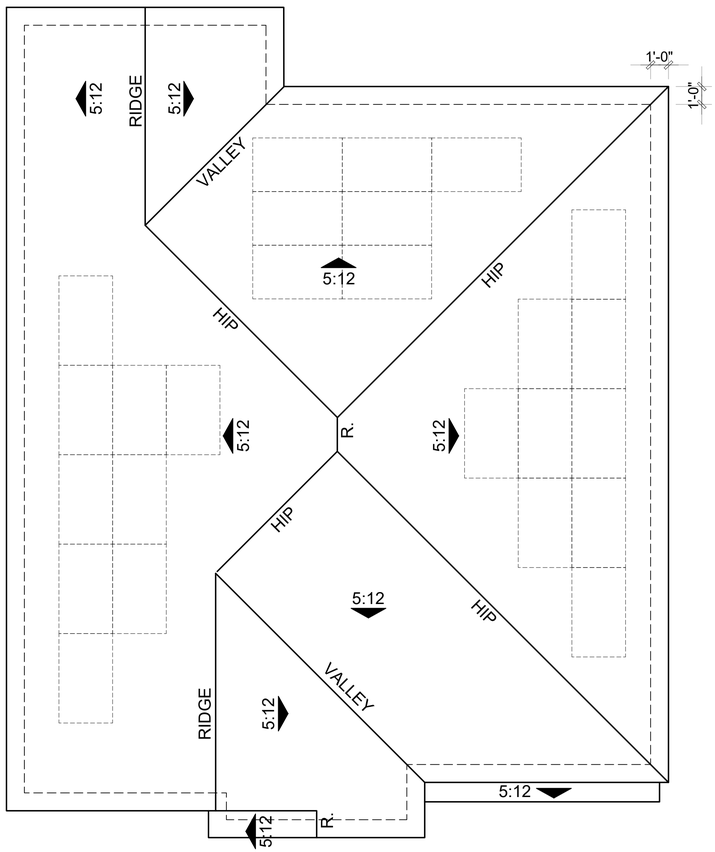


ROOF PLAN 2B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 2A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



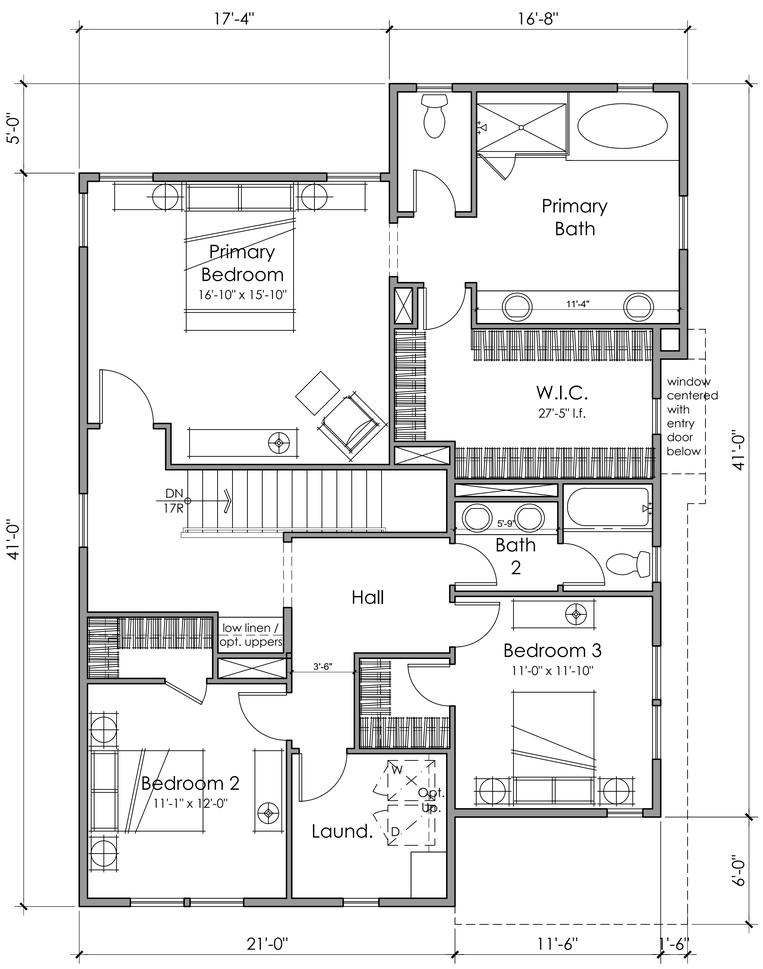
ROOF PLAN 2C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

Plan 3A - Farmhouse

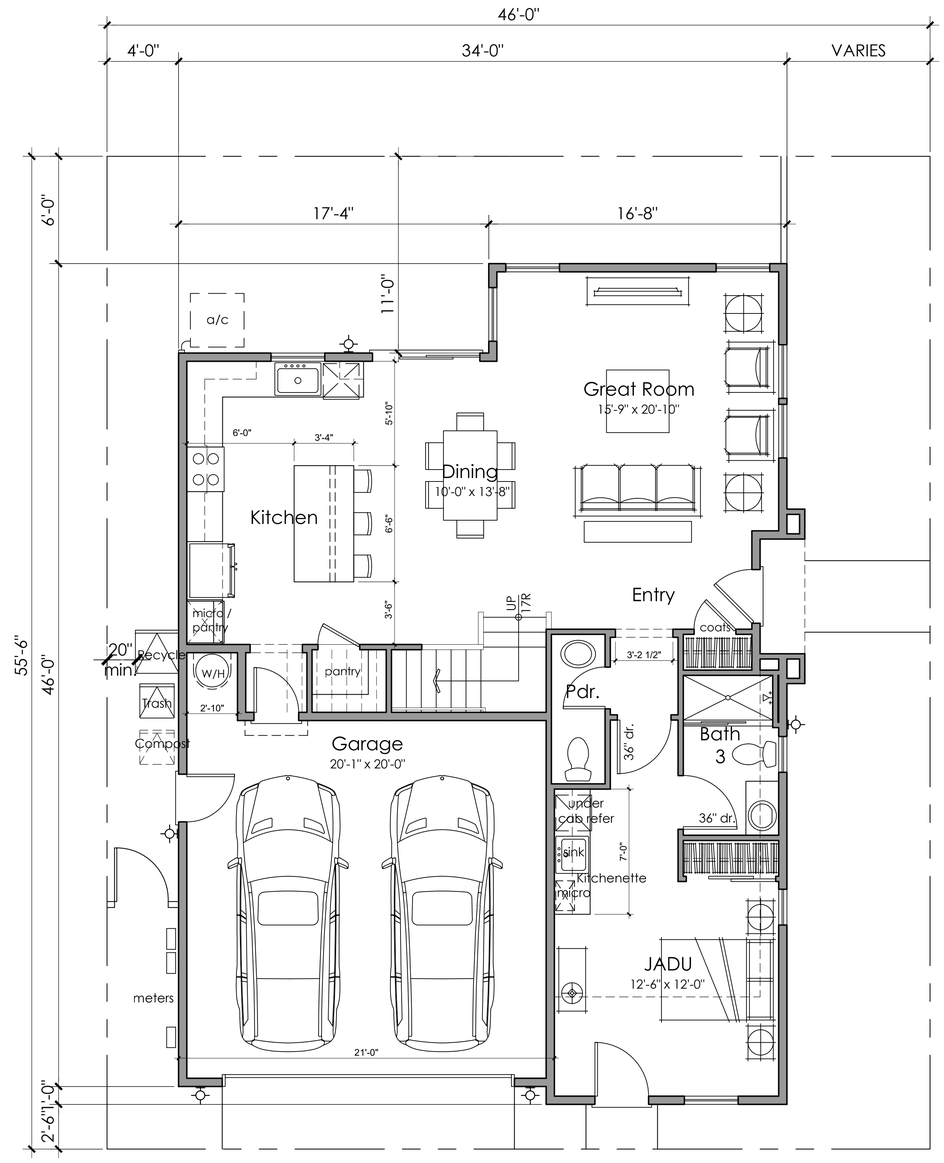
Plan 3B - Craftsman

Plan 3C - Country European



Second Floor

1341 SQ. FT.



First Floor

1048 SQ. FT.

Corner Lot, Typ.

Exterior Wall Light fixture
N3/Building 3 Entry Light at Porch Ceilings

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Brookfield Residential

N3 : SOMERSET AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

0 2 4 8

3 BEDROOMS + JADU
3.5 BATHS
2,376 S.F.

PLAN 3A
FLOOR PLANS

N3-A3.2.0

Right Elevation

Rear Elevation

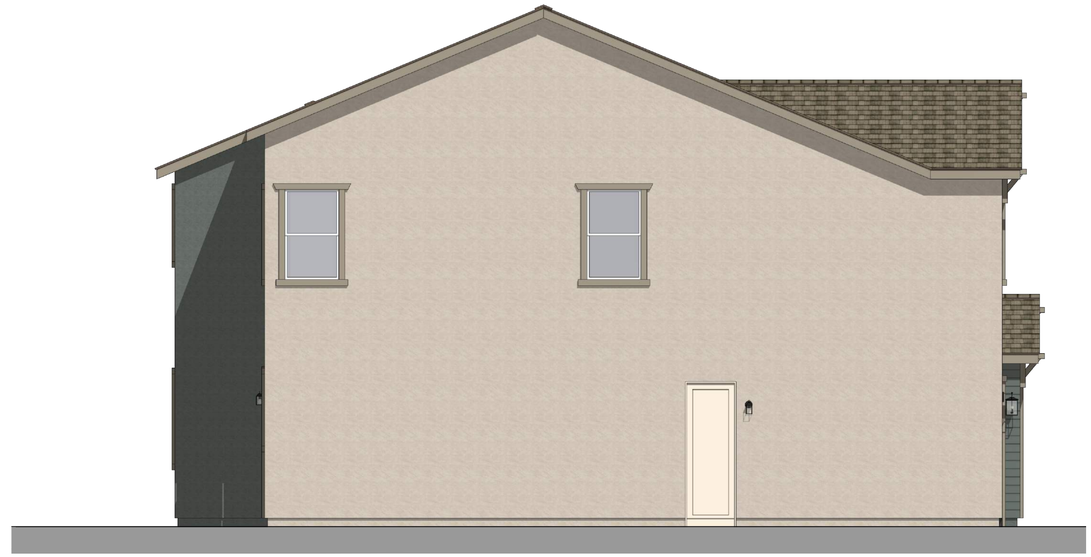
3A: Farmhouse - Material Legend

1. Composition Shingle Roofing
2. Standing Seam Roof
3. Cementitious Board and Batten Siding
4. Stucco finish
5. Awning
6. Decorative Post
7. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 3A - Farmhouse

Right Elevation



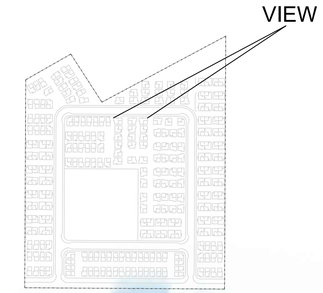
Rear Elevation

3B: Craftsman - Material Legend

1. Composition Shingle Roofing
2. Cementitious Lap Siding
3. Stucco finish
4. Brick Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 3B - Clubhouse



KEY MAP

Landscape shown for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only. See color and material boards for specific selections.

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Brookfield Residential

N3 : SOMERSET AT THE TRIWAY
TRACY, CA # 2021-1312

CONCEPTUAL PLANNING
SEPTEMBER 13, 2024

LOOP STREET PERSPECTIVE

N3-A3.1.1

Right Elevation

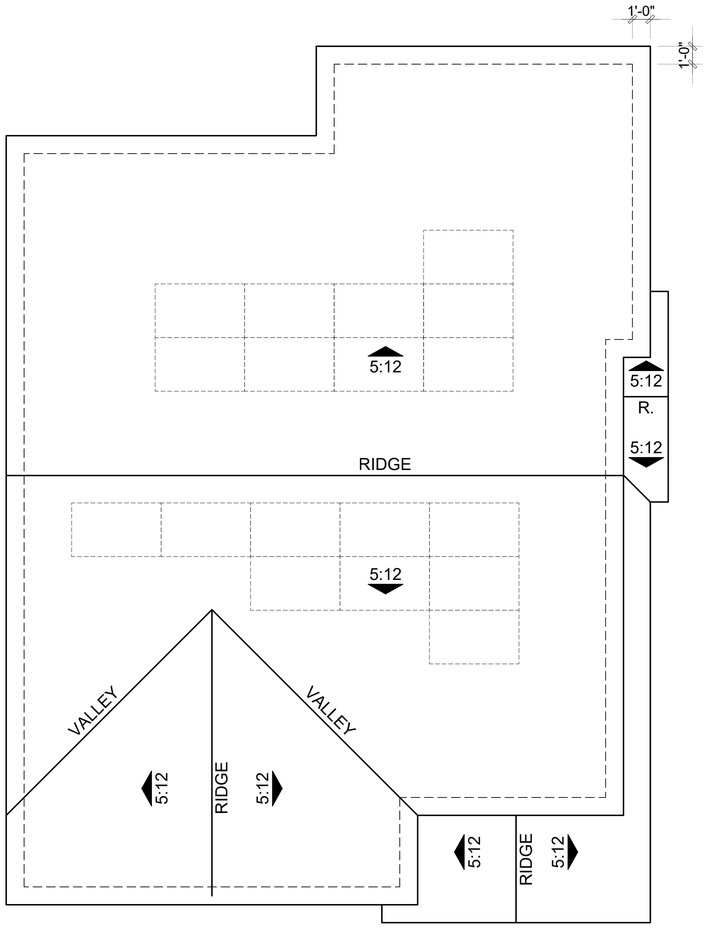
Rear Elevation

3C: Country European - Material Legend

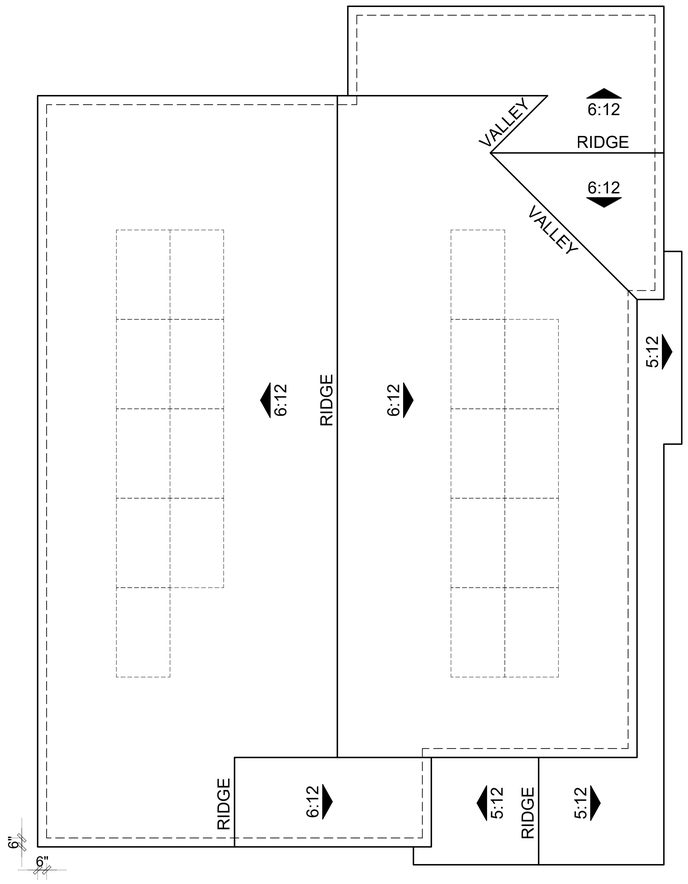
1. Composition Shingle Roofing
2. Cementitious Board and Batten Siding
3. Stucco finish
4. Stone Veneer
5. Window Shutters
6. Decorative Post
7. Decorative Gable end Detail
8. Enhanced Head and Sill Trim

Left Elevation

Front Elevation 3C - Country European

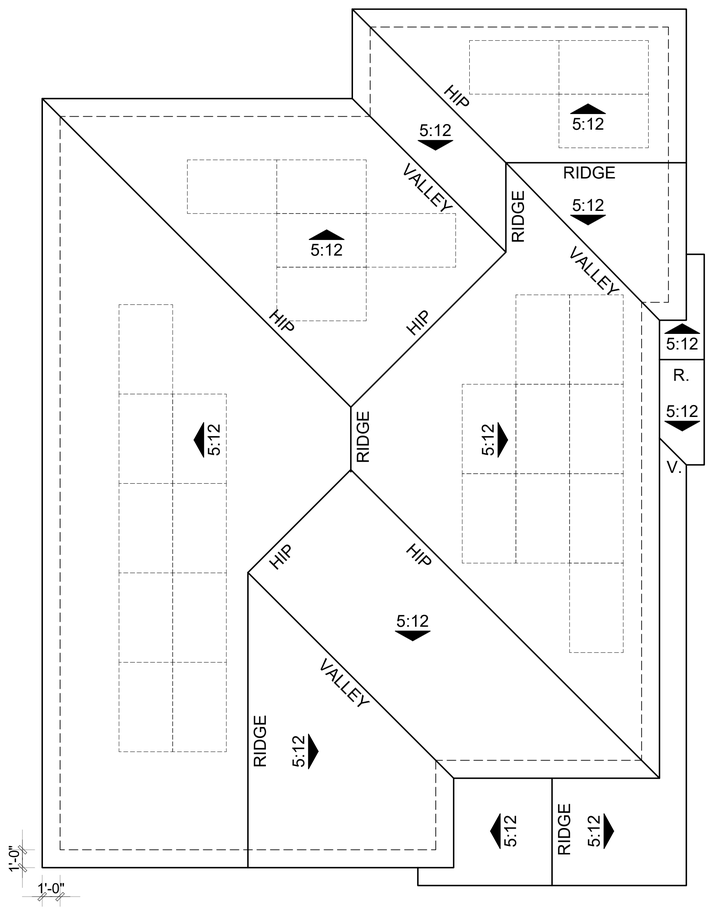


ROOF PLAN 3B
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O



ROOF PLAN 3A
OVERHANG: 6"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.



ROOF PLAN 3C
OVERHANG: 1'
RAKE: 1'
ROOF PITCH: 5:12 U.N.O

Note: Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

'A' - FARMHOUSE ELEVATIONS - FRONT LOAD

	Plan 1	Plan 2	Plan 3
ROOF MATERIAL: FLAT SLATE PROFILE	4697 SLATE RANGE	4697 SLATE RANGE	4697 SLATE RANGE
STUCCO BODY / STUCCO TRIM	SW 7636 ORIGAMI WHITE	SW 7015 REPOSE GRAY	SW 6000 SNOWFALL
BATTEN BOARD SIDING / TRIM AT SIDING	SW 7062 ROCK BOTTOM	SW 0077 CLASSIC FRENCH GRAY	SW 7664 STEELY GRAY
FASCIA / EAVES / BRACLETS / POSTS / GARAGE DOORS	SW 0077 CLASSIC FRENCH GRAY	SW 7069 IRON ORE	SW 6990 CAVIAR
ENTRY DOORS	SW 6041 OTTER	SW 7062 ROCK BOTTOM	SW 7625 MOUNT ETNA
METAL ROOF	CHARCOAL GREY	CHARCOAL GREY	CHARCOAL GREY

'B' - CRAFTSMAN ELEVATIONS - FRONT LOAD

	Plan 1	Plan 2	Plan 3
ROOF MATERIAL: FLAT SHAKE PROFILE	5687 BROWN GRAY RANGE	5687 BROWN GRAY RANGE	5687 BROWN GRAY RANGE
STUCCO BODY	SW 7643 PUSSYWILLOW	SW 7632 MODERN GRAY	SW 7036 ACCESSIBLE BEIGE
HORIZONTAL LAP SIDING	SW 6075 GARRET GRAY	SW 9168 ELEPHANT EAR	SW 7622 HOMBURG GRAY
FASCIA / EAVES / POSTS / TRIM / KNEE BRACES / GARAGE DOORS	SW 7675 SEALSKIN	SW 0038 LIBRARY PEWTER	SW 7053 ADAPTIVE SHADE
ENTRY DOORS / SHUTTERS	SW 6258 TRICORN BLACK	SW 9182 ROJO MARRON	SW 7069 IRON ORE
THIN BRICK VENEER STANDARD JOINTS	TUNDRA BRICK ASHLAND	TUNDRA BRICK IRONSIDE	TUNDRA BRICK LATIGO

'C' - COUNTRY EUROPEAN - FRONT LOAD

	Plan 1	Plan 2	Plan 3
ROOF MATERIAL: FLAT SLATE PROFILE	4602 CONCORD BLEND	4602 CONCORD BLEND	4602 CONCORD BLEND
STUCCO BODY	SW 7063 NEBULOUS WHITE	SW 1015 SKYLINE STEEL	SW 0055 LIGHT FRENCH GRAY
FASCIA / EAVES / CORBELS/ POSTS/ ALL TRIM / GARAGE DOORS	SW 7652 MINERAL DEPOSIT	SW 7040 SMOKEHOUSE	SW 7006 EXTRA WHITE
ENTRY DOORS / SHUTTERS	SW 6222 RIVERWAY	SW 6041 OTTER	SW 7069 IRON ORE
STONE VENEER DRYSTACK TIGHT FIT INSTALLATION	CLIFFSTONE WHITE BARK	STACKED STONE DAYBREAK	EUROPEAN LEDGESTONE SEACLIFF

Note: Alternative and/or similar to meet design intent may be used.

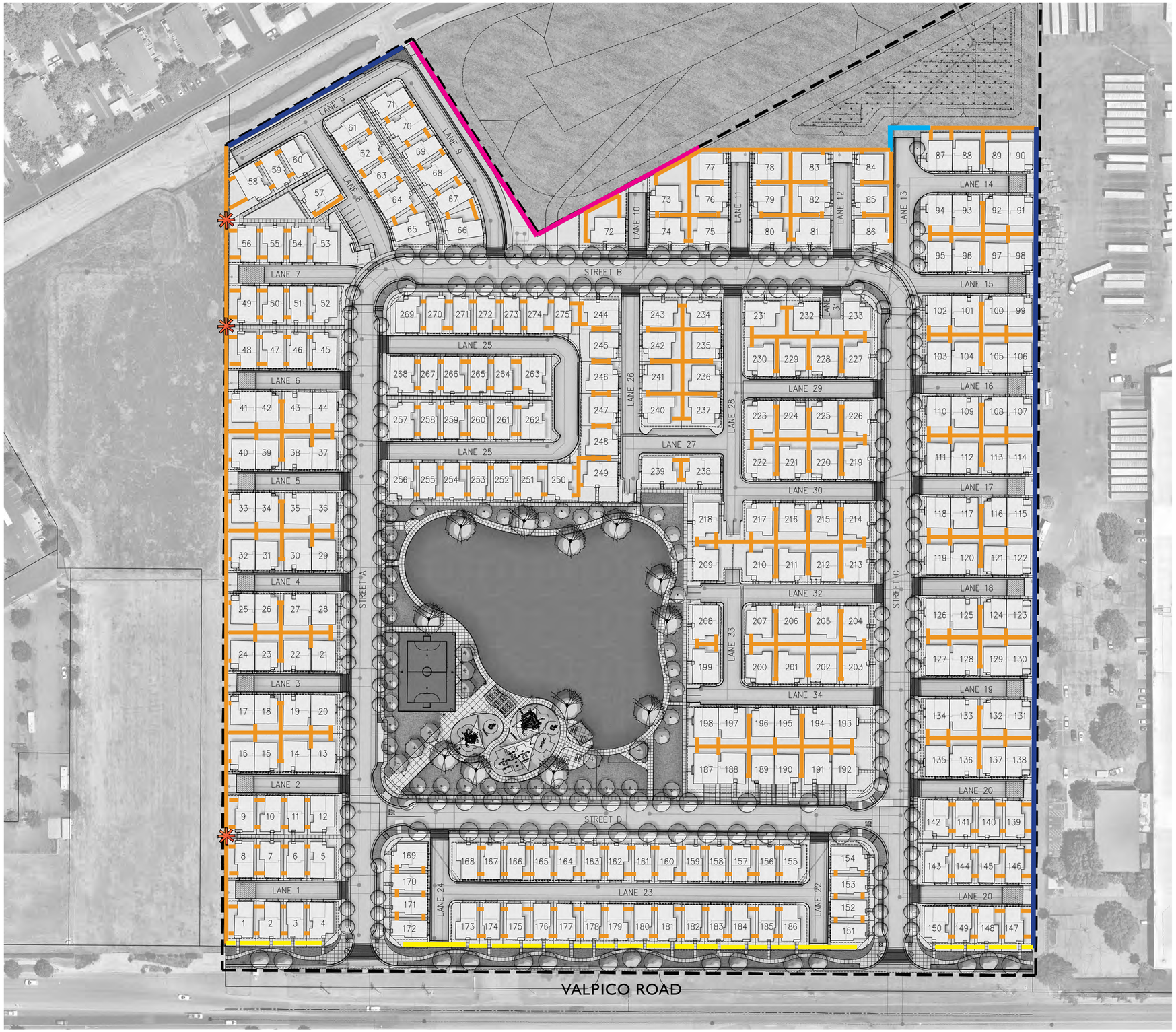
0 40' 80' 160'

GATES +ASSOCIATES

THE TRIWAY TRACY, CALIFORNIA

OVERALL CONCEPT PLAN
SEPTEMBER 2024

L-01



6'H Good Neighbor Fence

6'H Masonry Wall

42"H Pre-Cast Concrete Split Rail Fence

6'H Maintenance Gate and Fencing

Potential pedestrian access connecting the park to the adjacent property

Fencing per City Plans @ City Basin

0 30' 60' 120'

GATES +ASSOCIATES

THE TRIWAY TRACY, CALIFORNIA

OVERALL FENCING PLAN
SEPTEMBER 2024

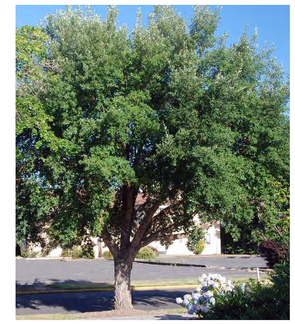
L-02

TREES

Acer rubrum 'Red Sunset'
Red Maple

Laurus nobilis
Sweet Bay Laurel

Platanus x acerifolia 'Yarwood'
London Plane Tree



Quercus suber
Cork Oak

Tilia cordata
Littleleaf Linden

Ulmus parvifolia
Lacebark Elm

Quercus virginiana
Southern Live Oak

Quercus virginiana

Ulmus parvifolia

Quercus suber

Laurus nobilis

Platanus x acerifolia 'Yarwood'

Tilia cordata

Acer rubrum 'Red Sunset'

0 30' 60' 120'

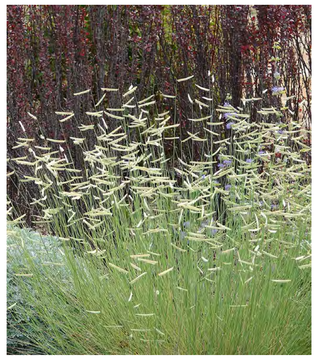
GATES +ASSOCIATES

THE TRIWAY TRACY, CALIFORNIA

OVERALL TREE PLANTING PLAN
SEPTEMBER 2024

L-03

SHRUBS

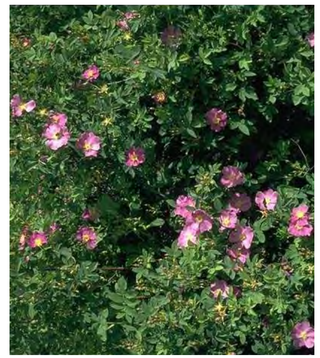


Bouteloua gracilis
Blue Grama

Epilobium canum
California Fuchsia

Eriogonum giganteum
St. Catherine Lace

Nepeta racemosa 'Walker's Low'
Walker's Low Catmint



Rosa californica 'Elsie'
California Rose

Salvia clevelandii 'Pozo Blue'
Salvia Pozo Blue

Salvia longispicata x farinacea
Mystic Spires Blue

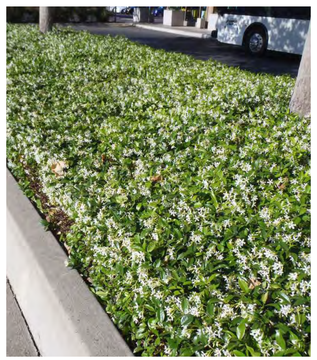
Calamagrotis x acutiflora
'Karl Foerster'

Dietes vegata
African Iris

Hesperaloe parvifolia 'Brakelights'
Brakelights Red Yucca

Westringia fruticosa 'Morning Light'
Morning Light Coast Rosemary

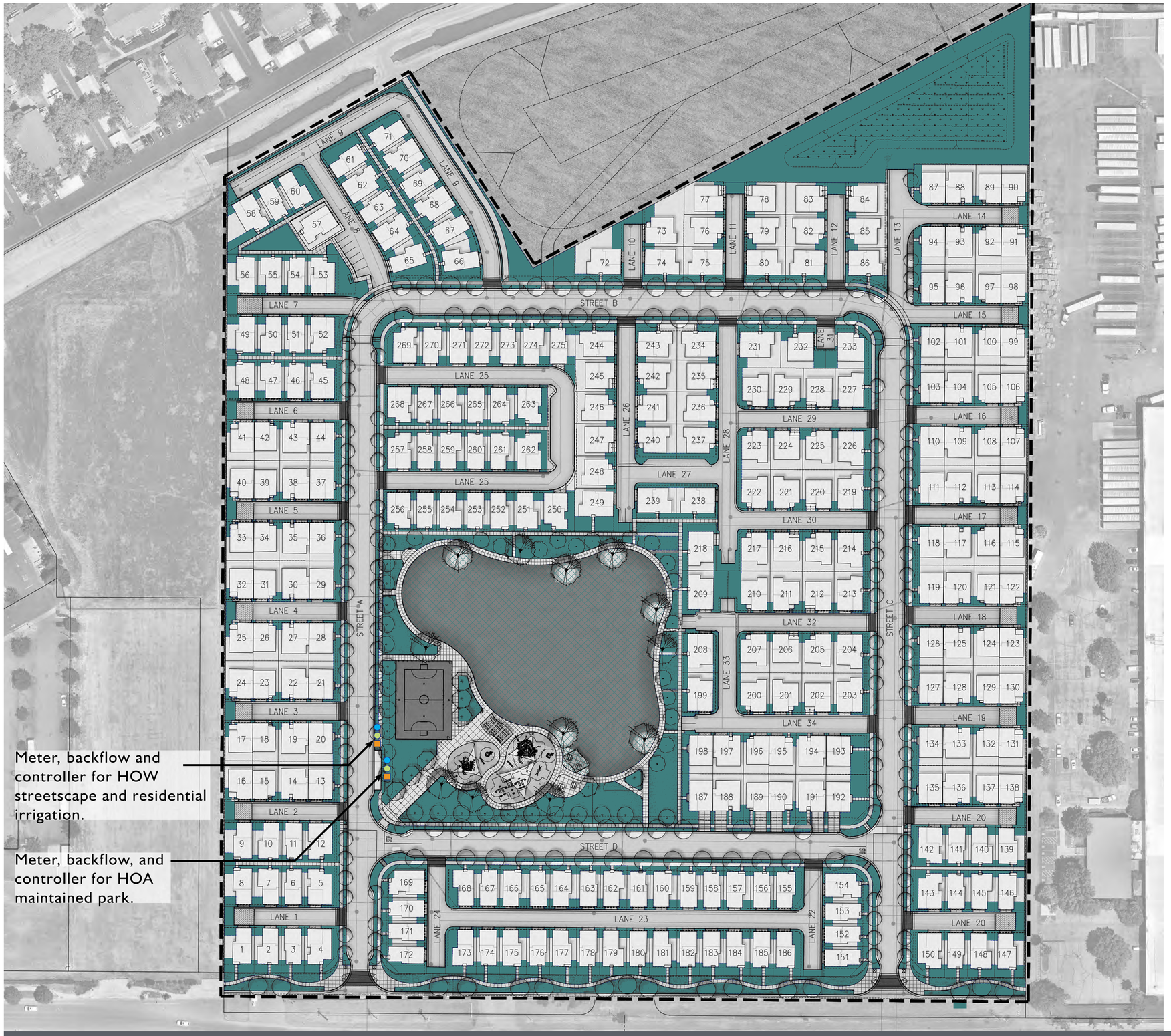
Hemerocallis 'Mini Pearl'
Mini Pearl Day Lily



Trachelospermum jasminoides
Star Jasmine

PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE	RATE OF GROWTH	SIZE IN 3-5 YEARS	TRUNK CALIPER SIZE
PARK TREES									
ARR	ACER RUBRUM 'RED SUNSET'	RED SKIN RED MAPLE	15 GAL	M (WUCOLS IV)	PER PLAN	40`W X 60`H	FAST	30'H X 30'W	0.5" - 2.0"
LAU	LAURUS NOBILIS	SWEET BAY LAUREL	15 GAL	L (WUCOLS IV)	PER PLAN	30`W X 30`H	MODERATE	8'H X 8'W	0.5" - 2.0"
PAY	PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD LONDON PLANE TREE	15 GAL	M (WUCOLS IV)	PER PLAN	60`H X 40`W	MODERATE	25'H X 20'W	0.5" - 3.0"
QUS	QUERCUS SUBER	CORK OAK	15 GAL	L (WUCOLS IV)	PER PLAN	40`W X 40`H	MODERATE	8'H X 8'W	0.5" - 2.0"
QUV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 GAL	M (WUCOLS IV)	PER PLAN	60`H X 40`W	SLOW	8'H X 8'W	0.5" - 2.0"
TIC	TILIA CORDATA	LITTLELEAF LINDEN	15 GAL	M (WUCOLS IV)	PER PLAN	40`W X 60`H	MODERATE	8'H X 8'W	0.5" - 2.0"
PRODUCTION									
TYPICAL TREES									
CAB	CARPINUS BETULUS	EUROPEAN HORNBEAM	15 GAL	M (WUCOLS IV)	PER PLAN	40`W X 60`H	MODERATE	8'H X 8'W	0.5" - 2.0"
COO	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	VL (WUCOLS IV)	PER PLAN	20`W X 20`H	MODERATE	8'H X 8'W	0.5" - 2.0"
MAG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	15 GAL	M (WUCOLS IV)	PER PLAN	60`H X 40`W	MODERATE	8'H X 8'W	0.5" - 2.0"
OLF	OLEA EUROPAEA 'FRUITLESS'	FRUITLESS OLIVE	15 GAL	VL (WUCOLS IV)	PER PLAN	25`W X 30`H	SLOW	8'H X 8'W	0.5" - 2.0"
UPL	ULMUS PARVIFOLIA	LACEBARK ELM	15 GAL	L (WUCOLS IV)	PER PLAN	40`H X 40`W	FAST	10'H X 12"W	0.5" - 3.0"
ZEM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO JAPANESE ZELKOVA	15 GAL	M (WUCOLS IV)	PER PLAN	30`H X 25`W	MODERATE	8'H X 8'W	0.5" - 2.0"
PARK SHRUBS									
BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	1 GAL	L (WUCOLS IV)	24" O.C.	2`W X 1.5`H	SLOW	1'W X 1'H	
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL	L (WUCOLS IV)	36" O.C.	3`W X 2`H	FAST	2'W X 3'H	
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS IV)	36" O.C.	3`W X 3.5`H	MODERATE	2'W X 2'H	
EH	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)	24" O.C.	2`W X 1.5`H	MODERATE	3'W X 2'H	
EG	ERIOGONUM GIGANTEUM	ST. CATHERINE'S LACE	1 GAL	L (WUCOLS IV)	48" O.C.	4`W X 4`H	SLOW	2'W X 2'H	
HP	HEMEROCALLIS X 'MINI PEARL'	MINI PEARL DAYLILY	1 GAL	M (WUCOLS IV)	18" O.C.	1.5`W X 2`H	MODERATE	1'W X 1'H	
NR	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS IV)	12" O.C.	1`W X 2`H	MODERATE	1'W X 1'H	
RE	ROSA CALIFORNICA 'ELSIE'	CALIFORNIA WILD ROSE	5 GAL	L (WUCOLS IV)	48" O.C.	4`W X 6`H	MODERATE	3'W x 5'H	
SP	SALVIA CLEVELANDII 'POZO BLUE'	POZO BLUE CLEVELAND SAGE	1 GAL	L (WUCOLS IV)	48" O.C.	4`W X 4`H	MODERATE	3'W x 5'H	
SA	SALVIA LONGISPICATA X FARINACEA	BIG BLUE SALVIA	1 GAL	L (WUCOLS IV)	24" O.C.	1.5`W X 2`H	MODERATE	1'W X 1'H	
SB	STACHYS BYZANTINA	LAMB'S EAR	1 GAL	L (WUCOLS IV)	18" O.C.	1.5`W X 1.5`H	FAST	1'W X 1'H	
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS IV)	48" O.C.	4`W X 3.5`H	MODERATE	3'W X 2.5'H	
PRODUCTION									
TYPICAL SHRUBS									
CP	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL	L (WUCOLS IV)	60" O.C.	4`W X 3`H	FAST	2.5'W X 2'H	
CO	CORREA PULCHELLA 'PINK FLAMINGO'	PINK FLAMINGO AUSTRALIAN FUCHSIA	1 GAL	L (WUCOLS IV)	36" O.C.	3`W X 3`H	MODERATE	2'W X 2'H	
DG	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	1 GAL	L (WUCOLS IV)	24" O.C.	3.5`W X 4`H	MODERATE	2'W X 2'H	
DI	DIETES IRIDIOIDES	FORTNIGHT LILY	1 GAL	L (WUCOLS IV)	24" O.C.	2`W X 3`H	MODERATE	1.5'H X 1.5'W	
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS IV)	48" O.C.	3`W X 3`H	MODERATE	1.5'H X 1.5'W	
HR	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	L (WUCOLS IV)	36" O.C.	3.5`W X 4`H	MODERATE	2'H X 2'W	
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	1 GAL	L (WUCOLS IV)	48" O.C.	4`W X 6`H	FAST	3'H X 3'W	
LS	LIGUSTRUM SINENSE 'SUNSHINE'	SUNSHINE CHINESE PRIVET	5 GAL	L (WUCOLS IV)	60" O.C.	6`W X 8`H	FAST	5'H X 5'W	
PM	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	MARGARITA BOP PENSTEMON	1 GAL	L (WUCOLS IV)	42" O.C.	2`W X 3`H	MODERATE	3'H X 3'W	
PW	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM	5 GAL	M (WUCOLS IV)	72" O.C.	6`W X 8`H	MODERATE	4'H X 4'W	
SH	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	M (WUCOLS IV)	48" O.C.	3.5`W X 4`H	MODERATE	3'H X 3'W	
TS	TRACHELOSPERMUM JASMINOIDES 'STAR'	STAR JASMINE	5 GAL	M (WUCOLS IV)	72" O.C.	6`W X 8`H	FAST	5'H X 5'W	



Low Water Use

High Water Use

Water meter

Backflow Preventer

Flow Sensor and Master Valve

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	46.3

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	TREES - M	MOD	0.5	BUBBLER	0.81	0.62	1,700	**1,049**	30,124	0.09	40.27	0%
2	TREES - L	LOW	0.3	BUBBLER	0.81	0.37	760	**281**	8,080	0.02	10.80	0%
3	MIXED SHRUB/GROUNDCOVER	HIGH	0.8	DRIP	0.81	0.99	73,891	**72,979**	2,094,928	6.43	2,800.71	21%
4	MIXED SHRUB/GROUNDCOVER	LOW	0.3	DRIP	0.81	0.37	269,337	**99,754**	2,863,551	8.79	3,828.28	78%
					TOTALS		345,688	174,064	4,996,683	15.33	6,680.06	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME										
3			1								0%
			TOTALS		0						0%

MAWA	GALLONS/YR	5,457,826
	ACRE FEET/YR	16.75
	HCF/YR	7,296.56

ETWU	GALLONS/YR	4,996,683
	ACRE FEET/YR	15.33
	HCF/YR	6,680.06

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
81.0%	0.41	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	174,064
TOTAL AREA	345,688
AVG. ETAF	50.35%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

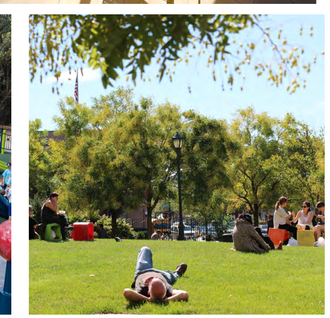
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

1. Arrival Plaza
2. Mailbox
3. 2-5 Play Area (Space Theme)
4. 5-12 Play Area (Space Theme)
5. Picnic Pavilion
6. Flex Use Multi Court with Light
7. Pedestrian Pathway
8. Street Trees
9. Open Lawn (1.6 acre)
10. Shade Trees
11. Shade Canopy
12. Bollard Light
13. Concrete Bench
14. Drinking Fountain
15. Trash Receptacle
16. Picnic Table
17. Bike Rack (6 parking spaces provided)
18. Accessible Parking
19. Park Sign (consistent with City Standards)
20. Post Top Light

- - - 42"H Decorative Fence

NOTE:
In an effort to reduce water usage and maintenance inputs, 20% minimum of all planting areas within the park will need to consist of non- irrigated landscaping such as mulch, cobble, and decomposed granite.



* Images are conceptual, designer proposed site amenities can differ in material and style

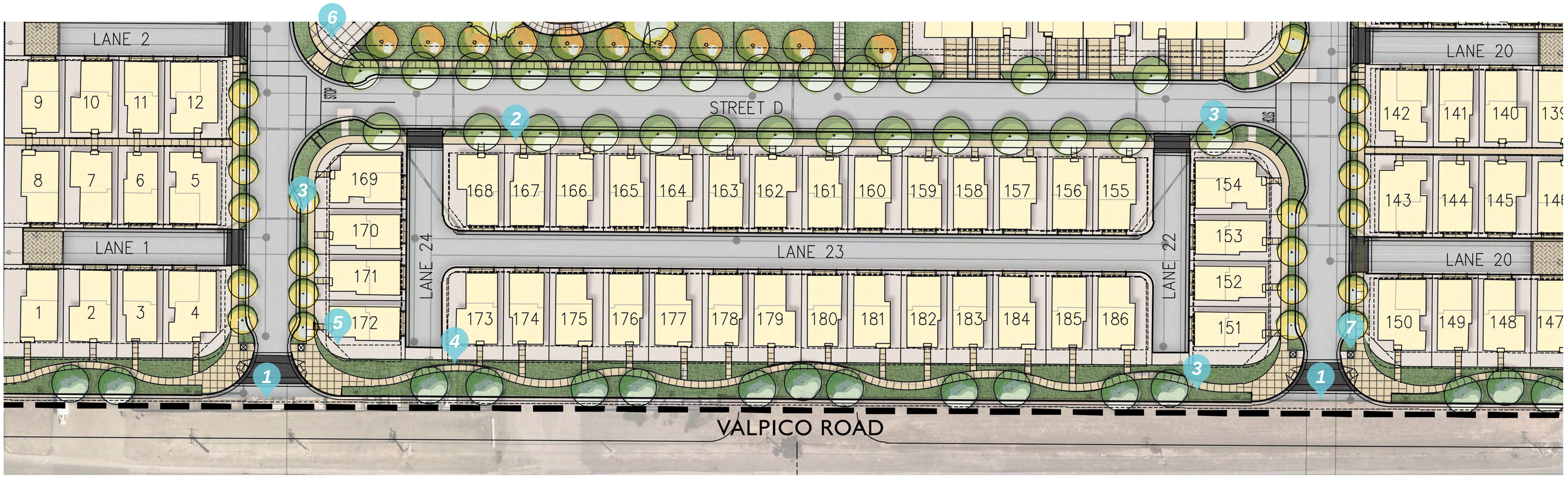
0 15' 30' 60'

GATES +ASSOCIATES

THE TRIWAY TRACY, CALIFORNIA

ENLARGED PARK CONCEPT PLAN
SEPTEMBER 2024

L-08



1. Main Entry & Exit
2. Pedestrian Sidewalk
3. Street Trees
4. Public ROW Sidewalk
5. View Triangles
6. Park Main Entry
7. Neighborhood Entry Columns

0 15' 30' 60'

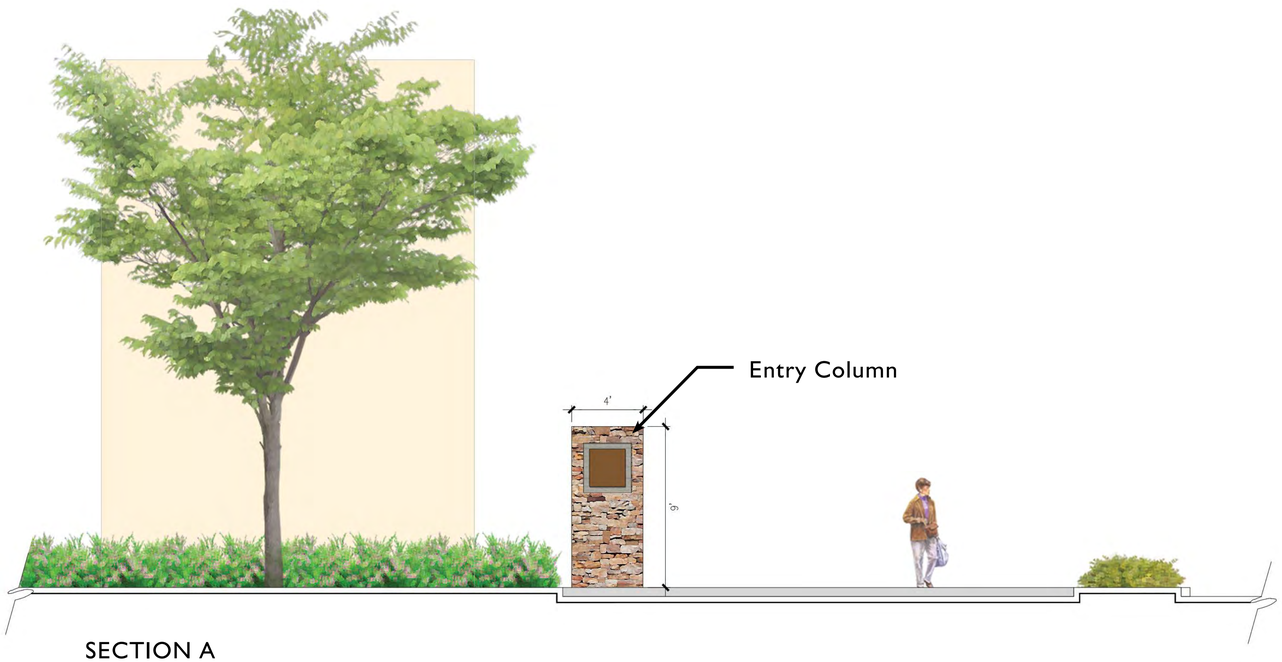
GATES +ASSOCIATES

THE TRIWAY TRACY, CALIFORNIA

ENLARGED NEIGHBORHOOD ENTRY

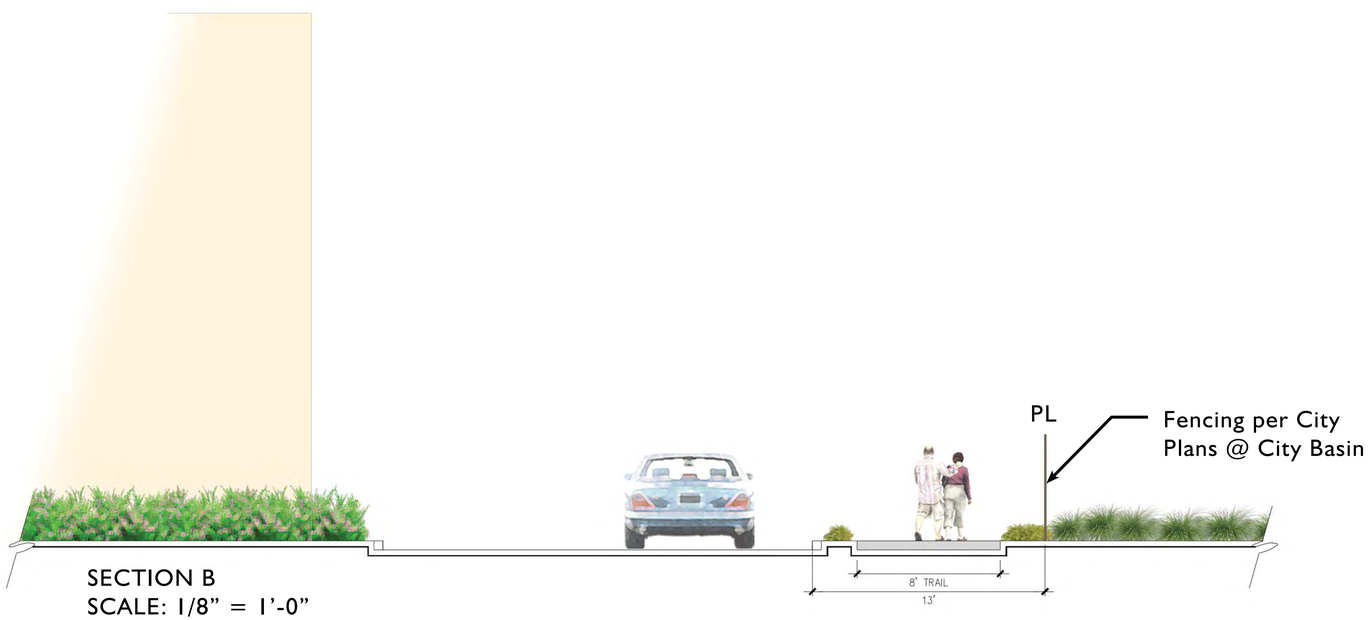
SEPTEMBER 2024

L-09

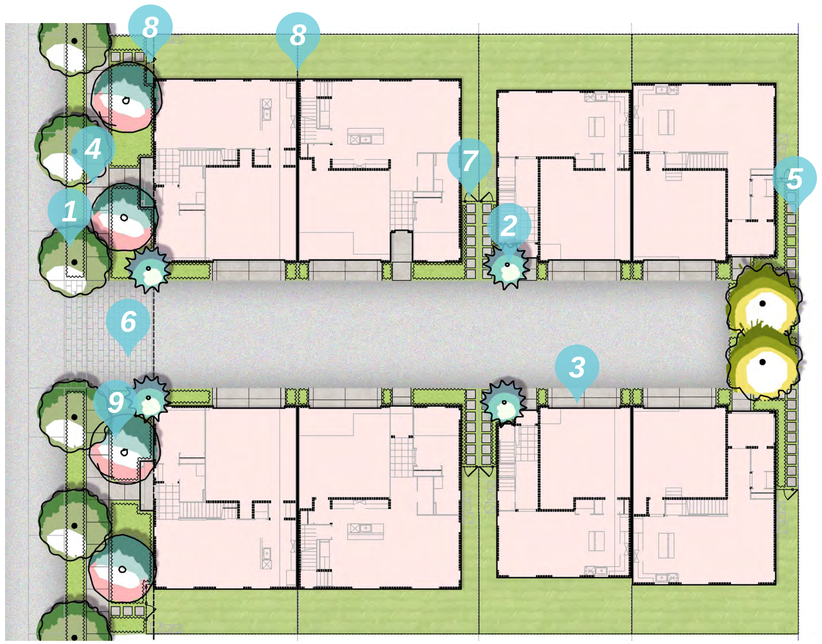


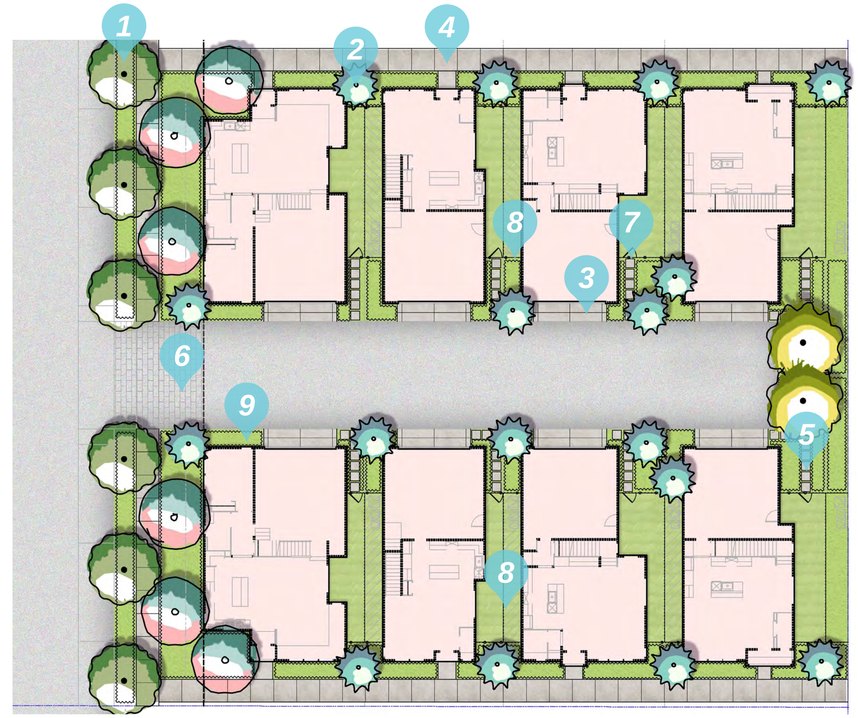
SECTION A
SCALE: 1/8" = 1'-0"

Note: Entry column for design intent and reference only. A sign permit to be obtained through development service department prior to construction and installation.

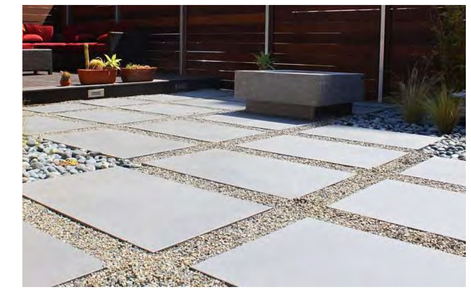


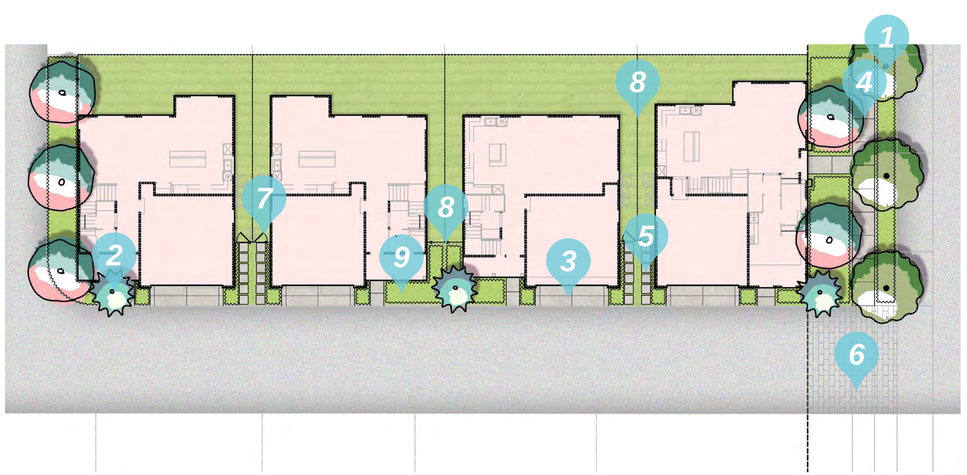
SECTION B
SCALE: 1/8" = 1'-0"





1 Street Trees
2 Accent Trees
3 Vehicular Concrete Paving
4 Pedestrian Concrete Paving
5 Stepping Stones
6 Accent Vehicular Paving
7 Pedestrian 3' W Wood Gate
8 Good Neighbor Fence
9 Planting Area





* Images are conceptual, designer proposed site amenities can differ in material and style

0 8' 16' 32'

TREES


Acer rubrum 'Red Sunset'
Red Maple


Carpinus betulus 'Fastigiata'
Pyramidal European Hornbean


Cercis occidentalis
Western Redbud

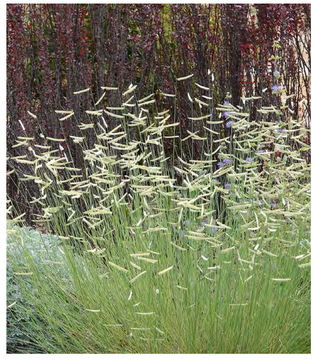

Magnolia grandiflora
Southern Magnolia


Olea europaea 'Fruitless'
Fruitless Olive


Tilia cordata
Littleleaf Linden

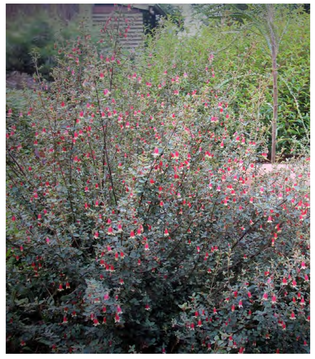

Zelkova serrata 'Musachino'
Japanese Zelkova

SHRUBS


Bouteloua gracilis 'Blue Grama'
Blue Grama

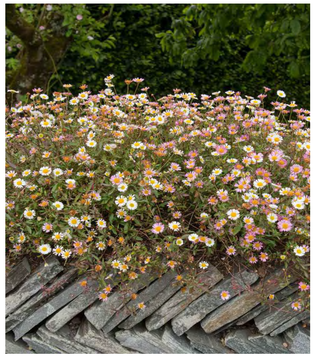

Cistus x pulverulentus 'Brillancy'
Brillancy Rockrose


Calamagrostis 'Karl Foerster'
Feather Reed Grass


Correa pulchella 'Pink Flamingo'
Australian Fuchsia


Dietes iridioides
Fortnight Lily


Dietes grandiflora 'Variegata'
Striped Fortnight Lily


Erigeron karvinskianus
Santa Barbara Daisy


Hesperaloe parvifolia 'Brakelights'
Brakelights Red Yucca


Leymus condensatus 'Canyon Prince'
Canyon Prince Wild Rye


Ligustrum sinense 'Sunshine'
'Sunshine' Ligustrum


Penstemon heterophyllus 'Maragita
Margarita BOP


Pittosporum 'Wheeler's Dwarf'
Dwarf Mock Orange


Salvia microphylla 'Hot Lips'
Hot Lips Sage


Trachelospermum jasminoides
Star Jasmine