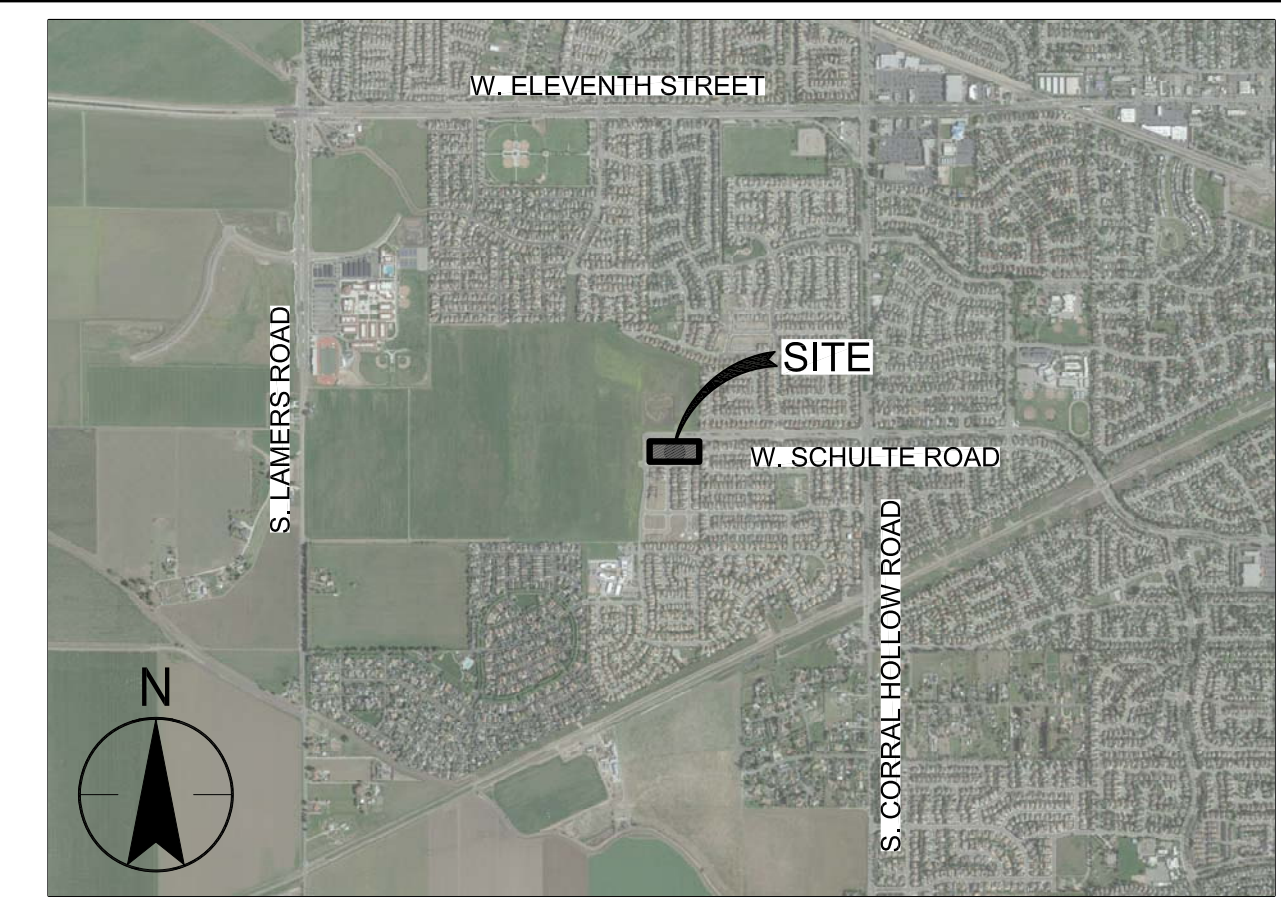


GENERAL NOTES:

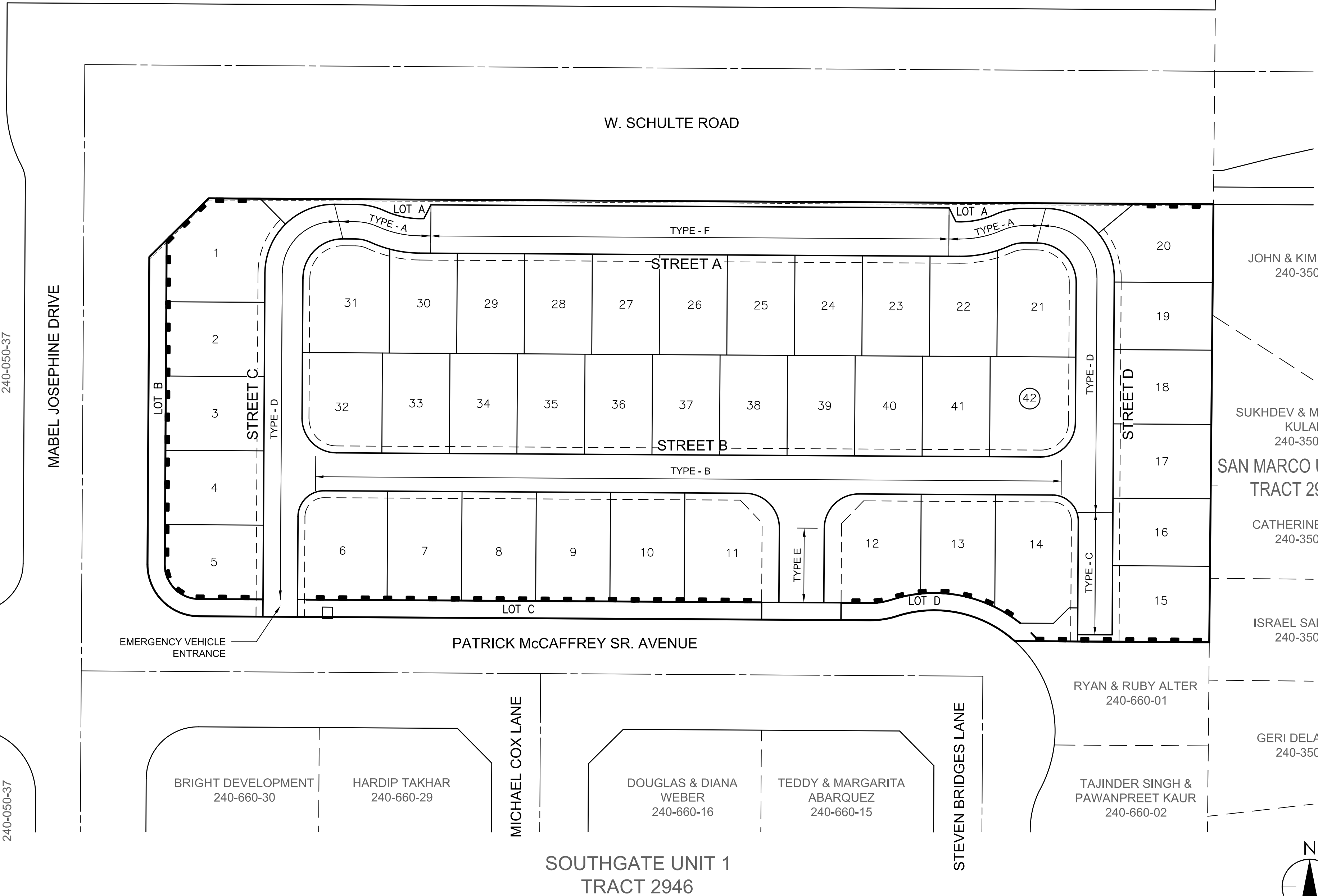
- 1.) OWNERS: POND CREEK, LLC
2.) DEVELOPER: BRIGHT HOMES
3.) PLANNING CONSULTANT: VH CONSULTING ENGINEERS
4.) PROJECT ENGINEER: VH CONSULTING ENGINEERS
5.) LANDSCAPE ARCHITECT: KLA, INC.
6.) GEOTECHNICAL: ENGEQ, INC.
7.) ARCHITECT: WHA ARCHITECTS
8.) ASSESSOR'S PARCEL NUMBER: 240-660-37
9.) EXISTING LAND USE: VACANT
10.) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
11.) EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
12.) TOTAL SITE AREA: 3.43 ACRES
13.) TOTAL NUMBER OF LOTS: 42
14.) MINIMUM LOT SIZE: 39'x56' (2,184 SF)
15.) DENSITY: 12.24 D.U./GROSS ACRE
16.) UTILITIES: DOMESTIC WATER - CITY OF TRACY
17.) STREET TREES: PER CITY OF TRACY REQUIREMENTS
18.) CONTOURS: ONE FOOT INTERVALS PER VH CONSULTING ENGINEERS
19.) RETURNS: PROPERTY LINE SNIPE RADIUS= 10', 20', 23'
20.) LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY.
21.) FIRE HYDRANTS AND ELECTROLIERS ARE TO BE DESIGNED AND LOCATED PER CITY OF TRACY STANDARDS AND SPECIFICATIONS.
22.) UTILITY SIZING, LOCATIONS, CONNECTION POINTS, STREET GRADES, PAD ELEVATIONS, AND LOT DIMENSIONS ARE PRELIMINARY ONLY AND SUBJECT TO FINAL ENGINEERING DESIGN.
23.) PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT THE RIGHT TO FILE MULTIPLE MAPS IS HEREBY RESERVED.
24.) ALL UTILITIES WILL BE PLACED UNDERGROUND WITHIN THE PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY THE CITY OF TRACY AND UTILITY COMPANIES.
25.) EXISTING BUILDINGS AND STRUCTURES ARE TO BE REMOVED PER CITY OF TRACY REQUIREMENTS.
26.) THE BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY OF THE PROPERTY PREPARED BY VH CONSULTING ENGINEERS, DATED 3/5/2018
27.) THIS PROPERTY IS NOT SUBJECT TO INUNDATION.
28.) NO EXISTING TREES ARE TO BE REMOVED.
29.) FINAL LANDSCAPE AND IRRIGATION PLANS ARE TO BE SUBMITTED ALONG WITH FINAL IMPROVEMENT PLANS.
30.) SUBDIVISION SIGNAGE PER CITY OF TRACY REQUIREMENTS. MAP.
31.) PRIVATE STREET RIGHT-OF-WAYS VARY FROM 20'-28' WIDE UNLESS OTHERWISE NOTED. MINOR DEVIATION WILL BE PROCESSED WITH THE CITY OF TRACY FOR RIGHT-OF-WAYS. SEE TYPICAL STREET SECTIONS ON SHEET 2.
32.) DESIGN CRITERIA: ELBOW P/L RADIUS = 40'
33.) BASIS OF BEARINGS: BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE CITY OF TRACY MODIFIED GRID. A LINE BETWEEN CITY OF TRACY MONUMENTS NO.GRS-16 AND NO. GRS-17, BEARS NORTH 00°18'08" EAST, AS CALCULATED FROM RESULTS PUBLISHED BY ASSOCIATED CONSULTANTS GROUP INC. ON FILE IN THE OFFICE OF CITY OF TRACY PUBLIC WORKS DEPARTMENT WAS USED AS THE BASIS OF BEARING SHOWN HEREON. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
34.) DEVELOPMENT MAY BE PHASED. PARCEL MAPS MAY BE FILED FOR REASONS OF LAND SALE. PARCEL LINES WILL BE CONSISTENT WITH THIS TENTATIVE
35.) STORM WATER TREATMENT VAULT FILTER SYSTEM WILL BE MAINTAINED PRIVATELY BY THE HOME OWNERS ASSOCIATION.

VESTING TENTATIVE SUBDIVISION MAP
TRACT NO. 3996
SOUTHGATE - LOT A
APN: 240-660-37
W. SCHULTE ROAD
TRACY, CALIFORNIA

POND CREEK, LLC
240-050-37



VICINITY MAP
N.T.S.



SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes Cover Sheet, Detail Sheet, Tentative Map, and Topography Map.

LEGEND

Legend table listing symbols for project boundary, existing contours, sewer lines, water lines, fire hydrants, manholes, retaining walls, etc.

CITY ENGINEER'S CERTIFICATE

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

PLANNING COMMISSION FILING CERTIFICATE

TENTATIVE MAP FILED THIS DAY OF 201 IN THE OFFICE OF THE TRACY PLANNING COMMISSION, TRACY, CALIFORNIA.

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF TRACY RECOMMENDED THIS TENTATIVE MAP BE CONDITIONALLY APPROVED ON BY RESOLUTION No. AND THAT ON THE CITY COUNCIL CONDITIONALLY APPROVED THIS MAP BY RESOLUTION No.

SECRETARY PLANNING COMMISSION

DIRECTOR DEVELOPMENT & ENGINEERING SERVICES

CITY COUNCIL CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF TRACY HAS CONDITIONALLY APPROVED THIS TENTATIVE MAP ON BY RESOLUTION No.

CITY CLERK

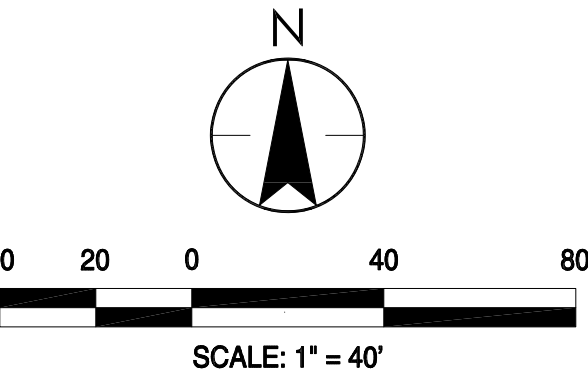
ENGINEERS STATEMENT

THIS MAP WAS PREPARED BY VH CONSULTING ENGINEERS UNDER MY DIRECTION.

CHRIS T. VIERRA R.C.E. C-70054
LICENSE EXPIRATION DATE: 9-30-18

ABBREVIATIONS

Table with 6 columns: Abbreviation and Description. Lists symbols for aggregate base, asphalt concrete, fire hydrant, etc.



CITY OF TRACY logo and contact information.

TRACY logo with slogan 'Think Inside the Triangle'.

Professional Engineer Seal for Robert Armao, State of California, License No. 10000.

W&A Consulting Engineers logo and contact information.

Table for sheet revisions with columns for No., Date, and Description.

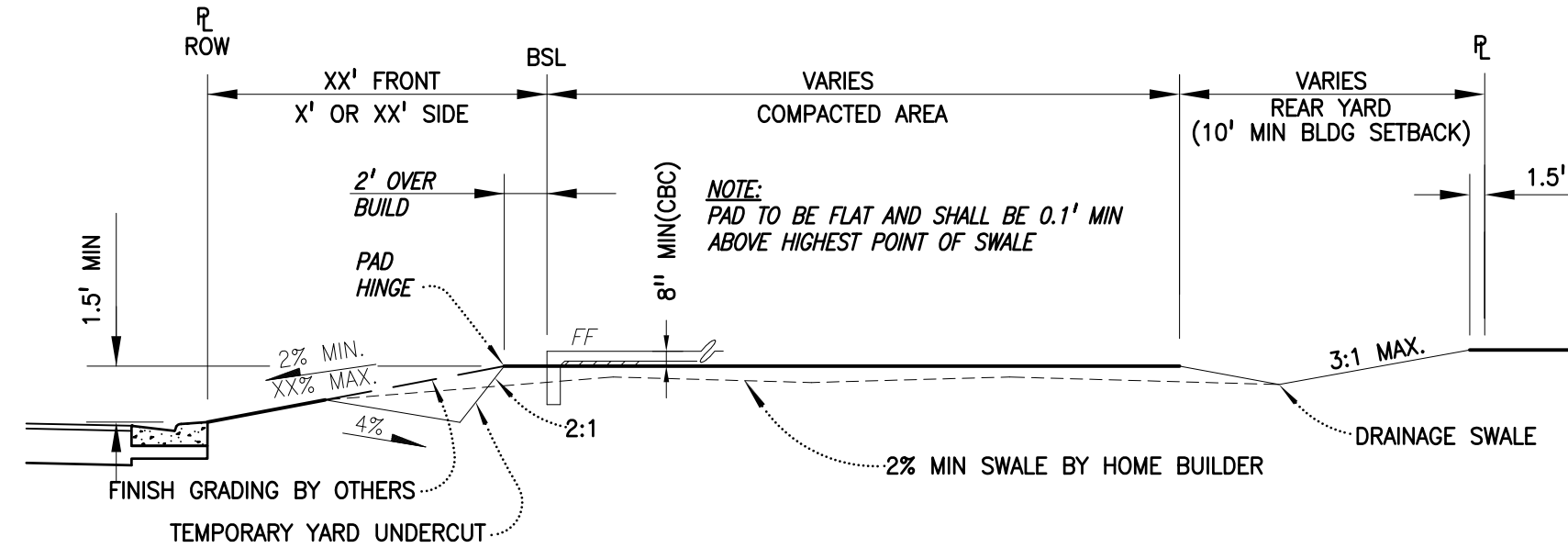
Table for sheet design and drawing information with columns for By, Date, and Scale.

Cover sheet information including 'COVER SHEET', 'SOUTHGATE LOT A', and 'TRACY, CALIFORNIA'.

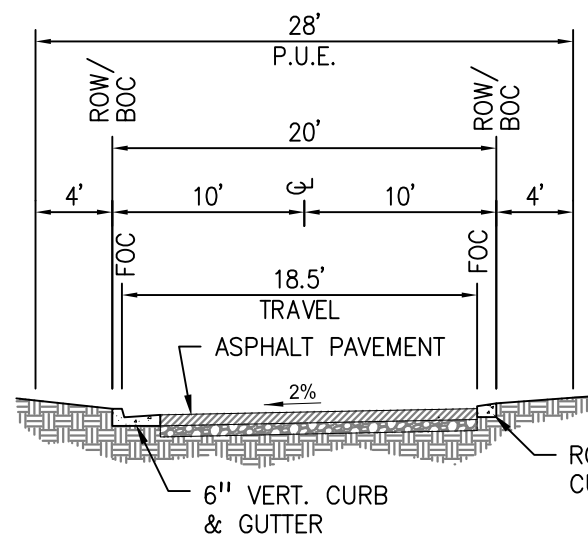
Sheet number '1' and 'OF 5 SHEETS'.



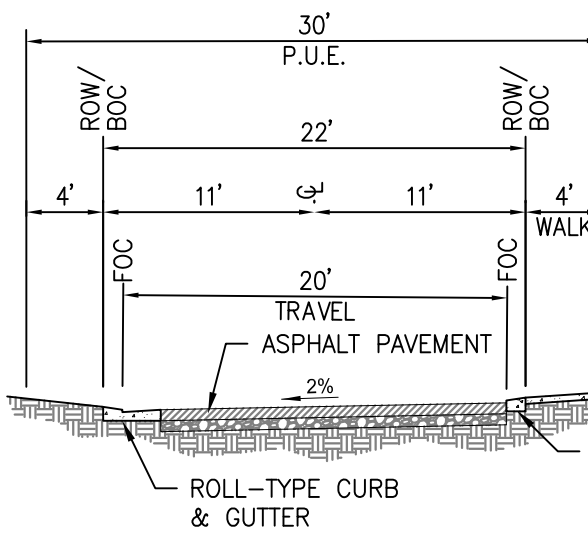




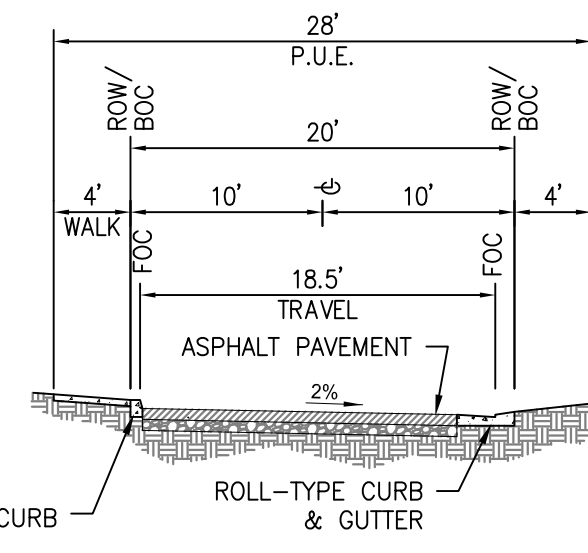
**TYPICAL LOT SECTION**  
A  
3 NOT TO SCALE



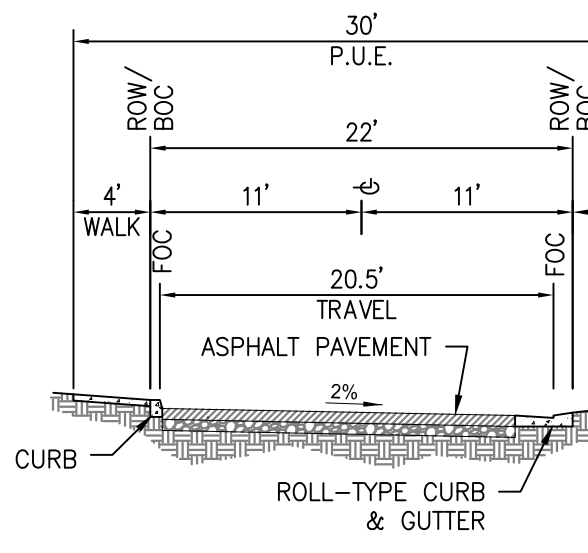
**20' R.O.W. TYPE A CROSS SECTION (PRIVATE)**  
SCALE: 1"=10'



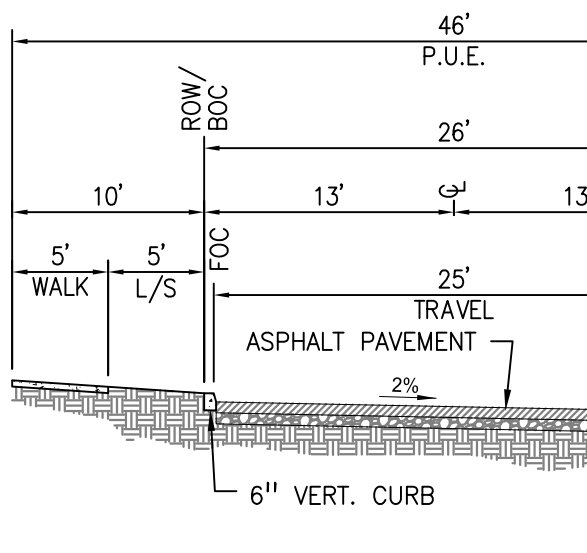
**22' R.O.W. TYPE B CROSS SECTION (PRIVATE)**  
SCALE: 1"=10'



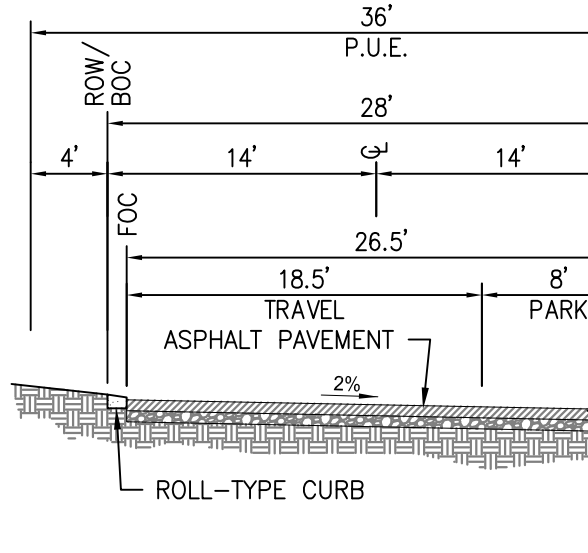
**20' R.O.W. TYPE C CROSS SECTION (PRIVATE)**  
SCALE: 1"=10'



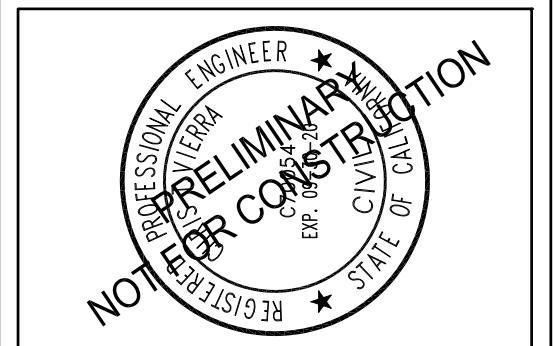
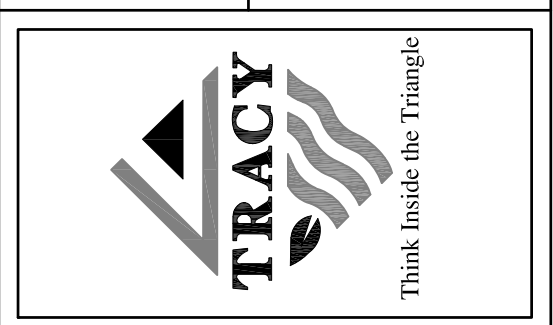
**22' R.O.W. TYPE D CROSS SECTION (PRIVATE)**  
SCALE: 1"=10'



**28' R.O.W. TYPE E CROSS SECTION (PRIVATE)**  
SCALE: 1"=10'



**28' R.O.W. TYPE F CROSS SECTION (PRIVATE)**  
SCALE: 1"=10'



W&E ENGINEERS  
430 10th Street  
Modesto, CA 95354  
Tel: 209.528.4778  
Fax: 209.528.4779  
The Contractor shall verify and be responsible for all dimensions. DO NOT SCALE DIMENSIONS.  
W&E, without liability, retains all rights in all designs and drawings on the property of any other party that authorized use of the same for any project. This drawing shall not be used for construction until it is approved, revised, and sealed by the Engineer.

No.	DATE	Description	Appd.

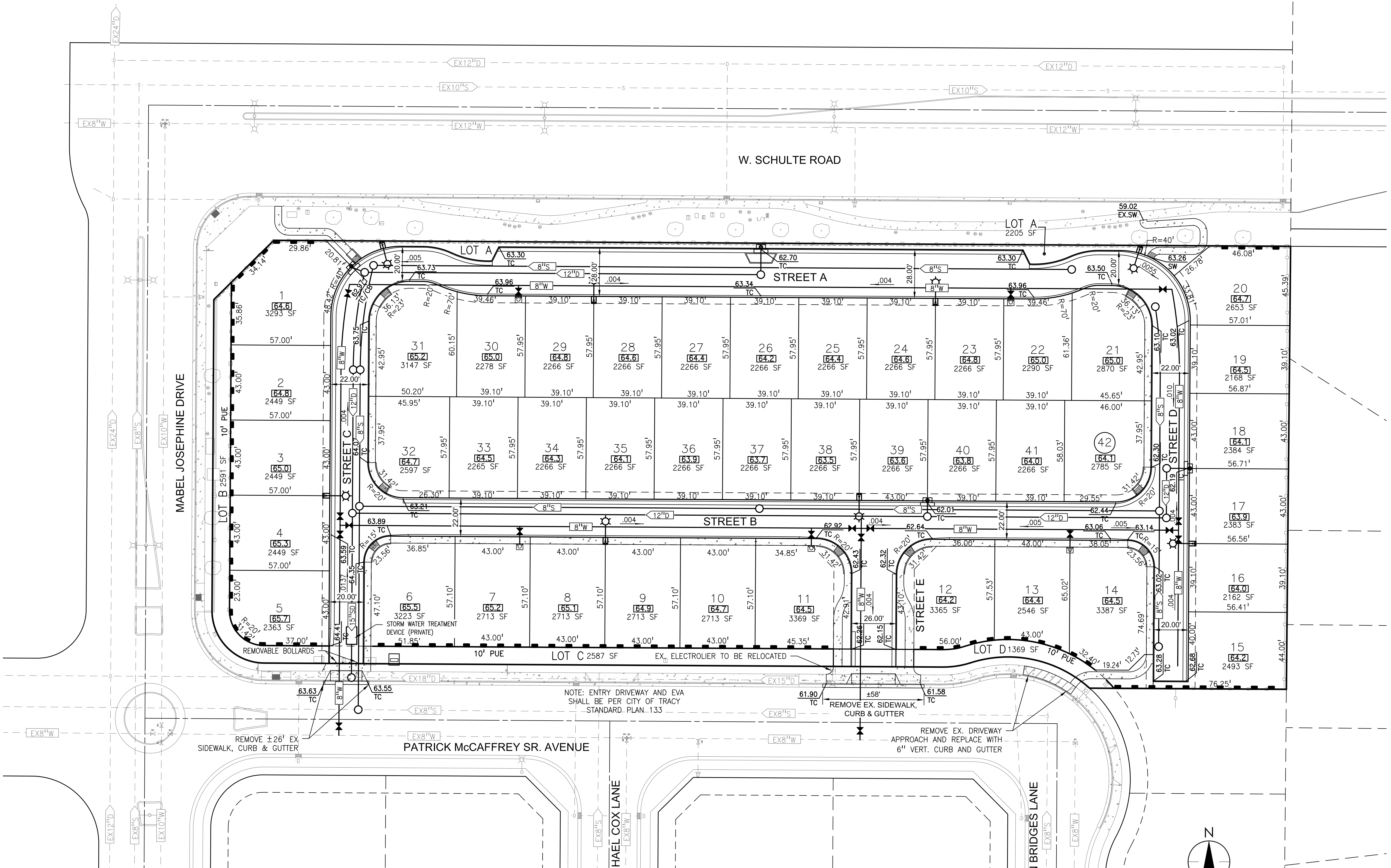
DESIGNED BY: AR	DRAWN BY: AR	CHECKED BY: CTV/CB	DATE: 3/11/19	SCALE: AS SHOWN
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**DETAIL SHEET**  
VESTING TENTATIVE SUBDIVISION MAP TRACT NO. \_\_\_\_\_  
**SOUTHGATE LOT A**  
TRACY, CALIFORNIA



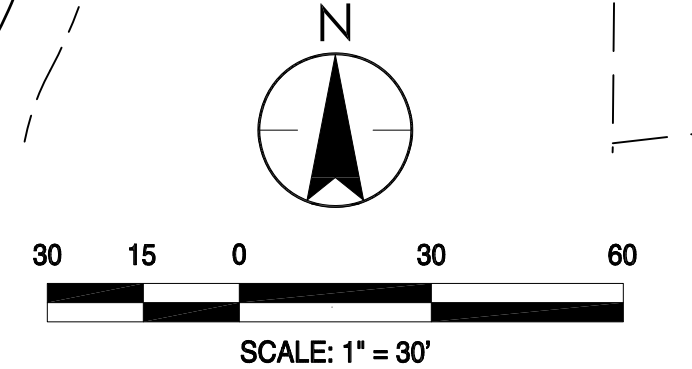
2019.03/15 1:30 AM C:\Users\Bob\OneDrive\Documents\10120500\10120500.dwg ORIGINAL SHEET - ARCH D





**STREET CHART**

NAME	JURISDICTION
STREET A	PRIVATE
STREET B	PRIVATE
STREET C	PRIVATE
STREET D	PRIVATE
STREET E	PRIVATE
W. SCHULTE ROAD	CITY OF TRACY
MABEL JOSEPHINE DRIVE	CITY OF TRACY
PATRICK McCAFFREY SR. AVE.	CITY OF TRACY



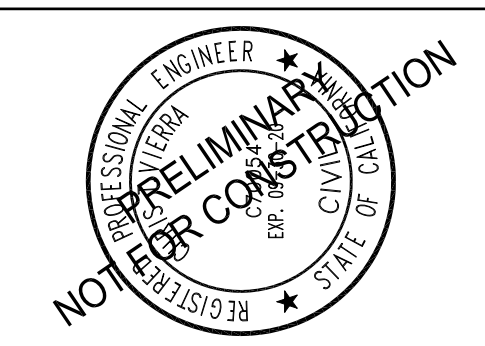
NOTE: ENTRY DRIVEWAY AND EVA SHALL BE PER CITY OF TRACY STANDARD PLAN 133

EX. ELECTROLIER TO BE RELOCATED

REMOVE EX. SIDEWALK, CURB & GUTTER

REMOVE EX. DRIVEWAY APPROACH AND REPLACE WITH 6" VERT. CURB AND GUTTER

2019/03/15 1:35:44 M. S. S. City of Tracy, California  
 W:\10125000\civil\trac\map\_10125000.dwg



**W&B ENGINEERS**

430 10th Street  
 Modesto, CA 95354  
 Phone: 209.526.4479  
 Fax: 209.526.4478

The Contractor shall verify and be responsible for all dimensions. We warrant that the information provided herein is true and correct to the best of our knowledge and belief. We are not responsible for any errors or omissions in the plans or drawings. This drawing shall not be used for construction without the written consent of the Engineer. This drawing shall not be used for construction without the written consent of the Engineer.

No.	DATE	DESCRIPTION	BY	APPROVED

DESIGNED BY:	AR
DRAWN BY:	AR
CHECKED BY:	CTV/CB
DATE:	3/11/19
SCALE:	AS SHOWN

**TENTATIVE MAP**

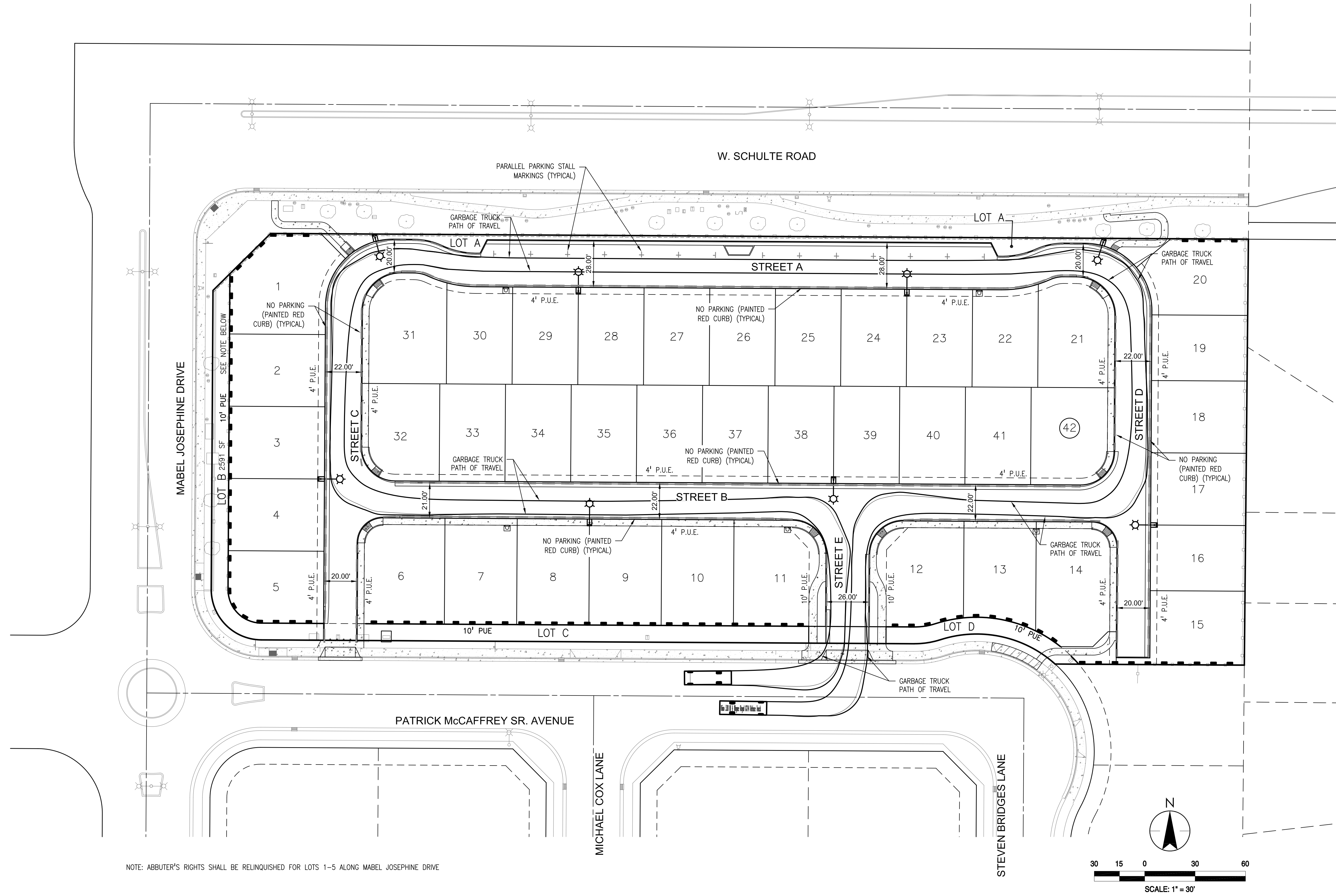
VESTING TENTATIVE SUBDIVISION MAP TRACT NO.

**SOUTHGATE LOT A**

TRACY, CALIFORNIA





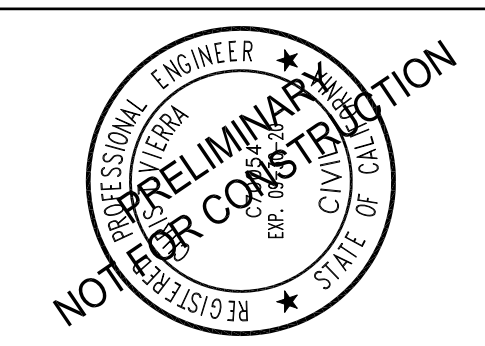
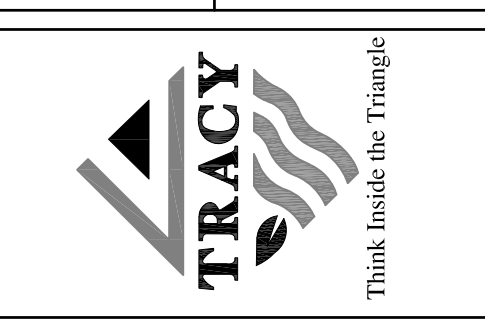


NOTE: ABUTTER'S RIGHTS SHALL BE RELINQUISHED FOR LOTS 1-5 ALONG MABEL JOSEPHINE DRIVE

CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE EVALUATOR OF THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE INFORMATION PROVIDED.

ROBERT ARMUO CITY ENGINEER DATE



**W&J** ENGINEERS  
 4301 Old Soquel  
 Modesto, CA 95354  
 Tel: 209.568.4479  
 Fax: 209.568.4479

The contractor shall verify and be responsible for all dimensions. The City Engineer's review is limited to the technical aspects of the plans and does not constitute an endorsement of the project or a guarantee of the information provided. This drawing shall not be used for construction without the approval of the City Engineer.

No.	DATE	DESCRIPTION	APPROVED

DESIGNED BY: AR	CHECKED BY: CTV/CB
DRAWN BY: AR	DATE: 3/11/19
SCALE: AS SHOWN	

TENTATIVE MAP

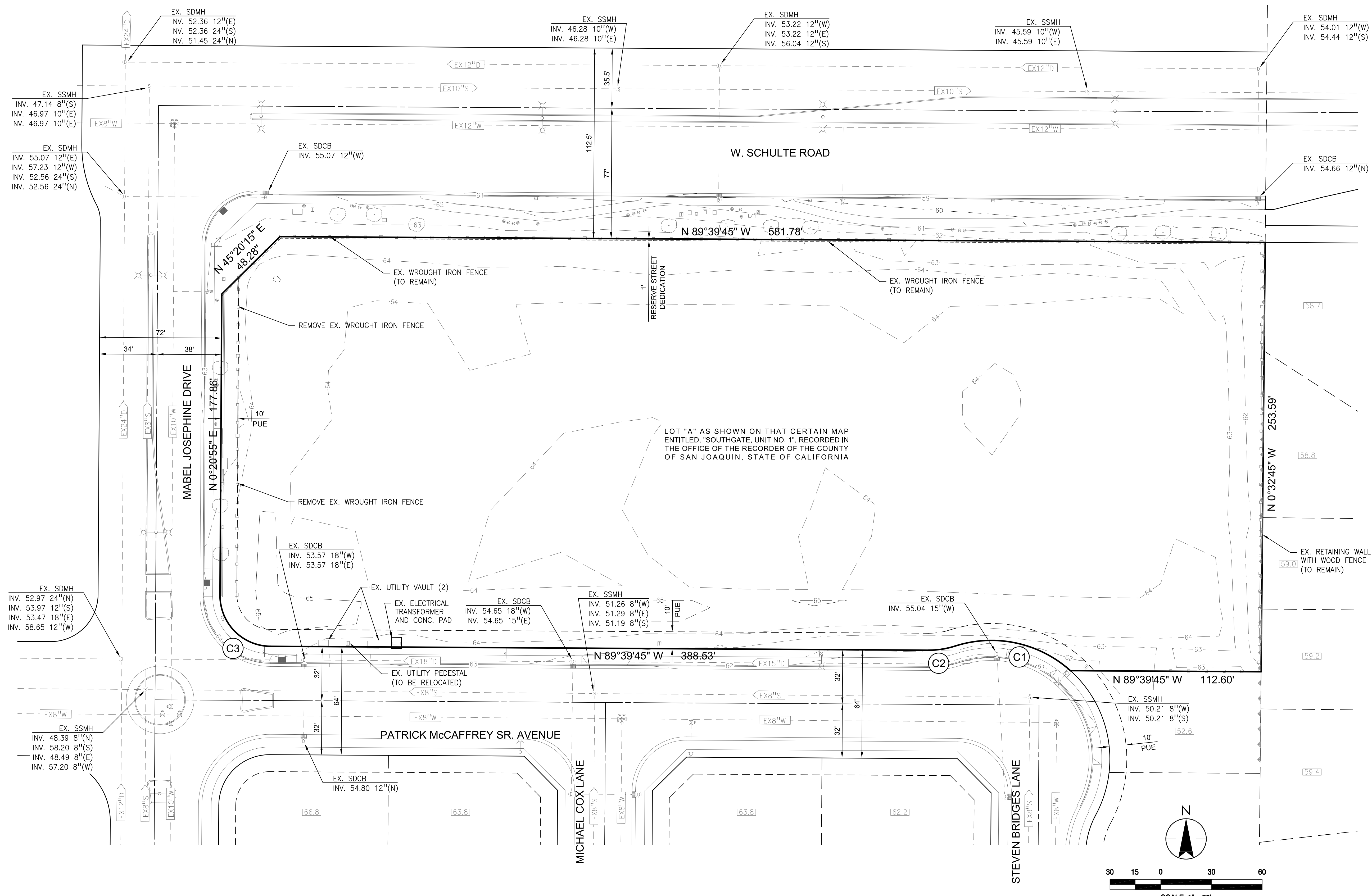
VESTING TENTATIVE SUBDIVISION MAP TRACT NO. \_\_\_\_\_

**SOUTHGATE LOT A**

TRACY, CALIFORNIA





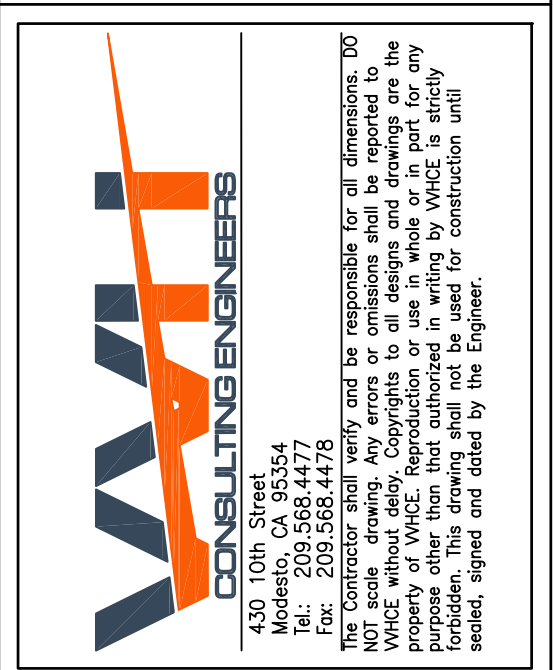
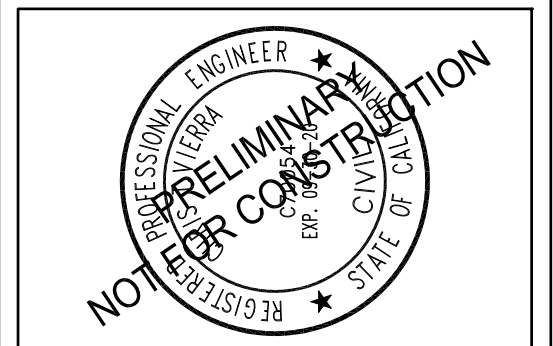
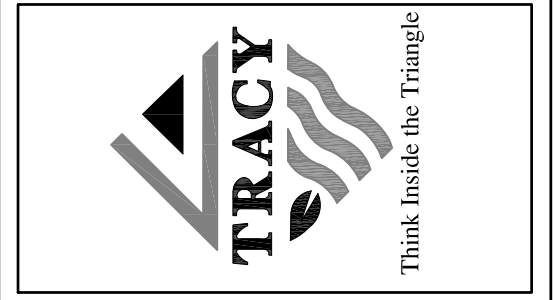


- (C1)  $\Delta$  59°42'51" R= 70.00' L= 72.96'
- (C2)  $\Delta$  18°11'42" R= 50.00' L= 15.88'
- (C3)  $\Delta$  90°00'00" R= 30.00' L= 47.12'



CITY OF TRACY

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SUBMITTED HEREON. APPROVED FOR THE CITY OF TRACY: ROBERT ARMADO, CITY ENGINEER, DATE: \_\_\_\_\_



No.	DATE	DESCRIPTION	APPROVED

DESIGNED BY: AR	CHECKED BY: CTV/CB
DRAWN BY: AR	DATE: 3/11/19
SCALE: AS SHOWN	AS SHOWN

TOPOGRAPHY MAP

VESTING TENTATIVE SUBDIVISION MAP TRACT NO. \_\_\_\_\_

**SOUTHGATE LOT A**

TRACY, CALIFORNIA

SHEET 5 OF 5 SHEETS