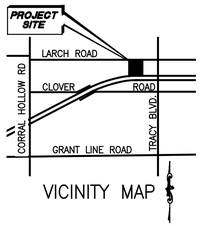
TENTATIVE PARCEL MAP

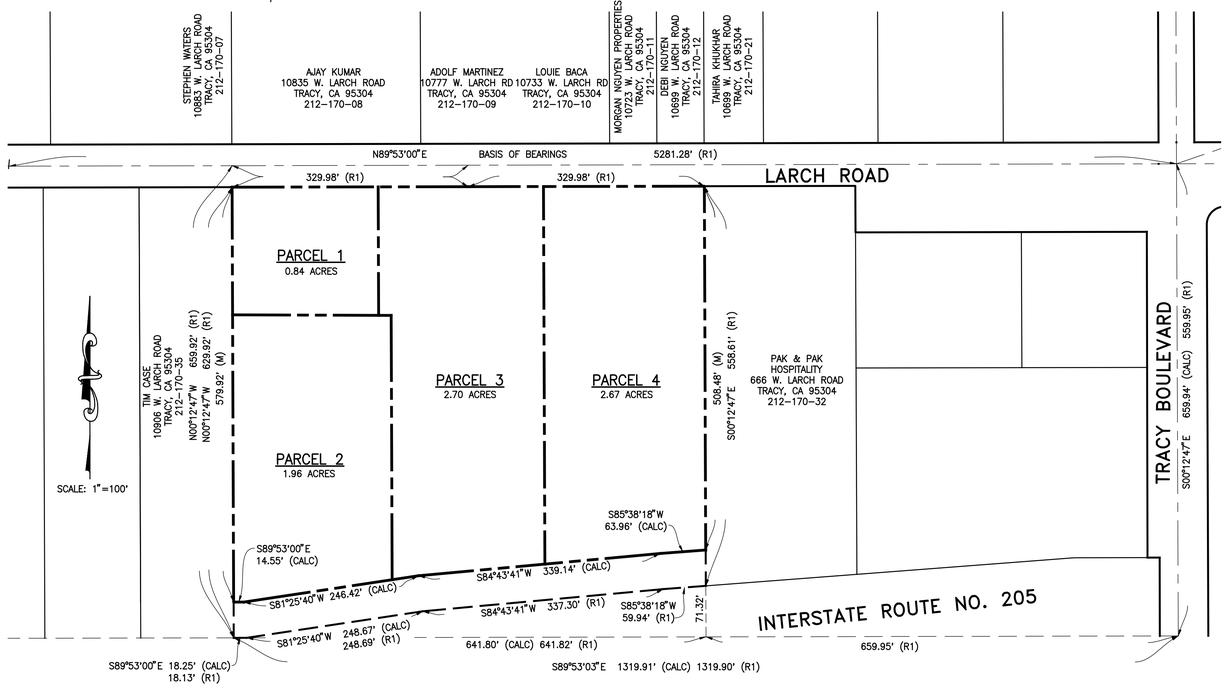
BEING A PORTION OF THE NORTH ONE-HALF OF LOT 18, BLOCK 15 OF "TRACY GARDEN FARMS" FILED IN VOLUME 8 OF MAPS & PLATS, PAGE 1, S.J.C.R, RANCHO EL PESCADERO

CITY OF TRACY
SAN JOAQUIN COUNTY, CALIFORNIA
JULY 2022

Schack & Company, Inc.
Professional Design Group



VICINITY MAP



GENERAL NOTES

1. OWNERS: BYRON B. ALVAREZ AND CHRISTINE VEZIES, TRUSTEES
   421 W. 11TH STREET
   TRACY, CA 95376
2. CIVIL ENGINEER: SCHACK & COMPANY, INC.
   P.O. BOX 339
   TRACY, CALIFORNIA 95378
   (209) 835-2178
3. PROPERTY ADDRESS: 10722 & 10792 W. LARCH ROAD
   TRACY, CALIFORNIA 95304
4. ASSESSOR'S PARCEL NO: 212-170-33 & 34
5. EXISTING LAND USE: VACANT LAND
6. EXISTING GENERAL PLAN: COMMERCIAL
   EXISTING ZONING: CRS
7. LAND AREA:
   EXISTING: 9.17 AC GROSS
   8.17 AC NET
   PROPOSED: 0.84 AC (PARCEL 1)
   1.96 AC (PARCEL 2)
   2.70 AC (PARCEL 3)
   2.67 AC (PARCEL 4)
8. NUMBER OF PARCELS: FOUR
9. UTILITIES:
   WATER: CITY
   SEWER: CITY
   STORM: CITY
   GAS & ELECTRIC: PG&E
   TELEPHONE: AT&T
   CABLE: COMCAST
10. LOT DIMENSIONS ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN.
11. THIS PROPERTY IS NOT SUBJECT TO INUNDATION FROM THE 100 YEAR FLOOD.
12. BASIS OF BEARINGS: THE LINE BEARING N89°53'00"E FOR THE CENTERLINE OF LARCH ROAD, AS SHOWN ON RECORD OF SURVEY 39-146, SAN JOAQUIN COUNTY RECORDS.
13. LEGEND:
    APPROX APPROXIMATE
    (E) EXISTING
    (M) MEASURED
    (R1) R.S. 39-146, S.J.C.R.
    S.J.C.R. SAN JOAQUIN COUNTY RECORDS

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 IT BECOMES NECESSARY TO DEVIATE FROM THE APPROVED PLANS, SUCH DEVIATIONS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ANY DEVIATIONS FROM THE CITY OF TRACY OR THESE PLANS, THE CITY ENGINEER MAY REQUIRE THE DEVELOPER TO REMOVE OR CORRECT ANY WORK NOT CONSTRUCTED IN 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

ROBERT ARMIJO, P.E. CITY ENGINEER DATE:

TRACY Think Inside the Triangle

REGISTERED PROFESSIONAL ENGINEER DAN R. SCHACK No. 58 CIVIL STATE OF CALIFORNIA
PRELIMINARY - NOT APPROVED

Schack & Company, Inc.
Professional Design Group
1835 Central Avenue, Tracy, California 95376
(209) 835-2178 Fax (209) 835-2184
schack@schackandcompany.com

JOB NO: 20.045 DATE: 07/08/22

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

DESIGNED BY: DW
DRAWN BY: DW
CHECKED BY: DW
SCALE: 1" = 100'

Alvarez
10722 & 10792 W. LARCH RD.
TRACY, CA 95304
APNs 212-170-33 & 34

DRAWING RELEASE

	DESCRIPTION	DATE
■	PRELIMINARY PLANS	07/08/22
	INITIAL PLAN REVIEW	
	ADDITIONAL PLAN REVIEW	
	PERMIT READY	
	FINAL CONSTRUCTION	

SHEET
1
OF 1 SHEETS