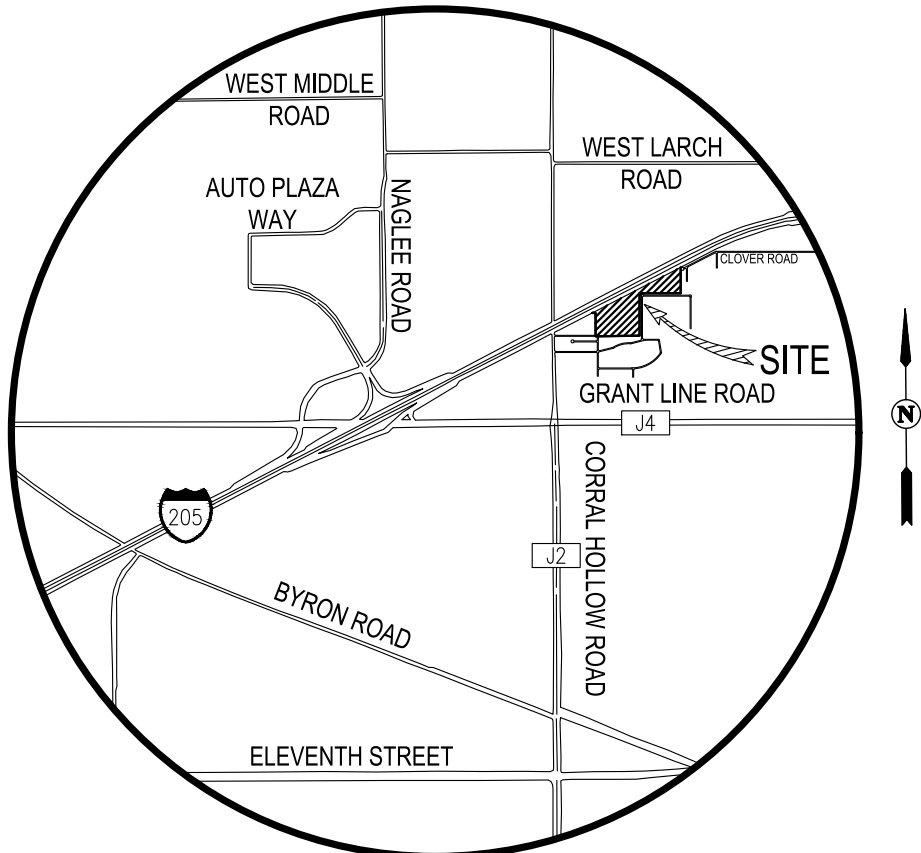
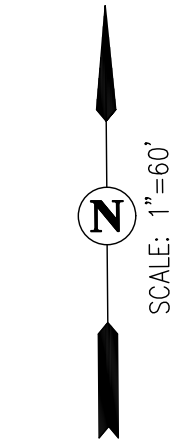
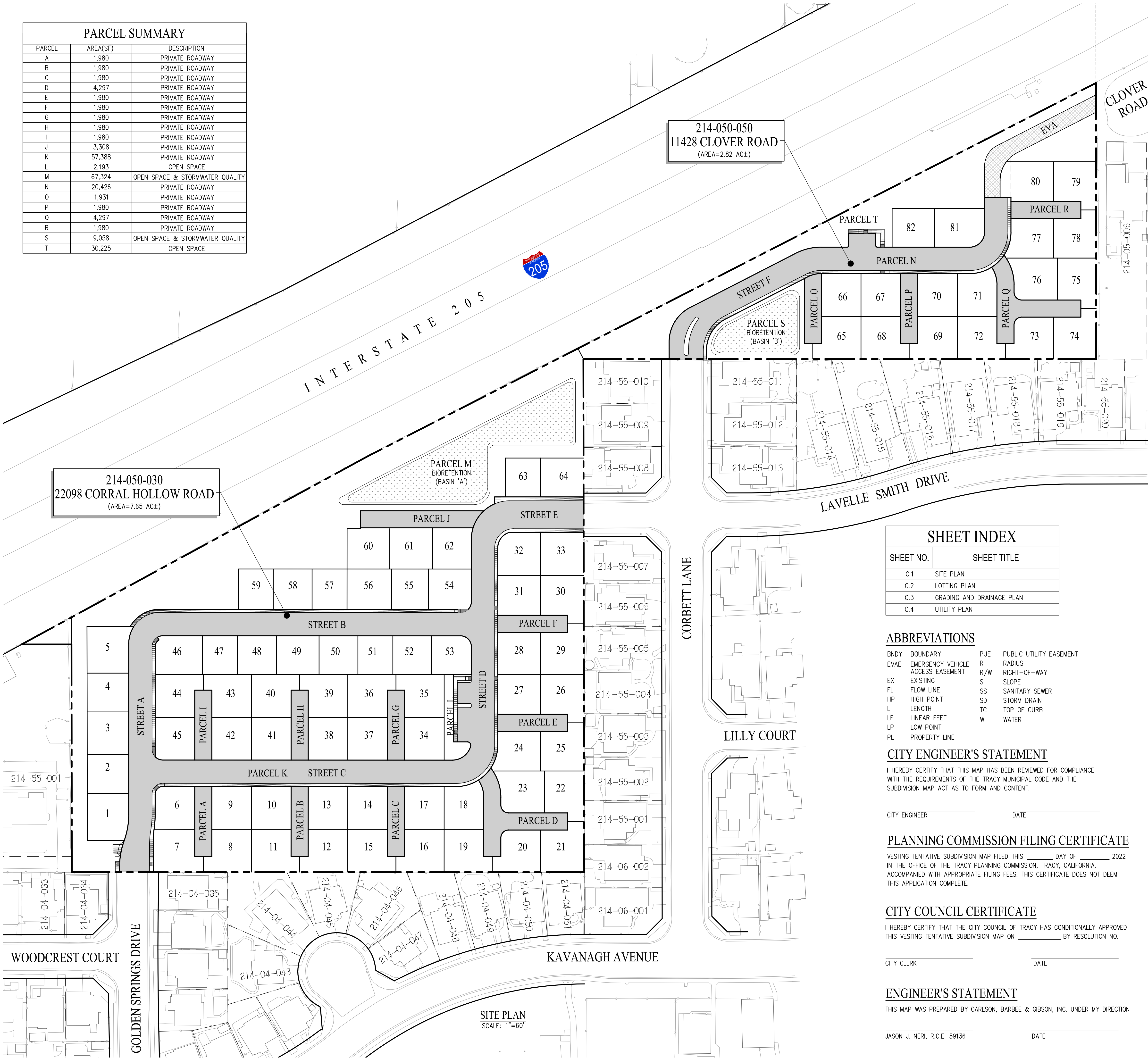


PARCEL SUMMARY		
PARCEL	AREA(SF)	DESCRIPTION
A	1,980	PRIVATE ROADWAY
B	1,980	PRIVATE ROADWAY
C	1,980	PRIVATE ROADWAY
D	4,297	PRIVATE ROADWAY
E	1,980	PRIVATE ROADWAY
F	1,980	PRIVATE ROADWAY
G	1,980	PRIVATE ROADWAY
H	1,980	PRIVATE ROADWAY
I	1,980	PRIVATE ROADWAY
J	3,308	PRIVATE ROADWAY
K	57,388	PRIVATE ROADWAY
L	2,193	OPEN SPACE
M	67,324	OPEN SPACE & STORMWATER QUALITY
N	20,426	PRIVATE ROADWAY
O	1,931	PRIVATE ROADWAY
P	1,980	PRIVATE ROADWAY
Q	4,297	PRIVATE ROADWAY
R	1,980	PRIVATE ROADWAY
S	9,058	OPEN SPACE & STORMWATER QUALITY
T	30,225	OPEN SPACE



VICINITY MAP
NOT TO SCALE

1. OWNER:

SUMAYYA LLC
2. APPLICANT/SUBDIVIDER:

WARMINGTON RESIDENTIAL
4160 DUBLIN BOULEVARD, SUITE 101
DUBLIN, CA 94568
(925) 866-6700
ADAM PETERSEN
3. CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JASON J. NERI, R.C.E. 59136
4. GEOTECHNICAL ENGINEER:

STEVENS, FERRONE & BAILEY ENGINEERING CO., INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
KEN FERRONE
5. ASSESSORS PARCEL NO.:

214-050-030, 214-050-050
6. SITE ADDRESS:

22098 CORRAL HOLLOW ROAD AND
11428 CLOVER ROAD
7. SITE AREA:

10.47± ACRES
8. DWELLING UNITS:

82 SINGLE FAMILY LOTS
9. SITE DENSITY:

7.8 DU/AC
10. EXISTING GENERAL PLAN:

RESIDENTIAL MEDIUM & RESIDENTIAL HIGH
11. PROPOSED GENERAL PLAN:

RESIDENTIAL MEDIUM
12. EXISTING LAND USE:

VACANT/AGRICULTURE
13. PROPOSED LAND USE:

RESIDENTIAL
14. BENCHMARK:

CITY OF TRACY BM#2016
2" CITY OF TRACY HORIZONTAL CONTROL AND BENCHMARK DISK
STAMPED "2016."
300 FEET SOUTH OF INTERSECTION OF GRANT LINE ROAD AND
LAMMERS ROAD IN CURB.
ELEVATION 27.47 (NAVD 88)
15. STREETS:

ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS
MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
16. SANITARY SEWER:

PROPOSED SANITARY SEWER FACILITIES TO BE DESIGNED PER CITY
STANDARDS AND PUBLICLY MAINTAINED BY THE CITY OF TRACY.
17. STORM DRAIN:

PROPOSED STORM DRAIN FACILITIES TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS' ASSOCIATION.
18. WATER:

PROPOSED WATER FACILITIES TO BE DESIGNED PER CITY STANDARDS
AND PUBLICLY MAINTAINED BY THE CITY OF TRACY.
19. FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP, MAP NUMBER 06077C0590F

DATED: OCTOBER 16, 2009
20. GAS & ELECTRIC:

PG&E
21. TELEPHONE:

AT&T
22. DIMENSIONS:

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

THIS SUBDIVISION MAY BE CONSTRUCTED IN MULTIPLE PHASES.
MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS
MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.

SHEET INDEX	
SHEET NO.	SHEET TITLE
C.1	SITE PLAN
C.2	LOTING PLAN
C.3	GRADING AND DRAINAGE PLAN
C.4	UTILITY PLAN

ABBREVIATIONS

BDNY	BOUNDARY	PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	R	RADIUS
EX	EXISTING	R/W	RIGHT-OF-WAY
FL	FLOW LINE	S	SLOPE
HP	HIGH POINT	SS	SANITARY SEWER
L	LENGTH	SD	STORM DRAIN
LF	LINEAR FEET	TC	TOP OF CURB
LP	LOW POINT	W	WATER
PL	PROPERTY LINE		

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 _____ 2022 IN THE OFFICE OF THE TRACY PLANNING COMMISSION, TRACY, CALIFORNIA. ACCOMPANIED WITH APPROPRIATE FILING FEES. THIS CERTIFICATE DOES NOT DEEM THIS APPLICATION COMPLETE.

CITY COUNCIL CERTIFICATE

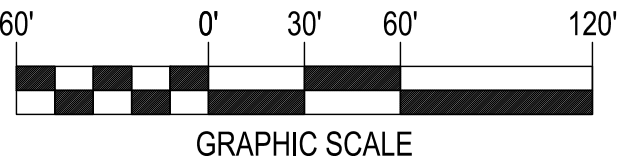
I HEREBY CERTIFY THAT THE CITY COUNCIL OF TRACY HAS CONDITIONALLY APPROVED THIS VESTING TENTATIVE SUBDIVISION MAP ON _____ BY RESOLUTION NO. _____

CITY CLERK _____ DATE _____

ENGINEER'S STATEMENT

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

JASON J. NERI, R.C.E. 59136 _____ DATE _____

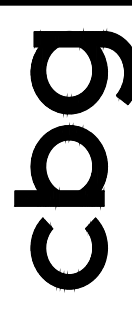


DATE: AUGUST 26, 2022

CITY OF TRACY



SAN RAMON
ROSEVILLE
SURVEYORS
PLANNERS



REVISIONS	DESCRIPTION	APPROVED
SYMBOL	DATE	

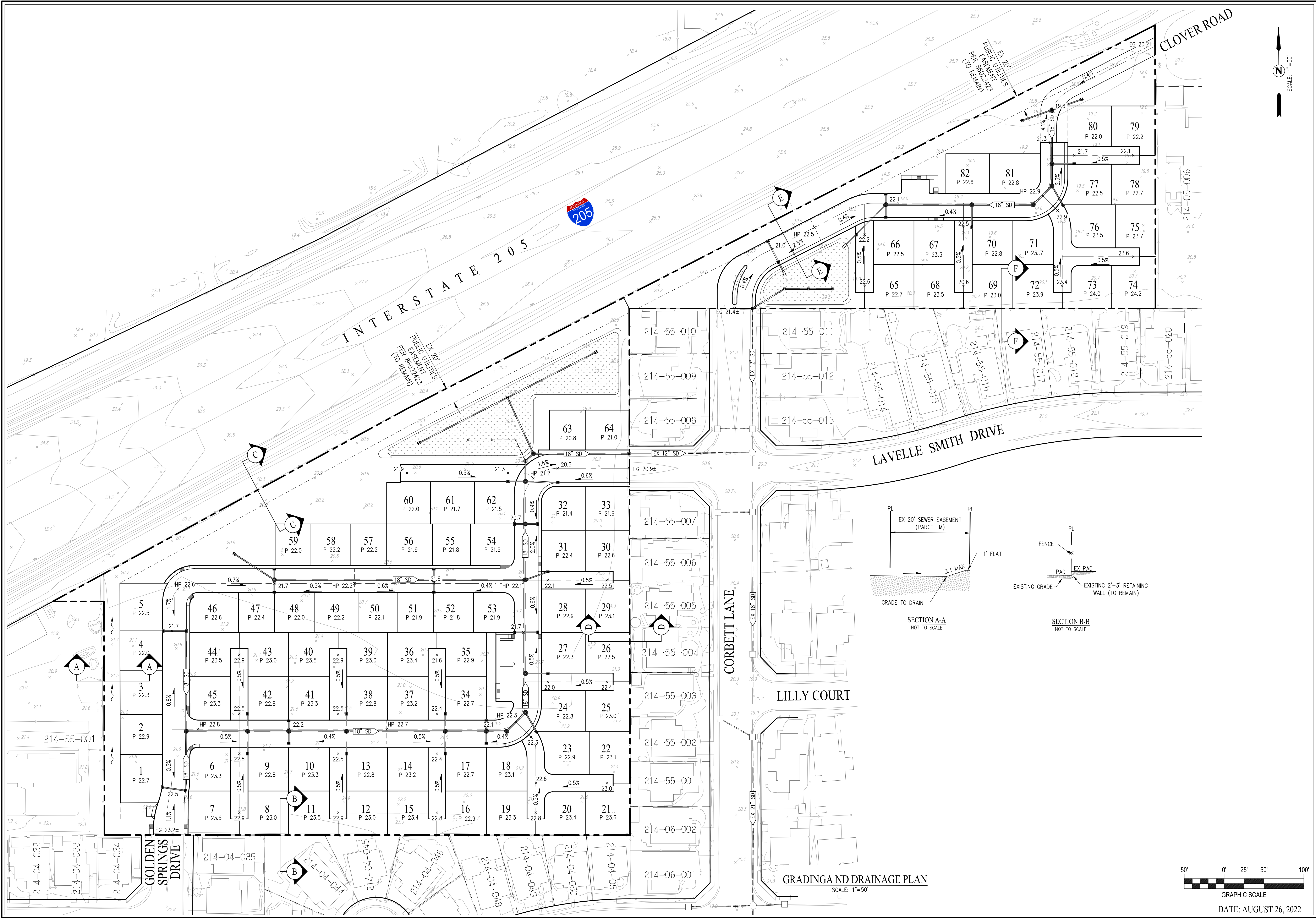
DESIGNED BY:	AVG	DRAWN BY:	FCM	CHECKED BY:	END	SCALE:	AS SHOWN
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SITE PLAN
VESTING TENTATIVE SUBDIVISION MAP
TRACY CLOVER ROAD
TRACY, CALIFORNIA

SHEET

C.1

OF 4 SHEETS



CITY OF TRACY

APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN.
CITY OF TRACY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR
ERRORS AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.

ROBERT ARMJO CITY ENGINEER DATE: _____

TRACY

Think Inside the Triangle

SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

cbg

CIVIL ENGINEERS SURVEYORS PLANNERS

SYMBOL	DATE	REVISIONS	DESCRIPTION	APPROVED

DESIGNED BY: AVG

DRAWN BY: FOM

CHECKED BY: EMD

SCALE: AS SHOWN

GRADING AND DRAINAGE PLAN

VESTING TENTATIVE SUBDIVISION MAP

TRACY CLOVER ROAD

TRACY, CALIFORNIA

SHEET

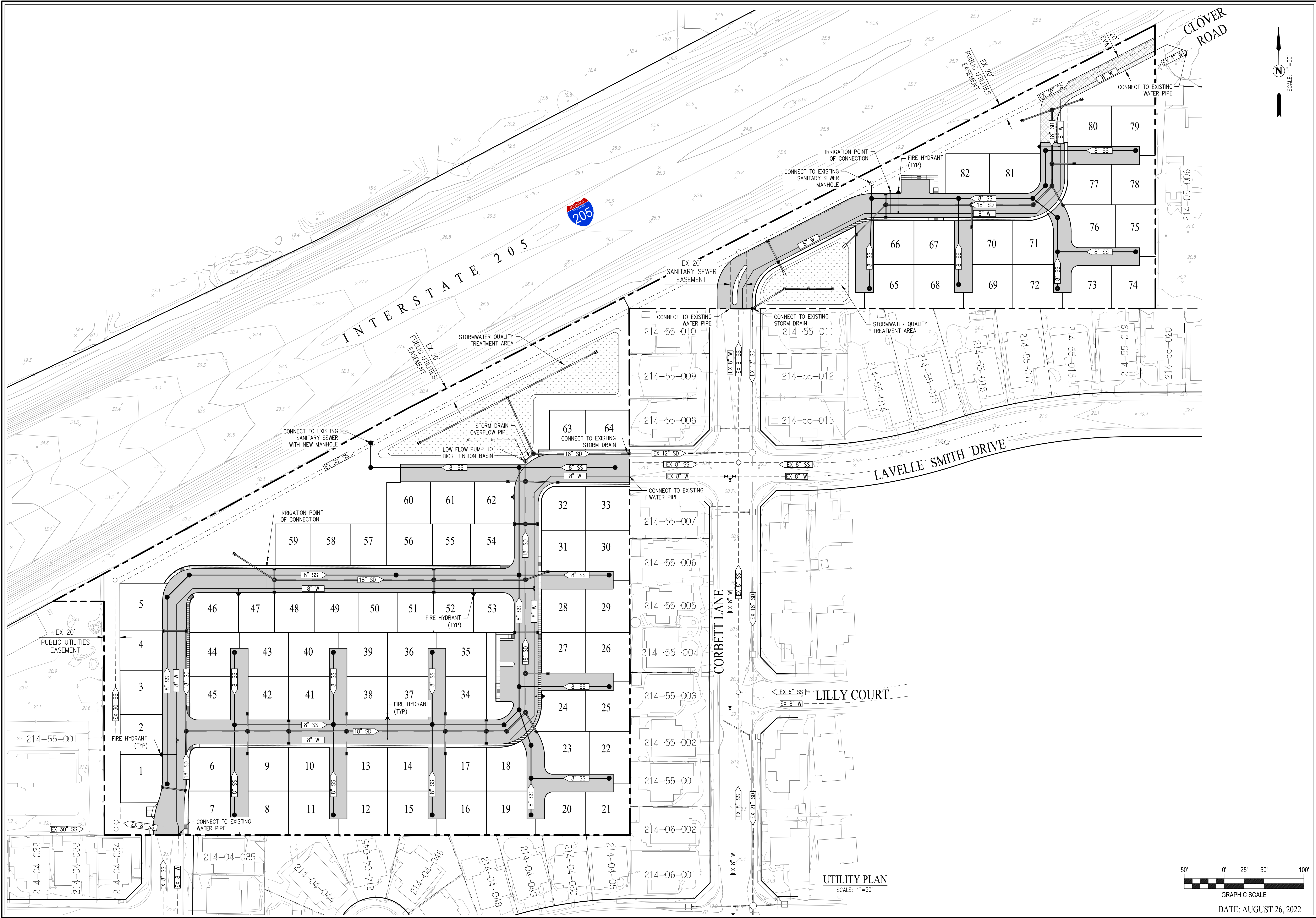
C.3

OF 4 SHEETS

50' 0' 25' 50' 100'

GRAPHIC SCALE

DATE: AUGUST 26, 2022



CITY OF TRACY

APPROVED FOR CONSTRUCTION SUBJECT TO THE DATA SHOWN. CITY OF TRACY AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ERRORS AND/OR OMISSION THAT MAY BE PRESENT ON THESE PLANS.

ROBERT ARMJO CITY ENGINEER DATE: _____

Think Inside the Triangle

SAN RAMON (925) 866-0322

ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

PLANNERS

SURVEYORS

CIVIL ENGINEERS

cbg

CIVIL ENGINEERS

SYMBOL	DATE	REVISIONS	DESCRIPTION	APPROVED

DESIGNED BY: AVG

DRAWN BY: PDM

CHECKED BY: EMD

SCALE: SAS SHOWN

UTILITY PLAN

VESTING TENTATIVE SUBDIVISION MAP

TRACY CLOVER ROAD

TRACY, CALIFORNIA

SHEET C.4

OF 4 SHEETS