

CITY OF TRACY
DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D20-0028

A determination of the Development Services Department approving a Development Review permit for the architectural design of a 214-lot residential subdivision, known as the Tracy Hills KT Project (aka Hillview), located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D20-0028. The applicant is John Palmer and the property owner is KT Project Owner, LLC.

Staff has reviewed the application and determined that the following City regulations apply:

1. Development Review (TMC Chapter 10.08, Article 30)
2. Tracy Hills Specific Plan
3. City of Tracy Design Goals and Standards

An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. In accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15168(c)(2) and 15183, no further environmental assessment is required.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D20-0028, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the architecture is consistent with the Tracy Hills Specific Plan and the City of Tracy Design Goals and Standards, and has incorporated significant variation between floor plans and elevations, used architectural features on all four sides of each house, and provided ample mix and frequency of each house type throughout the Tracy Hills KT Project subdivision.
2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Tracy Hills Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable Infrastructure Master Plans, and other City regulations.

William Dean
Bill Dean
Interim Development Services Director

July 12, 2021
Date of Action

**City of Tracy
Development Review Permit
Conditions of Approval**

Tracy Hills KT Project (aka Hillview)
Architectural Design of a 214-lot Residential Subdivision
Located east of Corral Hollow Road in the vicinity of Tracy Hills Drive
Application Number D20-0028
July 12, 2021

These Conditions of Approval shall apply to the Development Review permit for the architectural design of a 214-lot residential subdivision, known as Tracy Hills KT Project (aka Hillview), located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D20-0028 (hereinafter "Project"), proposed by John Palmer (hereinafter "Applicant").

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. "Applicant" means any person, or other legal entity, defined as a "Developer".
2. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
3. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer, to perform the duties set forth herein.
4. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director, to perform the duties set forth herein.
5. "City Regulations" means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Hills Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
6. "Conditions of Approval" means these conditions of approval applicable to the Development Review permit for the architectural design of a 214-lot residential subdivision, known as Tracy Hills KT Project (aka Hillview), located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D20-0028.
7. "Property" means the subject property of the Development Review permit for the architectural design of a 214-lot residential subdivision, known as Tracy Hills KT Project (aka Hillview), located east of Corral Hollow Road in the vicinity of Tracy Hills Drive, Application Number D20-0028.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project boundaries, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for the California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions that are within the purview of the Mitigation Fee Act [Government Code section 66000 et seq.] ("Exactions") and imposed on this Project by these Conditions of Approval) shall commence on the date of the conditional approval of this Project. If the Developer fails to file a protest of the Exactions within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any of the Exactions. The terms of this paragraph shall not affect any other deadlines or statutes of limitations set forth in the Mitigation Fee Act or other applicable law, or constitute a waiver of any affirmative defenses available to the City.
4. Except as modified by these conditions of approval, the project shall be developed in substantial compliance with the architectural packet received by the Development Services Department on May 28, 2021 and the development plan received by the Development Services Department on March 8, 2021, to the satisfaction of the Development Services Director. Any modifications to the development plan, shall comply with the Tracy Hills Specific Plan and the following requirements, to the satisfaction of the Development Services Director:
 - a. Maximum of three houses with the same architectural style (e.g. Modern Spanish, Modern Cottage, etc.) may be located next to each other.
 - b. No cases of the same floor plan used on three consecutive lots.
 - c. No cases of the same floor plan with the same elevation used on two consecutive lots or directly across the street from each other.
 - d. The frequency of each house design must be comparable to the approved development plan.
5. The architectural designs shall include two exterior garage lights, one on each side of the garage door, for at least 50% of the house designs, to the satisfaction of the Development Services Director.

HILLVIEW, TRACY HILLS, CA.

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ARCHITECTURE:

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- A0.1 SHEET INDEX
- A0.2 ELEVATIONS / MATERIAL CALLOUTS

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- A1.02 FLOOR PLAN ADDENDA 1B & 1C
- A1.03 FLOOR PLAN ADDENDA 1D & 1E
- A1.04 FLOOR PLAN ADDENDA 1F
- A1.05 FRONT ELEVATIONS
- A1.06 EXTERIOR ELEVATIONS 1A
- A1.07 EXTERIOR ELEVATIONS 1B
- A1.08 EXTERIOR ELEVATIONS 1C
- A1.09 EXTERIOR ELEVATIONS 1D
- A1.10 EXTERIOR ELEVATIONS 1E
- A1.11 EXTERIOR ELEVATIONS 1F
- A1.12 ROOF PLANS 1A, 1B, & 1C
- A1.13 ROOF PLANS 1D, 1E, & 1F

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- A2.02 FLOOR PLAN ADDENDA 2B
- A2.03 FLOOR PLAN ADDENDA 2C
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- A2.05 FLOOR PLAN ADDENDA 2E
- A2.06 FLOOR PLAN ADDENDA 2F
- A2.07 FRONT ELEVATIONS

- A2.08 EXTERIOR ELEVATIONS 2A
- A2.09 EXTERIOR ELEVATIONS 2B
- A2.09.1 NEW PLAN 2B CORNER
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- A2.12 EXTERIOR ELEVATIONS 2E
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- A3.01 FLOOR PLAN 3A
- A3.02 FLOOR PLAN ADDENDA 3B & 3C
- A3.03 FLOOR PLAN ADDENDA 3D & 3E
- A3.04 FLOOR PLAN ADDENDA 3F
- A3.05 FRONT ELEVATIONS
- A3.06 EXTERIOR ELEVATIONS 3A
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- A3.08 EXTERIOR ELEVATIONS 3C
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- A3.10 EXTERIOR ELEVATIONS 3E
- A3.11 EXTERIOR ELEVATIONS 3F
- A3.12 ROOF PLANS 3A, 3B, & 3C
- A3.13 ROOF PLANS 3D, 3E, & 3F

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- A4.05 FLOOR PLAN ADDENDA 4E
- A4.06 FLOOR PLAN ADDENDA 4F
- A4.07 FRONT ELEVATIONS
- A4.08 EXTERIOR ELEVATIONS 4A
- A4.08.1 NEW PLAN 4A CORNER LOT
- A4.09 EXTERIOR ELEVATIONS 4B
- A4.09.1 NEW PLAN 4B CORNER LOT
- A4.10 EXTERIOR ELEVATIONS 4C
- A4.11 EXTERIOR ELEVATIONS 4D
- A4.12 EXTERIOR ELEVATIONS 4E
- A4.13 EXTERIOR ELEVATIONS 4F
- A4.14 ROOF PLANS 4A, 4B, & 4C
- A4.15 ROOF PLANS 4D, 4E, & 4F

PLAN 4 INTERIOR LOT

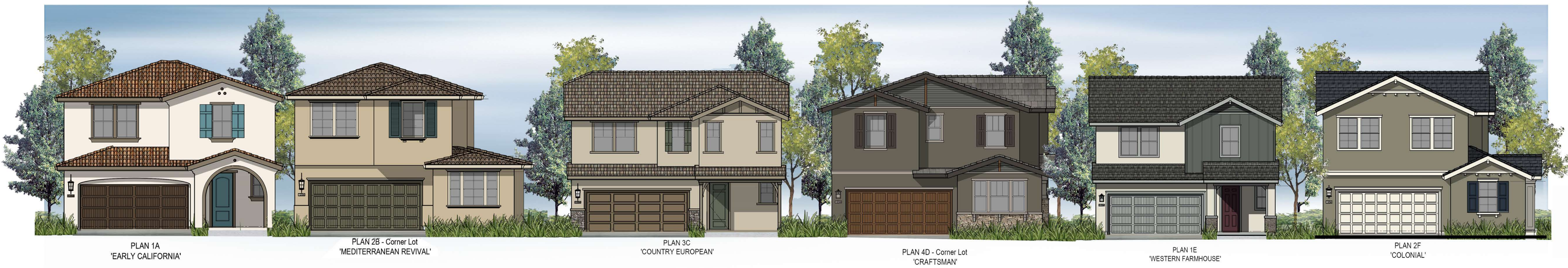
- A4.16 FLOOR PLAN 4A
- A4.17 EXTERIOR ELEVATIONS 4A
- A4.18 FLOOR PLAN ADDENDA 4B
- A4.19 EXTERIOR ELEVATIONS 4B
- A4.20 ROOF PLANS 4A & 4B

PLAN 4 CORNER LOT - EXPANDED PORCH

- A4.21 FLOOR PLAN 4A
- A4.22 EXTERIOR ELEVATIONS 4A
- A4.22.1 NEW PLAN 4A EXPANDED PORCH
- A4.23 ROOF PLAN 4A

COLOR / MATERIAL SCHEMES

- A5.0 COLOR / MATERIAL SCHEMES
- A5.1 COLOR / MATERIAL SCHEMES



A ELEVATIONS
EARLY CALIFORNIA

ROOF	LOW PROFILE "S" TILE
FASCIA	2X6
BARGE	2X6
GABLE	DECORATIVE PIPES
WALL	1-COAT STUCCO
WINDOWS	VINYL W/DECORATIVE MULLIONS
TRIM	STUCCO O/FOAM
ENTRY DOOR	FIBERGLASS
GARAGE DOOR	METAL SECTIONAL
SHUTTERS	DECORATIVE FOAM (WHERE OCCURS)
ENHANCED TRIM	WINDOW SILLS (WHERE OCCURS)

B ELEVATIONS
MEDITERRANEAN REVIVAL

ROOF	ASPHALT COMPOSITION SHINGLE
FASCIA	2X6
BARGE	2X6
GABLE	1-COAT STUCCO
WALL	VINYL W/DECORATIVE MULLIONS
WINDOWS	STUCCO O/FOAM
TRIM	FIBERGLASS
ENTRY DOOR	METAL SECTIONAL
GARAGE DOOR	DECORATIVE FOAM (WHERE OCCURS)
SHUTTERS	WINDOW SILLS (WHERE OCCURS)
ENHANCED TRIM	

C ELEVATIONS
COUNTRY EUROPEAN

ROOF	ASPHALT COMPOSITION SHINGLE
FASCIA	2X6
BARGE	2X6
GABLE	HORIZONTAL SIDING
WALL	1-COAT STUCCO
WINDOWS	VINYL W/DECORATIVE MULLIONS
TRIM	STUCCO O/FOAM
ENTRY DOOR	FIBERGLASS
GARAGE DOOR	METAL SECTIONAL
SHUTTERS	DECORATIVE FOAM (WHERE OCCURS)
ENHANCED TRIM	WINDOW SILLS (WHERE OCCURS)
ENEER	STONE VENEER

D ELEVATIONS
CRAFTSMAN

ROOF	ASPHALT COMPOSITION SHINGLE
FASCIA	2X6
BARGE	2X6
GABLE	HORIZONTAL SIDING
WALL	1-COAT STUCCO
WINDOWS	VINYL W/DECORATIVE MULLIONS
TRIM	STUCCO O/FOAM
ENTRY DOOR	FIBERGLASS
GARAGE DOOR	METAL SECTIONAL
SHUTTERS	DECORATIVE FOAM (WHERE OCCURS)
ENHANCED TRIM	WINDOW SILLS (WHERE OCCURS)
ENEER	STONE VENEER

E ELEVATIONS
WESTERN FARMHOUSE

ROOF	ASPHALT COMPOSITION SHINGLE
FASCIA	2X6
BARGE	2X6
GABLE	HORIZONTAL SIDING
WALL	1-COAT STUCCO
WINDOWS	VINYL W/DECORATIVE MULLIONS
TRIM	STUCCO O/FOAM
ENTRY DOOR	FIBERGLASS
GARAGE DOOR	METAL SECTIONAL
SHUTTERS	DECORATIVE FOAM (WHERE OCCURS)
ENHANCED TRIM	WINDOW SILLS (WHERE OCCURS)
ENEER	STONE VENEER

F ELEVATIONS
COLONIAL

ROOF	ASPHALT COMPOSITION SHINGLE
FASCIA	2X6
BARGE	2X6
GABLE	HORIZONTAL SIDING
WALL	1-COAT STUCCO
WINDOWS	VINYL W/DECORATIVE MULLIONS
TRIM	STUCCO O/FOAM
ENTRY DOOR	FIBERGLASS
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SHUTTERS	DECORATIVE FOAM (WHERE OCCURS)
ENHANCED TRIM	WINDOW SILLS (WHERE OCCURS)



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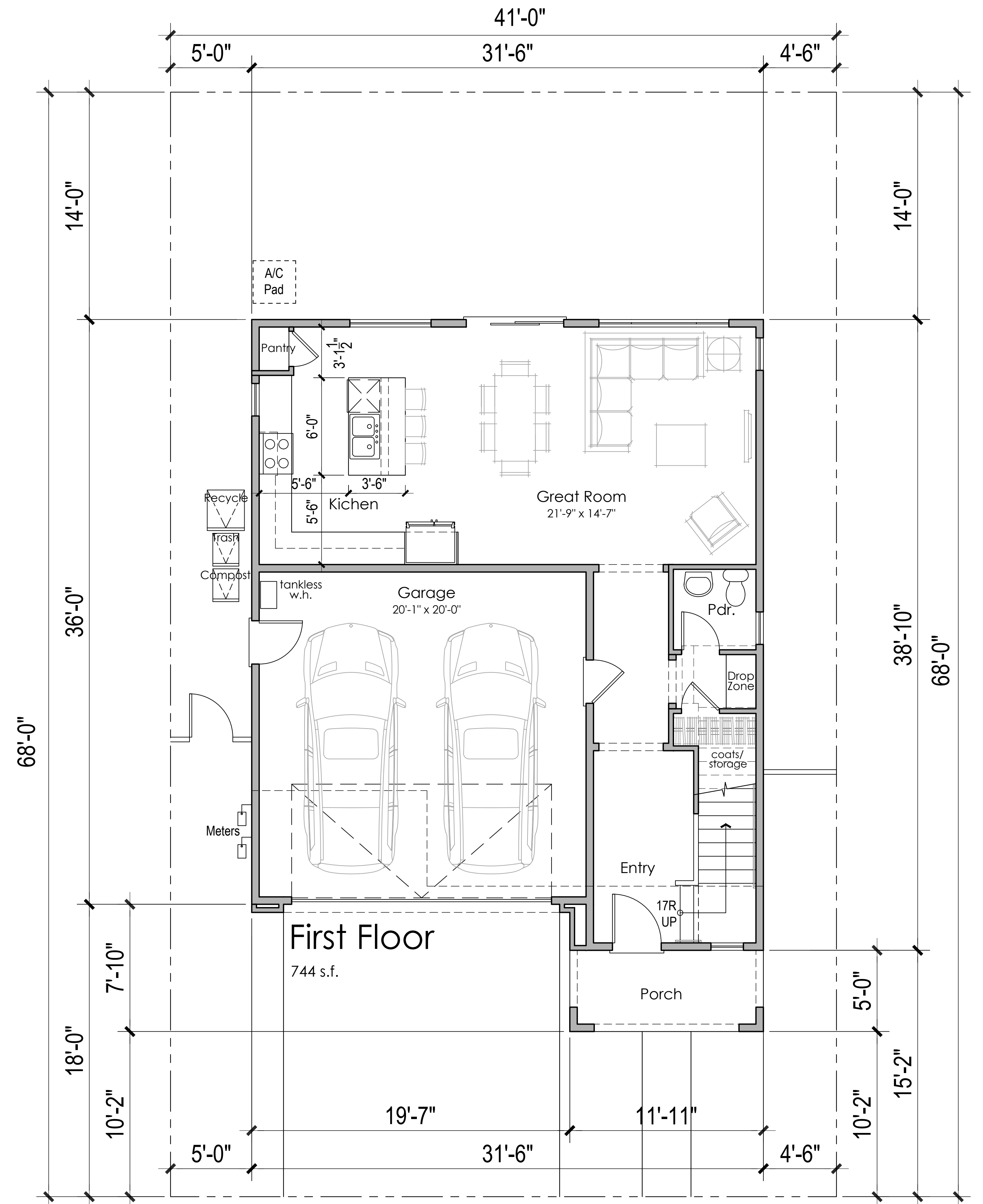
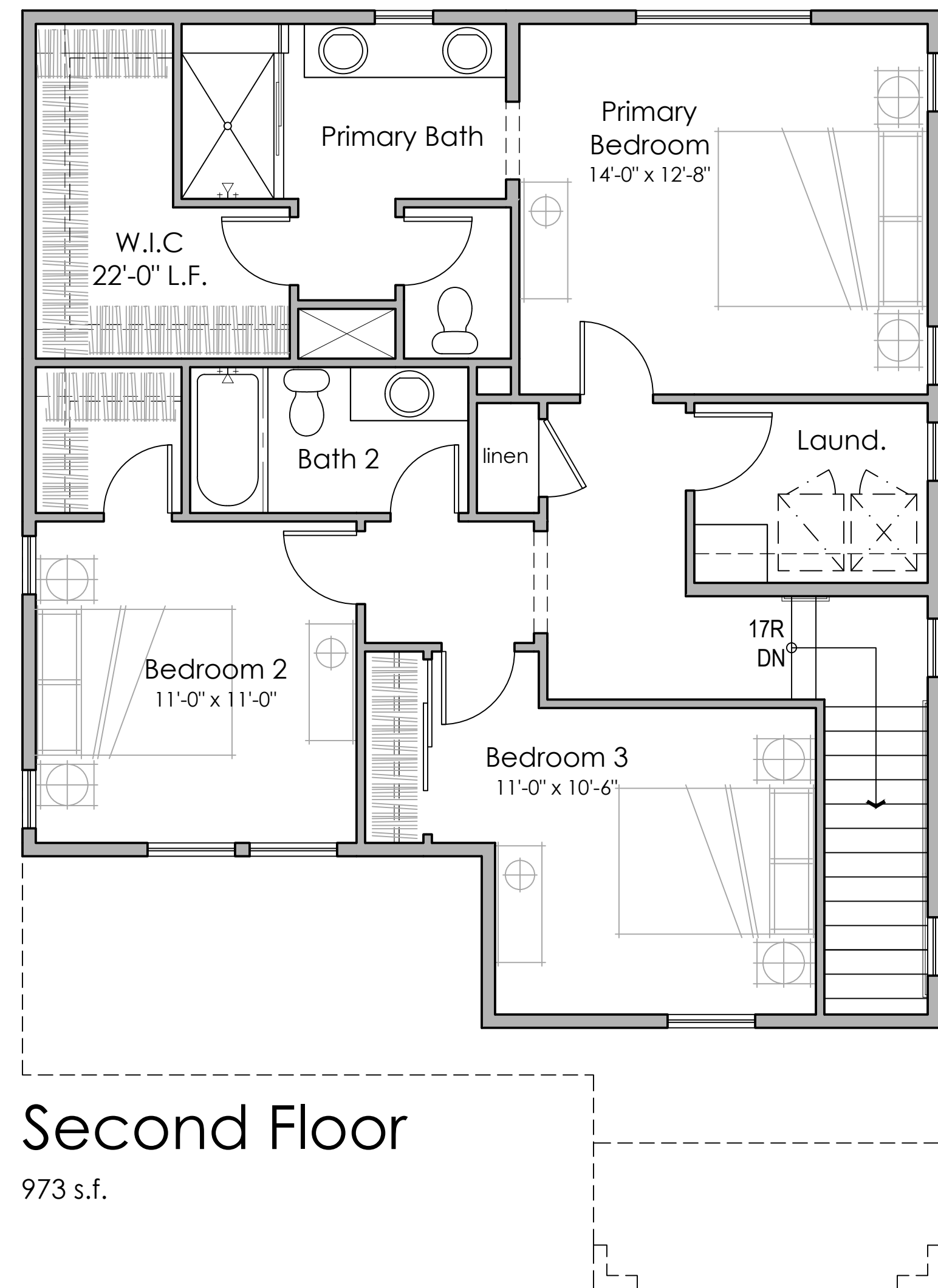


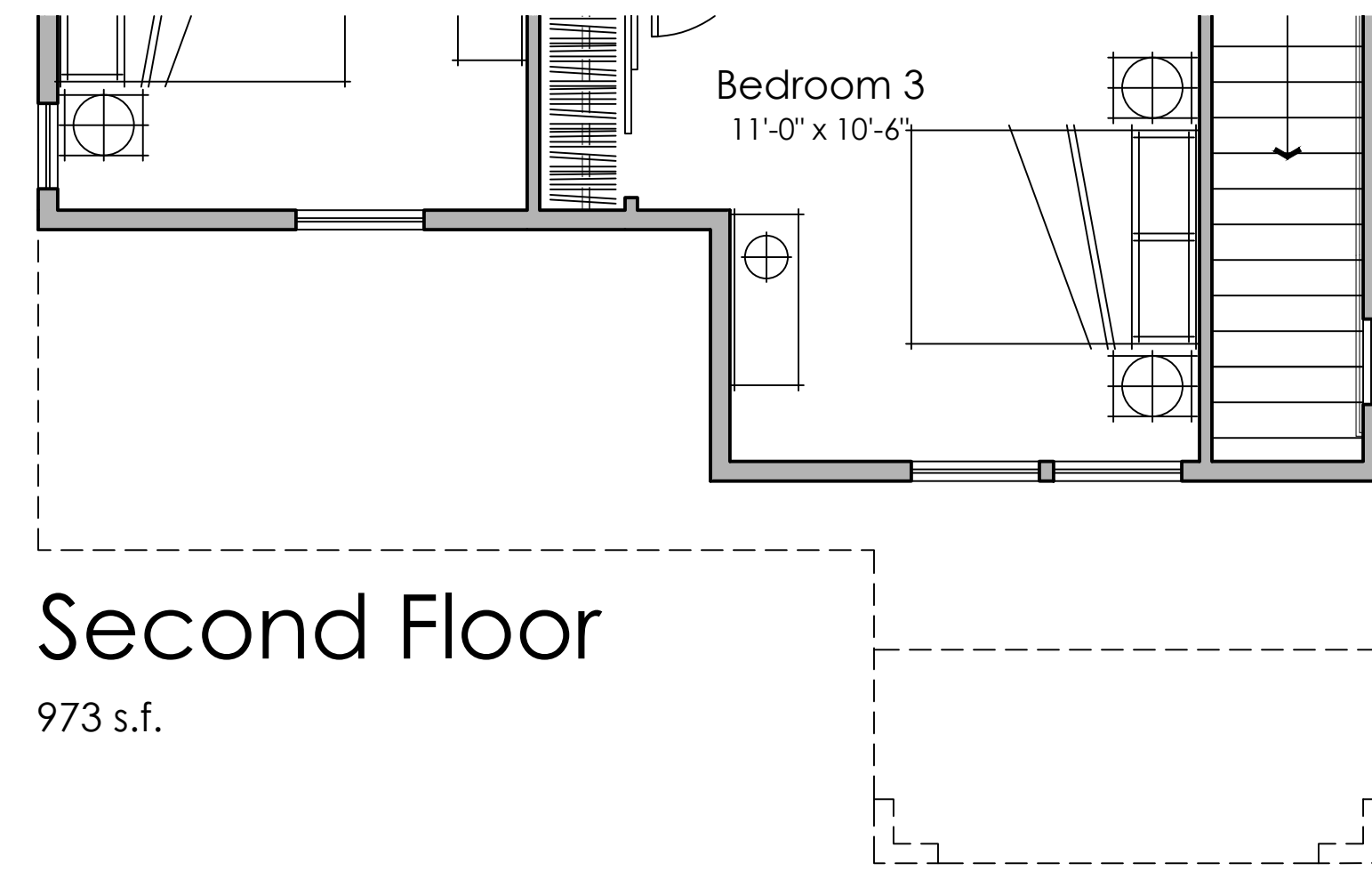
"HILLVIEW" TRACY HILLS - 41X68 LOTS
TRACY, CA # 2020-0128

CONCEPTUAL DESIGN
MARCH 23, 2021
MAY 20, 2021

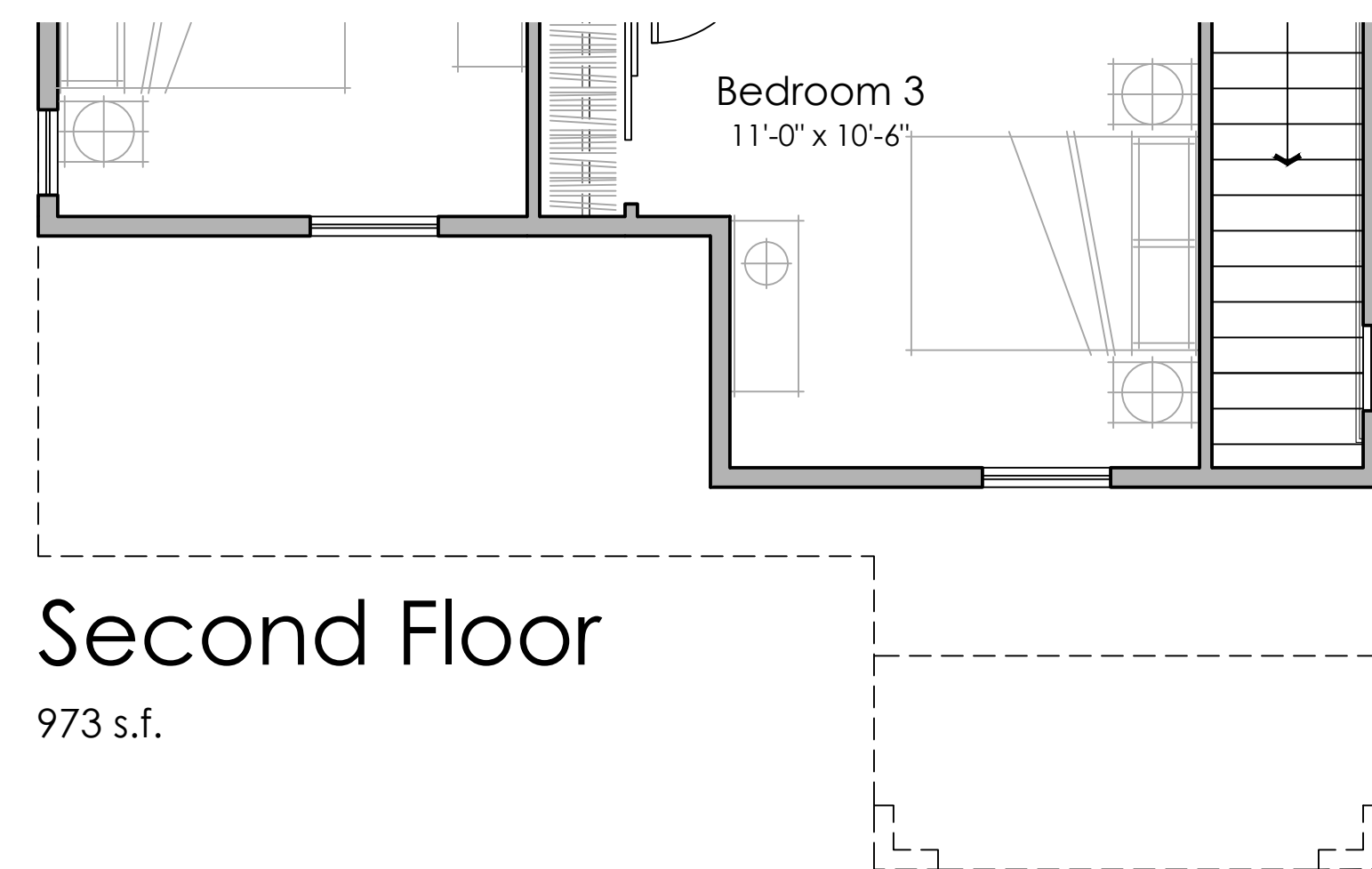
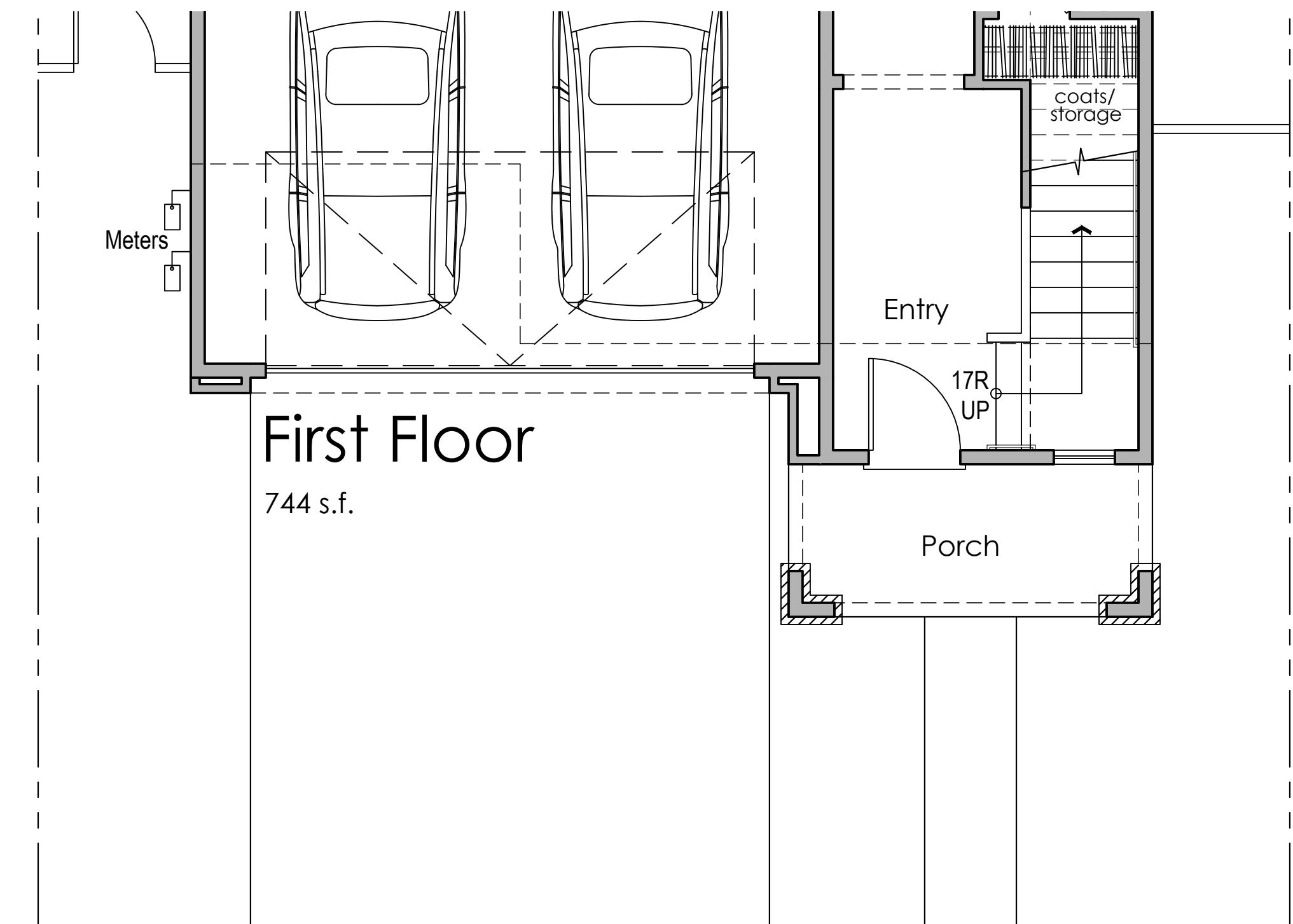
MATERIALS

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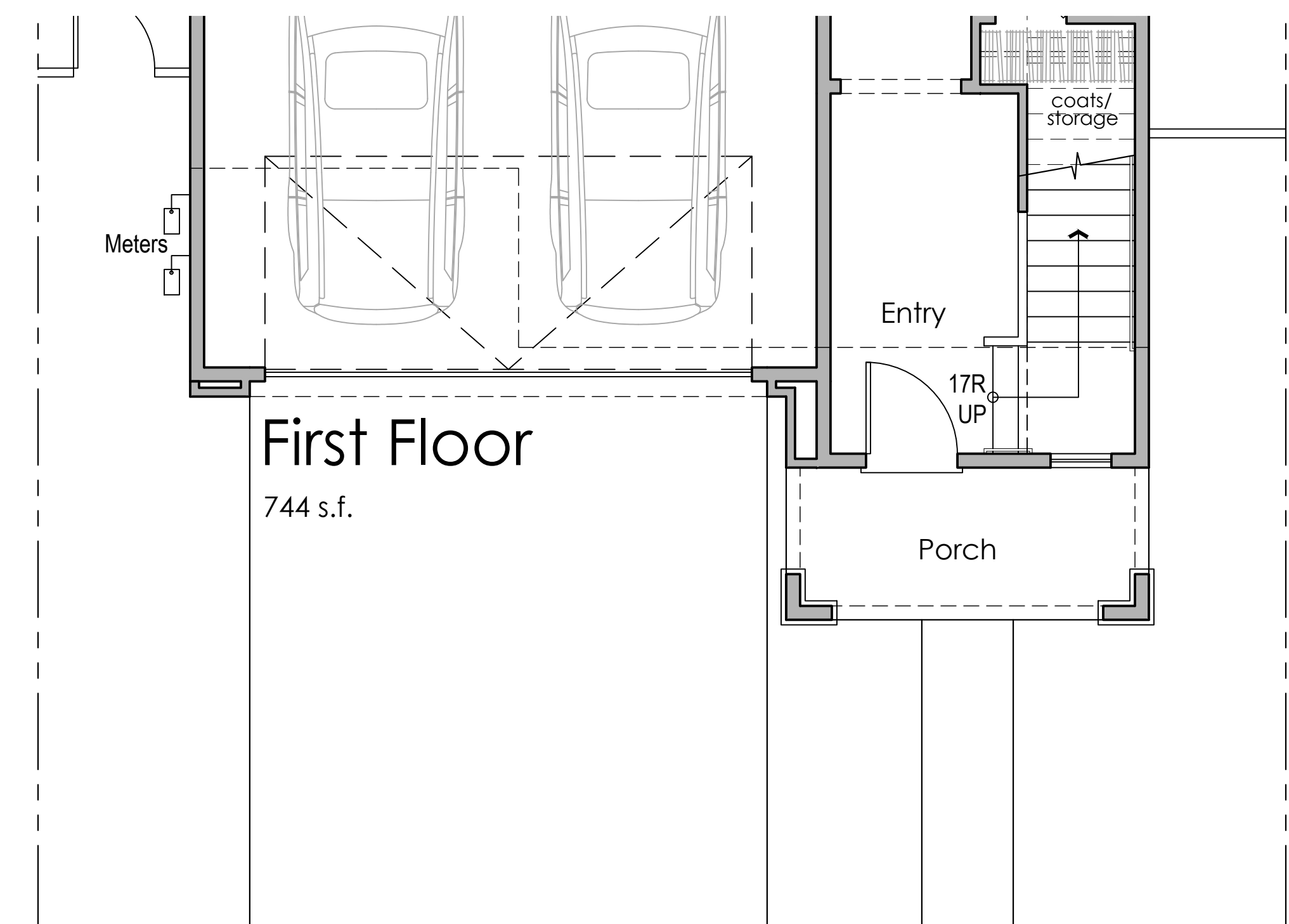


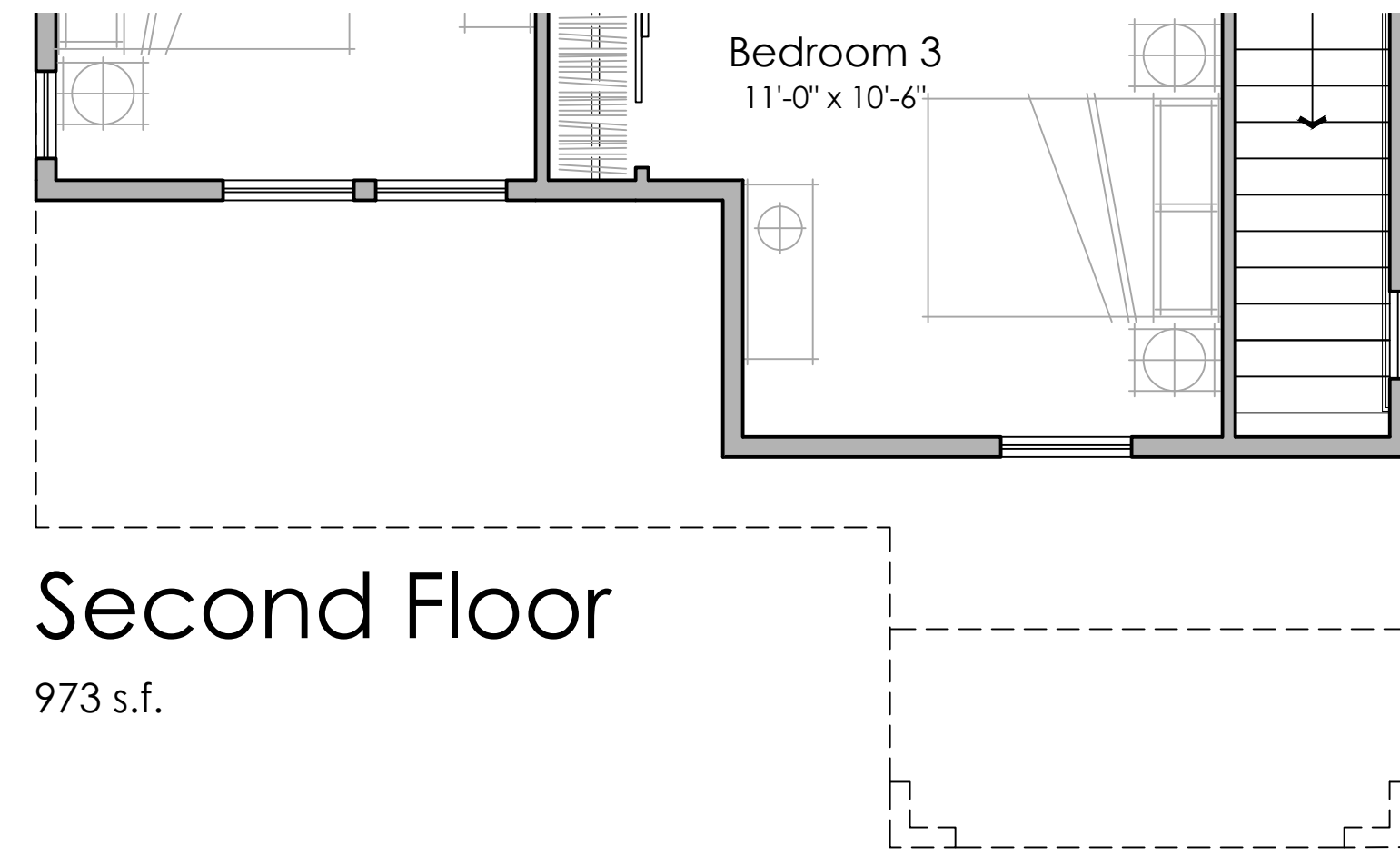


PLAN 1C

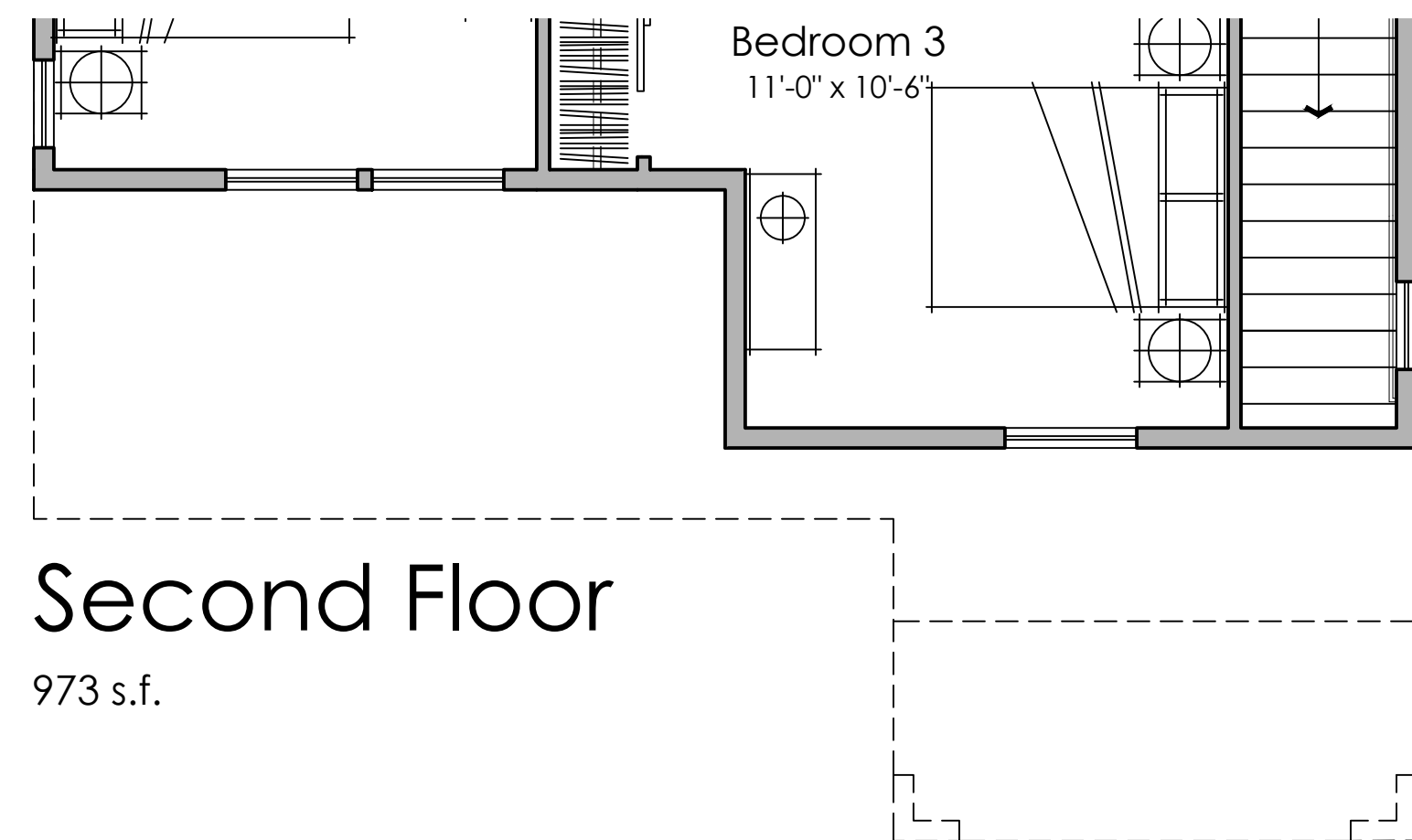
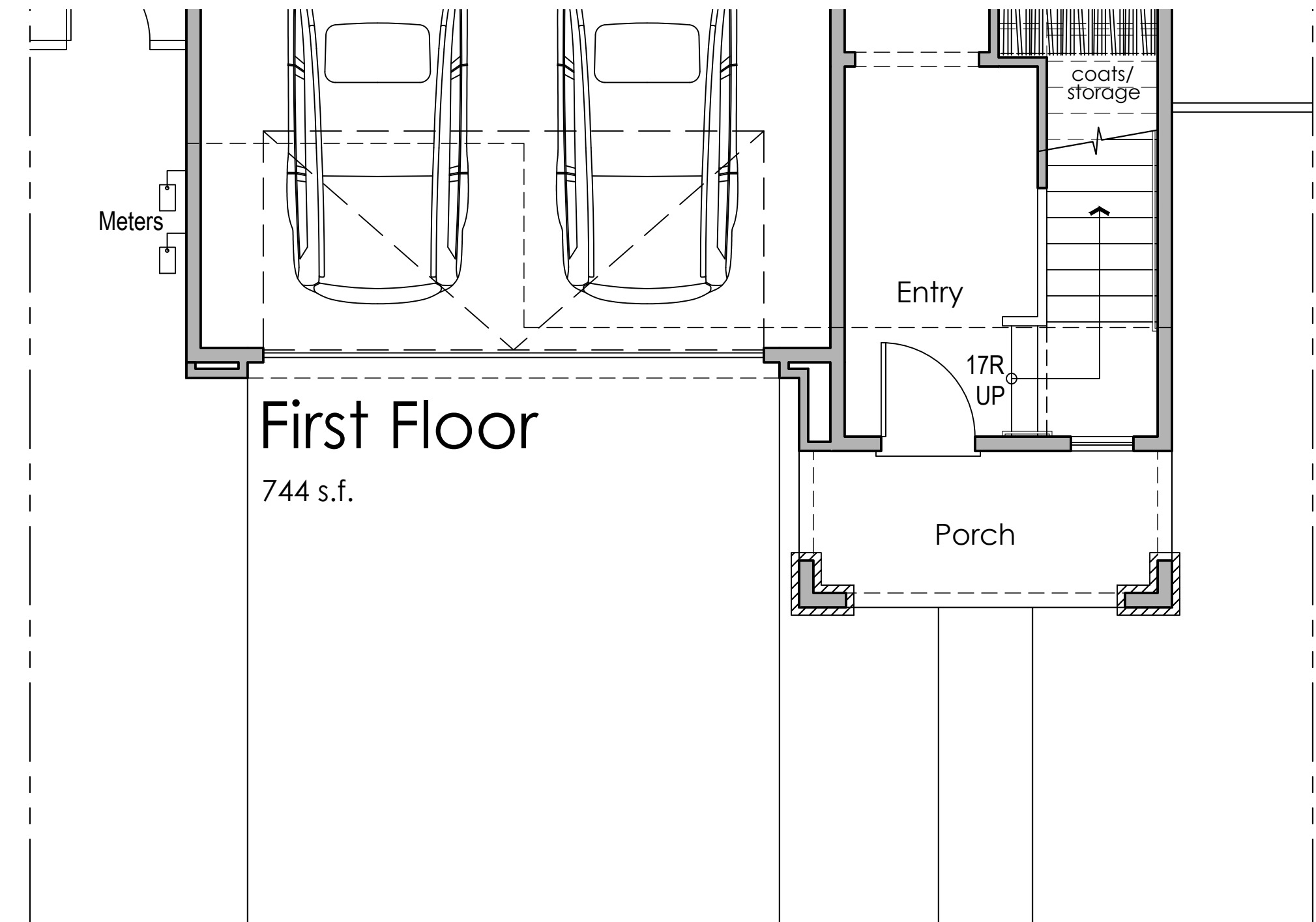


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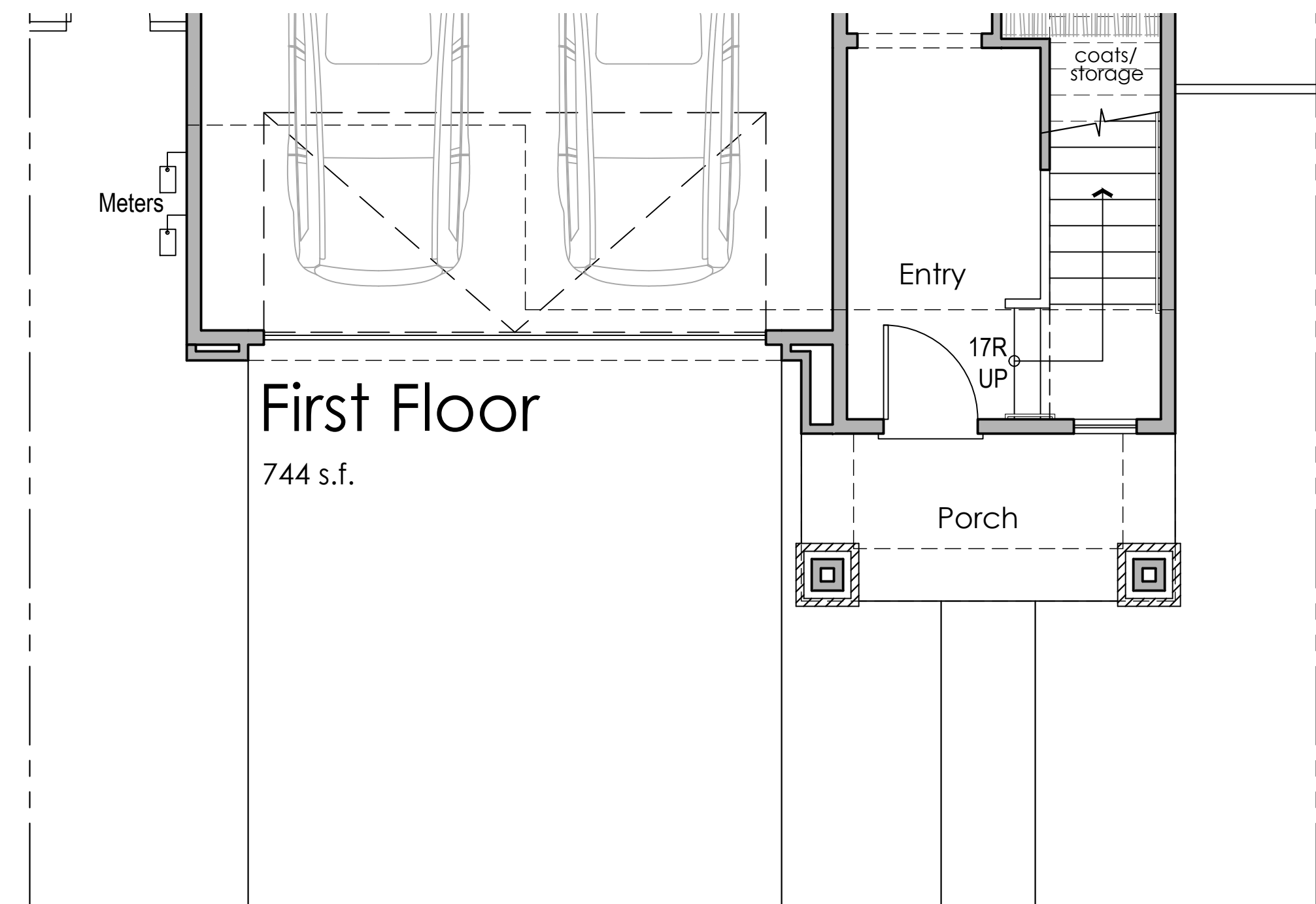


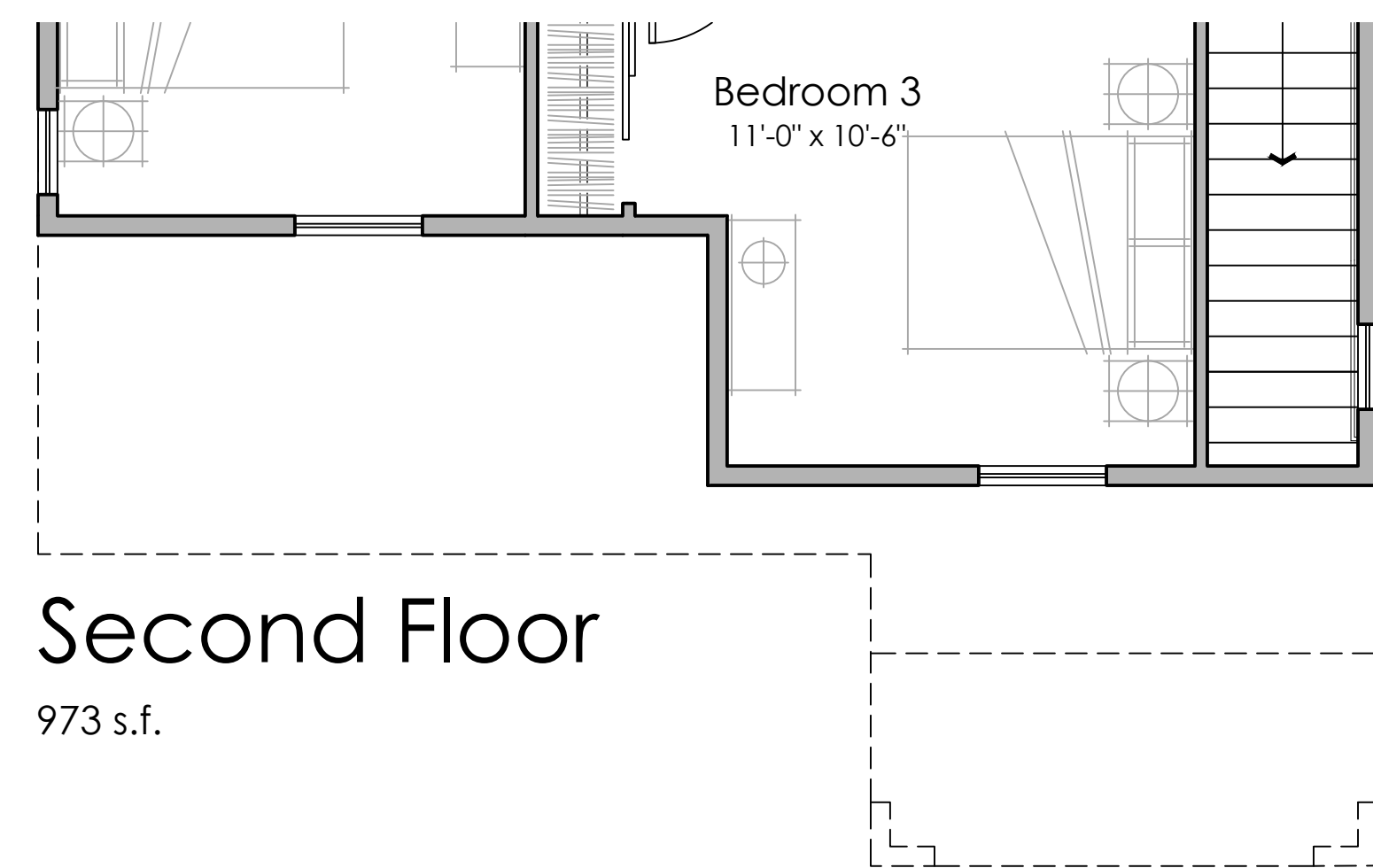


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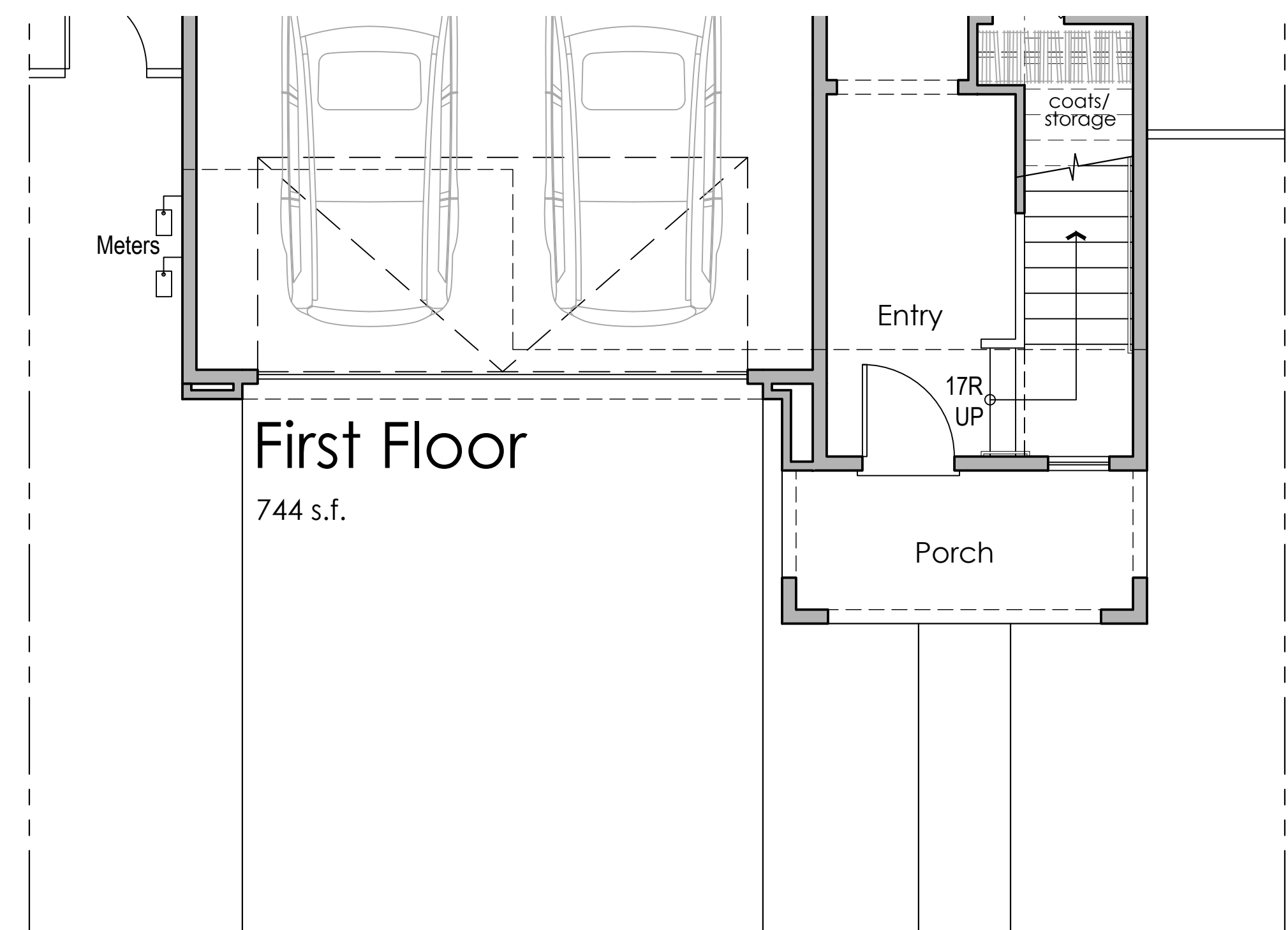


PLAN 1D





PLAN 1F





PLAN 1A
'EARLY CALIFORNIA'

PLAN 1B
'MEDITERRANEAN REVIVAL'

PLAN 1C
'COUNTRY EUROPEAN'



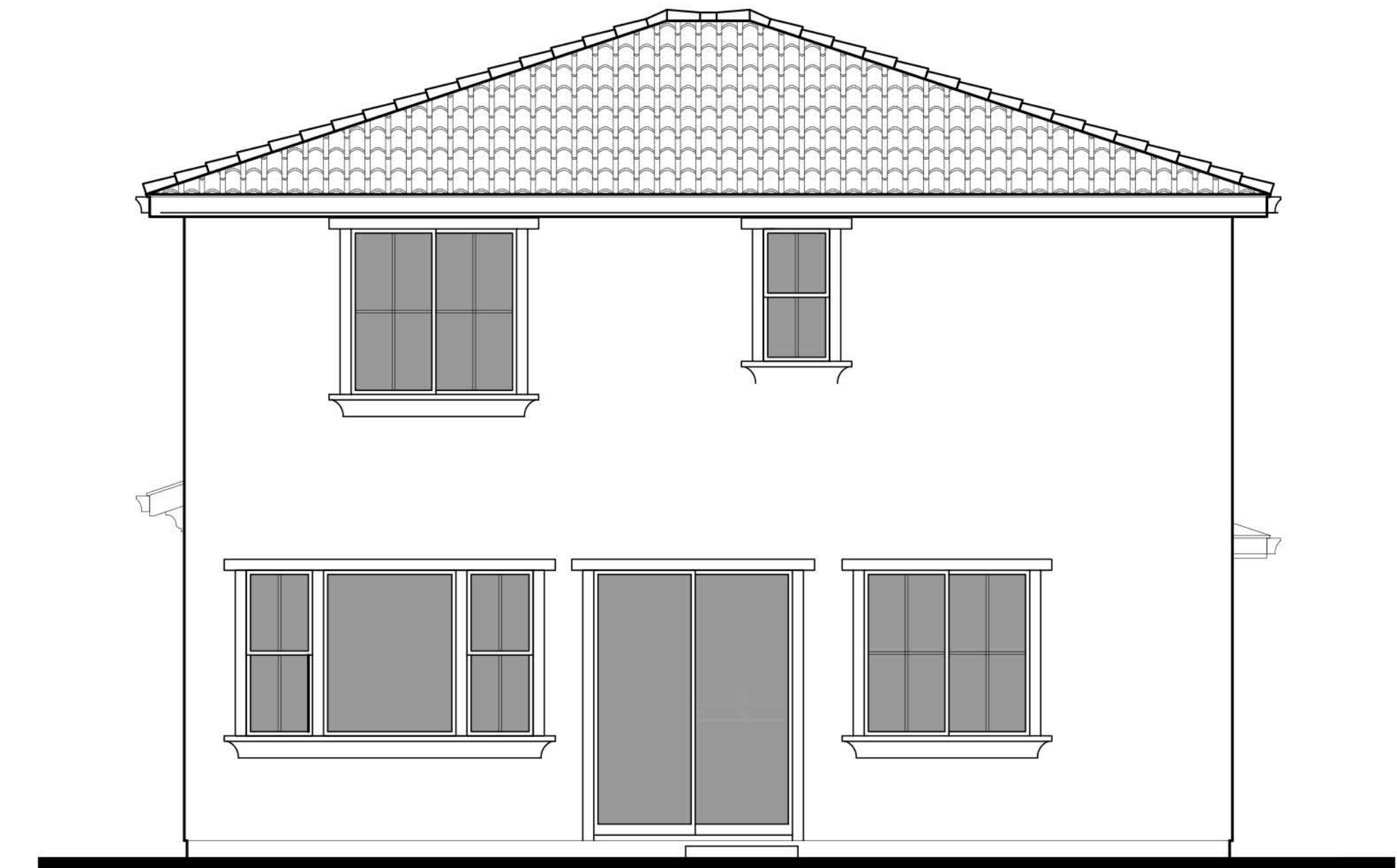
PLAN 1D
'CRAFTSMAN'

PLAN 1E
'WESTERN FARMHOUSE'

PLAN 1F
'COLONIAL'



RIGHT



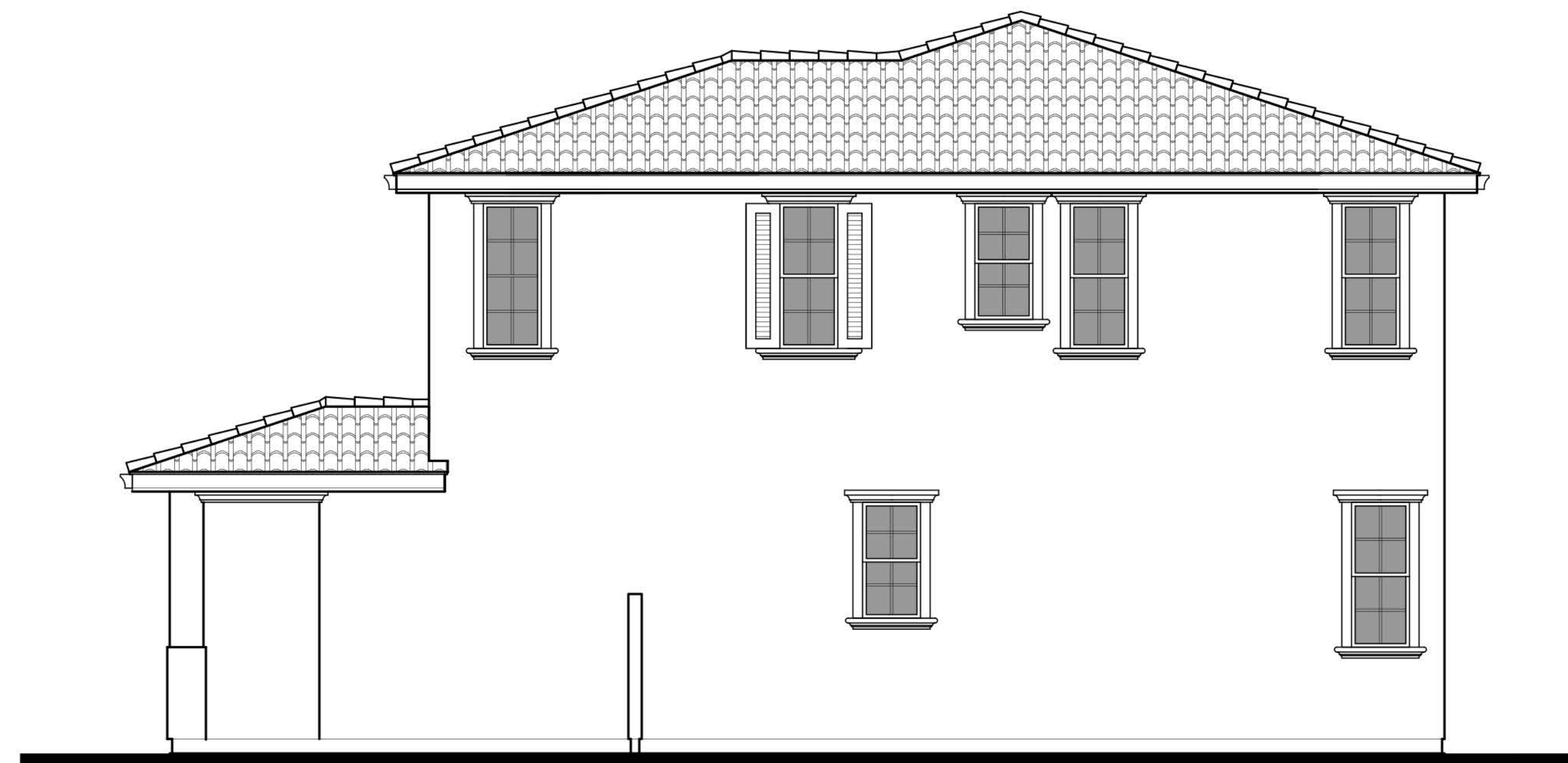
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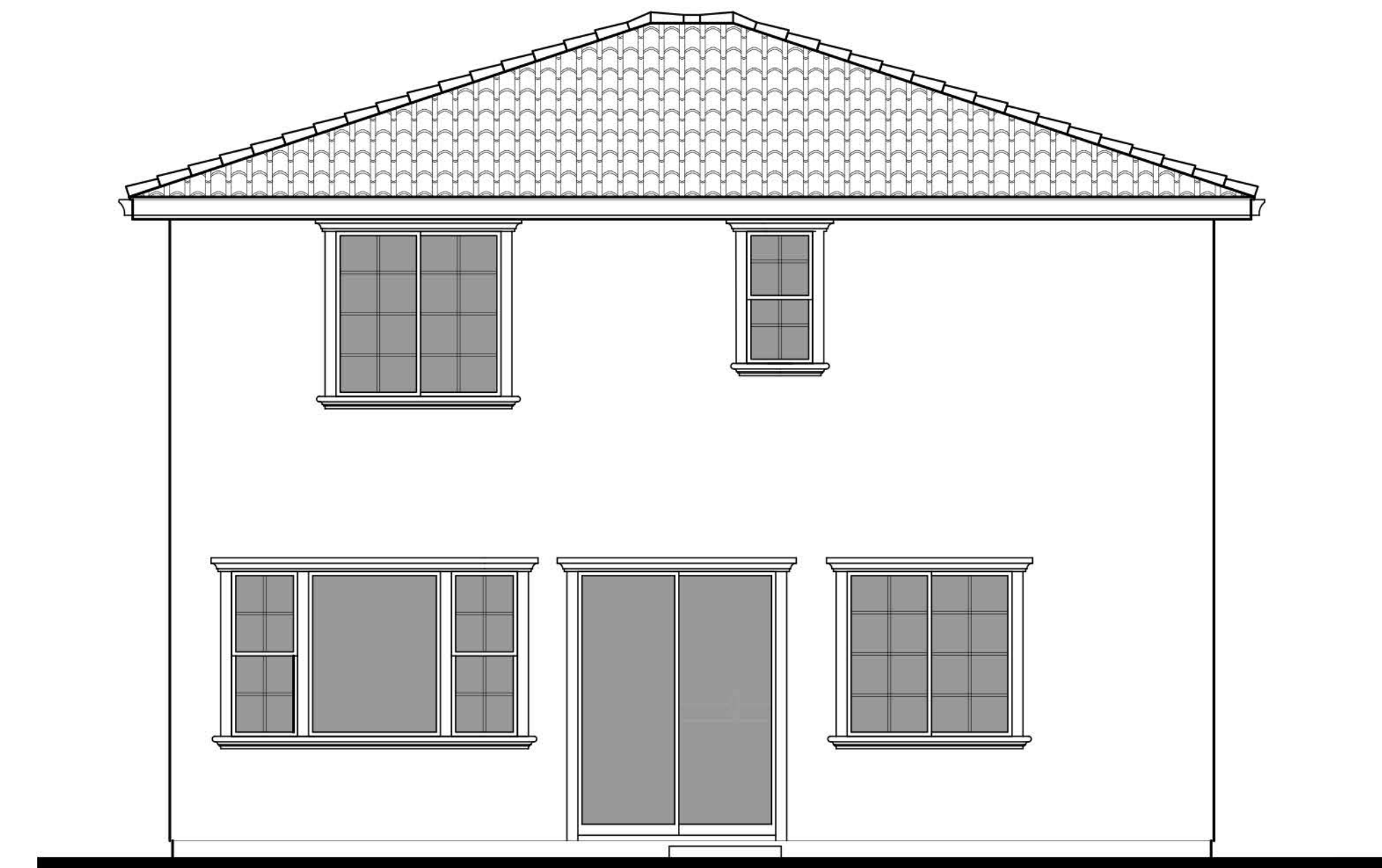
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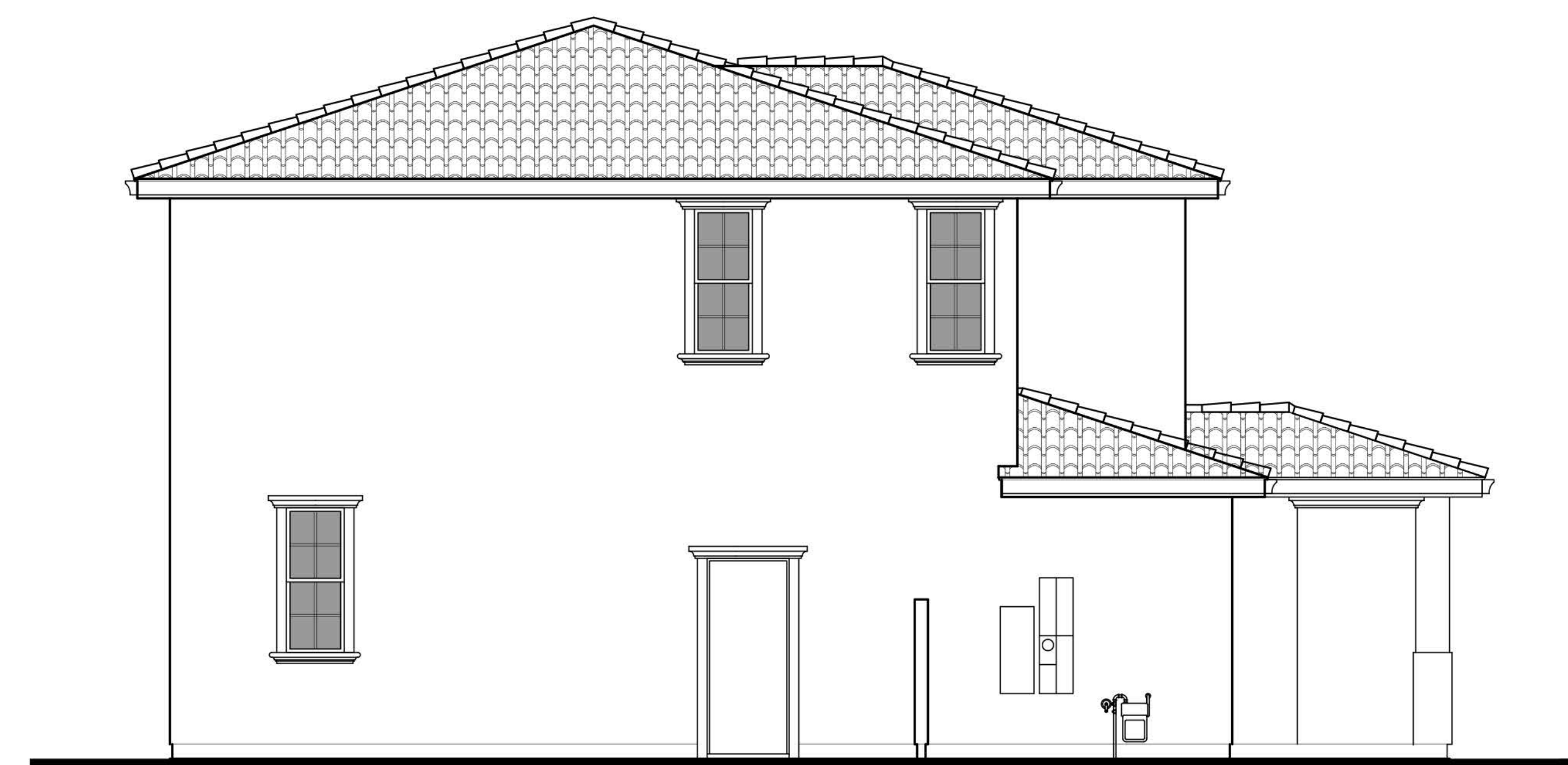
PLAN 1A
'EARLY CALIFORNIA'



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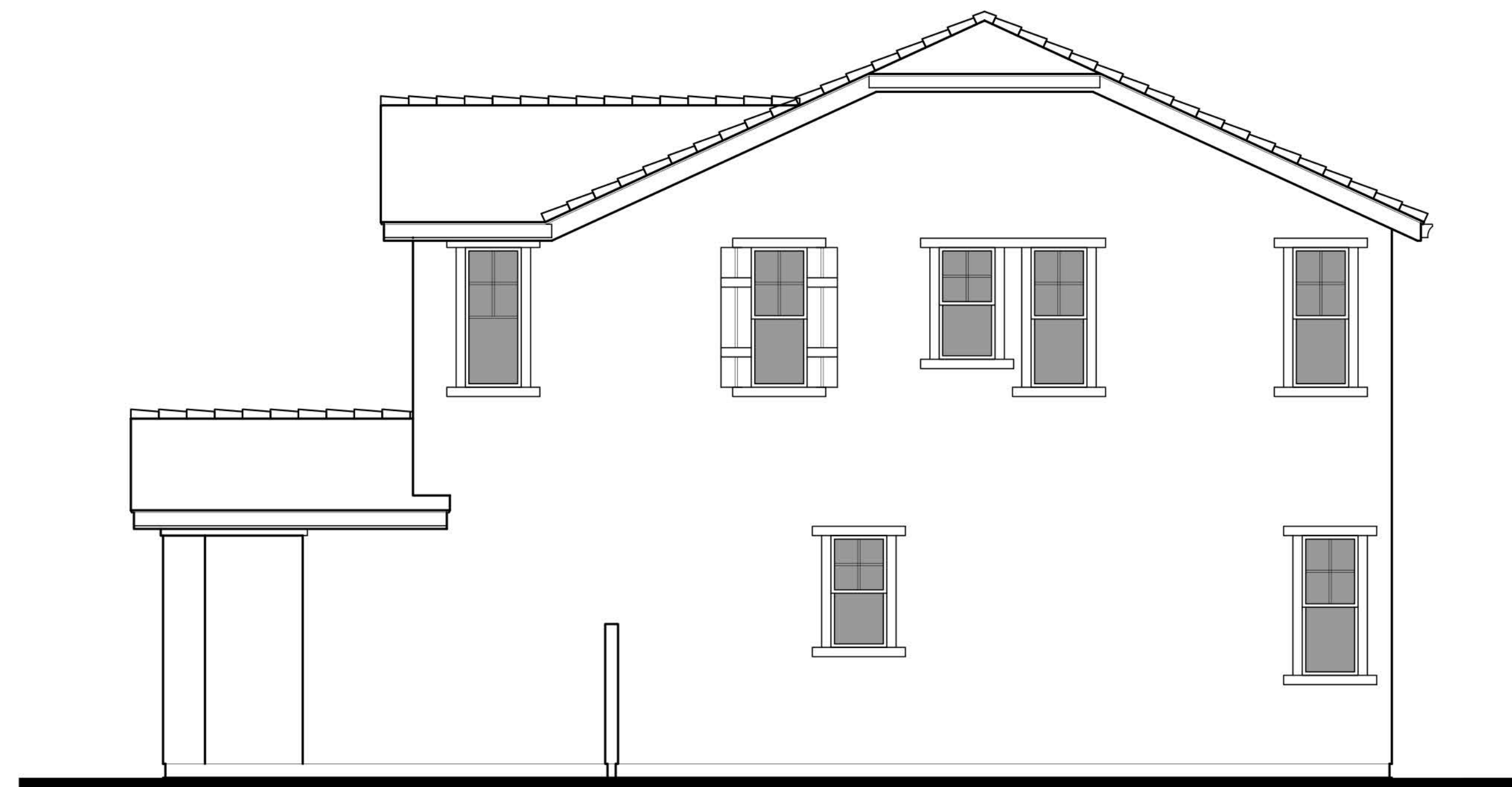
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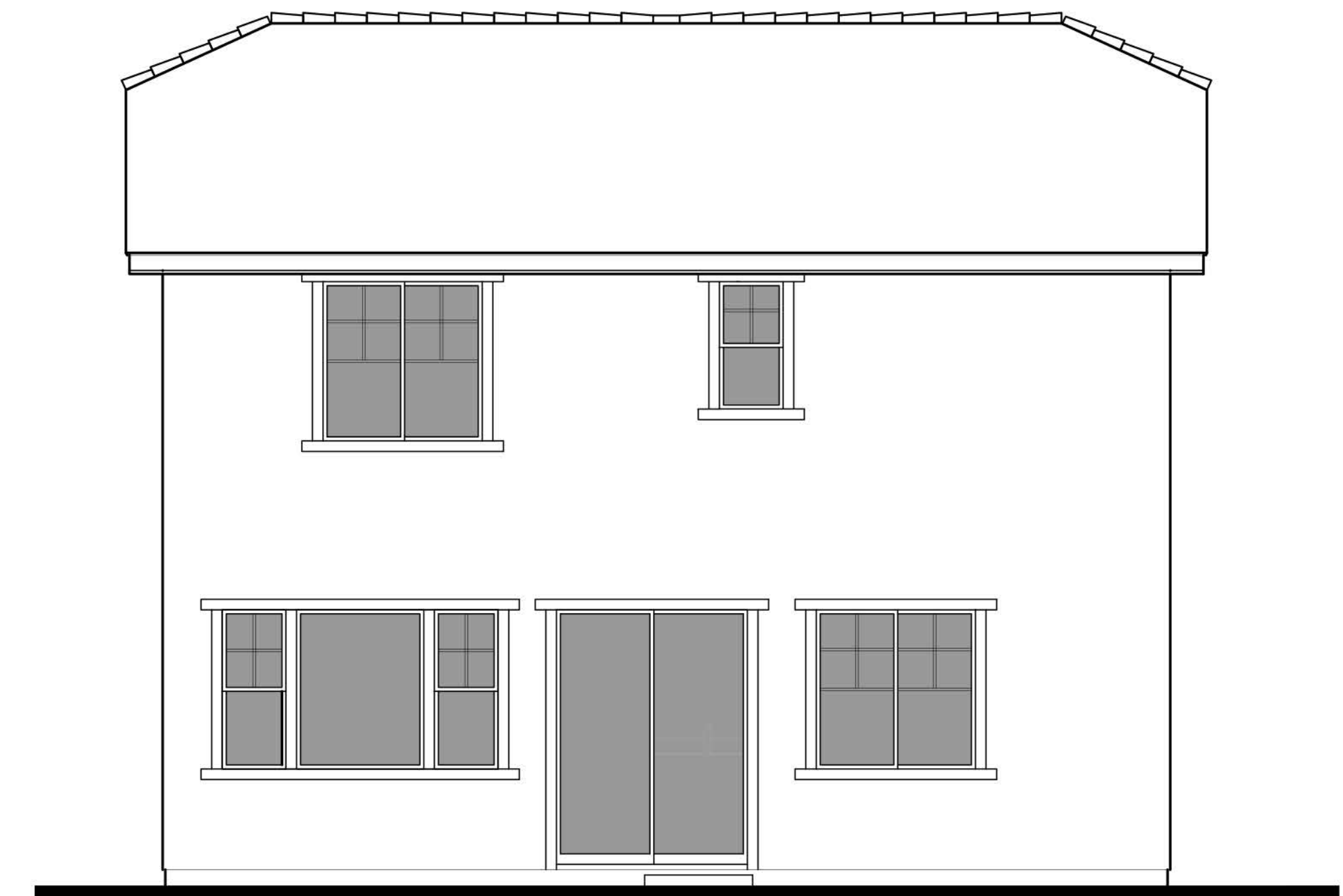
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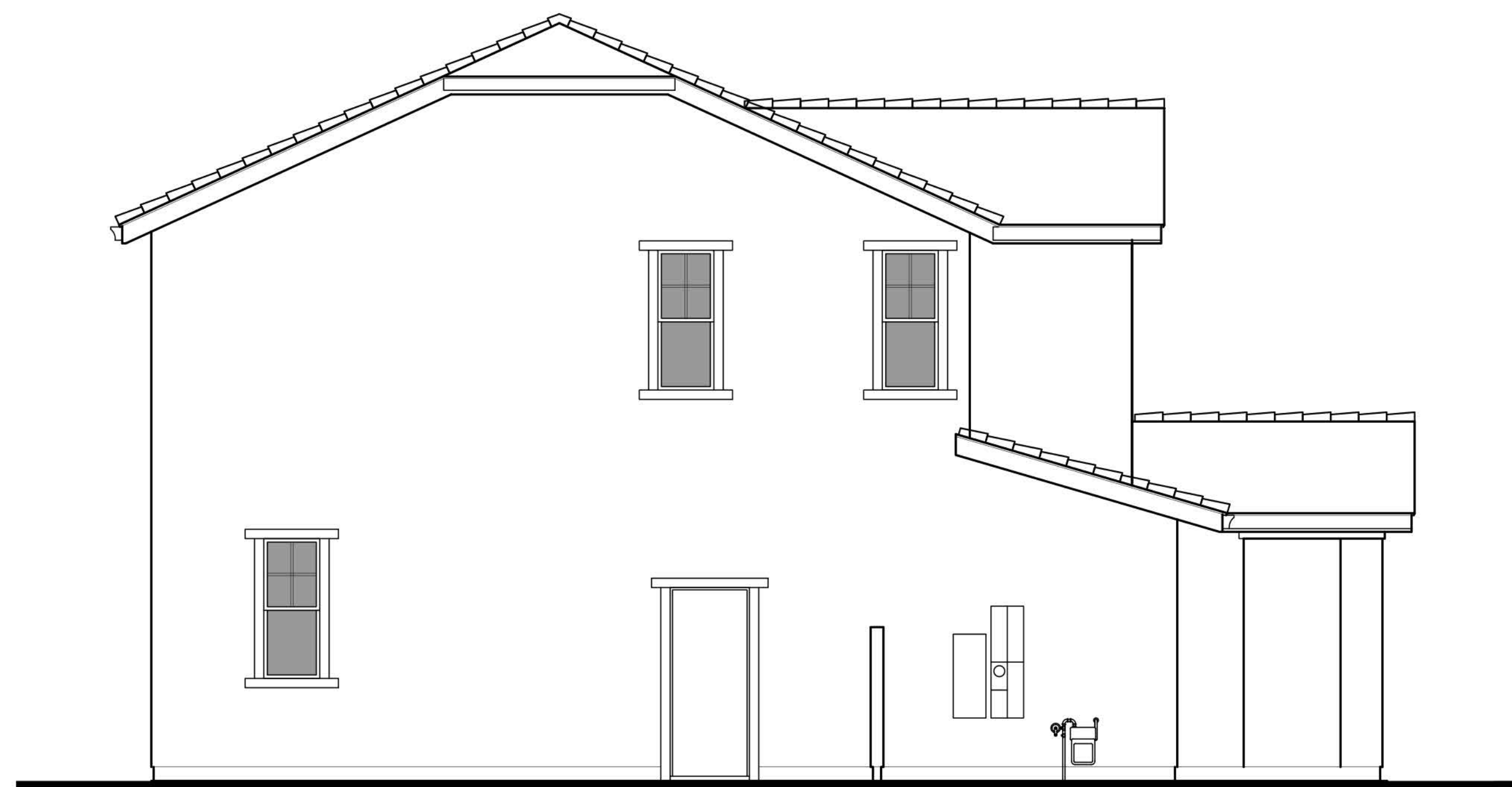
PLAN 1B
'MEDITERRANEAN REVIVAL'



RIGHT



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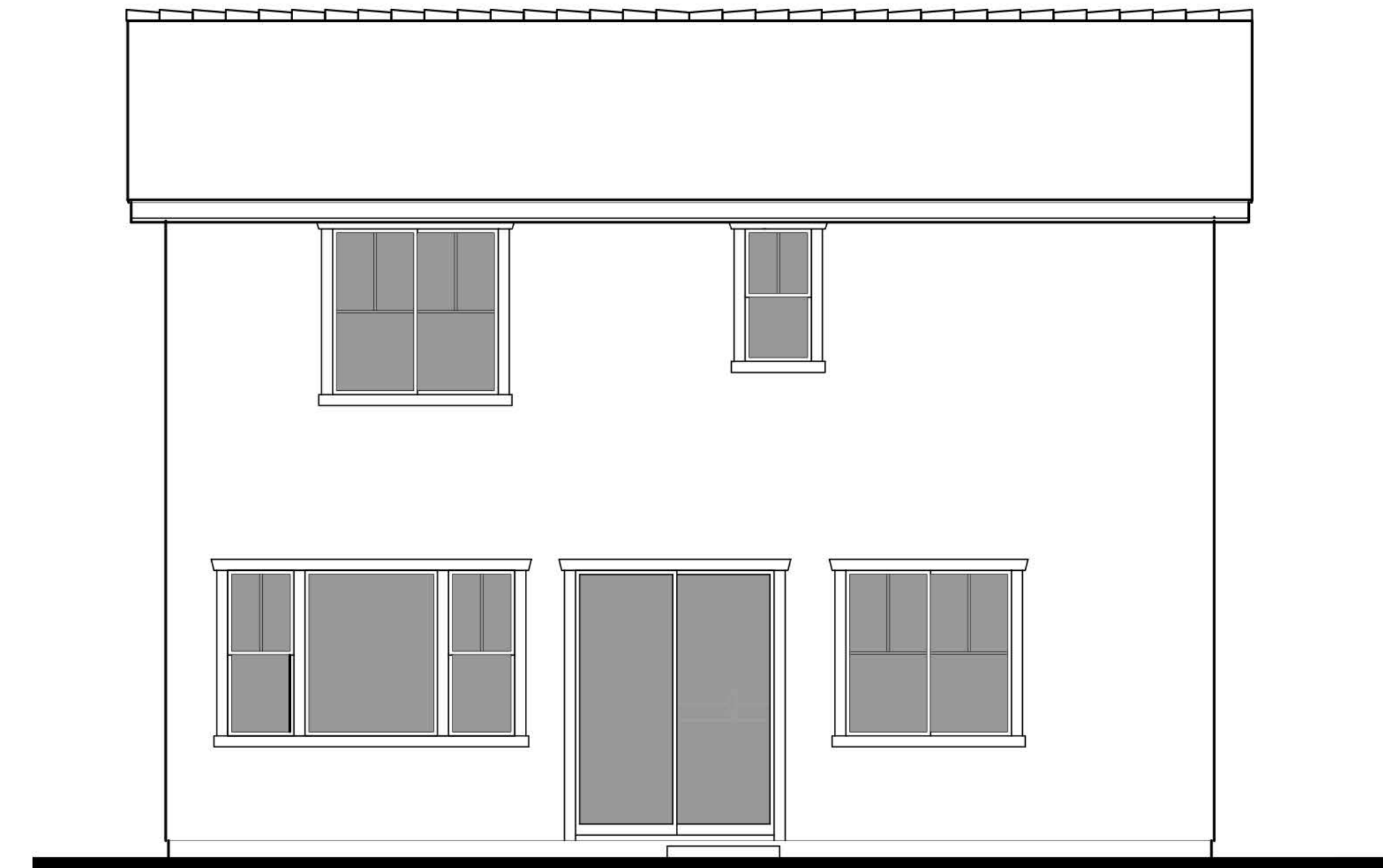
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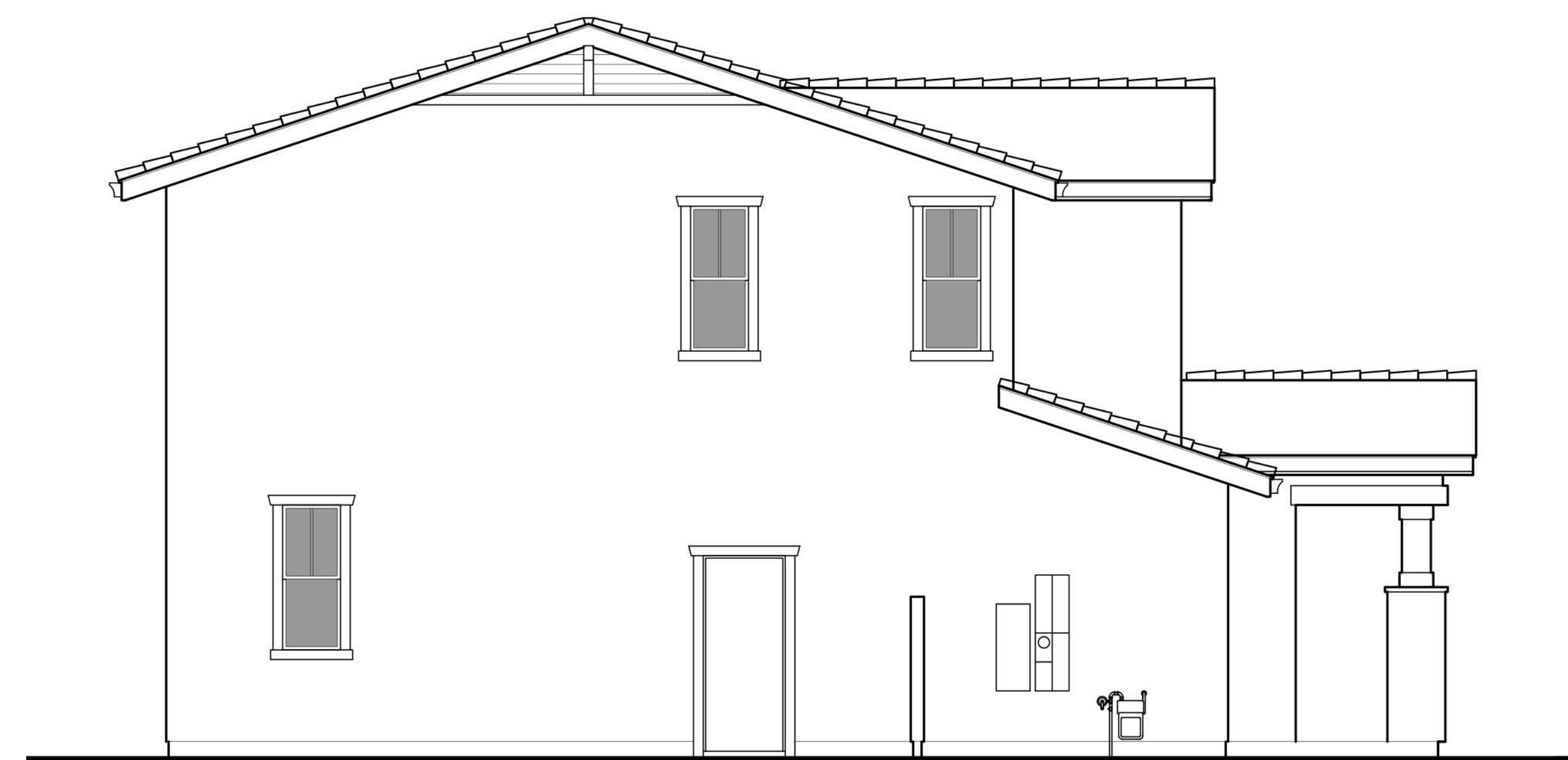
PLAN 1C
'COUNTRY EUROPEAN'



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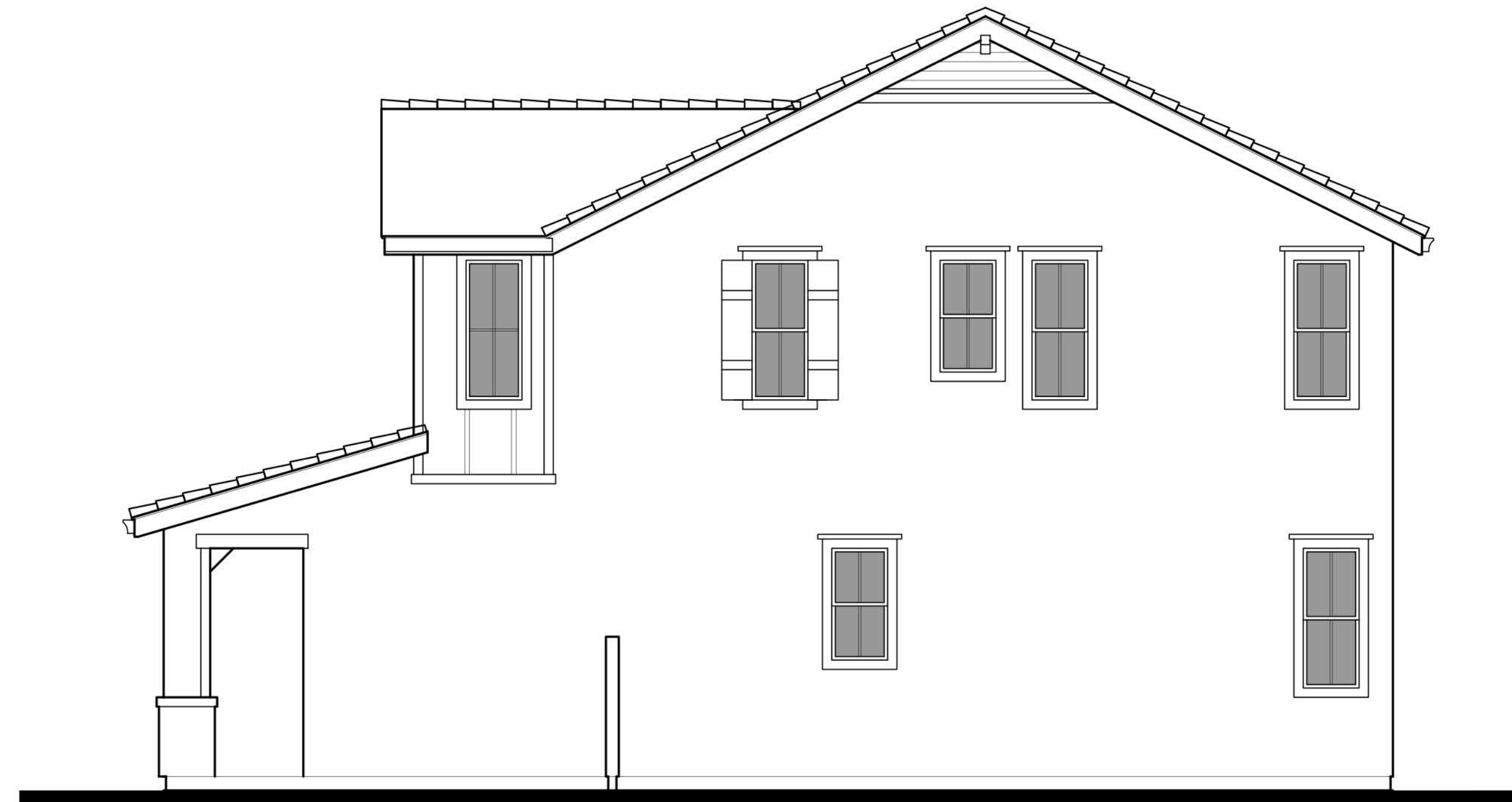
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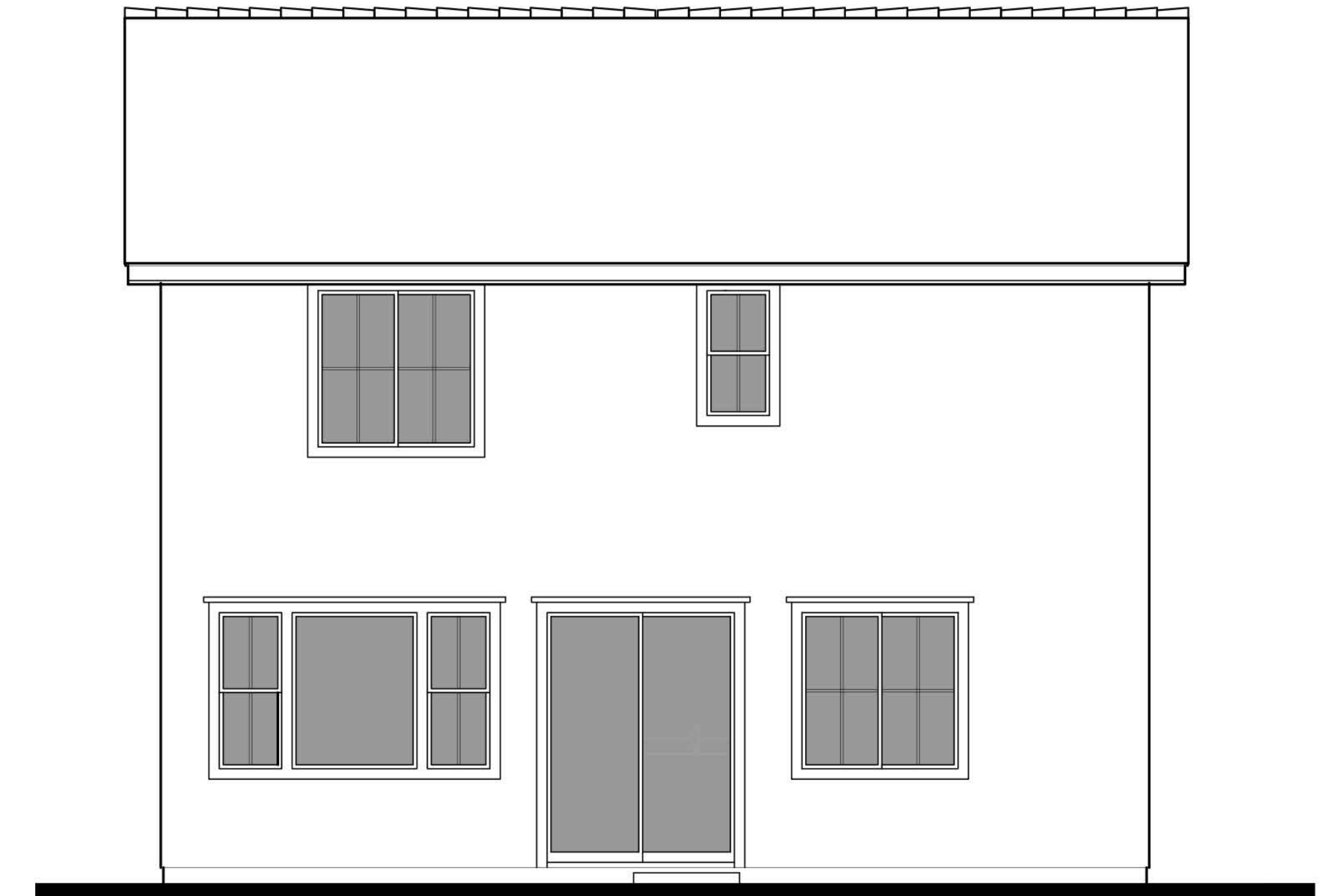
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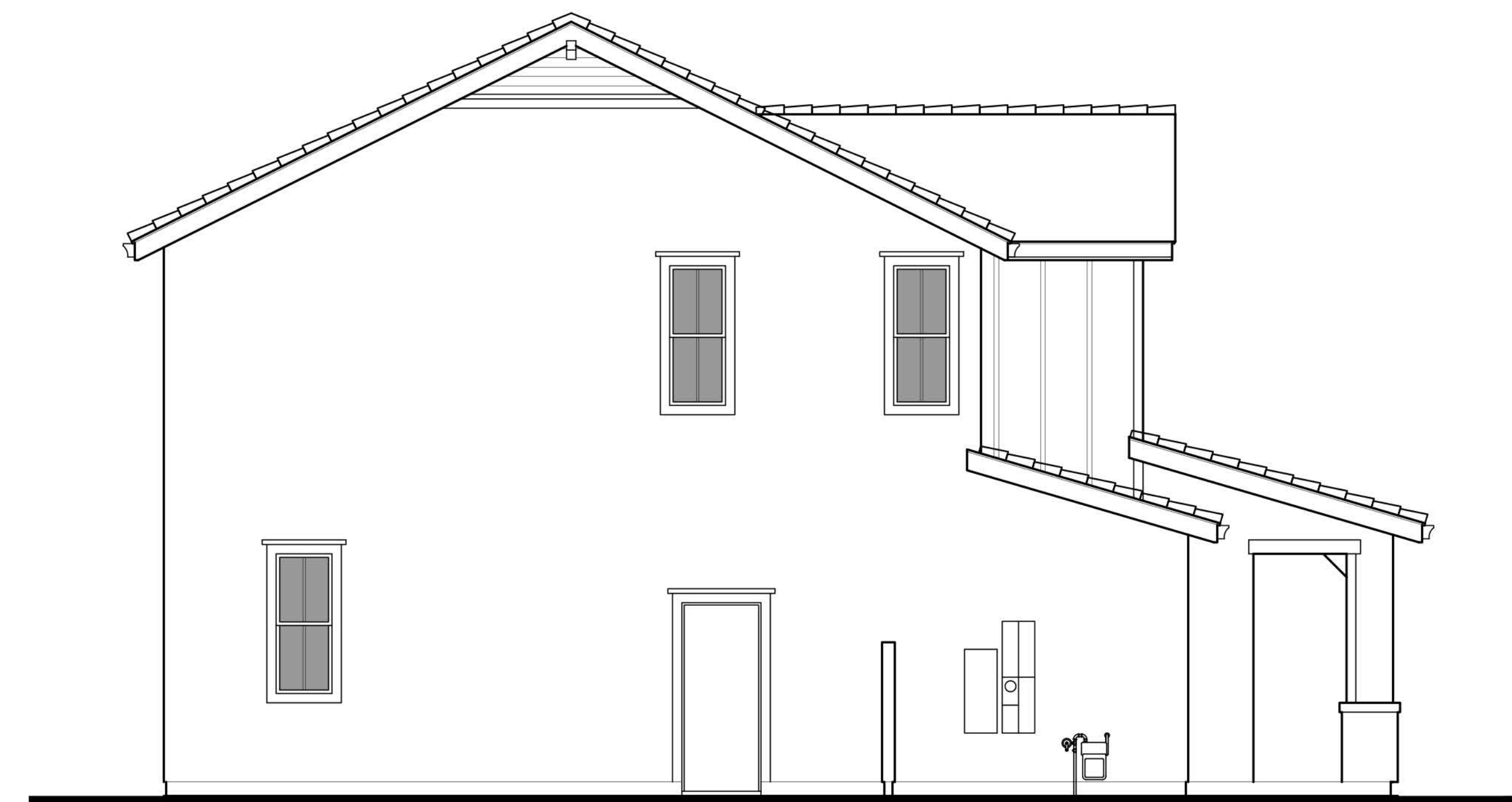
PLAN 1D
'CRAFTSMAN'



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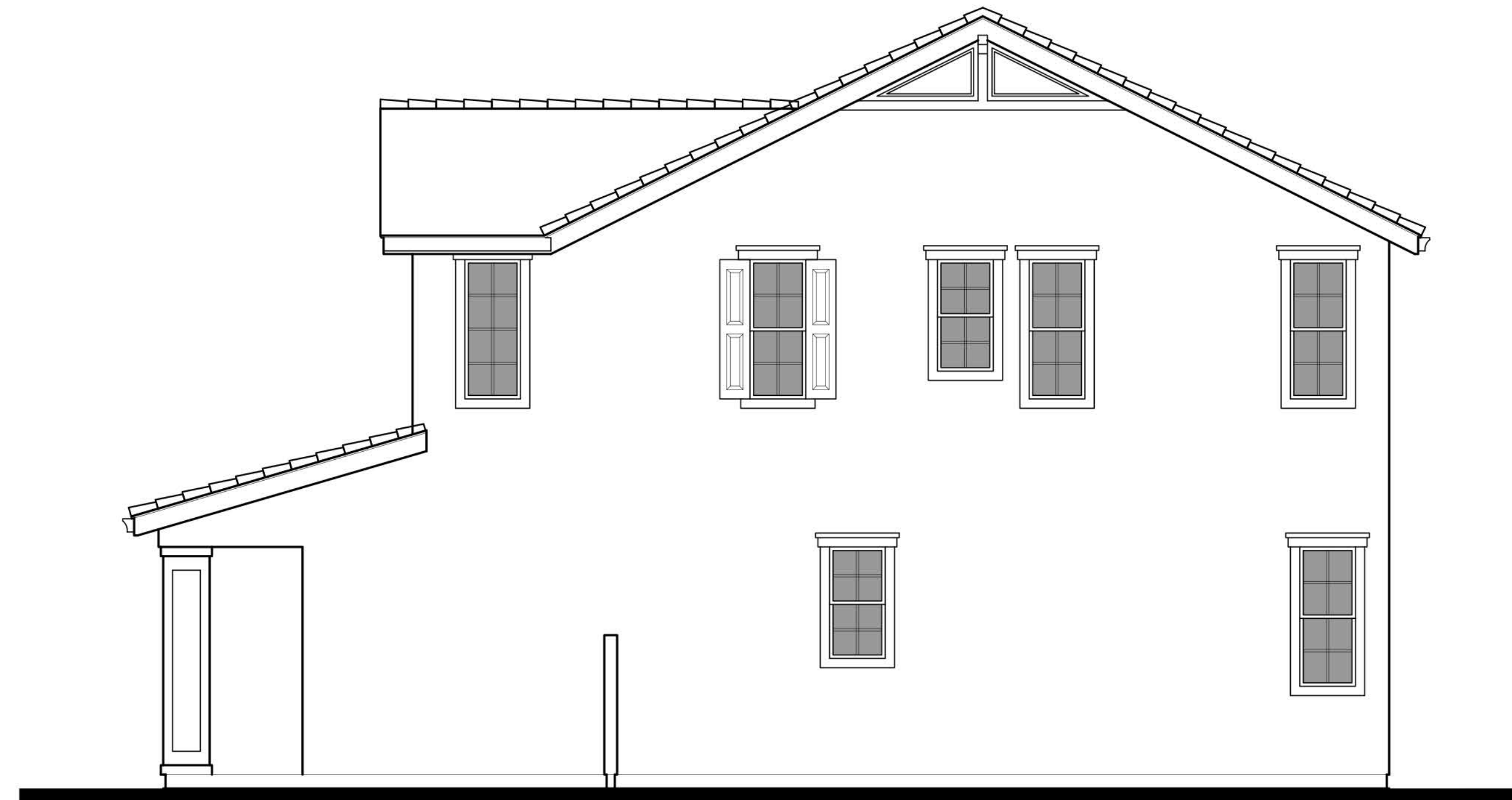
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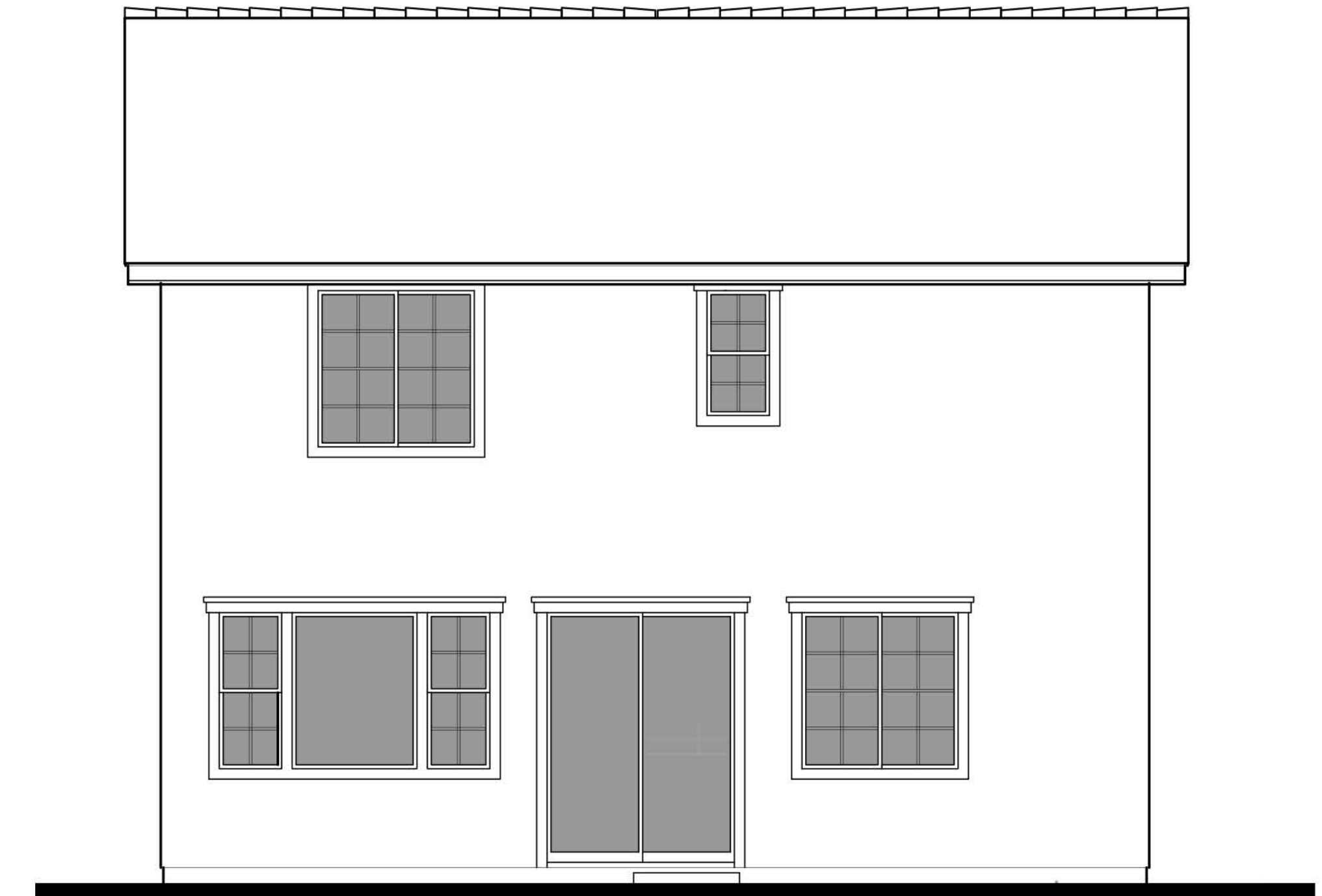
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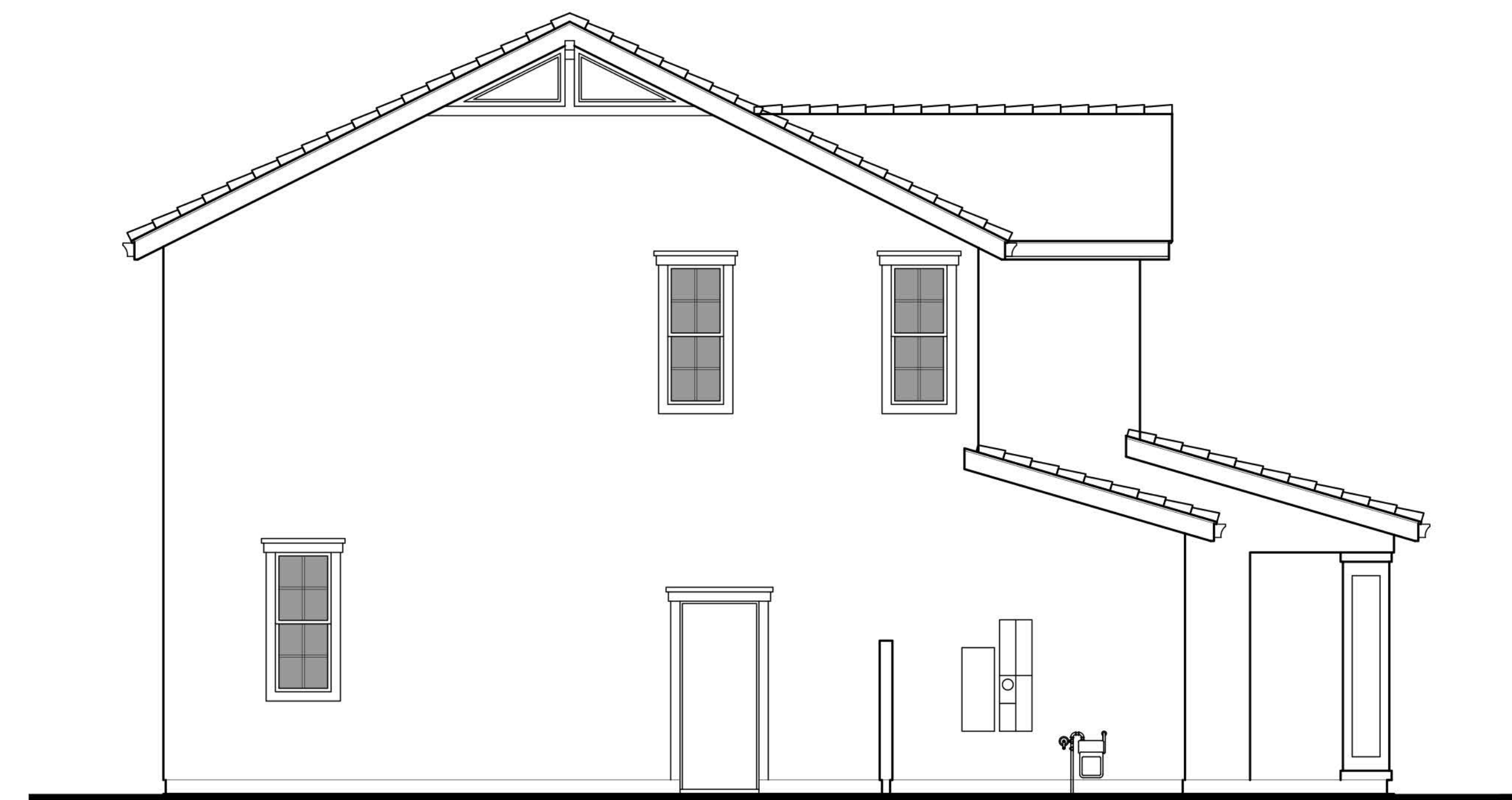
PLAN 1E
'WESTERN FARMHOUSE'



RIGHT



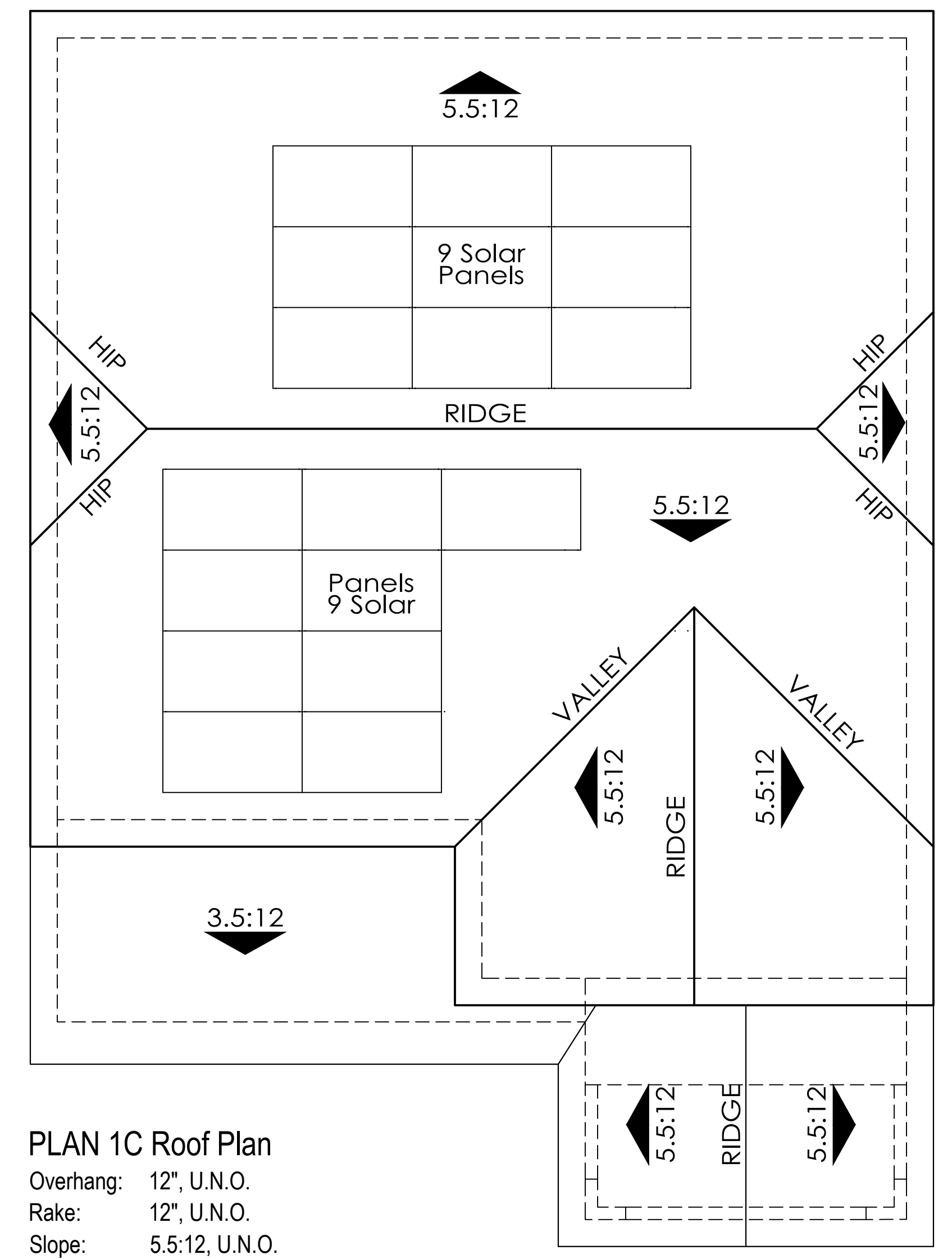
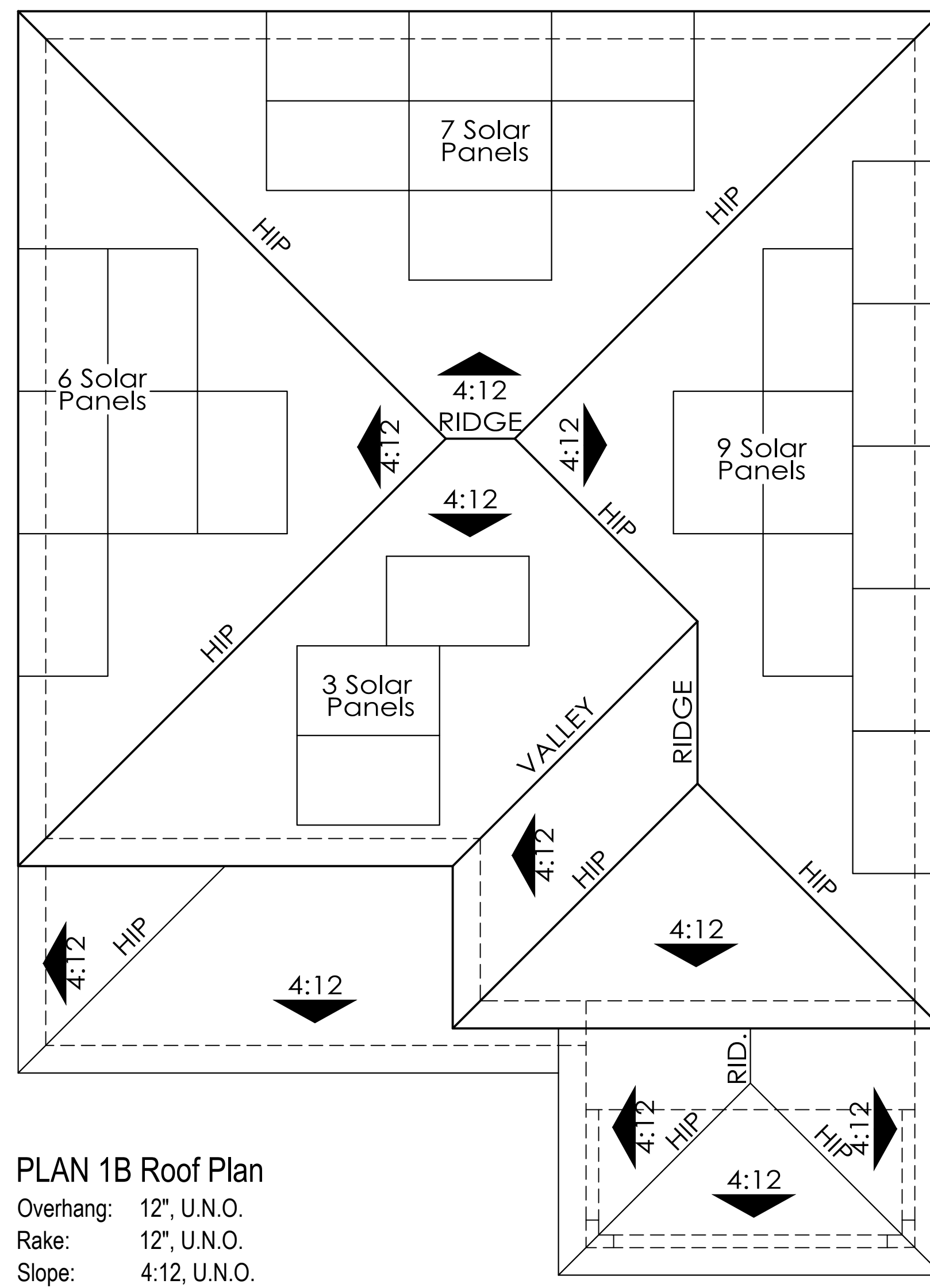
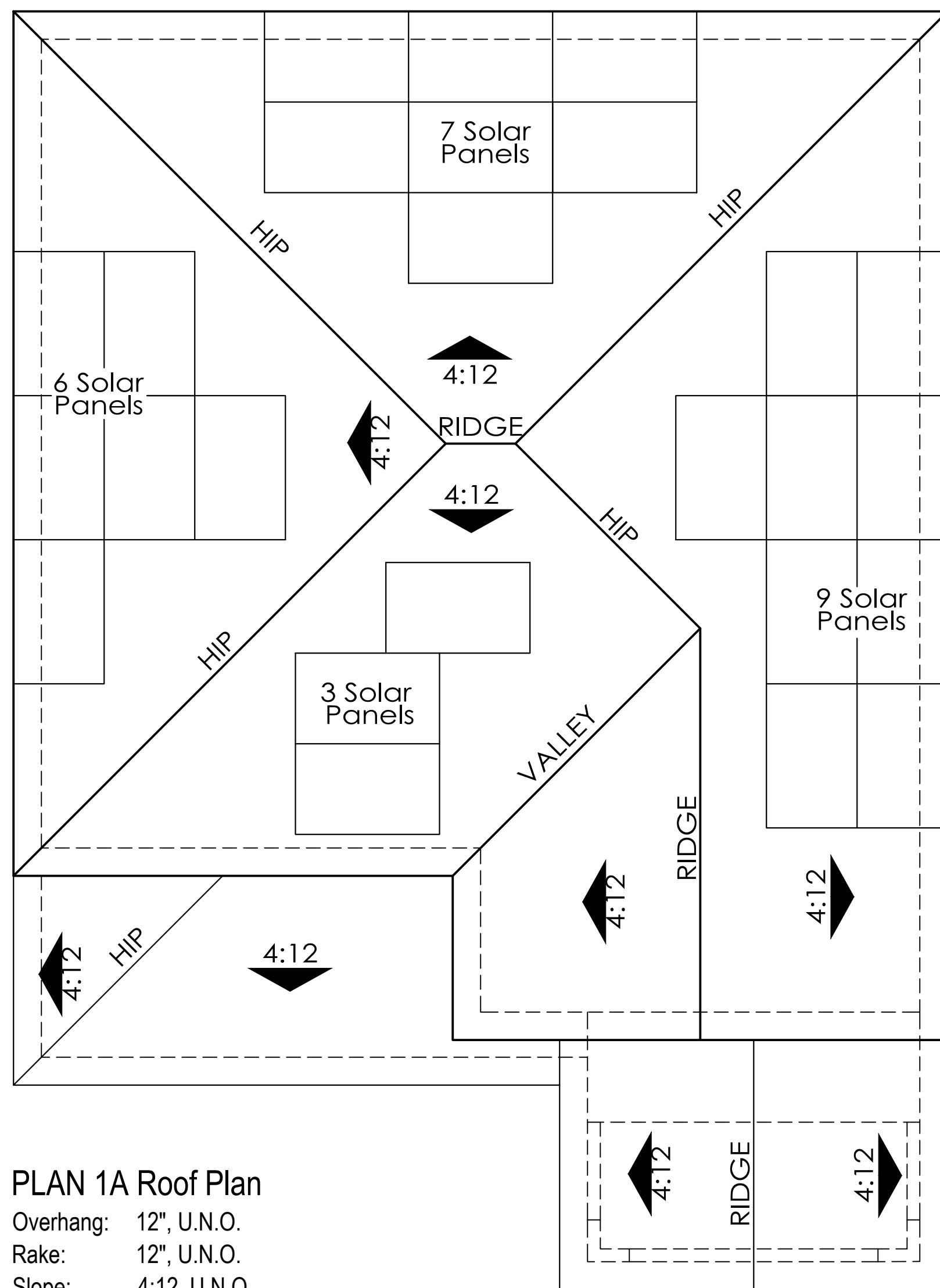
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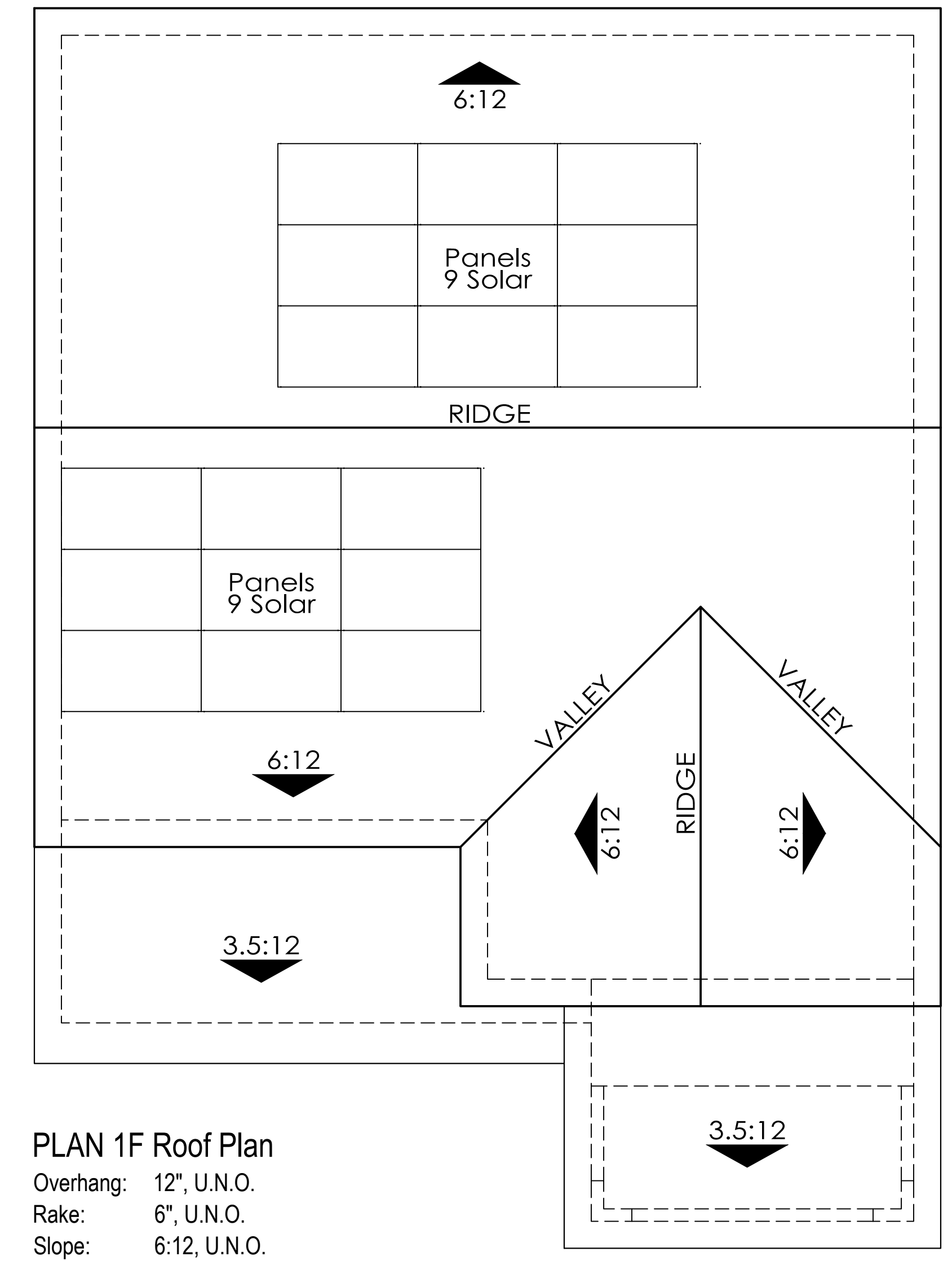
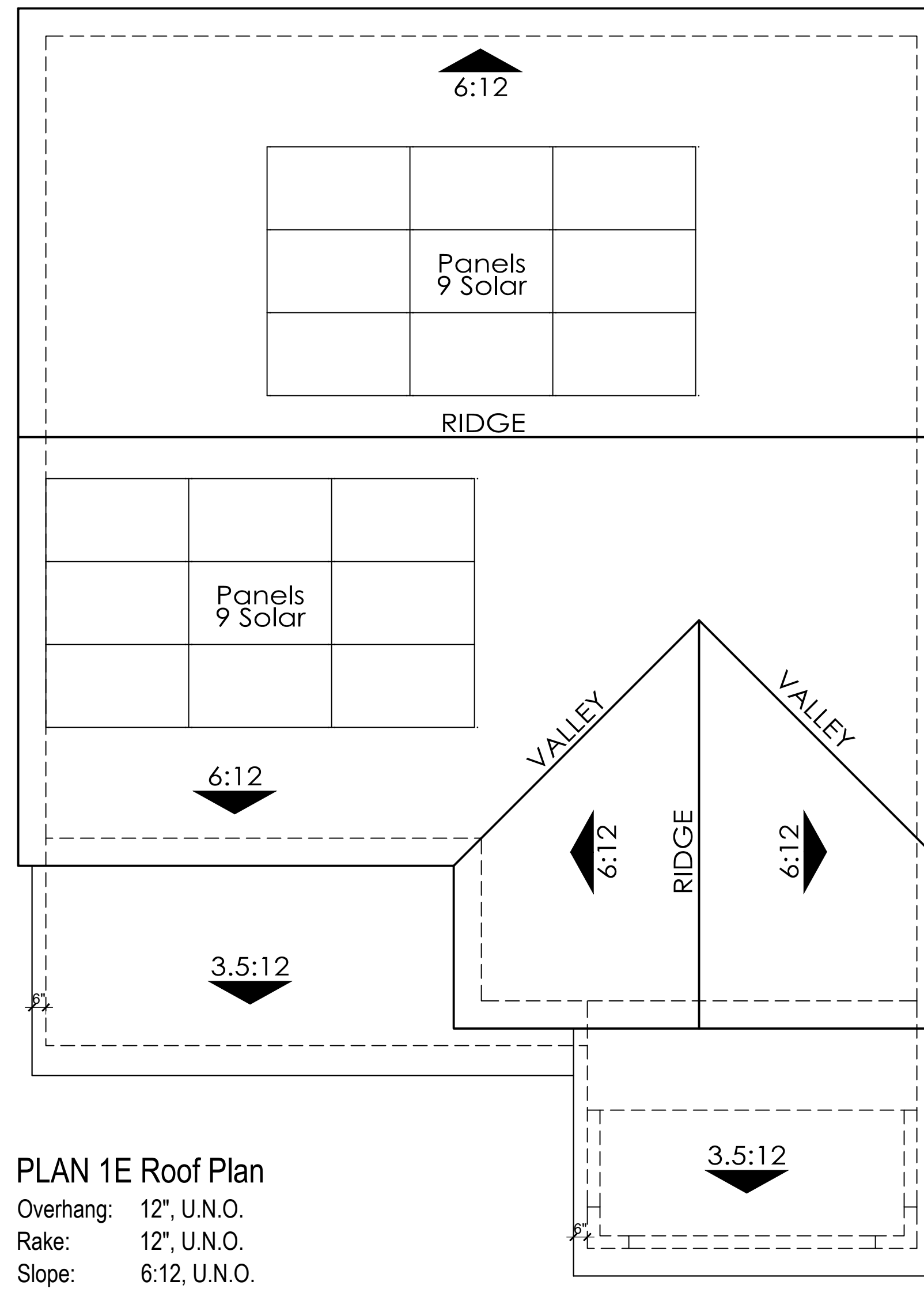
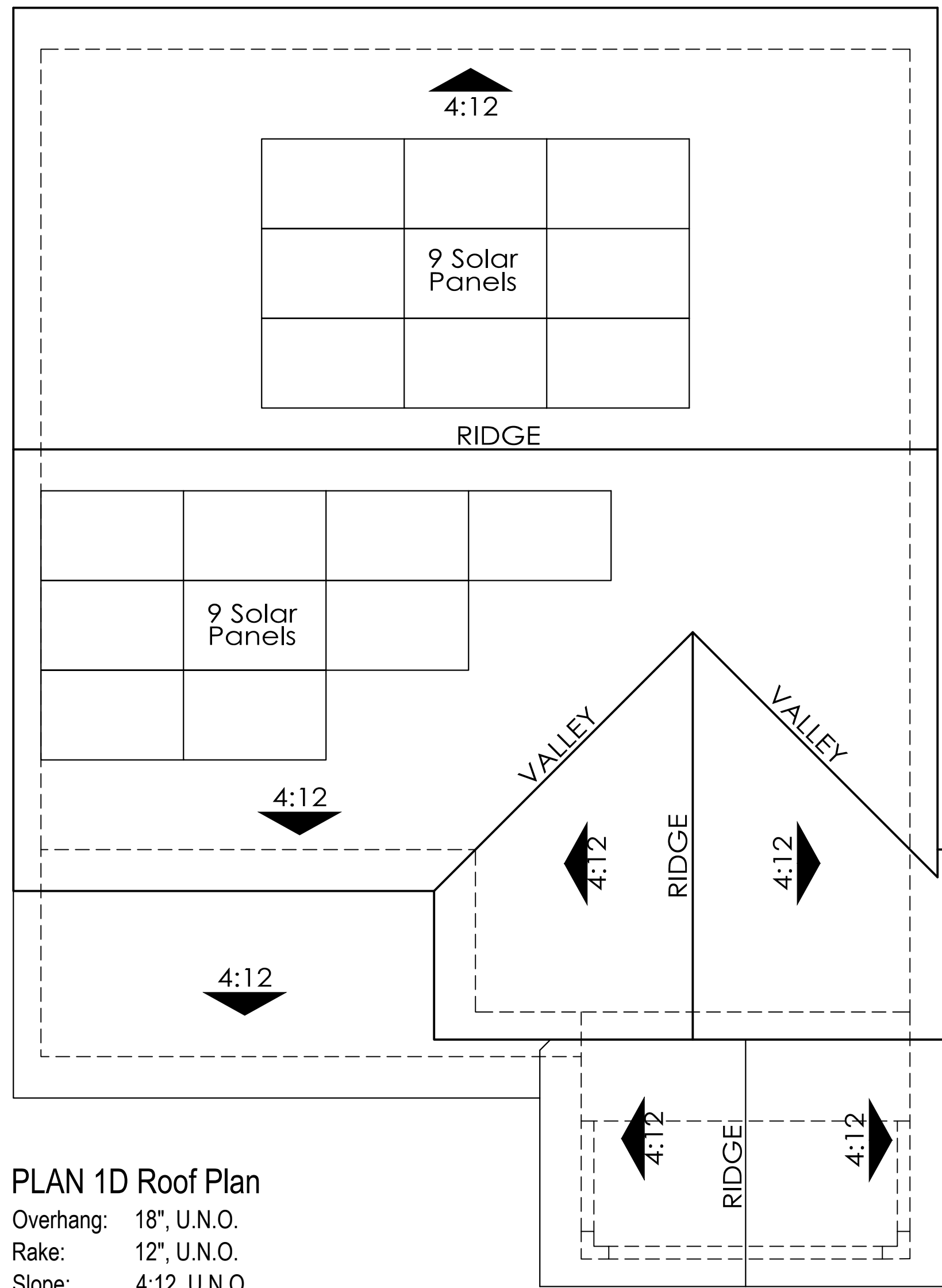


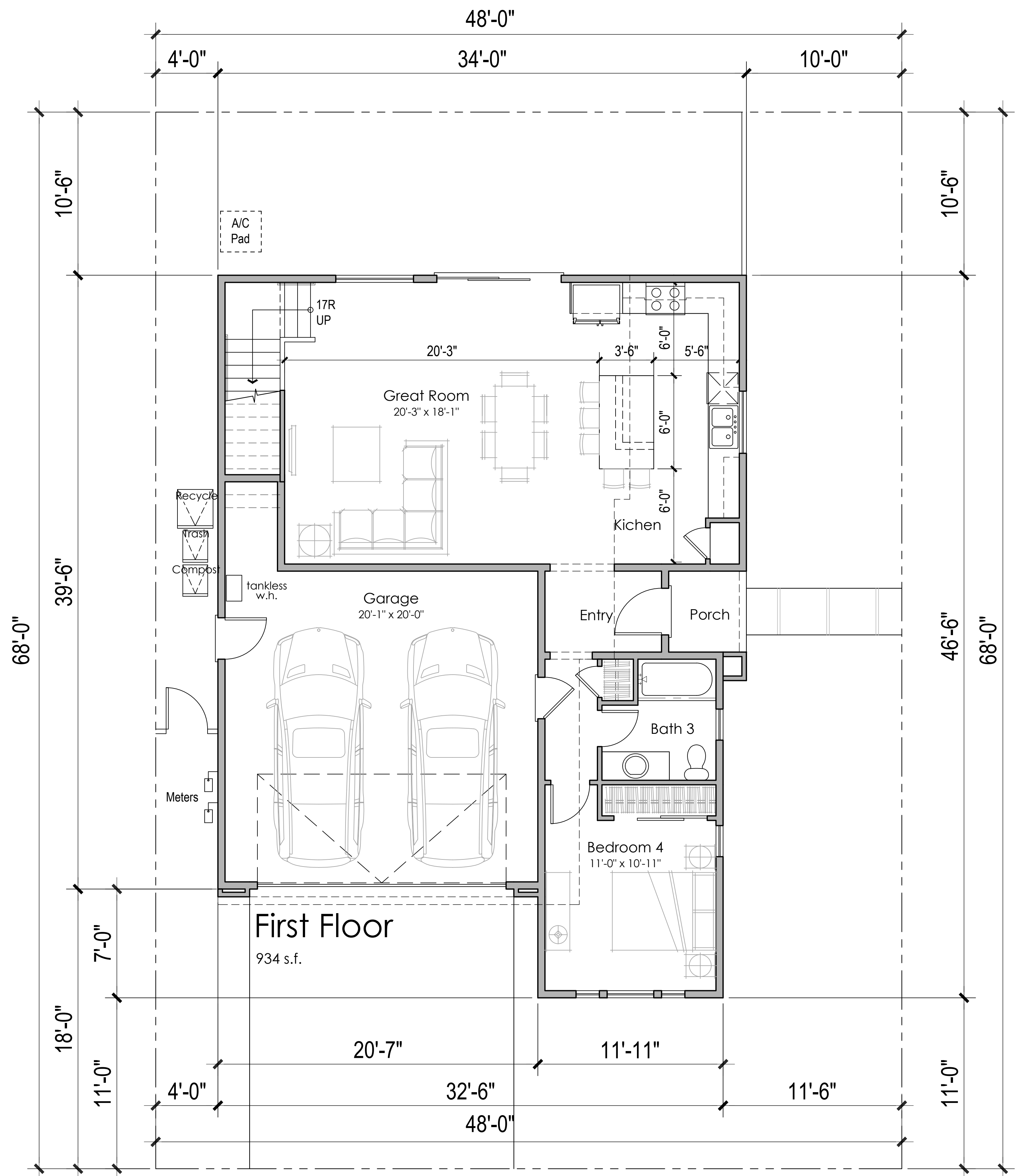
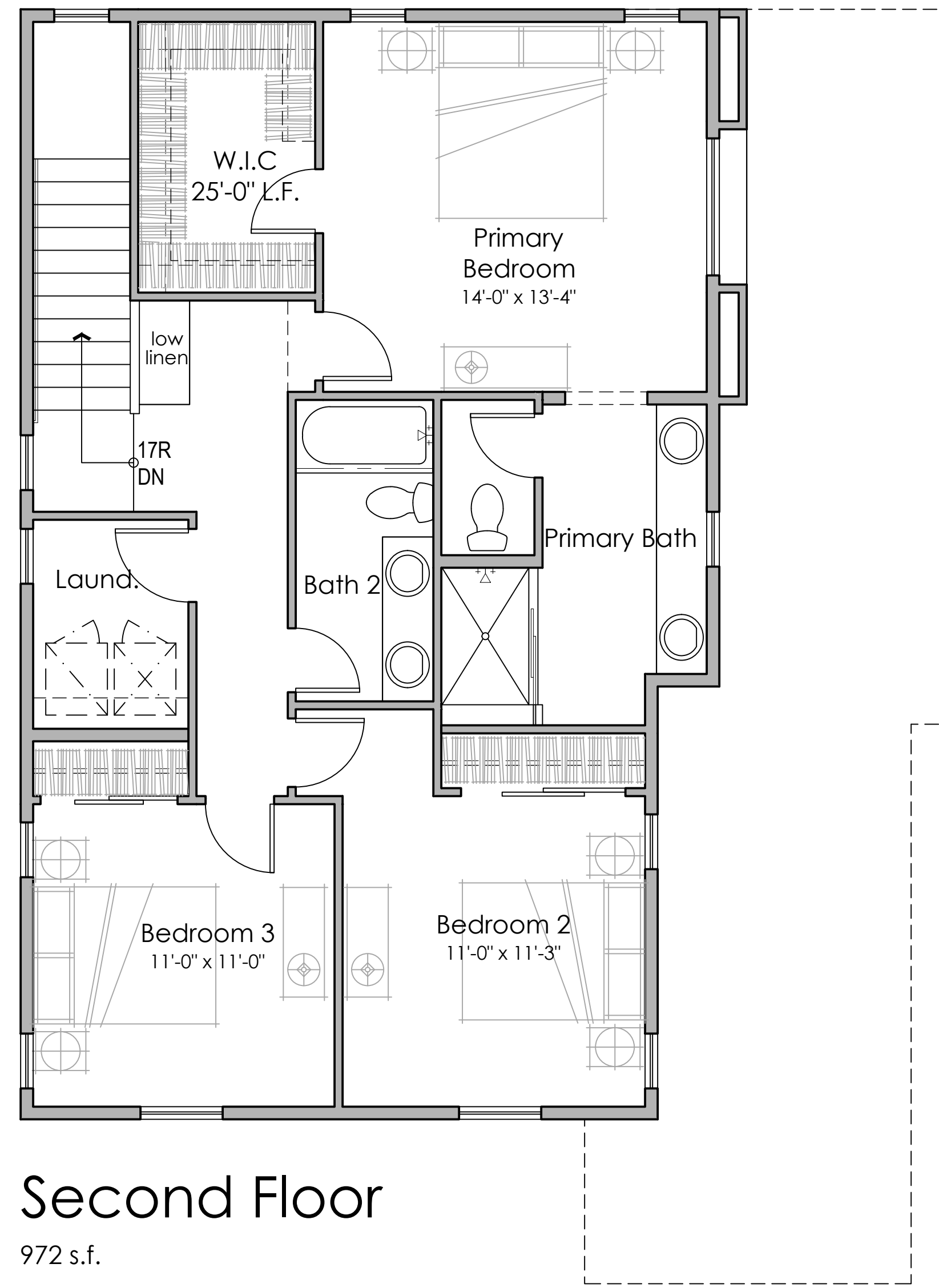
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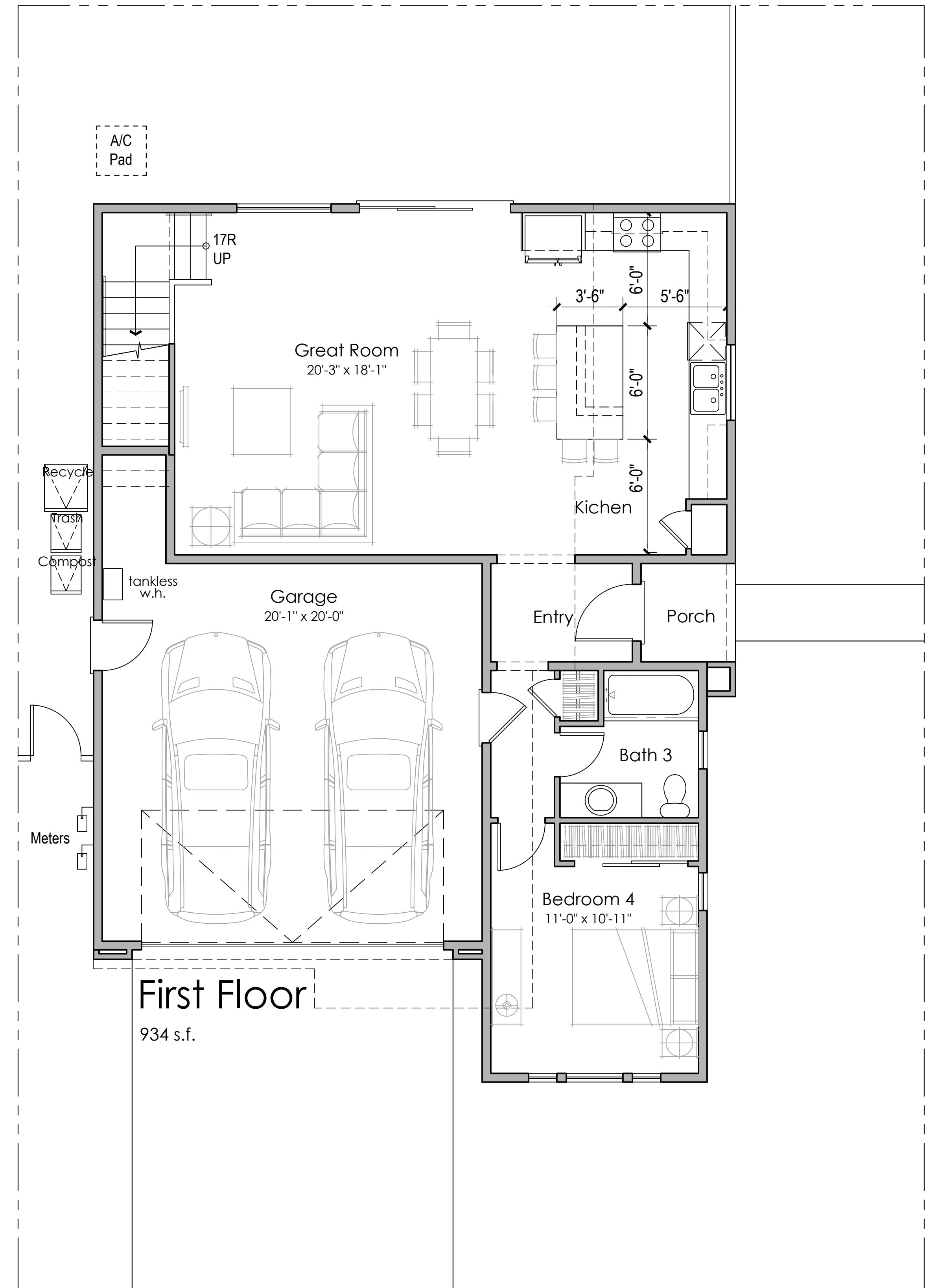
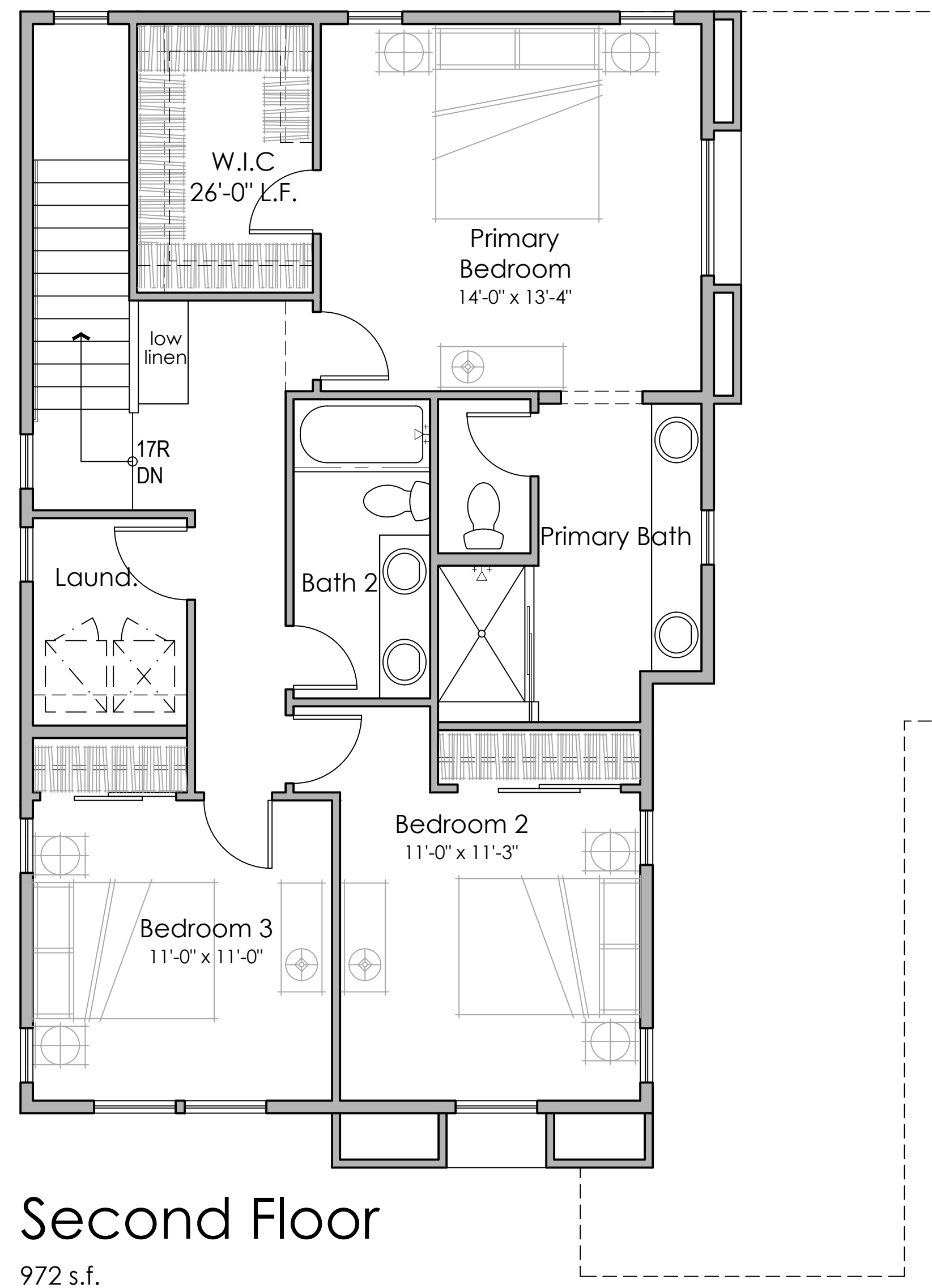


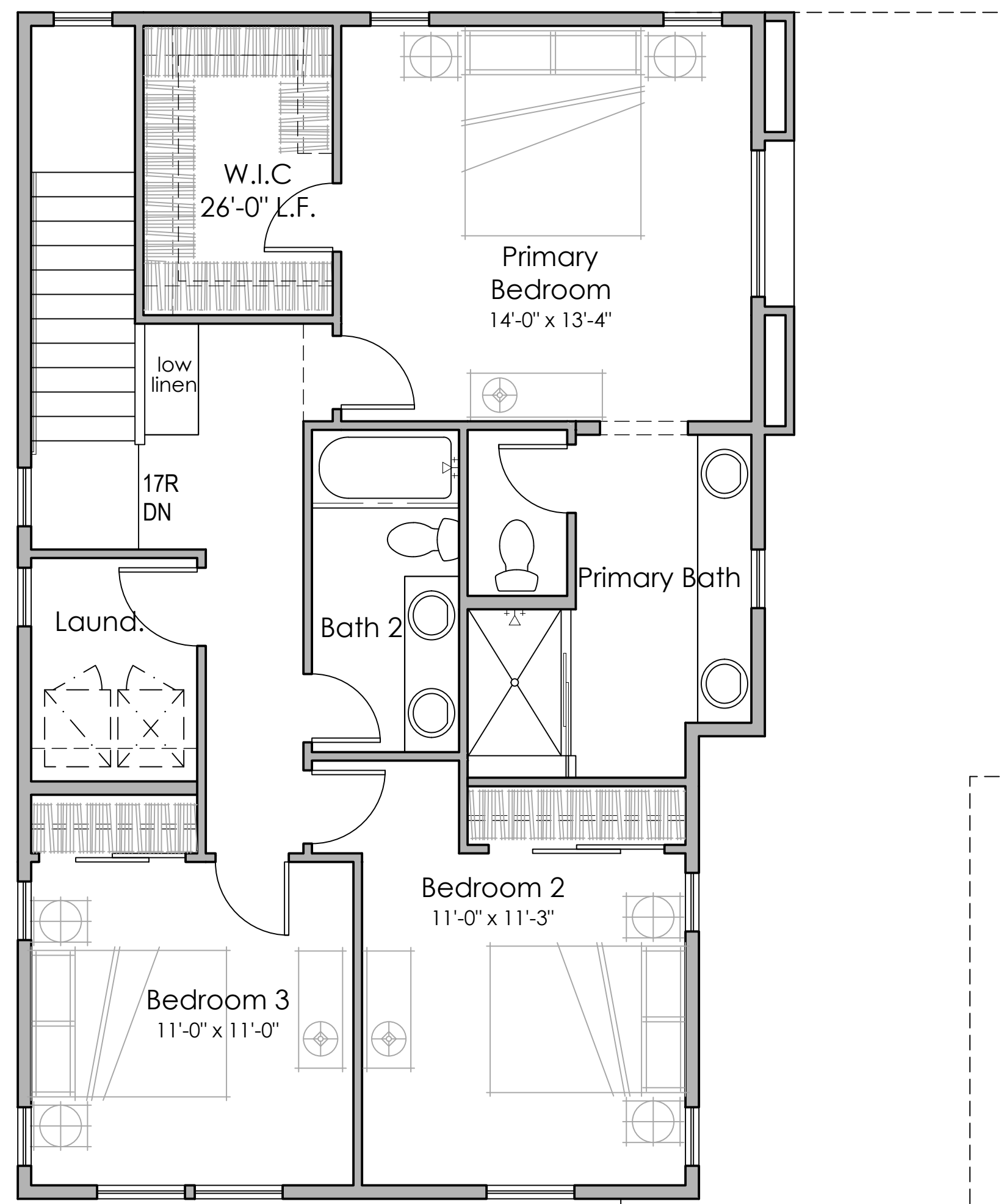
PLAN 1F
'COLONIAL'



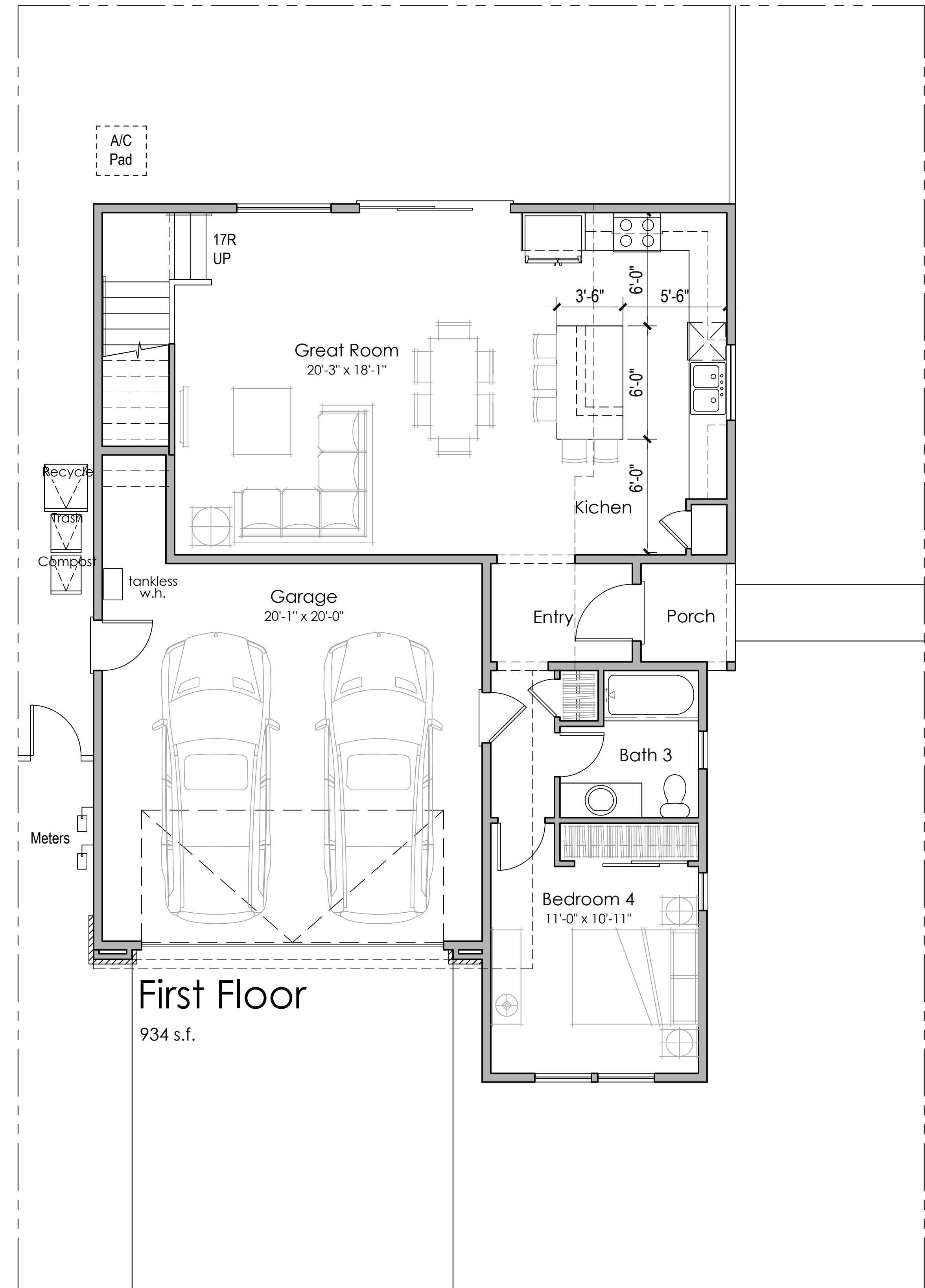




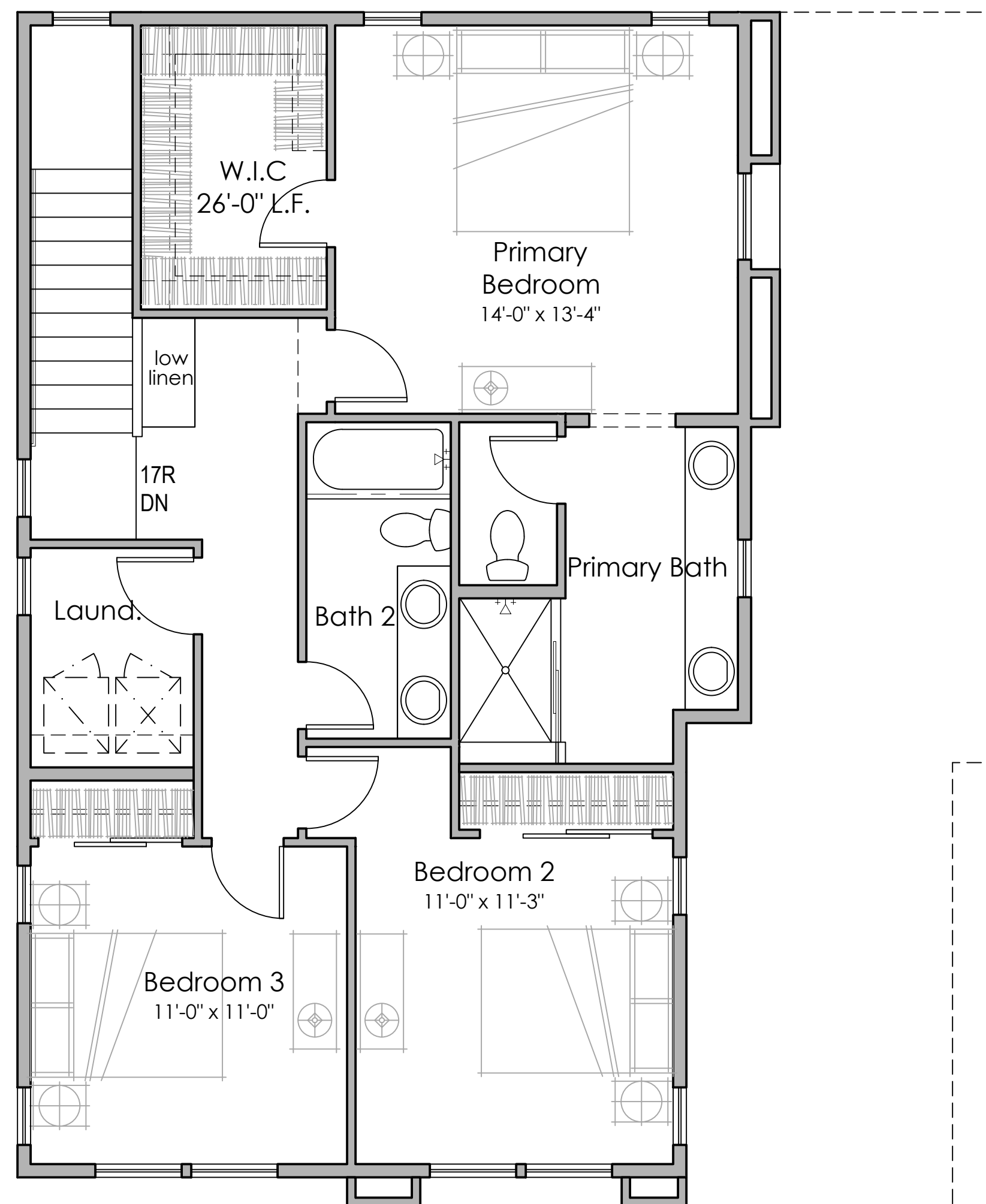




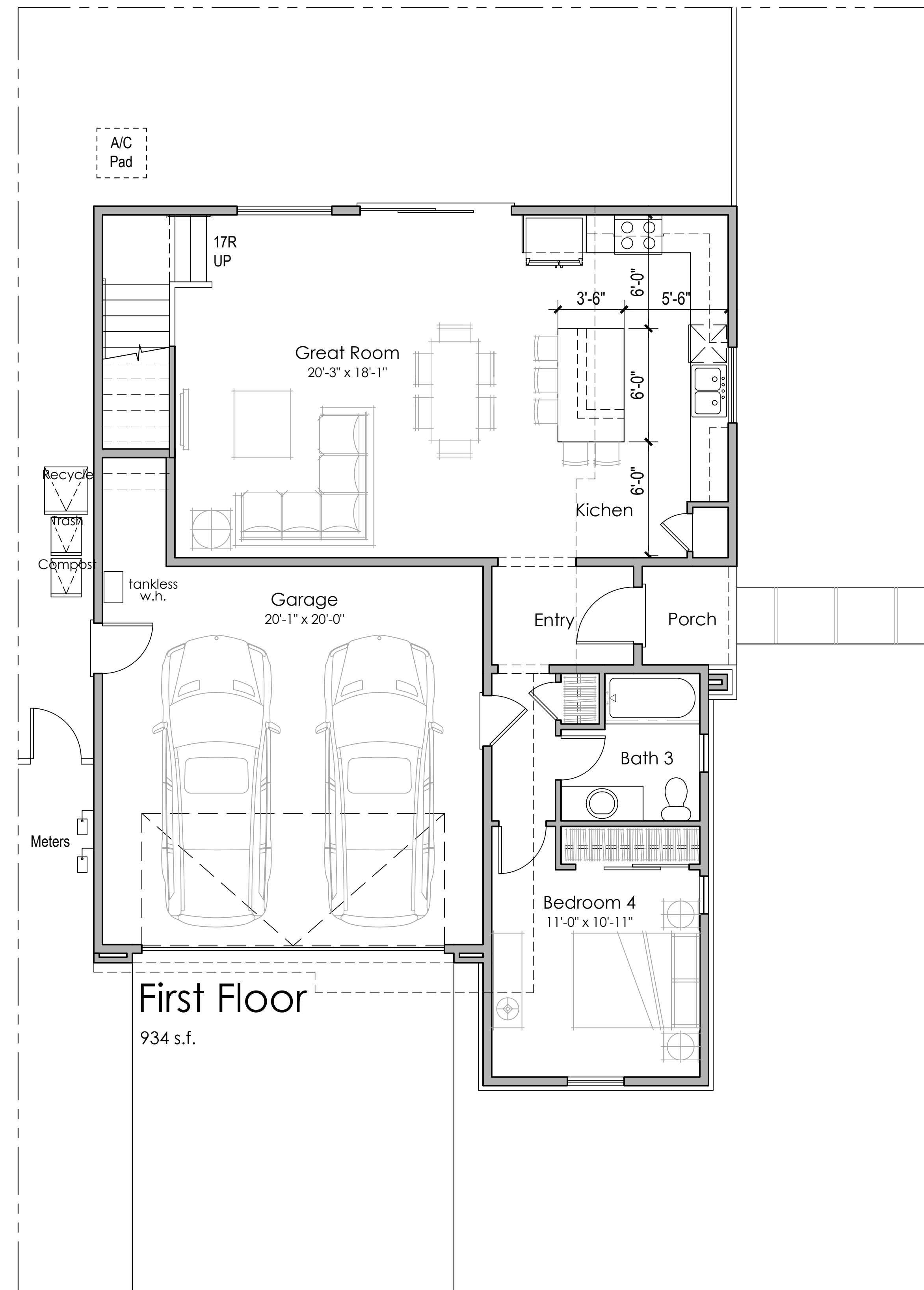
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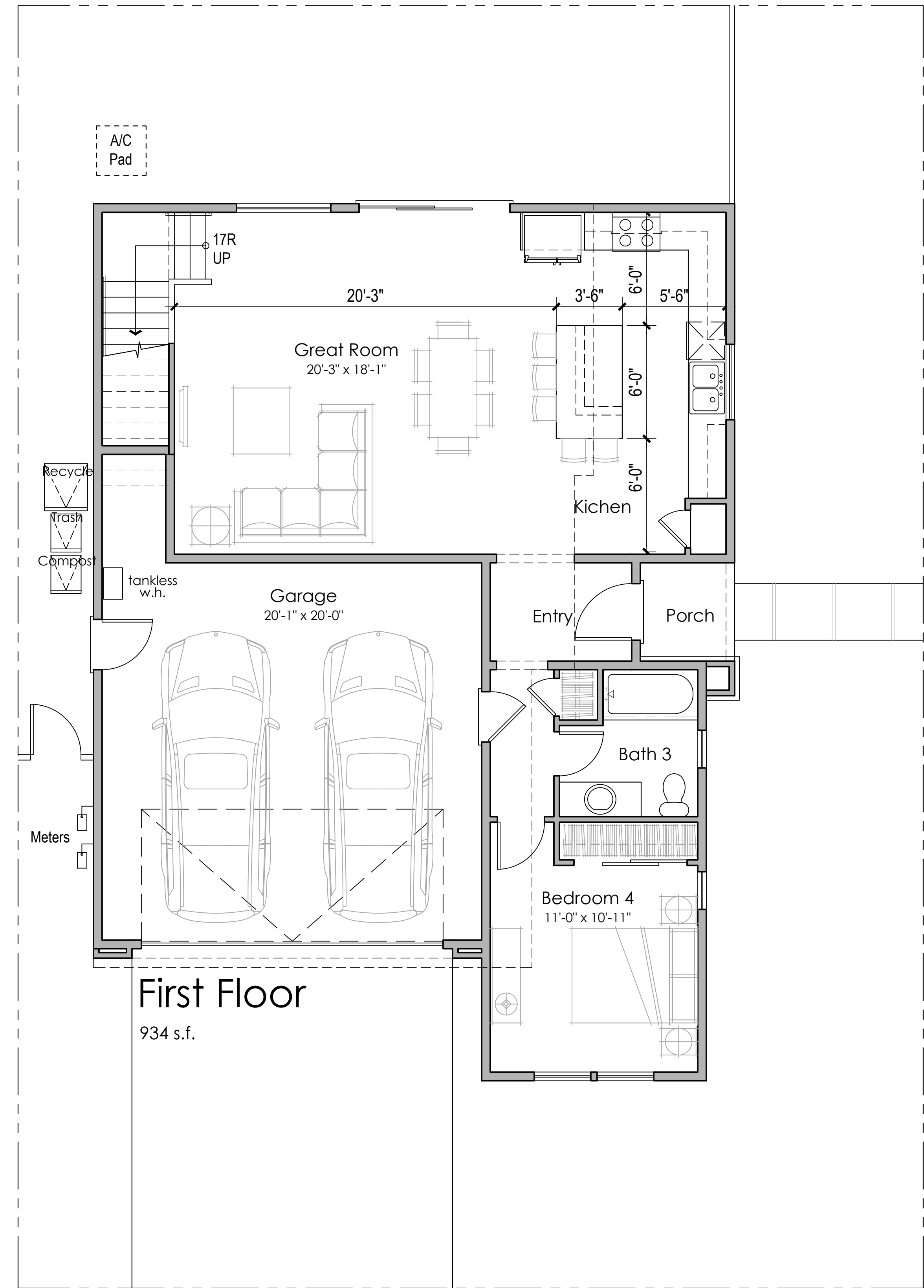
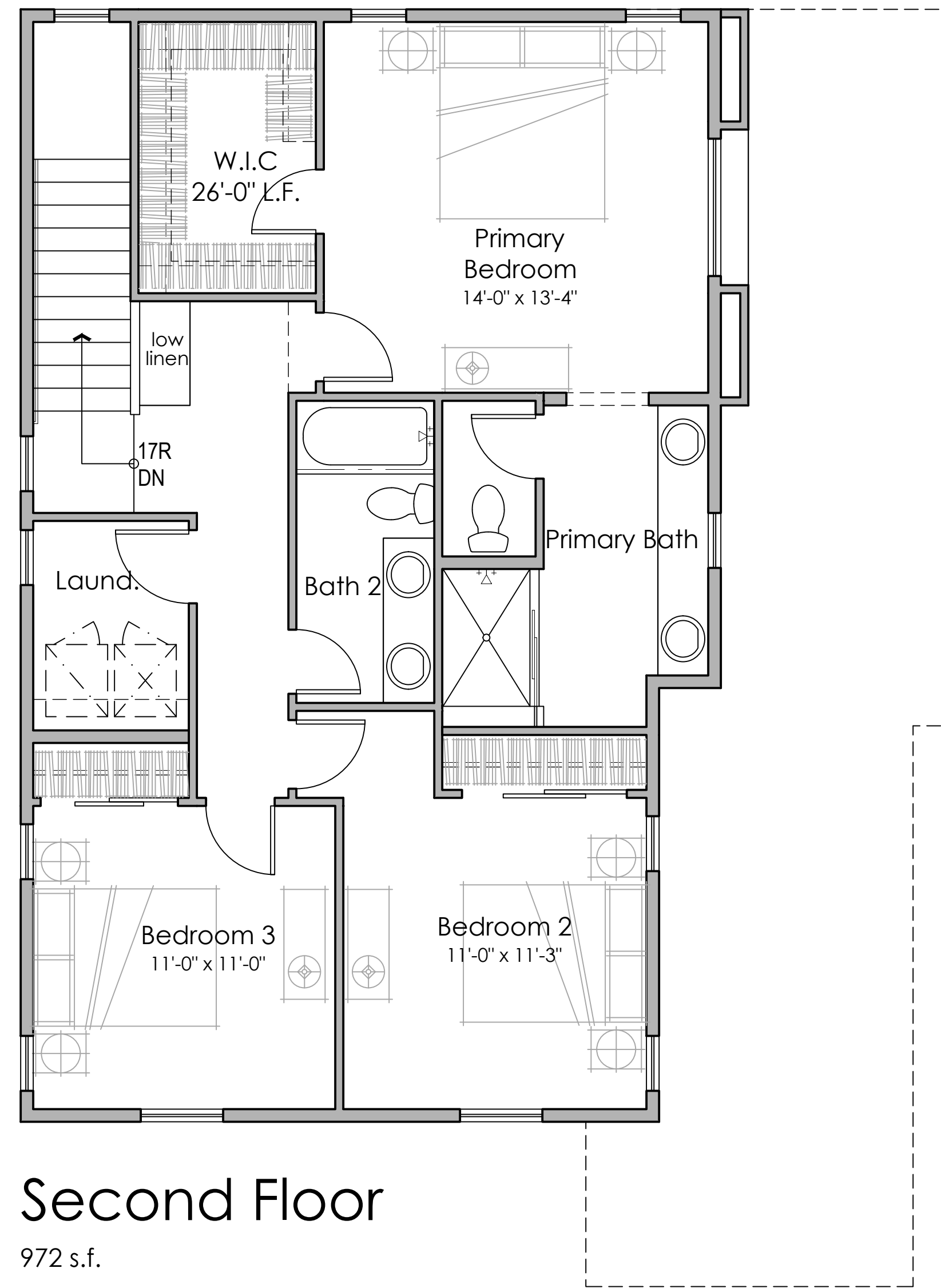
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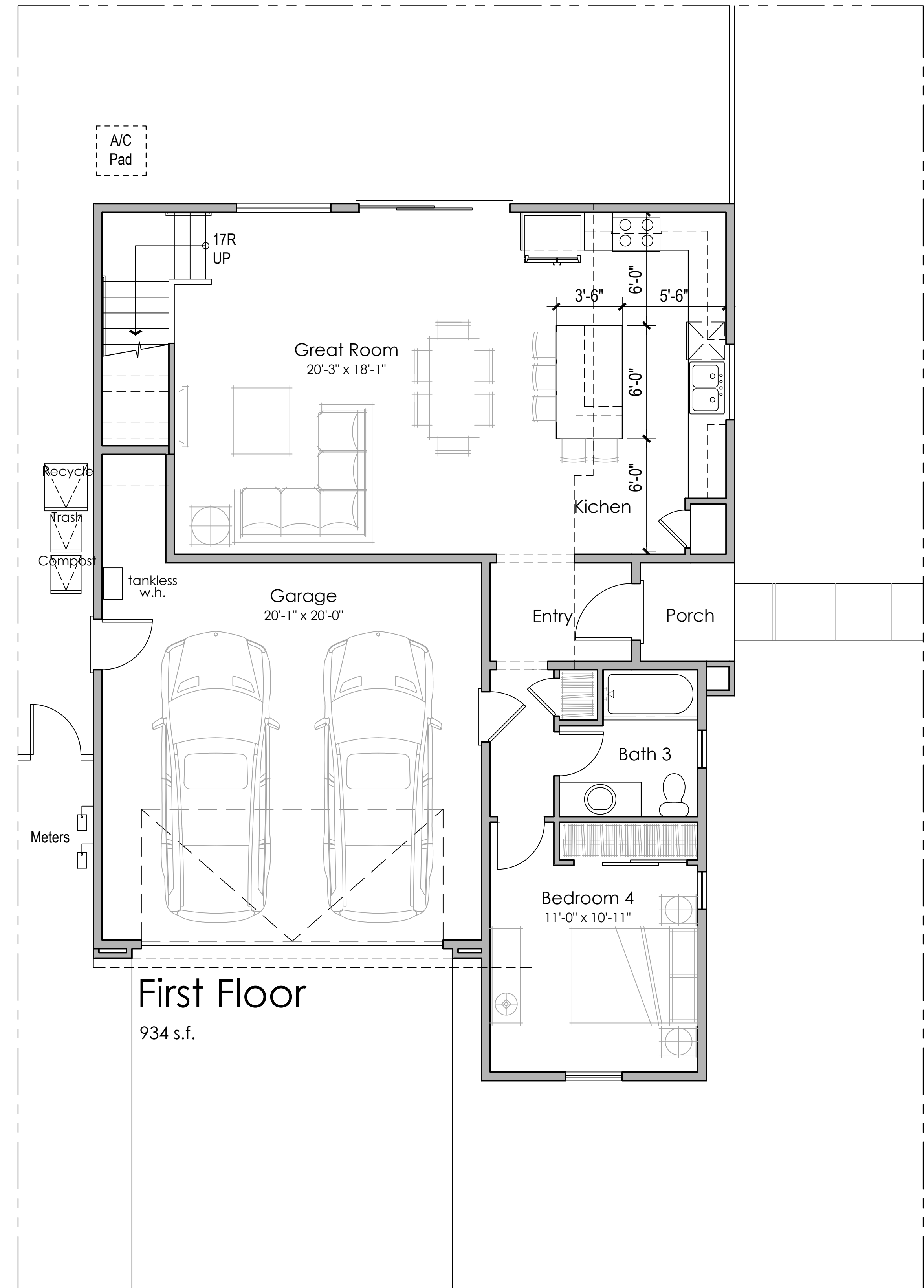
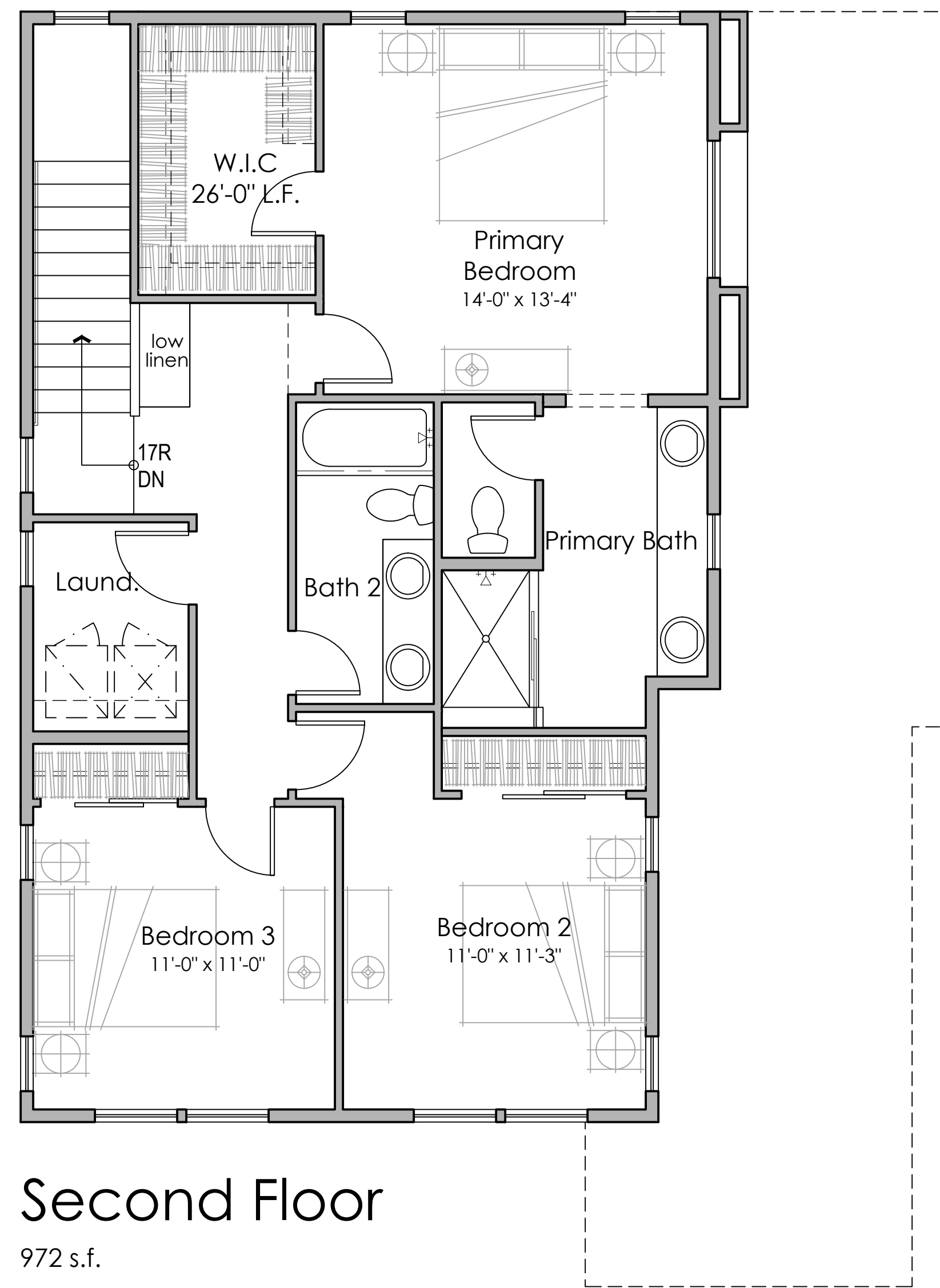


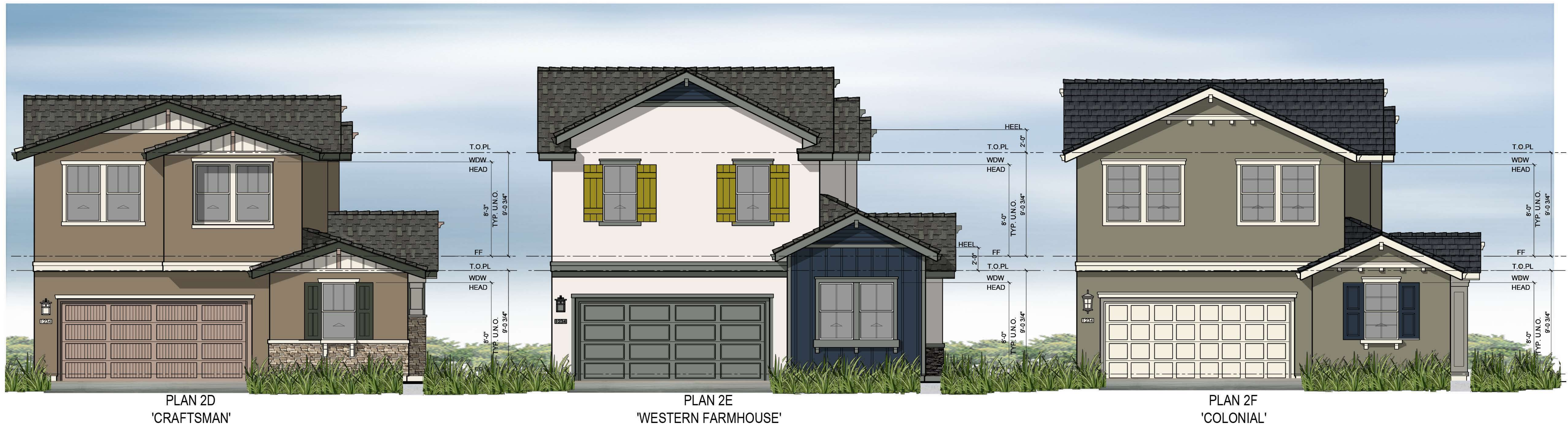
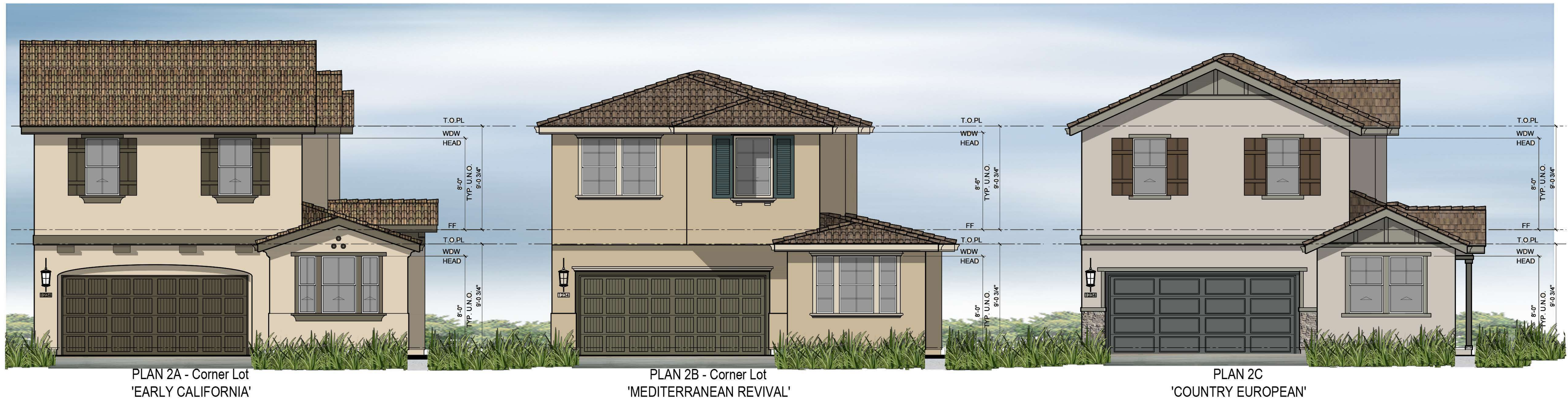
Second Floor
972 s.f.



First Floor
934 s.f.

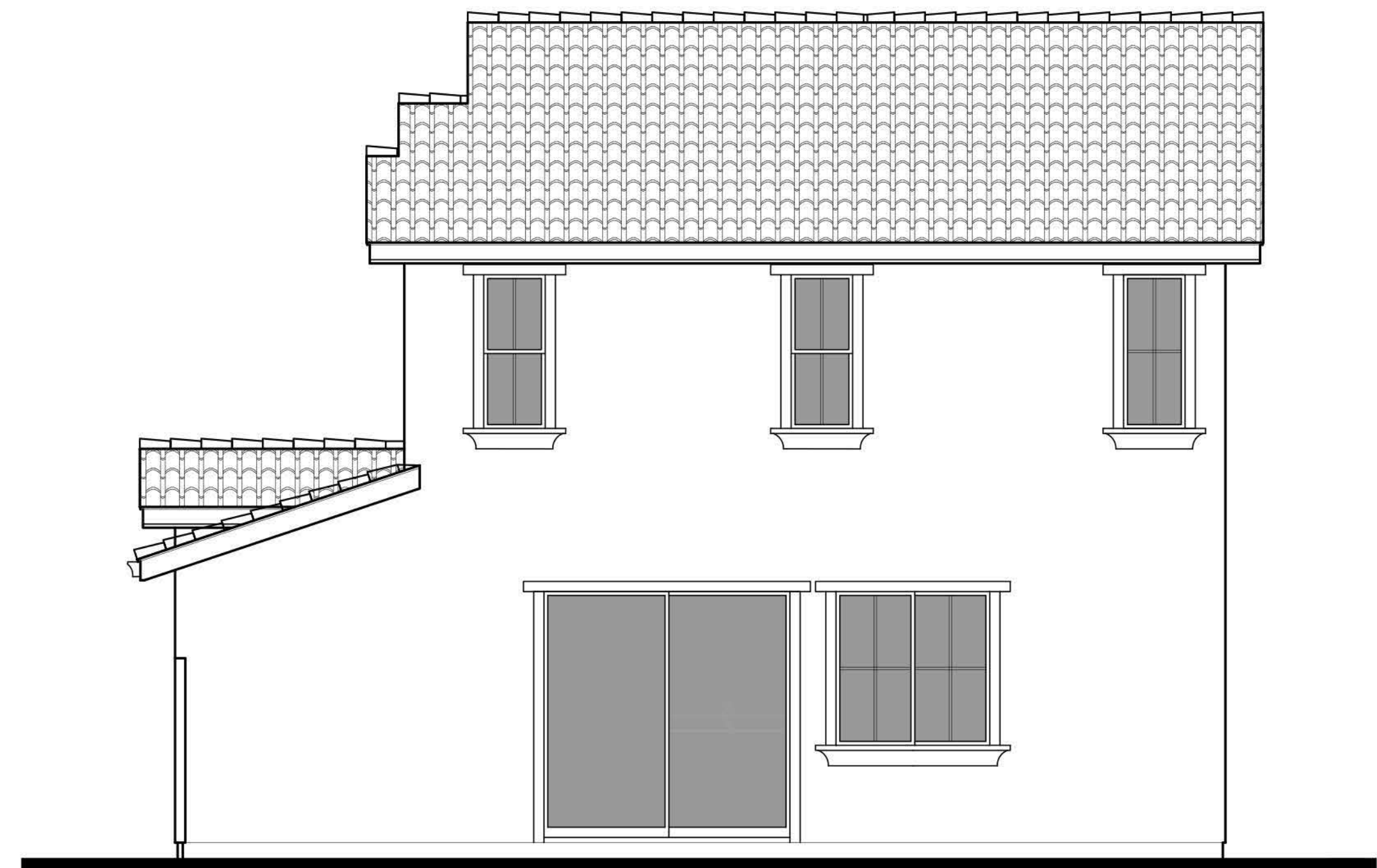




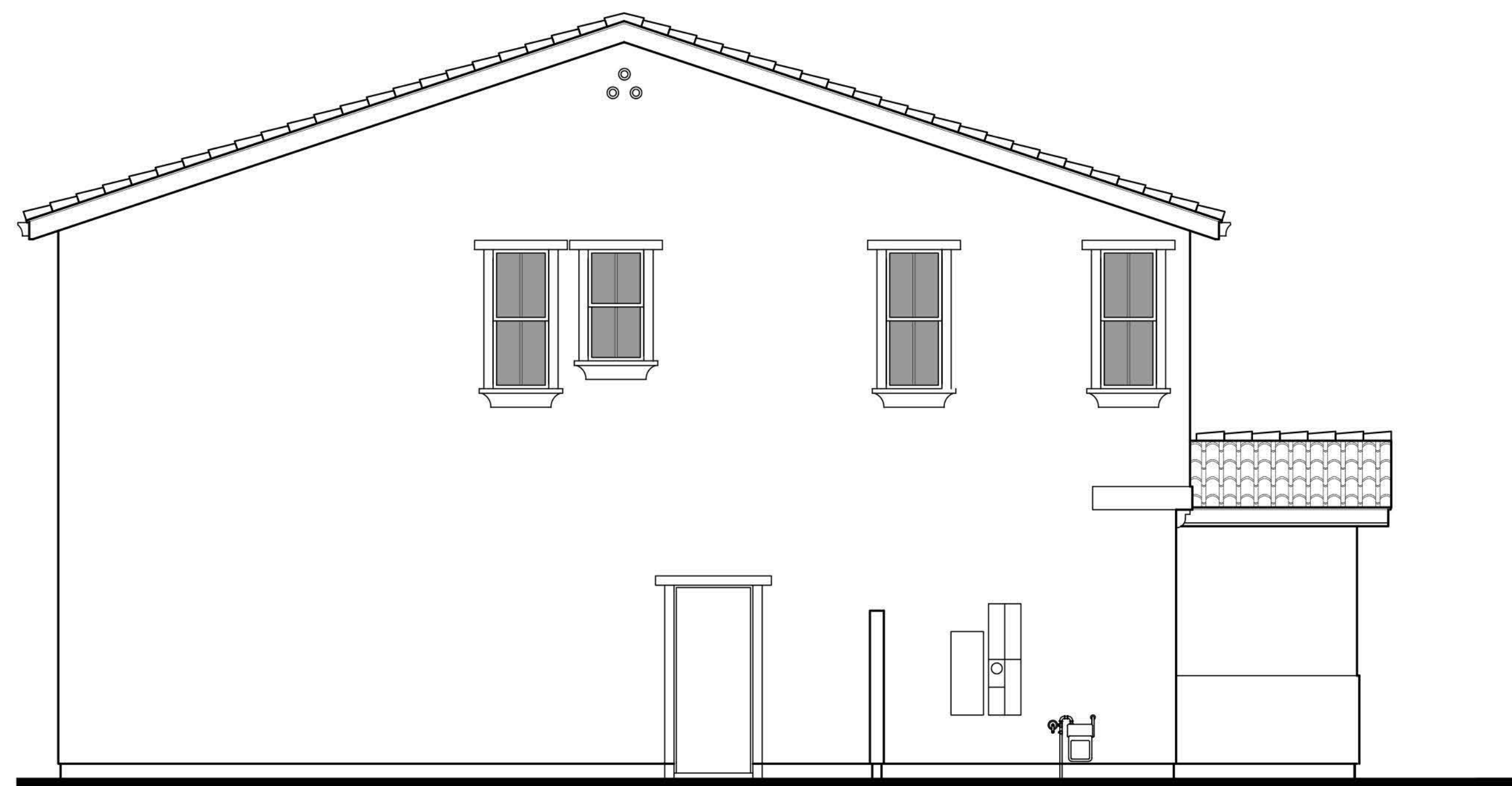




RIGHT



REAR



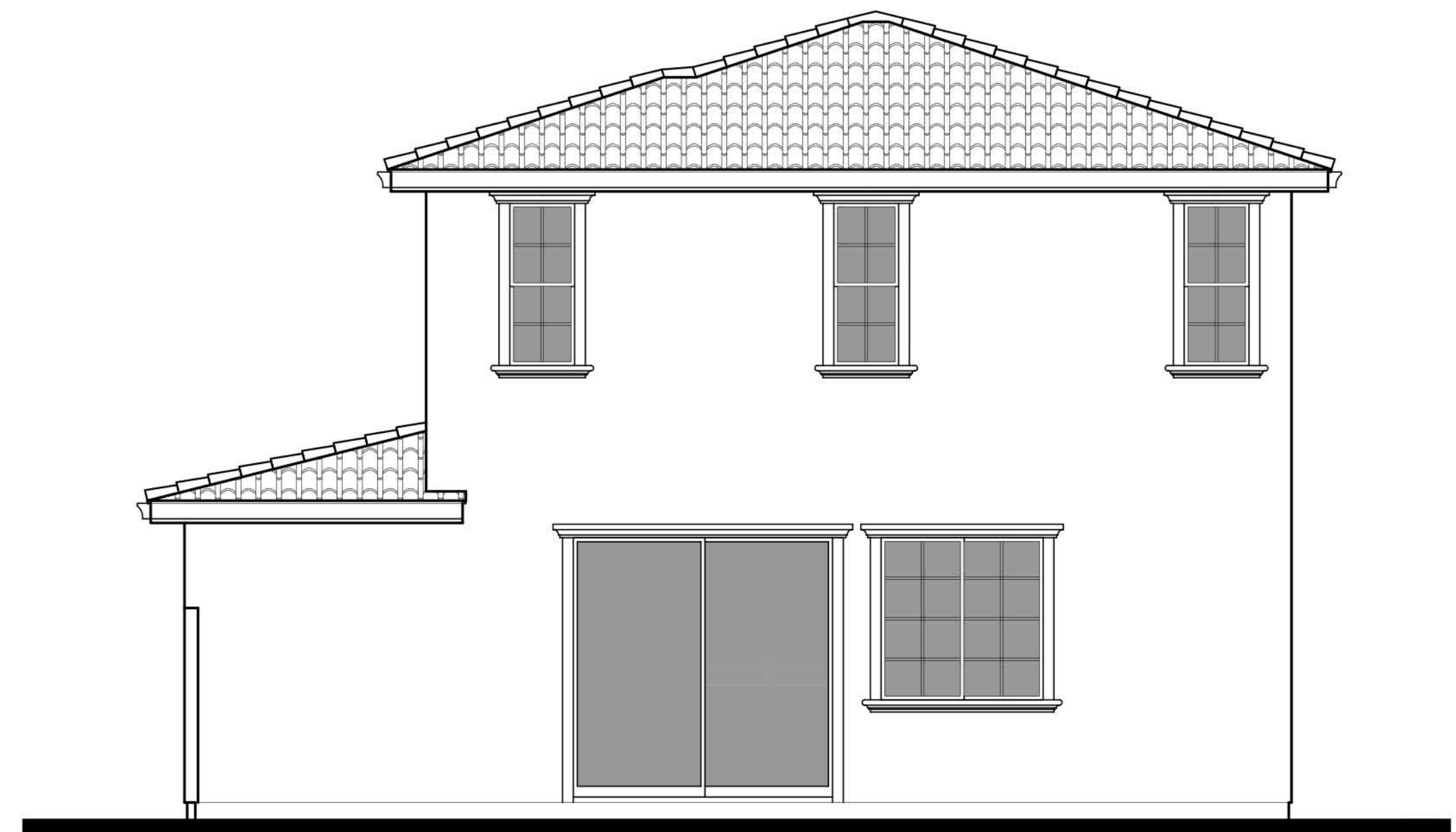
LEFT



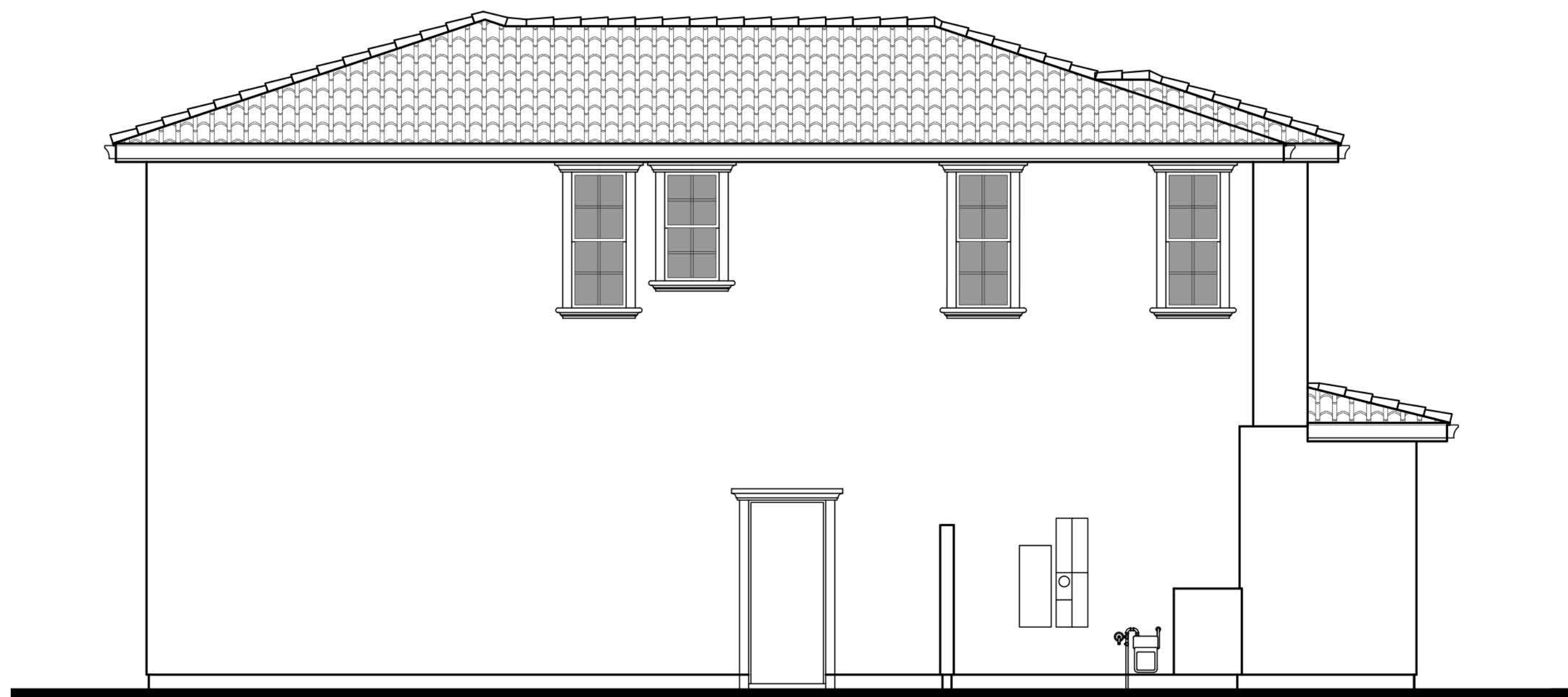
PLAN 2A - Corner Lot
'EARLY CALIFORNIA'



RIGHT



REAR



LEFT



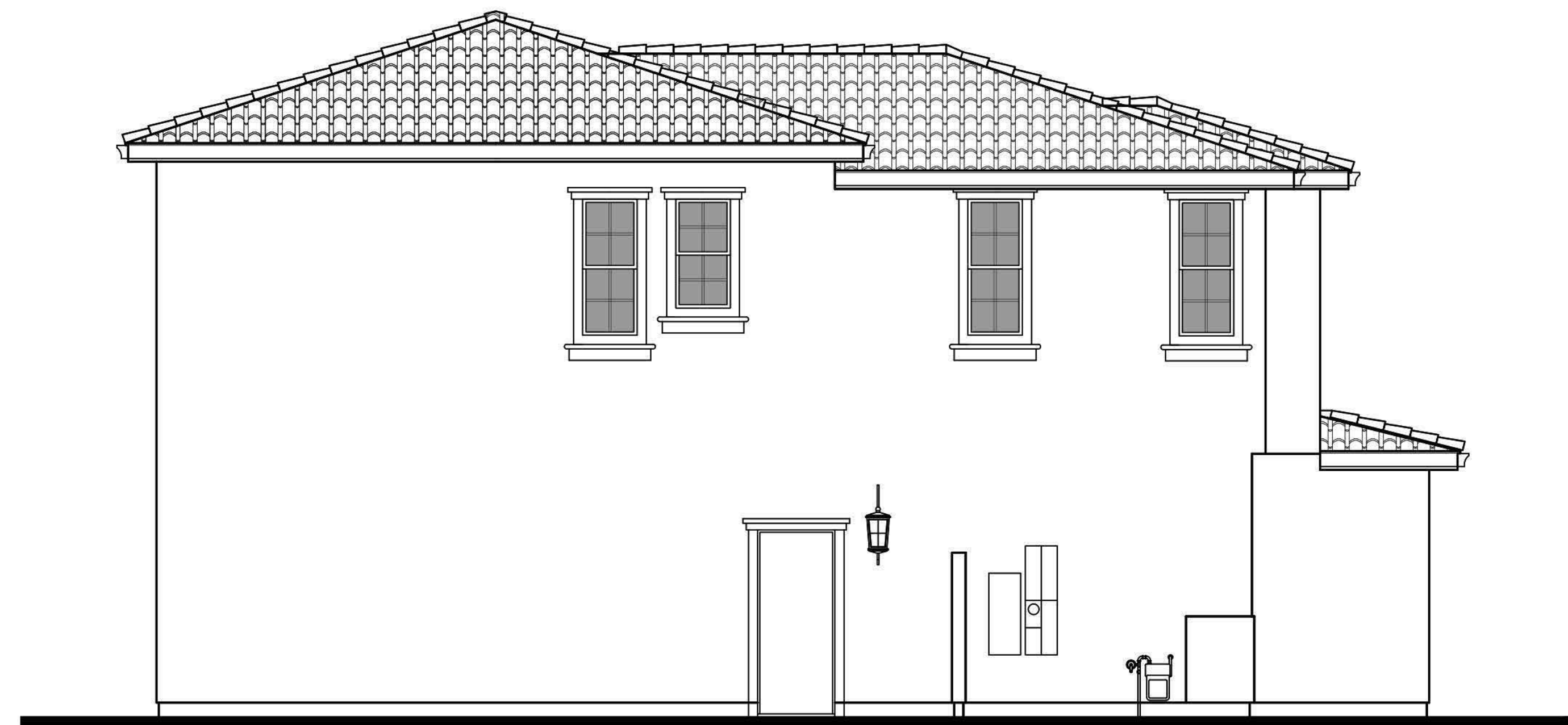
PLAN 2B - Corner Lot
'MEDITERRANEAN REVIVAL'



RIGHT
NEW PLAN 2B CORNER LOT



REAR



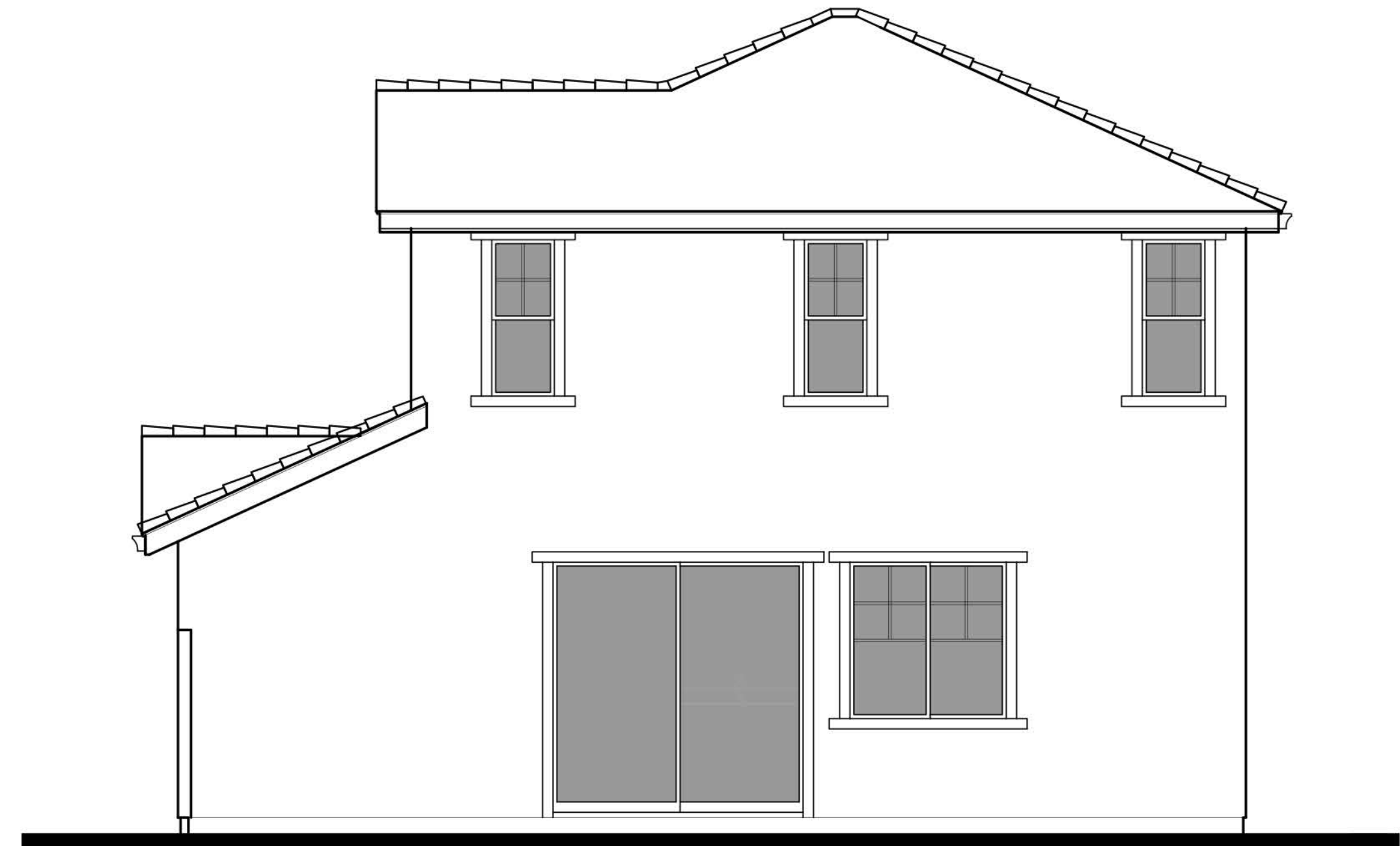
LEFT



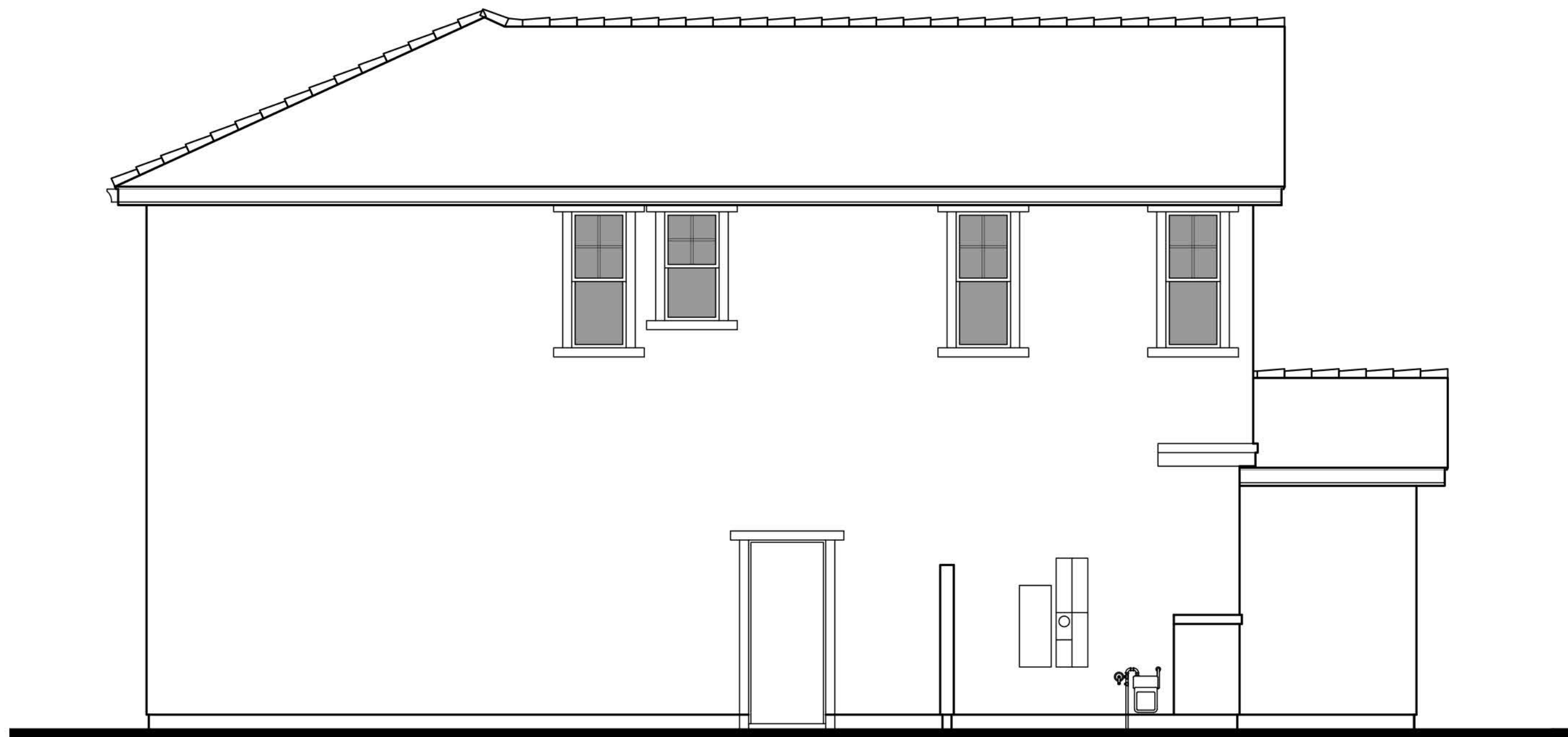
NEW PLAN 2B - Corner Lot
'MEDITERRANEAN REVIVAL'



RIGHT



REAR



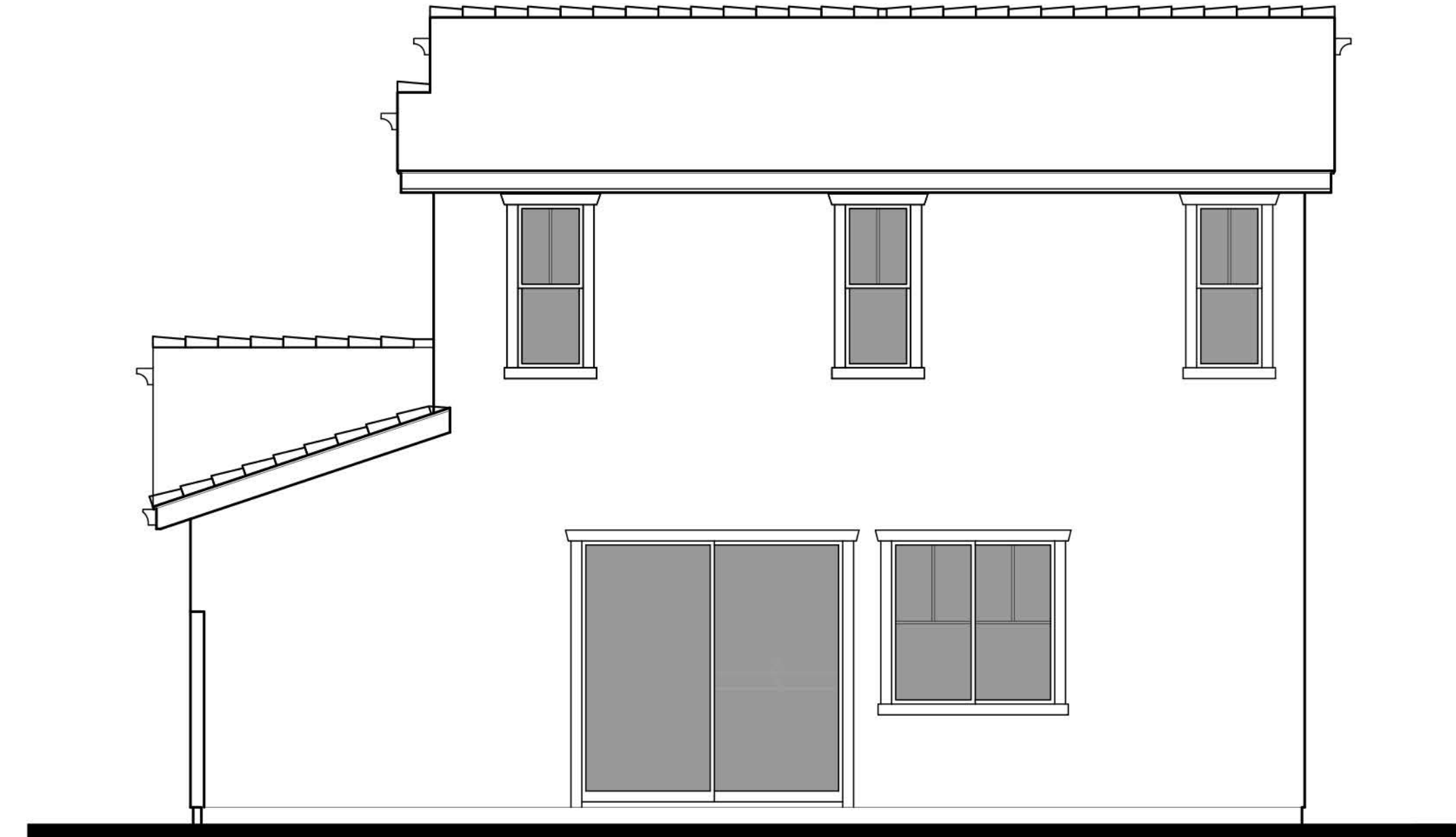
LEFT



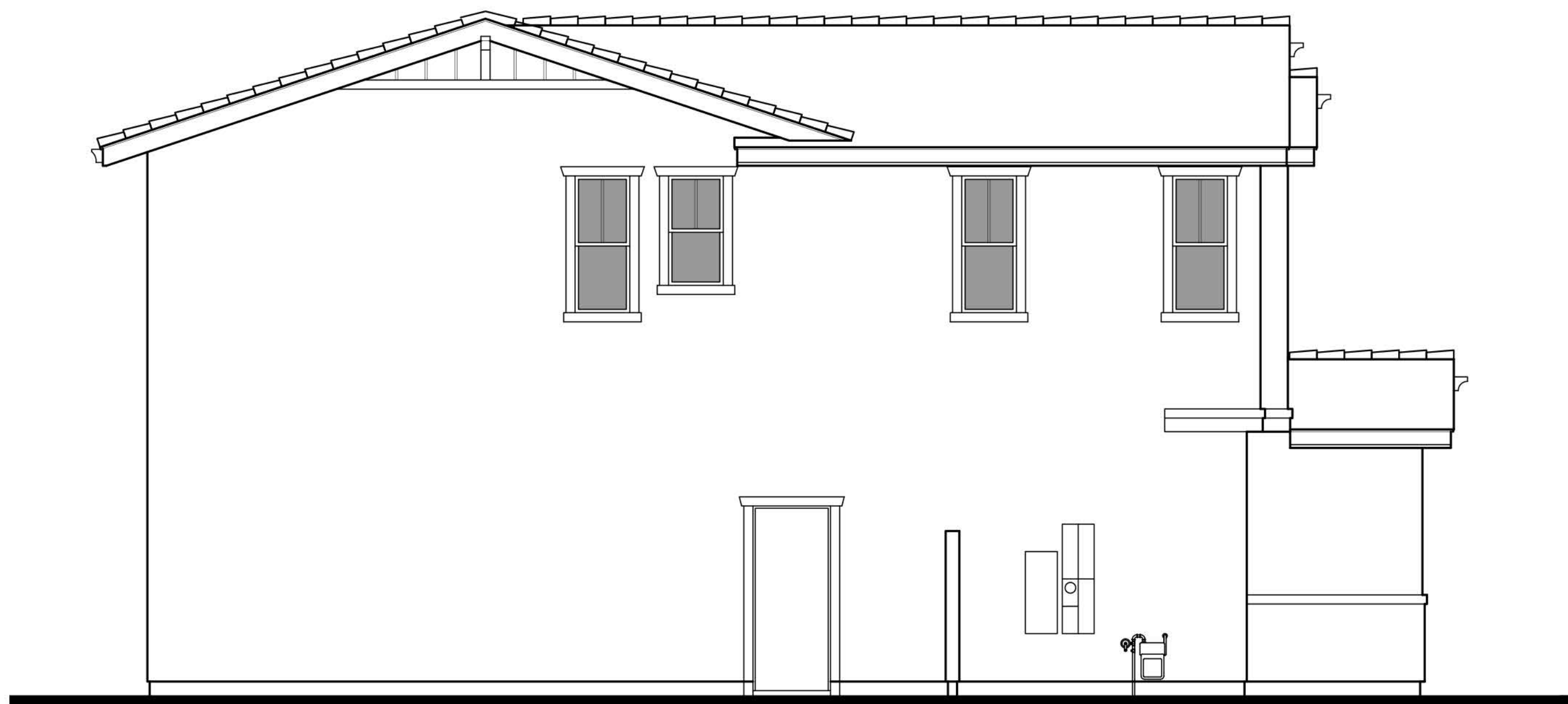
PLAN 2C
'COUNTRY EUROPEAN'



RIGHT



REAR



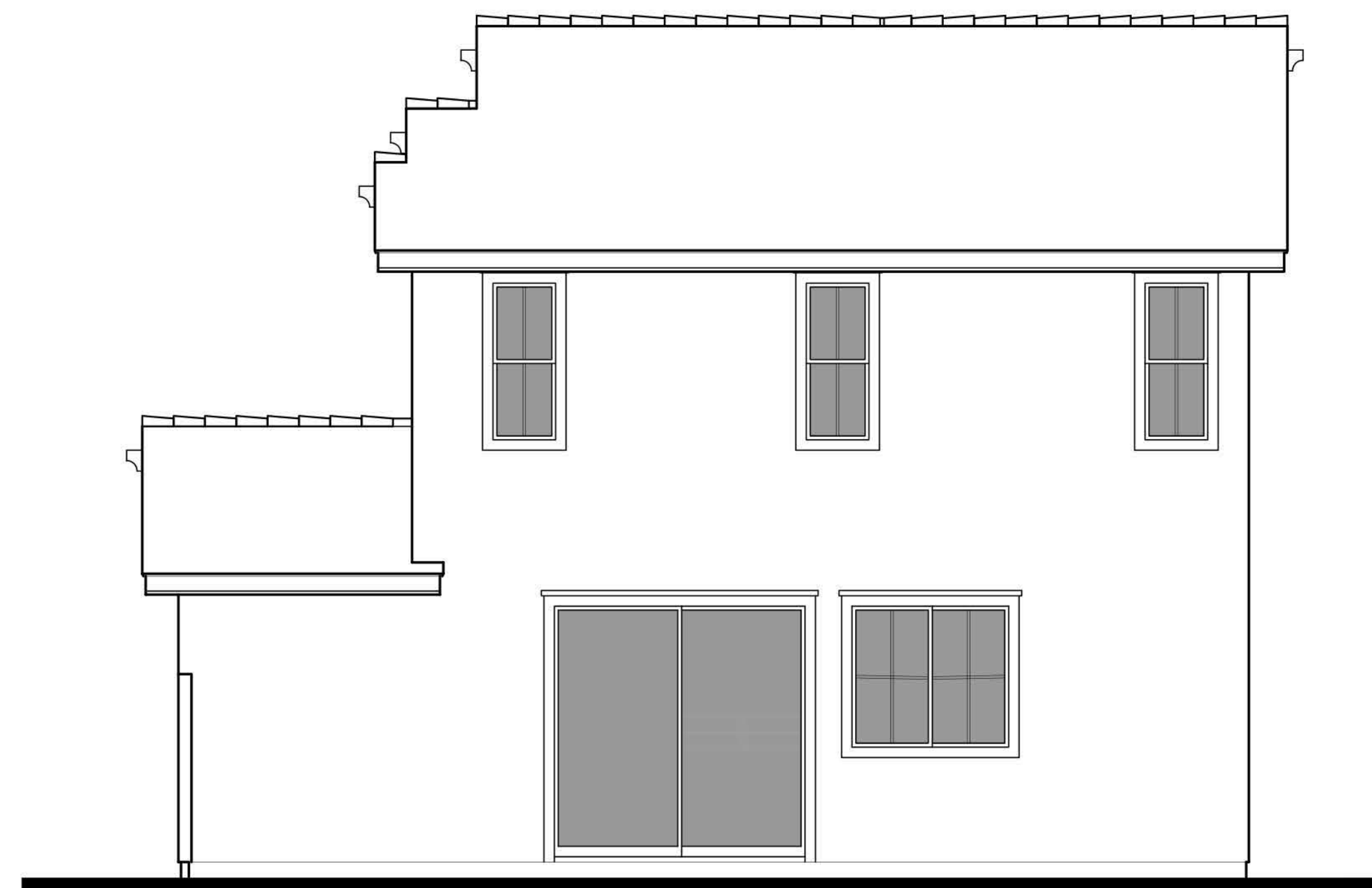
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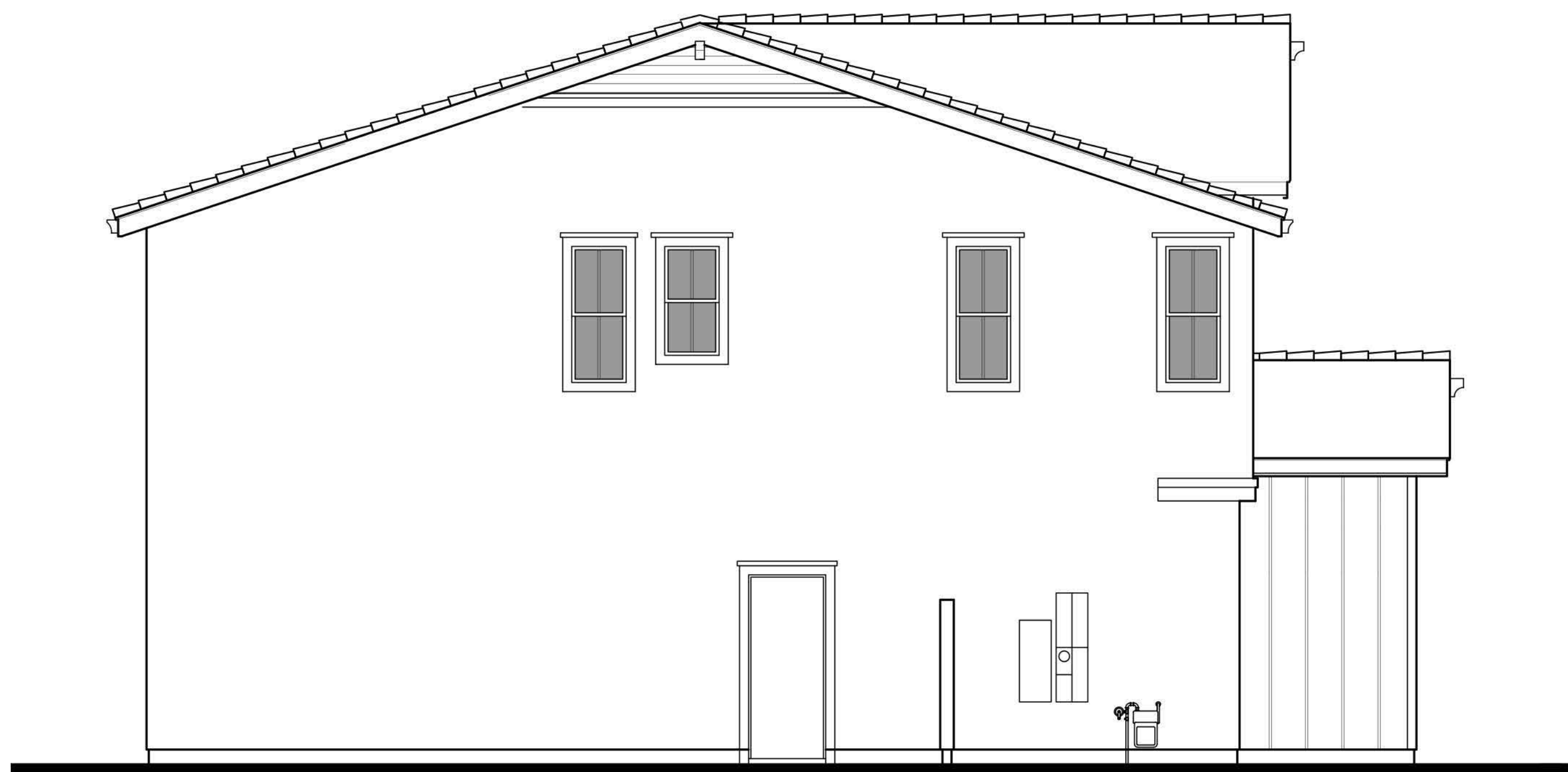
PLAN 2D
'CRAFTSMAN'



RIGHT



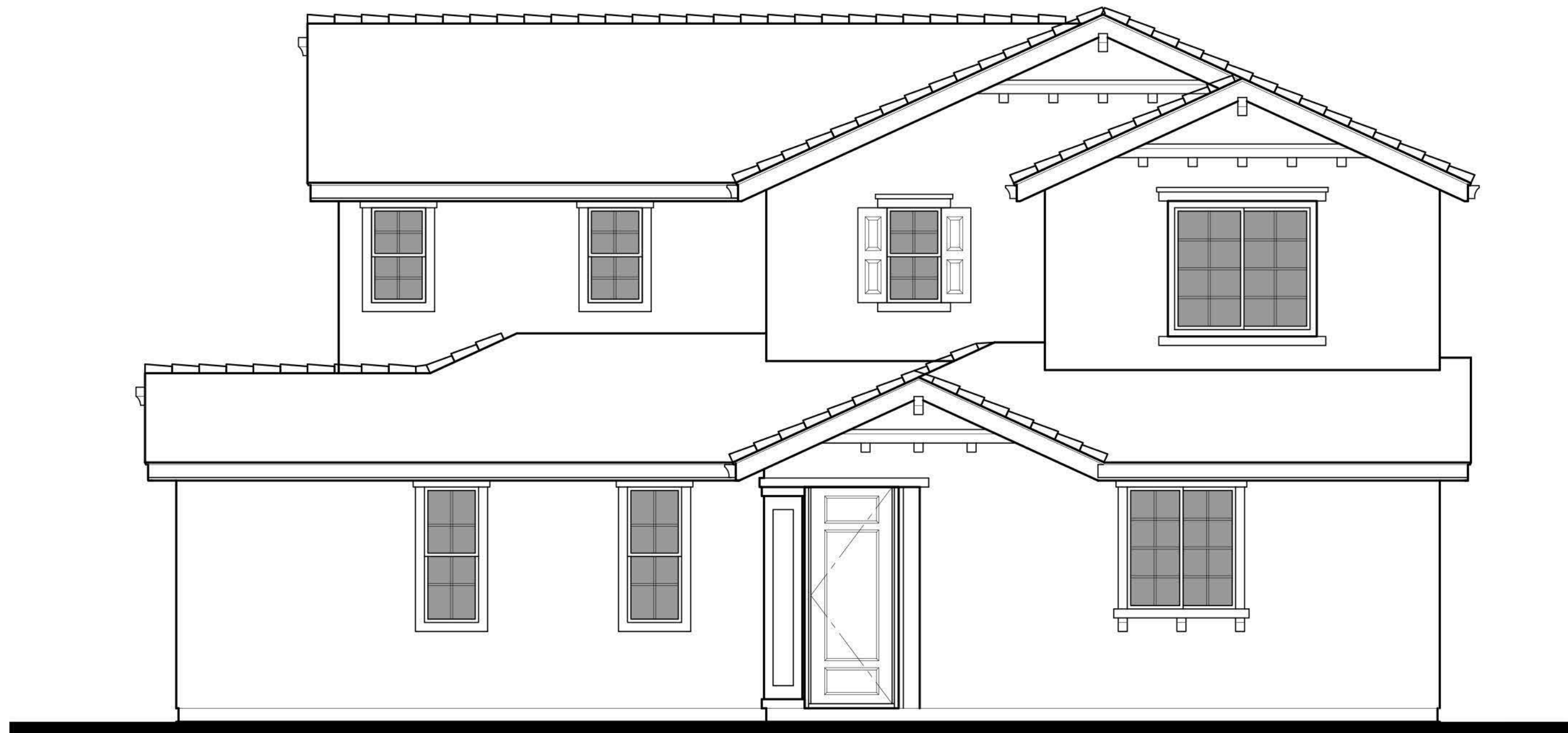
REAR



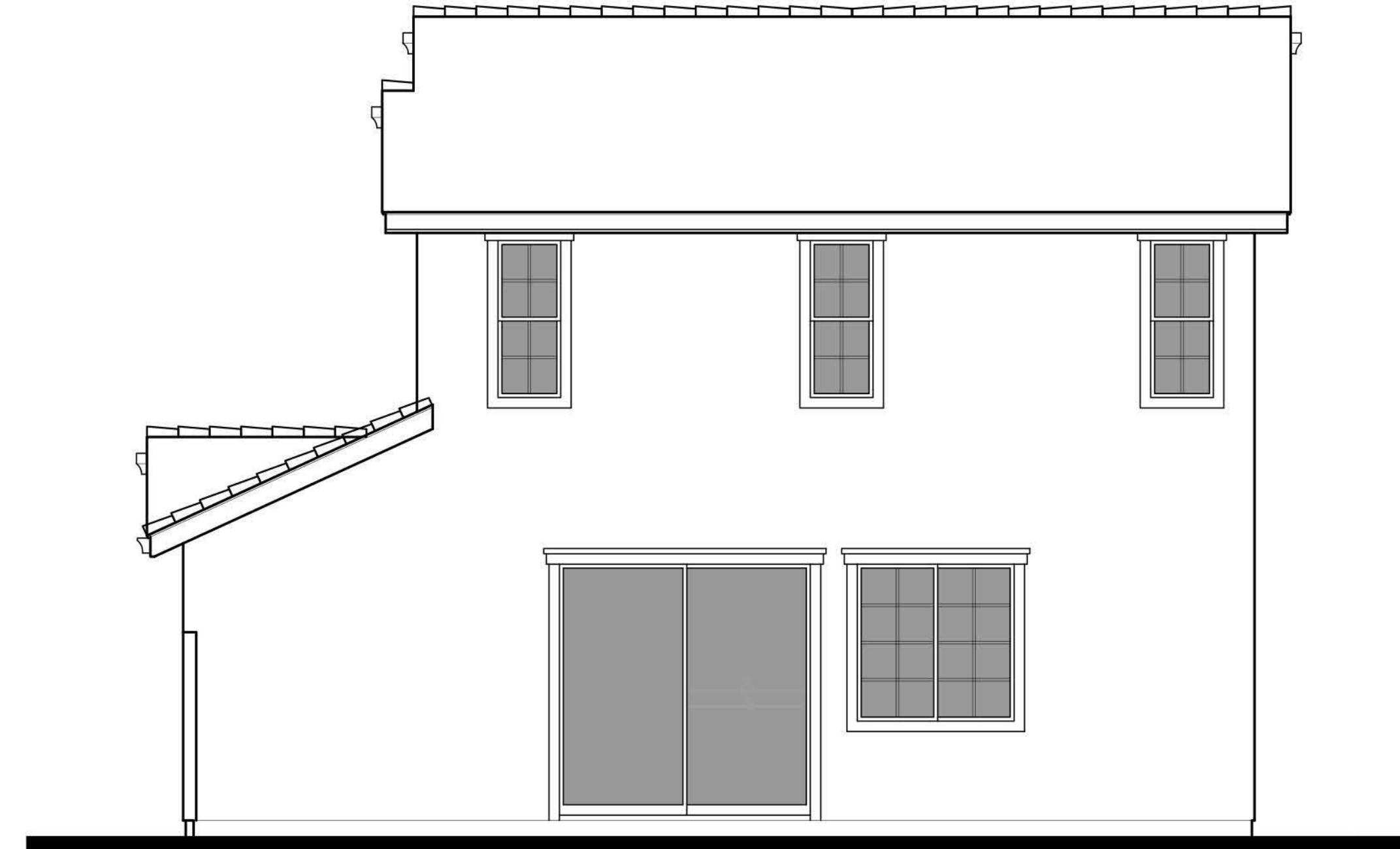
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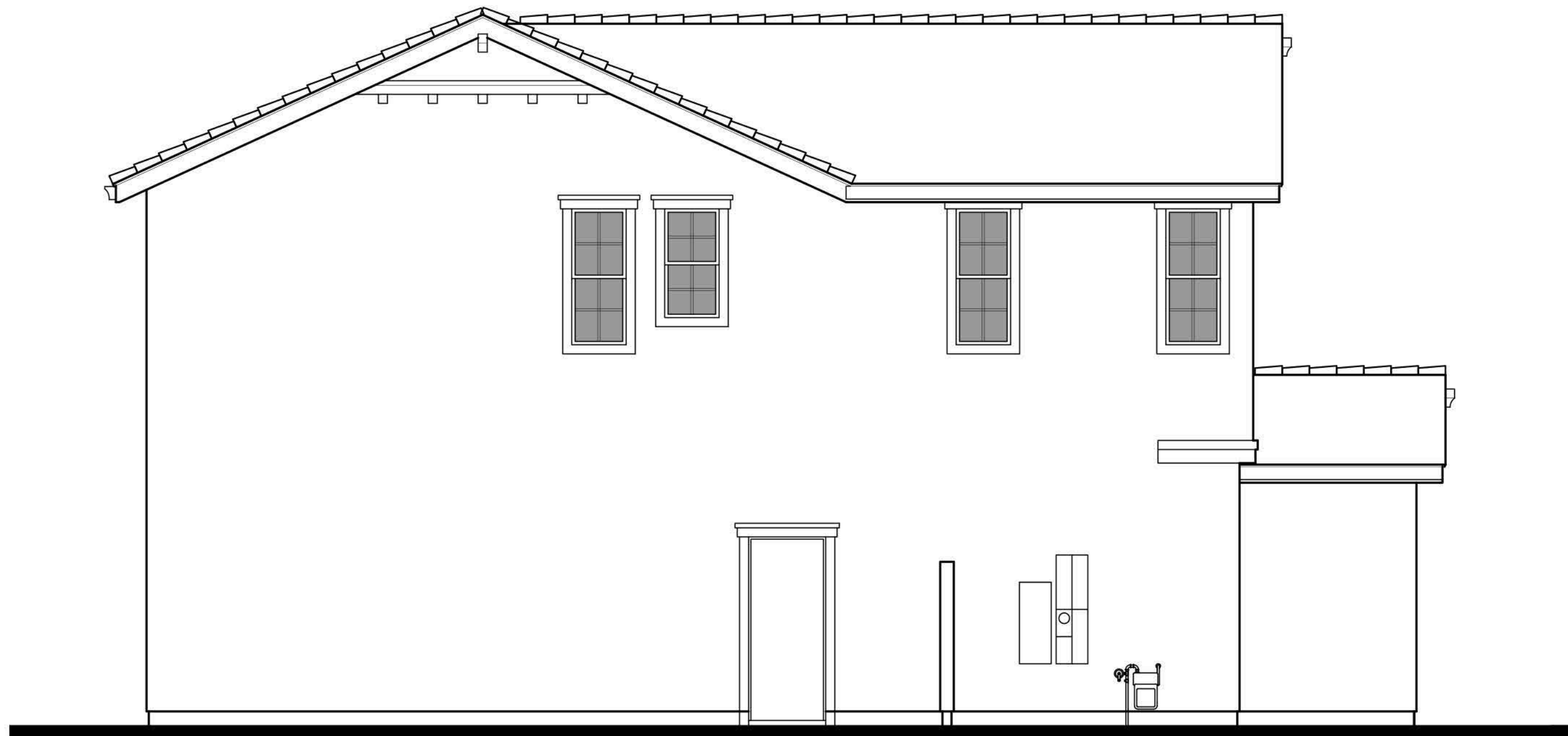
PLAN 2E
'WESTERN FARMHOUSE'



RIGHT



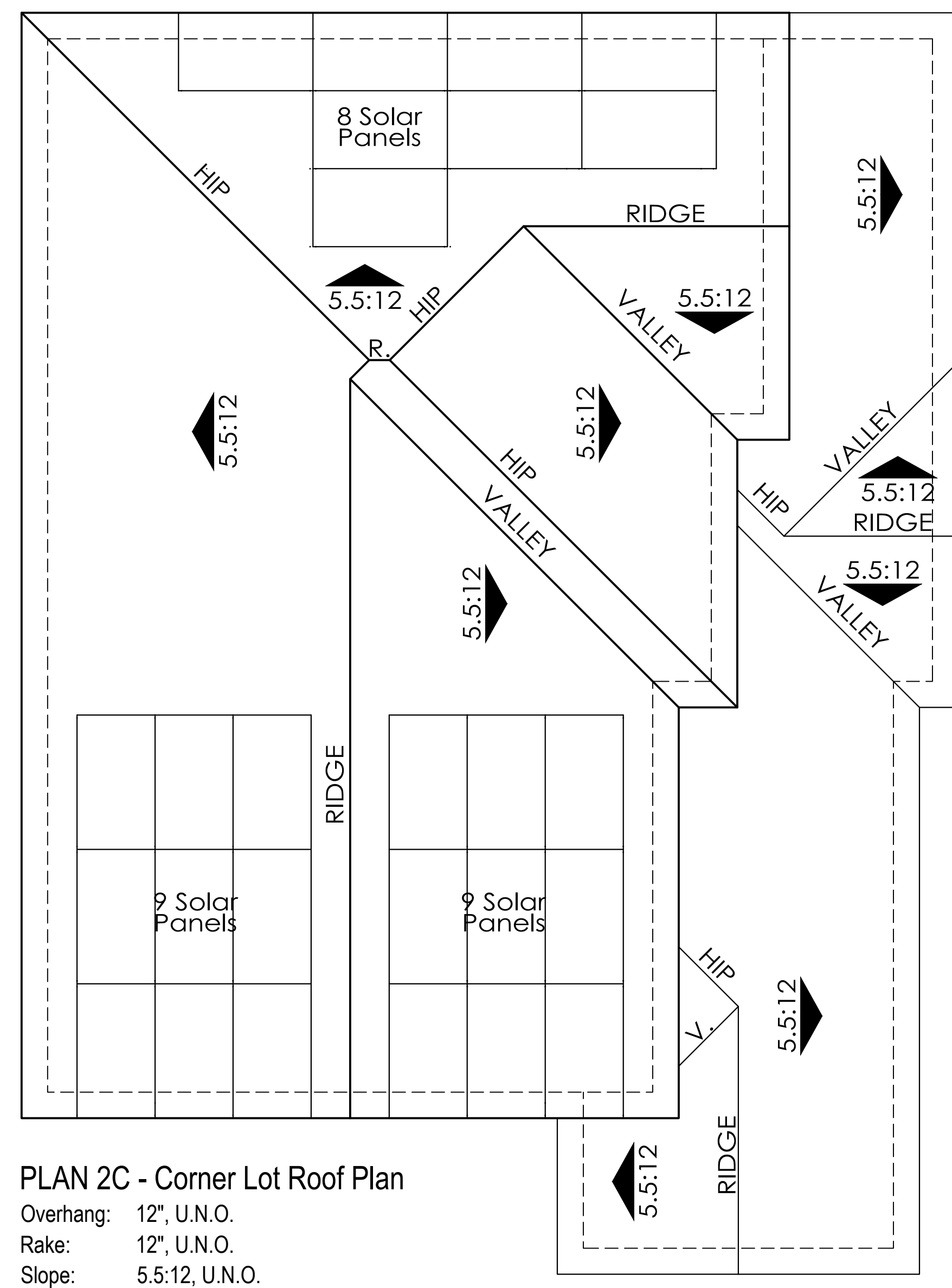
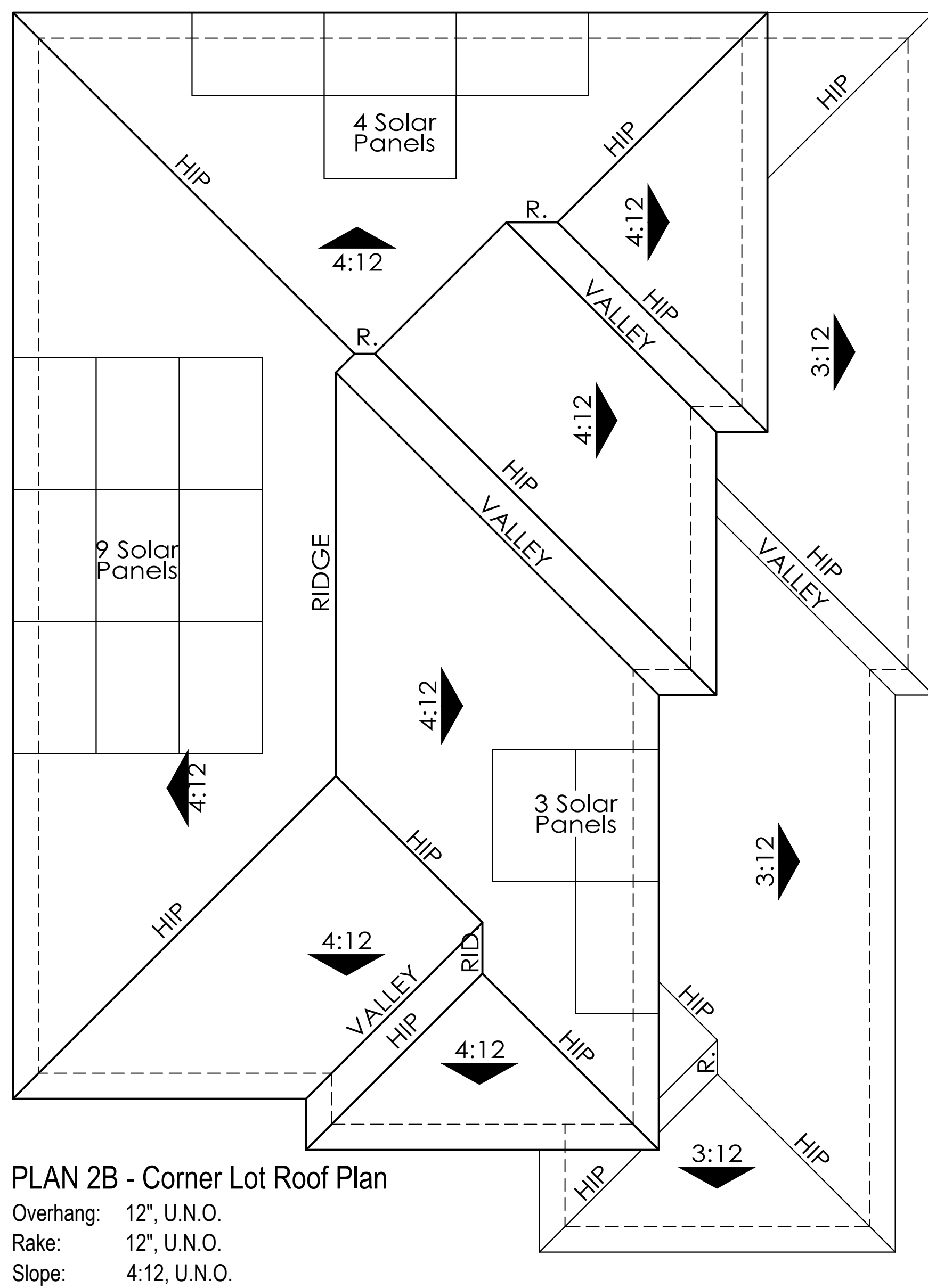
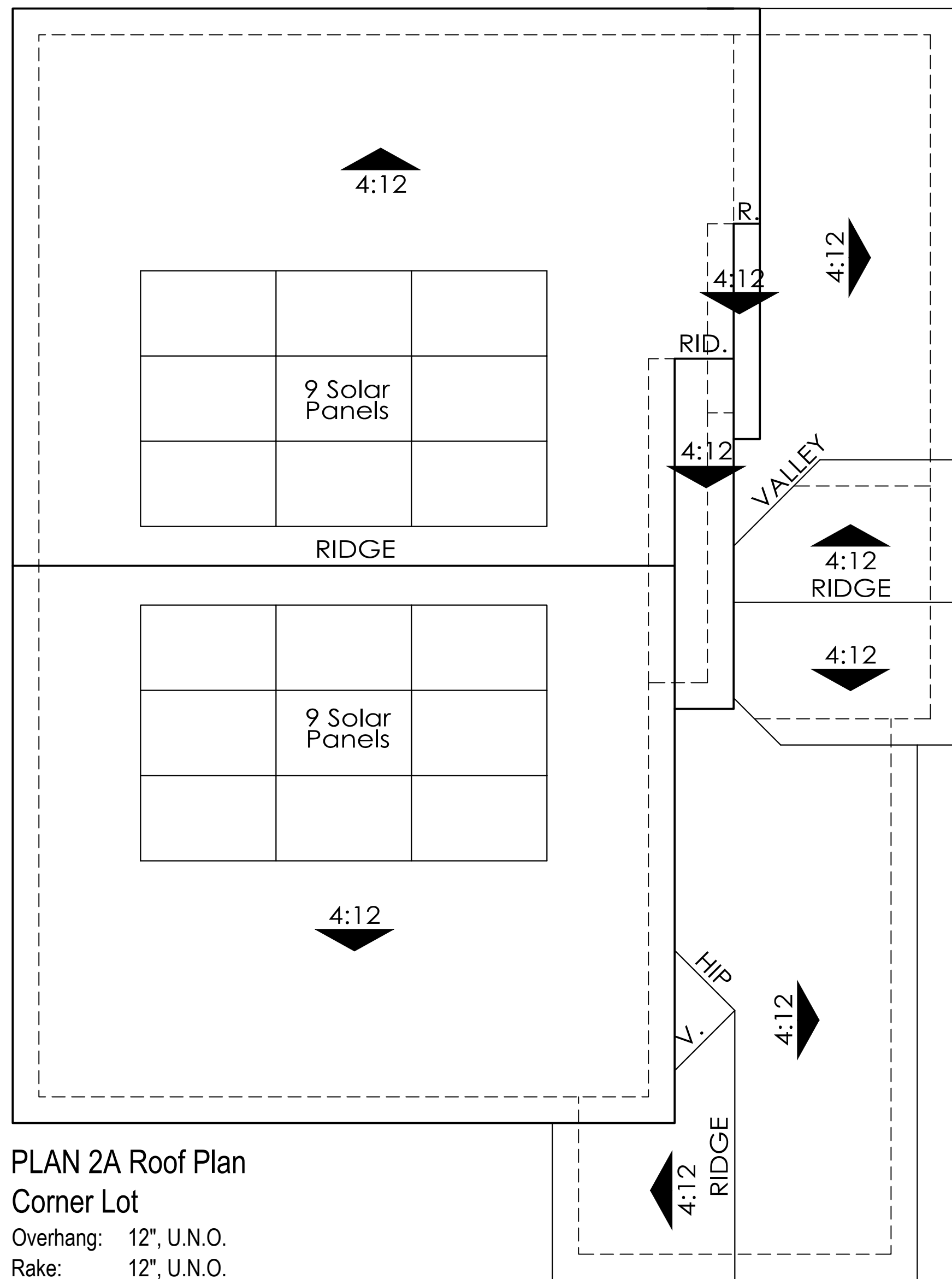
REAR

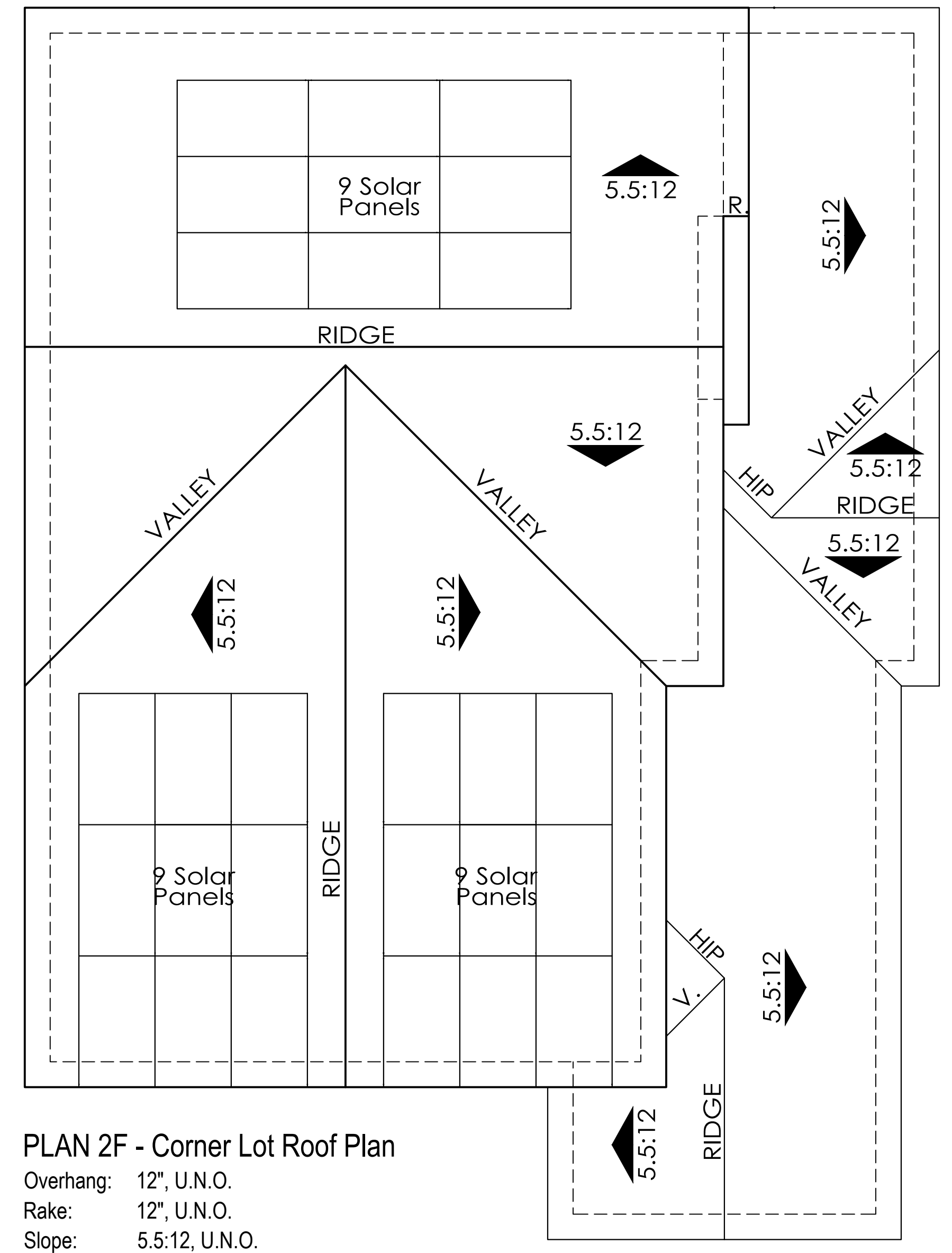
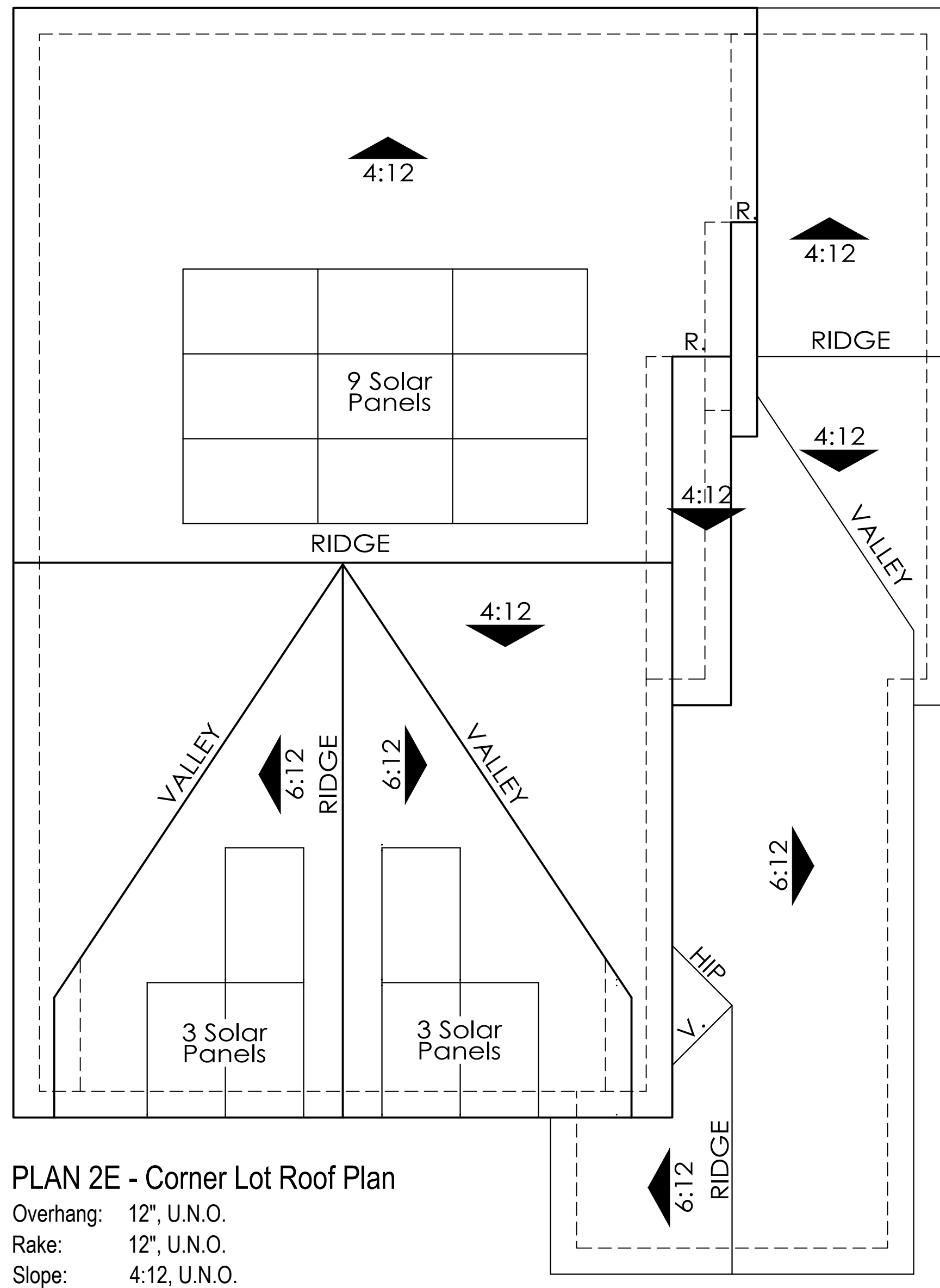
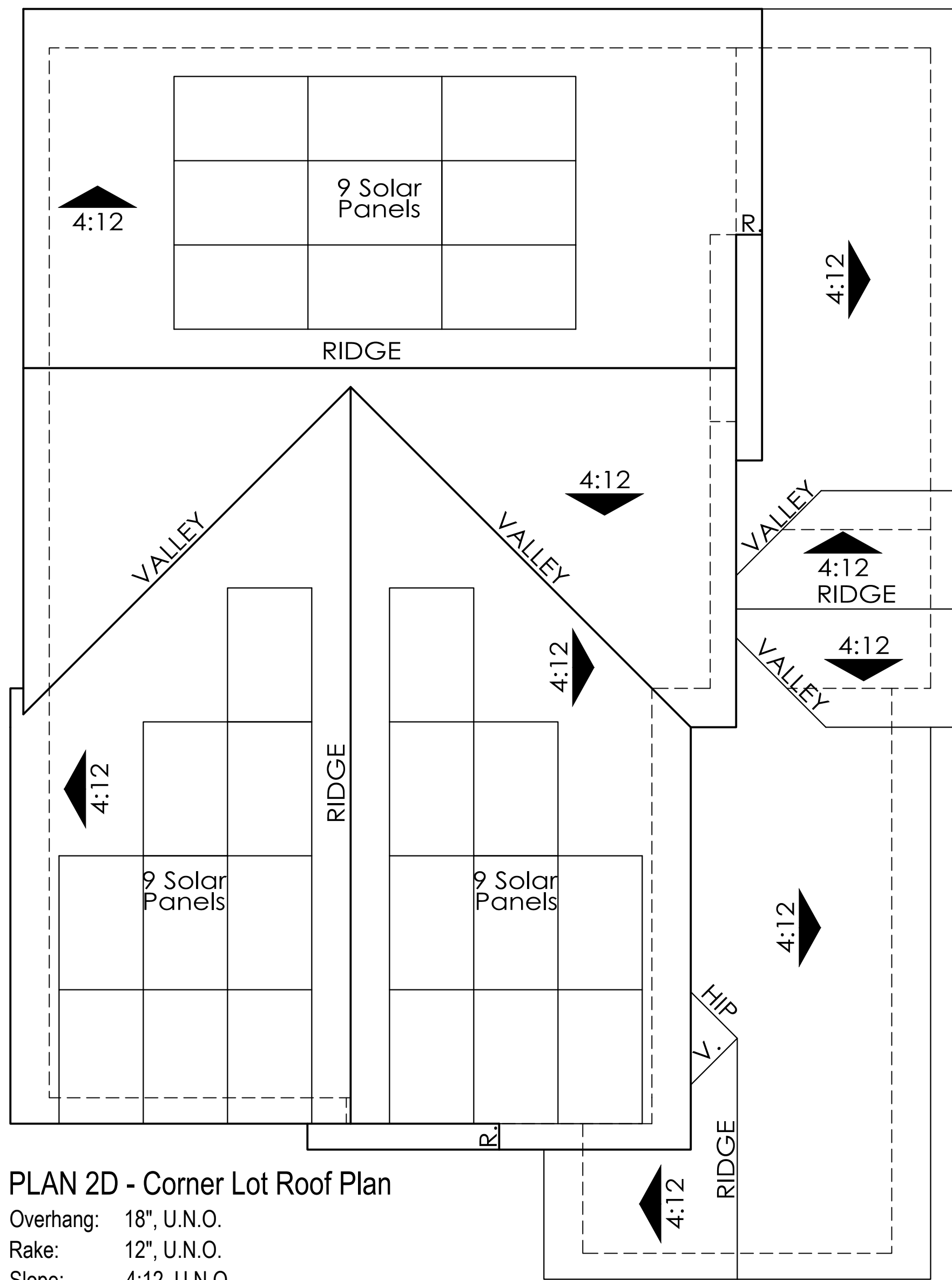


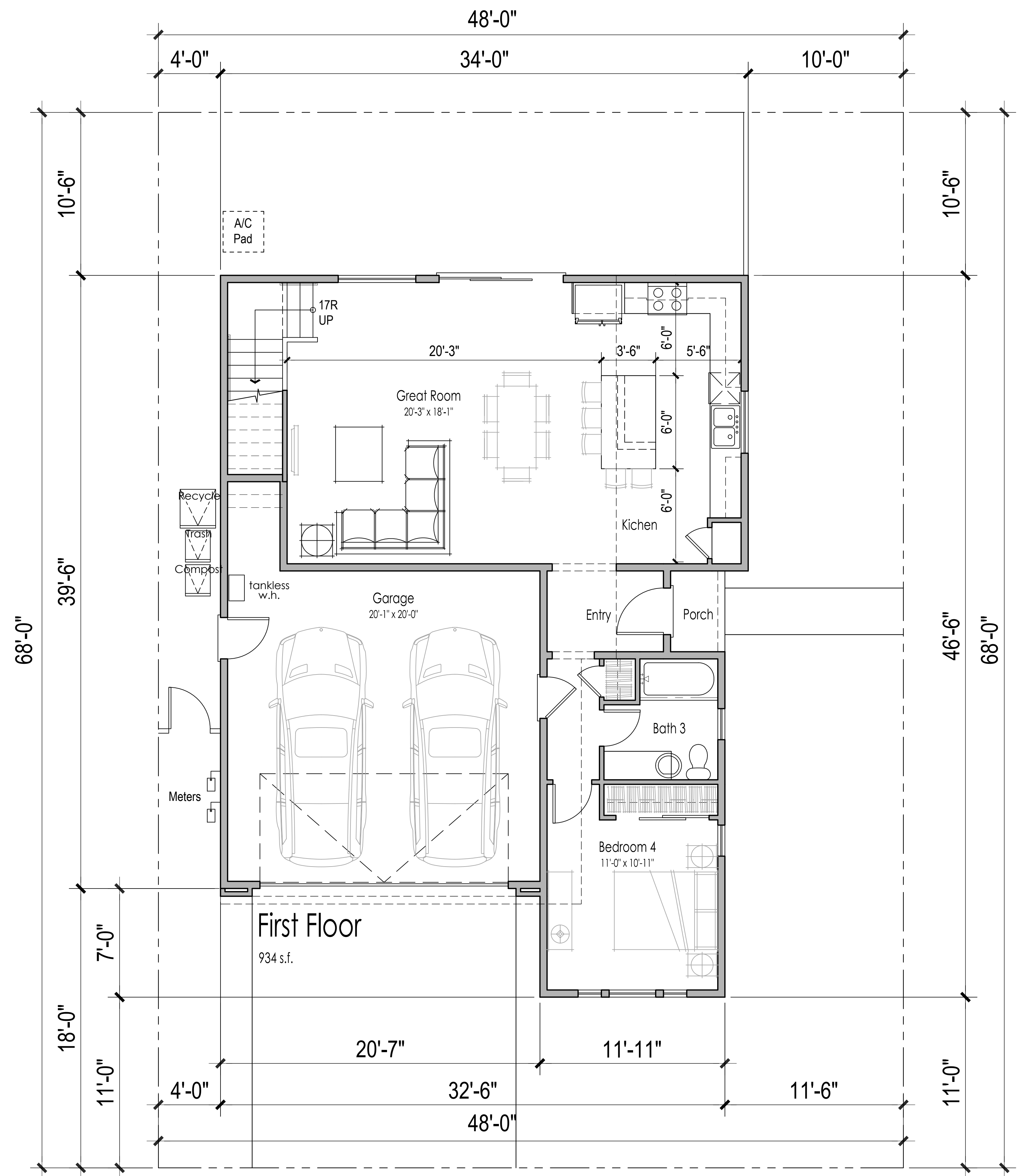
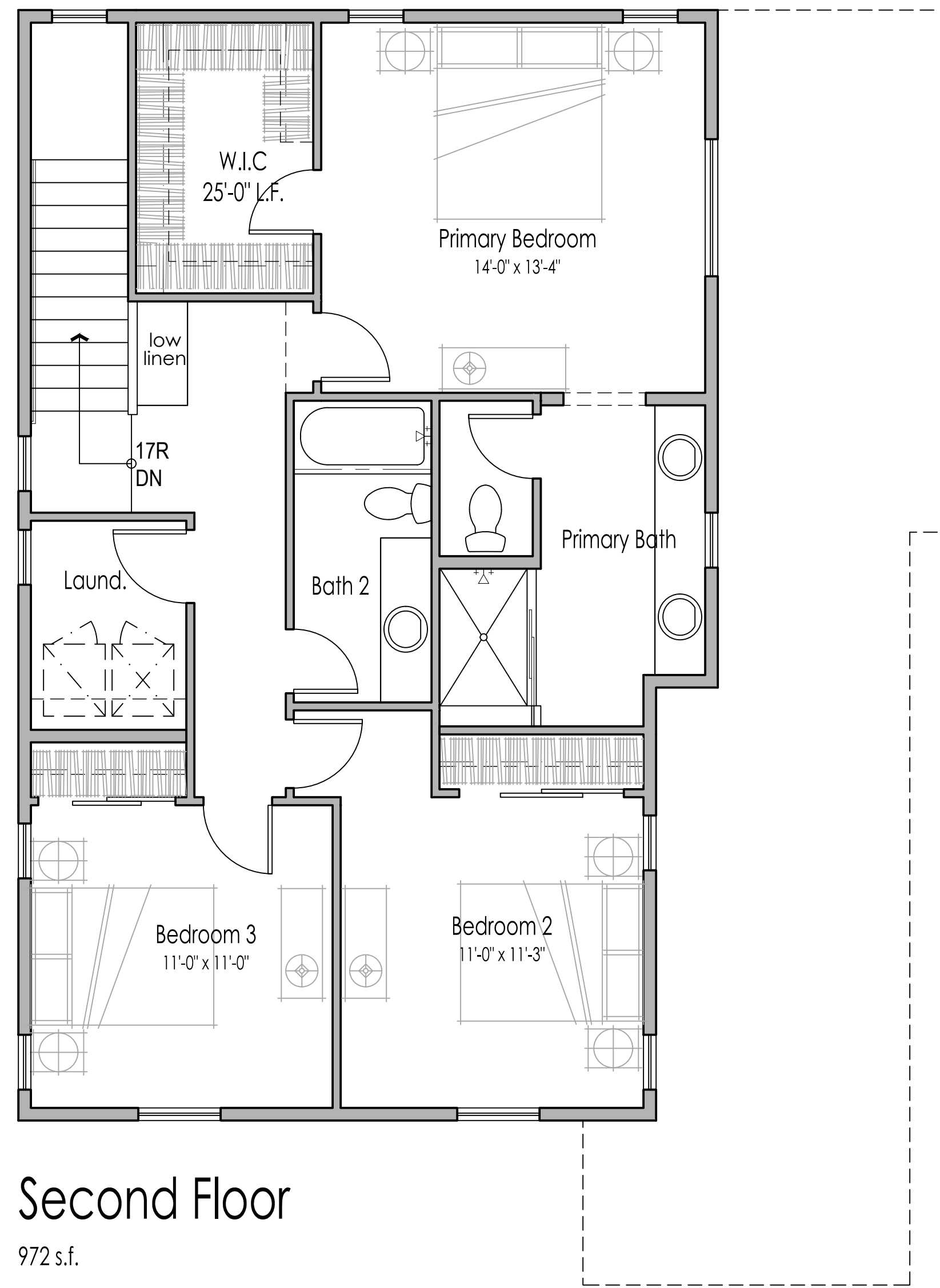
LEFT



PLAN 2F
'COLONIAL'

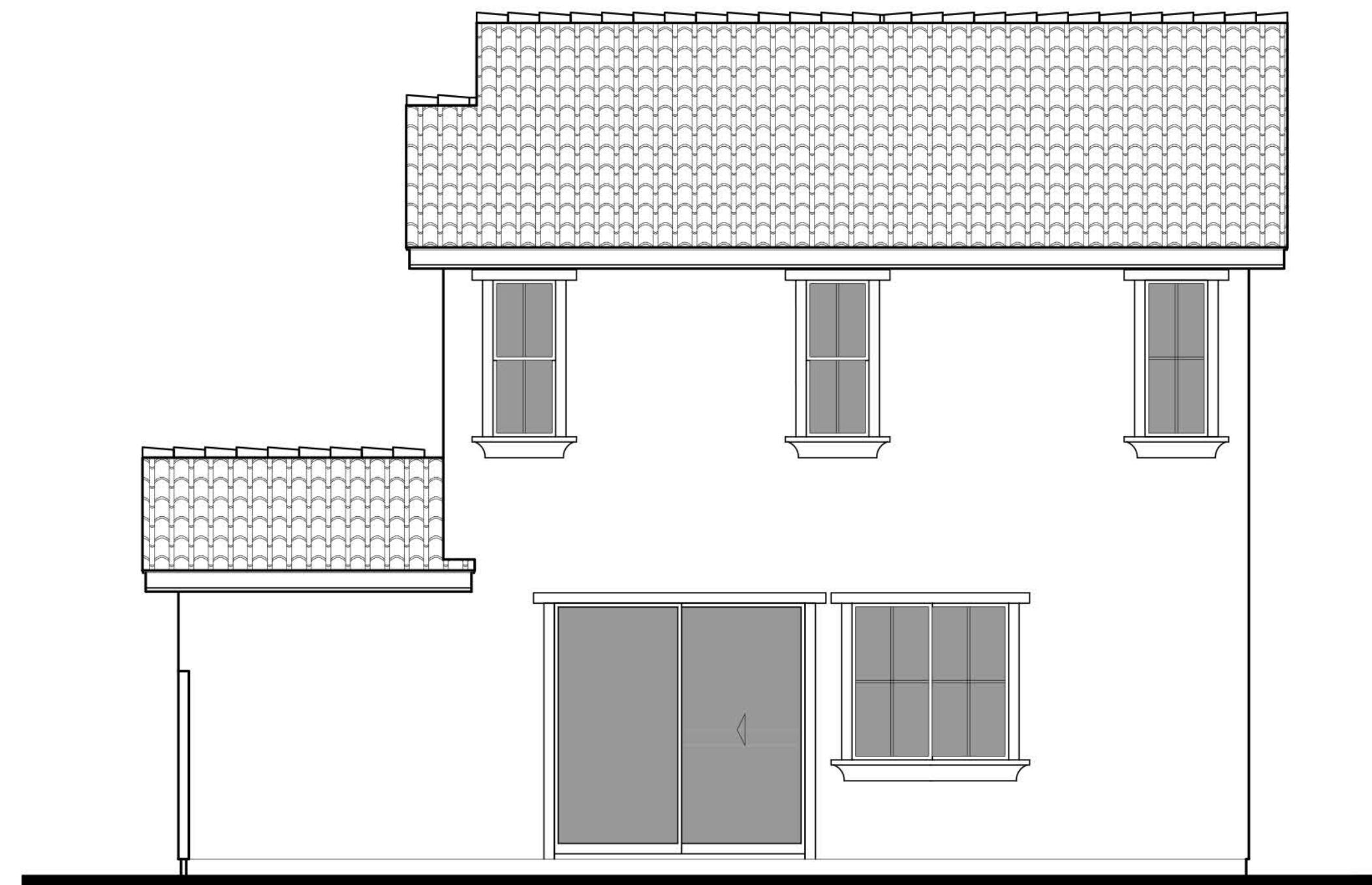




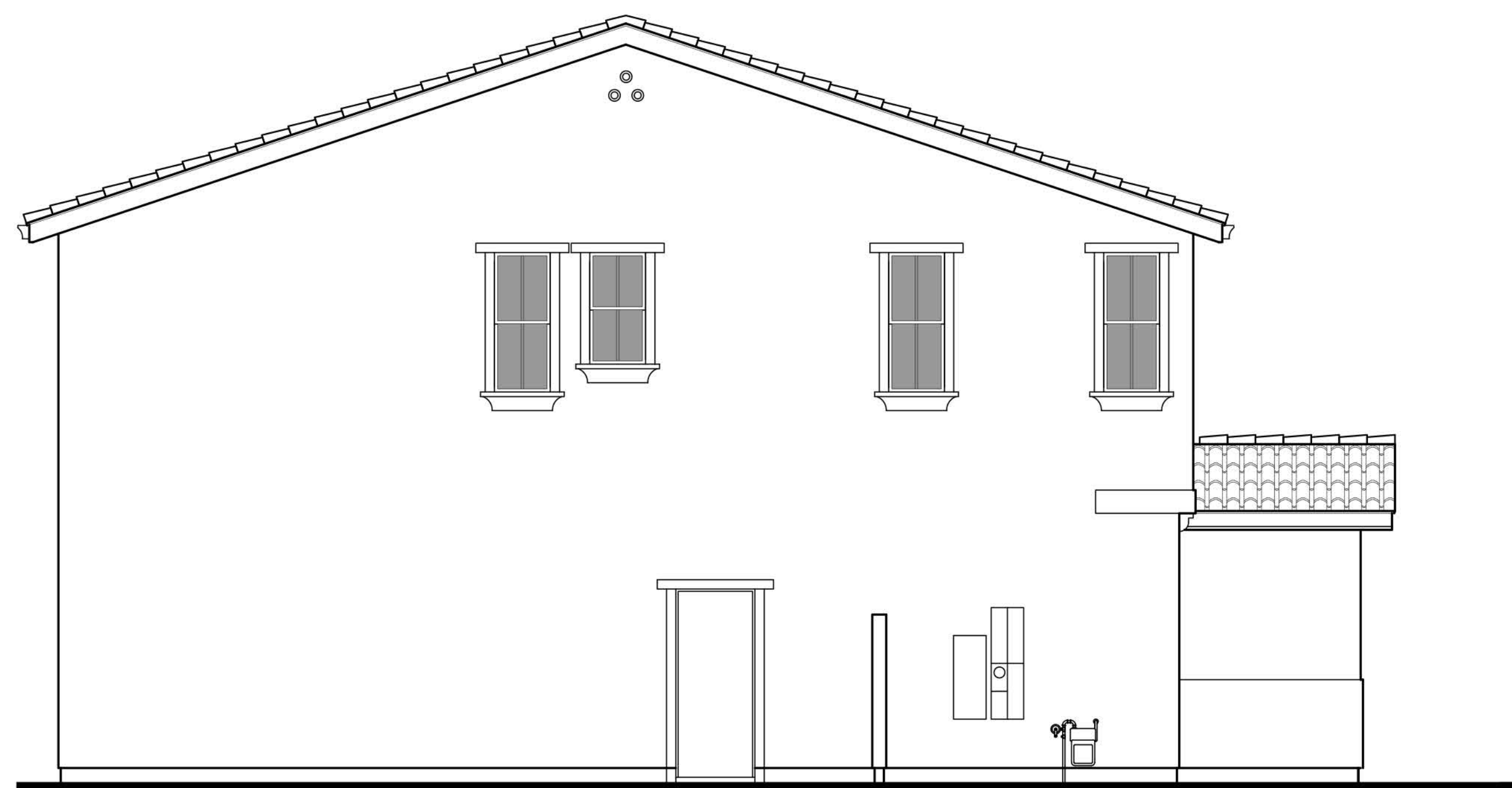




RIGHT



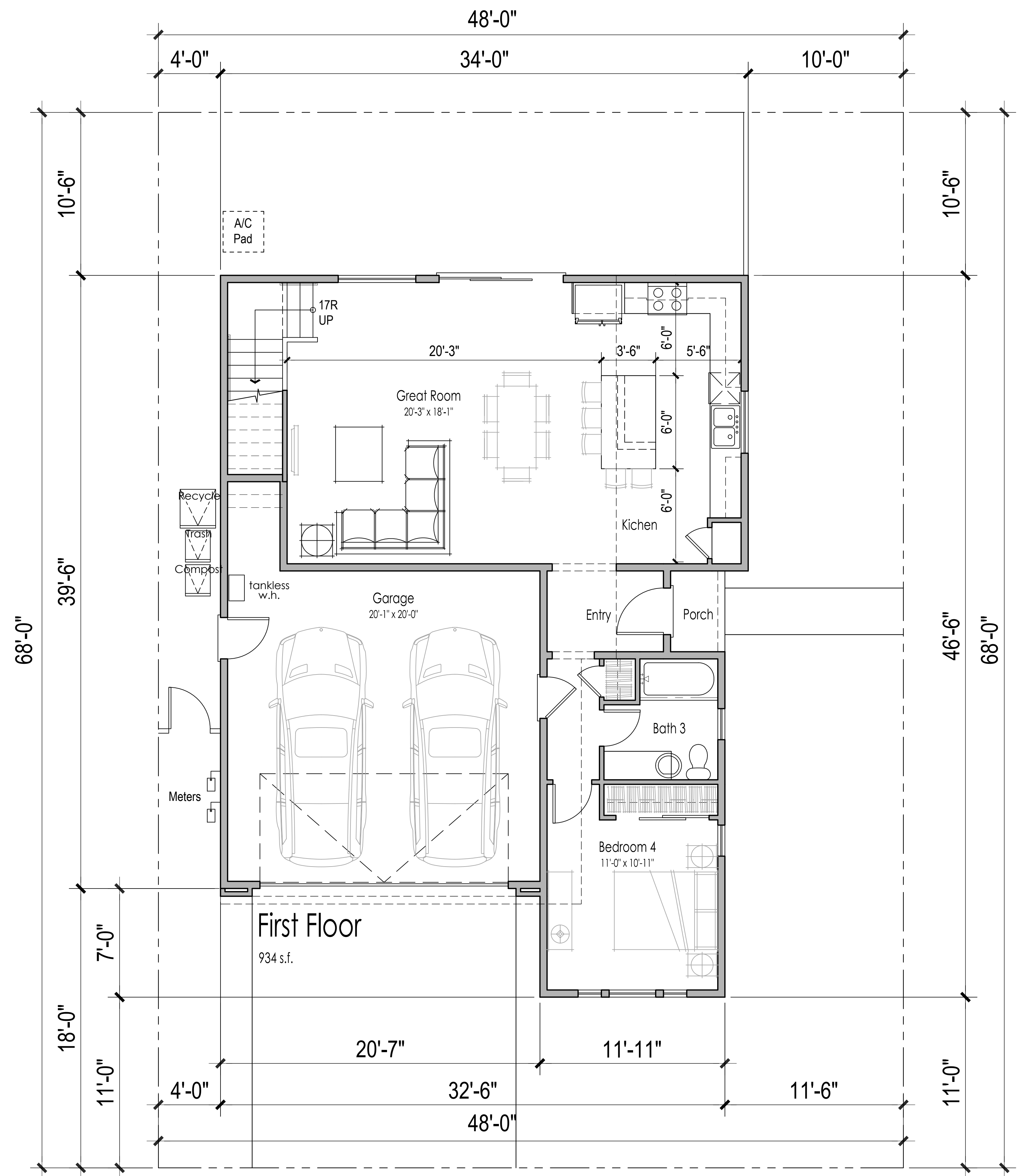
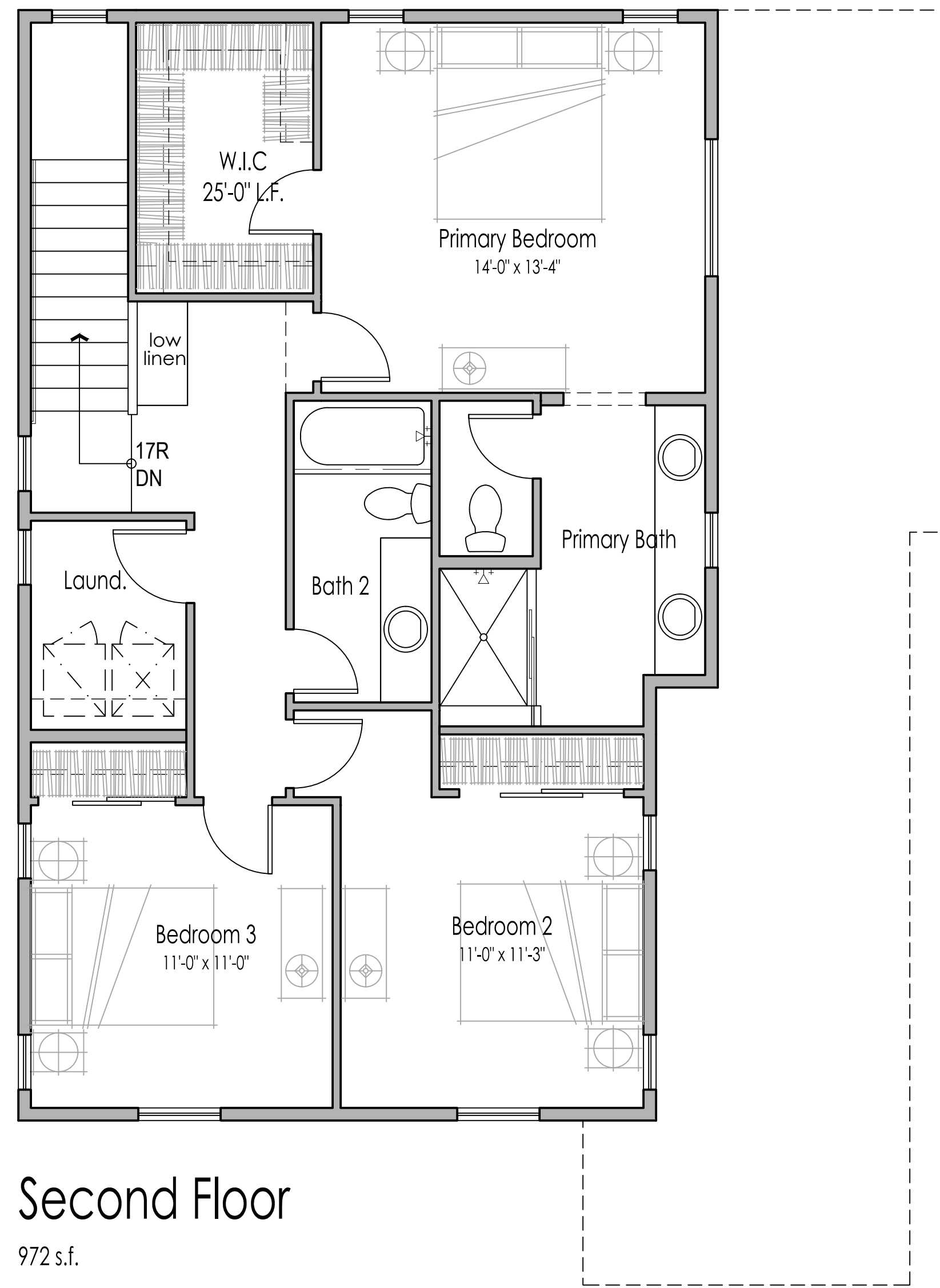
REAR



LEFT

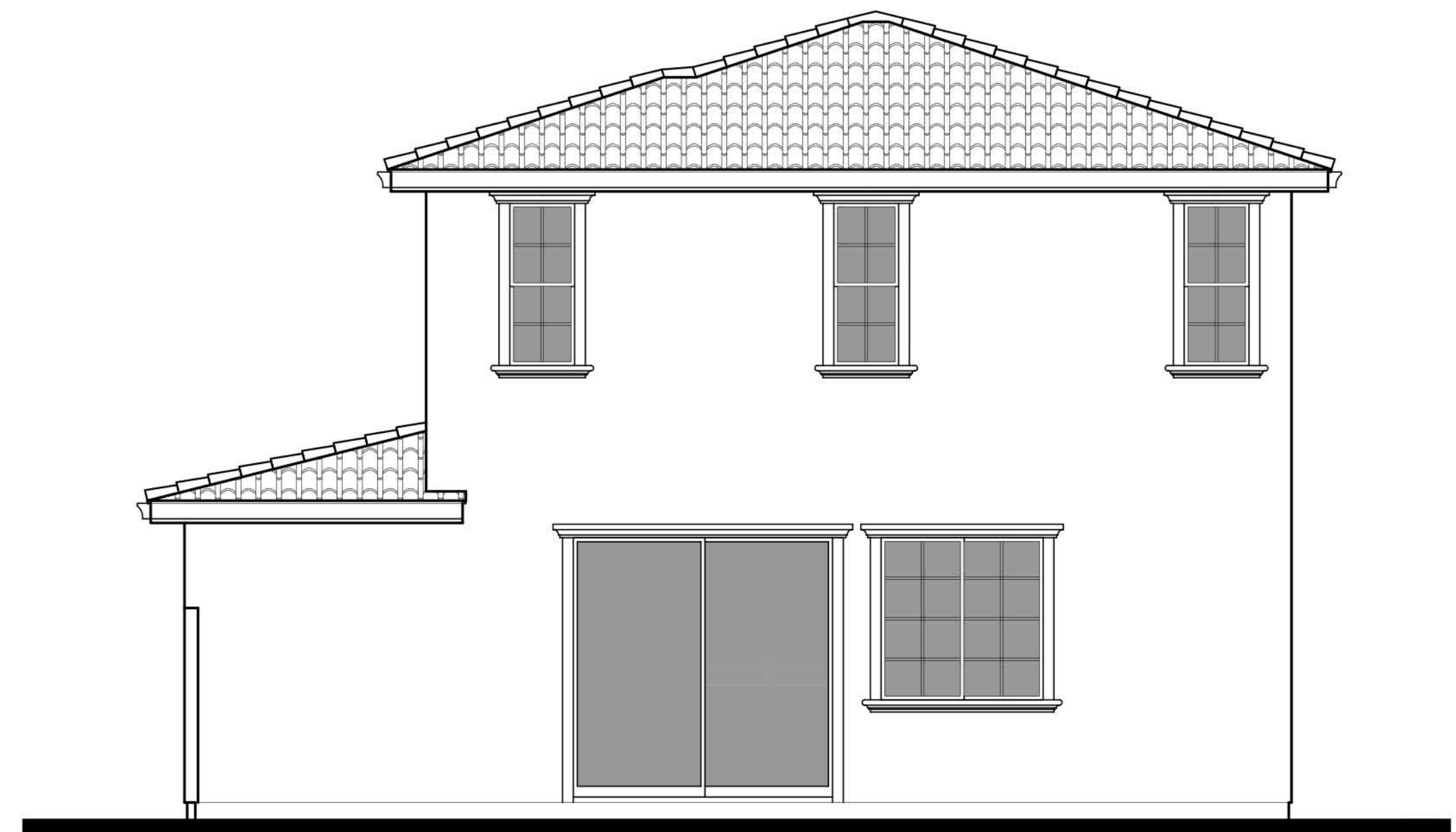


PLAN 2A - Interior Lot
'EARLY CALIFORNIA'

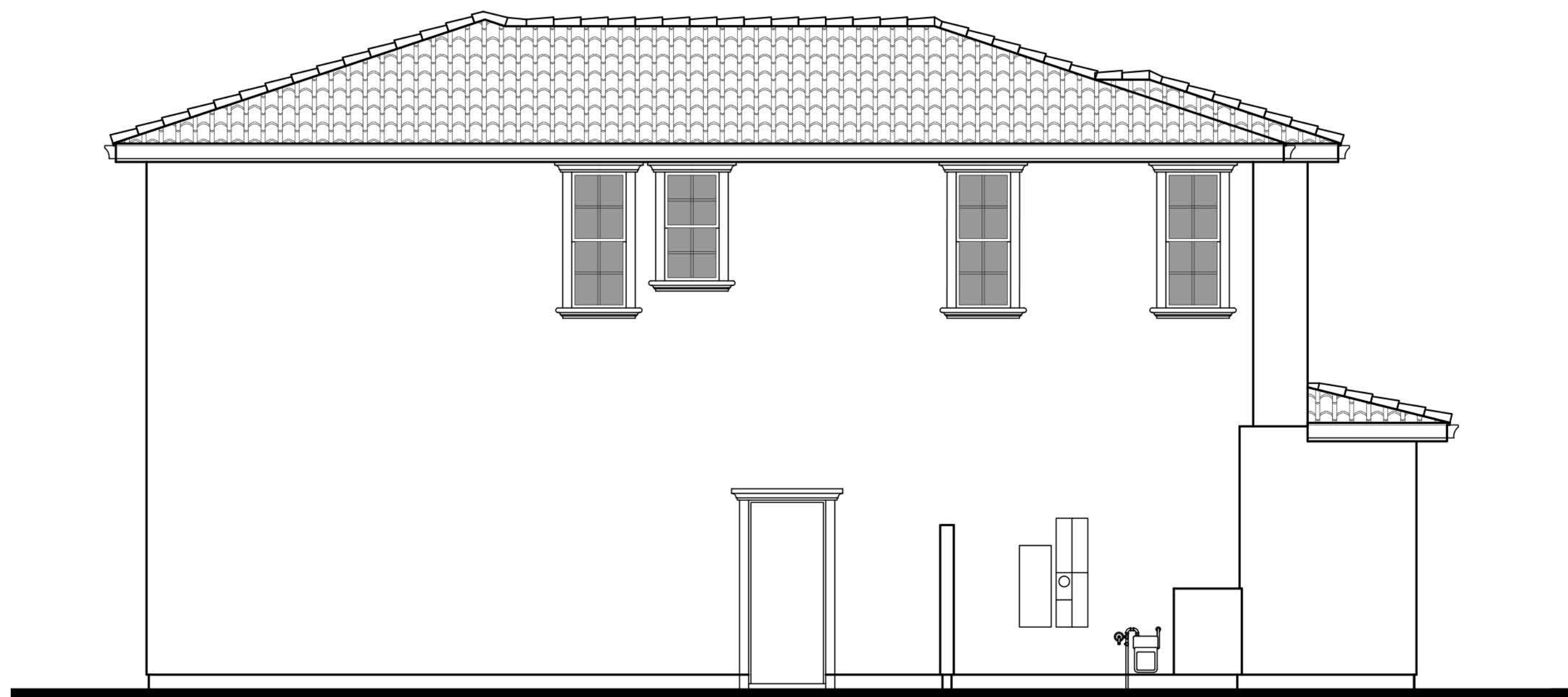




RIGHT



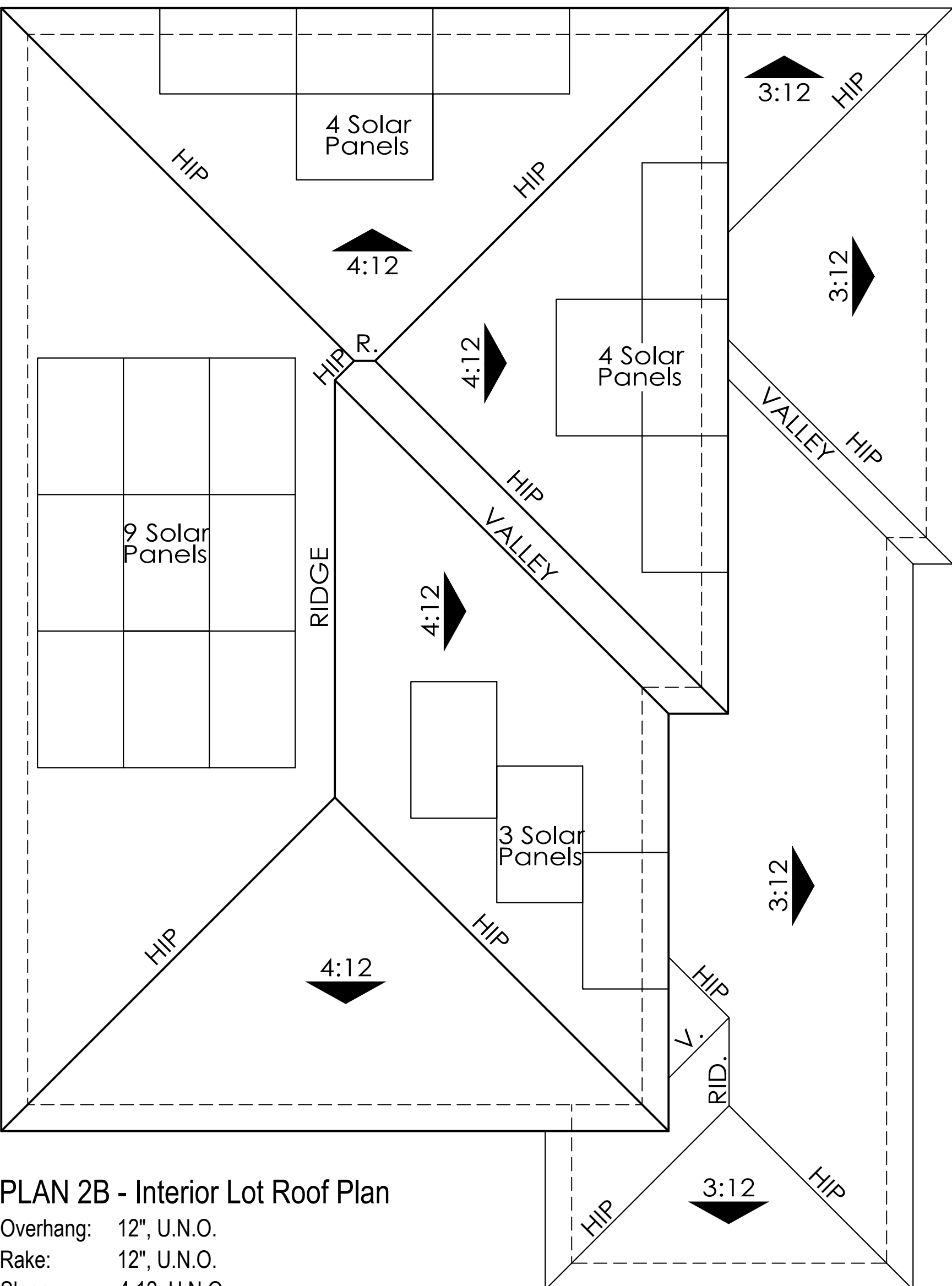
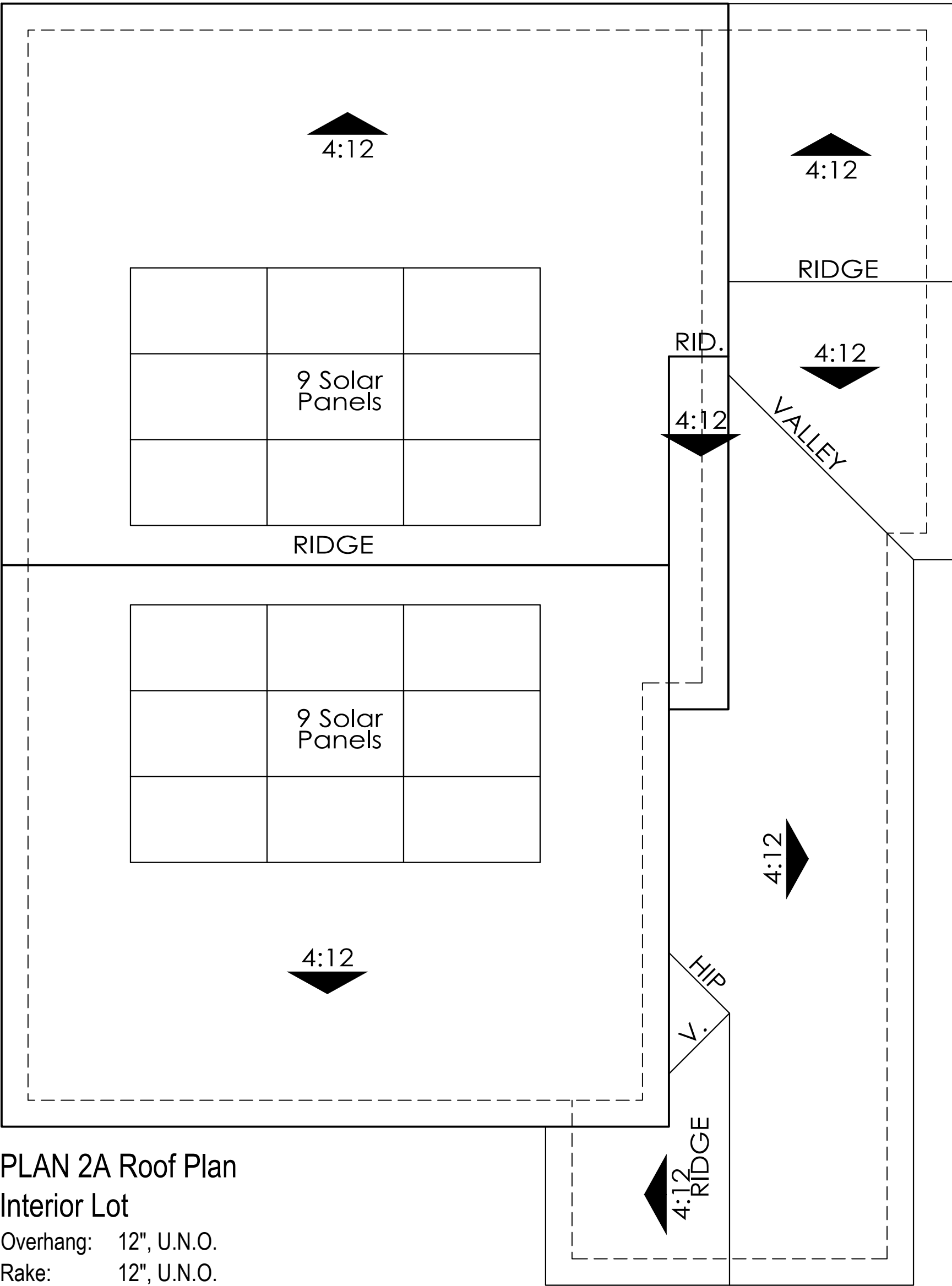
REAR

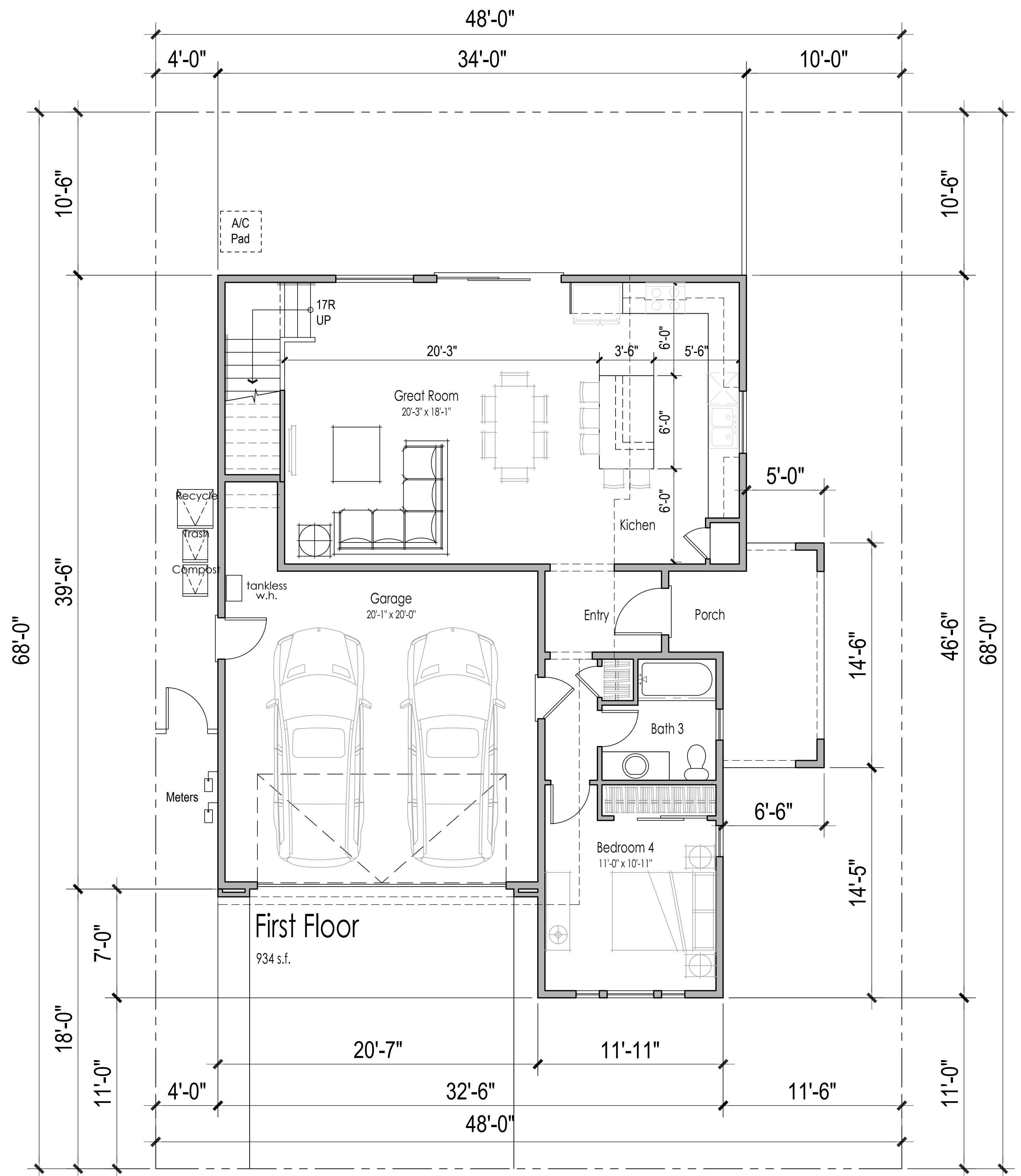
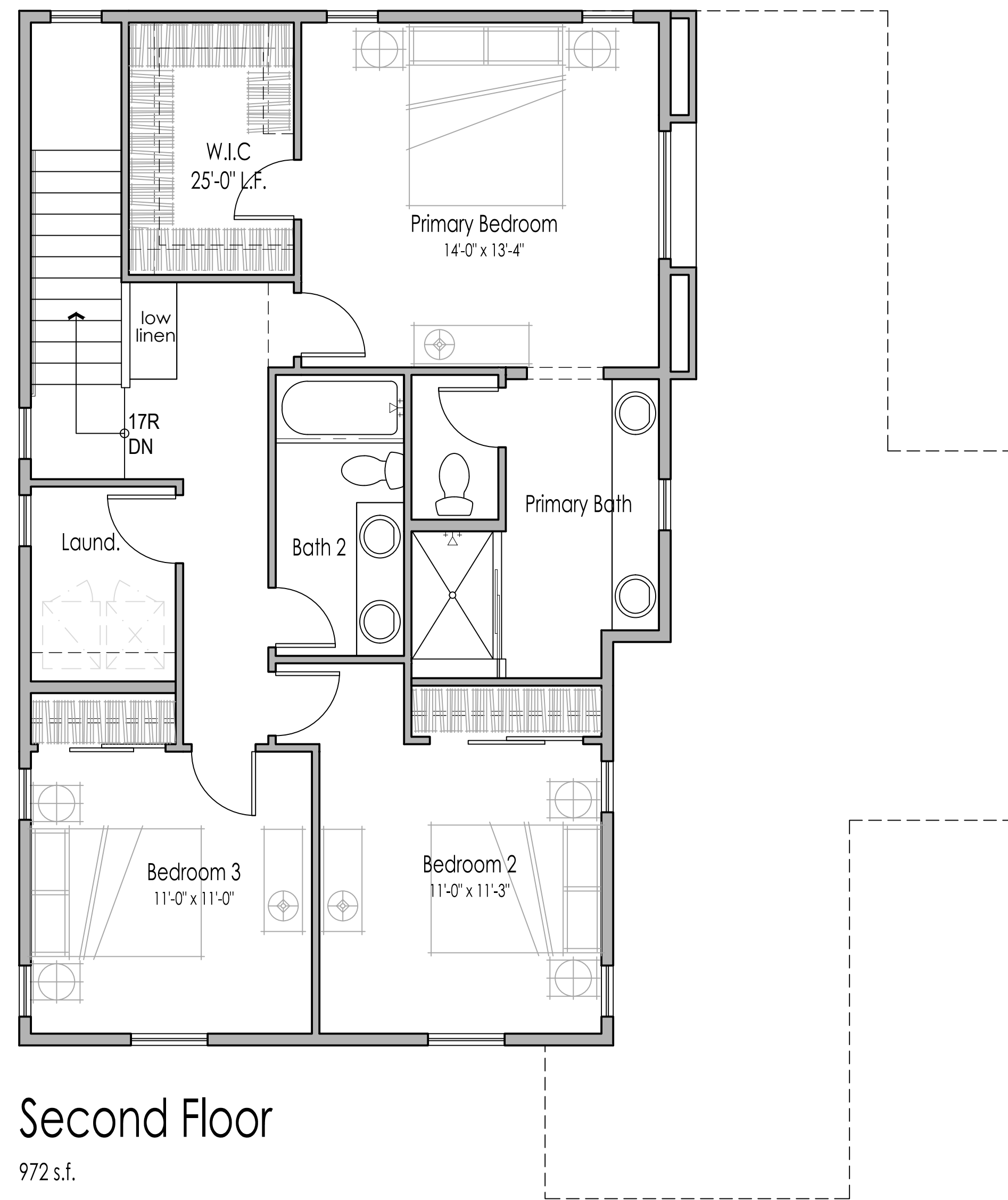


LEFT



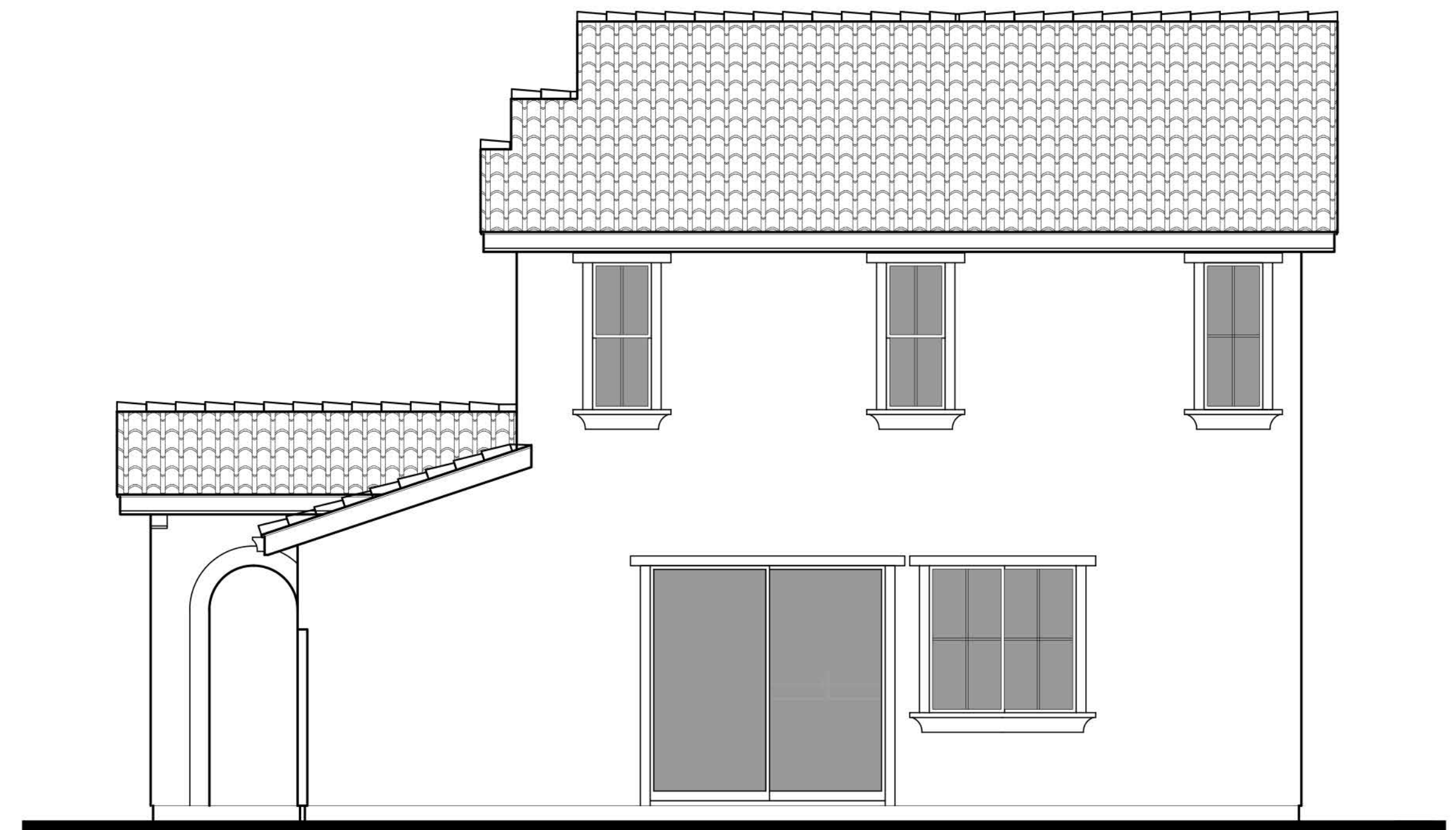
PLAN 2B - Corner Lot
'MEDITERRANEAN REVIVAL'



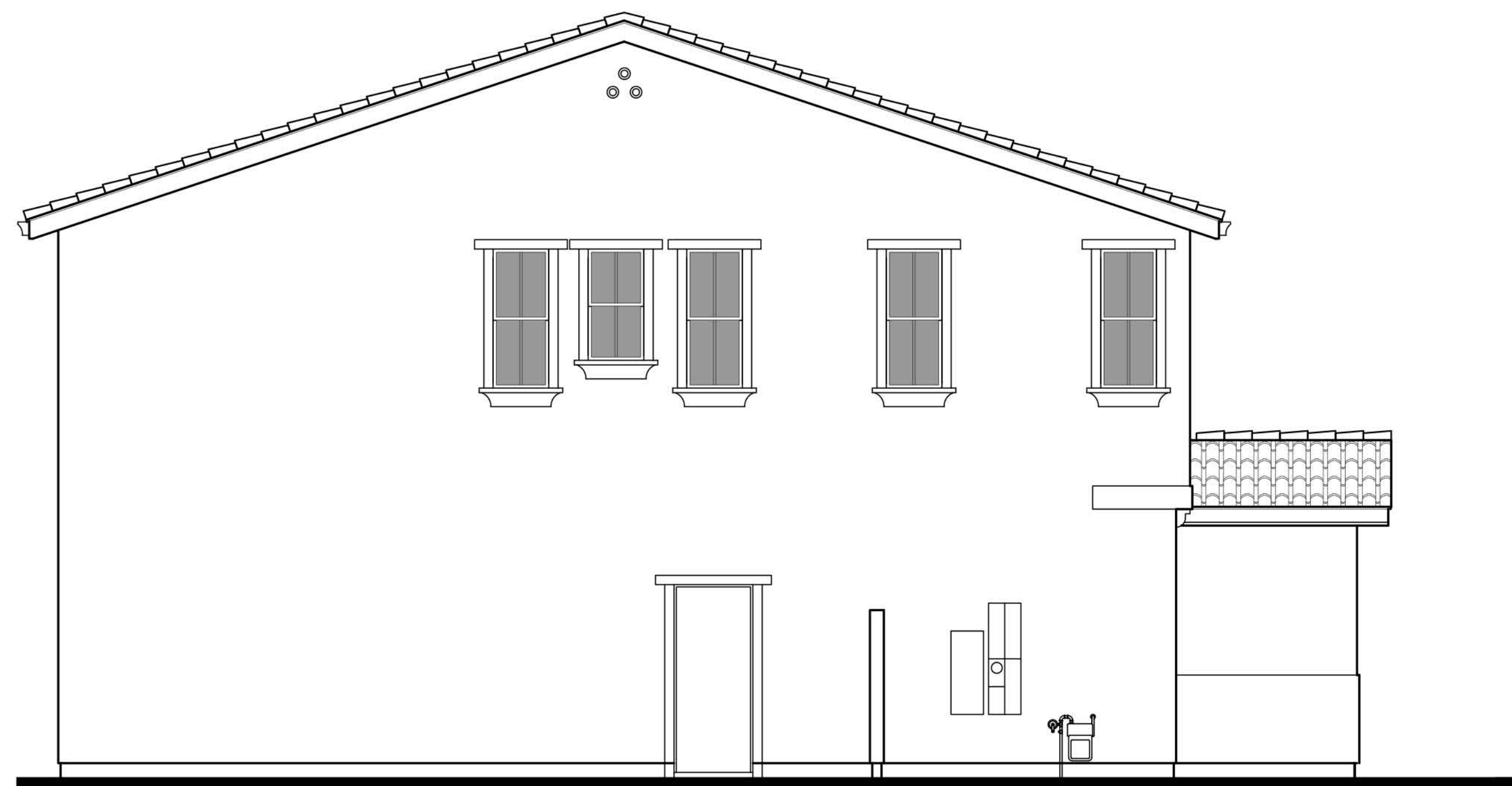




RIGHT



REAR



LEFT



PLAN 2A - Corner Lot, Enlarged Porch
'EARLY CALIFORNIA'



RIGHT
NEW PLAN 2A EXPANDED PORCH



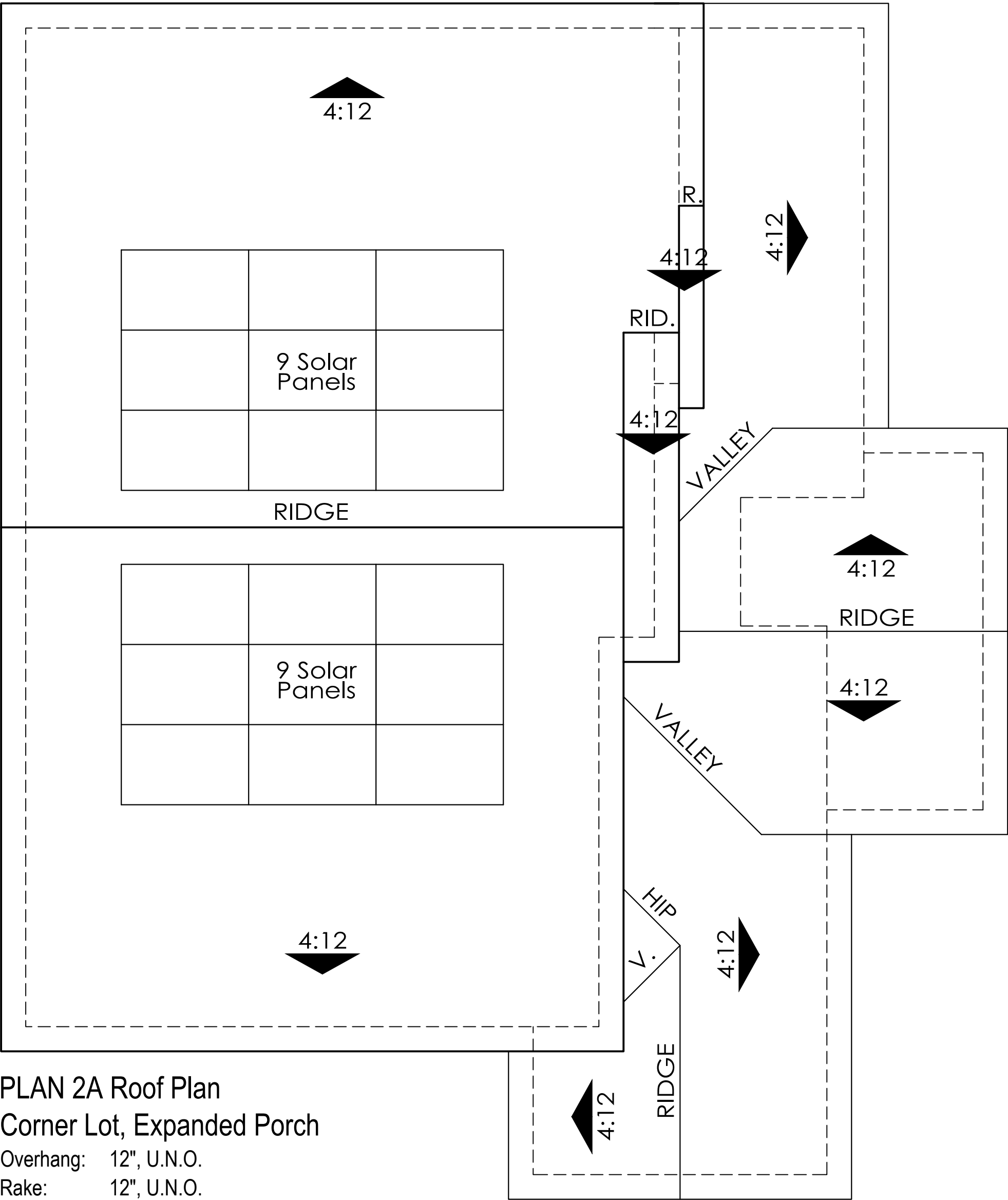
REAR

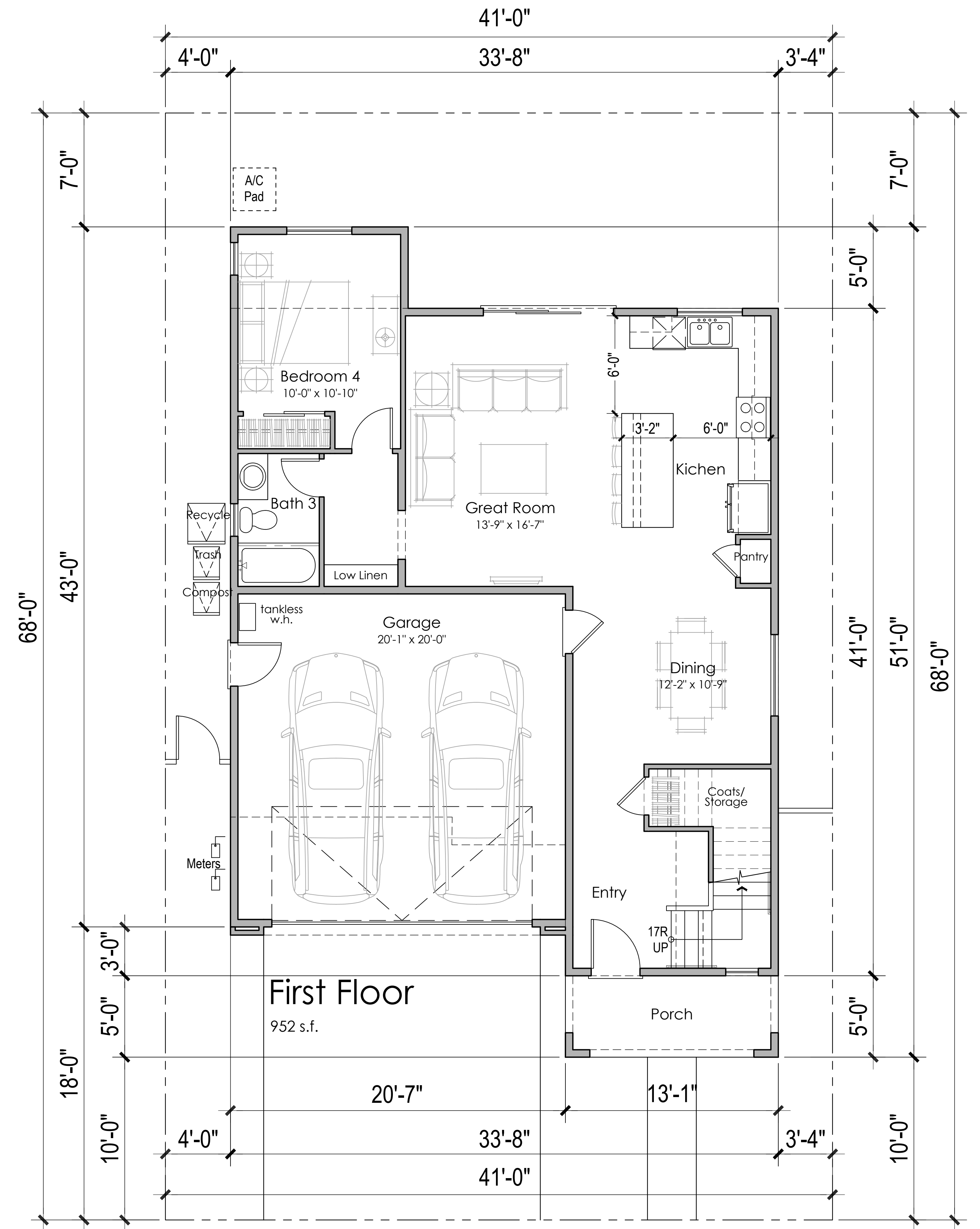
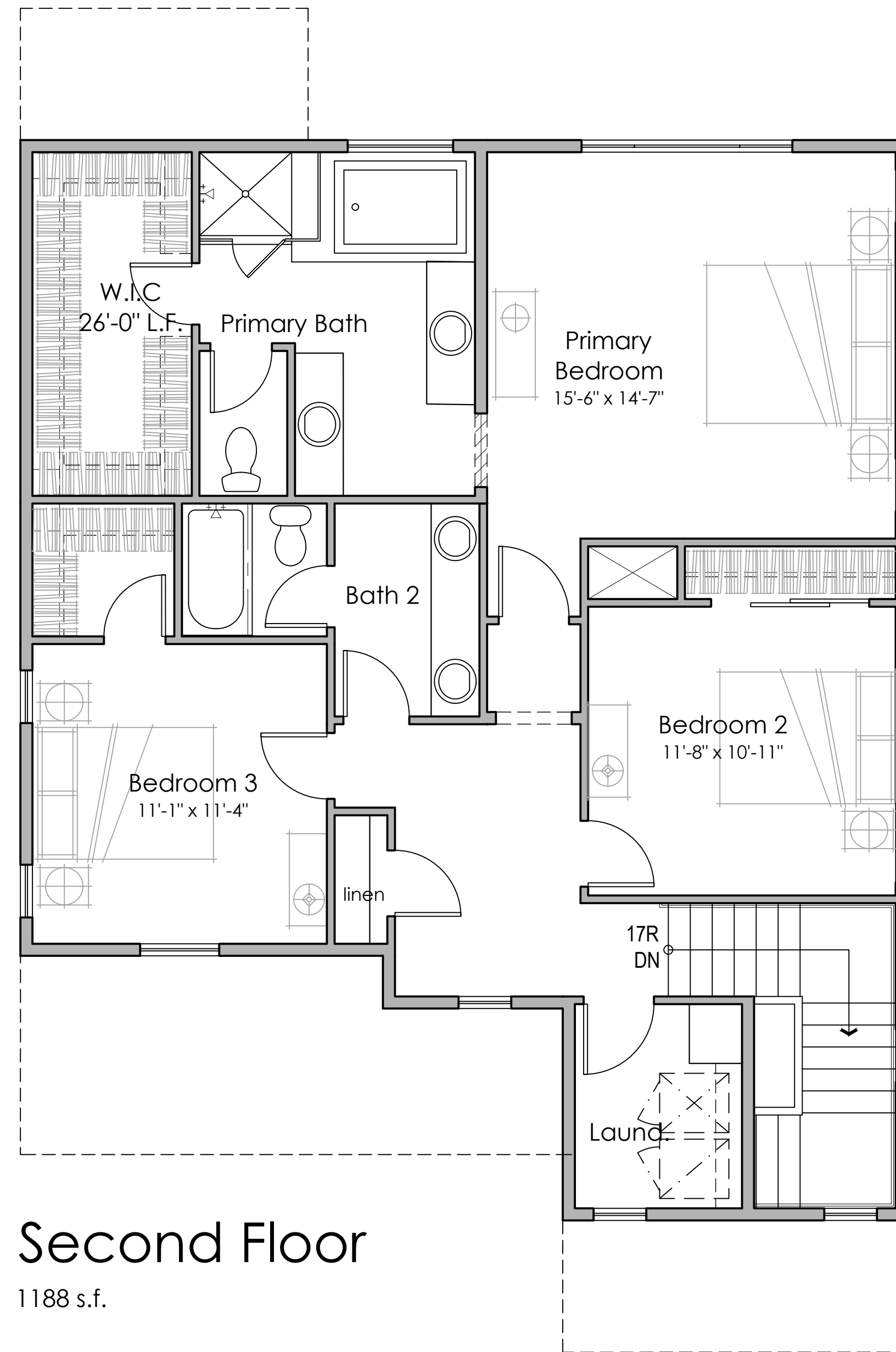


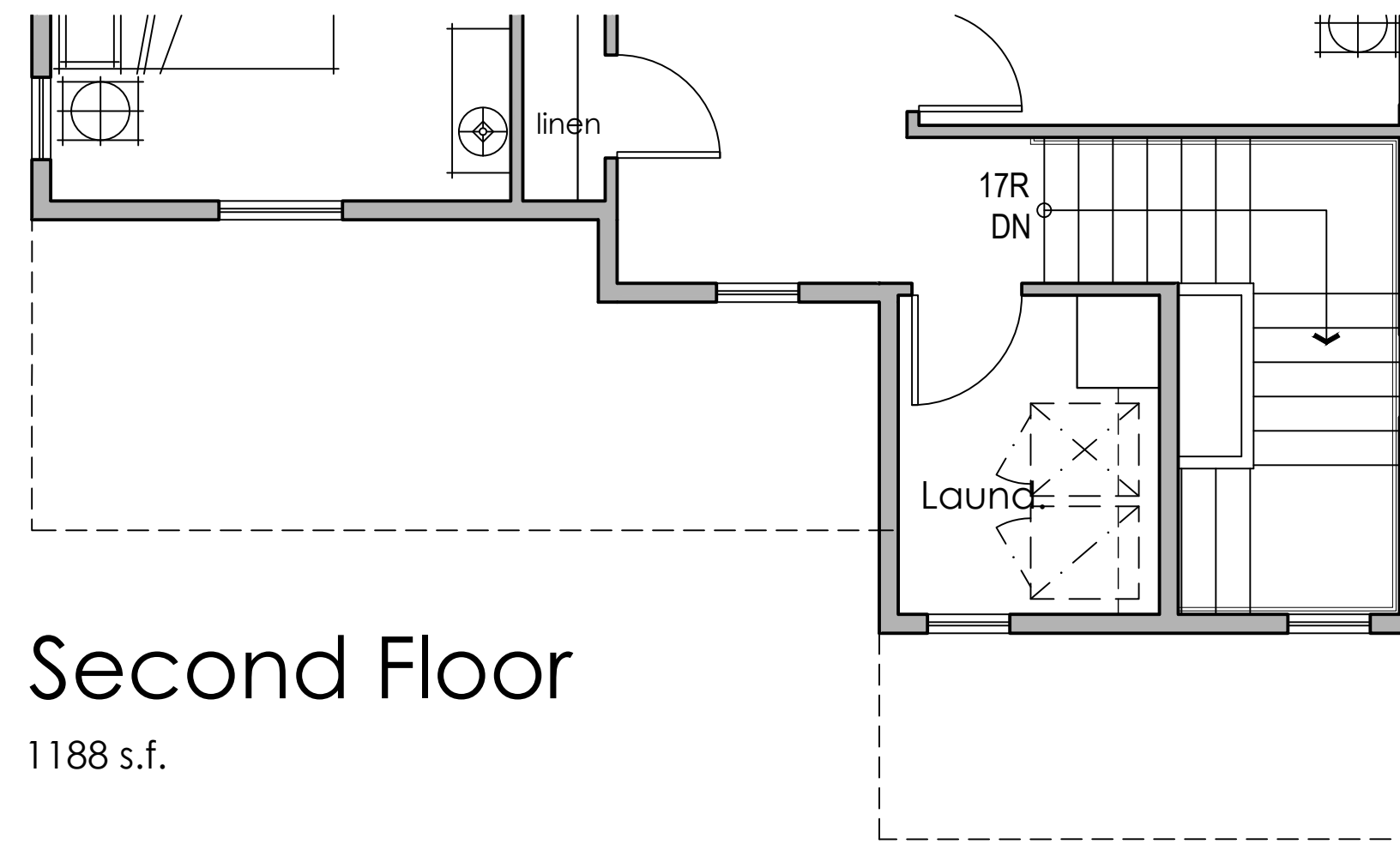
LEFT



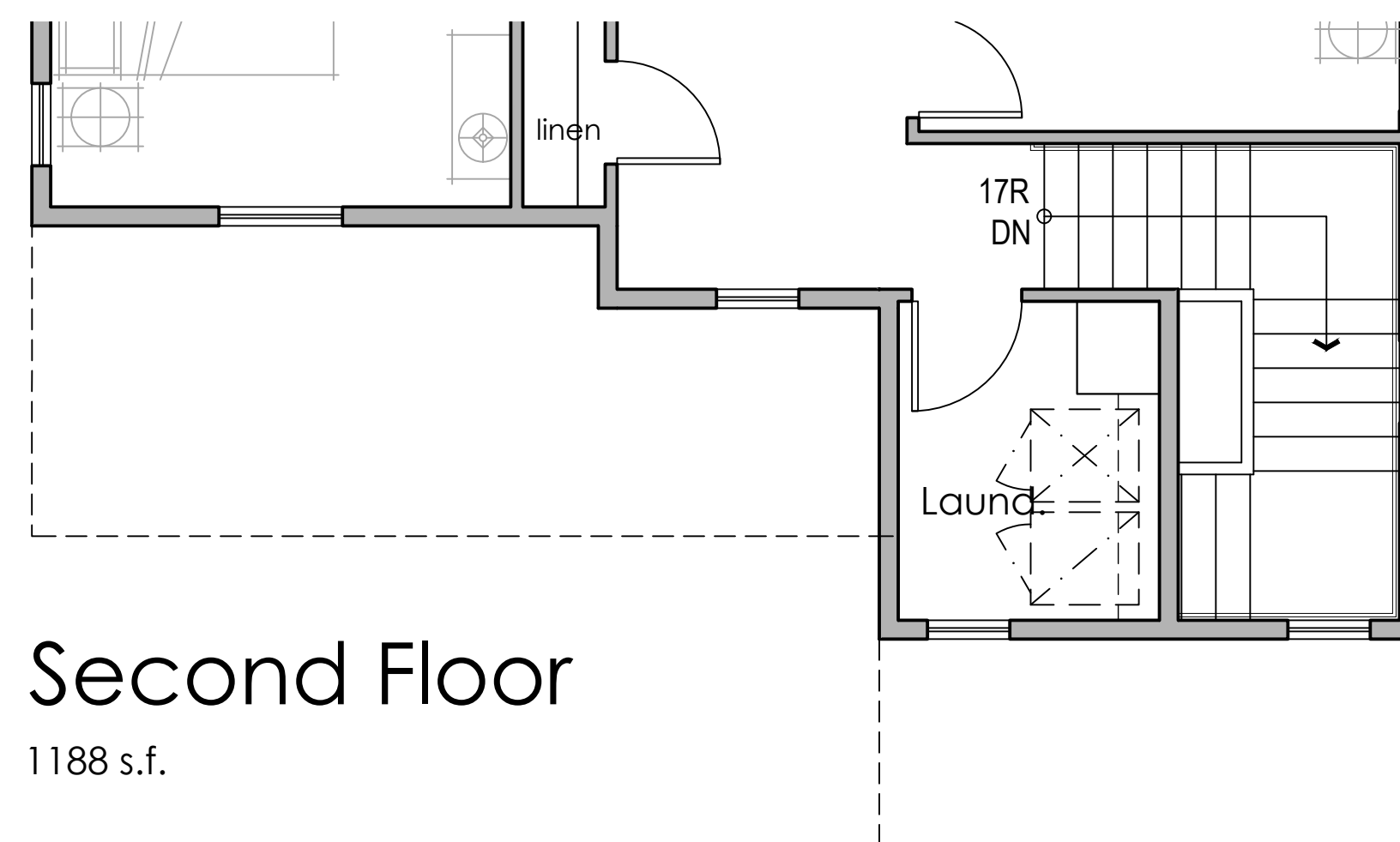
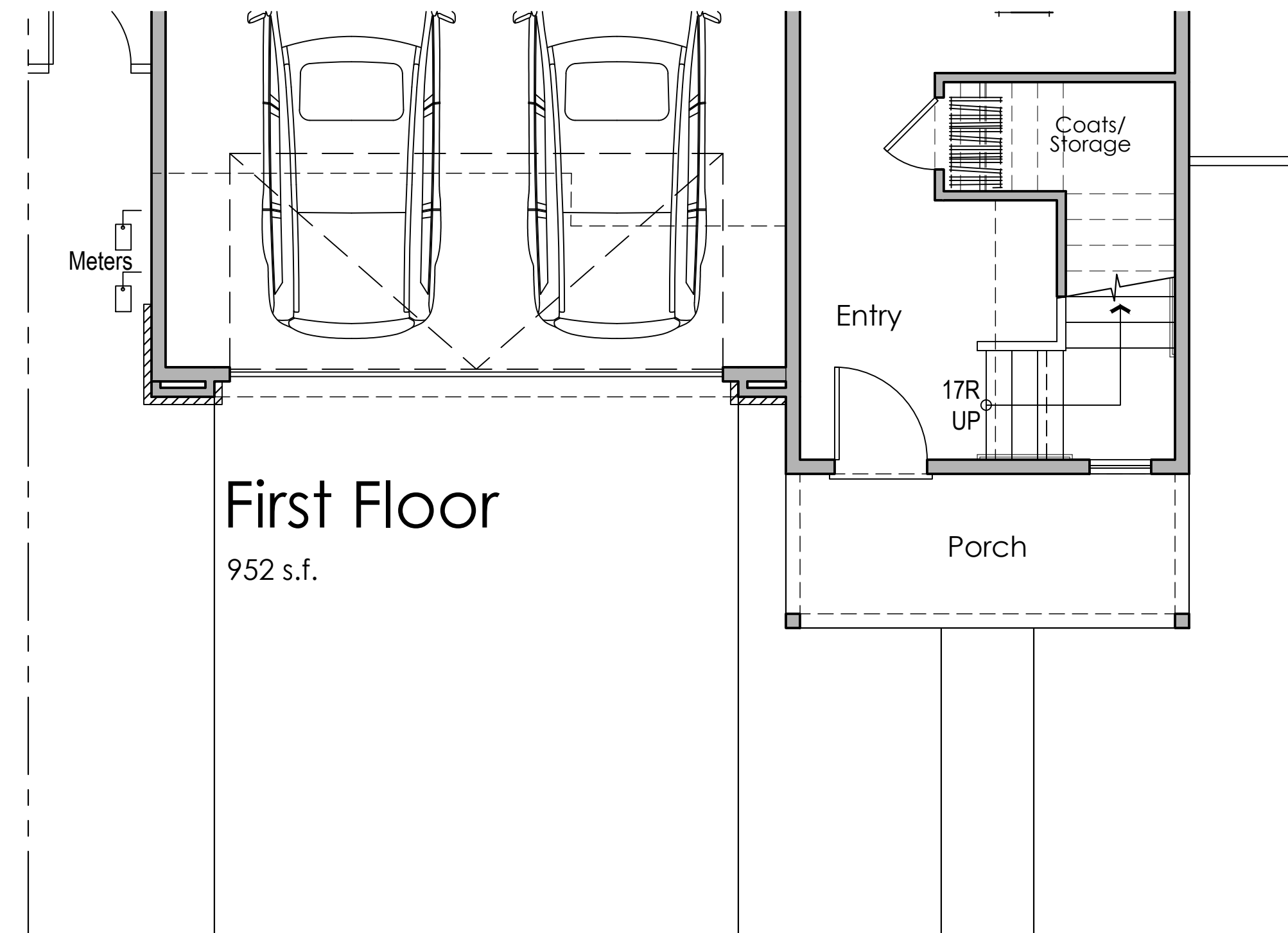
NEW PLAN 2A - Corner Lot, Expanded Porch
'EARLY CALIFORNIA'



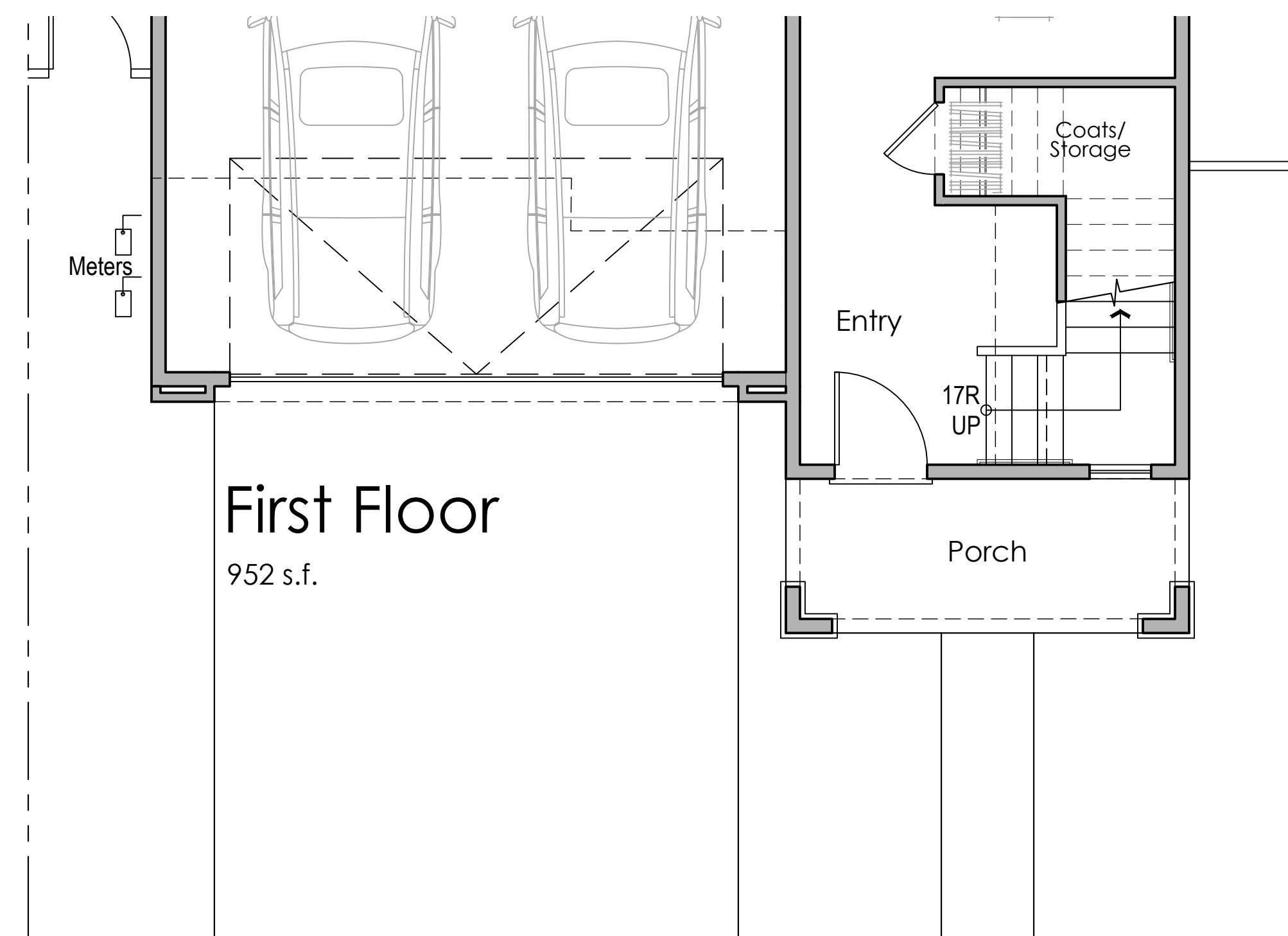


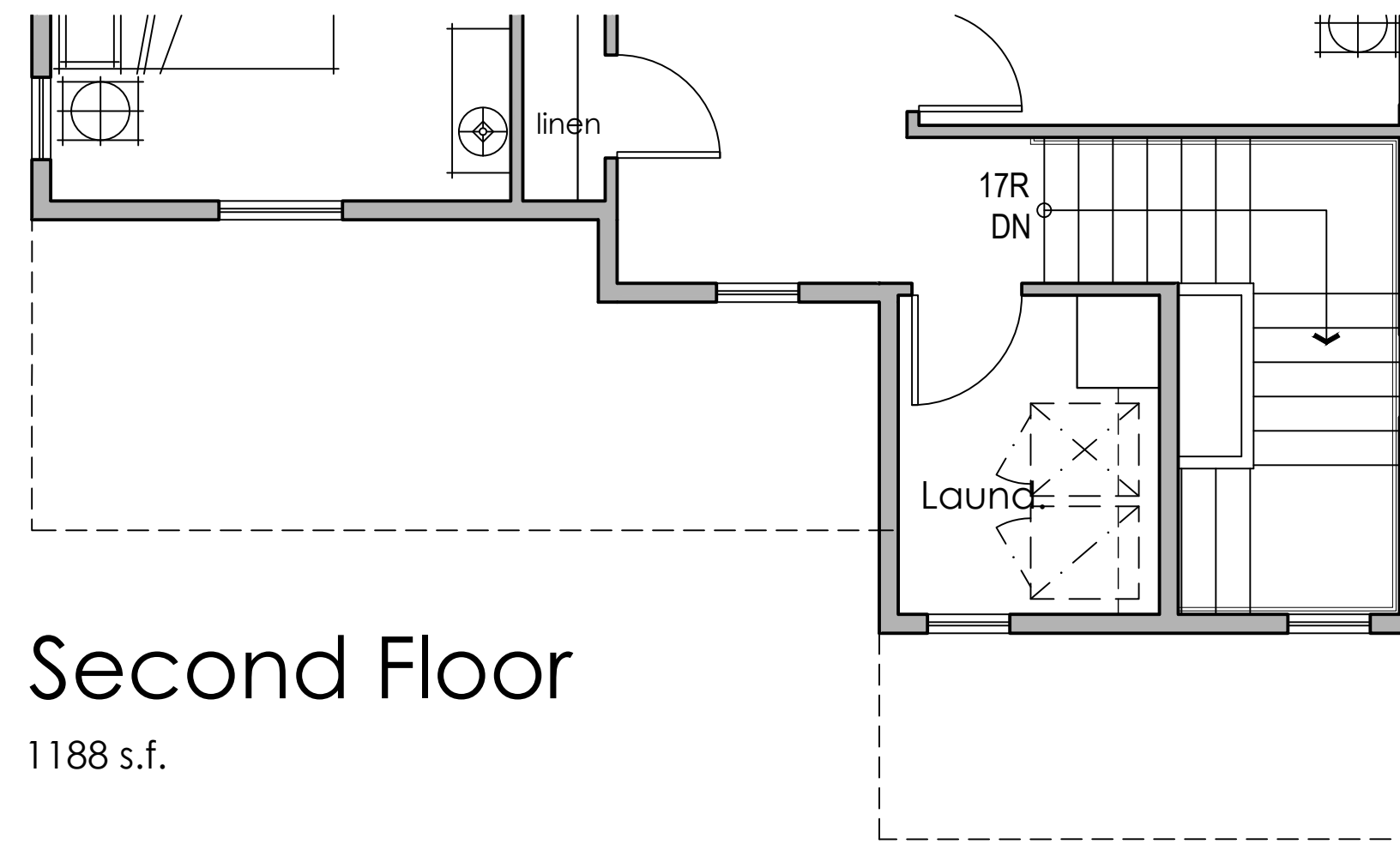


PLAN 3C

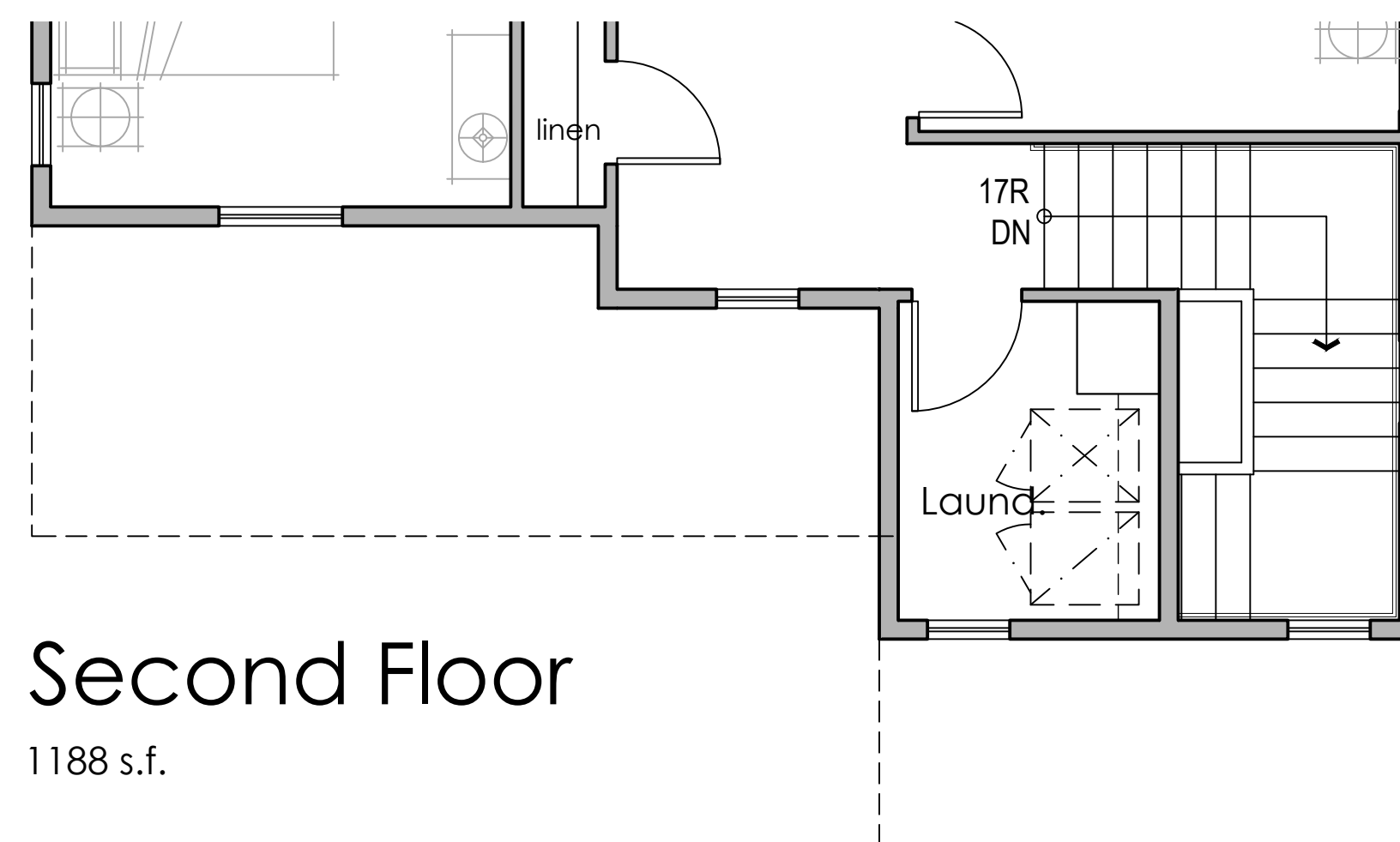
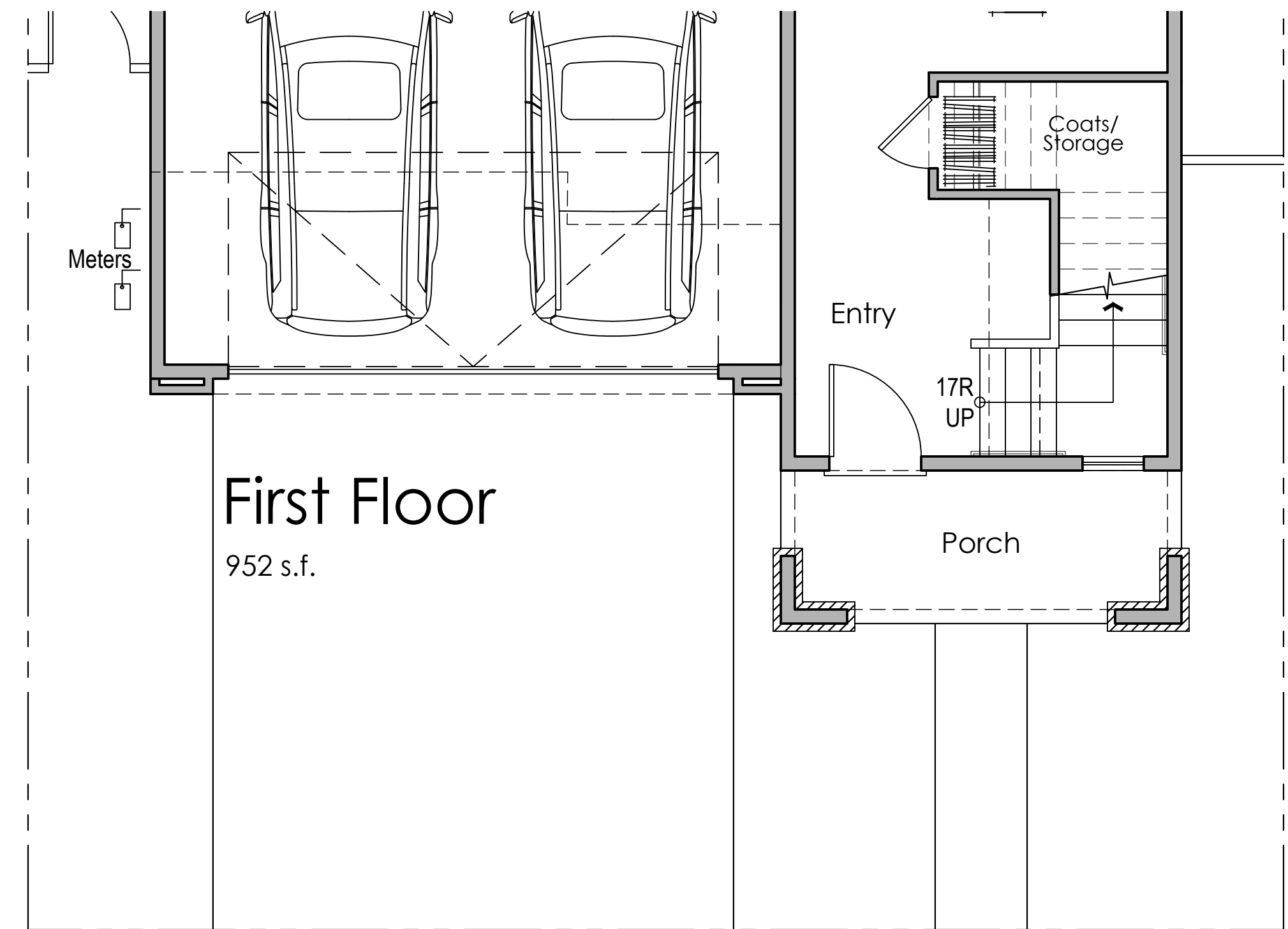


PLAN 3B

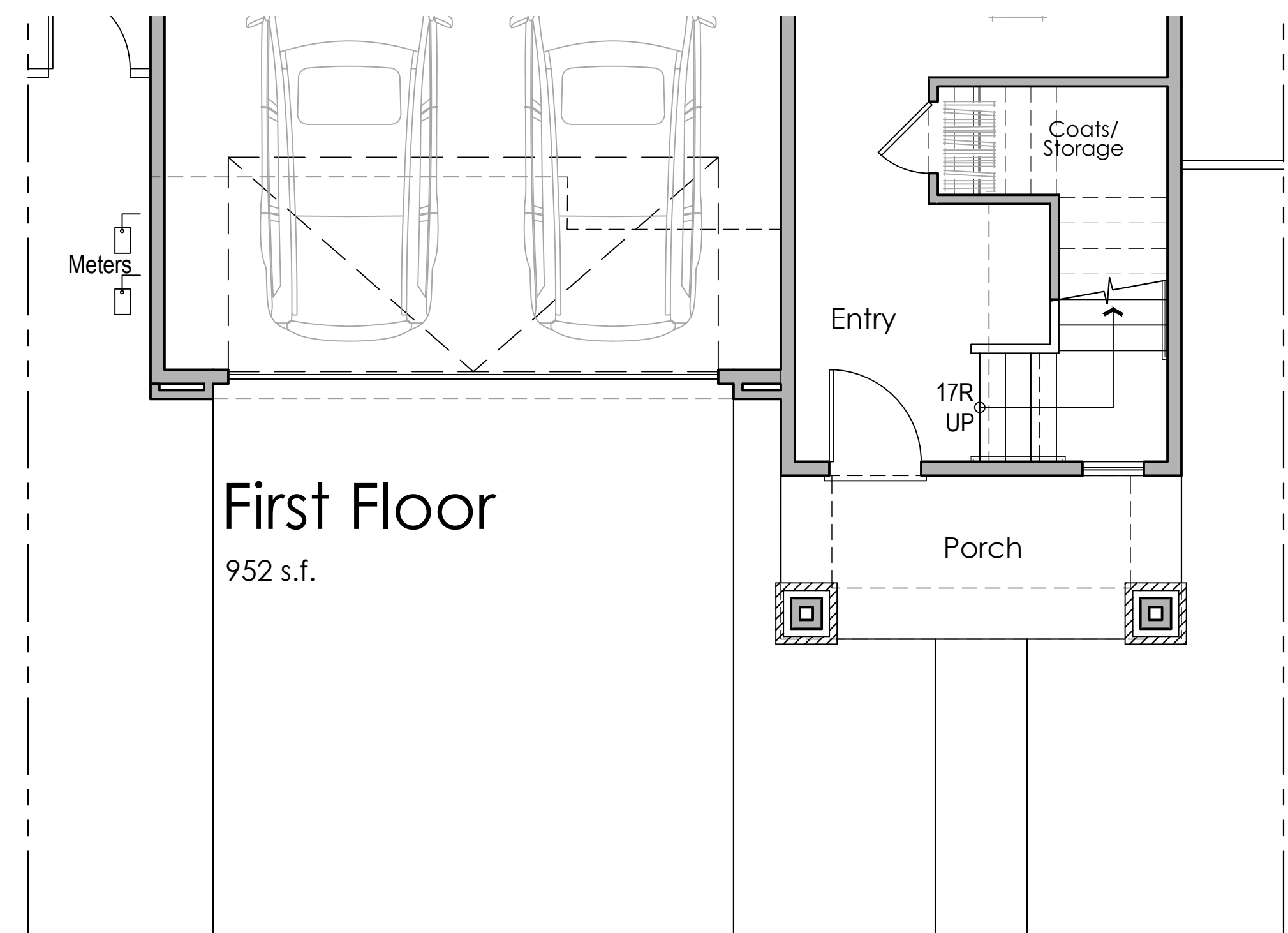


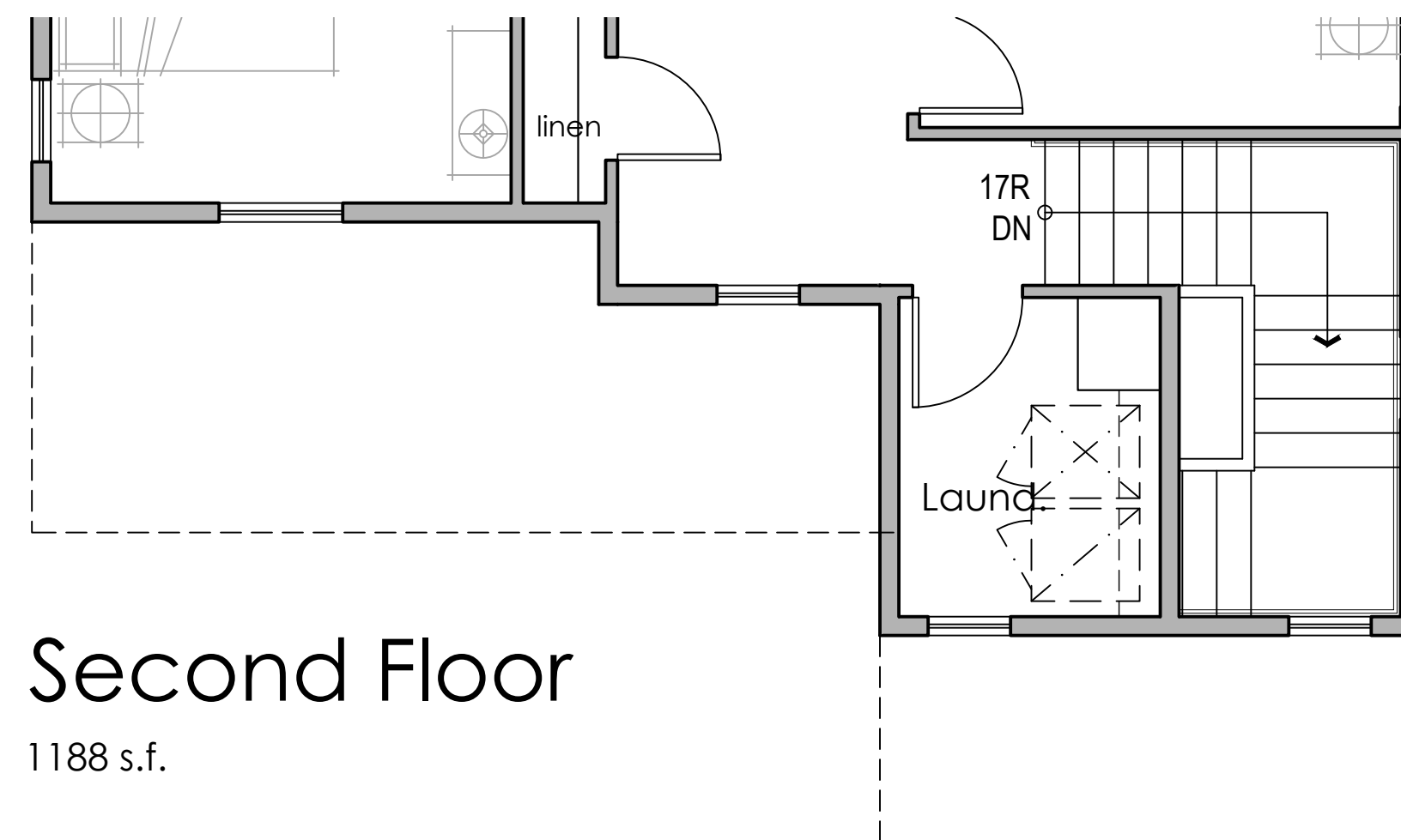


PLAN 3E

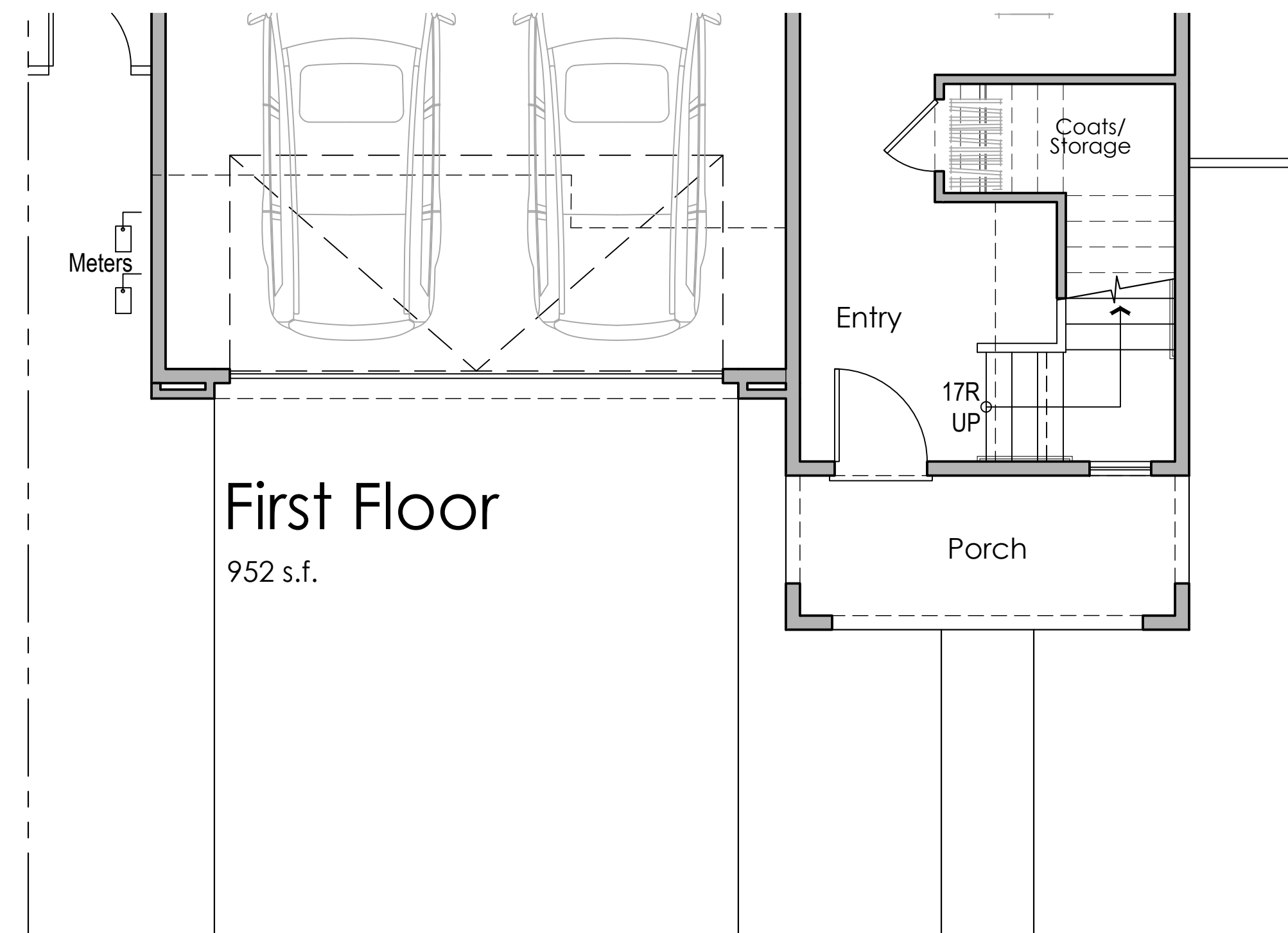


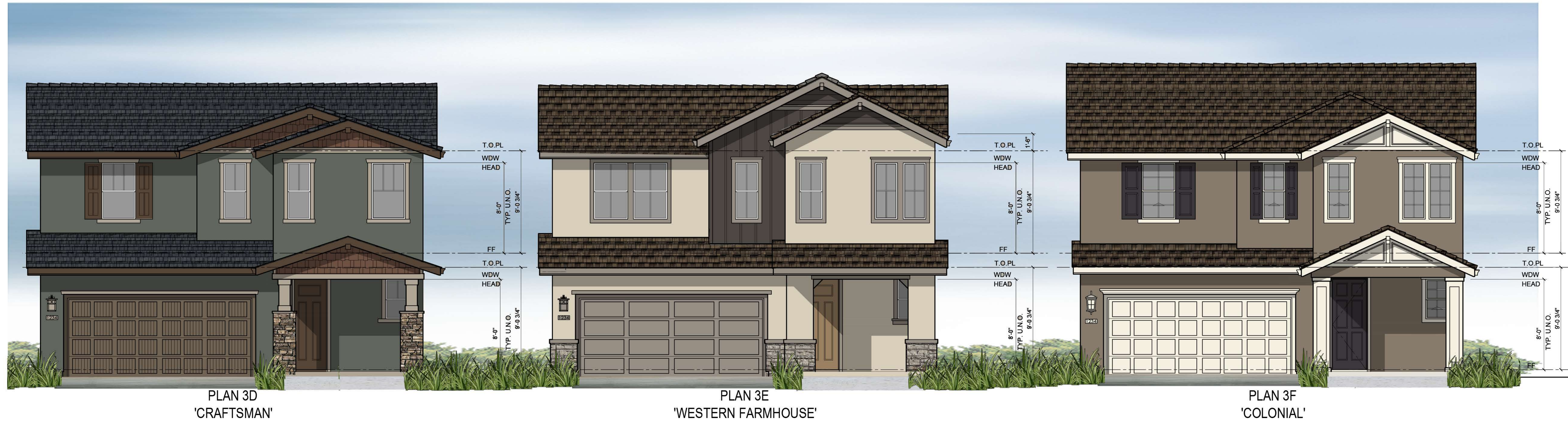
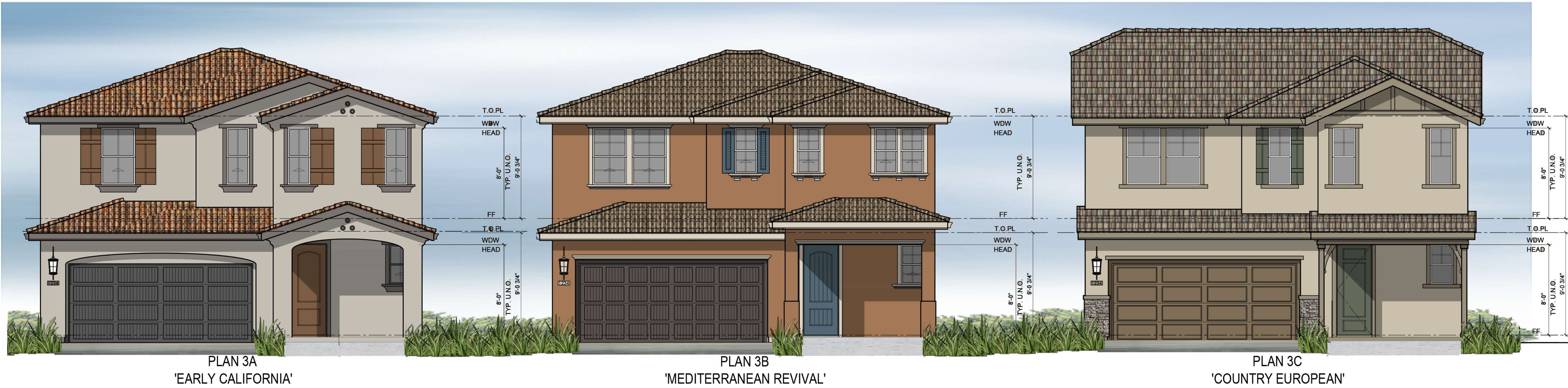
PLAN 3D

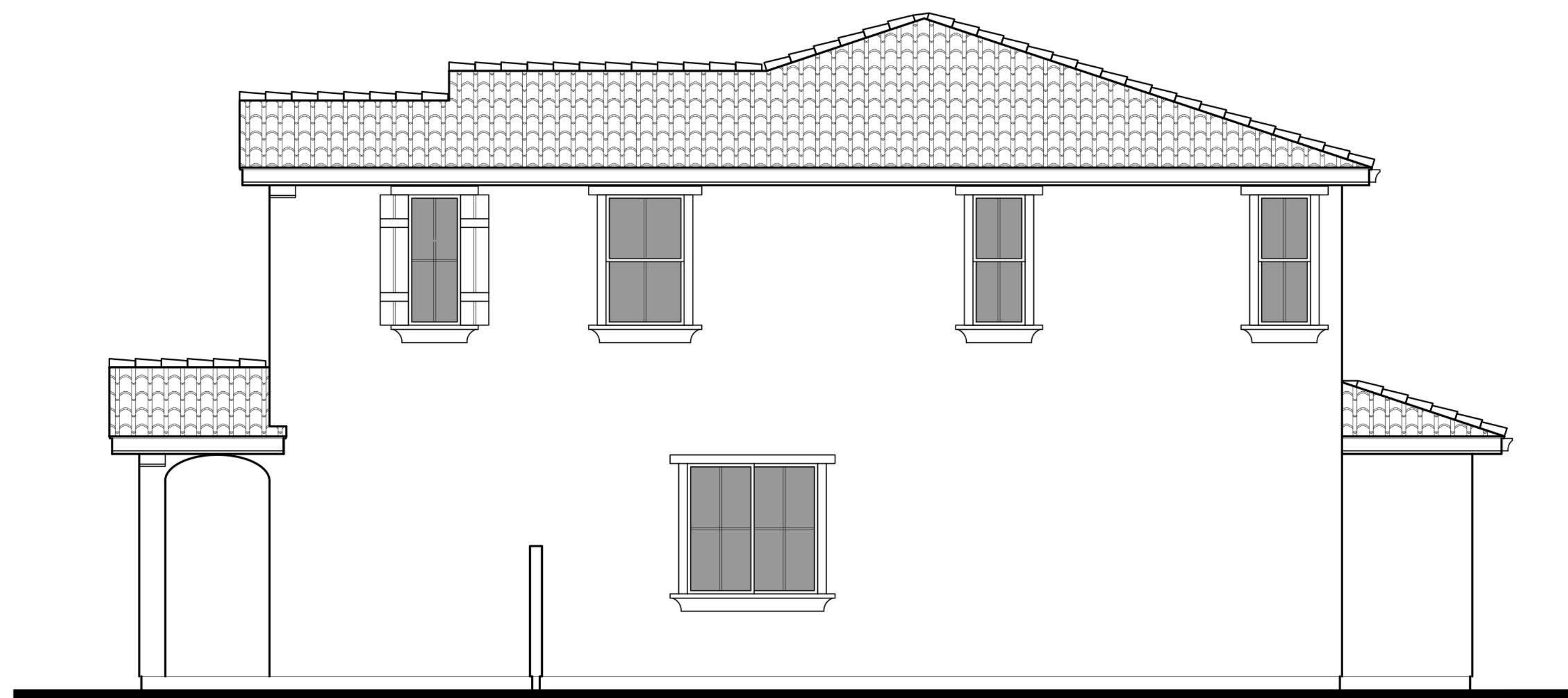




PLAN 3F







RIGHT



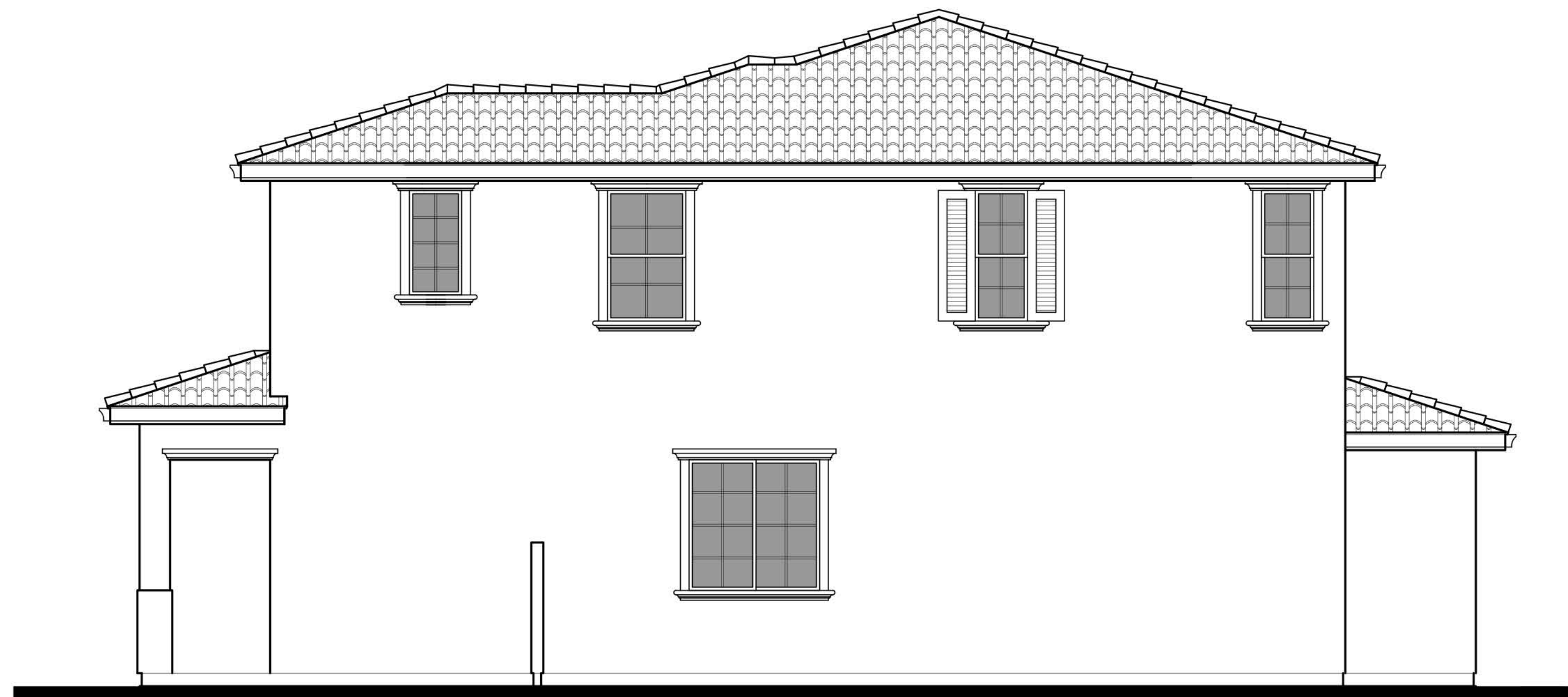
REAR



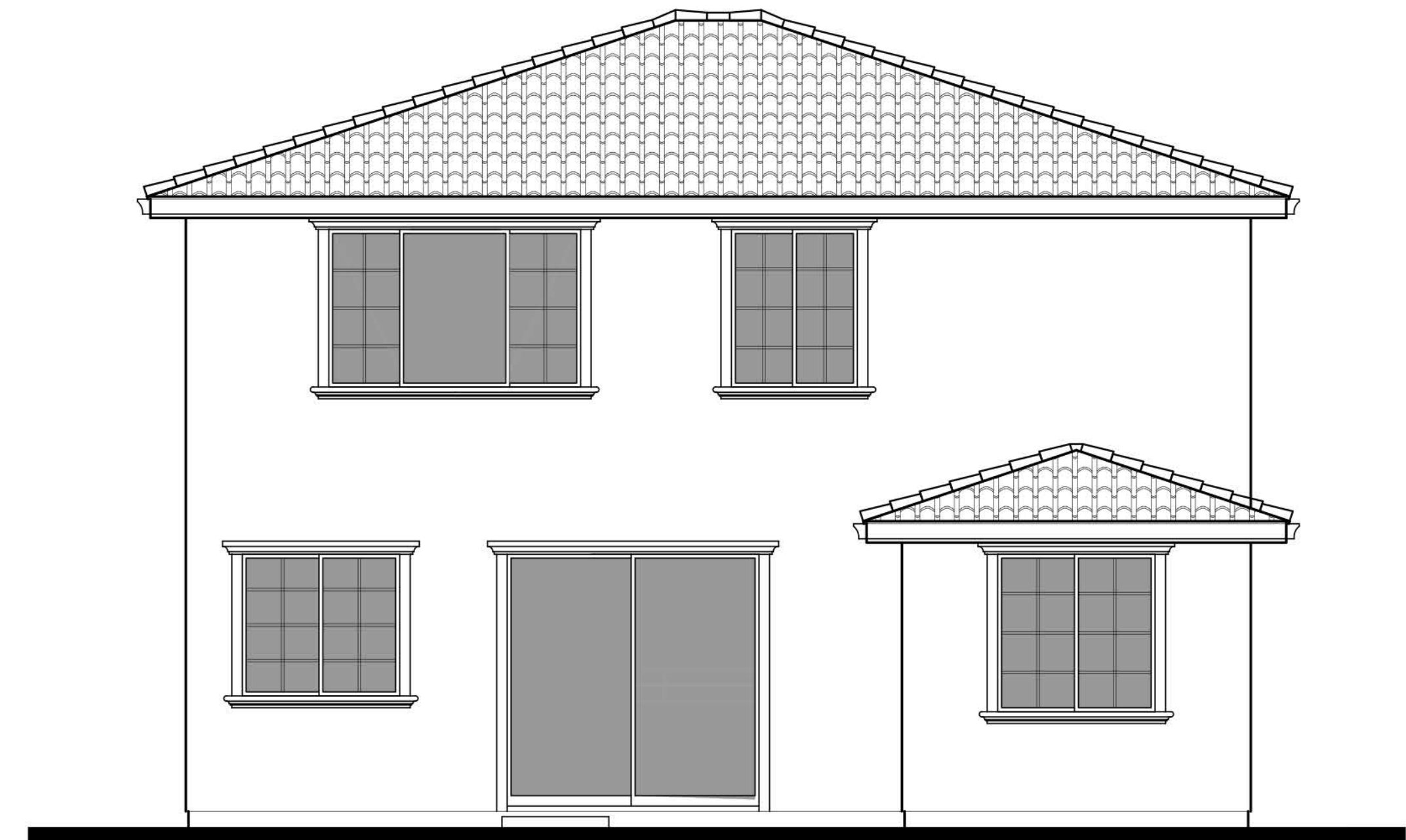
LEFT



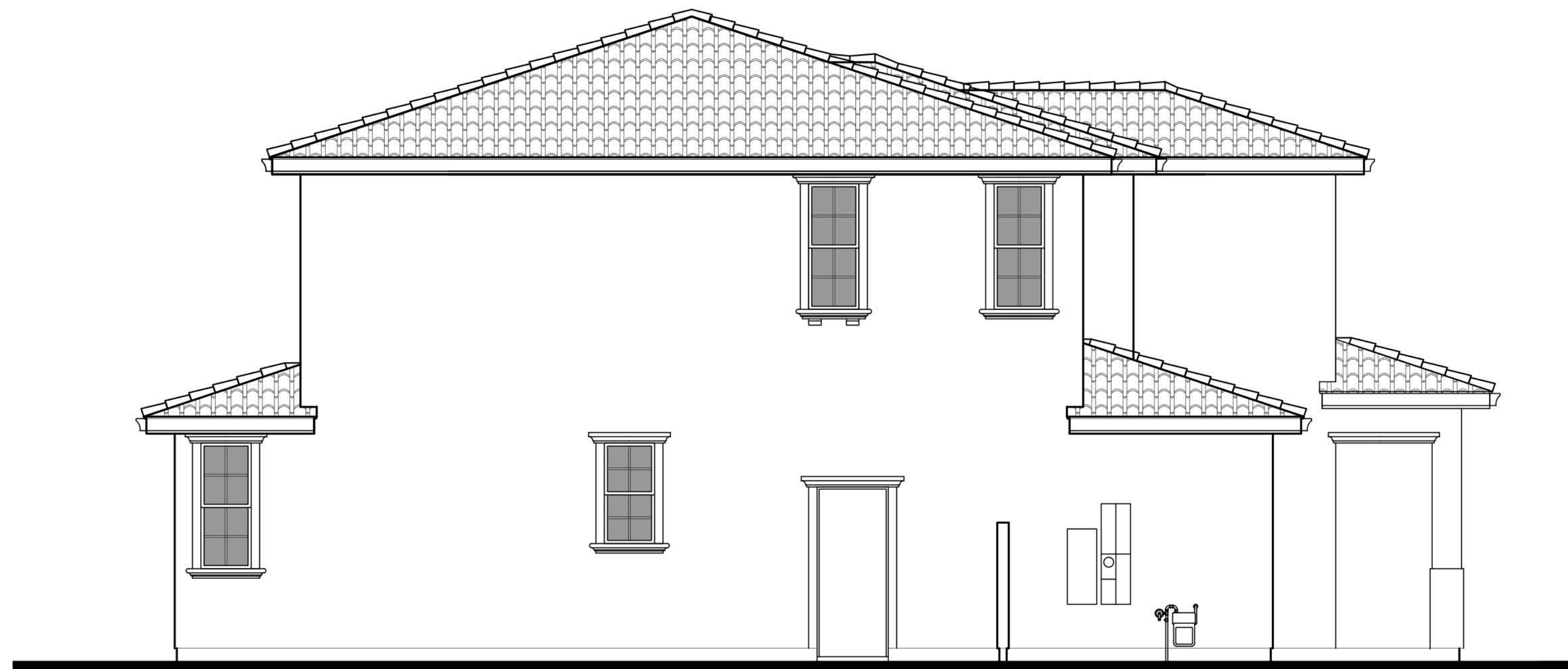
PLAN 3A
'EARLY CALIFORNIA'



RIGHT



REAR



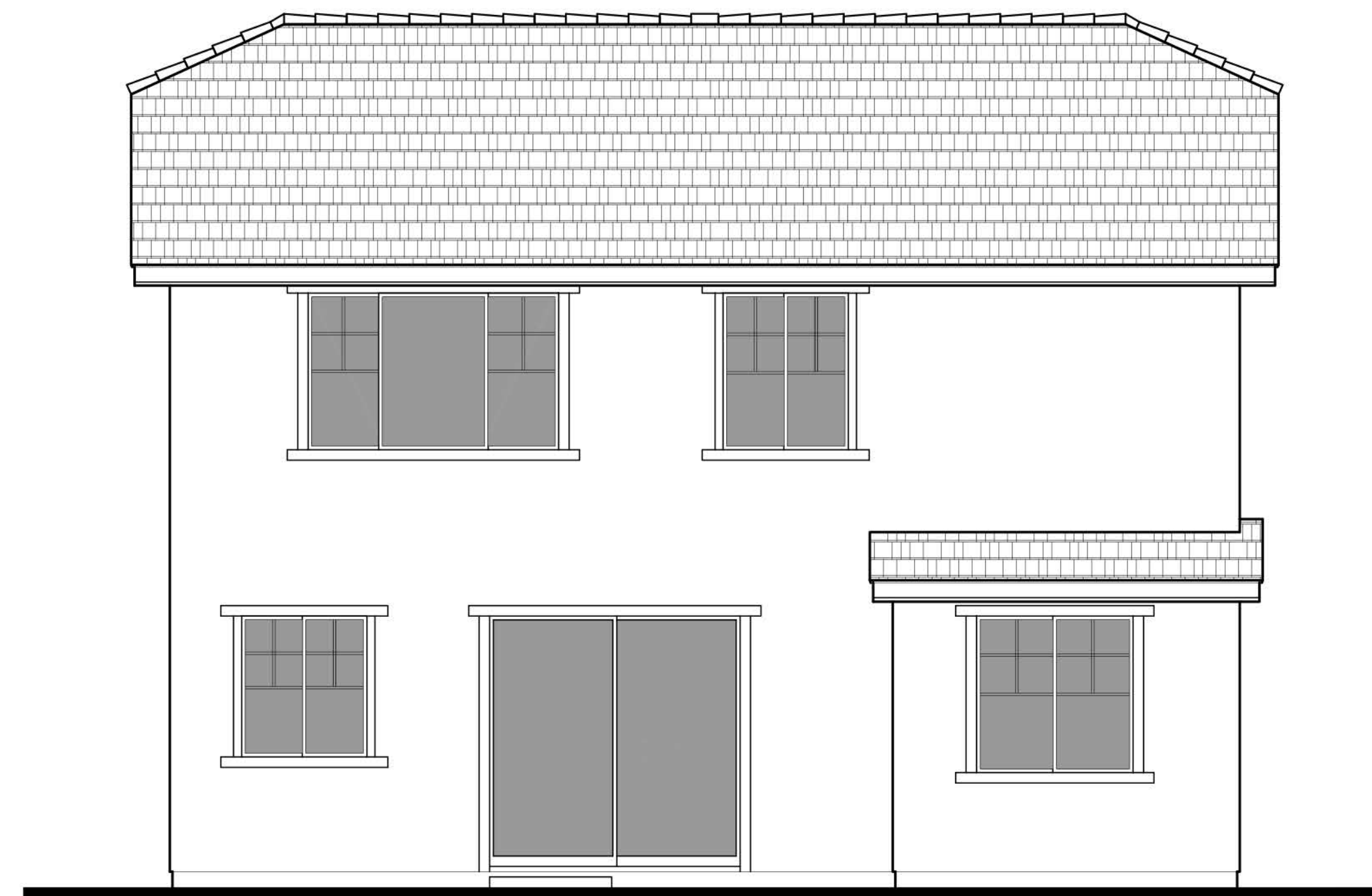
LEFT



PLAN 3B
'MEDITERRANEAN REVIVAL'



RIGHT



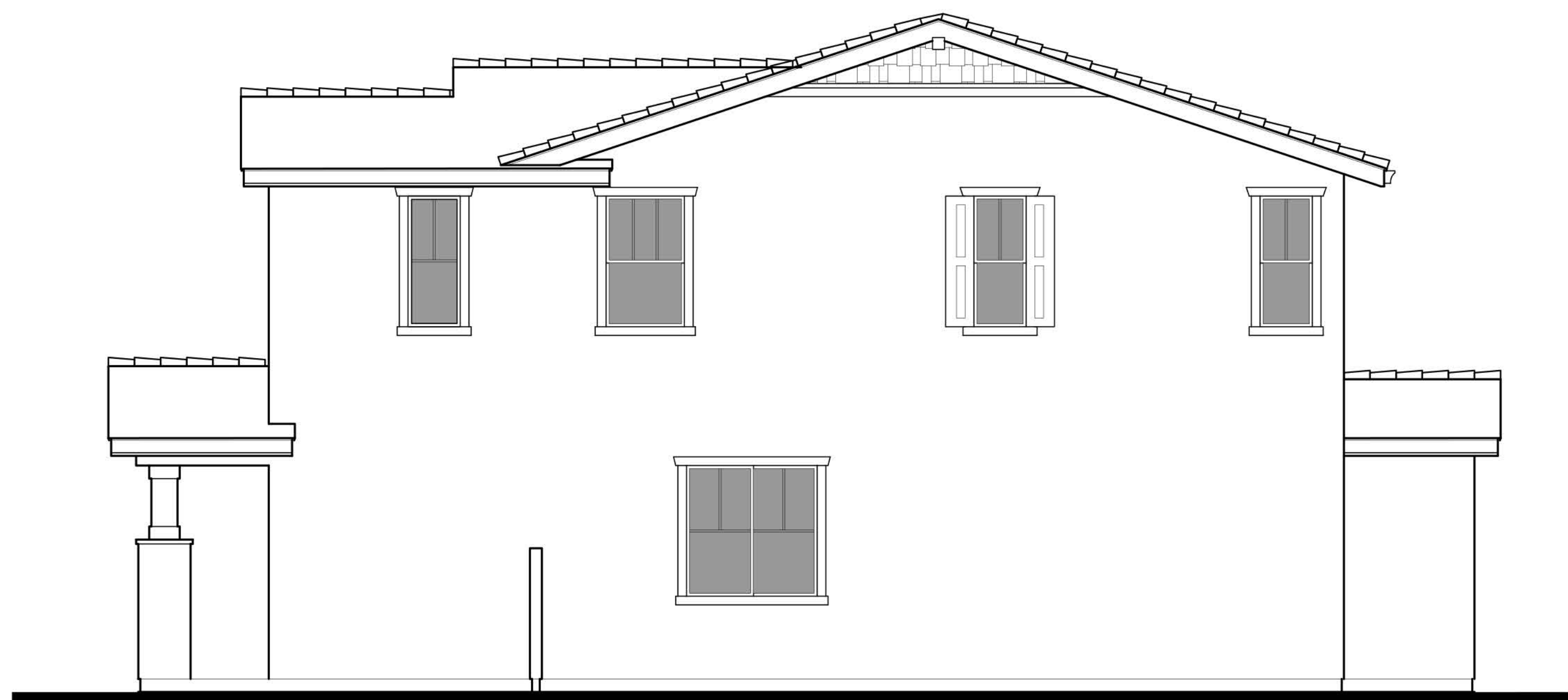
REAR



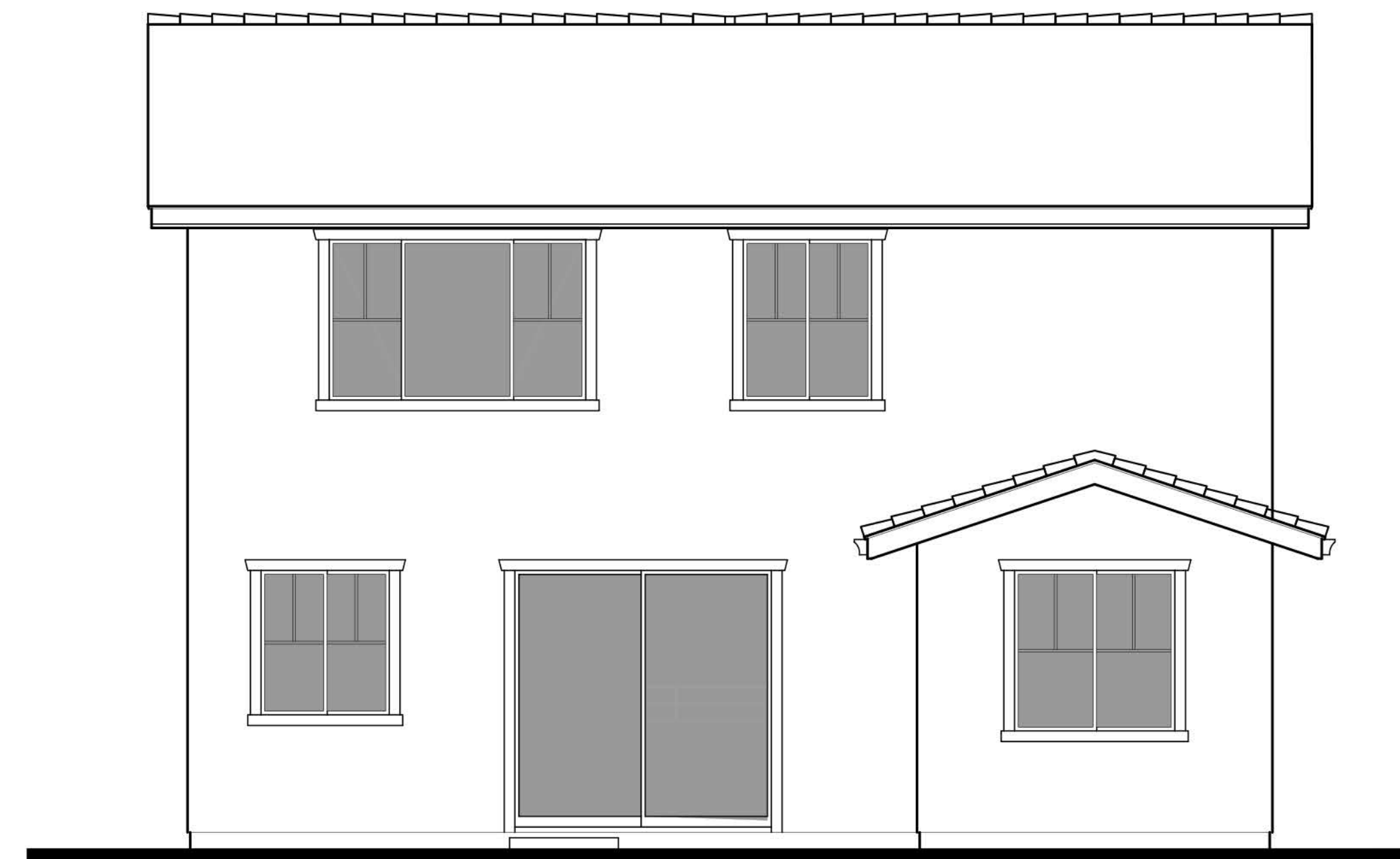
LEFT



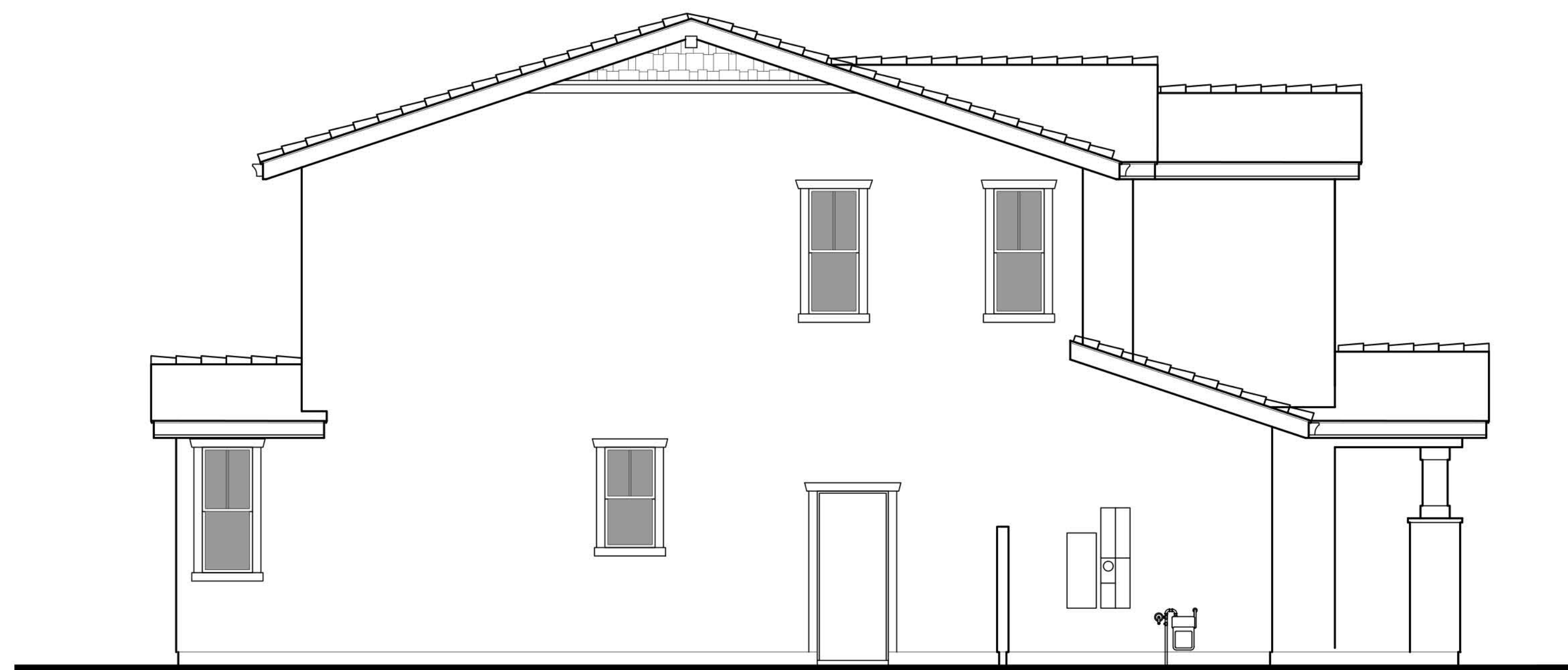
PLAN 3C
'COUNTRY EUROPEAN'



RIGHT



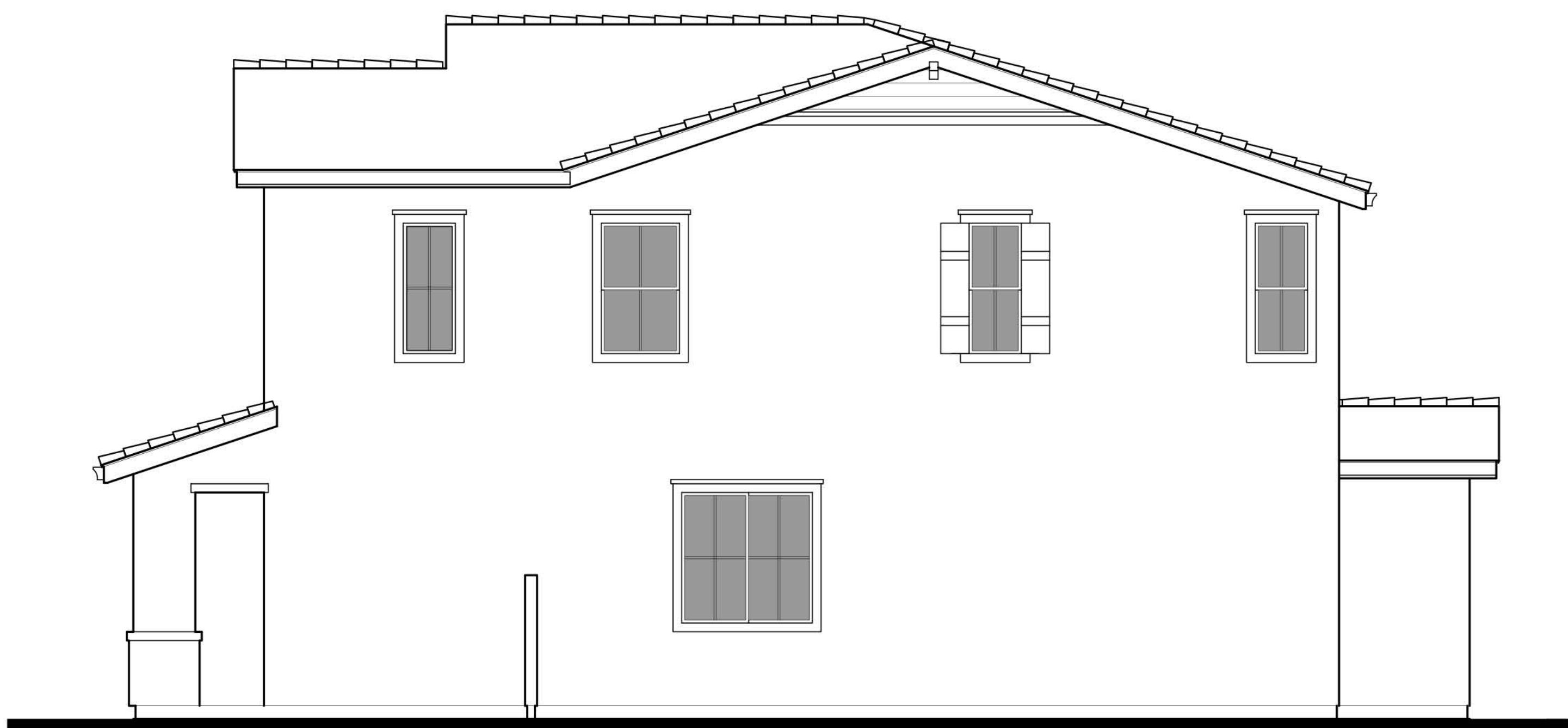
REAR



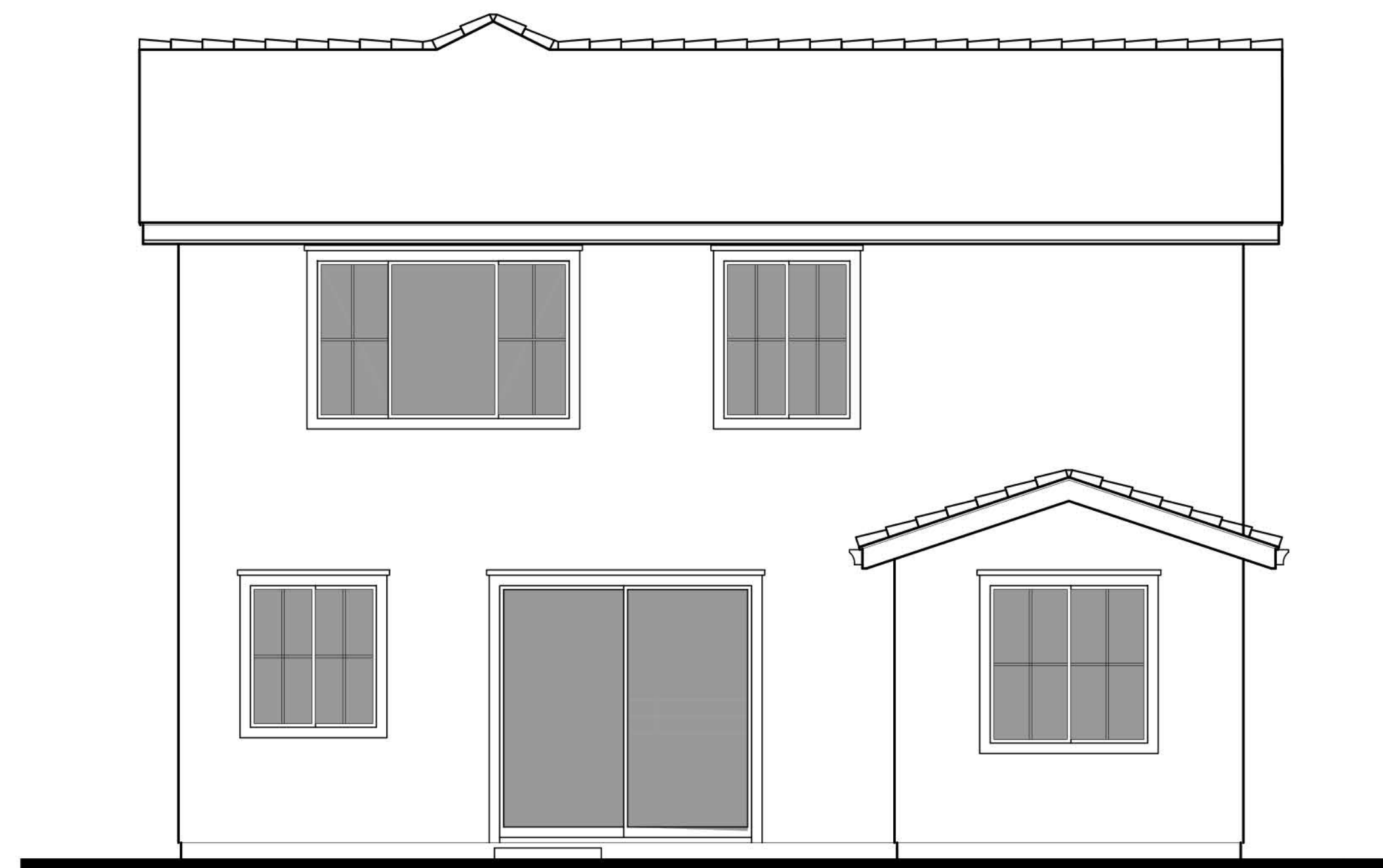
LEFT



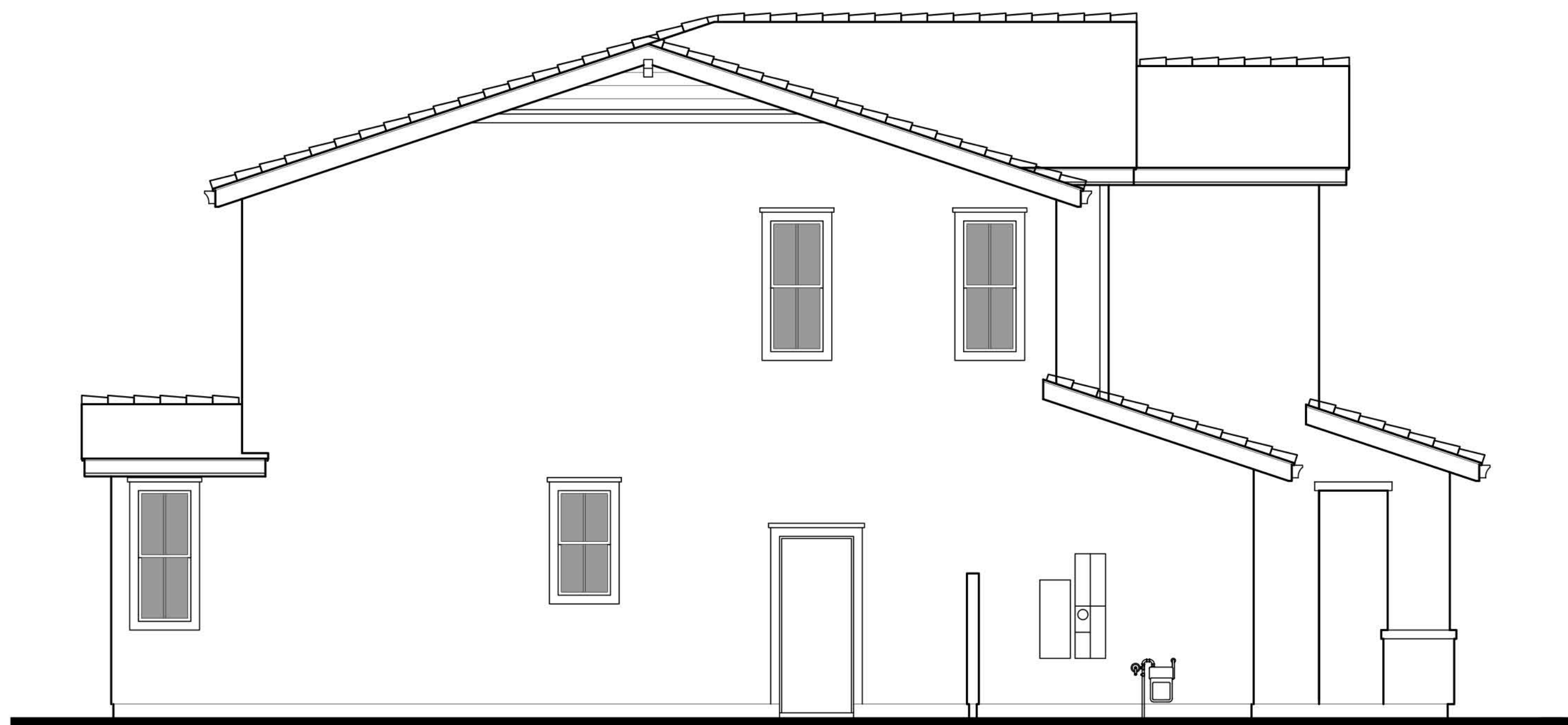
PLAN 3D
'CRAFTSMAN'



RIGHT



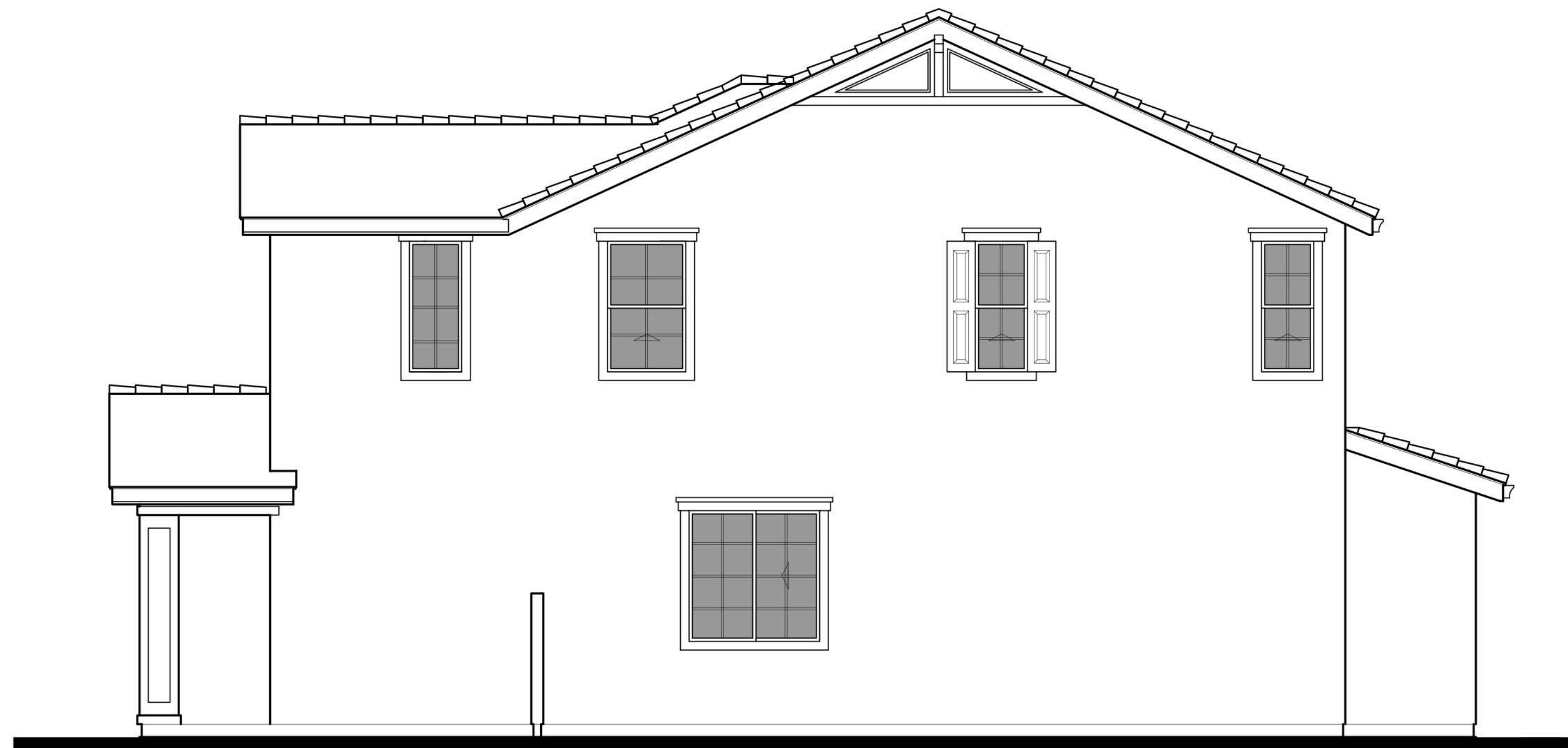
REAR



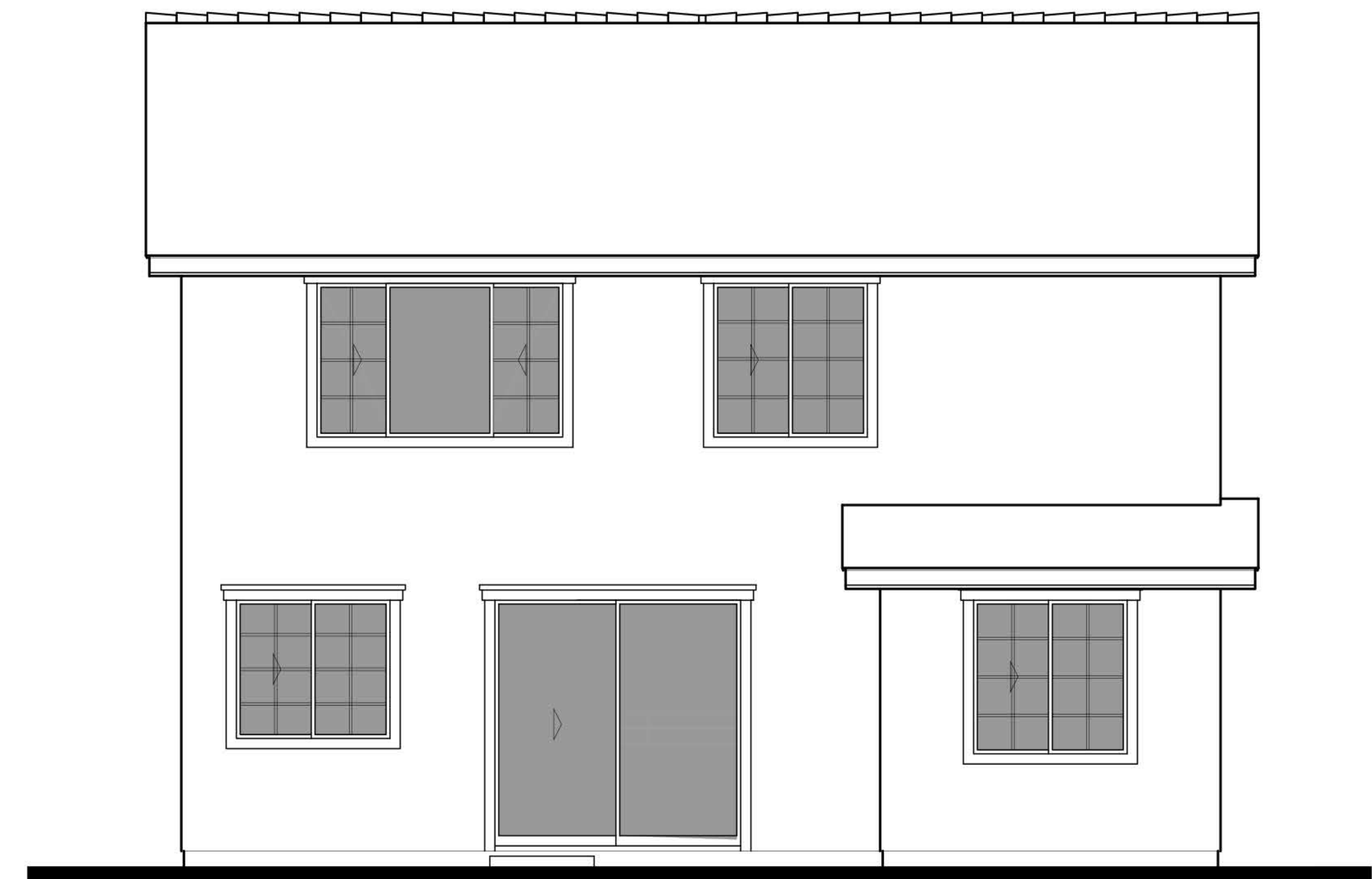
LEFT



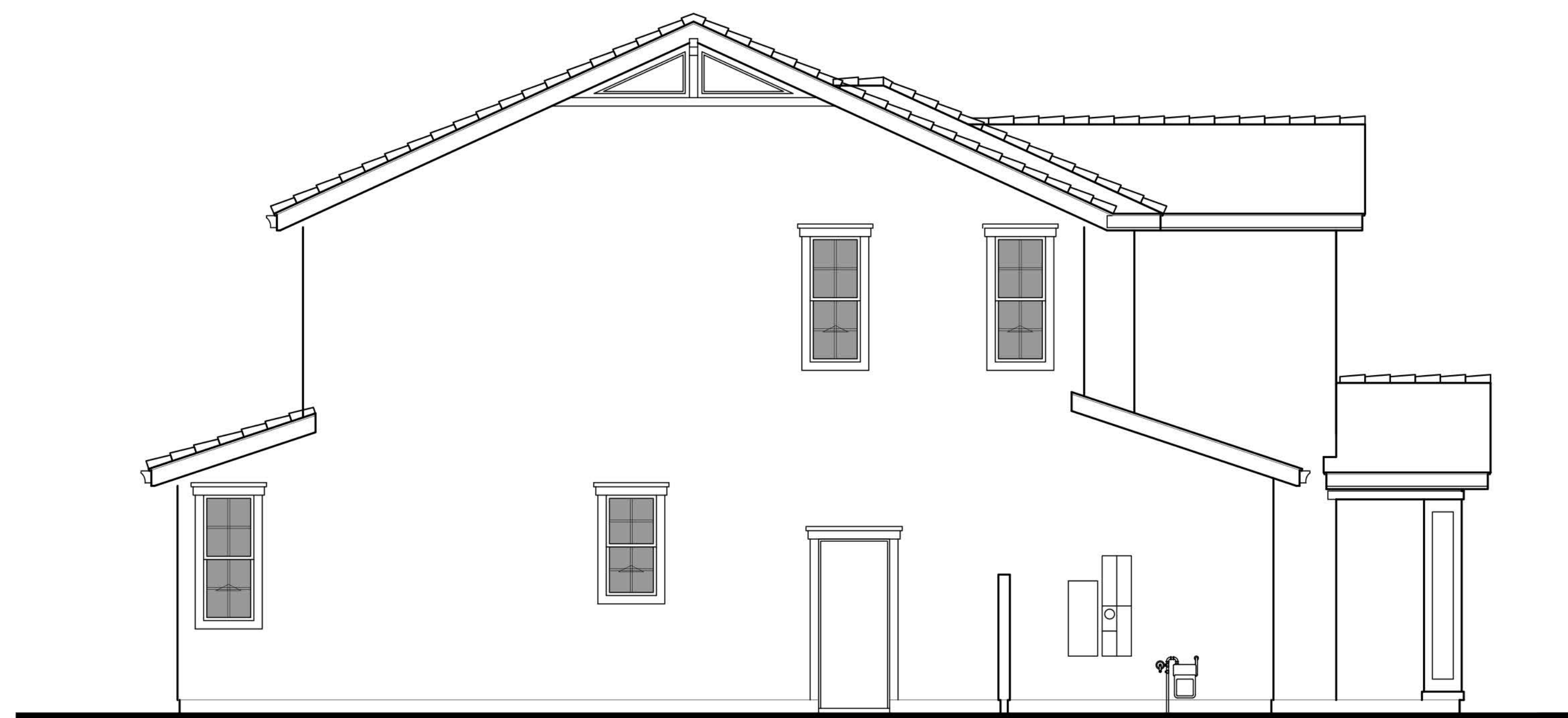
PLAN 3E
'WESTERN FARMHOUSE'



RIGHT



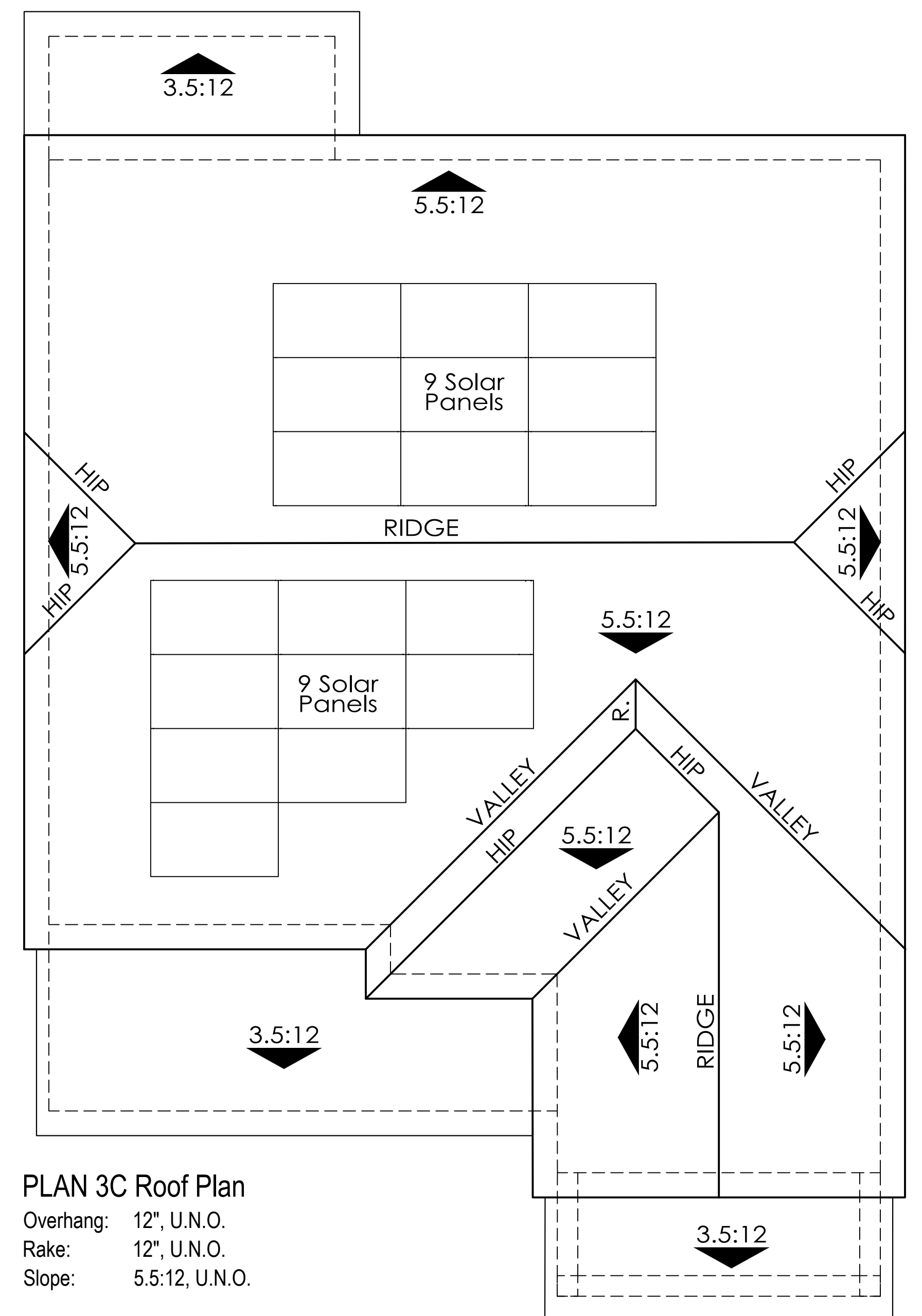
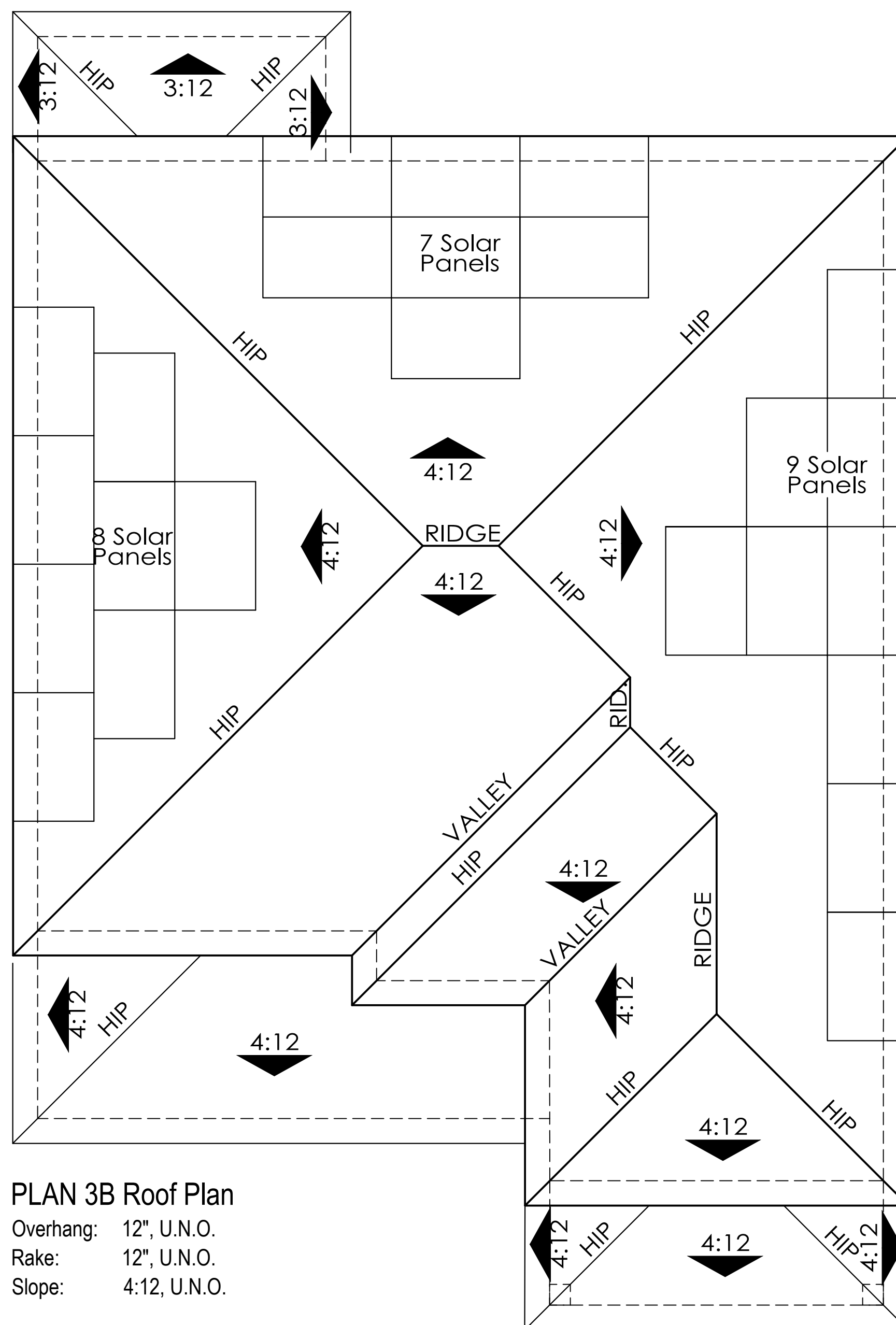
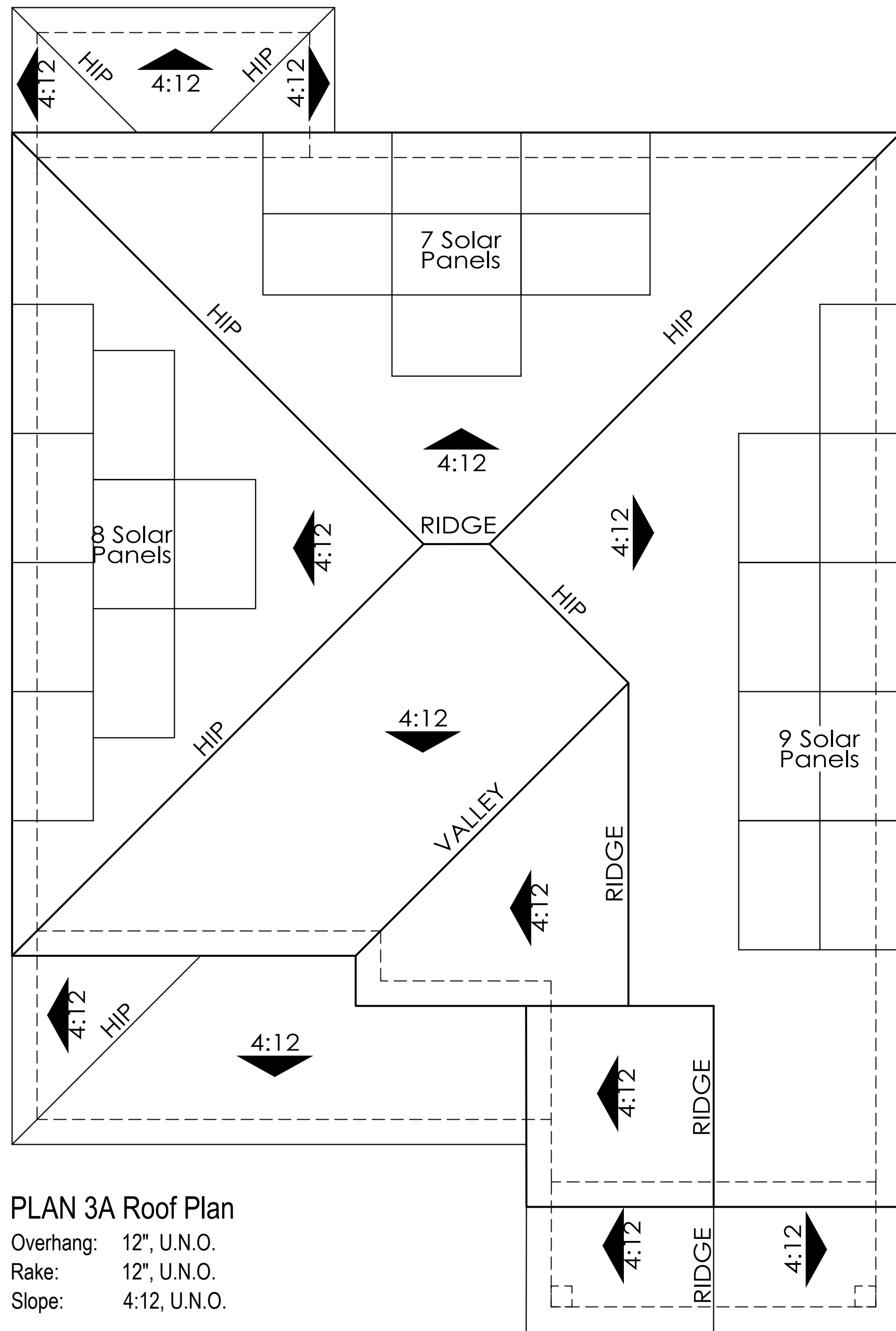
REAR

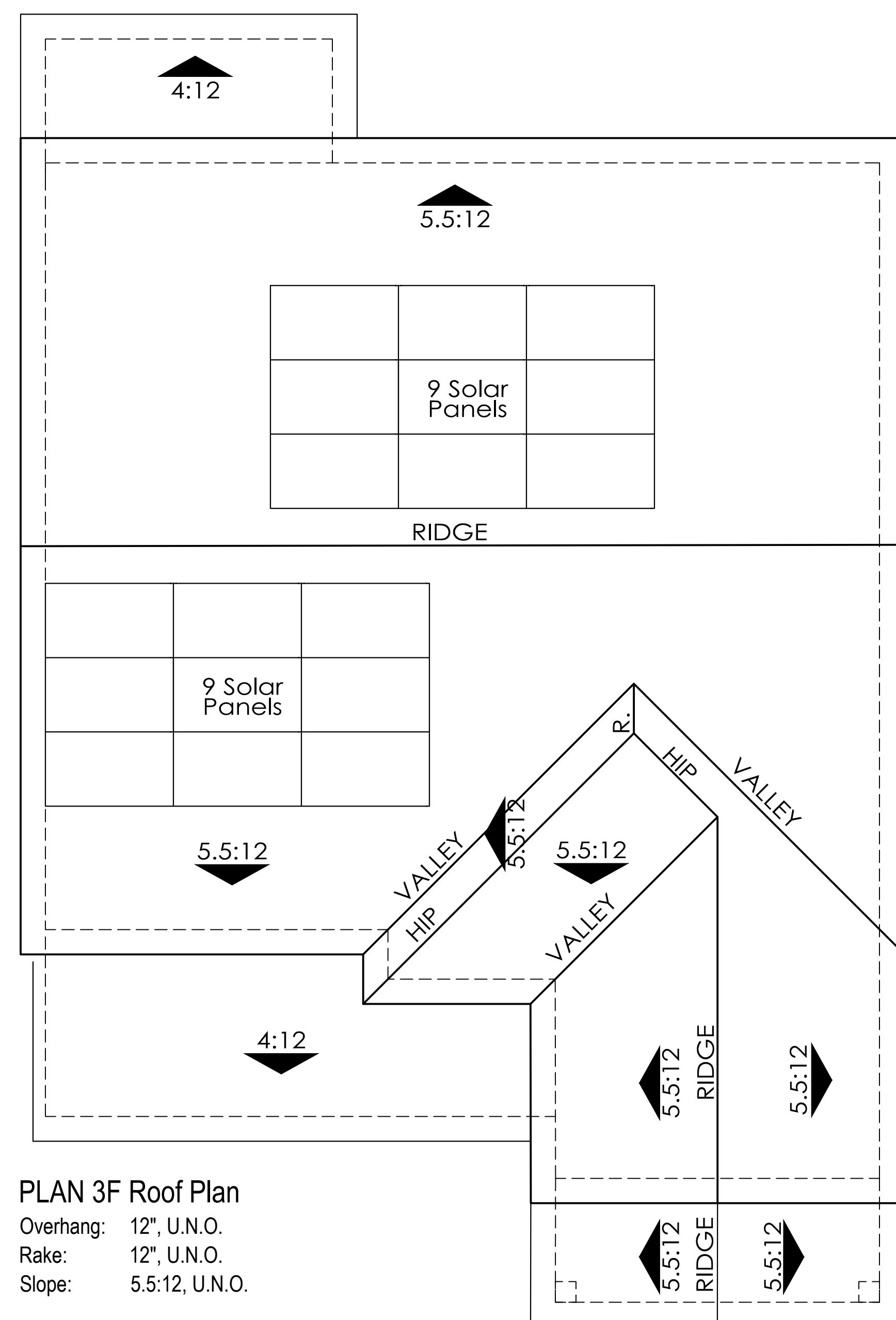
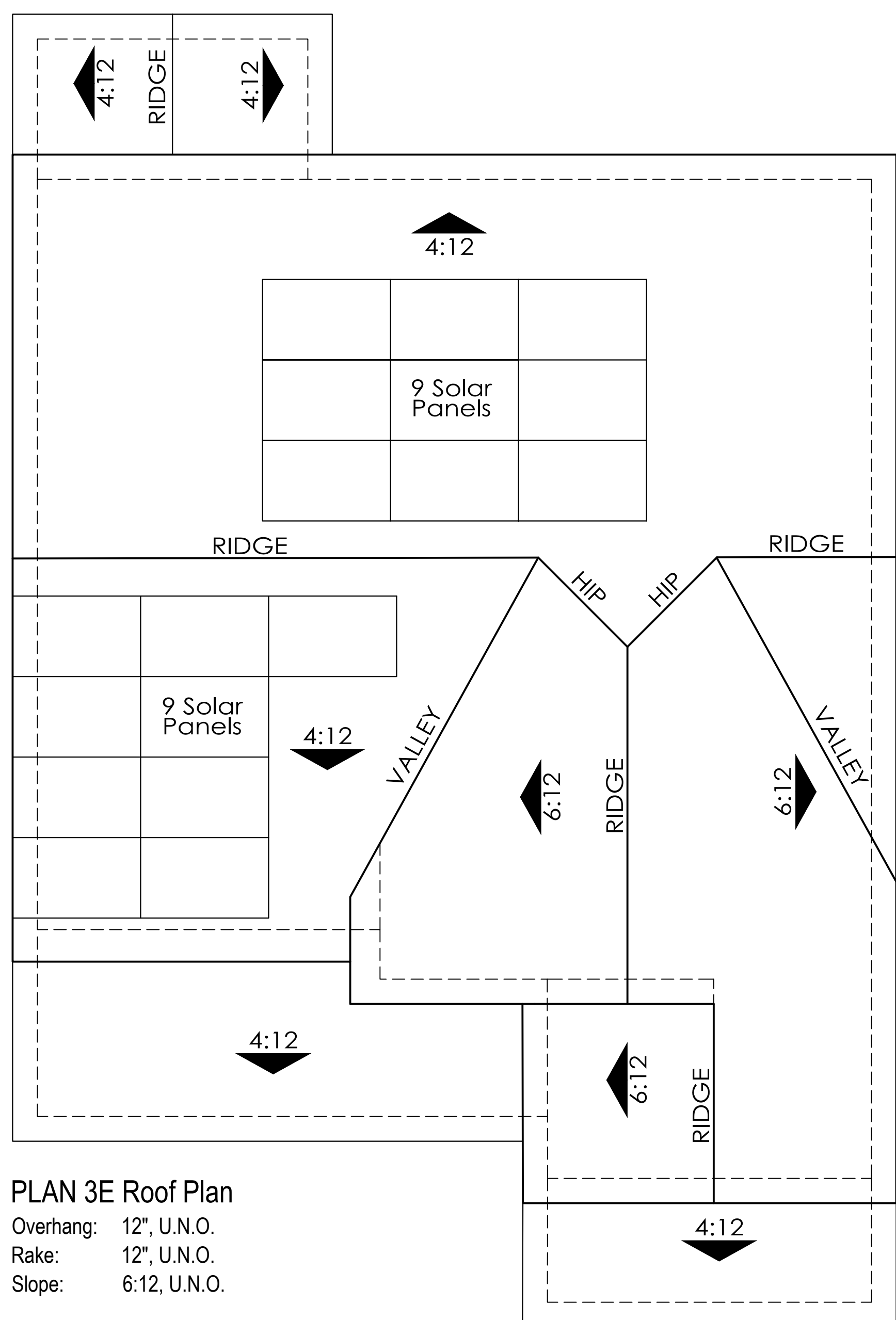
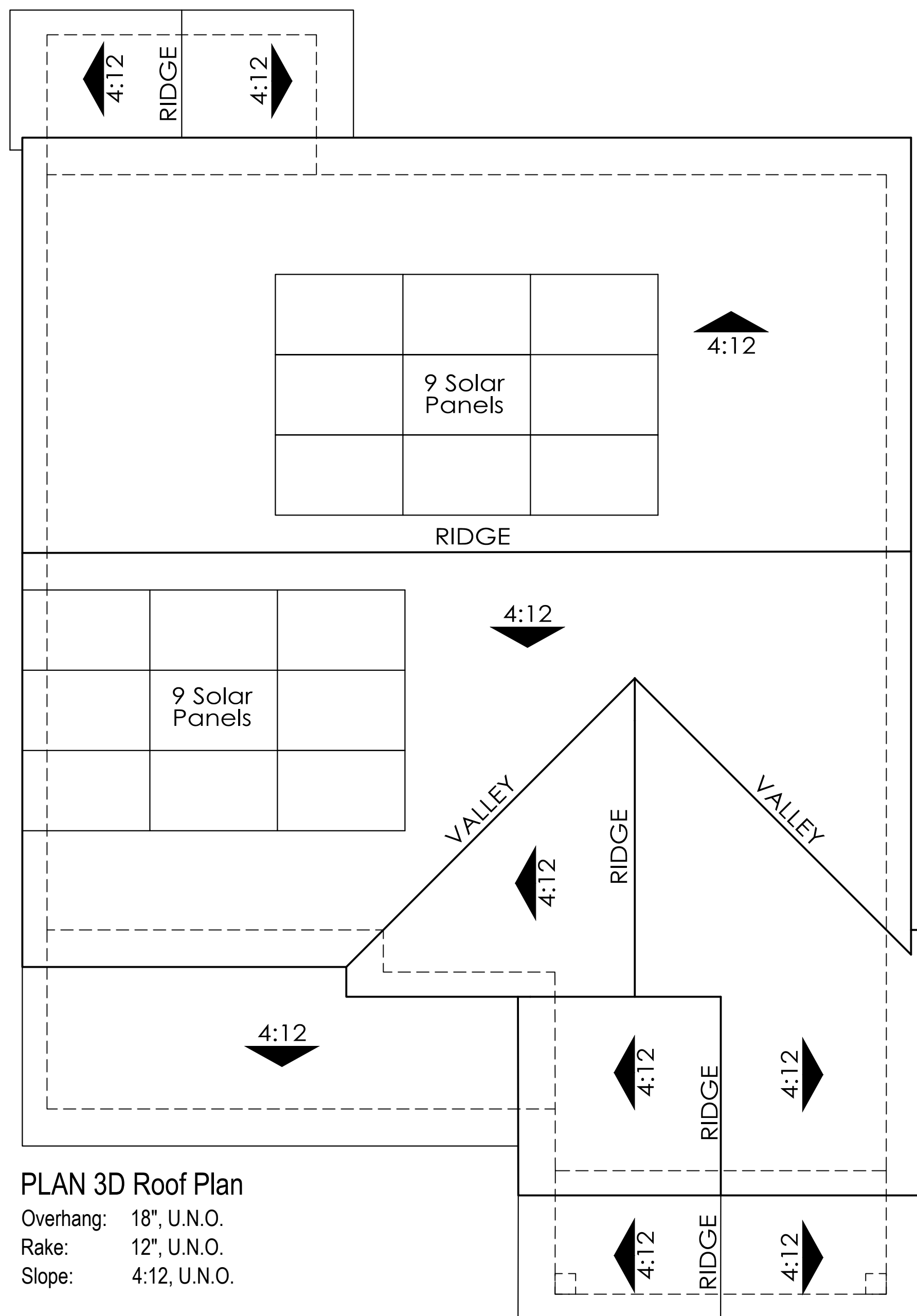


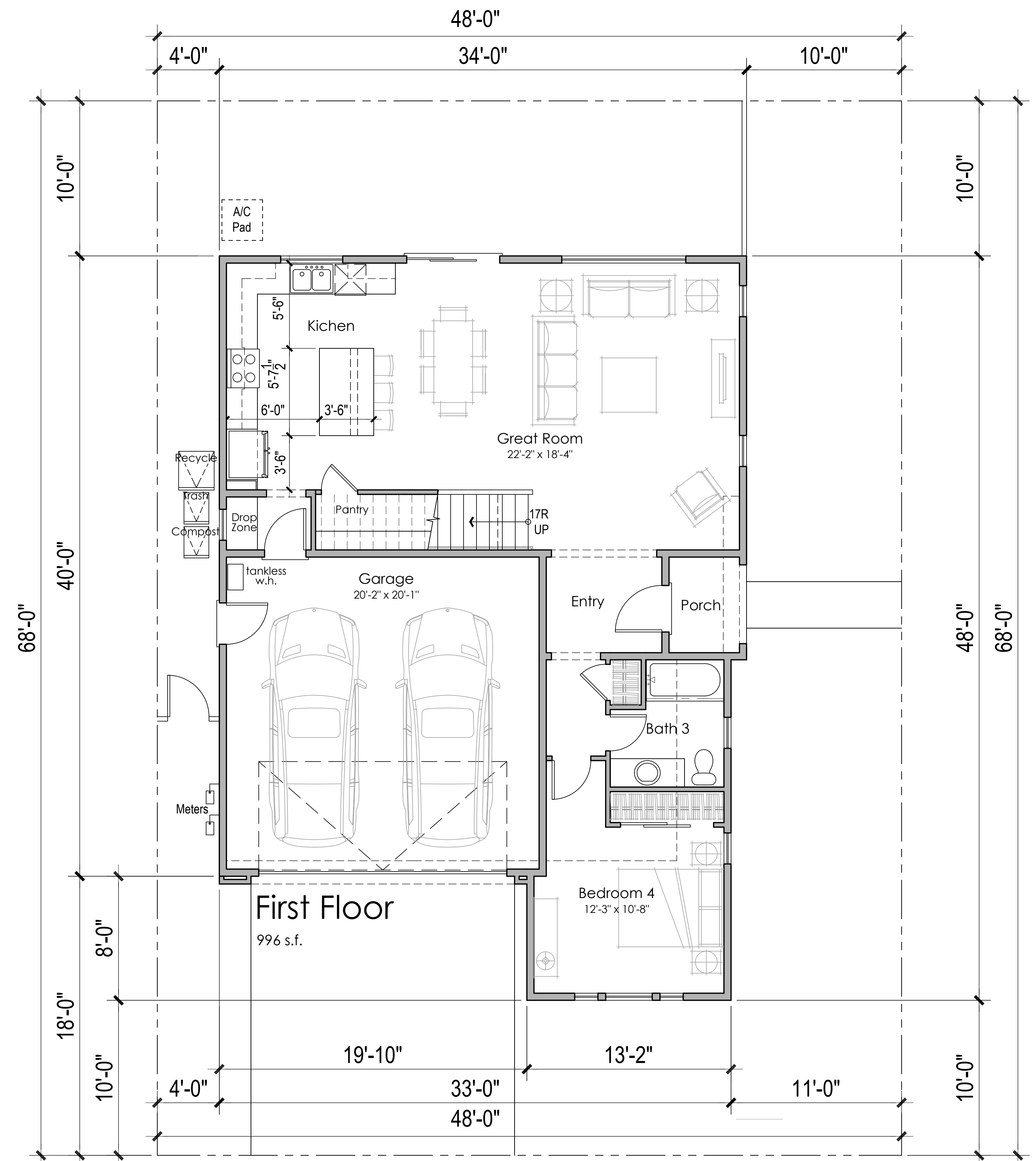
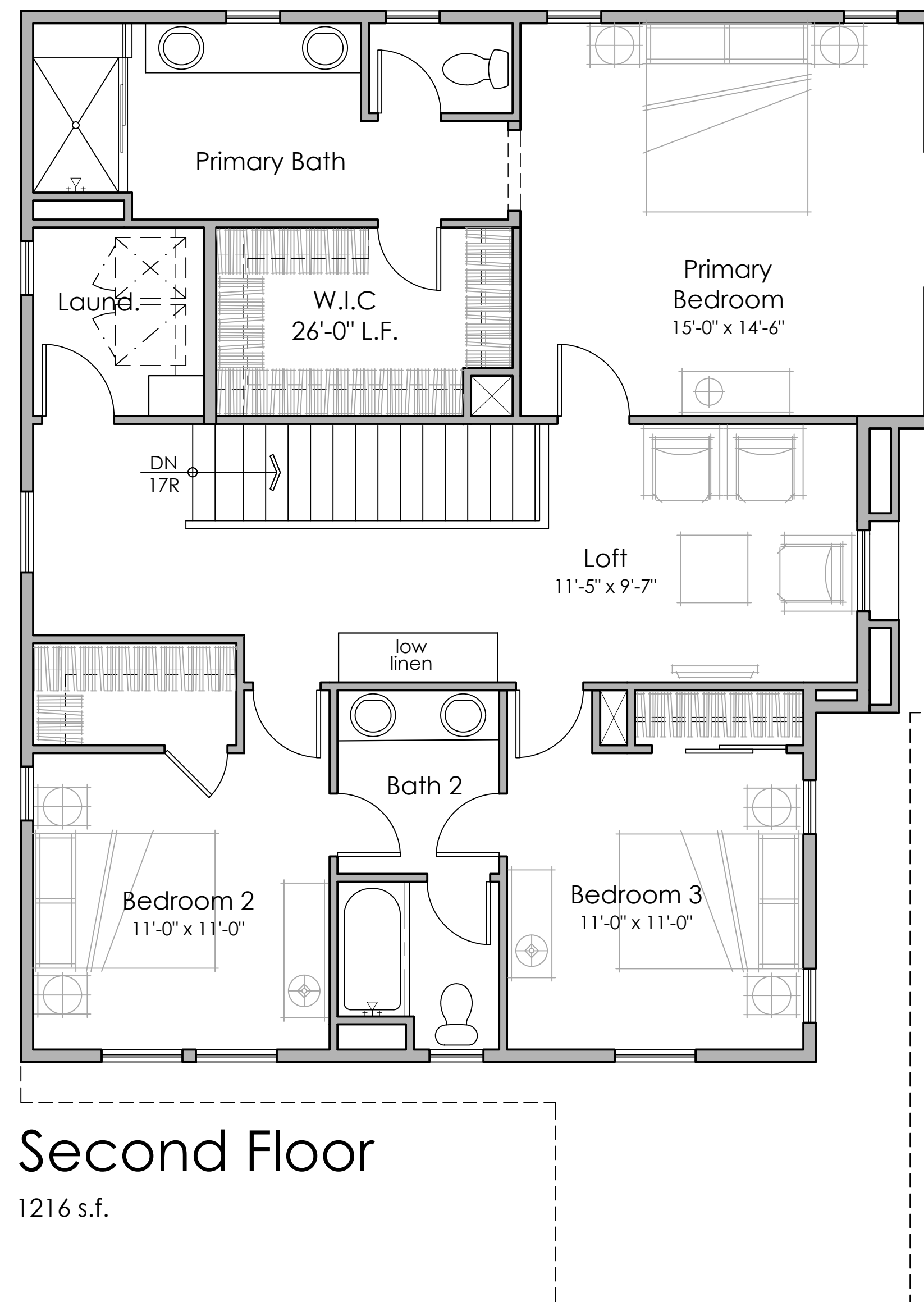
LEFT

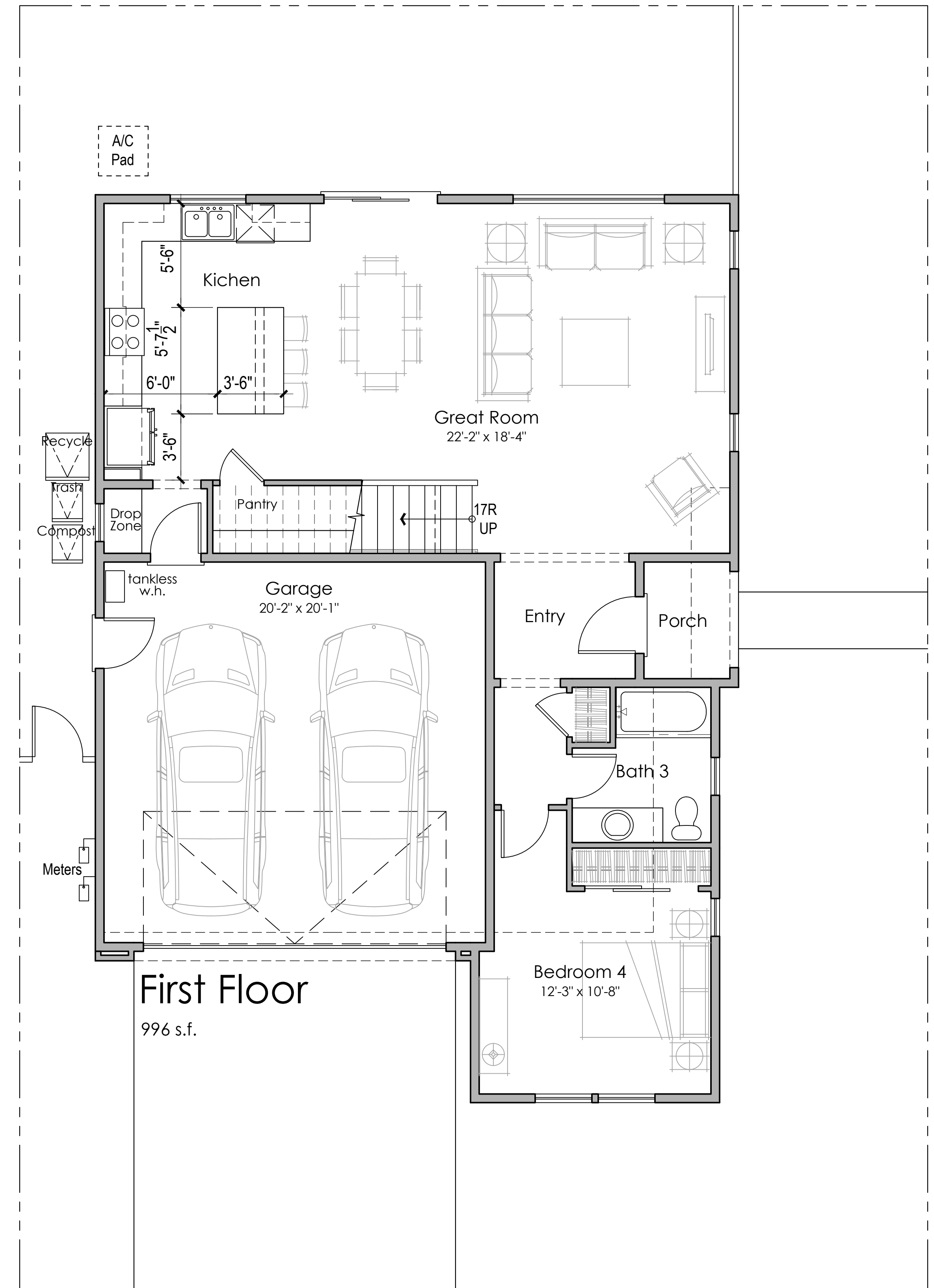
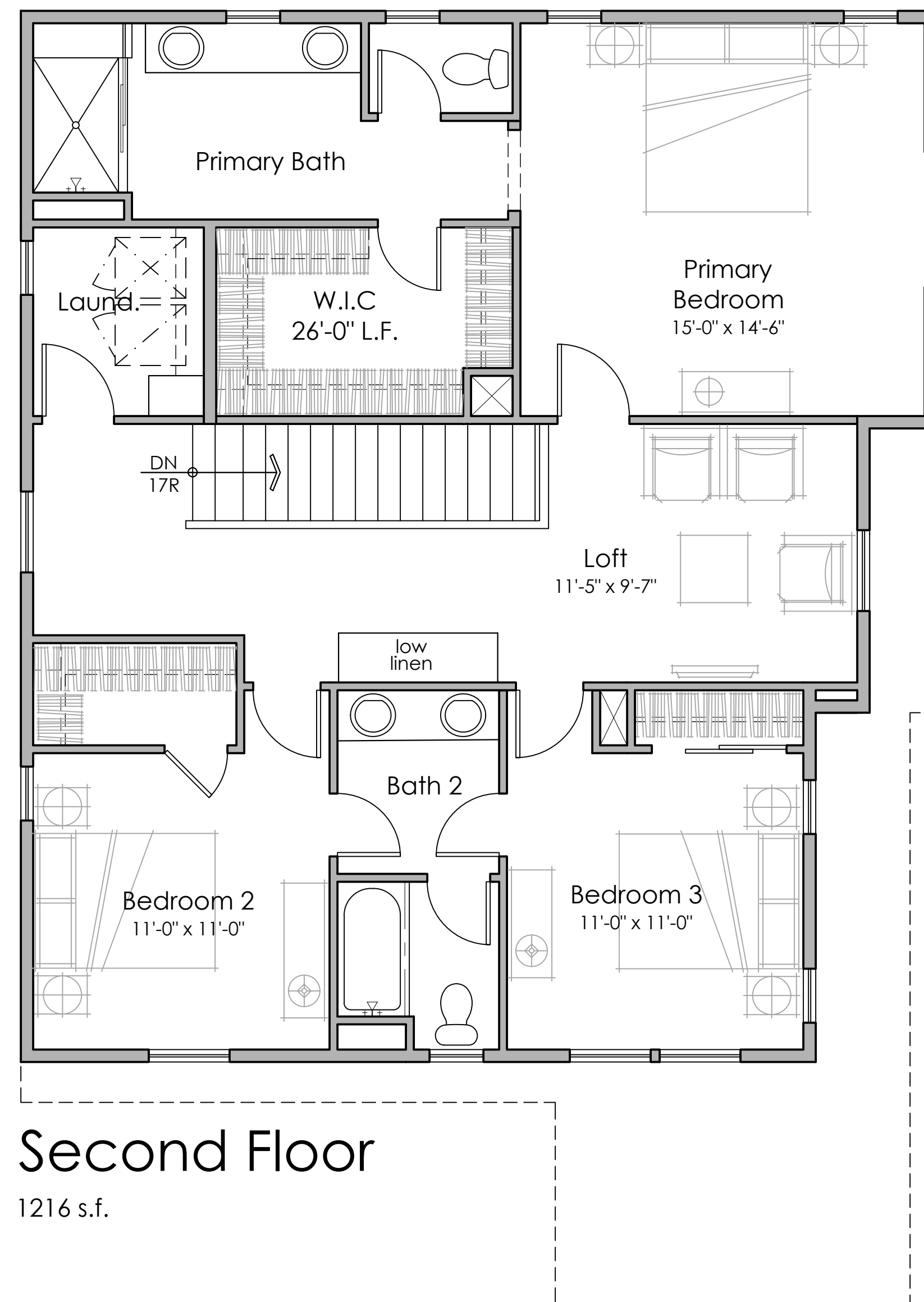


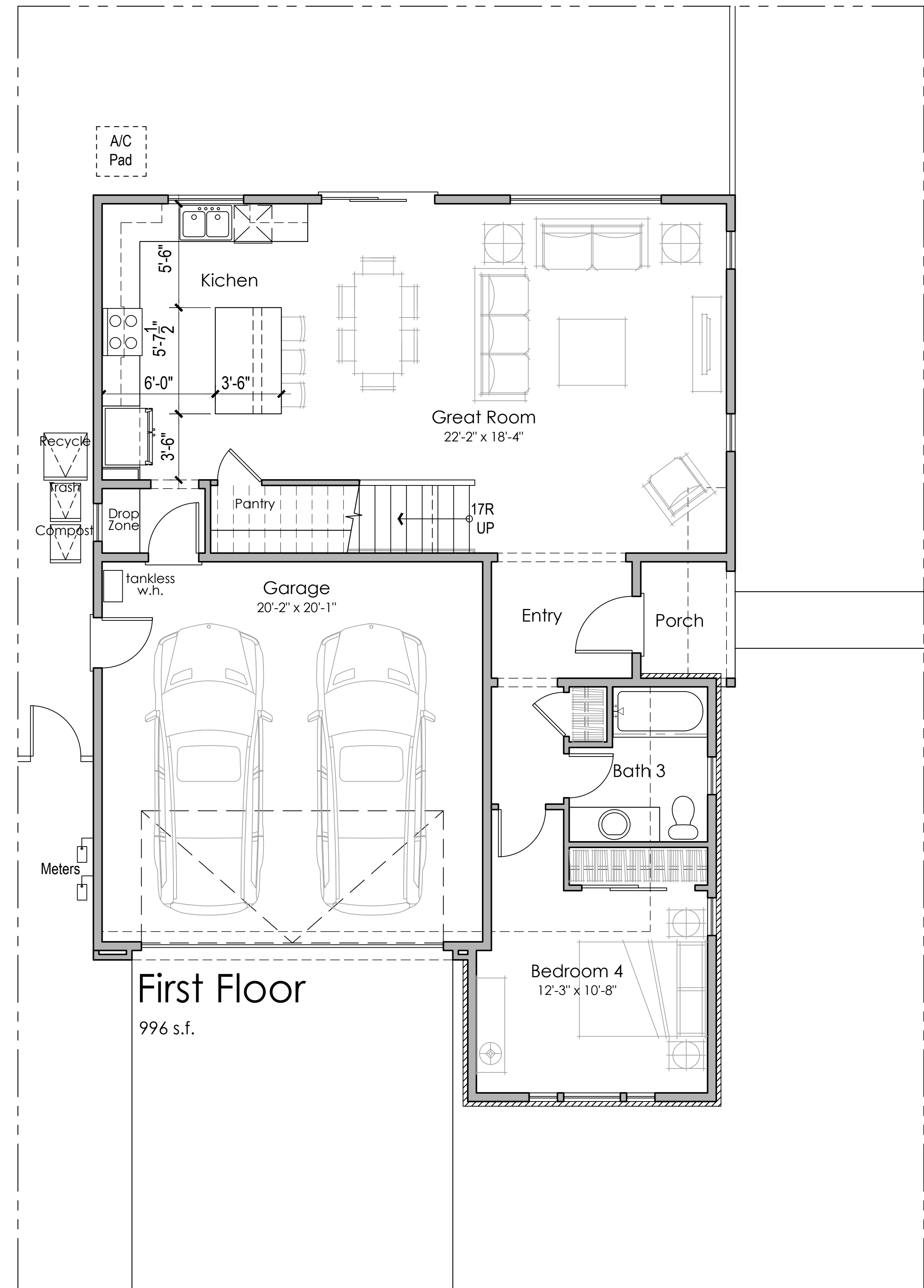
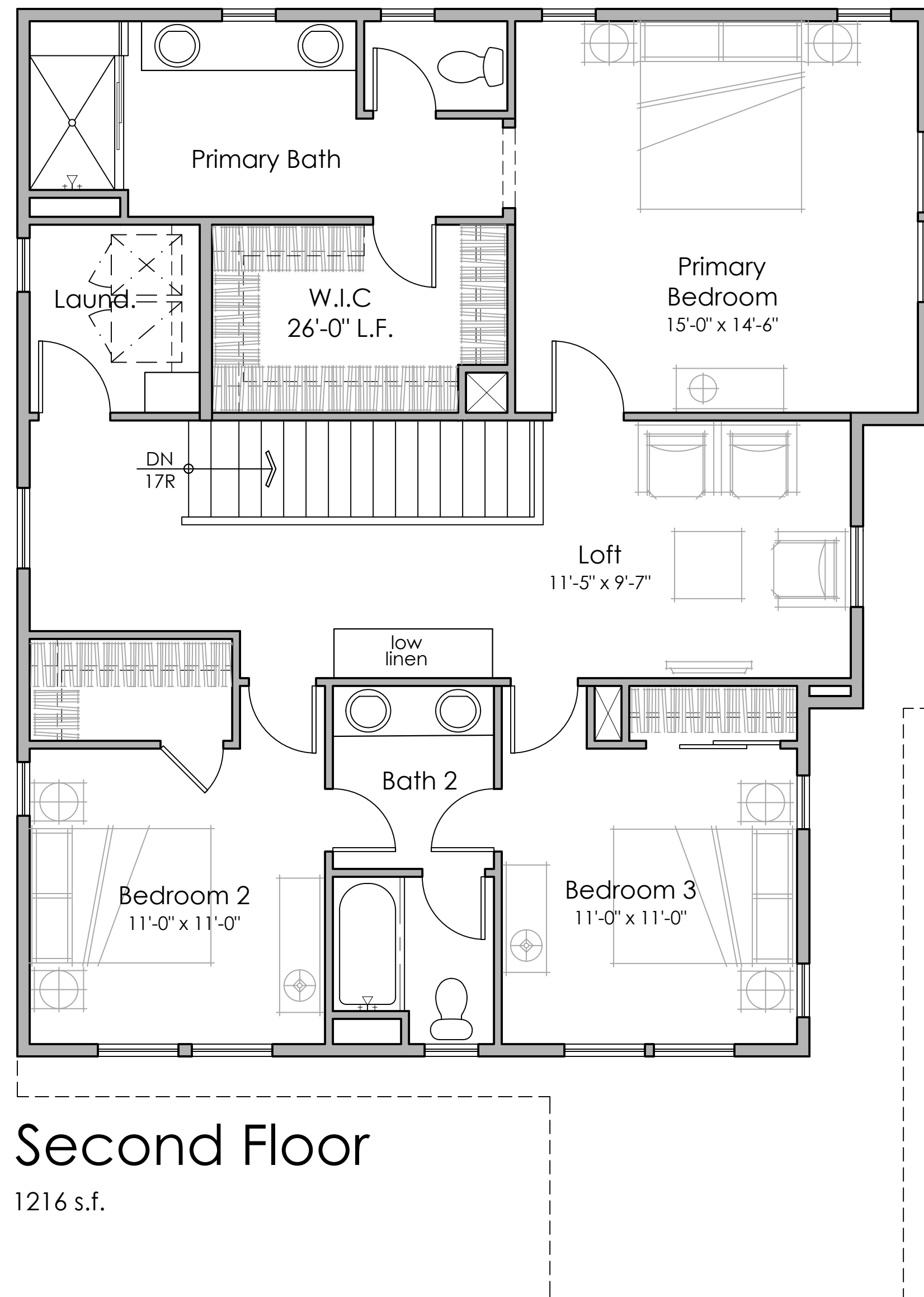
PLAN 3F
'COLONIAL'

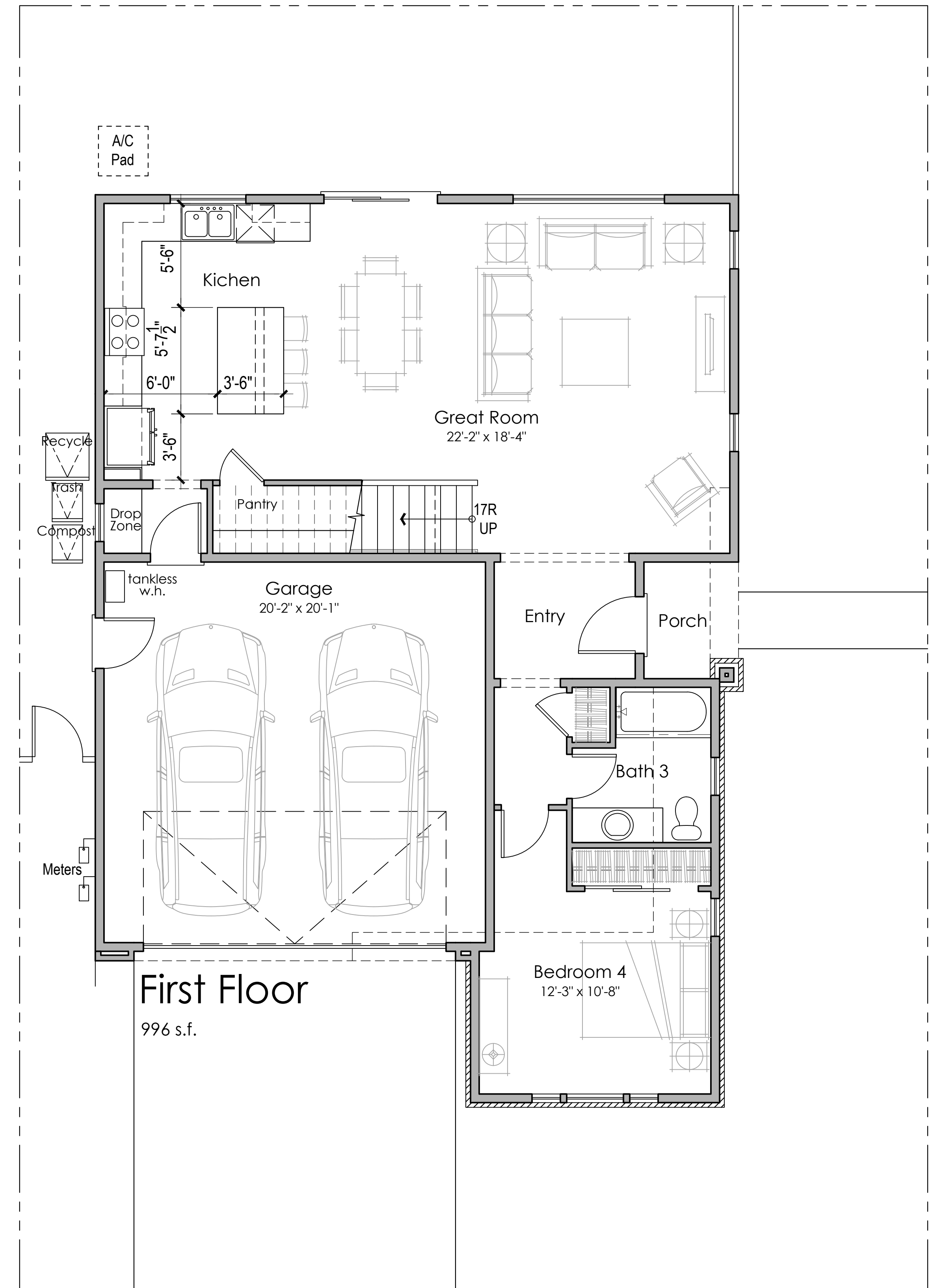
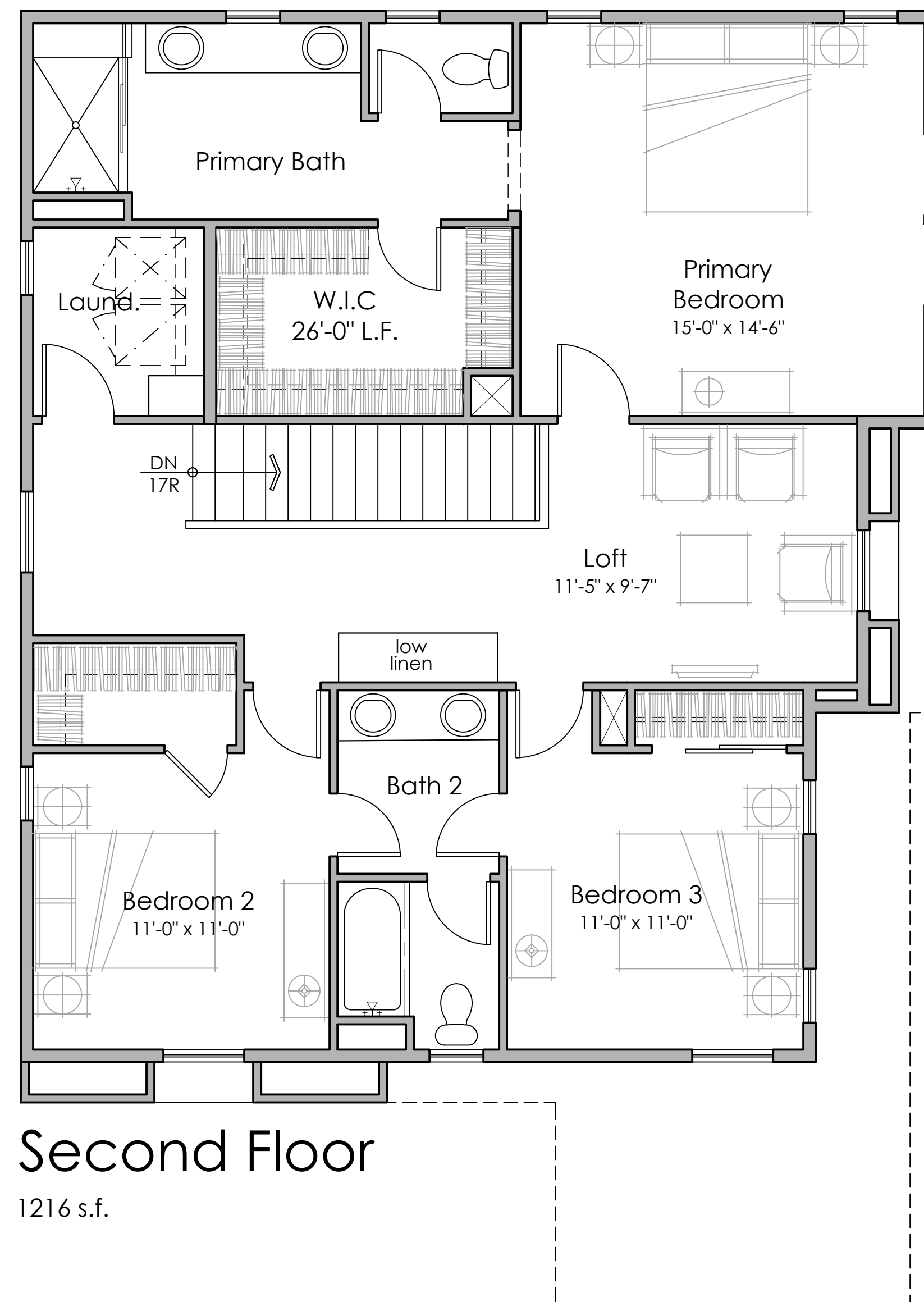


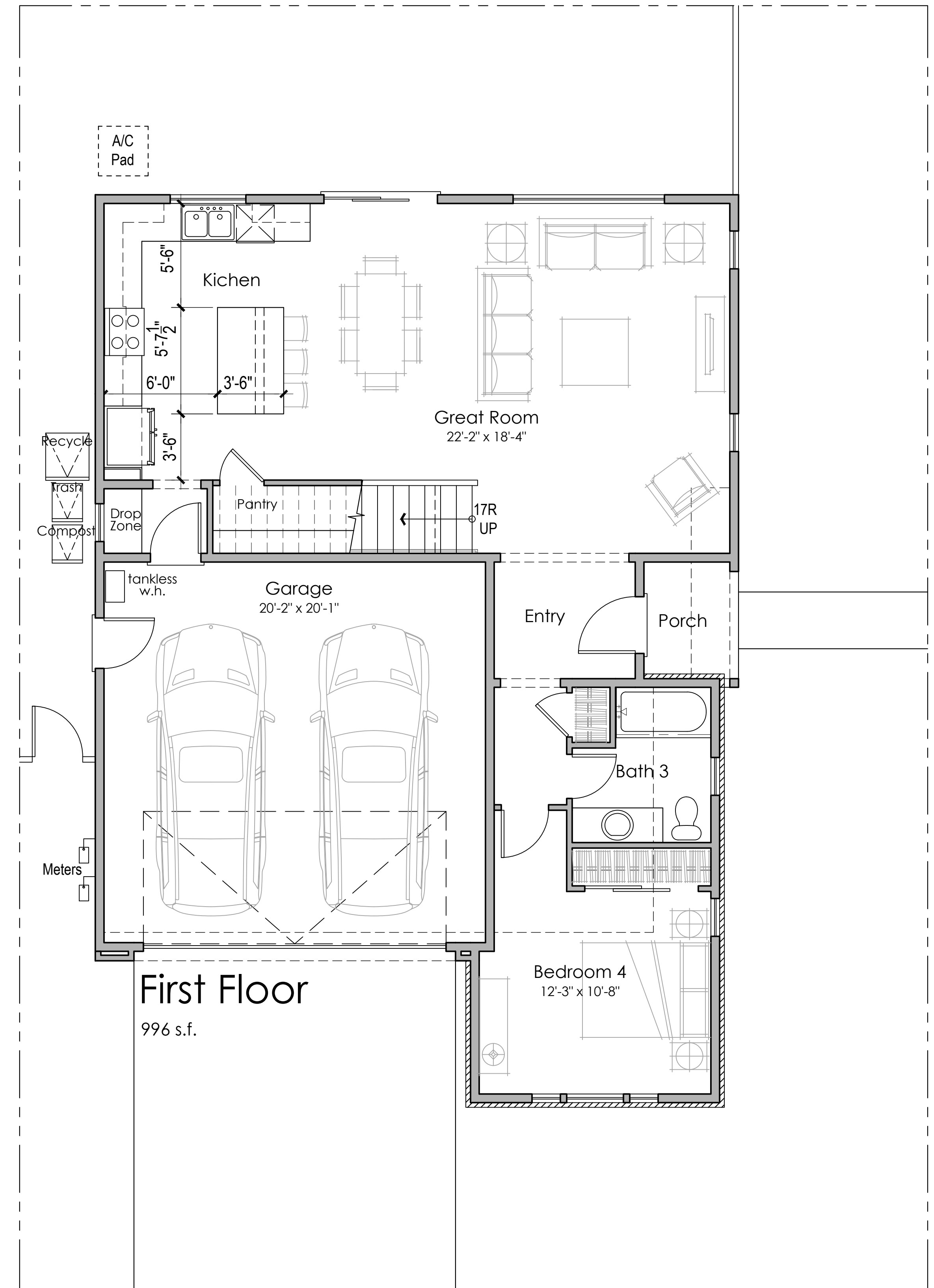
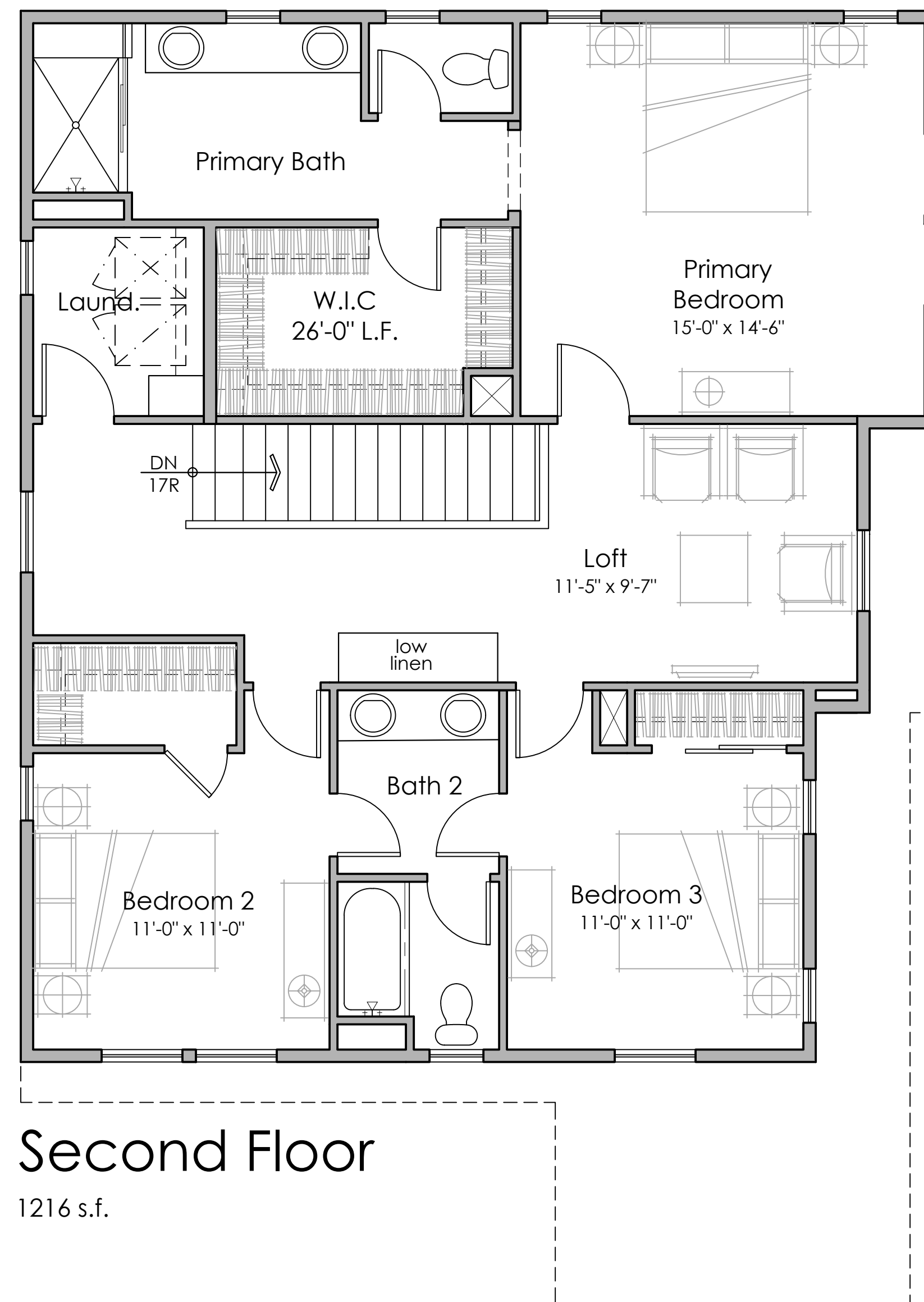


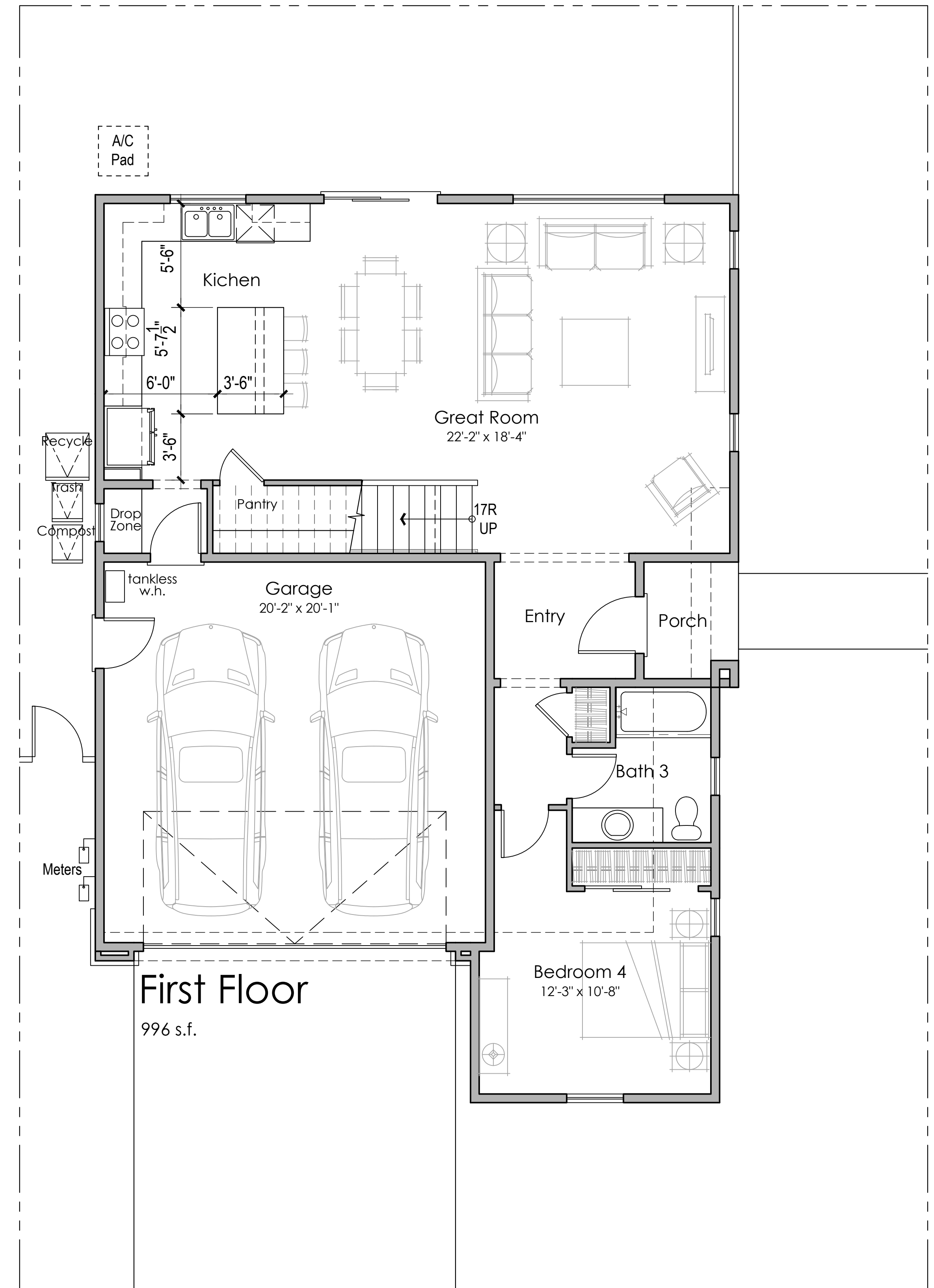
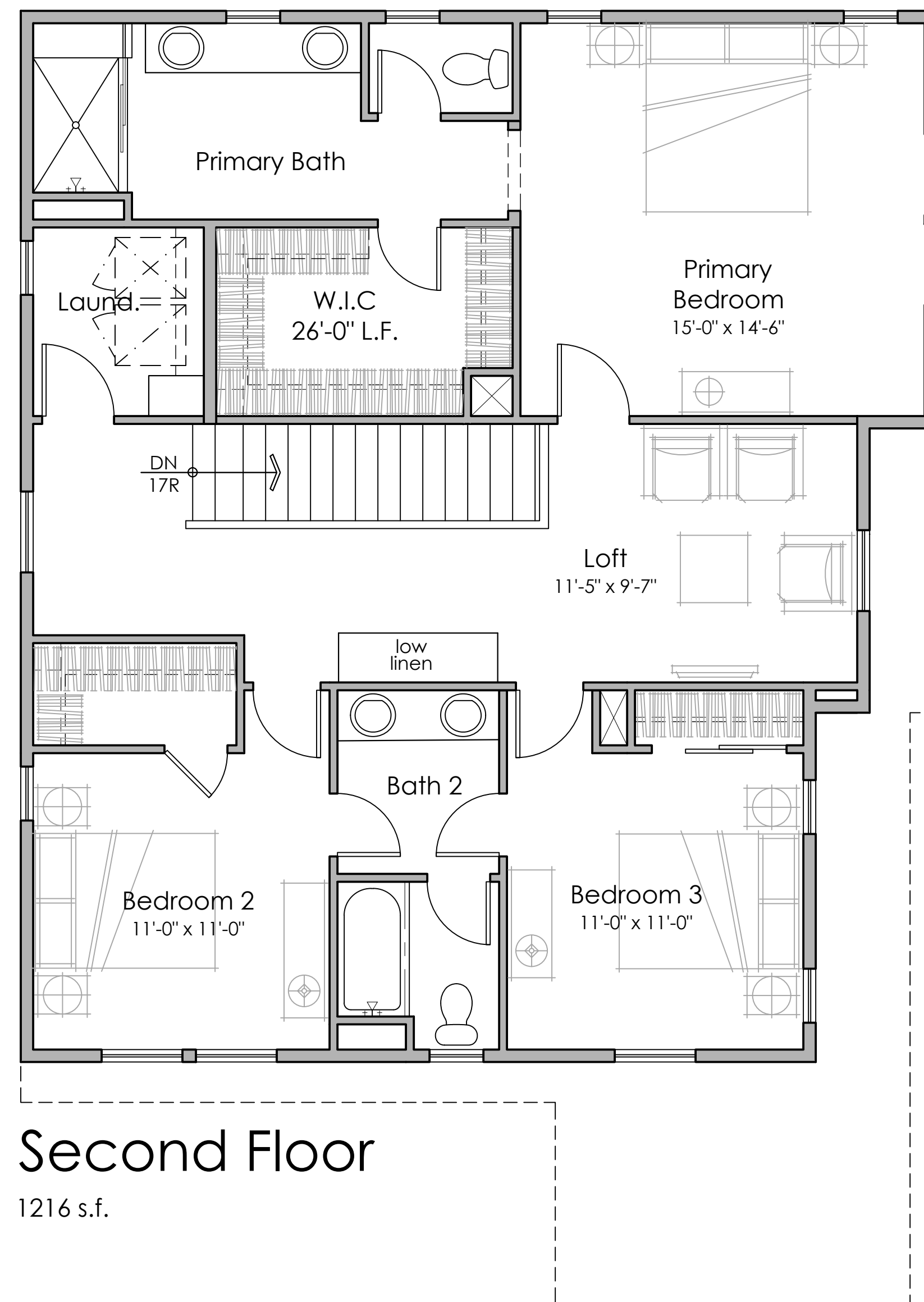














PLAN 4A - Corner Lot
'EARLY CALIFORNIA'

PLAN 4B - Corner Lot
'MEDITERRANEAN REVIVAL'

PLAN 4C - Corner Lot
'COUNTRY EUROPEAN'



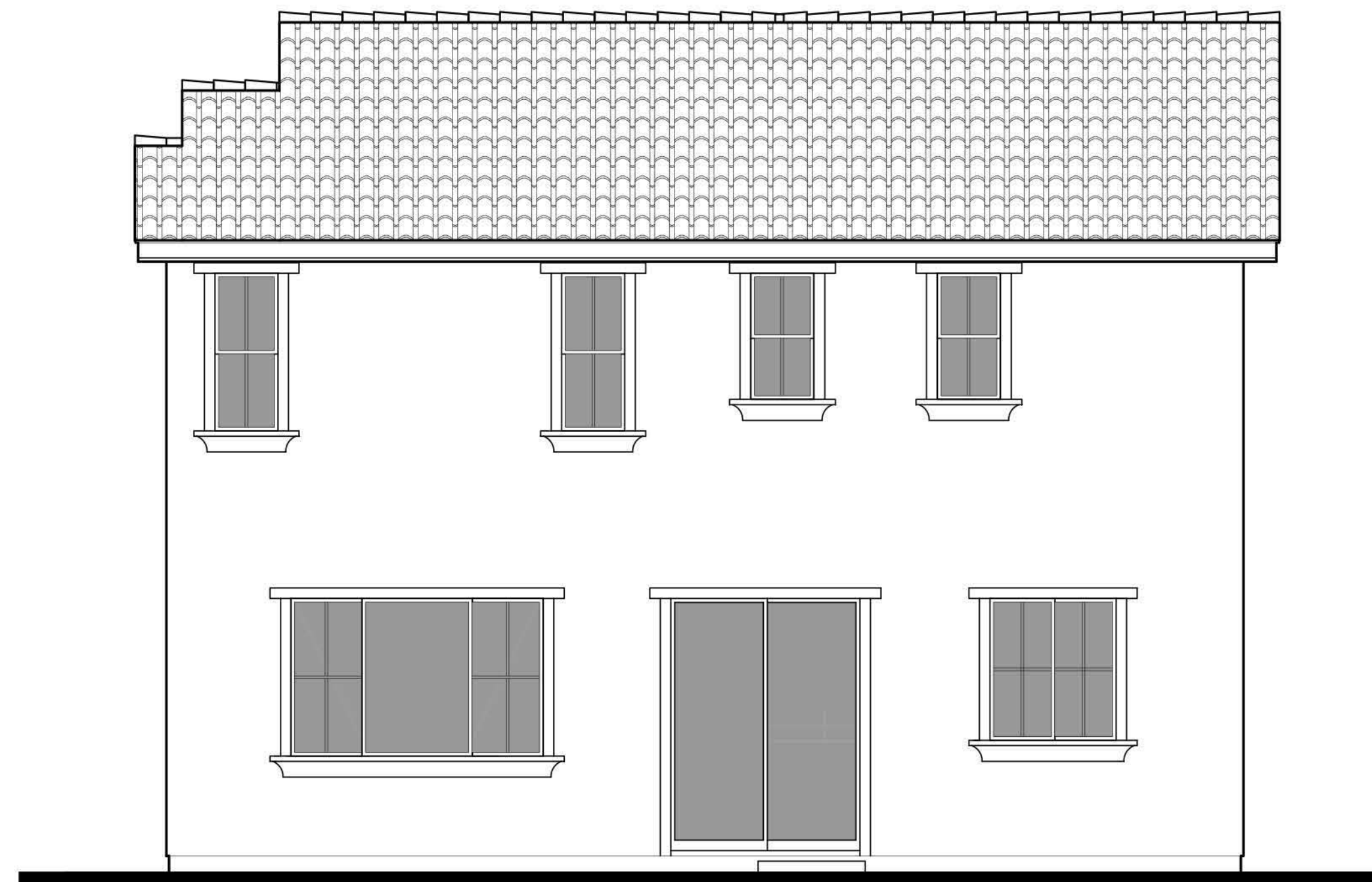
PLAN 4D - Corner Lot
'CRAFTSMAN'

PLAN 4E - Corner Lot
'WESTERN FARMHOUSE'

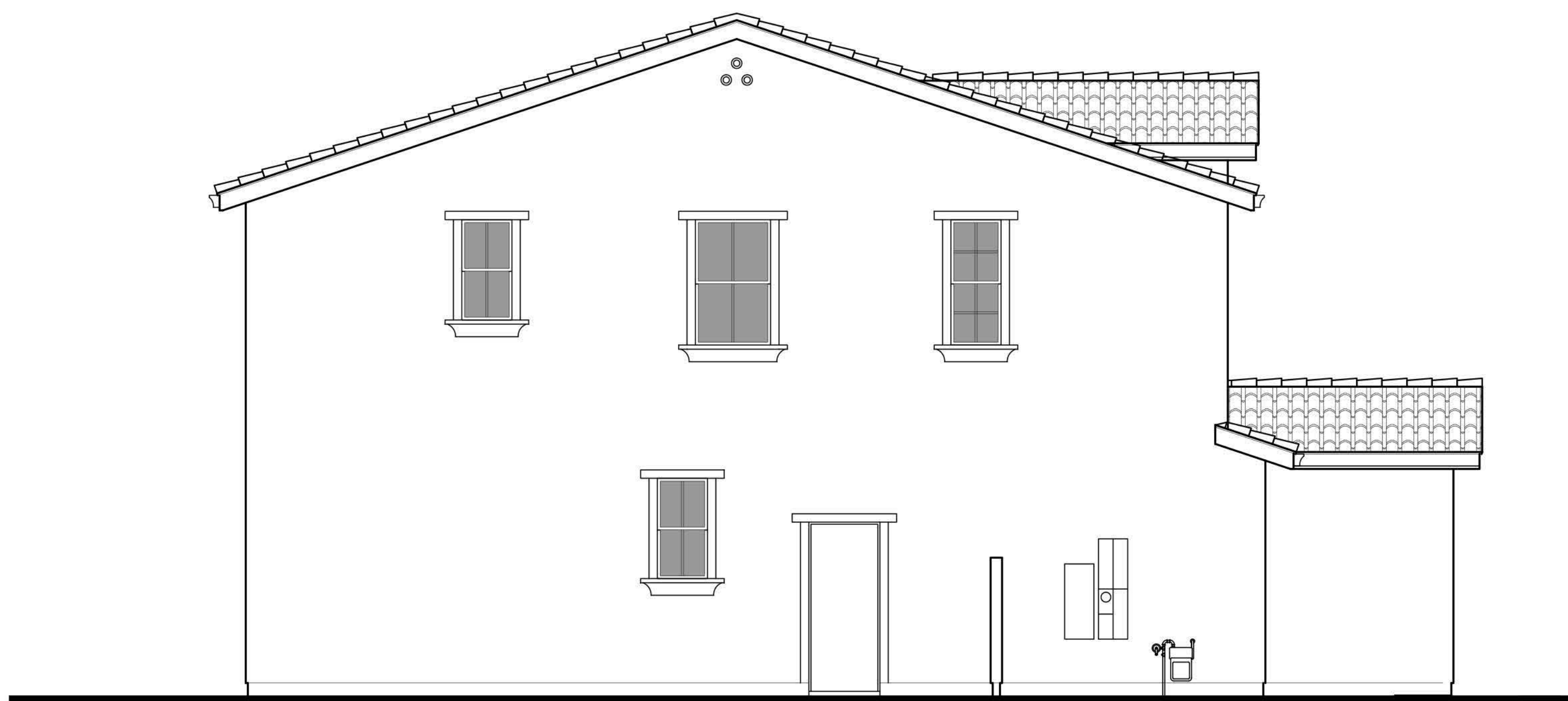
PLAN 4F - Corner Lot
'COLONIAL'



RIGHT



REAR



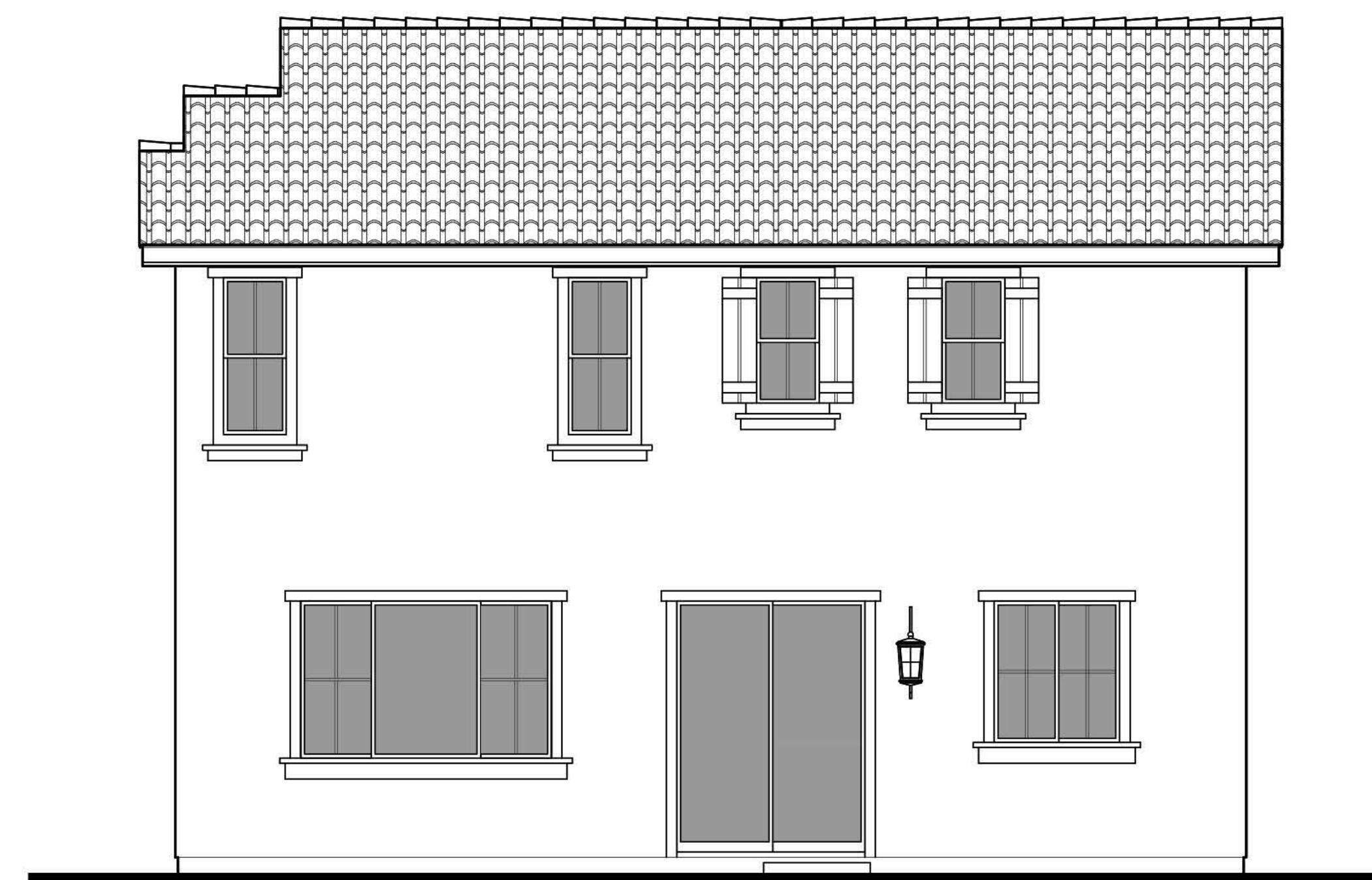
LEFT



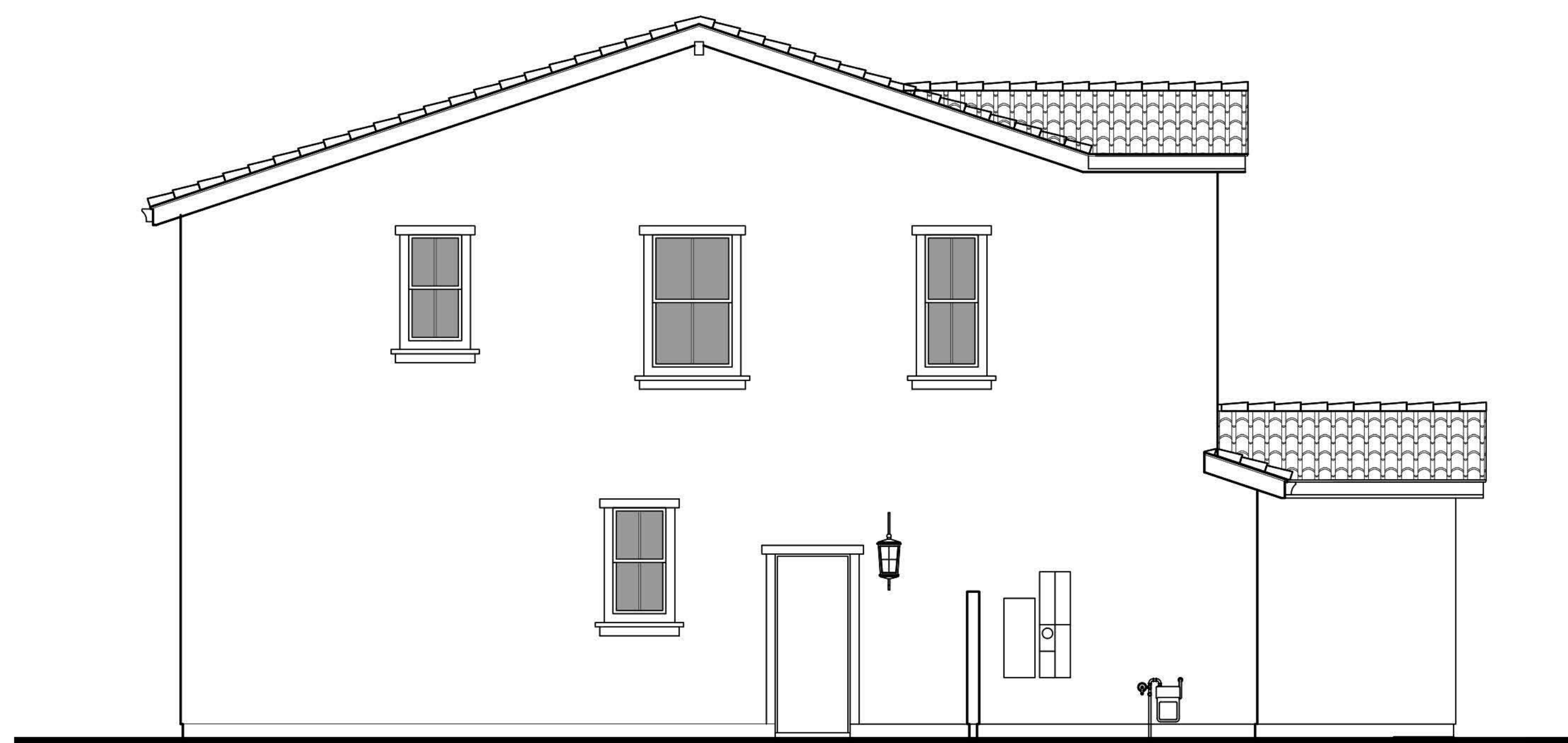
PLAN 4A - Corner Lot
'EARLY CALIFORNIA'



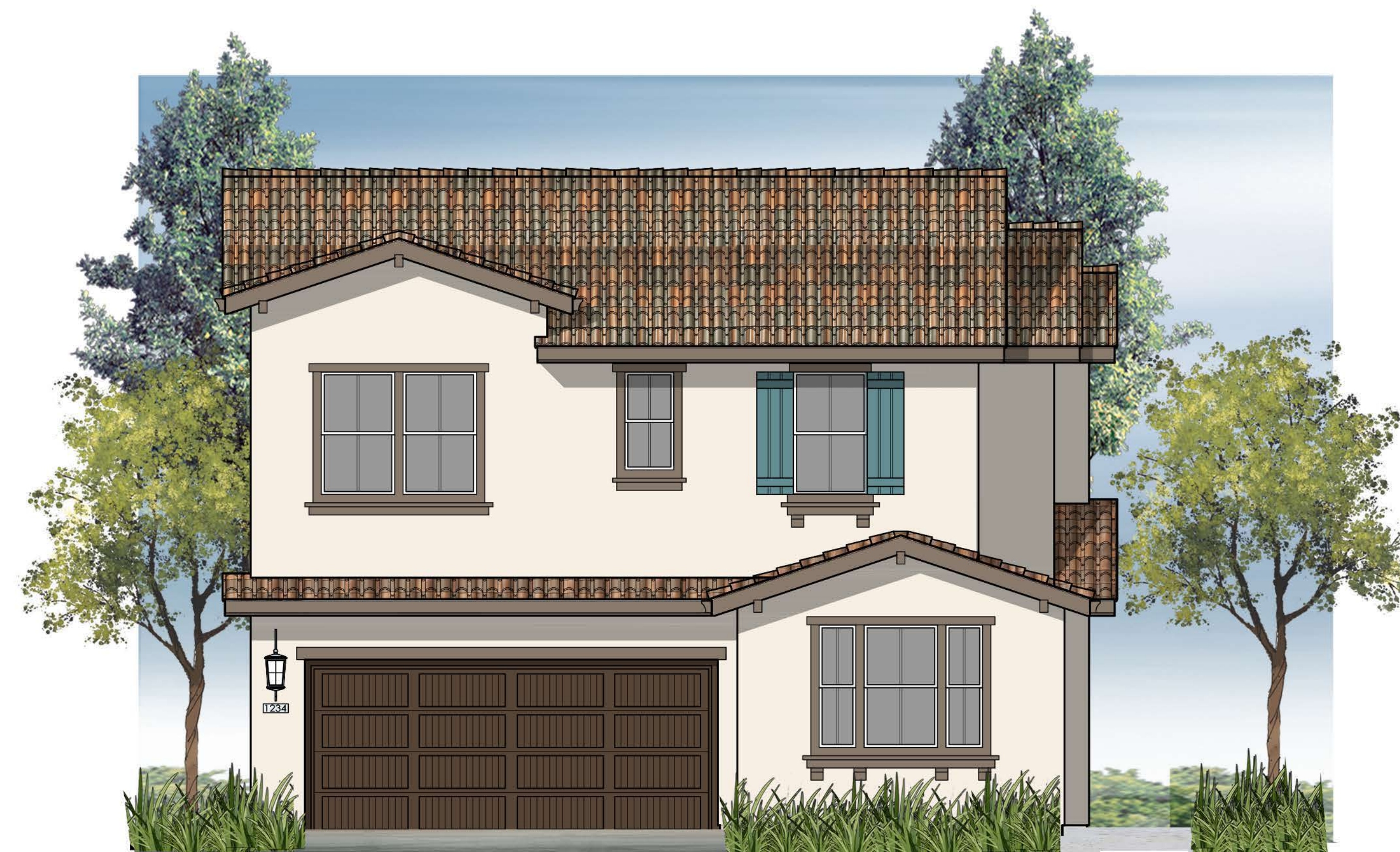
RIGHT
NEW 4A CORNER LOT



REAR



LEFT



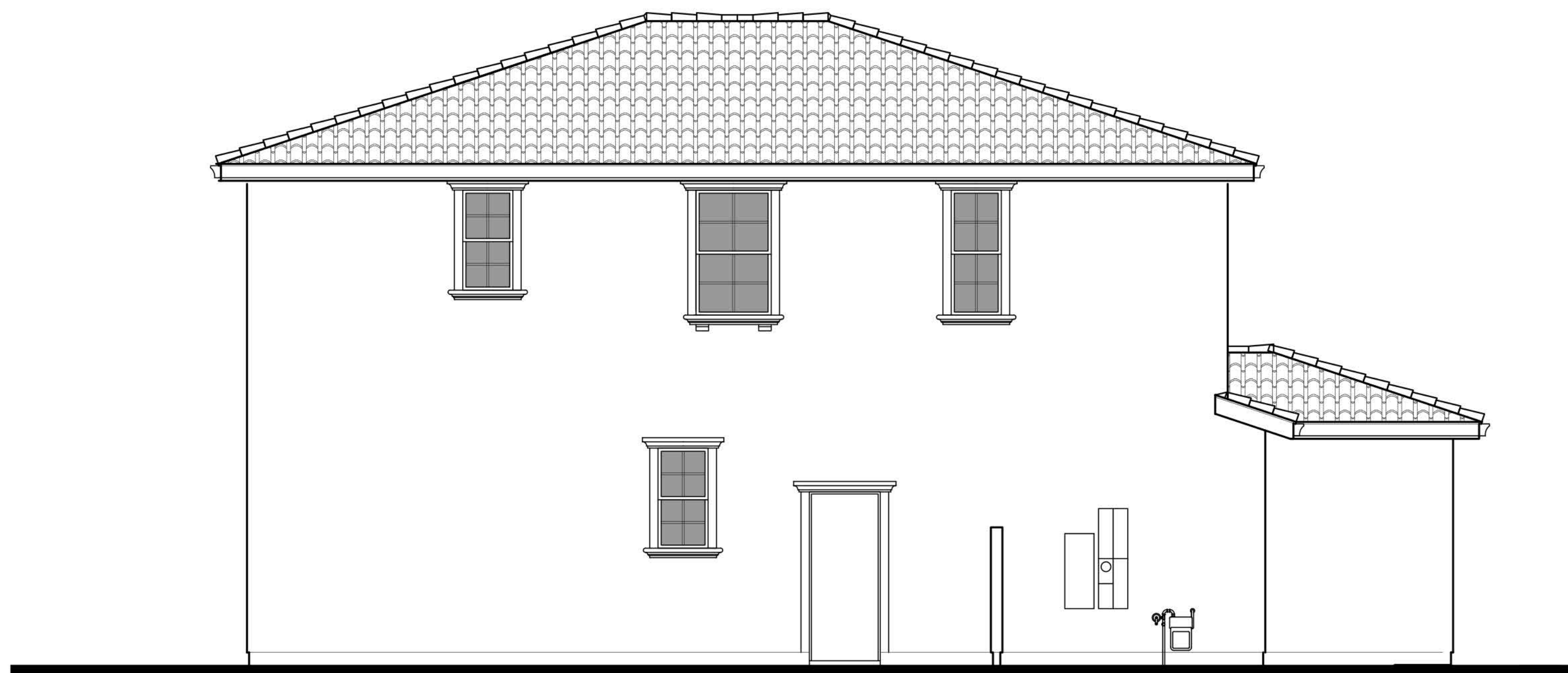
NEW PLAN 4A - Corner Lot
'EARLY CALIFORNIA'



RIGHT



REAR



LEFT



PLAN 4B - Corner Lot
'MEDITERRANEAN REVIVAL'



RIGHT
NEW PLAN 4B CORNER LOT



REAR



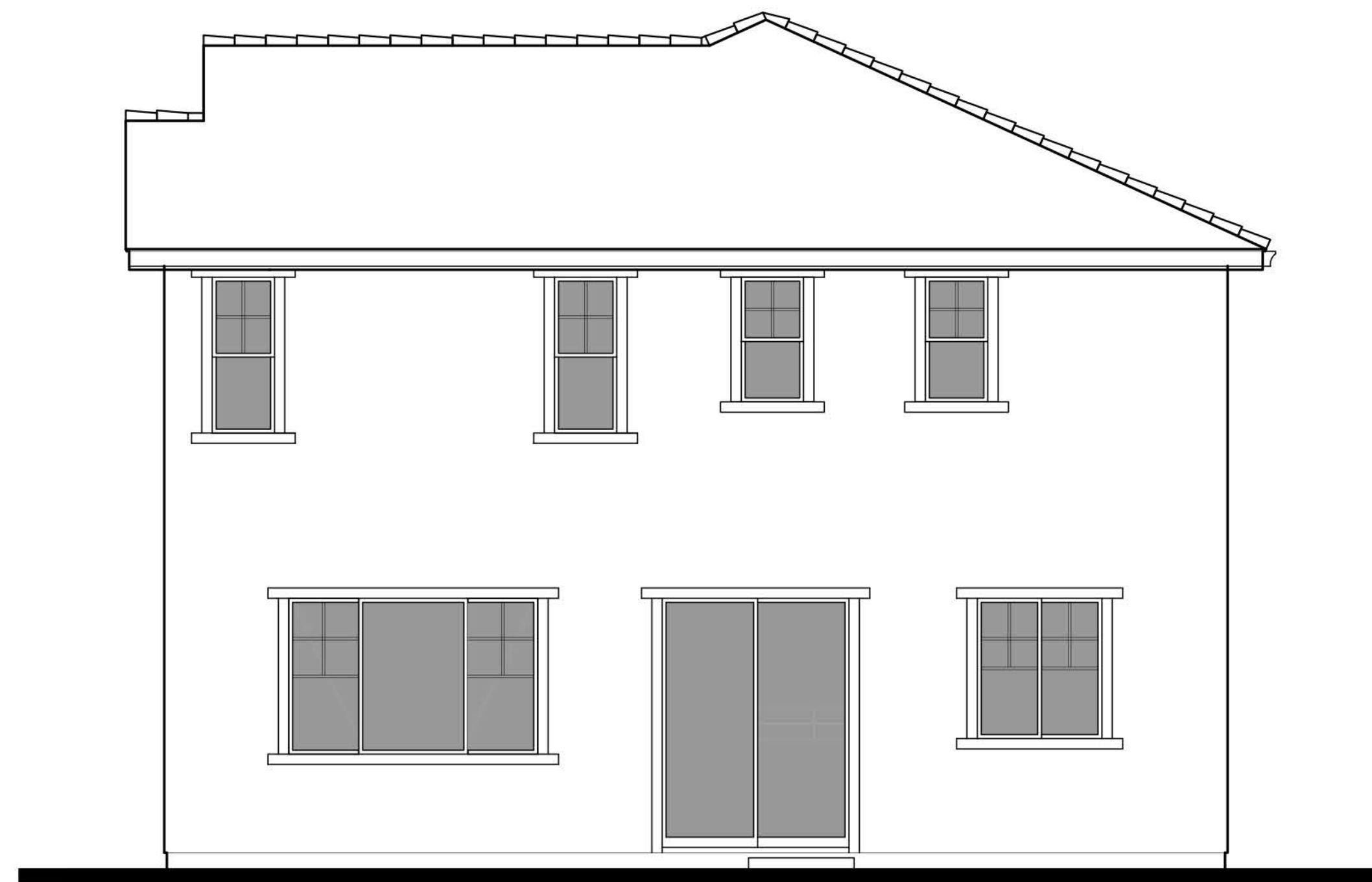
LEFT



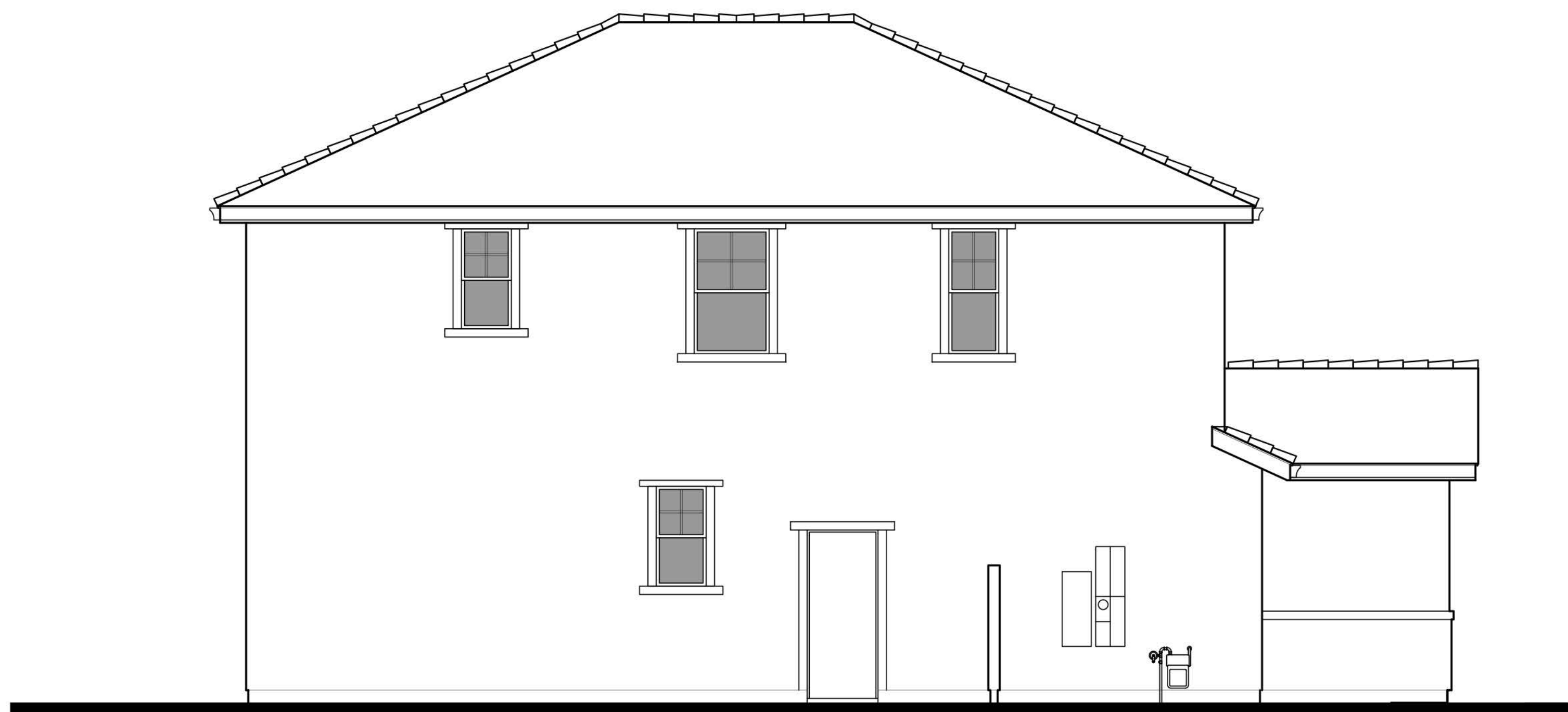
NEW PLAN 4B - Corner Lot
'MEDITERRANEAN REVIVAL'



RIGHT



REAR



LEFT



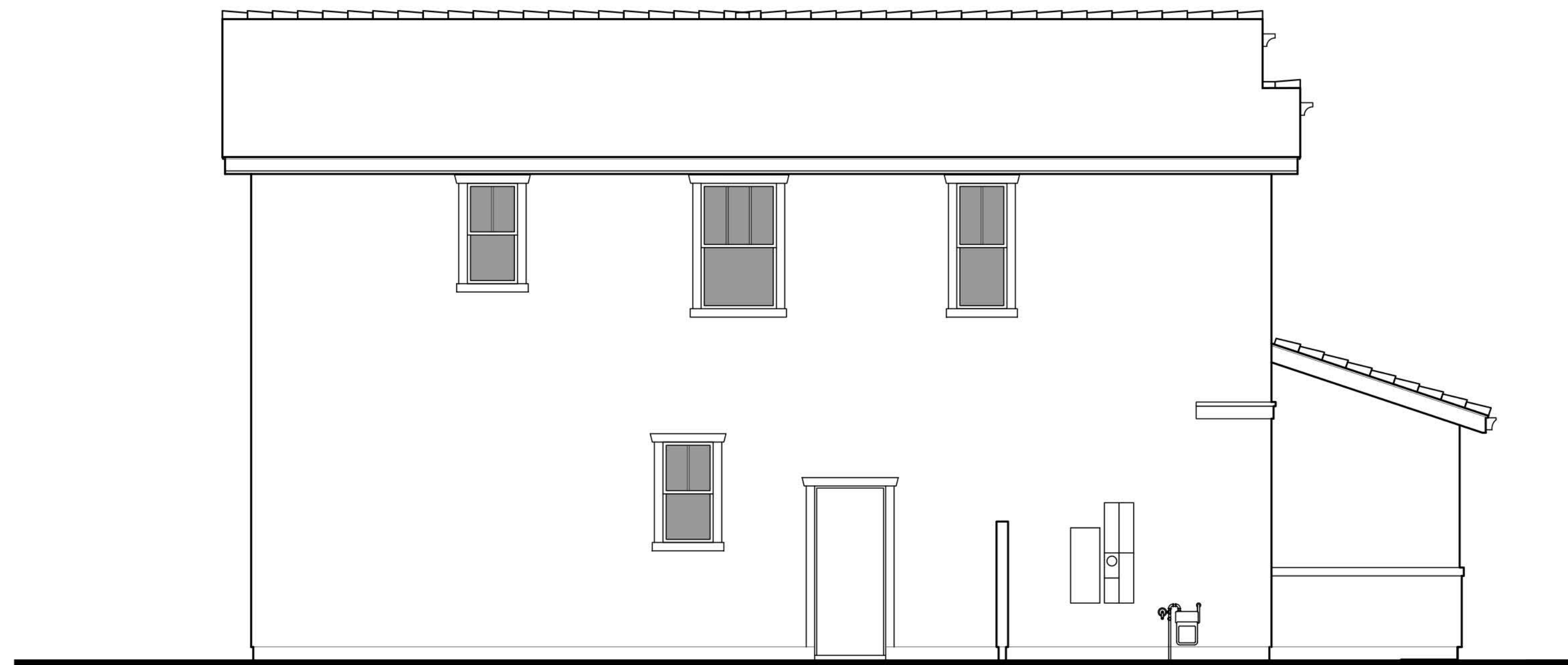
PLAN 4C - Corner Lot
'COUNTRY EUROPEAN'



RIGHT



REAR



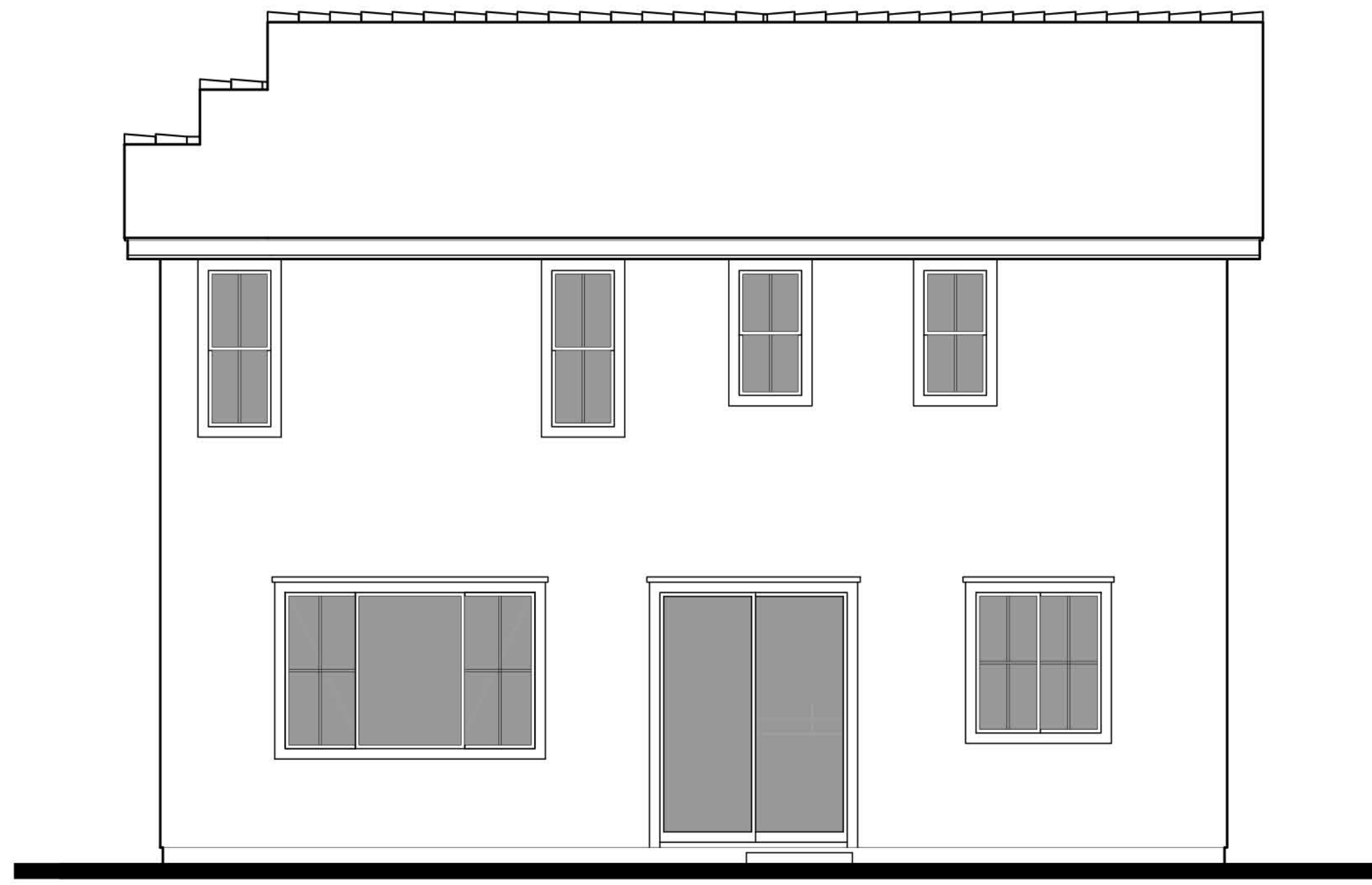
LEFT



PLAN 4D - Corner Lot
'CRAFTSMAN'



RIGHT



REAR



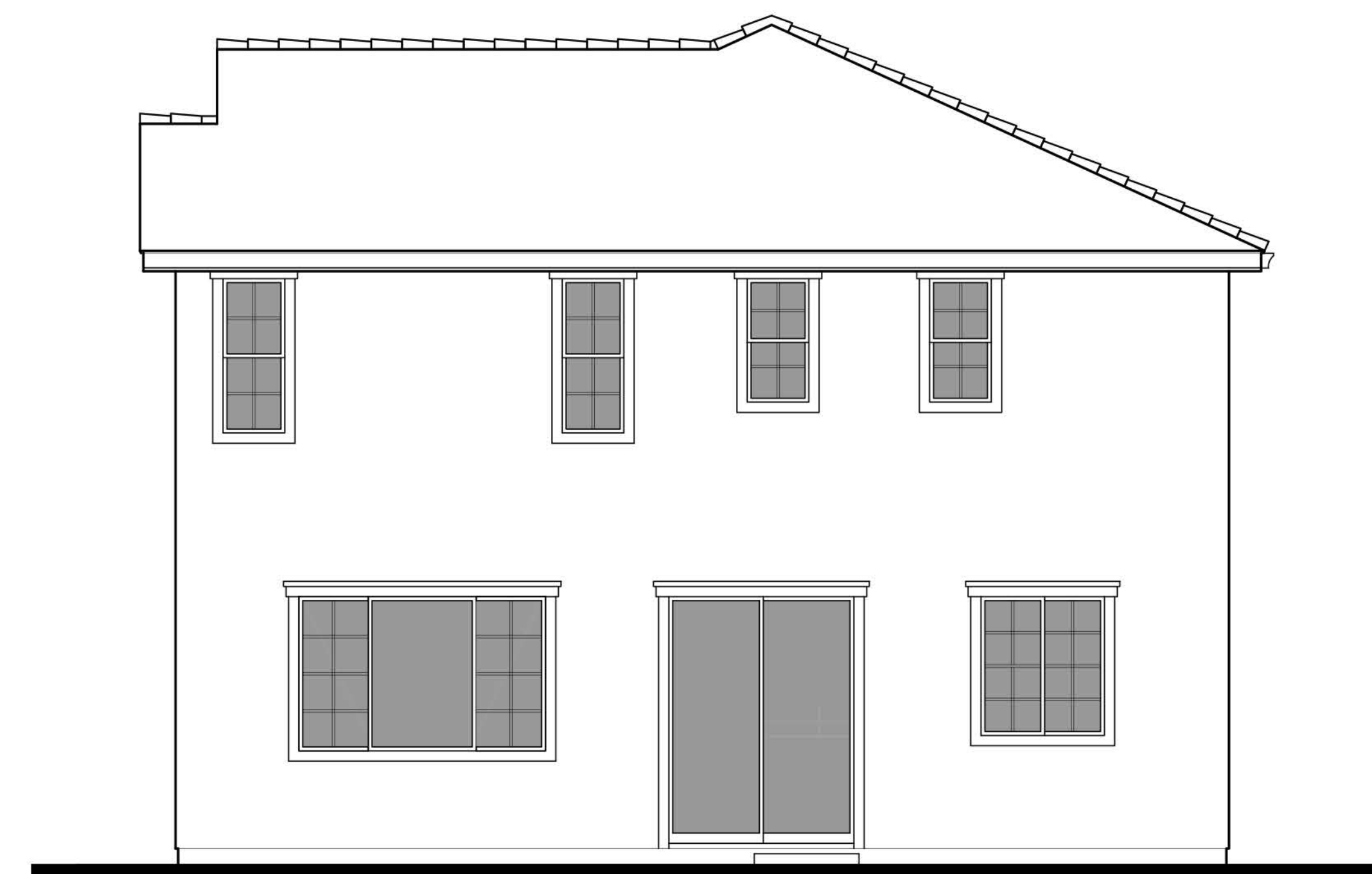
LEFT



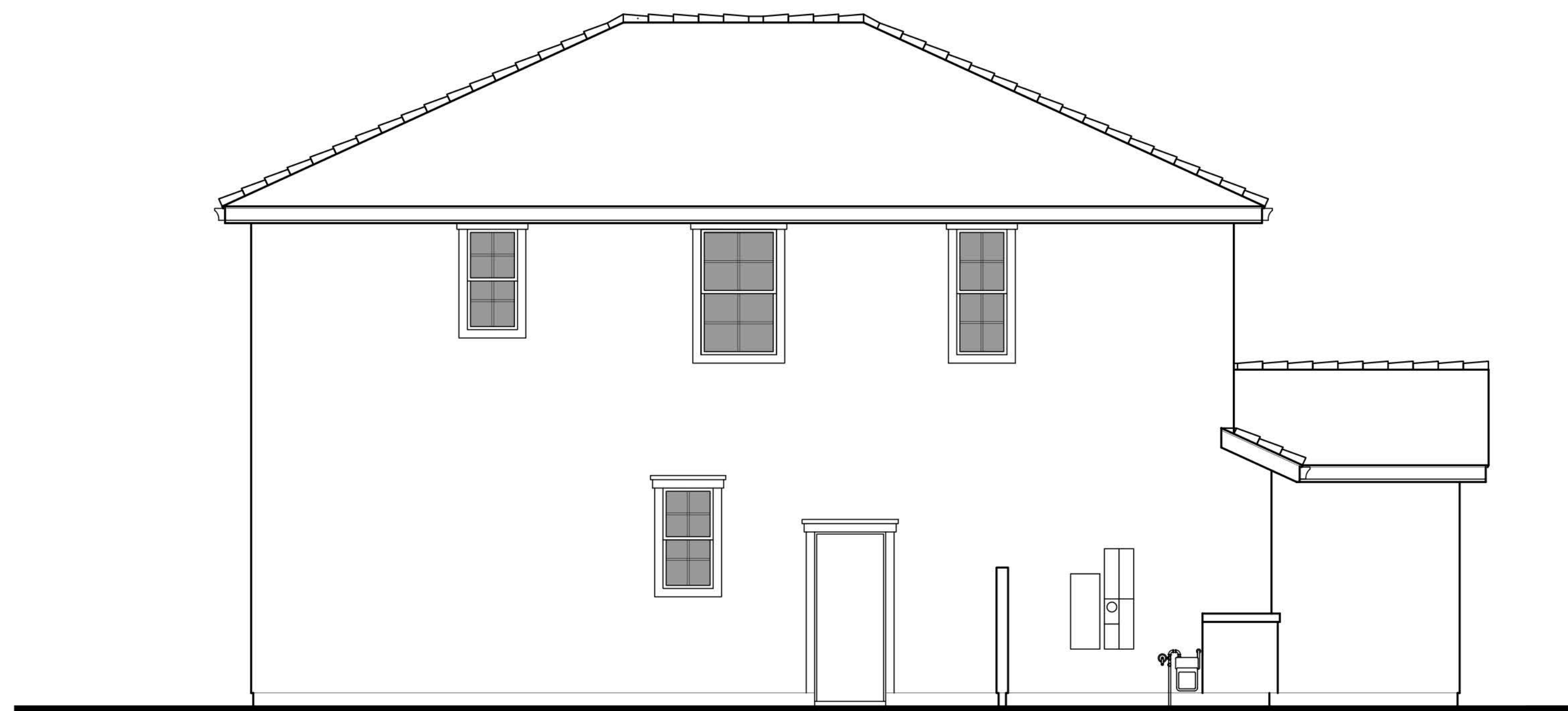
PLAN 4E - Corner Lot
'WESTERN FARMHOUSE'



RIGHT



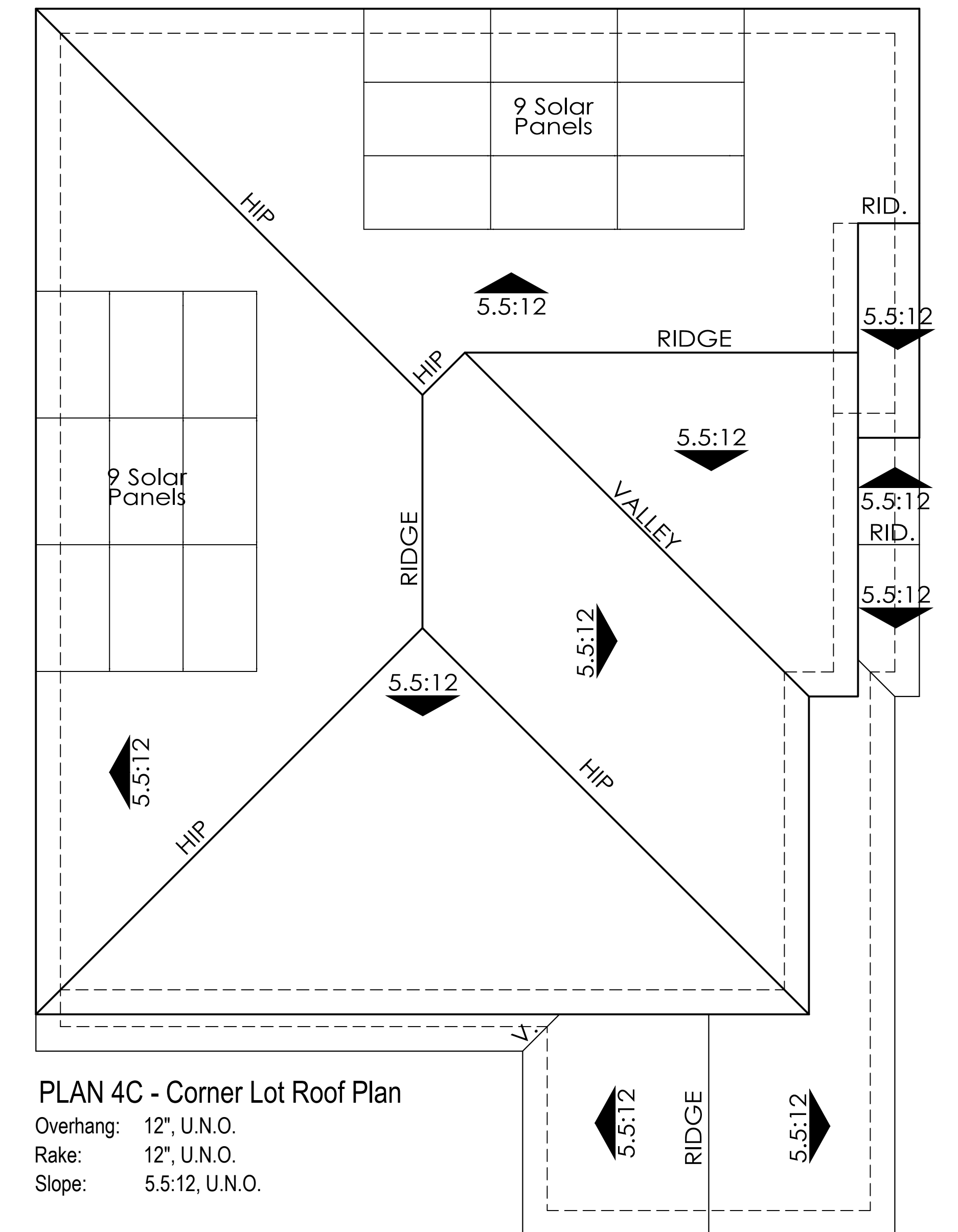
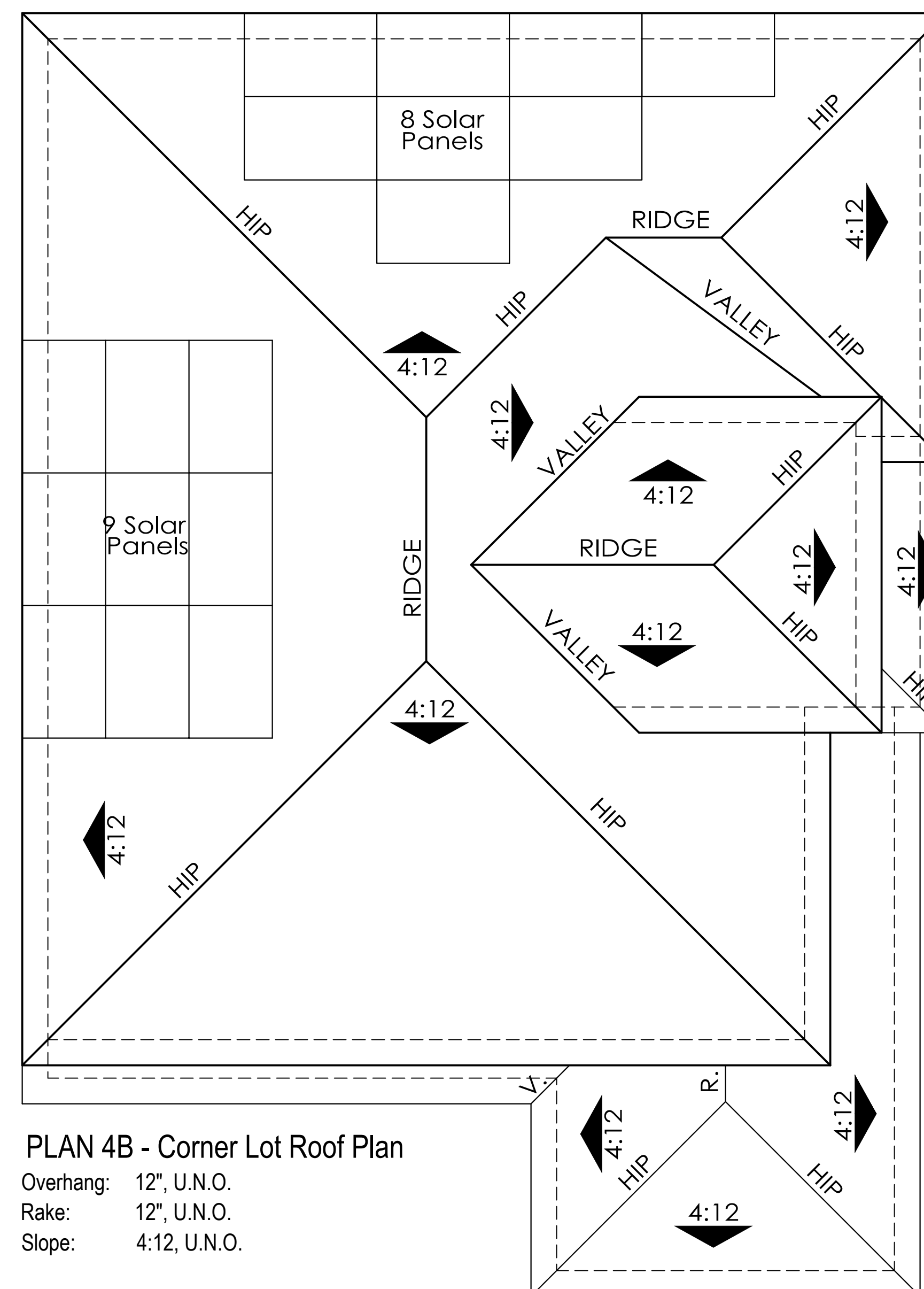
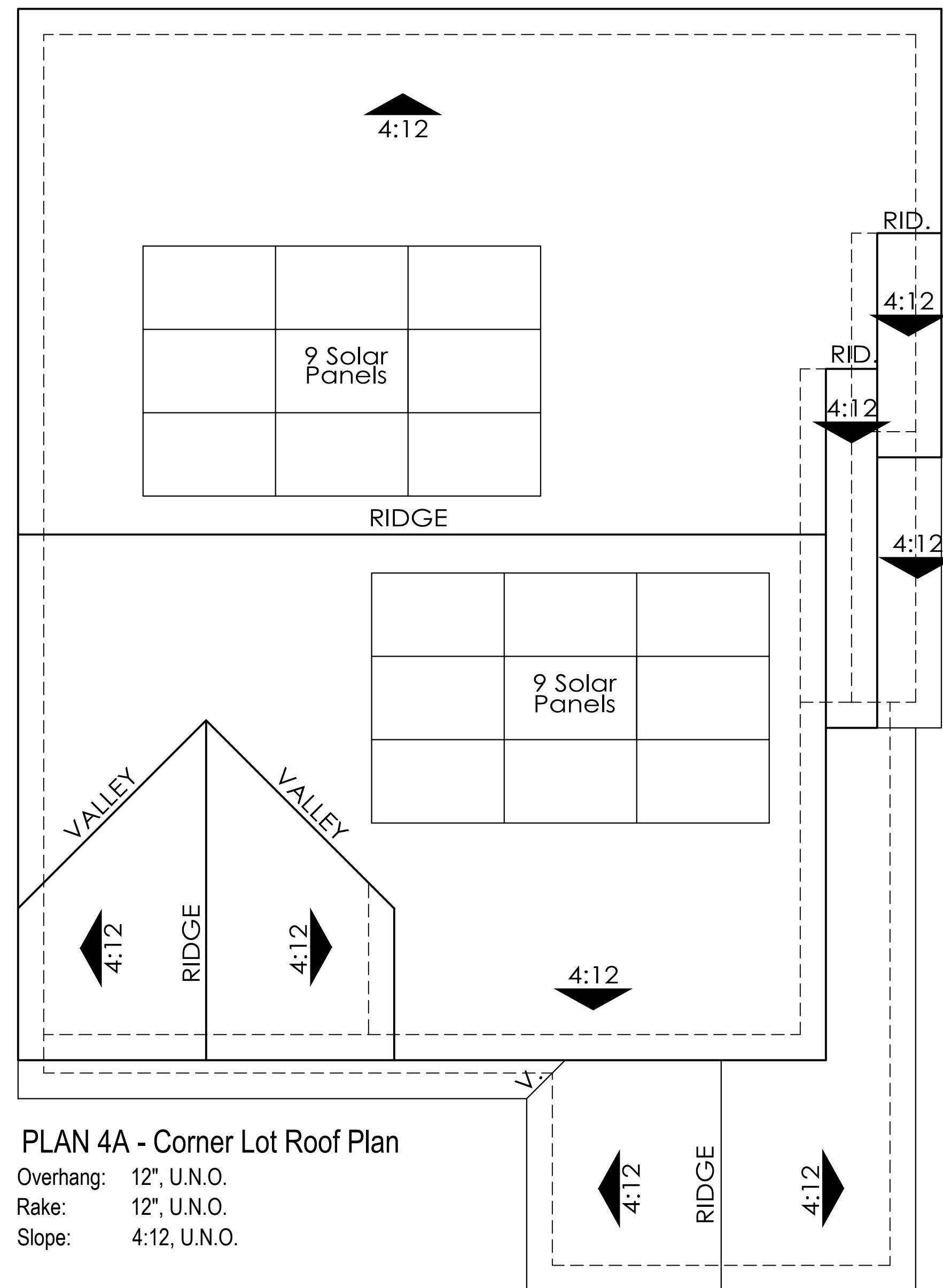
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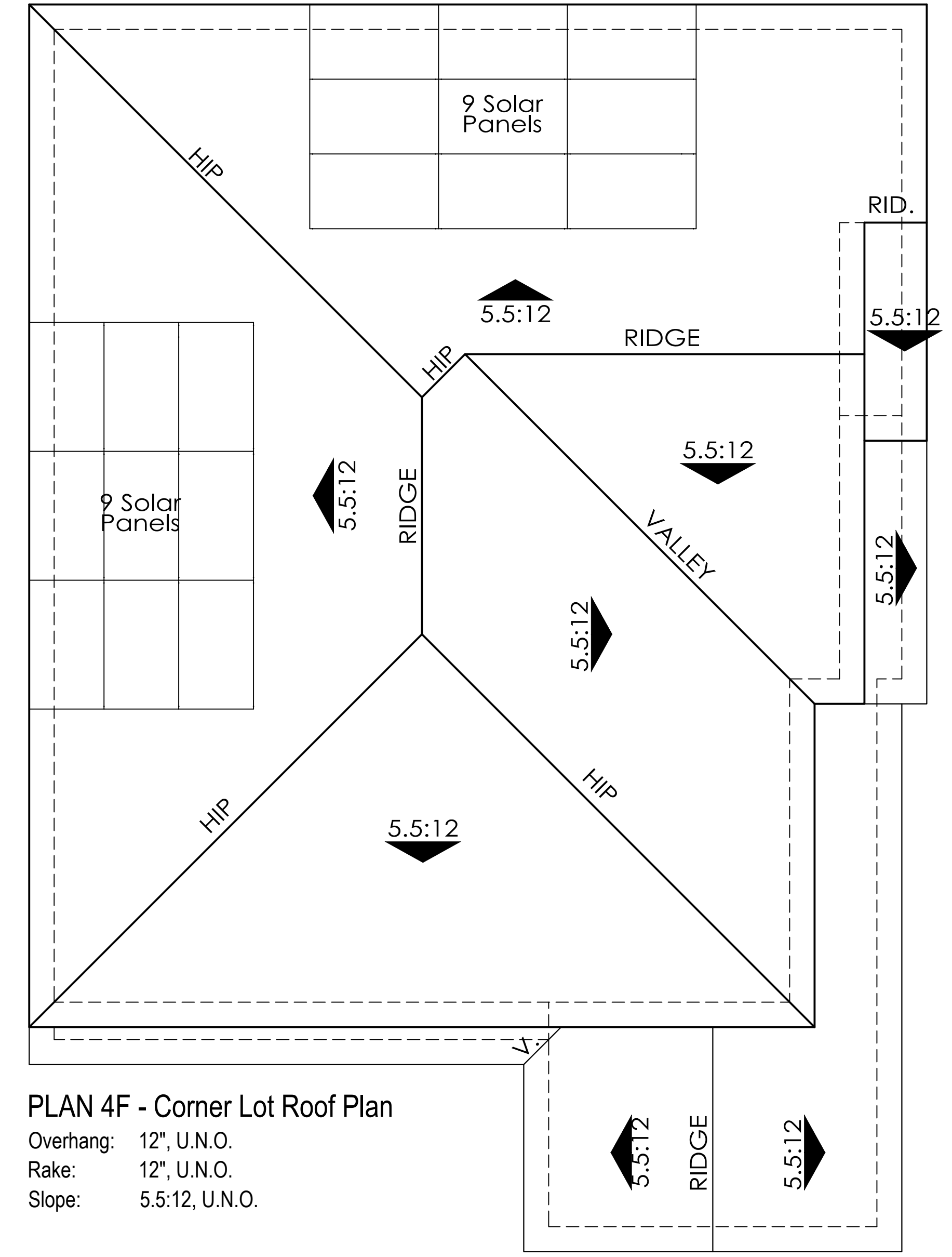
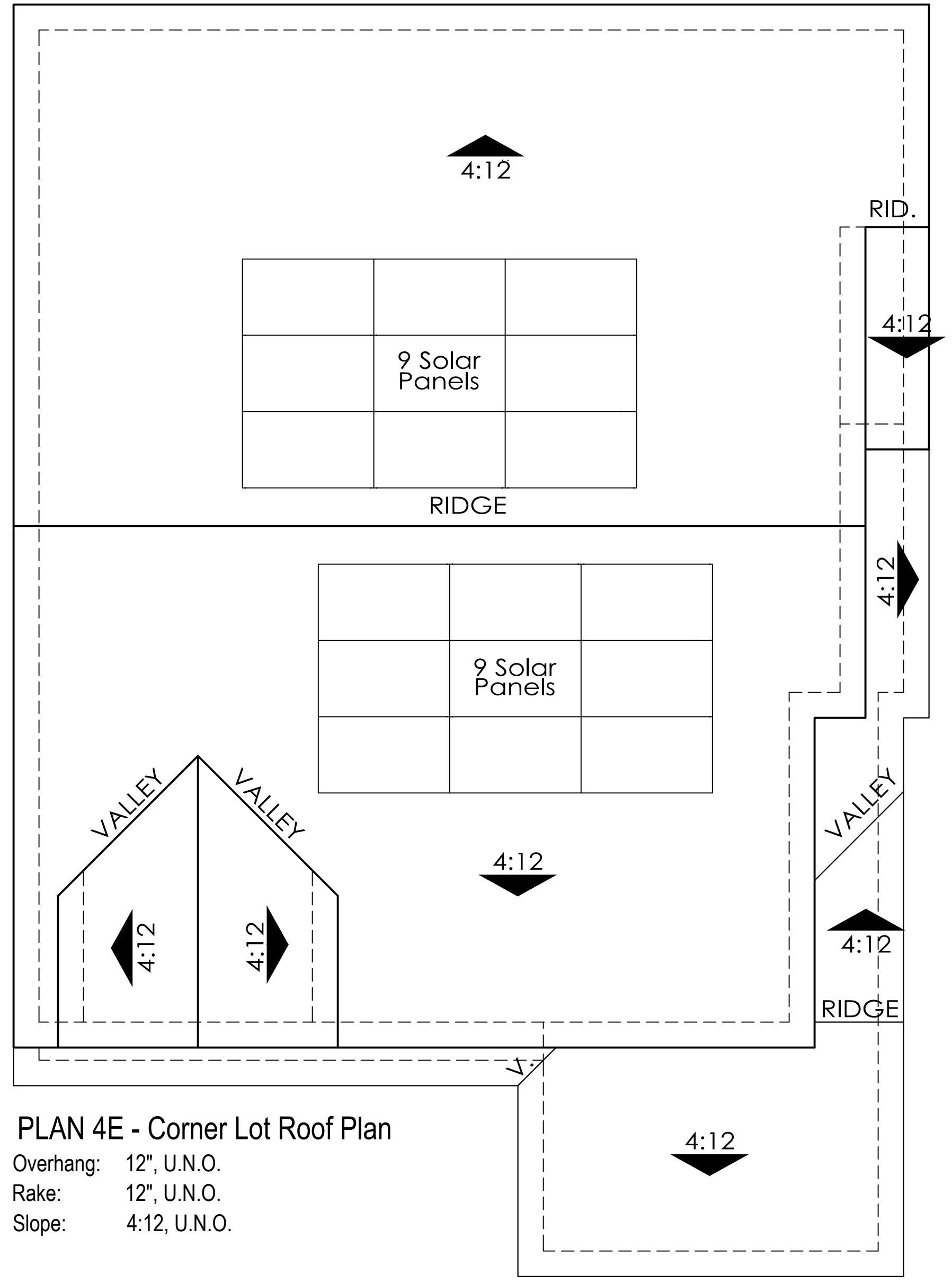
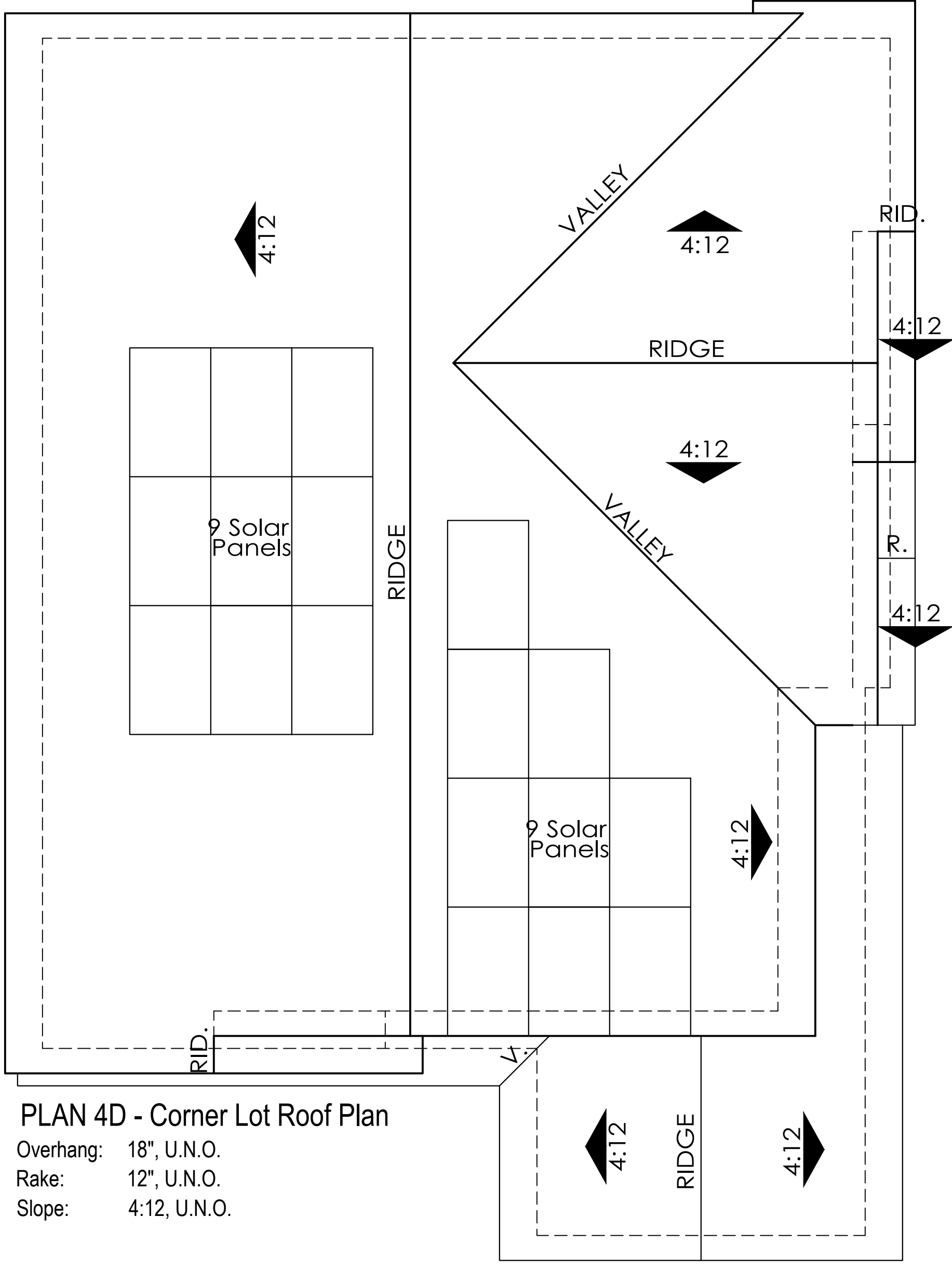


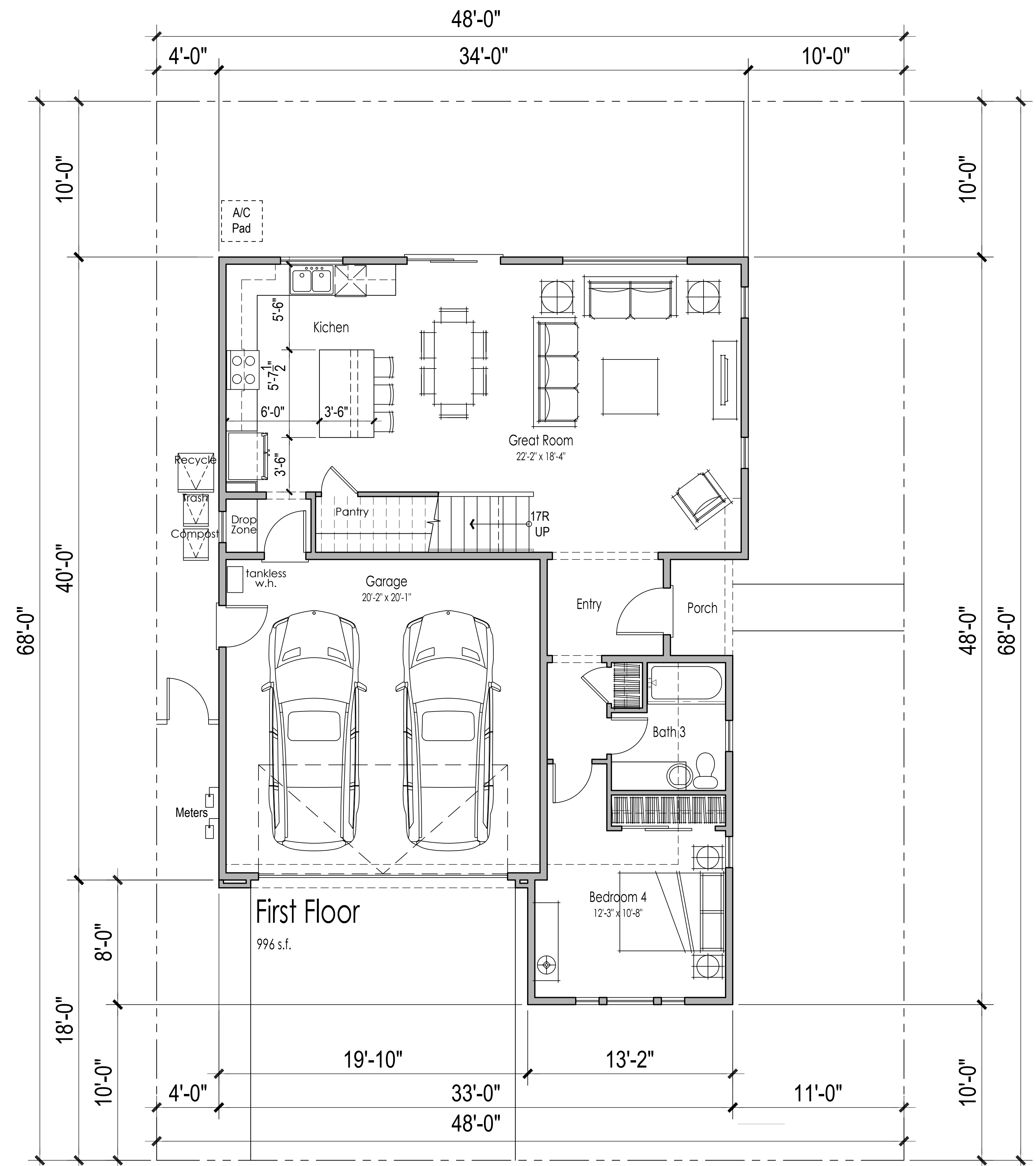
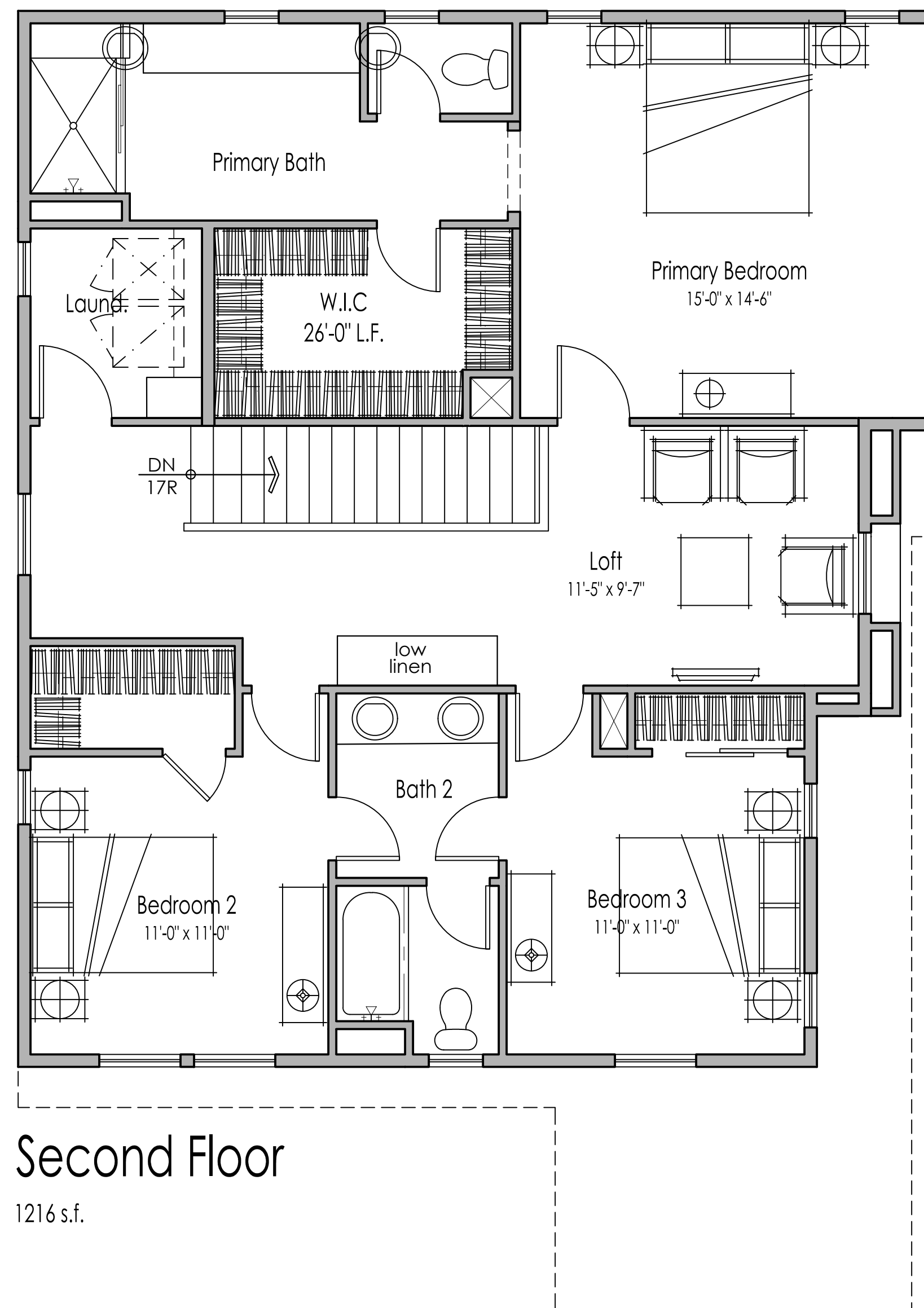
LEFT



PLAN 4F - Corner Lot
'COLONIAL'

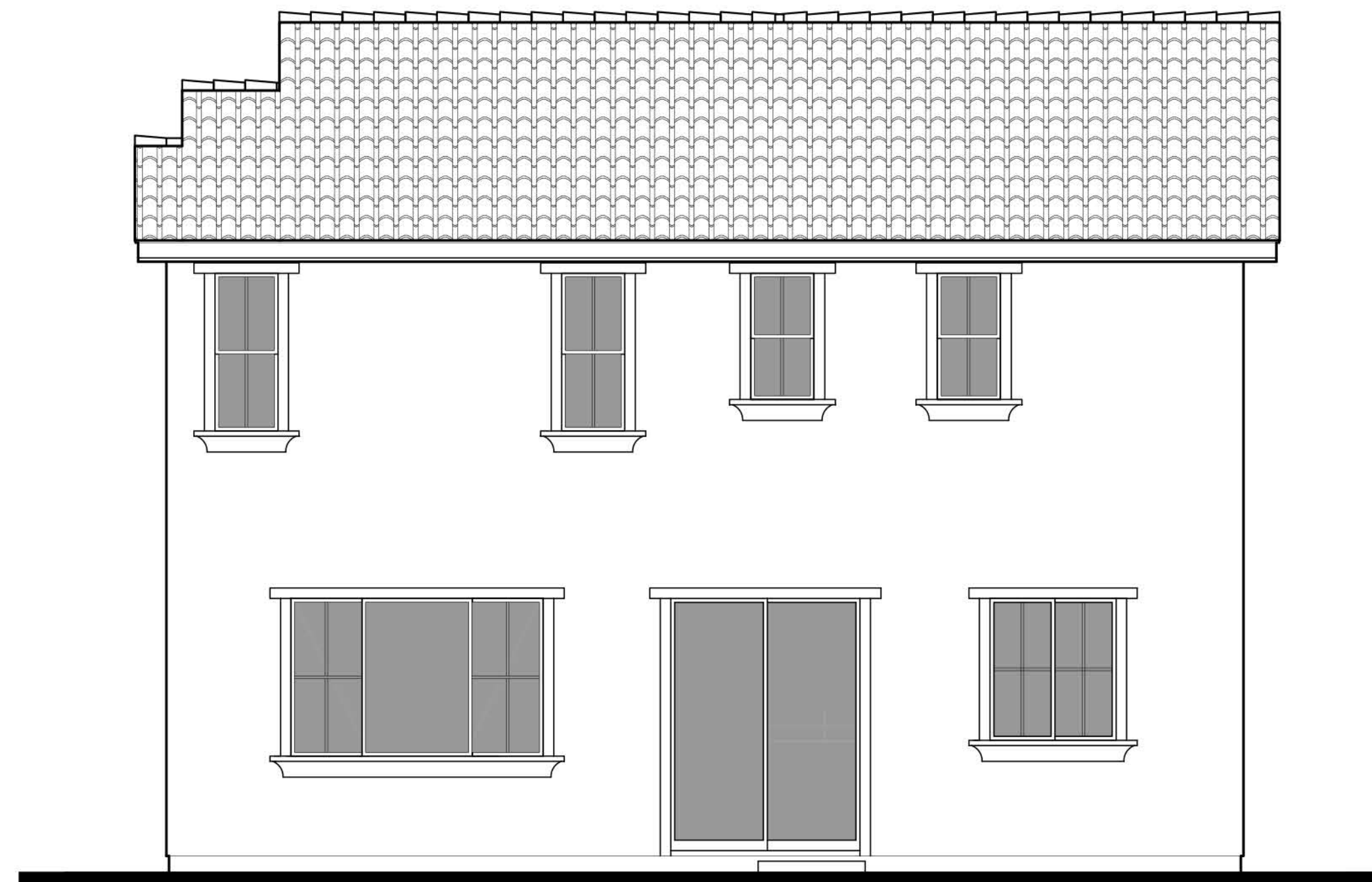








RIGHT



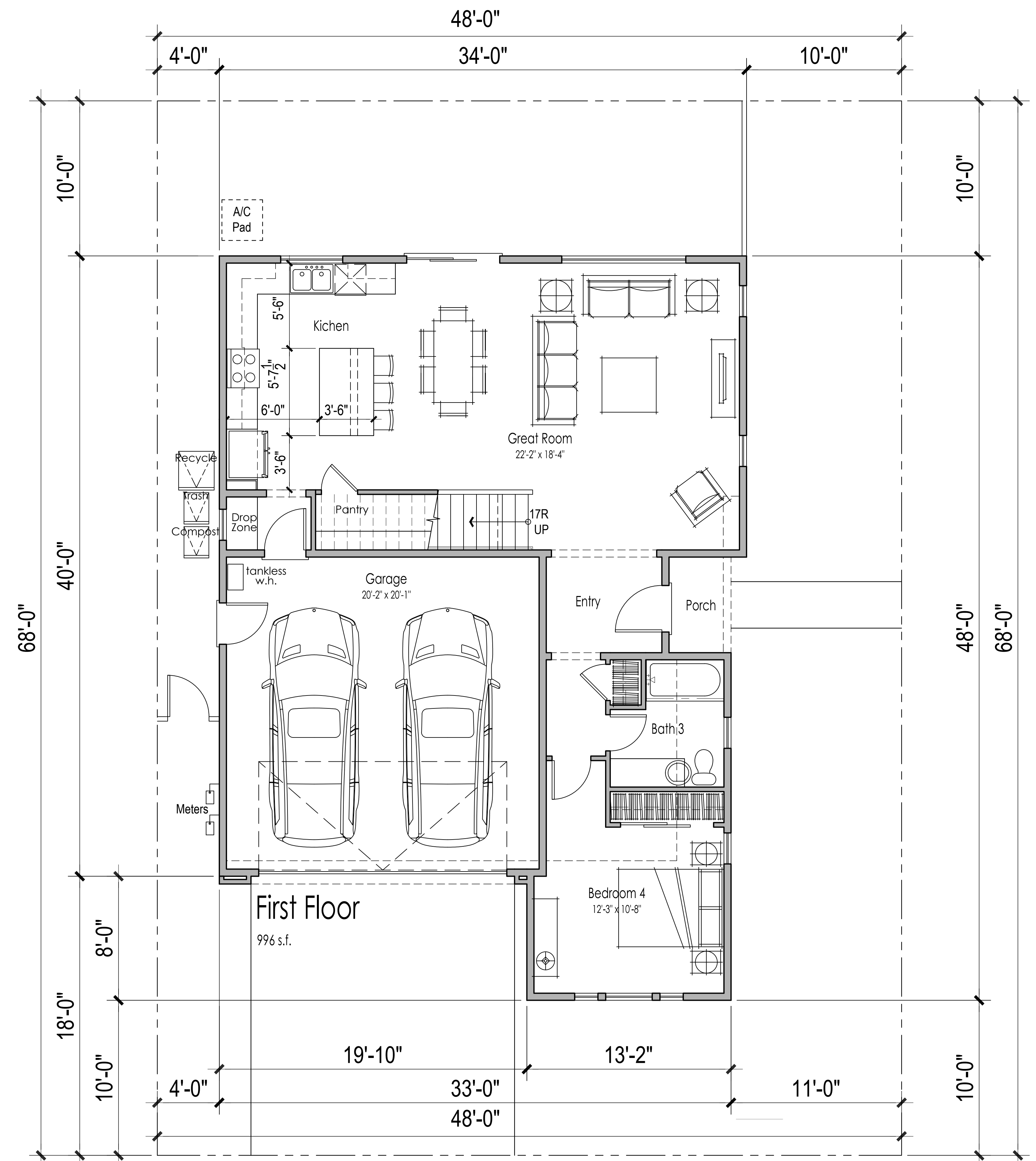
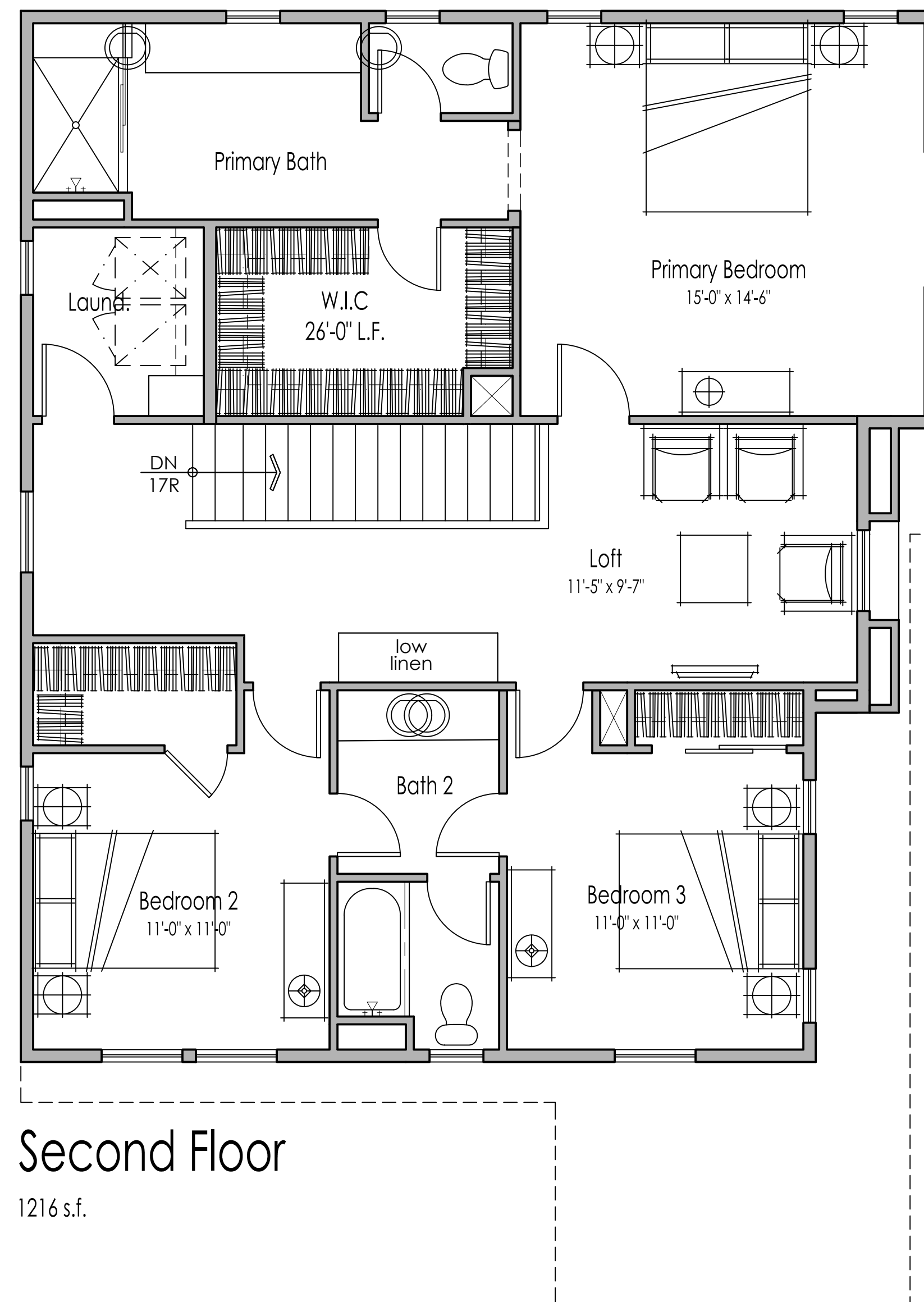
REAR



LEFT

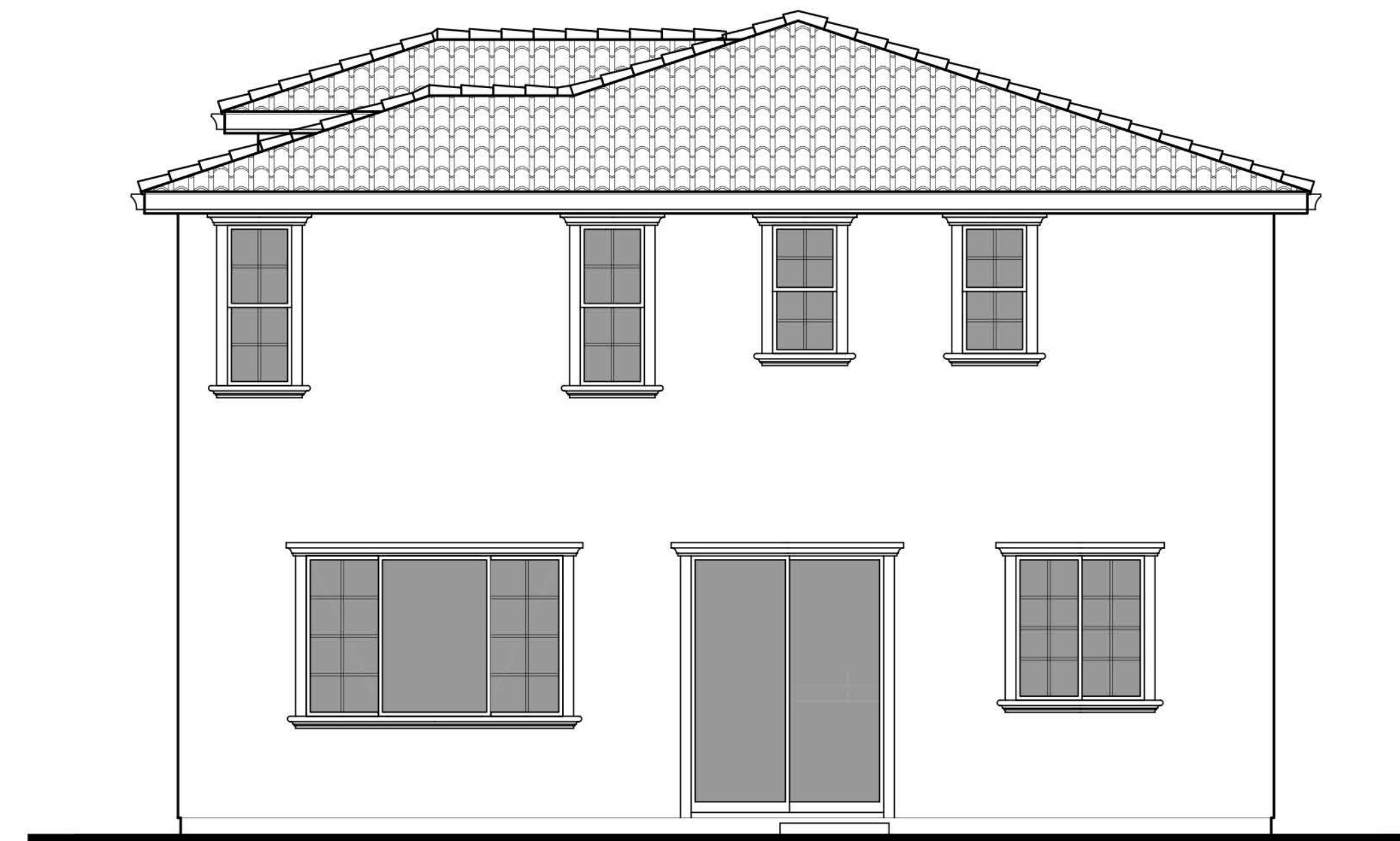


PLAN 4A - Interior Lot
'EARLY CALIFORNIA'

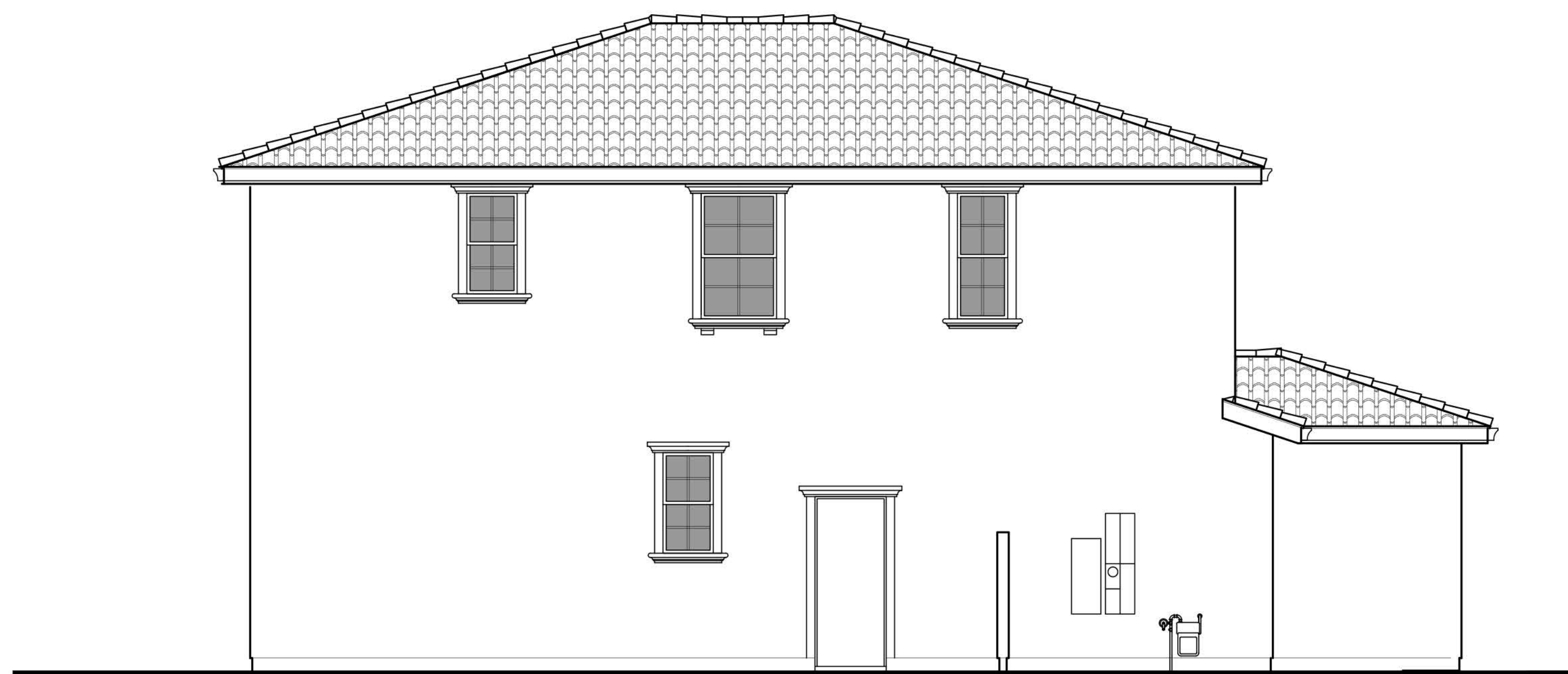




RIGHT



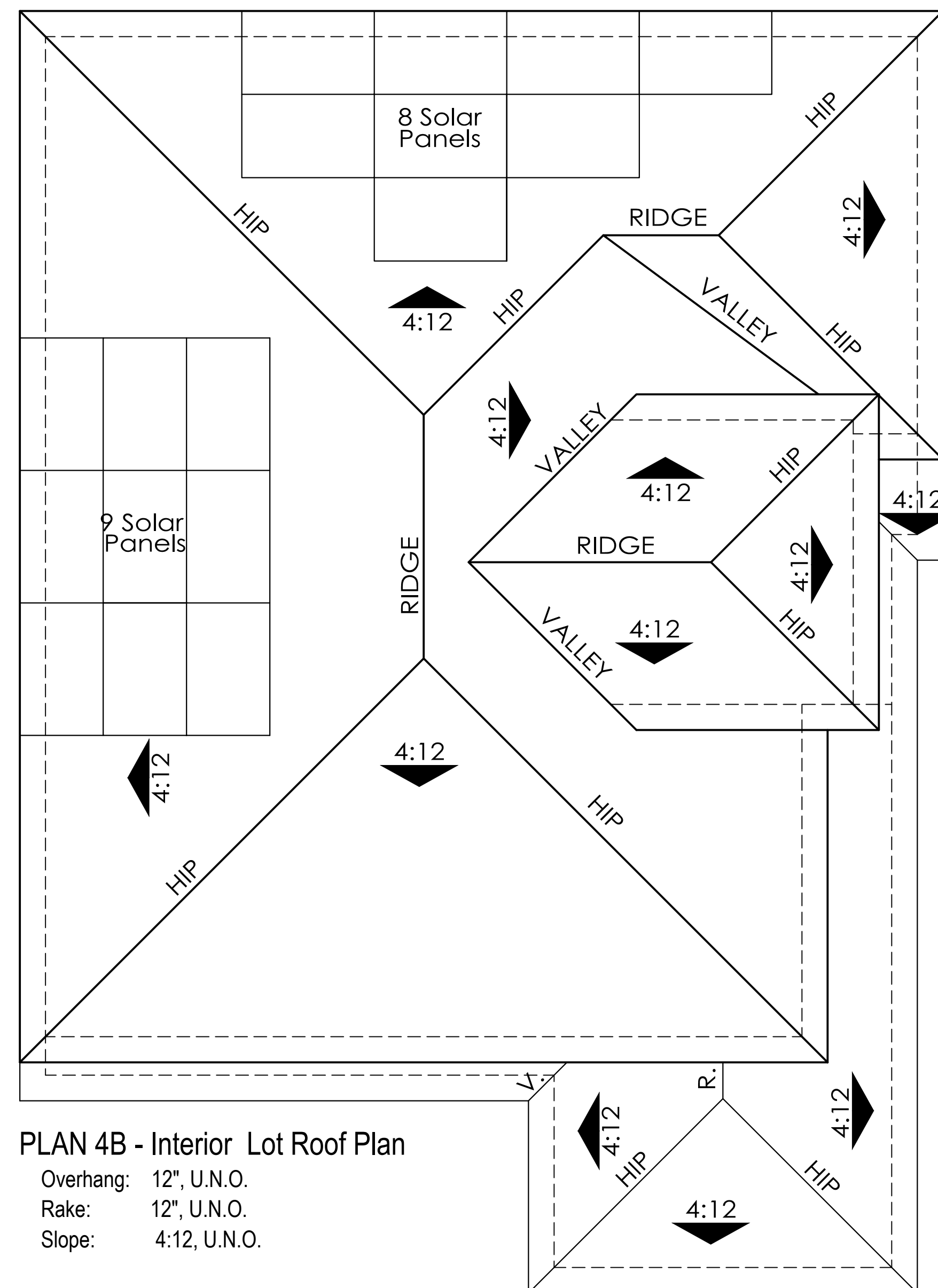
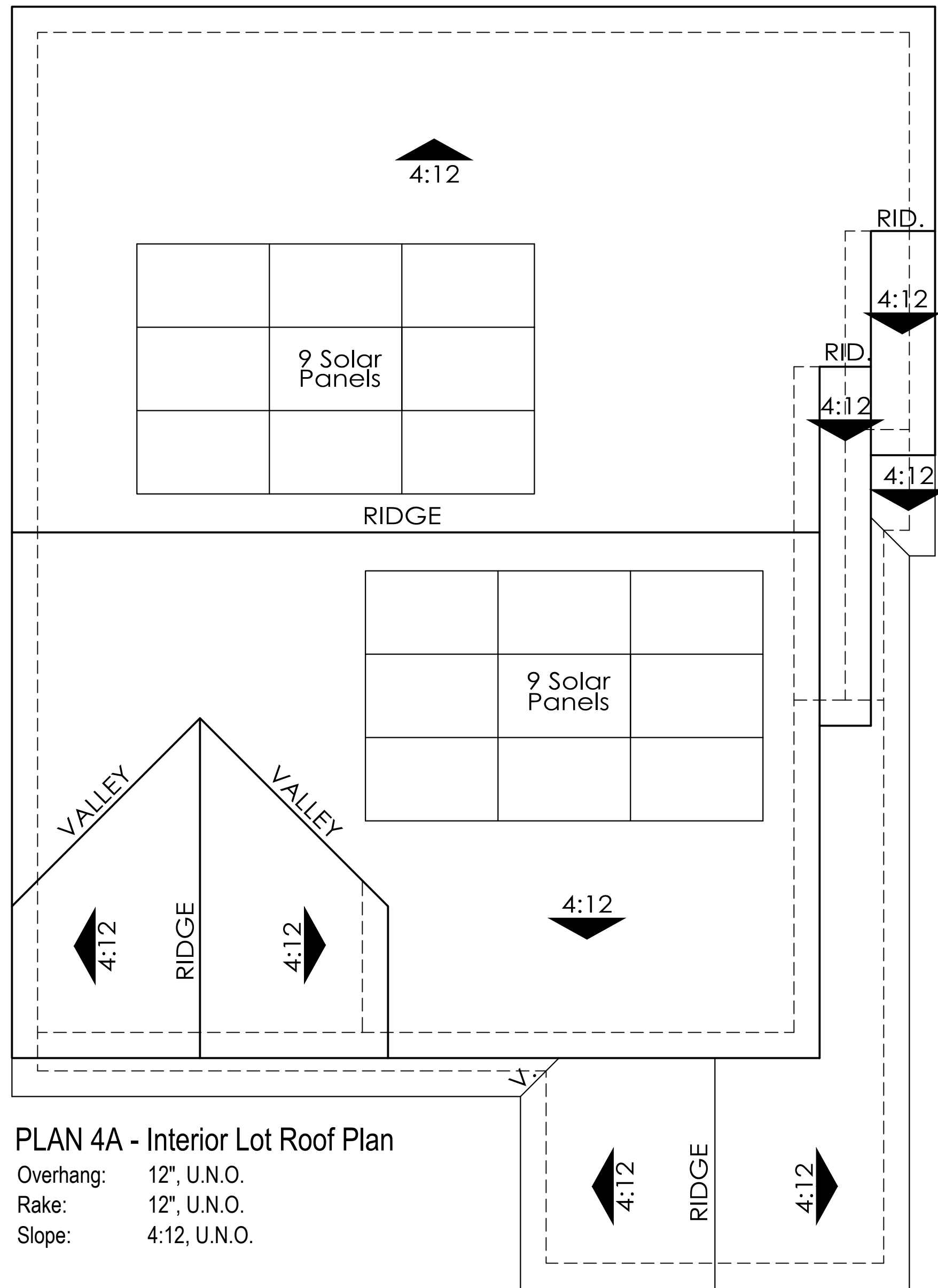
REAR

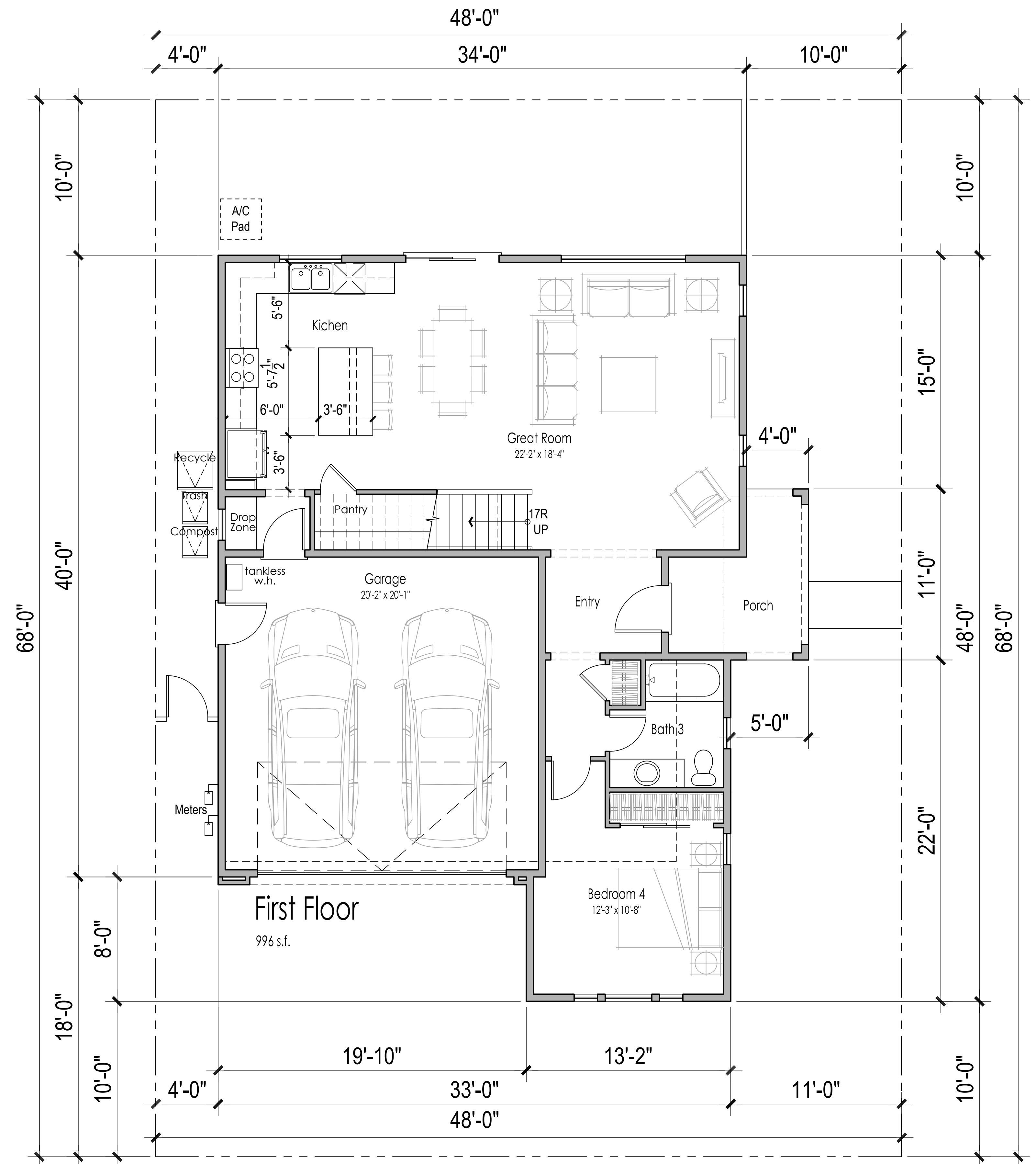
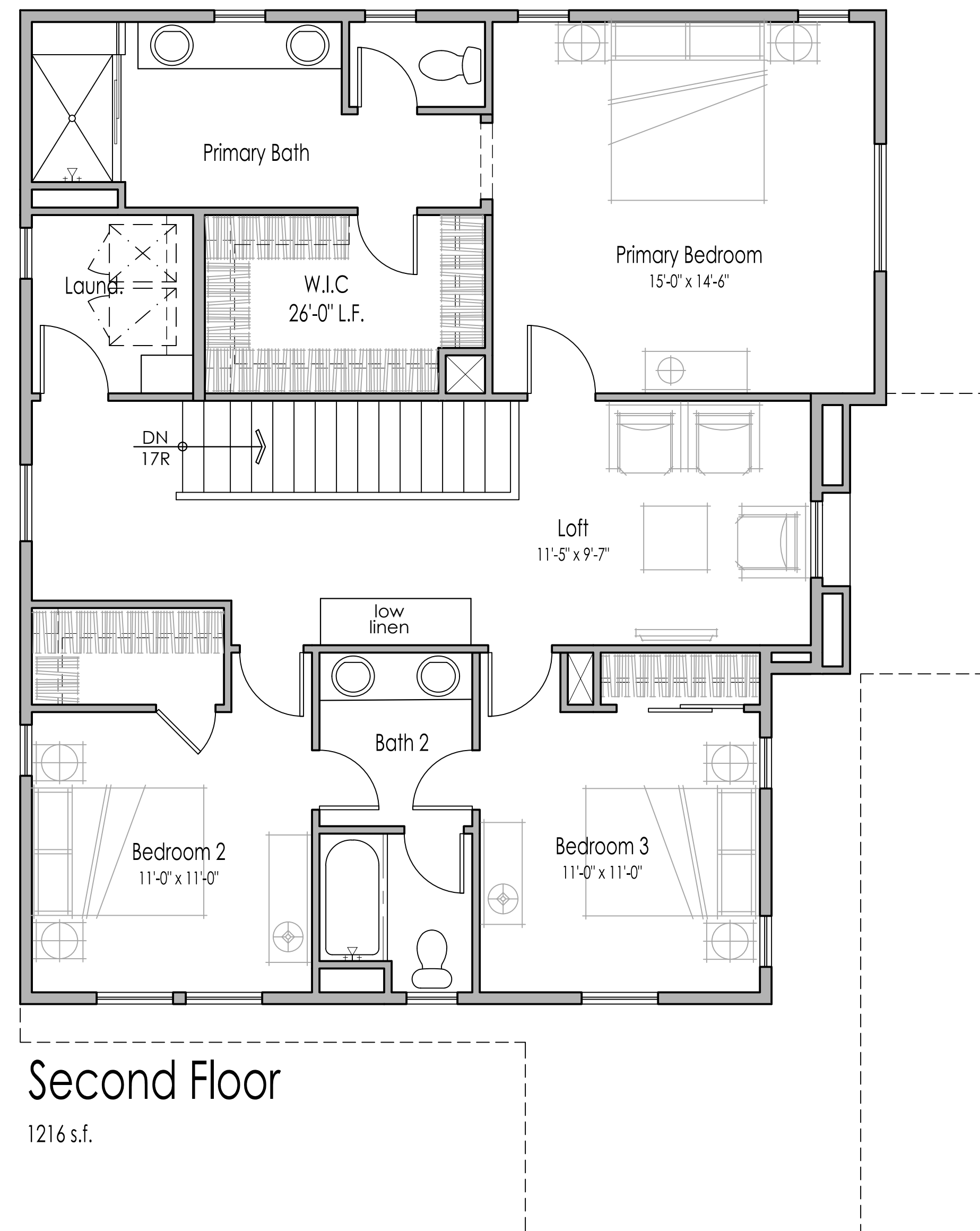


LEFT



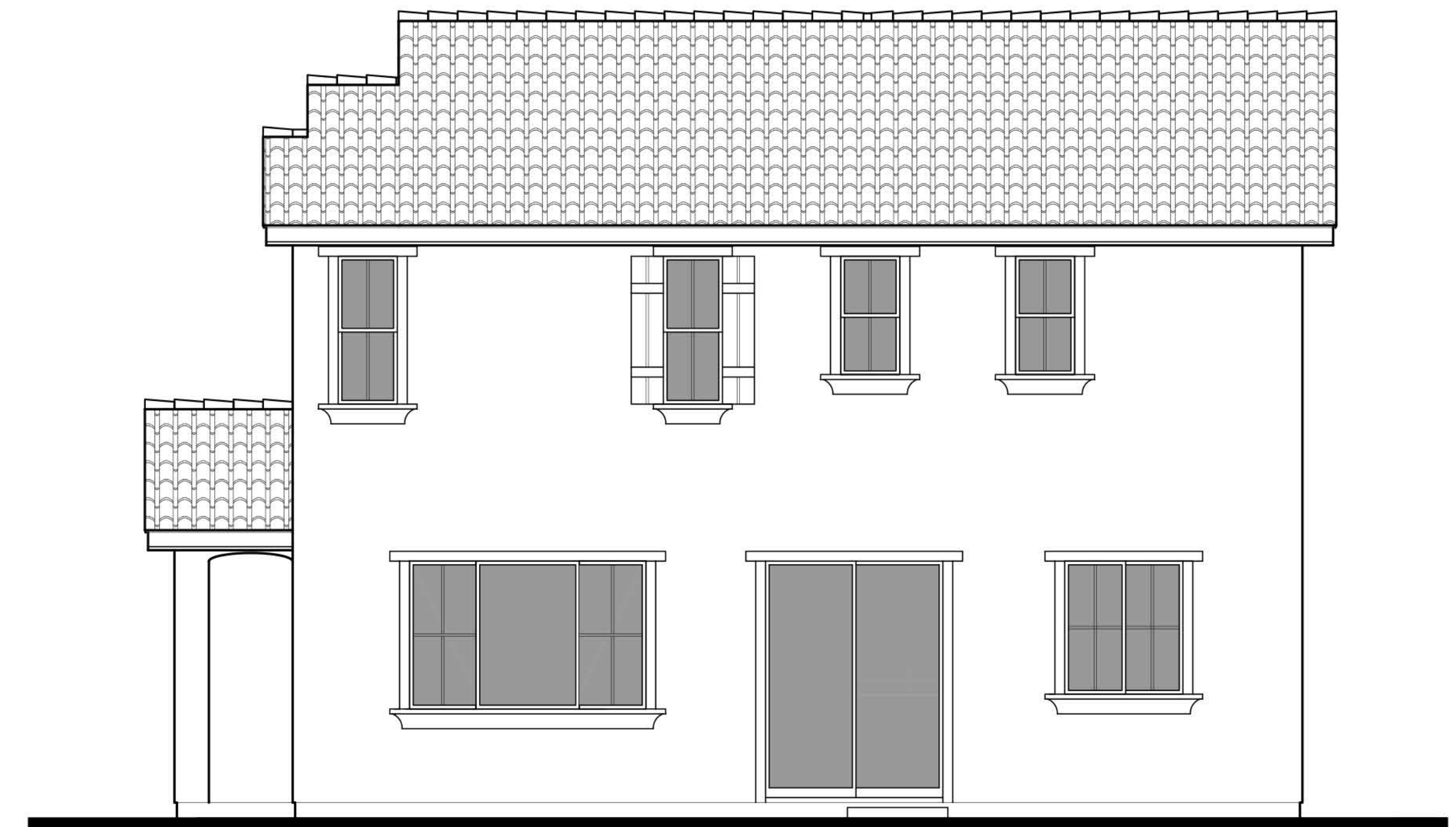
PLAN 4B - Interior Lot
'MEDITERRANEAN REVIVAL'



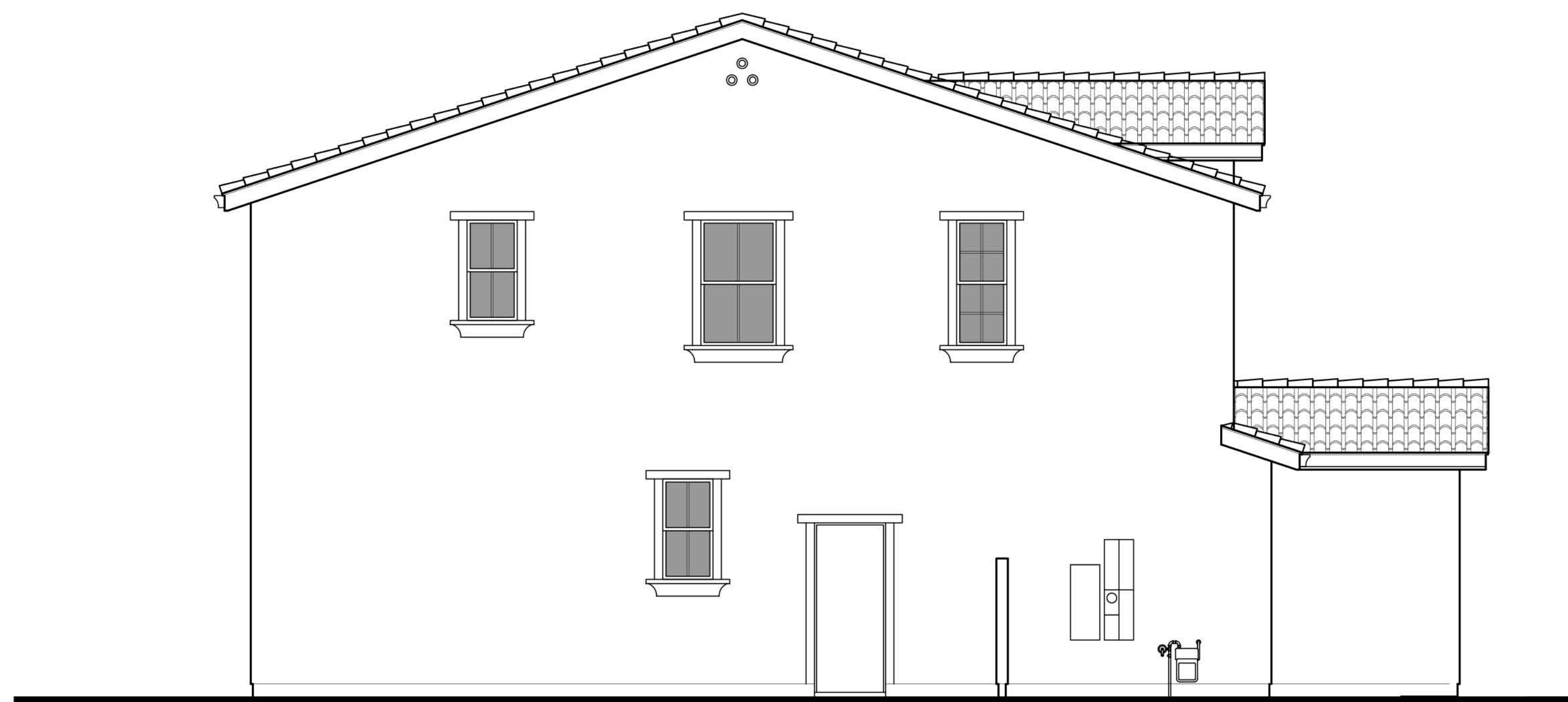




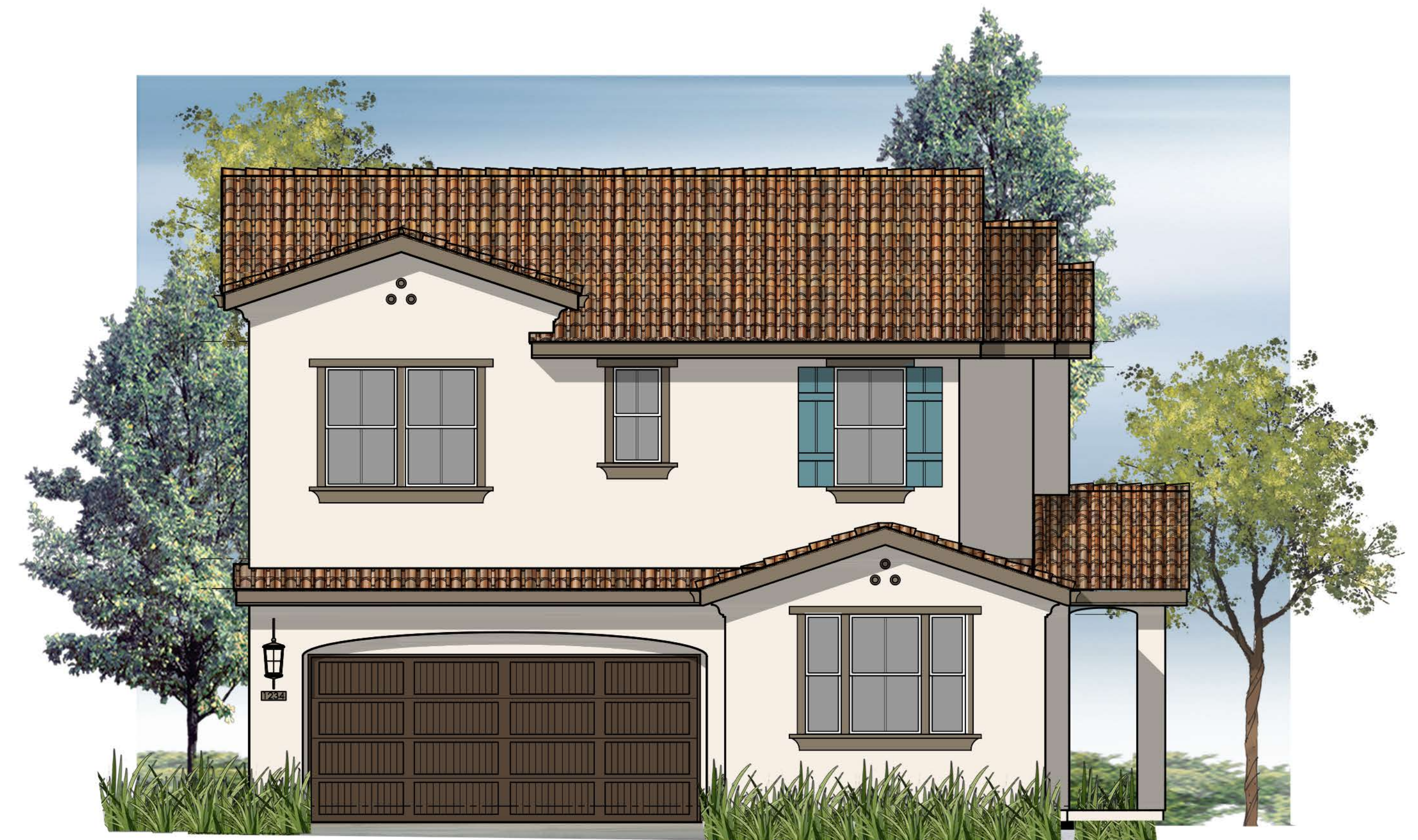
RIGHT



REAR



LEFT



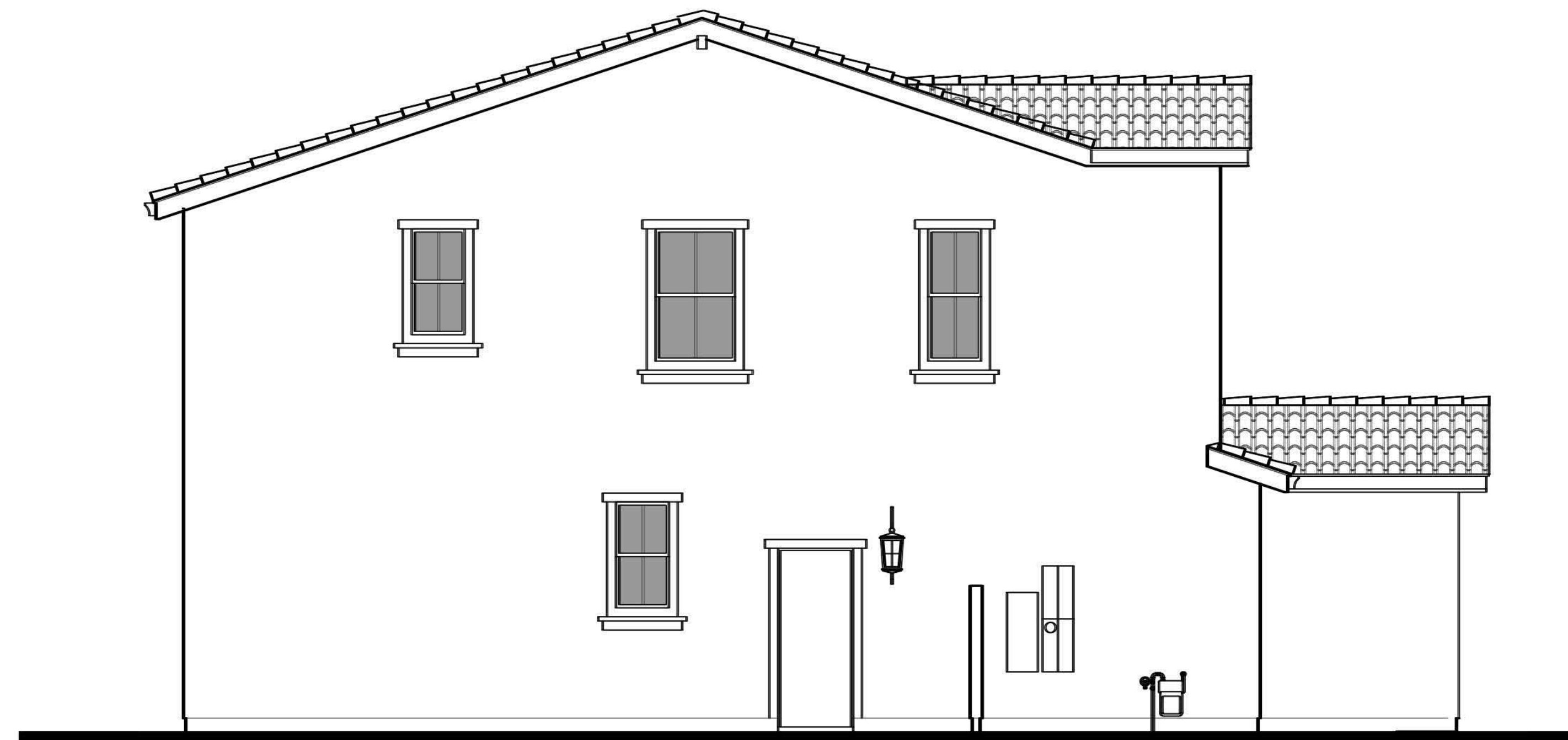
PLAN 4A - Corner Lot
'EARLY CALIFORNIA'



RIGHT
NEW PLAN 4A EXPANDED PORCH



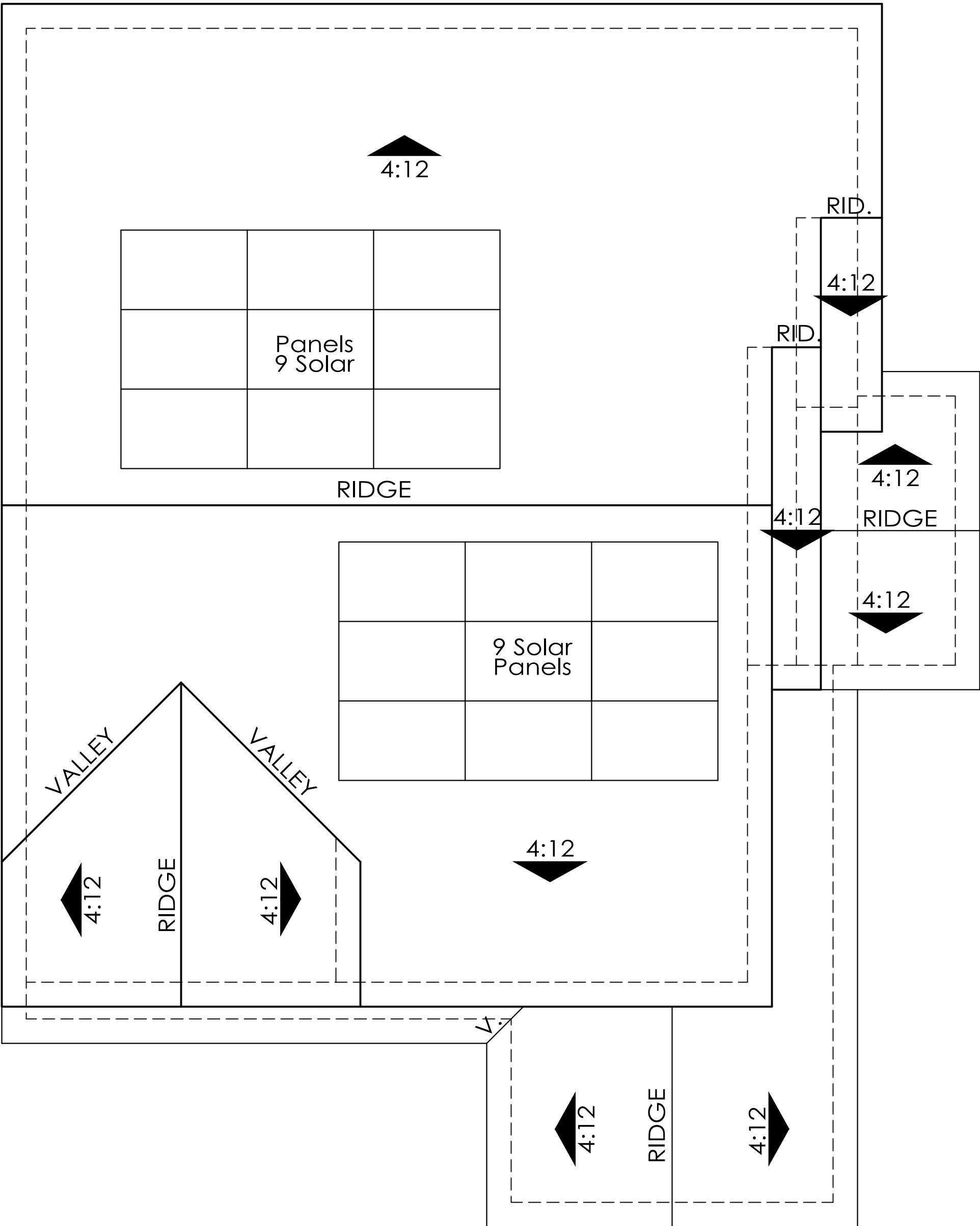
REAR



LEFT



NEW PLAN 4A - Corner Lot - Expanded Porch
'EARLY CALIFORNIA'



KT PROPERTY - UNIT MIX SUMMARY TABLE					
PLAN	BEDROOM	BATH	LIVING AREA (SF)	PLAN QTY.	AVERAGE
1A	3	2.5	1,693	8	4%
1B	3	2.5	1,693	8	4%
1C	3	2.5	1,693	8	4%
1D	3	2.5	1,693	8	4%
1E	3	2.5	1,693	8	4%
1F	3	2.5	1,693	8	4%
2A	4	3	1,878	4	2%
2A-INT	4	3	1,878	12	6%
2A-EXP	4	3	1,878	4	2%
2B	4	3	1,890	4	2%
2B-INT	4	3	1,890	13	6%
2C	4	3	1,878	5	8%
2D	4	3	1,890	5	8%
2E	4	3	1,878	5	9%
2F	4	3	1,878	5	9%
3A	4	3	2,058	8	9%
3B	4	3	2,058	8	8%
3C	4	3	2,058	10	5%
3D	4	3	2,058	9	4%
3E	4	3	2,058	9	4%
3F	4	3	2,058	8	4%
4A	4	3	2,209	4	2%
4A-INT	4	3	2,209	12	6%
4A-EXP	4	3	2,209	4	2%
4B	4	3	2,209	4	2%
4B-INT	4	3	2,209	13	6%
4C	4	3	2,209	5	2%
4D	4	3	2,215	5	2%
4E	4	3	2,191	5	2%
4F	4	3	2,209	5	2%
TOTAL				214	134%

CORRAL HOLLOW ROAD

LAPIZ COURT

EMERALD WAY

DIAMOND AVENUE

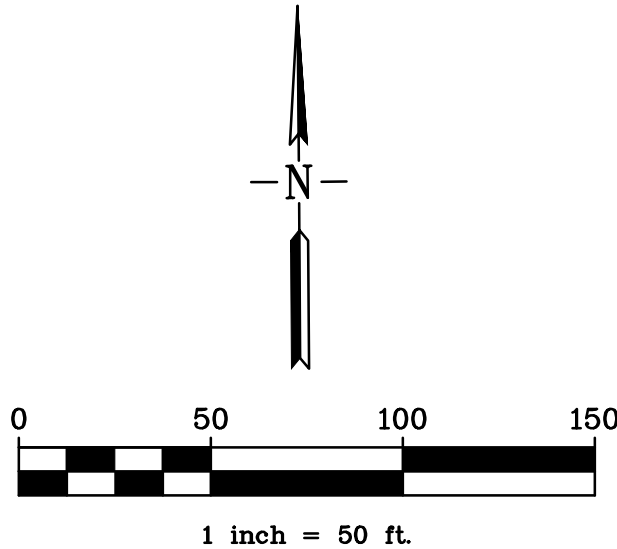
SEE SHEET 2

KT PROPERTY
DEVELOPMENT PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

--- REQUIRED SIGHT CLEARANCE



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SEE SHEET 1



**TYPICAL MINIMUM
INTERIOR LOT SETBACKS**
SCALE: 1" = 20'

**TYPICAL MINIMUM ALLEY
LOAD LOT SETBACKS**
SCALE: 1" = 20'

**TYPICAL MINIMUM
CORNER LOT SETBACKS**
SCALE: 1" = 20'

KT PROPERTY DEVELOPMENT PLAN

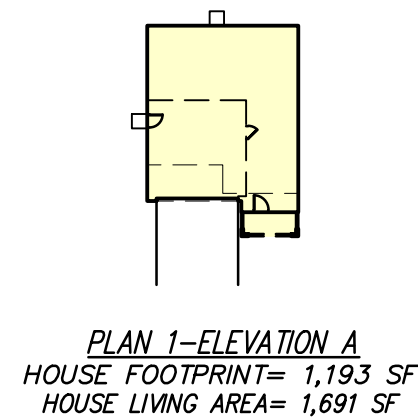
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

LEGEND

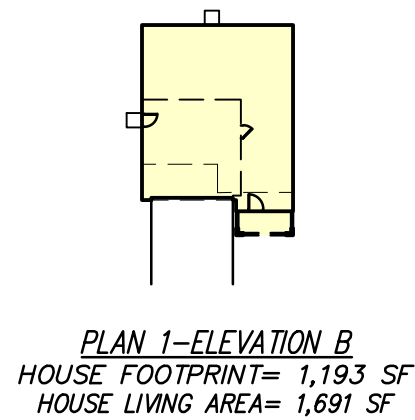
--- REQUIRED SIGHT CLEARANCE



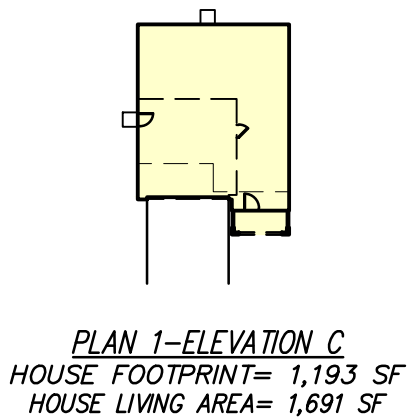
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



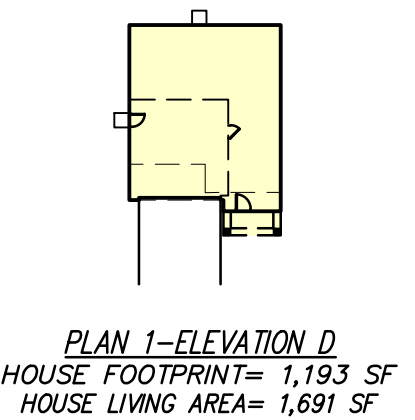
PLAN 1-ELEVATION A
HOUSE FOOTPRINT= 1,193 SF
HOUSE LIVING AREA= 1,691 SF



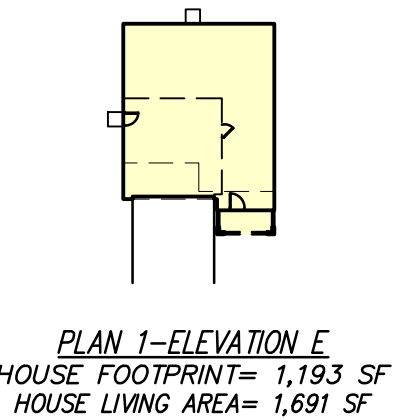
PLAN 1-ELEVATION B
HOUSE FOOTPRINT= 1,193 SF
HOUSE LIVING AREA= 1,691 SF



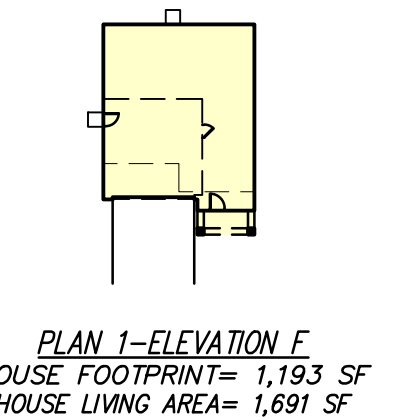
PLAN 1-ELEVATION C
HOUSE FOOTPRINT= 1,193 SF
HOUSE LIVING AREA= 1,691 SF



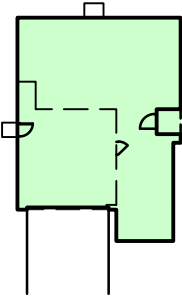
PLAN 1-ELEVATION D
HOUSE FOOTPRINT= 1,193 SF
HOUSE LIVING AREA= 1,691 SF



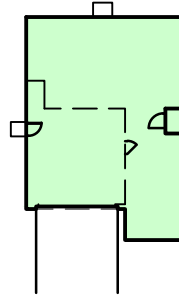
PLAN 1-ELEVATION E
HOUSE FOOTPRINT= 1,193 SF
HOUSE LIVING AREA= 1,691 SF



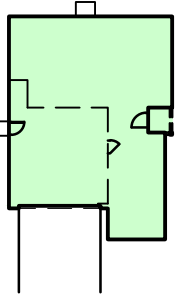
PLAN 1-ELEVATION F
HOUSE FOOTPRINT= 1,193 SF
HOUSE LIVING AREA= 1,691 SF



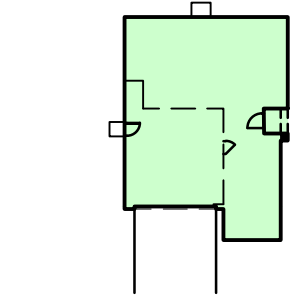
PLAN 2-ELEVATION A
HOUSE FOOTPRINT= 1,393 SF
HOUSE LIVING AREA= 1,878 SF



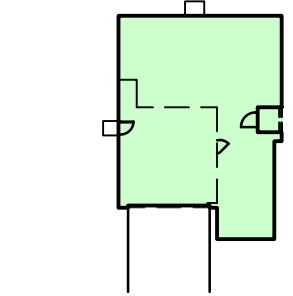
PLAN 2-ELEVATION B
HOUSE FOOTPRINT= 1,391 SF
HOUSE LIVING AREA= 1,890 SF



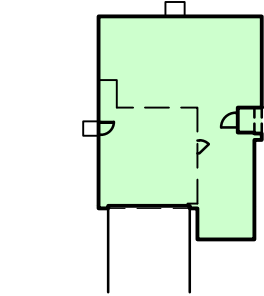
PLAN 2-ELEVATION C
HOUSE FOOTPRINT= 1,391 SF
HOUSE LIVING AREA= 1,878 SF



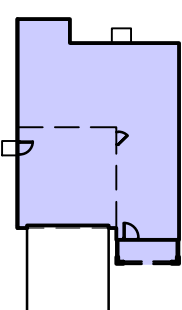
PLAN 2-ELEVATION D
HOUSE FOOTPRINT= 1,392 SF
HOUSE LIVING AREA= 1,890 SF



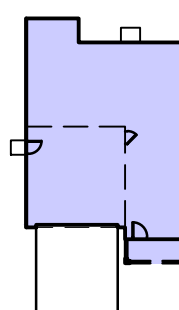
PLAN 2-ELEVATION E
HOUSE FOOTPRINT= 1,393 SF
HOUSE LIVING AREA= 1,878 SF



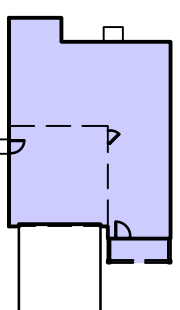
PLAN 2-ELEVATION F
HOUSE FOOTPRINT= 1,392 SF
HOUSE LIVING AREA= 1,878 SF



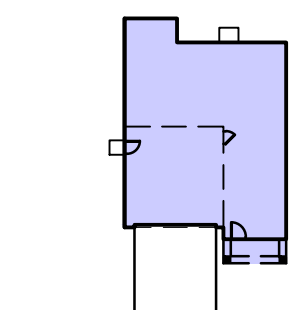
PLAN 3-ELEVATION A
HOUSE FOOTPRINT = 1,420 SF
HOUSE LIVING AREA = 2,058 SF



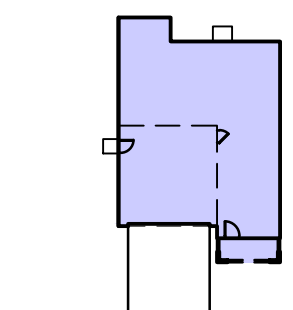
PLAN 3-ELEVATION B
HOUSE FOOTPRINT = 1,420 SF
HOUSE LIVING AREA = 2,058 SF



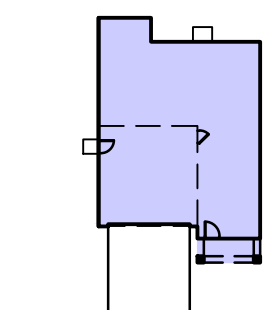
PLAN 3-ELEVATION C
HOUSE FOOTPRINT = 1,420 SF
HOUSE LIVING AREA = 2,058 SF



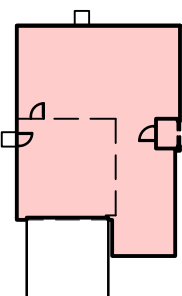
PLAN 3-ELEVATION D
HOUSE FOOTPRINT = 1,420 SF
HOUSE LIVING AREA = 2,058 SF



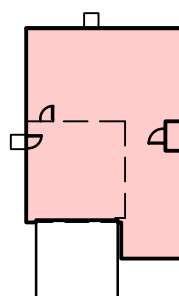
PLAN 3-ELEVATION E
HOUSE FOOTPRINT = 1,420 SF
HOUSE LIVING AREA = 2,058 SF



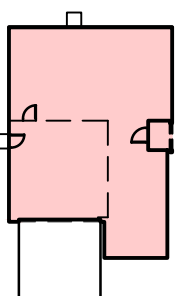
PLAN 3-ELEVATION F
HOUSE FOOTPRINT = 1,420 SF
HOUSE LIVING AREA = 2,058 SF



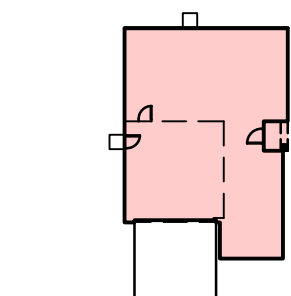
PLAN 4-ELEVATION A
HOUSE FOOTPRINT = 1,453 SF
HOUSE LIVING AREA = 2,225 SF



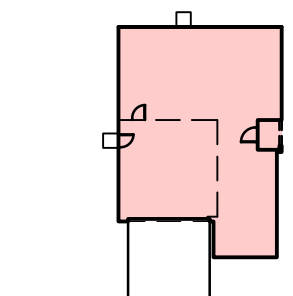
PLAN 4-ELEVATION B
HOUSE FOOTPRINT = 1,452 SF
HOUSE LIVING AREA = 2,209 SF



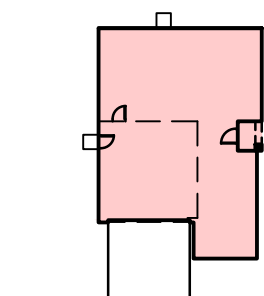
PLAN 4-ELEVATION C
HOUSE FOOTPRINT = 1,452 SF
HOUSE LIVING AREA = 2,209 SF



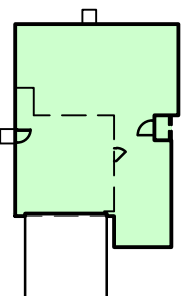
PLAN 4-ELEVATION D
HOUSE FOOTPRINT = 1,452 SF
HOUSE LIVING AREA = 2,215 SF



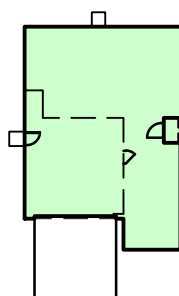
PLAN 4-ELEVATION E
HOUSE FOOTPRINT = 1,434 SF
HOUSE LIVING AREA = 2,191 SF



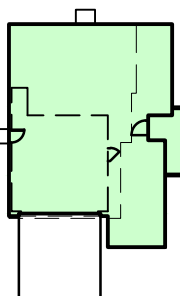
PLAN 4-ELEVATION F
HOUSE FOOTPRINT = 1,452 SF
HOUSE LIVING AREA = 2,209 SF



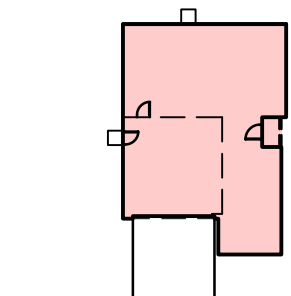
PLAN 2 (INTERIOR)-ELEVATION A
HOUSE FOOTPRINT= 1,382 SF
HOUSE LIVING AREA= 1,878 SF



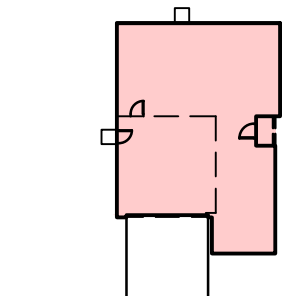
PLAN 2 (INTERIOR)-ELEVATION B
HOUSE FOOTPRINT= 1,382 SF
HOUSE LIVING AREA= 1,890 SF



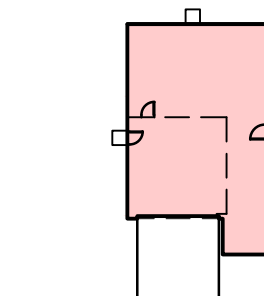
PLAN 2 (EXPANDED PATIO)-ELEVATION A
HOUSE FOOTPRINT= 1,473 SF
HOUSE LIVING AREA= 1,878 SF



PLAN 4 (INTERIOR)-ELEVATION A
HOUSE FOOTPRINT = 1,446 SF
HOUSE LIVING AREA = 2,209 SF



PLAN 4 (INTERIOR)-ELEVATION B
HOUSE FOOTPRINT = 1,446 SF
HOUSE LIVING AREA = 2,209 SF



PLAN 4 (EXPANDED PATIO)-ELEVATION A
HOUSE FOOTPRINT = 1,496 SF
HOUSE LIVING AREA = 2,209 SF

PLAN TYPES

SCALE: 1" = 40'

LOT NO.	LOT AREA (SF)	PLAN TYPE	*FOOTPRINT (SF)	LOT COVERAGE
1	2,788	1E	1,193	42.8%
2	2,788	2B-INT	1,382	49.6%
3	2,788	4B	1,452	52.1%
4	2,788	1F	1,193	42.8%
5	2,788	3E	1,420	50.9%
6	2,788	4A-INT	1,446	51.9%
7	2,788	2A-INT	1,382	49.6%
8	2,788	3D	1,420	50.9%
9	2,788	1B	1,193	42.8%
10	2,788	3A	1,420	50.9%
11	2,788	1D	1,193	42.8%
12	2,788	2A-INT	1,382	49.6%
13	2,788	4A-INT	1,446	51.9%
14	2,788	3E	1,420	50.9%
15	2,788	1B	1,193	42.8%
16	3,024	2A-INT	1,382	45.7%
17	5,479	4A-EXP	1,496	27.3%
18	3,264	2C	1,391	42.6%
19	2,788	1A	1,193	42.8%
20	2,866	3B	1,420	49.5%
21	2,866	2A-INT	1,382	48.2%
22	2,788	3D	1,420	50.9%
23	3,264	4E	1,434	43.9%
24	3,264	2E	1,393	42.7%
25	2,788	1D	1,193	42.8%
26	2,866	4B-INT	1,446	50.5%
27	2,866	1E	1,193	41.6%
28	2,788	3C	1,420	50.9%
29	3,264	4D	1,452	44.5%
30	3,264	2D	1,392	42.6%
31	2,788	1C	1,193	42.8%
32	2,866	4A-INT	1,446	50.5%
33	2,866	3F	1,420	49.5%
34	2,788	2B-INT	1,382	49.6%
35	3,264	4C	1,452	44.5%
36	3,447	2F	1,392	40.4%
37	3,844	3D	1,420	36.9%
38	3,022	4B-INT	1,446	47.8%
39	6,513	2B-INT	1,382	21.2%
40	5,436	1E	1,193	21.9%
41	5,094	4A	1,452	28.5%
42	6,101	3C	1,420	23.3%
43	4,836	4B	1,452	30.0%
44	5,937	2A-EXP	1,473	24.8%
45	4,033	4E	1,434	35.6%
46	3,174	1A	1,193	37.6%
47	3,368	3F	1,420	42.2%
48	2,991	4A-INT	1,446	48.3%
49	2,788	3E	1,420	50.9%
50	3,264	2B-INT	1,382	42.3%
51	3,264	4D	1,452	44.5%
52	2,788	3D	1,420	50.9%
53	3,011	1B	1,193	39.6%
54	3,031	2A	1,393	46.0%
55	2,788	4A-INT	1,446	51.9%
56	3,264	2C	1,391	42.6%
57	3,264	4E	1,434	43.9%
58	2,788	2A-INT	1,382	49.6%
59	3,051	3F	1,420	46.5%
60	3,071	4B-INT	1,446	47.1%
61	2,788	1C	1,193	42.8%
62	3,264	2B-INT	1,382	42.3%
63	3,264	4C	1,452	44.5%
64	2,788	3E	1,420	50.9%
65	3,090	2B-INT	1,382	44.7%
66	3,110	1D	1,193	38.4%
67	2,788	4A-INT	1,446	51.9%
68	3,264	2A	1,393	42.7%
69	3,264	2D	1,392	42.6%
70	2,788	1B	1,193	42.8%
71	2,866	4A-INT	1,446	50.5%
72	2,866	2A-INT	1,382	48.2%

LOT NO.	LOT AREA (SF)	PLAN TYPE	*FOOTPRINT (SF)	LOT COVERAGE
73	2,788	3A	1,420	50.9%
74	3,264	4D	1,452	44.5%
75	3,264	2E	1,393	42.7%
76	2,788	4F	1,452	52.1%
77	2,866	1A	1,193	41.6%
78	2,866	2B-INT	1,382	48.2%
79	2,788	3C	1,420	50.9%
80	3,264	4F	1,452	44.5%
81	3,264	2F	1,392	42.6%
82	2,788	1A	1,193	42.8%
83	2,866	3B	1,420	49.5%
84	2,866	1E	1,193	41.6%
85	2,788	3E	1,420	50.9%
86	3,264	4C	1,452	44.5%
87	4,860	1F	1,193	24.5%
88	3,676	4B	1,452	39.5%
89	2,788	3E	1,420	50.9%
90	3,735	1B	1,193	31.9%
91	3,488	3A	1,420	40.7%
92	4,148	2F	1,392	33.6%
93	3,132	1C	1,193	38.1%
94	2,859	3F	1,420	49.7%
95	2,788	1E	1,193	42.8%
96	2,788	2B-INT	1,382	49.6%
97	2,788	1F	1,193	42.8%
98	2,788	3A	1,420	50.9%
99	2,788	1C	1,193	42.8%
100	2,788	4B-INT	1,446	51.9%
101	2,788	3D	1,420	50.9%
102	2,788	1F	1,193	42.8%
103	3,127	3B	1,420	45.4%
104	3,944	2A-EXP	1,382	35.0%
105	2,788	3A	1,420	50.9%
106	2,788	1D	1,193	42.8%
107	3,858	4A-EXP	1,496	38.8%
108	3,649	3B	1,420	38.9%
109	3,075	4B-INT	1,446	47.0%
110	3,075	2B-INT	1,382	44.9%
111	3,075	1F	1,193	38.8%
112	3,075	3C	1,420	46.2%
113	3,075	2A-INT	1,382	44.9%
114	3,075	3D	1,420	46.2%
115	3,075	4B-INT	1,446	47.0%
116	3,075	1F	1,193	38.8%
117	3,075	3F	1,420	46.2%
118	3,722	2E	1,393	37.4%
119	3,914	4A	1,452	37.1%
120	2,993	2A-INT	1,382	46.2%
121	2,993	3C	1,420	47.4%
122	3,018	1A	1,193	39.5%
123	3,183	4B-INT	1,446	45.4%
124	3,386	3B	1,420	41.9%
125	4,026	1D	1,193	29.6%
126	3,264	4C	1,452	44.5%
127	2,788	2A-INT	1,382	49.6%
128	2,957	4A-INT	1,446	48.9%
129	3,006	3C	1,420	47.2%
130	2,788	1D	1,193	42.8%
131	2,788	2B-INT	1,382	49.6%
132	3,264	4E	1,434	43.9%
133	3,264	2A	1,393	42.7%
134	2,788	1D	1,193	42.8%
135	6,288	4A	1,452	23.1%
136	5,049	1F	1,193	23.6%
137	2,788	3B	1,420	50.9%
138	3,264	4B	1,452	44.5%
139	3,264	2F	1,392	42.6%
140	2,788	1E	1,193	42.8%
141	2,981	4B-INT	1,446	48.5%
142	2,981	1C	1,193	40.0%
143	2,788	3D	1,420	50.9%
144	2,788	4B-INT	1,446	51.9%

LOT NO.	LOT AREA (SF)	PLAN TYPE	*FOOTPRINT (SF)	LOT COVERAGE
145	3,264	2D	1,392	42.6%
146	3,264	4B	1,452	44.5%
147	2,788	1B	1,193	42.8%
148	2,788	3F	1,420	50.9%
149	2,981	2A-INT	1,382	46.4%
150	2,981	1F	1,193	40.0%
151	2,788	3E	1,420	50.9%
152	3,264	4F	1,452	44.5%
153	3,264	2E	1,393	42.7%
154	2,788	1C	1,193	42.8%
155	4,126	3A	1,420	34.4%
156	3,925	2B-INT	1,382	35.2%
157	3,280	3F	1,420	43.3%
158	3,834	4A	1,452	37.9%
159	3,759	2C	1,391	37.0%
160	3,218	1B	1,193	37.1%
161	3,442	3A	1,420	41.3%
162	3,442	2B-INT	1,382	40.2%
163	3,218	4A-INT	1,446	44.9%
164	3,218	3C	1,420	44.1%
165	3,759	2B-INT	1,382	36.8%
166	3,690	2B-INT	1,382	37.5%
167	3,157	3D	1,420	45.0%
168	4,299	4A	1,452	33.8%
169	3,984	1C	1,193	29.9%
170	2,788	2A-INT	1,382	49.6%
171	3,264	4E	1,434	43.9%
172	3,264	2A	1,393	42.7%
173	2,788	1D	1,193	42.8%
174	3,984	4B	1,452	36.4%
175	3,984	1E	1,193	29.9%
176	2,788	3C	1,420	50.9%
177	3,240	4F	1,452	44.8%
178	3,264	2C	1,391	42.6%
179	2,788	3B	1,420	50