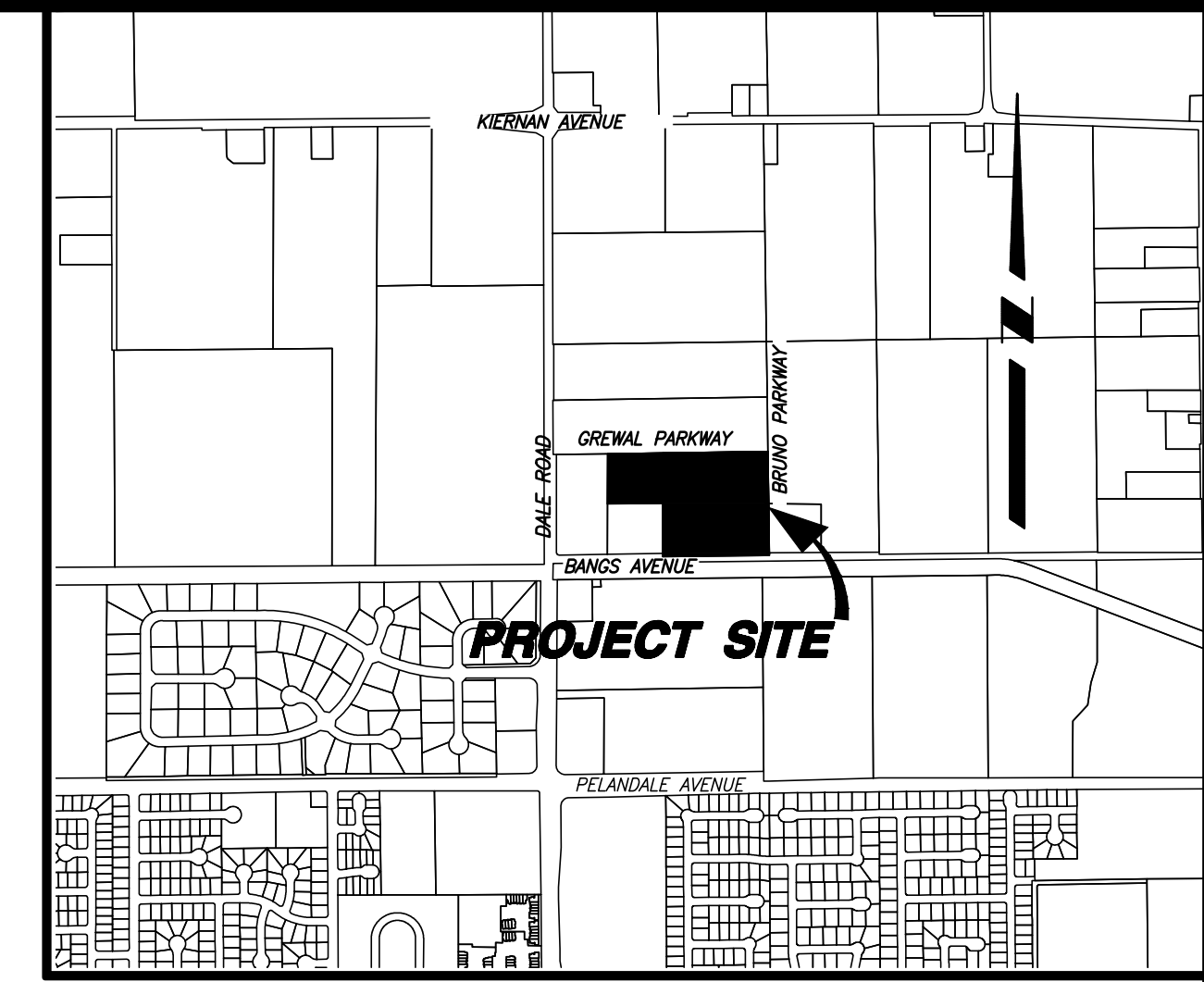


VESTING TENTATIVE PARCEL MAP THE COLLECTIVE MODESTO, CALIFORNIA

BEING ALL OF PARCEL 2 AND PARCEL 3 EXCEPTING THE SOUTHERLY (291 FEET) OF WESTERLY (150 FEET) OF PARCEL LOT 2 AS SHOWN ON MAP 19-PM-12 RECORDED MAY 8, 1974 IN INSTRUMENT NO 44220, IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, STATE OF CALIFORNIA BEING A PORTION OF S 1/2 OF THE NW 1/4 OF SECTION 1 TOWNSHIP 3 SOUTH, RANGE 8 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF MODESTO, STANISLAUS COUNTY, STATE OF CALIFORNIA.

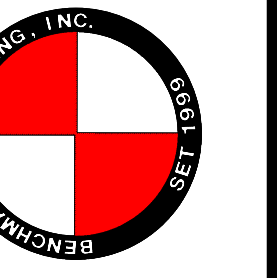


VICINITY MAP
NTS

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

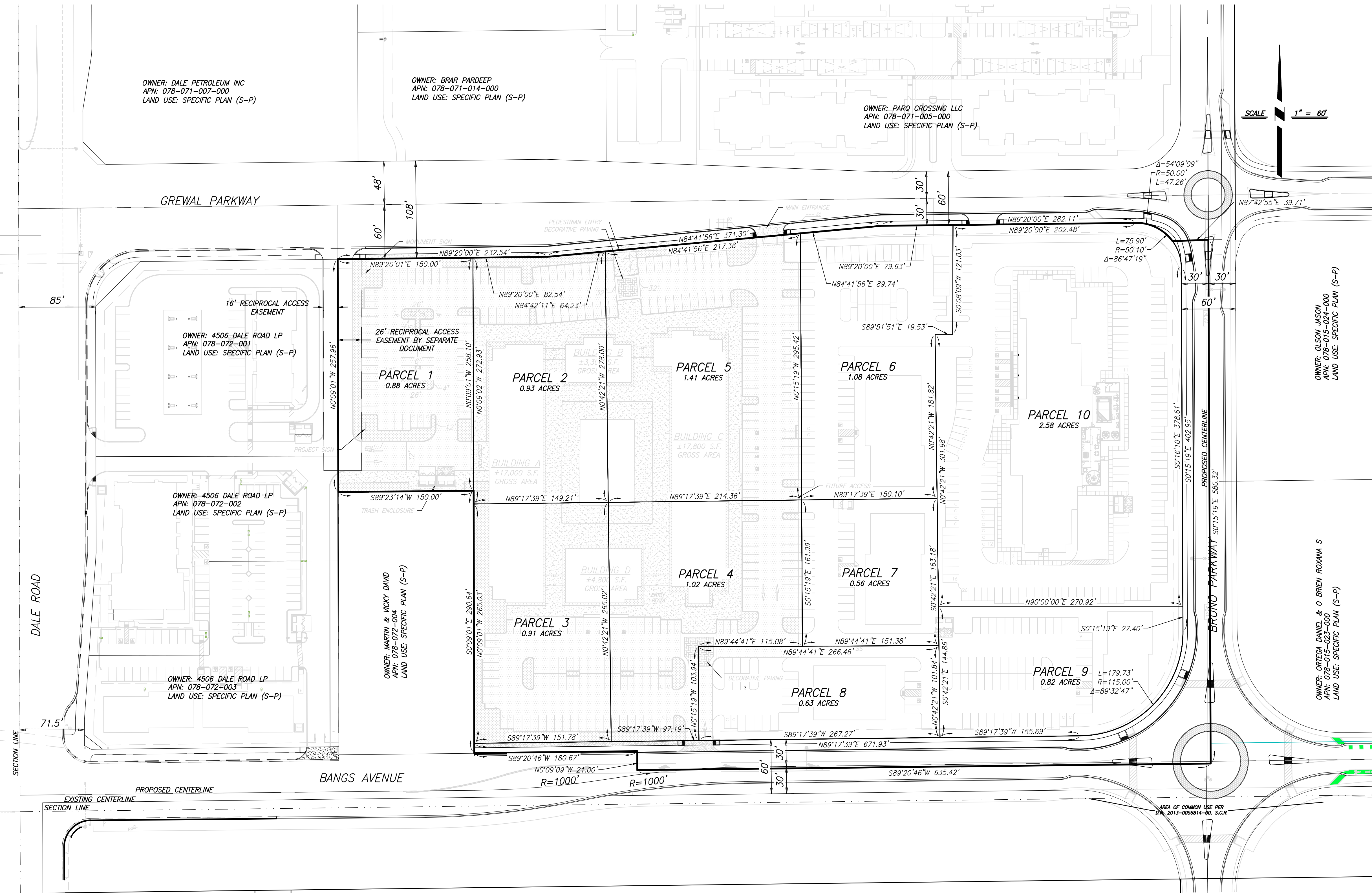
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17TH STREET • MODESTO, CALIFORNIA • 95354
(209) 548-9300



VESTING TENTATIVE PARCEL MAP
THE COLLECTIVE
MODESTO, CALIFORNIA

JOB NO. 154601
DATE 08-30-2023
DR BY JS
CK BY MR
SCALE AS SHOWN

SHEET NUMBER
1
OF 2 SHEETS



GENERAL NOTES:

- ASSESSORS PARCEL NO: 078-072-005
- EXISTING ZONING: SP-SPECIFIC PLAN
- EXISTING GENERAL PLAN: BP-BUSINESS PARK
- TOTAL AREA OF THIS SUBDIVISION IS 10.8± ACRES CONTAINING 11 PARCELS.
- STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MODESTO STANDARD SPECIFICATIONS.
- ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPARTMENT STANDARDS.
- THE SITE IS RELATIVELY FLAT, WITH 0%-1% SLOPES.
- NO AREAS ARE SUBJECT TO INUNDATION BY FLOOD WATERS.
- WATER SUPPLY: BY CITY OF MODESTO.
- SEWAGE DISPOSAL: BY CITY OF MODESTO.
- STORM DRAINAGE: CITY OF MODESTO PER KIERNAN BUSINESS PARK EAST MASTER FACILITIES PLAN AND ANY APPROVED REVISIONS THEREOF FOR STREET RIGHT-OF-WAY ONLY.
- EROSION CONTROL PER CITY OF MODESTO ORDINANCES AND STANDARDS.
- TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MODESTO.
- ALL IMPROVEMENTS AND PUBLIC FACILITIES ALONG GREWAL PARKWAY, AND BANGS AVENUE WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
- ALL PROPOSED PARCELS ARE PROPOSED TO DRAIN ON-SITE.
- ALL PROPOSED PARCELS SHALL HAVE A RECIPROCAL INGRESS EGRESS ACCESS EASEMENT.

OWNER/APPLICANT:

OASIS INVESTMENTS LP
PO BOX 1530
TURLOCK, CA 95381
PHONE: (209) 648-7985
CONTACT: TONY BRUNO
TONY@DR-INC.COM

ENGINEER:

BENCHMARK ENGINEERING INC.
MODESTO, CA 95354
PHONE: (209) 548-9300

LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT ASSEMBLY		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL ELECTROLIER		
TRAFFIC SIGNAL		
POWER POLE		
TYPICAL SIGNAGE		
UTILITY BOX		
ORIGINAL GROUND		
1' CONTOURS		
CURB, GUTTER AND SIDEWALK		
APN ASSESSOR'S PARCEL NUMBER		