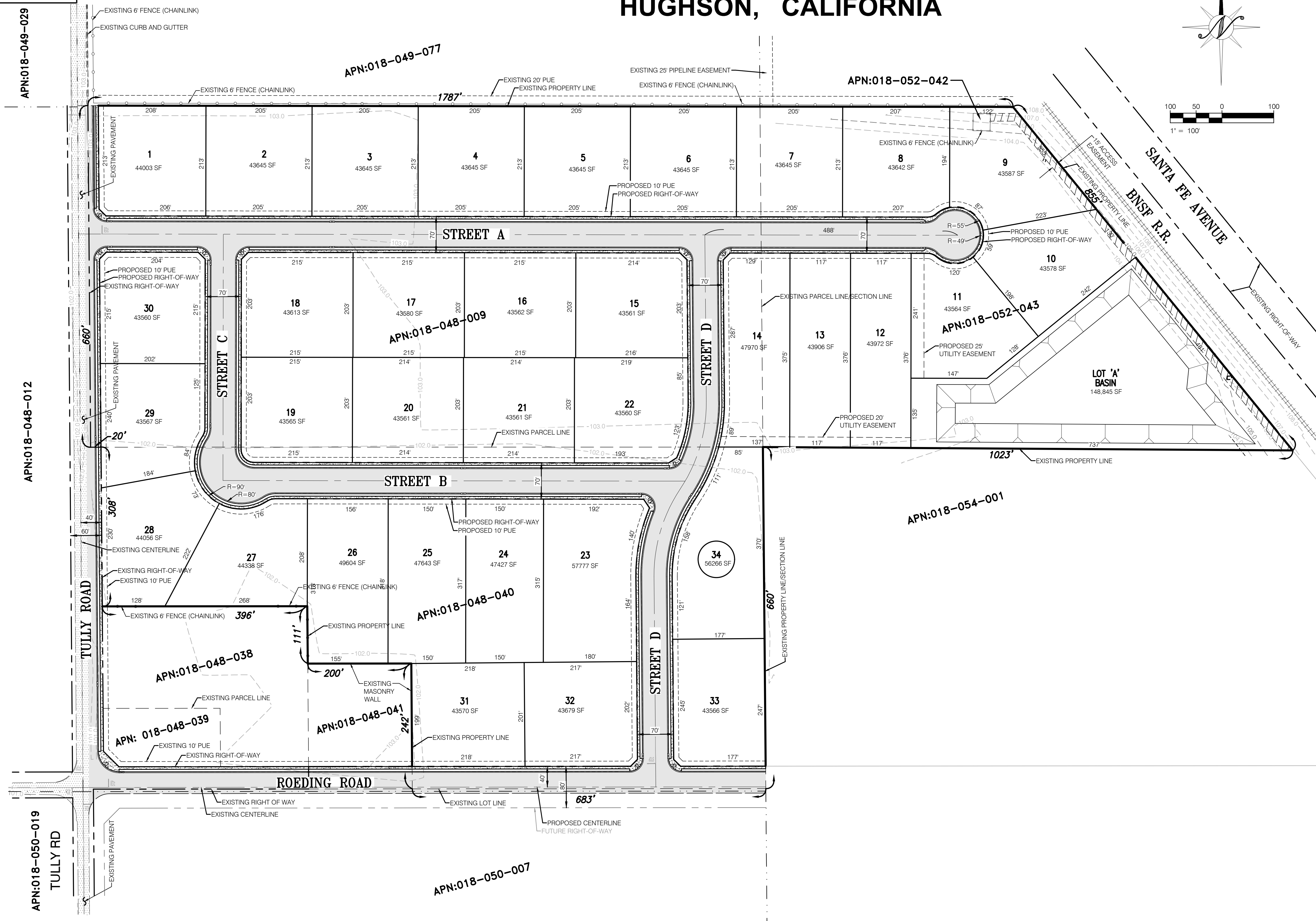


TULLY ROAD SUBDIVISION

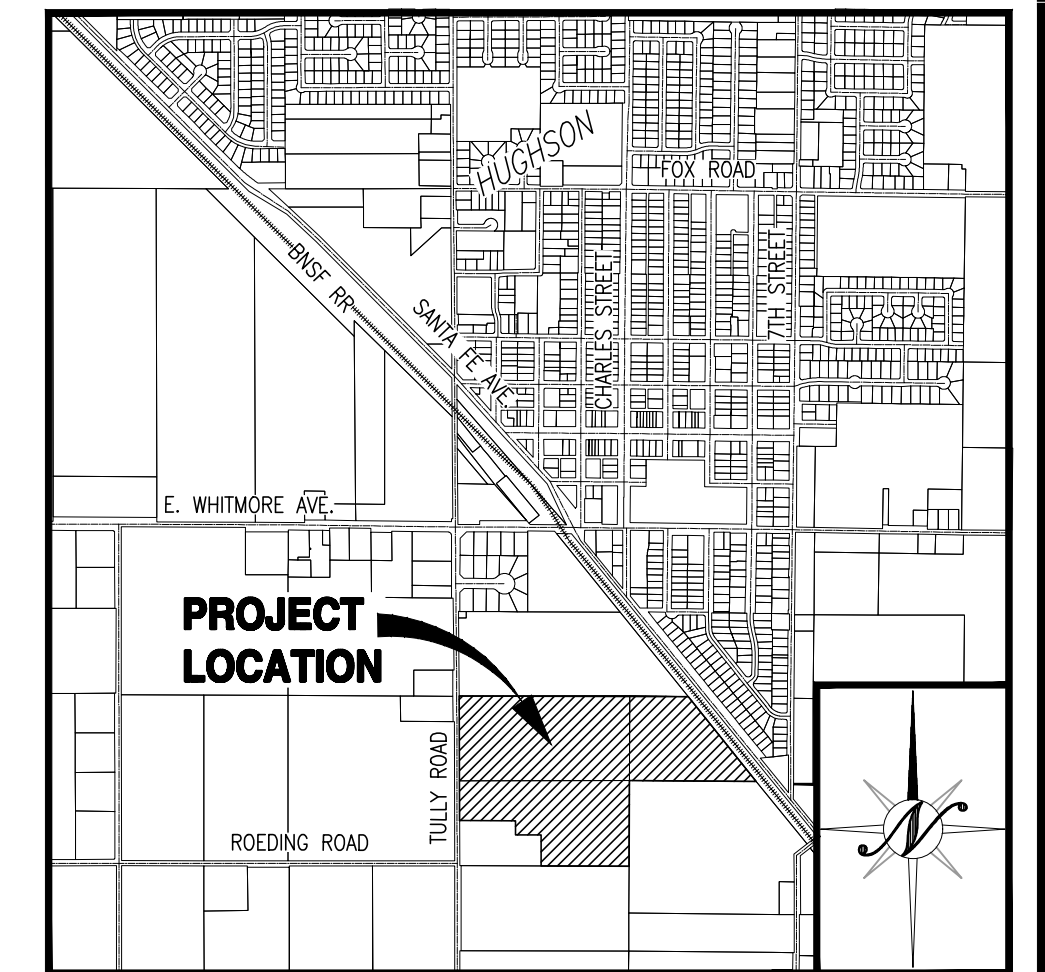
VESTING TENTATIVE SUBDIVISION MAP

HUGHSON, CALIFORNIA



LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS, CITY OF HUGHSON AND DESCRIBED AS FOLLOWS: ASSESSOR'S MAP PARCELS 018-048-009, 018-052-043, 018-048-040. 46.44 ACRES ±



VICINITY MAP

SHEET INDEX

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| 1. | TM-1 | TENTATIVE SUBDIVISION MAP |
| 2. | TM-2 | TENTATIVE SUBDIVISION MAP UTILITIES AND DETAILS |

PROJECT INFORMATION

A. REGULATORY AGENCY:	CITY OF HUGHSON 7018 PINE STREET HUGHSON, CA 95326 T: (209) 883-4055 CONTACT: RACHEL WYSE, COMMUNITY DEVELOPMENT DIRECTOR	
B. APPLICANT:	ALPINE PACIFIC NUT CO., INC. 6413 E. KEYES ROAD HUGHSON, CA 95326 T: (209) 867-8688 CONTACT: CATHERINE MUNDT, PARTNER	
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12th STREET MODESTO CA, 95354 T: (209) 524-3525 CONTACT: NATHAN BRAY	
D. ASSESSOR'S PARCEL NUMBER:	018-048-040, 018-048-009, 018-052-043	
E. EXISTING LAND USE:	AGRICULTURE	
F. PROPOSED LAND USE:	INDUSTRIAL	
G. EXISTING ZONING/GP:	INDUSTRIAL / INDUSTRIAL	
H. PROPOSED ZONING/GP:	INDUSTRIAL / INDUSTRIAL	
I. TOTAL PROJECT SIZE:	46.44 ± ACRES	
J. NET ACREAGE:	45.15 ± ACRES	
K. TOTAL NUMBER OF LOTS:	34 = BASIN LOT	
L. NET DENSITY:	0.78 UNITS/AC	
M. TYPICAL LOT SIZE:	VARIES - 1 ACRE MINIMUM	
N. MAXIMUM FOOTPRINT COVERAGE:	60%	
O. PARKING:	AS REQUIRED PER MUNICIPAL CODE FOR THE USE.	
P. CONTOURS:	1.0-FOOT INTERVALS	
Q. UTILITIES:	WATER SYSTEM - SANITARY SEWER - STORM DRAINAGE - GAS - ELECTRIC - TELEPHONE - SCHOOL DISTRICT -	CITY OF HUGHSON CITY OF HUGHSON PRIVATE RETENTION SYSTEM POSE TID AT&T HUGHSON UNIFIED SCHOOL DISTRICT

GENERAL NOTES

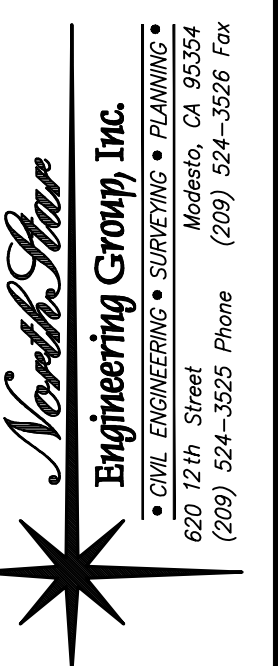
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF HUGHSON IMPROVEMENT STANDARDS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE TO BE CONVEYED TO AN ON-SITE STORM DRAIN RETENTION BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE CITY OF HUGHSON STANDARDS AND SPECIFICATIONS.
3. ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWQ AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
4. SANITARY SEWER TO BE CONSTRUCTED TO THE CITY OF HUGHSON STANDARDS AND SPECIFICATIONS.
5. WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF HUGHSON STANDARDS AND SPECIFICATIONS.
6. STREET LIGHTING SHALL BE INSTALLED PER THE CITY OF HUGHSON STANDARD SPECIFICATIONS.
7. PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS AND PUBLIC RIGHTS-OF-WAY.
8. THE SUBDRIVER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDRUMION MAPS* AS SET FORTH BY THE SUBDRUMION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAP'S FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
9. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTTAGES.
10. ALL EXISTING STRUCTURES AND TREES WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
11. ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE CITY OF HUGHSON ZONING CODE TABLE 17.02.012.1 (INDUSTRIAL ZONE).

[illegible]

VESTING TENTATIVE SUBDIVISION MAP

TULLY ROAD SUBDIVISION

CALIFORNIA I



B #:	22-3166
TE:	02/01/2023
ALE:	AS SHOWN
AWN:	TG
SIGN:	TG
K'D:	NB

SHEET
NUMBER

TM-1

