

8999 Riser 1963" in the abutment at the northwest end of the 4th Street bridge, ELEVATION 287.21 (NAVD88)

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances, and markings were used in depicting the locations of underground utilities. However, lacking excavation, the exact location and depth of underground utility features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Flood Zone: project lies in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot with drainage areas less than one square mile per FEMA FIRM LOMR-APP Case No. 17-09-1234P effective 1/8/2018 Panel 185 of 955 revision to FIRM Panel 06065C0185D per FEMA

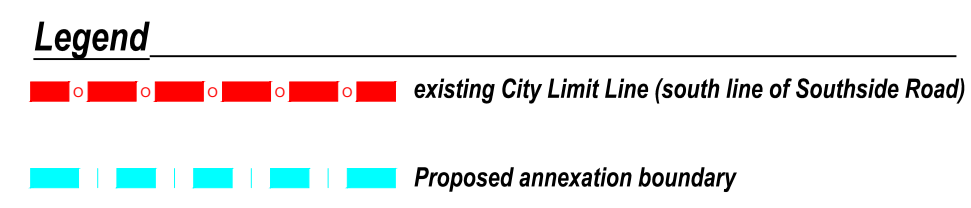
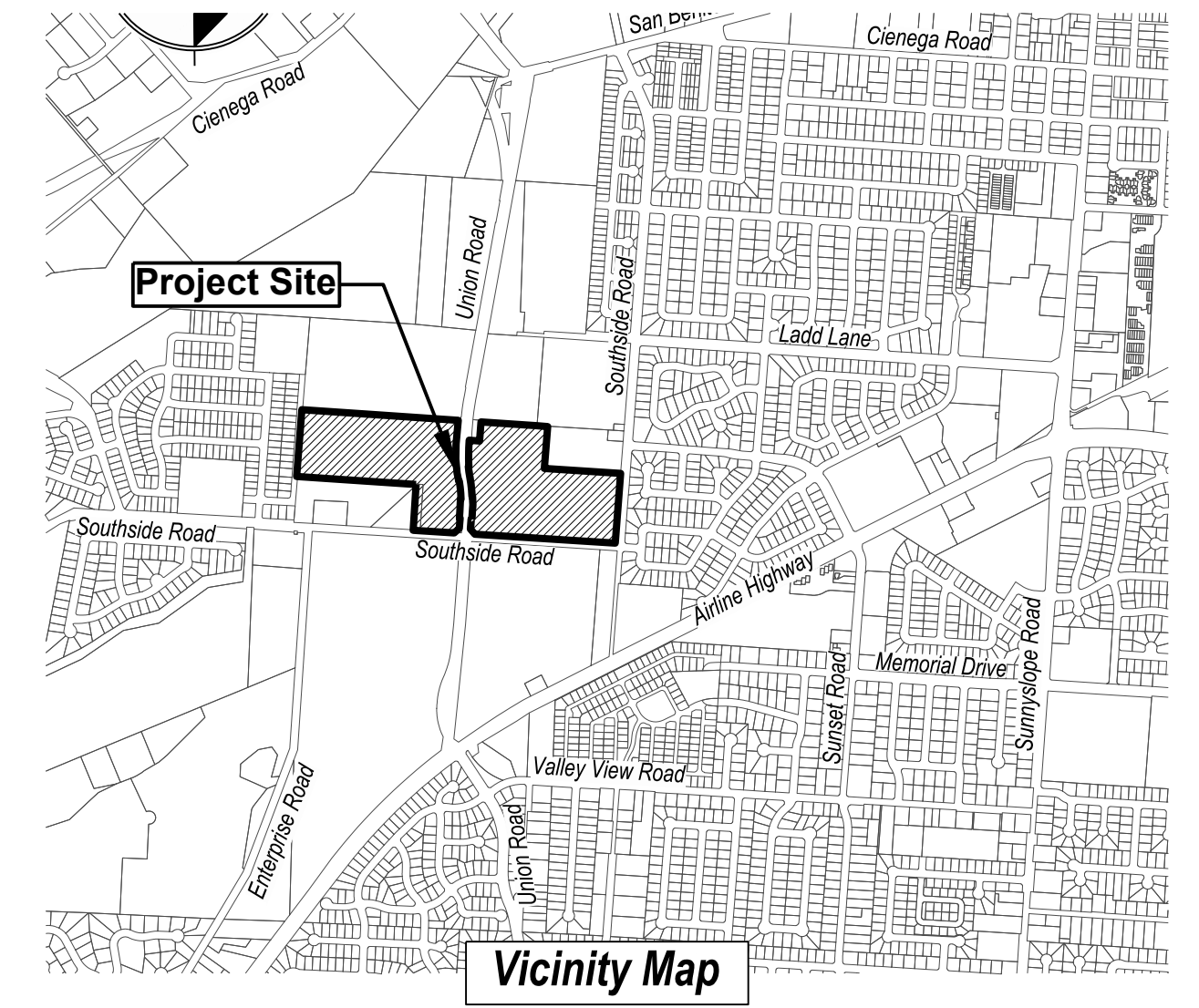
Seismic Zone: Areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map.

Boundary Note: The boundary and easement information shown is based on record information contained within the documents noted together with found physical monuments. All full boundary resolution and determination will accompany the subdivision mapping when appropriate.

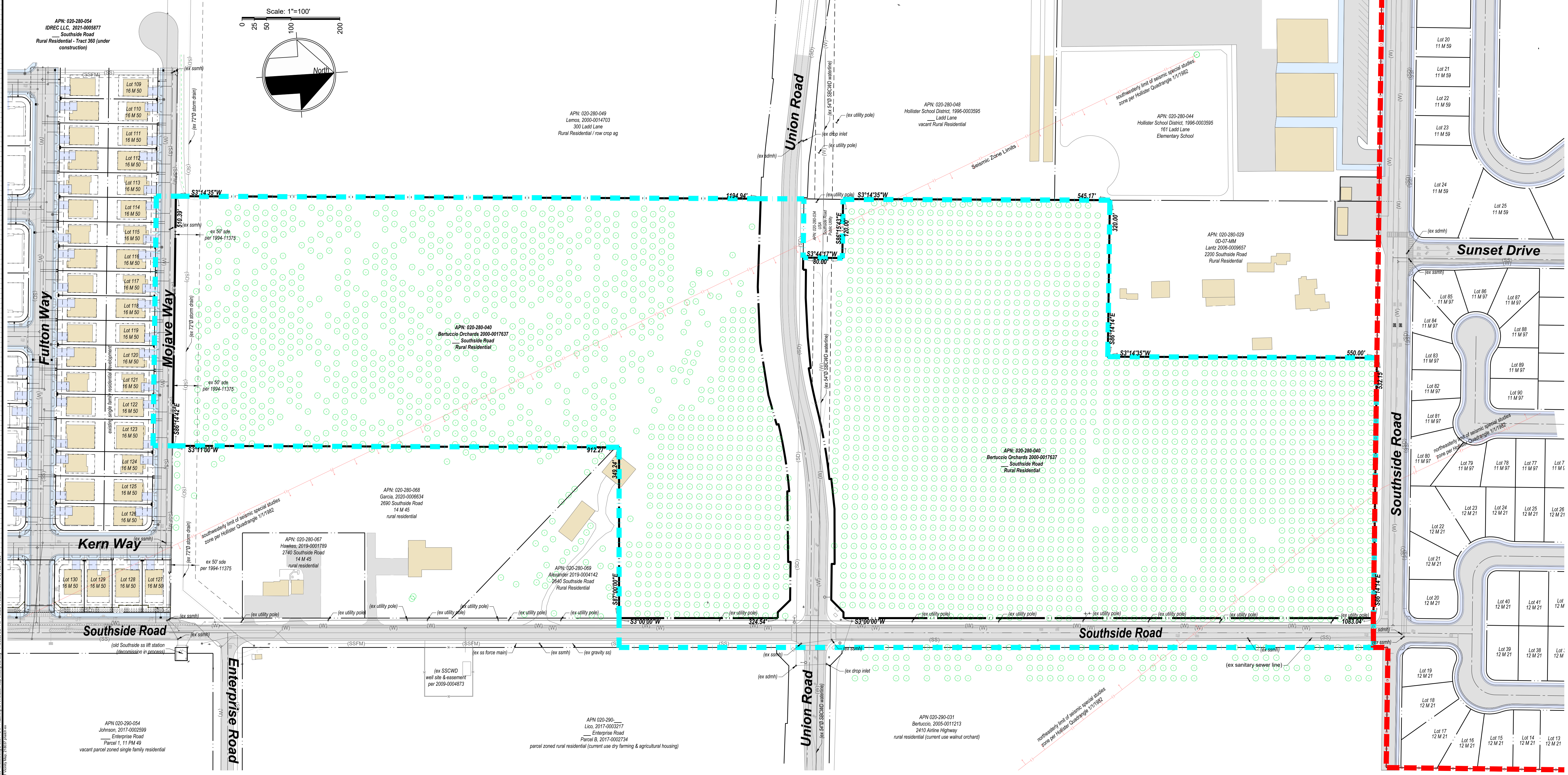
Project Data

Project Name: Bertuccio Corners
Assessors Parcel Number: 020-280-040
Property Location: 0 Southside Road (project is located near the intersection of Union Road and Southside Road)
Parcel Size: 35.04 acres
Proposed Pre-zoning Designation: Specific Plan or Residential/Performance Overlay
San Benito County Zoning: Rural Residential
San Benito County General Plan: Residential Mixed
City of Hollister General Plan: Low Density Residential
Number of Existing Dwelling Units/Buildings: 0
Flood Zone: project lies in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot with drainage areas less than one square mile per FEMA FIRM LOMR-APP Case No. 17-09-1234P effective 1/8/2018 Panel 185 of 955 revision to FIRM Panel 06065C0185D per FEMA
Seismic Zone: areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map.
Water District: project property is entirely with the Sunnyslope County Water District Boundary
Proposed Pre-zoning: Specific Plan or Residential/Performance Overlay
Boundary of Proposed Annexation: All of APN 020-280-040 including the adjacent dedicated right of ways of Southside Road and Mojave Way as required by LAFCO Policy 2.2.19
Use of Adjacent Properties: as labeled on face of plan - generally as follows:
 West: Elementary School, RR parcel, vacant RR parcel, RR parcel w/1-Residence & row crop agriculture.
 North: Single Family Residential
 East: RR parcel w/ walnut orchard, RR parcel w/ dry farming, RR parcels w/residences
 South: Single Family Residential
Easements:
 USA waterline easement along north side of Union Road (managed by SBCWD)
 San Benito County storm drain easement along the north side of Mojave Way
Streets/Alleys: all existing streets are as shown on site plan below. Conceptual planned streets are shown on sheet 2
Utilities/Services: project shall be served by existing water, sewer, storm drain and electrical utility mains that exist in Southside Road and Mojave Way.

831.636.6175 / joe@tonasciafarms.com
Owner: Bertuccio Orchards LP, a California limited partnership
 2325 Southside Road
 Hollister, CA 95023
 831.636.6175 / joe@tonasciafarms.com
Owner's/Applicant's Agent: K2 Solutions LLC, Karson Klauer
 1485 Rosebud Ct.
 Hollister, CA 95023
 831.801.0858 / k2solutions.sbc@gmail.com
Engineer/Surveyor: MH Engineering, Allen Andrade
 16075 Vineyard Blvd.
 Morgan Hill, CA 95037
 831.524.2212 / allena@mhengineering.com



- Sheet Index**
- Existing Site Plan
 - Conceptual Site Plan



NOTES:

Basis of Bearings: The bearings shown on this map are based on the centerline of Southside Road as found monumented and recorded as North 3° 00'00" East on that map thereof filed in Book 1 of Maps, Page 44 San Benito County Records.

Benchmark: Elevations shown on this plan set are based on NGS 8698, GUG282 - CGS disk stamped B698 Resh 1963" in the abutment at the northwest end of the 4th Street bridge, ELEVATION 267.21 (NAVD83)

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances, and markings were used in depicting the locations of underground utilities. However, lacking excavation, the exact location and depth of underground utility features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Flood Zone: project lies in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile per FEMA FIRM LOMR-APP Case No 17-09-1234P effective 1/8/2018 Panel 185 of 955 revision to FIRM Panel 06069C0185D per FEMA

Seismic Zone: Areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map.

Boundary Note: The boundary and easement information shown is based on record information contained within the documents noted together with found physical monuments. All full boundary resolution and determination will accompany the subdivision mapping when appropriate.

Unit Breakdown Review - Bertuccio Corners
 Job#: 218037
 date: 2023-04-18

	total gross SF	# of single family residential lots	# of duplex residential lots	SF of multifamily lots	SF of commercial lots	total dwelling units	residential dwelling units per gross acre
Phase 1	173,907	16	6	0	0	28	4.0
Phase 2	311,120	47	0	0	0	47	6.6
Phase 3	155,507	8	3	0	29,745	14	2.2
Phase 4	205,151	16	4	25,274	0	34	3.4
Phase 5	249,054	17	4	28,002	28,208	36	3.0
Phase 6	259,627	30	2	0	0	34	5.0
Phase 7	167,404	20	1	0	0	22	5.2
total	1,521,771	154	20	53,276	57,953	215	4.4

Project Data (Conceptual Plan)

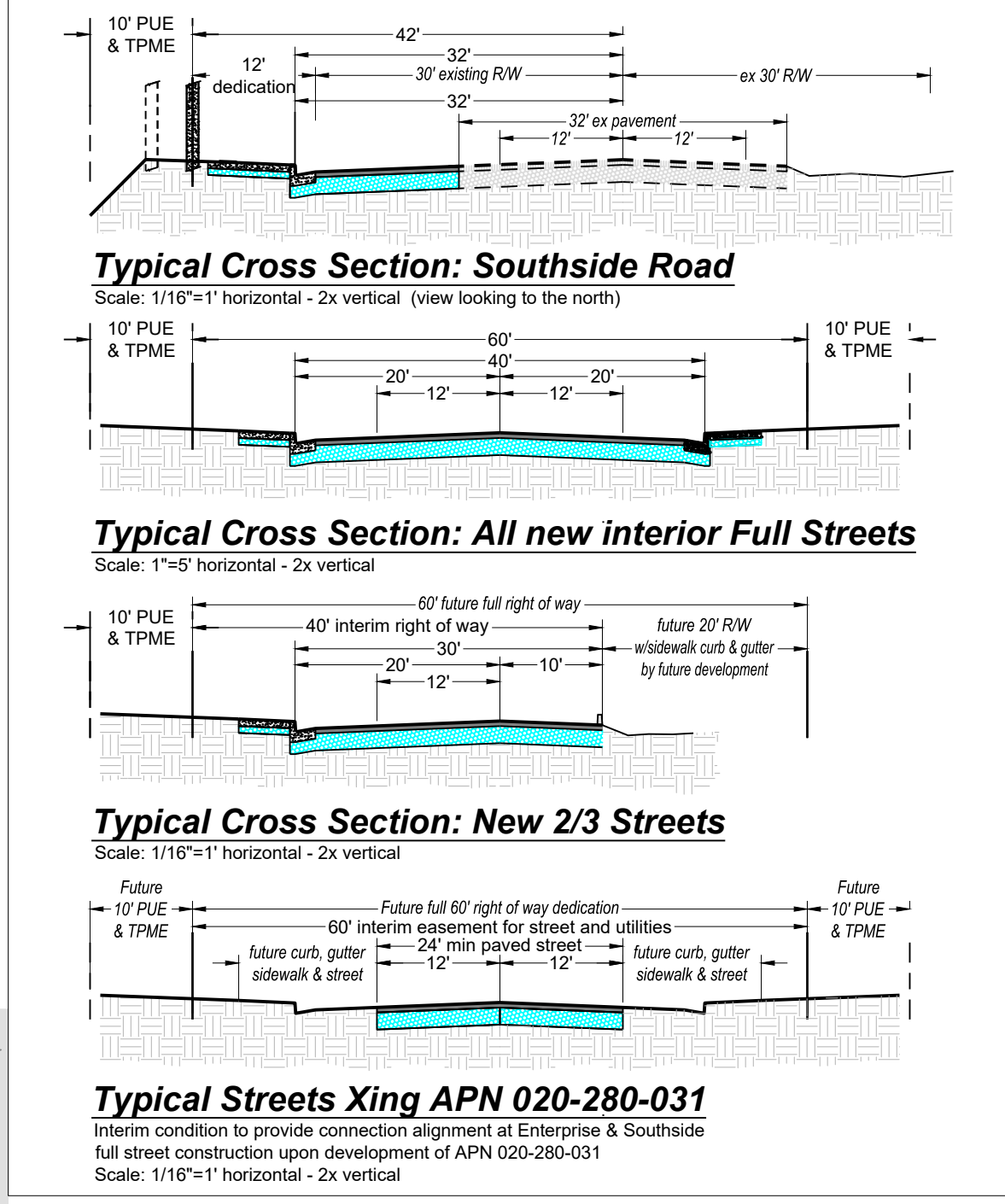
Project Name: Bertuccio Corners
see sheet 1 for project data related to existing site
Assessor's Parcel Number: 020-280-040
Parcel Size: 35.04 acres
Proposed Prezoning Designation: Specific Plan or Residential/Performance Overlay

Number of Existing Dwelling Units/Buildings: 0
Flood Zone: project lies in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile per FEMA FIRM LOMR-APP Case No 17-09-1234P effective 1/8/2018 Panel 185 of 955 revision to FIRM Panel 06069C0185D per FEMA. Project shall extend flood study to justify the construction of the proposed project per FEMA rules.

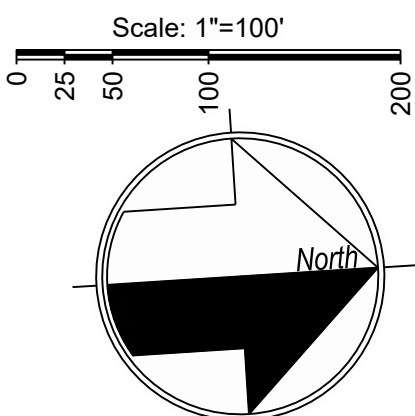
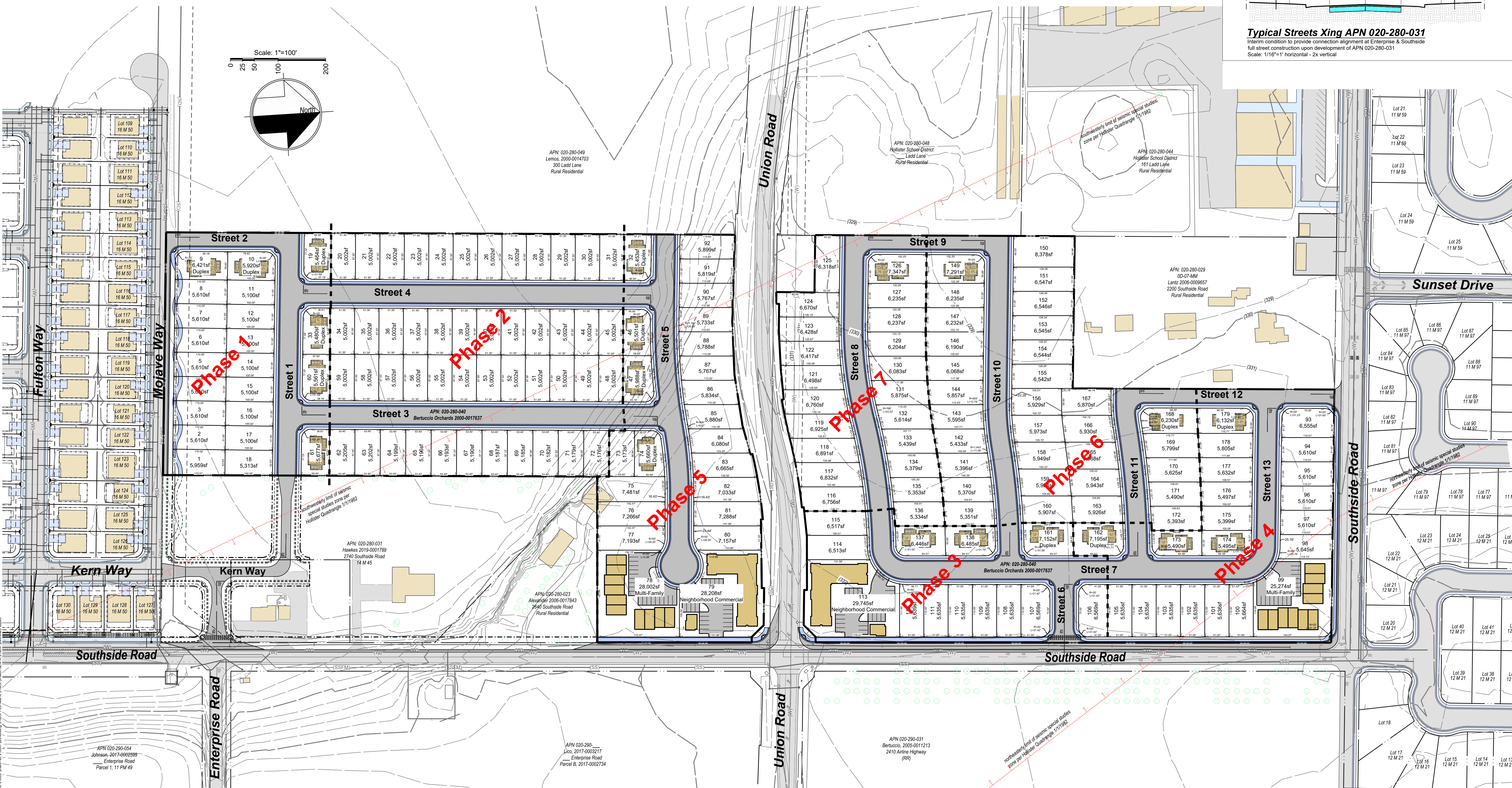
Seismic Zone: areas of this project site fall within a seismic special studies zone along a branch of the Calaveras Fault according to the State of California Special Studies Zone Map, Hollister Quadrangle Effective January 1, 1982. These areas are between the lines labeled as such on the map. Project shall prepare required geologic investigation to justify construction proposed complies with the Alquist Priolo map requirements for all areas within mapped seismic zones.

Water District: project property is entirely with the Sunnyslope County Water District Boundary
Proposed Prezoning: Specific Plan or Residential/Performance Overlay

Conceptual Project Description: Development of the property as a specific plan or residential/performance overlay with a mix of single family residences, multi-family residences, and neighborhood commercial. Street improvements shall include improvement of Southside Road frontage the City of Hollister standard for a 4' right of way including pavement, curb gutter & sidewalk, landscape, and landscape wall along with improvements to the Union/Southside intersection and new interior streets as shown. Utility improvements shall include branches off the existing sewer and water mains in Southside Road and Mojave Way to provide services to the proposed lots and undergrounding the existing overhead line along Southside Road with new underground services to each lot. Drainage improvements shall include stormwater mitigation as required by CCRWQCB with retention in landscaped swales along the north side of Union Road and along the north side of Mojave Way (within the existing SDE) for treatment and retention prior to sewer weather discharge into the Enterprise storm drain that runs along the south line of this property.



Typical Streets Xing APN 020-280-031
 Interim condition to provide connection alignment at Enterprise & Southside full street construction upon development of APN 020-280-031
 Scale: 1/16"=1' horizontal - 2x vertical



04/16/2023 4:28pm
FOR PLANCHHECK ONLY
 REGISTERED PROFESSIONAL ENGINEER
 ALLEN T. ANDREWS
 C58384
 EXP. 12-31-2020
FOR PLANCHHECK ONLY
 update all sheets per approval

MH engineering Co.
 Morgan Hill, CA 95037
 16075 Vineyard Boulevard

Conceptual Site Plan
Bertuccio Corners Pre Zoning & Annexation

DATE: 2023-04-18
 SCALE: 1"=100'
 DRAWN BY: ab
 CHECKED BY: jr
 JOB NO: **218037**
 SHEET: **2**
 OF: **2**