

GENERAL NOTES

PROJECT NAME: EVERGLEN 2
 OWNER: PAD INVESTMENT TRUST, ET AL
 150 SAN FELIPE ROAD
 HOLLISTER, CA 95023
 (831)970-0318

SUBDIVIDER: PAD INVESTMENT TRUST, ET AL
 150 SAN FELIPE ROAD
 HOLLISTER, CA 95023
 (831)970-0318

ENGINEER: HMM ENGINEERS
 1570 OAKLAND ROAD
 SAN JOSE, CA 95131
 PETE SMITH, RCE #46225
 (408)487-2200x2308

- STREET LOCATION: 241 N CHAPPELL ROAD
- EXISTING ZONING: R1-L/PZ (LOW DENSITY RESIDENTIAL PERFORMANCE OVERLAY)
- PROPOSED ZONING: PLANNED DEVELOPMENT
- EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- WATER SUPPLY: CITY OF HOLLISTER WATER SYSTEM
- SEWAGE DISPOSAL: CITY OF HOLLISTER
- ASSESSOR'S PARCEL #(S): 051-230-0050
- STREET TREES: SHALL CONFORM TO CITY OF HOLLISTER STANDARDS

- TOTAL SITE AREA: ±0.87 ACRES
- PUBLIC STREET DEDICATION: ±0.00 ACRES
- NET SITE AREA: ±0.87 NET ACRES
- PROPOSED LOTS: 7
- AVERAGE LOT SIZE: 5,384 SF
- MINIMUM LOT SIZE: 3,735 SF
- AREA OF OPEN SPACE: 0 SF
- TOTAL UNITS: 7 UNITS
- NET DENSITY: 8.05 DU/AC
- FLOOD ZONE: X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE, ORDER NUMBER 0131-625683-SRP.

- REFER TO PLANNED DEVELOPMENT PERMIT (XX-XX) SUBMITTED TO THE CITY, PLANNED DEVELOPMENT PERMIT FOR EVERGLEN 2, FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF HOLLISTER.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.

LEGEND

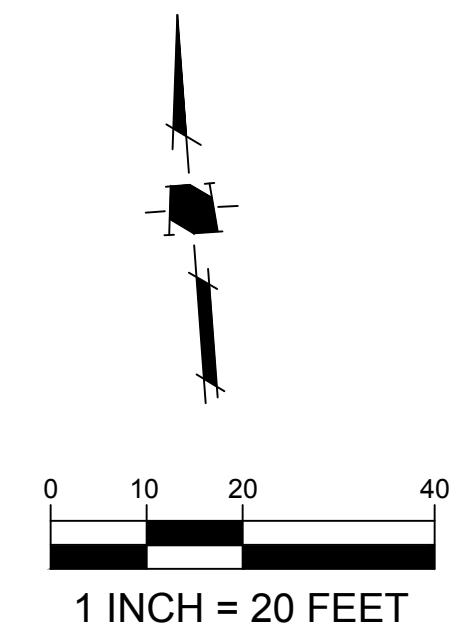
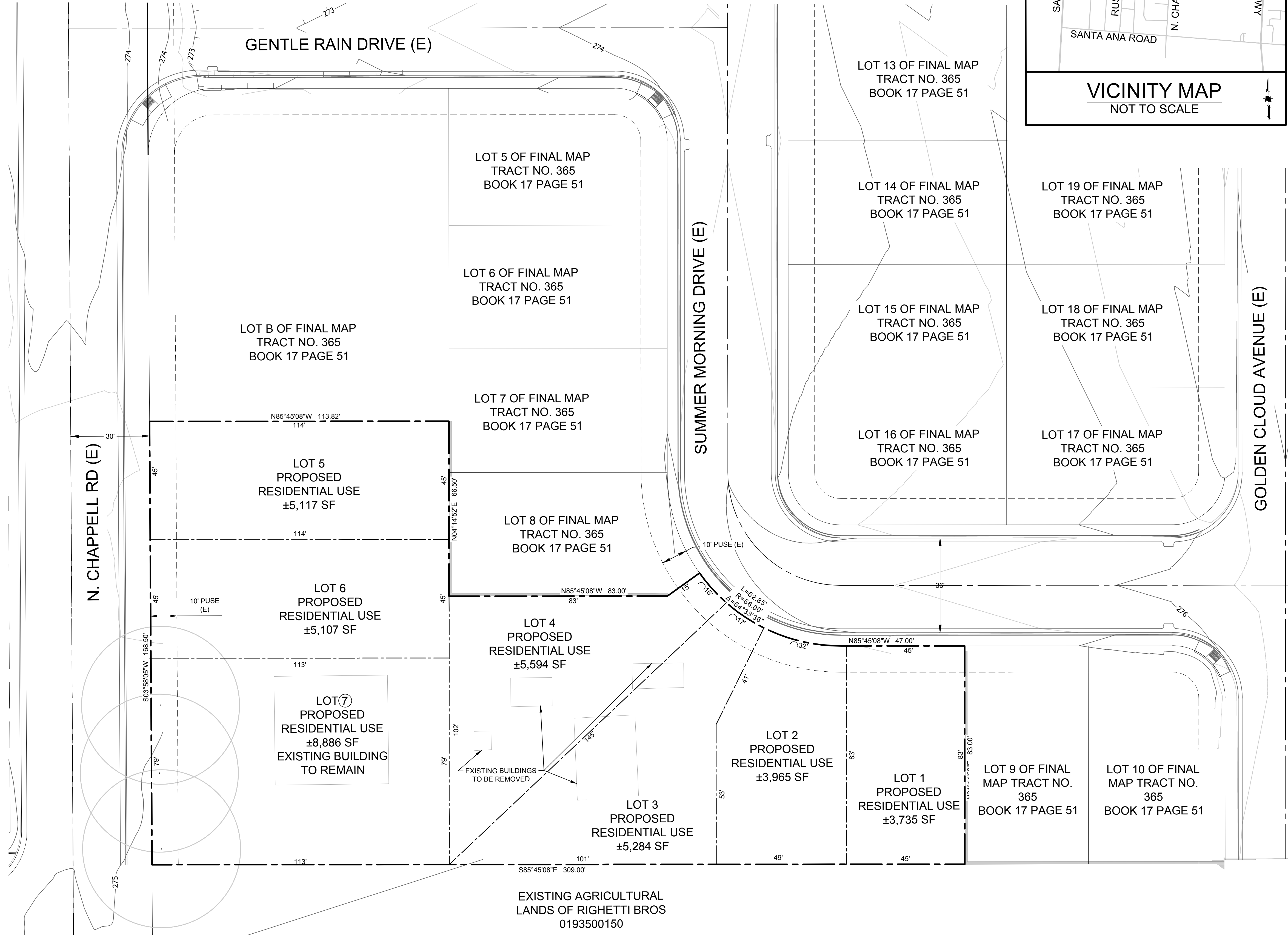
- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING
- RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS

ABBREVIATIONS

- PUBLIC UTILITY SERVICE EASEMENT PUSE
- EXISTING (E)



VICINITY MAP
NOT TO SCALE



HMM
 Land Use Entitlements
 Land Planning
 Landscape Architecture
 Civil Engineering
 Utility Design
 Land Surveying
 Stormwater Compliance
 1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMMca.com

LANDS OF PAD INVESTMENT TRUST
CHAPPELL ROAD HOLLISTER, CA
VESTING TENTATIVE MAP
MS 2025-01 & PD 2025-01

NO	DATE	DESCRIPTION
3/3/2025		PER CITY COMMENTS
PROJECT NO:	5956.01	
CAD DWG FILE:	595601TM.DWG	
DESIGNED BY:	OB	
DRAWN BY:	OB	
CHECKED BY:	DM	
DATE:	NOVEMBER 20, 2024	
SCALE:	AS SHOWN	
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VESTING TENTATIVE MAP

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PLOTTED: 3/5/2025 8:11 AM