

MODESTO

E WHITMORE AVE

**REZ PLN2015-0032
BELKORP AG
AREA MAP**

CERES

WASHINGTON RD

GEE

S SANTA FE AVE

FAITH HOME RD

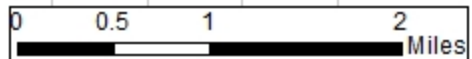
99

E KEYES RD

SITE

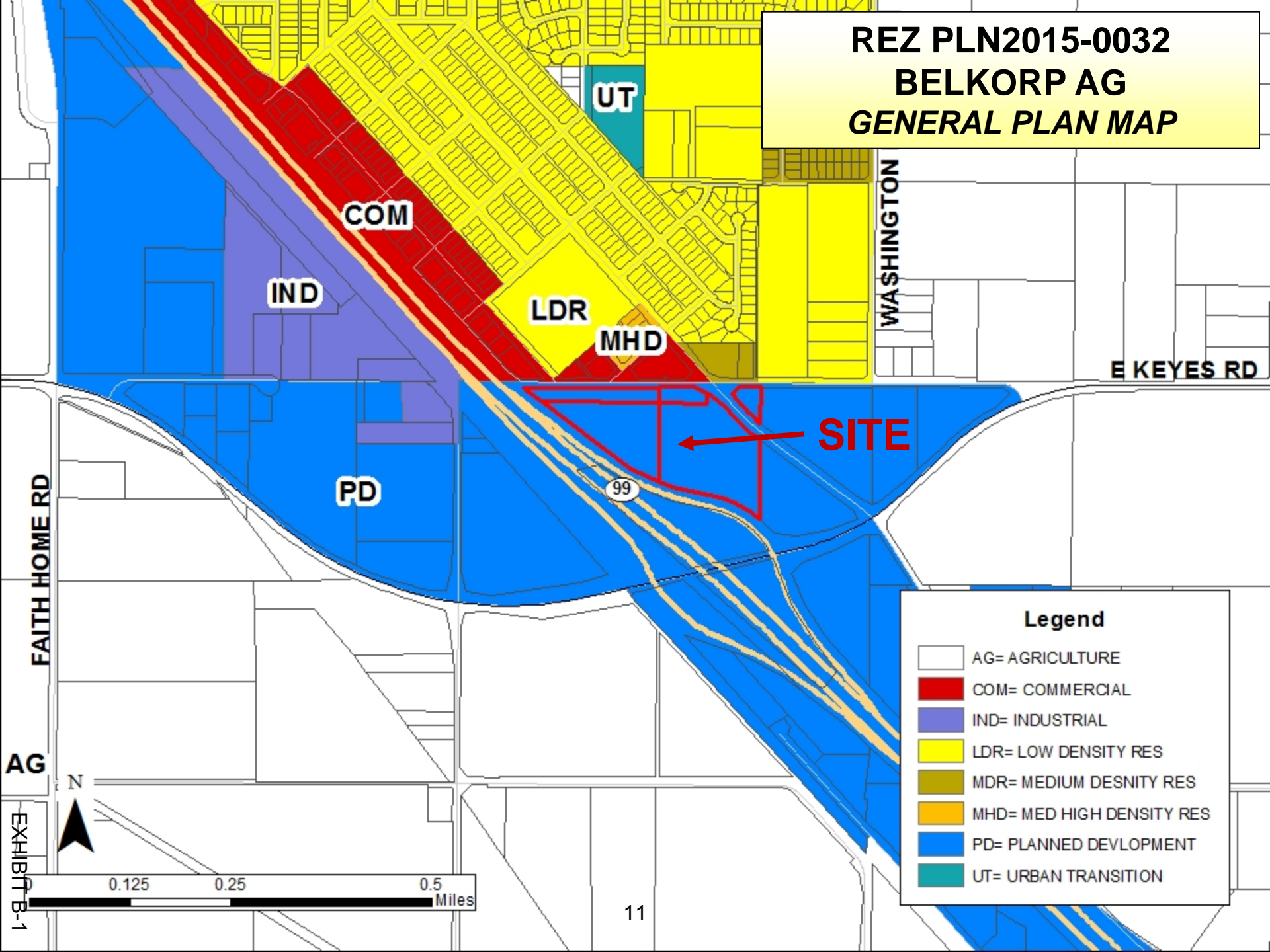
TURLOCK

EXHIBIT B



10

**REZ PLN2015-0032
BELKORP AG
GENERAL PLAN MAP**



Legend

	AG= AGRICULTURE
	COM= COMMERCIAL
	IND= INDUSTRIAL
	LDR= LOW DENSITY RES
	MDR= MEDIUM DESNITY RES
	MHD= MED HIGH DENSITY RES
	PD= PLANNED DEVELOPMENT
	UT= URBAN TRANSITION

FAITH HOME RD

WASHINGTON

E KEYES RD

COM

IND

LDR

MHD

PD

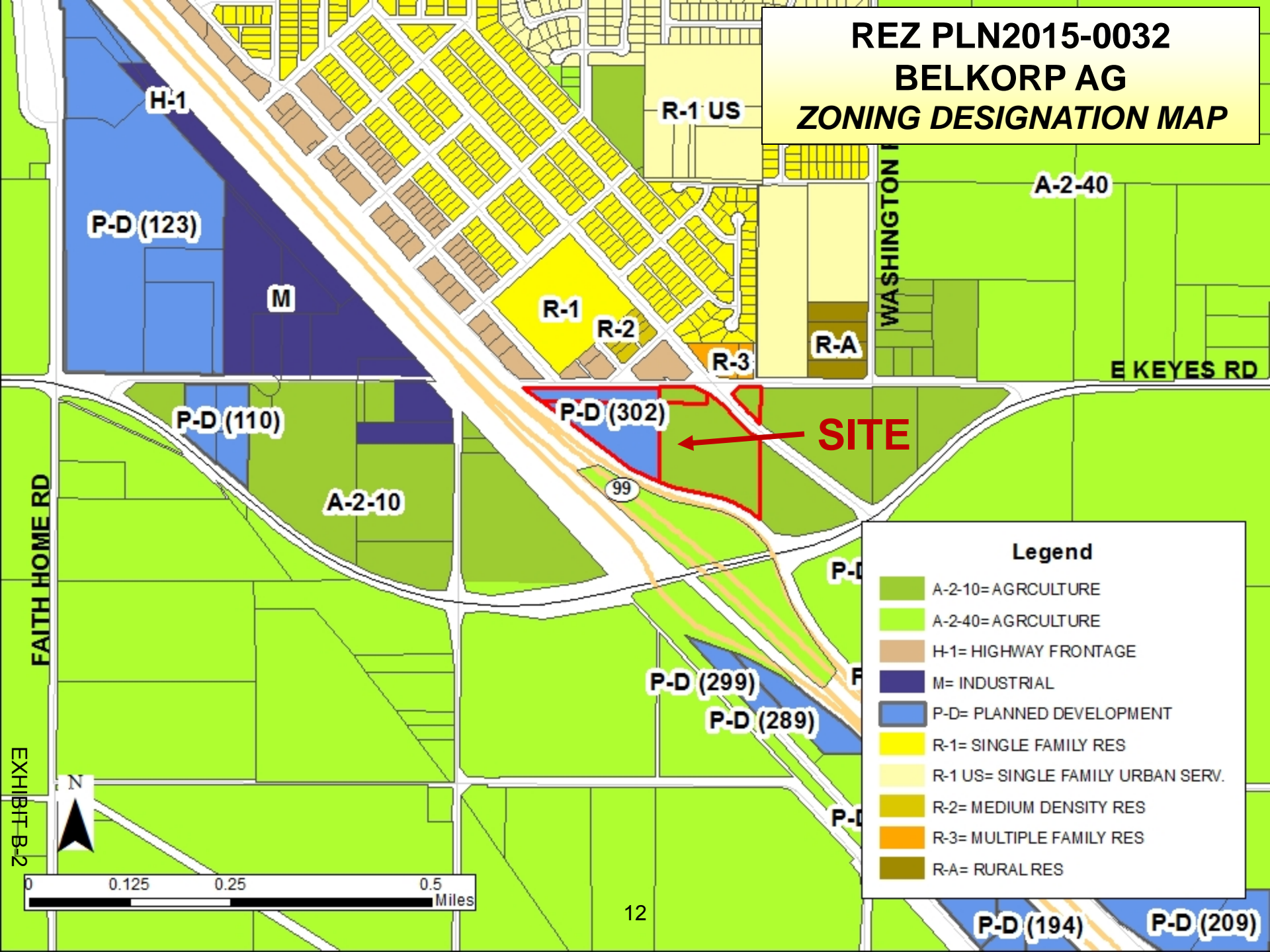
SITE

UT

99

0.125 0.25 0.5 Miles

REZ PLN2015-0032 BELKORP AG ZONING DESIGNATION MAP



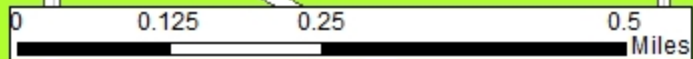
Legend	
	A-2-10= AGRICULTURE
	A-2-40= AGRICULTURE
	H-1= HIGHWAY FRONTAGE
	M= INDUSTRIAL
	P-D= PLANNED DEVELOPMENT
	R-1= SINGLE FAMILY RES
	R-1 US= SINGLE FAMILY URBAN SERV.
	R-2= MEDIUM DENSITY RES
	R-3= MULTIPLE FAMILY RES
	R-A= RURAL RES

FAITH HOME RD

WASHINGTON

E KEYES RD

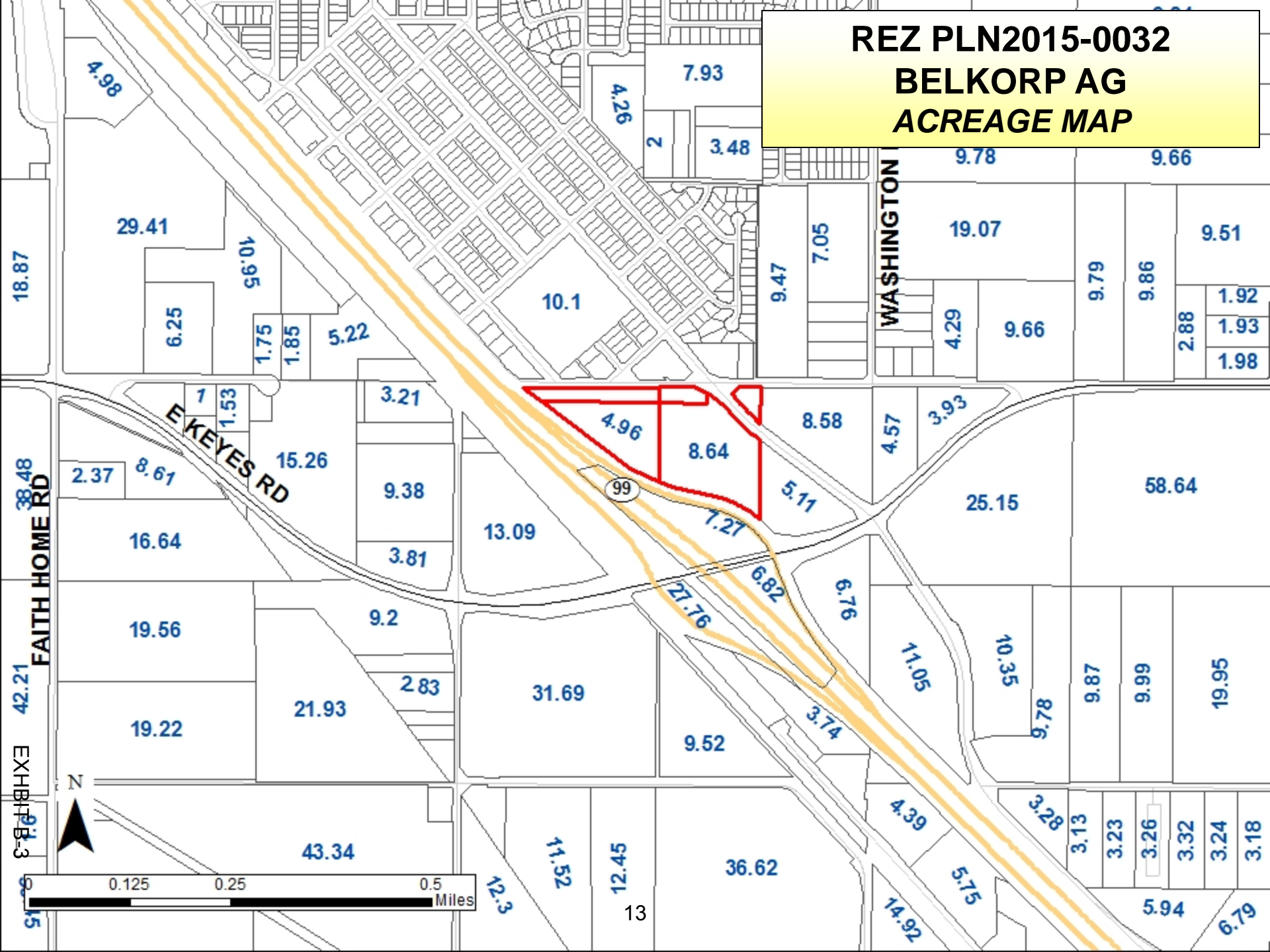
EXHIBIT B-2



P-D (194)

P-D (209)

**REZ PLN2015-0032
BELKORP AG
ACREAGE MAP**



**REZ PLN2015-0032
BELKORP AG
2013 COUNTY AERIAL MAP**

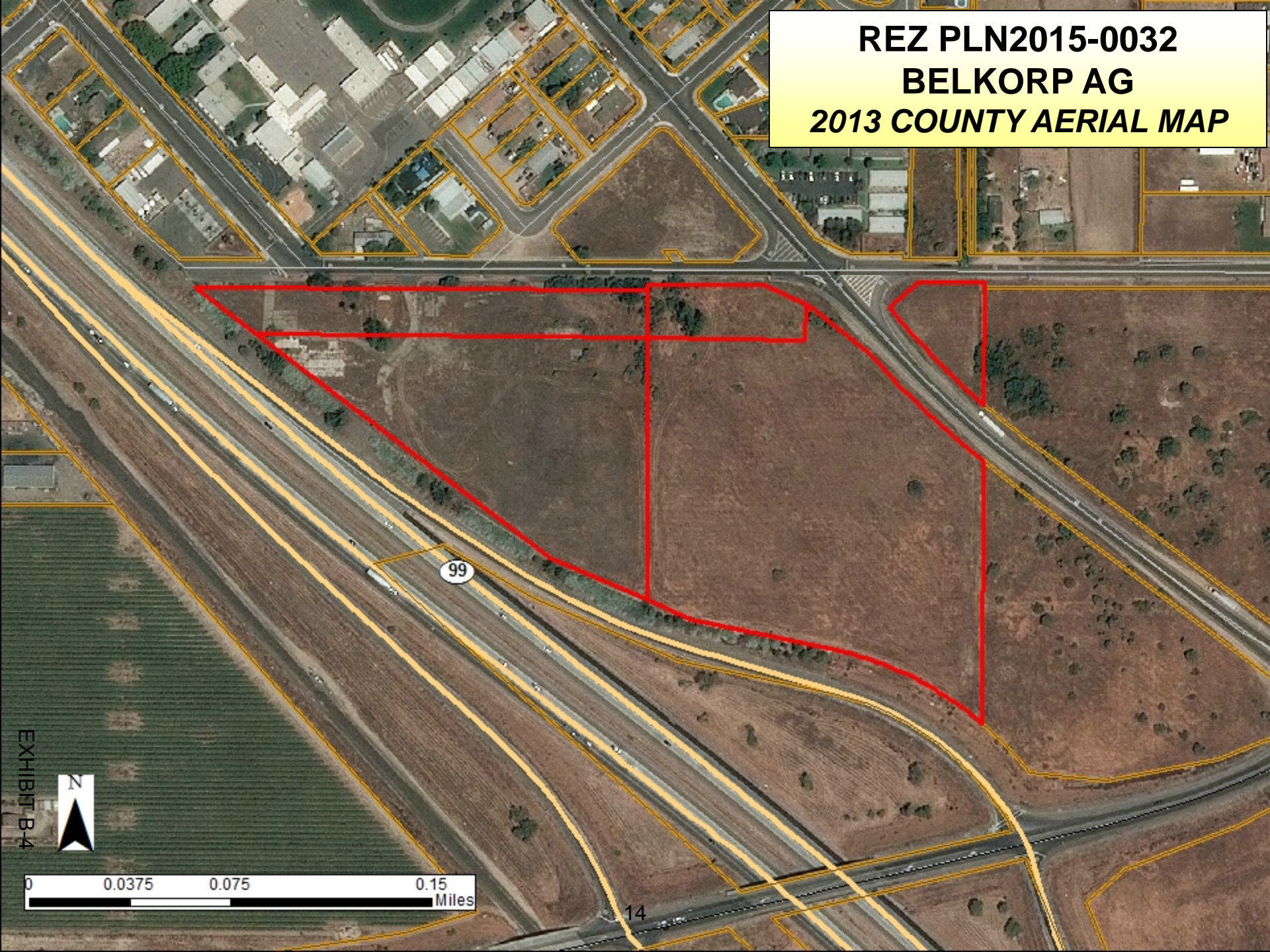
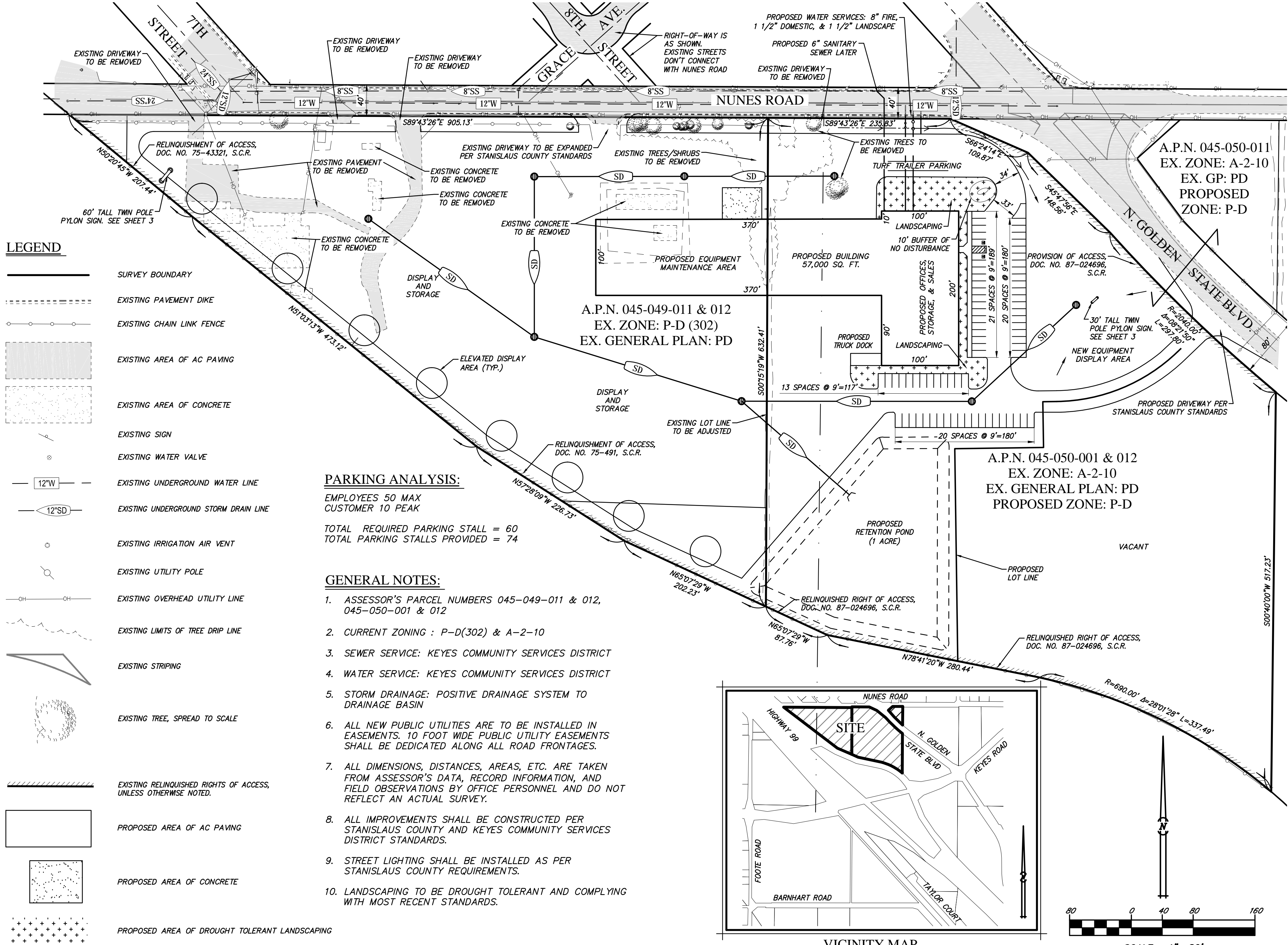


EXHIBIT B-4



0 0.0375 0.075 0.15 Miles

14



LEGEND

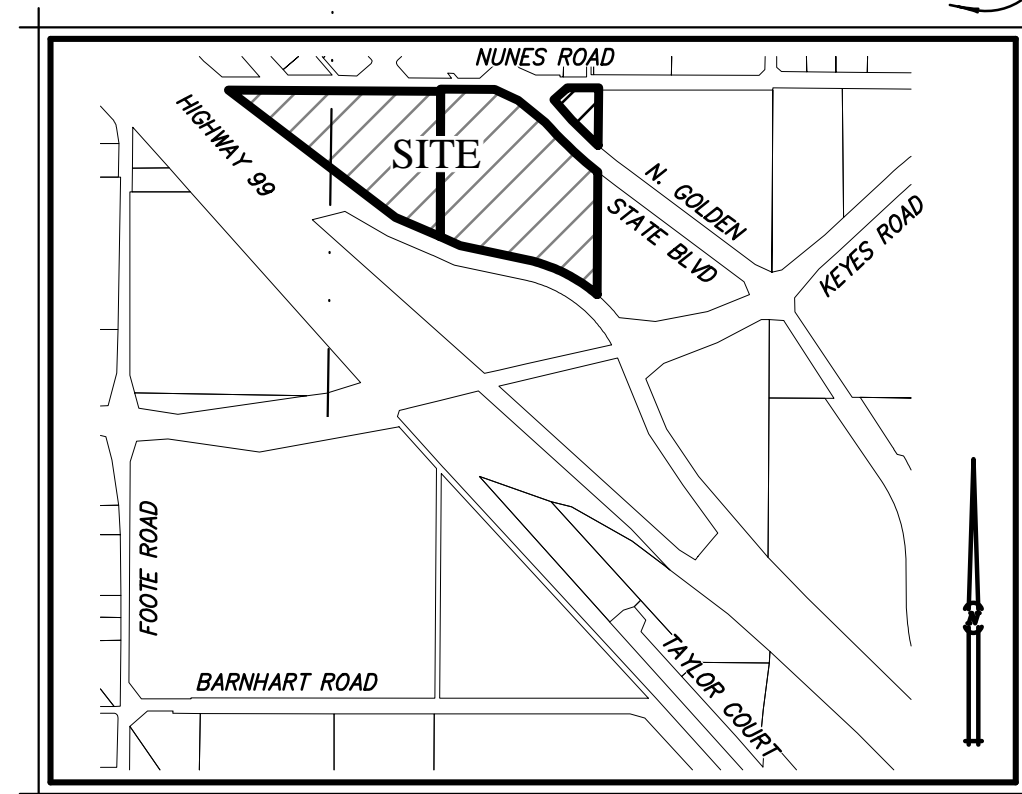
	SURVEY BOUNDARY
	EXISTING PAVEMENT DIKE
	EXISTING CHAIN LINK FENCE
	EXISTING AREA OF AC PAVING
	EXISTING AREA OF CONCRETE
	EXISTING SIGN
	EXISTING WATER VALVE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND STORM DRAIN LINE
	EXISTING IRRIGATION AIR VENT
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING LIMITS OF TREE DRIP LINE
	EXISTING STRIPING
	EXISTING TREE, SPREAD TO SCALE
	EXISTING RELINQUISHED RIGHTS OF ACCESS, UNLESS OTHERWISE NOTED.
	PROPOSED AREA OF AC PAVING
	PROPOSED AREA OF CONCRETE
	PROPOSED AREA OF DROUGHT TOLERANT LANDSCAPING

PARKING ANALYSIS:

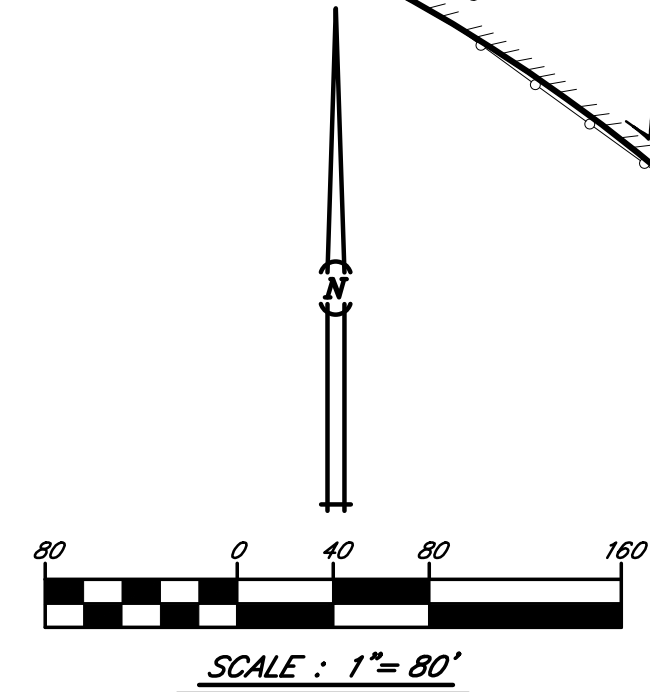
EMPLOYEES 50 MAX
 CUSTOMER 10 PEAK
 TOTAL REQUIRED PARKING STALL = 60
 TOTAL PARKING STALLS PROVIDED = 74

GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBERS 045-049-011 & 012, 045-050-001 & 012
- CURRENT ZONING : P-D(302) & A-2-10
- SEWER SERVICE: KEYES COMMUNITY SERVICES DISTRICT
- WATER SERVICE: KEYES COMMUNITY SERVICES DISTRICT
- STORM DRAINAGE: POSITIVE DRAINAGE SYSTEM TO DRAINAGE BASIN
- ALL NEW PUBLIC UTILITIES ARE TO BE INSTALLED IN EASEMENTS. 10 FOOT WIDE PUBLIC UTILITY EASEMENTS SHALL BE DEDICATED ALONG ALL ROAD FRONTAGES.
- ALL DIMENSIONS, DISTANCES, AREAS, ETC. ARE TAKEN FROM ASSESSOR'S DATA, RECORD INFORMATION, AND FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL SURVEY.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER STANISLAUS COUNTY AND KEYES COMMUNITY SERVICES DISTRICT STANDARDS.
- STREET LIGHTING SHALL BE INSTALLED AS PER STANISLAUS COUNTY REQUIREMENTS.
- LANDSCAPING TO BE DROUGHT TOLERANT AND COMPLYING WITH MOST RECENT STANDARDS.



VICINITY MAP
NO SCALE

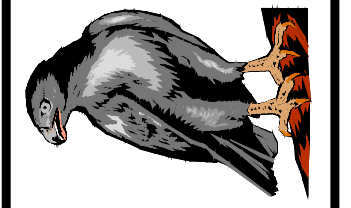


RODRICK H. HAWKINS: R.C.E. 50188	APPD
CROLIE E. LINDSAY: R.C.E. 31900 L.S. 4709	
KEVIN GENASCI: L.S. 8660	
SYM	DATE
	DESCRIPTION

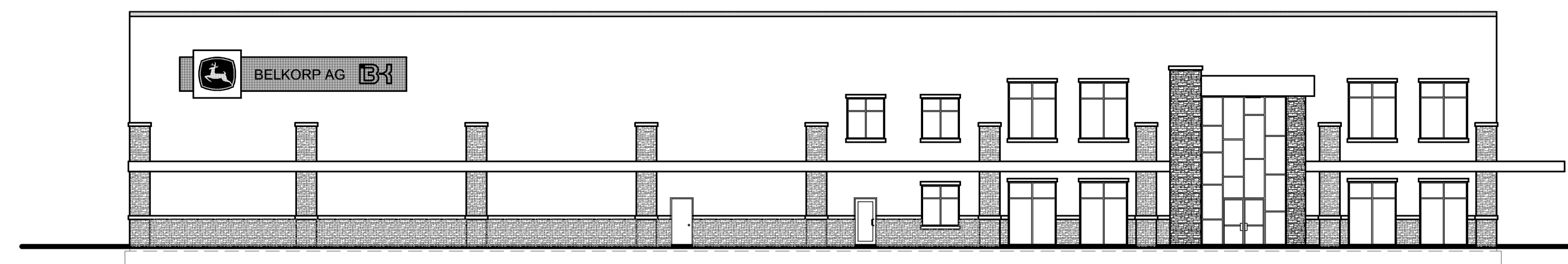
RCS	BY:	3/2015	SCALE:	1"=80'
RHH	CHK:		JOB #:	3233
	DATE:			

PLOT PLAN EXHIBIT	REZONE
4618 NUNES ROAD, KEYES	
STANISLAUS COUNTY, CALIFORNIA	

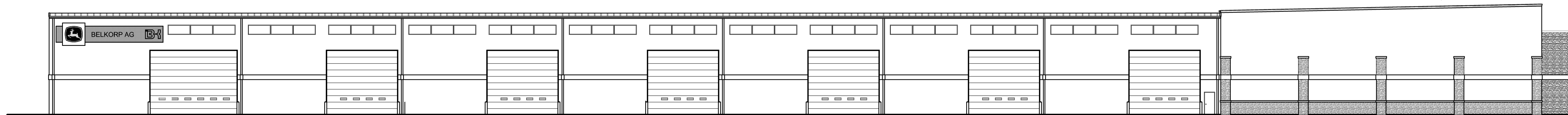
HAWKINS & ASSOCIATES
ENGINEERING, INC.
 436 MITCHELL RD.
 MODESTO, CA. 95354
 PH: (209) 575 - 4295 FX: (209) 578 - 4295



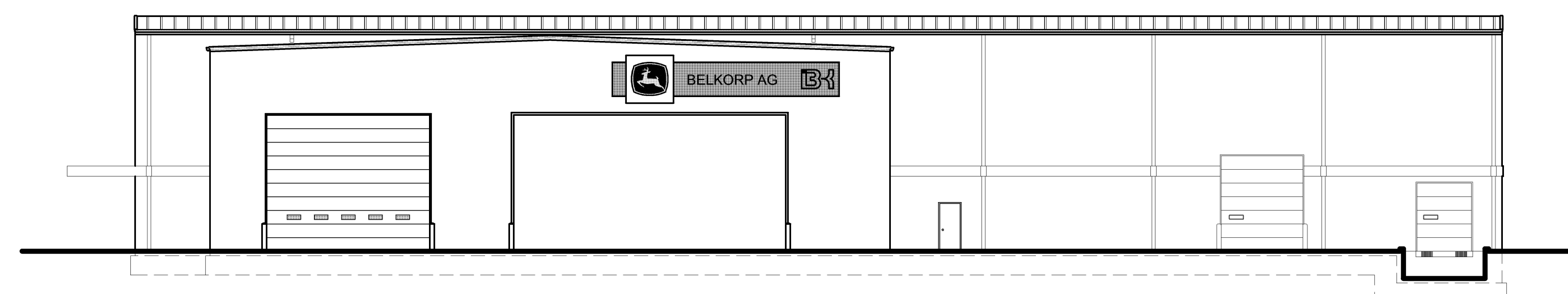
SHEET
1.
 OF
3.



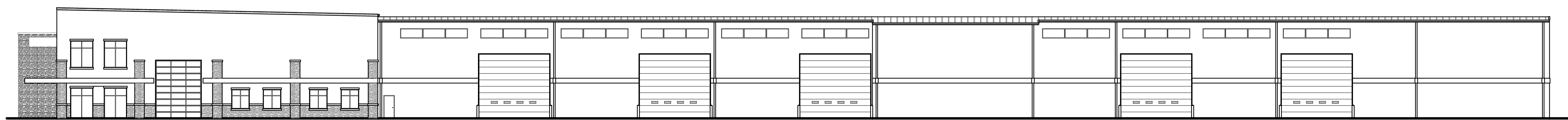
1 East Elevation
 scale: 1/16" = 1'-0"



2 South Elevation
 scale: 1/16" = 1'-0"



3 West Elevation
 scale: 1/16" = 1'-0"



4 North Elevation
 scale: 1/16" = 1'-0"

A Preliminary Layout for
Belkorp AG
 Intersection
 Modesto, CA

date
 02.27.2015
 drawn by
 JLS
 checked by
 DAE
 revisions

sheet number

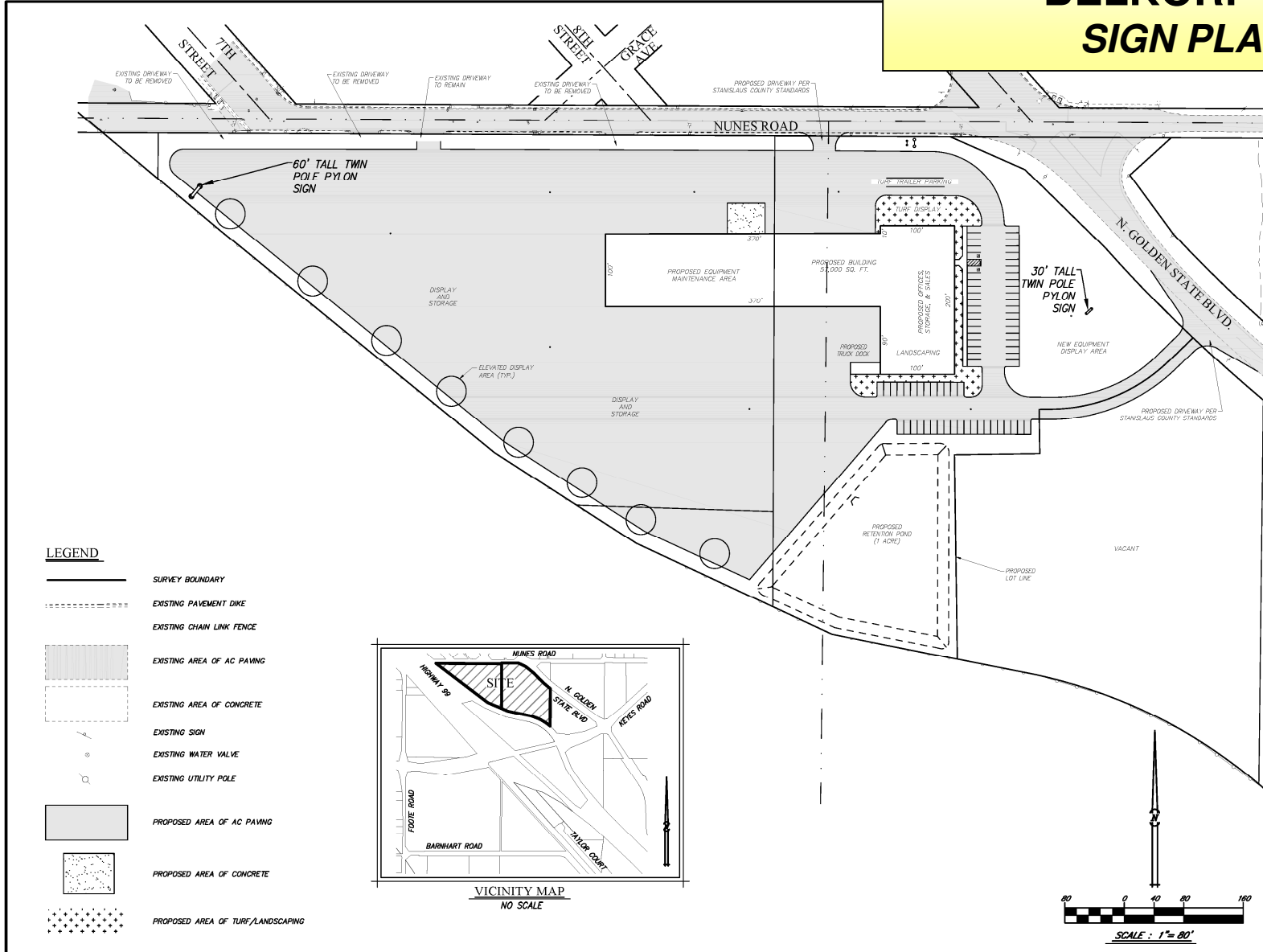
A3.1

drawing type
 preliminary
 project number
 15011

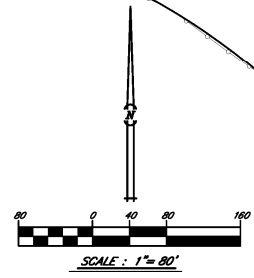
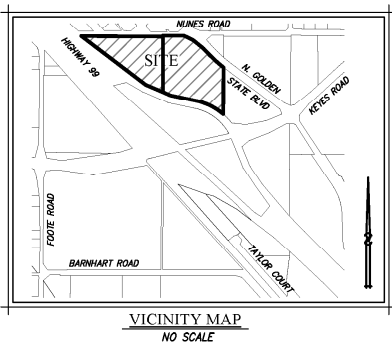




REZ PLN2015-0032 BELKORP AG SIGN PLAN

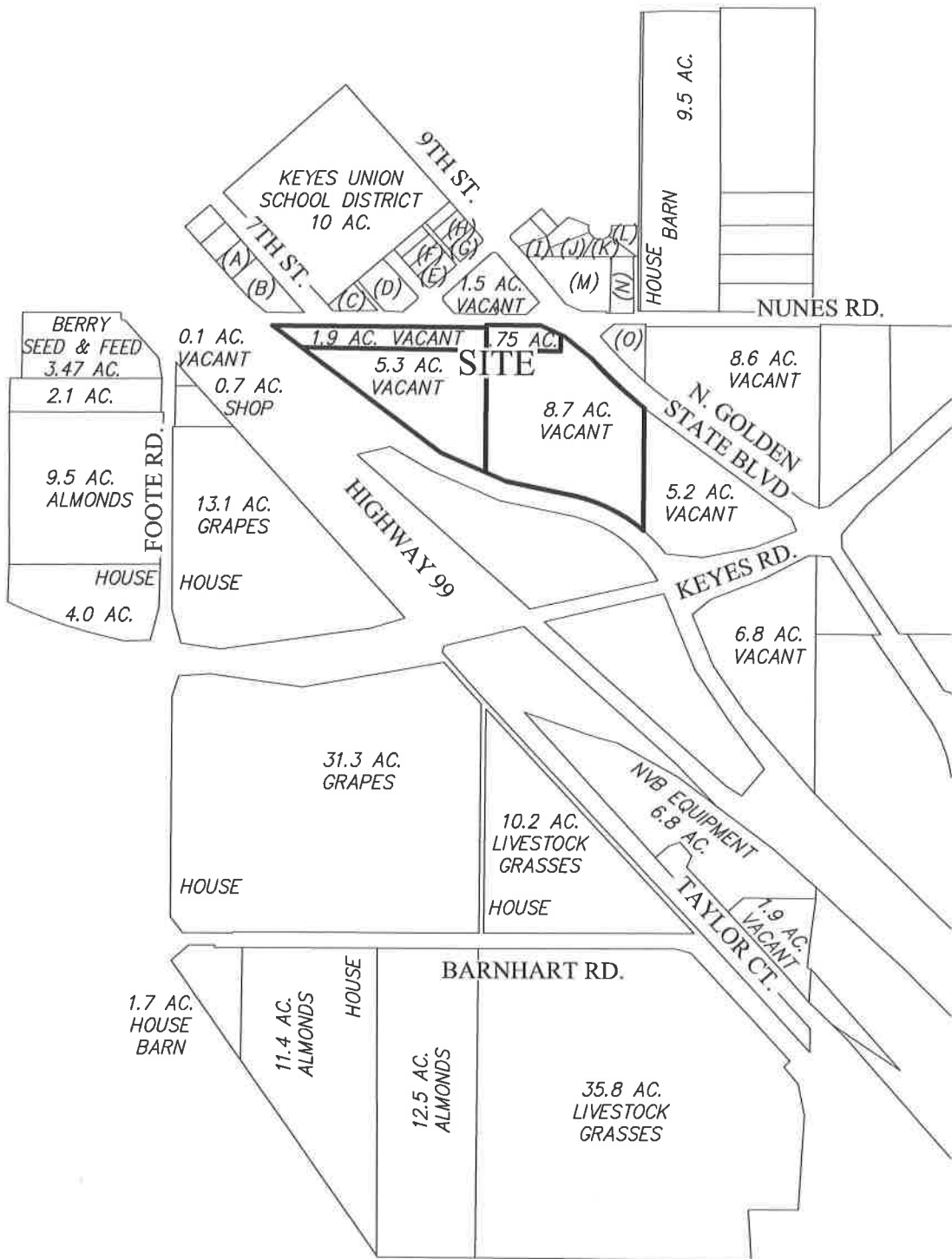


- LEGEND**
- SURVEY BOUNDARY
 - EXISTING PAVEMENT DIKE
 - EXISTING CHAIN LINK FENCE
 - EXISTING AREA OF AC PAVING
 - EXISTING AREA OF CONCRETE
 - EXISTING SIGN
 - EXISTING WATER VALVE
 - EXISTING UTILITY POLE
 - PROPOSED AREA OF AC PAVING
 - PROPOSED AREA OF CONCRETE
 - PROPOSED AREA OF TURF/LANDSCAPING



RODRICK H. HAWKINS R.C.E. GRODIE E. LINDSAY R.C.E. KEVIN GENASCO L.S. 866		RGS RHH RCH
SWM DATE DESCRIPTION		BY: RGS CHK: RHH DATE: 3/2015
4618 NUNES ROAD, KEYES STANISLAUS COUNTY, CALIFORNIA		DATE: 3/2015 SCALE: 1"=80' JOB #: 3233
HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL RD. MODESTO, CA. 95354 PH: (209) 575 - 4295 FX: (209) 578 - 4295		
SHEET 1. OF 2.		

EXHIBIT B-9



LEGEND

- (A) 0.32 AC./RESIDENCE
- (B) 0.75 AC./GEORGE H. NUNES, INC. & PACIFIC PRIDE GAS
- (C) 0.30 AC./RESIDENCE
- (D) 0.70 AC./KEYES HEAD START
- (E) 0.26 AC./RESIDENCE
- (F) 0.17 AC./RESIDENCE
- (G) 0.26 AC./RESIDENCE
- (H) 0.17 AC./RESIDENCE
- (I) 0.18 AC./RESIDENCE
- (J) 0.26 AC./RESIDENCE
- (K) 0.26 AC./RESIDENCE
- (L) 0.25 AC./RESIDENCE
- (M) 1.3 AC./APARTMENTS
- (N) 0.5 AC./VACANT
- (O) 0.6 AC./VACANT

BY: RCS
 CHK: RHH
 DATE: 03/2015
 SCALE: 1"=700'
 JOB #: 3233
 FILE: EXB

**AREA MAP EXHIBIT FOR
 PLAN AMENDMENT & REZONE
 4618 NUNES ROAD, KEYES
 STANISLAUS COUNTY, CALIFORNIA**

**HAWKINS & ASSOCIATES
 ENGINEERING, INC.**
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295



N:\3233_Belcorp\Ag\KeyesRoad\Draws\Exhibits\01_3233-AreaMap-Exb.dwg (01 AREA MAP EXB) PLOTTED: 3-13-15 10:30:11 AM rscrw@nobe