

SITE PLAN REVIEW AGENDA

12/22/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21207

PROJECT TITLE: Victory Oaks Subdivision

DESCRIPTION: 112 unit single-family residential subdivision with 2.32 acre General Plan -designated neighborhood park

APPLICANT: Matt Barnes

OWNER: COCHRAN KERI LEA (SCSR TR)

APN: 077190007

LOCATION:

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21219

PROJECT TITLE: Higgins Ranch

DESCRIPTION: Proposing to split 1 (one) 32.25 acer parcel into 2 (two) parcels. Parcel 1 18.50 ac and Parcel 2 being 13.84 ac. (X)

APPLICANT: Greg Nunley

OWNER: NASH LIMITED PARTNERSHIP

APN: 127030018

LOCATION: Southeast Corner of Lovers Lane & Cherry Ave

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR21221

PROJECT TITLE: Lubisich Office Warehouse Lots 20 & 21

DESCRIPTION: New Multi-tenant Office/Warehouse site and building development. Lots 20 & 21 of American Business Park to be merged to form a single lot. (I)

APPLICANT: Nicholas Crawford AIA

OWNER: GARFIELD PARK HIGHLANDS LP

APN: 081130081
081130080

LOCATION: North Gateway St. between W. Nicholas Ave & W. Lgeacy Ave

ITEM NO: 4

SITE PLAN NO: SPR21222

PROJECT TITLE: Garage Conversion

DESCRIPTION: Garage Conversion - Duplex to a Triplex (R-1-5)

APPLICANT: Larry Lewis

OWNER: 10X INVESTMENTS LLC

APN: 093072016

LOCATION: 1518 W GROVE AVE

ITEM NO: 5

SITE PLAN NO: SPR21223

PROJECT TITLE: Lubisich Office Warehouse Lot 22

DESCRIPTION: New Office/Warehouse site and building development. (I)

APPLICANT: Nicholas AIA

OWNER: LUBISICH MELVIN J

APN: 081130082

LOCATION: SEC of W. Legacy Ave & N. Gateway St

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

SITE PLAN REVIEW AGENDA

12/22/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21224

PROJECT TITLE: Pearl Woods

DESCRIPTION: Subdivision to create 274 single-family residential lots and a 9.2 acre combination General Plan - designated Neighborhood Park and Regional Basin on 67.49 acre parcel in southeast Visalia. (X)

APPLICANT: Timothy Odom

OWNER: CLEMENTS KEVIN

APN: 127030038

LOCATION: West of Northwest Corner of North Demaree St & West Ferguson Ave

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Victory Oaks Date: December 16, 2021

Project Description: Subdivision to create 115 single-family residential lots and a 2.02-acre General Plan-designated Neighborhood Park

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21-207

Property Owner: D.R. Horton

Applicant(s) Name: Matt Barnes, Provost & Pritchard

Project Address/Location: West of Northwest Corner of North Demaree St and West Ferguson Ave

Assessor Parcel Number: 0 7 7 - 1 9 0 - 0 0 7

Parcel Size (Acreage or Square Feet): 24.0 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 21-207

Historic District: Yes No

Flood Zone: X AE X/AE

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Pomegranate Orchard

Proposed Building Use: Single Family Residential, Neighborhood Park

Proposed Hours of Operation: N/A

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing N/A Proposed N/A

Number of Customers Per Day (Estimated): Existing N/A Proposed N/A

Predicted Peak Operating Hour: 7 to 9 am, 4 to 6 pm

Describe Any Truck Delivery Schedule & Operations: Typical solid waste delivery schedule

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Left turn into subdivision from West Ferguson Avenue

Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: _____	Signature of Owner or Authorized Agent*	
Address: _____	Owner _____	Date _____
City, State, Zip _____	<i>Matt Barnes</i>	12/16/21
Phone: _____	Authorized Agent*	Date _____
Email: _____		

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

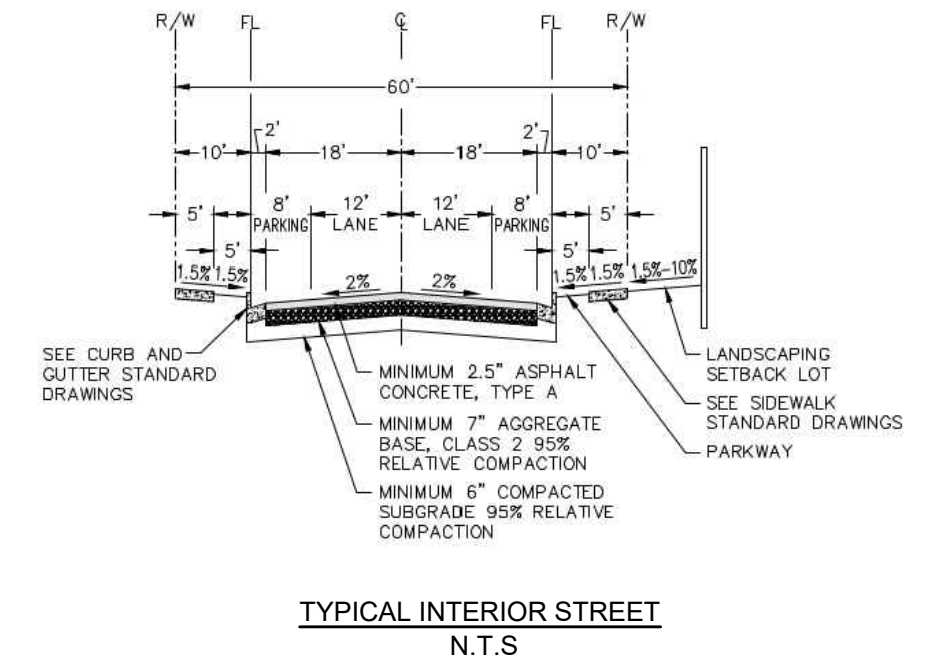
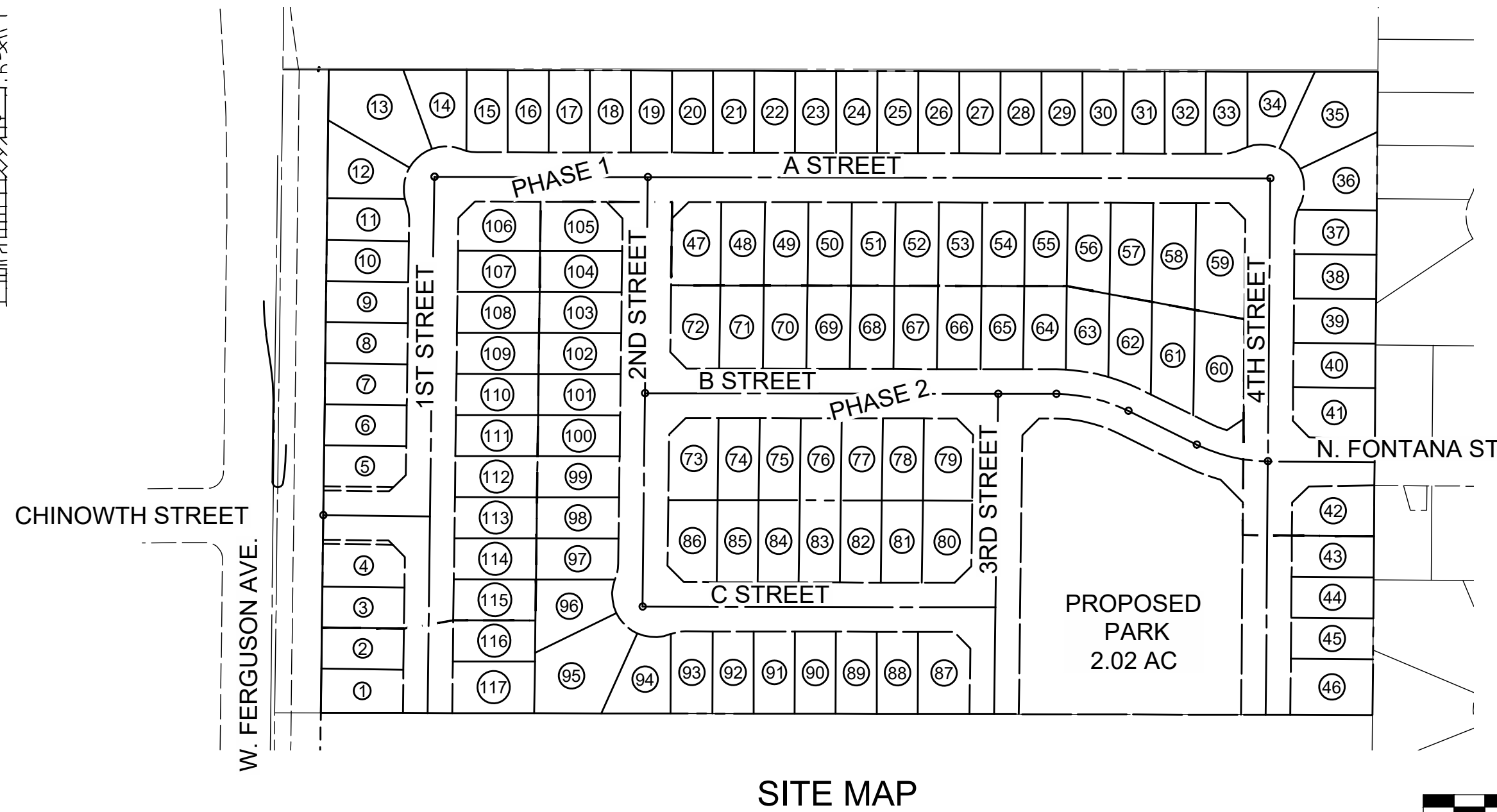
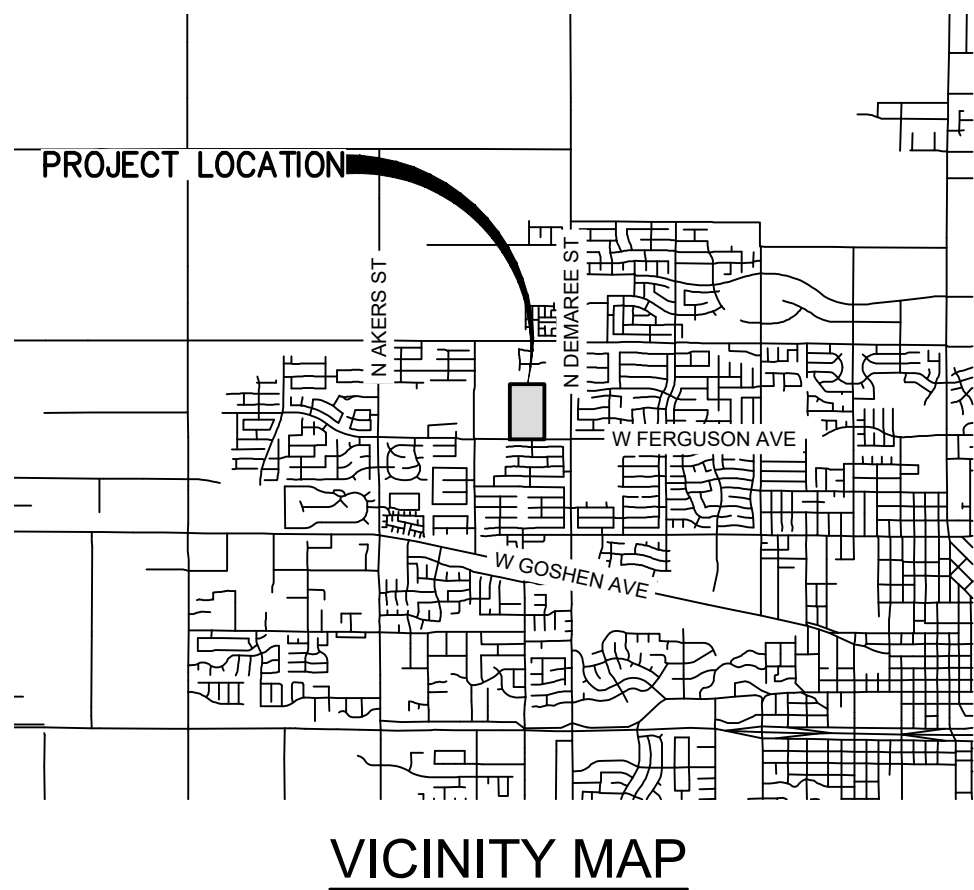
Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner _____		Signature of Agent _____
Owner Mailing Address _____		Agent Mailing Address _____
Owner Phone Number _____		Agent Phone Number _____

TENTATIVE SUBDIVISION MAP

VICTORY OAKS

VISALIA, CALIFORNIA



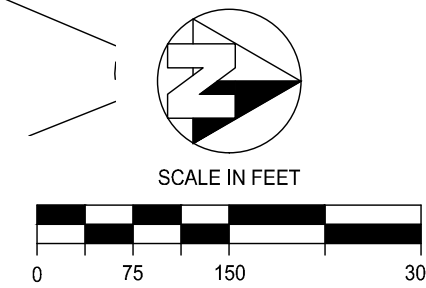
- PROJECT INFO.**
- APN: 077-190-007
 - SITE AREA: 23.0 AC
 - GENERAL PLAN: LOW DENSITY RESIDENTIAL
 - CURRENT ZONING: AE-20
 - PROPOSED ZONING: R-1-5
 - EXISTING USE: AGRICULTURE/VACANT
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION AND PARKS/RECREATION
 - SITE DRAINAGE: CONNECT TO EXISTING LINE IN FERGUSON AVE AND FONTANA STREET.
 - TRASH COLLECTION: CITY OF VISALIA
 - PROPOSED SEWERAGE: CITY OF VISALIA PUBLIC WORKS. CONNECT TO EXISTING MAIN IN FERGUSON AVENUE AND FONTANA STREET.
 - WATER: CALIFORNIA WATER SERVICE. CONNECT TO EXISTING MAIN IN FERGUSON AVENUE AND FONTANA STREET.
 - FIRE PROTECTION: CITY OF VISALIA FIRE DEPARTMENT
 - FLOOD ZONE: ZONE X
 - TOTAL LOTS: 117
 - LOT AREA: 5,000 MIN/ 10,321 MAX
 - DENSITY: 5.09 UNITS/GROSS AC

CHINOWTH STREET
W. FERGUSON AVE.

PROPOSED PARK
2.02 AC

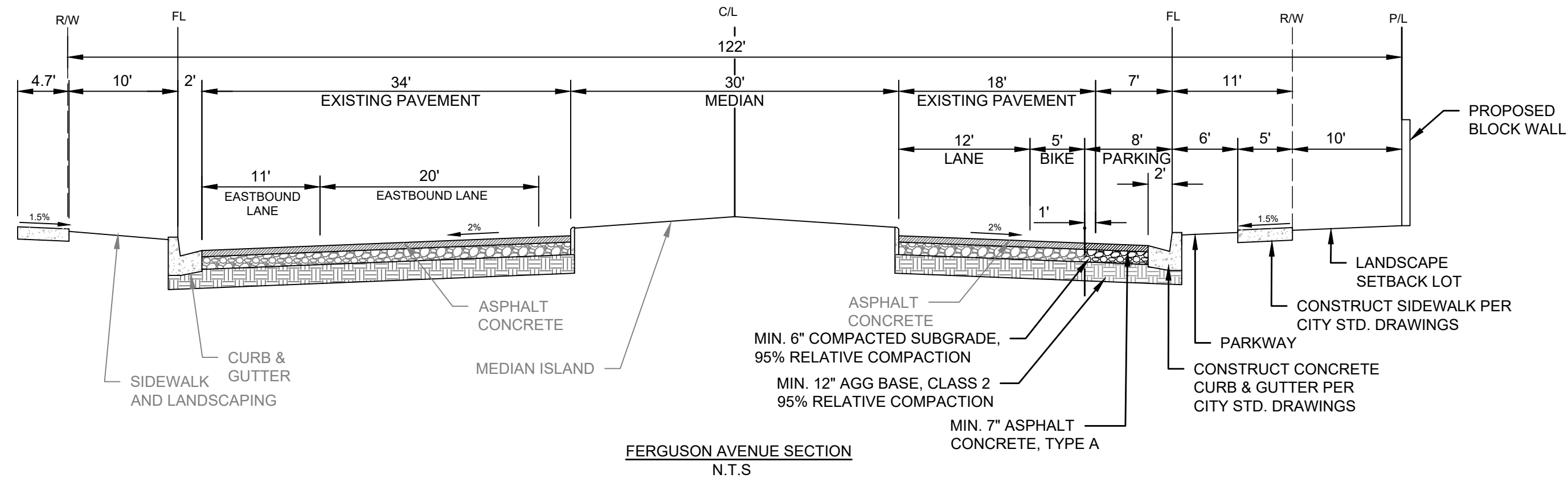
N. FONTANA ST.

SITE MAP



PROPERTY OWNER

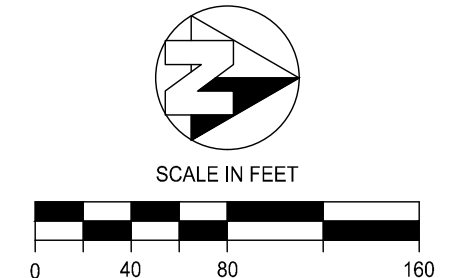
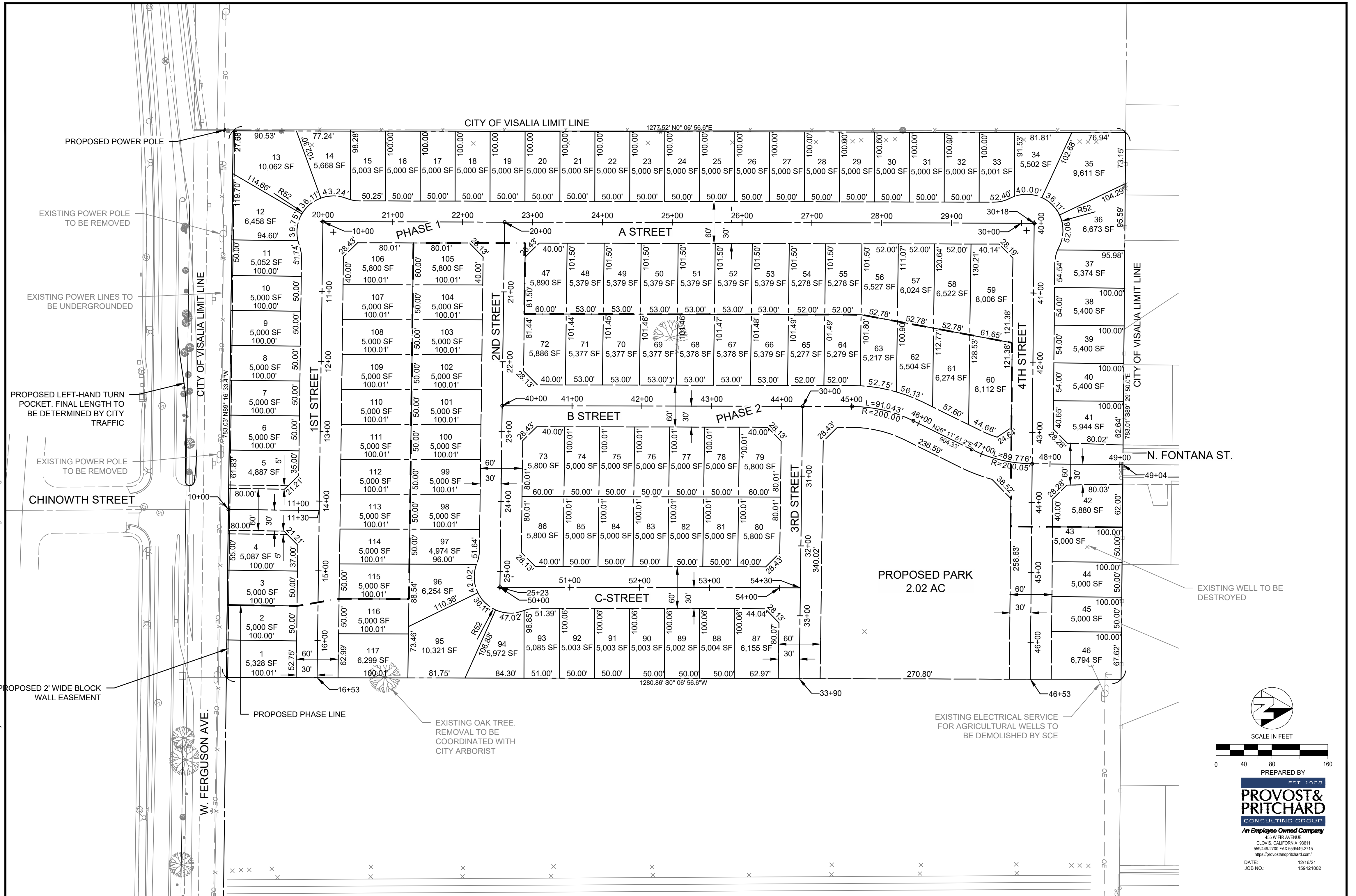
VICTORY OAKS
DR HORTON
419 W. MURRAY AVE.
VISALIA, CA 93291



PREPARED BY
EST. 1900
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
455 W. FIR AVENUE
CLOVIS, CALIFORNIA 93811
559/448-2700 FAX 559/448-2715
https://provostandpritchard.com/

DATE: 12/16/21
JOB NO.: 159421002

12/16/2021 3:00 PM G:\DR_Horton - 15941\15942\1002-Victory Oaks\1002-TENTATIVE TRACT MAP.dwg -Harrison Hughes



PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
An Employee Owned Company
 455 W. 4TH AVENUE
 CLOVIS, CALIFORNIA 93811
 559/448-2700 FAX 559/448-2715
<https://provostandpritchard.com/>
 DATE: 12/16/21
 JOB NO.: 159421002

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Higgins Ranch Date: 12/16/2021

Project Description: Proposing to split 1(one) 32.25± ac parcel into 2(two) parcels. Parcel 1 being 18.50 ac and parcel 2 being 13.84 ac

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21-219

Property Owner: Nash Limited Partnership - Richard Nash

Applicant(s) Name: Quest Equity, LLC

Project Address/Location: Southeast Corner of Lovers Lane & Cherry Ave

Assessor Parcel Number: 1 2 7 - 0 3 0 - 0 1 8

Parcel Size (Acreage or Square Feet): 32.25± acres Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 21-219

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: 1 existing Residence, remainder is vacant land

Proposed Building Use: Residential

Proposed Hours of Operation: _____

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Quest Equity, LLC</u>	Signature of Owner or Authorized Agent*	
Address: <u>1878 N Mooney Blvd., Ste J</u>		
City, State, Zip <u>Tulare, Ca 93274</u>	Owner	Date
Phone: <u>559-799-6993</u>		
Email: <u>greg@swifthomesinc.com</u>	Authorized Agent*	Date

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Nash Limited Partnership - Richard Nash declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

127-030-018

AGENT:

I designate AW Engineering - Allen Williams, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Tentative Parcel Map relative to the property mentioned herein.

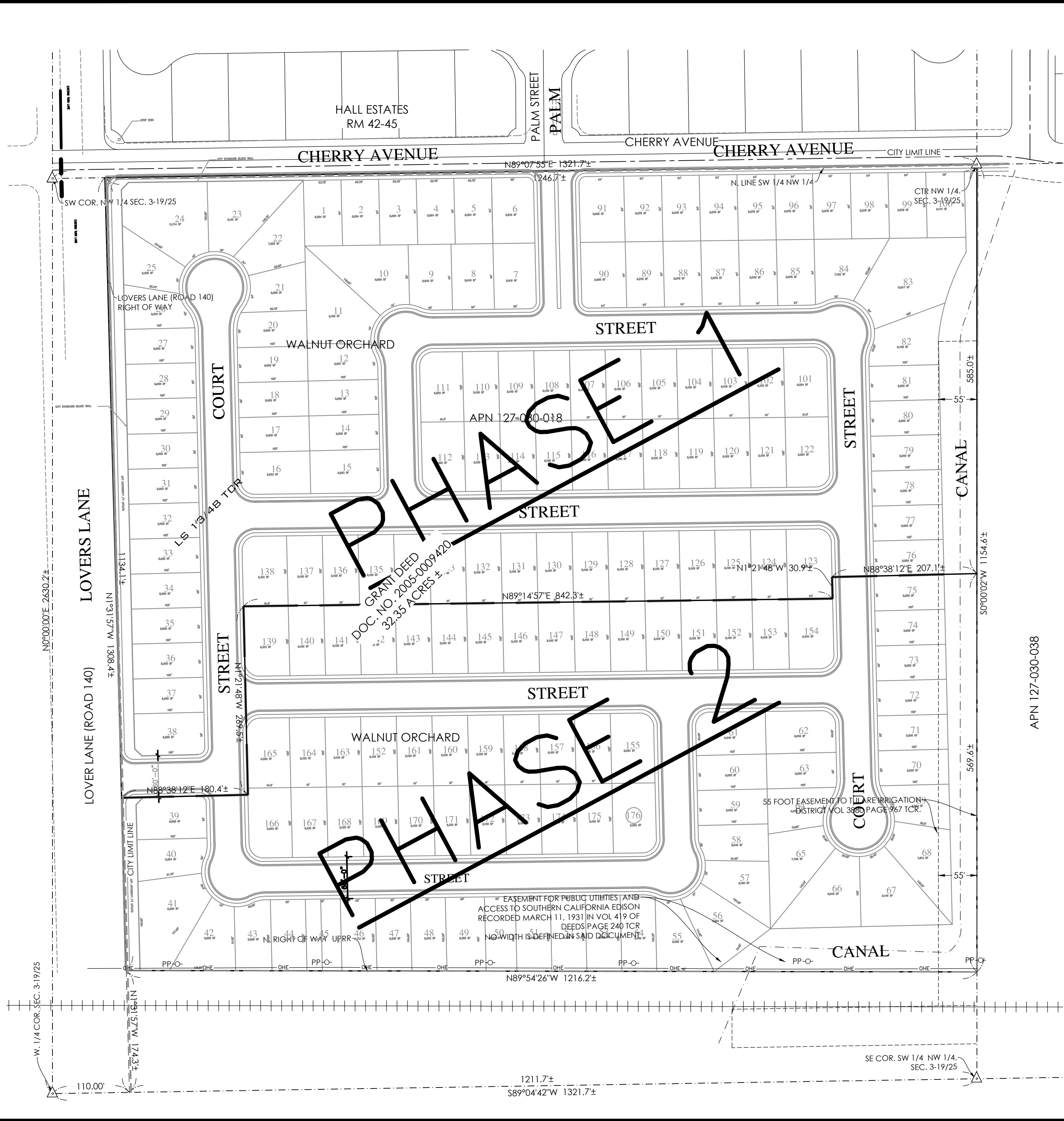
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		
<u>291 Shasta Ave.</u>		<u>727 N. Ben Maddox Way, Ste A</u>
Owner Mailing Address <u>Morro Bay, CA</u>		Agent Mailing Address <u>Visalia, CA 93292</u>
<u>415-960-4080</u>		<u>559-967-8089</u>
Owner Phone Number		Agent Phone Number

EXHIBIT

BEING A DIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN IN THE COUNTY OF TULARE, STATE OF CALIFORNIA. NOVEMBER 2021



SCALE: 1" = 100'

BLS
Land Surveying
BRIAN@BORUMLANDSURVEYING.COM

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Lubisich Office Warehouse Lots 20 & 21 Date: 12-16-2021

Project Description: New multi-tenant Office/Warehouse site and building development. Lots 20 and 21 of American Business Park to be merged to form a single lot.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Melvin Lubisich

Applicant(s) Name: Nicholas Crawford

Project Address/Location: apn 081-130-080 and 081

Assessor Parcel Number: _____

Parcel Size (Acreage or Square Feet): 52,788 sf Building or Suite Square Footage: 16,720

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ new development -

Describe All Proposed Building Modifications: \$1,500,000

AREA FOR CITY STAFF USE ONLY - - -

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 21-221

Historic District: Yes No

Flood Zone: X AE X/AE

- - **A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS** - -

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: office/warehouse

Proposed Hours of Operation: sat-sun: 7am to 7pm

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed unknown

Number of Customers Per Day (Estimated): Existing _____ Proposed unknown

Predicted Peak Operating Hour: unknown

Describe Any Truck Delivery Schedule & Operations: unknown

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): none

Describe Any Special Events Planned for the Facility: none

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Nicholas Crawford, AIA Signature of Owner or Authorized Agent* _____


Address: 1755 Herndon Ave, Ste 103 _____

City, State, Zip Clovis, CA 93611 _____

Phone: 559-977-9779 _____

Email: nicholas@crawfordap.com _____

Owner _____ Date _____

Authorized Agent*  _____ Date 12-09-21

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Melvin Lubisich, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

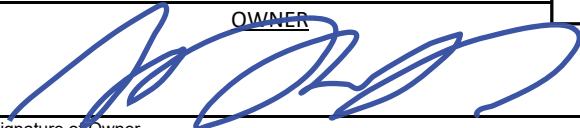

081-130-080 081-130-081

AGENT:

I designate Nicholas Crawford, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop property relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 16th day of Dec., 2021.

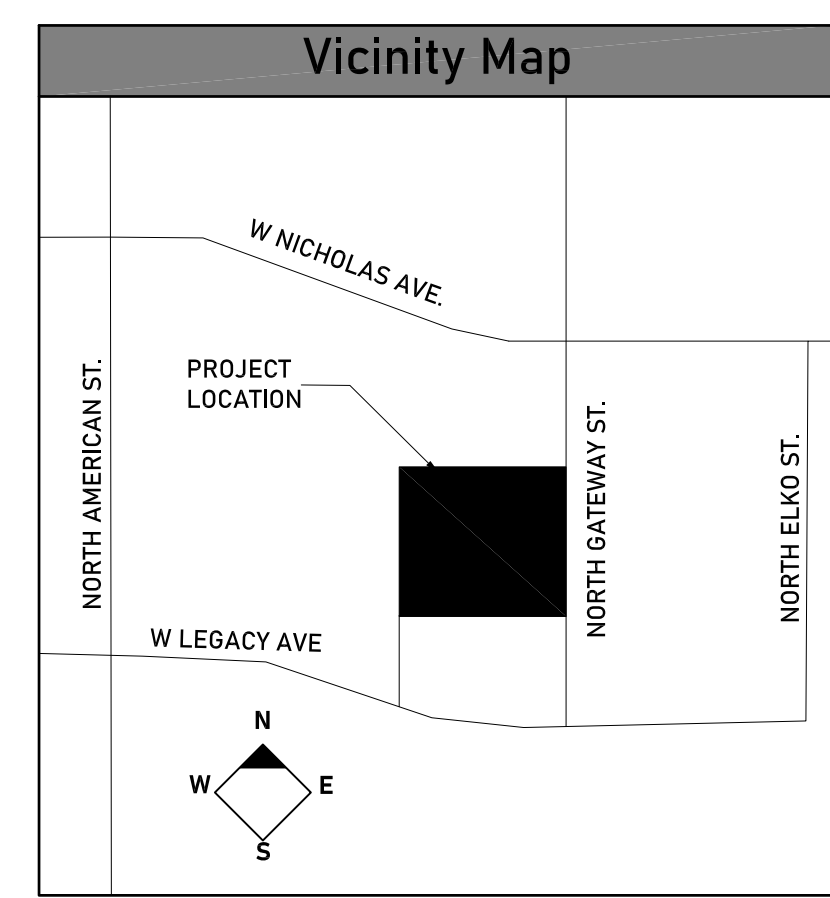
OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>2824 E Nees Ave, Clovis, CA 93611</u>	<u>1755 Herndon Ave, Ste 103, Clovis CA 93611</u>
Owner Mailing Address	Agent Mailing Address
<u>559-217-2000</u>	<u>559-977-9779</u>
Owner Phone Number	Agent Phone Number

NOTES:

Keynotes	
Sym	Description
1	(N) Concrete trash enclosure per city standards.
2	(N) Concrete landing.
3	(N) Parking stall striping. Employee and Visitor Parking
4	(E) Chain link fence with privacy slats. (Existing north property line only.)
5	(N) A/C Pavement. Refer to Civil Engineering drawings for specifications.
6	(N) Motorized rolling gates and track.
7	(N) Painted Striping indicating pedestrian walkway.
8	(N) Accessible parking stall and access aisle.
9	(N) Accessible curb ramp. Refer to Civil Engineering drawings for additional information.
10	(N) Chain Link fence with privacy slats.
11	(E) Electrical Transformer
12	(E) Sidewalk
13	(N) Landscape planter area. Refer to Civil Engineering and Landscape & Irrigation plans for additional information.
14	(N) 6" concrete curb. Refer to Civil Engineering drawings for additional information.
15	(N) Electric gate motor.
16	(N) Concrete drive approach per city standards.
17	(E) Fire Hydrant
18	(N) 5' wide sidewalk per city standards.
19	(N) Van accessible parking stall sign.
20	(N) Accessible Tow-Away sign.
21	(E) Street Light.
22	(N) Ground-mount air condenser equipment.
23	(N) Electrical Main Location
24	(N) Gas Meter Location. 2 Meters.
25	Existing 2" Domestic Water Service. Provide new 1.5" Water Meter, and RP Device.
26	Existing 2" Irrigation Water Service. Provide new 1.5" Water Meter, and RP Device.
27	(N) Fire Sprinkler Riser.
28	(E) 4" Fire Sprinkler Water Service. New Detector Check Valve.
29	(N) Landscape Irrigation Valves.
30	(N) Sanitary Sewer point of connection. Contractor to confirm location and depth of existing lateral.
31	(E) Water meter boxes to be removed. Cap and leave existing water services as "inactive".
32	(N) Accessible pedestrian gate.

Site Legend	
Symbol	Description
	Existing Curb/Gutter
	Street Centerline
	Property Line
	Proposed Concrete Pavement
	(E) Area to be demolished
	Proposed Asphalt Concrete
	Building Footprint
	CMU Wall
	SETBACK
	Curb/Gutter
	Path of Travel
	Street Tree Per City Standards - Species T.B.D.

Project Data	
Project Description: New multi-tenant Office/Warehouse site and building development. Lots 20 and 21 of American Business Park to be merged to form a single lot.	
Site Data:	
Site Address:	N. Gateway Street Visalia, CA, 93291
APN:	081-130-080 (Lot 20) 081-130-081 (Lot 21)
Zoning:	Industrial
Site Area:	Lot 20: 26,044 SF Lot 21: 26,744 SF Total: 52,788 SF
Building Data:	Construction Type: 2-B Sprinkler System: NFPA-13 No. of Stories: 1 Occupancy: B/S-1 Use: Office/Warehouse
Building Areas:	Areas (SF): Tenant A Office: 2,256 Tenant A Warehouse: 7,896 Total Tenant A: 10,152 Tenant B Office: 1,264 Tenant B Warehouse: 5,304 Total Tenant B: 6,568 Total Gross Building: 16,720 Office floor area: 21%
Parking Data:	Office (1 stall/250) = 3520/250 = 14 Warehouse (1 stall/1000) = 13,200 = 14 Parking Required = 28 Stalls Parking Provided = 28 Stalls

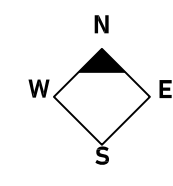
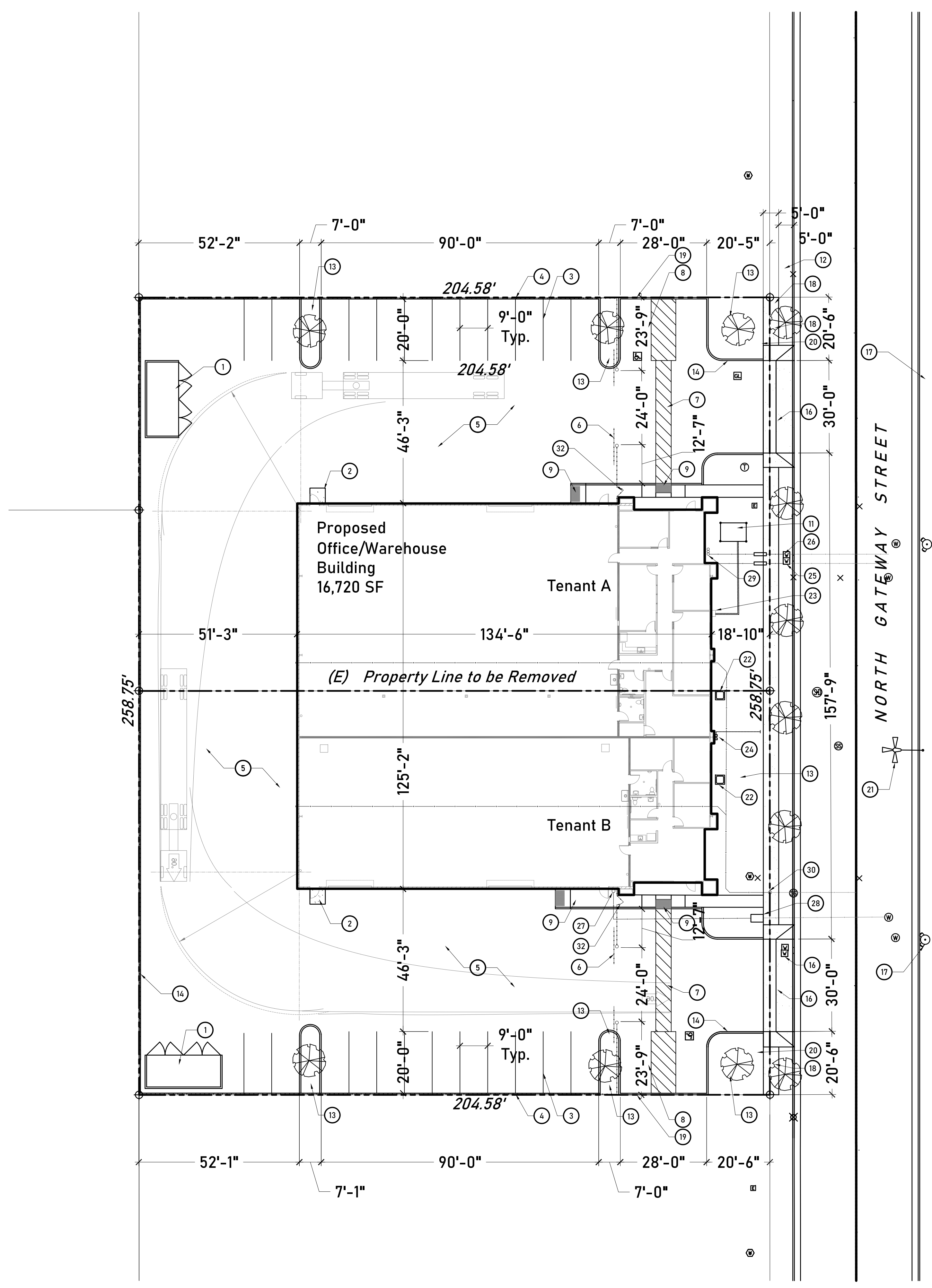


DATE Dec 16, 2021
PROJECT NO. 21035
REVISION DATE

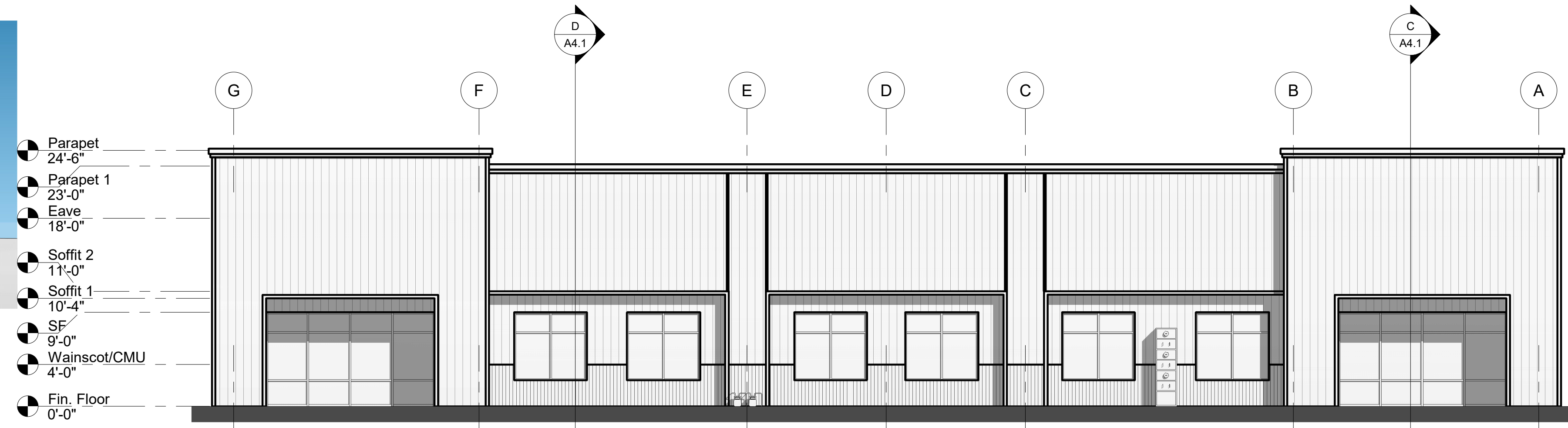
**Architectural
Site Plan**

SCALE 1" = 20'

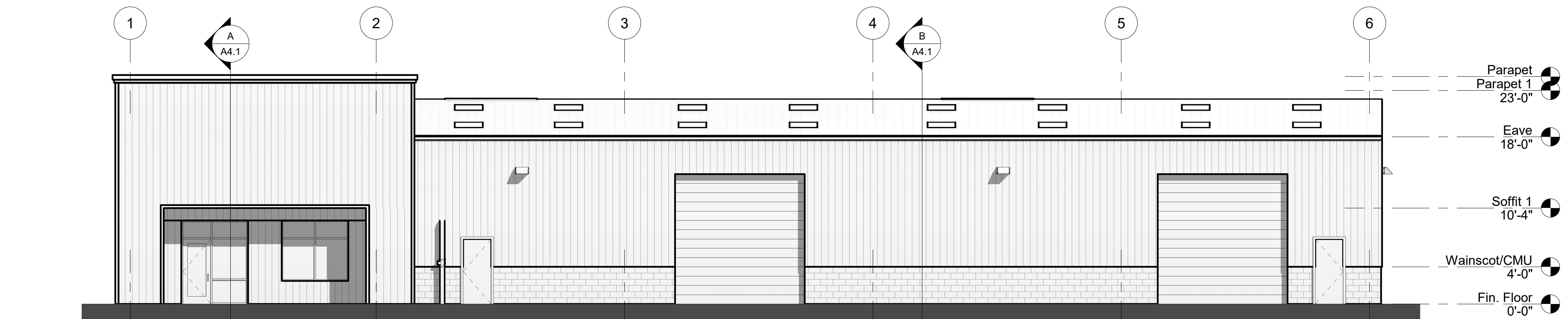
A0.1



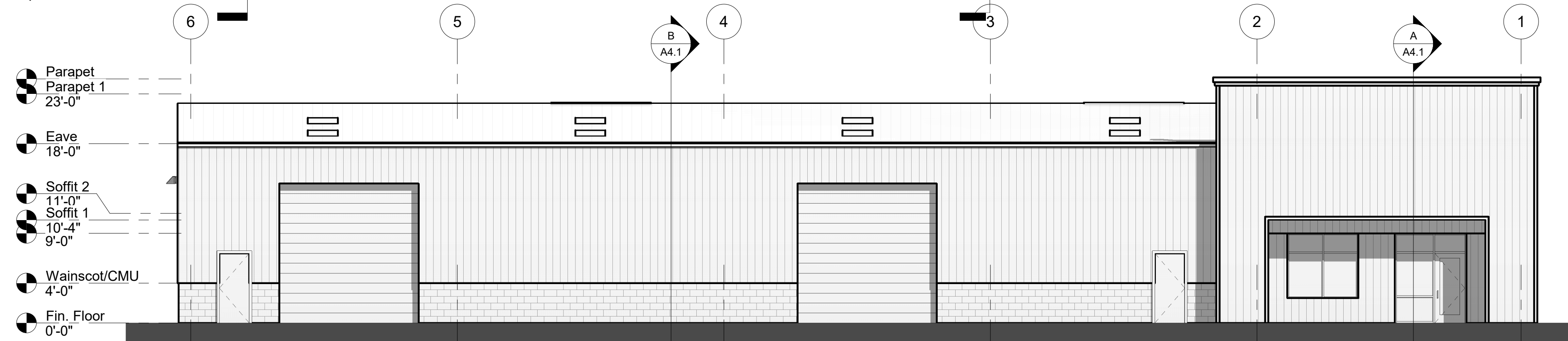
Site Plan
1" = 20'-0"



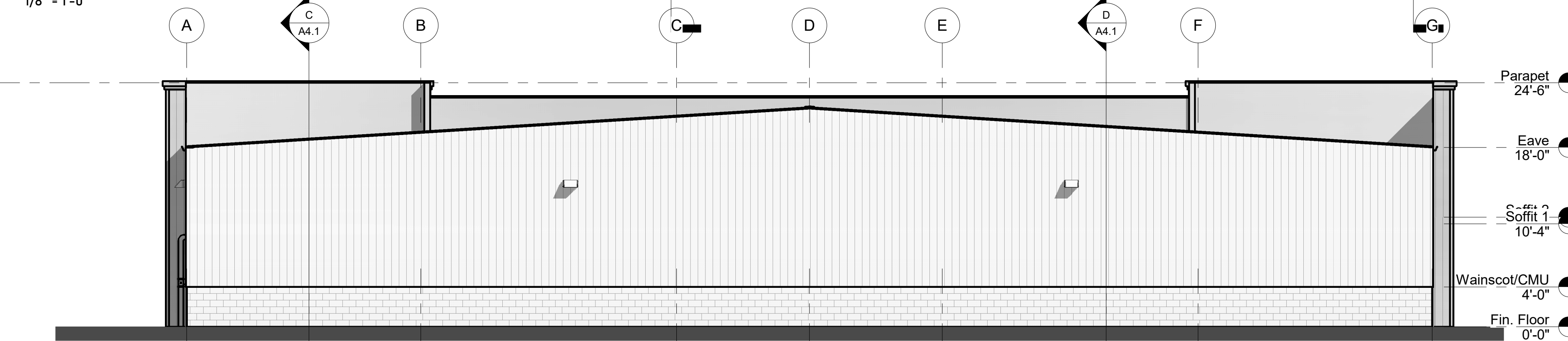
East Exterior Elevation
1/8" = 1'-0"



North Exterior Elevation
1/8" = 1'-0"



South Exterior Elevation
1/8" = 1'-0"



West Exterior Elevation
1/8" = 1'-0"

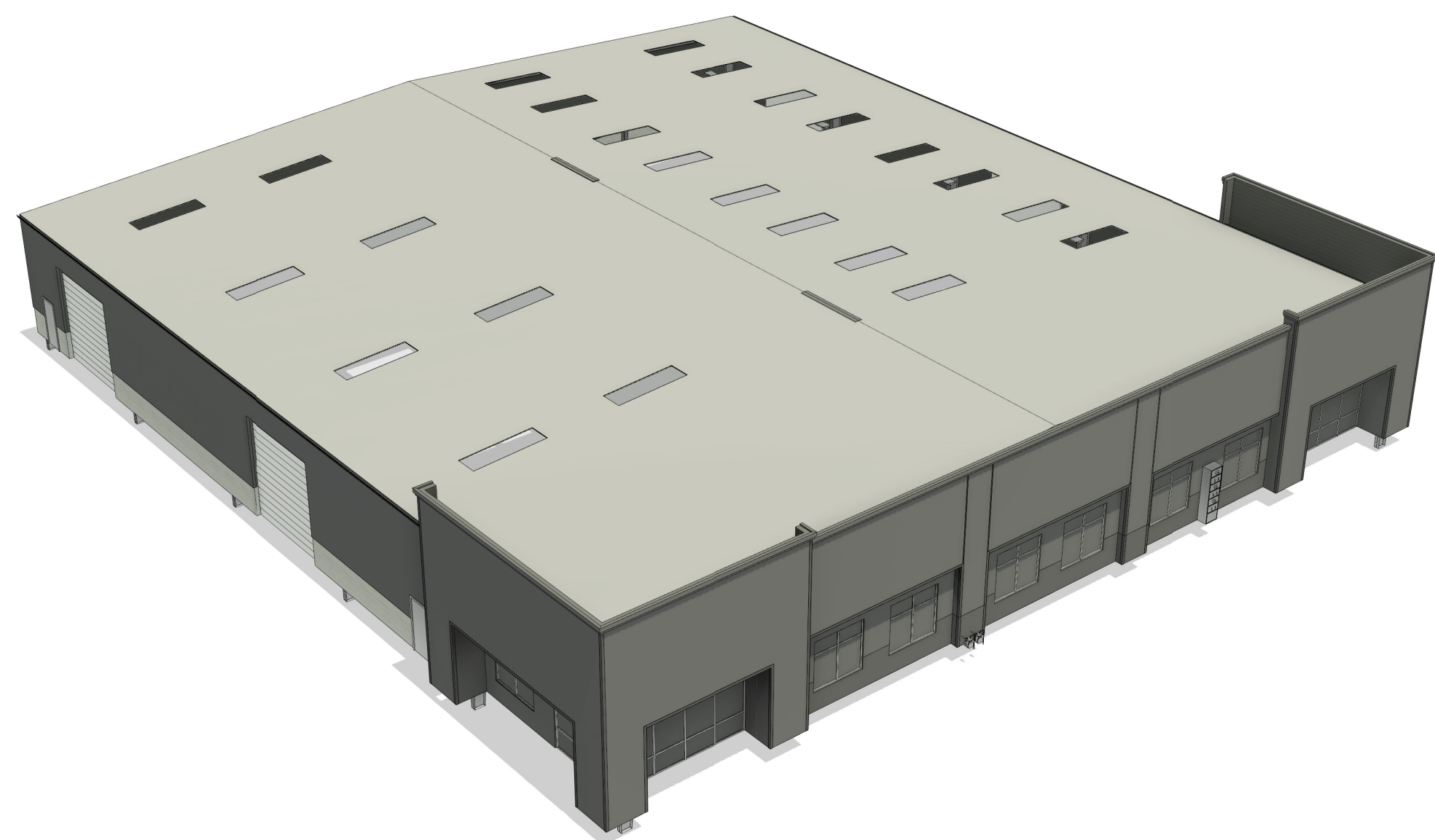
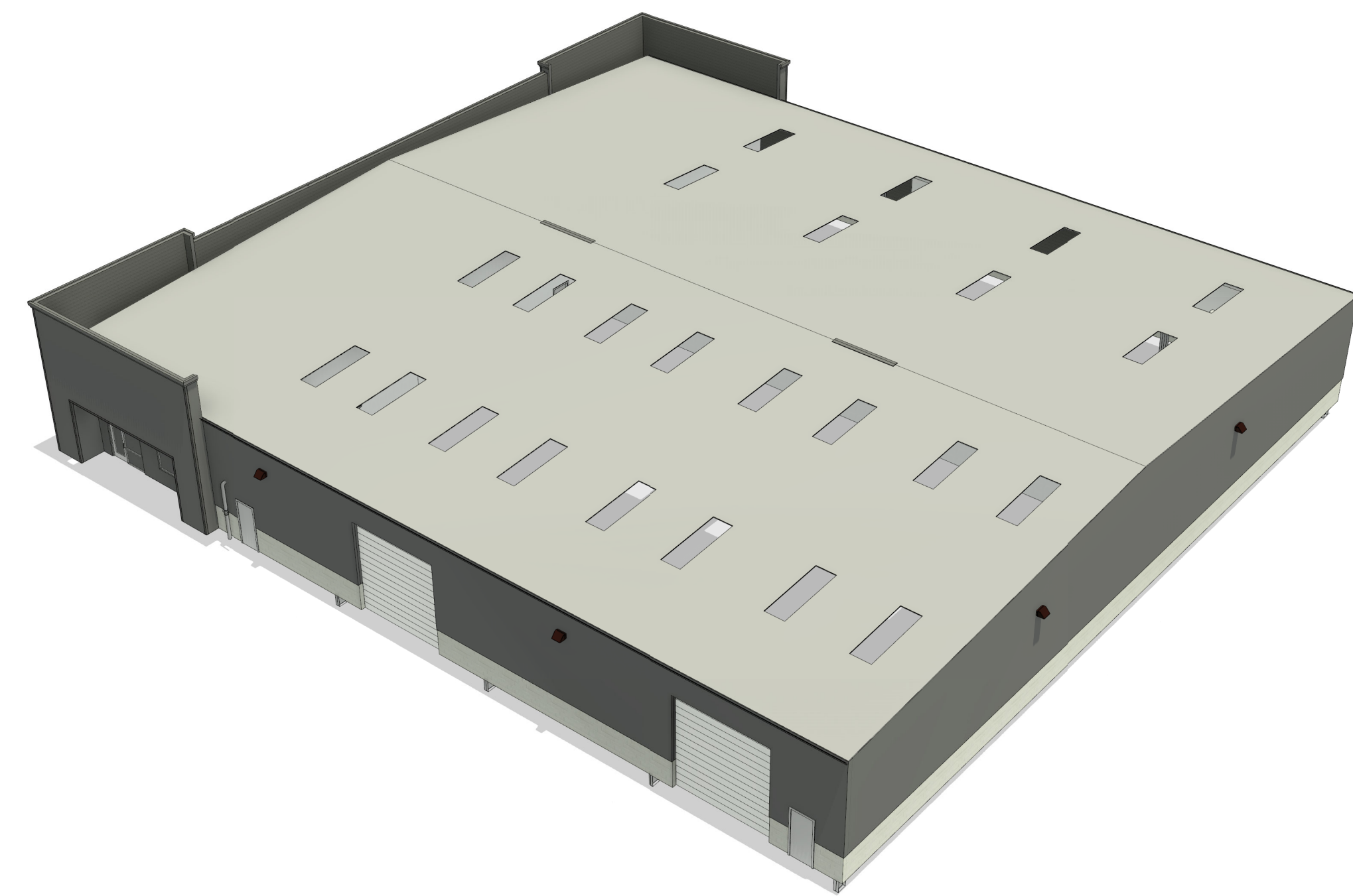
- Parapet 24'-6"
- Parapet 1 23'-0"
- Eave 18'-0"
- Soffit 2 11'-0"
- Soffit 1 10'-4"
- SF 9'-0"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

- Parapet 23'-0"
- Eave 18'-0"
- Soffit 1 10'-4"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

- Parapet 23'-0"
- Eave 18'-0"
- Soffit 2 11'-0"
- Soffit 1 10'-4"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

- Parapet 24'-6"
- Eave 18'-0"
- Soffit 2 11'-0"
- Soffit 1 10'-4"
- Wainscot/CMU 4'-0"
- Fin. Floor 0'-0"

NOTES:



PRELIMINARY BID SET - NOT FOR CONSTRUCTION

DATE	Dec 09, 2021
PROJECT NO.	21035
REVISION	DATE

Exterior
Elevations

SCALE 1/8" = 1'-0"

A3.1

December 16, 2021

Operational Statement – RC Guys at American Industrial Park

Project Location:

American Industrial Park
N. Gateway Street
Visalia CA, 93291
APN: 081-130-080 and 081-130-081

Business Owner:

RC Guys
Vice President
408-300-2773
tom@rc4wd.com

Applicant:

Crawford Architecture & Planning
1755 Herndon Ave
Clovis, CA 93611
Ph: (559) 977-9779

Project Description:

The proposed project is being submitted by Nicholas Crawford of Crawford Architecture & Planning on behalf of RC Guys and pertains to 52,788 sf of property located at APN: 081-130-080 and 081-130-081 in Visalia, CA and is zoned Industrial. The existing land use is a vacant parcel.

The proposed tenant are requesting to start their operations by installing an approximately 2,256 sf office space and 7,896 warehouse space in a new 16,720 sf multi-tenant building.

The proposed use of the tenant will be office and warehousing. There will be no manufacturing use for this location. We handle design, project management, sales and customer support in our offices. This warehouse facility is used to store goods that are shipped all over the world. Storage will consist of radio control cars and parts for hobby grade use.

The facility will be designed with a fire suppression system consistent with the building storage commodity and use.

The facility will have 12 full-time employees. The hours of operation will be from Monday through Friday, 8:30am to 5:00pm. Deliveries and shipments will be daily and will be facilitated completely on the project site with plenty of vehicle maneuvering space and two roll-up doors to access the warehouse on-site.

The site will consist of 14 parking stalls that will be used for employee and visitor parking.

Thank you,

720 N. Gateway St.
Visalia CA 93291
Tom Allen
Vice President
408-300-2773
tom@rc4wd.com

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and help in filling out this application can be found at the City of Visalia website (www.ci.visalia.ca.us) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: _____ Date: 12/14/21

Project Description: GARAGE CONVERSION

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: MARIO

Applicant(s) Name: //

Project Address/Location: 1518 W GROVE

Assessor Parcel Number: 0 9 3 - 0 7 2 - 0 1 6

Parcel Size (Acreage or Square Feet): 5964 SQ FT Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 70,000

Describe All Proposed Building Modifications: CONVERT GARAGE (EXISTG) INTO LIVING UNIT

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 12/14/2021

SPR Agenda: 12/22/2021 Item No. _____

Zone: R-1-5 SPR No. 21-222

Historic District: Yes No

Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: DUPLEX

Proposed Building Use: TRIPLEX

Proposed Hours of Operation: 24/7

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: LARRY LEWIS Signature of Owner or Authorized Agent*
 Address: 320 W. CENTER
 City, State, Zip: VISALIA 93291 Owner _____ Date _____
 Phone: 280 1029 Authorized Agent* _____ Date 12/6/21
 Email: Howlsarch2@gmail.com

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered complete

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor' parcel number (APN):

AGENT:

I designate _____, to act as my duty authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

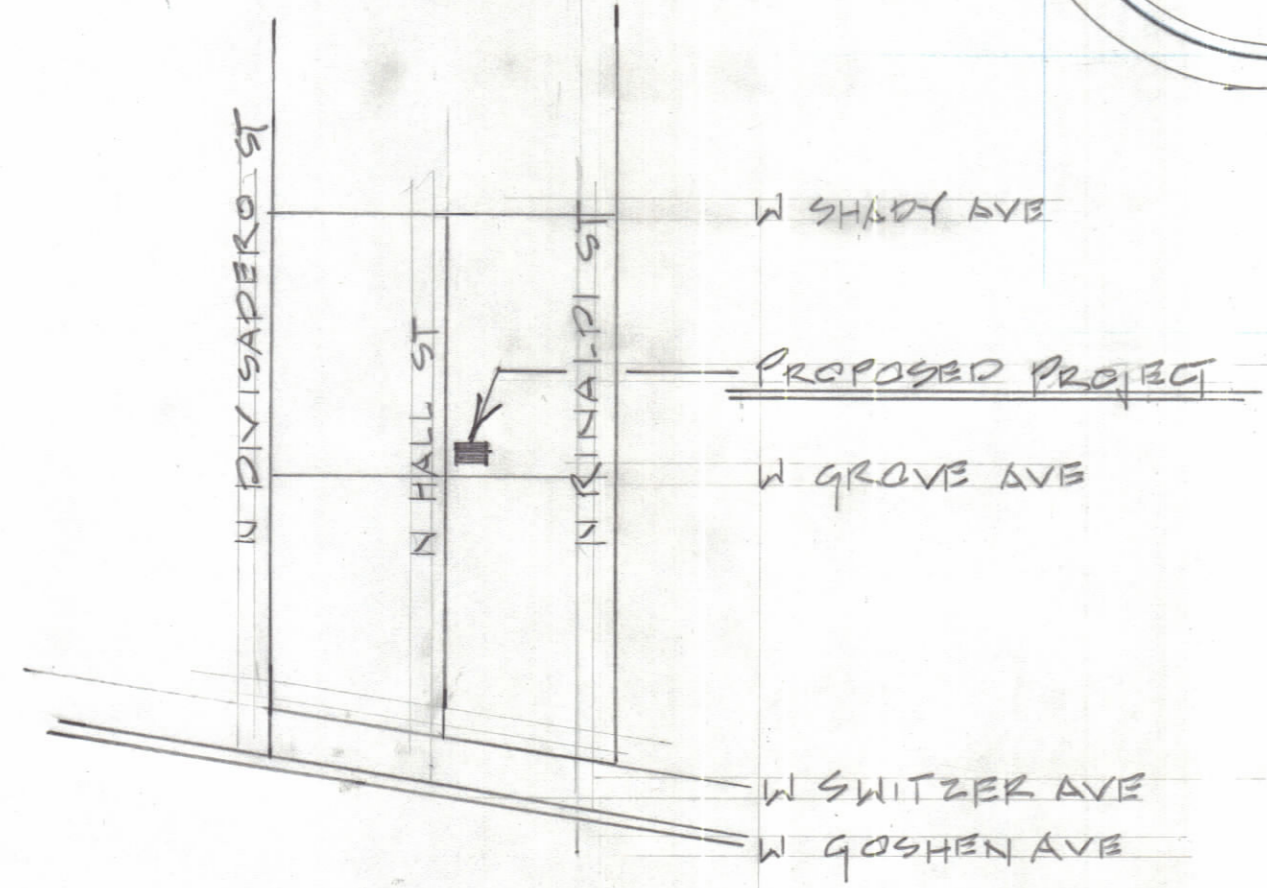
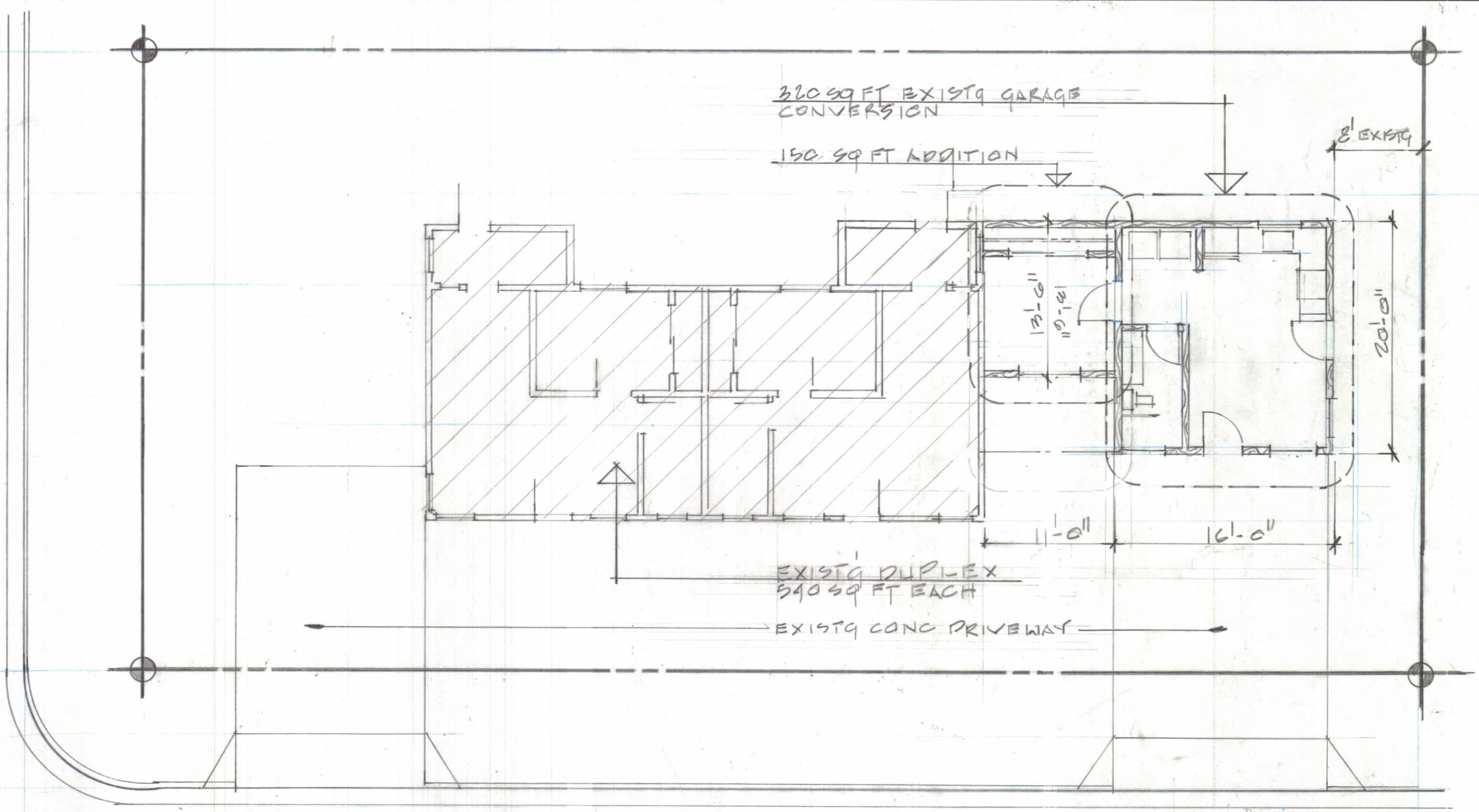
Executed this _____ day of _____, 20____

OWNER	Signatures	AGENT
Signature of Owner (Notary Required)		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

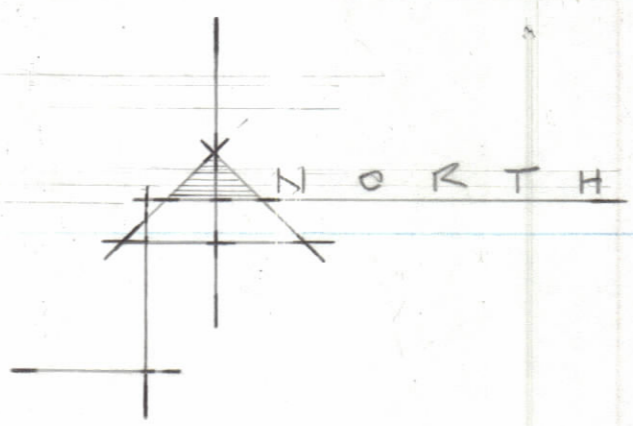
Approved by City of Visalia:

By: _____ Date: _____

N HALL ST



W GROVE AVE
 SITE PLAN 1/8" = 1'-0"
 1518 W GROVE AVE



- ADDRESS 1518 W GROVE
- ZONE R-1
- EXISTG DUPLEX 1080 SQ FTG
- NEW UNIT ADDITION 320 (GARAGE REMODEL PLUS 150 SQ FT ADDER)

VICINITY MAP
 NO SCALE

L. LEWIS ARCHITECT

SHEET NO.	JOB No:	ARCHITECTURE	PLANNING	INTERIORS	DELTA:	DATE:	TITLE: A PROPOSED GARAGE CONVERSION
	DATE:						
	DRAWN BY:	820 W. CENTER	VISALIA CA. 93291	(559) 733-8399			

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Lubisich Office Warehouse Lot 22 Date: 12-9-2021

Project Description: New Office/Warehouse site and building development.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Melvin Lubisich

Applicant(s) Name: Nicholas Crawford

Project Address/Location: ~~XXXXXXXXXXXX~~ SEC of W. Legacy Ave & N. Gateway St

Assessor Parcel Number: 0 8 1 - 1 3 0 - 0 8 2

Parcel Size (Acreage or Square Feet): 25,257 sf Building or Suite Square Footage: 7,581

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ new development -

Describe All Proposed Building Modifications: \$750,000

AREA FOR CITY STAFF USE ONLY - - -

Date Received: 12/16/2021

SPR Agenda: 12/22/2021 Item No. _____

Zone: I SPR No. 21-223

Historic District: Yes No

Flood Zone: X AE X/AE

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: office/warehouse

Proposed Hours of Operation: sat-sun: 7am to 7pm

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed unknown

Number of Customers Per Day (Estimated): Existing _____ Proposed unknown

Predicted Peak Operating Hour: unknown

Describe Any Truck Delivery Schedule & Operations: unknown

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): none

Describe Any Special Events Planned for the Facility: none


SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Nicholas Crawford, AIA</u>	Signature of Owner or Authorized Agent*	
Address: <u>1755 Herndon Ave, Ste 103</u>	Owner _____	Date _____
City, State, Zip <u>Clovis, CA 93611</u>	Authorized Agent** 	<u>12-09-21</u>
Phone: <u>559-977-9779</u>		Date
Email: <u>nicholas@crawfordap.com</u>		

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:


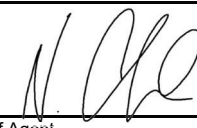
I, Melvin Lubisich, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081-130-082

AGENT:

I designate Nicholas Crawford, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop property relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 9th day of Dec., 2021.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>2824 E Nees Ave, Clovis, CA 93611</u>	<u>1755 Herndon Ave, Ste 103, Clovis CA 93611</u>
Owner Mailing Address	Agent Mailing Address
<u>559-217-2000</u>	<u>559-977-9779</u>
Owner Phone Number	Agent Phone Number

Operational Statement for SPR Submittal

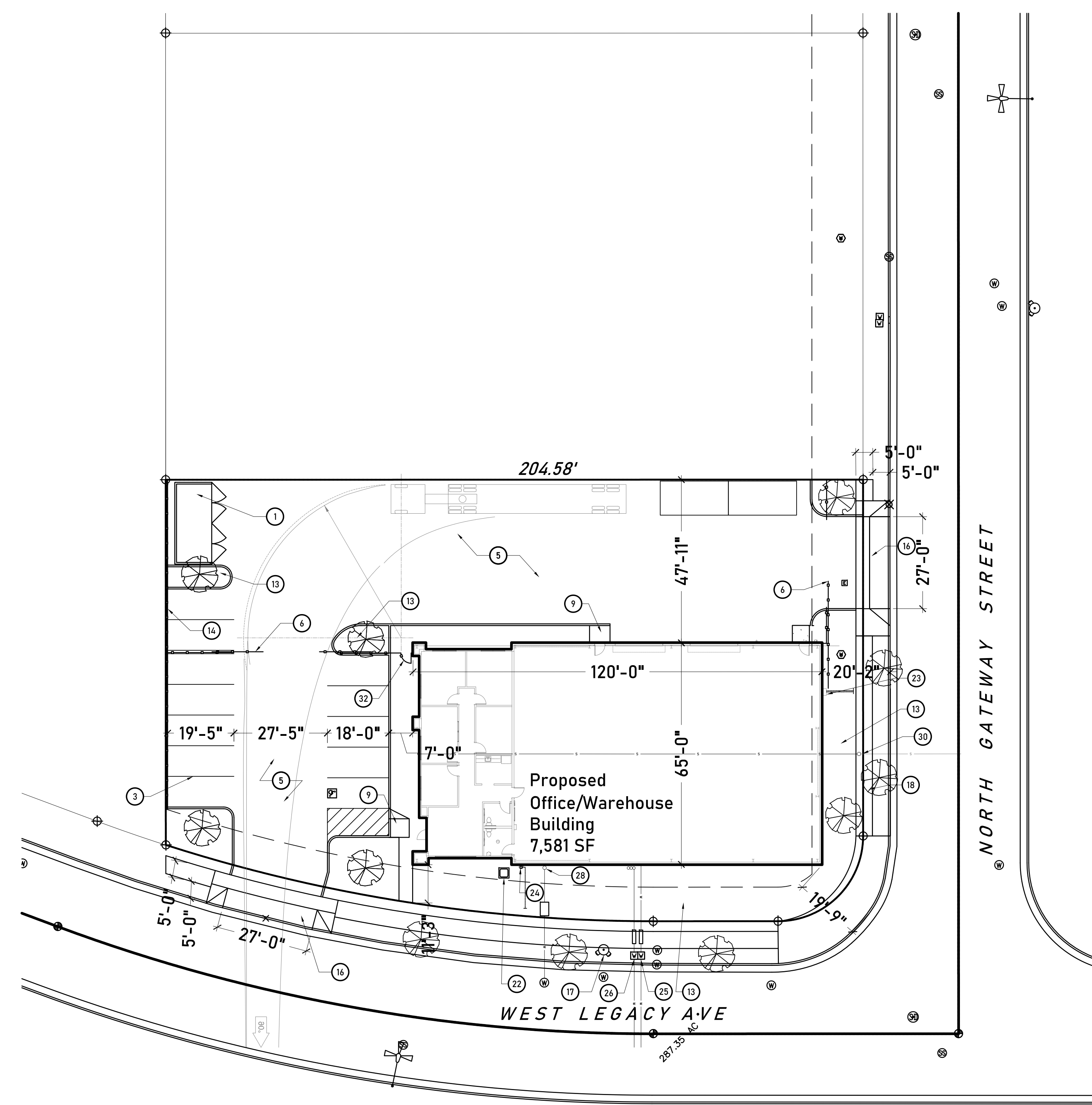
Dec. 09, 2021

Project Data	
Project Description: New Office/Warehouse site and building development.	
Site Data:	
Site Address:	N. Gateway Street Visalla, CA, 93291
APN:	081-130-082 (Lot 22)
Zoning:	Industrial
Site Area:	25,257 SF
Building Data:	Construction Type: 2-B Sprinkler System: NFPA-13 No. of Stories: 1 Occupancy: B/S-1 Use: Office/Warehouse
Building Areas:	Areas (SF): Office: 1,690 Warehouse: 5,891 <u>Total: 7,581</u> Office floor area: 22%
Parking Data:	Office (1 stall/250) = 1,690/250 = 7 Warehouse (1 stall/1000) = 5,891 = 6 Parking Required = 13 Stalls Parking Provided = 14 Stalls

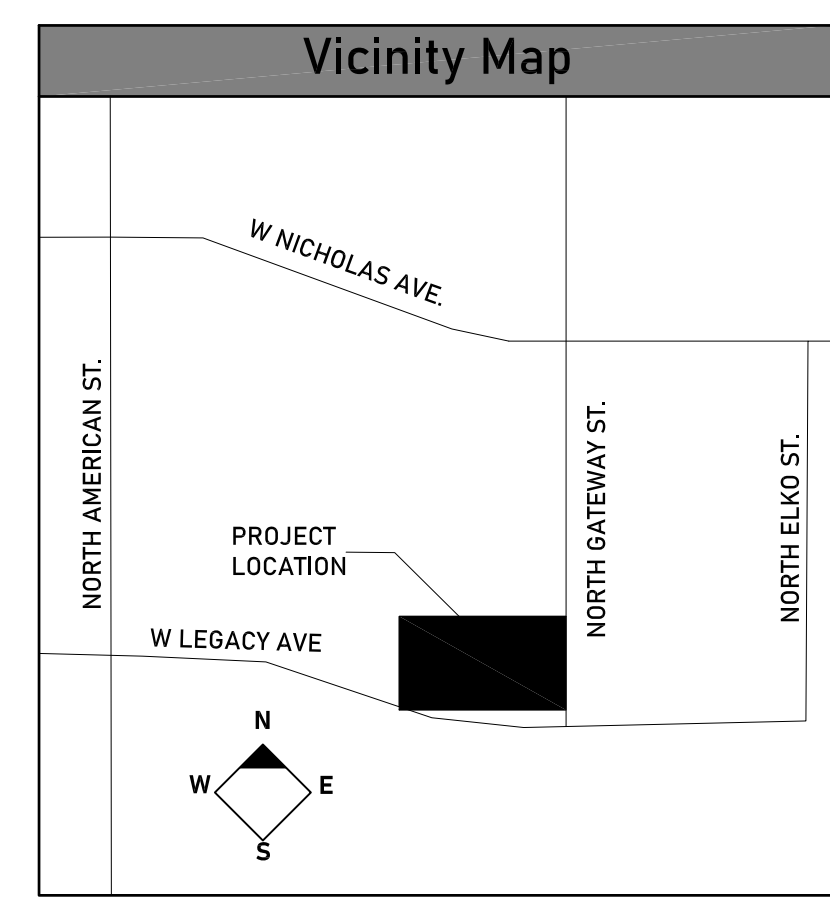
NOTES:

Keynotes	
Sym	Description
1	(N) Concrete trash enclosure per city standards.
2	(N) Concrete landing.
3	(N) Parking stall striping. Employee and Visitor Parking
4	(E) Chain link fence with privacy slats. (Existing north property line only)
5	(N) A/C Pavement. Refer to Civil Engineering drawings for specifications.
6	(N) Motorized rolling gates and track.
7	(N) Painted Striping indicating pedestrian walkway.
8	(N) Accessible parking stall and access aisle.
9	(N) Accessible curb ramp. Refer to Civil Engineering drawings for additional information.
10	(N) Chain Link fence with privacy slats.
11	(E) Electrical Transformer
12	(E) Sidewalk
13	(N) Landscape planter area. Refer to Civil Engineering and Landscape & Irrigation plans for additional information.
14	(N) 4" concrete curb. Refer to Civil Engineering drawings for additional information.
15	(N) Electric gate motor.
16	(N) Concrete drive approach per city standards.
17	(E) Fire Hydrant
18	(N) 5' wide sidewalk per city standards.
19	(N) Van accessible parking stall sign.
20	(N) Accessible Tow-Away sign.
21	(E) Street Light.
22	(N) Ground-mount air condenser equipment.
23	(N) Electrical Main Location
24	(N) Gas Meter Location. 2 Meters.
25	Existing 2" Domestic Water Service. Provide new 1.5" Water Meter, and RP Device.
26	Existing 2" Irrigation Water Service. Provide new 1.5" Water Meter, and RP Device.
27	(N) Fire Sprinkler Riser.
28	(E) 4" Fire Sprinkler Water Service. New Detector Check Valve.
29	(N) Landscape Irrigation Valves.
30	(N) Sanitary Sewer point of connection. Contractor to confirm location and depth of existing lateral.
31	not used
32	(N) Accessible pedestrian gate.

Site Legend	
Symbol	Description
	Existing Curb/Gutter
	Street Centerline
	Property Line
	Proposed Concrete Pavement
	(E) Area to be demolished
	Proposed Asphalt Concrete
	Building Footprint
	CMU Wall
	SETBACK
	Curb/Gutter
	Path of Travel
	Street Tree Per City Standards - Species T.B.D.



Project Data	
Project Description: New Office/Warehouse site and building development.	
Site Data:	
Site Address:	N. Gateway Street Visalia, CA, 93291
APN:	081-130-082 (Lot 22)
Zoning:	Industrial
Site Area:	25,257 SF
Building Data:	Construction Type: 2-B Sprinkler System: NFPA-13 No. of Stories: 1 Occupancy: B/S-1 Use: Office/Warehouse
Building Areas:	Areas (SF): Office: 1,690 Warehouse: 5,891 Total: 7,581 Office floor area: 22%
Parking Data:	Office (1 stall/250) = 1,690/250 = 7 Warehouse (1 stall/1000) = 5,891 = 6 Parking Required = 13 Stalls Parking Provided = 14 Stalls

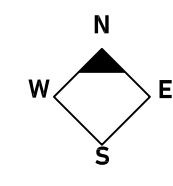


DATE	Dec 16, 2021
PROJECT NO.	21039
REVISION	DATE

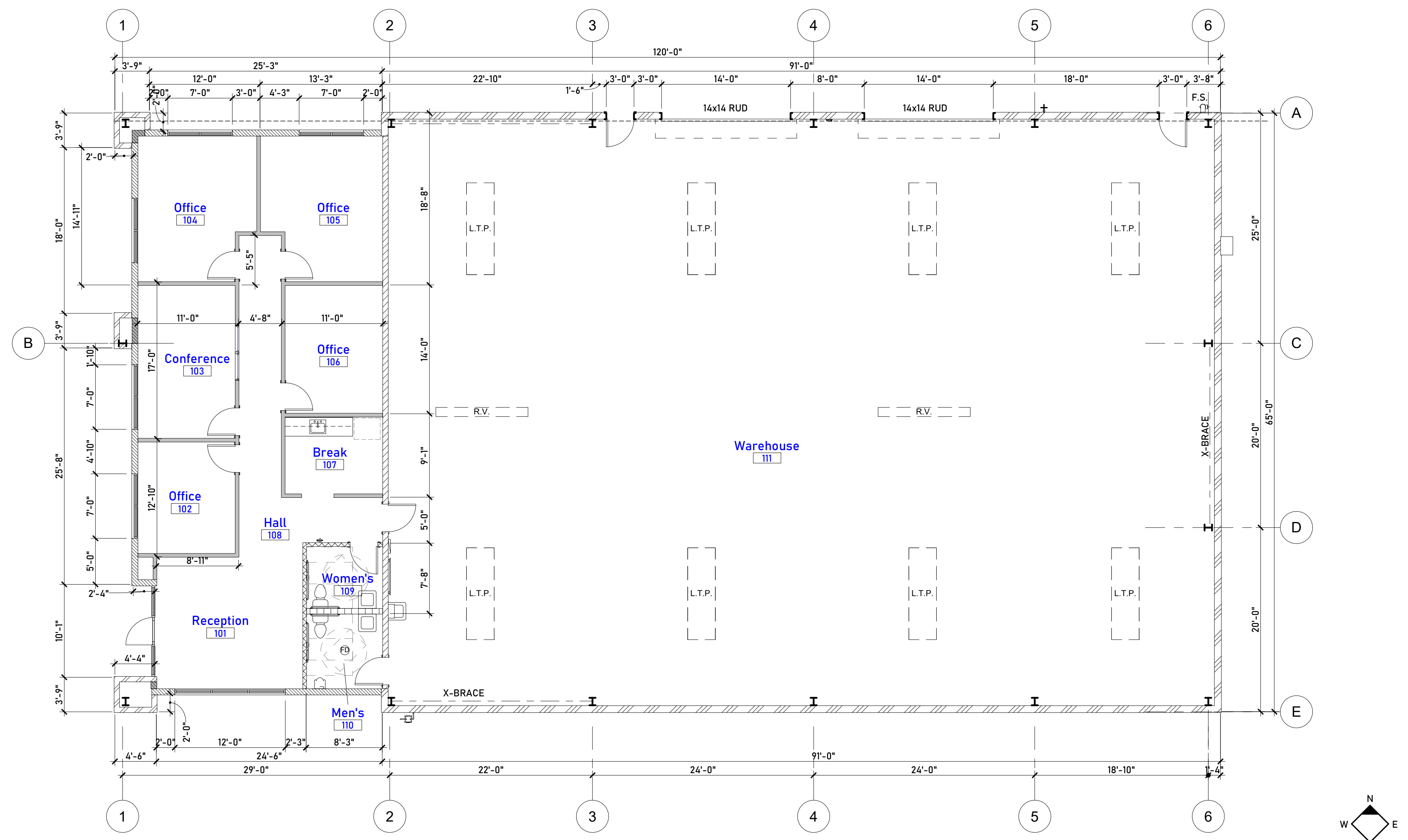
**Architectural
Site Plan**

SCALE 1" = 20'

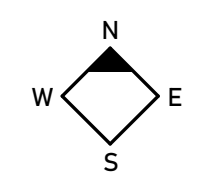
A0.1



NOTES:



Floor Plan
1/8" = 1'-0"



Areas (SF):

Office:	1,690
Warehouse:	5,891
Total:	7,581

DATE	Dec. 09, 2021
PROJECT NO.	21039
REVISION	DATE

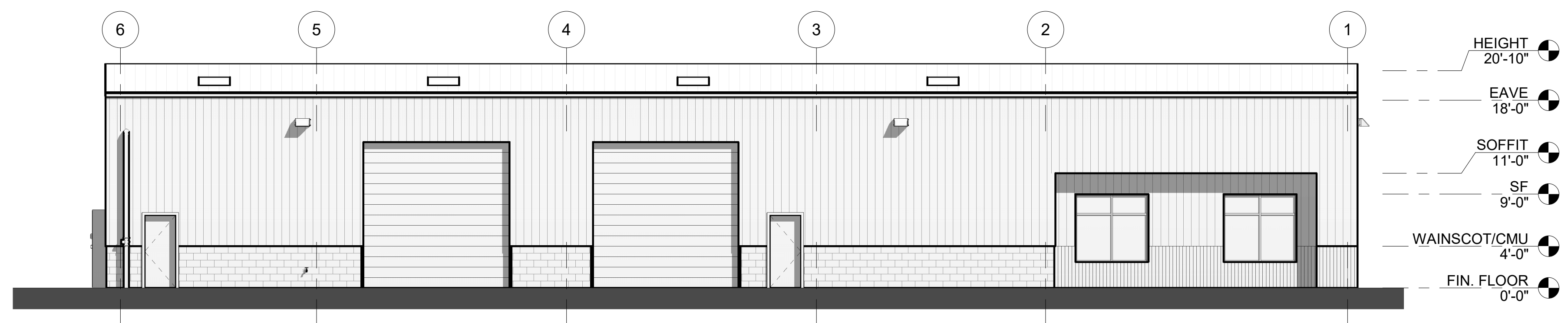
Floor Plan

SCALE 1/8" = 1'-0"

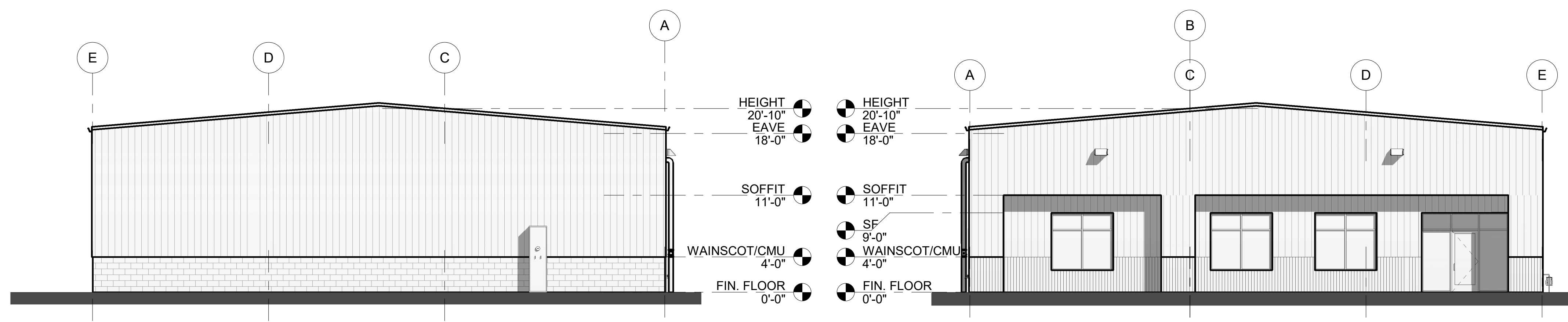
A-1

NOT FOR CONSTRUCTION

NOTES:

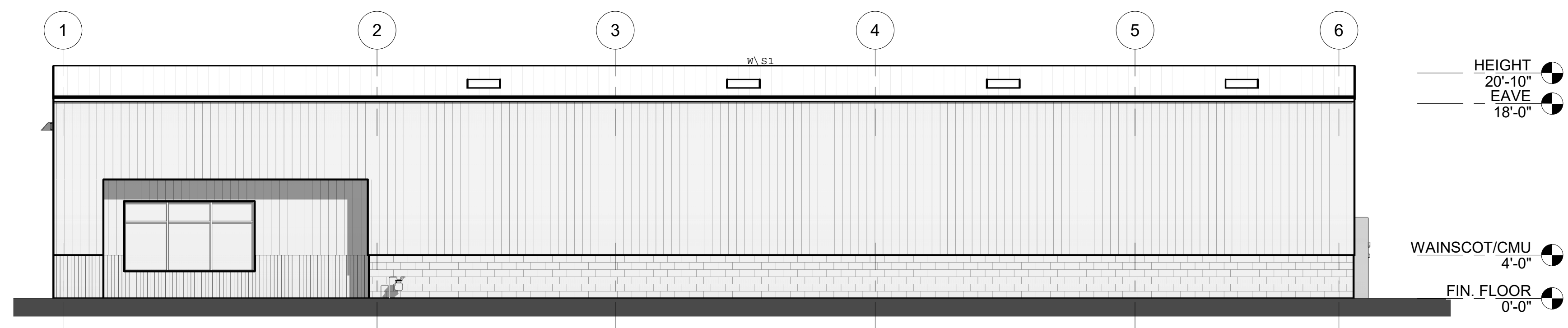


North Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"

West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

DATE	Dec. 09, 2021
PROJECT NO.	21039
REVISION	DATE

NOT FOR CONSTRUCTION

**Exterior
Elevations**

SCALE 1/8" = 1'-0"

A-2

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on **Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Pearl Woods Date: December 16, 2021
 Project Description: Subdivision to create 274 single-family residential lots and and 9.2-acre combination
General Plan - designated Neighborhood Park and regional basin on 67.49-acre parcel in southeast Visalia
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: D.R. Horton
 Applicant(s) Name: Matt Barnes, Provost & Pritchard
 Project Address/Location: West of Northwest Corner of North Demaree St and West Ferguson Ave
 Assessor Parcel Number: 1 2 7 . 0 3 0 . 0 3 8
 Parcel Size (Acreage or Square Feet): 67.49 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ _____
 Describe All Proposed Building Modifications: _____

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 12/16/2021
 SPR Agenda: 12/22/2021 Item No. _____
 Zone: X SPR No. 21-224
 Historic District: Yes No
 Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Farming / Orchard
 Proposed Building Use: Single Family Residential, Neighborhood Park
 Proposed Hours of Operation: N/A
 Days of Week In Operation (Circle): SU M T W Th F Sa
 Number of Employees Per Day: Existing N/A Proposed N/A
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: 7 to 9 am, 4 to 6 pm
 Describe Any Truck Delivery Schedule & Operations: Typical solid waste delivery schedule

 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Extension of McAuliff as a collector through middle of subdivision, circulation element shows future RR crossing.
 Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (include ADA)	

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u> Matt Barnes </u>	Signature of Owner or Authorized Agent*	
Address: <u> 130 N Garden St </u>	Owner _____	Date _____
City, State, Zip <u> Visalia, CA 93291 </u>	<i>Matt Barnes</i>	12/16/21
Phone: _____	Authorized Agent* _____	Date _____
Email: <u> mbarnes@ppeng.com </u>		

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner _____		Signature of Agent _____
Owner Mailing Address _____		Agent Mailing Address _____
Owner Phone Number _____		Agent Phone Number _____

December 16, 2021

City of Visalia Community Development Department
315 East Acequia Avenue
Visalia, CA 93291

RE: Site Plan Review Application for the Pearl Woods Project

Dear City of Visalia Community Development Department:

Provost & Pritchard Consulting Group respectfully submits the enclosed Site Plan Review Application on behalf of D.R. Horton for the proposed Pearl Woods project. The 67.49-acre project site is located around the southwest corner of South McAuliff Street and East Cherry Avenue, in Visalia's southeast quadrant. The Assessor's Parcel Number (APN) associated with the project site is 127-030-038. The project site contains an orchard and oak trees.

The applicant proposes to subdivide and develop the property into 274 single-family residences. The project may be constructed in several phases. The project, to our understanding, would require to be rezoned to R-1-5 and annexed into the City of Visalia.

Pursuant to the General Plan and the Waterways and Trails Master Plan, we are proposing to dedicate the subject property's portion of the Segment 4 Preferred Trail Alignment.¹

The project additionally proposes a regional-serving stormwater drainage basin with its watershed being the quarter-section that this project is located in. This location reduces the necessity of further-increasing diameter storm mains at further-increasing depths, in addition to avoiding crossing under a railroad. Adjacent to the above-mentioned basin and trail, we are proposing a General Plan-designated Neighborhood Park. The park and basin would be approximately 9.2 acres in size.

The General Plan Land Use Map shows an area east of Cameron Creek as being the approximate area of this park. Upon further review, we found that the designated area is significantly obstructed by a maintenance yard owned by Southern California Edison and transmission lines running in both north-south and east-west directions. It's proposed location across Cameron Creek and the trail from the neighborhoods it is intended to serve. Given the unlikelihood of being able to create a successful park at the location identified in the General Plan, we are proposing an alternative location of this Neighborhood Park.

The application and supporting documentation are included in the application package. A letter of authorization from DR Horton and the property owner for P&P to act on their behalf for the project's Site Plan Review process is also included in the submittal.

If you have any questions or concerns regarding this application, please contact me at (559) 636-1166 or via email at jolsen@ppeng.com. Matt Barnes is also available to answer

¹ <https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=31829>

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questions at mbarnes@ppeng.com. P&P will expedite any request for additional information or clarification and is available to meet at any time to quickly resolve issues if they arise.

Respectfully,

Jarred Olsen, AICP
Associate Planner

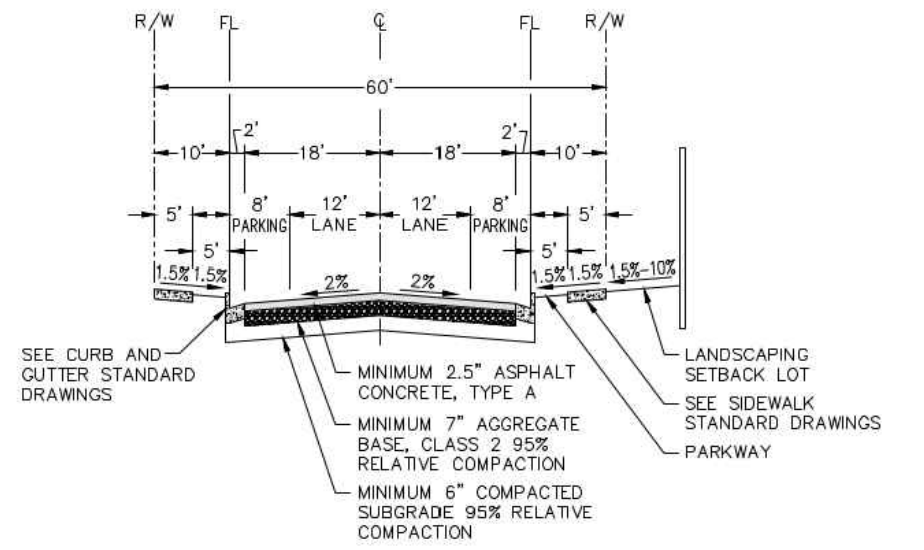
TENTATIVE SUBDIVISION MAP

PEARL WOODS

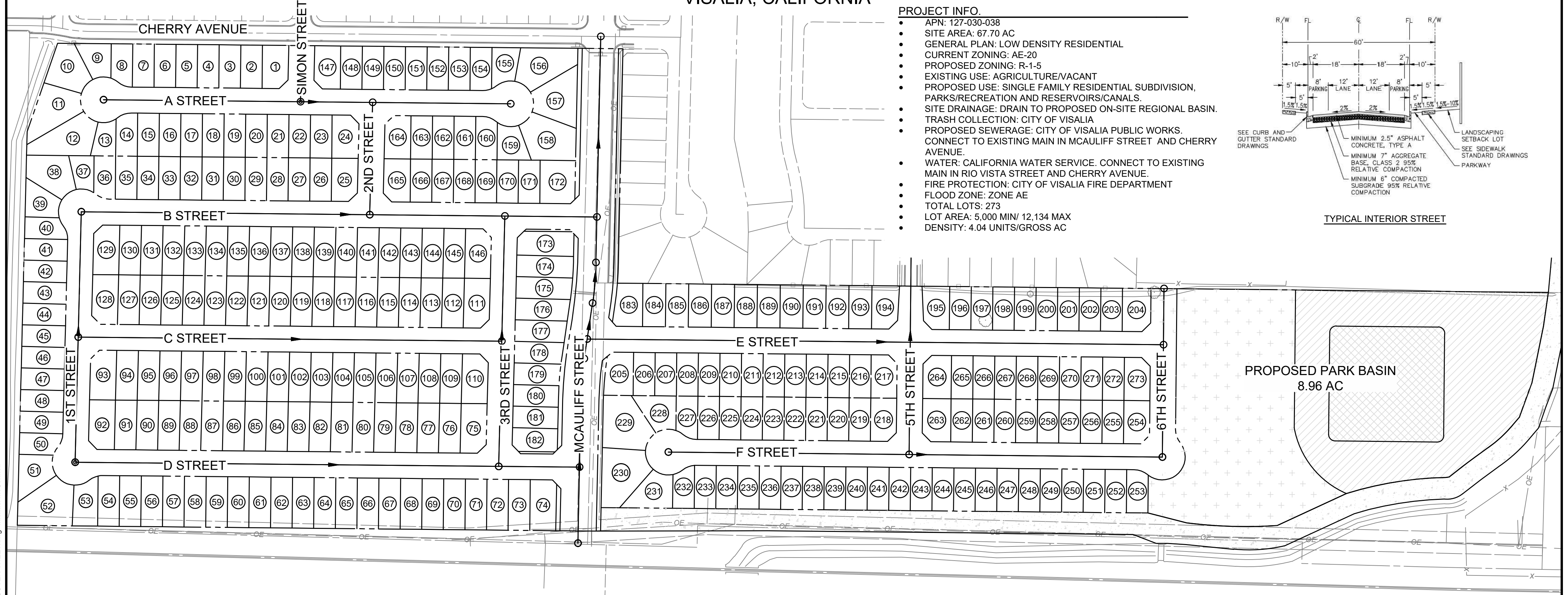
VISALIA, CALIFORNIA

PROJECT INFO.

- APN: 127-030-038
- SITE AREA: 67.70 AC
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- CURRENT ZONING: AE-20
- PROPOSED ZONING: R-1-5
- EXISTING USE: AGRICULTURE/VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, PARKS/RECREATION AND RESERVOIRS/CANALS.
- SITE DRAINAGE: DRAIN TO PROPOSED ON-SITE REGIONAL BASIN.
- TRASH COLLECTION: CITY OF VISALIA
- PROPOSED SEWERAGE: CITY OF VISALIA PUBLIC WORKS. CONNECT TO EXISTING MAIN IN MCAULIFF STREET AND CHERRY AVENUE.
- WATER: CALIFORNIA WATER SERVICE. CONNECT TO EXISTING MAIN IN RIO VISTA STREET AND CHERRY AVENUE.
- FIRE PROTECTION: CITY OF VISALIA FIRE DEPARTMENT
- FLOOD ZONE: ZONE AE
- TOTAL LOTS: 273
- LOT AREA: 5,000 MIN/ 12,134 MAX
- DENSITY: 4.04 UNITS/GROSS AC



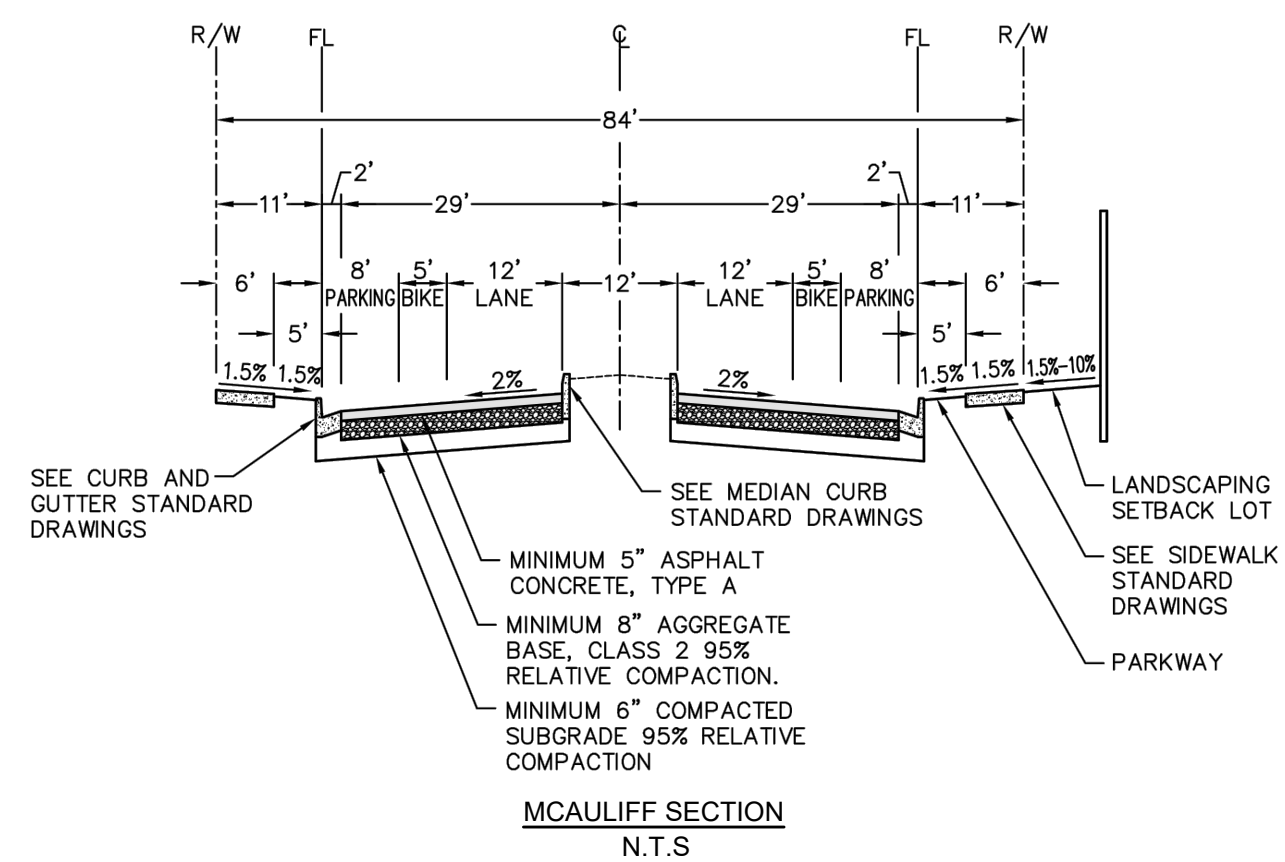
TYPICAL INTERIOR STREET



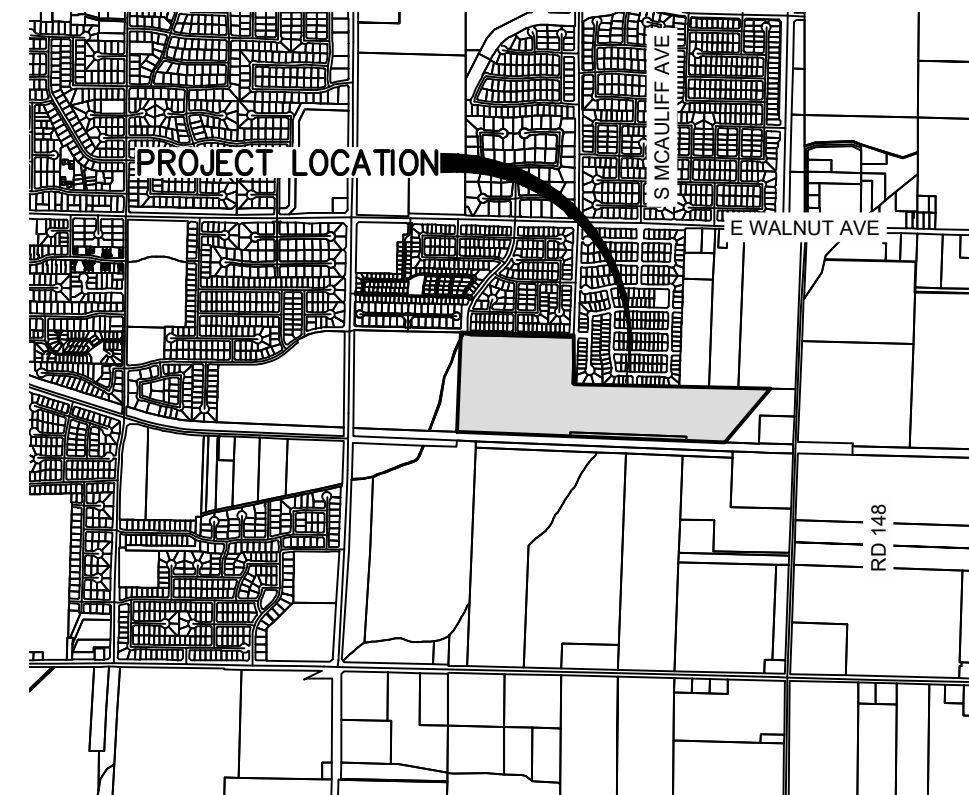
LEGEND

- FENCED BASIN DESIGNED FOR 10-YEAR CAPACITY
- 100-YEAR BASIN CAPACITY
- PARK AREA OUTSIDE OF BASIN
- CLASS I BIKE TRAIL
- AE ZONE LIMIT

SITE MAP



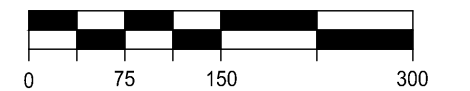
MCAULIFF SECTION
N.T.S.



VICINITY MAP



SCALE IN FEET



PROPERTY OWNER

PEARL WOODS
DR HORTON
419 W. MURRAY AVE.
VISALIA, CA 93291

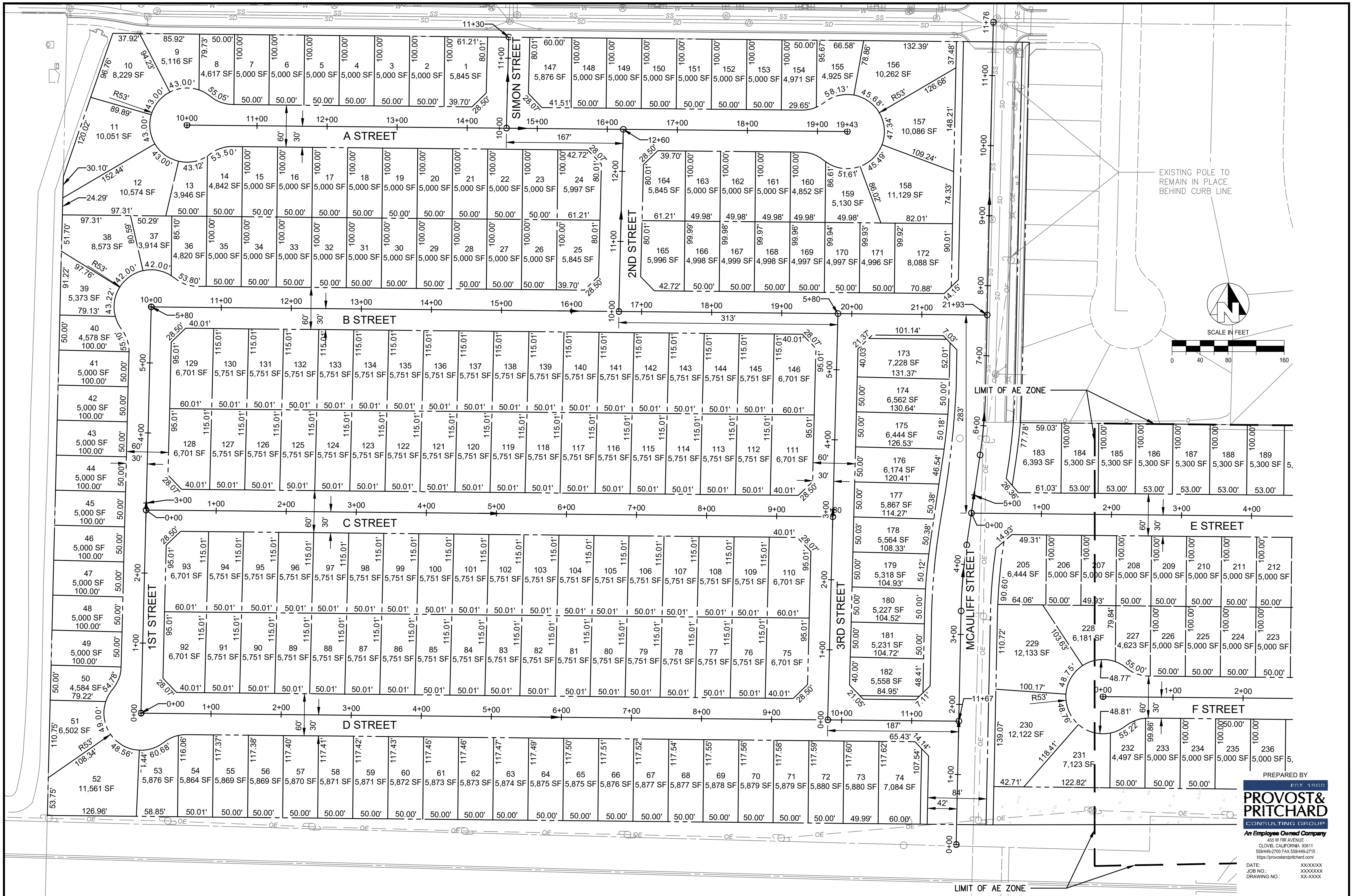
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559/448-2700 FAX 559/448-2715
https://provostandpritchard.com/

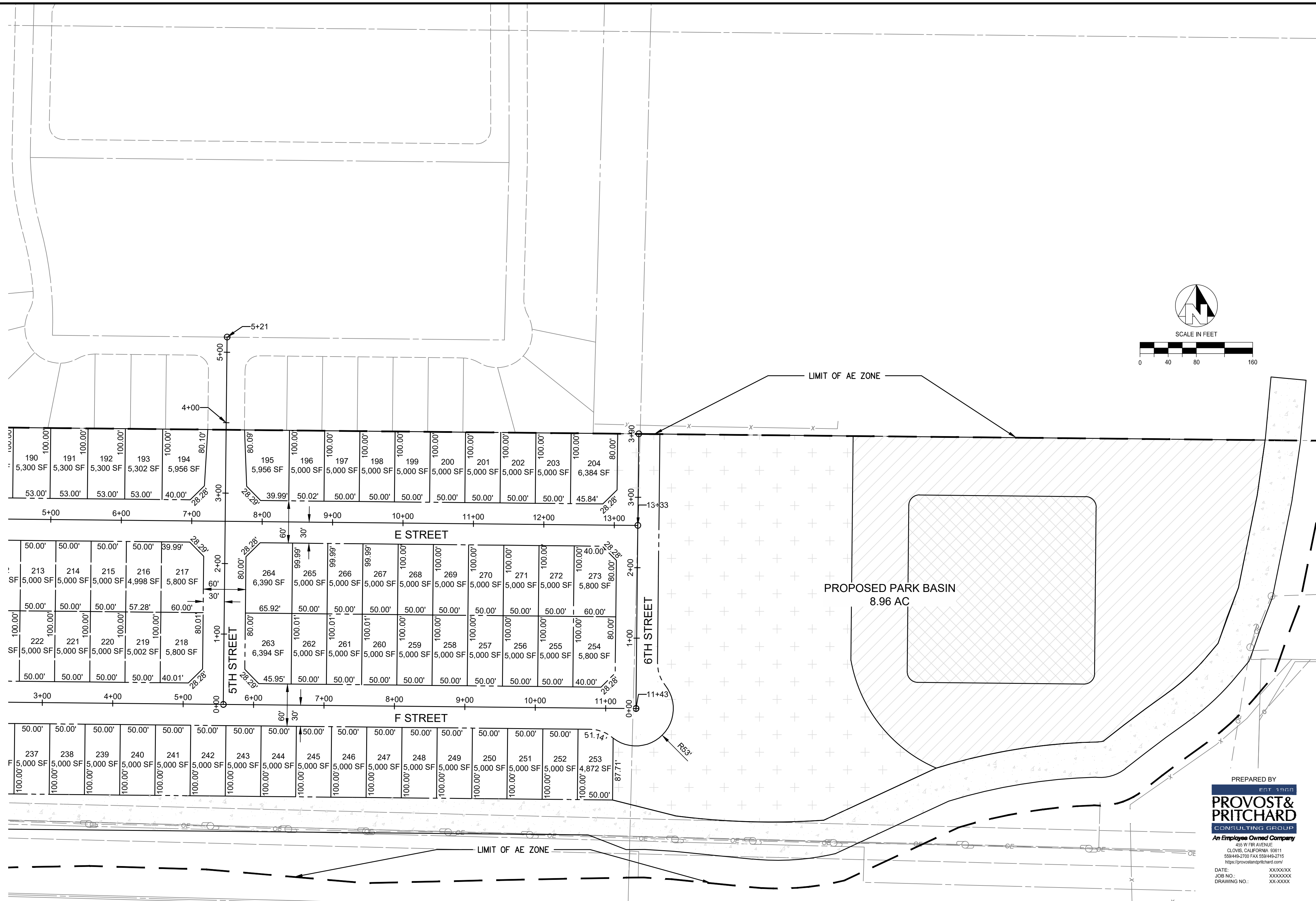
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