

SITE PLAN REVIEW AGENDA

5/11/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20124

PROJECT TITLE: Forebay Farms

DESCRIPTION: Development of 35.07 +/- acres into Single Family residential Development (O-PA, R-1-5, R-M2)

APPLICANT: Norman Allinder

OWNER: FOREBAY FARMS LLC

APN: 101050041

LOCATION: 1410 S LOVERS LANE

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21133

PROJECT TITLE: United Health Centers

DESCRIPTION: Demolition of multiple Existing Retail Buildings. Redevelop existing Site for a new Medical Office featuring medical and dental services

APPLICANT: Rosemary Lozano

OWNER: RAIBLEY JOHN C & BARBARA J(TRS)(REV T

APN: 085080035

LOCATION: 4118 W MINERAL KING AVE
323 S CHINOWTH ST

ITEM NO: 3 Continue one week

SITE PLAN NO: SPR22068

PROJECT TITLE: Victor Huerta

DESCRIPTION: Construction of Two Single Family Homes with Accessory Dwelling Units on Vacant Lots (R-1-5)

APPLICANT: Victor Huerta

OWNER: LOPEZ MANUEL & ELISA C

APN: 091072018

LOCATION: 1241 E SWEET AVE

ITEM NO: 4

SITE PLAN NO: SPR22074

PROJECT TITLE: Manor Phase 3

DESCRIPTION: Addition of Game Room, Office/Laundry, 3 Car Garage. (R.1-12.5)

APPLICANT:

OWNER: S & R FAMILY HOLDINGS LLC

APN: 093311006

LOCATION: 1825 W MANOR DR

ITEM NO: 5

SITE PLAN NO: SPR22075

PROJECT TITLE: Ray Guillen - Master Plan

DESCRIPTION: Site Planning the Following: Duplex, (2) Single Family Dwellings, Shop/Carport & RV Storage also Includes Retention Pond, Site Improvements and a Retention Pond. (R-M-2)

APPLICANT: Thom Black

OWNER: GOWANI SALEEM KARIM & SALIMA SALEEM

APN: 098040009

LOCATION: 1112 N IRMA 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

5/11/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR22076

PROJECT TITLE: A Remodel of an Existing Commercial Building

DESCRIPTION: A Remodel of an Existing Commercial Building

APPLICANT: Eric McConnaughey

OWNER: VISALIA UNIFIED SCHOOL DISTRICT

APN: 096023031

LOCATION: 914 S MOONEY BLVD

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.

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: Forebay Farms, LLC Date: 09/27/2021

Project Description: Development of 35.07+/- acres of vacant land into 82 R-1-5 Single Family Residential units and 7 remained lots of mixed uses.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20-124

Property Owner: Forebay Farms, LLC

Applicant(s) Name: Norman L. Allinder, AICP

Project Address/Location: 1410 S. Lovers Lane; South of Tulare Ave.

Assessor Parcel Number: 1 0 1 - 0 5 0 - 0 1 9

Parcel Size (Acreage or Square Feet): 35.07+/- Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

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: _____

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
 - 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>Norman L. Allinder, AICP</u>	Signature of Owner or Authorized Agent*	
Address: <u>PO Box 2717</u>	Owner	Date
City, State, Zip <u>Merced, CA 95344</u>	_____	_____
Phone: <u>209-534-6252</u>	Authorized Agent*	Date
Email: <u>nallinder@yahoo.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, Lloyd Fagundes, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
101-050-019

AGENT:

I designate Norman L. Allinder, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to process a Tentative Subdivision Map 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>	<u>AGENT</u>
See Attached Letter of Agency	
Signature of Owner	Signature of Agent
<u>PO Box 2717, Merced, CA 95344</u>	<u>PO Box 2717, Merced, CA 95344</u>
Owner Mailing Address	Agent Mailing Address
<u>209-383-6046</u>	<u>209-534-6252</u>
Owner Phone Number	Agent Phone Number

 **Fidelity National Title Company**

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:



President

Attest:



Secretary

Countersigned By:



Authorized Officer or Agent



Visit Us on our Website: www.fntic.com



ISSUING OFFICE: 2540 West Shaw Lane, #112, Fresno, CA 93711

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
155 W. El Portal Drive • Merced, CA 95348
(209)722-3911 • FAX (209)722-7812

**Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Amendment D

Title Officer: Laura Marquez
Email: lm Marquez@fnf.com
Title No.: FWVI-TO19000476-LM

Escrow Officer: Judy Caplan
Email: jcaplan@fnf.com
Escrow No.: FFOM-3011900485

TO: VVH
Casey

Attn:

PROPERTY ADDRESS(ES): 1410 South Lovers Lane, Visalia, CA

EFFECTIVE DATE: September 1, 2021 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Forebay Farms LLC, a California limited liability company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 101-050-019

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

The Northwest Quarter of the Southwest Quarter; and the North half of the Southwest Quarter of the Southwest Quarter, all in Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the City of Visalia, County of Tulare, State of California, according to the Official Plat thereof.

EXCEPTING therefrom a strip of land 2 rods off the West side of the Northwest Quarter of the Southwest Quarter and the North half of the Southwest Quarter of the Southwest Quarter of said Section 34.

ALSO EXCEPTING THEREFROM the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.

ALSO EXCEPTING THEREFROM the West 33 feet thereof.

ALSO EXCEPTING THEREFROM the West 60 feet of the North 720 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 18 South, Range 25 East, Mount Diablo Base and Meridian, according to the Official Plat of the Survey of said land on file in the Bureau of Land Management at the date of the issuance of the patent thereof.

ALSO EXCEPTING THEREFROM that portion conveyed to the City of Visalia, a municipal corporation by Grant Deed recorded October 9, 2017, as Instrument No. 2017-62355, of Official Records.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
2. Property taxes, including any assessments collected with taxes, to be levied for the fiscal year 2020-2021 and subsequent years. Taxes are not available at this time.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Tulare
Purpose: Road
Recording Date: September 27, 1884
Recording No.: Book 1, Page 105 of Rights of Way
Affects: As set forth in said document

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Tulare
Purpose: Public highway
Recording Date: June 14, 1950
Recording No.: 16093, in Book 1451, Page 646, Official Records
Affects: As set forth in said document

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company
Purpose: As set forth in said document
Recording Date: April 11, 1967
Recording No.: 10676, in Book 2707, Page 151, Official Records
Affects: Said land as set forth in said document

EXCEPTIONS
(continued)

7. Matters contained in that certain document

Entitled: Easement Agreement
Dated: June 4, 2013
Executed by: Evelyn A. Jordan, as Trustee of The Mary E. Souza Living Trust established under that Declaration of Trust dated March 25, 1986 and Kaweah Delta Water Conservation District
Recording Date: June 6, 2013
Recording No.: 2013-0036262, Official Records

Reference is hereby made to said document for full particulars.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kaweah Delta Water Conservation District
Purpose: As set forth in said document
Recording Date: June 6, 2013
Recording No.: 2013-0036262, Official Records
Affects: Said land as set forth in said document

9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
10. Any rights, interests or claims which a correct survey would disclose and are not disclosed by the public records.
11. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
12. Water rights, claims or title to water, whether or not disclosed by the public records.
13. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

14. Any lien or right to a lien for services, labor or material not shown by the Public Records.
15. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

EXCEPTIONS
(continued)

16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Forebay Farms LLC, a California limited liability company

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

17. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): Forebay Farms LLC, a California limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

END OF EXCEPTIONS

NOTES

Note 1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 2. If there are recorder office closures related to COVID-19, we may be temporarily unable to record/access documents in the normal course of business. As such, we will require our AFFIDAVIT OF UNDERSTANDING AND INDEMNITY AND HOLD HARMLESS AGREEMENT DUE TO CORONAVIRUS PANDEMIC to be signed by all parties.

Note 3. ***IMPORTANT RECORDING NOTE***

For Kings County, please send all original documents for recording to the following office:

Chicago Title Company
1460 W. 7th Street, Ste 102
Hanford, CA 93230
Attn: Recording Desk
Phone: (559) 584-3381

For Tulare County, please send all original documents for recording to the following office:

Chicago Title Company
1750 W. Walnut Ave, Ste A
Visalia, CA 93277
Attn: Recording Desk
Phone: (559) 636-4300

Please direct all other title communication and copies of documents, including recording release instructions, policy write-up instructions, lenders instructions and settlement statements, to the Title Only Department of the issuing office.

PLEASE NOTE: TULARE AND KINGS COUNTIES, THERE IS AN EXTRA CHARGE OF \$14.00 FOR RECORDING SERVICE FEES.

Note 4. Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.

Note 5. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

Note 6. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land A Commercial Building, known as 1410 South Lovers Lane, Visalia, CA, to an Extended Coverage Loan Policy.

Note 7. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

NOTES
(continued)

- Note 8.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 9.** Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 10.** Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
- Note 11.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 12.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE (CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.



430 Tenth Street
Modesto, CA 95354
Tel.: 209.568.4477
Fax: 209.568.4478

April 21, 2022

Cristobal Carrillo
City of Visalia
Associate Planner
315 E Acequia Avenue
Visalia, CA 93291

Reference: Forebay Farms, Site Plan No. 2020-124-B

Mr. Carrillo,

Thank you for the letter dated October 13, 2021, providing plan review comments for the referenced project. Included herewith are revised plans as requested. Find following our written responses to all review comments in ***bold italics***:

1. Project shall require a Tentative Subdivision Map (TSM).
Response: Tentative Subdivision Map (TSM) included with resubmittal.
2. Vehicle Miles Traveled Analysis shall be required with TSM submittal.
Response: Per results from the City of Visalia VMT online screening tool VMT analysis is not required (attached email 1).
3. Due to changes in the density of the project, the proposal will no longer require a Conditional Use Permit (CUP) for a Planned Residential Development.
Response:
4. A Phasing Plan shall be provided with the site Plan Review and TSM submittal.
Response: Phasing has been added to sheet 1 of the TSM.
5. Lot shall be designed with Visalia Municipal Code development standards, in particular 60 ft. widths for corner lots, 80 ft. widths for corner cul-de-sac lots (Lot No. 35), and 40 ft. widths on cul-de-sac interior lots (Lot No. 45).
Response: All corner lots meet the minimum design requirements of the Visalia Municipal Code.

Lot Number	Lot Width	Location
1	60'	Rear
22	65'	Front/Rear
23	65.56'	Front
34	60'	Front/Rear
35	80'	Front/Rear
47	60'	Front
59	60'	Front/Rear
66	60.14'	Rear
67	60'	Front/Rear
74	67.40	Front
75	69.61'	Rear
82	60.'	Rear

6. Tribal consultation as required by AB 52 shall be conducted for the project. If requested during consultation, a cultural study and/or record searches with the Native American Heritage Commission and California Historical Resources Information System may be required.
Response: We understand that Tribal Consultation will occur. Our understanding is the City will perform this task (attached email 1).
7. The applicant shall label all outlots as "Remainder" lots.
Response: Outlot's have be labeled remainder lots.
8. Note that all street names shall be reviewed and approved by City of Visalia Traffic Engineering staff.
Response: Street names have been updated to match adjacent street alignment names.
9. As much as possible the applicant shall identify all future uses for the Remainder lots.
Response: Future uses have been identified to the best of our ability. Some future uses are assumed and not exactly known at this time.
10. The applicant shall provide additional detail on the proposed open space areas and outlots, including any potential block walls, infrastructure, and amenities to be placed onsite.
Response: Remainder Lot Table has been updated to include detail on proposed open space. Remainders A, D, E, and F are proposed to be dedicated to the City of Visalia for use as open space. No block walls or infrastructure are proposed for these Remainder Lots. Remainder Lot G shall be dedicated to the City of Visalia as a future park. Water and sewer utilities will be stubbed to the Remainder Lot.
11. The inclusion of bike and pedestrian paths is encouraged.
Response: No bike paths are proposed with this project. The only pedestrian paths that are proposed are the sidewalks within the public right of way.
12. The relocation of Parks/Recreation designated areas shall be approved by the Visalia Community Services Department prior to the discretionary review process for the TSM.
Response: Please see attached email for park size. Location of park appears to match General Plan map location (attached email 2).
13. Project shall include the build-out of Vista Street as required by the Engineering Division.
Response: The buildout of Vista Street has been included as part of the development. Vista Street will terminate with a cul-de-sac north of Packwood Creek, Vista Street will start at the knuckle south of Packwood Creek and continue to the southern boundary of the project.
14. Note that per Engineering Division, access from Lot H to South Lovers Lane may be restricted. A stub street may be necessary to the south. A full City Standard cul-de-sac/turnaround will be required at the terminus of Santa Anita Way. Furthermore, left turn access from Lovers Lane to Churchill Downs Way will be prohibited. Lastly, connectivity between South Lovers Lane and the proposed Packwood Trail will need to be addressed and discussed by the applicant and Engineering staff.
Response: Access to Remainder H shall be restricted along the frontage of Lovers Lane and will be noted on the Final Subdivision Map. The revised TSM has included a stub street (S. Vista St) to the southern boundary of the subdivision. The revised TSM includes a full designed cul-de-sac per City of Visalia Standards. The intersection of E. Harvard Ave and Lovers lane has been designed as a ¾ access with no left turn out of E. Harvard Ave onto Lovers Lane. Left turn into E. Harvard Ave from Lovers Lane is part of the proposed TSM. Connectivity with the proposed

Packwood Creek crosswalk and accessible curb ramp has been evaluated and adjustments have been made to the SM to avoid any conflict. The proposed mid-block curb ramp proposed with the City project shall be removed and replaced with an accessible return curb ramp as part of the development of this project and more specifically E. Harvard Avenue.

15. See Engineering Division comments.

- 1) Local street design to comply with City stds. Ensure knuckles and cul-de-sacs are designed to standard radii.

Response: Local streets within the subdivision are designed to comply with City of Visalia P-1, cul-de-sac design complies with City of Visalia standard P-16, knuckle design complies with City of Visalia standard P-17. Dimensions have been added to the TSM for cul-de-sacs and knuckles.

- 2) Comply with City local (60') and arterial (110') street standards.

Response: Public rights of way shown on the TSM are designed to comply with City of Visalia standard P-1 and P-5.

- 3) Show phasing of tentative map if desired. Submit tentative subdivision map, refer to City submittal requirements.

Response: Phasing has been added to the TSM.

- 4) All lots along Lovers Lane will require access relinquishment along their west property line. Future development of the lots shall take access from local street circulation per City standards.

Response: All lots with frontage on Lovers Lane will have access relinquished by Final Subdivision Map.

- 5) Refer to traffic Dept. comments for access restrictions and median break design. Further coordinate with Traffic Dept. is required to determine areas of improvement for access to project.

Response: Access has been modified per consultation from Diego Corvera.

- 6) There is a current City project that will install a signalized pedestrian crossing for trail along creek. City project will impact proposed development design. Further coordinate with City project manager. Redesign accordingly.

Response: We have received plans for the Packwood Trail from Diego Corvera. The street has been modified to allow the proposed curb ramp to align with the crossing.

- 7) Provide storm and sewer master plan design plan with development. The City is currently updating its master sewer and storm plans, proposed project will be subject to any changes implemented.

Response: The project will be designed in accordance with the adopted storm and sewer master plans.

- 8) Lovers Lane is a 110' arterial, 55' to C/L and dedicate right-of-way accordingly. Project to improve Lovers Lane per Standards, including the creek frontage. Improvements to include, but not limited to, pavement, curb and gutter, 7' sidewalk, 5' landscape, parkway w/ street trees, street lighting, utility relocations and undergrounding, striping, signage, 30' radius curb returns, and median improvements.

Response: Dedication along Lovers Lane frontage is proposed for a 110' ultimate right of way. Frontage dedication matches previous dedication to the north. Returns have been revised to a 30' flowline radius.



Respectfully,

Vvh CONSULTING ENGINEERS

A handwritten signature in blue ink, appearing to read 'AR', is positioned above the printed name.

Adam Reed
Senior Designer
Tel.: (209) 568-4477
Fax: (209) 568-4478
areed@vhce.com

c. File

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: United Health Centers Date: 05.02.2022

Project Description: Demolition of multiple existing retail buildings. Redeveloping existing site for a new medical office featuring medical and dental services.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-133

Property Owner: United Health Centers

Applicant(s) Name: John Leuck

Project Address/Location: 4118 W. Mineral King / 323 S. Chinowth Ave.

Assessor Parcel Number: 085-080-034, 035

Parcel Size (Acreage or Square Feet): 2.94 AC Building or Suite Square Footage: 22,000SF

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: 05/02/2022

SPR Agenda: 05.11.22 Item No. _____

Zone: _____ SPR No. 2021-133

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: Existing buildings will be demolished

Proposed Building Use: The proposed facility will provide medical and dental services to the community. The facility will offer outpatient services only. No patients will be rendered unconscious or sedated at any time.

Proposed Hours of Operation: 8:30am-5:30pm

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

Number of Employees Per Day: Existing _____ Proposed 55 employees

Number of Customers Per Day (Estimated): Existing _____ Proposed 150 patients

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: No major deliveries, but all during business hours

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

(Provide Separate Attachment if Necessary): N/A

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: John R. Leuck Signature of Owner or Authorized Agent* _____
 Address: 1101 2nd Ave #100 _____
 City, State, Zip Seattle, WA 98101 Owner _____ Date _____
 Phone: (206)962-6459 Authorized Agent*  _____ 05.03.2022
 Email: john.leuck@mg2.com _____ 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, United Health Centers - Justin Preus, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
085-080-034 & 035

AGENT:

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

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

Executed this 03 day of May, 2022.

<p>DocuSigned by: <u>OWNER</u></p> <p></p> <p>9E5E1D383780459...</p> <p>Signature of Owner</p> <hr/> <p>Owner Mailing Address</p> <p><u>3875 W Beechwood Ave</u></p> <p><u>Fresno, CA 93722</u></p> <hr/> <p>Owner Phone Number</p> <p><u>800-492-4227</u></p>	<p style="text-align: center;">Signatures</p> <p style="text-align: center;"><u>AGENT</u></p> <p>Signature of Agent </p> <hr/> <p>Agent Mailing Address</p> <p><u>1101 2nd Ave, Suite 100</u></p> <p><u>Seattle, WA 98101</u></p> <hr/> <p>Agent Phone Number</p> <p><u>206.962.6459</u></p>
---	--



LEGACY
CONSTRUCTION

Wednesday May 4, 2022

Department of Planning and Development
Paul Bernal, City Planner
City of Visalia
315 East Acequia Avenue
Visalia, CA 93291

Re: Operational statement for proposed medical facility 4118 W Mineral King & 323 S Chinowth Ave
Site Details: Demolish and Redevelop existing site as a medical facility with medical and dental offices.

Project Address – 4118 W Mineral King & 323 S Chinowth Ave

APN – 085-080-034 & 035

Property Size – 2.94 Acres/ 22,000 Sq Ft

Zone District – O-PA

Current Use – Existing Commercial Retail Buildings

Proposed Use – Medical Office

Project Description:

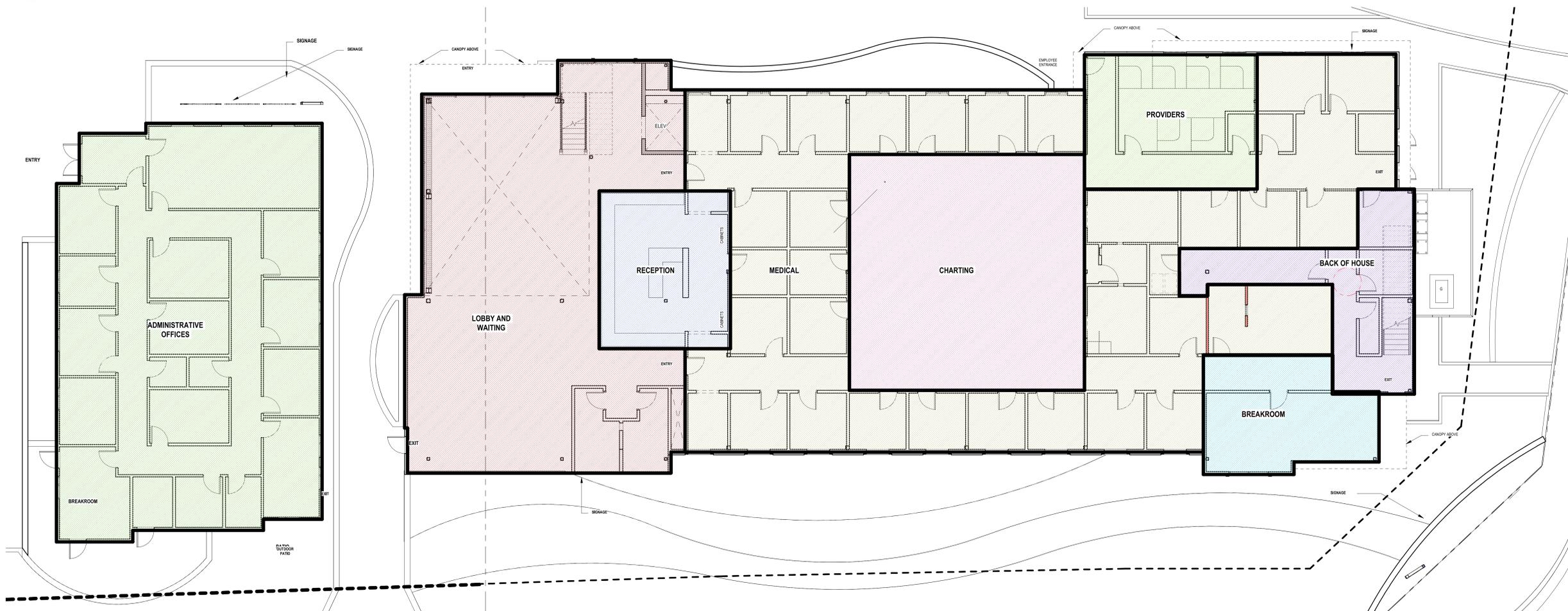
- The proposed project consists of demolition of existing buildings and redevelopment of a 22,000 sq. ft. building and parking lot.
- The proposed project is located on the corner 4118 W Mineral King & 323 S Chinowth Ave in Visalia, California.
- The proposed facility will provide primary care medical, dental, behavioral health, optometry, and chiropractic services.
- No patients will be rendered unconscious or sedated at any time and all services will be outpatient only.
- All services are offered by appointment only.
- The facility will employ approximately 55 employees daily and patient visits will average 150 daily. 153 onsite standard and ADA parking stalls. No patients will be rendered unconscious or sedated at any time. The facility will offer outpatient services only.
- Hours of operation – Monday through Friday 8:30 am -5:30 pm

Rosemary Lozano
Development Manger
Legacy Construction

PLAN | MANAGE | BUILD



E1 LEVEL 2
SCALE: 1/8" = 1'-0"



A1 LEVEL 1
SCALE: 1/8" = 1'-0"

MITCHELL C. SMITH

DATE	DESCRIPTION

20.0040.01
PM: J. LEUCK
DRAWN BY: TG
04/28/22

FLOOR PLANS

SPR 2

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: Victor Huerta Date: 03-30-22

Project Description: Construction of two single family homes with accessory dwelling units on vacant lots

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

Property Owner: Victor Huerta, 3228 W Elowin Avenue, Visalia, CA 93291

Applicant(s) Name: Victor Huerta

Project Address/Location: 1241 E. Sweet Avenue

Assessor Parcel Number: 091 - 072 - 018 Total: 3,164.00

Parcel Size (Acreage or Square Feet): 11,342 SF Building or Suite Square Footage: Two- 975 SF Home/607 SF ADU

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: _____

SPR Agenda: 05/04/22 Item No. _____

Zone: R-1-5 SPR No. 22-068

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: Home on site previously that has been demolished

Proposed Building Use: Single family homes with accessory dwelling unit

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 _____

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

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>Victor Huerta</u>	Signature of Owner or Authorized Agent*	
Address: <u>3228 W Elowin Avenue</u>	<u>Victor M. Huerta Nunez</u>	<u>04-27-2022</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>(559) 333-5893</u>	_____	_____
Email: <u>victory-tech@hotmail.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, _____, 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



P.O. BOX 783
 SPRINGVILLE, CA. 93265
 t: (559) 359-8789
 www.AlexCeballos.com

Email: alex@alexceballos.com

CONSULTANT SEAL

NOT FOR CONSTRUCTION

PROJECT

HUERTA

3228 W ELOWIN AVE.
 VISALIA, CA. 93291

CLIENT

VICTOR HUERTA
 OWNER STREET
 OWNER CITY, STATE ZIP

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REVISIONS

REV # | REV DATE | REV DESCRIPTION



53 PRELIMINARY SITE PLAN (NOT FOR CONSTRUCTION)
1/8" = 1'-0"

LOCAL STORM WATER ORDINANCE

A. SECTION 4.106.1 - GENERAL PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION

B. SECTION 4.106.2 - STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND PREVENT RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR CURB, DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE, OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.
4. SECTION 4.106.3 - SURFACE DRAINAGE: THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 1. SWALES.
 2. WATER COLLECTION AND DISPOSAL SYSTEMS.
 3. FRENCH DRAINS.
 4. WATER RETENTION GARDENS.
 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDING AND AID IN GROUNDWATER RECHARGE.

SITE GRADING AND FOUNDATION ELEVATION

PER R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE). THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL BE APPROVED BY THE ENFORCING AGENCY FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.

1808.7.4 FOUNDATION ELEVATION. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

- THIS SHEET ONLY**
1. PROPERTY LINE (TYPICAL)
 2. 400 AMP. ELECT. METER (FIELD VERIFY LOCATION)
 3. NEW WELL (FIELD VERIFY LOCATION)
 4. NEW CALIFIRE STORAGE TANKS (FIELD VERIFY LOCATION)
 5. NEW SEPTIC TANK (FIELD VERIFY LOCATION)
 6. NEW LEACH LINE (FIELD VERIFY LOCATION)
 7. CONCRETE CURB AT EXTERIOR DOORS W/ MAX. SLOPE OF 2% PER CODE (IF APPLICABLE)
 8. CONCRETE PORCH/PATIO
 9. DRIVEWAY
 10. DRIVEWAY
 11. CATV (CATV) OR SATELLITE ENTRANCE (IF AVAILABLE)
 12. TELEPHONE ENTRANCE (IF AVAILABLE)
 13. FIRE SPRINKLER CONNECTION/ENTRY
 14. GAS CONNECTION
 15. GROUND MOUNTED SOLAR ARRAY
 16. 16FT WIDE GRAVEL DRIVEWAY

SHEET TITLE

SITE PLAN

DATE: 10/19/2021

TECHNICIAN: AC

PROJECT MANAGER: AC

JOB NUMBER: XXX
 SHEET NUMBER

A1.0

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.

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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: Manor Phase 3 Date: 4/7/22

Project Description: ADDITION OF Gameroom, Office/Laundry, 3 car garage

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

Property Owner: S&R Family Holdings

Applicant(s) Name: Westco Builders, Inc.

Project Address/Location: 1825 W. Manor Visalia, CA 93291

Assessor Parcel Number: 093-311-006

Parcel Size (Acreage or Square Feet): 15,500 sqft Building or Suite Square Footage: 1,643 ADDITION

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 150,000.00

Describe All Proposed Building Modifications: ADDITION OF Gameroom, Office/Laundry, & 3 Car Garage

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

Date Received: 05/02/2022

SPR Agenda: 05/11/2022 Item No. _____

Zone: R-1-12.5 SPR No. 22-074

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: _____

Proposed Building Use: _____

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>Westco Builders, Inc.</u>	Signature of Owner or Authorized Agent* 	
Address: <u>5211 W. Goshen Ave</u>	<u>Owner</u>	Date: <u>4/7/22</u>
City, State, Zip: <u>Ste. 402</u> <u>Visalia, CA 93291</u>		Date: <u>4/7/22</u>
Phone: <u>(559) 651-1724</u>	Authorized Agent*	
Email: <u>Admin@Westcobuildersinc.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):

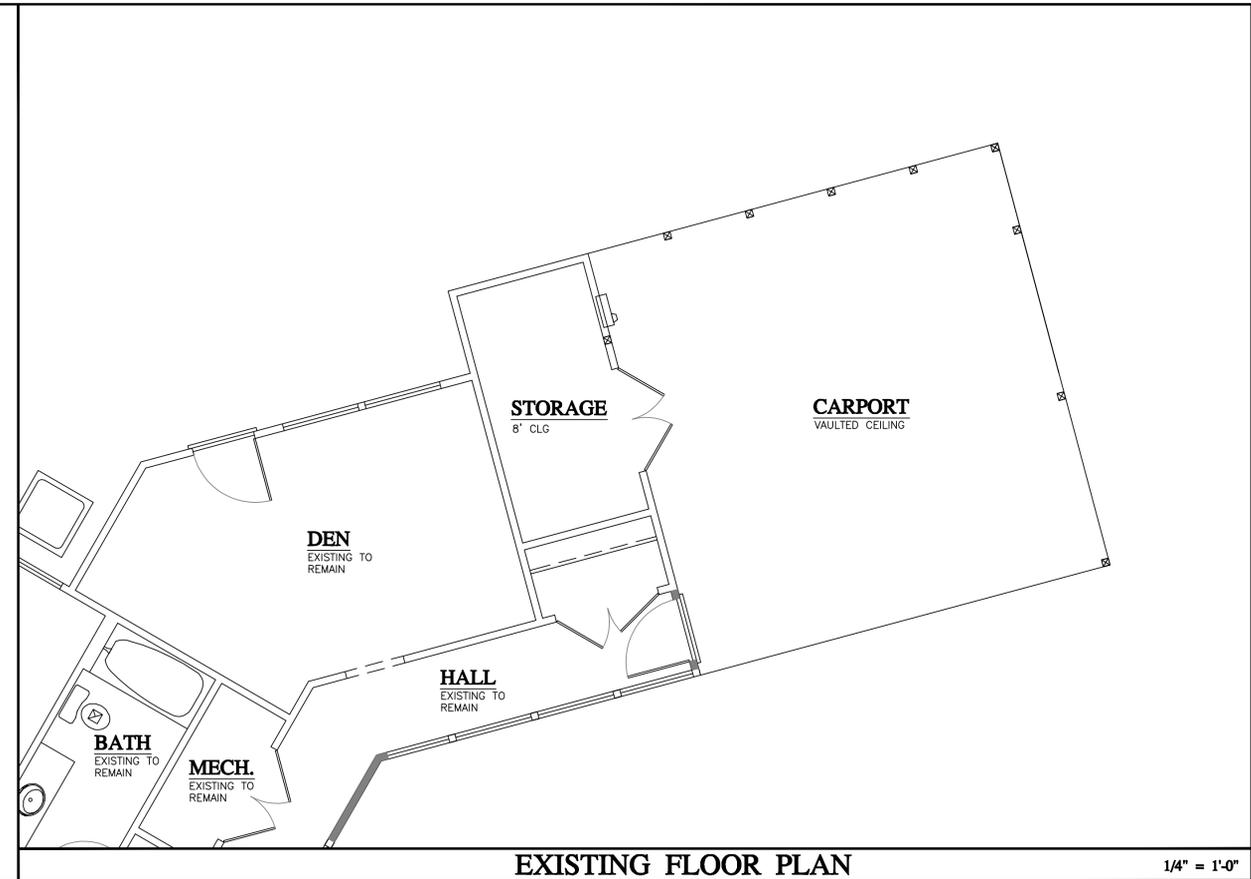
AGENT:

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.

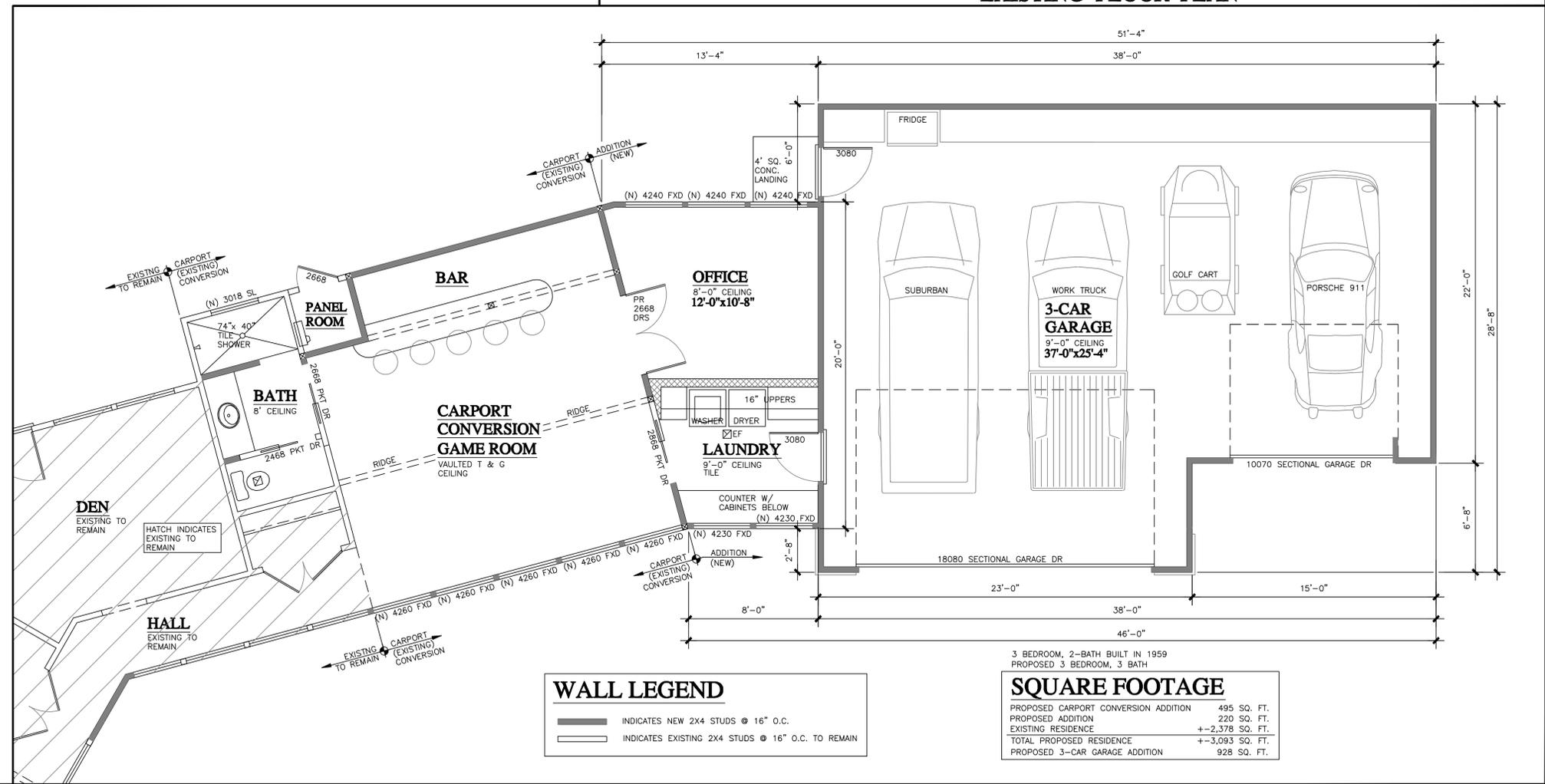
Executed this _____ day of _____, 20____.

<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



EXISTING FLOOR PLAN

1/4" = 1'-0"



WALL LEGEND

- INDICATES NEW 2X4 STUDS @ 16" O.C.
- INDICATES EXISTING 2X4 STUDS @ 16" O.C. TO REMAIN

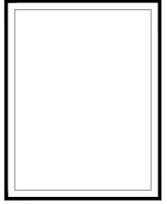
SQUARE FOOTAGE

PROPOSED CARPORT CONVERSION ADDITION	495 SQ. FT.
PROPOSED ADDITION	220 SQ. FT.
EXISTING RESIDENCE	+2,378 SQ. FT.
TOTAL PROPOSED RESIDENCE	+3,093 SQ. FT.
PROPOSED 3-CAR GARAGE ADDITION	928 SQ. FT.

PROPOSED FLOOR PLAN

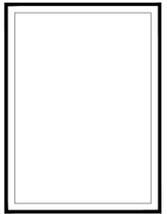
1/4" = 1'-0"

DRAWN BY: WILLIAM FAGUNDES	
REVISIONS	DATE
1	
2	
3	
4	
DATE:	1/17/2021
SCALE:	AS INDICATED

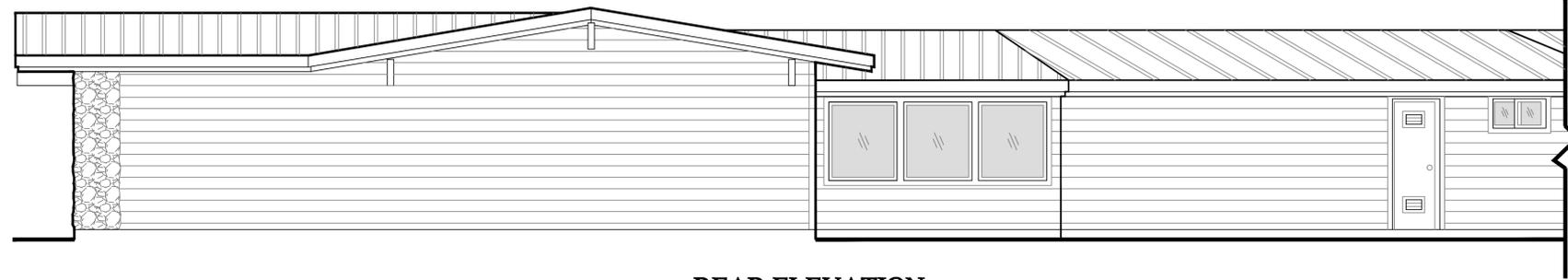


Fagundes Drafting
 131 E. KERN STREET SUITE G
 TULARE CA, 93274
 BL # BL-24959

WESTCO BUILDERS INC.
 A NEW GARAGE ADDITION FOR
THE COX FAMILY
 1825 W. MANOR DRIVE, VISALIA, CALIFORNIA



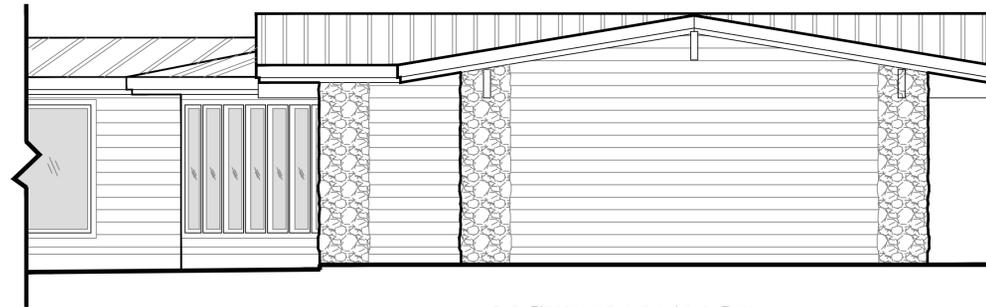
SHEET
A-2
 JOB NUMBER:
#22-006



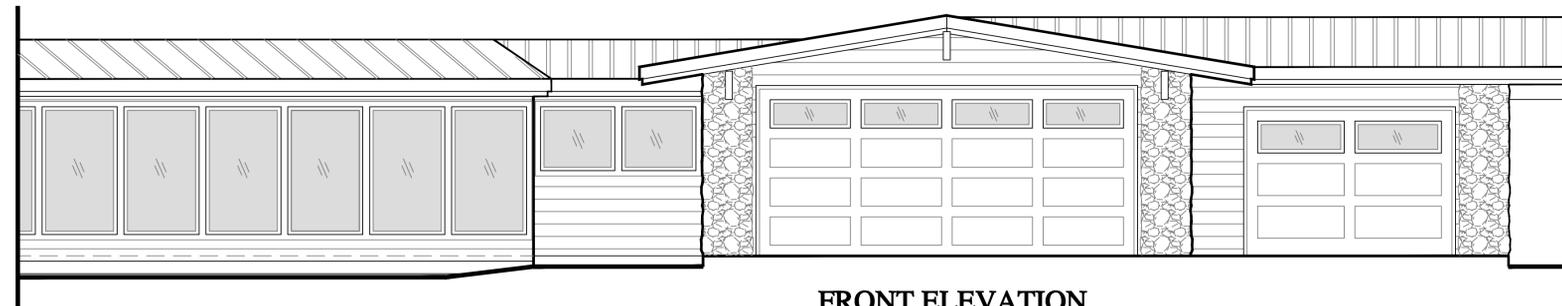
REAR ELEVATION
NORTH VIEW 1/4" = 1'-0"



LEFT ELEVATION
WEST VIEW 1/4" = 1'-0"



RIGHT ELEVATION
EAST VIEW 1/4" = 1'-0"



FRONT ELEVATION
SOUTH VIEW 1/4" = 1'-0"

EXTERIOR ELEVATIONS

1/4" = 1'-0"

DRAWN BY: WILLIAM FAGUNDES	
REVISIONS	DATE
1	
2	
3	
4	

DATE: 1/17/2021
SCALE: AS INDICATED

Fagundes Drafting
131 E. KERN STREET SUITE G
TULARE CA, 93274
BL # BL-24959

WESTCO BUILDERS INC.
A NEW GARAGE ADDITION FOR
THE COX FAMILY
1825 W. MANOR DRIVE, VISALIA, CALIFORNIA

SHEET
A-3

JOB NUMBER:
#22-006

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: Ray Guillen - Master Plan Date: 5/5/2022

Project Description: Site planning the following: Duplex, (2) Single family dwellings, Shop/Carport & RV storage also includes retention pond, site improvements and a retention pond

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

Property Owner: Gowani Saleem Karim & Salima Saleem

Applicant(s) Name: Thom Black

Project Address/Location: (1112) 1132 N. Irma St

Assessor Parcel Number: 098 - 040 - 009

Parcel Size (Acreage or Square Feet): 46,464 sq ft. Building or Suite Square Footage: 13,074 (proposed structures)

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: 05/05/2022

SPR Agenda: 05/11/2022 Item No. _____

Zone: R-M-2 SPR No. 22-075

Historic District: Yes No

Flood Zone: X AE X/AE

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

Existing/Prior Building Use: _____

Proposed Building Use: _____

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: _____

OPERATIONS & TRAFFIC INFORMATION

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>Thom Black</u>	Signature of Owner or Authorized Agent*	
Address: <u>3745 W Caldwell Avenue</u>	_____	_____
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>(559)967-0850</u>	<u>Thom Black</u>	<u>5/5/2022</u>
Email: <u>Thomabg1@gmail.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, on file, 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

SITE PLAN REVIEW 1132 N IRMA ST.

APN: 098-040-009
SPR: 2022-001



① SITE PLAN
1" = 20'-0"

PROJECT OUTLINE

PROJECT: SITE IMPROVEMENTS
OWNER: RAY GUILLEN
ARCHITECT: THOM BLACK, ARCHITECT C 24899
(559) 967-0850
PRODUCTION: CARLOS REYNOSO
REPRODUCTION: CARA'S BLUEPRINT EXPRESS
(559) 636-2459
PROPERTY: APN 098-040-009
ZONE R-M-2
STATED AREA: 46,464 S.F.
OCCUPANCY: R-3/U
SDC: D
CONSTRUCTION TYPE: VB SPRINKLERED

PROPOSED STRUCTURES & IMPROVEMENTS

UNIT	SQ. FT.	PARKING STALLS
① DUPLEX	1,375	3
② SHOP	1,975	0
③ 2 BDRM	2,484	2
④ 2 BDRM	5,040	2
⑤ RV	2,200	1
TOTAL	13,074	8

TABLE SQUARE FOOTAGES = OVERALL FOOTPRINT (DWELLING + GARAGE/STORAGE)

PARKING RATIO: (8 / 13,074 = 6.12)

FLOOR AREA RATIO: (13,074 / 46,464 = 0.28)

- ⑥ OPEN SPACE 2,323.2 SQ FT (5% OF SITE AREA: 46,464 * 0.05)
- ⑦ RETENTION POND
- ⑧ CESSPOOL WASTE DISPOSAL
- ⑨ CONCRETE DRIVE LANE SURFACE FLOW TO DRAIN INLETS PIPE TO RETENTION BASIN
- ⑩ LANDSCAPE AND IRRIGATION AT OPEN AREAS (MWELO)

NOTE: SOLID WASTE ROLL OUT CAN



SITE PLAN REVIEW
1132 N IRMA ST.
APN: 098-040-009
SPR: 2022-001

NO.	DESCRIPTION	DATE	BY
1	DATE RELEASE		
2	DATE REVIEW		
3	DATE APPROVAL		
4	DATE SIGNATURE		

Project Number	2022-001
Drawn By	Joshi
Checked By	Carlson
Scale	

SPR

G.01

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: A remodel of an existing commercial building Date: 5/5/22

Project Description: A remodel of an existing commercial building

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21-136

Property Owner: Ming Lu Jin

Applicant(s) Name: Eric McConnaughey

Project Address/Location: 914 S. Mooney Blvd.

Assessor Parcel Number: 096-023-031 and 096-023-023

Parcel Size (Acreage or Square Feet): 0.81 acres Building or Suite Square Footage: 2,192 s.f.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ \$200,000

Describe All Proposed Building Modifications: Exterior remodel, parking lot and build out of tea house.

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

Date Received: 05/05/2022

SPR Agenda: 05/11/2022 Item No.

Zone: C-MU SPR No. 22-076

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: The existing building was used for retail

Proposed Building Use: The remodeled building will have a coffee shop and the remainder will be retail.

Proposed Hours of Operation: Coffee shop 11am - 9pm

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

Number of Employees Per Day: Existing 0 Proposed 2

Number of Customers Per Day (Estimated): Existing 0 Proposed 50

Predicted Peak Operating Hour: 11-2am & 6-8pm

Describe Any Truck Delivery Schedule & Operations: none scheduled, periodic supply deliveries

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: <u>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*	
Address: <u>4412 W. Ferguson Ave.</u>		<u>5/5/22</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>732-9236</u>		
Email: <u>Eric@ebmdesigngroup.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, _____, 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



DESIGN GROUP
INCORPORATED
ARCHITECTS



4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 21-008

A NEW PROJECT FOR:
TIGER TEA HOUSE
914 S. MOONEY BLVD, VISALIA, CA 93277

DATE: 5-5-22
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

Sheet:
A-1

PARKING CALCULATION

REQUIRED PARKING:
TEA SHOP:
2,192 S.F. / 150 = 14.6

RETAIL:
5,938 S.F. / 300 = 19.8
35 STALLS REQUIRED

PROVIDED PARKING:
33 STANDARD STALLS
7 CONTRACT STALLS
2 ACCESSIBLE STALLS
42 STALLS PROVIDED

OPERATIONAL STATEMENT

THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING.

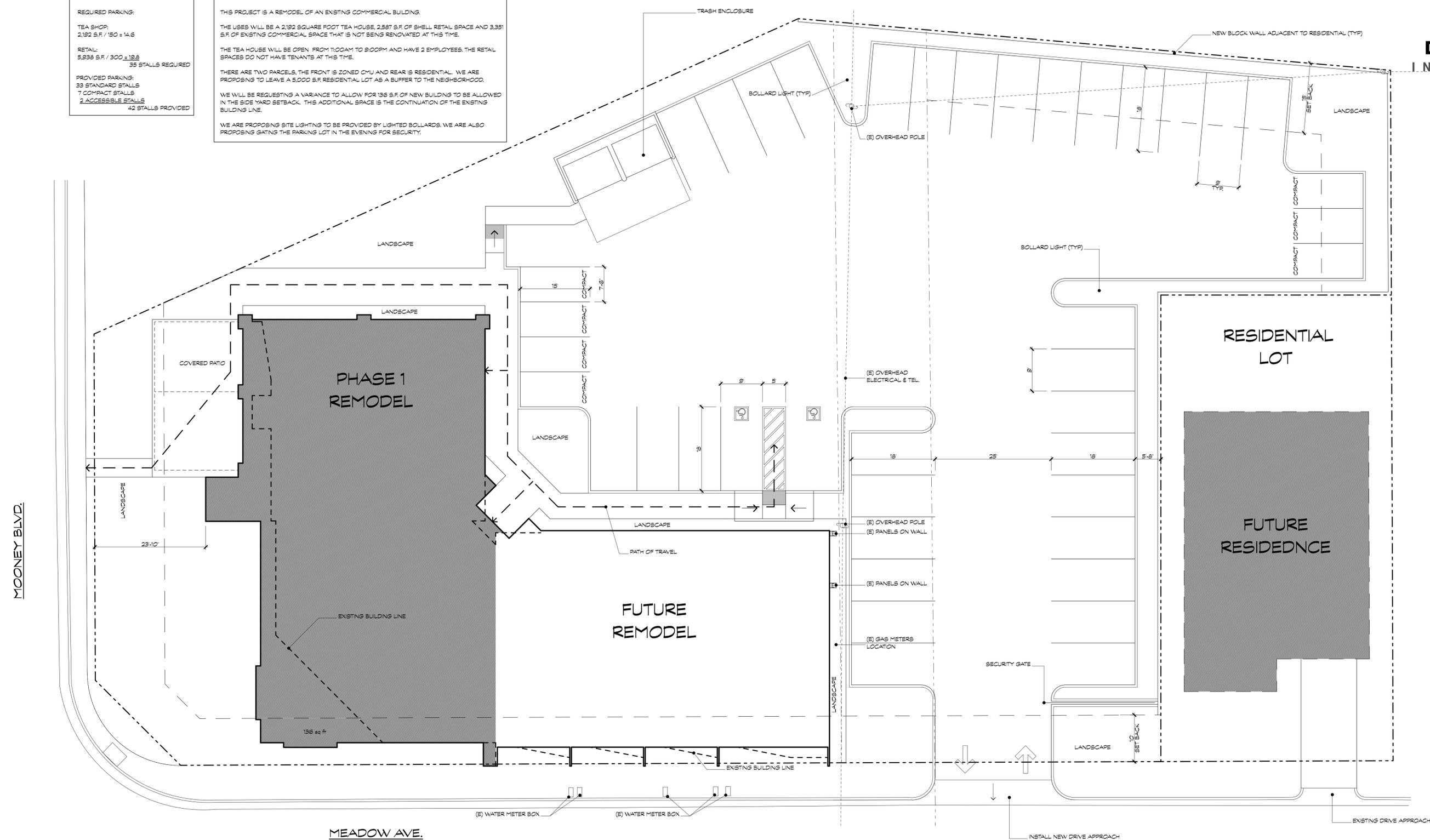
THE USES WILL BE A 2,192 SQUARE FOOT TEA HOUSE, 2,587 S.F. OF SHELL RETAIL SPACE AND 3,351 S.F. OF EXISTING COMMERCIAL SPACE THAT IS NOT BEING RENOVATED AT THIS TIME.

THE TEA HOUSE WILL BE OPEN FROM 11:00AM TO 9:00PM AND HAVE 2 EMPLOYEES. THE RETAIL SPACES DO NOT HAVE TENANTS AT THIS TIME.

THERE ARE TWO PARCELS, THE FRONT IS ZONED CMU AND REAR IS RESIDENTIAL. WE ARE PROPOSING TO LEAVE A 5,000 S.F. RESIDENTIAL LOT AS A BUFFER TO THE NEIGHBORHOOD.

WE WILL BE REQUESTING A VARIANCE TO ALLOW FOR 136 S.F. OF NEW BUILDING TO BE ALLOWED IN THE SIDE YARD SETBACK. THIS ADDITIONAL SPACE IS THE CONTINUATION OF THE EXISTING BUILDING LINE.

WE ARE PROPOSING SITE LIGHTING TO BE PROVIDED BY LIGHTED BOLLARDS. WE ARE ALSO PROPOSING GATING THE PARKING LOT IN THE EVENING FOR SECURITY.



SITE PLAN
SCALE: 1" = 10'-0"