

PRATT FAMILY RANCH TENTATIVE MAP

BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, 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.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PROJECT SITE INFORMATION

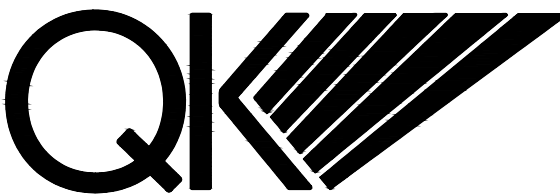
APNS: 078-010-005, 078-010-025, 078-110-001

ADDRESS: 2100 PRATT ROAD VISALIA, CA 93291

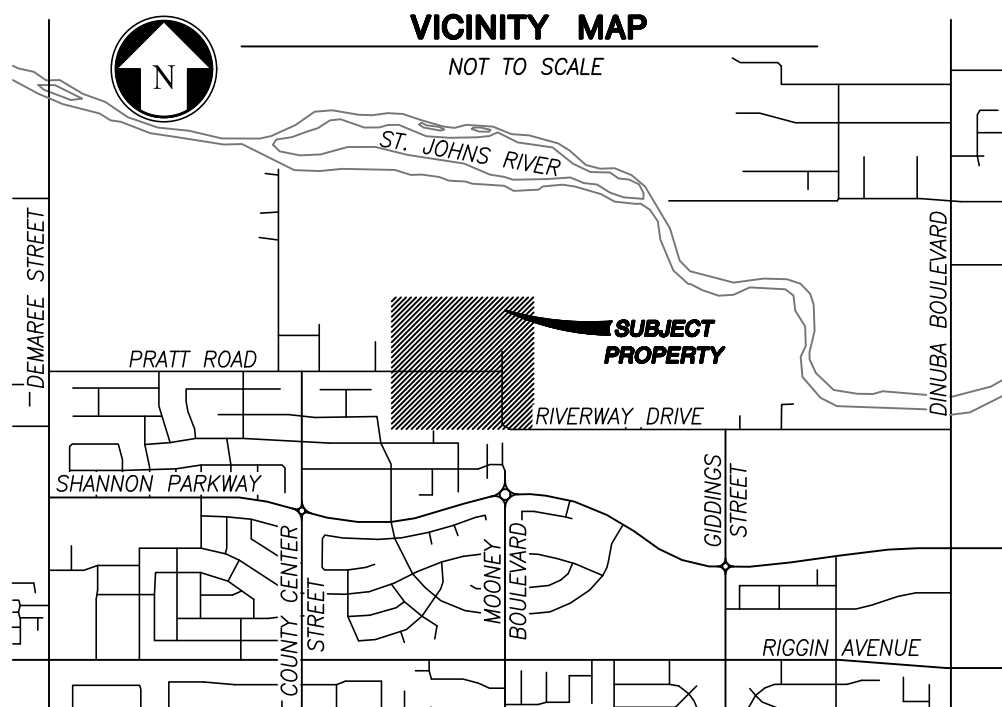
RECORD OWNERSHIP: MICHAEL K. AND GLENDA M. GUNNING 1037 W. SUNNYSIDE AVENUE VISALIA, CA 93277

SUBDIVIDER: D.R. HORTON & SONS, INC. 419 W. MURRAY AVENUE VISALIA, CA 93291 (559) 636-9850

MAY 2023



901 EAST MAIN STREET VISALIA, CA 93292 TEL: (559) 733-0440 WWW.QKINC.COM
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UTILITIES

SOUTHERN CALIFORNIA EDISON: MISAEIL IBARRA 2425 S. BLACKSTONE STREET, TULARE, CA 93274 O: 559-684-3532 C: 559-801-1272 misaeil.ibarra@sce.com

SOUTHERN CALIFORNIA GAS COMPANY: JUAN MEJORA 404 N. TIPTON STREET, VISALIA, CA 93292 559-739-2317 JMejora@socalgas.com

AT&T: ERINI PECTOL 217 W. ACEQUIA AVENUE, VISALIA, CA 93291 O: 559-739-6649 C: 559-737-1637 ep8545@aatt.com

COMCAST: MICHAEL CORRAL 1031 N. PLAZA DRIVE, VISALIA, CA 93291 O: 559-735-2104 C: 559-217-9003 Michael.Corral@comcast.com

PHASING

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.

TYPICAL STREET CROSS SECTIONS: SEE SHEET 2



ACREAGE AND LAND USE					
	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	NET DENSITY EXCL. STREETS	PROPOSED ZONE
50' x 100' LOTS AND PUBLIC STREETS:	132	25.15	5.25	7.61	R-1-5
45' x 90' LOTS AND PUBLIC STREETS:	52	8.27	6.29	9.27	R-1-5
38' x 72' LOTS AND PRIVATE STREETS:	60	6.12	9.80	13.90	R-M-2
HOA PARK (PRIVATE):	N/A	0.29	N/A	N/A	QP
DOG PARK (PUBLIC) - OUTLOT K:	N/A	1.61	N/A	N/A	QP
TRAIL/LANDSCAPE - OUTLOTS A-J	N/A	1.86	N/A	N/A	VARIOUS
PRATT RD AND MOONEY BLVD ROW:	N/A	6.08	N/A	N/A	N/A
TOTALS:	244	49.43			

TOPOGRAPHIC SURVEY
TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS COLLECTED AND PROVIDED BY QK IN JANUARY 2018, JUNE 2020, AND AUGUST 2020.

FLOOD NOTE
THE SUBJECT SITE IS WITHIN FLOOD ZONES AE AND X AS SHOWN ON FEMA FIRM PANEL 06107C0930E, EFFECTIVE 6/16/2009.

ABBREVIATIONS
D.N. DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
I.N. DENOTES RECORD INSTRUMENT NUMBER, TULARE COUNTY RECORDS
O.R.T.C. OFFICIAL RECORDS TULARE COUNTY
P.U.E. PUBLIC UTILITY EASEMENT
REC. RECORDED
ROW RIGHT OF WAY
T.C.R. TULARE COUNTY RECORDS
VOLUME XX MAPS, PAGE YY, TULARE COUNTY RECORDS
P.U.E. PUBLIC UTILITY EASEMENT
R. RADIUS

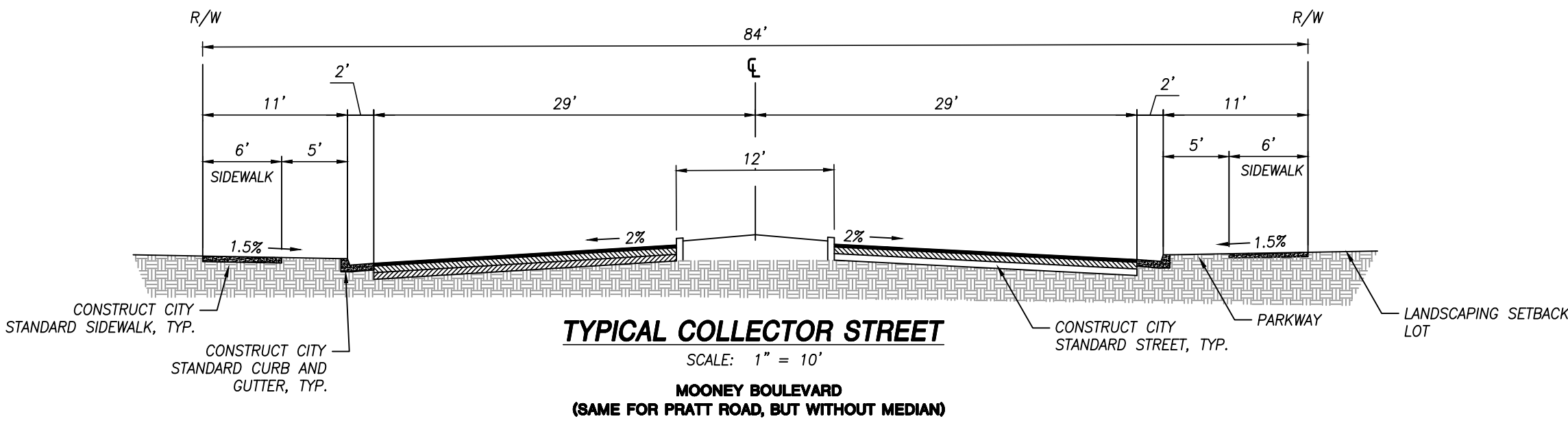
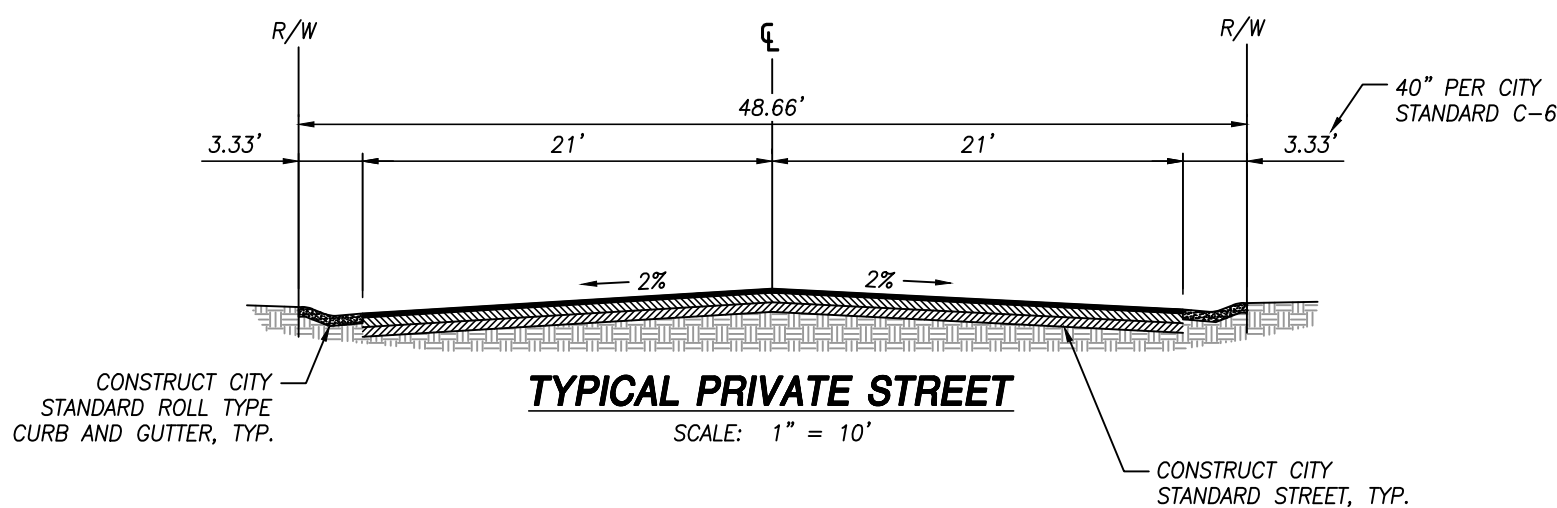
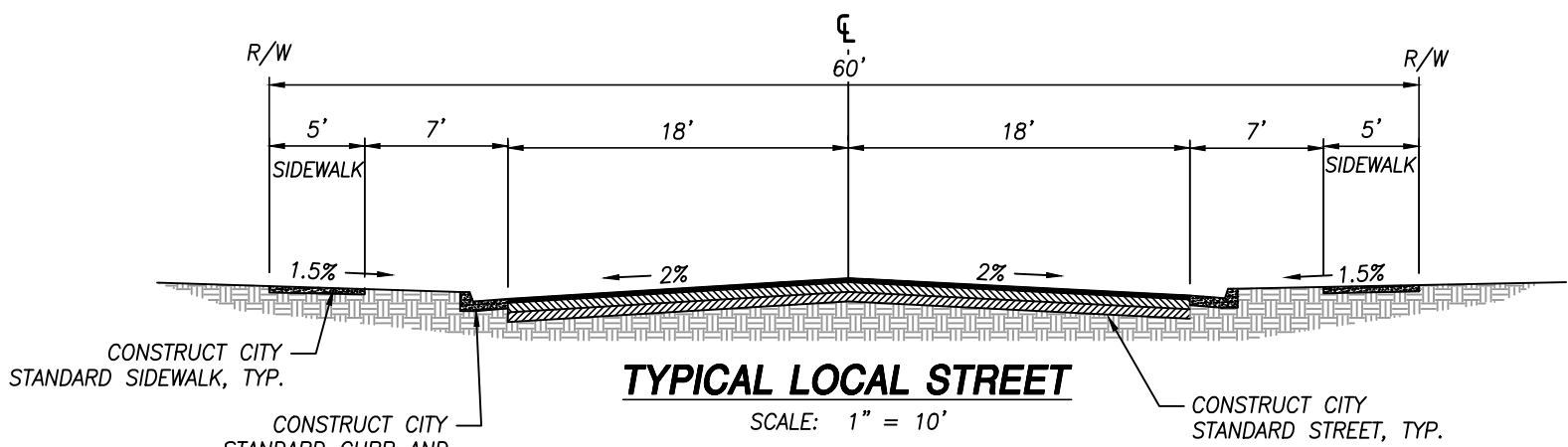
- LEGEND**
- CENTERLINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
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 - EXISTING RIGHT OF WAY
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 - EXISTING CHAIN LINK FENCE
 - EXISTING WOOD FENCE
 - EXISTING EDGE OF PAVEMENT/ROAD
 - EXISTING CURB AND GUTTER
 - EXISTING CONTOUR LINE
 - EXISTING OVERHEAD ELECTRICAL
 - EXISTING STREETLIGHT
 - EXISTING GUY ANCHOR
 - EXISTING POST
 - EXISTING WATER VALVE
 - EXISTING POWER POLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING CHRISTIE BOX
 - EXISTING SIGN
 - EXISTING VENT PIPE
 - EXISTING STAND PIPE
 - EXISTING RISER
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SEE SHEET 5

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IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



LEGEND

- | | | | |
|---|--------------------------------|---|------------------------------|
| — | CENTERLINE | ⊙ | EXISTING STREETLIGHT |
| — | PROPERTY LINE | — | EXISTING GUY ANCHOR |
| — | RIGHT OF WAY LINE | ● | EXISTING POST |
| — | SECTION LINE | — | EXISTING WATER VALVE |
| — | EXISTING RIGHT OF WAY | — | EXISTING POWER POLE |
| — | EXISTING LOT LINES | ⊙ | EXISTING STORM DRAIN MANHOLE |
| — | PUBLIC UTILITY EASEMENT | ⊙ | EXISTING SEWER MANHOLE |
| — | EXISTING CHAIN LINK FENCE | ⊙ | EXISTING CHRISTIE BOX |
| — | EXISTING WOOD FENCE | ⊙ | EXISTING SIGN |
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| — | EXISTING CURB AND GUTTER | ⊙ | EXISTING STAND PIPE |
| — | EXISTING CONTOUR LINE | ⊙ | EXISTING RISER |
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| | | ⊙ | EXISTING TREE |

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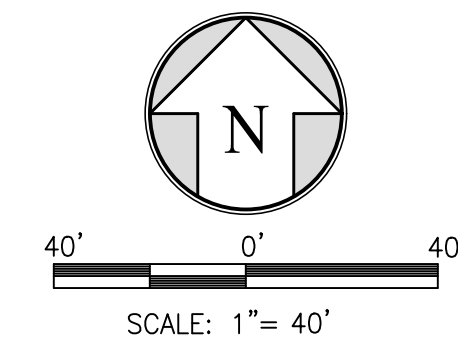
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| PUE | PUBLIC UTILITY EASEMENT |
| REC. | RECORDED |
| ROW | RIGHT OF WAY |
| T.C.R. | TULARE COUNTY RECORDS |
| XX TM YY | VOLUME XX MAPS, PAGE YY, TULARE COUNTY RECORDS |
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25' ROW PER DOC. REC. 5/6/30
BOOK 378, PAGE 296, T.C.R.

EASEMENT FOR ROW AND MAINTENANCE
REC. 7/16/15 AS I.N. 20150040436, O.R.T.C.

42' ROW PER D.N. 2003-0011275

SEE SHEET 2

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SHANNON RANCH 2
UNIT NO. 4 42 RM 30

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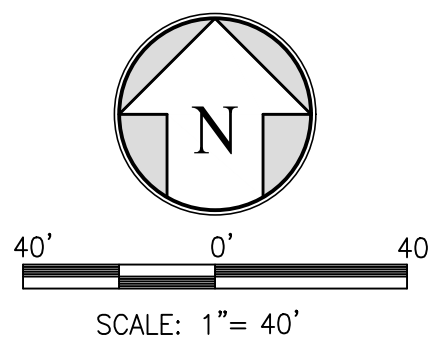


©CULANT
2421 OR 580

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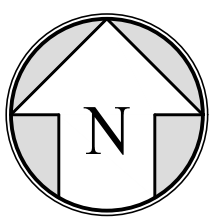
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40' 0' 40'
SCALE: 1"= 40'

SEE SHEET 2