

# OAK PLACE MULTI-FAMILY COMMUNITY CONDITIONAL USE PERMIT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40  
OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18  
SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF  
CALIFORNIA

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### SITE DATA:

APN:	077-050-006
TOTAL AREA:	7.15 (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	RM-3
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	HIGH DENSITY RESIDENTIAL
FLOOD ZONE:	X02
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2

TOTAL BUILDINGS: 14 (4 VAN ACCESSIBLE)  
TOTAL UNITS: 168  
DENSITY: 23.5 DU/AC

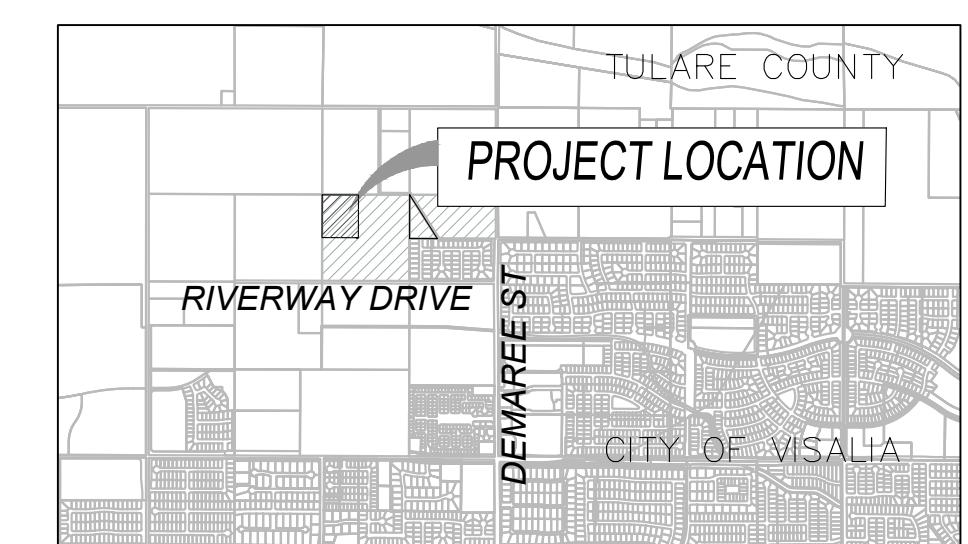
PARKING CALCULATIONS	
REQUIRED PARKING:	252 (1.5 SPACES PER DU)
PROPOSED PARKING:	COVERED: 168 SPACES UNCOVERED: 106SPACES TOTAL : 274 SPACES

OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED:	0.35 AC (5% OF PARCEL)
OPEN SPACE PROPOSED:	0.35 AC

SETBACKS	
FRONT (WEST):	15'
SIDE (SOUTH):	10'
SIDE (NORTH):	10'
REAR (EAST):	15'

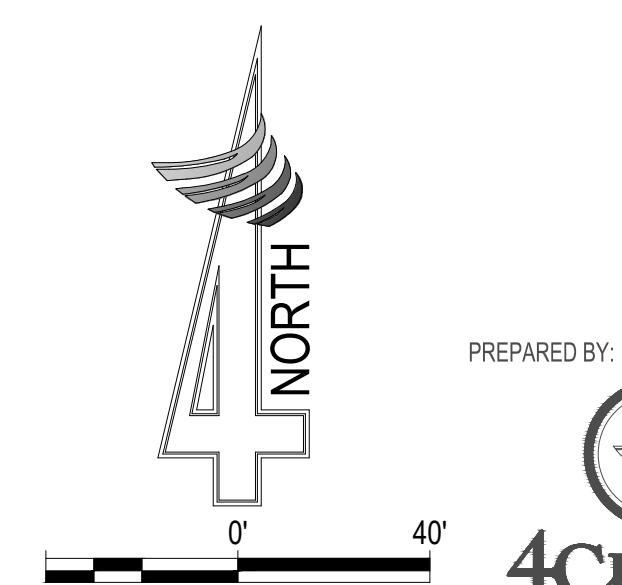
NOTES:

- NOT A GATED COMMUNITY
- SANITARY SEWER AND WATER UTILITIES TO TIE INTO FUTURE LINES ALONG LINWOOD AS DEVELOPED AND CONDITIONED WITH THE BELISSA TENTATIVE SUBDIVISION MAP.
- TEMPORARY STORM DRAIN BASIN TO BE LOCATED ON COMMERCIAL PARCEL FOR THE MULTI-FAMILY DEVELOPMENT



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## VICINITY MAP



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# TEMPORARY STORM DRAINAGE BASIN FOR MULTI-FAMILY PROJECT

