

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

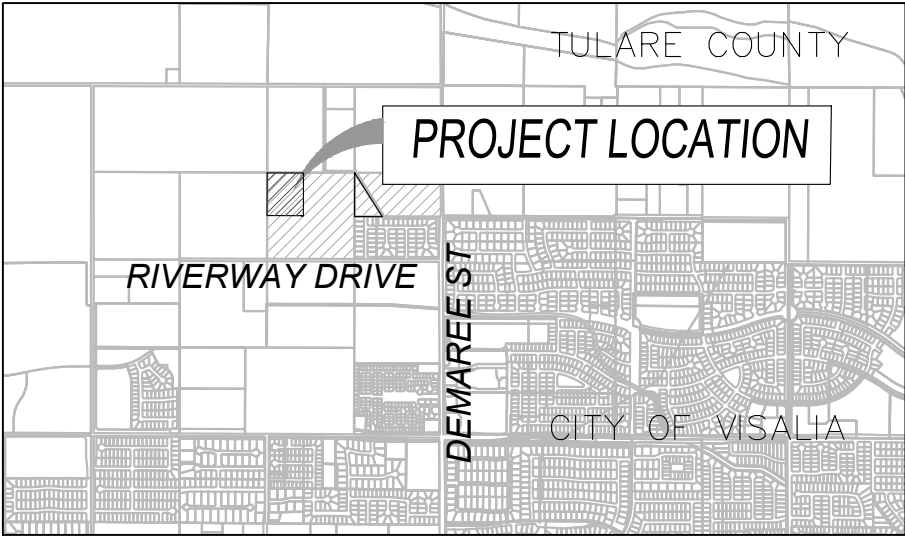
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|---------------------------|-------------------------------|
| SITE DATA: | |
| APN: | 077-050-006 |
| TOTAL AREA: | 7.15 (GROSS) ± |
| EXISTING ZONING: | AE-40 (COUNTY) |
| PROPOSED ZONING: | RM-3 |
| EXISTING USE: | VACANT |
| PROPOSED USE: | RESIDENTIAL |
| 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 |

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

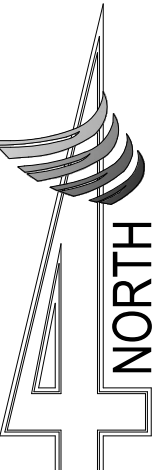
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|-------------------------|------------------------|
| OPEN SPACE CALCULATIONS | |
| OPEN SPACE REQUIRED: | 0.35 AC (5% OF PARCEL) |
| OPEN SPACE PROPOSED: | 0.35 AC |

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|---------------|-----|
| 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




VICINITY MAP



0' 40'

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