

SHIRK & RIGGIN INDUSTRIAL PARK

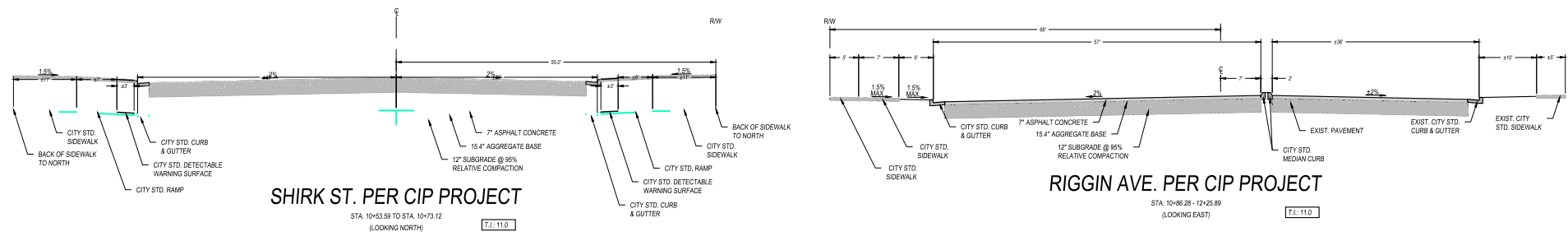
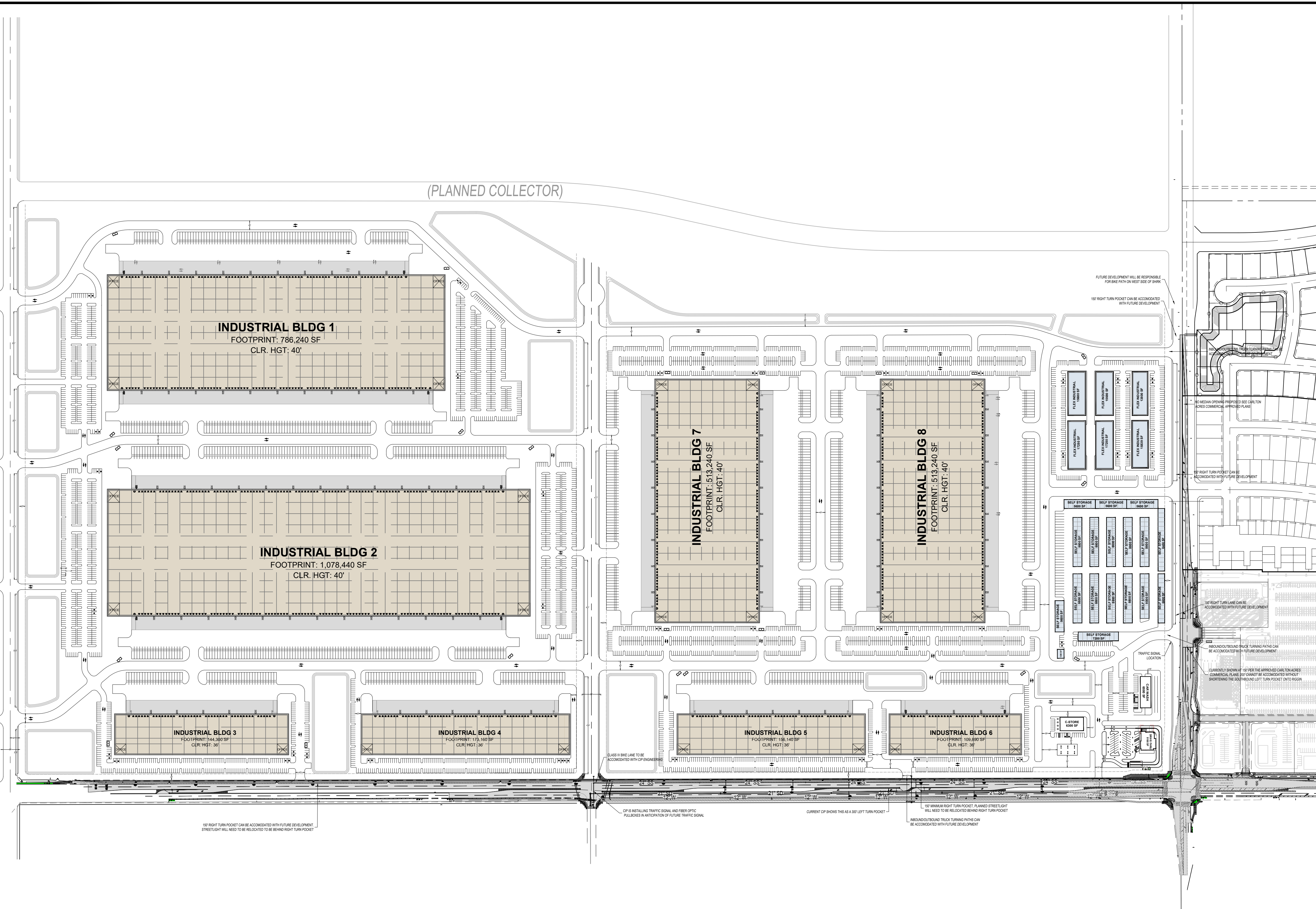
SITE PLAN

OTHER ENTITLEMENTS

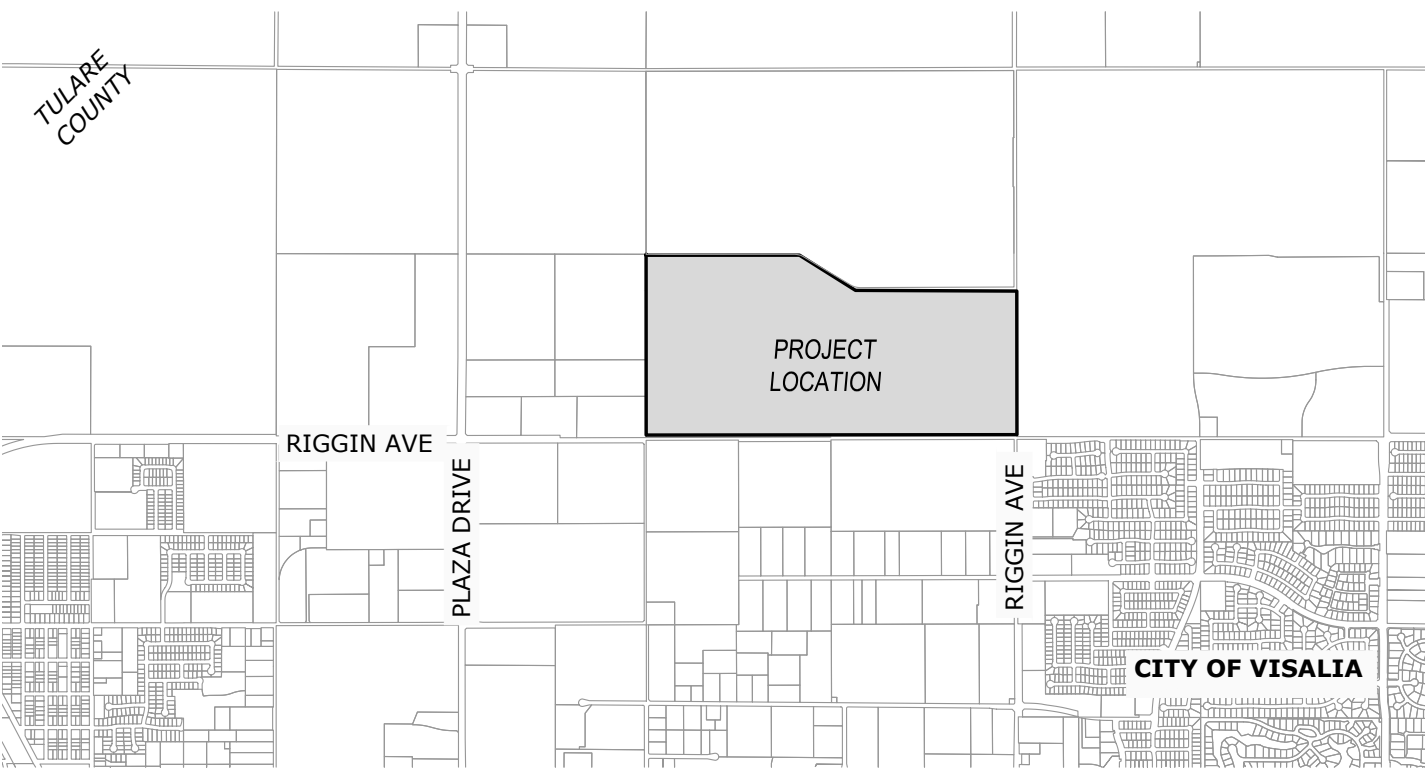
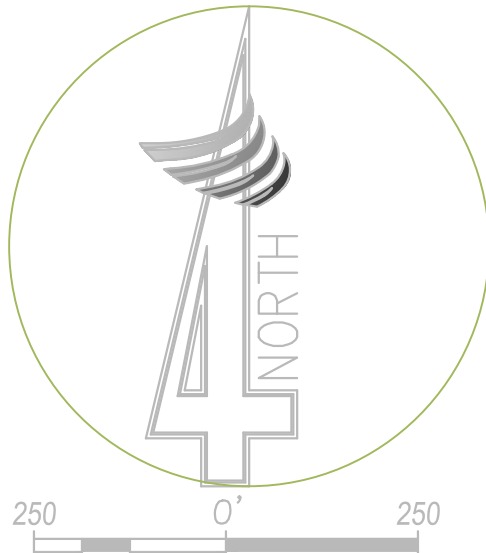
- Tentative Parcel Map
- CUP for proposed drive-thru restaurants and C-Store
- Master CUP for reduced parcel size from City Standard

SITE DATA:

APN:	077-840-001, 077-840-002, 003
ACRES:	+/- 280 ACRES
ZONING (PROPOSED):	LIGHT INDUSTRIAL, INDUSTRIAL
GENERAL PLAN (EXISTING):	LIGHT INDUSTRIAL, INDUSTRIAL
GENERAL PLAN (PROPOSED):	LIGHT INDUSTRIAL, INDUSTRIAL
UTILITIES	
SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CITY OF VISALIA
STORMWATER:	ON-SITE BIOSWALES/BASINS
GAS SERVICE:	SOUTHERN CALIFORNIA GAS COMPANY
ELEC. SERVICE:	SOUTHERN CALIFORNIA EDISON
REFUSE SERVICE:	CITY OF VISALIA
TELEPHONE:	SBC
FLOOD ZONE:	X



Ritchie Industrial Site Gross Area (Acres)	Net Area (Acres)	Parcel No.	Site Area (Acres)	Bld No.	Building Footprint (SF)	Gross Coverage	Net Coverage	Trailer Parking	Passenger Vehicle Parking Proposed		
									Standard	Accessible	Total
280.0	270.8	1	55.1	1	786,240	30%	33%	188	615	8	623
		2	59.3	2	1,078,440		42%	246	691	8	699
		3	13.26	3	144,300		25%	47	233	8	241
		4	14.7	4	173,160		27%	60	269	8	277
		5	14.46	5	156,140		25%	57	237	4	241
		6	42.00	7	513,240		28%	130	608	8	616
		7	36.79	8	513,240		32%	130	624	8	632
		8	8.06	6	109,890		31%	37	149	4	153
		9	10.14	Flex Ind.	80,960		18%	0	282	16	298
		10	9.44	Self Storage	133,000		32%	32	39	2	41
		11	3.43	C-Store	6300		4%	0	16	2	18
		12	2.46	Car Wash	6580		6%	0	62	3	65
		13	1.64	Drive Thru	5185		7%	0	35	2	37
280.0	270.8	Total	270.8		3,706,675	30%	31%	927	3860	81	3941



VICINITY MAP