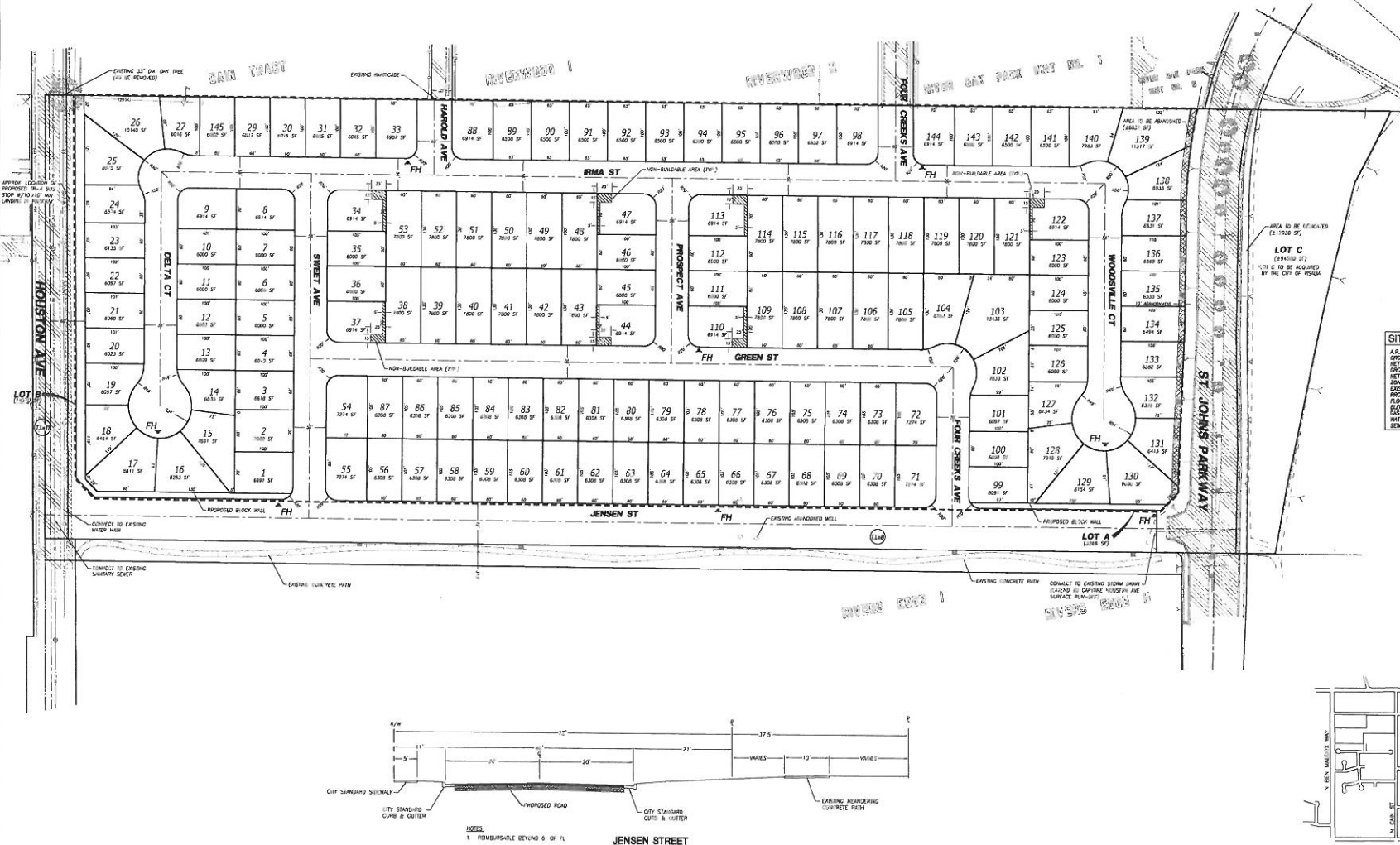
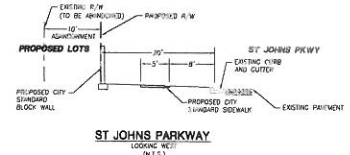
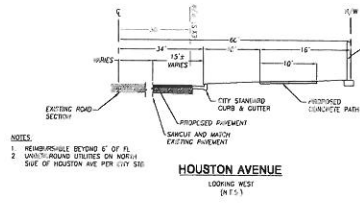


PINE RIVER RANCH ESTATES TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

APRIL 2013

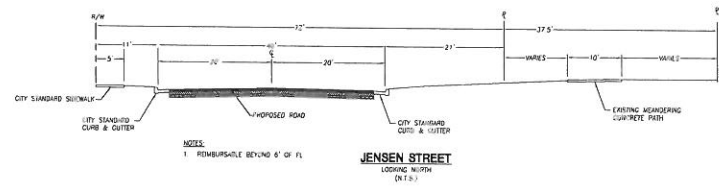
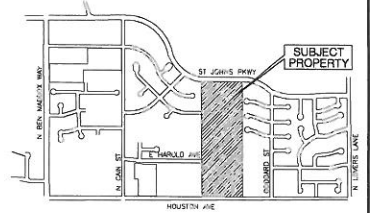


FOR: JAY, LLC
1503 MINERAL COURT
BAKERSFIELD, CA 93308

BY: **Quad Knopf**
510 W. CYPRESS AVE.
P.O. BOX 2008
VISALIA, CA 93278
TEL: 559-733-0640
FAX: 559-733-0620
WEBSITE: www.quadknopf.com

SITE DATA

APN:	098-020-028
CRESCENT SITE AREA:	4.17 ACRES
NET SITE AREA:	422.8 ACRES
SPRINKLE DENSITY:	1.2 UNITS/ACRE
NET DENSITY:	8.3 UNITS/ACRE
ZONING:	R-1.5
EXISTING USE:	WCMW
PROPOSED USE:	RESIDENTIAL
FLOOD ZONE:	SUBSTANTIAL CALIFORNIA EDDSON, CO.
ELECTRIC:	CALIFORNIA WATER SERVICE CO.
SEWER:	S.C. CAL. GAS
WATER:	CITY OF VISALIA



KAYENTA CROSSING

TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

MARCH 2015

EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL: SINGLE-FAMILY
WATER BY	CALIFORNIA WATER SERVICE
SEWER BY	CITY OF VISALIA
REFUSE BY	CITY OF VISALIA
ELECTRICITY BY	SOUTHERN CALIFORNIA EDISON CO.
GAS BY	SOUTHERN CALIFORNIA GAS CO.

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

2908-B WEST MAIN STREET, VISALIA, CA 93291; (559) 739-1616

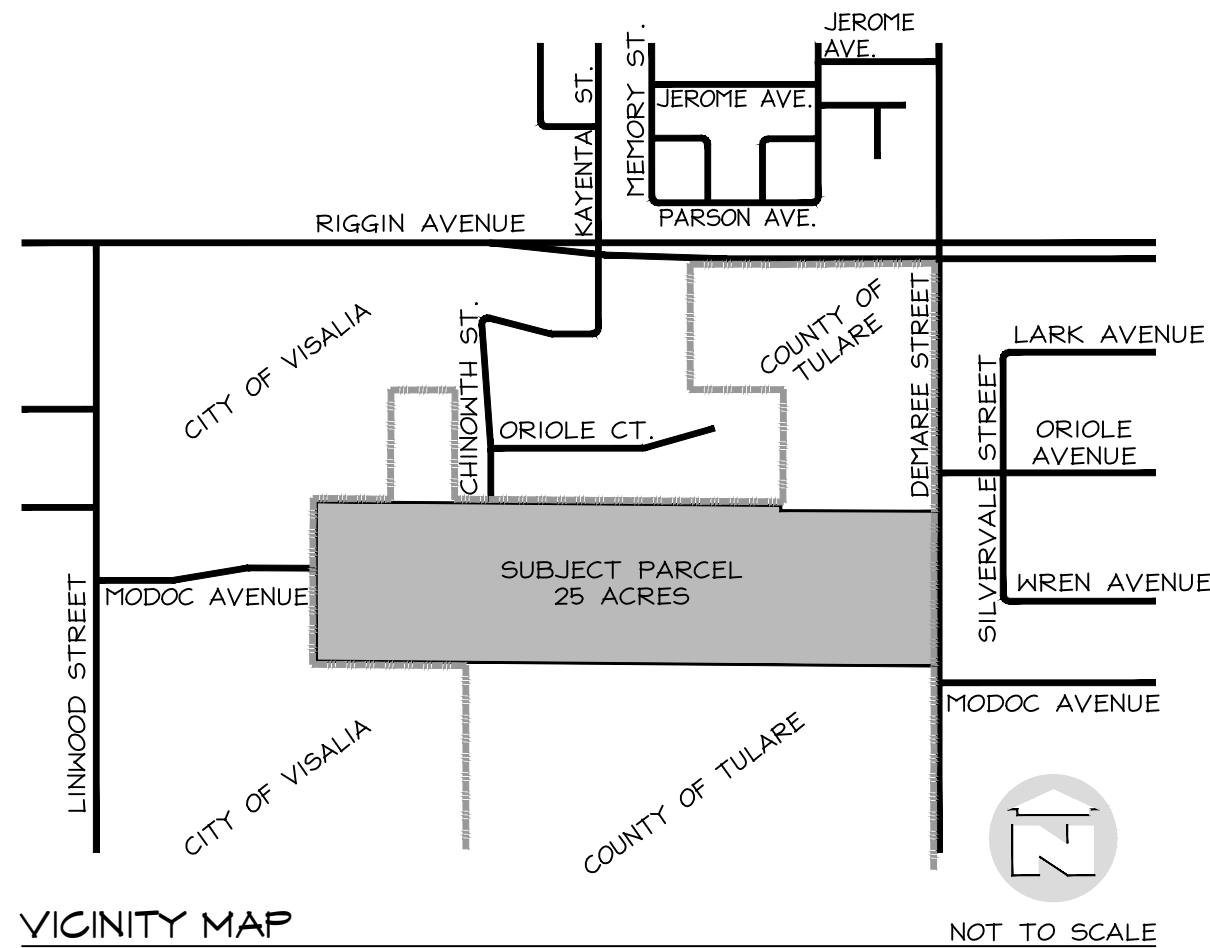
PREPARED FOR: TIM BULLOCK

P.O. BOX 3593, VISALIA, CA 93278; (559) 804-9865

ASSESSOR'S PARCEL NO.: 077-180-009

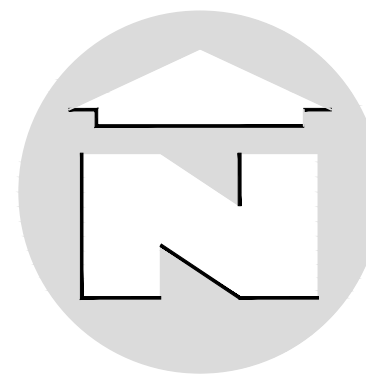
ZONE: AE-20 (COUNTY)

FLOOD ZONE: 'X'



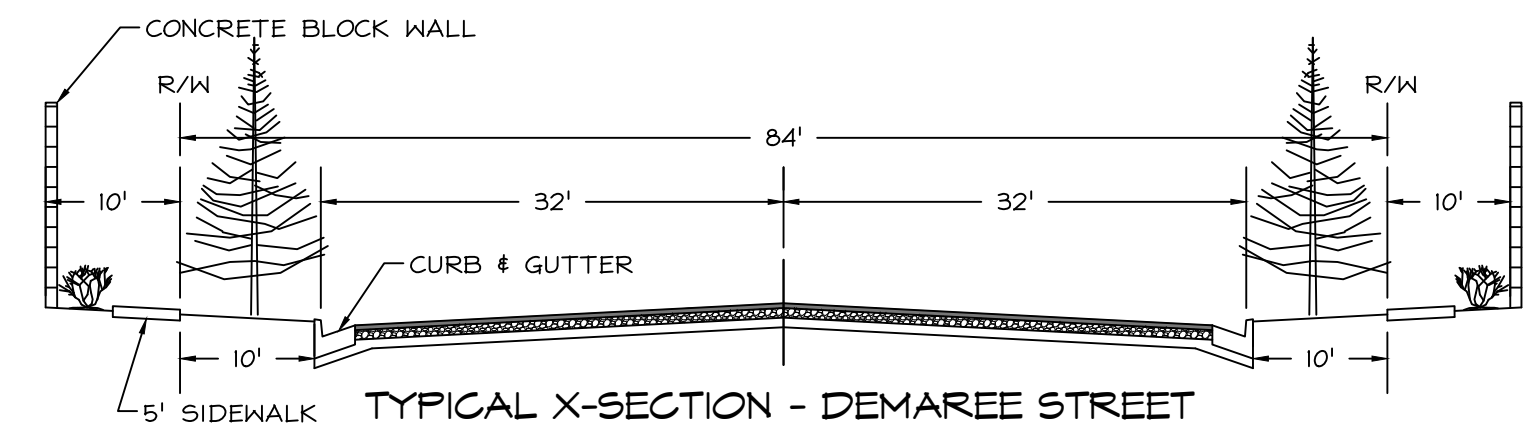
VICINITY MAP

NOT TO SCALE

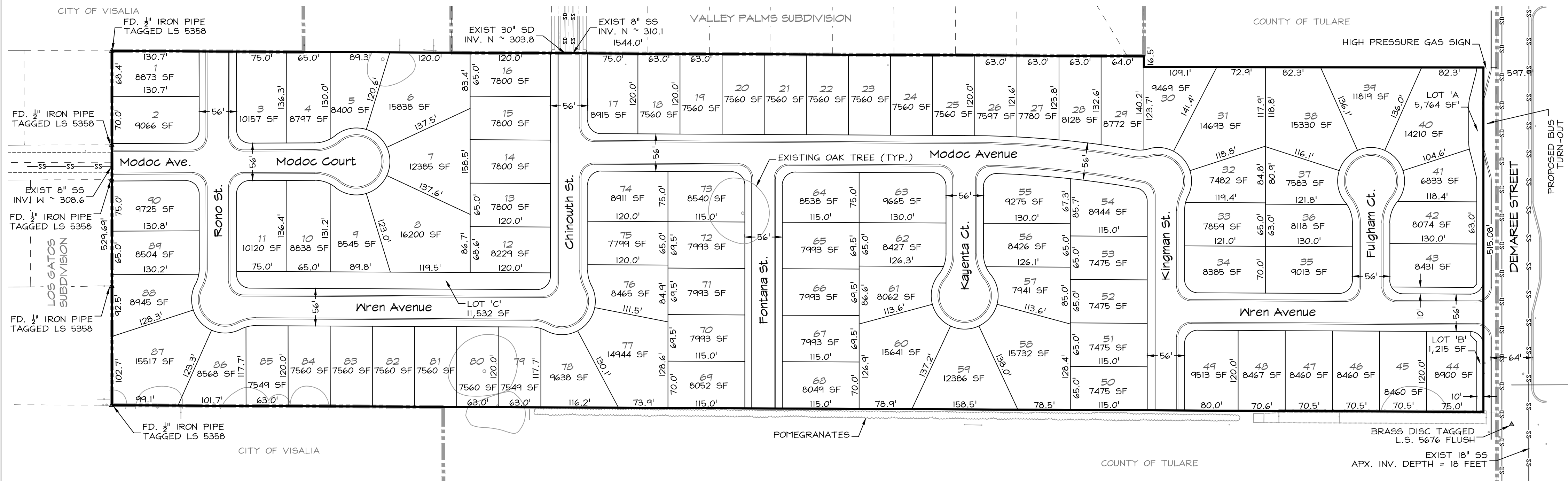


SCALE: 1" = 100'

LOTS 'A', 'B' AND 'C' SHALL BE DEDICATED TO THE CITY OF VISALIA FOR LANDSCAPE, LIGHTING AND SIDEWALK PURPOSES.



TYPICAL X-SECTION - DEMAREE STREET



CONCEPT C

TENTATIVE SUBDIVISION CAMPO ESTATES

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. 04-27-16

OWNER:

JANET MARTIN-DEL CAMPO
1546 PARKVIEW AVE.
VISALIA, CA. 93292

DEVELOPER:

QUEST EQUITY LLC
1969 HILLMAN ST.
TULARE, CA. 93274
(559) 686-4852

A.P.N. #126-012-078

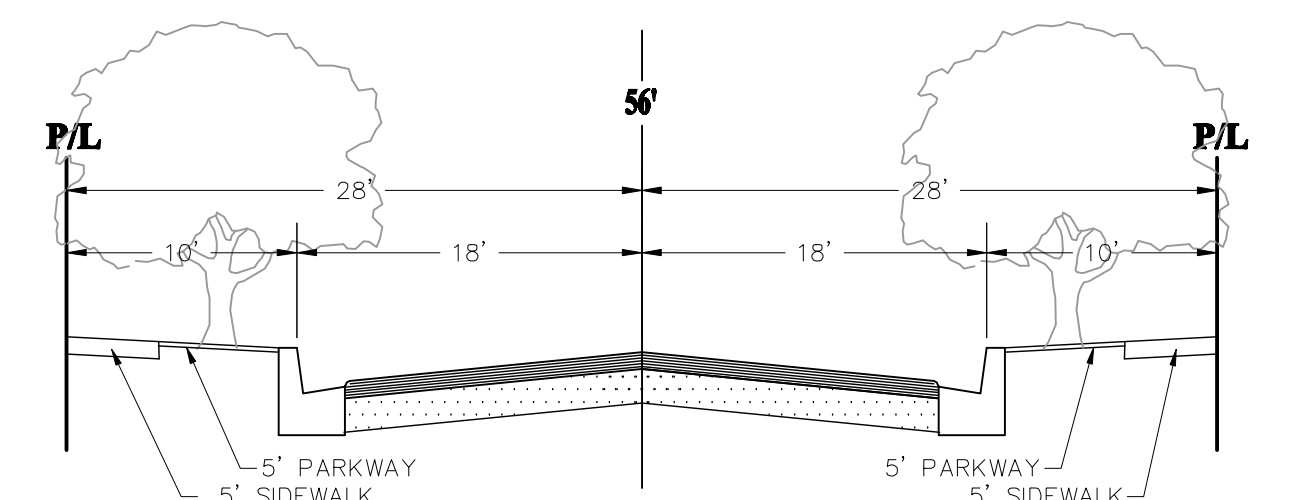
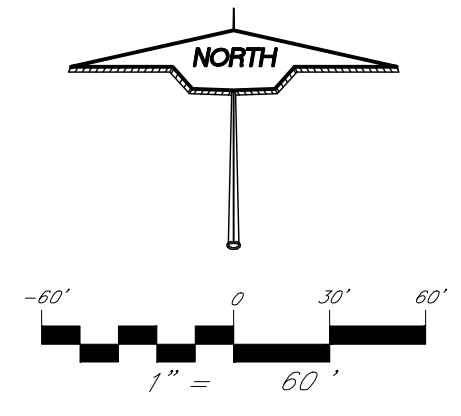
SITE NOTES

EXIST. USE: VACANT
PROPOSED USE: RESIDENTIAL
SEWAGE DISPOSAL: CITY OF VISALIA
DRAINAGE: C.O.V. STORM BASIN
WATER SUPPLY: CAL. WATER CO.
FLOOD ZONE: "AE"
TOTAL LOTS: 101
LOT AREA: 6,000 MIN/ 11,747 MAX
ZONING: R1-6
TOTAL AREA: 21.3 AC.
DENSITY: 4.74 UNITS/AC

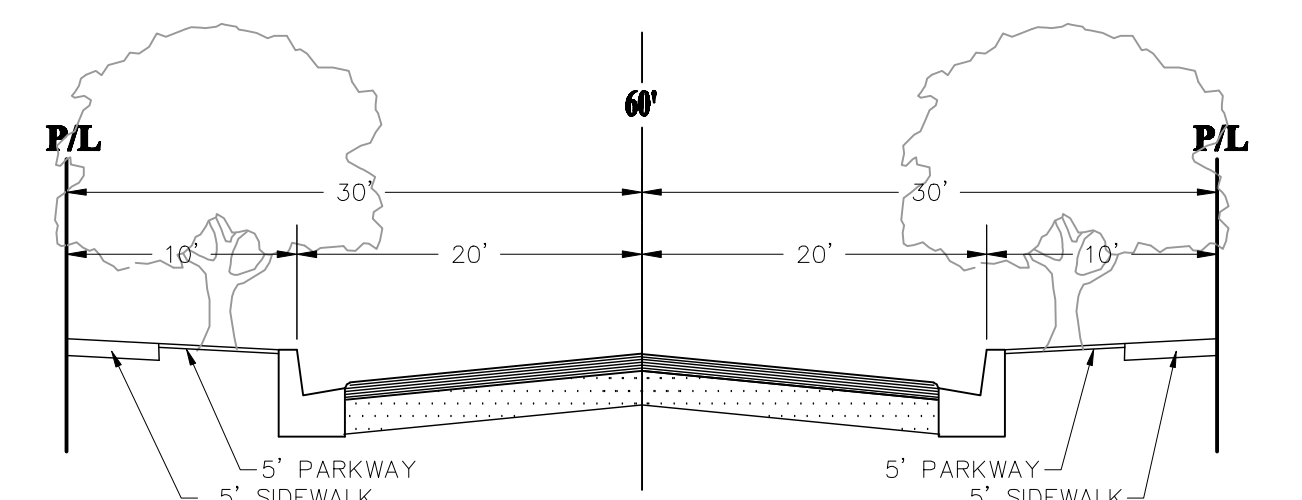
- A) ALL EXISTING ON-SITE IRRIGATION SYSTEMS SHALL BE ABANDONED & REMOVED PER CITY STD'S.
B) LOTS 60-62 AND 81-83 TO COMPLY WITH THE "NO BUILD AREA" ON REVERSE CORNER LOTS PER CITY STD.

LEGEND

- EXISTING GRADE
- DIRECTION OF SURFACE FLOW
- (P) FIRE HYDRANT
- (P) STREET LIGHT
- (E) STREET LIGHT
- TC TOP OF CURB
- SS SANITARY SEWER
- SD STORM DRAIN
- (F) FUTURE
- (E) EXISTING
- (P) PROPOSED



LOCAL STREETS



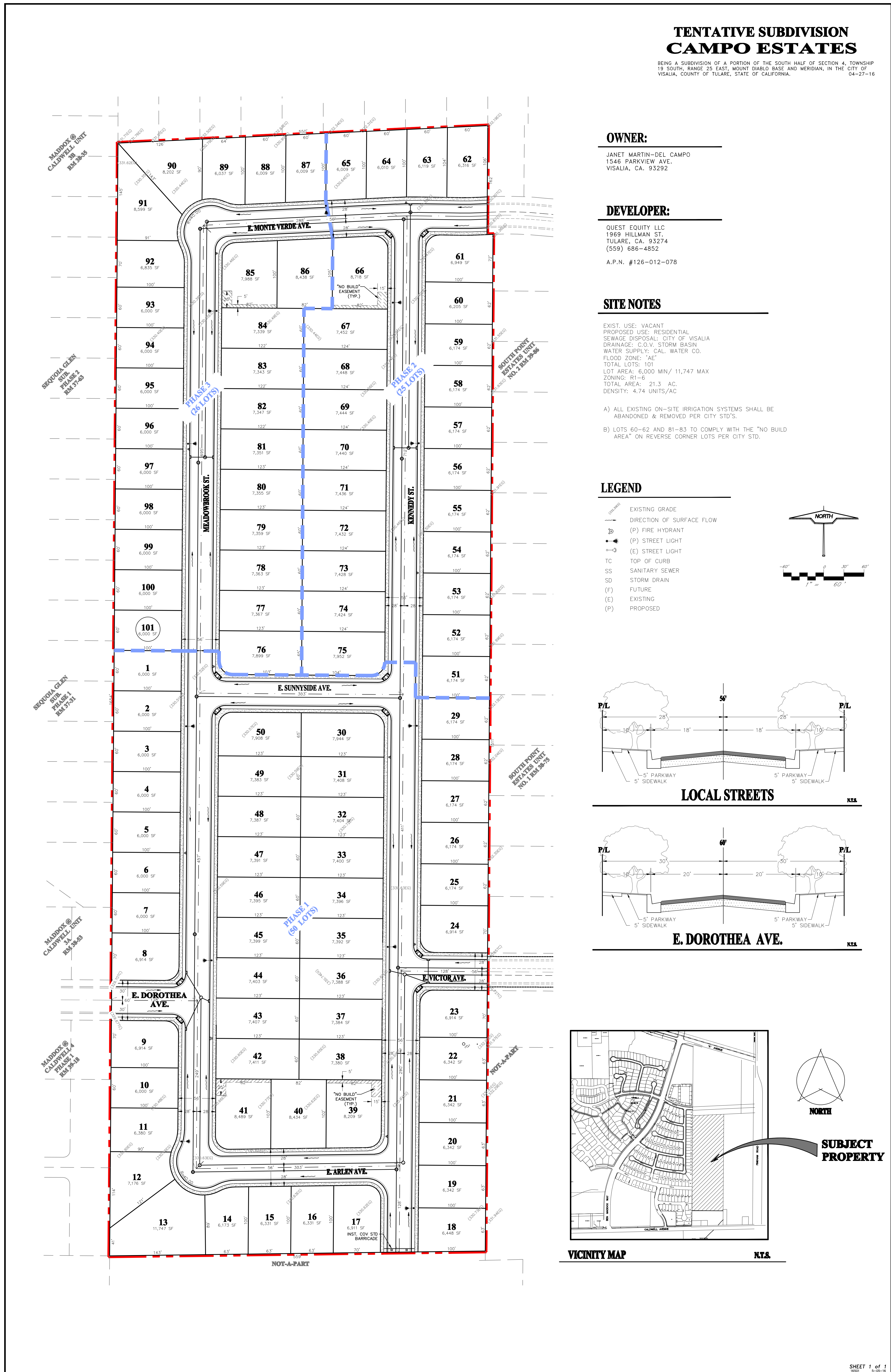
E. DOROTHEA AVE.



VICINITY MAP

N.T.A.

**SUBJECT
PROPERTY**



VISTA DEL SOL TENTATIVE MAP

BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 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

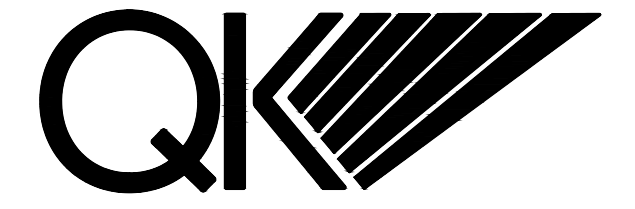
APNs:
126-920-007, 126-920-008

ADDRESS:
2300 E. K AVENUE
VISALIA, CA 93292

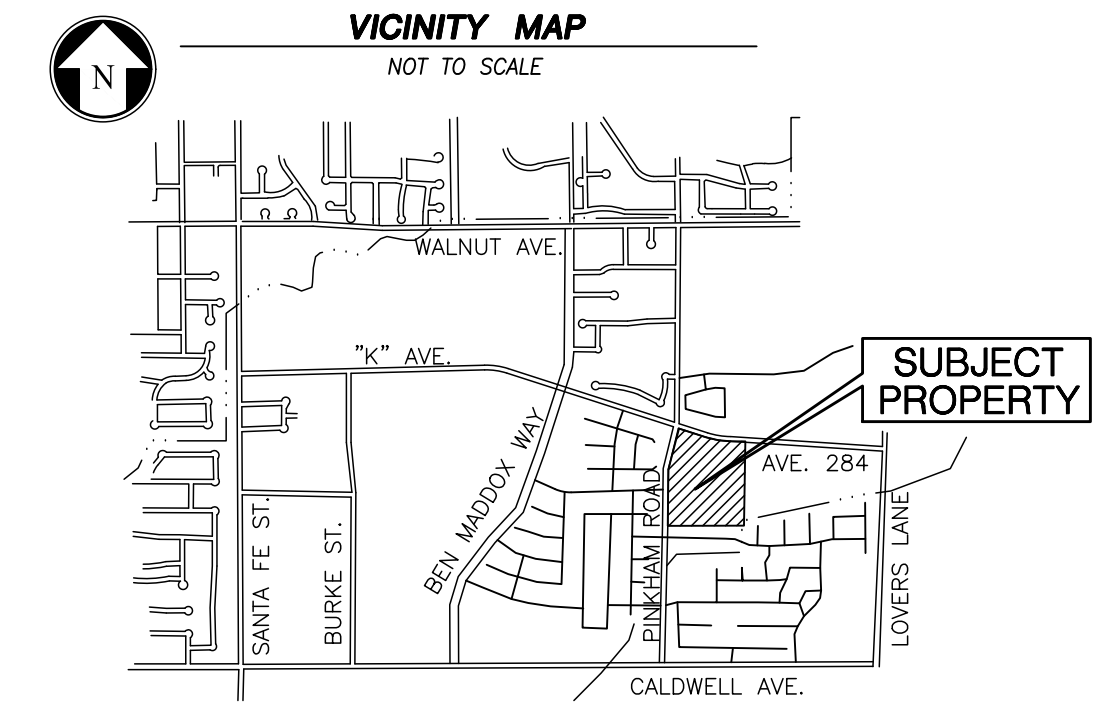
RECORD OWNERSHIP:
VISALIA UNIFIED SCHOOL DISTRICT
5600 E. CYPRESS AVE.
VISALIA, CA 93292

SUBDIVIDER:
SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

JANUARY 2021



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

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

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

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

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-739-2104
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.

ACREAGE AND LAND USE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
60' x 108' LOTS AND PUBLIC STREETS:	95	21.45	4.43	R-1-5
PARK (PUBLIC) - OUTLOT A:	N/A	0.32	N/A	OP
LANDSCAPE - OUTLOTS B-D:	N/A	0.63	N/A	VARIOUS
TOTALS:	95	22.40		

LEGEND

—	CENTERLINE	⊙	EXISTING STREETLIGHT
---	PROPERTY LINE	⊙	EXISTING CUY ANCHOR
---	PROPOSED BLOCK WALL	⊙	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
---	EXISTING EDGE OF PAVEMENT/ROAD	⊙	EXISTING VENT PIPE
---	EXISTING CURB AND GUTTER	⊙	EXISTING STAND PIPE
---	EXISTING OVERHEAD ELECTRICAL	⊙	EXISTING RISER
		⊙	EXISTING WELL
		⊙	EXISTING TREE

TOPOGRAPHIC SURVEY

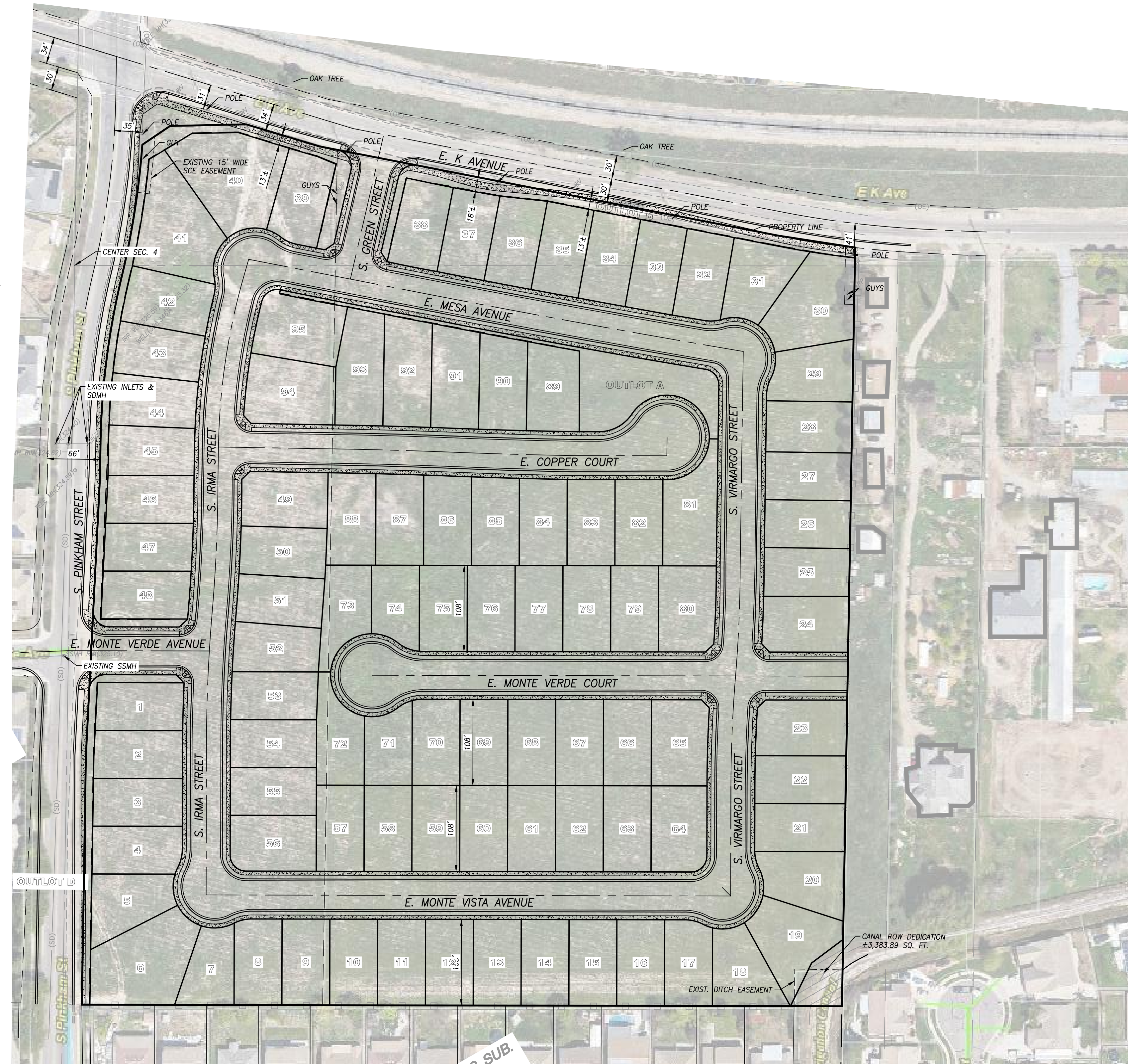
TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS COLLECTED AND PROVIDED BY QK IN DECEMBER 2020.
LICENSED LAND SURVEYOR: JOCELYN CORREA, PLS 9596

FLOOD NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES X AS SHOWN ON FEMA FIRM PANEL 06107C0945E, EFFECTIVE 6/16/2009.

ABBREVIATIONS

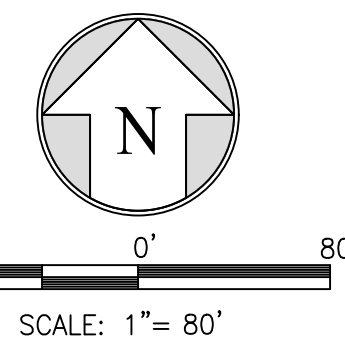
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
I.N.	DENOTES RECORD INSTRUMENT NUMBER, TULARE COUNTY RECORDS
O.R.T.C.	OFFICIAL RECORDS TULARE COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
REC.	RECORDED
ROW	RIGHT OF WAY
T.C.R.	TULARE COUNTY RECORDS
R.M. XX-YY	VOLUME XX OF MAPS, PAGE YY, TULARE COUNTY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



SUNRISE PARK
R.M. 41-21

SOUTH POINT ESTATES
UNIT NO. 2
R.M. 39-86

CROSSROADS SUB.
R.M. 40-96



L:\PROJECTS\2020\200416\MCD\TENTATIVE MAP\200416-TM-REVISED.DWG 2/25/2021 8:04 AM



SEQUOIA BEND ESTATES TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

ENGINEER/PLANNER: 4-CREEKS INC.
 APN: 098-142-57 & 098-330-006
 ACREAGE: 30 ±
 PROPOSED LOTS: 138
 FLOOD ZONE: AE & X
 EXISTING ZONING: R-1-5
 EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON
 WATER: CAL WATER
 TELEPHONE: AT&T
 REFUSE DISPOSAL: CITY OF VISALIA
 NATURAL GAS: SOUTHERN CALIFORNIA GAS
 EXISTING USE: VACANT
 PROPOSED USE: LOW DENSITY RESIDENTIAL

DENSITY:

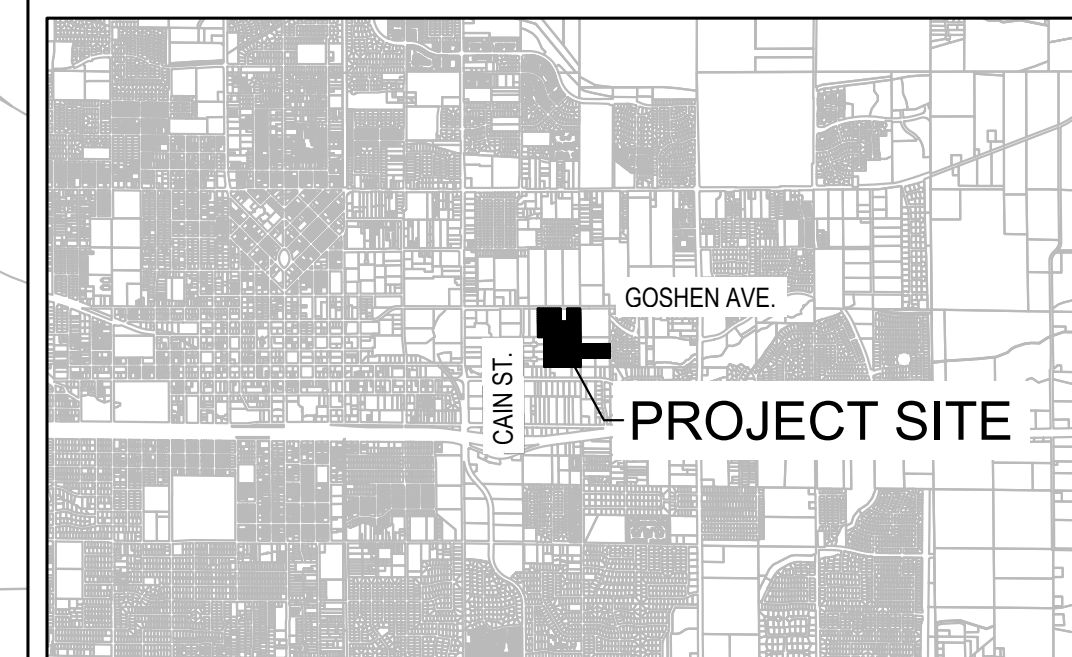
LOTS: 138

GROSS ACREAGE: 30
GROSS DENSITY: 4.6 DU/AC

NET ACREAGE: 18.3
NET DENSITY: 7.5 DU/AC

SETBACKS (MINIMUM):

FRONT YARD: 22' TO GARAGE, 15' TO LIVING SPACE
SIDE YARD: 5'
CORNER LOTS: 10' (22' GARAGE STREET SIDE)
REAR YARD: 25'

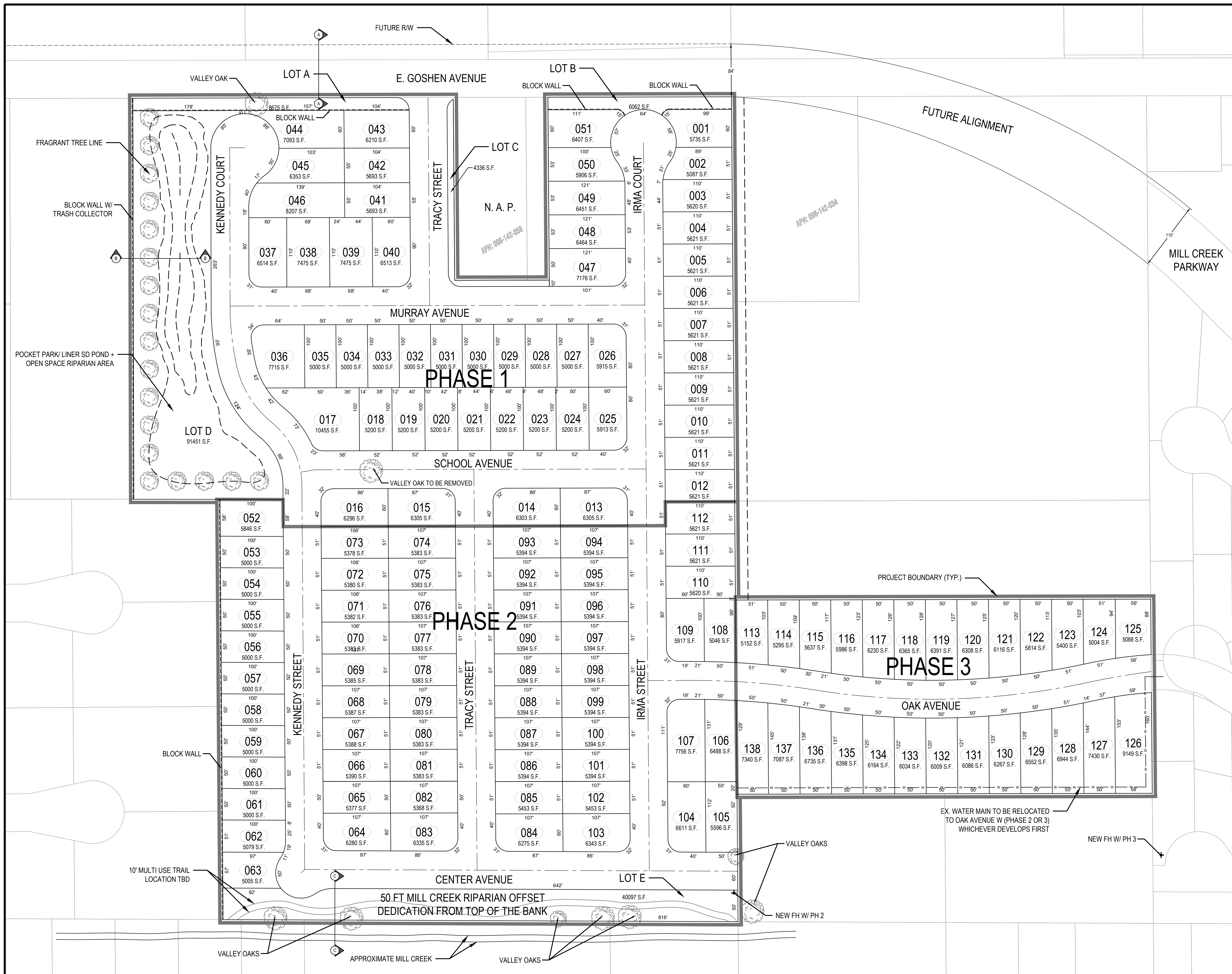


VICINITY MAP

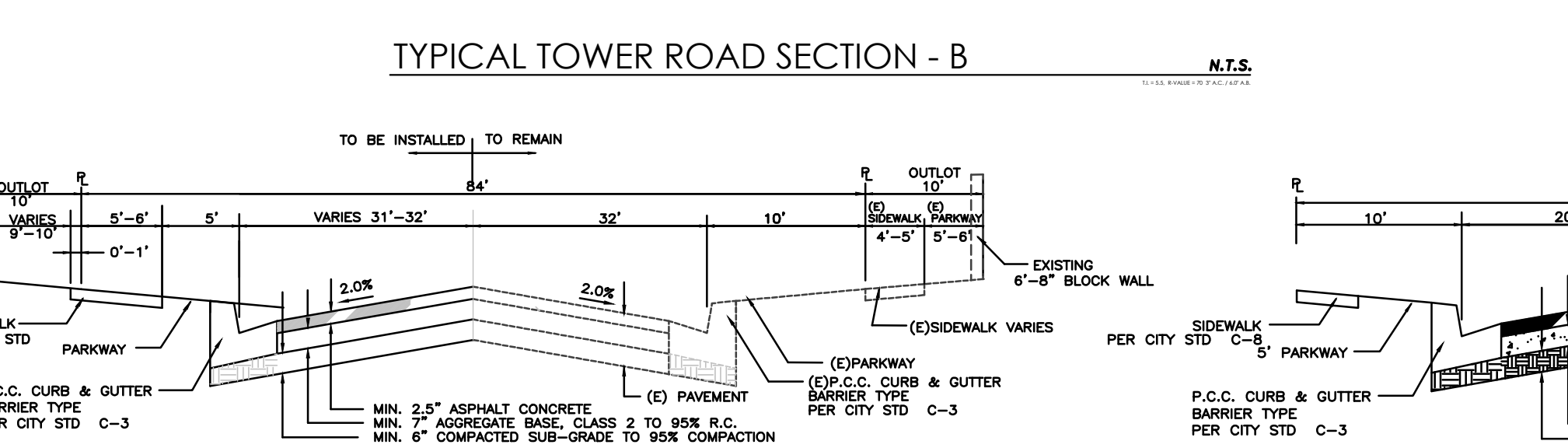
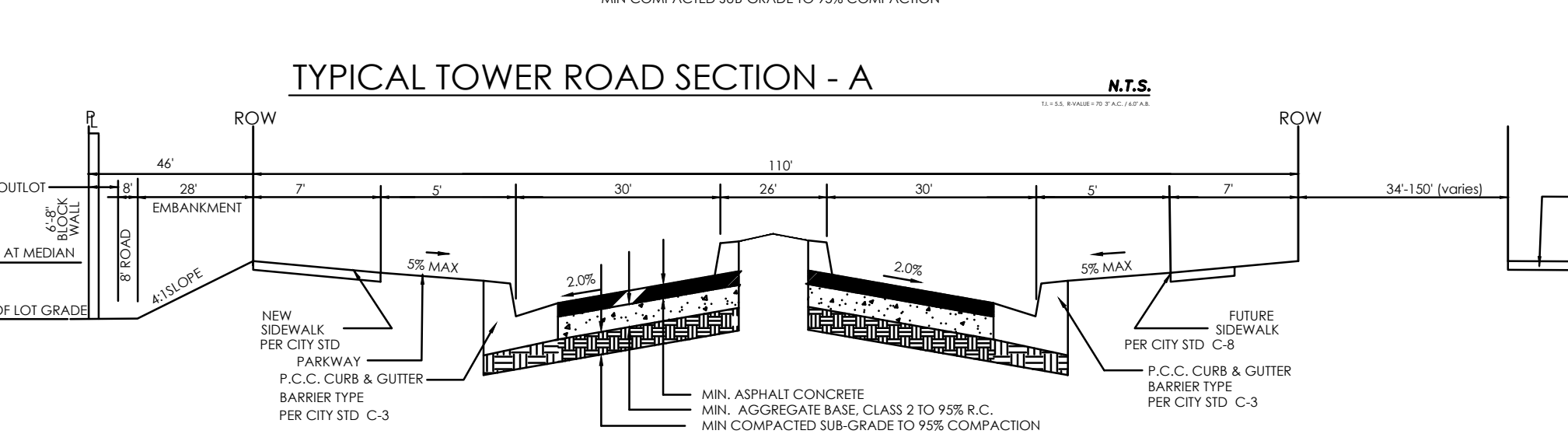
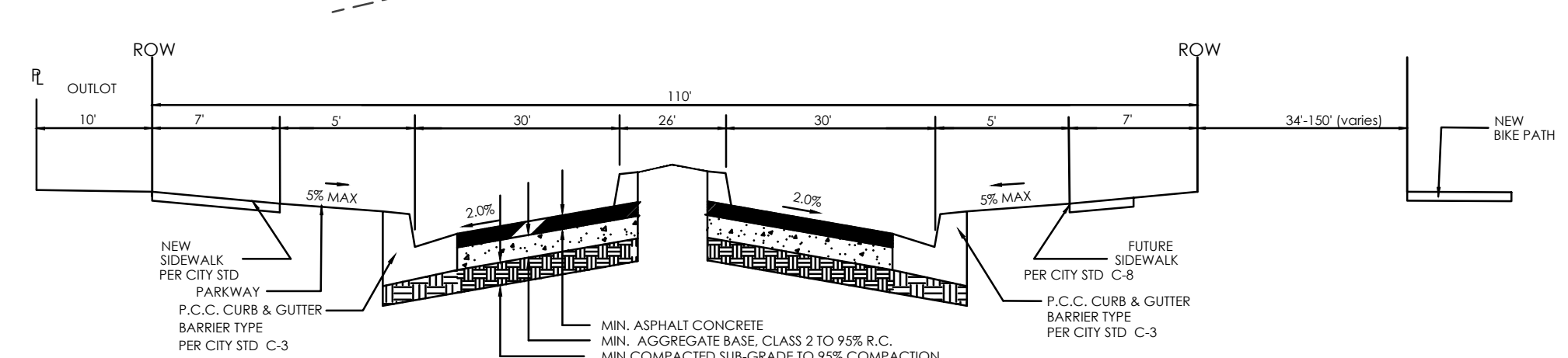
PREPARED BY:



324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



ST. JOHN'S RIVER



TENTATIVE SUBDIVISION MAP FOR RIVER RUN 2022

VISALIA CALIFORNIA

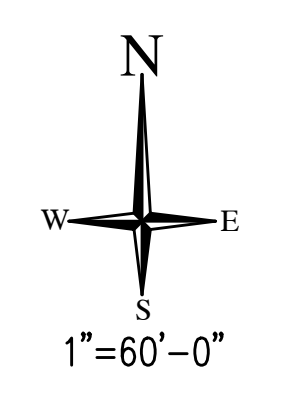
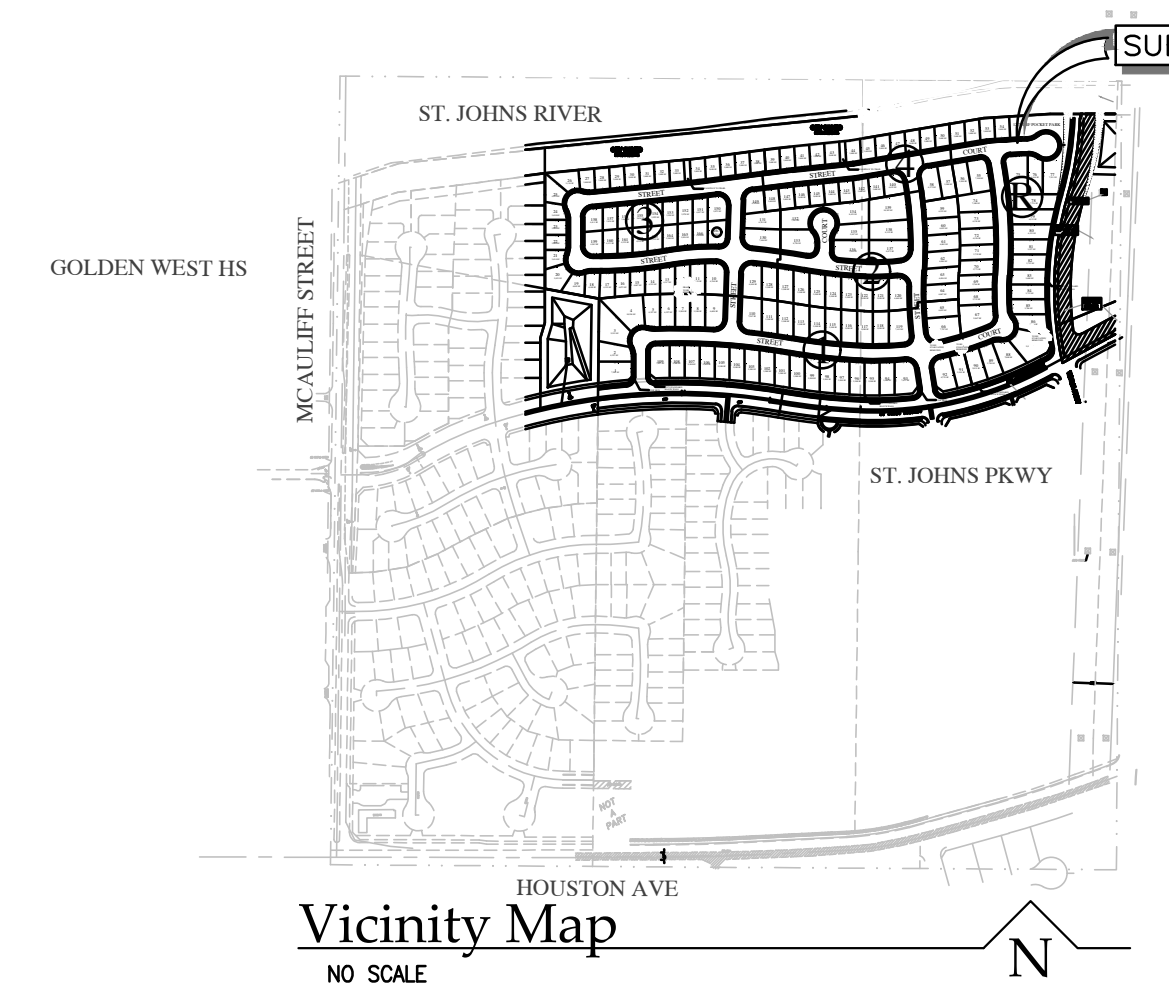
OWNER
DORIS DYT

DEVELOPER
QUEST EQUITY LLC
GREG NUNLEY (559)799-6993
1878 N MOONEY BLVD SUITE J
TULARE, CA 93274

PROJECT INFO
NORTH EAST OF MCAULIFF STREET AND ST. JOHNS PARKWAY
APN: 103-020-051, 103-020-052, 103-020-057,
103-020-064, 103-020-070
TOTAL AREA: 33.02 AC
EXIST. USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL
FLOOD ZONE: X AND AE
TOTAL LOTS: 160 (56 LOTS UNDER 5,000SF/104 LOTS OVER 5,000 SF)
LOT AREA: 3,500 MIN/ 10,956 MAX
ZONING: R-1
DENSITY: 4.84 UNITS/AC

PHASED LOTS
PHASE 1-40 LOTS
PHASE 2-52 LOTS
PHASE 3-29 LOTS
PHASE 4-21 LOTS
PHASE 5-18 LOTS
TOTAL LOTS - 160 LOTS

RIVER RUN PHASE 5



REVISIONS	DATE	BY
1		
2		
3		
4		

A.W. ENGINEERING
 VISALIA, CA 93274
 (559) 713-6139
 724 N. BEN MADDOX WAY SUITE A
 VISALIA, CA 93274
 oawengineering@gmail.com

TENTATIVE SUBDIVISION MAP FOR RIVER RUN 2022
 VISALIA CALIFORNIA

SITE
 SHEET NO. 1
 JOB NUMBER:

