

AUGUST 26, 2021

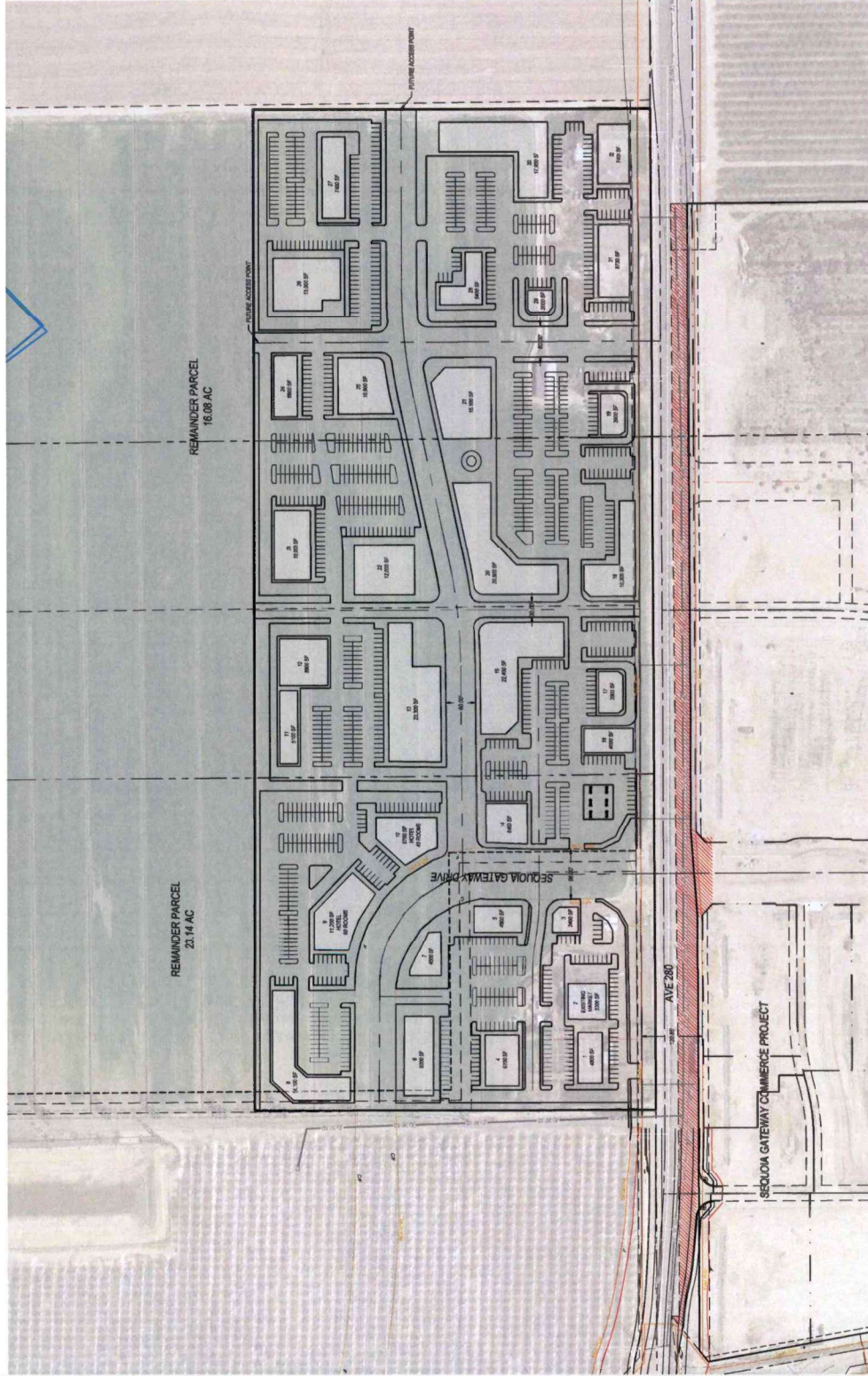
FARIA CONCEPTUAL SITE PLAN

LOCATED IN THE SE 1/4 OF SW 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

SITE DATA:

APN: 119-021-036
119-021-034
TOTAL APN AREA: 75.05 AC. ±
TOTAL SITE AREA: 35.52 AC. (GROSS) ±
EXISTING ZONING: AE-20 (COUNTY)
PROPOSED ZONING: VAC (GENERAL COMMERCIAL)
PROPOSED USE: VAC (GENERAL COMMERCIAL)
GENERAL PLAN DESIGNATION: 3
AIRPORT SAFETY ZONE: AE and X
FLOOD ZONE: TULARE COUNTY - TO BE ANNEXED
JURISDICTION:
LAND USE TOTALS:
COMMERCIAL: 207,930 SF ±
OFFICE: 68,400 SF ±
HOTEL: 59,700 SF ±
80-100 ROOMS

EXTEND STORM DRAINS TO EXISTING BASIN
CONNECT SEWER AND WATER TO EXISTING LINES ALONG CALDWELL AVE



VICINITY MAP



PREPARED BY:
4CREEKS
204 S. GARDEN ST., STE. A
VISALIA, CA 93290
TEL: 559.233.1234
FAX: 559.233.1235