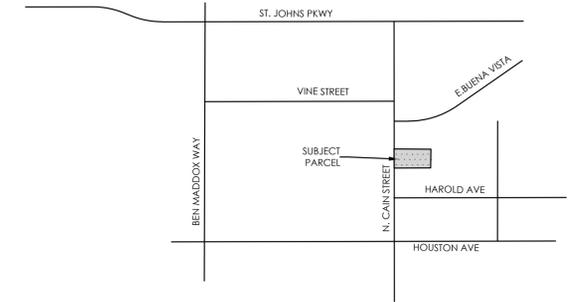


JENNINGS ESTATE
TENTATIVE SUBDIVISION MAP
NOVEMBER, 2024

BEING A PORTION OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



AUTHORIZED AGENT LAND SURVEYOR

AW ENGINEERING
810 W. ACEQUIA AVE
VISALIA, CA 93291
(559) 713-6139

BRIAN S. BORUM LS
1445 W. GRAND AVE STE C
GROVER BEACH, CA 93433
(805)270-4154



OWNER:

ALLEN WILLIAMS
2042 NORTH QUINCY ST
VISALIA, CA 93291

BENCHMARK

CITY BENCHMARK NO. 71
PK NAIL IN TOP OF CURB EAST RADIUS POINT
SOUTHEAST CORNER OF THE INTERSECTION
ELEV=338.394'

BASIS OF BEARINGS

THE SOUTH LINE OF THE SW 1/4 OF SECTION 21
TOWNSHIP 18 SOUTH, RANGE 25 EAST WHICH BEARS N89°53'40"W.
PER PARCEL MAP 2380, REC. IN BK 24 OF PARCEL
MAPS, PAGE 81, T.C.R.

FLOODNOTE

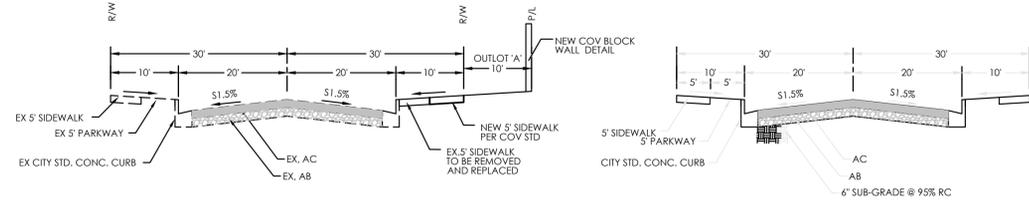
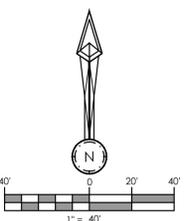
AS DELINEATED ON THE FEDERAL INSURANCE
ADMINISTRATIONS FLOOD INSURANCE RATE MAPS,
EFFECTIVE DATE JUNE 16, 2009 FOR TULARE COUNTY,
CALIFORNIA (COMMUNITY NO. 065066), PANEL NO.
06107C0935E, THE PROPERTY SHOWN ON THIS MAP
LIES WITHIN FLOOD HAZARD AREAS DESIGNATED AS
ZONE X.

SITE INFO

APN: 098-470-001
EXISTING ZONING DESIGNATION: SINGLE FAMILY RESIDENTIAL
EXISTING USE: SINGLE FAMILY RESIDENTIAL/AGRICULTURE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
NET/GROSS AREA: 4.36 ACRES ±
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
WATER: CALIFORNIA WATER
SEWER: CITY OF VISALIA
REFUSE: CITY OF VISALIA
TELEPHONE: AT&T
GAS: SO CAL GAS
CATV: SPECTRUM
STORM WATER: CITY OF VISALIA
TOTAL LOTS: 22 LOTS
RESIDENTIAL DENSITY: 5.05 UNITS/ACRE
FLOOD ZONE: X

SETBACKS:

10' STREET SIDE YARD, OTHERWISE 5' SIDE YARD
25' REAR YARD
15' FRONT LIVING, 22' FRONT GARAGE



N. CAIN STREET

LOOKING NORTH

N.T.S.

LOCAL STREETS

T1 = 5.5 RVALUE = TBD

N.T.S.

FLOODZONE "AE"

PROSPECT AVENUE

PROSPECT AVENUE

N. REGINA ST.

E. PARKER COURT

REDWOOD II
VOLUME 30, PAGE 100

CAINWOOD ESTATES
VOLUME 32, PAGE 24

EAST GLEN S/D
UNIT NO. 4
VOLUME 35, PAGE 95

EAST GLEN S/D
UNIT NO. 3
VOLUME 34, PAGE 43

RIVER OAK S/D
VOLUME 29, PAGE 75

N. CAIN STREET

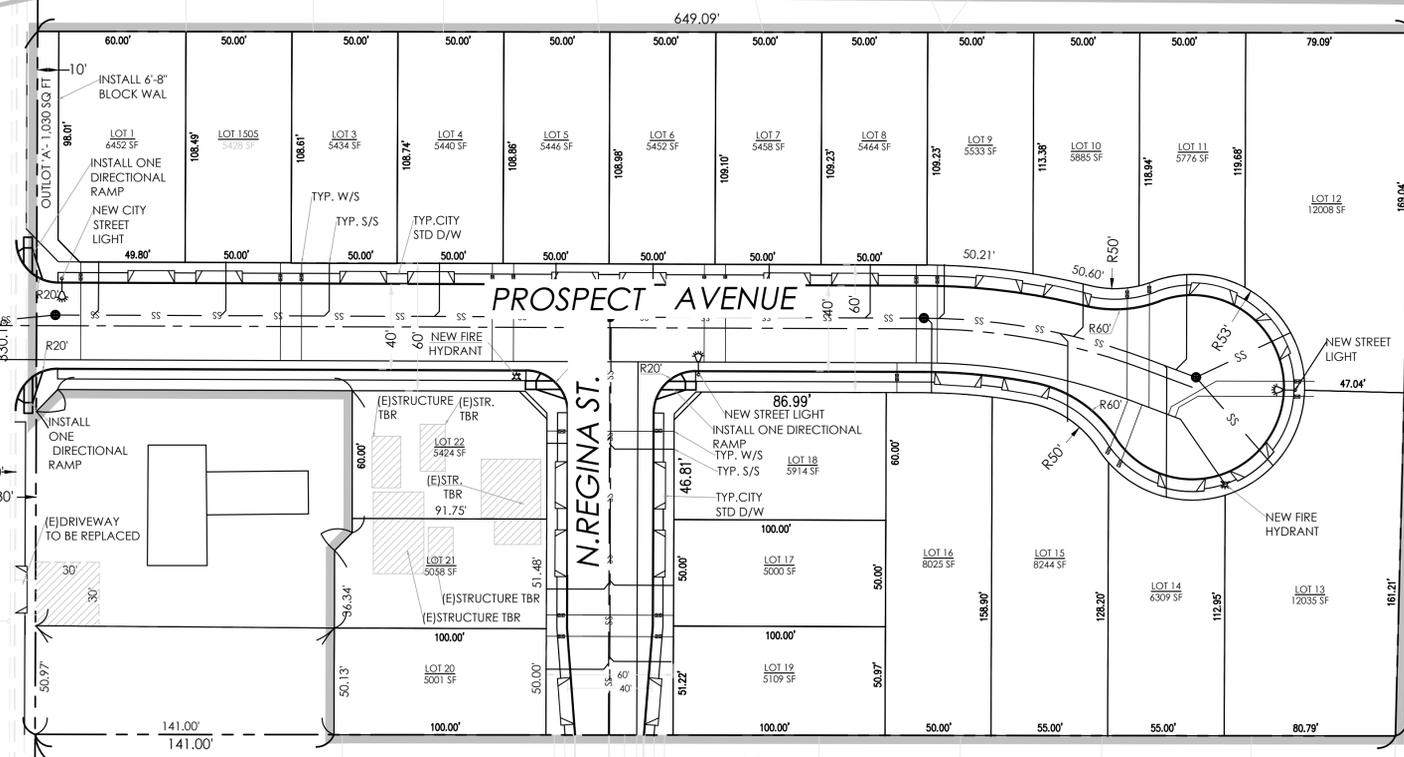
N. CAIN STREET

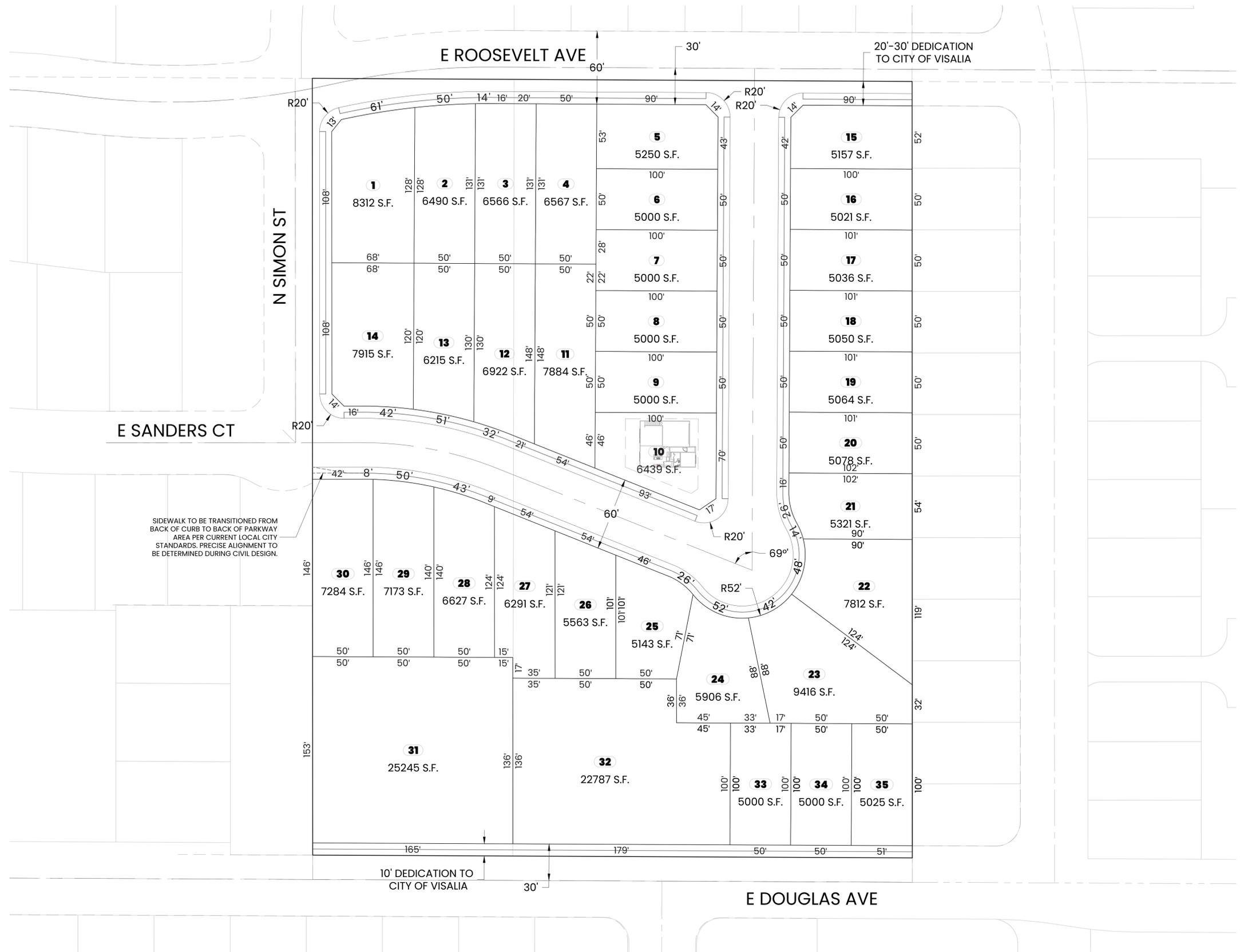
BFE 34.3 (NAND88)

BFE 34.3 (NAND88)

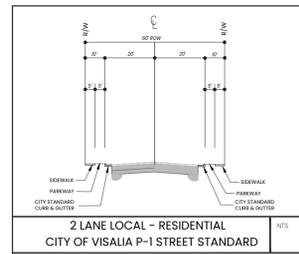
N. CAIN STREET

N. CAIN STREET





CROSS SECTIONS



324 S Santa Fe, STE A
 Visalia, CA

559.802.3052
 info@4-creeks.com
 www.4-creeks.com

SET NOT FOR CONSTRUCTION
 For planning purposes only, do not scale drawings

TENTATIVE SUBDIVISION MAP

P1.0

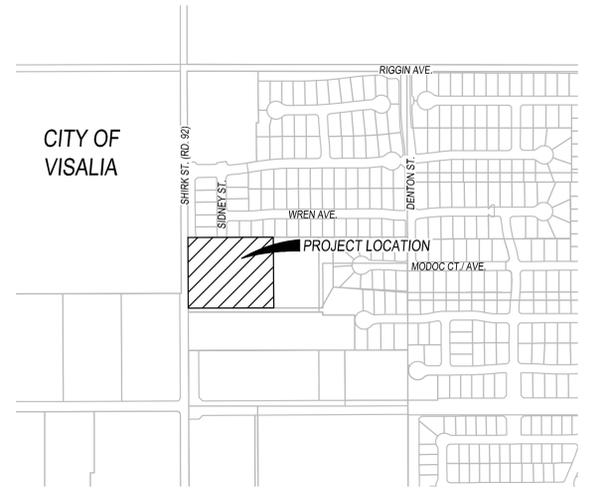
SAN MARINO - PHASE 4 TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF SEC. 22, T. 18 S., R. 24 E., M.D.B. & M.,
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

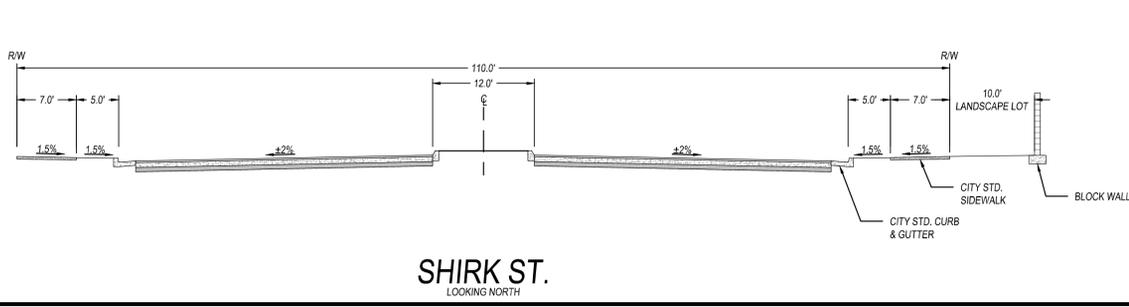
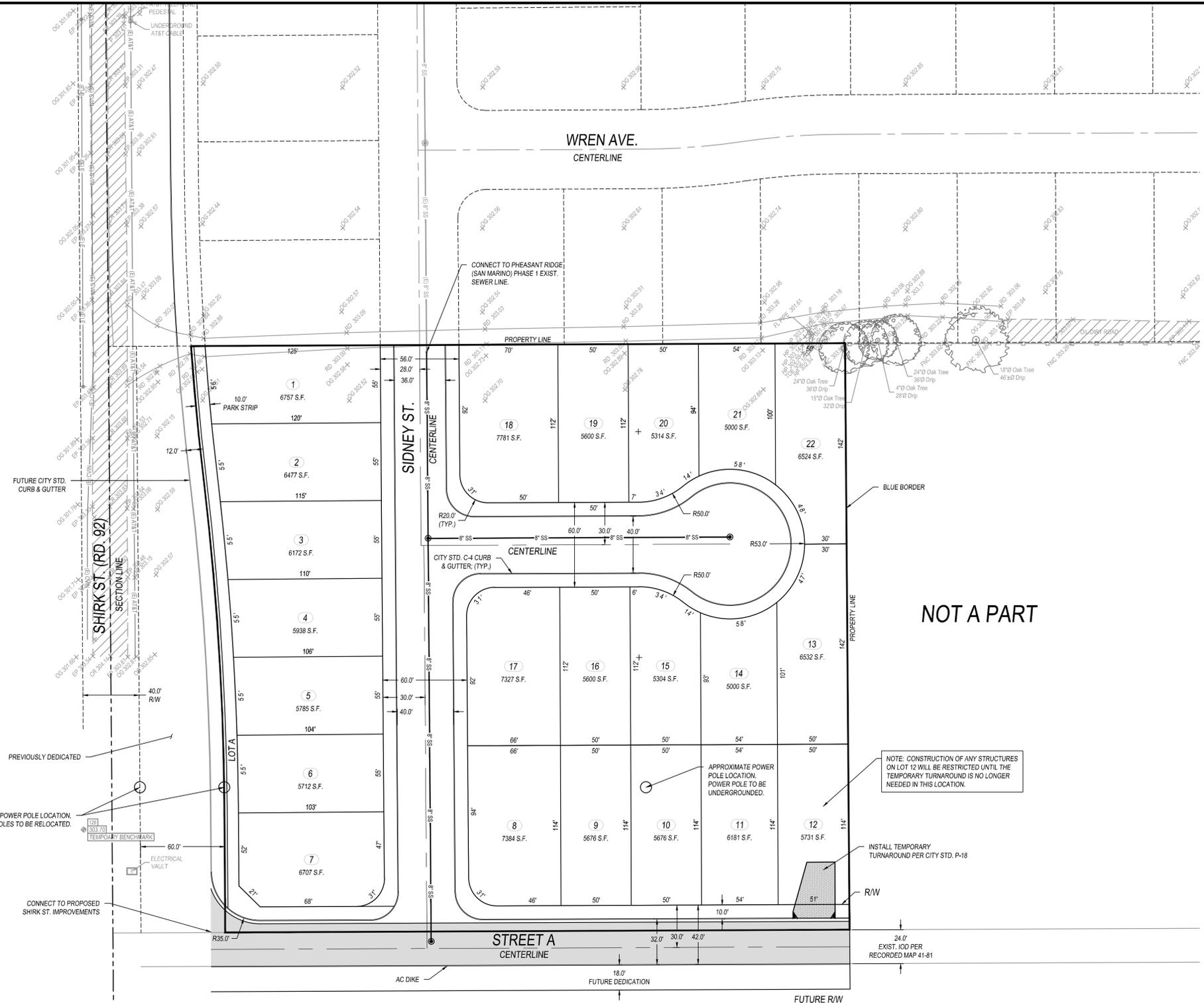
SITE DATA:
 APN: 077-650-001
 GROSS ACREAGE: ±4.30 AC.
 NET ACREAGE: ±3.11 AC.
 PROPOSED LOTS: 22
 EXISTING ZONING: R-1-5
 PROPOSED ZONING: R-1-5
 FLOOD ZONE: X
 GENERAL PLAN: LOW DENSITY RESIDENTIAL
 EXISTING USE: VACANT
 PROPOSED USE: LOW DENSITY RESIDENTIAL
 PROPOSED MAINTENANCE: CITY OF VISALIA

UTILITIES:
 SEWER SERVICE: CITY OF VISALIA
 WATER SERVICE: CALIFORNIA WATER SERVICE COMPANY
 STORM DRAIN SERVICE: CITY OF VISALIA
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
 NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: AT&T (TBD)
 REFUSE: CITY OF VISALIA

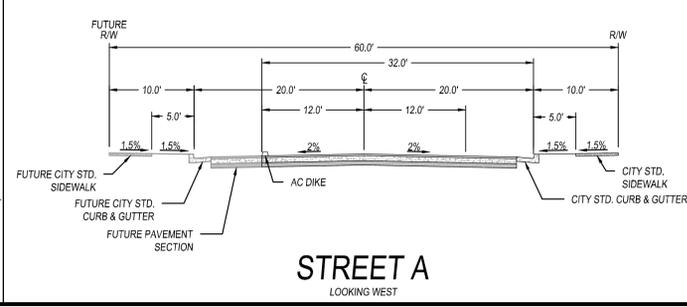
LOT DATA:
 MINIMUM LOT AREA: 5,000 S.F.
 MAXIMUM LOT AREA: 7,781 S.F.
 AVERAGE LOT AREA: 6,099 S.F.
 TOTAL LOT AREA (AC.): ±3.11 AC.
 LOTS PER GROSS AREA: 5 LOTS PER ACRE



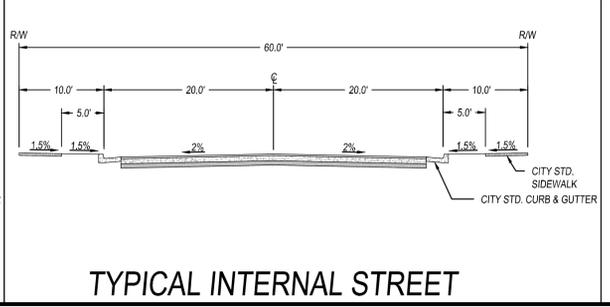
VICINITY MAP
SCALE: 1" = 500'



SHIRK ST.
LOOKING NORTH



STREET A
LOOKING WEST



TYPICAL INTERNAL STREET

LENNAR - TULARE AVE TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE S 1/2 SEC. 14, T.16S., R.24E., M.D.B. & M., IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

LEGEND

APN:	101-050-043 & 44
ACREAGE:	16.35
PROPOSED LOTS:	59
FLOOD ZONE:	X02
EXISTING ZONING:	R-1-5
PROPOSED ZONING:	R-1-5
GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
ZONING:	CAL WATER
TELEPHONE:	AT&T (TBD)
REFUSE:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL
PROPOSED MAINTENANCE:	CITY OF VISALIA

NET ACREAGE			
R-1-5	12.41 AC	59 UNITS	4.75 DU/A

TYPICAL LOT SIZES:		
50'X100'	5,000 SF	59 UNITS

UTILITIES:

STORM WATER: CONNECTION LOCATED IN TULARE AVE.
SEWER: CONNECTION LOCATED IN TULARE AVE 8" SS PIPELINE
WATER: 12" WATER TIE INTO EXISTING WATER LINE IN TULARE AVE.

LOT A-D: DEDICATED TO CITY OF VISALIA LLD

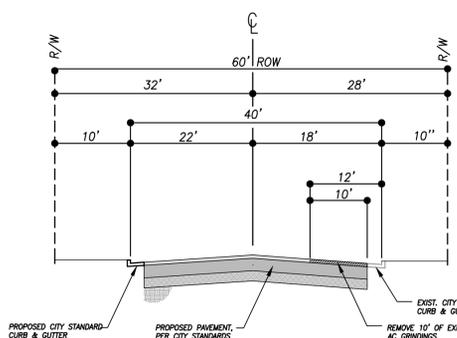


APN 101-050-040
3.52 AC
NOT A PART

CITY OF VISALIA
APN: 101-050-044
1.25 AC

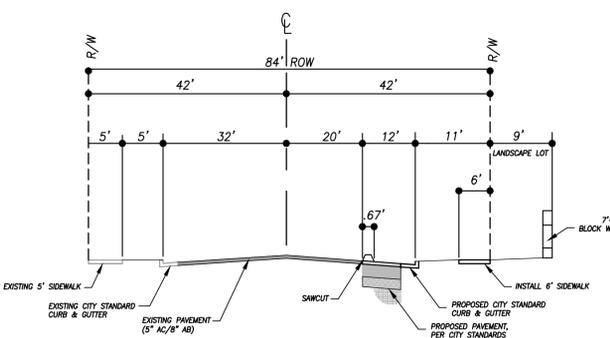
PORT. APN 101-050-043
NET 11.16 AC

REMAINDER
3.95 AC



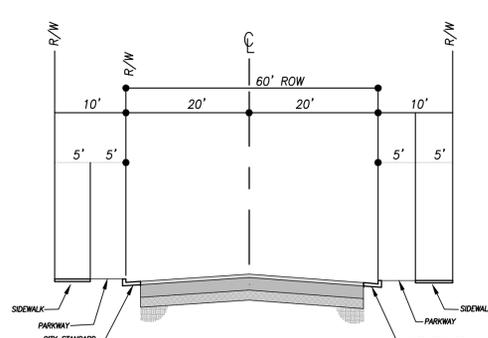
VISTA STREET CROSS SECTION LOOKING NORTH

NTS



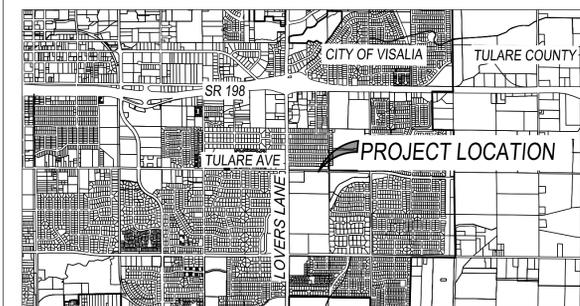
TULARE AVENUE CROSS SECTION LOOKING EAST

NTS



LOCAL ROAD (60' ROW)

NTS



VICINITY MAP

SCALE: 1"=1/4 MILE
PREPARED BY:



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

TEAGAN RANCH

TENTATIVE SUBDIVISION MAP

BEING PARCEL 1 OF PARCEL MAP 5175 AS RECORDED IN BOOK 52, PAGE 82 OF PARCEL MAPS, TULARE COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

MARCH 2018

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

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

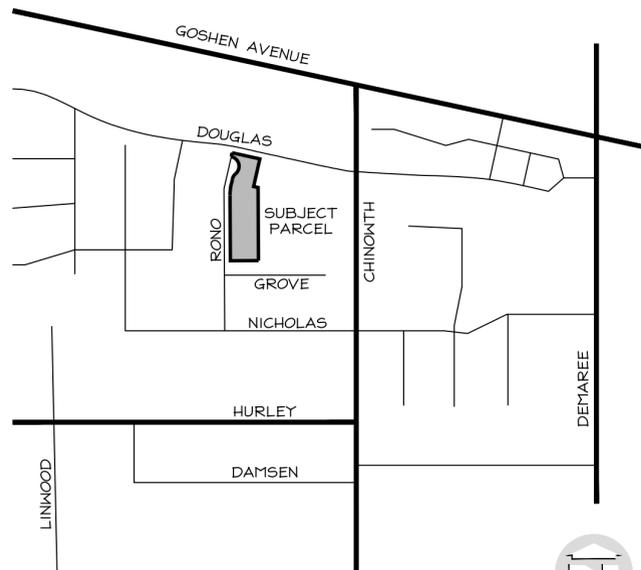
PREPARED FOR: G.J. GARDNER HOMES

1441 SOUTH MOONEY, SUITE F, VISALIA, CA 93277; (559) 732-5067

ASSESSOR'S PARCEL NO.: 085-390-042 (PORTION)

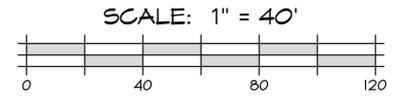
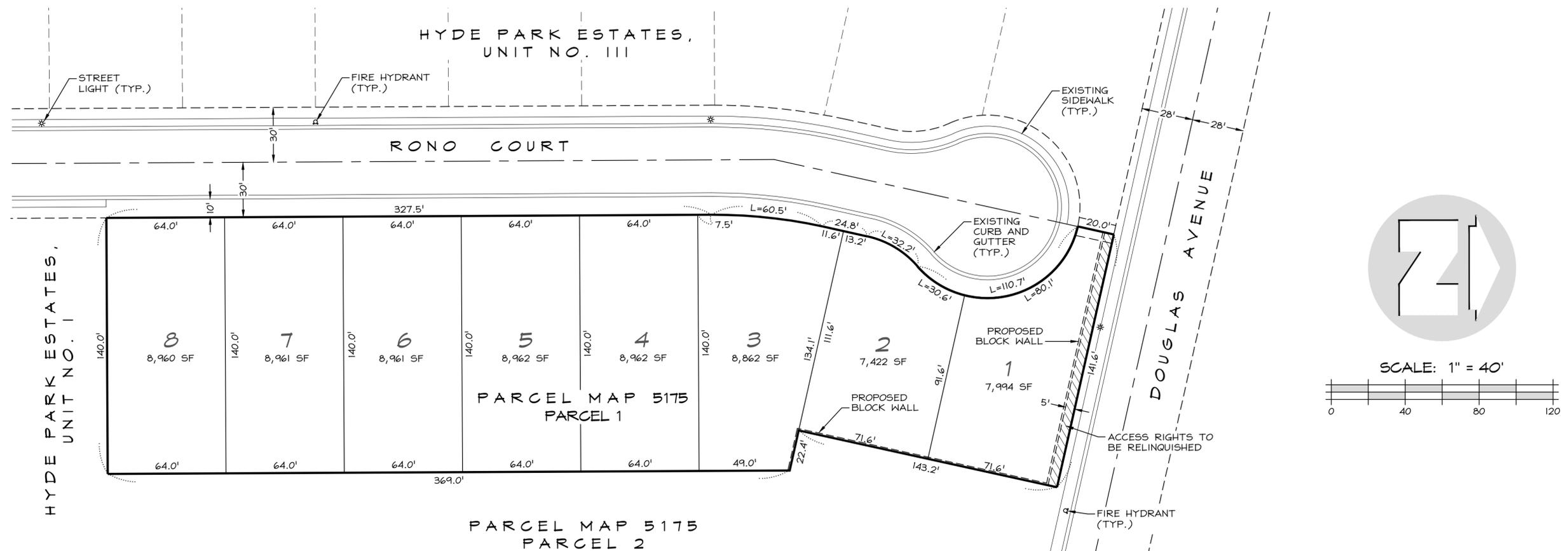
ZONE: 6,000 SF MIN. SITE AREA FLOOD ZONE: 'AE'

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.



VICINITY MAP

NOT TO SCALE



ROSE ESTATES TENTATIVE SUBDIVISION MAP

SPR 18-031
R&P 3-07-2018

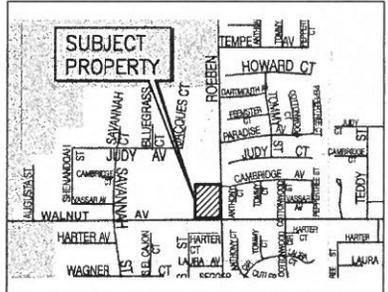
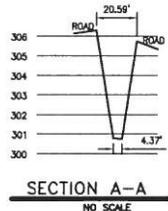
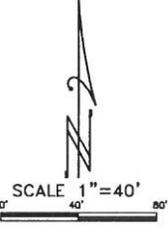
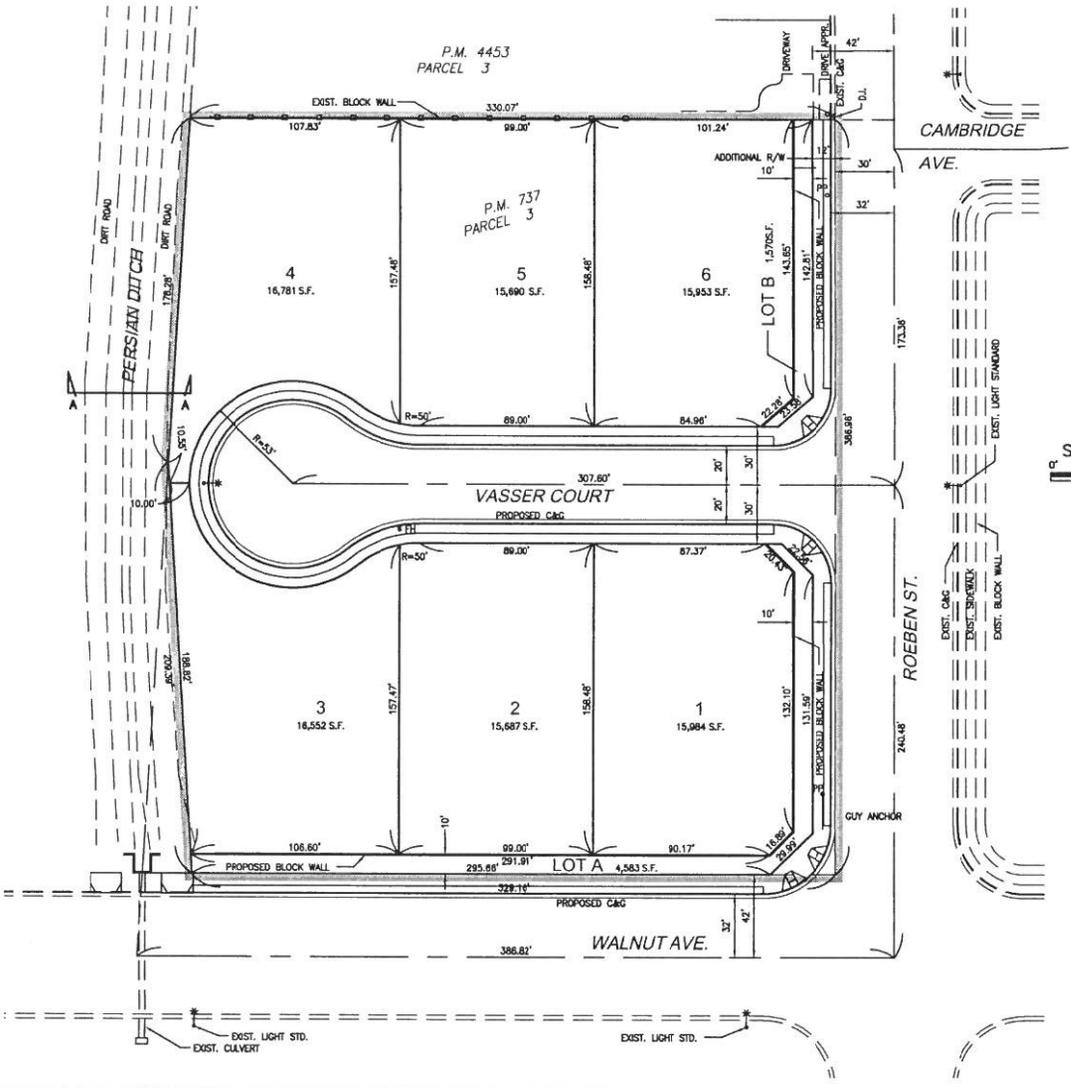
Being a portion of Parcel 3 of Parcel Map No. 4453, Rec. in Blk. 45 of Parcel Maps at Page 58, T.C.R., being situated in the SW Quarter of the SW Quarter of Sec 34, T.16S., R.24E., M.D.B.&M. in the City of Visalia, County of Tulare, State of California.

FEBRUARY 2018

OWNERS:
RON VANDER WEERD
337 Commercial Ave.
Tulare, CA 93274

SURVEYOR: FORESTER, WEBER & ASSOCIATES L.L.C.
1620 W. Mineral King Ave., Suite B
Visalia, California 93291
(559) 732-0102
e-mail: fredw@forestar-weber.com

- NOTES:**
- EXISTING PROPERTY USE: VACANT
 - PROPOSED PROPERTY USE: RESIDENTIAL
 - A.P.N.: 087-442-08
 - ZONING: R-1-5
 - WATER: CALIFORNIA WATER SERVICE
 - SEWAGE: CITY OF VISALIA
 - STORM DRAIN: CITY OF VISALIA
 - FLOOD ZONE: "X-SHADED"
 - AREA: 2.98 AC.
 - LANDSCAPE & LIGHTING DISTRICT TO BE ESTABLISHED

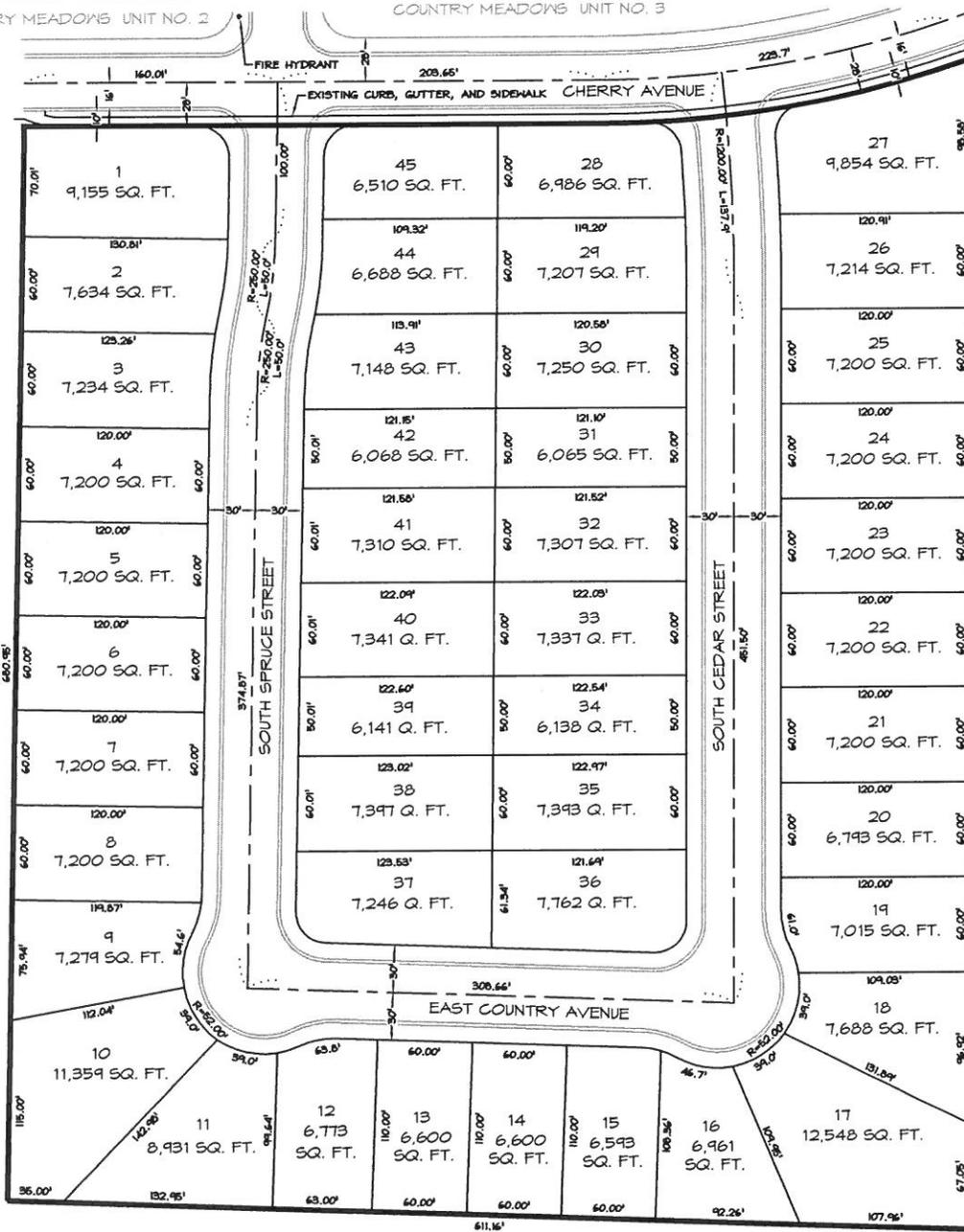


Vicinity Map
NO SCALE

EXHIBIT "A"

COUNTRY MEADOWS UNIT NO. 2

COUNTRY MEADOWS UNIT NO. 3



CHERRY CREEK TENTATIVE SUBDIVISION

BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

SEPTEMBER 2017

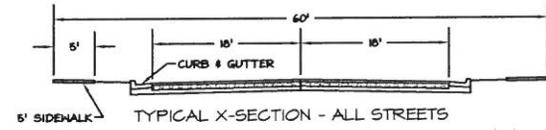
PREPARED BY: NEIL ZERLANG - LAND SURVEYOR
2900-B WEST MAIN STREET, VISALIA, CA 93291; (559) 739-1616

PREPARED FOR: HIDDEN OAK DEVELOPMENT CO.
P.O. BOX 3963, VISALIA, CA 93278; (559) 804-9665

ASSESSOR'S PARCEL NO.: 126-110-061

ZONE: R-1-5 FLOOD ZONE: 'X'

EXISTING USE	VACANT
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
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.



SCALE: 1" = 50'



VICINITY MAP NOT TO SCALE

TENTATIVE SUBDIVISION SAN SEBASTIAN III

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NE QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. 2-5-17

OWNER:

JOHN D. MANUELE
1908 S. COURT ST.
VISALIA, CA. 93277

DEVELOPER:

JOHN D. MANUELE
1908 S. COURT ST.
VISALIA, CA. 93277
(559) 732-5656

A.P.N. #122-130-015, 047

PREPARED BY:

A.W. ENGINEERING
724 N. BEN MADDOX WAY SUITE C
VISALIA, CA. 93292

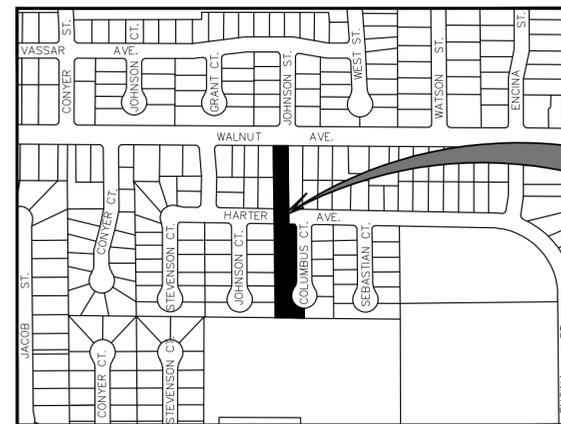
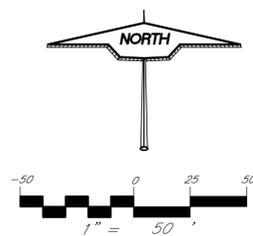
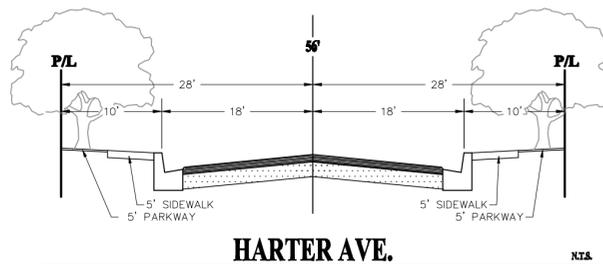
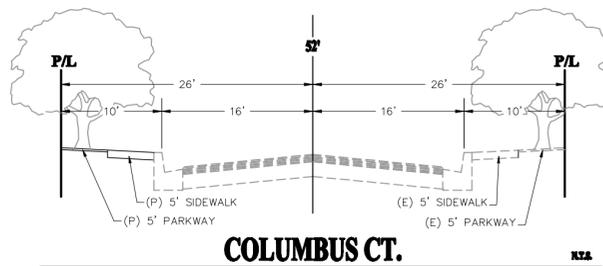
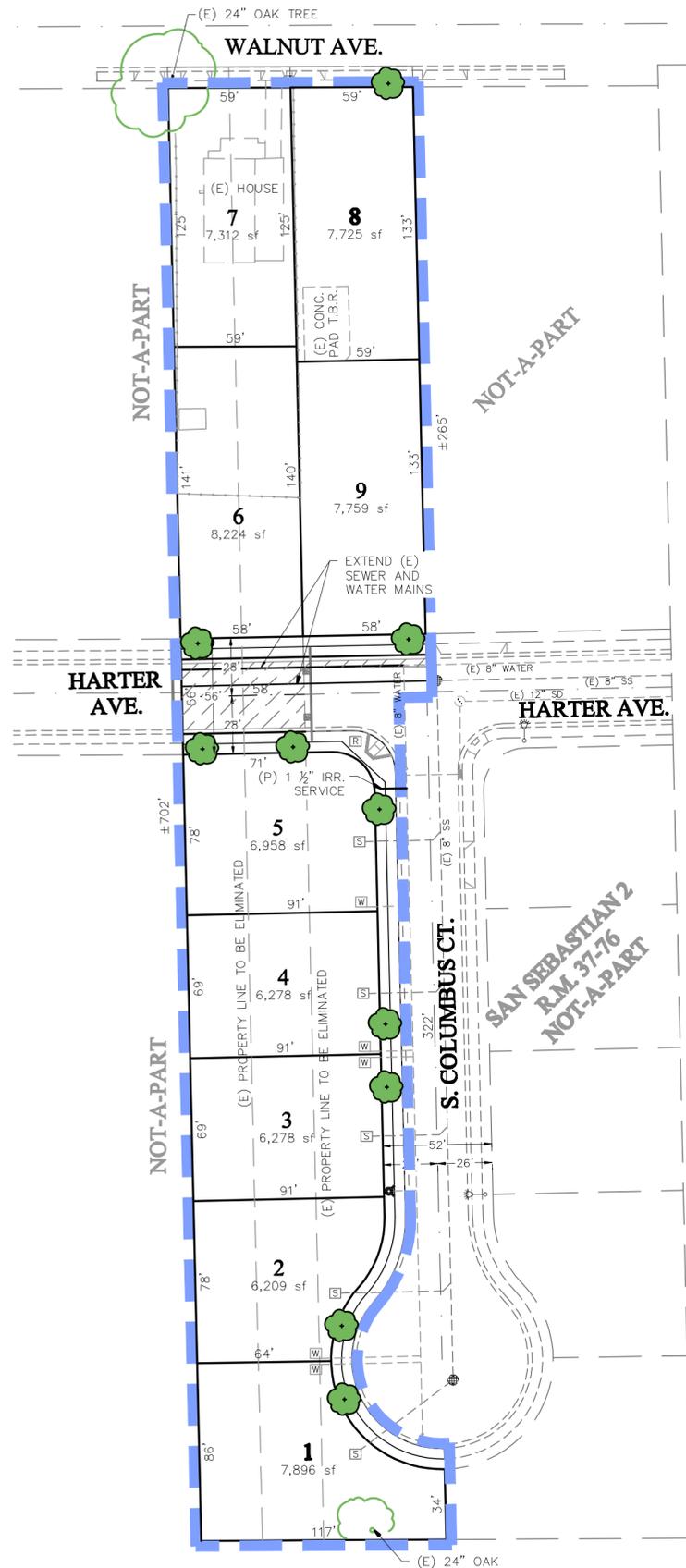
PH. 559-967-8089

LEGEND/NOTES

- | | |
|--|----------------------------------|
| | EXISTING GRADE |
| | (E) FIRE HYDRANT |
| | (E) STREET LIGHT |
| | (E) UTILITY POLE |
| | SS SANITARY SEWER |
| | SD STORM DRAIN |
| | (E) EXISTING |
| | (P) PROPOSED |
| | CONSTRUCT CITY STD. ACCESS. RAMP |
| | EXISTING SEWER LATERAL |
| | EXISTING WATER LATERAL |

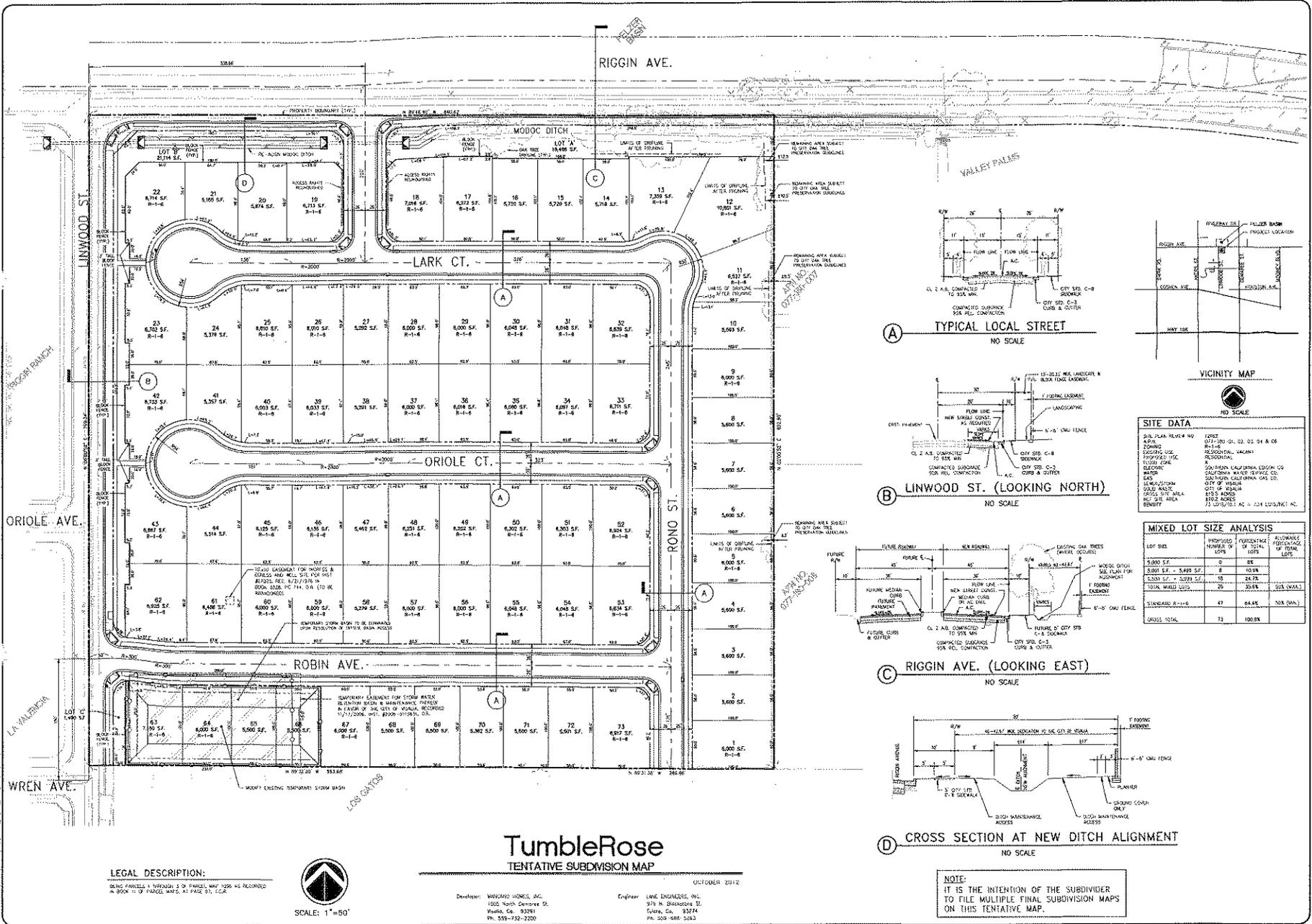
EXIST. USE: VACANT
PROPOSED USE: RESIDENTIAL
SEWAGE DISPOSAL: CITY OF VISALIA
DRAINAGE: C.O.V. STORM BASIN
WATER SUPPLY: CAL. WATER CO.
FLOOD ZONE: 'X'
TOTAL LOTS: 9
LOT AREA: 6,209 MIN/ 7,896 MAX
ZONING: R1-6
TOTAL AREA: 1.56 AC.

A) ALL EXISTING ON-SITE IRRIGATION SYSTEMS SHALL BE ABANDONED & REMOVED PER CITY STD'S.



**SUBJECT
PROPERTY**





NO.	DATE	REVISIONS



LANE ENGINEERS, INC.
CIVIL & STRUCTURAL SURVEYING
979 N. Beaumont Street
Tulare, California 93274
(559) 688-5263

A TENTATIVE SUBDIVISION MAP FOR:
MANGANO HOMES, INC.
TULARE, CALIFORNIA

NAME	APPD
DATE	10-8-12
SCALE	1"=50'
CHECKED	LJS
DRAWN	
SHEET	
TSM F	
OF	1 SHEETS
JOB NO.	12117