

BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 25 EAST, M.D.B.&M IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNERS:

GERALD B. BLANKENSHIP JR.

LOT COUNT	
PHASE 1:	123
PHASE 2:	80
TOTAL LOT COUNT:	203

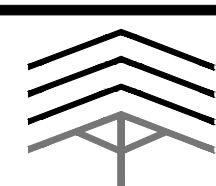
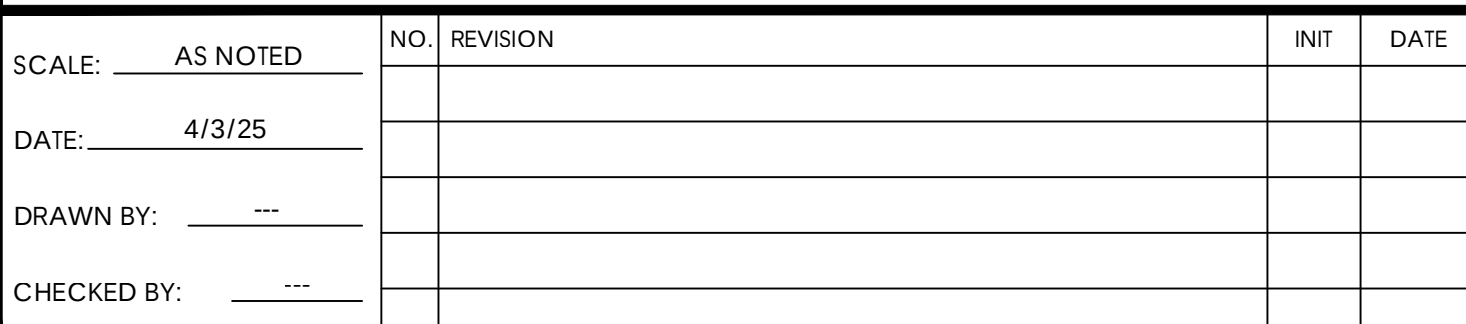
EXISTING PROPERTY USE:	AG/RES
PROPOSED PROPERTY USE:	RES.
A.P.N.:	123-400-001 & 005
ZONING (E):	AE-20
ZONING (N):	R-1.5
WATER:	CAL WATER
SEWAGE:	CITY OF VISALIA
STORM DRAIN:	CITY OF VISALIA
FLOOD ZONE:	AE/X
TOTAL AREA:	62.53 AC.
	7.04 AC. (COMMERCIAL C-MU)
	50.27 AC. (RESIDENTIAL R-1.5)
	3.59 AC. (PARK/BASIN AREA)
	1.63 AC. (DITCH ACCESS ROAD)

The diagram consists of two cross-sectional views. The top view, labeled 'INTERIOR STREETS', shows a street profile with a central crown and 2.0% slopes on either side. It includes dimensions for Right of Way (R/W), Curb Line (C/L), and various setbacks (5', 10', 20'). Labels indicate 'SIDEWALK PER CITY STD', 'PARKWAY', 'P.C.C. CURB & GUTTER', and 'BARRIER TYPE PER CITY STD'. The bottom view, labeled 'PARK SECTION IRRIGATION DITCH ADJACENT', shows a profile of a park area with a central 'PARK BASIN (WHERE NEEDED)' and a 'PARK GRADING TO VARY'. It also shows an 'EXISTING IRRIGATION DITCH' and a '15' DITCH ACCESS ROAD'. Dimensions include 'VARIES (APPROX. 50' - 85\')' and 'VARIES (APPROX. 60' - 77\')'.

SUBJECT
PROPERTY

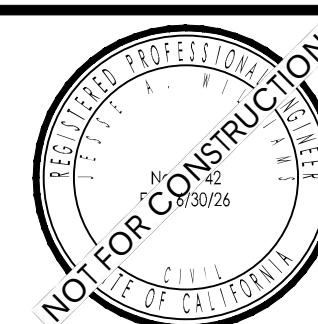
SCALE 1"=100'

Vicinity Map

AWE_ngineering

CIVIL ENGINEERS & LAND SURVEYORS
810 W ACEQUIA AVENUE, VISALIA CA 93291
559-713-6139

DA



PROJECT: **BLANKENSHIP TRACT**
S. SANTA FE ST. AND CALDWELL AVE.
VISALIA, CA 93277

TENTATIVE SUBDIVISION MAP

SHEET
1

FLOOD ZONE AE & X	JOB NUMBER 24075
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