

BELISSA RESIDENTIAL COMMUNITY

TENTATIVE SUBDIVISION MAP

CONDITIONAL USE PERMIT (PUD) ANNEXATION

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

APN: 077-050-004, 077-050-006
 TOTAL AREA: 59.84 AC. (GROSS) ±
 EXISTING ZONING: AE-40 (COUNTY)
 PROPOSED ZONING: R-1-5 (PD)
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL
 GENERAL PLAN DESIGNATION: LOW RESIDENTIAL
 MED DENSITY
 HIGH DENSITY
 NEIGHBORHOOD COMMERCIAL
 AE and X
 TULARE COUNTY - TO BE ANNEXED
 TIER 2

LAND USE TOTALS:	AREA	DU	NET DENSITY
LOW DENSITY RESIDENTIAL:	14.11 AC	159	11.27 DU/AC
MEDIUM DENSITY RESIDENTIAL:	10.85 AC	150	13.76 DU/AC
HIGH DENSITY RESIDENTIAL:	5.74 AC	168	29.24 DU/AC
NEIGHBORHOOD COMMERCIAL:	7.50 AC		
PARKS/OPEN SPACE:	2.57 AC		
MODOC DITCH (LOTS Q & R)	1.20		
LOCAL STREETS	14.65 AC		
COLLECTOR/ARTERIAL STREETS:	2.97 AC		
LANDSCAPE LOTS:	0.25 AC		
TOTAL	59.84 AC	477	

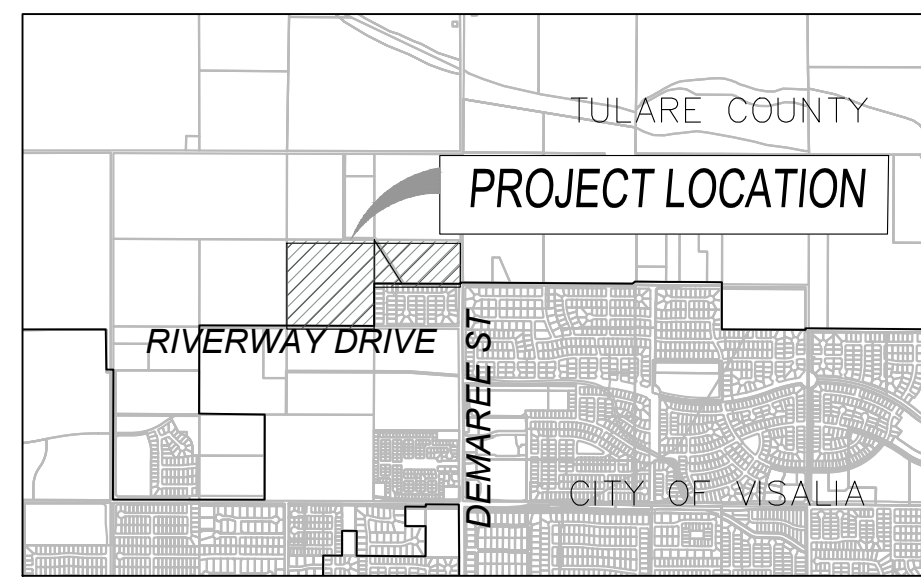
VMC TITLE 18 - AGRICULTURAL PRESERVATION ORDINANCE
 TOTAL PRIME FARMLAND: 59.84 ACRES
 EXCLUSIONS (PER VMC 18.04.060 (C): 20.19 ACRES
 REQUIRED AGRICULTURAL LAND PRESERVATION: 39.65 ACRES

GROSS DENSITY CALCS:	GROSS AREA	DU	GROSS DENSITY
LDR:	27.9 AC	159	5.7 DU/AC
MDR:	15.0 AC	150	10.0 DU/AC
HDR:	7.6 AC	168	22.1 DU/AC

PARK/OPEN SPACE: 2.57 AC
 LOT C: 0.03 AC; LOT D: 0.10 AC; LOT G: 0.25 AC; LOT H: 0.24 AC; LOT I: 0.10 AC; LOT J: 0.17 AC; LOT K: 0.22 AC; LOT L: 0.70 AC; LOT N: 0.18 AC; LOT O: 0.18 AC; LOT P: 0.05 AC; MFR PARKSPACE: 0.36 AC
 MIN. REQUIRED (5% OF RESIDENTIAL AREA): 2.52 AC

NOTES

- LOTS A - P TO BE PART OF A LANDSCAPE & LIGHTING DISTRICT AND DEDICATED TO CITY OF VISALIA WITH THIS MAP.
- PHASE 1 MDR LOTS SHALL BE NOTIFIED THAT PHASE 2 HDR SITE MAY CONSTRUCT 2 AND/OR 3 STORY DEVELOPMENT ADJACENT TO THEM.
- 20-FT REAR YARD SETBACK REQUIRED FOR LOTS 1-3 & 130-143.
- ALL OFF-SITES TO BE INSTALLED WITH PHASE 1.
- SANITARY SEWER AND WATER UTILITIES TO TIE INTO EXISTING LINES ALONG RIVERWAY DRIVE AND DEMAREE STREET
- ALL LOTS TO CONNECT TO REQUIRED TEMPORARY STORMWATER BASIN. POTENTIAL CONNECTION TO EXISTING SD SYSTEM TBD DURING CIVIL DESIGN.



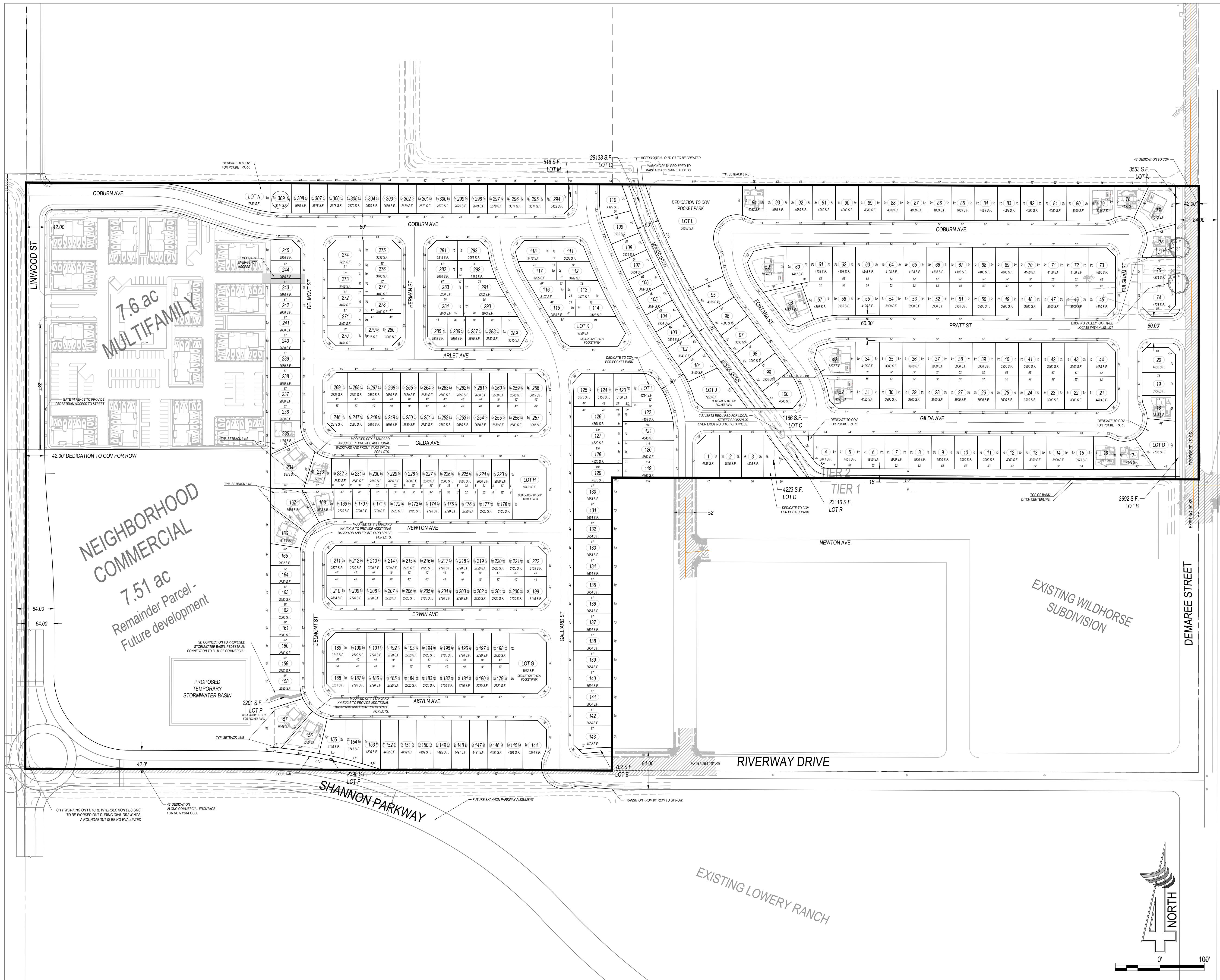
VICINITY MAP

PREPARED BY:



4CREEKS

324 S. SANTA FE, STE. A
 VISALIA, CA 93292
 TEL: 559.802.2052
 FAX: 559.802.3215
 www.4creeks.com





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COMMUNITY

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CONDITIONAL USE PERMIT (PUD)
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GENERAL PLAN DESIGNATION:	LOW RESIDENTIAL MED DENSITY HIGH DENSITY NEIGHBORHOOD COMMERCIAL AE and X TULARE COUNTY - TO BE ANNEXED TIER 2
FLOOD ZONE:	
JURISDICTION:	
VISALIA UDB TIER:	

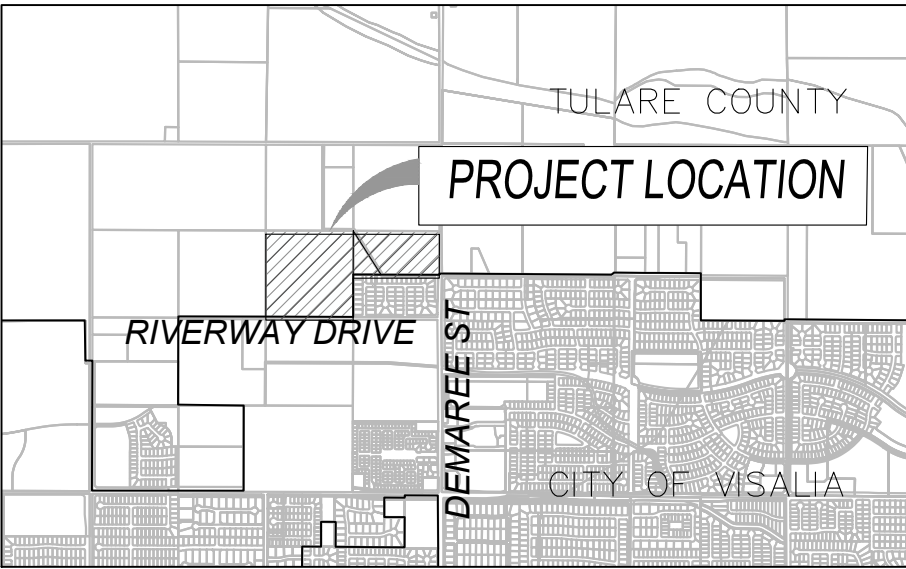
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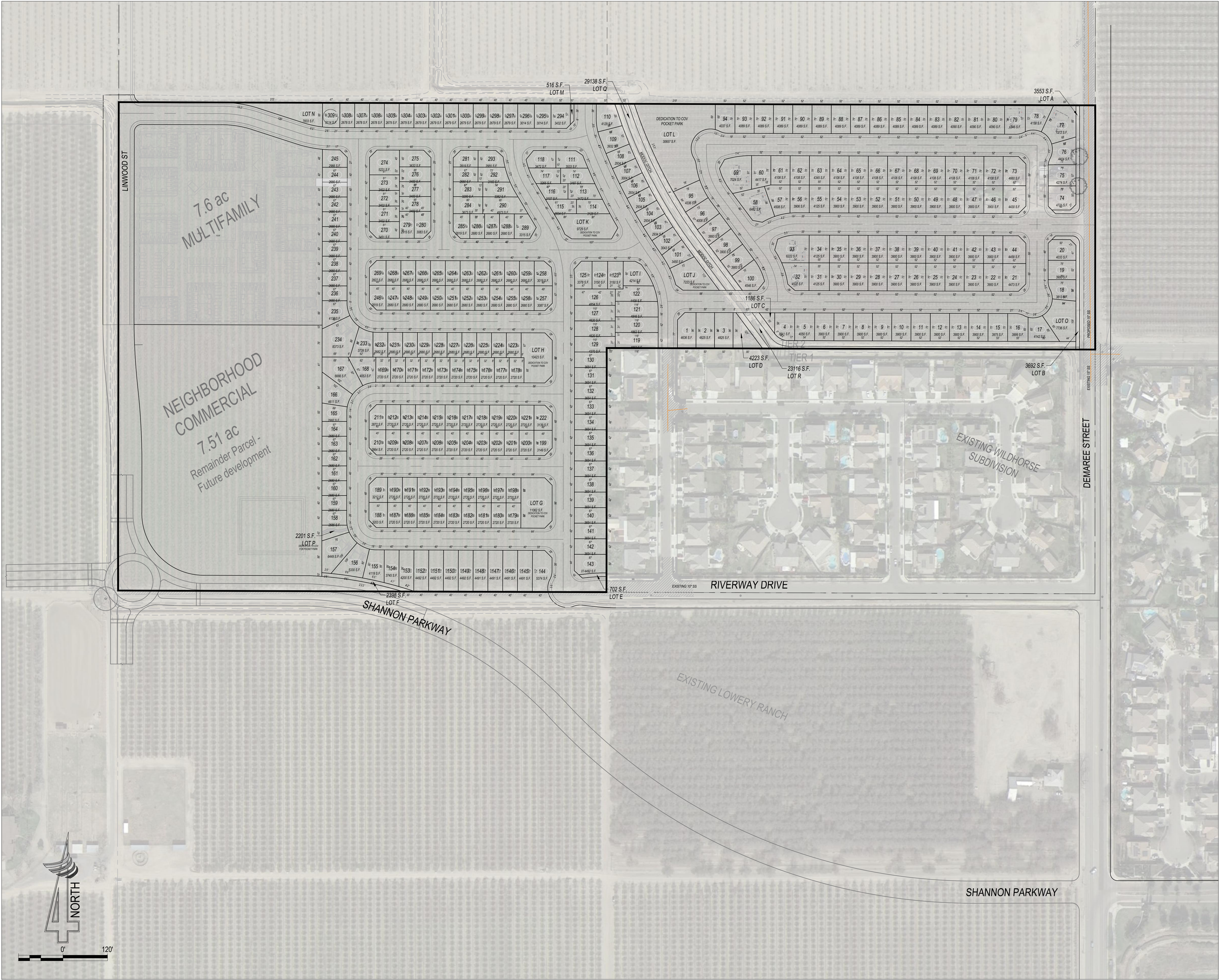
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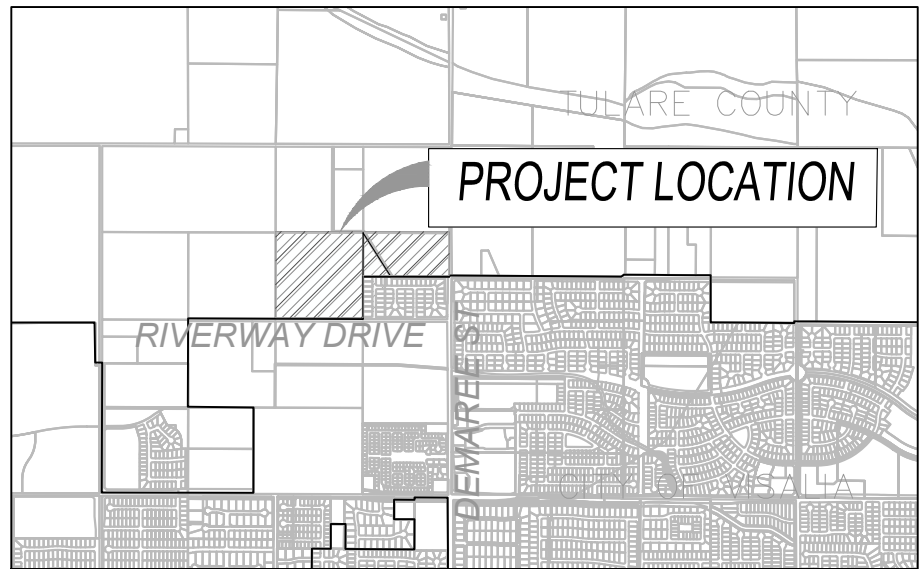
BELISSA RESIDENTIAL
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PHASING PLAN
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R-1 AND RM ZONING STANDARDS.

PHASING PLAN:

- PHASE 1: SINGLE-FAMILY RESIDENTIAL (146 UNITS), DEMAREE
STREET IMPROVEMENTS ALONG PHASE 1 BOUNDARY
- PHASE 2: SINGLE-FAMILY RESIDENTIAL (109 UNITS), DEMAREE
STREET IMPROVEMENTS ALONG PHASE 2 BOUNDARY
- PHASE 3: SINGLE FAMILY RESIDENTIAL (54 UNITS)
- PHASE 4: MULTIFAMILY RESIDENTIAL, LINWOOD STREET
IMPROVEMENTS ALONG PHASE 4 BOUNDARY
- PHASE 5: NEIGHBORHOOD COMMERCIAL, SHANNON PARKWAY
AND LINWOOD STREET IMPROVEMENTS ALONG PHASE
5 BOUNDARY.



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BELISSA RESIDENTIAL COMMUNITY

SETBACKS, PARKING, FOOTPRINTS, AND TRASH CAN EXHIBIT

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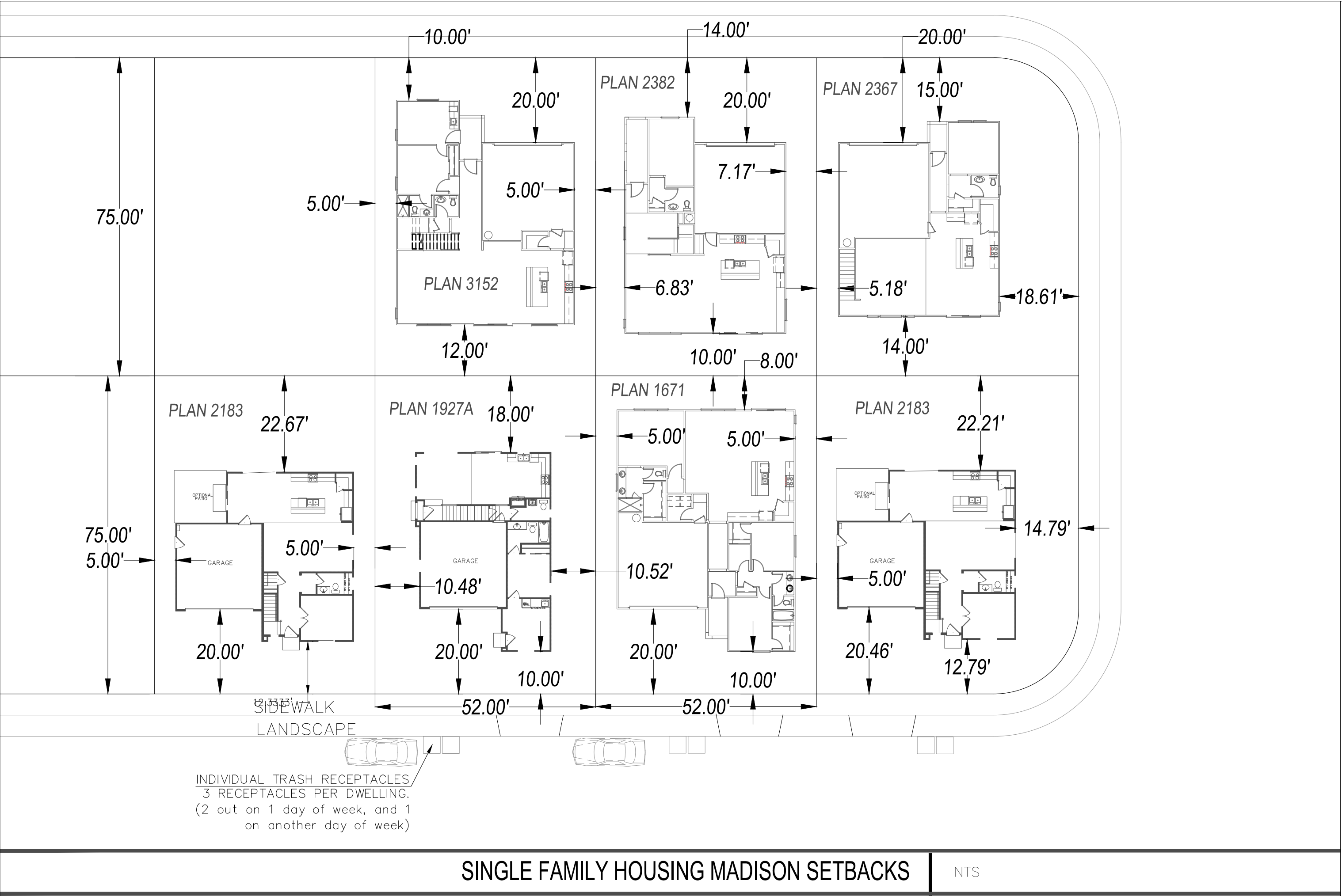
REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

R-1-5 SETBACK REQUIREMENTS (MIN)	
FRONT:	12' (20' GARAGE)
REAR YARD:	15'
INTERIOR:	5' (10' CORNER)

PROPOSED SETBACKS FOR MADISON LOTS (MIN)	
FRONT:	10' (20' GARAGE)
REAR YARD:	10'
INTERIOR:	5' (10' CORNER)

PROPOSED SETBACKS FOR ARIETTE LOTS (MIN)	
FRONT:	10' (20' GARAGE)
REAR YARD:	10'
INTERIOR:	3' (10' CORNER)

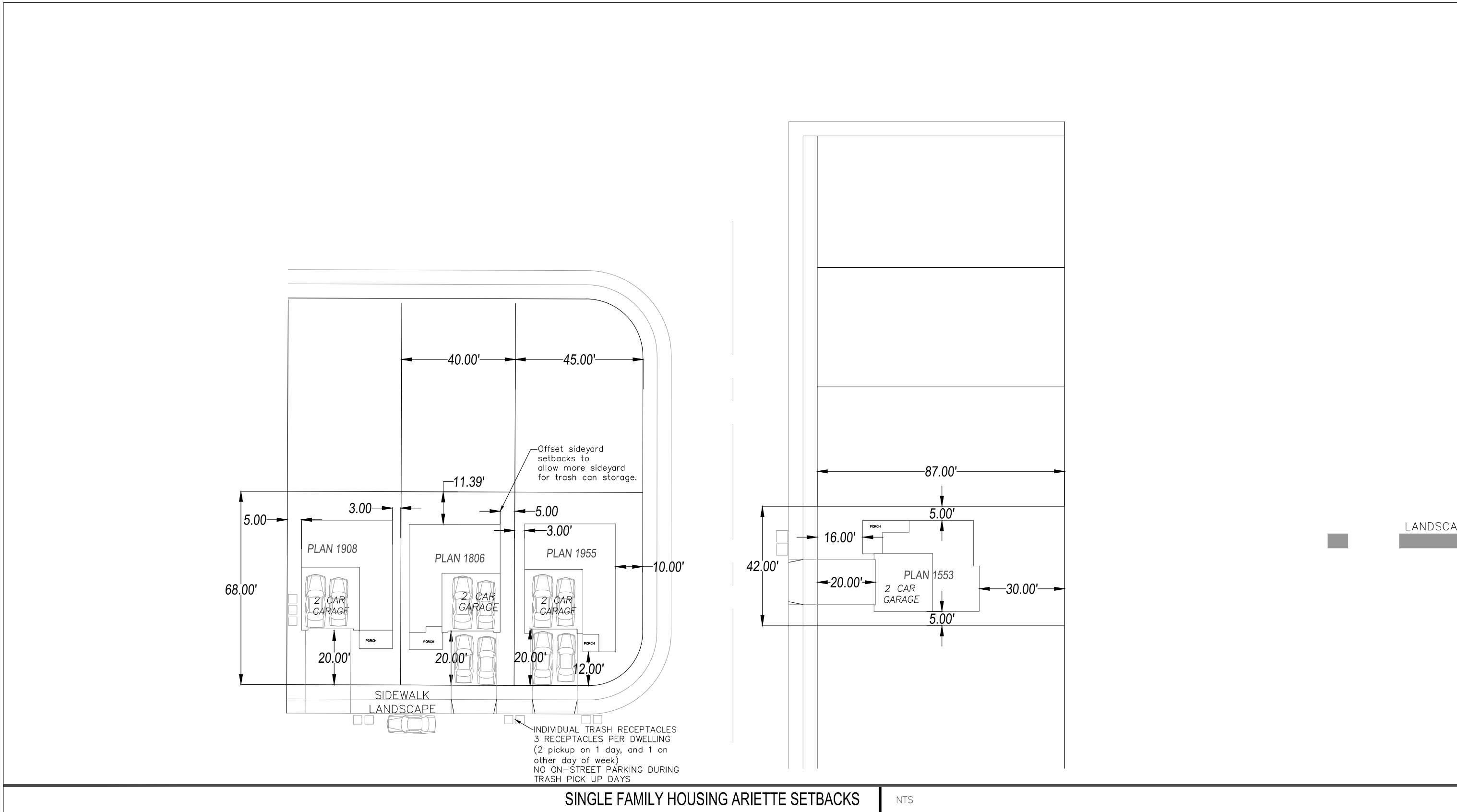
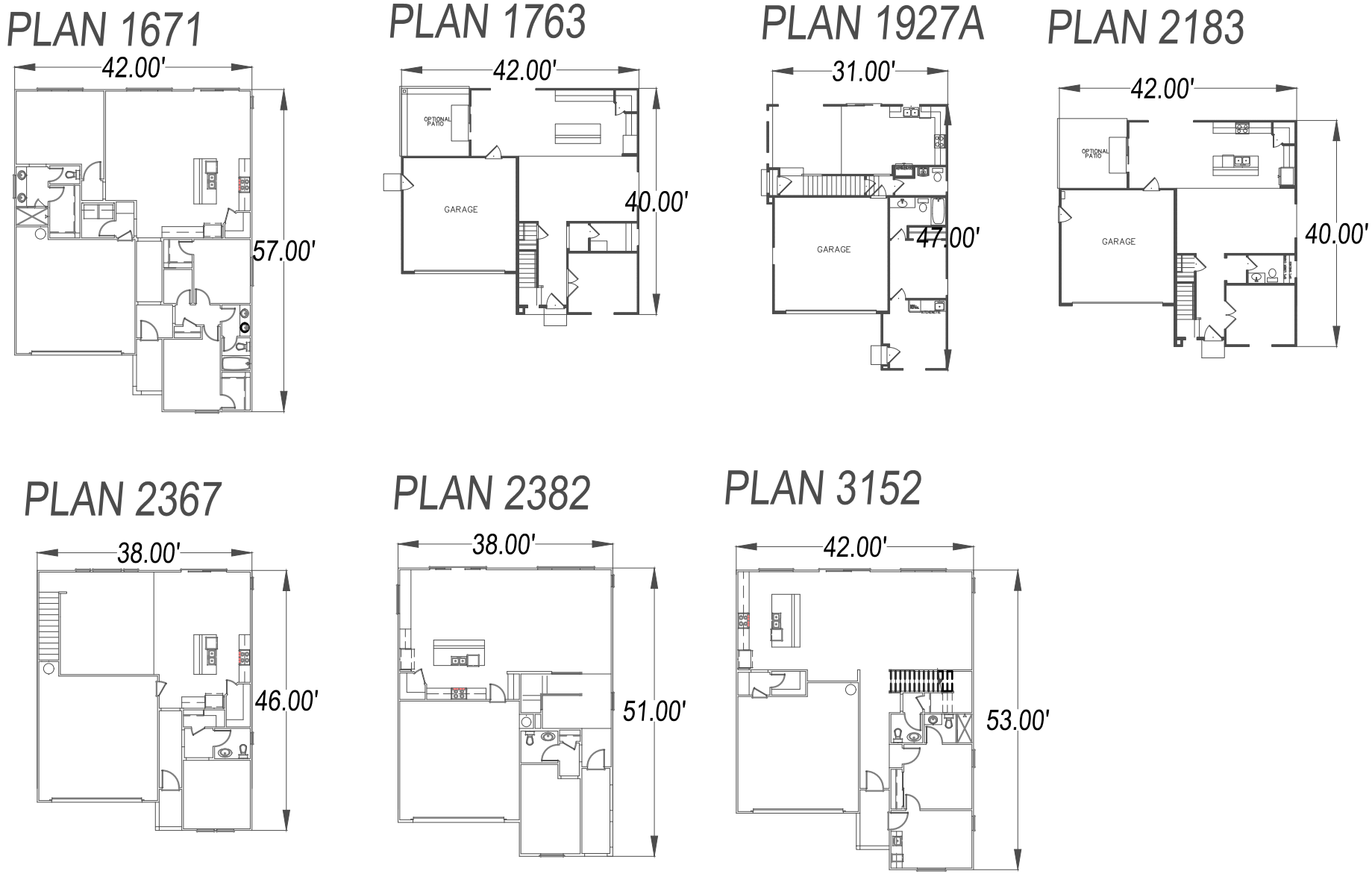
- NOTES
- ARIETTE LOTS SHALL PROVIDE 3' AND 5' SIDE YARD SETBACKS. THE 5' SETBACK SHALL BE PROVIDED ON THE SIDE YARD ADJACENT TO THE GARAGE FOR TRASH RECEPTACLE STORAGE.
 - PATIOS SHALL NOT ENCROACH ON SETBACK AREAS AND SHALL BE REMOVED IF ENCROACHMENT WILL OCCUR.
 - TYP. REAR YARD OPEN SPACE WILL RANGE FROM 400 SF - 600 SF



SINGLE FAMILY HOUSING MADISON SETBACKS

NTS

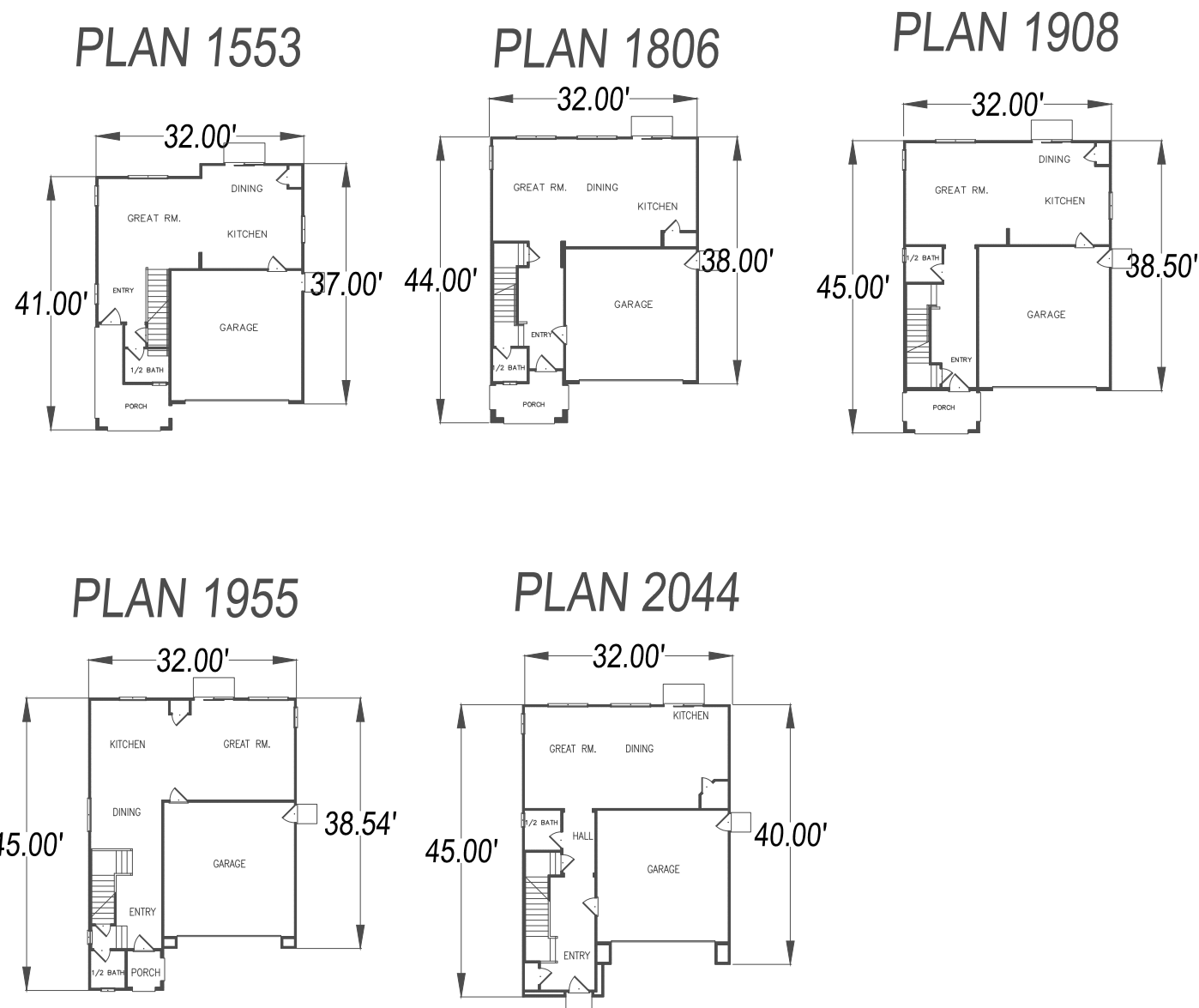
MADISON PLANS (52'x75') LOTS



SINGLE FAMILY HOUSING ARIETTE SETBACKS

NTS

ARIETTE PLANS (40'x68' & 42'x87') LOTS



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