

**BARR-WOOD SUBDIVISION**  
**TENTATIVE SUBDIVISION MAP**  
**PLANNED DEVELOPMENT (PD)**

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:	119-022-041
ACREAGE:	69.35 ±
PROPOSED LOTS:	136
FLOOD ZONE:	X
EXISTING ZONING:	R-1-20 PREZONE
EXISTING GENERAL PLAN:	VERY 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:	AE-20
PROPOSED USE:	VERY LOW DENSITY RESIDENTIAL

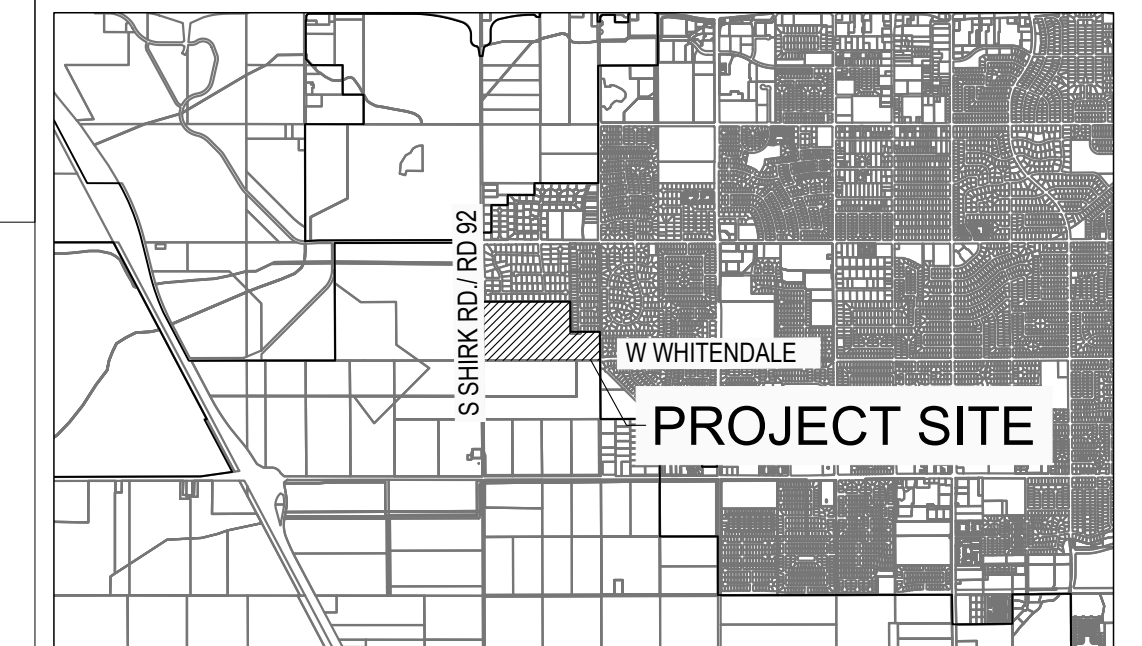
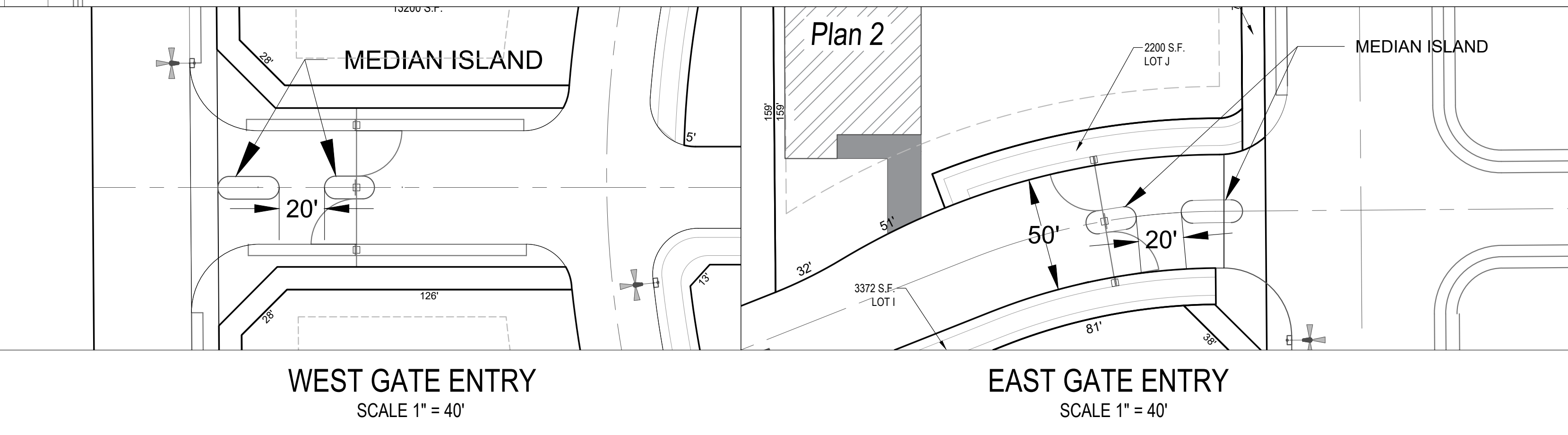
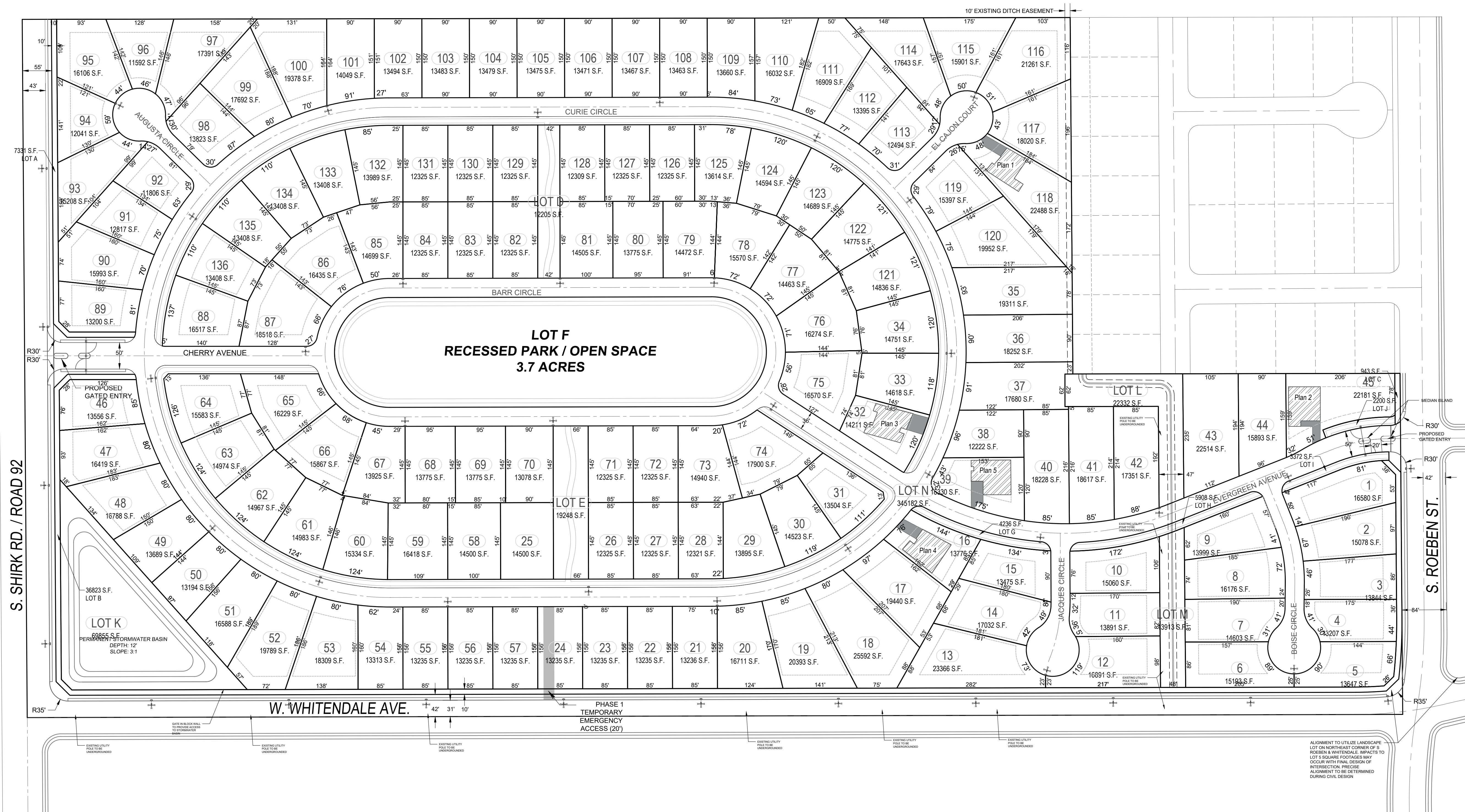
DENSITY:	
LOTS:	136
GROSS ACREAGE:	69.35
GROSS DENSITY:	1.96 DU/AC
NET ACREAGE:	48.72
NET DENSITY:	2.79 DU/AC

**PROPOSED SETBACKS (MINIMUM):**

- FRONT YARD: 30'
- SIDE YARD: 5'
- CORNER LOTS: 10' (22' GARAGE STREET SIDE)
- REAR YARD: 25' SHORT SIDE OR 20' LONG SIDE

**OUTLOTS**

- LOT A: LANDSCAPE DEDICATION, 7331 SQFT
- LOT B: LANDSCAPE DEDICATION, 36,823 SQFT
- LOT C: LANDSCAPE DEDICATION, 943 SQFT
- LOT D: PATHWAY TO PARK, 12,205 SQFT
- LOT E: PATHWAY TO PARK, 19,248 SQFT
- LOT F: RECESSED PARK / OPEN SPACE, 3.7 ACRES
- LOT G: LANDSCAPE DEDICATION, 4,236 SQFT
- LOT H: LANDSCAPE DEDICATION, 5,908 SQFT
- LOT I: LANDSCAPE DEDICATION, 3,372 SQFT
- LOT J: LANDSCAPE DEDICATION, 2,200 SQFT
- LOT K: STORMWATER BASIN, 1.6 ACRES
- LOT L: CANAL, 22,332 SQFT
- LOT M: CANAL, 13,913 SQFT
- LOT N: PRIVATE STREETS, 79.2 ACRES



**VICINITY MAP**

PREPARED BY:

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