

HASH SUBDIVISION VESTING TENTATIVE SUBDIVISION MAP

A PORTION OF THE NE 1/4 OF SECTION 26, TOWNSHIP 16 SOUTH, RANGE 22 EAST, M.D.B. & M.,
IN THE COUNTIES OF FRESNO AND TULARE, AND STATE OF CALIFORNIA.

LEGEND
APN (Tulare Co) 028-140-007, 012, 013, 018, 022
(Fresno Co) 396-020-008, 014
GROSS ACREAGE: ~54.07 AC
FLOOD ZONE: ZONE X - 02
ZONING (EXISTING): A (TULARE Co), R-1-6 (KINGSBURG)
ZONING (PROPOSED): KINGSBURG R-1-7; KINGSBURG RM 3.0
PER ANDERSON VILLAGE SPECIFIC PLAN

ELECTRICITY: CITY OF KINGSBURG
WATER: SKF
SEWER: AT&T
TELEPHONE: TULARE COUNTY
REFUSE: SOUTHERN CALIFORNIA GAS
NATURAL GAS: AGRICULTURE
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: MULT-FAMILY RESIDENTIAL

PROPOSED LOTS: 160 SINGLE FAMILY RES LOTS
10 MULTI-FAMILY LOTS

SINGLE-FAMILY DENSITY: 48.25 AC (GROSS) 32.8 AC (NET)
3.2 DU/AC 4.8 DU/AC

MULTI-FAMILY: 4.81 AC (GROSS) 2.86 AC (NET)

OPEN SPACE / PARKS: 2.49 AC

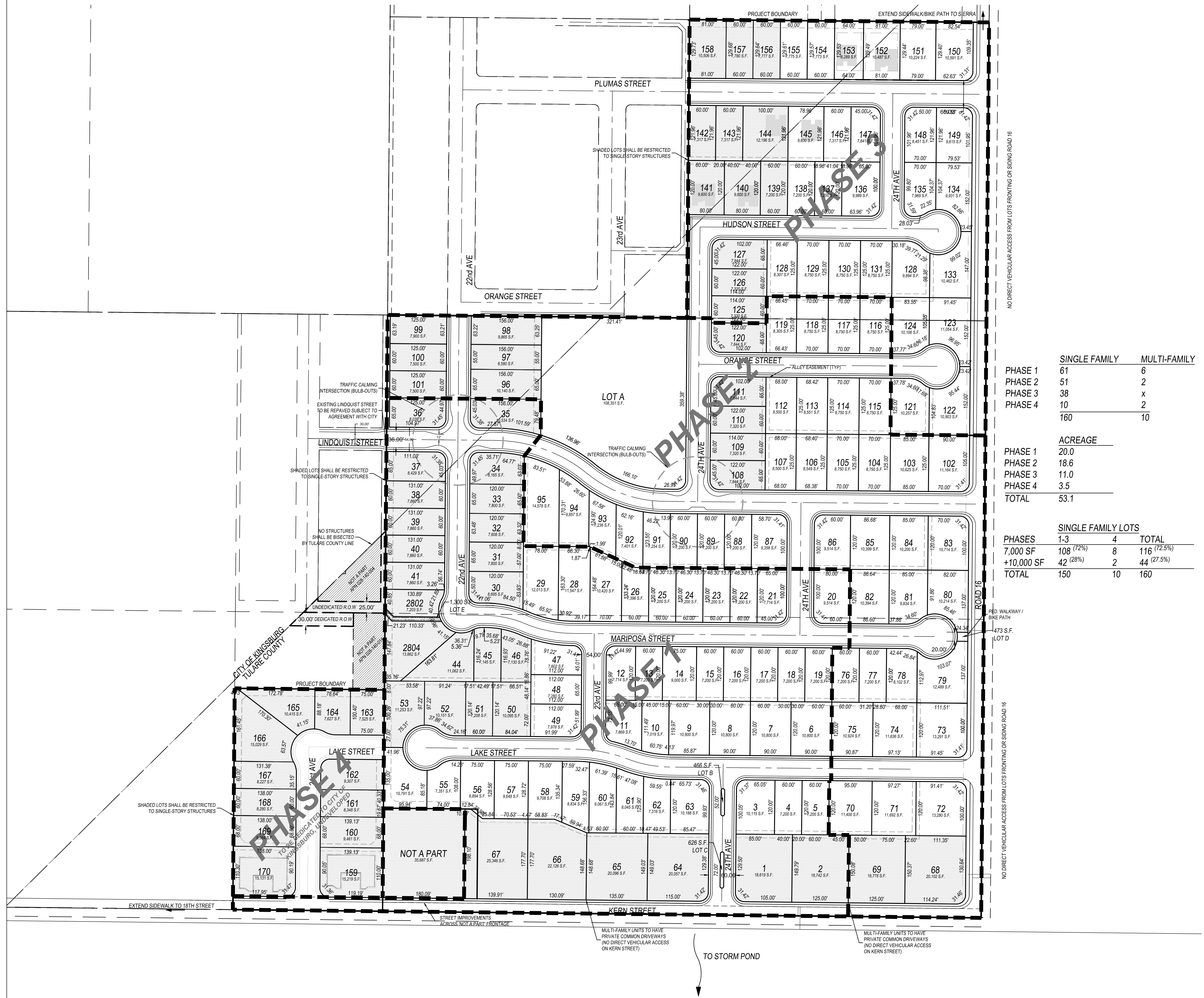
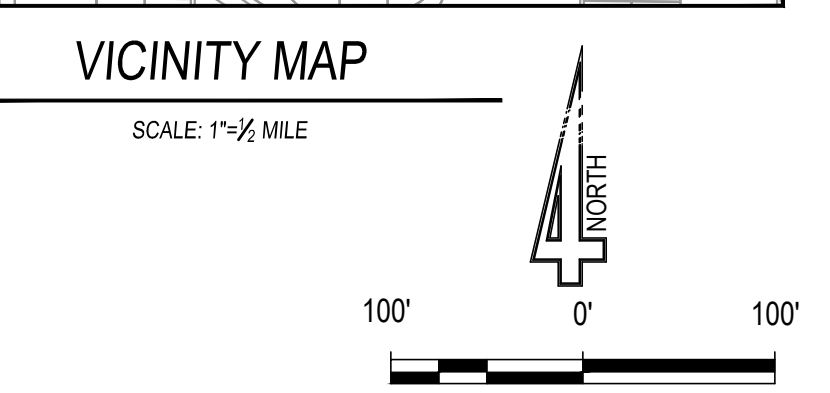
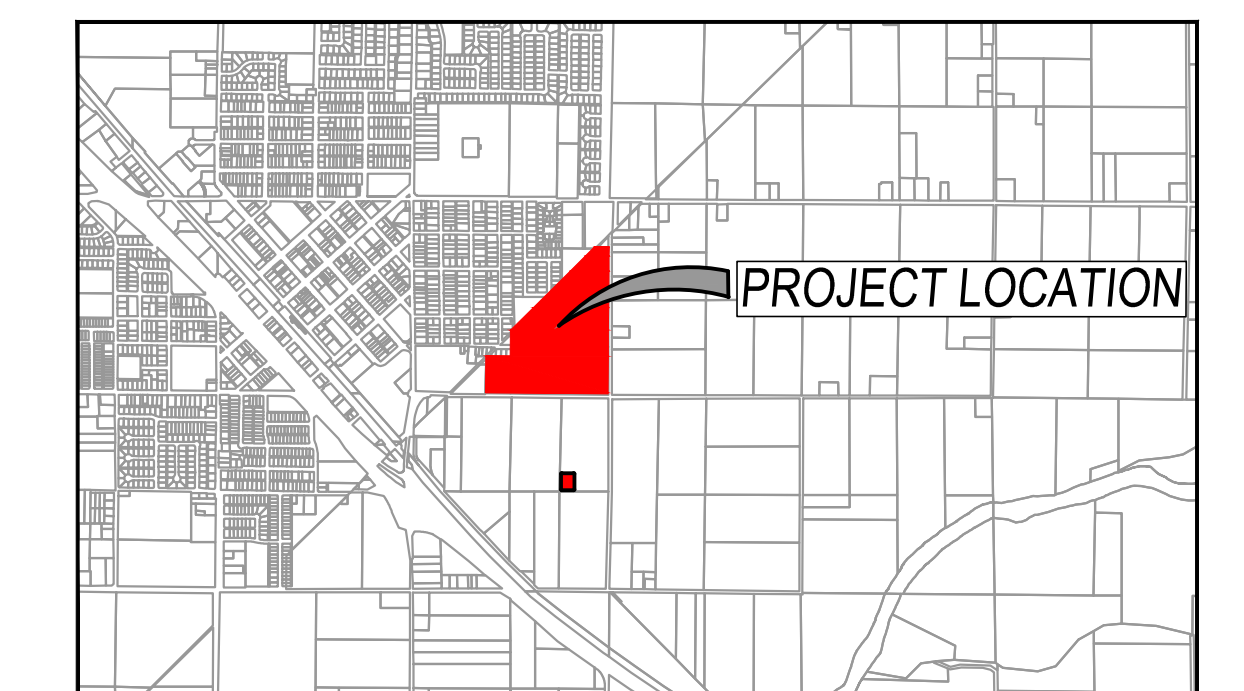
TULARE CO. PORTION: 48.83 AC
KINGSBURG PORTION: 5.36 AC

LOTS A - E TO BE DEDICATED TO TULARE COUNTY

LOTS SHALL BE CONDITIONED SO
THAT ANY STRUCTURES SHALL NOT BE BISECTED
BY THE COUNTY LINE

ROAD 16 AND KERN STREET ROW DEDICATIONS REQUIRED
AT FINAL MAP SUBMITTAL.

MAINTENANCE AGREEMENT TO BE IN PLACE THROUGH COMMUNITY
FACILITIES DISTRICT



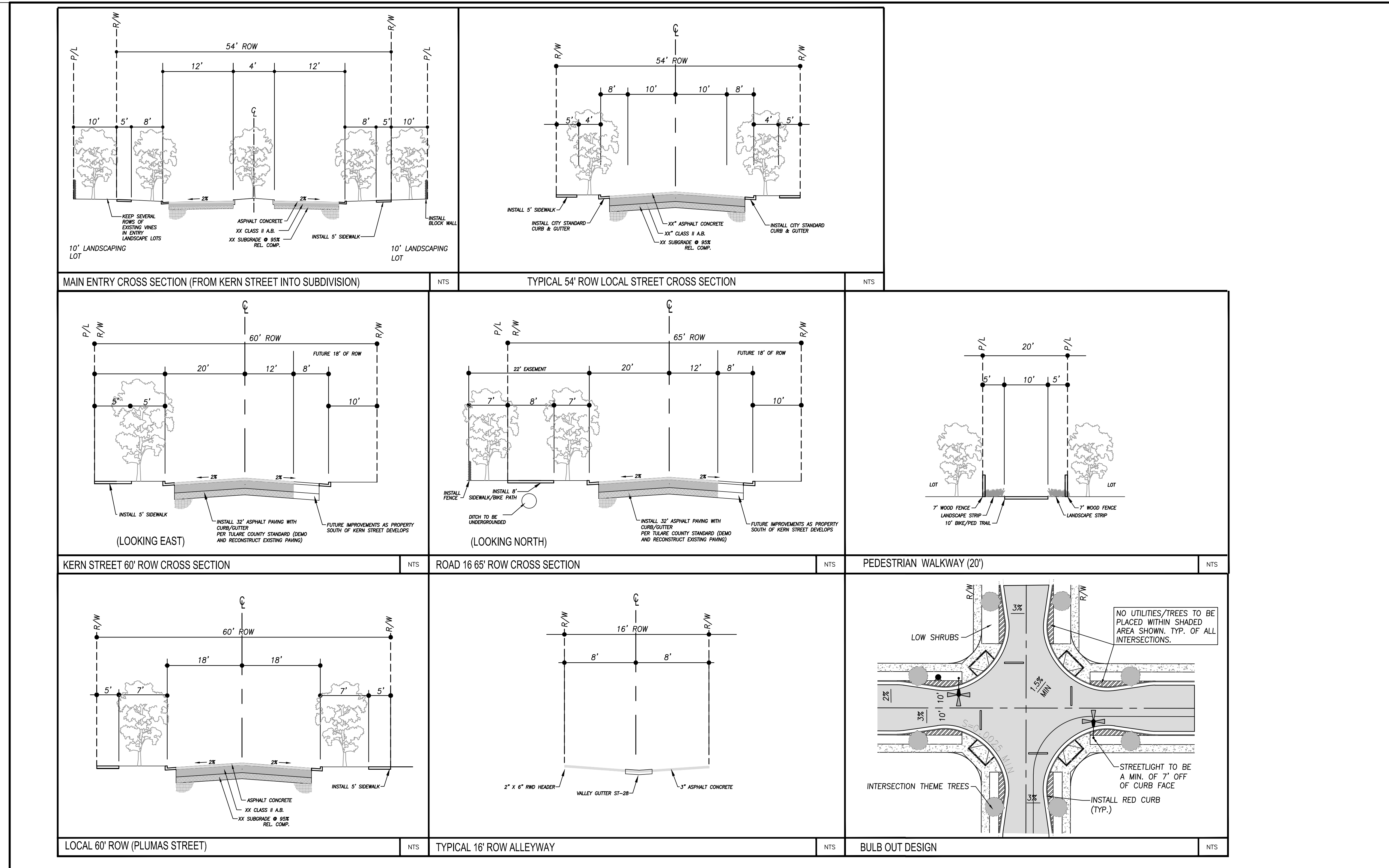
	SINGLE FAMILY	MULTI-FAMILY
PHASE 1	61	6
PHASE 2	51	2
PHASE 3	38	x
PHASE 4	10	2
TOTAL	160	10

	ACREAGE
PHASE 1	20.0
PHASE 2	18.6
PHASE 3	11.0
PHASE 4	3.5
TOTAL	53.1

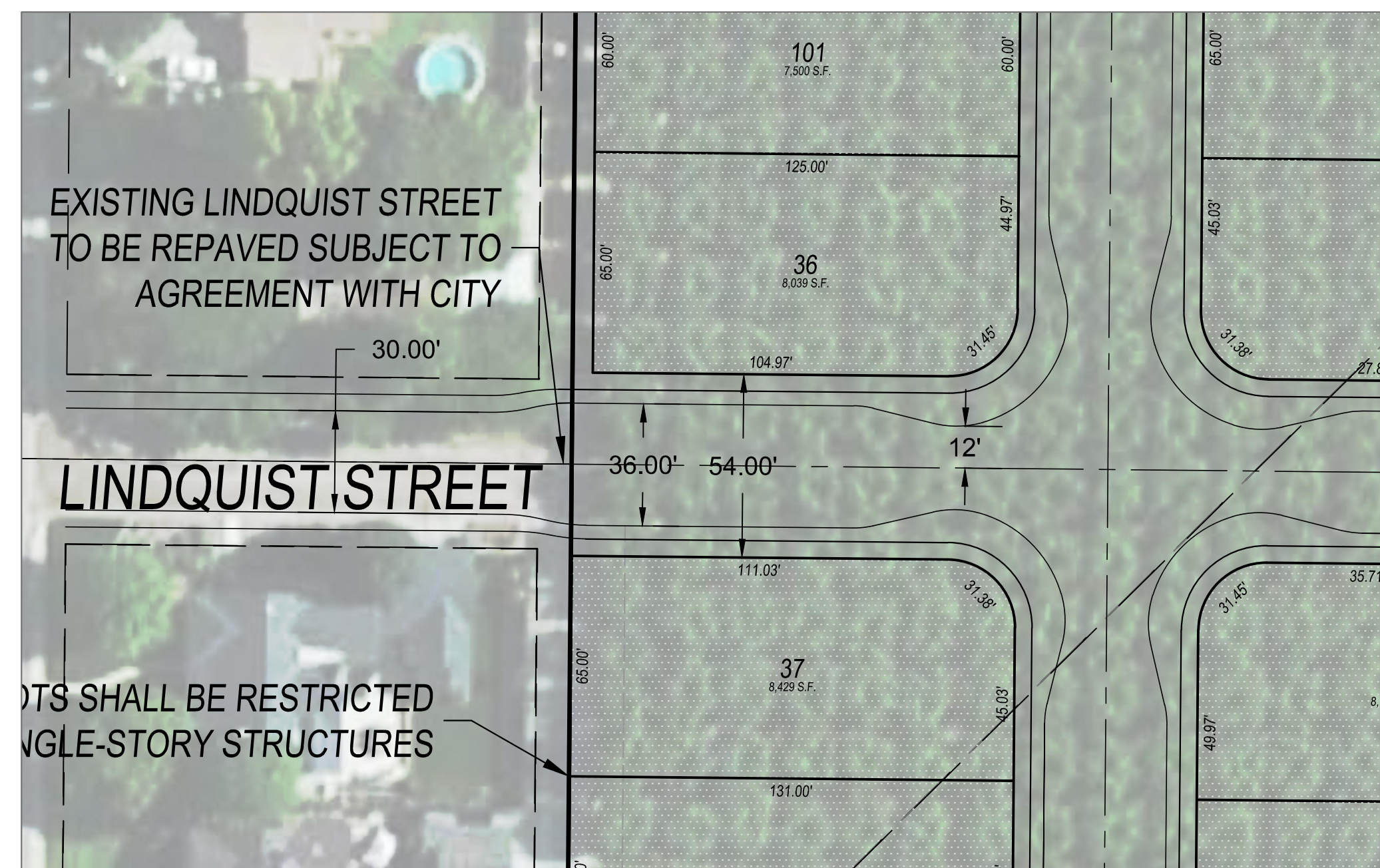
	SINGLE FAMILY LOTS		
PHASES	1-3	4	TOTAL
7,000 SF	108 (72%)	8	116 (72.5%)
+10,000 SF	42 (28%)	2	44 (27.5%)
TOTAL	150	10	160

APRIL 2018 PAGE 2 OF 2
HASH SUBDIVISION
VESTING TENTATIVE
SUBDIVISION MAP

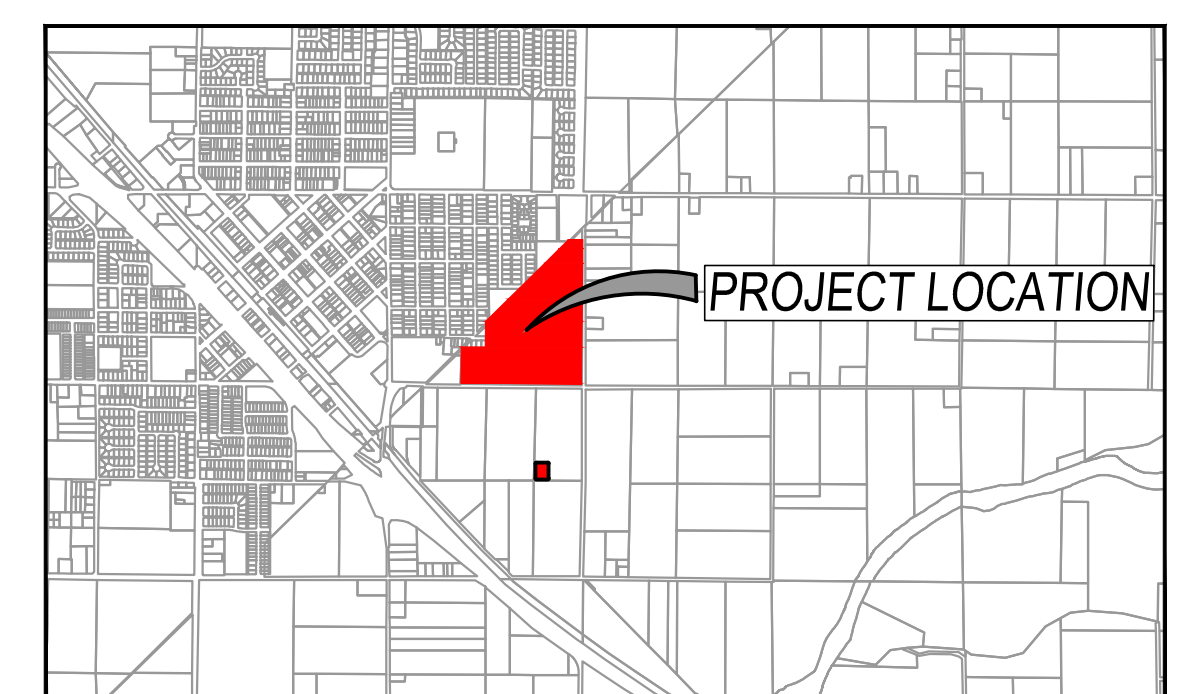
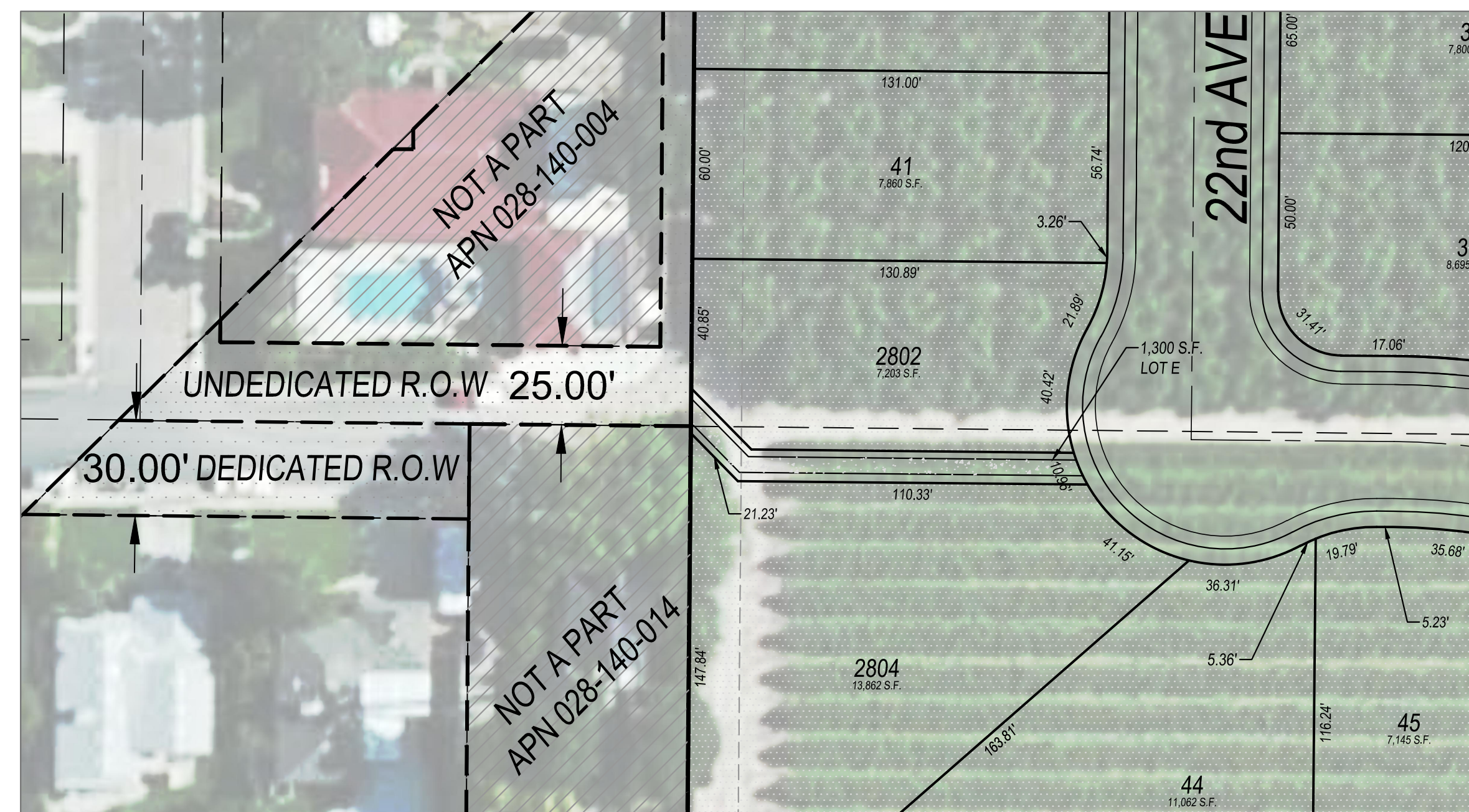
NEW PUBLIC IMPROVEMENT DETAILS FOR THE PROJECT SITE WILL BE ADOPTED AS PART OF THE ANDERSON VILLAGE SPECIFIC PLAN WHICH WILL INCLUDE KINGSBURG'S IMPROVEMENT PLANS. KINGSBURG STANDARD DETAILS AND IMPROVEMENT DETAILS TO APPLY EXCEPT WHERE THE SPECIFIC PLAN PROVIDES OTHERWISE.



LINDQUIST TRANSITION PLAN DETAIL



MARIPOSA TRANSITION PLAN DETAIL



PREPARED FOR:
STEVE HASH
OWNER

PREPARED BY:



324 S. SANTA FE
SUITE A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215