

SINGH PROPERTY

TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF SEC. 14, T. 18 S., R. 21 E., M.D.B. & M.,
IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

SITE DATA:

APN: 007-010-031-000, 007-360-016-000
GROSS ACREAGE: ±304.0 AC.
NET RESIDENTIAL ACREAGE: ±267.4 AC.
PROPOSED LOTS: 870 (EXCLUDING APT. UNITS)
EXISTING ZONING: R-L-5, R-M, R-H, C-N, P-F
PROPOSED ZONING: R-L-5, R-L-5, R-M, R-H, C-N, P-F
FLOOD ZONE: X
GENERAL PLAN: LOW, MEDIUM, & HIGH DENSITY RESIDENTIAL;
NEIGHBORHOOD COMMERCIAL
VACANT
EXISTING USE: LOW, MEDIUM, & HIGH DENSITY RESIDENTIAL;
PROPOSED USE: NEIGHBORHOOD COMMERCIAL
CITY OF HANFORD

UTILITIES:

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

LOT DATA:

LDR:	11,900 S.F. (85' x 140')	113 UNITS
LDR:	7,200 S.F. (60' x 120')	184 UNITS
LDR:	5,000 S.F. (50' x 100')	400 UNITS
MDR:	(TOWNHOMES)	235 UNITS
HDR:	(APARTMENTS)	13 AC

*OUTLOTS A-D1 TO BE DEDICATED TO THE CITY OF HANFORD MAINTENANCE DISTRICT

*ALLEYS 1-5 TO BE DEDICATED AS PART OF HOA AGREEMENT

TYPE I TRAIL PER LOOP ROAD CROSS SECTION

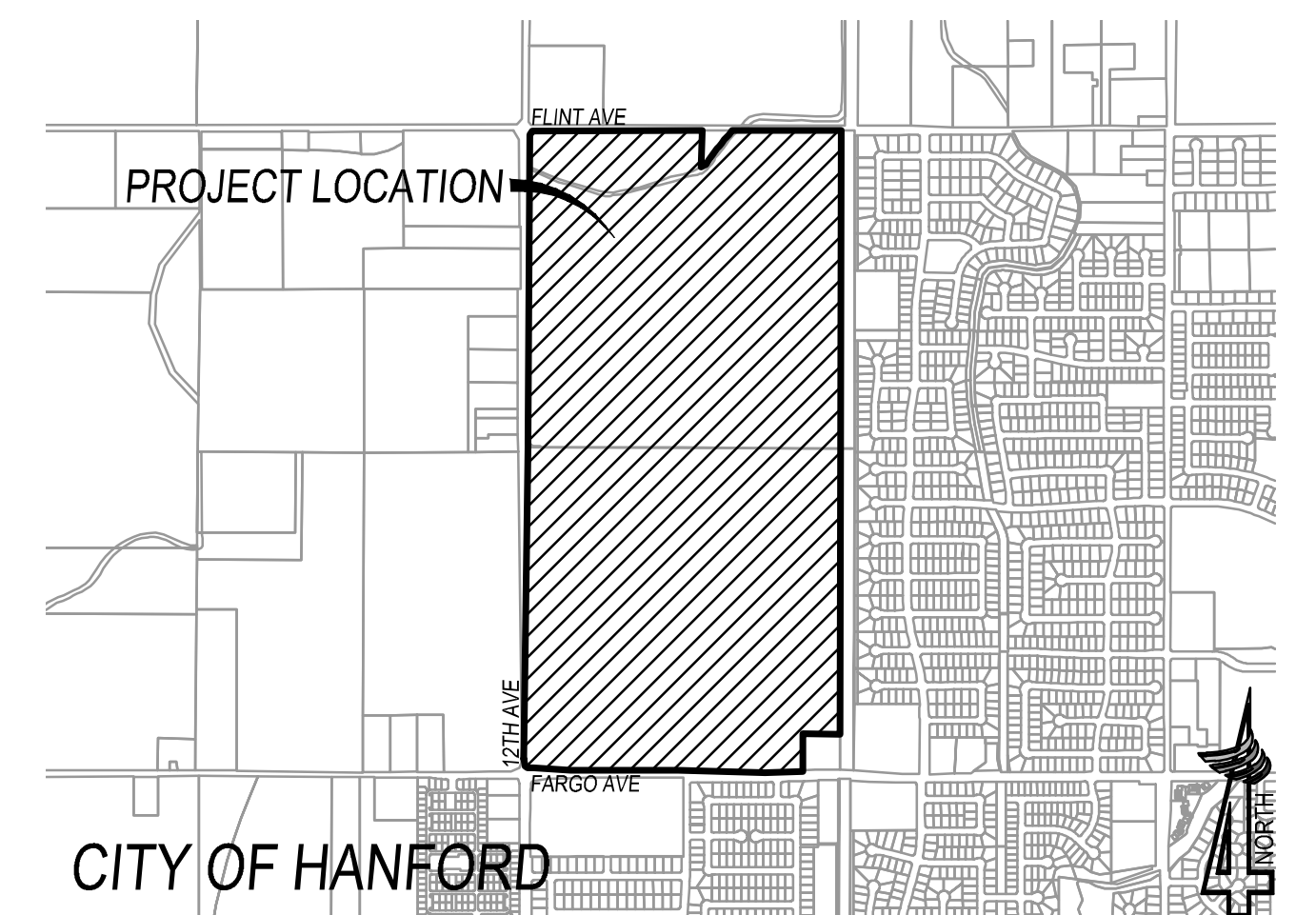
UTILITY REQUIREMENTS:

SEWER: 12TH AVE - INSTALL 12" MAIN FROM FLINT TO FARGO
FARGO AVE - EXTEND EXIST. 12" MAIN TO 12TH AVE.

WATER: 12TH AVE - EXTEND EXIST. 12" MAIN TO FLINT AVE.
FLINT AVE - INSTALL 12" MAIN FROM 12TH AVE. TO
GLACIER WAY.

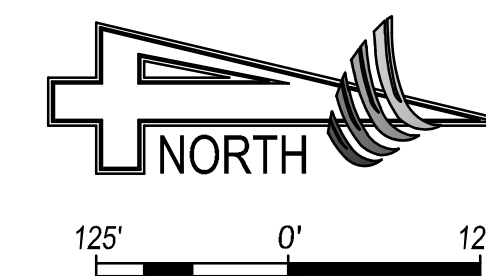
STORM DRAIN: RETENTION BASIN TO MAINTAIN ALL ON-SITE DRAINAGE

OVERHEAD POWER: 12TH AVE (22)
UNDERGROUNDING: FARGO AVE (1)
FLINT AVE (11)



VICINITY MAP

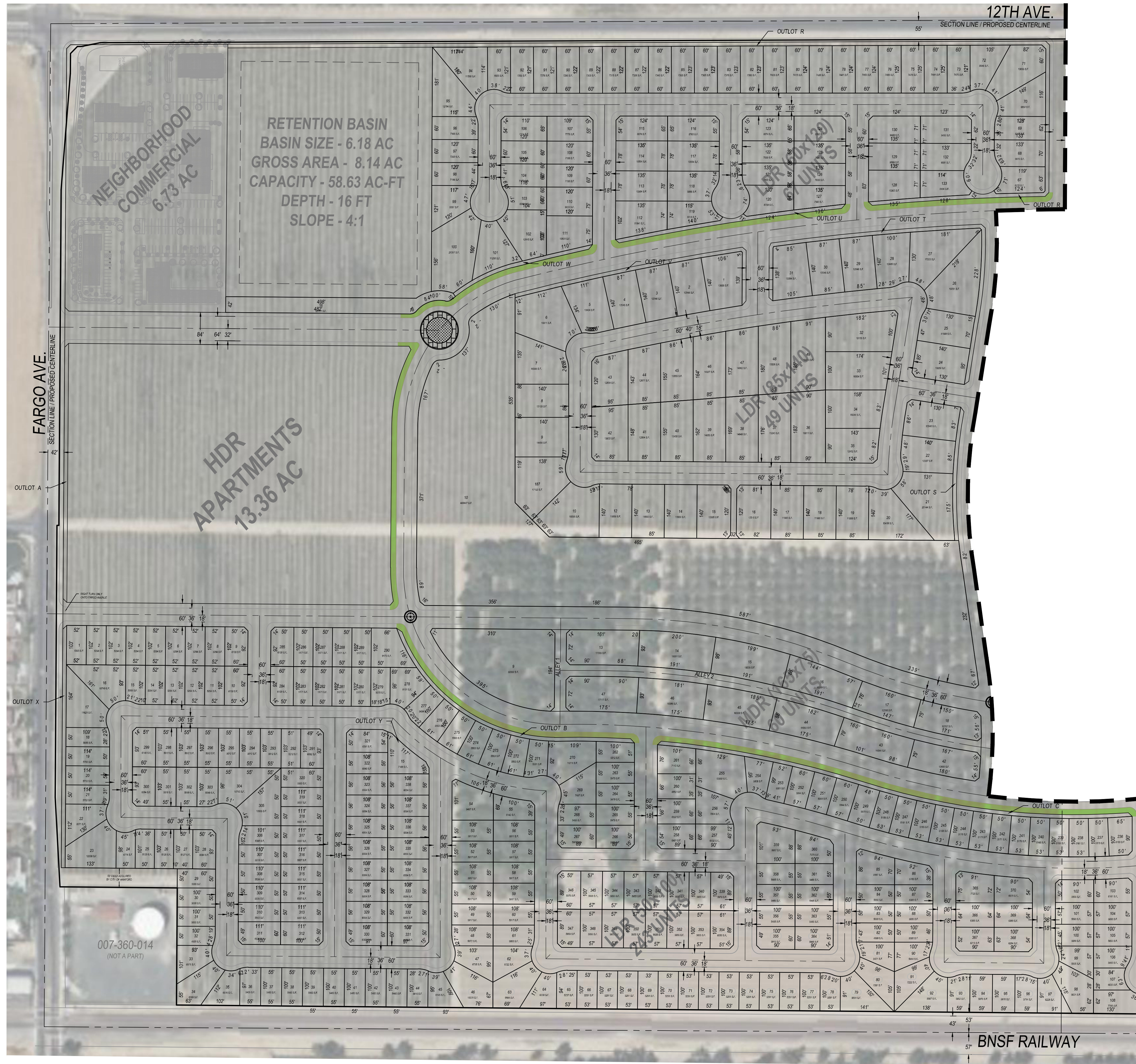
SCALE: 1" = 1.5 MILE



PREPARED BY:



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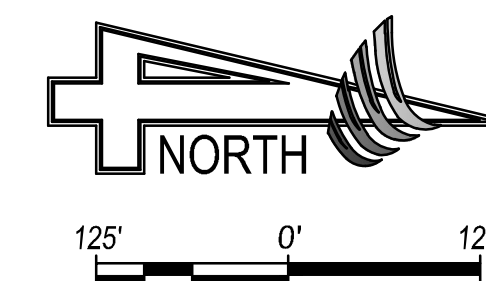
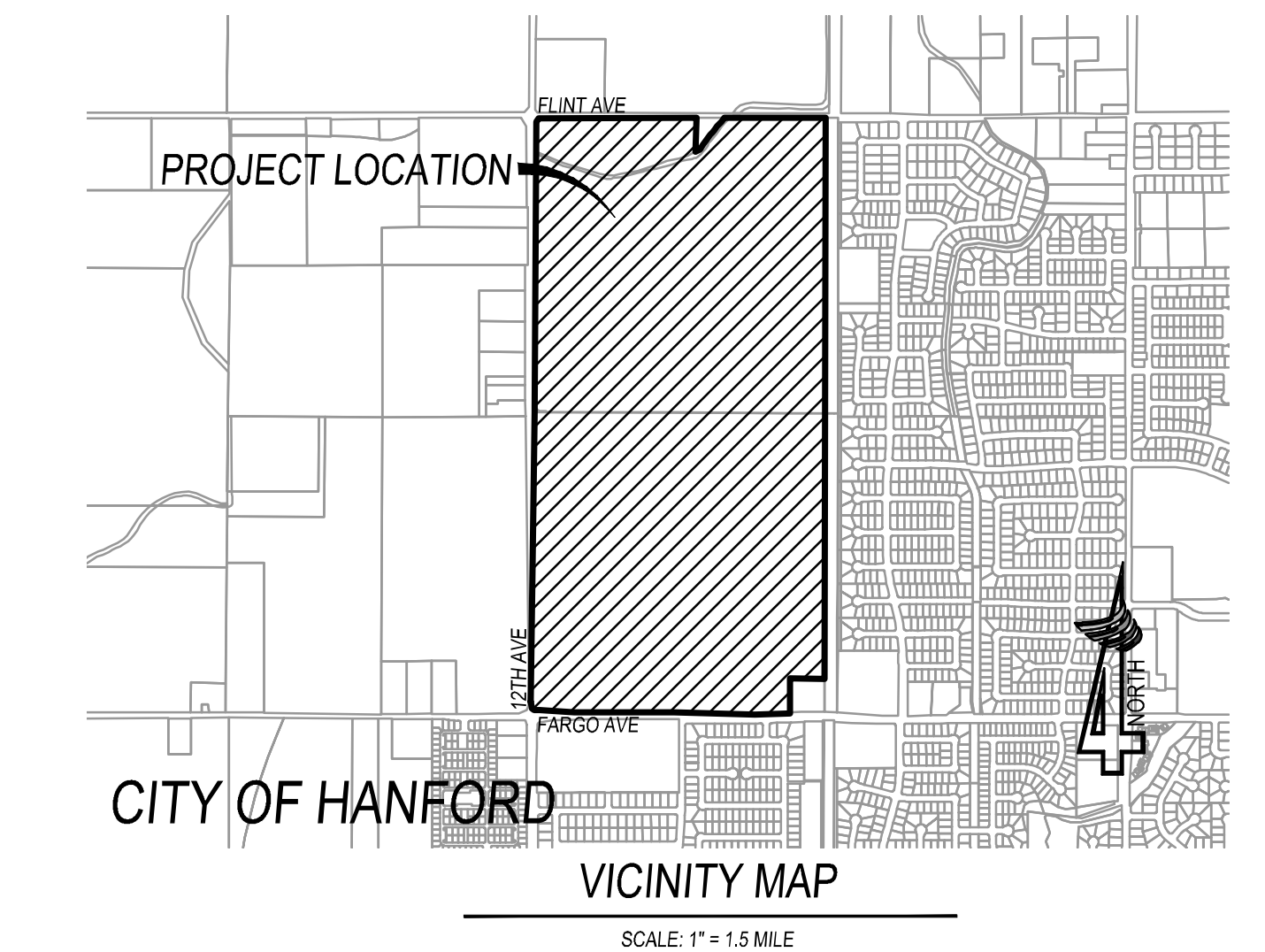
TYPE I TRAIL PER LOOP ROAD CROSS SECTION

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STORM DRAIN: RETENTION BASIN TO MAINTAIN ALL ON-SITE DRAINAGE

OVERHEAD POWER	12TH AVE	(22)
UNDERGROUNDING:	FARGO AVE	(1)
	FLINT AVE	(11)

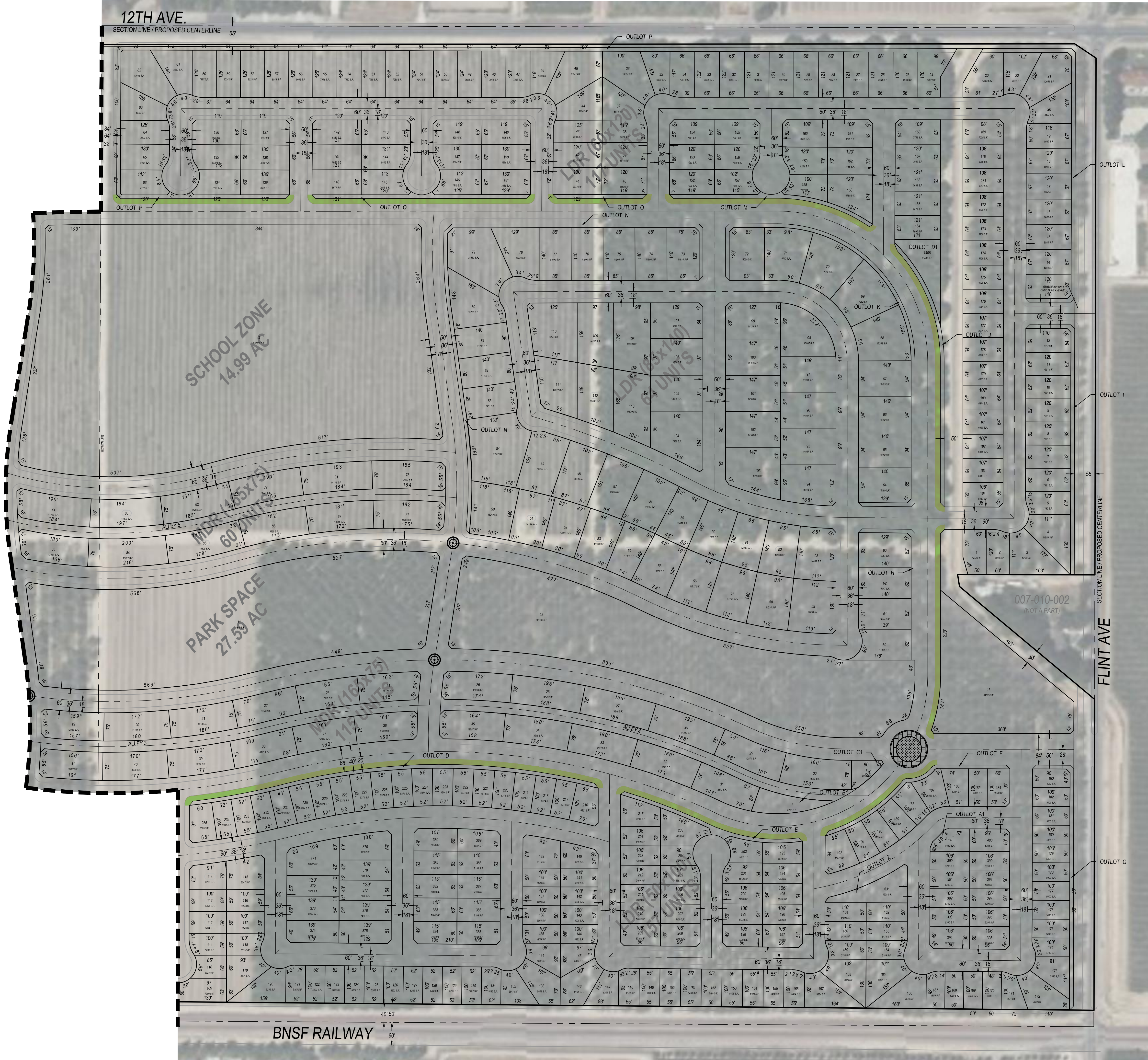


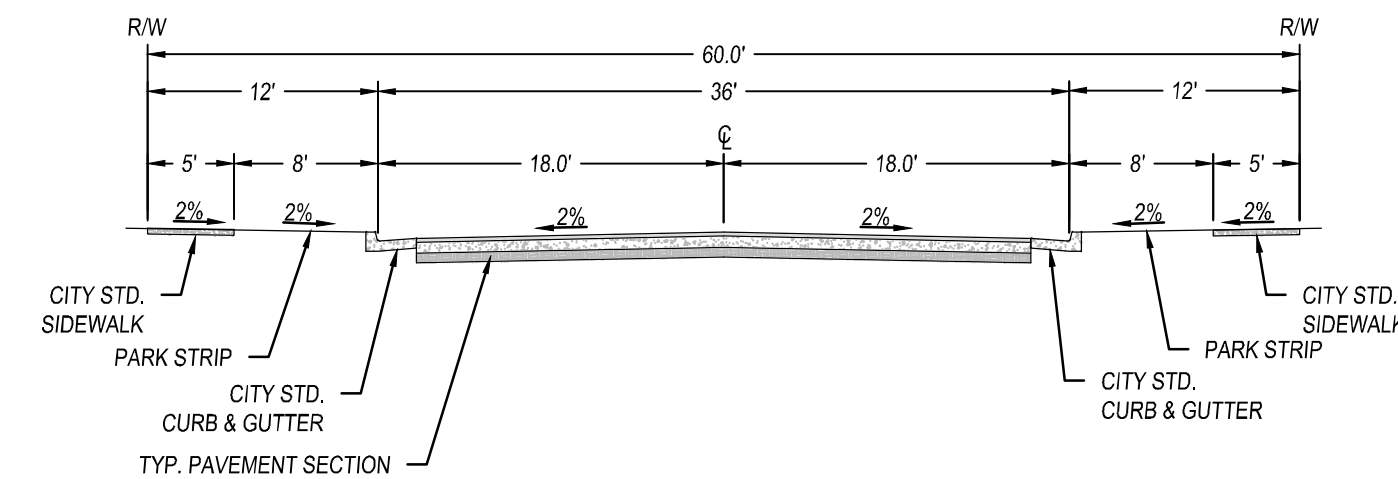
PREPARED BY:



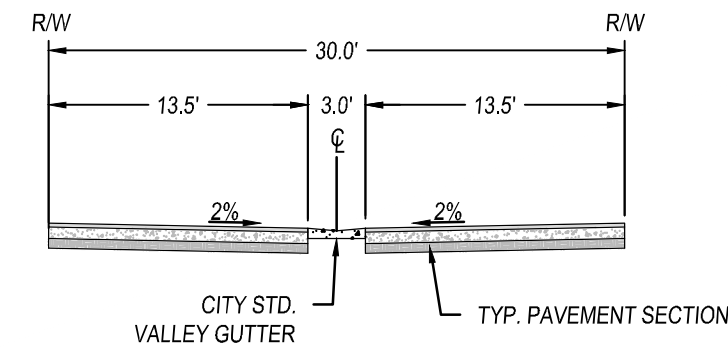
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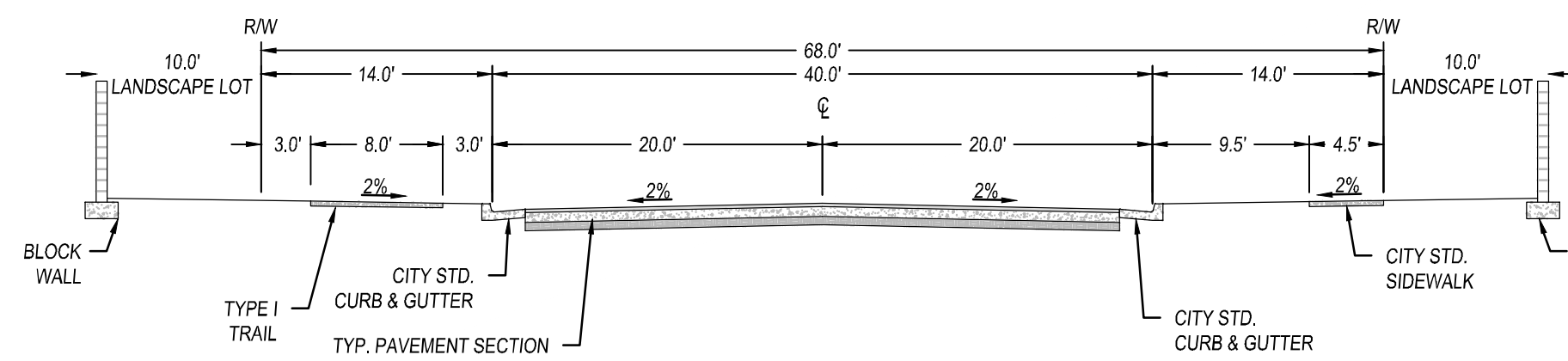




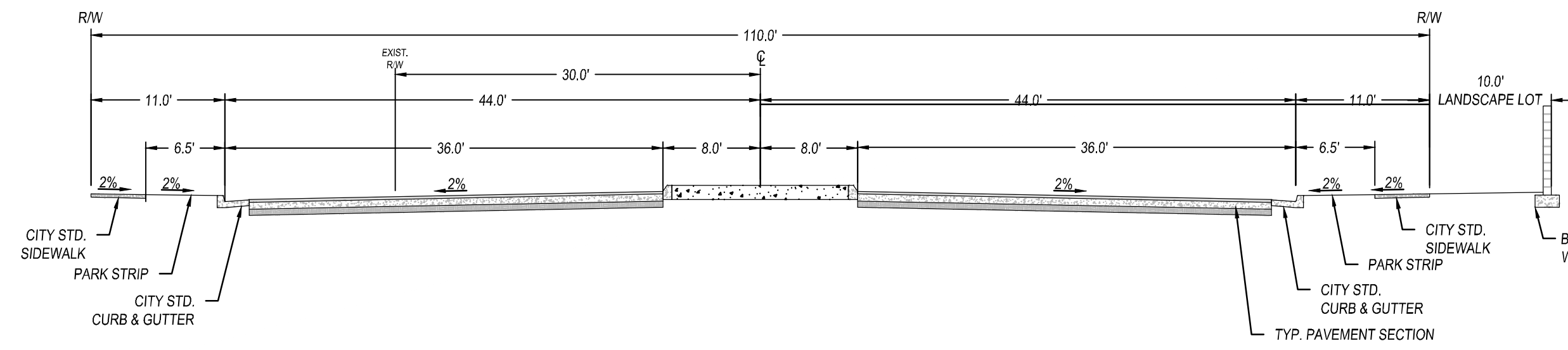
TYPICAL INTERNAL STREET



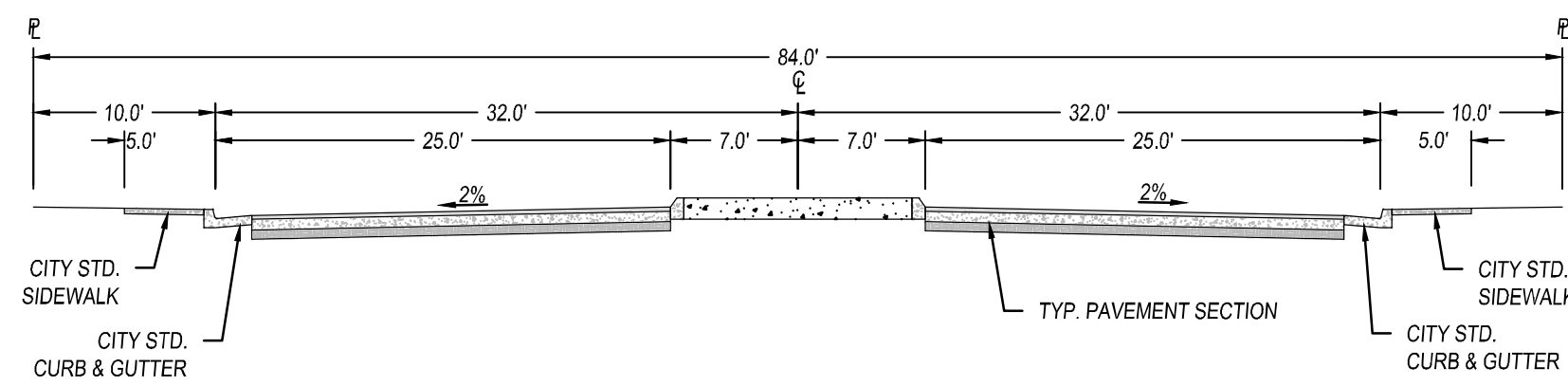
ALLEY CROSS SECTION



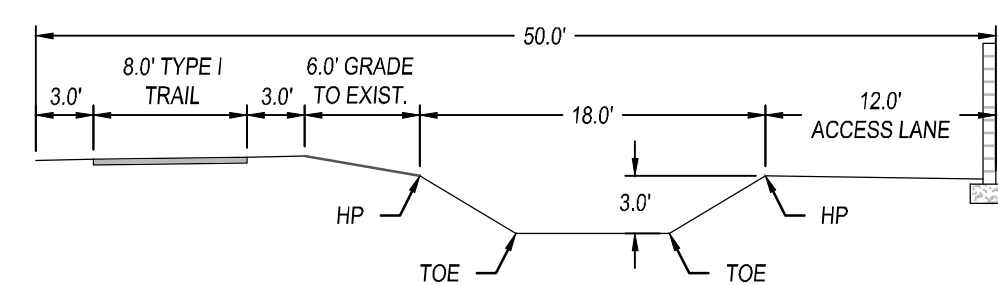
LOOP ROAD CROSS SECTION



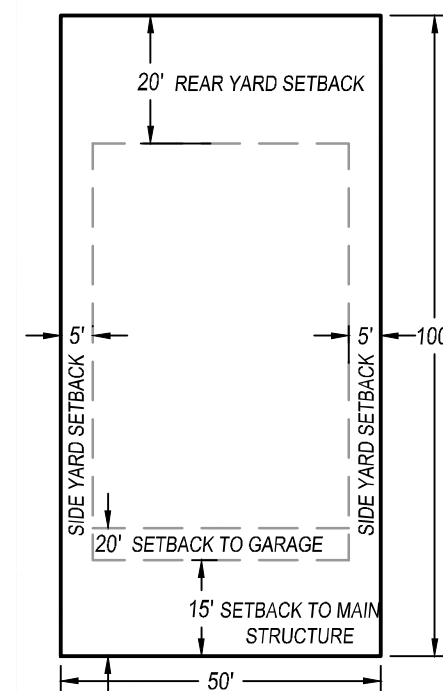
12TH AVENUE / FLINT AVENUE
(LOOKING NORTH) (LOOKING EAST)



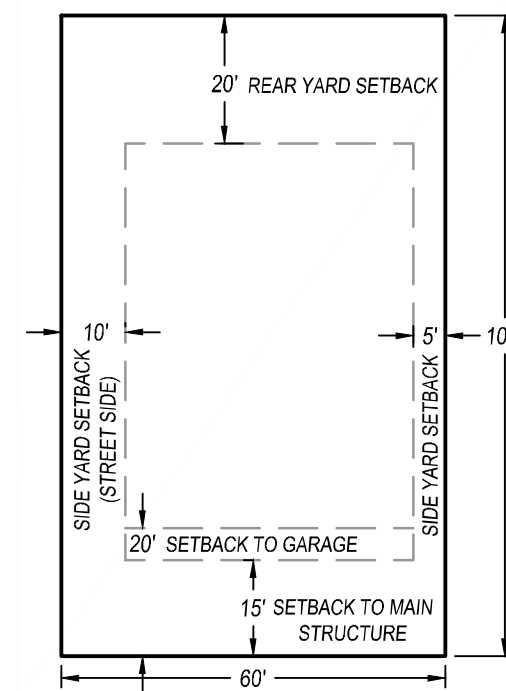
FARGO AVENUE
(LOOKING WEST)



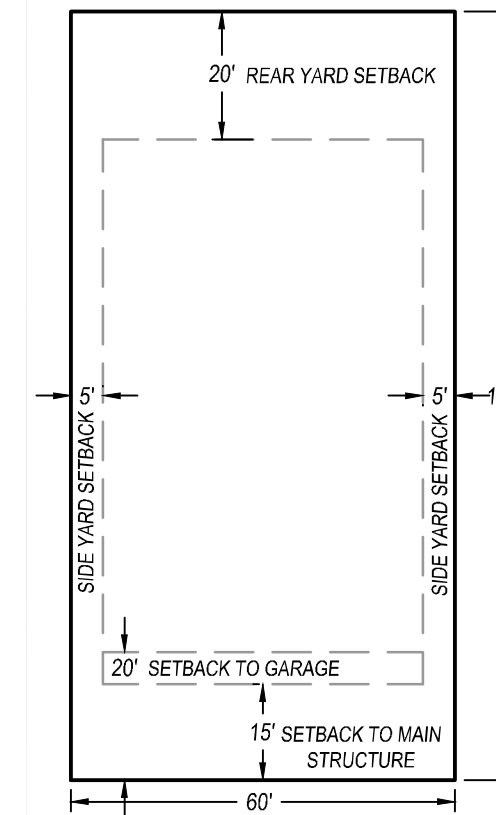
DITCH CROSS SECTION



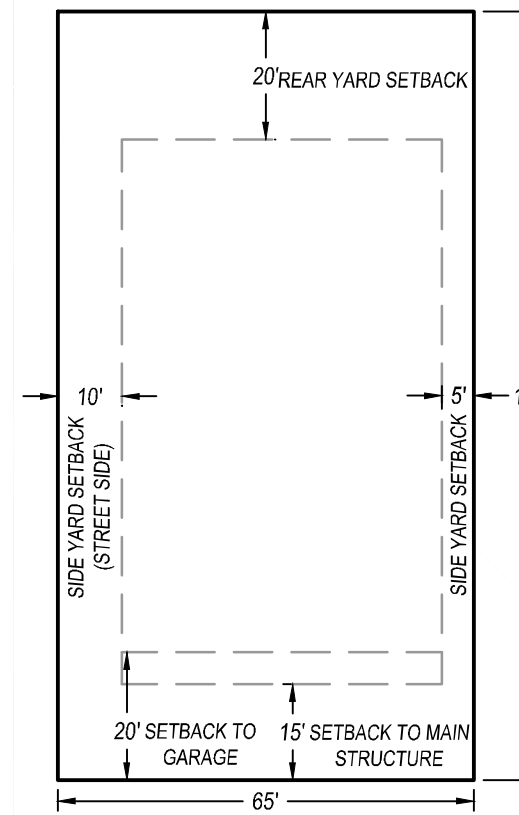
TYP. 50x100 INTERNAL LOT



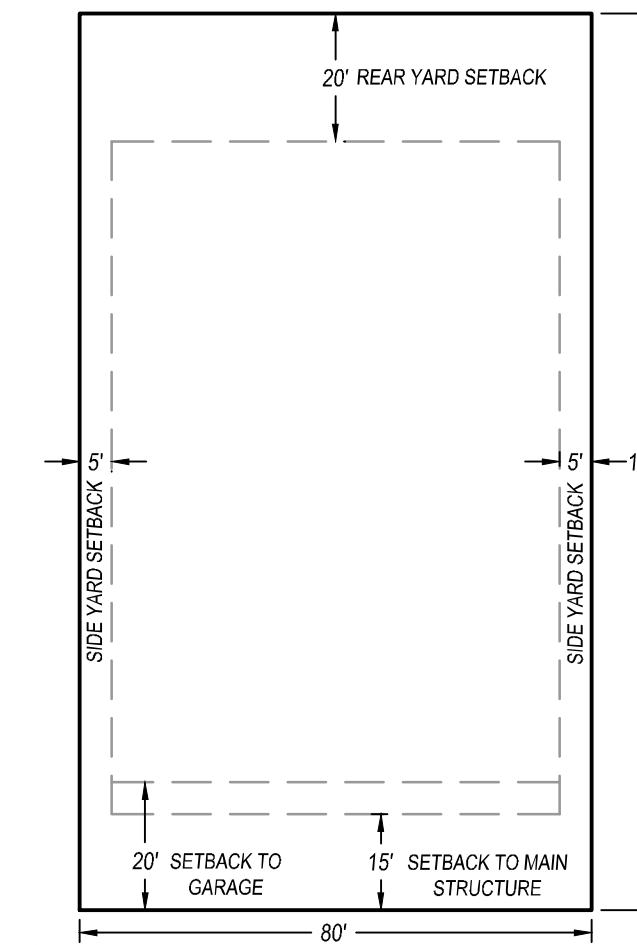
TYP. 50x100 CORNER LOT



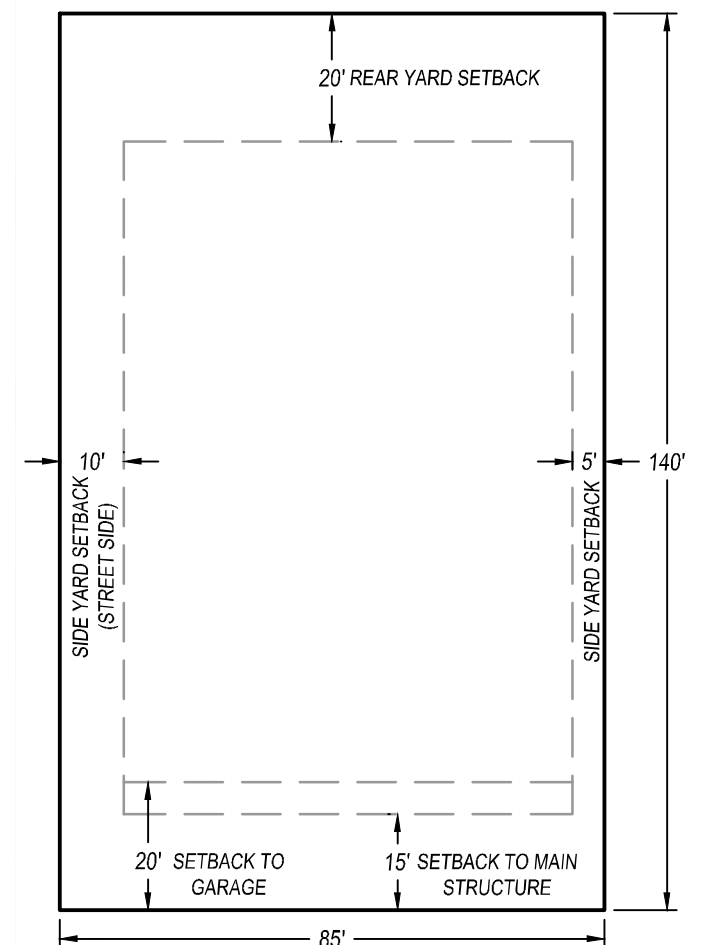
TYP. 60x120 INTERNAL LOT



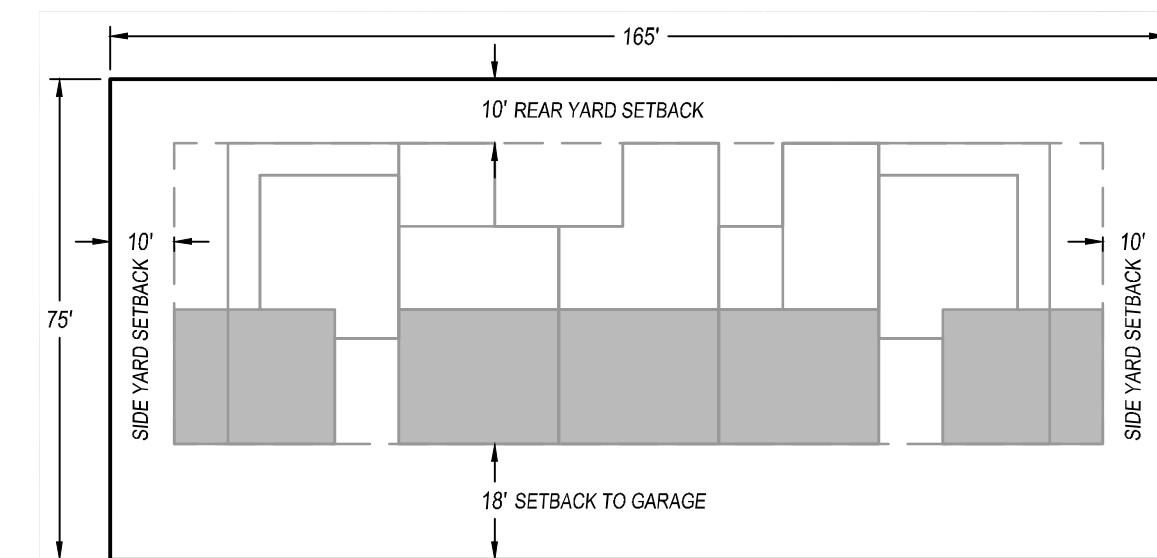
TYP. 60x120 CORNER LOT



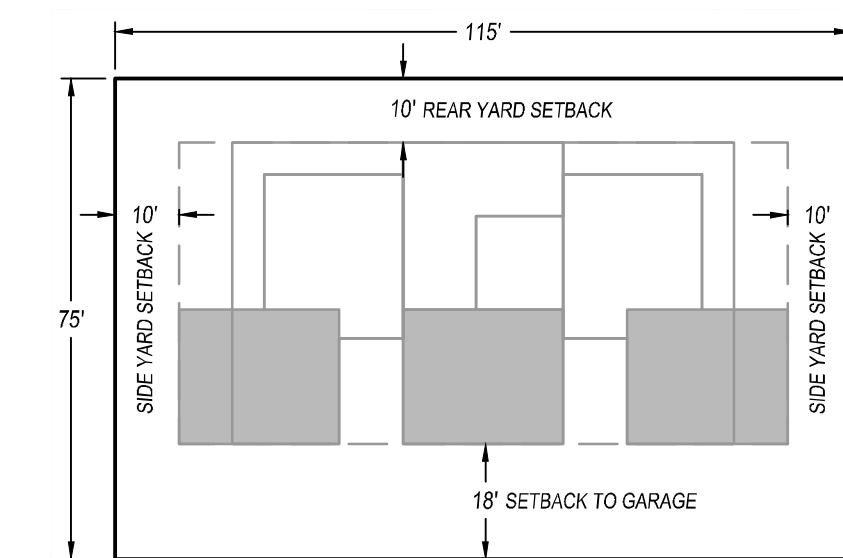
TYP. 80x140 INTERNAL LOT



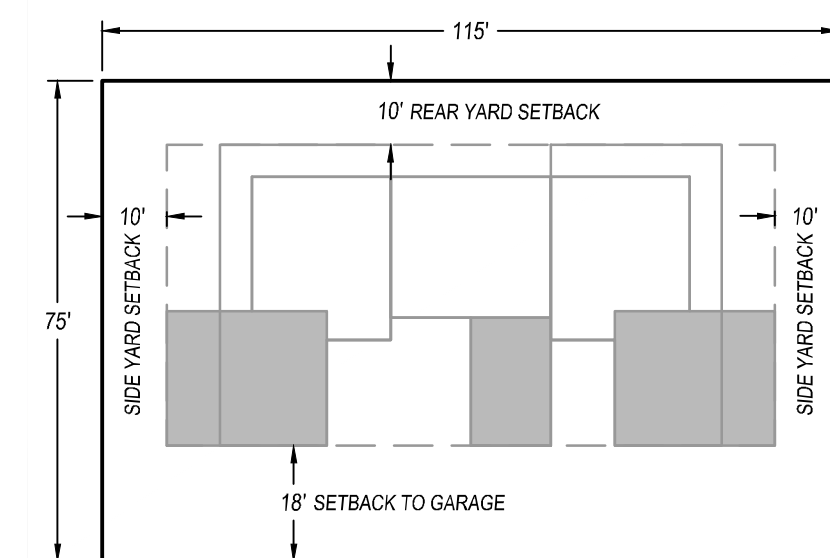
TYP. 80x140 CORNER LOT



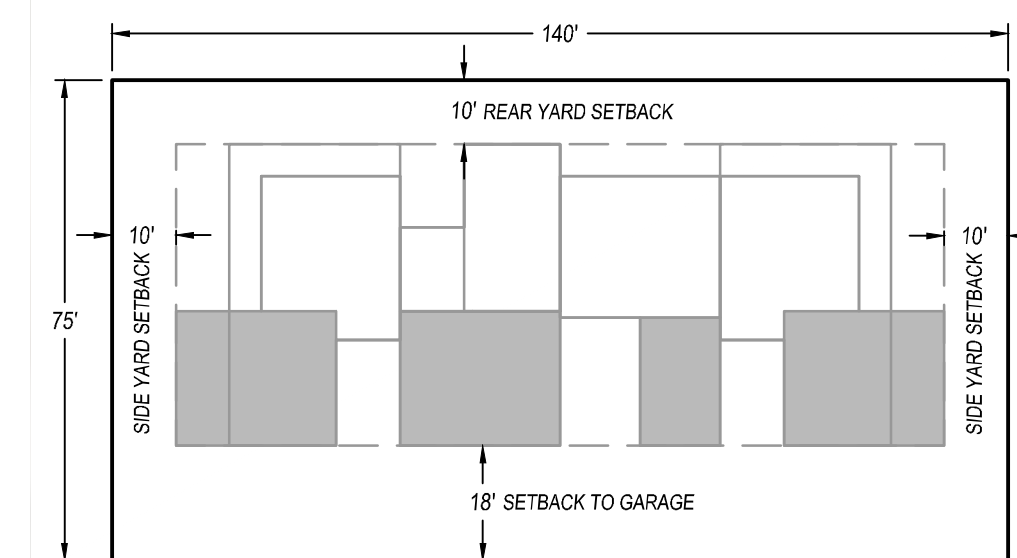
5-PACK TOWNHOME FOOT PRINT



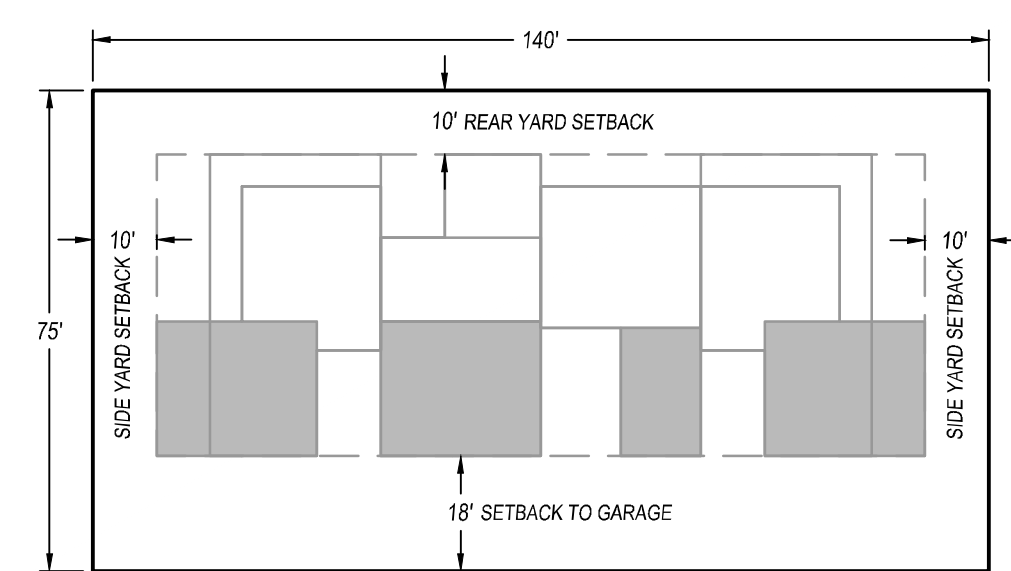
3-PACK TOWNHOME FOOT PRINT (1)



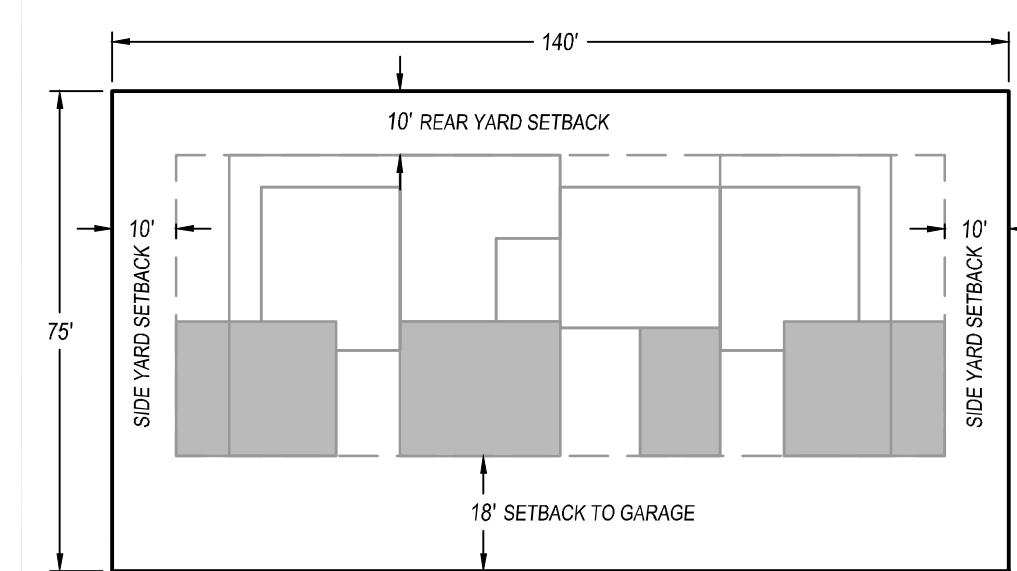
3-PACK TOWNHOME FOOT PRINT (2)



4-PACK TOWNHOME FOOT PRINT (1)



4-PACK TOWNHOME FOOT PRINT (2)



4-PACK TOWNHOME FOOT PRINT (3)

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