

VESTING TENTATIVE

SUBDIVISION MAP TRACT #943

SILICON VALLEY RANCH

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER & A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.

APPLICANT/OWNER:
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LEGAL DESCRIPTION

PARCEL 1: 011-040-008 AND 011-040-010
ALL THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 43.26 CHAINS, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION; 15.64 CHAINS TO THE CENTER OF A WATER DITCH; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID WATER DITCH 43.26 CHAINS TO A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 16.25 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.
PARCEL 2: 011-040-027
THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS PARCEL 2 OF PARCEL MAP RECORDED IN BOOK 5, PAGE 72, OF PARCEL MAP RECORDED IN BOOK 5, PAGE 72 OF PARCEL MAPS, KINGS COUNTY RECORDS.

LEGEND

AC	ASPHALT PAVING	EM	ELECTRIC METER
BW	BACK OF WALK	ES	EXISTING STREET LIGHT
CRN	ASPHALT CROWN	EP	FIRE HYDRANT
EP	EDGE OF PAVEMENT	FL	GATE POST
FL	FLOW LINE	GDP	GUY POLE
GDP	GUARD POST	GV	IRRIGATION AG WELL
GV	GAS VALVE	INV	IRRIGATION STANDPIPE
OG	ORIGINAL GROUND	OG	IRRIGATION VALVE
SSCO	SANITARY SEWER CLEANOUT	SSCO	TOPO
SW	SIDEWALK	TP	SANITARY SEWER CLEANOUT
TC	TOP OF CURB	TP	SANITARY SEWER MANHOLE
TP	TELEPHONE POLE	WBO	SIGN
WBO	WATER BLOW-OFF		S.D. CATCH BASIN MANHOLE
	EXISTING ELECTRIC LINE (OVERHEAD)		STORM DRAIN MANHOLE
	EXISTING GAS LINE		TELEPHONE CHRISTY BOX
	EXISTING WOOD FENCE		TELEPHONE PEDESTAL
	EXISTING CHAINLINK FENCE		TRANSFORMER POLE
	EXISTING POST & WIRE FENCE		UTILITY POLE
	EXISTING AC SURFACING		WATER METER
	EXISTING CONCRETE SURFACE		WATER VALVE
	NO REAR OR SIDE ACCESS		
	BENCHMARK		
	DOWN GUY		

LOT INFORMATION

PHASE I LOTS:	135
PHASE II LOTS:	107
PHASE III LOTS:	84
TOTAL LOTS:	326

AREA

PHASE I GROSS:	31.84±AC
PHASE II GROSS:	24.85±AC
PHASE III GROSS:	18.33±AC
TOTAL SITE:	75.02±AC

INTERIOR STREET DEDICATION:	17.48±AC
PHASE I:	8.85±AC
PHASE II:	4.58±AC
PHASE III:	4.05±AC
EXTERIOR STREET DEDICATION:	4.91±AC
PHASE I:	1.19±AC
PHASE II:	2.46±AC
PHASE III:	1.26±AC
TOTAL STREET DEDICATION:	22.39±AC

STORM BASIN DEDICATION:	3.00AC
PARK:	3.58AC

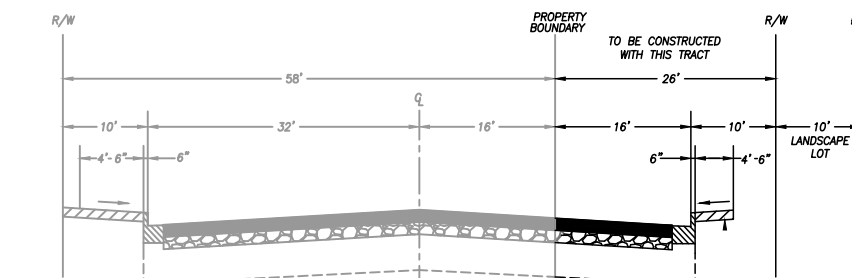
LANDSCAPE DEDICATION:	
PHASE I: LOTS A-C	0.28±AC
PHASE II: LOTS D-E	0.38±AC
PHASE III: LOTS F-I	0.43±AC
TOTAL LANDSCAPE DEDICATION:	1.09±AC

NOTES

- DATE OF PREPARATION: MARCH 21, 2024
- GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
- CITY ZONING: R-L-5
- ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE
- OFFSITE STREETS = 4.91 AC; ONSITE STREETS = 17.48 AC; LOTS = 46.06 AC; PARK & BASIN = 6.58 AC
- EXISTING LAND USE: AG
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (100% OF SITE)
- NATURAL GAS BY: THE GAS COMPANY
- TELEPHONE BY: AT&T
- POWER BY: SOUTHERN CALIFORNIA EDISON CO
- CABLE T.V. BY: COMCAST
- DOMESTIC WATER BY: CITY OF HANFORD
- SEWAGE DISPOSAL BY: CITY OF HANFORD
- REFUSE COLLECTION BY: CITY OF HANFORD
- DRAINAGE: SITE BASIN
- STORM DRAIN BASIN (PHASE I)

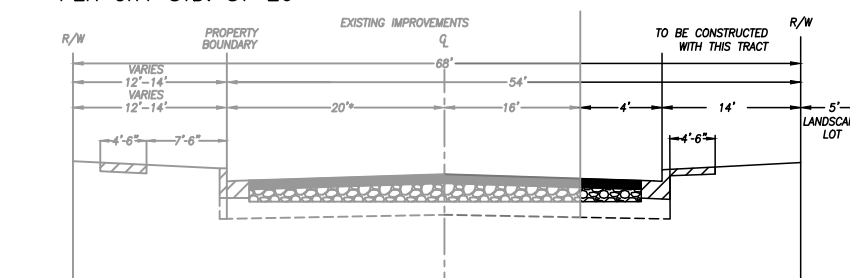
SECTION A-A AQUIFER DRIVE

NOT TO SCALE
PER CITY STD. ST-23 (REVISED)



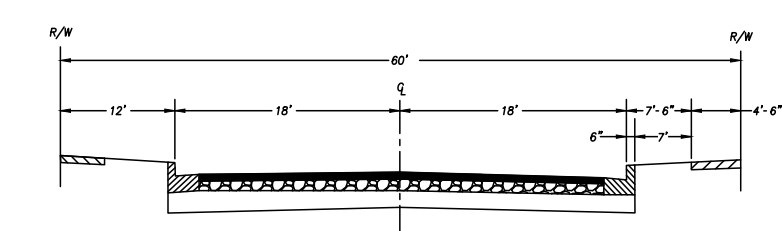
SECTION B-B W SPRING CREST DRIVE

NOT TO SCALE
PER CITY STD. ST-26



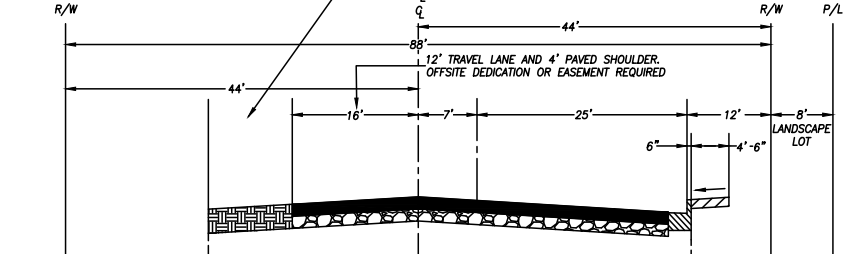
SECTION C-C INTERIOR STREETS

NOT TO SCALE
PER CITY STD. ST-32



SECTION D-D HUME AVENUE

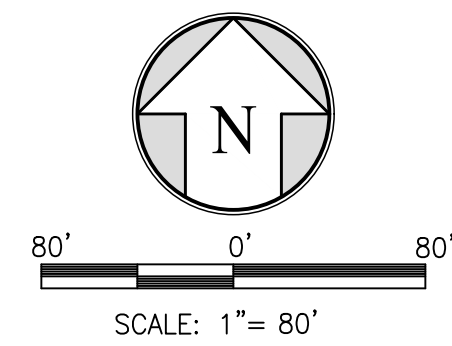
NOT TO SCALE
PER CITY STD. ST-23



LOCATION MAP

NOT TO SCALE





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