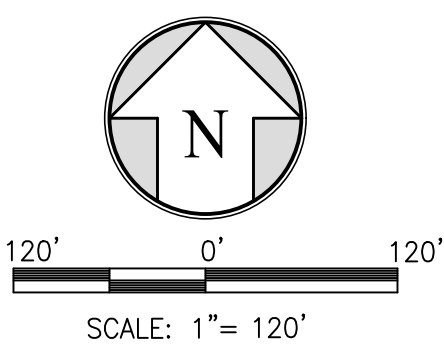


VESTING TENTATIVE SUBDIVISION MAP TRACT #944 A PLANNED UNIT DEVELOPMENT SAN JOAQUIN VALLEY HOMES - NEVES

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.



APPLICANT/OWNER:
SJVH, ATTENTION NICO PETERS
SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93220
APN: 009-020-021, 009-020-023,
009-020-046 & 009-020-047.

OWNER:
JOHN D. OLIVEIRA &
SALLY L. OLIVEIRA
12446 FARGO AVENUE
HANFORD, CA 93230

**ZUMWALT
HANSEN**
A Company
609 N. PINE STREET
HANFORD, CA 93230
TEL: (509) 861-1056
WWW.ZHINC.COM

LEGAL DESCRIPTION

PARCEL 1: APN 009-020-021 AND 009-020-047
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM THE NORTH 851.00 FEET OF THE WEST 826.00 FEET THEREOF; BY DEED TO KINGS COUNTY WATER DISTRICT, DATED MARCH 12, 1989 RECORDED MAY 30, 1989 AS DOCUMENT NO. 890743, KINGS COUNTY RECORDS.
ALSO EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 16 PAGE 42 OF PARCEL MAPS, KINGS COUNTY RECORDS.
ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS IN, ON OR UNDER THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AS RESERVED IN THE DEED DATED MARCH 20, 1952 EXECUTED BY MABEL COREY AND MAUD BRADY, TO F.W. HOPPER AND RUBY E. HOPPER, HUSBAND AND WIFE, AND RECORDED APRIL 22, 1952 IN BOOK 552 AT PAGE 383 OF OFFICIAL RECORDS, AS DOCUMENT NO. 3841.
ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS IN, ON OR UNDER THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, AS RESERVED BY ALMA LAMONE AND MARION PEROVIAL, DEALING WITH THEIR SOLE AND SEPARATE PROPERTY, TO F.W. HOPPER AND RUBY E. HOPPER, HUSBAND AND WIFE, AND RECORDED MAY 13, 1952 IN BOOK 524 AT PAGE 590 OF OFFICIAL RECORDS, AS DOCUMENT NO. 4672.

PARCEL 2: APN 009-020-023
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF KINGS BY DEED RECORDED FEBRUARY 4, 1965 IN BOOK 867 PAGE 578 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM PARCELS 1, 2 AND 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED SEPTEMBER 14, 1976 IN BOOK 4 PAGE 87 OF PARCEL MAPS.

PARCEL 3: APN 009-020-046
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 16, PAGE 42 OF PARCEL MAPS.
EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS IN, ON OR UNDER THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, AS RESERVED IN THE DEED DATED MARCH 20, 1952 EXECUTED BY MABEL COREY AND MAUD BRADY, TO F.W. HOPPER AND RUBY E. HOPPER, HUSBAND AND WIFE, AND RECORDED APRIL 22, 1952 IN BOOK 552 AT PAGE 383 OF OFFICIAL RECORDS, AS DOCUMENT NO. 3841.
ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS IN, ON OR UNDER THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15, AS RESERVED BY ALMA LAMONE AND MARION PEROVIAL, DEALING WITH THEIR SOLE AND SEPARATE PROPERTY, TO F.W. HOPPER AND RUBY E. HOPPER, HUSBAND AND WIFE, AND RECORDED MAY 13, 1952 IN BOOK 524 AT PAGE 590 OF OFFICIAL RECORDS, AS DOCUMENT NO. 4672.

NOTES

- DATE OF PREPARATION: APRIL 19, 2024
- GENERAL PLAN DESIGNATION: LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL
- CITY ZONING:
- ALL DISTANCES SHOWN ARE IN FEET & DECIMALS THEREOF AND ARE APPROXIMATE
- OFFSITE STREETS = 4.80AC; ONSITE STREETS = 37.47AC; LOTS = XXAC; PARK & BASIN = 12.92AC
- EXISTING LAND USE: ORCHARD
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- 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

AREA

PHASE I GROSS:	44.63±AC
PHASE II GROSS:	44.49±AC
PHASE III GROSS:	34.60±AC
PHASE IV GROSS:	11.56±AC
TOTAL SITE:	135.28±AC
NEVES GROSS:	128.68±AC
NEIGHBOR GROSS:	6.59±AC
INTERIOR STREET DEDICATION:	37.47±AC
PHASE I:	13.11±AC
PHASE II:	12.60±AC
PHASE III:	9.04±AC
PHASE IV:	2.72±AC
EXTERIOR STREET DEDICATION:	4.80±AC
PHASE I:	0.32±AC
PHASE II:	1.42±AC
PHASE III:	1.85±AC
PHASE IV:	1.21±AC
TOTAL STREET DEDICATION:	42.27±AC
STORM BASIN DEDICATION:	5.92±AC
PARK DEDICATION:	7.05±AC
LANDSCAPE LOTS:	2.67±AC
LOTS:	77.37±AC

LOT COUNT PER PHASE

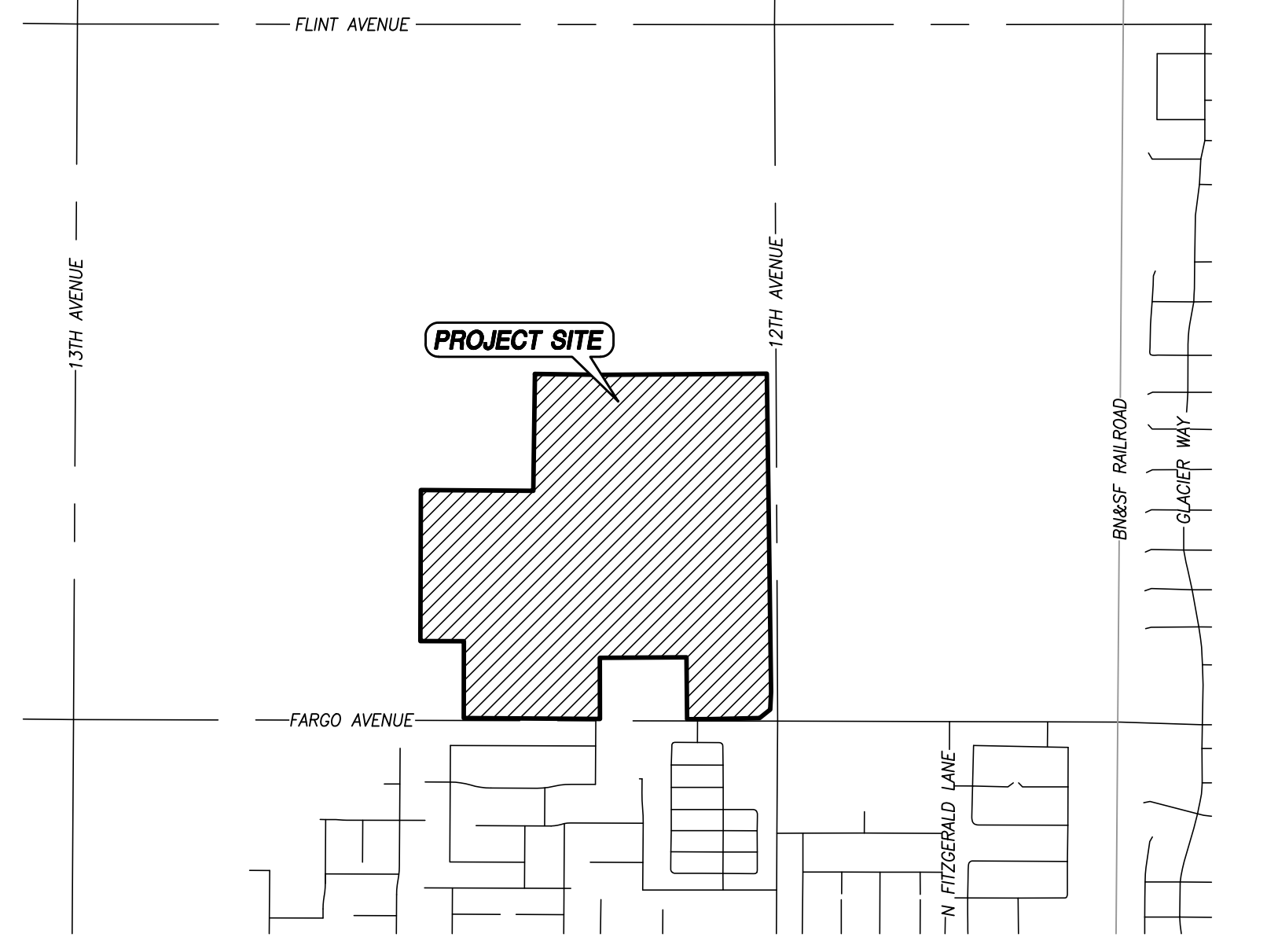
PHASE I	
32'X95' LOTS	73
50'X100' LOTS	0
60'X110' LOTS	67
TOTAL	140
PHASE II	
32'X95' LOTS	73
50'X100' LOTS	73
60'X110' LOTS	83
TOTAL	229
PHASE III	
32'X95' LOTS	82
50'X100' LOTS	53
60'X110' LOTS	50
TOTAL	185
PHASE IV	
32'X95' LOTS	0
50'X100' LOTS	57
60'X110' LOTS	0
TOTAL	57
TOTAL LOTS:	611

LANDSCAPE LOT INFORMATION

PHASE I	0.56AC/8 LOTS
PHASE II	0.95AC/9 LOTS
PHASE III	0.81AC/6 LOTS
PHASE IV	0.33AC/1 LOT
TOTALS:	2.65±AC/24 LOTS

LOT INFORMATION

PHASE I	17.67±AC
PHASE II	29.52±AC
PHASE III	22.88±AC
PHASE IV	7.30±AC
TOTAL LOTS:	77.37±AC



LOCATION MAP
NOT TO SCALE



009-020-019 FUTURE PROPOSED STREET CENTERLINE
009-020-018 FUTURE PROPOSED RIGHT-OF-WAY
009-020-017 FUTURE PROPOSED RIGHT-OF-WAY
009-020-016 FUTURE PROPOSED RIGHT-OF-WAY
009-020-015 FUTURE PROPOSED RIGHT-OF-WAY
009-020-014 FUTURE PROPOSED RIGHT-OF-WAY
009-020-013 FUTURE PROPOSED RIGHT-OF-WAY
009-020-012 FUTURE PROPOSED RIGHT-OF-WAY
009-020-011 FUTURE PROPOSED RIGHT-OF-WAY
009-020-010 FUTURE PROPOSED RIGHT-OF-WAY
009-020-009 FUTURE PROPOSED RIGHT-OF-WAY
009-020-008 FUTURE PROPOSED RIGHT-OF-WAY
009-020-007 FUTURE PROPOSED RIGHT-OF-WAY
009-020-006 FUTURE PROPOSED RIGHT-OF-WAY
009-020-005 FUTURE PROPOSED RIGHT-OF-WAY
009-020-004 FUTURE PROPOSED RIGHT-OF-WAY
009-020-003 FUTURE PROPOSED RIGHT-OF-WAY
009-020-002 FUTURE PROPOSED RIGHT-OF-WAY
009-020-001 FUTURE PROPOSED RIGHT-OF-WAY

NOT-A-PART
KINGS COUNTY WATER DISTRICT SINKING BASIN, APPROXIMATELY 10' DEEP

NOT-A-PART
20' ACCESS ROAD

NOT-A-PART
LOT Y (BASIN)

NOT-A-PART

LOT U
LOT T
LOT X
LOT V
LOT M
LOT N
LOT L
LOT A
LOT G
LOT H
LOT I
LOT J
LOT K
LOT L
LOT M
LOT N
LOT O
LOT P
LOT Q
LOT R
LOT S
LOT T
LOT U
LOT V
LOT W
LOT X
LOT Y
LOT Z (PARK)

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
STREET T
STREET U
STREET V
STREET W
STREET X
STREET Y
STREET Z

W WINDSOR DRIVE
W PEPPER DRIVE
W ENCORE DRIVE
W SANDSTONE DRIVE
W PEBBLE DRIVE
W NORTHSTAR DRIVE
W ORANGE STREET
W WILLOW DRIVE
W REDWOOD STREET

N VINTAGE PLACE
N MAPA DRIVE
N ALCANTARA DRIVE
N CABERNET DRIVE
N PICASSO STREET
N ZINFANDEL DRIVE
N CHATEAU AVENUE
N VINTAGE PLACE
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N ALCANTARA DRIVE
N CABERNET DRIVE
N PICASSO STREET
N ZINFANDEL DRIVE
N CHATEAU AVENUE

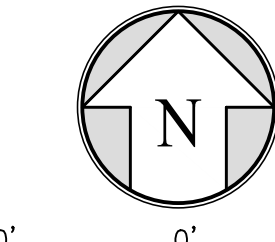
W PEPPER DRIVE
W ENCORE DRIVE
W SANDSTONE DRIVE
W PEBBLE DRIVE
W NORTHSTAR DRIVE
W ORANGE STREET
W WILLOW DRIVE
W REDWOOD STREET

EXISTING CROWN CENTERLINE AND CENTERLINE OF RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
SECTION LINE
PROPOSED 10' LANDSCAPE STRIP

E 1/4 COR. SEC. 15-18/21
S 1/4 COR. SEC. 15-18/21

**VESTING TENTATIVE
SUBDIVISION MAP TRACT #944
A PLANNED UNIT DEVELOPMENT
SAN JOAQUIN VALLEY
HOMES - NEVES**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT Diablo
BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.



**ZUMWALT
HANSEN &
Company**
A CN Company
101 N. MAIN STREET TEL: (509) 262-1006
HANFORD, WA 99303 WWW.ZHC.COM

LEGEND

- ASPHALT PAVING
 - BACK OF WALK
 - CONCRETE
 - CATCH BASIN
 - CLEANOUT
 - CONDUIT
 - ASPHALT CROWN
 - DROP-INLET
 - DRIVEWAY
 - ELECTRIC
 - EDGE OF PAVEMENT
 - ELECTRIC PANEL BOX
 - FLOW LINE
 - INVERT
 - ORIGINAL GROUND
 - POWER POLE
 - PAD
 - SANITARY SEWER CLEANOUT
 - SERVICE POLE
 - TOP OF CURB
 - TELEPHONE POLE
 - UNDERGROUND
 - VAULT
-
- EXISTING ELECTRIC LINE (OVERHEAD)
 - EXISTING GAS LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING TELEPHONE LINE (UNDERGROUND)
 - EXISTING WATER LINE
 - EXISTING IRRIGATION LINE
 - EXISTING POST & WIRE FENCE
 - EXISTING CONCRETE SURFACE
 - EXISTING AC SURFACING
 - BENCHMARK
 - CABLE TV CHRISTY BOX
 - DOMESTIC WELL
 - DRIVEWAY
 - ELECTRIC CHRISTY BOX
 - ELECTRIC METER
 - ELECTRIC PEDESTAL
 - ELECTRIC SERVICE
 - EXISTING STREET LIGHT
 - FIRE HYDRANT
 - GATE POST
 - IRRIGATION AG WELL
 - IRRIGATION STANDPIPE
 - IRRIGATION VALVE
 - MAILBOX
 - TOPD
 - SANITARY SEWER MANHOLE
 - SIGN
 - STORM DRAIN INLET
 - STORM DRAIN MANHOLE
 - TELEPHONE CHRISTY BOX
 - TRAFFIC CHRISTY
 - TRAFFIC SIGNAL BOOM
 - TRAFFIC SIGNAL POLE
 - TRANSFORMER POLE
 - UTILITY POLE
 - WATER METER
 - WATER VALVE

009-020-019

009-020-052

009-020-037

CENTER OF SECTION 15-18/21,
FD. A 1-1/4" IRON PIPE, DOWN 12" W/ BRASS TAG
STAMPED RCE 21489 PER P.M. 16-42 R.C.R.

FUTURE PROPOSED STREET CENTERLINE

HALF SECTION LINE

FUTURE PROPOSED RIGHT-OF-WAY

STREET A

PHASE III

PHASE II

PHASE I

PHASE I

PHASE I

NOT-A-PART
KINGS COUNTY WATER
DISTRICT SINKING BASIN,
APPROXIMATELY 10' DEEP

KINGS COUNTY WATER DISTRICT

HALF SECTION LINE AND PROPOSED FUTURE
STREET CENTERLINE

FUTURE PROPOSED RIGHT-OF-WAY

FIELD ROAD

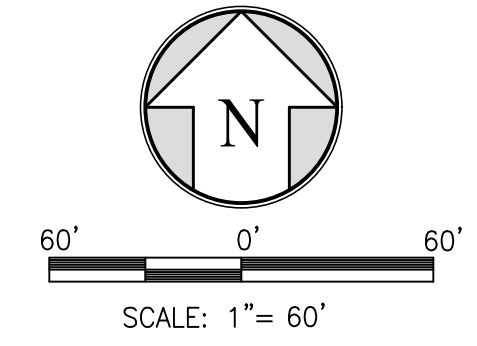
20' KINGS COUNTY WATER DISTRICT
INGRESS EGRESS EASEMENT
DOC NO 6907743

HALF SECTION LINE AND PROPOSED FUTURE
STREET CENTERLINE

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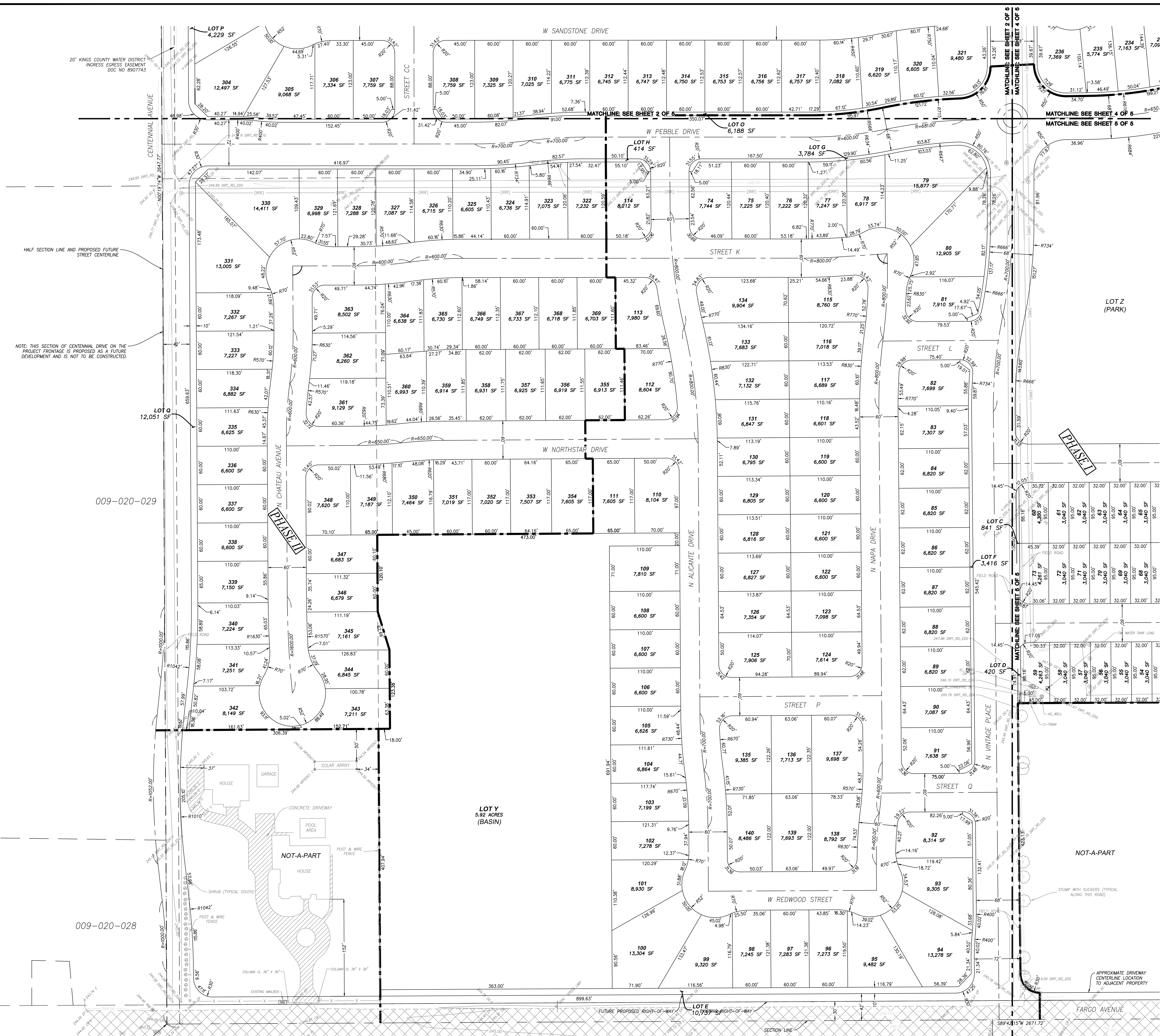
VESTING TENTATIVE SUBDIVISION MAP TRACT #944 A PLANNED UNIT DEVELOPMENT SAN JOAQUIN VALLEY HOMES - NEVES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT Diablo
BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.



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100 N. MAIN STREET, SUITE 200, HANFORD, CA 93230
TEL: (559) 835-1000
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NOTE: THIS SECTION OF CENTENNIAL DRIVE ON THE PROJECT FRONTAGE IS PROPOSED AS A FUTURE DEVELOPMENT AND IS NOT TO BE CONSTRUCTED.

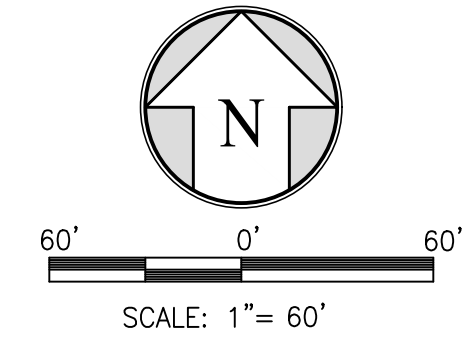
009-020-028

WATER CORNER OF SECTION 15-18-21
1/2" X 1/2" BRASS CAP STAMPED RISE 21489, ON A 2" IRON PIPE
A MONUMENT WELL PER XXXXX (TBR TR 928-4 FM)

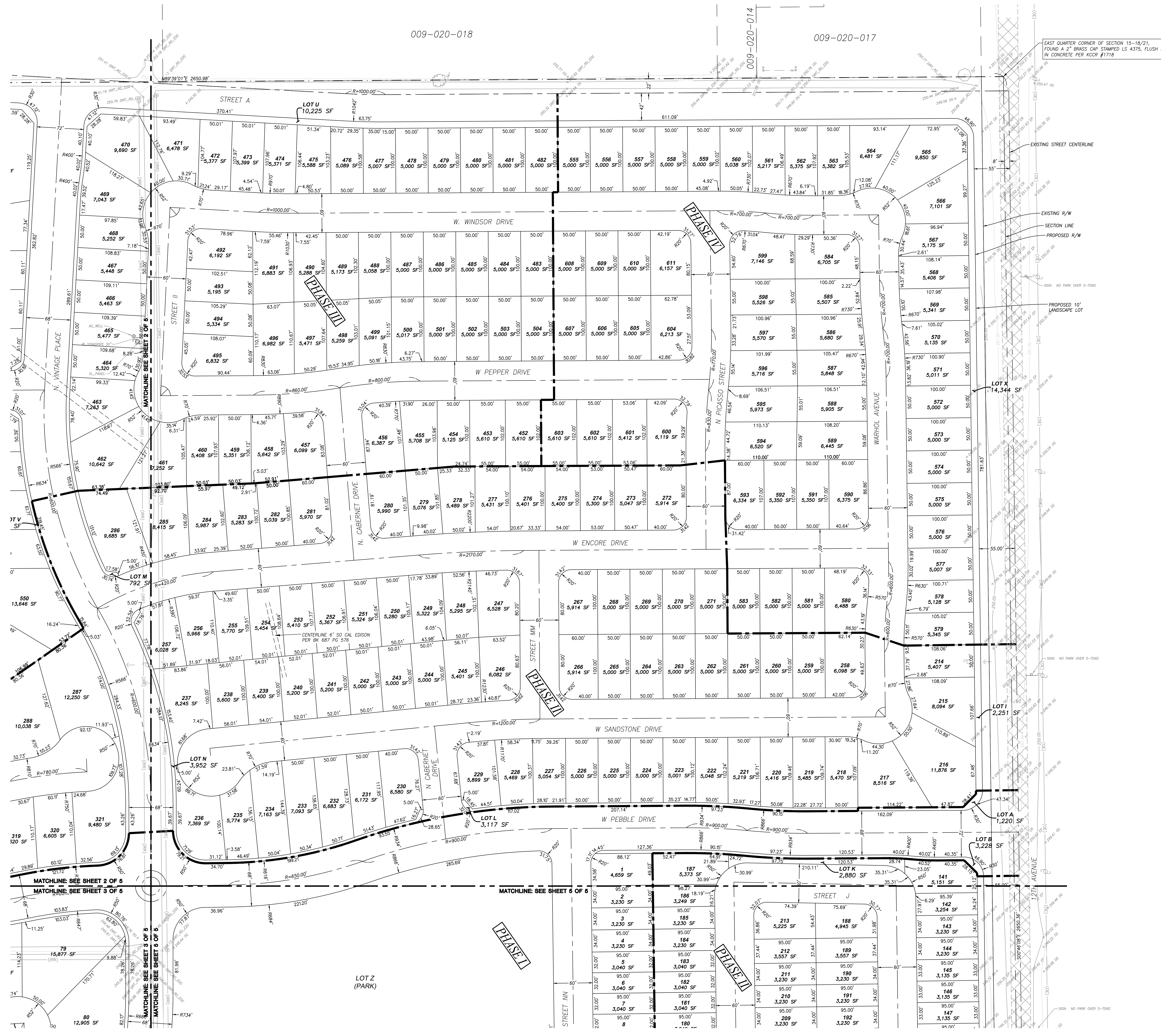
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**VESTING TENTATIVE
SUBDIVISION MAP TRACT #944
A PLANNED UNIT DEVELOPMENT
SAN JOAQUIN VALLEY
HOMES - NEVES**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT Diablo
BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.



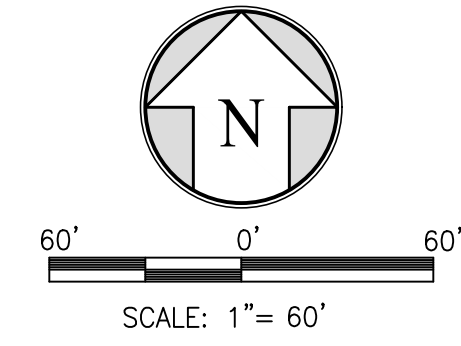
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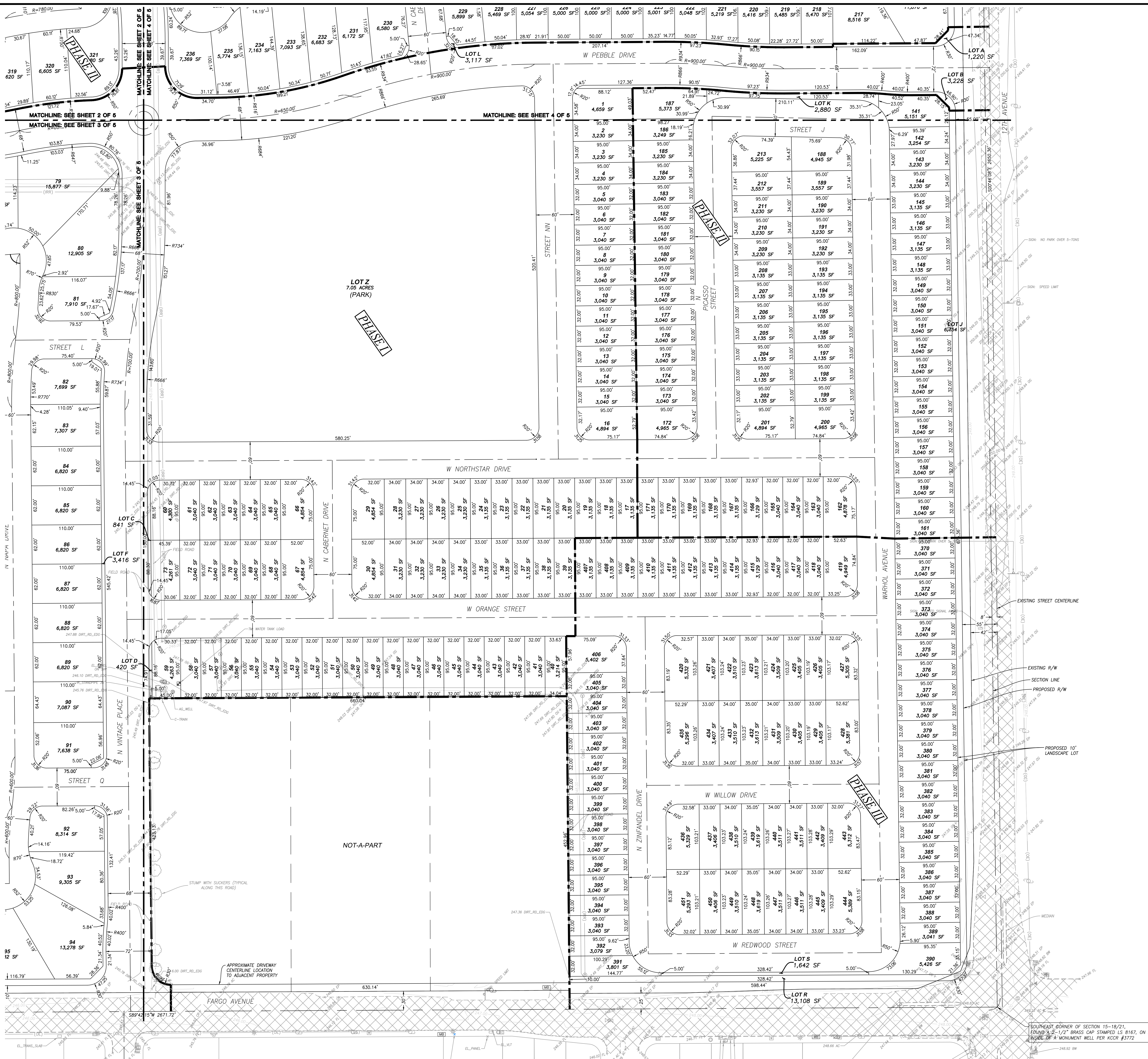
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**VESTING TENTATIVE
SUBDIVISION MAP TRACT #944
A PLANNED UNIT DEVELOPMENT
SAN JOAQUIN VALLEY
HOMES - NEVES**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT Diablo
BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.



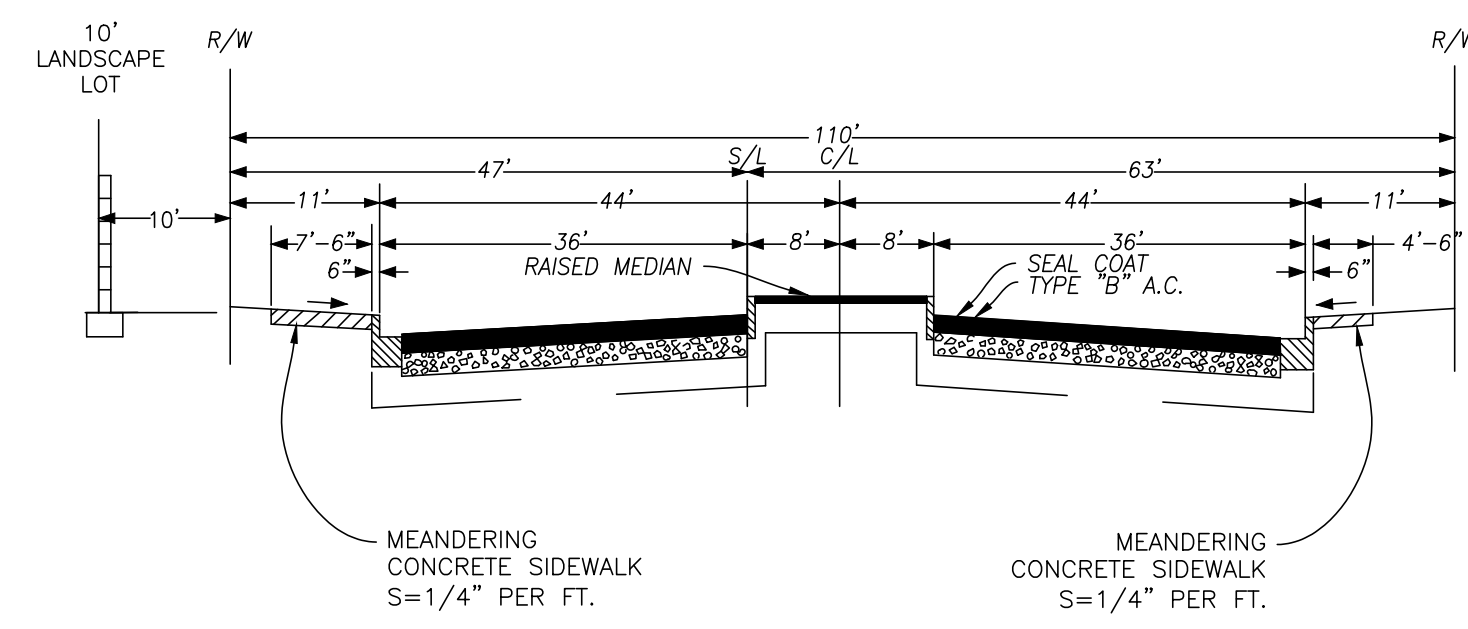
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SOUTHEAST CORNER OF SECTION 15-18/21,
FOUND A 2-1/2" BRASS CAP STAMPED LS 8167, ON A 2" IF
INSIDE OF A MONUMENT WELL PER KCCR #3772

**SECTION A-A
12TH AVENUE**

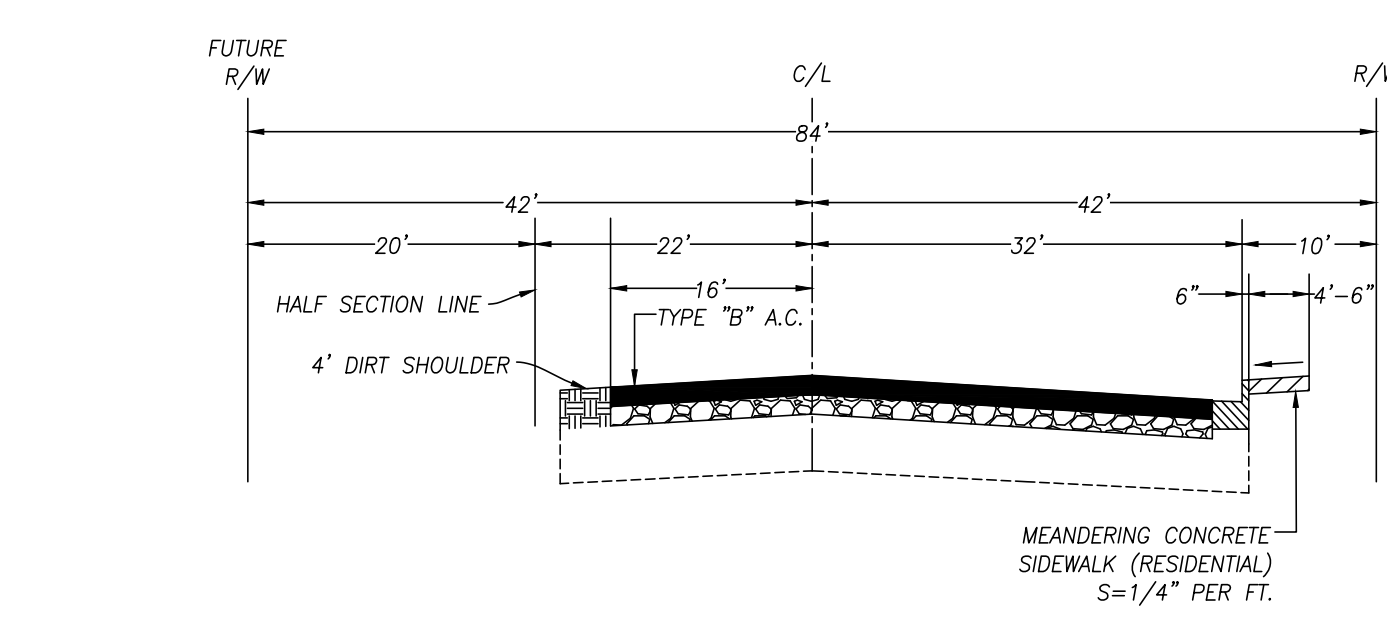
NOT TO SCALE
PER CITY STD. DWG. ST-18



NOTE: CONSTRUCTION OF 12TH AVENUE IS PROPOSED AS FOLLOWS:
-SOUTH BOUND LANE SHALL BE CONSTRUCTED IN FULL.
-NORTH BOUND LANE SHALL REMAIN IN THE EXISTING ALIGNMENT.
-MEDIAN ISLAND WILL NOT BE CONSTRUCTED. PAINTED TURN LANES WILL BE UTILIZED UNTIL ADDITIONAL EAST RIGHT-OF-WAY CAN BE ACQUIRED.

**SECTION B-B
STREET A**

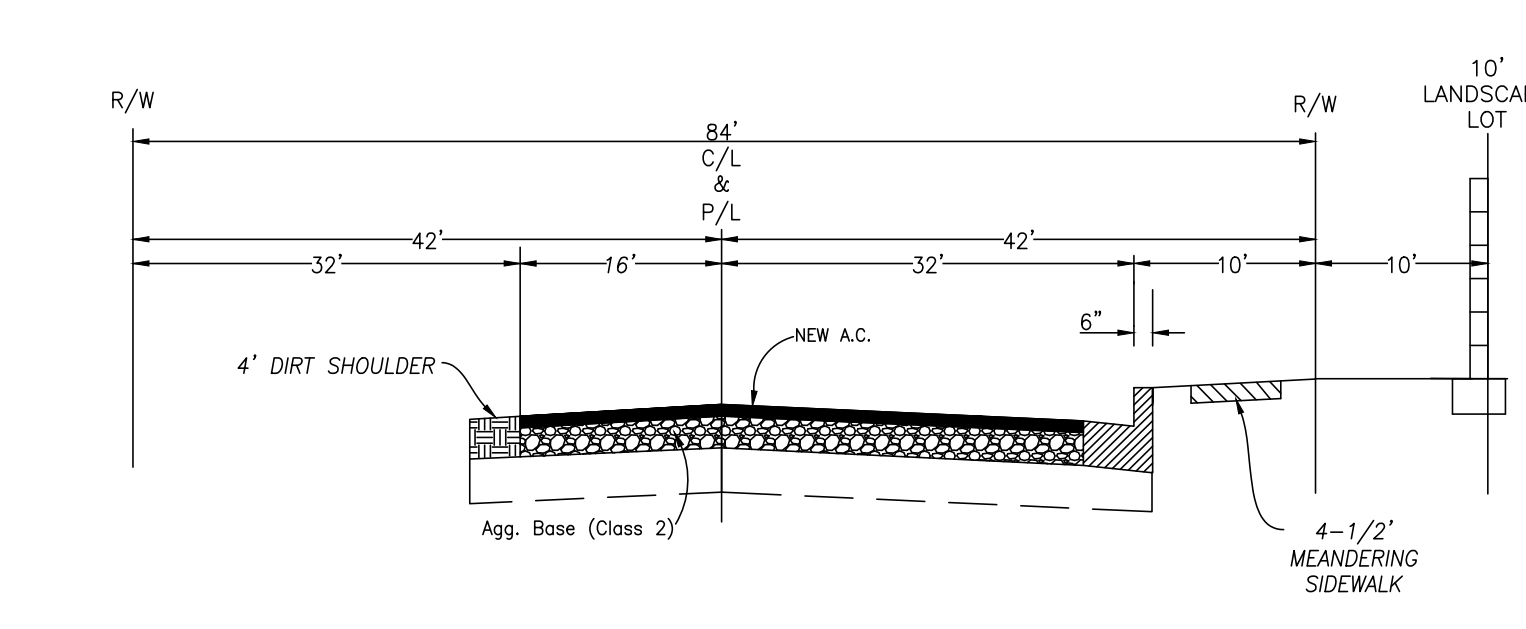
NOT TO SCALE
PER CITY STD. DWG. ST-23



NOTE: RIGHT-OF-WAY FROM THE ADJACENT PROPERTY TO THE NORTH WILL BE REQUIRED WEST OF LOT 47B.

**SECTION C-C
CENTENNIAL DRIVE**

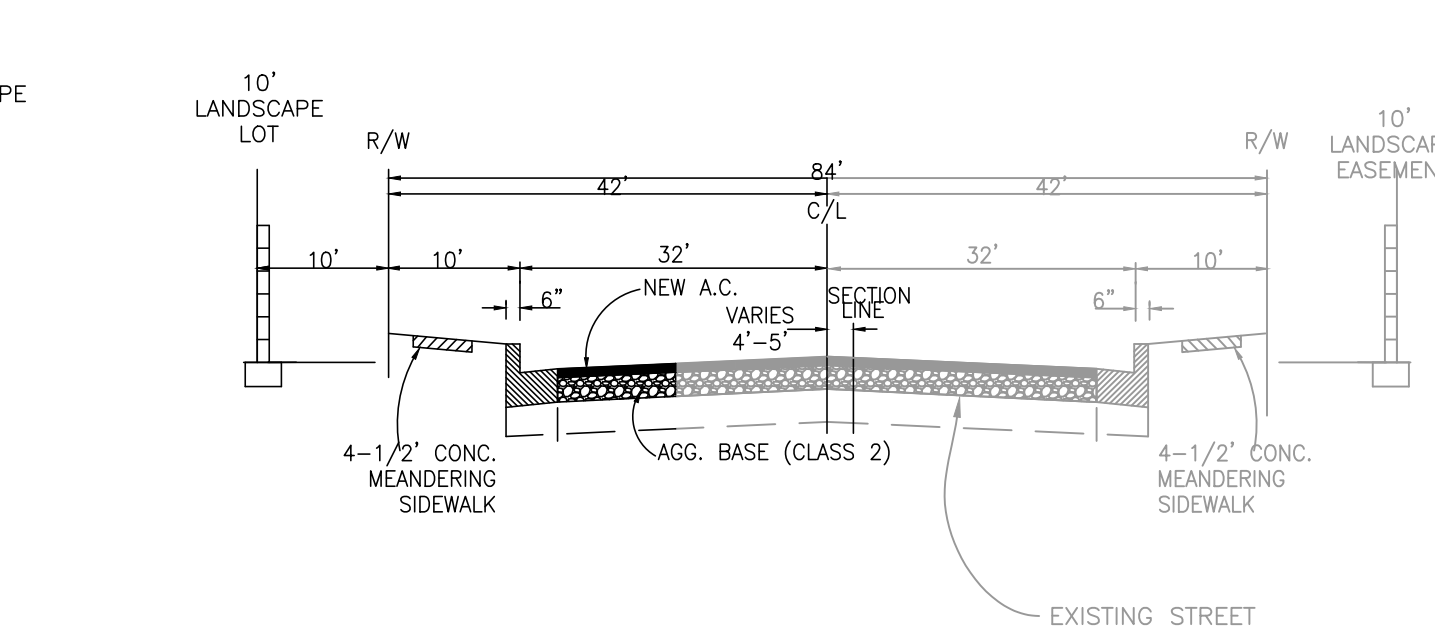
NOT TO SCALE
PER CITY STD. DWG. ST-23



NOTE: CONSTRUCTION OF CENTENNIAL DRIVE IS NOT PROPOSED WITH THIS PROJECT.

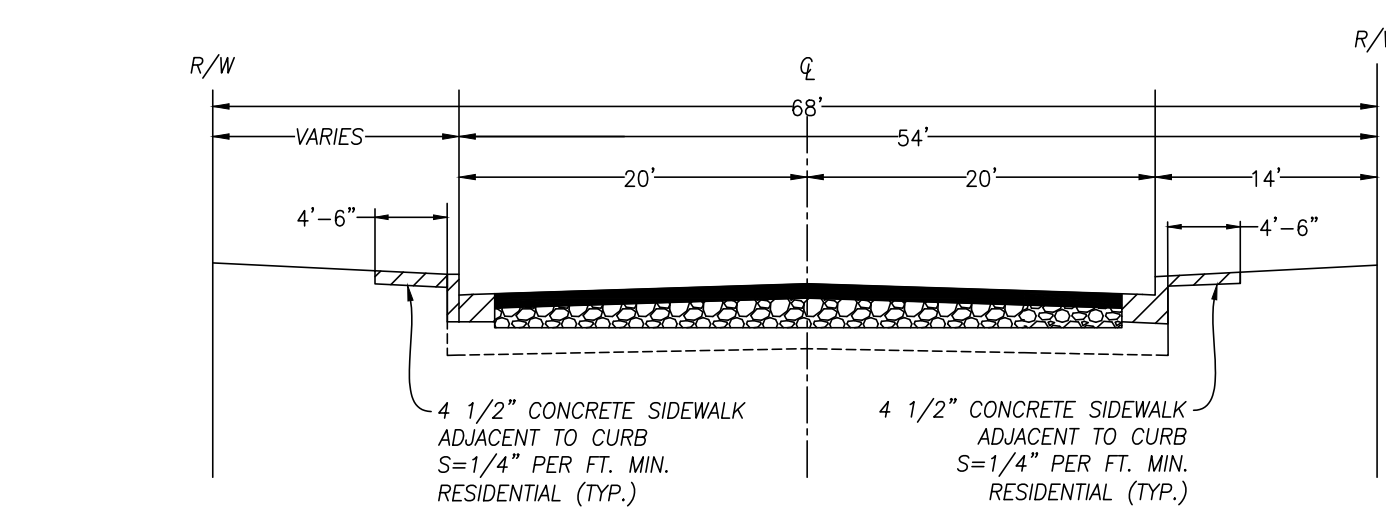
**SECTION D-D
FARGO AVENUE**

NOT TO SCALE
SIMILAR TO CITY STD. ST-23



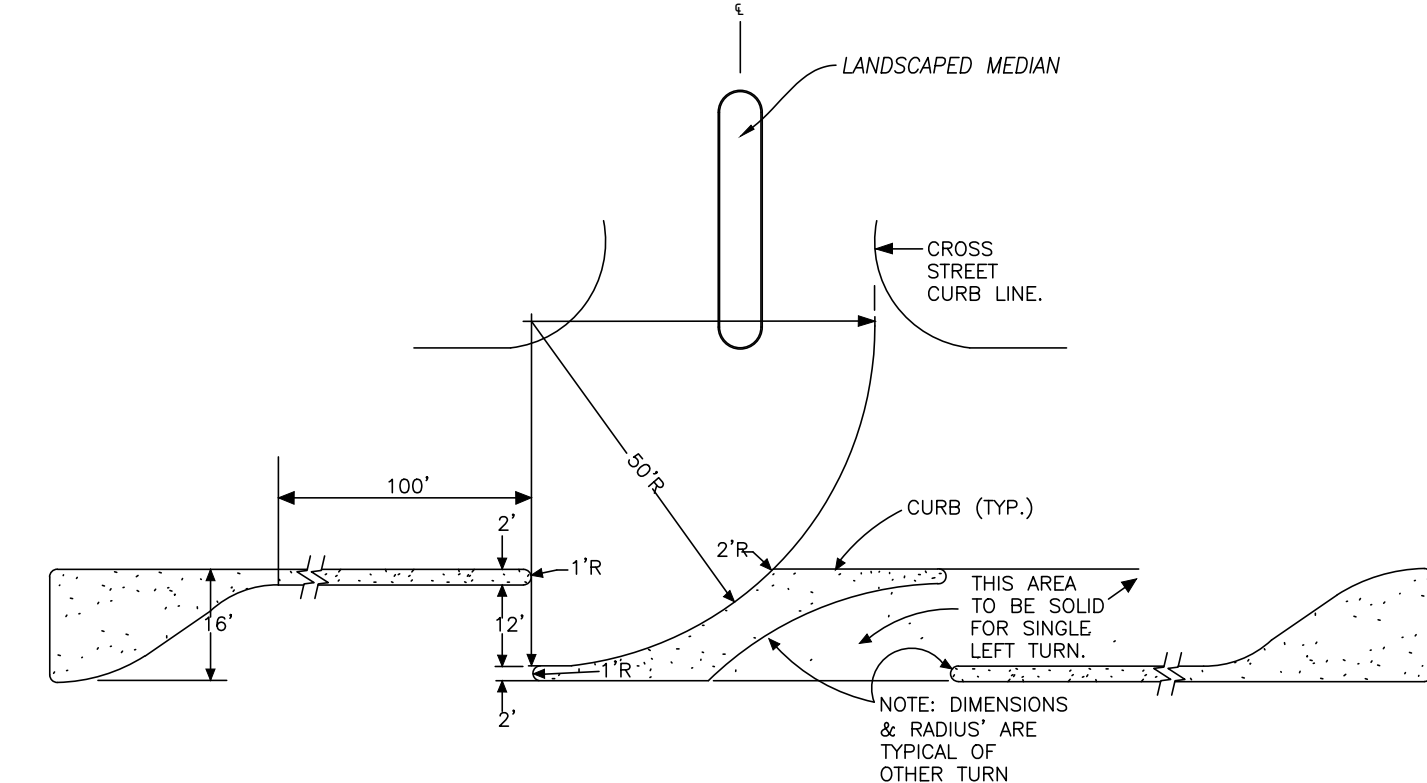
**SECTION E-E
INTERIOR MINOR COLLECTOR**

NOT TO SCALE
PER CITY STD. ST-26



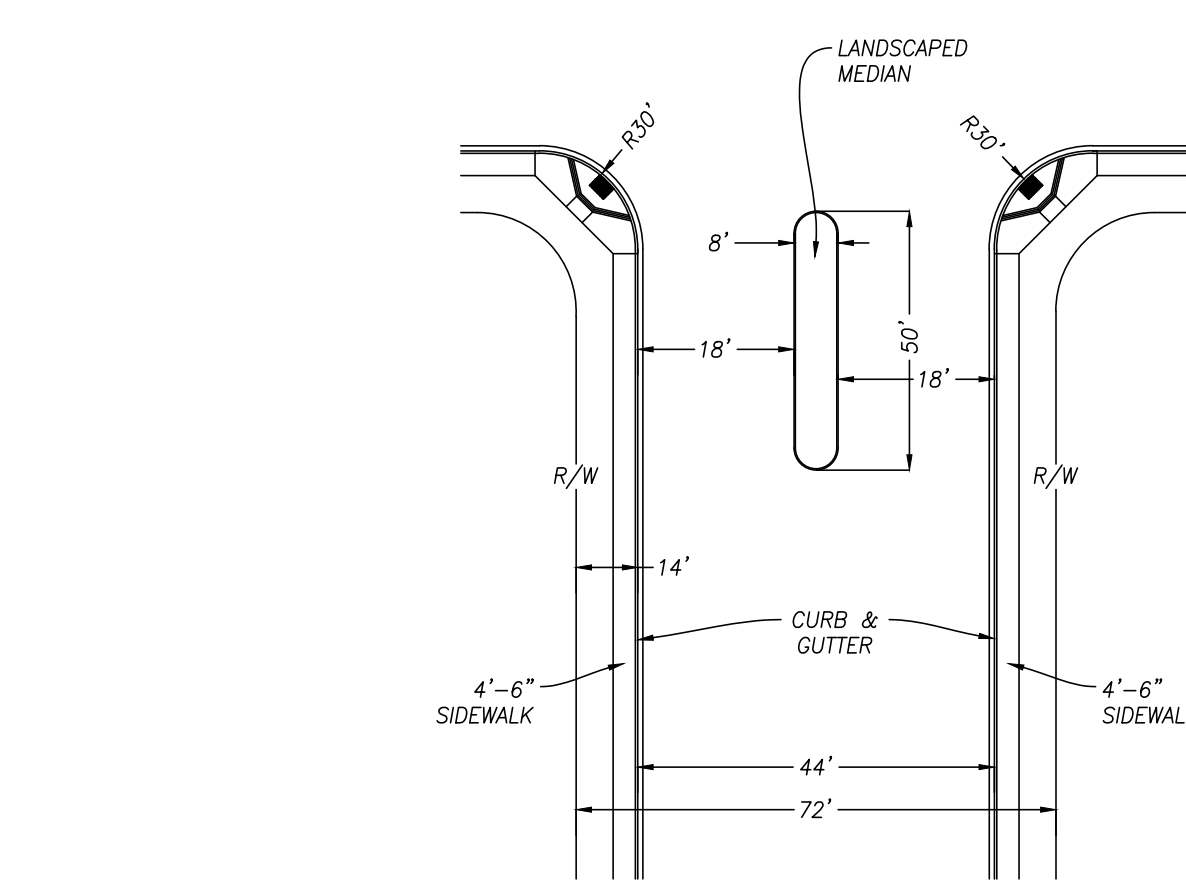
**CENTER ISLAND TURNOUT DETAIL
FARGO AT N VINTAGE PLACE**

NOT TO SCALE
PER CITY STD. CD-18



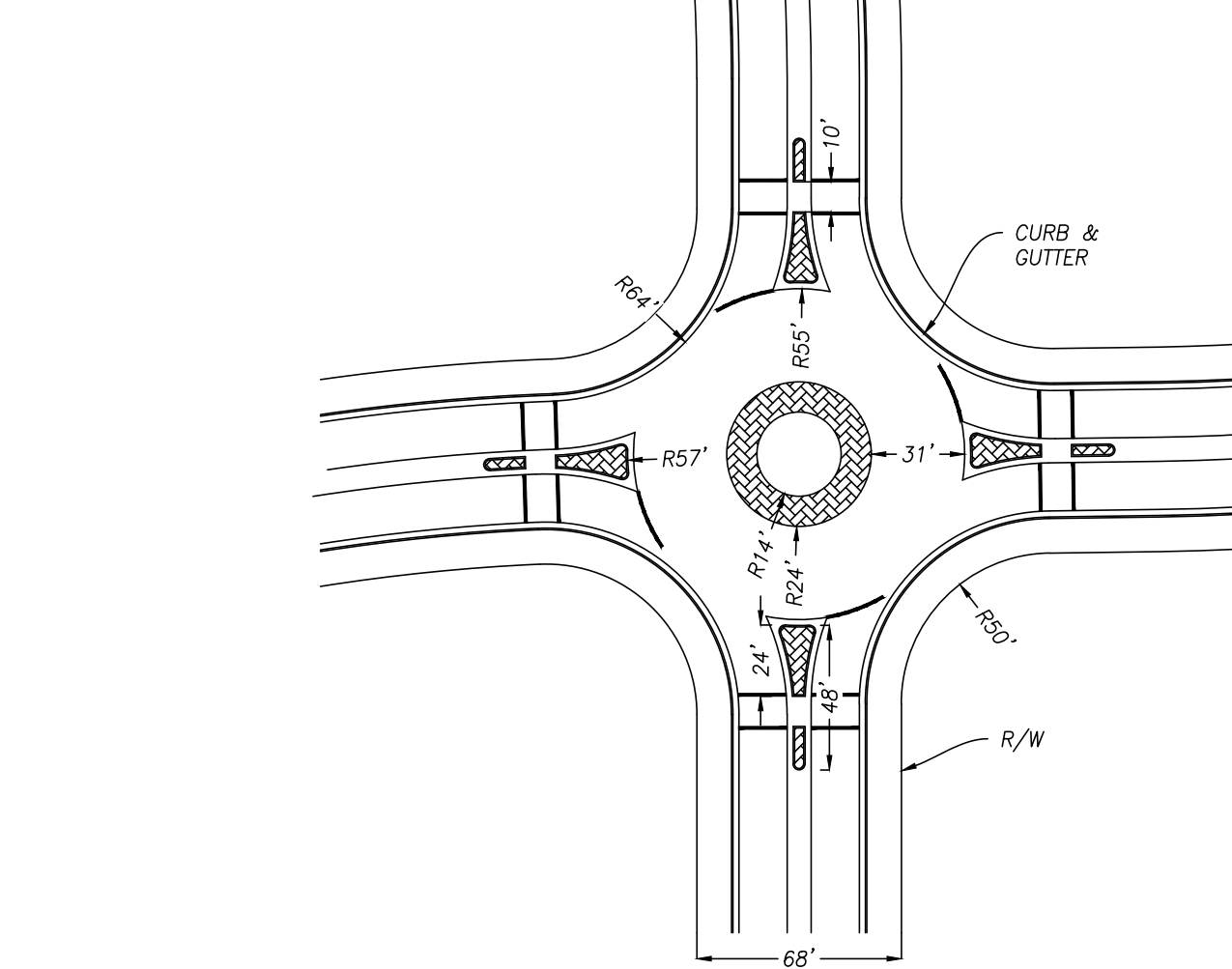
**COLLECTOR STREET EXITS
WITH MEDIAN ISLAND**

NOT TO SCALE
SIMILAR TO CITY STD. ST-23



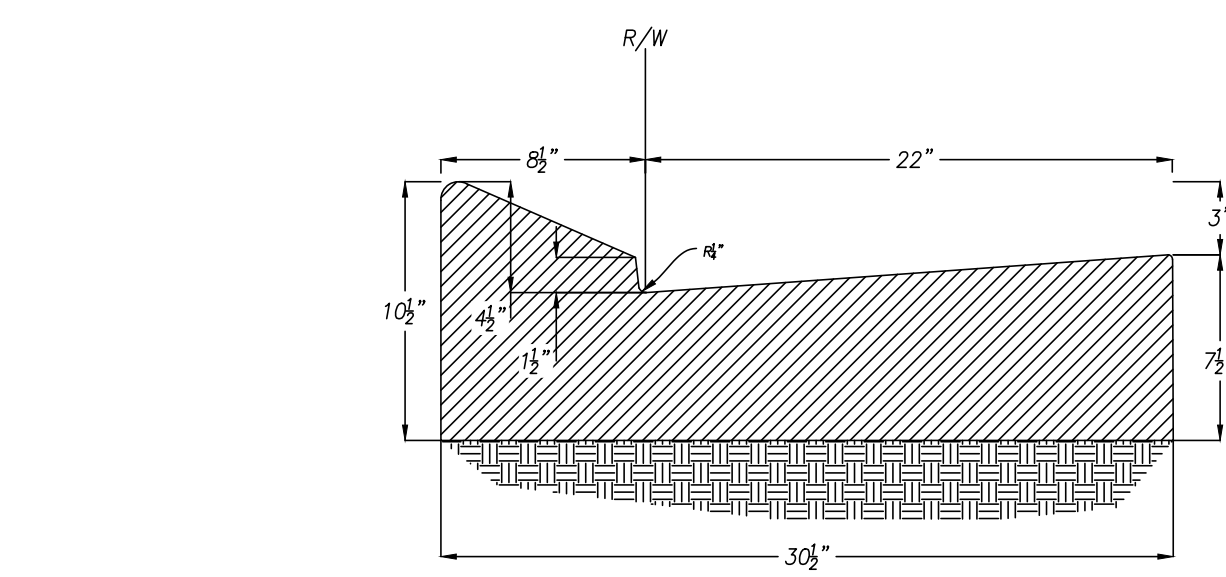
ROUND-A-BOUT

NOT TO SCALE



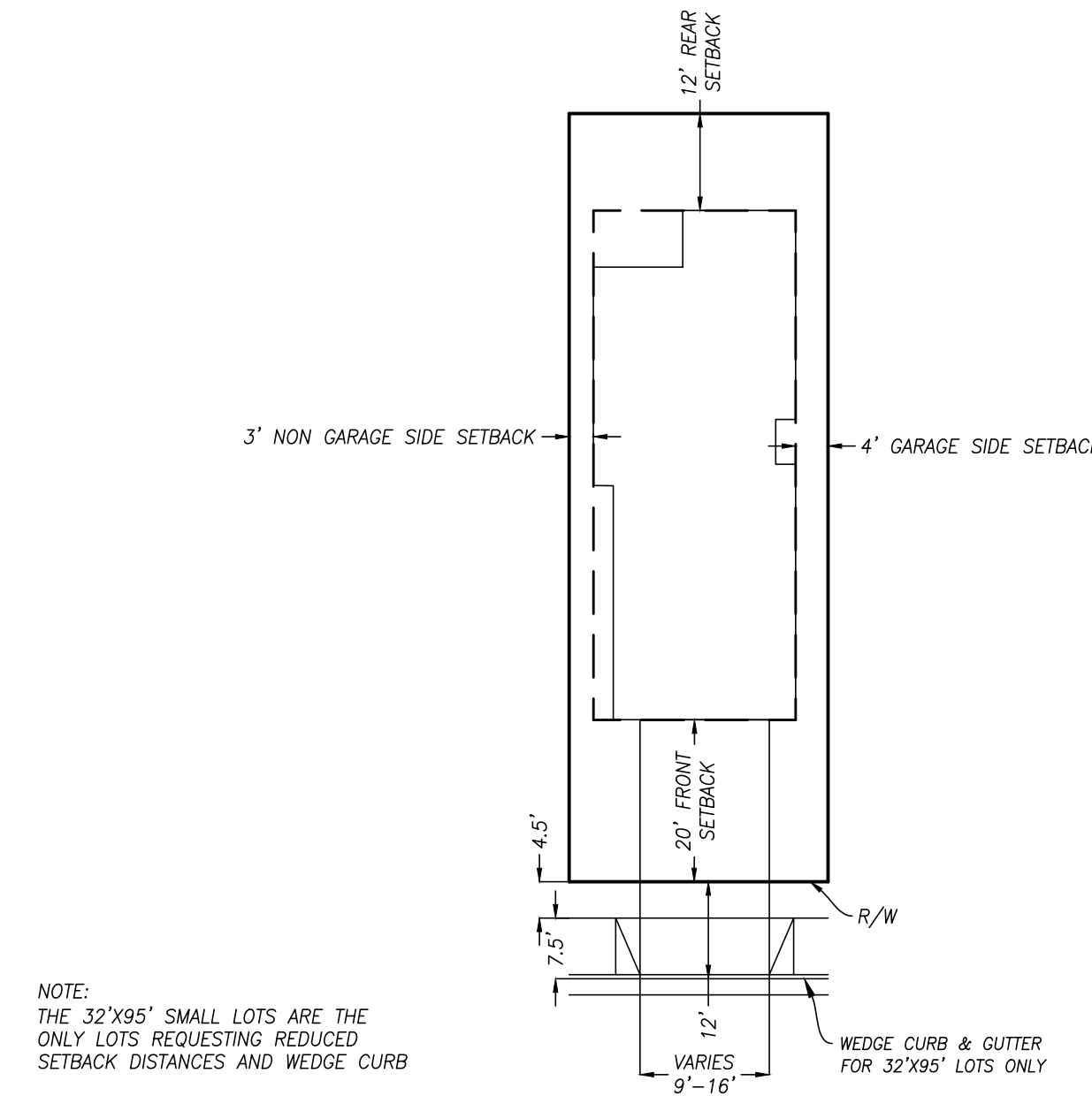
WEDGED CURB

NOT TO SCALE



32'X95' LOT LAYOUT

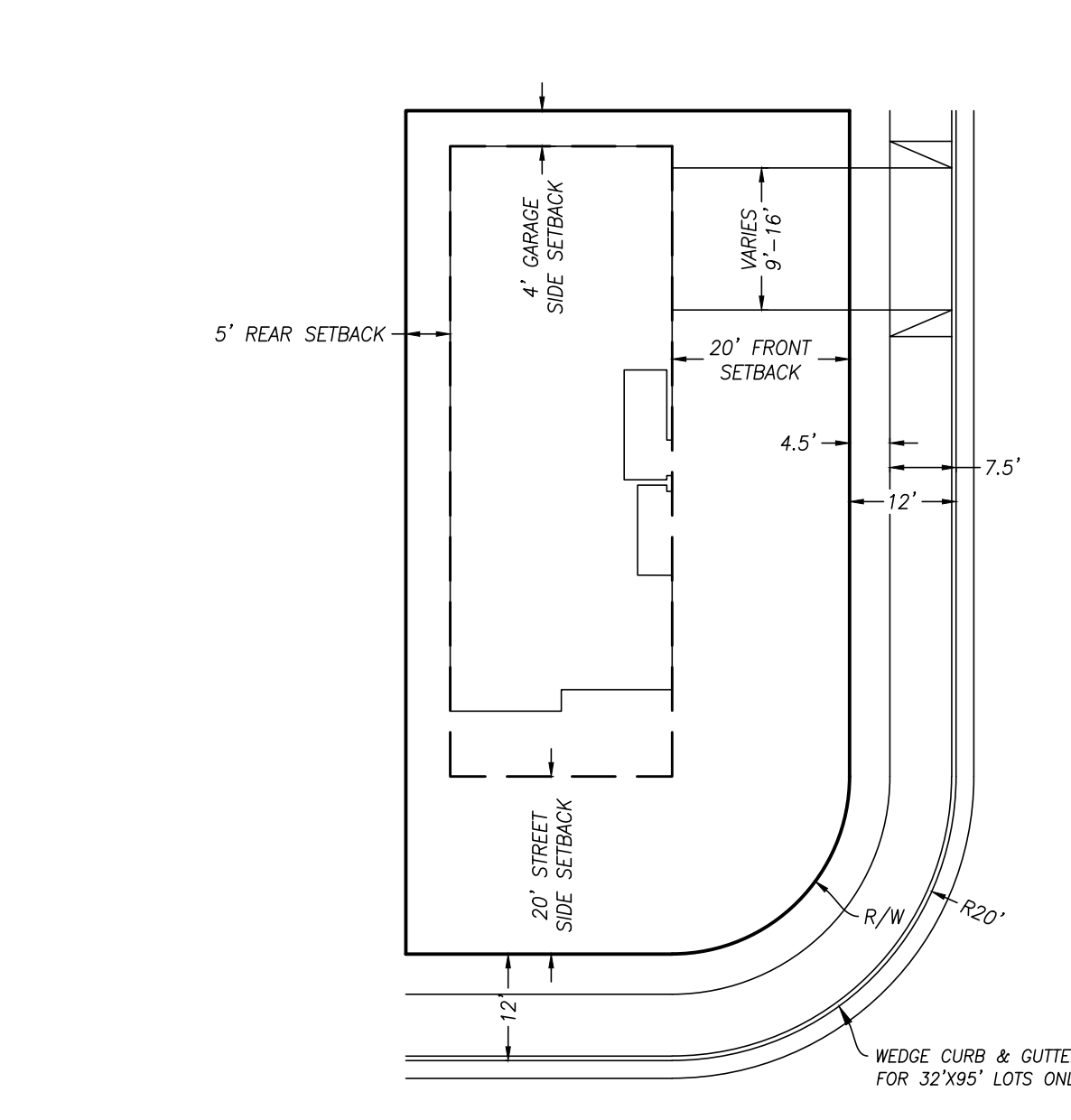
NOT TO SCALE



NOTE: THE 32'X95' SMALL LOTS ARE THE ONLY LOTS REQUESTING REDUCED SETBACK DISTANCES AND WEDGE CURB

52'X95' LOT LAYOUT AT END CAPS ONLY

NOT TO SCALE



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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA.



1818 N. IRWIN STREET
HANFORD, CA 93230

TEL: (559) 581-7066
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