

PROPERTY RE-ZONE AND PRELIMINARY PARCEL MAP FOR FUTURE INDUSTRIAL PARK

SCOPE OF WORK: RE-ZONE AN EXISTING 15.71 ACRE PARCEL FROM AE-20 TO M-1 LIGHT INDUSTRIAL. CREATE AN INDUSTRIAL PARK WITH VARIOUS SIZE PARCELS TO ACCOMMODATE LIGHT INDUSTRIAL USES.

APN: 028-360-009

PARCEL SIZE: 15.71 ACRES

CURRENT ZONING: AE-20

PROPOSED ZONING: LIGHT INDUSTRIAL (M-1)

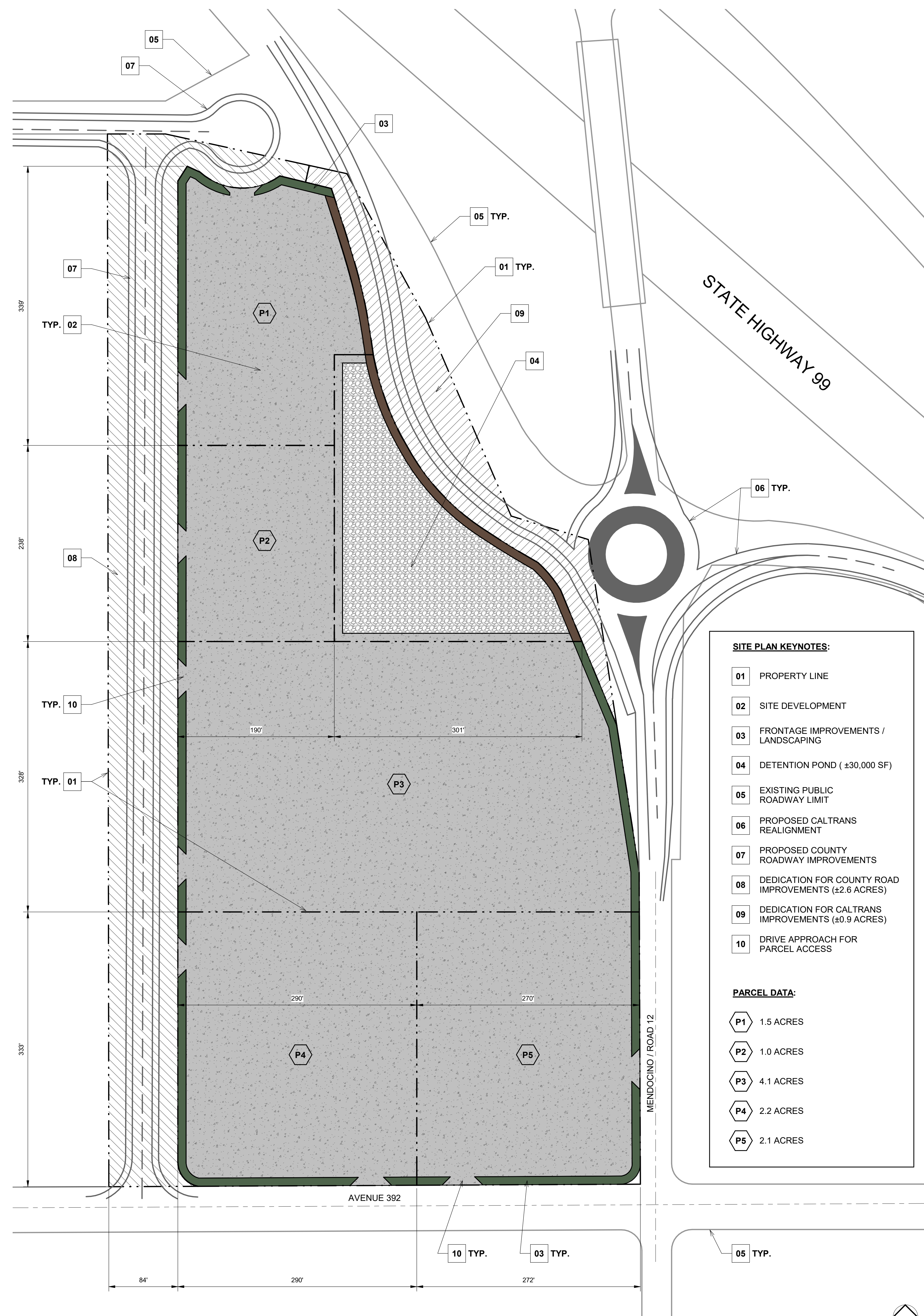
JURISDICTION: TULARE COUNTY

OWNER INFORMATION: REED FAMILY TRUST
2508 TAMARACK COURT
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NOTES:

1. PARCELS 1 THROUGH 5 SHOWN HERE ARE CONCEPTUAL FOR PLANNING PURPOSES. ACTUAL SUBDIVISION OF PROPERTY WILL BE DETERMINED IN THE FUTURE AFTER REZONING OF THE LAND.



SITE PLAN KEYNOTES:

- 01** PROPERTY LINE
- 02** SITE DEVELOPMENT
- 03** FRONTAGE IMPROVEMENTS / LANDSCAPING
- 04** DETENTION POND (±30,000 SF)
- 05** EXISTING PUBLIC ROADWAY LIMIT
- 06** PROPOSED CALTRANS REALIGNMENT
- 07** PROPOSED COUNTY ROADWAY IMPROVEMENTS
- 08** DEDICATION FOR COUNTY ROAD IMPROVEMENTS (±2.6 ACRES)
- 09** DEDICATION FOR CALTRANS IMPROVEMENTS (±0.9 ACRES)
- 10** DRIVE APPROACH FOR PARCEL ACCESS

PARCEL DATA:

- P1** 1.5 ACRES
- P2** 1.0 ACRES
- P3** 4.1 ACRES
- P4** 2.2 ACRES
- P5** 2.1 ACRES

1 CONCEPT SITE PLAN
A1.0 1" = 60'-0"

DATE	REVISION	BY

SITE PLAN CONCEPTS (APN 028-360-009)
FOR
REED INDUSTRIAL PARK
FOR
REED FAMILY TRUST
AVENUE 392 AND ROAD 12
KINGSBURG, CA 93631

JOB NUMBER	18104
DESIGNED BY	RT
DRAWN BY	
DATE	10/29/2020
SHEET NUMBER	A1.0

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