

**SITE INFORMATION**

APN: 023-213-07S  
 PROPERTY ADDRESS: 893 SOUTH 8TH STREET, KERNAN, CA 93630  
 SITE AREA (GROSS): +/- 7,000 SQUARE FEET  
 CURRENT LAND USE: VACANT (UNDEVELOPED)  
 ZONING: R-2  
 PLANNED LAND USE: MEDIUM DENSITY RESIDENTIAL

**LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- PROPERTY LINE
- EXISTING PARCEL LINE
- SETBACKS PER MUNICIPAL CODE

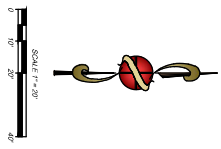
**PROPOSED DEVELOPMENT**

PROPOSED USE: DUPLEX  
 PROPOSED UNITS: 2 UNITS  
 DENSITY: 12.5 UNITS PER ACRE  
 LOT COVERAGE: 33.5%  
 BUILDING HEIGHT: 15 FEET, 1 STORY.

- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED TREE

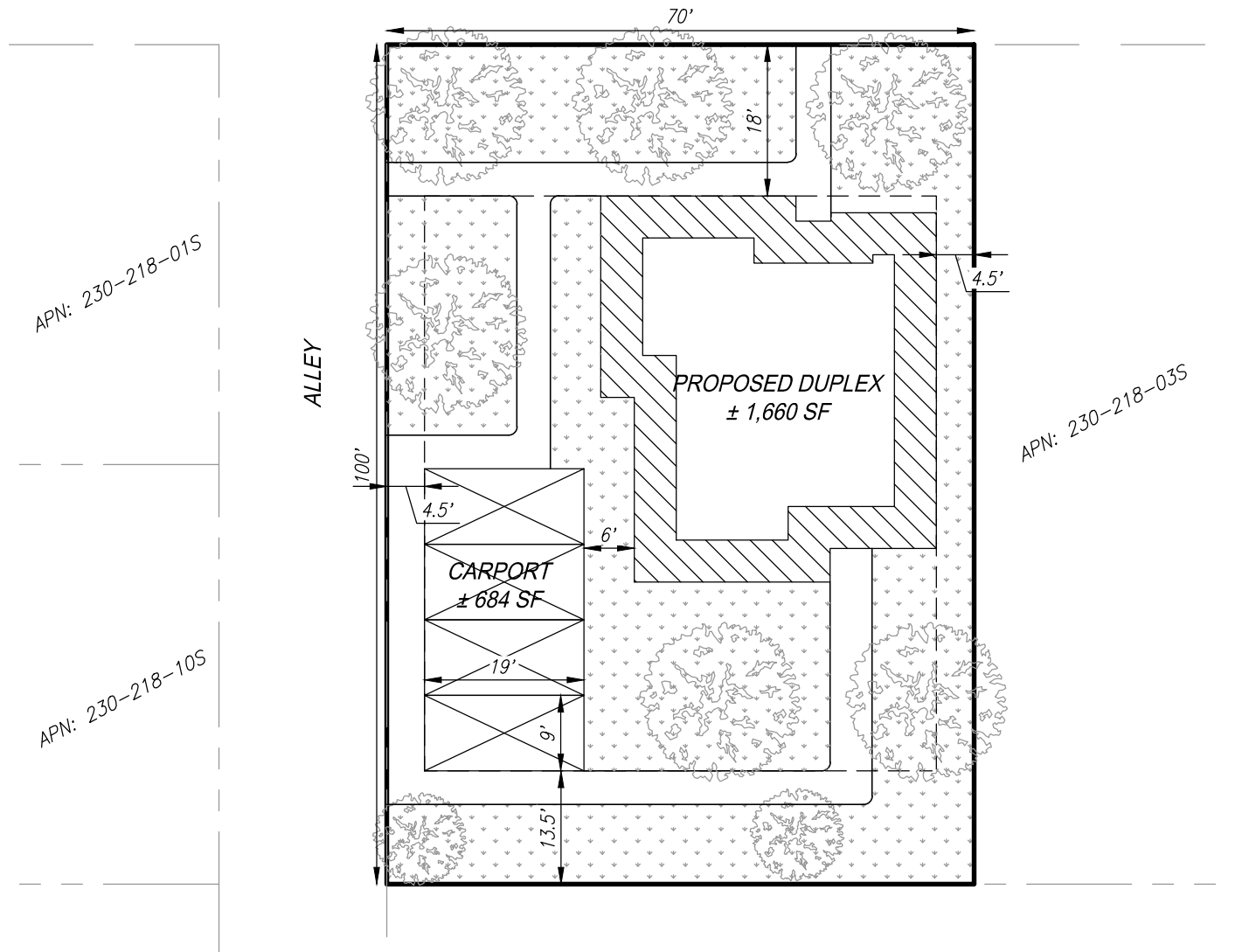
**PARKING**

REQUIRED PARKING STALLS : 4 COVERED PARKING STALLS  
 PROPOSED PARKING STALLS : 4 STALLS



|              |                      |          |        |
|--------------|----------------------|----------|--------|
| EXHIBIT      | PROJECT NAME:        |          | FIGURE |
|              | SITE 1               |          |        |
| DESCRIPTION: | CONCEPTUAL SITE PLAN |          | 1      |
|              | APN: 023-213-07S     | 4/6/2023 |        |

WEST B STREET



**SITE INFORMATION**

APN: 023-218-02S  
 PROPERTY ADDRESS: 14629 WEST B STREET  
 Kerman, CA 93630  
 SITE AREA (GROSS): +/- 7,000 SQUARE FEET  
 CURRENT LAND USE: VACANT (UNDEVELOPED)  
 ZONING: R-2  
 PLANNED LAND USE: MEDIUM DENSITY RESIDENTIAL

**PROPOSED DEVELOPMENT**

PROPOSED USE: DUPLEX  
 PROPOSED UNITS: 2 UNITS  
 DENSITY: 12.5 UNITS PER ACRE  
 LOT COVERAGE: 33.5%  
 BUILDING HEIGHT: 15 FEET, 1 STORY.

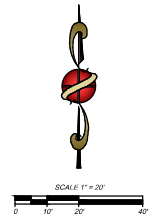
**PARKING**

REQUIRED PARKING STALLS : 4 COVERED PARKING STALLS  
 PROPOSED PARKING STALLS : 4 STALLS

**LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- PROPERTY LINE
- EXISTING PARCEL LINE
- SETBACKS PER MUNICIPAL CODE
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED TREE

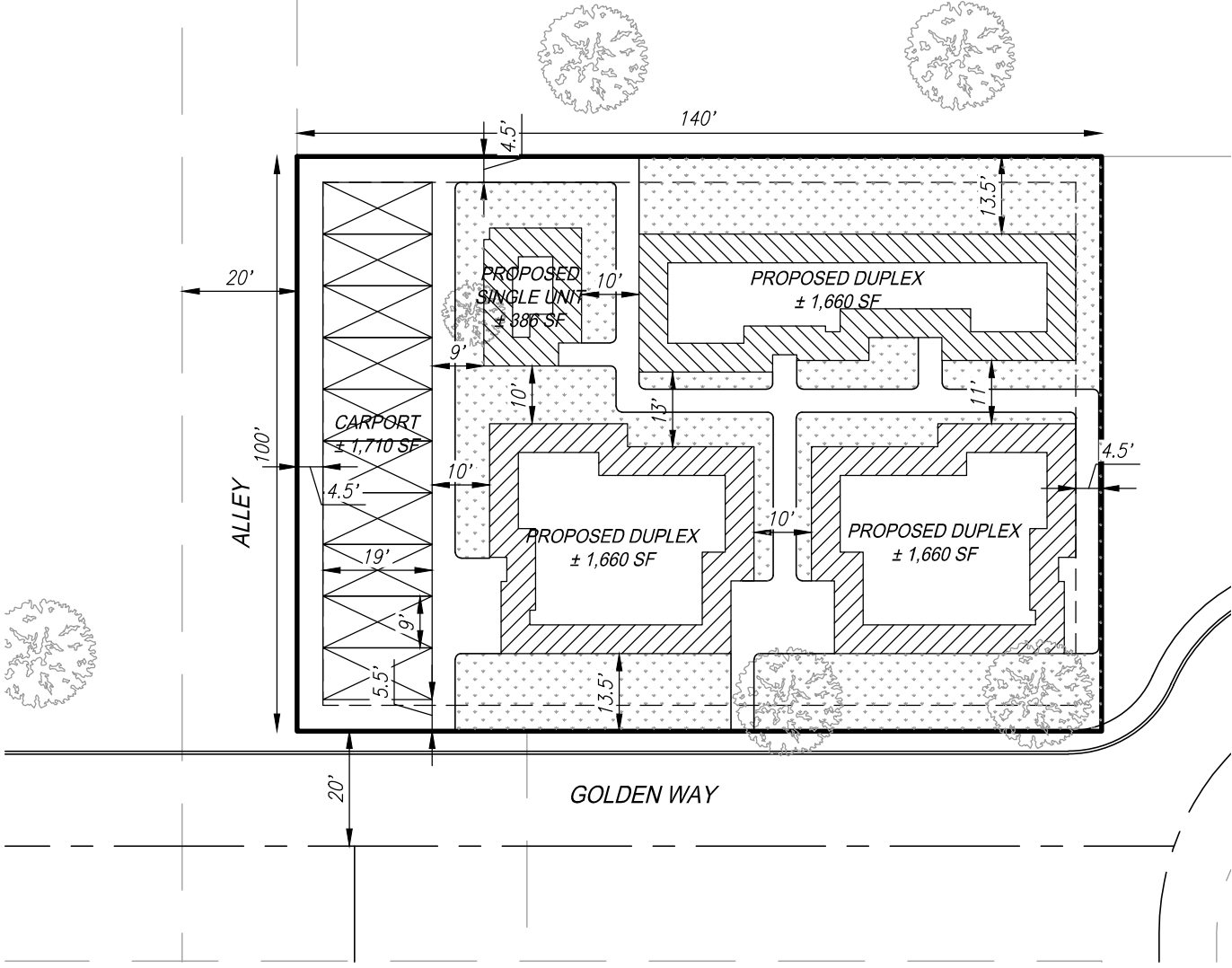
NOTE: 10 PERCENT MINOR  
 DEVIATION  
 TO ALL  
 SETBACKS ARE APPLIED.



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|-------------------------|-------------------------------------------------|----------|-------------|
| EXHIBIT<br>DESCRIPTION: | PROJECT NAME:<br>SITE 2<br>CONCEPTUAL SITE PLAN |          | FIGURE<br>2 |
|                         | APN: 023-218-02S                                | 4/6/2023 |             |



**SITE INFORMATION**

APN: 023-100-24S  
 PROPERTY ADDRESS: NORTH OF GOLDEN WAY  
 Kerman, CA, 93630  
 SITE AREA (GROSS): +/- 14,000 SQUARE FEET  
 CURRENT LAND USE: VACANT (UNDEVELOPED)  
 ZONING: R-3  
 PLANNED LAND USE: HIGH DENSITY RESIDENTIAL

**LEGEND**

- — — — — EXISTING RIGHT-OF-WAY
- - - - - EXISTING ROAD CENTERLINE
- PROPERTY LINE
- - - - - EXISTING PARCEL LINE
- - - - - SETBACKS PER MUNICIPAL CODE
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED TREE

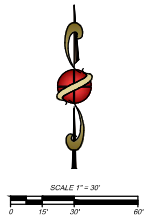
**PROPOSED DEVELOPMENT**

PROPOSED USE: DUPLEX  
 PROPOSED UNITS: 6 UNITS  
 DENSITY: 21.8 UNITS PER ACRE (GP STANDARDS: 20-24 DU/AC)  
 LOT COVERAGE: 50.5% (STANDARD: 50% COVERAGE)  
 BUILDING HEIGHT: 15 FEET, 1 STORY.

**PARKING**

REQUIRED PARKING STALLS: 11 COVERED STALLS (MINOR DEVIATION APPLIED)  
 PROPOSED PARKING STALLS: 10 COVERED STALLS

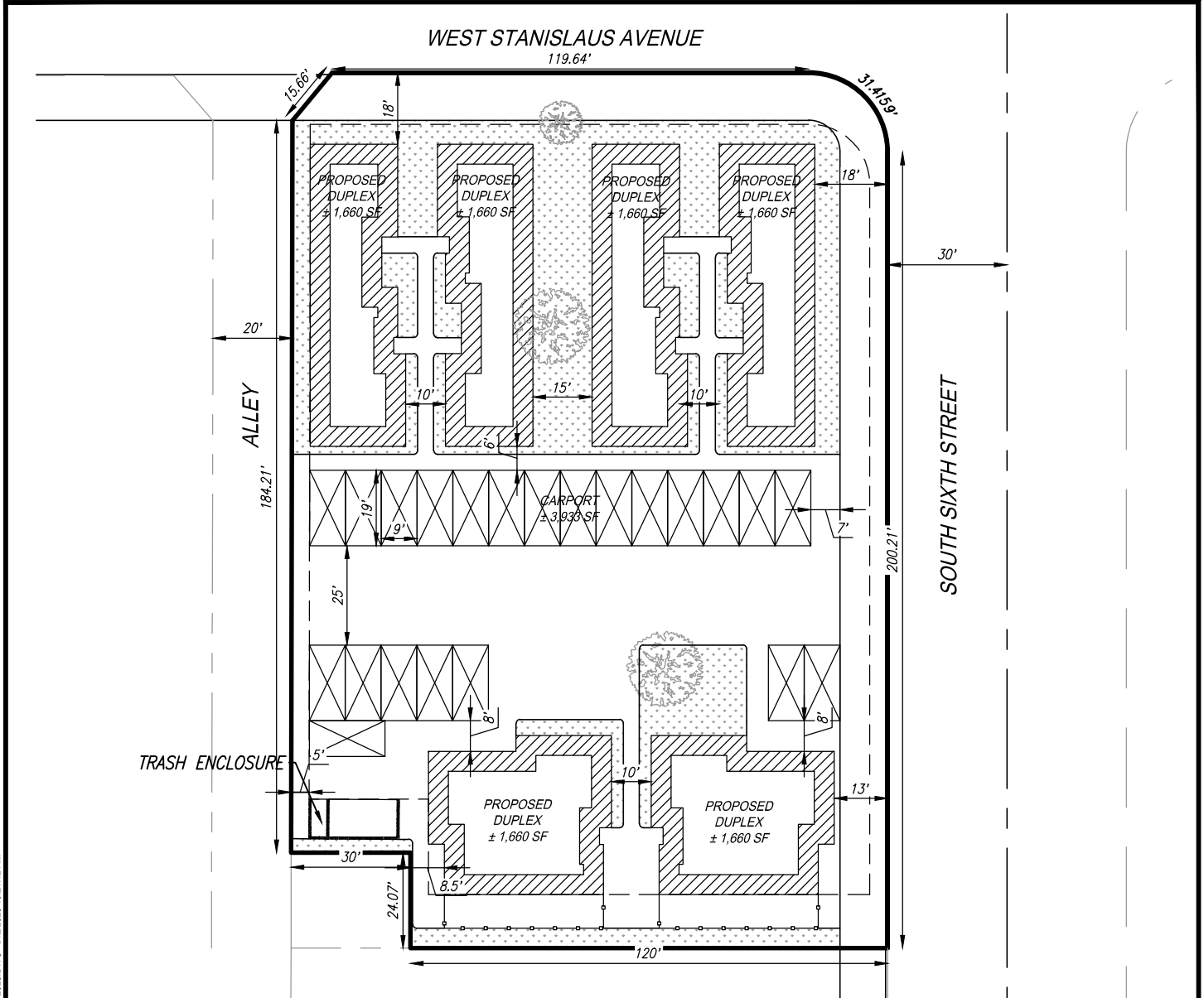
NOTE: 10 PERCENT MINOR DEVIATION TO ALL SETBACKS ARE APPLIED.



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|                                      |                                |          |                    |
|--------------------------------------|--------------------------------|----------|--------------------|
| <b>EXHIBIT</b>                       | PROJECT NAME:<br><b>SITE 3</b> |          | FIGURE<br><b>3</b> |
|                                      | CONCEPTUAL SITE PLAN           |          |                    |
| DESCRIPTION:<br><br>APN: 023-100-24S | 5/10/2023                      | 21-009.4 |                    |



**SITE INFORMATION**

APN: 023-405-02S  
 PROPERTY ADDRESS: SOUTHWEST CORNER OF WEST STANISLAUS AVENUE AND SOUTH SIXTH STREET, KERMAN, CA, 93630  
 SITE AREA (GROSS): +/- 26,250 SQUARE FEET  
 CURRENT LAND USE: VACANT (UNDEVELOPED)  
 ZONING: R-3  
 PLANNED LAND USE: HIGH DENSITY RESIDENTIAL

**LEGEND**

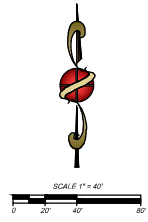
- EXISTING RIGHT-OF-WAY
  - - - EXISTING ROAD CENTERLINE
  - PROPERTY LINE
  - - - EXISTING PARCEL LINE
  - - - SETBACKS PER MUNICIPAL CODE
  - [Patterned Box] PROPOSED LANDSCAPE
  - [Hatched Box] PROPOSED STRUCTURE
  - [Tree Symbol] PROPOSED TREE
- NOTE: 10 PERCENT MINOR DEVIATION TO ALL SETBACKS ARE APPLIED.

**PROPOSED DEVELOPMENT**

PROPOSED USE: DUPLEX  
 PROPOSED UNITS: 12 UNITS  
 DENSITY: 20.0 UNITS PER ACRE (GP STANDARDS: 20-24 DU/AC)  
 LOT COVERAGE: 52.9% (STANDARD: 50% COVERAGE)  
 BUILDING HEIGHT: 15 FEET, 1 STORY.

**PARKING**

REQUIRED PARKING STALLS : 22 COVERED STALLS (MINOR DEVIATION APPLIED)  
 PROPOSED PARKING STALLS : 22 COVERED STALLS



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|                                                 |                                                 |          |             |
|-------------------------------------------------|-------------------------------------------------|----------|-------------|
| EXHIBIT<br>DESCRIPTION:<br><br>APN: 023-405-02S | PROJECT NAME:<br>SITE 4<br>CONCEPTUAL SITE PLAN |          | FIGURE<br>4 |
|                                                 | 4/12/2023                                       | 21-009.4 |             |