

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

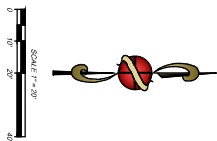
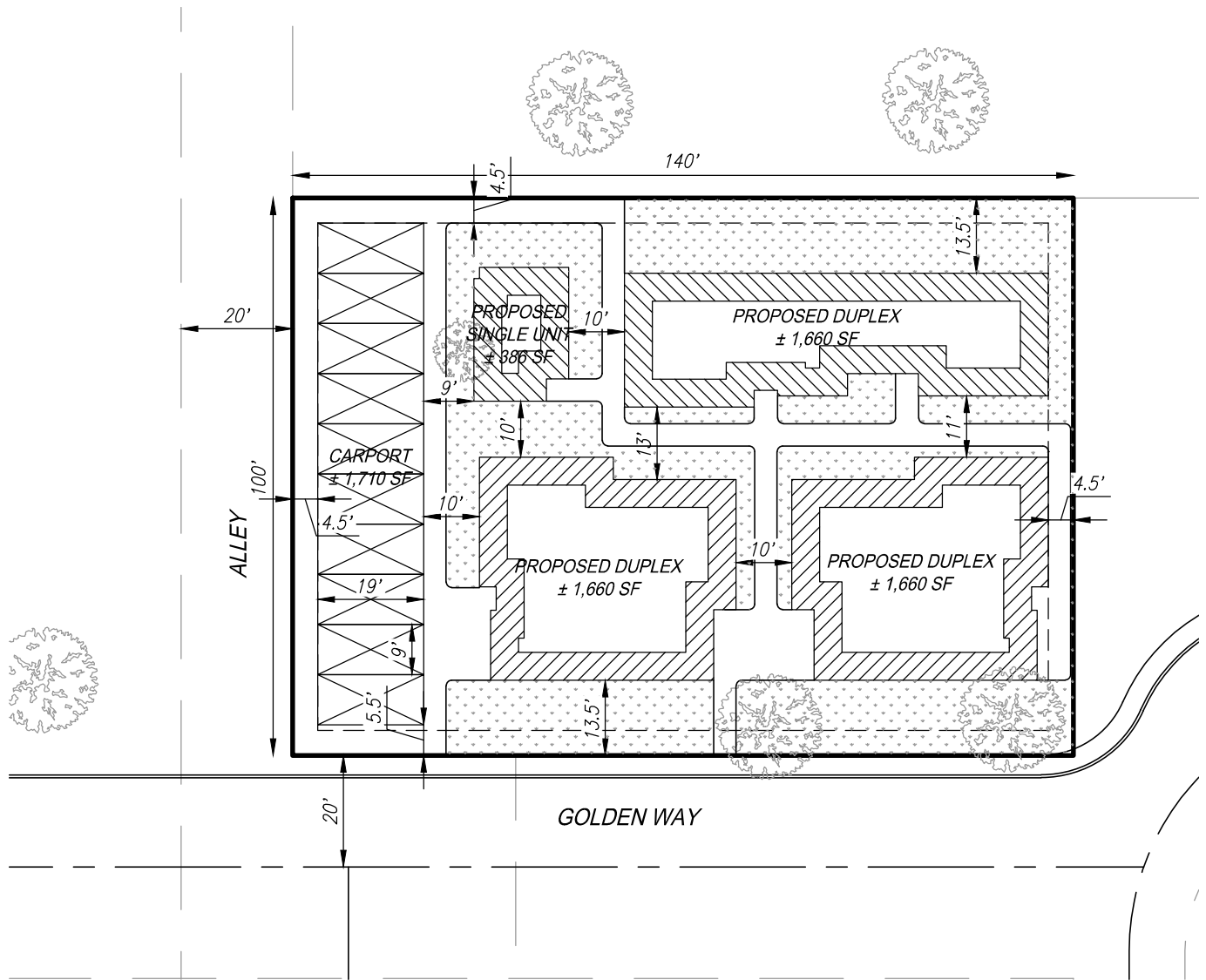


EXHIBIT	PROJECT NAME:		FIGURE
DESCRIPTION:	SITE 1 CONCEPTUAL SITE PLAN		
APN: 023-213-07S	4/6/2023	21-009.4	1



P:\CIVIL 3D PROJECTS\2021\21-009\21-009-4 - MULTI-FAMILY PROGRAM\TASK 3 CONCEPTUAL LAYOUT SITE\21-009-4 SITE LAYOUTS 5-10-2023.DWG 5/10/2023 7:26:16 AM



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.

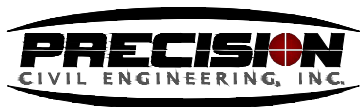
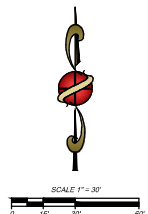
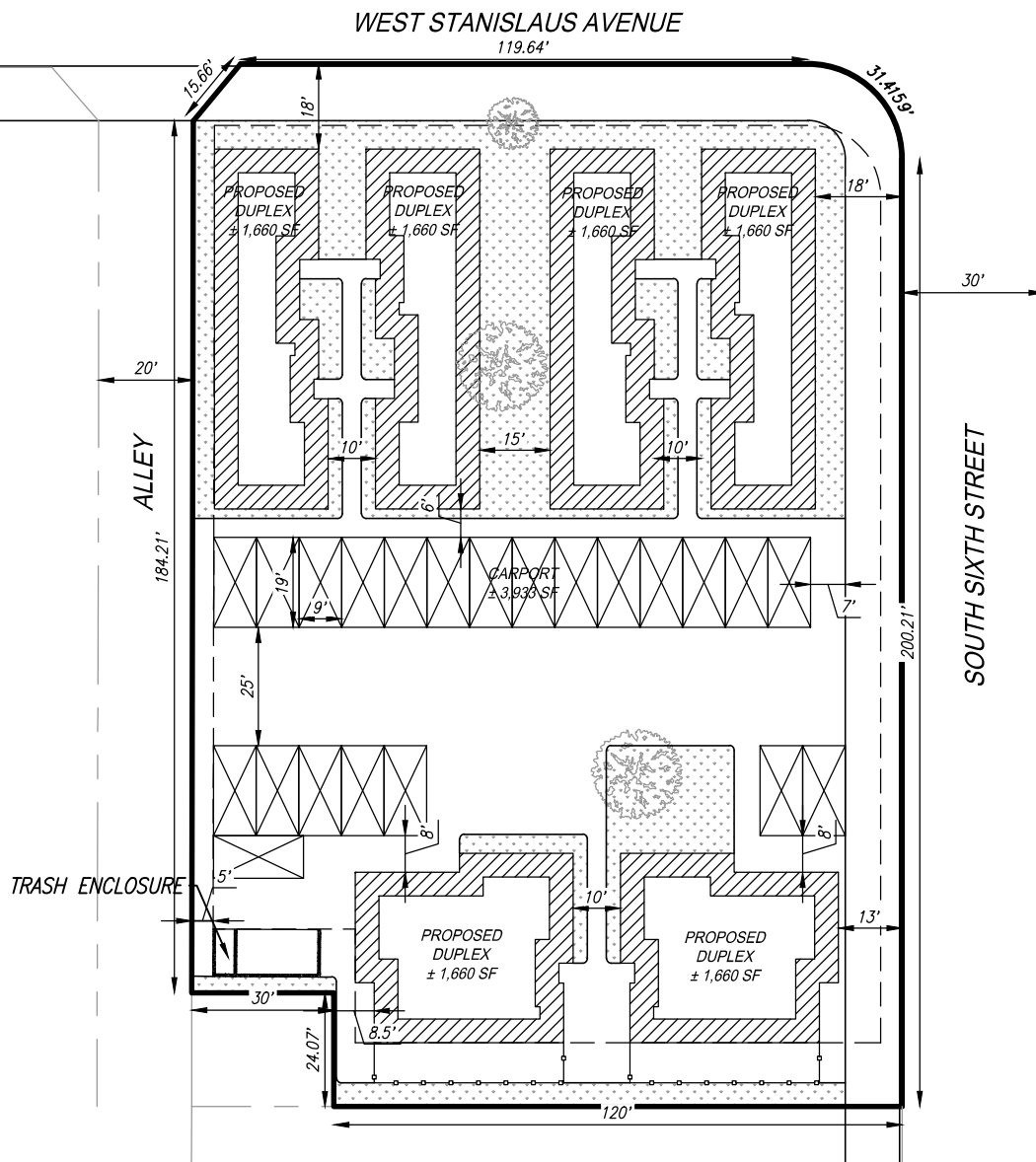


EXHIBIT
DESCRIPTION:
APN: 023-100-24S

PROJECT NAME:
SITE 3
CONCEPTUAL SITE PLAN
5/10/2023 21-009.4

FIGURE
3



SITE INFORMATION

LEGEND

PROPOSED DEVELOPMENT

PARKING



PROJECT NAME: SITE 4 CONCEPTUAL SITE PLAN	
4/12/2023	21-009.4

