

# TPM 22-01

Edward Real  
Assistant City Planner

## Zoning Information

- RM-3 Multifamily Residential
- Minimum Lot Size = 5,000 sq. ft.
- 3,000 sq. ft./unit



- Proposed Use
- 4 parcels and a remainder
- Duplex on each lot
- 8 total units
- Develop remainder later

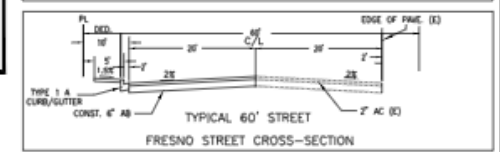
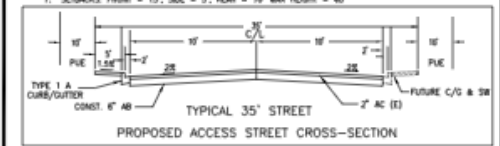
# TENTATIVE PARCEL MAP No. \_\_\_\_\_

IN THE CITY OF LINDSAY, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA

ALL OF LOTS 17 AND 18 OF THE DRINKWELL ORANGEVALE VILLA ACRE TRACT, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 10, PAGE 36 OF MAPS, TULARE COUNTY RECORDS

CONSISTING OF ONE SHEET FOR **JAGJIT S. DHILLON AND KARIN SINGH** JUNE 10, 2020

- NOTES:**
1. THIS PROPERTY IS LOCATED IN ZONE # ACCORDING TO THE FLOOD INSURANCE RATE MAP COUNTY NUMBER 06460, MAP NUMBER 06101C105E, EFFECTIVE DATE JUNE 16, 2008.
  2. THE AVERAGE ELEVATION OF THE SUBJECT PROPERTY IS APPROXIMATELY 368' PER SURVEY PERFORMED BY CVEAS, INC. ON MARCH 1988 DATUM.
  3. ASSUMED STORM DRAINAGE IS SURFACE DRAINAGE TO FRESNO STREET.
  4. FUTURE SEWER/WATER TIES TO EXISTING LINES IN FRESNO STREET.
  5. VACANT LOT (NO BUILDINGS OR **DECKS** EXISTED ON SITE).
  6. ZONING: THE EXISTING ZONING FOR THE PROPERTY IS MEDIUM DENSITY (RM-3) AND IT WOULD REMAIN THE SAME AFTER THE PARCEL MAP.
  7. SETBACKS: FRONT = 15', SIDE = 5', REAR = 10' MAX HEIGHT = 40'



**OWNERS CERTIFICATE:**

WE HEREBY APPLY FOR APPROVAL OF DIVISION OF REAL PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP AND CERTIFY THAT WE ARE A LEGAL OWNER OF SAID PROPERTY AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAGJIT S. DHILLON \_\_\_\_\_ DATE \_\_\_\_\_  
KARIN SINGH \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY CONTROL DATUM**

HORIZONTAL (BASIS OF BEARINGS): CENTER LINE OF FRESNO STREET TAKEN TO BE NORTH 87°30'25" WEST PER (R-1)

VERTICAL (BENCH MARK): FRESH BRASS CAP MONUMENT SIZE 1 1/2" DIA. 1 1/2" HIGH TULARE ROAD AND INTERSECT 65' S.E. = 871.50' NAD83 DATUM

EXISTING USE	MEDIUM DENSITY
PROPOSED USE	MEDIUM D
STORM DRAIN BY	CITY OF LINDSAY
WATER BY	CITY OF LINDSAY
SEWER BY	CITY OF LINDSAY
APN:	199-100-003

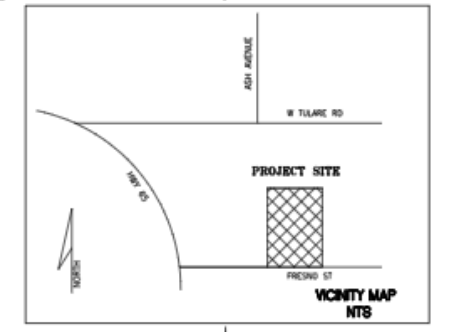
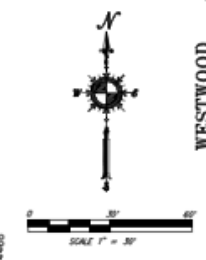
<b>CVEAS</b> CENTRAL VALLEY ENGINEERING AND SURVEYING	DATE OF SURVEY	6/10/2021
2011 URBAN STREET SELMA, CA 94662	JOB NO.	210486X
Tel: (959) 891-0811 Fax: (959) 891-0815	DRAWN BY:	MS
www.cveas.com Email: info@cveas.com	CHECKED BY:	N.SAVITRA
	DRAWING NAME:	TWA
	DATE:	7/8/2021
	REVISION DATE:	10/15/2021
		3/15/2022
		2/25/2022

**OWNERS INFO:**

JAGJIT S. DHILLON  
3610 N. WINDSET CT.  
VESALIA, CA 93291

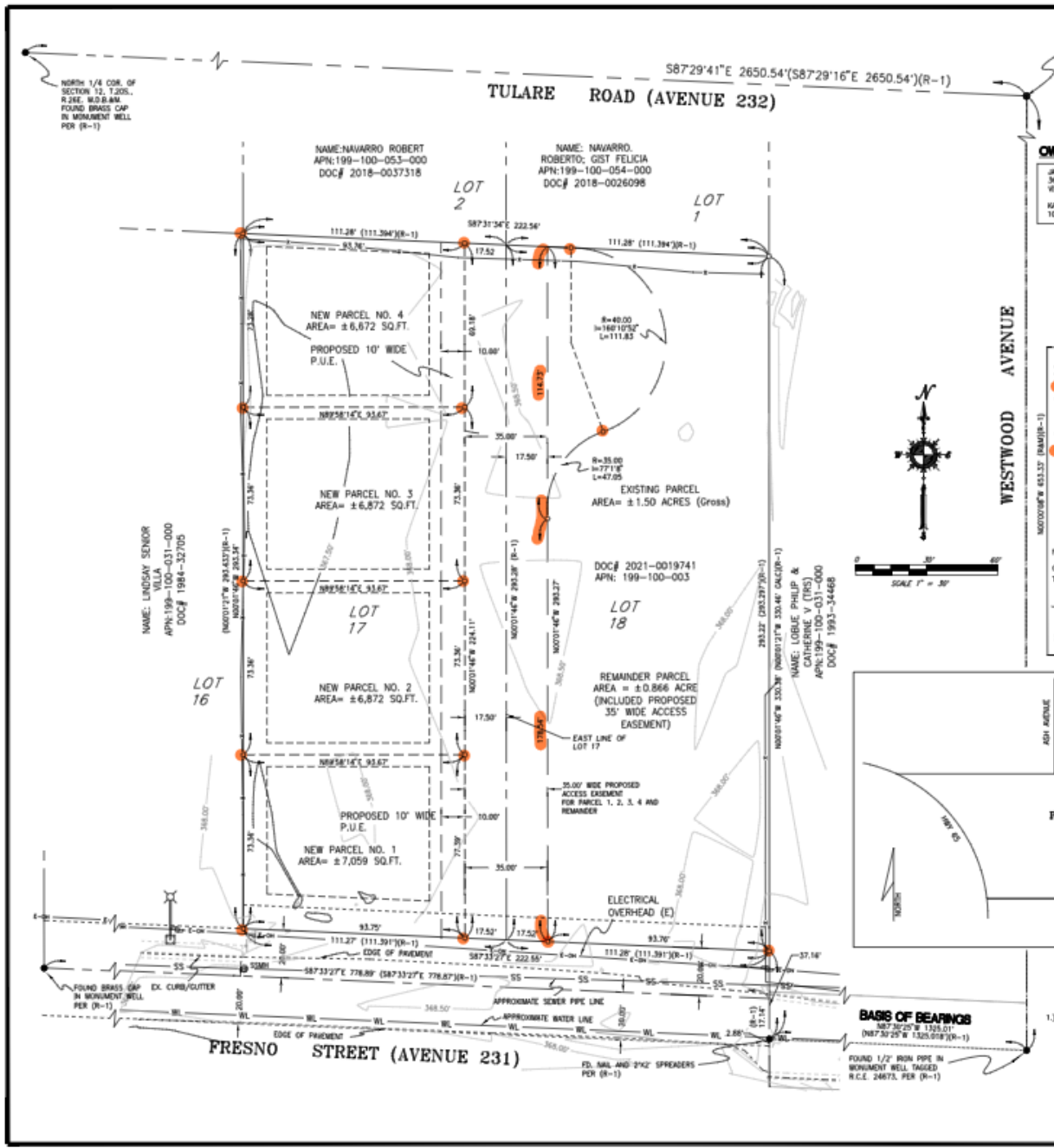
KARIN SINGH  
1001 FRESNO STREET, LINDSAY CA 93247

- LEGEND:**
- ORIGINAL BOUNDARY
  - NEW DIVISION
  - SECTION LINE
  - ROAD RIGHT OF WAY
  - FENCE
  - E-CH1 OVERHEAD LINE
  - PROPOSED PROPERTY CORNER LOCATION (NOTHING SET AT THIS TIME)
- (R-1) RECORD DATA PER RECORD OF SURVEY MAP IN BOOK 27 OF SURVEY MAPS AT PAGE 56 T.C.R.
- MONUMENTS FOUND AND ACCEPTED AS DESCRIBED OR AS NOTED
- PROPOSED PROPERTY CORNER LOCATION (NOTHING SET AT THIS TIME)
- NOT TO SCALE
- O.R.T.C. OFFICIAL RECORDS TULARE COUNTY T.C.R. TULARE COUNTY RECORDS.
- EXISTING POWER POLE
- SEWER
- EXISTING SANITARY SEWER MANHOLE AS NOTED
- EXISTING STREET LIGHT



**NON-PLOTTABLE EASEMENTS(S)**

1.) EASEMENT FOR POLES AND POLE LINES PURPOSES GRANTED TO MT. WHENEY POWER CO. RECORDED IN BOOK 121, PAGE 46, O.R.T.C.





Questions?

