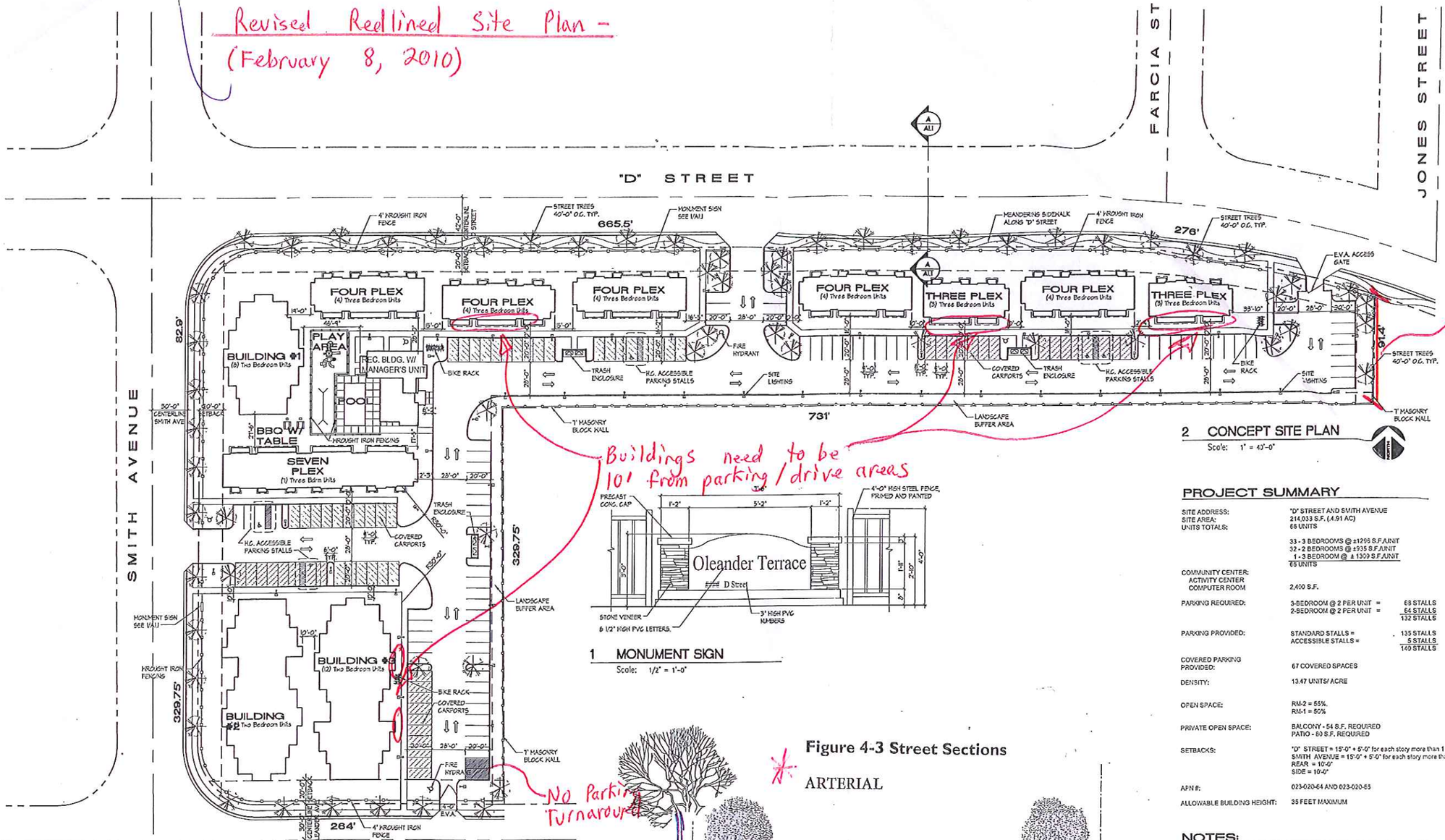
Revised Redlined Site Plan -
(February 8, 2010)



2 CONCEPT SITE PLAN
Scale: 1" = 40'-0"

1 MONUMENT SIGN
Scale: 1/2" = 1'-0"

PROJECT SUMMARY

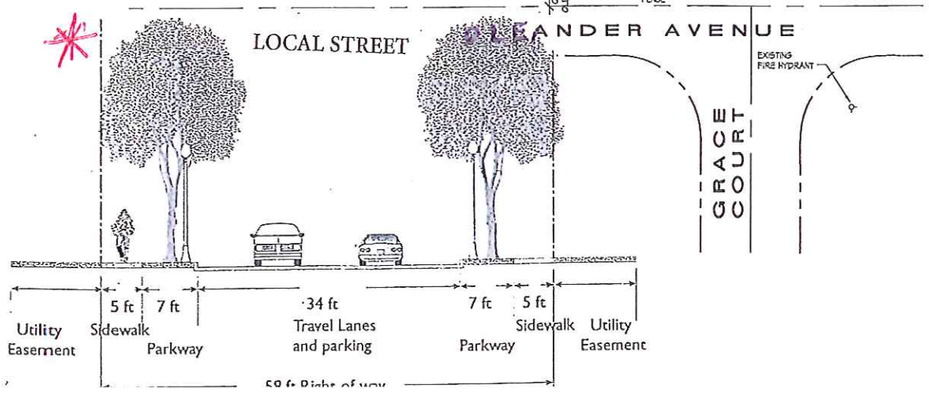
SITE ADDRESS:	"D" STREET AND SMITH AVENUE
SITE AREA:	214,033 S.F. (4.91 AC)
UNITS TOTALS:	68 UNITS 33 - 3 BEDROOMS @ ±1299 S.F./UNIT 32 - 2 BEDROOMS @ ±935 S.F./UNIT 1 - 3 BEDROOM @ ± 1309 S.F./UNIT 68 UNITS
COMMUNITY CENTER: ACTIVITY CENTER COMPUTER ROOM	2,400 S.F.
PARKING REQUIRED:	3-BEDROOM @ 2 PER UNIT = 68 STALLS 2-BEDROOM @ 2 PER UNIT = 64 STALLS 132 STALLS
PARKING PROVIDED:	STANDARD STALLS = 135 STALLS ACCESSIBLE STALLS = 5 STALLS 140 STALLS
COVERED PARKING PROVIDED:	67 COVERED SPACES
DENSITY:	13.47 UNITS/ ACRE
OPEN SPACE:	RM-2 = 55%. RM-1 = 50%
PRIVATE OPEN SPACE:	BALCONY - 54 S.F. REQUIRED PATIO - 80 S.F. REQUIRED
SETBACKS:	"D" STREET = 15'-0" + 5'-0" for each story more than 1 SMITH AVENUE = 15'-0" + 5'-0" for each story more than 1 REAR = 10'-0" SIDE = 10'-0"
APN #:	023-020-64 AND 023-020-65
ALLOWABLE BUILDING HEIGHT:	35 FEET MAXIMUM

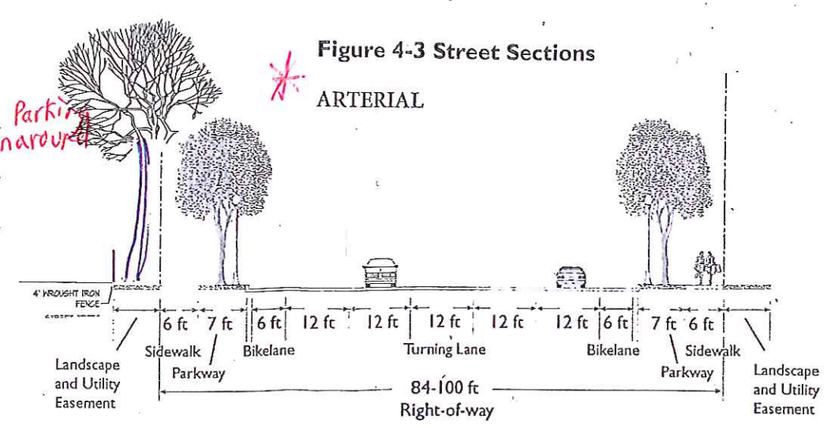
NOTES:

- SITE LIGHTING -SPACED EVERY 50'-0" TYP. LOW PRESSURE SODIUM - POLE MOUNTED SEE ATTACHED CUT-SHEETS

—o—o— 7' MASONRY BLOCK

—o—o— WROUGHT IRON FENCING





Conforms to 12/18/2007 City Council Approval

HOLLY SMYTH
PLANNING DIRECTOR
CITY OF LEMOORE
210 FOX ST.
LEMOORE, CA 93245

H Smyth

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STAMP

CONSULTANT

CLIENT

PROJECT
Oleander Terrace
Lemoore, California
"D" and Smith Street

NO.	DESCRIPTION	DATE

SHEET TITLE
CONCEPT SITE PLAN

Owner Approval:
Plancheck Submittal:
Issued for Bid:
Final Approval:
Project No.: 000.0000.00

Scale: VARIES
Drawn by: KH
Checked by: KAM
Date: 08/10/08
SHEET NUMBER A1.1

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Oleander Terrace

STREET ELEVATION - (EAST D STREET)

STREET ELEVATION - (WEST D STREET)

Approved by City Council 12/18/2007 H Smyth

HOLLY SMYTH
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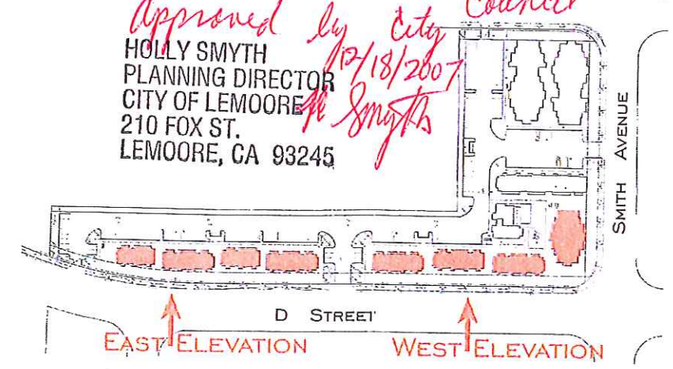
LEMOORE, CA 93245



SITE KEY PLAN

SHS

Lemoore, California

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T 858.755.5848 F 858.755.0250

STAMP

CONSULTANT

PROJECT
Oleander Terrace
"D" and Smith Street
Lemoore, California

CLIENT

NO.	DESCRIPTION	DATE

SHEET TITLE
"D" STREET ELEVATION

Owner Approval:
Plancheck Submittal:
Issued for Bid:
Final Approval:
Project No.: 134.0614.10

Scale:	N.T.S.	SHEET NUMBER
Drawn by:	KH	A3.4
Checked by:	KH	
Date:	02/01/08	

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