

11741 11TH AVE., HANFORD

for sale

OFFERED AT: \$549,900

- **ZONING:** RM
- **LAND USE:** MEDIUM DENSITY RESIDENTIAL
- **LOT:** 4.78 ACRES
- **SITE PLAN REVIEW:** PENDING APPROVAL
- **PARCEL:**
 - **APN** 011-420-031-000

69-Unit Multi-Family Development - Site Plan Review Approval-pending! This opportunity is an open lot ready for development situated on a lively 11th & Bonneyview Lane in South Hanford. The subject property is located within the Hanford city limits and is zoned RM with many options for development.

SITE PLAN PENDING PROJECT DETAILS:

- 69 units
- 11 apartment buildings-each 4 beds
- 1 Single Family Residence
- 2 accessory structures w/ carports & open parking

WWW.11741HANFORD.INFO



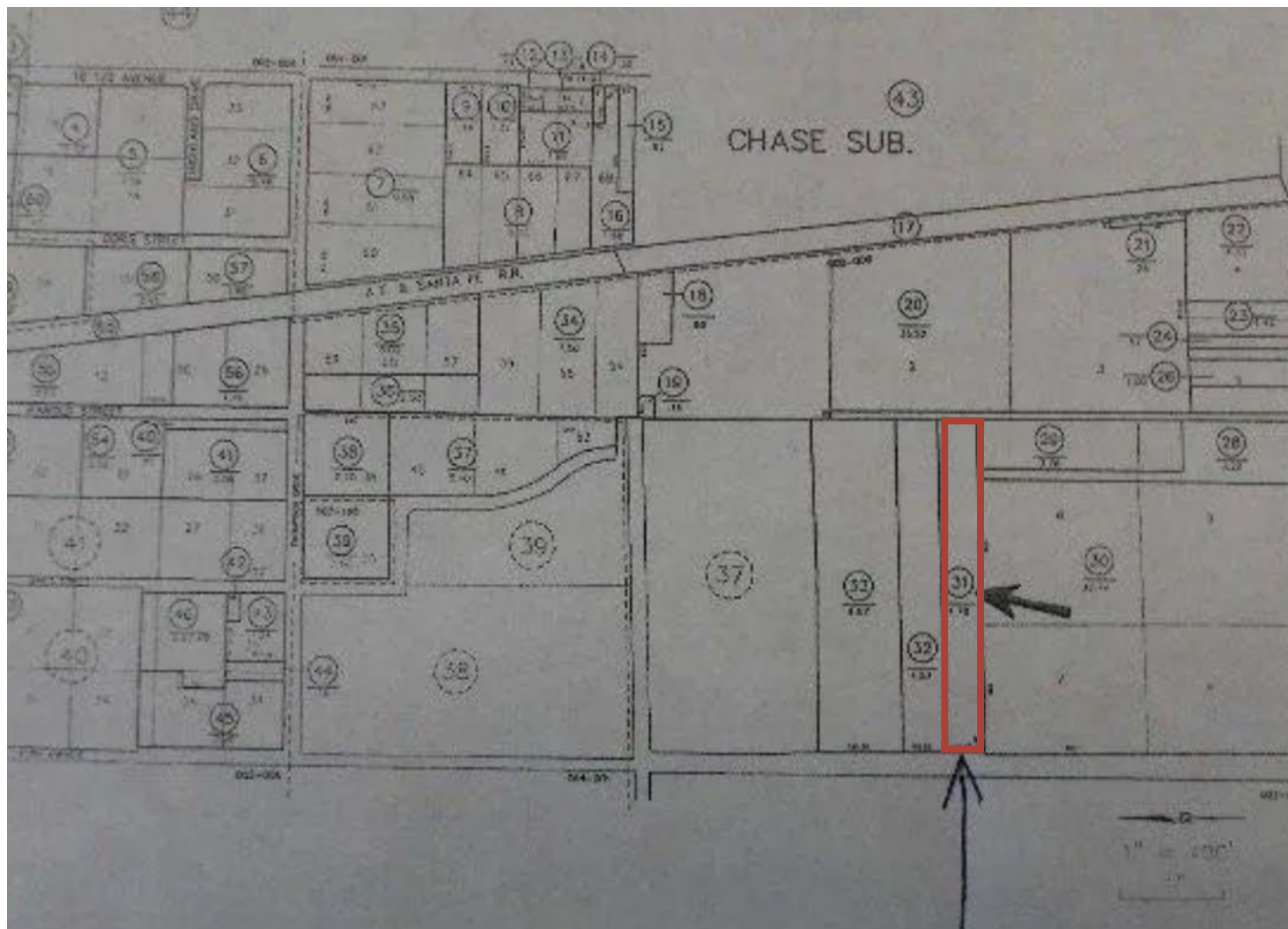
CONTACT:
JENNY GRAHAM
559-904-6436
JENNY@ROBYNICENHOWER.COM



ROBYN ICENHOWER & ASSOCIATES
1300 W. MAIN ST.,
VISALIA, CA 93291

kw
KELLERWILLIAMS | DRE# 01810074

PARCEL MAP



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PROPERTY MAP

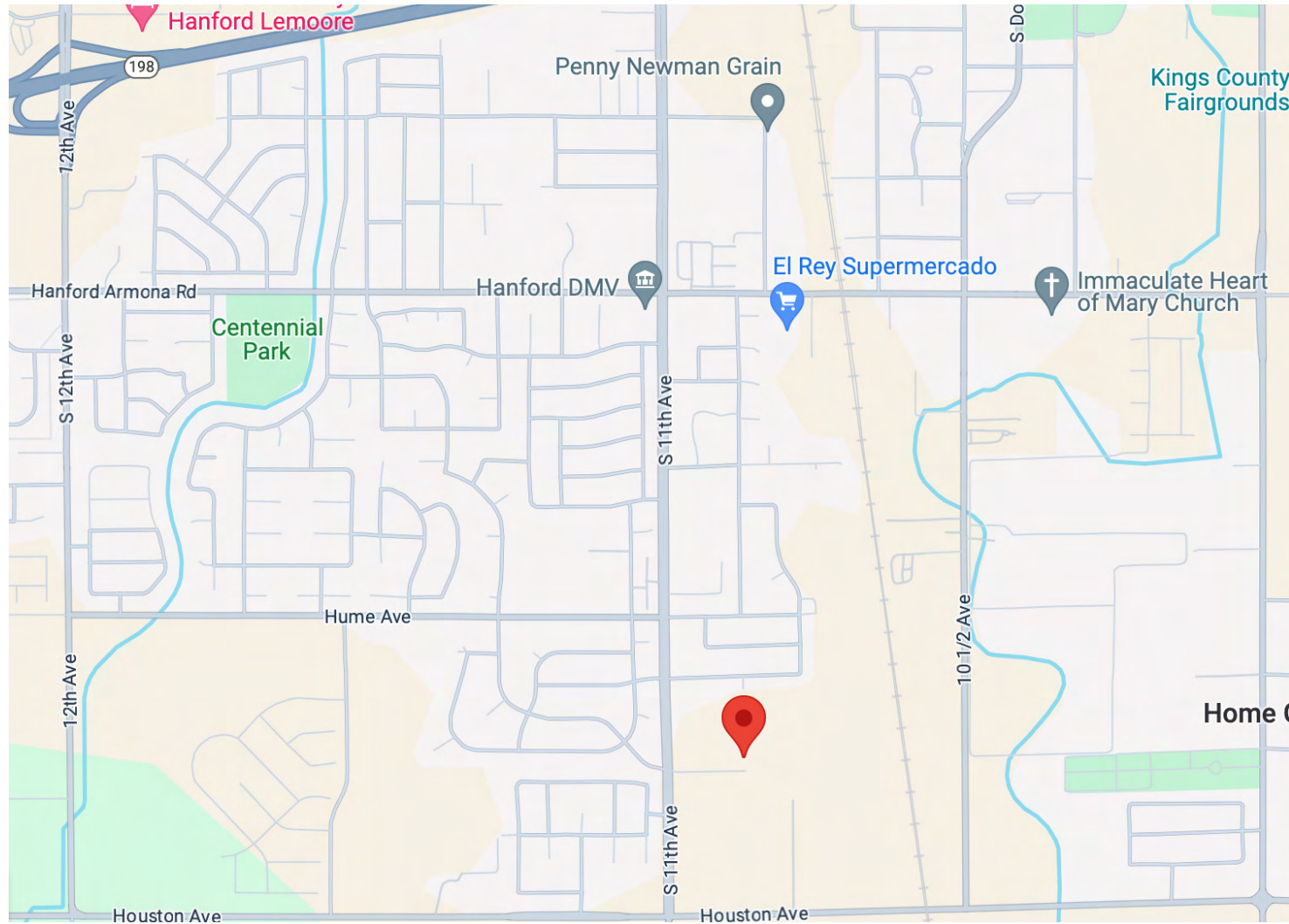


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LOCATION MAP


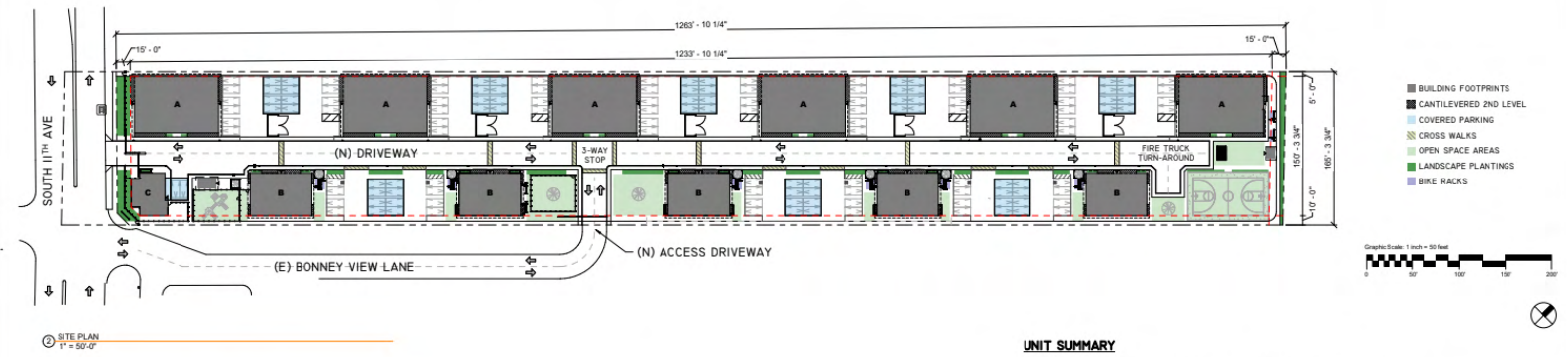


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MULTI-FAMILY DEVELOPMENT SITE PLANS

<p>VICINITY MAP</p> 	<p>BLDG CODE DATA</p> <p>TYPE OF CONSTRUCTION: TYPE V-B OCCUPANCY: R-3 SPRINKLERED: Yes GOVERNING CODES: City of Hanford Municipal Code, Title 17 (Zoning) 2022 CA Building Standards Code 2022 CA Electrical Code 2022 CA Plumbing Code 2022 CA Mechanical Code 2022 CA Green Building Standards Code</p>	<p>ZONING COMPLIANCE</p>																																															
<p>SCOPE OF WORK</p> <p>MULTI-FAMILY RESIDENTIAL DEVELOPMENT 11 APT BUILDINGS, 1 SFR, 2 ACCESSORY STRUCTURES W/ CARPORTS AND OPEN PARKING</p>	<p>SITE DATA</p> <p>JURISDICTIONS: City of Hanford Planning/Building/Fire/Eng County of Kings Public Works (Stormwater) San Joaquin Valley Air Pollution Control District</p> <p>ZONE: RM LAND USE: Medium Density Residential PROJECT ADDRESS: 11741 S 11TH AVE JURISDICTION: CITY OF HANFORD CA SITE DIMENSIONS: 165 FT X 1279 FT PARCEL AREA (GROSS): 217,967.64 SQ FT (5 ACRES) PARCEL AREA (NET): 208,041.08 SQ FT (4.78 ACRES) PARCEL ID: 011-420-031-000 MAP BOOK: 11 PG 42 EXISTING BUILDING AREA: 0 SQ FT (NONE ON SITE)</p>	<p>UNIT DENSITY</p> <p># RESIDENTIAL UNITS ALLOWED: 1 UNIT/3000 SQ FT NET AREA/3000 = 69 UNITS</p> <p>BUILDING PROPOSED: 6 X TYPE A BUILDINGS (8 UNITS/BLDG) 5 X TYPE B BUILDINGS (4 UNITS/BLDG) 1 X TYPE C BUILDING (SINGLE FAMILY HOME)</p> <p>TOTAL UNITS PROPOSED: 69 UNITS TOTAL 4 BEDROOMS PER UNIT</p>	<p>PARKING REQUIRED*</p> <p># SPACES REQUIRED: 2 SPACES/UNIT X 69 UNITS = 138 SPACES # COVERED SPACES REQUIRED: 50% OF TOTAL SPACES = 69 SPACES # EV SPACES REQUIRED: 4 SPACES ADA SPACES REQUIRED: 2 CAR AND 1 VAN SPACE</p> <p>DRIVEWAY WIDTH ALLOWED: 40% OF LOT WIDTH = 165.25 FT X 40% = 66 FT 2.6 FT DRIVEWAY WIDTH PROPOSED: 26 FT</p> <p>PARKING PROPOSED: TOTAL PARKING SPACES PROPOSED: 140 SPACES - ALL STANDARD COVERED SPACES PROPOSED: 72 SPACES (51% OF TOTAL) EV SPACES PROPOSED: 4 SPACES ADA PARKING SPACES PROPOSED: 6 CAR, 5 VAN</p> <p>DRIVEWAY WIDTH: 26 FT + 4 FT (CLEAR) SIDEWALKS ON BOTH SIDES</p>																																														
		<p>TREE REQUIREMENTS</p> <p>ALL TREES - MIN 15 GAL SIZE MIN 50% OF TREES - 24" BOX SIZE</p> <p># TREES PROVIDED: 20 TREES # OF 15 GAL TREES: 16 TREES # OF 24" BOX TREES: 4 TREES</p>	<p>TRASH ENCLOSURE REQUIREMENTS</p> <p>0.5 CU. YD. PLUNT. PWK. 69 UNITS X 0.5 = 34.5 CU. YDS. 36 CU. YDS REQ'D/ 3 YDS PER BIN = 12 BIN REQ'D = 4 X 3-BIN ENCLOSURES REQ'D</p> <p>PROPOSED: 5 X 3-BIN ENCLOSURES</p>																																														
		<p>OPEN SPACE REQUIREMENTS</p> <p>5% OF PARCEL AREA 208,041.08 sq. ft. X 5% = 10,402.06 SQ FT OF OPEN SPACE</p> <p>PROPOSED OPEN SPACE = 16,000 SQ FT</p>																																															
 <p>LEGEND:</p> <ul style="list-style-type: none"> BUILDING FOOTPRINTS CANTILEVERED 2ND LEVEL COVERED PARKING CROSS WALKS OPEN SPACE AREAS LANDSCAPE PLANTINGS BIKE RACKS <p>Scale: 1" = 50'-0"</p>																																																	
<p>11th AVE APARTMENTS</p> <p>11741 S 11TH AVE HANFORD CA 93230</p>	<p>GENERAL CONTRACTOR</p> <p>HOLLOWAY CONSTRUCTION BRANDON HOLLOWAY 559 585 0368 BRANDON@HOLLOWAYCONSTRUCTIONINC.NET WWW.HOLLOWAYCONSTRUCTIONINC.NET CA LIC: 875511 A B C-9</p> <p>PROJECT MANAGER</p> <p>RODNEY CUDMORE 380-424-8207 RODNEYCUDMORE@GMAIL.COM</p>	<p>STRUCTURAL ENGINEER</p> <p>ROHIT GRANDH, PE 928-658-6325 ROHIT.GRANDH@GMAIL.COM</p> <p>ENERGY CONSULTANT</p> <p>RAFFI DAR PRECISE GREEN CONSULTING 818-446-6563 RAFFI@PRECISEGREENCONSULTING.COM WWW.PRECISEGREENCONSULTING.COM</p>	<p>CIVIL ENGINEER/SURVEYOR</p> <p>NICK SAHOTLA, PLS CENTRAL VALLEY ENGINEERING & SURVEYING INC. 2511 LOGAN STREET, SELMA, CA 93662 (559) 891-8181 NSAHOTLA@CIVEAS.COM</p>	<p>UNIT SUMMARY</p> <table border="1"> <tr> <td>BLDG TYPE A (x6)</td> <td>2-STORY</td> <td>10,400 SF</td> <td>8 UNITS</td> </tr> <tr> <td>UNIT TYPE A1</td> <td>LEVEL 1</td> <td>1,250 SF</td> <td>2 UNITS</td> </tr> <tr> <td>UNIT TYPE A2</td> <td>LEVEL 1</td> <td>1,500 SF</td> <td>2 UNITS</td> </tr> <tr> <td>UNIT TYPE A3</td> <td>LEVEL 2</td> <td>1,250 SF</td> <td>2 UNITS</td> </tr> <tr> <td>UNIT TYPE A4</td> <td>LEVEL 2</td> <td>1,400 SF</td> <td>2 UNITS</td> </tr> <tr> <td>BLDG TYPE B (x5)</td> <td>2-STORY</td> <td>5,800 SF</td> <td>4 UNITS</td> </tr> <tr> <td>UNIT TYPE B1</td> <td>LEVEL 1</td> <td>1,400 SF</td> <td>2 UNITS</td> </tr> <tr> <td>UNIT TYPE B4</td> <td>LEVEL 2</td> <td>1,500 SF</td> <td>2 UNITS</td> </tr> <tr> <td>BLDG TYPE C (x1)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SFR</td> <td>LEVEL 1</td> <td>1,600 SF</td> <td>1 UNIT</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>93,000 SF</td> <td>69 UNITS</td> </tr> </table>	BLDG TYPE A (x6)	2-STORY	10,400 SF	8 UNITS	UNIT TYPE A1	LEVEL 1	1,250 SF	2 UNITS	UNIT TYPE A2	LEVEL 1	1,500 SF	2 UNITS	UNIT TYPE A3	LEVEL 2	1,250 SF	2 UNITS	UNIT TYPE A4	LEVEL 2	1,400 SF	2 UNITS	BLDG TYPE B (x5)	2-STORY	5,800 SF	4 UNITS	UNIT TYPE B1	LEVEL 1	1,400 SF	2 UNITS	UNIT TYPE B4	LEVEL 2	1,500 SF	2 UNITS	BLDG TYPE C (x1)				SFR	LEVEL 1	1,600 SF	1 UNIT	TOTAL		93,000 SF	69 UNITS	<p>PLANNING</p> <p>DATE: 10/23/24 SHEET TITLE: PROJ DATA SHEET NO: A0-1</p>
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*FULL DETAILED SITE PLAN AVAILABLE UPON REQUEST

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ADDITIONAL PHOTOS



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