

OWNER:
THE HANFORD GROUP

IN C/O:



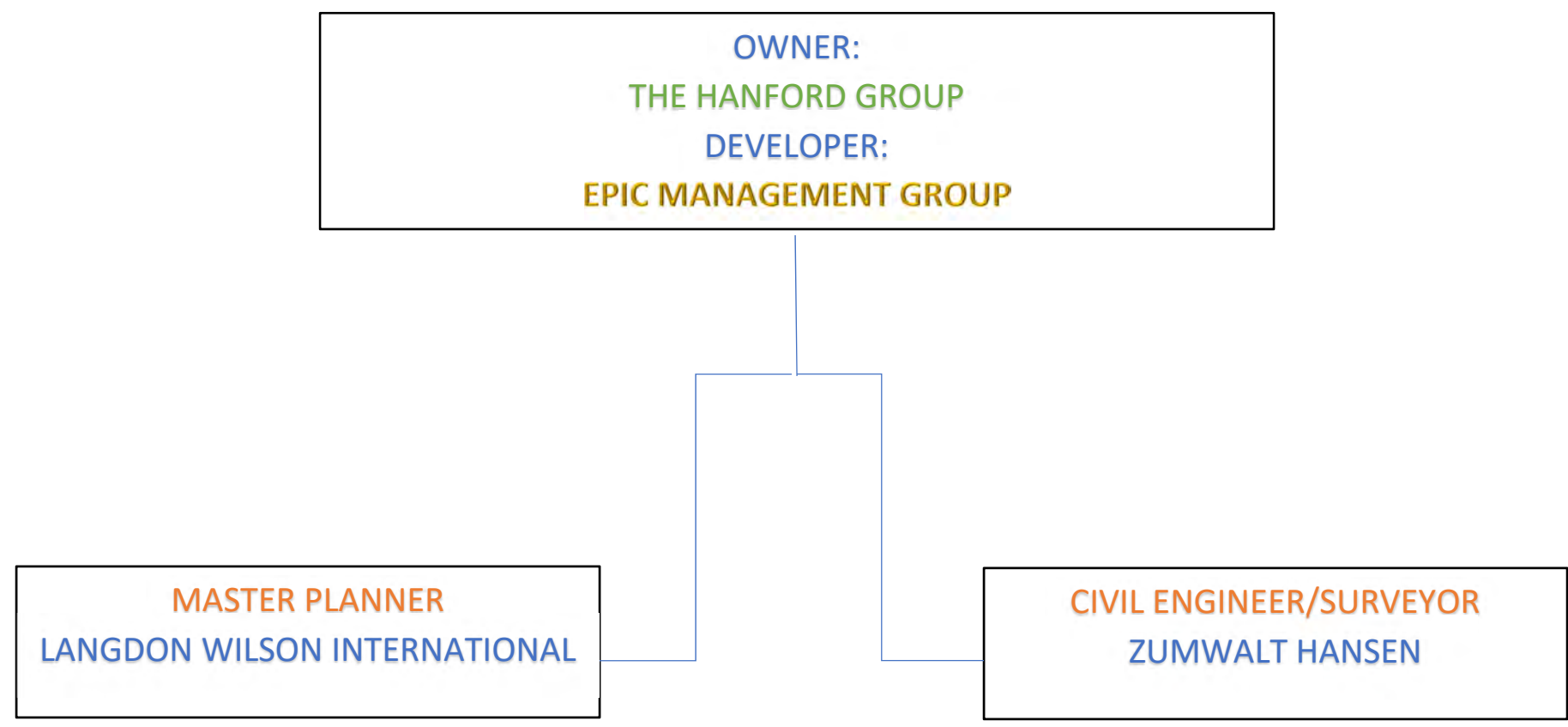
HANFORD PLACE

MEDICAL AND MIXED-USE PROPERTY



LANGDON WILSON
INTERNATIONAL

I. TEAM MEMBERS



II. PROJECT INTRODUCTION

The Hanford Group property is formed by three parcels:

Garavello Parcel	25.54 Acres
Liebert Parcel	10.26 Acres
Robinson Parcel	7.02 Acres

The proposed program is for 15 structures that will cover Medical outpatient clinic services, Hospitality, Specialized Education, Retail, Medical Office, Skilled Nursing and Assisted Living, and Multi-family.



III. SITE CONTEXT

The site is bound by highway 198 and the SJV railroad. There is a 50 foot setback from the centerline of the railroad to the proposed buildings. 5th Street cuts across the property in an East West direction. Campus Drive creates an entry directly into the site. Adventist Health is to the northwest of the site.

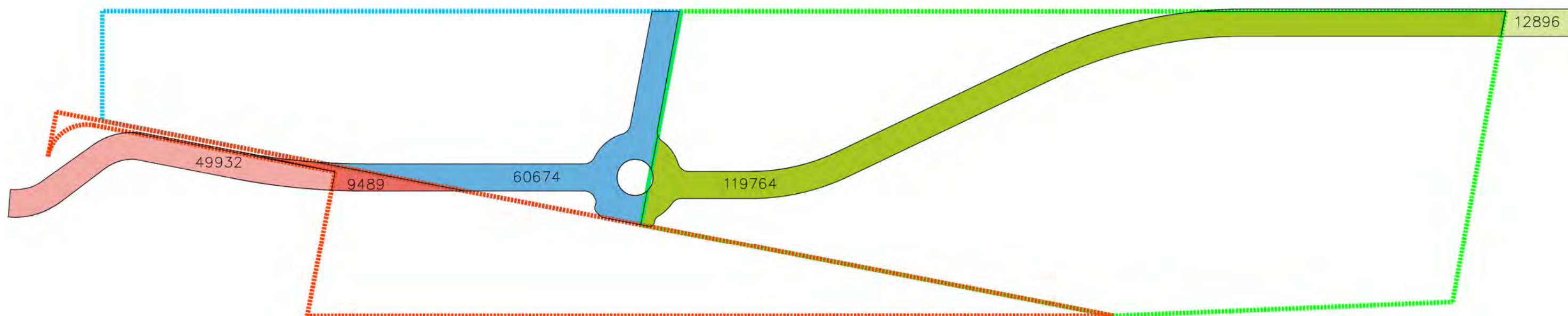
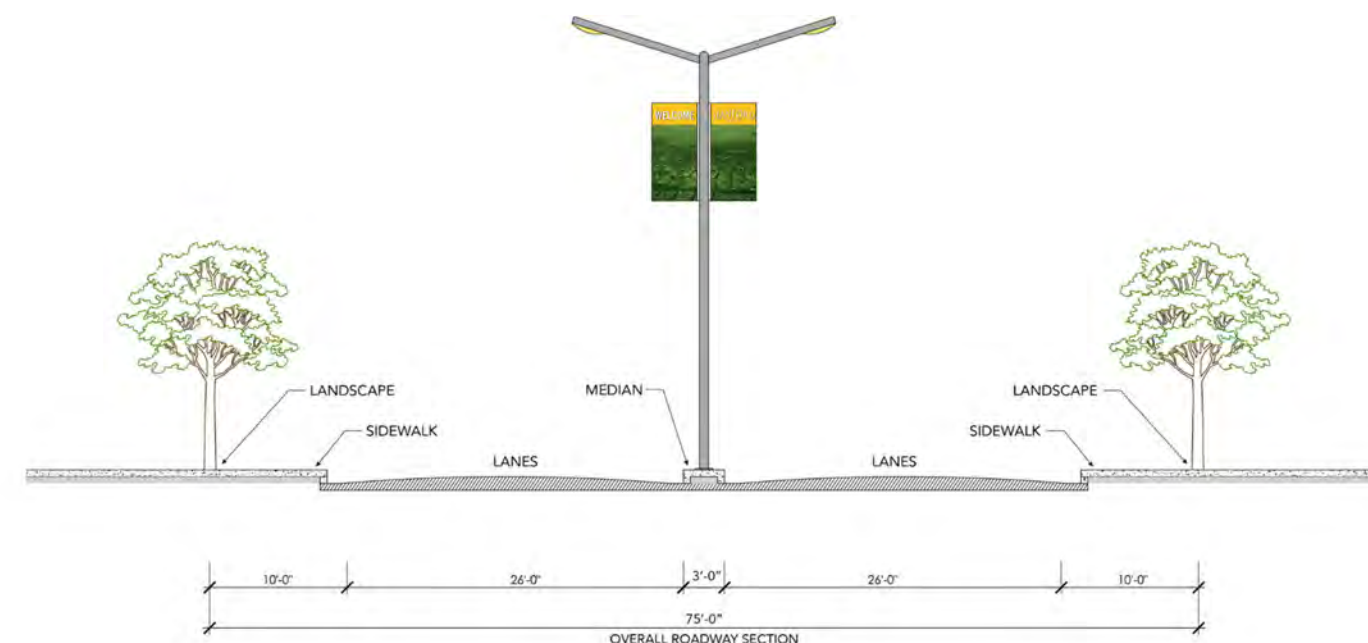
The People Ditch runs through this property and must maintain required setbacks and Hwy 198 makes up the southern boundary of the project.



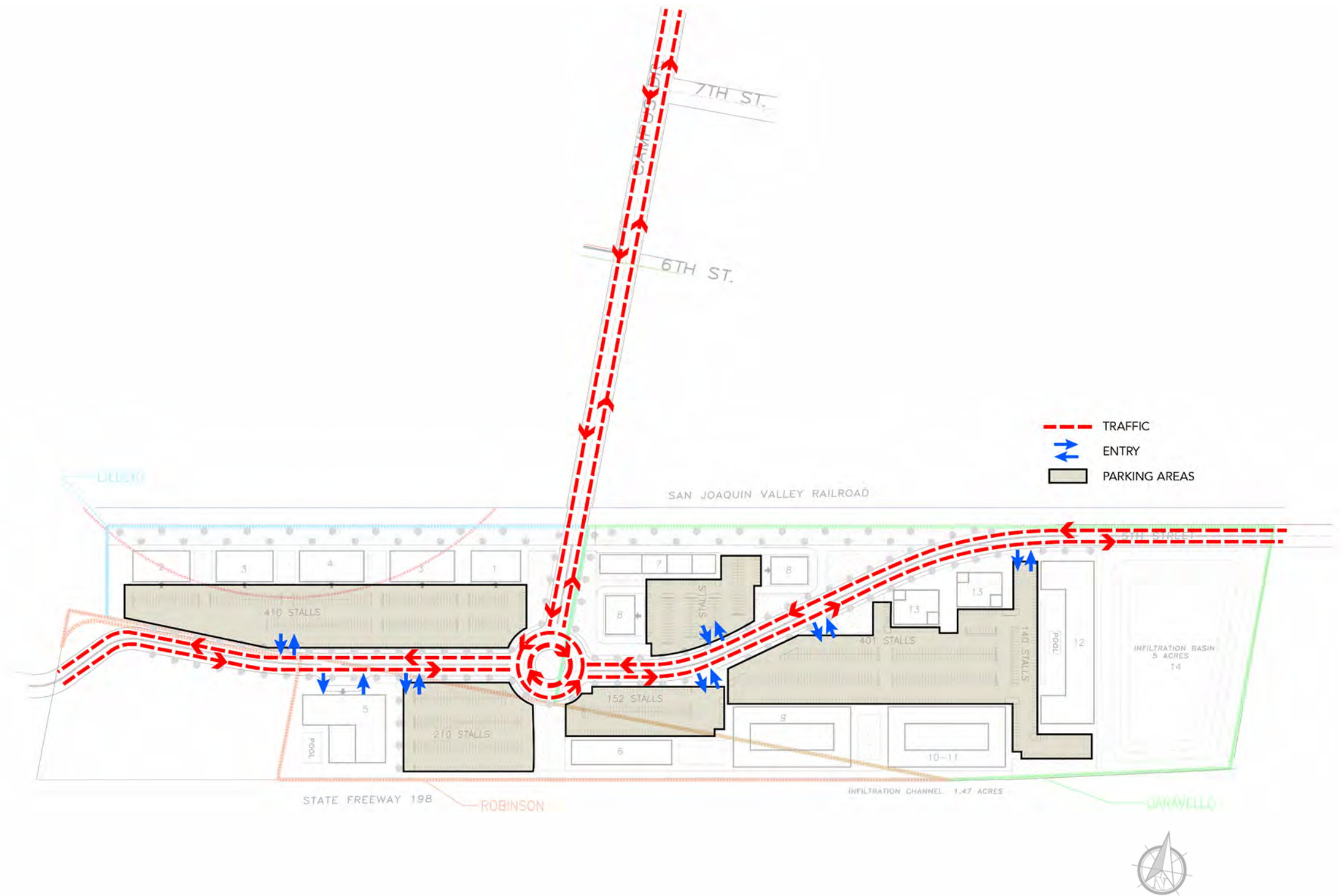
IV. ROADWAY NETWORK

The proposed extension of Glendale Ave, 5th St. and Campus Dr. will be constructed to City standards and will be dedicated as public right of way. The proposed round a bout will also be public right of way and will be designed per Caltrans, or similar City approved, design standards. Typical City utilities (water, sewer and storm drain) will be constructed within the proposed right of way. As part of this proposal, Glendale Ave will be realigned at the northwest corner of the Hanford Veterinary Hospital development. The existing knuckle will be removed and Glendale will be realigned using speed specific design curves. Any new portion of Glendale Ave will be dedicated as public right of way and any portion of existing right of way not used will be abandoned. 5th St. will be extended starting on the existing alignment before realigning to the round a bout.

- BG ROAD = 119764 SF
- SL RAOD = 60674 SF
- ROB ROAD = 9489 SF
- OFFSITE BG ROAD = 12896 SF
- OFFSITE ROB ROAD = 49932 SF

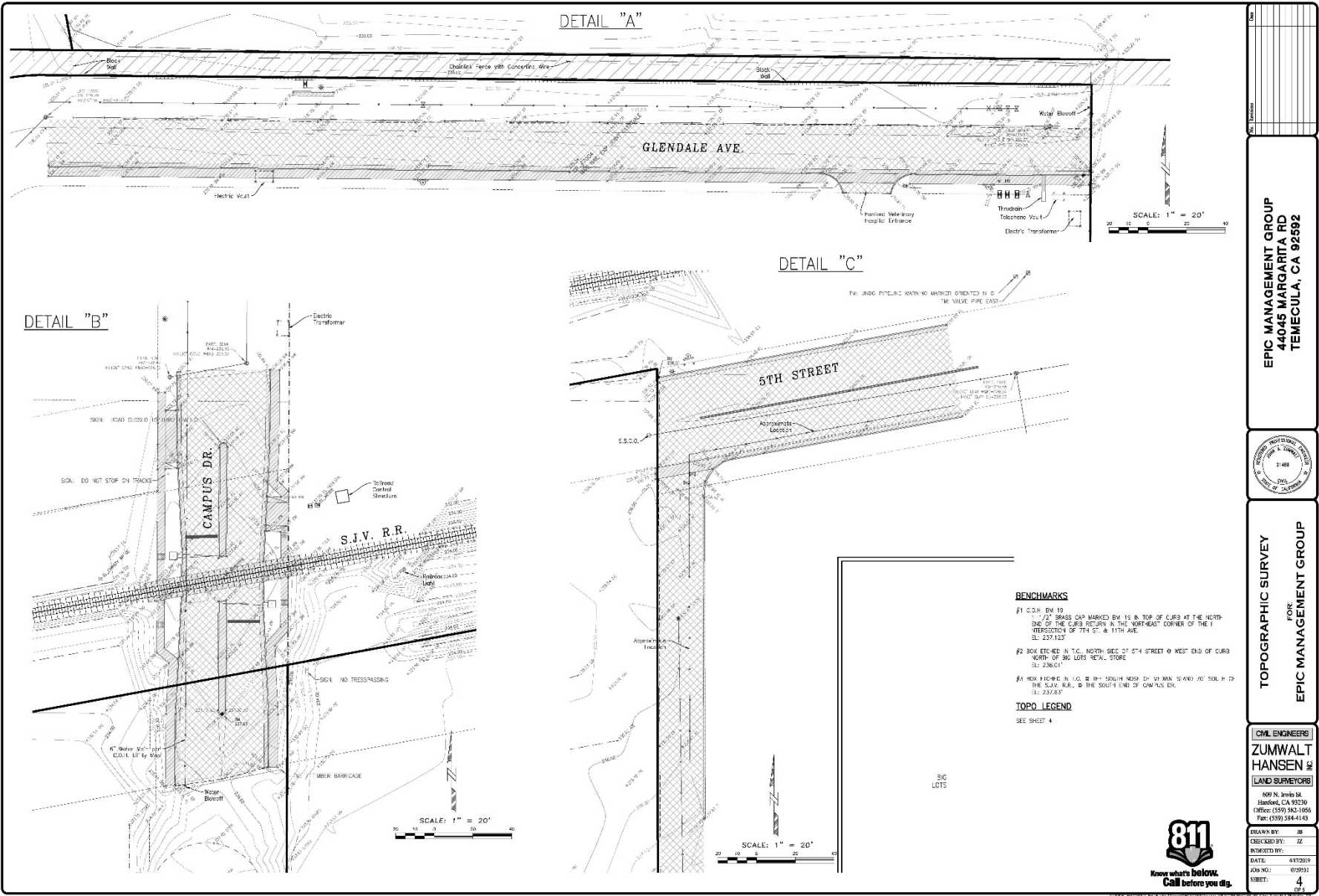


IV. ROADWAY NETWORK



V. GRADING, DRAINAGE AND RETENTION

This project will be graded in typical fashion as would be found in similar developments in Hanford. Storm drainage will be collected by an underground conveyance system and delivered to an on-site basin. The basin will be privately held by the owners and will collect both the private development and the City right of way. All storm drain facilities will be design ed to City standards.



VI. VISUALS - SITE PLAN



VII. VISUALS KEY PLAN

The following visuals are an example of the architecture and a conceptual artist's take on the look and feel of the development. They are not intended to be final Design and are merely to represent scale of the development.



AERIAL VIEW



BIRDSEYE VIEW LOOKING SOUTH



BIRDSEYE VIEW LOOKING NORTH



CAMPUS ENTRY – VIEW 07



3 WAY ROUNDABOUT INTERSECTION AT CAMPUS AND 5TH



VIEW 08

VIEW 14



BIRDSEYE VIEW 10 LOOKING EAST FROM MEDICAL OFFICE AND CLINIC PARCELS



VEIW 11 LOOKING EAST FROM MEDICAL OFFICE AND CLINIC PARCELS



VIEW 11 LOOKING WEST TO MEDICAL OFFICE AND CLINIC PARCELS



EYE LEVEL VIEW 23 LOOKING WEST TO PHF BUILDING



EYE LEVEL VIEW 17 LOOKING WEST TO AMBULATORY SURGERY CENTER BUILDING



VIEW 21 LOOKING EAST FROM HOTEL PARKING



BIRDSEYE VIEW 09 LOOKING EAST TO ROUNDABOUT FROM HOTEL



EYE LEVEL VIEW 20 OF HOTEL



BIRDSEYE VIEW 01 LOOKING NORTH OVER ALF TO MEDICAL COMMERCIAL



BIRDSEYEE VIEW 02 LOOKING WEST TO SNF AND MEDICAL COMMERCIAL



EYE LEVEL VIEW 08 LOOKING WEST FROM ALF TO HOTEL



EYE LEVEL VIEW 25 MEDICAL COMMERCIAL



EYE LEVEL VIEW 22 LOOKING SOUTHWEST TO MULTIFAMILY



BIRDSEYE VIEW 04 LOOKING WEST TO RETAIL



BIRDSEYE VIEW 04 LOOKING WEST TO RETAIL



EYE LEVEL VIEW 13 OF RETAIL



EYE LEVEL VIEWS 16 AND 03 LOOKING WEST TO RETAIL



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EYE LEVEL VIEW 18 OF STRIP RETAIL



OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



SOUTH ELEVATION OF ALF/MC, SNF, NURSING COLLEGE AND HOTEL

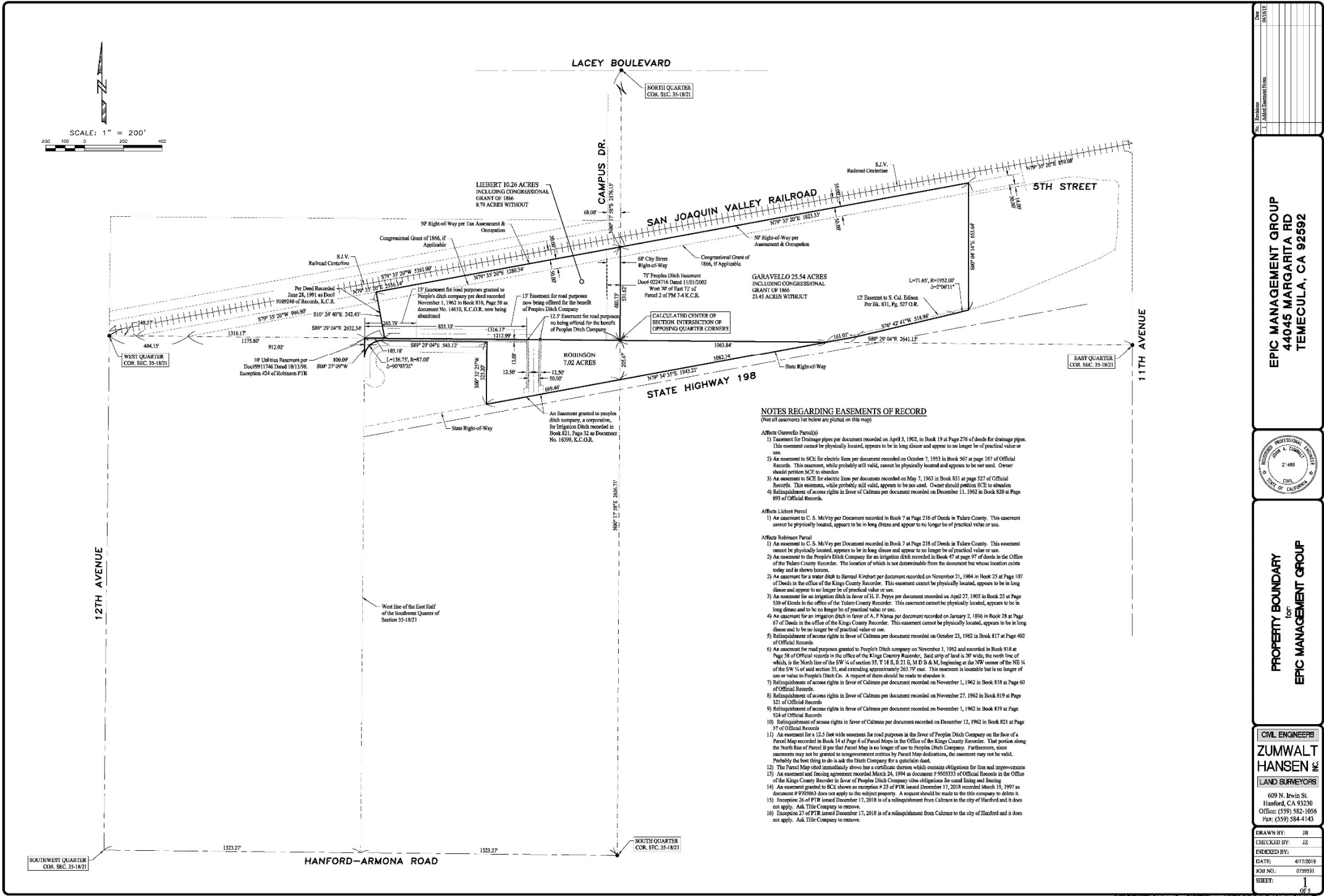


NORTH ELEVATION OF RETAIL AND MEDICAL COMMERIAL

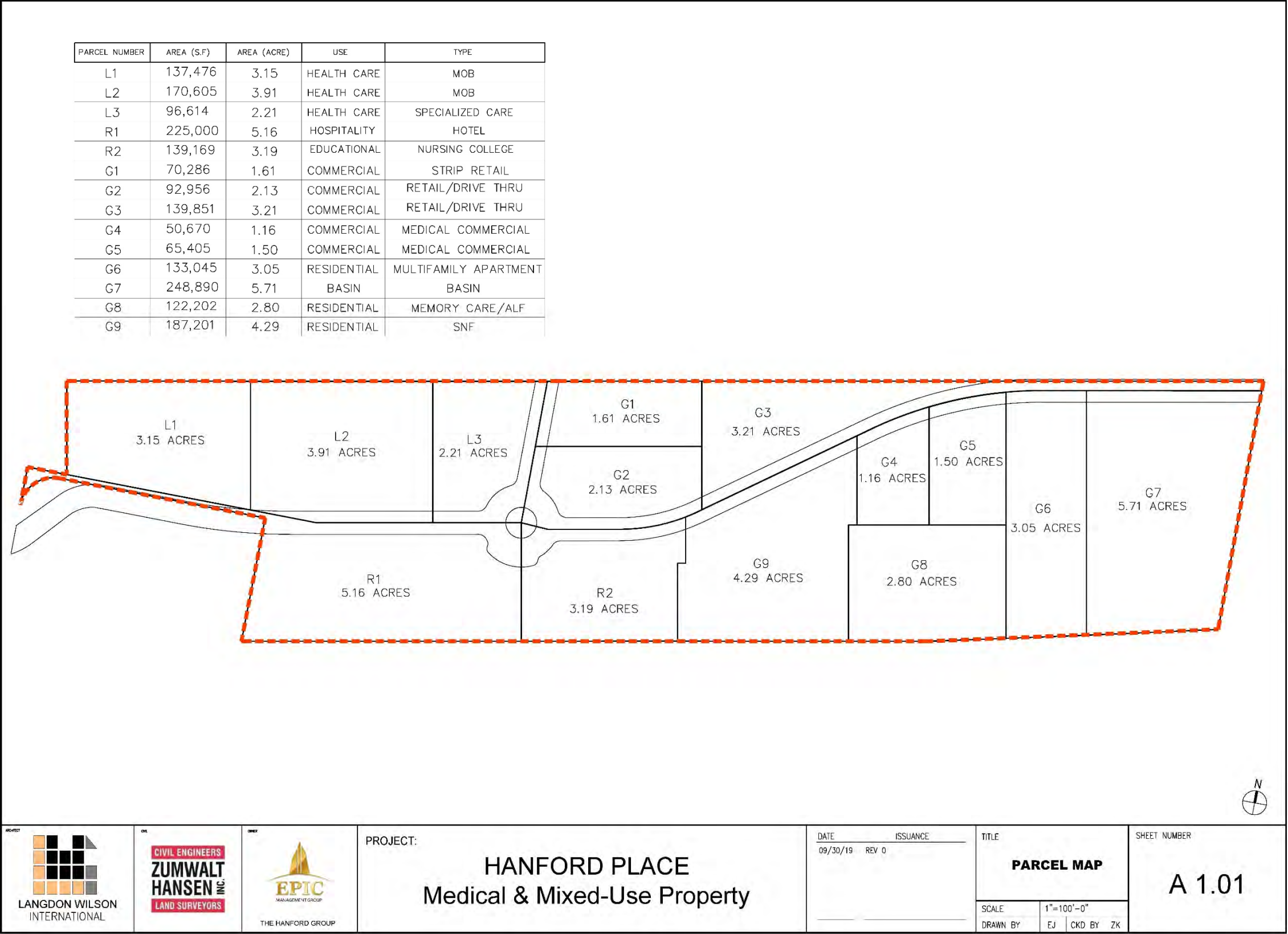


VIII. APPENDIX

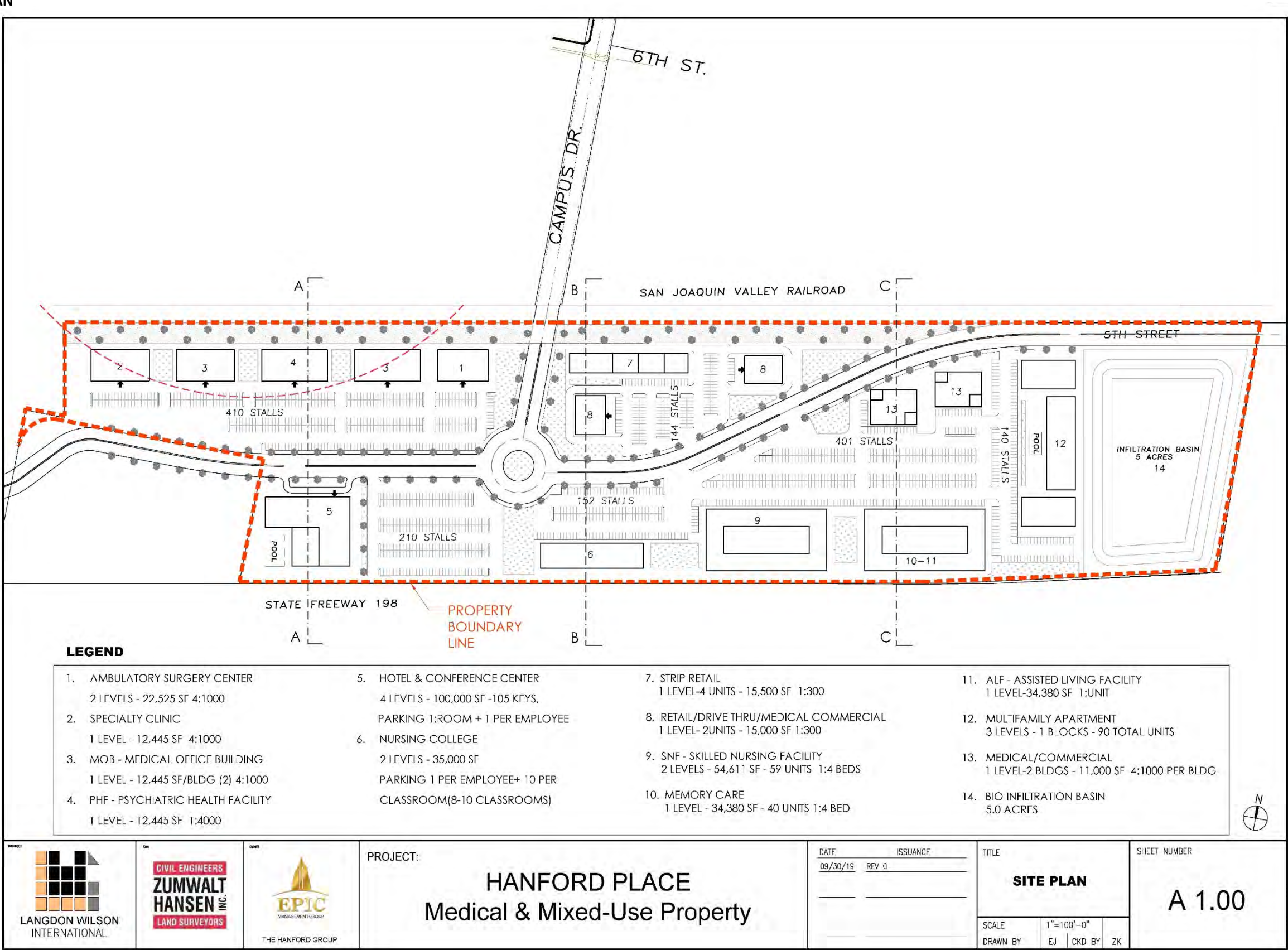
a. SURVEY/TOPOGRAPHY



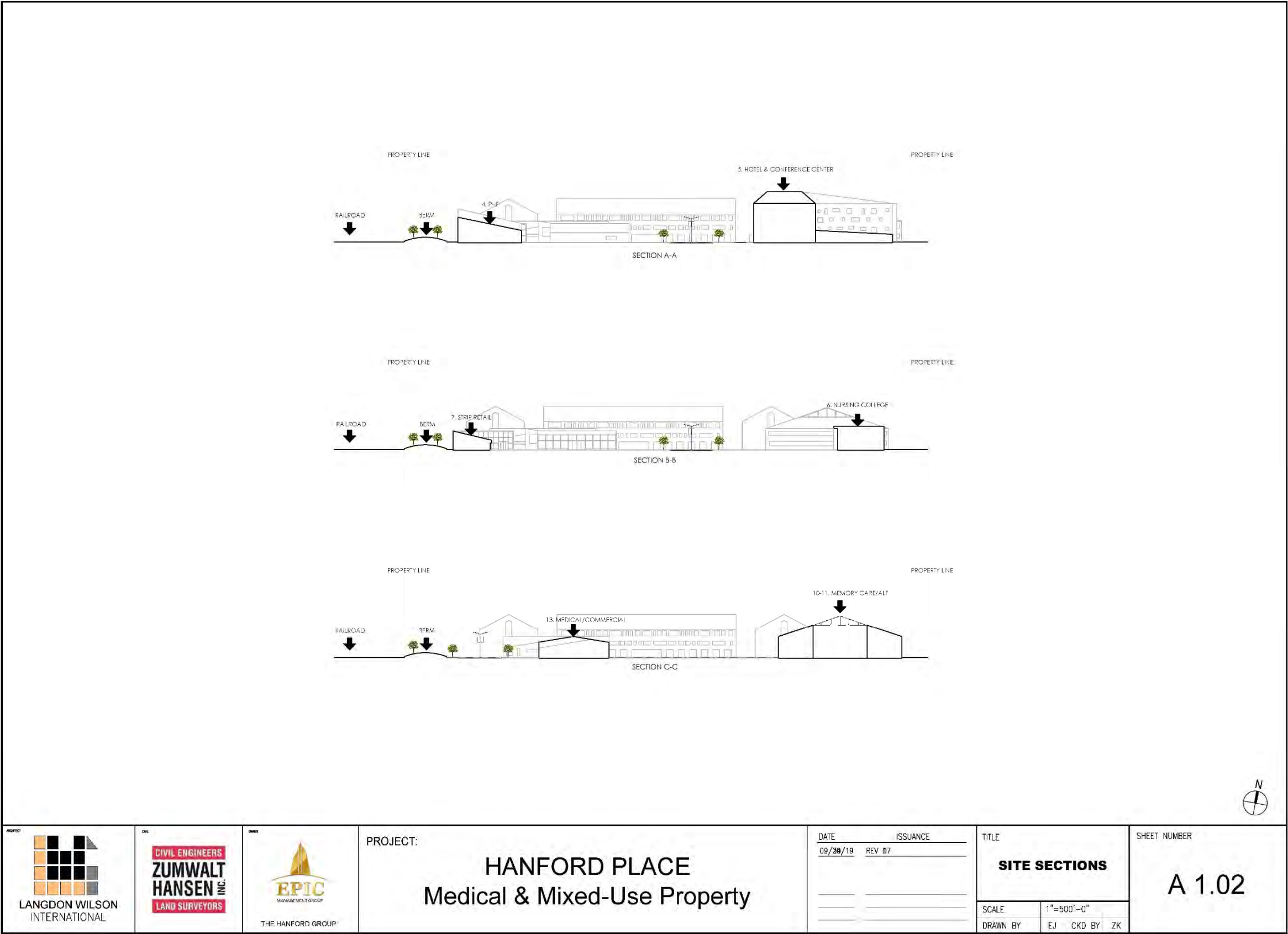
b. CONCEPTUAL PARCEL MAPS

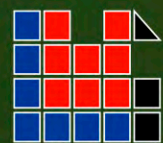


c. SITE PLAN



d. SITE SECTIONSS





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