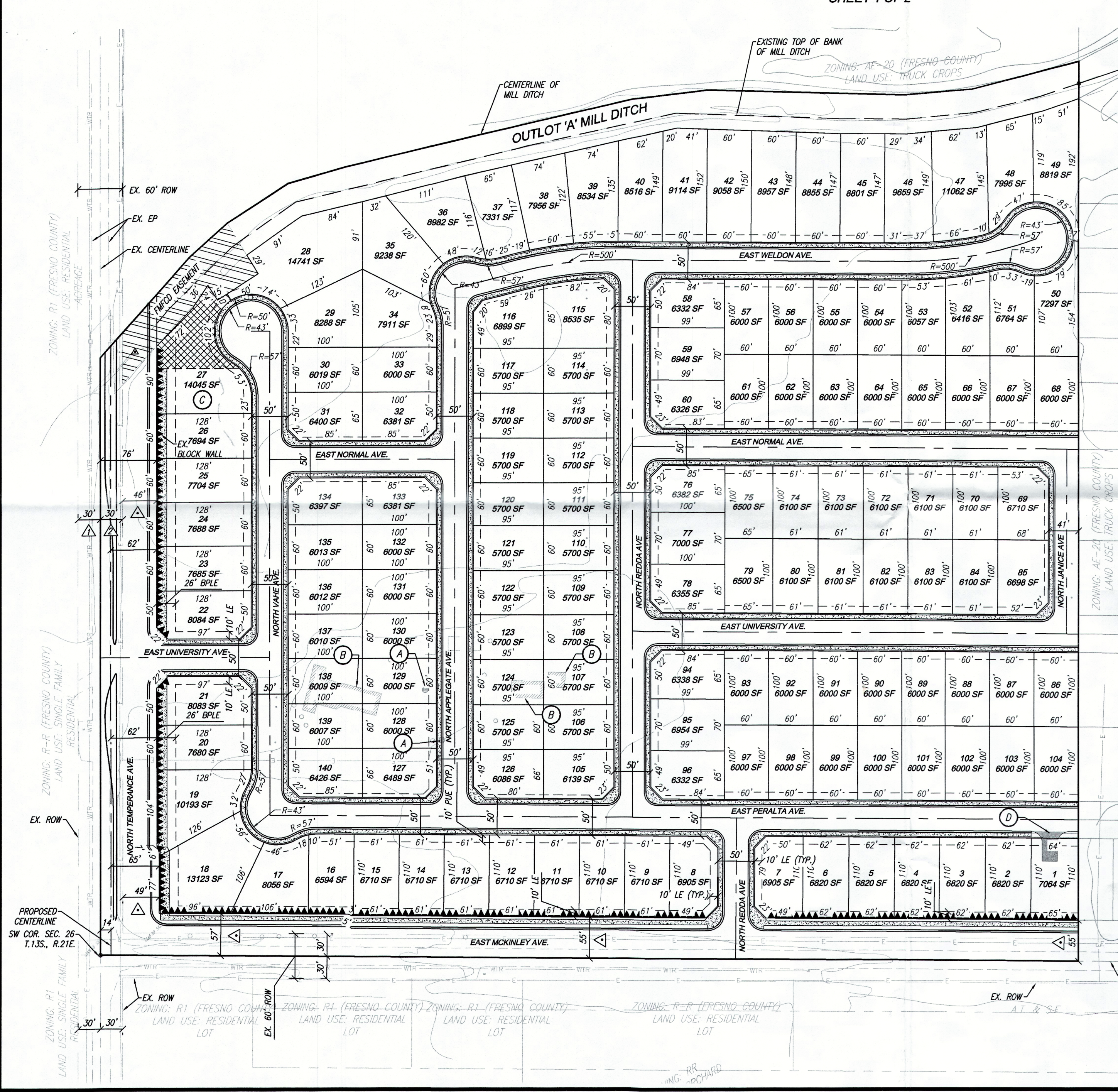


VESTING TENTATIVE TRACT MAP NO. 5434

IN THE CITY OF FRESNO
COUNTY OF FRESNO, STATE OF CALIFORNIA
SHEET 1 OF 2



LEGEND

- PUE PUBLIC UTILITY EASEMENT TO BE GRANTED WITH TRACT MAP
- LE LANDSCAPE EASEMENT
- BPLE BIKE, PEDESTRIAN, & LANDSCAPE EASEMENT
- RELINQUISHMENT OF DIRECT ACCESS
- (A) EXISTING WELL TO BE ABANDONED
- (B) EXISTING STRUCTURE TO BE REMOVED
- (C) EXISTING WELL SITE TO BE ABANDONED
- (D) PROPOSED TEMPORARY HAMMERHEAD TURNAROUND (SEE DETAIL SHEET 2)

- PROPOSED TEMPORARY PAVEMENT
- FMFCD EASEMENT
- TEMPORARY PUE FOR TEMPORARY SEWER LIFTSTATION

- AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES
- 30' RIGHT OF WAY PREVIOUSLY DEDICATED PER PRECISE PLAN LINE TEMPERANCE AVENUE, VOL. 1 OF RECORD OF PRECISE PLAN LINES, PGS. 53-69, RECORDS OF FRESNO COUNTY; AREA PREVIOUSLY DEDICATED PER SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M., RECORDED IN VOL. 5 OF PLATS, PG. 14 AND ACCEPTED AND DECLARED PUBLIC HIGHWAYS IN DOCUMENT RECORDED FEBRUARY 7, 1913 IN VOL. 29 OF MISCELLANEOUS, PG. 9.
- 30' PREVIOUSLY DEDICATED TO COUNTY OF FRESNO FOR STREET PURPOSES RECORDED IN BOOK 87 OF DEEDS, PG. 7, O.F.C.R.

OUTLOT NOTES

OUTLOT "A" - EXISTING MILL DITCH
(TO BE DEDICATED TO FRESNO IRRIGATION DISTRICT)

SUBDIVIDER

R/F FRESNO, LLC
3130 WEST MAIN STREET, SUITE A-2
VISALIA, CA 93291
(559) 636-2793
FAX: (559) 636-2835

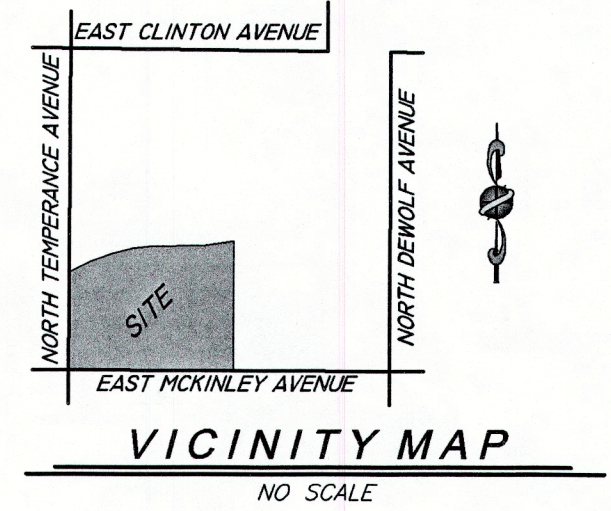
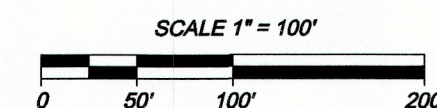
OWNER

R/F FRESNO, LLC
3130 WEST MAIN STREET, SUITE A-2
VISALIA, CA 93291
(559) 636-2793

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DARM - DEVELOPMENT SERVICES
CITY OF FRESNO



NOTES

1. APN: 310-052-34
EXISTING ZONING: AE-20
PROPOSED ZONING: RS-4/UGM
EXISTING USE: RURAL RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENCE
APN: 310-052-43
EXISTING ZONING: AE-20
PROPOSED ZONING: RS-4/UGM
EXISTING USE: VINEYARD
PROPOSED USE: SINGLE FAMILY RESIDENCE
2. APN: 310-052-40T
EXISTING USE: FMFCD EASEMENT
3. RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
4. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
5. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
6. ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
7. EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
8. THE PROPOSED PROJECT WILL NOT BE PHASED.
9. ALL UTILITY SERVICES SHALL BE PROVIDED BY THE FOLLOWING AGENCY:

SANITARY SEWER	CITY OF FRESNO
STORM DRAINAGE	FMFCD
DOMESTIC WATER	CITY OF FRESNO
FIRE PROTECTION	CITY OF FRESNO
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	SBC PACEBELL
CABLE	COMCAST
WASTE DISPOSAL	CITY OF FRESNO
10. EXISTING TREES TO BE REMOVED:
10-DECIDUOUS TREES
11. ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED.
12. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
13. PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
14. SITE AREA:
GROSS = 33.48 ACRES
NET = 28.81 ACRES
15. LOT SIZES:
TOTAL LOTS 140
AVERAGE LOT AREA 6,815 SF
16. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
17. THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE MAJORITY OF LOTS (64.3%) ARE ORIENTED IN A NORTH-SOUTH DIRECTION.

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

1234 O STREET
FRESNO, CA 93721
(559) 449-4500 FAX: (559) 449-4500

PREPARED ON:
NOVEMBER 15, 2016 JOB NO. 15-117

VESTING TENTATIVE TRACT MAP NO. 5434

IN THE CITY OF FRESNO
COUNTY OF FRESNO, STATE OF CALIFORNIA
SHEET 2 OF 2

FIGURE 1.1 - INTERIOR STREET CROSS-SECTION

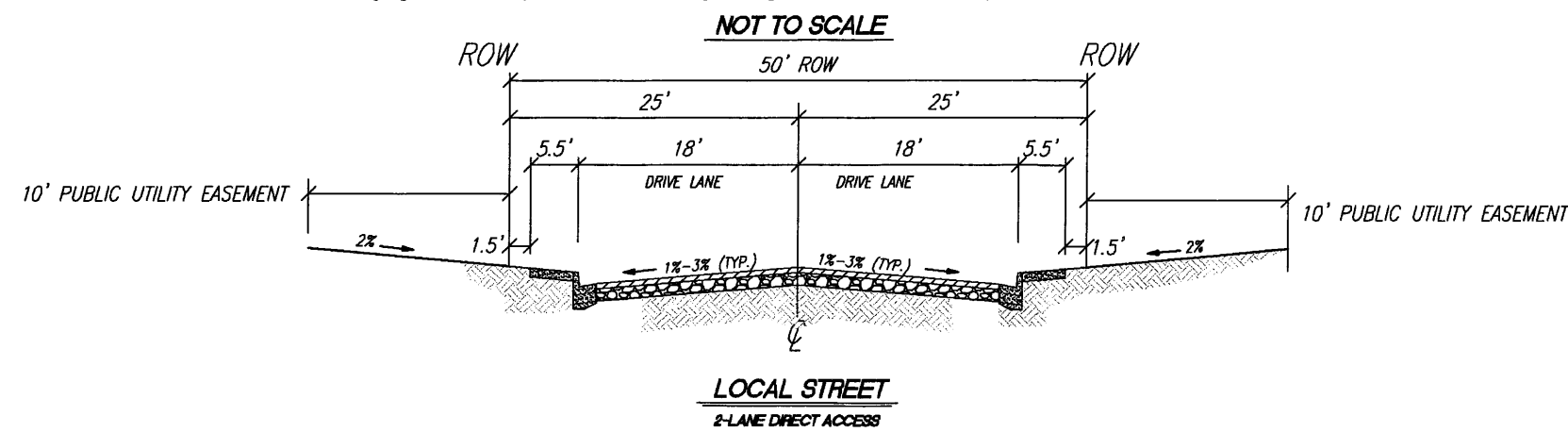


FIGURE 1.4 - JANICE AVENUE CROSS-SECTION

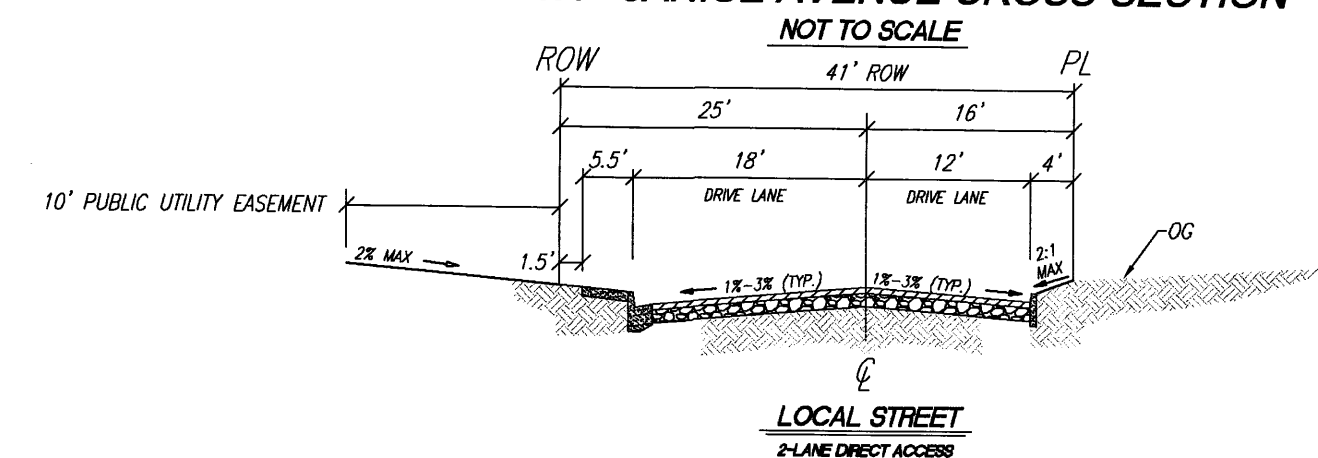


FIGURE 1.2 - TEMPERANCE AVENUE CROSS-SECTION

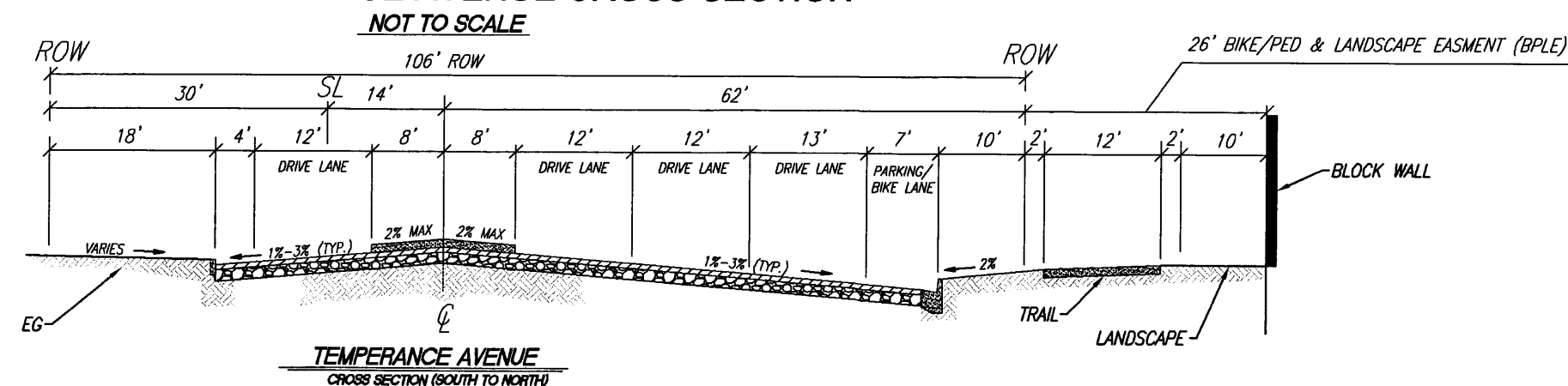
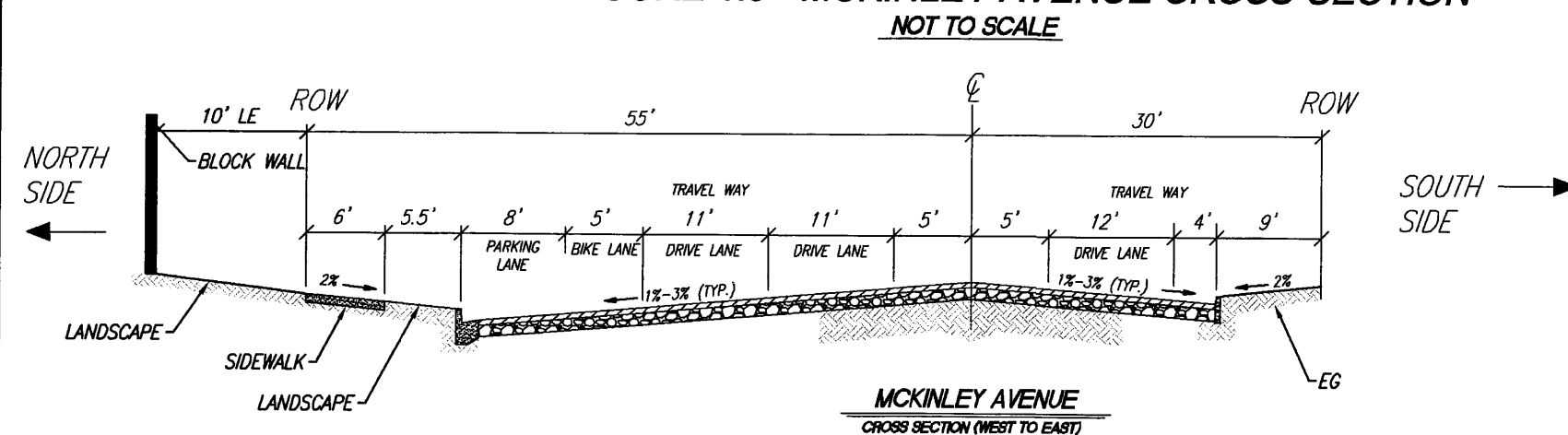


FIGURE 1.3 - MCKINLEY AVENUE CROSS-SECTION



NOTES:

1. THE PROPERTY WAS RECENTLY PLANTED IN ORCHARD TREES.
2. SINGLE FAMILY RESIDENTIAL USE IS INTENDED ON THE SUBJECT PROPERTY.
3. ALL IMPROVEMENTS SHALL CONFORM TO CITY OF FRESNO STANDARDS.
4. THE PROPOSED SOURCE OF WATER SUPPLY SHALL BE CITY OF FRESNO. NEAREST WATER FACILITIES ARE 14" WATER MAINS LOCATED IN N. TEMPERANCE AVENUE.
5. THE PROPOSED METHOD OF SEWAGE DISPOSAL SHALL BE CITY OF FRESNO. NEAREST SEWER FACILITY IS A 8" SEWER MAIN IN N. TEMPERANCE AVENUE.
6. THE FOLLOWING UTILITIES ARE TO BE PROVIDED: GAS & ELECTRIC, PHONE, & CABLE.

LEGAL DESCRIPTION

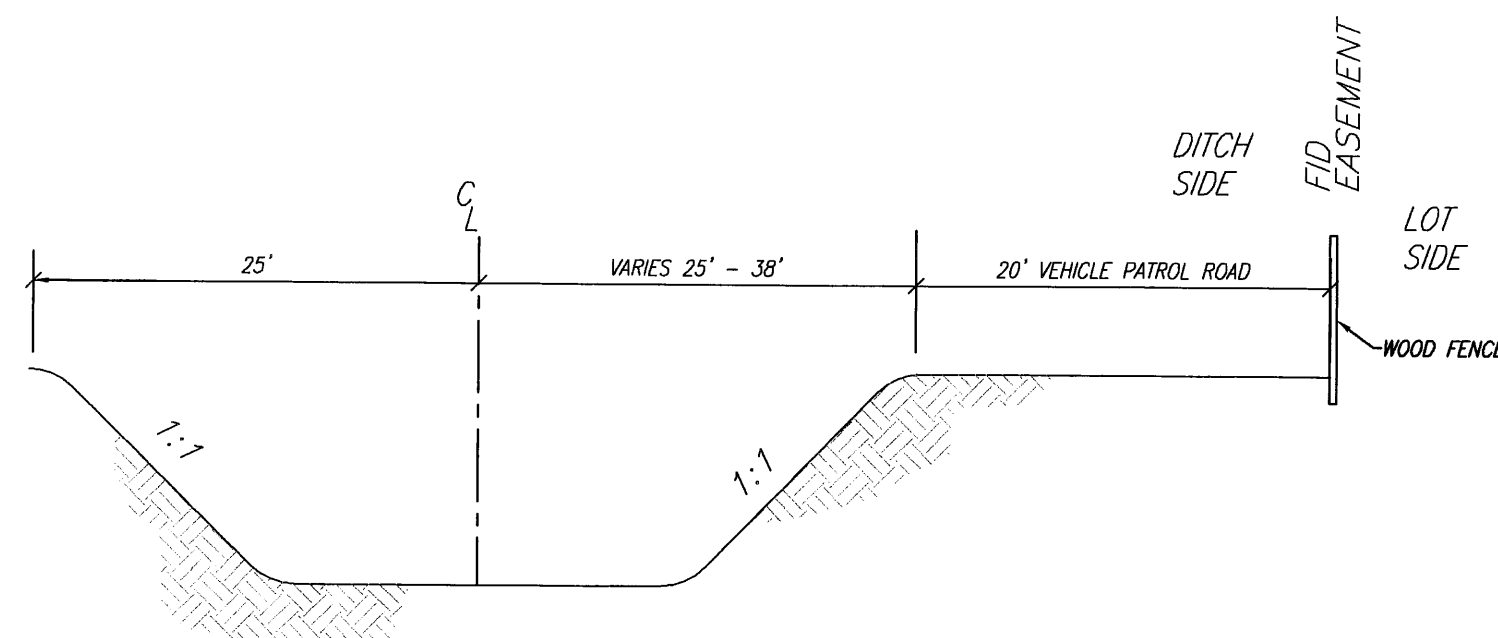
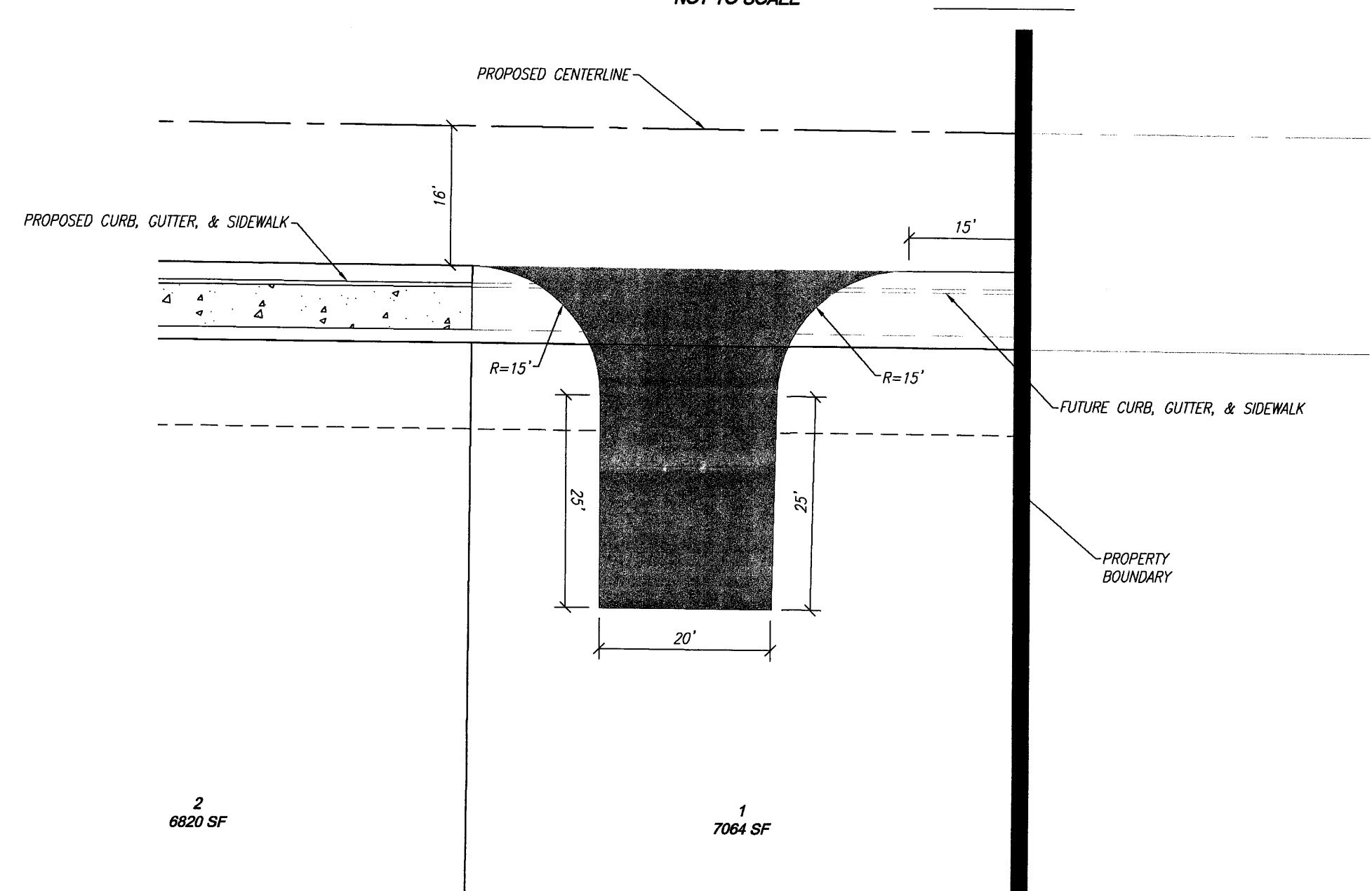
APN: 310-052-43, 401

LOT 19 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2, PAGE 40 OF PLATS, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE EAST 425.00 FEET OF THE WEST 455.00 FEET OF THE NORTH 239.00 FEET OF THE SOUTH 479.00 FEET OF LOT 19, ACCORDING TO THE MAP OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, RECORDED IN VOLUME 2 OF PLATS, PAGE 40, FRESNO COUNTY RECORDS, PER PARCEL MAP WAIVER NO. 90-35 RECORDED OCTOBER 28, 1992 AS INSTRUMENT NUMBER 92164405 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM: THAT PORTION GRANTED TO THE CITY OF FRESNO, A MUNICIPAL CORPORATION BY THE DEED DATED MARCH 3, 2011 AND RECORDED JULY 18, 2011 AS INSTRUMENT NO. 2011-0093890 OF OFFICIAL RECORDS.

APN: 310-052-34

THE EAST 425.00 FEET OF THE WEST 455.00 FEET OF THE NORTH 239.00 FEET OF THE 479.00 FEET OF LOT 19, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, RECORDED IN BOOK 2, PAGE 40 OF PLATS, FRESNO COUNTY RECORDS.

FIGURE 1.5 - TEMPORARY HAMMERHEAD TURNAROUND DETAIL



MILL DITCH X-SECTION

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DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515