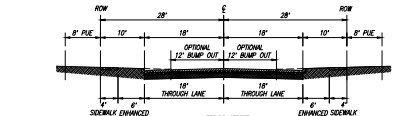
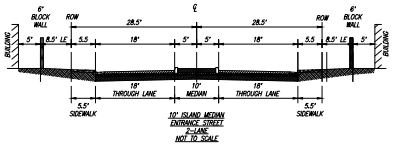
PHASED VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 6183

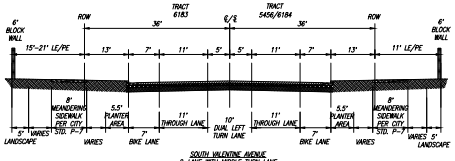
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



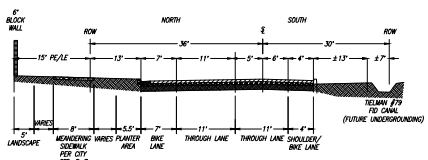
INTERIOR STREET
2-LANE
NOT TO SCALE



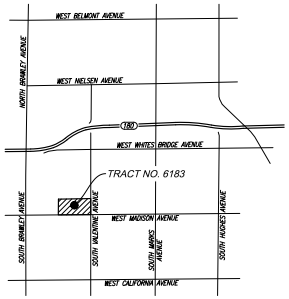
10' ISLAND MEDIAN ENTRANCE STREET
2-LANE
NOT TO SCALE



SOUTH VALENTINE AVENUE
2-LANE WITH MIDDLE TURN LANE
NOT TO SCALE



WEST MADISON AVENUE
2-LANE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS RS-4/UGM
3. PROPOSED ZONING IS RS-4/UGM
4. THE EXISTING USE OF THE PROPERTY IS FOR AGRICULTURAL
5. SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO
6. SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO
7. SITE ACREAGE IS 20.09± (GROSS) ACRES, 17.76± (NET)
8. APPROXIMATELY 17.76 ACRES OF VINEYARD TO BE REMOVED
9. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS
10. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES SUCH AS 16 NORTH/SOUTH FACING LOTS (24% OF TOTAL LOT COUNT)
11. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED
12. ALL IMPROVEMENTS PROPOSED (SIGNS, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS
13. DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE EASEMENTS ALONG REAR OF LOTS 8-14, EAST SIDE AND REAR OF LOT 15, WEST SIDE AND REAR OF LOT 16 & REAR OF LOTS 17-30
14. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY
15. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE

ADDITIONAL NOTES:

ALL EXISTING ABOVE GROUND ELECTRICAL UTILITIES TO BE UNDERGROUNDED AND POLE TO BE REMOVED

WATER MAIN TO BE CONNECTED
S89°43'56"E 1976.16' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC 12-14/19 BEING 457'± WEST OF INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

SEWER MAIN TO BE CONNECTED
N89°56'27"E 2633.69' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC 12-14/19 AT INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

STORMDRAIN MAIN TO BE CONNECTED
N89°12'56"W 656.57' AND
N1°15'31"W 23.77' FROM NORTH ¼ CORNER OF SEC 12-14/19

LEGAL DESCRIPTION

20.09± ACRES IN THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 14, RANGE 19, MOUNT DIABLO BASE & MERIDIAN

OWNER/SUBDIVIDER

FAGUNDES BROS. DAIRY
1978 BUSINESS PARK WAY
MERCED, CA 95348
(925) 943-7643

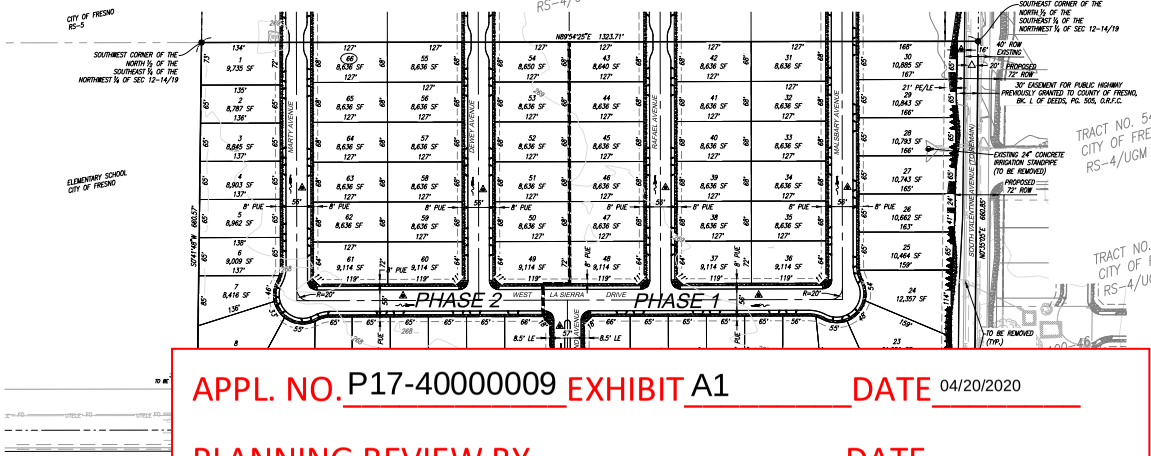
NUMBER OF LOTS BY PHASE:

PHASE 7C – 33 LOTS
PHASE 7D – 33 LOTS

TOTAL = 66 LOTS

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE MEDIUM & MEDIUM LOW DENSITY RESIDENTIAL	SOURCE OF TELEPHONE SBC
SOURCE OF WATER CITY OF FRESNO	ASSESSOR'S PARCEL NUMBERS 336-100-36
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	SITE AREA GROSS AREA = 20.09± AC NET AREA = 17.76± ACRES
SOURCE OF ELECTRICITY PG&E	NUMBER OF LOTS 66
SOURCE OF GAS PG&E	DENSITY 3.72 UNITS PER ACRE
SOURCE OF CABLE TV COMCAST	MINIMUM LOT SIZE 8,416 SF



LEGEND

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
LE	LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
▲	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
△	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
▲	PUBLIC STREET ROW TO LE VACATED (34') (26')
	AREA FOR ROW TO BE VACATED
▲▲▲▲▲▲▲	WAIVER OF DIRECT ACCESS
	FLOW DIRECTION
	EXISTING WATER VALVE
	EXISTING WATER PUMP
	EXISTING CONCRETE IRRIGATION STANDPIPE
	EXISTING POWER POLE
	EXISTING TRANSFORMER POLE
	EXISTING TELEPHONE POLE
	EXISTING TELEPHONE RISER
	EXISTING UNDERGROUND FIBER OPTIC MARKER
	EXISTING CABLE TV RISER
	EXISTING STORM DRAIN MANHOLE
	EXISTING BOLLARD
	SECTION LINE
	EXISTING RIGHT OF WAY (LIGHT, SOLID LINE)
	FUTURE RIGHT OF WAY (HEAVY SINGLE-WIDTH SOLID LINE)
	SUBJECT PROPERTY BOUNDARY (HEAVY, DOUBLE-WIDTH SOLID LINE)
	PROPOSED PHASE LINE
	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
OH	EXISTING OVERHEAD ELECTRICAL LINE
24"SD	EXISTING 24" STORM DRAIN MAIN
IRR	EXISTING IRRIGATION LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE

APPL. NO. P17-40000009 EXHIBIT A1 DATE 04/20/2020

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

PREPARED BY:
PRECISION CIVIL ENGINEERING, INC
1234 O STREET
FRESNO, CA 93721
(559) 442-4800 FAX (559) 442-4806

PREPARED ON:
JANUARY 30TH, 2020 JOB NO. 16-069