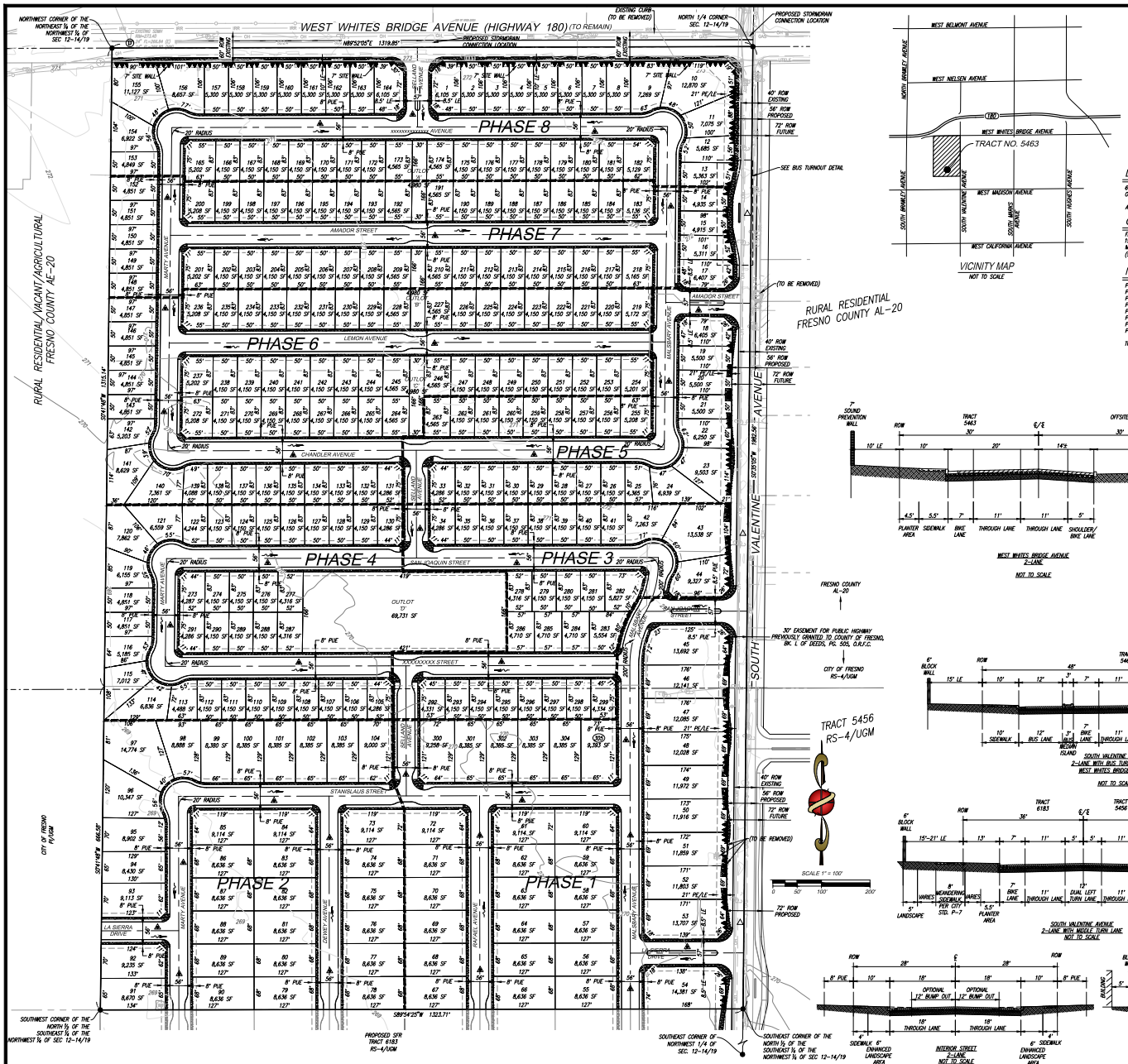
REVISED PHASED VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5463

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

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

APN: 326-100-76, 77 & 78

OWNER/SUBDIVIDER

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

NUMBER OF LOTS BY PHASE:

PHASE 5A – 28 LOTS
PHASE 5B – 36 LOTS
PHASE 5C – 25 LOTS
PHASE 5D – 62 LOTS
PHASE 5E – 45 LOTS
PHASE 5F – 43 LOTS
PHASE 7A – 34 LOTS
PHASE 7B – 32 LOTS

TOTAL = 305 LOTS

OUTLOT "A" – TO BE USED FOR PUBLIC OPEN SPACE AND PEDESTRIAN ACCESS PURPOSES

OUTLOT "C" – TO BE USED FOR PUBLIC OPEN SPACE AND PEDESTRIAN ACCESS PURPOSES

OUTLOT "D" – TO BE USED FOR PUBLIC OPEN SPACE AND PEDESTRIAN ACCESS PURPOSES

OUTLOT "E" – TO BE USED FOR PUBLIC OPEN SPACE AND PEDESTRIAN ACCESS PURPOSES

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE: MEDIUM & MEDIUM LOW DENSITY RESIDENTIAL

SOURCE OF WATER: CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL: CITY OF FRESNO

SOURCE OF ELECTRICITY: PG&E

SOURCE OF GAS: PG&E

SOURCE OF CABLE TV: COMCAST

SOURCE OF TELEPHONE: SBC

ASSESSOR'S PARCEL NUMBERS: 326-100-76, 77 & 78

SITE AREA: GROSS AREA = 60.14± AC NET AREA = 56.91± ACRES

NUMBER OF LOTS: 305

DENSITY: 5.07 UNITS PER ACRE

MINIMUM LOT SIZE: 4,088 SF

GENERAL NOTES:

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS RS-5/UM-2
3. PROPOSED ZONING IS RS-5/UGM & RM-2/UGM
4. THE SITE IS CURRENTLY USED AS A DAIRY FARM.
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 60.14± (GROSS) ACRES, 56.91± (NET)
8. APPROXIMATELY 56.91 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 188 NORTH/SOUTH FACING LOTS (66% OF TOTAL LOT COUNT)
11. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED
12. ALL IMPROVEMENTS PROPOSED (SEWER, 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 EASEMENT ALONG:
   - REAR OF LOTS 11-16, 19-23, 43, 46-52.
   - REAR AND SOUTH SIDE OF 17, 44, AND 53.
   - REAR AND NORTH SIDE OF 18, 45, AND 54.
13. DEVELOPER TO CONSTRUCT 7-FOOT SOUND PREVENTION WALL AT THE BACK OF THE LANDSCAPE EASEMENT ALONG:
   - REAR AND WEST SIDE OF LOT 1.
   - REAR OF LOTS 2-10 AND 155-163.
   - REAR OF AND EAST SIDE OF LOT 164.
14. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY
15. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.
16. BUS TURNOUT PER CENTRAL UNIFIED SCHOOL DISTRICT STANDARDS

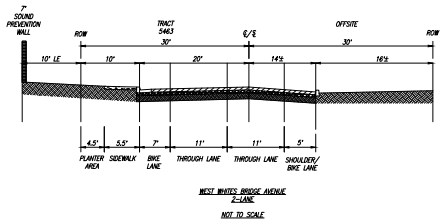
ADDITIONAL NOTES:

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

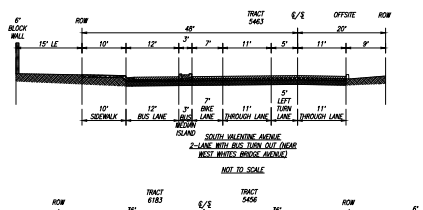
WATER MAIN TO BE CONNECTED
S89°54'25"E 1976.16' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC 12-14/19
BEING 657'± WEST OF INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

SEWER MAIN TO BE CONNECTED
N89°52'27"E 2632.69' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC 12-14/19
AT INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

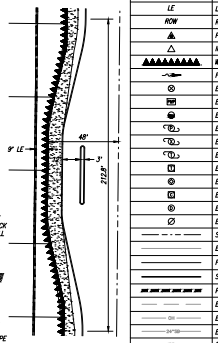
STORMDRAIN MAIN TO BE CONNECTED
N89°12'56"W 606.57' AND
N1°31'33"W 23.77' FROM NORTH ¼ CORNER OF SEC 12-14/19



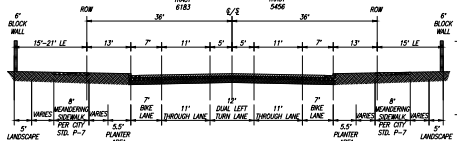
WEST WHITES BRIDGE AVENUE 2-LANE
NOT TO SCALE



SOUTH VALENTINE AVENUE 2-LANE WITH BUS TURN OUT (NEAR WEST WHITES BRIDGE AVENUE)
NOT TO SCALE

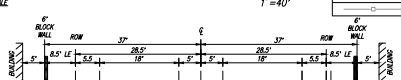


BUS TURNOUT DETAIL
1"=40'



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

INTERIOR STREET 2-LANE
NOT TO SCALE



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

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
▲▲▲▲▲▲▲	WAIVER OF DIRECT ACCESS
→	FLOW DIRECTION
⊗	EXISTING WATER VALVE
WP	EXISTING WATER PUMP
●	EXISTING CONCRETE IRRIGATION STANDPIPE
○	EXISTING POWER POLE
○	EXISTING TRANSFORMER POLE
○	EXISTING TELEPHONE POLE
T	EXISTING TELEPHONE RISER
⊙	EXISTING UNDERGROUND FIBER OPTIC MARKER
C	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)
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING 24" STORM DRAIN MAIN
	EXISTING IRRIGATION LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE

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