

REVISED - VESTING TENTATIVE SUBDIVISION MAP
TRACT MAP No. 5424
SIENA

IN THE CITY OF FRESNO
 FRESNO COUNTY, CALIFORNIA
 SINGLE FAMILY RESIDENTIAL

PROPOSED USE MEDIUM LOW DENSITY RESIDENTIAL	SOURCE OF TELEPHONE SBC
SOURCE OF WATER CITY OF FRESNO	ASSESSOR'S PARCEL NUMBERS 310-250-8, 18, & 19
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	SITE AREA 38.482 AC (GROSS) 37.802 AC (NET)
SOURCE OF ELECTRICITY PG&E	NUMBER OF LOTS 115
SOURCE OF GAS PG&E	DENSITY 3.04 UNITS PER NET ACRE
SOURCE OF CABLE TV COMCAST	MINIMUM LOT SIZE 6,900 SF



VINCINITY MAP
N18

LEGEND

- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE FOR PUBLIC USE
- ⊙ PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ***** WAVE OF DIRECT ACCESS



RECEIVED

MAY 03 2013

DEVELOPMENT DEPARTMENT
CITY OF FRESNO

OWNERS

WILMER JAMES CASE
 APN 310-250-8
 P.O. BOX 699
 TAMPA, CA 93657
 Ph: (558) 388-8476

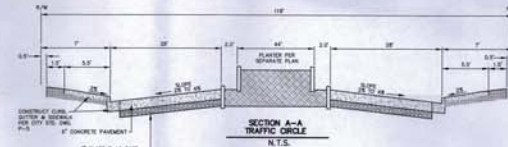
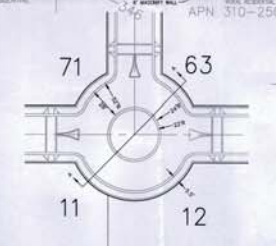
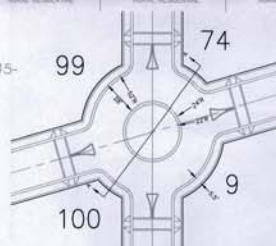
GEORGE H. & SUSAN D. CHAMBERS
 APNS 310-250-18 & 19
 6630 EAST CLINTON AVENUE
 FRESNO, CA 93727
 Ph: (558) 291-9539

SUBDIVIDER

UNION COMMUNITY PARTNERS, LLC
 548 N. CONNELL AVENUE, SUITE 104
 FRESNO, CA 93711
 Ph: (558) 433-4464



UNION COMMUNITY PARTNERS, LLC.		SCALE 1"=100'
IN THE CITY OF FRESNO FRESNO COUNTY CALIFORNIA		DRAWN BY SC
REVISED VESTING TENTATIVE SUBDIVISION MAP TRACT MAP No. 5424		REVISOR
DESIGN ENGINEER WILLIAM WASHINGTON		CHECKED
DATE 8/23/2004	C.E. LICENSE NO. 60322	SHEET 1 OF
DATE REVISION 12/17/2004	4/22/2005	1 SHEETS
DATE REVISION 4/11/2013		



GENERAL NOTES:

1. ALL EXISTING TREES (APPROX. 25 DECIDUOUS ORNAMENTAL & APPROX. 19 ACRES OF FRUIT TREES) AND ALL STRUCTURES SHALL BE REMOVED
2. EXISTING ZONING IS R-10 (COUNTRYSIDE). *R-10 (COUNTRYSIDE) (Code 9.0.10.20-01, 9008)*
3. REPROPOSED ZONING IS R-10 (COUNTRYSIDE). *R-10 (COUNTRYSIDE) (Code 9.0.10.20-01, 9008)*
4. THE EXISTING USE OF THE PROPERTY IS FOR AGRICULTURAL AND RESIDENTIAL
5. SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO
6. SOURCE OF SEWAGE DISPOSAL SHALL BE THE CITY OF FRESNO
7. SITE ACREAGE IS 38.482 (GROSS) ACRES
8. FOR PORTIONS WITHIN A SPECIAL FLOOD HAZARD ZONE, STRUCTURES SHALL HAVE FLOOR ELEVATIONS NOT LESS THAN ONE FOOT HIGHER THAN THE CROWN OF CLINTON AVENUE
9. ABANDON ALL WELL AND SEPTIC TANKS TO CITY STANDARDS
10. ALL EXISTING AND PROPOSED LOT LINES COMPLY WITH R-1 ZONE DISTRICT STANDARDS
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. A 12" SANITARY SEWER MAIN SHALL BE INSTALLED IN CLINTON AVENUE BETWEEN FOWLER AND ARMSTRONG AVENUES
14. 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 63 NORTH/SOUTH-FACING UNITS (54% OF TOTAL)

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