

TENTATIVE TRACT NO. 6160

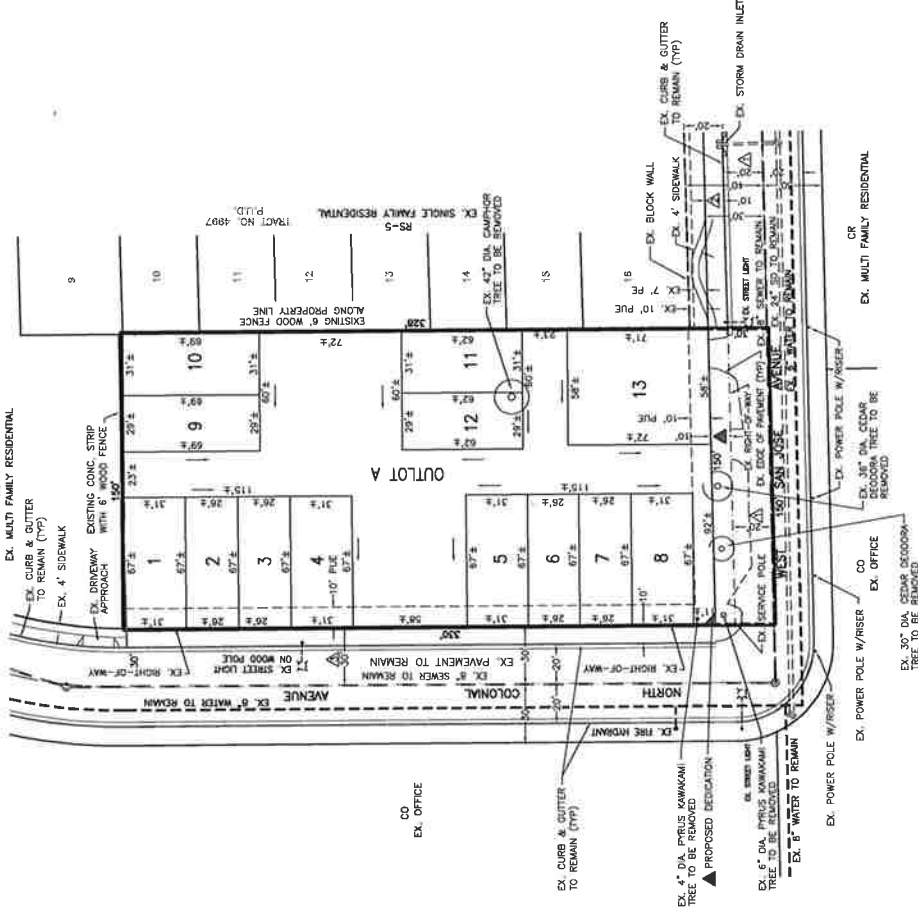
A PLANNED UNIT DEVELOPMENT
A VESTING MAP

VICINITY MAP



IMPROVEMENTS TO BE INSTALLED:

1. STREETS - PRIVATE
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - CITY OF FRESNO STANDARDS
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS - ELECTRICITY - PACIFIC GAS & ELECTRIC
9. CABLE TELEVISION - COMCAST



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MAP BOUNDARY LINE

NOTE:

1. APN 417-140-21
2. GROSS AREA = 1.13 ACRES
NET AREA = 1.03 ACRES
3. EXISTING USE = VACANT
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
4. EXISTING ZONING = RS-5
PROPOSED ZONING = RS-5
5. THERE ARE NO WELLS, SEPTIC TANKS OR LEACH FIELDS
6. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES. (6 LOTS)
7. OUTLOT A IS FOR COMMON AREA, WALKWAYS, ROADS, PARKING AREAS, TRASH ENCLOSURES, OPEN SPACES, PUBLIC UTILITIES, RELATED FACILITIES AND DRAINAGE PURPOSES.
8. THERE ARE FIVE TREES WITHIN THIS SUBDIVISION TO BE REMOVED.
9. THE EXISTING PROPERTY IS VACANT. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES ON THE SUBJECT PROPERTY.
10. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.

- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF CALIFORNIA POLITY FARM, RECORDED IN BOOK 2, PAGE 62 OF RECORD OF SURVEYS, F.C.R.
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- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DEED OF EASEMENT, RECORDED APRIL 18, 1967 IN BOOK 5420, PAGE 596 OF DEEDS, F.C.R.
- ▲ TO BE DEDICATED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF THE FINAL MAP OF TRACT NO. 6160.

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

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DATE: 11/29/18