REVISED PHASED VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5456

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

GENERAL NOTES:

1. ALL EXISTING TREES (APPROX. 9 ORNAMENTAL DECIDUOUS) 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 AND RESIDENTIAL
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 48.56± (GROSS) ACRES, 46.6± (NET)
8. APPROXIMATELY 46.6 ACRES OF VINEYARD TO BE REMOVED
9. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS
10. ALL PROPOSED LOT LINES COMPLY WITH R-1 ZONE DISTRICT STANDARDS
11. 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 120 NORTH/SOUTH FACING LOTS (57% OF TOTAL LOT COUNT)
12. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED
13. ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS
14. DEVELOPER TO CONSTRUCT 6'-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE EASEMENTS ALONG:
   - REAR AND SOUTH SIDE OF LOT 1,
   - REAR OF LOTS 2–10, 53–91 AND 86–88
   - REAR AND NORTH SIDE OF LOT 11 AND 106.
   - REAR AND WEST SIDE OF LOT 12 AND 84
   - REAR AND EAST SIDE OF LOT 85.
15. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY
16. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE
17. 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°47'56"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°59'23"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
N13°15'51"W 33.77' FROM NORTH ¼ CORNER OF SEC. 12–14/19

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
326–100–69 & 55

SITE AREA
GROSS AREA = 48.56± AC NET AREA = 46.60± ACRES

NUMBER OF LOTS
210

DENSITY
4.70 UNITS PER ACRE

MINIMUM LOT SIZE
5,704 SF

LEGAL DESCRIPTION

48.56± ACRES IN THE SOUTH ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 14, RANGE 19, MOUNT DIABLO BASE & MERIDIAN

APN: 326–100–69 & 55

OWNER/SUBDIVIDER

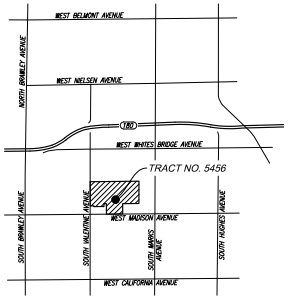
FAGUNDES BROS. DAIRY
1078 BUSINESS PARK WAY
MERCED, CA 95348
(925) 943–7643

NUMBER OF LOTS BY PHASE:

PHASE 1 – 18 LOTS
PHASE 2 – 45 LOTS
PHASE 3 – 60 LOTS
PHASE 4 – 47 LOTS
PHASE 5 – 40 LOTS

TOTAL = 210 LOTS

OUTLOT "A"
TO BE USED FOR PUBLIC OPEN SPACE PURPOSES



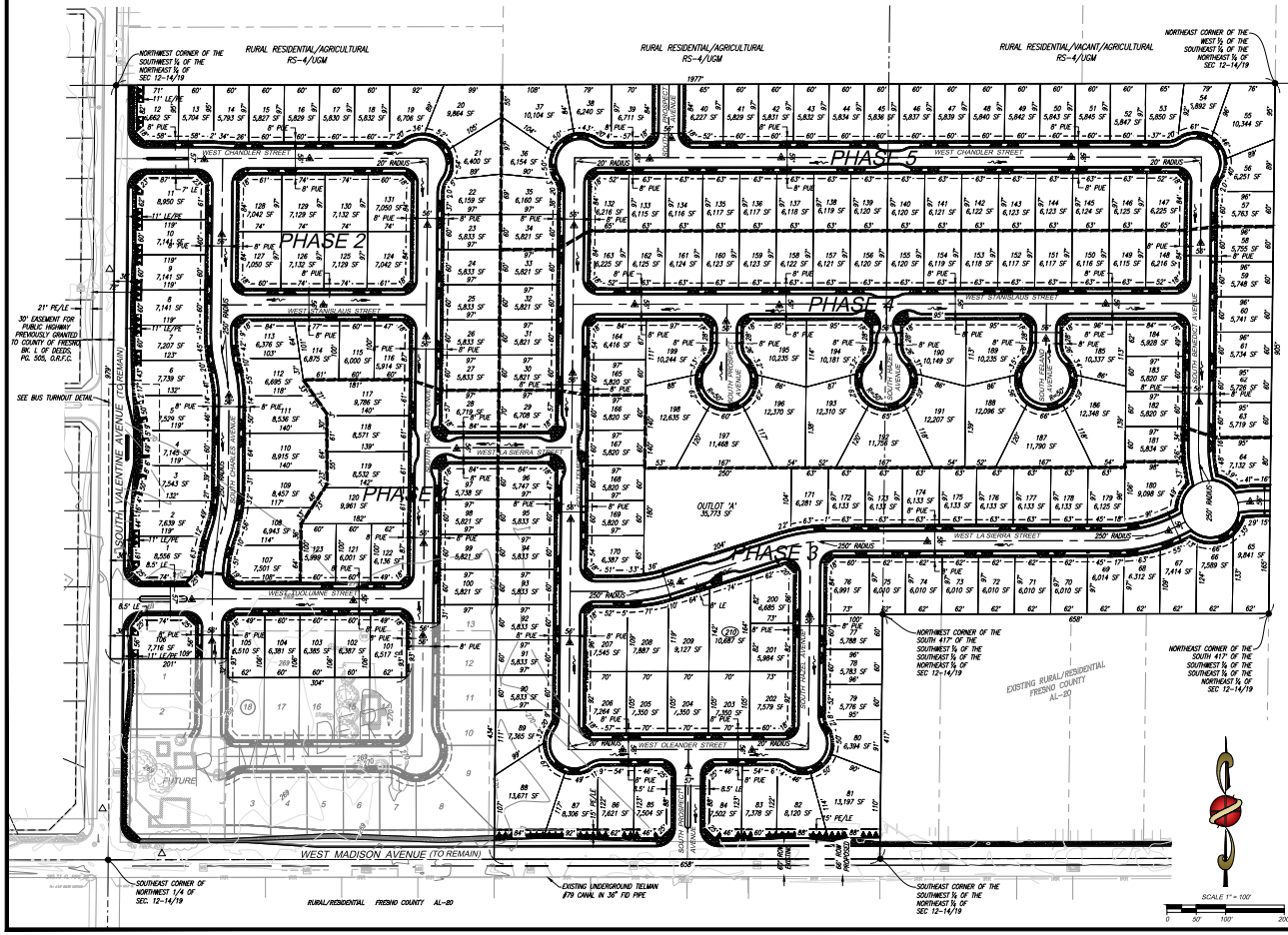
VICINITY MAP
NOT TO SCALE

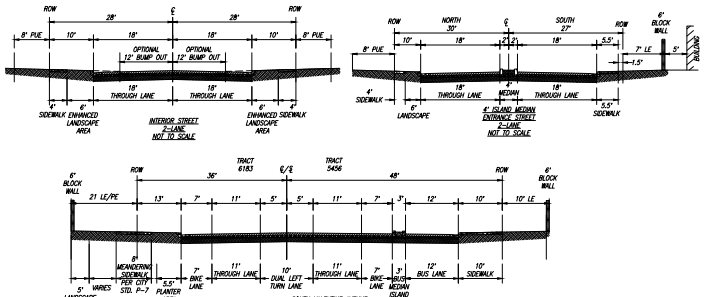
LEGEND

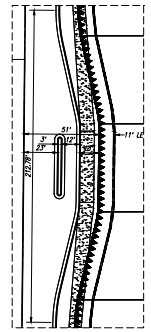
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
LE	LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	WAIVER OF DIRECT ACCESS
	FLOW DIRECTION
	EXISTING WATER VALVE
	EXISTING WATER PUMP
	EXISTING CONCRETE IRRIGATION STANDPIPE
	EXISTING POWER POLE
	EXISTING TRANSFORMER POLE
	EXISTING JUNCTION POLE
	EXISTING TELEPHONE POLE
	EXISTING TELEPHONE RISER

LEGEND CONT.

	EXISTING UNDERGROUND FIBER OPTIC MARKER
	EXISTING CABLE TV RISER
	EXISTING STORM DRAIN MANHOLE
	EXISTING BOLLARD (TO BE REMOVED)
	EXISTING MAILBOX (TO BE REPLACED UPON CONSTRUCTION OF IMPROVEMENTS)
	SECTION LINE
	EXISTING RIGHT OF WAY
	FUTURE RIGHT OF WAY
	SUBJECT PROPERTY BOUNDARY
	PROPOSED PHASE LINE
	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
OH	EXISTING OVERHEAD ELECTRICAL LINE
SD	EXISTING 24" STORM DRAIN MAIN
IRR	EXISTING IRRIGATION LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE







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PREPARED ON:
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