

VESTING TENTATIVE SUBDIVISION MAP TRACT MAP NO. 6195

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON MAY 21, 2018
SHEET 1 OF 1

SITE INFORMATION

LAND USE
EXISTING: VACANT LAND
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING
EXISTING: R1, P1
PROPOSED: RS-5/UM

SITE AREA
GROSS AREA = 17.58± ACRES
NET AREA = 17.58± ACRES

NUMBER OF LOTS
61

AVERAGE LOT AREA
5,667 SQ. FT.

DENSITY
5.01 UNITS PER ACRE

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

ASSESSOR'S PARCEL NUMBERS
504-050-02, 504-130-12

SITE LOCATION
WEST SIDE OF NORTH THELE AVENUE, SOUTH OF THE SAN JOAQUIN RIVER

SUBDIVIDER
CENTURY COMMUNITIES
7815 NORTH PALM AVENUE
FRESNO, CA 93711
559-439-4464

OWNER
BMCH CALIFORNIA, LLC
A DELAWARE LIMITED LIABILITY COMPANY

SOURCE OF TELEPHONE
SBC

SOURCE OF GAS
PG&E

SOURCE OF CABLE TV
COMCAST

NOTES:

- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
- THE PROPOSED PROJECT WILL NOT BE PHASED.
- NO EXISTING TREES ARE IN THE SUBJECT PROPERTY.
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
- THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE MAJORITY OF LOTS (85.42%) ARE ORIENTED IN A NORTH-SOUTH DIRECTION.
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- 109,000 SF (2.52 ACRES) OPEN SPACE PROVIDED
(OPEN SPACE REQUIRED 0.001884 ACRE X 89 UNITS = 0.17 ACRES)
PER ORDINANCE NO. 2016-57.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES EXIST ON SUBJECT PROPERTY.

LEGAL DESCRIPTION

THE LAND REFERRED TO BELOW IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOT 7 IN SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT. EXCEPT THE SOUTH 25 ACRES THEREOF.

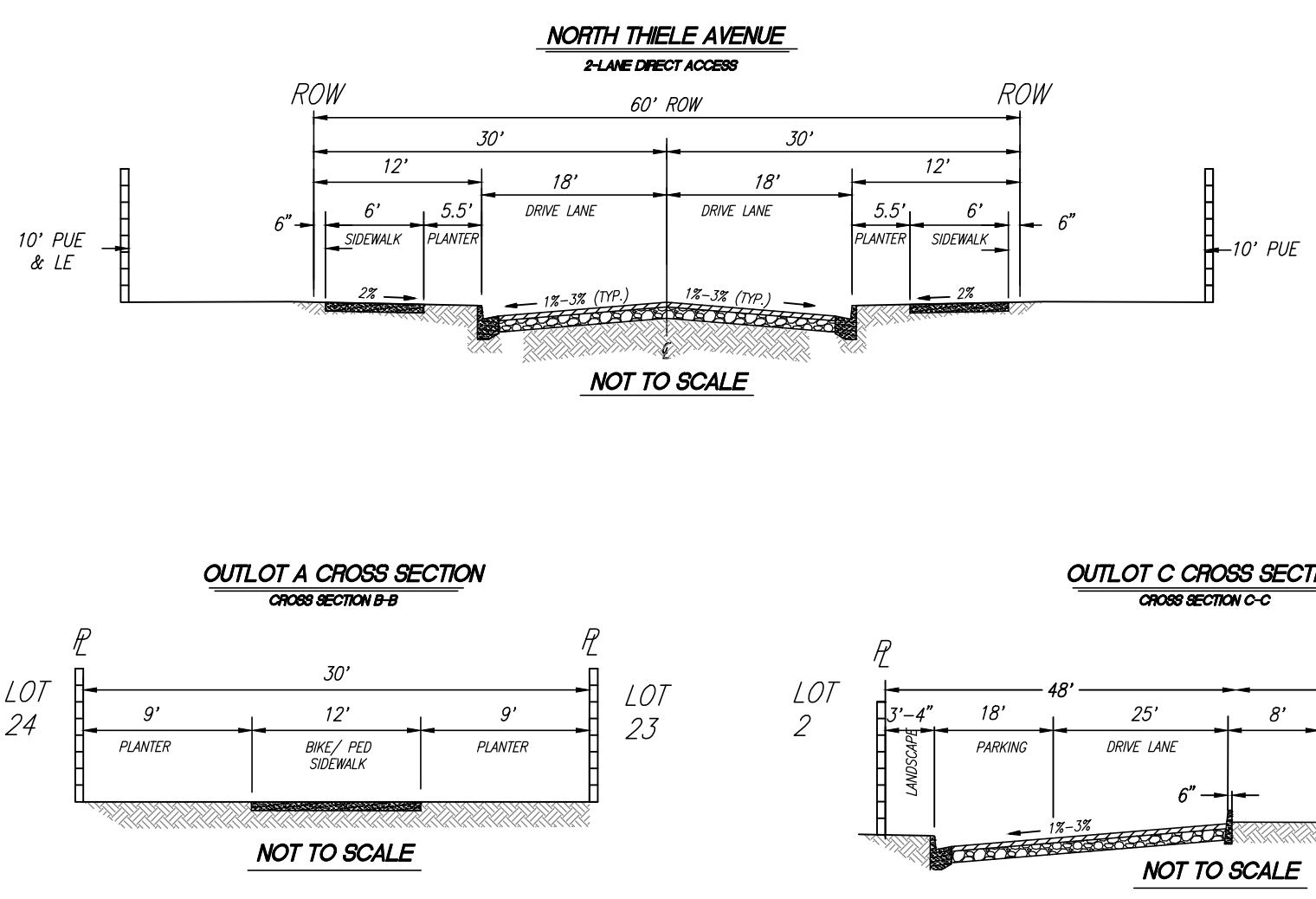
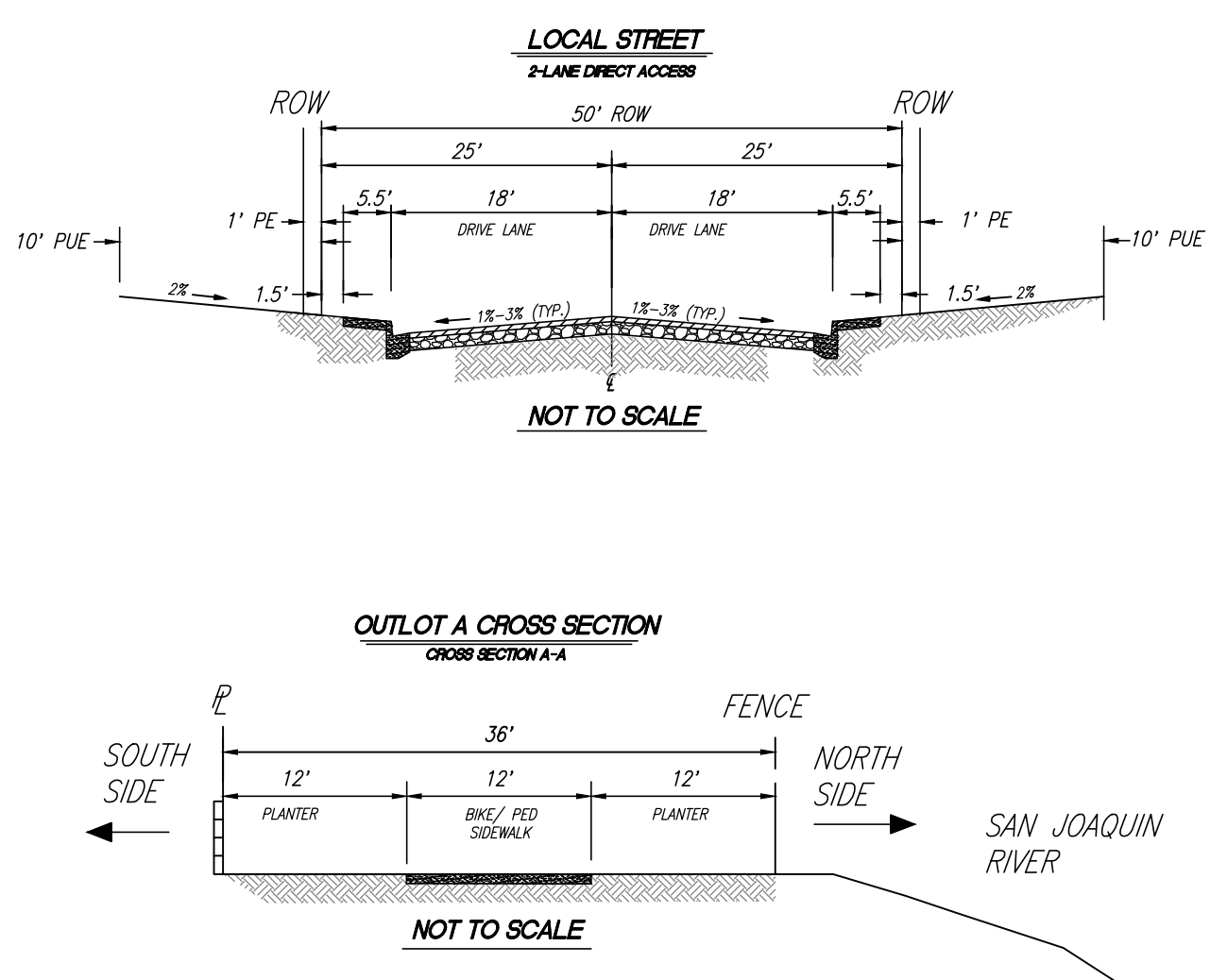
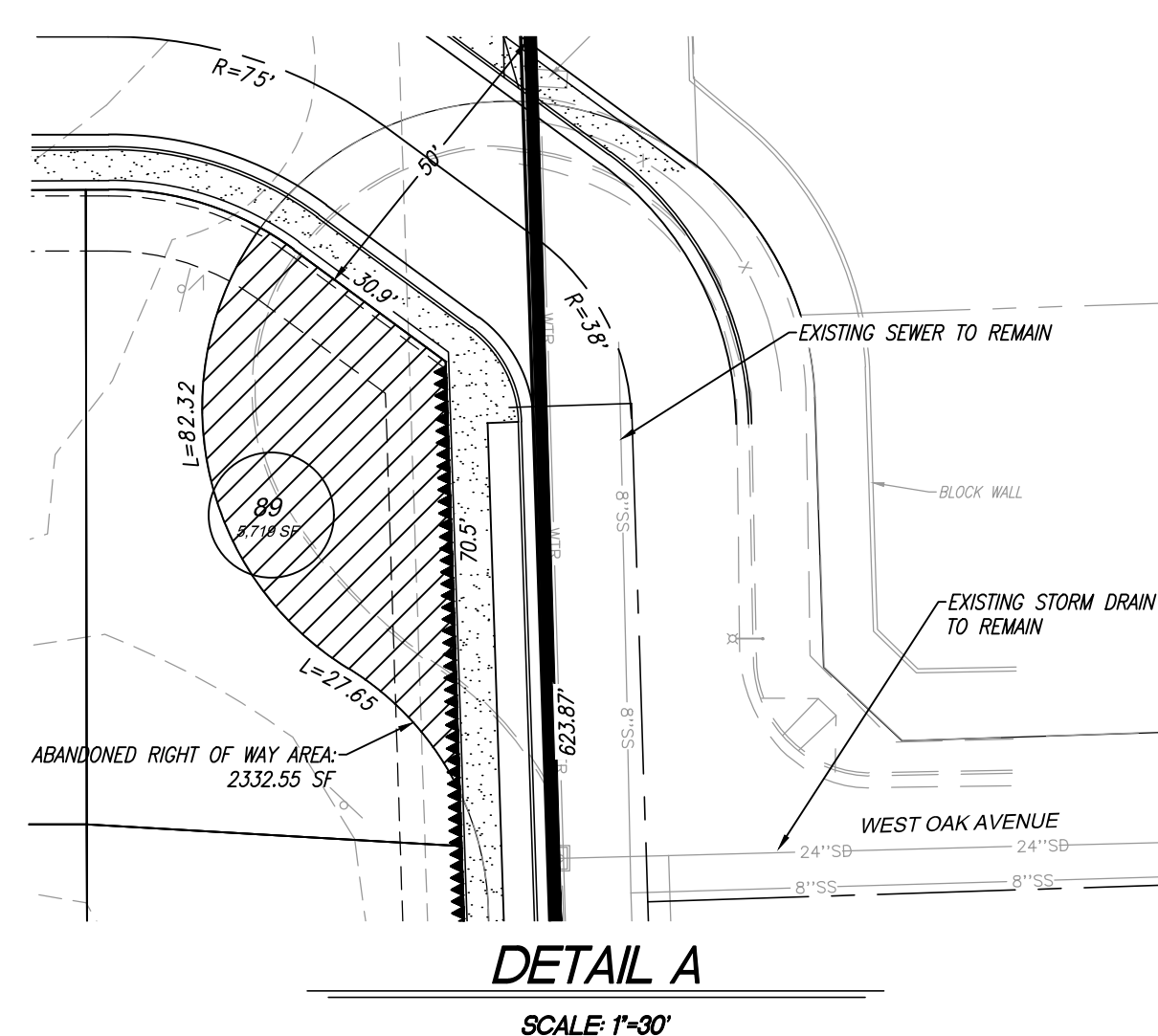
ALSO EXCEPTING THEREFROM ALL THAT PORTION OUTCLAIMED TO THE STATE OF CALIFORNIA IN THE DOCUMENT DATED MARCH 25, 2005 AND RECORDED AUGUST 15, 2005, INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

PARCEL TWO:
A PARCEL OF LAND SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND LYING WITHIN THE EXTERIOR BOUNDARIES OF FRACTIONAL SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PARCEL, BEING ALL THAT LAND WITHIN SAID FRACTIONAL SECTION 32 LYING ADJACENT TO LOT 7 AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AS OUTCLAIMED IN THE BOUNDARY LINE AGREEMENT EXECUTED BY THE STATE OF CALIFORNIA AND BETWEEN RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 5, 2005 AND RECORDED AUGUST 15, 2005, INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE HIGH WATER LINE OF THE SAN JOAQUIN RIVER AS SAID LINE IS SHOWN ON SHEET 16 OF 27 OF THE ADMINISTRATIVE MAP OF THE SAN JOAQUIN RIVER DATED APRIL 1992, ON FILE IN THE OFFICES OF THE CALIFORNIA STATE LANDS COMMISSION, SAID POINT BEARS SOUTH 8° 30' 39" EAST, 2166.91 FEET FROM A 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID SECTION 32, T. 12 S., R. 19 E., M. D. B. & M. AND AS SHOWN ON SAID SHEET 16, SAID CORNER HAVING CALIFORNIA ZONE 4 (NAD 83) COORDINATES OF N= 2,194,376.579 FEET AND E= 6,292,485.765 FEET; THENCE ALONG SAID HIGH WATER LINE THE FOLLOWING COURSES: THENCE SOUTH 71° 12' 14" WEST, 79.20 FEET; THENCE SOUTH 71° 11' 05" WEST, 80.79 FEET; THENCE SOUTH 75° 08' 17" WEST 66.59 FEET; THENCE SOUTH 77° 08' 28" WEST, 56.70 FEET; THENCE SOUTH 63° 25' 25" WEST, 67.95 FEET; THENCE SOUTH 63° 39' 53" WEST, 68.28 FEET; THENCE SOUTH 75° 53' 48" WEST, 78.18 FEET; THENCE SOUTH 80° 23' 49" WEST, 81.23 FEET; THENCE SOUTH 73° 01' 51" WEST, 94.37 FEET; THENCE SOUTH 70° 59' 08" WEST 87.16 FEET; THENCE SOUTH 83° 34' 07" WEST, 78.03 FEET; THENCE SOUTH 79° 21' 06" WEST 84.12 FEET; THENCE SOUTH 79° 18' 56" WEST, 91.40 FEET; THENCE SOUTH 82° 30' 44" WEST 93.90 FEET; THENCE SOUTH 87° 33' 06" WEST, 86.62 FEET; THENCE SOUTH 88° 41' 17" WEST, 115.06 FEET; THENCE SOUTH 86° 52' 45" WEST, 121.18 FEET; THENCE SOUTH 86° 10' 34" WEST, 133.29 FEET; THENCE SOUTH 84° 53' 57" WEST, 125.71 FEET; THENCE SOUTH 84° 41' 04" WEST 95.48 FEET; THENCE SOUTH 85° 35' 59" WEST, 86.34 FEET; THENCE NORTH 87° 51' 38" WEST, 60.88 FEET; THENCE NORTH 85° 58' 31" WEST, 75.43 FEET; THENCE SOUTH 81° 48' 23" WEST, 76.42 FEET; THENCE SOUTH 86° 02' 24" WEST, 55.96 FEET; THENCE SOUTH 81° 03' 28" WEST, 85.03 FEET; THENCE SOUTH 81° 51' 15" WEST, 75.04 FEET; THENCE SOUTH 78° 27' 48" WEST, 100.42 FEET; THENCE NORTH 89° 18' 53" WEST, 55.44 FEET; THENCE NORTH 74° 55' 13" WEST, 55.83 FEET; THENCE SOUTH 82° 43' 30" WEST, 48.25 FEET; THENCE SOUTH 89° 18' 19" WEST, 60.78 FEET; THENCE NORTH 82° 14' 23" WEST, 68.27 FEET; THENCE NORTH 81° 37' 20" WEST, 74.04 FEET; THENCE NORTH 65° 43' 41" WEST, 72.41 FEET; THENCE NORTH 64° 00' 00" WEST, 73.11 FEET; THENCE NORTH 86° 02' 52" WEST, 37.19 FEET; THENCE NORTH 68° 01' 53" WEST, 112.72 FEET; THENCE NORTH 64° 11' 11" WEST, 180.35 FEET TO THE END OF THE HEREBY DESCRIBED LINE, AS CONVEYED TO RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED AUGUST 15, 2005, AS INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE (AND THE NORTHERLY EXTENSION THEREOF) OF SAID GOVERNMENT LOT 7 IN SAID SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, M. D. B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF.

504-050-02 AND 504-130-12



LEGEND

- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE.
- INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- RIGHT OF WAY
- DIRECTION OF STORMWATER FLOW
- PROPOSED TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING WIRE FENCE
- RIGHT OF WAY TO BE ABANDONED. SEE DETAIL A.
- EXISTING POWER POLE
- EXISTING STREET LIGHT PULL BOX
- EXISTING TRANSFORMER POLE
- EXISTING TELEPHONE POLE
- EXISTING BOLLARD (TO BE REMOVED)
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX (TO REMAIN)
- EXISTING SIGN
- EXISTING BACKFLOW PREVENTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EASEMENT GRANTED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED OCTOBER 9, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-0187216
- EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED NOVEMBER 16, 1981 IN BOOK 7816 OF OFFICIAL RECORDS, PAGE 596
- EASEMENT CONDEMNED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 5, 1991 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 91-28733
- EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 28, 1956 IN BOOK 3827 OF OFFICIAL RECORDS, PAGE 24

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE NORTH 89° 58' 00" WEST PER TRACT NO. 5356, VOL. 83, PGS. 25-29 OF PLATS, FRESNO COUNTY RECORDS.

OUTLOT NOTES

- OUTLOT A IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND TRAIL PURPOSES.
- OUTLOT B IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE, FLOOD CONTROL/TEMPORARY OR PERMANENT PONDING PURPOSES (IF AND/OR AS MAY BE APPLICABLE) AND EMERGENCY VEHICLE ACCESS.
- OUTLOT C IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE, PARKING, AND TRAIL PURPOSES.

APPL NO. P18-00579 EXHIBIT A DATE 7-18-2018
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

PREPARED BY:

 1234 D STREET
 FRESNO, CA 93721
 (559) 448-4800 FAX: (559) 448-4800