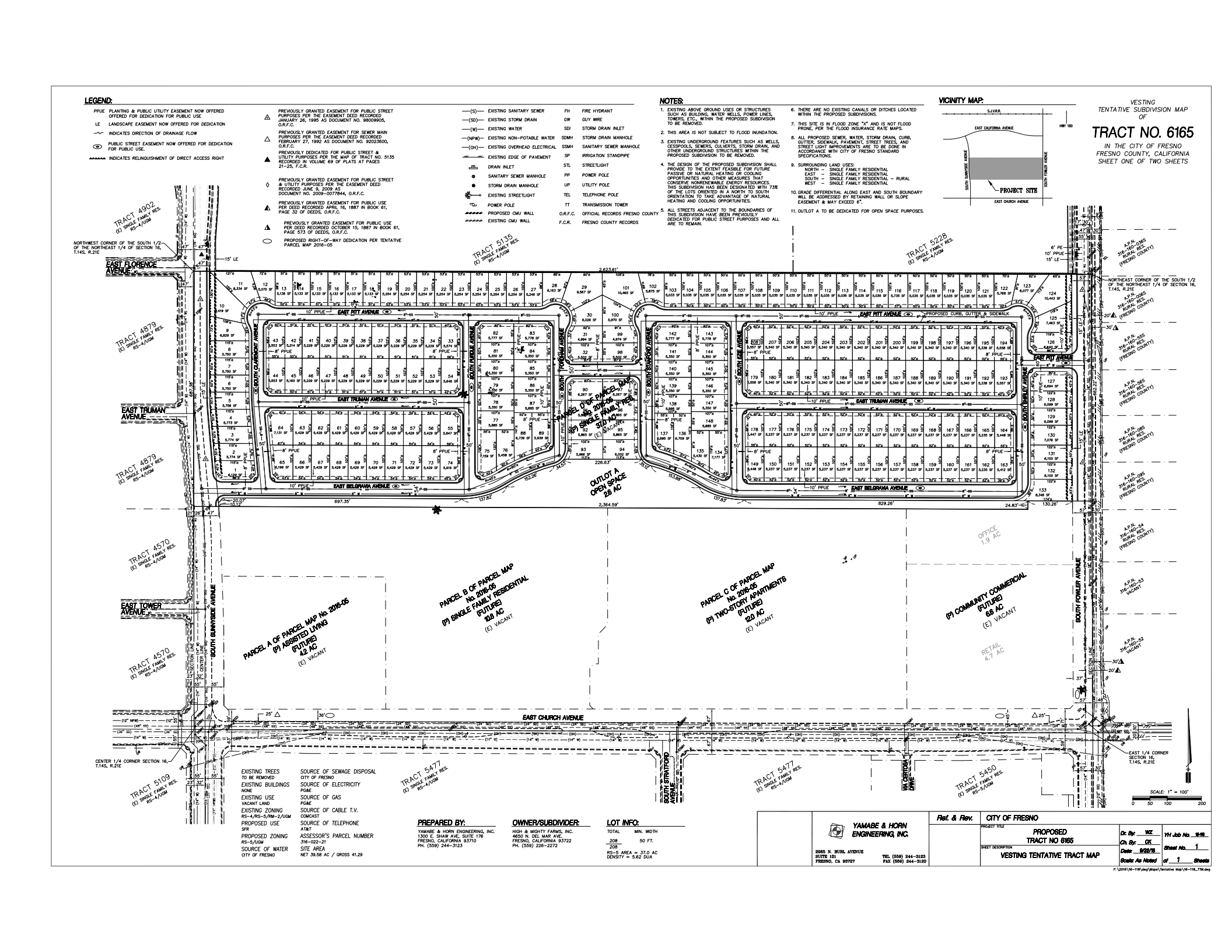
LEGEND:
PPUE PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED OFFERED FOR DEDICATION FOR PUBLIC USE
LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
INDICATES DIRECTION OF DRAINAGE FLOW
PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHT
PREVIOUSLY GRANTED EASEMENT FOR PUBLIC STREET PURPOSES PER THE EASEMENT DEED RECORDED JANUARY 26, 1995 AS DOCUMENT NO. 98009905, O.R.F.C.
PREVIOUSLY GRANTED EASEMENT FOR SEWER MAIN PURPOSES PER THE EASEMENT DEED RECORDED FEBRUARY 27, 1992 AS DOCUMENT NO. 92023600, O.R.F.C.
PREVIOUSLY DEDICATED FOR PUBLIC STREET & UTILITY PURPOSES PER THE MAP OF TRACT NO. 5135 RECORDED IN VOLUME 69 OF PLATS AT PAGES 21-25, F.C.R.
PREVIOUSLY GRANTED EASEMENT FOR PUBLIC STREET & UTILITY PURPOSES PER THE EASEMENT DEED RECORDED JUNE 9, 2009 AS DOCUMENT NO. 2009-0077844, O.R.F.C.
PREVIOUSLY GRANTED EASEMENT FOR PUBLIC USE PER DEED RECORDED APRIL 16, 1887 IN BOOK 61, PAGE 32 OF DEEDS, O.R.F.C.
PREVIOUSLY GRANTED EASEMENT FOR PUBLIC USE PER DEED RECORDED OCTOBER 15, 1887 IN BOOK 61, PAGE 573 OF DEEDS, O.R.F.C.
PROPOSED RIGHT-OF-WAY DEDICATION PER TENTATIVE PARCEL MAP 2016-05
(S) EXISTING SANITARY SEWER
(SD) EXISTING STORM DRAIN
(W) EXISTING WATER
(NPW) EXISTING NON-POTABLE WATER
(OH) EXISTING OVERHEAD ELECTRICAL
EXISTING EDGE OF PAVEMENT
DRAIN INLET
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
EXISTING STREETLIGHT
POWER POLE
PROPOSED CMU WALL
EXISTING CMU WALL
FH FIRE HYDRANT
GW GUY WIRE
SDI STORM DRAIN INLET
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
SP IRRIGATION STANDPIPE
STL STREETLIGHT
PP POWER POLE
UP UTILITY POLE
TEL TELEPHONE POLE
TT TRANSMISSION TOWER
O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
F.C.R. FRESNO COUNTY RECORDS
NOTES:
1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
4. 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 NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 73% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
5. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS.
7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
9. SURROUNDING LAND USES:
NORTH – SINGLE FAMILY RESIDENTIAL
EAST – SINGLE FAMILY RESIDENTIAL
SOUTH – SINGLE FAMILY RESIDENTIAL – RURAL
WEST – SINGLE FAMILY RESIDENTIAL
10. GRADE DIFFERENTIAL ALONG EAST AND SOUTH BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 6".
11. OUTLOT A TO BE DEDICATED FOR OPEN SPACE PURPOSES.
VICINITY MAP:
S.V.R.R.
EAST CALIFORNIA AVENUE
HWY 180
SOUTH SUNNYSIDE AVENUE
SOUTH FOWLER AVENUE
PROJECT SITE
EAST CHURCH AVENUE
VESTING TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6165
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SHEET ONE OF TWO SHEETS
EAST FLORENCE AVENUE
EAST TRUMAN AVENUE
EAST TOWER AVENUE
EAST CHURCH AVENUE
EAST PITT AVENUE
EAST BELGRAVIA AVENUE
SOUTH SUNNYSIDE AVENUE
SOUTH FOWLER AVENUE
SOUTH CLARMONT AVENUE
SOUTH PURPLE AVENUE
SOUTH STANFORD AVENUE
SOUTH ERIE AVENUE
SOUTH BARSLEY AVENUE
SOUTH STRATFORD AVENUE
VA CERTOSA AVENUE
TRACT 4902 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 4879 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 4570 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 5109 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 5135 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 5228 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 5477 (E) SINGLE FAMILY RES. RS-4/UGM
TRACT 5450 (E) SINGLE FAMILY RES. RS-5/UGM
NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, T.14S, R.21E
NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, T.14S, R.21E
CENTER 1/4 CORNER SECTION 16, T.14S, R.21E
EAST 1/4 CORNER SECTION 16, T.14S, R.21E
PARCEL A OF PARCEL MAP No. 2016-05 (P) ASSISTED LIVING (FUTURE) 4.2 AC (E) VACANT
PARCEL B OF PARCEL MAP No. 2016-05 (P) SINGLE FAMILY RESIDENTIAL (FUTURE) 10.8 AC (E) VACANT
PARCEL C OF PARCEL MAP No. 2016-05 (P) TWO-STORY APARTMENTS (FUTURE) 12.0 AC (E) VACANT
PARCEL D OF PARCEL MAP No. 2016-05 (P) SINGLE FAMILY RESIDENTIAL (FUTURE) 31.0 AC (E) VACANT
OUTLOT A OPEN SPACE 2.5 AC
(P) COMMUNITY COMMERCIAL (FUTURE) 6.6 AC (E) VACANT
OFFICE 1.9 AC
RETAIL 4.7 AC
A.P.N. 316-160-03S RURAL RES. (FRESNO COUNTY)
A.P.N. 316-160-02S RURAL RES. (FRESNO COUNTY)
A.P.N. 316-160-05S RURAL RES. (FRESNO COUNTY)
A.P.N. 316-160-08S RURAL RES. (FRESNO COUNTY)
A.P.N. 316-160-09S RURAL RES. (FRESNO COUNTY)
A.P.N. 316-160-54 RURAL RES. (FRESNO COUNTY)
A.P.N. 316-160-53 VACANT
A.P.N. 316-160-52 VACANT
EXISTING TREES TO BE REMOVED
EXISTING BUILDINGS NONE
EXISTING USE VACANT LAND
EXISTING ZONING RS-4/RS-5/RM-3/UGM
PROPOSED USE SFR
PROPOSED ZONING RS-5/UGM
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 T.V. COMCAST
SOURCE OF TELEPHONE AT&T
ASSESSOR'S PARCEL NUMBER 316-022-21
SITE AREA NET 39.58 AC / GROSS 41.29
PREPARED BY:
YAMABE & HORN ENGINEERING, INC.
1300 E. SHAW AVE, SUITE 176
FRESNO, CALIFORNIA 93710
PH. (559) 244-3123
OWNER/SUBDIVIDER:
HIGH & MIGHTY FARMS, INC.
4650 N. DEL MAR AVE.
FRESNO, CALIFORNIA 93722
PH. (559) 226-2272
LOT INFO:
TOTAL 208 MIN. WIDTH 50 FT.
208
RS-5 AREA = 37.0 AC
DENSITY = 5.62 DUA
YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL. (559) 244-3123 FAX (559) 244-3120
Ref. & Rev.
CITY OF FRESNO
PROJECT TITLE
PROPOSED TRACT NO 6165
SHEET DESCRIPTION
VESTING TENTATIVE TRACT MAP
Dr. By: WZ
Ch. By: CK
Date: 9/22/16
Scale: As Noted
YH Job No. 16-118
Sheet No. 1
of 1 Sheets
SCALE: 1" = 100'
0 50 100 200
F:\2016\16-118\dwg\Maps\Tentative Map\16-118_TTM.dwg