

# 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 - CITY OF FRESNO STANDARDS
9. ELECTRICITY - PACIFIC GAS & ELECTRIC
10. CABLE TELEVISION - COMCAST



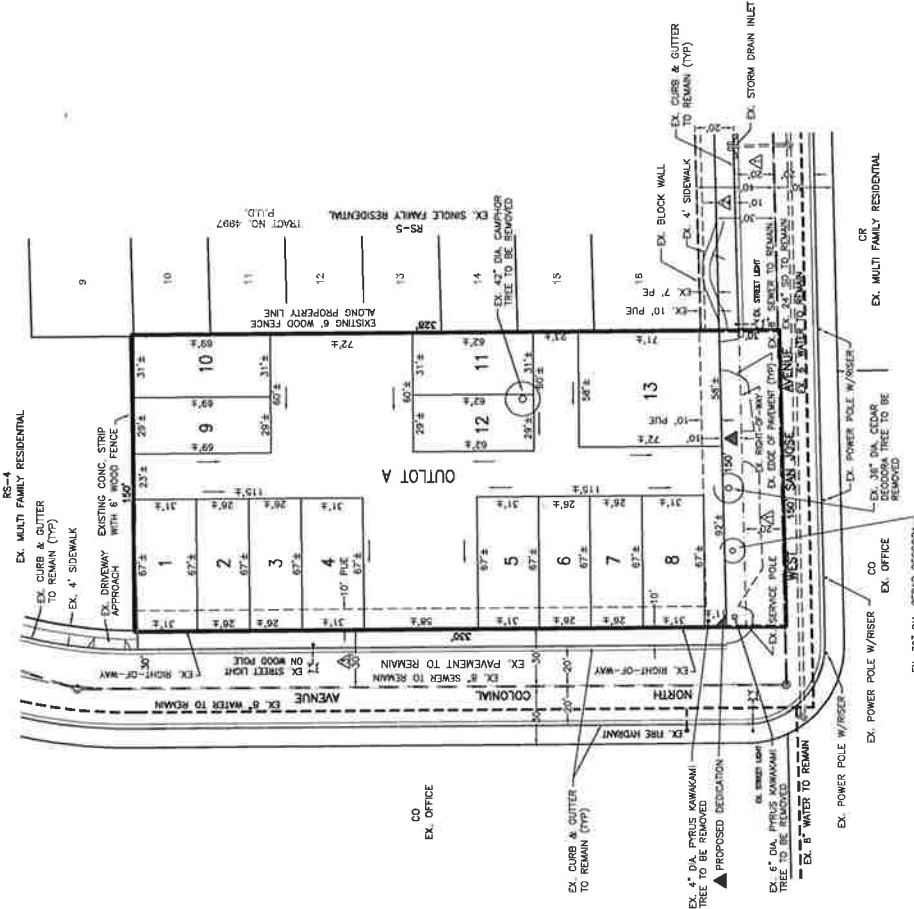
SCALE: 1" = 40'

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



### DEDICATIONS:

- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF CALIFORNIA PASTURE FARM, RECORDED IN BOOK 2, PAGE 66 OF RECORD OF SURVEYS, F.C.R.
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF PLATS, F.C.R., RECORDED IN VOLUME 66, PAGES 316 & 317 OF RECORDS.
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER DEED OF EASEMENT, RECORDED APRIL 18, 1967 IN BOOK 5430, 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.

**RECEIVED**

**NOV 30 2016**

**DARM - DEVELOPMENT SERVICES  
CITY OF FRESNO**

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DATE: 11/29/16