

VESTING TENTATIVE SUBDIVISION MAP TRACT MAP NO. 6237

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON MAY 22, 2019
SHEET 1 OF 1

SITE INFORMATION

LAND USE
EXISTING: AGRICULTURE
PROPOSED: MEDIUM-LOW DENSITY RESIDENTIAL

ZONING
EXISTING: R-R (FRESNO COUNTY)
PROPOSED: RS-4 (UCJ)

GENERAL PLAN LAND USE
EXISTING: MEDIUM AND HIGH DENSITY RESIDENTIAL
PROPOSED: MEDIUM-LOW DENSITY RESIDENTIAL

SITE AREA
GROSS AREA = 28.264 ACRES
NET AREA = 26.929 ACRES

NUMBER OF LOTS
116

AVERAGE LOT AREA
6,943 SQ. FT.

DENSITY
4.31 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
512-141-33, 47

SITE ADDRESS
3360 NORTH GRANTLAND AVENUE S/A

SITE LOCATION
SOUTHWEST CORNER OF N. GRANTLAND AVENUE AND W. DAKOTA AVENUE, FRESNO, CA

SUBDIVIDER
GVM INVESTMENTS, LLC
1396 W HERNDON ST #101
FRESNO, CA 93711
559-436-0900

OWNER
GVM INVESTMENTS, LLC
1396 W HERNDON ST #101
FRESNO, CA 93711

SOURCE OF TELEPHONE
AT&T

SOURCE OF GAS
PG&E

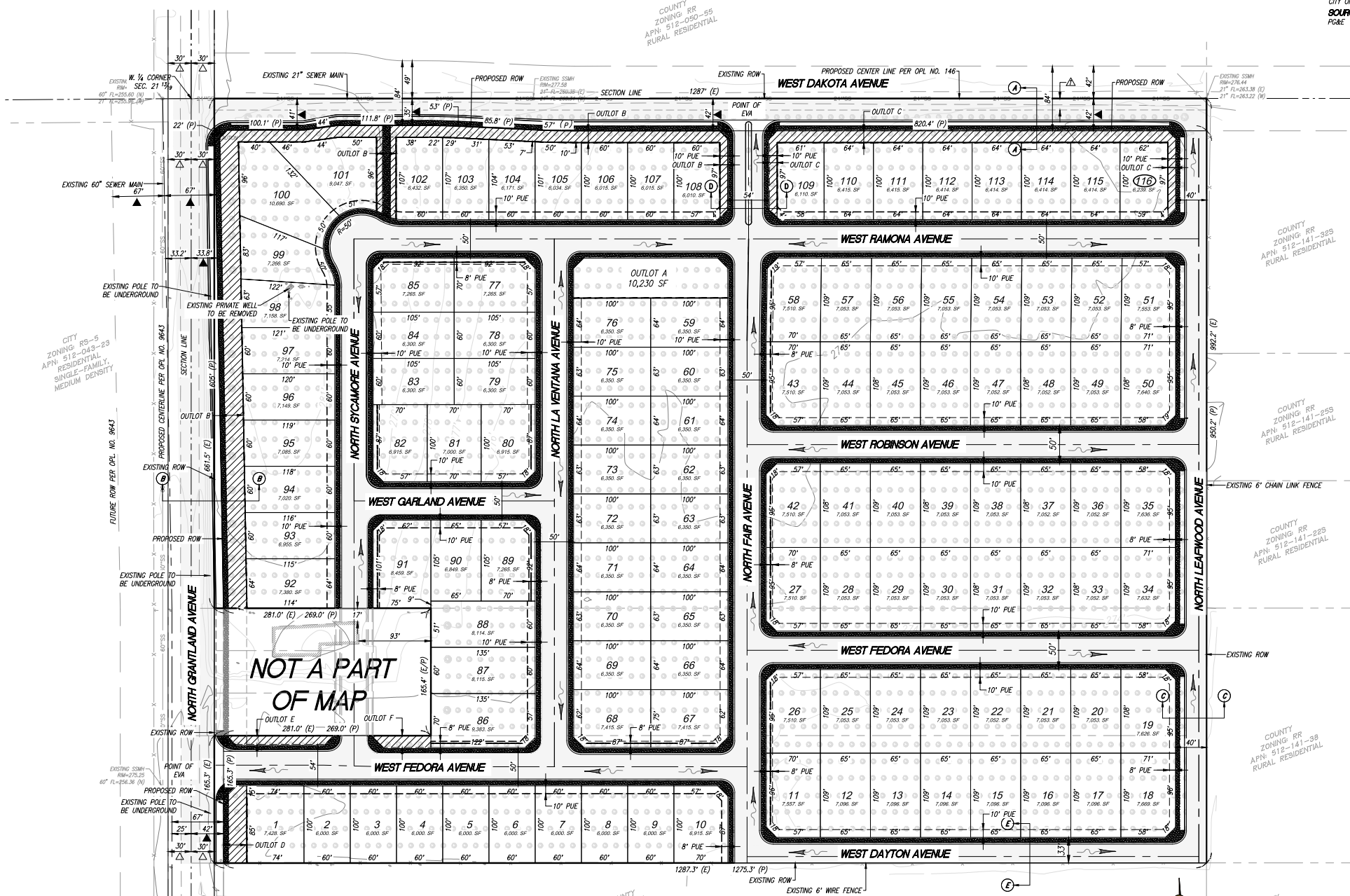
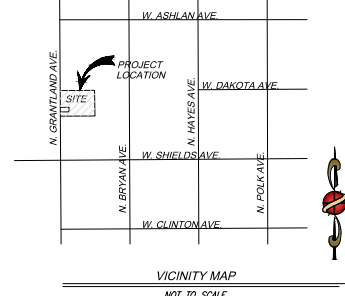
SOURCE OF CABLE TV
COMCAST

LEGAL DESCRIPTION:

TRACT 1:
PARCEL 1:
THE NORTH HALF OF LOT 28, AS SHOWN ON THE MAP ENTITLED "DUNCAN TRACT", FILED JUNE 4, 1908 IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 38, FRESNO COUNTY RECORDS.
APN: 512-141-33(PFN)

PARCEL 2:
THE SOUTH HALF OF LOT 28, AS SHOWN ON THE MAP ENTITLED "DUNCAN TRACT", FILED JUNE 4, 1908 IN BOOK 3 OF RECORD OF SURVEYS AT PAGE 38, FRESNO COUNTY RECORDS.
APN: 512-141-33(PFN)

TRACT 2:
PARCELS 1 AND 2 OF PARCEL MAP NO. 2568, ACCORDING TO THE MAP THEREOF, FILED JUNE 27, 1975 IN BOOK 16 OF PARCEL MAPS, AT PAGE 82, FRESNO COUNTY RECORDS.
EXCEPTING THEREFROM THE WEST 281.00 FEET OF PARCEL 1 OF PARCEL MAP NO. 2568, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 16 OF PARCEL MAPS AT PAGE 82, FRESNO COUNTY RECORDS.
SAD DESCRIPTION BEING PURSUANT TO "CERTIFICATE OF COMPLIANCE PLA 12-23X", RECORDED DECEMBER 4, 2015 IN FRESNO COUNTY OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-0153667.
APN: 512-141-47



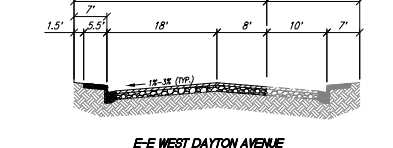
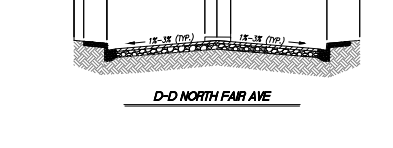
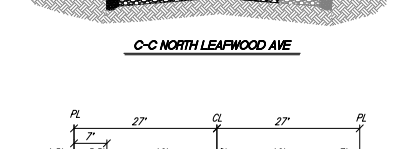
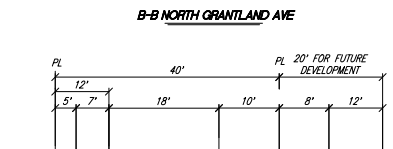
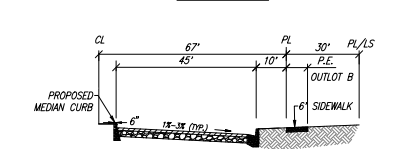
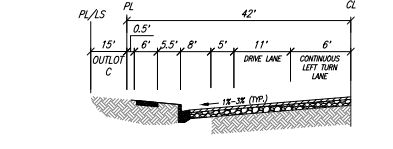
OUTLOT NOTES

OUTLOT A AND B ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR A PAVED AND OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.

OUTLOT 'C' WILL BE DEDICATED FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES.

OUTLOT 'D' WILL BE DEDICATED FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES.

OUTLOTS 'E' AND 'F' WILL BE DEDICATED FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSE, AND/OR FUTURE DEVELOPMENT TO BE DETERMINED BY THE CITY OF FRESNO.



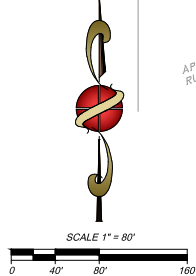
NOTES:

- THERE ARE EXISTING 3590 TREES ONSITE TO BE REMOVED
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
- ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
- ALL EXISTING UNDERGROUND PRIVATE WELLS AND SEPTIC SYSTEM TO BE REMOVED.
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- SOURCE OF DATA: PARCEL MAP NO. 2568 BK 512, PG 14, FRESNO COUNTY RECORDS.
- TRACT MAP PROVIDES FOR BUILDINGS WITH SOUTHERN EXPOSURE FOR NATURAL HEATING DURING THE WINTER MONTHS, WITH AMPLE SPACE FOR DECIDUOUS SHADE TREES FOR NATURAL COOLING DURING THE SUMMER MONTHS.
- PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL AGENCY STANDARDS AND/OR ANY MINOR MODIFICATIONS APPROVED BY THE LOCAL AGENCY.
- ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.
- ANY EXISTING UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOL, SEPTIC SYSTEMS, DUMP SITES OR OTHER UNDERGROUND STRUCTURES ARE PRESENT AND WHETHER SUCH FEATURES ARE TO BE ABANDONED, REMOVED, OR RETAINED.
- OUTLOT A IS 10,230 SF (0.23 ACRES) OPEN SPACE PROVIDED (OPEN SPACE REQUIRED: 0.00184 ACRE X 116 UNITS = 0.22 ACRES PER ORDINANCE NO. 2016-57)

LEGEND

- △ INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE.
- ▲ INDICATES STREETS PROPOSED TO NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- ROW RIGHT OF WAY
- (E) EXISTING
- (P) PROPOSED
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING SEWER MAIN
- EXISTING WIRE FENCE
- PROPOSED BLOCK WALL
- PROPOSED PAVEMENT
- EXISTING OUTLOT
- EXISTING POWER POLE
- EXISTING TELEPHONE POLE
- EXISTING SIGN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TREE
- △ 15' EASEMENT FOR SEWER PER DOCUMENT AS DOCUMENT NO. 2007-0169429

APPL. NO. P19-01138 EXHIBIT T DATE 02/10/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



PREPARED BY:

