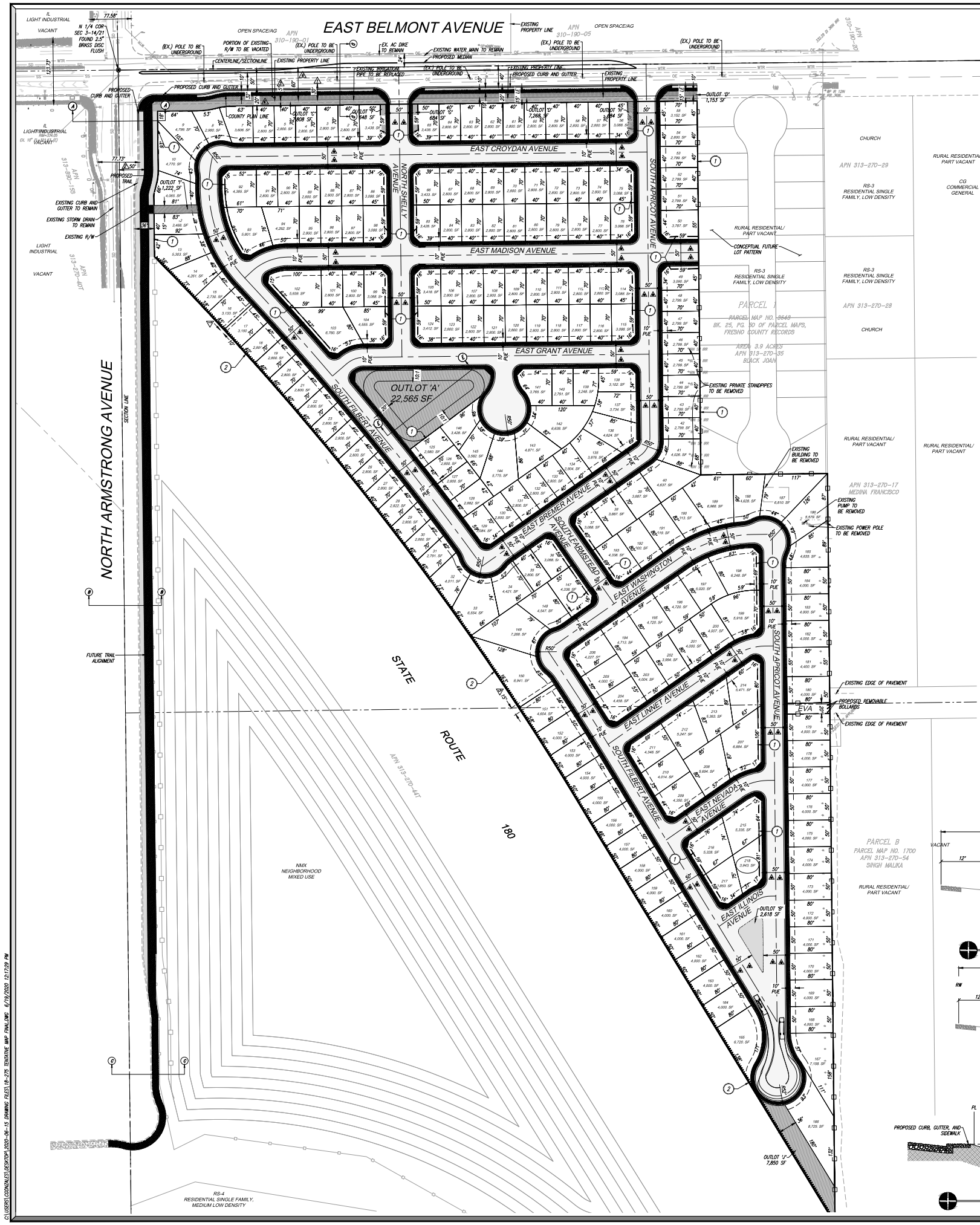
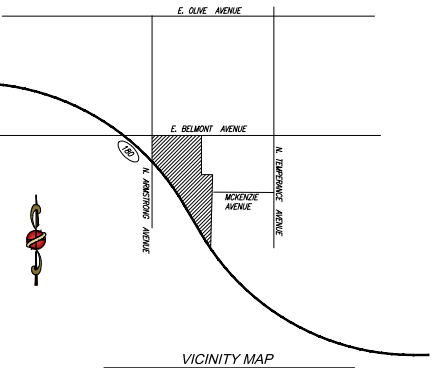
VESTING TENTATIVE SUBDIVSION MAP

TRACT MAP NO. 6299
A PLANNED DEVELOPMENT

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON MARCH 25, 2019
SHEET 1 OF 1





VICINITY MAP
NOT TO SCALE

SITE INFORMATION

LAND USE
EXISTING USE: VACANT LAND
EXISTING GENERAL PLAN USE: LOW DENSITY RESIDENTIAL
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING
EXISTING: RS-3/UGM
PROPOSED: RS-5/UGM

SITE AREA
GROSS AREA: 27.97 ACRES
NET AREA: 22 ACRES

NUMBER OF LOTS
218

AVERAGE LOT AREA
3,628 SQ. FT.

DENSITY
7.79 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
313-270-45

SITE LOCATION
EAST SIDE OF ARMSTRONG AVENUE, SOUTH OF BELMONT AVENUE

ADDRESS: 6601 E. BELMONT AVENUE
FRESNO, CA 93727

SOURCE OF GAS
PG&E

SOURCE OF CABLE TV
COMCAST/AT&T

SUBDIVIDER
FRANK AND GEORGIA SORRENTI
3127 N. LEONARD
FRESNO, CA 93727
559-291-5947

OWNER
FRANK AND GEORGIA SORRENTI
3127 N. LEONARD
FRESNO, CA 93727
559-291-5947

LEGEND

	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE.
	INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
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
	PROPOSED LOT LINE
	EXISTING RIGHT OF WAY
	EXISTING SECTION LINE
	EXISTING PROPERTY LINE
OE	EXISTING OVERHEAD LINE
SS	EXISTING SEWER MAIN
WTR	EXISTING WATER MAIN
IRR	EXISTING IRRIGATION PIPE
SD	EXISTING STORM DRAIN
	EXISTING WIRE FENCE
	PROPOSED FENCE
	PROPOSED BLOCK WALL
	EXISTING POWER POLE
	EXISTING STREET LIGHT PULL BOX
	EXISTING TRANSFORMER POLE
	EXISTING TELEPHONE POLE
	EXISTING BOLLARD (TO BE REMOVED)
	EXISTING MAILBOX (TO REMAIN)
	EXISTING SIGN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING TREE
	EXISTING WATER METER
1	EXISTING 30' PUBLIC ROAD R/W PER DOCUMENT RECORDED IN BOOK 3697 PAGE 488, ORFC. (PORTION TO BE VACATED)
2	EXISTING 50' PUBLIC STREET R/W PER DOCUMENT NUMBER 2008-0138336, ORFC. TO REMAIN
3	EXISTING 5' FID EASEMENT PER DOCUMENT RECORDED IN BOOK 5481 PAGE 462, ORFC. TO REMAIN
4	20' IRRIGATION EASEMENT TO BE DEDICATED TO FRESNO IRRIGATION DISTRICT
5	15' EASEMENT TO BE DEDICATED TO FRESNO METROPOLITAN FLOOD CONTROL
6	EXISTING 60' FID R/W PER VOLUME 1860 PG 398 MARCH 27, 1940. (PORTION TO BE VACATED)
7	10' EASMENT TO BE DEDICATED TO FRESNO METROPOLITAN FLOOD CONTROL

PORTION OF CITY R/W TO BE VACATED
PROPOSED OUTLOT

SCALE 1" = 80'
0 40' 80' 160'

KEYNOTES

1. PROPOSED 6' CONCRETE MASONRY BLOCK WALL
2. PROPOSED 10' CONCRETE MASONRY BLOCK WALL

LEGAL DESCRIPTION:

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

PARCEL 2 OF PARCEL MAP NO. 3648, RECORDED SEPTEMBER 2, 1977,IN BOOK 25 PAGE 50 OF PARCEL MAPS, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED NOVEMBER 1, 2004 AS INSTRUMENT NO. 2004-245321 OF OFFICIAL RECORDS.

APN: 313-270-45

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IS TAKEN TO BE SOUTH 89° 21' 38" WEST AS SHOWN ON PARCEL MAP NO. 3648 RECORDED IN BOOK 25 OF PARCEL MAPS, PAGE 50, FRESNO COUNTY RECORDS.

BASIS OF ELEVATIONS:

CITY OF FRESNO TBM 2096

CHISELED SQUARE ON CURB, SOUTH SIDE OF BELMONT, 1270' WEST OF TEMPERANCE.

ELEVATION: 335.352 NGVD29 DATUM

NOTES:

1. RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRESNO ZONING CODES.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
4. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
5. EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
6. THE PROPOSED PROJECT WILL NOT BE PHASED.
7. NO EXISTING TREES ARE IN THE SUBJECT PROPERTY.
8. ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
9. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
10. PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
11. THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES.
    14% OF LOTS ARE EAST/WEST FACING
    40% OF LOTS ARE NORTH/SOUTH FACING
    44% OF LOTS ARE NORTHWEST/NORTHEAST FACING
    NORTH/SOUTH FACING LOTS PROVIDE NATURAL HEATING IN THE WINTER MONTHS. IT ALSO ALLOWS FOR COOLING OPPORTUNITIES WHICH CAN TAKE ADVANTAGE OF SHADE FROM DECIDUOUS TREES IN THE SUMMER OR PREVAILING BREEZES.
12. NO GRADE DIFFERENCES OF 6' OR MORE EXIST ADJACENT TO THE PROPERTY

OUTLOT NOTES

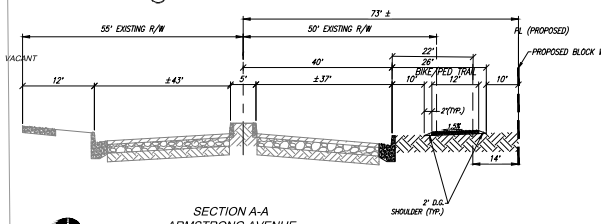
OUTLOT A WILL BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE PURPOSES AND BASIN USE SUBJECT TO CITY ACCEPTANCE OF DEVELOPER-INSTALLED REQUIRED IMPROVEMENTS.

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

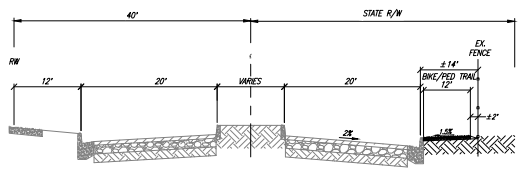
OUTLOTS C, D, AND E WILL BE DEDICATED FOR AN FID AND LANDSCAPE EASEMENT.

OUTLOTS F, G, AND H WILL BE DEDICATED FOR PUBLIC LANDSCAPE PURPOSES.

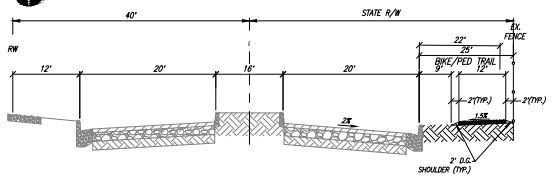
OUTLOTS I AND J WILL BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR A PASEO AND OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER-INSTALLED REQUIRED IMPROVEMENTS.



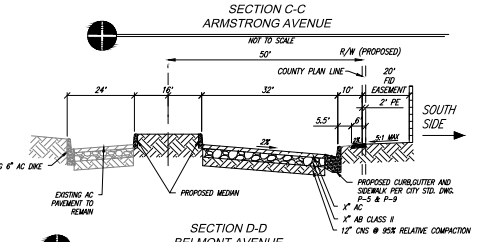
SECTION A-A
ARMSTRONG AVENUE
NOT TO SCALE



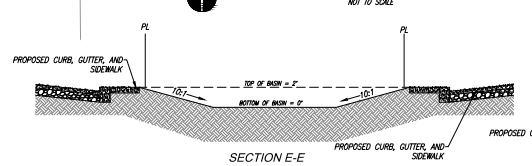
SECTION C-C
ARMSTRONG AVENUE
NOT TO SCALE



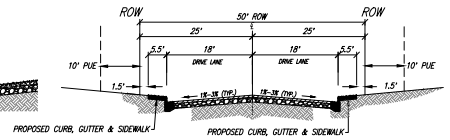
SECTION B-B
ARMSTRONG AVENUE
NOT TO SCALE



SECTION D-D
BELMONT AVENUE
PER CITY OF FRESNO STD. P-52 (CASE 1)
NOT TO SCALE



SECTION E-E
BASIN
NOT TO SCALE



50' INTERIOR STREET
NOT TO SCALE

PREPARED BY:

PRECISION CIVIL ENGINEERING, INC

PLANNING SURVEYING CIVIL ENGINEERING
1334 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-442-8200 FAX: 559-449-4515
WWW.PRECISIONENG.NET

PRECISION CIVIL ENGINEERING, INC

PROJECT TITLE: BELMONT AND ARMSTRONG
SHEET DESCRIPTION: TENTATIVE MAP
CITY OF: FRESNO
COUNTY OF: FRESNO
PREPARED FOR:

REVISIONS

DRAWN BY: CPG
CHECKED BY: NMG
DATE: 06-19-2020

REGISTERED PROFESSIONAL ENGINEER
NATHAN M. CLEVES
NO. 67552
CIVIL
STATE OF CALIFORNIA

SHEET NUMBER: 1 OF 1
JOB NUMBER: 18-275

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