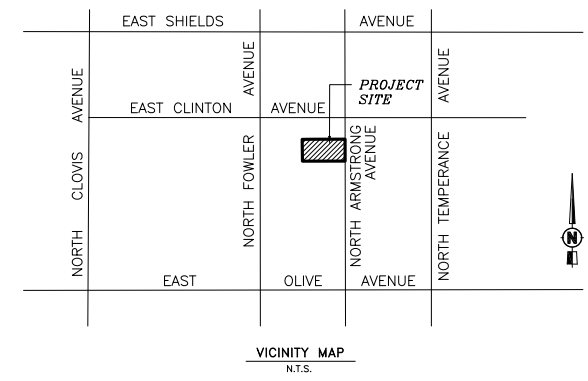


VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6241

A PLANNED DEVELOPMENT
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

(APN: 310-041-21 & 22)

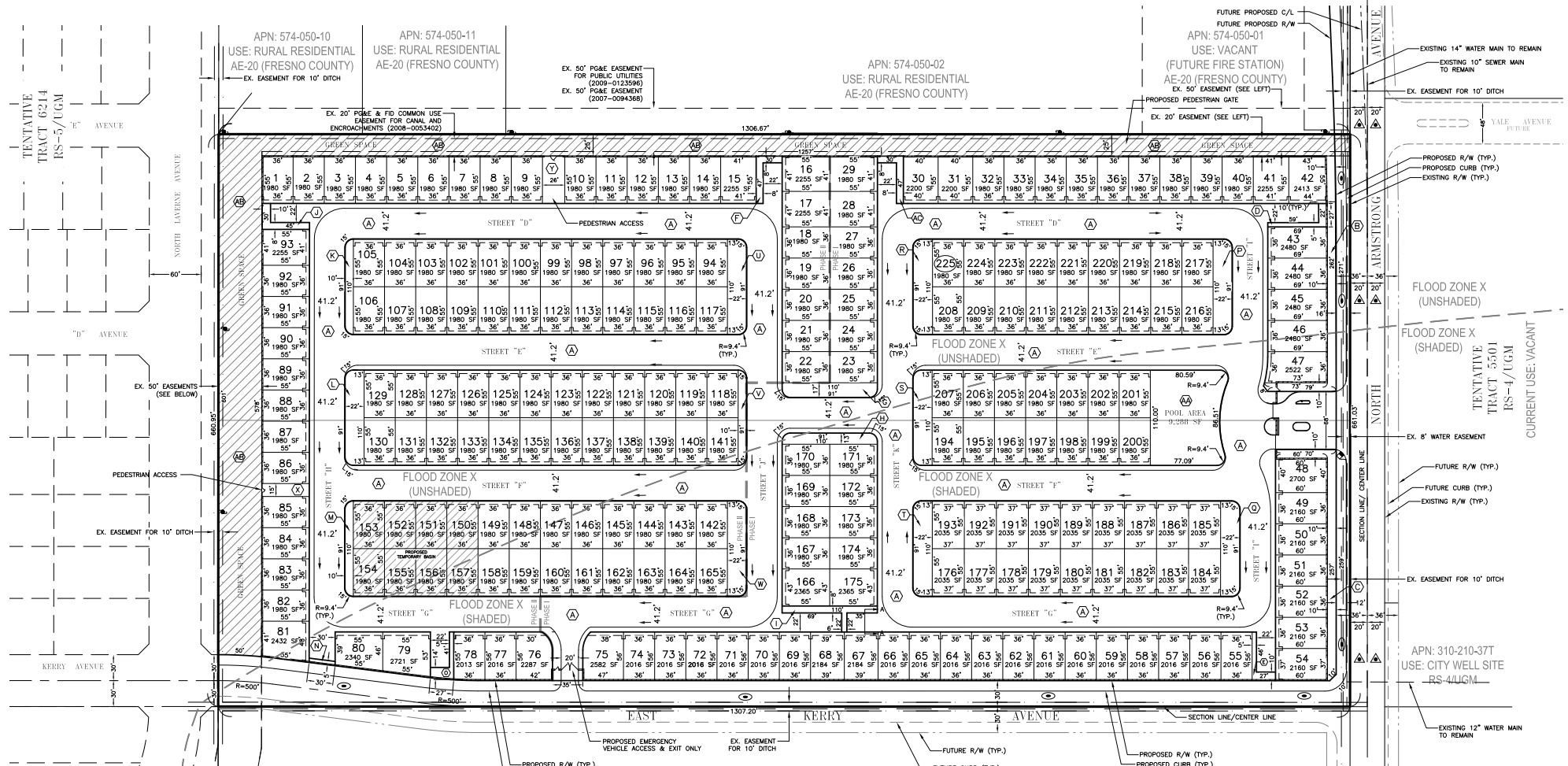
ALL THAT PORTION OF LOT 11 OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5 PAGE 14 OF PLATS, FRESNO COUNTY OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JACK W. MARTIN, ET UX, BY DEED RECORDED APRIL 20, 1973, IN BOOK 6154 PAGE 859 OF OFFICIAL RECORDS, DOCUMENT NO. 37246, SAID SOUTHWEST CORNER BEING AT A POINT ON THE WEST LINE OF SAID LOT 11; THENCE NORTH 89° 59' 10" EAST 1306.67 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 1307.21 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 660.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LAND IS ALSO DESCRIBED AS PARCELS 3 AND 4 OF PARCEL MAP NO. 1329, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 6 PAGE 95 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

NOTES:

- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED) AND TO FLOODZONE X (SHADED).
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
- THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
- THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION.
- THERE ARE NO UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
- 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 AS PROVIDED IN THE SUBDIVISION MAP ACT. 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.



EXISTING BUILDINGS
EXISTING TREES
EXISTING USE
EXISTING ZONING
EXISTING GENERAL PLAN LAND USE
PROPOSED GENERAL PLAN LAND USE
PROPOSED ZONING
PROPOSED USE

SITE AREA
NUMBER OF LOTS
DENSITY
AVERAGE LOT SIZE
SITE ADDRESS

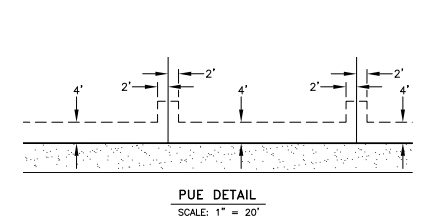
OUTLOT SCHEDULE:
1. OUTLOT A IS FOR PRIVATE STREET & PUE PURPOSES.
2. OUTLOTS B & C ARE TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING PURPOSES.
3. OUTLOTS E, F, G, H, I, J, K, L, M, N, O, V & AC ARE FOR PRIVATE LANDSCAPING PURPOSES.
4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING & PARKING PURPOSES.
5. OUTLOT AA IS FOR PRIVATE LANDSCAPING, PARKING, & POOL PURPOSES.
6. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.
7. OUTLOTS X & Y ARE FOR PRIVATE PEDESTRIAN PURPOSES.

SOURCE OF WATER
SOURCE OF SEWAGE DISPOSAL
SOURCE OF WASTE DISPOSAL
SOURCE OF ELECTRICITY
SOURCE OF GAS
SOURCE OF CABLE T.V.
SOURCE OF TELEPHONE
ASSESSOR'S PARCEL NUMBER

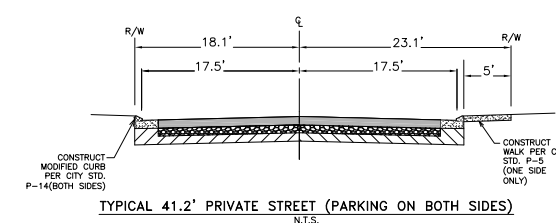
LEGEND:
INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PUE PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
DIRECTION OF STORMWATER FLOW
OUTLOT IDENTIFIER
EXISTING POWER POLE TO REMAIN

APPL. NO. P19-06281 EXHIBIT DATE
PLANNING REVIEW BY DATE
TRAFFIC ENG. BY DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

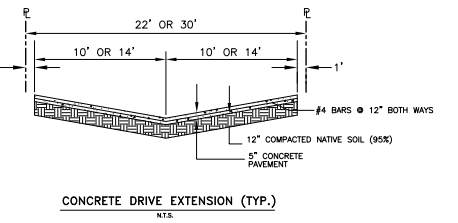
OWNER:
SHARON MAGEE METZLER, TRUSTEE OF THE SHARON MAGEE METZLER LIVING TRUST
2187 N. ARMSTRONG AVENUE
FRESNO, CA 93711



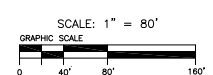
PUE DETAIL
SCALE: 1" = 20'



TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)
N.T.S.



CONCRETE DRIVE EXTENSION (TYP.)
N.T.S.



SCALE: 1" = 80'

TENTATIVE TRACT MAP
SUBDIVIDER
Wilson Premier Homes, Inc.
7560 NORTH PALM AVENUE SUITE 102
FRESNO, CA 93711
558-247-9500

 Harbour & Associates Civil Engineers 359 Clowis Avenue, Suite 300 • Clowis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: harsoc@harsoc-engineers.com	REVISIONS SHEET NO. 1 OF 1
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DATE: 12-26-19 SCALE: 1" = 80' DRAWN BY: KPA