

VESTING TENTATIVE SUBDIVISION 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

SITE INFORMATION

MAP NO. MOUNT AND
ASSASSIN'S PARCEL NUMBERS
1712-270-43
SITE LOCATION
EAST SIDE OF ARMSTRONG AVENUE,
FRESNO, CA 93727

ZONING RS-3
RESIDENTIAL SINGLE-FAMILY, LOW-DENSITY

SOURCE OF CABLE TV
PAGE
SOURCE OF WATER
719
SEWER
1372 N. LINDA ROAD, FRESNO, CA 93727

AVENUE LOT AREA
719
AVENUE LOT AREA
719
AVENUE LOT AREA
719

SOURCE OF SEWER DISPOSAL
PAGE
SOURCE OF WATER
PAGE
SOURCE OF SEWER DISPOSAL
PAGE

LEGEND

▲ PUBLIC STREET EASEMENT NOW OFFERED FOR ACQUISITION FOR PUBLIC USE.
▲ PUBLIC STREET EASEMENT OFFERED FOR ACQUISITION FOR PUBLIC USE.
▲ PUBLIC UTILITY EASEMENT NOW OFFERED FOR ACQUISITION FOR PUBLIC USE.
▲ PUBLIC UTILITY EASEMENT OFFERED FOR ACQUISITION FOR PUBLIC USE.

--- PROPOSED LOT LINE
--- EXISTING SECTION LINE
--- EXISTING PROPERTY LINE
--- EXISTING OVERHEAD LINE
--- EXISTING SEWER MAIN
--- EXISTING WATER MAIN
--- EXISTING IRRIGATION PIPE
--- EXISTING STORM DRAIN
--- EXISTING WIRE FENCE
--- EXISTING FENCE
--- PROPOSED BLOCK WALL
--- EXISTING POWER POLE
--- EXISTING STREET LIGHT PULL BOX
--- EXISTING TRANSFORMER PALE
--- EXISTING TELEPHONE POLE
--- EXISTING MAILBOX (TO BE REMOVED)
--- EXISTING MAILBOX (TO REMAIN)
--- EXISTING SANITARY SEWER MANHOLE
--- EXISTING TREE
--- EXISTING WATER METER
--- EXISTING 30" PUBLIC ROAD R/W PER DOCUMENT RECORDED IN BOOK 3897 PAGE 488.
--- EXISTING 30" PUBLIC STREET R/W PER DOCUMENT NUMBER 2008-02-03-03-03, OPTIC TO
--- EXISTING 50" PUBLIC STREET R/W PER DOCUMENT NUMBER 2008-02-03-03-03, OPTIC TO
--- EXISTING 42" TO EXISTENT PER DOCUMENT RECORDED IN BOOK 5461 PAGE 462, OPTIC
--- TO REMAIN
--- 20" IRRIGATION EASEMENT TO BE DEDICATED TO FRESNO METROPOLITAN DISTRICT
--- 15' EASEMENT TO BE DEDICATED TO FRESNO METROPOLITAN FLOOD CONTROL
--- EXISTING 60" TO 66" PER VOLUME 1889 PG. 389 MARCH 27, 1940 (PORTION TO BE
--- WIDENED)
--- 10' EASEMENT TO BE DEDICATED TO FRESNO METROPOLITAN FLOOD CONTROL



SCALE 1" = 60'

NOTES

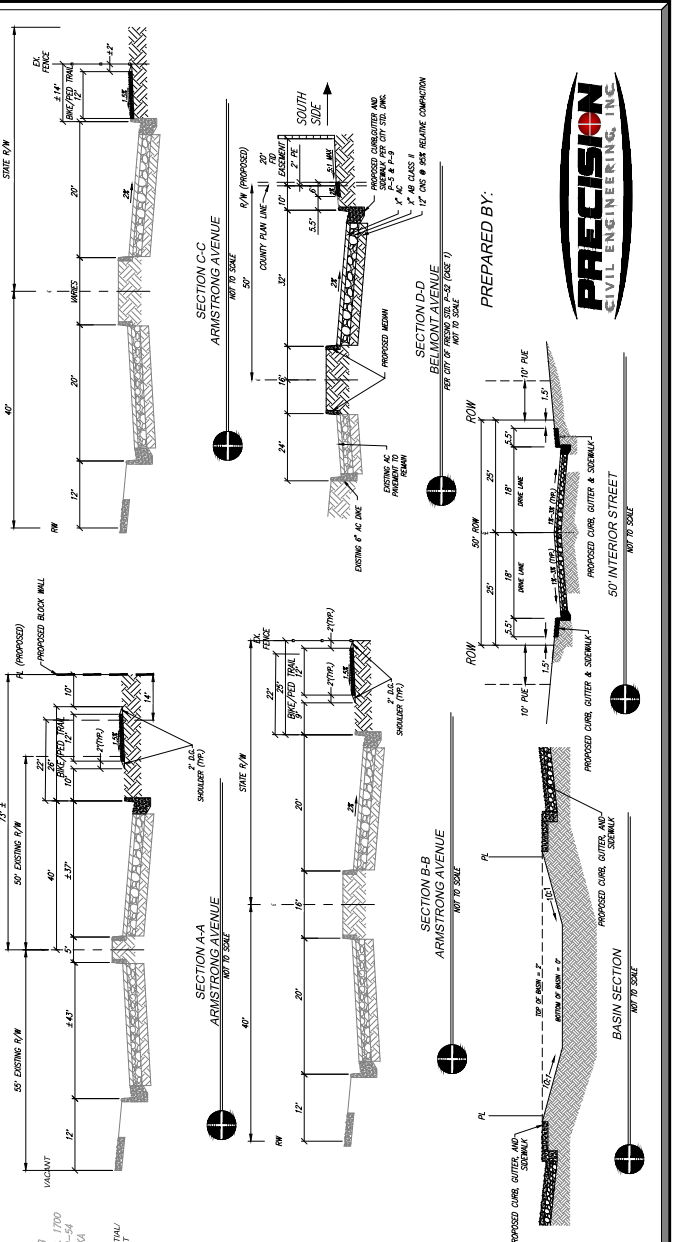
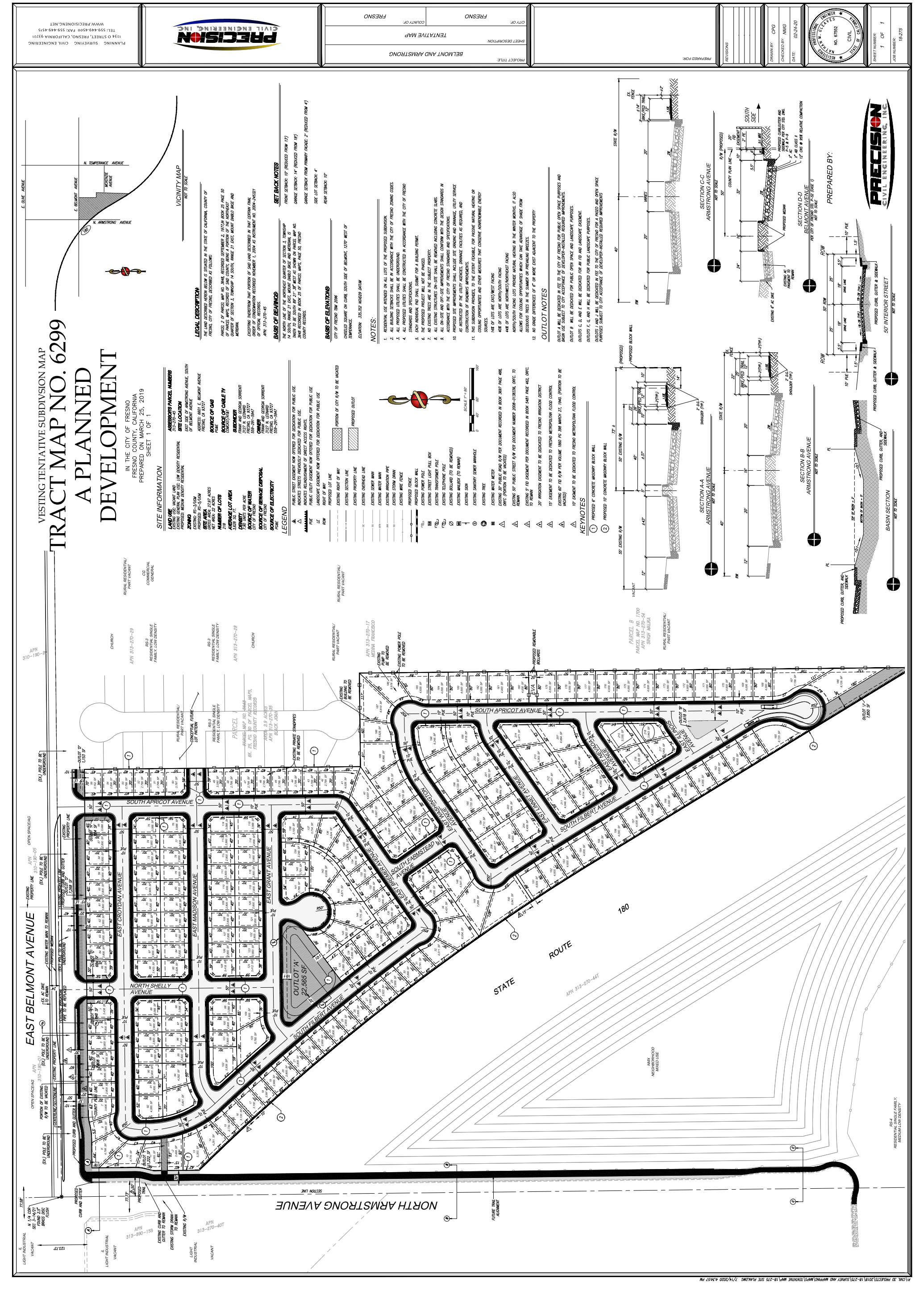
- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRESNO ZONING CODES.
- ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- EACH INDIVIDUAL AND SHALL SUBMIT FOR A BUILDING PERMIT.
- NO EXISTING TREES ARE IN THE SUBJECT PROPERTY.
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN THE SUBMITTALS.
- PROPOSED SETBACKS SHALL BE AS SHOWN ON PARCEL MAP NO. 6299 RECORDED IN BOOK 25 OF PARCEL MAPS, PAGE 50, FRESNO COUNTY RECORDS.
- CONSTRUCTION OF PROPOSED IMPROVEMENTS, AS INDICATED BY THE UTILITY ADJUSTMENTS, SHALL BE COMPLETED AND INSPECTED BY THE CITY OF FRESNO PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- THIS SUBDIVISION PROVIDES TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES.
- 44% OF LOTS ARE EAST/WEST FACING.
- 44% OF LOTS ARE NORTHWEST/SOUTHWEST 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 PREVENTING BRULLES.
- NO DRIVE APPROXIMATES 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 BASED UPON SUBJECT TO CITY ACCEPTANCE OF DEVELOPER-INSTALLED REQUIRED IMPROVEMENTS.
- OUTLOT B WILL BE DEDICATED FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES.
- OUTLOTS C, D, E AND F WILL BE DEDICATED FOR AN RD AND LANDSCAPE EASEMENT.
- OUTLOTS G, H, I AND J WILL BE DEDICATED FOR PUBLIC LANDSCAPE EASEMENT.
- OUTLOTS K AND L WILL BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR A PAVED AND OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER-INSTALLED REQUIRED IMPROVEMENTS.

KEYNOTES

- PROPOSED 6" CONCRETE MASONRY BLOCK WALL
- PROPOSED 12" CONCRETE MASONRY BLOCK WALL



PREPARED BY:

