

TENTATIVE SUBDIVISION MAP TRACT No. 6185

A VESTING MAP
A PLANNED UNIT DEVELOPMENT
A PHASED MAP

APN 579-074-07s
GROSS AREA = 6.84 ACRES
NET AREA = 6.84 ACRES

IMPROVEMENTS TO BE INSTALLED:

- STREETS - PRIVATE
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CURB & GUTTER - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - PG&E DECORATIVE
- DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - A.T.&T.
- CABLE TELEVISION - COMCAST

NOTES:

- EXISTING ZONING - RS-4/UGM/CZ (SINGLE FAMILY RESIDENTIAL DISTRICT)/URBAN GROWTH MANAGEMENT
- EXISTING USE - VACANT
- THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE PRIVATE
- THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
- THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
- THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- THERE WILL BE A 8' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
- OUTLOT A IS FOR PRIVATE STREETS, STREETSCAPES AND PUBLIC UTILITIES.
- OUTLOT B IS FOR COMMON AREA AND OPEN SPACE.
- THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (19 LOTS)
- THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- OUTLOT B = 7,640± SF

LEGEND:

- EXISTING 15" PVC SEWER MAIN
- EXISTING 12" WATER MAIN
- EXISTING SEWER MANHOLE ALONG MAIN
- - - EXISTING 24" STORM DRAIN PIPE
- - - EXISTING STORM DRAIN MANHOLE ALONG MAIN
- EXISTING CURB AND GUTTER
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- - - PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE

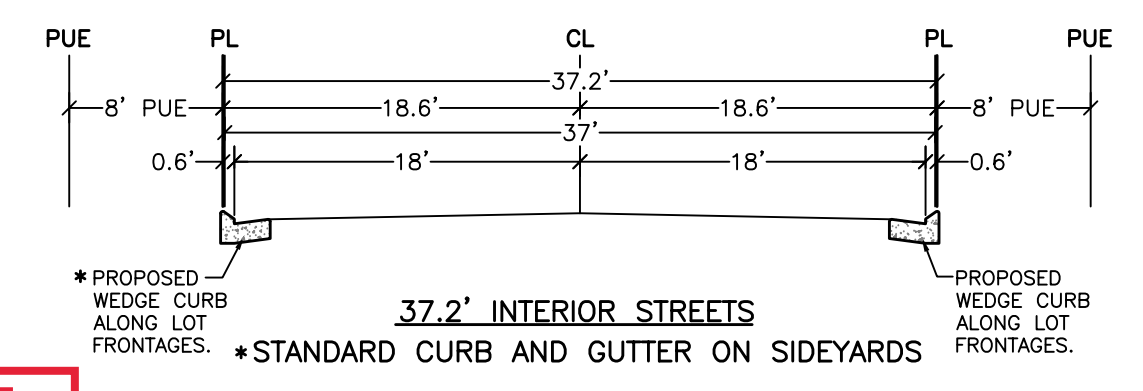
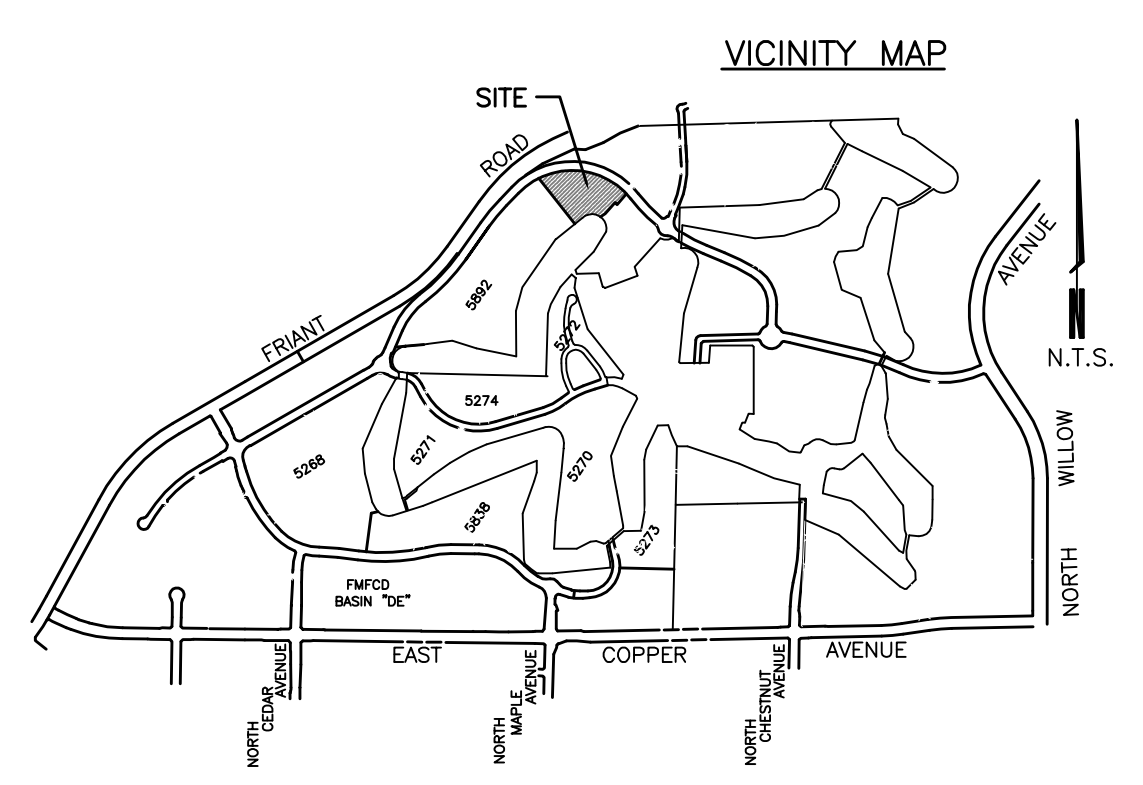


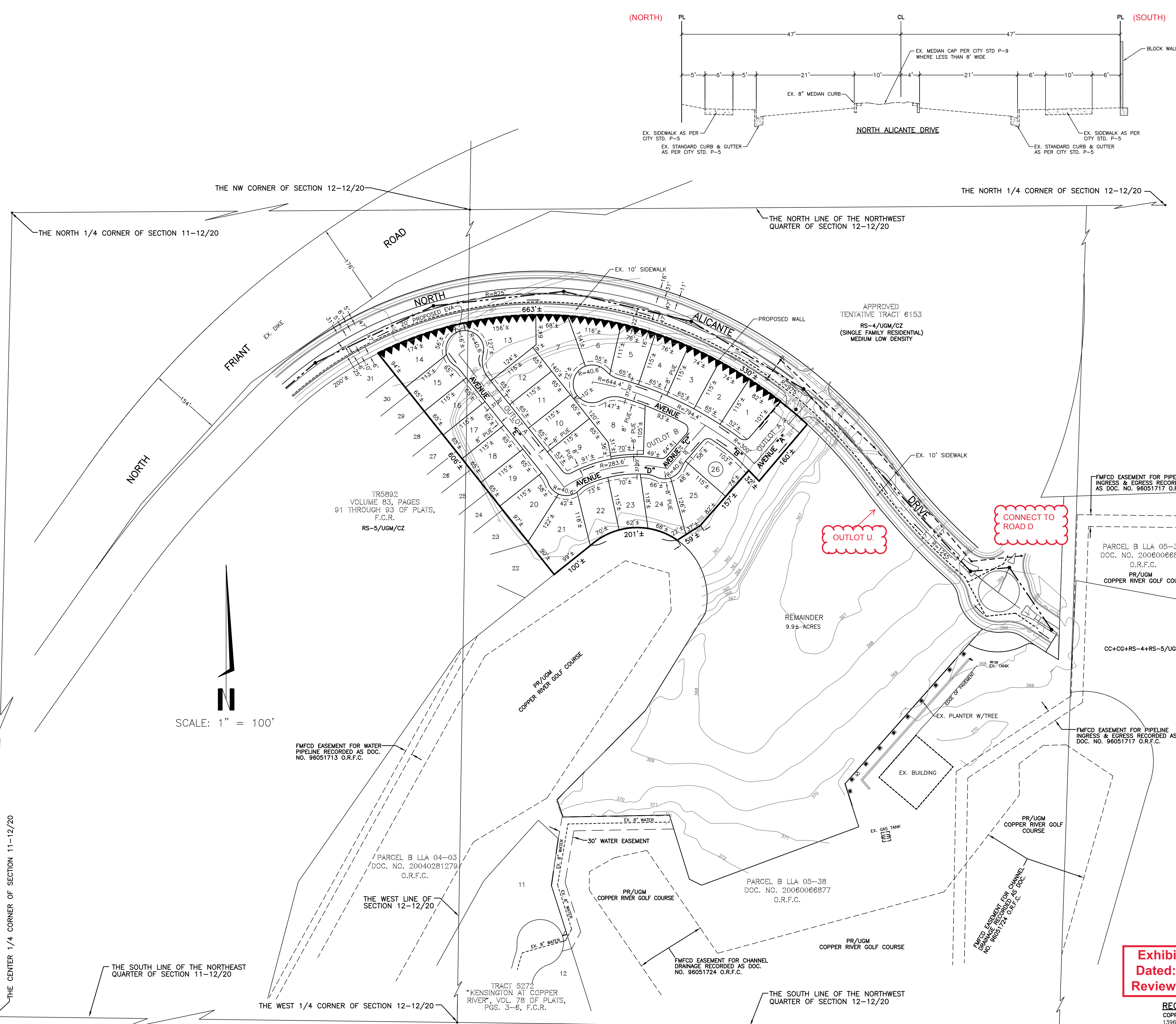
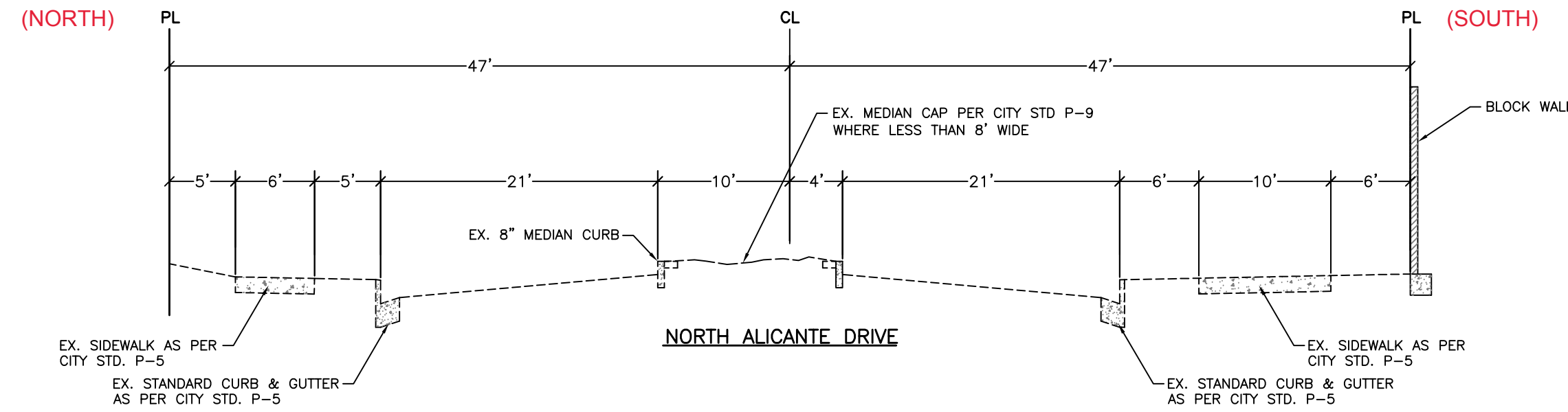
Exhibit: T-6185
Dated: 11-01-17
Reviewed by: AA

RECORD OWNERS:
COPPER RIVER RANCH VILLAGES, LLC.
1396 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 436-0900

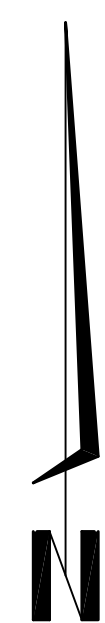
SUBDIVIDER:
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GARY G. GIANNETTA
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FRESNO, CA 93721
(559) 284-8690

REV: 7/17/17 DO
DATE: 4/18/17 DO



SCALE: 1" = 100'



THE CENTER 1/4 CORNER OF SECTION 11-12/20

THE NW CORNER OF SECTION 12-12/20

THE NORTH 1/4 CORNER OF SECTION 12-12/20

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11-12/20

THE WEST 1/4 CORNER OF SECTION 12-12/20

THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12-12/20

TR5892
VOLUME 83, PAGES
91 THROUGH 93 OF PLATS,
F.C.R.
RS-5/UGM/CZ

FMFCD EASEMENT FOR WATER PIPELINE RECORDED AS DOC. NO. 96051713 O.R.F.C.

PARCEL B LLA 04-03
DOC. NO. 20040281278
O.R.F.C.

THE WEST LINE OF SECTION 12-12/20

TRACT 5272
"KENSINGTON AT COPPER RIVER", VOL. 78 OF PLATS, PGS. 3-6, F.C.R.

FMFCD EASEMENT FOR CHANNEL DRAINAGE RECORDED AS DOC. NO. 96051724 O.R.F.C.

PARCEL B LLA 05-38
DOC. NO. 20060068877
O.R.F.C.

FMFCD EASEMENT FOR PIPELINE INGRESS & EGRESS RECORDED AS DOC. NO. 96051717 O.R.F.C.

PARCEL B LLA 05-38
DOC. NO. 20060068877
O.R.F.C.
PR/UGM COPPER RIVER GOLF COURSE

FMFCD EASEMENT FOR PIPELINE INGRESS & EGRESS RECORDED AS DOC. NO. 96051717 O.R.F.C.

FMFCD EASEMENT FOR CHANNEL DRAINAGE RECORDED AS DOC. NO. 96051724 O.R.F.C.

CC+CG+RS-4+RS-5/UGM/CZ