VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 6184

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

GENERAL NOTES:

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS RS-4/UGM
3. PROPOSED ZONING IS RS-4/UGM
4. THE EXISTING USE OF THE PROPERTY IS FOR AGRICULTURAL AND RESIDENTIAL
5. SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO
6. SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO
7. SITE ACREAGE IS 4.28± (GROSS) ACRES, 3.77± (NET)
8. APPROXIMATELY 2.79 ACRES OF VINEYARD TO BE REMOVED
9. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS
10. 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 NON-RENEWABLE ENERGY RESOURCES SUCH AS 11 NORTH/SOUTH FACING LOTS (61% OF TOTAL LOT COUNT)
11. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED
12. ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS
13. DEVELOPER TO CONSTRUCT 6'-FOOT DECORATIVE WALL ALONG REAR OF LOTS 1-8
14. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY
15. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE

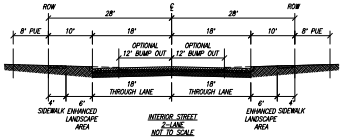
ADDITIONAL NOTES:

ALL EXISTING ABOVE GROUND ELECTRICAL UTILITIES TO BE UNDERGROUNDED AND POLES TO BE REMOVED

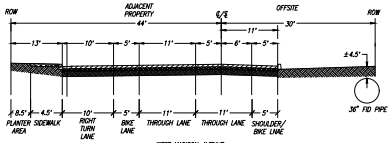
WATER MAIN TO BE CONNECTED
S89°43'56"E 1976.16' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC. 12-14/19 BEING 65'± WEST OF INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

SEWER MAIN TO BE CONNECTED
N89°55'27"E 2432.69' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC. 12-14/19 AT INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

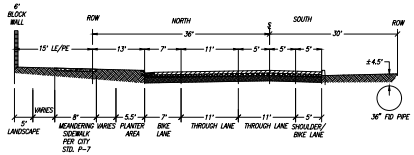
STORMDRAIN MAIN TO BE CONNECTED
N89°12'56"W 656.57' AND
N13°15'31"W 23.77' FROM NORTH ¼ CORNER OF SEC. 12-14/19



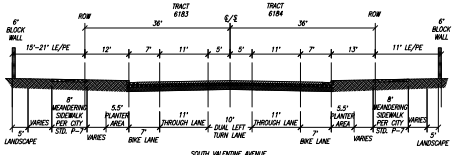
INTERIOR STREET
2-LANE
NOT TO SCALE



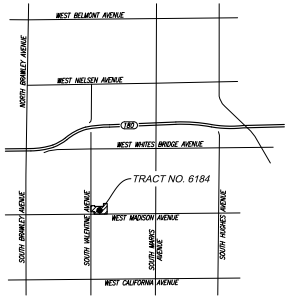
WEST MADISON AVENUE
2-LANE WITH RIGHT TURN LANE
NOT TO SCALE



WEST MADISON AVENUE
2-LANE
NOT TO SCALE



SOUTH VALENTINE AVENUE
2-LANE WITH MIDDLE TURN LANE
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

4.28± ACRES IN THE SOUTH ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 14, RANGE 19, MOUNT DIABLO BASE & MERIDIAN EXCLUDING APNs: 326-100-46

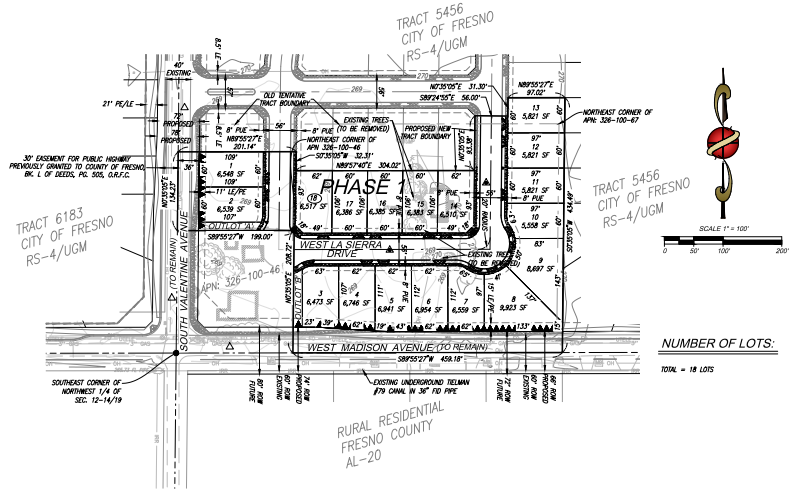
APNs: A PORTION OF 326-100-67 & A PORTION OF 326-100-69

OWNER/SUBDIVIDER

FAGUNDES BROS. DAIRY
1978 BUSINESS PARK WAY
MERCED, CA 95348
(925) 943-7643

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE MEDIUM & MEDIUM LOW DENSITY RESIDENTIAL	SOURCE OF TELEPHONE SBC
SOURCE OF WATER CITY OF FRESNO	ASSESSOR'S PARCEL NUMBERS 326-100-67 & 69
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	SITE AREA GROSS AREA = 4.28± AC NET AREA = 3.77± ACRES
SOURCE OF ELECTRICITY PG&E	NUMBER OF LOTS 18 SINGLE FAMILY HOMES AND 2 OUTLOTS
SOURCE OF GAS PG&E	DENSITY 4.21 UNITS PER ACRE
SOURCE OF CABLE TV COMCAST	MINIMUM LOT SIZE 5,558 SF



NUMBER OF LOTS:

TOTAL = 18 LOTS

LEGEND

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
LE	LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
▲	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
△	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
▲▲▲▲▲▲▲▲	WAIVER OF DIRECT ACCESS
⊗	EXISTING WATER VALVE
WP	EXISTING WATER PUMP
◒	EXISTING CONCRETE IRRIGATION STANDPIPE
	EXISTING POWER POLE
	EXISTING TRANSFORMER POLE
	EXISTING JUNCTION POLE
	EXISTING TELEPHONE POLE
T	EXISTING TELEPHONE RISER
⊗	EXISTING UNDERGROUND FIBER OPTIC MARKER
C	EXISTING CABLE TV RISER
⊕	EXISTING STORM DRAIN MANHOLE
○	EXISTING BOLLARD (TO BE REMOVED)
MB	EXISTING MAILBOX (TO BE REPLACED DURING CONSTRUCTION OF IMPROVEMENTS)
	SECTION LINE
	EXISTING RIGHT OF WAY (LIGHT, SOLID LINE)
	FUTURE RIGHT OF WAY (HEAVY SINGLE-WIDTH SOLID LINE)
	SUBJECT PROPERTY BOUNDARY (HEAVY, DOUBLE-WIDTH SOLID LINE)
	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
OH	EXISTING OVERHEAD ELECTRICAL LINE
24"SD	EXISTING 24" STORM DRAIN MAIN
IRR	EXISTING IRRIGATION LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING WIRE FENCE

PREPARED BY:
PRECISION CIVIL ENGINEERING, INC.
1234 O STREET
FRESNO, CA 93721
(559) 442-0700 FAX (559) 442-0709

PREPARED ON:
JANUARY 30TH, 2020 JOB NO. 16-069