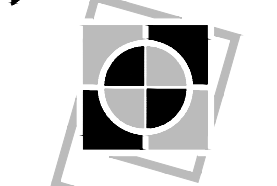
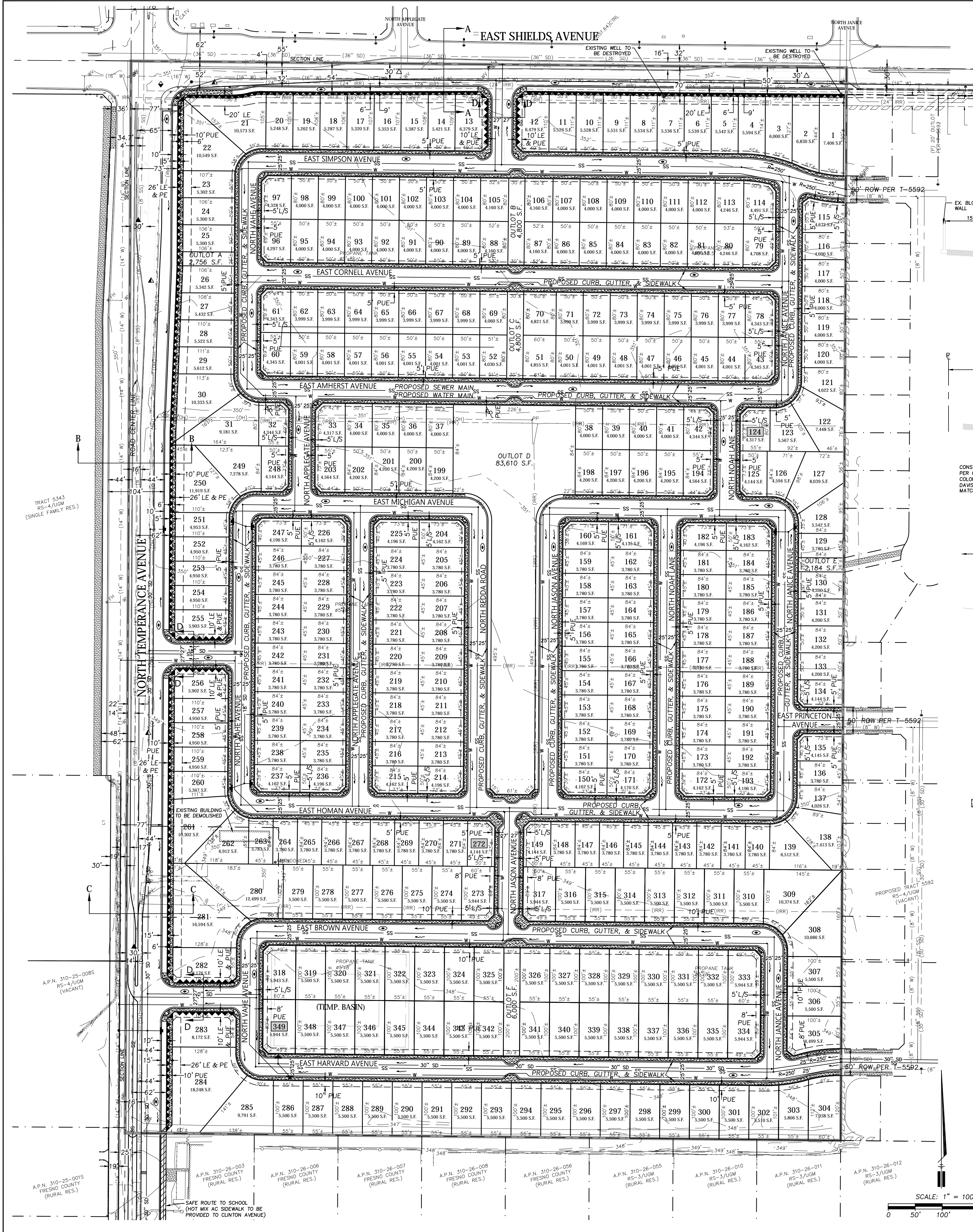


VESTING TENTATIVE SUBDIVISION MAP OF TRACT NO. 6224 (A PLANNED DEVELOPMENT) IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA SHEET ONE OF ONE

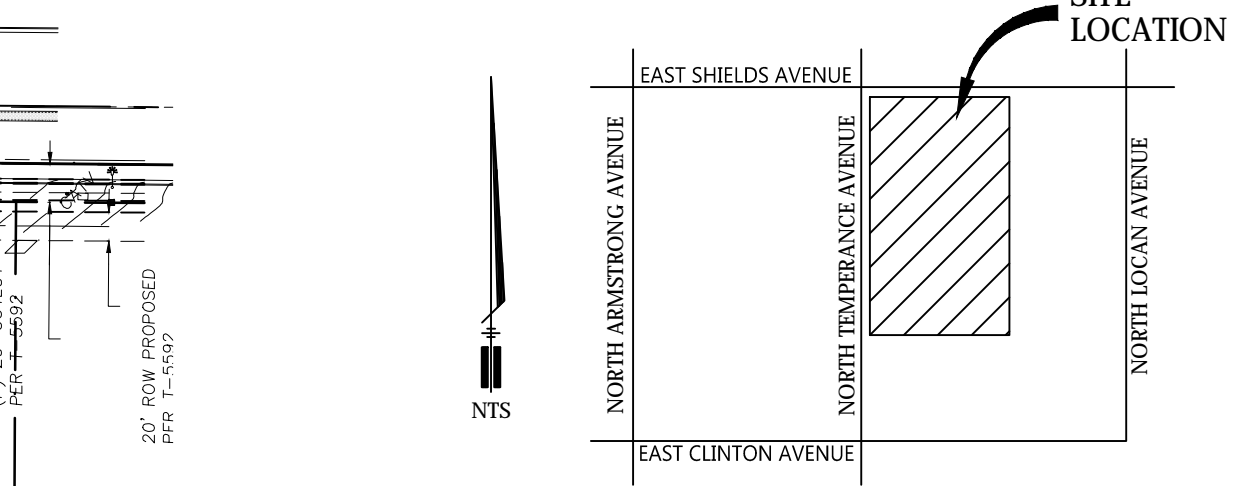
Yamabe & Horn Engineering, Inc. CIVIL ENGINEERS • LAND SURVEYORS 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL (559) 244-3123 WEBSTEY@YANABEHR.COM



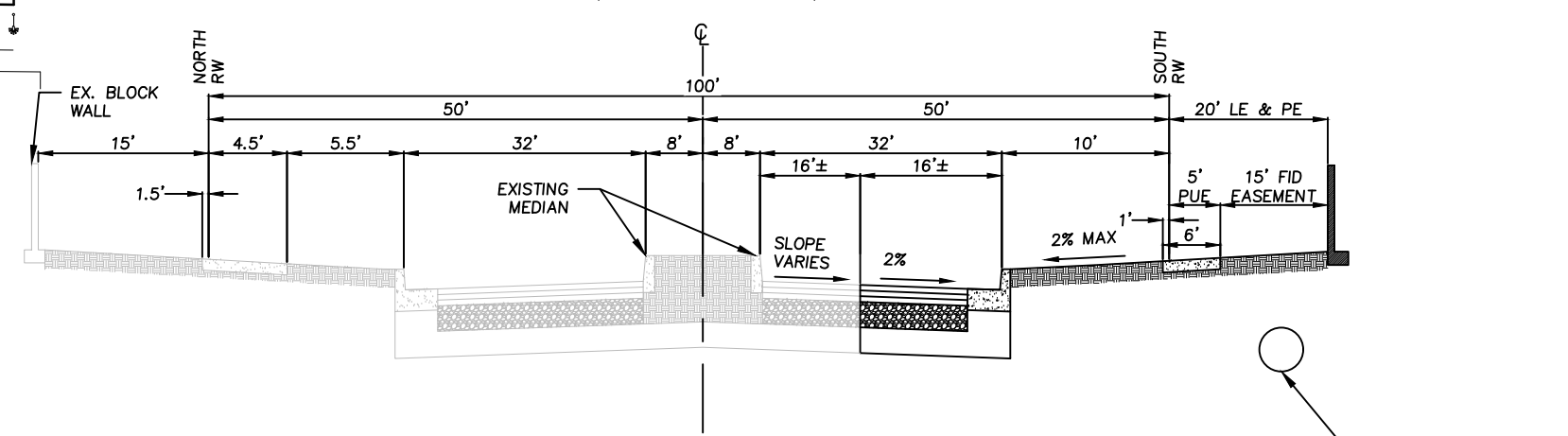
LENAR HOMES OF CALIFORNIA INC. VESTING TENTATIVE TRACT MAP (A PLANNED DEVELOPMENT) SOUTHEAST CORNER EAST SHIELDS AND NORTH TEMPERANCE AVENUE TRACT MAP NO. 6224



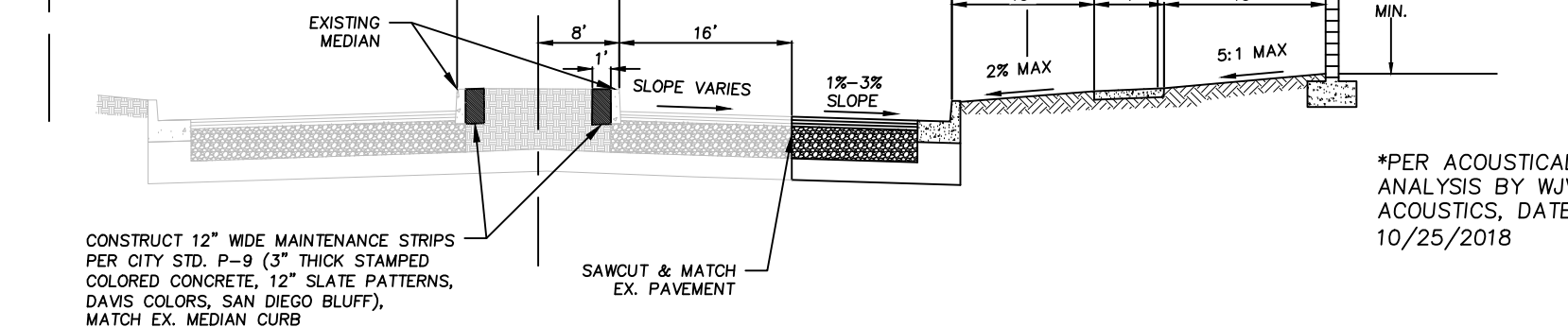
VICINITY MAP: SITE LOCATION



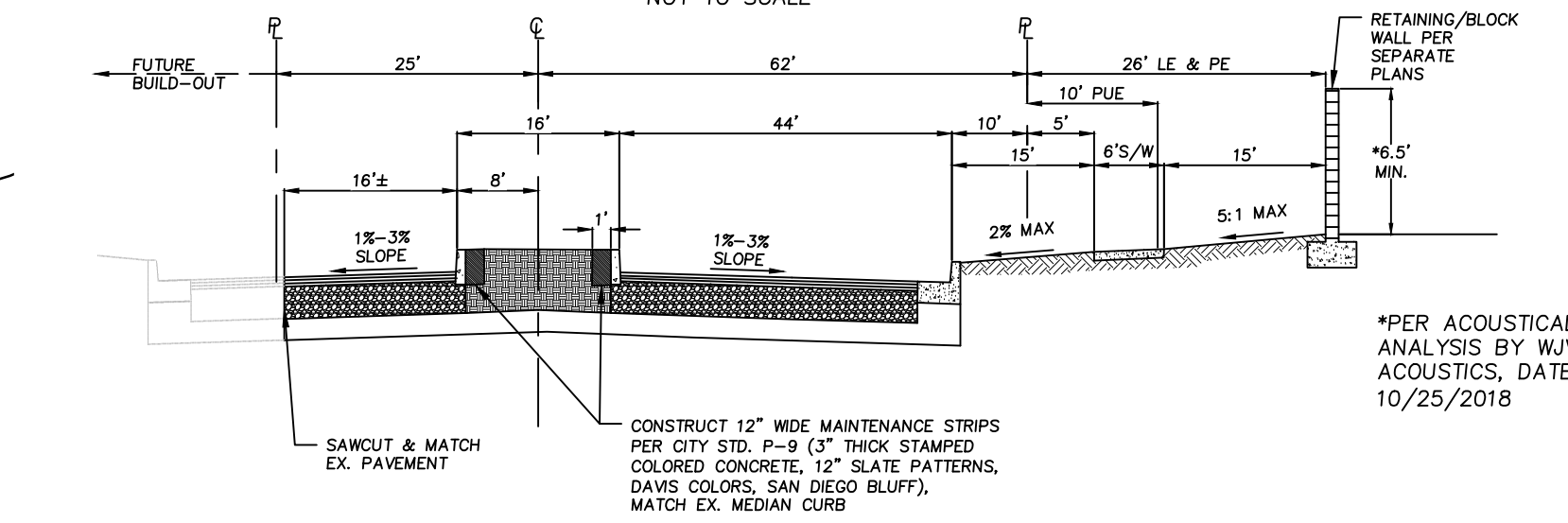
SECTION A-A EAST SHIELDS AVENUE NOT TO SCALE



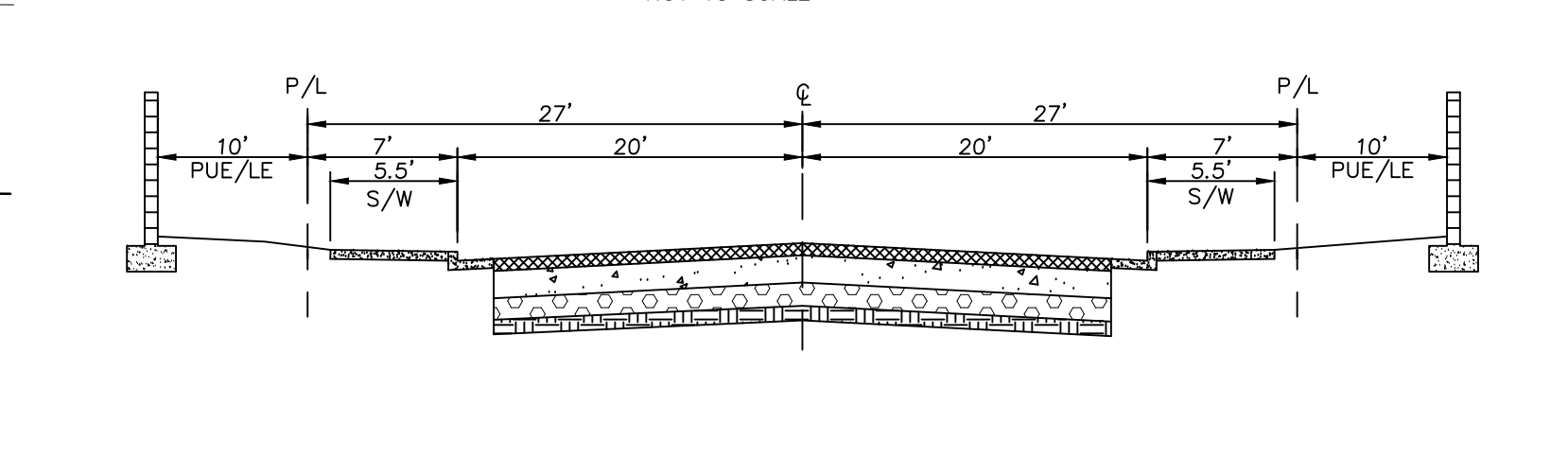
SECTION B-B NORTH TEMPERANCE AVENUE NOT TO SCALE



SECTION C-C NORTH TEMPERANCE AVENUE NOT TO SCALE



SECTION D-D 54 FT ENTRY LOCAL STREETS NOT TO SCALE



NOTES:

- 1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC. WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
4. 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. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 58% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
5. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
6. GOW NO. 99 FRESNO IRRIGATION PIPELINE TO BE RELOCATED TO ULTIMATE LOCATION PRIOR TO PROJECT BUILD-OUT.
7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
9. SURROUNDING LAND USES: NORTH - SINGLE FAMILY RESIDENTIAL EAST - SINGLE FAMILY RESIDENTIAL SOUTH - RURAL RESIDENTIAL WEST - SINGLE FAMILY RESIDENTIAL
10. GRADE DIFFERENTIAL ALONG EAST AND SOUTH BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 6".
11. TO BE DEDICATED FOR OPEN SPACE PURPOSES: OUTLOT 'A' = 2,756 SF OUTLOT 'B' = 4,800 SF OUTLOT 'C' = 4,800 SF OUTLOT 'D' = 83,610 SF OUTLOT 'E' = 2,184 SF OUTLOT 'F' = 6,000 SF 104,150 SF

LEGEND:

- PUE PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED DEDICATION FOR PUBLIC USE.
PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION
LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
L/S LANDSCAPE STRIP
INDICATES DIRECTION OF DRAINAGE FLOW
PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHT
CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED 7/16/1889, IN BOOK 98 OF DEEDS, PAGE 48. O.R.F.C.
CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED 10/02/1888, IN BOOK 87 OF DEEDS, PAGE 07. O.R.F.C.
AN EASEMENT FOR PUBLIC STREETS AND INCIDENTAL PURPOSES, RECORDED 01/15/2014, AS INSTRUMENT NO. 2014-0004394, O.R.F.C.
AN EASEMENT FOR PUBLIC STREETS AND INCIDENTAL PURPOSES, RECORDED 10/01/2008, AS INSTRUMENT NO. 2008-141020, O.R.F.C.
EXISTING STORM DRAIN INLET PROPOSED STORM DRAIN INLET
EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE PROPOSED STORM DRAIN MANHOLE
EXISTING STREETLIGHT PROPOSED STREETLIGHT
EXISTING POWER POLE
EXISTING SANITARY SEWER PROPOSED SANITARY SEWER
EXISTING STORM DRAIN PROPOSED STORM DRAIN
EXISTING WATER MAIN PROPOSED WATER MAIN
EXISTING NON-POTABLE WATER PROPOSED NON-POTABLE WATER
EXISTING OVERHEAD ELECTRICAL
EXISTING GOW NO. 99 PIPELINE (TO BE RELOCATED)
EXISTING EDGE OF PAVEMENT
FH FIRE HYDRANT
GW GUY WIRE
SCE STORM CHANNEL EASEMENT
SDI STORM DRAIN INLET
SPE STORM PIPE EASEMENT
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
SP IRRIGATION STANDPIPE
STL STREETLIGHT
PP POWER POLE
UP UTILITY POLE
TEL TELEPHONE POLE
TT TRANSMISSION TOWER
O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
F.C.R. FRESNO COUNTY RECORDS
EXISTING TREES TO BE REMOVED
EXISTING BUILDINGS APRN-310-260-02, EXISTING STRUCTURE
EXISTING ZONING AC (FRESNO COUNTY)
PROPOSED ZONING RS-5/E/A/UM RS-4/E/A/UM
SOURCE OF WATER CITY OF FRESNO
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO
SOURCE OF ELECTRICITY PG&E
SOURCE OF GAS PG&E
SOURCE OF CABLE T.V. COMCAST
SOURCE OF TELEPHONE AT&T
ASSESSOR'S PARCEL NUMBER 310-26-001 & 310-26-002
SITE AREA GROSS: 57 ACRES, MORE OR LESS NET: 54 ACRES, MORE OR LESS

LOT INFO:

Table with columns: TOTAL, MIN. WIDTH, AREA, LOTS #S. Rows: 124 (50x80 FT, RS-5, 1-124), 148 (45x85 FT, RS-4/RS-5, 125-272), 77 (60x100 FT, RS-4, 273-349), 349 TOTAL LOTS.

* RS-5 LOTS LESS THAN 4,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE F.M.C.
LOTS: 129, 153-159, 162-168, 175-181, 184-190, 205-211, 218-224, 227-233, & 240-246
* RS-4 LOTS LESS THAN 5,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE F.M.C.
LOTS: 135-147, 150-152, 169-174, 191-193, 212-217, 234-239, 258, 259, & 263-272

PREPARED BY:

YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVE, SUITE 101 FRESNO, CALIFORNIA 93727 PH: (559) 244-3123

SUBDIVIDER LENAR HOMES OF CALIFORNIA 8080 N. PALM SUITE 101 FRESNO, CALIFORNIA 93711 PH: (559) 437-4600

OWNER PATRICK VINCENT RICCIUTI TRUSTEE OF THE PATRICK VINCENT RICCIUTI FAMILY TRUST 2917 E. SHEPHERD AVENUE CLOVIS, CA 93619

Dr. By: ER, WZ Ch. By: BB Date: 09/17/2019 Scale: As Noted YH Job No. 18-187 Sheet No. 1 of 1 Sheets

