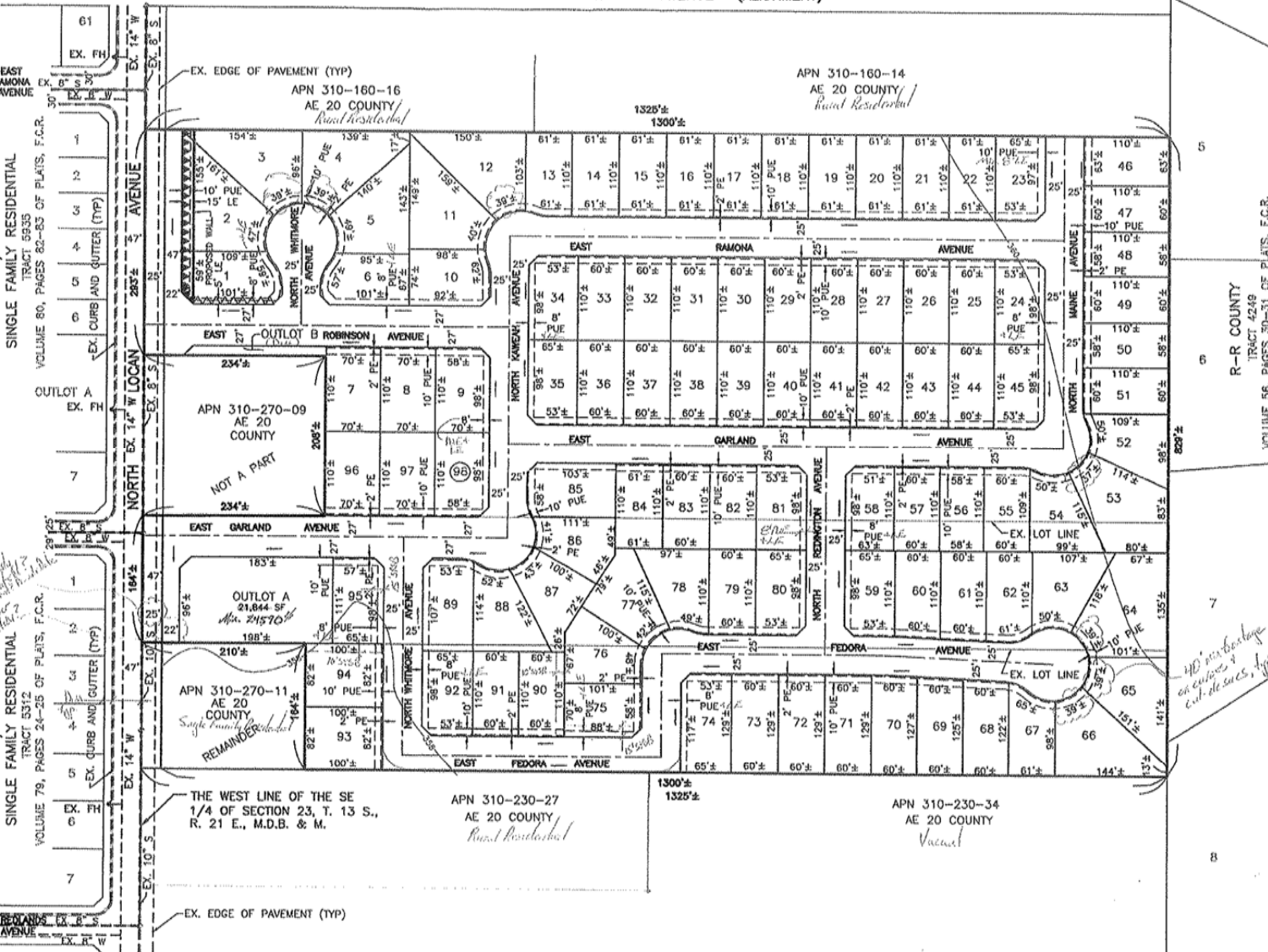


TENTATIVE MAP TRACT 6067

A VESTING MAP

APN 310-270-10, 11, 12
NET AREA = 22.58 ACRES
GROSS AREA = 23.31 ACRES

EAST DAKOTA AVENUE (ALIGNMENT)



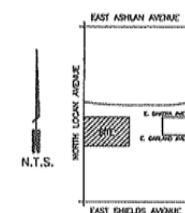
IMPROVEMENTS TO BE INSTALLED:

1. STREETS - PUBLIC - CITY OF FRESNO STANDARDS
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - CITY OF FRESNO STANDARDS
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - A.T.&T.
10. CABLE TELEVISION - COMCAST

NOTES:

1. EXISTING ZONING - AE 20(COUNTY)
2. PROPOSED ZONING - R-1/UGM
3. EXISTING USE - VACANT/UNUSED STREET EASEMENT
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
5. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
6. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS. (79 LOTS)
7. THERE WILL BE LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
8. THERE ARE NO TREES WITHIN THE PROPERTY.
9. ▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
10. ▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT VEHICLE ACCESS RIGHT
11. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
12. OUTLOTS A AND B ARE FOR OPEN SPACE AND PEDESTRIAN ACCESS.

VICINITY MAP:



SCALE: 1" = 100'

RECORD OWNERS:
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(559) 435-9700

SUBDIVIDER:
BONADELLE
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DATE: 5/06/14