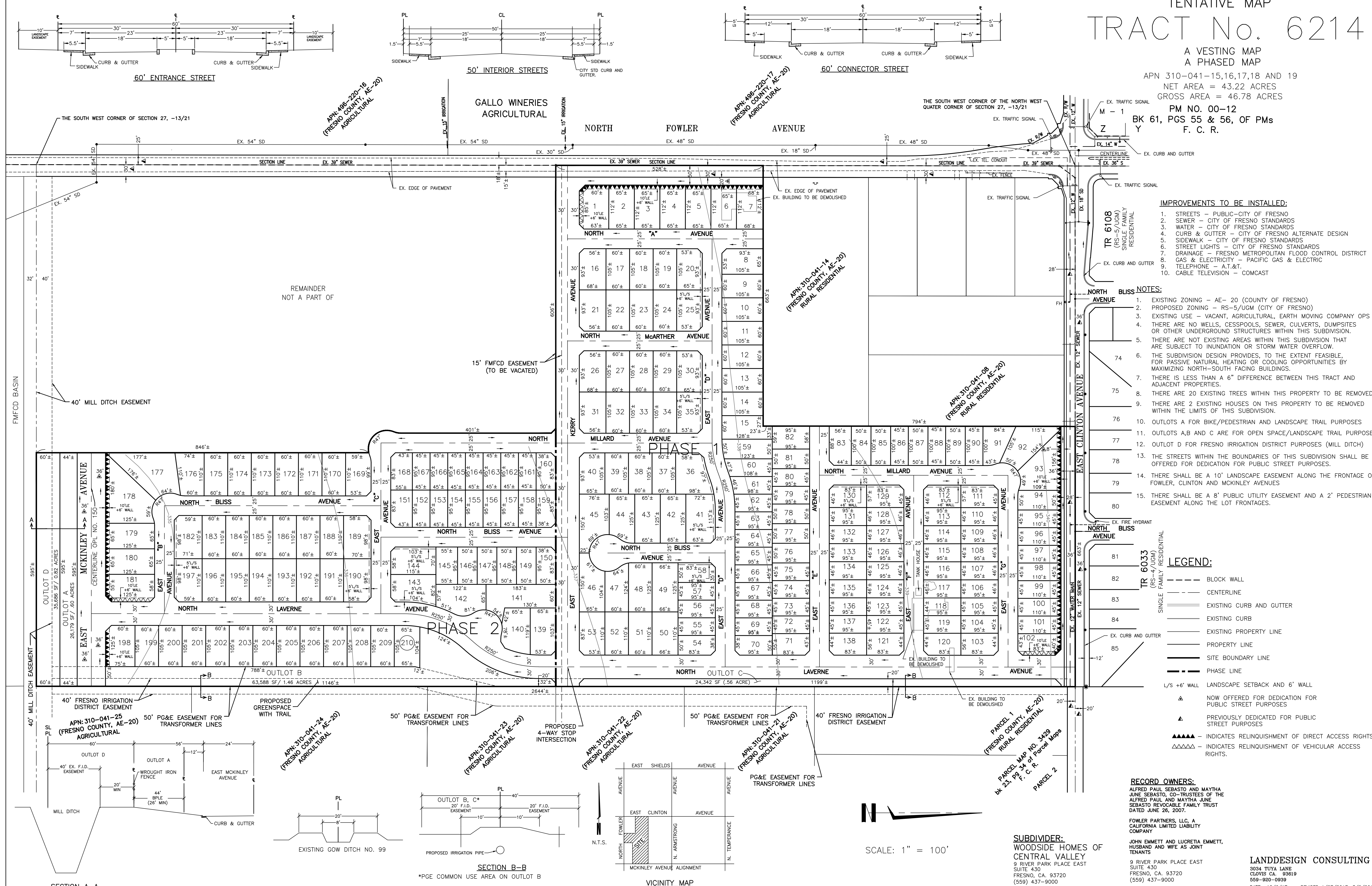


TENTATIVE MAP TRACT No. 6214

A VESTING MAP
A PHASED MAP
APN 310-041-15,16,17,18 AND 19
NET AREA = 43.22 ACRES
GROSS AREA = 46.78 ACRES
PM NO. 00-12
BK 61, PGS 55 & 56, OF PMs
F. C. R.



- IMPROVEMENTS TO BE INSTALLED:**
- STREETS - PUBLIC-CITY OF FRESNO
 - SEWER - CITY OF FRESNO STANDARDS
 - WATER - CITY OF FRESNO STANDARDS
 - CURB & GUTTER - CITY OF FRESNO ALTERNATE DESIGN
 - SIDEWALK - CITY OF FRESNO STANDARDS
 - STREET LIGHTS - CITY OF FRESNO STANDARDS
 - DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 - GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
 - TELEPHONE - A.T.&T.
 - CABLE TELEVISION - COMCAST

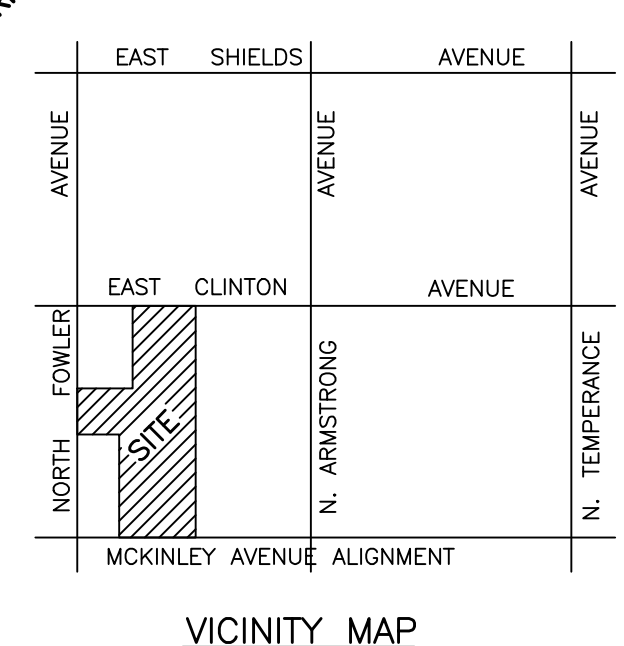
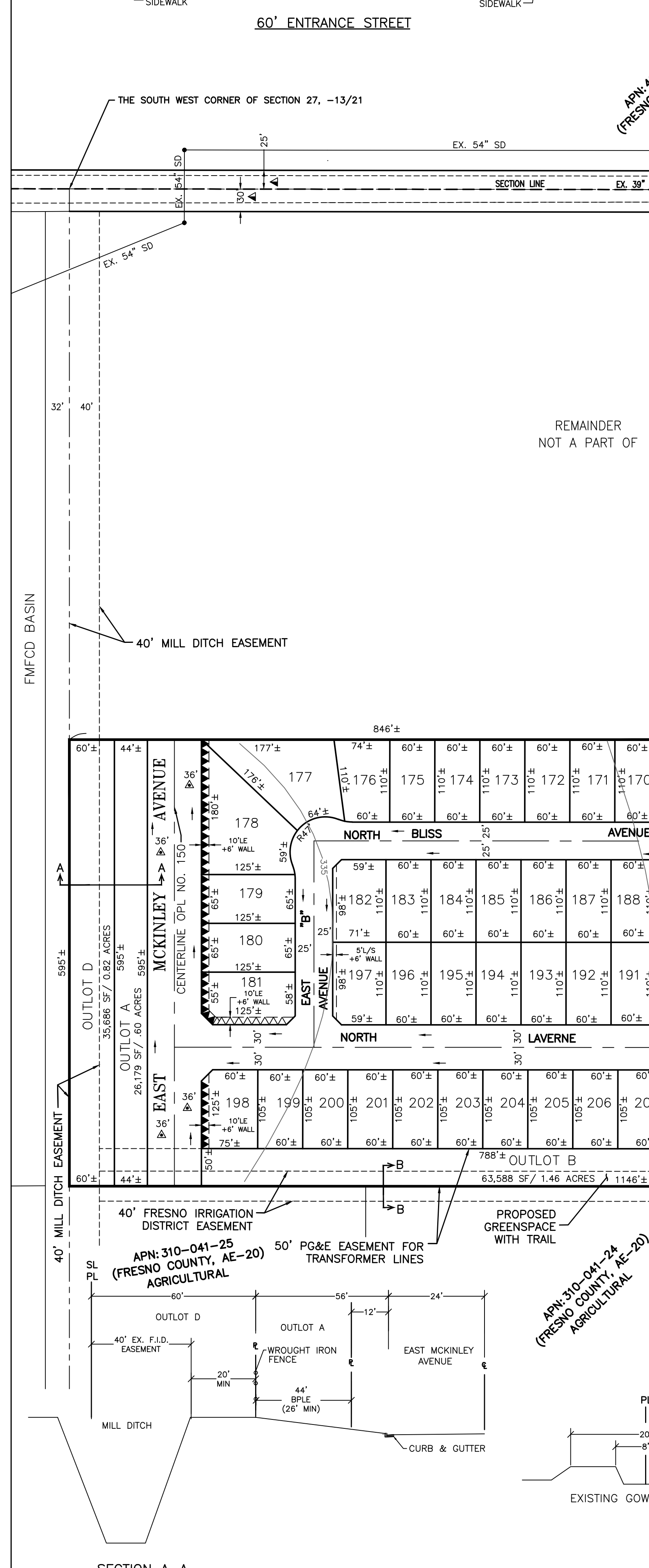
- NOTES:**
- EXISTING ZONING - AE-20 (COUNTY OF FRESNO)
 - PROPOSED ZONING - RS-5/UGM (CITY OF FRESNO)
 - EXISTING USE - VACANT, AGRICULTURAL, EARTH MOVING COMPANY OPS
 - THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
 - THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
 - THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
 - THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
 - THERE ARE 20 EXISTING TREES WITHIN THIS PROPERTY TO BE REMOVED.
 - THERE ARE 2 EXISTING HOUSES ON THIS PROPERTY TO BE REMOVED WITHIN THE LIMITS OF THIS SUBDIVISION.
 - OUTLOTS A FOR BIKE/PEDESTRIAN AND LANDSCAPE TRAIL PURPOSES
 - OUTLOTS A,B AND C ARE FOR OPEN SPACE/LANDSCAPE TRAIL PURPOSES
 - OUTLOT D FOR FRESNO IRRIGATION DISTRICT PURPOSES (MILL DITCH)
 - THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
 - THERE SHALL BE A 10' LANDSCAPE EASEMENT ALONG THE FRONTAGE OF FOWLER, CLINTON AND MCKINLEY AVENUES
 - THERE SHALL BE A 8' PUBLIC UTILITY EASEMENT AND A 2' PEDESTRIAN EASEMENT ALONG THE LOT FRONTAGES.

- LEGEND:**
- BLOCK WALL
 - - - CENTERLINE
 - EXISTING CURB AND GUTTER
 - EXISTING CURB
 - EXISTING PROPERTY LINE
 - PROPERTY LINE
 - SITE BOUNDARY LINE
 - PHASE LINE
 - L/S +6" WALL LANDSCAPE SETBACK AND 6' WALL
 - ▲ NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
 - ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
 - ▲▲▲▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 - ▲▲▲▲ INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.

RECORD OWNERS:
ALFRED PAUL SEBASTO AND MAYTHA JUNE SEBASTO, CO-TRUSTEES OF THE ALFRED PAUL AND MAYTHA JUNE SEBASTO REVOCABLE FAMILY TRUST DATED JUNE 26, 2007.

SUBDIVIDER:
WOODSIDE HOMES OF CENTRAL VALLEY
9 RIVER PARK PLACE EAST
SUITE 430
FRESNO, CA. 93720
(559) 437-9000

LANDESIGN CONSULTING
3034 TUYA LANE
CLOVIS CA. 93619
559-920-0939
DATE: 12/6/17 REVISED: 1/27/2017, 3/2/2018



SCALE: 1" = 100'