APPL. NO. P21-03139 EXHIBIT A DATE 02/08/2023

PLANNING REVIEW BY _____ DATE _____

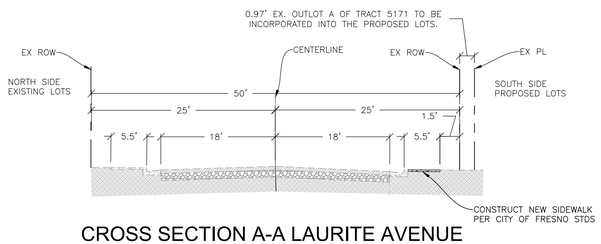
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

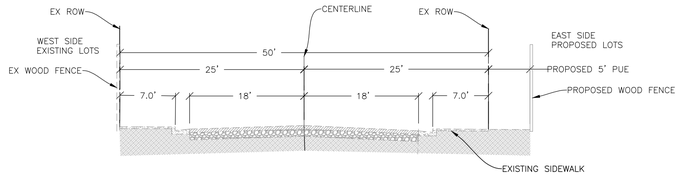
VESTING TENTATIVE TRACT MAP NO. 6352

BEING A SUBDIVISION OF OUTLOT A OF TRACT 5171, AND PARCEL B OF LOTLINE ADJUSTMENT NO 2018-20 IN THE CITY OF FRESNO, FRESNO COUNTY CALIFORNIA



CROSS SECTION A-A LAURITE AVENUE

NOT TO SCALE

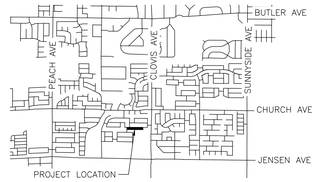


CROSS SECTION B-B DEWITT AVENUE

NOT TO SCALE

LEGEND

- INDICATES STREETS PREVIOUSLY OFFERED FOR DEDICATION
- PPUE — PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED LOT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- FSS — EXISTING 8" SANITARY SEWER MAIN
- FWM — EXISTING 8" WATER MAIN
- FSS — EXISTING 4" SEWER LATERAL
- 1"WM — EXISTING 1" WATER SERVICE

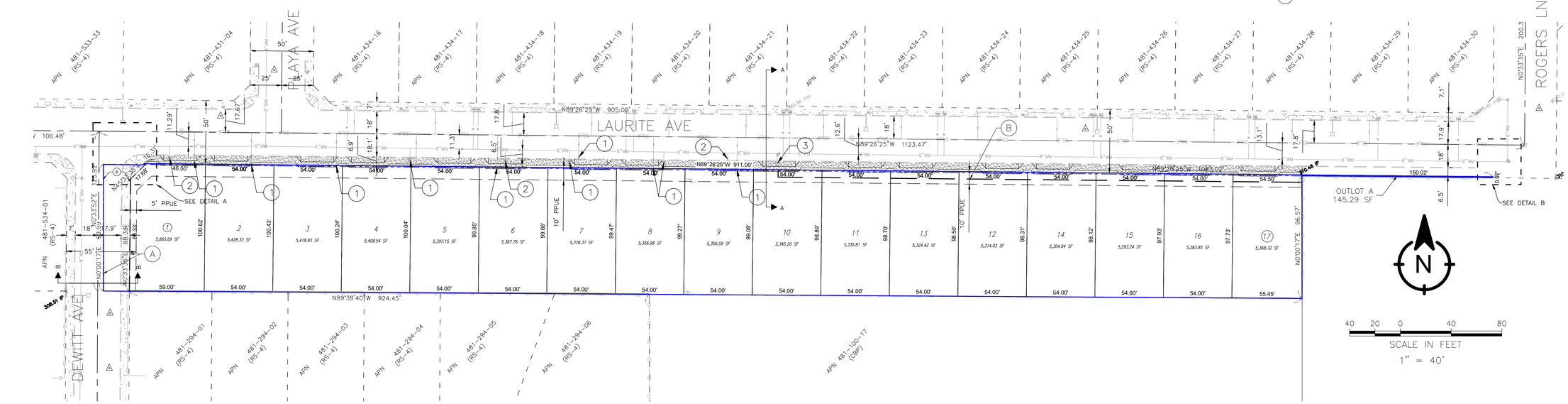


VICINITY MAP

NOT TO SCALE

KEYNOTES

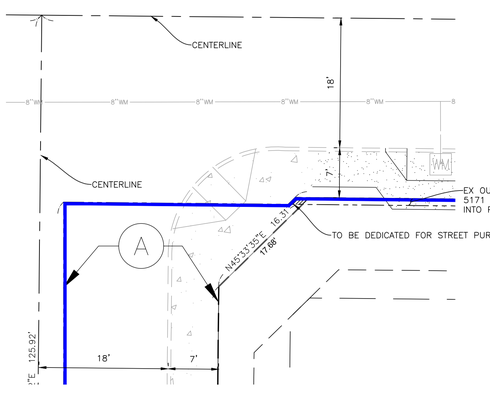
1. EXISTING SEWER/WATER SERVICE TO REMAIN
2. EXISTING SEWER/WATER SERVICE TO BE RELOCATED
3. EXISTING FIRE HYDRANT TO BE RELOCATED



40 20 0 40 80

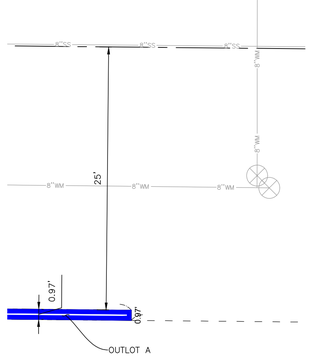
SCALE IN FEET

1" = 40'



DETAIL A

NOT TO SCALE



DETAIL B

NOT TO SCALE

NOTES

1. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES, OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION
2. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
3. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH–SOUTH FACING BUILDINGS.
4. THERE IS LESS THAN 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
5. THERE ARE NO EXISTING TREES WITHIN THIS PROPERTY TO BE REMOVED.
6. THERE ARE NO EXISTING HOUSES ON THIS PROPERTY TO BE REMOVED WITHIN THE LIMITS OF THIS SUBDIVISION.
7. OUTLOT A TO REMAIN UNDERDEVELOPED AND RETAINED BY PATRICIA RAWLINGS.
8. SEWER AND WATER SERVICES ARE TO BE PROVIDED BY THE CITY OF FRESNO.
9. REFUSE AND SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF FRESNO.
10. STORM DRAINAGE SERVICES ARE TO BE PROVIDED BY EXISTING FMFCD FACILITIES.
11. ELECTRIC AND NATURAL GAS SERVICES ARE TO BE PROVIDED BY PG&E.
12. TELEPHONE AND INTERNET SERVICES ARE TO BE PROVIDED BY EITHER AT&T OR COMCAST.
13. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
14. REPAIR ALL DAMAGED AND/OR OFF–GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
15. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT–OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1–800–642–2444.

BENCHMARK:

CITY OF FRESNO TBM 4230

CHISELED SQUARE ON CURB, NORTH RETURN, NORTHEAST CORNER OF CLOVIS AND GROVE

310.408' NGVD 29

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14, SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE N0°00'00"E AS SHOWN ON TRACT NO. 5171, RECORDED JUNE 2, 2006 IN VOLUME 75 PAGES 84 AND 85 OF PLATS, FRESNO COUNTY RECORDS.

EASEMENT INFO

(A) STREET EASEMENT RECORDED OCT. 3, 2005 AS DOC. NO. 2005–0232887, O.R.F.C

(B) PG&E EASEMENT RECORDED FEB. 1, 2006 AS DOC. NO. 2006–0022959, O.R.F.C

LEGAL DESCRIPTION

PARCEL 1
OUTLOT A, INCLUSIVE, OF TRACT NO. 5171, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JUNE 2, 2006 IN VOLUME 75 PAGES 84 AND 85 OF PLATS, FRESNO COUNTY RECORDS.

PARCEL 2
PARCEL B OF LOT LINE ADJUSTMENT NO. 2018–20, AS DOCUMENT NO. 75077, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF HENRIETTA RANCH, IN CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 20 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 0°00'00" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1017 FEET; THENCE NORTH 89°26'25" WEST, A DISTANCE OF 374.80 FEET TO A POINT BEING 374.78 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED MARCH 22, 2002 AS DOCUMENT NO. 2002–0048176, OFFICIAL RECORDS OF FRESNO COUNTY SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID PARCEL, SOUTH 0°00'00" EAST, PARALLEL WITH AND 374.78 FEET WEST ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 96.58 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF TRACT NO. 5103, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 68 OF PLATS AT PAGES 48 AND 49, FRESNO COUNTY RECORDS; THENCE NORTH 89°38'40" WEST, ALONG THE EASTERLY PROLONGATION AND ALONG THE NORTH LINE OF SAID TRACT NO. 5103, A DISTANCE OF 945.18 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED APRIL 19, 2011 AS DOCUMENT NO. 2011–0053411, OFFICIAL RECORDS OF FRESNO COUNTY SAID POINT BEING ON THE BOUNDARY OF TRACT NO. 5171, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75 OF PLATS AT PAGES 84 AND 85, FRESNO COUNTY RECORDS; THENCE NORTH 0°00'00" WEST, ALONG THE BOUNDARIES OF SAID PARCEL AND SAID TRACT NO. 5171, A DISTANCE OF 99.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89°26'25" EAST, ALONG THE NORTH LINE OF SAID PARCEL AND THE EASTERLY PROLONGATION THEREOF AND ALONF THE SOUTH LINE OF SAID TRACT NO. 5171, A DISTANCE OF 945.21 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO TGE ADJOINING PUBLIC RIGHT OF WAY.

CONTAINING 2.132 ACRES, MORE OR LESS.

PROJECT INFORMATION

OWNER(S): PATRICIA RAWLINGS
(208)233–2424
1111 YELLOWSTONE AVE
POCATELLO, ID 83201

BILL AND GAIL MISAKI
8534 E. McKENZIE AVE
FRESNO, CA 93727
(559)288–1613

PROJECT LOCATION: 5524 E. LAURITE AVE S/A
SOUTHEAST CORNER OF LAURITE AND DEWITT AVE
FRESNO, CA 93727

APN(S): 481–436–01, 481–100–14, AND 481–100–16

LANDUSE
EXISTING: RESIDENTIAL SINGLE FAMILY, MEDIUM LOW DENSITY
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING
EXISTING: RS–4
PROPOSED: RS–5

SITE AREA
GROSS AREA = 2.15 ± AC
NET AREA = 2.10 ± AC

NUMBER OF LOTS: 17 LOTS

PROPOSED DENSITY: 8.10 UNITS PER ACRE

LOT INFO
AVERAGE LOT SIZE = 5,386 SF

MAX LOT SIZE = 5,865 SF

MIN LOT SIZE = 5,283 SF

REVISIONS

NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

VESTING TENTATIVE TRACT MAP 6352 LAURITE SUBDIVISION

CITY OF FRESNO CALIFORNIA

DATE: 10/6/2022

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR:
GARY CLARK
1111 YELLOWSTONE AVE
POCATELLO, ID 83201

REGISTERED PROFESSIONAL ENGINEER
KYENG YING VANG
10/31/22
NO. C–63824
CIVIL
STATE OF CALIFORNIA

SHEET NO. 1 / 1

PROJECT NUMBER 20-015

10/31/2022 9:11:4 PM

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APPL. NO. P21-05405 EXHIBIT A DATE 02/08/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

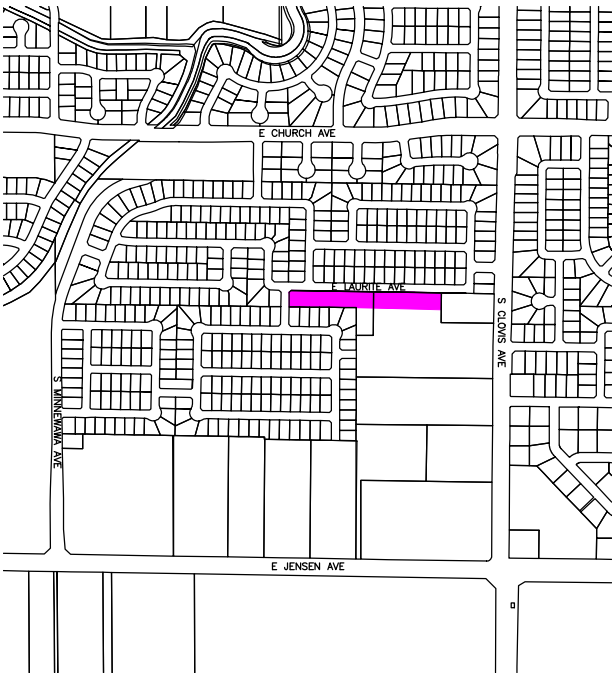
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

CITY OF FRESNO
EXHIBIT "A"

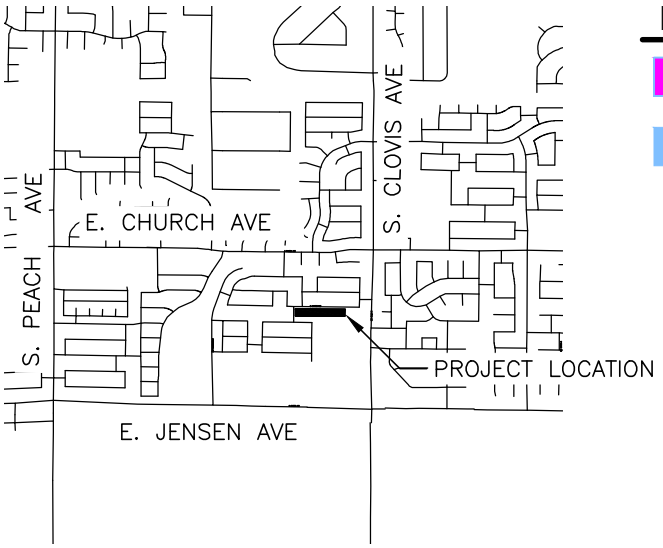
PROJECT INFORMATION: APN(S): 481-436-01, 481-100-14, 481-100-16
TOTAL ACREAGE: 2.15 ACRES

EXISTING ZONING DESIGNATION:
RS-4 (MEDIUM LOW RESIDENTIAL)



PROPOSED ZONING DESIGNATION:
RS-5 (MEDIUM DENSITY RESIDENTIAL)





VICINITY MAP

NOT TO SCALE

LEGEND

RS-4 (MEDIUM LOW RESIDENTIAL)

RS-5 (MEDIUM RESIDENTIAL)

N

NOT IN SCALE

N

VICE VANG INC. CONSULTING ENGINEERS	REEDLEY GAS STATION REZONE EXHIBIT DINUBA & BUTTONWILLOW	DATE: 4/9/2021 PROJECT: 20-063	FIGURE 1

10/6/2021 9:01 AM

V:\PROJECTS\2020\2020-015 TRACT 6352 LAURITE SUBDIVISION\06-PRODUCTION PLANS\20-015 REZONE EXHIBIT.DWG