

Exhibit D

TENTATIVE MAP

TRACT No. 6172/UGM

A VESTING MAP
FOR CONDOMINIUM PURPOSES

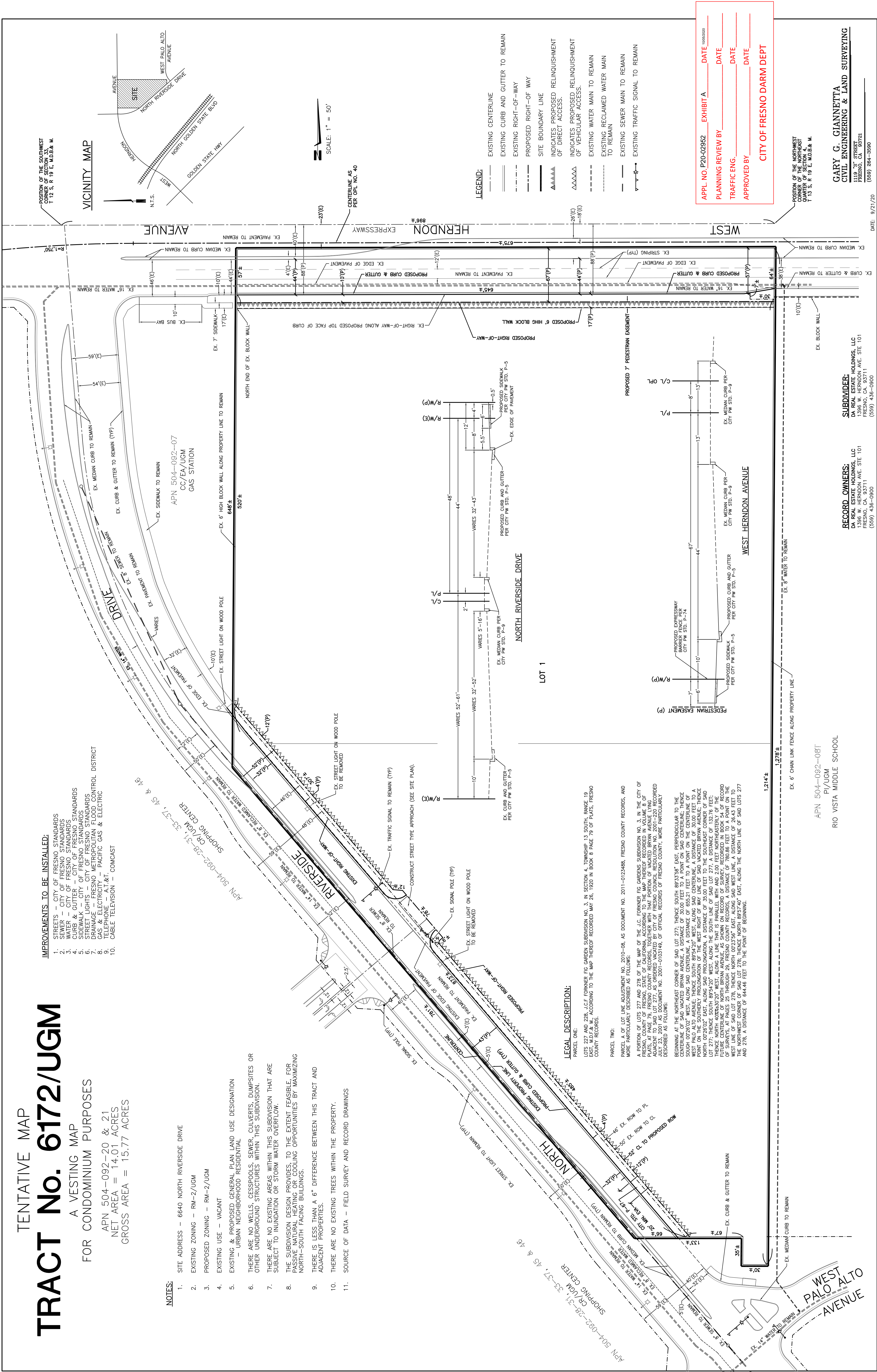
APN 504-092-20 & 21
NET AREA = 14.01 ACRES
GROSS AREA = 15.77 ACRES

IMPROVEMENTS TO BE INSTALLED:

1. STREETS – CITY OF FRESNO STANDARDS
2. SEWER – CITY OF FRESNO STANDARDS
3. WATER – CITY OF FRESNO STANDARDS
4. SIDEWALK – 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 – AT&T
10. CABLE TELEVISION – COMCAST

NOTES:

1. SITE ADDRESS – 6640 NORTH RIVERSIDE DRIVE
2. EXISTING ZONING – RM-2/UGM
3. PROPOSED ZONING – RM-2/UGM
4. EXISTING USE – VACANT
5. EXISTING & PROPOSED GENERAL PLAN LAND USE DESIGNATION – URBAN NEIGHBORHOOD RESIDENTIAL
6. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
7. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
8. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
9. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
10. THERE ARE NO EXISTING TREES WITHIN THE PROPERTY.
11. SOURCE OF DATA – FIELD SURVEY AND RECORD DRAWINGS



APPL NO. P20-02952 EXHIBIT A DATE 10/06/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 284-9390

RECORD OWNERS:
DA REAL ESTATE HOLDINGS, LLC
1396 W. HERNDON AVE. STE 101
FRESNO, CA 93721
(559) 436-0900

SUBDIVIDER:
DA REAL ESTATE HOLDINGS, LLC
1396 W. HERNDON AVE. STE 101
FRESNO, CA 93721
(559) 436-0900

DATE: 9/21/20