

TENTATIVE TRACT NO. 6160

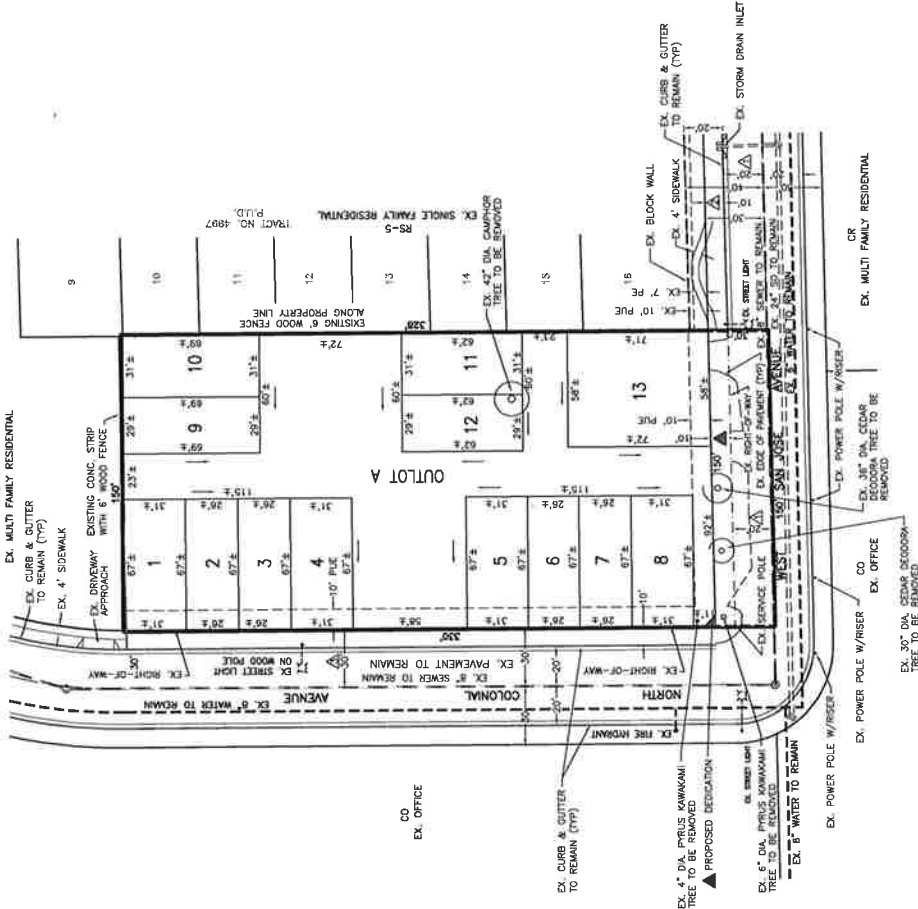
A PLANNED UNIT DEVELOPMENT
A VESTING MAP

VICINITY MAP



IMPROVEMENTS TO BE INSTALLED:

- STREETS - PRIVATE
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CURB & GUTTER - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - CITY OF FRESNO STANDARDS
- DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- CABLE TELEVISION - PACIFIC GAS & ELECTRIC
- TELEPHONE - SBC
- CABLE TELEVISION - COMCAST



DEDICATIONS:

- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF CALIFORNIA POLITY FARM, RECORDED IN BOOK 2, PAGE 62 OF RECORD OF SURVEYS, F.C.R.
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- TO BE DEDICATED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF THE FINAL MAP OF TRACT NO. 6160.

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MAP BOUNDARY LINE

NOTE:

- APN 417-140-21
- GROSS AREA = 1.13 ACRES
NET AREA = 1.03 ACRES
- EXISTING USE = VACANT
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING = RS-5
PROPOSED ZONING = RS-5
- THERE ARE NO WELLS, SEPTIC TANKS OR LEACH FIELDS
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES, (6 LOTS)
- OUTLOT A IS FOR COMMON AREA, WALKWAYS, ROADS, PARKING AREAS, TRASH ENCLOSURES, OPEN SPACES, PUBLIC UTILITIES, RELATED FACILITIES AND DRAINAGE PURPOSES.
- THERE ARE FIVE TREES WITHIN THIS SUBDIVISION TO BE REMOVED.
- THE EXISTING PROPERTY IS VACANT. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES ON THE SUBJECT PROPERTY.
- THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

RECORD OWNER:
ATRELL, LLC
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GARY G. GIANNETTA
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DATE: 11/29/16