

TENTATIVE SUBDIVISION MAP
TRACT No. 6185
A VESTING MAP
A PLANNED UNIT DEVELOPMENT
A PHASED MAP
APN 579-074-07s
GROSS AREA = 6.84 ACRES
NET AREA = 6.84 ACRES

IMPROVEMENTS TO BE INSTALLED:

1. STREETS - PRIVATE
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 - PG&E DECORATIVE
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 - RS-4/UGM/CZ
(SINGLE FAMILY RESIDENTIAL DISTRICT)/URBAN GROWTH MANAGEMENT
2. EXISTING USE - VACANT
3. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE PRIVATE
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. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
7. ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
8. THERE WILL BE A 8' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
9. OUTLOT A IS FOR PRIVATE STREETS, STREETSCAPES AND PUBLIC UTILITIES.
10. OUTLOT B IS FOR COMMON AREA AND OPEN SPACE.
11. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
12. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (19 LOTS)
13. THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.
14. OUTLOT B = 7,640± SF

LEGEND:

- EXISTING 15" PVC SEWER MAIN
- EXISTING 12" WATER MAIN
- EXISTING SEWER MANHOLE ALONG MAIN
- EXISTING 24" STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE ALONG MAIN
- EXISTING CURB AND GUTTER
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE

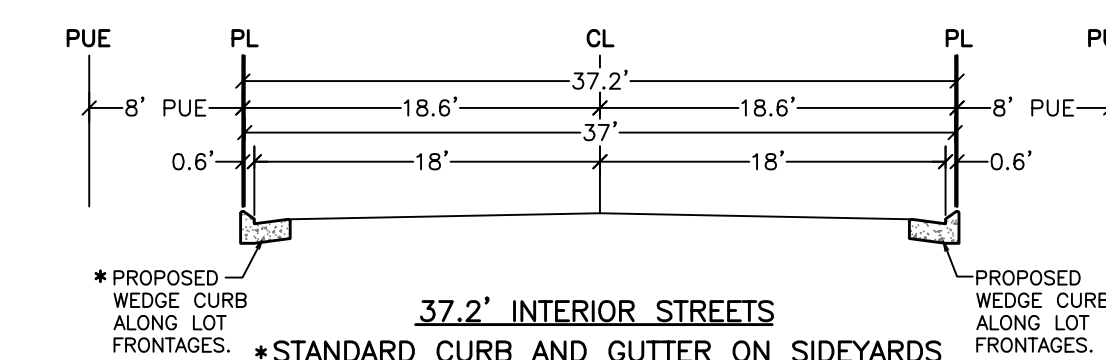
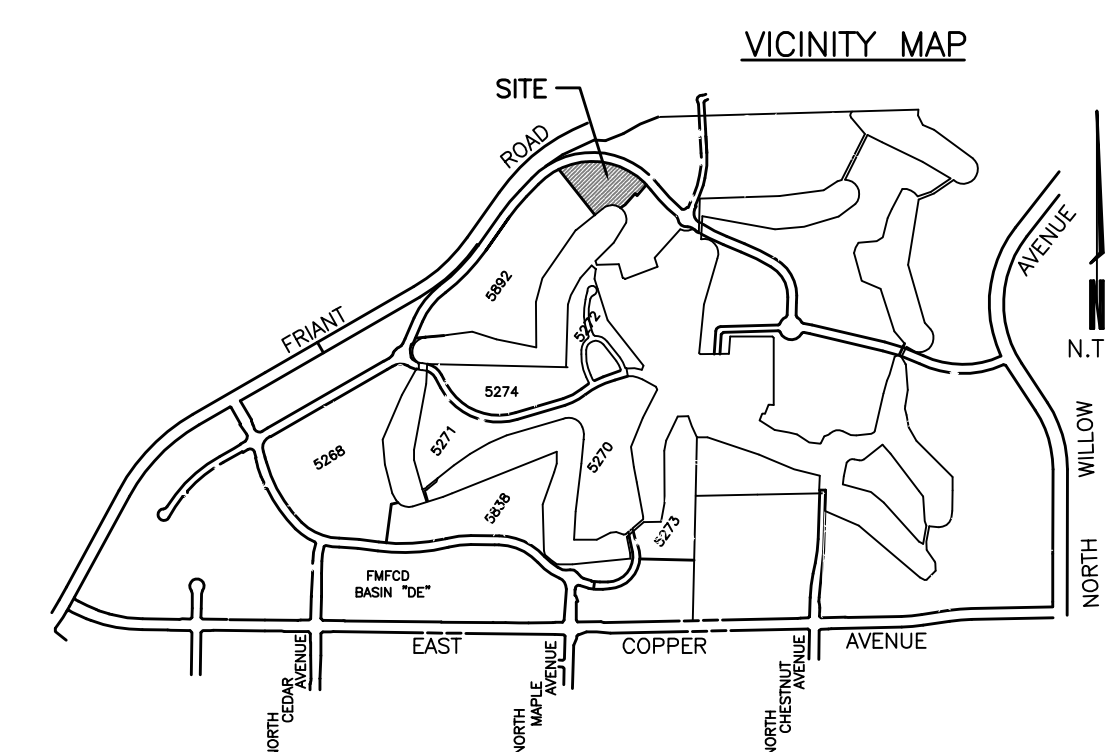


Exhibit: T-6185
Dated: 11-01-17
Reviewed by: AA

RECORD OWNERS:
COPPER RIVER RANCH VILLAGES, LLC.
1396 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
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SUBDIVIDER:
GARY McDONALD HOMES
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(559) 436-0900

REV: 7/17/17 DO
DATE: 4/18/17 DO

GARY G. GIANNETTA
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