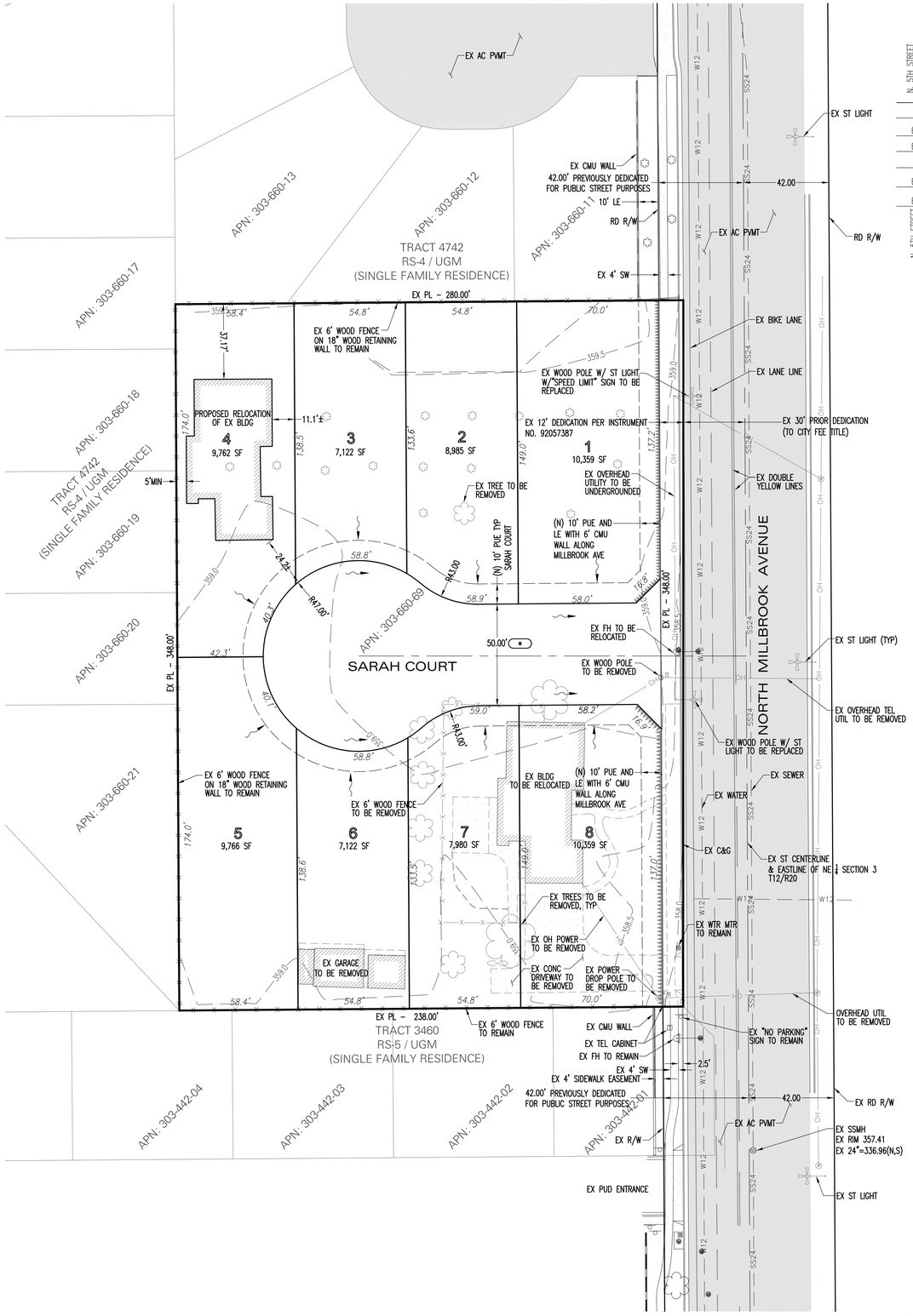
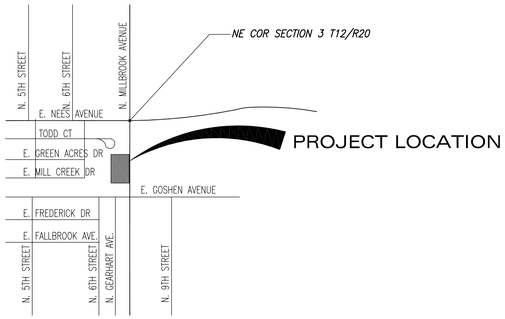
TENTATIVE TRACT MAP 6211

FOR SUBDIVISION PURPOSES
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

EXISTING ZONING	RS-4/UGM (MEDIUM-LOW DENSITY RESIDENTIAL)
EXISTING PLANNED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING	NO CHANGE
PLANNED LAND USE	NO CHANGE
SOURCE OF WATER	CITY OF FRESNO
SOURCE OF SEWER DISPOSAL	CITY OF FRESNO
STORM DRAINAGE	FMFCD
GROSS ACREAGE	1.90 AC
NET ACREAGE	1.62 AC
DENSITY	4.94 DU/AC
PRIOR PLANNING ENTITLEMENT	NONE





VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

THE SOUTH 523 FEET OF THE EAST 250 FEET OF LOT 87 OF PERRIN COLONY NO. 2, ACCORDING TO THE MAP RECORDED APRIL 1, 1891, IN BOOK 4, PAGE 68 OF PLATS, RECORDS OF COUNTY. EXCEPTING THEREFROM: THE NORTH 175 FEET OF THE SOUTH 523 FEET OF THE EAST 250 FEET OF LOT 87 OF PERRIN COLONY NO. 2, RECORDED IN BOOK 4, PAGE 68 OF FRESNO COUNTY.

APN: 303-660-69

APPLICANT/SUBDIVIDER
OLD CALIFORNIA, INC.
1959 GATEWAY BLVD., STE. 102
FRESNO, CA 93727

RECORD OWNER
OLD CALIFORNIA, INC.
1959 GATEWAY BLVD., STE. 102
FRESNO, CA 93727

ENGINEER
HAL LORE, PE
LORE ENGINEERING, INC.
620 DEWITT AVENUE, SUITE 101
CLOVIS, CA 93612
(559) 297-5200 EXT: 1

NOTES

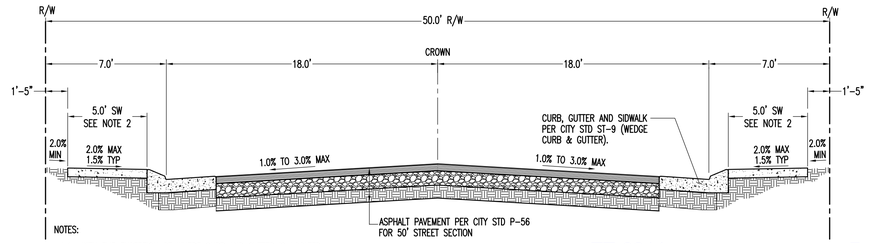
1. PROPOSED SEWER, WATER, GAS, STORM DRAINAGE, CONCRETE CURBS, GUTTERS, AND SIDEWALKS, STREET LIGHTS, AND STREET IMPROVEMENTS TO BE INSTALLED PER CITY OF FRESNO STANDARD PLANS AND SPECIFICATIONS.
2. THE DESIGN OF THE SUBDIVISION, TO THE EXTENT FEASIBLE, HAS INCORPORATED 72% OF HOMES BEING ORIENTED TO PROVIDE FOR NATURAL AND PASSIVE HEATING AND COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY SOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT.
3. ALL EXISTING STREETS SHALL MEET CITY OF FRESNO STREET STANDARDS.
4. ALL EXISTING TREES WITHIN THE SUBDIVISION SHALL BE REMOVED.
5. GRADE DIFFERENCES OF 6" OR MORE DO CURRENTLY EXIST ACROSS PROPERTY LINES. ALL GRADE DIFFERENTIALS TO BE MITIGATED AT THE TIME OF DEVELOPMENT (I.E. RETAINING WALL, FILL, ETC.)
6. ALL EXISTING ON-SITE IMPROVEMENTS, SUCH AS BUILDINGS, CONCRETE, POLES, WIRES, ETC., SHALL BE REMOVED UNLESS NOTED OTHERWISE.
7. DRAINAGE FROM THE SITE WILL BE DIRECTED TOWARD THE CUL-DE-SAC AND CONVEYED TO MILLBROOK AVENUE BY CURB AND GUTTER.
8. THERE ARE 8 TREES AND 16 STUMPS NON-HERITAGE TYPE TREES WITHIN THE LIMITS OF THIS MAP THAT ARE TO BE REMOVED. THE TREES CONSIST OF RAYWOOD ASH, COSTAL RED WOODS, PINE, BRADFORD PEARS, AND MAGNOLIA. NO TREES EXIST WITHIN THE PUBLIC RIGHT OF WAY.
9. THERE ARE NO KNOW EXISTING LOCATIONS OF UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES OR OTHER UNDERGROUND FACILITIES WITHIN THE LIMITS OF THIS MAP. SHOULD SUCH EXISTING FACILITIES EXIST THEY SHALL BE REMOVED.

EASEMENTS & DEDICATIONS

1. (NON PLOTABLE) AN EASEMENT OVER SAID LAND FOR DITCH PURPOSES AND INCIDENTAL PURPOSES, AS RESERVED, IN DEED RECORDED JUNE 22, 1907, (BOOK) 387 (PAGE) 408, OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

LEGEND

- TRACT PROPERTY BOUNDARY
- EX STREET ROW
- EX CENTERLINE/SECTION LINE
- PROPOSED/EXISTING EASEMENTS
- PROPOSED LOT LINE
- PROPOSED DIRECTION OF STORM DRAINAGE, SEE NOTE 7
- PUBLIC RIGHT-OF-WAY NOW OFFERED FOR DEDICATION
- PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS



NOTES:

1.1. WITH THE EXCEPTION OF WHERE CURB AND GUTTER IS LOCATED ADJACENT TO CORNER LOT SIDE YARDS, WITHIN 5' OF CURB RETURNS, AND AT LOCATIONS OF FIRE HYDRANTS, INSTALL WEDGE CURB AND GUTTER WITHIN INTERIOR STREETS PER CITY STD ST-9.

1.2. WHERE SIDEWALK IS INSTALLED ADJACENT TO MODIFIED CURB AND GUTTER, THE SIDEWALK WIDTH SHALL BE 5' FROM THE BACK OF CURB.

TYPICAL INTERIOR STREET
SCALE NTS

APPL NO. TT-6211 EXHIBIT ____ DATE 7-18-18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

REV.	DESCRIPTION	DATE
1		
2		
3		
4		

REVISION DATES

PREPARED BY:
LORE ENGINEERING, INC.
CIVIL ENGINEERING • CONSULTING • PLANNING
620 DEWITT AVENUE, SUITE 101 (559) 297-5200 - TEL
CLOVIS, CA 93619 (559) 297-5205 - FAX

PREPARED FOR:
OLD CALIFORNIA, INC
1959 GATEWAY BLVD., STE. 102
FRESNO, CA 93727

PROJECT TITLE:
TENTATIVE TRACT MAP NO. 6211

TENTATIVE TRACT MAP

DESIGNED BY: C. HARON
DRAWN BY: G. XIONG
DATE: 04/03/2018

PROJECT: OCA.1702

TM-1

SHEET 1 OF 1

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