

7-16402

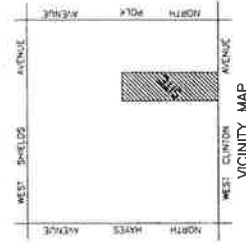
TENTATIVE SUBDIVISION MAP TRACT No. 5881

A VESTING MAP
A PHASED MAP

APN 312-061-15 AND 16
GROSS AREA = 9.98 ACRES
NET AREA = 9.62 ACRES

IMPROVEMENTS TO BE INSTALLED:

- STREETS - CITY OF FRESNO STANDARDS
 - SEWER - CITY OF FRESNO STANDARDS
 - WATER - CITY OF FRESNO STANDARDS
 - GAS - CITY OF FRESNO STANDARDS
 - SIDEWALK - CITY OF FRESNO STANDARDS
 - STREET LIGHTS - CITY OF FRESNO STANDARDS
 - DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 - GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
 - TELEPHONE - SBC
 - CABLE TELEVISION - COMCAST
- NOTES:
- EXISTING ZONING - RR (COUNTY)
 - PROPOSED ZONING - R-1/UGM
 - EXISTING USE WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
 - THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION EXCEPT AS SHOWN
 - THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW
 - THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING LOTS. (78%)
 - THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
 - EXISTING PUBLIC UTILITY EASEMENT ON THE STREET SIDES OF ALL LOTS THAT SIDE ONTO A LOCAL STREET.
 - THERE SHALL BE A 15' LANDSCAPE EASEMENT ALONG THE FRONTAGE OF CLINTON AVENUE.
 - AAAAAA - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 - EXISTING USE - VACANT
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT AND 1' PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
 - LE - INDICATES LANDSCAPE EASEMENT.
 - ALL EXISTING PRIVATE DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION SHALL BE ABANDONED.
 - THERE ARE NO TREES LOCATED WITHIN THE PROPOSED SUBDIVISION.

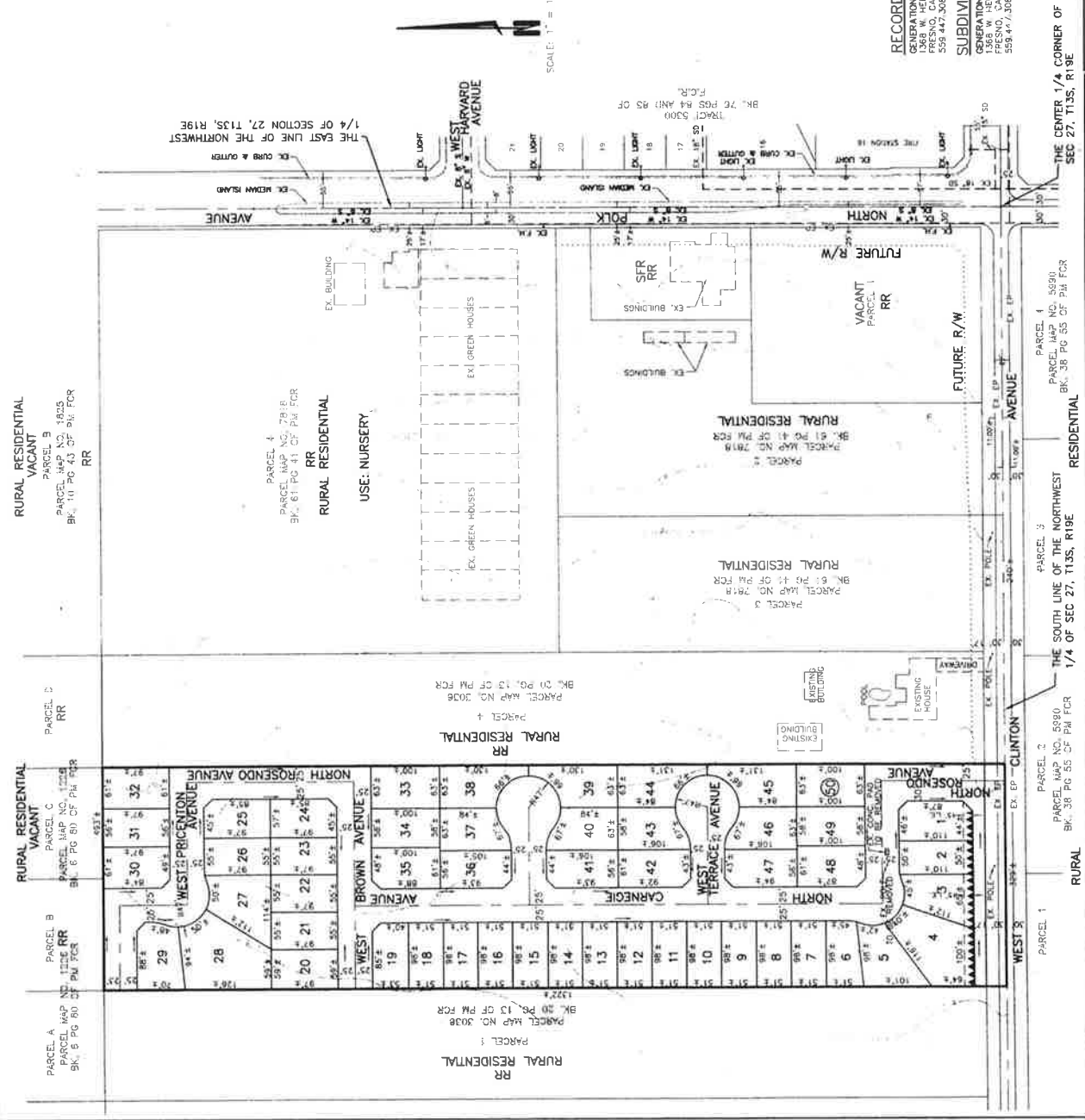


RECORD OWNERS:
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SUBDIVIDER:
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GARY G. GIANNETTA
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1119 "B" STREET
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(559) 264-3680 FAX (559) 264-0686
PREPARED: 09/11/09

Phases: Ideal Tracts



THE CENTER 1/4 CORNER OF
SEC 27, T13S, R19E

THE SOUTH LINE OF THE NORTHWEST
1/4 OF SEC 27, T13S, R19E

RESIDENTIAL

RURAL