

VESTING TENTATIVE
TRACT MAP NO. 6100

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
JANUARY 2019

LEGAL DESCRIPTION:

THE NORTH 163 FEET OF PARCEL No. 2 OF PARCEL MAP 70-56 AS SHOWN IN BOOK 2 OF PM 25 FOR (POR. OF APN 310-201-08).
PARCEL C OF PARCEL MAP 69-14 AS SHOWN IN BOOK 1 OF PM 66 FOR (APN 310-201-12).
THE WEST 580 FEET AND NORTH 77.6 FEET OF APN 310-201-11 (POR. OF APN 310-201-11).

NOTES:

- EXISTING ZONING, LAND USE: RS-1 & RS-4, SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING, LAND USE: RS-4, SINGLE FAMILY RESIDENTIAL
- SITE AREA: 9.24 ACRES (GROSS) / 8.98 ACRES (NET)
- NO GRADE DIFFERENTIALS MORE THAN 6" IS FORESEEN. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
- PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
- ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
- THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
- THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
- THERE ARE NO OPEN CANALS OR DITCHES ON THIS PROPERTY.
- THERE ARE NO DUMP SITES ON THIS PROPERTY.
- WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
- EXISTING SERVICE POLES ALONG ARMSTRONG AVENUE ARE TO REMAIN.
- APPROXIMATELY 15 EXISTING TREES TO BE REMOVED WITHIN THE BOUNDARY OF THE SUBDIVISION.

UTILITY INFORMATION:

SEWER AND WATER:
CITY OF FRESNO
2600 OLIVE STREET
FRESNO, CA 93721
PHONE: (559)498-1401

TELEPHONE:
AT&T CALIFORNIA
5555 EAST OLIVE AVENUE,
RM. E-100-DE
FRESNO, CA 93762
PHONE: (559)454-3778

GAS AND ELECTRIC:
PACIFIC GAS AND
ELECTRIC COMPANY
650 'O' STREET
FRESNO, CA 93760-0001
PHONE: (559)263-5636

STORM DRAIN:
FRESNO METROPOLITAN
FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93725
PHONE: (559) 456-3292

CABLE TELEVISION:
COMCAST
2441 NORTH GROVE
INDUSTRIAL DRIVE
FRESNO, CA 93727
PHONE: (559)252-8210
EXT. 4222

RECORD OWNERSHIP:

JOAQUIN AVILA
6398 E. DAKOTA AVE.
FRESNO, CA 93727
310-201-08

WHITE HAWK PROPERTIES
3551 N. ARMSTRONG AVE.
FRESNO, CA 93727
310-201-11

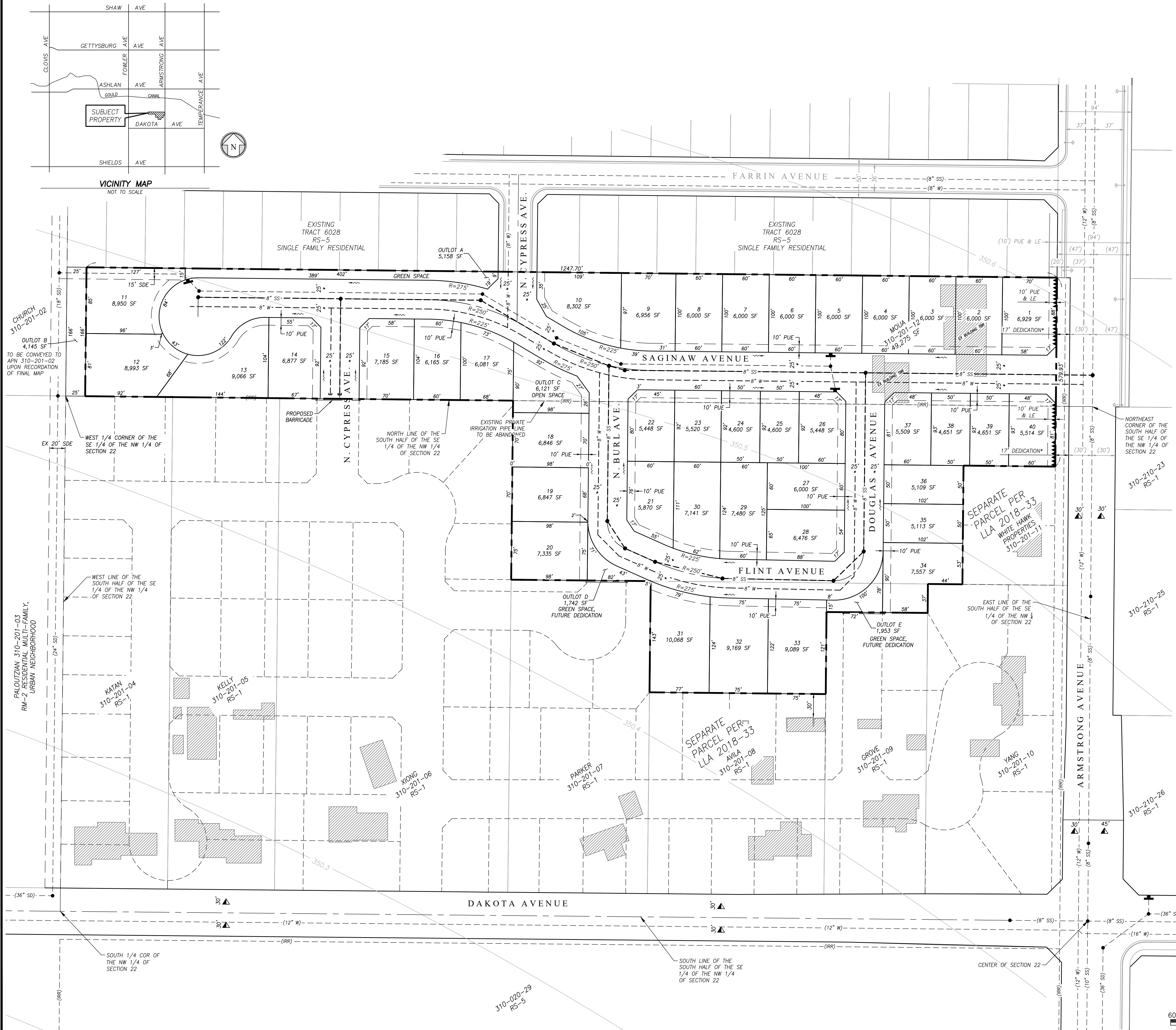
TEEDASVAHN MOUA
3605 N. ARMSTRONG AVE.
FRESNO, CA 93727
310-201-12

SUBDIVIDER:

DE YOUNG PROPERTIES
677 WEST PALMDON AVENUE
SUITE 208
FRESNO, CA 93704
(559) 435-0900

LEGEND:

TRACT BOUNDARY	BLDG	BUILDING
SD	EX	EXISTING
SS	IRR	PRIVATE IRRIGATION
W	LE	LANDSCAPE EASEMENT
(SD)	PE	PEDESTRIAN EASEMENT
(SS)	PLE	PLANTING EASEMENT
(W)	PP	POWER/UTILITY POLE
PPUE	PPUE	PLANTING AND PUBLIC UTILITY EASEMENT
PUE	PUE	PUBLIC UTILITY EASEMENT
R/W	R/W	RIGHT OF WAY
SDE	SDE	STORM DRAINAGE EASEMENT
TBR	TBR	TO BE REMOVED
*	*	PROPOSED CITY R/W DEDICATION
▲	▲	EXISTING CITY R/W DEDICATION



60' 0' 60'
SCALE: 1"= 60'



601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
© COPYRIGHT BY QUAD KNOPF, INC. UNAUTHORIZED USE PROHIBITED.