

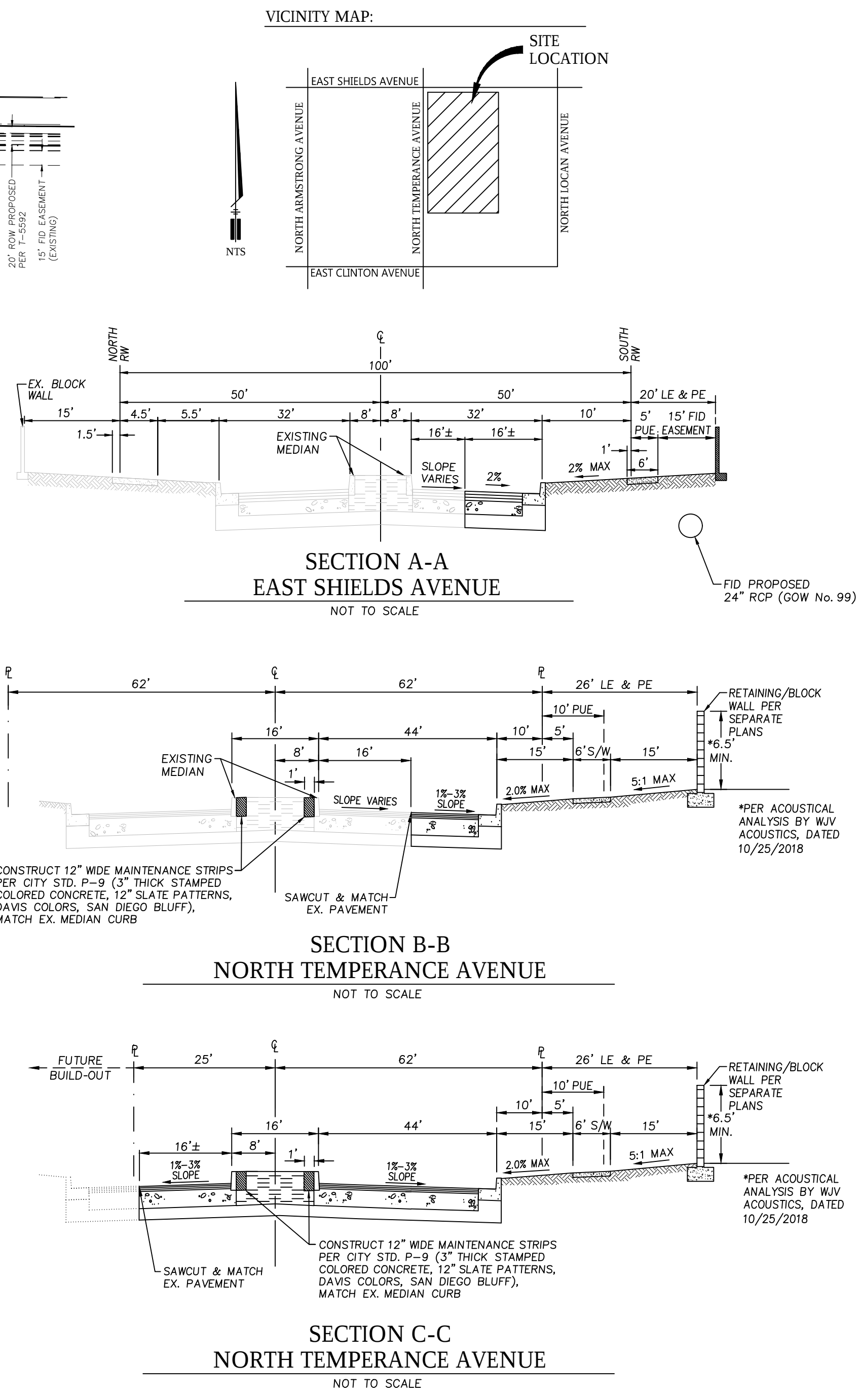
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LENNAR HOMES OF CALIFORNIA INC.
VESTING TENTATIVE TRACT MAP (A PLANNED DEVELOPMENT)
SOUTHEAST CORNER EAST SHIELDS AND NORTH TEMPERANCE AVENUE
TRACT MAP NO. 6224

PROJECT TITLE
SHEET DESCRIPTION
Dr. By: ER, WZ
Ch. By: BB
Date: 12/10/2018
Scale: As Noted
YH Job No. 18-187
Sheet No. 1
of 1 Sheets

VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6224
(A PLANNED DEVELOPMENT)
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SHEET ONE OF ONE

- LEGEND:**
- PPUE PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED DEDICATION FOR PUBLIC USE.
 - PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION
 - PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION
 - LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
 - L/S LANDSCAPE STRIP
 - INDICATES DIRECTION OF DRAINAGE FLOW
 - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
 - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHT
 - CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED 7/16/1889, IN BOOK 98 OF DEEDS, PAGE 48, O.R.F.C.
 - CONVEYED TO THE COUNTY OF FRESNO PER DEED RECORDED 10/02/1888, IN BOOK 87 OF DEEDS, PAGE 07, O.R.F.C.
 - AN EASEMENT FOR PUBLIC STREETS AND INCIDENTAL PURPOSES, RECORDED 01/15/2014, AS INSTRUMENT NO. 2014-0004394, O.R.F.C.
 - AN EASEMENT FOR PUBLIC STREETS AND INCIDENTAL PURPOSES, RECORDED 10/01/2008, AS INSTRUMENT NO. 2008-141020, O.R.F.C.
 - EXISTING STORM DRAIN INLET
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING STREETLIGHT
 - EXISTING POWER POLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - EXISTING WATER MAIN
 - EXISTING NON-POTABLE WATER
 - EXISTING OVERHEAD ELECTRICAL
 - EXISTING GOW NO. 99 PIPELINE (TO BE RELOCATED)
 - EXISTING EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - GW GUY WIRE
 - SCE STORM CHANNEL EASEMENT
 - SDI STORM DRAIN INLET
 - SPE STORM PIPE EASEMENT
 - SDMH STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - SP IRRIGATION STANDPIPE
 - STL STREETLIGHT
 - PP POWER POLE
 - UP UTILITY POLE
 - TT TELEPHONE TOWER
 - O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
 - F.C.R. FRESNO COUNTY RECORDS
 - PROPOSED STORM DRAIN INLET
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STREETLIGHT
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED WATER MAIN
 - PROPOSED NON-POTABLE WATER



- NOTES:**
- EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
 - THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
 - EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
 - THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 58% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
 - ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
 - ROW NO. 99 FRESNO IRRIGATION PIPELINE TO BE RELOCATED TO ULTIMATE LOCATION PRIOR TO PROJECT BUILD-OUT.
 - THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
 - ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
 - SURROUNDING LAND USES:
 - NORTH - SINGLE FAMILY RESIDENTIAL
 - EAST - SINGLE FAMILY RESIDENTIAL
 - SOUTH - RURAL RESIDENTIAL
 - WEST - SINGLE FAMILY RESIDENTIAL
 - GRADE DIFFERENTIAL ALONG EAST AND SOUTH BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 10%.
 - TO BE DEDICATED FOR OPEN SPACE PURPOSES:
 - OUTLOT 'A' = 2,756 SF
 - OUTLOT 'B' = 4,800 SF
 - OUTLOT 'C' = 4,800 SF
 - OUTLOT 'D' = 4,269 SF
 - OUTLOT 'E' = 2,184 SF
 - OUTLOT 'F' = 41,228 SF
 - OUTLOT 'G' = 6,000 SF

APPL NO. **P18-03443** EXHIBIT **DATE 12-10-18**
PROJ ENG. **DATE**
COND. APPROVED BY **DATE**
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

PREPARED BY:
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TRUSTEE OF THE PATRICK VINCENT RICCHIUTI FAMILY TRUST
2917 E. SHEPHERD AVENUE
GLOVES, CA 93619

PROPOSED ZONING
RS-5/EA/UGM RS-4/EA/UGM
CITY OF FRESNO
SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO
SOURCE OF ELECTRICITY
PG&E
SOURCE OF GAS
PG&E
SOURCE OF CABLE T.V.
COMCAST
SOURCE OF TELEPHONE
AT&T
ASSESSOR'S PARCEL NUMBER
310-26-001 & 310-26-002
SITE AREA
GROSS: 57 ACRES, MORE OR LESS
NET: 54 ACRES, MORE OR LESS

LOT INFO:

TOTAL	MIN. WIDTH	AREA	LOTS #/S
128	50x80 FT.	RS-5	1-128
152	45x85 FT.	RS-4/RS-5	129-280
69	60x100 FT.	RS-4	281-349
349 TOTAL LOTS			

* RS-5 LOTS LESS THAN 4,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE F.M.C.
LOTS: 133, 157-163, 166-173, 179-185, 188-194, 213-219, 226-232, 235-241, & 248-254

* RS-4 LOTS LESS THAN 5,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE F.M.C.
LOTS: 139-156, 172-178, 185-197, 220-225, 242-247, & 266-280

