

VESTING TENTATIVE SUBDIVISION MAP
TRACT MAP NO. 6258

A PHASED MAP
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON JULY 9, 2019
SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL 1
ADJUSTED PARCEL B OF LLA#2019-_____, AS DOC. NO. _____
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, EXCEPTING THEREFROM THE EAST 210.00 FEET OF THE SOUTH 420.00 FEET THEREOF, ALSO EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF.

TOGETHER WITH THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, EXCEPTING THEREFROM THE NORTH 330.00 FEET OF THE EAST 330.00 FEET THEREOF.

TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, EXCEPTING THEREFROM THE SOUTH 30.00 FEET THEREOF.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 LYING 450.19 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 89° 36' 44" EAST, ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 445.26 FEET; THENCE SOUTH 4° 23' 03" EAST, A DISTANCE OF 112.57 FEET; THENCE NORTH 85° 36' 03" EAST, A DISTANCE OF 75.03 FEET; THENCE SOUTH 4° 23' 03" EAST, A DISTANCE OF 31.99 FEET; THENCE NORTH 85° 36' 03" EAST, A DISTANCE OF 45.02 FEET; THENCE NORTH 42° 46' 41" EAST, A DISTANCE OF 20.67 FEET; THENCE NORTH 89° 57' 18" EAST, A DISTANCE OF 60.04 FEET; THENCE SOUTH 4° 24' 03" EAST, A DISTANCE OF 141.80 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 278.28 FEET TO A POINT ON THE NORTH LINE OF PARCEL 1 OF PARCEL MAP NO. 4474, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 31 OF PARCEL MAPS, PAGE 26, FRESNO COUNTY RECORDS, LYING 2.00 FEET EAST OF THE NORTHWEST CORNER THEREOF.

PARCEL 2
ADJUSTED PARCEL A OF LLA#2019-_____, AS DOC. NO. _____

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

THE REMAINDER OF TRACT NO. 6217 ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 88 OF PLATS, PAGES 44 AND 45, FRESNO COUNTY RECORDS.

TOGETHER WITH THE SOUTH THREE-FOURTHS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE SOUTH THREE-FOURTHS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SAID SECTION 16, EXCEPTING THEREFROM THE SOUTH 287.00 FEET OF THE NORTH 474.00 FEET OF THE WEST 440.00 FEET OF THE SOUTH THREE-FOURTHS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, ALSO EXCEPTING THEREFROM THE SOUTH 208.00 FEET OF THE NORTH 482.00 FEET OF THE WEST 228.00 FEET OF THE SOUTH THREE-FOURTHS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, ALSO EXCEPTING THEREFROM THE SOUTH 326.00 FEET OF THE EAST 285.00 FEET OF THE WEST HALF OF THE SOUTH THREE-FOURTHS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 WHICH LIES SOUTH 89° 57' 55" WEST, A DISTANCE OF 90.48 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00° 02' 28" WEST, A DISTANCE OF 825.33 FEET; THENCE NORTH 89° 57' 32" EAST, A DISTANCE OF 24.37 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 31.69 FEET; THENCE NORTH 89° 57' 39" WEST, A DISTANCE OF 248.28 FEET; THENCE NORTH 00° 03' 14" EAST, A DISTANCE OF

PARCEL 3
THE MOST WESTERLY 660 FEET OF PARCEL 2 OF PARCEL MAP NO. 4474, RECORDED IN BOOK 31, PAGE 26 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

APN: 512-070-60

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. PLA 04-032(B), RECORDED MARCH 10, 2006, AS INSTRUMENT NO. 06-50814 OF OFFICIAL RECORDS.

PARCEL 4

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MOUNT DIABLO BASE AND MERIDIAN.

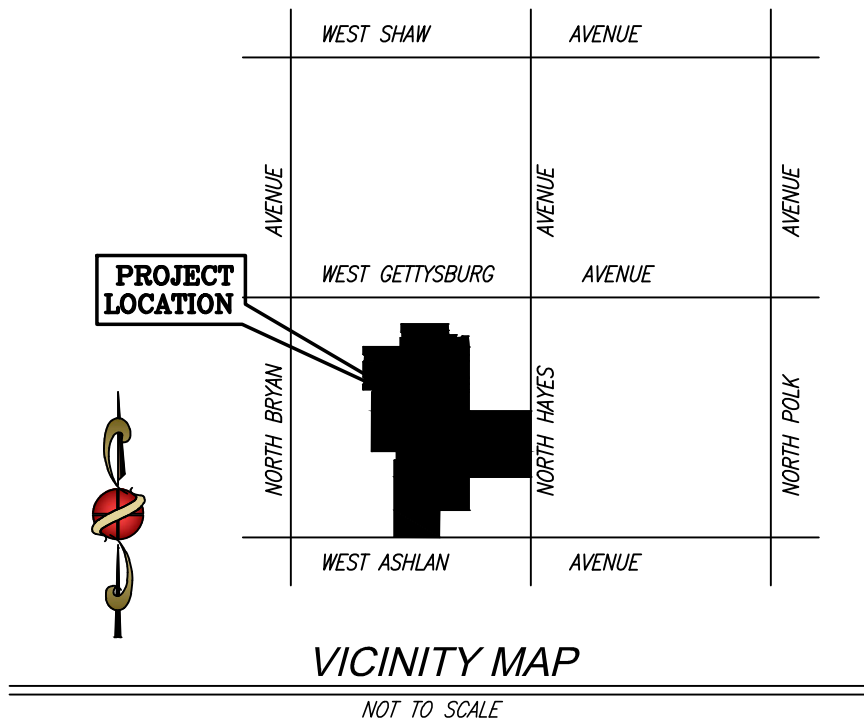
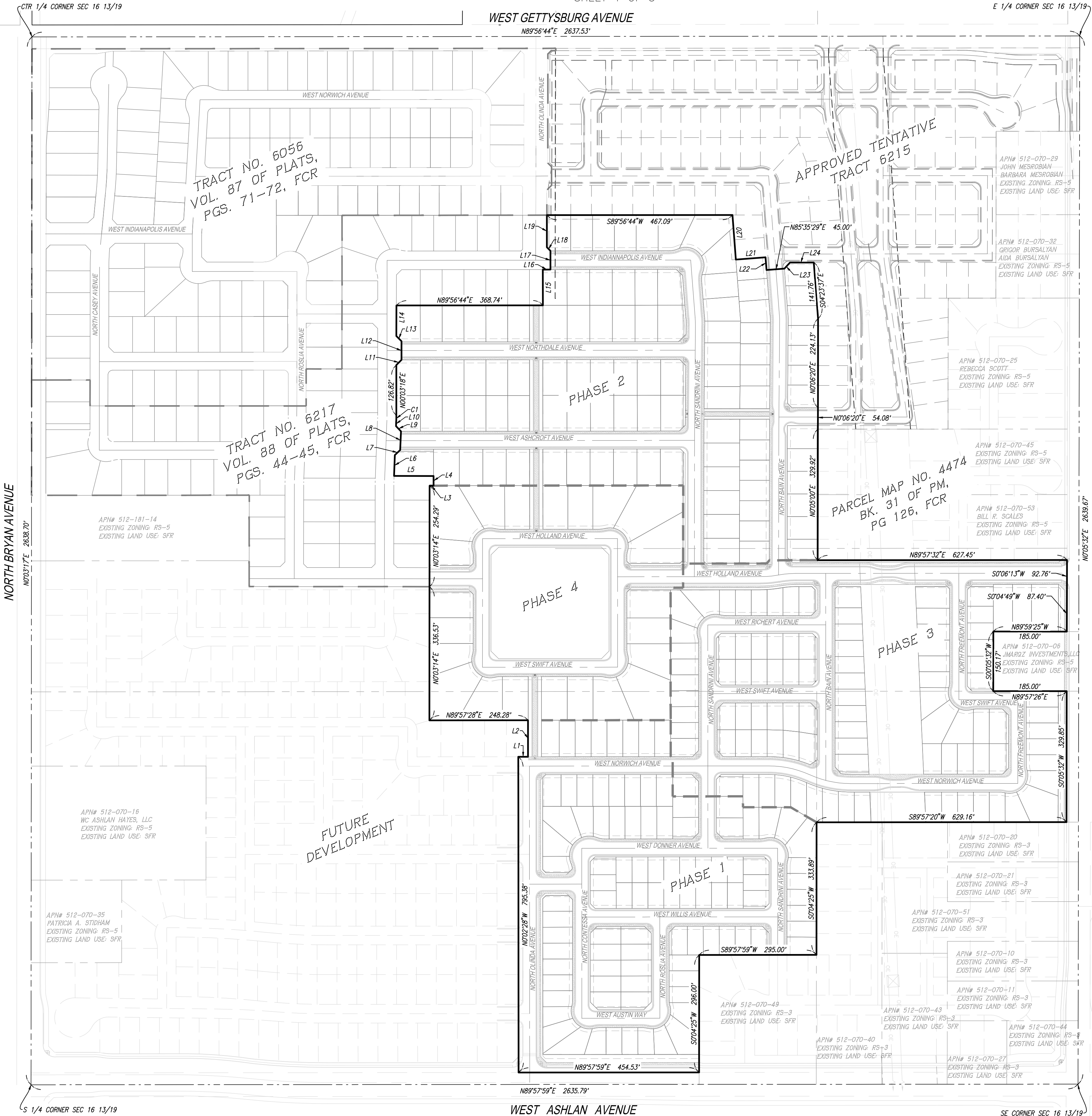
EXCEPTING THEREFROM THE SOUTH 150 FEET OF THE EAST 215 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16.

APN: 512-070-61

PARCEL 5

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT.

APN: 512-070-07



LEGEND

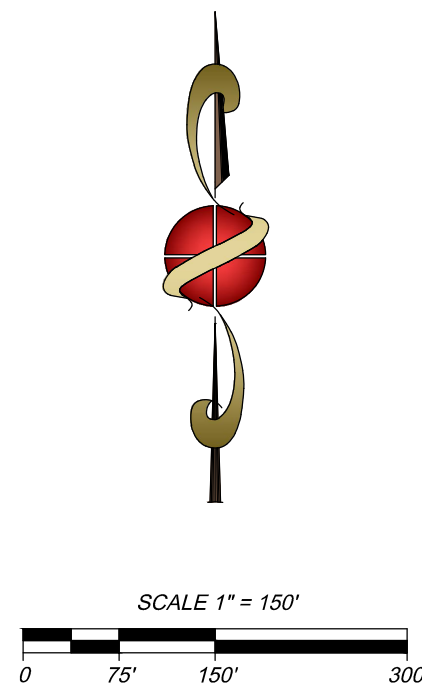
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING SUBDIVISION BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING POWER LINE
- PHASE LINE
- RECORDED MAPS
- FUTURE DEVELOPMENT
- APPROVED TENTATIVE MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°57'32"E	24.37'
L2	N00°00'00"E	91.89'
L3	N89°56'44"E	10.02'
L4	N00°03'16"W	24.46'
L5	N89°56'45"W	99.38'
L6	N02°11'45"E	52.59'
L7	N46°04'15"E	18.46'
L8	N02°32'03"E	47.05'
L9	N43°55'45"W	18.13'
L10	N02°11'45"E	14.07'

LINE TABLE CONT.		
LINE	BEARING	LENGTH
L11	N45°00'00"E	18.29'
L12	N00°04'14"E	47.00'
L13	N45°00'00"W	18.28'
L14	N00°03'15"E	77.06'
L15	N00°03'16"W	90.00'
L16	N89°56'44"E	19.10'
L17	N00°03'16"W	47.00'
L18	N44°55'41"W	12.73'
L19	N00°04'25"E	80.85'
L20	S4°24'31"E	112.71'

LINE TABLE CONT.		
LINE	BEARING	LENGTH
L21	N85°35'29"E	75.00'
L22	S4°24'31"E	31.97'
L23	N42°46'06"E	20.66'
L24	S89°56'44"W	60.02'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	02°08'30"	273.50'	10.22'



PREPARED BY:



1234 O STREET
FRESNO, CA 93721
(559) 448-4500 FAX: (559) 448-4500

VESTING TENTATIVE SUBDIVISION MAP TRACT MAP NO. 6258

A PHASED MAP
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON JULY 9, 2019
SHEET 2 OF 3

SITE INFORMATION

GENERAL PLAN DESIGNATION
EXISTING: MEDIUM DENSITY RESIDENTIAL
PROPOSED: MEDIUM DENSITY RESIDENTIAL

LAND USE
EXISTING: VACANT LAND
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING
EXISTING: RS-5/UM
PROPOSED: RS-5/UM

SITE AREA
GROSS AREA = 49.29± ACRES
NET AREA = 48.63± ACRES

NUMBER OF LOTS
318

MINIMUM LOT AREA
2,000 SQ. FT.

AVERAGE LOT AREA
4,286 SQ. FT.

DENSITY
6.54 D.U./ACRE

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

PROJECT SITE ADDRESS
6170 WEST ASHLAN AVENUE, FRESNO CA 93723

SITE LOCATION
WEST SIDE OF NORTH HAYES AVENUE,
SOUTH OF WEST GETTYSBURG AVENUE

ASSESSOR'S PARCEL NUMBERS
512-070-07, 512-070-39, 512-070-50,
512-070-60, 512-070-61, 512-070-63,
512-177-07, 512-184-05, 512-184-065

PROPERTY OWNER
ASHLAND & HAYES INVESTMENTS, LLC
1446 TOLLHOUSE ROAD, SUITE 103
CLOVIS, CA 93611
(559)214-5042

SUBOWNER
WATSON CASTANOS HOMES
1446 TOLLHOUSE RD., SUITE 103
CLOVIS, CA 93611
559-432-8181

SOURCE OF TELEPHONE
SBC

SOURCE OF GAS
PG&E

SOURCE OF CABLE TV
COMCAST

SOURCE OF ELECTRICITY
PG&E

PARCEL MATRIX

LOT SIZE	QUANTITY
40' X 65'	74
40' X 70'	122
50' X 75'	28
55' X 90'	72
60' X 110'	22
TOTAL	318

** 74/320=23% - 23% OF THE LOTS ARE WITHIN 10% OF THE MINIMUM LOT DEPTH. **

LEGEND

- ▲ PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- ▲ INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE.
- ▲ PROPOSED PUBLIC STREET PER TENTATIVE TRACT MAP 6217
- ▲ PROPOSED PUBLIC STREET PER TENTATIVE TRACT MAP 6215
- ▲ INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- LS LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT
- ▲ EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED NOVEMBER 16, 1981 IN BOOK 7816 OF OFFICIAL RECORDS, PAGE 596
- DIRECTION OF STORMWATER FLOW
- PROPOSED TRACT BOUNDARY
- EXISTING SUBDIVISION BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING SEWER
- PROPOSED 6" HIGH BLOCKWALL
- PHASE LINE

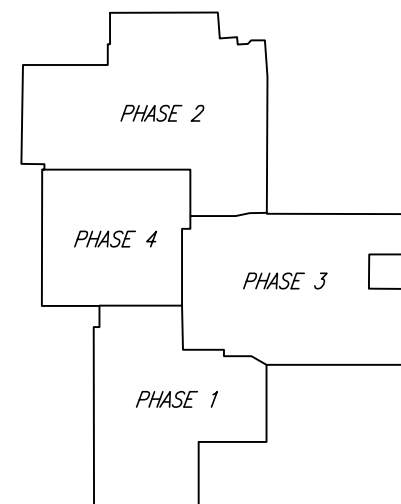
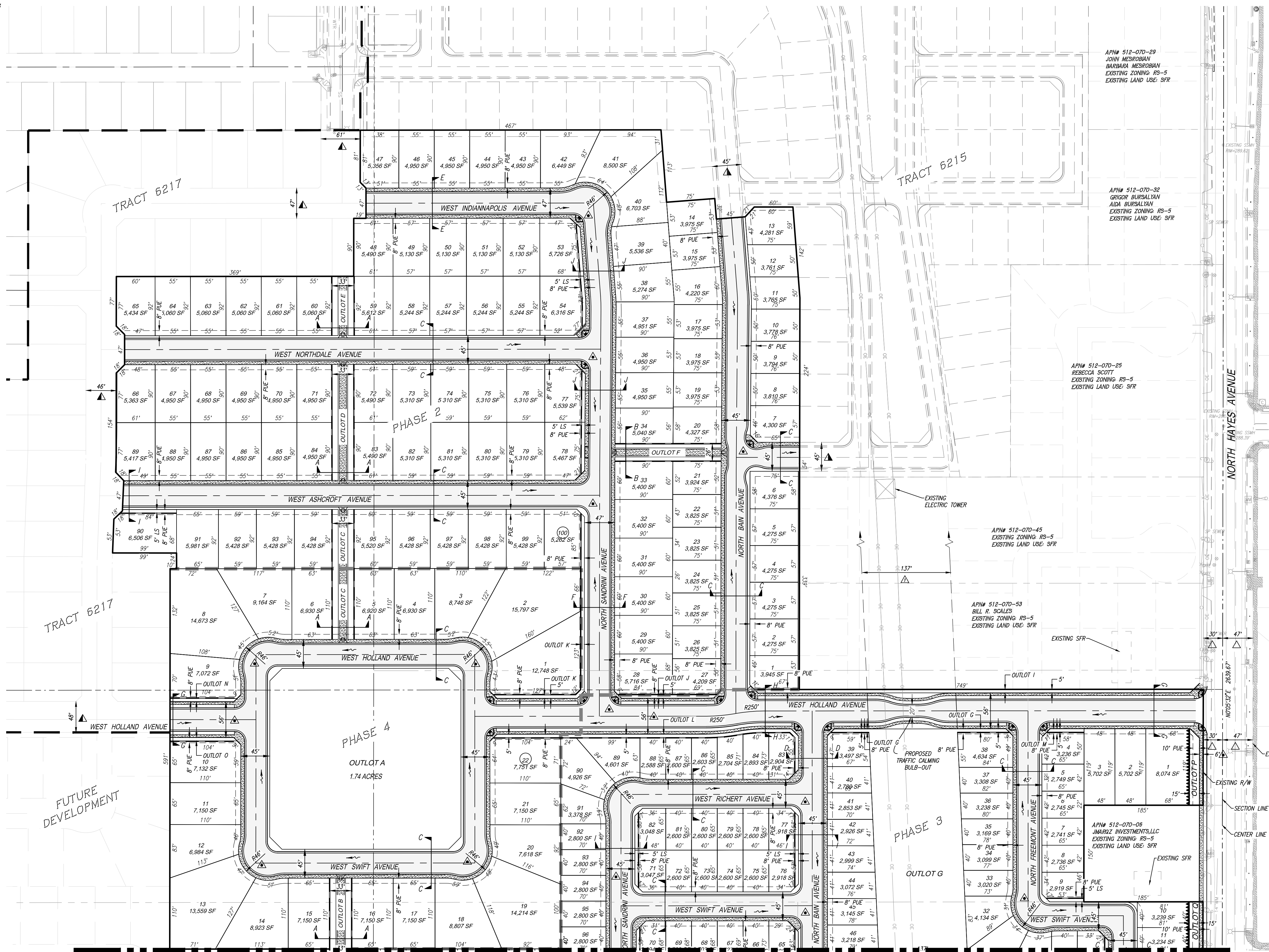
NOTES:

- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRESNO ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
- THE PROPOSED PROJECT WILL BE PHASED.
- NO EXISTING TREES ARE IN THE SUBJECT PROPERTY.
- NO EXISTING UNDERGROUND FEATURES OR UTILITIES ARE IN THE SUBJECT PROPERTY.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO UNDERGROUND WELLS OR SEPTIC TANKS EXIST ON SUBJECT PROPERTY.
- NO CANALS OR PRIVATE DITCHES EXIST ON SUBJECT PROPERTY.
- THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. 55% OF THE LOTS ARE ORIENTED IN THE NORTH-SOUTH DIRECTION.

OUTLOT NOTES

OUTLOT A, B, C, D, E, F, G, H, J, K, L, M, N, O, P, Q, R, AND S TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE AND TRAIL PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.

OUTLOT I TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR TRAIL, OPEN SPACE, AND FUTURE RIGHT-OF-WAY PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.



PHASE MAP
NOT TO SCALE



SCALE 1" = 80'
0 40' 80' 160'

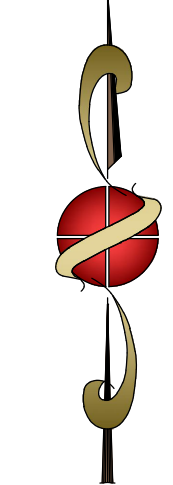
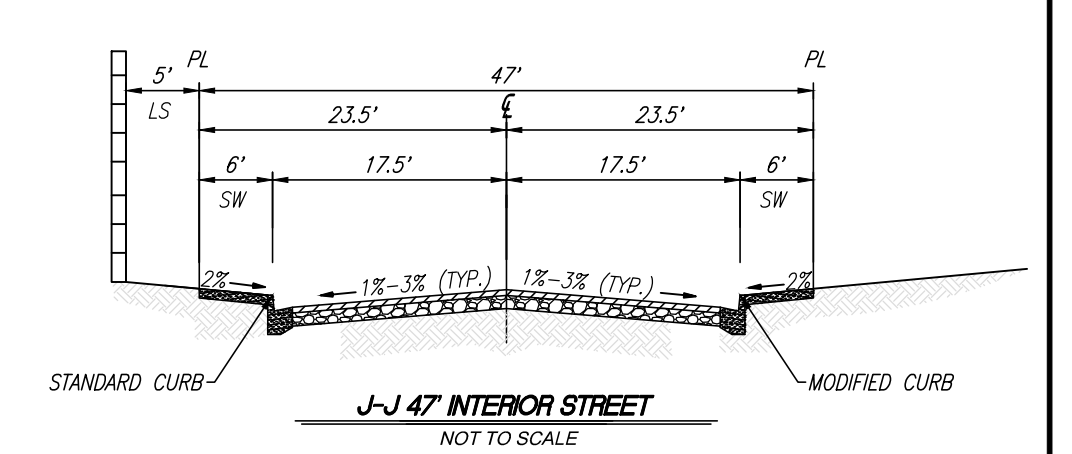
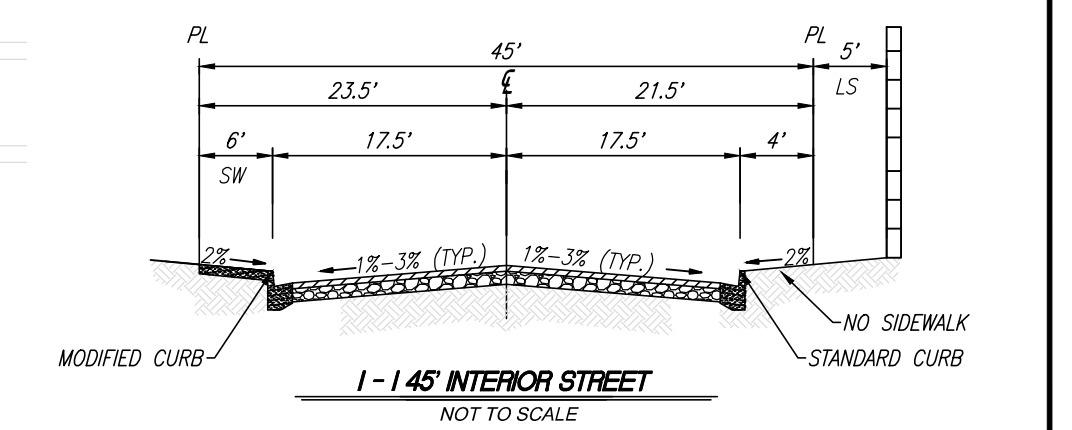
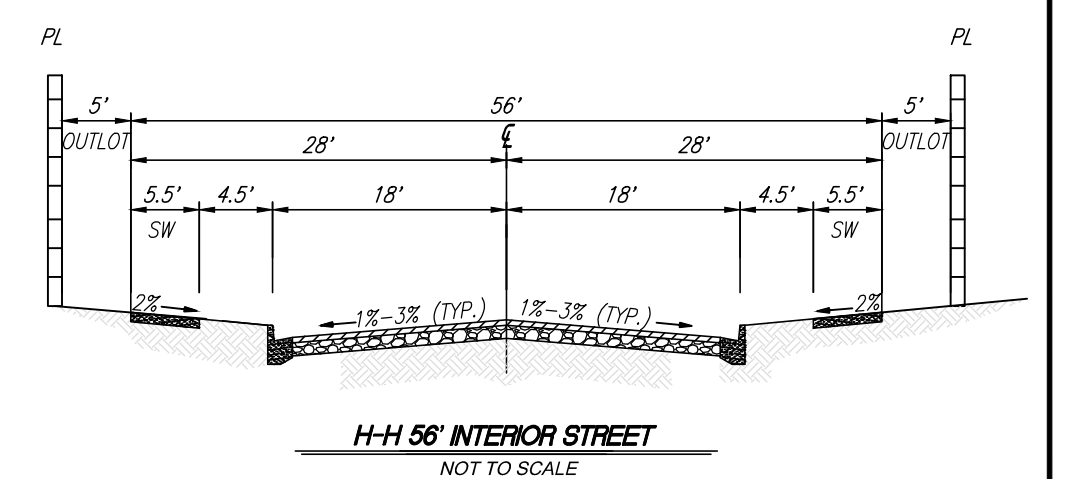
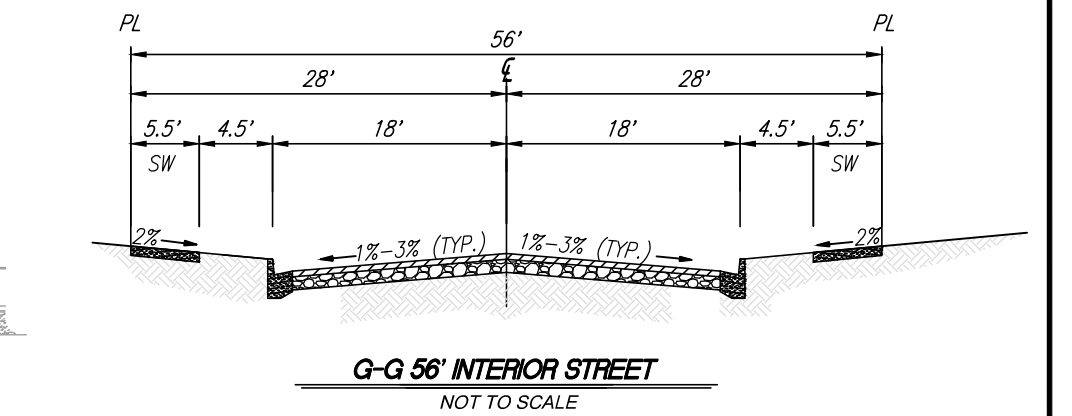
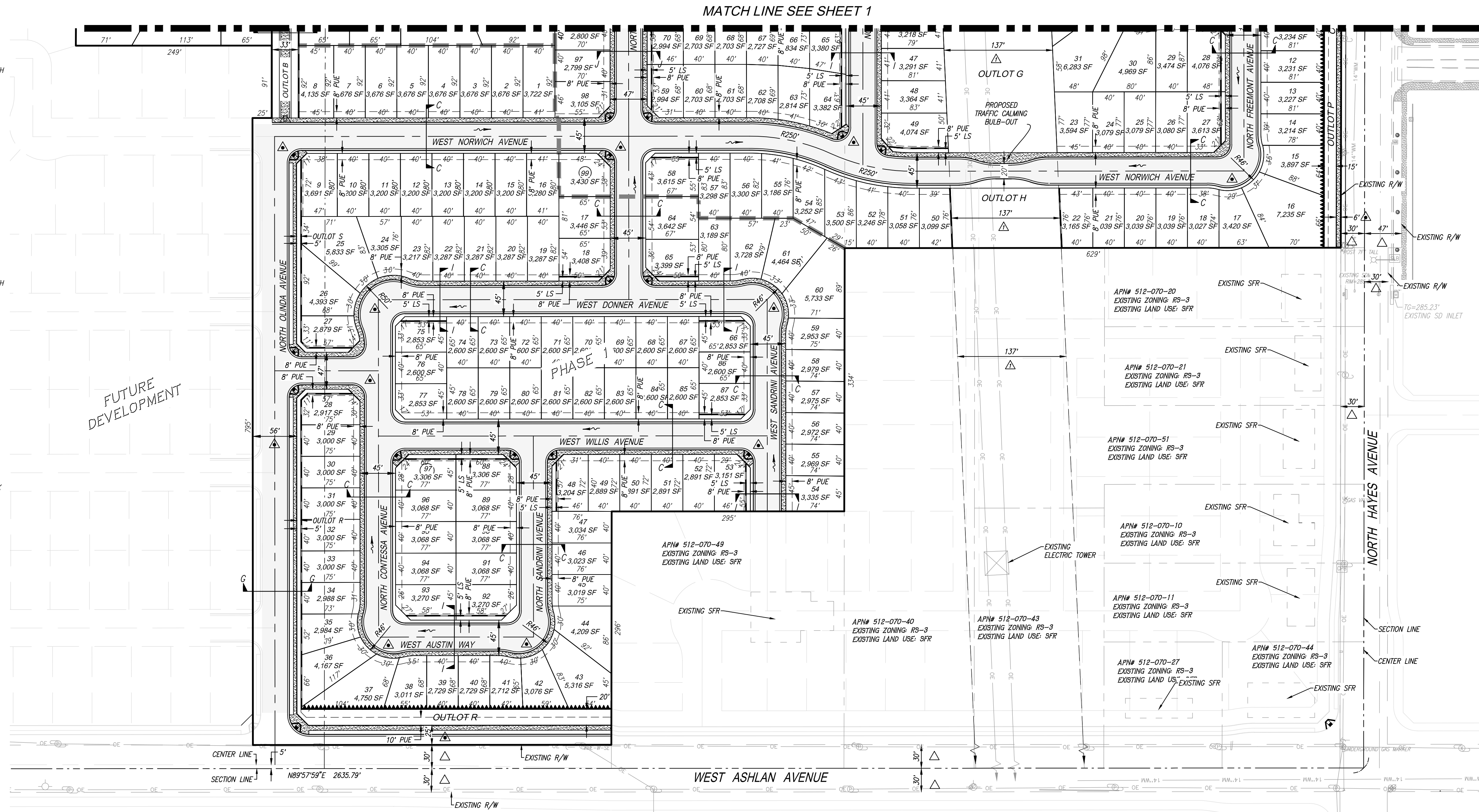
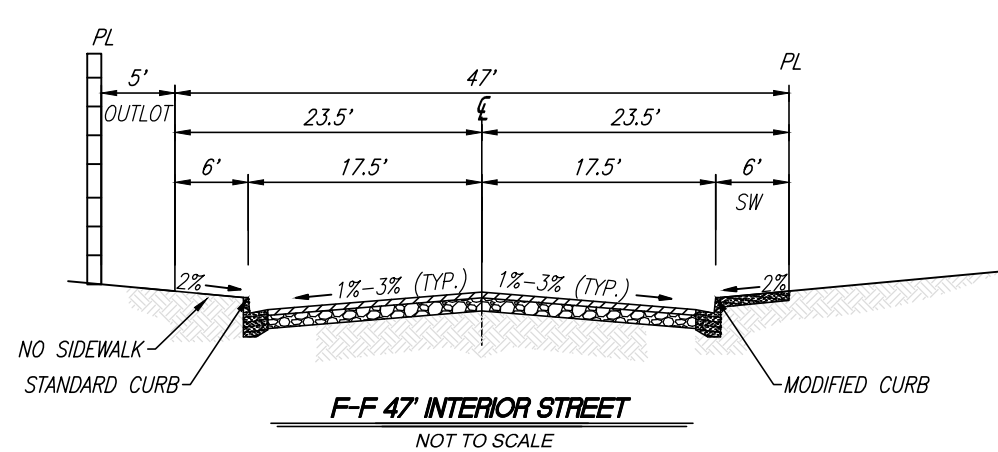
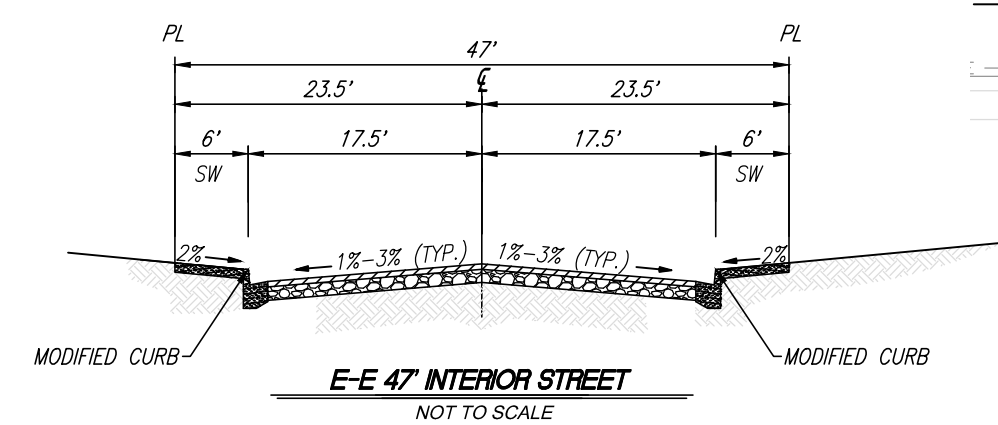
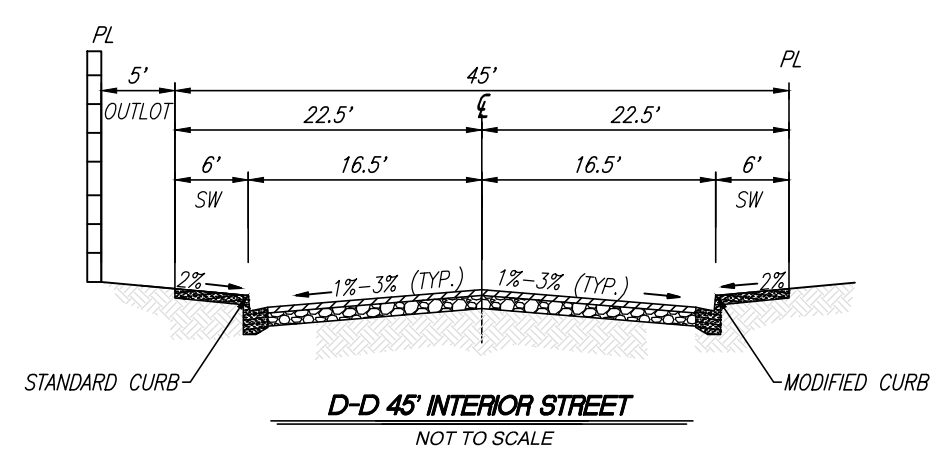
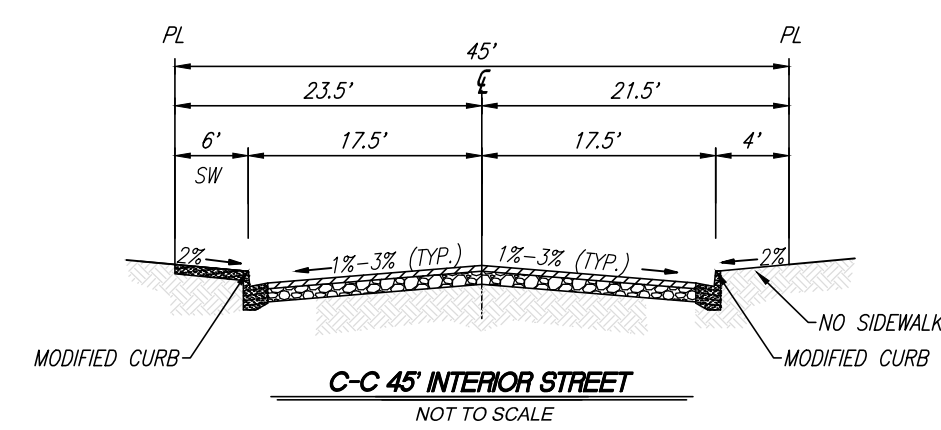
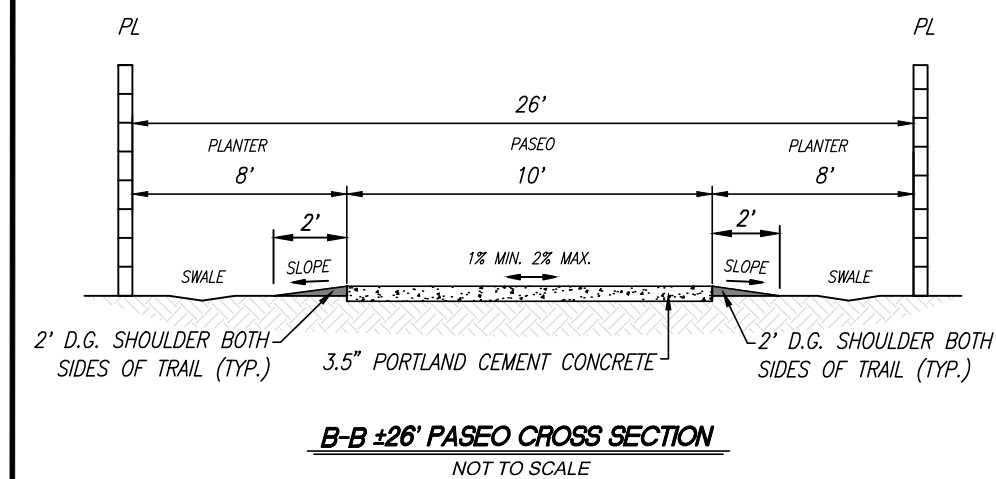
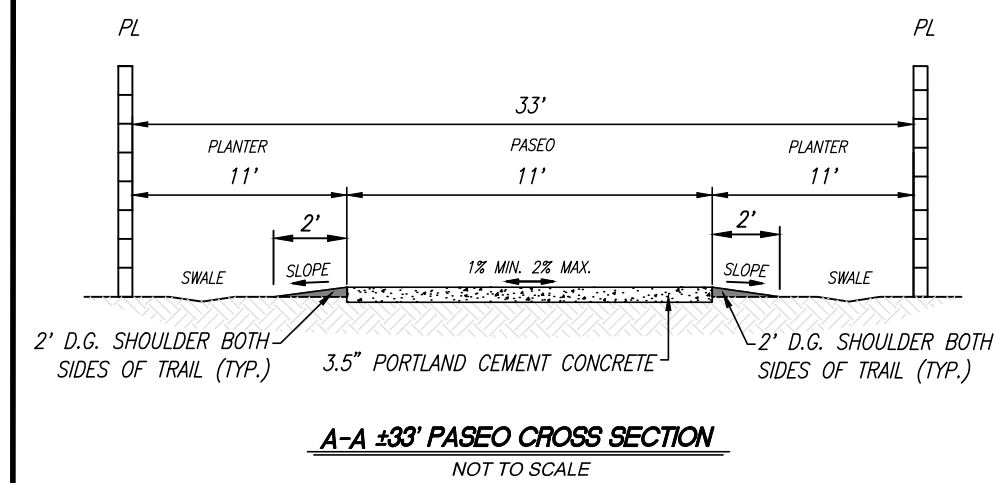
PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.
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MATCH LINE SEE SHEET 2

VESTING TENTATIVE SUBDIVISION MAP
TRACT MAP NO. 6258

A PHASED MAP
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON JULY 9, 2019
SHEET 3 OF 3



SCALE 1" = 80'

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