

1. APN:  463-023-13  LIMITS OF THIS SUBDIVISON    2. OWNER/SUBDIVIDER: CEN CAL BUILDERS (SAME PARTY)  EXISTING CENTERLINE  EXISTING CENTERLINE    3. GROSS AREA:  2.87 ± ACRES  EXISTING CASEMENT    4. NET AREA:  2.00± ACRES  EXISTING FROMET (SP)    5. EXISTING ZONING: RS5  EXISTING RIGHT-OF-WAY    6. PROPOSED ZONING: RS5  SECTION LINE    7. MIN LOT SIZES FOR RS5:	GENERAL INFORMATION				LEGEND		LEG
(SAME PARTY)  3497 E INTERNATIONAL AVENUE (CLOWS CG 39519 PHONE: (559) 225-6697  EXISTING CANTERINE    3. GROSS AREA:  2.87± ACRES  EXISTING EASEMENT    4. NET AREA:  2.08± ACRES  EXISTING FROPERTY LINE    5. EXISTING ZONING:  RS5  EXISTING CONTOUR (MAJOR)    6. PROPOSED ZONING:  RS5  SECTION LINE    7. MIN LOT SIZES FOR RS5:  (305)  EXISTING CONTOUR (MAJOR)    10. TO SIZES FOR RS5:	1.	APN:	463–023–13			LIMITS OF THIS SUBDIVISION	0
CLOWS CA 33619 PHONE: (559) 225-6697  EXISTING EASEMENT    3. GROSS AREA:  2.87± ACRES  EXISTING FROPERTY LINE    4. NET AREA:  2.08± ACRES  EXISTING ROPERTY LINE    5. EXISTING ZONING:  RS5  EXISTING ROPERTY LINE    6. PROPOSED ZONING:  S5  SECTION LINE    7. MIN LOT SIZES FOR RS5:	2.					EXISTING CENTERLINE	۵
3. GROSS AREA:  2.87± ACRES  EXISTING PROPERTY LINE    4. NET AREA:  2.08± ACRES  EXISTING RIGHT-OF-WAY    5. EXISTING ZONING:  RS5  SECTION LINE    6. PROPOSED ZONING:  RS5			CLOVIS CA 93619			EXISTING EASEMENT	
5. EXISTING ZONING: RS5	3.	GROSS AREA:				EXISTING PROPERTY LINE	^
6.  PROPOSED ZONING: RS5	4.	NET AREA:	2.08± ACRES			EXISTING RIGHT-OF-WAY	1
6.  PROPOSED ZONING: RS5    7.  MIN LOT SIZES FOR RS5: INTERIOR: 35' WIDE BY 70' DEEP  — (305) — EXISTING CONTOUR (MINOR)    REV. CORNER: 40' WIDE BY 70' DEEP  — — — — EXISTING CONTOUR (MINOR)    8.  ZONING SETEACKS FOR RS5: FRONT: 25 FEET  — — — — — EXISTING CONTOUR (MINOR)    8.  ZONING SETEACKS FOR RS5: FRONT: 25 FEET  — — — — — EXISTING CURB AND GUTTER    8.  ZONING: IS FEET (INTERIOR)  — — — — — EXISTING CURB AND GUTTER    9.  PROPOSED LOTS: 18, MINIMUM LOT SIZE = 4,000 SF  S — EXISTING SEWER    9.  PROPOSED LOTS: 18, MINIMUM LOT SIZE = 4,000 SF  S — PROPOSED SEWER    10.  EXISTING USE: SINGLE FAMILY RESIDENTIAL  —	5.	EXISTING ZONING:	RS5			SECTION LINE	
INTERIOR:  35' WDE BY 70' DEEP    CORNER:  40' WID BY 70' DEEP    REV. CORNER:  50' WIDE BY 70' DEEP    REV. CORNER:  50' WIDE BY 70' DEEP    8.  ZONING SETBACKS FOR RS5:    FRONT:  25 FEET    REAR:  10 FEET    SIDE:  7 FEET (INTERIOR)    CORNER:  15 FEET (STREET SIDE)    REV. CORNER:  15 FEET (STREET SIDE)    REV. CORNER:  20 FEET (REVERSE CORNER)    9.  PROPOSED LOTS:  18, MINIMUM LOT SIZE = 4,000 SF    9.  PROPOSED LOTS:  18, MINIMUM LOT SIZE = 4,000 SF    9.  PROPOSED USE:  SINGLE FAMILY RESIDENTIAL    10.  EXISTING USE:  SINGLE FAMILY RESIDENTIAL    11.  PROPOSED USE:  SINGLE FAMILY RESIDENTIAL    12.  UTILITY SERVICES PROVIDED BY:  PROPOSED CORNER:    WATER  CITY OF FRESNO  PROPOSED CORNE LINES    12.  UTILITY SERVICES PROVIDED BY:  PROPOSED CORNE LINES    WATER  CITY OF FRESNO  PROPOSED CORNER:    SEWER  CITY OF FRESNO  PROPOSED CORNER    SEWER  CITY OF FRESNO  PROPOSED CORNE AND CU	6.	PROPOSED ZONING:	RS5			SECTION LINE	_
CORNER:  40' MDE BY 70' DEEP	7.				(305)	EXISTING CONTOUR (MAJOR)	凸
8. ZONING SETBACKS FOR RS5: FRONT: 25 FEET		CORNER:	40' WIDE BY 70' DEEP			EXISTING CONTOUR (MINOR)	
FRONT:  25 FEET  EXISTING CURB AND GUTTER    REAR:  10 FEET  W  EXISTING CURB AND GUTTER    SIDE:  7 FEET (INTERIOR)  W  EXISTING WATER    CORNER:  15 FEET (STREET SIDE)  W  EXISTING SEWER    9.  PROPOSED LOTS:  18, MINIMUM LOT SIZE = 4,000 SF  S  PROPOSED SEWER    10.  EXISTING USE:  SINGLE FAMILY RESIDENTIAL  JT  EXISTING JOINT TRENCH (GAS, ELEC, TV, & TEL.)    11.  PROPOSED USE:  SINGLE FAMILY RESIDENTIAL  JT  EXISTING OVERHEAD POWER LINES    12.  UTILITY SERVICES PROVIDED BY:  PROPOSED LOTS  PROPOSED BY:  PROPOSED CURB AND GUTTER    12.  UTILITY SERVICES AS & ELECTRIC  PROPOSED CURB AND GUTTER  PROPOSED CURB AND GUTTER    13.  ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR  Ø  EXISTING WATER VALVE    13.  ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.  Ø  EXISTING FIRE HYDRANT    14.  ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF  EXISTING SEWER MANHOLE  EXISTING SEWER MANHOLE	8				X	EXISTING FENCE (CHAIN-LINK)	
SIDE:  7 FEET (INTERIOR)	0.	FRONT:	25 FEET		=======	EXISTING CURB AND GUTTER	LEC
REV. CORNER: 20 FEET (REVERSE CORNER)		SIDE:	7 FEET (INTERIOR)		W	EXISTING WATER	THE LA STATE
9. PROPOSED LOTS:  18, MINIMUM LOT SIZE = 4,000 SF S  PROPOSED SEWER    10. EXISTING USE:  SINGLE FAMILY RESIDENTIAL JT  EXISTING JOINT TRENCH (GAS, ELEC, TV, & TEL.)    11. PROPOSED USE:  SINGLE FAMILY RESIDENTIAL OE  EXISTING OVERHEAD POWER LINES    12. UTILITY SERVICES PROVIDED BY: OE  PROPOSED RIGHT OF WAY    WATER  CITY OF FRESNO PROPOSED CURB AND GUTTER    SEWER  CITY OF FRESNO PROPOSED CURB AND GUTTER    ELECTRICITY  PACIFIC GAS & ELECTRIC PROPOSED CURB AND GUTTER    GAS  PACIFIC GAS & ELECTRIC PROPOSED EASEMENT    STORM DRAIN  CITY OF FRESNO  &  EXISTING WATER VALVE    13. ALL  EXISTING  OVERHEAD  UTILITIES TO BE REMOVED OR  @  EXISTING FIRE HYDRANT    14. ALL  PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF  III  EXISTING SEWER MANHOLE  EXISTING SEWER MANHOLE						EXISTING SEWER	FRESNC
10. EXISTING USE:  SINGLE FAMILY RESIDENTIAL  JT  EXISTING JOINT TRENCH (GAS, ELEC, TV, & TEL.)    11. PROPOSED USE:  SINGLE FAMILY RESIDENTIAL  OE  EXISTING OVERHEAD POWER LINES    12. UTILITY SERVICES PROVIDED BY: WATER  CITY OF FRESNO SEWER  PROPOSED RIGHT OF WAY    12. UTILITY SERVICES PROVIDED BY: WATER  PROPOSED RIGHT OF WAY    13. ALL EXISTING  OVERHEAD  UTILITIES TO BE REMOVED OR UNDERGROUNDED.    13. ALL  EXISTING  OVERHEAD  UTILITIES TO BE REMOVED OR UNDERGROUNDED.    14. ALL  PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF FOWLER STANDARDS.  EXISTING SEWER MANHOLE	9.				5		LOT 6
11. PROPOSED USE:  SINGLE FAMILY RESIDENTIAL  OE  EXISTING OVERHEAD POWER LINES    12. UTILITY SERVICES PROVIDED BY:  OE  PROPOSED RIGHT OF WAY    WATER  CITY OF FRESNO  PROPOSED CURB AND GUTTER    SEWER  CITY OF FRESNO  PROPOSED CURB AND GUTTER    ELECTRICITY  PACIFIC GAS & ELECTRIC  PROPOSED EASEMENT    STORM DRAIN  CITY OF FRESNO  Image: Composed curb and gutter    13. ALL  EXISTING OVERHEAD  UTILITIES TO BE REMOVED OR  Image: Composed curb and gutter    14. ALL  PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF  Image: Composed curb and per city of getter standards.  EXISTING WATER METER					5		THEREC OF SUR
12. UTILITY SERVICES PROVIDED BY: WATER  CITY OF FRESNO  PROPOSED RIGHT OF WAY    SEWER  CITY OF FRESNO  PROPOSED CURB AND GUTTER    ELECTRICITY  PACIFIC GAS & ELECTRIC  PROPOSED EASEMENT    STORM DRAIN  CITY OF FRESNO  Image: Composed curb and gutter    13. ALL  EXISTING  OVERHEAD  UTILITIES    13. ALL  EXISTING  OVERHEAD  UTILITIES    14. ALL  PROPOSED  IMPROVEMENTS  DE    15.  S  EXISTING SEWER MANHOLE					01		TOGETH
WATER  CITY OF FRESNO    SEWER  CITY OF FRESNO    ELECTRICITY  PACIFIC GAS & ELECTRIC    GAS  PACIFIC GAS & ELECTRIC    STORM DRAIN  CITY OF FRESNO    13.  ALL    EXISTING  OVERHEAD    UNDERGROUNDED.  STORM DRAIN    14.  ALL    PROPOSED  IMPROVEMENTS    TO  BE    IAL  PROPOSED    IMPROVEMENTS  TO    BE  INSTALLED    PROPOSED  IMPROVEMENTS    IMPROVEMENTS  TO    BE  INSTALLED    IMPROVEMENTS  TO    BE  INSTALLED    PROPOSED  IMPROVEMENTS    IMPROVEMENTS  TO    IMPROVEMENTS	11.				OE	EXISTING OVERHEAD POWER LINES	DITCH
SEWER  CITY OF FRESNO  PROPOSED CURB AND GUTTER    ELECTRICITY  PACIFIC GAS & ELECTRIC  PROPOSED EASEMENT    GAS  PACIFIC GAS & ELECTRIC  Image: Composed compo	12.					PROPOSED RIGHT OF WAY	BOOK 5
GAS  PACIFIC GAS & ELECTRIC		SEWER	CITY OF FRESNO			PROPOSED CURB AND GUTTER	APN: 4
STORM DRAIN  CITY OF FRESNO  Ø  EXISTING WATER VALVE    13.  ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.  Q  EXISTING FIRE HYDRANT    14.  ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF FOWLER STANDARDS.  B  EXISTING WATER METER						PROPOSED EASEMENT	
UNDERGROUNDED. 14. ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF EXISTING WATER METER FOWLER STANDARDS. S EXISTING SEWER MANHOLE		STORM DRAIN			$\otimes$	EXISTING WATER VALVE	
FOWLER STANDARDS. S EXISTING SEWER MANHOLE	13.		OVERHEAD UTILITIES TO BE REMO	OVED OR	Q	EXISTING FIRE HYDRANT	
S EXISTING SEWER MANHULE	14.			CITY OF		EXISTING WATER METER	
					S	EXISTING SEWER MANHOLE	
TS. THIS PROPERTY HAS NO AIRPORT INFLOENCE AREA. EXISTING LIGHT POLE	15.	IHIS PROPERTY HA	S NO AIRPORT INFLUENCE AREA.			EXISTING LIGHT POLE	