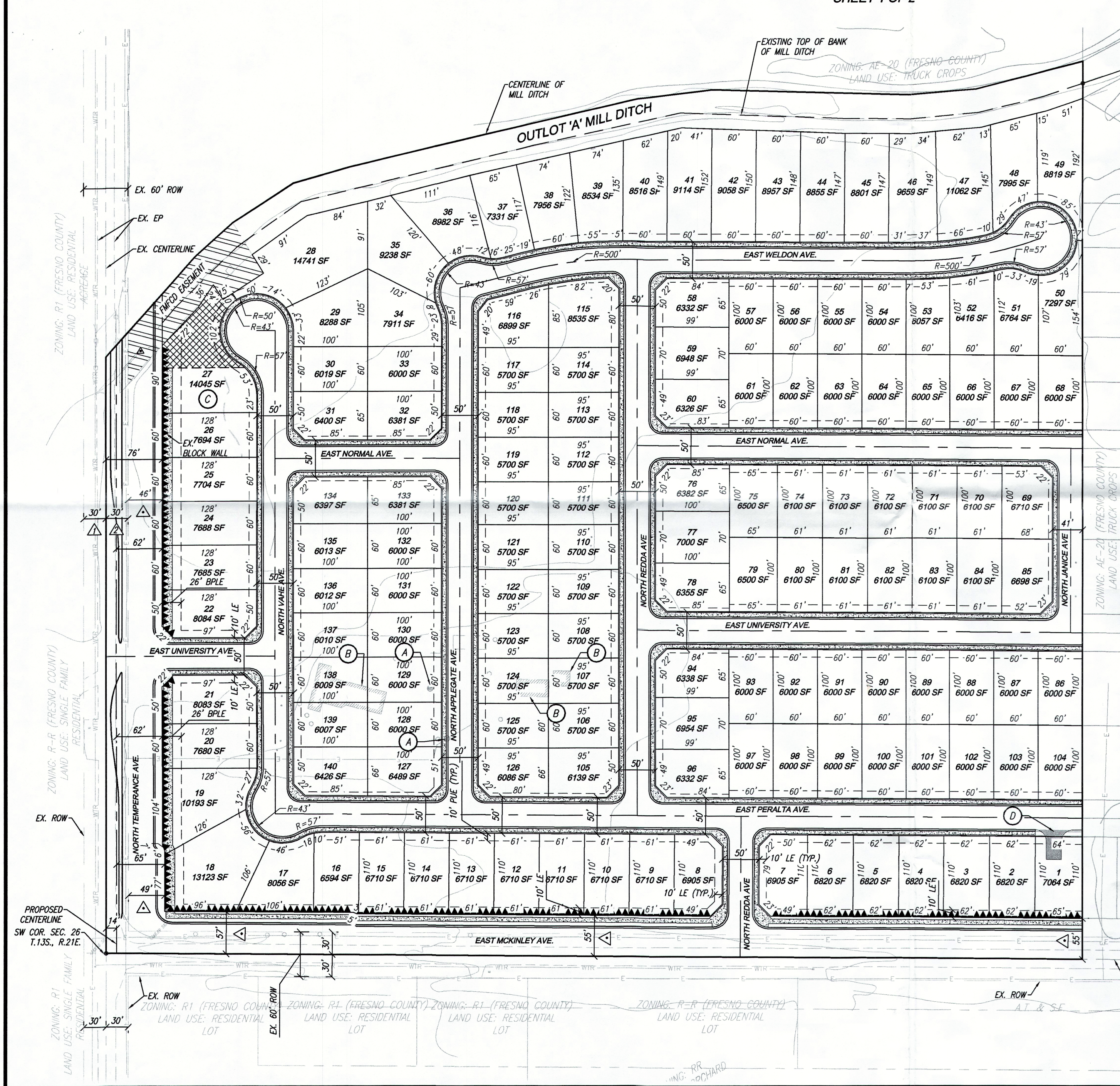


Exhibit D

VESTING TENTATIVE TRACT MAP NO. 5434

IN THE CITY OF FRESNO
COUNTY OF FRESNO, STATE OF CALIFORNIA
SHEET 1 OF 2



LEGEND

- PUE PUBLIC UTILITY EASEMENT TO BE GRANTED WITH TRACT MAP
- LE LANDSCAPE EASEMENT
- BPLE BIKE, PEDESTRIAN, & LANDSCAPE EASEMENT
- RELINQUISHMENT OF DIRECT ACCESS
- EXISTING WELL TO BE ABANDONED
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING WELL SITE TO BE ABANDONED
- PROPOSED TEMPORARY HAMMERHEAD TURNAROUND (SEE DETAIL SHEET 2)

- PROPOSED TEMPORARY PAVEMENT
- FMFCD EASEMENT
- TEMPORARY PUE FOR TEMPORARY SEWER LIFTSTATION

- AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES
- 30' RIGHT OF WAY PREVIOUSLY DEDICATED PER PRECISE PLAN LINE TEMPERANCE AVENUE, VOL. 1 OF RECORD OF PRECISE PLAN LINES, PGS. 53-69, RECORDS OF FRESNO COUNTY; AREA PREVIOUSLY DEDICATED PER SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M., RECORDED IN VOL. 5 OF PLATS, PG. 14 AND ACCEPTED AND DECLARED PUBLIC HIGHWAYS IN DOCUMENT RECORDED FEBRUARY 7, 1913 IN VOL. 29 OF MISCELLANEOUS, PG. 9.
- 30' PREVIOUSLY DEDICATED TO COUNTY OF FRESNO FOR STREET PURPOSES RECORDED IN BOOK 87 OF DEEDS, PG. 7, O.F.C.R.

OUTLOT NOTES

OUTLOT "A" - EXISTING MILL DITCH
(TO BE DEDICATED TO FRESNO IRRIGATION DISTRICT)

SUBDIVIDER

R/F FRESNO, LLC
3130 WEST MAIN STREET, SUITE A-2
VISALIA, CA 93291
(559) 636-2793
FAX: (559) 636-2835

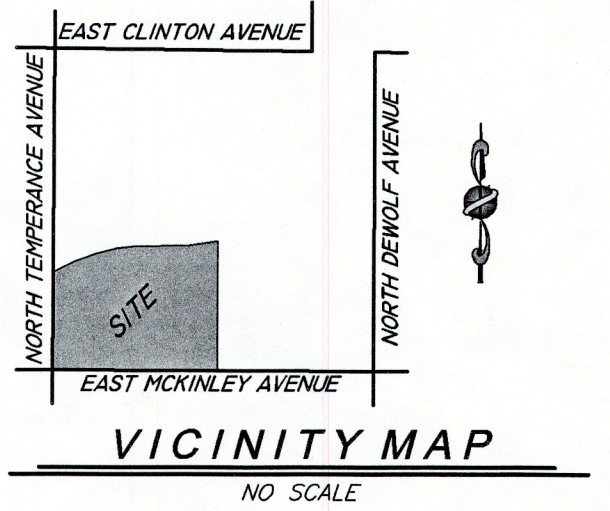
OWNER

R/F FRESNO, LLC
3130 WEST MAIN STREET, SUITE A-2
VISALIA, CA 93291
(559) 636-2793

RECEIVED

FEB 24 2017

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO



NOTES

- APN: 310-052-34
EXISTING ZONING: AE-20
PROPOSED ZONING: RS-4/UGM
EXISTING USE: RURAL RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENCE
APN: 310-052-43
EXISTING ZONING: AE-20
PROPOSED ZONING: RS-4/UGM
EXISTING USE: VINEYARD
PROPOSED USE: SINGLE FAMILY RESIDENCE
- APN: 310-052-40T
EXISTING USE: FMFCD EASEMENT
- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
- EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
- THE PROPOSED PROJECT WILL NOT BE PHASED.
- ALL UTILITY SERVICES SHALL BE PROVIDED BY THE FOLLOWING AGENCY:
 - SANITARY SEWER: CITY OF FRESNO
 - STORM DRAINAGE: FMFCD
 - DOMESTIC WATER: CITY OF FRESNO
 - FIRE PROTECTION: CITY OF FRESNO
 - ELECTRICITY: PG&E
 - GAS: PG&E
 - TELEPHONE: SBC PACEBELL
 - CABLE: COMCAST
 - WASTE DISPOSAL: CITY OF FRESNO
- EXISTING TREES TO BE REMOVED:
 - 10-DECIDUOUS TREES
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED.
- 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.
- SITE AREA:
 - GROSS = 33.48 ACRES
 - NET = 28.81 ACRES
- LOT SIZES:
 - TOTAL LOTS: 140
 - AVERAGE LOT AREA: 6,815 SF
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE MAJORITY OF LOTS (64.3%) ARE ORIENTATED IN A NORTH-SOUTH DIRECTION.

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

1234 O STREET
FRESNO, CA 93721
(559) 449-4500 FAX: (559) 449-4500

PREPARED ON:
NOVEMBER 15, 2016 JOB NO. 15-117