Exhibit B

# VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 6184

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

## GENERAL NOTES:

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS RS-4/UGM
3. PROPOSED ZONING IS RS-4/UGM
4. THE EXISTING USE OF THE PROPERTY IS FOR AGRICULTURAL AND RESIDENTIAL
5. SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO
6. SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO
7. SITE ACREAGE IS 4.28± (GROSS ) ACRES, 3.77± (NET)
8. APPROXIMATELY 2.79 ACRES OF VINEYARD TO BE REMOVED
9. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS
10. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES SUCH AS 11 NORTH/SOUTH FACING LOTS (61% OF TOTAL LOT COUNT)
11. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED
12. ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS
13. DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL ALONG REAR OF LOTS 1-8
14. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY
15. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE

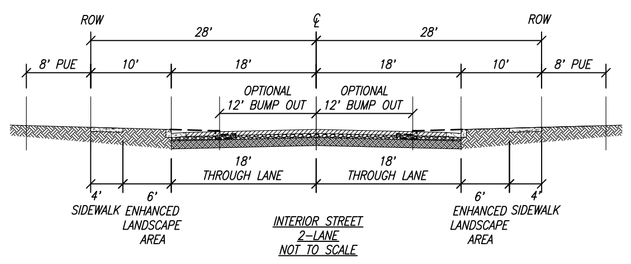
## ADDITIONAL NOTES:

ALL EXISTING ABOVE GROUND ELECTRICAL UTILITIES TO BE UNDERGROUNDED AND POLES TO BE REMOVED

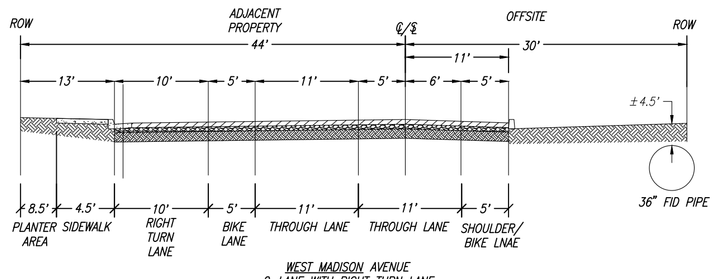
WATER MAIN TO BE CONNECTED
S89°43'56"E 1976.16' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC 12-14/19 BEING 657'± WEST OF INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

SEWER MAIN TO BE CONNECTED
N89°55'27"E 2632.69' FROM SOUTHEAST CORNER OF NORTHWEST ¼ OF SEC 12-14/19 AT INTERSECTION OF WEST MADISON AVENUE AND SOUTH MARKS AVENUE

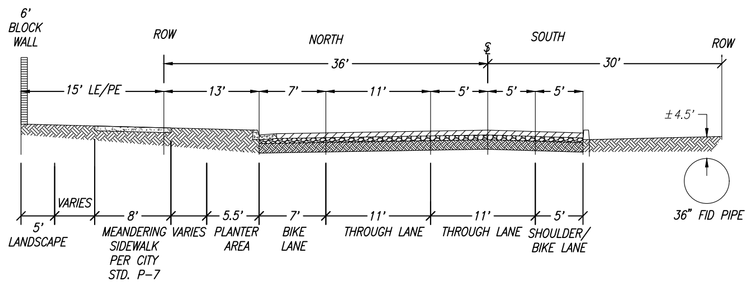
STORMDRAIN MAIN TO BE CONNECTED
N89°12'56"W 656.57' AND
N13°15'31"W 23.77' FROM NORTH ¼ CORNER OF SEC 12-14/19



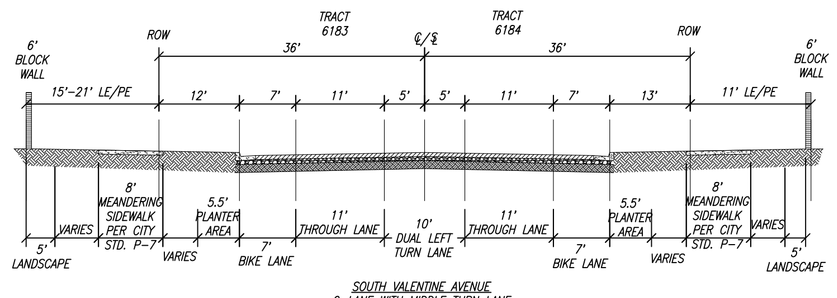

INTERIOR STREET
2-LANE
NOT TO SCALE



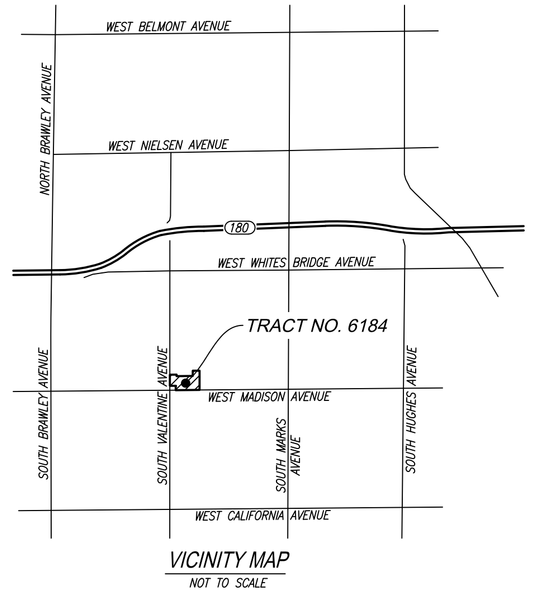

WEST MADISON AVENUE
2-LANE WITH RIGHT TURN LANE
NOT TO SCALE



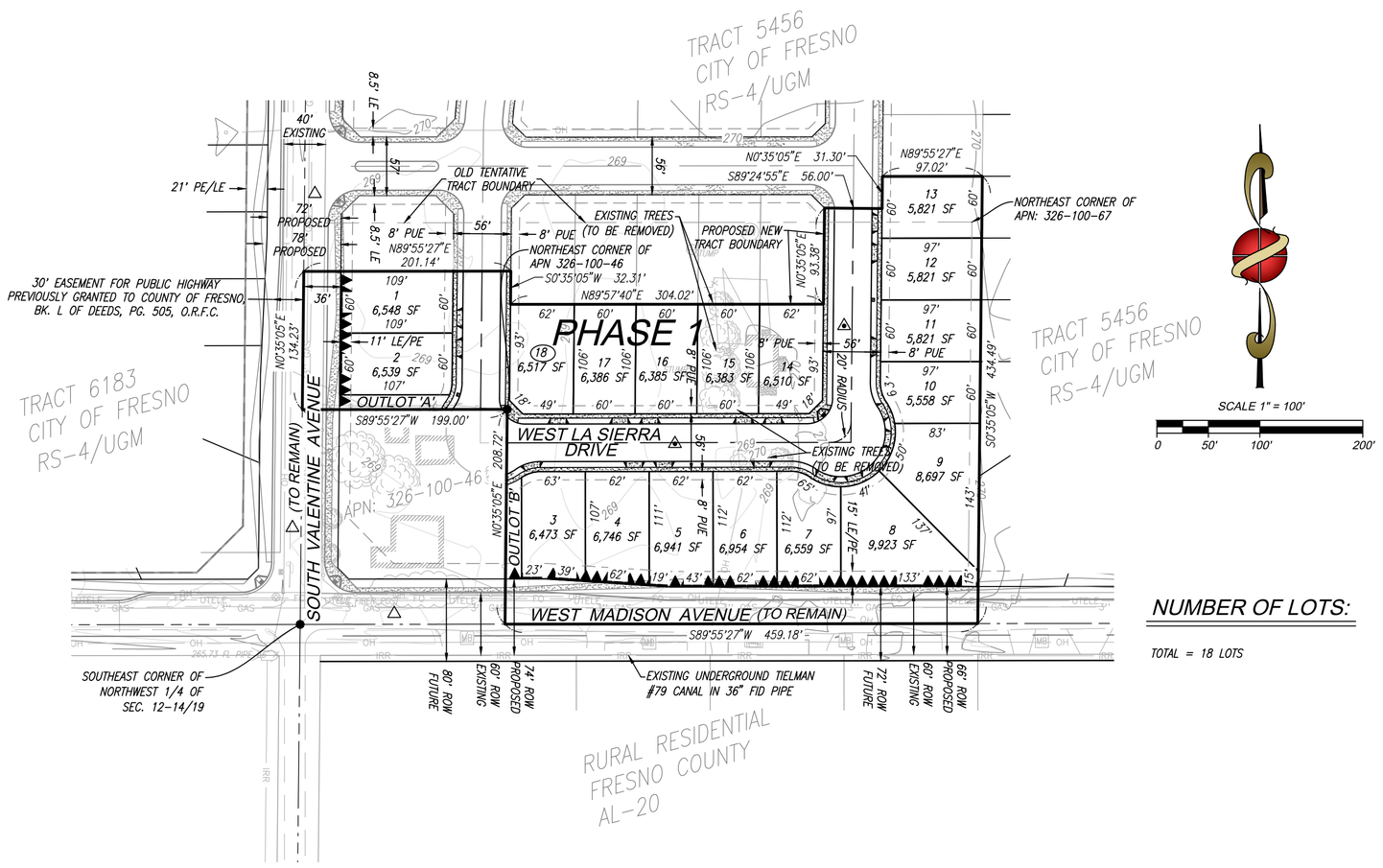

WEST MADISON AVENUE
2-LANE
NOT TO SCALE




SOUTH VALENTINE AVENUE
2-LANE WITH MIDDLE TURN LANE
NOT TO SCALE




VICINITY MAP
NOT TO SCALE




## NUMBER OF LOTS:

TOTAL = 18 LOTS

## LEGEND

| | |
|---|---|
| PUE | PUBLIC UTILITY EASEMENT |
| PE | PEDESTRIAN EASEMENT |
| LE | LANDSCAPE EASEMENT |
| ROW | RIGHT OF WAY |
| △ | PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE |
| △ | INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE |
| ▲▲▲▲▲▲▲▲▲ | WAIVER OF DIRECT ACCESS |
| ⊗ | EXISTING WATER VALVE |
| PMP | EXISTING WATER PUMP |
| ◒ | EXISTING CONCRETE IRRIGATION STANDPIPE |
| PP | EXISTING POWER POLE |
| TP | EXISTING TRANSFORMER POLE |
| JP | EXISTING JUNCTION POLE |
| TP | EXISTING TELEPHONE POLE |
| T | EXISTING TELEPHONE RISER |
| ◎ | EXISTING UNDERGROUND FIBER OPTIC MARKER |
| C | EXISTING CABLE TV RISER |
| ⊙ | EXISTING STORM DRAIN MANHOLE |
| ⊘ | EXISTING BOLLARD (TO BE REMOVED) |
| MB | EXISTING MAILBOX (TO BE REPLACED DURING CONSTRUCTION OF IMPROVEMENTS) |
| | SECTION LINE |
| | EXISTING RIGHT OF WAY (LIGHT, SOLID LINE) |
| | FUTURE RIGHT OF WAY (HEAVY SINGLE-WIDTH SOLID LINE) |
| | SUBJECT PROPERTY BOUNDARY (HEAVY, DOUBLE-WIDTH SOLID LINE) |
| | EXISTING EDGE OF PAVEMENT (TO BE REMOVED) |
| OH | EXISTING OVERHEAD ELECTRICAL LINE |
| 24"SD | EXISTING 24" STORM DRAIN MAIN |
| IRR | EXISTING IRRIGATION LINE |
| | EXISTING CHAIN LINK FENCE |
| | EXISTING WOOD FENCE |
| X | EXISTING WIRE FENCE |

## LEGAL DESCRIPTION

4.28± ACRES IN THE SOUTH ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 14, RANGE 19, MOUNT DIABLO BASE & MERIDIAN EXCLUDING APN: 326-100-46

APN: A PORTION OF 326-100-67 & A PORTION OF 326-100-69

APPL. NO. PZ17-4000001 EXHIBIT A1 DATE 04/20/2020
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

## OWNER/SUBDIVIDER

FAGUNDES BROS. DAIRY
1978 BUSINESS PARK WAY
MERCED, CA 95348
(925) 943-7643

## SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE
MEDIUM & MEDIUM LOW DENSITY RESIDENTIAL

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE TV
COMCAST

SOURCE OF TELEPHONE
SBC

ASSESSOR'S PARCEL NUMBERS
326-100-67 & 69

SITE AREA
GROSS AREA = 4.28± AC NET AREA = 3.77± ACRES

NUMBER OF LOTS
18 SINGLE FAMILY HOMES AND 2 OUTLOTS

DENSITY
4.21 UNITS PER ACRE

MINIMUM LOT SIZE
5,558 SF


PREPARED BY:
PRECISION CIVIL ENGINEERING, INC.
1234 O STREET
FRESNO, CA 93721
(559) 449-4500 FAX: (559)449-4500


PREPARED ON:
JANUARY 30TH, 2020 JOB NO. 16-068