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CITY OF FRESNO
DEVELOPMENT DEPARTMENT
ENGINEERING SERVICES DIVISION
LAND DIVISION SECTION 4

VESTING TENTATIVE SUBDIVISION MAP
OF

TRACT No. 4787

IN THE CITY OF FRESNO
COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTES:

1. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
4. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWERS, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE AND GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
5. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT, BECAUSE 64% OF THE PROPOSED LOT ORIENTATION IS IN A NORTH, SOUTH, NORTHEASTERLY AND SOUTHWESTERLY ALIGNMENT.
6. ALL STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE DEDICATED FOR PUBLIC STREET PURPOSES (EXCEPT AS SHOWN).
7. THERE ARE NO EXISTING CANALS OR PRIVATE DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
8. THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6" WITHIN 200' OF THE SITE UNLESS APPROVED BY THE CITY OF FRESNO, DEVELOPMENT DEPARTMENT.
9. ALL EXIST. STREETS SHOWN ON THIS MAP ARE TO REMAIN.

EXISTING TREES:
APPROX 10 SYCAMORE TREES ALONG TOE OF BLUFF TO REMAIN

EXISTING BUILDINGS:
NONE

EXISTING USE:
VACANT

EXISTING ZONING:
AE-5/UGM (WILL BECOME R-1/UGM W/PHASE II OF TENTATIVE TRACT NO 4300)

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING:
R-1/UGM

SOURCE OF WATER:
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL:
CITY OF FRESNO

SOURCE OF ELECTRICITY:
P. G. & E.

SOURCE OF GAS:
P. G. & E.

SOURCE OF CABLE TELEVISION:
CONTINENTAL CABLEVISION

SOURCE OF TELEPHONE:
PACIFIC BELL

ASSESSOR'S PARCEL NUMBER:
502-020-26

SITE AREA:
9.9 ACRES

LEGEND:

- B.S. BUILDING SETBACK
- DIRECTION OF SURFACE DRAINAGE
- P.U.E. PUBLIC UTILITY EASEMENT TO BE OFFERED FOR DEDICATION FOR PUBLIC USE
- ▲ AREA PREVIOUSLY DEDICATED OR DEEDED FOR PUBLIC STREET PURPOSES AS NOTED
- ▲ TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
- P.E. PEDESTRIAN EASEMENT TO BE OFFERED FOR DEDICATION FOR PUBLIC USE
- ▲▲▲▲ RELINQUISHMENT OF DIRECT ACCESS RIGHT

TENTATIVE MAP

LEO WILSON INC.
1233 W. SHAW AVE. STE 105
FRESNO, CA 93711

OWNER: