Street Names, Addresses and (Lot Numbers) for T4933

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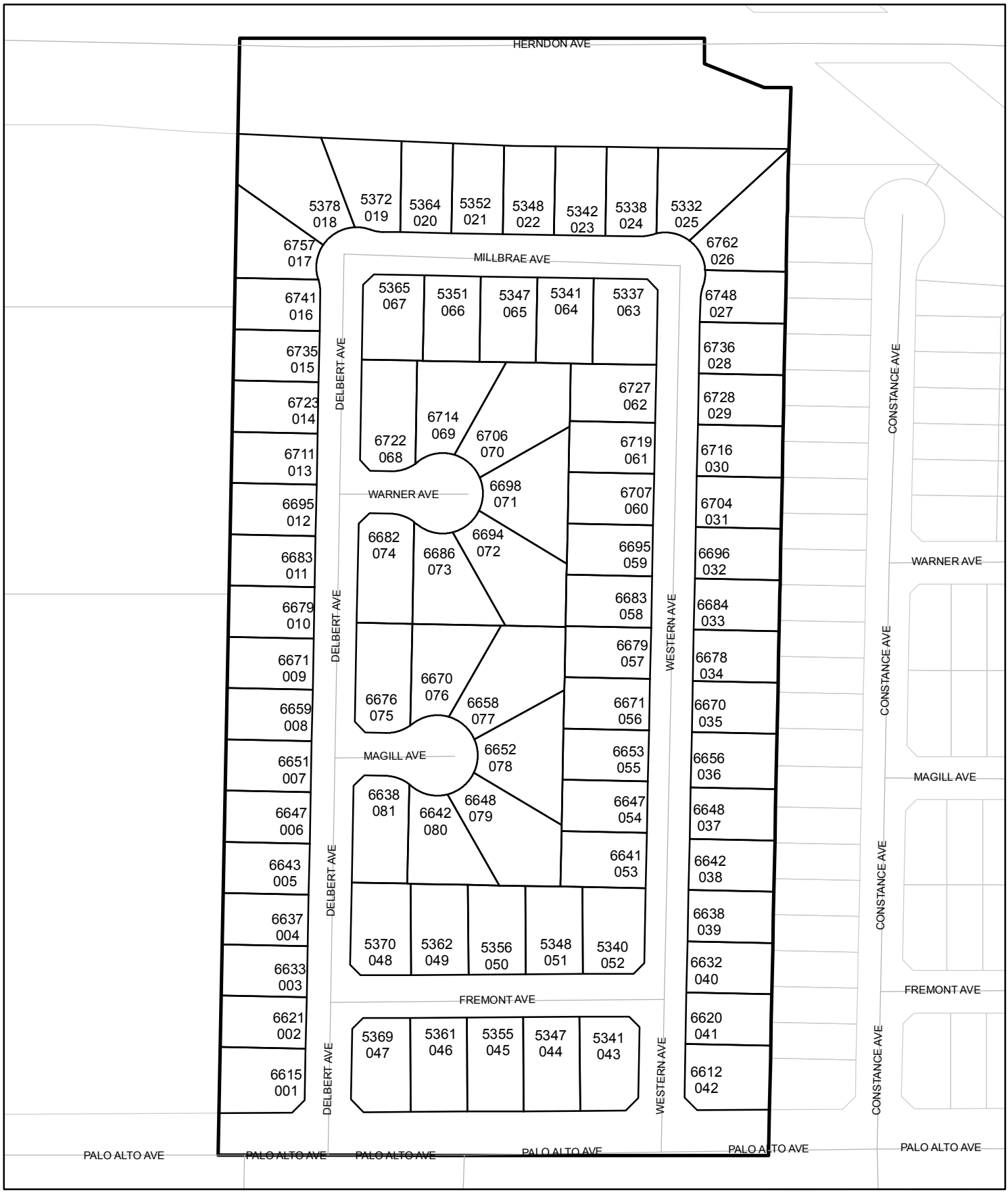
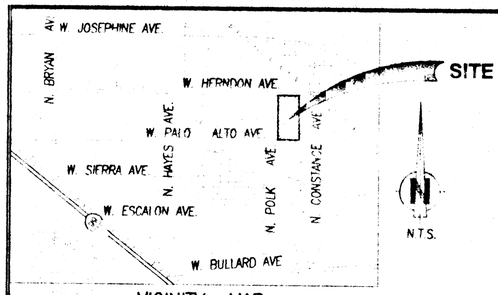
Prepared on Wed Dec 14 23:07:50 2016



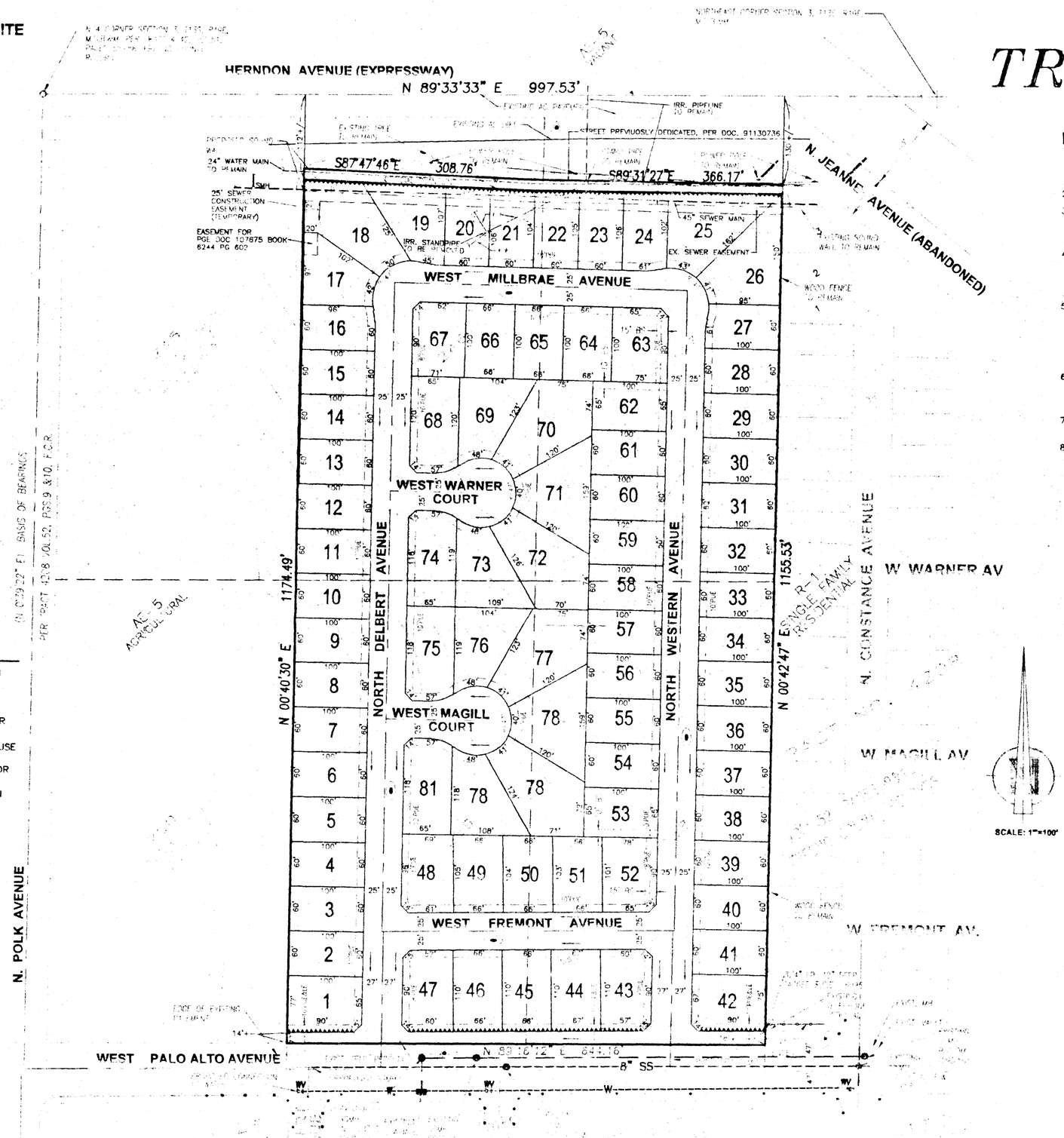
VESTING
TENTATIVE SUBDIVISION MAP
OF

TRACT NO. 4933

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



VICINITY MAP



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 DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
4. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF SELMA, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, STC.
5. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE 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. 43% OF THE LOTS ARE ORIENTED NORTH AND SOUTH, EAST AND WEST FACING LOTS WILL UTILIZE SOUTHWESTERLY WINDS AND LANDSCAPING.
6. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN. (UNLESS OTHERWISE NOTED)
7. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
8. THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY FRESNO DEVELOPMENT DEPARTMENT.

TENTATIVE TRACT MAP
ACCEPTED FOR PROCESSING
JUN 27 2001
DEVELOPMENT DEPARTMENT
CITY OF FRESNO

EXISTING TREES
NONE

EXISTING BUILDINGS
NONE

EXISTING USE
VACANT

EXISTING ZONING
R-1/UGM

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

PROPOSED ZONING
R-1/EA/UGM

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 T.V.
AT&T

SOURCE OF TELEPHONE
PACIFIC BELL

ASSESSOR'S PARCEL NUMBER
506-010-05

SITE AREA
18.25 AC (GROSS)
16.95 AC (NET)

DENSITY
4.78 UNITS PER ACRE

OWNER
PHILON P. PAPPAS COMPANY &
STAMOULES S. INC.
2[illegible] W. SAN RAMON AVE.
FRESNO, CA 93[illegible]
559-[illegible]-1233

LEGEND:

PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
——	INDICATES DIRECTION OF DRAINAGE FLOW
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATON FOR PUBLIC USE.
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
	EXISTING UTILITY POLE
BS	BUILDING SETBACK
	IRRIGATION PIPELINE TO BE REMOVED

TENTATIVE SUBDIVISION MAP

SUBMITTED
CAMBRIDGE HOMES
[illegible] EAST [illegible] AVE. SUITE [illegible]
FRESNO, CA 93[illegible]
559-447-[illegible]400

PREPARED BY
Harbour & Associates
Civil Engineers
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(559) 325-7676 • Fax (559) 325-7699 • e-mail: ha@netmen.com

DATE [illegible]	SCALE [illegible]	DRAWN BY [illegible]	REVISIONS	SHEET NO. 1 OF 1