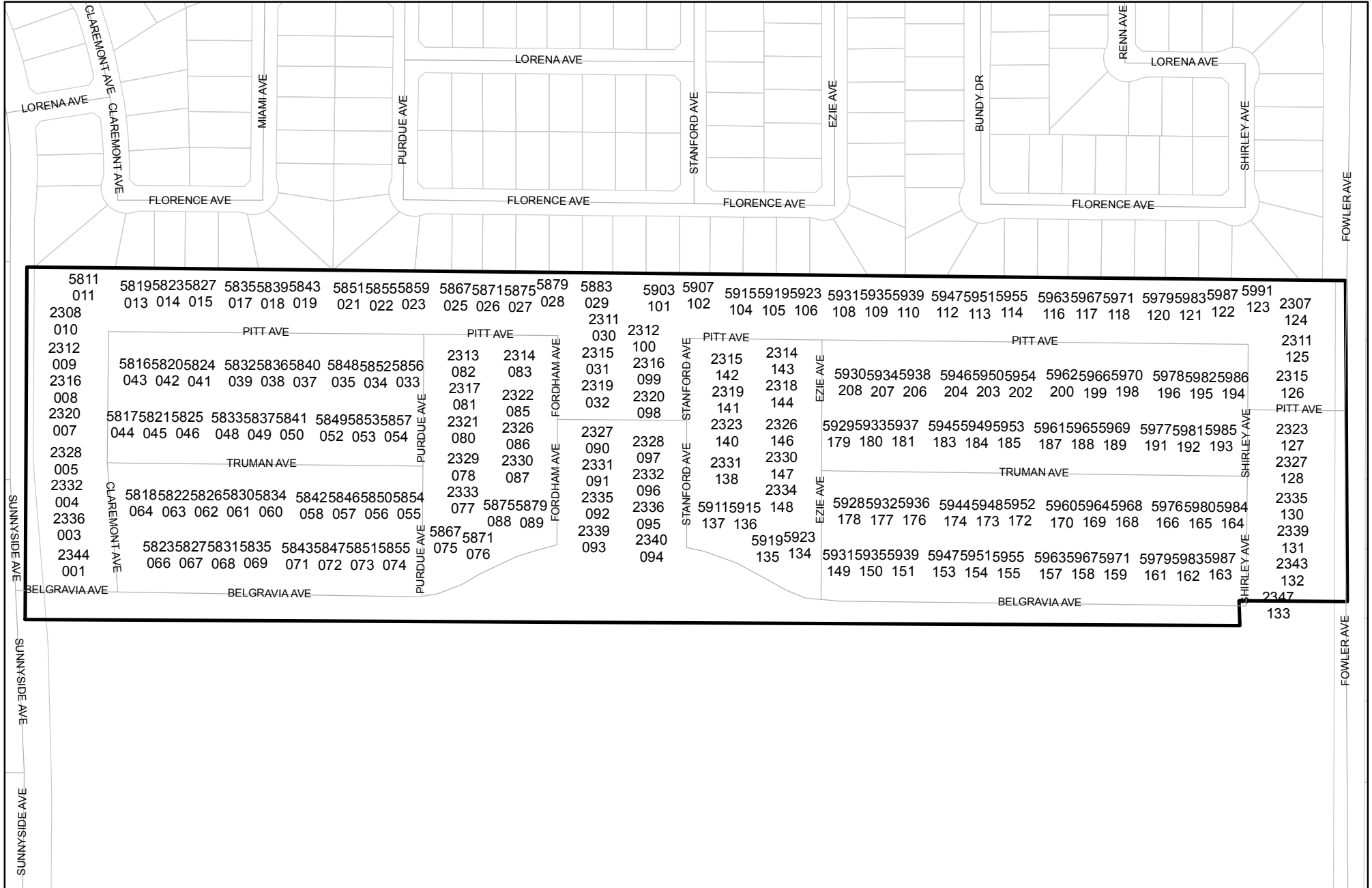




# Street Names, Addresses and (Lot Numbers) for T6165

Prepared on Wed Oct 17 21:56:03 2018



**LEGEND:**

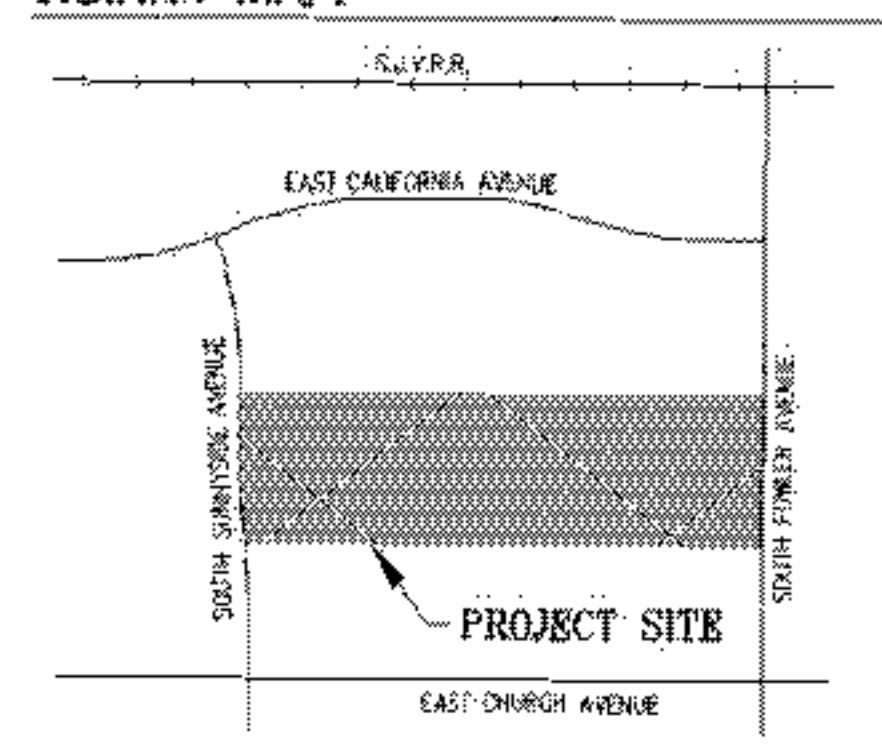
- PPDE PLANNING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
  - INDICATES DIRECTION OF DRAINAGE FLOW
  - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHT
- PREVIOUSLY GRANTED EASEMENT FOR PUBLIC STREET PURPOSES PER THE EASEMENT DEED RECORDED JANUARY 26, 1995 AS DOCUMENT NO. 98090905, O.R.F.C.
  - PREVIOUSLY GRANTED EASEMENT FOR SEWER MAIN PURPOSES PER THE EASEMENT DEED RECORDED FEBRUARY 27, 1992 AS DOCUMENT NO. 92021600, O.R.F.C.
  - PREVIOUSLY DEDICATED FOR PUBLIC STREET & UTILITY PURPOSES PER THE MAP OF TRACT NO. 5135 RECORDED IN VOLUME 69 OF PLATS AT PAGES 21-23, F.O.P.
  - PREVIOUSLY GRANTED EASEMENT FOR PUBLIC STREET & UTILITY PURPOSES PER THE EASEMENT DEED RECORDED JUNE 9, 2009 AS DOCUMENT NO. 2009-0077814, O.R.F.C.
  - PREVIOUSLY GRANTED EASEMENT FOR PUBLIC USE PER DEED RECORDED APRIL 18, 1987 IN BOOK 61, PAGE 32 OF DEEDS, O.R.F.C.
  - PREVIOUSLY GRANTED EASEMENT FOR PUBLIC USE PER DEED RECORDED OCTOBER 15, 1987 IN BOOK 61, PAGE 573 OF DEEDS, O.R.F.C.
  - PROPOSED RIGHT-OF-WAY DEDICATION PER TENTATIVE PARCEL MAP 2016-05

- (S) EXISTING SANITARY SEWER
  - (SD) EXISTING STORM DRAIN
  - (W) EXISTING WATER
  - (NFW) EXISTING NON-POTABLE WATER
  - (OH) EXISTING OVERHEAD ELECTRICAL
  - EXISTING EDGE OF PAVEMENT
  - DRAIN INLET
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - EXISTING STREETLIGHT
  - POWER POLE
  - PROPOSED CURB WALL
  - EXISTING CURB WALL
- FH FIRE HYDRANT
  - GW GUY WIRE
  - SDI STORM DRAIN INLET
  - SDMH STORM DRAIN MANHOLE
  - SSMH SANITARY SEWER MANHOLE
  - SP IRRIGATION STANDPIPE
  - STL STREETLIGHT
  - PP POWER POLE
  - UP UTILITY POLE
  - TEL TELEPHONE POLE
  - TT TRANSMISSION TOWER
  - O.R.F.C. OFFICIAL RECORDS, FRESNO COUNTY
  - F.C.P. FRESNO COUNTY RECORDS

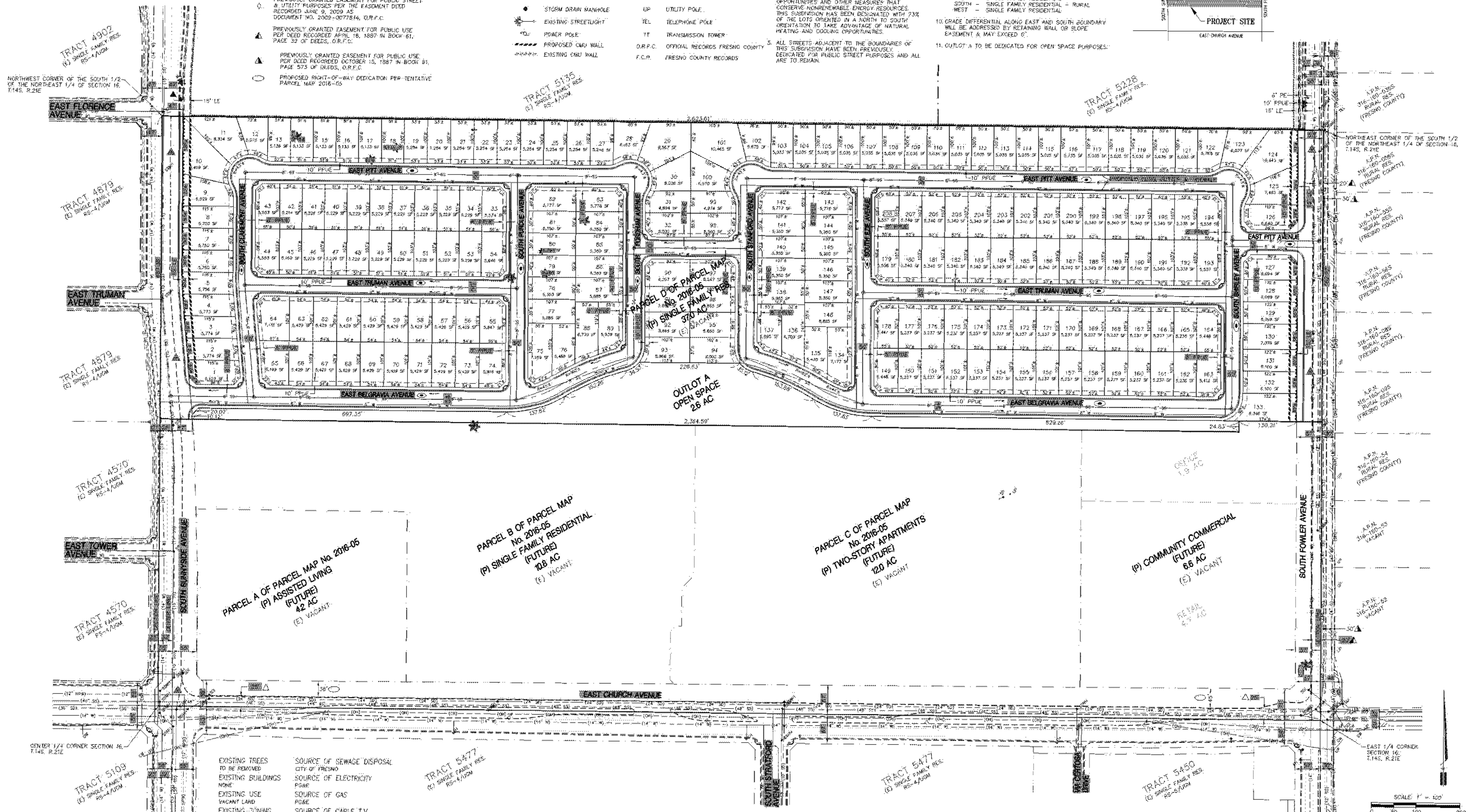
**NOTES:**

- EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER TOWERS, POWER LINES, TOWERS, ETC. WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
- THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
- EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
- 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 NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 73% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
- ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
- THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS.
- THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
- ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
- SURROUNDING LAND USES:  
 NORTH - SINGLE FAMILY RESIDENTIAL  
 EAST - SINGLE FAMILY RESIDENTIAL - RURAL  
 SOUTH - SINGLE FAMILY RESIDENTIAL - RURAL  
 WEST - SINGLE FAMILY RESIDENTIAL
- GRADE DIFFERENTIAL ALONG EAST AND SOUTH BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 6'.
- OUTLOT A TO BE DEDICATED FOR OPEN SPACE PURPOSES.

**VICINITY MAP:**



VESTING TENTATIVE SUBDIVISION MAP OF TRACT NO. 6165 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA SHEET ONE OF TWO SHEETS



PARCEL A OF PARCEL MAP No. 2016-05 (P) ASSISTED LIVING (FUTURE) 42 AC (E) VACANT

PARCEL B OF PARCEL MAP No. 2016-05 (P) SINGLE FAMILY RESIDENTIAL (FUTURE) 10.8 AC (E) VACANT

PARCEL C OF PARCEL MAP No. 2016-05 (P) TWO-STORY APARTMENTS (FUTURE) 12.0 AC (E) VACANT

(P) COMMUNITY COMMERCIAL (FUTURE) 8.6 AC (E) VACANT

OUTLOT A OPEN SPACE 2.6 AC

- EXISTING TREES TO BE REMOVED
- EXISTING BUILDINGS NONE
- EXISTING USE VACANT LAND
- EXISTING ZONING RS-4/RS-5/RS-2/UGM
- PROPOSED USE SPR
- PROPOSED ZONING RS-5/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. COMCAST
- SOURCE OF TELEPHONE AT&T
- ASSESSOR'S PARCEL NUMBER 316-022-21
- SITE AREA NET 39.58 AC / GROSS 41.29

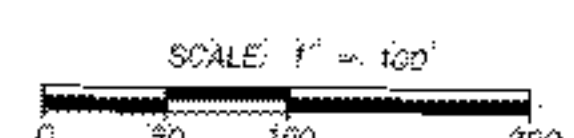
PREPARED BY: YAMABE & HORN ENGINEERING, INC. 1300 E. SHAW AVE., SUITE 176 FRESNO, CALIFORNIA 93710 PH: (559) 244-3123

OWNER/SUBDIVIDER: HIGH & MOUNTY FARMS, INC. 4650 N. DEL MAR AVE. FRESNO, CALIFORNIA 93722 PH: (559) 226-2272

LOT INFO: TOTAL 208 MIN. WIDTH 50 FT. 208 RS-5 AREA = 37.0 AC DENSITY = 5.62 DUA

YAMABE & HORN ENGINEERING, INC. 3985 N. BURL AVENUE SUITE 103 FRESNO, CA 93727 TEL: (559) 244-3123 FAX: (559) 244-3122

Ref. & Rev.	CITY OF FRESNO	Dr. By: WZ	YH Job No. 1818
	PROPOSED TRACT NO 6165	Ch. By: CK	Sheet No. 1
	VESTING TENTATIVE TRACT MAP	Date: 9/22/16	Scale: As Noted of 1 Sheet



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