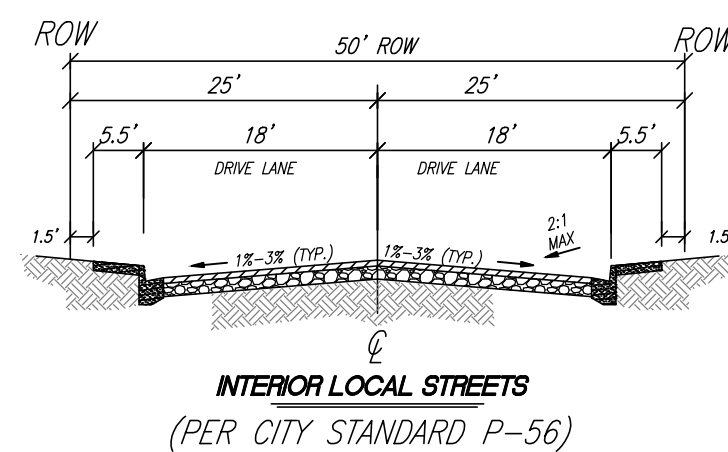
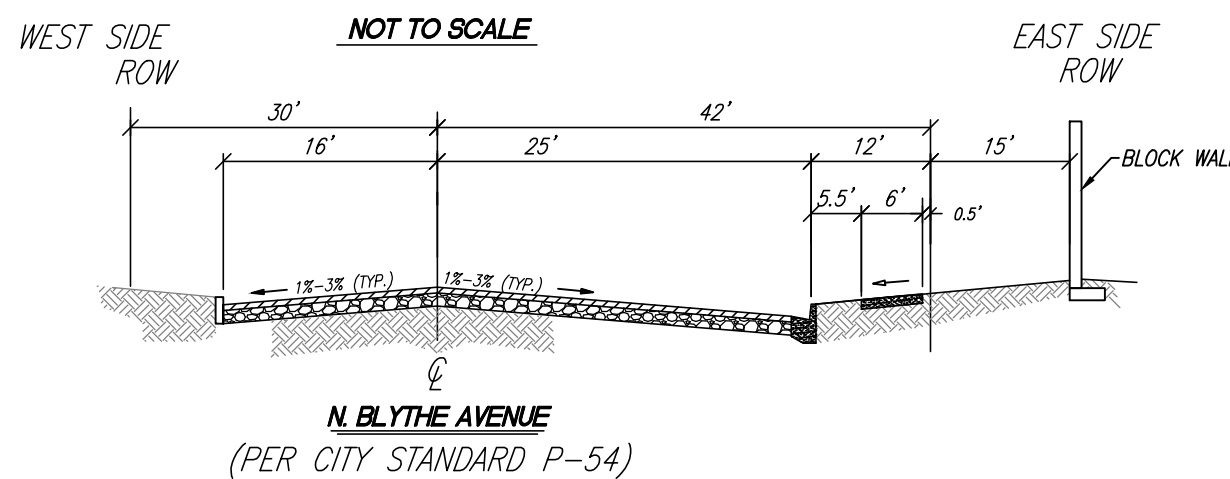
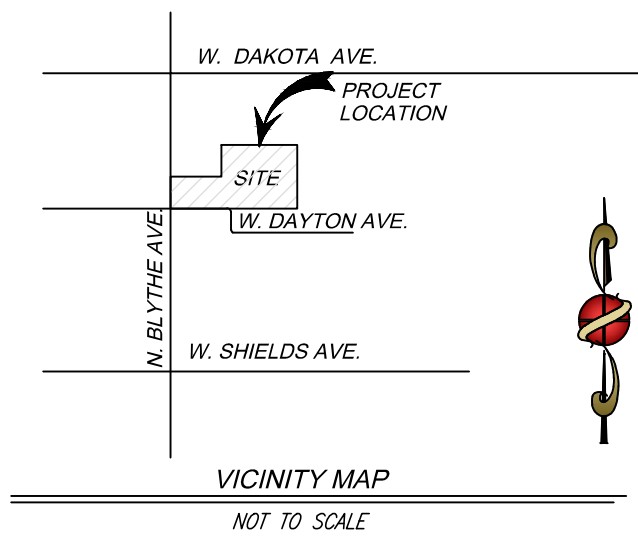


VESTING TENTATIVE SUBDIVISION MAP TRACT MAP NO. 6192

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON SEPTEMBER 12, 2017
SHEET 1 OF 1



SITE INFORMATION

GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
EXISTING USE: VACANT PARCEL
EXISTING ZONING: RS-5/UM (RESIDENTIAL-SINGLE FAMILY/ URBAN GROWTH MANAGEMENT)
SITE ACREAGE: GROSS: ±16.05 AC
NET: ±15.82 AC
NUMBER OF LOTS: 86
AVERAGE LOT AREA: 5,692 SQ. FT.
DENSITY: 5.44 UNITS PER ACRE
ASSESSOR'S PARCEL NUMBER: 511-031-42
SITE LOCATION: NORTHEAST CORNER OF N. BLYTHE AVENUE AND W. DAYTON AVENUE
FRESNO, CA 93722
OWNER/SUBDIVIDER: SIAR, LLC
STEVEN WEIL
5545 N FRESNO ST #214
FRESNO, CA 93710
PH 559-231-5542

NOTES

- THERE ARE NO EXISTING TREES OR STRUCTURES ON-SITE.
- MEDIUM DENSITY RESIDENTIAL USE IS INTENDED ON ALL PARCELS OF THE PROPOSED PARCEL MAP.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:

SANITARY SEWER	CITY OF FRESNO
STORM DRAINAGE	FIMCO
DOMESTIC WATER	CITY OF FRESNO
FIRE PROTECTION	CITY OF FRESNO
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT & T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF FRESNO
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- SOURCE OF DATA: PARCEL MAP NO. 1528 BK 7, PG 69, FRESNO COUNTY RECORDS.
- TRACT MAP PROVIDES FOR BUILDINGS WITH SOUTHERN EXPOSURE FOR NATURAL HEATING DURING THE WINTER MONTHS, WITH AMPLE SPACE FOR DECIDUOUS SHADE TREES FOR NATURAL COOLING DURING THE SUMMER MONTHS.
- PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL AGENCY STANDARDS AND/OR ANY MINOR MODIFICATIONS APPROVED BY THE LOCAL AGENCY.
- ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE
- 7,440 SF (0.17 ACRES) OPEN SPACE PROVIDED (OPEN SPACE REQUIRED: 0.001884 ACRE X 86 UNITS = 0.10 ACRES PER ORDINANCE NO. 2016-57)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

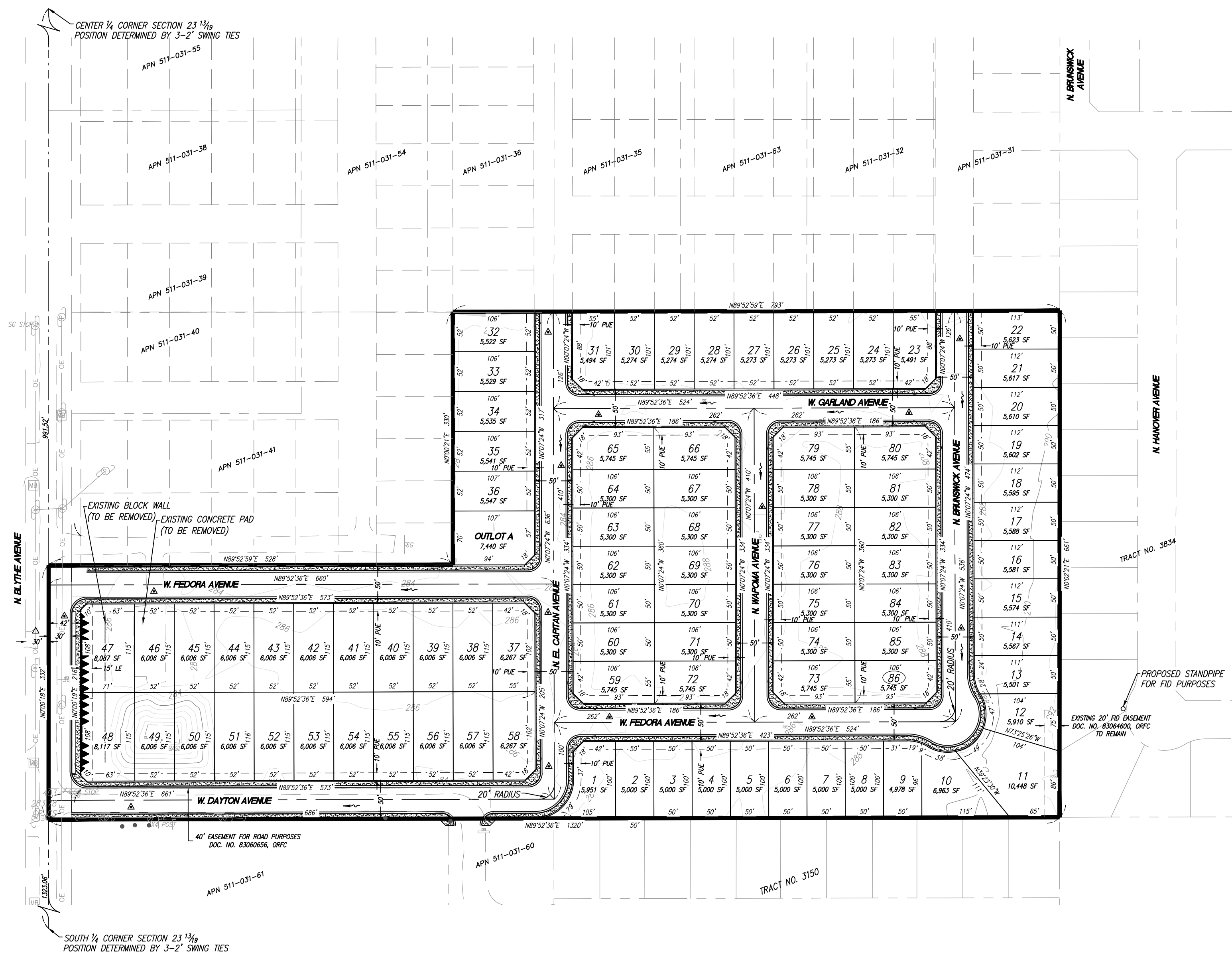
EXCEPTING THEREFROM THE NORTH 330 FEET OF THE WEST 528 FEET THEREOF.

APN : 511-031-42

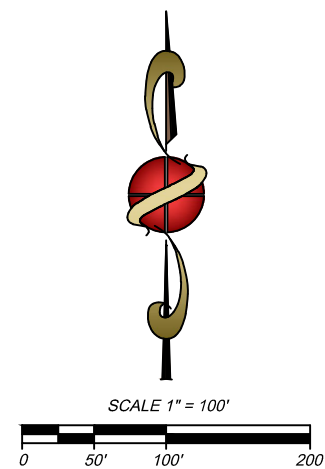
AREA : 16.05 ACRES (MORE OR LESS)

OUTLOT NOTES

OUTLOT A IS DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.



LEGEND	
PUE	PUBLIC UTILITY 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
⊙	EXISTING CONCRETE IRRIGATION STANDPIPE
⊕	EXISTING POWER POLE
⊖	EXISTING TRANSFORMER POLE
⊗	EXISTING TELEPHONE POLE
⊘	EXISTING BOLLARD (TO BE REMOVED)
⊙	EXISTING MAILBOX (TO REMAIN)
⊖	EXISTING SIGN
→	DIRECTION OF STORMWATER FLOW
---	SECTION LINE
---	EXISTING RIGHT OF WAY
---	SUBJECT PROPERTY BOUNDARY
---	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING WROUGHT-IRON FENCE
---	EXISTING BARBED WIRE FENCE



MAP PREPARED BY:



1234 O STREET FRESNO, CA 93721 PH(559)449-4500 FAX(559)449-4515
JOB No. 16-061
DATE OF PREPARATION: 09-12-06-2017

SHEET 1 OF 1