

TENTATIVE SUBDIVISION MAP TRACT No. 6117

IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF ONE SHEET
AUGUST 2015

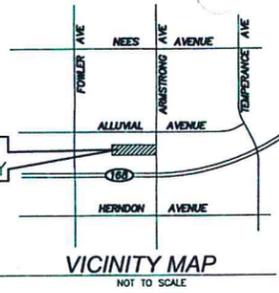
LEGAL DESCRIPTION:

THE SOUTH HALF OF LOT 4 OF NEES COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 57 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

NOTES:

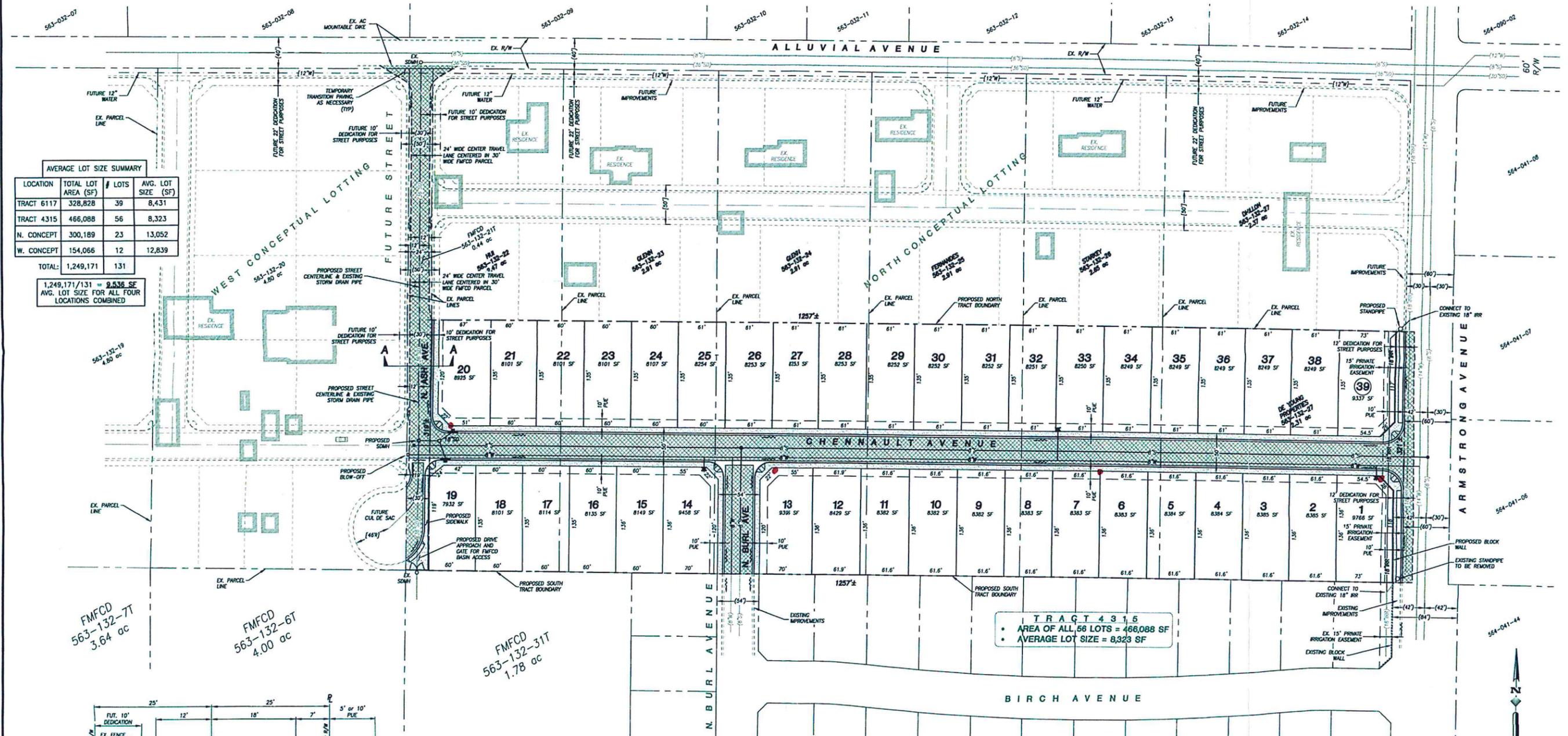
- EXISTING ZONING: SINGLE FAMILY RESIDENTIAL (R-1-7500 MIN.)
- PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL (R-1-7500 MIN.)
- SITE AREA: 9.47 ACRES (GROSS) / 9.14 ACRES (NET)
- SITE ADDRESS: 734 NORTH ARMSTRONG AVENUE, CLOVIS, CA 93611
- NUMBER OF LOTS: 39
- DENSITY: 4.1 UNITS PER GROSS ACRE
- AREA OF ALL LOTS: 328,823 SF (AVERAGE LOT SIZE: 8431 SF)
- ASSESSOR'S PARCEL No's.: 563-132-28 AND PORTION OF 563-132-22, 23, 24, 25, 26
- ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF CLOVIS REQUIREMENTS.
- PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREET LIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF CLOVIS STANDARD SPECIFICATIONS.
- ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURES TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
- THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION OTHER THAN WHAT IS SHOWN ON THE MAP.
- THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (AT LEAST 50% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OPEN CANALS OR DITCHES ON THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO DUMP SITES ON THIS PROPERTY.
- WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF CLOVIS.
- THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
- BOUNDARY INFO SHOWN IS CONSIDERED APPROXIMATE AND IS BASED ON RECORD INFORMATION ONLY.

SUBJECT PROPERTY



| AVERAGE LOT SIZE SUMMARY | | | |
|--------------------------|---------------------|------------|--------------------|
| LOCATION | TOTAL LOT AREA (SF) | # LOTS | AVG. LOT SIZE (SF) |
| TRACT 6117 | 328,823 | 39 | 8,431 |
| TRACT 4315 | 466,088 | 56 | 8,323 |
| N. CONCEPT | 300,189 | 23 | 13,052 |
| W. CONCEPT | 154,066 | 12 | 12,839 |
| TOTAL: | 1,249,171 | 131 | |

1,249,171/131 = 9,536 SF
AVG. LOT SIZE FOR ALL FOUR LOCATIONS COMBINED

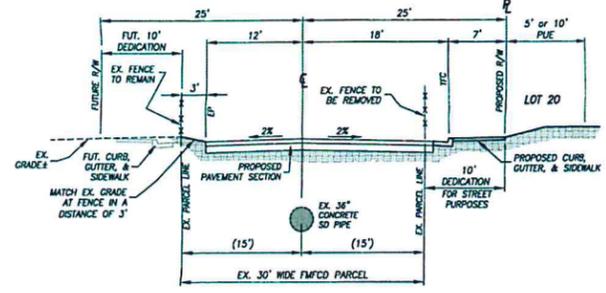


FMCD 563-132-7T
3.64 ac

FMCD 563-132-6T
4.00 ac

FMCD 563-132-31T
1.78 ac

TRACT 4315
• AREA OF ALL 56 LOTS = 466,088 SF
• AVERAGE LOT SIZE = 8,323 SF



UTILITY INFORMATION:

- SEWER AND WATER:**
CITY OF CLOVIS
1033 FIFTH STREET
CLOVIS, CA 93612
PHONE: (559)324-2000
- GAS AND ELECTRIC:**
PACIFIC GAS AND ELECTRIC COMPANY
650 'O' STREET
FRESNO, CA 93760-0001
PHONE: (559)263-5636
- CABLE TELEVISION:**
COMCAST
2441 NORTH GROVE INDUSTRIAL DRIVE
FRESNO, CA 93727
PHONE: (559)252-8210
EXT. 4222
- STORM DRAIN:**
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93725
PHONE: (559)456-3292
- TELEPHONE:**
AT&T CALIFORNIA
5555 EAST OLIVE AVENUE,
RM. E-100-DE
FRESNO, CA 93762
PHONE: (559)454-3778

RECORD OWNERSHIP:

- HUI ~ APN 563-132-22
GLENN ~ APN 563-132-23
GLENN ~ APN 563-132-24
FERNANDES ~ APN 563-132-25
STARKEY ~ APN 563-132-26
DE YOUNG PROPERTIES ~ APN 563-132-28

SUBDIVIDER:

DE YOUNG PROPERTIES
677 WEST PALMDON DRIVE,
SUITE 208
FRESNO, CA 93704
(559) 435-0900

LEGEND:

- TRACT BOUNDARY
- 18" IRR - PROPOSED PRIVATE IRRIGATION LINE
- 18" SD - PROPOSED STORM DRAIN LINE
- B"S - PROPOSED SEWER LINE
- B"W - PROPOSED WATER LINE
- (SD) - EXISTING STORM DRAIN LINE
- (S) - EXISTING SEWER LINE
- (W) - EXISTING WATER LINE
- (IRR) - EXISTING PRIVATE IRR LINE
- SEWER / STORM DRAIN MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE INLET
- EX - EXISTING
- PUE - PUBLIC UTILITY EASEMENT
- R/W - RIGHT OF WAY
- SDMH - STORM DRAIN MANHOLE
- TYP. - TYPICAL
- DRAINAGE DIRECTION
- PROPOSED PAVEMENT SECTION
- PROPOSED BLOCK WALL



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FRESNO, CA 93710
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