

SYMBOLS		
	OE	OVERHEAD WIRES
	OL	CHAIN LINK FENCE
	IRR	IRRIGATION PIPELINE (TO REMAIN)
	72"RW	RECYCLED WATER PIPELINE (TO REMAIN)
	12"WM	WATER MAIN (TO REMAIN)
	8"SS	SANITARY SEWER MAIN (TO REMAIN)
		SECTION LINE
		CENTERLINE
		RIGHT-OF-WAY LINE
		EXISTING LOT LINE
		PERIMETER OF SUBJECT PROPERTY
		PERIMETER OF EXISTING STRUCTURES (TO BE REMOVED)
		EXISTING AND PROPOSED CONCRETE AREAS (EXISTING AREAS TO BE REMOVED)
		PROPOSED PAVEMENT
		INDICATES DIRECTION OF PROPOSED DRAINAGE
		PROPOSED STREET DEDICATION. STREETS TO BE CONSTRUCTED PER CITY OF FRESNO STANDARD P-56A
		GRANTED TO CITY OF FRESNO, RECORDED FEBRUARY 16, 2022, AS DOCUMENT NO. 2022-0021292, O.R.F.C.
		EASEMENT FOR PIPELINE PURPOSES RESERVED BY FRESNO IRRIGATION DISTRICT, IN GRANT DEED RECORDED FEBRUARY 16, 2022, DOCUMENT NO. 2022-0021292, O.R.F.C.
		EASEMENT FOR PIPELINE PURPOSES GRANTED TO FRESNO IRRIGATION DISTRICT, IN DEED RECORDED SEPTEMBER 19, 1967, INSTRUMENT NO. 63334, BOOK 5491, PAGE 482, O.R.F.C.
		EASEMENT FOR PIPELINE AND SUBSTITUTION AGREEMENT, RESERVED BY FRESNO IRRIGATION DISTRICT, IN GRANT DEED RECORDED FEBRUARY 16, 2022, DOCUMENT NO. 2022-0021292, O.R.F.C.
		FRESNO COUNTY OFFICIAL PLAN LINE (OPL) NO. 16, ORDINANCE NO. 383-A-16

APPLICANT

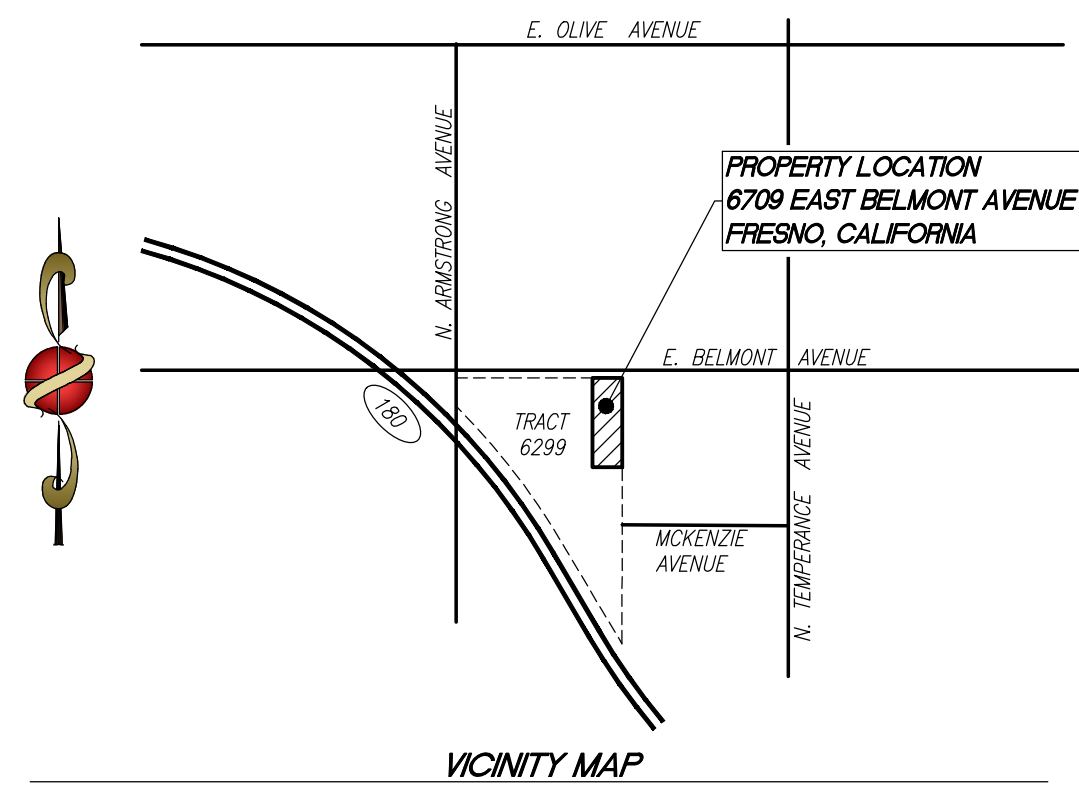
PRECISION CIVIL ENGINEERING
1234 O STREET
FRESNO, CALIFORNIA 93721
559-449-4500

OWNER/SUBDIVIDER

XIANGYANG SHI & YANHUA WU, TRUSTEES OF THE SHI FAMILY LIVING TRUST, 1/4 DATED MAY 13, 2020 AND
XUENEN S. CUI & BO YU, TRUSTEES OF THE CUI FAMILY TRUST DATED MARCH 20, 2015
2838 EAST REVERE ROAD
FRESNO, CALIFORNIA 93720
(559) 269-3463

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:
PARCEL 1 OF PARCEL MAP NO. 3648, RECORDED SEPTEMBER 2, 1977, IN BOOK 25 PAGE 50 OF PARCEL MAPS, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN.



ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BACK OF WALK
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GRD	GROUND/DIRT
LE	LANDSCAPE EASEMENT (PROPOSED)
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
PE	PEDESTRIAN EASEMENT (PROPOSED)
PUE	PUBLIC UTILITY EASEMENT (PROPOSED)
SF	SQUARE FEET
TC	TOP OF CURB
TOP	TOP OF SLOPE

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

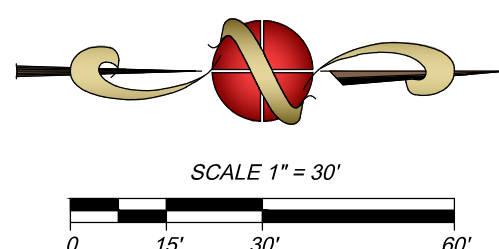
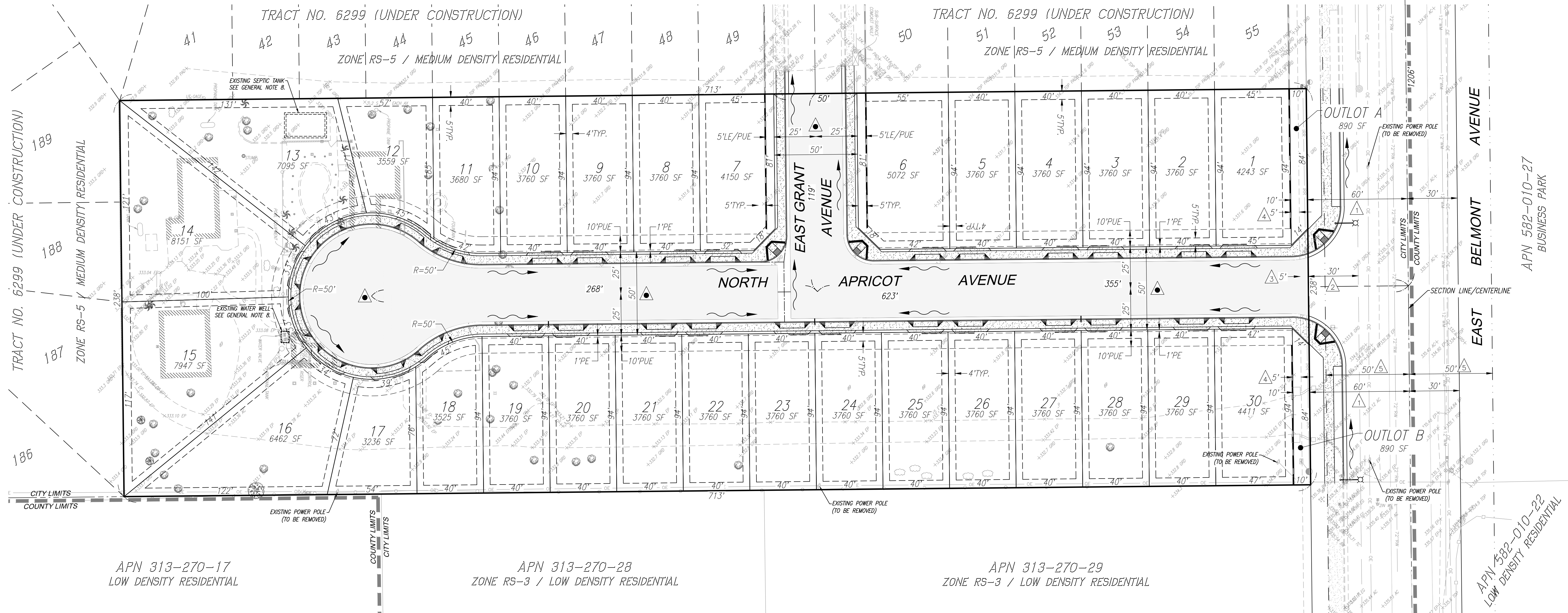
PROPOSED USE SINGLE-FAMILY RESIDENTIAL SUBDIVISION	SOURCE OF TELEPHONE SBC
SOURCE OF WATER CITY OF FRESNO	ASSESSOR'S PARCEL NUMBERS 313-270-35
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	SITE AREA GROSS = ±4.23 ACRES & NET = ±3.90 ACRES
SOURCE OF ELECTRICITY PG&E	NUMBER OF LOTS 30
SOURCE OF GAS PG&E	DENSITY 7.69 UNITS PER ACRE
SOURCE OF CABLE TV COMCAST	MINIMUM LOT SIZE 3236 SQUARE FEET

GENERAL NOTES:

- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- EXISTING ZONING IS RS-3 (CITY OF FRESNO).
- PROPOSED ZONING IS RS-5 (CITY OF FRESNO).
- THE EXISTING PLANNED LAND USE OF THE PROPERTY IS SINGLE-FAMILY RESIDENTIAL.
- SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO.
- SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO.
- SITE ACREAGE IS ±4.23 ACRES (GROSS) AND ±3.90 ACRES (NET).
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSING OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES SUCH AS 32 NORTH/SOUTH FACING LOTS (73% OF TOTAL LOT COUNTY).
- 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.
- DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE EASEMENT ALONG THE STREET SIDE OF LOTS 1, 6, 7 AND 30.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.

ADDITIONAL NOTES:

- OUTLOTS A & B WILL BE PRIVATELY OWNED. PUBLIC LANDSCAPING AND PUBLIC PEDESTRIAN EASEMENTS WILL BE GRANTED OVER THESE OUTLOTS.
- ALL EXISTING ABOVE-GROUND ELECTRICAL UTILITIES TO BE UNDERGROUND AND POLES TO BE REMOVED.
- EXISTING TREES ON THE PROPERTY THAT WILL BE REMOVED:
S - CITRUS
J - MALBERRY
J - PINE
S - PALM
S - EUCALYPTUS
S - CEDAR
THERE WILL BE A TOTAL OF 23 TREES REMOVED.
- WATER MAIN TO BE CONNECTED
SEWER MAIN TO BE CONNECTED
STORM DRAIN MAIN TO BE CONNECTED



PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

1234 O STREET, FRESNO, CA 93721
(559) 449-4500 FAX: (559) 449-4515

PREPARED ON:
NOVEMBER 2, 2023
PCE JOB NO. 22-039