

October 16, 2019

"DRAFT" TENTATIVE TRACT MAP NO. 6288

THAT PORTION OF LOTS 5, 11, AND 12 OF ORANGE COVE TRACT NO. 1, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9 PAGE 33 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH AND EAST OF THE TRACT OF LAND DESCRIBED AS PARCEL 1 IN THE DEED OF THE UNITED STATES OF AMERICA, RECORDED FEBRUARY 17, 1948, IN BOOK 2621 PAGE 73 OF OFFICIAL RECORDS

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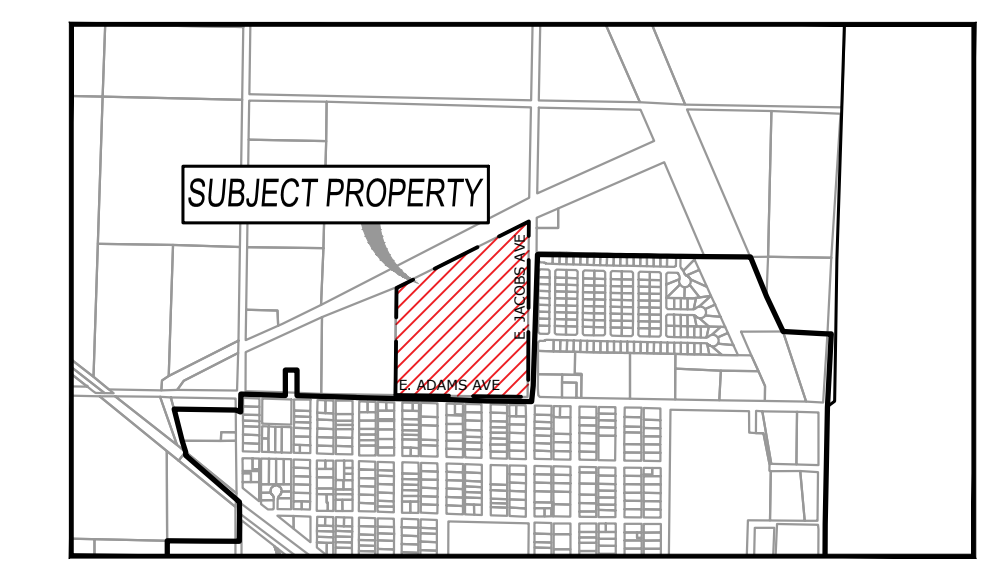
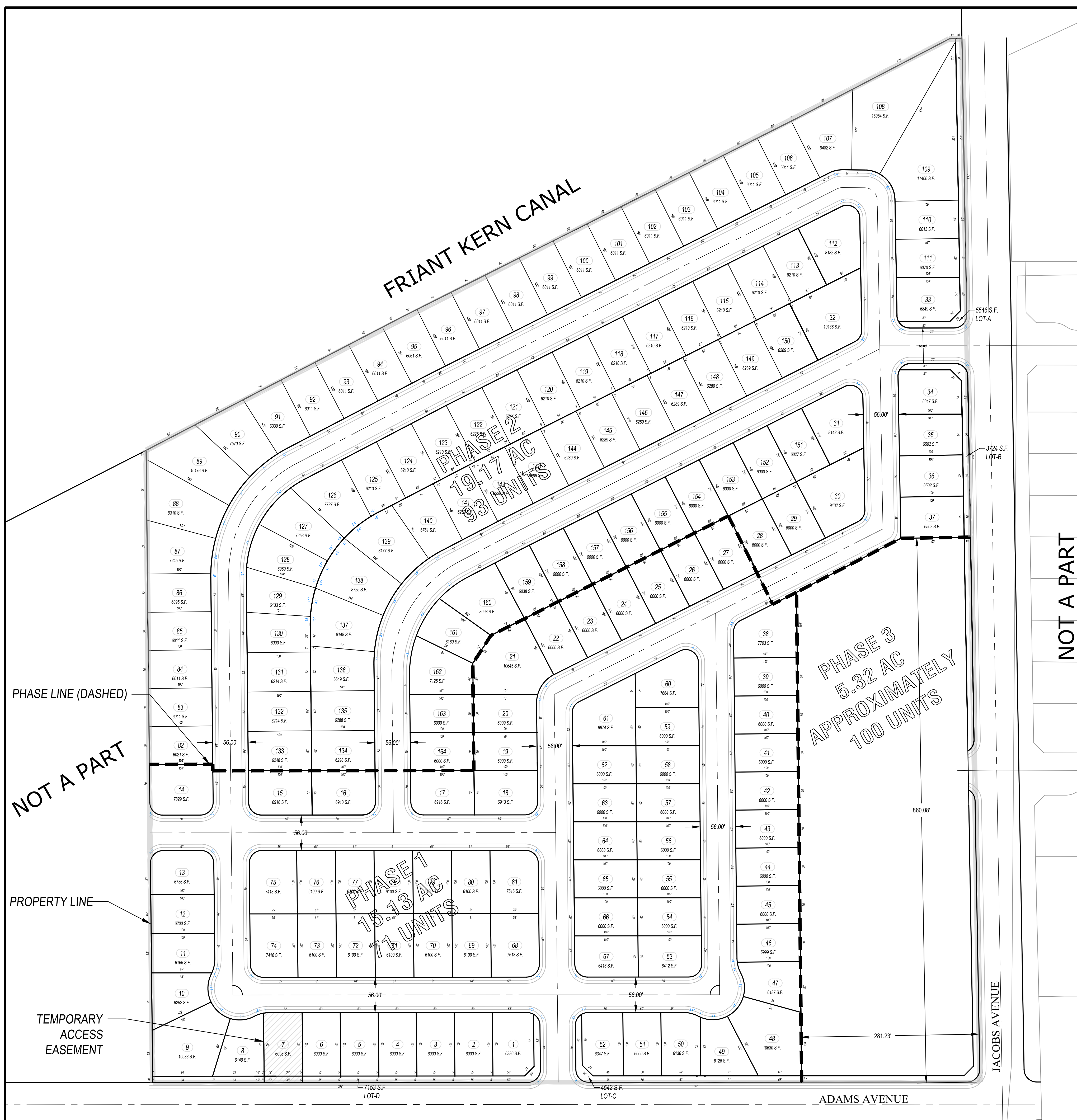
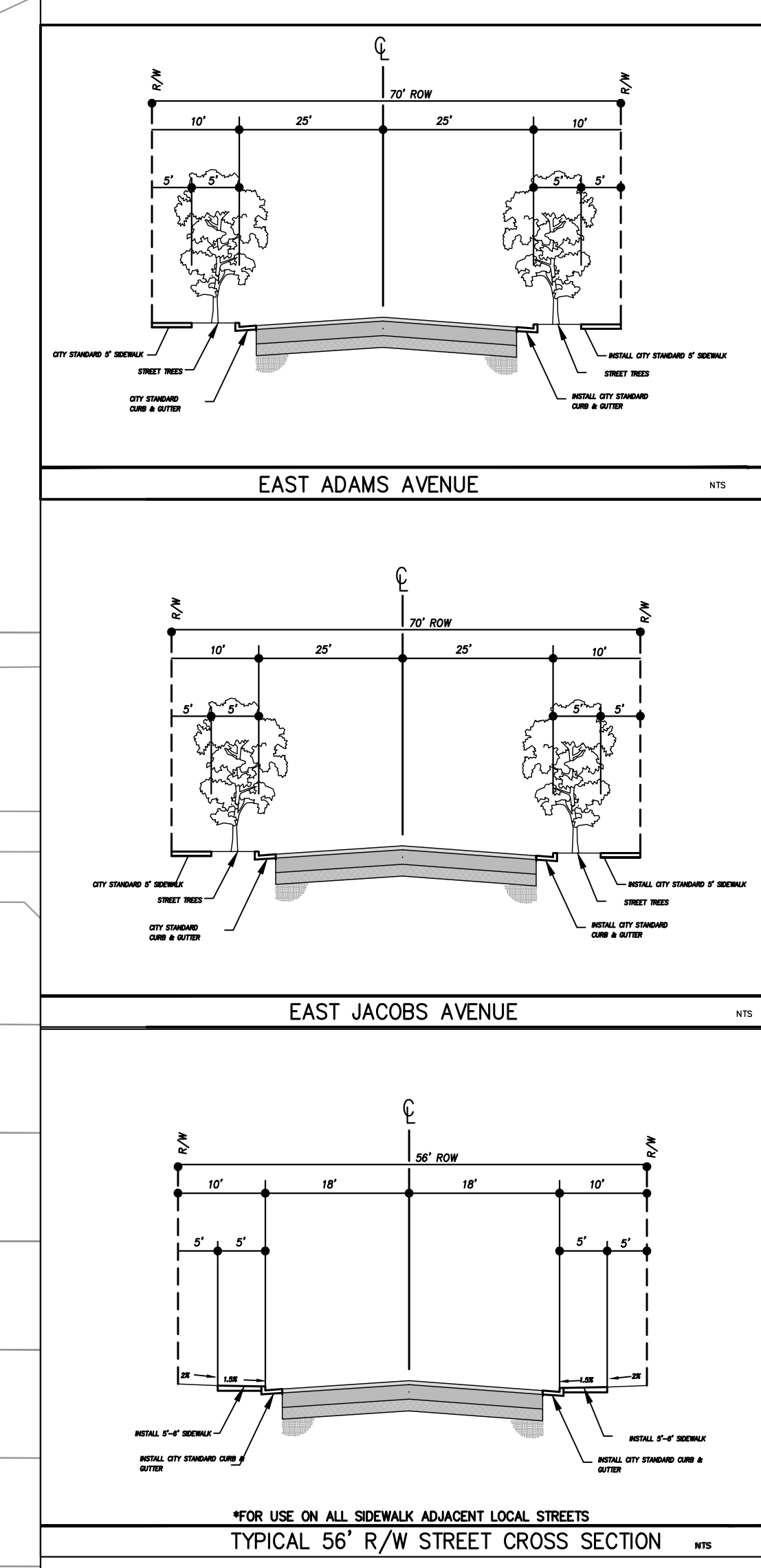
SITE DATA:

APN: 375-030-017
TOTAL AREA: 39.66 AC. ±
EXISTING ZONING: AE-20 /UGM
PROPOSED ZONING: R-1-6, R-3
EXISTING USE: VACANT (AGRICULTURE)
PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
FLOOD ZONE: A and X
ELECTRIC: PG&E
GAS: PG&E
TELEPHONE: AT&T
WATER: CITY OF ORANGE COVE
CABLE: CHARTER COMMUNICATIONS
REFUSE: PENA'S DISPOSAL

PHASE	LOTS	AC	DU/AC
PHASE 1:	71 LOTS	19.17 AC	3.70 DU/AC
PHASE 2:	93 LOTS	15.13 AC	6.14 DU/AC
PHASE 3:	-	5.32 AC	20 DU/AC MIN.
TOTAL	264 TOTAL	(39.62 GROSS)	

LANDSCAPE & LIGHTING DISTRICT

LOT A:	5,546 SF
LOT B:	3,724 SF
LOT C:	4,542 SF
LOT D:	7,153 SF
TOTAL	20,965 SF



VICINITY MAP

NORTH

0' 80'

4CREEKS

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