

# TENTATIVE SUBDIVISION MAP TRACT 6447

## A VESTING MAP A SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN THE CITY OF KERNAN, FRESNO COUNTY, CALIFORNIA

APN: 020-140-22s & 020-140-23s  
GROSS AREA: 29 ACRES MORE LESS  
NET AREA: ACRES MORE LESS

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KERNAN, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
LOTS 5, 6, 7 AND 8 IN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF KERNAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF FRESNO IRRIGATED FARMS COMPANY TRACT, RECORDED IN BOOK 8, PAGE 1 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.  
EXCEPTING THEREFROM THE EAST 630.00 FEET OF SAID LOTS 5, 6, 7 AND 8 ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS PREVIOUSLY RESERVED OF RECORD.

### IMPROVEMENTS TO BE INSTALLED

- STREETS - CITY OF KERNAN STANDARDS
- WATER - CITY OF KERNAN STANDARDS
- SEWER - CITY OF KERNAN STANDARDS
- CURB & GUTTER - CITY OF KERNAN STANDARDS
- MASONRY BLOCK WALL - CITY OF KERNAN STANDARDS
- WOOD FENCE - CEDAR INSENC
- SIDEWALK - CITY OF KERNAN STANDARDS
- DRAINAGE - CITY OF KERNAN STANDARDS
- STREET LIGHTS CITY OF KERNAN STANDARDS
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - AT&T
- CABLEVISION - COMCAST

### SITE ADDRESS

APN: 020-140-23S & 020-140-22S  
KEARNEY BOULEVARD, KERNAN, CA.

### LEGEND

- |                                    |                                 |
|------------------------------------|---------------------------------|
| EXISTING PROPERTY LINE             | EXISTING SANITARY SEWER MANHOLE |
| PROPOSED PROPERTY LINE             | EXISTING STORM DRAIN MANHOLE    |
| PROPOSED PUBLIC UTILITY EASEMENT   | EXISTING GUY WIRE               |
| PROPOSED PEDESTRIAN EASEMENT       | EXISTING POWER POLE             |
| CITY LIMITS                        | EXISTING WATER WELL             |
| PROPOSED PHASE LINE OF SUBDIVISION | EXISTING STANDPIPE              |
| LIMITS OF THE SUBDIVISION          | EXISTING IRRIGATION VALVE       |
| EXISTING MEDIAN ISLAND             | EXISTING WATER VALVE            |
| EXISTING STORM DRAIN               | EXISTING FIRE HYDRANT           |
| EXISTING SANITARY SEWER            | EXISTING TREES                  |
| EXISTING WATER MAIN                | PROPOSED FIRE HYDRANT           |
| PROPOSED SANITARY SEWER            | PROPOSED LANDSCAPE              |
| PROPOSED WATER MAIN                |                                 |
| PROPOSED STORM DRAIN               |                                 |
| PROPOSED STORM DRAIN INLET         |                                 |
| PROPOSED STORM DRAIN MANHOLE       |                                 |
| PROPOSED SANITARY SEWER MANHOLE    |                                 |

### GENERAL NOTES:

APN: 020-140-23S & 020-140-22S  
KEARNEY BOULEVARD, KERNAN, CA.

PHASE I:  
NUMBER OF LOTS - 109  
CONSTRUCTION DATE (START) - AUGUST 2024  
CONSTRUCTION DATE (END) - AUGUST 2027  
OPERATIONAL DATE (START) - AUGUST 2025  
OPERATIONAL DATE (END) - AUGUST 2027

PHASE II:  
NUMBER OF LOTS - 55  
CONSTRUCTION DATE (START) - AUGUST 2025  
CONSTRUCTION DATE (END) - AUGUST 2027  
OPERATIONAL DATE (START) - AUGUST 2028  
OPERATIONAL DATE (END) - AUGUST 2027

TYPE OF COVENANTS: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR).

ADJOINING PROPERTY ZONING:  
NORTH: O / R-1-7  
SOUTH: R-1-7  
EAST: R-1-7  
WEST: AE-20 (COUNTY)

ADJOINING PROPERTY LAND USE:  
NORTH: P / LDR  
SOUTH: LDR  
EAST: LDR  
WEST: AGRICULTURE (COUNTY)

OUTLOT A & B TO BE DEDICATED TO THE CITY OF KERNAN FOR RIGHT OF WAY PURPOSES.

RAILROADS: CLOSEST RAILROAD APPROXIMATELY 1/2 MILES AWAY.

EXISTING LAND USE: VACANT

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
RESIDENTIAL (4,500 SF MIN. LOT)

WET UTILITIES: PROPOSED SEWER & WATER SOURCES TO BE A PART OF CITY OF KERNAN, PER CITY OF KERNAN STANDARDS. STORM DRAIN SOURCE PER CITY OF KERNAN MASTER PLAN, TO DRAIN TO LIONS PARK.

DRY UTILITIES: TO BE UNDERGROUND.

FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NUMBER 06019C2075H EFFECTIVE 2/18/2009.

ADJOINING PROPERTY ZONING:

NORTH: O / R-1-7

SOUTH: R-1-7

EAST: R-1-7

WEST: AE-20 (COUNTY)

ADJOINING PROPERTY LAND USE:

NORTH: P / LDR

SOUTH: LDR

EAST: LDR

WEST: AGRICULTURE (COUNTY)

ADJOINING PROPERTY LAND USE:

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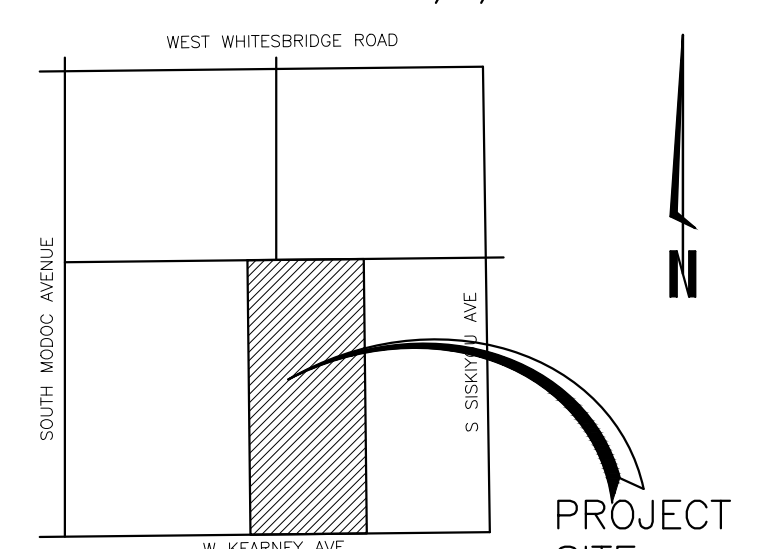
ADJOINING PROPERTY LAND USE:

NORTH: P / LDR

SOUTH: LDR

EAST: LDR

WEST: AGRICULTURE (COUNTY)



VICINITY MAP  
NOT TO SCALE

SUBDIVIDER: JOSEPH CROWN CONSTRUCTION AND DEVELOPMENT, INC.  
3320 E. PINE AVE.  
FRESNO, CA 93727

PREPARED BY: JOSE LEMUS, RCE NO. 80458  
PREPARED: 3/14/2023

CROWN HOMES  
COMING FROM THE GOOD LIFE

LANDDESIGN CONSULTING  
4850 E. YALE AVE. FRESNO, CA 93727  
TEL: (559) 538-3402

PROJECT SITE

SCALE: 1"=60'

SCALE IN FEET

REVISION

REVISION

REVISION

REVISION

REVISION

REVISION



PROPOSED CURB & GUTTER AND SIDEWALK PER CITY OF KERNAN STD.

CONSTRUCT CURB & GUTTER AND SIDEWALK PER CITY OF KERNAN STD.

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CONSTRUCT CURB & GUTTER AND SIDEWALK PER CITY OF KERNAN STD.



**A VESTING MAP**  
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
IN THE CITY OF KERMAN,  
FRESNO COUNTY, CALIFORNIA



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| REVISION    |
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**CROWN  
HOMES**  
COME HOME TO THE GOOD LIFE



**LANDDESIGN**  
CONSULTING  
*"Building a World!"*

4950 E. YALE AVE. FRESNO, CA 93727  
TFL (559) 538-3402

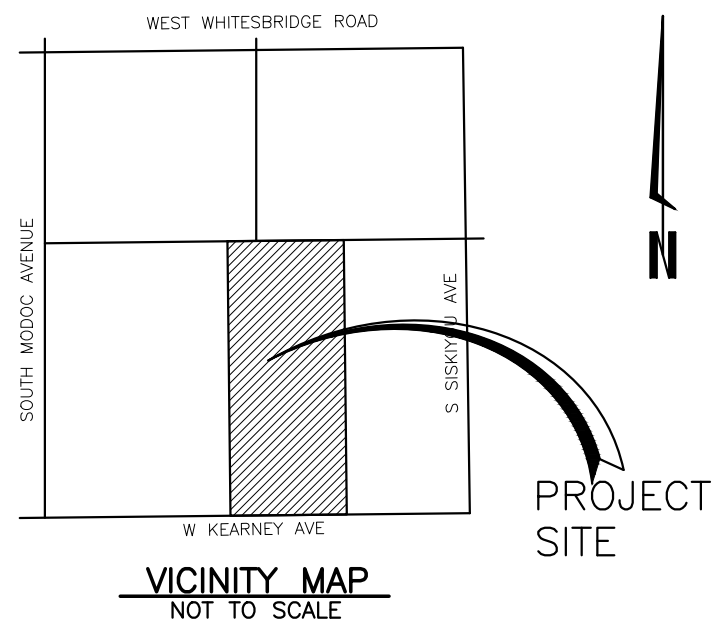
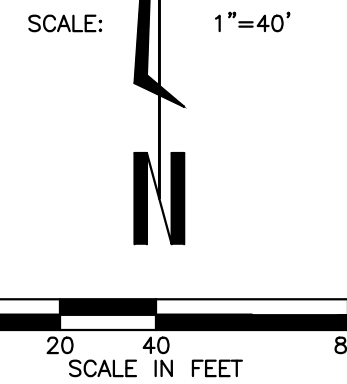
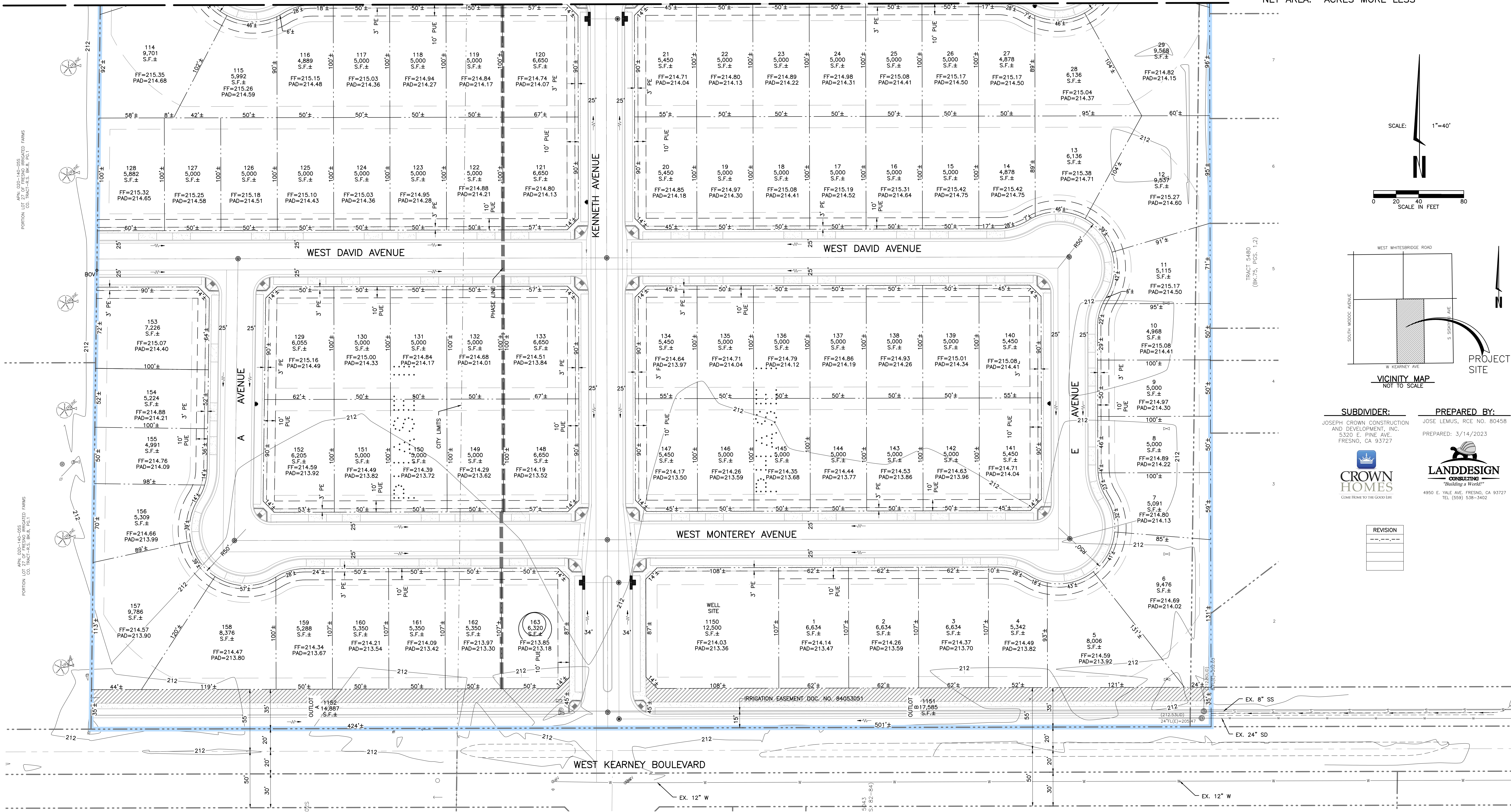


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TRACT 6447

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FRESNO COUNTY, CALIFORNIA

APN: 020-140-22S & 020-140-23S  
GROSS AREA: 29 ACRES MORE LESS  
NET AREA: ACRES MORE LESS

SEE SHEET 2



SUBDIVIDER:  
JOSEPH CROWN CONSTRUCTION  
AND DEVELOPMENT, INC.  
5320 E. PINE AVE.  
FRESNO, CA 93727

PREPARED BY:  
JOSE LEMUS, RCE NO. 80458  
PREPARED: 3/14/2023



| REVISION |
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