

TENTATIVE SUBDIVISION MAP TRACT No. 5560

A VESTING MAP

A PHASED MAP

APN 312-061-18

GROSS AREA = 19.06 AGRES

NET AREA = 19.96 ACRES

TENTATIVE TRACT MAP
ACCEPTED FOR PROCESSING

JUL 2 5 2005

CITY OF FRESNO
PLANNING DEPARTMENT

IMPROVEMENTS TO BE INSTALLED:

- STREETS - CITY OF FRESNO STANDARDS
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CLUB & GUTTER - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - CITY OF FRESNO STANDARDS
- STREET LIGHTS - CITY OF FRESNO STANDARDS
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - SBC
- CABLE TELEVISION - COMCAST

NOTES:

- EXISTING ZONING - RR (COUNTY)
- PROPOSED ZONING - R-1/UGM
- EXISTING USE - VACANT
- THE SUBDIVISION BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ANY WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION SHALL BE REMOVED AS PER COUNTY STANDARDS.
- THE SUBDIVISION DESIGN PROVIDES TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING THE SUBDIVISION DESIGN TO THE EXTENT FEASIBLE.
- THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- THERE SHALL BE A 8' PUBLIC UTILITY EASEMENT ON THE STREET SIDES OF ALL LOTS THAT SIDE ONTO A LOCAL STREET FOR DIRECT ACCESS RIGHTS.
- EXISTING USE - RURAL, RESIDENTIAL AND VACANT
- THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT AND 1' PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
- B.S. = BUILDING SETBACK
- L.E. = INDICATES LANDSCAPE EASEMENT

RECORD OWNERS:

J.F.I. FARMS, INC.,
ROY JARA
3564 N. HAZEL
FRESNO, CA 93722
559.224.4863

SUBDIVIDER:

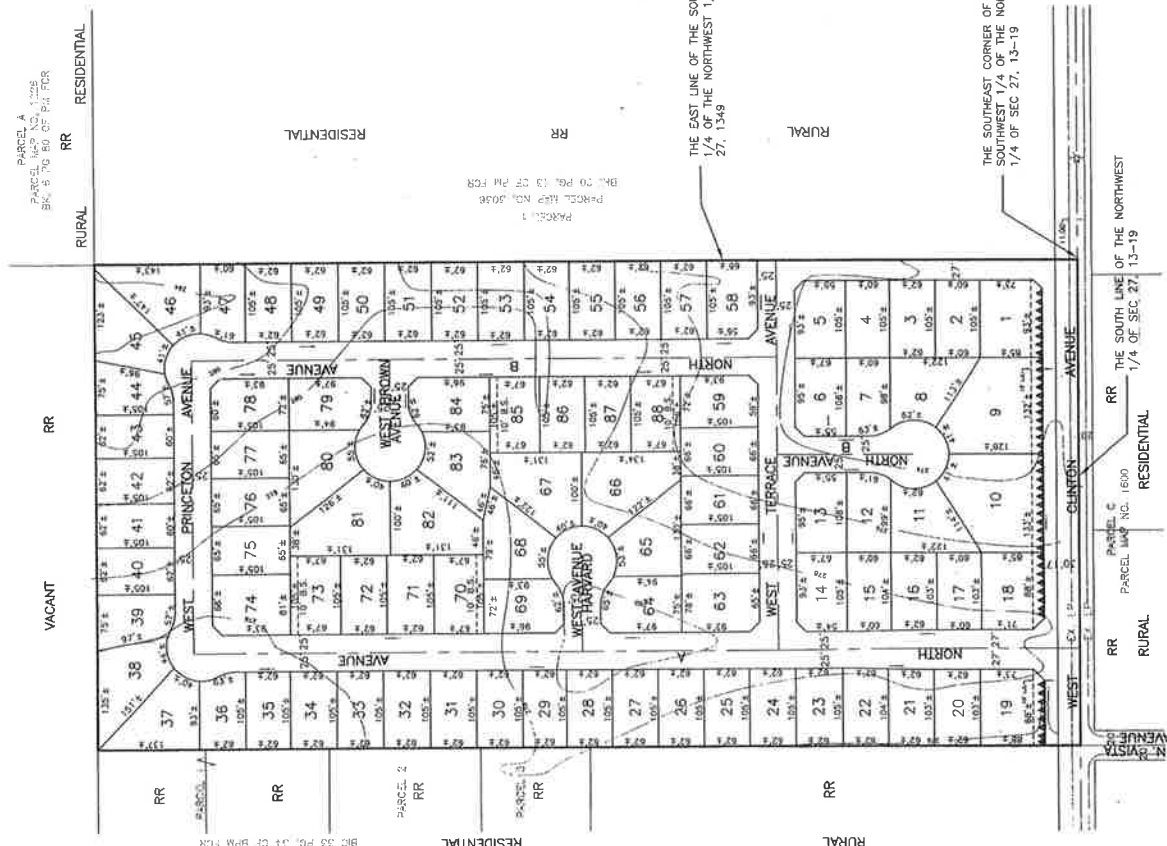
GENERATION HOMES INC.
1288 W. HERNDON AVE., #103
FRESNO, CA 93711
559.447.3000



GARY G. CIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1288 W. HERNDON AVE., #103
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(559) 244-3400 FAX (559) 244-0888

Prepared: 7-15-05

07/15/05



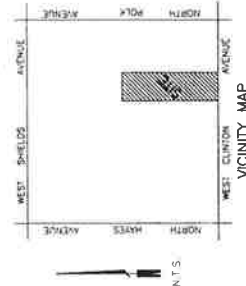
TENTATIVE SUBDIVISION MAP TRACT No. 5881

A VESTING MAP
A PHASED MAP

APN 312-061-15 AND 16
GROSS AREA = 9.98 ACRES
NET AREA = 9.62 ACRES

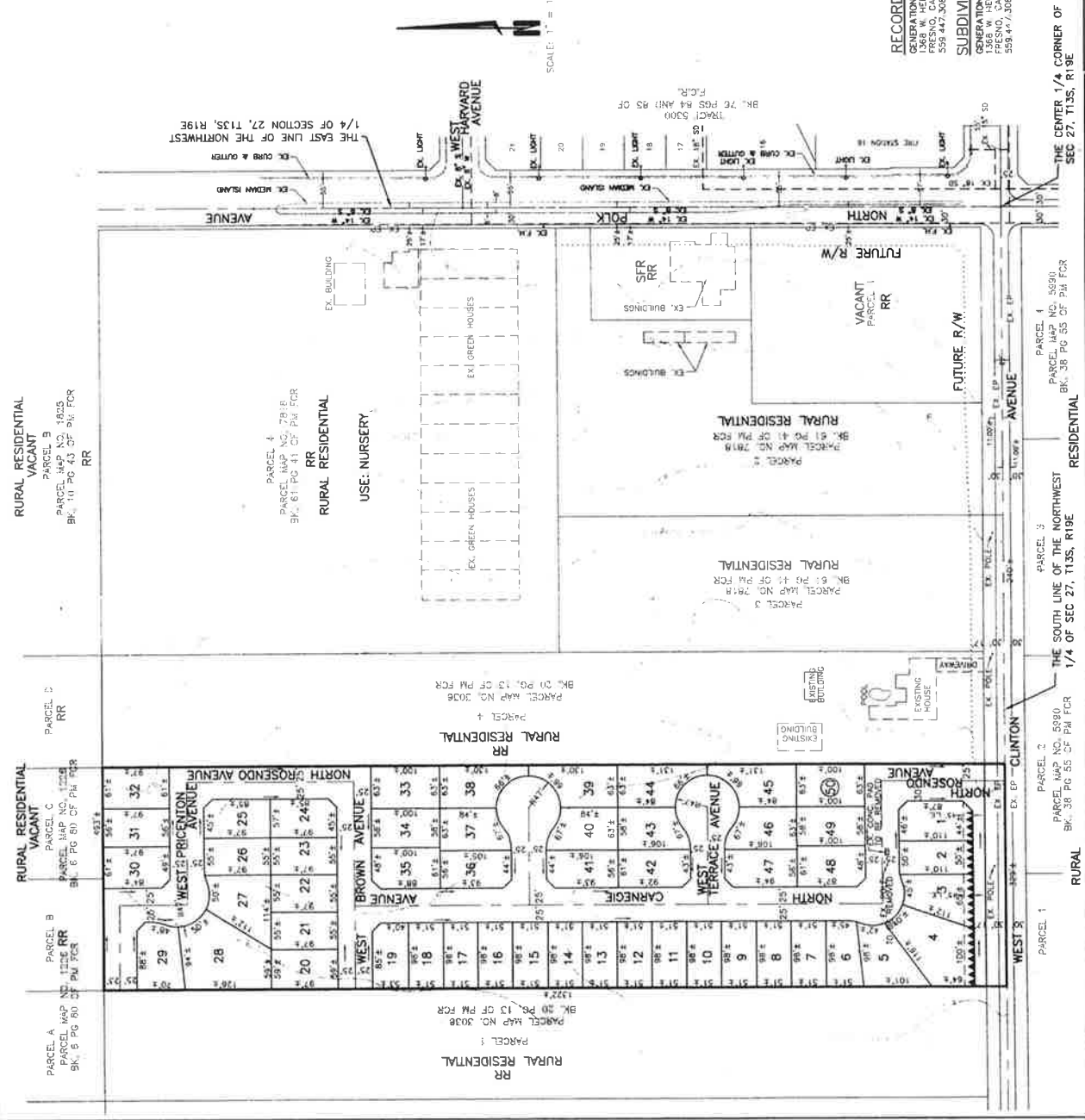
IMPROVEMENTS TO BE INSTALLED:

- STREETS - CITY OF FRESNO STANDARDS
 - SEWER - CITY OF FRESNO STANDARDS
 - WATER - CITY OF FRESNO STANDARDS
 - CURBS - CITY OF FRESNO STANDARDS
 - SIDEWALK - CITY OF FRESNO STANDARDS
 - STREET LIGHTS - CITY OF FRESNO STANDARDS
 - DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 - GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
 - TELEPHONE - SBC
 - CABLE TELEVISION - COMCAST
- NOTES:
- EXISTING ZONING - RR (COUNTY)
 - PROPOSED ZONING - R-1/UGM
 - EXISTING USE WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
 - THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSTERS OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION EXCEPT AS SHOWN
 - THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW
 - THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING LOTS. (78%)
 - THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
 - EXISTING PUBLIC UTILITY EASEMENT ON THE STREET SIDES OF ALL LOTS THAT SIDE ONTO A LOCAL STREET.
 - THERE SHALL BE A 15' LANDSCAPE EASEMENT ALONG THE FRONTAGE OF CLINTON AVENUE.
 - AAAAAA - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 - EXISTING USE - VACANT
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT AND 1' PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
 - LE - INDICATES LANDSCAPE EASEMENT.
 - ALL EXISTING PRIVATE DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION SHALL BE ABANDONED.
 - THERE ARE NO TREES LOCATED WITHIN THE PROPOSED SUBDIVISION.



RECORD OWNERS:
GENERATION INVESTMENT 2 INC.
1368 W. HERNDON AVE., #103
FRESNO, CA 93711
559.447.5060

SUBDIVIDER:
GENERATION HOMES INC.
1368 W. HERNDON AVE., #103
FRESNO, CA 93711
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GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "B" STREET
FRESNO, CA 93721
(559) 264-3680 FAX (559) 264-0686
PREPARED: 09/11/09 SUBMITTED: 02/06/09

Phases: Ideal Tracts

THE CENTER 1/4 CORNER OF
SEC 27, T13S, R19E

THE SOUTH LINE OF THE NORTHWEST
1/4 OF SEC 27, T13S, R19E

RESIDENTIAL

PARCEL 1
PARCEL MAP NO. 5890
BK. 38 PG. 55 OF PM FOR

PARCEL 2
PARCEL MAP NO. 5890
BK. 38 PG. 55 OF PM FOR

PARCEL 3
PARCEL MAP NO. 5890
BK. 38 PG. 55 OF PM FOR

PARCEL 4
PARCEL MAP NO. 5890
BK. 38 PG. 55 OF PM FOR