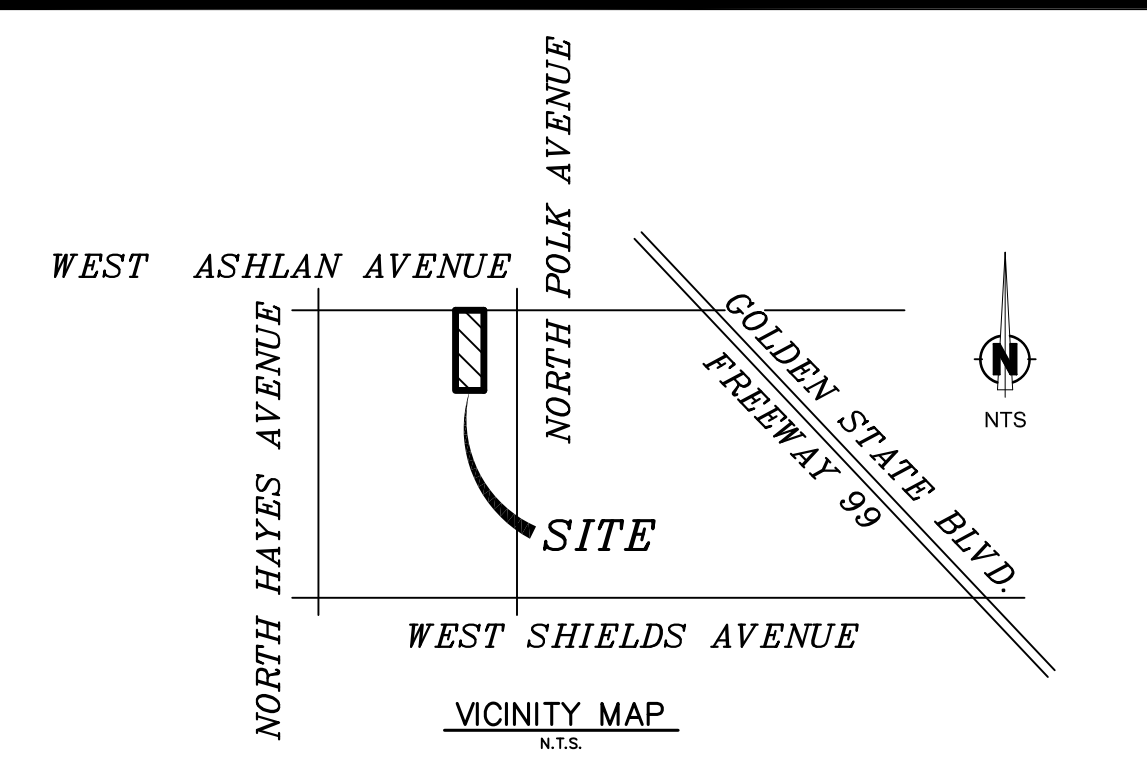


Exhibit J



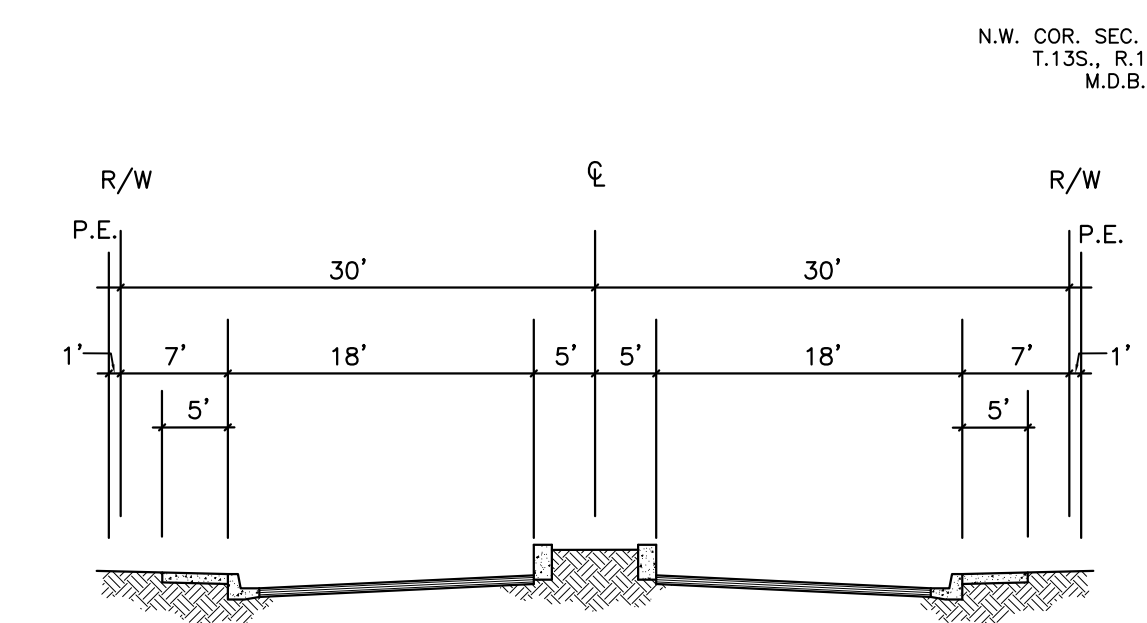
APPL. NO. TTM-5756 EXHIBIT A DATE 05/15/2024  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**

REVISED VESTING  
 TENTATIVE SUBDIVISION MAP  
 OF  
**TRACT NO. 5756**  
 IN THE CITY OF FRESNO  
 FRESNO COUNTY, CALIFORNIA

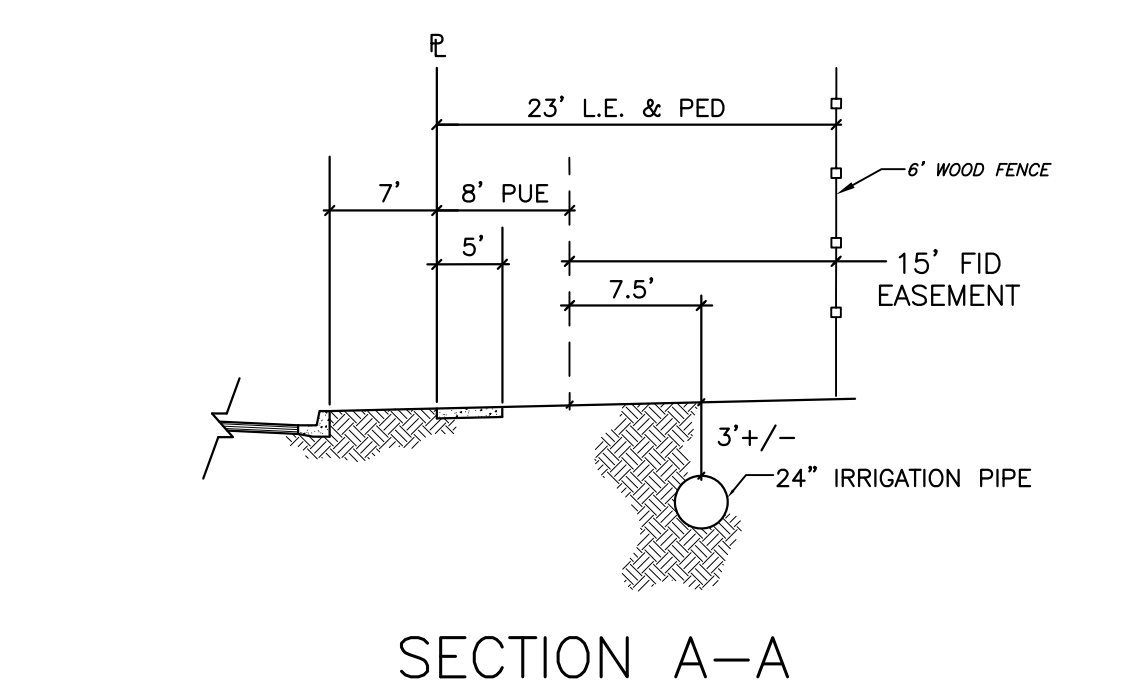
LEGAL DESCRIPTION:  
 APN: 311-221-06  
 THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
 APN: 311-221-07  
 THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B. & M., IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER THE UNITED STATES GOVERNMENT SURVEY.

- NOTES:
- THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
  - THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
  - THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
  - ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
  - THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT. 38% OF THE LOTS ARE ORIENTED NORTH TO SOUTH.
  - ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN. (UNLESS OTHERWISE NOTED)
  - THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
  - ALL PROPOSED 50' PUBLIC STREETS ARE TO BE CONSTRUCTED PER CITY OF FRESNO PUBLIC WORKS STD. P-56A.

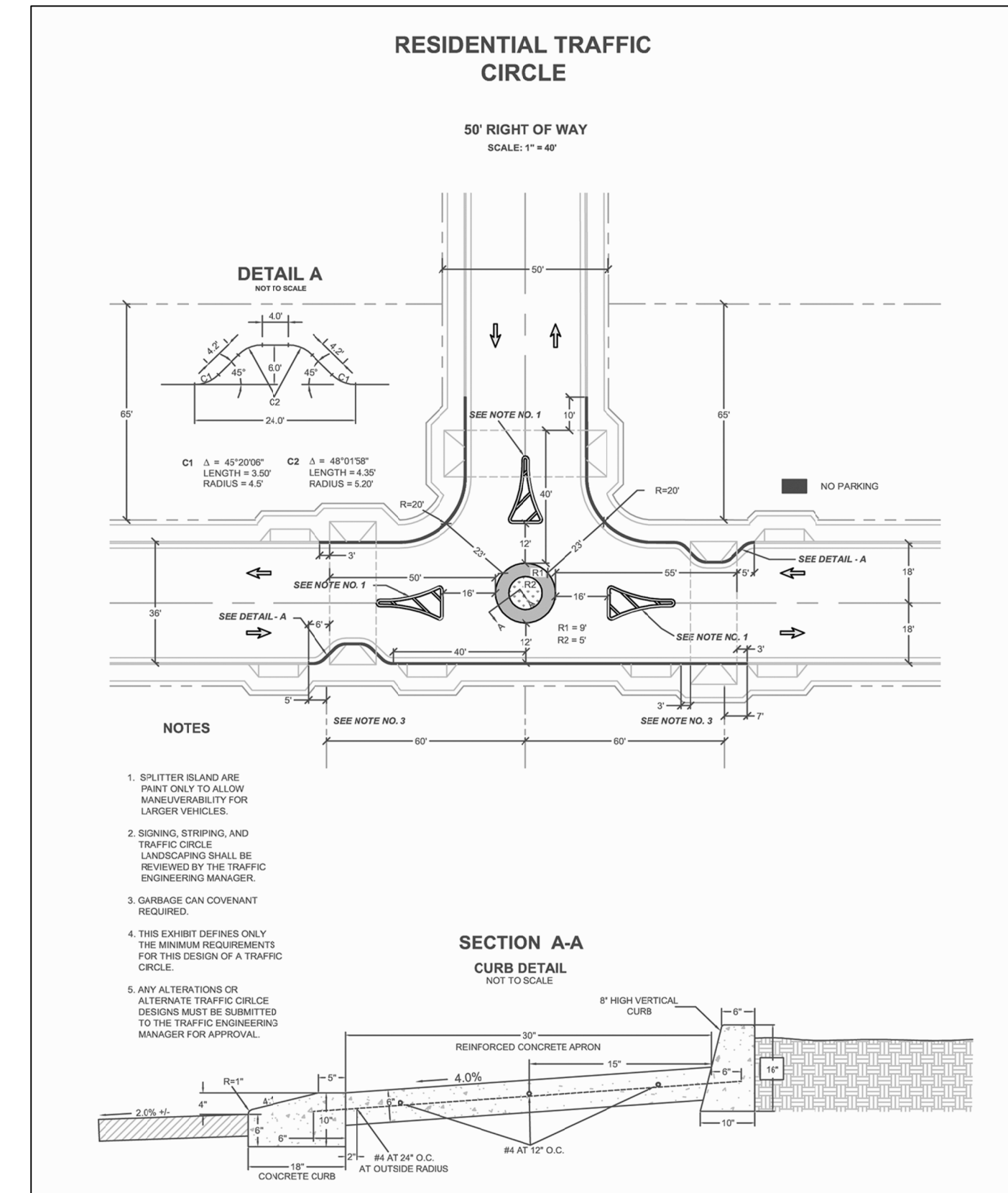
<b>OPEN SPACE</b> AREA: 0.39 ACRES 2.0% OF NET AREA	<b>EXISTING BUILDINGS</b> 1 SHED TO BE REMOVED
<b>EXISTING USE</b> AGRICULTURAL	<b>EXISTING TREES</b> 11 TREES TOTAL TO BE REMOVED AS NEEDED
<b>GENERAL PLAN LAND USE</b> MEDIUM DENSITY RESIDENTIAL	<b>ASSESSOR'S PARCEL NUMBER</b> 311-221-06 & 311-221-07
<b>PROPOSED USE</b> SINGLE FAMILY RESIDENTIAL SUBDIVISION	<b>SITE AREA</b> 19.55 AC. (GROSS) 15.21 AC. (NET)
<b>EXISTING ZONING</b> AE-5/UGM & R-R (COUNTY)	<b>NUMBER OF LOTS</b> 101
<b>PROPOSED ZONING</b> R-1/UGM	<b>DENSITY</b> 5.30 UNITS PER ACRE
<b>SOURCE OF WATER</b> CITY OF FRESNO	<b>OUTLOT SCHEDULE</b> OUTLOT A IS FOR PUBLIC OPEN SPACE PURPOSES
<b>SOURCE OF SEWAGE DISPOSAL</b> CITY OF FRESNO	<b>RECORD OWNERS</b> S&B ENTERPRISES 7555 N. DEL MAR AVE STE. 102 FRESNO, CA 93711 (559)435-5100
<b>SOURCE OF WASTE DISPOSAL</b> CITY OF FRESNO	<b>SITE ADDRESS</b> 5555 W. ASHLAN AVE FRESNO, CA 93722 5613 W. ASHLAN AVE FRESNO, CA 93722
<b>SOURCE OF ELECTRICITY</b> PG&E	<b>SOURCE OF CABLE T.V.</b> AT&T
<b>SOURCE OF GAS</b> PG&E	<b>SOURCE OF TELEPHONE</b> PACIFIC BELL
<b>SOURCE OF INFORMATION</b> RECORD INFORMATION	



ENTRANCE CROSS SECTION  
 N.T.S.

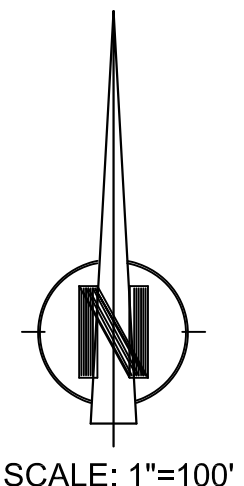
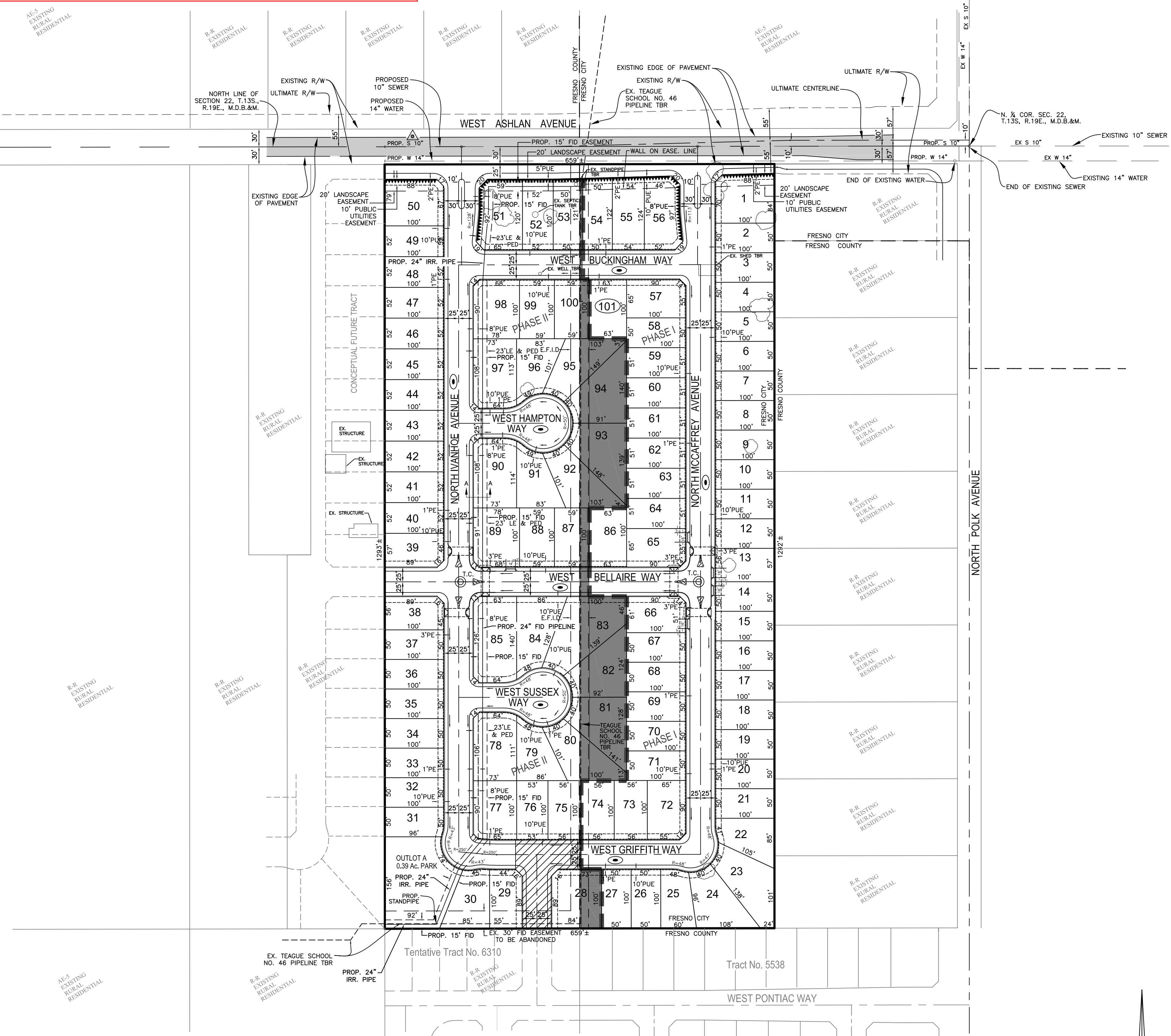


SECTION A-A  
 N.T.S.



TRAFFIC CIRCLE

REF. & REV CITY OF FRESNO  
 EXHIBIT "E"  
 FEB. 5, 2007



**REVISED**

**TENTATIVE SUBDIVISION MAP**

SUBDIVIDER  
**ROZ GROUP**  
 488 W. FALLBROOK AVE., #110  
 FRESNO, CA 93711  
 559-447-3400

<b>REVISIONS</b>	<b>SHEET NO.</b>
	1
	OF
	1

DATE: 8-19-22    SCALE: 1"=100'    DRAWN BY: SDH