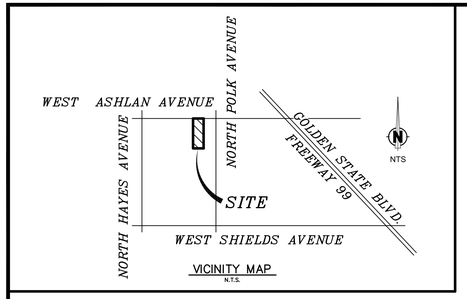
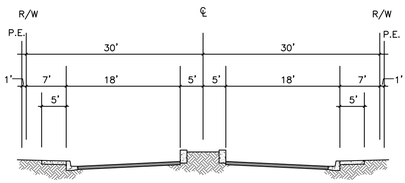
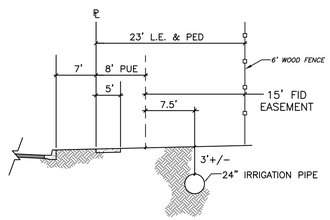
Exhibit J



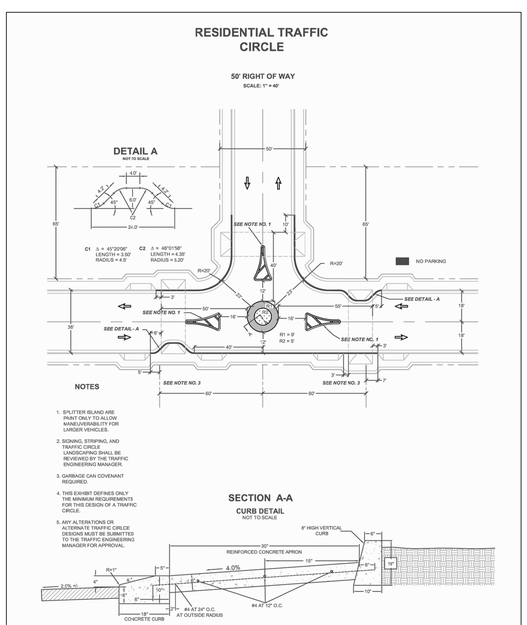
VICINITY MAP
N.T.S.



ENTRANCE CROSS SECTION
N.T.S.

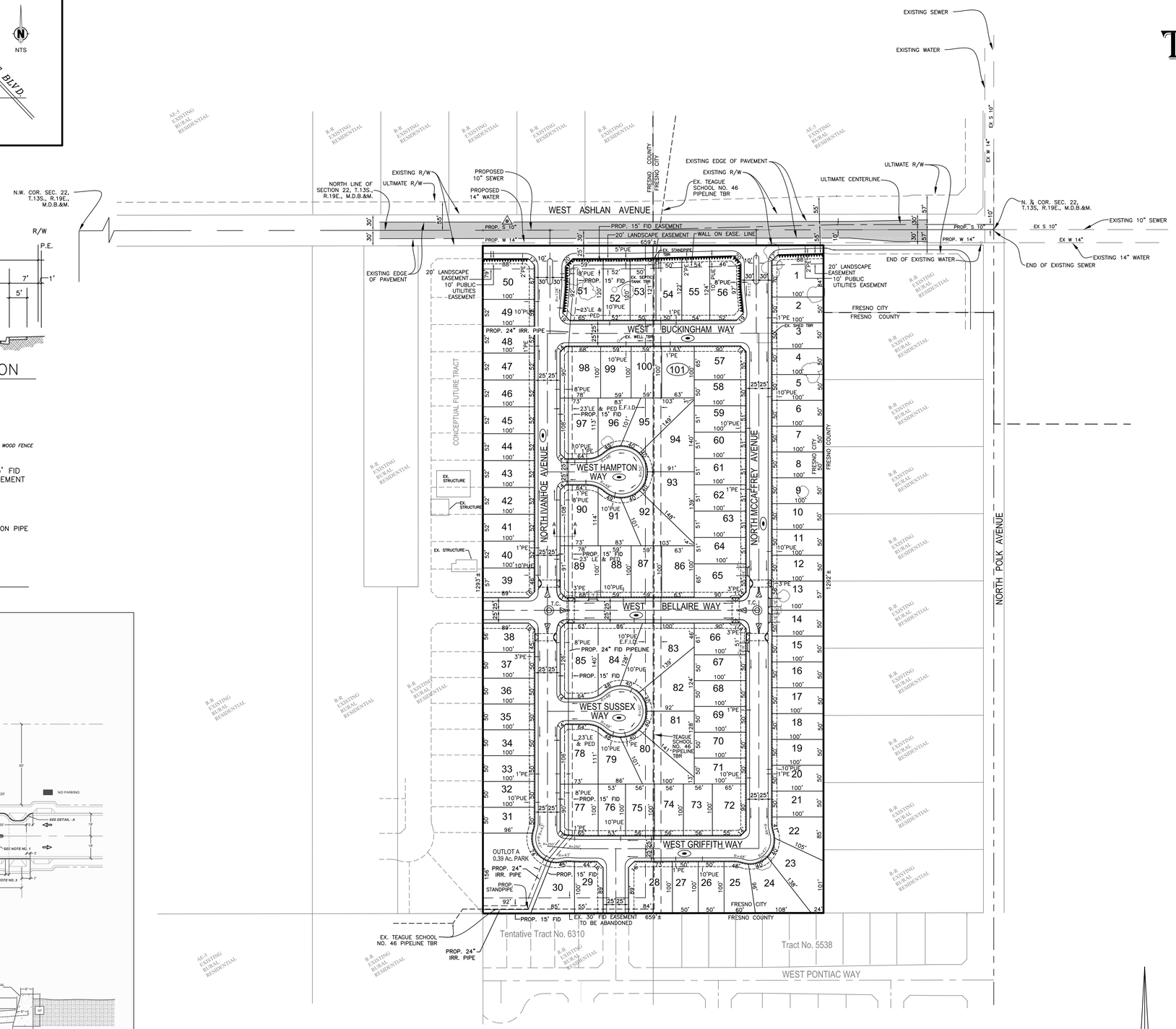


SECTION A–A
N.T.S.



TRAFFIC CIRCLE

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



SCALE: 1"=100'

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 ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.

APN: 311–221–07

THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ 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:

1. 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).
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. 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).
4. 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.
5. 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.
6. 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)
7. 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.

OPEN SPACE
AREA: 0.39 ACRES
2.0% OF NET AREA

EXISTING USE
AGRICULTURAL

GENERAL PLAN LAND USE
MEDIUM DENSITY RESIDENTIAL

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

EXISTING ZONING
AE–5/UGM & R–R (COUNTY)

PROPOSED ZONING
R–1/UGM

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF WASTE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
AT&T

SOURCE OF TELEPHONE
PACIFIC BELL

SOURCE OF DATA
RECORD INFORMATION

EXISTING BUILDINGS
1 SHED TO BE REMOVED

EXISTING TREES
11 TREES TOTAL TO BE REMOVED AS NEEDED

ASSESSOR'S PARCEL NUMBER
311–221–06 & 311–221–07

SITE AREA
19.55 AC. (GROSS)
19.21 AC. (NET)

NUMBER OF LOTS
101

DENSITY
5.30 UNITS PER ACRE

OUTLOT SCHEDULE
OUTLOT A IS FOR PUBLIC OPEN SPACE PURPOSES

RECORD OWNERS
S&B ENTERPRISES
7555 N. DEL MAR AVE STE 102
FRESNO, CA 93711
(559)435–5100

S & R PROPERTIES
7545 N. DEL MAR AVE STE 206 FRESNO, CA 93711
(559)435–5100

SITE ADDRESS
5555 W ASHLAN AVE
FRESNO, CA 93722

5613 W ASHLAN AVE
FRESNO, CA 93722

LEGEND:

PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
——	INDICATES DIRECTION OF DRAINAGE FLOW
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATON FOR PUBLIC USE.
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
FID	IRRIGATION EASEMENT NOW OFFERED FOR DEDICATON FOR FRESNO IRRIGATION DISTRICT USE.
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
	PROPOSED RELINQUISHMENT OF DIRECT VEHICULAR AND PEDESTRIAN ACCESS RIGHTS.
E.F.I.D.	EXISTING FRESNO IRRIGATION DISTRICT EASEMENT TO BE ABANDONED.
T.C.	TRAFFIC CIRCLE PER CITY STANDARD
TBR	TO BE REMOVED
	EX. TREE TO BE REMOVED AS NEEDED

REVISED

TENTATIVE SUBDIVISION MAP

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

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail lorrens@harbour-engineering.com

REVISIONS

SHEET NO. 1 OF 1

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

W.O. #05–060

D–554