

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
- LANDSCAPE ARCHITECTURE - 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:

REI FARMS, INC.,
ROY JARA
3564 N. HAZEL
FRESNO, CA 93722
559.224.4863

SUBDIVIDER:

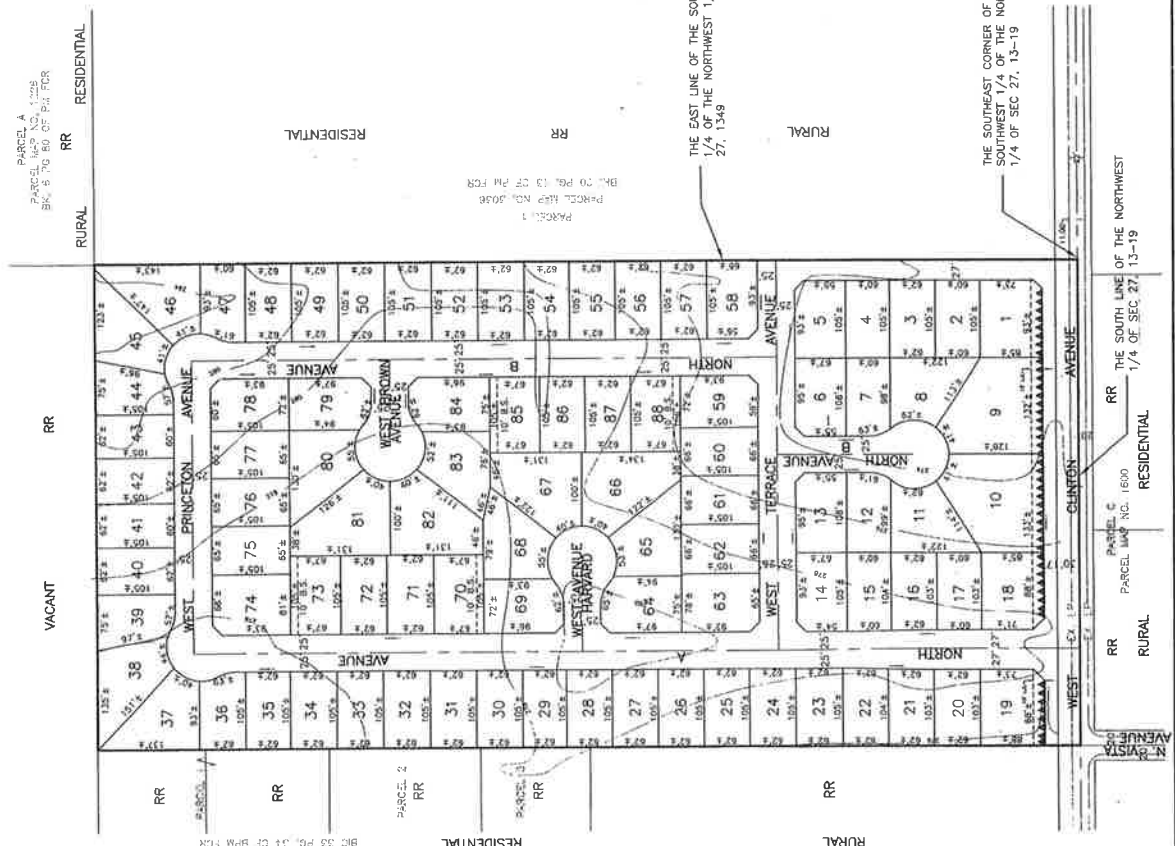
GENERATION HOMES INC.
1388 W. HERNDON AVE., #103
FRESNO, CA 93711
559.447.3000



GARY G. CIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1388 W. HERNDON AVE., #103
FRESNO, CA 93711
(559) 244-3400 FAX (559) 244-0888

Prepared: 7-15-05

07/15/05



SCALE: 1" = 100'

THE EAST LINE OF THE SOUTHWEST
1/4 OF THE NORTHWEST 1/4 OF SEC.
27, 1349

THE SOUTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE NORTHWEST
1/4 OF SEC 27, 13-19

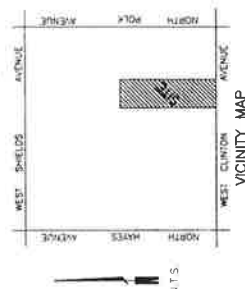
TENTATIVE SUBDIVISION MAP TRACT No. 5881

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:

1. STREETS - CITY OF FRESNO STANDARDS
 2. SEWER - CITY OF FRESNO STANDARDS
 3. WATER - CITY OF FRESNO STANDARDS
 4. SIDEWALK - CITY OF FRESNO STANDARDS
 5. STREET LIGHTS - CITY OF FRESNO STANDARDS
 6. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
 7. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
 8. TELEPHONE - SBC
 9. CABLE TELEVISION - COMCAST
- NOTES:
1. EXISTING ZONING - RR (COUNTY)
 2. PROPOSED ZONING - R-1/UGM
 3. EXISTING USE WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES
 4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION EXCEPT AS SHOWN
 5. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW
 6. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING LOTS. (78%)
 7. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
 8. PUBLIC UTILITY EASEMENT ON THE STREET SIDES OF ALL LOTS THAT SIDE ONTO A LOCAL STREET.
 9. THERE SHALL BE A 15' LANDSCAPE EASEMENT ALONG THE FRONTAGE OF CLINTON AVENUE.
 10. AAAAAA - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 11. EXISTING USE - VACANT
 12. THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT AND 1' PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
 13. LE - INDICATES LANDSCAPE EASEMENT.
 14. THERE ARE NO TREES LOCATED WITHIN THE PROPOSED SUBDIVISION.
 15. THERE ARE NO TREES LOCATED WITHIN THE PROPOSED SUBDIVISION.
 16. 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
559.447.5060

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "B" STREET
FRESNO, CA 93721
(559) 264-3680 FAX (559) 264-0686
PREPARED: 09/11/09

Phases: Ideal Tracts

