

REVISED 3/27/07
 VESTING TENTATIVE SUBDIVISION MAP
TRACT NO. 5501
 IN THE CITY OF FRESNO
 FRESNO COUNTY, CALIFORNIA
 CONSISTING OF ONE SHEET

INGELS - BRAUN & ASSOCIATES
 CIVIL ENGINEERING AND LAND SURVEYING

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TENTATIVE SUBDIVISION MAP

prepared for
JLS LAND COMPANY
 111 FIFTH STREET, SUITE 100
 FRESNO, CALIFORNIA 93702
 (559) 545-9939

drawn by
ROMEO
 date
 7/04/04
 revised
 03/05/05 - VM
 3/28/07 - MT
 job no.
 04-055

NOTES:

- EXISTING ZONING: AE-20 (COUNTY)
- PROPOSED ZONING: R-1/JOSH
- SITE AREA: 37.42 ACRES, GROSS / 35.21 ACRES, NET
- ASSESSOR'S NO.: 310-210-26, 27
- EXISTING USE: RESIDENTIAL/AGRICULTURE & COMMERCIAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- SOURCE OF WATER: CITY OF FRESNO
- SOURCE OF SEWAGE DISPOSAL: CITY OF FRESNO
- UNDERGROUND GAS AND ELECTRICITY: P.G.&E.
- UNDERGROUND TELEPHONE: SBC/PACIFIC BELL
- CABLE TELEVISION: COMCAST
- THE SUBJECT PROPERTY IS IN FLOOD ZONES "X" PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 06791 C15507, DATED JULY 19, 2001.
- THIS SUBDIVISION HAS BEEN DESIGNED WITH EXT. OF THE LOTS ORIENTED IN A NORTH TO SOUTH DIRECTION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
- PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS AND SIDEWALKS, STREET LIGHTS AND STREET FURNITURE TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
- ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ALL EXISTING STRUCTURES, WELLS, SEPTIC TANKS, FENCES, POLES, ETC. ON THIS PROPERTY WILL BE REMOVED, EXCEPT AS NOTED.
- THERE ARE NO EXISTING DITCHES OR CANALS WITHIN THE LIMITS OF THIS SUBDIVISION.
- ALL EXISTING OVERHEAD DISTRIBUTION UTILITIES TO BE CONVERTED TO UNDERGROUND AT THE DEVELOPER'S EXPENSE. EXISTING TRANSMISSION LINES TO REMAIN.
- PUBLIC UTILITY EASEMENTS TO BE DEDICATED WITH THE FINAL TRACT MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY PARK DIVISION.
- ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
- TOTAL NUMBER OF LOTS: 79 LOTS AT 2.18 LOTS PER ACRE MAXIMUM
- ALL EXISTING TREES ON SITE SHALL BE REMOVED.
- ADAA DENOTES WAYS OF DIRECT ACCESS
- ADAAA DENOTES CURVED TEMPORARY ACCESS UNTIL FUTURE DEVELOPMENT

UTILITY INFORMATION

SEWER AND WATER
 CITY OF FRESNO
 2000 FRESNO STREET
 FRESNO, CALIFORNIA 93721
 PHONE: (559) 458-1401

GAS AND ELECTRICITY:
 PACIFIC GAS AND ELECTRIC COMPANY
 650 O STREET, 3RD FLOOR
 FRESNO, CALIFORNIA 93720-0001
 PHONE: (559) 454-5779

TELEPHONE:
 SBC CALIFORNIA
 2555 EAST CLAY AVENUE, ROOM E-100-02
 FRESNO, CALIFORNIA 93722
 PHONE: (559) 454-5779

CABLE TELEVISION:
 COMCAST
 2441 NORTH GROVE INDUSTRIAL DRIVE
 FRESNO, CALIFORNIA 93725
 PHONE: (559) 458-5252

STORM DRAIN:
 CALF.S.
 5405 E. OLIVE AVENUE
 FRESNO, CALIFORNIA 93725
 PHONE: (559) 458-5252

RECEIVED
 APR 3 - 2007
 DEVELOPMENT DEPARTMENT
 CITY OF FRESNO

RECORD OWNERS:

808 S. DEWINE DALEY
 26781 TONKAP RD.
 TOLLHOUSE, CALIFORNIA 93667
 PHONE: (559) 458-7552

SUBDIVIDER:

JLS LAND COMPANY
 111 FIFTH STREET, SUITE 100
 FRESNO, CALIFORNIA 93702
 PHONE: (559) 545-9939

ENGINEER:

INGELS - BRAUN & ASSOCIATES
 875 N. ASHLAN AVENUE, # 102
 CLAVE, CALIFORNIA 93612
 PHONE: (559) 291-5127

LEGAL DESCRIPTION:

PARTS 2 & 3 OF PARCEL MAP NO. 4436, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 29 PAGE 2 OF PARCEL MAPS, FRESNO COUNTY RECORDS.

LEGEND:

- FIRE HYDRANT
- SEWER POLE
- ELECTRICAL POLE
- AREA LOT
- BACK FLOW PREVENTOR
- CONCRETE CURB
- DRAIN TUBES
- ELECTRIC LINE UNDERGROUND OR EAST DIRECTION
- SIZE OF PARCEMENT
- ELECTRICAL BOX
- FENCE - CHAIN LINKED
- FENCE - WOOD
- FENCE - WIRE
- FENCE - MESH/POST AND RAIL
- CITY WIRE
- BRIDGION OVERPASS
- BRIDGION VERT. P.C.
- BRIDGION CURVE
- JOINT POLE
- SOUTH DIRECTION
- NORTHEAST DIRECTION
- NORTHWEST DIRECTION
- POWER POLE
- SEWER MANHOLE UNDERGROUND OR WEST DIRECTION
- SOUTHWEST DIRECTION
- SEWER MANHOLE
- SEWER POLE
- SOUTHWEST DIRECTION
- FENCE - WIRE
- TELEPHONE POLE
- TELEPHONE POLE
- GAS LINE UNDERGROUND
- WATER LINE AERIAL UNDERGROUND OR WEST DIRECTION
- WALL MONUMENT
- WELLS
- WATER VALVE

