

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:

1. STREETS - CITY OF FRESNO STANDARDS
2. SIDEWALKS - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - CITY OF FRESNO STANDARDS
7. FLOOD CONTROL - CITY OF FRESNO STANDARDS
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - SBC
10. CABLE TELEVISION - COMCAST

NOTES:

1. EXISTING ZONING - RR (COUNTY)
2. PROPOSED ZONING - R-1/UGM
3. EXISTING USE - VACANT
4. THE SUBDIVISION MAP SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
5. ANY WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION SHALL BE REMOVED AS PER COUNTY STANDARDS.
6. THE SUBDIVISION MAP SHALL BE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
7. THE SUBDIVISION DESIGN PROVIDES TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING SOUTH-ORIENTED WINDOW USE.
8. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
9. 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.
10. EXISTING USE - RURAL, RESIDENTIAL AND VACANT
11. THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT AND 1' PEDESTRIAN EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
12. B.S. = BUILDING SETBACK
13. 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.
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Prepared: 7-15-05

07/15/05

RR RESIDENTIAL

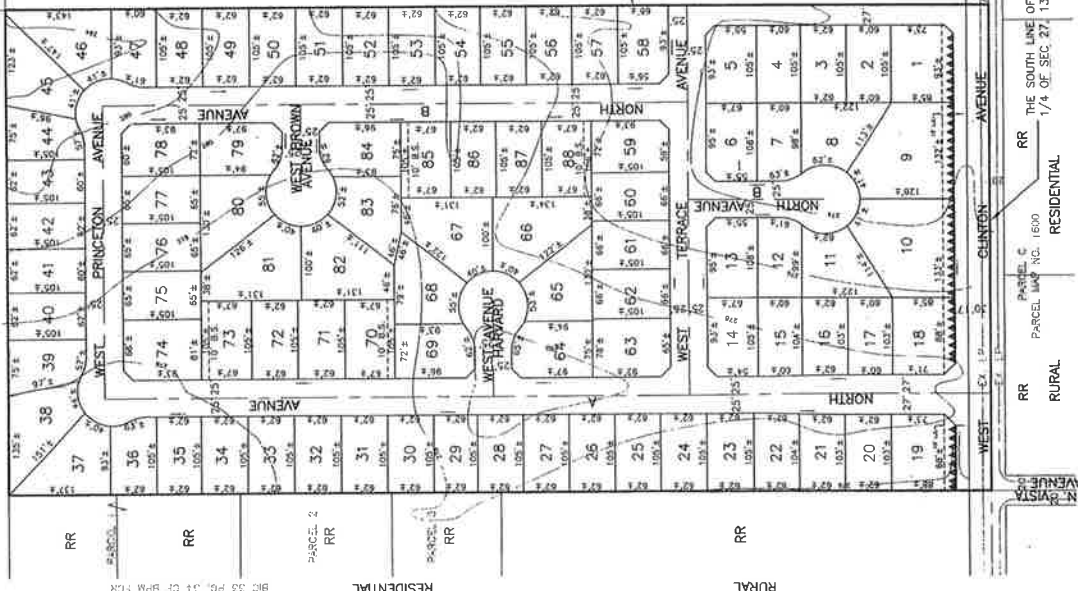
RURAL

PARCEL 1629 NO. 1228

BK. 570 80 OF PM FOR

RR

VACANT



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

RR THE SOUTH LINE OF THE NORTHWEST
1/4 OF SEC 27 13-19

RR PARCEL 1600

RR

RURAL

RR

RURAL

PARCEL MAP NO. 1028
BK. 570 80 OF PM FOR

RR

RURAL

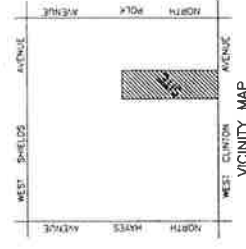
TENTATIVE SUBDIVISION MAP TRACT No. 5881

A VESTING MAP
A PHASED MAP

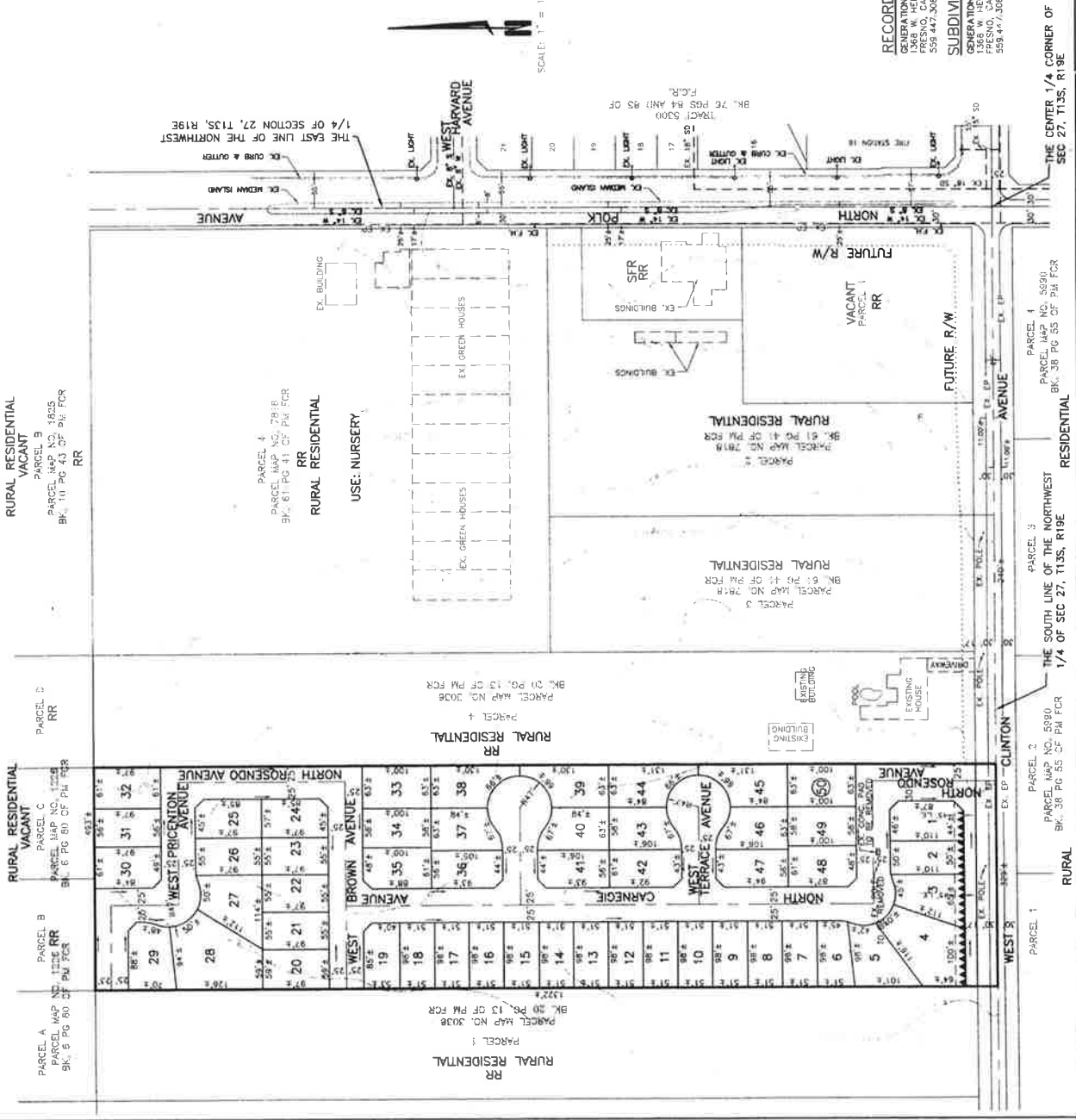
APN 312-061-15 AND 16
GROSS AREA = 9.98 ACRES
NET AREA = 9.62 ACRES

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.



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PREPARED: 09/11/09 SUBMITTED: 02/06/09



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

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

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

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

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