

# TENTATIVE SUBDIVISION MAP TRACT No. 5560

A VESTING MAP  
A PHASED MAP

TENTATIVE TRACT MAP  
ACCEPTED FOR PROCESSING  
JUL 25 2005  
CITY OF FRESNO  
PLANNING DEPARTMENT

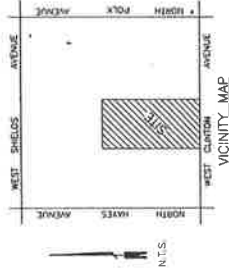
APN 312-061-18  
GROSS AREA = 19.06 AGRES  
NET AREA = 19.96 ACRES

### IMPROVEMENTS TO BE INSTALLED:

- STREETS - CITY OF FRESNO STANDARDS
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CURB & 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

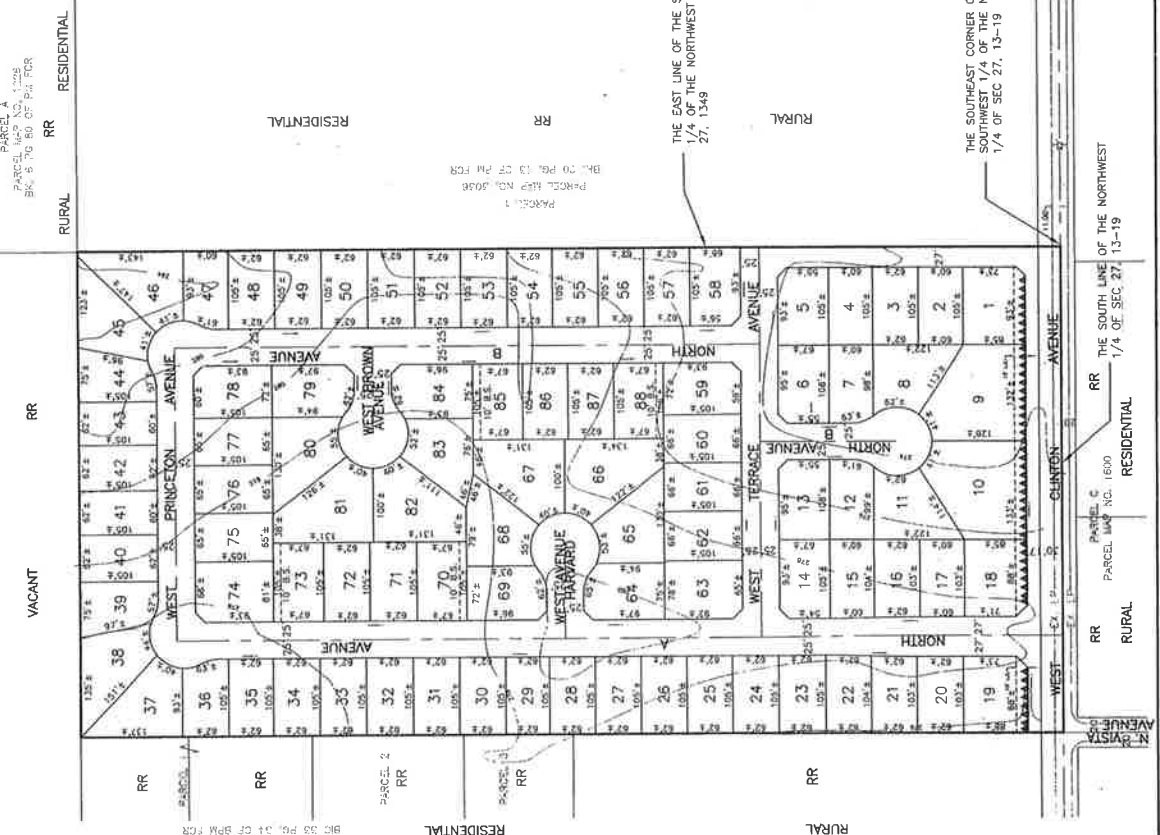
### NOTES:

- EXISTING ZONING - RR (COUNTY)
- PROPOSED ZONING - R-1/UGM
- EXISTING USE - VACANT
- THE BOUNDARIES OF THIS SUBDIVISION SHALL BE DEFINED BY THE DEDICATION FOR PUBLIC STREET PURPOSES.
- ANY WELLS, CESSPOOLS, SEWER, CALVERTS, DUMPSTERS OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION SHALL BE REMOVED AS PER COUNTY STANDARDS.
- NO STRUCTURES SHALL BE BUILT 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 SOUTH EXPOSURE.
- THERE IS LESS THAN A 6' DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- THERE SHALL BE A 3' PUBLIC UTILITY EASEMENT ON THE STREET SIDES OF ALL LOTS THAT SIDE ONTO A LOCAL STREET FOR ACCESS RIGHTS.
- NO LOTS SHALL BE BUILT ON VACANT LAND.
- 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.



GARY G. CIANNETTA  
CIVIL ENGINEERING & LAND SURVEYING  
1388 W. HERNON AVE., #103  
FRESNO, CA 93711  
(559) 244-3400 FAX (559) 244-0881

PLANSHEET - 7-15-05 07/15/05



RECORD OWNERS:  
EJI FARMS, INC.  
ROY JARA  
3564 N. HAZEL  
FRESNO, CA 93722  
559.224.4953

SUBDIVIDER:  
GENERATION HOMES INC.  
1388 W. HERNON AVE., #103  
FRESNO, CA 93711  
559.447.3000

SCALE: 1" = 100'



PARCEL A  
PARCEL MAP NO. 1228  
BK. 576 80 87 P.M. FOR

RR RURAL RESIDENTIAL

RR RURAL RESIDENTIAL

RR RURAL RESIDENTIAL

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

RR RURAL

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

RR RURAL RESIDENTIAL

RR RURAL RESIDENTIAL

PARCEL MAP NO. 4818  
BK. 33 89 31 OF P.M. FOR

RR RURAL RESIDENTIAL

RR RURAL

# TENTATIVE SUBDIVISION MAP TRACT No. 5881

A VESTING MAP  
A PHASED MAP

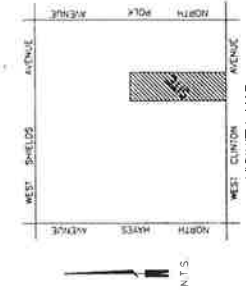
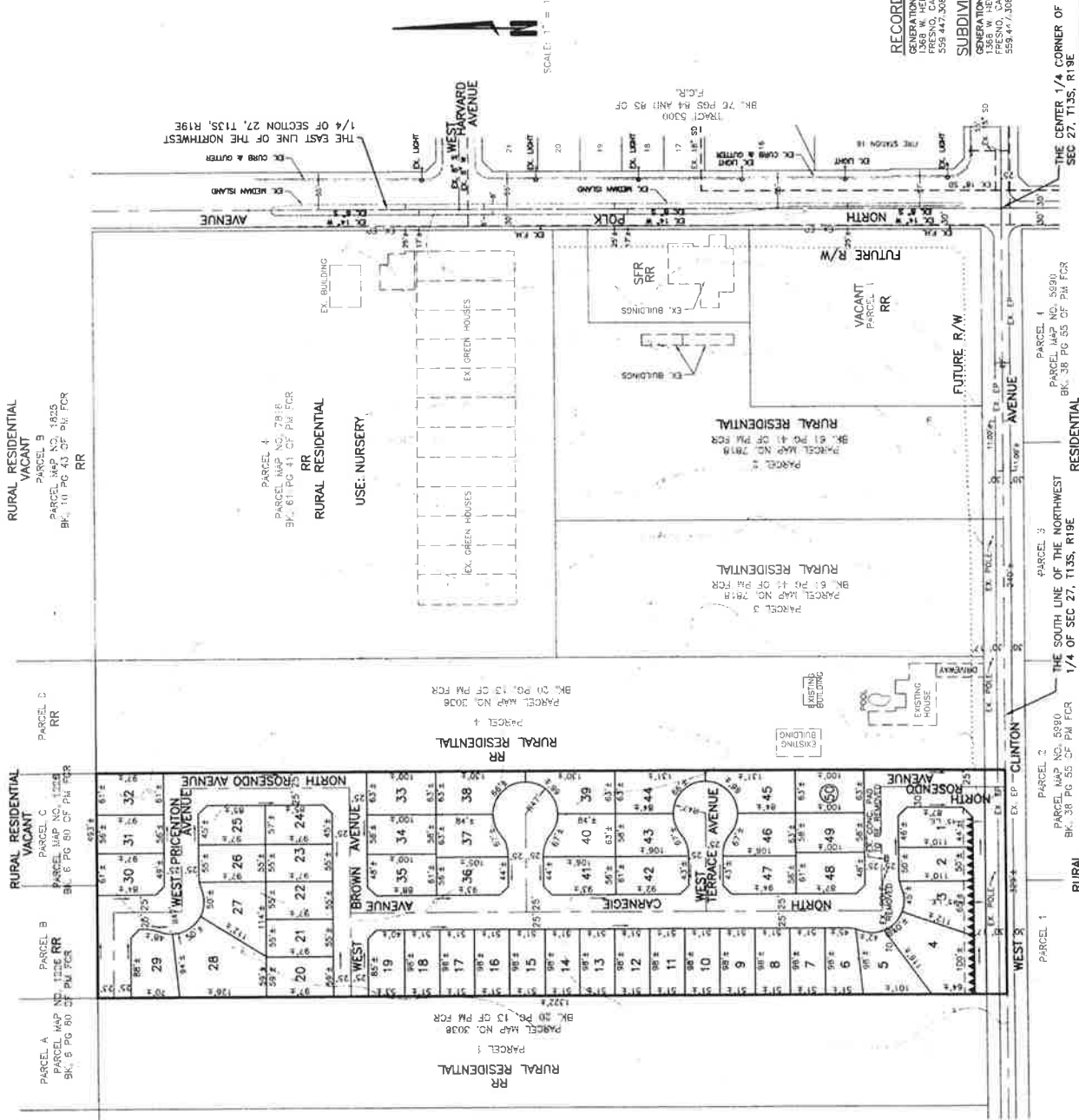
APN 312-061-15 AND 16  
GROSS AREA = 9.98 ACRES  
NET AREA = 9.62 ACRES

### IMPROVEMENTS TO BE INSTALLED:

- STREETS - CITY OF FRESNO STANDARDS
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- GAS - 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. 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.
- AAAAAAA - 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.
- LC - INDICATES LANDSCAPE EASEMENT.
- INDICATES PRIVATE OR PRIVATE DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
- THERE ARE NO TREES LOCATED WITHIN THE PROPOSED SUBDIVISION.



**RECORD OWNERS:**  
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CIVIL ENGINEERING & LAND SURVEYING  
1119 "B" Street  
FRESNO, CA 93721  
(559) 264-3680 FAX (559) 264-0888  
PROFESSOR 06/11/07 SURVEYING 002/06/08

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

RR

RURAL RESIDENTIAL

RURAL RESIDENTIAL

RURAL