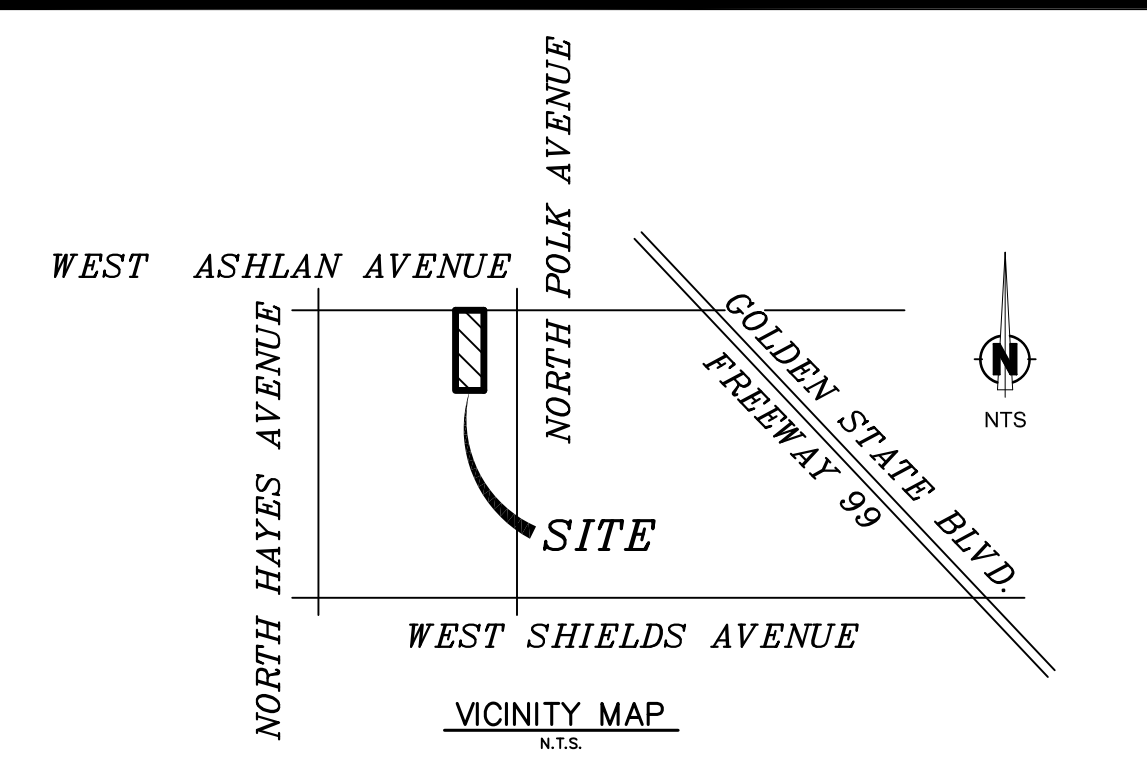


Exhibit J



APPL. NO. TTM-5756 EXHIBIT A DATE 05/15/2024  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**

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 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN.  
 APN: 311-221-07  
 THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 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:
- 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).
  - THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
  - 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).
  - 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.
  - 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.
  - 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)
  - 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.
  - ALL PROPOSED 50' PUBLIC STREETS ARE TO BE CONSTRUCTED PER CITY OF FRESNO PUBLIC WORKS STD. P-56A.

OPEN SPACE  
 AREA: 0.39 ACRES  
 2.0% OF NET AREA

EXISTING BUILDINGS  
 1 SHED TO BE REMOVED

EXISTING USE  
 AGRICULTURAL

EXISTING TREES  
 11 TREES TOTAL TO BE REMOVED AS NEEDED

GENERAL PLAN LAND USE  
 MEDIUM DENSITY RESIDENTIAL

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

PROPOSED USE  
 SINGLE FAMILY RESIDENTIAL SUBDIVISION

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

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

NUMBER OF LOTS  
 101

PROPOSED ZONING  
 R-1/UGM

DENSITY  
 5.30 UNITS PER ACRE

SOURCE OF WATER  
 CITY OF FRESNO

OUTLOT A IS FOR PUBLIC OPEN SPACE PURPOSES

SOURCE OF SEWAGE DISPOSAL  
 CITY OF FRESNO

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

SOURCE OF WASTE DISPOSAL  
 CITY OF FRESNO

SOURCE OF ELECTRICITY  
 PG&E

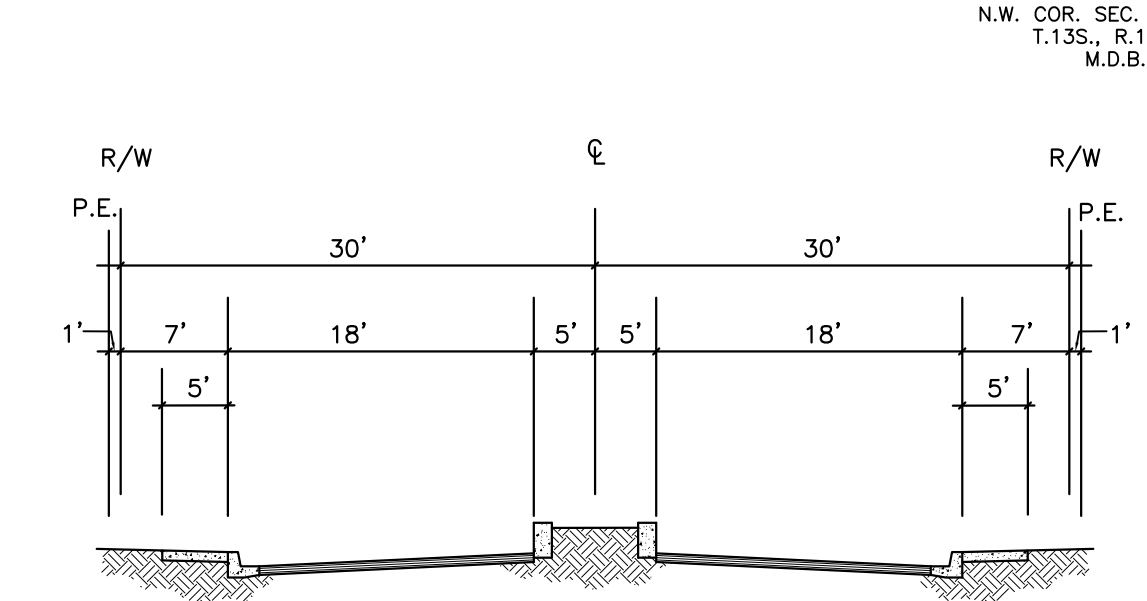
SOURCE OF GAS  
 PG&E

SOURCE OF CABLE T.V.  
 AT&T

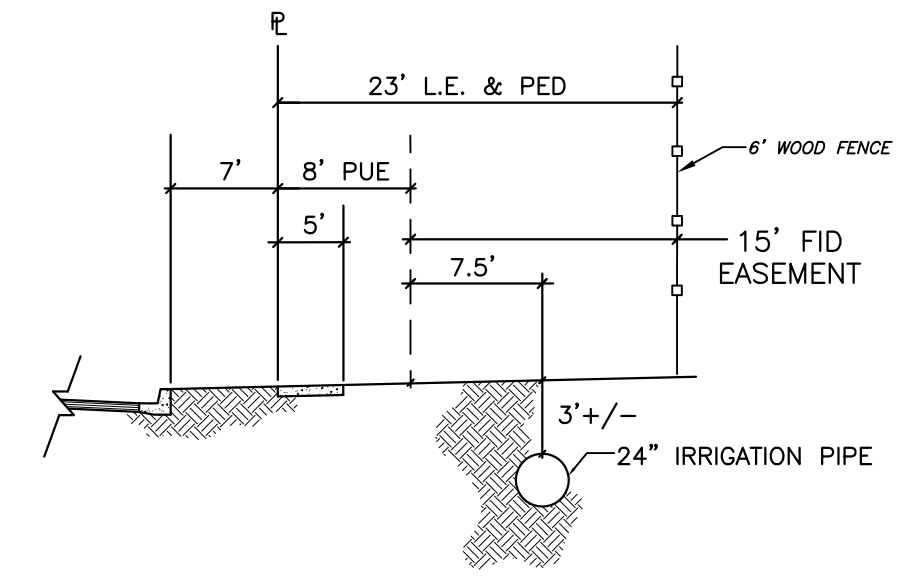
SOURCE OF TELEPHONE  
 PACIFIC BELL

SOURCE OF DATA  
 RECORD INFORMATION

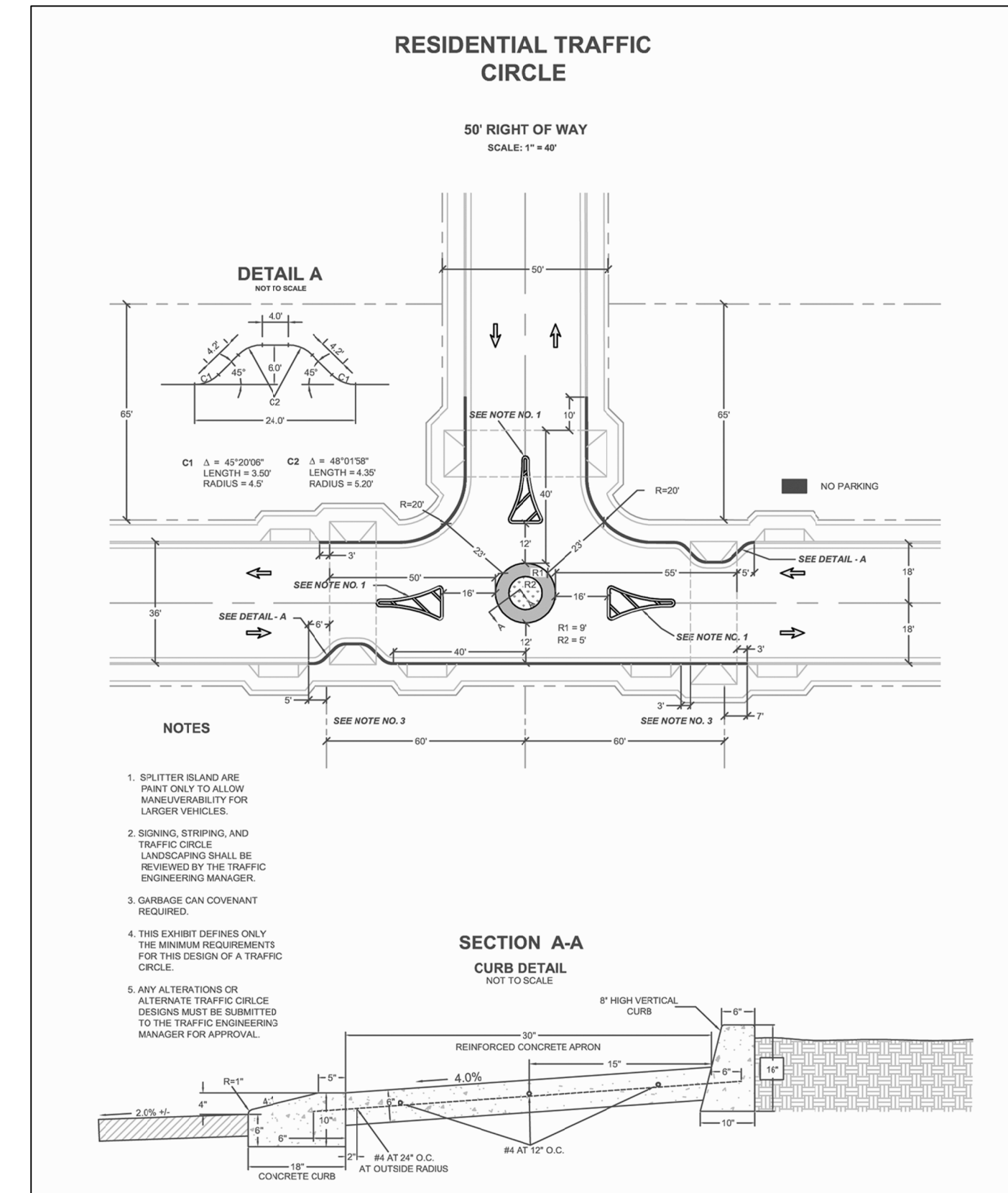
SITE ADDRESS  
 5555 W ASHLAN AVE  
 FRESNO, CA 93722  
 5613 W ASHLAN AVE  
 FRESNO, CA 93722



ENTRANCE CROSS SECTION  
 N.T.S.



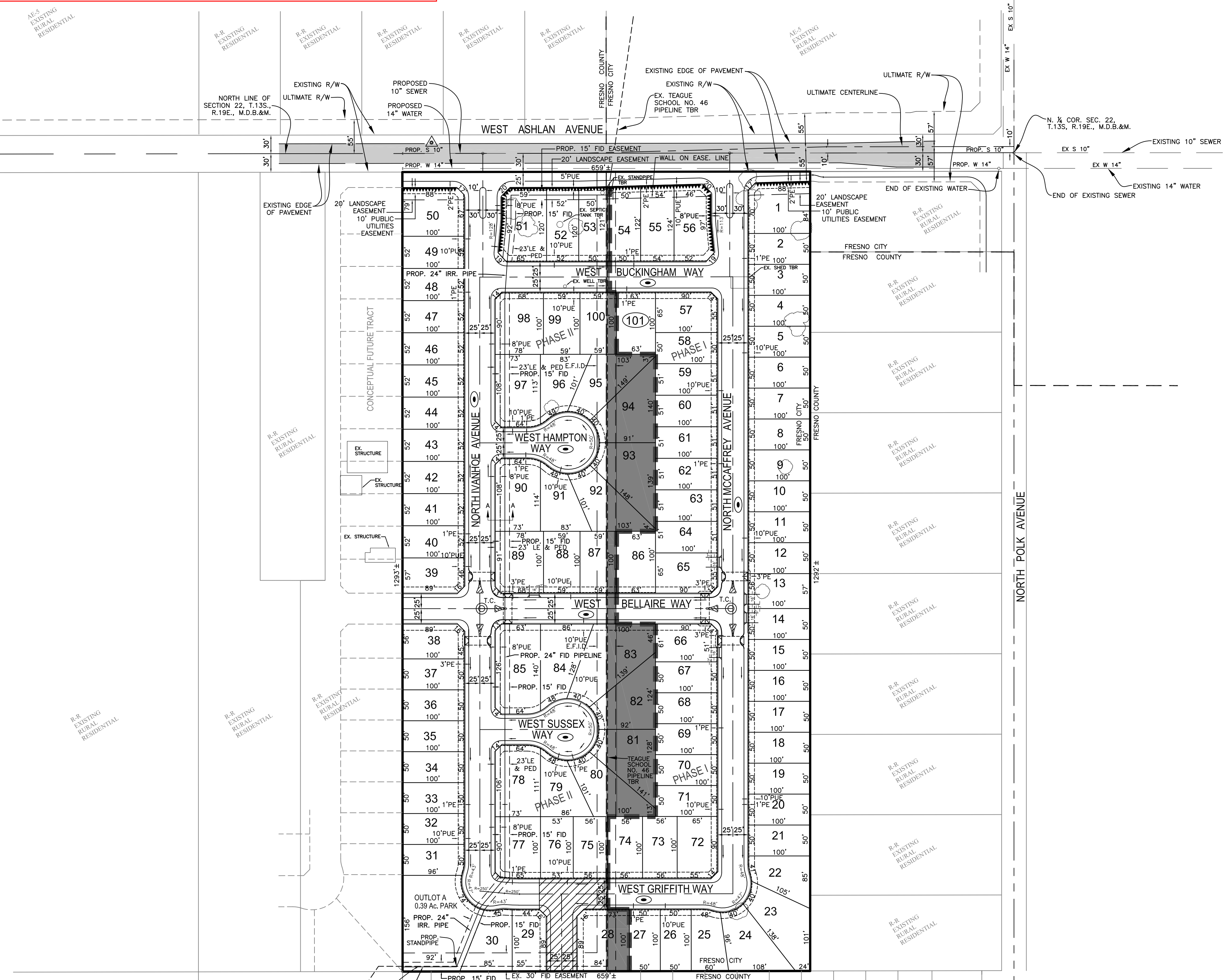
SECTION A-A  
 N.T.S.



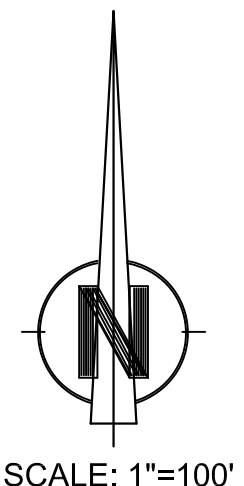
RESIDENTIAL TRAFFIC CIRCLE  
 50' RIGHT OF WAY  
 SCALE: 1"=10'

SECTION A-A  
 CURB DETAIL  
 NOT TO SCALE

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



- LEGEND:
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
  - INDICATES DIRECTION OF DRAINAGE FLOW
  - LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
  - INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
  - FID IRRIGATION EASEMENT NOW OFFERED FOR DEDICATION 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
  - STREET AND UTILITY EASEMENT TO BE GRANTED TO THE CITY OF FRESNO
  - PHASE I REMAINDER
  - PHASE II



SCALE: 1"=100'

REVISED  
**TENTATIVE SUBDIVISION MAP**

SUBDIVIDER  
**ROZ GROUP**  
 488 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: klorne@harbour-engineering.com

DATE: 8-19-22	SCALE: 1"=100'	DRAWN BY: SDH	REVISIONS	SHEET NO.
				1
				OF
				1

W.D. #05-060 D-554