

TENTATIVE PARCEL MAP NO. 2024-01 FOR THE ORCHARDS AT GILL ESTATES PREPARED JULY 17, 2025



OWNER/SUBDIVIDER

JAGROOP S. GILL QUALIFIED PERSONAL RESIDENCE TRUST & RUPINDER K. GILL QUALIFIED PERSONAL RESIDENCE TRUST 1100 MADERA AVENUE MADERA, CA 93637 (559) 906-6065

CIVIL DESIGN CONSULTANT

MORTON & PITALO, INC. 7643 N. INGRAM AVE, STE 105 FRESNO, CA 93711 (559) 853-4505

APPLICANT

LIFETIME COMMUNITIES 970 RESERVE DRIVE, SUITE 135 ROSEVILLE, CA 95678 916-749-0967

APNs

020-120-03S & 020-120-06

ZONING

CURRENT: AE20 & AL20 (COUNTY OF FRESNO)
PROPOSED: RURAL RESIDENTIAL (RR-43), SMART DEVELOPMENT RESIDENTIAL 3.5 (SD-R-3.5) & MIXED USE (MU)

GENERAL PLAN / LAND USE PLAN

CURRENT: MEDIUM DENSITY RESIDENTIAL (MDR) & GENERAL COMMERCIAL (GC)
PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR) & MIXED USE (MU)

GENERAL NOTES

1. THE TRACT IS NOT WITHIN 200' OF ANY RAILROAD.
2. LOT 2 IS TO BE SUBDIVIDED IN THE FUTURE.
3. THE EXISTING RESIDENCE ON APN 020-120-03S IS TO BE PRESERVED.
4. THE EXISTING RESIDENCE ON APN 020-120-06 IS TO BE DEMOLISHED.
5. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
6. NO IRRIGATION CANAL IS ON SITE.
7. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
8. PROPOSED WATER AND SEWER SOURCE TO BE PART OF CITY OF KERMAN, PER CITY OF KERMAN STANDARDS.
9. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF KERMAN AND BUILT TO CITY STANDARDS AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PUBLIC AND AS APPROVED BY THE CITY OF KERMAN.
10. THIS PROJECT WILL HAVE CCRs. PROTECTIVE COVENANTS TO BE RECORDED AT FINAL MAP.
11. THERE ARE NO EXISTING WATER COURSE OR IRRIGATION DITCHES ON PROPERTY.
12. THERE ARE NO EXISTING EASEMENTS.

KEYNOTES

- 1 REMOVE CONCRETE PAD, CHAIN LINK FENCE, PUMP, STANDPIPES & POWER POST.
- 2 EXISTING HOME TO REMAIN
- 3 REMOVE SOLAR PANELS AND EQUIPMENT

