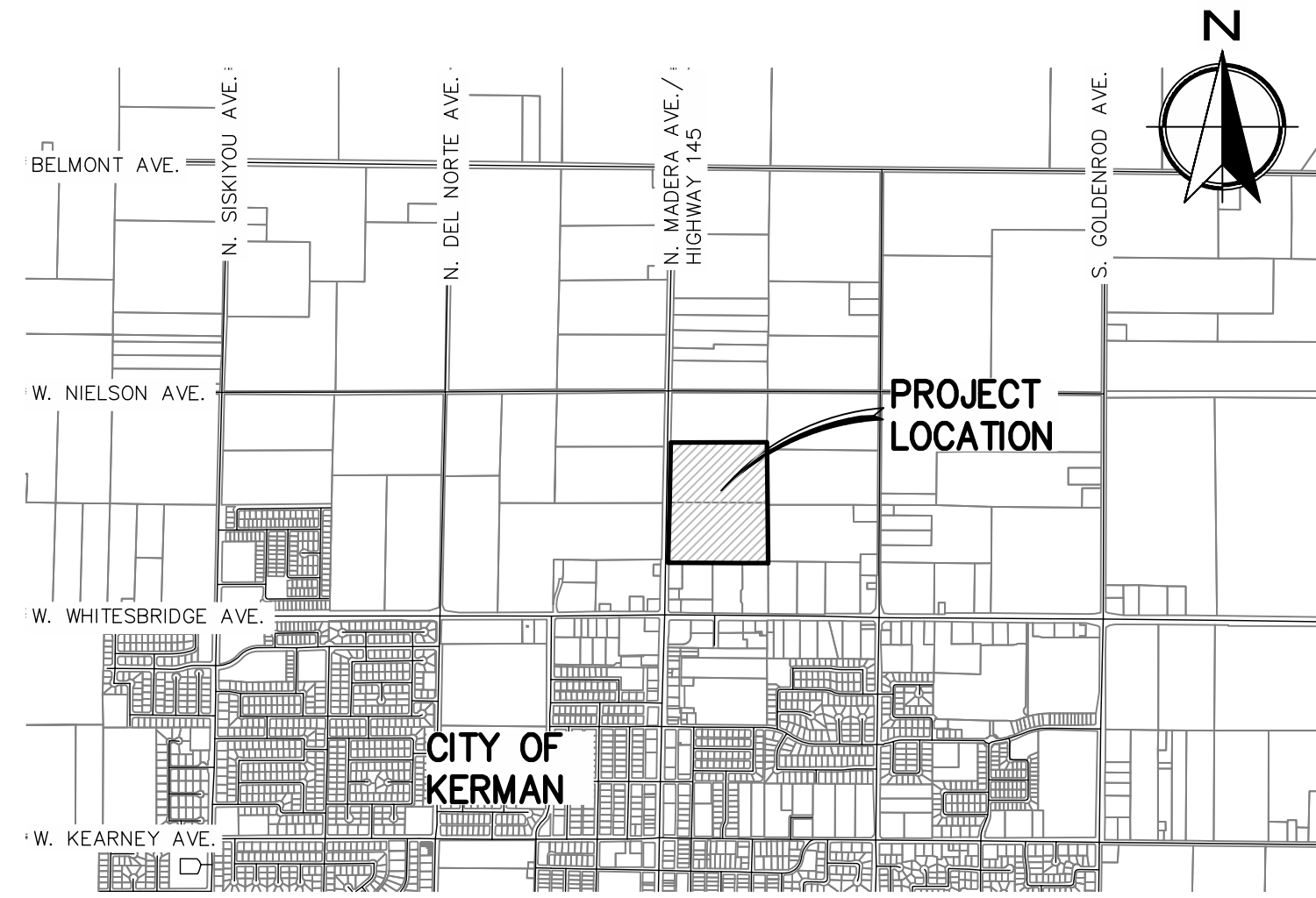


TENTATIVE TRACT MAP NO. 6509

A PHASED VESTING MAP
 IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED & PLATTED IN AUGUST 2024
 BY GATEWAY ENGINEERING, INC.
 SHEET 1 OF 2



VICINITY MAP:

1" = 2000'

OWNER:

LAMBERT LIMITED II LP
 P.O. BOX 767
 FRIANT, CA 93626

APPLICANT/DEVELOPER:

NORTH KERMAN LLC
 4757 N. VAN NESS BOULEVARD
 FRESNO, CA 93704

ENGINEER/SURVEYOR:

GATEWAY ENGINEERING, INC.
 405 PARK CREEK DRIVE
 CLOVIS, CA 93611

FLOOD HAZARD ZONE:

AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06019C2075H, EFFECTIVE DATE 2/18/2009, CITY OF KERMAN, CALIFORNIA, FRESNO COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X. AREAS IN ZONE X ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD.

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 55 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF PART OF FRESNO IRRIGATED FARMS CO. TRACT, RECORDED DECEMBER 6, 1909 IN BOOK 5, PAGE 20 RECORD OF SURVEYS, RECORDS OF SAID COUNTY.
 APN: 025-130-605

PARCEL 2:

LOTS 53 AND 54 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 6, 1909 IN BOOK 5, PAGE 20 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
 APN: 025-130-47

PARCEL 3:

LOTS 51 AND 52 IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 18 EAST OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 6, 1909 IN BOOK 5, PAGE 20 OF SURVEYS, FRESNO COUNTY RECORDS.
 APN: 025-130-48

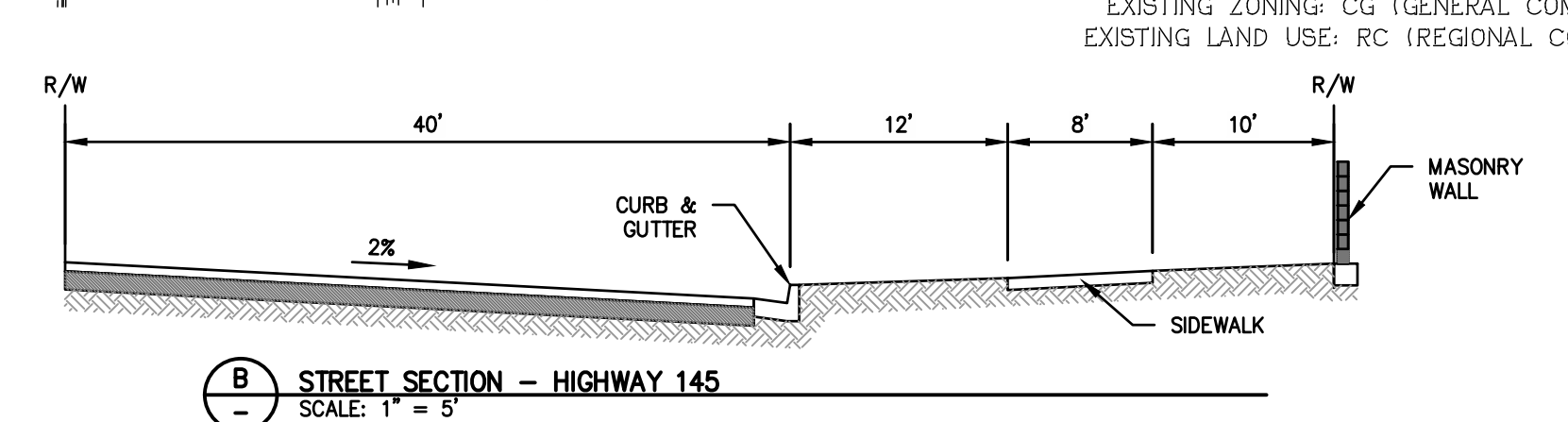
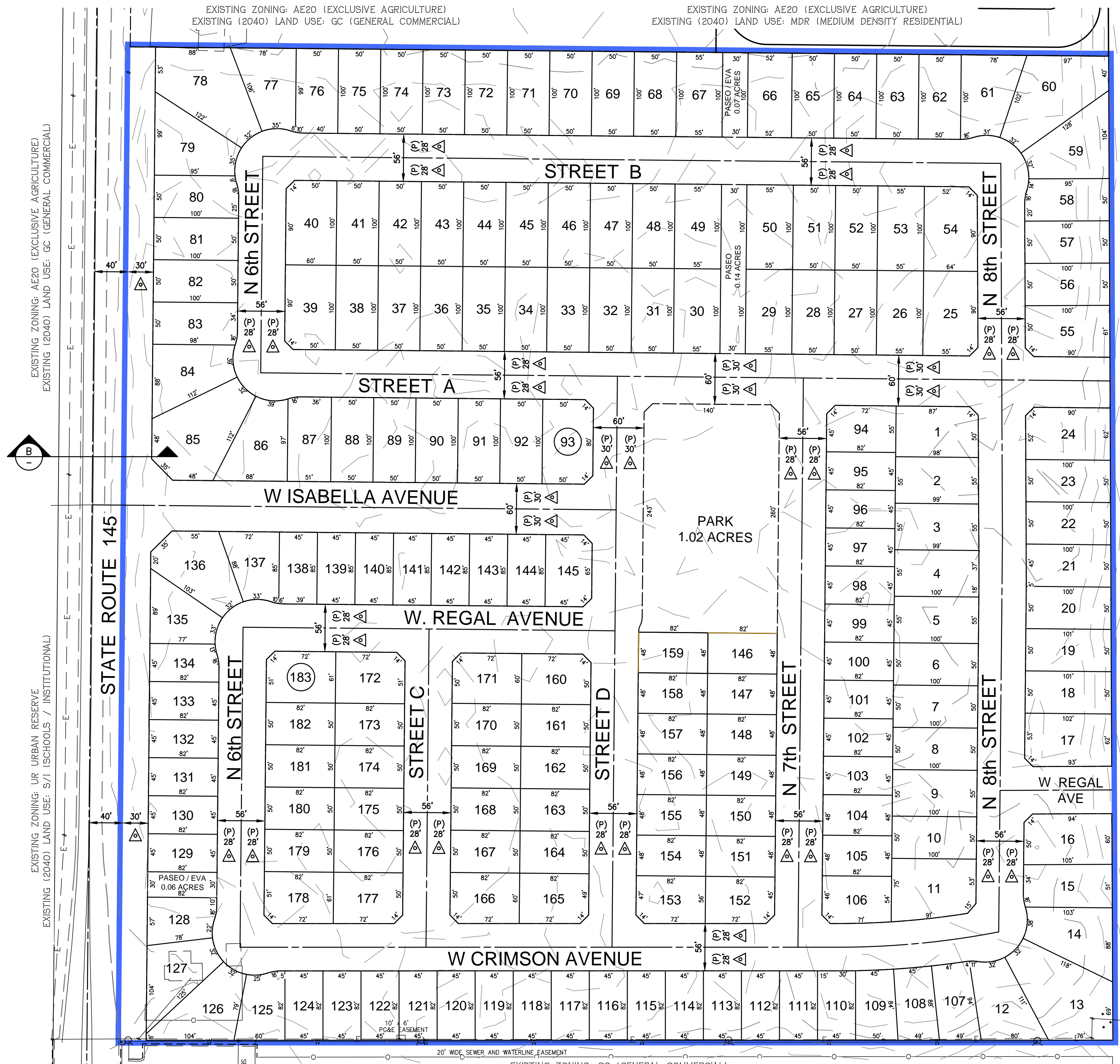
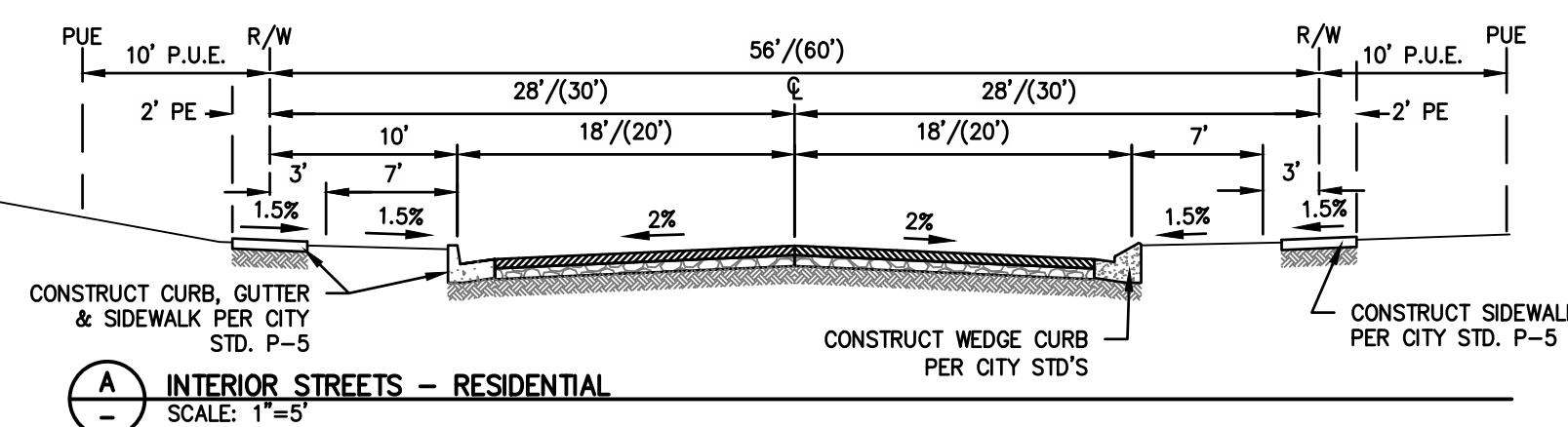
BASIS OF ELEVATION

3.15 MILES EAST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION AT KERMAN, AT THE CROSSING OF BISHOP AVENUE, 43.5 FEET SOUTH OF THE SOUTH RAIL, 86 FEET WEST OF THE CENTER LINE OF THE AVENUE, 4.5 FEET EAST OF MILEPOLE 196, 1.3 FEET NORTH OF A FENCE, 1.7 FEET SOUTHEAST OF A WITNESS POST, ABOUT 1 1/2 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE THE GROUND.

SITE NOTES:

1. APN: 025-130-47 & 48
2. ADDRESS: NO SITE ADDRESS (EAST SIDE OF SR-145 BETWEEN SR-180 & NIELSEN AVE)
3. GROSS AREA: ±1,362,642 SQ. FT. (±31.28 ACRES)
4. NET AREA: ±1,358,807 SQ. FT. (±30.74 ACRES)
5. EXISTING ZONING: AE20 (AGRICULTURE EXCLUSIVE)
6. PROPOSED ZONING: SD-R-3.5 (SMART DEVELOPMENT DISTRICT)
7. EXISTING USE: AGRICULTURE (ALMOND ORCHARD)
8. PROPOSED USE: RESIDENTIAL
9. PROPOSED LOTS: 183 RESIDENTIAL
10. SETBACKS: FRONT = 10'; INTERIOR SIDE = 5'; STREET SIDE = 5'; REAR = 7'
11. UTILITY SERVICES PROVIDED BY:
 - WATER: CITY OF KERMAN
 - SEWER: CITY OF KERMAN
 - ELECTRICITY: PACIFIC GAS & ELECTRIC
 - GAS: PACIFIC GAS & ELECTRIC
 - STORM DRAIN: CITY OF KERMAN
 - CABLE: AT&T
 - TELEPHONE: AT&T

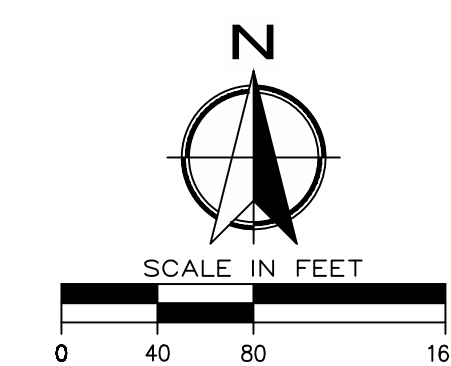
12. THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS POWER POLES, POWER LINES, IRRIGATION VENTS, IRRIGATION RISERS WITHIN THE PROPOSED SUBDIVISION THAT WILL BE RELOCATED WHERE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
13. THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS WELLS, IRRIGATION PIPES, VALVES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
14. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF KERMAN STANDARD DRAWINGS.
15. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
16. ALL EXISTING TREES & BUSHES ON SUBJECT PROPERTY TO BE REMOVED.
17. MULTIPLE FINAL MAPS MAY BE FILED FOR THIS TENTATIVE MAP.



PARCEL TABLE		PARCEL TABLE		PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	5802	62	5000	123	3690
2	5408	63	5000	124	3690
3	5450	64	5000	125	4185
4	5490	65	5000	126	6294
5	5500	66	5212	127	5828
6	5000	67	5458	128	4165
7	5000	68	5000	129	3690
8	5000	69	5000	130	3690
9	5500	70	5000	131	3690
10	5000	71	5000	132	3690
11	6921	72	5000	133	3690
12	5828	73	5000	134	3628
13	9797	74	5000	135	4937
14	6445	75	5000	136	6925
15	5314	76	4997	137	4670
16	6204	77	5711	138	3824
17	6366	78	9437	139	3825
18	5091	79	6588	140	3825
19	5056	80	4953	141	3825
20	5021	81	5000	142	3825
21	5001	82	5000	143	3825
22	5000	83	4987	144	3825
23	5000	84	6170	145	4575
24	6132	85	9402	146	3936
25	6409	86	6170	147	3936
26	5500	87	5126	148	3936
27	5000	88	5000	149	3936
28	5000	89	5000	150	3936
29	5500	90	5000	151	3936
30	5500	91	5000	152	4493
31	5000	92	5000	153	4558
32	5000	93	5900	154	3936
33	5000	94	4460	155	3936
34	5000	95	3690	156	3936
35	5000	96	3690	157	3936
36	5000	97	3690	158	3936
37	5000	98	3690	159	3936
38	5000	99	3690	160	4841
39	5950	100	3690	161	4100
40	5950	101	3690	162	4100
41	5000	102	3690	163	4100
42	5000	103	3721	164	4100
43	5000	104	3936	165	4809
44	5000	105	3936	166	4873
45	5000	106	4510	167	4100
46	5000	107	4291	168	4100
47	5000	108	4035	169	4100
48	5000	109	3950	170	4100
49	5500	110	3690	171	4841
50	5500	111	3690	172	4928
51	5000	112	3690	173	4100
52	5000	113	3690	174	4100
53	5500	114	3690	175	4100
54	6269	115	3690	176	4100
55	6020	116	3690	177	4896
56	5000	117	3690	178	4960
57	5000	118	3690	179	4100
58	4930	119	3690	180	4100
59	6818	120	3690	181	4100
60	9146	121	3690	182	4100
61	6025	122	3690	183	4928

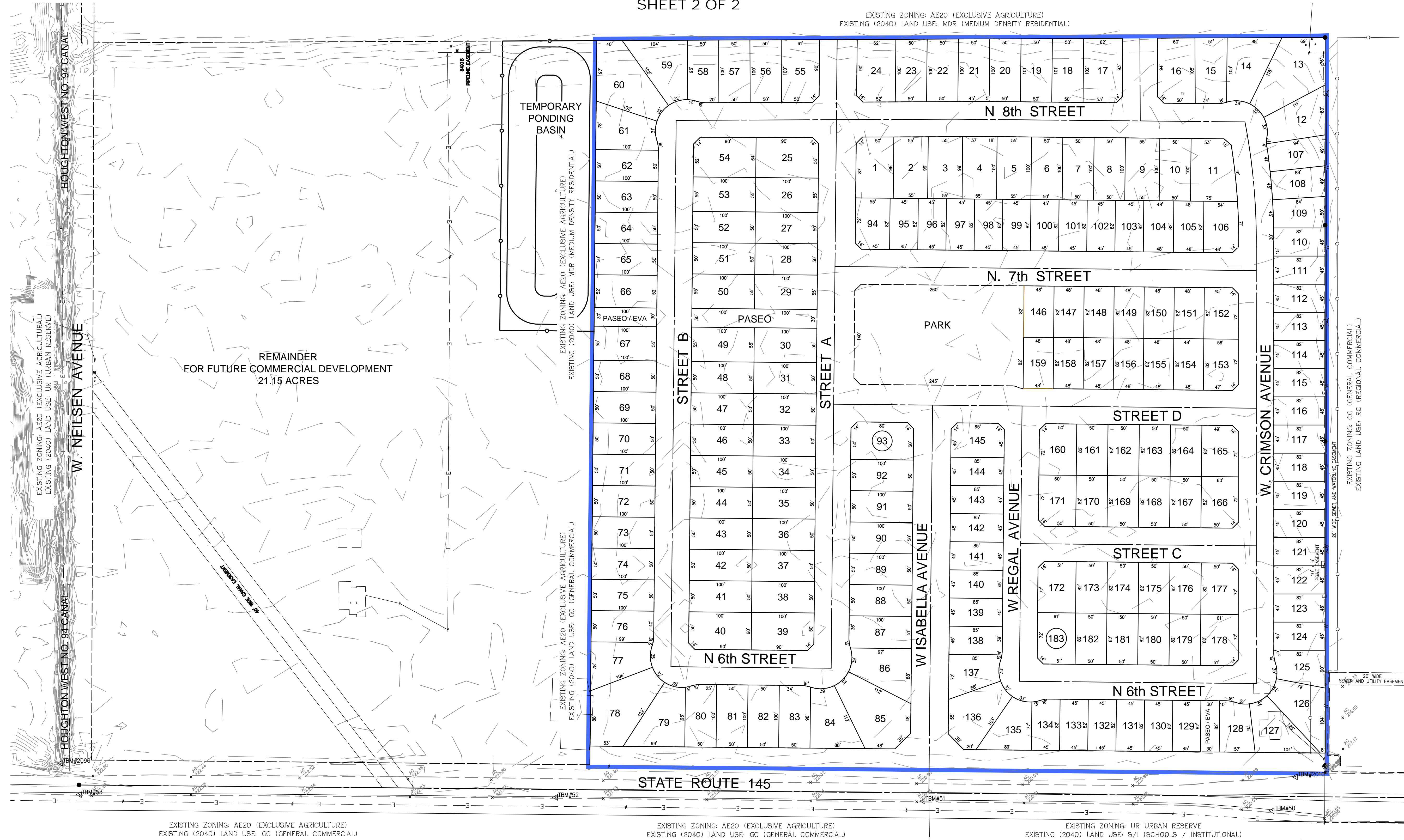
EXISTING ZONING: AE20 (EXCLUSIVE AGRICULTURE)
 EXISTING (2040) LAND USE: MDR (MEDIUM DENSITY RESIDENTIAL)

NOTE:
 OVERHEAD ELECTRIC LINES TO BE RELOCATED
 UNDERGROUND OR ABANDONED WHERE INACTIVE.



TENTATIVE TRACT MAP NO. 6509

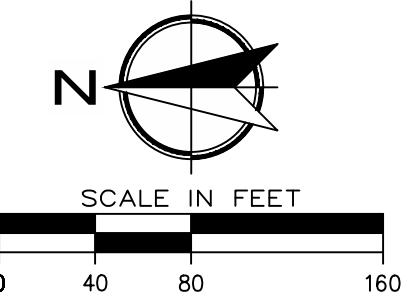
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 SHEET 2 OF 2



EXISTING ZONING: AE20 (EXCLUSIVE AGRICULTURE)
 EXISTING (2040) LAND USE: GC (GENERAL COMMERCIAL)

EXISTING ZONING: AE20 (EXCLUSIVE AGRICULTURE)
 EXISTING (2040) LAND USE: GC (GENERAL COMMERCIAL)

EXISTING ZONING: UR (URBAN RESERVE)
 EXISTING (2040) LAND USE: S/I (SCHOOLS / INSTITUTIONAL)



GATEWAY
 ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS
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 400 PARK CREEK DRIVE, CLOVIS, CA 93611-4425