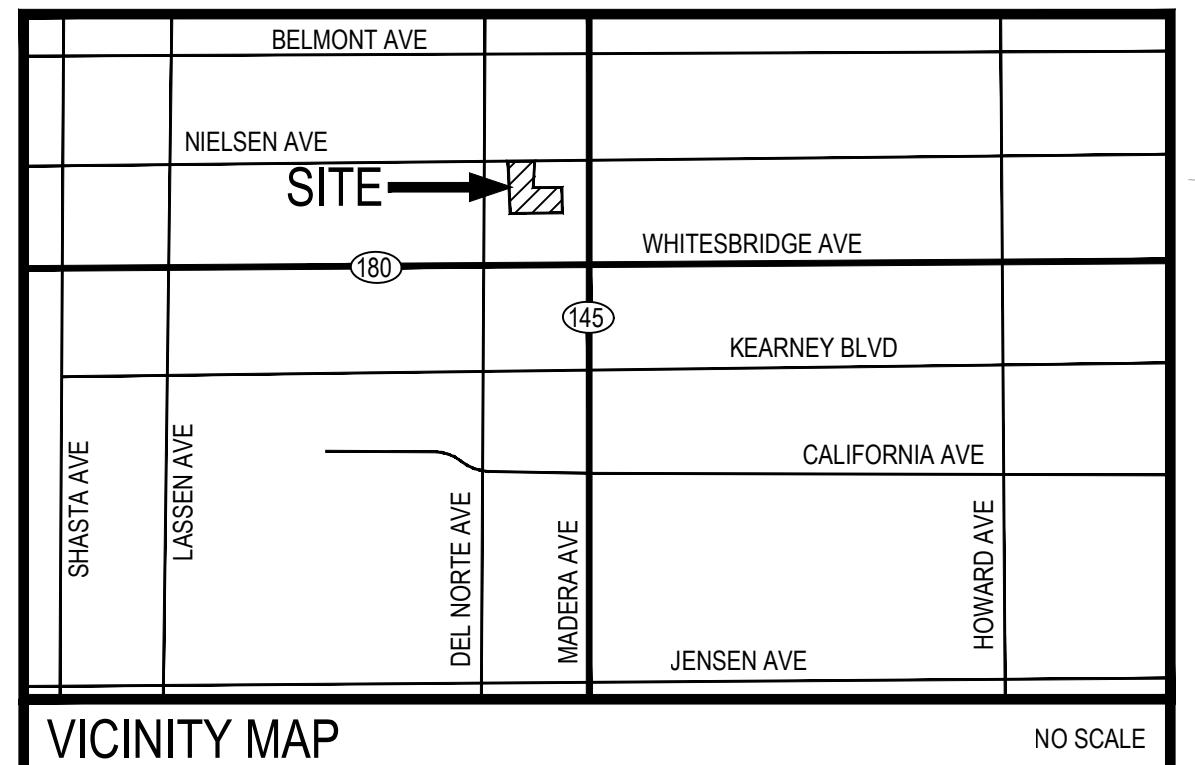


# VESTING TENTATIVE TRACT MAP NO. 6465 FOR THE ORCHARDS AT GILL ESTATES PREPARED SEPTEMBER 2025



**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

**LEGEND**  
 — DIRECTION OF WATER FLOW  
 ◊ DRAINAGE MANHOLE  
 DI DRAIN INLET  
 (E) EXISTING  
 X EXISTING TREE TO BE REMOVED  
 (P) PROPOSED  
 PE PEDESTRIAN EASEMENT  
 PUE PUBLIC UTILITY EASEMENT  
 UDS UNDERGROUND STORM DRAIN PIPE  
 (12'D) 12'D

**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: SMART DEVELOPMENT RESIDENTIAL 3.5 (SD-R-3.5)

**GENERAL PLAN / LAND USE PLAN**

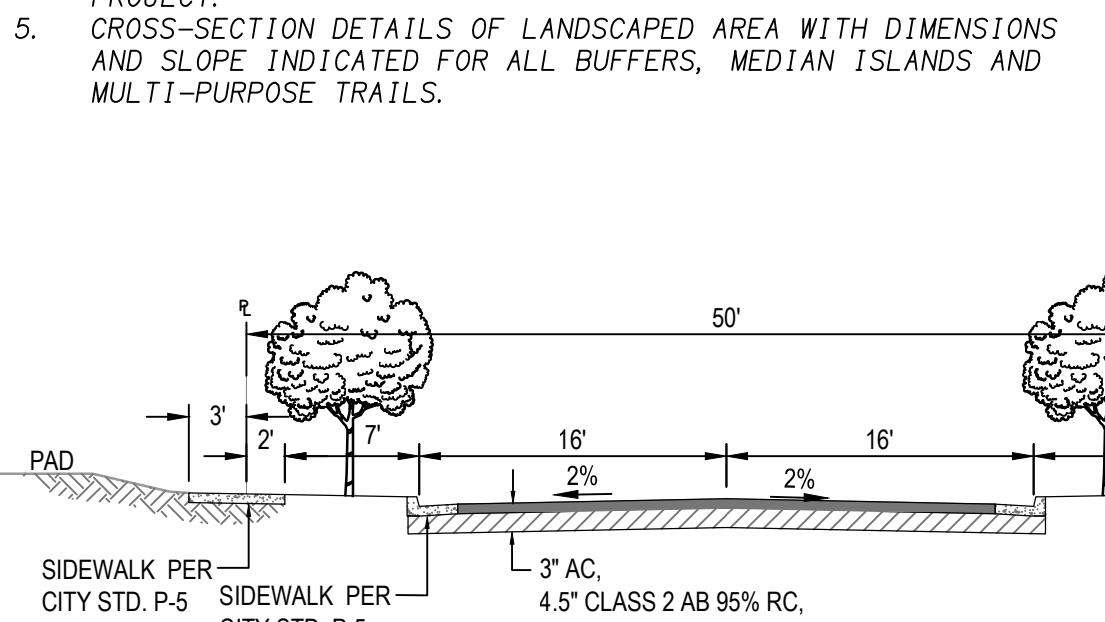
CURRENT: MEDIUM DENSITY RESIDENTIAL (MDR) & GENERAL COMMERCIAL (GC)  
PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR)

**GENERAL NOTES**

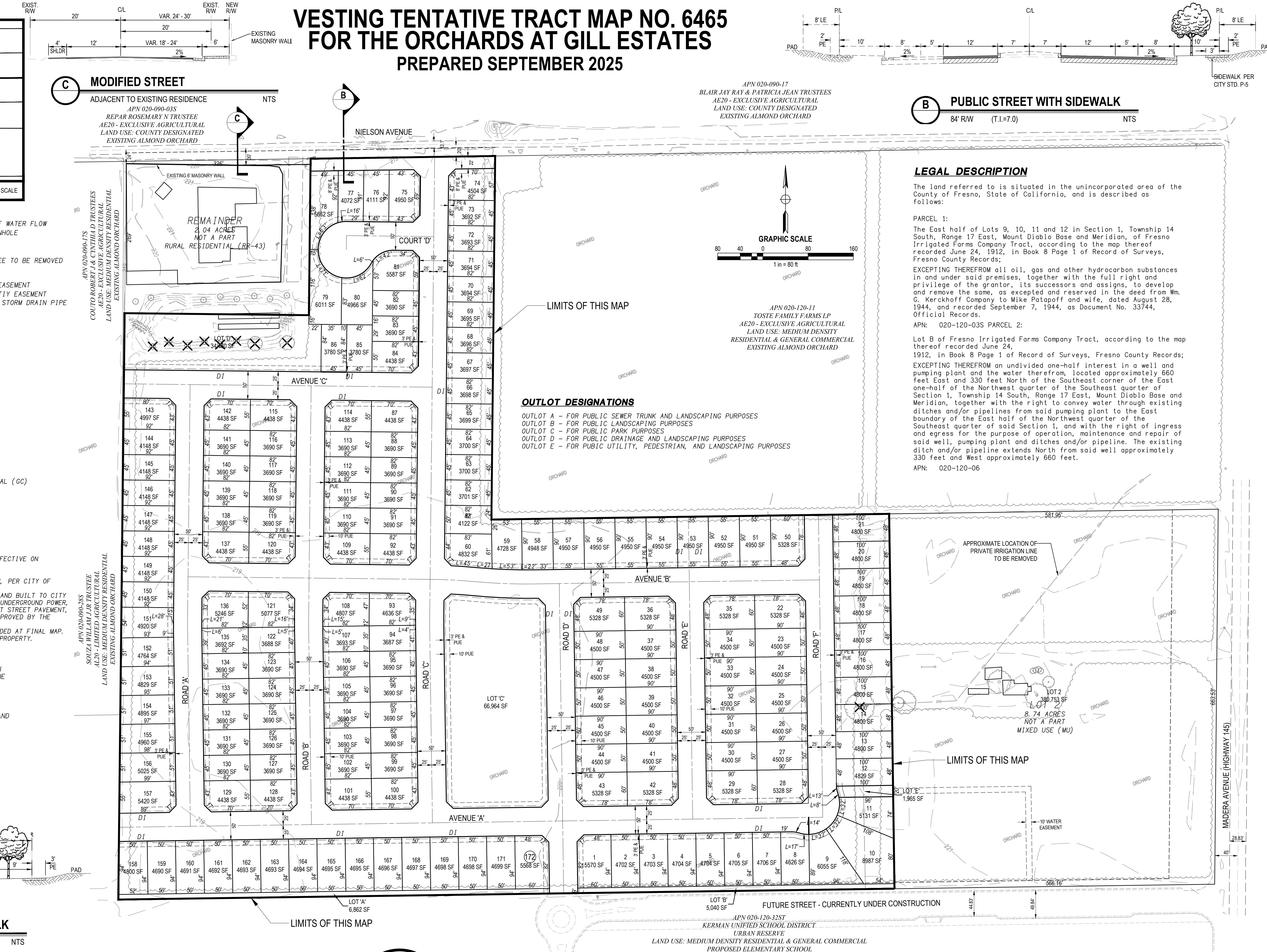
1. PROJECT DENSITY 6.76 UNIT/ACRE
2. THE TRACT IS NOT WITHIN 200' OF ANY RAILROAD.
3. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
4. NO IRRIGATION CANAL IS ON SITE.
5. THIS PARCEL IS IN A FLOOD ZONE X PER FEMA MAP 06019C2075H EFFECTIVE ON 2/18/2009.
6. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
7. PROPOSED WATER AND SEWER SOURCE TO BE PART OF CITY OF KERMAN, PER CITY OF KERMAN STANDARDS
8. 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.
9. THIS PROJECT WILL HAVE CCRs. PROTECTIVE COVENANTS TO BE RECORDED AT FINAL MAP.
10. THERE ARE NO EXISTING WATER COURSE OR IRRIGATION DITCHES ON PROPERTY.
11. THERE ARE NO EXISTING EASEMENTS.

**LANDSCAPE PLANS**

1. ALL PLANTING SHALL BE IN ACCORDANCE TO THE CITY OF KERMAN STANDARD SPECIFICATIONS, SECTION 26 AND AS DIRECTED BY THE ENGINEER.
2. PLANTING LEGEND WITH SYMBOL, SIZE (GALLONS), BOTANICAL, VARIETY (IF ANY), COMMON NAME, AND COMMENTS INCLUDED ON EACH SHEET. A SEPARATE PLANTING SCHEDULE FOR THE ENTIRE PROJECT SHOWING TOTAL QUANTITY OF EACH PROPOSED SPECIES AND THE TOTAL SQUARE FOOTAGE OF SHRUB, TURF AND SIDEWALK AREA SHALL BE LOCATED ON THE COVER SHEET.
3. INCLUDE TYPICAL PLANTING DETAILS FOR TREES, SHRUBS AND VINES, AND GROUNDCOVERS ON DETAIL SHEET.
4. PROVIDE REQUIRED PLANTING NOTES AS THEY APPLY FOR EACH PROJECT.
5. CROSS-SECTION DETAILS OF LANDSCAPED AREA WITH DIMENSIONS AND SLOPE INDICATED FOR ALL BUFFERS, MEDIAN ISLANDS AND MULTI-PURPOSE TRAILS.



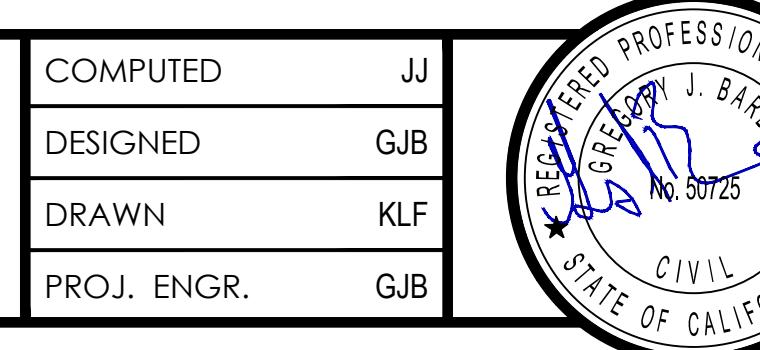
**A PUBLIC STREET WITH SIDEWALK**  
50' R/W (T.I.=5.0) NTS



SCALE:  
HORIZ. 1" = 80'  
VERT. 1" = N/A

BENCH MARK

COMPUTED JJ  
DESIGNED GJB  
DRAWN KLF  
PROJ. ENGR. GJB



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
Folsom • Fresno  
7643 North Ingram Avenue, Suite #105  
Fresno, CA 93711  
phone: (559) 853-4505  
web: www.mprngr.com

**VESTING TENTATIVE TRACT MAP NO. 6465  
FOR THE ORCHARDS AT GILL ESTATES  
IN THE CITY OF KERMAN**  
FRESNO COUNTY, CALIFORNIA

DATE  
SEPTEMBER 16, 2025  
SHEET  
1  
OF  
3  
JOB NO.  
22-0068-00