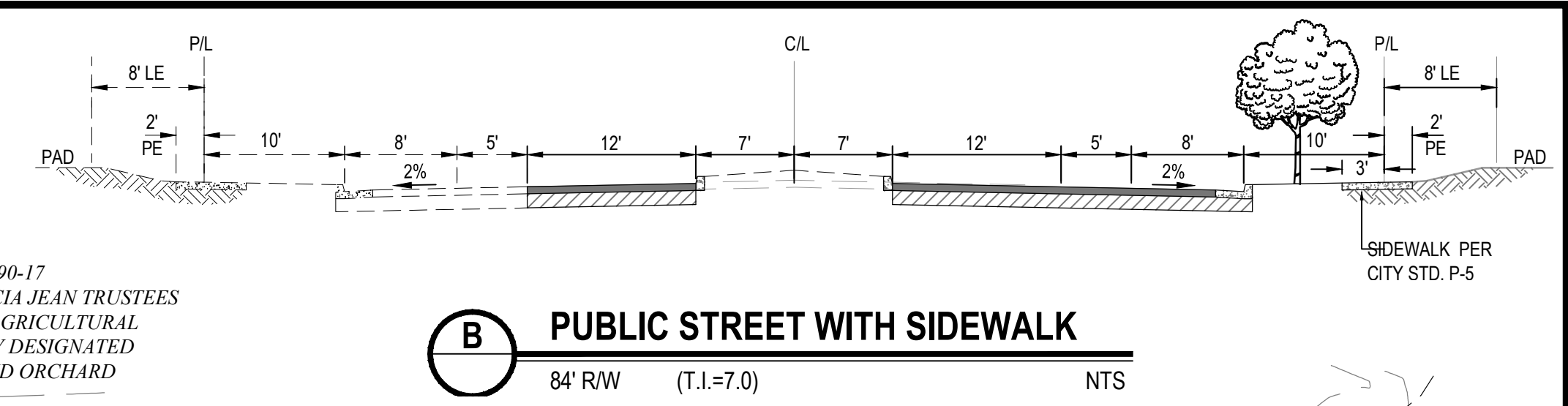
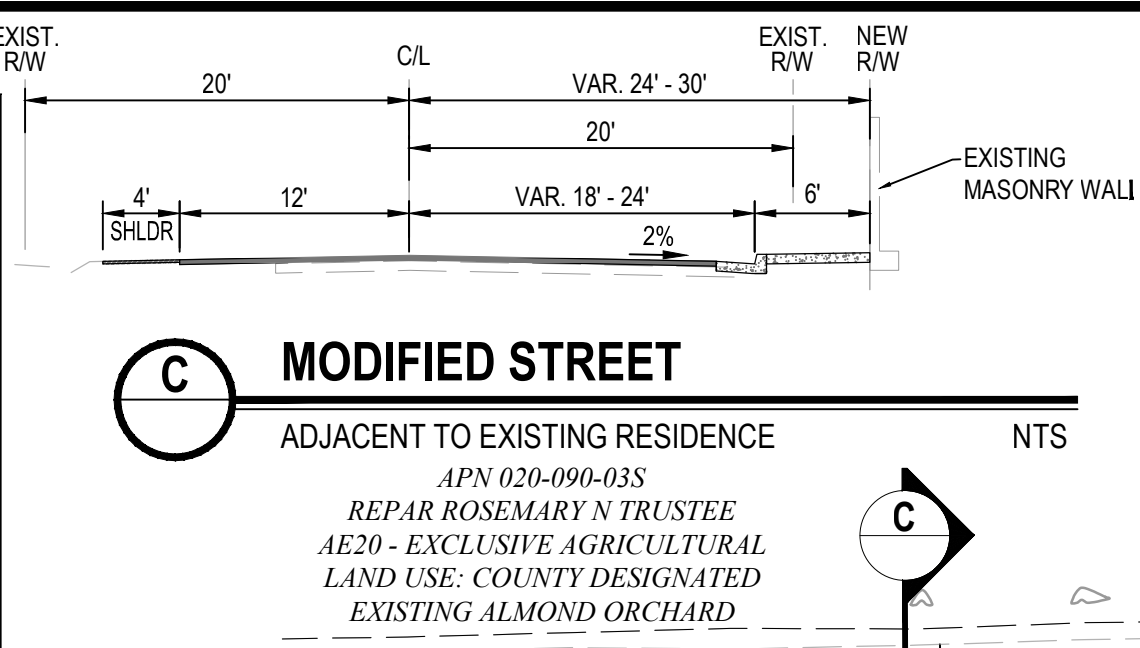
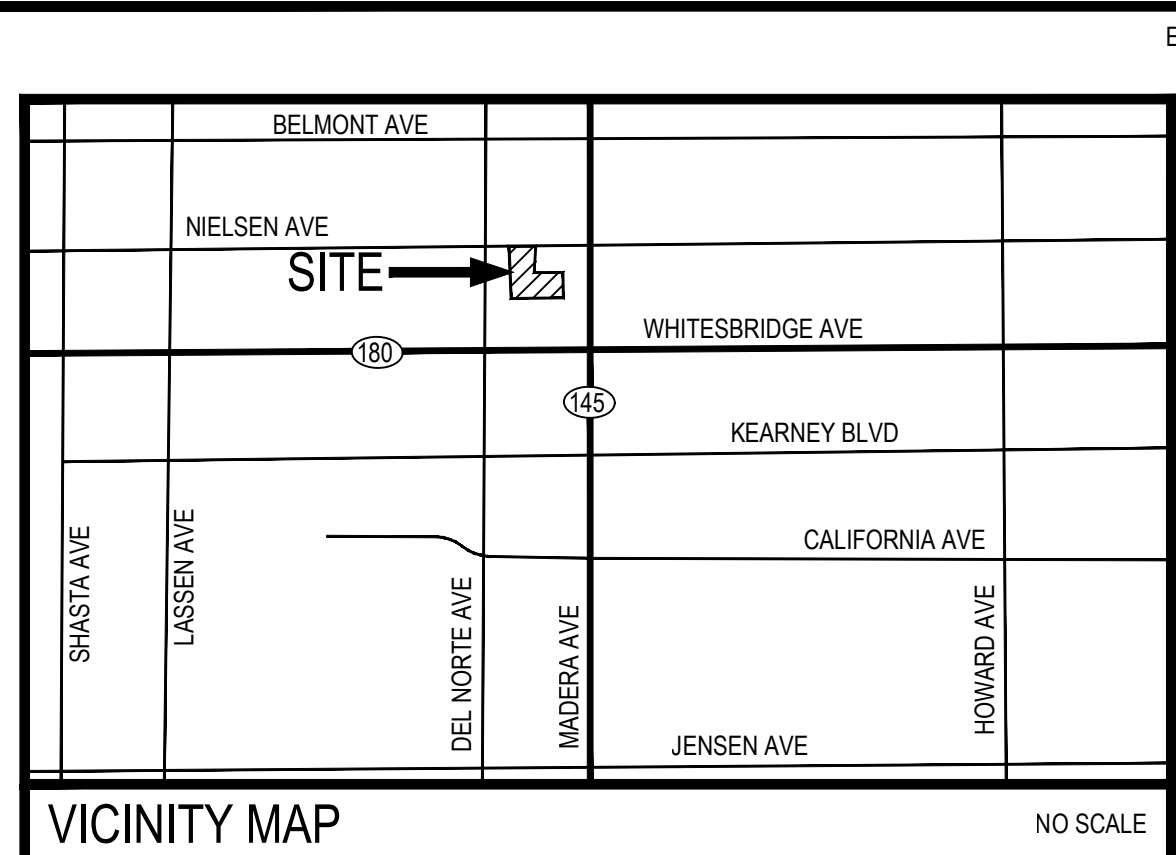


VESTING TENTATIVE TRACT MAP NO. 6465 FOR THE ORCHARDS AT GILL ESTATES PREPARED SEPTEMBER 2025



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

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
020-120-035 & 020-120-06

ZONING
CURRENT: AE20 & AL20 (COUNTY OF FRESNO)
PROPOSED: SMART DEVELOPMENT RESIDENTIAL 3.5 (SD-R-3.5)

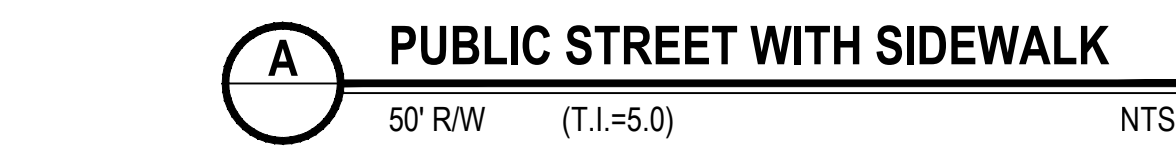
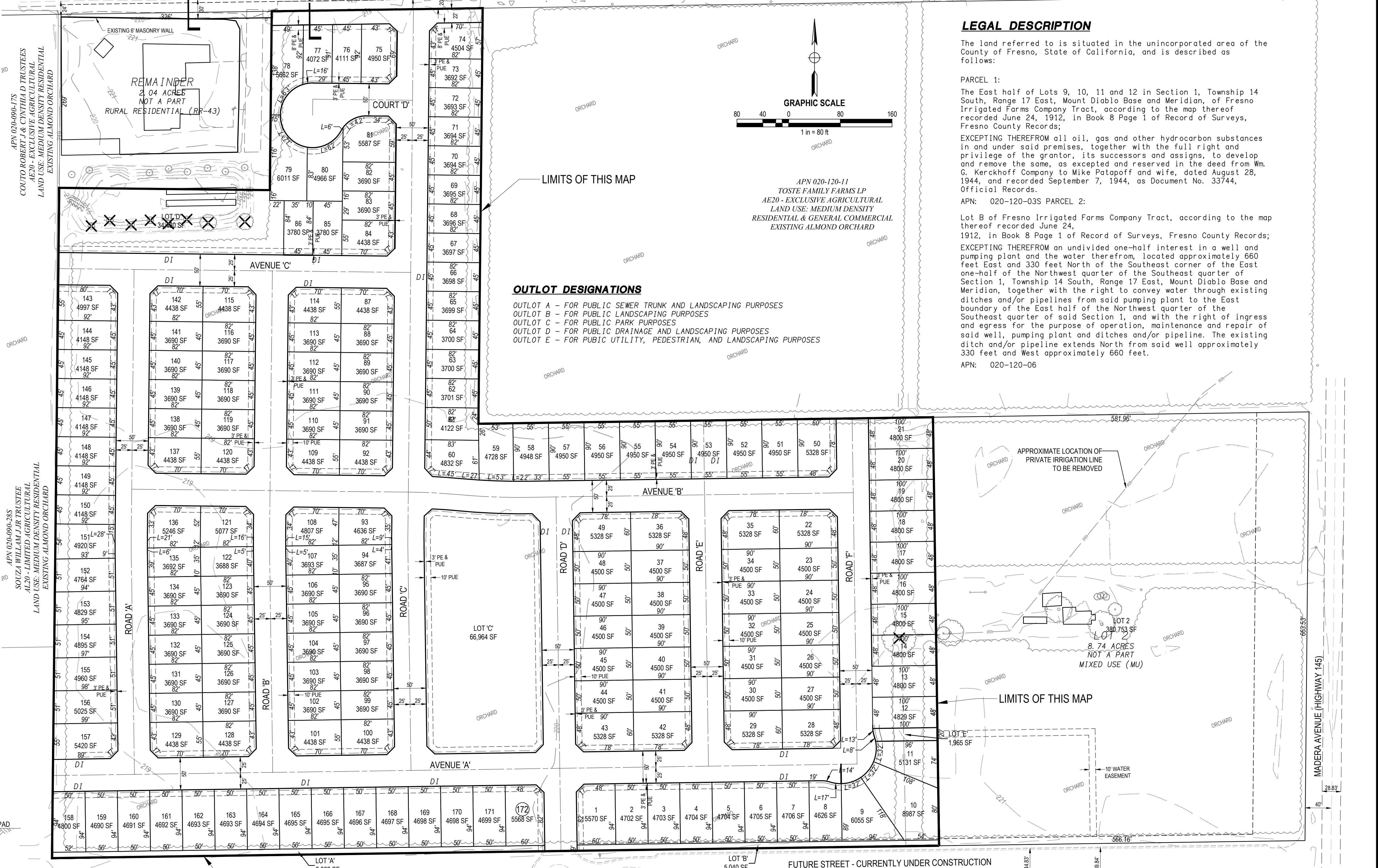
GENERAL PLAN / LAND USE PLAN
CURRENT: MEDIUM DENSITY RESIDENTIAL (MDR) & GENERAL COMMERCIAL (GC)
PROPOSED: MEDIUM DENSITY RESIDENTIAL (MDR)

GENERAL NOTES

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

LANDSCAPE PLANS

- ALL PLANTING SHALL BE IN ACCORDANCE TO THE CITY OF Kerman STANDARD SPECIFICATIONS, SECTION 26 AND AS DIRECTED BY THE ENGINEER.
- 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.
- INCLUDE TYPICAL PLANTING DETAILS FOR TREES, SHRUBS AND VINES, AND GROUNDCOVERS ON DETAIL SHEET.
- PROVIDE REQUIRED PLANTING NOTES AS THEY APPLY FOR EACH PROJECT.
- CROSS-SECTION DETAILS OF LANDSCAPED AREA WITH DIMENSIONS AND SLOPE INDICATED FOR ALL BUFFERS, MEDIAN ISLANDS AND MULTI-PURPOSE TRAILS.



SCALE:	BENCH MARK	COMPUTED	JJ
HORIZ. 1" = 80'		DESIGNED	GJB
VERT. 1" = N/A		DRAWN	KLF
		PROJ. ENGR.	GJB

158	159	160	161	162	163	164	165	166	167	168	169	170	171	172
4800 SF	4690 SF	4691 SF	4692 SF	4693 SF	4694 SF	4695 SF	4696 SF	4697 SF	4698 SF	4699 SF	4700 SF	4701 SF	4702 SF	4703 SF

MORTON & PITALO, INC.
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web: www.mpengr.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