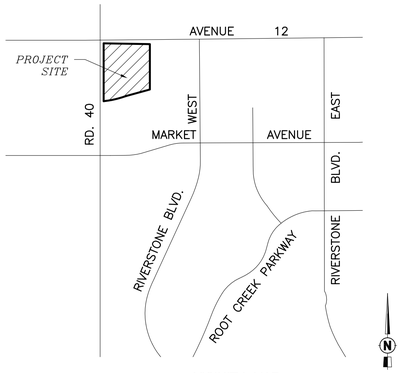


VICINITY MAP
N.T.S.

VESTING
TENTATIVE SUBDIVISION MAP
OF

TRACT NO. _____

IN THE COUNTY OF MADERA, CALIFORNIA

EXISTING BUILDINGS NONE	**SOURCE OF CABLE T.V.** COMCAST
EXISTING TREES EXISTING TREES TO BE REMOVED	**SOURCE OF TELEPHONE** AT&T
EXISTING USE AGRICULTURAL	**SITE AREA** 22.22 AC. (GROSS & NET)
SOURCE OF WATER RCWD	**NUMBER OF LOTS** 144 LOTS TOTAL
SOURCE OF SEWAGE DISPOSAL RCWD	**DENSITY** 6.48 D.U./AC.
SOURCE OF WASTE DISPOSAL COUNTY OF MADERA	**AVERAGE LOT SIZE** 4,805 S.F.
SOURCE OF ELECTRICITY PG&E	**SITE ADDRESS** NOT ASSIGNED
SOURCE OF GAS PG&E	**ASSESSOR'S NUMBERS** 080-170-002 & 003

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUE — PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- INDICATES PROPOSED RELINQUISHMENT OF ACCESS RIGHTS
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

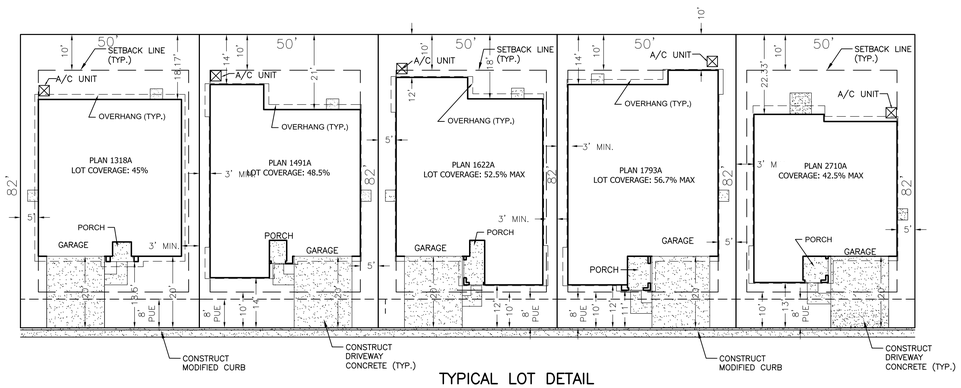
LEGAL DESCRIPTION:

LOTS 8 AND 9 OF VILLAGE B, TRACT NO. 279 IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 65 OF MAPS AT PAGES 26 THROUGH 31, MADERA COUNTY RECORDS.

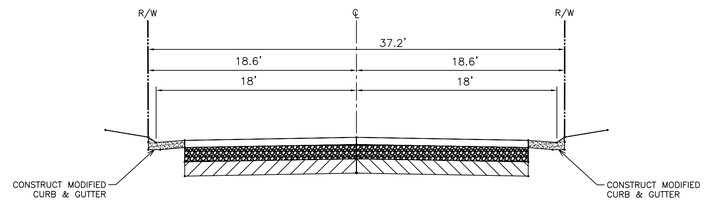
OUTLOT SCHEDULE:

- OUTLOT A IS FOR PRIVATE STREET & PUBLIC UTILITY PURPOSES.
- OUTLOT B IS FOR PUBLIC LANDSCAPE AND OPEN SPACE PURPOSES.
- OUTLOTS C & M ARE FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
- OUTLOTS D & N ARE FOR PRIVATE PEDESTRIAN, PRIVATE LANDSCAPING AND PUBLIC UTILITY EASEMENT PURPOSES.
- OUTLOTS E, F, G, H, I, J & K ARE FOR PRIVATE LANDSCAPING, PRIVATE PARKING AND PUBLIC UTILITY EASEMENT PURPOSES.
- OUTLOT L IS FOR PRIVATE RECREATIONAL PURPOSES.

BUILDING SETBACKS		ALL SETBACKS MEASURED FROM PL
FRONT YARD	10'	
SIDE YARD	5' MIN / 3' MIN	5' MIN GARAGE SIDE / 3' MIN OTHER SIDE
CORNER	3' MIN	
REAR YARD	10' MIN	



TYPICAL LOT DETAIL
1"=20'



TYPICAL 37.2' PRIVATE STREET
(PARKING ON BOTH SIDES)
N.T.S.

NOTES:

1. THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
2. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE COUNTY OF MADERA TO COUNTY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
3. THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE COUNTY OF MADERA DEVELOPMENT DEPARTMENT.
4. 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 NONRENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT.

EXHIBIT D

TENTATIVE TRACT MAP

OWNER/SUBDIVIDER
Wilson Premier Homes, Inc.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA. 93711
559-224-7550

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail tomms@harbour-engineering.com

REVISIONS	SHEET NO.
	1 OF 1

DATE: 1-27-21	SCALE: 1"= 60'	DRAWN BY: KPA

W.O. #20-044