

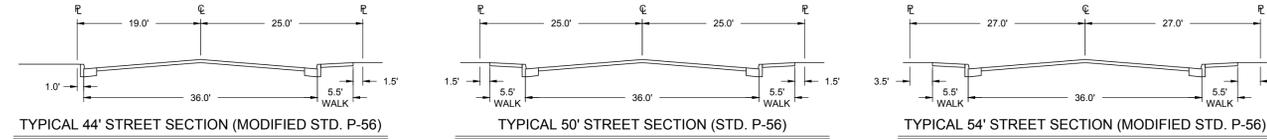
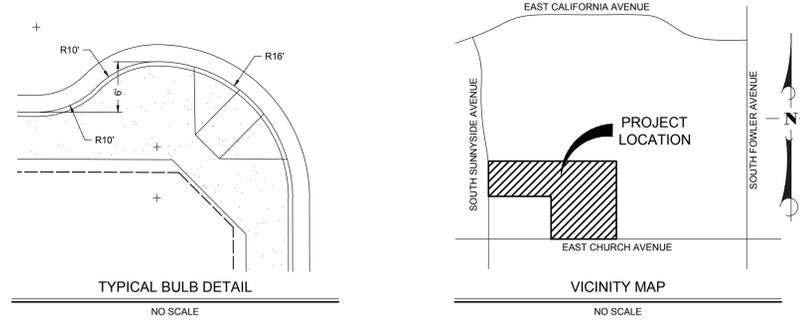
Exhibit A

LEGEND

	EXISTING CURB AND GUTTER		OVERHEAD ELECTRIC LINE
	PROPOSED CURB AND GUTTER		EXISTING UNDERGROUND ELECTRICAL LINE
	FUTURE CURB AND GUTTER		EXISTING UNDERGROUND TELECOM LINE
	EXISTING SIDEWALK		EXISTING UNKNOWN UNDERGROUND LINE
	PROPOSED SIDEWALK		EXISTING UNDERGROUND GAS LINE
	FUTURE SIDEWALK		EXISTING UNDERGROUND WATER LINE
	EXISTING ASPHALT CURB		EXISTING UNDERGROUND SEWER LINE
	EXISTING SECTION LINE		EXISTING UNDERGROUND STORM LINE
	EXISTING PROPERTY LINE		PROPOSED UNDERGROUND SEWER LINE
	PROPOSED PROPERTY LINE		PROPOSED UNDERGROUND WATER LINE
	EXISTING PROPOSED CENTERLINE	ECRI	ELECTRICAL RISER
	EXISTING RIGHT OF WAY LINE	ECR	ELEC. TRANSFORM.
	PROPOSED RIGHT OF WAY LINE	ECVT	ELECTRICAL VAULT
	EXISTING PROPOSED EASEMENT LINE	FH	FIRE HYDRANT
	SUBDIVISION BOUNDARY LINE	LP	STREET LIGHT
	PROPOSED CMU WALL	PP	POWER POLE
	EXISTING WOOD FENCE	SDI	STORM DRAIN INLET
	EXISTING ROAD STRIPING	TCBX	TELECOMM. BOX
	EXISTING CONTOUR LINE	TCBB	TELECOMM. CABINET
		TCVT	TELECOMM. VAULT
		UVT	UNKNOWN VAULT
		WTVT	WATER VAULT
		(E)	EXISTING
		(P)	PROPOSED
		(F)	FUTURE
		←	DIRECTION OF DRAINAGE
		↔	STREET LIGHT

SITE INFO

APN: 316-022-62
 SITE ADDRESS: NORTHEAST CORNER OF SOUTH SUNNYSIDE AVENUE AND EAST CHURCH AVENUE
 LOT INFO: 66 TOTAL LOTS, 50 FT. MIN. WIDTH, 4000 S.F. MIN. AREA (25 LOTS DO NOT MEET THIS MINIMUM AND WILL NEED TO COMPLY WITH THE ENHANCED STREETSCAPE REQUIREMENTS, F.M.C. SEC. 15-904B).
 RS-5 AREA = 11.34± AC, DENSITY = 5.81 DUA
 NO TREES EXIST ON SITE
 NO BUILDINGS EXIST ON SITE
 EXISTING ZONING: RS-5UGM
 PROPOSED ZONING: RS-5UGM
 EXISTING USE: OPEN SPACE / VACANT LAND
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL - MEDIUM DENSITY
 EXISTING GENERAL PLAN: RESIDENTIAL - MEDIUM DENSITY
 PROPOSED GENERAL PLAN: RESIDENTIAL - MEDIUM DENSITY
 SITE AREA: NET 11.34± AC / GROSS 12.47± AC



TENTATIVE TRACT MAP NO. 6338/UGM

A VESTING MAP IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

PREPARED BY: PRAXIS LAND SURVEYING
 OWNER/SUBDIVIDER: KMS FARMS

LAND SURVEYOR: 4694 W JACQUELYN AVE., # 101 FRESNO, CA 93722 (559) 840-2782
 KMS FARMS: 4650 N. DEL MAR AVE. FRESNO, CALIFORNIA 93704

CIVIL ENGINEER: GALLOWAY & COMPANY, INC. 7591 N. INGRAM AVE., SUITE 101 FRESNO, CA 93711 (559) 721-5039
Galloway

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.
 APN: 316-022-62

PROPERTY IS SUBJECT TO THE FOLLOWING

- PER CALATLANTIC TITLE PRELIMINARY REPORT NO. 155601-002267, DATED 6/17/20.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SOUTH SUNNYSIDE AVENUE, EAST CHURCH AVENUE AND SOUTH FOWLER AVENUE.
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 30, 1873 IN BOOK C OF PATENTS, PAGE 259 (NO DOCUMENT FROM TITLE AVAILABLE.)
- AN EASEMENT FOR CONSTRUCTION OF A SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1992 AS INSTRUMENT NO. 92-23599 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1992 AS INSTRUMENT NO. 92-23600 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1998 AS INSTRUMENT NO. 98-9905 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF EASEMENT" RECORDED OCTOBER 18, 2017 AS INSTRUMENT NO. 2017-013268 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBDIVISION.)

SURVEYOR'S NOTES

- THE PLANIMETRIC MAPPING AND ELEVATION CONTOUR INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM AN AERIAL SURVEY PERFORMED 11-17-2020 AND IS FOR GRAPHICAL PURPOSES ONLY.
- THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD MAPS AND RECORD DOCUMENTS. THIS SURVEY IS TIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO ORIENT THE COMPILED BOUNDARY TO THE PROJECT DATUM. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY. PRAXIS DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF THE BOUNDARY INFORMATION.

OUTLOT NOTES

- OUTLOT A: OUTLOT 'A' WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES. 11,111± SF
- OUTLOT B: OUTLOT 'B' WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES. 2,663± SF
- OUTLOT C: OUTLOT 'C' WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC WALK, OPEN SPACE AND LANDSCAPE PURPOSES. 4,801± SF
- OUTLOT D: OUTLOT 'D' WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC WALK, OPEN SPACE AND LANDSCAPE PURPOSES. 375± SF
- OUTLOT E: OUTLOT 'E' WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC WALK, OPEN SPACE AND LANDSCAPE PURPOSES. 7,683± SF

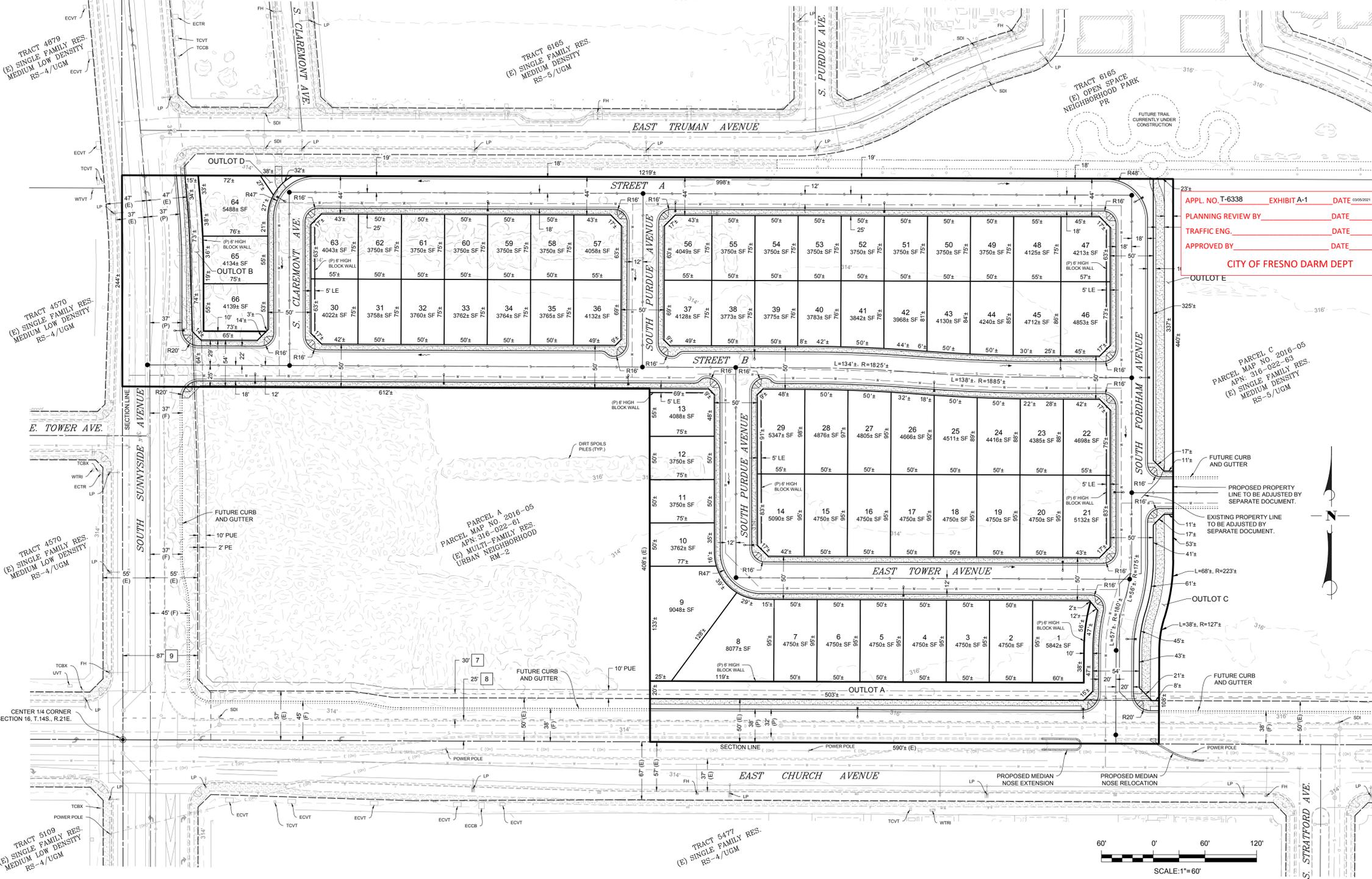
GENERAL NOTES

- EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
- THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
- EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
- 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. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 73% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
- ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
- THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
- THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
- ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
- GRADE DIFFERENTIAL ALONG EAST BOUNDARY MAY EXCEED 6 INCHES AND WILL BE ADDRESSED BY A RETAINING WALL OR SLOPE EASEMENT.
- CORNER LOTS 13, 14, 21, 22, 29, 30, 46, 47, 63 AND 66, REQUIRE A 5 FOOT LANDSCAPE EASEMENT AND 6-FOOT MASONRY WALL AT THE REAR OF THE LANDSCAPE EASEMENT PER F.M.C. SEC. 15-4105 G.2.b.

UTILITY NOTES

SOURCE OF WATER: CITY OF FRESNO
 SOURCE OF GAS: PG&E
 SOURCE OF SEWAGE DISPOSAL: CITY OF FRESNO
 SOURCE OF CABLE T.V.: COMCAST
 SOURCE OF ELECTRICITY: PG&E
 SOURCE OF TELEPHONE: AT&T

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY PRAXIS BASED ON VISIBILITY ON THE DATE OF SURVEY. SUBSURFACE UTILITIES HAS BEEN MAPPED BASED ON THE RECORDS AVAILABLE, AND/OR HAVE BEEN CORRELATED TO SURFACE UTILITY FEATURES WHERE POSSIBLE.



APPD.	NO.	DATE	REVISION	CITY COMMENTS
	0	12/17/20		
	1	3/5/21		
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			

TENTATIVE TRACT MAP NO. 6338/UGM
 A VESTING MAP
 IN THE CITY OF FRESNO
 FRESNO COUNTY, CALIFORNIA

JOB NUMBER: 20046
 FIELD: PMI
 DATE: 11-17-2020
 OFFICE: PMI
 DATE: 12-10-2020
 FILE: 20046 TTM.DWG

SHEET 1 OF 1 SHEETS

ATTENTION: THIS DOCUMENT IS PROVIDED AS A COURTESY IN AN ELECTRONIC FORMAT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF THE PROFESSIONAL INSTRUMENT OF SERVICE. ONLY A HARD COPY DOCUMENT THAT IS SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF PRAXIS CONSTITUTES THE PROFESSIONAL INSTRUMENT OF SERVICE. IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE HARD COPY MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT INFORMATION. PRAXIS SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY AN AUTHORIZED PROFESSIONAL EMPLOYEE OF PRAXIS.