

Exhibit A

APPL. NO. T-6345

EXHIBIT A-1

DATE 09/16/2022

PLANNING REVIEW BY

DATE

TRAFFIC ENG.

DATE

APPROVED BY

DATE

CITY OF FRESNO DARM DEPT

VESTING TENTATIVE TRACT MAP NO. 6345

IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
MAY 2022
CONSISTING OF THREE (3) SHEETS

ABBREVIATIONS:

A.P.N.	ASSESSOR'S PARCEL NUMBER
D.N.	DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
LE	LANDSCAPE EASEMENT (PROPOSED)
PUE	PUBLIC UTILITY EASEMENT (PROPOSED)
R	RADIUS
RS-5	RESIDENTIAL SINGLE FAMILY (5 DWELLING UNITS/ACRE)
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
S.P.R.R.	SOUTHERN PACIFIC RAILROAD
XX PLATS YY	VOLUME XX OF PLATS, PAGE YY, F.C.R.
XX RS YY	BOOK XX OF RECORD OF SURVEYS, PAGE YY, F.C.R.

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 15 AND 16 OF NEWHALL TRACT, ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 2, PAGE 42 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 481-020-01

NOTES:

DATE OF MAP PREPARATION: APRIL, 2021
REVISED: SEPTEMBER 2021 & MAY 2022

- EXISTING ZONING: AL (LIMITED AGRICULTURAL, 10-ACRE MINIMUM) (FRESNO COUNTY)
- EXISTING LAND USE: VACANT
- PROPOSED ZONING, LAND USE: RS-5, SINGLE FAMILY RESIDENTIAL
- GROSS SITE AREA: 38.72 ACRES
NET SITE AREA: 36.73 ACRES (NET = GROSS - (WILLOW AVE DEDICATION + OUTLOT E + OUTLOT F))
DENSITY: 5.41 UNITS PER ACRE (TOTAL LOTS/NET ACREAGE)
- NO GRADE DIFFERENTIALS OF MORE THAN 6" IS FORESEEN. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
- PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, AND STREETLIGHTS TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
- PROPOSED STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATION DRAWING P-56.
- ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
- THERE ARE NO UNKNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
- THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
- THERE ARE NO OPEN CANAL OR DITCHES ON THIS PROPERTY.
- THERE ARE NO DUMP SITES ON THIS PROPERTY.
- WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
- EXISTING SERVICE POLES ALONG WILLOW AVENUE ARE TO REMAIN.
- EXISTING TREES TO BE REMOVED WITHIN THE BOUNDARY OF THE SUBDIVISION.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- AN EASEMENT FOR CANALS AND EMBANKMENTS AND INCIDENTAL PURPOSES RECORDED AUGUST 10, 1873 AS BOOK J, PAGE 26 OF OFFICIAL RECORDS, NOT PLOTTABLE. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- CURRENT FRESNO IRRIGATION DISTRICT FACILITIES ARE LOCATED ON THE NORTH SIDE OF THE PROPERTY. WITHIN PROPOSED OUTLOT E, THE EXISTING EASEMENT PER D.N. 98115938 WILL BE ABANDONED, AND OUTLOT E WILL BE DEDICATED IN FEE TO FRESNO IRRIGATION DISTRICT TO SERVE SAID EXISTING FACILITIES.
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE GOVERNMENT CODE.

LEGEND

---	CENTERLINE
---	PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINES
---	PUBLIC UTILITY EASEMENT
---	EXISTING CHAIN LINK FENCE (6FT TALL)
---	EXISTING BARBED WIRE FENCE (6FT TALL)
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CURB AND GUTTER
---	EXISTING WOOD FENCE (6FT TALL)
---	EXISTING POWER POLE
---	EXISTING TELEPHONE POLE
---	EXISTING ELECTRICAL PANEL
---	EXISTING ELECTRICAL VAULT
---	EXISTING GUY ANCHOR
---	EXISTING BOLLARD
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SIGN
---	EXISTING STREETLIGHT
---	EXISTING ELECTRICAL LINE
---	EXISTING SEWER MAIN, SIZE AS NOTED
---	EXISTING TREE
---	EXISTING CONTOUR LINE
---	PROPOSED WATER MAIN, SIZE AS NOTED
---	PROPOSED SEWER MAIN, SIZE AS NOTED
---	PROPOSED SEWER MANHOLE
---	RELINQUISHMENT OF DIRECT ACCESS RIGHTS
---	PROPOSED CITY RIGHT OF WAY DEDICATION
---	SHEET INDEX LINE

OUTLOT SCHEDULE:

OUTLOT D & F	TO BE DEDICATED IN FEE TO THE CITY OF FRESNO PER THIS MAP FOR RESIDENTIAL PARK & TRAIL PURPOSES
OUTLOTS A, B, C & E	TO BE DEDICATED IN FEE TO THE CITY OF FRESNO PER THIS MAP FOR PEDESTRIAN ACCESS AND LANDSCAPE PURPOSES
OUTLOT G & H	TO BE DEDICATED IN FEE TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT PER THIS MAP FOR STORM DRAIN PURPOSES.
OUTLOT I	TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR MUNICIPAL WATER PURPOSES (WELL SITE).

UTILITY INFORMATION

SEWER AND WATER

CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-2489

GAS AND ELECTRIC

PACIFIC GAS AND ELECTRIC COMPANY
650 O STREET
FRESNO, CA 93721
PHONE: (800) 743-5000

TELEPHONE

AT&T CALIFORNIA
5555 EAST OLIVE AVENUE,
R.M. E-100-DE
FRESNO, CA 93762
PHONE: (559) 454-3778

STORM DRAIN

FRESNO METROPOLITAN
FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93725
PHONE: (559) 456-3292

CABLE TELEVISION

COMCAST
2441 NORTH GROVE
INDUSTRIAL DRIVE
FRESNO, CA 93727
PHONE: (559) 455-4221

TOPOGRAPHIC SURVEY

TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS COLLECTED AND PROVIDED BY QK ON AUGUST 17, 18, 20, 21 & 25 2020.

BASIS OF ELEVATIONS

CITY OF FRESNO BENCHMARK #810, BEING A BRASS CAP ON CURB LOCATED AT THE EAST RETURN AT THE NORTHEAST CORNER OF WILLOW AND CHURCH AVENUES.
ELEVATION: 298.687 FT (NGVD29)
THE CONVERSION FACTOR TO NAVD88 DERIVED FROM THE NOS ONLINE DATUM TOOL = +2.5 FT
(NGVD29+2.5=NAVD88)

PROJECT SITE INFORMATION

ADDRESS:

2121 SOUTH WILLOW AVENUE
FRESNO, CA 93725

RECORD OWNERSHIP:

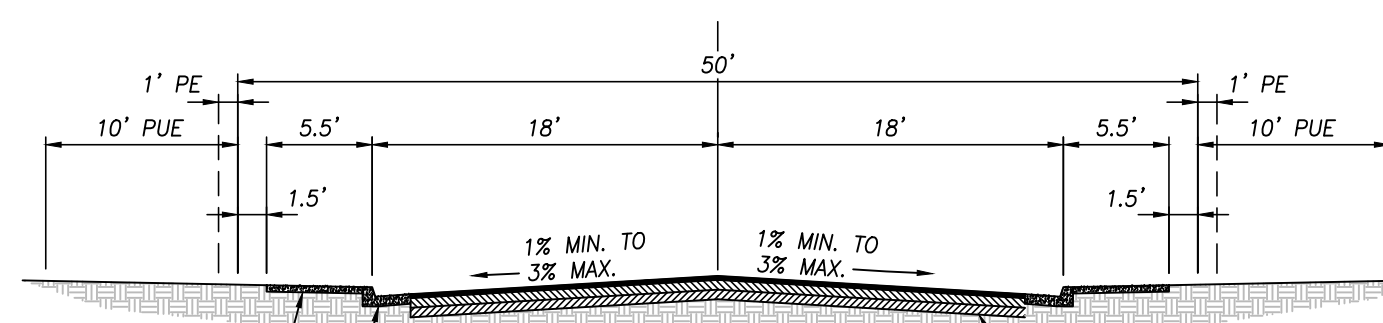
OHANESIAN HOLDINGS, LLC
3770 W. WATKIN AVENUE
FRESNO, CA 93711
APN: 481-020-01

SUBDIVIDER:

D.R. HORTON C3, INC
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850

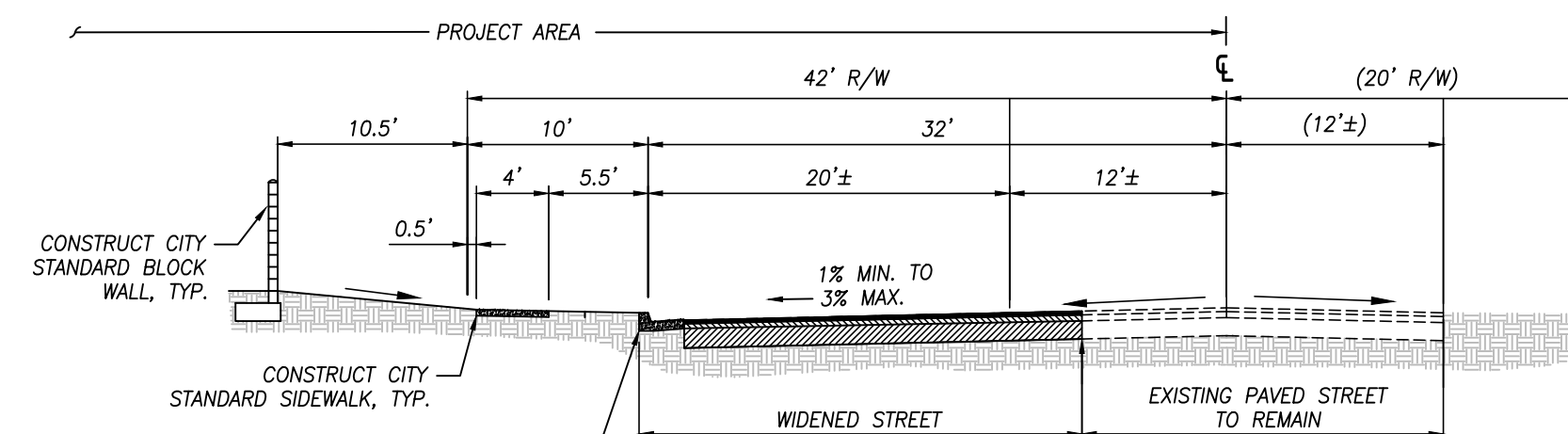
LAND SURVEYOR:

ANTONIO S. WESTERLUND, PLS, CEds
601 POLLASKY AVE
SUITE 301
CLOVIS, CA 93612
(559)449-2400



TYPICAL LOCAL STREET

SCALE: 1" = 10'



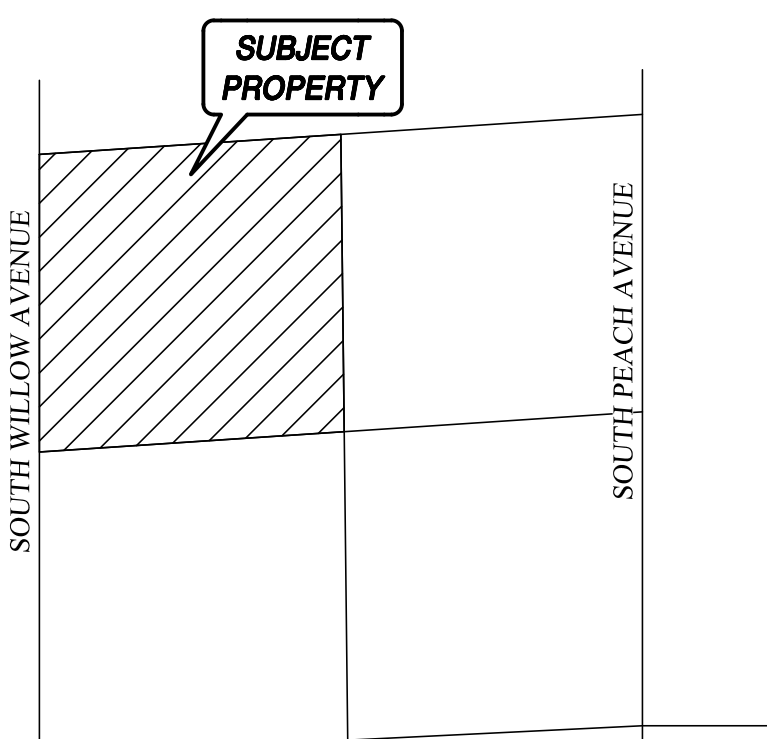
SOUTH WILLOW AVENUE (FACING SOUTH)

SCALE: 1" = 10'



100' 0' 100'

SCALE: 1"= 100'
CONTOUR INTERVAL= 1'



VICINITY MAP

N.T.S.

BY:

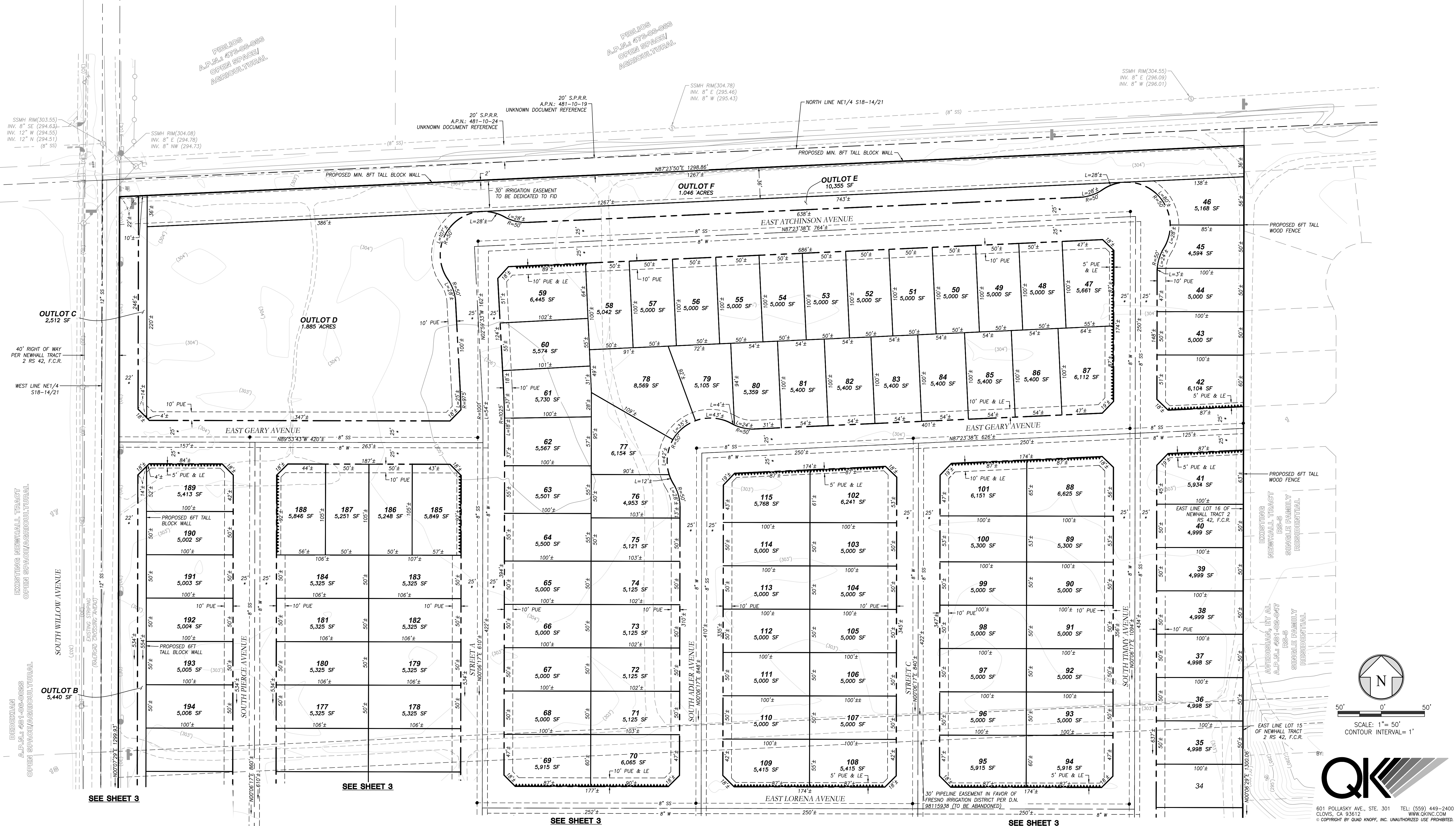


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IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
MAY 2022
CONSISTING OF THREE (3) SHEETS

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CITY OF FRESNO DARM DEPT



SEE SHEET 1 FOR STREET SECTION DETAILS AND LEGEND

SHEET 2 OF 3

SHEET 3 OF 3