

## Exhibit A

# TENTATIVE MAP TRACT No. 6212

A VESTING MAP  
A PHASED MAP  
APN 512-021-26  
NET AREA = 14.41 ACRES  
GROSS AREA = 17.30 ACRES

### IMPROVEMENTS TO BE INSTALLED:

1. STREETS - CITY OF FRESNO STANDARDS
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - CITY OF FRESNO STANDARDS
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - A.T.&T.
10. CABLE TELEVISION - COMCAST

### NOTES:

1. EXISTING ZONING - RS-5/UGM/cz
2. EXISTING USE - ALMOND ORCHARD
3. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
4. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
5. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS. ( 68 LOTS )
6. THERE WILL BE LESS THAN A 6" DIFFERENCE IN GRADE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
7. ▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
8. △△△△ - INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.
9. OUTLOT A IS TO BE DEEDED TO THE CITY FOR PEDESTRIAN ACCESS.
10. OUTLOT B & C ARE FOR OPEN SPACE.
11. OUTLOT D FOR MULTI-PURPOSE TRAIL
12. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.

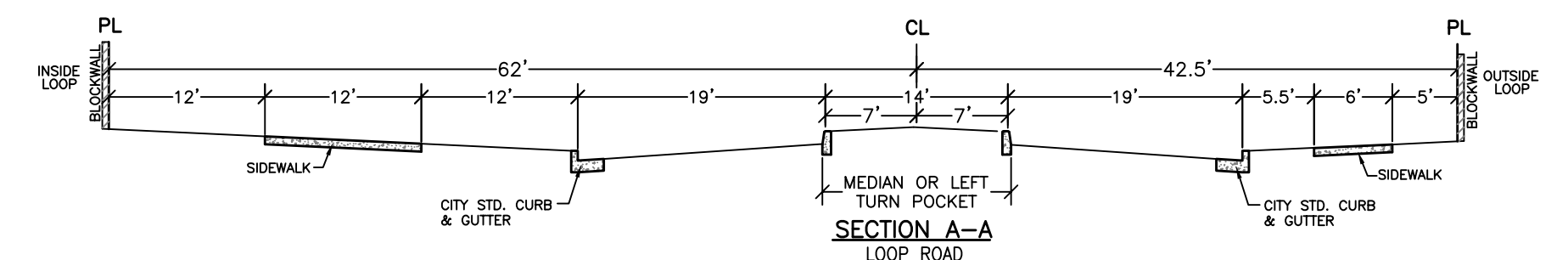
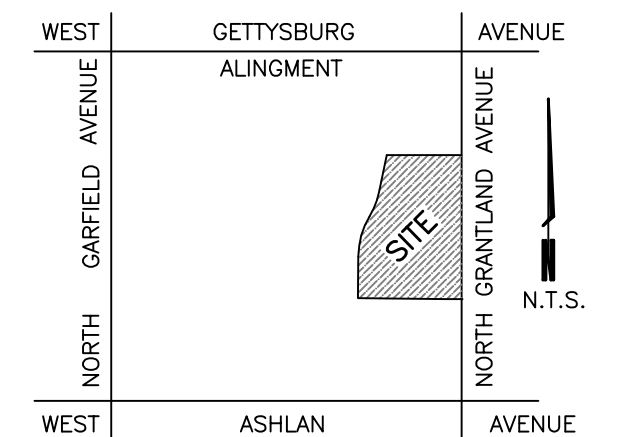
### NOTE:

FOR EXISTING RIGHT OF WAY SEE  
DEED DRAWING 15-A-7879,  
DEED DOCUMENT 2006-0166358

### LEGEND:

- PROPOSED BLOCKWALL
- EXISTING PROPERTY LINE
- EXISTING STREETLIGHT TO REMAIN
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE

### VICINITY MAP:



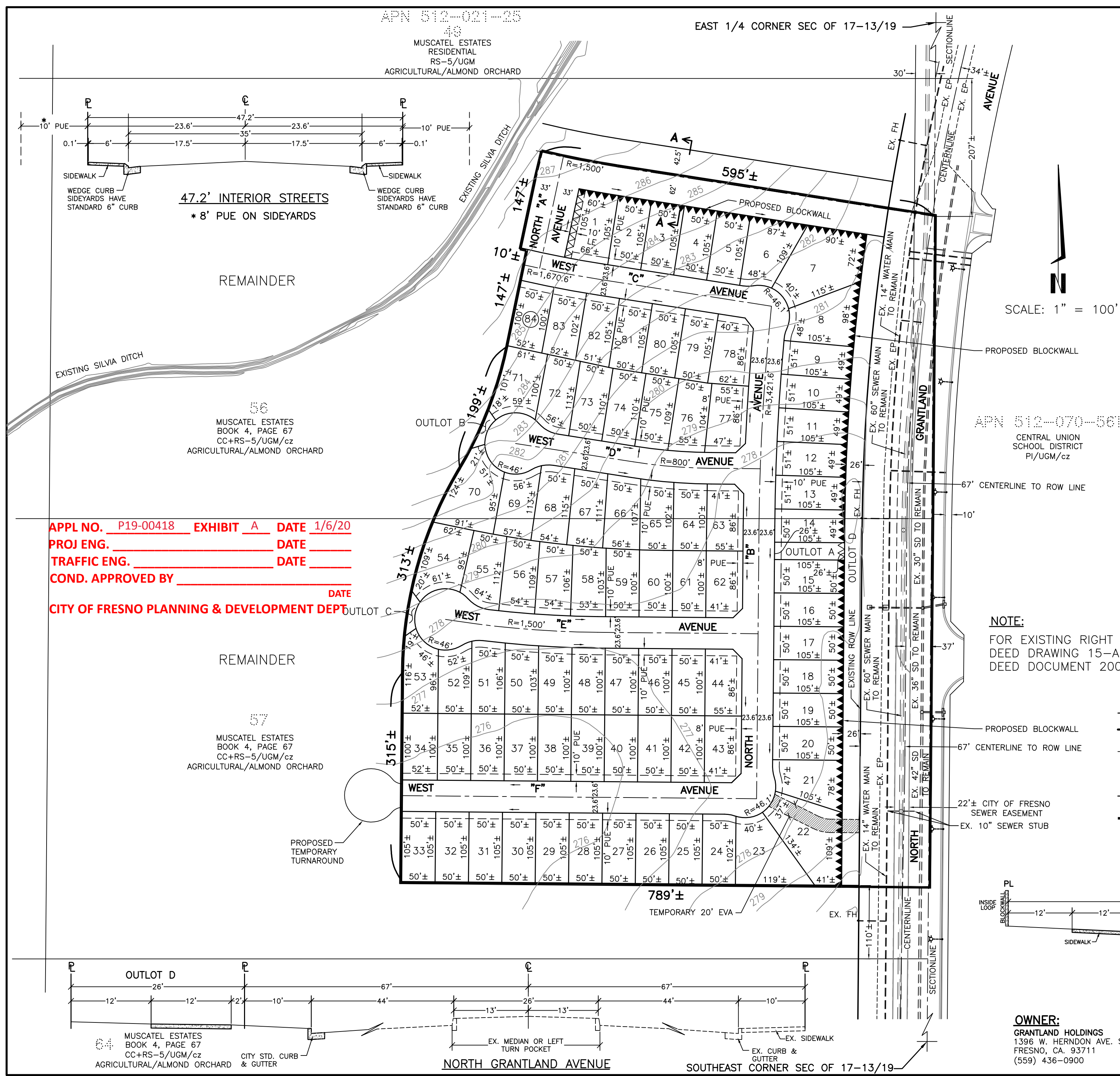
**OWNER:**  
GRANTLAND HOLDINGS  
1396 W. HERNDON AVE. STE 101  
FRESNO, CA. 93711  
(559) 436-0900

**SUBDIVIDER:**  
GRANVILLE HOMES  
1396 W. HERNDON AVE. STE 101  
FRESNO, CA. 93711  
(559) 436-0900

**GARY G. GIANNETTA**  
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET  
FRESNO, CA 93721  
(559) 264-3590

DATE: 01/06/20



APPL NO. P19-00418 EXHIBIT A DATE 1/6/20  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

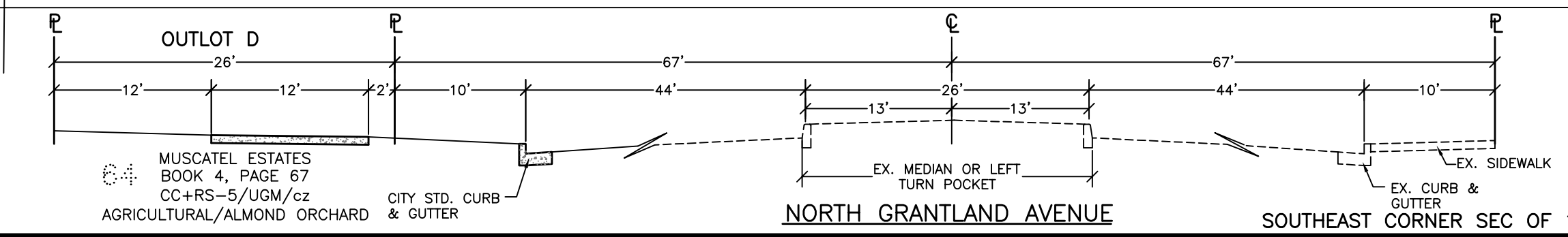
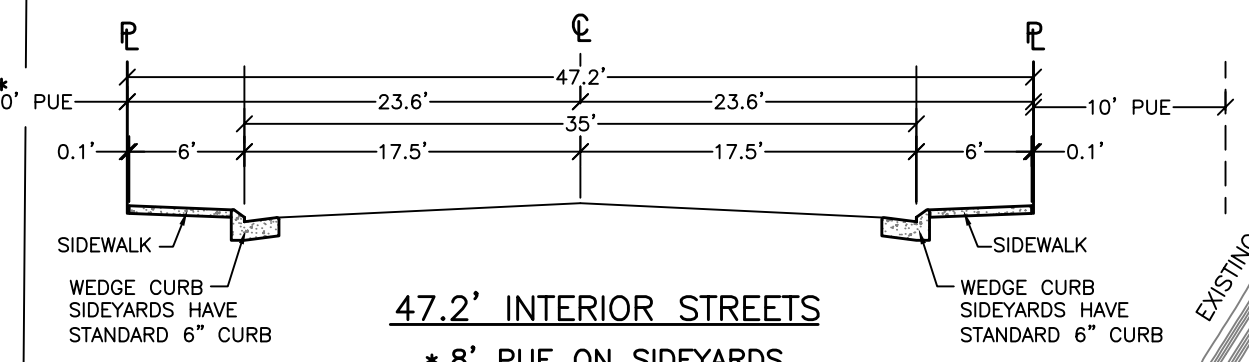
REMAINDER  
 MUSCATEL ESTATES  
 BOOK 4, PAGE 67  
 CC+RS-5/UGM/cz  
 AGRICULTURAL/ALMOND ORCHARD

REMAINDER  
 MUSCATEL ESTATES  
 BOOK 4, PAGE 67  
 CC+RS-5/UGM/cz  
 AGRICULTURAL/ALMOND ORCHARD

MUSCATEL ESTATES  
 BOOK 4, PAGE 67  
 CC+RS-5/UGM/cz  
 AGRICULTURAL/ALMOND ORCHARD

APN 512-021-25  
 MUSCATEL ESTATES  
 RESIDENTIAL  
 RS-5/UGM  
 AGRICULTURAL/ALMOND ORCHARD

47.2' INTERIOR STREETS  
 \* 8' PUE ON SIDEYARDS



NORTH GRANTLAND AVENUE

SOUTHEAST CORNER SEC OF 17-13-19