

## 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  
EXISTING 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:

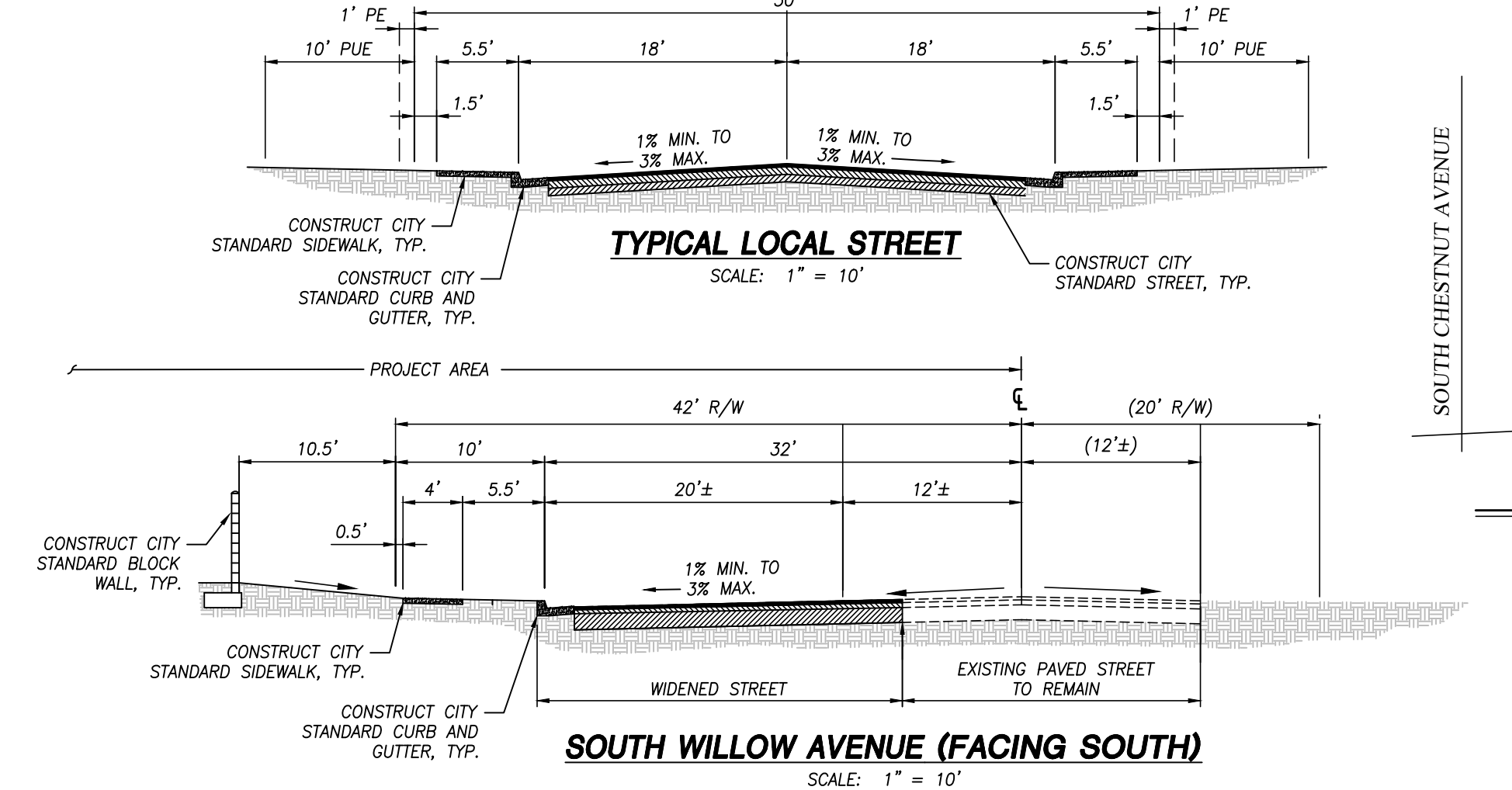
D.R. HORTON & SONS, INC.  
419 W. MURRAY AVENUE  
VISALIA, CA 93291  
(559) 636-9850

### LAND SURVEYOR:

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

### LAND SURVEYOR:

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



100' 0' 100'  
SCALE: 1" = 100'  
CONTOUR INTERVAL = 1'

BY:



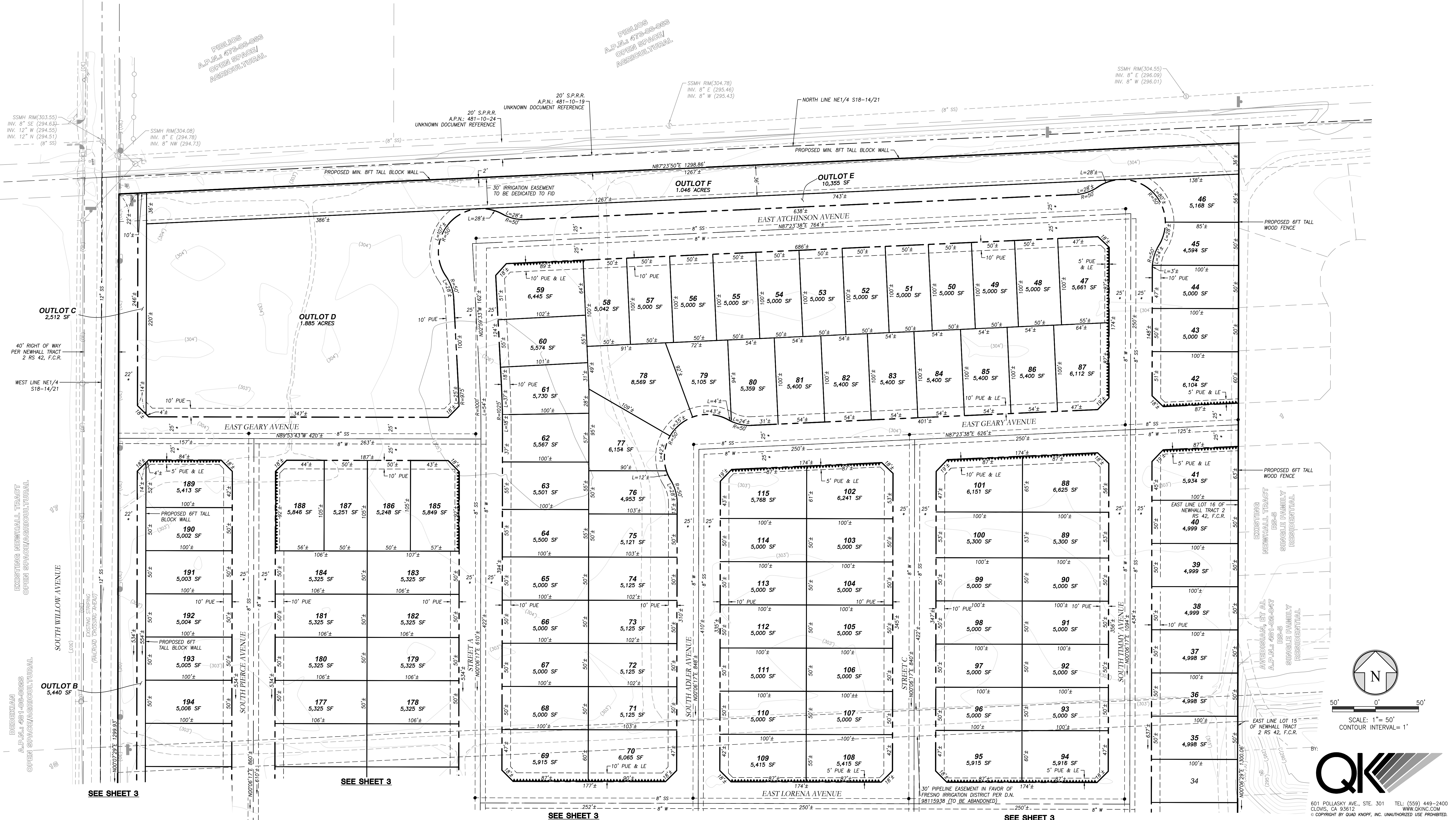
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CLOVIS, CA 93612 WWW.QKING.COM  
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IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA  
MAY 2022  
CONSISTING OF THREE (3) SHEETS

APPL. NO. T-6345 EXHIBIT A-2 DATE 05/16/2022  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT



SEE SHEET 1 FOR STREET SECTION DETAILS AND LEGEND

SHEET 2 OF 3



SHEET 3 OF 3