

## Exhibit A



APPL. NO. P23-01987 EXHIBIT A DATE 10/02/2025  
PLANNING REVIEW BY DATE  
TRAFFIC ENG. DATE  
APPROVED BY DATE  
CITY OF FRESNO DARM DEPT

EXISTING ZONING: RM-3  
EXISTING LAND USE: VACANT

EXISTING ZONING: RM-2  
EXISTING LAND USE: RURAL RESIDENTIAL

EXISTING ZONING: RM-2  
EXISTING LAND USE: RURAL RESIDENTIAL

EXISTING ZONING: RM-2  
EXISTING LAND USE: RURAL RESIDENTIAL

VICINITY MAP  
NOT TO SCALE

LEGEND

- +300.0 EXISTING GROUND ELEVATION
- +TC=300.00 EXISTING TOP OF CURB ELEVATION
- +G=300.00 EXISTING GUTTER ELEVATION
- +C=300.00 EXISTING CONCRETE ELEVATION
- +P=300.00 EXISTING PAVEMENT ELEVATION
- +EP=300.00 EXISTING EDGE OF PAVEMENT ELEVATION
- +BW=300.00 EXISTING BACK OF WALK ELEVATION
- +TW=300.00 EXISTING TOP OF WALL ELEVATION
- +FTG=300.00 EXISTING FOOTING ELEVATION
- +FL=300.00 EXISTING FLOW-LINE ELEVATION
- +FF=300.00 EXISTING FINISH FLOOR ELEVATION
- +CR=300.00 EXISTING CROWN OF STREET ELEVATION
- WV EXISTING WATER VALVE
- BP EXISTING BACKFLOW PREVENTION DEVICE
- CS EXISTING SEWER CLEANOUT
- EH EXISTING FIRE HYDRANT
- INDICATES LEGAL DESCRIPTION BOUNDARY
- INDICATES SECTION LINE
- INDICATES EXISTING LOT LINES
- INDICATES PROPOSED LOT LINES
- INDICATES FUTURE LOT LINES
- INDICATES CONTROL POINT. (SURVEYOR'S USE)
- EXISTING POWER POLE OR TELEPHONE POLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE DEPARTMENT POST INDICATOR VALVE
- EXISTING ELECTRICAL MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING ABOVE GROUND VENT PIPE
- EXISTING MAIL BOX LOCATIONS
- EXISTING STREET LIGHT
- EXISTING STORMDRAIN, SIZE SHOWN.
- EXISTING IRRIGATION PIPE, SIZE SHOWN.
- EXISTING SEWER PIPE, SIZE SHOWN.
- EXISTING UNDERGROUND CONDUIT
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING SEWER MANHOLE
- EXISTING STORMDRAIN MANHOLE
- EXISTING STORMDRAIN INLET
- PROPOSED LANDSCAPING (NOT TO EXCEED 10 FEET IN HEIGHT AT MATURITY) NO PLANTING IS TO OCCUR WITHIN THE FOOTPRINT OF THE TOWER LEGS.
- INDICATES DIRECTION OF STORM WATER FLOW
- INDICATES PROPOSED 20' WIDE BIKE, PEDESTRIAN, & LANDSCAPE EASEMENT
- INDICATES FUTURE LOT PATTERN FOR REMAINDER PARCEL

- NOTES:
- ALL IMPROVEMENTS ARE TO BE INSTALLED PER CITY STANDARDS.
  - ALL WELLS (1 EXISTING AG WELL, & 1 EXISTING DOMESTIC WELL) AND SEPTIC SYSTEMS WILL BE REMOVED/ABANDONED PER CITY OF FRESNO STANDARDS.
  - NO GRADE DIFFERENTIAL GREATER THAN 6" AT SUBDIVISION BOUNDARY LINE.
  - SOLAR WILL BE CONSTRUCTED AT TIME OF DEVELOPMENT.
  - ALL EXISTING STRUCTURES, TREES AND VEGETATION SHALL BE REMOVED. MULBERRY: 5, SAGO PALM: 5, FRUIT TREE: 2
  - OUTLOT "A" IS TO BE DEDICATED TO THE CITY OF FRESNO, IN FEE, FOR PUBLIC OPEN SPACE, BICYCLE, PEDESTRIAN AND TRAIL PURPOSES.
  - TO THE EXTENT FEASIBLE FOR PASSIVE COOLING OPPORTUNITIES, THE LOTS HAVE BEEN ORIENTED IN A NORTH-SOUTH ALIGNMENT TO TAKE ADVANTAGE OF PREVAILING BREEZES AND SHADE FROM LANDSCAPING.
  - STREET WIDTHS:  
WEST SANTA ANNA AVENUE IS PROPOSED TO BE A TOTAL 56' WIDE STREET PER CITY OF FRESNO STANDARD P-56A. THIS SUBDIVISION WILL INSTALL A PROPOSED 42' OF THE STREET, AND A FUTURE 14' OF SANTA ANNA WILL BE ON THE PROPERTY TO THE NORTH WHEN IT IS DEVELOPED.  
NORTH HAYES AVENUE IS PROPOSED TO BE A TOTAL 83' WIDE STREET, THERE IS AN EXISTING 47' OF THE SECTION LINE, AND 30' WEST OF THE SECTION LINE. THIS SUBDIVISION WILL DEVELOP AN ADDITIONAL 6' OF PROPOSED WIDTH FOR A TOTAL OF 36' WEST OF SECTION LINE, PLACING THE EXISTING 14" WATER MAIN 3'± FROM THE FACE OF CURB.

# VESTING TENTATIVE SUBDIVISION MAP No. 6443

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR

G & B ESTATES, LLC

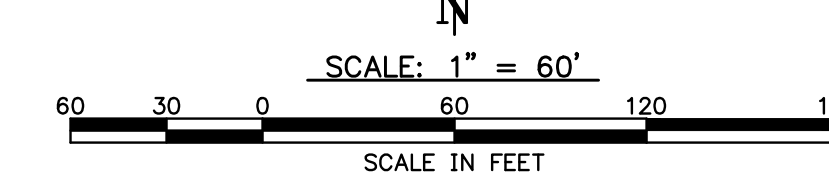
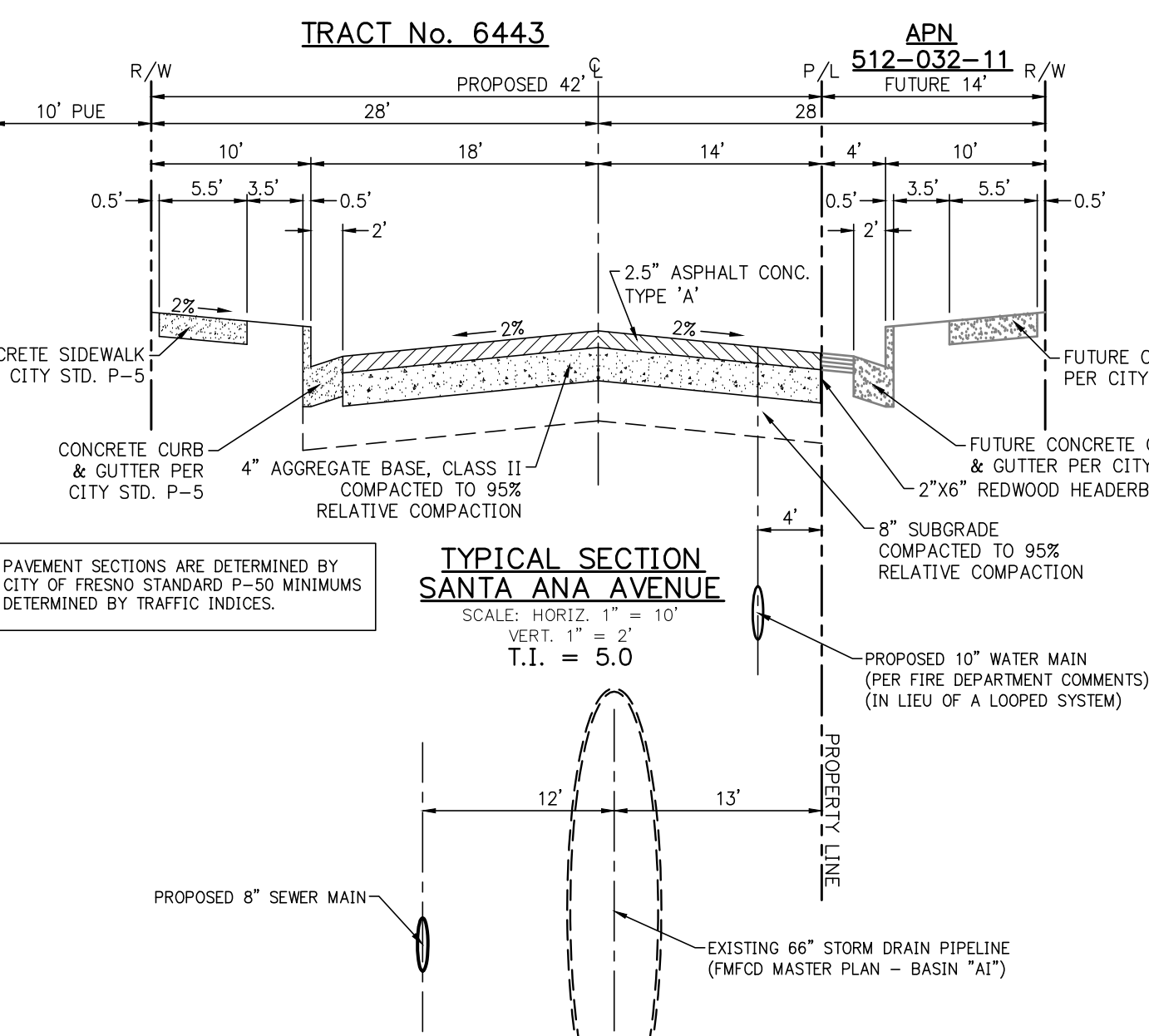
R. W. Greenwood Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING

2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93701, PH. (559) 268-7831

DATE: SEPT. 15, 2021  
JOB No.: D-20042  
DRAWN BY: MGG  
DWG No.: -E

**LEGAL DESCRIPTION:**  
THE NORTH HALF OF THE FOLLOWING DESCRIBED LAND:  
THE NORTH HALF OF THE NORTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
APN: 512-032-13  
DEED REFERENCE: 2021-0077120, 05/10/2021.  
**OWNER/SUBDIVIDER:**  
G & B ESTATES, LLC  
2541 WEST LAKE VAN NESS CIRCLE  
FRESNO, CA 93711  
**PREPARED BY**  
R. W. GREENWOOD ASSOCIATES, INC.  
2558 EAST OLIVE AVENUE  
P.O. BOX 6407, FRESNO, CALIFORNIA 93703  
FRESNO, CALIFORNIA 93701  
Ph. (559) 268-7831  
**SITE ADDRESS:**  
4705 NORTH HAYES AVENUE  
FRESNO, CALIFORNIA 93723  
**SITE ACREAGE:**  
5.00± ACRES (GROSS)  
0.84± ACRES (STREET AREA)  
0.31± ACRES (OUTLOT "A")  
2.53± ACRES (REMAINDER)  
1.32± ACRES (NET)

**EXISTING ZONING:**  
RESIDENTIAL SINGLE-FAMILY RS-5  
MINIMUM LOT SIZE = 4,000 S.F.  
MAXIMUM LOT SIZE = 6,500 S.F.  
**PROPOSED ZONING:**  
RESIDENTIAL SINGLE-FAMILY RS-5  
MINIMUM LOT SIZE = 4,000 S.F.  
MAXIMUM LOT SIZE = 6,500 S.F.  
**EXISTING LAND USE:**  
EXISTING SINGLE FAMILY RESIDENCE  
**FRESNO GENERAL PLAN:**  
MEDIUM DENSITY RESIDENTIAL  
**SOURCE OF WATER:**  
CITY OF FRESNO  
**SOURCE OF SEWERAGE/SEWAGE DISPOSAL:**  
CITY OF FRESNO  
**SOURCE OF MAP DATA:**  
THE MAP DATA IS BASED ON A FIELD SURVEY PERFORMED AUGUST 17, 2021 OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
**BASIS OF BEARING**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN WAS TAKEN TO BEAR NORTH 00°06'26" WEST AS SHOWN ON PARCEL MAP NO. 2691, RECORDED IN BOOK 20 OF PARCEL MAPS AT PAGE 65, FRESNO COUNTY RECORDS.



WEST GETTYSBURG AVENUE

POSITION FOR THE  
EAST QUARTER CORNER OF SECTION 16,  
TOWNSHIP 13 SOUTH, RANGE 19 EAST,  
MOUNT DIABLO BASE & MERIDIAN.