

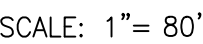
Exhibit A

JULY 2025
SHEET 1 OF 3

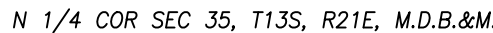
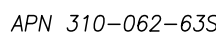
CITY OF FRESNO DARM DEPT



NOT TO SCALE



NOT TO SCALE



REAL PROPERTY IN THE CITY OF FRESNO, STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:

LOTS 20 & 21 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 AS DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DEED RECORDED FEBRUARY 16, 1990, AS DOCUMENT No. 90018737, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 21 WITH A LINE WHICH IS PARALLEL WITH AND 351.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID SECTION 26, WHICH POINT BEARS NORTH 0°01'01" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26 WITH A LINE WHICH IS PARALLEL WITH AND 100.00 FEET WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 176 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE WEST LINE OF THE EAST HALF OF SAID LOT 21; THENCE SOUTH 00°03'35" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 21 A DISTANCE OF 886.94 FEET; THENCE SOUTH 89°26'58" A DISTANCE OF 306.91 FEET; THENCE SOUTH 57°15'00" WEST A DISTANCE OF 216.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°38'57" EAST ALONG THE NORTH LINE OF SAID LOTS 20 AND 21 A DISTANCE OF 141.69 FEET TO SAID LOT 20; THENCE NORTH 0°01'01" EAST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 141.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°38'57" EAST ALONG THE NORTH LINE OF SAID LOTS 20 AND 21 A DISTANCE OF 141.69 FEET; THENCE SOUTH 0°01'01" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 973.97 FEET TO THE POINT OF BEGINNING.

APN: 310-052-27

1. ADDRESS: 7298 EAST MCKINLEY AVENUE, FRESNO CA 93737
2. EXISTING ZONING, LAND USE: AE20 (EXCLUSIVE AGRICULTURE, 20-ACRE MINIMUM) (FRESNO COUNTY)
MEDIUM LOW DENSITY RESIDENTIAL PER CITY OF FRESNO GENERAL PLAN
3. PROPOSED ZONING, LAND USE: RS-4, MEDIUM LOW DENSITY RESIDENTIAL
4. SITE AREA: 24.66 (GROSS) / 23.56 ACRES (NET)
5. NO GRADE DIFFERENTIALS MORE OF MORE THAN 6" IS FORESEEN, ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
6. PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
7. ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
8. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINAGE WILL REMAIN UNLESS OTHERWISE NOTED.
9. KNOWN UTILITIES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
10. 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).
11. THERE ARE NO DUMP SITES ON THIS PROPERTY.
12. WATER SUPPLY AND SEWER SEWERS WITHIN THE AREA OF FRESNO.
13. EXISTING SERVICE POLES ALONG MCKINLEY AVENUE ARE TO REMAIN.

OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L	TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT M	PRIVATE ROAD TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT N	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC TRAIL PURPOSES.
OUTLOT Q	TO BE DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE, PEDESTRIAN, LANDSCAPE AND IRRIGATION PURPOSES
OUTLOTS O, P	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND IRRIGATION PURPOSES

SEWER AND WATER: CITY OF FRESNO 2800 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-2489	STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 EAST LOVELL AVENUE FRESNO, CA 93725 PHONE: (559) 456-3292	TELEPHONE: AT&T CALIFORNIA 5555 EAST LOVELL AVENUE, RM. E-100-DE FRESNO, CA 93762 PHONE: (559) 454-3778	CABLE TELEVISION: COMCAST 2441 NORTH GROVE INDUSTRIAL DRIVE FRESNO, CA 93727 PHONE: (559) 455-4221	GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY 650 "O" STREET FRESNO, CA 93721 PHONE: 800-743-5000
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DYP BLOSSOM VIEW L.P. 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	DE YOUNG PROPERTIES 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	ANTONIO S. WESTERLUND, PLS, CFedS 601 POLLASKY AVE SUITE 301 CLOVIS, CA 93612 (559)449-2400
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ADJACENT PROPERTY LINES
CENTERLINE
SECTION LINE
MAP BOUNDARY
SHEET INDEX LINE
EXISTING
EXISTING BUILDING
EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
EXISTING CULVERT
EXISTING CURB AND GUTTER
EXISTING EDGE OF PAVEMENT
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ADJACENT PROPERTY LINES
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SECTION LINE
MAP BOUNDARY
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EXISTING
EXISTING BUILDING
EXISTING CHAIN LINK FENCE
EXISTING CONTOUR
EXISTING CULVERT
EXISTING CURB AND GUTTER
EXISTING EDGE OF PAVEMENT
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING SERVICE POLE
EXISTING SEWER LINE, APPROXIMATE LOCATION BASED ON CITY OF FRESNO GIS
EXISTING STORM DRAIN DROP INLET
EXISTING TOE OF SLOPE
EXISTING TOP OF SLOPE
EXISTING TREE
EXISTING WATER LINE, APPROXIMATE LOCATION BASED ON CITY OF FRESNO GIS
EXISTING WATER VALVE
EXISTING WELL
EXISTING WIRE FENCE
EXISTING WOOD FENCE
PROPOSED CURB AND GUTTER
PROPOSED FLOW LINE
PROPOSED DRAINAGE DIRECTION
PROPOSED LOT LINES
PROPOSED RIGHT-OF-WAY
PROPOSED PUBLIC UTILITY EASEMENT
PROPOSED PEDESTRIAN EASEMENT
PROPOSED 6FT TALL BLOCK WALL
PROPOSED MANHOLE, SEWER
PROPOSED DRAINAGE INLET
PROPOSED FIRE HYDRANT
PROPOSED MANHOLE, STORM DRAIN
PROPOSED SEWER MAIN
PROPOSED STORM DRAIN MAIN
PROPOSED WATER MAIN
PROPOSED CITY RIGHT OF WAY DESIGNATION
PROPOSED
PROPOSED TRAFFIC CIRCLE PER COC STANDARD
RELINQUISHMENT OF DIRECT ACCESS RIGHTS

BY:



WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

VESTING TENTATIVE
TRACT MAP No. 6502
A PHASED MAP
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

JULY 2025
SHEET 2 OF 3

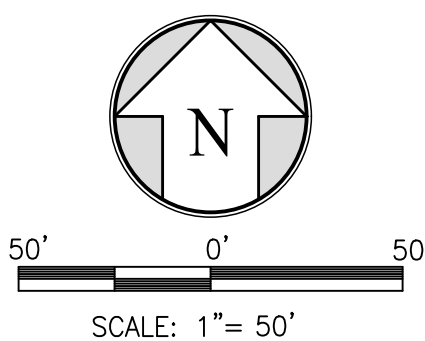
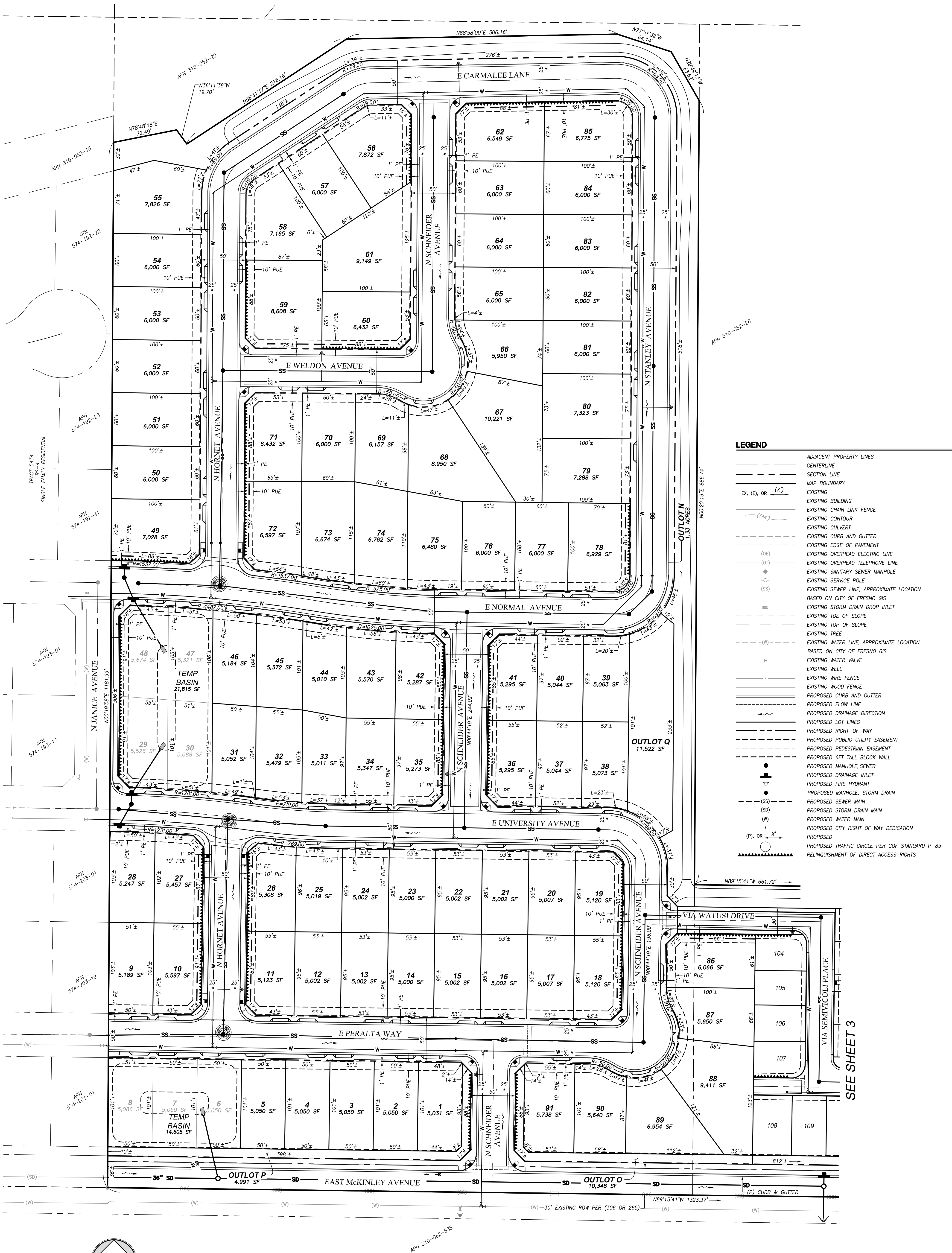
APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



BY:

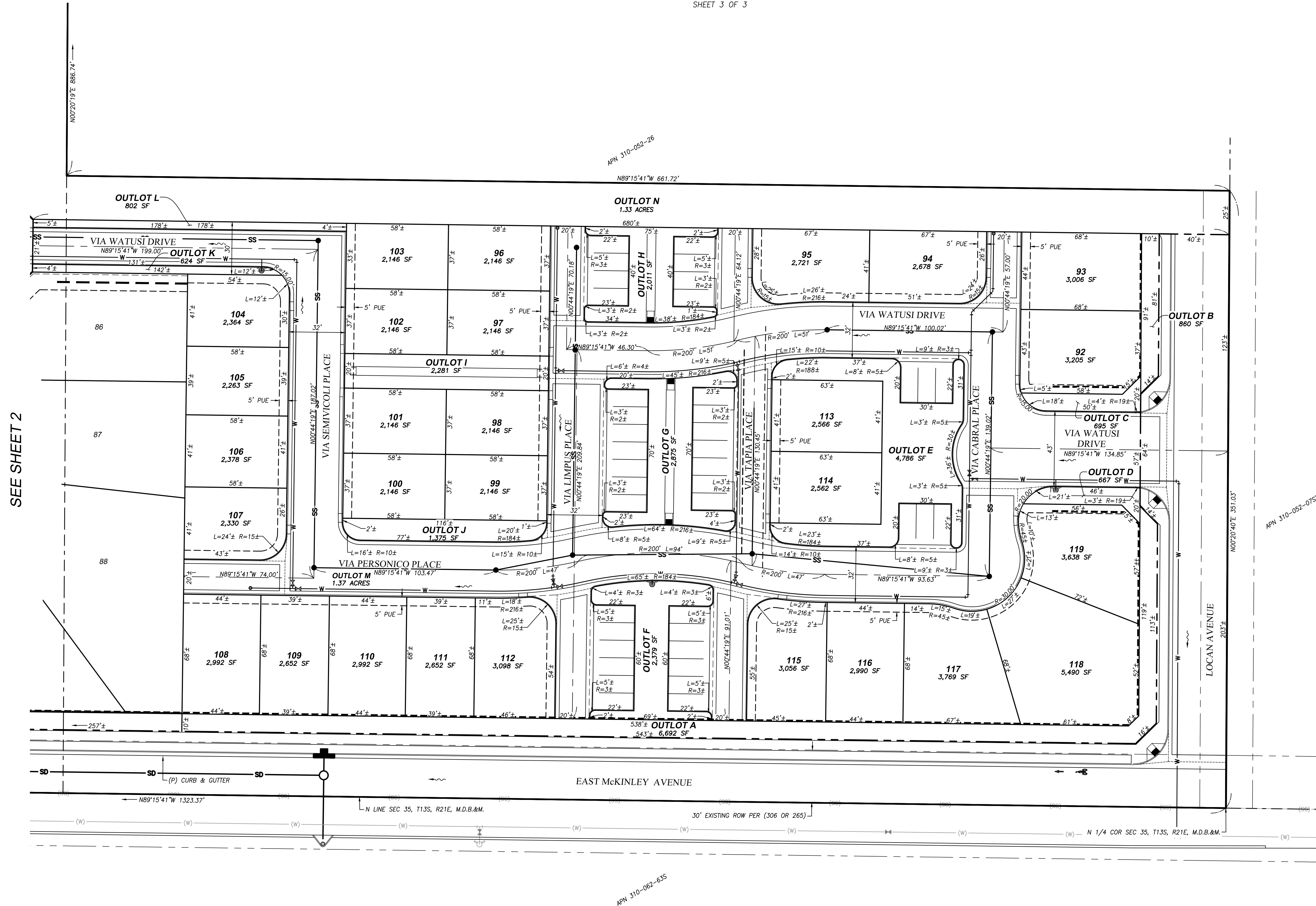


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VESTING TENTATIVE
TRACT MAP No. 6502
A PHASED MAP
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

JULY 2025
SHEET 3 OF 3

APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025
PLANNING REVIEW BY DATE
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CITY OF FRESNO DARM DEPT



LEGEND	
	ADJACENT PROPERTY LINES
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	RELINQUISHMENT OF DIRECT ACCESS RIGHTS

