

Exhibit B

APPL. NO. P20-01202 EXHIBIT A-1 DATE 05/29/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

TENTATIVE SUBDIVISION MAP TRACT No. 6276

A VESTING MAP
 A PHASED MAP
 APN 512-021-26 & 50S
 GROSS AREA = 14.47 ACRES
 NET AREA = 14.17 ACRES

SHEET ONE OF TWO SHEETS

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

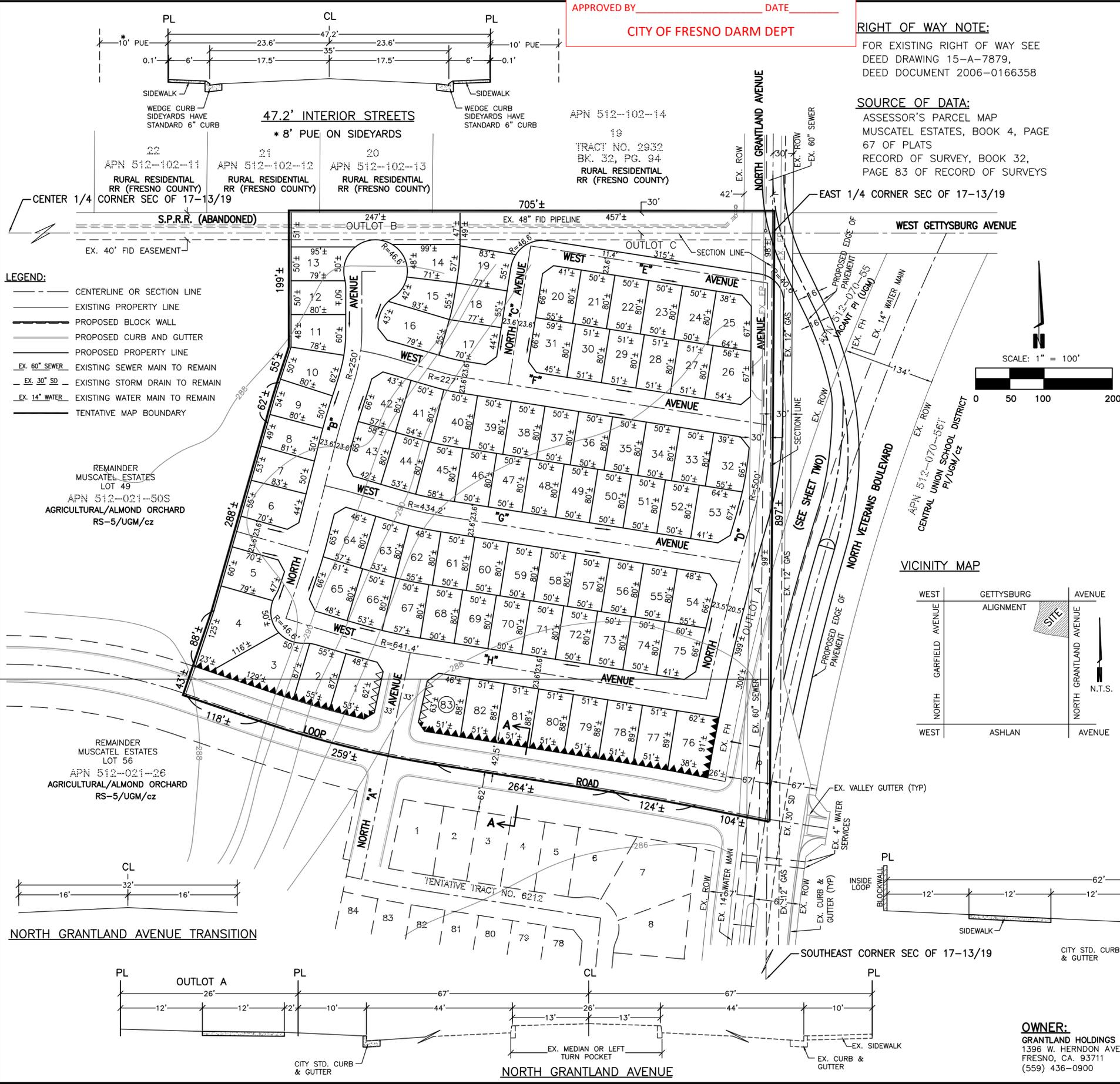
SOURCE OF DATA:
 ASSESSOR'S PARCEL MAP
 MUSCATEL ESTATES, BOOK 4, PAGE
 67 OF PLATS
 RECORD OF SURVEY, BOOK 32,
 PAGE 83 OF RECORD OF SURVEYS

IMPROVEMENTS TO BE INSTALLED:

- STREETS - CITY OF FRESNO STANDARDS
- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CURB & GUTTER - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - CITY OF FRESNO STANDARDS
- DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - A.T.&T.
- CABLE TELEVISION - COMCAST

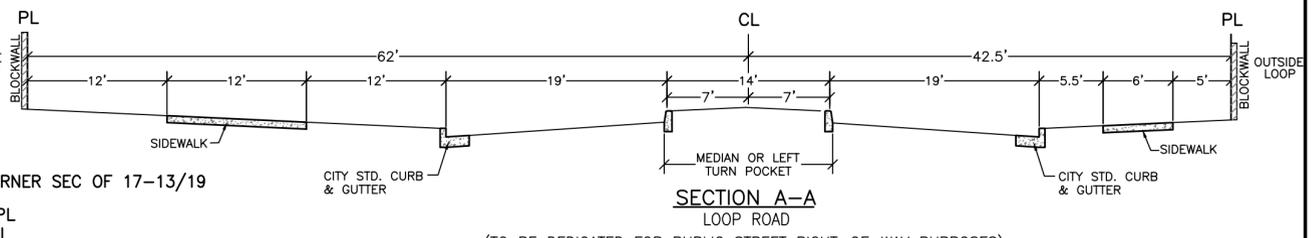
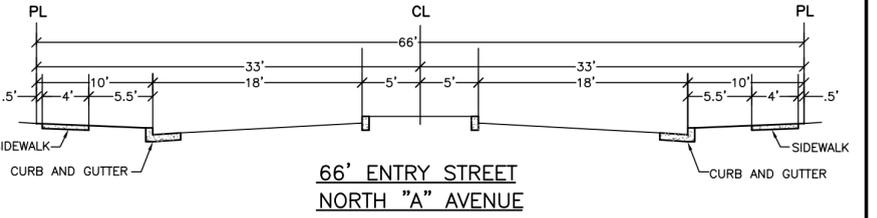
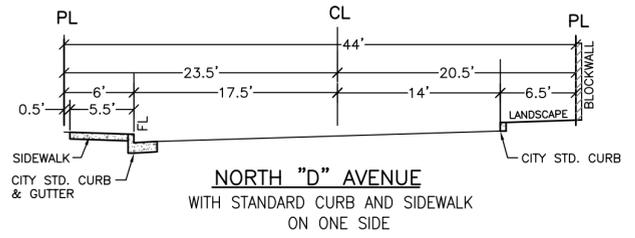
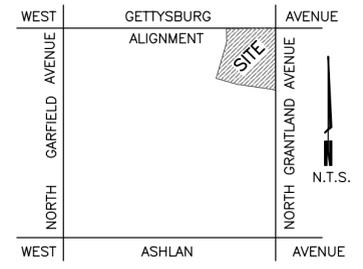
NOTES:

- EXISTING ZONING - RS-5/UGM/cz
- PROPOSED ZONING - RS-5/UGM/cz
- EXISTING USE - ALMOND ORCHARD
- LAND USE - RESIDENTIAL/MEDIUM DENSITY
- THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
- THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS. (67 LOTS)
- THERE WILL BE LESS THAN A 6" DIFFERENCE IN GRADE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- ▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- △△△△ - INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.
- OUTLOT A TO BE DEDICATED TO THE CITY, IN FEE FOR MULTI-PURPOSE TRAIL (BICYCLE, PEDESTRIAN AND LANDSCAPE PURPOSES, ONLY)
- OUTLOT B & C TO BE DEDICATED TO THE CITY, IN FEE FOR PUBLIC OPEN SPACE AND FID PURPOSES.
- THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.

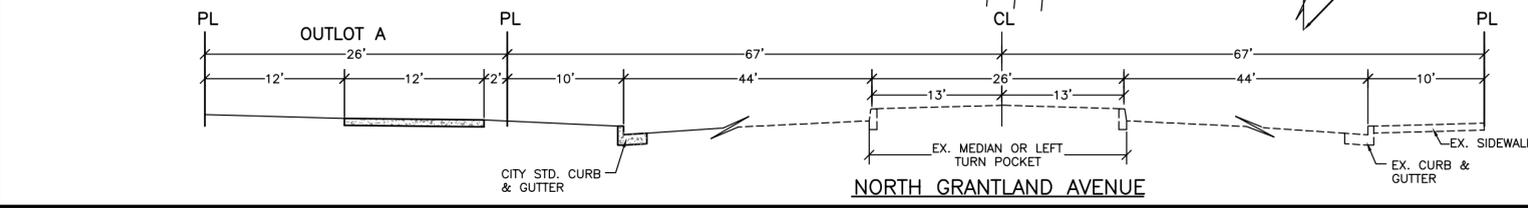


- LEGEND:**
- CENTERLINE OR SECTION LINE
 - EXISTING PROPERTY LINE
 - PROPOSED BLOCK WALL
 - PROPOSED CURB AND GUTTER
 - PROPOSED PROPERTY LINE
 - EX. 60" SEWER EXISTING SEWER MAIN TO REMAIN
 - EX. 30" SD EXISTING STORM DRAIN TO REMAIN
 - EX. 14" WATER EXISTING WATER MAIN TO REMAIN
 - TENTATIVE MAP BOUNDARY

VICINITY MAP



NORTH GRANTLAND AVENUE TRANSITION



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

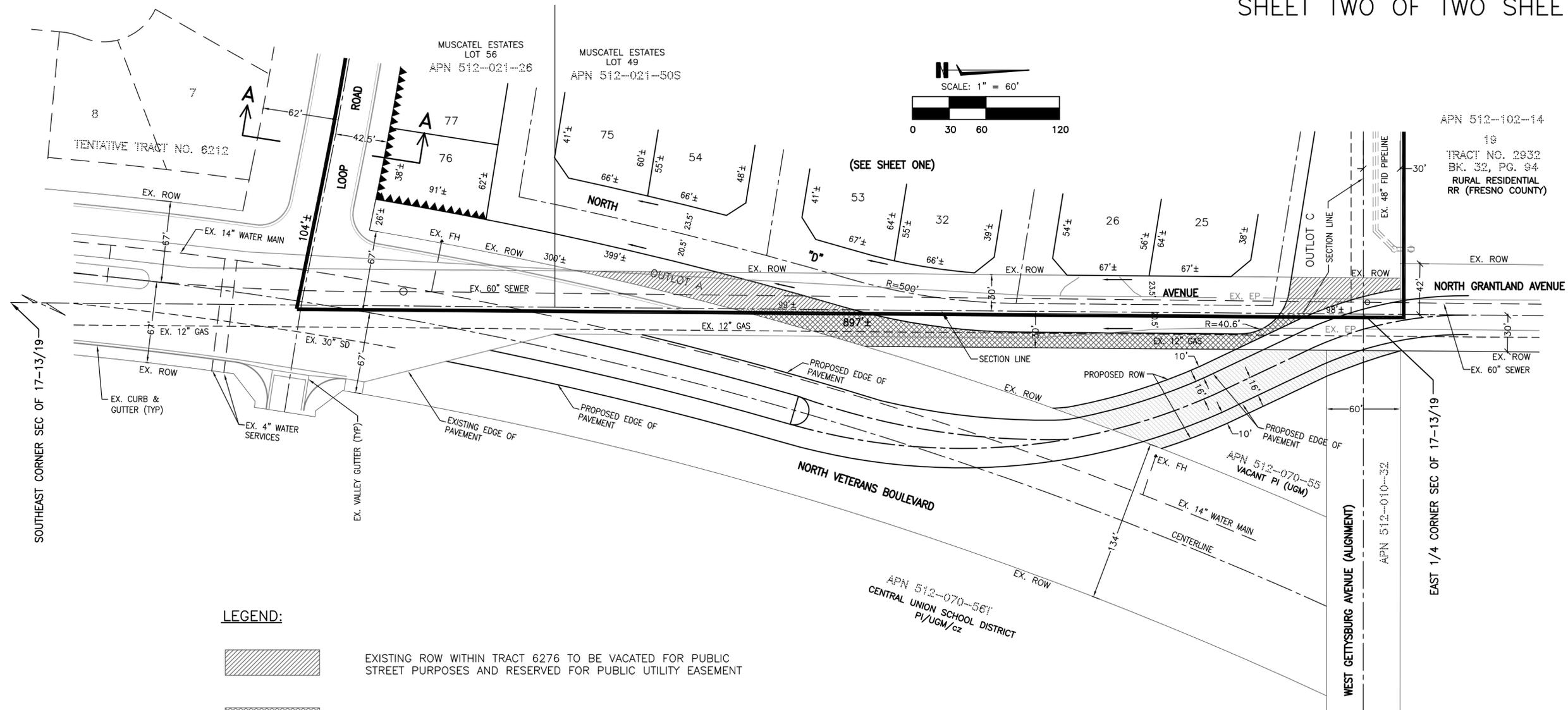
GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590

DATE: 01/24/20

TENTATIVE SUBDIVISION MAP TRACT No. 6276

A VESTING MAP
A PHASED MAP
APN 512-021-26 & 50S
GROSS AREA = 14.47 ACRES
NET AREA = 14.17 ACRES

SHEET TWO OF TWO SHEETS



LEGEND:

-  EXISTING ROW WITHIN TRACT 6276 TO BE VACATED FOR PUBLIC STREET PURPOSES AND RESERVED FOR PUBLIC UTILITY EASEMENT
-  EXISTING ROW OUTSIDE OF TRACT 6276 TO BE VACATED FOR PUBLIC STREET PURPOSES AND RESERVED FOR PUBLIC UTILITY EASEMENT
-  PROPOSED ROW FOR TEMPORARY ROAD CONNECTION

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CITY OF FRESNO DARM DEPT

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

SUBDIVIDER:
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