

Exhibit A

NOTES:

- SITE ADDRESS: 1732 N. CORNELIA AVE
- ASSESSOR'S PARCEL NO.: 312-763-10
- EXISTING ZONING: RS-4 RESIDENTIAL SINGLE FAMILY, MEDIUM LOW DENSITY
- EXISTING GENERAL PLAN LAND USE: MEDIUM LOW DENSITY
- PROPOSED ZONING: RS-4 RESIDENTIAL SINGLE FAMILY, MEDIUM LOW DENSITY
- PROPOSED LAND USE: RESIDENTIAL, SINGLE FAMILY
- PREPARED FROM RECORD DATA & FIELD SURVEYS
- EXISTING STRUCTURES ON SITE TO BE DEMOLISHED
- EXISTING STREET IMPROVEMENTS AS SHOWN
- ALL EXISTING WELLS, SEPTIC TANKS, OR LEACHING FIELDS TO BE DEMOLISHED PER STATE AND CITY STANDARDS
- PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES WITH NORTH-SOUTH ORIENTATION, ENABLING ARCHITECTURAL DESIGN TO INCORPORATE PASSIVE HEATING & COOLING CONCEPTS.
- EXISTING SITE LAND USE: SINGLE FAM. RESIDENTIAL SURROUNDING LAND USE: SINGLE FAM. RESIDENTIAL
- THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: CITY OF FRESNO COMMUNITY SYSTEM
- THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: CITY OF FRESNO COMMUNITY SYSTEM
- THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE (NOT) BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA
- THE SITE ACREAGE IS 4.94 GROSS ACRES, 4.72 NET ACRES, THERE WILL BE 26 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 4,690 SQ FT
- ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED
- THE APPROXIMATE TOTAL AMOUNT OF EXISTING ON-SITE TREES TO BE REMOVED IS 23.
- OUTLOT 'A' WILL BE USED AS A COMMON AREA FOR LANDSCAPE PURPOSES.
- OUTLOT 'B' WILL BE USED AS A COMMON AREA FOR LANDSCAPE PURPOSES.
- NO PERIMETER DESIGN GRADES ARE ANTICIPATED TO EXCEED 6" OF DIFFERENTIAL FROM EXISTING GRADE
- PREPARED FROM FIELD SURVEYS AND RECORD DATA TRACT 5321, PLATS VOL 72, PAGE 75, FOR

SUBDIVIDER/OWNER:

FOREVER TRUTH REAL ESTATE TRUST/
MANREET LADHAR SINGH
280 SHAW AVE. SUITE B
CLOVIS, CALIFORNIA 93612
(559) 575-8529

LEGEND:

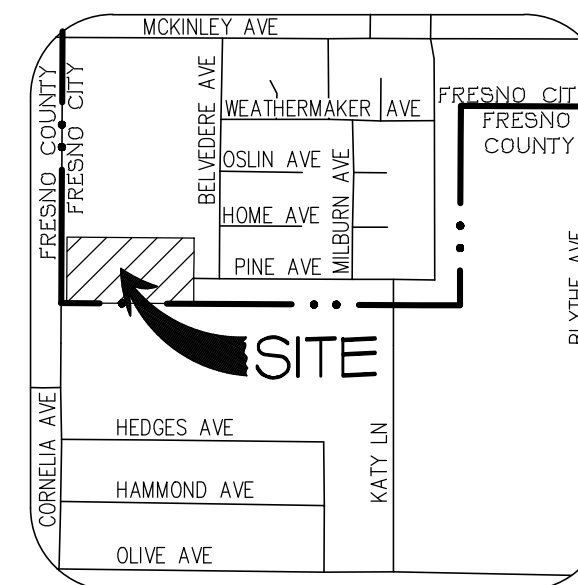
- (E) SINGLE POST SIGN
- (E) POWER POLE
- (E) POWER POLE W/ TRANSFORMER
- (E) SERVICE POLE
- (E) ELECTRICAL PULL BOX
- (E) TELEPHONE RISER
- (E) CABLE TV BOX
- (E) SEWER MANHOLE
- (E) WATER VALVE
- (E) WATER WELL (TO BE ABANDONED) PER CITY STD W-45
- (E) OVERHEAD ELECTRICAL LINE
- (E) UNDERGROUND GAS LINE
- (E) WATER MAIN/LINE
- (E) SEWER MAIN/LINE
- (E) RECORD DATA PER TRACT NO. 5321 FILED IN VOLUME 72 AT PAGES 75-77 OF PLATS, FRESNO COUNTY RECORDS
- (E) 30' STREET EASEMENT
- SECTION LINE
- PROPOSED 1" WATER METER PER CITY STD. W-2
- PROPOSED WATER BLOW OFF PER CITY STD W-9
- PROPOSED FIRE HYDRANT PER CITY STD W-3
- PROPOSED SANITARY SEWER MANHOLE PER CITY STD S-3
- PROPOSED DRAINAGE FLOW
- PROPOSED 6" WOOD FENCE PER DETAIL SHT 2
- PROPOSED WATER MAIN & SIZE
- PROPOSED SEWER MAIN & SIZE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE "NO PARKING"
- PROPOSED PORTION OFFERED FOR DEDICATION FOR PUBLIC STREET
- (E) CONTOUR LINES & ELEVATION
- PROPOSED STREET LIGHT PER CITY STD. E9A

KEYNOTES/ LEGEND:

- PROPOSED WEDGE CURB, GUTTER & SIDEWALK PER CITY STD P-9
- PROPOSED 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- STUB STREET FOR FUTURE EXTENSION INSTALL CITY STANDARD BARRICADE
- PROPOSED CONCRETE CURB, GUTTER & SIDE WALK PER CITY OF FRESNO PUBLIC WORKS STANDARD P-5 & P-9.
- PROPOSED CURB TRANSITION TO WEDGE CURB
- PROPOSED 40' RADIUS TEMPORARY TURNING EASEMENT SHOWN HATCHED. EXTEND 6" CONCRETE SIDEWALK TO LIMITS OF 40' RADIUS FOR TEMP SURFACE
- PROPOSED 6" WOOD FENCE PER DETAIL ON SHEET 2
- PROPOSED 6' CMU BLOCK FENCE PER CITY STD. P-94C
- INSTALL FH ASSEMBLY PER CITY STD W-3
- PROPOSED TEMPORARY TURNING EASEMENT TO BE ABANDONED WITH EXTENSION OF NORTH LODI STREET
- PROPOSED TEMPORARY ON-SITE STORM WATER BASIN.

FIRE DEPARTMENT NOTE:

ALL RESIDENTIAL HOMES SHALL INSTALL FIRE SPRINKLER SYSTEMS PER NFPA 13D 2022 STANDARDS.



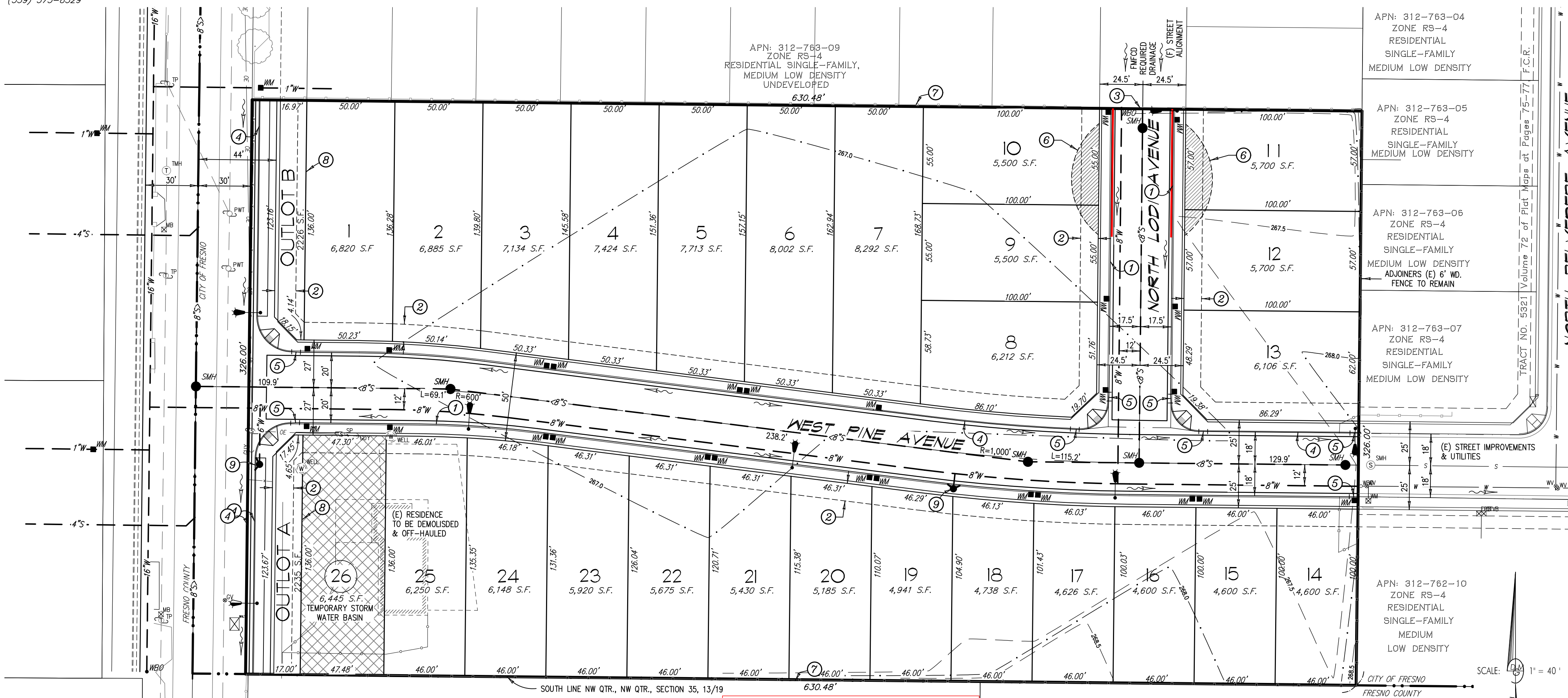
LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF FRESNO, DESCRIBED AS FOLLOWS:

THE SOUTH 326 FEET OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.B. AND M., ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.



APPL. NO. T-6397 EXHIBIT A DATE 11/08/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

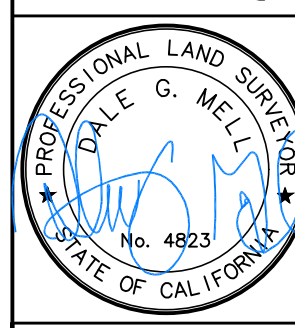
SEE SHEET 2 FOR LEGEND

VESTING TENTATIVE TRACT MAP NO. 6397
"PINE VILLAS"
BEING A PORTION OF SECTION 35
TOWNSHIP 13 SOUTH, RANGE 19 EAST,
MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION:
1732 N. CORNELIA AVE. FRESNO, CALIFORNIA
ASSESSOR'S PARCEL NO. 312-763-10

PREPARED FOR:
SMS CONSTRUCTION
280 SHAW AVE. SUITE B
CLOVIS, CALIFORNIA 93612
PHONE: 559-552-7617

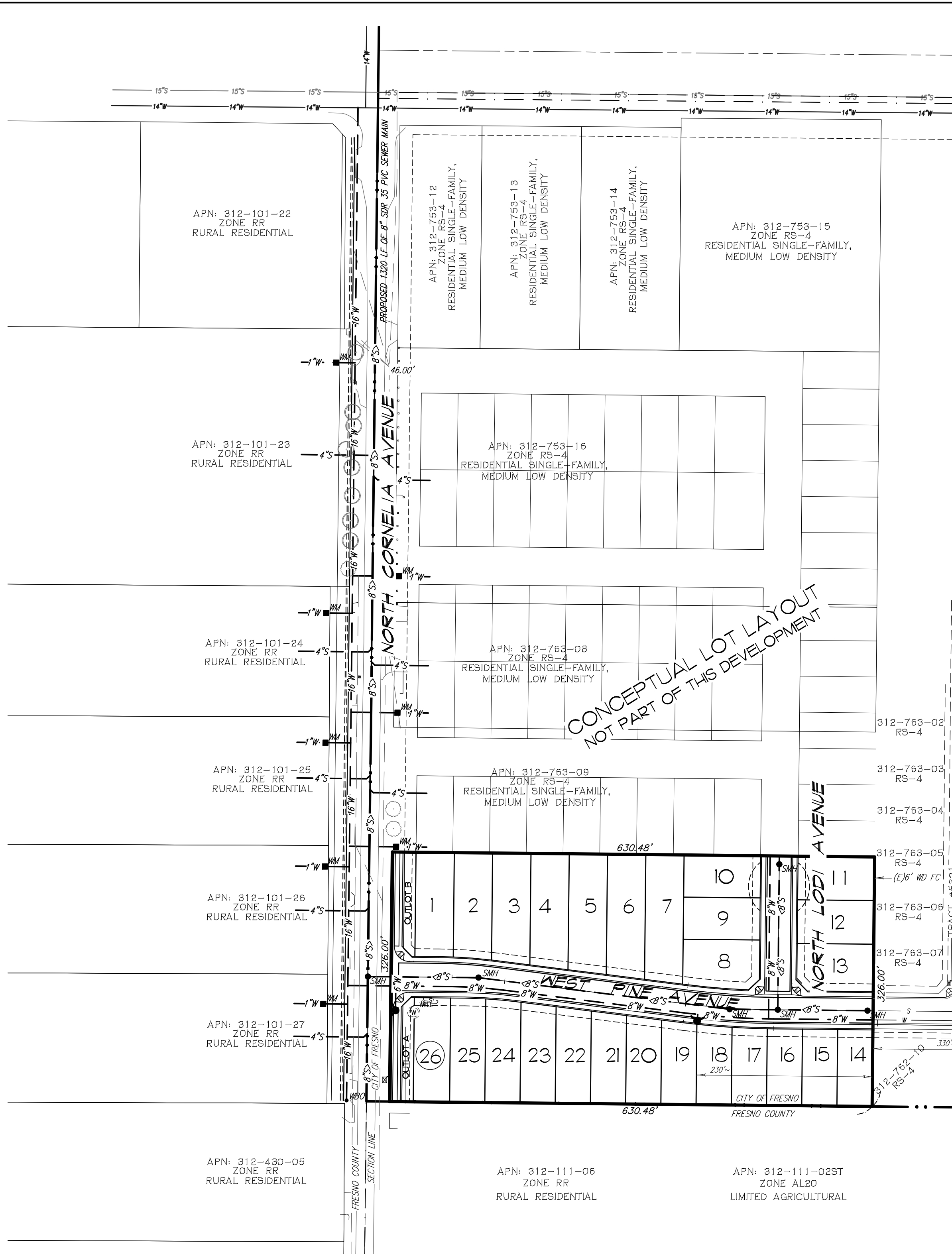
PREPARED BY:
DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVE. FRESNO, CALIFORNIA 93703
559-292-4444 FAX 559-2207 EMAIL DGM@DALEGMELL.COM



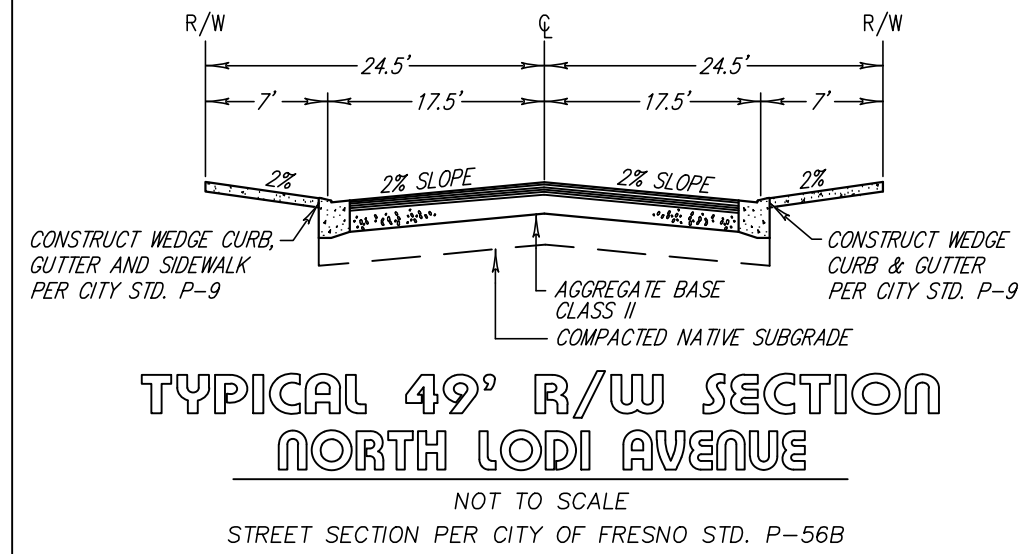
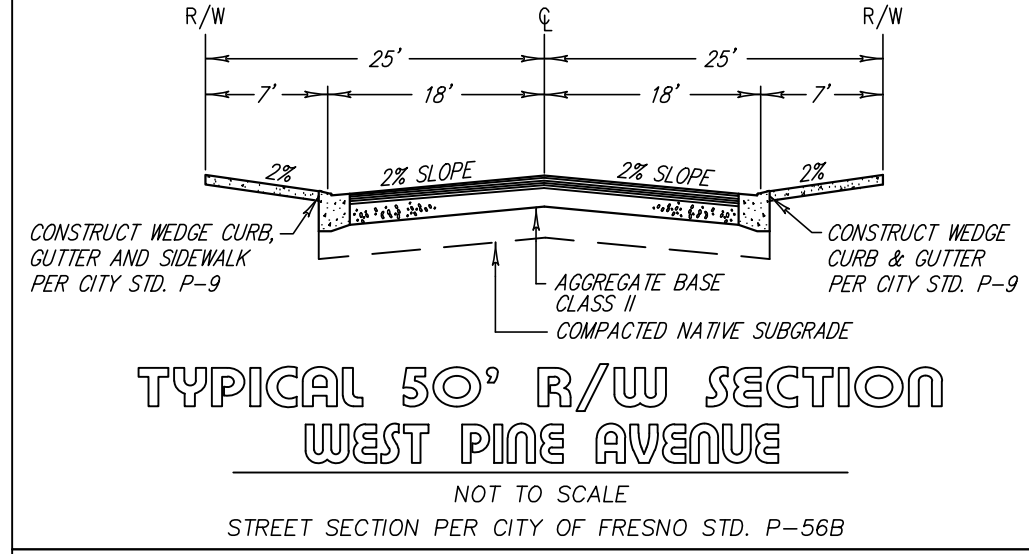
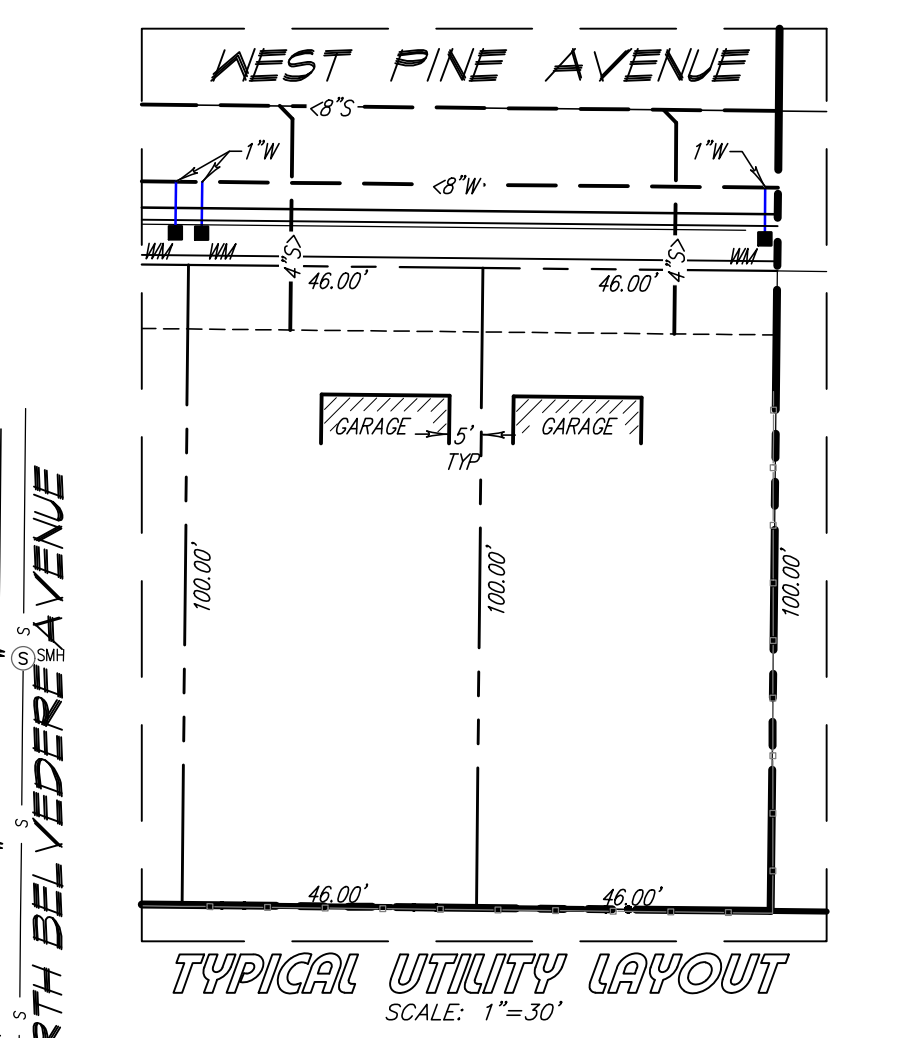
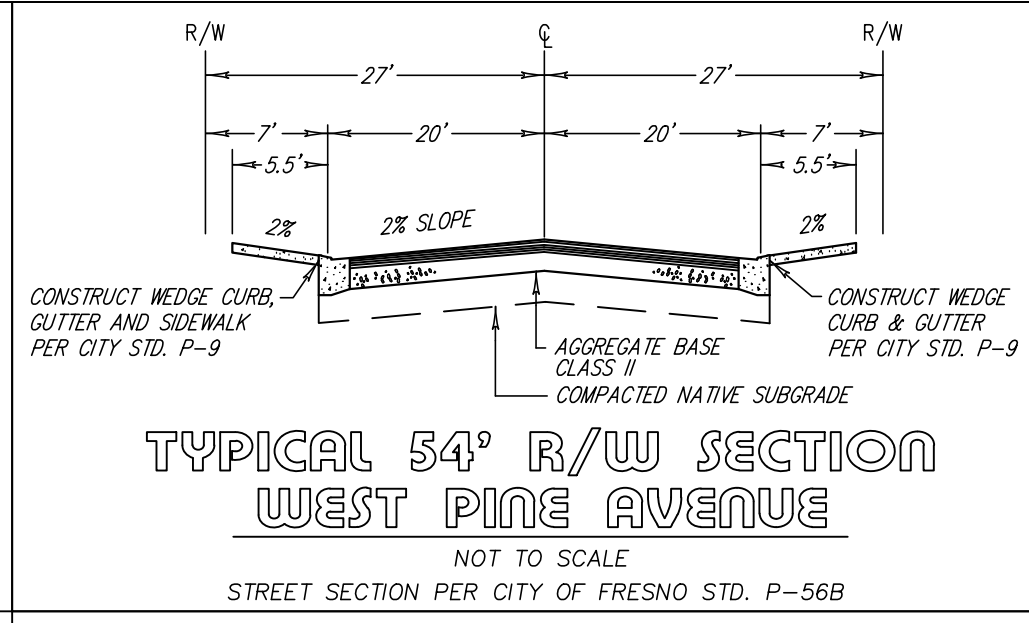
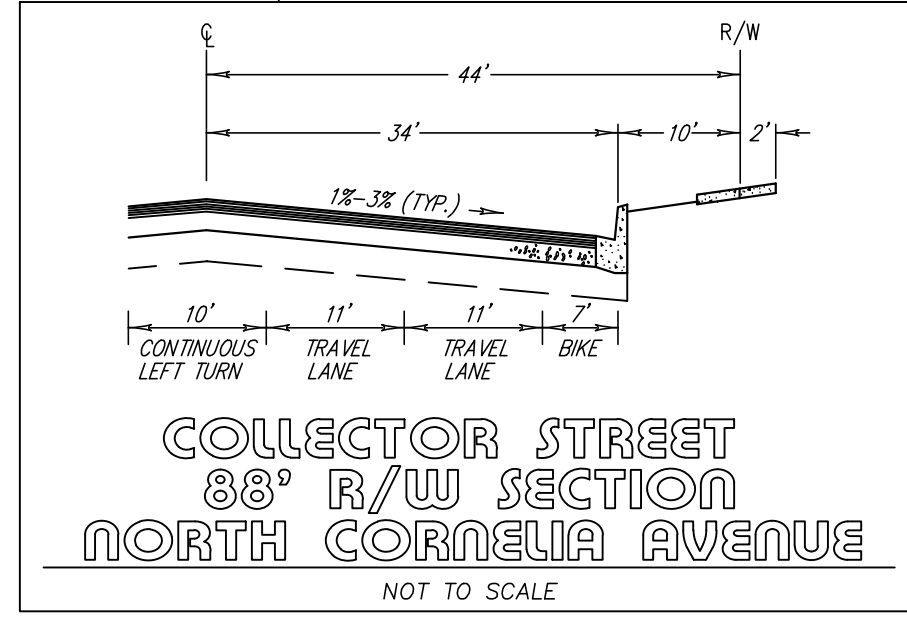
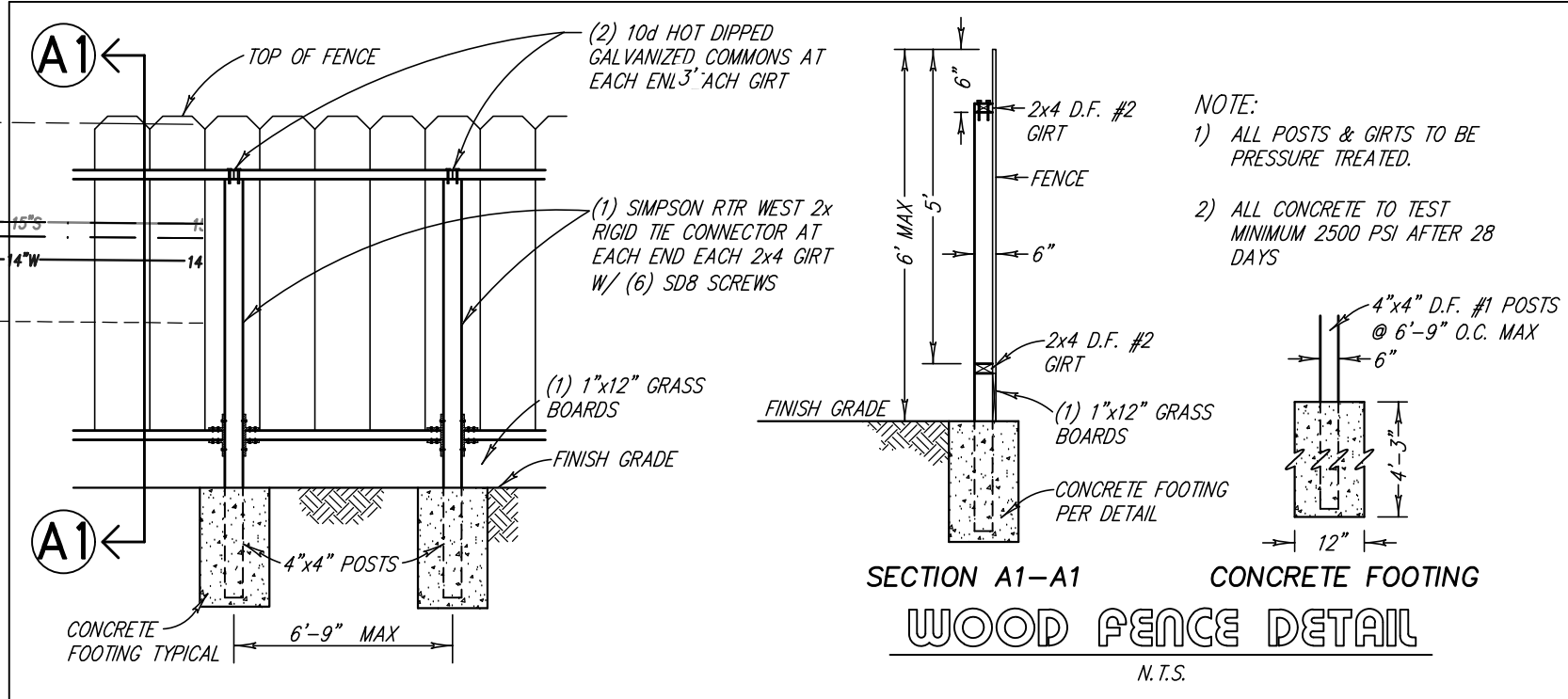
JOB # 21-066
DRAWN BY: DGM/JM
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 08/23/21
DWG # 21-066TTM
FIELD BOOK: 477
DATE OF SURVEY: 12/21/21
LAST REVISED: 11/05/24

SHEET 1 OF 2

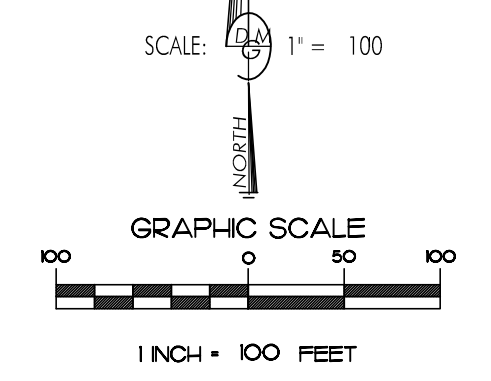
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CONCEPTUAL LOT LAYOUT
NOT PART OF THIS DEVELOPMENT



NOTES:
1. 4" SEWER LATERALS & 1" WATER METERS TO BE INSTALLED ON EACH LOT FRONTING UTILITY IMPROVEMENTS



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PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
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CITY OF FRESNO DARM DEPT

VESTING TENTATIVE TRACT MAP NO. 6397
"PINE VILLAS"

SITE LOCATION:
1792 N. CORNELIA AVE. FRESNO, CALIFORNIA
ASSESSOR'S PARCEL NO(S): 312-763-10

PREPARED FOR:
SMS CONSTRUCTION
280 SHAW AVE. SUITE B
CLOVIS, CALIFORNIA 93612
PHONE: 559-358-7617

PREPARED BY:
DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2000 NORTH VINEYARD, FRESNO, CALIFORNIA 93703
559-292-4448 FAX 559-253-9233 EMAIL DGM@DGMENGINEERING.COM

PROFESSIONAL LAND SURVEYOR
DALE G. MELL
No. 4823
STATE OF CALIFORNIA

JOB # 21-066
DRAWN BY: DGM/JM
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 08/23/21
DWG # 21-066TTM
FIELD BOOK: 477
DATE OF SURVEY: 12/21/21
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SHEET 2 OF 2