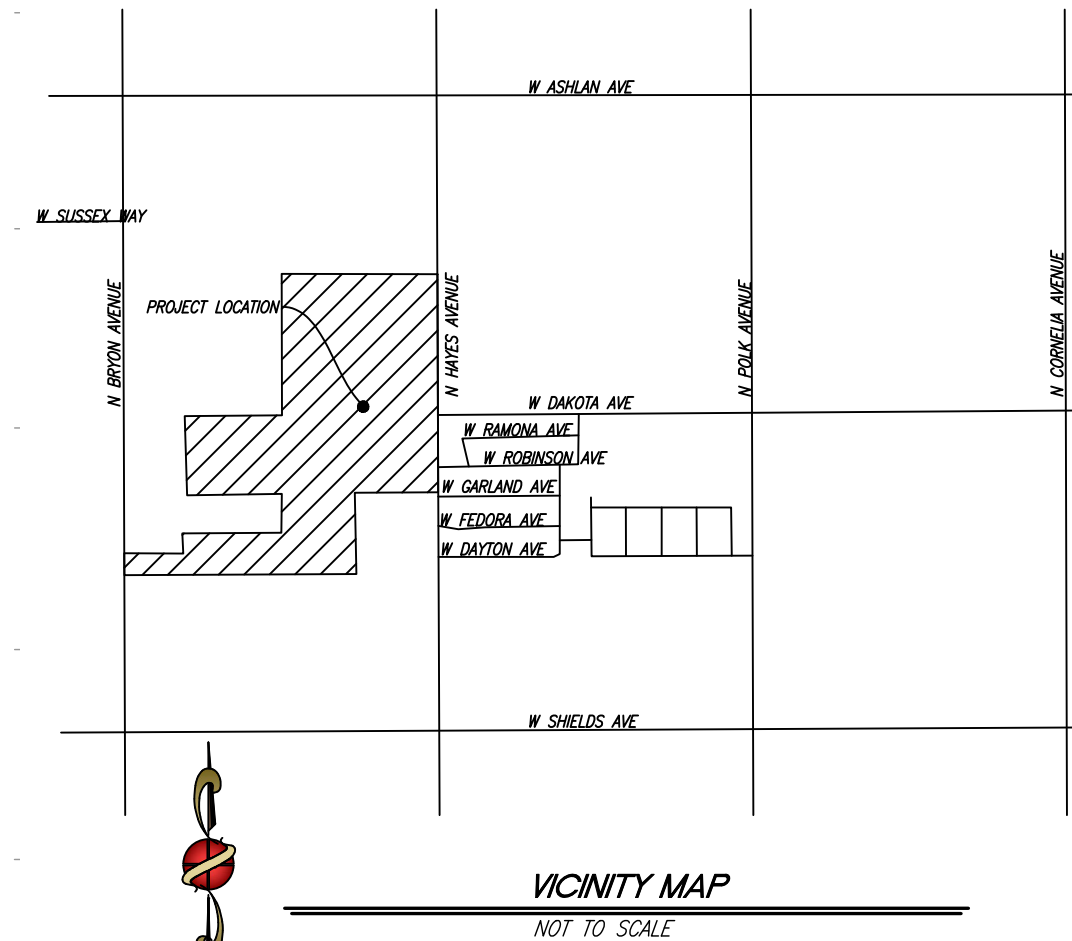


Exhibit A

VESTING TENTATIVE SUBDIVISION MAP TRACT MAP NO. 6234

"A PHASED MAP"
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON OCTOBER 2ND, 2018
SHEET 1 OF 3



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1:** PARCEL 1 OF PARCEL MAP NO. 2846, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 19, 1975 IN BOOK 18, PAGE 68 OF PARCEL MAPS, FRESNO COUNTY RECORDS.
- PARCEL 2:** TOGETHER WITH AN ACCESS EASEMENT OVER THE NORTH 60 FEET OF PARCEL 2 OF PARCEL MAP NO. 2846, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 19, 1975 IN BOOK 18 PAGE 68, PARCEL MAPS, FRESNO COUNTY RECORDS.
- PARCEL 3:** THE EAST 300 FEET OF LOT 12 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
- PARCEL 4:** A RIGHT OF WAY FOR ROAD PURPOSES OVER THE NORTH 30 FEET AND THE SOUTH 30 FEET OF LOT 12 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE EASE 800 FEET.
- NOTE:** A RECORD OF SURVEY OF SAID LOT 12 WAS RECORDED IN BOOK 16 PAGE 90 OF RECORD OF SURVEYS.
- PARCEL 5:** LOT 5 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, SAID DUNCAN TRACT BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 3, PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
- PARCEL 6:** LOT 4 OF DUNCAN TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, SAID DUNCAN TRACT BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 3, PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
- PARCEL 7:** PARCEL 3 OF PARCEL MAP NO. 3438, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED DECEMBER 17, 1976 IN BOOK 22 PAGE 84 OF PARCEL MAPS, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE NORTH 171.10 FEET OF THE WEST 509.20 FEET OF SAID PARCEL 3. PURSUANT TO PROPERTY LINE ADJUSTMENT NO. 04-31
- PARCEL 8:** LOT 3 OF DUNCAN TRACT, IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 38 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE MEDIUM & MEDIUM LOW DENSITY RESIDENTIAL	SOURCE OF TELEPHONE AT&T
SOURCE OF WATER CITY OF FRESNO	ZONING PROPOSED: RS-5/UM EXISTING: FRESNO COUNTY - RR (RURAL RESIDENTIAL)
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	LAND USE PROPOSED: MEDIUM DENSITY RESIDENTIAL EXISTING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, URBAN NEIGHBORHOOD RESIDENTIAL, AND OPEN SPACE
SOURCE OF ELECTRICITY PG&E	SITE AREA GROSS AREA = 89.474 AC NET AREA = 86.854 ACRES
SOURCE OF GAS PG&E	NUMBER OF LOTS 486
SOURCE OF CABLE TV COMCAST	DENSITY 4.57 UNITS PER ACRE
SITE LOCATION NORTH HAYES AVENUE AND WEST DAKOTA AVE FRESNO, CA 93722	AVERAGE LOT SIZE 4,000 SF
ASSESSOR'S PARCEL NUMBERS 512-050-08, 09 512-141-13, 15, 19, 44	

OWNER/SUBDIVIDER

MR. EDWARD D. FANUCCI
2125 MERCED STREET
FRESNO, CA 93721
TELE: (559) 268-8771

MR. EDWARD L. FANUCCI
2125 MERCED STREET
FRESNO, CA 93721
TELE: (559) 268-8771

OUTLOT NOTES

- OUTLOT "A", "B", "C" AND "D", AND MULTIPURPOSE TRAIL TO BE USED FOR PUBLIC OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED IMPROVEMENTS.
- OUTLOT "E"
TO BE USED FOR TEMPORARY BASIN PURPOSES

NOTES:

- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
- THE PROPOSED PROJECT WILL BE PHASED.
- EXISTING TREES ARE IN THE SUBJECT PROPERTY TO BE REMOVED.
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
- ALL ON-SITE AND OFF-SITE 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 INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
- THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE MAJORITY OF LOTS (ROCK) ARE ORIENTED IN A NORTH-SOUTH DIRECTION.
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- 229,922 SF (5.28 ACRES) OPEN SPACE PROVIDED
(OPEN SPACE REQUIRED 0.001884 ACRE X 89 UNITS = 0.17 ACRES)
PER ORDINANCE NO. 2016-57.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES EXIST ON SUBJECT PROPERTY.

APPL NO. T-6234 EXHIBIT A DATE 5/20/20
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

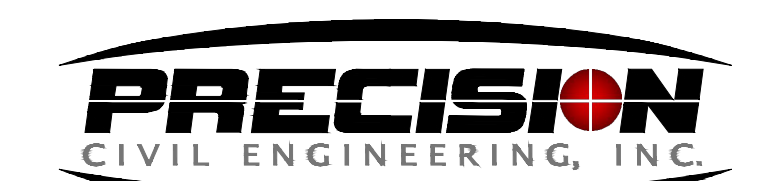
BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE NORTH 00° 01' 24" WEST PER RECORD IN BOOK 3 OF SURVEY RECORDS PGS 38 & 40, FRESNO COUNTY RECORDS.

LEGEND

LE	LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
▲	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
△	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
→	FLOW DIRECTION
⊗	EXISTING WATER VALVE
⊙	EXISTING CONCRETE IRRIGATION STANDPIPE
⊕	EXISTING TRANSFORMER POLE
⊖	EXISTING TELEPHONE POLE
⊗	EXISTING TELEPHONE RISER
⊙	EXISTING UNDERGROUND FIBER OPTIC MARKER
⊕	EXISTING STORM DRAIN MANHOLE
⊖	EXISTING BOLLARD
---	SECTION LINE
---	PROPOSED PROPERTY LINE
---	FUTURE RIGHT OF WAY
---	SUBJECT PROPERTY BOUNDARY
---	PROPOSED ROAD CENTERLINE
---	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
---	EXISTING EASEMENT AS NOTED
---	PROPOSED EASEMENT AS NOTED
---	EXISTING PROPERTY LINE
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING STORM DRAIN MAIN, SIZE AS NOTED
---	EXISTING SANITARY SEWER MAIN, SIZE AS NOTED
---	EXISTING WATER MAIN, SIZE AS NOTED
---	EXISTING BARR FENCE
---	PROPOSED CHAIN LINK FENCE

PREPARED BY:



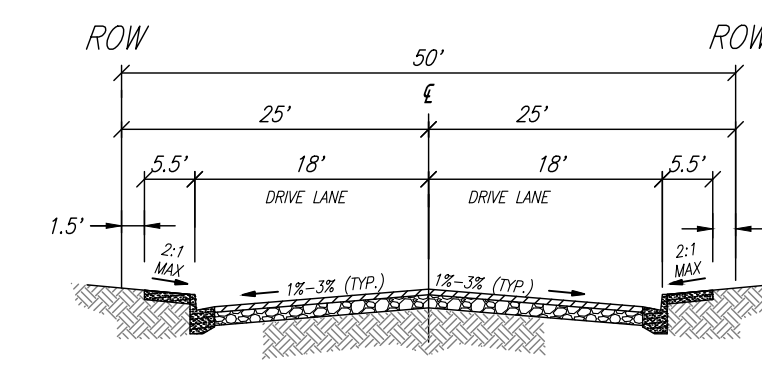
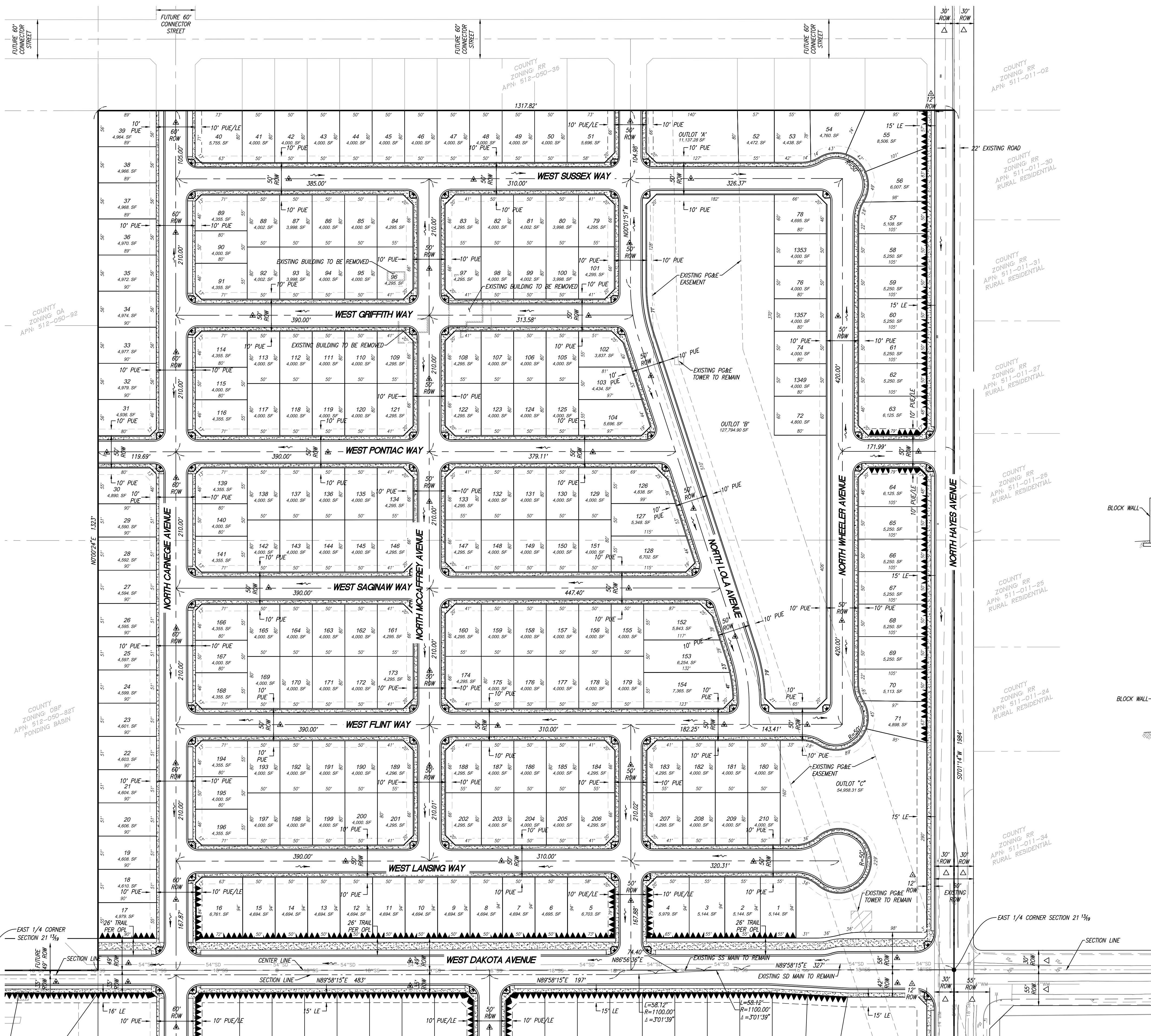
1234 O STREET
FRESNO, CA 93721
(559) 448-4500 FAX: (559) 448-4500

PREPARED ON:
OCTOBER 2ND, 2018

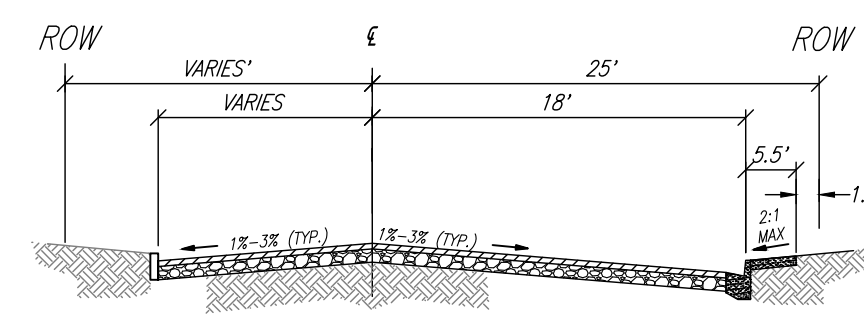
SCALE 1" = 150'

VESTING TENTATIVE SUBDIVISION MAP TRACT MAP NO. 6234

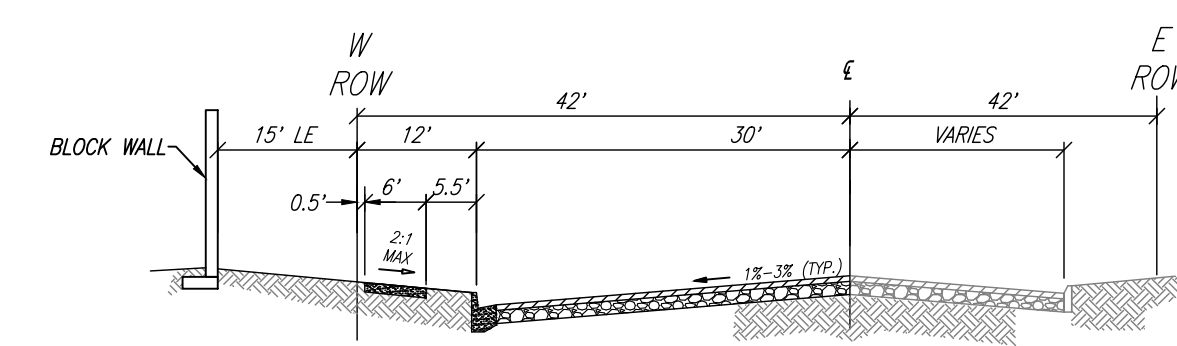
"A PHASED MAP"
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED ON OCTOBER 2ND, 2018
SHEET 2 OF 3



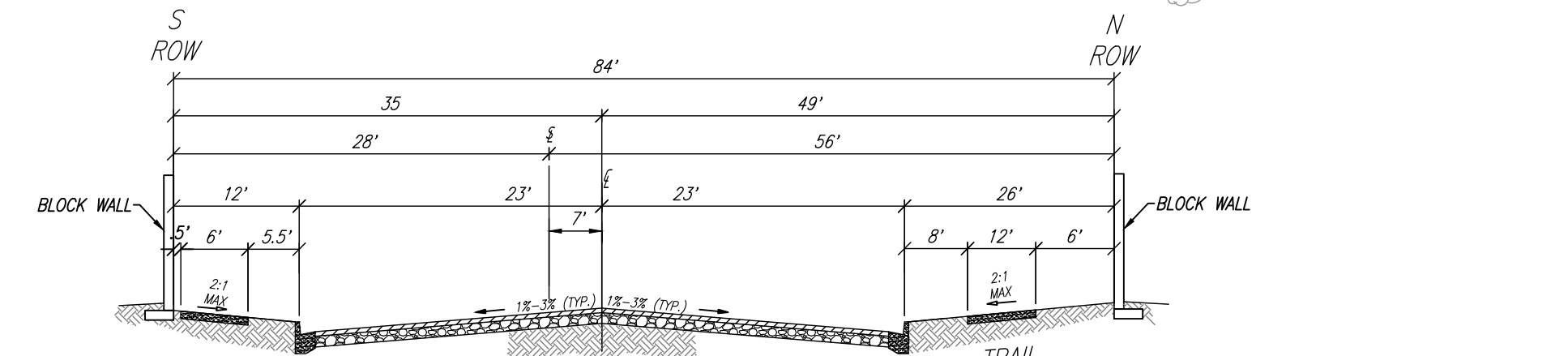
INTERIOR LOCAL STREETS
NOT TO SCALE
(PER CITY STANDARD P-56)



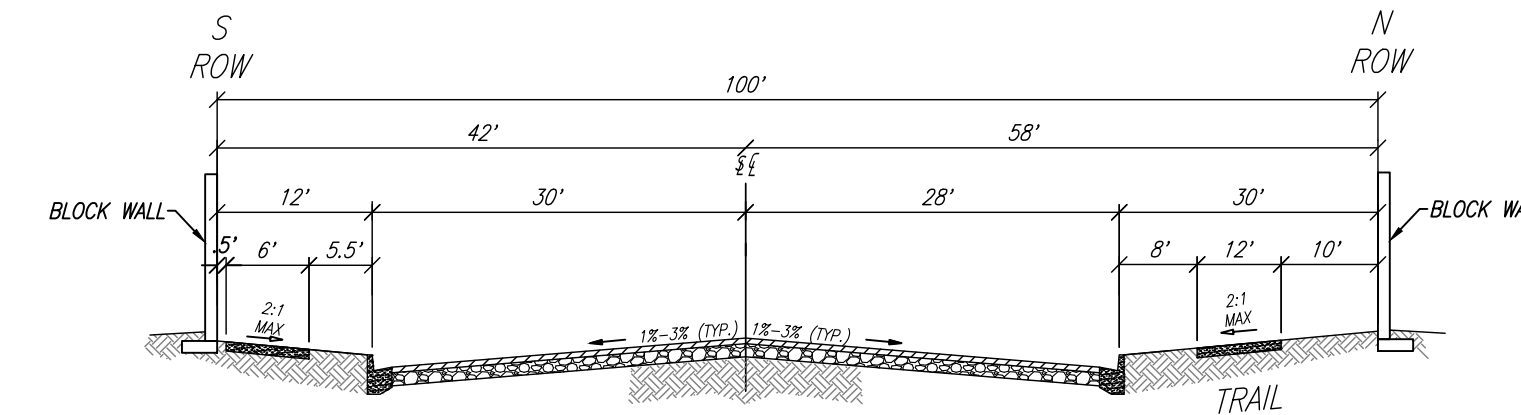
INTERIOR LOCAL STREETS
NOT TO SCALE
(PER CITY STANDARD P-56)



NORTH HAYES AVENUE
NOT TO SCALE
(PER CITY STANDARD P-54)



WEST DAKOTA AVENUE
NOT TO SCALE
(PER OFFICIAL PLAN LINE NO. 146)



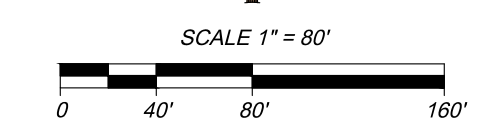
WEST DAKOTA AVENUE
(INTERSECTION AT HAYES)
NOT TO SCALE
(PER OFFICIAL PLAN LINE NO. 146)

LEGEND

- LE LANDSCAPE EASEMENT
- ROW RIGHT OF WAY
- △ PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- △ INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- FLOW DIRECTION
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING CONCRETE IRRIGATION STANDPIPE
- ⊗ EXISTING TRANSFORMER POLE
- ⊗ EXISTING TELEPHONE RISER
- ⊗ EXISTING UNDERGROUND FIBER OPTIC MARKER
- ⊗ EXISTING STORM DRAIN MANHOLE
- ⊗ EXISTING SANITARY SEWER MANHOLE
- ⊗ EXISTING BOLLARD
- SECTION LINE
- PROPOSED PROPERTY LINE
- FUTURE RIGHT OF WAY
- SUBJECT PROPERTY BOUNDARY
- PROPOSED ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
- EXISTING EASEMENT AS NOTED
- PROPOSED EASEMENT AS NOTED
- EXISTING PROPERTY LINE
- OH EXISTING OVERHEAD ELECTRICAL LINE
- SD EXISTING STORM DRAIN MAIN, SIZE AS NOTED
- SS EXISTING SANITARY SEWER MAIN, SIZE AS NOTED
- WTR EXISTING WATER MAIN, SIZE AS NOTED
- X EXISTING BARR FENCE
- PROPOSED CHAIN LINK FENCE
- ▲ WAIVER OF DIRECT ACCESS
- ▨ EXISTING BUILDING TO BE REMOVED
- ⊗ EXISTING TREE TO BE REMOVED

MATCH LINE - SEE SHEET 3

APPL NO. T-6234 EXHIBIT A DATE 5/20/20
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



PREPARED BY:
PRECISION
CIVIL ENGINEERING, INC.

1234 O STREET
FRESNO, CA 93721
(559) 449-4500 FAX: (559) 449-4500

PREPARED ON:
OCTOBER 2ND, 2018

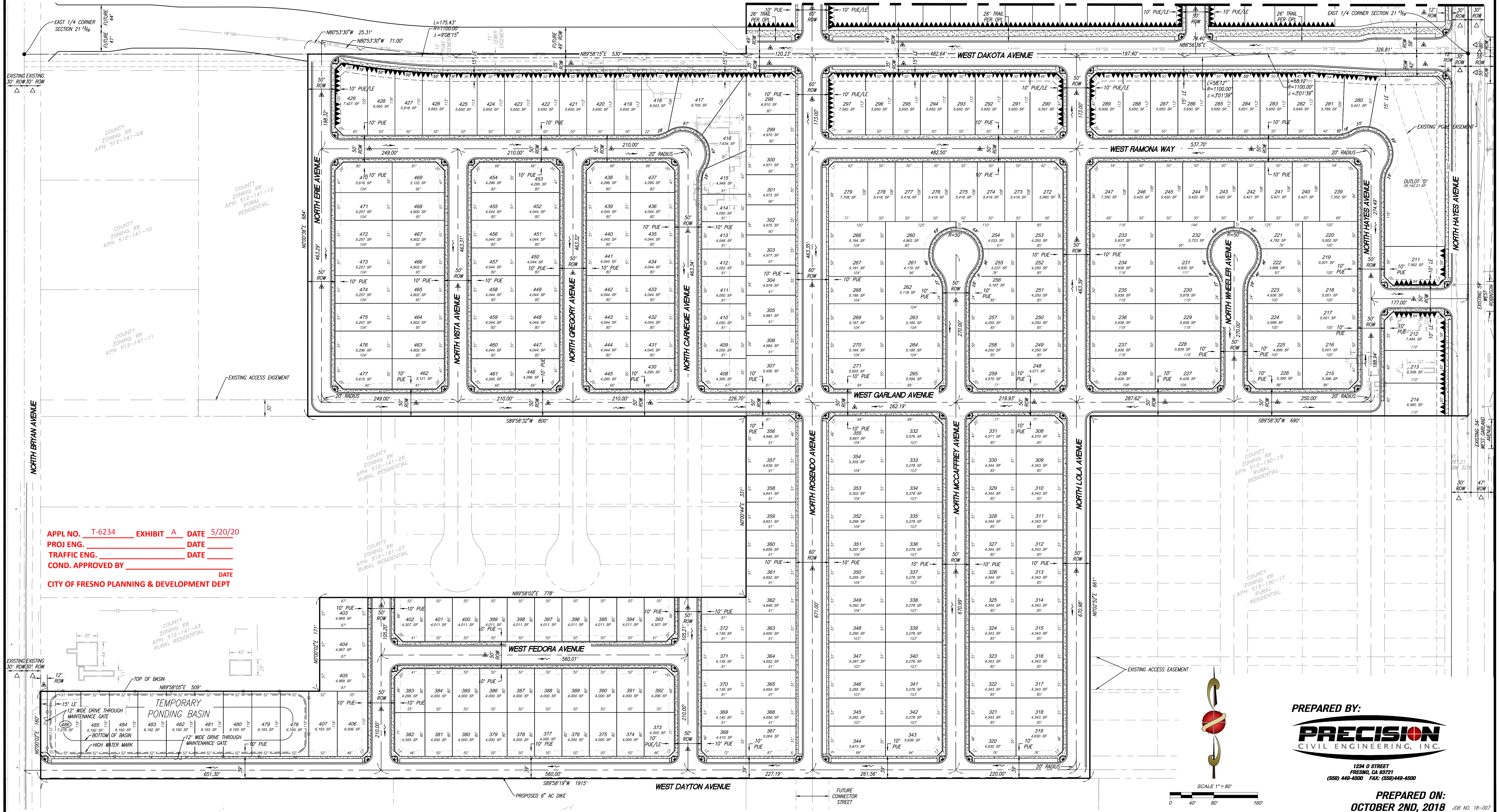
LEGEND

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- WAIVER OF DIRECT ACCESS
- EXISTING BUILDING TO BE REMOVED
- EXISTING TREE TO BE REMOVED

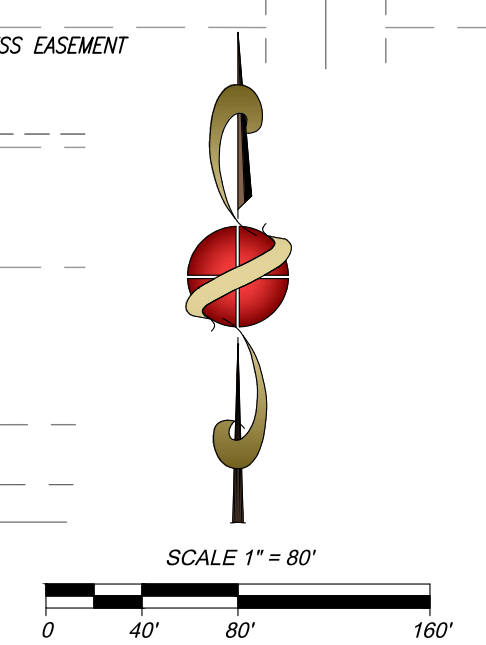
VESTING TENTATIVE SUBDIVISION MAP
TRACT MAP NO. 6234

"A PHASED MAP"
 IN THE CITY OF FRESNO
 FRESNO COUNTY, CALIFORNIA
 PREPARED ON OCTOBER 2ND, 2018
 SHEET 3 OF 3

MATCH LINE - SEE SHEET 2



APPL NO. T-6234 EXHIBIT A DATE 5/20/20
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