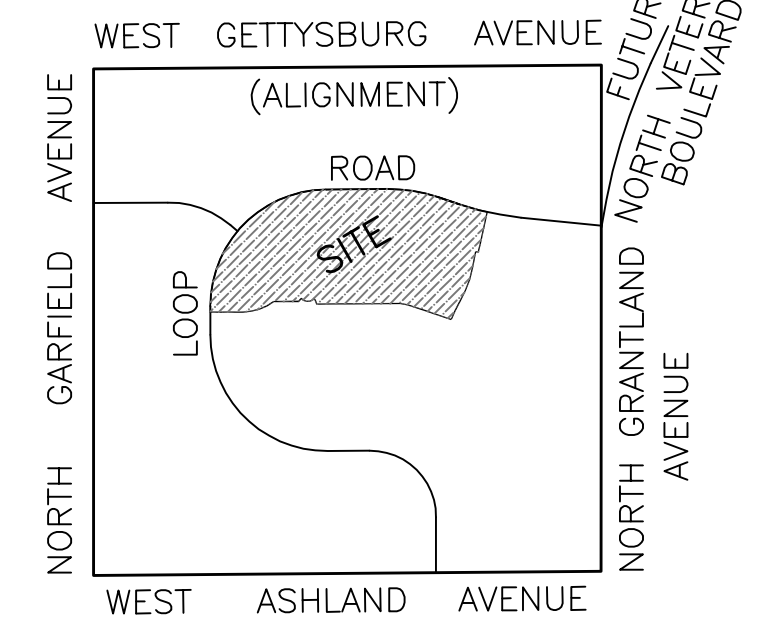


Exhibit A

TENTATIVE SUBDIVISION MAP
TRACT No. 6350

A VESTING MAP
A PHASED MAP
APN 512-021-26 & 50S
GROSS AREA = 17.11 ACRES
NET AREA = 14.57 ACRES
SHEET ONE OF TWO SHEETS

VICINITY MAP

N.T.S.

LEGAL DESCRIPTION:

A PORTION OF LOT 49, 50, 55, AND 56 OF MUSCATEL ESTATES BOOK 4, PAGE 67.

SCALE: 1" = 150'

4445 NORTH GRANTLAND AVENUE

OWNER:

OWNER:
WESTLAKE DEVELOPMENT COMPANY
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

REV: 11/5/21
DATE: 10/5/21

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721
(559) 264-2590

TENTATIVE SUBDIVISION MAP
TRACT No. 6350

A VESTING MAP
A PHASED MAP

APN 512-021-26 & 50S
GROSS AREA = 17.11 ACRES
NET AREA = 14.57 ACRES

SHEET TWO OF TWO SHEETS

IMPROVEMENTS TO BE INSTALLED:

1. STREETS – CITY OF FRESNO STANDARDS
2. SEWER – PUBLIC-CITY OF FRESNO STANDARDS
3. WATER – PUBLIC-CITY OF FRESNO STANDARDS
4. CURB & GUTTER – CITY OF FRESNO STANDARDS
5. SIDEWALK – CITY OF FRESNO STANDARDS
6. STREET LIGHTS – PG&E DECORATIVE
7. DRAINAGE – FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY – PACIFIC GAS & ELECTRIC
9. TELEPHONE – A.T.&T.
10. CABLE TELEVISION – COMCAST

NOTES:

1. EXISTING ZONING – RS-5/UGM/cz
2. PROPOSED ZONING – RS-5/UGM/cz
3. EXISTING USE – ALMOND ORCHARD
4. EXISTING PLANNED LAND USE – MEDIUM DENSITY RESIDENTIAL & COMMUNITY COMMERCIAL.
5. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
6. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
7. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (57 LOTS)
8. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
9. ▲▲▲▲▲ – INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
10. ▲▲▲▲▲ – INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.
11. THERE WILL BE A 8' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
12. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
13. OUTLOT A, B, & C ARE FOR MAJOR STREET TRAILS.
14. OUTLOT D FOR FUTURE TRAIL.

LEGEND:

- CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- EX. FH EXISTING FIRE HYDRANT
- EXISTING SEWER MAIN TO REMAIN
- EXISTING STORM DRAIN TO REMAIN
- EXISTING WATER MAIN TO REMAIN
- ★ EXISTING STREETLIGHT TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE

APPL. NO. T-6350 EXHIBIT A DATE 11/5/21
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

4445 NORTH GRANTLAND AVENUE

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DATE: 10/5/21

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "B" STREET
FRESNO, CA 93721
(559) 284-3590