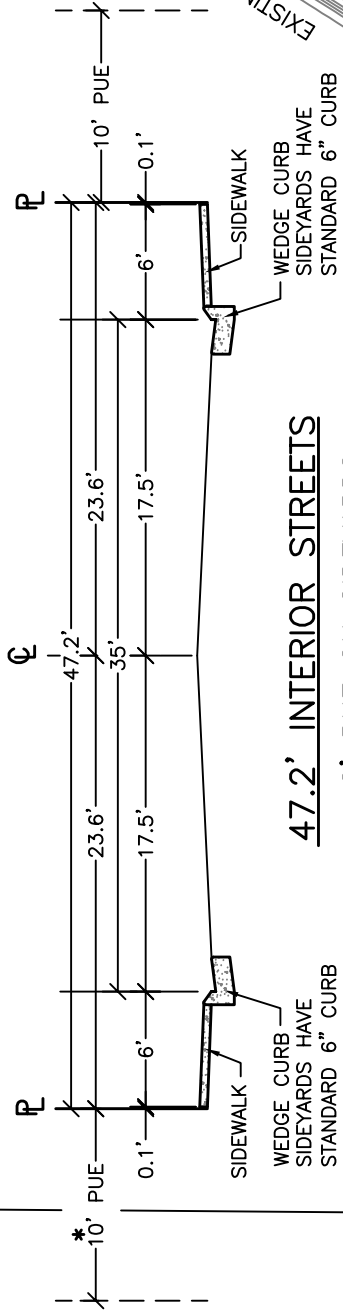


Exhibit A

APN 512-021-25

MUSCATEL ESTATES
RESIDENTIAL
RS-5/UGM

AGRICULTURAL/ALMOND ORCHARD



47.2' INTERIOR STREETS
* 8' PUE ON SIDEYARDS

REMAINDER

EXISTING SILVIA DITCH

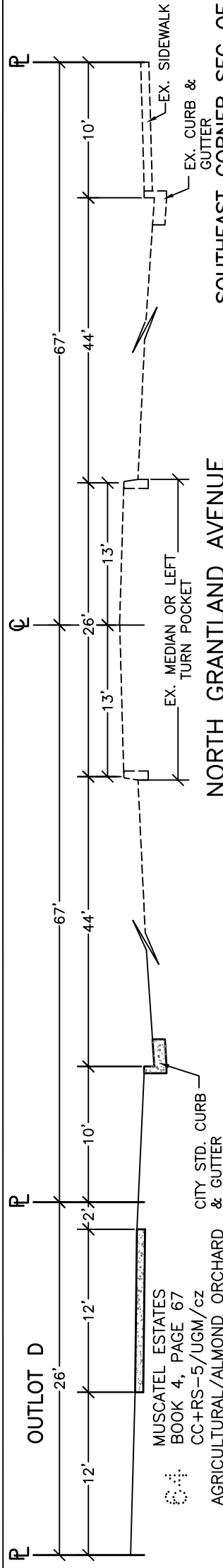
MUSCATEL ESTATES
BOOK 4, PAGE 67
CC+RS-5/UGM/cz
AGRICULTURAL/ALMOND ORCHARD

APPL NO. P19-00418 EXHIBIT A DATE 1/6/20
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

REMAINDER

MUSCATEL ESTATES
BOOK 4, PAGE 67
CC+RS-5/UGM/cz
AGRICULTURAL/ALMOND ORCHARD

PROPOSED
TEMPORARY
TURNAROUND

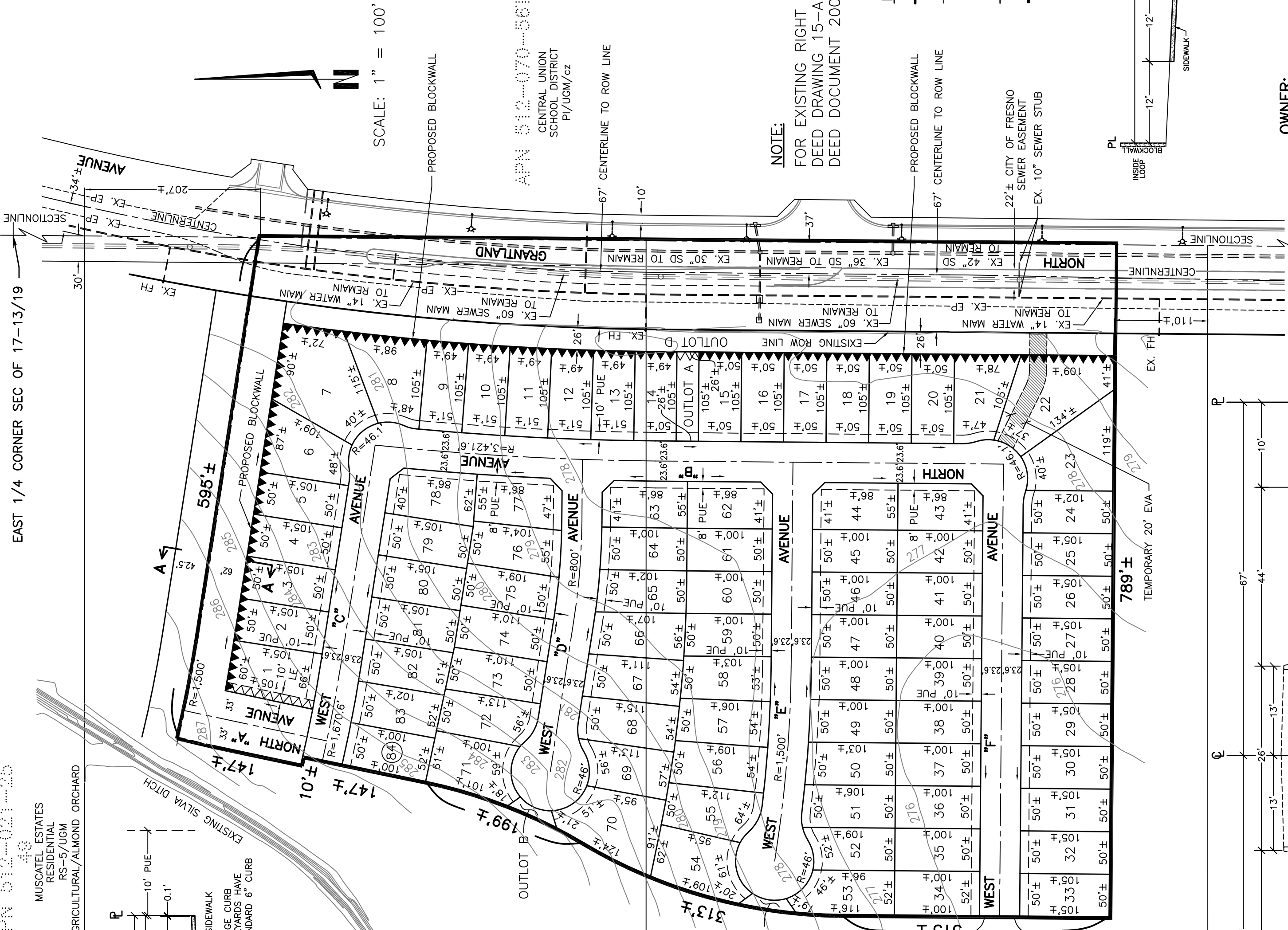


MUSCATEL ESTATES
BOOK 4, PAGE 67
CC+RS-5/UGM/cz
AGRICULTURAL/ALMOND ORCHARD

NORTH GRANTLAND AVENUE

SOUTHEAST CORNER SEC OF 17-13/19

EAST 1/4 CORNER SEC OF 17-13/19



SCALE: 1" = 100'

APN 512-070-561
CENTRAL UNION
SCHOOL DISTRICT
PI/UGM/cz

67' CENTERLINE TO ROW LINE

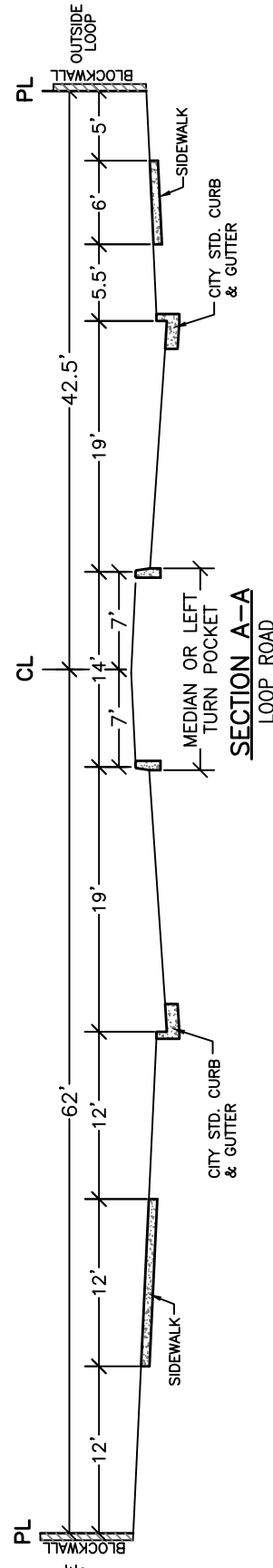
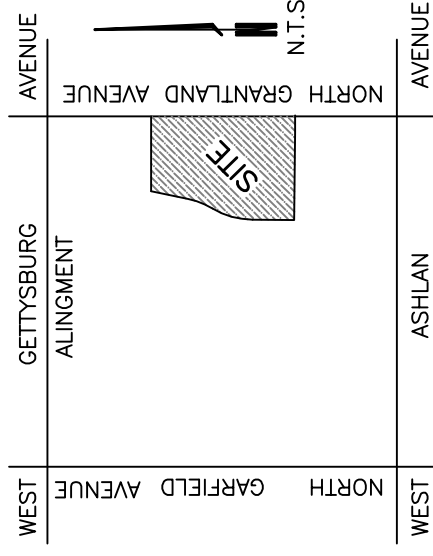
NOTE:

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

LEGEND:

- PROPOSED BLOCKWALL
- EXISTING PROPERTY LINE
- EXISTING STREETLIGHT TO REMAIN
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE

VICINITY MAP:



SECTION A-A
LOOP ROAD

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

1110 "S" STREET
FRESNO, CA 93721
(559) 264-3590

DATE: 01/06/20

TENTATIVE MAP

TRACT No. 6212

A VESTING MAP
A PHASED MAP

APN 512-021-26
NET AREA = 14.41 ACRES
GROSS AREA = 17.30 ACRES

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
- EXISTING USE - ALMOND ORCHARD
- 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. (68 LOTS)
- THERE WILL BE LESS THAN A 6" DIFFERENCE IN GRADE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- AAAAA - INDICATES RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS.
- OUTLOT A IS TO BE DEED TO THE CITY FOR PEDESTRIAN ACCESS.
- OUTLOT B & C ARE FOR OPEN SPACE.
- OUTLOT D FOR MULTI-PURPOSE TRAIL
- THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.