

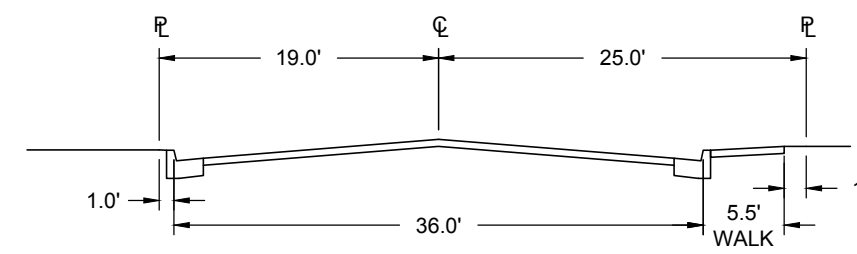
Exhibit A

LEGEND

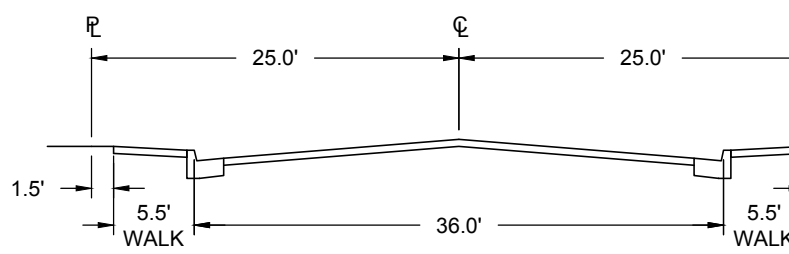
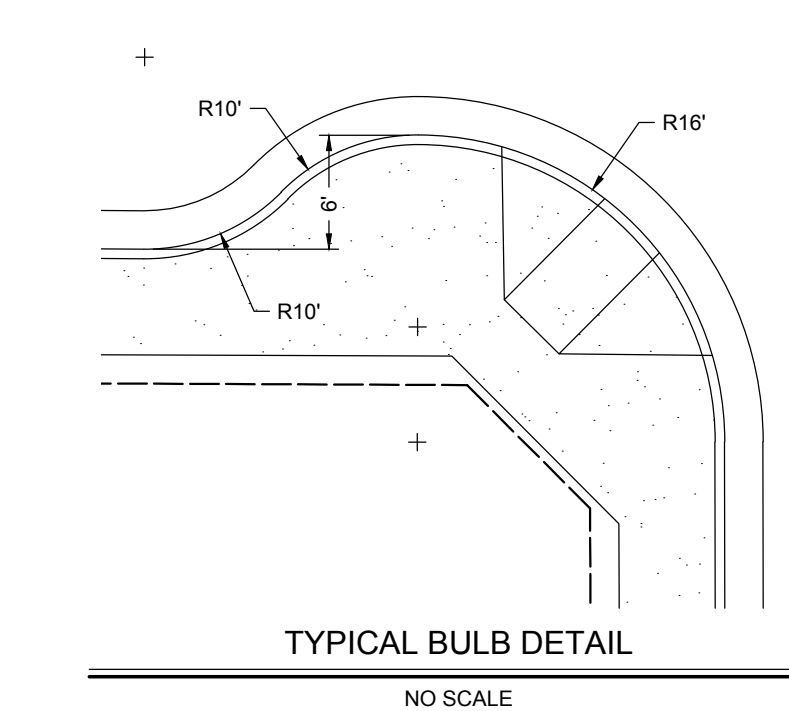
EXISTING CURB AND GUTTER	---	E (OH)	---	E (OH)	OVERHEAD ELECTRIC LINE
PROPOSED CURB AND GUTTER	---	E	---	E	EXISTING UNDERGROUND ELECTRICAL LINE
FUTURE CURB AND GUTTER	---	COMM	---	COMM	EXISTING UNDERGROUND TELECOM LINE
EXISTING SIDEWALK	---	UNK	---	UNK	EXISTING UNKNOWN UNDERGROUND LINE
PROPOSED SIDEWALK	---	G	---	G	EXISTING UNDERGROUND GAS LINE
FUTURE SIDEWALK	---	W	---	W	EXISTING UNDERGROUND WATER LINE
EXISTING ASPHALT CURB	---	S	---	S	EXISTING UNDERGROUND SEWER LINE
EXISTING SECTION LINE	---	D	---	D	EXISTING UNDERGROUND STORM LINE
EXISTING PROPERTY LINE	---	S	---	S	PROPOSED UNDERGROUND SEWER LINE
PROPOSED PROPERTY LINE	---	W	---	W	PROPOSED UNDERGROUND WATER LINE
EXISTING PROPOSED CENTERLINE	---	ECRI	---	ECRI	ELECTRICAL RISER
EXISTING RIGHT OF WAY LINE	---	ECTR	---	ECTR	ELEC. TRANSFORM.
PROPOSED RIGHT OF WAY LINE	---	ECVT	---	ECVT	ELECTRICAL VAULT
EXISTING/PROPOSED EASEMENT LINE	---	FH	---	(E)	FIRE HYDRANT
SUBDIVISION BOUNDARY LINE	---	LP	---	(P)	STREET LIGHT
PROPOSED CMU WALL	---	PP	---	(F)	POWER POLE
EXISTING WOOD FENCE	---	SDI	---	---	STORM DRAIN INLET
EXISTING ROAD STRIPING	---	TCBX	---	---	TELECOMM. BOX
EXISTING CONTOUR LINE	---	TCOB	---	---	TELECOMM. CABINET

SITE INFO

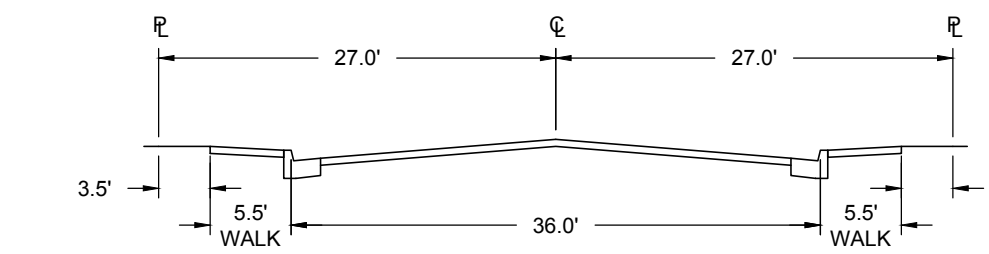
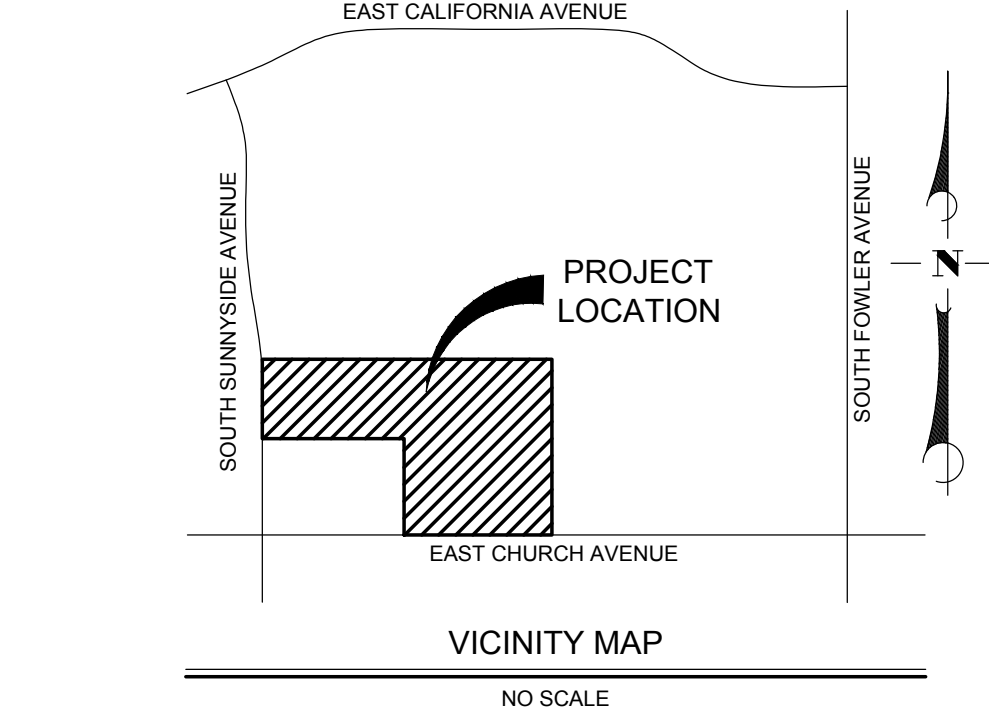
APN: 316-022-62
SITE ADDRESS: NORTHEAST CORNER OF SOUTH SUNNYSIDE AVENUE AND EAST CHURCH AVENUE
LOT INFO: 66 TOTAL LOTS
50 FT. MIN. WIDTH
4000 S.F. MIN. AREA (25 LOTS DO NOT MEET THIS MINIMUM AND WILL NEED TO COMPLY WITH THE ENHANCED STREETSCAPE REQUIREMENTS, F.M.C. SEC. 15-904B)
RS-5 AREA = 11.34± AC
DENSITY = 5.81 DUA
NO TREES EXIST ON SITE
NO BUILDINGS EXIST ON SITE
RS-5UGM
RS-5UGM
OPEN SPACE / VACANT LAND
SINGLE FAMILY RESIDENTIAL - MEDIUM DENSITY
EXISTING ZONING: RESIDENTIAL - MEDIUM DENSITY
PROPOSED ZONING: RESIDENTIAL - MEDIUM DENSITY
EXISTING GENERAL PLAN: RESIDENTIAL - MEDIUM DENSITY
PROPOSED GENERAL PLAN: RESIDENTIAL - MEDIUM DENSITY
SITE AREA: NET 11.34± AC / GROSS 12.47± AC



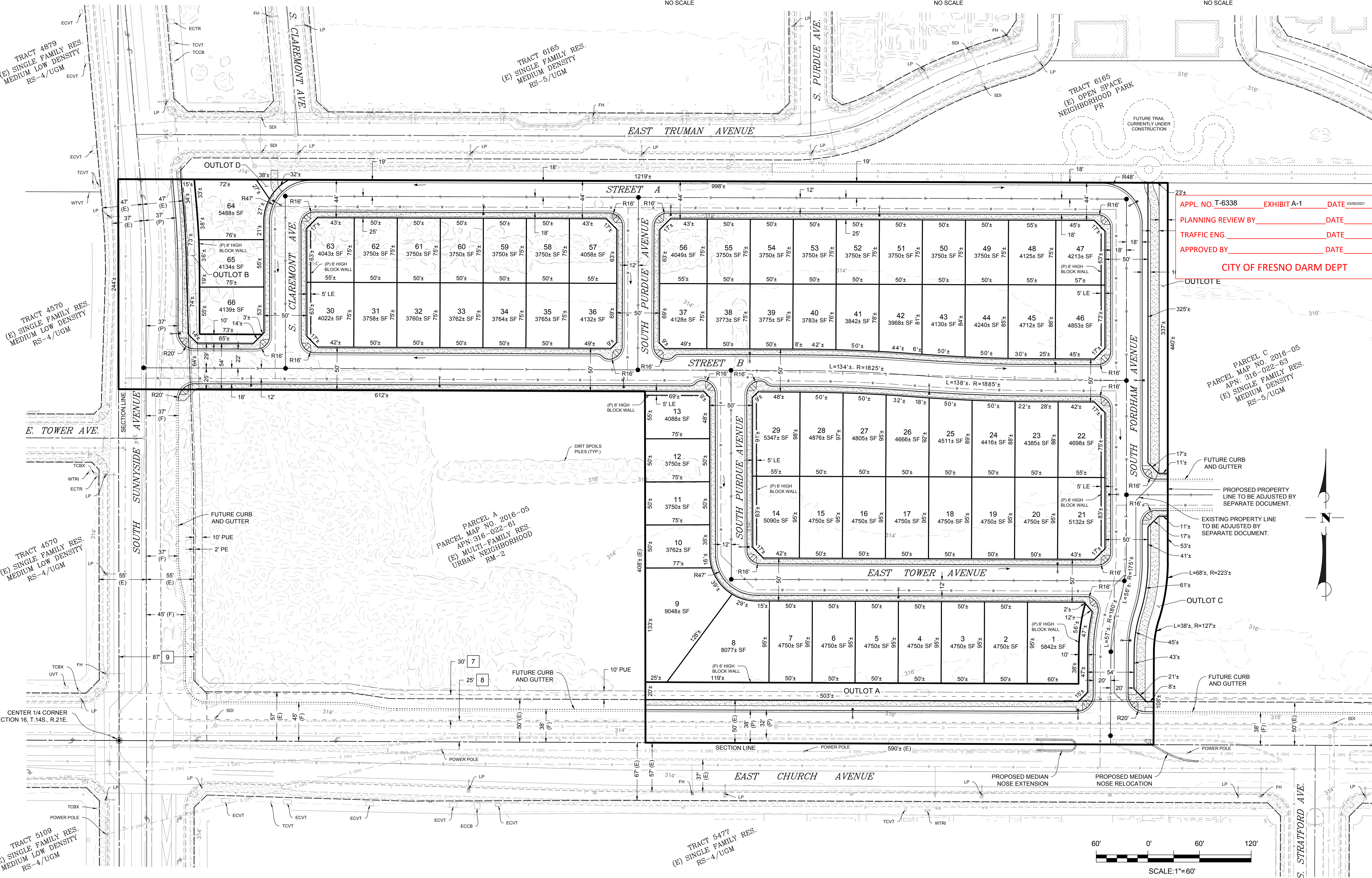
TYPICAL 44' STREET SECTION (MODIFIED STD. P-56)



TYPICAL 50' STREET SECTION (STD. P-56)



VICINITY MAP

TENTATIVE TRACT MAP
NO. 6338/UGMA VESTING MAP
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

PREPARED BY

LAND SURVEYOR:
PRAXIS LAND SURVEYING
4694 W JACQUELYN AVE., # 101
FRESNO, CA 93722
(559) 840-2782

OWNER/SUBDIVIDER

KMS FARMS
4650 N. DEL MAR AVE.
FRESNO, CALIFORNIA 93704

CIVIL ENGINEER:
GALLOWAY & COMPANY, INC.
7591 N. INGRAM AVE. SUITE 101
FRESNO, CA 93711
(559) 721-5039

Galloway

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

APN: 316-022-62

PROPERTY IS SUBJECT TO THE FOLLOING

PER CALATLANTIC TITLE PRELIMINARY REPORT NO. 155601-002267, DATED 6/17/20.

5. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SOUTH SUNNYSIDE AVENUE, EAST CHURCH AVENUE AND SOUTH FOWLER AVENUE.

6. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 30, 1873 IN BOOK C OF PATENTS, PAGE 259. (NO DOCUMENT FROM TITLE AVAILABLE.)

7. AN EASEMENT FOR CONSTRUCTION OF A SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1992 AS INSTRUMENT NO. 92-23599 OF OFFICIAL RECORDS.

8. AN EASEMENT FOR SANITARY SEWER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 27, 1992 AS INSTRUMENT NO. 92-23600 OF OFFICIAL RECORDS.

9. AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 1998 AS INSTRUMENT NO. 98-9905 OF OFFICIAL RECORDS.

10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DEED OF EASEMENT" RECORDED OCTOBER 18, 2017 AS INSTRUMENT NO. 2017-0135266 OF OFFICIAL RECORDS. (DOES NOT AFFECT SUBDIVISION.)

SURVEYOR'S NOTES

- THE PLANIMETRIC MAPPING AND ELEVATION CONTOUR INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM AN AERIAL SURVEY PERFORMED 11-17-2020 AND IS FOR GRAPHICAL PURPOSES ONLY.
- THE BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD MAPS AND RECORD DOCUMENTS. THIS SURVEY IS TIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO ORIENT THE COMPILED BOUNDARY TO THE PROJECT DATUM. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY. PRAXIS DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF THE BOUNDARY INFORMATION.

OUTLOT NOTES

- OUTLOT A: OUTLOT "A" WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES. 11,111± SF
- OUTLOT B: OUTLOT "B" WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND LANDSCAPE PURPOSES. 2,663± SF
- OUTLOT C: OUTLOT "C" WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC WALK, OPEN SPACE AND LANDSCAPE PURPOSES. 4,801± SF
- OUTLOT D: OUTLOT "D" WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC WALK, OPEN SPACE AND LANDSCAPE PURPOSES. 37± SF
- OUTLOT E: OUTLOT "E" WILL BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC WALK, OPEN SPACE AND LANDSCAPE PURPOSES. 7,683± SF

GENERAL NOTES

- EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
- THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
- EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 73% OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
- ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
- THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
- THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
- ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE THE BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
- GRADE DIFFERENTIAL ALONG EAST BOUNDARY MAY EXCEED 6 INCHES AND WILL BE ADDRESSED BY A RETAINING WALL OR SLOPE EASEMENT.
- CORNER LOTS 13, 14, 21, 22, 23, 30, 46, 47, 63 AND 66, REQUIRE A 5 FOOT LANDSCAPE EASEMENT AND 6-FOOT MASONRY WALL AT THE REAR OF THE LANDSCAPE EASEMENT PER F.M.C. SEC. 15-4105 G.2.b.

UTILITY NOTES

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF GAS
PG&E

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF ELECTRICITY
PG&E

SOURCE OF TELEPHONE
AT&T

SURFACE UTILITY FEATURES SHOWN HEREON WERE LOCATED AS A PART OF THE FIELD SURVEY PERFORMED BY PRAXIS BASED ON VISIBILITY ON THE DATE OF SURVEY. SUBSURFACE UTILITIES HAVE BEEN MAPPED BASED ON THE RECORDS AVAILABLE, AND/OR HAVE BEEN CORRELATED TO SURFACE UTILITY FEATURES WHERE POSSIBLE.

TENTATIVE TRACT MAP NO. 6338/UGM
A VESTING MAP
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

JOB NUMBER: 20046

FIELD: PMI

DATE: 11-17-2020

OFFICE: PMI

DATE: 12-10-2020

FILE: 20046 TTM.DWG

SHEET

1

OF 1 SHEETS

PRAXIS
LAND SURVEYING
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PHN: (559) 840-2782 WWW.PRAXISLANDSURVEYING.COM