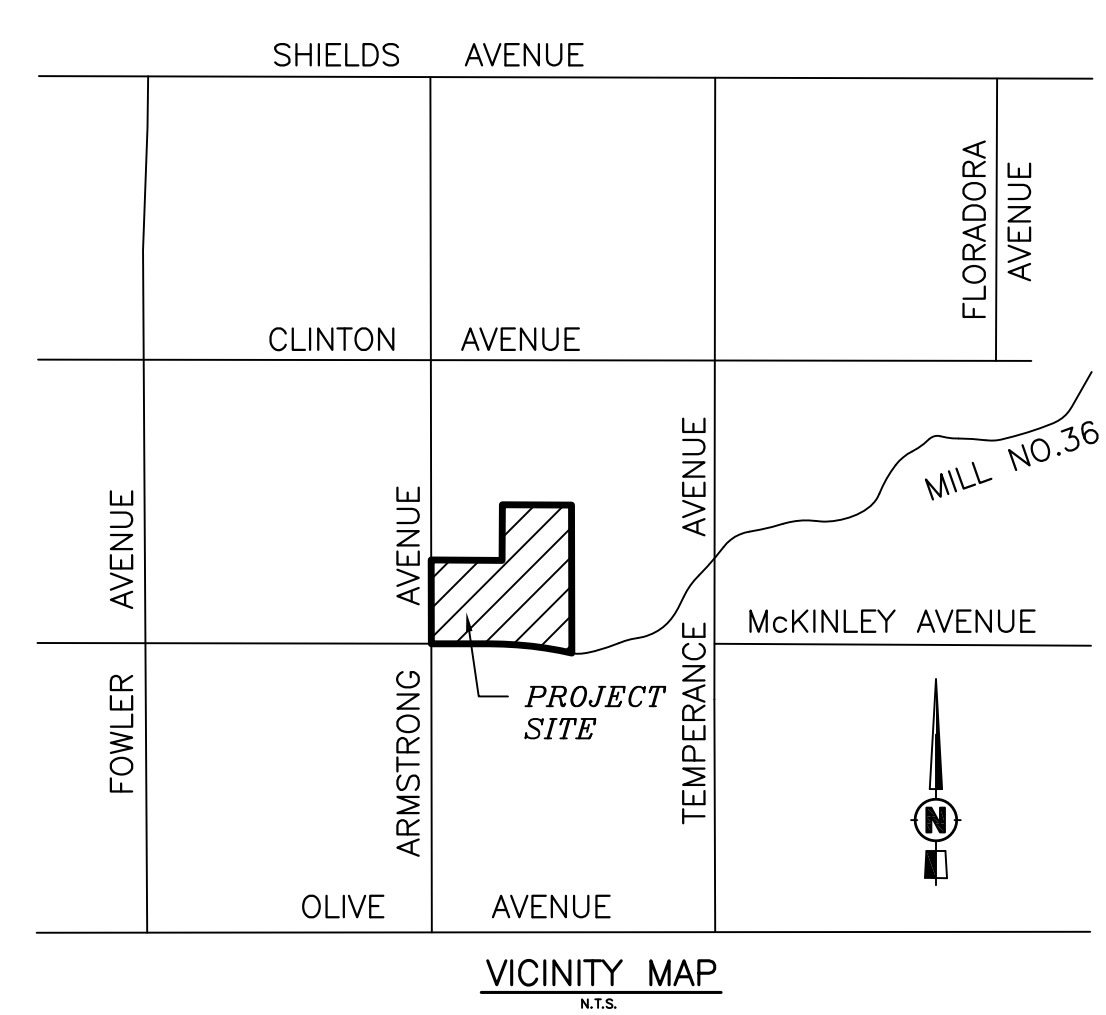
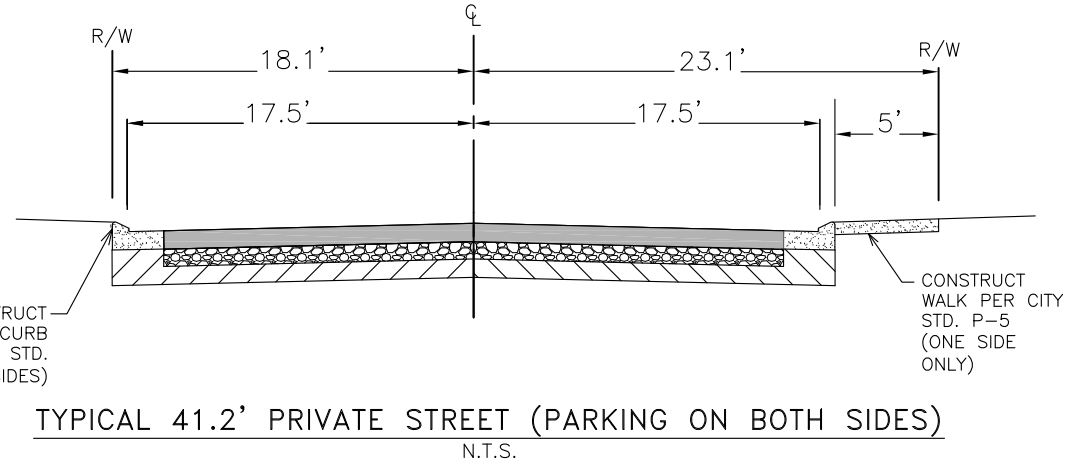


Exhibit A



APPL. NO. T-6360 EXHIBIT A DATE 11/21/22
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

VESTING
 TENTATIVE SUBDIVISION MAP
 OF
TRACT NO. 6360
 IN THE CITY OF FRESNO
 FRESNO COUNTY, CALIFORNIA



APN: 574-130-03
 USE: AGRICULTURE

APN: 574-140-01
 USE: RESIDENTIAL - LOW DENSITY
 ZONING: RS-3

APN: 574-140-03
 USE: RESIDENTIAL - LOW DENSITY
 ZONING: RS-3

APN: 574-130-04
 USE: RURAL RESIDENTIAL

APN: 574-130-05
 USE: AGRICULTURE

APN: 574-130-06
 USE: CANAL; ZONING: NV

APN: 310-082-14
 USE: RESIDENTIAL - EMPLOYMENT

APN: 574-140-02
 USE: RESIDENTIAL - LOW DENSITY
 ZONING: RS-3

APN: 310-210-21
 USE: RESIDENTIAL - LOW DENSITY

APN: 310-210-28
 USE: RESIDENTIAL - LOW DENSITY

APN: 574-140-12
 USE: RESIDENTIAL - LOW DENSITY

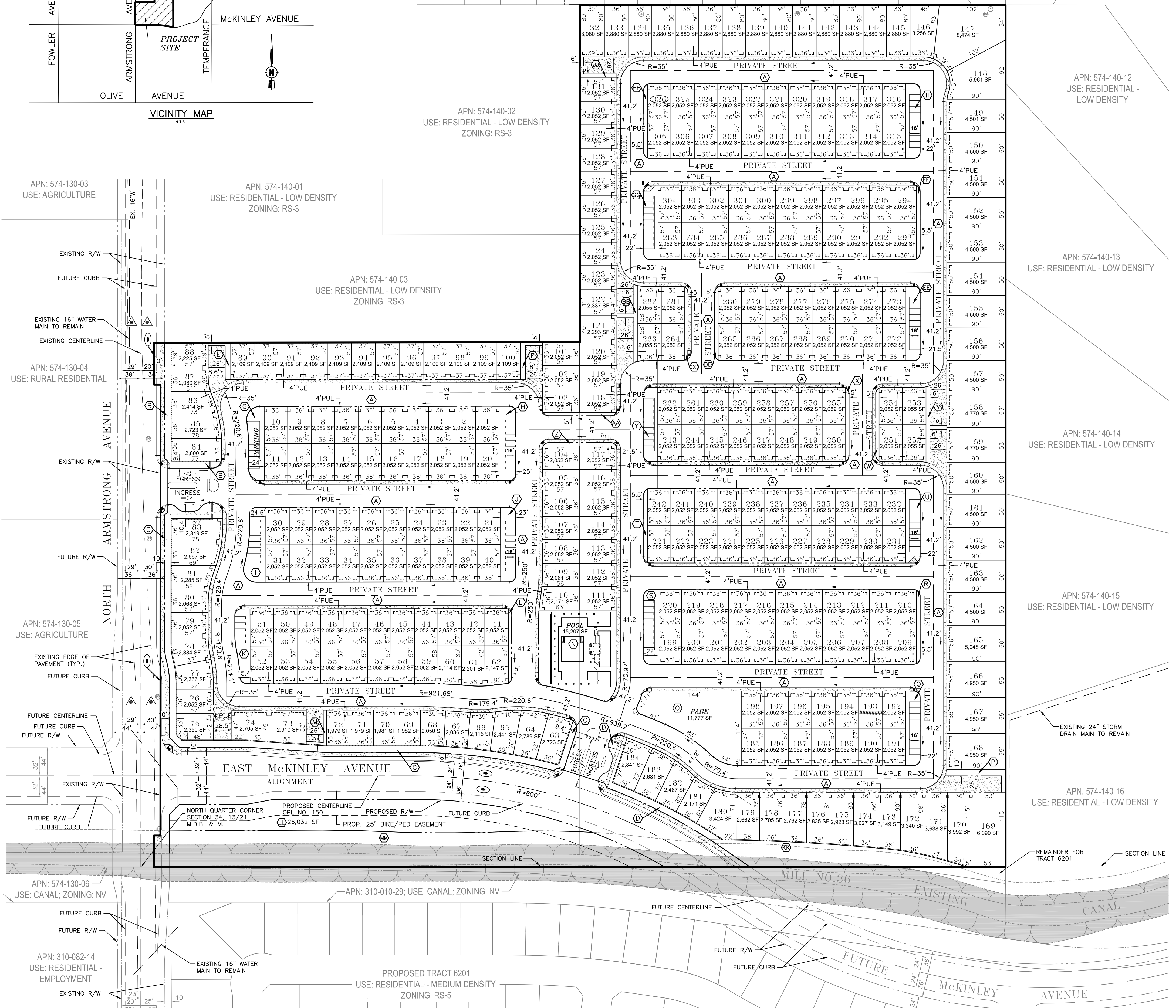
APN: 574-140-13
 USE: RESIDENTIAL - LOW DENSITY

APN: 574-140-14
 USE: RESIDENTIAL - LOW DENSITY

APN: 574-140-15
 USE: RESIDENTIAL - LOW DENSITY

APN: 574-140-16
 USE: RESIDENTIAL - LOW DENSITY

PROPOSED TRACT 6201
 USE: RESIDENTIAL - MEDIUM DENSITY
 ZONING: RS-5



- EXISTING BUILDINGS**
 NONE
- EXISTING TREES**
 NONE
- EXISTING PLANNED LAND USE**
 LOW-DENSITY RESIDENTIAL
- PROPOSED PLANNED LAND USE**
 MEDIUM-DENSITY RESIDENTIAL
- EXISTING USE**
 AGRICULTURAL
- PROPOSED USE**
 SINGLE-FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
- EXISTING ZONING**
 RS-3
- PROPOSED ZONING**
 RS-5/UGM
- SOURCE OF WATER**
 CITY OF FRESNO
- SOURCE OF SEWAGE DISPOSAL**
 CITY OF FRESNO
- SOURCE OF WASTE DISPOSAL**
 CITY OF FRESNO
- SOURCE OF ELECTRICITY**
 PG&E
- SOURCE OF GAS**
 PG&E
- SOURCE OF CABLE T.V.**
 COMCAST
- SOURCE OF TELEPHONE**
 AT&T
- ASSESSOR'S PARCEL NUMBER**
 574-140-04 & 574-140-05
- SITE AREA**
 31.72 AC. (GROSS)
 28.56 AC. (NET)
- NUMBER OF LOTS**
 326 LOTS & 35 OUTLOTS
- DENSITY**
 11.41 D.U./AC.
- AVERAGE LOT SIZE**
 2,359 S.F.
- SITE ADDRESS**
 2084 N. ARMSTRONG AVE. S/A
- OWNERS**
 RYAN AND ERIKA METZLER
 1760 N. HORNET
 FRESNO, CA 93727
- SARAH EVERETT HAGERTY TRUSTEE
 2784 N. GREEN VALLEY PARKWAY #501
 HENDERSON, NV 89014

- NOTES:**
- THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
 - ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, OUTLETS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
 - THERE SHALL BE NO GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
 - THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
 - THERE ARE NO UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN)
 - 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 AS PROVIDED IN THE SUBDIVISION MAP ACT. 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.
 - OUTLOT A IS TO BE DEDICATED FOR PRIVATE ROAD PURPOSES. OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES. OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES. OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES. OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES. OUTLOTS S, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES. OUTLOT LL IS TO BE DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES. OUTLOTS KK AND MM ARE TO BE DEDICATED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

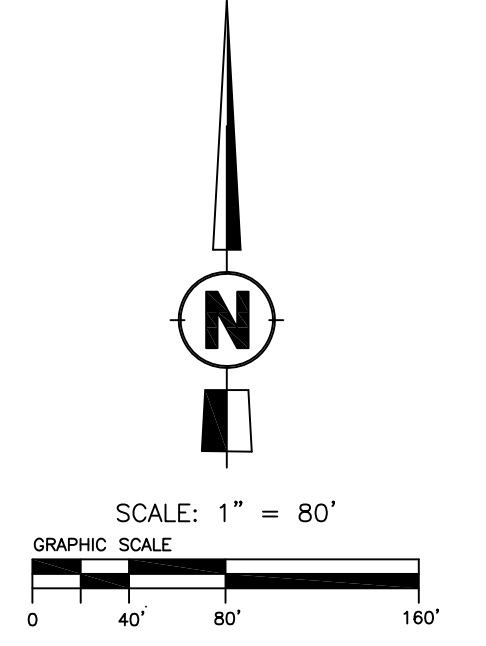
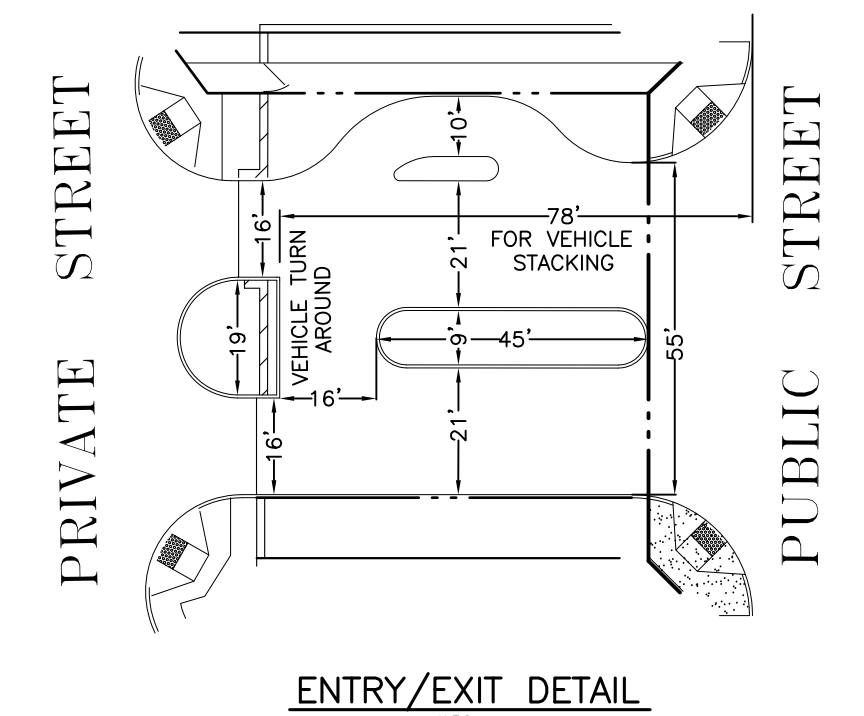
LEGAL DESCRIPTION:

(APN: 574-140-04)
 THE WEST ONE-HALF OF LOT 15 IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, EXCEPTING THEREFROM THE NORTH 517.23 FEET OF THE WEST HALF OF LOT 15 OF THE SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M. ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 14 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(APN: 574-140-05)
 PARCEL 1:
 THE EAST HALF OF LOT 15 IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP SHOWING THE SUBDIVISION OF SAID SECTION, RECORDED IN BOOK 5, PAGE 14 OF PLATS, FRESNO COUNTY RECORDS.

PARCEL 2:
 A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL:
 THE SOUTH 60 FEET OF THE NORTH 352.53 FEET OF THE WEST HALF OF LOT 15 IN SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE SUBDIVISION OF SAID SECTION, RECORDED IN BOOK 5, PAGE 14 OF PLATS, FRESNO COUNTY RECORDS.

- LEGEND:**
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
 - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
 - PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
 - DIRECTION OF STORMWATER FLOW
 - PROPOSED 6" CONCRETE SIDEWALK
 - PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
 - OUTLOT IDENTIFIER
 - APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
 - EXISTING CANAL
 - PROPOSED 6" HIGH MASONRY WALL



TENTATIVE TRACT MAP

PREPARED BY
Wilson Premier Homes, Inc.
 7500 NORTH PALM AVENUE SUITE 102
 FRESNO, CA 93711
 559-224-7500

DATE: 11-21-22 SCALE: 1" = 80' DRAWN BY: SDH

REVISIONS	SHEET NO.
	1
	OF
	1

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 Civil Engineers
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