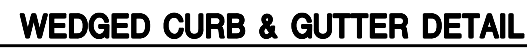


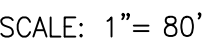
Exhibit A

JULY 2025
SHEET 1 OF 3

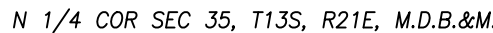
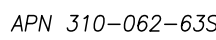
CITY OF FRESNO DARM DEPT



NOT TO SCALE



NOT TO SCALE



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

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 AS DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DEED RECORDED FEBRUARY 16, 1990, AS DOCUMENT No. 90018737, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 AS DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DEED RECORDED FEBRUARY 16, 1990, AS DOCUMENT No. 90018737, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

APN: 310-052-27

1. ADDRESS: 7298 EAST MCKINLEY AVENUE, FRESNO CA 93737
2. EXISTING ZONING, LAND USE: AE20 (EXCLUSIVE AGRICULTURE, 20-ACRE MINIMUM) (FRESNO COUNTY)
MEDIUM LOW DENSITY RESIDENTIAL PER CITY OF FRESNO GENERAL PLAN
3. PROPOSED ZONING, LAND USE: RS-4, MEDIUM LOW DENSITY RESIDENTIAL
24.66 (GROSS) / 23.66 ACRES (NET)
4. NO GRADE DIFFERENTIALS MORE OF MORE THAN 6" IS FORESEEN, ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
5. PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
6. ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
7. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
8. THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
9. THIS SUBDIVISION DESIGN PROVIDES THE MOST FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
10. THERE ARE NO DUMP SITES ON THIS PROPERTY.
11. WATER SUPPLY AND WATER SERVICES ARE FROM THE CITY OF FRESNO.
12. EXISTING SERVICE POLES ALONG MCKINLEY AVENUE ARE TO REMAIN.

OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L	TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT M	PRIVATE ROAD TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT N	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC TRAIL PURPOSES.
OUTLOT Q	TO BE DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE, PEDESTRIAN, LANDSCAPE AND IRRIGATION PURPOSES
OUTLOTS O, P	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND IRRIGATION PURPOSES

SEWER AND WATER:	STORM DRAIN:	TELEPHONE:	CABLE TELEVISION:	GAS AND ELECTRIC:
CITY OF FRESNO	FRESNO METROPOLITAN	AIRTEL CALIFORNIA	COMCAST	PACIFIC GAS AND
2600 FRESNO STREET	FLOOD CONTROL DISTRICT	5555 EAST OLIVE AVENUE,	2441 NORTH GROVE	ELECTRIC COMPANY
FRESNO, CA 93721	5469 EAST OLIVE AVENUE	RM. E-100-D	INDUSTRIAL DRIVE	650 'O' STREET
PHONE: (559) 621-2489	FRESNO, CA 93725	FRESNO, CA 93762	FRESNO, CA 93727	FRESNO, CA 93721
	PHONE: (559) 456-3292	PHONE: (559) 454-3778	PHONE: (559) 455-4221	PHONE: 800-743-5000

DYP BLOSSOM VIEW L.P. 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	DE YOUNG PROPERTIES 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	ANTONIO S. WESTERLUND, PLS, CFedS 601 POLLASKY AVE SUITE 301 CLOVIS, CA 93612 (559)449-2400
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ADJACENT PROPERTY LINES
 CENTERLINE
 SECTION LINE
 MAP BOUNDARY
 SHEET INDEX LINE
 EXISTING
 EXISTING BUILDING
 EXISTING CHAIN LINK FENCE
 EXISTING CONTOUR
 EXISTING CULVERT
 EXISTING CURB AND GUTTER
 EXISTING EDGE OF PAVEMENT
 EXISTING OVERHEAD ELECTRIC LINE
 EXISTING OVERHEAD TELEPHONE LINE
 EXISTING SANITARY SEWER MANHOLE
 EXISTING SERVICE POLE
 EXISTING SEWER LINE, APPROXIMATE LOCATION
 BASED ON CITY OF FRESNO GIS
 EXISTING STORM DRAIN DROP INLET
 EXISTING TOE OF SLOPE
 EXISTING TOP OF SLOPE
 EXISTING TREE
 EXISTING WATER LINE, APPROXIMATE LOCATION
 BASED ON CITY OF FRESNO GIS
 EXISTING WATER VALVE
 EXISTING WELL
 EXISTING WIRE FENCE
 EXISTING WOOD FENCE
 PROPOSED CURB AND GUTTER
 PROPOSED FLOW LINE
 PROPOSED DRAINAGE DIRECTION
 PROPOSED LOT LINES
 PROPOSED RIGHT-OF-WAY
 PROPOSED PUBLIC UTILITY EASEMENT
 PROPOSED PEDESTRIAN EASEMENT
 PROPOSED 6FT TALL BLOCK WALL
 PROPOSED MANHOLE, SEWER
 PROPOSED DRAINAGE INLET
 PROPOSED FIRE HYDRANT
 PROPOSED MANHOLE, STORM DRAIN
 PROPOSED SEWER MAIN
 PROPOSED STORM DRAIN MAIN
 PROPOSED WATER MAIN
 PROPOSED CITY RIGHT OF WAY DEDICATION
 PROPOSED
 PROPOSED TRAFFIC CIRCLE PER COF STANDARD P-85
 RELINQUISHMENT OF DIRECT ACCESS RIGHTS

BY:



WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

VESTING TENTATIVE
TRACT MAP No. 6502
A PHASED MAP
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

JULY 2025
SHEET 2 OF 3

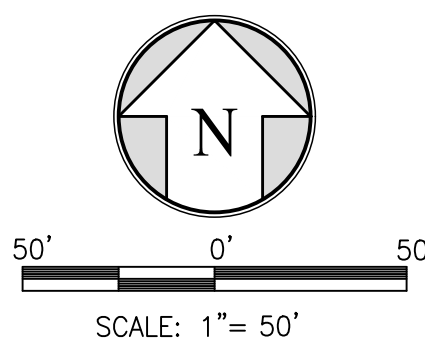
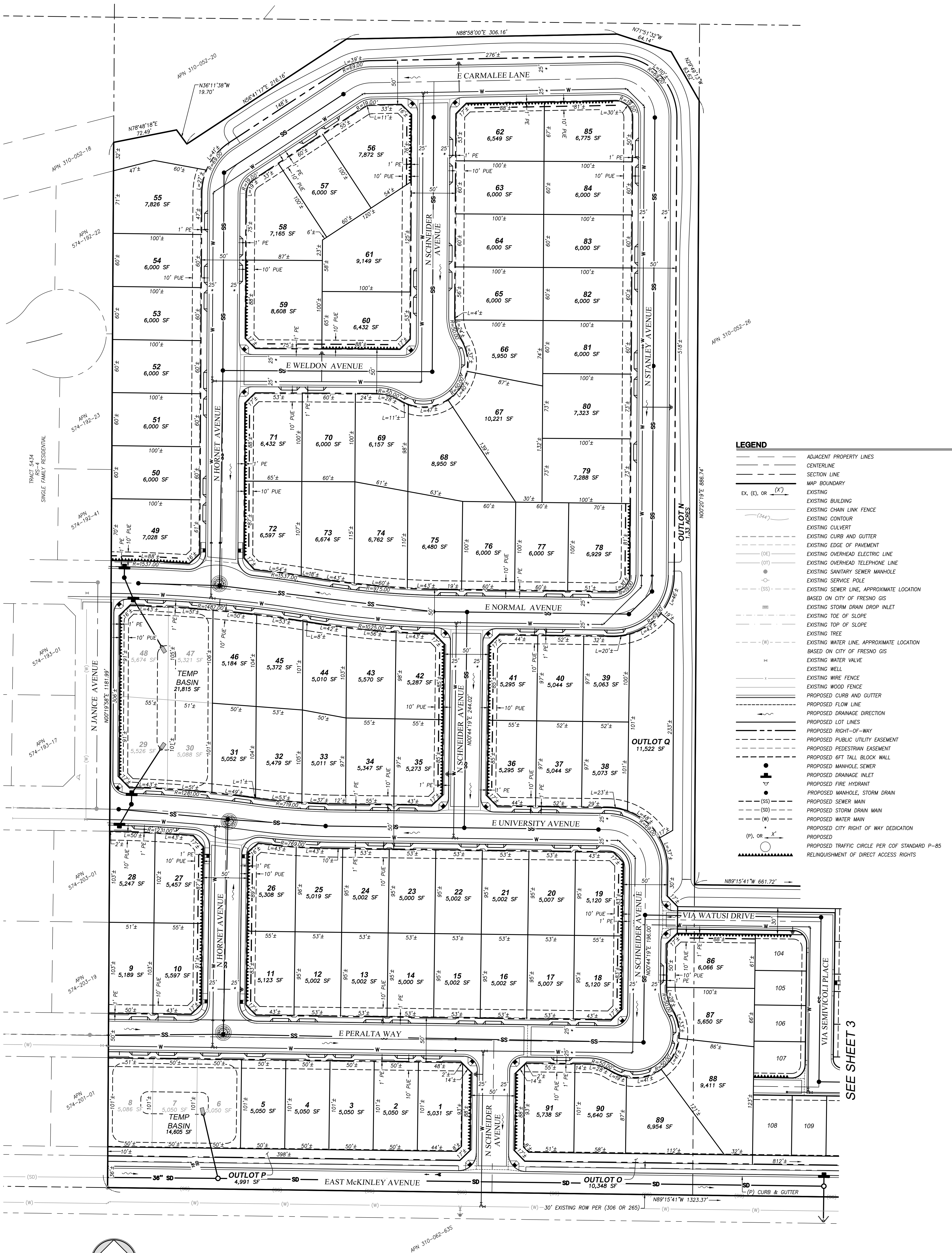
APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



BY:

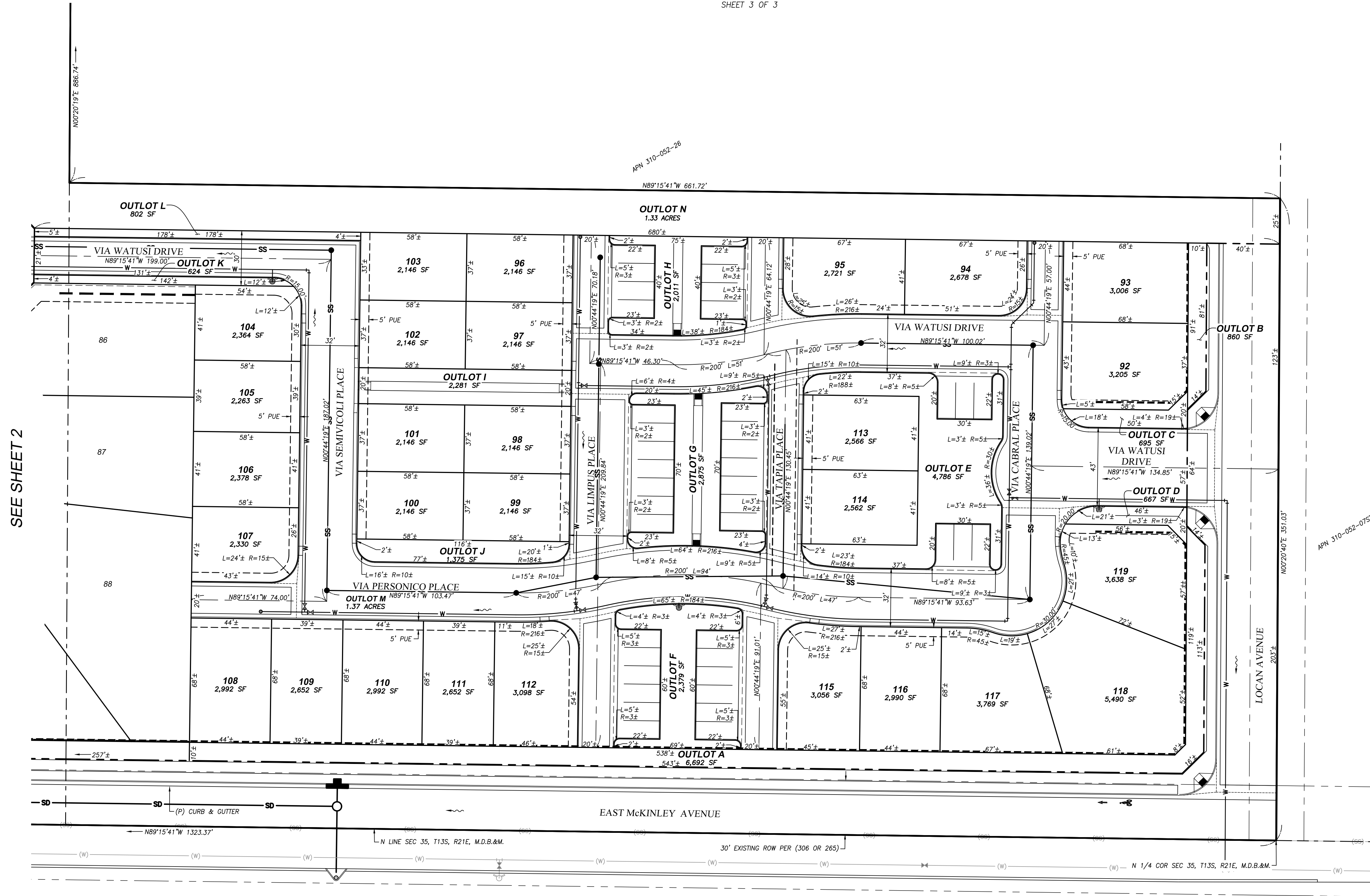


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VESTING TENTATIVE
TRACT MAP No. 6502
A PHASED MAP
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

JULY 2025
SHEET 3 OF 3

APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
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CITY OF FRESNO DARM DEPT



SEE SHEET 2

LEGEND	
	ADJACENT PROPERTY LINES
	CENTERLINE
	SECTION LINE
	MAP BOUNDARY
	EXISTING BUILDING
	EXISTING CHAIN LINK FENCE
	EXISTING CONTOUR
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