Exhibit A

APPL. NO. T-6385 EXHIBIT A DATE 12/19/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

TENTATIVE SUBDIVISION MAP

TRACT No. 6385

A VESTING MAP

A PHASED MAP

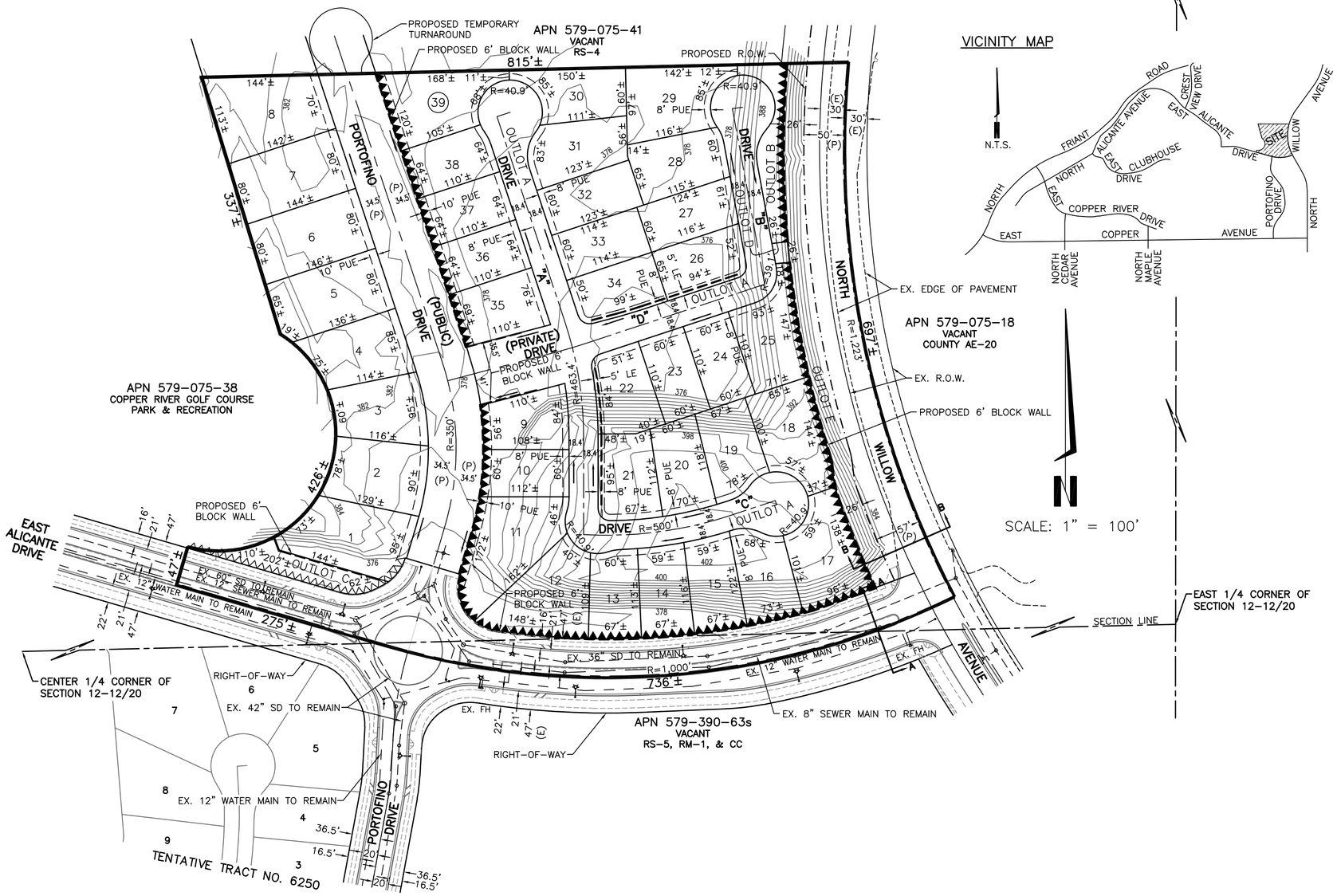
A PLANNED UNIT DEVELOPMENT

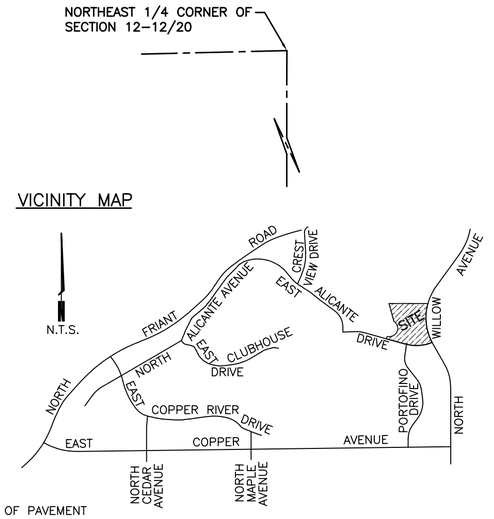
APN 579-075-42

GROSS AREA = 13.11 ACRES

NET AREA = 11.10 ACRES

SHEET ONE OF TWO SHEETS





IMPROVEMENTS TO BE INSTALLED:

1. STREETS – PRIVATE/PUBLIC
2. SEWER – CITY OF FRESNO STANDARDS
3. WATER – 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-4/UGM/cz
2. PROPOSED ZONING – RS-4/UGM/cz
3. EXISTING USE – VACANT
4. EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION – RESIDENTIAL – MEDIUM LOW DENSITY.
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. (14 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 PRIVATE LOTS AND SIDEYARDS.
12. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
13. THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.
14. OUTLOT A IS FOR PRIVATE STREETS, STREETSCAPES, AND PUBLIC UTILITIES.
15. OUTLOT B IS FOR OPEN SPACE LANDSCAPING.
16. OUTLOT C IS FOR LANDSCAPE AND PUBLIC UTILITY PURPOSES.
17. OUTLOT D IS FOR EMERGENCY VEHICLE ACCESS.
18. OUTLOT E IS TO BE DEDICATED TO THE CITY FOR LANDSCAPE, MULTI-PURPOSE TRAIL EASEMENT, AND PUBLIC UTILITIES.

LEGEND:

- CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EX. FH — EXISTING FIRE HYDRANT TO REMAIN
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE/ROW
- EXISTING SEWER MAIN TO REMAIN
- EXISTING STORM DRAIN TO REMAIN
- EXISTING STREETLIGHT TO REMAIN
- EXISTING WATER MAIN TO REMAIN
- PROPOSED 6' HIGH MASONRY WALL
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE
- DRAINAGE FLOW DIRECTION

SOURCE OF DATA:

1. LOT LINE ADJUSTMENT NO. 2019-15
2. FIELD SURVEY
3. ASSESSORS MAPS

RIGHT-OF-WAY NOTE:

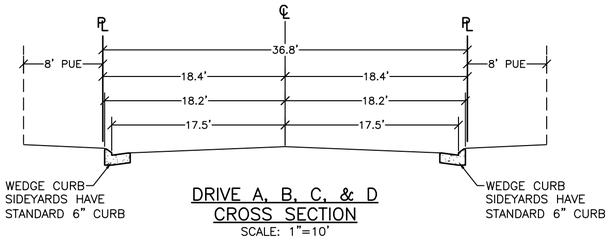
RIGHT-OF-WAY DEED FOR ALICANTE AVENUE AND PORTOFINO DRIVE SOUTH OF ALICANTE AVENUE IS CURRENTLY BEING PROCESSED WITH THE CITY OF FRESNO FOR RIGHT-OF-WAY APPROVAL AND RECORDATION.

RECORD OWNER:
L & M DEVELOPERS, INC.
11861 NORTH ALICANTE DRIVE
FRESNO, CA 93730
(559) 436-1700

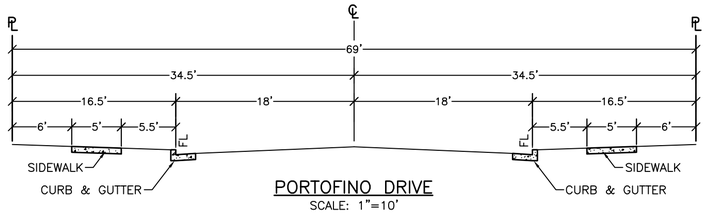
SUBDIVIDER:
McDONALD HOMES
11861 NORTH ALICANTE DRIVE
FRESNO, CA 93730
(559) 436-1700

DATE: 12/15/22

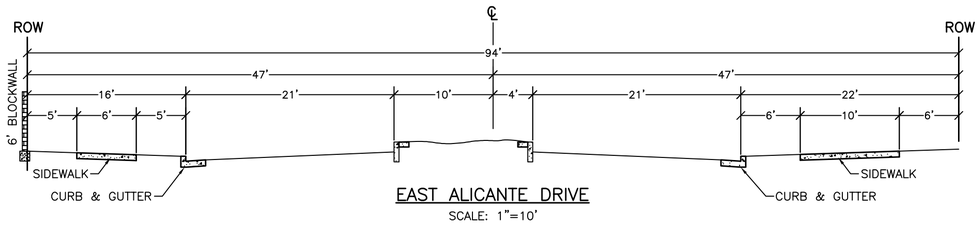
PREPARED BY:
GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590



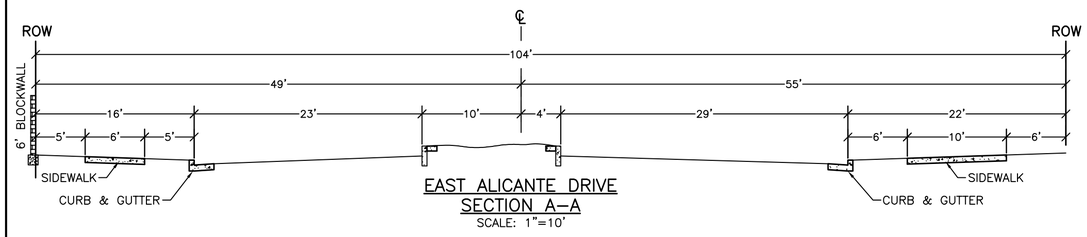
DRIVE A, B, C, & D
CROSS SECTION
SCALE: 1"=10'



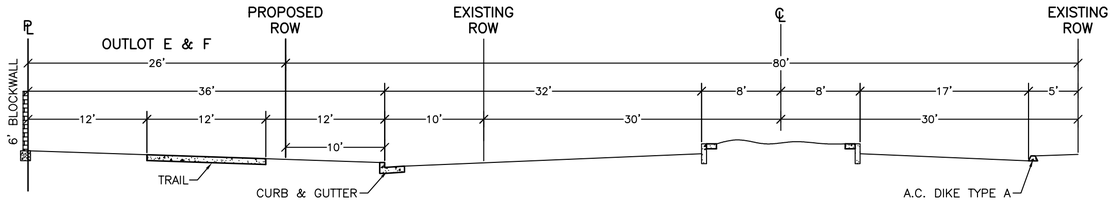
PORTOFINO DRIVE
SCALE: 1"=10'



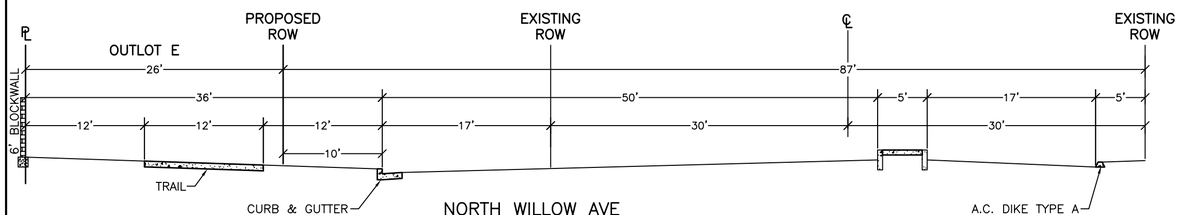
EAST ALICANTE DRIVE
SCALE: 1"=10'



EAST ALICANTE DRIVE
SECTION A–A
SCALE: 1"=10'



NORTH WILLOW AVE
SCALE: 1"=10'



NORTH WILLOW AVE
SECTION B–B
SCALE: 1"=10'

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CITY OF FRESNO DARM DEPT

TENTATIVE SUBDIVISION MAP

TRACT No. 6385

A VESTING MAP
A PHASED MAP
A PLANNED UNIT DEVELOPMENT
APN 579–075–42
GROSS AREA = 13.11 ACRES
NET AREA = 11.10 ACRES
SHEET TWO OF TWO SHEETS

LEGAL DESCRIPTION:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2019–15, AS DOCUMENT NUMBER 2019–82528, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL D OF LOT LINE ADJUSTMENT NO. 2019–06, AS DOCUMENT NUMBER 2019–0057496, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 01°38'20" EAST ALONG THE WEST LINE OF SAID PARCEL 3, A DISTANCE OF 551.55 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 7473; THENCE CONTINUING NORTH 01°38'20" EAST ALONG SAID WEST LINE, A DISTANCE OF 379.23 FEET; THENCE NORTH 35°44'03" EAST, A DISTANCE OF 160.12 FEET; THENCE NORTH 89°13'14" EAST A DISTANCE OF 25.83 FEET; THENCE SOUTHEASTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 01°43'02" EAST, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'29", A DISTANCE OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'29", A DISTANCE OF 170.83 FEET; THENCE NORTHEASTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 14°12'10" WEST, HAVING A RADIUS OF 760.00 FEET, THROUGH A CENTRAL ANGLE OF 29°43'10", A DISTANCE OF 394.21 FEET; THENCE NORTH 60°07'27" WEST, A DISTANCE OF 371.26 FEET; THENCE NORTH 64°53'55" WEST, A DISTANCE OF 295.99 FEET TO THE INTERSECTION WITH SAID WEST LINE; THENCE NORTH 01°38'20" EAST, A DISTANCE OF 389.53 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 88°11'11" EAST ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 244.06 FEET; THENCE SOUTH 02°30'14" WEST, A DISTANCE OF 58.85 FEET; THENCE SOUTH 27°05'15" EAST, A DISTANCE OF 113.52 FEET; THENCE SOUTH 67°49'14" EAST, A DISTANCE OF 121.42 FEET; THENCE SOUTH 54°00'56" EAST, A DISTANCE OF 491.22 FEET; THENCE SOUTHWESTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 35°59'52" WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 176°10'00", A DISTANCE OF 461.20 FEET; THENCE NORTH 57°50'08" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 44°38'47" WEST, HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF 30°18'41", A DISTANCE OF 423.23 FEET; THENCE SOUTH 08°53'14" WEST, A DISTANCE OF 683.82 FEET; THENCE SOUTH 17°13'02" EAST, A DISTANCE OF 276.97 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 3; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 279.80 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 88°25'03" EAST, ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 279.80 FEET; THENCE SOUTH 17°13'02" EAST, A DISTANCE OF 392.08 FEET; THENCE SOUTHWESTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 32°20'36" WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 163°38'04", A DISTANCE OF 428.39 FEET; THENCE SOUTH 74°01'20" WEST, A DISTANCE OF 205.13 FEET; THENCE EASTERLY ALONG A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 44°14'29", A DISTANCE OF 44.79 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 08°26'39", A DISTANCE OF 12.97 FEET; THENCE NORTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 19°49'10" WEST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40", A DISTANCE OF 54.57 FEET; THENCE SOUTH 73°43'50" EAST, A DISTANCE OF 56.00 FEET; THENCE SOUTHERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 73°43'50" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 53°54'40", A DISTANCE OF 54.57 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'54", A DISTANCE OF 4.63 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT REVERSE CURVE, WHOSE RADIUS POINT BEARS NORTH 55°22'24" EAST, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 47°10'19", A DISTANCE OF 47.75 FEET; THENCE EASTERLY ALONG A TANGENT COMPOUND CURVE, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'25", A DISTANCE OF 106.57 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL 4; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 796.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 4; THENCE NORTH 01°38'20" EAST, A DISTANCE OF 773.10 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 3, SOUTH 01°38'20" WEST, A DISTANCE OF 389.53 FEET FROM THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AS PARCEL B OF LOT LINE ADJUSTMENT 04–06, RECORDED DECEMBER 17, 2004 AS DOCUMENT NO. 2004–0282715, FRESNO COUNTY RECORDS; THENCE SOUTH 64°53'55" EAST, A DISTANCE OF 295.99 FEET; THENCE SOUTH 60°07'27" EAST, A DISTANCE OF 371.26 FEET; THENCE SOUTHWESTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 43°55'20" WEST, HAVING A RADIUS OF 760.00 FEET, THROUGH A CENTRAL ANGLE OF 29°43'10", A DISTANCE OF 394.21 FEET; THENCE NORTHWESTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 55°51'27" WEST, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 57°34'29", A DISTANCE OF 170.83 FEET; THENCE SOUTH 89°13'14" WEST, A DISTANCE OF 25.83 FEET, THENCE SOUTH 35°44'03" WEST, A DISTANCE OF 160.12 FEET TO THE INTERSECTION WITH SAID WEST LINE; THENCE NORTH 01°38'20" EAST, A DISTANCE OF 555.89 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE SOUTH 720.00 FEET OF SAID PARCEL 4 OF PARCEL MAP NO. 7473.

ALSO EXCEPTING THREFROM THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 7473, RECORDED IN BOOK 57 OF PARCEL MAPS, AT PAGE 15, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 4; THENCE SOUTH 88°25'03" WEST, A DISTANCE OF 348.14 FEET; THENCE NORTHEASTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 04°22'18" WEST, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 19°24'44", A DISTANCE OF 322.88 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY OF SAID PARCEL 4; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY, ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 64°26'56" EAST, HAVING A RADIUS OF 1,253.00 FEET, THROUGH A CENTRAL ANGLE OF 03°55'54", A DISTANCE OF 85.98 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 4 OF PARCEL MAP NO. 3989, RECORDED IN BOOK 27 OF PARCEL MAPS, AT PAGES 95 AND 96, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL 4, SOUTH 88°25'03" WEST, A DISTANCE OF 348.14 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE WESTERLY ALONG A NON–TANGENT CURVE, WHOSE RADIUS POINT BEARS NORTH 04°22'18" WEST, HAVING A RADIUS OF 953.00 FEET, THROUGH A CENTRAL ANGLE OF 06°45'14", A DISTANCE OF 112.34 FEET TO THE INTERSECTION WITH SAID NORTH LINE, THENCE NORTH 88°25'03" EAST, A DISTANCE OF 112.27 FEET TO THE POINT OF BEGINNING

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