

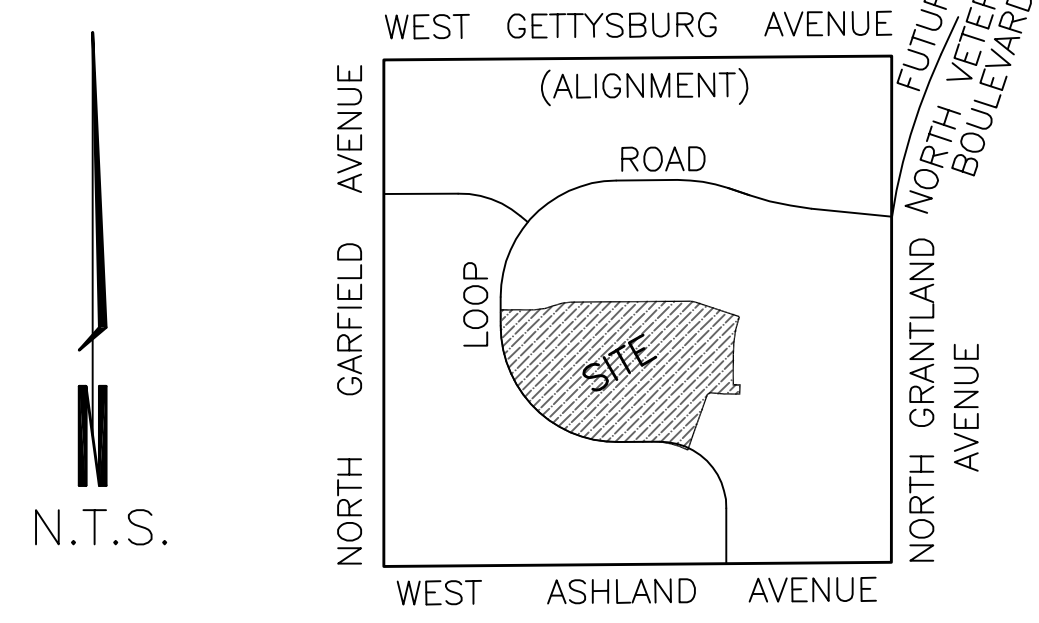
Exhibit A

TENTATIVE SUBDIVISION MAP
TRACT No. 6378

A VESTING MAP
A PHASED MAP
A PLANNED UNIT DEVELOPMENT

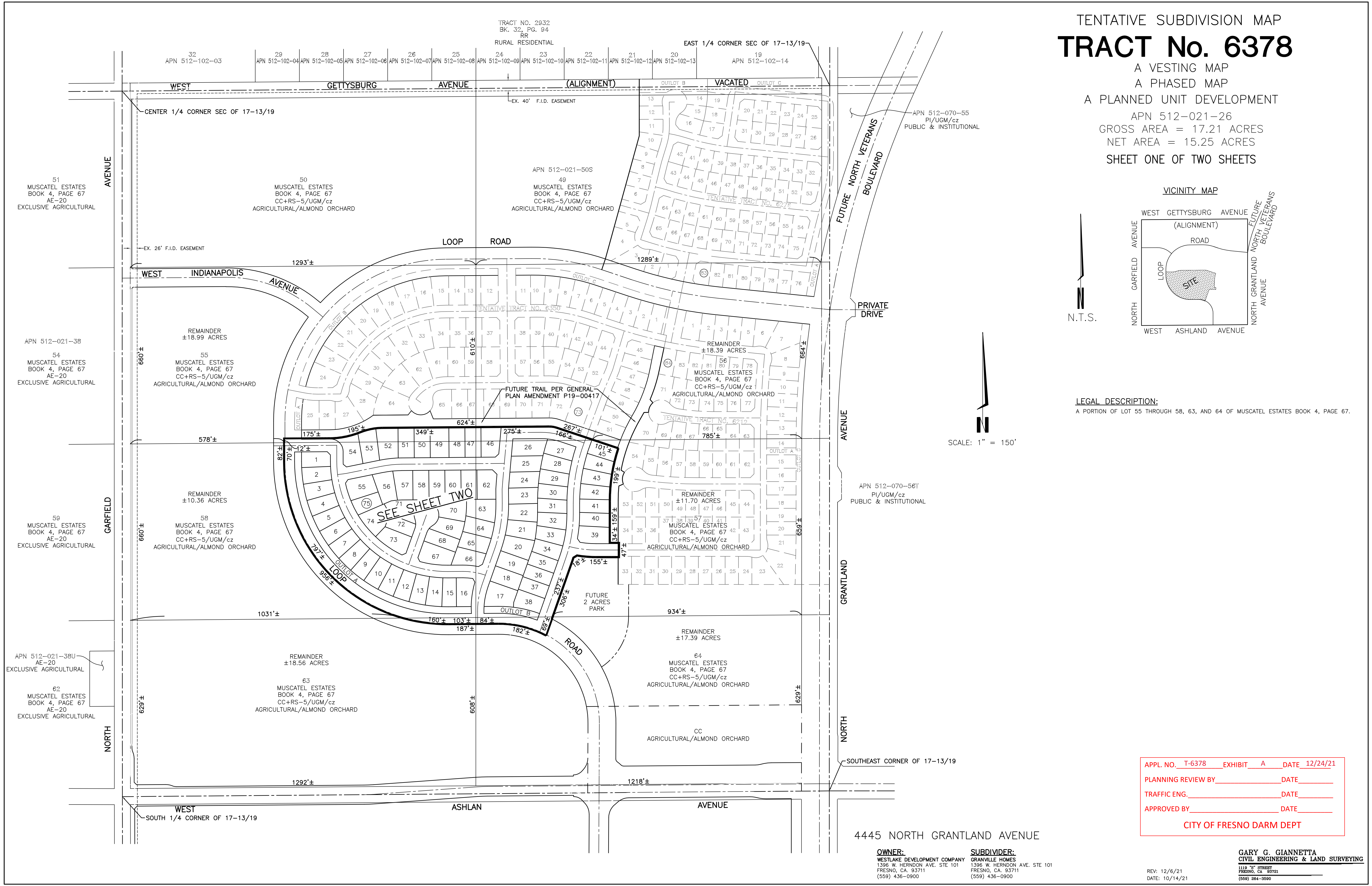
APN 512-021-26
GROSS AREA = 17.21 ACRES
NET AREA = 15.25 ACRES
SHEET ONE OF TWO SHEETS

VICINITY MAP



LEGAL DESCRIPTION:
A PORTION OF LOT 55 THROUGH 58, 63, AND 64 OF MUSCATEL ESTATES BOOK 4, PAGE 67.

SCALE: 1" = 150'



4445 NORTH GRANTLAND AVENUE

OWNER:
WESTLAKE DEVELOPMENT COMPANY
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

APPL. NO. T-6378 EXHIBIT A DATE 12/24/21

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

REV: 12/6/21
DATE: 10/14/21

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "B" STREET
FRESNO, CA 93721
(559) 284-3500

TENTATIVE SUBDIVISION MAP
TRACT No. 6378

A VESTING MAP
A PHASED MAP
A PLANNED UNIT DEVELOPMENT

APN 512-021-26
GROSS AREA = 17.21 ACRES
NET AREA = 15.25 ACRES
SHEET TWO OF TWO SHEETS

IMPROVEMENTS TO BE INSTALLED:

1. STREETS – CITY OF FRESNO STANDARDS
2. SEWER – PUBLIC-CITY OF FRESNO STANDARDS
3. WATER – PUBLIC-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:

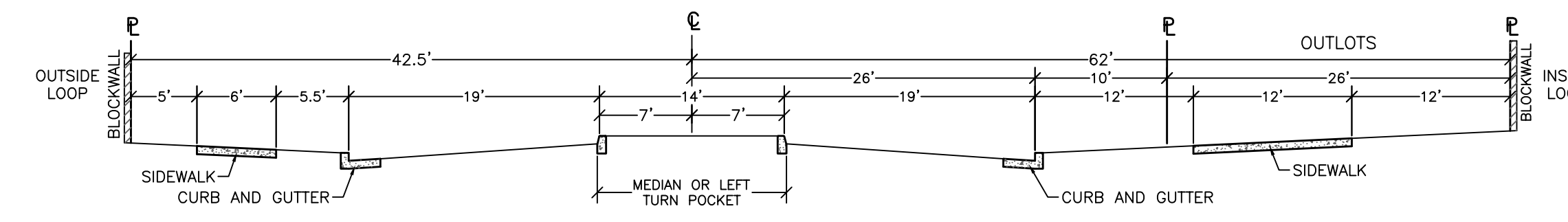
1. EXISTING ZONING – RS-5/UGM/cz
2. PROPOSED ZONING – RS-5/UGM/CZ
3. EXISTING GENERAL PLAN LAND USE – MEDIUM DENSITY RESIDENTIAL
4. EXISTING USE – VACANT LAND
5. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
6. THERE ARE NOT EXISTING 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. (20 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 LOTS.
12. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
13. THERE ARE NO EXISTING TREES.
14. OUTLOT A & B ARE FOR MAJOR STREET TRAILS AND PUE.

LS: Landscape Strip (not easement) & Block Wall; or, Park Strip (per 15-4105-G.2.b.)

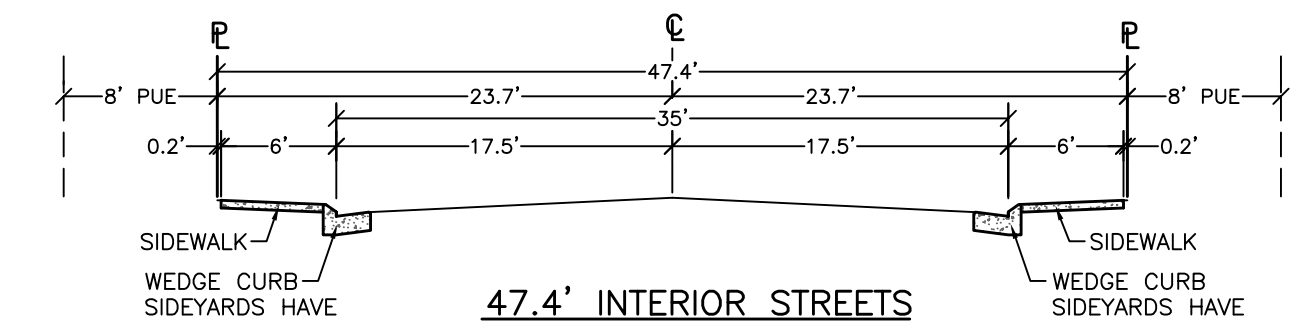
LEGEND:

- CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- EX. FH EXISTING FIRE HYDRANT
- EXISTING SEWER MAIN TO REMAIN
- EXISTING STORM DRAIN TO REMAIN
- EXISTING WATER MAIN TO REMAIN
- EXISTING STREETLIGHT TO REMAIN
- FUTURE PROPERTY LINE
- PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE
- ZONE DISTRICT LINE

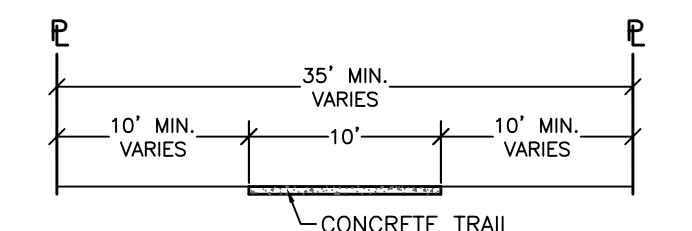
SCALE: 1" = 100'



LOOP ROAD
(To be dedicated by Separate Instrument prior to Final Map)



47.4' INTERIOR STREETS



FUTURE INTERIOR CONCRETE TRAIL
(ADJACENT TO TRACTS 6212, 6350, & 6378)

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