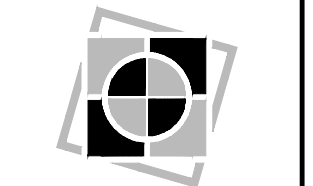


## Exhibit A



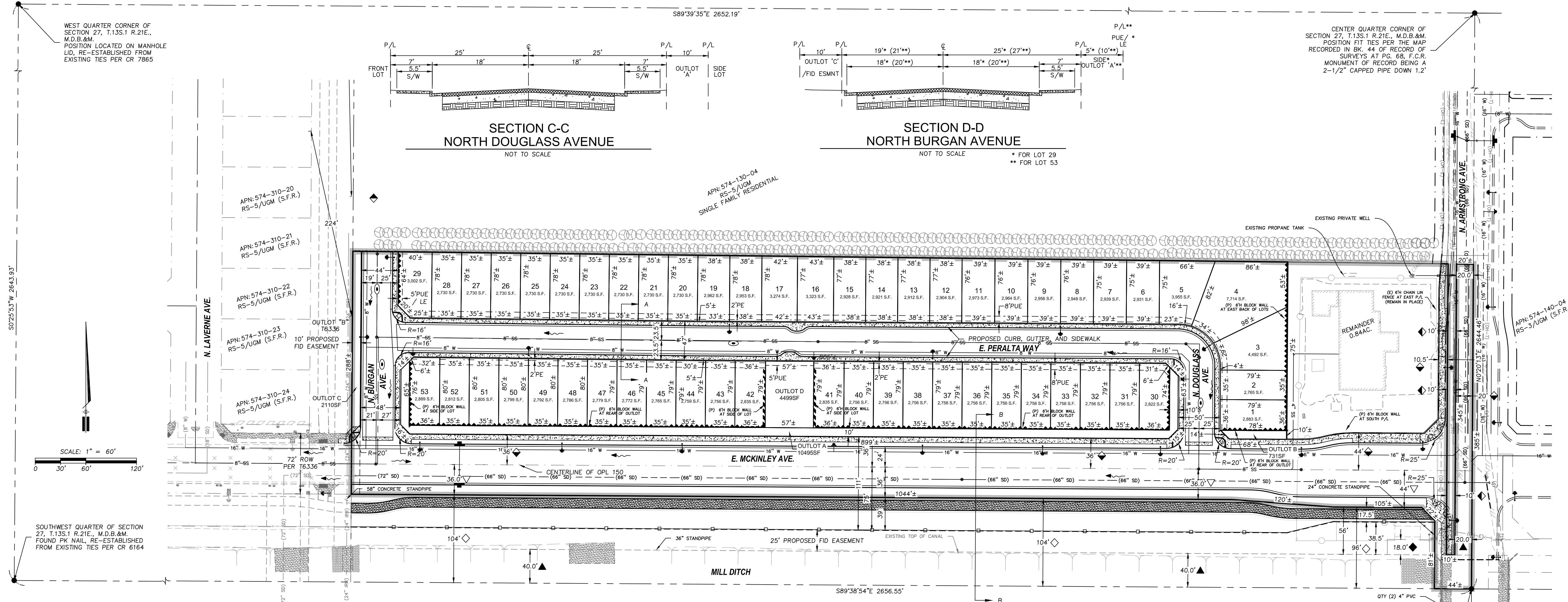
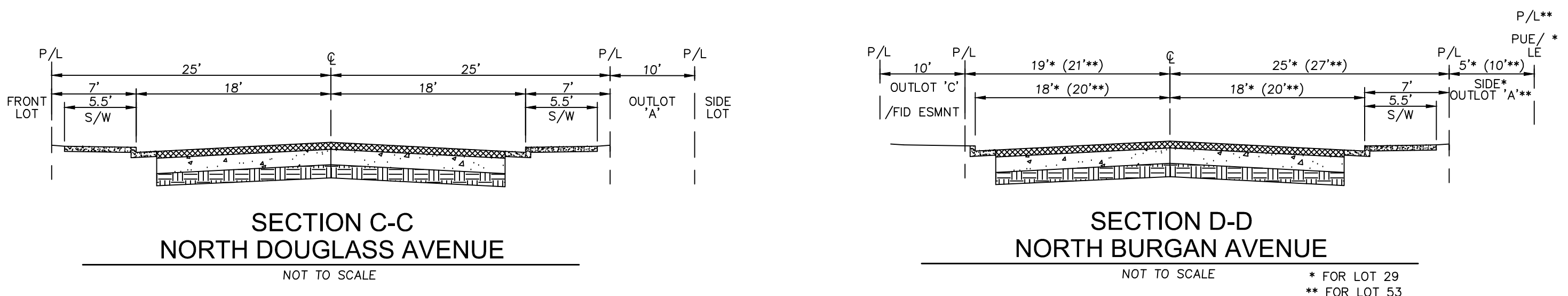
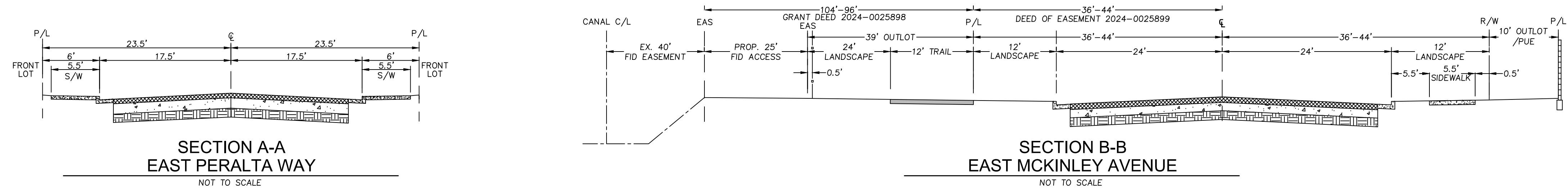
VESTING TENTATIVE SUBDIVISION MAP OF TRACT NO. 6475 (A PLANNED DEVELOPMENT) IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA SHEET 1 OF 1 BOUNDARY ANALYSIS

Yamabe & Horn Engineering, Inc. CIVIL ENGINEERS • LAND SURVEYORS 2085 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL: (559) 244-5123 WEBSITE: YANDHEINGR.COM



TENTATIVE TRACT MAP 6475 NORTHWEST CORNER OF ARMSTRONG AND MCKINLEY

PROJECT TITLE SHEET DESCRIPTION Dr. By: JP Ch. By: ABL Date: 2/10/25 Scale: As Noted YH Job No.: 23-303 Sheet No.: 1 of 1 Sheets



SITE INFORMATION:

- EXISTING TREES TO REMAIN
EXISTING BUILDINGS TO REMAIN
EXISTING USE
EXISTING ZONING
PROPOSED USE
PROPOSED ZONING
SOURCE OF WATER
SOURCE OF SEWAGE DISPOSAL

OWNER/SUBDIVIDER:

LENNAR HOMES OF CALIFORNIA, LLC. 8080 N. PALM AVENUE, SUITE 110 FRESNO, CA. 93711 (559) 447-3400

PREPARED BY:

YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE, SUITE 101 FRESNO, CALIFORNIA 93727 PH. (559) 244-3123

- SOURCE OF ELECTRICITY
SOURCE OF GAS
SOURCE OF CABLE T.V.
SOURCE OF TELEPHONE
ASSESSOR'S PARCEL NUMBER
SITE AREA
SITE ADDRESS

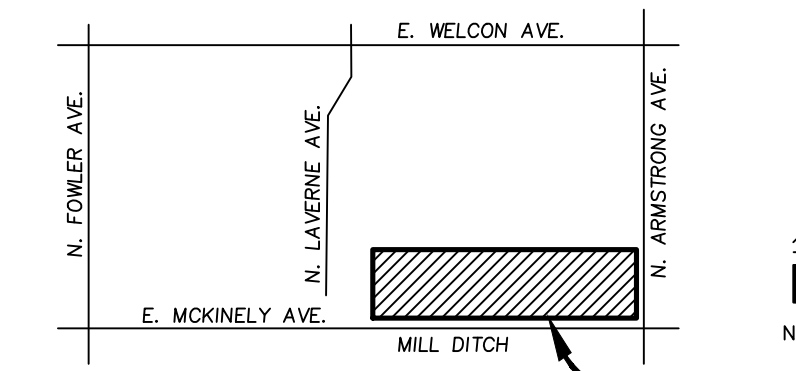
LOT INFO:

TOTAL MIN. WIDTH MIN. DEPTH
RS-5 AREA = 5.42 AC (NET) DENSITY = 9.78 DU/AC
RS-5 LOTS LESS THAN 4,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE FMC
LOTS: 1, 2, & 5-53

NOTES:

- 1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
4. 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 49 OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
5. 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 SUBDIVISIONS.
7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
9. SURROUNDING LAND USES: NORTH - RM-RESIDENTIAL-MEDIUM DENSITY EAST - RM-RESIDENTIAL-LOW DENSITY SOUTH - BP-EMPLOYMENT-BUSINESS PARK WEST - RM-RESIDENTIAL-MEDIUM DENSITY
10. MINIMUM 6-FOOT TALL MASONRY WALL SHALL BE CONSTRUCTED ALONG THE REAR OF LOTS 30-53 ALONG MCKINLEY AVENUE AND SIDE YARDS OF LOTS 1, 30, 41, 42 AND 53 THAT FACE STREETS OR OUTLOTS.

VICINITY MAP:



SITE LOCATION

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
EASEMENTS GRANTED TO CITY OF FRESNO FOR ROAD AND DITCHES PURPOSES
EASEMENT GRANTED TO FRESNO IRRIGATION DISTRICT FOR RIGHT-OF-WAY PURPOSES
EASEMENT DEEDED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES
PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING UTILITY POLE
EXISTING STREET LIGHT
LIMITS OF SUBJECT PROPERTY
CENTERLINE
RELINQUISHED ACCESS FOR PUBLIC PURPOSES
EXISTING STREET LIGHT BOX
EXISTING IRRIGATION BOX
EXISTING UNDERGROUND MARKER
EXISTING BLOCK WALL
PROPOSED BLOCK WALL
PROPOSED SETBACK
EXISTING STORM DRAIN LINE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING IRRIGATION LINE
EXISTING EDGE OF PAVEMENT
EXISTING FENCE (CHAIN LINK)
EXISTING TREE
EXISTING CONCRETE
EASEMENT TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES
EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES
EASEMENT TO COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES
SANITARY SEWER CLEANOUT
FRESNO COUNTY BRASS CAP MONUMENT
OFFICIAL RECORDS FRESNO COUNTY
FRESNO COUNTY RECORDS

LEGAL DESCRIPTION:

PARCEL A OF PARCEL MAP 2024-05, FILED IN BOOK OF PARCEL MAPS, AT PAGE OF PARCEL MAPS, AND IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY.

APPL. NO. T-6475 EXHIBIT A DATE 02/11/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT