

Exhibit A

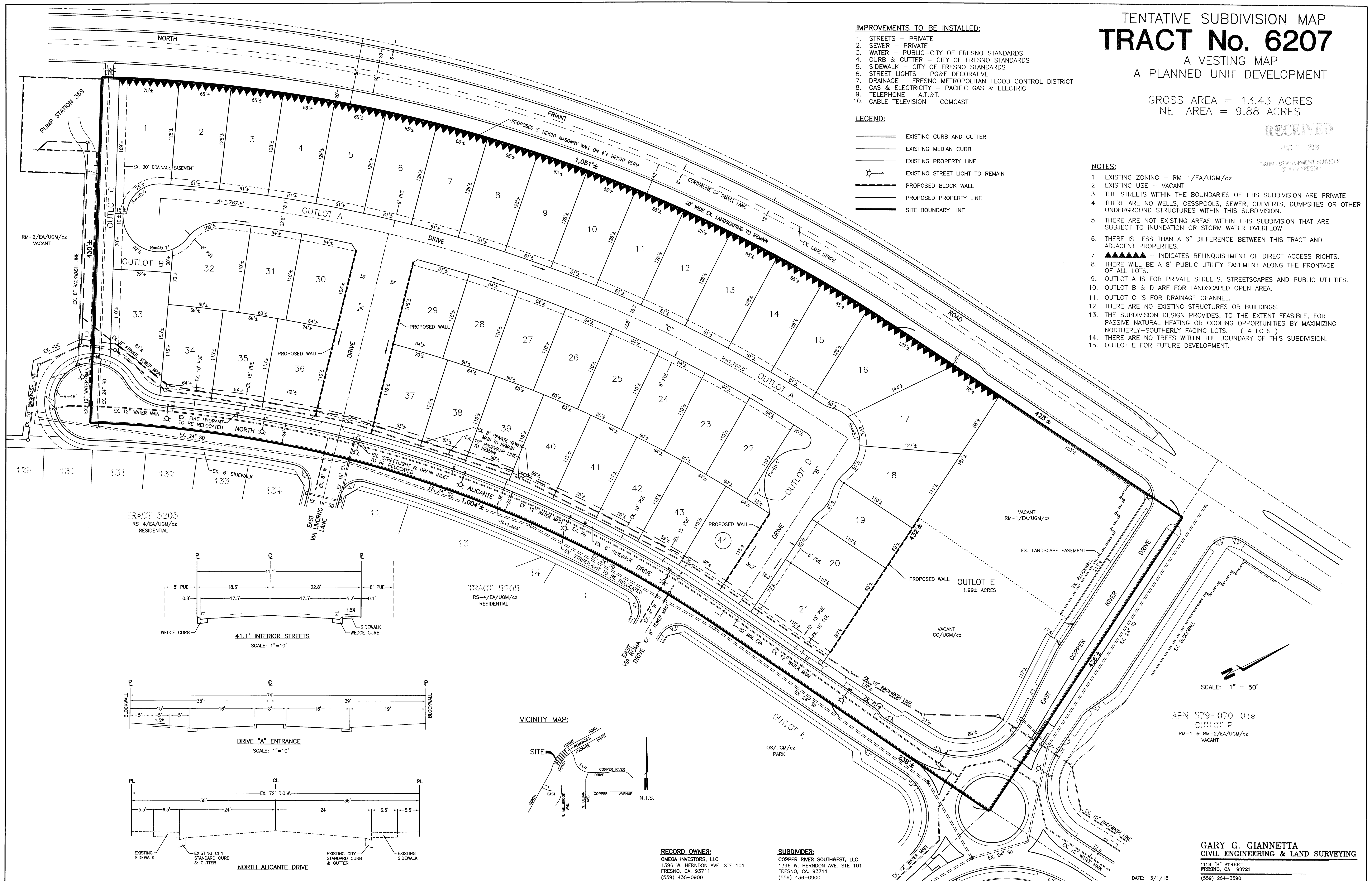
GROSS AREA = 13.43 ACRES
NET AREA = 9.88 ACRES

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

1. EXISTING ZONING – RM-1/EA/UGM/cz
2. EXISTING USE – VACANT
3. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE PRIVATE
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
5. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
6. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
7. ▲▲▲▲▲ – INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
8. THERE WILL BE A 8' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
9. OUTLOT A IS FOR PRIVATE STREETS, STREETSCAPES AND PUBLIC UTILITIES.
10. OUTLOT B & D ARE FOR LANDSCAPED OPEN AREA.
11. OUTLOT C IS FOR DRAINAGE CHANNEL.
12. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
13. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (4 LOTS)
14. THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.
15. OUTLOT E FOR FUTURE DEVELOPMENT.

1. STREETS - PRIVATE
2. SEWER - PRIVATE
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

	EXISTING CURB AND GUTTER
	EXISTING MEDIAN CURB
	EXISTING PROPERTY LINE
	EXISTING STREET LIGHT TO REMAIN
	PROPOSED BLOCK WALL
	PROPOSED PROPERTY LINE
	SITE BOUNDARY LINE



SCALE: 1" = 50'

APN 579--070--01s
OUTLOT P
RM-1 & RM-2/EA/UGM/cz
VACANT

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

DATE: 3/1/18

RECORD OWNER:
OMEGA INVESTORS, LLC
1396 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 436-0900

SUBDMR:
COPPER RIVER SOUTHWEST, LLC
1396 W. HERNDON AVE. STE 101
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