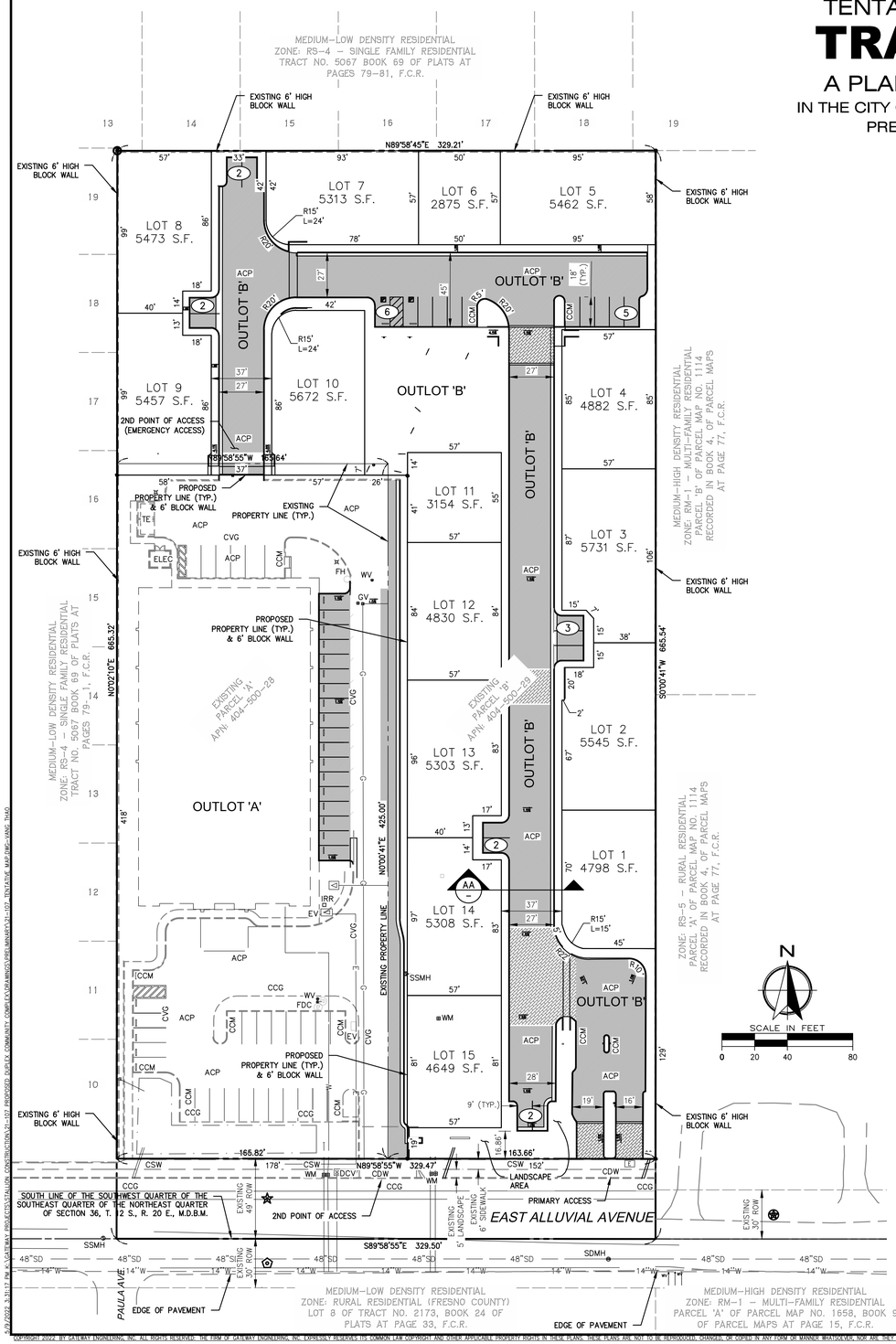
Exhibit A

TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6402
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
PREPARED AND PLATTED IN MAY 2022

APPL. NO. T-6402 EXHIBIT A DATE 05/11/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



PROJECT INFO:

RECORD OWNER:	ARMAN ZAKARYAN 6311 N. FRESNO ST., #102 FRESNO, CA 93710 PHONE: (559) 440-9999
APPLICANT/DEVELOPER:	STALLION DEVELOPMENT & CONSTRUCTION 811 BARSTOW AVE. CLOVIS, CA 93612 PHONE: (559) 440-9999
CIVIL ENGINEER / SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

UTILITY INFO:

SOLID WASTE & RECYCLING:	CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-8600
SEWER AND WATER:	CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-8650
GAS AND ELECTRICITY:	PACIFIC GAS AND ELECTRIC 650 O STREET, 3RD FLOOR FRESNO, CA 93760 PHONE: (559) 463-5636
CABLE:	COMCAST 2441 NORTH GROVE INDUSTRIAL DR., FRESNO, CA 93727 PHONE: (559) 252-8210 X 4222
STORM DRAIN:	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 E. HEDGES AVE., FRESNO, CA 93727 PHONE: (559) 456-3292
TELEPHONE:	AT&T 5555 E. OLIVE AVE. FRESNO, CA 93727 PHONE: (559) 454-3778

ABBREVIATIONS LEGEND:

ACP	AC PAVEMENT
AL	AREA LIGHT
CCG	CONCRETE CURB AND GUTTER
CCM	CONCRETE CURBED MEDIAN
CDW	CONCRETE DRIVEWAY
CSW	CONCRETE SIDEWALK
DCV	DETECTOR CHECK VALVE
ELEC	ELECTRICAL TRANSFORMER BOX
EX.	EXISTING
EV	ELECTRICAL VAULT
F.C.R.	FRESNO COUNTY RECORDS
FH	FIRE HYDRANT
GV	GAS VALVE
IRR	IRRIGATION BOX
PUE	PUBLIC UTILITY EASEMENT
S	SEWER MAIN/LATERAL U/G
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
" ... "	TRAFFIC SIGN (TEXT IN QUOTES DENOTES THE SIGN NAME, E.G. "STOP")

OUTLOT DESIGNATIONS

NAME	DESCRIPTION	AREA (S.F.)
OUTLOT "A"	– EXISTING HOSPICE BUILDING – – – – – – –	74,231
OUTLOT "B"	– FOR PRIVATE ROADWAY & COMMUNITY AREA – – – –	54,331

FEMA INFORMATION:

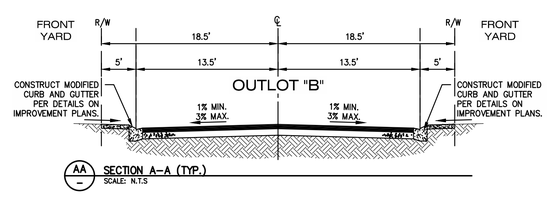
THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" (DESIGNATED AS AN AREA DETERMINED BO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN). AS DELINEATED ON THE FEMA MAP NO. 06019C1580H, DATED FEBRUARY 18, 2009.

BASIS OF BEARINGS:

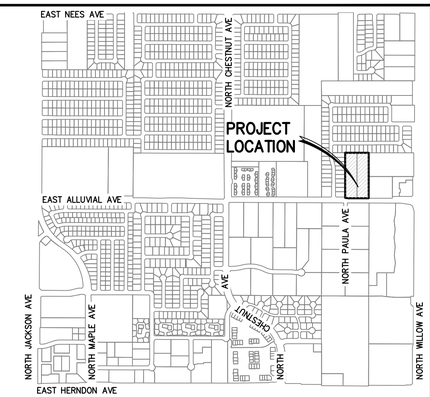
THE CENTERLINE OF EAST ALLUVIAL AVENUE PER TRACT MAP NO. 5067 FILED IN VOLUME 69 OF PLATS, AT PAGE 79-81, FRESNO COUNTY RECORDS, TAKEN TO BE NORTH 89°58'55" WEST.

LEGEND

- S12 — EXISTING SANITARY SEWER LINE
- D36 — EXISTING STORM DRAIN LINE AND SIZE
- W14 — EXISTING WATER LINE AND SIZE
- G — EXISTING GAS LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS
- (2) PROPOSED PARKING STALLS
- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER INSTRUMENT NO. 0045564, RECORDED MARCH 3, 2008, OFFICIAL RECORDS FRESNO COUNTY
- PREVIOUSLY DEEDED FOR PUBLIC STREET PURPOSES PER DEED DOCUMENT, RECORDED MAY 25, 1904 IN BOOK 331, PAGE 118 OF DEEDS, F.C.R.
- PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER TRACT NO. 2173, RECORDED IN VOL. 24 OF PLATS, PAGE 33, F.C.R.



AA – SECTION A-A (TYP.)
SCALE: N.T.S



VICINITY MAP
SCALE: 1" = 1,000'

LEGAL DESCRIPTION

EXISTING PARCEL 'B':

APN: 404-500-29

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2018-32, PERFECTED BY GRANT DEED RECORDED ON MARCH 6, 2020 AS DOCUMENT NO. 2020-0028881, OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5.00 ACRES OF SAID SOUTHWEST QUARTER;

EXCEPTING THEREFROM, THE SOUTHERLY 474.00 FEET OF THE WEST HALF OF SAID EAST 5.00 ACRES OF THE SOUTHWEST QUARTER.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

EXISTING PARCEL 'A':

APN: 404-500-28

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2018-32, PERFECTED BY GRANT DEED RECORDED ON MARCH 6, 2020 AS DOCUMENT NO. 2020-0028882, OF OFFICIAL RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 474.00 FEET OF THE WEST HALF OF SAID EAST 5.00 ACRES OF THE SOUTHWEST QUARTER.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

SITE NOTES:

1. SITE ADDRESS: 2792 & 2830 EAST ALLUVIAL AVENUE, FRESNO, CA
2. APN: 404-500-28 & 29
3. ZONING:
   - 3.1. EXISTING PARCEL 'A' – RS-3/RESIDENTIAL SINGLE-FAMILY, LOW DENSITY
   - 3.2. PROPOSED OUTLOT 'A' – RS-3/RESIDENTIAL SINGLE-FAMILY, LOW DENSITY
   - 3.3. EXISTING PARCEL 'B' – RS-3/RESIDENTIAL SINGLE-FAMILY, LOW DENSITY
   - 3.4. PROPOSED LOTS 1-15 – RS-5/RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY
4. EXISTING USE: VACANT; PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
5. PARCEL SIZE:
   - EXISTING PARCEL 'A': GROSS: & NET: 1.80 ACRES
   - PROPOSED PARCEL 'A': GROSS & NET: 1.70 ACRES
   - EXISTING PARCEL 'B': GROSS & NET: 3.23 ACRES
   - PROPOSED PARCEL 'B': GROSS & NET: 3.13 ACRES
6. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC. WITHIN THE PROPOSED SUBDIVISION WITH THE EXCEPTION OF THE EXISTING IMPROVEMENTS ON OUTLOT 'A'.
7. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
8. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
9. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
10. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
11. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
12. THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
13. THERE ARE NO EXISTING TREES ON-SITE.
14. THE SUBDIVISION HAS BEEN DESIGNED TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 18% OF HOMES IN THIS TRACT WILL HAVE A NORTHERN OR SOUTHERN ORIENTATION.

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P: 559-320-0344 | F: 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

LICENSED LAND SURVEYOR JOSEPH D. DARGER L.S. 8861 STATE OF CALIFORNIA

DATE: 12/13/2021

TRACT NO. 6408
THE PALMS AT ALLUVIAL
A MULTI-FAMILY RESIDENTIAL COMMUNITY
2792 & 2820 EAST ALLUVIAL AVE
CLOVIS, CA 93612
TENTATIVE TRACT MAP

REV No.	DESCRIPTION	DATE

ENGINEER: JDD
LICENSE NO: 8861
DRAWN BY: VYT
CHECKED BY: JDD
SCALE: AS SHOWN
PROJECT NO: 21-107
SHEET 1 1

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