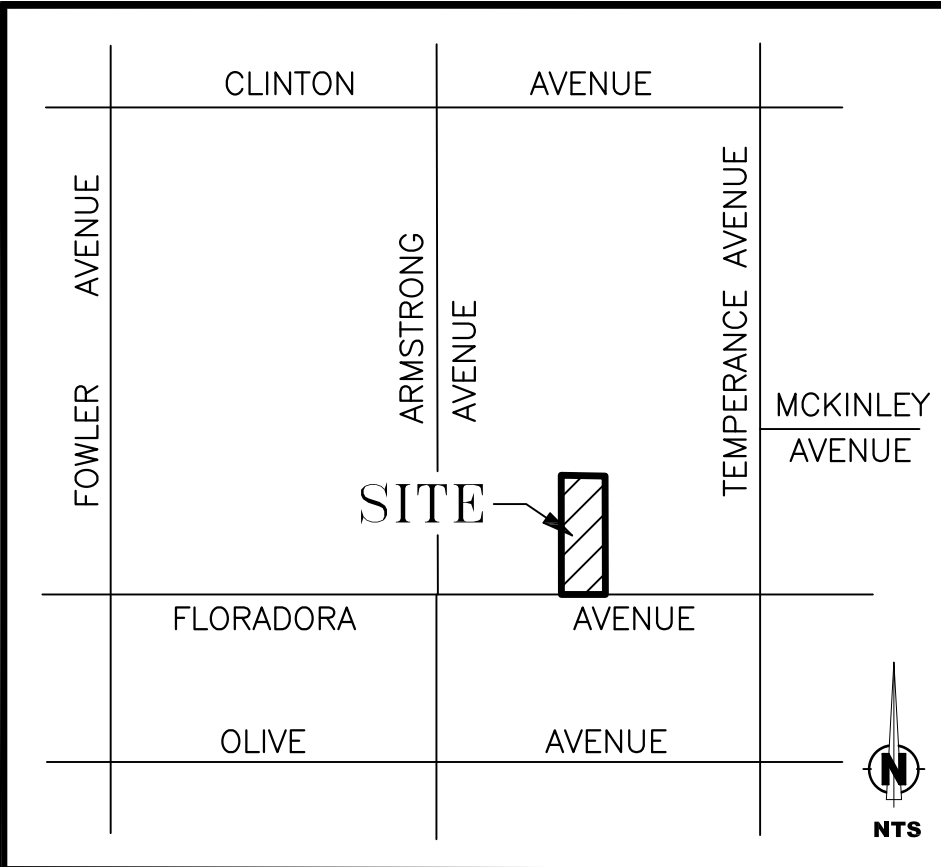


Exhibit A



VICINITY MAP

SOURCE OF DATA
RECORD INFORMATION

EXISTING BUILDINGS
ONLY ON REMAINDER AND THESE WILL REMAIN

EXISTING TREES
APPROX. 13 POPULAR TREES TO BE REMOVED

EXISTING ZONING
RS-5/UGM

PROPOSED ZONING
RS-5/UGM

EXISTING USE
RURAL RESIDENTIAL

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF WASTE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
310-081-04

SITE AREA
7.18 AC. (GROSS)
4.18 AC. (NET)

NUMBER OF LOTS
27 LOTS & 1 REMAINDER

AVERAGE LOT SIZE
4901 SF

DENSITY
6.45 UNITS/ACRE

PLANNED LAND USE
MEDIUM DENSITY RESIDENTIAL

SITE ADDRESS
6672 E. FLORADORA AVENUE

APPL. NO. TTM-6371 EXHIBIT A DATE 05/12/2022

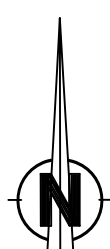
PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

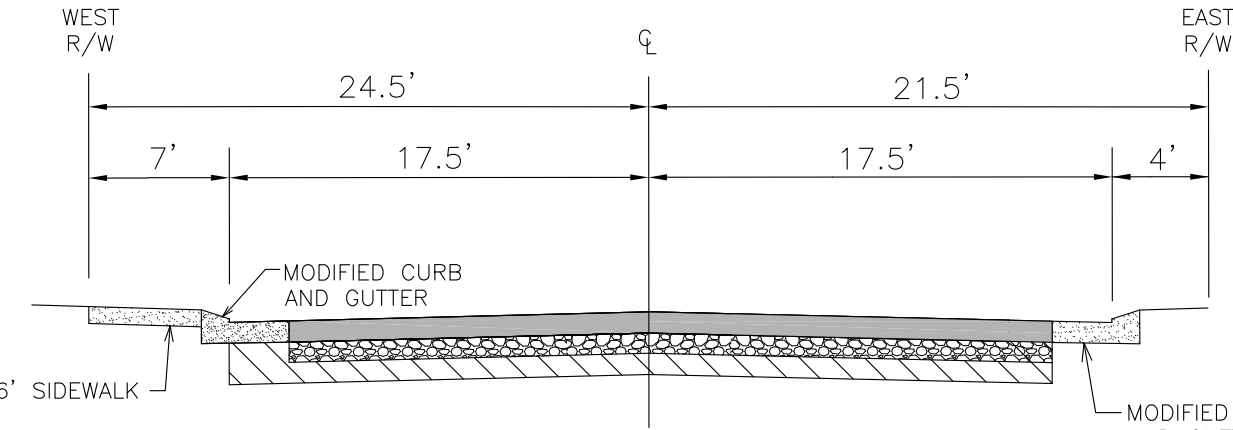
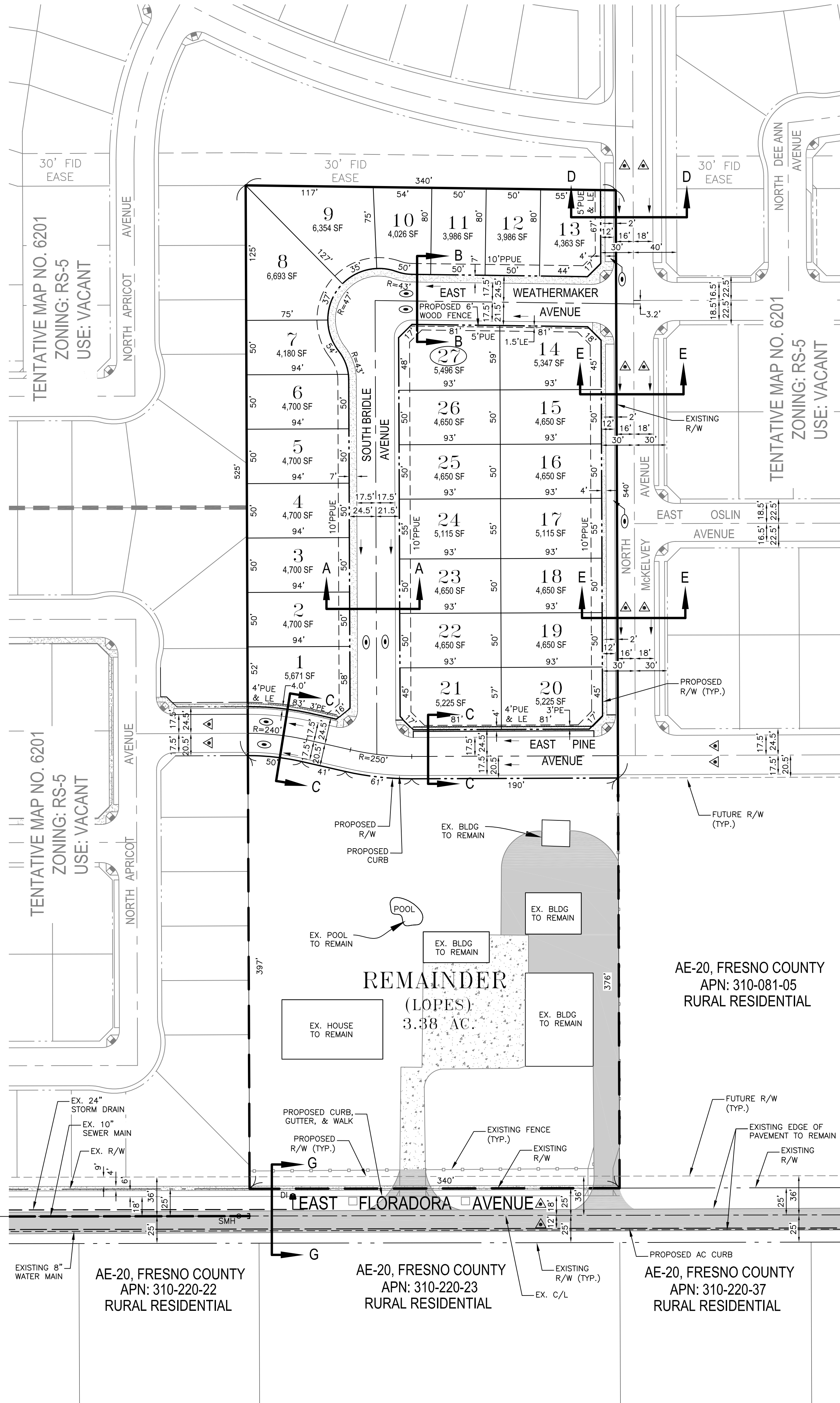
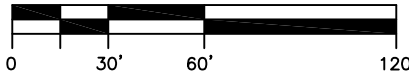
APPROVED BY DATE

CITY OF FRESNO DARM DEPT

SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, FOUND BRASS TAG IN CONCRETE MANHOLE RING STAMPED PLS7027

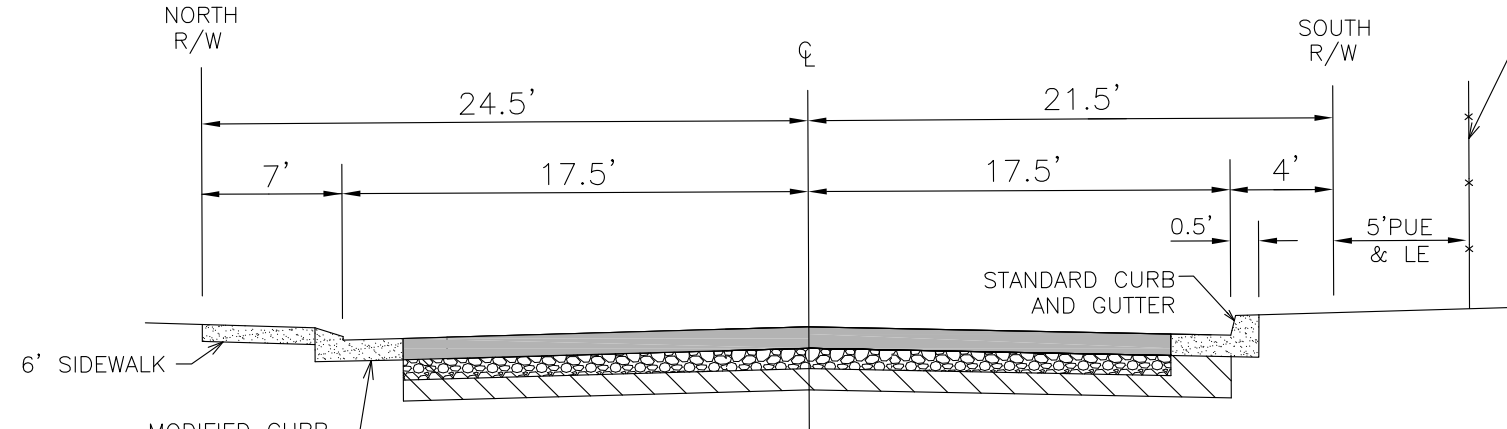


SCALE: 1" = 60'



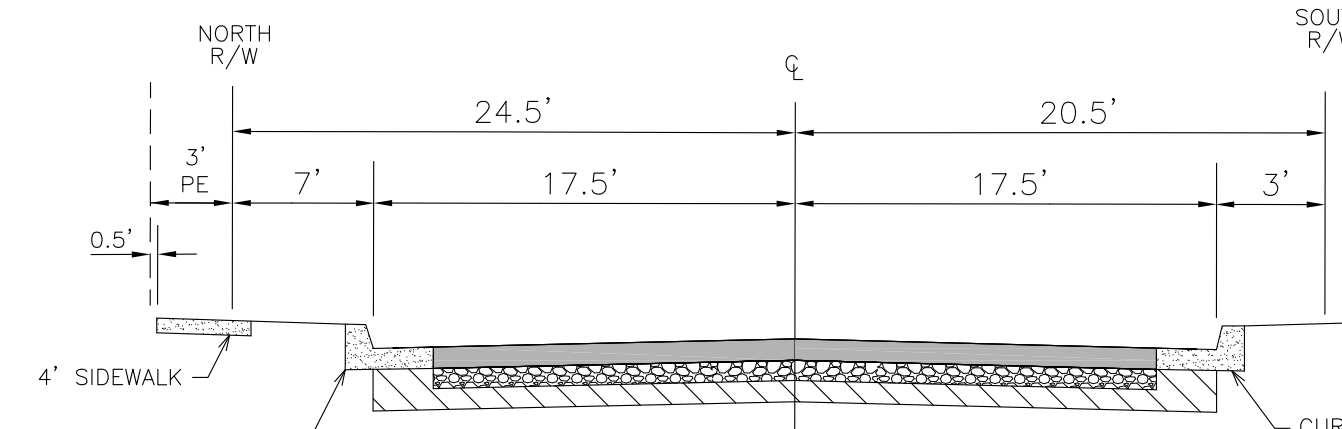
LOCAL STREET (A-A)

N.T.S.



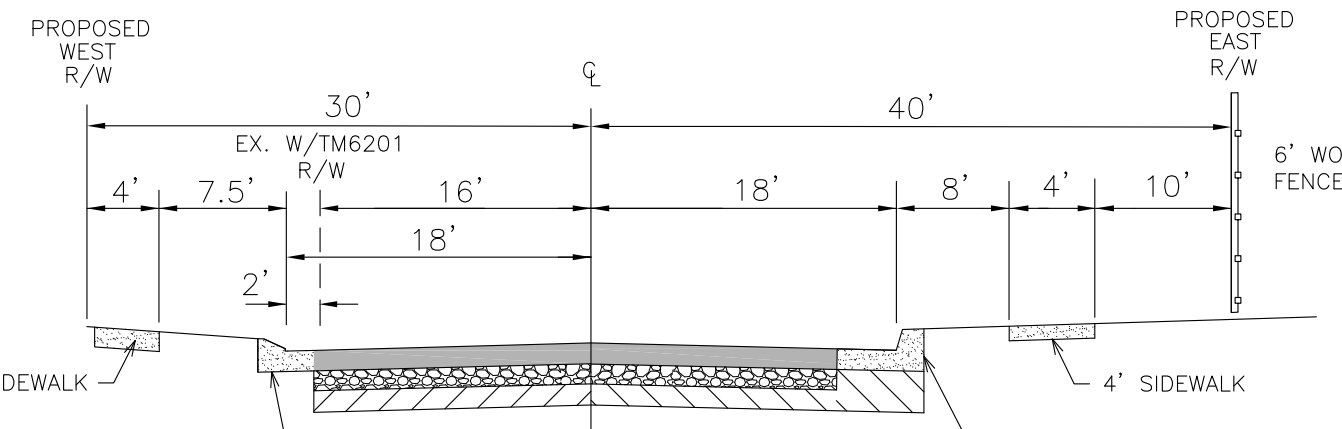
LOCAL STREET (B-B)

N.T.S.



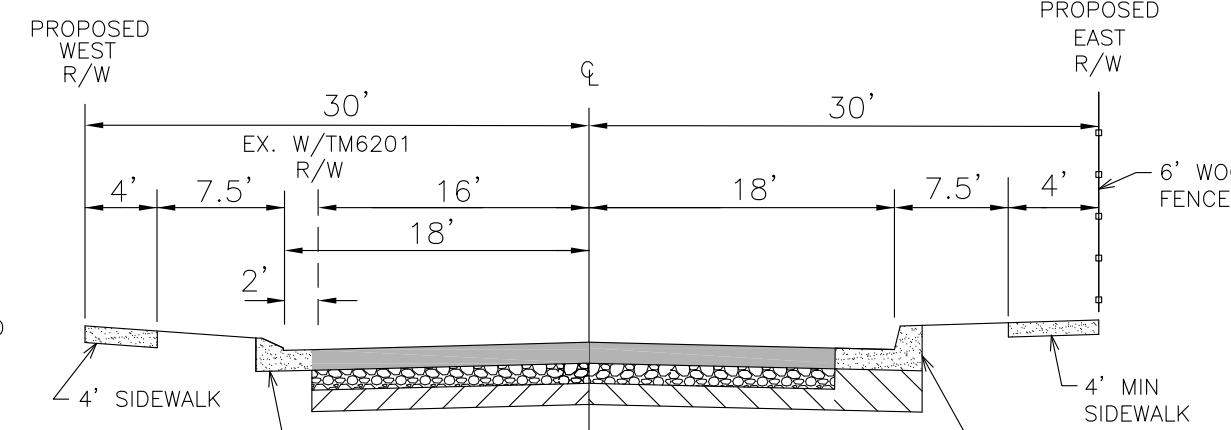
LOCAL STREET (C-C)

N.T.S.



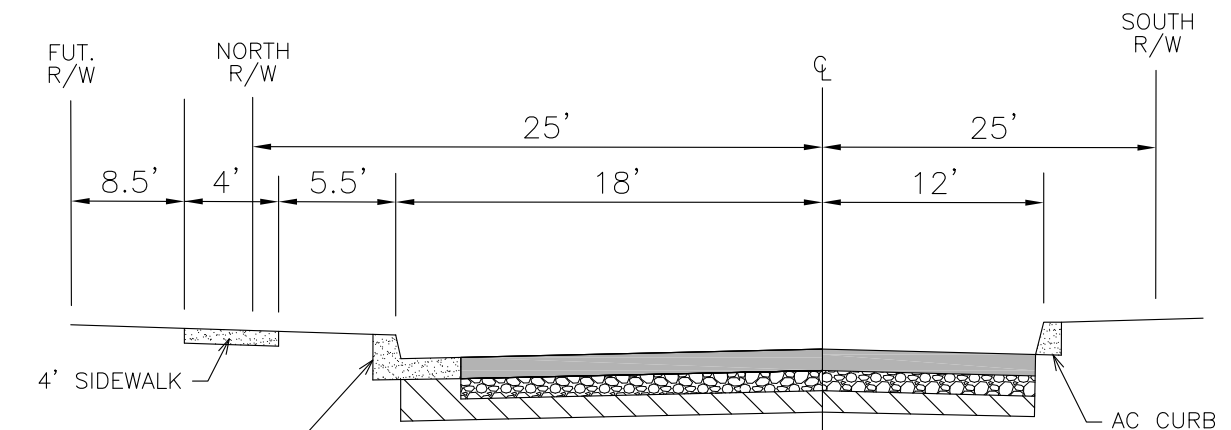
LOCAL STREET (D-D)

N.T.S.



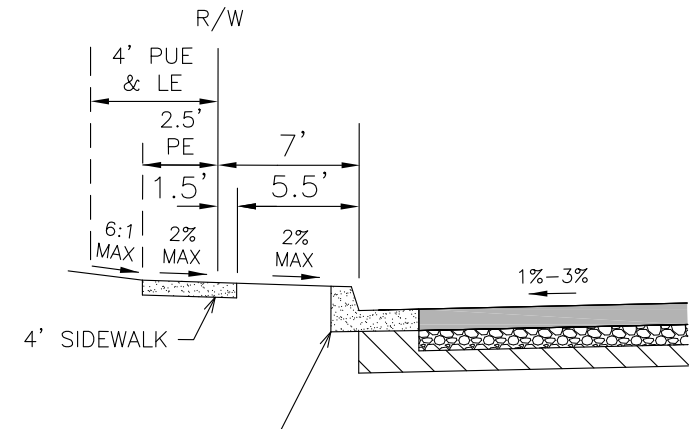
LOCAL STREET (E-E)

N.T.S.



EAST FLORADORA AVENUE (G-G)

N.T.S.



SIDE YARD DETAIL

N.T.S.

LEGAL DESCRIPTION:

APN 310-081-04:
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF THE EASTERLY 340 FEET OF LOT 3, IN BLOCK 1 OF TEMPERANCE COLONY, IN SECTION 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN BOOK 2 PAGE 7 OF PLATS, FRESNO COUNTY RECORDS, LYING SOUTH OF THE CENTERLINE OF TEMPERANCE DITCH;
EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND/OR MINERALS IN AND UNDER SAID PROPERTY, AS RESERVED BY CALIFORNIA LANDS, INC., IN THE DEED RECORDED DECEMBER 1, 1936 IN BOOK 1545, PAGE 79 OF OFFICIAL RECORDS.

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PPUE PROPOSED PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PE PROPOSED PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- LE LANDSCAPE SETBACK NOW OFFERED FOR PRIVATE LANDSCAPING PURPOSES
- DIRECTION OF STORMWATER FLOW
- GROSS BOUNDARY
- EXISTING PAVEMENT TO REMAIN
- EXISTING CONCRETE TO REMAIN
- PROPOSED SIDEWALK
- EXISTING MAILBOX TO BE RELOCATED
- DI EXISTING DRAINAGE INLET TO REMAIN
- SMH EXISTING SEWER MANHOLE TO REMAIN

OWNER:

JOE LOPES
6672 E. FLORADORA AVENUE
FRESNO, CA 93727

NOTES:

- THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
- THIS AREA IS WITHIN FLOOD ZONE X.
- THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION. (EXCEPT IF SHOWN).
- 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 AS PROVIDED IN THE SUBDIVISION MAP ACT, 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PRIVATE AND AS APPROVED BY THE CITY OF FRESNO.
- GRADE DIFFERENCES OF 6" OR MORE DO NOT CURRENTLY EXIST ACROSS PROPERTY LINES AND WILL NOT EXIST AFTER DEVELOPMENT OF PROJECT GRADING.

TENTATIVE TRACT MAP

SUBDIVIDER

Tri-Wilson L.P.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA 93711
559-224-7550



Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail:torres@harbour-engineering.com

REVISIONS

SHEET NO.

1

OF

1

DATE: 4-20-22

SCALE: 1" = 60'

DRAWN BY: KA

W.D. #21-035

D-907