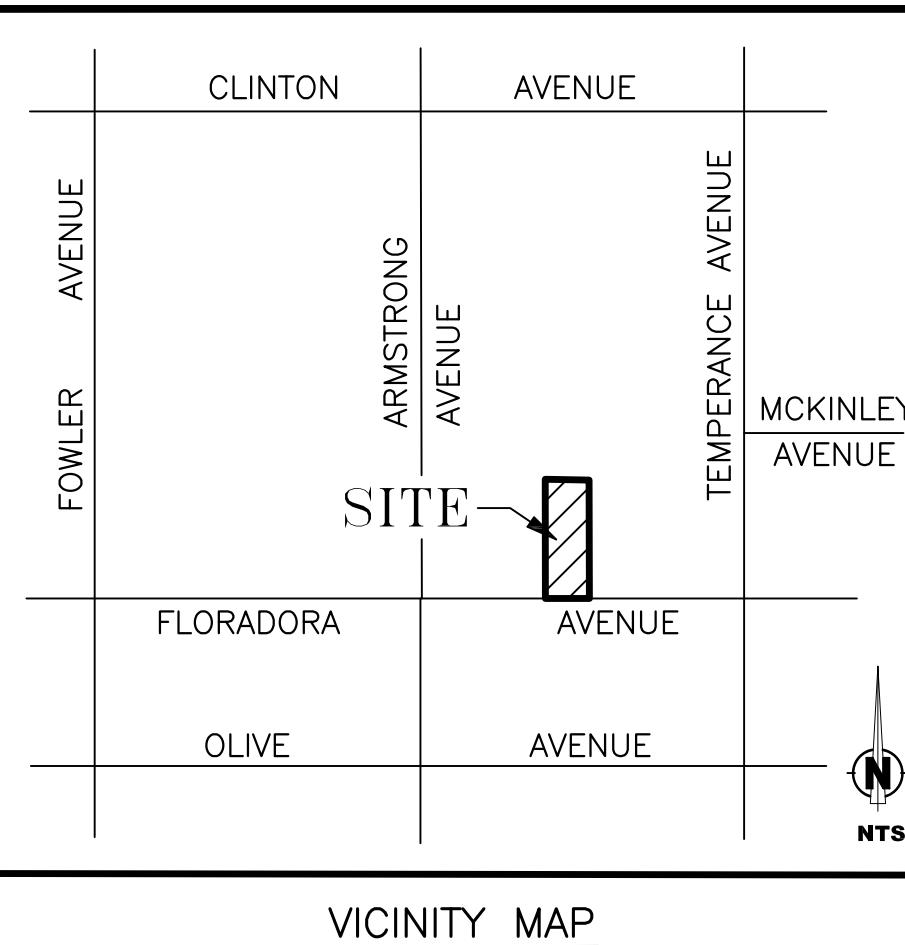


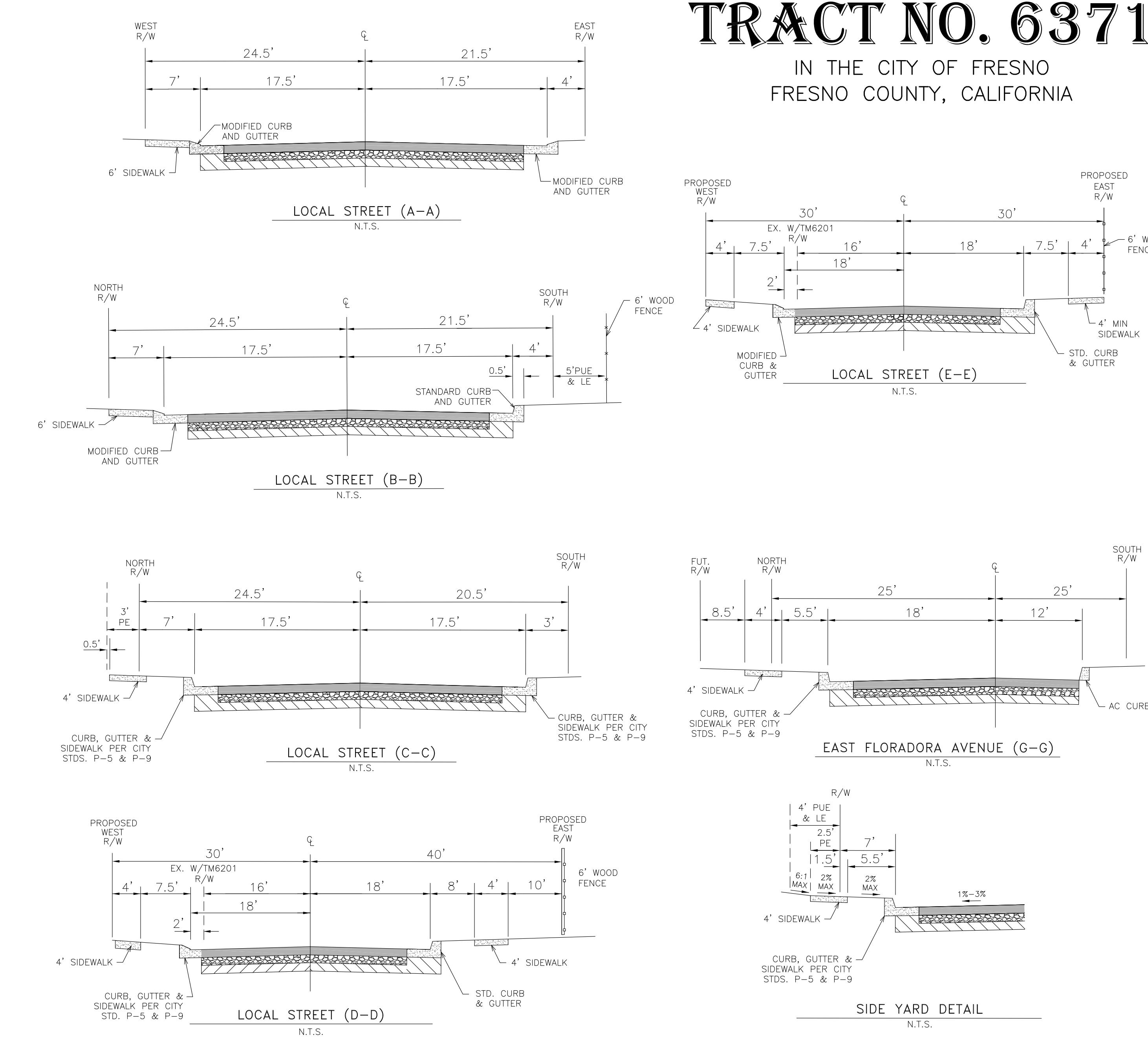
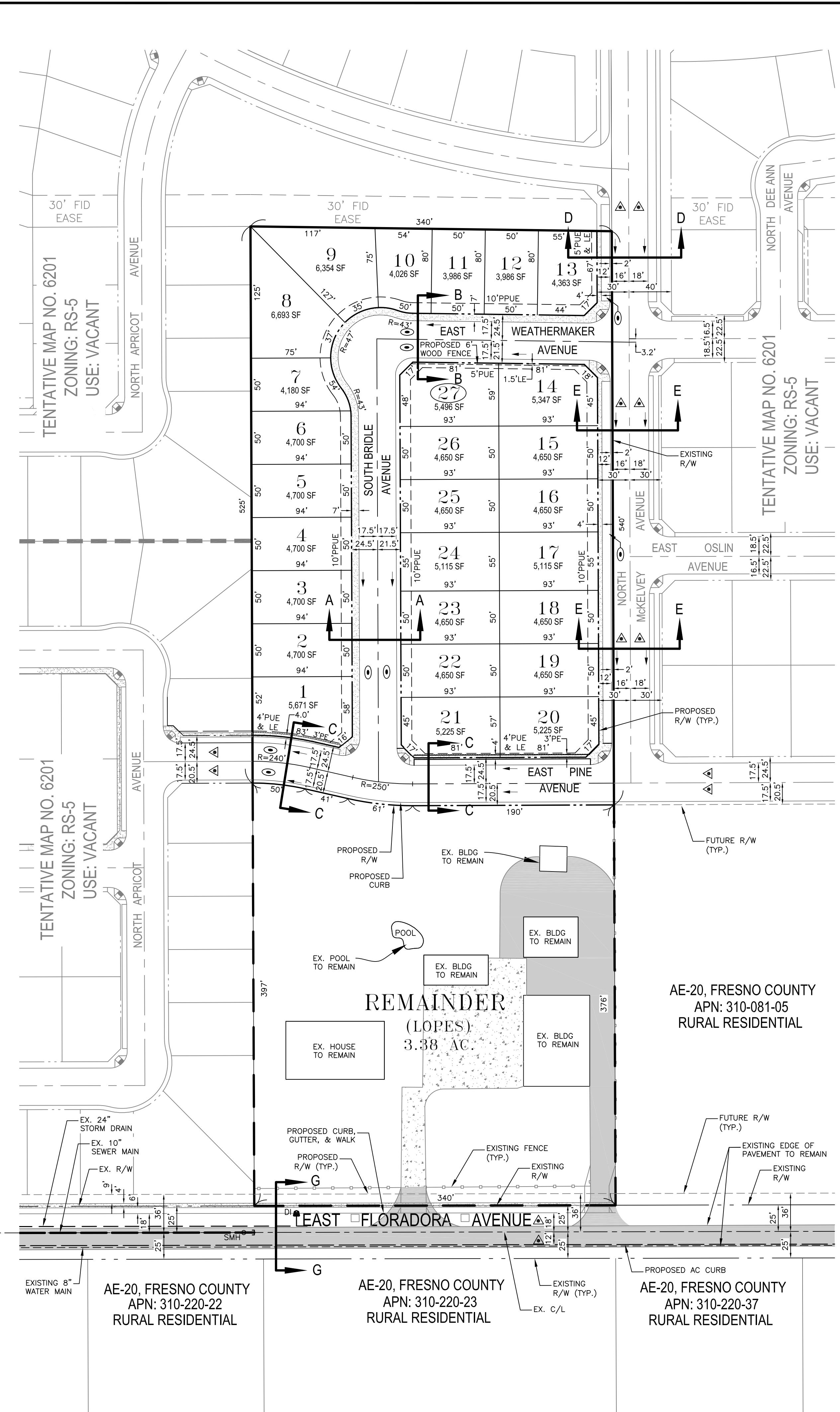
## Exhibit A

VESTING  
TENTATIVE SUBDIVISION MAP  
OF  
**TRACT NO. 6371**  
IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA



SOURCE OF DATA  
RECORD INFORMATION  
EXISTING BUILDINGS  
ONLY ON REMAINDER AND THESE WILL REMAIN  
EXISTING TREES  
APPROX. 13 POPLAR 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				
TRAFFIC ENG.				
APPROVED BY				
CITY OF FRESNO DARM DEPT				



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

NOTES:

1. 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).
2. THIS AREA IS WITHIN FLOOD ZONE X.
3. 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).
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 AND PREVENT POLLUTION.
5. 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, AND OTHER IMPROVEMENTS. STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PRIVATE AND AS APPROVED BY THE CITY OF FRESNO.
6. 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 PARK AVENUE SUITE 102 FRESNO, CA 93711 559-224-7750	
OWNER: JOE LOPES 6672 E. FLORADORA AVENUE FRESNO, CA 93727	
H&A Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: <a href="mailto:harbourengineering.com">harbourengineering.com</a>	
REVISIONS	SHEET NO.
1	1 OF 1