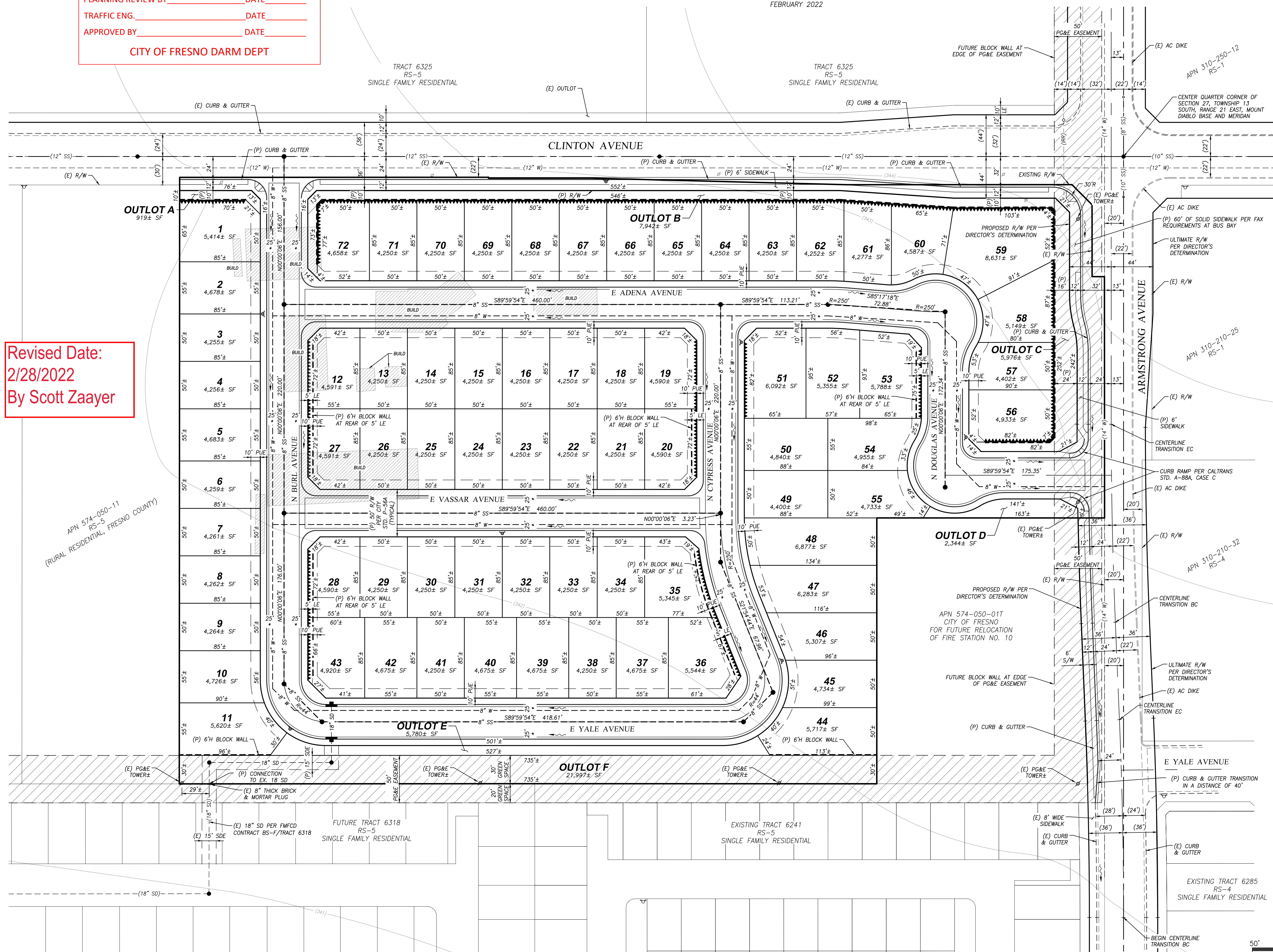


Exhibit A

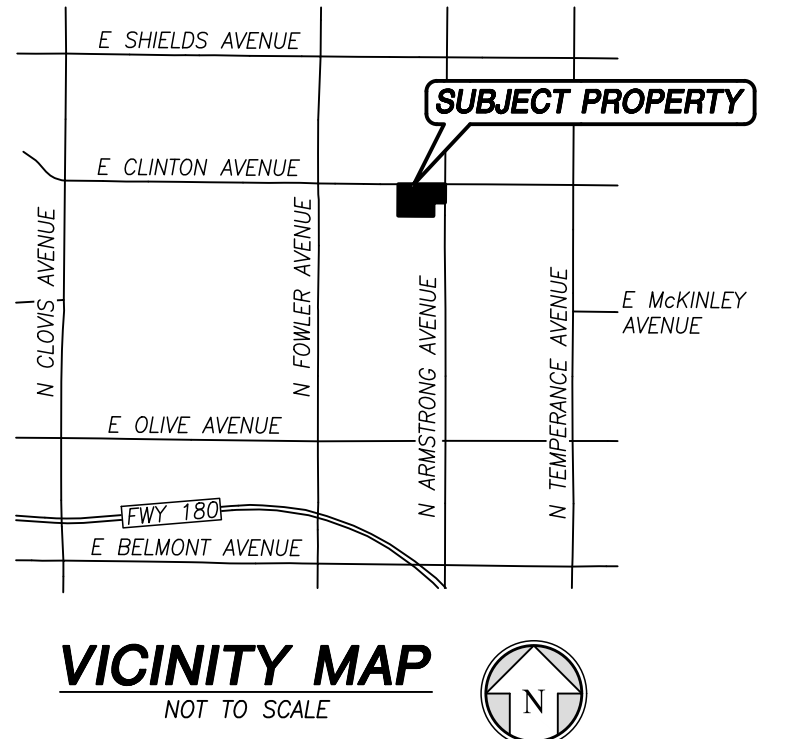
VESTING TENTATIVE TRACT MAP NO. 6400 UGM

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
FEBRUARY 2022

APPL. NO. TTM-6400 EXHIBIT A DATE 04/07/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



Revised Date:
2/28/2022
By Scott Zaayer



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2 OF PARCEL MAP NO. 1329 OF SECTION 27, T.13S., R.21E., M.D.B.&M., AS SHOWN IN BOOK 6 OF FM 95 FOR EXCEPTING THEREFROM THE SOUTH 280 FEET OF THE EAST 240 FEET OF SAID LAND
APN: 574-050-02

NOTES:

- ADDRESS: 6361 E. CLINTON AVENUE, FRESNO CA 93727
- EXISTING ZONING, LAND USE: RS-5/ANX/UGM, OPEN SPACE/AGRICULTURE
- PROPOSED ZONING, LAND USE: MEDIUM DENSITY RESIDENTIAL, RS-5/ANX/UGM
- SITE AREA: 12.65 ACRES (GROSS) / 11.65 ACRES (NET)
- NO GRADE DIFFERENTIALS MORE OF MORE THAN 6" IS FORESEEN. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
- PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
- ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
- THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
- THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
- THERE ARE NO OPEN CANALS OR DITCHES ON THIS PROPERTY.
- THERE ARE NO DUMP SITES ON THIS PROPERTY.
- WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
- EXISTING SERVICE POLES ALONG ARMSTRONG AVENUE ARE TO REMAIN.
- APPROXIMATELY 10 EXISTING TREES TO BE REMOVED WITHIN THE BOUNDARY OF THE SUBDIVISION.
- EXISTING BUILDINGS (BUILD) ARE TO BE REMOVED.

OUTLOT SCHEDULE:

OUTLOTS A, B, C & D DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND IRRIGATION PURPOSES
OUTLOT E & F DEDICATED TO THE CITY OF FRESNO FOR PUBLIC TRAIL, OPEN SPACE, AND LANDSCAPING PURPOSES

UTILITY INFORMATION:

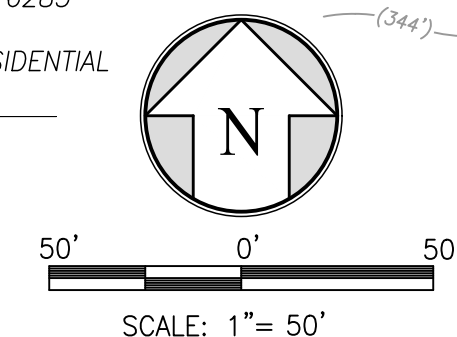
SEWER AND WATER: CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-2489	TELEPHONE: AT&T CALIFORNIA 5555 EAST OLIVE AVENUE, RM. E-100-02 FRESNO, CA 93762 PHONE: (559) 454-3778	GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY 650 'O' STREET FRESNO, CA 93721 PHONE: 800-743-5000
STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 EAST OLIVE AVENUE FRESNO, CA 93725 PHONE: (559) 456-3292	CABLE TELEVISION: COMCAST 2441 NORTH GROVE INDUSTRIAL DRIVE, FRESNO, CA 93727 PHONE: (559) 455-4221	

RECORD OWNER:

TONY & EMILY ROCHA 6351 E CLINTON AVE SUITE 208 FRESNO, CA 93727 574-050-02	SUBDIVIDER: DE YOUNG PROPERTIES 677 WEST PALMDALE AVE SUITE 301 FRESNO, CA 93704 (559) 435-0900	LAND SURVEYOR: ANTONIO S. WESTERLUND, PLS., CFedS 601 POLLASKY AVE SUITE 301 CLOVIS, CA 93612 (559)449-2400
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LEGEND:

- CENTERLINE
- SECTION LINE
- MAP BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINES
- PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- LANDSCAPE EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED 6FT HIGH BLOCK WALL
- EXISTING SERVICE POLE
- EXISTING PG&E TRANSMISSION TOWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MAIN, SIZE AS NOTED
- EXISTING STORM DRAIN MAIN, SIZE AS NOTED
- EXISTING WATER MAIN, SIZE AS NOTED
- EXISTING IRRIGATION MAIN
- PROPOSED MANHOLE
- PROPOSED DRAINAGE INLET
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MAIN, SIZE AS NOTED
- PROPOSED STORM DRAIN MAIN, SIZE AS NOTED
- PROPOSED WATER MAIN, SIZE AS NOTED
- RELINQUISHMENT OF DIRECT ACCESS RIGHTS
- PROPOSED CITY RIGHT OF WAY DEDICATION
- EXISTING
- PROPOSED
- SIDEWALK
- EXISTING CONTOUR



QK
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CLOVIS, CA 93612 WWW.QKINC.COM
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