

Exhibit A

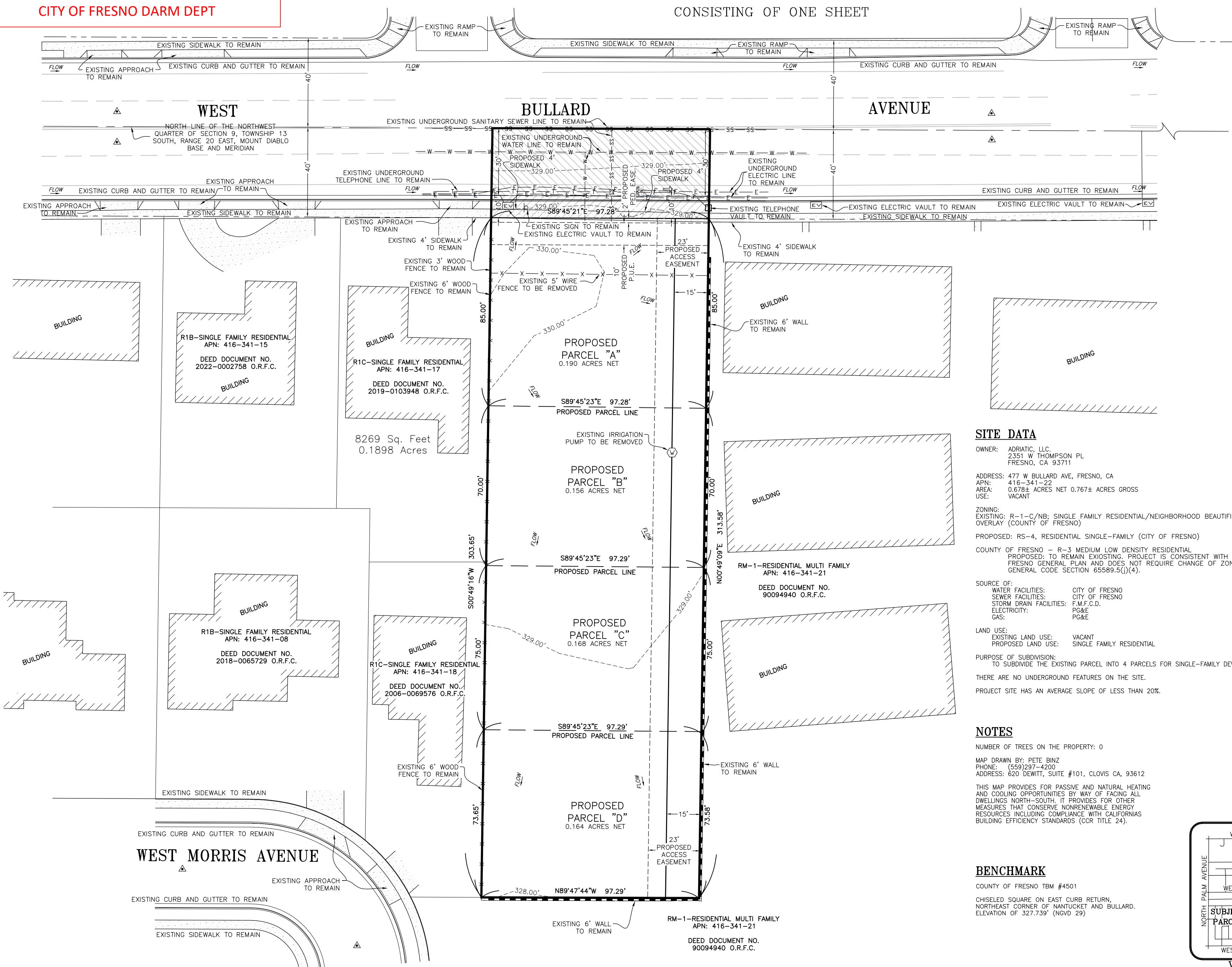
APPL. NO.TPM 2022-03 EXHIBIT A DATE 10/28/2022
 PLANNING REVIEW BY DATE
 TRAFFIC ENG. DATE
 APPROVED BY DATE

CITY OF FRESNO DARM DEPT

TENTATIVE PARCEL MAP NO. 2022-03

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST,
 MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF ONE SHEET



LEGAL DESCRIPTION

APN: 416-341-22

EXISTING PARCEL 1:
 THE EAST HALF OF THE NORTHWEST QUARTER OF LOT 6 OF CALIFORNIA
 POULTRY FARM, IN AN UNINCORPORATED AREA OF THE COUNTY OF FRESNO,
 STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2,
 PAGE 82 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 10 FEET THEREOF, AS CONVEYED TO
 THE CITY OF FRESNO IN DEED RECORDED JANUARY 8, 1973 IN BOOK
 6112, PAGE 442 OF OFFICIAL RECORDS.

EXISTING PARCEL 2:
 THE WEST 15 FEET OF THE NORTHEAST QUARTER OF LOT 6 OF THE
 CALIFORNIA POULTRY FARM, IN AN UNINCORPORATED AREA OF THE COUNTY
 OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN
 BOOK 2, PAGE 82 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY.

POSITION FOR THE NORTH QUARTER
 CORNER OF SECTION 9, TOWNSHIP 13
 SOUTH, RANGE 20 EAST, MOUNT
 DIABLO BASE AND MERIDIAN

LEGEND

- SECTION CORNER
- EV EXISTING ELECTRIC VAULT
- BIKE EXISTING BIKE LANE
- TV EXISTING TELEPHONE VAULT
- WP EXISTING IRRIGATION PUMP
- AS EXISTING ARROW STRIPING
- SG EXISTING SIGN
- FLOW INDICATES FLOW DIRECTION
- ▲ INDICATES STREET PREVIOUSLY
 DEEDED FOR PUBLIC USE
- CONCRETE EXISTING CONCRETE
- CONCRETE SIDEWALK EXISTING CONCRETE SIDEWALK
- PAINT STRIPE EXISTING PAINT STRIPE
- TELECOM UNDERGROUND EXISTING TELECOM UNDERGROUND
- UNDERGROUND ELECTRIC LINE EXISTING UNDERGROUND ELECTRIC LINE
- FENCE LINE EXISTING FENCE LINE
- UNDERGROUND SANITARY SEWER LINE EXISTING UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE EXISTING UNDERGROUND WATER LINE
- CURB AND GUTTER EXISTING CURB AND GUTTER
- WALL LINE EXISTING WALL LINE
- CONTOUR LINE
- CENTERLINE
- RIGHT OF WAY LINE EXISTING RIGHT OF WAY LINE
- EASEMENT LINE PROPOSED EASEMENT LINE
- PARCEL LINE PROPOSED PARCEL LINE
- INTERIOR PARCEL LINE PROPOSED INTERIOR PARCEL LINE
- LOT LINE EXISTING LOT LINE
- PARCEL LINE (FEE TITLE)
- EASEMENT FOR RIGHT OF WAY
 PURPOSES TO THE COUNTY OF FRESNO,
 RECORDED ON JANUARY 8, 1973, IN BOOK 6112,
 PAGE 442, OFFICIAL RECORDS FRESNO COUNTY
- EASEMENT FOR RIGHT OF WAY
 PURPOSES TO THE COUNTY OF FRESNO,
 RECORDED ON JANUARY 8, 1973, IN BOOK 6112,
 PAGE 442, OFFICIAL RECORDS FRESNO COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- PED. EASE. PEDESTRIAN EASEMENT

0' 30' 60'
 SCALE: 1" = 30'
 10-13-2022
 477 W. BULLARD AVE., FRESNO, CA

SITE DATA

OWNER: ADRIATIC, LLC,
 2351 W. THOMPSON PL
 FRESNO, CA 93711
 ADDRESS: 477 W. BULLARD AVE., FRESNO, CA
 APN: 416-341-22
 AREA: 0.678± ACRES NET 0.767± ACRES GROSS
 USE: VACANT
 ZONING: EXISTING: R-1-C/NB; SINGLE FAMILY RESIDENTIAL/NEIGHBORHOOD BEAUTIFICATION
 OVERLAY (COUNTY OF FRESNO)
 PROPOSED: RS-4, RESIDENTIAL SINGLE-FAMILY (CITY OF FRESNO)
 COUNTY OF FRESNO - R-3 MEDIUM LOW DENSITY RESIDENTIAL
 PROPOSED: TO REMAIN EXISTING. PROJECT IS CONSISTENT WITH CITY OF
 FRESNO GENERAL PLAN AND DOES NOT REQUIRE CHANGE OF ZONE UNDER
 GENERAL CODE SECTION 65589.5(j)(4).

SOURCE OF:
 WATER FACILITIES: CITY OF FRESNO
 SEWER FACILITIES: CITY OF FRESNO
 STORM DRAIN FACILITIES: F.M.F.C.D.
 ELECTRICITY: PG&E
 GAS: PG&E

LAND USE:
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

PURPOSE OF SUBDIVISION:
 TO SUBDIVIDE THE EXISTING PARCEL INTO 4 PARCELS FOR SINGLE-FAMILY DEVELOPMENT.

THERE ARE NO UNDERGROUND FEATURES ON THE SITE.

PROJECT SITE HAS AN AVERAGE SLOPE OF LESS THAN 20%.

NOTES

NUMBER OF TREES ON THE PROPERTY: 0

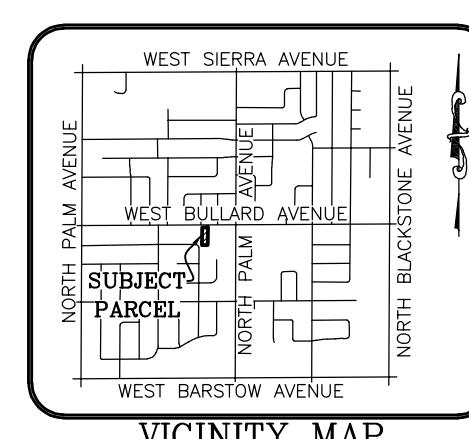
MAP DRAWN BY: PETE BINZ
 PHONE: (559)297-4200
 ADDRESS: 620 DEWITT, SUITE #101, CLOVIS CA, 93612

THIS MAP PROVIDES FOR PASSIVE AND NATURAL HEATING
 AND COOLING OPPORTUNITIES BY WAY OF FACING ALL
 DWELLINGS NORTH-SOUTH. IT PROVIDES FOR OTHER
 MEASURES THAT CONSERVE NONRENEWABLE ENERGY
 RESOURCES INCLUDING COMPLIANCE WITH CALIFORNIA'S
 BUILDING EFFICIENCY STANDARDS (CCR TITLE 24).

BENCHMARK

COUNTY OF FRESNO TBM #4501

CHISELED SQUARE ON EAST CURB RETURN,
 NORTHEAST CORNER OF NANTUCKET AND BULLARD.
 ELEVATION OF 327.739' (NGVD 29)



DIXON & ASSOCIATES, INC.
 LAND SURVEYING
 620 DEWITT, #101
 CLOVIS, CALIFORNIA, 93612
 PH: (559)297-4200 FAX: (559)297-4272