

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 COUNTY 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
- EXISTING ELECTRIC VAULT
- EXISTING BIKE LANE
- EXISTING TELEPHONE VAULT
- EXISTING IRRIGATION PUMP
- EXISTING ARROW STRIPING
- EXISTING SIGN
- INDICATES FLOW DIRECTION
- INDICATES STREET PREVIOUSLY DEEDED FOR PUBLIC USE
- EXISTING CONCRETE
- EXISTING CONCRETE SIDEWALK
- EXISTING PAINT STRIPE
- EXISTING TELECOM UNDERGROUND
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FENCE LINE
- EXISTING UNDERGROUND SANITARY SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING WALL LINE
- CONTOUR LINE
- CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED PARCEL LINE
- PROPOSED INTERIOR PARCEL LINE
- EXISTING LOT LINE
- EXISTING PARCEL LINE (FEE TITLE)
- INDICATES 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
- INDICATES 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.
PED. EASE.
PUBLIC UTILITY EASEMENT
PEDESTRIAN EASEMENT

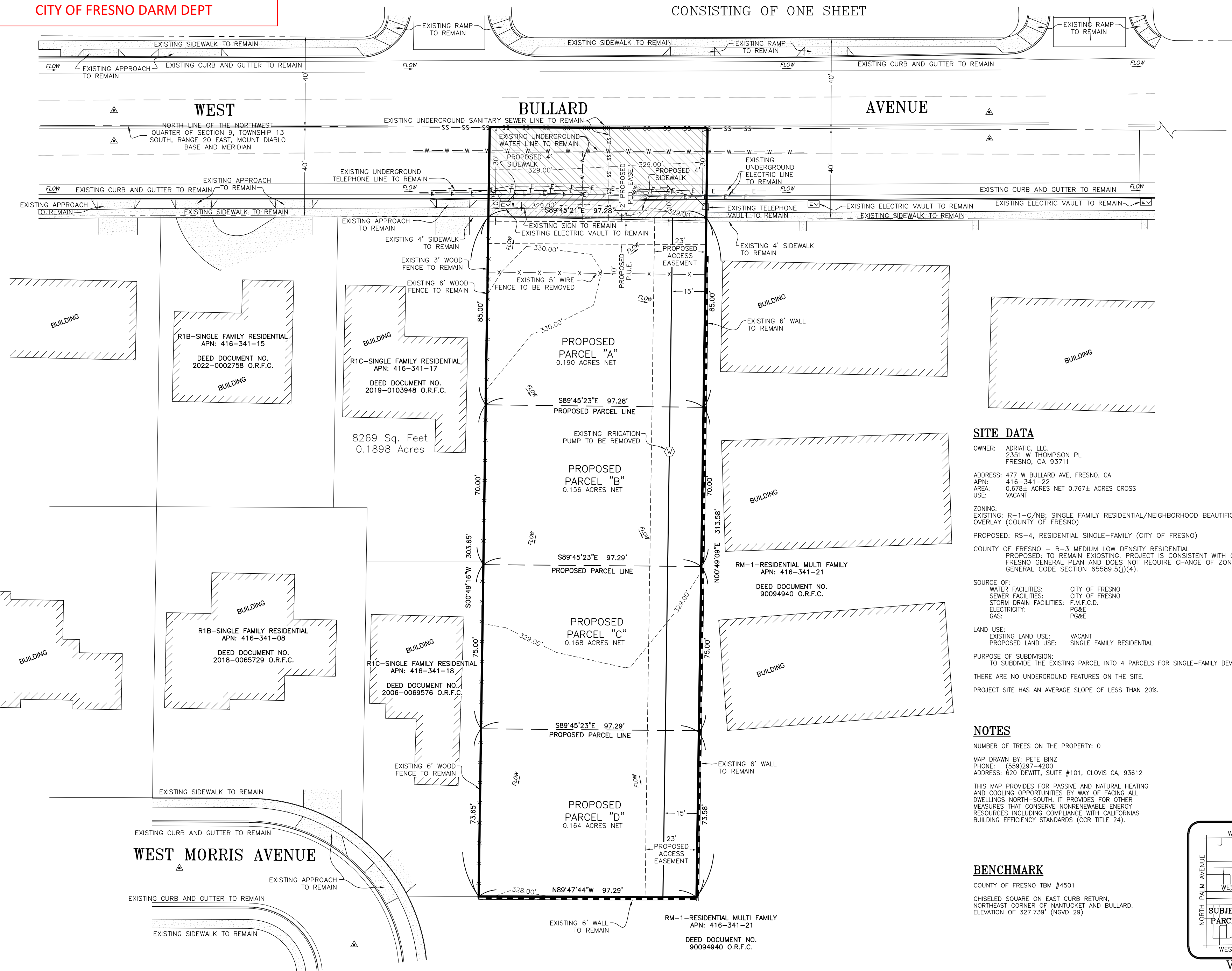
0' 30' 60'
SCALE: 1"= 30'

10-13-2022

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272



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

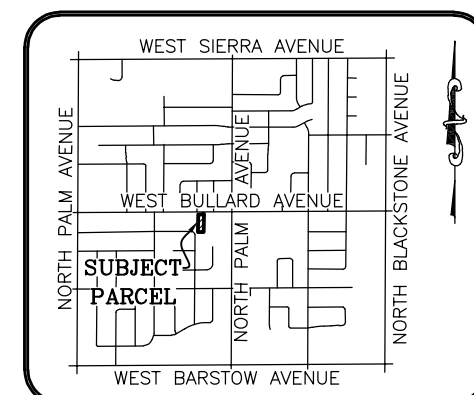
MAP DRAWN BY: PETE BINZ
PHONE: (559)297-4200
ADDRESS: 620 DEWITT, SUITE #101, CLOVIS CA, 93612

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)



VICINITY MAP
NOT TO SCALE