

Exhibit A

VESTING TENTATIVE MAP

TRACT No. 6333

FOR CONDOMINIUM PURPOSES

APN 452-041-05
GROSS AREA = 1.06 ACRES
NET AREA = 0.74 ACRES
971 EAST ALHAMBRA AVENUE
FRESNO, CA 93728

IMPROVEMENTS TO BE INSTALLED:

- STREETS – CITY OF FRESNO STANDARDS
- SEWER – CITY OF FRESNO STANDARDS
- WATER – CITY OF FRESNO STANDARDS
- CURB & GUTTER – CITY OF FRESNO STANDARDS
- SIDEWALK – CITY OF FRESNO STANDARDS
- STREET LIGHTS – CITY OF FRESNO STANDARDS
- DRAINAGE – FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- GAS & ELECTRICITY – PACIFIC GAS & ELECTRIC
- TELEPHONE – A.T.&T.
- CABLE TELEVISION – COMCAST

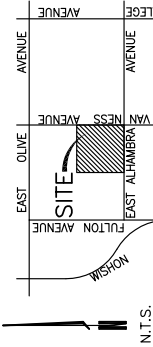
NOTES:

- EXISTING ZONING – CMS
- PROPOSED ZONING – CMS
- EXISTING – MAIN STREET COMMERCIAL
- PROPOSED LAND USE – MULTI-FAMILY RESIDENTIAL
- THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
- THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
- GRADE DIFFERENCES OF 6" OR MORE DO CURRENTLY EXIST ACROSS THE NORTH PROPERTY LINE AND WILL EXIST AFTER DEVELOPMENT OF PROJECT GRADING.
- SOURCE OF WATER – CITY OF FRESNO
- METHOD OF SEWAGE DISPOSAL – CITY OF FRESNO
- THERE ARE NO EXISTING TREES WITHIN THE PROPERTY.
- SOURCE OF DATA – FIELD SURVEY AND RECORD DRAWINGS
- THERE ARE NO EXISTING TREES.

LEGEND:

- EXISTING CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING RIGHT-OF-WAY
- SITE BOUNDARY LINE

VICINITY MAP:



GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1419 N. STREET
FRESNO, CA 93721

(559) 264-3590

PREPARED: 2/12/21

SUBDIVIDER:
TOWER VILLAGE, LLC

1396 W. HERNDON AVE. STE. 101
FRESNO, CA. 93711

(559) 436-0900

RECORD OWNER:

TOWER VILLAGE, LLC

1396 W. HERNDON AVE. STE. 101
FRESNO, CA. 93711

(559) 436-0900

LEGAL DESCRIPTION:

THE SOUTH 153 FEET OF BLOCK 1 OF ALHAMBRA TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5 OF RECORD OF SURVEYS, AT PAGES 52 AND 53, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE WEST 140 FEET THEREOF.

APPL. NO. T-6333 EXHIBIT A-1 DATE 03/12/2021

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT