Exhibit A -1

SITE PLAN
FOR TRACT NO. 6432

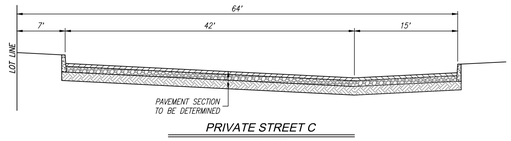
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

ABBREVIATIONS

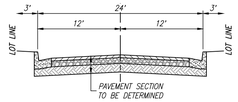
AC	ASPHALT CONCRETE (PAVEMENT)
BW	BACK OF WALK
EG	EDGE OF GUTTER
FL	FLOWLINE
GB	GRADE BREAK
GRD	GROUND
LE	LANDSCAPE EASEMENT
ORFC	OFFICIAL RECORDS FRESNO COUNTY
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB

SYMBOLS

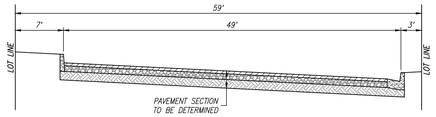
- EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO COUNTY OF FRESNO, RECORDED JULY 14, 2010, DOCUMENT NO. 2010-0089092, ORFC
- BACKFLOW PREVENTOR
- WATER VALVE
- WATER METER
- ELECTRICAL MANHOLE
- ELECTRICAL RISER
- MAILBOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PULLBOX
- TRAFFIC SIGNAL PULLBOX
- STREETLIGHT
- SIGN
- TREE STUMP
- EXISTING TREE (SIZE VARIES)
- WAIVER OF DIRECT ACCESS
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- SS — EXISTING SANITARY SEWER MAIN



PRIVATE STREET C
NOT TO SCALE
LOOKING NORTH



PRIVATE STREETS A & B
NOT TO SCALE
LOOKING EAST



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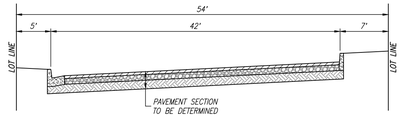

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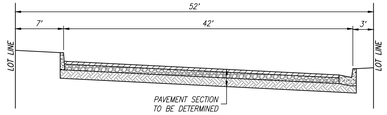

PRIVATE STREET C
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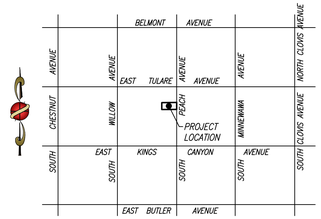


VICINITY MAP
NOT TO SCALE

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE MEDIUM DENSITY RESIDENTIAL	SOURCE OF TELEPHONE SBC
SOURCE OF WATER CITY OF FRESNO	ASSESSOR'S PARCEL NUMBERS 463-140-01, 463-140-02, 463-140-03
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	SITE AREA GROSS AREA = ±4.18 ACRES / NET AREA = ±3.97 ACRES
OUTLOT A AREA	45106.05 SQ. FT. 1.04 ACRES
OUTLOT B AREA	2161.81 SQ. FT. 0.05 ACRES
OUTLOT C AREA	3704.54 SQ. FT. 0.09 ACRES
OUTLOT D AREA	2952.40 SQ. FT. 0.07 ACRES
SOURCE OF ELECTRICITY PG&E	NUMBER OF LOTS 44
SOURCE OF GAS PG&E	DENSITY 11 UNITS PER ACRE
SOURCE OF CABLE TV COMCAST	MINIMUM LOT SIZE 2278 SQUARE FEET

GENERAL NOTES:

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS R-1 (FRESNO COUNTY).
3. PROPOSED ZONING IS R-5 (CITY OF FRESNO).
4. THE EXISTING USE OF THE PROPERTY IS VACANT.
5. SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO.
6. SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO.
7. SITE ACREAGE IS ±4.18 ACRES (GROSS), ±3.97 ACRES (NET).
8. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
9. 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 NON-RENEWABLE ENERGY RESOURCES SUCH AS 32 NORTH/SOUTH FACING LOTS (73% OF TOTAL LOT COUNT).
10. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
11. ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
12. DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE EASEMENT ALONG THE REAR OF LOTS 1, 2, 3, 29 AND 30.
13. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
14. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.

ADDITIONAL NOTES:

ALL EXISTING ABOVE-GROUND ELECTRICAL UTILITIES TO BE UNDERGROUNDED AND POLES TO BE REMOVED.

WATER MAIN TO BE CONNECTED

SEWER MAIN TO BE CONNECTED

STORM DRAIN MAIN TO BE CONNECTED

OUTLOT A TO BE DEDICATED AND USED FOR PRIVATE STREET AND UTILITY PURPOSES AND MAINTAINED BY HOA.

OUTLOT B TO BE DEDICATED FOR PRIVATE LANDSCAPING AND IRRIGATION PURPOSES MAINTAINED BY HOA.

OUTLOT C TO BE DEDICATED FOR PRIVATE LANDSCAPING AND IRRIGATION PURPOSES MAINTAINED BY HOA.

OUTLOT D TO BE DEDICATED FOR PRIVATE OPEN SPACE PURPOSES MAINTAINED BY HOA.

LEGAL DESCRIPTION

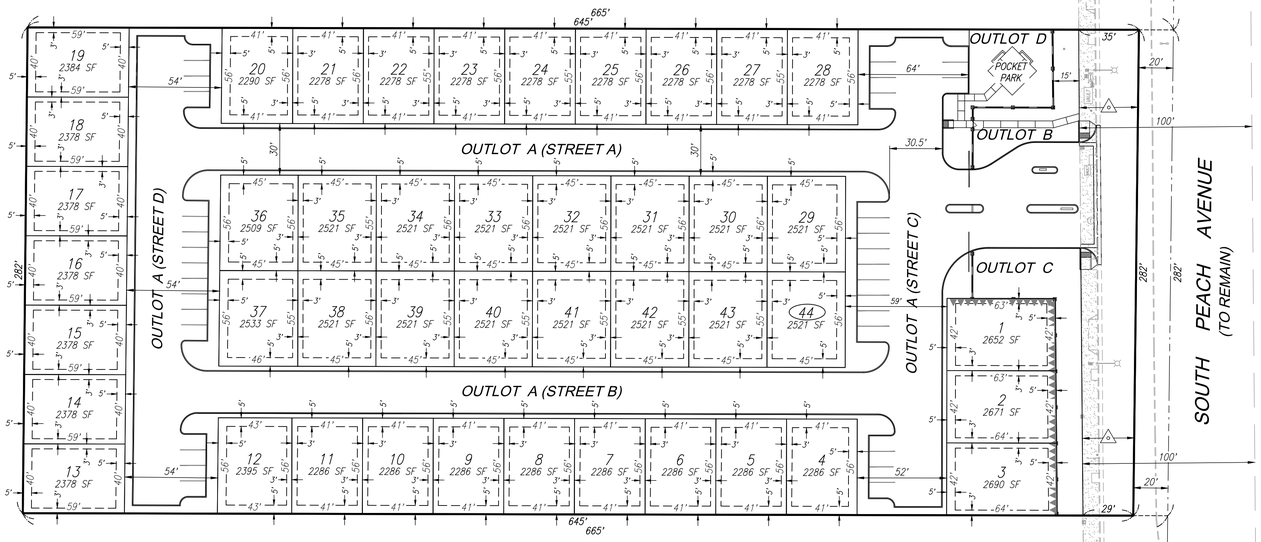
±4.18 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

OWNER/SUBDIVIDER

GOLDEN STATE DEVELOPERS, LLC
680 P STREET, SUITE 210
FRESNO, CALIFORNIA 93721

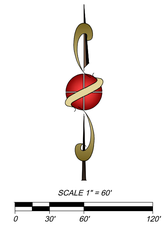
RA NB - SINGLE FAMILY RESIDENTIAL/AGRICULTURE
(COUNTY OF FRESNO)

RS-5 SINGLE FAMILY RESIDENTIAL
(CITY OF FRESNO)



AL20 - LIMITED AGRICULTURE
(COUNTY OF FRESNO)

RS-4 - SINGLE FAMILY RESIDENTIAL
(CITY OF FRESNO)



APPL. NO. P23-02255 EXHIBIT A-1 DATE 06/10/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.

1234 O STREET, FRESNO, CA. 93721
(559) 449-4500 FAX: (559) 449-4515

PREPARED ON:
JANUARY 27, 2023
REVISED ON:
AUGUST 25, 2025
PCE JOB NO. 22-054