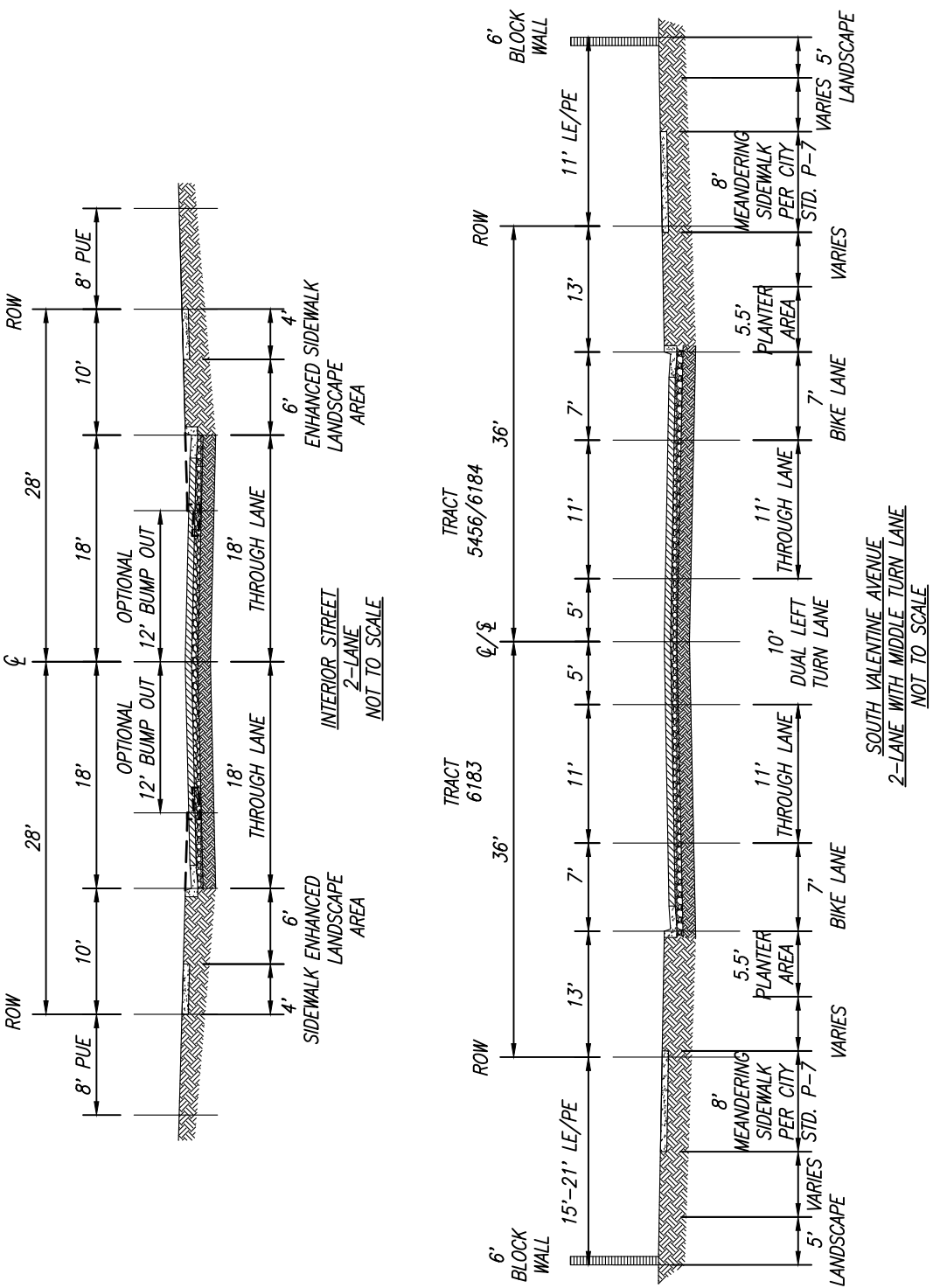


Exhibit A

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



20.09± ACRES IN THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 14,
RANGE 19, MOUNT DIBLO BASE & MERIDIAN

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS RS-14/10M.
3. PROPOSED ZONING IS RS-4/10M.
4. THE EXISTING USE OF THE PROPERTY IS FOR AGRICULTURAL PURPOSES.
5. SOURCE OF WATER SUPPLY SHALL BE CITY OF PATERSON.
6. SITE AREA IS 20.004 (GROSS) ACRES, 17.764 (NET).
7. APPROXIMATELY 17.76 ACRES OF VAPORPAD TO BE REMOVED.
8. THE DESIGN OF THE PROPOSED SHOWROOM SHALL PROVIDE TO THE OCCUPANTS A WIDE RANGE OF CLIMATE CONTROLLED, PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES SUCH AS NORTH/SOUTH FACING LOTS (24% OF TOTAL LOT COVER).
9. LOT 10 (19.46 AC. SEC. 10-14/19) SHALL BE RETAINED.
10. ALL IMPROVEMENTS PROPOSED (CONCRETE WATER AND SEWER) SHALL BE INSTALLED.
11. LOT 11 (IMPROVEMENTS PROPOSED: CONCRETE WATER, GIBB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
12. DEVELOPER TO CONSTRUCT 6-FOOT BARRIER WALL AT THE BACK OF THE LANDSCAPE.
13. LOT 12 (1.16 AC. SEC. 10-14/19) EAST SIDE AND REAR OF LOT 15, WEST SIDE AND REAR OF LOT 16 AND REAR OF LOT 17, 18, 19.
14. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREIGHT OR EXPRESSWAY.

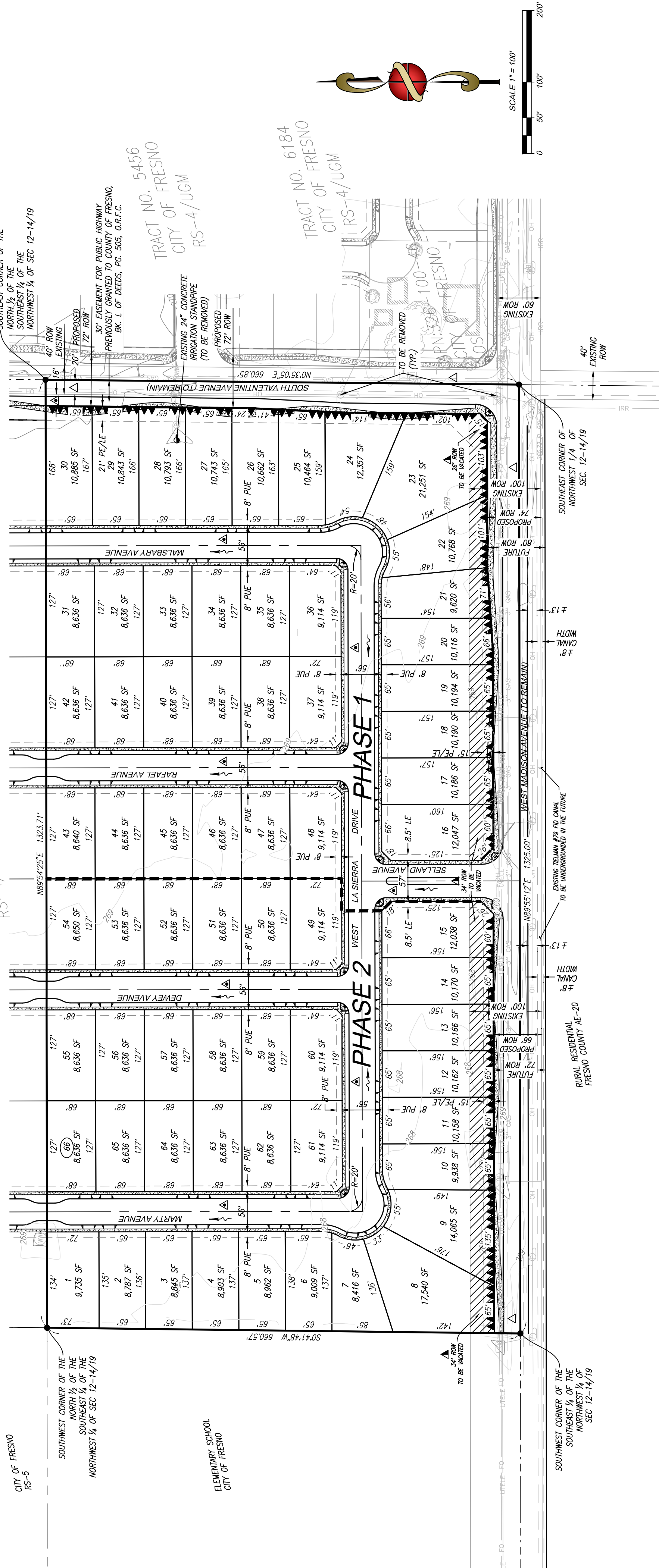
1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS RS-4/10M.
3. PROPOSED ZONING IS RS-4/10M.
4. THE EXISTING USE OF THE PROPERTY IS FOR AGRICULTURAL PURPOSES.
5. THE PROPOSED USE OF THE PROPERTY IS FOR RESIDENTIAL SOURCE OF WATER SUPPLY, SUCH AS WELL OR SPRING.
6. THE PROPOSED LOT AREA IS 17.76 ACRES (NET).
7. SITE AREA IS 20.00+/- ACRES. (17.76+/- ACRES).
8. APPROXIMATELY 17.6 ACRES OF WETLAND TO BE REMOVED.
9. THE PROPOSED PROJECT SHALL BE FINISHED WITHIN THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE PASSIVE OR NATURAL HEATING OR COOLING SYSTEMS TO THE EXTENT FEASIBLE FOR FUTURE DEVELOPMENT.
10. NON-RENEWABLE ENERGY RESOURCES SUCH AS 16 NORTH/SOUTH FACING LOTS (24% OF TOTAL LOT COUNT) UTILITIES (POW, SFG, CSEW, WATER AND SEWER) SHALL BE INSTALLED.
11. ALL IMPROVEMENTS PROPOSED (CONCRETE, STORM WATER, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
12. DEVELOPER TO CONSTRUCT 6'-0" DEEPCORRATIVE WALL AT THE BACK OF THE LANDSCAPE.
13. THE BACK OF THE LANDSCAPE SHALL BE 17.76 ACRES, EAST SIDE AND REAR OF LOT 15, WEST SIDE AND REAR OF LOT 16 AND REAR OF LOT 17.
14. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.

PHASE 7C - 33 LOTS
PHASE 7D - 33 LOTS
TOTAL = 66 LOTS

PHASE 7C - 33 LOTS
PHASE 7D - 33 LOTS
TOTAL = 66 LOTS

PROPOSED USE	MEDIUM & MEDIUM LOW DENSITY RESIDENTIAL	SOURCE OF TELEPHONE
SOURCE OF WATER CITY OF FRESNO	ASSESSOR'S PARCEL NUMBERS 336-160-38	
SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO	SITE AREA GROSS AREA = 20.094 AC NET AREA = 17.764 ACRES	
SOURCE OF ELECTRICITY PG&E	NUMBER OF LOTS 68	
SOURCE OF GAS PG&E	DENSITY 3.72 UNITS PER ACRE	
SOURCE OF CABLE TV COMCAST	MINIMUM LOT SIZE 8,416 SQ	

LEGEND	
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
LE	LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	PUBLIC STREET ROW TO BE WACHTED (24") (26")
	AREA FOR ROW TO BE WACHTED
	WALKER OF DIRECT ACCESS
	FLOW DIRECTION
	EXISTING WATER VALVE
	EXISTING WATER PUMP
	EXISTING CONCRETE IRRIGATION STANDPIPE
	EXISTING POWER POLE
	EXISTING TRANSFORMER POLE
	EXISTING TELEPHONE POLE
	EXISTING TELEPHONE RISER
	EXISTING UNDERGROUND FIBER OPTIC MARKER
	EXISTING CABLE TV RISER
	EXISTING STORM DRAIN MANHOLE
	EXISTING BOLLARD
	SECTION LINE
	EXISTING RIGHT OF WAY (LIGHT, SOLID LINE)
	FUTURE RIGHT OF WAY (HEAVY SINGLE-WIDTH SOLID LINE)
	SUBJECT PROPERTY BOUNDARY (HEAVY, DOUBLE-WIDTH SOLID LINE)
	PROPOSED PHASE LINE
	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING 24" STORM DRAIN MAIN
	EXISTING IRRIGATION LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE



APPL. NO. **P17-4000009** EXHIBIT **A1** DATE 04/29/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT _____



PRECISION
CIVIL ENGINEERING, INC.

**1234 O STREET
FRESNO, CA 93721
(558) 449-4500 FAX: (558) 449-4500**

**PREPARED ON:
JANUARY 30TH, 2020**