

Exhibit G

Site Plan

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF
FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 138 FEET OF THE SOUTH HALF OF LOT 24 OF GORDONDALE, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 45 OF PLATS, RECORDS OF SAID COUNTY:

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS GRANTED TO RICHARD C. MEYER, A WIDOWER, BY DEED RECORDED MAY 5, 1958 IN BOOK 4063 PAGE 698 OF OFFICIAL RECORDS, FRESNO COUNTY, CALIFORNIA, AND QUOTED IN FULL AS FOLLOWS:

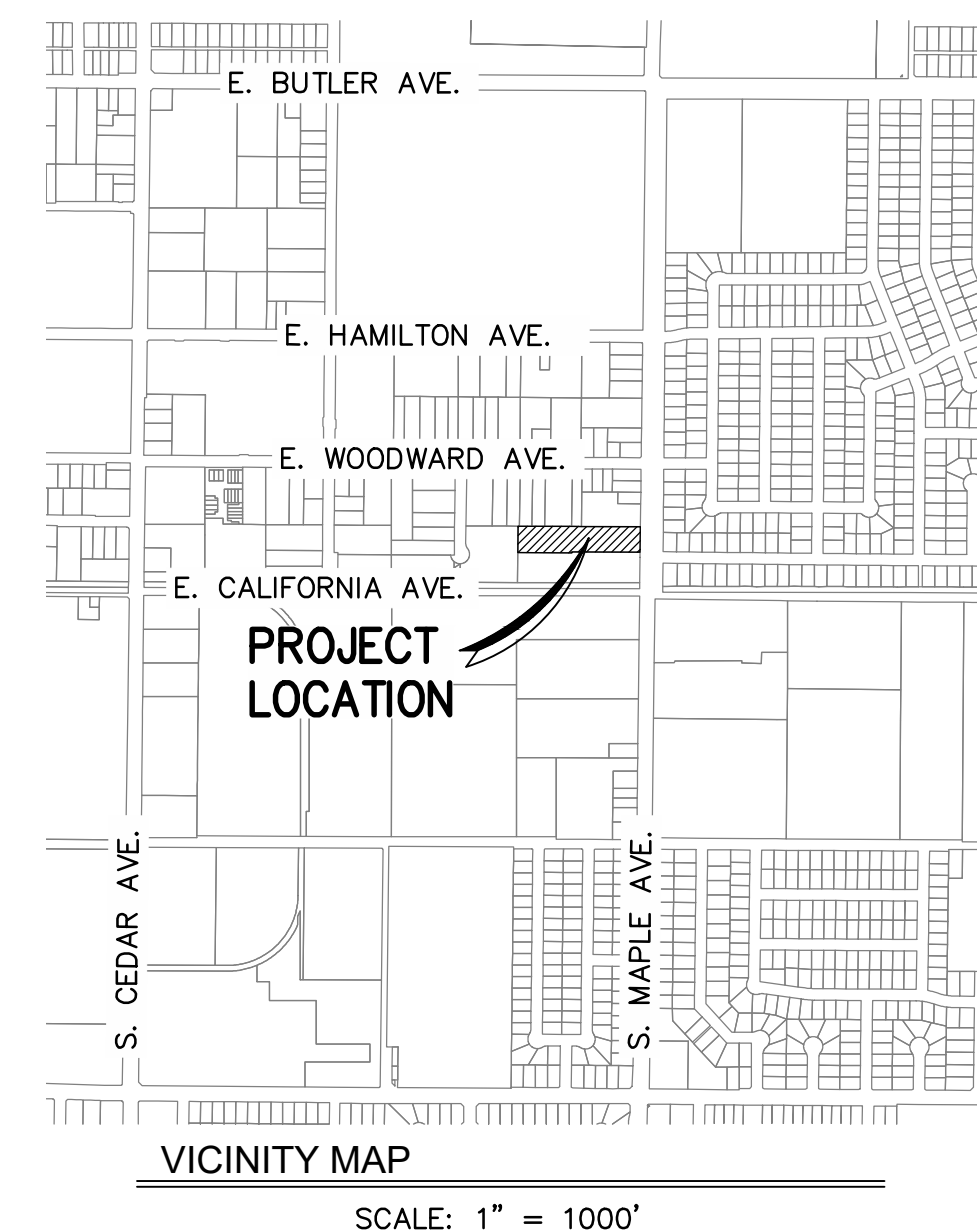
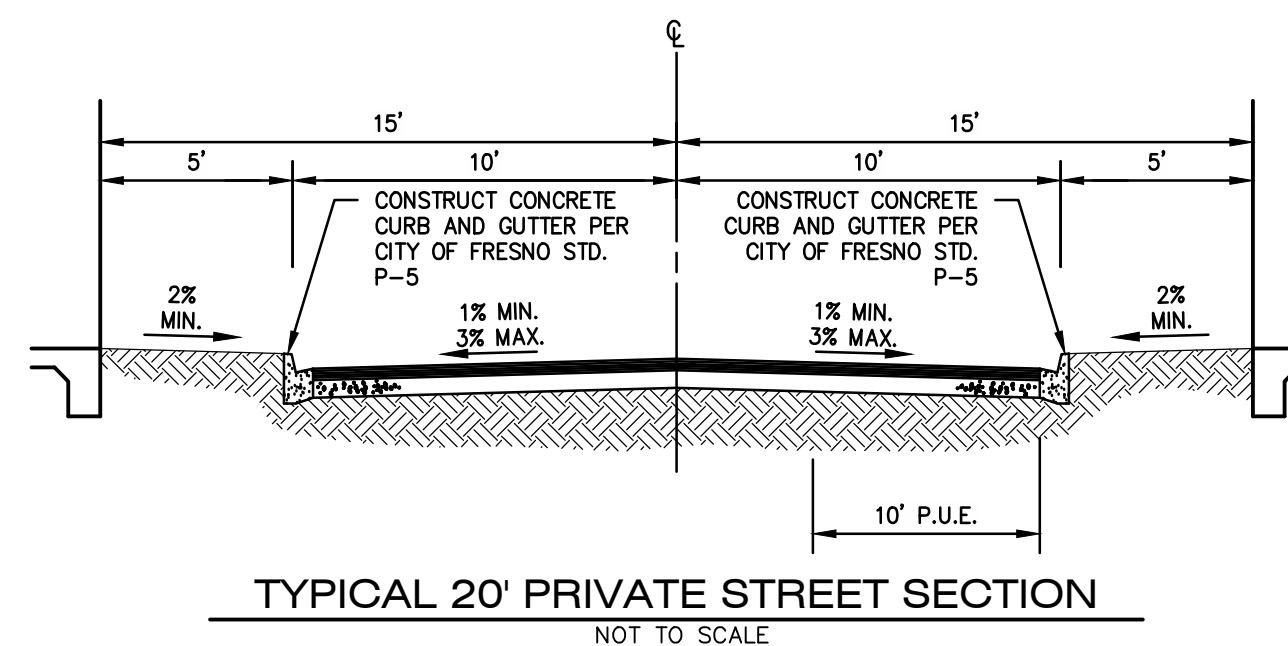
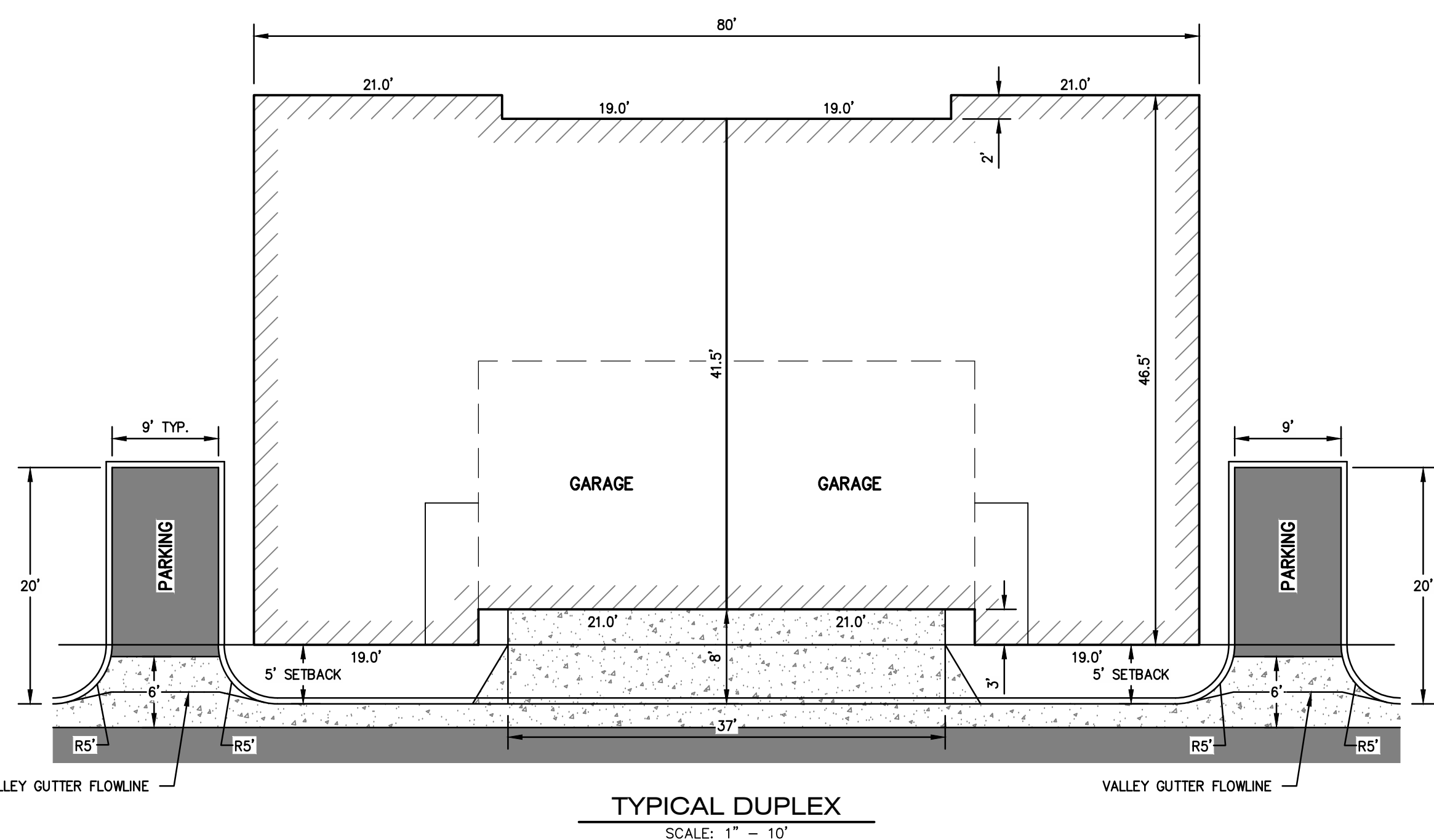
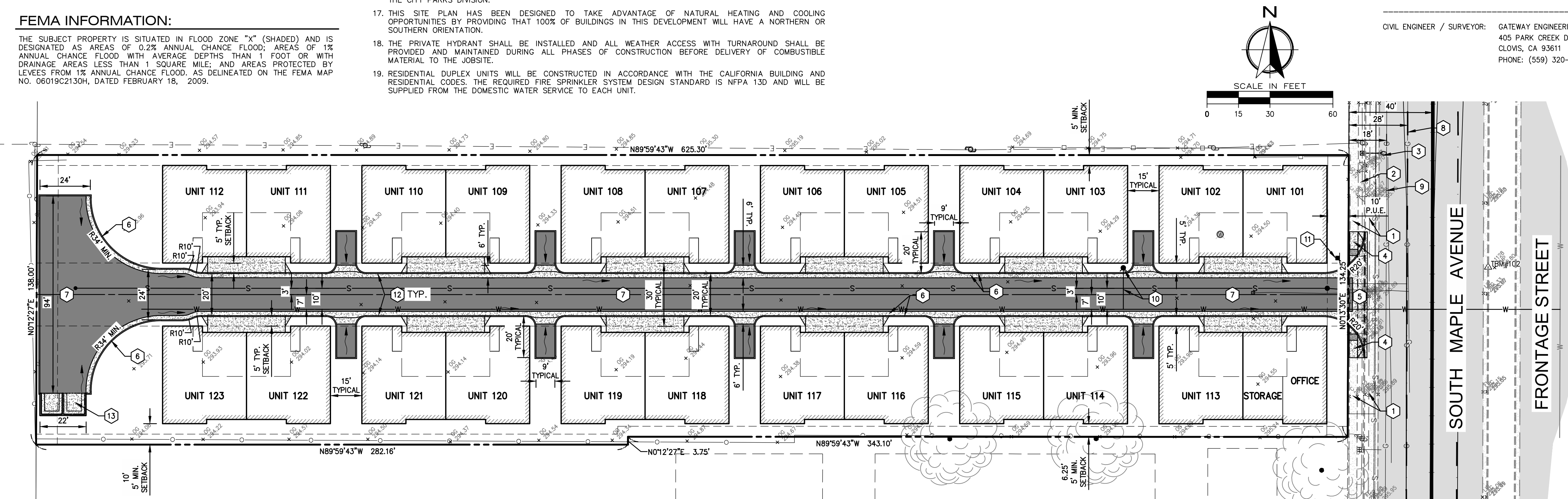
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 138 FEET OF THE SOUTH HALF OF SAID LOT 24, MARKED BY A 3/4" IRON PIPE MONUMENT MARKED "LS2737"; THENCE RUNNING ALONG THE EAST LINE OF SAID LOT 24, NORTH 73.75 FEET; THENCE WEST 1 FOOT TO FENCE CORNER; THENCE WESTERLY ALONG FENCE LINE 632.20 FEET TO FENCE CORNER; THENCE WEST 2 FEET TO WEST LINE OF SAID LOT 24; THENCE SOUTH, ALONG SAID WEST LINE, 5 FEET TO 3/4" IRON PIPE MONUMENT MARKED "LS2737" SET AT THE SOUTHWEST CORNER OF SAID LOT 24, EAST 635.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE ALONG THE SOUTH LINE OF SAID NORTH 138 FEET OF THE SOUTH HALF OF SAID LOT 24, EAST 635.20 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE WEST 282.16 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE EAST 10 FEET OF SAID LAND AS DEEDED TO THE COUNTY OF FRESNO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA IN DEED RECORDED FEBRUARY 9, 1968 IN BOOK 5532 OF OFFICIAL RECORDS AT PAGE 237, FRESNO COUNTY RECORDS.

THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" (SHADED) AND IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DELINEATED ON THE FEMA MAP NO. 06019C2130H, DATED FEBRUARY 18, 2009.

1. SITE ADDRESS: 2056 S. MAPLE AVE., FRESNO, CA 93702
2. APN: 471-302-28
3. ZONING: EXISTING/PROPOSED – RS-5 RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY.
4. USE: EXISTING USE: VACANT; PROPOSED USE: MEDIUM DENSITY RESIDENTIAL.
5. PARCEL SIZE: GROSS/NET: 84,990 S.F., 1.95 ACRES
6. ALL EXISTING WELLS, SEPTIC TANKS (IF ANY), STRUCTURES AND TREES ON THIS SITE WILL BE REMOVED PRIOR TO CONSTRUCTION.
7. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
8. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN. (UNLESS OTHERWISE NOTED).
9. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
10. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
11. THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES OR MORE BETWEEN THE SUBJECT PROPERTY AND ADJACENT PROPERTIES.
12. PUBLIC UTILITY EASEMENTS TO BE DEDICATED WITH THE FINAL MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANIES. (THE PROPOSED EASEMENTS WILL INCLUDE 10' ON ALL LOT FRONTAGES AND 8' SIDE YARD ON CORNER LOTS).
13. PLANTING EASEMENTS TO BE DEDICATED WITH THE FINAL MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY PARKS DIVISION.
14. THIS SITE PLAN HAS BEEN DESIGNED TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 100% OF BUILDINGS IN THIS DEVELOPMENT WILL HAVE A NORTHERN OR SOUTHERN ORIENTATION.
15. THE PRIVATE HYDRANT SHALL BE INSTALLED AND ALL WEATHER ACCESS WITH TURNAROUND SHALL BE PROVIDED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION BEFORE DELIVERY OF COMBUSTIBLE MATERIAL TO THE JOBSITE.
16. RESIDENTIAL DUPLEX UNITS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND RESIDENTIAL CODES, THE REQUIRED FIRE SPRINKLER SYSTEM DESIGN STANDARD IS NFPA 13D AND WILL BE SUPPLIED FROM THE DOMESTIC WATER SERVICE TO EACH UNIT.

	EXISTING SANITARY SEWER LINE		PROPOSED A.C. PAVEMENT
	EXISTING WATER LINE AND SIZE		PROPOSED CONCRETE
	EXISTING POWER LINE		EXISTING A.C. PAVEMENT
	PROPOSED 8" SANITARY SEWER LINE		EXISTING CONCRETE
	PROPOSED 8" WATER LINE		PROPOSED SURFACE DRAINAGE
	EXISTING PROPERTY LINE		
	EXISTING EASEMENT		
	PROPOSED SETBACK LINES		
	PROPERTY BOUNDARY		
	PROPOSED SANITARY SEWER MANHOLE		
	PROPOSED SANITARY SEWER CLEANOUT		
	PROPOSED FIRE HYDRANT		



IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
PREPARED AND PLATTED IN MARCH, 2020

RECORD OWNER: MAPLE LUXURY LIVING, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
1004 RENO AVENUE
MODESTO, CA 95351
PHONE: (____) ____-____

APPLICANT/DEVELOPER: CEN CAL BUILDERS & DEVELOPERS
3497 E. INTERNATIONAL AVE.
CLOVIS, CA 93619
PHONE: (559) 225-6697

SOLID WASTE & CITY OF FRESNO
RECYCLING: 2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-8600

FRESNO, CA 93721
PHONE: (559) 621-8650

FRESNO, CA 93760
PHONE: (559) 463-5636

FRESNO, CA 93727
PHONE: (559) 252-8210 X 4222

5469 E. HEDGES AVE.,
FRESNO, CA 93727
PHONE: (559) 456-3292

FRESNO, CA 93727
PHONE: (559) 454-3778

- 1 EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN IN PLACE
- 2 DEMOLISH EXISTING CONCRETE DRIVE APPROACH AND REPLACE WITH SIDEWALK AND CURB PER CITY OF FRESNO STD. P-5
- 3 EXISTING STREET LIGHT TO REMAIN IN PLACE
- 4 CONSTRUCT MODIFIED CURB RAMP PER CITY OF FRESNO STD. P-29
- 5 REMOVE EXISTING SIDEWALK AND CURB AND CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
- 6 CONSTRUCT PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5
- 7 CONSTRUCT PERMANENT PAVING PER CITY OF FRESNO STD. P-50
- 8 EXISTING 4" GAS LINE TO REMAIN IN PLACE
- 9 EXISTING 16" GAS LINE TO REMAIN IN PLACE
- 10 PROPOSED PRIVATE FIRE HYDRANT WITH 8" MIN. SERVICE
- 11 SIGNAGE: PROVIDE A GRAPHIC ADDRESS DIRECTORY AT THE ENTRANCE. ALSO, PROVIDE A CVC 22658 FIRE LANE TOW-AWAY WARNING SIGN ADJACENT TO THE DRIVEWAY.
- 12 ALL CURBS ALONG THE DRIVEWAY AND TURN AROUND ARE TO BE DESIGNATED WITH RED CURB AND STENCILED "FIRE LANE NO PARKING" 3 INCH STENCIL EVERY 50 FEET.
- 13 TYPICAL BIN ENCLOSURE PER CITY OF FRESNO STD. DETAILS ON P-33 & TYPICAL DETAILS AND NOTES ON P-

APPL. NO. P20-01643 EXHIBIT A DATE 07/17/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK DRIVE, CLOVIS, CA 93611-4435

DATE: 05/18/2020

MAPLE LUXURY LIVING DUPLEX
OPEN CAL BUILDERS & DEVELOPERS
2056 S. MAPLE AVE.
SITE PLAN
PROPOSED IMPROVEMENTS

[illegible]