

Exhibit A-1

PLANNED DEVELOPMENT PROJECT SITE PLAN FOR TRACT NO. 6441

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

APPL. NO. P23-03735	EXHIBIT A-1	DATE 06/28/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	

CITY OF FRESNO DARM DEPT

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE
SINGLE-FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF TELEPHONE
SBC

SOURCE OF WATER
CITY OF FRESNO

ASSESSOR'S PARCEL NUMBERS
313-270-35

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SITE AREA
GROSS = ±4.23 ACRES & NET = ±3.90 ACRES

SOURCE OF ELECTRICITY
PG&E

NUMBER OF LOTS
30

SOURCE OF GAS
PG&E

DENSITY
7.69 UNITS PER ACRE

SOURCE OF CABLE TV
COMCAST

MINIMUM LOT SIZE
3236 SQUARE FEET

GENERAL NOTES:

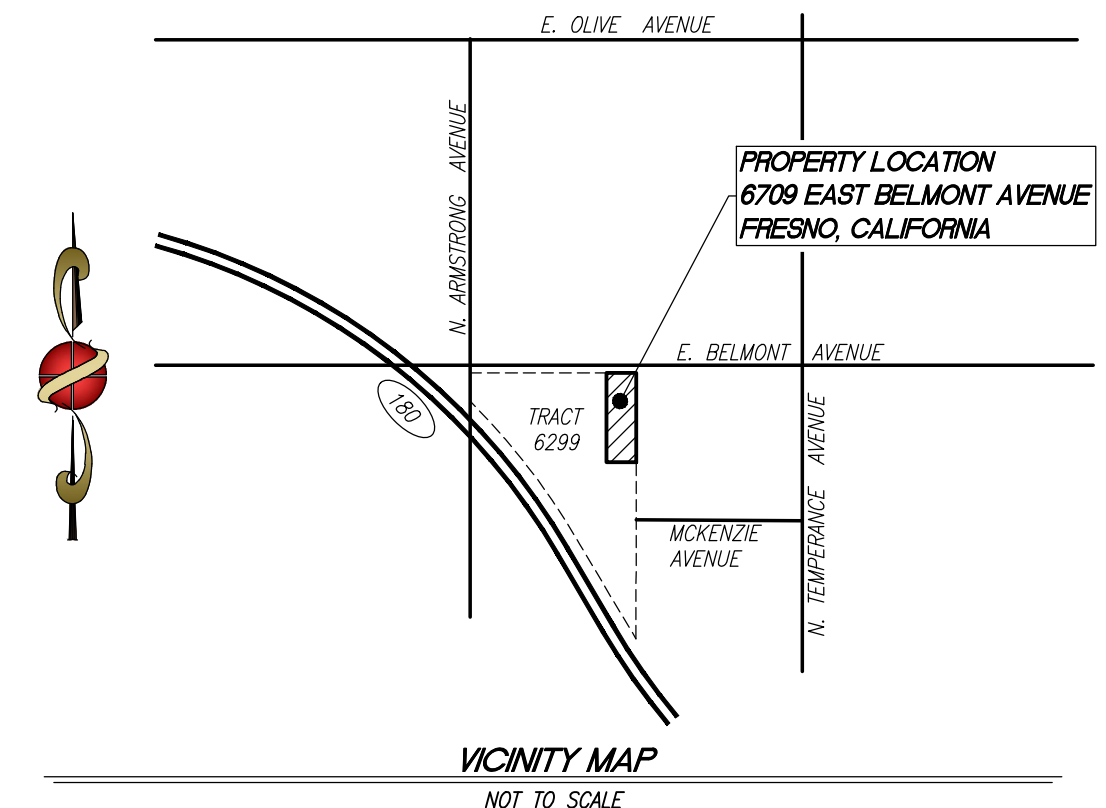
- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- EXISTING ZONING IS RS-3 (CITY OF FRESNO).
- PROPOSED ZONING IS RS-5 (CITY OF FRESNO).
- THE EXISTING PLANNED LAND USE OF THE PROPERTY IS SINGLE-FAMILY RESIDENTIAL.
- SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO.
- SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO.
- SITE ACREAGE IS ±4.23 ACRES (GROSS) AND ±3.90 ACRES (NET).
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- 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 COUNTY).
- ALL PUBLIC UTILITIES (POLE, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE EASEMENT ALONG THE STREET SIDE OF LOTS 1, 2 AND 30.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.

ADDITIONAL NOTES:

- OUTLOTS A & B WILL BE PRIVATELY OWNED. PUBLIC LANDSCAPING AND PUBLIC PEDESTRIAN EASEMENTS WILL BE GRANTED OVER THESE OUTLOTS.
- ALL EXISTING ABOVE-GROUND ELECTRICAL UTILITIES TO BE UNDERGROUND AND POLES TO BE REMOVED.
- EXISTING TREES ON THE PROPERTY THAT WILL BE REMOVED:
S - CITRUS
J - MALBERRY
P - PINE
L - PALM
E - EUCALYPTUS
C - CEDAR
- THERE WILL BE A TOTAL OF 23 TREES REMOVED.
- WATER MAIN TO BE CONNECTED
SEWER MAIN TO BE CONNECTED
STORM DRAIN MAIN TO BE CONNECTED

SYMBOLS

	ELECTRIC METER		OVERHEAD WIRES
	ELECTRIC RISER		CHAIN LINK FENCE
	FIRE HYDRANT		IRRIGATION PIPELINE (TO REMAIN)
	POLE GUY ANCHOR		RECYCLED WATER PIPELINE (TO REMAIN)
	HOSE BIB		WATER MAIN (TO REMAIN)
	JUNCTION POLE		SANITARY SEWER MAIN (TO REMAIN)
	SERVICE POLE		SECTION LINE
	POWER POLE		CENTERLINE
	POWER POLE WITH TRANSFORMER		RIGHT-OF-WAY LINE
	MAILBOX		EXISTING LOT LINE
	WATER PUMP		PERIMETER OF SUBJECT PROPERTY
	WATER METER		PERIMETER OF EXISTING STRUCTURES (TO BE REMOVED)
	WATER VALVE		EXISTING AND PROPOSED CONCRETE AREAS (EXISTING AREAS TO BE REMOVED)
	SANITARY SEWER MANHOLE		PROPOSED PAVEMENT
	SIGN		INDICATES DIRECTION OF PROPOSED DRAINAGE
	IRRIGATION STANDPIPE		PROPOSED STREET DEDICATION. STREETS TO BE CONSTRUCTED PER CITY OF FRESNO STANDARD P-56A
	BUSH/SHRUBBERY		GRANTED TO CITY OF FRESNO, RECORDED FEBRUARY 16, 2022, AS DOCUMENT NO. 2022-0021292, O.R.F.C.
	TREE		EASEMENT FOR PIPELINE PURPOSES RESERVED BY FRESNO IRRIGATION DISTRICT, IN GRANT DEED RECORDED FEBRUARY 16, 2022, DOCUMENT NO. 2022-0021297, O.R.F.C.
	TREE		EASEMENT FOR PIPELINE PURPOSES GRANTED TO FRESNO IRRIGATION DISTRICT, IN DEED RECORDED SEPTEMBER 19, 1967, INSTRUMENT NO. 63334, BOOK 5481, PAGE 482, O.R.F.C.
	TREE		EASEMENT FOR PIPELINE AND SUBSTITUTION AGREEMENT, RESERVED BY FRESNO IRRIGATION DISTRICT, IN GRANT DEED RECORDED FEBRUARY 16, 2022, DOCUMENT NO. 2022-0021292, O.R.F.C.
	TREE		FRESNO COUNTY OFFICIAL PLAN LINE (OPL) NO. 16, ORDINANCE NO. 383-A-16



ABBREVIATIONS

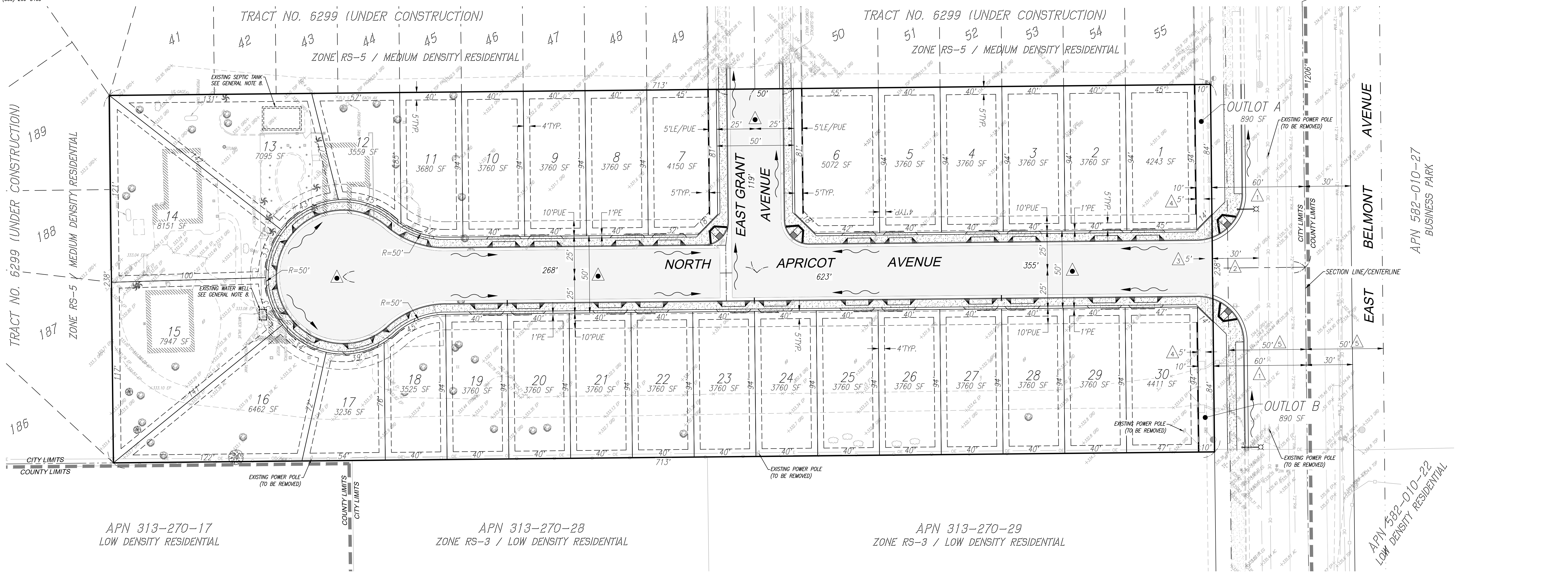
AC	ASPHALT CONCRETE
BW	BACK OF WALK
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GRD	GROUND/DIRT
LE	LANDSCAPE EASEMENT (PROPOSED)
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
PE	PEDESTRIAN EASEMENT (PROPOSED)
PUE	PUBLIC UTILITY EASEMENT (PROPOSED)
SF	SQUARE FEET
TC	TOP OF CURB
TOP	TOP OF SLOPE

APPLICANT
PRECISION CIVIL ENGINEERING
1234 O STREET
FRESNO, CALIFORNIA 93721
559-449-4500

OWNER/SUBDIVIDER
XIANGYANG SHI & YANHUA WU, TRUSTEES OF THE SHI FAMILY LIVING TRUST, U/A DATED MAY 13, 2020 AND
XUEWEN S. CUI & BO YU, TRUSTEES OF THE CUI FAMILY TRUST DATED MARCH 20, 2015
2838 EAST REVERE ROAD
FRESNO, CALIFORNIA 93720
(559) 269-3463

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 OF PARCEL MAP NO. 3648, RECORDED SEPTEMBER 2, 1977, IN BOOK 25 PAGE 50 OF PARCEL MAPS, RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT Diablo Base AND MERIDIAN.



APN 313-270-17
LOW DENSITY RESIDENTIAL

APN 313-270-28
ZONE RS-3 / LOW DENSITY RESIDENTIAL

APN 313-270-29
ZONE RS-3 / LOW DENSITY RESIDENTIAL

APN 582-010-22
LOW DENSITY RESIDENTIAL

PREPARED BY:
PRECISION CIVIL ENGINEERING, INC.

1234 O STREET, FRESNO, CA 93721
(559) 449-4500 FAX: (559) 449-4515
PREPARED ON:
NOVEMBER 2, 2023
PCE JOB NO. 22-039

