

Exhibit A-1

APPL. NO. T-6502

EXHIBIT A-1

DATE 06/02/2025

PLANNING REVIEW BY

DATE

TRAFFIC ENG.

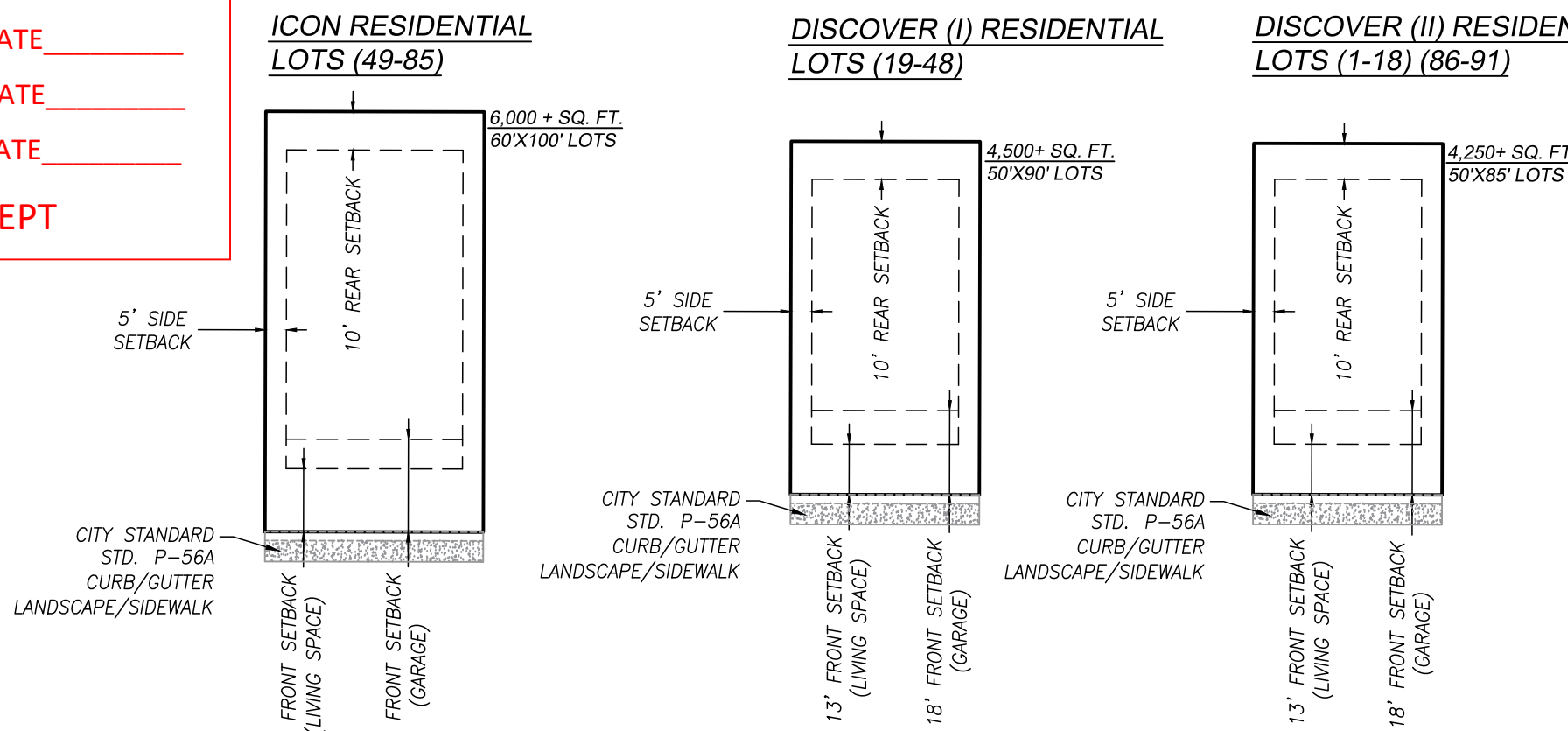
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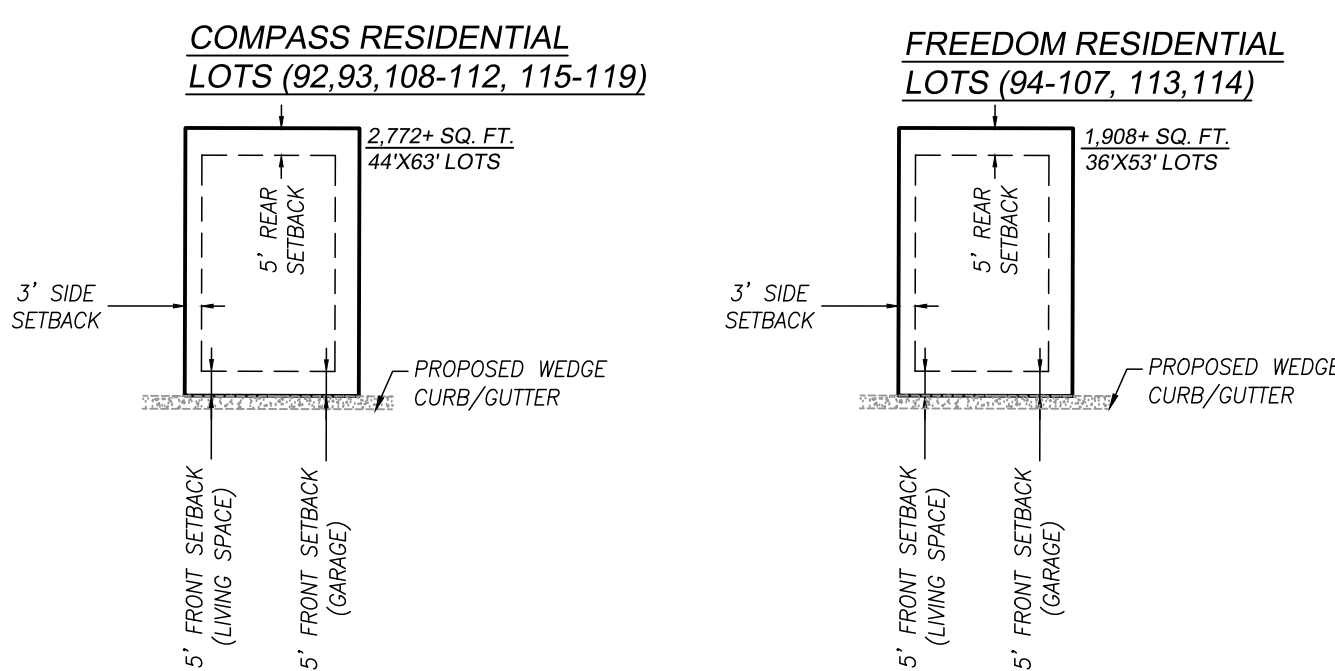
DATE

CITY OF FRESNO DARM DEPT

NON-GATED COMMUNITY TYPICAL SETBACK DIMENSIONS



GATED COMMUNITY TYPICAL SETBACK DIMENSIONS



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF FRESNO, STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
LOTS 20 & 21 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 AS DEEDED TO FRESNO METROPOLITAN FLOOD CONTROL DISTRICT IN DEED RECORDED FEBRUARY 16, 1990, AS DOCUMENT No. 90018737, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 21 WITH A LINE WHICH IS PARALLEL WITH AND 351.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID SECTION 26, WHICH POINT BEARS NORTH 0°01'01" EAST A DISTANCE OF 350.01 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89°35'29" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 661.76 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE WEST LINE OF THE EAST HALF OF SAID LOT 21; THENCE NORTH 0°00'35" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 21 A DISTANCE OF 886.94 FEET; THENCE SOUTH 89°26'58" WEST A DISTANCE OF 308.91 FEET; THENCE SOUTH 57°15'00" WEST A DISTANCE OF 216.62 FEET; THENCE NORTH 35°49'38" WEST A DISTANCE OF 20 FEET; THENCE SOUTH 79°18'49" WEST A DISTANCE OF 72.66 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE NORTH 0°00'10" EAST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 141.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°38'57" EAST ALONG THE NORTH LINE OF SAID LOTS 20 AND 21 A DISTANCE OF 1323.77 FEET; THENCE SOUTH 0°01'01" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 973.97 FEET TO THE POINT OF BEGINNING.

PROPOSED SUMMARY TABLE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY (UNITS/ACRES)
60' x 100' LOTS AND PUBLIC STREETS:	37	8.57	4.32
50' x 90' LOTS AND PUBLIC STREETS:	30	5.48	5.47
50' x 85' LOTS AND PUBLIC STREETS:	24	5.83	4.12
TOTAL:	91	19.88	13.91
44' x 68' LOTS AND PRIVATE STREETS:	16	N/A	N/A
37' x 58' LOTS AND PRIVATE STREETS:	12	N/A	N/A
TOTAL:	28	2.07	13.53
HOA PARK/TRAIL (PRIVATE):	N/A	0.34	N/A
HOA STREET-OUTLOT (PRIVATE)	N/A	1.36	N/A
TRAIL/PARK (PUBLIC) - OUTLOTS A-J	N/A	1.01	N/A
HOA PARKING SPACES: 40			
TOTAL STREET FOR PROJECT SITE: 358,503.54 SQ.FT.			
TOTALS:	119	24.66	

OUTLOT SCHEDULE

OUTLOTS A, B, C, D, E, F, G, H, I, J, K, L	TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT M	PRIVATE ROAD TO BE CONVEYED TO AND MANAGED BY A HOMEOWNERS ASSOCIATION
OUTLOT N	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC TRAIL PURPOSES.
OUTLOT Q	TO BE DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE, PEDESTRIAN, LANDSCAPE AND IRRIGATION PURPOSES
OUTLOTS O, P	TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPE AND IRRIGATION PURPOSES

LEGEND

---	ADJACENT PROPERTY LINES
---	CENTERLINE
---	SECTION LINE
---	MAP BOUNDARY
---	EXISTING
---	EXISTING BUILDING
---	EXISTING CHAIN LINK FENCE
---	EXISTING CONTOUR
---	EXISTING CULVERT
---	EXISTING CURB AND GUTTER
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING OVERHEAD TELEPHONE LINE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SERVICE POLE
---	EXISTING SEWER LINE, APPROXIMATE LOCATION
---	BASED ON CITY OF FRESNO GIS
---	EXISTING STORM DRAIN DROP INLET
---	EXISTING TOE OF SLOPE
---	EXISTING TOP OF SLOPE
---	EXISTING TREE
---	EXISTING WATER LINE, APPROXIMATE LOCATION
---	BASED ON CITY OF FRESNO GIS
---	EXISTING WATER VALVE
---	EXISTING WELL
---	EXISTING WIRE FENCE
---	EXISTING WOOD FENCE
---	PROPOSED CURB AND GUTTER
---	PROPOSED DRAINAGE DIRECTION
---	PROPOSED LOT LINES
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED PUBLIC UTILITY EASEMENT
---	PROPOSED PEDESTRIAN EASEMENT
---	PROPOSED 6FT TALL BLOCK WALL
---	RELINQUISHMENT OF DIRECT ACCESS RIGHTS
---	PROPOSED FENCE LINE
---	PROPOSED TRAIL CENTERLINE

GENERAL INFORMATION

RECORD OWNER:
DYP Blossom View L.P.
677 West Palmdon Avenue
Suite 208
Fresno, CA 93704
435-0900

SUBDIVIDER:
De Young Properties
677 West Palmdon Avenue
Suite 208
Fresno, CA 93704
(559) 435-0900

ASSESSOR'S PARCEL NUMBER:
310-052-27

SITE ADDRESS:
7298 East McKinley Avenue, Fresno, CA 93737

SITE AREA:
Net (23.56)
Gross (24.66)

SOURCE OF TELEPHONE:
AT&T California

SOURCE OF CABLE T.V.:
Comcast

SOURCE OF GAS AND ELECTRICITY:
Pacific Gas and Electric Company

SOURCE OF WASTE AND SEWER DISPOSAL:
City of Fresno

SOURCE OF WATER:
City of Fresno

SOURCE OF STORMWATER:
Fresno Metropolitan Flood Control District

PROPOSED ZONING:
RS-4

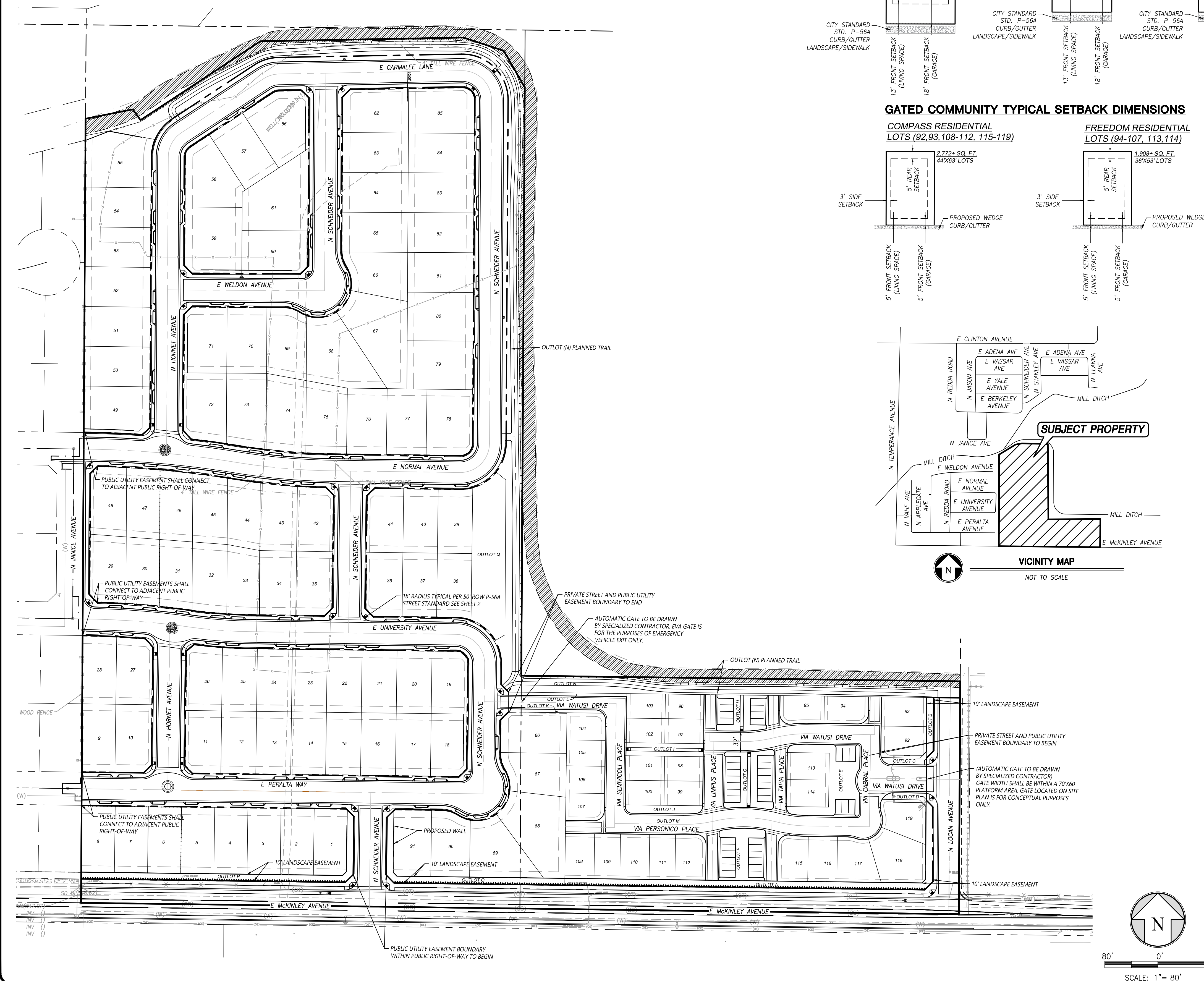
PROPOSED GENERAL PLAN LAND USE:
Medium Low Density Residential

EXISTING GENERAL PLAN LAND USE:
Medium Low Density Residential Per City of Fresno General Plan

EXISTING ZONING:
AE20 (Exclusive Agriculture, 20-Acre Minimum)
(Fresno County)

EXISTING TREES:
111 Existing Trees To Be Removed

EXISTING BUILDINGS:
Existing Buildings To Be Removed



PROJECT NO.: 230286

DRAWN BY: MH

CHECKED BY: MH

SCALE: 1"=80'

SHEET NO.: 1-OF-2

BLOSSOM VIEW
SITE PLAN - APN: 310-052-27

