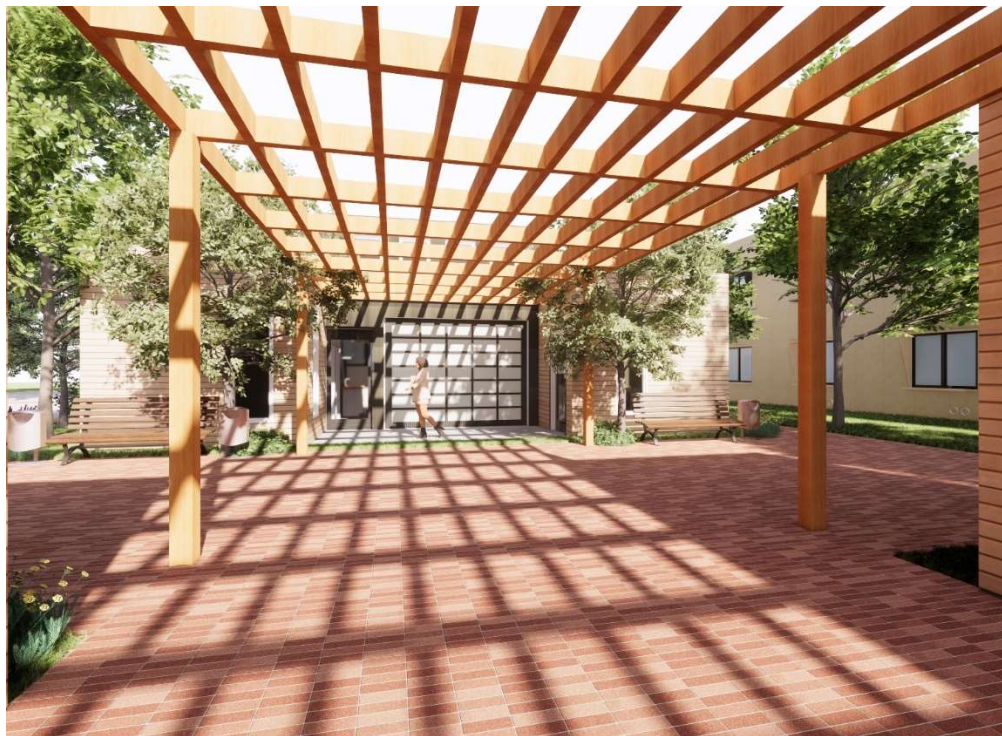
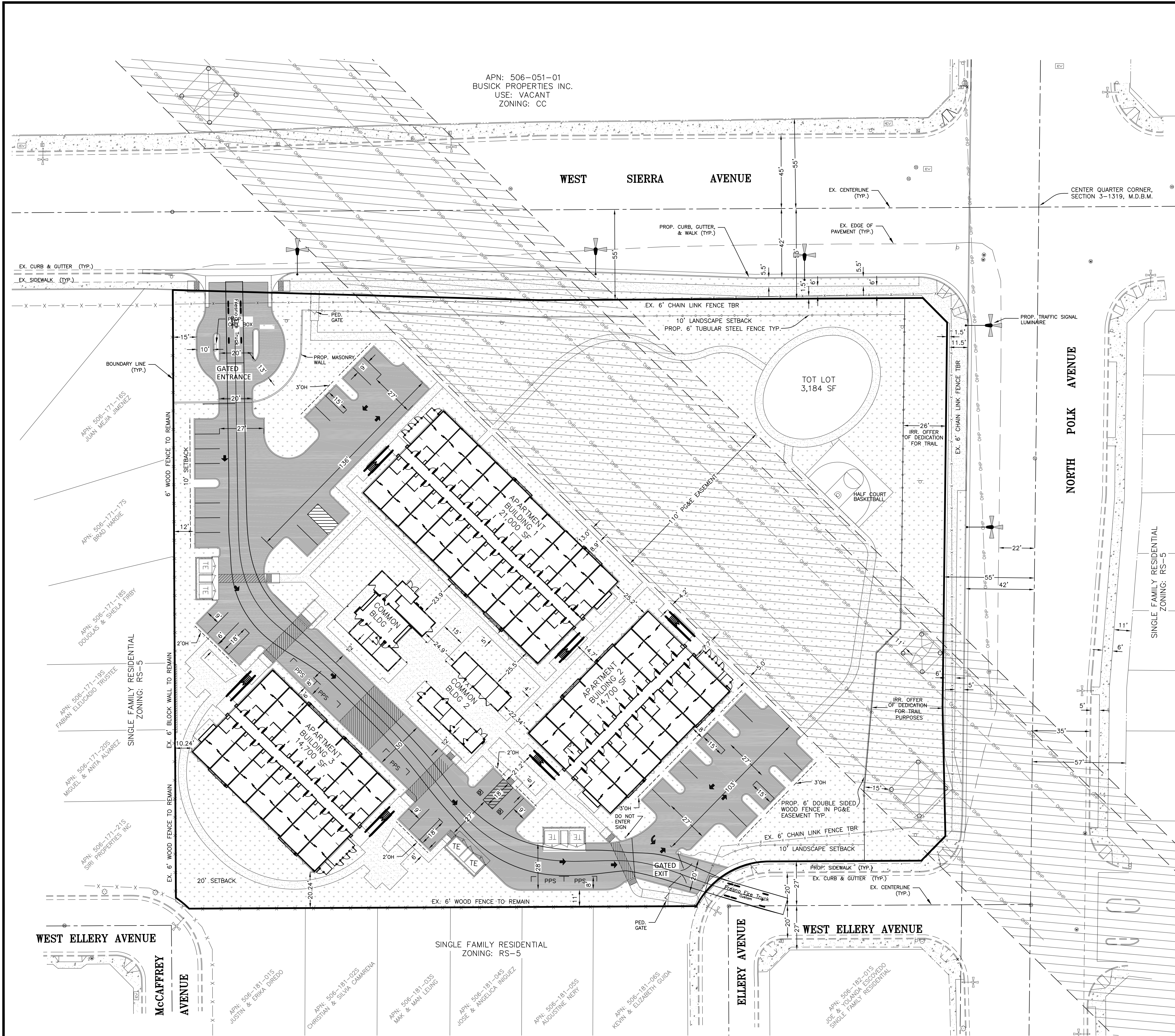


Exhibit B - Photos and Site Plan









LEGEND

- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK TO REMAIN
- PROPOSED LANDSCAPED AREA (2.31 AC. = 59% OF SITE)
- PROPOSED PAVEMENT AREA PER CITY STDS. P-41, P-42, & P-43 (0.50 AC. = 13% OF SITE)
- PG&E EASEMENT RECORDED DECEMBER 4, 1947 IN BOOK 2551 OF OFFICIAL RECORDS, PAGE 345 UNDER RECORDER'S SERIAL NUMBER 60820
- EX. SANITARY SEWER MANHOLE TO REMAIN
- EX. POWER POLE TO REMAIN
- EX. SIGN TO REMAIN
- EX. GUY WIRE TO REMAIN
- EX. ELECTRIC BOX TO REMAIN
- EX. STORM DRAIN MANHOLE TO REMAIN
- EX. WATER VALVE TO REMAIN
- EX. FIRE HYDRANT TO REMAIN
- EX. TELEPHONE MANHOLE TO REMAIN
- EX. STREET LIGHT TO REMAIN
- EX. ELECTRIC VAULT TO REMAIN
- EX. OVERHEAD POWER LINE TO REMAIN
- TBR TO BE REMOVED
- PROPOSED TRASH ENCLOSURE
- EX. PG&E TOWER TO REMAIN
- OVERHANG
- PPS PARALLEL PARKING STALL
- PROPOSED STREET LIGHT

SITE INFORMATION

EXISTING BUILDINGS

NONE

EXISTING TREES

TO BE REMOVED AS NECESSARY

EXISTING USE

VACANT

EXISTING GENERAL PLAN LAND USE

URBAN NEIGHBORHOOD

PLANNED GENERAL PLAN LAND USE

URBAN NEIGHBORHOOD

EXISTING ZONING

RM-2

PROPOSED ZONING

RM-2

SOURCE OF WATER

CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL

CITY OF FRESNO

SOURCE OF WASTE DISPOSAL

CITY OF FRESNO

SOURCE OF ELECTRICITY

PG&E

SOURCE OF DATA

RECORD INFORMATION

SOURCE OF GAS

PG&E

SOURCE OF CABLE T.V.

COMCAST

SOURCE OF TELEPHONE

AT&T

ASSESSOR'S PARCEL NUMBER

506-130-04

SITE AREA

3.91 AC. (GROSS & NET)

DENSITY

96 UNITS

24.55 UNITS PER ACRE

SITE ADDRESS

NOT ASSIGNED

PARKING

REQUIRED: 144 STALLS

PROPOSED: 46 STALLS

BUILDING COVERAGE

27,950 SF = 16% OF SITE

BUILDING SQUARE FOOTAGE

BLDG. 1 10,650 SF GROUND FLOOR

21,000 SF TOTAL

BLDG. 2 7,500 SF GROUND FLOOR

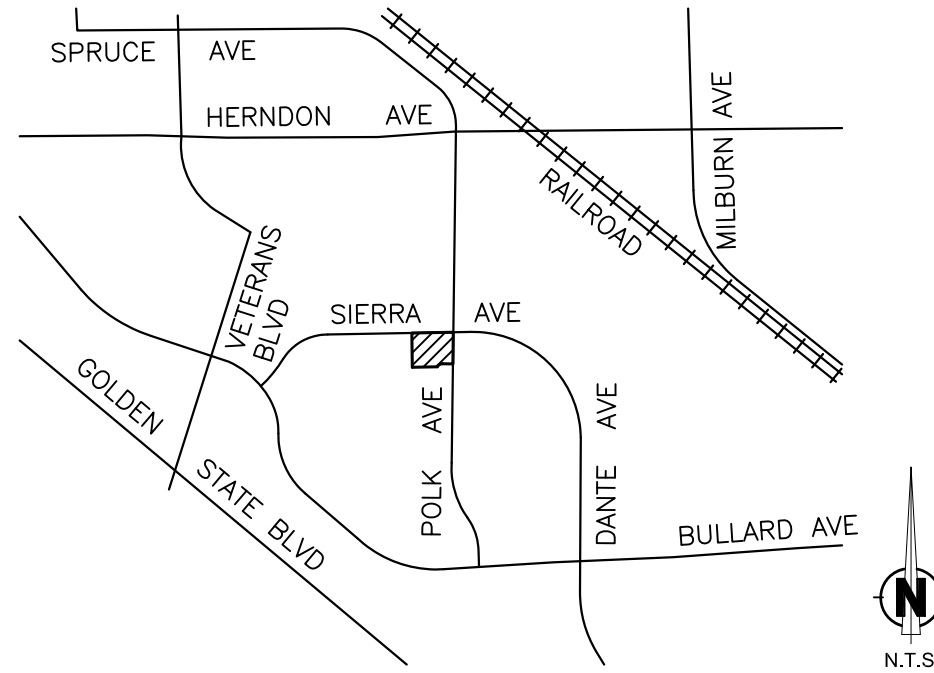
14,700 SF TOTAL

BLDG. 3 7,500 SF GROUND FLOOR

14,700 SF TOTAL

COMM. BLDG. 1 1,398 SF

COMM. BLDG. 2 902 SF



VICINITY MAP

LEGAL DESCRIPTION

LOT 105 OF THE J.C. FORMER FIG GARDENS SUBDIVISION NO. 2, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 66 OF PLATS, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN TRACT NO. 4229, TREND HOMES NO. 23, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 52, PAGES 81 AND 82 OF PLATS, FRESNO COUNTY RECORDS. ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN TRACT NO. 4343, TREND HOMES NO. 24, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 53, PAGES 51, 52 AND 53 OF PLATS, FRESNO COUNTY RECORDS. ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF IN ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS NOW OR AT ANY TIME SITUATED IN, ON OR UNDER SAID LAND, AS RESERVED BY OLA WAE LIDELL, ET AL. IN DEED RECORDED MAY 19, 1969, IN BOOK 5686, PAGE 59 OF OFFICIAL RECORDS, DOCUMENT NO. 34448.

NOTES

- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444.
- SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE. IDENTIFY ON SITE PLAN METHOD OF CONVEYING ON-SITE STORM WATER TO STREET DETAIL, CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA. PROVIDE INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR SIGNAGE SUCH AS BANNERS, FLAGS AND PENNANTS ARE PROHIBITED. HOWEVER, A SPECIAL EVENT BANNER SIGN ANNOUNCING GRAND OPENINGS, NEW MANAGEMENT, ETC., ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- DESIGNATE FIRE LANE PER CALIFORNIA VEHICLE CODE, SECTION 22500.1 AS RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET.
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICABLE PRIOR AND DURING ALL PHASES OF DEVELOPMENT. THE HYDRANT 4 1/2" OUTLET SHALL FACE THE ACCESS LANE.
- ALL PEDESTRIAN GATES, WHERE REQUIRED FOR COMPLIANCE WITH THE "150 FOOT RULE", SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1W782). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES AND ARE NOT TO SWING INTO THE PUBLIC RIGHT-OF-WAY.
- PROVIDE A SIGN (17" X 22" MINIMUM) AT PUBLIC ENTRANCE DRIVE TO THE PROPERTY, WHICH STATES "WARNING - VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658 CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300."
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL, APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; UNLESS OTHERWISE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- PURSUANT TO SECTION 8-302 OF THE FMC, NOISE LEVELS FOR COMMERCIAL ZONED PROPERTIES SHALL NOT EXCEED 60 dB BETWEEN 10 PM TO 7 AM AND FROM 7 AM TO 10 PM. THE PERMITTED SOUND LEVEL IS 65 dB MEASURED AT THE PROPERTY SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4085) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELATIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL FUTURE PROPOSED FENCES, HEDGES, AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PROPOSED OPEN SPACE AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO VEHICULAR TRAFFIC OR TO THE LIVING ENVIRONMENT.
- APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
- A VACATION OF EXISTING PUBLIC RIGHT-OF-WAY WITH A FEASIBILITY STUDY IS REQUIRED PRIOR TO BUILDING PERMITS. (4 MONTH PROCESSING TIME).

SITE PLAN

The Waterford Foundation, Inc.

	REVISIONS		SHEET NO.
	DATE: 5-9-23	SCALE: 1" = 30'	