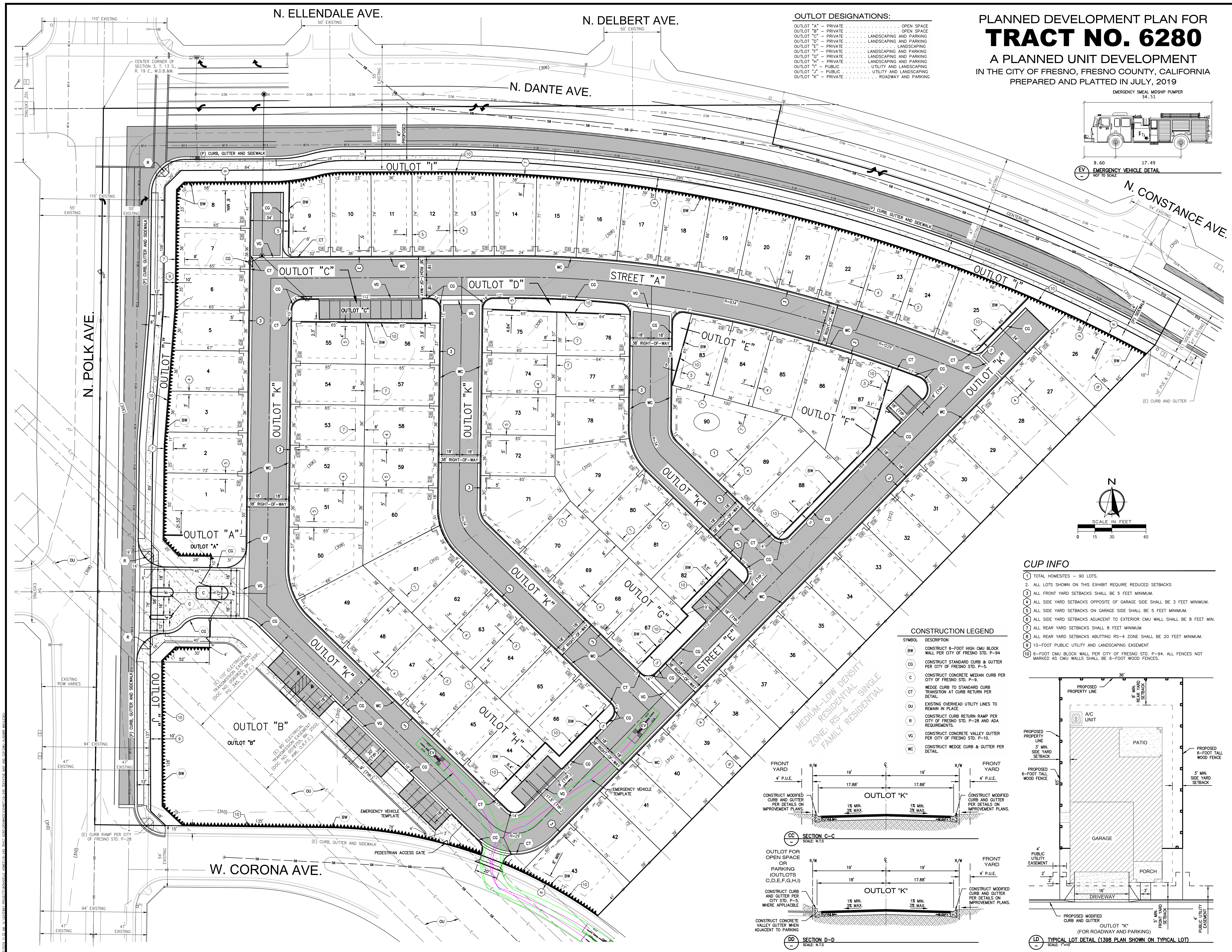
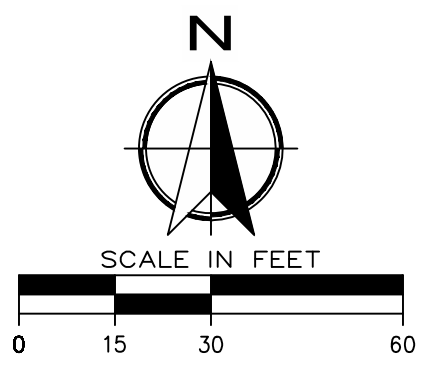
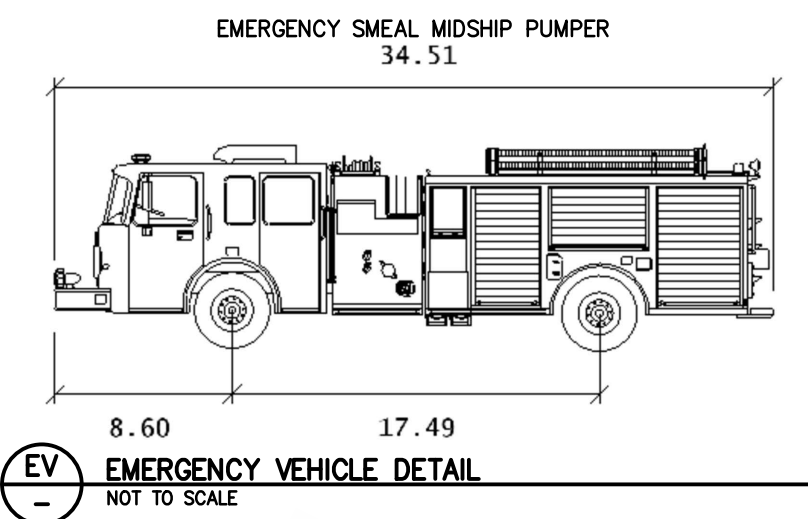




OUTLOT DESIGNATIONS:

OUTLOT "A"	- PRIVATE	OPEN SPACE
OUTLOT "B"	- PRIVATE	OPEN SPACE
OUTLOT "C"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "D"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "E"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "F"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "G"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "H"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "I"	- PRIVATE	LANDSCAPING AND PARKING
OUTLOT "J"	- PUBLIC	UTILITY AND LANDSCAPING
OUTLOT "K"	- PRIVATE	ROADWAY AND PARKING

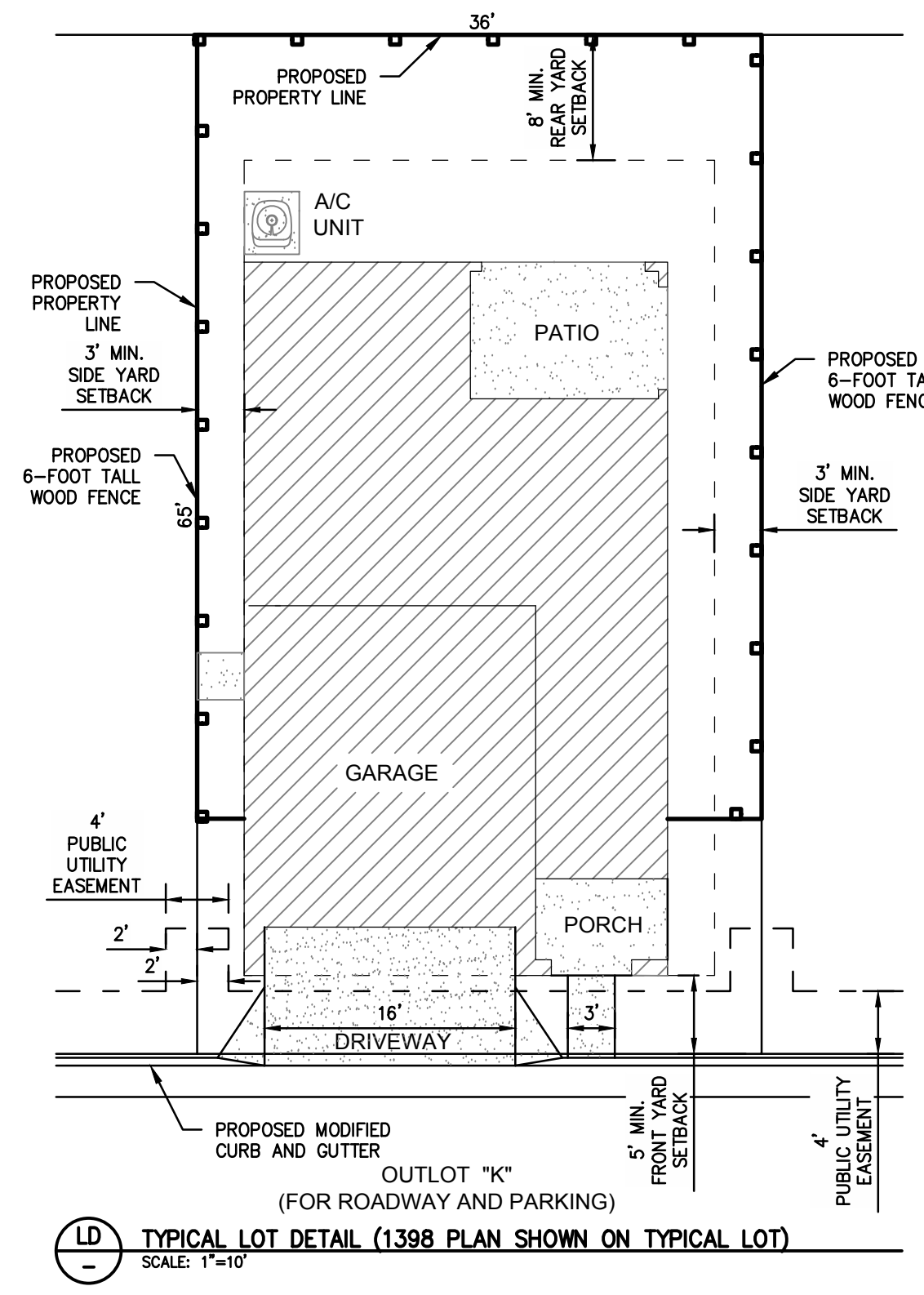
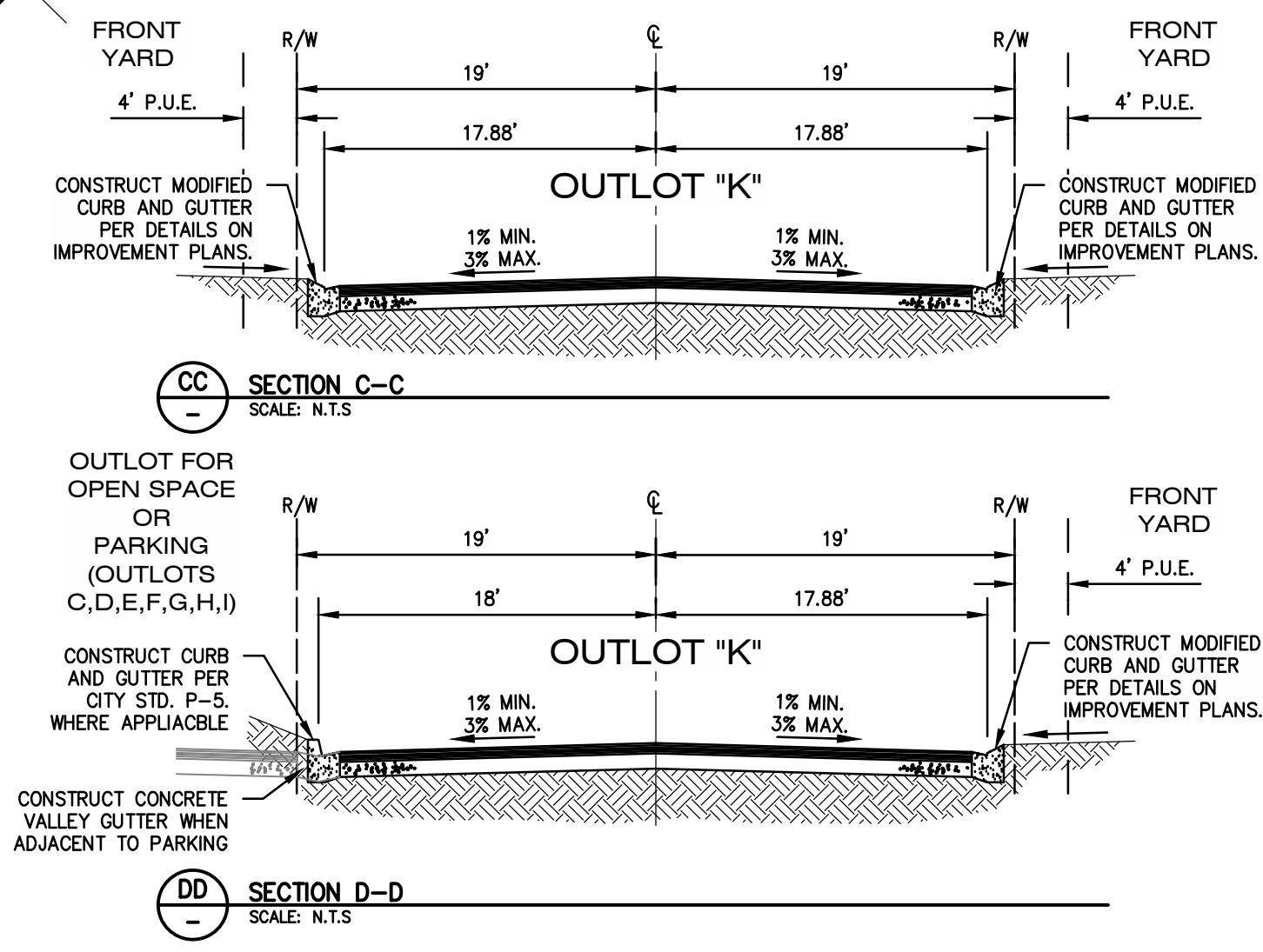
PLANNED DEVELOPMENT PLAN FOR
TRACT NO. 6280
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
PREPARED AND PLATTED IN JULY, 2019



CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
BW	CONSTRUCT 6'-FOOT HIGH CMU BLOCK WALL PER CITY OF FRESNO STD. P-94
CG	CONSTRUCT STANDARD CURB & GUTTER PER CITY OF FRESNO STD. P-5
C	CONSTRUCT CONCRETE MEDIAN CURB PER CITY OF FRESNO STD. P-9
CT	WEDGE CURB TO STANDARD CURB TRANSITION AT CURB RETURN PER DETAIL
OU	EXISTING OVERHEAD UTILITY LINES TO REMAIN IN PLACE
R	CONSTRUCT CURB RETURN RAMP PER CITY OF FRESNO STD. P-28 AND ADA REQUIREMENTS
VG	CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
WC	CONSTRUCT WEDGE CURB & GUTTER PER DETAIL

- CUP INFO
- 1 TOTAL HOMESITES - 90 LOTS.
 - 2 ALL LOTS SHOWN ON THIS EXHIBIT REQUIRE REDUCED SETBACKS
 - 3 ALL FRONT YARD SETBACKS SHALL BE 5 FEET MINIMUM.
 - 4 ALL SIDE YARD SETBACKS OPPOSITE OF GARAGE SIDE SHALL BE 3 FEET MINIMUM.
 - 5 ALL SIDE YARD SETBACKS ON GARAGE SIDE SHALL BE 5 FEET MINIMUM.
 - 6 ALL SIDE YARD SETBACKS ADJACENT TO EXTERIOR CMU WALL SHALL BE 8 FEET MIN.
 - 7 ALL REAR YARD SETBACKS SHALL 8 FEET MINIMUM
 - 8 ALL REAR YARD SETBACKS ABUTTING RS-4 ZONE SHALL BE 20 FEET MINIMUM.
 - 9 10-FOOT PUBLIC UTILITY AND LANDSCAPING EASEMENT
 - 10 6-FOOT CMU BLOCK WALL PER CITY OF FRESNO STD. P-94. ALL FENCES NOT MARKED AS CMU WALLS SHALL BE 6-FOOT WOOD FENCES.



APPL. NO. P19-03951 EXHIBIT A-1 DATE 11/03/2019
PLANNING REVIEW BY: DATE
TRAFFIC ENG. DATE
APPROVED BY: DATE
CITY OF FRESNO DARM DEPT

PROJECT:
TRACT 6280
IMPROVEMENT PLANS
IN
SEC POLK AND DANTE AVENUES
FOR:
BONADELLE NEIGHBORHOODS

07/04/19

NO.	DATE:	ISSUE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLANNED DEVELOPMENT PLAN

ENGINEER: DANIEL K. BOND
LICENSE NO. 57133
DRAWN BY: VM
CHECKED BY: DKB
SCALE: AS SHOWN
SHEET NO. 2
PROJECT NO. 19-045