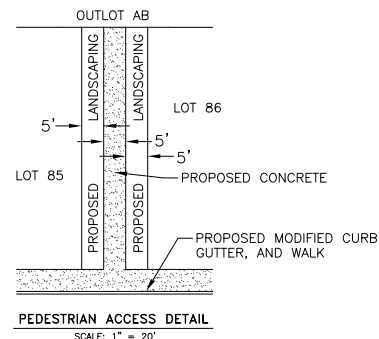
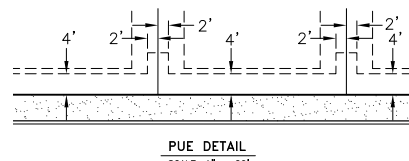


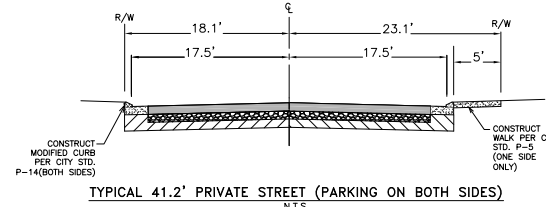
TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE



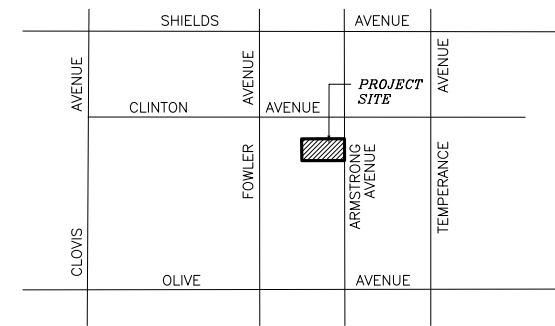
PEDESTRIAN ACCESS DETAIL
SCALE: 1" = 20'



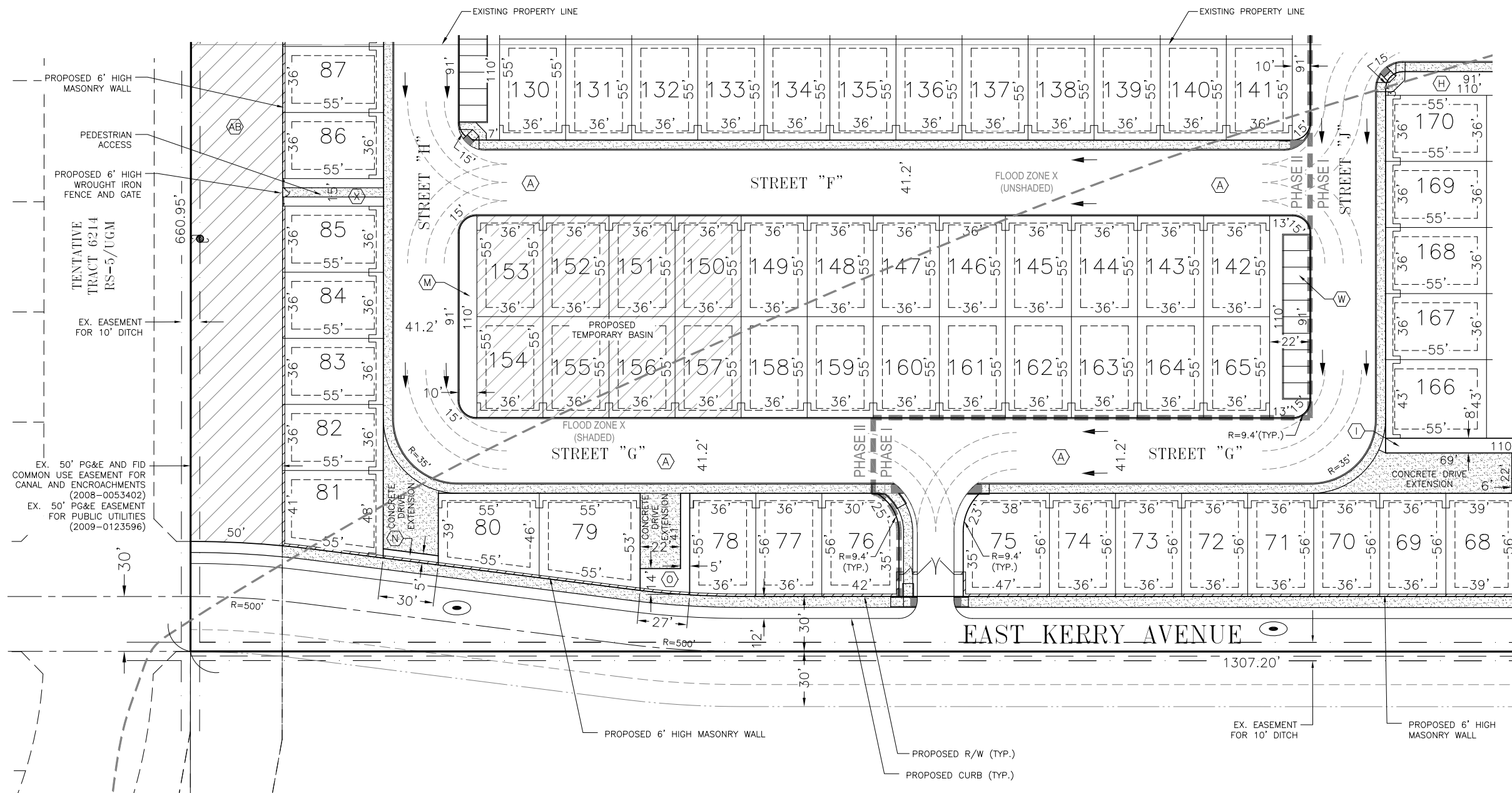
PUE DETAIL
SCALE: 1" = 20'



TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)
N.T.S.



VICINITY MAP
N.T.S.



- EXISTING BUILDINGS
EXISTING BUILDINGS TO BE REMOVED
- EXISTING TREES
25 EXISTING TREES TO BE REMOVED
- EXISTING USE
AGRICULTURAL
- EXISTING ZONING
AE-20 (FRESNO COUNTY)
- EXISTING GENERAL PLAN LAND USE
RESIDENTIAL, MEDIUM DENSITY
& URBAN NEIGHBORHOOD
- PROPOSED GENERAL PLAN LAND USE
RESIDENTIAL, MEDIUM DENSITY
- PROPOSED ZONING
RS-5/UGM
- PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
- 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 GAS
PG&E
- SOURCE OF CABLE T.V.
COMCAST
- SOURCE OF TELEPHONE
AT&T
- ASSESSOR'S PARCEL NUMBER
574-050-12, 574-050-13
- SITE AREA
19.83 AC. (GROSS)
19.58 AC. (NET)
- NUMBER OF LOTS
225 LOTS & 28 OUTLOTS
- DENSITY
11.34 D.U./AC.
- AVERAGE LOT SIZE
2,024 S.F.
- SITE ADDRESS
2298 N. ARMSTRONG AVE.
FRESNO, CA 93727

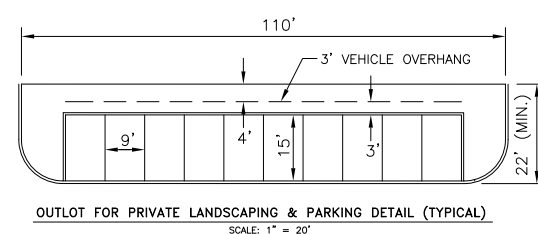
APPL. NO. P19-06281 EXHIBIT A-2 DATE 12/30/2019

PLANNING REVIEW BY _____ DATE _____

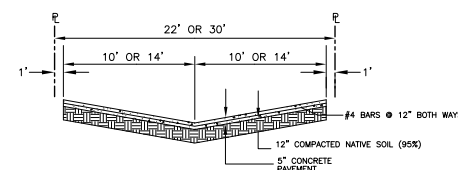
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



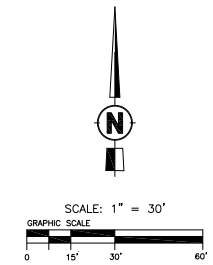
OUTLOT FOR PRIVATE LANDSCAPING & PARKING DETAIL (TYPICAL)
SCALE: 1" = 20'



CONCRETE DRIVE EXTENSION (TYP.)
N.T.S.

- LEGEND:
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
 - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
 - PUE PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
 - DIRECTION OF STORMWATER FLOW
 - OUTLOT IDENTIFIER
 - EXISTING POWER POLE TO REMAIN
 - PROPOSED 6' HIGH MASONRY WALL

- OUTLOT SCHEDULE:
1. OUTLOT A IS FOR PRIVATE STREET & PUE PURPOSES.
 2. OUTLOTS B & C ARE TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING PURPOSES.
 3. OUTLOTS E, F, G, H, I, J, K, L, M, N, O, V & AC ARE FOR PRIVATE LANDSCAPING PURPOSES.
 4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING & PARKING PURPOSES.
 5. OUTLOT AA IS FOR PRIVATE LANDSCAPING, PARKING, & POOL PURPOSES.
 6. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.
 7. OUTLOTS X & Y ARE FOR PRIVATE PEDESTRIAN PURPOSES.

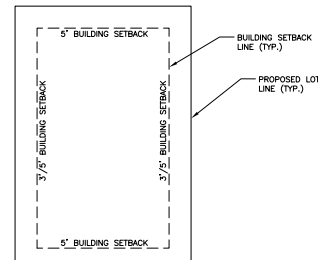


OWNER:
SHARON MAGEE METZLER, TRUSTEE OF THE SHARON MAGEE METZLER LIVING TRUST
2187 N. ARMSTRONG AVENUE
FRESNO, CA 93727

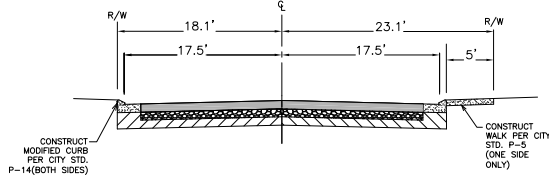
SUBDIVIDER
Wilson Premier Homes, Inc.
7560 NORTH PALM AVENUE SUITE 102
FRESNO, CA 93711
559-242-7650

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

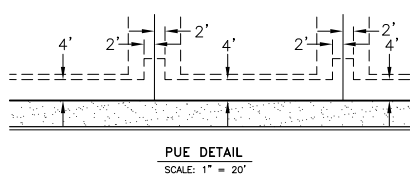
Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: harsoc@harbour-engineers.com	REVISIONS	SHEET NO. 2 OF 5
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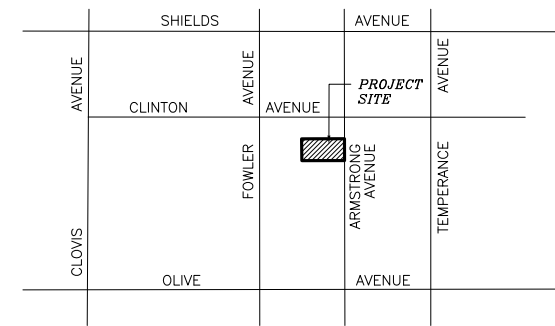
NOTE: ALL LOTS HAVE THE SAME SETBACKS
TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE



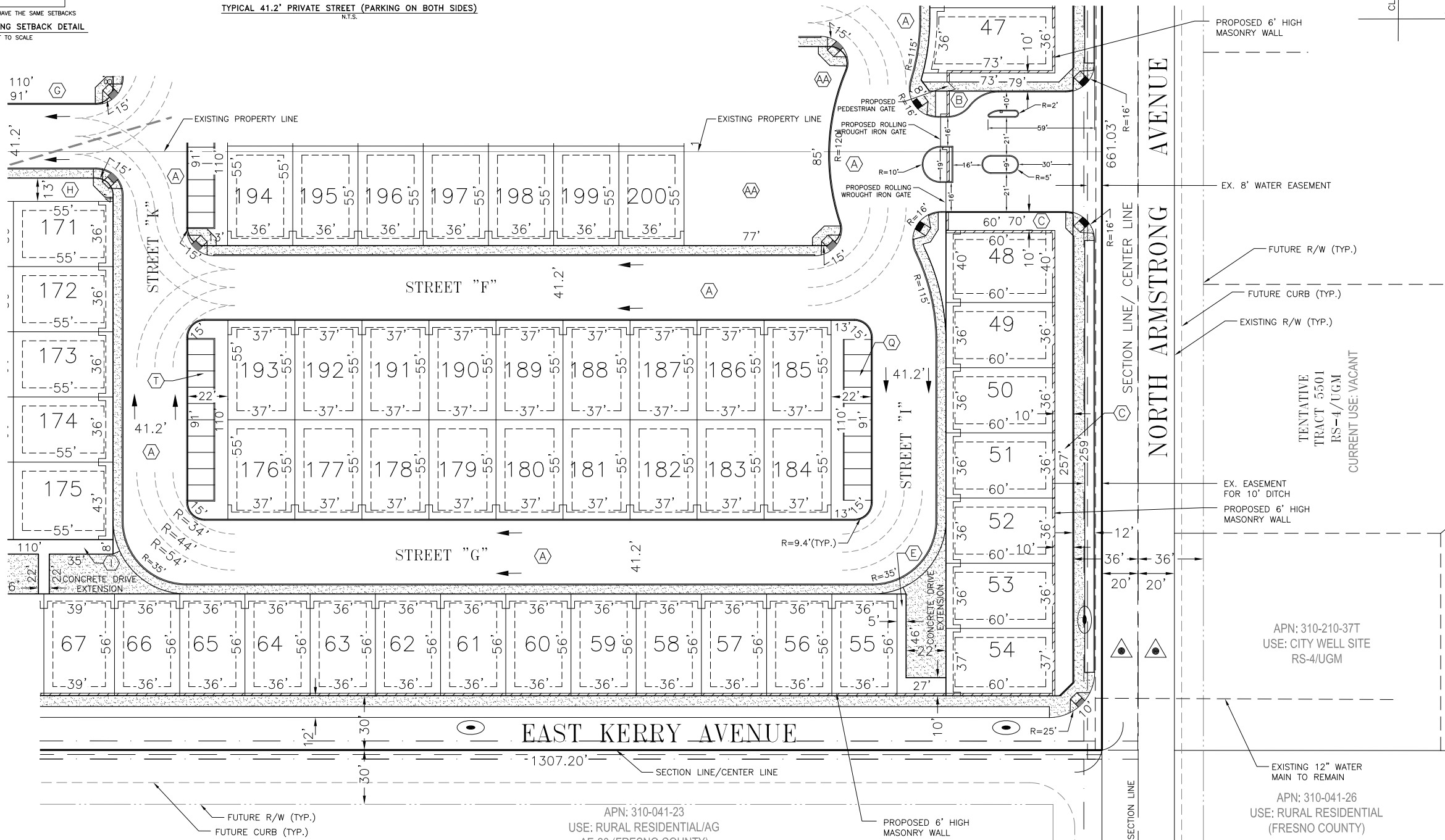
TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)
N.T.S.



PUE DETAIL
SCALE: 1" = 20'



VICINITY MAP
N.T.S.



EXISTING BUILDINGS
EXISTING BUILDINGS TO BE REMOVED

EXISTING TREES
25 EXISTING TREES TO BE REMOVED

EXISTING USE
AGRICULTURAL

EXISTING ZONING
AE-20 (FRESNO COUNTY)

EXISTING GENERAL PLAN LAND USE
RESIDENTIAL, MEDIUM DENSITY
& URBAN NEIGHBORHOOD

PROPOSED GENERAL PLAN LAND USE
RESIDENTIAL, MEDIUM DENSITY

PROPOSED ZONING
RS-5/UGM

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

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 GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
574-050-12, 574-050-13

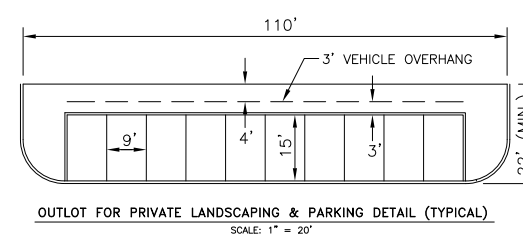
SITE AREA
19.83 AC. (GROSS)
19.58 AC. (NET)

NUMBER OF LOTS
225 LOTS & 28 OUTLOTS

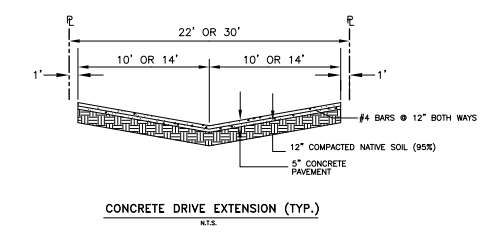
DENSITY
11.34 D.U./AC.

AVERAGE LOT SIZE
2,024 S.F.

SITE ADDRESS
2298 N. ARMSTRONG AVE.
FRESNO, CA 93727



OUTLOT FOR PRIVATE LANDSCAPING & PARKING DETAIL (TYPICAL)
SCALE: 1" = 20'



CONCRETE DRIVE EXTENSION (TYP.)
N.T.S.

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 - OUTLOT IDENTIFIER
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 5. OUTLOT AA IS FOR PRIVATE LANDSCAPING, PARKING, & POOL PURPOSES.
 6. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.
 7. OUTLOTS X & Y ARE FOR PRIVATE PEDESTRIAN PURPOSES.

APPL. NO. P19-06281 EXHIBIT A-3 DATE 12/30/2019

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

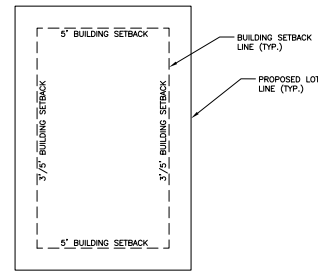
CITY OF FRESNO DARM DEPT

OWNER:
SHARON MAGEE METZLER, TRUSTEE OF THE SHARON MAGEE METZLER LIVING TRUST
2187 N. ARMSTRONG AVENUE
FRESNO, CA 93727

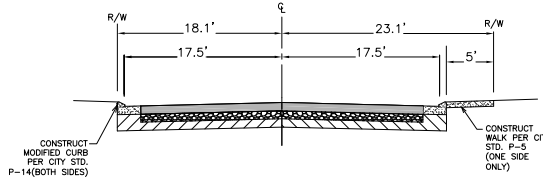
SOUTHEAST

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241
SUBDIVIDER
Wilson Premier Homes, Inc.
7560 NORTH PALM AVENUE, SUITE 102
FRESNO, CA 93711
558-2427650

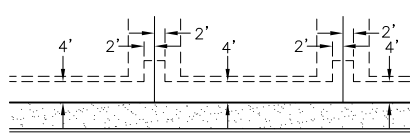
 Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: h&a@harbour-engineers.com	REVISIONS	SHEET NO.
	DATE: 12-26-19 SCALE: 1" = 30' DRAWN BY: KPA W.D. #17-000	3 OF 5



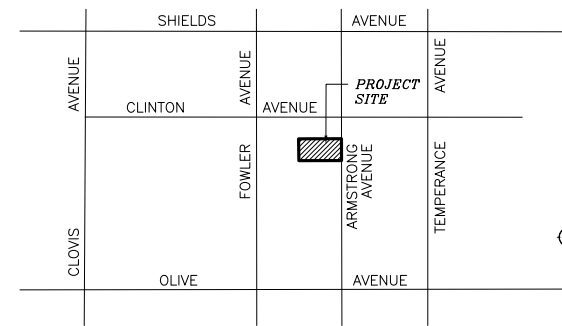
TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE



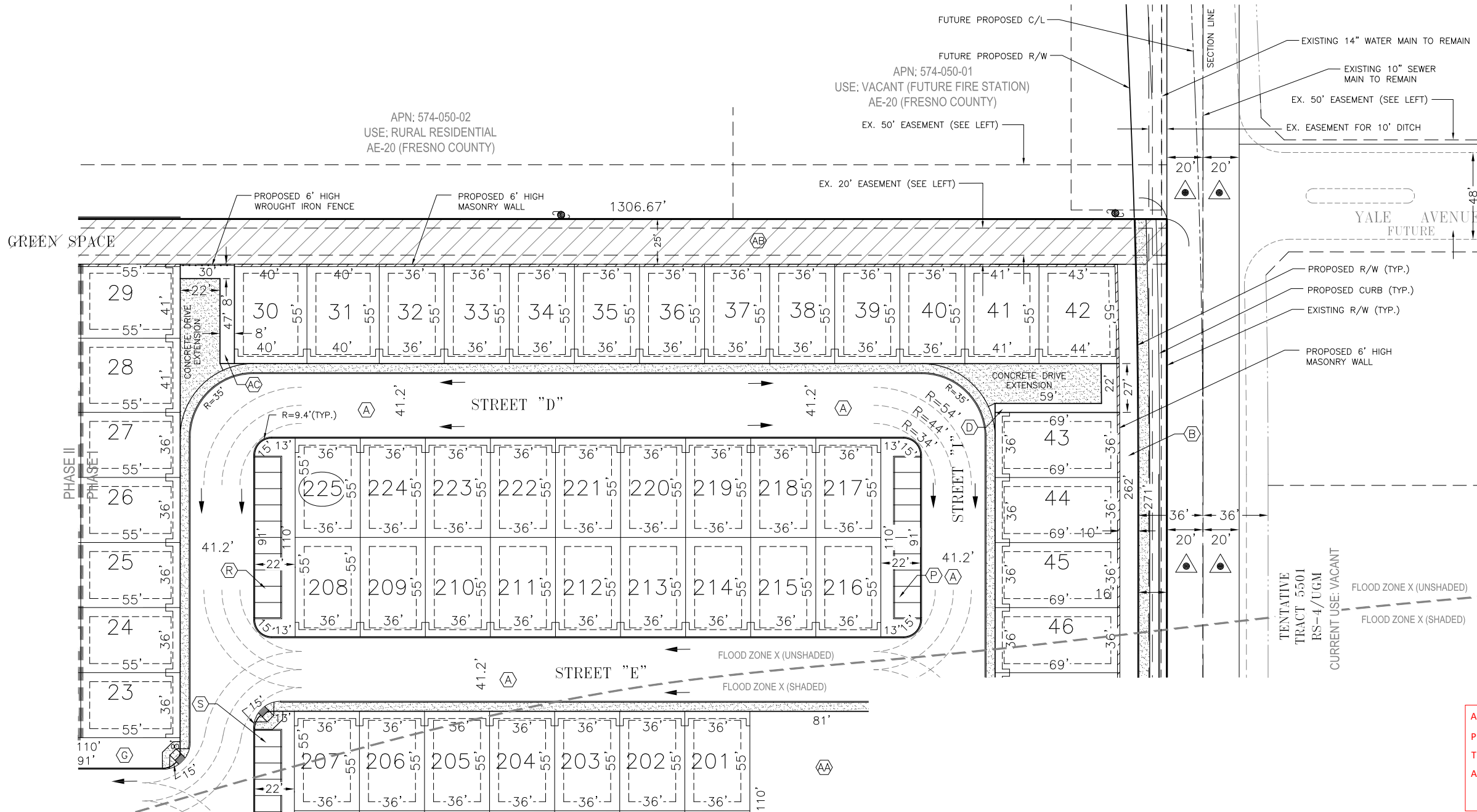
TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)
N.T.S.



PUE DETAIL
SCALE: 1" = 20'

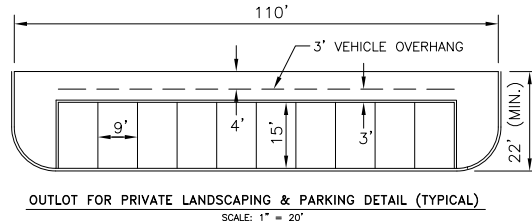


VICINITY MAP
N.T.S.

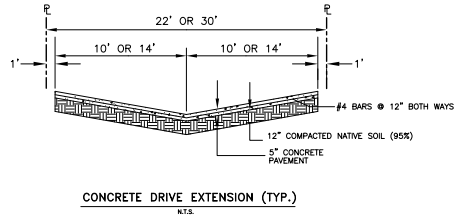


EXISTING BUILDINGS
EXISTING BUILDINGS TO BE REMOVED
EXISTING TREES
25 EXISTING TREES TO BE REMOVED
EXISTING USE
AGRICULTURAL
EXISTING ZONING
AE-20 (FRESNO COUNTY)
EXISTING GENERAL PLAN LAND USE
RESIDENTIAL, MEDIUM DENSITY
& URBAN NEIGHBORHOOD
PROPOSED GENERAL PLAN LAND USE
RESIDENTIAL, MEDIUM DENSITY
PROPOSED ZONING
RS-5/UGM
PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
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 GAS
PG&E
SOURCE OF CABLE T.V.
COMCAST
SOURCE OF TELEPHONE
AT&T
ASSESSOR'S PARCEL NUMBER
574-050-12, 574-050-13
SITE AREA
19.83 AC. (GROSS)
19.58 AC. (NET)
NUMBER OF LOTS
225 LOTS & 28 OUTLOTS
DENSITY
11.34 D.U./AC.
AVERAGE LOT SIZE
2,024 S.F.
SITE ADDRESS
2298 N. ARMSTRONG AVE.
FRESNO, CA 93727

APPL. NO. P19-06281 EXHIBIT A-4 DATE 12/20/2019
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



OUTLOT FOR PRIVATE LANDSCAPING & PARKING DETAIL (TYPICAL)
SCALE: 1" = 20'



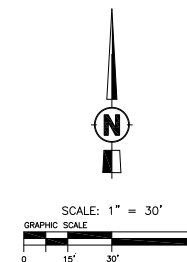
CONCRETE DRIVE EXTENSION (TYP.)
N.T.S.

LEGEND:

- ⊙ INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- ⊕ PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
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- DIRECTION OF STORMWATER FLOW
- Ⓐ OUTLOT IDENTIFIER
- ⊕ EXISTING POWER POLE TO REMAIN
- ▬ PROPOSED 6' HIGH MASONRY WALL

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4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING & PARKING PURPOSES.
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6. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.
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OWNER:
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2187 N. ARMSTRONG AVENUE
FRESNO, CA 93727

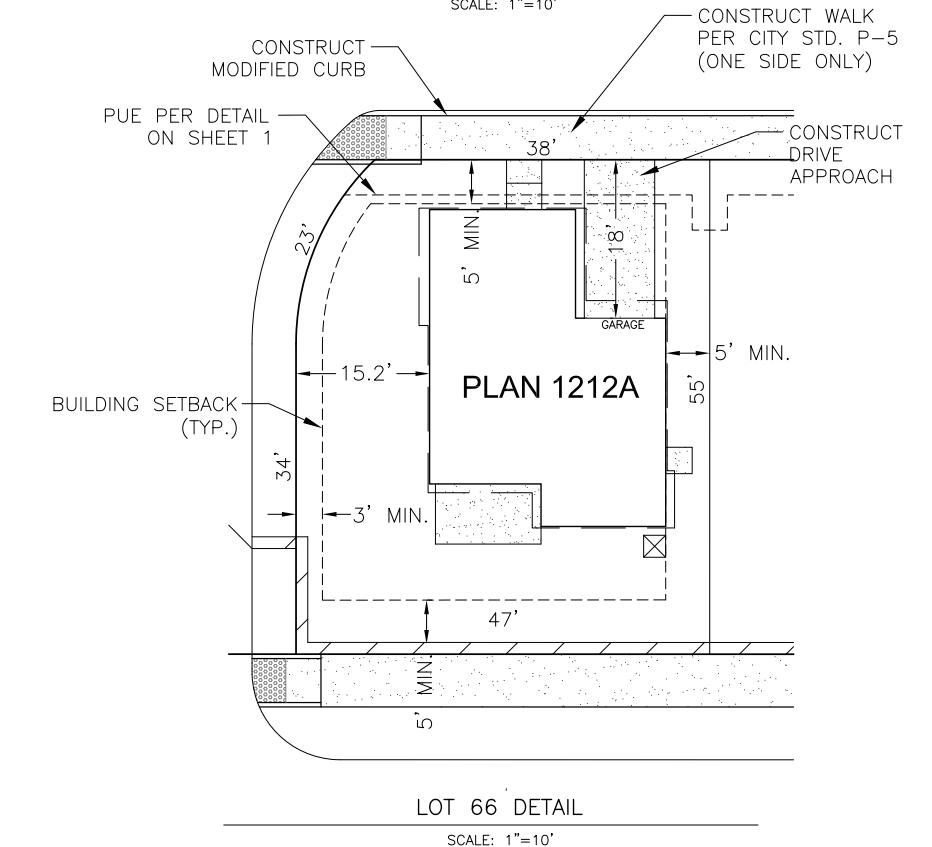
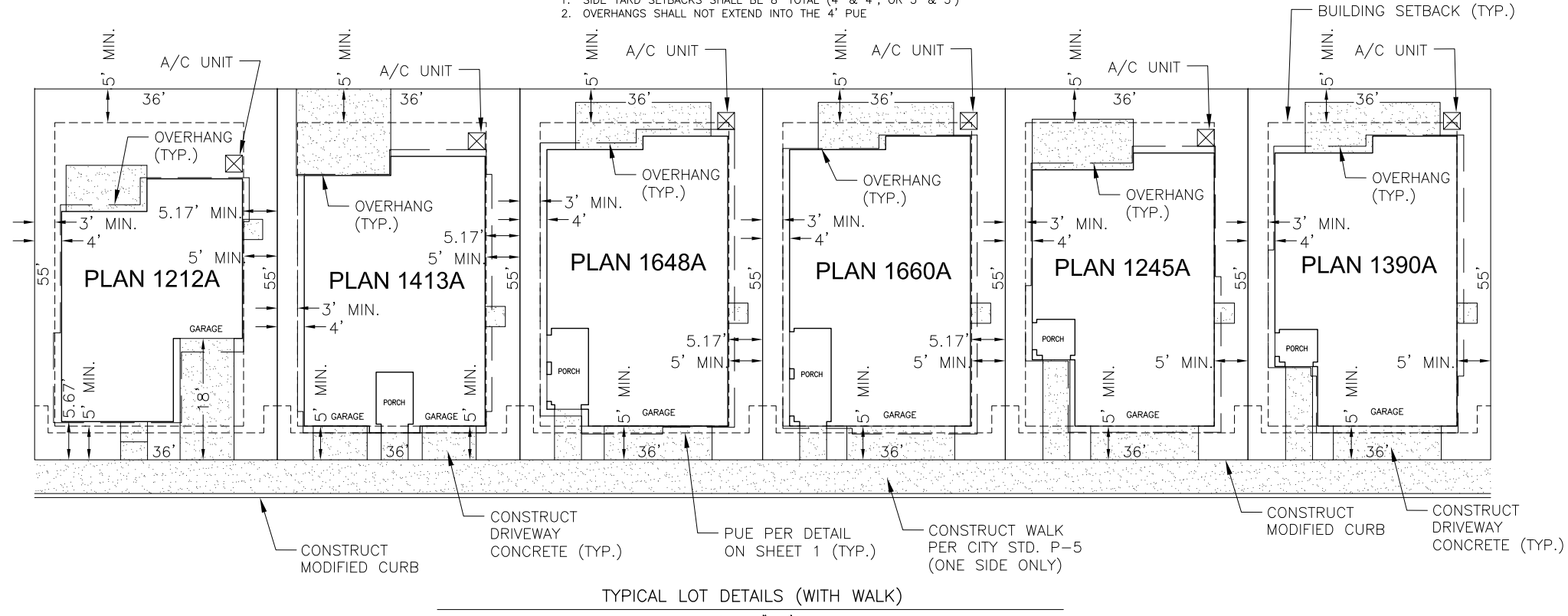
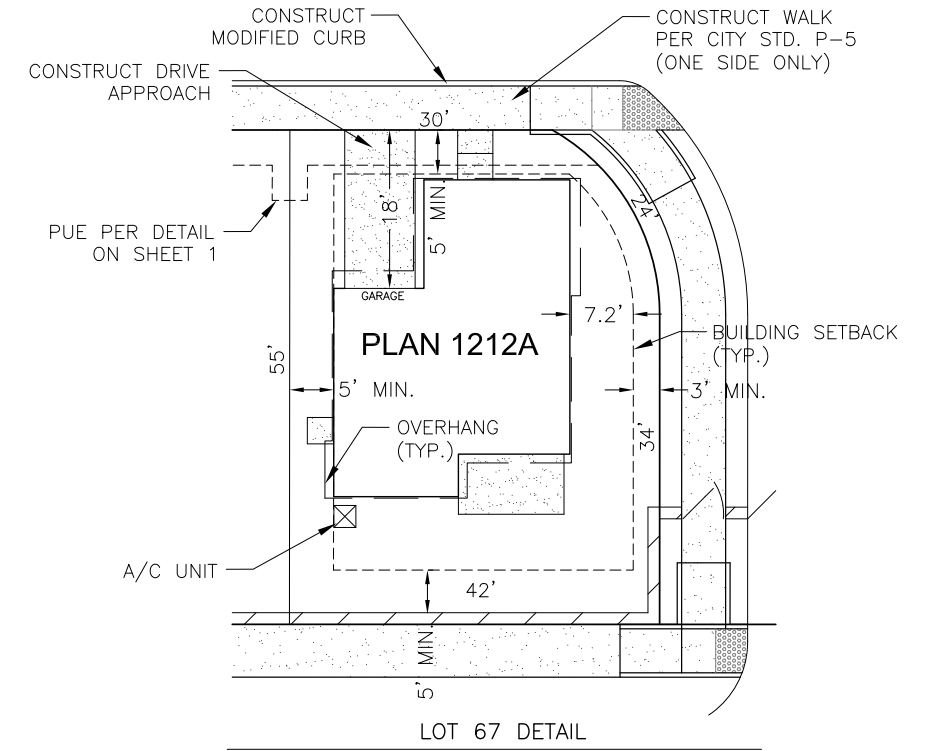
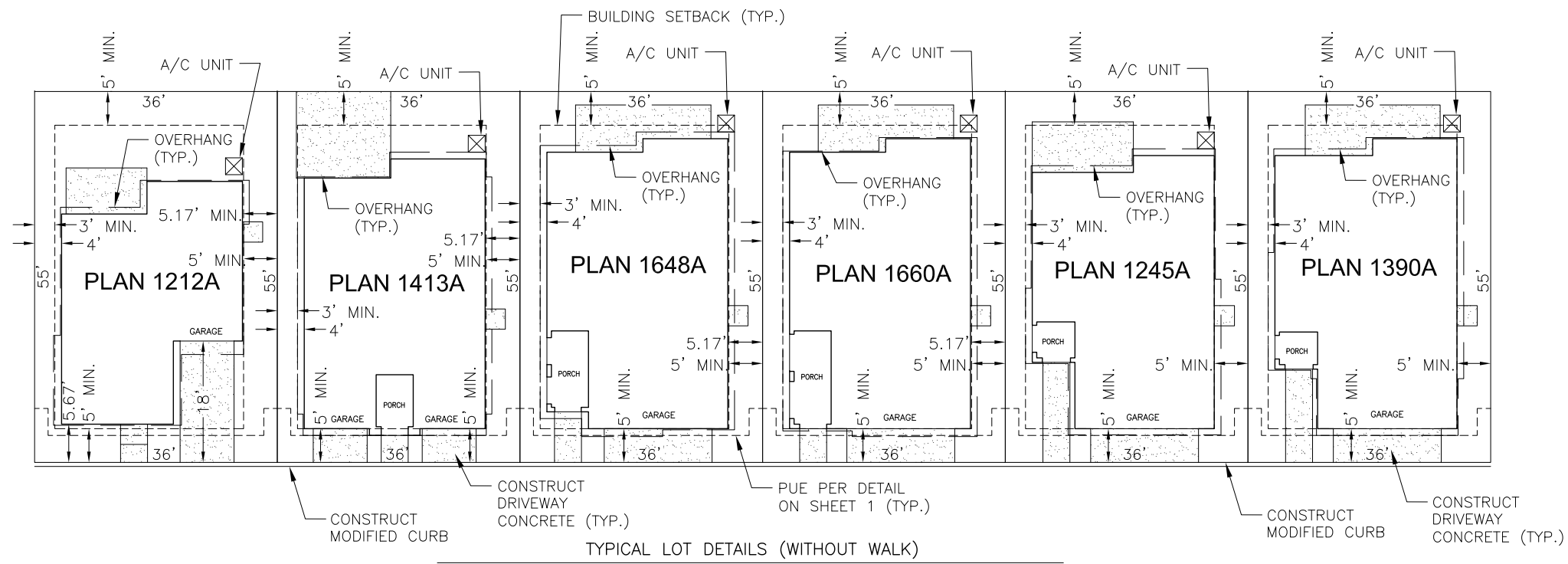
NORTHEAST

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

SUBDIVIDER
Wilson Premier Homes, Inc.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA 93711
558-2247550

 Harbour & Associates Civil Engineers 359 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: h&a@harbour-engineers.com	REVISIONS _____ _____ _____ _____	SHEET NO. 4 OF 5
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DATE: 12-26-19 SCALE: 1" = 30' DRAWN BY: KPA



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 SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444.
- THE RELOCATION OF ANY UTILITIES TO THE DESIGN ALIGNMENT AND GRADE SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT TRAFFIC ENGINEER FOR INFORMATION REGARDING REMBURSEMENT RELATIVE TO RELOCATING TRAFFIC SIGNAL FACILITIES.
- 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 PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS 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.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL 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, OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 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.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENT FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR AND DURING ALL PHASES OF DEVELOPMENT.
- 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. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LBS.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY "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."
- TURNS IN PRIVATE DRIVES FOR FIRE TRUCK ACCESS SHALL HAVE A MINIMUM 44 FOOT CENTERLINE RADIUS.
- ALL GATES ON COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED "CLICK TO ENTER" SYSTEM. GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
- ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACKUP.
- PROVIDE APPROVED VISUAL RECOGNITION FEATURE/SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.
- STREET FURNITURE LOCATIONS SHALL BE COORDINATED SO THAT THEY ARE NOT POSITIONED IN THE OUTSIDE SWEEP OF ANY TURN RADIUS.
- PROVIDE CC&R'S FOR ANNUAL FIRE INSPECTION FEES FOR MAINTENANCE OF ACCESS AND PARKING RESTRICTIONS.

FIRE HYDRANT NOTES

- PRIVATE HYDRANTS MUST BE INSTALLED. HYDRANT LOCATIONS SHALL BE COORDINATED SO THAT THEY ARE NOT POSITIONED IN THE OUTSIDE SWEEP OF ANY TURN RADIUS.
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH APPROVED PROTECTED BOLLARDS OR STANDARD CURB.
- FIRE HYDRANTS SHALL BE INSTALLED, TESTED, APPROVED, AND ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. THE HYDRANT 4" OUTLET SHALL FACE THE ACCESS LANE.

APPL. NO. P19-0281	EXHIBIT A-5	DATE: _____
PLANNING REVIEW BY: _____	DATE: _____	
TRAFFIC ENG. DATE: _____		
APPROVED BY: _____	DATE: _____	
CITY OF FRESNO DARM DEPT		

DETAILS

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

SUBDIVIDER
Wilson Premier Homes, Inc.
 7550 NORTH PALM AVENUE SUITE 102
 FRESNO, CA 93711
 559-2447650

 Harbour & Associates Civil Engineers 399 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: h&a@harbour-engineering.com	REVISIONS	SHEET NO.
	DATE: 12-26-19	SCALE: 1"=10'

5 OF 5