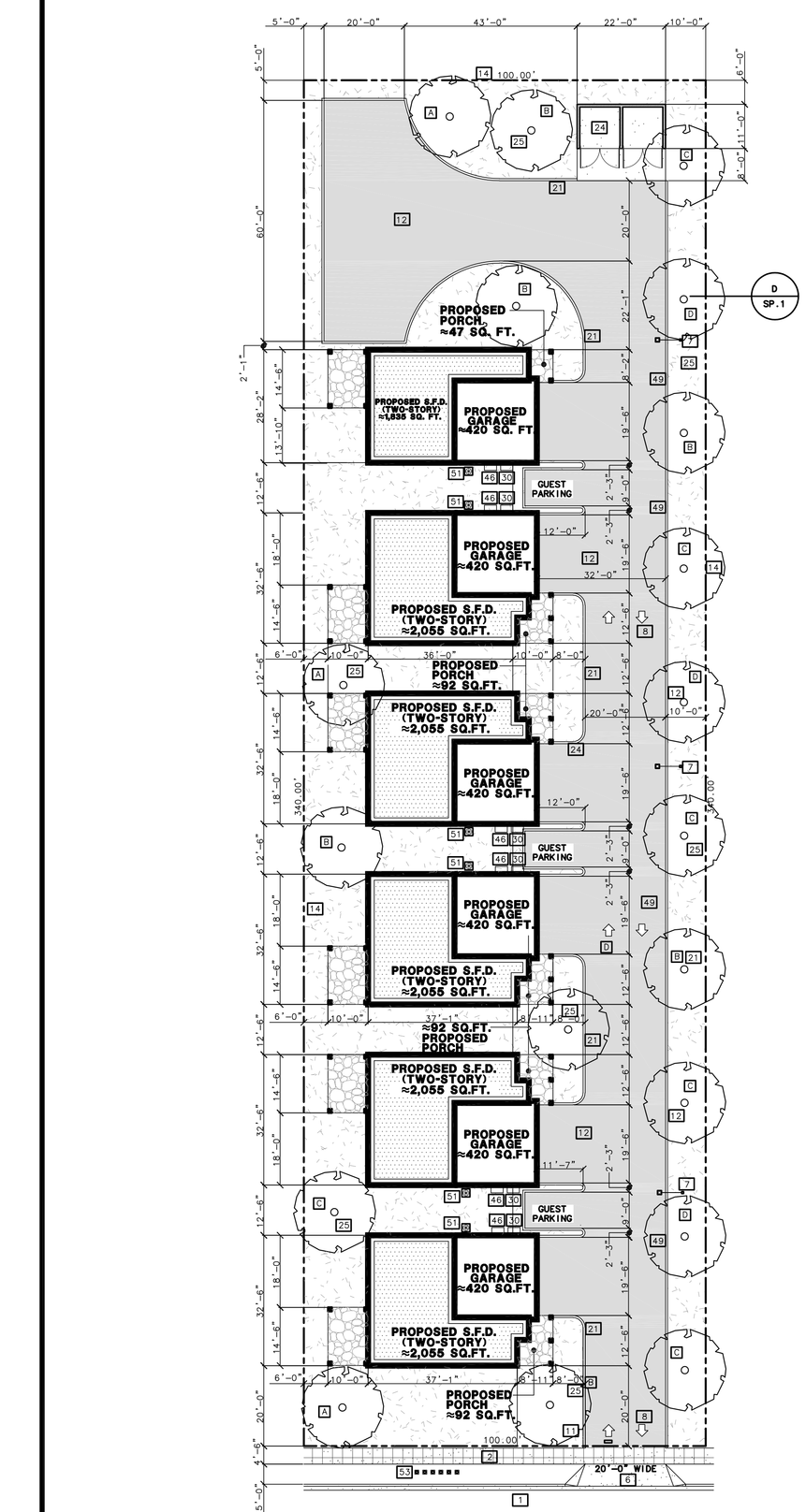
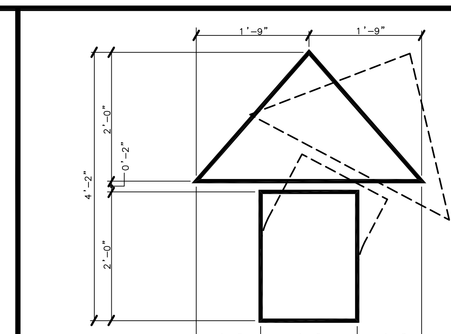


5454 N. STATE AVENUE
(100'-0" WIDE)

SITE PLAN

SCALE:1"=20'-0"

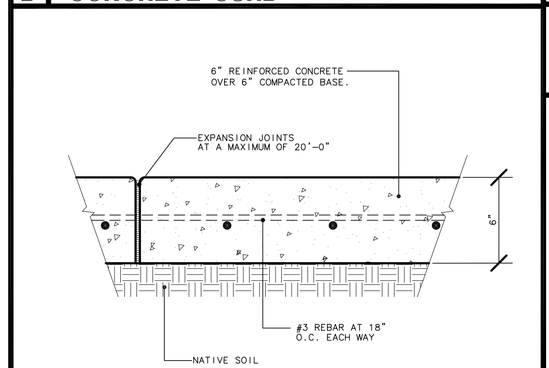
EXISTING PUBLIC FIRE HYDRANT PROTECTING THIS PROPERTY LOCATED 85' NORTHWEST OF THE NORTHEAST PROPERTY LINE CORNER.



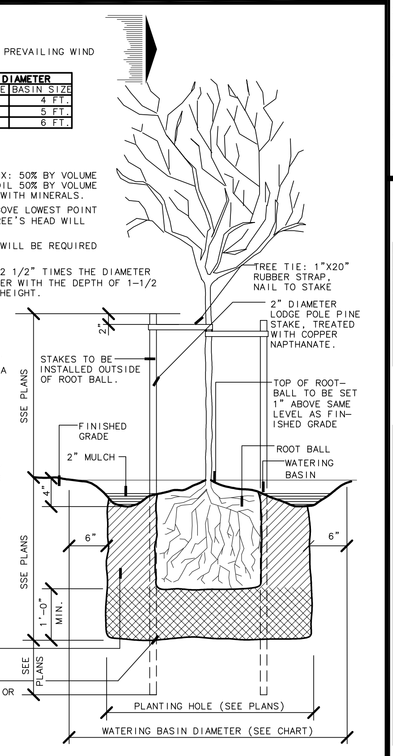
NOTES:
1. FACE SIGNS IN CENTER OF TRAVEL LANES; SEE SITE PLAN.
2. PAINT ARROW WITH WHITE BEADED REFLECTIVE PAINT.
3. PAINT: REFLECTORIZE WHITE
PAINT TWO (2) COATS MINIMUM, LET DRY BETWEEN COATS.

A PAINTED DIRECTIONAL ARROW

B CONCRETE CURB



C CONCRETE DRIVE SLAB



PREPARED BACKFILL MIX: 50% BY VOLUME CLEAN FRIABLE TOP SOIL 50% BY VOLUME NITRALIZED SAW DUST WITH MINERALS.

PLACE TREE TIE 6" ABOVE LOWEST POINT ALONG TRUNK WHERE TREE'S HEAD WILL SUPPORT ITSELF.

TWO STAKES PER TREE WILL BE REQUIRED FOR ALL TREES.

PLANTING HOLE TO BE 2 1/2" TIMES THE DIAMETER OF THE PLANT CONTAINER WITH THE DEPTH OF 1-1/2 TIMES THE CONTAINER HEIGHT.

TREE TO BE WATERED IMMEDIATELY AFTER PLANTING.

ONE DRAINAGE HOLE MIN. DIAMETER OF 24" SHALL BE DRILLED TO A MIN. DEPTH OF 10 FEET.

ALL TRIMMING AND PRUNING TO BE DONE ONLY WITH PUBLIC WORKS APPROVAL.

TAMP BACKFILL FIRMLY TO FORCE OUT ALL AIR POCKET.

TREE TO BE PLACED IN CENTER OF PLANTING HOLE.

D TREE PLANTING-STAKING

STANDARD SYMBOLS

SYMBOL/ LINETYPE	DESCRIPTIONS
	PROPERTY LINE AND RIGHT OF WAY
	SECTION AND CENTER LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	TREES
	PROPOSED SIGN
	POWER POLE/ TELEPHONE POLE
	LIGHT POLE
	FIRE HYDRANT
	PARKING LOT LIGHTING
	LIGHT POLE TO BE REMOVED

PROJECT DATA

ZONE:
RS-5

ASSESSOR'S PARCEL NUMBER:
506-110-35S

JOB ADDRESS:
5240 N. STATE STREET
FRESNO, CA 93722

PROPOSED USE:
MULTI-FAMILY

OCCUPANCY:

S.F.D:	R-3
GARAGE	U
PORCH	R-3
PATIO	R-3

CONSTRUCTION TYPE:
VB

BUILDING AREA: (TYPICAL OF 6)

S.F.D.:	2,055 SQ. FT.
(FIRST FLOOR):	901 SQ. FT.
(SECOND FLOOR):	1,154 SQ. FT.
GARAGE:	420 SQ. FT.
PORCH:	92 SQ. FT.
PATIO:	145 SQ. FT.
TOTAL:	2,712 SQ. FT.

SITE AREA:
SITE AREA: 34,000 SQ. FT. (NET) (0.78 ACRES)

LOT COVERAGE:
OPEN/LANDSCAPING: 37% SIDEWALK: 9%
BUILDING: 28% PAVING: 26%

LEGAL DESCRIPTION
LOT 3 IN BLOCK 3 OF HIGHWAY CITY, ACCORDING TO THE MAP RECORDED IN BOOK 11, PAGE 16 OF PLATS, RECORDS OF SAID COUNTY.

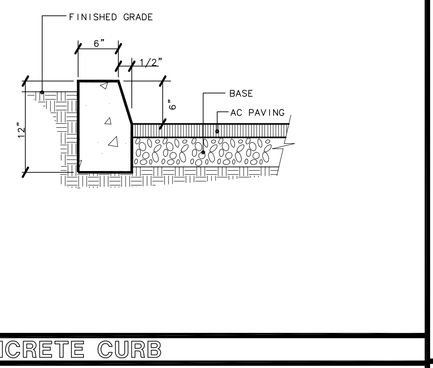
LAND USE:
RESIDENTIAL-MEDIUM DENSITY

GRADING PERMIT:
A GRADING PERMIT IS REQUIRED FOR THIS PROJECT

COMPLIANCE STATEMENT:
THIS PROJECT SHALL COMPLY WITH 2016 CBC, CMC, CFC, CPC, CEC, CGBSC, AND THE NONRESIDENTIAL CEC ENERGY STANDARDS.

OWNER:
STAR HOUSING PROJECT INC.
4460 W. SHAW AVENUE #237
FRESNO, CA 93722
559-472-9546

VICINITY MAP



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

PRESCRIPTIVE APPROACH
FOR LANDSCAPE AREAS BETWEEN 500 AND 2,499 SQUARE FEET)
PLANT MATERIAL (TITLE 24, CHAPTER 2, APPENDIX D (D.N.U))

1. FOR NON-RESIDENTIAL AREAS, 100% OF THE PLANTS, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF PLANTS THAT AVERAGE A WUCOLS PLANT FACTOR OF 0.3.
2. A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

TURF (TITLE 24, CHAPTER 2,7, APPENDIX D (N.N.U))

1. NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.

IRRIGATION (TITLE 24, CHAPTER 2,8 APPENDIX D (N.N.U))

1. AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
2. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
3. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS REQUIRED.
4. AREA LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVER SPRAY.
5. FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE AREAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUB-METER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
6. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
7. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO SOIL.

REQUIRED STATEMENTS & CERTIFICATION (TITLE 23, CHAPTER 2.7, 4926, 4927, & 492.9)

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE OF AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, LICENSED LANDSCAPE CONTRACTOR, CERTIFIED IRRIGATION DESIGNER, LICENSED ENGINEER, LICENSED CONTRACTOR, LICENSED LAND SURVEYOR, OR PERSONAL PROPERTY OWNER.
3. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
4. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
5. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

NOTES:
1. THIS PROJECT DOES INCORPORATE LANDSCAPING IN CONFORMANCE TO THE MWELO REQUIREMENTS PER TITLE 23 OF THE CALIFORNIA CODE OF REGULATIONS, DIVISION 2, CHAPTER 2.7. REFER TO LANDSCAPE PLAN FOR DESIGN AND INSTALLATION REQUIREMENTS.
2. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
3. WEATHER BASE CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

HYDROZONE INFORMATION TABLE

HYDROZONE	ZONE OR VALVE	IRRIGATION METHOD	AREA(SQ. FT.)	% OF LANDSCAPE AREA
LW	B	S	12,580	100%
TOTAL:				100%

ABBREVIATIONS

HYDROZONE	IRRIGATION METHOD
HW = HIGH WATER USE PLANTS	MS = MICRO-SPRAY
MW = MODERATE WATER USE PLANTS	S = SPRAY
LW = LOW WATER USE PLANTS	R = ROTOR
	B = BUBBLER
	D = DRIP
	O = OTHER

ESTIMATED TOTAL WATER USE (ETWU) CALCULATION

PLANTERS AREA = 0 SQ. FT.
TURF AREA = 12,580 SQ. FT.
(HA)LANDSCAPED AREA = 12,580 SQ. FT.

HARDSCAPE = 12,580 SQ. FT.
PLANTER EXCEED 25% OF TURF
(MAWA)MAXIMUM APPLIED WATER ALLOWANCE (GALLON PER YEAR)
(ETo) REFERENCE EVAPOTRANSPIRATION = 51.1 (PER APPENDIX A OF (MWELO))
(ETAF)ET ADJUSTMENT FACTOR = 0.70
(PF)PLANT FACTOR FROM WUCOLS = .3 LOW
(HA)HYDROZONE AREA [HIGH, MEDIUM, AND LOW WATER USE AREAS] = 12,580 SQ.FT.
(CF)CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT) = .62
(IE)IRRIGATION EFFICIENCY = .71
(SLA)SPECIAL LANDSCAPE AREA [SQUARE FEET] = 0 SQ. FT.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
(MAWA) = ETo(CF)[(ETAF)XHA)+(PFXSLA)]
(MAWA) = (51.1)0.62[0.7(12,580)+0.3(0)]
(MAWA) = 278,992
ESTIMATED TOTAL WATER USE (ETWU)

$$(ETWU) = ETo(CF)\left[\frac{PFXHA}{IE} + SLA\right]$$

$$(ETWU) = (51.1)(0.62)\left[\frac{(0.3)(12,580)}{0.71} + 0\right]$$

(ETWU) = 168,390

(MAWA)>(ETWU) = OK

HYDROZONE TABLE FOR CALCULATING (ETWU)

HYDROZONE	PLANT WATER USE TYPE(S)	PLANT FACTOR (PF)	AREA(HA) (SQ. FT.)	PF X HA (SQ. FT.)
LW	LOW	0.3	12,580	
			SUM	3,774
SLA				
ESTIMATED TOTAL WATER USE		168,390 GALLONS		

PLANTING SPECIFICATIONS

GENERAL NOTES:
1. THE LANDSCAPE INSTALLER SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING HIS BID. THE SITE SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1' OF FINISH GRADE, 2' BELOW CURBS AND SIDEWALKS, INCLUDING ROUGH MOUNDING CONTOURS, FREE OF DEBRI.
2. ALL WORK SHALL BE INSTALLED IN COMPLIANCE WITH ABI1881 CODES AND ORDINANCES BY A PERSON WHO SHALL OBTAIN AND PAY FOR ANY NECESSARY PERMITS PRIOR TO WORK.
3. THE LANDSCAPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES, BUILDINGS AND UNDERGROUND UTILITIES DURING THE PERFORMANCE OF HIS WORK AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE OWNER, HE SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS.(UNDERGROUND, CONCRETE, PLUMBING, ELECTRICAL AND GRADING). CONTACT UNDERGROUND SERVICE ALERT PRIOR TO WORK.
4. THE LANDSCAPE INSTALLER SHALL BE RESPONSIBLE FOR CLEANING UP HIS OWN DEBRIS AND LEAVING THE SITE IN A SAFE CONDITION UPON COMPLETION OF THE JOB HE SHALL BE RESPONSIBLE FOR FINAL CLEAN UP OF HIS WORK AND LEAVING IT A BROOM-CLEAN CONDITION.
5. REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE ARCHITECT AND THE OWNER VIA THE ARCHITECT PRIOR TO DELIVERY OF THE PLANTS. PLANT MATERIALS SHALL BE TOP QUALITY UNDAMAGED REPRESENTATIVE OF THE SPECIES, PROPERLY PRUNED IF NECESSARY FREE OF DISEASE OR PESTS AND NOT ROOT BOUND WATER UPON DELIVERY AND DAILY THERE AFTER UNTIL PLANTED.
6. PLANT NUMBERS SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR, HE SHALL BE RESPONSIBLE FOR ALL SYMBOLS SHOWN.
7. ANY NOXIOUS PERENNIAL WEEDS (BERMUDA GRASS, MORNING GLORY, ETC.) GROWING ON THE SITE AFTER ROUGH GRADING SHALL BE SPRAYED AND KILLED WITH ROUND-UP HERBICIDE. LEAVE UNDISTURBED FOR 5 DAYS BEFORE ANY WORK.

SOIL CONDITIONING:
1. UPON COMPLETION OF ALL ROUGH GRADING OF THE LANDSCAPE PLANTING AREAS THE LANDSCAPE INSTALLER SHALL TAKE A REPRESENTATIVE SAMPLE OF THE ON SITE SOIL AND SUBMIT IT TO A CERTIFIED SOIL TESTING LABORATORY FOR ANALYSIS ALL SOIL SAMPLES SHOWING ADVERSE RATES OF COMPACTION SHALL RECEIVE MITIGATION RECOMMENDATIONS IN THE SOIL REPORT. THE SOILS REPORT MUST PROVIDE THE FOLLOWING INFORMATION.
*SOIL TEXTURE
*CAUTION EXCHANGE CAPACITY,SOIL FERTILITY INCLUDING TESTS FOR NITROGEN,POTASSIUM, *PHOSPHOROUS,PH,ORGANIC MATTER AND SPECIFIC CONDUCTANCE(ELECTRICAL CONDUCTIVITY)
*SOIL PERMEABILITY RATE IN INCHES PER HOUR
*RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL.
UPON RECEIPT OF THE SOILS REPORT FROM THE CONTRACTOR THE ARCHITECT SHALL PREPARE THE SOIL AMENDING SCHEDULE FOR THE OWNER. REFER TO SOIL CONDITIONING NOTES FOR BIDDING SOIL CONDITIONING.

WORK INCLUDED:
A. PROVIDE ALL LABOR, TOOLS, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF :
1. A COMPLETE LANDSCAPE PLANTING, INCLUDING TREES, SHRUBS, AND GROUNDCOVER.
2. LANDSCAPE FINISH GRADING INCLUDING LANDSCAPE BERM.
3. MAINTENANCE SERVICES.

ESTABLISHMENT PERIOD:
A. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS OF THE CONTRACT DURING THE PROCESS OF THE WORK AND DURING THE ESTABLISHMENT PERIOD WHICH BEGINS THE DAY AFTER ALL WORK IS COMPLETED AND CONTINUING FOR A 90 DAY PERIOD AFTER THE FINAL ACCEPTANCE OF THE WORK AS COMPLETED BY OWNER
B. ALL AREAS SHALL BE KEPT FREE OF DEBRIS & MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIAL, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION, REPLACEMENT PLANTS AND APPLICATIONS OF MULCH, AND OTHER NECESSARY OPERATIONS.
C. UPON THE COMPLETION OF THE ESTABLISHMENT PERIOD, THE SITE SHALL BE CLEAN AND FREE OF DEBRIS, WEEDS, AND EQUIPMENT. PLANT MATERIALS SHALL BE ESTABLISHED, HEALTHY, WEED FREE AND FREE OF INFESTATION.

GUARANTEES:
A. ALL PLANTS SHALL BE FULLY GUARANTEED FOR THE 90 DAY ESTABLISHMENT PERIOD.
B. ALL PLANT MATERIAL WHICH FAILS TO MAINTAIN A HEALTHY, VIGOROUS AND THRIVING CONDITION SHALL BE REJECTED. REPLACEMENT PLANTS SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS IN THESE SPECIFICATIONS. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT THE CONTRACTOR'S EXPENSE. REPLACEMENT PLANTS SHALL WILL THEN BE GUARANTEED FOR A FULL 90 DAY PERIOD FROM THE DATE OF REPLACEMENT.

MATERIALS
A. QUALITY: ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF TRUNK, BARK, SUN SCALD INJURIES, PLANT DISEASES AND INSECT INFESTATIONS. ALL PLANTS AND SHALL BE NURSERY GROWN STOCK THAT HAS PROVEN HARDY TO THE LOCATION OF THIS PROJECT. PLANTS SHALL HAVE BEEN GROWING UNDER SIMILAR CLIMACTIC CONDITIONS AS THE LOCATION OF THIS PROJECT AND SHALL HAVE BEEN PROPERLY ACCLIMATED TO THE SITE
B. SIZE: SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE AMERICAN STANDARD FOR NURSERY STOCK.
C. SOIL CONDITIONING:
1. BACK FILL FOR ALL TREES AND SHRUBS SHALL CONTAIN THE FOLLOWING VOLUMES OF MATERIALS PER CUBIC YARD:
CLEAN ON-SITE SOIL - 0.6 CUBIC YARDS NITROGEN STABILIZED SAWDUST – 0.4 CUBIC YARDS
GRO-POWER PLUS – 15 POUNDS

2. PRE-EMERGENT HERBICIDE: APPLY 'RONSTAR' 2% GRANULAR PRE-EMERGENT HERBICIDE, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, TO ALL GROUND COVER AREAS. ANY PLANT MATERIALS SHOWING LOSS OF VIGOR OR HEALTH DUE TO IMPROPER APPLICATION OF HERBICIDE SHALL BE REPLACED BY CONTRACTOR.
3. SOIL CONDITIONING FOR GROUNDCOVER AREAS SHALL CONSIST OF THE FOLLOWING VOLUMES OF MATERIAL APPLIED PER 1,000 SQUARE FEET AND THOROUGHLY RETOILLED INTO THE SOIL TO A MINIMUM DEPTH OF 6 INCHES:
NITROGEN STABILIZED SAWDUST – 3.0 CUBIC YARDS
GRO-POWER PLUS – 15 POUNDS

CLEAN UP:
A. DURING CONSTRUCTION, THE CONTRACTOR SHALL KEEP THE SITE FREE OF TRASH AND DEBRIS, AND KEEP THE SITE IN AS NEAT A CONDITION AS IS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TRASH AND DEBRIS FROM THE SITE.
B. UPON COMPLETION OF THE WORK, THE ENTIRE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIAL, AND RUBBISH, SO AS TO PRESENT A TIDY APPEARANCE.

GENERAL NOTES

1. TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE PLANTED BY THE PROPERTY OWNER AFTER FIRST OBTAINING STREET TREE PLANTING PERMIT AND A STREET WORK PERMIT. NOTIFY PARKS DIVISION TO VERIFY THE TREE PLANTING LOCATIONS 72 HOURS PRIOR TO ANY EXCAVATION (498-4229).
2. TREES PLANTED WITHIN THE RIGHT-OF-WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS:
30' FROM STREET CORNERS FOR VISIBILITY
15' FROM DRIVEWAYS, STOP SIGNS, ALLEYS, LIGHT POLES, AND POWER POLES.
10' FROM FIRE HYDRANTS & 8' FROM SEWER LINES
5' FROM BUILDING OVERHANGS
2' FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES
3' FROM GAS, ELECTRICAL, AND WATER LINES, AND ROOF DRAINS
3. DRILLING TO PIERCE HARDPAN SHALL BE REQUIRED PRIOR TO PLANTING EACH STREET TREE. NOTIFY PARKS INSPECTOR (559)498-4906 TWO WORKING DAYS IN ADVANCE OF DRILLING DATE FOR INSPECTION OF DRILLING OPERATIONS AND TO CHECK BACKFILLING PROCEDURES AND SAFETY BARRIERS.
4. DRILLING SHALL BE COMPETED WITHIN THE 14 DAYS FOR WHICH CLEARANCE WAS OBTAINED FOR APPROVED LOCATIONS. HOLES SHALL BE 2 FEET IN DIAMETER AND DRILLED TO A DEPTH WHERE VISUAL EVIDENCE OF THE SUBSURFACE SAND OR GRAVEL DRAINAGE STRATUM IS APPARENT. THE DRAINAGE HOLE SHALL BE DRILLED TO A MINIMUM OF 10 FEET DEEP. IMMEDIATELY FOLLOWING DRILLING, THE HOLE SHALL BE BACKFILLED WITH SOIL DRILLED FROM THE HOLE, USING SUFFICIENT WATER TO THOROUGHLY SATURATE THE BACKFILL MATERIAL. IMMEDIATELY FOLLOWING BACKFILLING, THE WHITE SPOT DESIGNATING THE PLANTING SITE IS PAINTED BLACK TO INDICATE THE SITE HAS BEEN DRILLED. THE DRILLED SITES ARE BARRICADED AND CHECKED DAILY FOR 5 WORKING DAYS FOR SOIL SETTLING. SOIL LEVELS ARE ADJUSTED AS NECESSARY DURING THIS TIME. AFTER 7 DAYS, THE BARRICADES AND EXCESS SOIL ARE REMOVED. SOIL SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 20 DAYS PRIOR TO PLANTING.
5. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE. EXCEPT AS NECESSARY FOR THE HEALTH FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT
6. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCUPANCY.
7. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPE AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
8. NO STRUCTURES OF ANY KIND MY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

SHADE AND TREE REQUIREMENTS

ONE TREE ON SITE PER ONE REQUIRED PARKING STALLS AND ONE TREE PER DWELLING UNIT.

PARKING STALLS ON SITE: 20

TREES PROVIDED ON-SITE: 20

PARKING LOT AREA TO BE 50% SHADED WITHIN 15 YEARS

PARKING LOT AREA: 4,770 SQ.FT.

50% TO BE SHADED: 2,385 SQ.FT.

NO.	TYPE OF TREE	AREA OF TREE	SQ. FT.
2	RAYWOOD ASH	962 SQUARE FEET	1,924 SQUARE FEET
6	CHINESE EVERGREEN ELM	962 SQUARE FEET	3,848 SQUARE FEET
5	PURPLE LEAF PLUM	707 SQUARE FEET	2,828 SQUARE FEET
5	CHINESE TALLOW	707 SQUARE FEET	2,828 SQUARE FEET
	TOTAL SHADE PROVIDED		11,428 SQUARE FEET

PLANT LIST

TREES			
SYMBOL	SIZE	SCIENTIFIC NAME	COMMON NAME
A	15 – GAL.	FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH
B	15 – GAL.	ULMUS SEMPERVIRENS	CHINESE EVERGREEN ELM
C	15 – GAL.	PRUNUS C. PISSARDI	PURPLE LEAF PLUM
D	15 – GAL.	SAPIUM SEBIFERUM	CHINESE TALLOW
SOD			
	TALL FESCUE BLEND		

NOTES:
1. PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY AND INSTALL QUANTITIES CONTRACTOR TO VERIFY AND INSTALL QUANTITIES AS SHOWN ON PLAN.
2. CONTRACTOR TO PROVIDE AND PLACE 2" OF SHREDDED BARK MULCH IN ALL PLANTED AREAS.
3. NO TREES OR SHRUBS SHALL BE PLANTED ADJACENT TO FIRE DEPARTMENT CONNECTIONS –SEE CIVIL PLANS FOR LOCATIONS.
4. ALL TREES WITHIN 15' OF LEACH FIELDS TO BE PLANTED IN DEEP ROOT PLANTERS.

DEVELOPMENT NOTES

1. SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.(CONTACT PUBLIC SERVICES FOR INFORMATION @559-453-5055).
2. SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION OF PUBLIC IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
3. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY OF FRESNO ENGINEER. FOR PERMIT INFO, CONTACT THE PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION AT 559-621-8693. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. INSTALL PERMANENT PAVING, PAVING TRANSITION, CONCRETE GUTTER, CURB, AND SIDEWALK TO CITY STANDARD SPECIFICATIONS WITHIN ALL STREET FRONTAGES AS SHOWN.
5. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIP. FOR COMMERCIAL/OFFICE USES SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT TO THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LDN MEASURED AT THE NEAREST PROPERTY LINE.
6. SURFACE DRAINAGE OVER ARCHES AND SIDEWALKS VS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE. IDENTIFY ON GRADING/DRAINING PLAN METHOD OF CONVEYING ON-SITE STORM WATER TO STREET. DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED.
7. NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING(EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
8. OUTDOOR STORAGE AREAS SHALL BE CONSTRUCTED AND MAINTAINED SUCH THAT MATERIAL OR CONTAMINANTS FROM THE SITE WILL NOT BE CONVEYED BY RUNOFF INTO THE STORM DRAIN SYSTEM.
9. PROVIDE AT ALL SITE DRIVE APPROACHES A (17'x22' MIN.) SIGN WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, TO LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE 22658-B CALIFORNIA BUILDING CODE-FRESNO POLICE DEPARTMENT 559-498-1414-SIGNAGE TO MEET FIRE DEPARTMENTS REQUIREMENTS.
10. FOR STREET TREE WELL REQUIREMENTS, IN THE PUBLIC RIGHT OF WAY AREA, SUBMIT LANDSCAPE SITE PLAN(S) TO CITY OF FRESNO PARKS DEPARTMENT AND ALLOW FOUR(4) DAYS FOR REVIEW & RECOMMENDATIONS. CONTACT PARKS DIVISION AT 559-261-2903 FOR PROPER PROCESSING.
11. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING 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 PERMIT MAY BE OBTAINED FOR THE GRAND OPENING OF A NEW MANAGEMENT OR FOR RENTAL FOR 90 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
12. SIGNS, OTHER THAN SIGNS EXEMPTED BY CODE, IF APPLICABLE, ARE NOT APPROVED FOR FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SHOULD ADDITIONAL SIGNS BE ACQUIRED, THE APPLICANT MUST SUBMIT FOR A SIGN REVIEW PERMIT. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISIONS PUBLIC FRONT COUNTER.
13. FIRE HYDRANTS SHALL BE TESTED AND APPROVED & ALL ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
14. LIGHTING WHERE PROVIDED