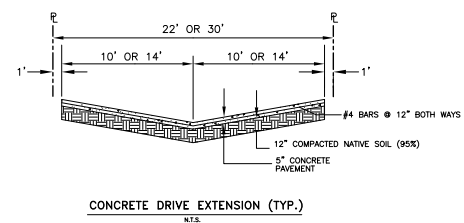
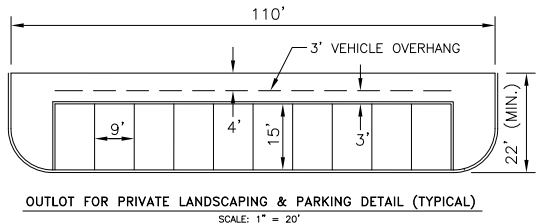
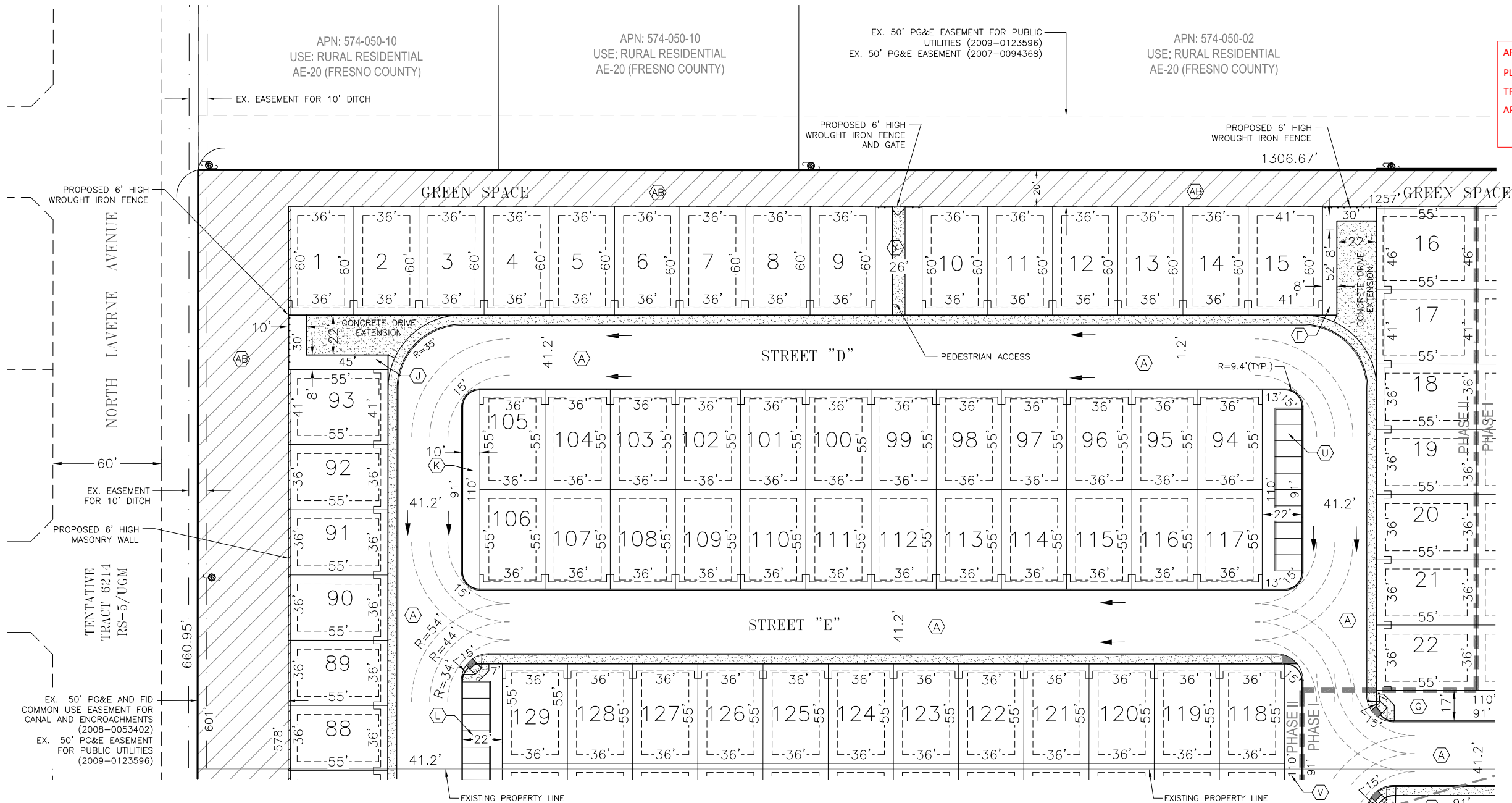


APPL. NO. T-6241 EXHIBIT A1 DATE 08/11/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

- 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



- 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

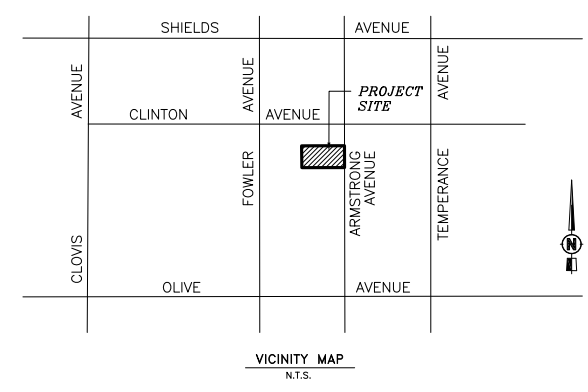
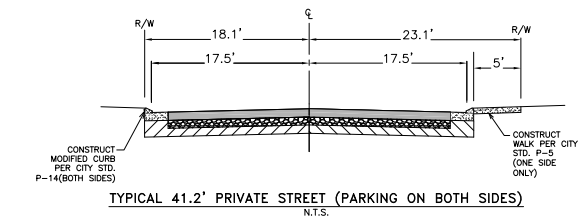
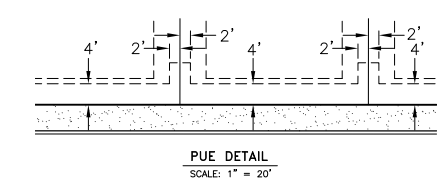
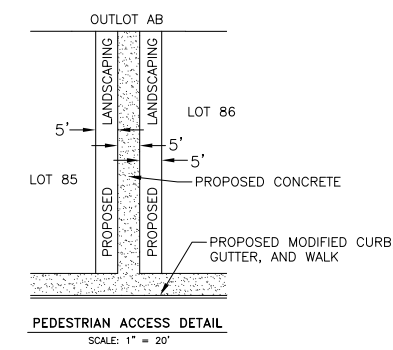
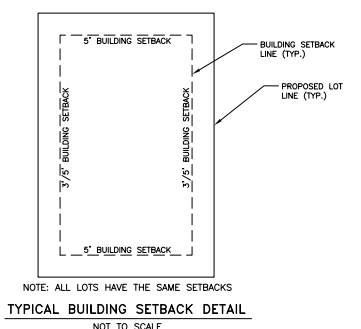
- OUTLOT SCHEDULE:
1. OUTLOT A IS FOR PRIVATE STREET & PUE PURPOSES.
 2. OUTLOTS B & C ARE TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC LANDSCAPING PURPOSES.
 3. OUTLOTS E, F, G, H, I, J, K, L, M, N, O, V ARE FOR PRIVATE LANDSCAPING PURPOSES.
 4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING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

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

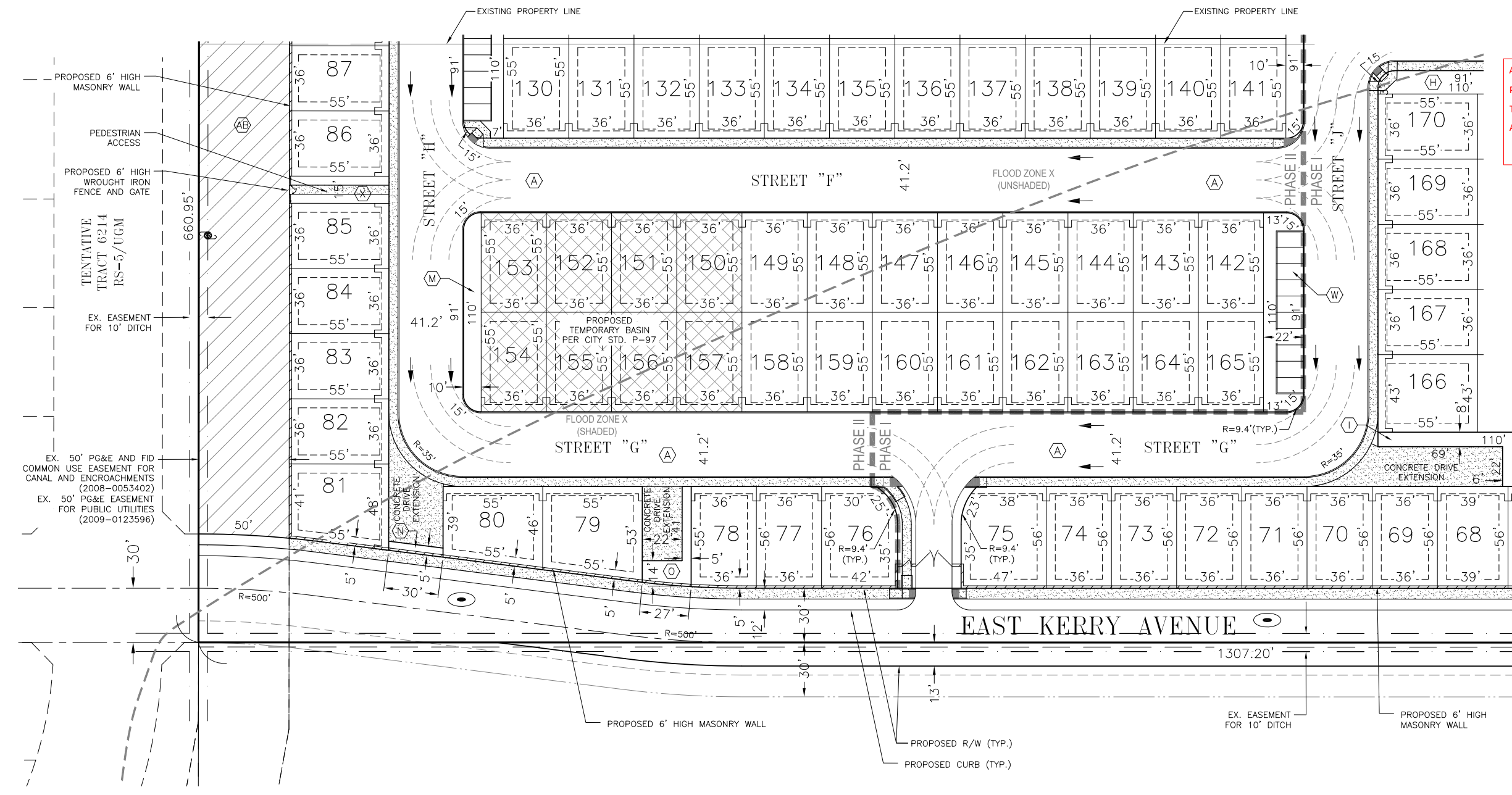
NORTHWEST
 PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

SUBDIVIDER
 Wilson Premier Homes, Inc.
 7500 NORTH PALM AVENUE SUITE 102
 FRESNO, CA 93711
 559-247-9500

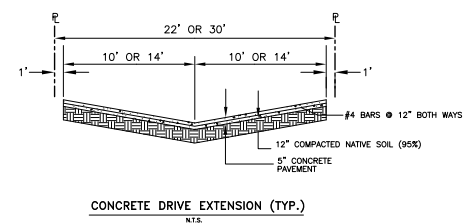
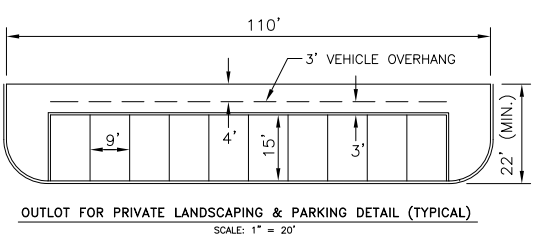
 Harbour & Associates Civil Engineers 359 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: h&a@harbour-engineers.com	REVISIONS	SHEET NO.
	DATE: 5-11-20 SCALE: 1" = 30' DRAWN BY: KPA W.D. #17-000	1 OF 5



APPL. NO. T-6241 EXHIBIT A2 DATE 05/11/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

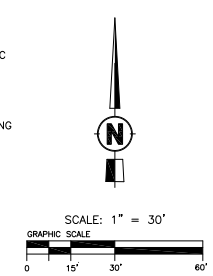


- EXISTING BUILDINGS
- EXISTING BUILDINGS TO BE REMOVED
- EXISTING TREES
- 25 EXISTING TREES TO BE REMOVED
- EXISTING USE
- AGRICULTURAL
- EXISTING ZONING
- AE-20 (FRESNO COUNTY)
- EXISTING GENERAL PLAN LAND USE
- RESIDENTIAL, MEDIUM DENSITY & URBAN NEIGHBORHOOD
- PROPOSED GENERAL PLAN LAND USE
- RESIDENTIAL, 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



- 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 ARE FOR PRIVATE LANDSCAPING PURPOSES.
 4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING & PARKING PURPOSES.
 5. OUTLOTS X, Y & Z ARE FOR PRIVATE LANDSCAPING & PRIVATE PEDESTRIAN PURPOSES.
 6. OUTLOT AA IS FOR PRIVATE LANDSCAPING, PARKING, & POOL PURPOSES.
 7. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.



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

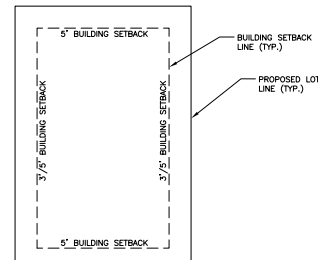
SUBDIVIDER
 Wilson Premier Homes, Inc.
 7560 NORTH PALM AVENUE SUITE 102
 FRESNO, CA 93711
 558-247-9500

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

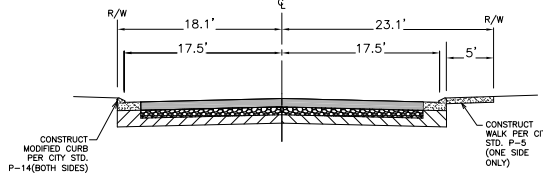
REVISIONS	SHEET NO.
	2
	OF
	5

Harbour & Associates
 Civil Engineers
 399 Clovis Avenue, Suite 300 • Clovis, California 93612
 (559) 325-7676 • Fax (559) 325-7699 • e-mail: hars@harbour-engineers.com

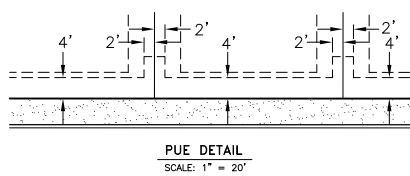
DATE: 5-11-20 SCALE: 1" = 30' DRAWN BY: KPA



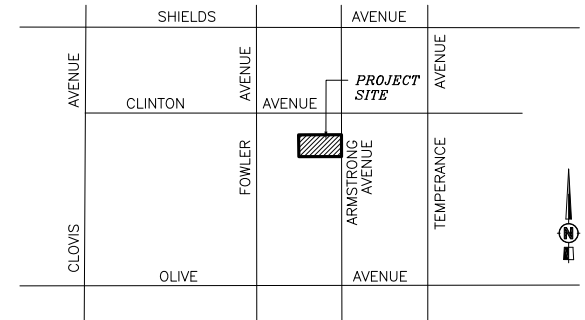
NOTE: ALL LOTS HAVE THE SAME SETBACKS
TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE



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

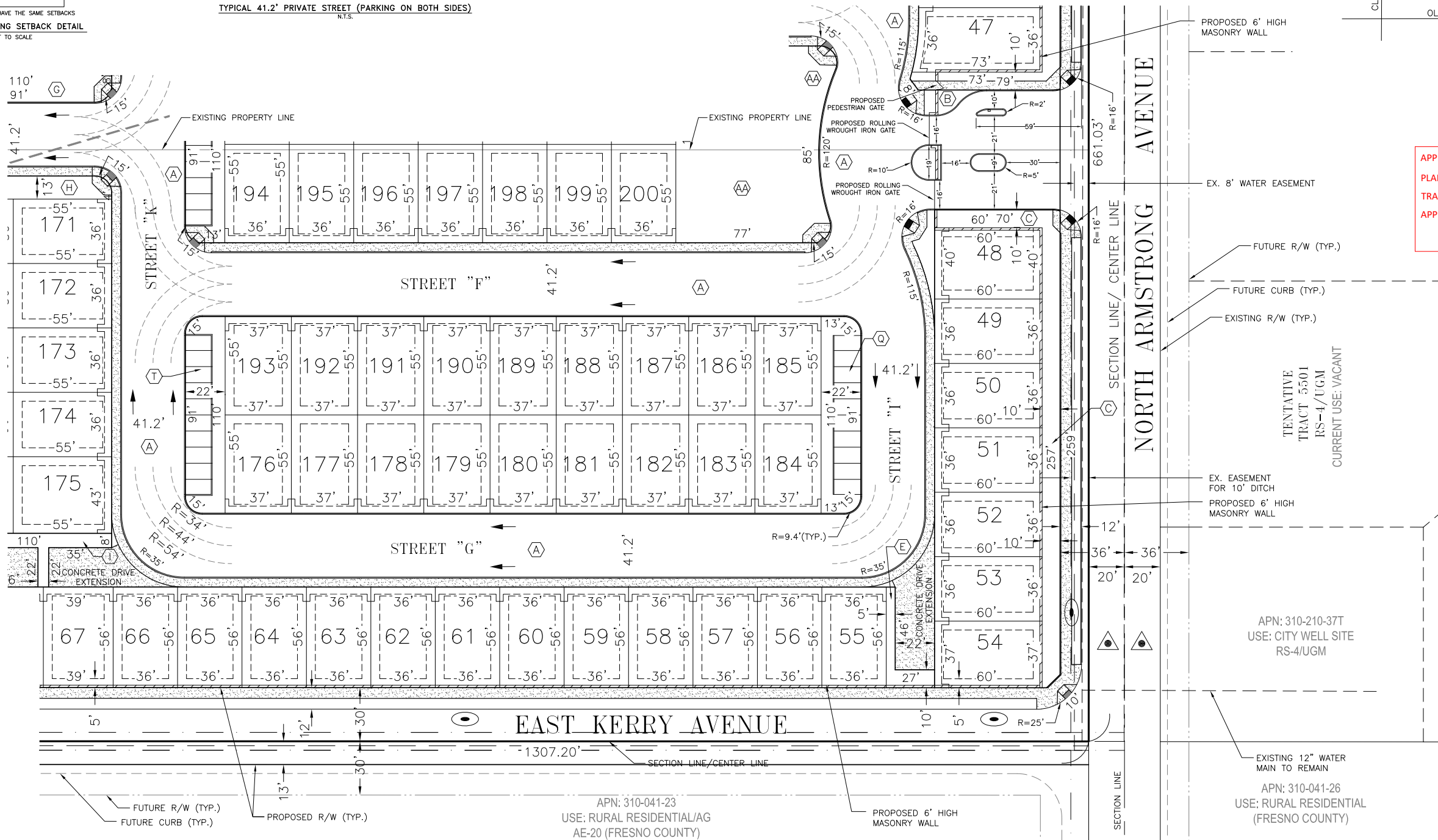


PUE DETAIL
SCALE: 1" = 20'

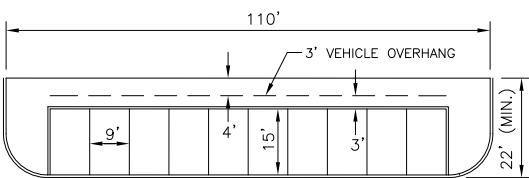


VICINITY MAP
N.T.S.

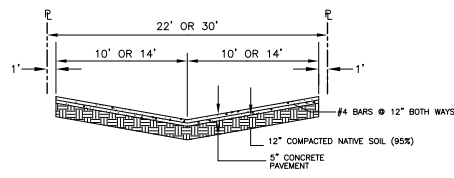
APPL. NO. T-6241 EXHIBIT A3 DATE 05/11/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



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.

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 FOR PUBLIC USE PURPOSES
- ▬ 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 ARE FOR PRIVATE LANDSCAPING PURPOSES.
4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING & PARKING PURPOSES.
5. OUTLOTS X, Y & Z ARE FOR PRIVATE LANDSCAPING & PRIVATE PEDESTRIAN PURPOSES.
6. OUTLOT AA IS FOR PRIVATE LANDSCAPING, PARKING, & POOL PURPOSES.
7. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.

OWNER:

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

SOUTHEAST

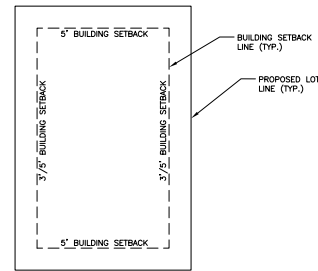
PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

Wilson Premier Homes, Inc.

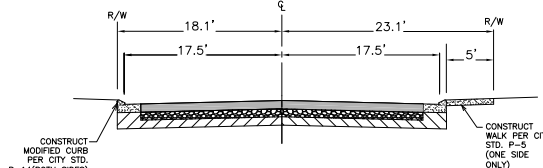
Harbour & Associates
 Civil Engineers
 389 Clovis Avenue, Suite 300 • Clovis, California 93612
 (559) 325-7676 • Fax (559) 325-7699 • e-mail: h&a@harbour-engineers.com

REVISIONS	SHEET NO.
	3
	OF
	5

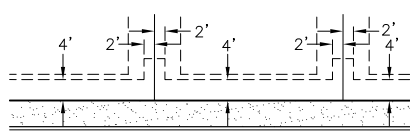
DATE: 5-11-20 SCALE: 1" = 30' DRAWN BY: KPA



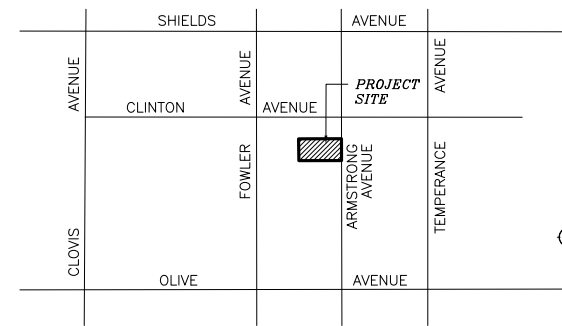
TYPICAL BUILDING SETBACK DETAIL
NOT TO SCALE



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

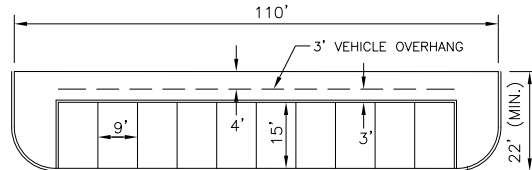
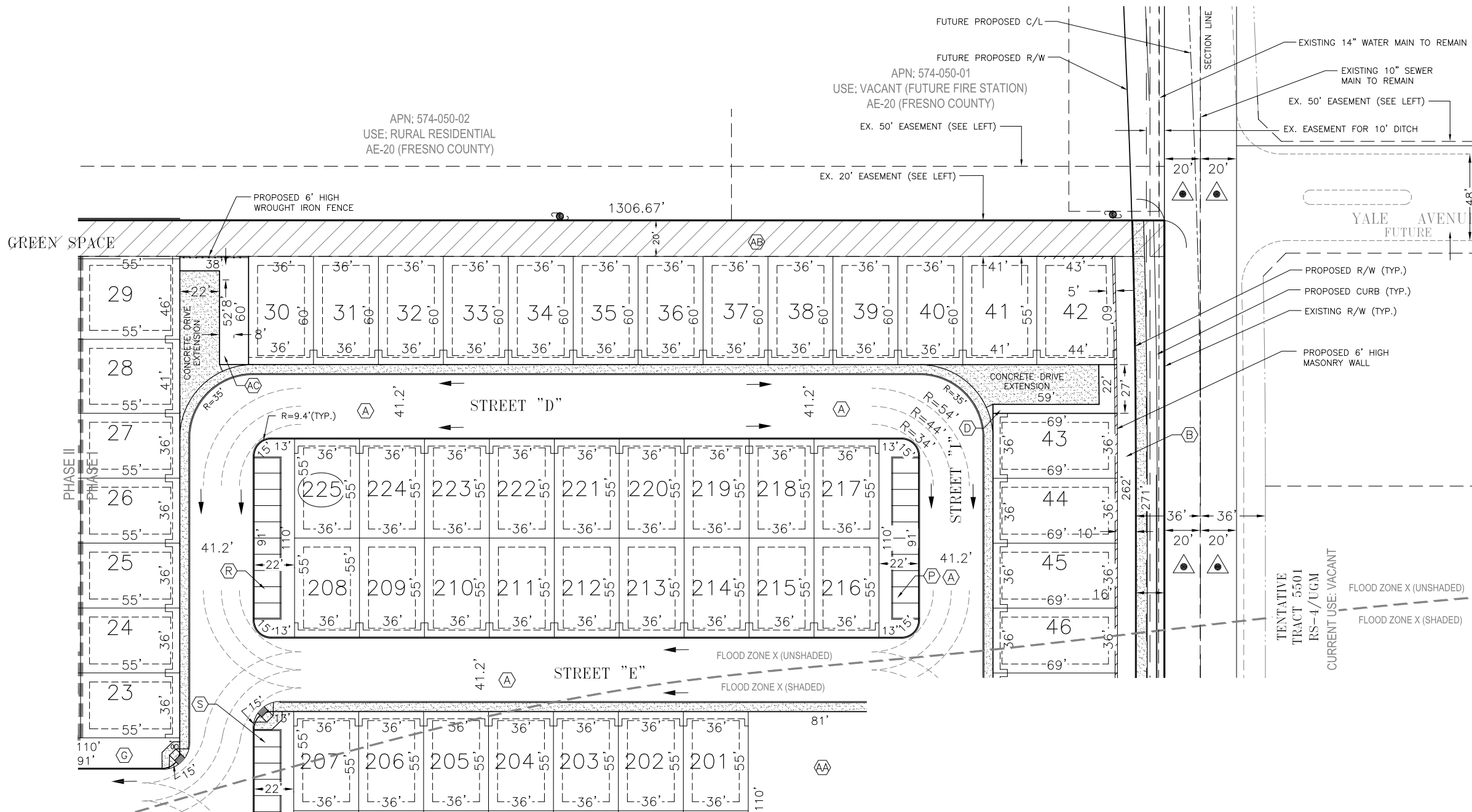


PUE DETAIL
SCALE: 1" = 20'

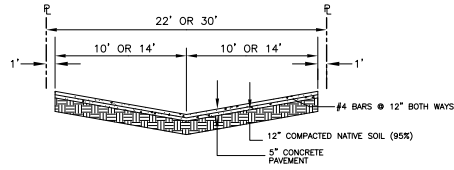


VICINITY MAP
N.T.S.

APPL. NO. T-6241 EXHIBIT A4 DATE 05/11/2020
 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'



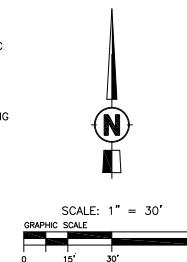
CONCRETE DRIVE EXTENSION (TYP.)
N.T.S.

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 ARE FOR PRIVATE LANDSCAPING PURPOSES.
4. OUTLOTS L, P, Q, R, S, T, U & W ARE FOR PRIVATE LANDSCAPING & PARKING PURPOSES.
5. OUTLOTS X, Y & Z ARE FOR PRIVATE LANDSCAPING & PRIVATE PEDESTRIAN PURPOSES.
6. OUTLOT AA IS FOR PRIVATE LANDSCAPING, PARKING, & POOL PURPOSES.
7. OUTLOT AB IS FOR PUBLIC LANDSCAPING & OPEN SPACE PURPOSES.

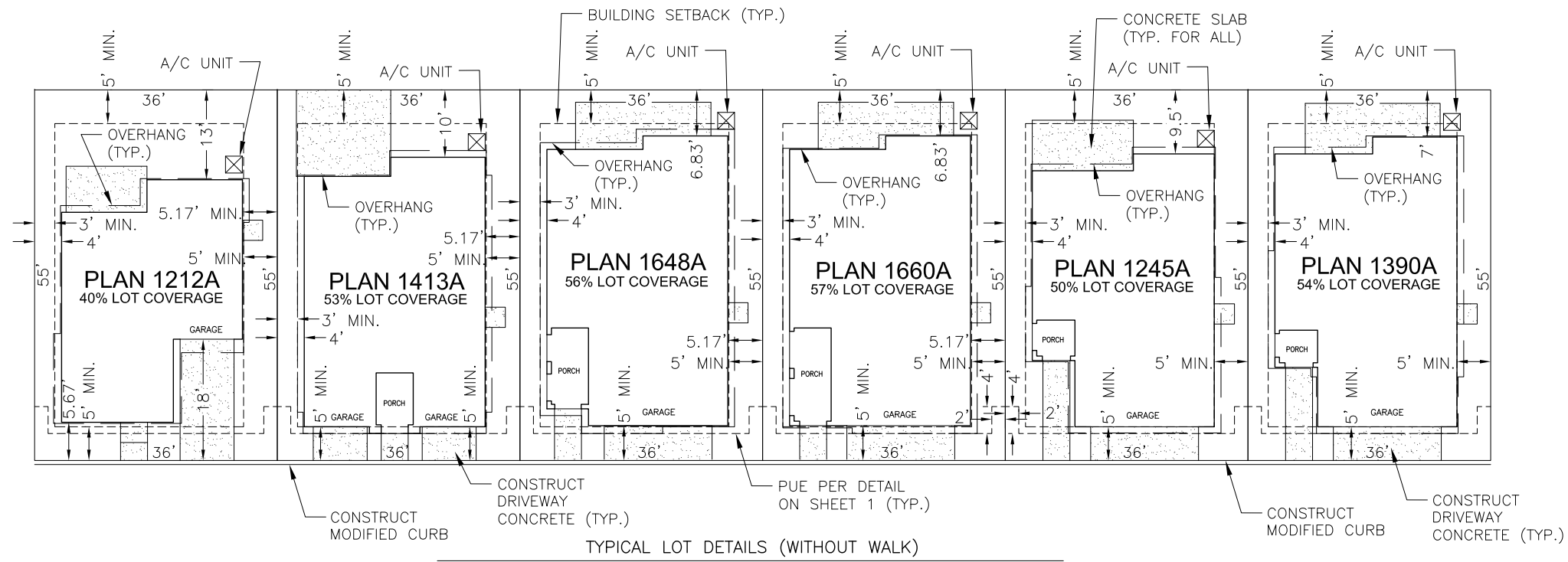


OWNER:
 SHARON MAGEE METZLER, TRUSTEE OF THE SHARON MAGEE METZLER LIVING TRUST
 2187 N. ARMSTRONG AVENUE
 FRESNO, CA 93727

NORTHEAST
 PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

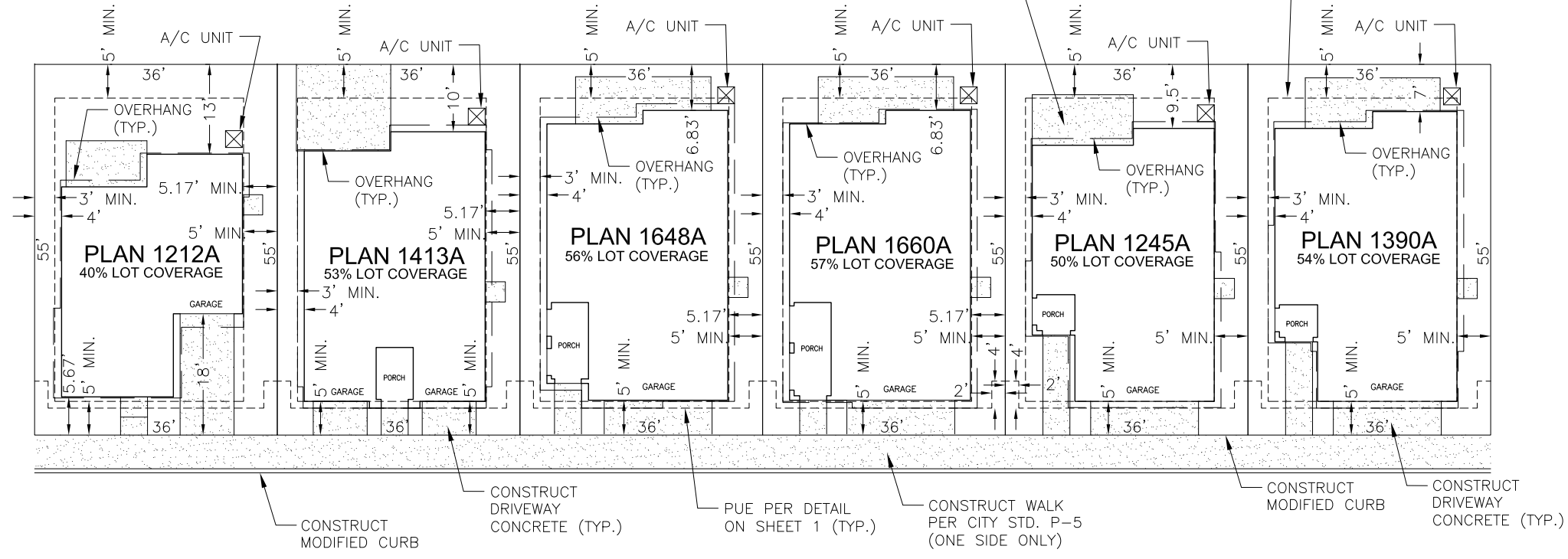
SUBDIVIDER
 Wilson Premier Homes, Inc.
 7550 NORTH PALM AVENUE, SUITE 102
 FRESNO, CA 93711
 558-2247-9500

 Harbour & Associates Civil Engineers 388 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
	DATE: 5-11-20 SCALE: 1" = 30' DRAWN BY: KPA	W.D. #17-000 D-941



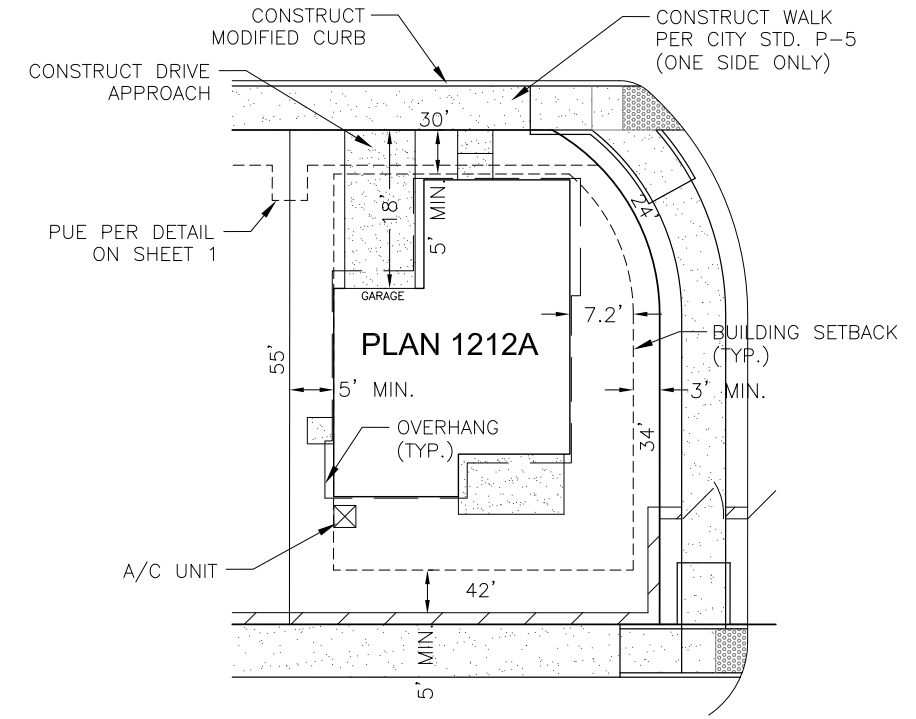
TYPICAL LOT DETAILS (WITHOUT WALK)

NOTE:
 1. SIDE YARD SETBACKS SHALL BE 8' TOTAL (4' & 4', OR 5' & 3')
 2. OVERHANGS SHALL NOT EXTEND INTO THE 4' PUE



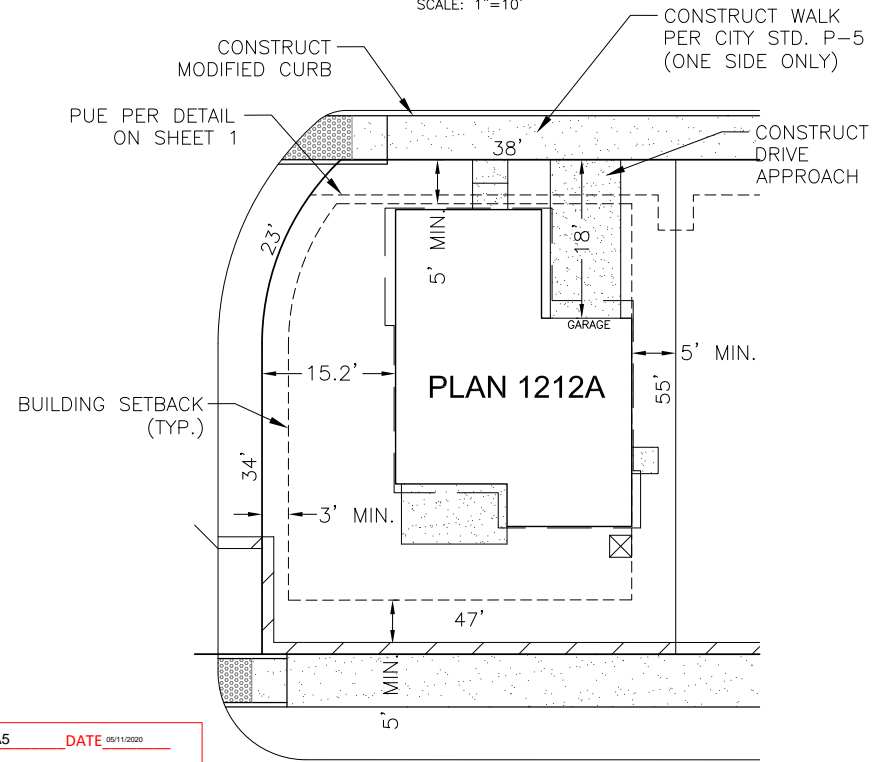
TYPICAL LOT DETAILS (WITH WALK)

NOTE:
 1. SIDE YARD SETBACKS SHALL BE 8' TOTAL (4' & 4', OR 5' & 3')
 2. OVERHANGS SHALL NOT EXTEND INTO THE 4' PUE



LOT 67 DETAIL

SCALE: 1"=10'



LOT 66 DETAIL

SCALE: 1"=10'

APPL. NO. T-6241	EXHIBIT A5	DATE 06/11/2020
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

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.

- 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 SIGNS(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."
- URNS 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.
- VEHICULAR GATES TO BE OPEN DURING PEAK HOURS FROM 7:00AM TO 9:00AM AND 4:00PM TO 6:00PM

DETAILS

PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6241

SUBDIVIDER
Wilson Premier Homes, Inc.
 7550 NORTH PALM AVENUE SUITE 102
 FRESNO, CA 93711
 559-247-9500

 Harbour & Associates Civil Engineers 309 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7676 • Fax (559) 325-7699 • e-mail: h&a@harbour-engineering.com	REVISIONS	SHEET NO.
		5
		OF
		5

DATE: 5-11-20 SCALE: 1"=10' DRAWN BY: KPA