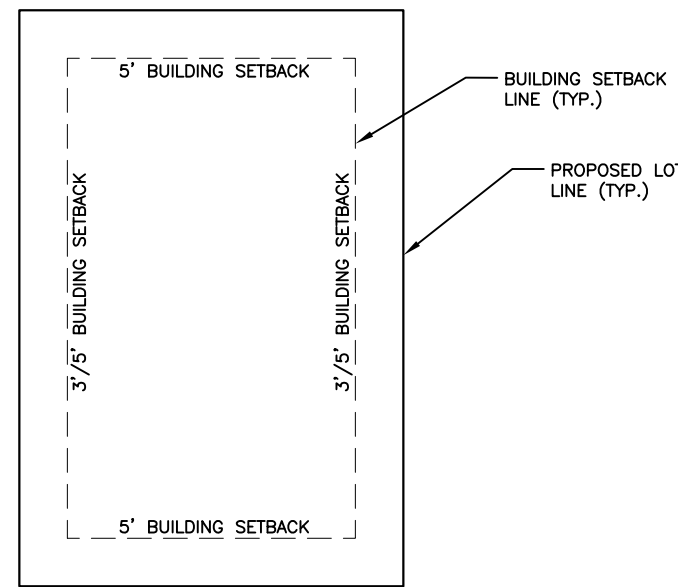
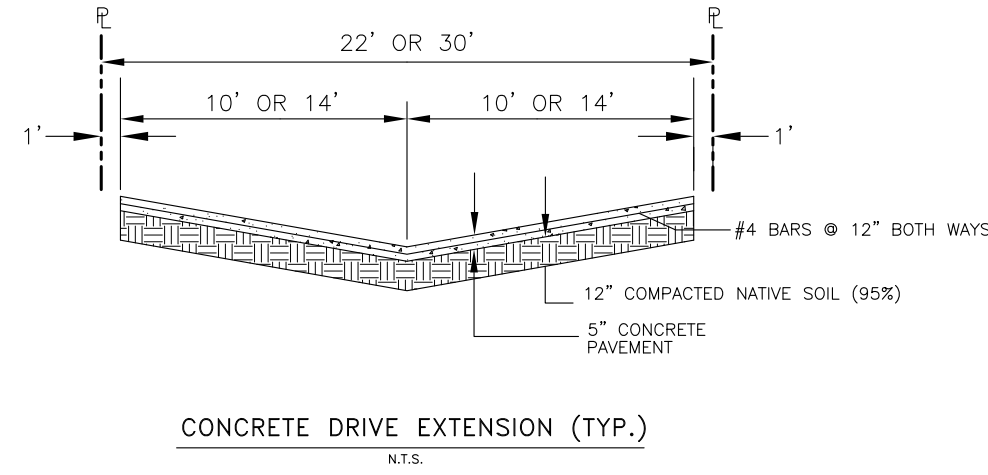


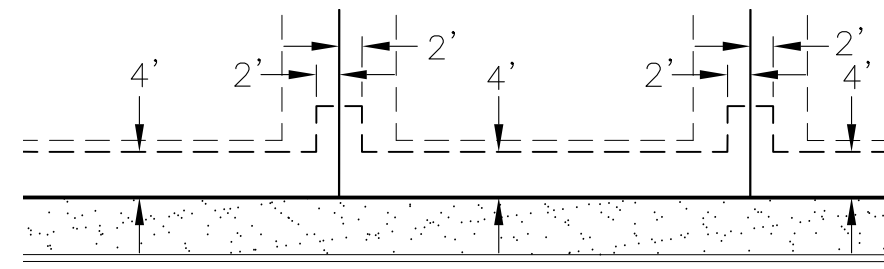
Exhibit A-1



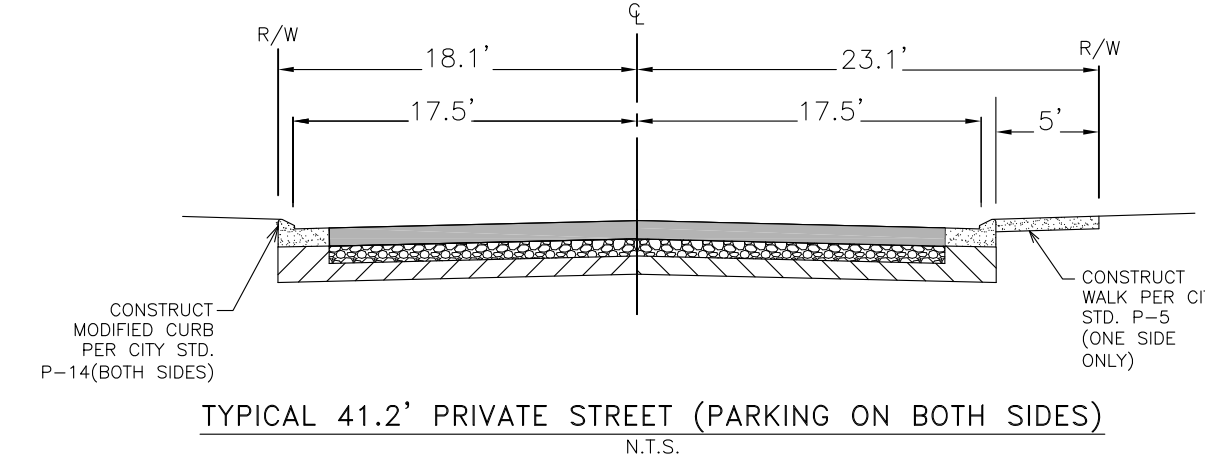
NOTE: ALL LOTS HAVE THE SAME SETBACKS  
TYPICAL BUILDING SETBACK DETAIL  
NOT TO SCALE



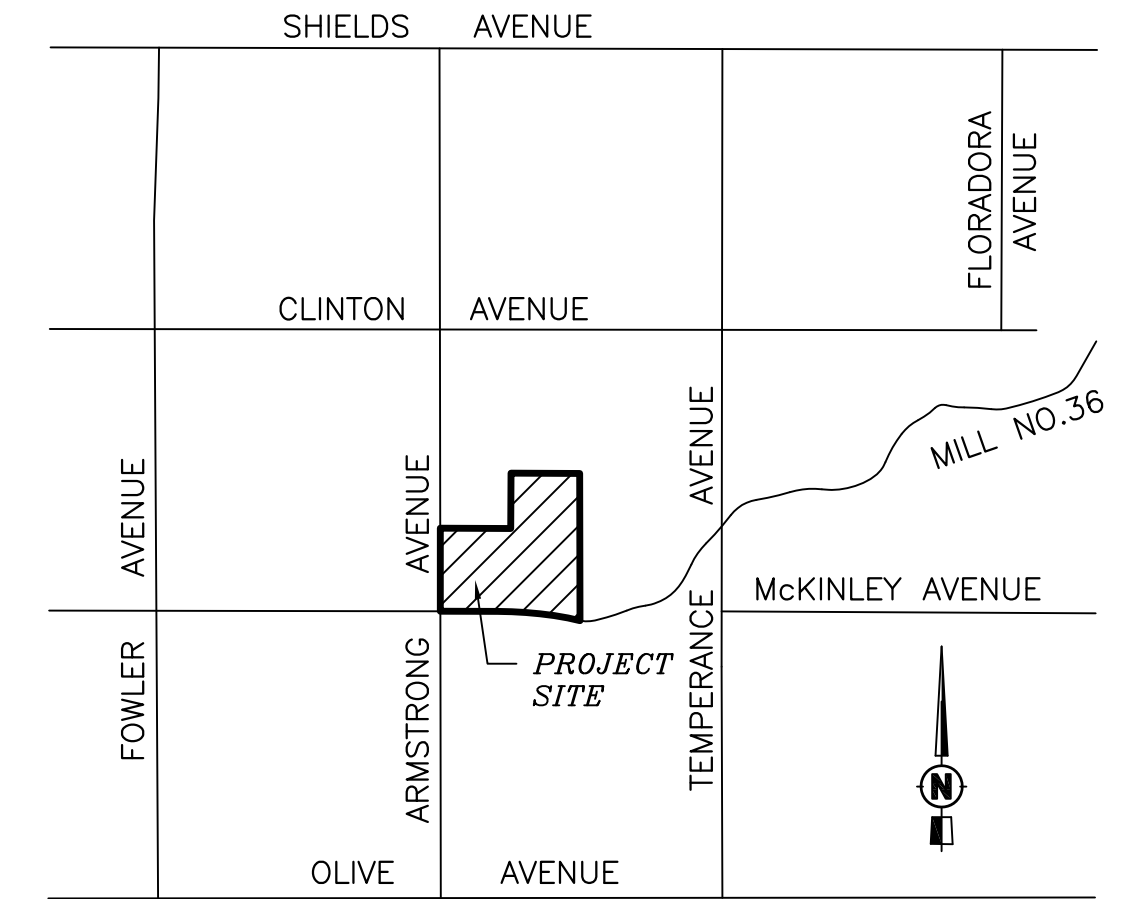
CONCRETE DRIVE EXTENSION (TYP.)  
N.T.S.



PUE DETAIL  
SCALE: 1" = 20'

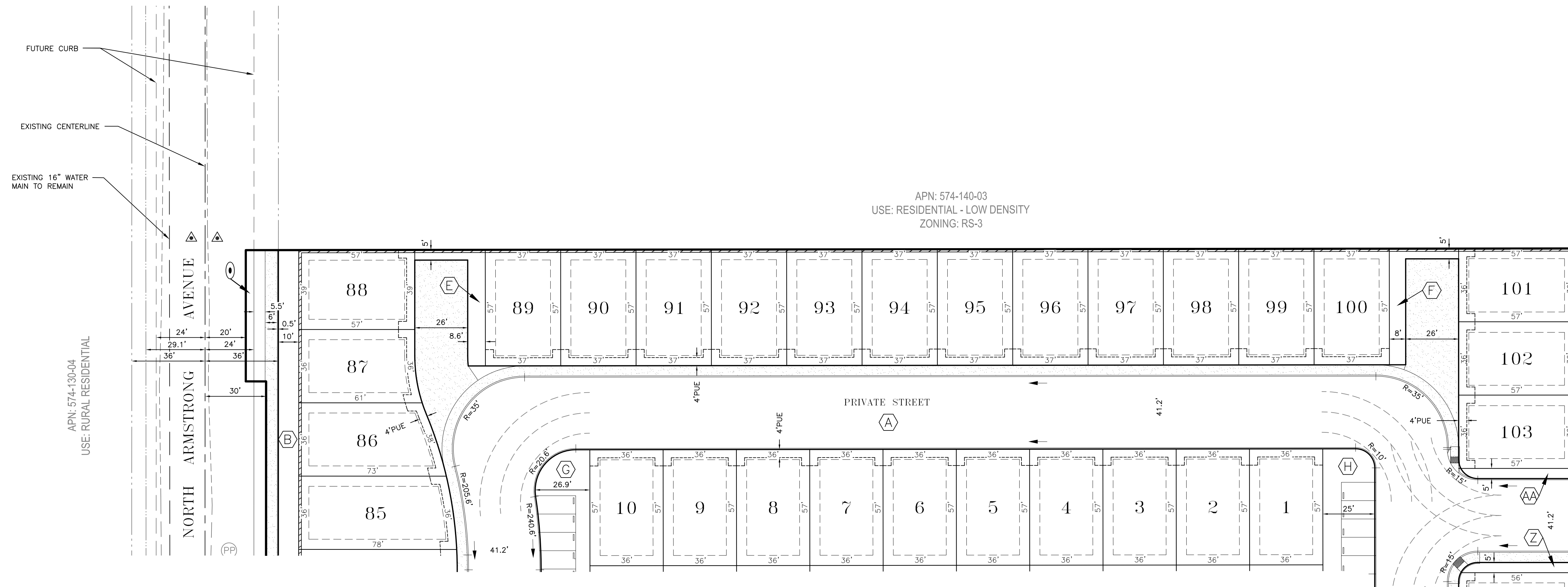


TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)  
N.T.S.



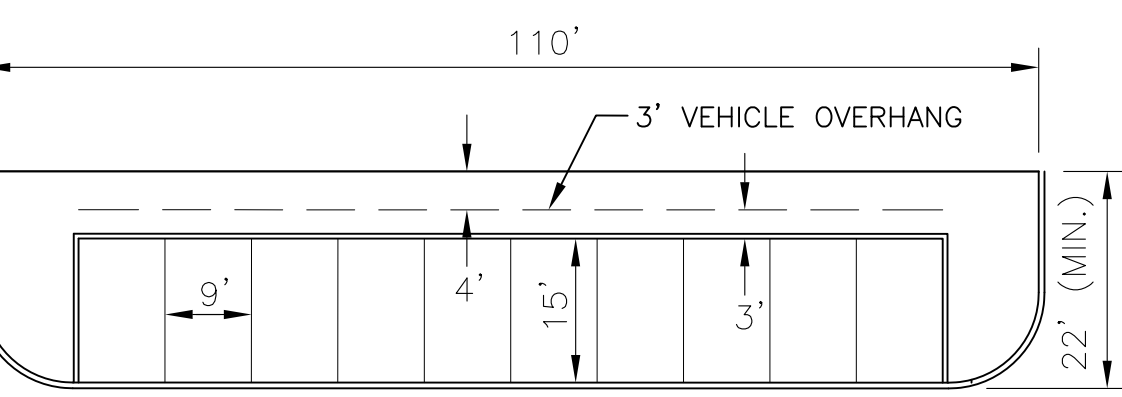
VICINITY MAP  
N.T.S.

- EXISTING PLANNED LAND USE  
LOW DENSITY RESIDENTIAL
- PROPOSED PLANNED LAND USE  
MEDIUM DENSITY RESIDENTIAL
- EXISTING BUILDINGS  
NONE
- EXISTING TREES  
NONE
- EXISTING USE  
AGRICULTURAL
- PROPOSED USE  
SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
- EXISTING ZONING  
RS-3
- PROPOSED ZONING  
RS-5/UGM
- 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  
574-140-04 & 574-140-05
- SITE AREA  
31.29 AC. (GROSS)  
28.56 AC. (NET)
- NUMBER OF LOTS  
326 LOTS & 35 OUTLOTS
- DENSITY  
11.41 D.U./AC.
- AVERAGE LOT SIZE  
2,359 S.F.
- SITE ADDRESS  
2084 N. ARMSTRONG AVE. S/A



APN: 574-140-03  
USE: RESIDENTIAL - LOW DENSITY  
ZONING: RS-3

APN: 574-130-04  
USE: RURAL RESIDENTIAL



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

**OUTLOT SCHEDULE:**

1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
2. OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
3. OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
4. OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
5. OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
6. OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
7. OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**OWNERS:**

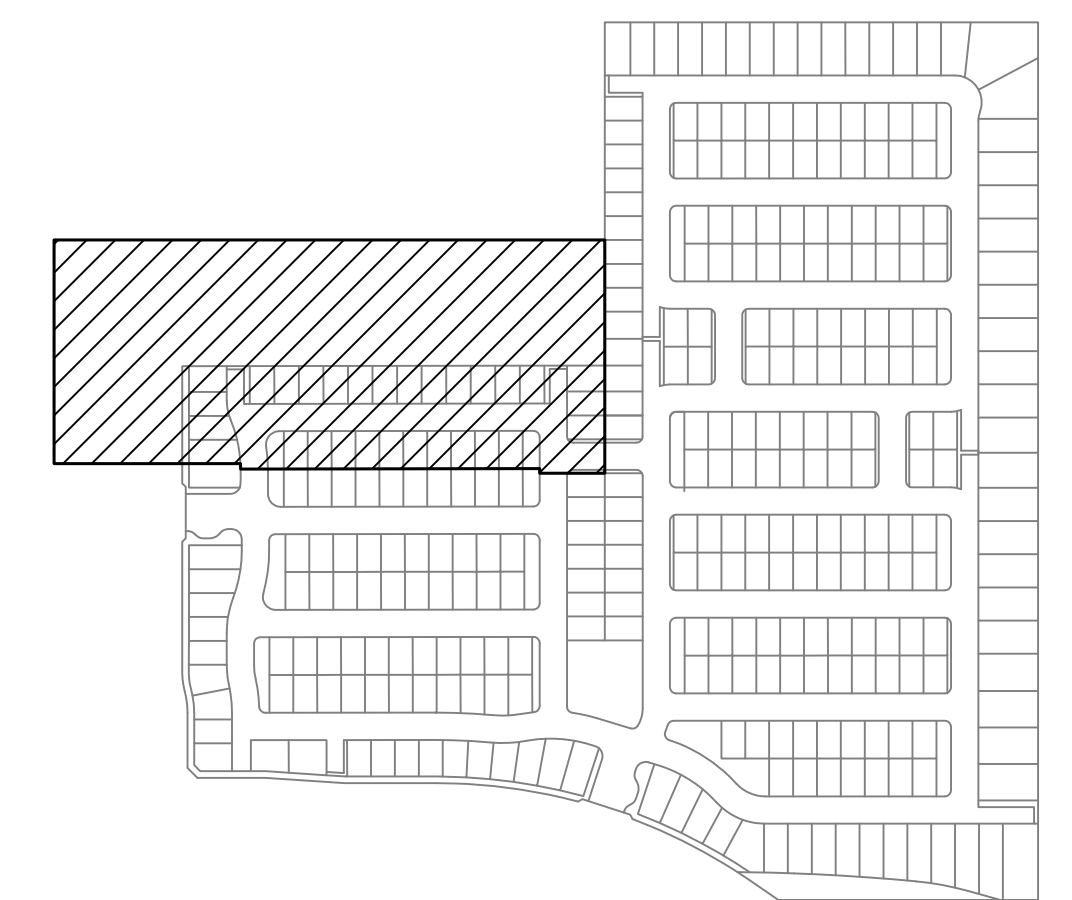
RYAN AND ERIKA METZLER  
1760 N. HORNET  
FRESNO, CA 93727

SARAH EVERETT HAGERTY TRUSTEE  
2764 N. GREEN VALLEY PARKWAY #501  
HENDERSON, NV 89014

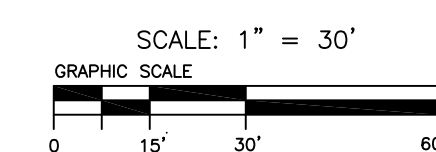
**LEGEND:**

- ▲ INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- DIRECTION OF STORMWATER FLOW
- ▭ PROPOSED 6" CONCRETE SIDEWALK
- ▭ PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
- ⊙ OUTLOT IDENTIFIER
- ⊖ APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
- ▨ PROPOSED 6" HIGH MASONRY WALL

APPL. NO. P22-00387 EXHIBIT A-1 DATE 3/29/23  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT



KEY MAP  
N.T.S.



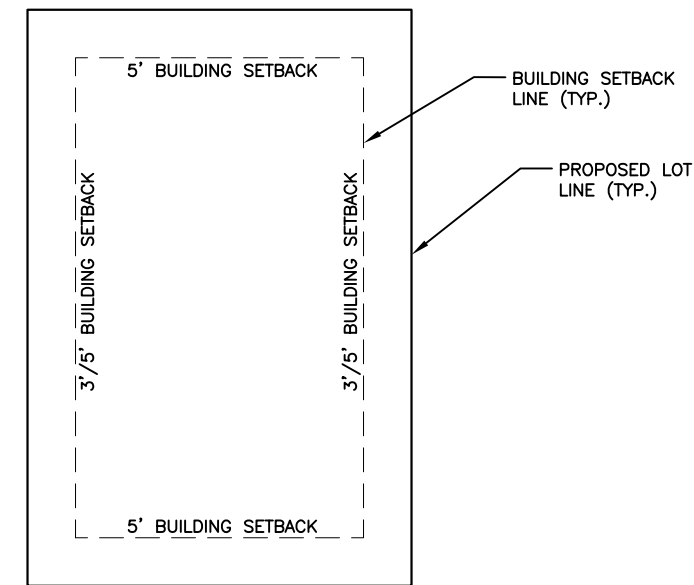
SCALE: 1" = 30'

**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

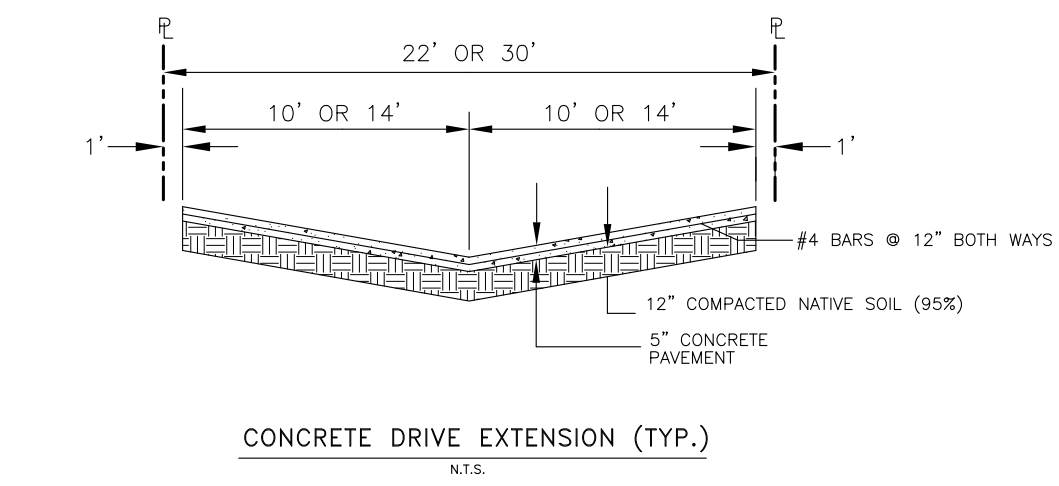
SUBDIVIDER  
**Wilson Premier Homes, Inc.**  
1760 NORTH PALM AVENUE SUITE 102  
FRESNO, CA 93711  
559-224-7550

<p><b>Harbour &amp; Associates</b> Civil Engineers 309 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7976 • Fax (559) 325-7999 • e-mail: hbar@harbour-engineering.com</p>	REVISIONS	SHEET NO.
	DATE: 3-29-23	SCALE: 1" = 30'

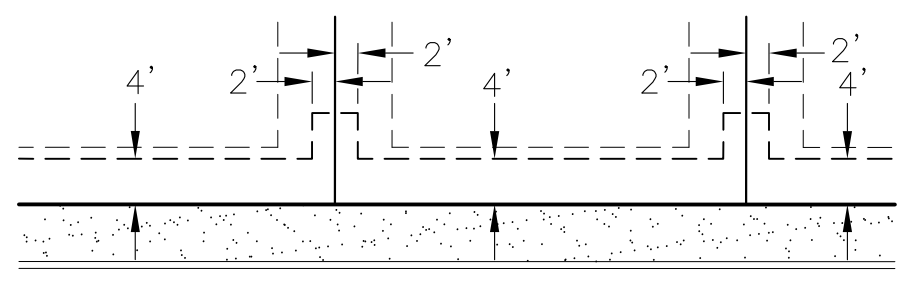
1  
OF  
10



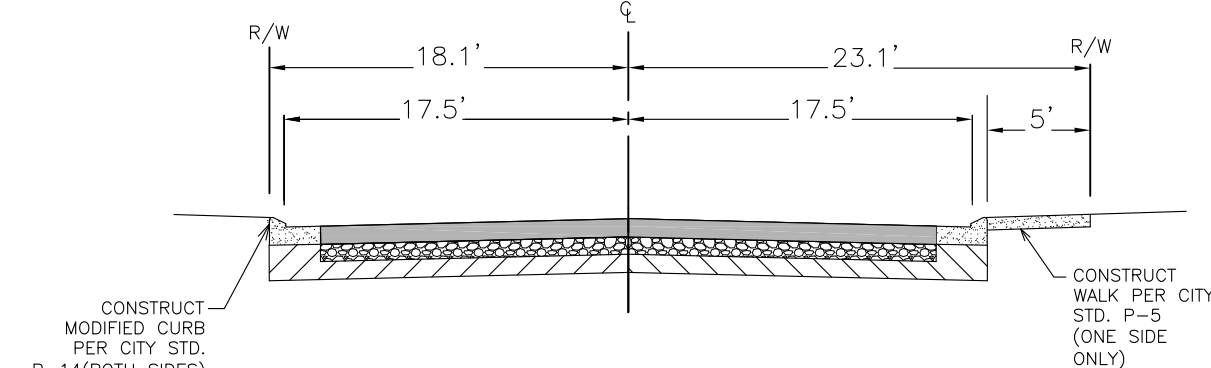
NOTE: ALL LOTS HAVE THE SAME SETBACKS  
TYPICAL BUILDING SETBACK DETAIL  
NOT TO SCALE



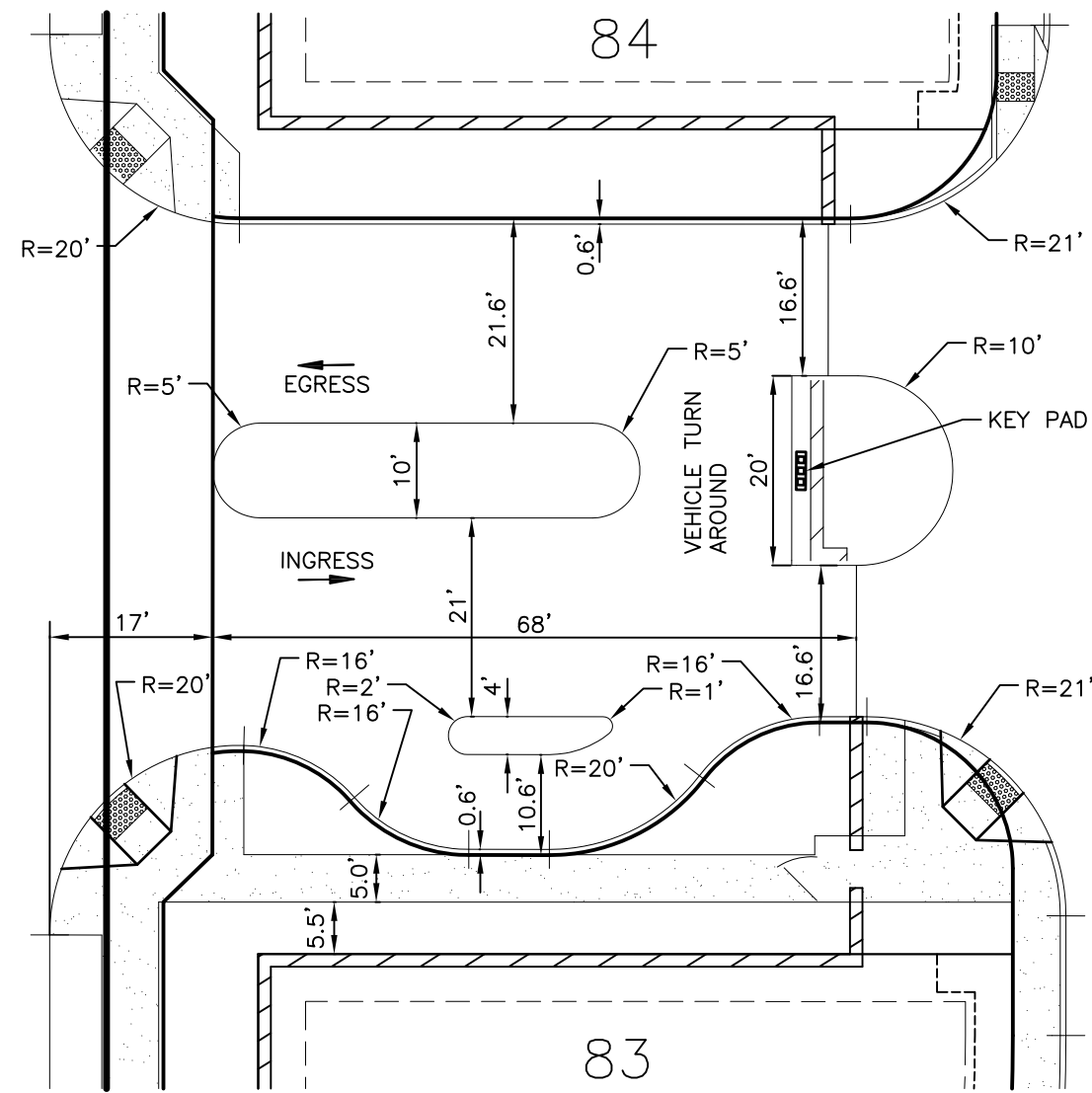
CONCRETE DRIVE EXTENSION (TYP.)  
N.T.S.



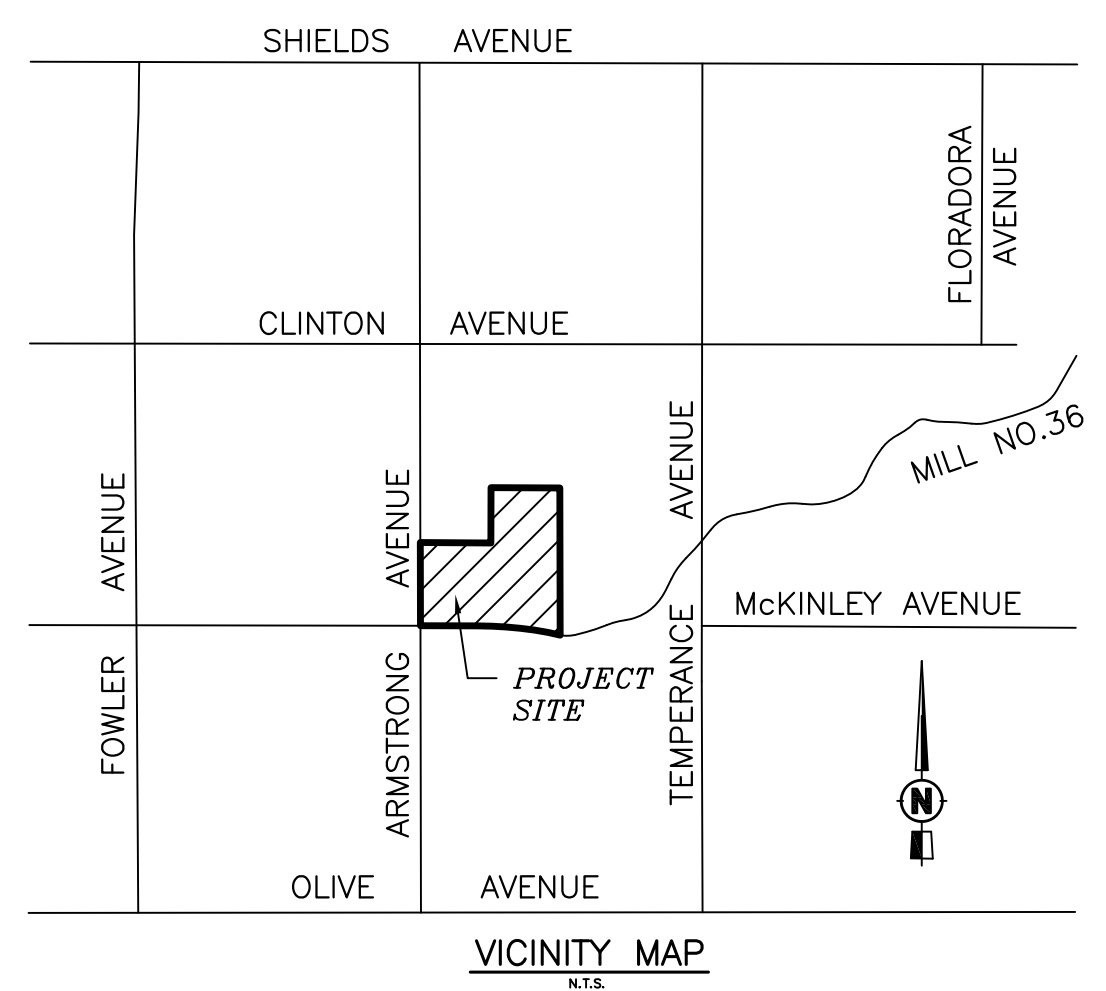
PUE DETAIL  
SCALE: 1" = 20"



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

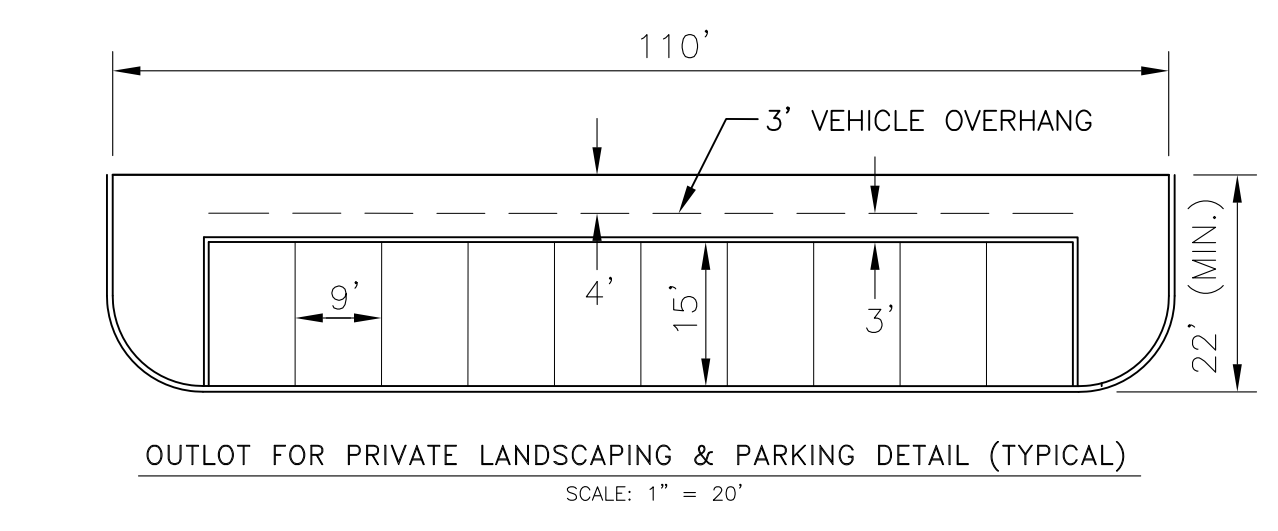


ENTRY GATE DETAIL  
1" = 20"



VICINITY MAP  
N.T.S.

- EXISTING PLANNED LAND USE  
LOW DENSITY RESIDENTIAL
- PROPOSED PLANNED LAND USE  
MEDIUM DENSITY RESIDENTIAL
- EXISTING BUILDINGS  
NONE
- EXISTING TREES  
NONE
- EXISTING USE  
AGRICULTURAL
- PROPOSED USE  
SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
- EXISTING ZONING  
RS-3
- PROPOSED ZONING  
RS-5/UGM
- 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  
574-140-04 & 574-140-05
- SITE AREA  
31.29 AC. (GROSS)  
28.56 AC. (NET)
- NUMBER OF LOTS  
326 LOTS & 35 OUTLOTS
- DENSITY  
11.41 D.U./AC.
- AVERAGE LOT SIZE  
2,359 S.F.
- SITE ADDRESS  
2084 N. ARMSTRONG AVE. S/A



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

**OUTLOT SCHEDULE:**

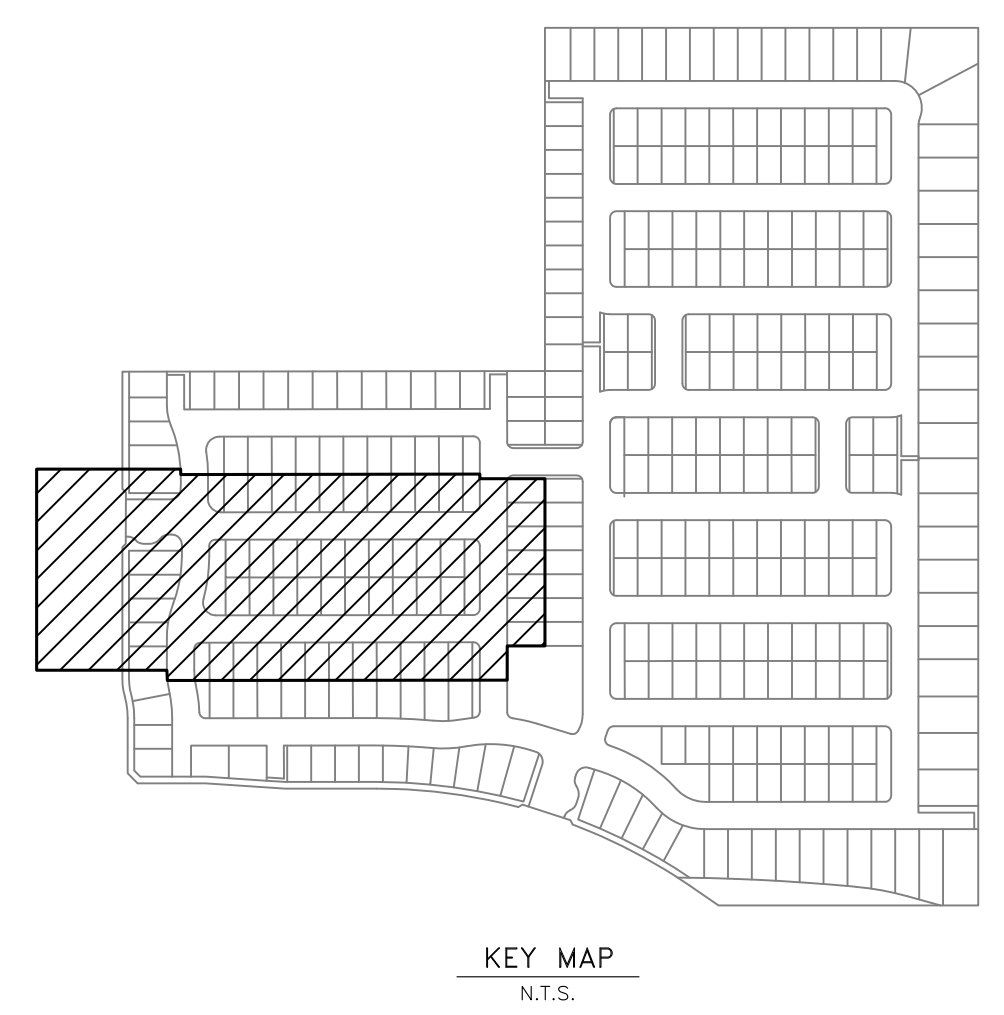
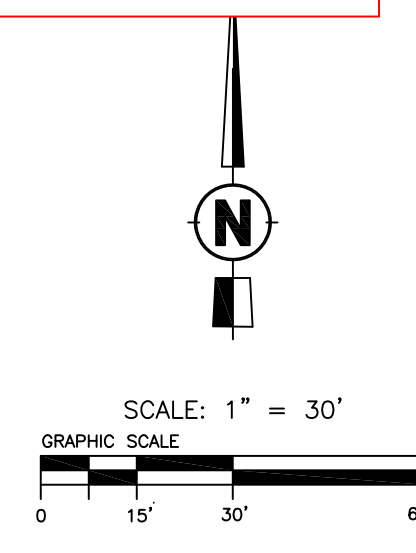
1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
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3. OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
4. OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
5. OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
6. OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
7. OUTLOT KK IS TO BE DEDICATED FOR THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**OWNERS:**  
 RYAN AND ERIKA METZLER  
 1760 N. HORNET  
 FRESNO, CA 93727  
 SARAH EVERETT HAGERTY TRUSTEE  
 2764 N. GREEN VALLEY PARKWAY #501  
 HENDERSON, NV 89014

**LEGEND:**

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- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- DIRECTION OF STORMWATER FLOW
- PROPOSED 6' CONCRETE SIDEWALK
- PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
- OUTLOT IDENTIFIER
- APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
- PROPOSED 6' HIGH MASONRY WALL

APPL. NO. P22-00387 EXHIBIT A-2 DATE 3/29/23  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT



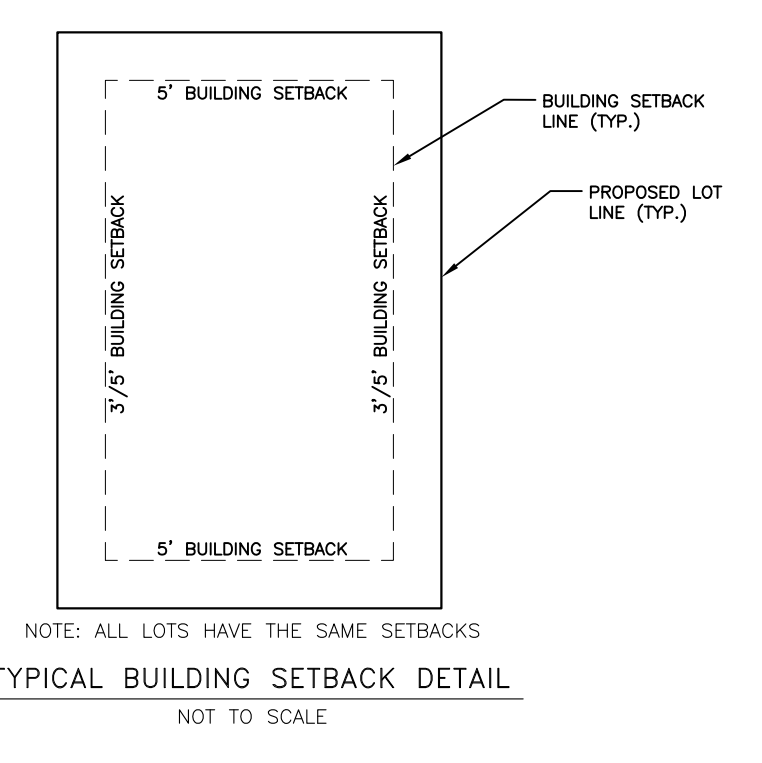
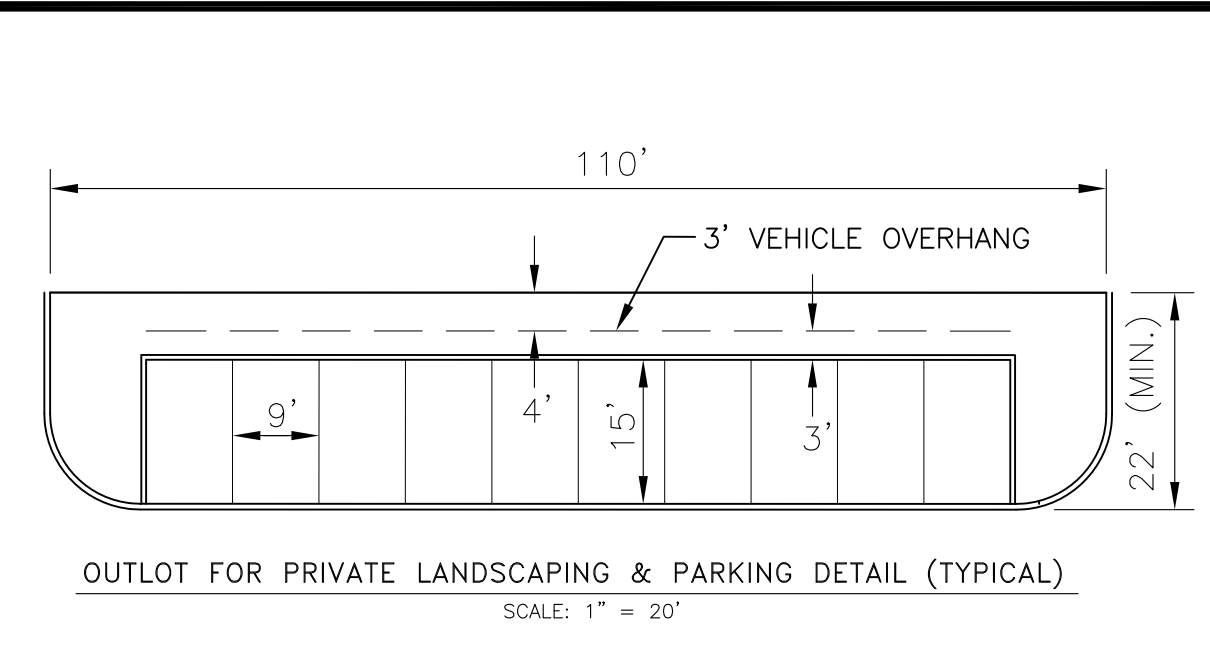
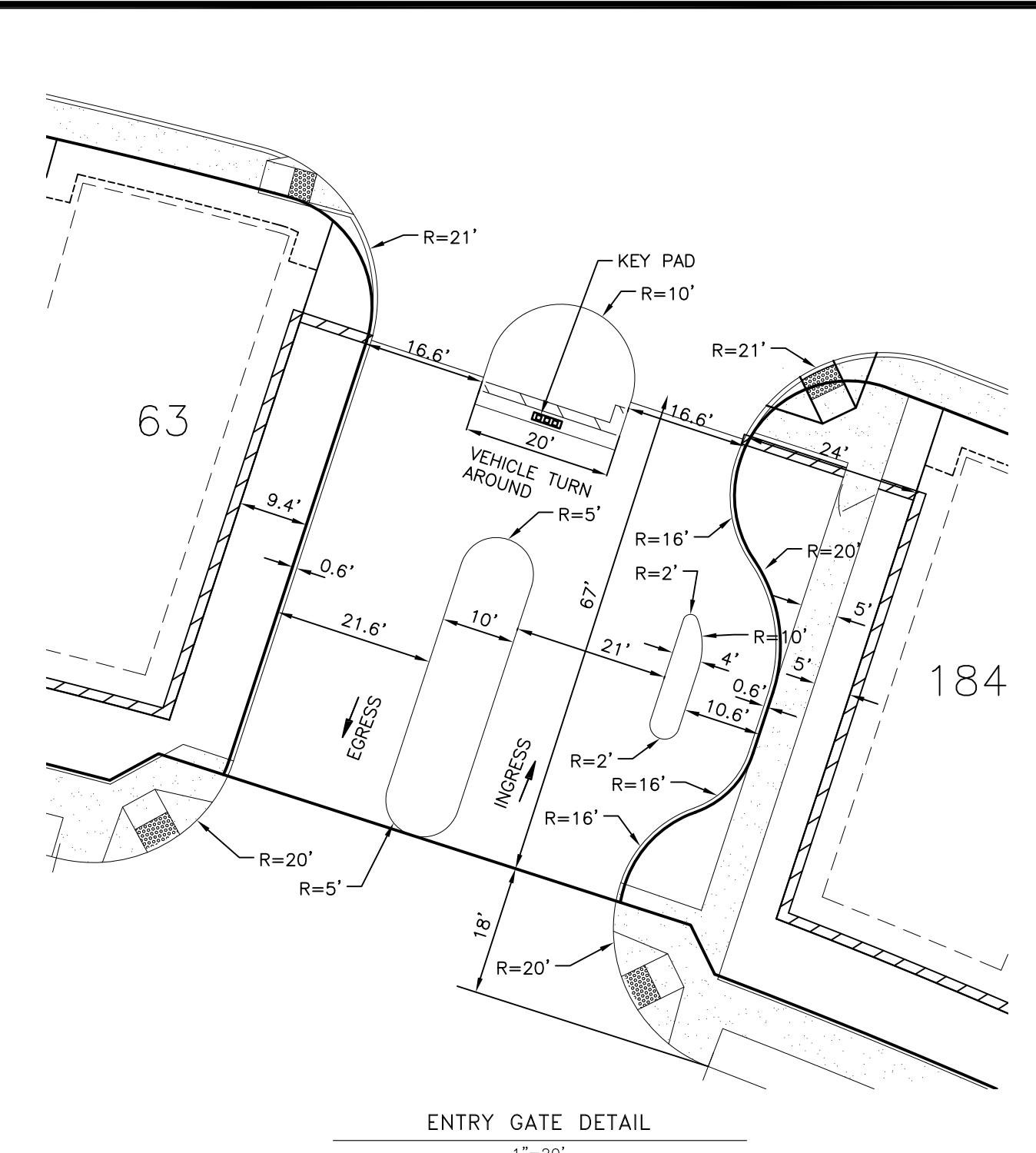
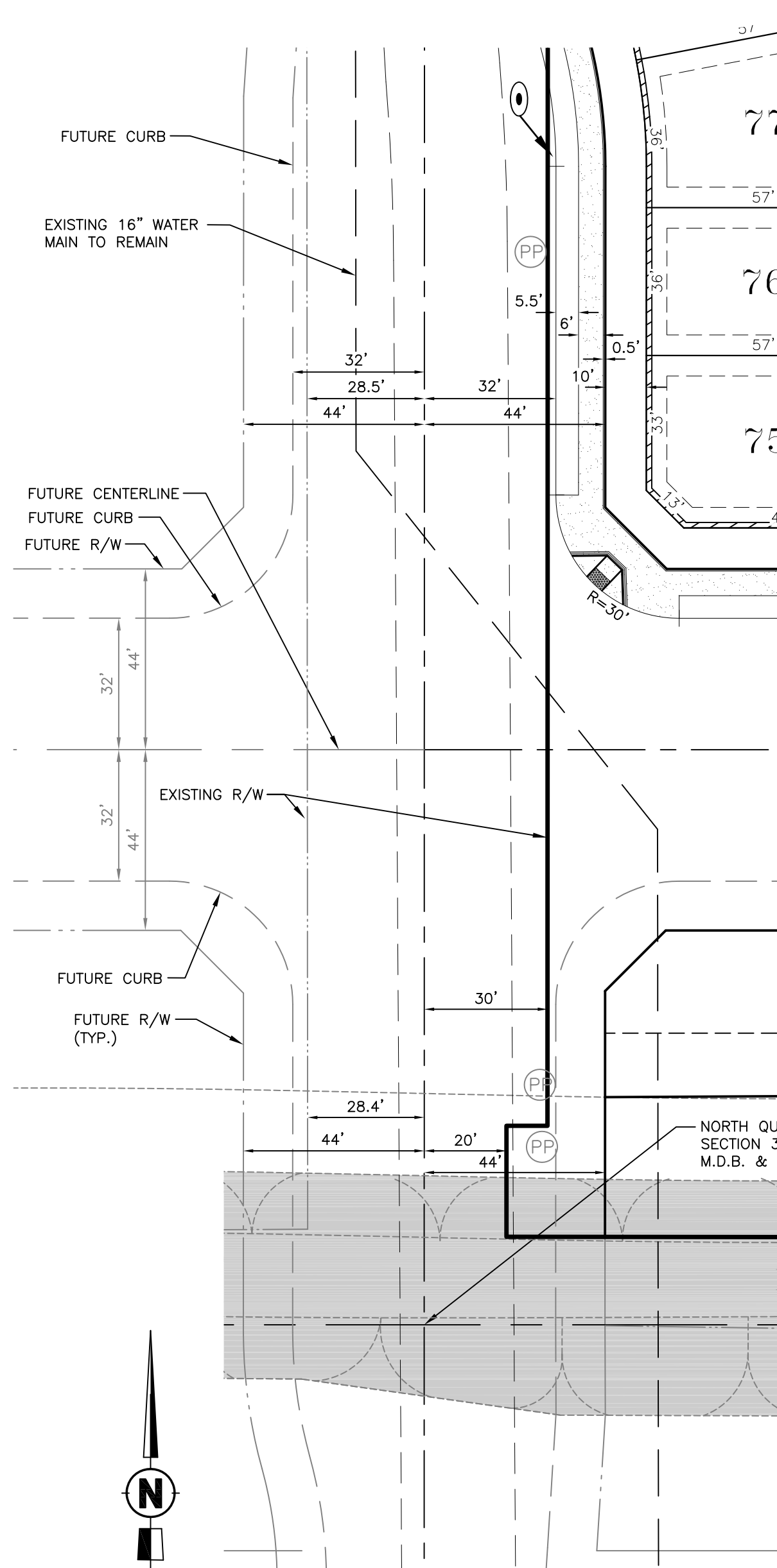
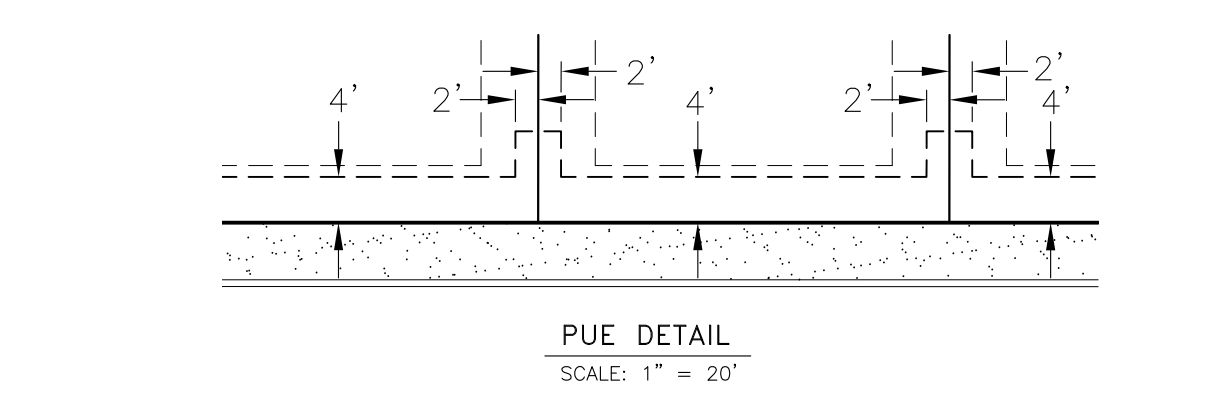
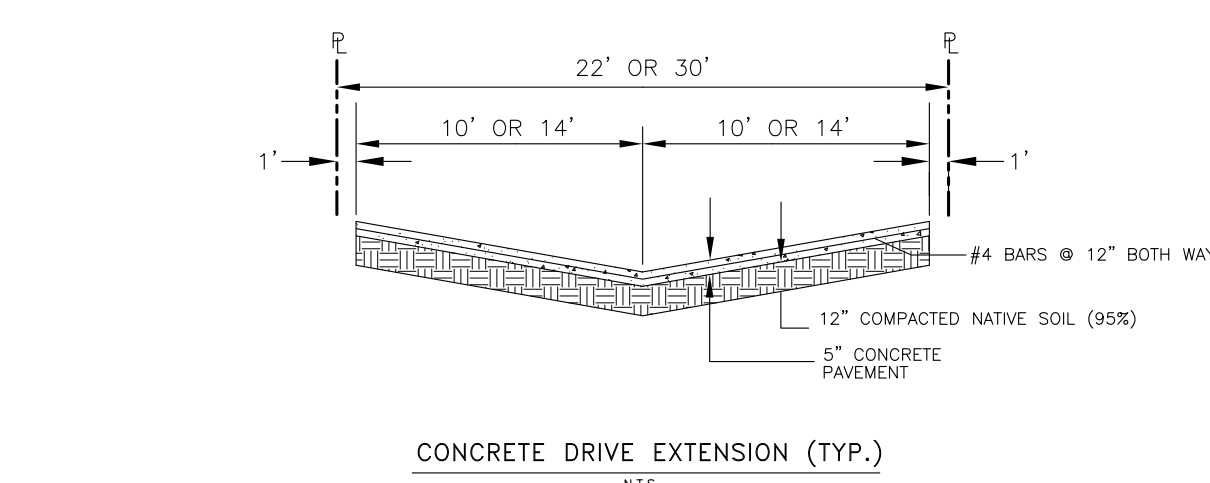
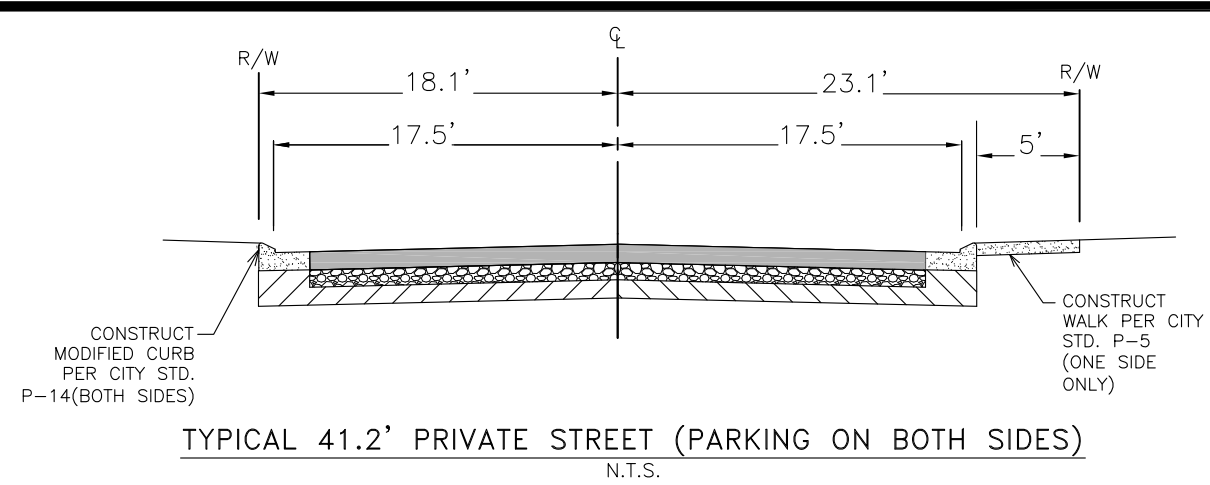
KEY MAP  
N.T.S.

**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

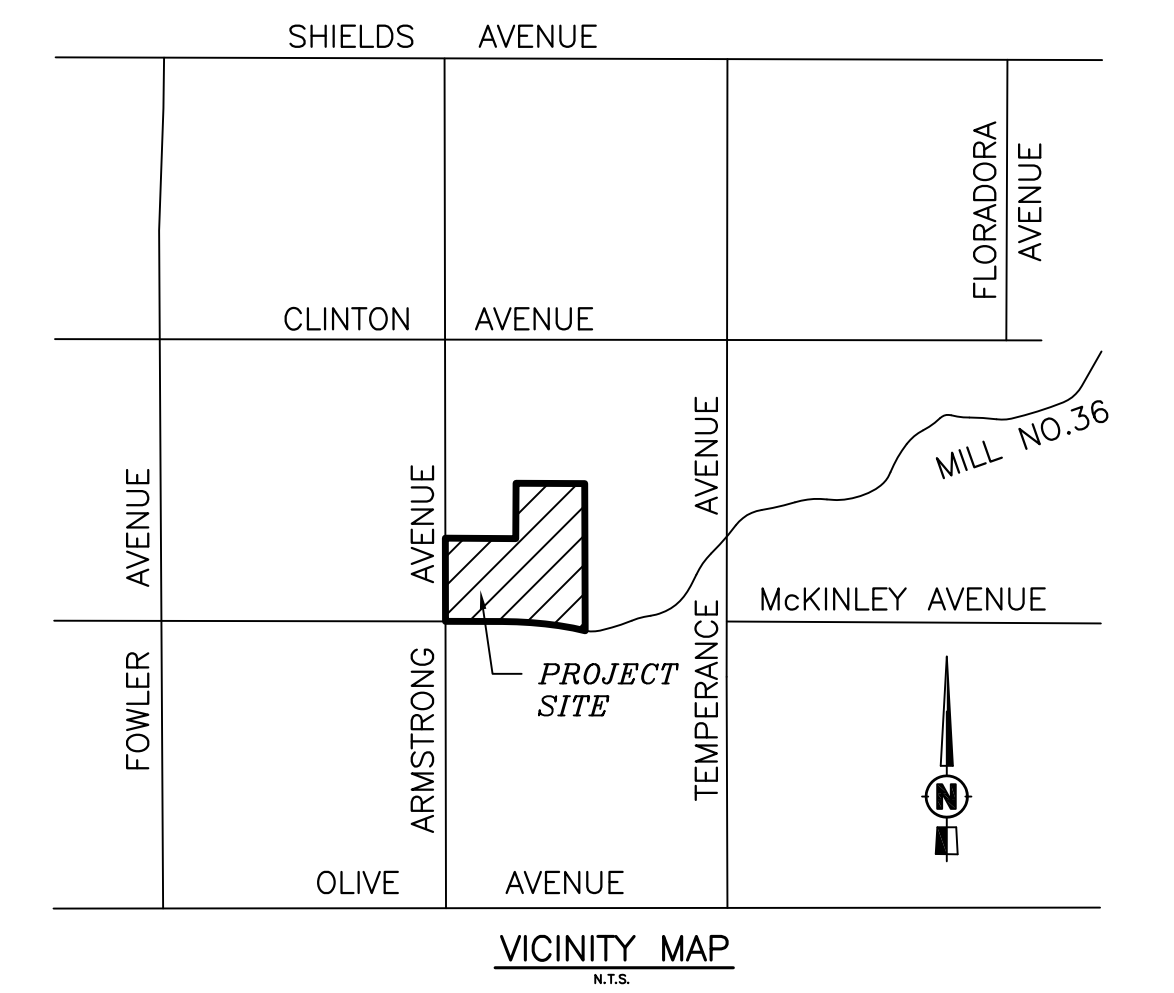
SUBDIVIDER  
**Wilson Premier Homes, Inc.**  
1500 NORTH PALM AVENUE SUITE 102  
FRESNO, CA 93711  
559-224-7550

**Harbour & Associates**  
Civil Engineers  
309 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7976 • Fax (559) 325-7999 • e-mail: hbar@harbour-engineering.com

DATE: 3-29-23	SCALE: 1" = 30'	DRAWN BY: SDH
REVISIONS	SHEET NO. 2 OF 10	



- LEGEND:**
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
  - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - DIRECTION OF STORMWATER FLOW
  - PROPOSED 6" CONCRETE SIDEWALK
  - PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
  - OUTLOT IDENTIFIER
  - APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
  - PROPOSED 6" HIGH MASONRY WALL



- EXISTING PLANNED LAND USE**  
LOW DENSITY RESIDENTIAL
- PROPOSED PLANNED LAND USE**  
MEDIUM DENSITY RESIDENTIAL
- EXISTING BUILDINGS**  
NONE
- EXISTING TREES**  
NONE
- EXISTING USE**  
AGRICULTURAL
- PROPOSED USE**  
SINGLE FAMILY RESIDENTIAL SUBDIVISION  
MEDIUM DENSITY
- EXISTING ZONING**  
RS-3
- PROPOSED ZONING**  
RS-5/UGM
- 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**  
574-140-034 & 574-140-035
- SITE AREA**  
31.25 AC. (GROSS)  
28.56 AC. (NET)
- NUMBER OF LOTS**  
326 LOTS & 35 OUTLOTS
- DENSITY**  
11.41 D.U./AC.
- AVERAGE LOT SIZE**  
2,359 S.F.
- SITE ADDRESS**  
2084 N. ARMSTRONG AVE. S/A

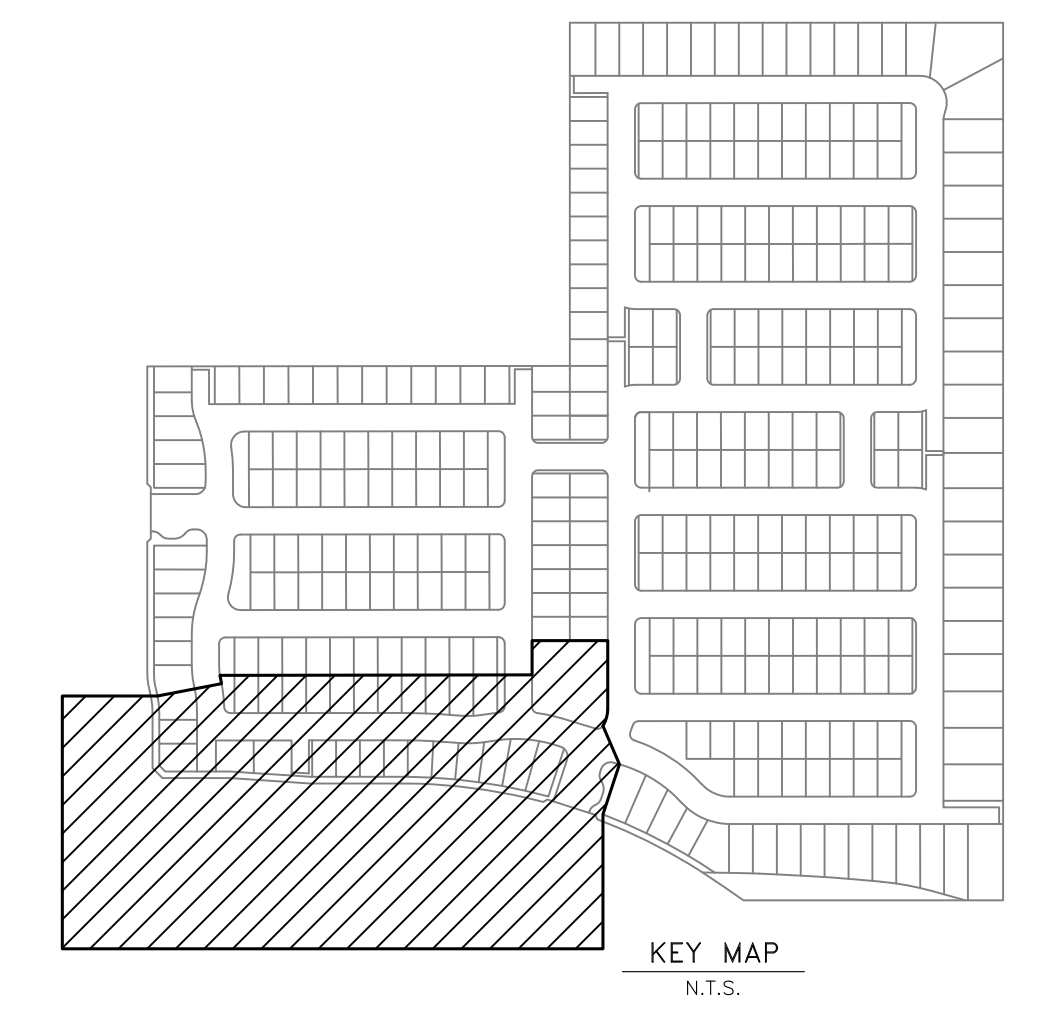
- OUTLOT SCHEDULE:**
- OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
  - OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
  - OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
  - OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
  - OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
  - OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
  - OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**OWNERS:**

RYAN AND ERIKA METZLER  
1750 N. HORNET  
FRESNO, CA 93727

SARAH EVERETT HAGERTY TRUSTEE  
2754 N. GREEN VALLEY PARKWAY #501  
HENDERSON, NV 89014

APPL. NO. P22-00387 EXHIBIT A-3 DATE 3/29/23  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT



**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

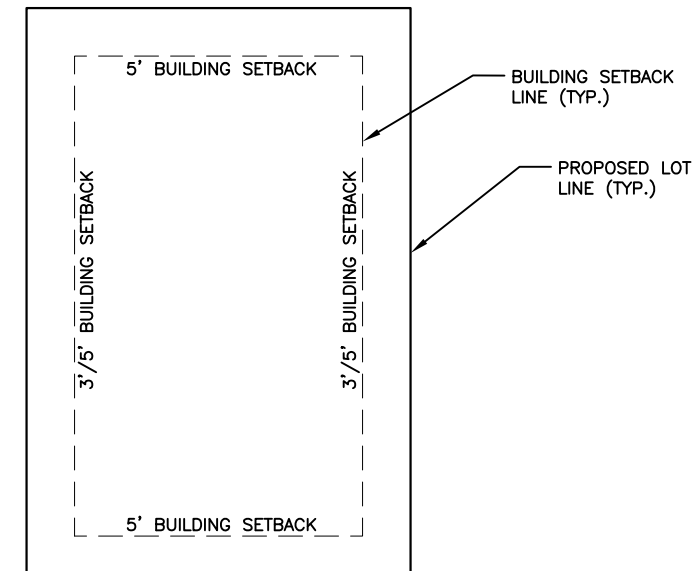
SUBDIVIDER  
**Wilson Premier Homes, Inc.**  
1750 NORTH PALM AVENUE SUITE 102  
FRESNO, CA 93711  
559-224-7550

**Harbour & Associates**  
Civil Engineers  
309 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7976 • Fax (559) 325-7999 • e-mail: ryan@harbourandassociates.com

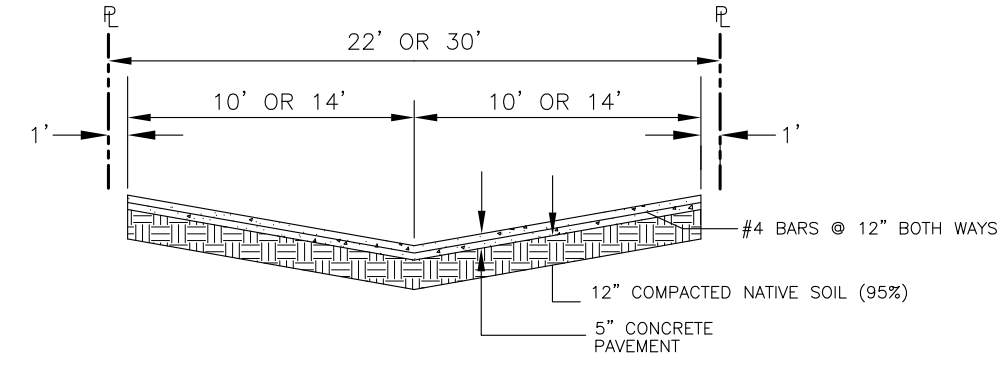
REVISIONS

SHEET NO.  
3 OF 10

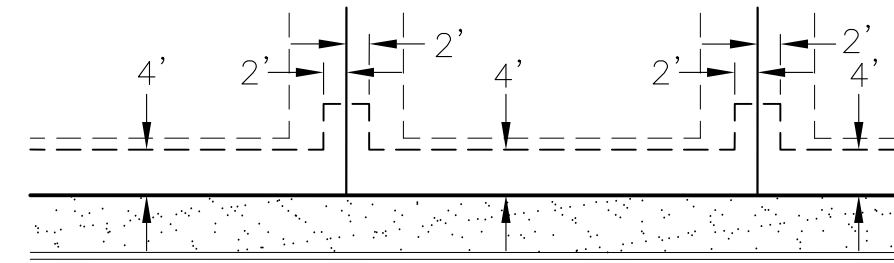
DATE: 3-29-23 SCALE: 1" = 30' DRAWN BY: SDH



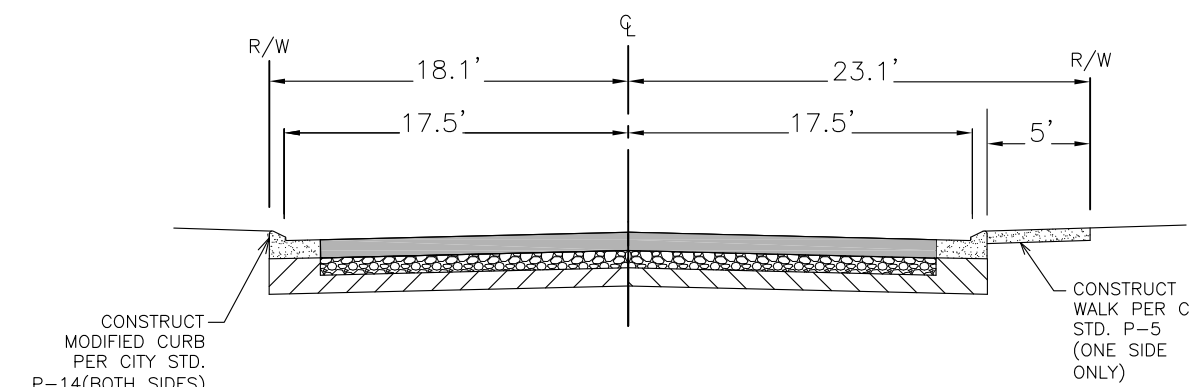
NOTE: ALL LOTS HAVE THE SAME SETBACKS  
**TYPICAL BUILDING SETBACK DETAIL**  
 NOT TO SCALE



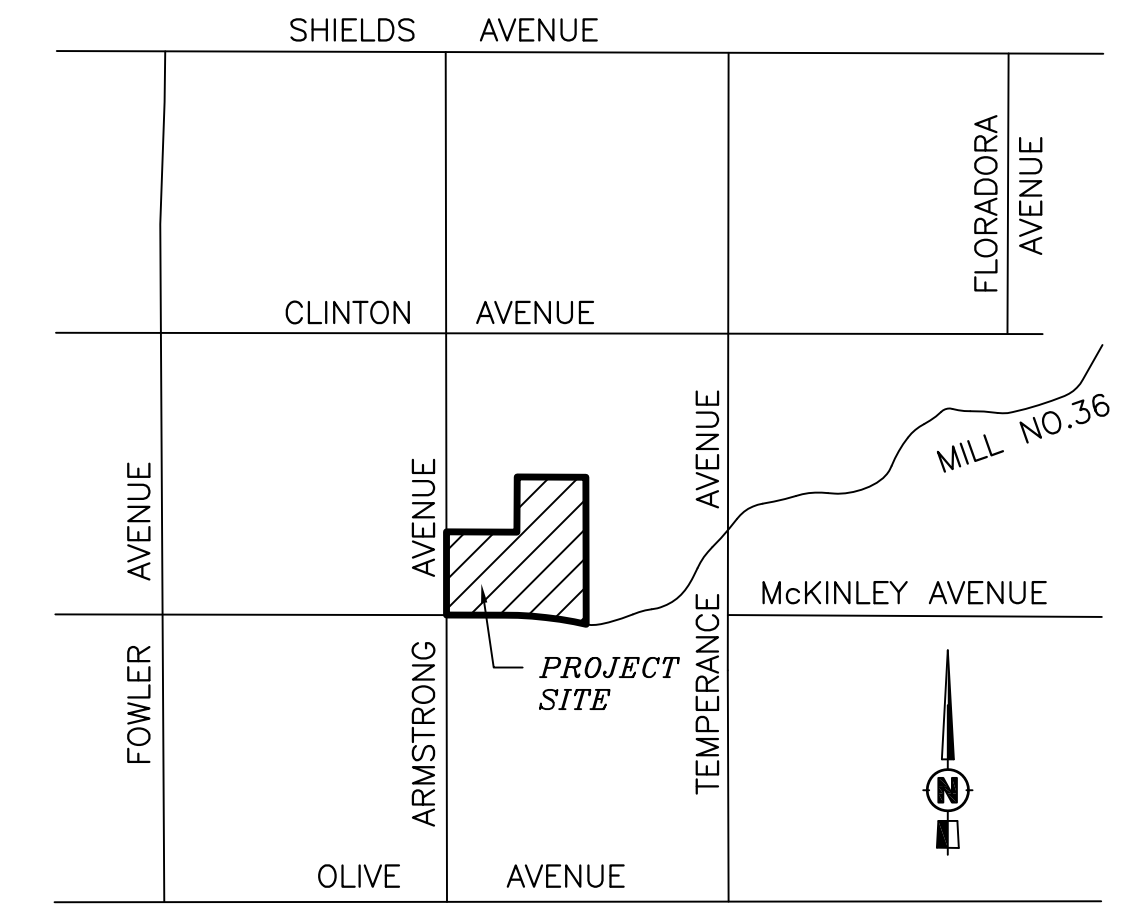
**CONCRETE DRIVE EXTENSION (TYP.)**  
 N.T.S.



**PUE DETAIL**  
 SCALE: 1" = 20"

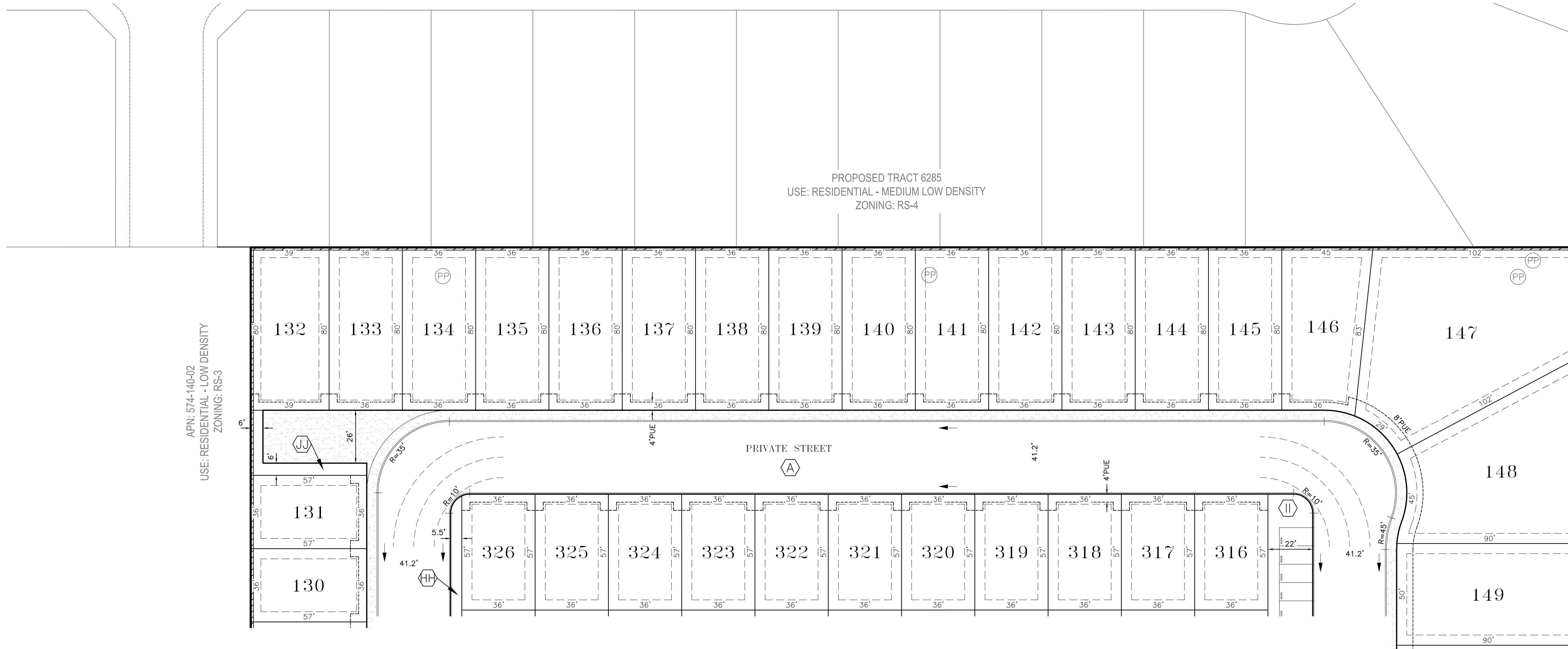


**TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)**  
 N.T.S.



**VICINITY MAP**  
 N.T.S.

EXISTING PLANNED LAND USE	LOW DENSITY RESIDENTIAL
PROPOSED PLANNED LAND USE	MEDIUM DENSITY RESIDENTIAL
EXISTING BUILDINGS	NONE
EXISTING TREES	NONE
EXISTING USE	AGRICULTURAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
EXISTING ZONING	RS-3
PROPOSED ZONING	RS-5/UGM
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	574-140-04 & 574-140-05
SITE AREA	31.29 AC. (GROSS) 28.56 AC. (NET)
NUMBER OF LOTS	326 LOTS & 35 OUTLOTS
DENSITY	11.41 D.U./AC.
AVERAGE LOT SIZE	2,359 S.F.
SITE ADDRESS	2084 N. ARMSTRONG AVE. S/A

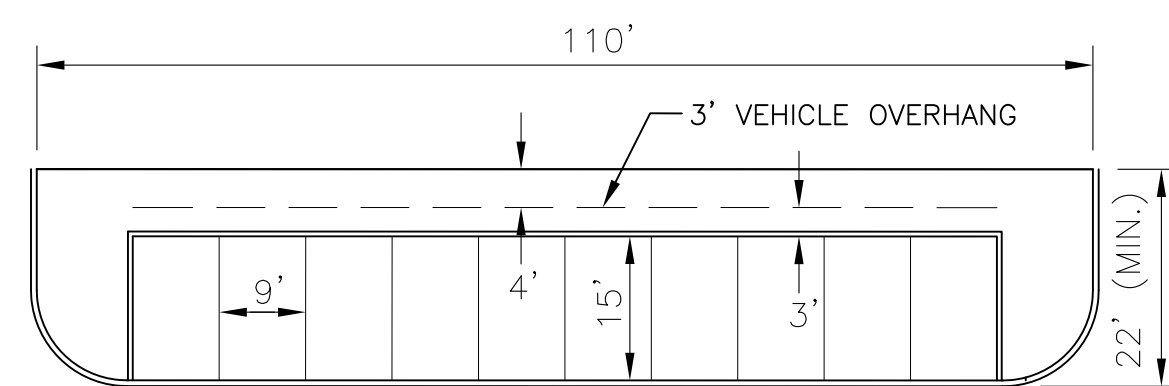


APN: 574-140-02  
 USE: RESIDENTIAL - LOW DENSITY  
 ZONING: RS-3

PROPOSED TRACT 6285  
 USE: RESIDENTIAL - MEDIUM LOW DENSITY  
 ZONING: RS-4

APN: 310-210-21  
 USE: RESIDENTIAL - LOW DENSITY

APN: 574-140-12  
 USE: RESIDENTIAL - LOW DENSITY



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

**OUTLOT SCHEDULE:**

- OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
- OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
- OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
- OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
- OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
- OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
- OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**OWNERS:**

RYAN AND ERIKA METZLER  
 1760 N. HORNET  
 FRESNO, CA 93727

SARAH EVERETT HAGERTY TRUSTEE  
 2764 N. GREEN VALLEY PARKWAY #501  
 HENDERSON, NV 89014

**LEGEND:**

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- DIRECTION OF STORMWATER FLOW
- PROPOSED 6" CONCRETE SIDEWALK
- PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
- OUTLOT IDENTIFIER
- APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
- PROPOSED 6" HIGH MASONRY WALL

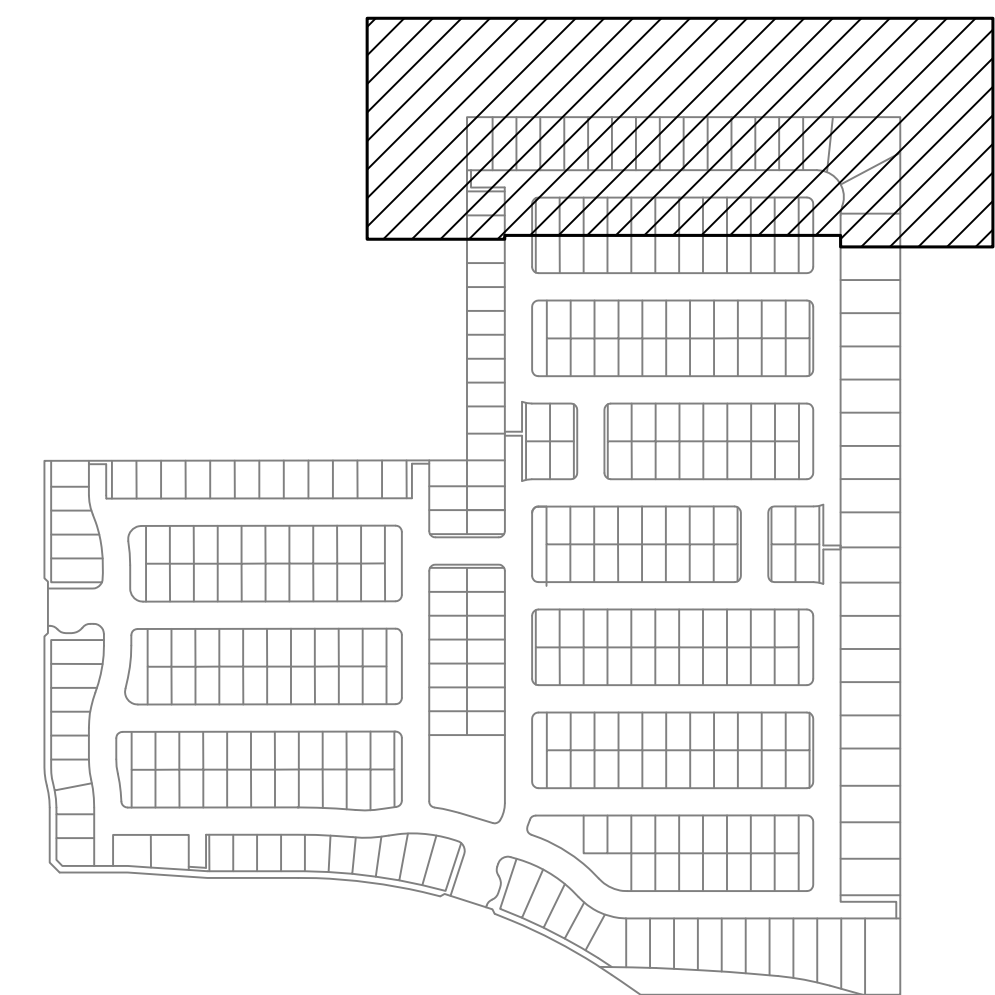
APPL. NO. P22-00387 EXHIBIT A-4 DATE 3/29/23

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

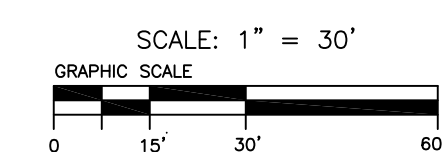
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT



**KEY MAP**  
 N.T.S.

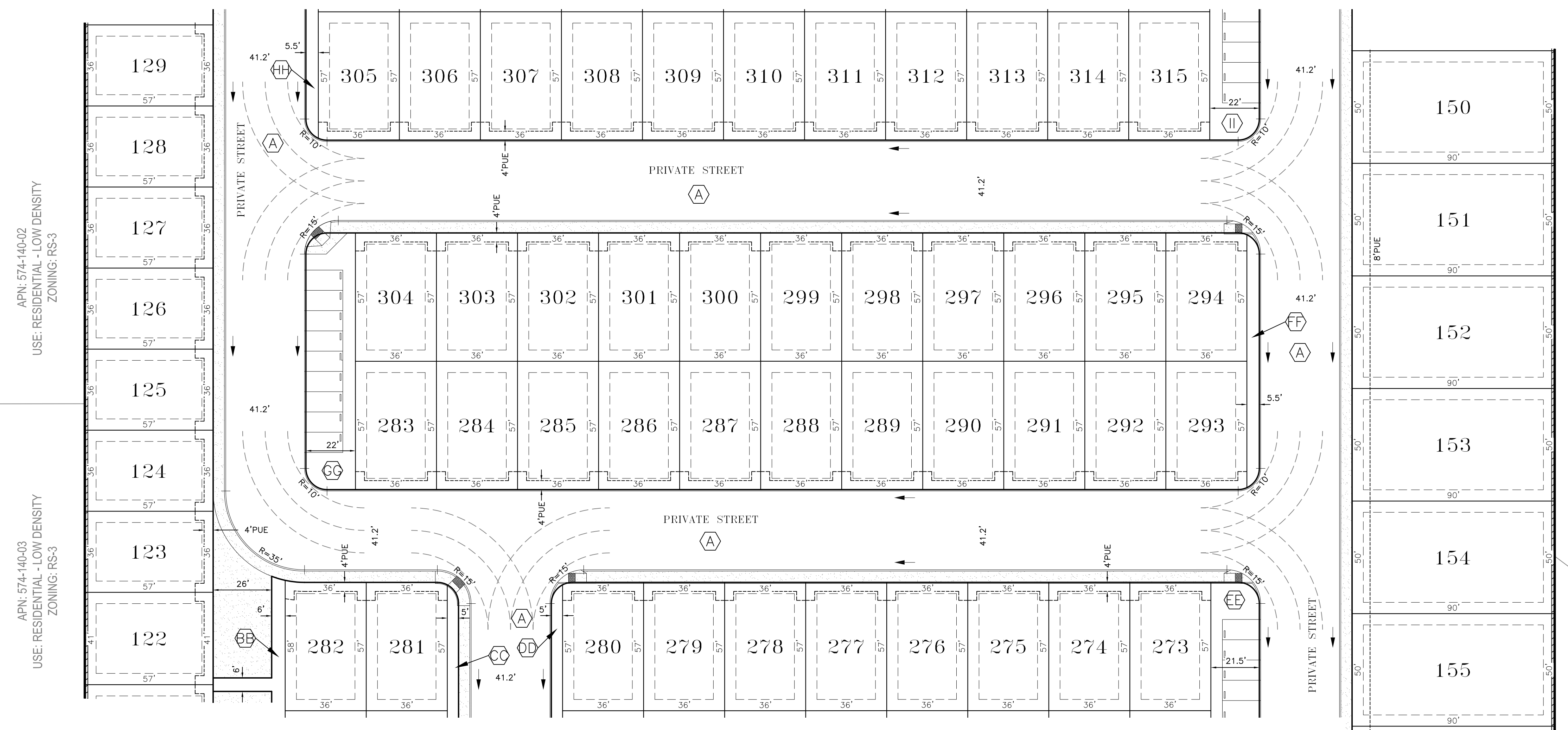
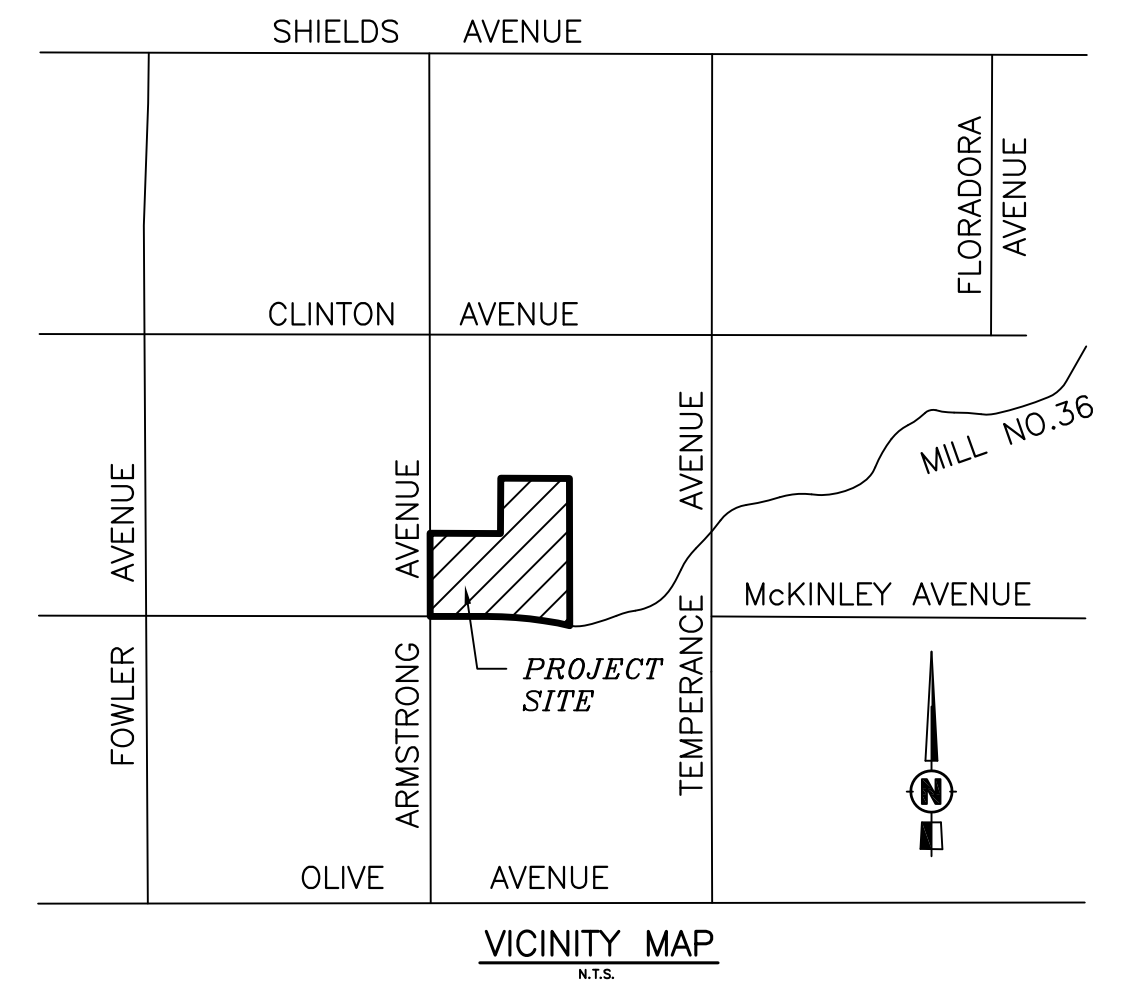
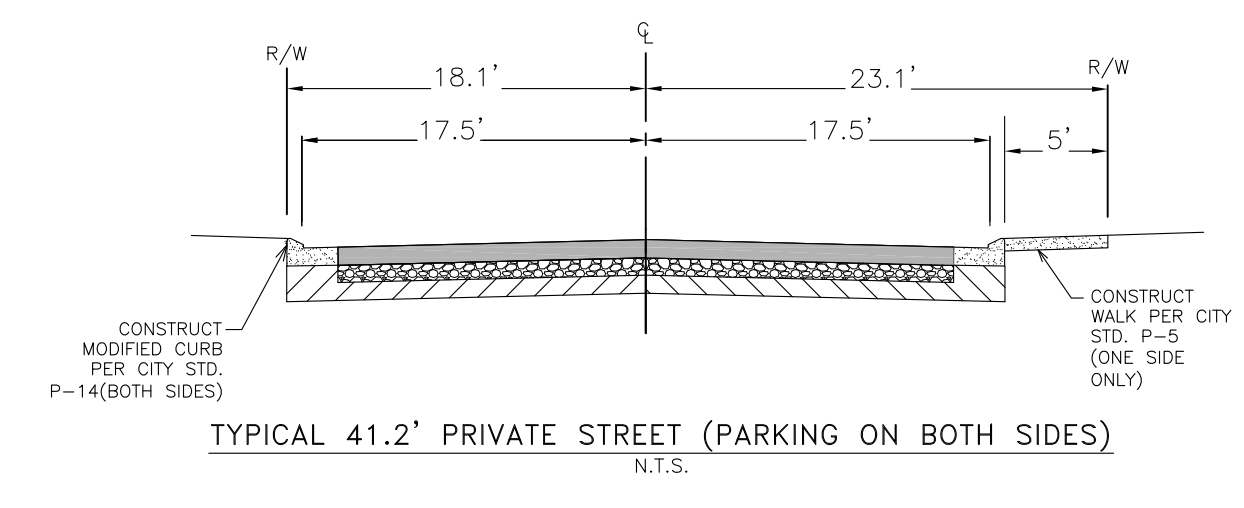
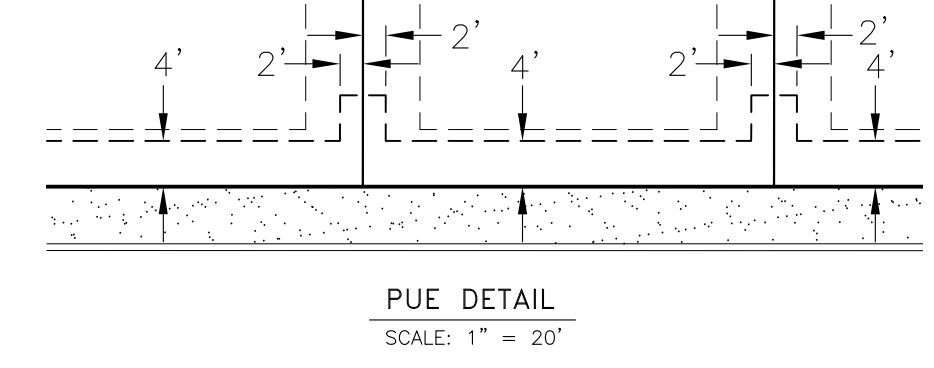
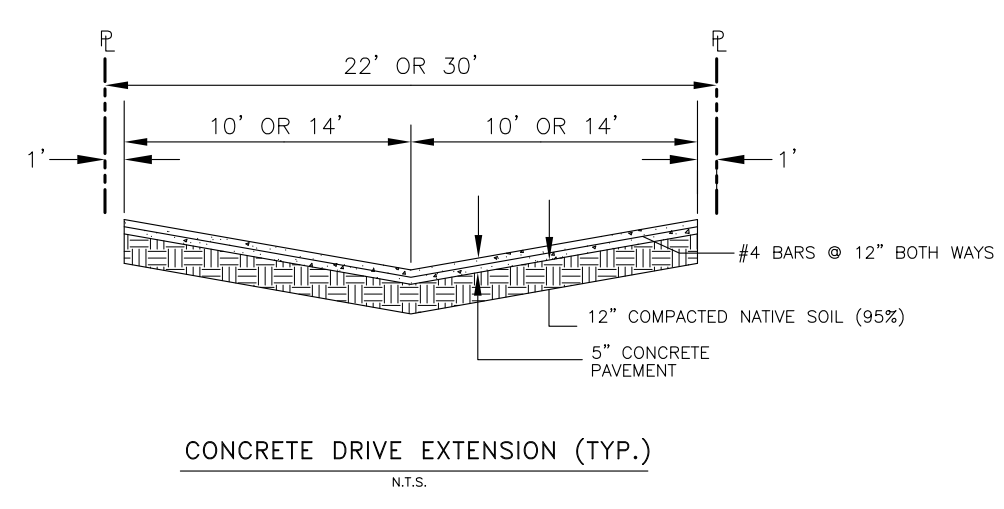
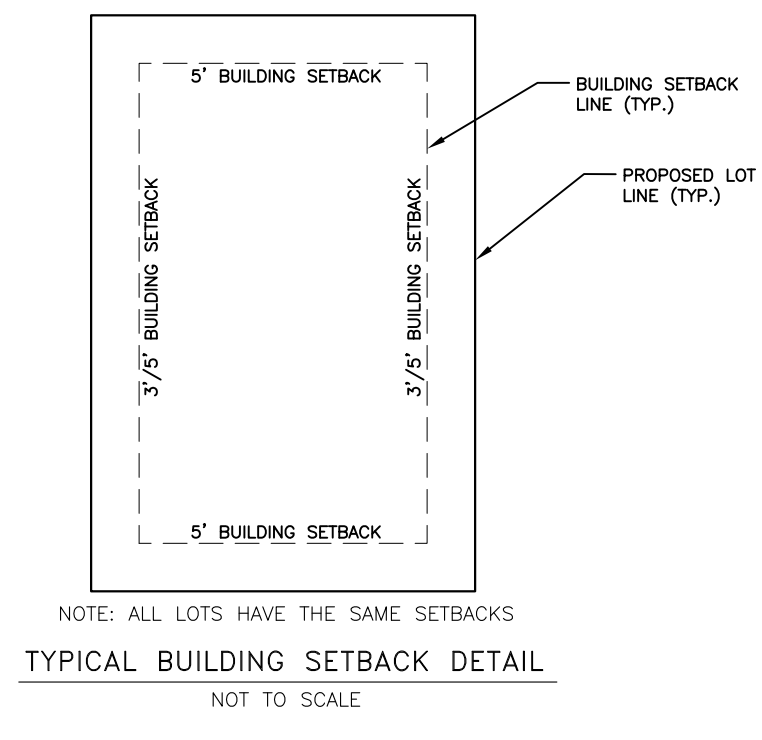


SCALE: 1" = 30'

**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

SUBDIVIDER  
**Wilson Premier Homes, Inc.**  
 7500 NORTH PALM AVENUE SUITE 102  
 FRESNO, CA 93711  
 559-224-7550

 <b>Harbour &amp; Associates</b> Civil Engineers 309 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7976 • Fax (559) 325-7999 • e-mail: hbar@harbour-engineering.com	REVISIONS	SHEET NO.
	DATE: 3-29-23 SCALE: 1" = 30' DRAWN BY: SDH	4 OF 10

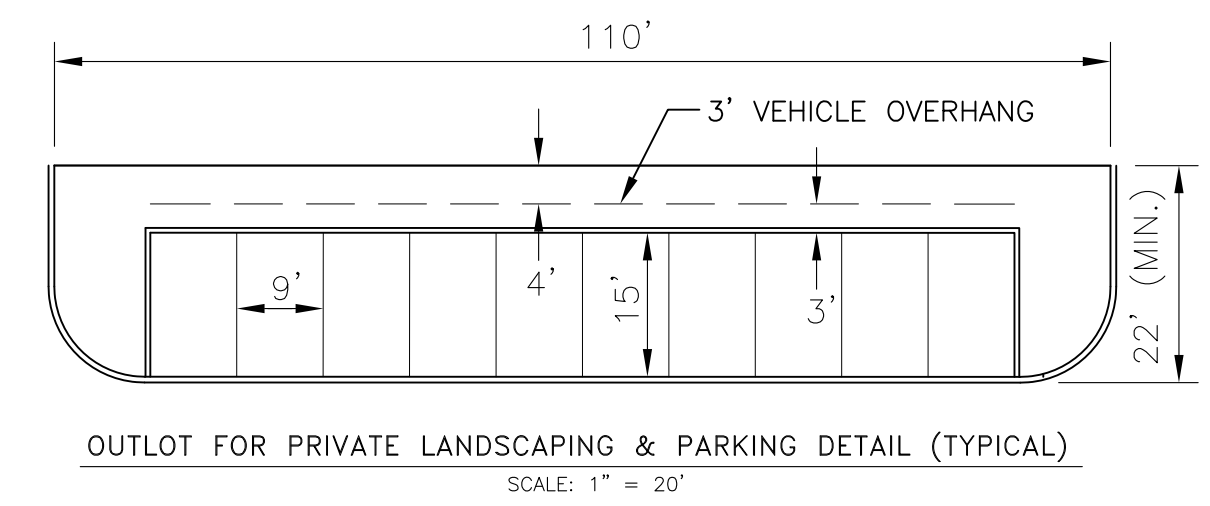


APN: 574-140-13  
USE: RESIDENTIAL - LOW DENSITY

APN: 574-140-02  
USE: RESIDENTIAL - LOW DENSITY  
ZONING: RS-3

APN: 574-140-03  
USE: RESIDENTIAL - LOW DENSITY  
ZONING: RS-3

EXISTING PLANNED LAND USE	LOW DENSITY RESIDENTIAL
PROPOSED PLANNED LAND USE	MEDIUM DENSITY RESIDENTIAL
EXISTING BUILDINGS	NONE
EXISTING TREES	NONE
EXISTING USE	AGRICULTURAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
EXISTING ZONING	RS-3
PROPOSED ZONING	RS-5/UGM
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	574-140-04 & 574-140-05
SITE AREA	31.29 AC. (GROSS) 28.56 AC. (NET)
NUMBER OF LOTS	326 LOTS & 35 OUTLOTS
DENSITY	11.41 D.U./AC.
AVERAGE LOT SIZE	2,359 S.F.
SITE ADDRESS	2084 N. ARMSTRONG AVE. S/A

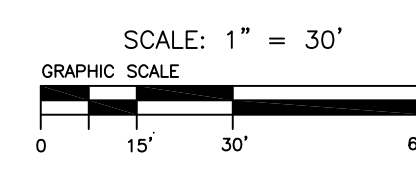
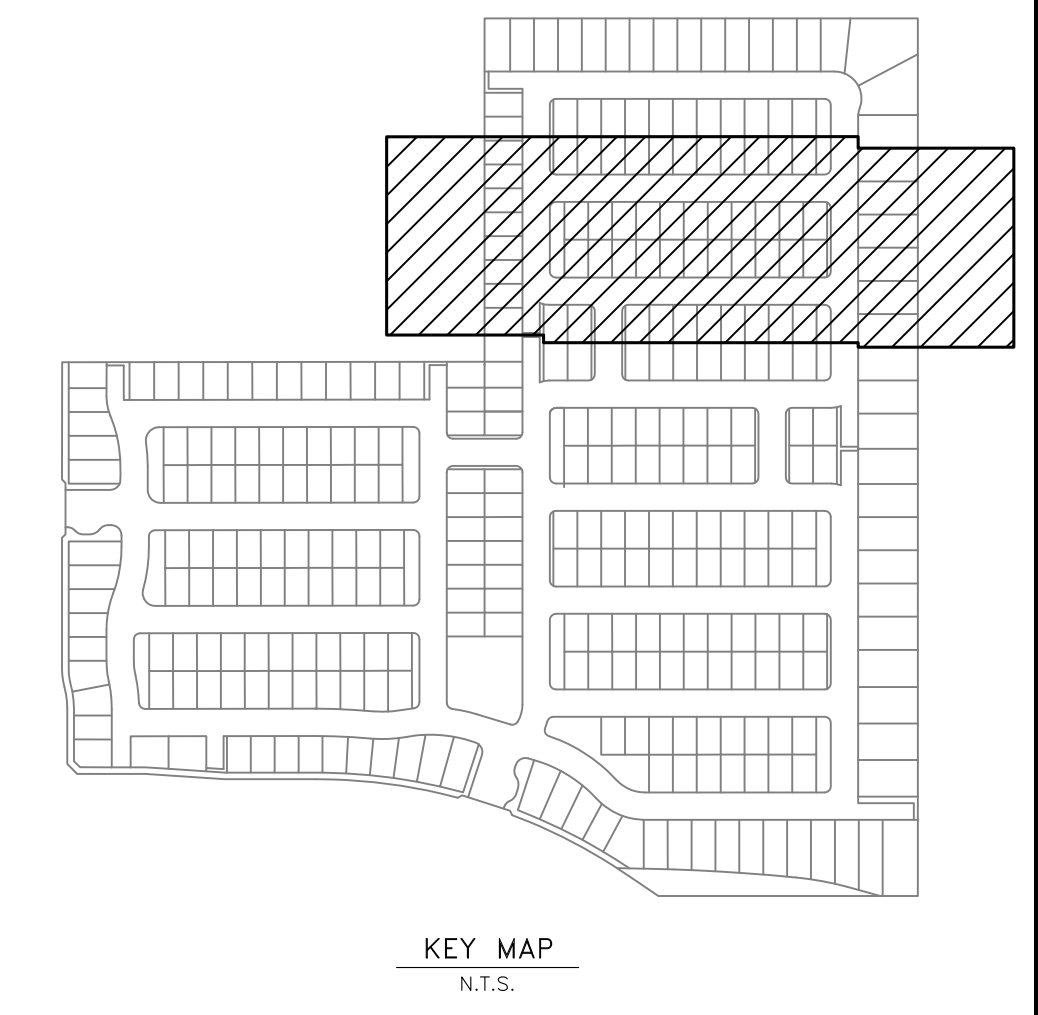


- OUTLOT SCHEDULE:**
1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
  2. OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
  3. OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
  4. OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
  5. OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
  6. OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
  7. OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**OWNERS:**  
 RYAN AND ERIKA METZLER 1760 N. HORNET FRESNO, CA 93727  
 SARAH EVERETT HAGERTY TRUSTEE 2764 N. GREEN VALLEY PARKWAY #501 HENDERSON, NV 89014

- LEGEND:**
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
  - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - DIRECTION OF STORMWATER FLOW
  - PROPOSED 6' CONCRETE SIDEWALK
  - PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
  - OUTLOT IDENTIFIER
  - APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
  - PROPOSED 6' HIGH MASONRY WALL

APPL. NO. P22-00387 EXHIBIT A-5 DATE 3/29/23  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT



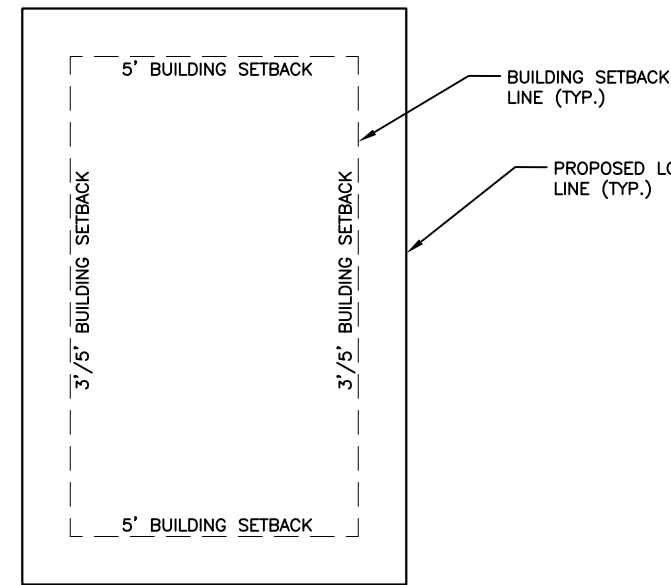
**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

Wilson Premier Homes, Inc.  
 1500 NORTH WALNUT AVENUE SUITE 102  
 FRESNO, CA 93711  
 558-224-7550

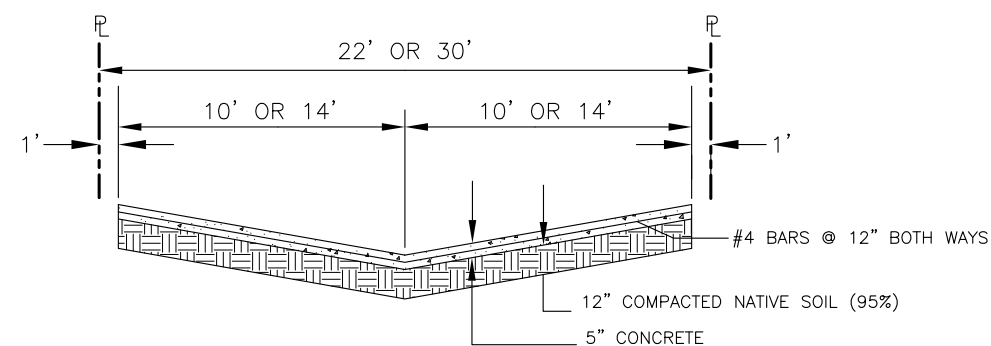
Harbour & Associates  
 Civil Engineers  
 308 Clovis Avenue, Suite 300 • Clovis, California 93612  
 (559) 325-7976 • Fax (559) 325-7999 • e-mail: hba@harbour-engineering.com

DATE: 3-29-23 SCALE: 1" = 30' DRAWN BY: SDH

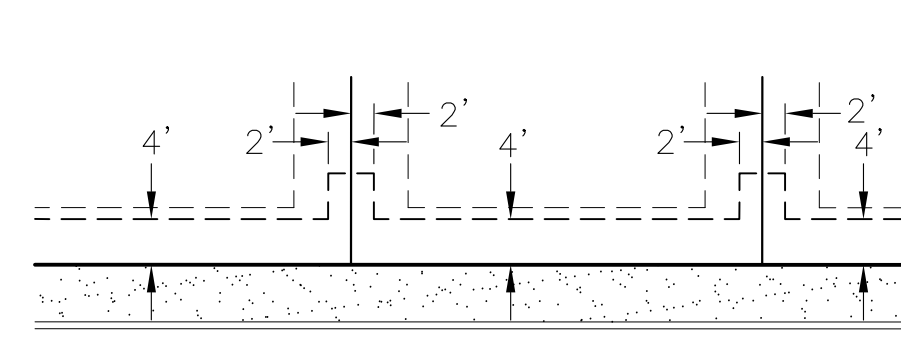
REVISIONS SHEET NO. 5 OF 10



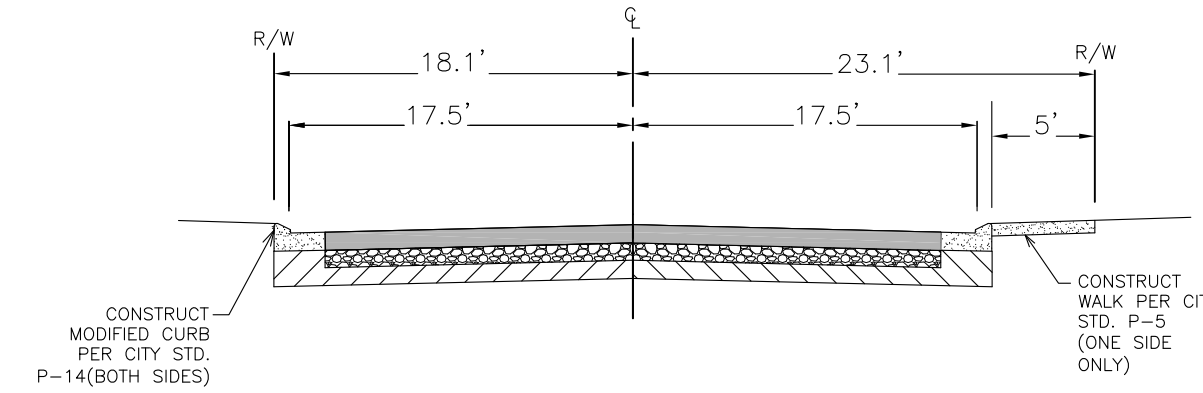
NOTE: ALL LOTS HAVE THE SAME SETBACKS  
TYPICAL BUILDING SETBACK DETAIL  
NOT TO SCALE



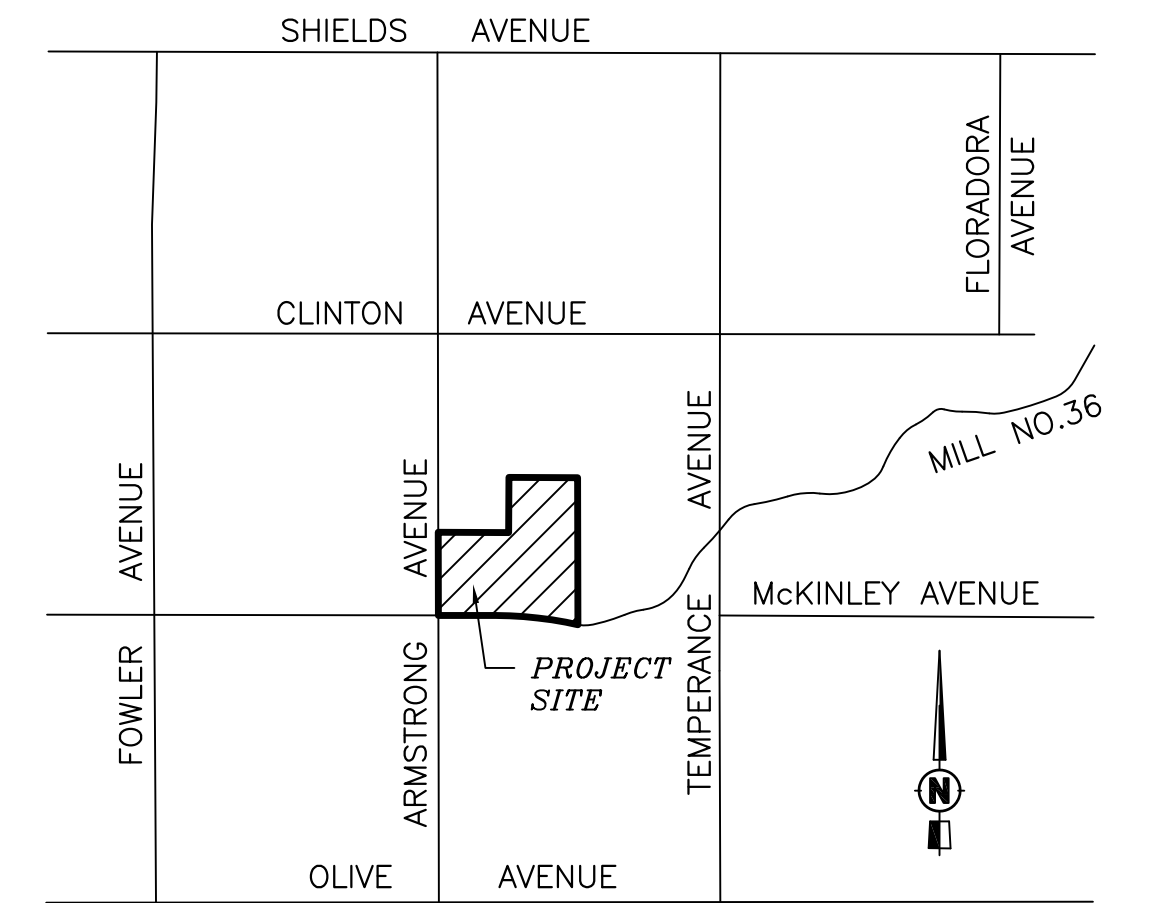
CONCRETE DRIVE EXTENSION (TYP.)  
N.T.S.



PUE DETAIL  
SCALE: 1" = 20'



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

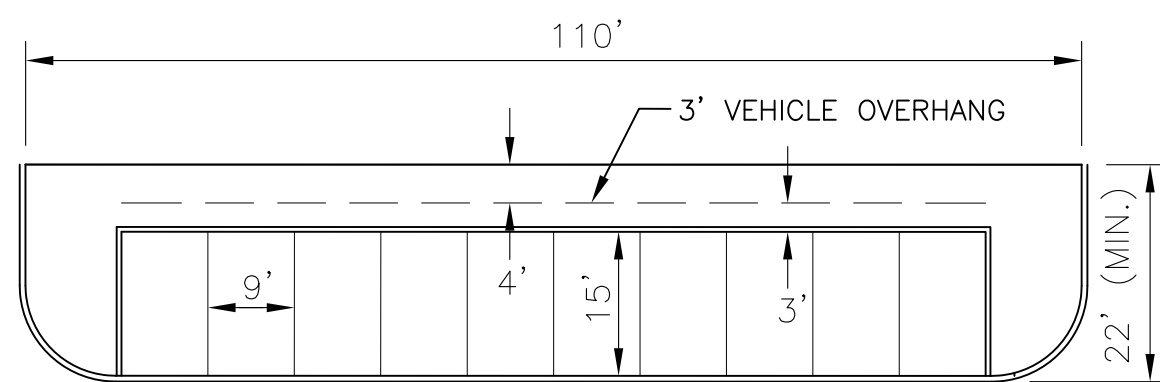


VICINITY MAP  
N.T.S.



APN: 574-140-14  
USE: RESIDENTIAL - LOW DENSITY

EXISTING PLANNED LAND USE	LOW DENSITY RESIDENTIAL
PROPOSED PLANNED LAND USE	MEDIUM DENSITY RESIDENTIAL
EXISTING BUILDINGS	NONE
EXISTING TREES	NONE
EXISTING USE	AGRICULTURAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
EXISTING ZONING	RS-3
PROPOSED ZONING	RS-5/UGM
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	574-140-04 & 574-140-05
SITE AREA	31.29 AC. (GROSS) 28.56 AC. (NET)
NUMBER OF LOTS	36 LOTS & 35 OUTLOTS
DENSITY	11.41 D.U./AC.
AVERAGE LOT SIZE	2,359 S.F.
SITE ADDRESS	2084 N. ARMSTRONG AVE. S/A



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

**OUTLOT SCHEDULE:**

1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
2. OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
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6. OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
7. OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

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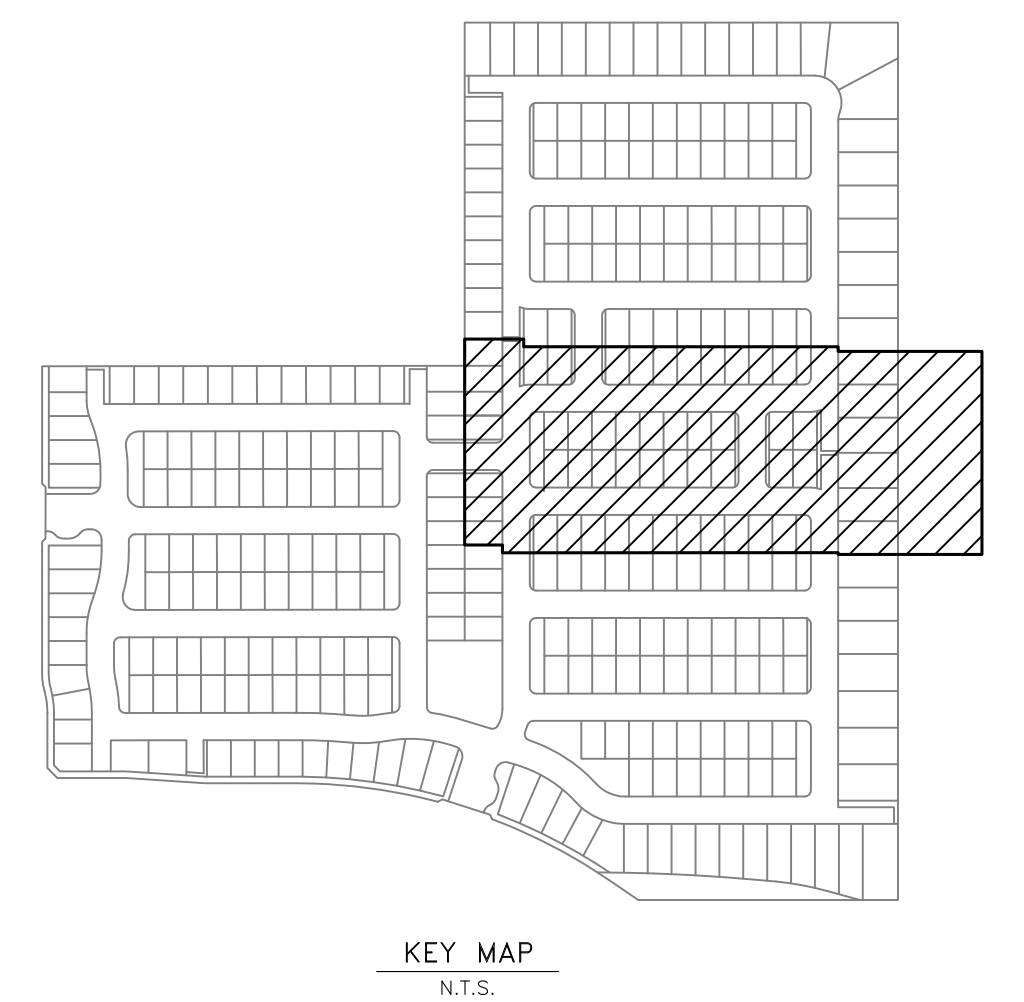
APPL. NO. P22-00387 EXHIBIT A-6 DATE 3/29/23

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

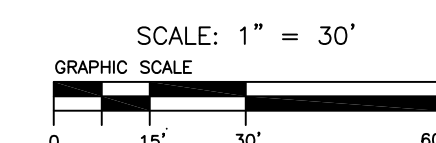
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT



KEY MAP  
N.T.S.

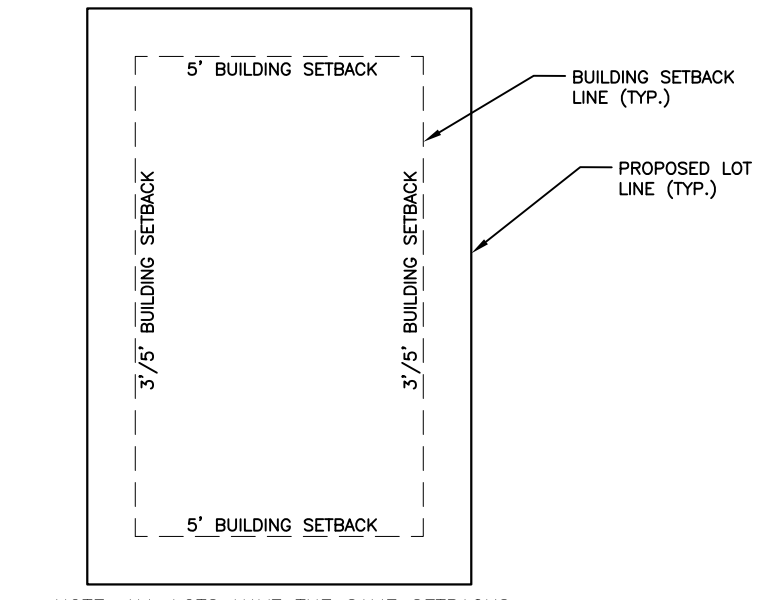


SCALE: 1" = 30'

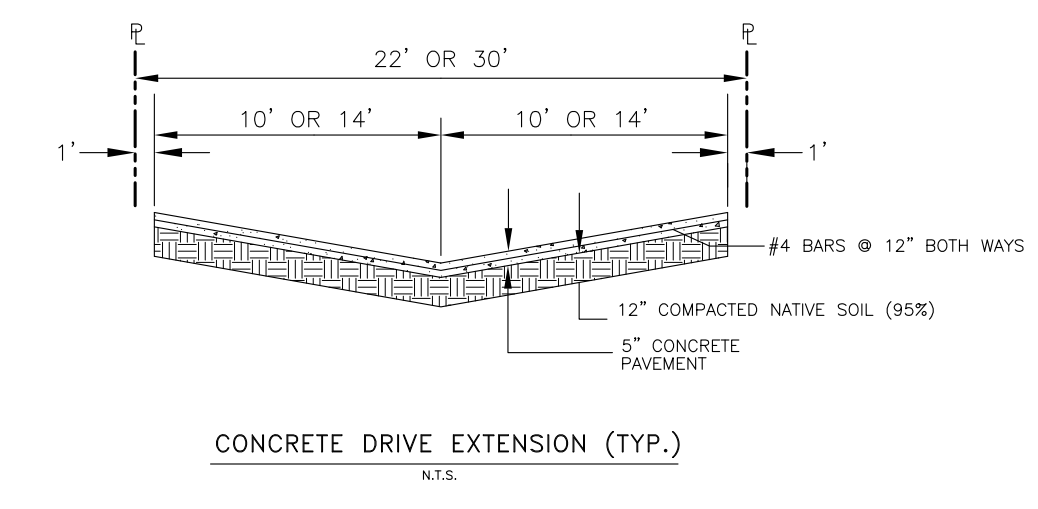
**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

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1500 NORTH PALM AVENUE SUITE 102  
FRESNO, CA 93711  
558-224-7550

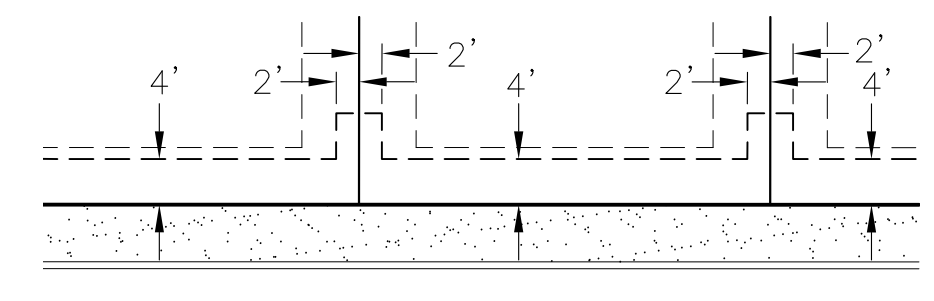
<b>Harbour &amp; Associates</b> Civil Engineers 308 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7976 • Fax (559) 325-7999 • e-mail: hbar@harbour-engineering.com	REVISIONS	SHEET NO.
	DATE: 3-29-23 SCALE: 1" = 30' DRAWN BY: SDH	6 OF 10



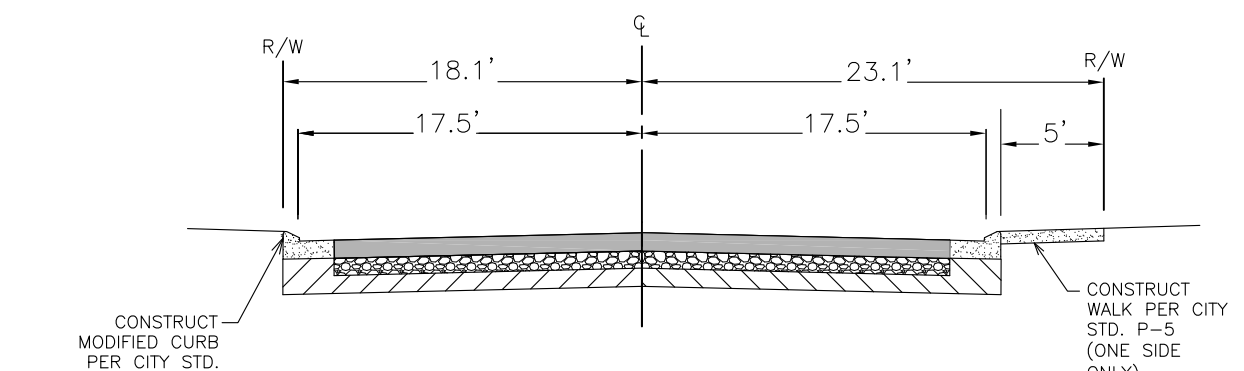
NOTE: ALL LOTS HAVE THE SAME SETBACKS  
TYPICAL BUILDING SETBACK DETAIL  
NOT TO SCALE



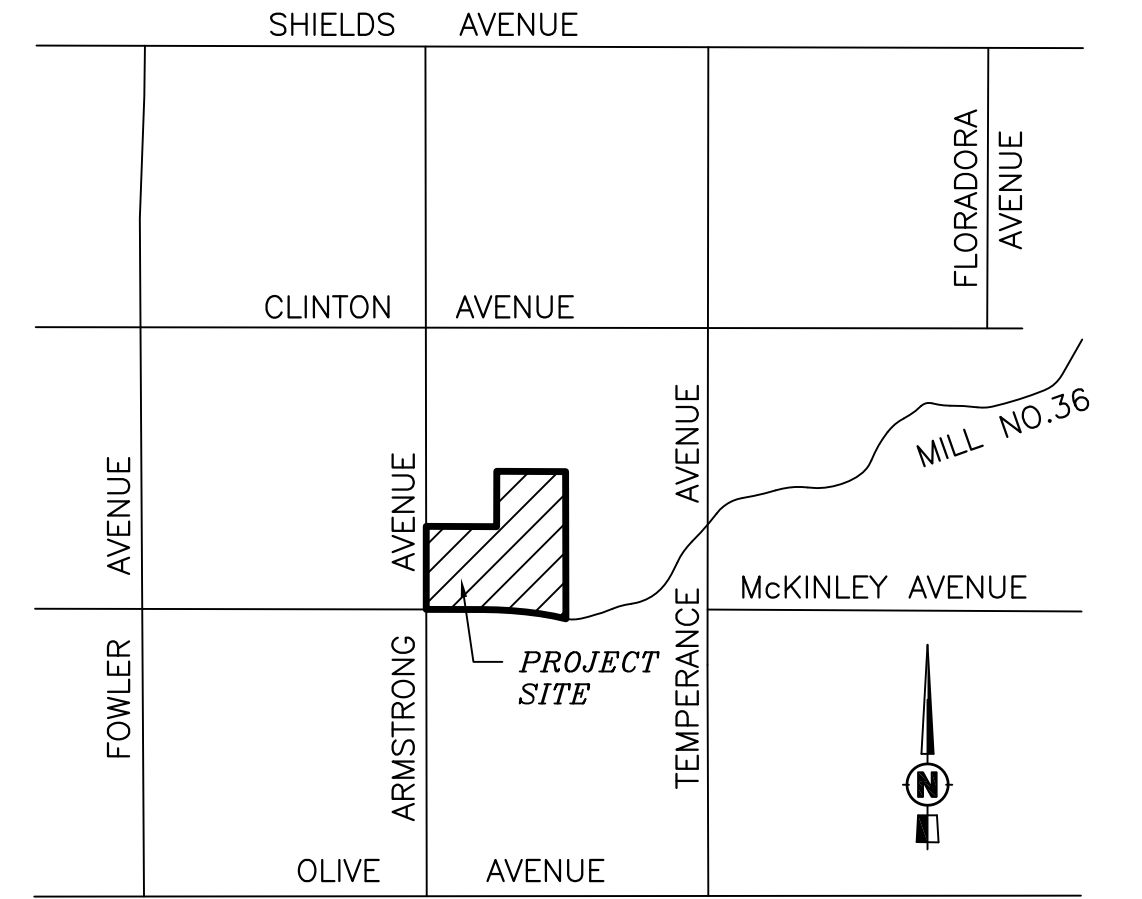
CONCRETE DRIVE EXTENSION (TYP.)  
N.T.S.



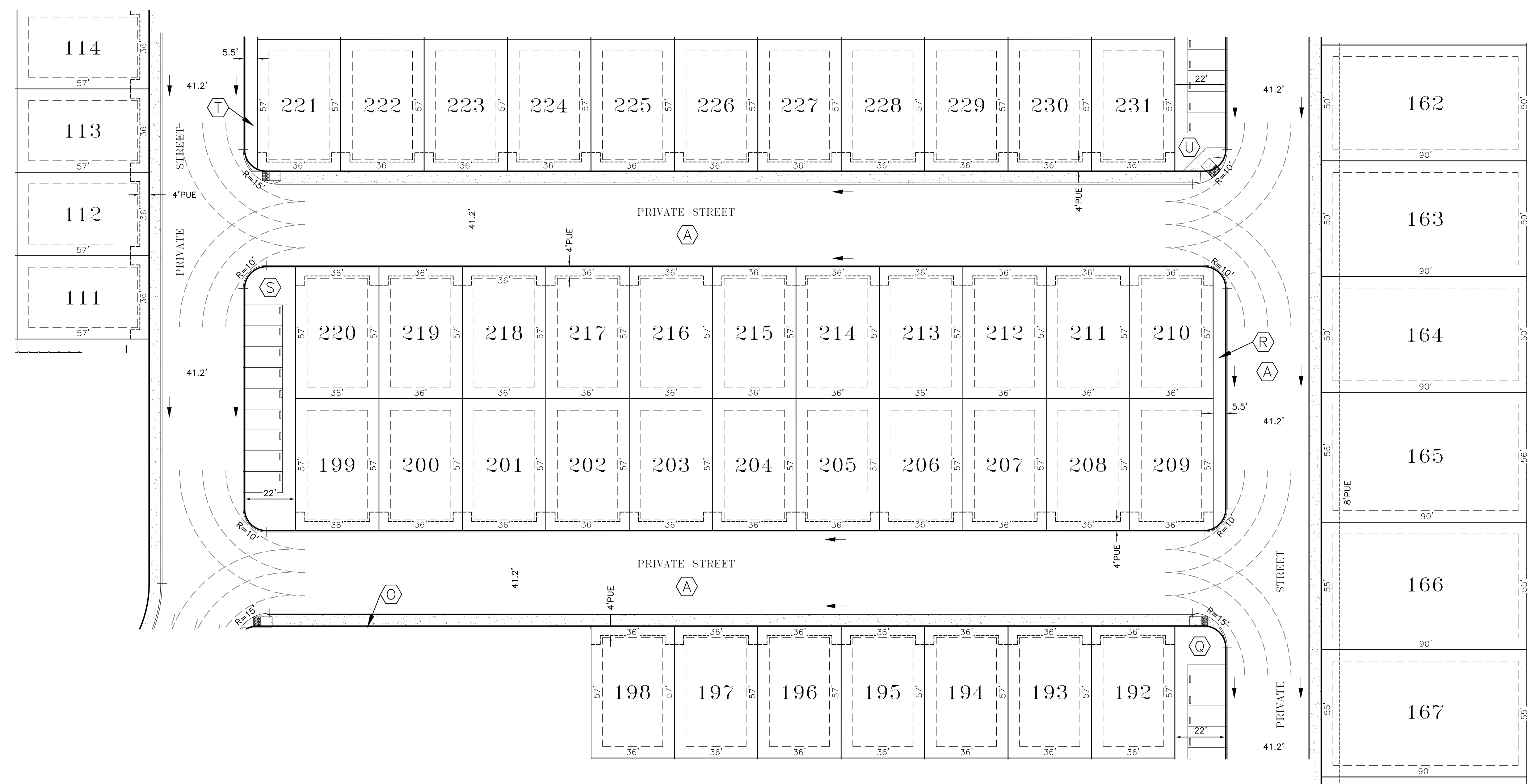
PUE DETAIL  
SCALE: 1" = 20"



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



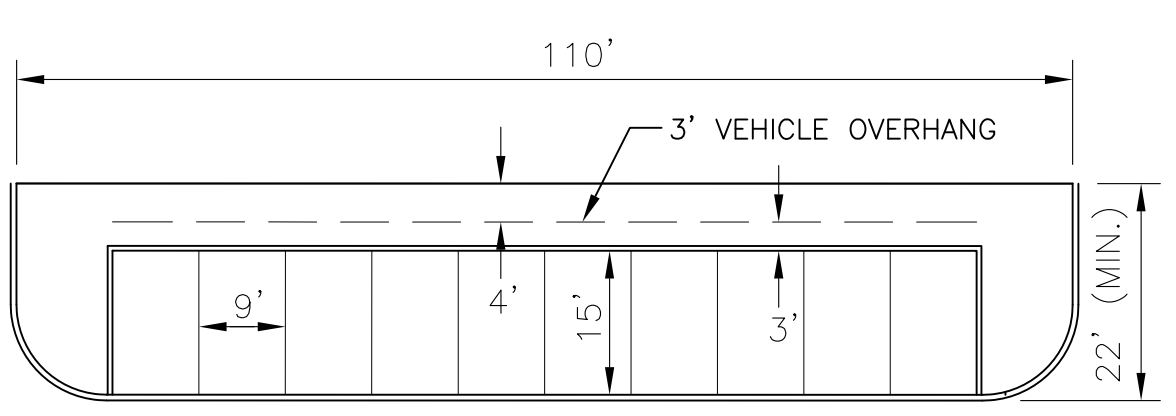
VICINITY MAP  
N.T.S.



APN: 574-140-15  
USE: RESIDENTIAL - LOW DENSITY

EXISTING 24" STORM DRAIN MAIN TO REMAIN  
APN: 574-140-16  
USE: RESIDENTIAL - LOW DENSITY

- EXISTING PLANNED LAND USE  
LOW DENSITY RESIDENTIAL
- PROPOSED PLANNED LAND USE  
MEDIUM DENSITY RESIDENTIAL
- EXISTING BUILDINGS  
NONE
- EXISTING TREES  
NONE
- EXISTING USE  
AGRICULTURAL
- PROPOSED USE  
SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY
- EXISTING ZONING  
RS-3
- PROPOSED ZONING  
RS-5/UGM
- 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  
574-140-04 & 574-140-05
- SITE AREA  
31.29 AC. (GROSS)  
28.56 AC. (NET)
- NUMBER OF LOTS  
326 LOTS & 35 OUTLOTS
- DENSITY  
11.41 D.U./AC.
- AVERAGE LOT SIZE  
2,359 S.F.
- SITE ADDRESS  
2084 N. ARMSTRONG AVE. S/A



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

**OUTLOT SCHEDULE:**

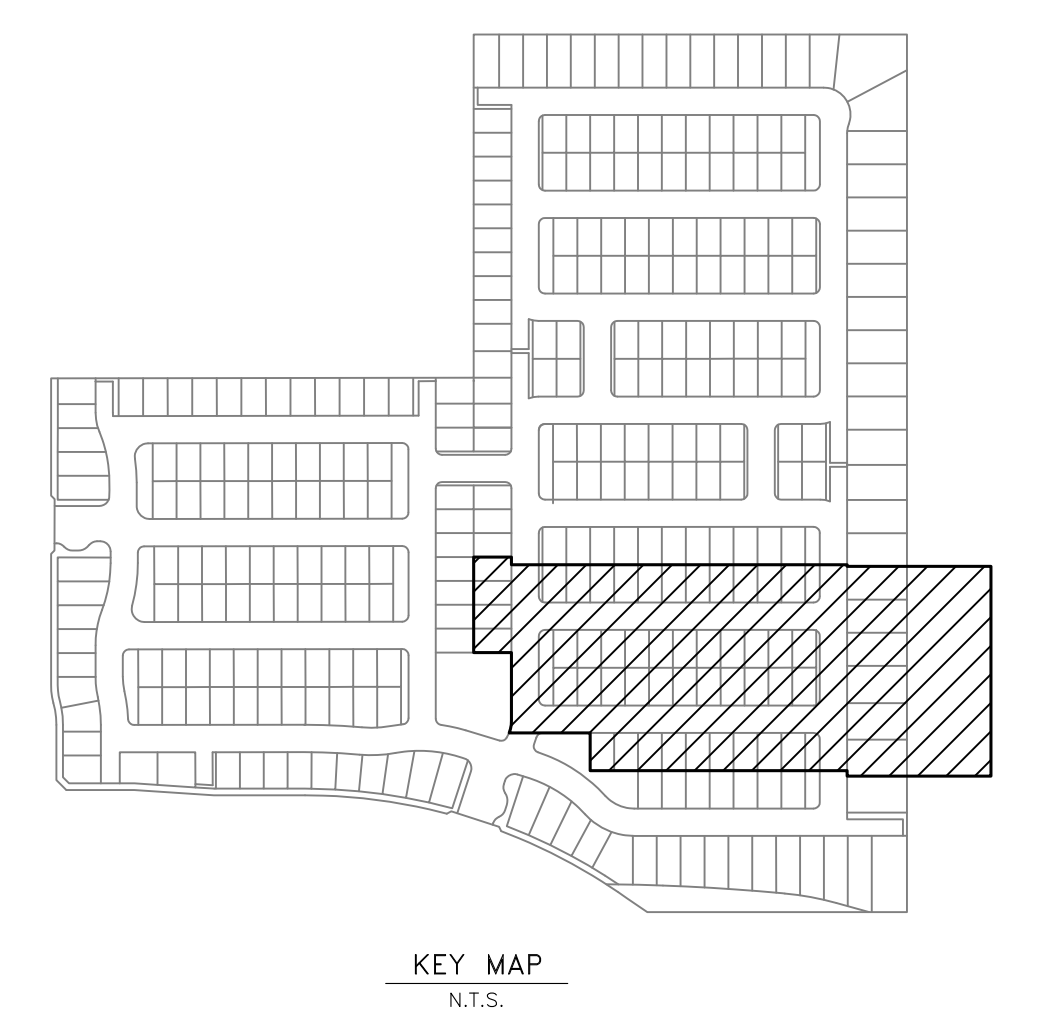
1. OUTLOT A TO BE DEDICATED FOR PRIVATE ROAD PURPOSES.
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3. OUTLOT N IS TO BE DEDICATED FOR PRIVATE POOL PURPOSES.
4. OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
5. OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
6. OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
7. OUTLOT KK IS TO BE DEDICATED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**LEGEND:**

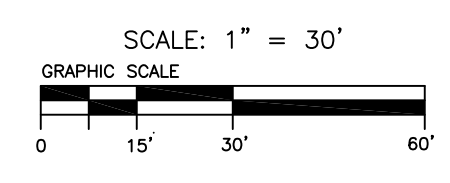
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APPL. NO. P22-00387 EXHIBIT A-7 DATE 3/29/23  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT



KEY MAP  
N.T.S.



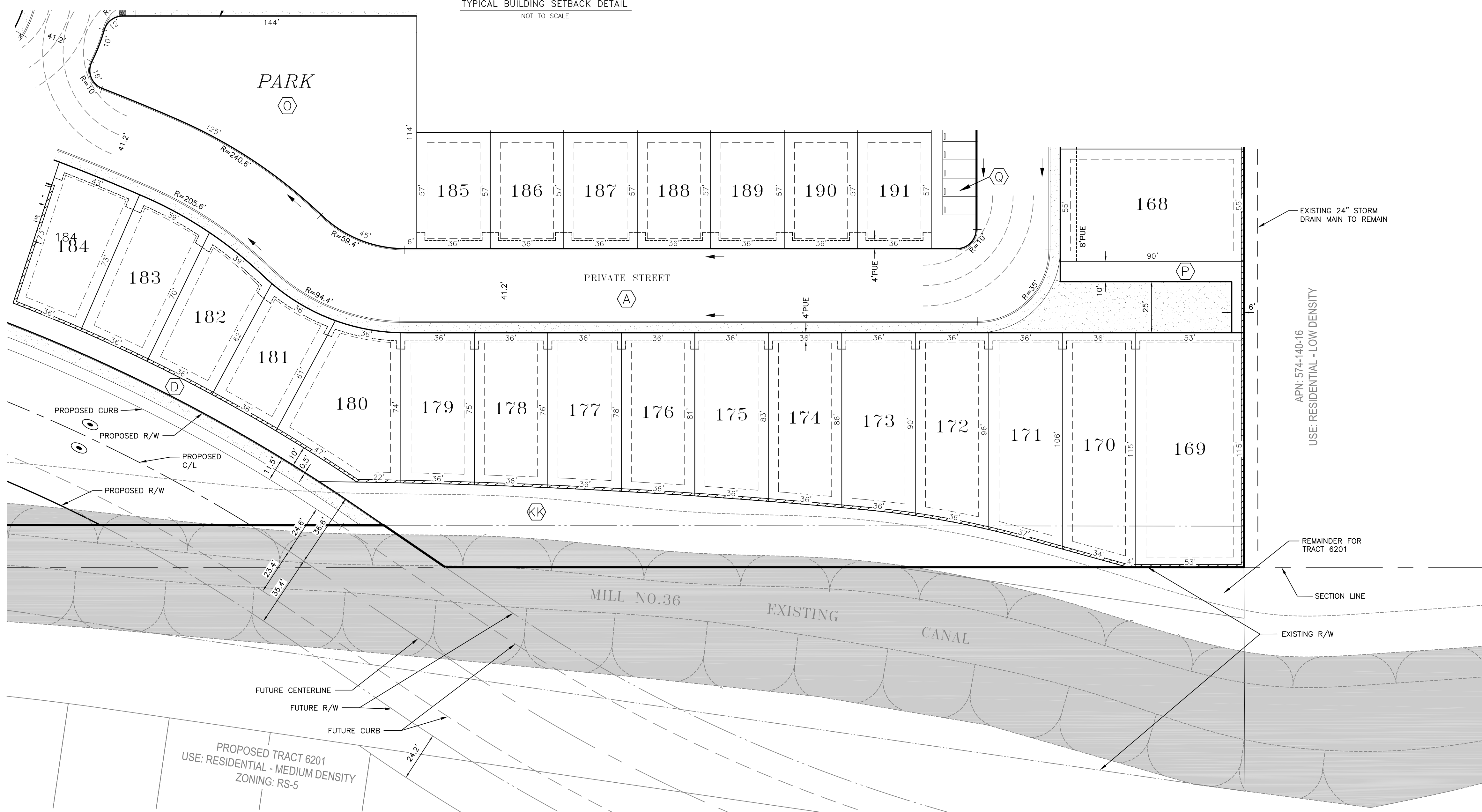
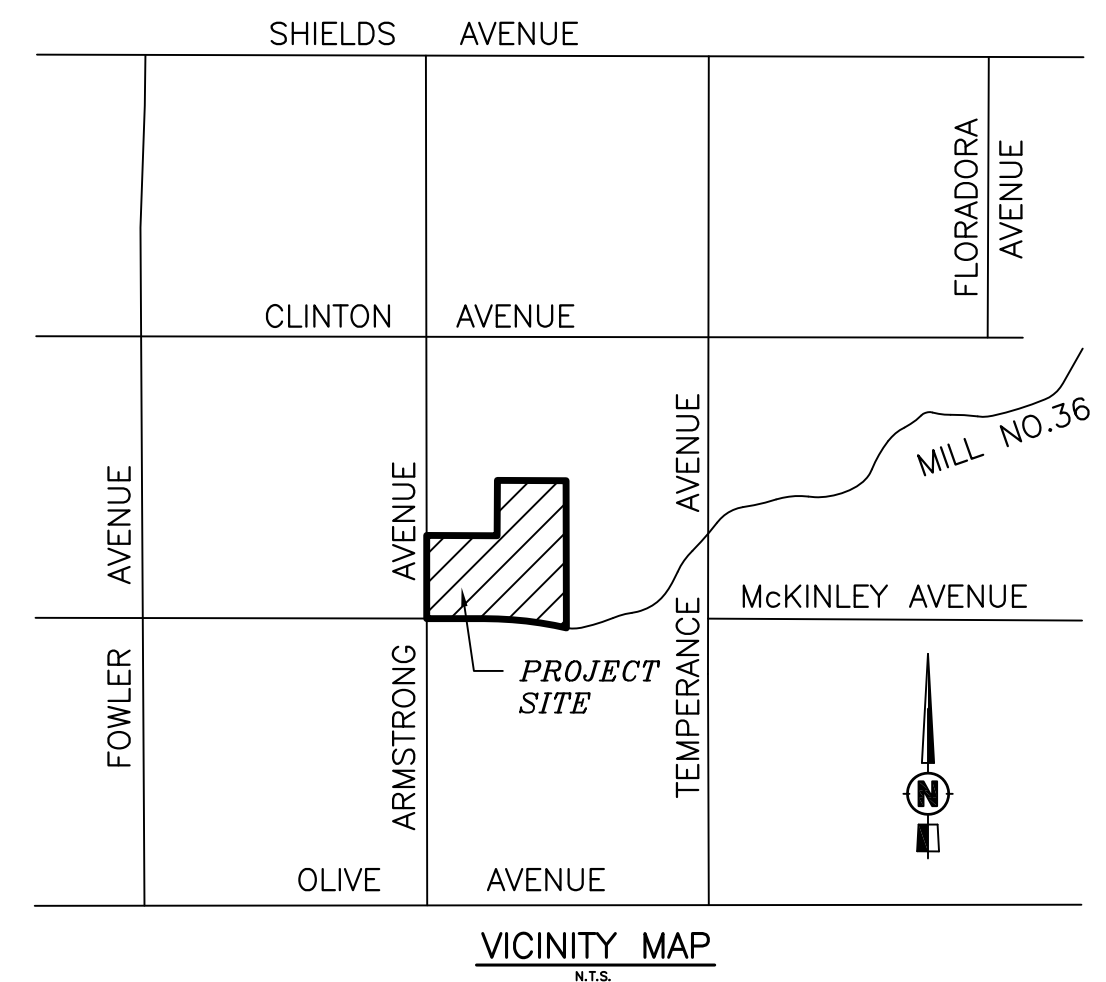
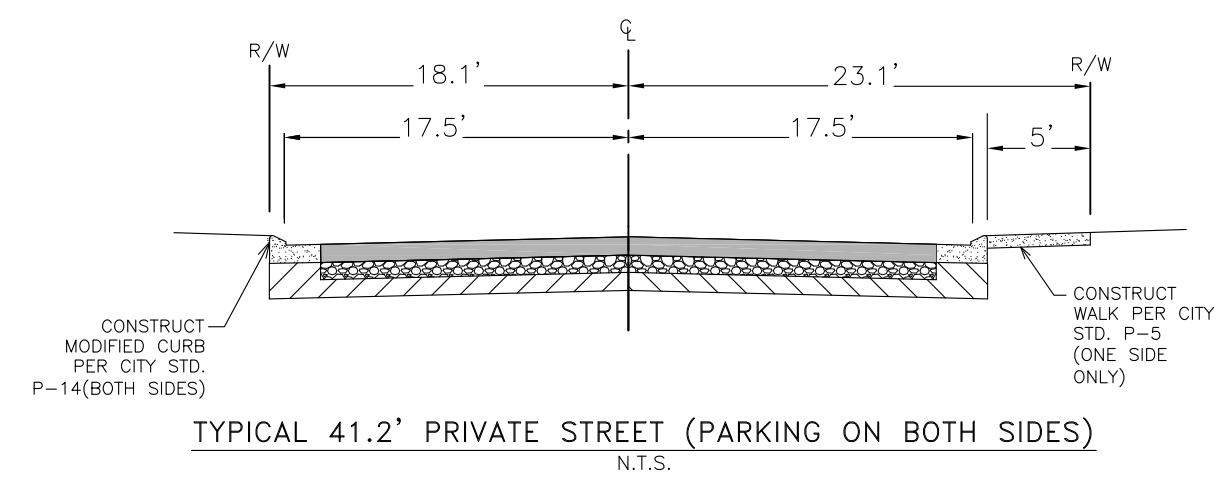
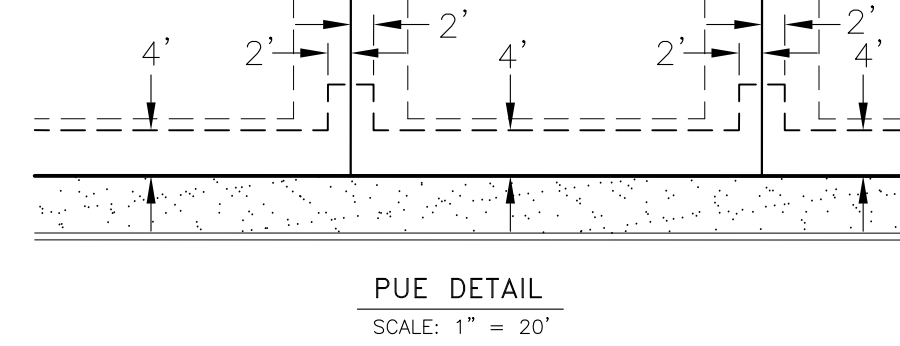
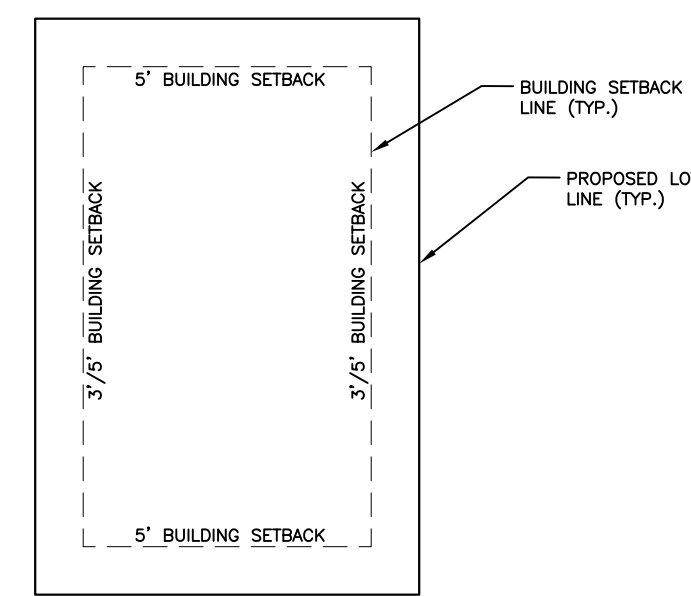
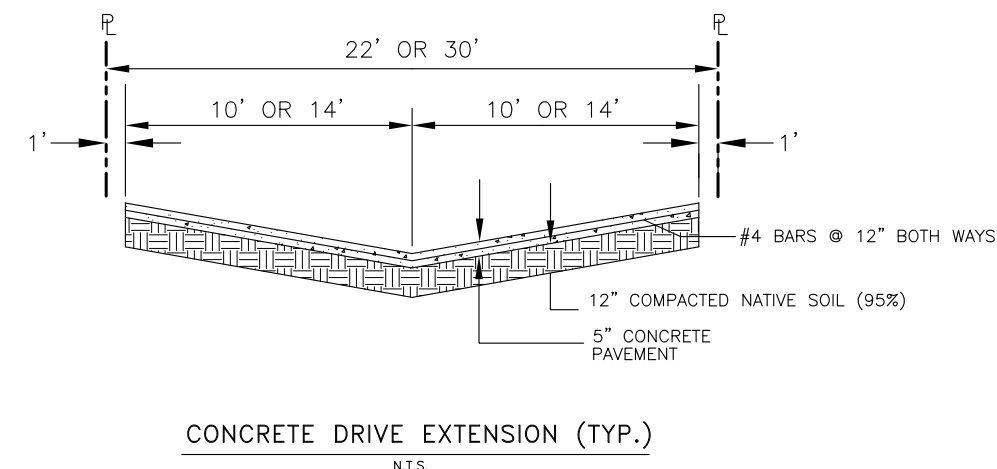
SCALE: 1" = 30'

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SUBDIVIDER  
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 7500 NORTH MAIN AVENUE SUITE 102  
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 <b>Harbour &amp; Associates</b> Civil Engineers 305 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7976 • Fax (559) 325-7999 • e-mail: hbar@harbour-engineering.com	REVISIONS	SHEET NO.
	DATE: 3-29-23 SCALE: 1" = 30' DRAWN BY: SDH	7 OF 10





EXISTING PLANNED LAND USE  
LOW DENSITY RESIDENTIAL  
PROPOSED PLANNED LAND USE  
MEDIUM DENSITY RESIDENTIAL  
EXISTING BUILDINGS  
NONE  
EXISTING TREES  
NONE  
EXISTING USE  
AGRICULTURAL  
PROPOSED USE  
SINGLE FAMILY RESIDENTIAL SUBDIVISION - MEDIUM DENSITY  
EXISTING ZONING  
RS-3  
PROPOSED ZONING  
RS-5/UGM  
SOURCE OF WATER  
CITY OF FRESNO  
SOURCE OF SEWAGE DISPOSAL  
CITY OF FRESNO  
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PG&E  
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PG&E  
SOURCE OF CABLE T.V.  
COMCAST  
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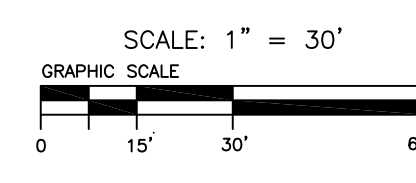
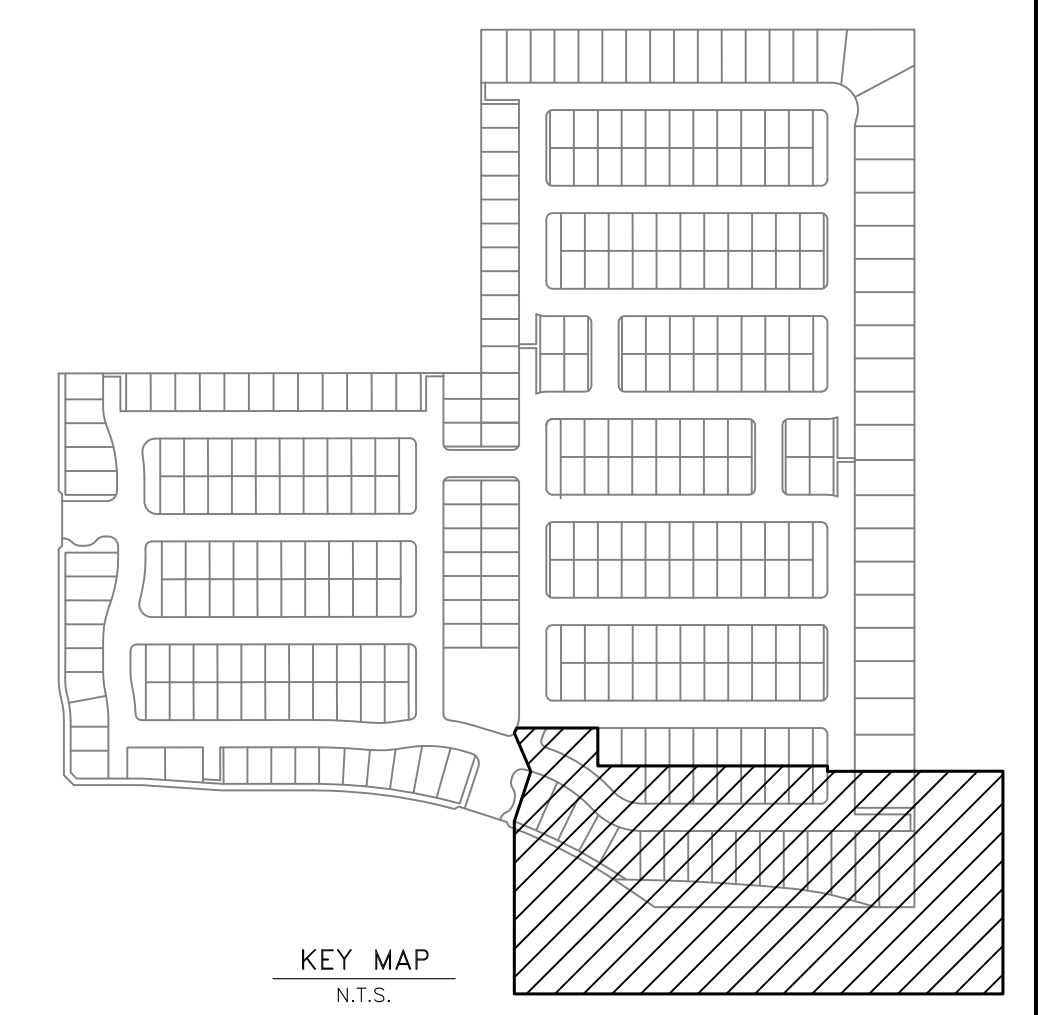
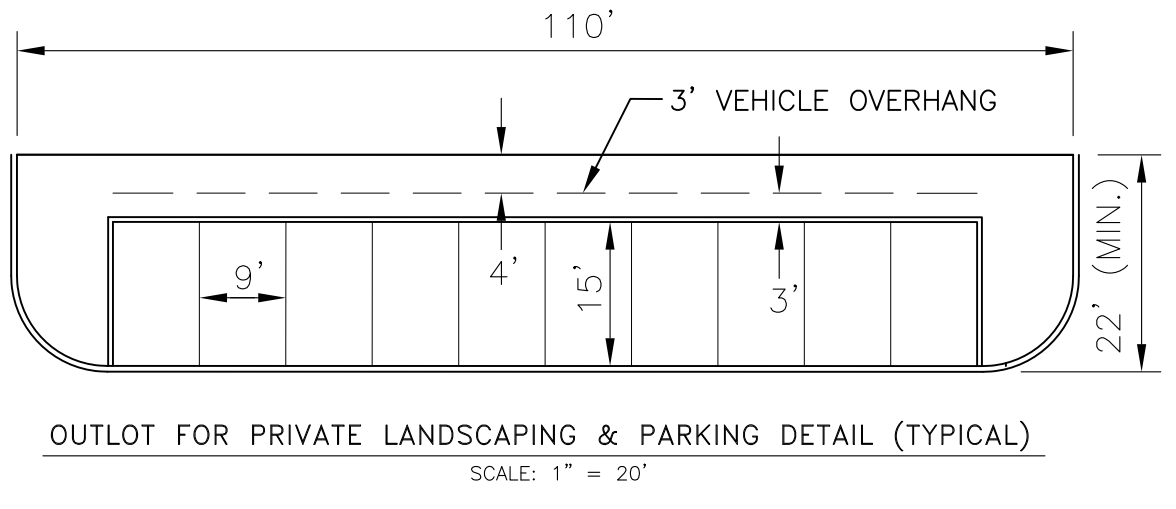
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2. OUTLOTS B, C, & D ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC PEDESTRIAN PURPOSES.
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4. OUTLOT O IS TO BE DEDICATED FOR PRIVATE PARK PURPOSES.
5. OUTLOTS E, F, L, M, P, R, T, V, W, X, Z, AA, BB, CC, DD, FF, HH, & JJ ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
6. OUTLOTS G, H, I, J, K, Q, S, U, Y, EE, GG, & II ARE TO BE DEDICATED FOR PRIVATE LANDSCAPING AND PRIVATE PARKING PURPOSES.
7. OUTLOT KK IS TO BE DEEDED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL MAINTENANCE AND ACCESS PURPOSES.

**OWNERS:**  
RYAN AND ERIKA METZLER  
1760 N. HORNET  
FRESNO, CA 93727  
SARAH EVERETT HAGERTY TRUSTEE  
2764 N. GREEN VALLEY PARKWAY #501  
HENDERSON, NV 89014

APPL. NO. P22-00387 EXHIBIT A-8 DATE 3/29/23  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
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CITY OF FRESNO DARM DEPT

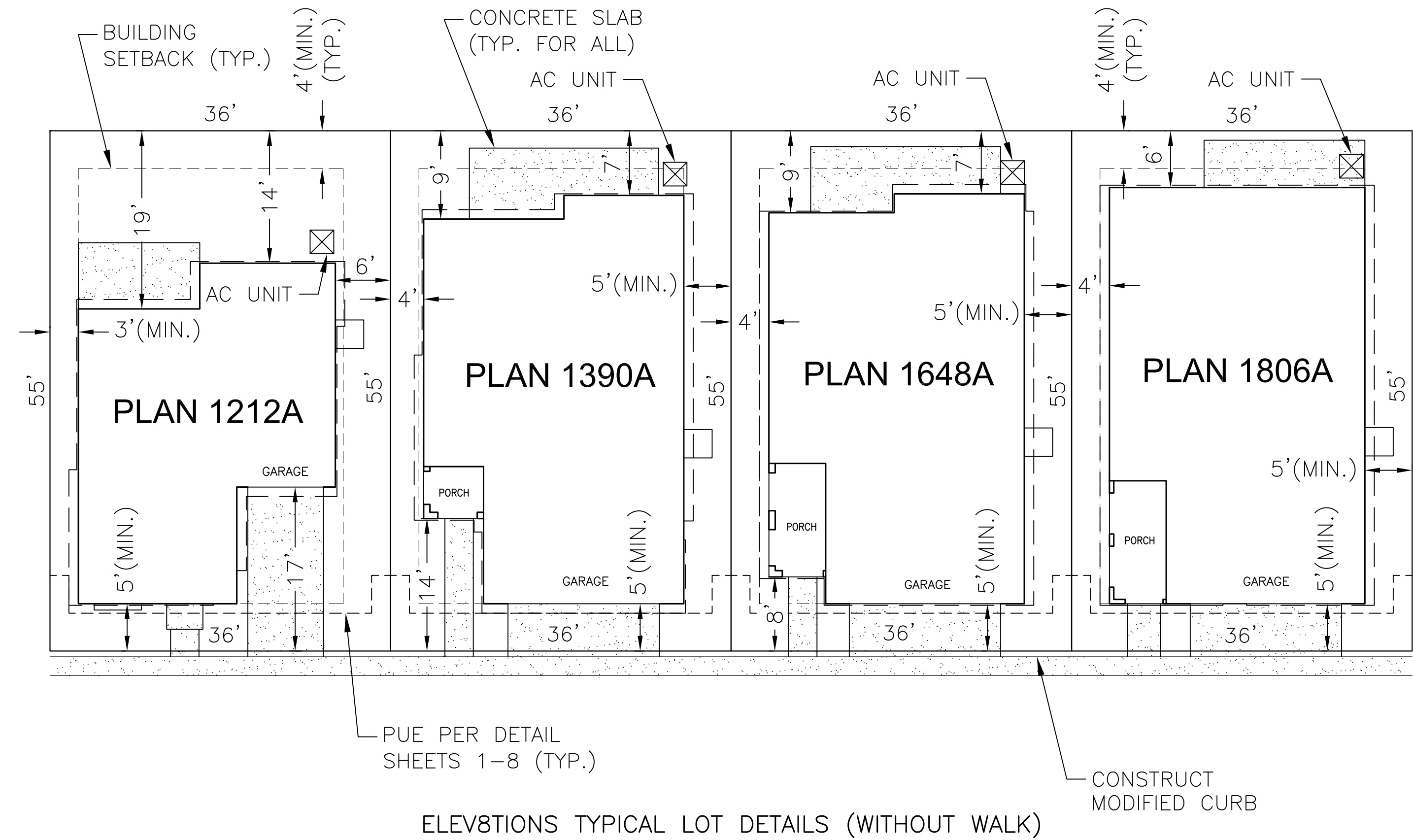
- LEGEND:**
- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
  - PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
  - DIRECTION OF STORMWATER FLOW
  - PROPOSED 6" CONCRETE SIDEWALK
  - PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31
  - OUTLOT IDENTIFIER
  - APPROXIMATE LOCATION OF EXISTING POWER POLE TO BE REMOVED
  - PROPOSED 6" HIGH MASONRY WALL



**PLANNED DEVELOPMENT SITE PLAN FOR TRACT 6360**

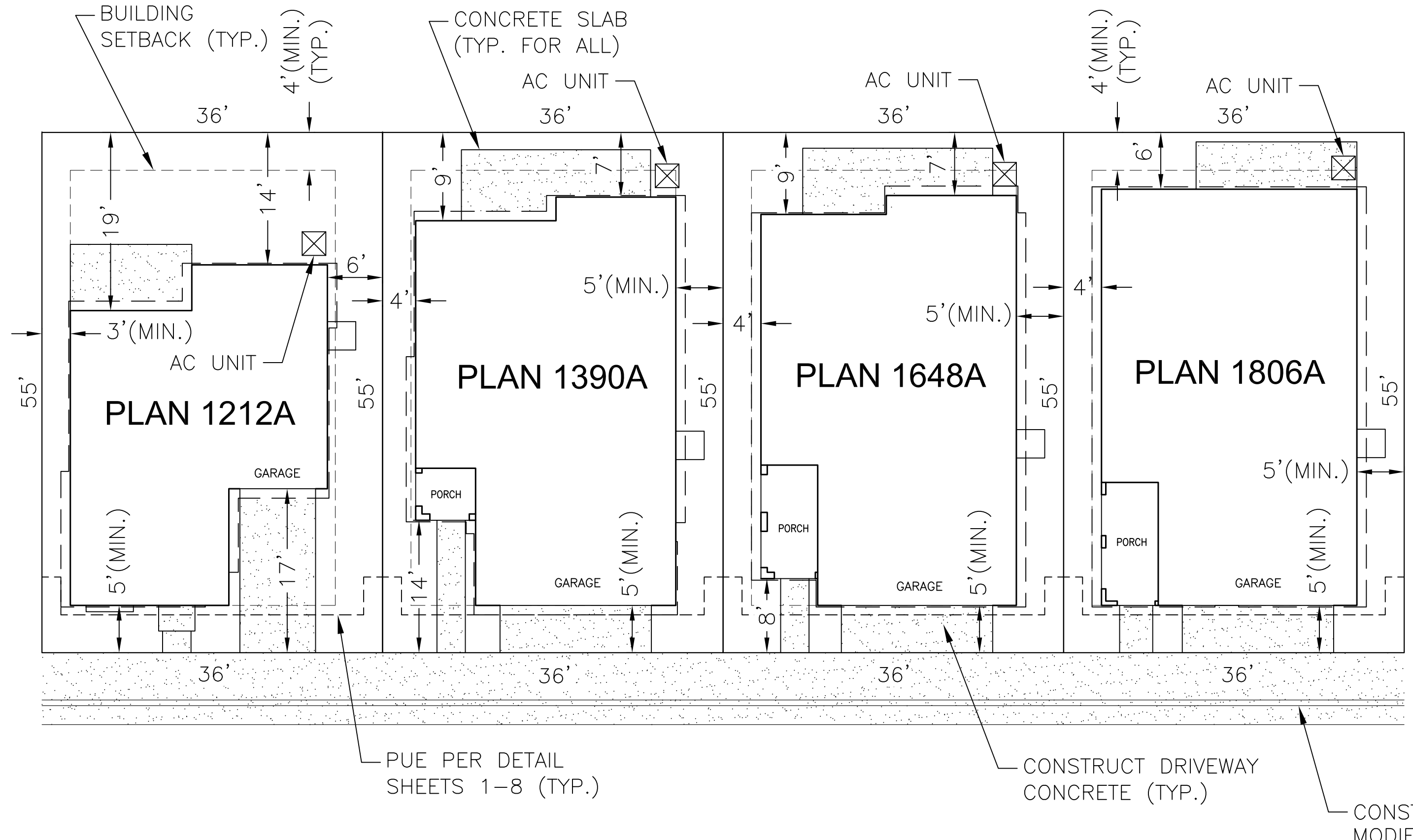
SUBDIVIDER  
**Wilson Premier Homes, Inc.**  
1500 NORTH WALNUT AVENUE SUITE 102  
FRESNO, CA 93711  
559-224-7550

 <b>Harbour &amp; Associates</b> Civil Engineers 305 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7976 • Fax (559) 325-7999 • e-mail: hba@harbour-engineering.com	REVISIONS	SHEET NO.
	DATE: 3-29-23 SCALE: 1" = 30' DRAWN BY: SDH	8 OF 10



ELEVATIONS TYPICAL LOT DETAILS (WITHOUT WALK)

- SCALE: 1"=10'
- NOTES:
- SIDE YARD SETBACKS SHALL BE 8' TOTAL (4' & 4", OR 5' & 3')
  - OVERHANGS SHALL NOT EXTEND INTO THE 4' PUE.
  - OVERHANGS SHALL NOT EXTEND INTO 3' SIDEYARD SETBACK MORE THAN 1', ON ALL PLANS.
  - PARKING IS PROHIBITED IN DRIVEWAY WHERE LESS THAN 18' DEEP (TYP.)



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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 1-800-842-2444.
- 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 REIMBURSEMENT 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, 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 SUBMITAL 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."
- 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 FIRE X-1 BYPASS HARDWARE IN ADDITION TO APPROVED "CLICK TO ENTER" SYSTEM. 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 COAR'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
- LOT COVERAGE IS 60% MAX, PER RS-5 ZONING.

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.
- FIRE HYDRANTS SHALL BE PUBLIC HYDRANTS. OUTLOT A IS DESIGNATED FOR PUBLIC UTILITY PURPOSES.

APPL. NO. P22-00387 EXHIBIT A-9 DATE 3/29/23

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CITY OF FRESNO DARM DEPT

DETAILS

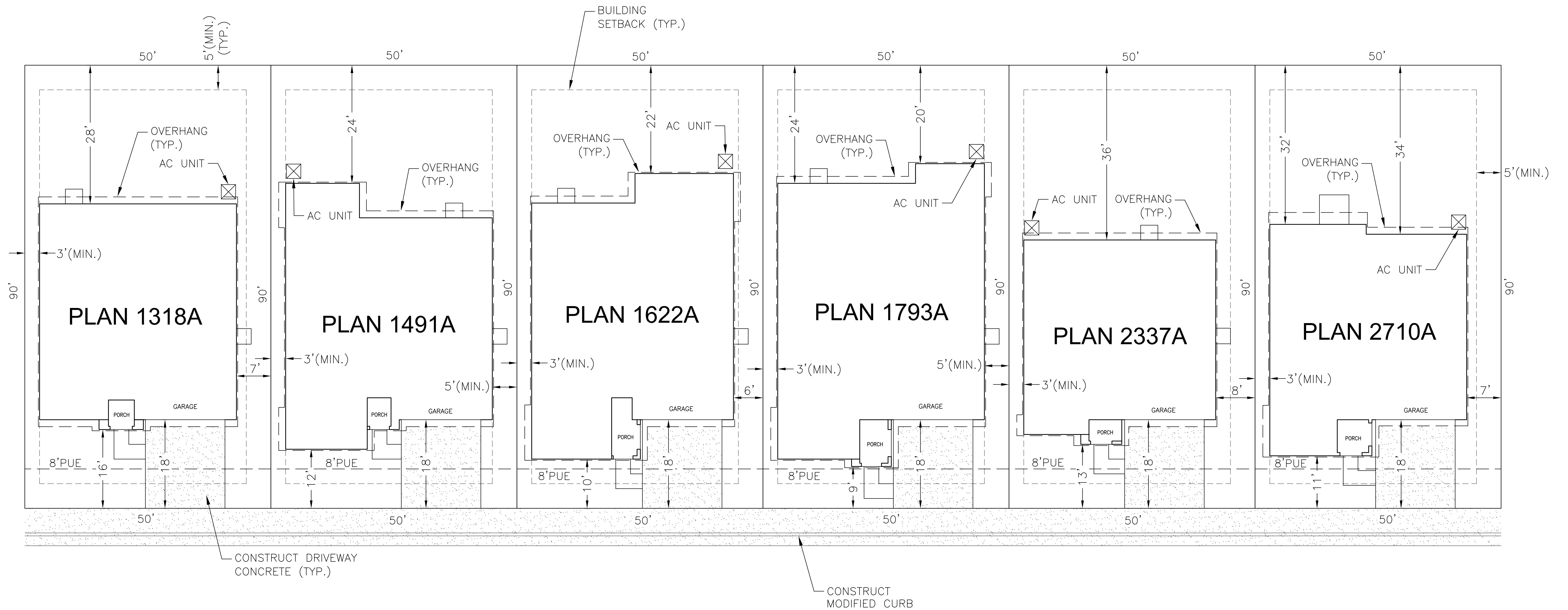
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REVISIONS	SHEET NO.
	9
	OF
	10

DATE: 3-29-23 SCALE: 1"=10' DRAWN BY: SDH



CITREA TYPICAL LOT DETAILS (WITH WALK)

SCALE: 1"=10'

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DETAILS

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