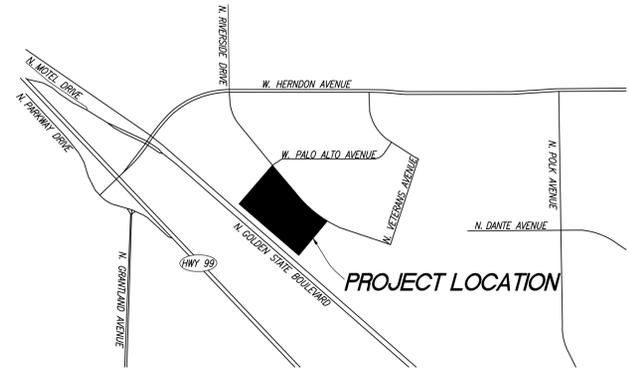


PHASE 2 MARKET PLACE AT EL PASO FRESNO, CALIFORNIA



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- 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. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENTIREMENT REMAY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS 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 SPECIAL PERMIT SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE FRESNO MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO FINANCE DEPARTMENT'S BUSINESS TAX DIVISION AT (559) 621-6880 FOR MORE INFORMATION.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS, NO EXPOSED UTILITY BOVES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL STRUCTURES SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPROBABLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED PERFORMANCE STANDARDS FOR PARKING LOT SHADING FOR THE TREE LIST AND FURTHER DETAILS.
- 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 OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. 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 DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
- 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 HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE. DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY:
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHEN PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DETAIL ALL PROPOSED LIGHTS ON THE SITE PLAN.
- BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-1-2.1.C OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FEET CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES HIGH AND THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCROACH INTO PEDESTRIAN WALK, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- ALL GENERAL PROVISIONS OF SECTION 12-306-1 OF THE FMC SHALL APPLY TO ALL PARKING AREAS.
- ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS WITH DESCRIPTIVE INFORMATION, INCLUDING MATERIALS, COLORS AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND

RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER.

- WINDOW SIGNS ARE LIMITED TO FOUR SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR SIGNAGE SUCH AS BANNERS, FLAGS AND PERMANENT ARE PROHIBITED. HOWEVER, SPECIAL EVENT BANNER SIGNS ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT, ATTACHED TO THE BUILDING, AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
- PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.
- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 10-102.8.B OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE "OFFICIAL ADDRESS" GIVEN TO THE BUILDING. IF YOU WOULD LIKE SEPARATE SITES OR UNIT NUMBERS FOR A BUILDING, PROVIDE A COLOR PLAN AND CONTACT THE CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT FOR "OFFICIAL ADDRESSES". ONLY THOSE ADDRESSES ASSIGNED BY THE CITY OF FRESNO WILL BE RECOGNIZED AS "OFFICIAL ADDRESSES". THE UNITED STATES POST OFFICE WILL ONLY RECOGNIZE ADDRESSES ASSIGNED BY THE CITY OF FRESNO. IF A NON-OFFICIAL ADDRESS IS GIVEN TO A BUILDING AND/OR SEPARATE SITES, THE CITY OF FRESNO HAS THE AUTHORITY TO CHARGE A FEE AND HAVE THOSE ADDRESSES CORRECTED. IN ADDITION, THE UNITED STATES POST OFFICE WILL CEASE MAIL DELIVERY TO THOSE ADDRESSES THAT ARE NOT "OFFICIAL ADDRESSES".
- ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY SURVEYING, GRADING, EXCAVATION, AND/OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY (INCLUDE THIS NOTE ON THE SITE PLAN).
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ASSESSMENT SHALL BE DEVELOPED BY PALEONTOLOGIST AND THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE DEVELOPED BY PALEONTOLOGIST AND THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
- CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATIVE TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABRITHI AT (559)621-8277.
- OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
- CROSS-CONNECTION CONTROL, A BACKFLOW PREVENTION DEVICE WILL BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-3300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
- THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO BUILDINGS(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING UNDERGROUND AND ITS INTERIORS ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION. THE DEVELOPMENT AND RESOURCE MANAGEMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- NOTICE TO PROJECT APPLICANT, IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(d)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EASEMENTS FOR THIS PROJECT ARE SUBJECT TO PROTEST BY THE PROJECT APPLICANT AT THE TIME OF APPROVAL OR CONDITIONAL APPROVAL OF THE DEVELOPMENT OR WITHIN 90 DAYS AFTER THE DATE OF IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EASEMENTS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EASEMENTS WHICH WERE PREVIOUSLY IMPOSED AND DULY NOTICED; OR, WHERE NO NOTICE WAS PREVIOUSLY REQUIRED UNDER THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(d)(1) IN EFFECT BEFORE JANUARY 1, 1997.
- CITYWIDE DEVELOPMENT IMPACT FEES
 - TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY THE SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT. (BASED ON THE TRIP GENERATION RATE(S) AS SET FORTH IN THE LATEST EDITION OF THE ITE GENERATION MANUAL. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
 - NEW CONSTRUCTION (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
 - NEW CONSTRUCTION (ADJUSTED ACRE BASIS) SHALL BE CALCULATED ON A NET ACREAGE (ADJUSTED ACRE BASIS) OF THE ENTIRE PROPERTY SUBJECT TO THE DEVELOPMENT ENTITLEMENT BASED UPON PLANNED LAND USE. NOTWITHSTANDING, FEES SHALL BE BASED UPON ACTUAL LAND USE FOR DEVELOPMENTS IN THE C-M ZONE DISTRICT AND FOR DEVELOPMENTS ON VACANT PARCELS SHALL BE CALCULATED ON A NET ACREAGE.
 - NEW CONSTRUCTION ON PROPERTY THAT IS PARTIALLY DEVELOPED, STREET IMPACT FEES WILL BE APPLIED TO THE INCREMENTAL INCREASE PROPORTIONATE TO THE RESPECTIVE FLOOR TO AREA RATIOS (25% FOR COMMERCIAL AND 40% FOR INDUSTRIAL). IN NO CASE SHALL ANYONE PAY MORE THAN THE AMOUNT OF THE TOTAL NET ACREAGE OF THE PARCEL MULTIPLIED BY THE APPLICABLE FEE RATE.
 - REUSE BEING MORE INTENSIVE THAN THE ORIGINAL USE, THE DEVELOPER SHALL BE REQUIRED TO PAY THE DIFFERENCE BETWEEN THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE OLD USE AND THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE NEW USE.

FRESNO COUNTY FACILITY IMPACT FEE

FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTATED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.

REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 JULIARE STREET, SUITE 201, FRESNO, CA 93721, (559) 233-4148, EXT. 200. WWW.FRESNOCOG.ORG. PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

SCHOOL FEES

SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT CENTRAL UNIFIED SCHOOL DISTRICT. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCO) FEES

A) A FMFCO DEVELOPMENT FEE IS REQUIRED FOR REVIEW OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCO IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AT (559) 456-3262.

B) FMFCO DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID DIRECTLY TO FMFCO, AND PROOF OF PAYMENT PROVIDED TO THE CITY, IN ORDER TO OBTAIN CONSTRUCTION PERMITS.

53. SEWER CONNECTION CHARGES (FMC SECTION 6-304(A)), THE FOLLOWING SEWER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW SEWER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.

A) LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
B) OVERSIDE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')

EFFECTIVE JANUARY 9, 1999, ORDINANCE NO. 98-97 ALSO AMENDED CERTAIN SEWER CONNECTION CHARGES. FRESNO MUNICIPAL CODE ARTICLE 15, SECTION 12, PROVIDES PROPERTY OWNERS THE INDENTURES AND RELATED CERTAIN SEWER CONNECTION CHARGES PURSUANT TO THE SIMPLE TIRED EYE PROGRAM (STEP) AND THE EMPLOYMENT DEVELOPMENT PROGRAM (EDP). FOR ADDITIONAL INFORMATION ON THE STEP AND EDP, CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, ADMINISTRATION DIVISION AT (559) 621-8600.

54. WATER CONNECTION CHARGES (FMC SECTIONS 6-507 TO 6-513). THE FOLLOWING WATER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.

A) FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
B) TRANSMISSION GRID MAIN CHARGE (BASED ON ACREAGE)
C) TRANSMISSION GRID MAIN BOND DEBT SERVICE CHARGE (BASED ON ACREAGE)
D) UGM WATER SUPPLY FEE (BASED ON LIVING UNITS, LIVING UNIT EQUIVALENTS OR ACREAGE)
E) WELLDHEAD TREATMENT FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
F) RESERVE FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
G) 1994 BOND DEBT SERVICE CHARGE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
H) SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
I) METER CHARGES (BASED ON SERVICE NEED)

55. DEFERRMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED WITHIN THE DOWNTOWN PRIORITY AREAS IN ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-205 AND 2010-19.

56. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444

57. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/AMP AS PER FMC SECTION 15-4114

58. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY

59. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA

60. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS AND/OR VACATIONS.

61. PROVIDE SIGNS (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE - WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LINES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300.

62. FIRE HYDRANTS AND ACCESS RADII SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4-1/2" OUTLET SHALL FACE THE ACCESS LANE.

63. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.

64. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS.

65. ALL REQUIRED FIRE ACCESS LINES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 8000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL, OR PER APPROVED ENGINEERED PLANS) YEAR-AROUND AND DURING ALL PHASES OF DEVELOPMENT WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.

66. TURNS IN PRIVATE DRIVES FOR FIRE APPARATUS ACCESS SHALL HAVE MINIMUM 44 FOOT CENTERLINE TURN RADII.

67. THE ENTIRE WIDTH IF A REQUIRED ACCESS WAY SHALL REMAIN UNOBSTRUCTED TO A VERTICAL HEIGHT OF 13 FEET, SIX INCHES. COORDINATE LANDSCAPE PLANS TO MEET THIS REQUIREMENT WITH ASSUMED PLANT GROWTH.

68. INSTALL STREET LIGHTS ON ALL FRONTAGE TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.

69. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

70. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL C OF LOT LINE ADJUSTMENT NO. 2012-11, RECORDED JULY 24, 2012 AS DOCUMENT NO. 2012-10257, OF OFFICIAL RECORDS FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THOSE PORTIONS OF LOTS 285, 286 AND 336 OF J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PLATS AT PAGE 79, FRESNO COUNTY RECORDS, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 286; THENCE NORTH 89° 47' 10" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 286, 322.23 FEET TO THE EASTERLY LINE OF SAID LOT, BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF NORTH BRYAN AVENUE ALIGNMENT (ARTHUR AVENUE) AS SHOWN ON SAID J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, THENCE NORTH 00° 26' 02" EAST ALONG SAID EASTERLY LINE AND WESTERLY RIGHT OF WAY LINE 488.92 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 49° 30' 00" WEST 109.70 FEET; THENCE SOUTH 44° 04' 45" WEST 201.50 FEET; THENCE SOUTH 37° 41' 04" WEST 178.50 FEET; THENCE SOUTH 41° 46' 25" WEST 54.41 FEET; THENCE NORTH 46° 54' 10" WEST 23.33 FEET; THENCE SOUTH 40° 11' 34" WEST 318.35 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 336, BEING ALSO THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH WEBER AVENUE (NICHOLS AVENUE) AS SHOWN ON SAID J. C. FORNER FIC GARDENS SUBDIVISION NO. 3; THENCE SOUTH 49° 49' 49" EAST ALONG SAID SOUTHWESTERLY LINE AND NORTHEASTERLY RIGHT OF WAY LINE 543.93 FEET TO THE EASTERLY LINE OF SAID LOT 336; THENCE NORTH 00° 29' 02" EAST ALONG SAID EASTERLY LINE 356.94 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT, BEING ALSO THE SOUTHWESTERLY CORNER OF SAID LOT 286 AND THE POINT OF BEGINNING.

PARCEL 2:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2014-09, RECORDED AS DOCUMENT NO. 2015-24896, OF OFFICIAL RECORDS FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 287, 334 AND 335 OF J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 79, FRESNO COUNTY RECORDS, AND THAT PORTION OF NORTH WEBER AVENUE AND NORTH BRYAN AVENUE THAT WOULD ACCRUE BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF THE REMAINDER OF TRACT NO. 5078, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGES 35 THRU 38, FRESNO COUNTY RECORDS; THENCE SOUTH 89° 38' 08" WEST, ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTH OF THE SOUTH LINE OF LOTS 331 AND 332 OF SAID J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, A DISTANCE OF 180.00 FEET; THENCE NORTH 00° 28' 17" EAST, ALONG THE EASTERLY LINE OF SAID LOT 332 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 90.19 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1855.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 28° 50' 15" WEST; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12° 04' 24", AN ARC DISTANCE OF 390.89 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 332; THENCE SOUTH 00° 27' 32" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 29.76 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PACIFIC GAS AND ELECTRIC EASEMENT RECORDED IN BOOK 3744, PAGE 551, OFFICIAL RECORDS FRESNO COUNTY; THENCE NORTH 40° 45' 03" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 507.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 40° 10' 11" WEST, A DISTANCE OF 800.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 49° 49' 49" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 284.77 FEET; THENCE NORTH 40° 10' 11" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 335; THENCE NORTH 00° 27' 52" EAST, ALONG THE WESTERLY LINE OF SAID LOT 335, A DISTANCE OF 356.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 335; THENCE NORTH 89° 47' 44" EAST, ALONG THE WESTERLY LINE OF SAID LOT 335, A DISTANCE OF 322.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 335; THENCE SOUTH 89° 35' 58" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00° 26' 02" EAST, ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET WEST OF THE WESTERLY LINE OF SAID LOT 287, A DISTANCE OF 415.13 FEET; THENCE SOUTH 40° 45' 03" EAST, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE, A DISTANCE OF 515.30 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS AN AREA OF: 6.408 ACRES, MORE OR LESS.

PARCEL 3

PARCEL B OF LOT LINE ADJUSTMENT NO. 2017-13, AS DOCUMENT NO. 2017-010149, OF OFFICIAL RECORDS FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C AND A PORTION OF PARCEL B, BOTH OF LOT LINE ADJUSTMENT NO. 2014-09, RECORDED AS DOCUMENT NO. 2015-024896, OFFICIAL RECORDS FRESNO COUNTY, BEING A PORTION OF LOTS 332, 333, 334, 335, 337, 338 AND 339 OF J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 79, FRESNO COUNTY RECORDS, AND THAT PORTION OF NORTH WEBER AVENUE AND WEST SIERRA AVENUE THAT WOULD ACCRUE BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF THE REMAINDER OF TRACT NO. 5078, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71 OF PLATS, PAGES 35 THRU 38, FRESNO COUNTY RECORDS; THENCE SOUTH 89° 38' 08" WEST, ALONG A LINE THAT IS PARALLEL WITH AND 30.00 FEET SOUTH OF THE SOUTH LINE OF LOTS 331 OF SAID J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, A DISTANCE OF 54.30 FEET; THENCE SOUTH 00° 21' 52" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF PARCEL A OF LOT LINE ADJUSTMENT NO. 2010-09, RECORDED AS DOCUMENT NO. 2011-0129069, OFFICIAL RECORDS FRESNO COUNTY; THENCE SOUTH 24° 44' 41" WEST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL A, A DISTANCE OF 47.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND ALONG SAID SOUTHWESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 25° 30' 11", AN ARC DISTANCE OF 93.47 FEET; THENCE SOUTH 50° 14' 52" WEST, CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 10.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY SOUTH 50° 14' 52" WEST, A DISTANCE OF 31.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.00 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTHWESTERLY BOUNDARY LINE AND ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 9° 42' 05", AN ARC DISTANCE OF 32.17 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY LINE SOUTH 40° 32' 47" WEST, A DISTANCE OF 500.38 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL A; THENCE SOUTH 40° 10' 11" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHEASTLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 49° 49' 49" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 689.90 FEET; THENCE NORTH 40° 10' 11" EAST, A DISTANCE OF 742.45 FEET TO A POINT ON THE NORTHEASTLY LINE OF THE PACIFIC GAS AND ELECTRIC COMPANY EASEMENT RECORDED MARCH 23, 1956 AS INSTRUMENT NO. 22213, IN BOOK 3744, PAGE 551, OFFICIAL RECORDS FRESNO COUNTY; THENCE SOUTH 40° 45' 03" EAST, ALONG SAID SAID NORTHEASTERLY LINE, A DISTANCE OF 141.52 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 333; THENCE NORTH 00° 27' 32" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 29.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1855.00 FEET, A RADIAL TO SAID POINT BEARS SOUTH 40° 54' 39" WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 19' 01", AN ARC DISTANCE OF 335.68 FEET; THENCE SOUTH 30° 35' 32" WEST, A DISTANCE OF 184.28 FEET; THENCE SOUTH 59° 16' 45" EAST, A DISTANCE OF 218.79 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS AN AREA OF: 11.128 ACRES, MORE OR LESS.

PARCEL 2:

PARCEL A OF LOT LINE ADJUSTMENT NO. 2017-13, AS DOCUMENT NO. 2017-010149, OF OFFICIAL RECORDS FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 2014-09, RECORDED AS DOCUMENT NO. 2015-024896, OFFICIAL RECORDS FRESNO COUNTY, BEING A PORTION OF LOTS 332, 333, 334, 335 AND 337 OF J. C. FORNER FIC GARDENS SUBDIVISION NO. 3, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 79, FRESNO COUNTY RECORDS, AND THAT PORTION OF NORTH WEBER AVENUE, WEST SIERRA AVENUE AND NORTH BRYAN AVENUE THAT WOULD ACCRUE BY OPERATION OF LAW, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF THE REMAINDER OF TRACT NO. 5078, IN THE CITY OF FRESNO,



LEGEND

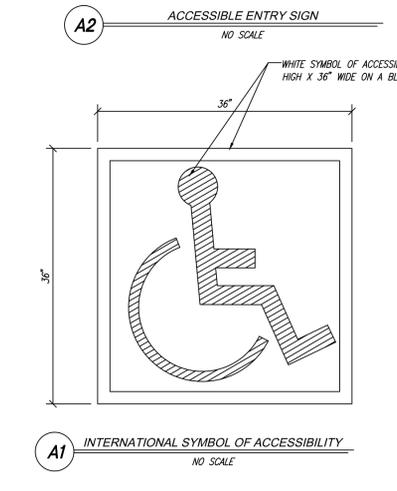
	EXISTING CURB
	EXISTING 12" WATER MAIN
	EXISTING 24" STORM DRAIN MAIN
	EXISTING 12" SEWER MAIN
	EXISTING BOUNDARY
	EXISTING EASEMENT
	EXISTING UTILITY EASEMENT
	EXISTING ROAD CENTER LINE
	EXISTING PROPERTY LINE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED AREA PARKING LIGHT
	PROPOSED WHEEL STOP
	PROPOSED DIRECTIONAL ARROW
	PROPOSED ROAD MARKING
	PROPOSED CURB TO BE PAINTED WITH FIRE LANE NO PARKING PER FIRE DEPARTMENT
	PROPOSED CURB
	PROPOSED 6" ROD IRON FENCE
	PROPOSED PATH OF TRAVEL
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AC PAVEMENT
	PROPOSED PEDESTRIAN CROSS WALK
	PROPOSED LANDSCAPE

EASEMENT LEGEND

A	P&G EASEMENT BOOK 3605, PAGE 183 ORFC
B	20' FMFCD EASEMENT DOC. NO. 2002-170955 ORFC
C	20' FMFCD EASEMENT DOC. NO. 2002-170956 ORFC
D	PUBLIC STREET R/W DOC. NO. 2005-0062293 ORFC
E	ACCESS/SIGN EASEMENT DOC. NO. 2013-38442 ORFC
F1	NO CONSTRUCTION EASEMENT DOC. NO. 2013-38445 ORFC TO BE WIDENED
F2	PROPOSED NO CONSTRUCTION EASEMENT TO BE DEDICATED
G	FMFCD EASEMENT DOC. NO. 2013-17467 ORFC
H	CITY OF FRESNO WATER MAIN EASEMENT DOC. NO. 2013-121620



- NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 2. THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
 3. THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
 4. THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 5. EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
 6. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCO CALIFORNIA SUPPLEMENT.

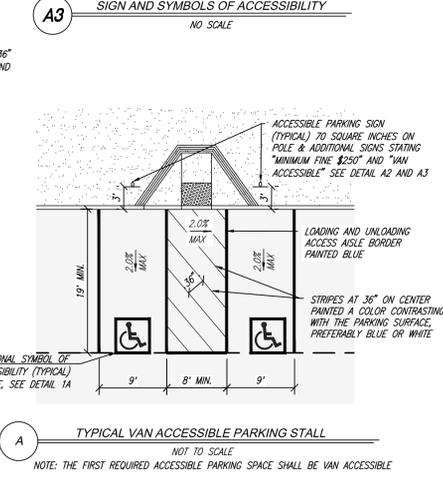


CONSTRUCTION NOTES

1	PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
2	PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
3	PROPOSED 6'X6' TREE WELL PLANTER WITH 6" HIGH CONCRETE CURB
4	PROPOSED PAINTED DIRECTIONAL ARROWS
5	PROPOSED PAINTED PARKING STALL STRIP
6	PROPOSED BICYCLE RACK
7	PROPOSED FIRE PUMP
8	PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL ACCESS AISLE TO MAIN ENTRANCE OF TENANT SPACE (5% MAXIMUM SLOPE WITH AND 2% MAXIMUM CROSS SLOPE)
9	PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21
10	PROPOSED LOADING ZONE
11	INSTALL 6" HIGH WHEEL STOP 3' AWAY FROM ANY OBSTRUCTIONS
12	PROPOSED FIRE HYDRANT
13	PROPOSED 6" WROUGHT IRON FENCE
14	EXISTING PARCEL LINE TO BE REMOVED/MERGED
15	PROPOSED LOCATION OF TRASH COMPACTOR
16	PROPOSED ADA PARKING STALL PER DETAIL A
17	PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5
18	PROPOSED STREET LIGHT PER CITY OF FRESNO STD. E-1
19	PROPOSED 5' WIDE SIDEWALK PER CITY OF FRESNO STD. P-5
20	EXISTING WATER MAIN TO BE REMOVED
21	EXISTING CURB/PAVEMENT TO BE REMOVED
22	PROPOSED RIGHT TURN ARROW
23	PROPOSED BIKE LANE STRIPING
24	PROPOSED LANE LINE STRIPING
25	PROPOSED PAINTED CROSSWALK
26	PROPOSED AREA LIGHT



- NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" X 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
 3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
 4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129.4 AND 2012 MUTCO CALIFORNIA SUPPLEMENT.



PLANNING SURVEYING CIVIL ENGINEERING
1524 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENGINEERING.NET

PROJECT TITLE: MARKETPLACE PHASE 2
SHEET DESCRIPTION: SITE PLAN
CITY OF: FRESNO

PREPARED FOR: DCTN3 389 FRESNO CA, LLC
600 N. TUSTIN AVE #150
SANTA ANA, CA 92705

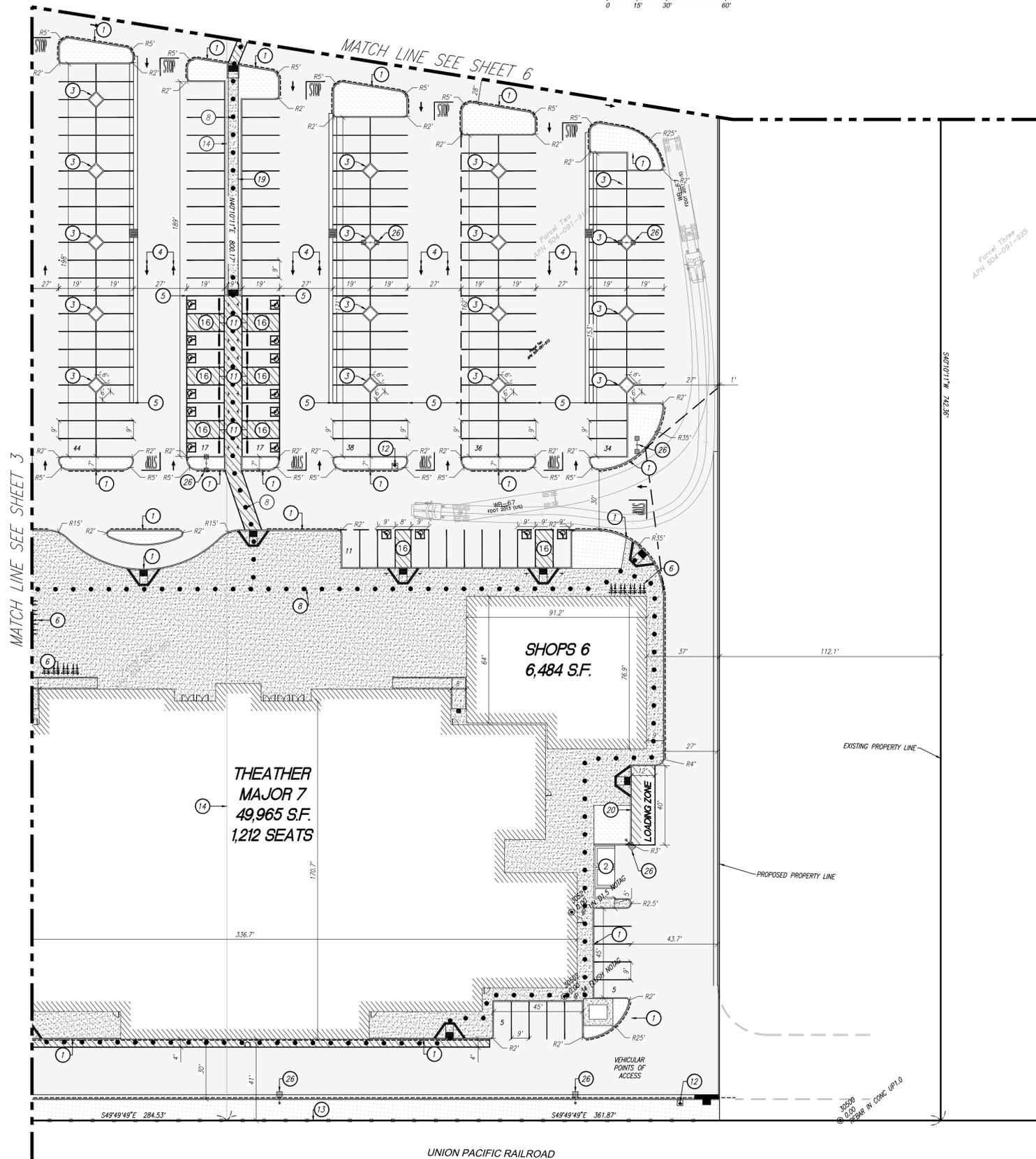
REVISIONS:

DRAWN BY: MAB
CHECKED BY: KYV
DATE: 03/02/2018

REGISTERED PROFESSIONAL ENGINEER
KWEI YING VANG
NO. C-63824
CIVIL
STATE OF CALIFORNIA

SHEET NUMBER: 3 OF 6
JOB NUMBER: 17-042

P:\CIVIL_3D_PROJECTS\2017\17-242\PRODUCTION\BRANNING\CIVIL\17-242 SITE PLAN\17-242 SITE PLAN 3/7/2018 3:25:21 PM



LEGEND	
	EXISTING CURB
	EXISTING 12" WATER MAIN
	EXISTING 24" STORM DRAIN MAIN
	EXISTING 12" SEWER MAIN
	EXISTING BOUNDARY
	EXISTING EASEMENT
	EXISTING UTILITY EASEMENT
	EXISTING ROAD CENTER LINE
	EXISTING PROPERTY LINE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED AREA PARKING LIGHT
	PROPOSED WHEEL STOP
	PROPOSED DIRECTIONAL ARROW
	PROPOSED ROAD MARKING
	PROPOSED CURB TO BE PAINTED WITH FIRE LANE NO PARKING PER FIRE DEPARTMENT
	PROPOSED CURB
	PROPOSED 6" ROD IRON FENCE
	PROPOSED PATH OF TRAVEL
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AC PAVEMENT
	PROPOSED PEDESTRIAN CROSSWALK
	PROPOSED LANDSCAPE

EASEMENT LEGEND	
A	PG&E EASEMENT BOOK 3605, PAGE 183 ORFC
B	20' FMFC EASEMENT DOC. NO. 2002-170955 ORFC
C	20' FMFC EASEMENT DOC. NO. 2002-170956 ORFC
D	PUBLIC STREET R/W DOC. NO. 2005-0062293 ORFC
E	ACCESS/EASEMENT DOC. NO. 2013-38442 ORFC
F	NO CONSTRUCTION EASEMENT DOC. NO. 2013-38445 ORFC
G	FMFC EASEMENT DOC. NO. 2013-77467 ORFC
H	CITY OF FRESNO WATER MAIN EASEMENT DOC. NO. 2013-121620

CONSTRUCTION NOTES	
1	PROPOSED CONCRETE CURB PER CITY OF FRESNO STD. P-5
2	PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
3	PROPOSED 6'X6' TREE WELL PLANTER WITH 6" HIGH CONCRETE CURB
4	PROPOSED PAINTED DIRECTIONAL ARROWS
5	PROPOSED PAINTED PARKING STALL STRIP
6	PROPOSED BICYCLE RACK
7	PROPOSED 6" PAINTED RED CURB FOR FIRE LANE
8	PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL ACCESS HICLE TO MAIN ENTRANCE OF TENANT SPACE (5% MAXIMUM SLOPE WITH AND 2% MAXIMUM CROSS SLOPE)
9	PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21
10	PROPOSED LOADING ZONE
11	INSTALL 6" HIGH WHEEL STOP 3' AWAY FROM ANY OBSTRUCTIONS
12	PROPOSED FIRE HYDRANT
13	PROPOSED 6" WROUGHT IRON FENCE
14	EXISTING PARCEL LINE TO BE REMOVED/MERGED
15	PROPOSED LOCATION OF TRASH COMPACTOR
16	PROPOSED ADA PARKING STALL PER DETAIL A
17	PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5
18	PROPOSED STREET LIGHT PER CITY OF FRESNO STD. E-1
19	PROPOSED 5' WIDE SIDEWALK PER CITY OF FRESNO STD. P-5
20	PROPOSED 6" CURB PAINTED WHITE FOR LOADING ZONE
21	EXISTING CURB/PAVEMENT TO BE REMOVED
22	PROPOSED RIGHT TURN ARROW
23	PROPOSED BIKE LANE STRIPING
24	PROPOSED LANE LINE STRIPING
25	PROPOSED PAINTED CROSSWALK
26	PROPOSED AREA LIGHT

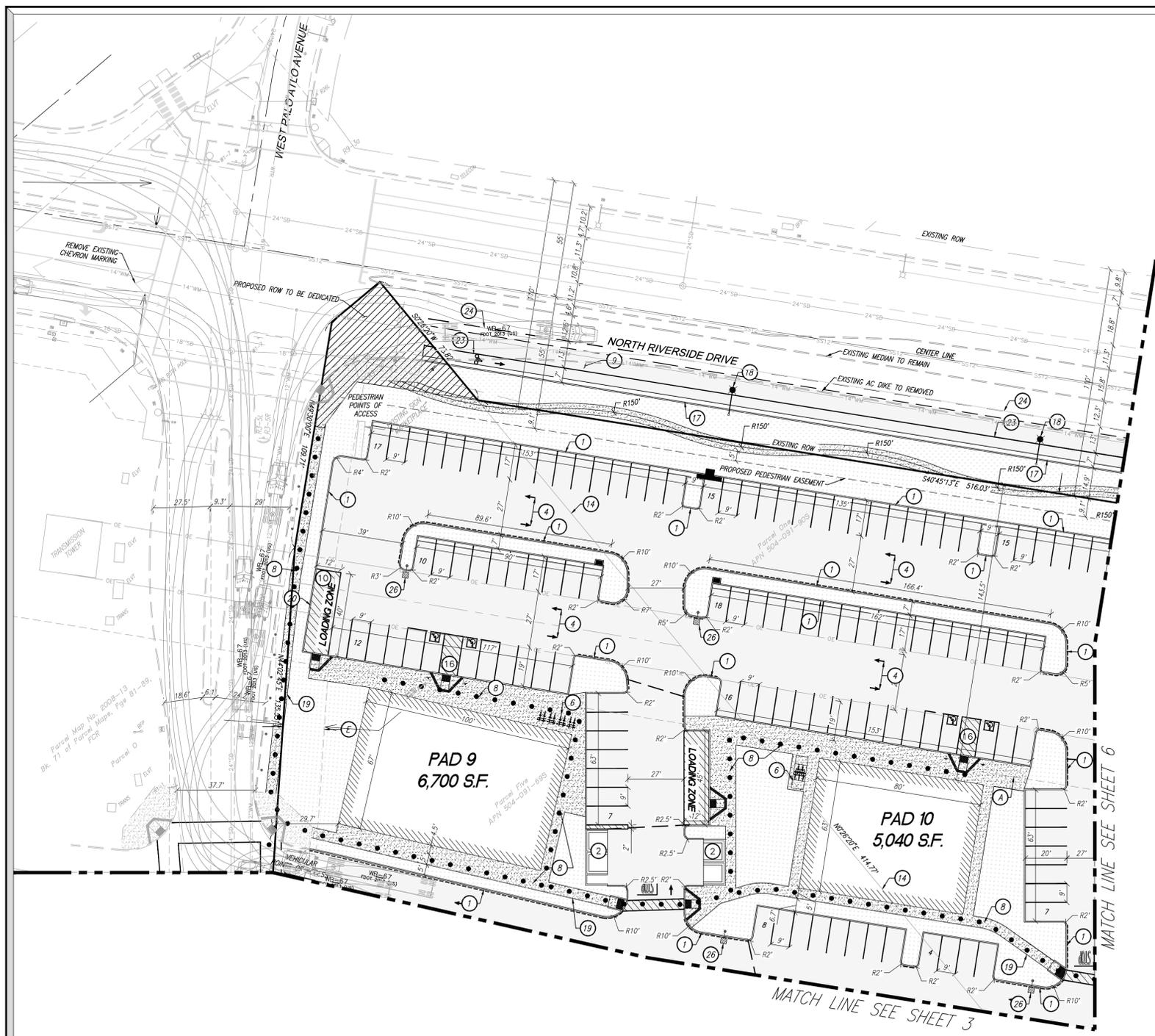
PLANNING SURVEYING CIVIL ENGINEERING
1534 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4575
WWW.PRECISIONENGINEERING.NET

PROJECT TITLE: MARKETPLACE PHASE 2	SHEET DESCRIPTION: SITE PLAN	COUNTY OF: FRESNO
PREPARED FOR: DCTN3 389 FRESNO CA, LLC 600 TUSTIN AVE #150 SANTA ANA, CA 92705	CITY OF: FRESNO	

REVISIONS

DRAWN BY: MAB	CHECKED BY: KYV	DATE: 03/02/2018
---------------	-----------------	------------------

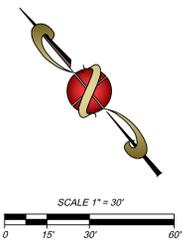
SHEET NUMBER: 4 OF 6
JOB NUMBER: 17-042



LEGEND	
	EXISTING CURB
	EXISTING 12" WATER MAIN
	EXISTING 24" STORM DRAIN MAIN
	EXISTING 12" SEWER MAIN
	EXISTING BOUNDARY
	EXISTING EASEMENT
	EXISTING UTILITY EASEMENT
	EXISTING ROAD CENTER LINE
	EXISTING PROPERTY LINE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED AREA PARKING LIGHT
	PROPOSED WHEEL STOP
	PROPOSED DIRECTIONAL ARROW
	PROPOSED ROAD MARKING
	PROPOSED CURB TO BE PAINTED WITH FIRE LANE NO PARKING PER FIRE DEPARTMENT
	PROPOSED CURB
	PROPOSED 6" ROD IRON FENCE
	PROPOSED PATH OF TRAVEL
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED AC PAVEMENT
	PROPOSED PEDESTRIAN CROSS WALK
	PROPOSED LANDSCAPE

EASEMENT LEGEND	
(A)	FO&E EASEMENT BOOK 3605, PAGE 183 ORFC
(B)	20' FMFD EASEMENT DOC. NO. 2002-170855 ORFC
(C)	20' FMFD EASEMENT DOC. NO. 2002-170856 ORFC
(D)	PUBLIC STREET R/W DOC. NO. 2005-0062293 ORFC
(E)	ACCESS/SIGN EASEMENT DOC. NO. 2013-39442 ORFC
(F)	NO CONSTRUCTION EASEMENT DOC. NO. 2013-39445 ORFC
(G)	FMFD EASEMENT DOC. NO. 2013-27467 ORFC
(H)	CITY OF FRESNO WATER MAIN EASEMENT DOC. NO. 2013-121620

CONSTRUCTION NOTES	
1	PROPOSED CONCRETE CURB PER CITY OF FRESNO STD. P-5
2	PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
3	PROPOSED 6'X6' TREE WELL PLANTER WITH 6" HIGH CONCRETE CURB
4	PROPOSED PAINTED DIRECTIONAL ARROWS
5	PROPOSED PAINTED PARKING STALL STRIP
6	PROPOSED BICYCLE RACK
7	PROPOSED 6" PAINTED RED CURB FOR FIRE LANE
8	PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL ACCESS ASLE TO MAIN ENTRANCE OF TENANT SPACE (5% MAXIMUM SLOPE WITH AND 2% MAXIMUM CROSS SLOPE)
9	PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21
10	PROPOSED LOADING ZONE
11	INSTALL 6" HIGH WHEEL STOP 3' AWAY FROM ANY OBSTRUCTIONS
12	PROPOSED FIRE HYDRANT
13	PROPOSED 6" WROUGHT IRON FENCE
14	EXISTING PARCEL LINE TO BE REMOVED/MERGED
15	PROPOSED LOCATION OF TRASH COMPACTOR
16	PROPOSED ADA PARKING STALL PER DETAIL A
17	PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5
18	PROPOSED STREET LIGHT PER CITY OF FRESNO STD. E-1
19	PROPOSED 5' WIDE SIDEWALK PER CITY OF FRESNO STD. P-5
20	EXISTING 6" CURB PAINTED WHITE FOR LOADING ZONE
21	EXISTING CURB/PAVEMENT TO BE REMOVED
22	PROPOSED RIGHT TURN ARROW
23	PROPOSED BIKE LANE STRIPING
24	PROPOSED LANE LINE STRIPING
25	PROPOSED PAINTED CROSSWALK
26	PROPOSED AREA LIGHT



P:\CIVIL_3D_PROJECTS\2017\17-242\PRODUCTION\DRAWINGS\CIVIL\17-242 SITE PLAN\DWG_3/7/2018 3:26:59 PM

PLANNING SURVEYING CIVIL ENGINEERING
 1524 O STREET, FRESNO, CALIFORNIA 93721
 TEL: 559-449-4500 FAX: 559-449-4575
 WWW.PRECISIONENGINEERING.NET



PROJECT TITLE: MARKETPLACE PHASE 2
 SHEET DESCRIPTION: SITE PLAN
 COUNTY OF: FRESNO

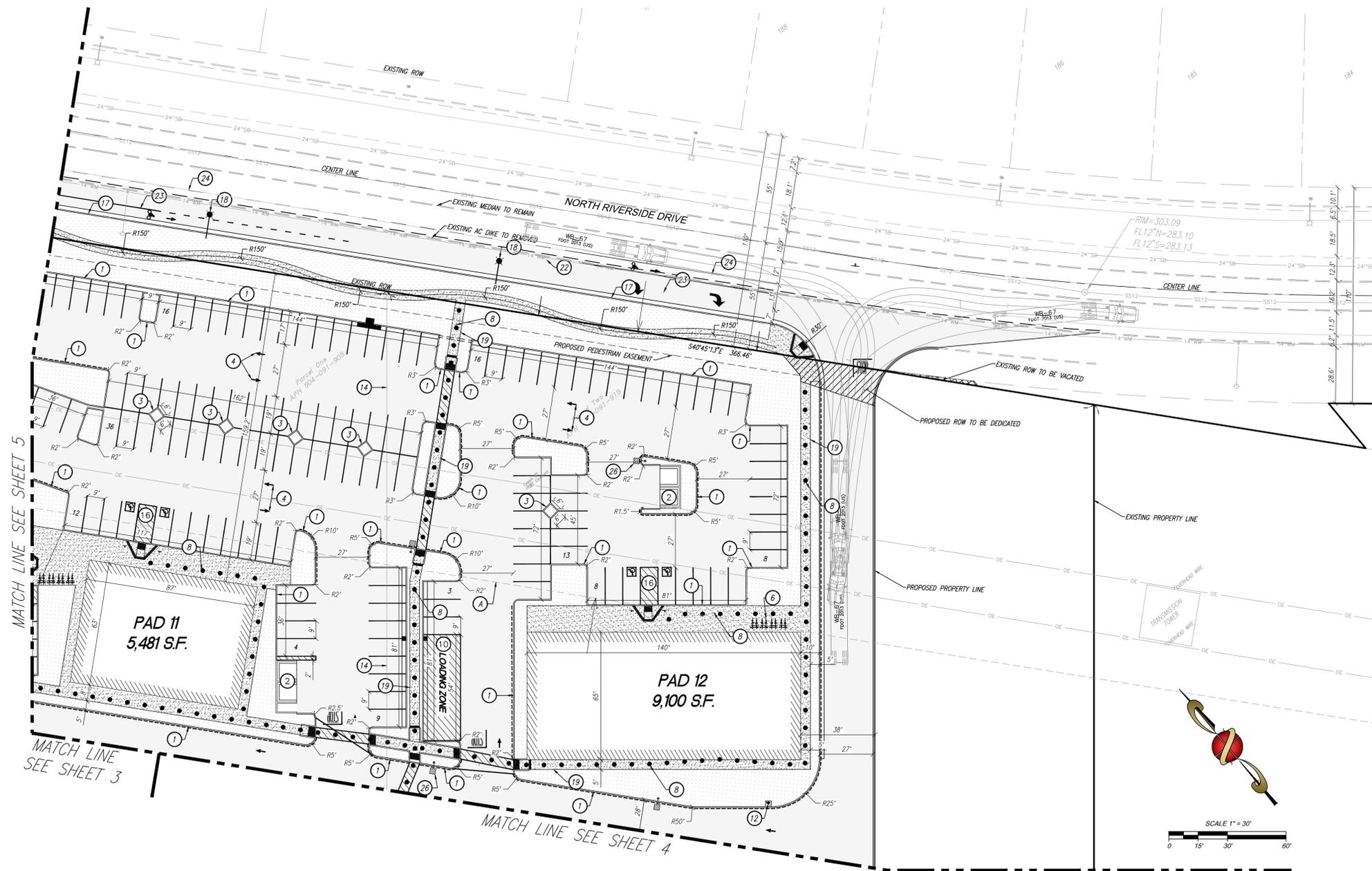
PREPARED FOR:
 DCTN3 389 FRESNO CA, LLC
 600 N TUSTIN AVE #150
 SANTA ANA, CA 92705

REVISIONS:
 DRAWN BY: MAB
 CHECKED BY: KYV
 DATE: 03/02/2018



SHEET NUMBER:
 5 OF 6
 JOB NUMBER:
 17-042

P:\CIVIL_3D_PROJECTS\2017\17-2421 PRODUCTION DRAWINGS\CIVIL\17-242 SITE PLAN\17-242 SITE PLAN.dwg 3/7/2018 3:26:32 PM



CONSTRUCTION NOTES	
1	PROPOSED CONCRETE CURB PER CITY OF FRESNO STD. P-5
2	PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
3	PROPOSED 6'X6' TREE WELL PLANTER WITH 6" HIGH CONCRETE CURB
4	PROPOSED PAINTED DIRECTIONAL ARROWS
5	PROPOSED PAINTED PARKING STALL STRIP
6	PROPOSED BICYCLE RACK
7	PROPOSED 6" PAINTED RED CURB FOR FIRE LANE
8	PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL ACCESS ASLE TO MAIN ENTRANCE OF TENANT SPACE (5% MAXIMUM SLOPE WITH AND 2% MAXIMUM CROSS SLOPE)
9	PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21
10	PROPOSED LOADING ZONE
11	INSTALL 6" HIGH WHEEL STOP 3' AWAY FROM ANY OBSTRUCTIONS
12	PROPOSED FIRE HYDRANT
13	PROPOSED 6" WROUGHT IRON FENCE
14	EXISTING PARCEL LINE TO BE REMOVED/MERGED
15	PROPOSED LOCATION OF TRASH COMPACTOR
16	PROPOSED ADA PARKING STALL PER DETAIL A
17	PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5
18	PROPOSED STREET LIGHT PER CITY OF FRESNO STD. E-1
19	PROPOSED 5' WIDE SIDEWALK PER CITY OF FRESNO STD. P-5
20	PROPOSED 6" CURB PAINTED WHITE FOR LOADING ZONE
21	EXISTING CURB/PAVEMENT TO BE REMOVED
22	PROPOSED RIGHT TURN ARROW
23	PROPOSED BIKE LANE STRIPING
24	PROPOSED LANE LINE STRIPING
25	PROPOSED PAINTED CROSSWALK

LEGEND	
1	EXISTING CURB
2	EXISTING 12" WATER MAIN
3	EXISTING 24" STORM DRAIN MAIN
4	EXISTING 12" SEWER MAIN
5	EXISTING BOUNDARY
6	EXISTING EASEMENT
7	EXISTING UTILITY EASEMENT
8	EXISTING ROAD CENTER LINE
9	EXISTING PROPERTY LINE
10	EXISTING STREET LIGHT
11	PROPOSED STREET LIGHT
12	PROPOSED AREA PARKING LIGHT
13	PROPOSED WHEEL STOP
14	PROPOSED DIRECTIONAL ARROW
15	PROPOSED ROAD MARKING
16	PROPOSED CURB TO BE PAINTED WITH FIRE LANE NO PARKING PER FIRE DEPARTMENT
17	PROPOSED CURB
18	PROPOSED 6" ROD IRON FENCE
19	PROPOSED PATH OF TRAVEL
20	PROPOSED BUILDING
21	PROPOSED CONCRETE
22	PROPOSED AC PAVEMENT
23	PROPOSED PEDESTRIAN CROSS WALK
24	PROPOSED LANDSCAPE

EASEMENT LEGEND	
A	PICKE EASEMENT BOOK 3605 PAGE 183 ORFC
B	20' FMFCD EASEMENT DOC. NO. 2002-170855 ORFC
C	20' FMFCD EASEMENT DOC. NO. 2002-170856 ORFC
D	PUBLIC STREET R/W DOC. NO. 2005-0862293 ORFC
E	ACCESS/SIGN EASEMENT DOC. NO. 2013-38442 ORFC
F	NO CONSTRUCTION EASEMENT DOC. NO. 2013-38445 ORFC
G	FMFCD EASEMENT DOC. NO. 2013-77467 ORFC
H	CITY OF FRESNO WATER MAIN EASEMENT DOC. NO. 2013-121620

PLANNING SURVEYING CIVIL ENGINEERING
 1524 O STREET, FRESNO, CALIFORNIA 93721
 TEL: 559-449-4500 FAX: 559-449-4575
 WWW.PRECISIONENGINEERING.NET



PROJECT TITLE: MARKETPLACE PHASE 2
 SHEET DESCRIPTION: SITE PLAN
 COUNTY OF: FRESNO

PREPARED FOR:
 DCTM 3 389 FRESNO CA, LLC
 600 N TUSTIN AVE # 150
 SANTA ANA, CA 92705

REVISIONS

DRAWN BY: MAB
 CHECKED BY: KYV
 DATE: 03/02/2018



SHEET NUMBER:
 6 OF 6
 JOB NUMBER:
 17-042