

GENERAL NOTES

- 578-01-35 & 578-01-24 ARE VACANT / IDLE, 578-01-23S HAS RESIDENTIAL HOME
- SITE ACREAGE TO BE SUBDIVIDED IS 18.85± GROSS ACRES AND 18.14± NET ACRES (GROSS ACREAGE, LESS PUBLIC ROADS).
- THE TRACT IS NOT WITHIN 200' OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- NO IRRIGATION CANAL IS ON SITE.
- ALL PUBLIC UTILITIES (GAS & ELECTRIC - PG&E, TELEPHONE - AT&T, CABLE TELEVISION - COMCAST, AND CITY OF FRESNO WATER & SEWER) SHALL BE INSTALLED TO CITY STANDARDS.
- THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION ON APN 578-01-23S.
- THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
- THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION ON APN 578-01-23S.
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO AND BUILT TO CITY STANDARDS AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PRIVATE AND AS APPROVED BY THE CITY OF FRESNO.
- THE DESIGN ON THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES.
- ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN (UNLESS OTHERWISE NOTED).
- THERE WILL BE GRADE DIFFERENTIALS GREATER THAN SIX INCHES BETWEEN THE SUBJECT AND ADJACENT PROPERTIES ON THE EAST, SOUTH AND WEST BOUNDARIES.
- ALL INTERIOR ROAD AND OPEN SPACE SHALL BE CONTAINED WITHIN A PRIVATE EASEMENT PROVIDING FOR PUBLIC USE AND THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UNDERGROUND UTILITIES.
- DIRECT VEHICULAR ACCESS RIGHTS FROM LOTS ABUTTING COPPER AVENUE SHALL BE RELINQUISHED.

OWNER/SUBDIVIDER

APN 578-010-23
TARLTON FRENO LLC
CHRIS WHITEAKER
3562 S. ELM
FRESNO, CA 93706

APN 578-010-24 & 35
PATRICK VINCENT RICCHIUTI FAMILY TRUST
1970 E. BIRKHEAD
FRESNO, CA 93720

APPLICANT

LENNAR
8080 N. PALM AVE, STE 110
FRESNO, CA 93711
(559) 437-4269

CIVIL DESIGN CONSULTANT

MORTON & PITALO, INC.
7843 N. INGRAM AVE, STE 105
FRESNO, CA 93711
(559) 853-4505

ASSESSOR'S PARCEL NUMBER

578-01-35, 578-01-23S, 578-01-24S & 578-010-47S

SITE ADDRESS

2711, 2797, 2917 & 2929 E. COPPER AVE. FRESNO, CA 93619

SITE AREA TO BE SUBDIVIDED

(APNs 578-01-35, 578-01-23S, 578-01-24S)

18.85± ACRES (GROSS)

18.14± ACRES (NET)

NUMBER OF LOTS IN SUBDIVISION

239 NUMBERED LOTS, 12 LETTERED LOTS

DENSITY

RESIDENTIAL:
12.68 DWELLING UNITS/ACRE

EXISTING BUILDINGS

RESIDENTIAL HOME ON APN 578-01-23

EXISTING TREES

TREES ON APN 578-01-23

EXISTING USE

578-01-35 & 578-01-24S VACANT, 578-01-23S RESIDENTIAL HOME,
578-010-47S PACKING COMPANY

TENTATIVE TRACT MAP NO. 6249 A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019

SOURCE OF WATER

CITY OF FRESNO / PRIVATE

SOURCE OF SEWAGE DISPOSAL

CITY OF FRESNO / PRIVATE

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

EXISTING GENERAL PLAN DESIGNATION

APN 578-01-35 - MEDIUM DENSITY RESIDENTIAL
APN 578-01-23 - MEDIUM DENSITY RESIDENTIAL
APN 578-01-24S - MEDIUM DENSITY RESIDENTIAL / BUSINESS PARK
APN 578-010-47S - BUSINESS PARK

PROPOSED GENERAL PLAN DESIGNATION

APN 578-01-35 - KEEP EXISTING GENERAL PLAN DESIGNATION
APN 578-01-23 - KEEP EXISTING GENERAL PLAN DESIGNATION
APN 578-01-24S - MEDIUM DENSITY RESIDENTIAL
APN 578-010-47S - CORRIDOR/CENTER MIXED USE

EXISTING ZONING

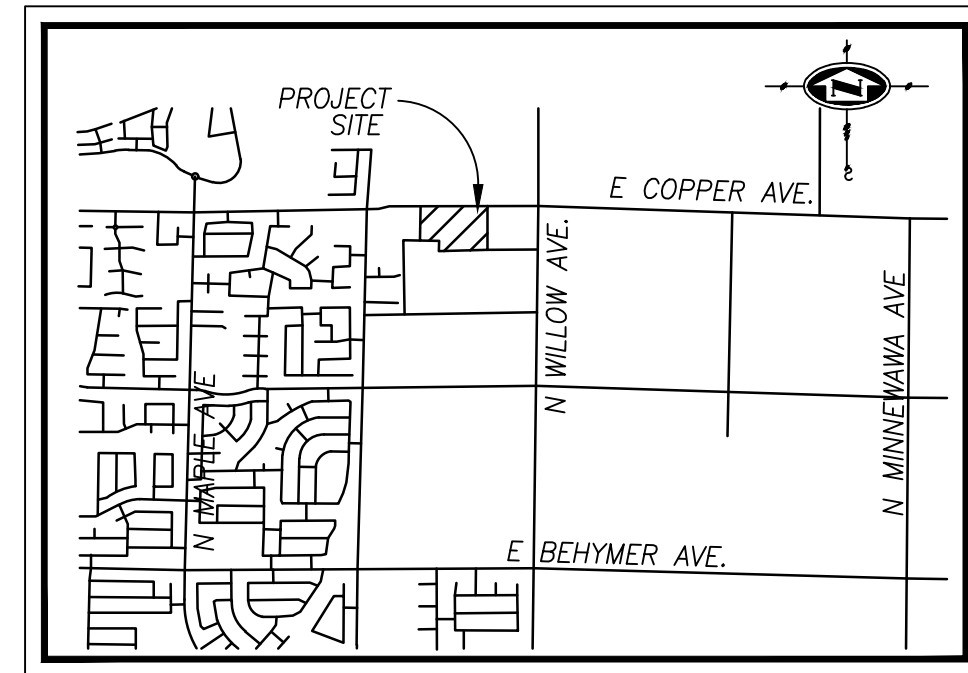
APN 578-01-35 - RS-5 (RESIDENTIAL SINGLE FAMILY)
APN 578-01-23 - RS-5 (RESIDENTIAL SINGLE FAMILY)
APN 578-01-24S - RS-5 (RESIDENTIAL SINGLE FAMILY) & BP (BUSINESS PARK)
APN 578-010-47S - BP (BUSINESS PARK)

PROPOSED ZONING

APN 578-01-35 - KEEP EXISTING ZONING
APN 578-01-23 - KEEP EXISTING ZONING
APN 578-01-24S - RS-5 (RESIDENTIAL SINGLE FAMILY)
APN 578-010-47S - CMX (CORRIDOR/CENTER MIXED-USE)

PROPOSED USE

APN 578-01-35 - SINGLE FAMILY RESIDENTIAL
APN 578-01-23 - SINGLE FAMILY RESIDENTIAL
APN 578-01-24S - SINGLE FAMILY RESIDENTIAL
APN 578-010-47S - PACKING SHED (REMAIN AS IS)

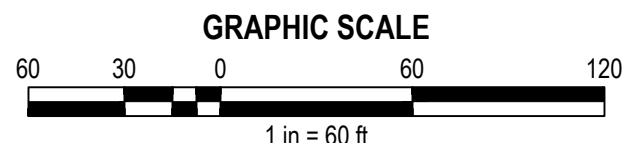


VICINITY MAP

N.T.S.

LEGEND

- MANHOLE
- DRAIN INLET
- DRAIN MANHOLE
- EXISTING
- INVERT
- LANDSCAPE EASEMENT
- PEDESTRIAN EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE SLOPE
- RECYCLING AND REFUSE ENCLOSURE
- CITY STD. DTLS. P-33, P-34 & P-35
- TREES TO BE REMOVED
- ADA PARALLEL PARKING
- UNDERGROUND SEWER PIPE
- UNDERGROUND STORM DRAIN PIPE
- UNDERGROUND WATER PIPE



VACANT
ZONE: CC/UGM/cz

OWNER/SUBDIVIDER

APN 578-010-23
TARLTON FRENO LLC
CHRIS WHITEAKER
3562 S. ELM
FRESNO, CA 93706

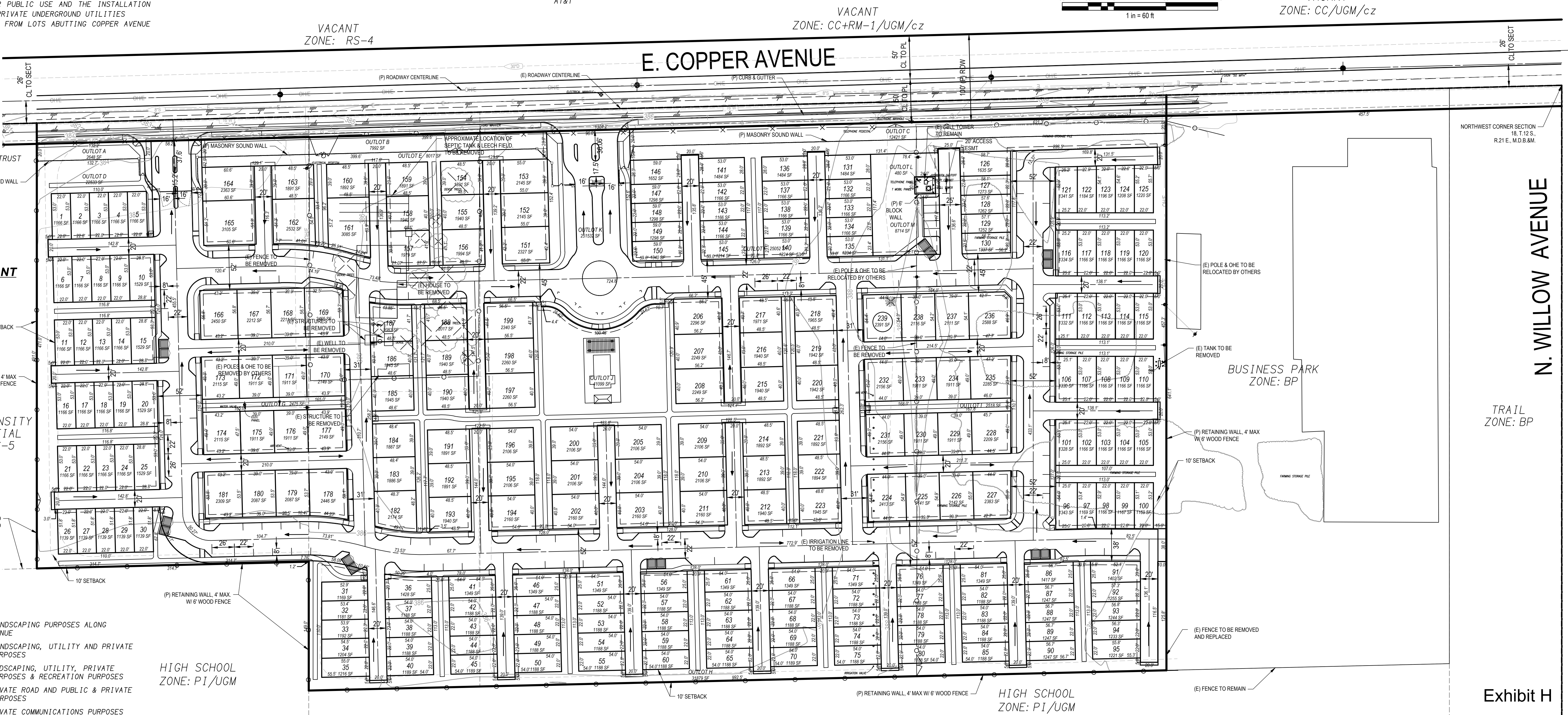
APN 578-010-24 & 35
PATRICK VINCENT RICCHIUTI FAMILY TRUST
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OUTLOTS

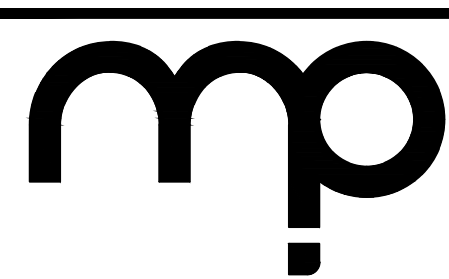
- OUTLOTS A, B & C ARE FOR LANDSCAPING PURPOSES ALONG COPPER AVENUE
- OUTLOTS D, E, F, G, H & I ARE FOR LANDSCAPING, UTILITY AND PRIVATE WALKWAY PURPOSES
- OUTLOTS J IS FOR LANDSCAPING, UTILITY, PRIVATE WALKWAY PURPOSES & RECREATION PURPOSES
- OUTLOT K IS FOR PRIVATE ROAD AND PUBLIC & PRIVATE UTILITY PURPOSES
- OUTLOT L IS FOR PRIVATE COMMUNICATIONS PURPOSES

HIGH SCHOOL
ZONE: PI/UGM

SCALE:	
HORIZ. 1" =	60'
VERT. 1" =	N/A

BENCH MARK	COUNTY BM IK49
ELEVATION =	391.809 USGS DATUM
BRASS CAP, 26' WEST OF WILLOW AVENUE, 78' SOUTH OF COPPER AVENUE, 2' SOUTH OF POWER POLE	

COMPUTED	
DESIGNED	GJB
DRAWN	KLF
PROJ. ENGR.	GJB



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SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
TENTATIVE TRACT MAP NO. 6249
IN THE CITY OF FRESNO

FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2018
SHEET	TM-1
OF	2

PREPARED MARCH 11, 2019



T.I.	ASPHALT	CL II AB	CNS
4.5	2.5"	4.0"	12.0"
7.0	4.0"	8.0"	12.0"



SCALE:	BENCH MARK COUNTY BM IK49 ELEVATION = 391.809 USGS DATUM	COMPUTED
HORIZ. 1" = _____ NTS	BRASS CAP, 26' WEST OF WILLOW AVENUE, 78' SOUTH OF COPPER AVENUE, 2' SOUTH OF POWER POLE	DESIGNED GJB
VERT. 1" = _____ N/A		DRAWN KLF
		PROJ. ENGR. GJB



SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
TENTATIVE TRACT MAP NO. 6249
IN THE CITY OF FRESNO

FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2018
SHEET	TM-2
OF	2

NOTES

1. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS, FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY 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 PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. 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 FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
3. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
4. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATION, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
5. 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 REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGISTS ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATION MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
6. 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 CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
7. PAVING PER THE DEPARTMENT OF PUBLIC WORKS STANDARD P-41

LEGEND

- ⊕ MANHOLE
DI DRAIN INLET
DMH DRAIN MANHOLE
(E) EXISTING
⊗ EXISTING TREE TO BE REMOVED
--- FIRE LANE
INV INVERT
L.E. LANDSCAPE EASEMENT
(P) PROPOSED
P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
--- ADA PATH OF TRAVEL
U.E. USE EASEMENT
SMH SEWER MANHOLE
<8"S> UNDERGROUND SEWER PIPE
<12"D> UNDERGROUND STORM DRAIN PIPE
<12"W> UNDERGROUND WATER PIPE
--- PHASE BOUNDARY
--- AREA TO BE DEDICATED TO STREET PURPOSES
--- RECYCLE AND REFUSE ENCLOSURE PER CITY STD. DTL P-33, P-34 & P-35

LANDSCAPE PLANS

1. ALL PLANTING SHALL BE IN ACCORDANCE TO THE CITY OF FRESNO STANDARD SPECIFICATIONS, SECTION 26 AND AS DIRECTED BY THE ENGINEER.
2. PLANTING LEGEND WITH SYMBOL, SIZE (GALLONS), BOTANICAL, VARIETY (IF ANY), COMMON NAME, AND COMMENTS INCLUDED ON EACH SHEET. A SEPARATE PLANTING SCHEDULE FOR THE ENTIRE PROJECT SHOWING TOTAL QUANTITY OF EACH PROPOSED SPECIES AND THE TOTAL SQUARE FOOTAGE OF SHRUB, TURF AND SIDEWALK AREA SHALL BE LOCATED ON THE COVER SHEET.
3. INCLUDE TYPICAL PLANTING DETAILS FOR TREES, SHRUBS AND VINES, AND GROUNDCOVERS ON DETAIL SHEET.
4. PROVIDE REQUIRED PLANTING NOTES AS THEY APPLY FOR EACH PROJECT.
5. CROSS-SECTION DETAILS OF LANDSCAPED AREA WITH DIMENSIONS AND SLOPE INDICATED FOR ALL BUFFERS, MEDIAN ISLANDS AND MULTI-PURPOSE TRAILS.
6. ROOT BARRIERS ARE REQUIRED FOR TREES PLANTED TEN FEET OR LESS FROM CONCRETE HARDSCAPE. INSTALLATION SHALL BE AS DESIGNATED BY THE ENGINEER AND AS PER THE CITY OF FRESNO STANDARD SPECIFICATIONS. ROOT BARRIERS SHALL BE INSTALLED UP AGAINST AND FLUSH TO HARDSCAPE AND WITH THE TOP EVEN WITH FINISH GRADE, WITH A MINIMUM DEPTH OF 24 INCHES.
7. SECTIONS OF THE MEDIAN ISLAND IN EXCESS OF SEVEN (7) FEET WIDE (BACK OF CURB (BOC) TO BACK OF CURB DIMENSION) SHALL BE LANDSCAPED WITH A FULL RANGE OF SHRUBS AND/OR GROUND COVERS AND TREES WHERE ALLOWED. FOR THE PURPOSES OF WORKER SAFETY, AND TREE MORTALITY, TREES SHALL NOT BE PLANTED IN SECTIONS OF THE MEDIAN WHICH ARE LESS THEN SEVEN (7) FEET IN WIDTH (BOC TO BOC). NARROW PORTIONS OF MEDIAN LESS THEN SEVEN (7) FEET IN WIDTH (BOC TO BOC) SHALL BE CAPPED WITH CONCRETE AS AN INTEGRAL PART OF THE OFF SITE IMPROVEMENT PROCESS, WHETHER THE MEDIAN IS LANDSCAPED OR NOT.
8. MINIMUM SIZE OF PLANT CONTAINER SHALL BE AS LISTED BELOW, UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT. PLANT CONTAINERS SHALL BE OF THE FOLLOWING MINIMUM SIZE:
A. TREES: 15 GALLON MINIMUM SIZE
B. SHRUBS: 5 GALLON MINIMUM SIZE
C. VINES: 5 GALLON MINIMUM SIZE
D. GROUND COVERS: MAY BE PLANTED VIA SEED, FLATS, LINERS OR ONE GALLON CONTAINERS.
9. LANDSCAPE MATERIAL SHALL BE INSTALLED AND SPACED IN ACCORDANCE WITH CITY OF FRESNO STANDARDS, INDUSTRY STANDARDS AND AS DETERMINED BY THE ENGINEER. REQUIRED SPACING FROM UTILITIES, SIGNS, DRIVEWAYS, ALLEYS, ETC. SHALL BE IN ACCORDANCE TO THE CITY OF FRESNO STANDARD SPECIFICATIONS.

C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019

ASSESSOR'S PARCEL NUMBER
578-01-35, 578-01-23S, 578-01-24S & 578-010-47S

SITE ADDRESS
2711, 2797, 2917 & 2929 E. COPPER AVE. FRESNO, CA 93619

SITE AREA TO BE SUBDIVIDED
(APNs 578-01-35, 578-01-23S, 578-01-24S)
18.85± ACRES (GROSS)
18.14± ACRES (NET)

NUMBER OF LOTS IN SUBDIVISION
239 NUMBERED LOTS, 12 LETTERED LOTS

DENSITY
RESIDENTIAL:
12.68 DWELLING UNITS/ACRE

EXISTING BUILDINGS
RESIDENTIAL HOME ON APN 578-01-23S

EXISTING TREES
TREES ON APN 578-01-23S

EXISTING USE
578-01-35 & 578-01-24S VACANT, 578-01-23S RESIDENTIAL HOME,
578-010-47S PACKING COMPANY

PAVED AREA IN SUBDIVISION
196,300 SQ. FT.

OWNER/SUBDIVIDER

APN 578-010-23
TARLTON FRESNO LLC
CHRIS WHITEAKER
3562 S. ELM
FRESNO, CA 93706

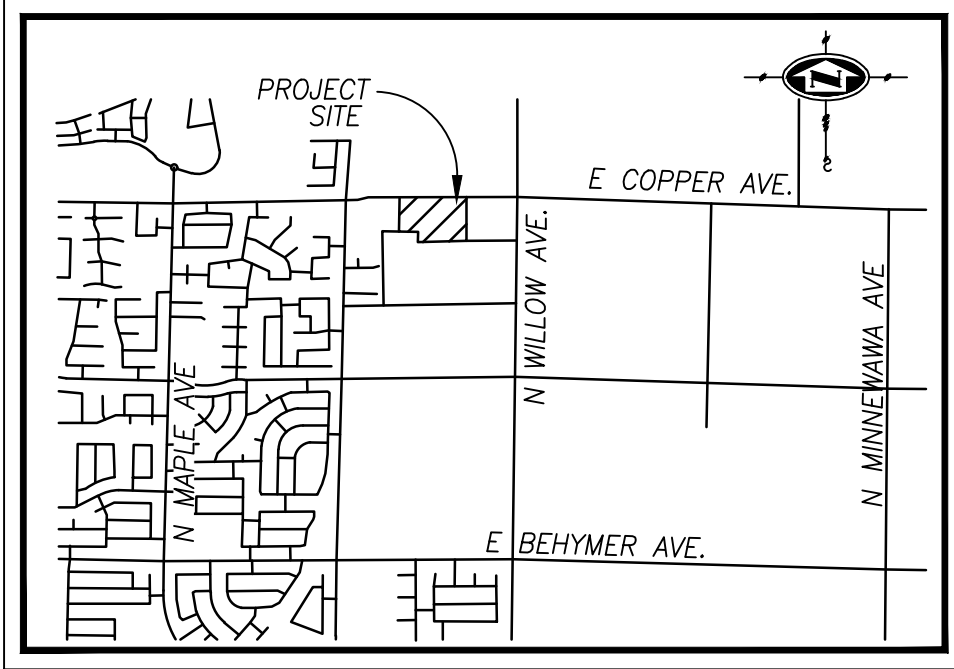
APN 578-010-24 & 35
PATRICK VINCENT RICCHIUTI FAMILY TRUST
1970 E. BIRKHEAD
FRESNO, CA 93711

APPLICANT

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CIVIL DESIGN CONSULTANT

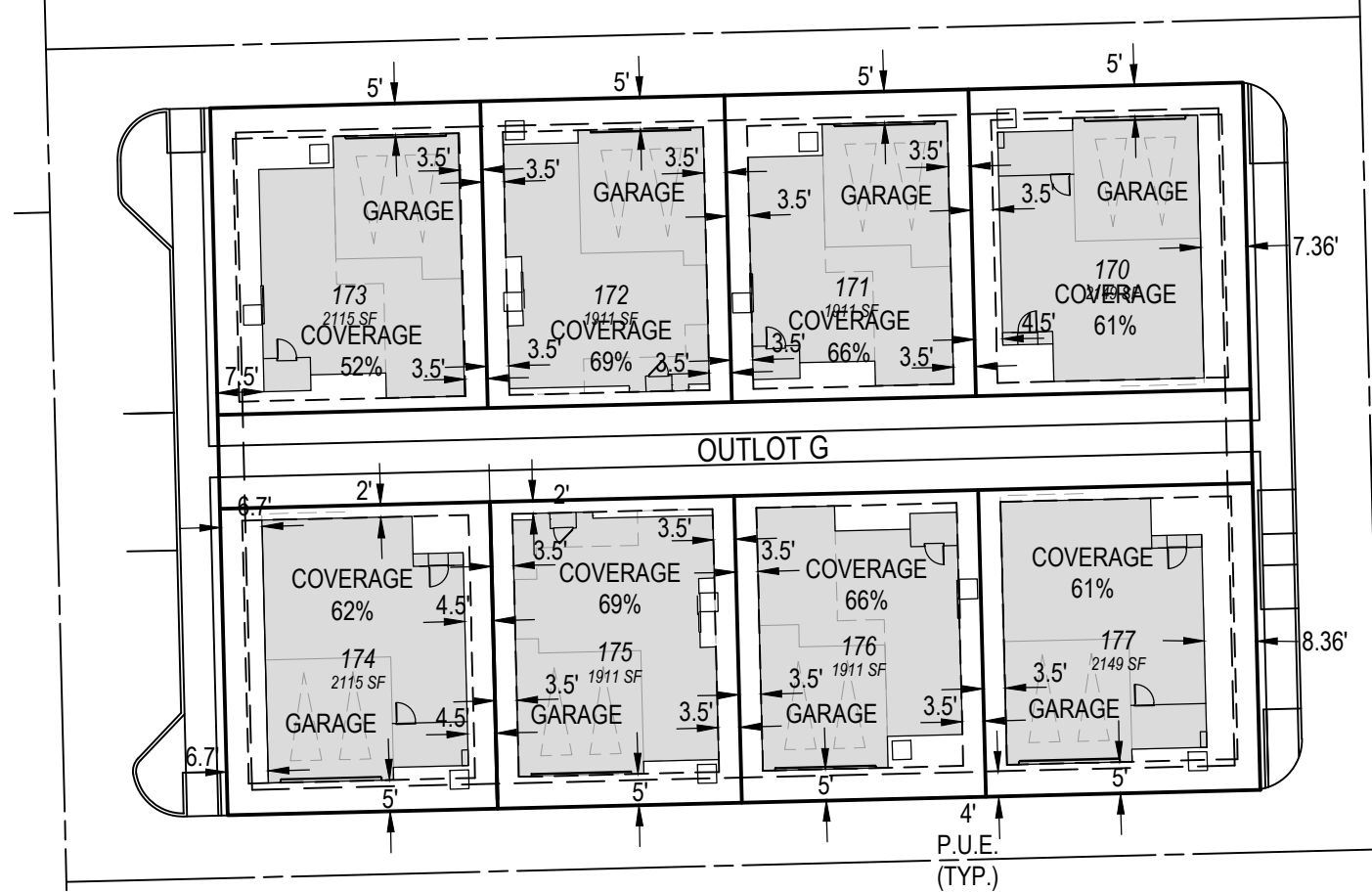
MORTON & PITALO, INC.
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VICINITY MAP
N.T.S.

MINIMUM BUILDING SETBACKS:

FRONT: 5'
SIDE: 3.5'
REAR: 0'

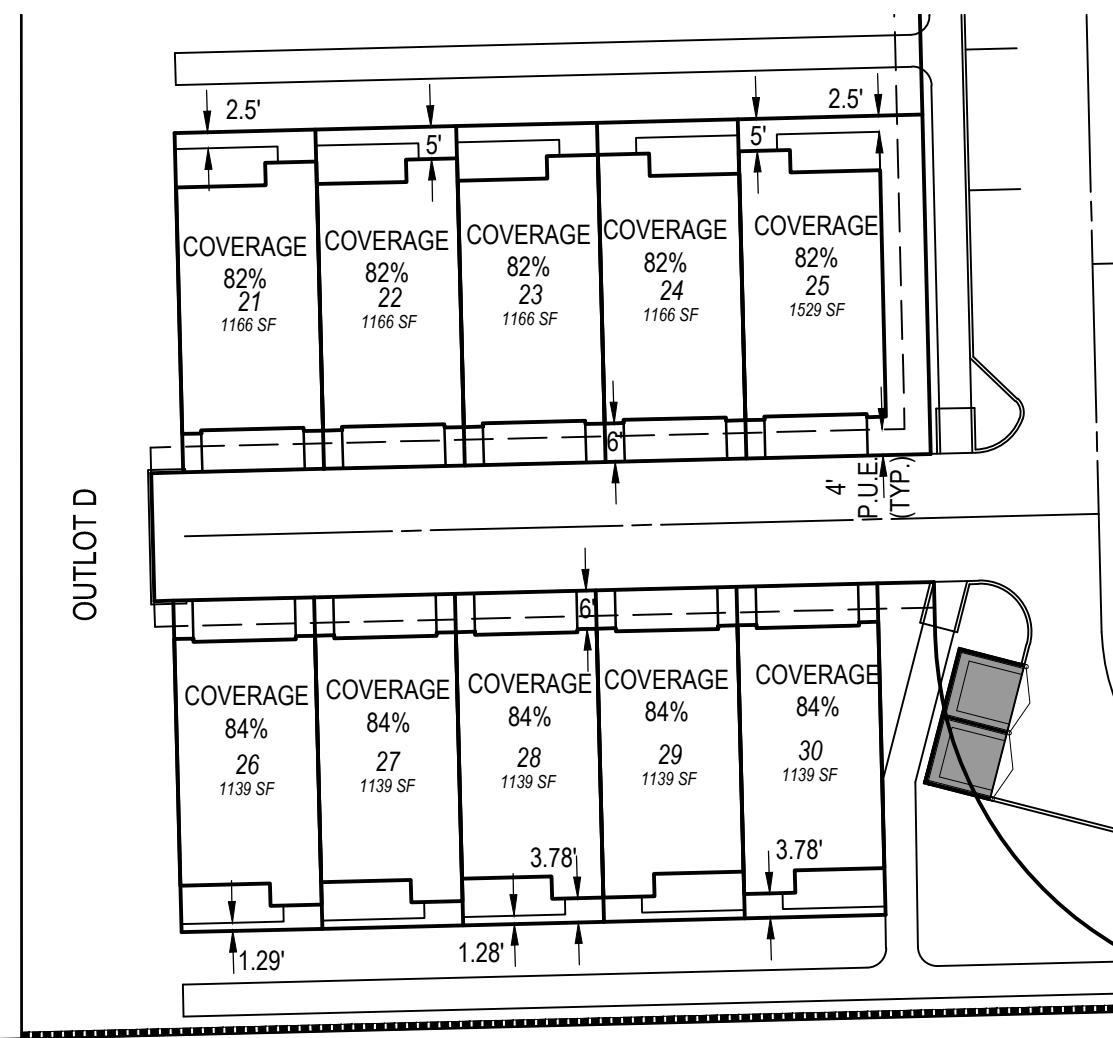


LOT DETAILS (PASEOS)

SCALE: 1"=30'

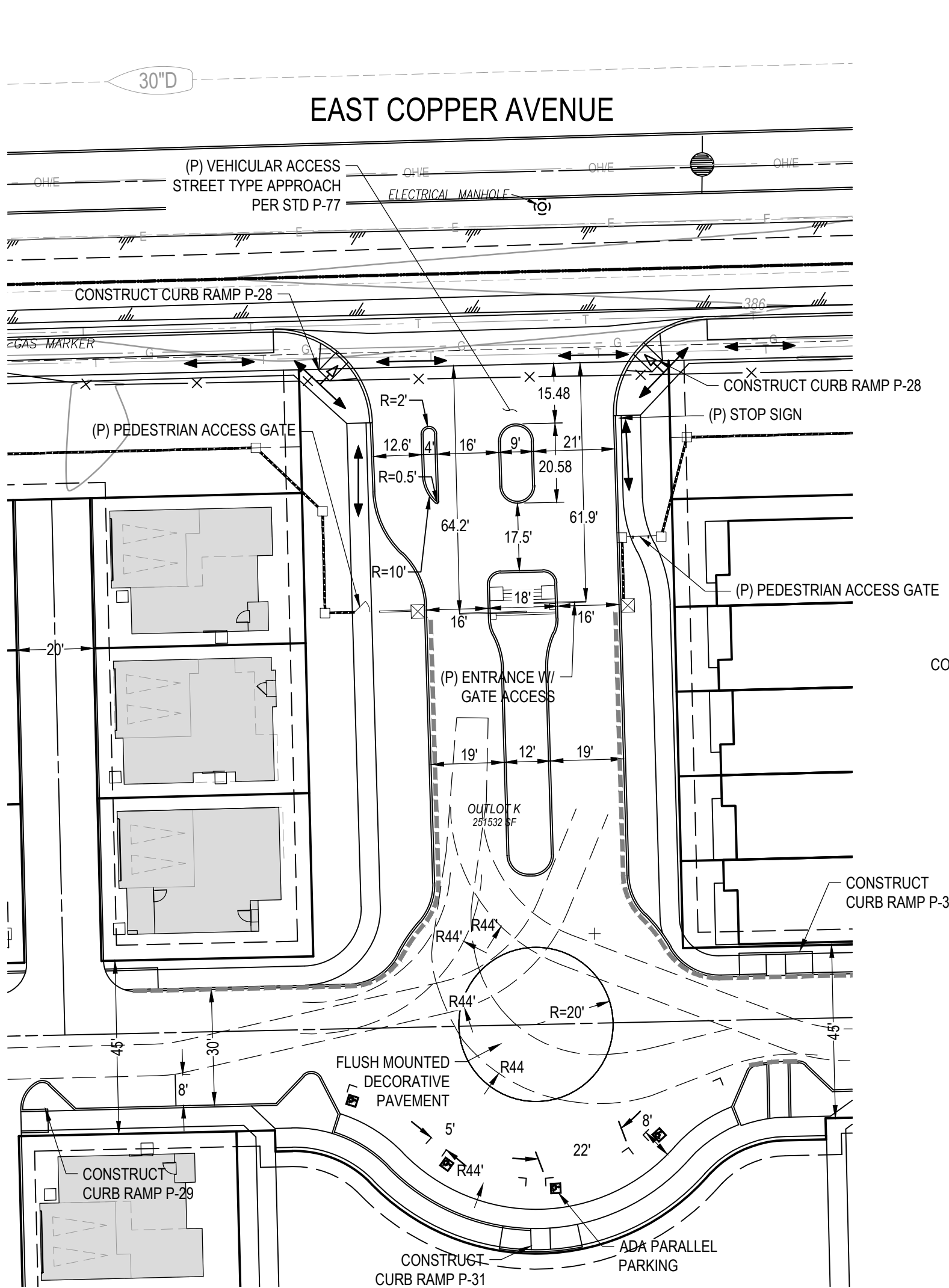
MINIMUM BUILDING SETBACKS:

FRONT: 0'
SIDE: 0'
REAR: 0'



LOT DETAILS (TOWNS)

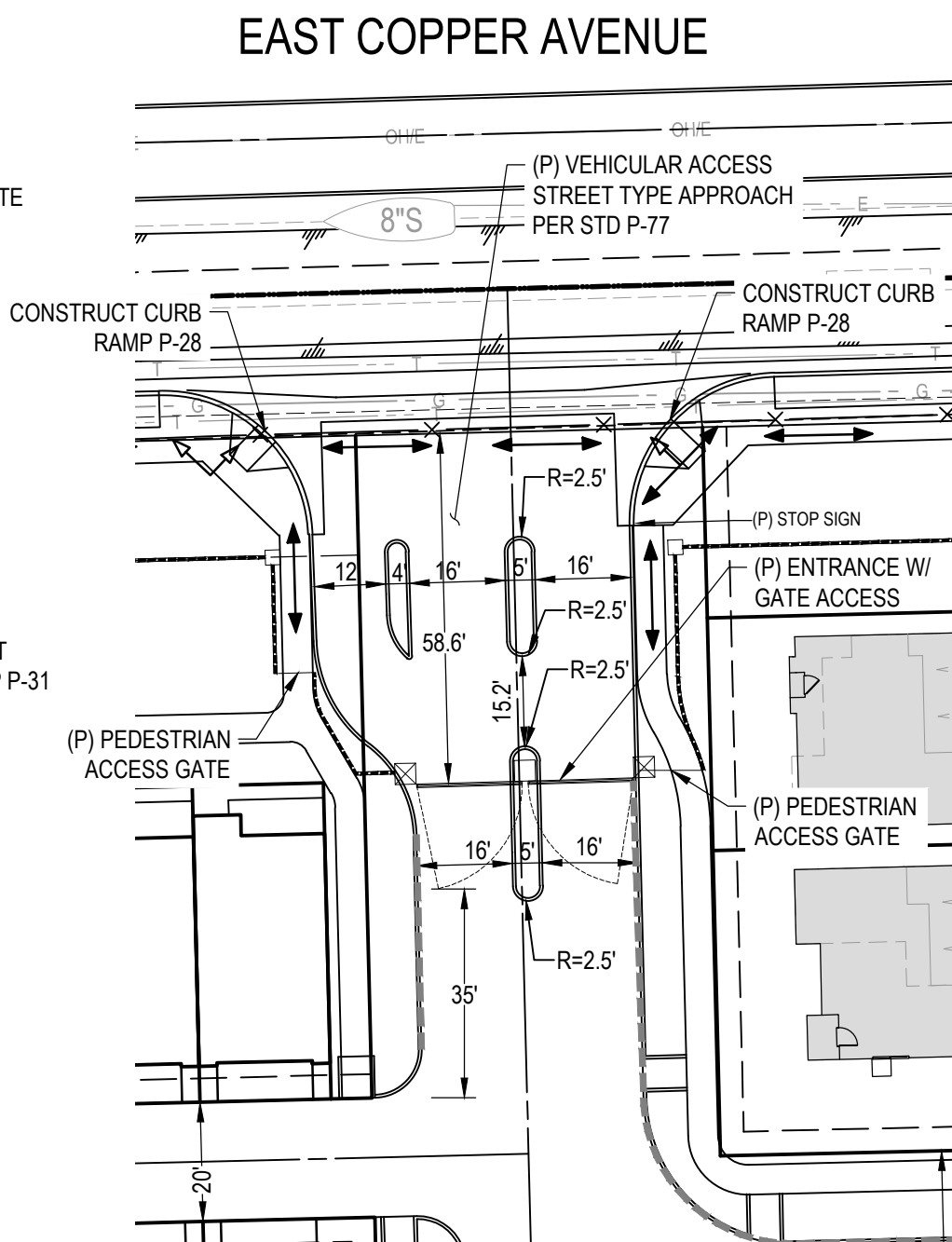
SCALE: 1"=30'



ENTRY DETAILS

SCALE: 1"=30'

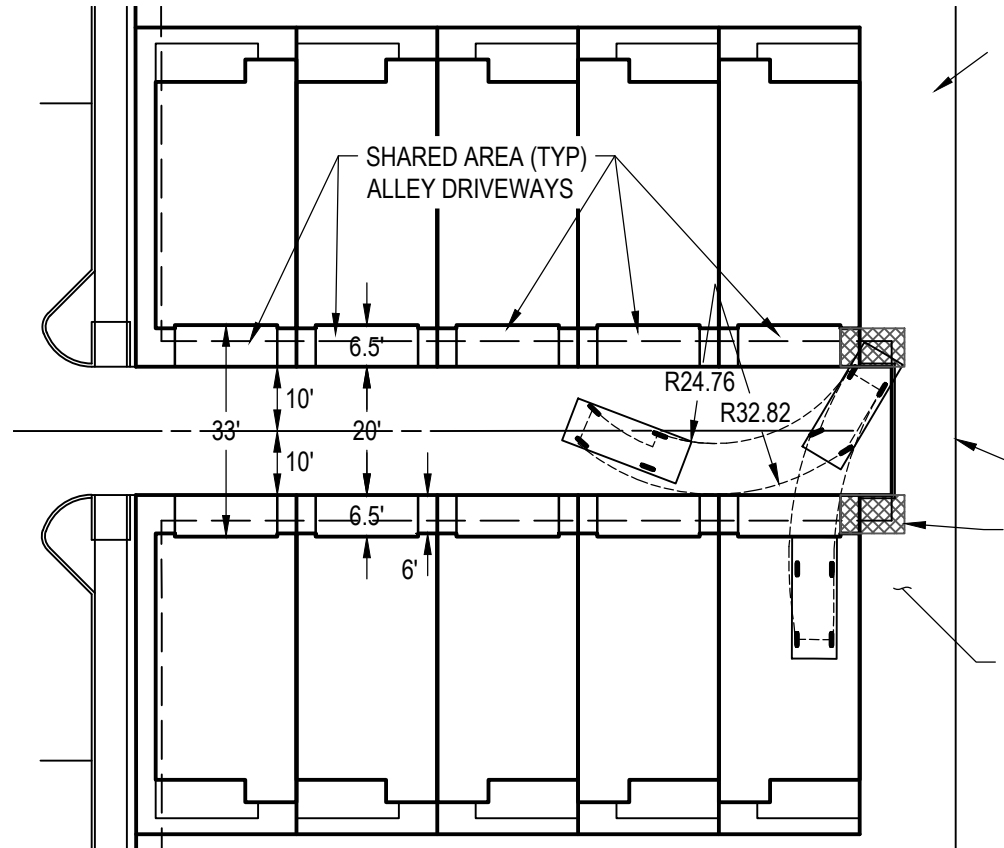
ENTRY PER CITY STD DETAIL P-77



ENTRY DETAILS

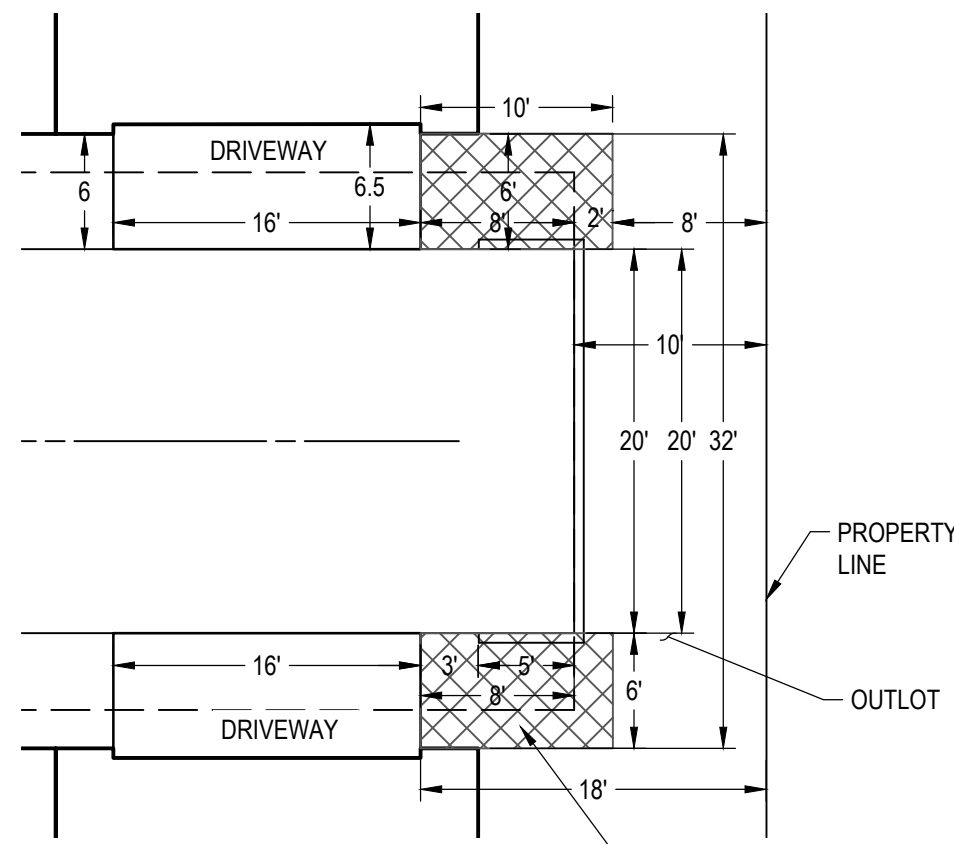
SCALE: 1"=30'

ENTRY PER CITY STD DETAIL P-77



CAR TURNING RADIUS

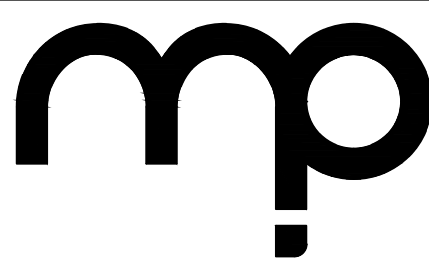
SCALE: 1"=30'



ALLEY ENDS

SCALE: 1"=10'

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
HORIZ. 1" = N/A	ELEVATION = 391.809 USGS DATUM	DESIGNED GJB
VERT. 1" = N/A	BRASS CAP, 26' WEST OF WILLOW AVENUE, 78' SOUTH OF COPPER AVENUE, 2' SOUTH OF POWER POLE	DRAWN TMG
		PROJ. ENGR. GJB



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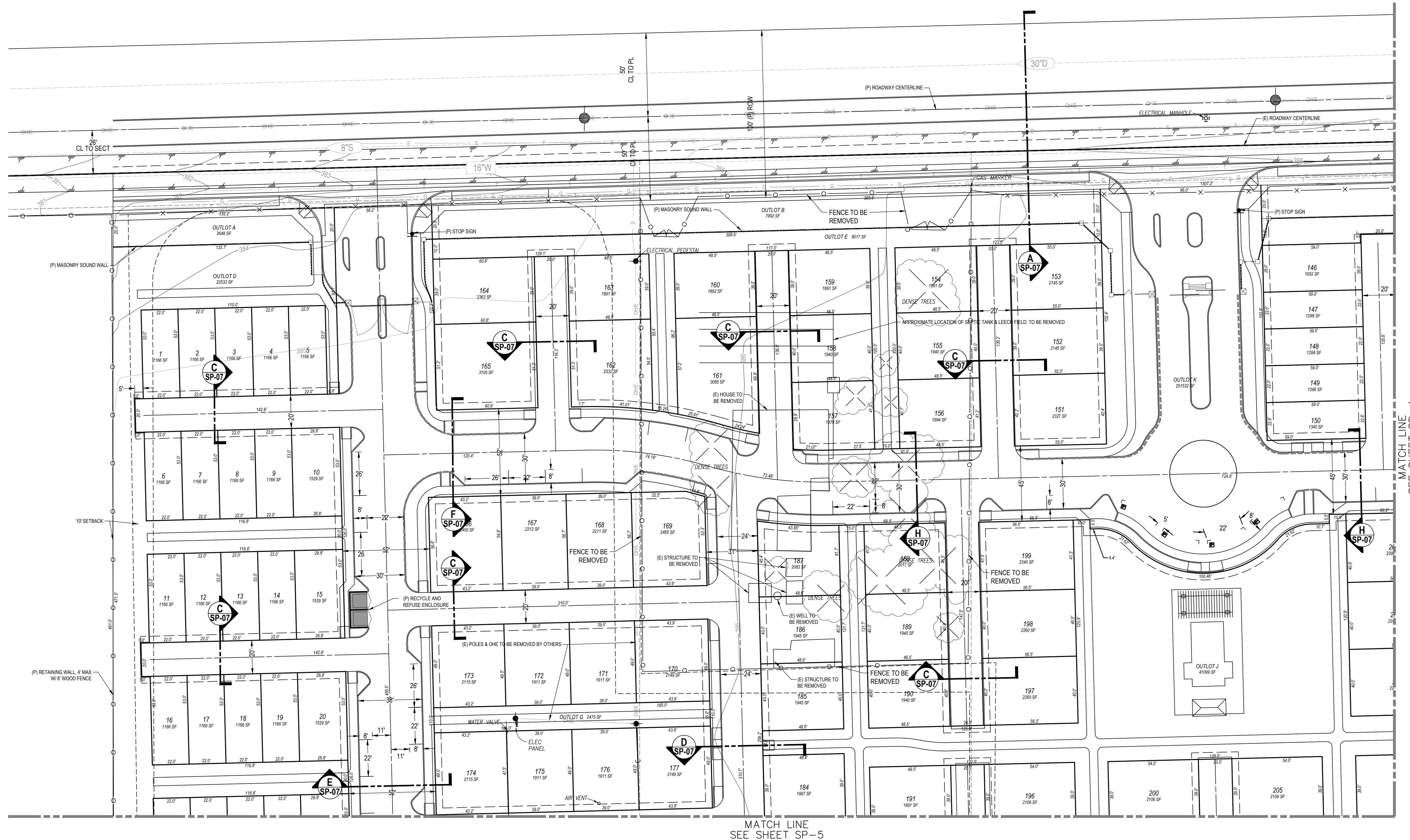
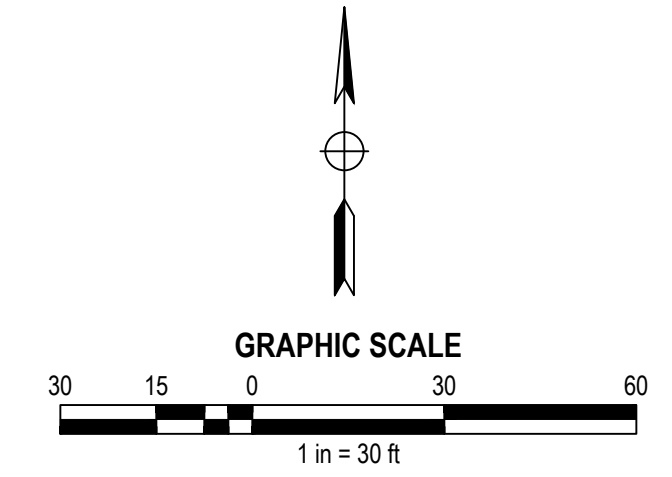
SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
IN THE CITY OF FRESNO

FRESNO COUNTY, CALIFORNIA

DATE MARCH 11, 2019
SHEET SP-1
OF 7

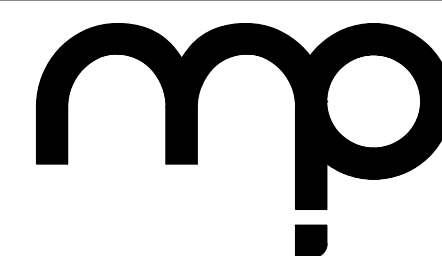
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IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019



Dwg: 2/20/18/18-0664-00_CUPPER & WILLOW/DWG/PLANNING/18-0664-00-0001_SPT.DWG | Saved: 03-12-19 03:20pm | KENTERS | Printed: 03-12-19 03:23pm | KENTERS

SCALE:	BENCH MARK	COUNTY BM IK49
	ELEVATION = 391.809 USGS DATUM	
	BRASS CAP, 26' WEST OF WILLOW AVENUE, 78' SOUTH OF COPPER AVENUE, 2' SOUTH OF POWER POLE	
HORIZ. 1" = 30'	COMPUTED	
VERT. 1" = N/A	DESIGNED	GJB
	DRAWN	TMG
	PROJ. ENGR.	GJB



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C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
IN THE CITY OF FRESNO

FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2019
SHEET	SP-3
OF	7

PREPARED MARCH 11, 2019



MATCH LINE
SEE SHEET SP-6

mp

survey email: staking@mpengr.com • web: www.mpengr.com

FRESNO COUNTY, CALIFORNIA

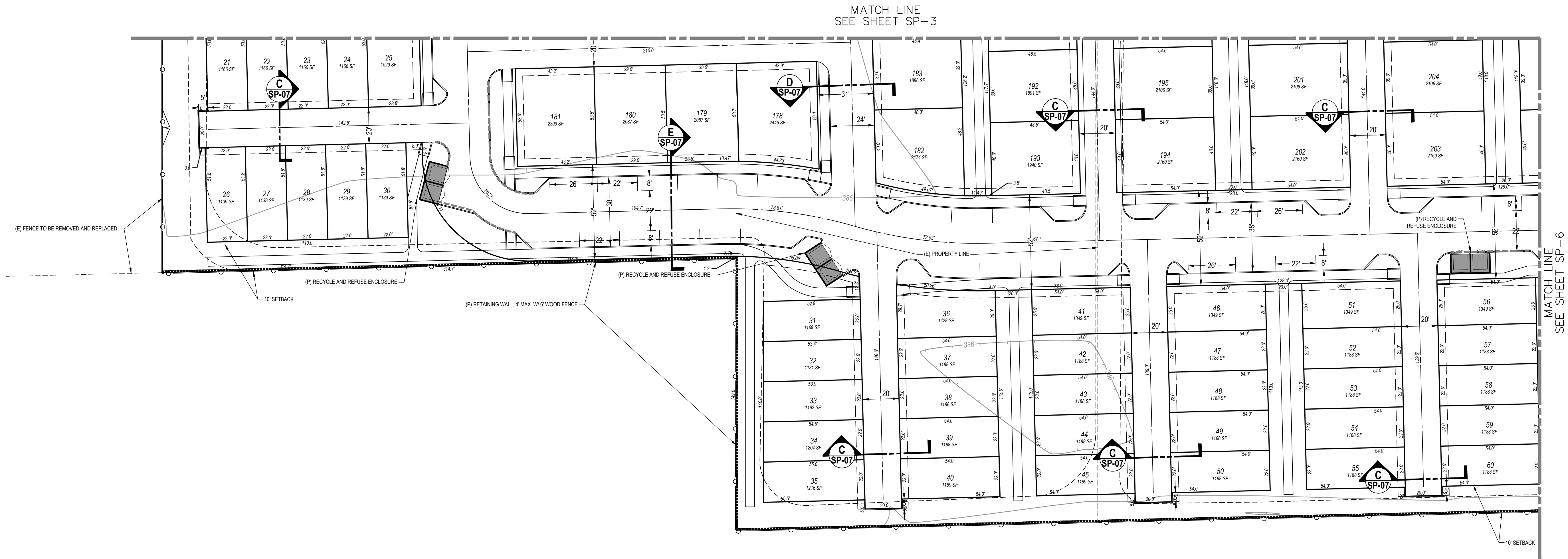
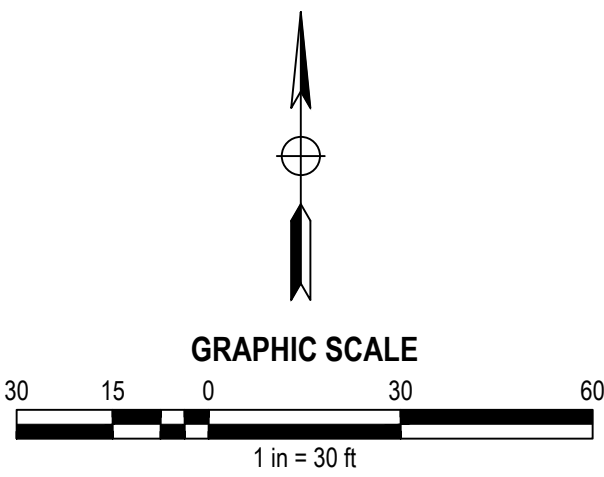
DATE
MARCH 11, 2019

SHEET
SP-4

OF
7

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PREPARED MARCH 11, 2019

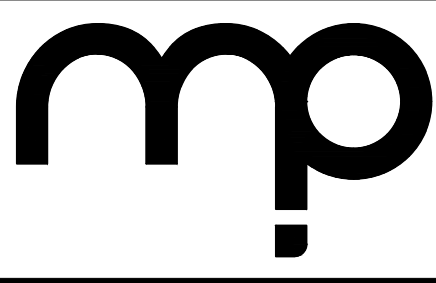


Dwg: 2/20/18/18-064-00 COPPER & WILLOW DRUG PLAN WORKING 18-064-00-0501 SP-01.DWG | Printed: 03-12-19 03:23pm KENTERS | Saved: 03-12-19 03:20pm KENTERS

SCALE:	
HORIZ. 1" =	30'
VERT. 1" =	N/A

BENCH MARK	COUNTY BM IK49
ELEVATION =	391.809 USGS DATUM
BRASS CAP, 26' WEST OF WILLOW AVENUE, 78' SOUTH OF COPPER AVENUE, 2' SOUTH OF POWER POLE	

COMPUTED	
DESIGNED	GJB
DRAWN	TMG
PROJ. ENGR.	GJB



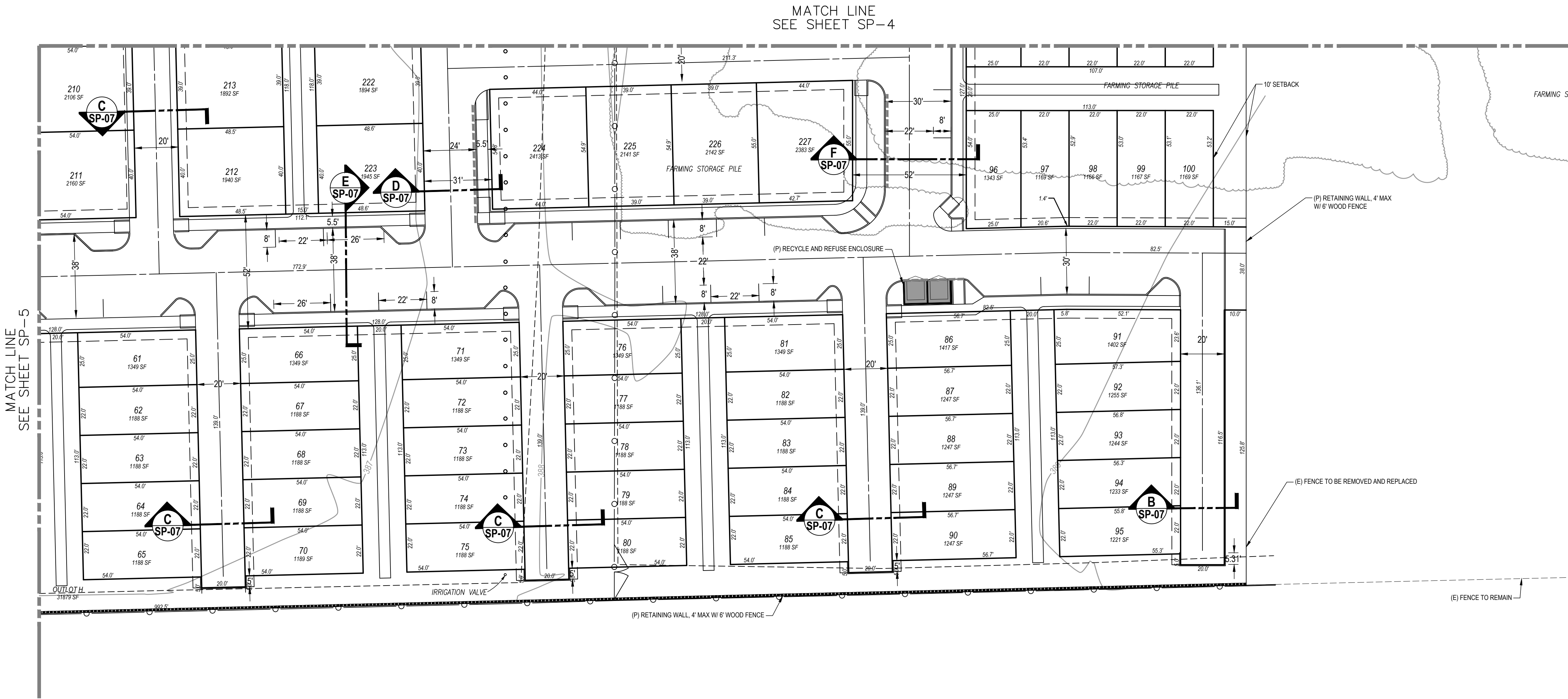
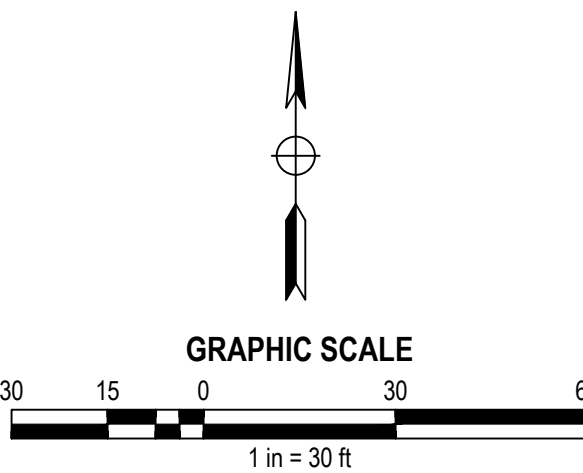
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CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2019
SHEET	SP-5
OF	7

C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019



Dwg: 2/20/18/18-0664-00_CUPPER & WILLOW/DWG/PLANNING/18-0664-00-0501_SPT.DWG | Printed: 03-12-19 02:53pm | KENTERS | Saved: 03-12-19 03:20pm | KENTERS

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
HORIZ. 1" = 30'	ELEVATION = 391.809 USGS DATUM	DESIGNED GJB
VERT. 1" = N/A	BRASS CAP, 26' WEST OF WILLOW AVENUE, 78' SOUTH OF COPPER AVENUE, 2' SOUTH OF POWER POLE	DRAWN TMG
		PROJ. ENGR. GJB



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SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

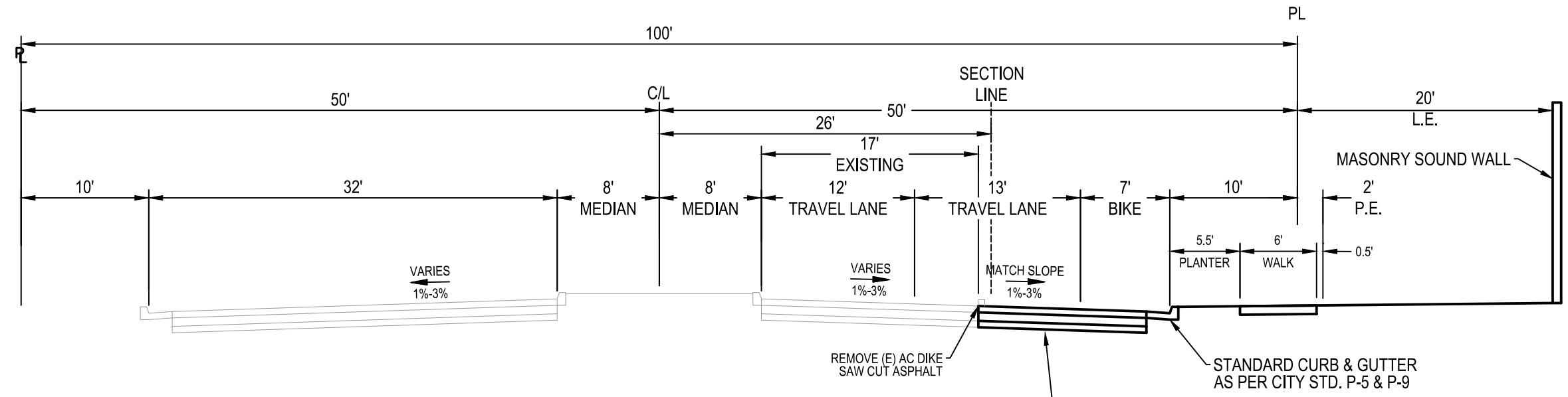
C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
IN THE CITY OF FRESNO

FRESNO COUNTY, CALIFORNIA

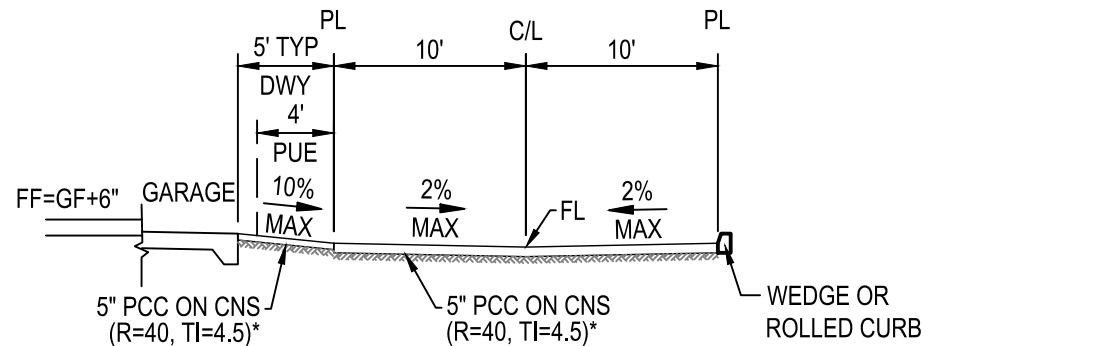
DATE	MARCH 11, 2019
SHEET	SP-6
OF	7

C.U.P. SITE PLAN FOR TRACT MAP NO. 6249
A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

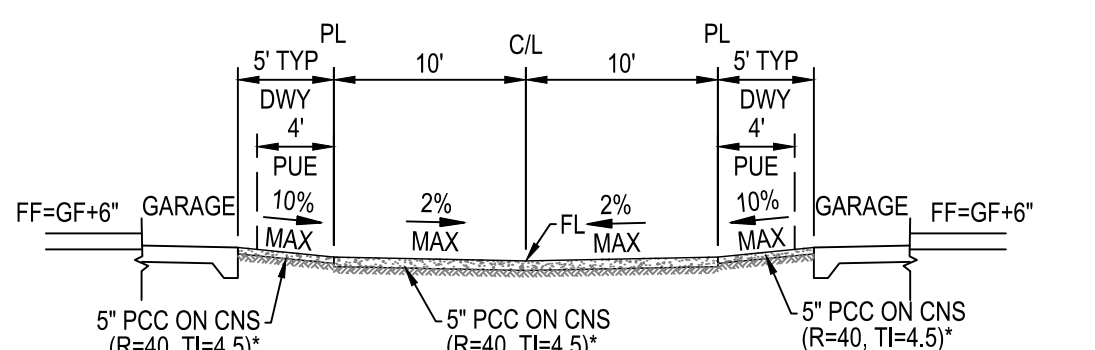
PREPARED MARCH 11, 2019



A COPPER AVENUE
NTS

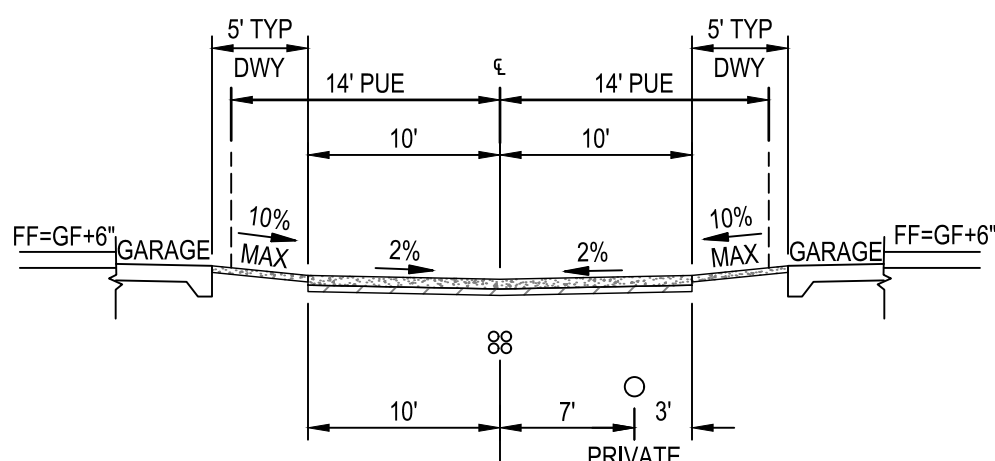


B 20' ALLEY
HOUSES ONE SIDE
NTS

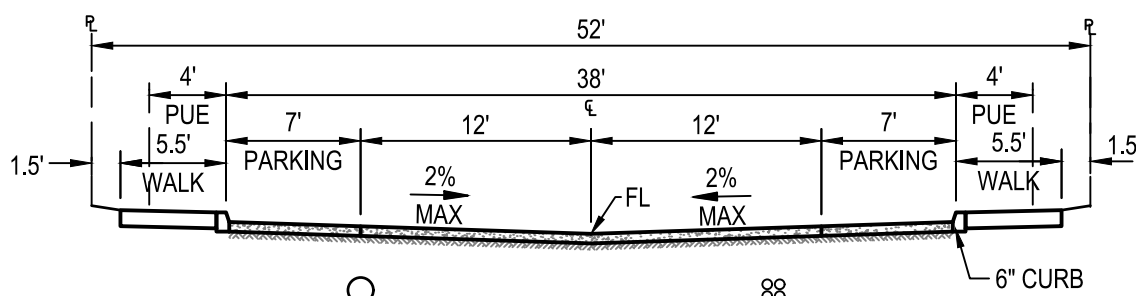


C 20' ALLEY
HOUSES BOTH SIDES
NTS

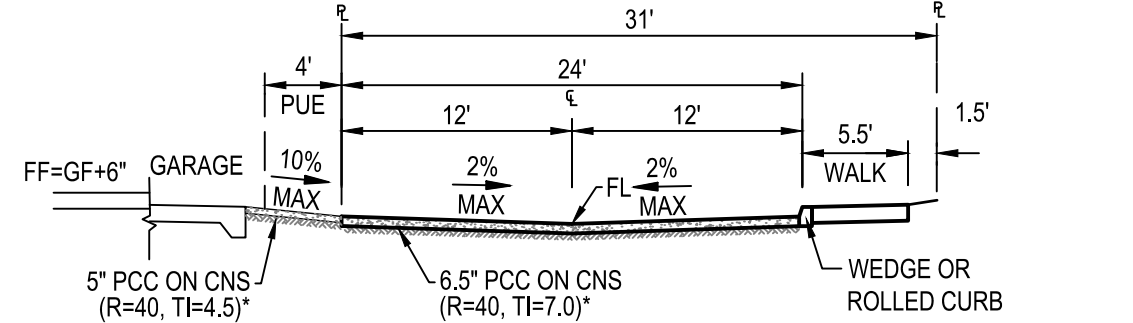
ALTERNATIVE PAVEMENT SECTIONS:			
T.I.	ASPHALT	CL II AB	CNS
4.5	2.5"	4.0"	12.0"
7.0	4.0"	8.0"	12.0"



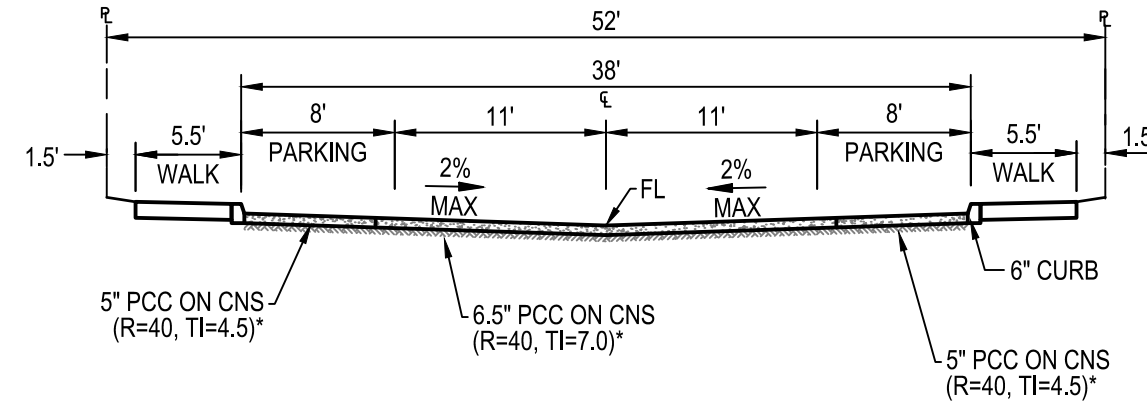
20' ALLEY
UTILITIES
NTS



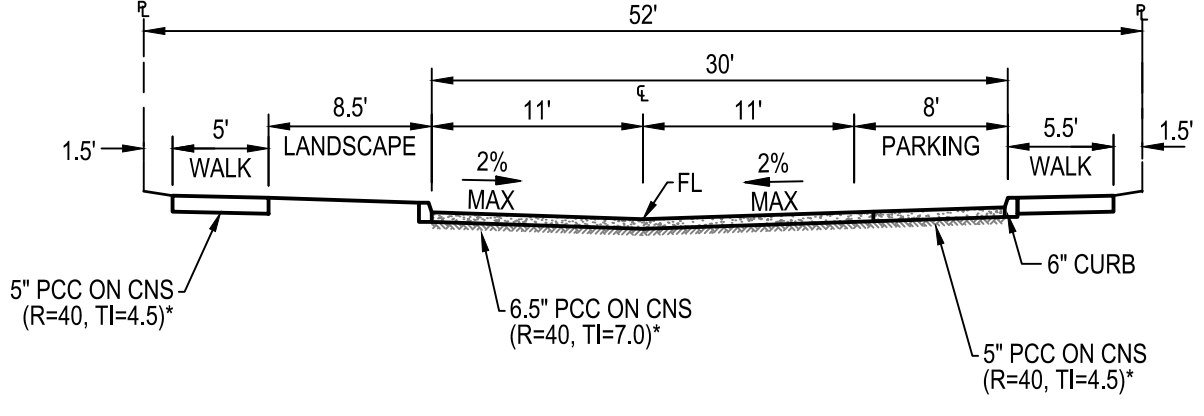
52' LOCAL ROADWAY
UTILITIES
NTS



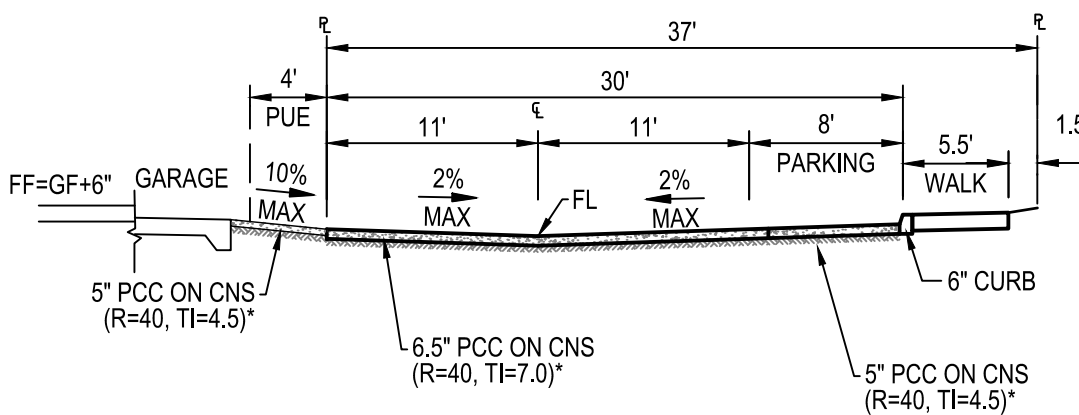
D 31' LOCAL ROADWAY
HOUSES BOTH SIDES
NTS



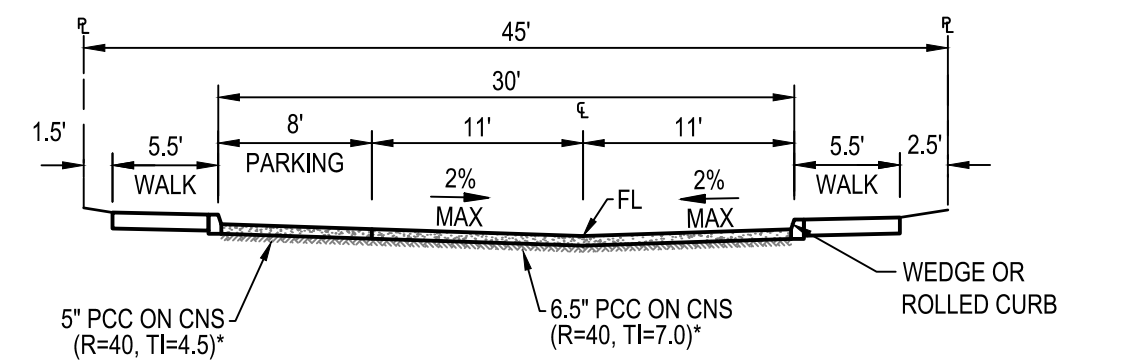
E 52' LOCAL ROADWAY
PARKING BOTH SIDES
NTS



F 52' LOCAL ROADWAY
PARKING ONE SIDES
NTS



G 37' LOCAL ROADWAY
PARKING ONE SIDES
NTS



H 45' LOCAL ROADWAY
PARKING ONE SIDES
NTS

Dwg: 2/20/18/18-0064-00_CUPPER & WILLOW/DWG/PLANNING/18-0064-00-0001_SPT.DWG - Saved: 03/12/19 03:20pm KENTENERS | Printed: 03/12/19 03:23pm KENTENERS

SCALE:	BENCH MARK
HORIZ. 1" = _____ NTS	COUNTY BM IK49
VERT. 1" = _____ N/A	ELEVATION = 391.809 USGS DATUM

COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.
	GJB	TMG	GJB

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SHEET	SP-7
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