

**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.

# TENTATIVE 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 578-01-23

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

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

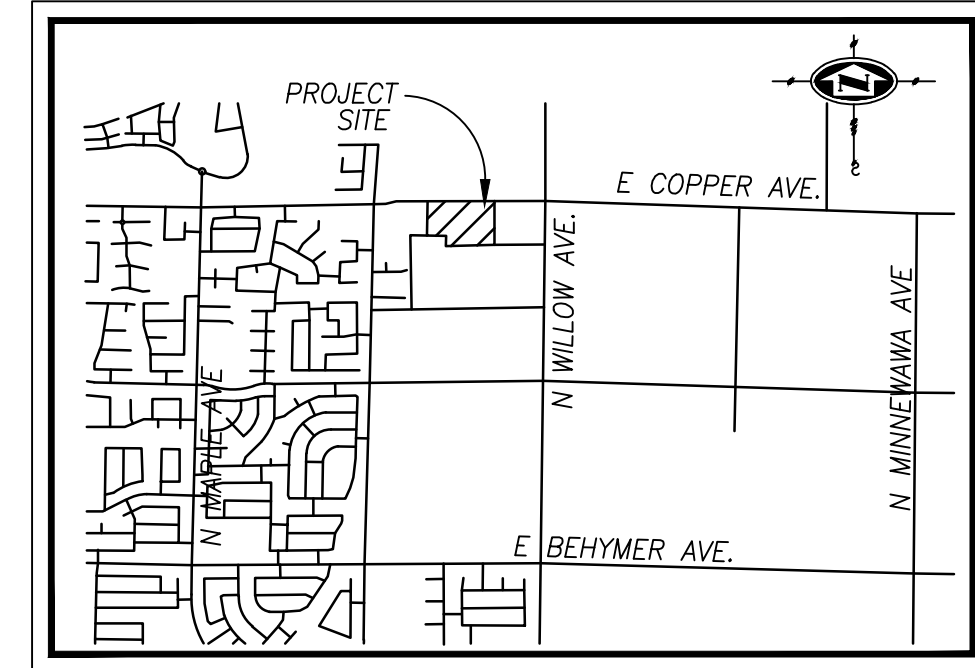
EXISTING GENERAL PLAN DESIGNATION  
APN 578-01-35 - MEDIUM DENSITY RESIDENTIAL  
APN 578-01-23 - MEDIUM DENSITY RESIDENTIAL  
APN 578-01-24S - MEDIUM DENSITY RESIDENTIAL / BUSINESS PARK  
APN 578-010-47S - BUSINESS PARK

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)

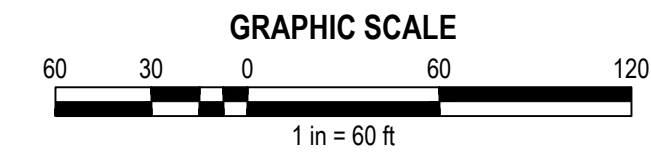
PROPOSED USE  
APN 578-01-35 - SINGLE FAMILY RESIDENTIAL  
APN 578-01-23 - SINGLE FAMILY RESIDENTIAL  
APN 578-01-24S - SINGLE FAMILY RESIDENTIAL  
APN 578-010-47S - PACKING SHED (REMAIN AS IS)



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

**LEGEND**

- ⊕ --- MANHOLE
- DI --- DRAIN INLET
- DMH --- DRAIN MANHOLE
- (E) --- EXISTING
- INV --- INVERT
- L.E. --- LANDSCAPE EASEMENT
- P.E. --- PEDESTRIAN EASEMENT
- P.U.E. --- 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



**OWNER/SUBDIVIDER**

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

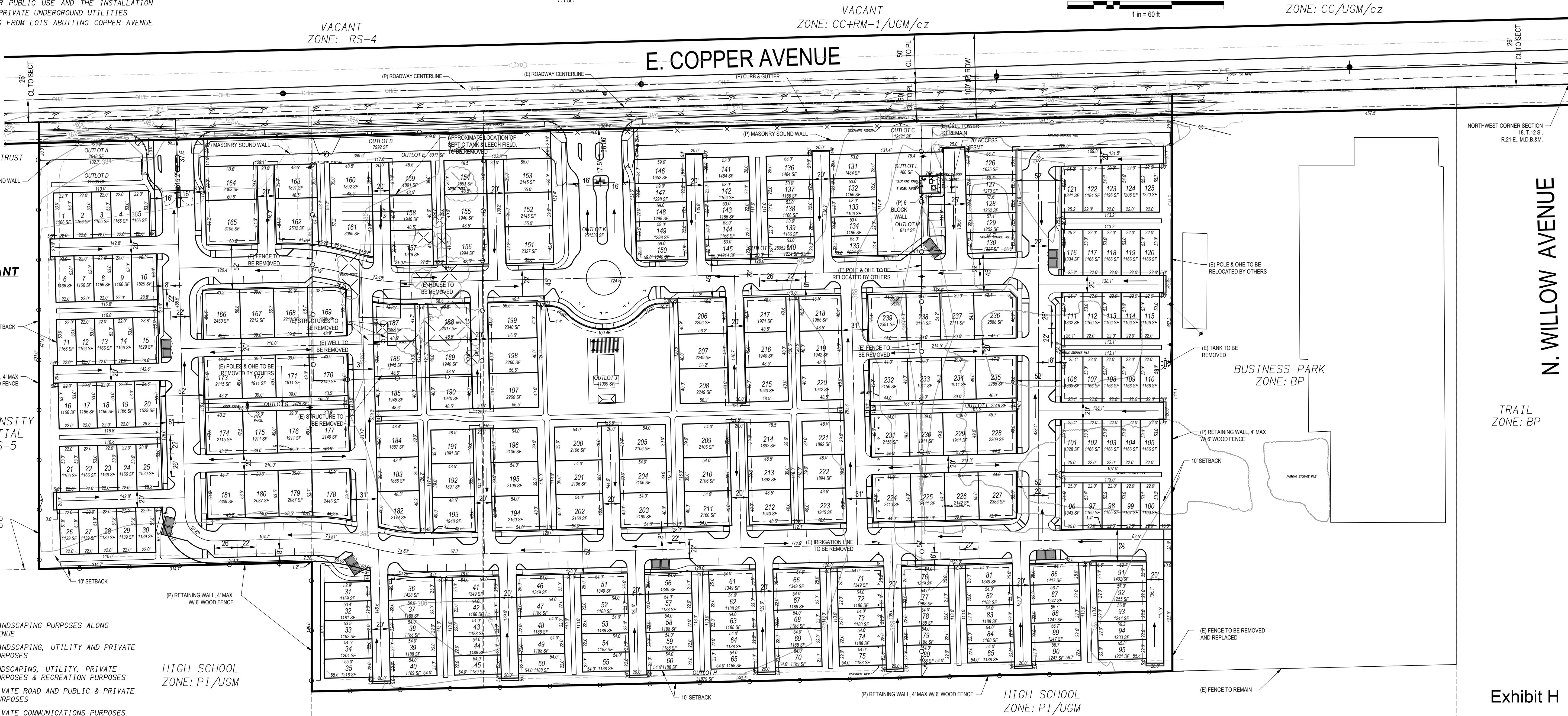
APN 578-010-24 & 35  
PATRICK VINCENT RICCHIUTI FAMILY TRUST  
1970 E. BIRKHEAD  
FRESNO, CA 93720

**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



- 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:	BENCH MARK COUNTY BM IK49	COMPUTED
HORIZ. 1" = 60'	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 KLF
		PROJ. ENGR. GJB

**mp** **MORTON & PITALO, INC.**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
Folsom • Sacramento • Fresno  
2870 Gateway Oaks Drive, Suite #120  
Sacramento, CA 95833  
phone: (916) 927-2400  
survey email: staking@mpengr.com • web: www.mpengr.com

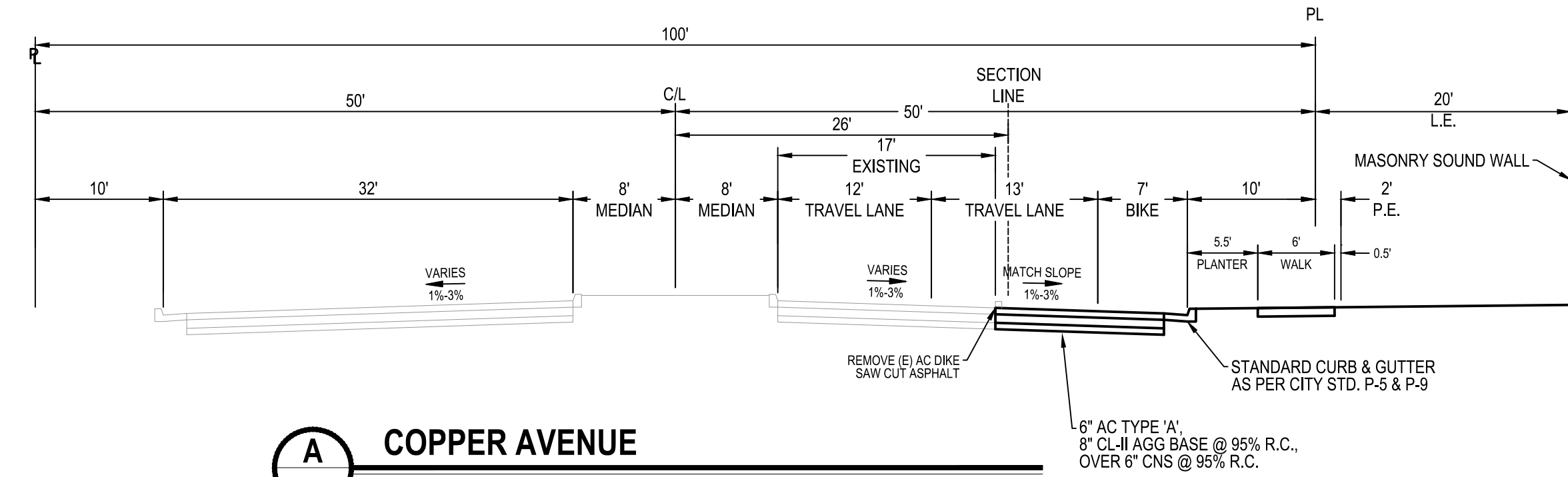
SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT  
**TENTATIVE TRACT MAP NO. 6249**  
IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2018
SHEET	TM-1
OF	2

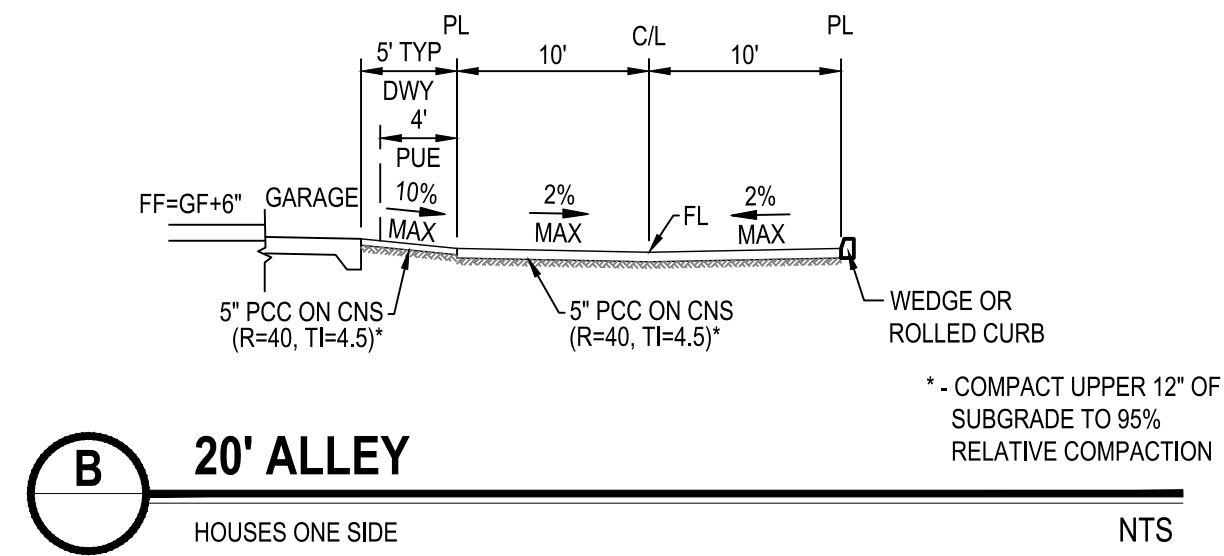
# TENTATIVE TRACT MAP NO. 6249

## A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT IN THE CITY OF FRESNO FRESNO COUNTY, CALIFORNIA

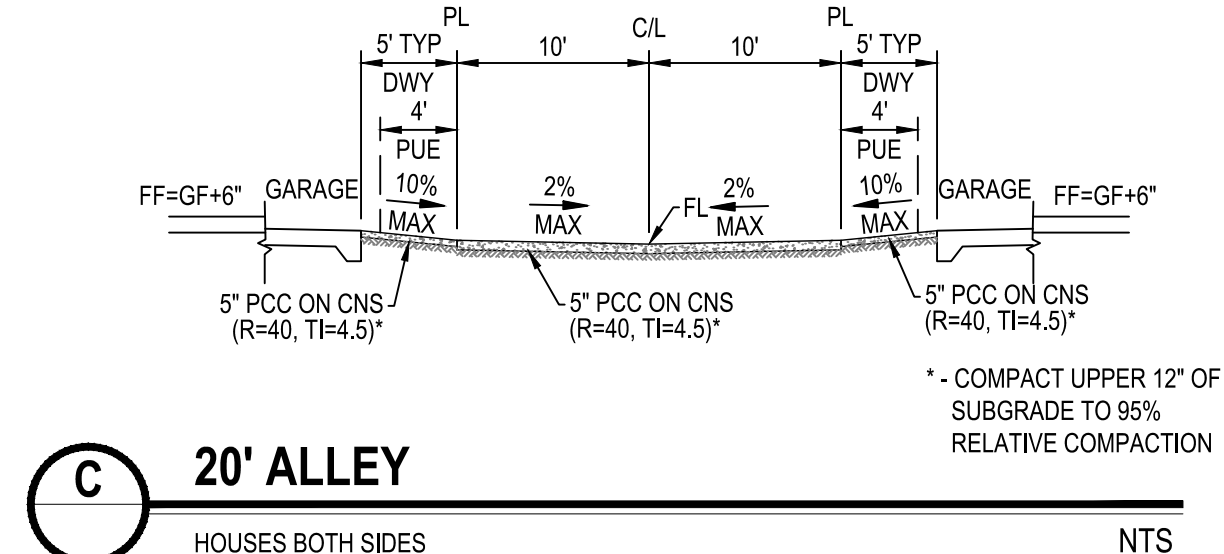
PREPARED MARCH 11, 2019



**A COPPER AVENUE**  
NTS  
6" AC TYPE 'A',  
8" CL-II AGG BASE @ 95% R.C.,  
OVER 6" CNS @ 95% R.C.



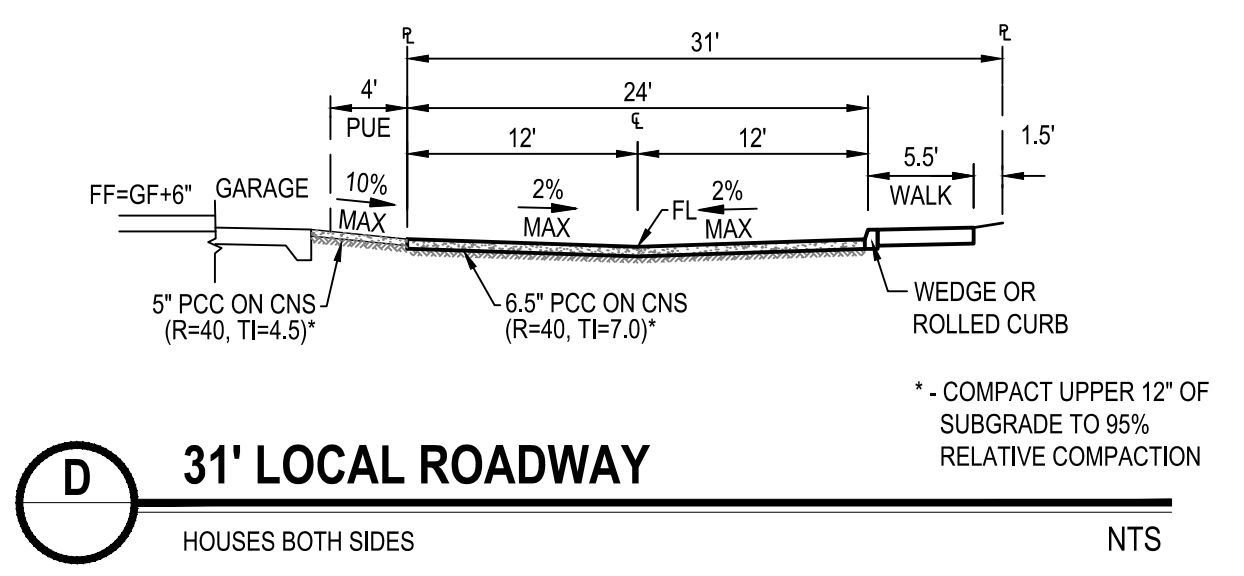
**B 20' ALLEY**  
HOUSES ONE SIDE  
NTS



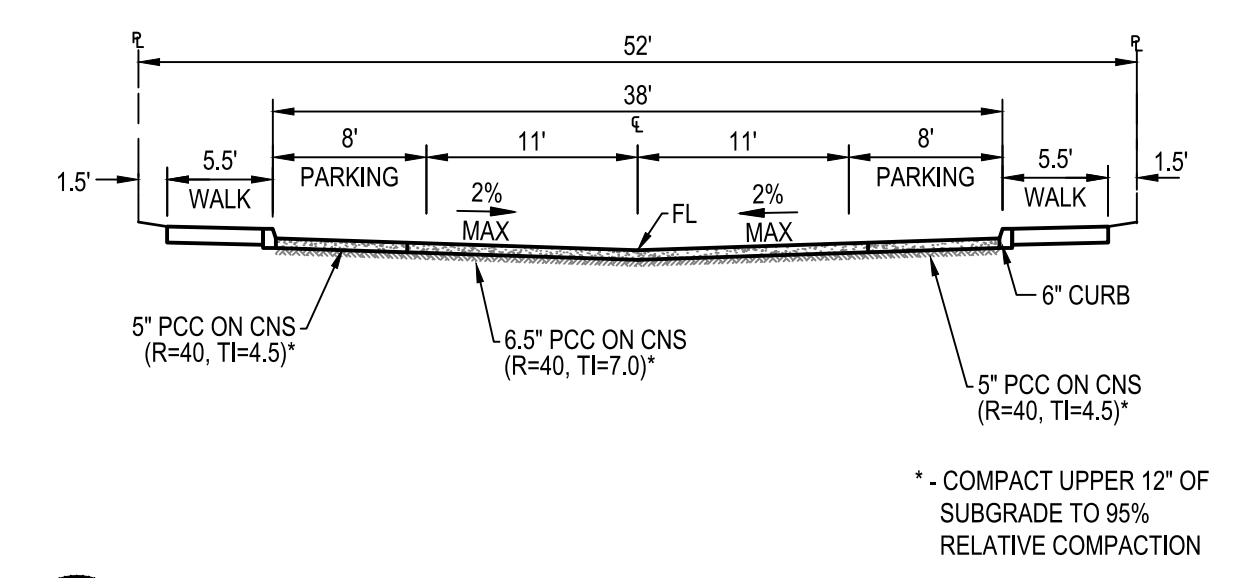
**C 20' ALLEY**  
HOUSES BOTH SIDES  
NTS

ALTERNATIVE PAVEMENT SECTIONS:

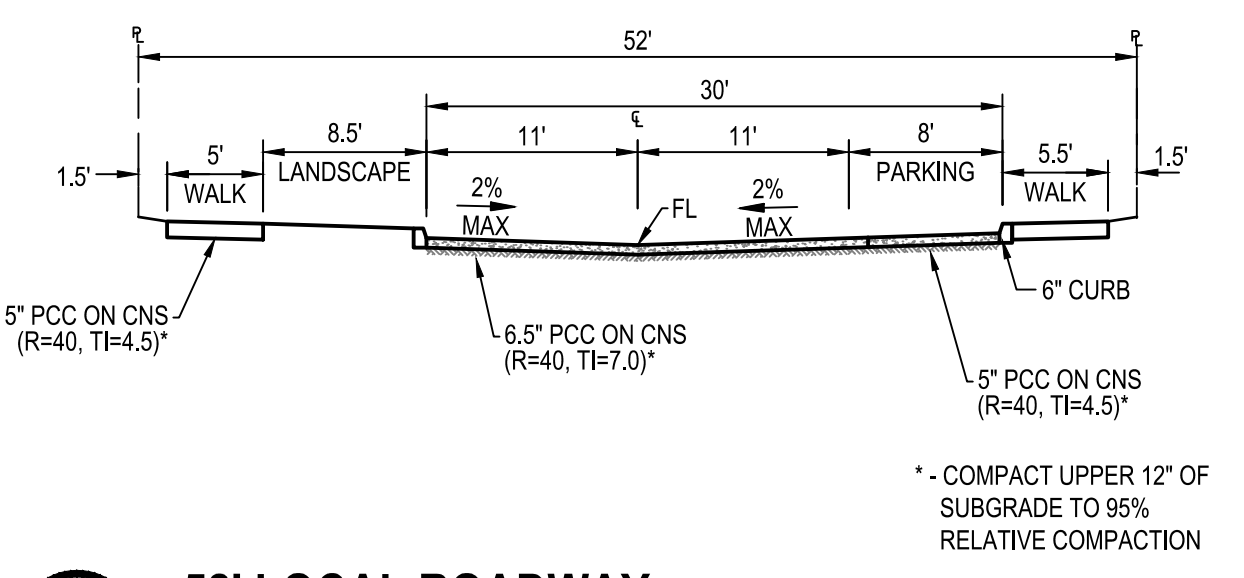
T.I.	ASPHALT	CL II AB	CNS
4.5	2.5"	4.0"	12.0"
7.0	4.0"	8.0"	12.0"



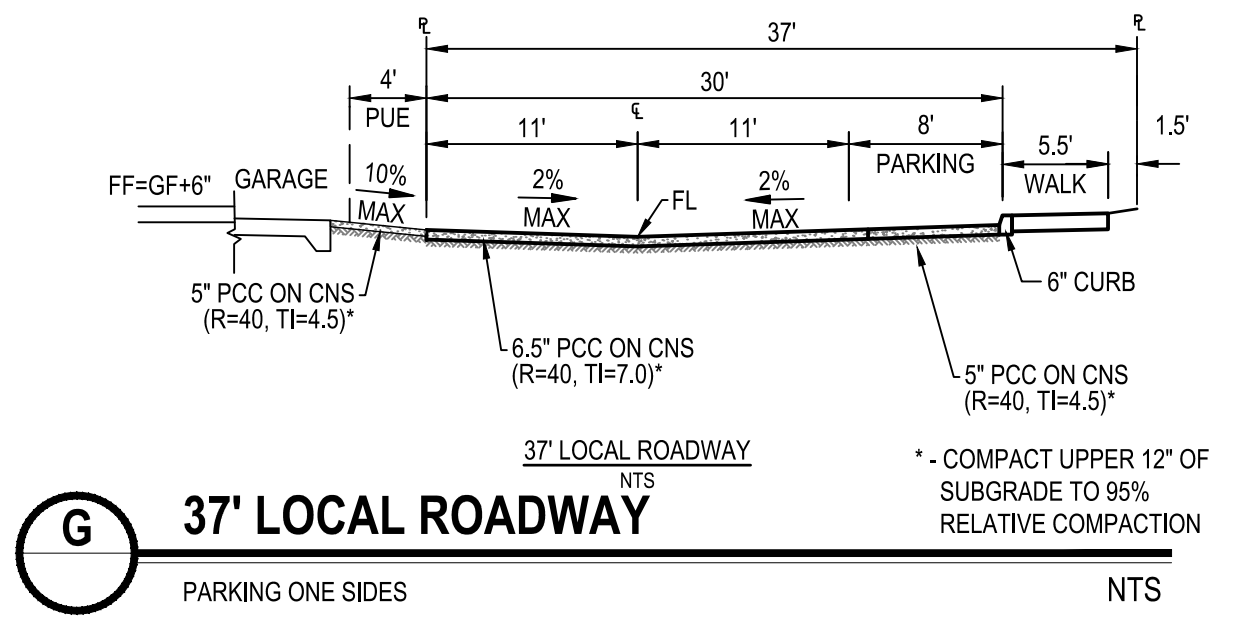
**D 31' LOCAL ROADWAY**  
HOUSES BOTH SIDES  
NTS



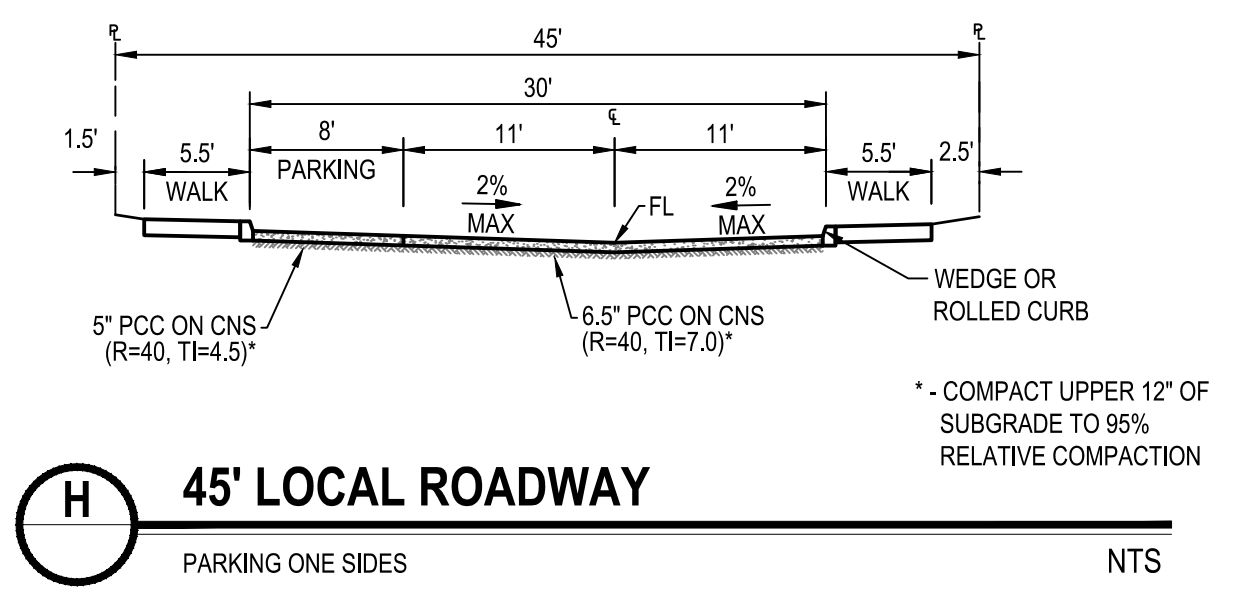
**E 52' LOCAL ROADWAY**  
PARKING BOTH SIDES  
NTS



**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: 2/20/18/18-0664-00-COPPER & WILLOW/DRG/PAVING/DRG/18-0664-00-C01/TM-2.DWG | Sheet: 05-22-18/03:25pm | KRENTERS | Project: 01-24-19 | 11:00am | KRENTERS

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
HORIZ. 1" = _____ NTS	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 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	<b>TM-2</b>
OF	<b>2</b>

**NOTES**

- 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.
- 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.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATION, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- 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.
- 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.
- PAVING PER THE DEPARTMENT OF PUBLIC WORKS STANDARD P-41

**LEGEND**

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

**LANDSCAPE PLANS**

- ALL PLANTING SHALL BE IN ACCORDANCE TO THE CITY OF FRESNO STANDARD SPECIFICATIONS, SECTION 26 AND AS DIRECTED BY THE ENGINEER.
- 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.
- INCLUDE TYPICAL PLANTING DETAILS FOR TREES, SHRUBS AND VINES, AND GROUNDCOVERS ON DETAIL SHEET.
- PROVIDE REQUIRED PLANTING NOTES AS THEY APPLY FOR EACH PROJECT.
- CROSS-SECTION DETAILS OF LANDSCAPED AREA WITH DIMENSIONS AND SLOPE INDICATED FOR ALL BUFFERS, MEDIAN ISLANDS AND MULTI-PURPOSE TRAILS.
- 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.
- 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 THAN SEVEN (7) FEET IN WIDTH (BOC TO BOC). NARROW PORTIONS OF MEDIAN LESS THAN 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.
- 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:
  - TREES: 15 GALLON MINIMUM SIZE
  - SHRUBS: 5 GALLON MINIMUM SIZE
  - VINES: 5 GALLON MINIMUM SIZE
  - GROUND COVERS: MAY BE PLANTED VIA SEED, FLATS, LINERS OR ONE GALLON CONTAINERS.
- 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.

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 - CMK (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)

**OWNER/SUBDIVIDER**

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

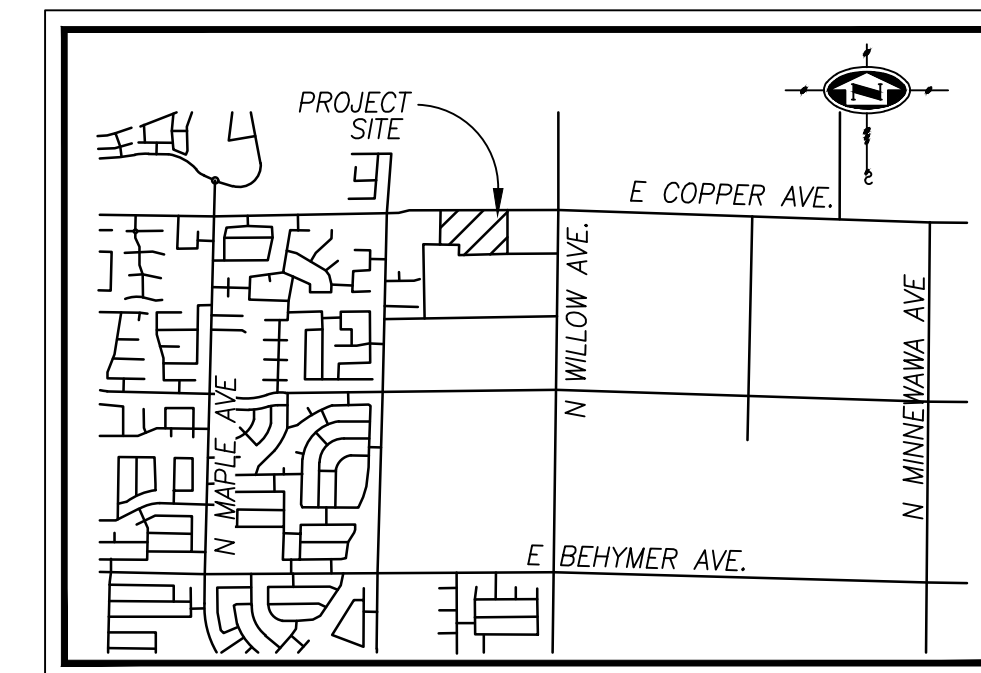
APN 578-010-24 & 35  
PATRICK VINCENT RICCHIUTI FAMILY TRUST  
1970 E. BIRKHEAD  
FRESNO, CA 93711  
(559) 437-4269

**APPLICANT**

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

**CIVIL DESIGN CONSULTANT**

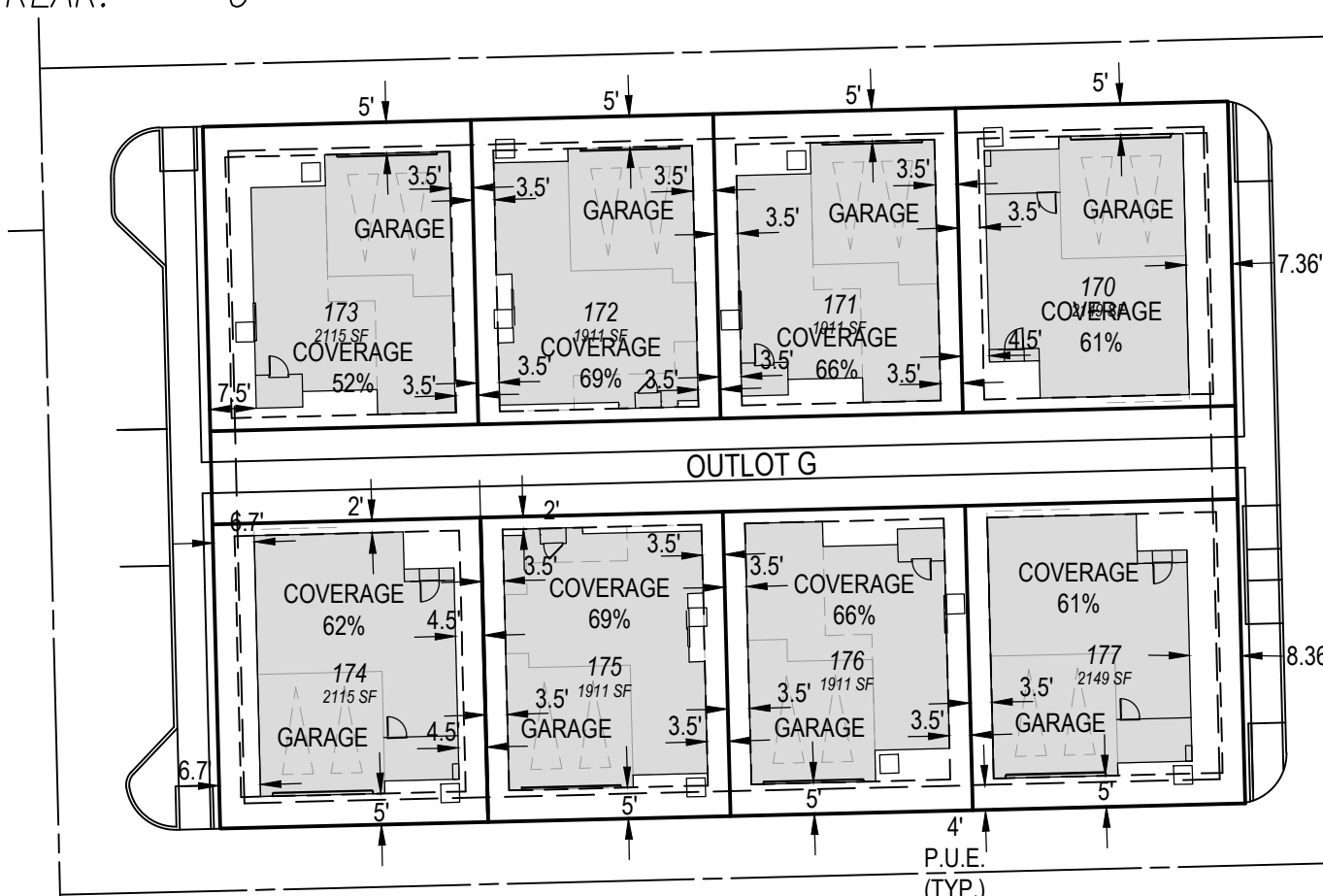
MORTON & PITALO, INC.  
7643 N. INGRAM AVE, STE 105  
FRESNO, CA 93711  
(559) 853-4505



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

**MINIMUM BUILDING SETBACKS:**

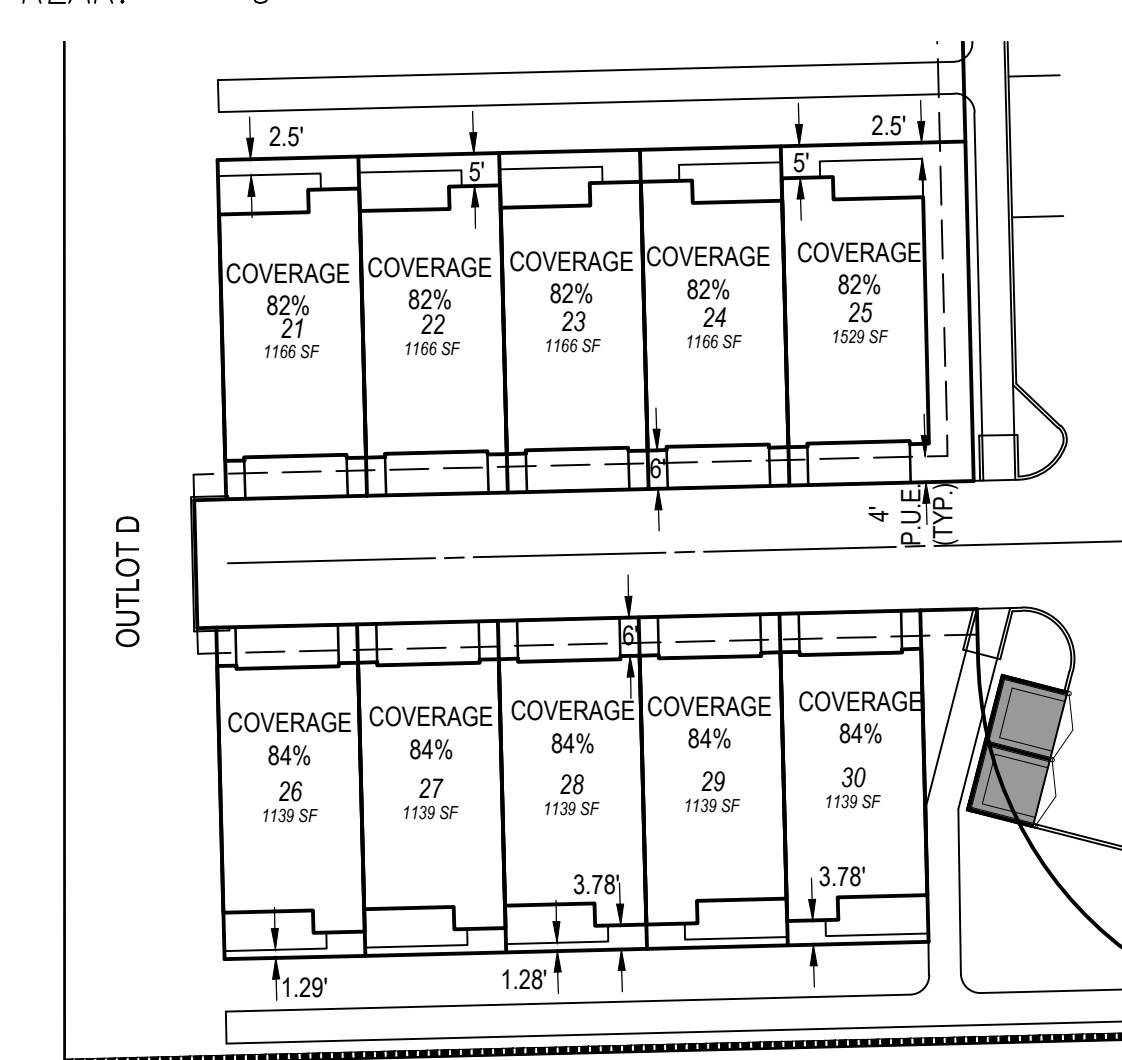
FRONT: 5'  
SIDE: 3.5'  
REAR: 0'



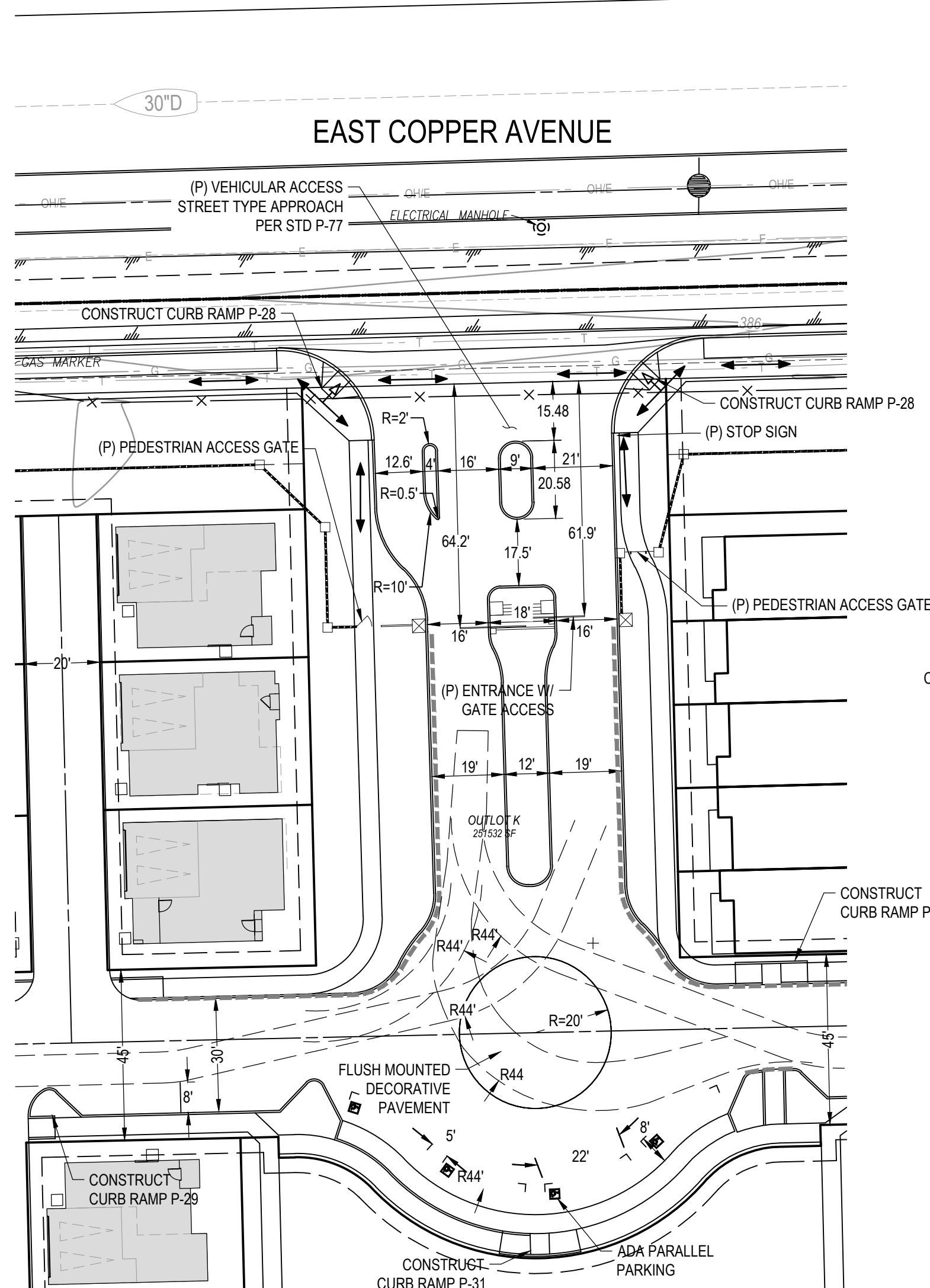
**LOT DETAILS (PASEOS)**  
SCALE: 1"=30'

**MINIMUM BUILDING SETBACKS:**

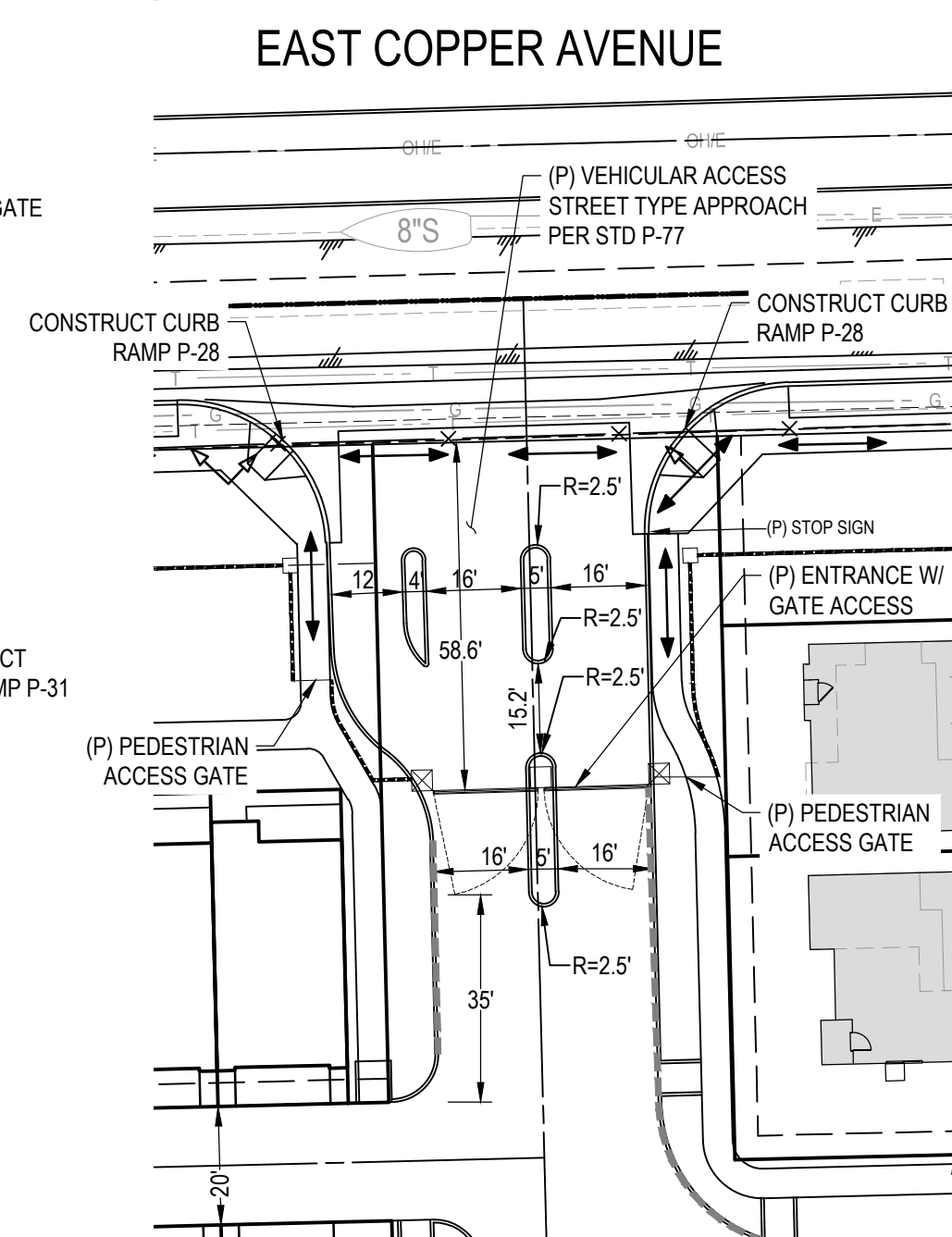
FRONT: 0'  
SIDE: 0'  
REAR: 0'



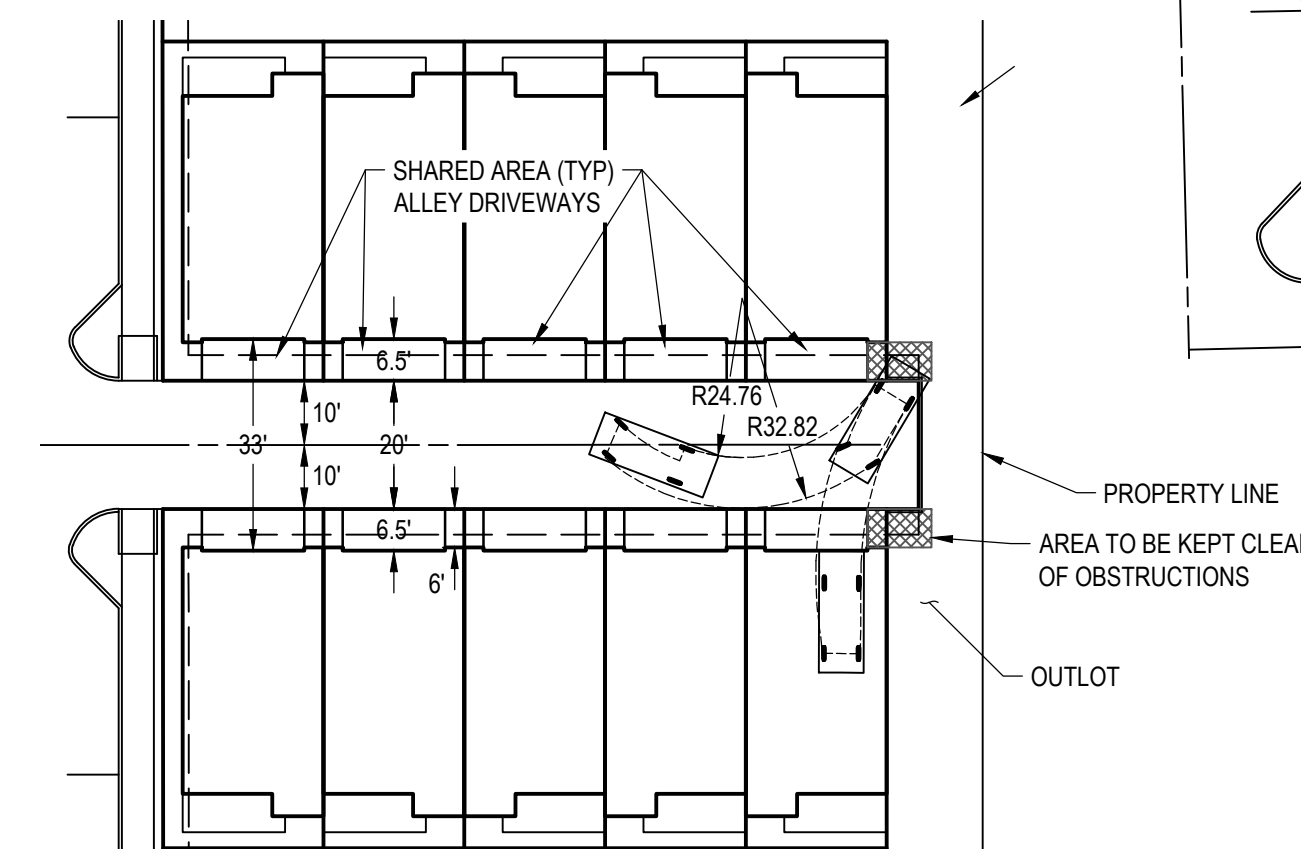
**LOT DETAILS (TOWNS)**  
SCALE: 1"=30'



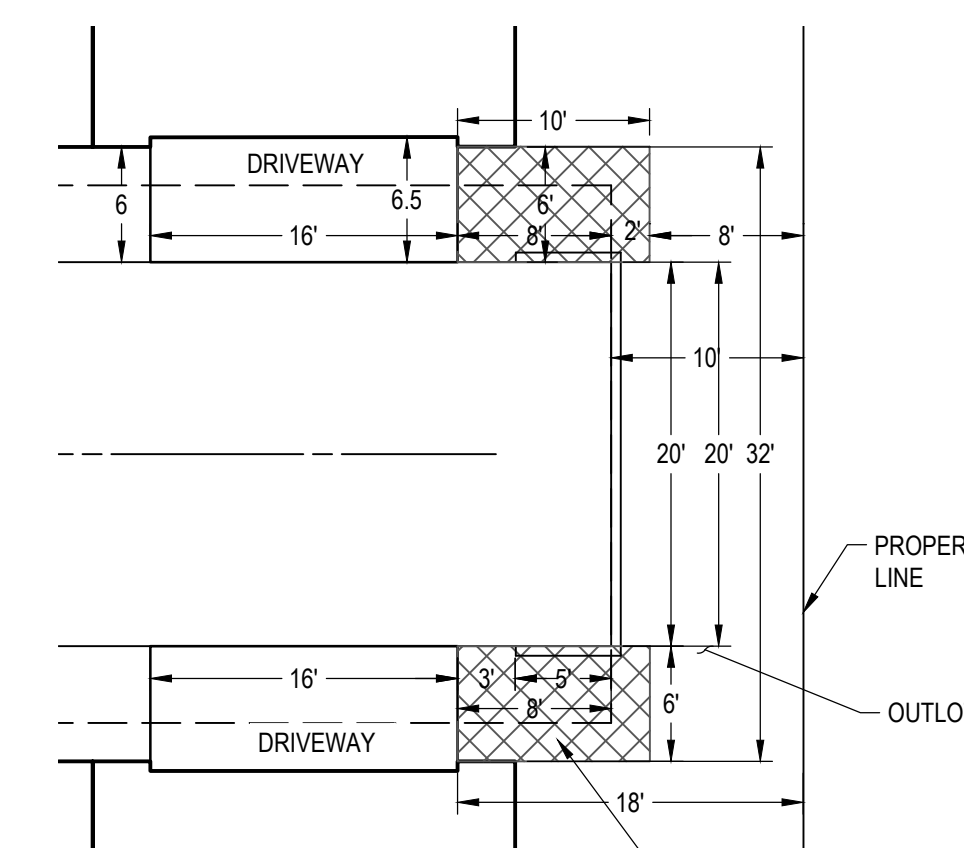
**ENTRY DETAILS**  
SCALE: 1"=30'  
ENTRY PER CITY STD DETAIL P-77



**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

- 1 CONSTRUCT CURB RAMP PER PUBLIC WORKS STD P-28 & P-32
- 2 CONSTRUCT CURB RAMP PER PUBLIC WORKS STD P-29 & P-32
- 3 CONSTRUCT CURB RAMP PER PUBLIC WORKS STD P-31 & P-32
- 4 INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK
- 5 DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 & P-23

# OF PARKING SPACES PROV'D: 582 (478 GARAGE, 104 GUEST PARKING)  
 # OF PARKING SPACES REQ'D: 389  
 # OF ADA PARKING SPACES PROV'D: 4  
 # OF ADA PARKING SPACES REQ'D: 4

- 6 DESIGN AND CONSTRUCT STREET-TYPE APPROACH TO PUBLIC WORKS STD P-77. REQUIRES MIN. GRADES AND STREET PLANS FOR APPROVAL
- 7 CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THIS APPLICATION, SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES
- 8 DESIGN AND CONSTRUCT CURB AND GUTTER, 20 FT PCC PAVING, AND 5 FT RESIDENTIAL SIDEWALK PATTERN TO PUBLIC WORKS STD P-5 (SEE DETAIL)
- 9 DESIGN AND CONSTRUCT CURB AND GUTTER, 24 FT PCC PAVING, AND 5 FT RESIDENTIAL SIDEWALK PATTERN TO PUBLIC WORKS STD P-5 (SEE DETAIL)
- 10 DESIGN AND CONSTRUCT CURB AND GUTTER, 31 FT PCC PAVING, AND 5 FT RESIDENTIAL SIDEWALK PATTERN TO PUBLIC WORKS STD P-5 (SEE DETAIL)

- 11 DESIGN AND CONSTRUCT CURB AND GUTTER, 38 FT PCC PAVING, AND 5 FT RESIDENTIAL SIDEWALK PATTERN TO PUBLIC WORKS STD P-5 (SEE DETAIL)

# C.U.P. SITE PLAN FOR TRACT MAP NO. 6249

## A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

### IN THE CITY OF FRESNO

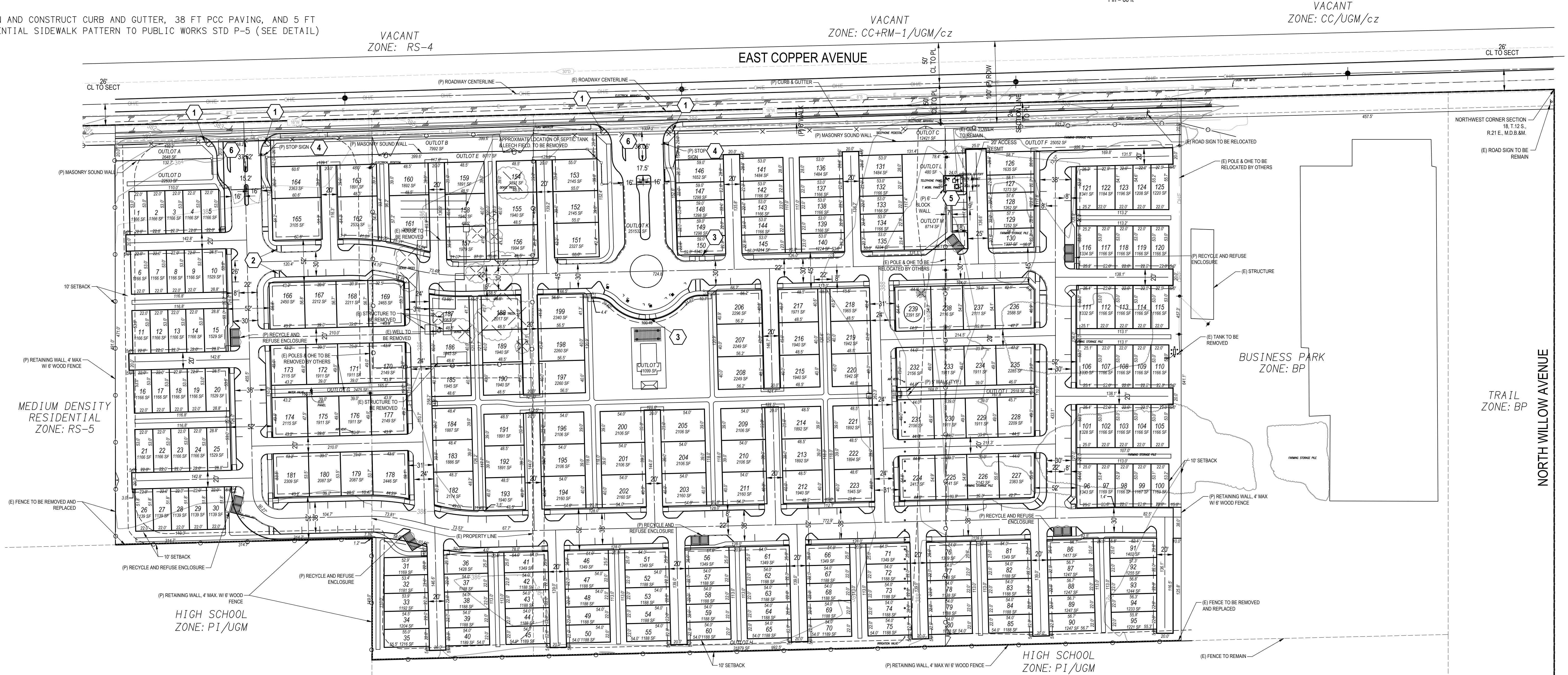
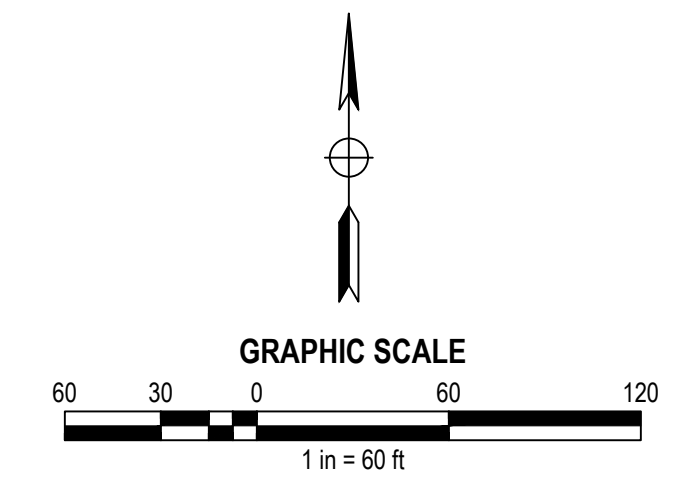
#### FRESNO COUNTY, CALIFORNIA

**PREPARED MARCH 11, 2019**

**LEGEND**

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

- 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



Drawn: 2/20/19 10:06:40 AM; Checked: 2/20/19 10:06:40 AM; Date: 2/20/19 10:06:40 AM; User: KAREN VEBER  
 Project: 18-0664-00 COPPER & WILLOW/UGM/PI/UGM/RS-5/RS-4/CC+RM-1/UGM/cz/BP/RS-5/PI/UGM  
 Saved: 03-11-2019 10:03:20am; User: KAREN VEBER; Project: 18-0664-00 COPPER & WILLOW/UGM/PI/UGM/RS-5/RS-4/CC+RM-1/UGM/cz/BP/RS-5/PI/UGM

SCALE:	BENCH MARK	COUNTY BM IK49
HORIZ. 1" = 60'	ELEVATION = 391.809 USGS DATUM	COMPUTED
VERT. 1" = N/A	BRASS CAP, 26" WEST OF WILLOW AVENUE, 78" SOUTH OF COPPER AVENUE, 2" SOUTH OF POWER POLE	DESIGNED GJB
		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-2
OF	7

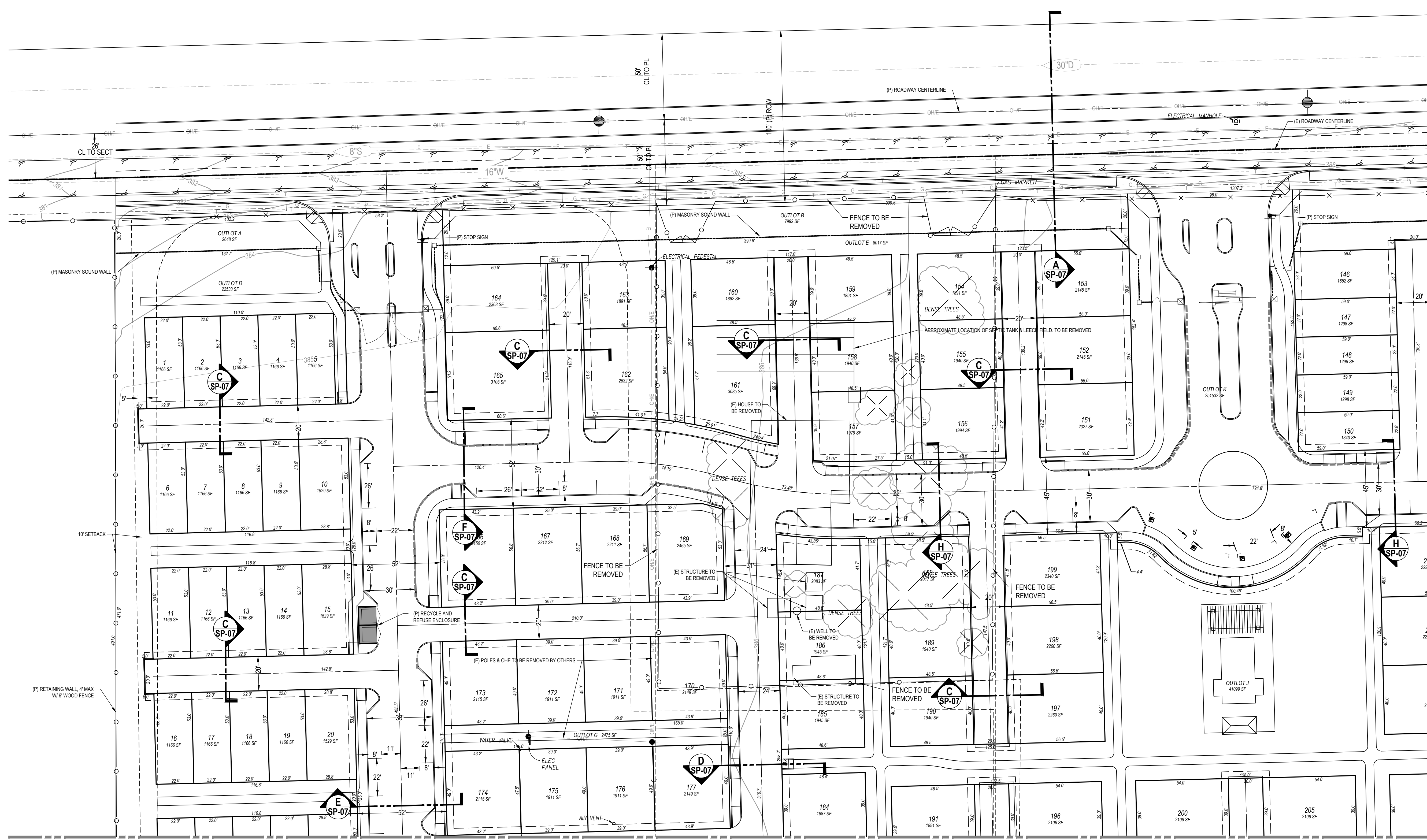
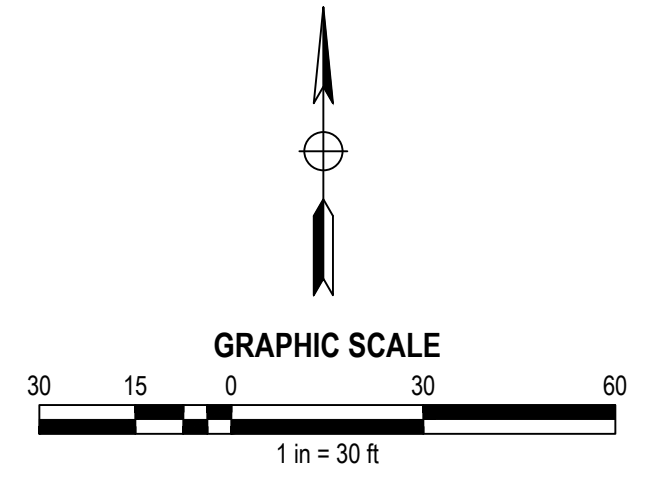
# C.U.P. SITE PLAN FOR TRACT MAP NO. 6249

## A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

### IN THE CITY OF FRESNO

#### FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019



MATCH LINE  
SEE SHEET SP-4

MATCH LINE  
SEE SHEET SP-5

Dwg: 2/20/18/18-0664-00-COPPER & WILLOW/ENG/PLANNING/CRK/18-0664-00-C601-SPR/DWG - Saved: 05-12-19 10:23:09pm - KVEN/VERS

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
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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

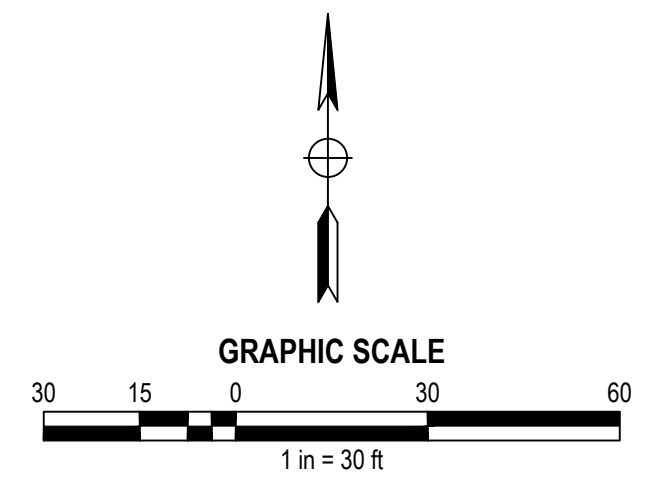
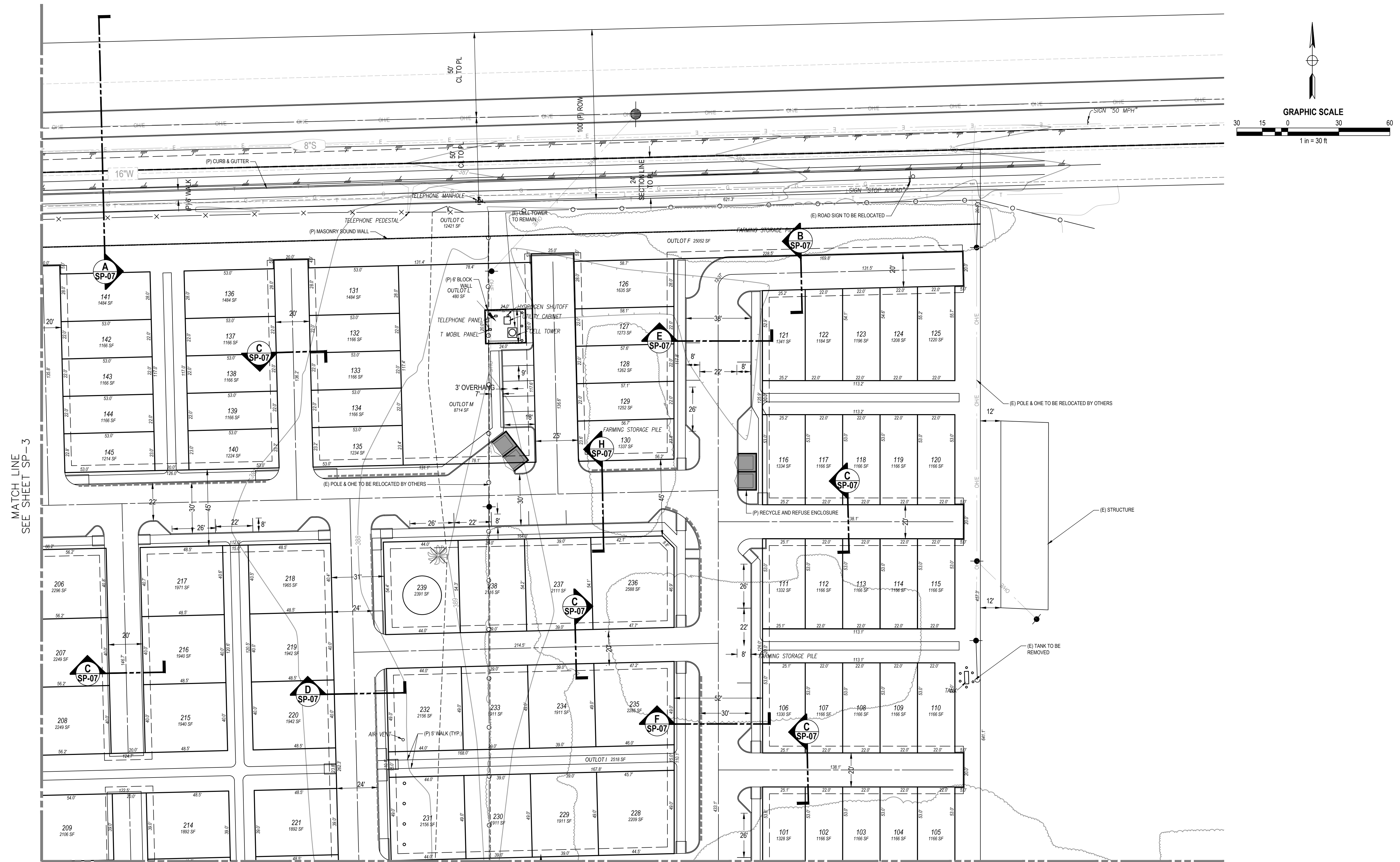
# C.U.P. SITE PLAN FOR TRACT MAP NO. 6249

## A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

### IN THE CITY OF FRESNO

### FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019



MATCH LINE  
SEE SHEET SP-3

MATCH LINE  
SEE SHEET SP-6

Dwg: 2/20/18/18-064-00-COPPER & WELLDWG/PLANNING/CRK/18-064-00-C01-SP4.DWG | Saved: 05-12-19 10:23:09pm | XREF: 18-064-00-COPPER & WELLDWG/PLANNING/CRK/18-064-00-C01-SP4.DWG

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
HORIZ. 1" = 30'	ELEVATION = 391.809 USGS DATUM	DESIGNED GJB
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FRESNO COUNTY, CALIFORNIA

DATE  
MARCH 11, 2019

SHEET  
**SP-4**

OF  
**7**

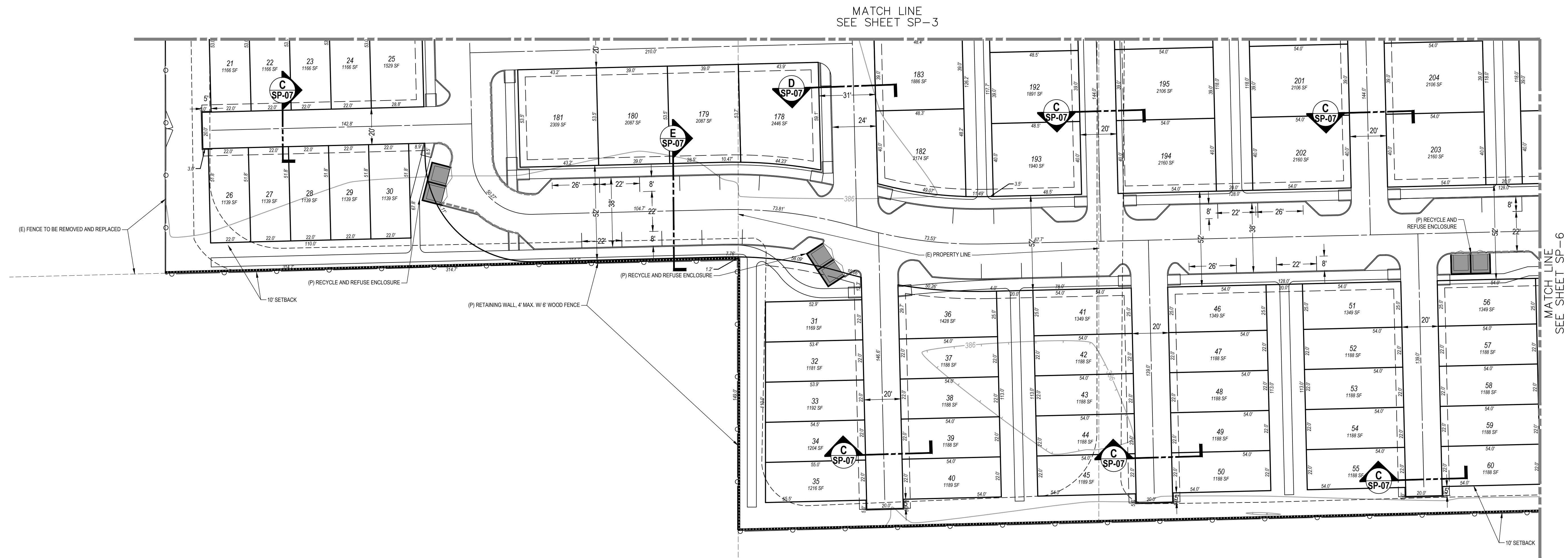
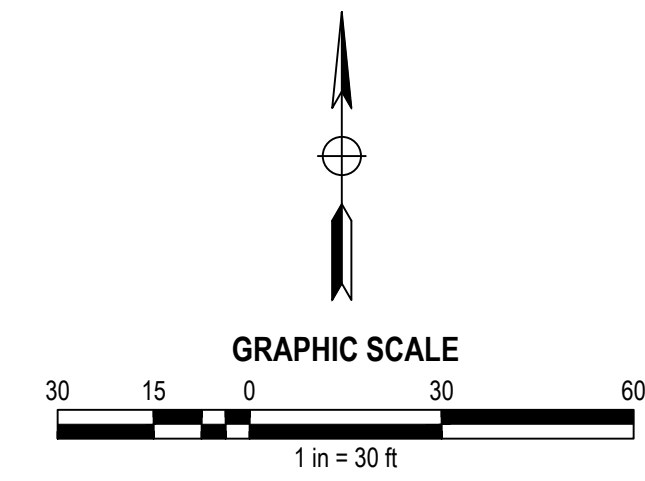
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### FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019



Dwg: 2/20/18/18-064-00-COPPER & WILLOW/DP/PLANNING/CRK/18-064-00-C01-SP5.DWG | Saved: 05-12-19 03:25pm | KENTERS

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
HORIZ. 1" = 30'	ELEVATION = 391.809 USGS DATUM	DESIGNED GJB
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SINGLE AND MULTIPLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

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**IN THE CITY OF FRESNO**

FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2019
SHEET	SP-5
OF	7

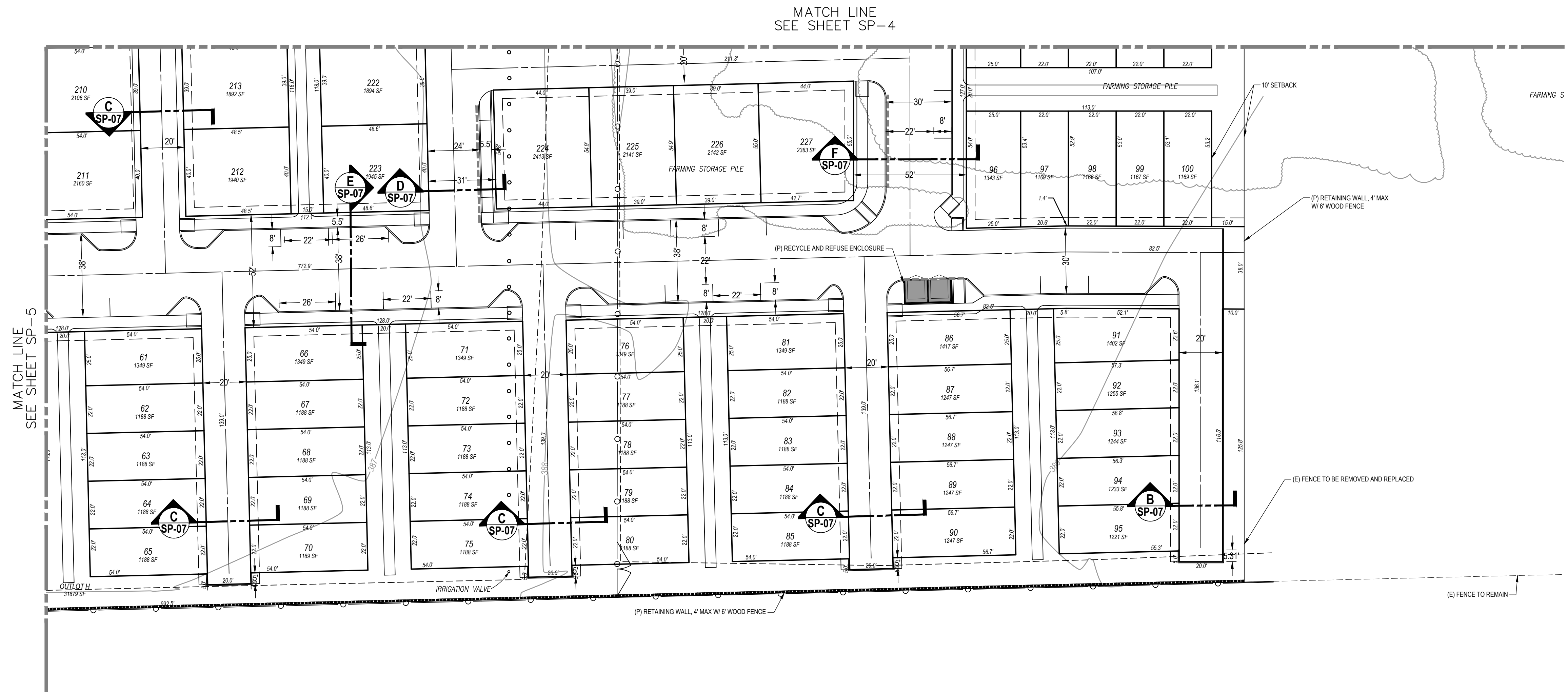
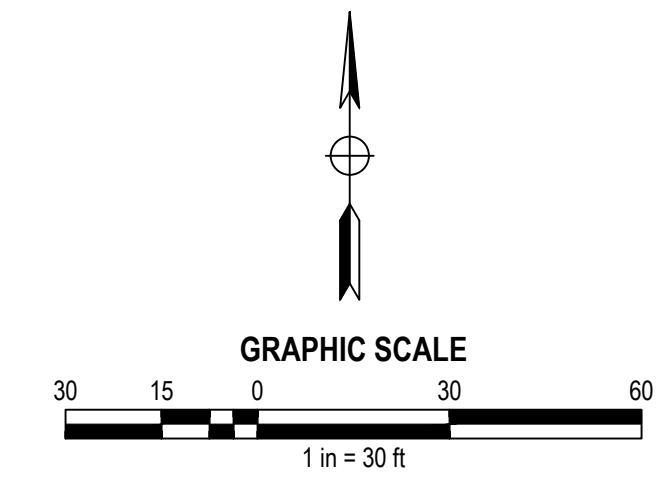
# C.U.P. SITE PLAN FOR TRACT MAP NO. 6249

## A SINGLE FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

### IN THE CITY OF FRESNO

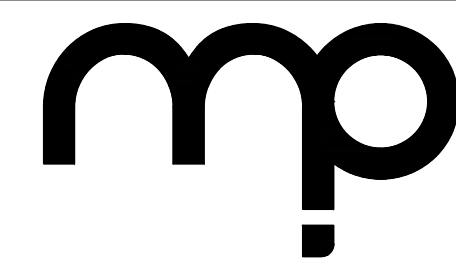
### FRESNO COUNTY, CALIFORNIA

PREPARED MARCH 11, 2019



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SCALE:	BENCH MARK COUNTY BM IK49 ELEVATION = 391.809 USGS DATUM	COMPUTED
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FRESNO COUNTY, CALIFORNIA

DATE	MARCH 11, 2019
SHEET	SP-6
OF	7



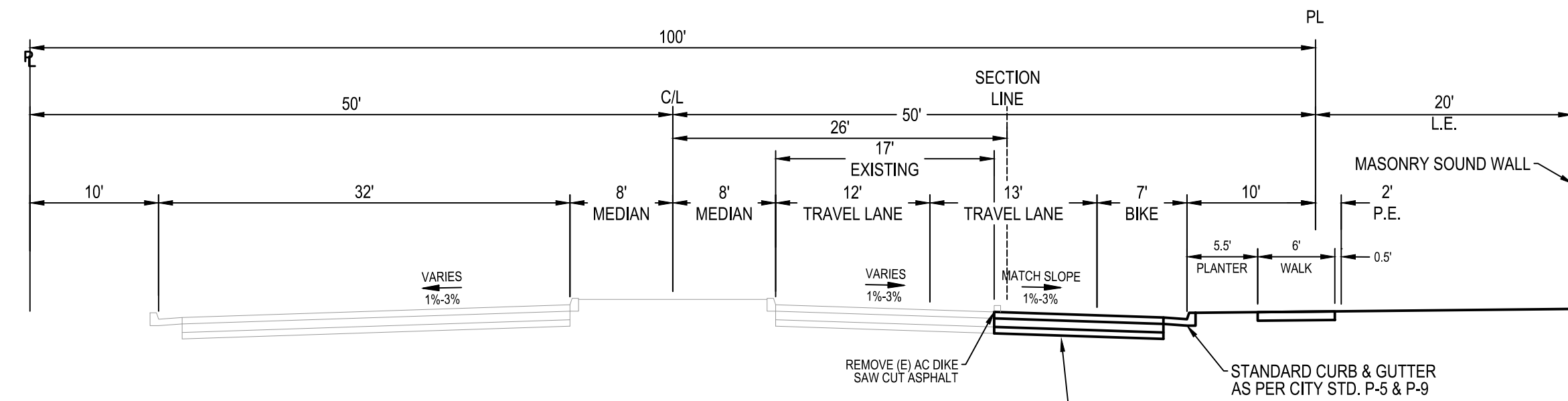
# C.U.P. SITE PLAN FOR TRACT MAP NO. 6249

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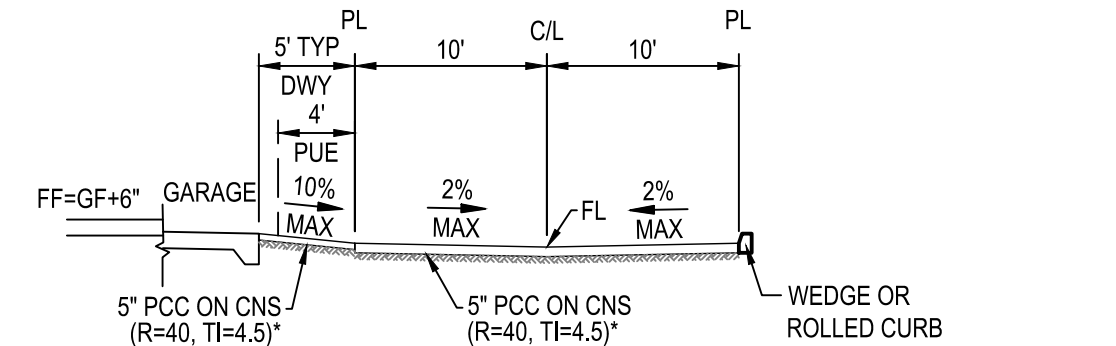
### IN THE CITY OF FRESNO

#### FRESNO COUNTY, CALIFORNIA

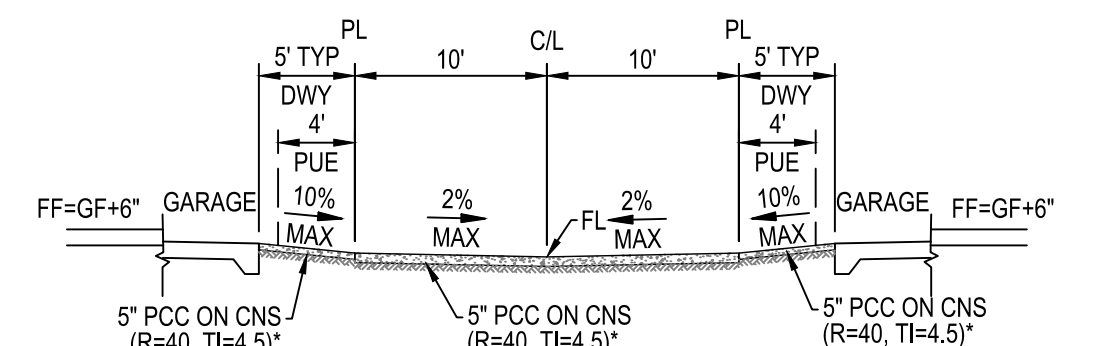
PREPARED MARCH 11, 2019



**A COPPER AVENUE**  
NTS



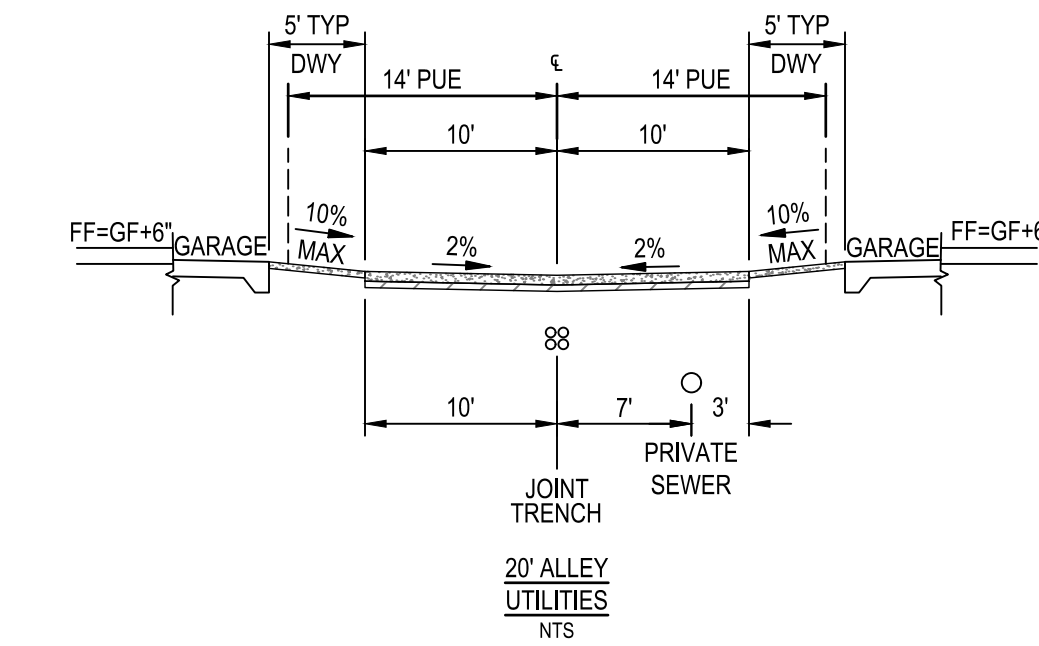
**B 20' ALLEY**  
HOUSES ONE SIDE  
NTS



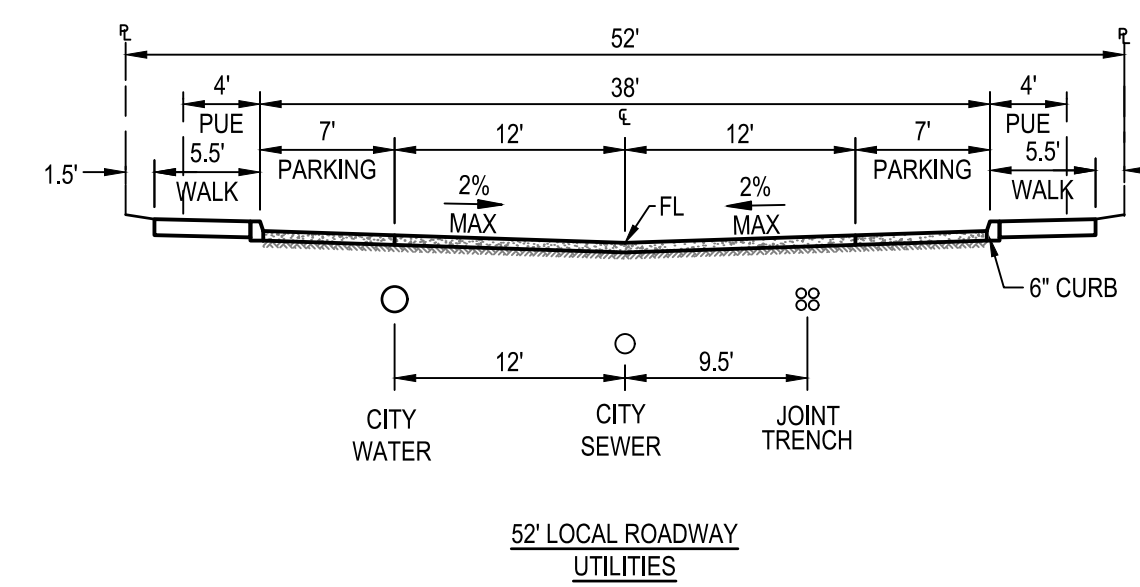
**C 20' ALLEY**  
HOUSES BOTH SIDES  
NTS

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"



**D 31' LOCAL ROADWAY**  
HOUSES BOTH SIDES  
NTS



**E 52' LOCAL ROADWAY**  
PARKING BOTH SIDES  
NTS

**F 52' LOCAL ROADWAY**  
PARKING ONE SIDES  
NTS

**F 52' LOCAL ROADWAY**  
PARKING ONE SIDES  
NTS

**G 37' LOCAL ROADWAY**  
PARKING ONE SIDES  
NTS

**G 37' LOCAL ROADWAY**  
PARKING ONE SIDES  
NTS

**H 45' LOCAL ROADWAY**  
PARKING ONE SIDES  
NTS

SCALE:	BENCH MARK COUNTY BM IK49	COMPUTED
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OF	7

Dwg: 2/20/18 18:36:40: COPPER & WILLOW/MP/PLANNING/ENGR/18:36:40: 501: SP/1: DWG - Saved: 03-12-19 10:23:09m KRENT/ERS | Printed: 03-12-19 10:23:09m KRENT/ERS