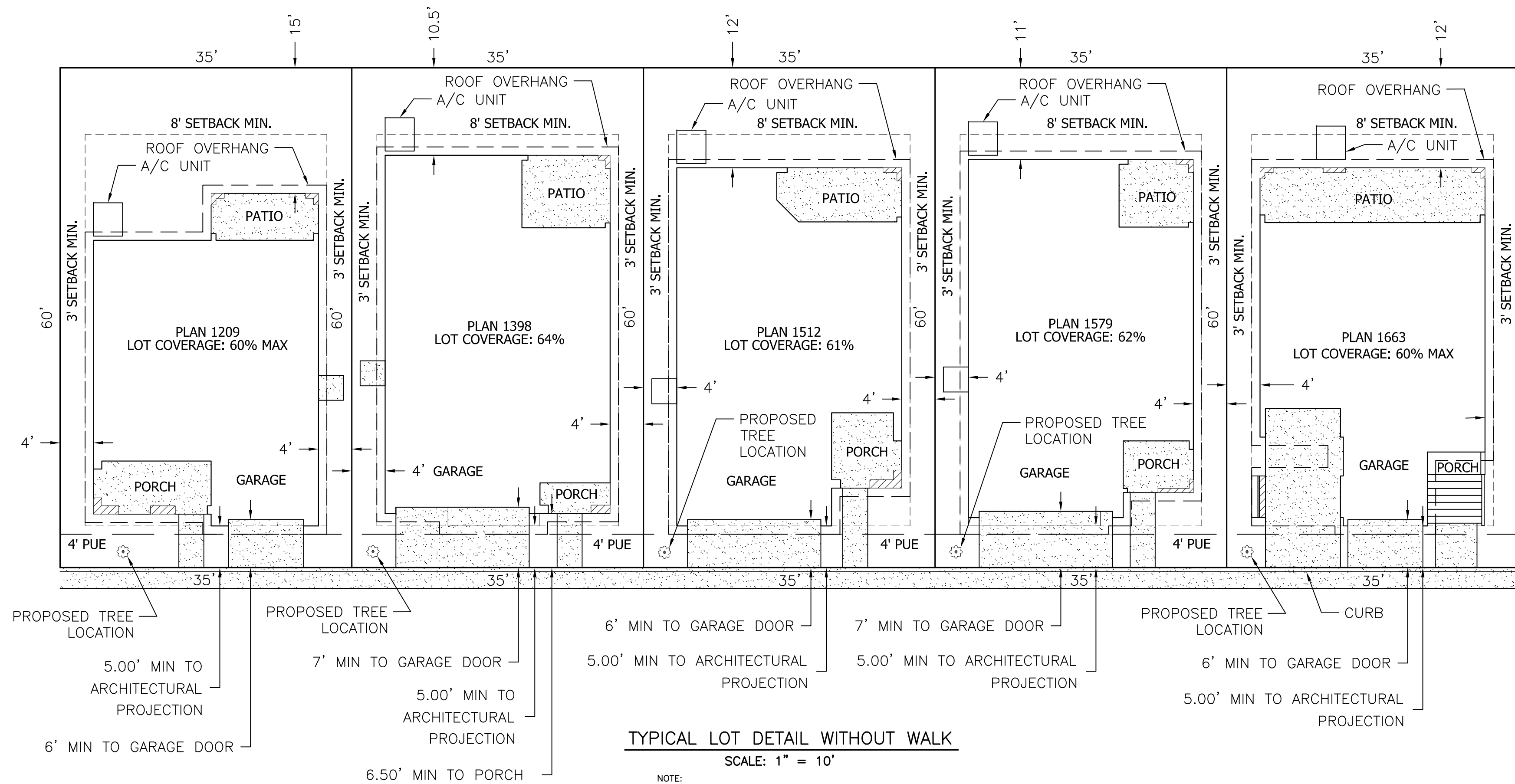
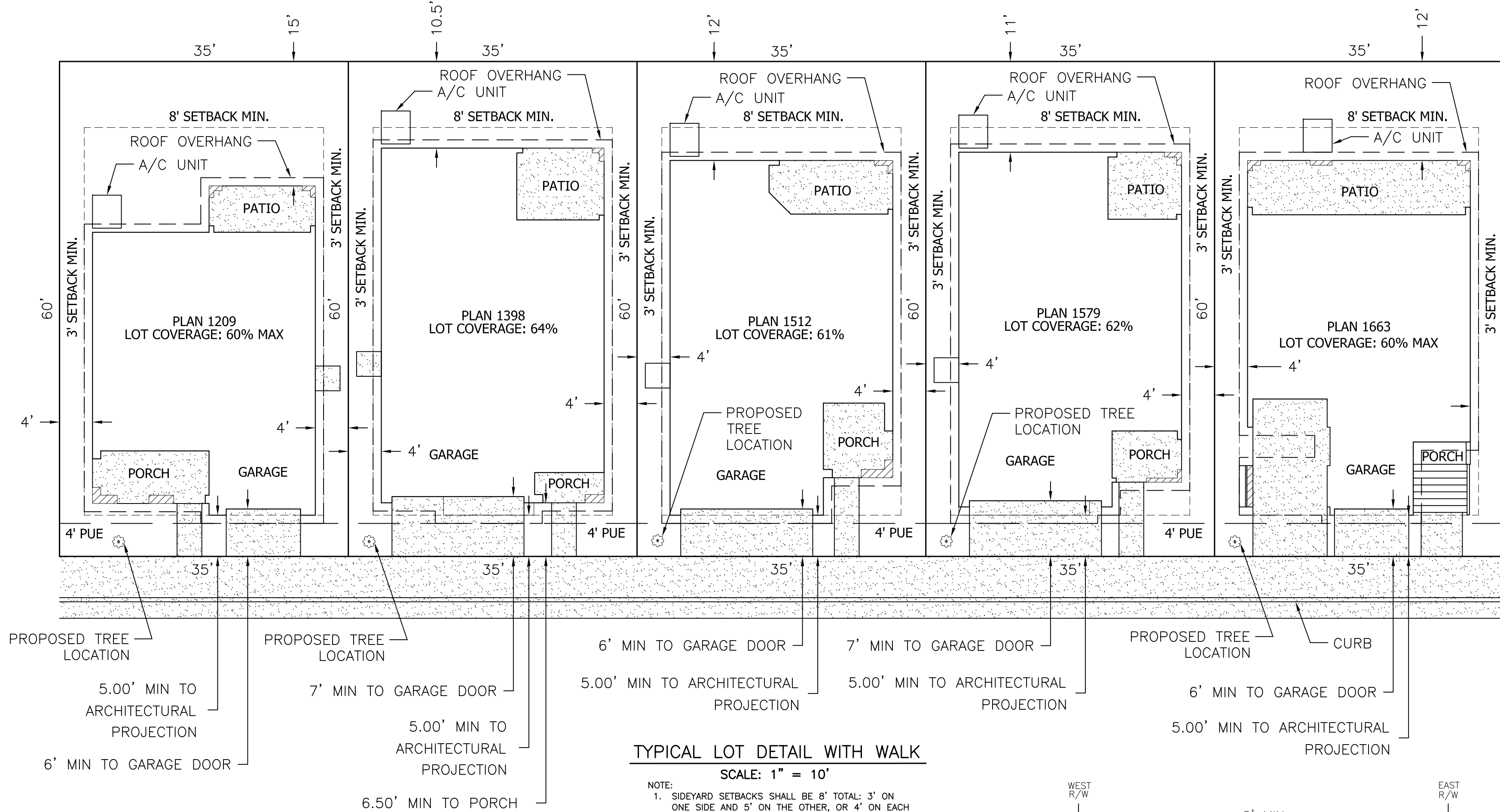


Exhibit A-1



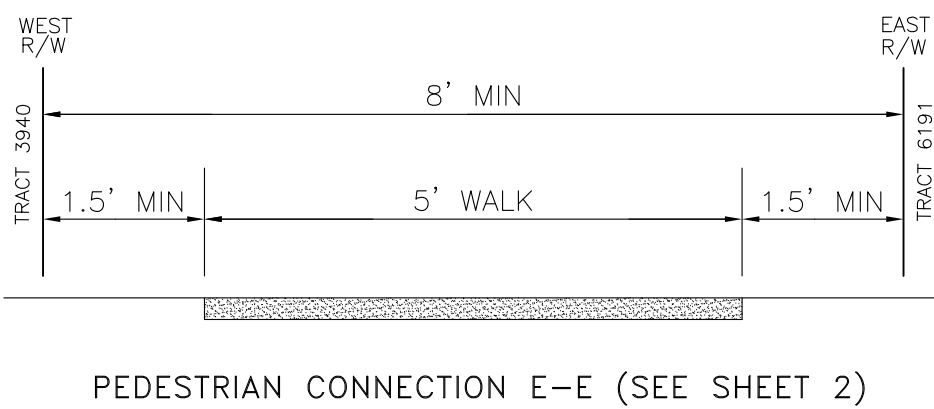
TYPICAL LOT DETAIL WITHOUT WALK
SCALE: 1" = 10'

- NOTE:
1. SIDERYARD SETBACKS SHALL BE 8' TOTAL: 3' ON ONE SIDE AND 5' ON THE OTHER, OR 4' ON EACH SIDE.
2. THE REAR YARD SETBACK FOR LOTS 1 THROUGH 51 SHALL BE 10' MINIMUM.

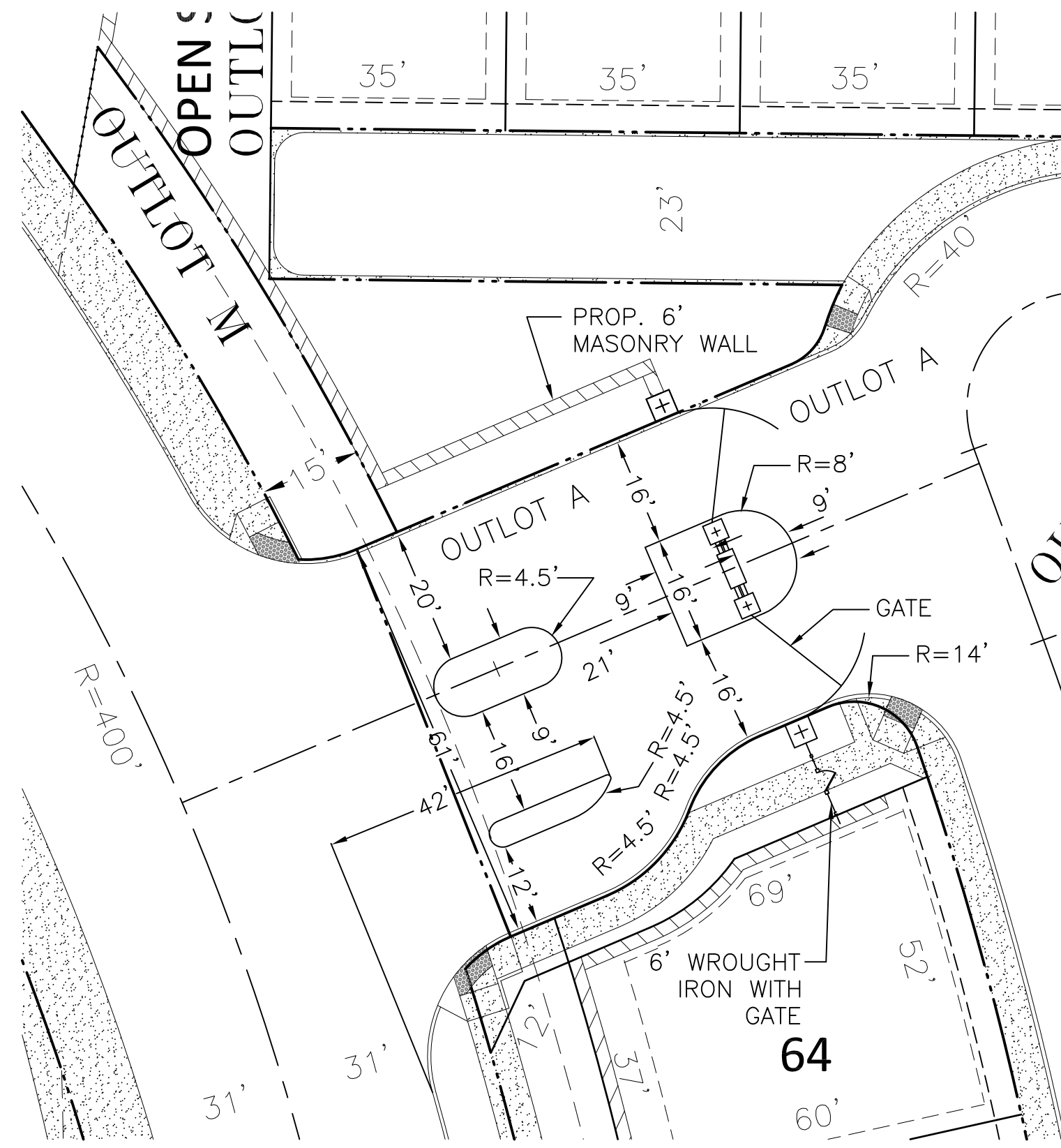


TYPICAL LOT DETAIL WITH WALK
SCALE: 1" = 10'

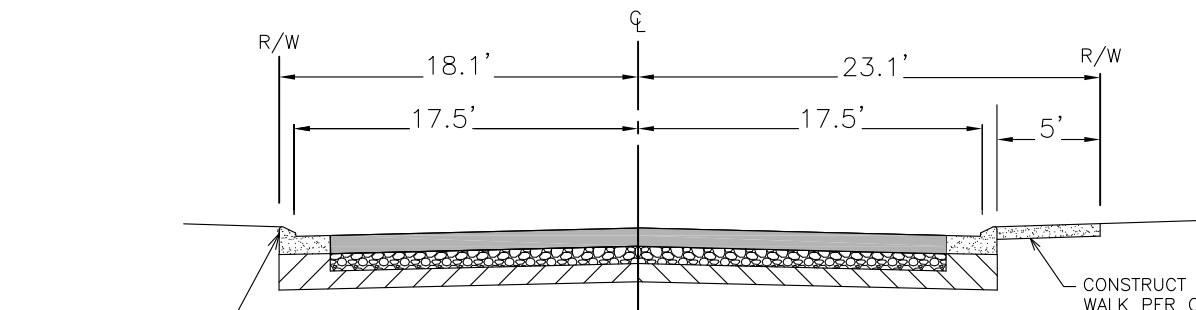
- NOTE:
1. SIDERYARD SETBACKS SHALL BE 8' TOTAL: 3' ON ONE SIDE AND 5' ON THE OTHER, OR 4' ON EACH SIDE.
2. THE REAR YARD SETBACK FOR LOTS 1 THROUGH 51 SHALL BE 10' MINIMUM.



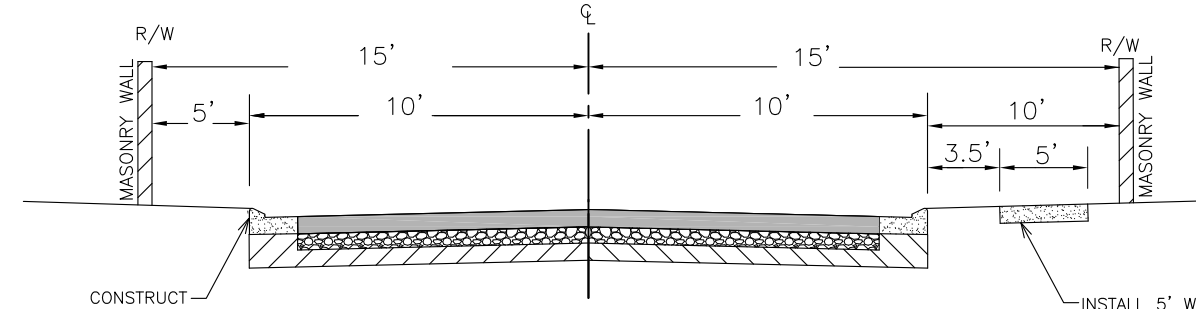
PEDESTRIAN CONNECTION E-E (SEE SHEET 2)
N.T.S.



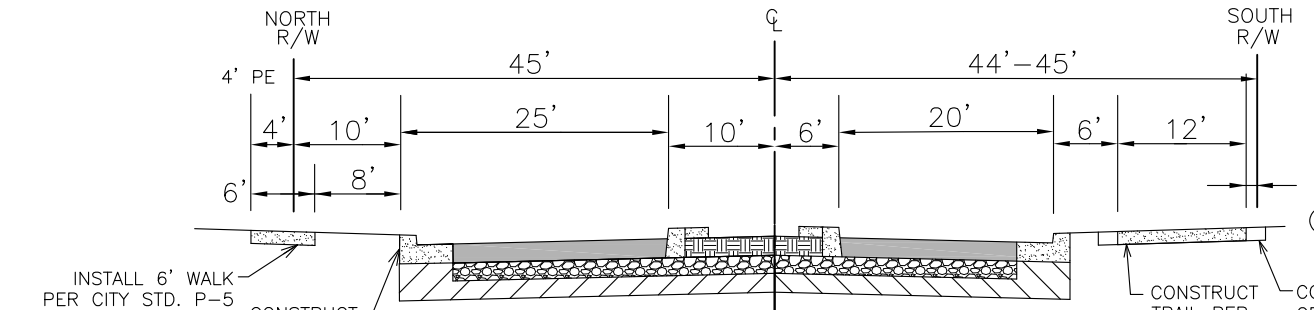
MAIN ENTRY DETAIL
SCALE: 1" = 20'



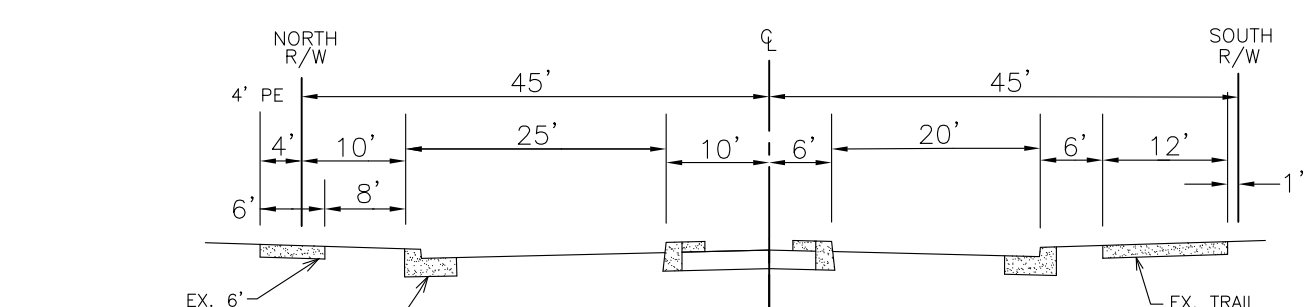
TYPICAL 41.2' PRIVATE STREET (PARKING ON BOTH SIDES)
N.T.S.



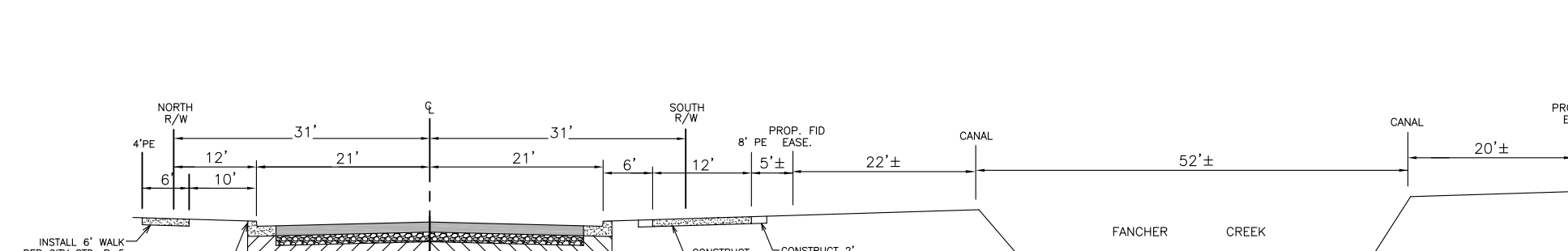
STREET SECTION A-A (EXIT ONLY) (SEE SHEET 2)
N.T.S.



FANCHER CREEK DRIVE (C-C) (SEE SHEET 2)
MATCH TO EXISTING FANCHER CREEK DRIVE SECTION TO THE EAST OF TENTATIVE TRACT MAP 6181
(N.T.S.)



EXISTING FANCHER CREEK DRIVE (D-D) (SEE SHEET 2)
(N.T.S.)



FANCHER CREEK DRIVE B-B (SEE SHEET 2)
MATCH TO FANCHER CREEK DRIVE SECTION AS APPROVED ON TENTATIVE TRACT MAP NO. 5232
(N.T.S.)

NOTES

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
2. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
3. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING SERVICES 621-8807, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
4. 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.
5. LIGHTING WHERE 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 SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
6. ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
7. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF THE SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
8. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MASTER ENGINEER PRIOR TO OCCUPANCY.
9. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
10. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. F. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
11. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
12. ALL GATES OF COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE-FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1W782). (REQUIRED ON ALL GATES).
13. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
14. LANDSCAPING SHALL BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF THE OCCUPANCY. A HOLD ON OCCUPANCY MUST BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
15. SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
16. SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALK IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1 ACRE. SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET OR DRAINAGE BASIN AND PIPE OR CHANNEL SIZES TO BE USED. PER PUBLIC WORKS STDS. P-22 AND P-23.
17. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS; DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO HIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
18. TWO 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
19. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
20. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
21. EACH CURB RAMP IN PUBLIC STREETS SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWG. P-32.
22. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORKS SHALL STOP IMMEDIATELY.
23. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-229.
24. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO HIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
25. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPES AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
26. ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
27. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
28. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/TRAFFIC ENGINEERING PRIOR TO COMMENCEMENT OF THE WORK.
29. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-633-4082) 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 ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/RESERVATION. CONSTRUCT CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-1 AND P-6. (LOTS 18-32).
30. CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 AND P-29.
31. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
32. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
33. TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMP.
34. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
35. CONSTRUCT STREET TYPE APPROACH PER PUBLIC WORKS STANDARDS P-76/P-77.
36. SIGNING AND STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE DEVELOPER, SAID PLANS SHALL BE PER THE CURRENT CALTRANS STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS FOR THIS ENTITLEMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.
37. ALL GATES ON COMMON ACCESS DRIVES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED "CLICK TO ENTER" SYSTEM. GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
38. ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACKUP.
39. PROVIDE APPROVED VISUAL RECOGNITION FEATURE/SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.

FIRE DEPARTMENT NOTES

1. PROVIDE APPROVED POLICE/FIRE BYPASS LOCK ("BEST" PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 1W782) ON ALL DRIVE ACCESS GATES INCLUDING PROPOSED EVA IF IT'S ELECTRIFIED. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH BOTH THE BEST ELECTRIC CYLINDER LOCK 1W782 AND "CLICK TO ENTER" SYSTEM. GATES/FENCES SHALL NOT OBSTRUCT MINIMUM WIDTH FOR FIRE LANES.
2. THE ENTRANCE TO ALL EMERGENCY ACCESSES SHALL BE POSTED WITH PERMANENT SIGNS: "FIRE ACCESS (6" LETTERS) VEHICLES REMOVED AT OWNER'S EXPENSE (2" LETTERS) FRESNO POLICE DEPARTMENT 621-2300 (1" LETTERS."
3. THE SAME SIGNAGE AS STATED ABOVE SHALL BE POSTED AT THE MAIN ENTRANCE INTO THE TRACT.
4. EMERGENCY ACCESSES ARE REQUIRED TO BE DEDICATED FIRE PROTECTION EASEMENTS.
5. ACCESS SURFACE SHALL NOT EXCEED A 10% OR GREATER GRADE OR CONTAIN ANY IRREGULARITY CREATING AN ANGLE OF APPROACH OR DEPARTURE IN EXCESS OF 10% EXCEPT AS APPROVED BY THE FIRE CHIEF.
6. GATES, POSTS, OR OTHER BARRIERS SUITABLE TO THE FIRE DEPARTMENT ARE REQUIRED TO BE INSTALLED AT THE ENTRANCE TO AN EMERGENCY ACCESS ONLY ROADWAY.

TRACT 6191 CUP SITE PLAN DETAILS

OWNER/SUBDIVIDER
BN 5499 LP
7030 N. FRUIT AVE #101
FRESNO, CA 93711
559-435-9700

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7678 • Fax (559) 325-7699 • e-mail khanna@harbour-engineering.com

DATE: 12-28-18 DRAWN BY: SDH

REVISIONS
1 OF 2