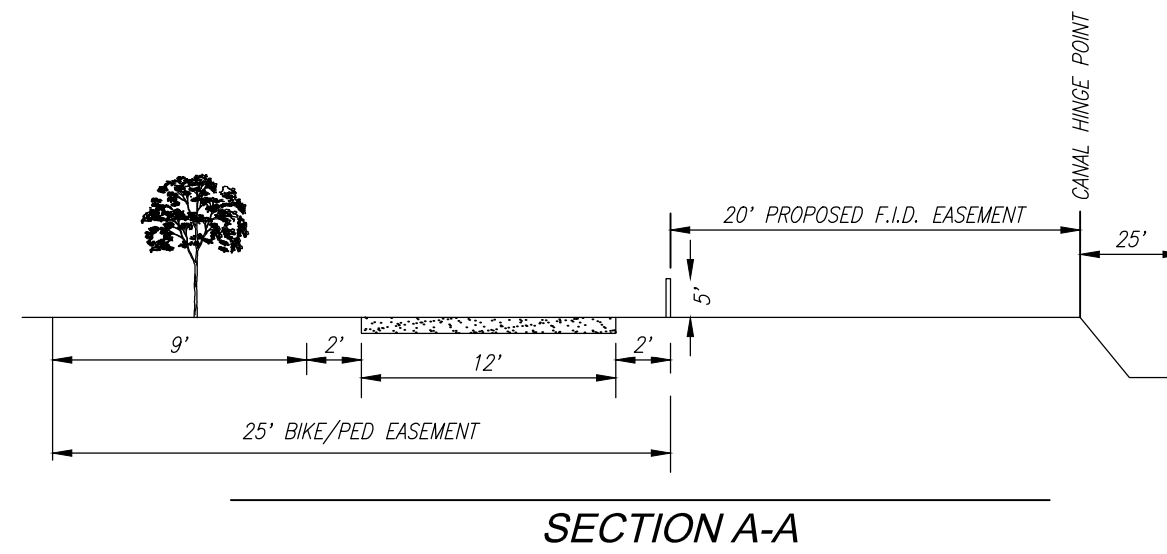


## EAST TULARE STREET

### CONSTRUCTION NOTES:

- 1 PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- 2 PROPOSED 6" HIGH CONCRETE CURB PER CITY OF FRESNO STD. P-5
- 4 PROPOSED CONCRETE SIDEWALK PER P.W. STD. P-5
- 5 PROPOSED AC PAVING PER P.W. STD. P-21, P-22, AND P-23.
- 6 PROPOSED PAINTED DIRECTIONAL ARROWS
- 7 PROPOSED CURB TAPER
- 8 PROPOSED 6" HIGH WOOD FENCE TO BE INSTALLED
- 9 PROPOSED ALUMINUM FENCE TO BE INSTALLED
- 10 PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5.
- 11 PROPOSED DRIVE WAY APPROACH PER P.W. STD. DWG. P-2 AND P-6.
- 12 DEMO EXISTING DRIVE APPROACH AND REPLACE WITH CONCRETE CURB, GUTTER, AND SIDEWALK PER P.W. STD. DWG. P-5.
- 13 EXISTING SIDEWALK TO REMAIN AND BE PROTECTED
- 15 EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED.



### LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED ALUMINUM FENCE
- EXISTING CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED COVERED PARKING STALLS
- INDICATES NUMBER OF PARKING STALLS IN DESIGNATED AREA

### SITE INFORMATION

**ASSESSOR'S PARCEL NUMBERS**  
313-080-09,10; 313-910-28,29 (4.66 ACRES)

**SITE LOCATION**  
5825 E TULARE STREET  
FRESNO, CA 93727  
ZONING: RS-5 RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY

**OWNER**  
TED MOON  
5825 E TULARE STREET  
FRESNO, CA 93727

**PARKING STALLS**  
PROPOSED  
TOTAL PARKING STALLS: 79  
COVERED PARKING STALLS: 42

**BUILDING/LOT INFORMATION**  
PROPOSED NO. OF UNITS: 42  
TOTAL SQFT. OF UNITS: 42,926 SQFT  
TOTAL SITE SQFT: 223,393 SQFT  
LOT COVERAGE: 19.22%  
DENSITY: 8.2 DU/AC

**SOURCE OF SEWAGE DISPOSAL**  
CITY OF FRESNO

**SOURCE OF WATER**  
BAKMAN WATER CO.

### GENERAL NOTES:

1. 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 CURRENT PLANNING DIVISION.
2. PER CORRESPONDENCE WITH CITY OF FRESNO ARCHITECT, NO ACCESSIBLE STALLS REQUIRED IN PARKING LOTS FOR THIS SITE. REFERENCE TO CBC 11A & B.
3. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
4. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, 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 ARCHEOLOGICAL MATERIAL IS POSSIBLE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916)-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805)-644-2288) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS 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. 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.
8. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
9. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDER-GROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1800-642-2444.
10. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
11. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559)-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

APPL. NO. P20-04902 EXHIBIT A DATE 01/21/2021

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

### REVISIONS


DRAWN BY: BDP  
CHECKED BY: ###  
DATE: 1/14/2021

## Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations. Décor selections shown in photography and renderings may not represent the current offerings. Visit your local Champion retailer for more details.

APPL. NO. P20-04902 EXHIBIT E-1 DATE 01/21/2021

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

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

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

**CITY OF FRESNO DARM DEPT**

## Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.

APPL. NO. P20-04902 EXHIBIT E-2 DATE 01/21/2021

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

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

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

**CITY OF FRESNO DARM DEPT**

## Elevation



Dimensions, floor plans, elevations, features and other information are subject to change without notice. Square footage and other dimensions are approximations. Elevations, photography and videos are often shown with optional features and/or third party additions, such as garages and porches that may not be available in all regions or situations.

APPL. NO. P20-04902 EXHIBIT E-3 DATE 01/21/2021

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

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

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

**CITY OF FRESNO DARM DEPT**

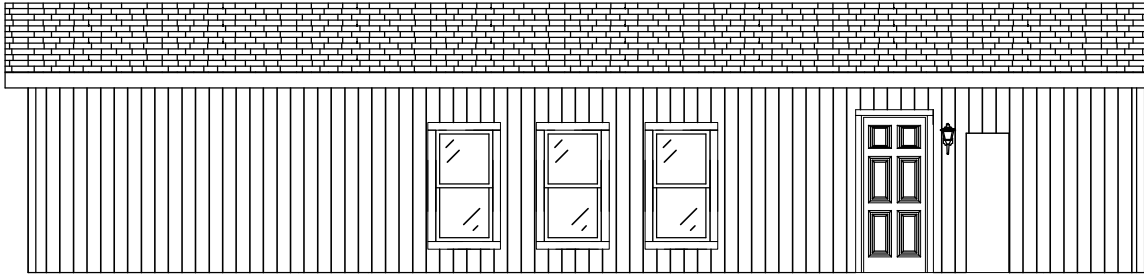
APPL. NO. P20-04902 EXHIBIT E-4 DATE 01/21/2021

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

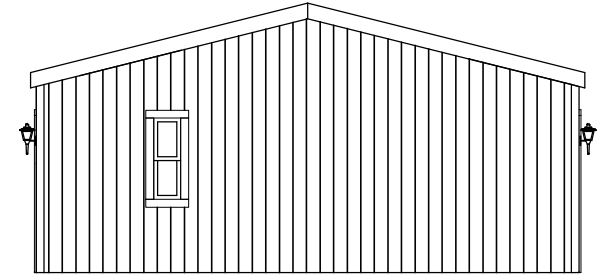
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APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

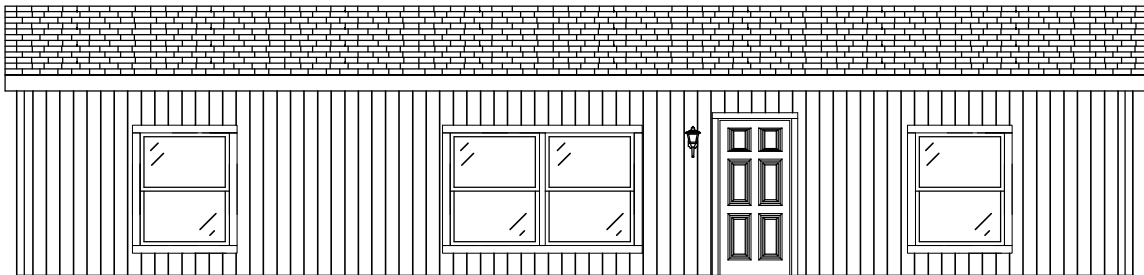
**CITY OF FRESNO DARM DEPT**



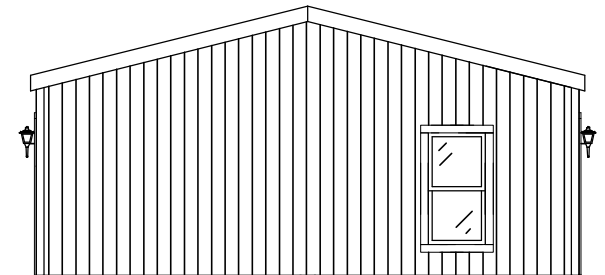
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

## **CREEK SIDE MANOR**

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

**\*NOTE 8' FLAT CEILINGS**

**REDMAN HOMES<sup>®</sup>**  
  
**CHAMPION**  
 840 W. Palm Ave. Lindsay, CA 93247

DAPIA SEAL

MODIFICATIONS

MODEL: **09-CM-3483B**

Model Description

TITLE: **ELEVATION PLAN-STD.**

SHEET:

**EV-101**

PROPRIETARY AND CONFIDENTIAL  
 THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL.  
 PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.  
 COPYRIGHT © 1976-2006 BY CHAMPION

DRAWN BY: M. SANCHEZ

DATE: 2-17-2015

SCALE: 1/8" = 1'-0"

APPLICABLE MODEL #  
 09-000

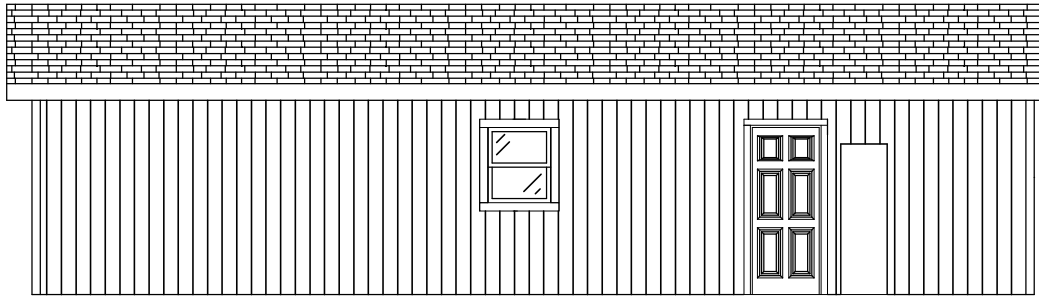
APPL. NO. P20-04902 EXHIBIT E-5 DATE 01/21/2021

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

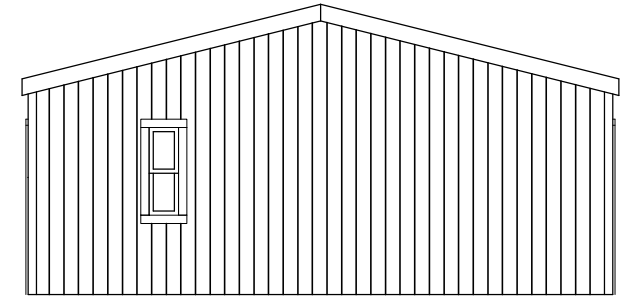
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APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

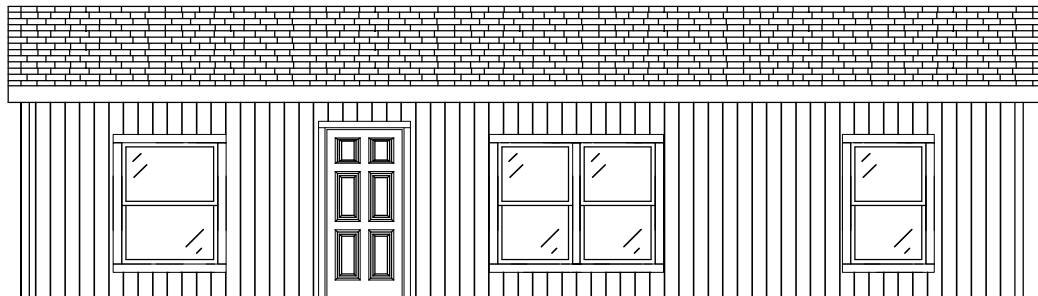
**CITY OF FRESNO DARM DEPT**



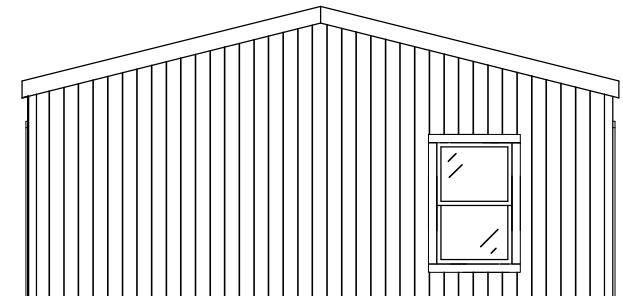
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION




HITCH END ELEVATION

## ***CREEK SIDE MANOR***

ALL DRAWINGS AND DIMENSIONS ARE APPROXIMATE, AND MAY BE SUBJECT TO CHANGES BY CHAMPION HOME BUILDERS CO. LINDSAY, CA

**\*NOTE 8' FLAT CEILINGS**

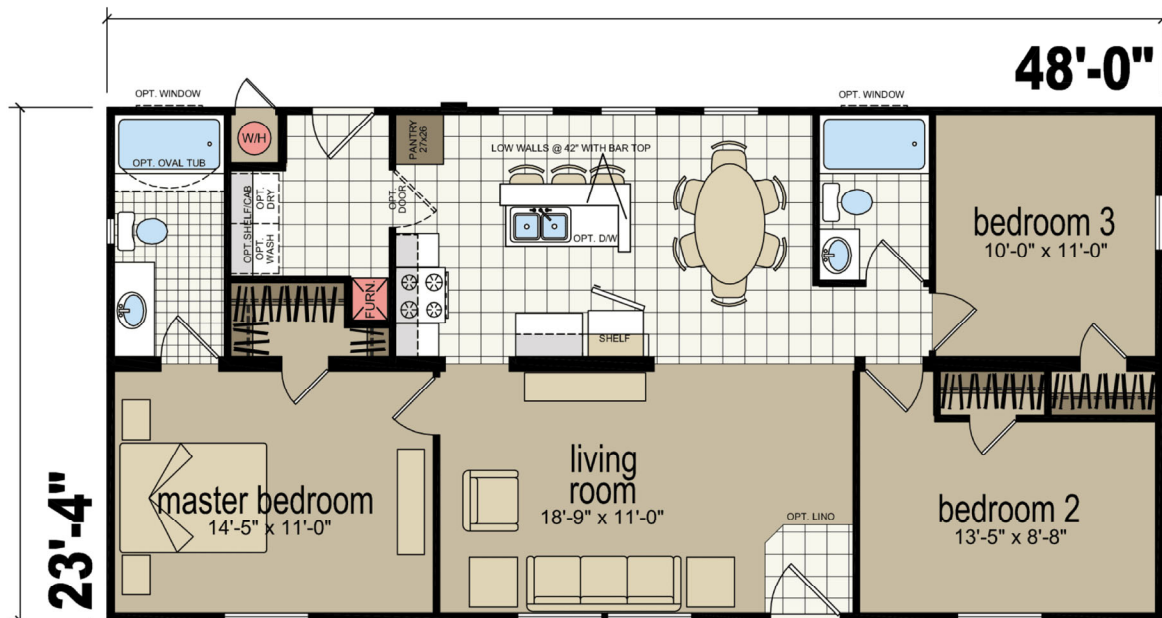
 <p>REDMAN HOMES<sup>®</sup> <b>CHAMPION</b> 840 W. Palm Ave. Lindsay, CA 93247</p>	DAPIA SEAL	MODIFICATIONS		MODEL: <b>09-CM-3403B</b>	SHEET: <b>EV-101</b>
				Model Description	
				TITLE: <b>ELEVATION PLAN-STD</b>	
		PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL, PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION. COPYRIGHT © 1976-2004 BY CHAMPION		DRAWN BY: M. SANCHEZ	DATE: 2-13-2015
		SCALE: 1/8" = N.T.S.			

# Creekside Manor 3483B

1120 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

## Floor Plan



APPL. NO. P20-04902 EXHIBIT F-1 DATE 01/21/2021

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

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

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

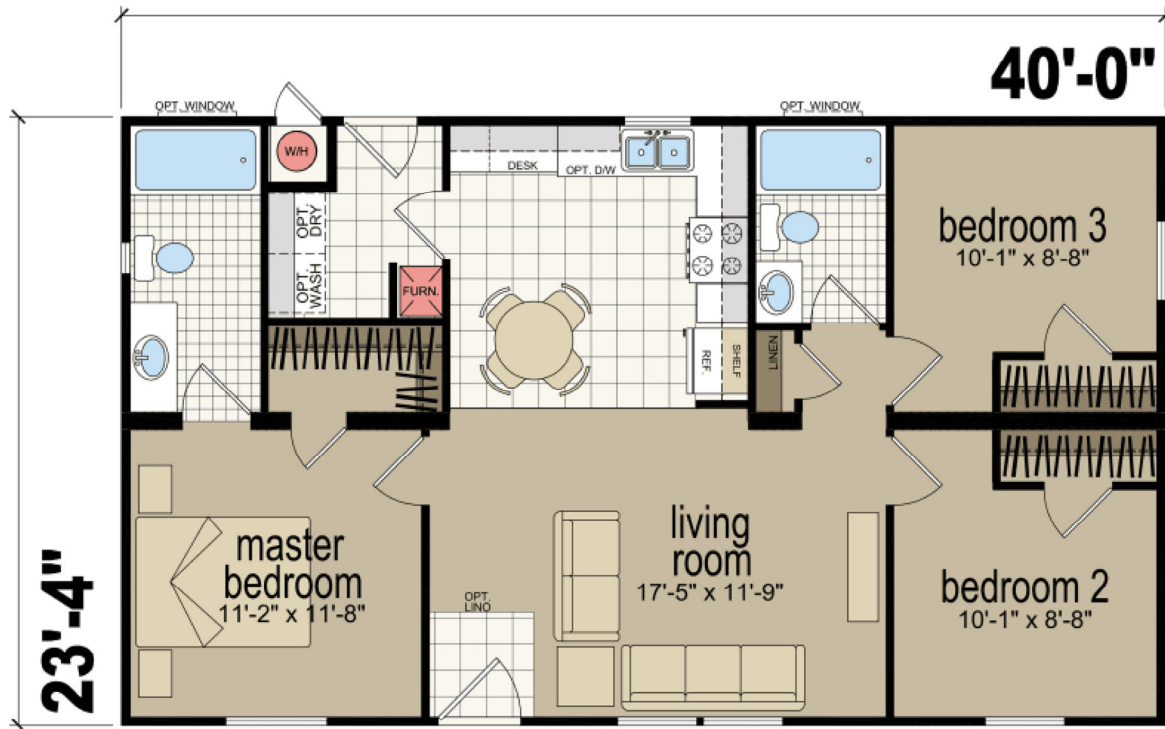
**CITY OF FRESNO DARM DEPT**

# Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

## Floor Plan



APPL. NO. P20-04902 EXHIBIT F-2 DATE 01/21/2021

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

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

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

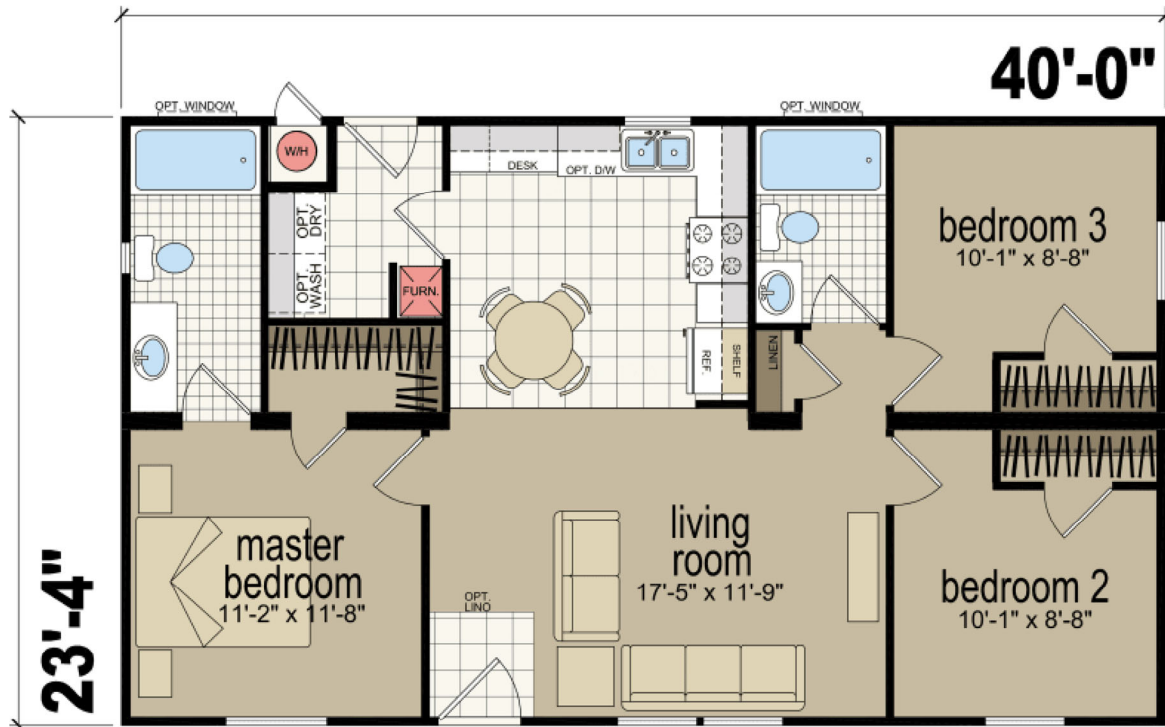
CITY OF FRESNO DARM DEPT

# Creekside Manor 3403B

933 Square Feet, 3 Bedrooms, 2 Bathrooms, Multi-Section

This manufactured home is built to the federal (HUD) building code for manufactured housing.

## Floor Plan



APPL. NO. P20-04902 EXHIBIT F-3 DATE 01/21/2021

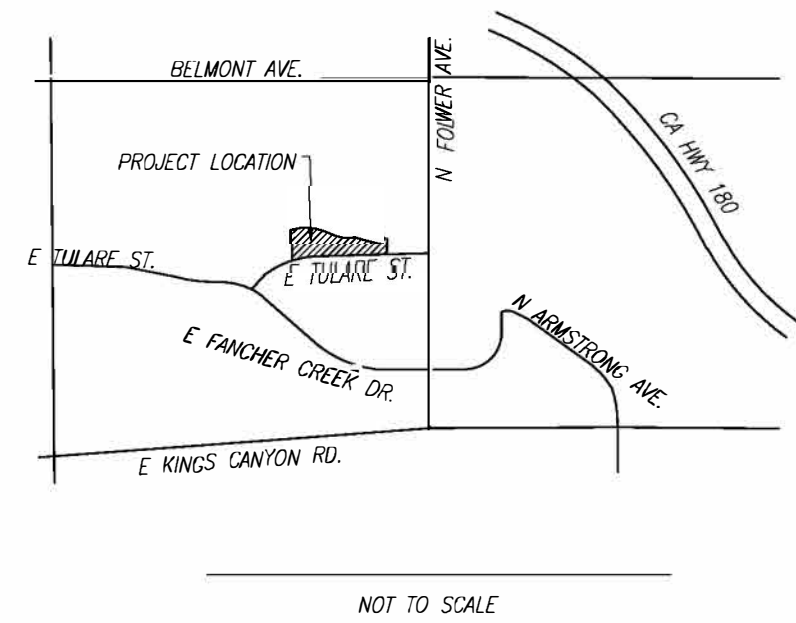
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

**CITY OF FRESNO DARM DEPT**

A:\CIVIL\_3D\PROJECTS\20-0490-116\PRODUCTION\DRAWINGS\LANDSCAPE\20-116 SITE PLANS C.D.P.LING 1/19/2021 2:43:06 PM



#### CONCEPTUAL PLANT PALLETTE

##### TREES:

- ARBUTUS X 'MARINA' - STRAWBERRY MADRONA, MULTI-TRUNKED OR LOW BRANCHED TYPES.  
ELAEODARPUS DICEPLANS, JAPANESE BLUEBERRY, STANDARD TRUNK
- GINKGO 'AUTUMN GOLD', HYBRID MAIDENHAIR TREE, STANDARD TRUNK
- LAGERSTROEMIA 'DYNAMITE', RED ORANGE MYRTLE, STANDARD TRUNK
- PISTACHIA 'KEITH DAVEY', HYBRID CHINESE PISTACHE, STANDARD TRUNK  
ULMUS 'PROSPECTOR' HYBRID ELM TREE, STANDARD TRUNK
- EXISTING TREE TO BE REMOVED (ON PROJECT SITE)

##### LOW SHRUBS:

- HEMEROCALLIS SP. 'ORANGE CRUSH' - DAYLILY  
(RE-BLOOMER AND EVERGREEN TYPES ONLY)  
CORDYLONE 'DESIGN A LINE' - TUFTED BRONZE CORDYLONE  
JUNIPERUS H. 'BLUE CHIP' - BLUE RICE JUNKER  
VERBENA 'TAPEN' PURPLE OR APPROVED EQUAL

##### SHRUBS:

- ROSA SP. 'FLOWERBAPT' - LANDSCAPE ROSES  
HESPERALOE PARVIFLORA - RED YUCCA  
RHAPISODENDRUM 'MINOR' - DWARF YELDER HAWTHORN (WHITE)  
CALCESTRIUM 'LITTLE JOJO' - DWARF BOTTLEBRUSH  
ROSMARINUS OFF. 'TUSCAN BLUE' - UPRIGHT ROSEMARY

##### BACKGROUND SHRUBS:

- ABURNUM TINS 'SPRING BOUQUET' - WHITE LAURUSTINUS  
LOROPETALUM CHINENSIS 'BURGUNDY' - CHINESE FRINGE FLOWER, BRONZE-PURPLE LEAVES  
PYTHOSPORUM F. 'VAREGATA' - VARIATED YUCCA

APPL. NO. P20-04902 EXHIBIT L DATE 01/21/2021  
PLANNING REVIEW BY DATE  
TRAFFIC ENG. DATE  
APPROVED BY DATE  
CITY OF FRESNO DARM DEPT

PROJECT TITLE: TULARE & FANCHER CREEK SINGLE-FAMILY  
MANUFACTURED HOME DEVELOPMENT  
SHEET DESCRIPTION: SITE PLAN  
CITY OF: FRESNO  
COUNTY OF: FRESNO

PREPARED FOR:  
TED MOON

##### REVISIONS

DRAWN BY: BDP  
CHECKED BY: ###  
DATE: 1/15/2021

SHEET NUMBER:  
1 OF 1  
JOB NUMBER:  
20-116

PRECISION  
CIVIL ENGINEERING, INC.

PLANNING & SURVEYING & CIVIL ENGINEERING  
1324 O STREET, FRESNO, CALIFORNIA 93721  
TEL: 559-449-6500 FAX: 559-449-4556  
WWW.PRECISIONENGINEERING.NET