

1. Approval of this special permit shall 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 Planning and Development Department shall not assume responsibility for any delays or omissions resulting from the special permit review process or for additions or alterations to construction plan not specifically submitted and approved pursuant to this special permit or subsequent amendments or revisions.

2. No uses of land, buildings, or structures other than those specifically approved pursuant to this special permit shall be permitted.

3. No structures of any kind, including signs, fences, lighting, etc., may be installed or maintained within the above landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on street frontages of the buildings.

4. 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.

5. Landscaping must be in place before issuance of the certificate of occupancy.

6. 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 was installed in accordance with the landscaping and irrigation plans approved by the Planning Division, Development Department. A certification form is enclosed for future use.

7. 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 Planning and Development Department Director.

8. Comply with the Parking Lot Shading Policy. Parking lot design shall incorporate the provisions of the Parking Lot Shading Policy. Provide shade calculations directly on the landscape plan in accordance with the Parking Lot Shading Policy, including tree species and tree counts. Trees shown on site plans shall be drawn to same scale as the building, representing the estimated canopy at a fifteen year growth period.

9. Provide bicycle parking spaces (based on ten percent of the automobile parking spaces provided - not to exceed a total of 10 bicycle spaces) pursuant to FMC 12-306.1.2.1. 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 racks slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three feet in height. Bicycle parking spaces shall not encroach into pedestrian ways, required landscaped areas, or other required open spaces, and shall be located proximal to structures. They may be located inside of the building, or within any of the vehicle parking stalls not required to meet the FMC. (Depict location and number of spaces on the resubmitted Exhibit A).

10. Provide the minimum number of handicap parking stalls in accordance with the State of California Building Code. All handicapped parking stalls shall be of a width providing at least 14-feet of useable space, to include an adjacent loading zone no less than five feet wide and 14 feet long, plus a sidewalk ramp. Minimum vehicle space dimensions are 14' in length with maximum 3 foot vehicle overhang allowed. Minimum width is 8 feet. A minimum travel aisle of 21 feet is required for vehicle ingress and egress. Refer to the "Development Requirements for Handicapped Accessibility" of above-mentioned code and the City of Fresno Parking Manual.

11. All handicapped stalls shall be marked with the international symbol of spaces and a warning that vehicles in Section 10-1011 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on several-foot poles.

12. All handicapped parking stalls shall be paved adjacent to facility access ramps or in strategic areas where the handicapped stall not have to wheel or walk behind parked vehicles while traveling to or from handicapped parking stalls and ramps.

13. 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 amount of light shall be provided according to the standards of the Department of Public Works.

14. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. Should additional signs be required, the applicant must submit for a Sign Review Permit.

15. Per Section 12-306-L of the Fresno Municipal Code, provide one loading space in accordance with the provisions of Section 12-306-L of the Fresno Municipal Code. (Depict this space on the site plan - with dimensions). An exemption to the loading space requirement (if desired) can be granted with a letter from the property owner and approved by the Director of the Planning and Development Department supporting that the use of this proposed.

16. Pursuant to Folsom's C-20-a and C-20-1 of the 2025 General Plan, all proposed buildings shall include design features and decorative treatments. This may be accomplished by varying the building footprints with indentations, projections, offsets, different building materials, adding polycarbonate to add visual interest, trimming on the parapets, varying building heights, adding main entrances and/or adding texture color, brick or stone veneer, windows (above and beyond those proposed), accent banding, etc. to effectively break up the mass of the building. Furthermore, attractive external appearances and design measures should be utilized to avoid large scale (i.e. institutional) appearances.

17. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan.

18. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. (Include this note on the site plan).

19. 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: (416) 653-4062) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2204) shall be contacted to obtain a referral list of recognized archaeologists. 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.

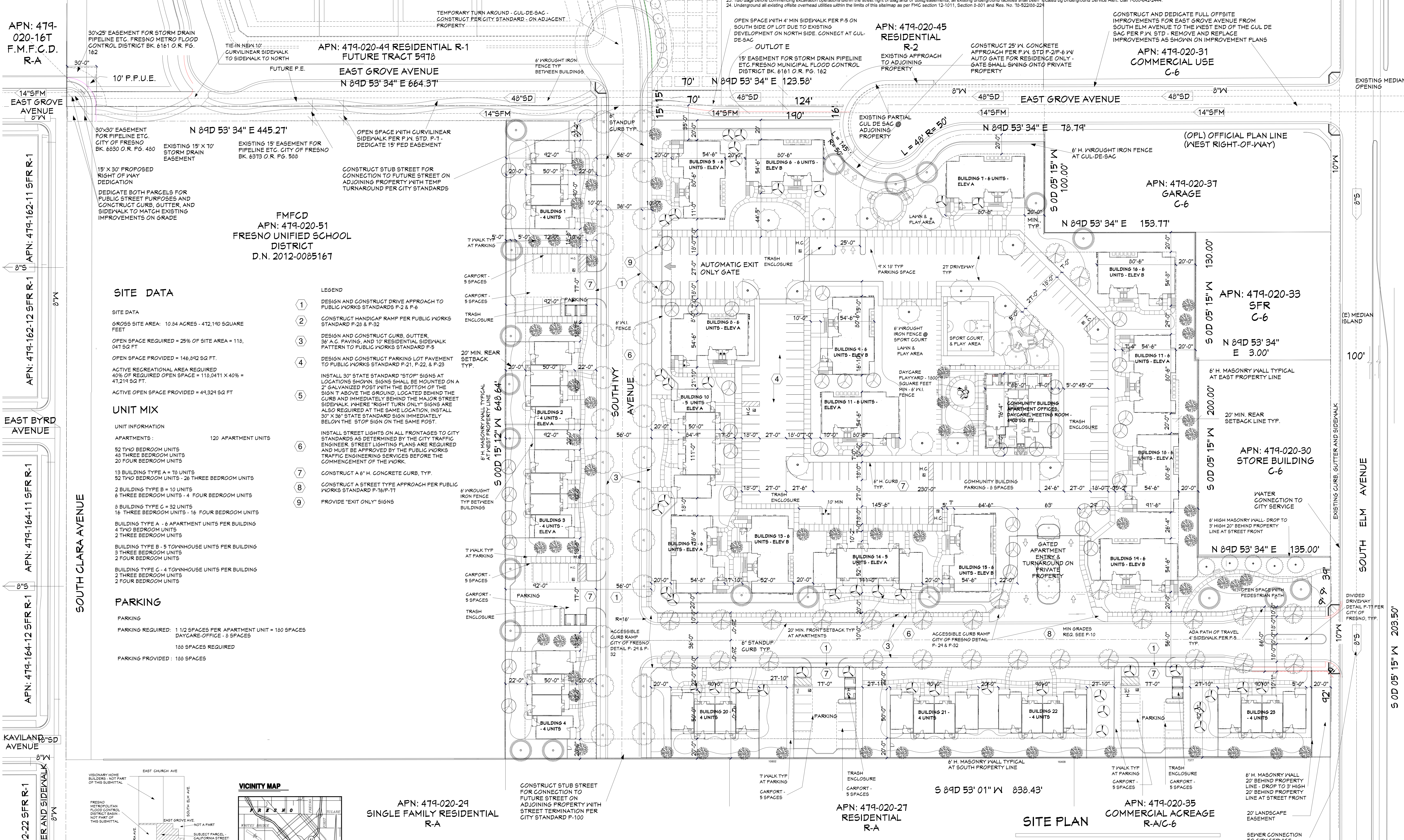
20. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.

21. 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.

22. Repair all damaged and/or off-grade concrete street improvements as determined by the construction management engineer prior to occupancy.

23. Two days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall be located by Underground Service Alert. Call 1-800-642-2444.

24. Underground all existing overhead utilities within the limits of this site map as per FMC section 12-1011, Section 5-201 and Reg. No. 18-22/65-224.



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PROJECT LOCATION

KEY MAP

THE RECODATION OF TRACT 5186 IS REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS

PAVING CONSTRUCTION SHALL BE DONE PER CITY OF FRESNO PUBLIC WORKS (I.E., P-21, P-22 & P-23)

PROPOSED MULTI FAMILY COMMUNITY

TRACT 5186 - FRESNO, CALIFORNIA

JULY 20, 2014

PROJECT DATA

ADDRESS = 2542 SOUTH ELM AVENUE

A.P.N. = 479-020-36 & 479-020-50

GENERAL PLAN PLANNED LAND USE: MEDIUM DENSITY RESIDENTIAL (4.99 - 10.37 DWELLING UNITS / AC.)

EXISTING & PROPOSED ZONING: R-1 & R-2-A / CZ (SINGLE FAMILY RESIDENTIAL)

CALIFORNIA STREET PARTNERS

2500 NORTH CALIFORNIA STREET STOCKTON, CALIFORNIA