City of FRESNO

Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1012

Jennifer K. Clark, AICP, Director

March 20, 2019

Please reply to:
Phillip Siegrist
(559) 621-8061

Ken Motschiedler
Barken Development and Construction
ken@barkendev.com
(Sent via email only)

SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. C-15-165 AND VESTING TENTATIVE PARCEL MAP NO. 2015-09 FOR PROPERTY LOCATED AT 6685, 6785, & 6825 WEST BARSTOW AVENUE (APN: 505-060-08)

Dear Mr. Motschiedler:

The Development and Resource Management Director, on March 20, 2019, approved Conditional Use Permit Application No. C-15-165 and related Vesting Tentative Parcel Map No. 2015-09, pertaining to 42.15 total acres of property located on the south side of West Barstow Avenue Alignment between North Grantland Avenue and North Veterans Boulevard. This approval authorizes the phased development of a 172 unit gated multiple family residential apartment complex (Westbridge Apartments) including detached garages, carports, and uncovered parking; a 4,445 square-foot recreation/office building; community amenities such as a swimming pool, a dog park, and common activity areas; and off-site improvements. Development of the multiple family residential apartment complex will occur on ±12.43 acres of the subject property. In addition, this approval authorizes the subdivision of the the subject property into four parcels, two outlots to be dedicated for trail and canal purposes, and one outlot for future development. The subject property is zoned R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)*.

A Mitigated Negative Declaration was completed for the project on November 26, 2018. The approval of this project is subject to compliance with the attached Conditions of Approval dated March 20, 2019.

APPEALS

A notice indicating the Development and Resource Management Department Director's approval of this project was mailed to nearby property owners on March 20, 2019, commencing a 15 day comment/appeal period. Should an appeal be received, it shall be scheduled to be heard before the Planning Commission.

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions are based on adopted City plans, ordinances and policies; those determined to be required through the interdepartmental/interagency review process; and those determined through the environmental assessment process as necessary to mitigate

adverse effects on the health, safety and welfare of the community. The conditions of approval may also include requirements for development and use that would, on the whole, enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 12-405 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Development and Resource Management Department by April 4, 2019. The written request should be addressed to Jennifer K. Clark, Director, and include the application number referenced above and shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit two copies of this corrected, final site plan, together with electronic PDF copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Phillip Siegrist in the Development Services Division for final review and approval, at least 15 days before applying for building permits. These documents can also be uploaded electronically to the citizen access portal at www.fresno.gov/faaster .

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be substituted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

The exercise of rights granted by this special permit must be commenced by **March 20, 2023**, (four years from the date of approval).There is no extension. All improvements must be

installed prior to the operation of the proposed use.

If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,

Phillip Siegrist

Phillip Siegrist, Planner III
Development Services Division

Enclosures: Conditions of Approval for Conditional Use Permit Application No C-15-165 dated March 20, 2019
Conditions of Approval for Vesting Tentative Tract Map No. 2015-09
Exhibits A-1, A-1.1, A-1.2, A-1.3, A-1.4, D-1, D-2, E-1, E-2, E-3, E-4, E-5, E-6, F-1, F-2, F-3, F-4, F-5, F-6, F-7, R-1, and R-2 dated September 30, 2017
Comments from Partner Agencies & Departments
Property Development Standards Checklist for C-15-165 dated March 20, 2019
Notes and Requirements for Entitlement Applications
Landscape Certification Form

c: Job Address File: 6685, 6785, & 6825 West Barstow Avenue

City of Fresno
Development and Resource Management Department

Conditions of Approval
March 20, 2019

Conditional Use Permit Application No. C-15-165

Planner: Phillip Siegrist 559-621-8061

PROJECT DESCRIPTION

Conditional Use Permit Application No. C-15-165 pertains to approximately 12.4 acres of property located on the south side of the West Barstow Avenue Alignment between North Grantland Avenue and the North Veterans Boulevard Alignment. The subject application requests authorization to construct a gated multi-family apartment complex consisting of 172 units, onsite parking and landscaping, a 4,445 square-foot recreation/office building, and various community amenities such as a swimming pool, a dog park, and common activity areas. The project is proposed to be constructed in two phases. Phase I will comprise of 96 units of 1, 2, and 3 bedroom units. Phase two will comprise of 76 units of 1, 2, and 3 bedroom units. This application has been submitted in conjunction with related Vesting Tentative Parcel Map 2015-09 which was filed for purposes of subdividing the entire ±42.15 acres of property into four parcels (A, B, C, & D), two outlots to be dedicated for trail and canal purposes, and one outlot for future development. Development of the multiple family residential project proposed under with Conditional Use permit Application No. C-15-165 will occur on the four proposed parcels. No development has been proposed for the remaining portion property designated for future development (Outlot C) at this time.

APN: 505-060-08 **ADDRESS: 6685, 6785, & 6825 West Barstow Avenue**

EXHIBITS: -1, A-1.1, A-1.2, A-1.3, A-1.4, D-1, D-2, E-1, E-2, E-3, E-4, E-5, E-6, F-1, F-2, F-3, F-4, F-5, F-6, F-7, R-1, and R-2 dated September 30, 2017.

ZONING: R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)*

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits:

Planner to check when completed	
☐	Development shall take place in accordance with Exhibits A-1, A-1.1, A-1.2, A-1.3, A-1.4, D-1, D-2, E-1, E-2, E-3, E-4, E-5, E-6, F-1, F-2, F-3, F-4, F-5, F-6, F-7, R-1, and R-2 dated September 30, 2017.Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and **submit to planner *at least* 15 days prior to issuance of building permits**.
☐	Submit three copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, to the Development Services Division. These plans must be reviewed and approved prior to issuance of building permits.
☐	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 Development Services Division.
☐	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 Development Services Division, Development and Resource Management Department (see form, attached).

☐	A Cross Access Covenant across all parcels shall be recorded prior to issuance of the certificate of occupancy. Submit a title report, dated within 30 days of submittal, and a fee of $1,094 for preparation.
☐	The property owner shall petition the City of Fresno to Request Annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division. All city maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a maintenance covenant **prior to issuance of building permits**.
☐	Pursuant to San Joaquin Valley Air Pollution Control District Rule 9510, submit an Air Impact Assessment (AIA) application to the District and pay applicable off-site mitigation fees before issuance of the first building permit. The proposed project may be subject to other District Rules and Regulations. More information regarding compliance with District rules and regulations can be obtained by: • Visiting the District's website at http://www.valleyair.org/rules/1ruleslist.htm for a complete listing of all current District rules and regulation, or • Visiting the District's website at http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm for information on controlling fugitive dust emissions, or • Contacting the District's Small Business Assistance (SBA) Office by phone at (559) 230-5888.
☐	Deeds of easements for required dedications shall be completed (deeds recorded) **prior to issuance of building permits**.
☐	Pay applicable Regional Transportation Mitigation Fee (RTMF) and Traffic Signal Mitigation Impact (TSMI) Fee **prior to issuance of building permits**.
☐	A grading plan review fee of $7,933 is due to the Fresno Metropolitan Flood Control District **upon first submittal.** In addition, a drainage fee of $386,295 is due **prior to issuance of building permits.**

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable		
☐	1.	Air Pollution Control District: *See attached memo from the San Joaquin Valley Air Pollution Control District dated August 28, 2018.*
☐	3.	DPU Planning and Engineering: *Sanitary Sewer Requirements* *The nearest sanitary sewer mains to serve the proposed project is a 12-inch main located in West Barstow Avenue. The following sewer improvements shall be required prior to providing City sewer service to the project:* *1. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in West Barstow Avenue from the existing 12-inch main located in West Barstow Avenue to easterly boundary of the project.* *2. Construct a 10-inch sanitary sewer main (including sewer house branches to adjacent properties) in North La Paz Avenue from West Barstow Avenue south to Keats Avenue.*

		3. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in Keats Avenue from North La Paz Avenue along the most northwesterly project frontage. *4. Installation of sewer house branch(s) shall be required.* *5. Abandon any existing on-site private septic systems.* *6. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developer's final map and engineered plan & profile improvement drawing for City review.* *7. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.* *8. All public sanitary sewer facilities shall be constructed in accordance with City Standards, Specifications, and Policies.* *9. All underground utilities shall be installed prior to permanent street paving.* *10. Street easements and/or deeds shall be recorded prior to approval of improvement plans.* *<u>Sanitary Sewer Fees</u>* *The following Sewer Connection Charges are due and shall be paid for the Project:* *1. Sewer Lateral Charge.* *2. Sewer Oversize Charge Area #19* *3. Trunk Sewer Charge: Grantland* *4. Wastewater Facility Charge (Residential Only).* *5. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.* *6. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.*
☐	4.	DPU Water Division:

		1. Install an 8-inch water main (including installation of City fire hydrants) in West Barstow Avenue from the existing 16-inch water main located in North Veterans Boulevard west to Keats Avenue. *2. Install an 8-inch water main (including installation of City fire hydrants) in Keats Avenue from La Paz Avenue to West Barstow and North La Ventana Avenues.* *3. Install an 8-inch water main (including installation of City fire hydrants in la Paz Avenue from West Barstow Avenue south to Keats Avenue.* *4. Installation(s) of public fire hydrant(s) is/are required in accordance with City Standards.* *5. Installation of water service & meter box shall be required.* *6. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.* *7. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.* *8. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.* *9. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.* *The water supply requirements for this project are as follows:* *1.The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.* *a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.* *b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.* *c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.* *d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.* *2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.*
☐	5.	Fire Review:

		See attached document noted as fire comments, dated January 18, 2019 and see revisions to the site plan/mark ups.
☐	6.	Flood Control District: *See attached memo from the Fresno Metropolitan Flood Control District dated October 24, 2018.*
☐	7.	Fresno County Environmental Health: *Recommended Conditions of Approval:* *• Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.* *• Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.* *• Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.* *• Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.* *• The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.* *• If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/) or Contact the Certified Unified Program Agency at (559) 600-3271 for more information.* *• As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.* *Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with*

		federal, state and local government requirements. *• Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.*
☐	8.	Irrigation District: *Please refer to FID's Conditions of Approval dated August 16, 2018*
☐	9.	Planner Review: 1. Provide at least 10 bicycle parking spaces. 2. Reduce overall building height of proposed 3-story building by 3'-3" or apply for a Minor Deviation. 3. Provide additional points for pedestrian access to the adjacent/surrounding sidewalks in order to provide a more satisfactory environment for pedestrian connectivity. 4. Comply with all mitigation measures contained in the Fresno General Plan SCH No. 2012111015 MEIR Mitigation Measure Monitoring Checklist and Project Specific Mitigation Measures for C-15-165/VTPM 2015-09. 5. Perimeter of the proposed trash/recycling enclosure shall be planted, with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
☐	10.	Public Works (CFD): *See attached maintenance requirements memo dated November 27, 2018 in the documents file.*
☐	11.	Public Works TIS Review: *Comply with traffic impact study conditions dated August 11, 2016.*
☐	12.	Public Works Traffic Planning: *To find PW COA and redlines, look in the documents tab.*

PART C - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General plan, West Area Community Plan and with the Medium High Density Residential planned land use designation.
2. Development shall take place in accordance with the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district and all other applicable sections of the Fresno Municipal Code
3. Comply with the operational statement submitted for the proposed project dated July 16, 2018.
4. Comply with all applicable mitigation measures detailed in the attached Fresno General Plan SCH No. 2012111015 Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
5. Development shall comply with all prior special permits on the property and any applicable conditions of zoning, (attached).

6. Property development standards and the complete list of planning requirements/conditions for this project are contained in the "Property Development Standards Checklist" prepared for C-15-165 and attached to this document for reference.

PART D - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

1. 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. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* 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 plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

   a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;

   b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

   c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; Click Here
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: Click Here
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under this Code shall automatically expire if it is not exercised or extended within

three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
15. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
16. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:

    a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.

    b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.

    c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
18. The number of trees required for parking lot shading are in addition to trees required elsewhere on the site as prescribed in other sections of this Code
19. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
20. A minimum number of accessible parking stalls are required for the proposed project per State of

California Building Code, "Development Requirements for Handicapped Accessibility."

21. 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 Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
22. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**
23. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
24. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
25. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

SIGNAGE

26. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
27. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at: Click Here
29. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:

    a) Operational windows signs shall not be mounted or placed on windows higher than the second story.

    b) The maximum area of exempt window signage shall not exceed three square feet in area.
30. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
31. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

32. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.

33. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

34. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.

35. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.

36. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

37. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq*.)

    When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

    www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

    Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, *www.casqa.org*

    When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: *www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml*,

    The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (*www.casqa.org*).

38. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**

39. 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.)**

40. 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 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. **(Include this note on the site plan.)**

41. 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. **(Include this note on the site plan.)**

42. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

43. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities

44. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.

45. Open street cuts are not permitted; all utility connections must be bored.

46. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.

47. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.

49. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects)

50. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

51. CITYWIDE DEVELOPMENT IMPACT FEES

a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)

d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

52. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)

a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.

b) Street Impact Fees will be a condition on all development entitlements granted.

c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.

d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

e) Reuse being more intensive that the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

53. FRESNO COUNTY FACILITY IMPACT FEE
Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

54. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of certificate of occupancy.

55. SCHOOL FEES
School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

56. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

57. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

    a) Lateral Sewer Charge (based on property frontage to a depth of 100')

    b) Oversize Sewer Charge (based on property frontage to a depth of 100')

    Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

58. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

    a) Frontage Charge (based on property frontage)

    b) Transmission Grid Main Charge (based on acreage)

    c) Transmission Grid Main Bond Debt Services Charge (based on acreage)

    d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)

    e) Wellhead Treatment Fee (based on living units or living unit equivalents)

    f) Recharge Fee (based on living units or living unit equivalents)

    g)1994 Bond Debt Service Charge (based on living units or living unit equivalents)

    h) Service Charges (based on service size required by applicant)

    i) Meter Charges (based on service need)

59. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

CITY OF FRESNO
DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

MARCH 20, 2019

VESTING TENTATIVE PARCEL MAP NO. 2015-09

LOCATED ON THE SOUTH SIDE OF THE WEST BARSTOW AVENUE ALIGNMENT BETWEEN NORTH GRANTLAND AVENUE AND THE NORTH VETERANS BOULEVARD ALIGNMENT AVENUES

NOTICE TO PROJECT APPLICANT

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act (SMA), Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this tentative map.

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on a development project.

Upon conditional approval of Vesting Tentative Parcel Map No. 2015-09, dated July 23, 2018, the subdivider may prepare a Parcel Map (Final) in accordance with the approved tentative parcel map. Note that a Parcel Map may not be filed until the appeal period has expired. Should an appeal be filed pursuant to Section 15-3314 of the FMC, the application will be scheduled to be heard before the City of Fresno Planning Commission. The appellant may withdraw their appeal pursuant to Section 15-3314-G of the FMC.

Concurrent with the filing of a Parcel Map and when the provisions of Section §66436 of the SMA apply, the subdivider is responsible to send, by certified mail, a sketch of the proposed Parcel Map, together with a copy of Section §66436(a)(3)(A) of the SMA, to any public entity or public utility which has previously acquired a right-of-way easement.

ZONING

1. Comply with the provisions of the State of California Government Code Sections §66410 - §66499.58 of the SMA and Part IV: Land Divisions as contained within Chapter 15 of the FMC.

2. Any existing and/or proposed development on the site may be affected due to the location of the proposed parcel lines. The provision of public and/or emergency vehicle access, utility services (including fire suppression systems), drainage, or shared parking, solid waste or

similar facilities across proposed parcel lines requires recordation of a City of Fresno prepared Mutual Easement and Reciprocal Use Agreement covering all proposed parcels prior to recordation of a parcel map.

MITIGATION MONITORING AND IMPLEMENTATION REQUIREMENTS

3. Subdivision of the subject property shall be subject to implementation of all mitigation measures, fees, and timelines identified within the Initial Study prepared for Environmental Assessment (EA) No. C-15-165/TPM-2015-09 and dated November 26, 2018.

    - NOTE: The Initial Study prepared for EA No. C-15-165/TPM-2015-09 resulted in a Mitigated Negative Declaration tiered from the Fresno General Plan Master Environmental Impact Report (MEIR SCH#2012111015). Subdivision of the subject property shall be subject to implementation of all applicable mitigation measures included within the MEIR as included within the Mitigated Negative Declaration prepared for Environmental Assessment No. C-15-165/TPM-2015-09; included herein by reference.

GENERAL CONDITIONS

4. Contact Israel Trejo, Planner, in the City of Fresno Development and Resource Management Department at (559) 621-8044 or via email at Israel.Trejo@fresno.gov for assignment of addresses to parcels proposed to be created from a subdivision of the subject property.

    - NOTE: It is recommended that at least six months prior to the first occupancy, the Developer shall contact the local United States Postal Service (USPS) representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

5. Any existing and/or proposed structure(s) on the site may be affected due to the location of the proposed parcel lines. The placement of a parcel line in close proximity to (or through) any existing and/or proposed structure(s) requires that the structure(s) be found in compliance with the fire resistive standards of the Uniformed Building Code, Chapter 5.

    a) Compliance with the prevailing Uniform Building Code as it relates to exterior wall protection, allowable area, etc. (as applicable to new parcel line locations) must be demonstrated prior to recordation of the Parcel Map. Contact the Development and Resource Management Department, Building and Safety Services Division at (559) 621-8200.

        - NOTE: In the event the structures do not comply they must be modified so as to meet the requirement.

6. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of work, in accordance with Chapter 13 of the FMC.

7. Any existing and/or proposed development on the site may be effected due to the location of the proposed parcel lines. The provision of public or emergency vehicle access, utility services (including fire suppression systems), drainage, or shared parking, solid waste or similar facilities across proposed parcel lines requires recordation of a Mutual Easement and Reciprocal Use Agreement for all effected parcels prior to issuance of building permits for new development; and, prior to recordation of a parcel map for existing development.

8. All existing offsite overhead utilities within the limits of the tentative parcel map, including but not limited to, electrical systems, communication systems and street lighting systems shall be placed underground in accordance with the provisions of Section 15-4114 and Resolution No. 78-522/88-229, and the policies of the Public Works Department.

    - NOTE: This requirement may be waived or deferred by the Public Works Director or the City Engineer upon a determination that the installation is infeasible or premature.

9. When required, all work and engineered plans for public improvements shall conform to the 2002 Edition of the City of Fresno Standard Specifications and Drawings (City Council Resolution No. 70-36 and Resolution Nos. 84-361) and any amendments thereto, hereinafter referred to as the Public Works Standards.

    - Engineered construction plans and estimates for all or part of the required work shall be required prior to the issuance of Street Work Permits unless otherwise determined by the City Engineer. The cost for such plan preparation, review and construction inspection shall be at the subdivider's expense.

10. The subdivider shall dedicate and construct public easements to facilitate the construction of public improvements (when applicable) within the limits of the parcel map.

    a) All such public easements shall be identified and dedicated with the processing and recordation of a Parcel Map.

11. Repair all existing damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600.

12. Any existing utilities, including but not limited to, street lights, traffic signals, fire hydrants, poles (power, telephone, cable, etc.), which must be relocated or removed in conjunction with the construction of off-site improvement requirements, shall be the responsibility and at

the expense of the subdivider.

13. The subdivider may either construct or install required public improvements, when required; or, enter into a bonded secured agreement with the City of Fresno providing for the construction of the required improvements and sufficient security prior to the recordation of a Parcel Map (final).

14. Whenever covenants or agreements are required, they shall be prepared by the city upon receipt of the fee in accordance with the adopted Master Fee Schedule. All covenants and agreements must be approved by the City Attorney's Office and shall be recorded with the final parcel map.

SPECIFIC CONDITIONS

STREETS AND RIGHTS-OF-WAY

15. The subdivider shall comply with all requirements and conditions included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum dated September 19, 2018 and September 28, 2018; or, any amendment or modifications to those requirements which may be granted by the Director of the Department of Public Works prior to recordation of a Parcel Map.

    i) Pursuant to Section 15-3804-Q-2 of the FMC, the improvements and payments required by this shall not be required on or in front of any undeveloped portion of a net acreage of 10 acres or more which exists after the division of land.

16. Pursuant to Article 38 of Chapter 15 of the FMC, the subdivider shall provide for the installation of street trees, or payments in lieu of immediate installation of street trees and payment of street tree fees applying to the subdivision or the division of land as designated in the Master Fee Schedule.

    i) Comply with all requirements included within the attached memorandum from the Department of Public Works, Parks Supervisor dated February 9, 2016.

PUBLIC UTILITIES REQUIREMENTS

Sanitary Sewer Service

The nearest sanitary sewer main to serve the proposed project is an 12-inch main located in West Barstow Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

17. Comply with all of the requirements included within the Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated August 21, 2018; or, any amendment or modifications to those requirements which may be granted by the Director of the Department of Public Utilities prior to recordation of a Parcel Map.

Water Service

The following water improvements shall be required prior to providing City water service to the project:

18. Comply with all of the requirements included within the Department of Public Utilities, Water Division memorandum dated August 22, 2018; or, any amendment or modifications to those requirements which may be granted by the Director of the Department of Public Utilities prior to recordation of a Parcel Map.

Solid Waste

19. Comply with all of the requirements included within the Department of Public Utilities, Solid Waste Management memorandum dated August 22, 2018; or, any amendment or modifications to those requirements which may be granted by the Director of the Department of Public Utilities prior to recordation of a Parcel Map.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD)

20. The subdivider shall be required to comply with all of the specific requirements imposed by the FMFCD for the subdivision or any amendments or modifications to those requirements, which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the FMC. These requirements are identified in the attached District's letter dated October 24, 2018.

FIRE SERVICE

21. Comply with all requirements included within the attached City of Fresno, Fire Department memorandum dated January 18, 2019.

    - NOTE: This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Services Section of the Development and Resource Management Department when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

FRESNO IRRIGATION DISTRICT

22. Comply with all requirements included within the attached Fresno Irrigation District memorandum dated August 16, 2018.

DEVELOPMENT FEES AND CHARGES

Pursuant to Government Code §66020(d)(1) each local agency shall provide to the project applicant

a notice in writing at the time of the approval of a project or at the time of the imposition of the fees, dedications, reservations, or other exactions a statement, and notification that the 90-day approval period in which the applicant may protest has begun (please see Notice to Project Applicant contained herein above for further information).

This project is subject to the following development fees and charges:

a. Fresno Metropolitan Flood Control Fee	Applicable Flood Fees as determined by the Fresno Metropolitan Flood Control District (see attached memorandum referenced herein above).
SEWER CONNECTION CHARGES	FEE RATE
b. Lateral Sewer Charge [1]	$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge Service Area: Grantland	S.T.E.P.**
e. Wastewater Facilities Charge	S.T.E.P.**
f. House Branch Sewer Charge [2]	N/A
WATER CONNECTION CHARGES	FEE RATE
g. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
h. Frontage Charge [1]	$6.50/lineal foot
i. Water Capacity Fee [1]	Fee based on meter(s) sizes specified by owner; fee established by the Master Fee Schedule
CITYWIDE DEVELOPMENT IMPACT FEE	FEE RATE
j. Fire Facilities Impact Fee – Citywide [4]	$588/living unit
k. Park Facility Impact Fee – Citywide [4]	$2,065/living unit
l. Quimby Parkland Dedication Fee [2]	$894/living unit

m. Citywide Regional Street Impact Fee [3]	$7,830/adj. acre
n. New Growth Area Major Street Fee [3]	$21,555/adj. acre
v. Police Facilities Impact Fee – Citywide [4]	$454/living unit
w. Traffic Signal Charge [1]	$341/living unit

Notes:

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

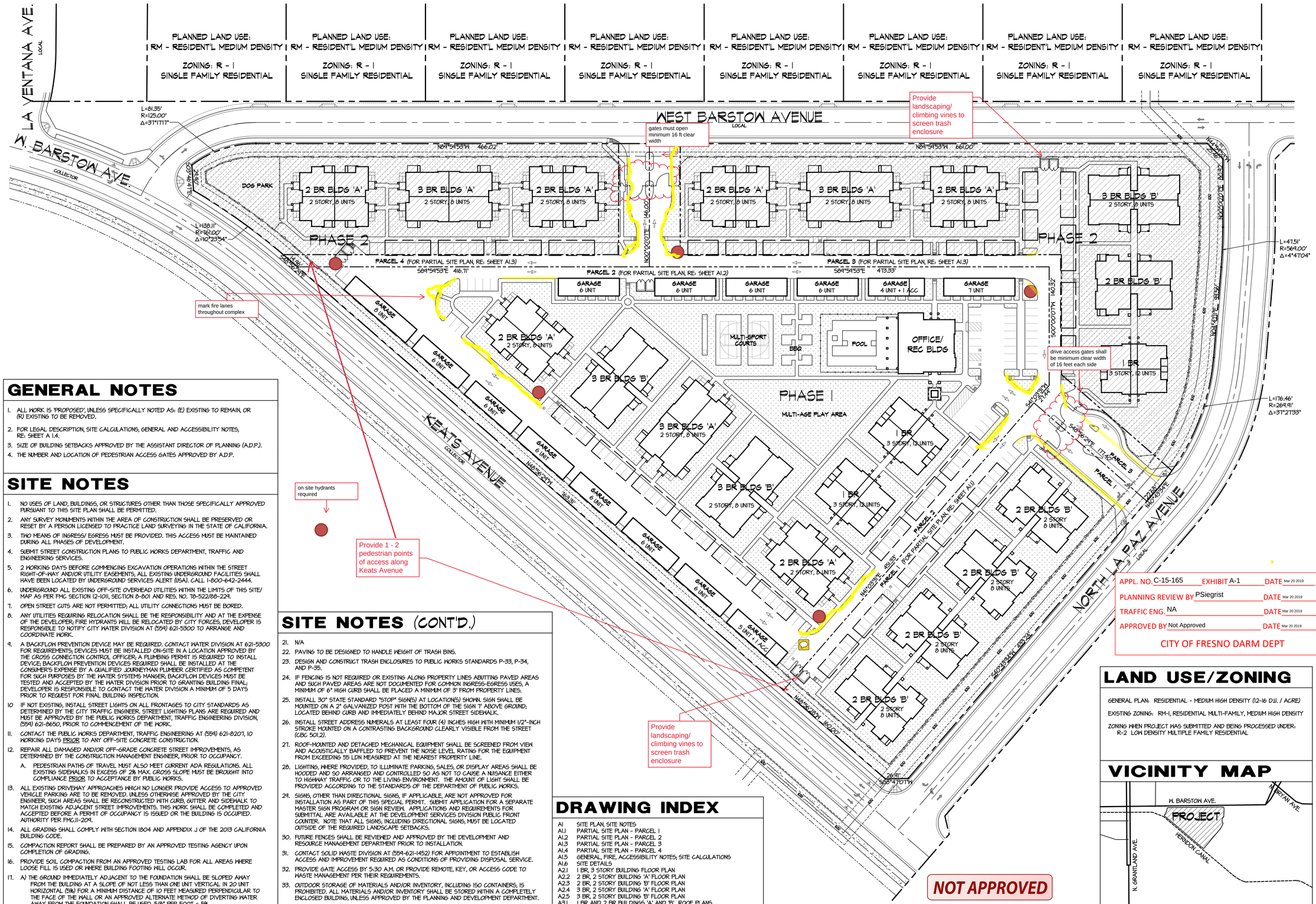
**Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.



GENERAL NOTES

1. ALL WORK IS 'PROPOSED', UNLESS SPECIFICALLY NOTED AS: (E) EXISTING TO REMAIN, OR (R) EXISTING TO BE REMOVED.
2. FOR LEGAL DESCRIPTION, SITE CALCULATIONS, GENERAL AND ACCESSIBILITY NOTES, RE: SHEET A 1.4.
3. SIZE OF BUILDING SETBACKS APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING (A.D.P.).
4. THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES APPROVED BY A.D.P.

SITE NOTES

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. 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.
3. TWO MEANS OF INGRESS/ EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
4. SUBMIT STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
5. 2 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.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/ MAP AS PER FMC SECTION 12-1011, SECTION 8-801 AND RES. NO. 18-522/88-224.
7. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
8. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER; FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT (559) 621-5300 TO ARRANGE AND COORDINATE WORK.
9. A BACKFLOW PREVENTION DEVICE MAY BE 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 PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
10. IF NOT EXISTING, 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 DIVISION, (559) 621-8650, PRIOR TO COMMENCEMENT OF THE WORK.
11. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8207, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
12. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
    A. PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REGULATIONS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
13. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING ARE TO BE REMOVED. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED. AUTHORITY PER FMC.11-204.
14. ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2013 CALIFORNIA BUILDING CODE.
15. COMPACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
16. PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LOOSE FILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
17. A) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNIT HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED. 5/8" PER FOOT = 5%
    B) SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION [CBC 1804.3] 1/4" PER FOOT = 2%
18. NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
19. BUILDING SHALL HAVE THE CONCRETE FLOOR SLAB CONSTRUCTED AT LEAST SIX (6) INCHES ABOVE THE CROWN OF THE ADJOINING STREET.
20. DESIGN AND CONSTRUCT DRIVE APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6. PROVIDE 10' OF RED CURBING (3 COATS) ON BOTH SIDES OF THE PROPOSED DRIVEWAY APPROACHES.

SITE NOTES (CONT'D.)

21. N/A
22. PAVING TO BE DESIGNED TO HANDLE WEIGHT OF TRASH BINS.
23. DESIGN AND CONSTRUCT TRASH ENCLOSURES TO PUBLIC WORKS STANDARDS P-33, P-34, AND P-35.
24. IF FENCING IS NOT REQUIRED OR EXISTING ALONG PROPERTY LINES ABUTTING PAVED AREAS AND SUCH PAVED AREAS ARE NOT DOCUMENTED FOR COMMON INGRESS-EGRESS USES, A MINIMUM OF 6" HIGH CURB SHALL BE PLACED A MINIMUM OF 3' FROM PROPERTY LINES.
25. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) 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.
26. INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR (4) INCHES HIGH WITH MINIMUM 1/2"-INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (CBC 501.2).
27. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LDN MEASURED AT THE NEAREST PROPERTY LINE.
28. 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.
29. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT APPLICATION FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT SERVICES DIVISION PUBLIC FRONT COUNTER. NOTE THAT ALL SIGNS, INCLUDING DIRECTIONAL SIGNS, MUST BE LOCATED OUTSIDE OF THE REQUIRED LANDSCAPE SETBACKS.
30. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
31. CONTACT SOLID WASTE DIVISION AT (559-621-1452) FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENT REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE.
32. PROVIDE GATE ACCESS BY 5:30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.
33. OUTDOOR STORAGE OF MATERIALS AND/OR INVENTORY, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS AND/OR INVENTORY SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
34. PURSUANT TO SECTION 10-1021 OF THE FMC, NOISE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
35. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

DRAWING INDEX

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A1.4	PARTIAL SITE PLAN - PARCEL 4
A1.5	GENERAL, FIRE, ACCESSIBILITY NOTES; SITE CALCULATIONS
A1.6	SITE DETAILS
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A4.1	1 BR BUILDING ELEVATIONS
A4.2	2 BR BUILDING 'A' ELEVATIONS
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A5.1	OFFICE / RECREATION BUILDING FLOOR PLAN
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A6.2	GARAGE ELEVATIONS

SITE PLAN

1" = 50'-0"

NOT APPROVED

APPL. NO. C-15-165 EXHIBIT A-1 DATE Mar 20 2019
PLANNING REVIEW BY PSiegrist DATE Mar 20 2019
TRAFFIC ENG. NA DATE Mar 20 2019
APPROVED BY Not Approved DATE Mar 20 2019
CITY OF FRESNO DARM DEPT

LAND USE/ZONING

GENERAL PLAN: RESIDENTIAL - MEDIUM HIGH DENSITY (12-16 D.U. / ACRE)

EXISTING ZONING: RM-1, RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY

ZONING WHEN PROJECT HAS SUBMITTED AND BEING PROCESSED UNDER: R-2 LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

VICINITY MAP

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO. 1603.01

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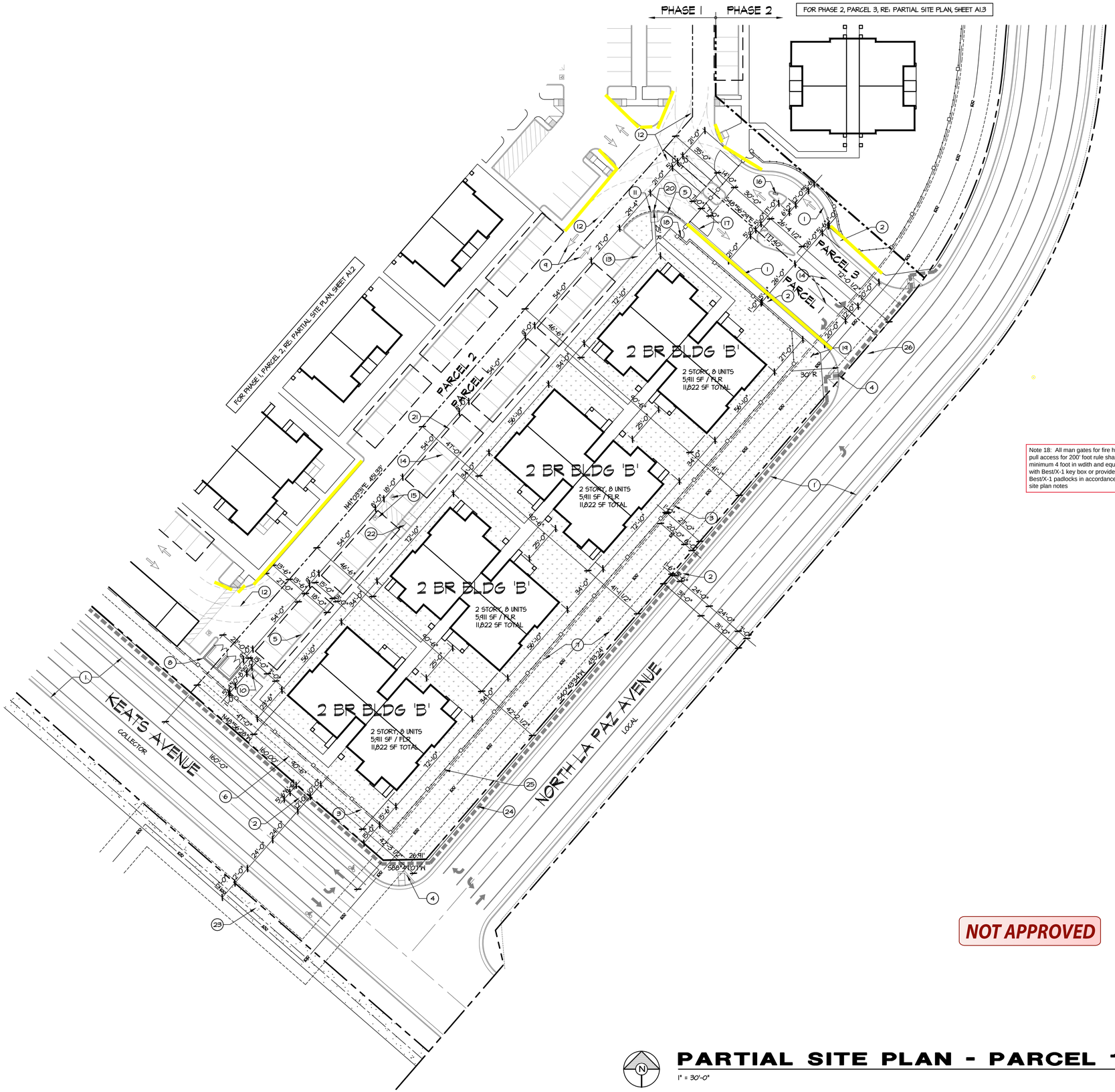
DATE 09/30/17

REVISIONS

SHEET TITLE: SITE PLAN

SHEET A1



NOT APPROVED

PARTIAL SITE PLAN - PARCEL 1

1" = 30'-0"

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3. BUILDING SETBACK LINE
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7. IRRIGATION EASEMENT
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16. KEYPAD W/ CALL BOX
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25. 6' H WROUGHT IRON FENCE, RE: LEGEND
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LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
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- PHASE LINE
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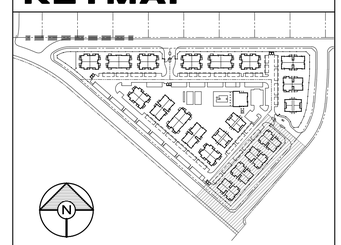
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



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FRESNO, CALIFORNIA

PROJECT NO.
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09/30/17

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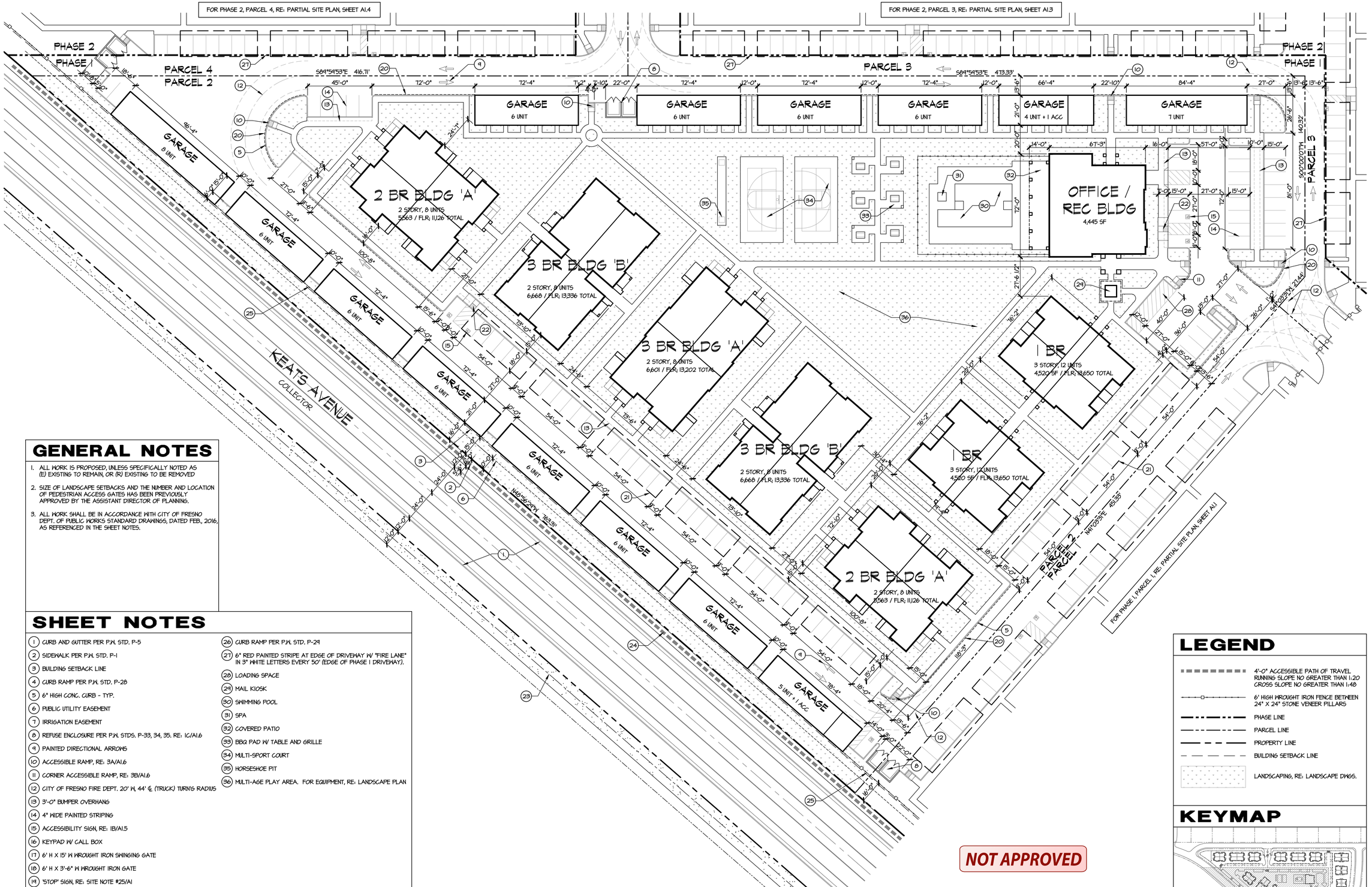
SHEET TITLE
PARTIAL SITE PLAN
PARCEL 1

SHEET
A 1.1



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22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. 6" RED PAINTED STRIPE AT EDGE OF DRIVEWAY W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50' (EDGE OF PHASE 1 DRIVEWAY).
28. LOADING SPACE
29. MAIL KIOSK
30. SWIMMING POOL
31. SPA
32. COVERED PATIO
33. BBQ PAD W/ TABLE AND GRILLE
34. MULTI-SPORT COURT
35. HORSESHOE PIT
36. MULTI-AGE PLAY AREA. FOR EQUIPMENT, RE: LANDSCAPE PLAN

NOT APPROVED

PARTIAL SITE PLAN - PARCEL 2

1" = 30'-0"

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
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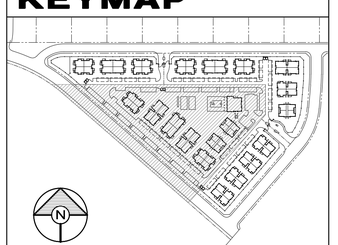
KEYMAP



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DATE
09/30/17
REVISIONS

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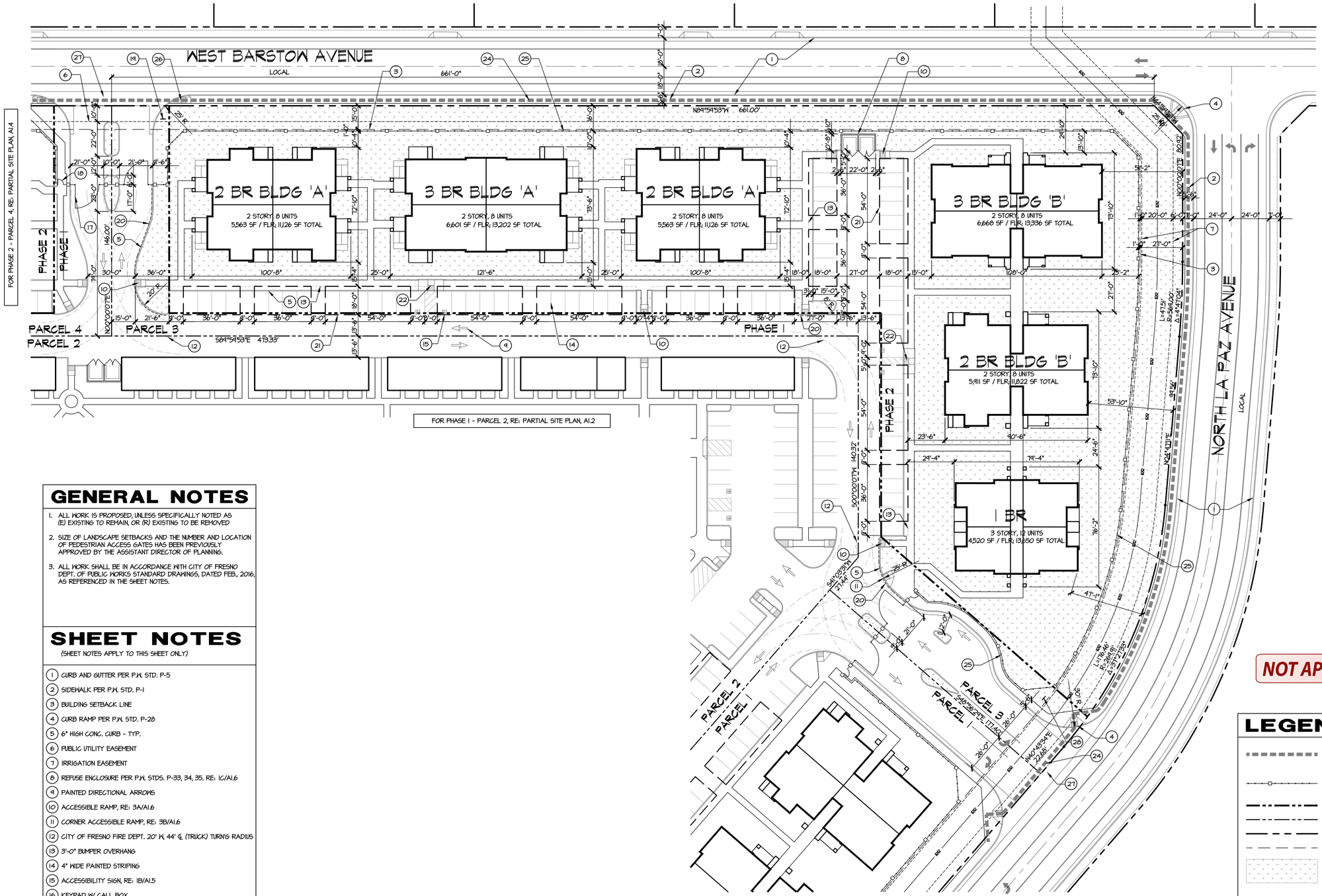
PARTIAL SITE PLAN
PARCEL 2

SHEET
A1.2



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18. 6' H X 3'-6" W WROUGHT IRON GATE
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26. CURB RAMP PER P.W. STD. P-29
27. STREET TYPE APPROACH PER P.W. STD. P-77
28. SITE ENTRANCE SIGN, RE: 2B/A1.6

NOT APPROVED

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
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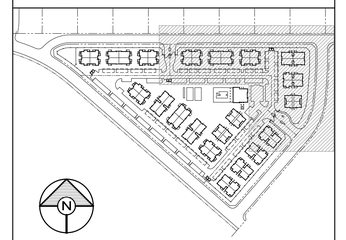
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



PARTIAL SITE PLAN - PARCEL 3

1" = 30'-0"

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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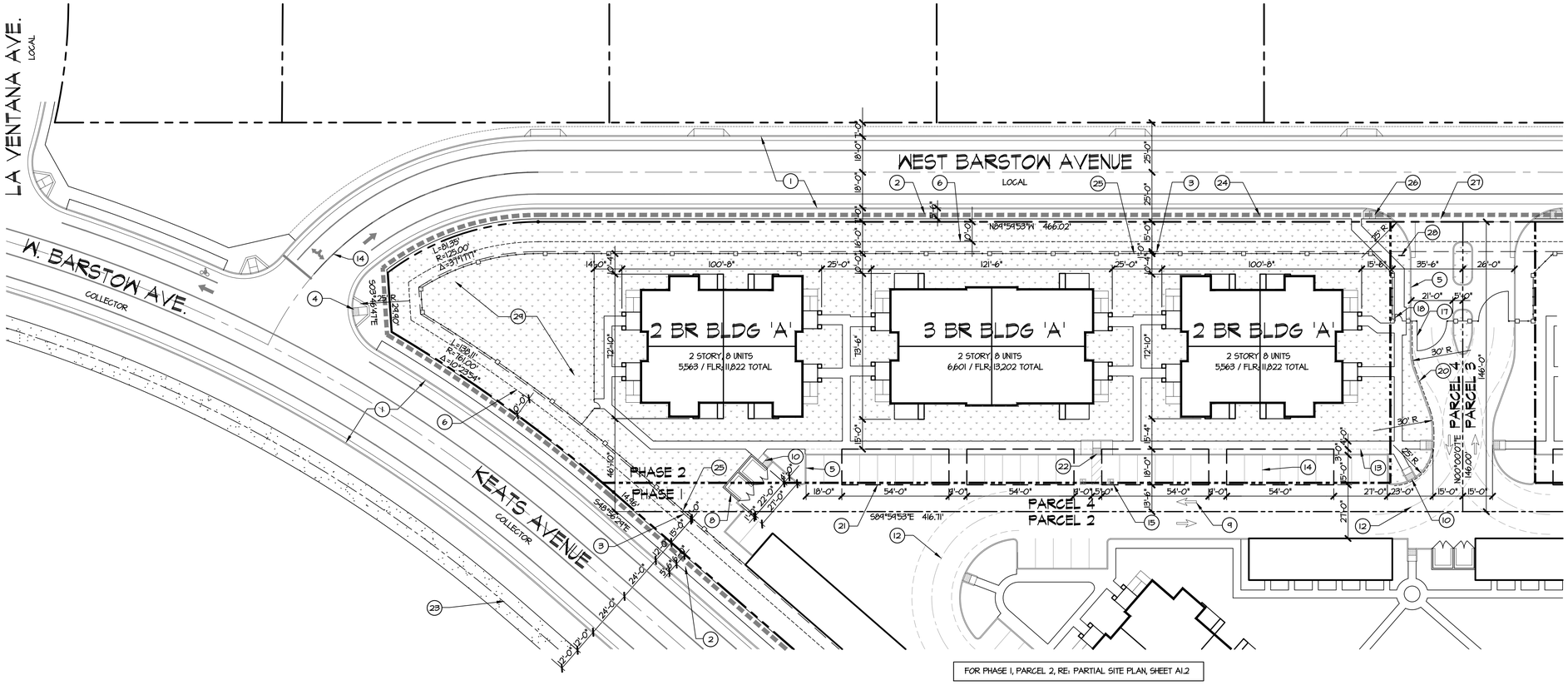
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 3

SHEET
A 1.3



PARTIAL SITE PLAN - PARCEL 4

1" = 30'-0"

NOT APPROVED

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24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. STREET TYPE APPROACH PER P.W. STD. P-77
28. SITE ENTRANCE SIGN, RE: 2B/A1.6
29. DOG EXERCISE AREA

LEGEND

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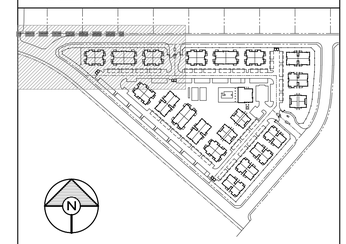
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



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PARTIAL SITE PLAN
PARCEL 4

SHEET
A1.4

GENERAL NOTES

1. 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 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 PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUBSURFACE STRUCTURES AND APPURTENANCES IN PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY ENGINEER. FOR ENCROACHMENT PERMIT INFORMATION, CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (ALAN JAMES) AT (559) 621-8693. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
4. 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 [PH. (916) 373-3710] SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/ SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER [PH. (661) 654-2289] 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 TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
5. 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.
6. SUITABLE TOILET FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION. (CFC SECTION 412.1)
7. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
11. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY(INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A "STREET WORK PERMIT" PRIOR TO OCCUPANCY.
12. ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY OF FRESNO AND STATE DIVISION OF HIGHWAY SPECIFICATIONS.
13. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNER ANNOUNCING SPECIALS EVENTS SUCH AS GRAND OPENINGS, NEW MANAGEMENT ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
14. STORAGE SHELVING OVER 8-FEET HIGH WILL REQUIRE PLANS AND CALCULATIONS AND A SEPARATE PERMIT WITH APPROVAL FROM THE CITY.
21. PROVIDE ICBO CERTIFICATION FROM THE SHOP WELDING FACILITY OR PROVIDE SPECIAL INSPECTION OF SHOP WELDING INCLUDING CERTIFICATION OF WELDED COMPONENTS PRIOR TO PERMIT INSURANCE.
28. HIGH STRENGTH BOLTING, CONCRETE WITH F'C GREATER THAN 2500 PSI, SHOP AND FIELD WELDING MUST BE INSPECTED BY APPROVED INDEPENDENT INSPECTORS RETAINED BY THE OWNER. INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO CITY OF FRESNO BUILDING DEPARTMENT.
29. CONTACT CITY OF FRESNO BUILDING DEPARTMENT TO SCHEDULE A SPECIAL INSPECTION MEETING AT THE JOB SITE.
30. THE SPECIAL INSPECTOR SHALL SUBMIT A COPY OF ALL SPECIAL INSPECTION REPORTS TO THE CITY OF FRESNO BUILDING DEPARTMENT.
32. PROVIDE GATE ACCESS BY 5:30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.

LEGAL DESCRIPTION

APN 328-300-03:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 101 OF FRESNO COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 8, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE NORTHERLY 330 OF THE SOUTH ¾ OF SAID LOT 101. ALSO EXCEPTING THEREFROM THE NORTH ¼ OF SAID LOT 101.

FIRE DEPT. NOTES

1. DESIGNATED ("HIGHLIGHTED") CURBS WILL BE PAINTED RED WITH 3" LETTERS STATING "FIRE LANE" "NO PARKING" EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET, 6" RED STRIPE IF NO CURB EXIST.
2. PROVIDE SIGN (17x22" MIN.), AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY, WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CVC FRESNO POLICE DEPT. 554-621-2300".
3. FIRE EXTINGUISHER LOCATIONS AND TYPE SHALL BE PROVIDED FOR BUILDINGS UNDER CONSTRUCTION FOR THE TYPE OF HAZARD PRESENT DURING CONSTRUCTION AS REQUIRED BY THE FIRE MARSHAL.
4. 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.
5. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4½" OUTLET SHALL FACE THE ACCESS LANE.
6. ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS, AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS, SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FT. DRIVEABLE SURFACE.
7. ALL GATES TO BE ACCESSIBLE TO THE FIRE DEPARTMENT.
8. PROVIDE A KNOX BRAND KEY BOX AT LOCATION DIRECTED BY THE FIRE MARSHAL FOR EMERGENCY ACCESS TO THE BUILDING AND TENANT SPACES PER CFC 902.4.
9. THE TYPE OF FIRE EXTINGUISHER AND LOCATION TO BE APPROVED BY THE FIRE MARSHAL.
10. HAZARDOUS MATERIALS SIGNAGE ON BUILDING DOORS TO BE APPROVED BY THE FIRE MARSHAL.
11. PRIOR TO FINAL APPROVAL FOR OCCUPANCY A PERMIT FROM THE FIRE DEPARTMENT WILL BE REQUIRED FOR THE USE OF HAZARDOUS MATERIALS.
12. "LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO SUBMITTING TO THE CITY OF FRESNO FOR PERMIT AND INSTALLATION. ONE SET OF APPROVED PLANS SHALL BE MAINTAINED ON THE JOB SITE AND ONE SET RETAINED BY THE CITY OF FRESNO". THE SPRINKLER SYSTEM SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF 2.0 POUNDS/S.F. TO SUPPORT THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, I HAVE DESIGNED THE MAIN SUPPORT MEMBERS (PURLINS, FRAMES, JOIST, ETC.) TO SUPPORT CONCENTRATED LOADS OF LARGER SPRINKLER LINES.

SIGNED _____
ENGINEER LIC. #2663

13. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
14. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MIN. 4" OF BASE ROCK W/ COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERING PLANS) YEAR-AROUND AND WITH 24' MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
15. ALL DRIVE ACCESS GATES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B1300 SERIES OR CYLINDER LOCK 1W1B2). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
16. GATE TO REMAIN OPEN DURING THE HOURS OF OPERATION, AND TO BE SECURED AT ALL OTHER TIMES. A COPY OF THE KEY IS TO BE PROVIDED TO THE FIRE AND POLICE DEPARTMENTS FOR EMERGENCY ACCESS.
17. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10' OF THE FIRE HYDRANT.

ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2013 CBC 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE, UNLESS THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. (2013 CBC 11B-206.2.2)
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. (2013 CBC 11B-206.3)
4. DIRECTIONAL SIGNS COMPLYING W/ 2013 CBC SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING W/ 2013 CBC SECTION 11B-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. (2013 CBC SECTION 11B-216.6)
5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE GROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%). WHEN THE SLOPE OF ANY WALKING SURFACE EXCEEDS 1:20 (5%), IT SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC SECTION 11B-405. (2013 CBC SECTION 11B-403.3)
6. THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE STEEPER THAN 1:12 (8.33%) THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 1:20 (5%). THE GROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2%) MAX. (2013 CBC SECTION 11B-406.2.1, 11B-406.3.1, 11B-406.4.1 AND 11B-406.5.1)
7. THE SURFACE OF EACH CURB RAMP AND IT'S FLARED SIDES, WHERE APPLICABLE, SHALL COMPLY WITH 2013 CBC SECTION 11B-302, FLOOR AND GROUND SURFACES, 11B-405.4 AND 11B-405.10. (2013 CBC SECTION 11B-406.5.4 AND 11B-406.5.5)
8. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES ¼ INCH WIDE BY ¼ INCH DEEP, AT ¾ INCH O.C. (2013 CBC SECTION 11B-406.5.11)
9. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN, EXCLUDING ANY FLARED SIDES AND BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND GUTTER, STREET OR HIGHWAY. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES PER 2013 CBC SECTION 11B-705.1.1 AND FIGURE 11B-705.1, AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. (2013 CBC SECTION 11B-406.5.2, 11B-705.1.1.3, AND 11B-705.1.2.2
10. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE. (2013 CBC SECTION 11B-208.3.1)
11. PROVIDE THE APPROPRIATE NUMBER OF ACCESSIBLE PARKING SPACES AS REQUIRED BY 2013 CBC TABLE 11B-208.2.
12. ONE IN EVERY SIX ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY 2013 CBC SECTION 11B-502 (2013 CBC SECTION 11B-208.2.4)
13. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. (2013 CBC SECTION 11B-502.7.1)
14. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION OF AN ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE SHALL NOT EXCEED 1:48 (2%). (2013 CBC SECTION 11B-502.4)
15. PROVIDE THE FOLLOWING INFORMATION FOR ACCESSIBLE PARKING :
    A. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE, OR PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONAL LANGUAGE OR AND ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250". SIGNS SHALL BE 60 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MIN. OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. (2013 CBC SECTION 11B-502.6)
    B. THE SURFACE OF EACH ACCESSIBLE STALL SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER 201 CBC SECTION 11B-502.6.4.1 OR 11B-502.6.4.2 (2013 CBC SECTION 11B-502.6.4)
    C. AN APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EA. PARKING SPACE WHICH DISPLAYS THE TOW-AWAY WARNING PER 2013 CBC SECTION 11B-502.8.2. (2013 CBC SECTION 502.8)
16. ALL ACCESSIBLE PARKING STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1011 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED ON CONSPICUOUSLY ON SEVEN-FOOT POLES.
17. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAX. CHANGE IN LEVEL BETWEEN ¼ INCH HIGH MIN. AND ½ INCH HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%). CHANGE IN LEVEL GREATER THAN ½ INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 2013 CBC SECTION 11B-405 OR 11B-406. (2013 CBC SECTION 11B-404.2.5 AND 11B-303)

PROJECT DATA

PROPOSED BUILDING TYPE	STORY	OCC GRP.	AREA / FLR	BLDG AREA	BLDGS-PHASE 1	BLDGS-PHASE 2	COVERAGE
1 BEDROOM	3	R-2/USE	4,520 GSF	13,560 GSF	2	1	13,560 GSF
2 BEDROOM - BLDG. 'A'	2	R-2/USE	5,563 GSF	11,126 GSF	2	4	33,378 GSF
2 BEDROOM - BLDG. 'B'	2	R-2/USE	5,911 GSF	11,822 GSF	4	1	29,555 GSF
3 BEDROOM - BLDG. 'A'	2	R-2/USE	6,601 GSF	13,202 GSF	1	2	19,803 GSF
3 BEDROOM - BLDG. 'B'	2	R-2/USE	6,668 GSF	13,336 GSF	2	1	20,004 GSF
RECREATION BUILDING		R-2/USE		4,445 GSF	1	0	4,445 GSF
8 UNIT GARAGE		R-2/USE		2,023 GSF	1	0	2,023 GSF
7 UNIT GARAGE		R-2/USE		1,771 GSF	0	1	1,771 GSF
6 UNIT GARAGE		R-2/USE		1,519 GSF	6	4	15,190 GSF
5 UNIT GARAGE W/ 1 ACC.		R-2/USE		1,645 GSF	1	0	1,645 GSF
4 UNIT GARAGE W/ 1 ACC.		R-2/USE		1,343 GSF	0	1	1,343 GSF
TOTAL							142,767 GSF

UNIT TYPE	NSF	#-PHASE 1	#-PHASE 2	TOTAL
1 BR	830	24	12	36 (21 %)
2BR 'A-1'	1,130	8	16	24 (14 %)
2BR 'A-2'	1,180	8	16	24 (14 %)
2BR 'B-1'	1,190	16	4	20 (11.5 %)
2BR 'B-2'	1,152	16	4	20 (11.5 %)
3BR 'A'	1,351	8	16	24 (14 %)
3BR 'B'	1,388	16	8	24 (14 %)
TOTAL		96	76	172

LOT COVERAGE:

LOT AREA	541,241 SF	12.425 AC
PROPOSED BUILDING AREA	142,767 SF	26.38 %
PAVED AREA	174,609 SF	32.26 %
LANDSCAPED AREA	223,865 SF	41.36 %

172 UNITS / 12.425 AC = 14.48 D.U. / ACRE

PARKING - REQUIRED:

WHEN THERE IS MORE THAN ONE DWELLING UNIT ON A SINGLE LOT THERE SHALL BE ONE AND ONE-HALF PARKING SPACES FOR EACH DWELLING UNIT, ONE OF WHICH SHALL BE IN A CARPORT OR GARAGE. IN THE EVENT THAT A REQUIREMENT FOR ONE-HALF PARKING SPACE RESULTS UNDER THIS RATION, THE PARKING SPACE REQUIREMENT SHALL BE INCREASED TO THE NEXT HIGHEST WHOLE NUMBER.

172 UNITS X 1 = 172 GARAGES/CARPORTS SPACES
172 UNITS X 0.5 = 86 UNCOVERED SPACES
180 UNITS X 1.5 = 258 TOTAL SPACES

ACCESSIBLE PARKING - REQUIRED:

ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2-PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT PER 2013 CBC SECTION 11A-1109A.3.

172 UNITS x 0.02 = 3.44, ROUND TO 4; WHICH WOULD INCLUDE 1 VAN, 1 CARPORT AND 1 GARAGE.

PARKING DATA:

TYPE OF PARKING	REQUIRED	PROVIDED
UNCOVERED	86	87
COVERED (TOTAL)	172	
CARPORT	-	172
GARAGE	-	86
TOTAL	258	345
ACCESSIBLE PARKING	4	14
UNCOVERED (STD)	1	3
UNCOVERED (VAN)	1	4
CARPORT	1	5
GARAGE	1	2

NOT APPROVED

APPL. NO. C-15-165 EXHIBIT D-1 DATE Mar 20 2019
PLANNING REVIEW BY PSiegrist DATE Mar 20 2019
TRAFFIC ENG. NA DATE Mar 20 2019
APPROVED BY Not Approved DATE Mar 20 2019
CITY OF FRESNO DARM DEPT

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT
682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/ ADAMAS LLC
7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

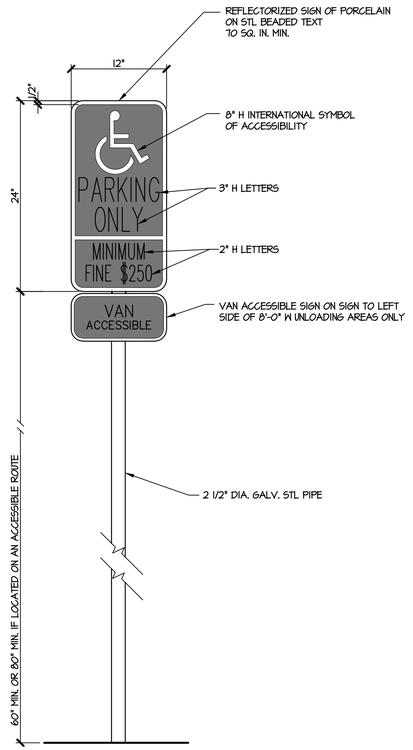
PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

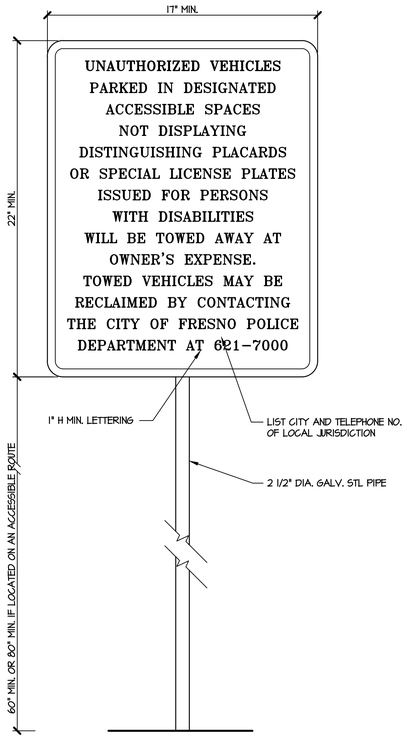
DATE
09/02/17
REVISIONS

SHEET TITLE
GENERAL NOTES CALCULATIONS

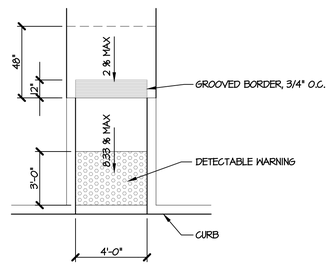
SHEET
A1.5



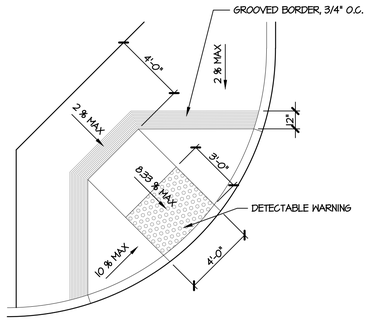
1B ACC. PARKING SIGN
N.T.S.



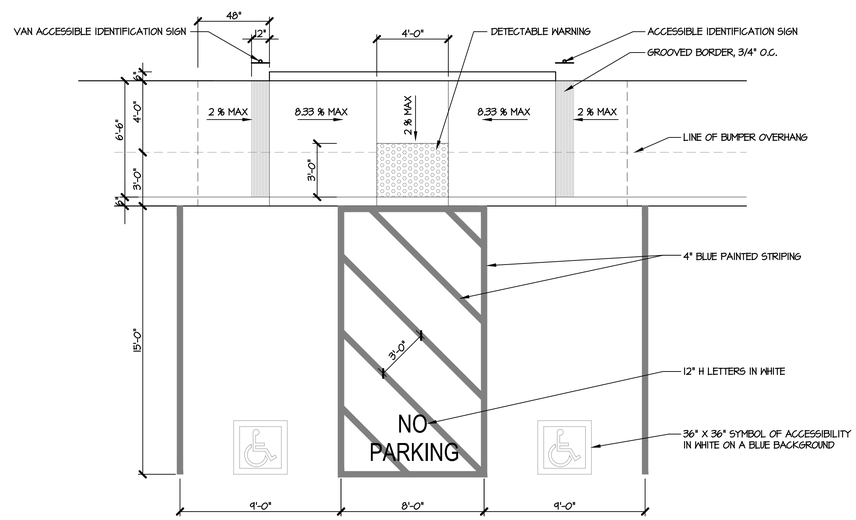
2B SITE ENTRANCE SIGN
N.T.S.



3A ACCESS. RAMP
1/4" = 1'-0"



3B ACCESS. RAMP
1/4" = 1'-0"



4A ACCESS. RAMP
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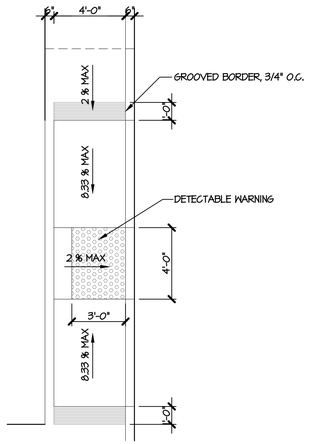
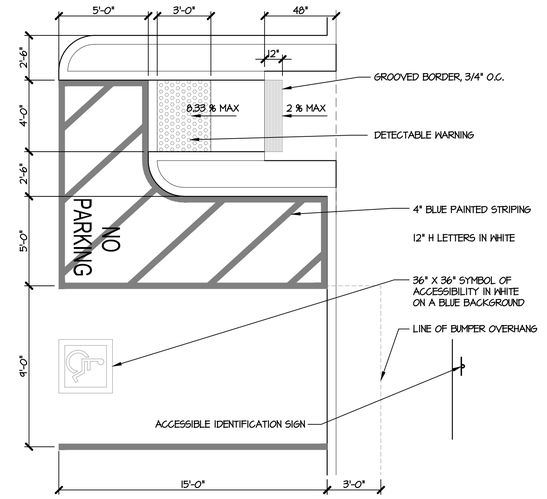
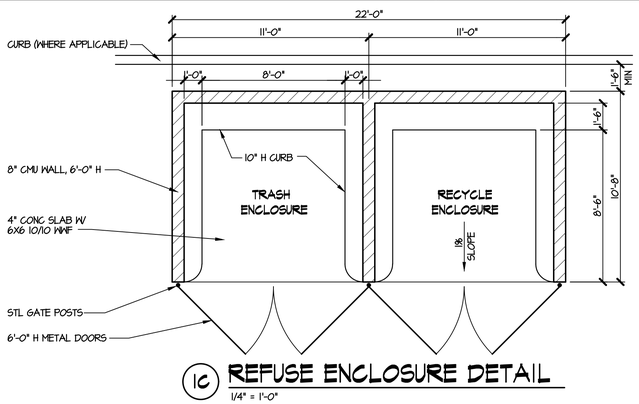


4C ACCESS. RAMP
1/4" = 1'-0"



5C ACCESS. RAMP
1/4" = 1'-0"



DUAL CELL TRASH BIN ENCLOSURE, PER CITY OF FRESNO P.W. STDS. P-33, 34, 35.

PAINTED METAL DOORS TO BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS NOT TO PROTRUDE INTO SERVICE ACCESS OPENING.

HARDWARE LATCHES SHOULD BE HEAVY GAUGE LOCKING GATE LATCH ; NO SLIDE BOLTS.

1C REFUSE ENCLOSURE DETAIL
1/4" = 1'-0"

APPL. NO. C-15-165 EXHIBIT D-2 DATE Mar 20 2019
PLANNING REVIEW BY PSiegrist DATE Mar 20 2019
TRAFFIC ENG. NA DATE Mar 20 2019
APPROVED BY Not Approved DATE Mar 20 2019
CITY OF FRESNO DARM DEPT

NOT APPROVED

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT
682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/ ADAMAS LLC
7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17
REVISIONS

SHEET TITLE
SITE DETAILS

SHEET
A1.6



SIDE ELEVATION



FRONT ELEVATION (REAR SIM.)

3 BEDROOM BLDG. ELEVATIONS

1/8" = 1'-0"



SIDE ELEVATION



FRONT ELEVATION (REAR SIM.)

1 BEDROOM BLDG. ELEVATIONS

1/8" = 1'-0"

GENERAL NOTES

1. PER ASSISTANT DIRECTOR OF PLANNING, ALL LIVING SPACE IS BELOW BUILDING HEIGHT ALLOWED BY ZONING ORDINANCE, THEREFORE, BUILDING HEIGHT IS APPROVED.

SHEET NOTES

1. CEMENT PLASTER
2. STONE VENEER
3. DIMENSIONAL ASPHALT SHINGLES
4. WOOD BRACKET
5. WOOD FASCIA BOARD
6. FIBER CEMENT 12" LAP SIDING
7. FIBER CEMENT 4" LAP SIDING
8. FIBER CEMENT 12" BOARD AND BATTEN SIDING
9. CEMENT PLASTER OVER 2X FURRING WAINSCOTING
10. DECORATIVE MOLDING
11. METAL RAILING
12. WOOD LOUVER
13. LINE OF MECHANICAL WELL

APPL. NO. C-15-165 EXHIBIT E-1 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

TRAFFIC ENG. _____ DATE Mar 20 2019

APPROVED BY Not Approved DATE Mar 20 2019

CITY OF FRESNO DARM DEPT

NOT APPROVED

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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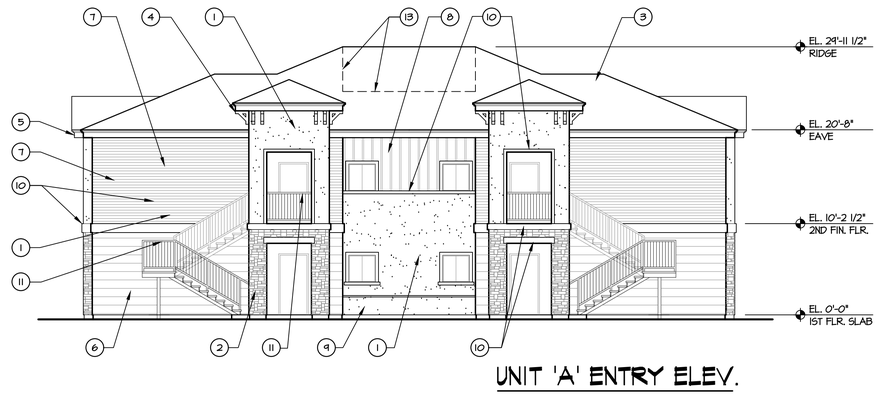
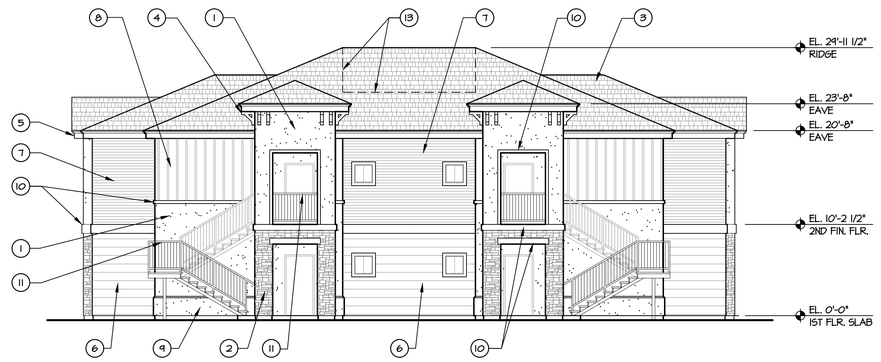
REVISIONS

SHEET TITLE
ELEVATIONS
1 BR BUILDING
3 BR BUILDING

SHEET
A4.1



UNIT 'A' ENTRY ELEV.



UNIT 'B' ENTRY ELEV.



FRONT ELEVATION (REAR SIM.)

2 BEDROOM BLDG. ELEVATIONS

1/8" = 1'-0"

GENERAL NOTES

1. PER ASSISTANT DIRECTOR OF PLANNING, ALL LIVING SPACE IS BELOW BUILDING HEIGHT ALLOWED BY ZONING ORDINANCE, THEREFORE, BUILDING HEIGHT IS APPROVED.

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9. CEMENT PLASTER OVER 2X FURRING WAINSCOTING
10. DECORATIVE MOLDING
11. METAL RAILING
12. WOOD LOUVER
13. LINE OF MECHANICAL WELL

APPL. NO. C-15-165 EXHIBIT E-2 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

TRAFFIC ENG. _____ DATE Mar 20 2019

APPROVED BY Not Approved DATE Mar 20 2019

CITY OF FRESNO DARM DEPT

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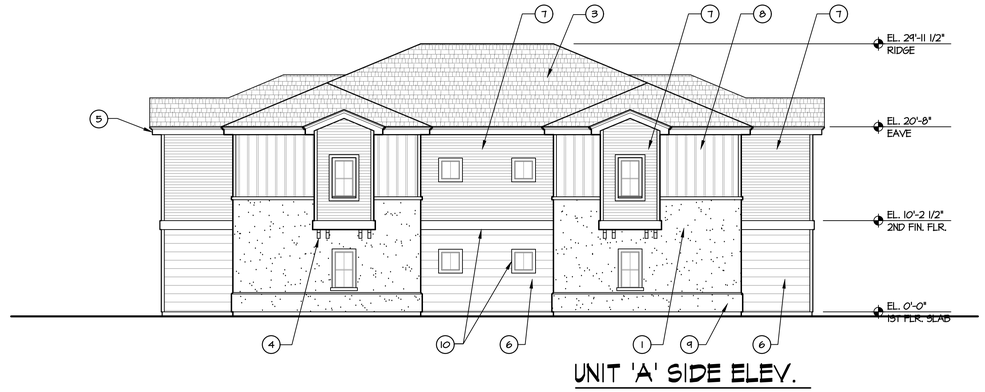
DATE
09/30/17

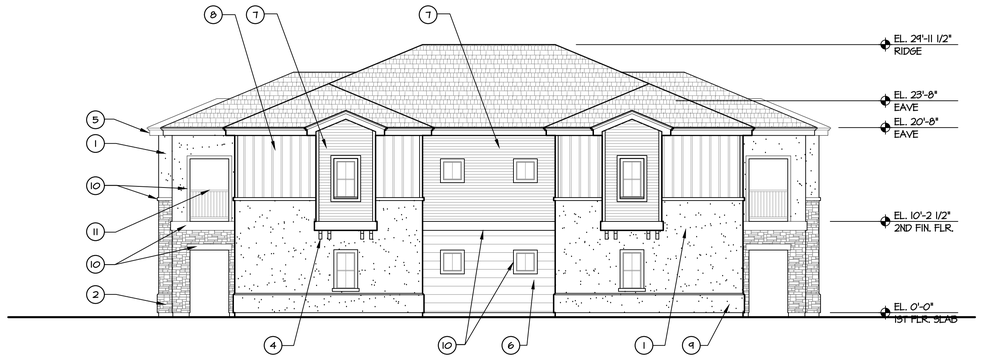
REVISIONS

SHEET TITLE
2 BR BLDG 'A' ELEVATIONS

SHEET
A4.2



UNIT 'A' SIDE ELEV.



UNIT 'B' SIDE ELEV.



FRONT ELEVATION (REAR SIM.)

2 BEDROOM BLDG. 'B' ELEVATIONS

1/8" = 1'-0"

GENERAL NOTES

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SHEET NOTES

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9. CEMENT PLASTER OVER 2X FURRING WAINSCOTING
10. DECORATIVE MOLDING
11. METAL RAILING
12. WOOD LOUVER
13. LINE OF MECHANICAL WELL

APPL. NO. C-15-165 EXHIBIT E-3 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

TRAFFIC ENG. _____ DATE Mar 20 2019

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CITY OF FRESNO DARM DEPT

LUCZO ARCHITECTURE

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INTERIOR DESIGN

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PROPOSED MULTI - FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
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09/30/17

REVISIONS

SHEET TITLE
2 BR BLDG 'B' ELEVATIONS

SHEET
A4.3



3 BEDROOM BLDG. 'A' SIDE (ENTRY) ELEVATION

1/8" = 1'-0"



3 BEDROOM BLDG. 'A' FRONT ELEVATION

1/8" = 1'-0"



3 BEDROOM BLDG. 'B' SIDE ELEVATION

1/8" = 1'-0"



3 BEDROOM BLDG. 'B' FRONT (ENTRY) ELEVATION

1/8" = 1'-0"

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13. LINE OF MECHANICAL WELL

APPL. NO. C-15-165 EXHIBIT E-4 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

TRAFFIC ENG. _____ DATE Mar 20 2019

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CITY OF FRESNO DARM DEPT

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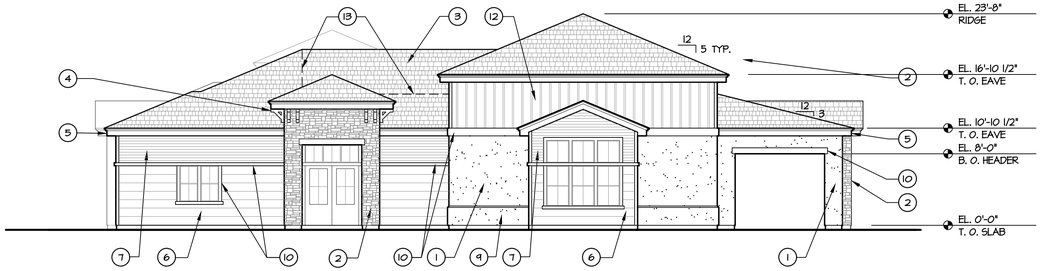
DATE
09/30/17

REVISIONS

SHEET TITLE
3 BR BLDG 'A'
3 BR BLDG 'B'
ELEVATIONS

SHEET
A4.4



SIDE (NORTH) ELEV

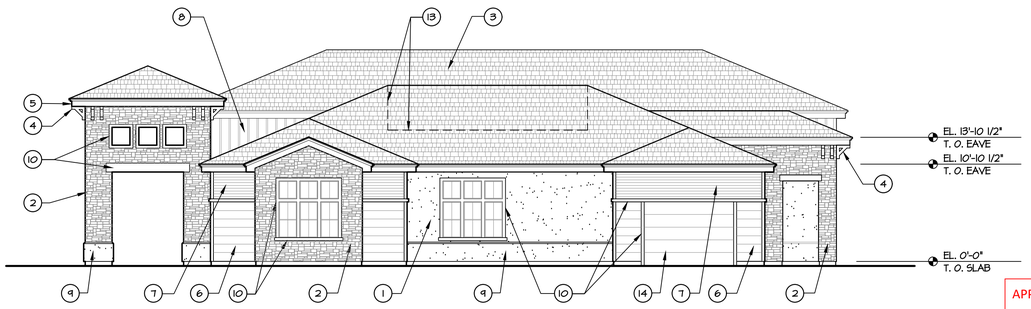


NOTE: SHEET NOTES SIMILAR TO NORTH ELEVATION.

SIDE (SOUTH) ELEV



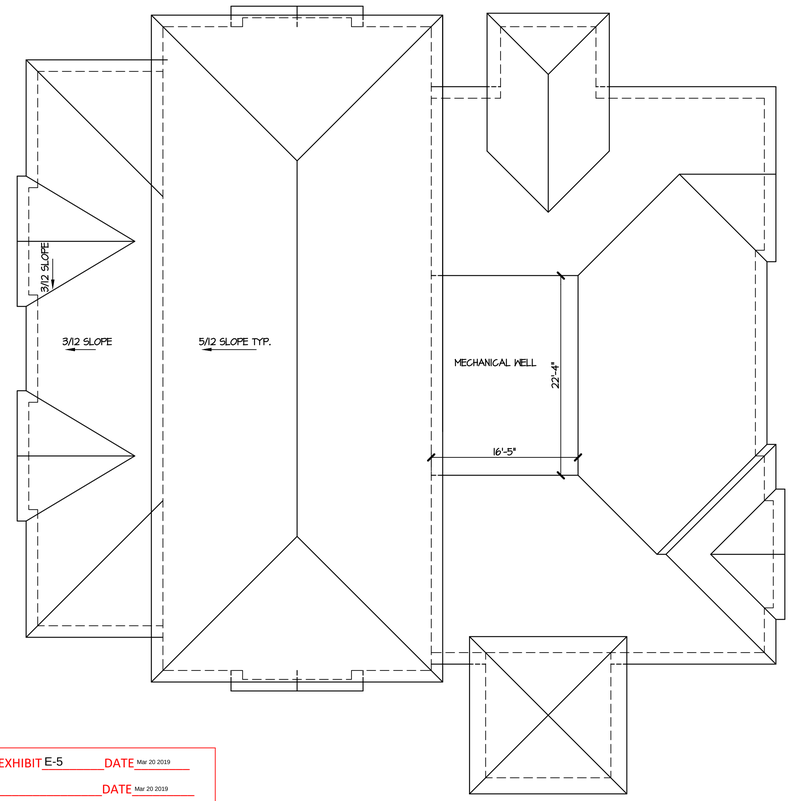
REAR (WEST) ELEV



FRONT (EAST) ELEV

OFFICE/REC BLDG ELEVATIONS

1/8" = 1'-0"



OFFICE/REC BLDG ROOF PLAN

1/8" = 1'-0"

APPL. NO. C-15-165 EXHIBIT E-5 DATE Mar 20 2019
PLANNING REVIEW BY DATE Mar 20 2019
TRAFFIC ENG. DATE Mar 20 2019
APPROVED BY Not Approved DATE Mar 20 2019
CITY OF FRESNO DARM DEPT

SHEET NOTES

1. CEMENT PLASTER
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9. CEMENT PLASTER OVER 2X FURRING WAINSCOTING
10. DECORATIVE MOLDING
11. METAL RAILING
12. WOOD LOUVER
13. LINE OF MECHANICAL WELL
14. 10' X 7' SECTIONAL DOOR

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
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PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1630.01

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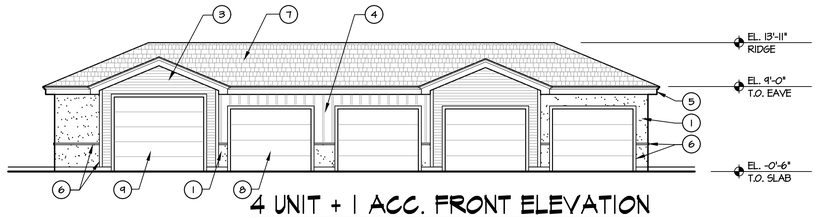
DATE
09/30/17

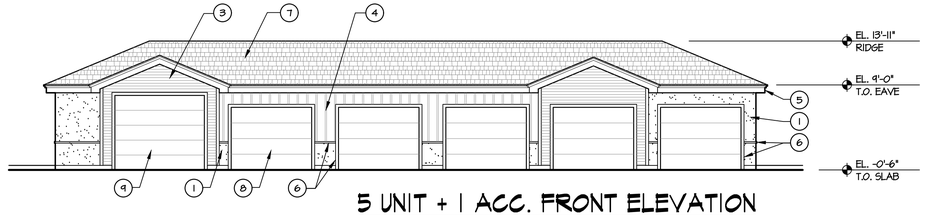
REVISIONS

SHEET TITLE
OFFICE/REC BLDG
ELEVATIONS
ROOF PLAN

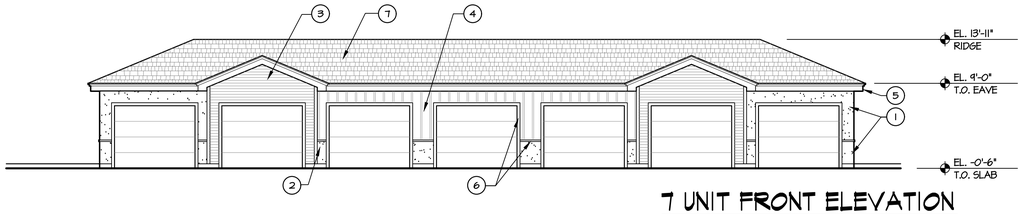
SHEET
A5.2



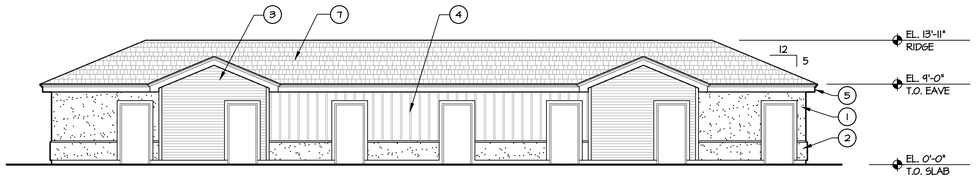
4 UNIT + 1 ACC. FRONT ELEVATION



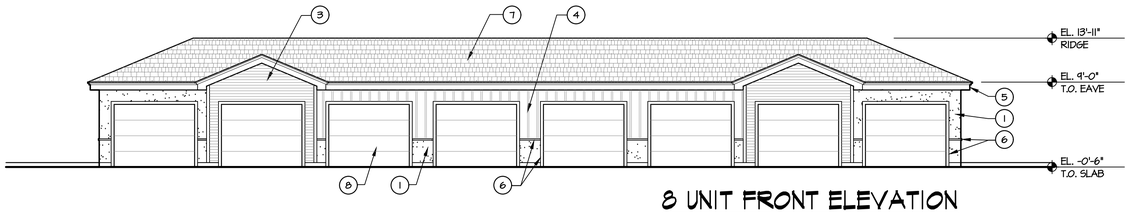
5 UNIT + 1 ACC. FRONT ELEVATION



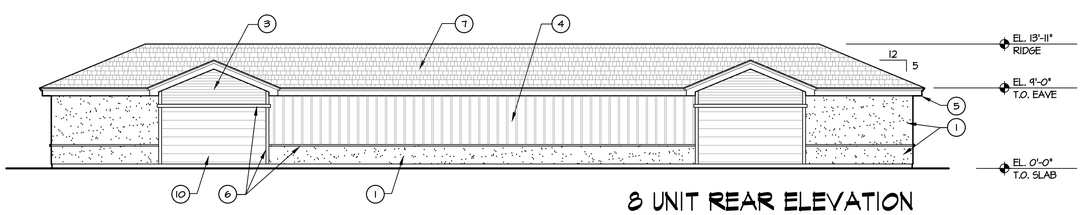
7 UNIT FRONT ELEVATION



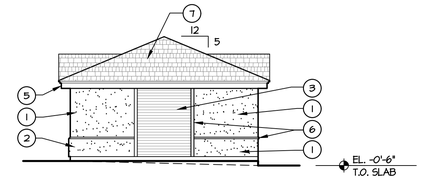
7 UNIT REAR ELEVATION



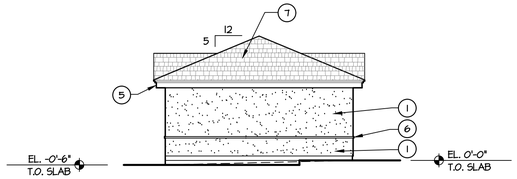
8 UNIT FRONT ELEVATION



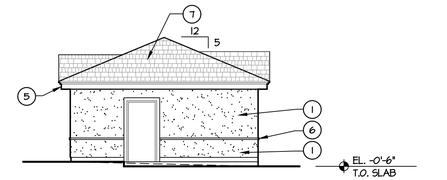
8 UNIT REAR ELEVATION



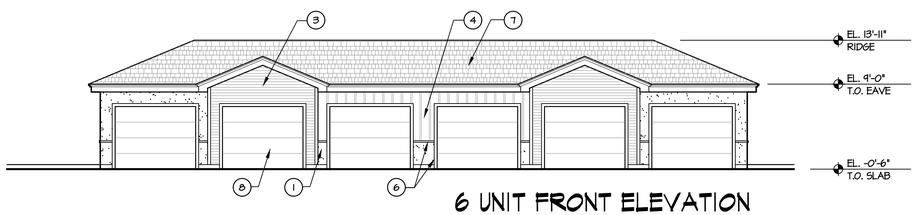
6B, 7, 4+1 ACC, UNIT SIDE ELEV.



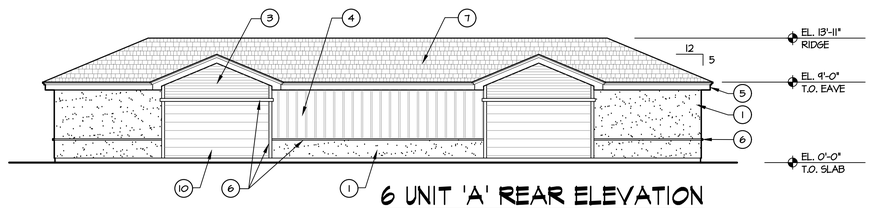
6A, 8, 5+1 ACC, UNIT SIDE ELEV.



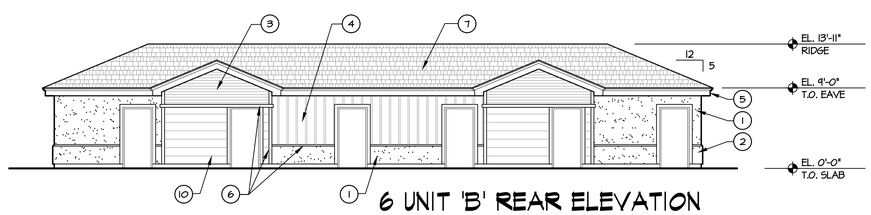
5+1 ACC, UNIT SIDE ELEV.



6 UNIT FRONT ELEVATION



6 UNIT 'A' REAR ELEVATION



6 UNIT 'B' REAR ELEVATION

GARAGE ELEVATIONS

1/8" = 1'-0"

SHEET NOTES

1. CEMENT PLASTER
2. CEMENT PLASTER OVER 2X FURRING WAINSCOTING
3. FIBER CEMENT 4" LAP SIDING
4. FIBER CEMENT 12" BOARD AND BATTEN SIDING
5. WOOD FASCIA BOARD
6. DECORATIVE MOLDING
7. DIMENSIONAL ASPHALT SHINGLES
8. 9' W X 7' H METAL SECTIONAL DOOR
9. 10' W X 8'-4" H METAL SECTIONAL DOOR
10. FIBER CEMENT 12" LAP SIDING

APPL. NO. C-15-165 EXHIBIT E-6 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

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CITY OF FRESNO DARM DEPT

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DATE
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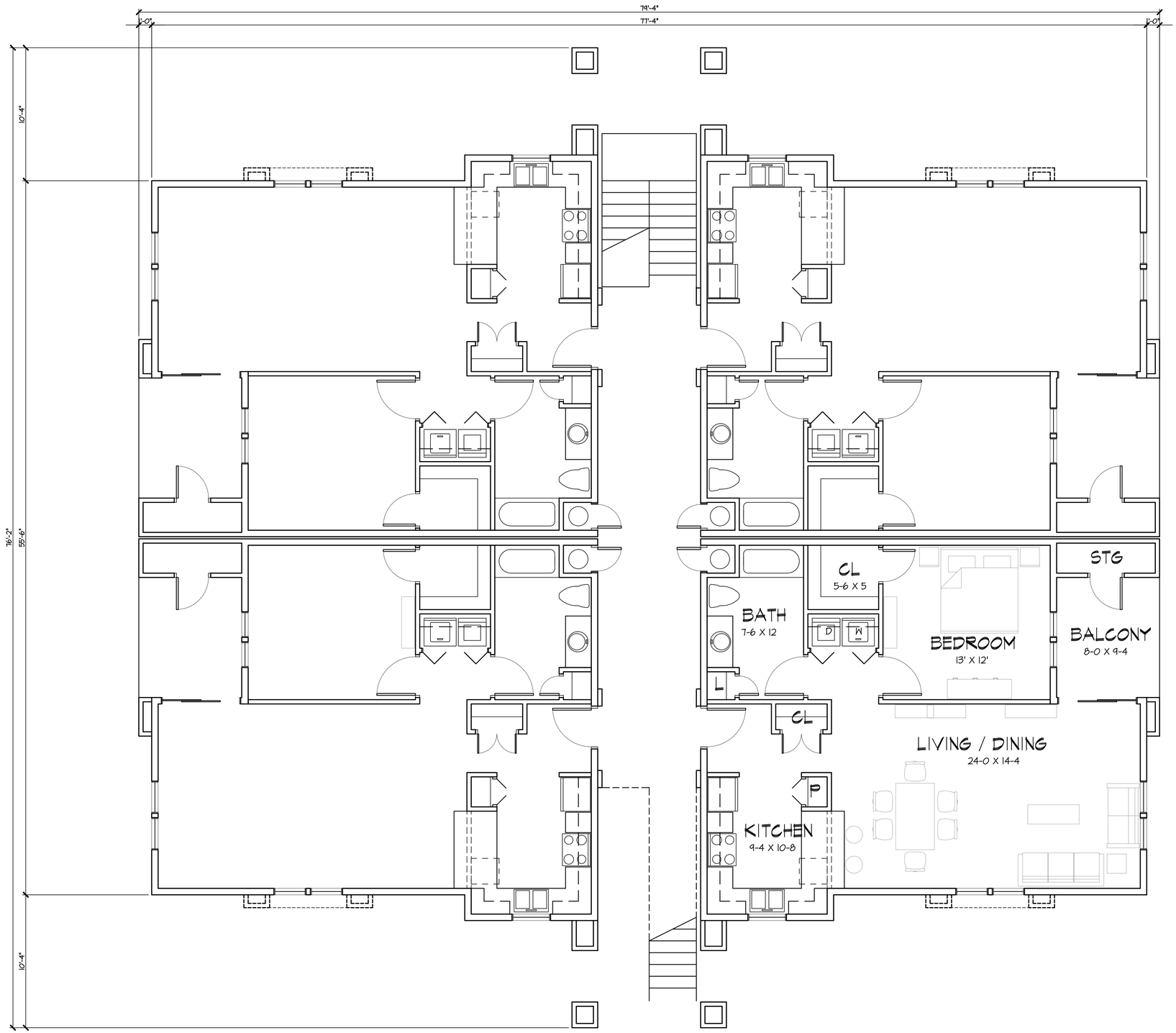
REVISIONS

SHEET TITLE
GARAGE ELEVATIONS

SHEET
A6.2



FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

SHEET NOTES

NOT APPROVED

LUCZO ARCHITECTURE

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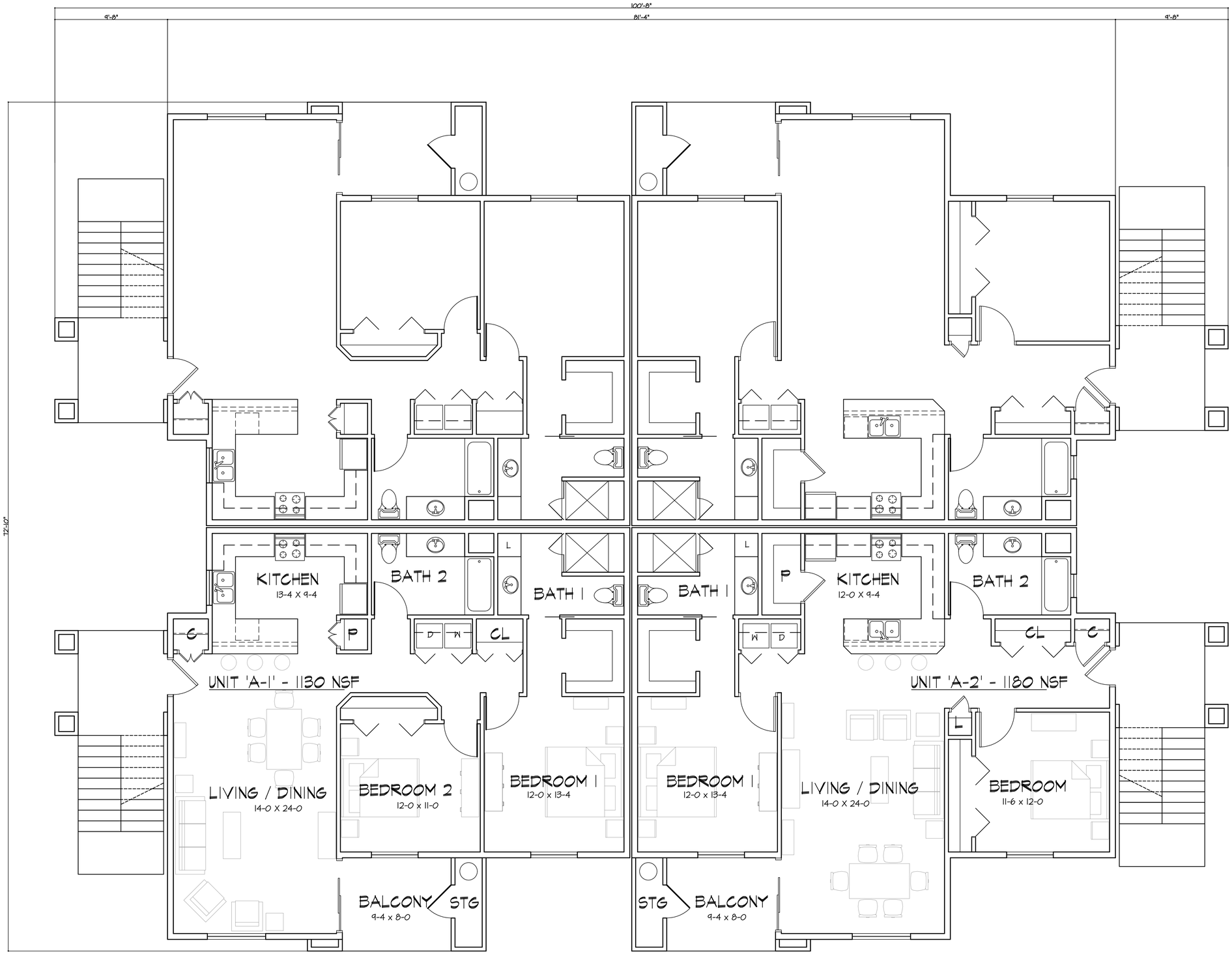
DATE
09/30/18

REVISIONS

SHEET TITLE
FLOOR PLAN
1 BR, 3 STORY

SHEET
A 2.1



2 BR, 2 STY BLDG 'A' FLOOR PLAN

1/4" = 1'-0"

NOT APPROVED

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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PROPOSED SITE PLAN FOR:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

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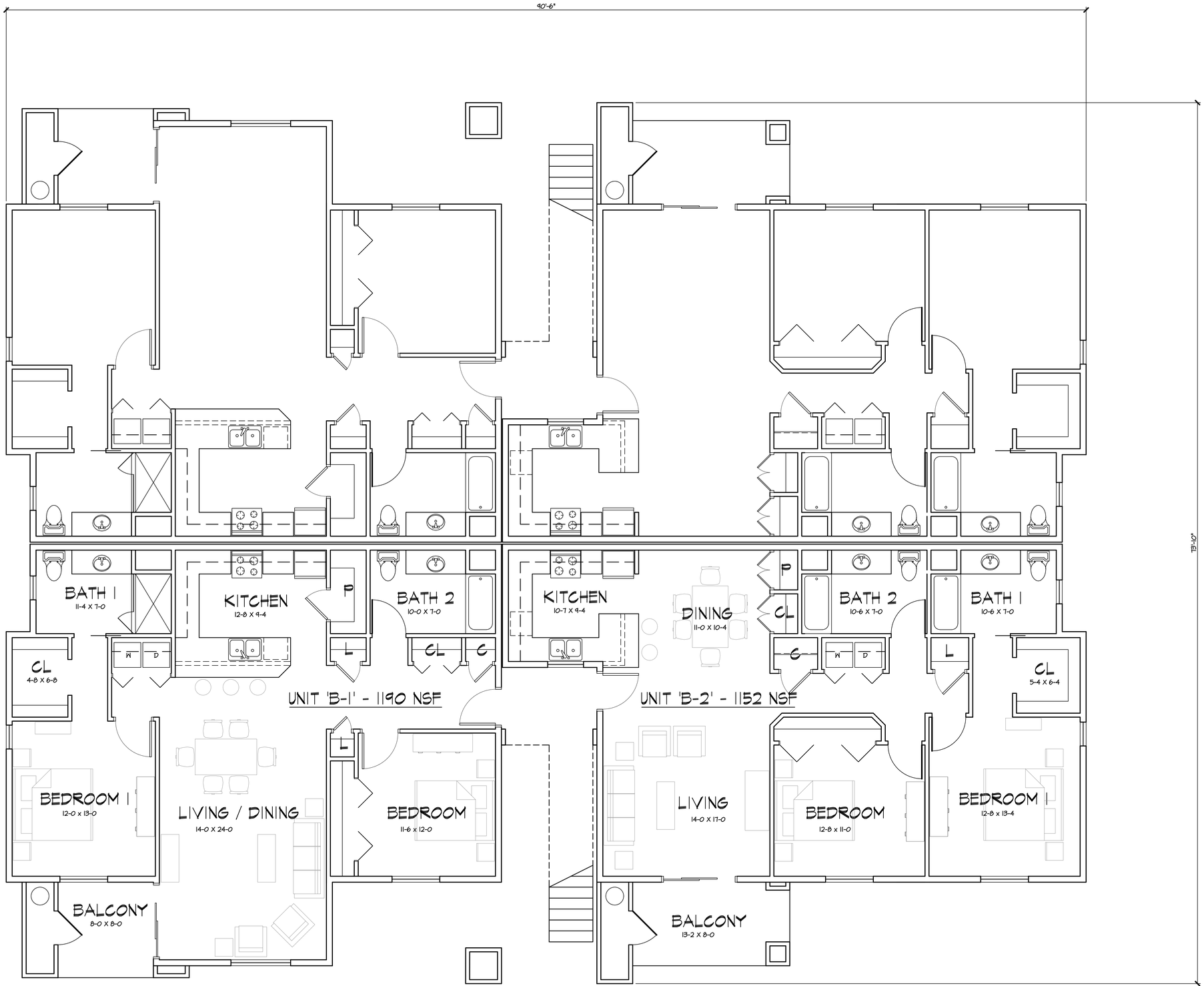
09/30/17

REVISIONS

SHEET TITLE
2 BR, BLDG 'A' FLOOR PLAN

SHEET
A2.2



2 BR, 2 STY BLDG. 'B' FLOOR PLAN

1/4" = 1'-0"

NOT APPROVED

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT

682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/
ADAMAS LLC

7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

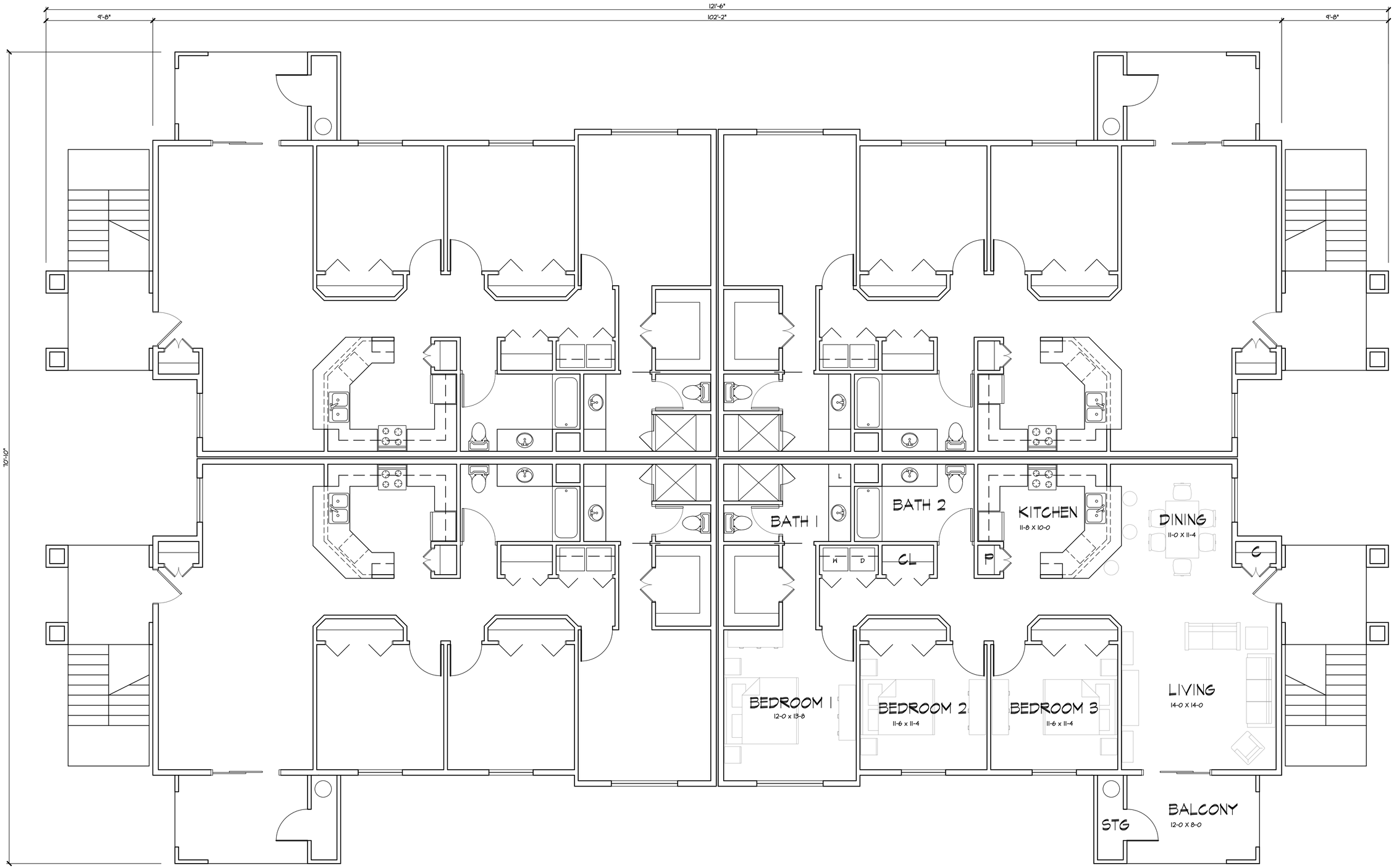
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17

REVISIONS

SHEET TITLE
2 BR BLDG 'B' FLOOR PLAN

SHEET
A2.3



3 BR, BLDG 'A' FLOOR PLAN

1/4" = 1'-0"

UNIT 1367 NSF

NOT APPROVED

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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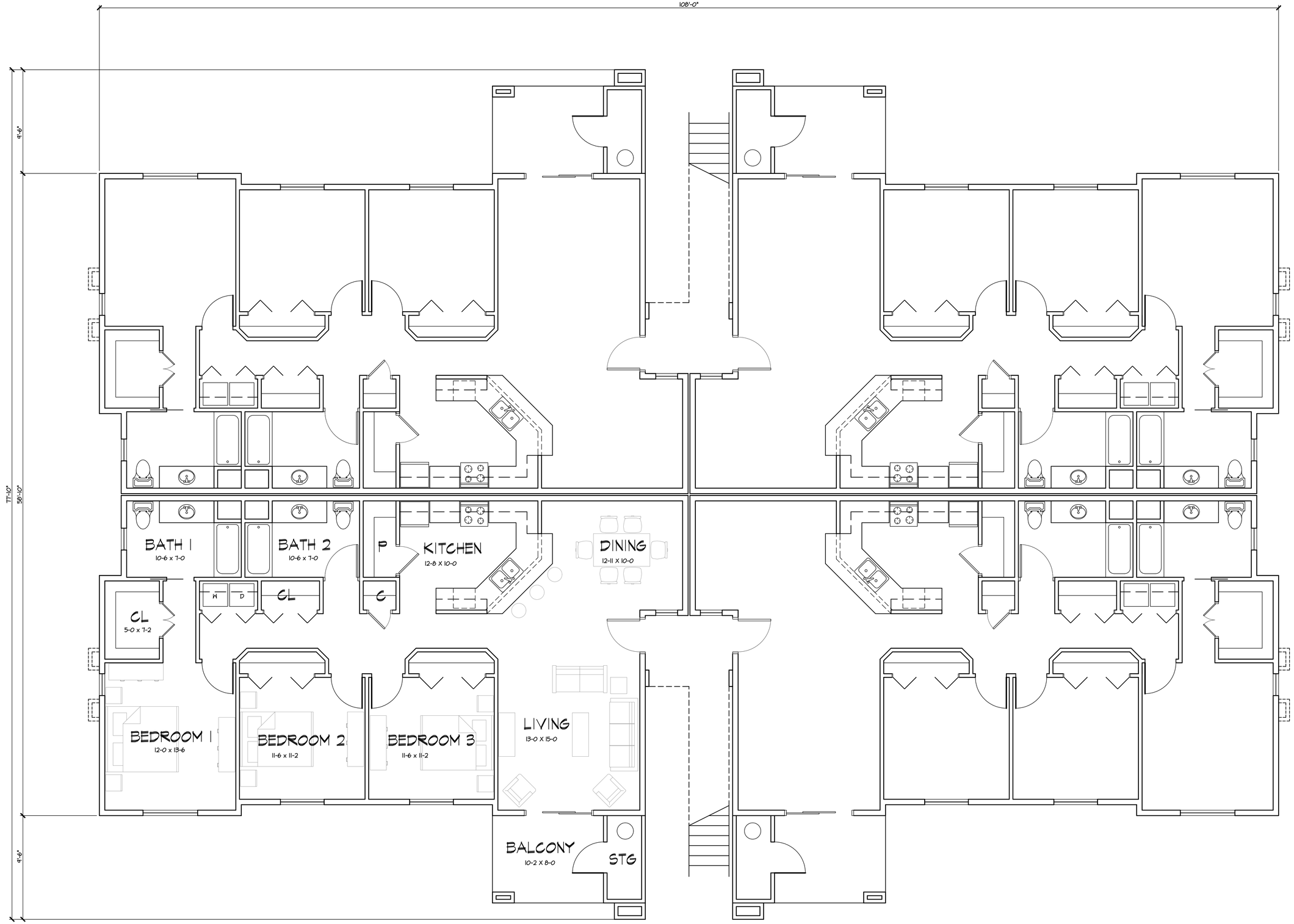
DATE
09/30/17

REVISIONS

SHEET TITLE
3 BR, BLDG 'A' FLOOR PLAN

SHEET
A2.4



3 BR, 2 STY BLDG 'B' FLOOR PLAN

1/4" = 1'-0"

UNIT 1,388 NSF

NOT APPROVED

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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ARCHITECT

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PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1630.01

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DATE
09/30/17

REVISIONS

SHEET TITLE
3 BR BLDG 'B'
FLOOR PLAN

SHEET
A2.5



NOT APPROVED

FLOOR PLAN
1/4" = 1'-0"

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

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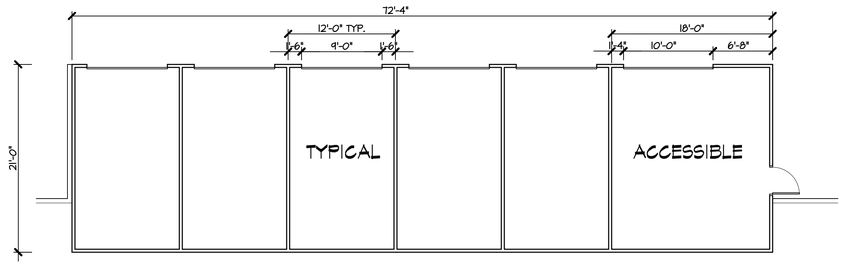
DATE
09/30/17

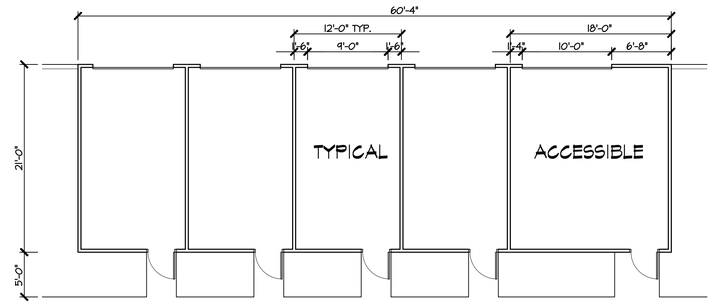
REVISIONS

SHEET TITLE
OFFICE/REC BLDG
FLOOR PLAN

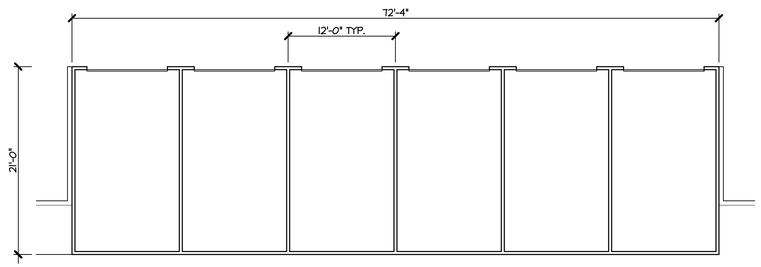
SHEET
A 5.1



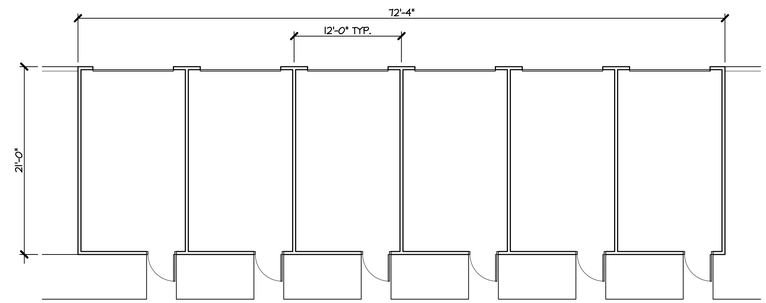
5 UNIT + 1 ACCESSIBLE



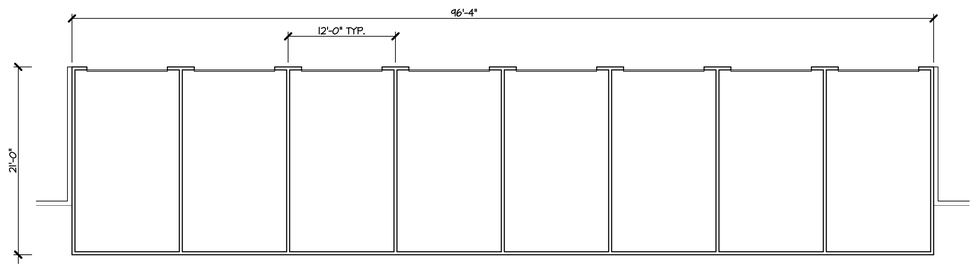
4 UNIT + 1 ACCESSIBLE



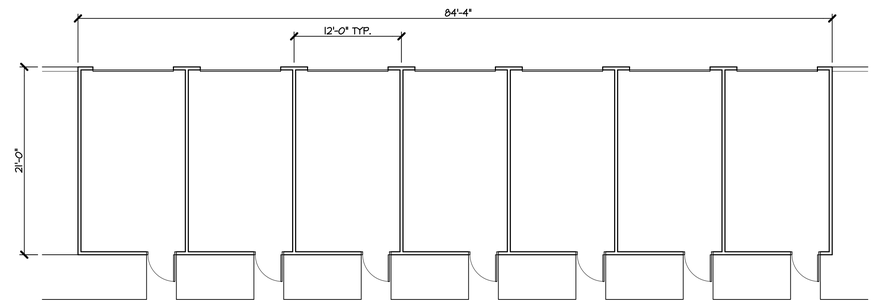
6 UNIT 'A'



6 UNIT 'B'



8 UNIT



7 UNIT

NOT APPROVED

GARAGE FLOOR PLANS

1/8" = 1'-0"

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FRESNO, CALIFORNIA

PROJECT NO.
1603.01

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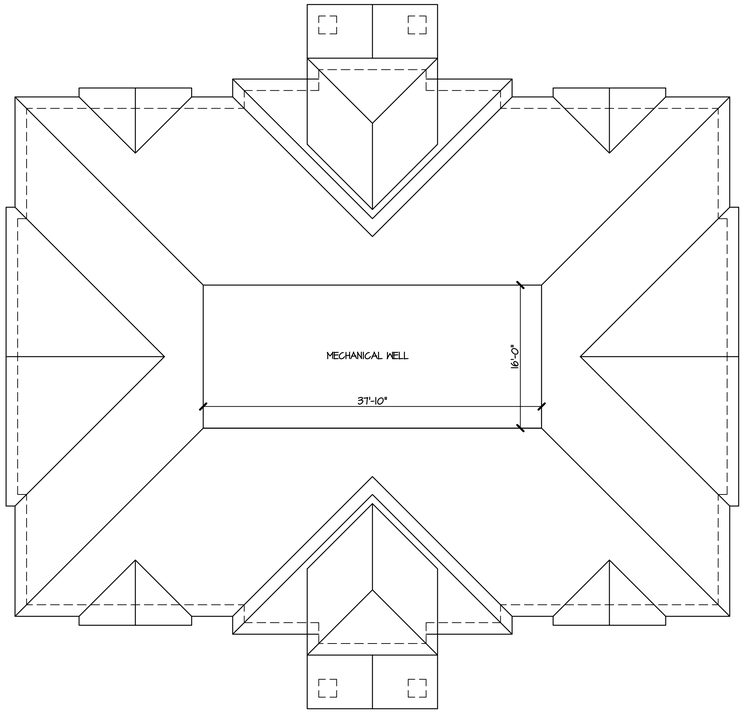
DATE
09/30/17

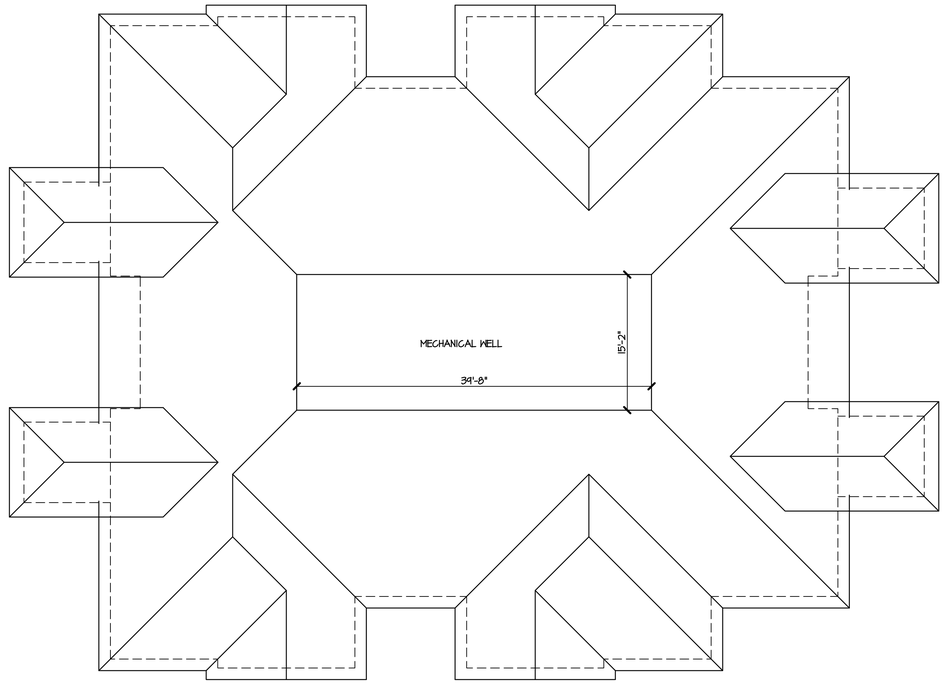
REVISIONS

SHEET TITLE
GARAGE
FLOOR PLANS

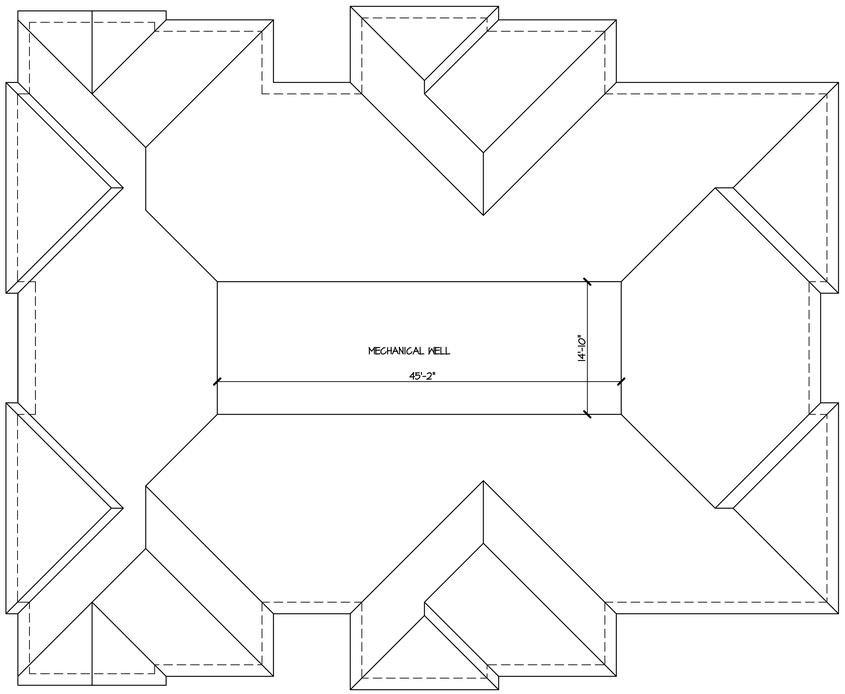
SHEET
A6.1



1 BEDROOM BLDG.



2 BEDROOM BLDG. 'A'



2 BEDROOM BLDG. 'B'

GENERAL NOTES

SHEET NOTES

APPL. NO. C-15-165 EXHIBIT R-1 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

TRAFFIC ENG. _____ DATE Mar 20 2019

APPROVED BY Not Approved DATE Mar 20 2019

CITY OF FRESNO DARM DEPT

NOT APPROVED

ROOF PLANS

1/8" = 1'-0"

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SITE PLANNING
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WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.

1603.01

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DATE

09/30/17

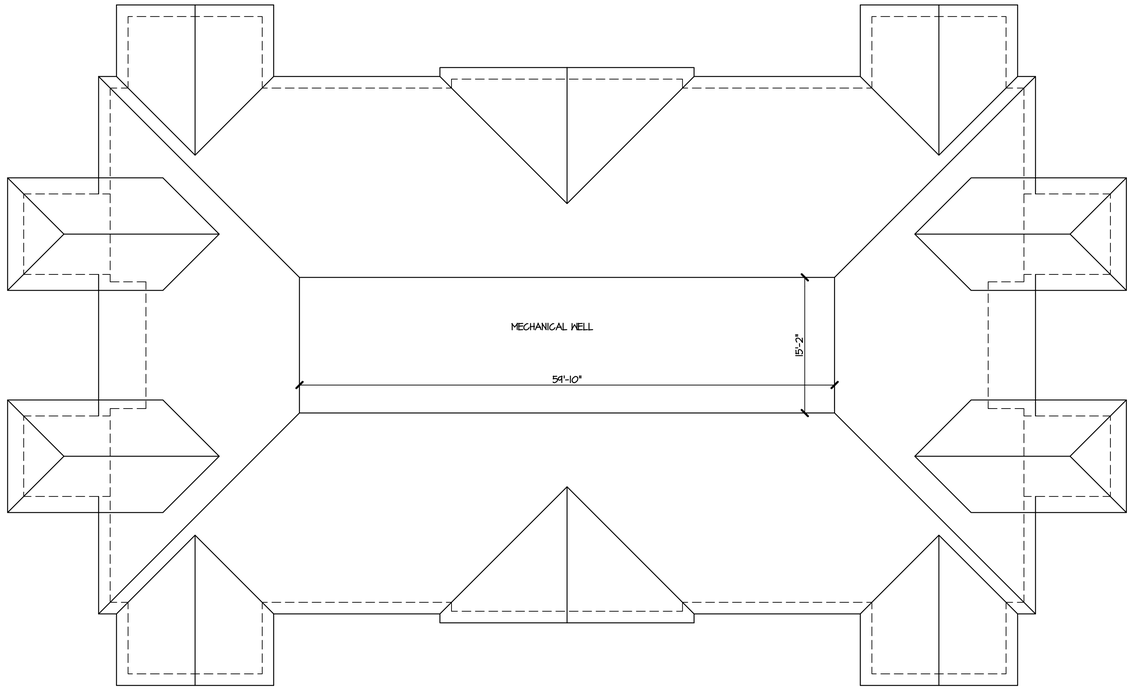
REVISIONS

SHEET TITLE

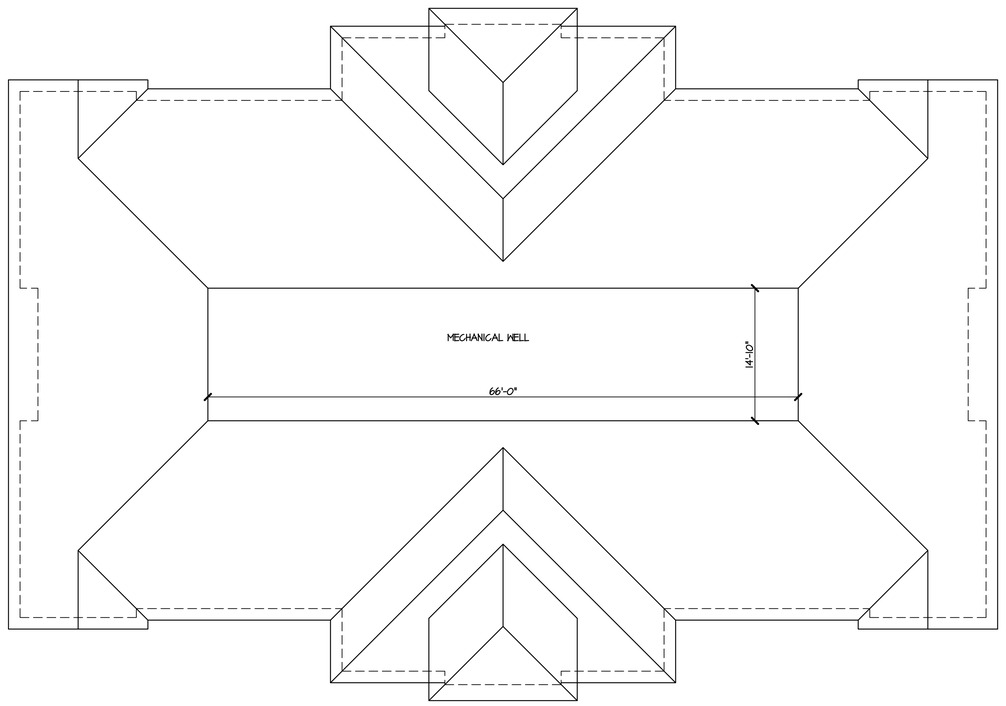
1BR, 2BR BLDG 'A', 2 BR BLDG 'B' ROOF PLANS

SHEET

A3.1



3 BEDROOM BLDG. 'A'



3 BEDROOM BLDG. 'B'

GENERAL NOTES

SHEET NOTES

APPL. NO. C-15-165 EXHIBIT R-2 DATE Mar 20 2019

PLANNING REVIEW BY _____ DATE Mar 20 2019

TRAFFIC ENG. _____ DATE Mar 20 2019

APPROVED BY Not Approved DATE Mar 20 2019

CITY OF FRESNO DARM DEPT

NOT APPROVED

ROOF PLANS

1/8" = 1'-0"

LUCZO ARCHITECTURE

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PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

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DATE
09/30/17

REVISIONS

SHEET TITLE
3 BR BLDG 'A',
3 BR BLDG 'B',
ROOF PLANS

SHEET
A3.2

City of
FRESNO

DATE: **September 28, 2018**

TO: Phillip Siegrist
Development and Resource Management Department

FROM: Louise Gilio, Traffic Planning Supervisor
Department of Public Works, Traffic and Engineering Services Division

SUBJECT: Public Works Conditions of Approval
CUP: PZ15-80000165
PM 2015-09: PZ15-50000009
Location: 6685, 6785, 6825 West Barstow Avenue
Steven Weil / Precision

ATTENTION:
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

	To be completed:	Point of Contact	Department and Contact Information
X	**Recordation of PM 2015-09 and a Cross Access Agreement is required.**	Phillip Siegrist	Planning and Resource Management Department (559) 621-8061 Phillip.Siegrist@fresno.gov
X	**Maintenance Agreement / CFD**	Ann Lillie	Public Works Department (559) 621-8690 ann.lillie@fresno.gov
X	**Vacation of a portion of Barstow Avenue outside the limits of the map (4 month processing time)** A Feasibility Study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

ATTENTION:
Prior to resubmitting the corrected exhibit, provide the following information on the site plan:

1. The **architect and the engineer** to coordinate the information on the site plan and the map.
2. Provide an updated **legal description** and identify the entire parcel at the time of permits.
3. Provide a legend to identify all **line types** and **utility symbols.**
4. Identify and dimension **property lines, easements and vacations.**
5. Identify **scope of work, phase lines.** All items shall be listed as existing or proposed.

PUBLIC IMPROVEMENT REQUIREMENTS

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the tentative map. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed.

Construct or install the required improvements, or contact Public Works to enter into a bonded secured agreement for these improvements. This must be executed **prior** to perfection of this parcel map. Contact Jon Bartel **at (559) 621-8684.**

General Conditions

- Submit the following plans, as applicable, in a single package, to the Public Works Department, Traffic and Engineering Services Division for review and approval, prior to the final map: Street and Trail construction; Signing and Striping; Traffic Signal and Streetlight. All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- Additional offsite improvements will be required at the time of future site plan review.
- Curb ramps with "Detectable Warning Devices" are required at all corners within the limits of this parcel map.
- Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, **(559) 621-5600**.
- Provide a 30' visibility triangle at all street intersections and a 10' visibility triangle where all driveways and / or alleys intersect streets.
- Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
- Street widening and transitions shall also include utility relocations and necessary dedications.
- Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Public Works Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed **perpendicular to the street**. Submit engineered plans to Public Works Department, Traffic and Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross sectional detail on the map.

Street Dedications and / or Vacations

Identify pedestrian paths of travel along public sidewalks: Provide a minimum of 4' clear to accommodate access along the entire street frontage of this map. Pedestrian easements may be required to accomplish this. Contact the Public Works Department, Traffic and Engineering Services Division, Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc. within the public right of way or public easements.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division. Contact Jason Camit at (559) 621-8681. Encroachment agreements must be approved **prior** to final map.

Frontage Improvement Requirements

All improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department. Street construction plans are required and shall be approved by the City Engineer. The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. Contact the City of Fresno Public Works Department, Traffic and Engineering Services Division at **(559) 621-8670** for detailed information.

Specific Mitigation Requirements: Comply with the mitigation measure requirements of the Traffic Engineering Manager in the attached letter dated August 11, 2016.

1. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
2. Carports: Redesign spaces to allow for a 10' minimum stall adjacent to posts.
3. Entrances: Identify a minimum of 100' total stacking. See exhibits A-1 through A-6.
4. Electronic Vehicle Stalls: Identify and design proposed stalls to current standards. Equipment not to encroach into the 9' x 18' parking stalls.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees, **at the time of Parcel Map approval** based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Contact the Public Works Department, Frank Saburit at **(559)621-8797.**

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *General Plan*, *Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS improvements in the next update; upon the inclusion of the added infrastructure, the applicant shall agree to pay the newly calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and

identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. **Keats Avenue:** Collector: Install a signal pole with a 150-watt safety light and an oversize street sign to Public Works Standards at the southeast corner of Keats Avenue and Grantland Avenue.

Fresno Major Street Impact (FMSI)Fees: This map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at **(559)621-8797.**

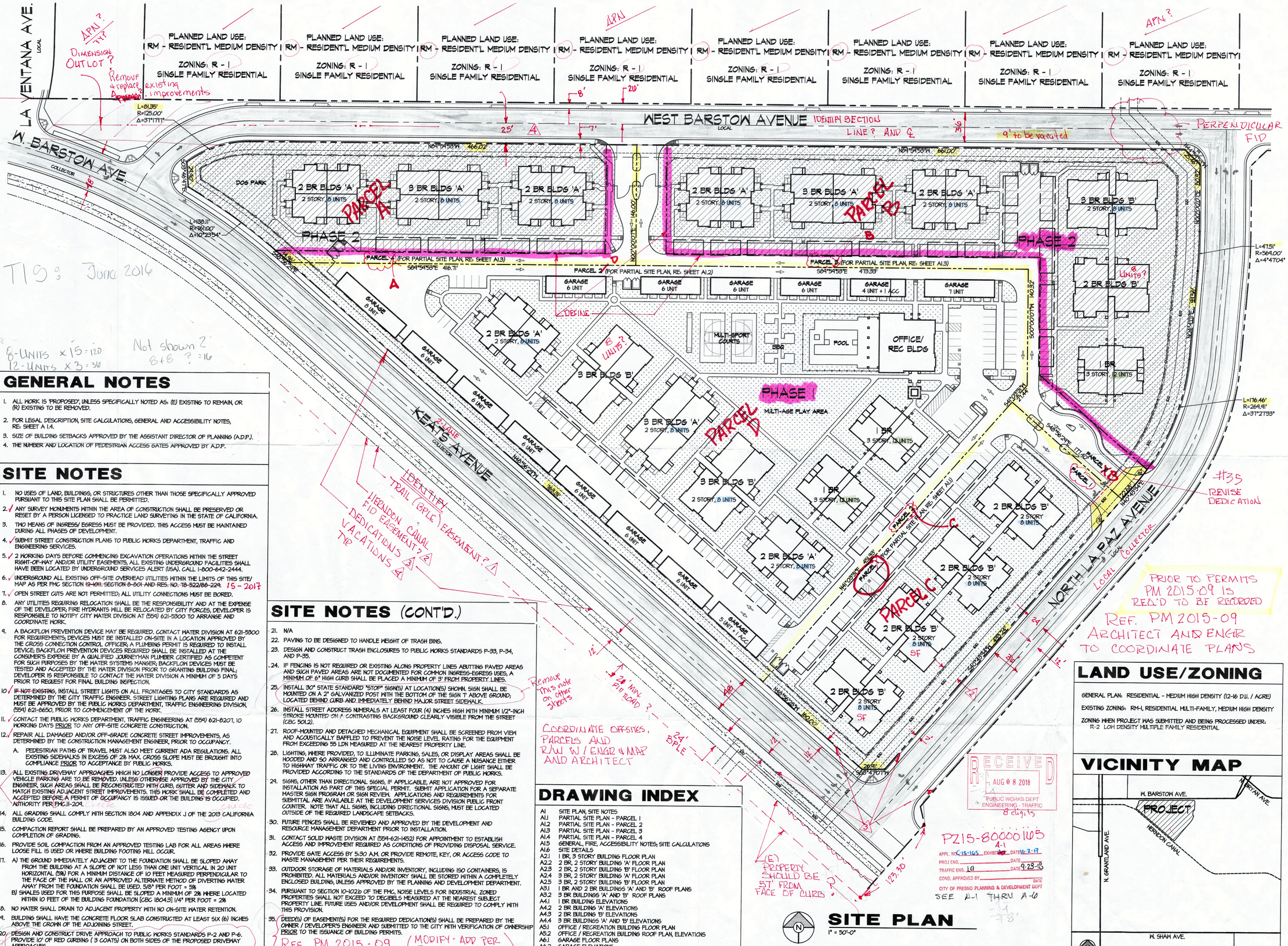
FMSI Requirements:

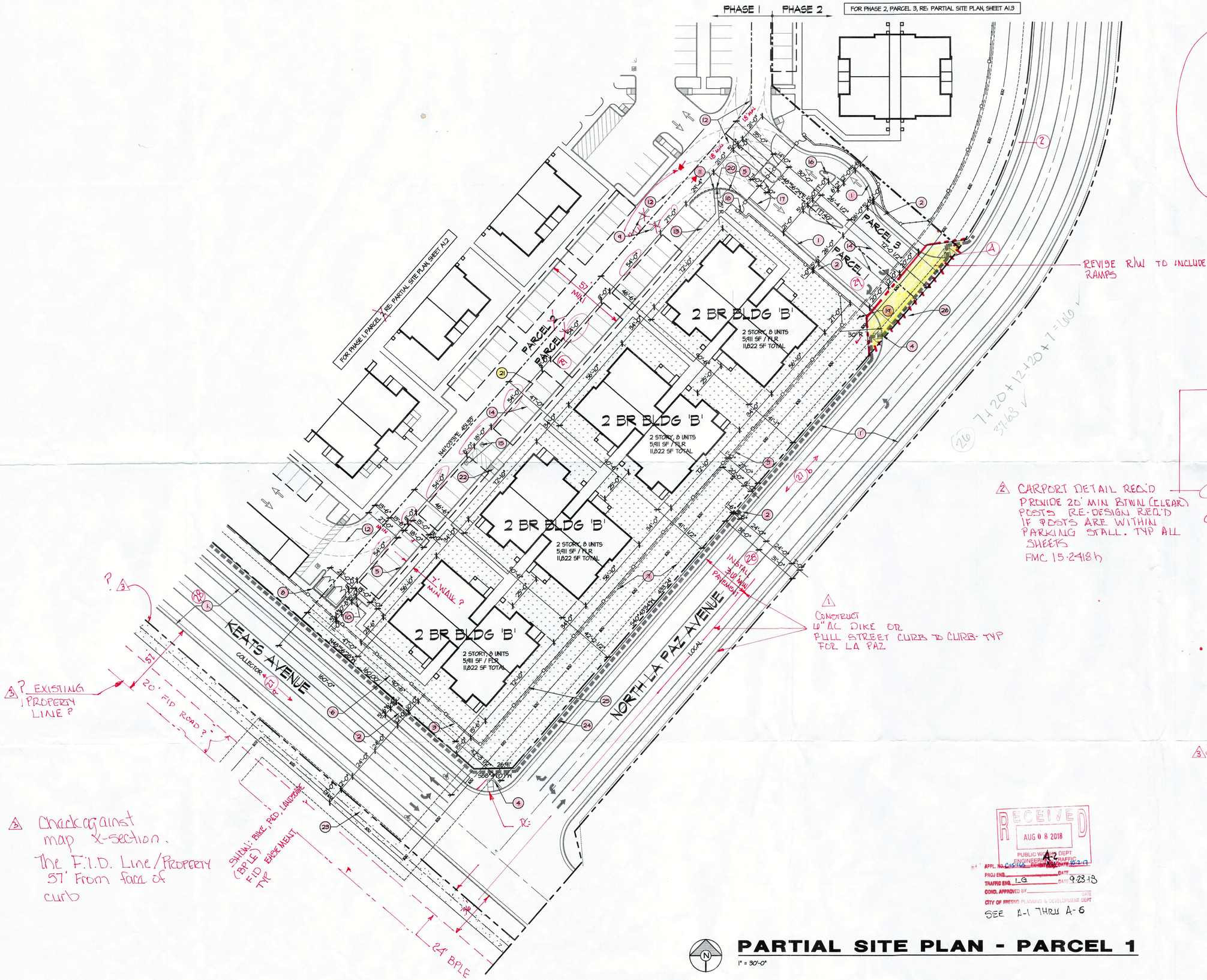
Keats Avenue: Collector

1. Dedicate and construct curb to curb from Grantland Avenue to LaPaz Avenue. Stripe **200'** left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to granting final occupancy.

IDENTIFY LIMITS TO CERTAIN AMOUNT OF UNITS ?


LA VENTANA AVE.
LOCAL
W. BARSTON AVE.
COLLECTOR
WEST BARSTON AVENUE
LOCAL
APN ?
Dimension Outlot ?
Remove & replace existing improvements
IDENTIFY SECTION LINE ? AND ℄
9' to be vacated
PERPENDICULAR ? FID
PLANNED LAND USE: RM - RESIDENT'L MEDIUM DENSITY
ZONING: R - 1 SINGLE FAMILY RESIDENTIAL
DOG PARK
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PHASE 2
PHASE 1
2 BR BLDG 'A' 2 STORY, 8 UNITS
3 BR BLDG 'A' 2 STORY, 8 UNITS
3 BR BLDG 'B' 2 STORY, 8 UNITS
2 BR BLDG 'B' 2 STORY 8 UNITS
1 BR 3 STORY, 12 UNITS
GARAGE 6 UNIT
GARAGE 8 UNIT
GARAGE 7 UNIT
GARAGE 4 UNIT + 1 ACC
GARAGE 5 UNIT + 1 ACC
MULTI-SPORT COURTS
BBQ
POOL
OFFICE/ REC BLDG
MULTI-AGE PLAY AREA
8 UNITS?
12 UNITS?
PARCEL A (FOR PARTIAL SITE PLAN, RE: SHEET A1.3)
PARCEL B (FOR PARTIAL SITE PLAN, RE: SHEET A1.3)
PARCEL C (FOR PARTIAL SITE PLAN, RE: SHEET A1.4)
PARCEL 2 (FOR PARTIAL SITE PLAN, RE: SHEET A1.2)
DEFINE
KEATS AVENUE
COLLECTOR
2 LANE
IDENTIFY TRAIL (GPLE) EASEMENT ?
HEENDON CANAL FID EASEMENT ? DEDICATIONS ? VACATIONS ? TYP
NORTH LA PAZ AVENUE
Local Collector
REMOVE
#35 REVISE DEDICATION
(E) PROPERTY SHOULD BE 51' FROM FACE OF CURB
24' MIN FIRE ROAD ?
24' BPLE
L=81.35' R=125.00' Δ=37°17'17"
L=138.11' R=361.00' Δ=10°23'54"
L=47.51' R=564.00' Δ=4°49'04"
L=176.46' R=269.91' Δ=37°27'33"
N89°54'53"W 466.02'
N89°54'53"W 661.00'
S89°54'53"E 416.71'
S89°54'53"E 473.33'
N00°00'07"E 146.00'
S00°00'07"W 140.32'
N00°25'47"W 163.21'
S41°29'53"W 51.44'
S48°30'07"E 117.40'
N41°29'53"E 122.83'
N00°25'47"W 180.00'
S00°47'07"W 268.11'
N00°25'47"W 423.28'
PARCEL 1 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL 2 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL 3 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL 4 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL



RECEIVED
AUG 0 8 2018
PUBLIC WORKS DEPT
ENGINEERING SERVICES
TRAFFIC
APPL. NO. C-18-116 ENTERED BY DATE 10-2-18
PROJ ENG. DATE
TRAFFIC ENG. LG DATE 9-28-18
COND. APPROVED BY DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
SEE A-1 THRU A-6

A-2

PARTIAL SITE PLAN - PARCEL 1

1" = 30'-0"

GENERAL NOTES

1. ALL WORK IS PROPOSED, UNLESS SPECIFICALLY NOTED AS (E) EXISTING TO REMAIN, OR (R) EXISTING TO BE REMOVED
2. SIZE OF LANDSCAPE SETBACKS AND THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES HAS BEEN PREVIOUSLY APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING.
3. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF FRESNO DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, DATED FEB., 2016, AS REFERENCED IN THE SHEET NOTES.

SHEET NOTES

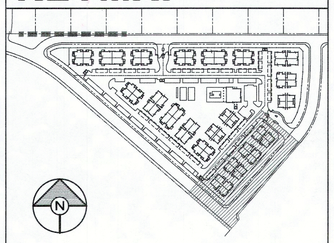
(SHEET NOTES APPLY TO THIS SHEET ONLY)

1. CURB AND GUTTER PER P.W. STD. P-5
2. SIDEWALK PER P.W. STD. P-1
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28
5. 6" HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35. RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ℄ (TRUCK) TURN'S RADIUS
13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX
17. 6' H X 16' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. 'STOP' SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. STREET TYPE APPROACH PER P.W. STD. P-77
27. STREET LIGHTS (Identify) PER P.W. STD.
28. PAVING PER P.W. STD.
29. PARKING LOT PAVING PER P-21, P-22 & P-23
30. ON-SITE LIGHTING ? TYP ALL SHEETS

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT
682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/ ADAMAS LLC
7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

112 UNITS WESTBRIDGE APARTMENTS

ADDRESS
FRESNO, CALIFORNIA

PROJECT NO.
1603.01

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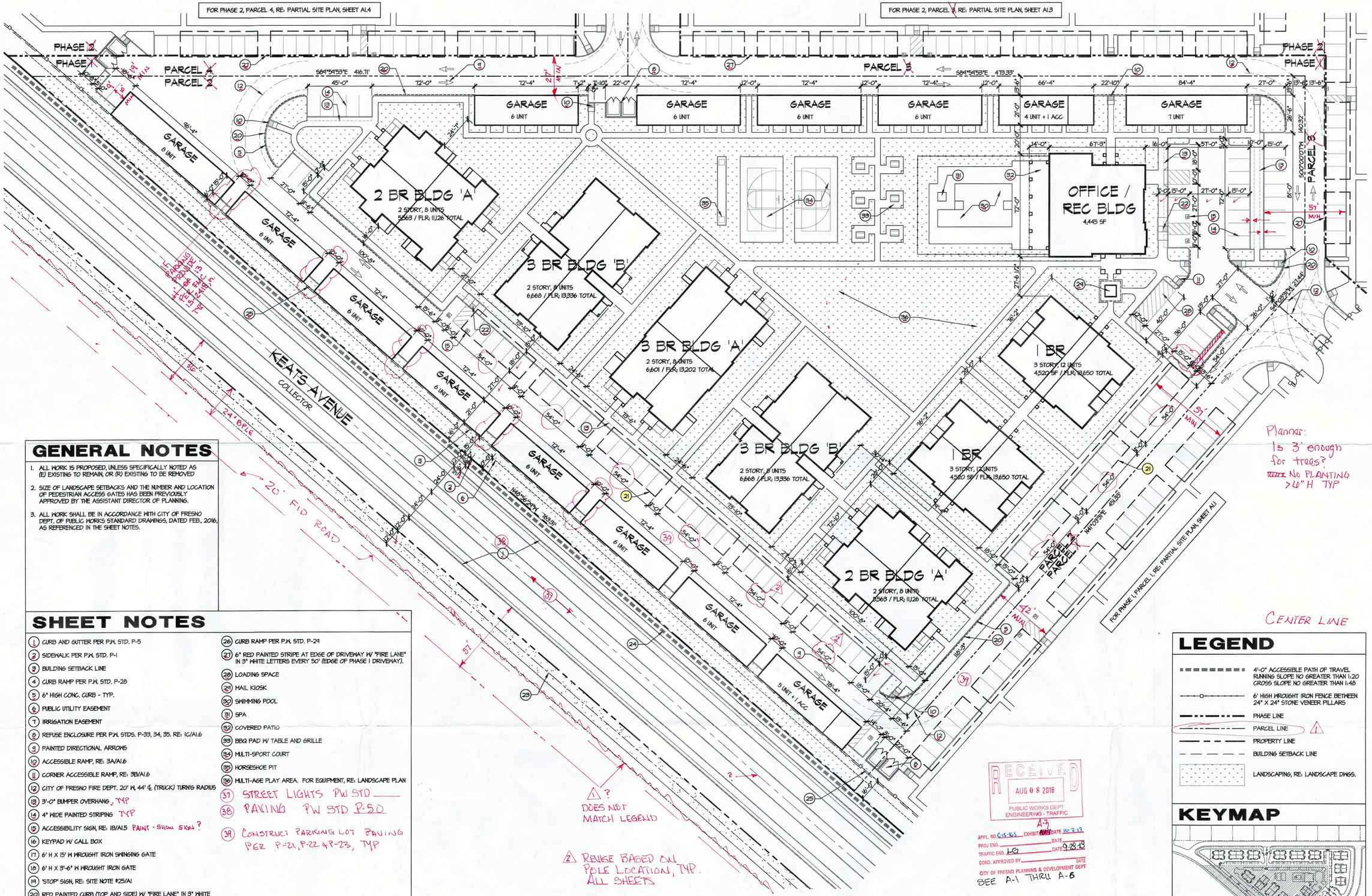
DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 1

SHEET
A 1.1

A-2 CP1



GENERAL NOTES

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2. SIZE OF LANDSCAPE SETBACKS AND THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES HAS BEEN PREVIOUSLY APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING.
3. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF FRESNO DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, DATED FEB., 2016, AS REFERENCED IN THE SHEET NOTES.

SHEET NOTES

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2. SIDEWALK PER P.W. STD. P-1
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28
5. 6" HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35. RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ℄ (TRUCK) TURNING RADIUS
13. 3'-0" BUMPER OVERHANG, TYP
14. 4" WIDE PAINTED STRIPING TYP
15. ACCESSIBILITY SIGN, RE: 1B/A1.5 PAINT - SHOW SIGN?
16. KEYPAD W/ CALL BOX
17. 6' H X 15' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. 'STOP' SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59 12'
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. 6" RED PAINTED STRIPE AT EDGE OF DRIVEWAY W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50' (EDGE OF PHASE 1 DRIVEWAY).
28. LOADING SPACE
29. MAIL KIOSK
30. SWIMMING POOL
31. SPA
32. COVERED PATIO
33. BBQ PAD W/ TABLE AND GRILLE
34. MULTI-SPORT COURT
35. HORSESHOE PIT
36. MULTI-AGE PLAY AREA. FOR EQUIPMENT, RE: LANDSCAPE PLAN
37. STREET LIGHTS PW STD ____
38. PAVING PW STD P-50
39. CONSTRUCT PARKING LOT PAVING PER P-21, P-22 & P-23, TYP

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DIAGS.

KEYMAP

RECEIVED
AUG 08 2018
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

A-3
APPL. NO. C-15-165 EXHIBIT NO. DATE 10-2-17
PROJ ENG. DATE
TRAFFIC ENG. LG DATE 9-28-18
COND. APPROVED BY DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SEE A-1 THRU A-6

PARTIAL SITE PLAN - PARCEL 2

1" = 30'-0"

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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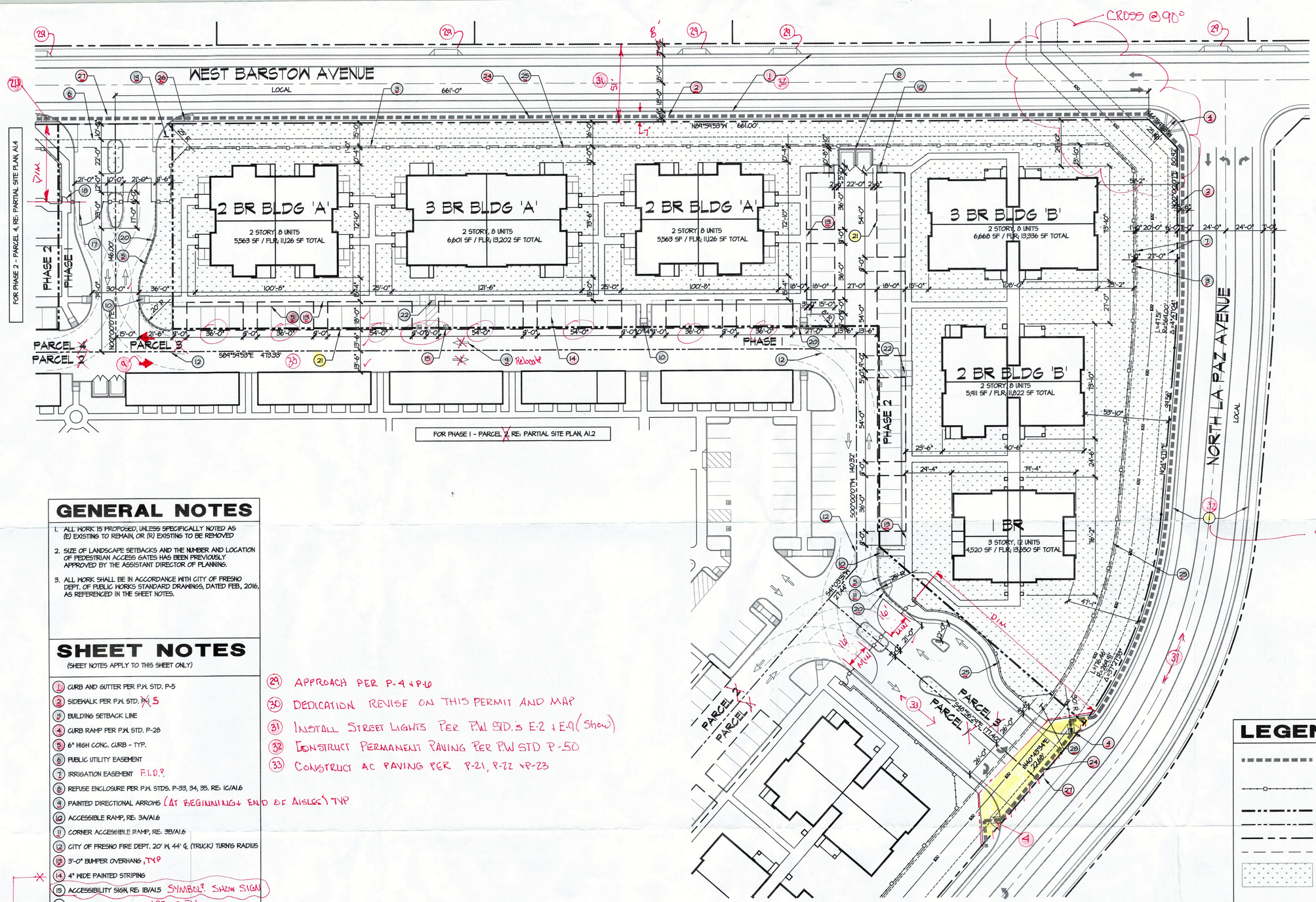
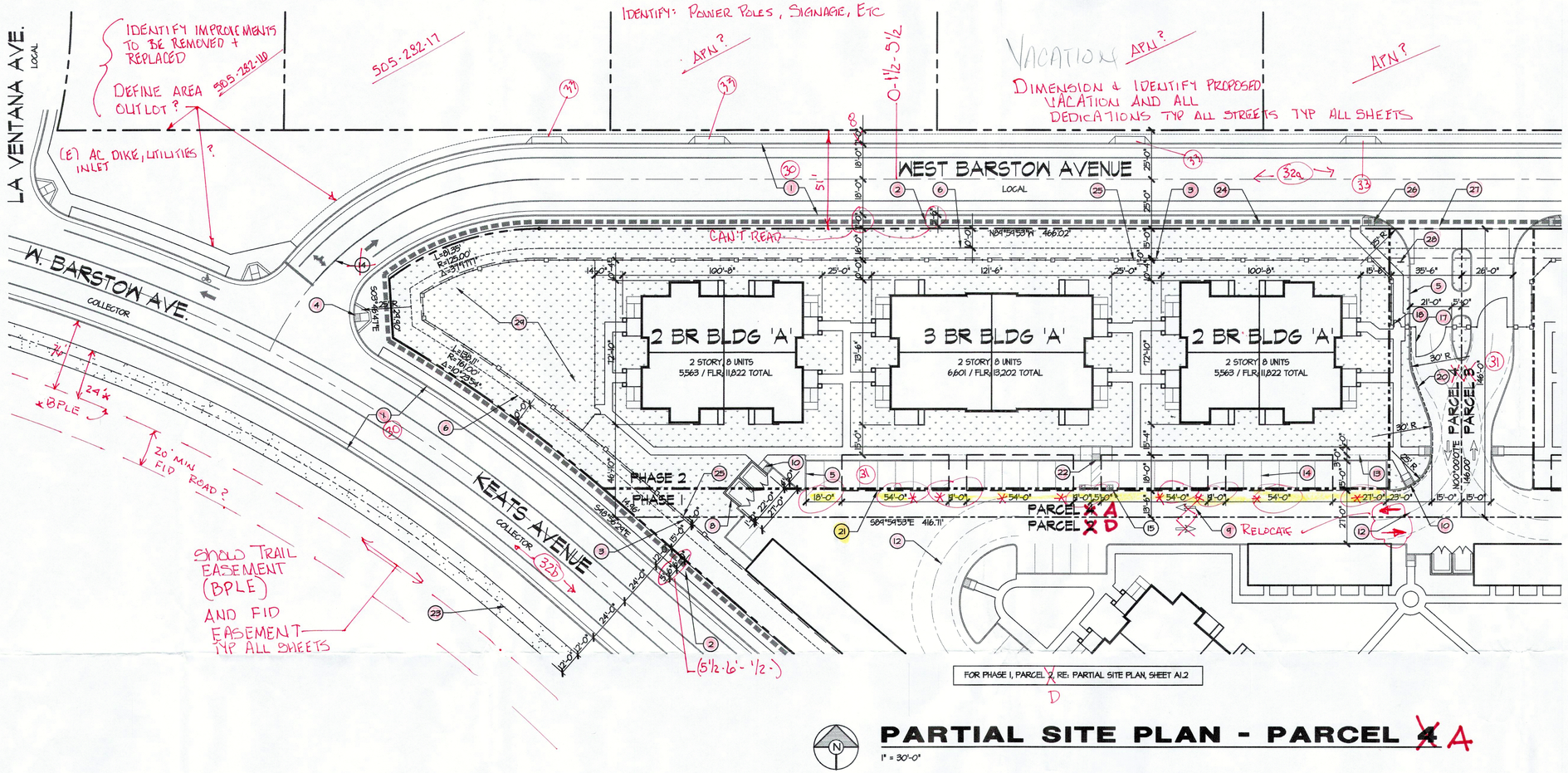
DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 2

SHEET
A1.2

A-3 CP 1


WEST BARSTON AVENUE
LOCAL
NORTH LA PAZ AVENUE
LOCAL
2 BR BLDG 'A'
2 STORY, 8 UNITS
5,563 SF / FLR; 11,126 SF TOTAL
3 BR BLDG 'A'
2 STORY, 8 UNITS
6,601 SF / FLR; 13,202 SF TOTAL
2 BR BLDG 'A'
2 STORY, 8 UNITS
5,563 SF / FLR; 11,126 SF TOTAL
3 BR BLDG 'B'
2 STORY, 8 UNITS
6,668 SF / FLR; 13,336 SF TOTAL
2 BR BLDG 'B'
2 STORY, 8 UNITS
5,611 SF / FLR; 11,222 SF TOTAL
BR
3 STORY, 12 UNITS
4,520 SF / FLR; 13,550 SF TOTAL
PHASE 1
PHASE 2
PARCEL 4
PARCEL 3
PARCEL 2
PARCEL 1
FOR PHASE 2 - PARCEL 4, RE: PARTIAL SITE PLAN, A1.4
FOR PHASE 1 - PARCEL 2, RE: PARTIAL SITE PLAN, A1.2
FOR PHASE 1 - PARCEL 1, RE: PARTIAL SITE PLAN, A1.1
CROSS @ 90°
SEE SHEET A1.1
N00°54'53"W 661.00'
S89°54'53"E 473.33'
N00°00'00"E 146.00'
S00°00'00"W 140.32'
N00°00'00"E 150.32'
N24°42'11"E
R=564.00'
Δ=4°47'04"
L=471.51'
R=564.00'
Δ=4°47'04"
R=564.00'
L=471.51'



PARTIAL SITE PLAN - PARCEL ~~4~~ A

1" = 30'-0"

CARPORT DETAIL REQ'D
PROVIDE "20' CLEAR" BETWEEN POSTS IF WITHIN 9'X18' PARKING AREA. TYP

IDENTIFY ALL EV STALLS. PROVIDE DETAIL SHOWING FUTURE EQUIPMENT OUT OF 9'X18' STALL AND/OR LOADING AREA TYP ALL SHEETS

STACKING

(32) INSTALL STREET LIGHTS
a) PER PW STD S-____
b) PER PW STD S-____

(33) CONSTRUCT CONCRETE APPROACH PER PW STD P-1 & P-4

RECEIVED
AUG 08 2018
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC
A-5
APPL NO. C-15-165 EXHIBIT A-5 DATE 10.2.17
PROJ ENG. _____ DATE _____
TRAFFIC ENG. LG DATE 9.28.18
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
SEE A-1 THRU A-6

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SHEET NOTES

(SHEET NOTES APPLY TO THIS SHEET ONLY)

1. CURB AND GUTTER PER P.W. STD. P-5
2. SIDEWALK PER P.W. STD. P-1 ?
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28 + P-32
5. 6' HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT IDENTIFY E.I.D.
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35, RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS RELOCATE TO BEGIN/END OF AISLES
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ℄ (TRUCK) TURNING RADIUS
13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX IDENTIFY
17. 6' H X 12' W WROUGHT IRON SWINGING GATE 1 MIN
18. 6' H X 3'-6" W WROUGHT IRON GATE -CK W/ JAN
19. 'STOP' SIGN, RE: SITE NOTE #25/A1 IDENTIFY OR DELETE
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29 + P-32
27. STREET TYPE APPROACH PER P.W. STD. P-77
28. SITE ENTRANCE SIGN, RE: 2B/A1.6
29. DOG EXERCISE AREA
30. CONSTRUCT AC PAVING PER PW STD P-50
31. CONSTRUCT AC PAVING PER P-21 P-22 P-23

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
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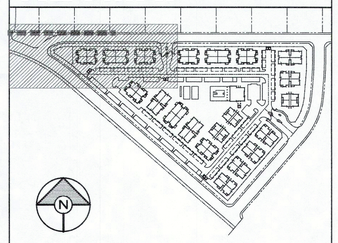

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DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 4

SHEET
A1.4

A-5 CP 1

GENERAL NOTES

1. 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 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 PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUBSURFACE STRUCTURES AND APPURTENANCES IN PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY ENGINEER. FOR ENCROACHMENT PERMIT INFORMATION, CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (ALAN JAMES) AT (559) 621-8693. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.

Revise
Jeff Beck 621-8560

3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
4. 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 [PH. (916) 373-3710] SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/ SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER [PH: (661) 654-2289] 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 TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
5. 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.
6. SUITABLE TOILET FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION. (CPC SECTION 412.7)
7. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
11. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY(INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A "STREET WORK PERMIT" PRIOR TO OCCUPANCY.
12. ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY OF FRESNO AND STATE DIVISION OF HIGHWAY SPECIFICATIONS. (N/A)
13. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNER ANNOUNCING SPECIALS EVENTS SUCH AS GRAND OPENINGS, NEW MANAGEMENT ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
14. STORAGE SHELVING OVER 8-FEET HIGH WILL REQUIRE PLANS AND CALCULATIONS AND A SEPARATE PERMIT WITH APPROVAL FROM THE CITY.
27. PROVIDE ICBO CERTIFICATION FROM THE SHOP WELDING FACILITY OR PROVIDE SPECIAL INSPECTION OF SHOP WELDING INCLUDING CERTIFICATION OF WELDED COMPONENTS PRIOR TO PERMIT INSURANCE.
28. 'HIGH STRENGTH BOLTING, CONCRETE WITH F'C GREATER THAN 2500 PSI, SHOP AND FIELD WELDING MUST BE INSPECTED BY APPROVED INDEPENDENT INSPECTORS RETAINED BY THE OWNER. INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO CITY OF FRESNO BUILDING DEPARTMENT.
29. CONTACT CITY OF FRESNO BUILDING DEPARTMENT TO SCHEDULE A SPECIAL INSPECTION MEETING AT THE JOB SITE.
30. THE SPECIAL INSPECTOR SHALL SUBMIT A COPY OF ALL SPECIAL INSPECTION REPORTS TO THE CITY OF FRESNO BUILDING DEPARTMENT.
32. PROVIDE GATE ACCESS BY 5:30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.

LEGAL DESCRIPTION

Revise

APN 328-300-03:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 101 OF FRESNO COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 8, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE NORTHERLY 330 OF THE SOUTH ¾ OF SAID LOT 101.
ALSO EXCEPTING THEREFROM THE NORTH ¼ OF SAID LOT 101.

FIRE DEPT. NOTES

1. DESIGNATED ("HIGHLIGHTED") CURBS WILL BE PAINTED RED WITH 3" LETTERS STATING "FIRE LANE" "NO PARKING" EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET, 6" RED STRIPE IF NO CURB EXIST.
2. PROVIDE SIGN (17x22" MIN.), AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY, WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CVC FRESNO POLICE DEPT. 559-621-2300".
3. FIRE EXTINGUISHER LOCATIONS AND TYPE SHALL BE PROVIDED FOR BUILDINGS UNDER CONSTRUCTION FOR THE TYPE OF HAZARD PRESENT DURING CONSTRUCTION AS REQUIRED BY THE FIRE MARSHAL.
4. 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.
5. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4½" OUTLET SHALL FACE THE ACCESS LANE.
6. ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS, AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS, SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FT. DRIVEABLE SURFACE.
7. ALL GATES TO BE ACCESSIBLE TO THE FIRE DEPARTMENT.
8. PROVIDE A KNOX BRAND KEY BOX AT LOCATION DIRECTED BY THE FIRE MARSHAL FOR EMERGENCY ACCESS TO THE BUILDING AND TENANT SPACES PER CFC 902.4.
9. THE TYPE OF FIRE EXTINGUISHER AND LOCATION TO BE APPROVED BY THE FIRE MARSHAL.
10. HAZARDOUS MATERIALS SIGNAGE ON BUILDING DOORS TO BE APPROVED BY THE FIRE MARSHAL.
11. PRIOR TO FINAL APPROVAL FOR OCCUPANCY A PERMIT FROM THE FIRE DEPARTMENT WILL BE REQUIRED FOR THE USE OF HAZARDOUS MATERIALS.
12. "LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO SUBMITTING TO THE CITY OF FRESNO FOR PERMIT AND INSTALLATION. ONE SET OF APPROVED PLANS SHALL BE MAINTAINED ON THE JOB SITE AND ONE SET RETAINED BY THE CITY OF FRESNO". THE SPRINKLER SYSTEM SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF 2.0 POUNDS/S.F. TO SUPPORT THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, I HAVE DESIGNED THE MAIN SUPPORT MEMBERS (PURLINS, FRAMES, JOIST, ETC.) TO SUPPORT CONCENTRATED LOADS OF LARGER SPRINKLER LINES.

   SIGNED ____________________
   ENGINEER LIC. #2663
13. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
14. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MIN. 4" OF BASE ROCK o/ COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERING PLANS) YEAR-AROUND AND WITH 24" MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
15. ALL DRIVE ACCESS GATES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
16. GATE TO REMAIN OPEN DURING THE HOURS OF OPERATION, AND TO BE SECURED AT ALL OTHER TIMES. A COPY OF THE KEY IS TO BE PROVIDED TO THE FIRE AND POLICE DEPARTMENTS FOR EMERGENCY ACCESS.
17. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10' OF THE FIRE HYDRANT.

Hours of operation? Revise

ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2013 CBC 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE, UNLESS THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. (2013 CBC 11B-206.2.2)
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. (2013 CBC 11B-206.3)
4. DIRECTIONAL SIGNS COMPLYING w/ 2013 CBC SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING w/ 2013 CBC SECTION 11B-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. (2013 CBC SECTION 11B-216.6)
5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%). WHEN THE SLOPE OF ANY WALKING SURFACE EXCEEDS 1:20 (5%), IT SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC SECTION 11B.-405. (2013 CBC SECTION 11B-403.3)
6. THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE STEEPER THAN 1:12 (8.33%) THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2%) MAX. (2013 CBC SECTION 11B-406.2.1, 11B-406.3.1, 11B-406.4.1 AND 11B-406.5.7)
7. THE SURFACE OF EACH CURB RAMP AND IT'S FLARED SIDES, WHERE APPLICABLE, SHALL COMPLY WITH 2013 CBC SECTION 11B-302, FLOOR AND GROUND SURFACES, 11B-405.4 AND 11B-405.10. (2013 CBC SECTION 11B-406.5.4 AND 11B-406.5.5)
8. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES ¼ INCH WIDE BY ¼ INCH DEEP, AT ¾ INCH o.c. (2013 CBC SECTION 11B-406.5.11)
9. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN, EXCLUDING ANY FLARED SIDES AND BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND GUTTER, STREET OR HIGHWAY. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES PER 2013 CBC SECTION 11B-705.1.1 AND FIGURE 11B-705.1, AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. (2013 CBC SECTION 11B-406.5.2, 11B-705.1.1.3, AND 11B-705.1.2.2
10. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE. (2013 CBC SECTION 11B-208.3.1)
11. PROVIDE THE APPROPRIATE NUMBER OF ACCESSIBLE PARKING SPACES AS REQUIRED BY 2013 CBC TABLE 11B-208.2.
12. ONE IN EVERY SIX ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY 2013 CBC SECTION 11B-502 (2013 CBC SECTION 11B-208.2.4)
13. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. (2013 CBC SECTION 11B-502.7.1)
14. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION OF AN ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE SHALL NOT EXCEED 1:48 (2%). (2013 CBC SECTION 11B-502.4)
15. PROVIDE THE FOLLOWING INFORMATION FOR ACCESSIBLE PARKING :
    A. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE, OR PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONAL LANGUAGE OR AND ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250". SIGNS SHALL BE 60 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MIN. OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. (2013 CBC SECTION 11B-502.6)
    B. THE SURFACE OF EACH ACCESSIBLE STALL SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER 201 CBC SECTION 11B-502.6.4.1 OR 11B-502.6.4.2 (2013 CBC SECTION 11B-502.6.4)
    C. AN APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EA. PARKING SPACE WHICH DISPLAYS THE TOW-AWAY WARNING PER 2013 CBC SECTION 11B-502.8.2. (2013 CBC SECTION 502.8)
16. ALL ACCESSIBLE PARKING 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 ON CONSPICUOUSLY ON SEVEN-FOOT POLES.
17. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAX. CHANGE IN LEVEL BETWEEN ¼ INCH HIGH MIN. AND ½ INCH HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%). CHANGE IN LEVEL GREATER THAN ½ INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 2013 CBC SECTION 11B-405 OR 11B-406. (2013 CBC SECTION 11B-404.2.5 AND 11B-303)

PROJECT DATA

PROPOSED BUILDING TYPE	STORY	OCC GRP.	AREA / FLR	BLDG AREA	BLDGS-PHASE 1	BLDGS-PHASE 2	COVERAGE
1 BEDROOM	3	R-2/UGM	4,520 GSF	13,650 GSF	2	1	13,560 GSF
2 BEDROOM - BLDG. 'A'	2	R-2/UGM	5,563 GSF	11,126 GSF	2	4	33,378 GSF
2 BEDROOM - BLDG. 'B'	2	R-2/UGM	5,911 GSF	11,822 GSF	4	1	29,555 GSF
3 BEDROOM - BLDG. 'A'	2	R-2/UGM	6,601 GSF	13,202 GSF	1	2	19,803 GSF
3 BEDROOM - BLDG. 'B'	2	R-2/UGM	6,668 GSF	13,336 GSF	2	1	20,004 GSF
RECREATION BUILDING		R-2/UGM		4,445 GSF	1	0	4,445 GSF
8 UNIT GARAGE		R-2/UGM		2,023 GSF	1	0	2,023 GSF
7 UNIT GARAGE		R-2/UGM		1,771 GSF	0	1	1,771 GSF
6 UNIT GARAGE		R-2/UGM		1,519 GSF	6	4	15,190 GSF
5 UNIT GARAGE W/ 1 ACC.		R-2/UGM		1,645 GSF	1	0	1,645 GSF
4 UNIT GARAGE W/ 1 ACC.		R-2/UGM		1,393 GSF	0	1	1,393 GSF
TOTAL							142,767 GSF

UNIT TYPE	NSF	#-PHASE 1	#-PHASE 2	TOTAL
1 BR	830	24	12	36 (21 %)
2BR 'A-1'	1,130	8	16	24 (14 %)
2BR 'A-2'	1,180	8	16	24 (14 %)
2BR 'B-1'	1,190	16	4	20 (11.5 %)
2BR 'B-2'	1,152	16	4	20 (11.5 %)
3BR 'A'	1,357	8	16	24 (14 %)
3BR 'B'	1,388	16	8	24 (14 %)
TOTAL		96	76	172

LOT COVERAGE:

LOT AREA	541,241 SF	12.425 AC
PROPOSED BUILDING AREA	142,767 SF	26.38 %
PAVED AREA	174,609 SF	32.26 %
LANDSCAPED AREA	223,865 SF	41.36 %

172 UNITS / 12.425 AC = 14.48 D.U. / ACRE

PARKING - REQUIRED:

WHEN THERE IS MORE THAN ONE DWELLING UNIT ON A SINGLE LOT THERE SHALL BE ONE AND ONE-HALF PARKING SPACES FOR EACH DWELLING UNIT, ONE OF WHICH SHALL BE IN A CARPORT OR GARAGE. IN THE EVENT THAT A REQUIREMENT FOR ONE-HALF PARKING SPACE RESULTS UNDER THIS RATION, THE PARKING SPACE REQUIREMENT SHALL BE INCREASED TO THE NEXT HIGHEST WHOLE NUMBER.

172 UNITS X 1 = 172 GARAGES/CARPORTS SPACES
172 UNITS X 0.5 = 86 UNCOVERED SPACES
180 UNITS X 1.5 = 258 TOTAL SPACES

ACCESSIBLE PARKING - REQUIRED:

ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2-PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT PER 2013 CBC SECTION 11A-1109A.3.

172 UNITS x 0.02 = 3.44, ROUND TO 4; WHICH WOULD INCLUDE 1 VAN, 1 CARPORT AND 1 GARAGE.

PARKING DATA:

TYPE OF PARKING	REQUIRED	PROVIDED
UNCOVERED	86	87
COVERED (TOTAL)	172	
* CARPORT	-	172
GARAGE	-	86
TOTAL	258	345
ACCESSIBLE PARKING	4	14
UNCOVERED (STD)	1	3
UNCOVERED (VAN)	1	4
* CARPORT	1	5
GARAGE	1	2

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR. ARCHITECT

682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/ ADAMAS LLC

7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:
172 UNITS
WESTBRIDGE APARTMENTS
ADDRESS
FRESNO, CALIFORNIA

PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/02/17

REVISIONS

RECEIVED
AUG 0 8 2018
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

APPL. NO. C-15-165 EXHIBIT A-6 DATE 10-2-17
PROJ ENG. ____ DATE ____
TRAFFIC ENG. LG DATE 9-28-18
COND. APPROVED BY ____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
SEE A-1 THR A-6

SHEET TITLE
GENERAL NOTES CALCULATIONS

SHEET
A1.5

A-6 CP1

City of FRESNO

PUBLIC WORKS DEPARTMENT

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

August 11, 2016

Phillip Siegrist, Planner II
Development and Resources Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED JUNE 1, 2016 FOR THE PROPOSED WEST BRIDGE APARTMENTS, LOCATED SOUTH OF BARSTOW AVENUE BETWEEN GRANTLAND AVENUE AND VETERANS BOULEVARD
TIS 16-016, C-15-165

PROJECT OVERVIEW

We have reviewed the Traffic Impact Study (TIS) prepared by Precision Engineering, Inc. for the proposed West Bridge Apartments, "project", which plans to construct approximately 180 multi-family units on approximately 11.19 acres south of Barstow Avenue between Grantland Avenue and Veterans Boulevard.

The TIS evaluated the impacts of the project by analyzing three (3) intersections in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the project:

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments (ITE Code 220)	180 DU	1,197	18	74	92	73	39	112

DU = dwelling units

It should be noted that the trip generation shown in the TIS is incorrect. The TIS reports 1,214 ADT and 117 PM peak hour trips.

Based on the analyses included in the TIS, all study intersections are currently operating above the Traffic Impact Zone (TIZ) III level of service (LOS) standard of LOS D during the AM and PM peak hours. With the addition of the project and all approved/pending projects, the study intersections are projected to continue to operate above the LOS D standard.

The Cumulative Year 2035 analyses included in the TIS showed the intersection of Barstow Avenue and Veterans Boulevard is projected to operate below the TIZ III LOS D standard.

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of $47.12 per ADT, per the Master Fee Schedule, at the time of building permit. Based on the weekday total ADT of 1,197 for the proposed project, the fee would be $56,402.64 payable at the time of the building permit.

   The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

   For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.

3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

4. The proposed project shall pay the $288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.

5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov .

Sincerely,

Jill Gormley, TE
City Traffic Engineer / Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Ken Vang, Precision Engineering, Inc.

City of FRESNO

DATE: November 27, 2018

TO: Phillip Siegrist
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL REGARDING MAINTENANCE REQUIREMENTS

PM 2015-09: ID PZ15-50000009
CUP: ID PZ15-80000165

LOCATION: **6685 West Barstow Avenue**
APN: **505-060-08**

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this development as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the Exhibits submitted for this development.

***Maintenance requirements include all parcels of Final Parcel Map No. 2015-09, including Outlot C for Future development. The option to satisfy this requirement for Outlot C may be deferred until development.**

ATTENTION:

The items below require a separate process with additional fees and timelines. In order to avoid delays, the following items shall be submitted for processing to the Public Works Department **prior** to the Building Permit approval, contact shown below.

X	**Private Maintenance Covenant**	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
X	**CFD Annexation Request Package**		

Time-lines for the processing of the annexation to the CFD and private maintenance covenants require three to four months and SHALL be completed prior to final map approval. Delays to the final map approval will occur if the maintenance requirements are not met.

All applicable construction plans for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD process and shall be deemed technically correct. If Landscape and Irrigation Plans are required, approval of the plans is required prior to the finalization of the CFD process and the approval of the final map.

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions requires revision of this letter.

1. MAINTENANCE REQUIREMENTS

The Property Owner shall be responsible for the long term maintenance, including repair and replacement, of certain required public improvements ("Services") associated with this development as approved by the Public Works Department. The following public improvements (existing and proposed) are eligible for Services by CFD No.:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within public street rights-of-way, required public trail easements, and landscape easements located between required sound walls and adjacent to public streets; including without limitation, median islands (1/2 if frontage is only on one side) and parkways. **(Major and Local Public Streets)**

- All amenities such as benches, drinking fountains, trash receptacles, City required fencing and low voltage lighting, as approved by the Public Works Department for officially designated and required public trails**.**

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, median capping and maintenance bands (1/2 if frontage is only on one side), and traffic calming structures in the street rights-of-way. **(Major Public Streets)**

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island curbing and hardscape, street paving and street name signage. **(Local Public Streets)**

- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(Major and Local Public Streets)**

2. The Property Owner may choose to do one or both of the following:

- The Property Owner may petition the City of Fresno to request annexation to the CFD by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at http://www.fresno.gov, under the Public Works Department, Developer Doorway.

- **Proceedings to annex to the CFD SHALL NOT commence** unless the development is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) are considered technically correct.

- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by the CFD are not subject to change after acceptance for processing**.

- Public improvements not listed above will require written approval by the Public

Works Department Director or his designee.

- The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to the CFD for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov

DEPARTMENT OF PUBLIC WORKS

TO: **Phillip Siegrist, Planner III**
Development Services/Planning

FROM: **Hilary Kimber, Parks Supervisor II (559-621-1345)**
Public Works, Median Island Maintenance

DATE: February 9, 2016

SUBJECT: SITE PLAN REVIEW NO. C-15-165

The Department of Public Works offers the following comments regarding 6685, 6785 & 6825 West Barstow Avenue (APN: 505-060-08) located on the south side of West Barstow Avenue Alignment between North Grantland Avenue and North Veteran's Boulevard:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and trail landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.

2. Street Tree Planting by Developer:

   a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.

   b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."

   c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all street tree planting.

   d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

   e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

   f. There are approximately 1240 lineal feet of street frontage along W. Barstow Ave. resulting in the requirement6 of twenty one (21) street trees. There are approximately 920 lineal feet of street frontage along La Paz Ave. resulting in the requirement of fifteen (15) street trees. There are approximately 1140 lineal feet of street frontage along Keats Ave. resulting in the requirement of nineteen (19) street trees.

g. Approved onsite trees planted within ten feet of the back of the monolithic sidewalk will count towards the street tree requirements. The proposed landscape design by Broussard Associates dated October 18, 2015 shows Columbia Sycamore trees on both Keats and Barstow Avenues. This is an acceptable tree species for onsite in-lieu-of street trees. The landscape design proposes Bay/Crape Myrtle trees on La Paz Ave. as onsite trees in-lieu-of street trees. These two tree species are acceptable as onsite trees in-lieu-of street trees.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by providing private landscape maintenance services by the property owner.

2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required for all areas within the right-of-way and shall be submitted to the Department of Public Works for review and approval prior to installation. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping.

B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.

E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.

F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.

2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.

3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23. The Public Works Department requires all proposed median islands to be constructed with 2 foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet wide shall be capped with concrete as an integral part of the offsite improvements, whether the median is landscaped or not.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.

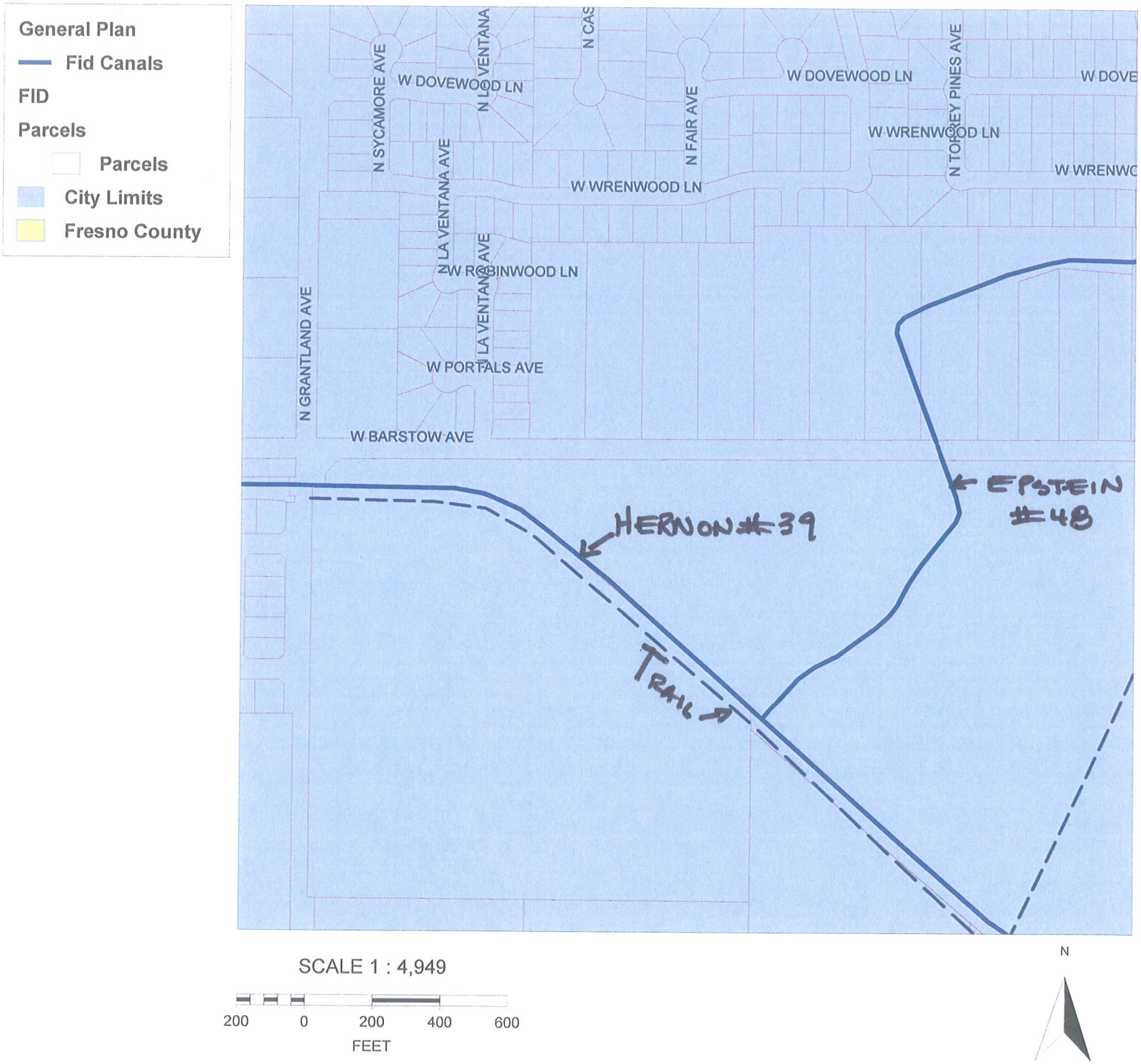
2. Outlots which are utilized for water well purposes ***will not*** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

TRAIL REQUIREMENTS

1. **There is a proposed trail along the canal along Keats Avenue:**

   The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.

City of Fresno



Tuesday, February 09, 2016 7:27 AM

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.411

PUBLIC AGENCY

PHILLIP SIEGRIST
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

KEN VANG, PRECISION CIVIL ENGINEERING
1234 O STREET
FRESNO,CA 93721

PROJECT NO: **2015-009**

ADDRESS: **SEC BARSTOW AND GRANTLAND AVE.**

APN: **505-060-08**

SENT: 10/24/18

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AI	$95,931.00	NOR Review	$1,560.00	To be paid prior to release of District comments to Public Agency and Developer.
EM	$290,364.00	Grading Plan Review	$7,933.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
	Total Drainage Fee: $386,295.00	**Total Service Charge:**	**$9,493.00**	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/19 based on the site plan submitted to the District on 8/03/18 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR TPM No. 2015-009

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ___ **a.** Drainage from the site shall

   _X_ **b.** Grading and drainage patterns shall be as identified on Exhibit No. 1

   ___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

   _X_ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.

   ___ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

   _X_ Grading Plan

   _X_ Street Plan

   _X_ Storm Drain Plan

   _X_ Water & Sewer Plan

   _X_ Final Map

   ___ Drainage Report (to be submitted with tentative map)

   ___ Other

   ___ None Required

4. Availability of drainage facilities:

   ___ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

   ___ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

   ___ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.

   _X_ **d.** See Exhibit No. 2.

5. The proposed development:

   ___ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

   _X_ Does not appear to be located within a flood prone area.

6. _X_ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FR TPM No. 2015-009

FR TPM No. 2015-009

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

   a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

   b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

   c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

Peter Sanchez
District Engineer

Rick Lyons
Project Engineer

CC:

ADAMS, LLC

7112 N. FRESNO ST., SUITE 450

FRESNO, CA 93720

HORIZON ENTERPRISES

5545 N. FRESNO ST.

FRESNO, CA 93710

FR TPM No. 2015-009

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. **FR TPM 2015-009**

Name / Business **KEN VANG, PRECISION CIVIL ENGINEERING**

Project Address **SEC BARSTOW AND GRANTLAND AVE.**

Project APN(s) **505-060-08**

Project Acres (gross) **44.57**

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount

Estimated Construction Cost _____

Fee equals lesser of

$375.00 plus 3% of the estimated construction costs _____ Total ($300.00 gross per acre) **$13,371.00**

Amount Due _____

Storm Drain Facilities Cost Sheet

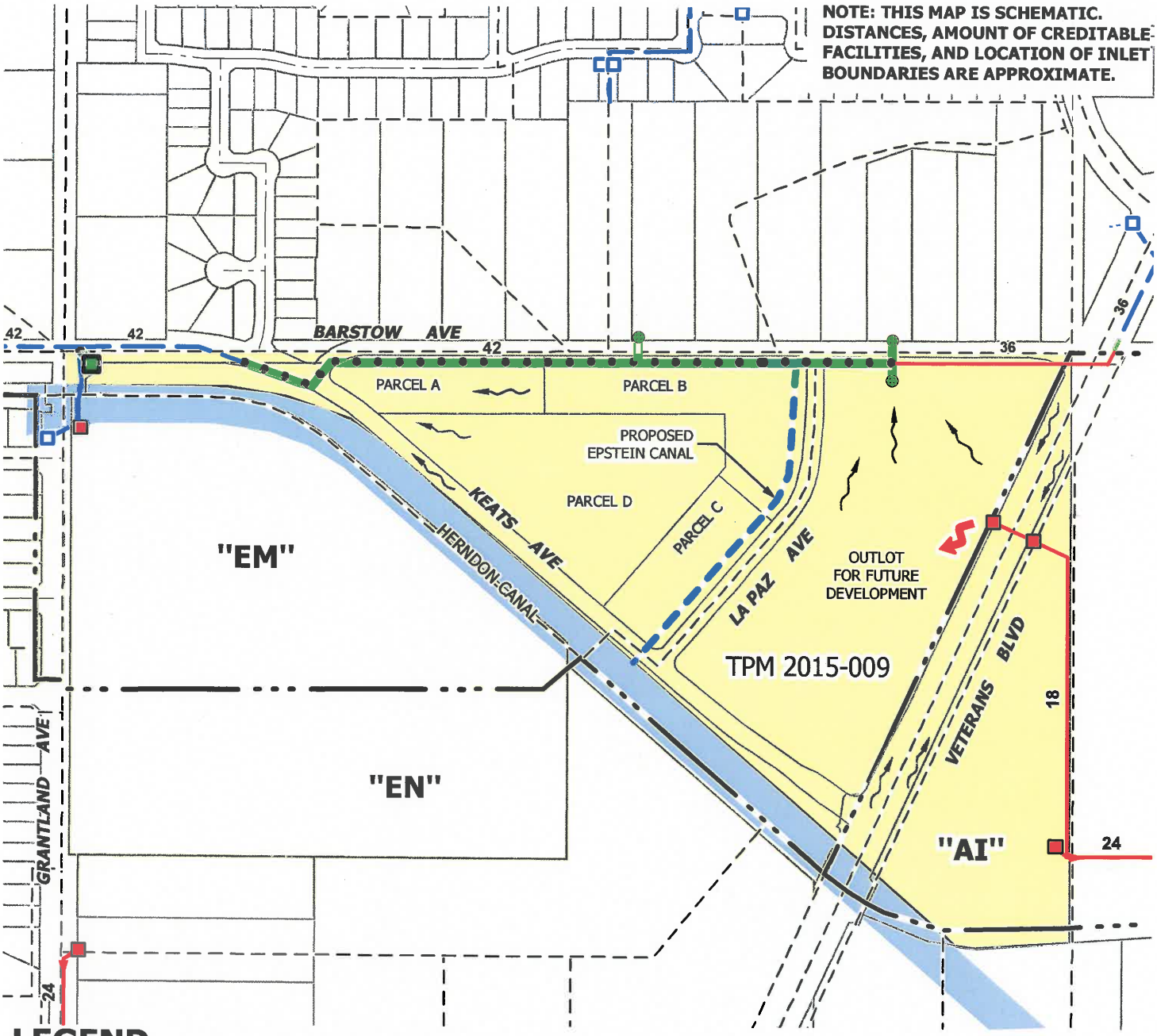
15" Concrete Pipes $72.00 LF
18" Concrete Pipes $76.00 LF
24" Concrete Pipes $85.00 LF
30" Concrete Pipes $101.00 LF
36" Concrete Pipes $120.00 LF
42" Concrete Pipes $139.00 LF
48" Concrete Pipes $163.00 LF
54" Concrete Pipes $198.00 LF
60" Concrete Pipes $233.00 LF
66" Concrete Pipes $275.00 LF
72" Concrete Pipes $317.00 LF
84" Concrete Pipes $354.00 LF
96" Concrete Pipes $384.00 LF
15" Jacked Pipes $555.00 LF
18" Jacked Pipes $608.00 LF
24" Jacked Pipes $687.00 LF
30" Jacked Pipes $766.00 LF
36" Jacked Pipes $846.00 LF
42" Jacked Pipes $898.00 LF
48" Jacked Pipes $951.00 LF
54" Jacked Pipes $1,031.00 LF
60" Jacked Pipes $1,110.00 LF
66" Jacked Pipes $1,216.00 LF
72" Jacked Pipes $1,374.00 LF
84" Jacked Pipes $1,533.00 LF
Manholes $4,000.00 EA
Inlets & Laterals $4,450.00 EA
Outfalls $11,000.00 EA
Canal Outfalls $15,000.00 EA
Basin Excavation $0.75 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad, and Gate $20.00 LF
Mowstrip $18.00 LF
Arterial Paving $74.00 LF
Local Paving $48.00 LF
Curb and Gutter $25.00 LF
Sidewalk $50.00 LF
Sewer Line $21.00 LF
Water Line $24.00 LF
Street Lights $65.00 LF
Pump Station/Intake $400,000.00 EA

FR TPM No. 2015-009

5469 E. OLIVE - FRESNO, CA 93727 - (559) 456-3292 - FAX (559) 456-3194



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer)-Pipeline (Size Shown) & Inlet.
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Temporary Inlet (Not Eligible For Fee Credit)
- Non-Master Plan Facilities To Be Constructed By Developers (Not Eligible For Fee Credit)
- Inlet Boundary
- Direction of Drainage
- Limits of TPM 2015-009
- Major Storm Breakover

N

1 " = 400 '

TPM-2015-009

DRAINAGE AREAS "AI" & "EM"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg
Date: 10/22/2018
Path: K:\Autocad\DWGS\0EXHIBIT\CITYTPM\2015-009.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The future Master Plan facilities in Barstow Avenue, as shown on Exhibit No. 2, are required to be constructed by the developer if the City of Fresno requires street improvements on Barstow Avenue from La Paz Avenue to Veterans Blvd. If the City defers the construction of the street improvements on Barstow Avenue, the construction of the Master Plan facilities will also be deferred for this street. When the deferral of the construction expires, the City shall contact the District for Master Plan construction requirements.

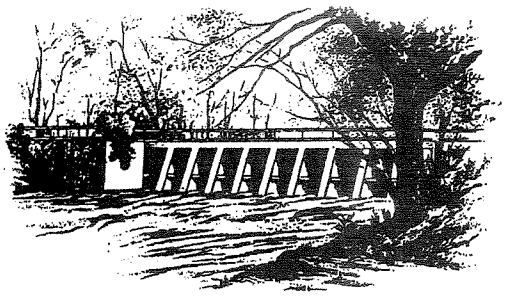
Construction of storm drainage facilities in Drainage Area "EM" will provide permanent drainage service for that area west of Veteran's Blvd. Veteran's Blvd. and that area east will not have permanent drainage service available. The District recommends temporary facilities for this area until permanent service is available.

The following paragraphs only apply towards development of the individual parcels and are not conditions for the recording of the map.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Development No. TPM 2015-009



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

August 16, 2018

Phillip Siegrist
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: Planning Application No. PZ15-800000165
S/E Barstow and Grantland Avenues

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. PZ15-800000165 which pertains to Conditional Use Permit Application C-15-165 for which the applicant request authorization to construct a gated multifamily apartment complex consisting of 172 units, onsite parking and landscaping, and other various amenities. The project proposes to be constructed in phases, APN: 505-060-08. The proposed project is being processed concurrently with Parcel Map No. PM2015-09, Accela record No. PZ15-50000009, FID has the following comments:

Summary of Requirements:

- FID Board Approval.
- Varying Width Grant of Easement.
- Canal Bank Improvements.
- Channel Improvements.
- Drive Approaches per FID Detail No. 1-02.
- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Execute Pipeline Substitution Agreement.
- Replace existing pipeline with 48" ASTM C-361 RGRCP (with MacWrap).
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

1. This site was previously reviewed and commented on by FID on February 11, 2016 as Conditional Use Permit Application No. C-15-165 as well as on December 5, 2006 as A-06-019 and R-06-055. Those comments and conditions still apply and a copy is attached for your reference.

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

FID has the following clarifications:

Herndon No. 39

1. Comment No. 2 in February 11, 2016 correspondence in regards to C-15-165 should be clarified to mean minimum 20 feet wide right-of-way along the top of bank to be clear of obstructions, structures, vegetation, etc. to provide clear passage and be built out to full width, at all points along the canal bank.

2. Comment No. 3 b (i) February 11, 2016 correspondence in regards to C-15-165 should be clarified to mean drive banks must be sloped a minimum of 2% with a maximum of 4% away from the canal with provisions made for rainfall and any drainage systems or swales proposed must be located outside FID's property/easement.

FID has the following additional comments and conditions:

Herndon No. 39

1. Drive banks/maintenance roads (all impacted banks):

    a. Drive banks shall be built out to the full width of the required Canal right-of-way width.

    b. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement.

2. Trail - It is FID's understanding that a trail is master-planned along the Herndon Canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

    a. FID will not allow the trail easement to be in common use with FID-owned property or easements.

    b. FID requires all trail improvements be placed outside of FID-owned properties and easements.

    c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.

    d. FID's canals will not accept any drainage from the trail or the canal bank.

    e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

3. A Trail fence between Trail and Canal is required unless an agreement is in place between City of Fresno and FID.

4. Canal Access – FID will continue to access the Canal from Grantland Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 1-02). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

5. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.

Epstein No. 48

1. The canal is currently an open channel and will need to be improved as part of the proposed project. FID's conditions are as follows:

    a. Pipe Requirement – FID requires the applicant pipe the canal across the subject property, approximately 700 feet, with 48-inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) with MacWrap, in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.

    b. Easement Requirements – The applicant shall grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be a minimum of 40 feet wide, but may be reduced to 30 feet if certain conditions are met.

    c. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is

known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.

2. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.

3. FID does not allow FID owned property or easements to be in common use with public utility and/or utility easements and right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the City of Fresno enters into the appropriate agreement.

General Comments

1. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.

2. Footings of retaining walls shall not encroach onto FID property/easement areas.

3. Trees will not be permitted within FID's property/easement areas.

4. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.

5. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.

6. FID requires the developer and/or the developer's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, pipeline alignment, depth and size, fees, etc.

7. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.

8. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from all FID facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.

9. The proposed land use (or change in land use) should be such that the need for water is minimized and/or reduced so that groundwater impacts to the proposed project area and any surrounding areas are eliminated. The "demand" side of water consumed needs to

be evaluated or scrutinized as much as the "supply" side of the water supply. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

10. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno and FID service area. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.

11. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

12. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

13. The above comment is not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more details become available.

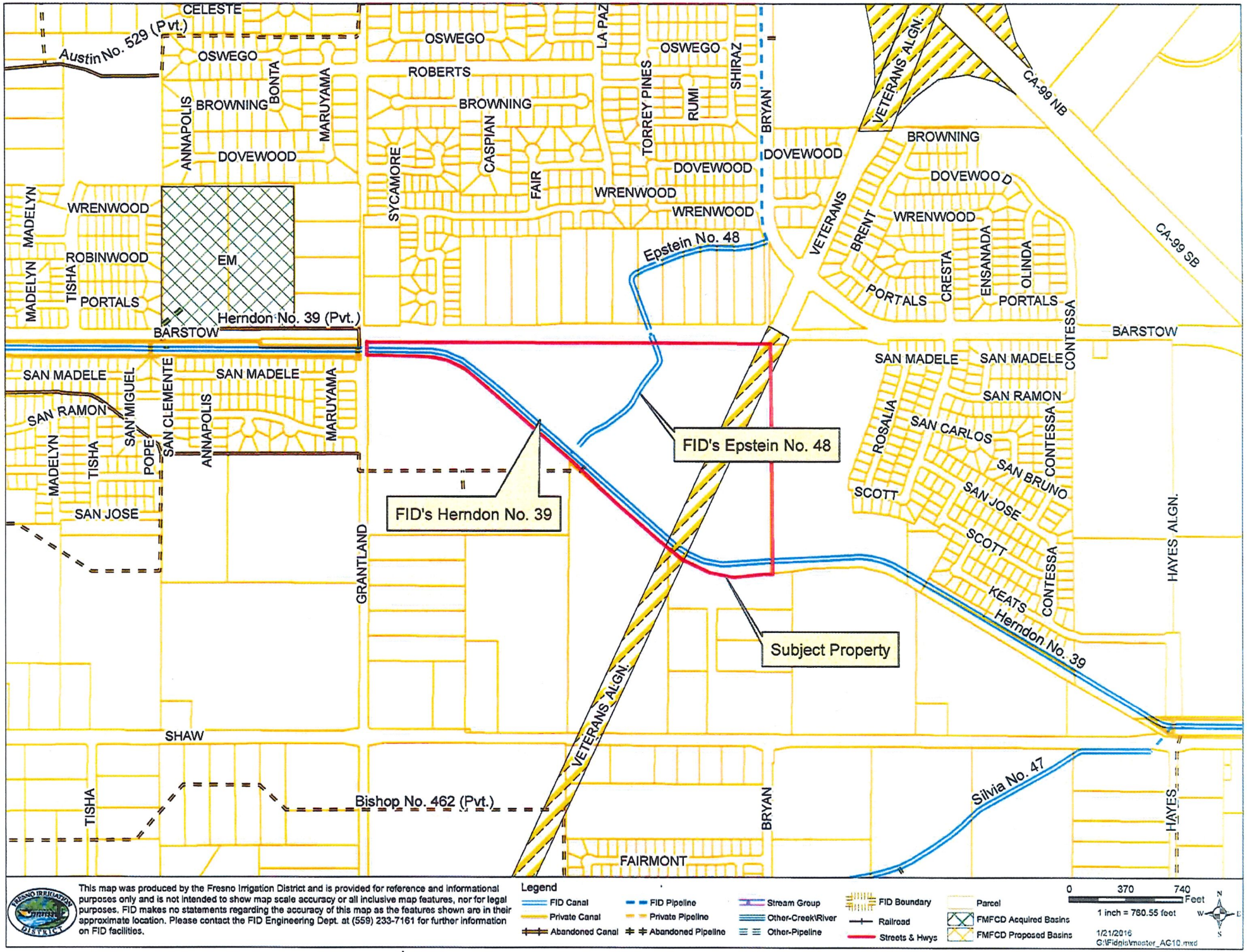
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Parcel Map\PZ15-800000165.doc



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek\River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

0 370 740 Feet

1 inch = 760.55 feet

1/21/2016

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Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Friday, August 03, 2018 5:43 PM
To: Engineering Review
Cc: Phillip.Siegrist@fresno.gov
Subject: Planning Application PZ15-80000165 - Task Assigned

A task associated with Planning Application PZ15-80000165 has been assigned for your review. You can review details online.

Application Description: Accela record number PZ18-80000165 pertains to Conditional Use Permit Application No. C-15-165 pertains to approximately 12.4 acres of property located approximately 650 feet west of the southwesterly corner of Veterans Boulevard and Barstow Avenue. The subject application requests authorization to construct a gated multi-family apartment complex consisting of 172 multi-family units, onsite parking and landscaping, and various amenities including an office and recreation facilities. The project is proposed the be constructed in two phases. Phase I will comprise of 96 units of 1, 2, and 3 bedroom units. Phase two will comprise of 76 units of 1, 2, and 3 bedroom units. This application has been submitted in conjunction with related Vesting Tentative Parcel Map 2015-09 which proposes to create four (4) parcels in the northwest sector of the existing parcel. The subject property proposed for development is currently zoned RM-1 (Medium High Density Residential). However, the application was filed under the prior zoning designation of R-2. In addition, this project was previously routed for comment on December 18, 2015 and originally proposed 180 multi-family residential units. The project now proposes an alternative layout and a total eight (8) less residential units.

Task Information: Irrigation District DUE 8-18-18

NOTES:

1. DIMENSIONS AND NOTES ARE FOR LAYOUT PURPOSES ONLY. A SCALED DRAWING SHALL BE PREPARED AND SUBMITTED WITH ALL PLAN SETS PRIOR TO CONSTRUCTION.

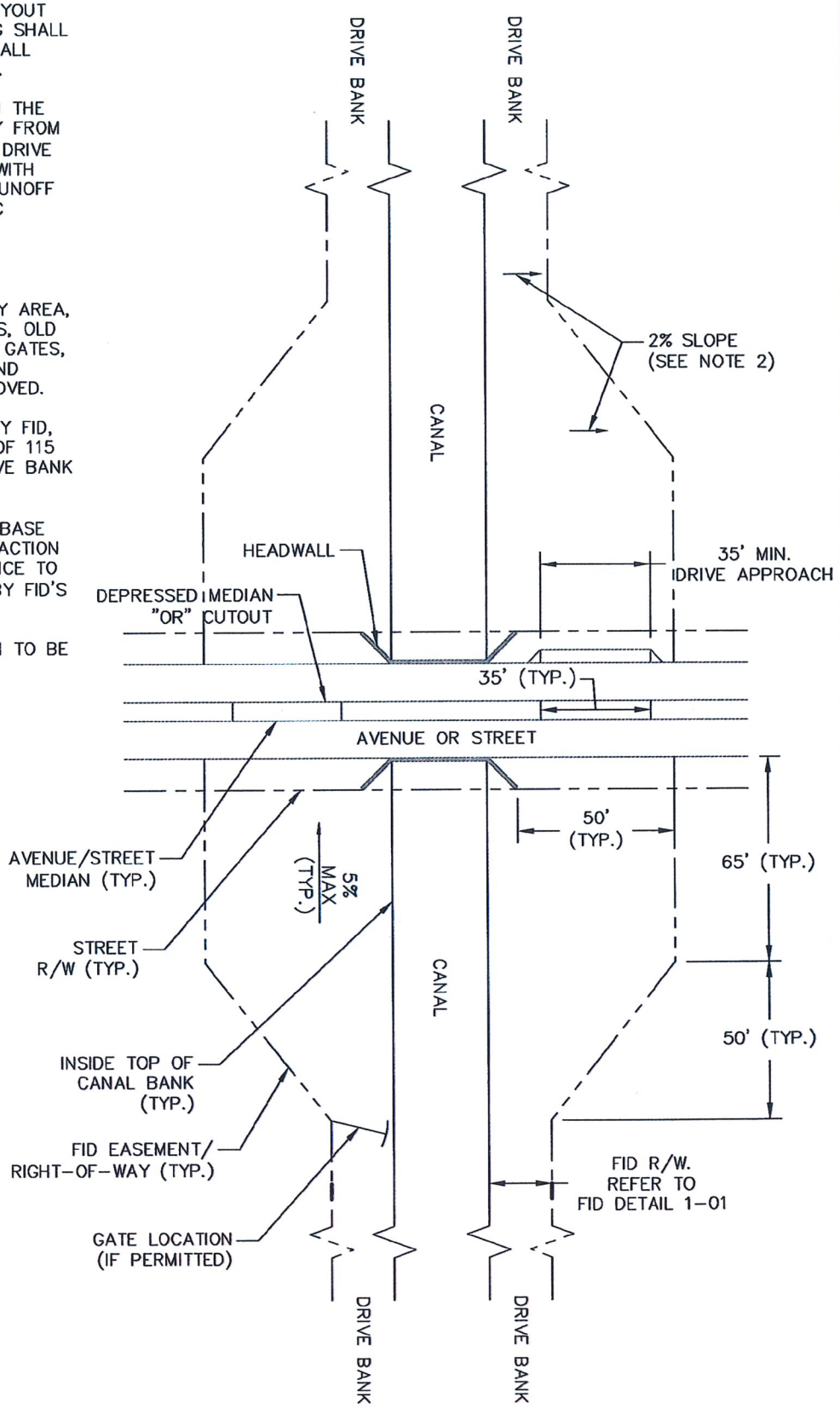
2. DRAINAGE WILL NOT BE ACCEPTED IN THE CANAL AND SHALL BE ROUTED AWAY FROM FID PROPERTY/DRIVE BANKS. SLOPE DRIVE BANKS 2% AWAY FROM THE CANAL WITH PROVISIONS MADE FOR RAINFALL. RUNOFF TO BE CONVEYED TO NEARBY PUBLIC STREETS OR DRAINAGE SYSTEM BY DRAINAGE SWALES OR OTHER FID ACCEPTABLE ALTERNATIVES.

3. WITHIN FID EASEMENT/RIGHT-OF-WAY AREA, ALL EXISTING TREES, BUSHES, DEBRIS, OLD CANAL STRUCTURES, PUMPS, CANAL GATES, AND OTHER NON OR INACTIVE FID AND PRIVATE STRUCTURES MUST BE REMOVED.

4. IF AN ACCESS GATE IS PERMITTED BY FID, GATE MUST BE PLACED A MINIMUM OF 115 FEET AWAY FROM ROAD, WHERE DRIVE BANK NARROWS TO 20 FEET.

5. THREE INCH (3") THICK AGGREGATE BASE COMPACTED TO 93% RELATIVE COMPACTION SHALL BE REQUIRED AT THE ENTRANCE TO EACH DRIVE BANK AS DETERMINED BY FID'S ENGINEER. NO REGRIND ASPHALT.

6. DRIVEWAY APPROACH MINIMUM WIDTH TO BE 35 FEET.



FRESNO IRRIGATION DISTRICT		DRIVE APPROACH – URBAN AREAS	
"Your Most Valuable Resource – Water"	SCALE: NOT TO SCALE	STANDARD DETAIL 1-02	
	DATE: JANUARY 2018	SHEET 1 OF 1	

FRESNO I Civic Platform

FID ()

Menu **Help**

PZ15
-50000009
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P18-01519 ()

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My Tasks ()

()

File Date: 11/13/2015

Application Status: In Review

Application Type: Tentative Map Parcel

Application Detail: Detail

Description of Work: Accela record number PZ15-50000009 pertains to Vesting Tentati Barstow Alignment between North Grantland Avenue and North V C-15-165).

Application Name: Westbridge Apartments

Address: 6825 W BARSTOW AVE , FRESNO, CA 937239367

Owner Name: ADAMAS LLC

Owner Address: 7112 N FRESNO #450, , FRESNO, CA 93720

Parcel No: 50506008

Contact Info:

Name	Organization Name
Ken Vang	Precision Civil...

Licensed Professionals Info:

Primary	License Number	License Type

Job Value: $0.00

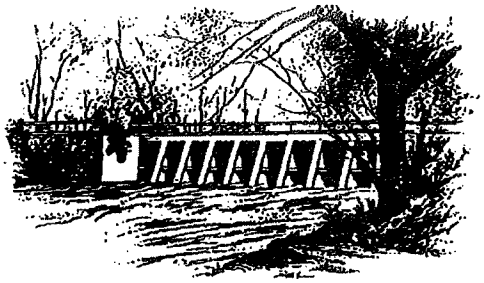
Custom Fields: **Tentative Map Parcel**

GENERAL INFORMATION

Project Level	**Proposed Gen**
–	–
Urban Growth Management Area (UGM)	**Airport Area**
	–
Water Provider	**Permanent Dra**
–	

LAND USE

Condominium	**Condominium**
Project Location	**Housing Eleme**
–	–
Environmental Finding	**Is the propose**
–	



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

February 11, 2016

Phillip Siegrist
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: Conditional Use Permit Application C-15-165
S/E Barstow and Grantland Avenues
FID's Herndon No. 39 & Epstein No. 48

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application C-15-165 for which the applicant proposes to construct a phased development of 180 one, two, and three bedroom multiple family residential units in two and three story buildings, APN: 505-060-08. FID has the following comments:

1. This site was previously reviewed and commented on by FID on December 5, 2006 as A-06-019 and R-06-055. Those comments and conditions still apply and a copy is attached for your reference.

In addition to those comments FID would like to include the following regarding the Herndon No. 39 and Epstein No. 48 canals:

Herndon No. 39

1. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. FID's Gould Canal is designed to convey flows greater than 50 CFS, and is indicated on the attached right-of-way requirement sheet. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

2. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet at all points along the canal bank. There is no minimum or suggested number of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the parcel map, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/easement for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/easement boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.

3. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Herndon Canal, FID requires the Landowner/Developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a. Channel Stabilization: The proposed site plan does not indicate any improvements to the Canal. If the Landowner/Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Landowners/Developers typically propose the following:

        i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.

        ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route storm waters, and is one of the larger canals used to convey the storm water, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Landowner/Developer will be required to either import or export material to match FID's standards.

        iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at the Grantland Avenue Bridge and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Landowner/Developer and/or City require a different level of maintenance

effort, they will need to enter into an agreement for that purpose. The City and/or Landowner/Developer will be responsible to fund the "higher level" of maintenance.

b. Drive banks/maintenance roads (north bank):

i. The northern drive banks (right bank looking downstream) must be sloped at 2% away from the canal for the first 10 feet adjacent to the canal and 2% to 5% away from the canal for the remainder of the right of way with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID easement/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

ii. The drive bank shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.

iii. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non-or in-active FID and private structures must be removed within FID's easement.

Epstein No. 48

1. FID requires the applicant grant a 40-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment. The easement may be reduced if certain conditions are met. FID strongly recommends that the pipeline not be located within the backyard of the lots.

2. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.

Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

December 5, 2006

Mr. Mike Sanchez
City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: A-06-019, R-06-055, APN: 505-060-08, 6785 W. Barstow Avenue
FID's Herndon No. 39 & Epstein No. 48 Canals

Dear Mr. Sanchez:

FID's comments and requests are as follows:

General Comments

1. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, pipeline alignment, depth and size, canal right-of-way width and alignment, canal check structure safety improvements, fees, etc.
2. FID requires the property to be deeded to FID be shown on the final map with proper recording information, and that FID be made a party to signing the final map.
3. FID requires its easement be shown on the final map with proper recording information, and that FID be made a party to signing the final map.
4. FID requires the applicant submit a grading and drainage plan for FID approval which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that will adversely affect FID or the applicant. FID also requires it review, approve and be made a party to signing all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
5. FID does not allow FID owned property or easements to be in common use with public utility easements but will, in certain instances, allow its property to be in common use with landscape easements if the City of Fresno enters into an appropriate agreement with FID. FID requires all block walls and fences be located outside of its property and easements.
6. FID requests the applicant be exempted from any condition that would require the construction of public facilities or conveyance of deeds or easements within FID's canal/pipeline easement to any other party without FID's written consent.

Herndon No. 39 Canal

1. FID's Herndon No. 39 Canal traverses the subject property as shown on the enclosed map. FID's policy requires most open canals to be contained in a pipeline, but some canals are too large to feasibly pipe and will remain as an open canal. If this canal is to remain as an open channel, FID requires that, within the limits of the proposed project [and its remainder], the landowner/developer grant fee title for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22434(a) and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. Submit the proposed grant deed, with an exhibit stamped by a registered civil engineer or land surveyor, to FID for review prior to executing the conveyance.
2. FID requires the applicant concrete line, encase in box culvert or other approved means to protect canal integrity, the Herndon canal across the proposed development in accordance with FID standards, and that the applicant enter into an agreement with FID for that purpose. The applicant will need to meet with FID to determine the canal alignment and required canal dimensions.
3. There is an existing concrete canal check/weir structure on the Herndon Canal ¼ mile east of Grantland Avenue. With the large volume of water (up to 550 CFS) and an 8 to 10 foot drop in elevation through the structure this structure poses a serious safety concern. The proposed development will bring a large increase in pedestrian traffic to the canal where in the past pedestrian traffic was virtually non-existent. Therefore, FID requires the applicant construct safety improvements to the check/weir structure which may include, but are not limited to: new concrete catwalk, safety railing, chain link fencing and gates, etc.
4. FID requires as part of any street or bridge improvements to Grantland Avenue that 30 foot wide concrete drive approaches be constructed for both north and south banks of the Herndon Canal on both the east and west sides of Grantland Avenue.
5. FID will not accept any drainage into the Herndon Canal. All canal banks must be graded away from the canal at a 2% slope with smooth uniform drive surfaces.
6. FID requires the property to be deeded to FID be cleared of all encroachments not essential to the operation of the canal and that are no longer required due to the proposed development. Said encroachments may include but are not limited to: bridges, turnout gate structures, miscellaneous structures, stand pipes, pipelines, wells, utilities, trees, bushes, brush, miscellaneous debris, etc.
7. The following are intended for trail projects adjacent to FID owned properties and easements for open canals:
   a. FID will not allow the trail easement to be in common use with FID owned property or easements.
   b. FID requires all trail improvements be placed outside of FID owned properties and easements.
   c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.
   d. FID's canals will not accept any drainage from the trail or the canal bank.
   e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail and the adjacent development.

Epstein No. 48 Canal

1. FID's Epstein No. 48 Canal traverses the subject property as shown on the enclosed map.
2. The reach of canal affected by the development can be contained in a forty-eight inch (48") diameter RGRCP C-361 pipeline. FID requires the applicant grant to FID an exclusive pipeline easement and pipe the open canal in a new alignment across the development in accordance with FID standards, and that the applicant enter into an agreement for piping the canal with costs to be borne by the applicant not to exceed the cost of a 54-inch diameter pipeline, subject to approval by FID's Board of Directors. The proposed new alignment for the pipeline is as shown n the enclosed map.
3. FID may elect to contribute to extend the pipeline north of Barstow Avenue along the west side of the Bryan Avenue alignment. Approximately 700 feet of pipeline that would be necessary to connect the new pipe to the existing culvert/open canal would be eliminated with this option. FID recommends the applicant meet with FID at their earliest possible convenience to discuss this option.
4. FID does not have records indicating the age of or the materials used for the culvert located at Barstow Avenue approximately ¼ mile east of Grantland Avenue. FID recommends the culvert be replaced as part of the subject project. Should FID elect to construct pipeline north of Barstow Avenue along the Bryan Avenue alignment this culvert can be abandoned.

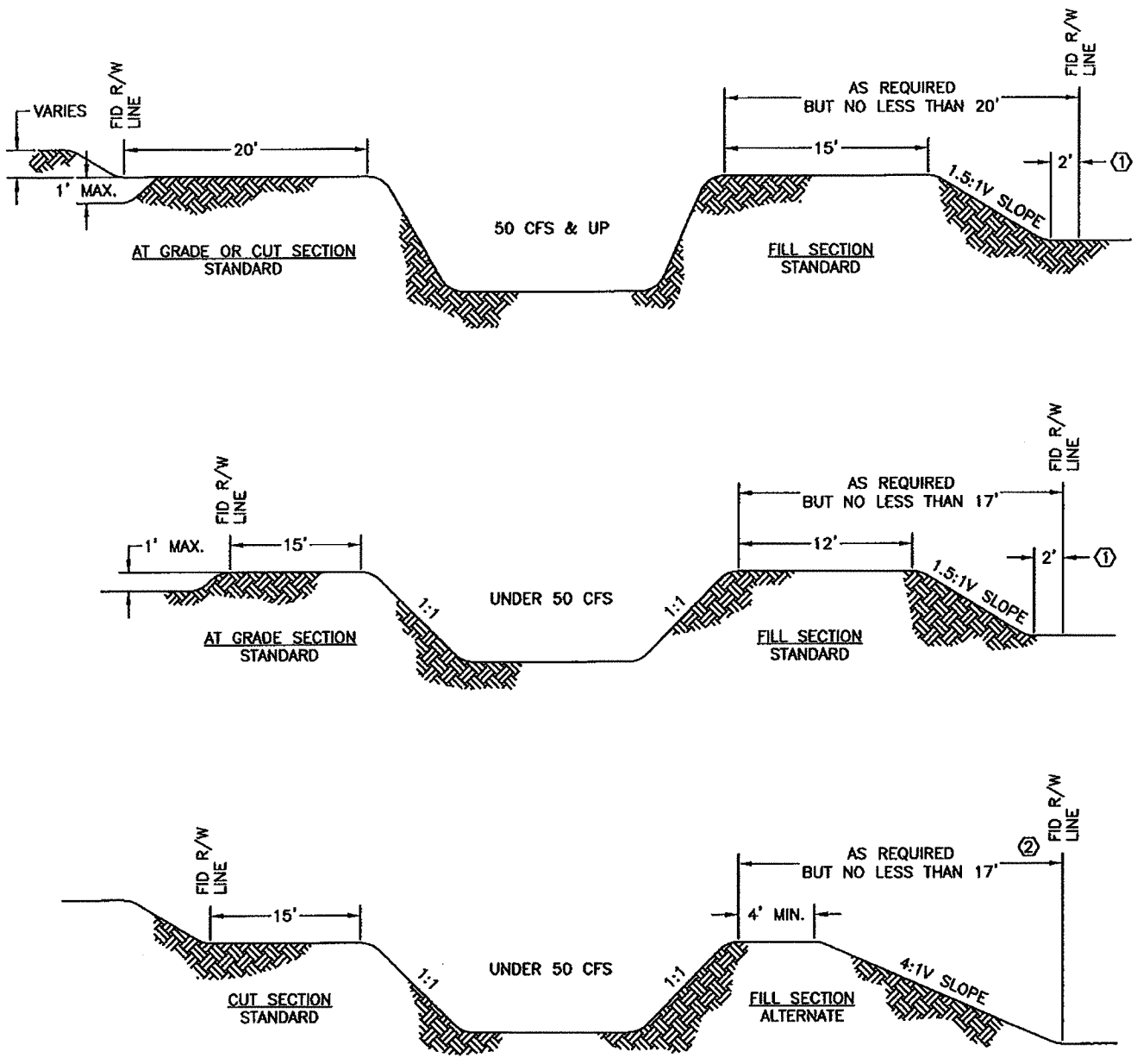
Thank you for submitting this for our review. Please feel free to contact me with any questions or concerns at 233-7161 extension 317 or bjohnson@fresnoirrigation.com.

Sincerely,

Bret Johnson
Engineering Technician II

cc: Horizon Enterprises
Sol Development Associates, LLC

Agencies\City\A-06-019 R-06-055



NOTES:

ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.

① ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.

② THE ALTERNATE SECTION CAN NOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.

DISTRICT CANAL RIGHT-OF-WAY REQUIREMENTS

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-15-165

Return Completed Form to:
Phillip Siegrist, Development Services/Planning
Email: Phillip.Siegrist@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-165 was filed by Sean Odom of GMA Engineering, on behalf of Steve Weil of Horizon Enterprises LP, and pertains to a ±11.19-acre portion of ±42.15 acres of property located on the south side of West Barstow Avenue Alignment between North Grantland Avenue and North Veterans Boulevard in northwest Fresno. The applicant proposes a phased development of 180 one, two, and three bedroom multiple family residential units in two and three story buildings; detached garages and open parking stalls; a 5,126 square-foot recreation/office building; and community amenities such as a swimming pool and activity areas for the 'Westbridge Apartment' complex. Related Vesting Tentative Parcel Map No. 2015-09 has been filed for development of the project on four parcels. The property is zoned R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)*.

APN: 505-060-08 **ZONING: R-2/UGM** **ADDRESS: 6685, 6785, 6825 West Barstow Avenue**

DATE ROUTED: December 18, 2015 **COMMENT DEADLINE: January 8, 2016**

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specif

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: _____

Name and Title Telephone Number Date

DRC 7-17-14, 8-25-15; Level 3 Review; Council District 2; Fresno General Plan; West Area Community Plan

City of FRESNO

Planning & Development Department
Development Partnership Center (DPC)
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Master Application Form #: C-15-165

Check all that apply:

☐	Plan Amendment	☑	Site Plan Review	☐	Amendment ☐ Major ☐ Minor
☐	Rezone	☐	Variance	☐	Revised Exhibit ☐ Major ☐ Minor
☒	Conditional Use Permit	☐	Minor Deviation	☐	Easement Encroachment
☐	Tentative Tract Map	☐	Tentative Parcel Map	☐	Lot Line Adjustment
☐	Voluntary Parcel Merger	☐	Fresno Green Project	☐	Public Art Project
☐	Annexation	☐	Other:		

Project Name: Westbridge Apartments

Project Address: 6685, 6785, and 6825 West Barstow Ave A.P.N 505-060-08

Size of Site: _____ Sq. Ft. 11.19 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) _____

Project Description (attach additional pages if necessary):

Construction of an apartment complex - see operational statement for building numbers and sizes

Zoning Designation: R-2 General Plan Designation: CMX

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available):

Please read carefully before signing or filing.
Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply ☑ Applicant ☐ Owner ☐ Other _____

Name: GMA Engineering, Rob Sanders or Sean Odom, Reps Signature:

Company/Organization: GMA Engineering

Address: 7337 North First Street, Suite 110 City: Fresno Zip: 93720

Email: sean@gmaengineering.com Phone: (559) 435-1411

Check all that apply ☐ Applicant ☑ Owner ☐ Other

Name: Steve Weil Signature: Steve Weil

Company/Organization: Horizon Enterprises, LP

Address: 5545 N. Fresno Street, Suite #214 City: Fresno Zip: 93710

Email: sweilhorizon@gmail.com Phone: (559) 231-5542

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER				
Received By:	Mizuki Steigrest	Date:	10/29/15	Level 3
Verification By:		Date:		DRC 8-25-15
Application Fee:	$ [redacted] 13,472.00	EA Fee:		
PZ No:	15-8000165	Zone District:	R-2	

GERALD MELE & ASSOCIATES, INC.
7337 N. FIRST ST., SUITE 110 FRESNO, CA. 93720 (559)435-1411 FAX (559)435-1169
CONSULTING ENGINEERS & ARCHITECTS

GERALD A. MELE, PE, SE
MARTIN R. INESS, PE, SE
ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, PE, SE

City of Fresno
Planning Department
2600 Fresno St.
Fresno, CA 93721-3604

Westbridge Apartments
Horizon Enterprises, LP
Narrative Description

C-15-165

To whom it may concern,

The project will be located on a portion of the parcel with the APN of 505-060-08, which will be divided into five distinct parcels. The parcel currently three addresses assigned to it, being 6685, 6785, and 6825 West Barstow Avenue. The area of the parcel to be developed has a current zoning designation of R-2 - Low Density Multiple Family Residential and a planned land use of CMX - Commercial Mixed Use. The parcel is under the West Community Plan and no Specific Plan. The project will include the construction of required off-site improvements, including the addition of three streets to provide access to the complex, being North La Paz Avenue to the east, Keats avenue to the southwest, and North Caspian Avenue to the west; as well as widening the existing Barstow Avenue alignment and installing curb and gutter along that road. The existing canal that passes through the site will be piped underground and sidewalk will be installed around the complex along with the required landscaping. These improvements will greatly enhance the neighborhood's aesthetic environment and usefulness.

The project will consist of the creation of an apartment complex, which will include the construction of a number of apartment buildings which are as follows:

Four (4) - two story, three bedroom apartment buildings
6, 319 sq. ft. ea floor - 12,638 sq. ft. total ea. building.

One (1) – two story, three bedroom apartment building
2,932 sq. ft. ea. floor – 5,864 sq. ft. total ea. building

Four (4) - three story, two bedroom apartment buildings
6,129 sq. ft. ea floor - 18,387 sq. ft. total ea. building.

Six (6) - two story, two bedroom apartment buildings
6,129 sq. ft. ea floor - 12,258 sq. ft. total ea. building.

Narrative Description

GERALD MELE & ASSOCIATES, INC.
7337 N. FIRST ST., SUITE 110 FRESNO, CA. 93720 (559)435-1411 FAX (559)435-1169
CONSULTING ENGINEERS & ARCHITECTS

GERALD A. MELE, PE, SE
MARTIN R. INESS, PE, SE
ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, PE, SE

Four (4) - three story, one bedroom apartment buildings
3,766 sq. ft. ea floor - 11,299 sq. ft. total ea. building.

These buildings will provide the complex with a total of 180 apartment units.

The project will also include the construction of a number of garages to providing 248 total covered parking stalls for the tenants, which exceeds the City zoning requirement of 176 stalls. The garages to be constructed are as follows:

Thirty-Three (33) - single story, six unit garages - 1,556 sq. ft. ea. building

Five (5) - single story, five unit garages - 1,298 sq. ft. ea. building

Three (3) - single story, three unit garage - 781 sq. ft. ea. building

Two (2) - single story, four standard unit/ one accessible unit garages 1,467 sq. ft. ea. building

One (1) - single story, two standard unit/ one accessible unit garages 951 sq. ft. ea. building

In addition to the garage parking stalls, 116 open parking stalls will also be provided.

The project will also include a 5,126 sq. ft. Recreation/ Office building. The site development of the including asphalt paving, landscaping and amenities including a swimming pool, a half-court basketball court, three bocce ball courts, four playgrounds and several bar-b-que areas. These amenities are dispersed throughout the site. The proposed development of the site will be broken into three phases, as reflected on the site plans. The area of intended use for the proposed buildings is currently vacant land.

Water, sewer service and solid waste services will be provided to the site through City utilities..

The site will be protected by a combination of a six foot high wrought iron fencing and building walls. The point of access will be provided to the complex, each being provided with electronically activated/ wrought iron gates provided with security keypads and remote codes. Pedestrian access to the site will be provided off of North La Paz Avenue by a wrought iron walk gate. Security cameras will also be installed to further strengthen the security of the site.

The complex will have a manager's office, as previously mentioned, with typical hours of operation being Monday through Friday 8:00 a.m. to 5:00 p.m. for a total of approximately 8 hours a day. The complex will also

GERALD MELE & ASSOCIATES, INC.
7337 N. FIRST ST., SUITE 110 FRESNO, CA. 93720 (559)435-1411 FAX (559)435-1169
CONSULTING ENGINEERS & ARCHITECTS
GERALD A. MELE, PE, SE
MARTIN R. INESS, PE, SE
ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, PE, SE

have a maintenance staff. Which will also work from Monday through Friday 8:00 a.m. to 5:00 p.m. for a total of approximately 8 hours a day.

Respectfully submitted,

Sean Odom
Gerald Mele & Associates, Inc.

City of FRESNO

Planning & Development Department
Development Partnership Center (DPC)
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Environmental Assessment Application

1. APPLICANT'S NAME:	Horizon Enterprises, LP	2. CONSULTANT'S NAME:	GMA Engineering, Rob Sanders Sean Odom, Reps
ADDRESS:	5545 N. Fresno Street, Suite #214	ADDRESS:	7337 North First Street, Suite 110
CITY & ZIP:	Fresno CA 93710	CITY & ZIP	Fresno CA 93720
TELEPHONE:	(559) 231-5542	TELEPHONE:	(559) 435-1411
EMAIL:	swalkhorizon@gmail.com	EMAIL:	sean@gmaengineering.com
SIGNATURE:		SIGNATURE:	

Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy ☐

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description -- Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

3b. Area of Parcel: 11.19 Acres or Square Feet

3c. Proposed Project is located on the: South (side of) West Barstow Alignment

between North Grantland and Veterans Blvd

Street Address: 6685, 6785, and 6825 West Barstow Ave

3d. Existing Zoning: R-2 3e. Assessor's Parcel Number: 505-060-08

3f. Related entitlement (indicate by ☐)

- ☐ Rezoning: Proposed Zone(s)
- ☐ Tentative Tract Map; if known, TT Map No.
- ☐ Site Plan Review
- ☐ Conditional Use Permit
- ☐ Parcel Map
- ☐ Other, Identify:

4. IF RESIDENTIAL USE is proposed, number of dwelling units: 180

5. IF NON-RESIDENTIAL USE is proposed, identity:

5a. Non-residential Floor area:

5b. Estimated total number of employees:

5c. Total Number of off-street parking spaces provided:

FOR STAFF USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. C-15-165
Date: 10-29-15
P & Z No. 15-80000165
Received By:

6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

   Construction of an apartment complex including the construction of two streets, improvement of the existing West Barstow Alignment, landscaping of the entire site, and the construction of a multi-purpose trail within the confines of the project

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

   No new noise sources not common to the area as the area is residential in nature.

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

   none

9. Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

   none

10. Describe existing structures on the site and other site characteristics:

    Land is currently vacant

11. Describe the existing use of the site and other site characteristics:

    Land is currently vacant

12. Adjoining Land Uses: (Example: North – new single story apartments)

    North Residential

    South Vacant land

    East Vacant land/ residential

    West Vacant land/ residential

13. Is the proposed project site within 200 yards of an existing or proposed freeway? ☐ Yes ☑ No;
    Within 200 yards of a railroad? ☐ Yes ☑ No

14. It is the applicant's opinion that significant adverse effects on the environment ☐ will ☑ will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.

GERALD MELE & ASSOCIATES, INC.
7337 N. FIRST ST., SUITE 110 FRESNO, CA. 93720 (559)435-1411 FAX (559)435-1169
CONSULTING ENGINEERS & ARCHITECTS

GERALD A. MELE, PE, SE
MARTIN R. INESS, PE, SE
ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, PE, SE

City of Fresno
Planning Department
2600 Fresno St.
Fresno, CA 93721-3604

Westbridge Apartments
Horizon Enterprises, LP
Operational Statement

C-15-165

To whom it may concern,

The project will be located on a portion of the parcel with the APN of 505-060-08, which will be divided into five distinct parcels. The parcel currently three addresses assigned to it, being 6685, 6785, and 6825 West Barstow Avenue. The area of the parcel to be developed has a current zoning designation of R-2 - Low Density Multiple Family Residential and a planned land use of CMX - Commercial Mixed Use. The parcel is under the West Community Plan and no Specific Plan. The project will include the construction of required off-site improvements, including the addition of three streets to provide access to the complex, being North La Paz Avenue to the east, Keats avenue to the southwest, and North Caspian Avenue to the west; as well as widening the existing Barstow Avenue alignment and installing curb and gutter along that road. The existing canal that passes through the site will be piped underground and sidewalk will be installed around the complex along with the required landscaping. These improvements will greatly enhance the neighborhood's aesthetic environment and usefulness.

The project will consist of the creation of an apartment complex, which will include the construction of a number of apartment buildings which are as follows:

Four (4) - two story, three bedroom apartment buildings
6, 319 sq. ft. ea floor - 12,638 sq. ft. total ea. building.

One (1) – two story, three bedroom apartment building
2,932 sq. ft. ea. floor – 5,864 sq. ft. total ea. building

Four (4) - three story, two bedroom apartment buildings
6,129 sq. ft. ea floor - 18,387 sq. ft. total ea. building.

Six (6) - two story, two bedroom apartment buildings
6,129 sq. ft. ea floor - 12,258 sq. ft. total ea. building.

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BRAD S. EDWARDS, PE, SE

Four (4) - three story, one bedroom apartment buildings
3,766 sq. ft. ea floor - 11,299 sq. ft. total ea. building.

These buildings will provide the complex with a total of 180 apartment units.

The project will also include the construction of a number of garages to providing 248 total covered parking stalls for the tenants, which exceeds the City zoning requirement of 176 stalls. The garages to be constructed are as follows:

Thirty-Three (33) - single story, six unit garages - 1,556 sq. ft. ea. building

Five (5) - single story, five unit garages - 1,298 sq. ft. ea. building

Three (3) - single story, three unit garage - 781 sq. ft. ea. building

Two (2) - single story, four standard unit/ one accessible unit garages 1,467 sq. ft. ea. building

One (1) - single story, two standard unit/ one accessible unit garages 951 sq. ft. ea. building

In addition to the garage parking stalls, 116 open parking stalls will also be provided.

The project will also include a 5,126 sq. ft. Recreation/ Office building. The site development of the including asphalt paving, landscaping and amenities including a swimming pool, a half-court basketball court, three bocce ball courts, four playgrounds and several bar-b-que areas. These amenities are dispersed throughout the site. The proposed development of the site will be broken into three phases, as reflected on the site plans. The area of intended use for the proposed buildings is currently vacant land.

Water, sewer service and solid waste services will be provided to the site through City utilities..

The site will be protected by a combination of a six foot high wrought iron fencing and building walls. The point of access will be provided to the complex, each being provided with electronically activated/ wrought iron gates provided with security keypads and remote codes. Pedestrian access to the site will be provided off of North La Paz Avenue by a wrought iron walk gate. Security cameras will also be installed to further strengthen the security of the site.

The complex will have a manager's office, as previously mentioned, with typical hours of operation being Monday through Friday 8:00 a.m. to

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5:00 p.m. for a total of approximately 8 hours a day. The complex will also have a maintenance staff. Which will also work from Monday through Friday 8:00 a.m. to 5:00 p.m. for a total of approximately 8 hours a day.

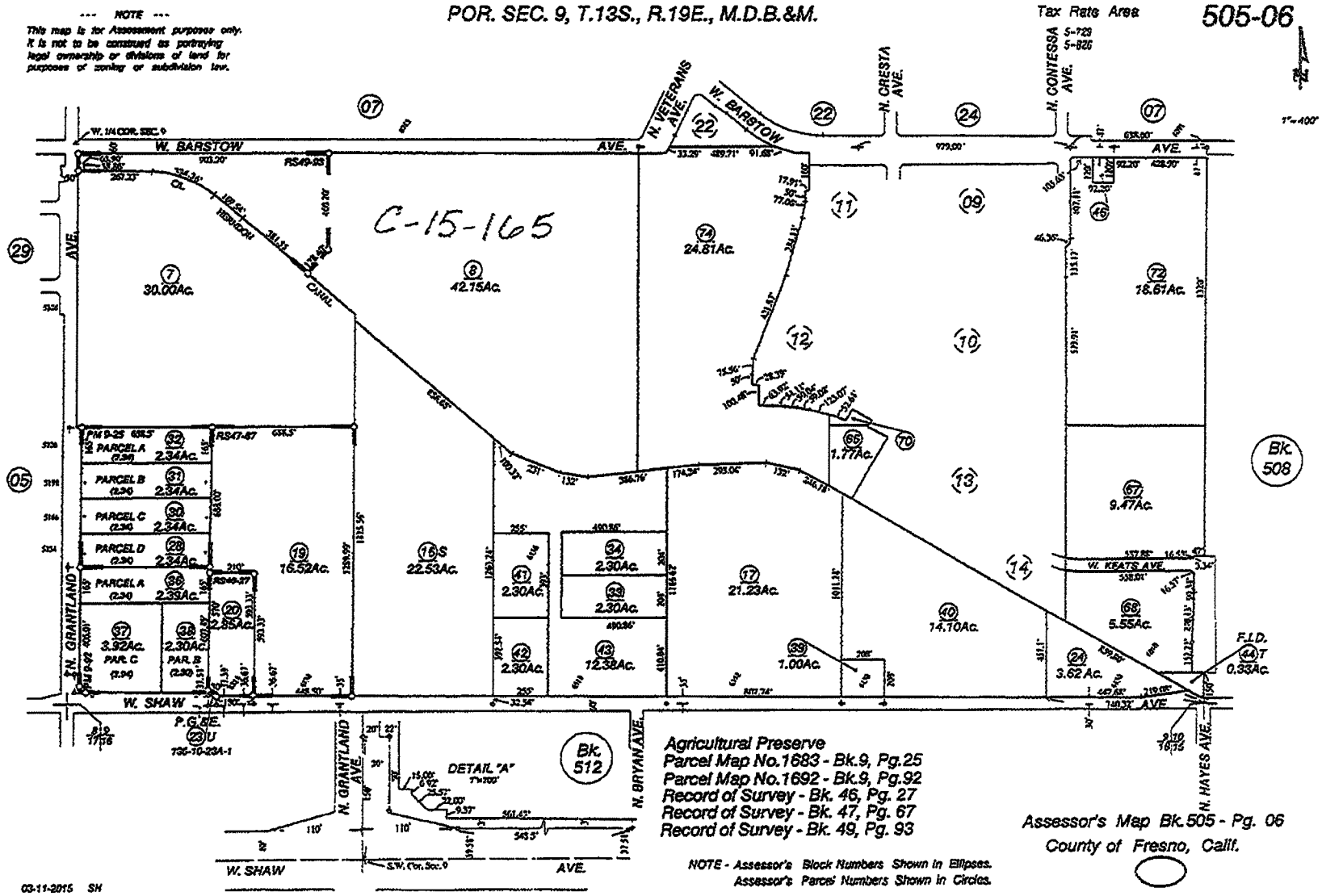
The project is complementary to the surrounding neighborhood, as can be seen in that the parcels surrounding the project to the north, west and east consists of existing residential developments and larger single home family tracts. Therefore the project would be harmonious with the surrounding uses. The project will be an asset to the neighborhood as it will include the development of the site, which has never been developed, including street improvements, sidewalk and street lights which will improve the overall appearance, safety and use of the neighborhood. The project landscaping will also help to improve the overall aesthetics of the area.

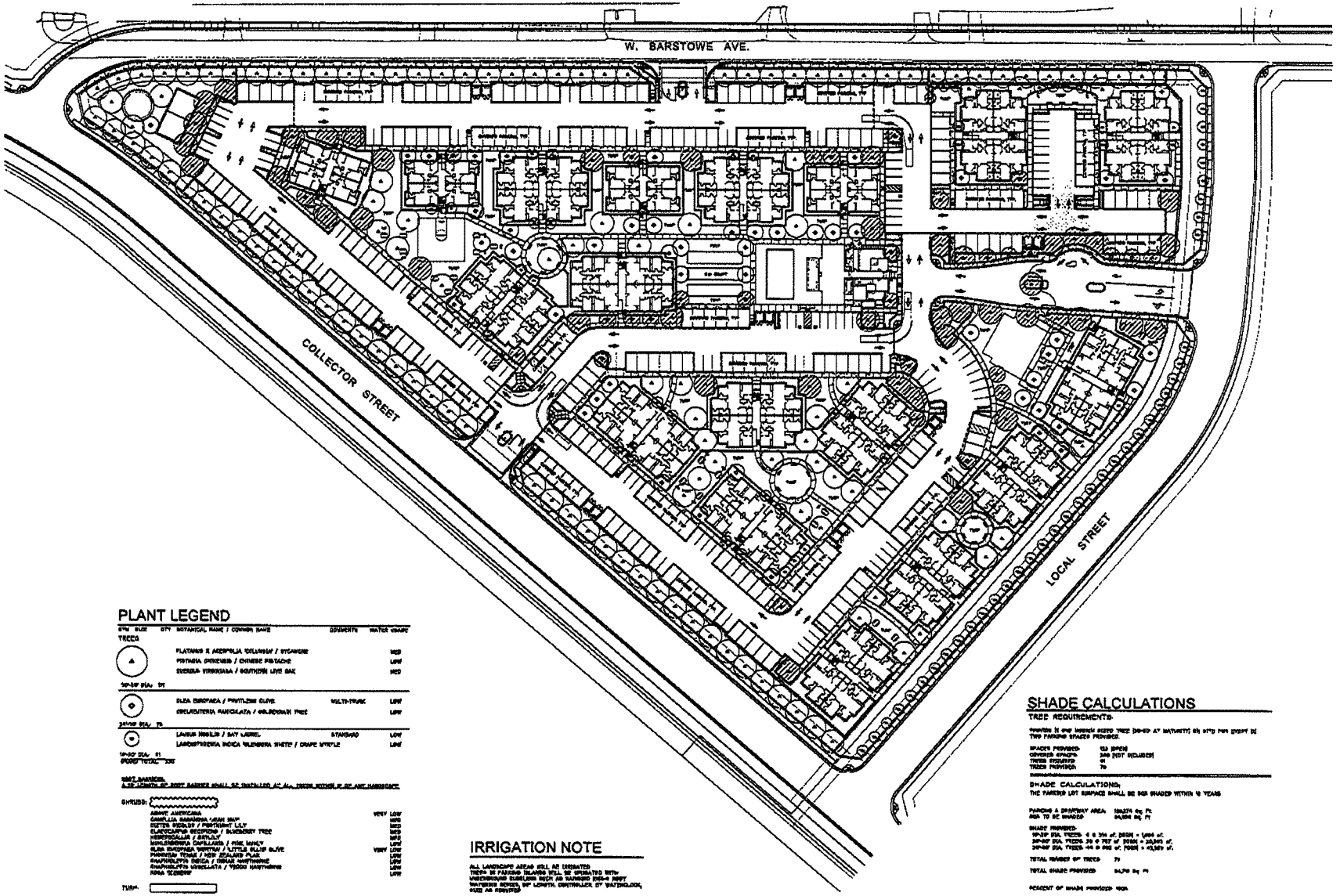
The project will help to implement the 2035 General Plan as it will aid in the implementation of several of the plan's goals. It will help implement goal number one by helping to avoid over-saturation of a single type of housing in an area that is predominately single family residences on individual lots. It will also help to implement goal number three as the landscaping involved will meet the new State mandated, low-water usage standards, and at the same time it will aid in the implementation of goal number four as the trees that are required to be planted will help improve the air quality. It will help to implement goals number seven and eight as it will provide a diversity of housing types that will appeal to a broad range of people, thereby providing a more diverse mix of residential densities in the area. It will also aid in the implementation of goal number nine as the project will include the construction of new streets, the improvement of the existing Barstow alignment as well as the installation of sidewalks which will help to promote walking in the neighborhood.

Respectfully submitted,

Sean Odom
Gerald Mele & Associates, Inc.


6785 W Barstow Ave
© 2015 Google
Google earth
Imagery Date: 3/16/2015
1998
36°46'49.22" N 119°54'40.57" W elev 298 ft
Eye alt 3036 ft


--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
POR. SEC. 9, T.13S., R.19E., M.D.B.&M.
Tax Rate Area
505-06
5-729
5-826
1"=400'
C-15-165
W. BARSTOW AVE.
N. VETERANS AVE.
W. BARSTOW
N. CRESTA AVE.
N. CONTESSA AVE.
N. GRANTLAND AVE.
W. SHAW AVE.
N. BRYAN AVE.
N. HAYES AVE.
W. KEATS AVE.
CANAL
7 30.00Ac.
8 42.15Ac.
74 24.81Ac.
72 16.61Ac.
67 9.47Ac.
65 1.77Ac.
19 16.52Ac.
16S 22.53Ac.
17 21.23Ac.
40 14.10Ac.
68 5.55Ac.
24 3.62Ac.
39 1.00Ac.
43 12.38Ac.
PARCEL A 2.34Ac.
PARCEL B 2.34Ac.
PARCEL C 2.34Ac.
PARCEL D 2.34Ac.
PARCEL A 2.39Ac.
37 3.92Ac. PAR. C
38 2.30Ac. PAR. B
20 2.85Ac.
41 2.30Ac.
42 2.30Ac.
34 2.30Ac.
35 2.30Ac.
DETAIL "A"
Bk. 508
Bk. 512
Agricultural Preserve
Parcel Map No.1683 - Bk.9, Pg.25
Parcel Map No.1692 - Bk.9, Pg.92
Record of Survey - Bk. 46, Pg. 27
Record of Survey - Bk. 47, Pg. 67
Record of Survey - Bk. 49, Pg. 93
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk.505 - Pg. 06
County of Fresno, Calif.
03-11-2015 SH



PLANT LEGEND

SYM	SIZE	QTY	BOTANICAL NAME / COMMON NAME	COMMENTS	WATER USAGE
TREES					
			PLATANUS X ACERIFOLIA 'COLUMBIA' / SYCAMORE		MED
			PISTACIA CHINENSIS / CHINESE PISTACHE		LOW
			QUERCUS VIRGINIANA / SOUTHERN LIVE OAK		MED
10'-24" DIA	19				
			OLEA EUROPAEA / FRUITLESS OLIVE	MULTI-TRUNK	LOW
			KOELREUTERIA PANICULATA / GOLDENRAIN TREE		LOW
24"+ DIA	70				
			LAURUS NOBILIS / BAY LAUREL	STANDARD	LOW
			LAGERSTROEMIA INDICA 'NATCHEZ WHITE' / CRAPE MYRTLE		LOW
10'-24" DIA	91				
GRAND TOTAL	330				

SHRUBS:

AGAVE AMERICANA	VERY LOW
CAMELLIA SASANQUA 'JEAN MAY'	MED
DIETES BICOLOR / FORTNIGHT LILY	MED
CLEYERA JAPONICA 'TRICOLOR' / SHAKERBY TREE	MED
HEBE'TRIDALLIS / BARCLAY	MED
MUHLENBERGIA CAPILLARIS / PINK MUHLY	LOW
OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE OLIVE	VERY LOW
PHORMIUM TENAX / NEW ZEALAND FLAX	LOW
RHAPHIOLEPIS INDICA / INDIAN HAWTHORNE	LOW
RHAPHIOLEPIS UMBELLATA / YEDDO HAWTHORNE	LOW
ROSA 'FLEURY'	LOW

TURF:

IRRIGATION NOTE

ALL LANDSCAPE AREAS WILL BE IRRIGATED.
TREES IN PARKING ISLANDS WILL BE IRRIGATED WITH UNDERGROUND BUBBLERS EACH ON SEPARATE ZONE-2 PORT WATERING SERIES, 24" LONGTH, CONTROLLED BY WATERLOGIC, VIDE AS REQUIRED

SHADE CALCULATIONS

TREE REQUIREMENTS:

PARKING IS ONE LANDSCAPED SIZED TREE SHADED AT MATURITY, 6th SITE FOR EVERY 10 TWO PARKING SPACES PROVIDED.

SPACES PROVIDED	133 SPACES
COVERED SPACES	266 (NOT INCLUDED)
TREES REQUIRED	67
TREES PROVIDED	70

SHADE CALCULATIONS:
THE PARKING LOT SURFACE SHALL BE 50% SHADED WITHIN 15 YEARS

PARKING & DRIVEWAY AREA	108,675 sq. ft.
50% TO BE SHADED	54,338 sq. ft.

SHADE PROVIDED:
10'-24" DIA. TREES: 6 @ 314 sf. DESN = 1,884 sf.
24"+24" DIA TREES: 39 @ 707 sf. DESN = 27,573 sf.
24"+24" DIA TREES: 44 @ 962 sf. DESN = 42,328 sf.

TOTAL NUMBER OF TREES	70
TOTAL SHADE PROVIDED	54,370 sq. ft.

PERCENT OF SHADE PROVIDED 100%

PARKING CALCULATION AREA

HATCHING INDICATES TREES USED IN SHADE CALCULATION

NORTH

0 40' 80'

SCALE: 1"=40'

BROUSSARD ASSOCIATES
landscape architects

PROJECT
WEST BRIDGE APARTMENTS
FRESNO, CA

SHEET DESCRIPTION
C.U.P. LANDSCAPE PLAN

DATE
SCALE AS SHOWN
DRAWN BY
SHEET NUMBER

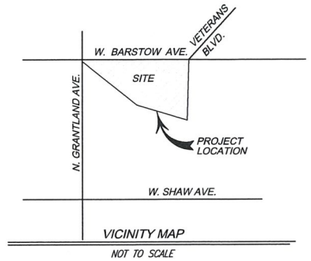
L-1

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

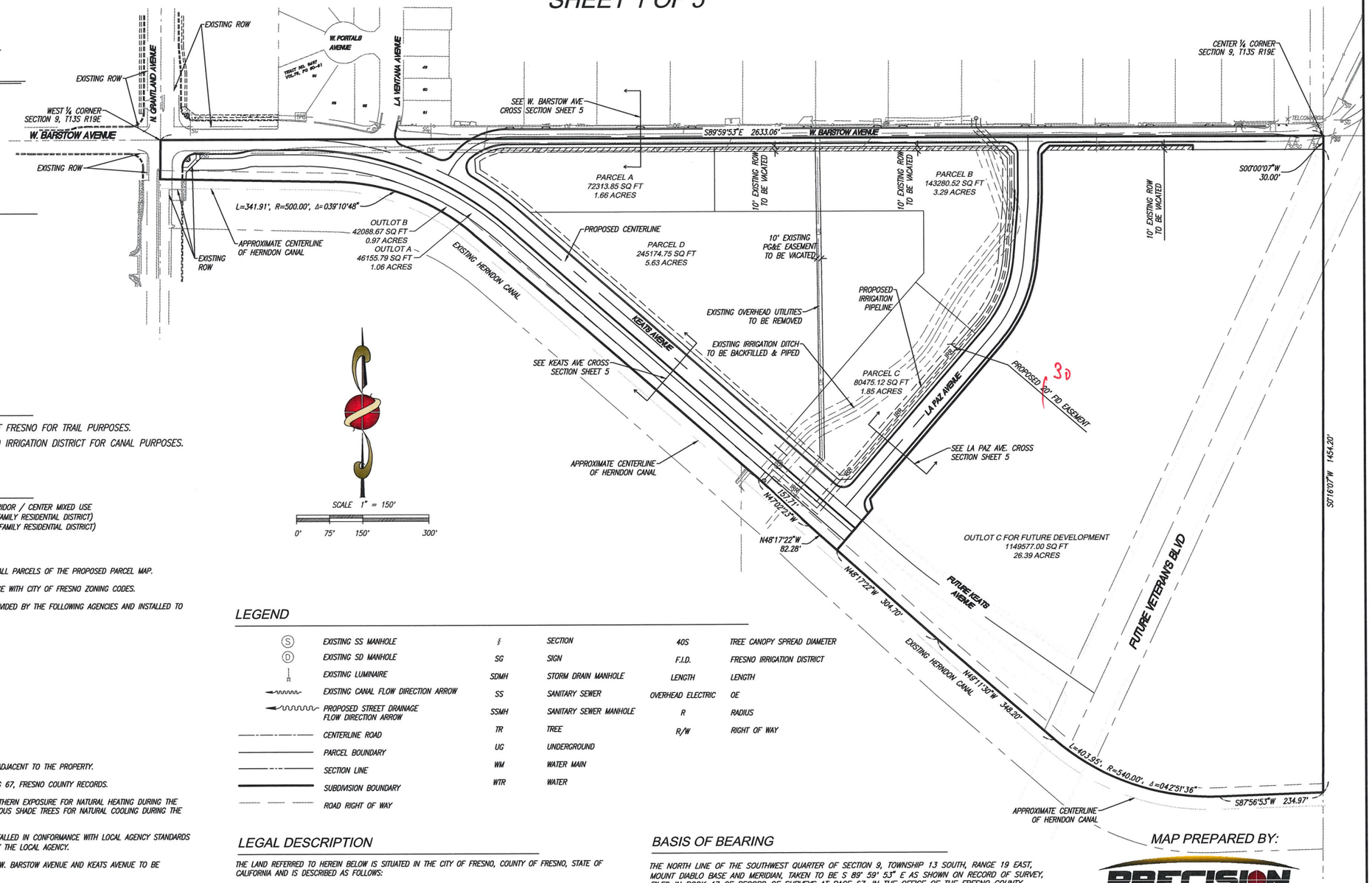
CONSISTING OF 5 SHEETS

SHEET 1 OF 5



VICINITY MAP

NOT TO SCALE



SCALE 1" = 150'

0' 75' 150' 300'

SITE INFORMATION

OWNER

HORIZON ENTERPRISES, STEVEN WEIL,
5545 N FRESNO ST #214
FRESNO, CA 93710
PH 559-231-5542

SITE ADDRESS

6785 W BARSTOW AVE
FRESNO, CA 93723-9367

APN

505-060-08

OUTLOT INFO

OUTLOT A TO BE DEDICATED TO THE CITY OF FRESNO FOR TRAIL PURPOSES.

OUTLOT B TO BE DEDICATED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL PURPOSES.

OUTLOT C FOR FUTURE DEVELOPMENT

NOTES

1. GENERAL PLAN LAND USE DESIGNATION: CMX (CORIDOR / CENTER MIXED USE
   EXISTING ZONING: R-2 (LOW DENSITY MULITIPLE FAMILY RESIDENTIAL DISTRICT)
   PROPOSED ZONING: R-2 (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT)
   EXISTING USE: VACANT
2. THERE ARE NO EXISTING STRUCTURES ONSITE.
3. MULTI-FAMILY RESIDENTIAL USE IS INTENDED ON ALL PARCELS OF THE PROPOSED PARCEL MAP.
4. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
5. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES AND INSTALLED TO AGENCY STANDARDS:

SANITARY SEWER	CITY OF FRESNO
STORM DRAINAGE	FMFCD
DOMESTIC WATER	CITY OF FRESNO
FIRE PROTECTION	CITY OF FRESNO
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT & T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF FRESNO

6. SITE ACREAGE:
   APN: 505-060-08
   NET: ±12.50 AC
   GROSS: ±44.7 AC
7. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
8. SOURCE OF DATA: RECORD OF SURVEY BK 47 PG 67, FRESNO COUNTY RECORDS.
9. PARCEL MAP PROVIDES FOR BUILDINGS WITH SOUTHERN EXPOSURE FOR NATURAL HEATING DURING THE WINTER MONTHS, WITH AMPLE SPACE FOR DECIDUOUS SHADE TREES FOR NATURAL COOLING DURING THE SUMMER MONTHS.
10. PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL AGENCY STANDARDS AND/OR ANY MINOR MODIFICATIONS APPROVED BY THE LOCAL AGENCY.
11. EXISTING WELL CASING AT THE INTERSECTION OF W. BARSTOW AVENUE AND KEATS AVENUE TO BE DESTROYED PER FRESNO COUNTY REQUIREMENTS.
12. 3 EXISTING OAK TREES ARE LOCATED WITHIN THE INTERSECTION OF W. BARSTOW AVENUE AND KEATS AVENUE. ONE DEAD APPARENTLY NEEDLE BEARING TREE 3 EXISTING OAK TREES ARE LOCATED NEAR THE NORTHWEST CORNER OF PROPOSED PARCEL "A". ALL EXISTING TREES ARE PROPOSED TO BE REMOVED.

LEGEND

(S)	EXISTING SS MANHOLE	§	SECTION
(D)	EXISTING SD MANHOLE	SG	SIGN
	EXISTING LUMINAIRE	SDMH	STORM DRAIN MANHOLE
	EXISTING CANAL FLOW DIRECTION ARROW	SS	SANITARY SEWER
	PROPOSED STREET DRAINAGE FLOW DIRECTION ARROW	SSMH	SANITARY SEWER MANHOLE
	CENTERLINE ROAD	TR	TREE
	PARCEL BOUNDARY	UG	UNDERGROUND
	SECTION LINE	WM	WATER MAIN
	SUBDIVISION BOUNDARY	WTR	WATER
	ROAD RIGHT OF WAY		

40S	TREE CANOPY SPREAD DIAMETER
F.I.D.	FRESNO IRRIGATION DISTRICT
LENGTH	LENGTH
OVERHEAD ELECTRIC	OE
R	RADIUS
R/W	RIGHT OF WAY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS PER OFFICIAL PLAT THEREOF, LYING NORTH AND EAST OF THE HERNDON CANAL.

APN : 505-060-08

AREA : 44.7 ACRES (MORE OR LESS)

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE S 89° 59' 53" E AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 47 OF RECORD OF SURVEYS AT PAGE 67, IN THE OFFICE OF THE FRESNO COUNTY RECORDER.

MAP PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.

1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079

DATE OF PREPARATION: 07/23/2018

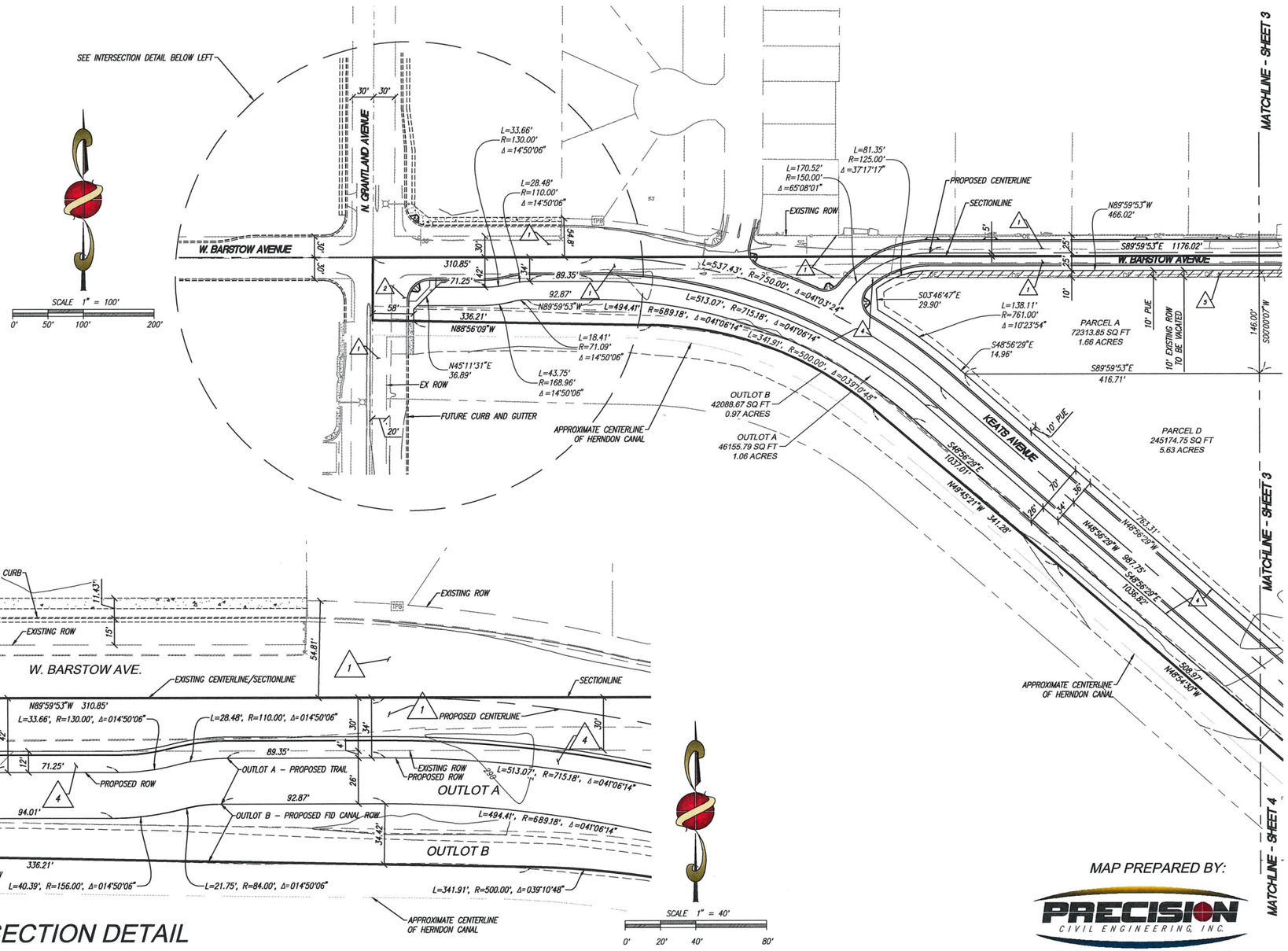
VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF 5 SHEETS

SHEET 2 OF 5

EASEMENT LEGEND	
1	EXISTING STREET ROW
2	EXISTING STREET ROW PER DOC. 2008-0087659
3	10' PG&E EASEMENT PER DOC NO. 88138415, TO BE VACATED.
4	PROPOSED PUBLIC STREET R/W TO BE DEDICATED.
5	EXISTING PUBLIC STREET R/W TO BE VACATED



INTERSECTION DETAIL

MAP PREPARED BY:

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1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

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SHEET 2 OF 5

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF 5 SHEETS

SHEET 3 OF 5

EASEMENT LEGEND	
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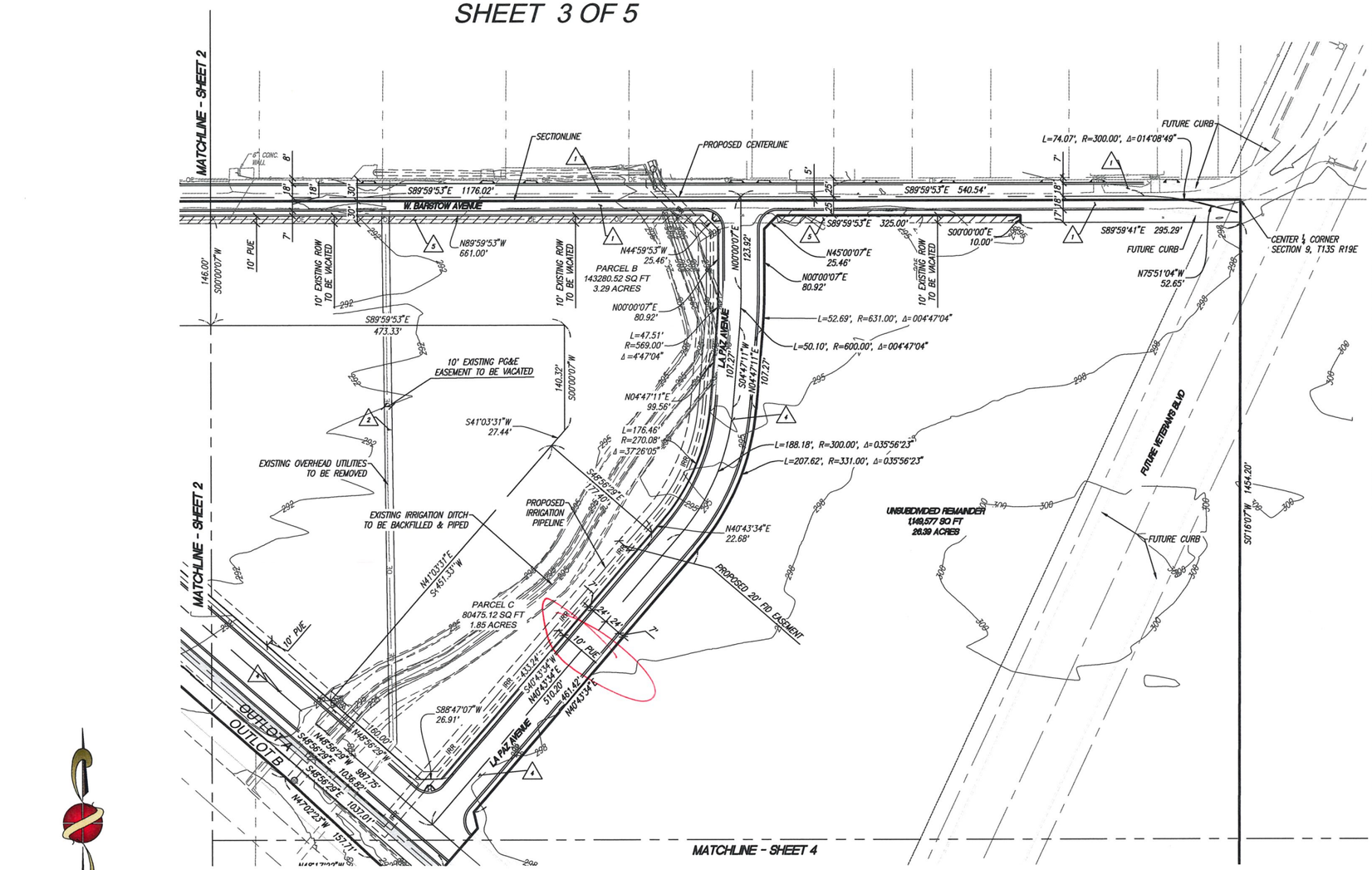
4	PROPOSED PUBLIC STREET R/W TO BE DEDICATED.
5	EXISTING PUBLIC STREET R/W TO BE VACATED



SCALE 1" = 100'

0' 50' 100' 200'

MAP PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.

1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079

DATE OF PREPARATION: 07/23/2018

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF 5 SHEETS
SHEET 4 OF 5

EASEMENT LEGEND	
1	EXISTING STREET ROW
2	EXISTING STREET ROW PER DOC. 2008-0087659
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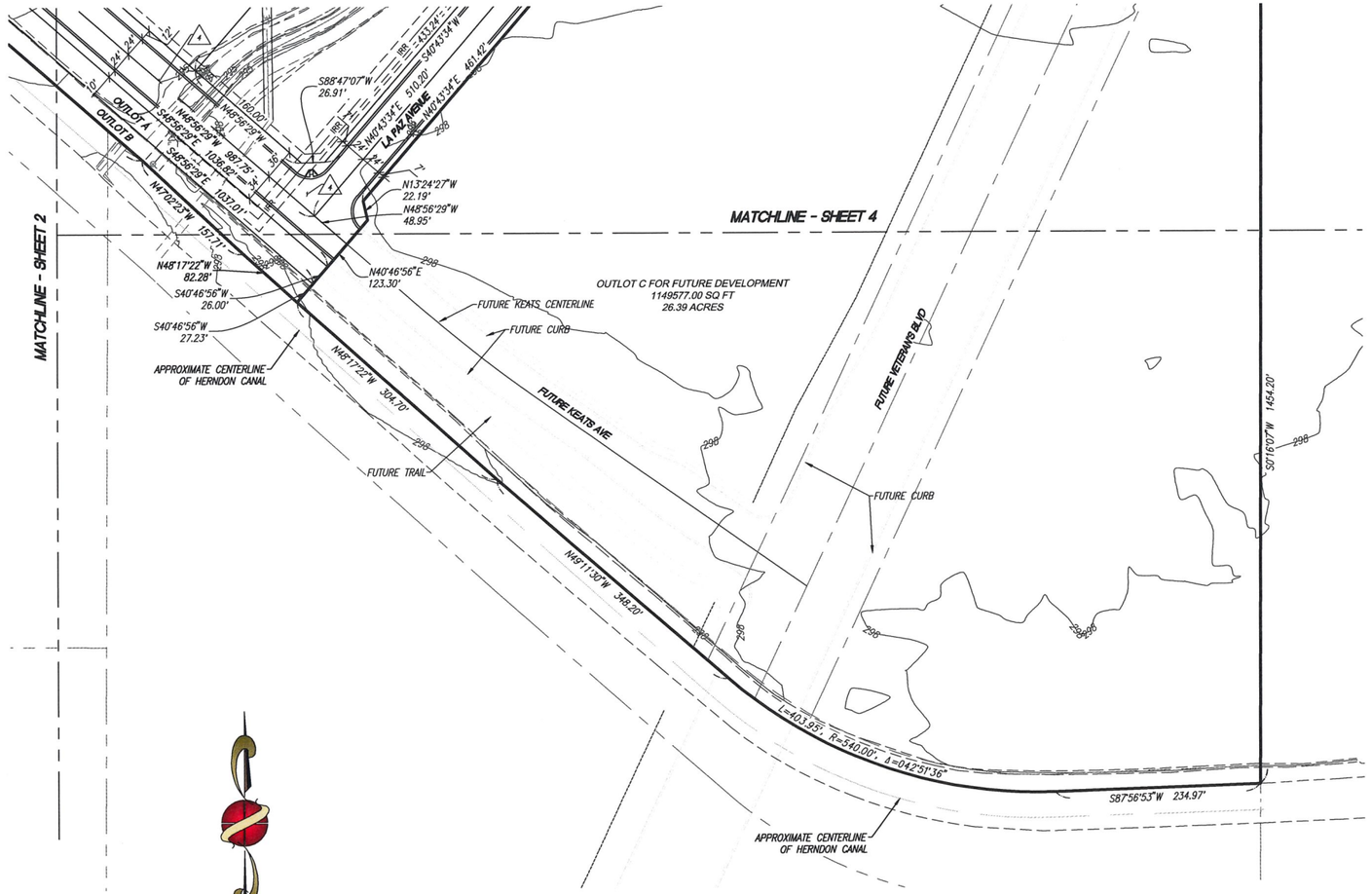
5	EXISTING PUBLIC STREET R/W TO BE VACATED



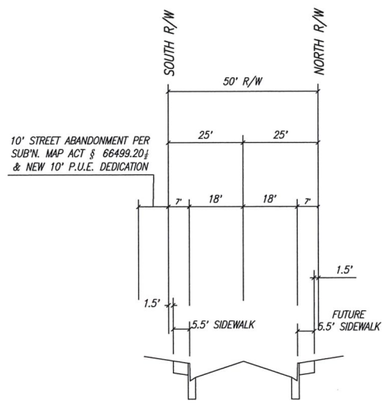
MAP PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.
1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

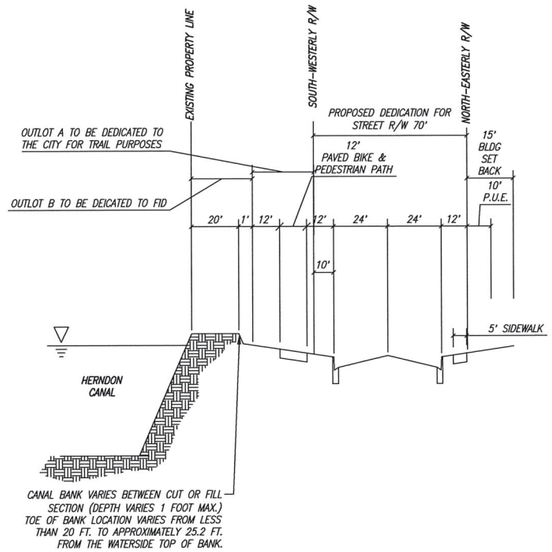
JOB No. 10-079
DATE OF PREPARATION: 07/19/2018

VESTING TENTATIVE PARCEL MAP NO. 2015-09

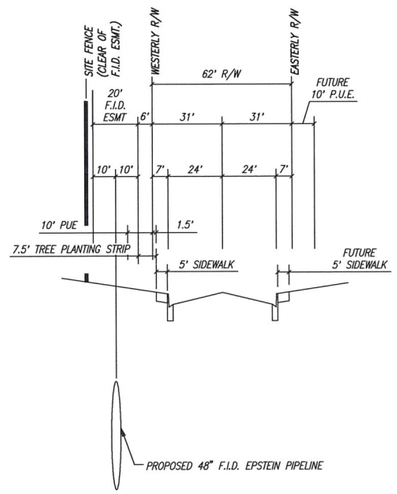
CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF 5 SHEETS
SHEET 5 OF 5



CROSS SECTION : BARSTOW AVENUE
NOT TO SCALE



CROSS SECTION : KEATS AVENUE
NOT TO SCALE

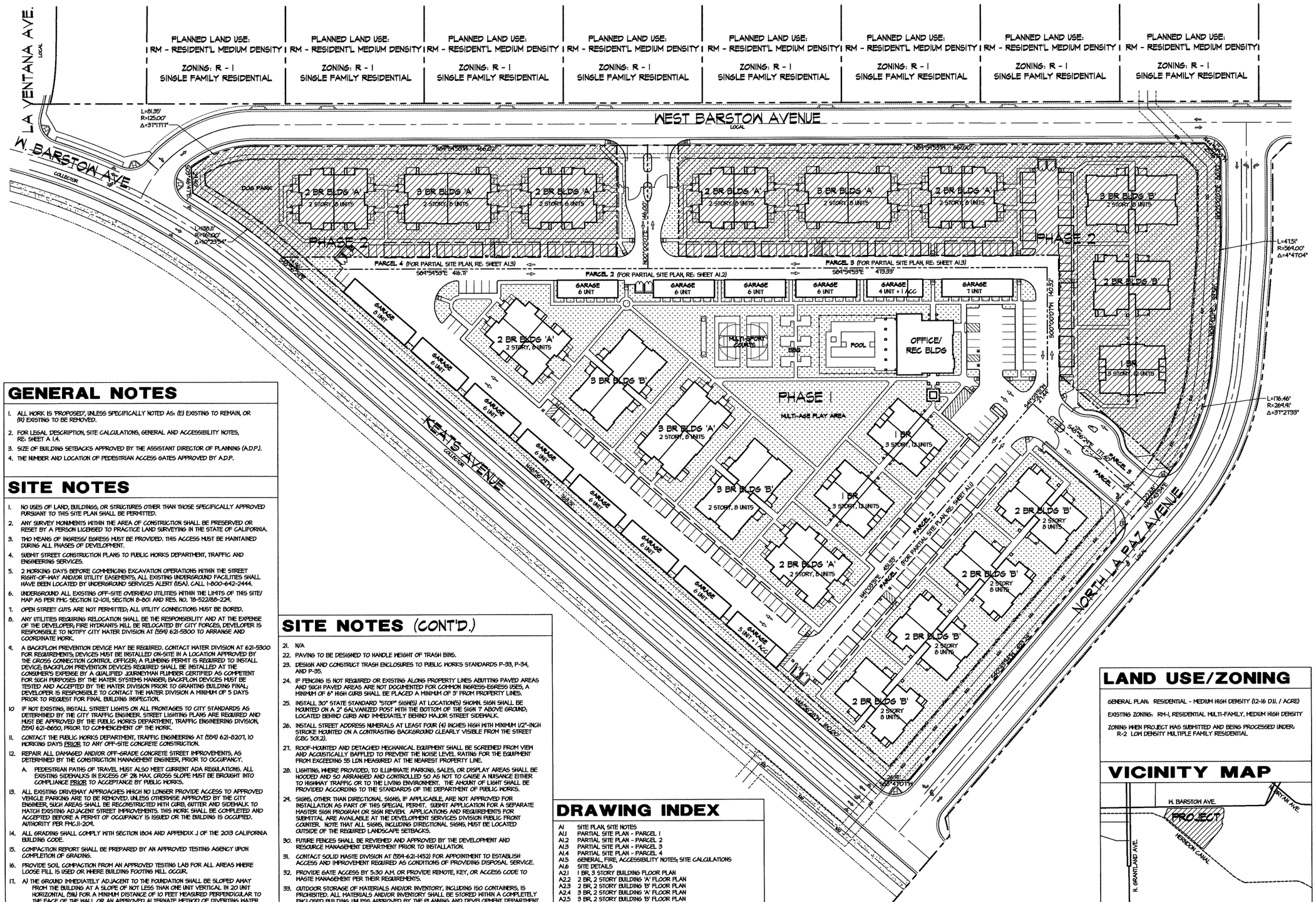


CROSS SECTION : LA PAZ AVENUE
NOT TO SCALE

MAP PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.
1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079
DATE OF PREPARATION: 07/19/2018



GENERAL NOTES

1. ALL WORK IS 'PROPOSED', UNLESS SPECIFICALLY NOTED AS: (E) EXISTING TO REMAIN, OR (N) EXISTING TO BE REMOVED.
2. FOR LEGAL DESCRIPTION, SITE CALCULATIONS, GENERAL AND ACCESSIBILITY NOTES, RE: SHEET A 1.4.
3. SIZE OF BUILDING SETBACKS APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING (A.D.P.).
4. THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES APPROVED BY A.D.P.

SITE NOTES

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. 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.
3. TWO MEANS OF INGRESS/ EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
4. SUBMIT STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
5. 2 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.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/ MAP AS PER FMC SECTION 12-1011, SECTION 8-801 AND RES. NO. 19-152/88-224.
7. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
8. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER; FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT (559) 621-5300 TO ARRANGE AND COORDINATE WORK.
9. A BACKFLOW PREVENTION DEVICE MAY BE 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 PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
10. IF NOT EXISTING, 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 DIVISION, (559) 621-8650, PRIOR TO COMMENCEMENT OF THE WORK.
11. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8207, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
12. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
    A. PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REGULATIONS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
13. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING ARE TO BE REMOVED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED, AUTHORITY PER FMC,II-204.
14. ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2013 CALIFORNIA BUILDING CODE.
15. COMPACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
16. PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LOOSE FILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
17. A) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNIT HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED. 5/8" PER FOOT = 5%
    B) SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION (CBC 1804.3) 1/4" PER FOOT = 2%
18. NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
19. BUILDING SHALL HAVE THE CONCRETE FLOOR SLAB CONSTRUCTED AT LEAST SIX (6) INCHES ABOVE THE CROWN OF THE ADJOINING STREET.
20. DESIGN AND CONSTRUCT DRIVE APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6. PROVIDE 10' OF RED CURBING (3 COATS) ON BOTH SIDES OF THE PROPOSED DRIVEWAY APPROACHES.

SITE NOTES (CONT'D.)

21. N/A
22. PAVING TO BE DESIGNED TO HANDLE WEIGHT OF TRASH BINS.
23. DESIGN AND CONSTRUCT TRASH ENCLOSURES TO PUBLIC WORKS STANDARDS P-33, P-34, AND P-35.
24. IF FENCING IS NOT REQUIRED OR EXISTING ALONG PROPERTY LINES ABUTTING PAVED AREAS AND SUCH PAVED AREAS ARE NOT DOCUMENTED FOR COMMON INGRESS-EGRESS USES, A MINIMUM OF 6" HIGH CURB SHALL BE PLACED A MINIMUM OF 3' FROM PROPERTY LINES.
25. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) 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.
26. INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR (4) INCHES HIGH WITH MINIMUM 1/2"-INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (CBC 501.2).
27. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LDN MEASURED AT THE NEAREST PROPERTY LINE.
28. 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.
29. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT APPLICATION FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT SERVICES DIVISION PUBLIC FRONT COUNTER. NOTE THAT ALL SIGNS, INCLUDING DIRECTIONAL SIGNS, MUST BE LOCATED OUTSIDE OF THE REQUIRED LANDSCAPE SETBACKS.
30. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
31. CONTACT SOLID WASTE DIVISION AT (559)-621-1452) FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENT REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE.
32. PROVIDE GATE ACCESS BY 5:30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.
33. OUTDOOR STORAGE OF MATERIALS AND/OR INVENTORY, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS AND/OR INVENTORY SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
34. PURSUANT TO SECTION 10-1023 OF THE FMC, NOISE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
35. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

DRAWING INDEX

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A1.2	PARTIAL SITE PLAN - PARCEL 2
A1.3	PARTIAL SITE PLAN - PARCEL 3
A1.4	PARTIAL SITE PLAN - PARCEL 4
A1.5	GENERAL, FIRE, ACCESSIBILITY NOTES; SITE CALCULATIONS
A1.6	SITE DETAILS
A2.1	1 BR, 3 STORY BUILDING FLOOR PLAN
A2.2	2 BR, 2 STORY BUILDING 'A' FLOOR PLAN
A2.3	2 BR, 2 STORY BUILDING 'B' FLOOR PLAN
A2.4	3 BR, 2 STORY BUILDING 'A' FLOOR PLAN
A2.5	3 BR, 2 STORY BUILDING 'B' FLOOR PLAN
A3.1	1 BR AND 2 BR BUILDINGS 'A' AND 'B' ROOF PLANS
A3.2	3 BR BUILDINGS 'A' AND 'B' ROOF PLANS
A4.1	1 BR BUILDING ELEVATIONS
A4.2	2 BR BUILDING 'A' ELEVATIONS
A4.3	2 BR BUILDING 'B' ELEVATIONS
A4.4	3 BR BUILDINGS 'A' AND 'B' ELEVATIONS
A5.1	OFFICE / RECREATION BUILDING FLOOR PLAN
A5.2	OFFICE / RECREATION BUILDING ROOF PLAN, ELEVATIONS
A6.1	GARAGE FLOOR PLANS
A6.2	GARAGE ELEVATIONS

SITE PLAN

1" = 50'-0"

LAND USE/ZONING

GENERAL PLAN: RESIDENTIAL - MEDIUM HIGH DENSITY (12-16 D.U. / ACRE)

EXISTING ZONING: RM-1, RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY

ZONING WHEN PROJECT WAS SUBMITTED AND BEING PROCESSED UNDER: R-2 LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

VICINITY MAP

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT

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luczo@comcast.net

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swellhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

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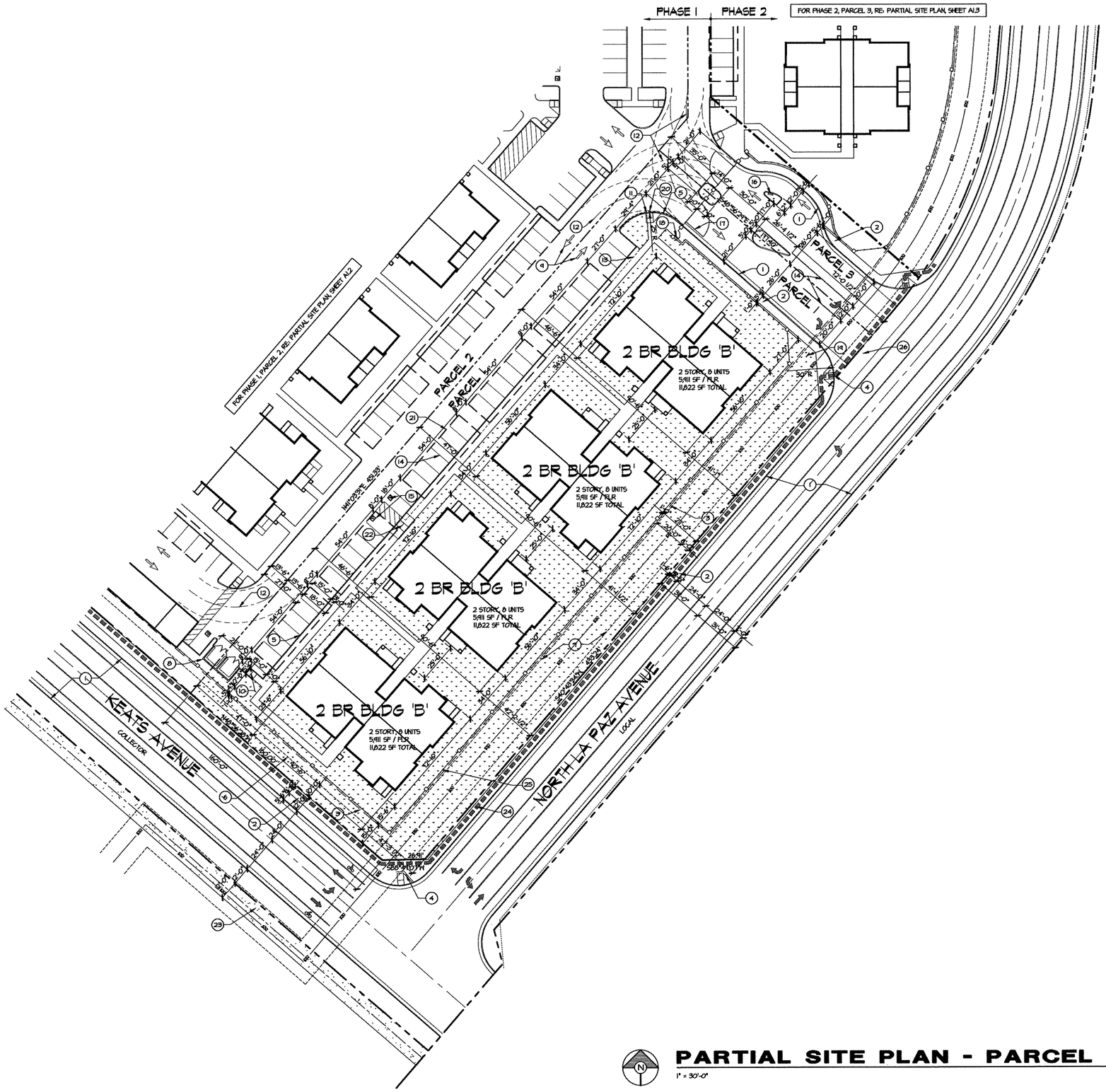
DATE
09/30/17

REVISIONS

SHEET TITLE
SITE PLAN

SHEET
A1



PARTIAL SITE PLAN - PARCEL 1

1" = 30'-0"

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SHEET NOTES

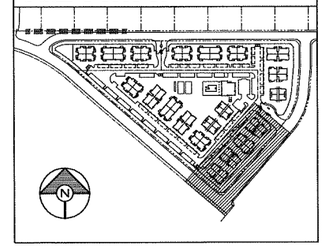
(SHEET NOTES APPLY TO THIS SHEET ONLY)

1. CURB AND GUTTER PER P.W. STD. P-5
2. SIDEWALK PER P.W. STD. P-1
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28
5. 6" HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35. RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ℄ (TRUCK) TURNS RADIUS
13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX
17. 6' H X 15' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. "STOP" SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. STREET TYPE APPROACH PER P.W. STD. P-7T

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



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FRESNO, CALIFORNIA

PROJECT NO.
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DATE
09/30/17
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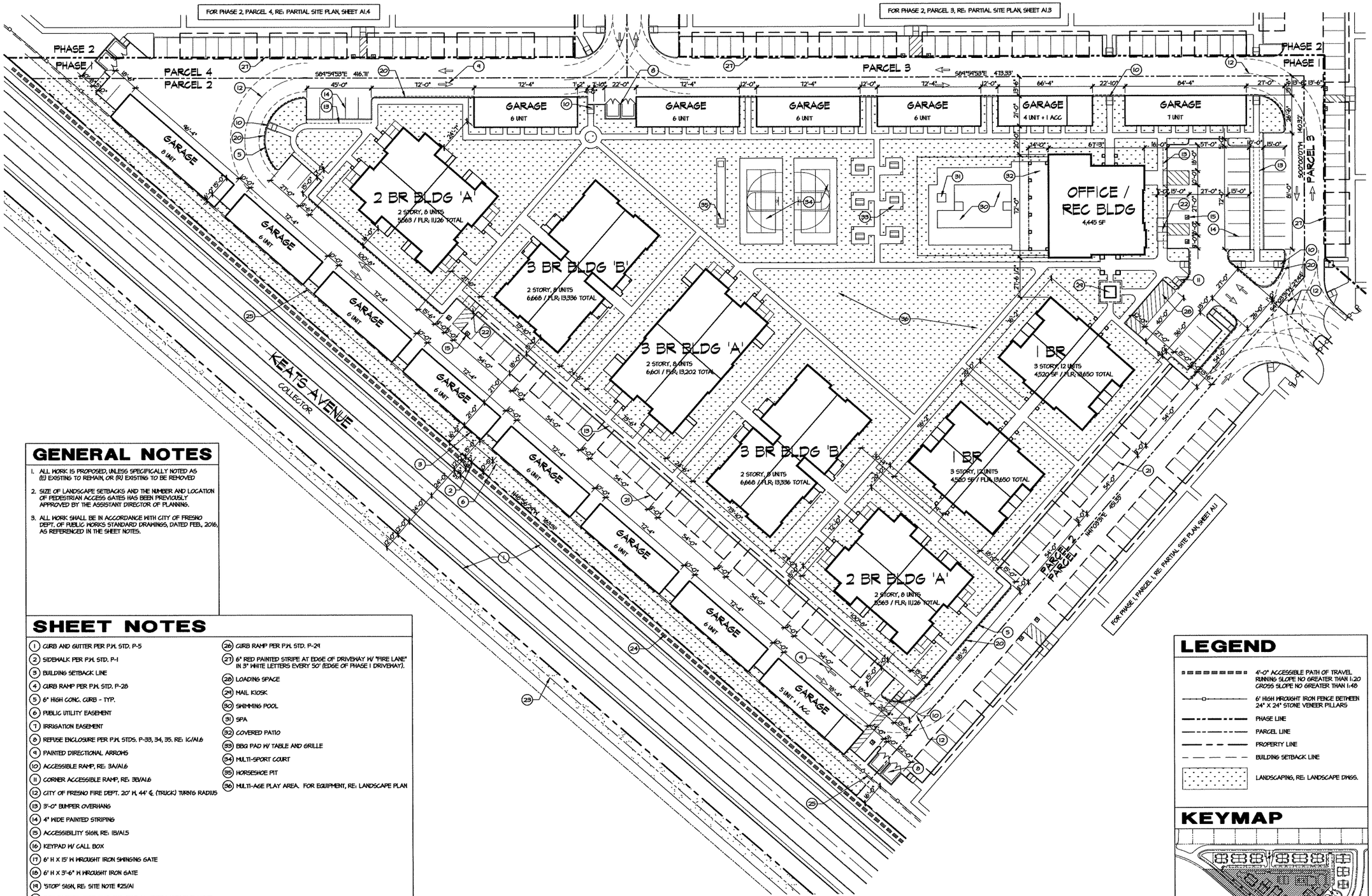
SHEET TITLE
PARTIAL SITE PLAN
PARCEL 1

SHEET
A 1.1



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SHEET NOTES

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2. SIDEWALK PER P.W. STD. P-1
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28
5. 6" HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35. RE: 1C/A1.6
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13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX
17. 6' H X 15' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. "STOP" SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. 6" RED PAINTED STRIPE AT EDGE OF DRIVEWAY W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50' (EDGE OF PHASE 1 DRIVEWAY).
28. LOADING SPACE
29. MAIL KIOSK
30. SWIMMING POOL
31. SPA
32. COVERED PATIO
33. BBQ PAD W/ TABLE AND GRILLE
34. MULTI-SPORT COURT
35. HORSESHOE PIT
36. MULTI-AGE PLAY AREA. FOR EQUIPMENT, RE: LANDSCAPE PLAN

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP

PARTIAL SITE PLAN - PARCEL 2

1" = 30'-0"

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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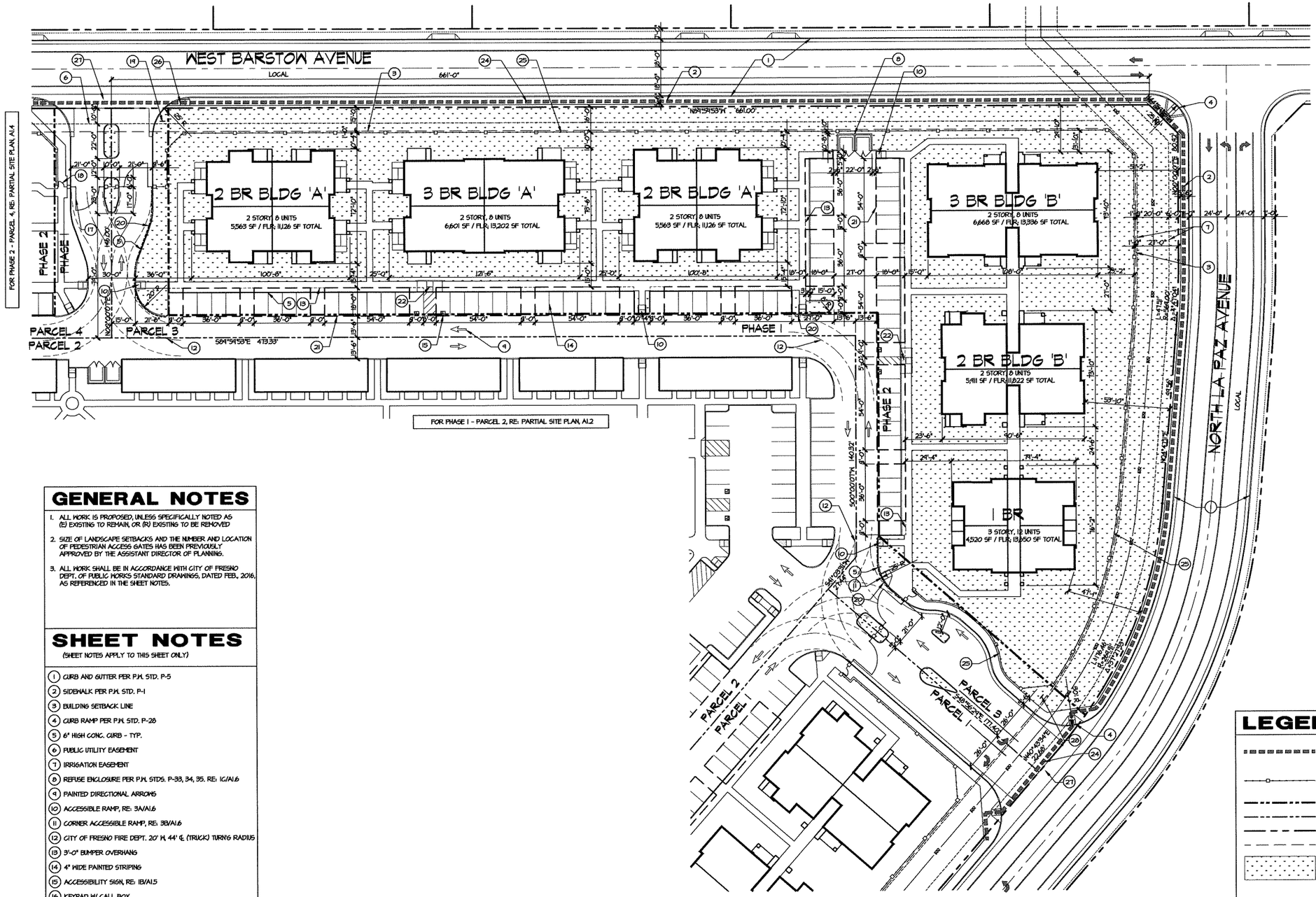
DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 2

SHEET
A1.2



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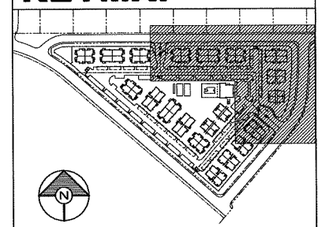
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-56 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. STREET TYPE APPROACH PER P.W. STD. P-17
28. SITE ENTRANCE SIGN, RE: 2B/A1.6

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL. RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



PARTIAL SITE PLAN - PARCEL 3

1" = 30'-0"

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ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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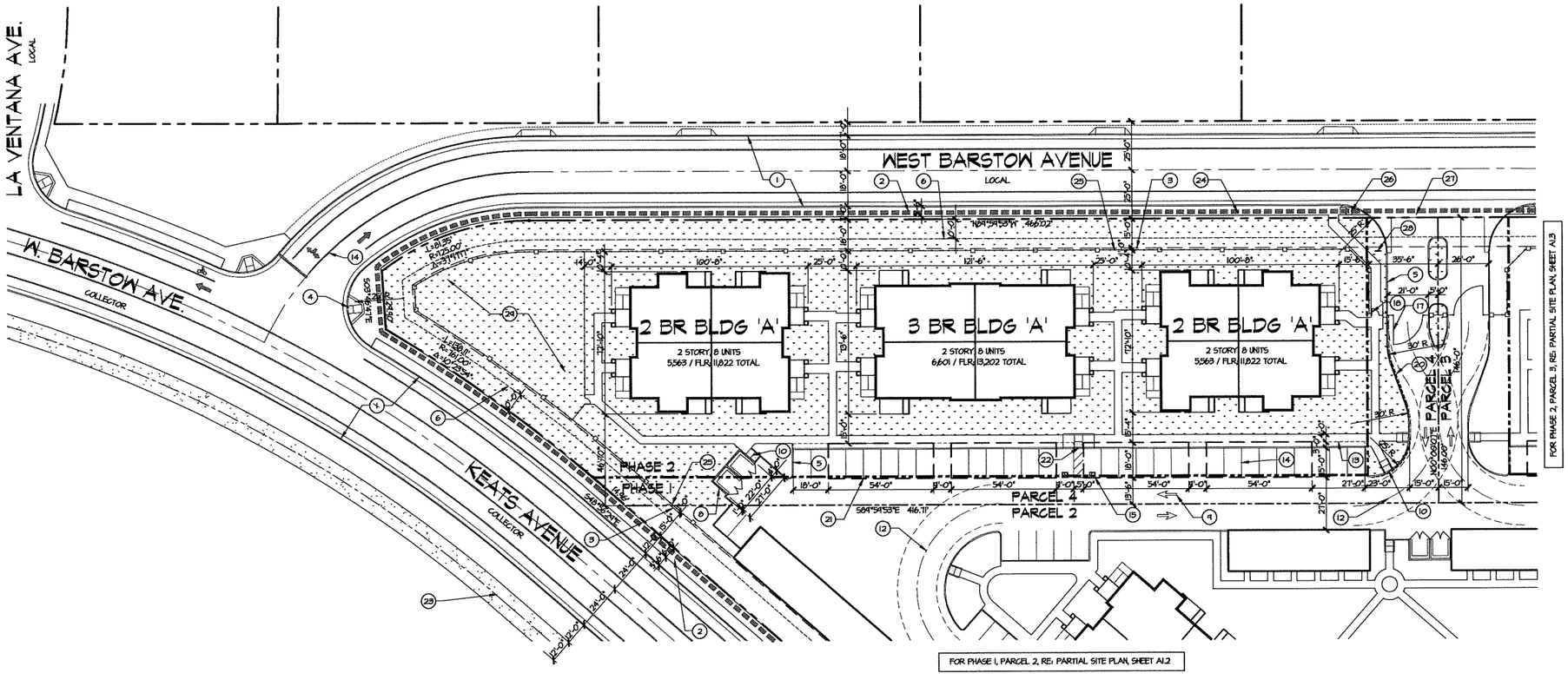
PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 3

SHEET
A 1.3



PARTIAL SITE PLAN - PARCEL 4

1" = 30'-0"

GENERAL NOTES

1. ALL WORK IS PROPOSED, UNLESS SPECIFICALLY NOTED AS (E) EXISTING TO REMAIN, OR (R) EXISTING TO BE REMOVED
2. SIZE OF LANDSCAPE SETBACKS AND THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES HAS BEEN PREVIOUSLY APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING.
3. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF FRESNO DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, DATED FEB., 2016, AS REFERENCED IN THE SHEET NOTES.

SHEET NOTES

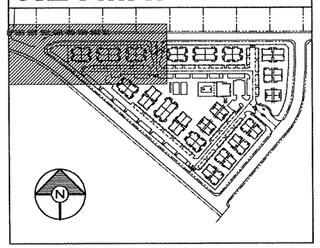
(SHEET NOTES APPLY TO THIS SHEET ONLY)

1. CURB AND GUTTER PER P.W. STD. P-5
2. SIDEWALK PER P.W. STD. P-1
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28
5. 6" HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35. RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ¢ (TRUCK) TURNING RADIUS
13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX
17. 6' H X 15' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. "STOP" SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. STREET TYPE APPROACH PER P.W. STD. P-17
28. SITE ENTRANCE SIGN, RE: 2B/A1.6
29. DOG EXERCISE AREA

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 4

SHEET
A1.4

GENERAL NOTES

1. 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 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 PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUBSURFACE STRUCTURES AND APPURTENANCES IN PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY ENGINEER. FOR ENCROACHMENT PERMIT INFORMATION, CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (ALAN JAMES) AT (559) 621-8643. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
4. 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 (PH. (916) 373-3710) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PH. (661) 654-2289) 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 TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
5. 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.
6. SUITABLE TOILET FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION. (CFC SECTION 412.1)
7. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
11. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY(INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A "STREET WORK PERMIT" PRIOR TO OCCUPANCY.
12. ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY OF FRESNO AND STATE DIVISION OF HIGHWAY SPECIFICATIONS.
13. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNER ANNOUNCING SPECIALS EVENTS SUCH AS GRAND OPENINGS, NEW MANAGEMENT ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
14. STORAGE SHELVING OVER 8-FEET HIGH WILL REQUIRE PLANS AND CALCULATIONS AND A SEPARATE PERMIT WITH APPROVAL FROM THE CITY.
27. PROVIDE ICBO CERTIFICATION FROM THE SHOP WELDING FACILITY OR PROVIDE SPECIAL INSPECTION OF SHOP WELDING INCLUDING CERTIFICATION OF WELDED COMPONENTS PRIOR TO PERMIT ISSUANCE.
28. HIGH STRENGTH BOLTING, CONCRETE WITH F'C GREATER THAN 2500 PSI, SHOP AND FIELD WELDING MUST BE INSPECTED BY APPROVED INDEPENDENT INSPECTORS RETAINED BY THE OWNER. INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO CITY OF FRESNO BUILDING DEPARTMENT.
29. CONTACT CITY OF FRESNO BUILDING DEPARTMENT TO SCHEDULE A SPECIAL INSPECTION MEETING AT THE JOB SITE.
30. THE SPECIAL INSPECTOR SHALL SUBMIT A COPY OF ALL SPECIAL INSPECTION REPORTS TO THE CITY OF FRESNO BUILDING DEPARTMENT.
32. PROVIDE GATE ACCESS BY 5:30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.

LEGAL DESCRIPTION

APN 328-300-03:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 101 OF FRESNO COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 8, FRESNO COUNTY RECORDS.
EXCEPTING THEREFROM THE NORTHERLY 330 OF THE SOUTH ½ OF SAID LOT 101.
ALSO EXCEPTING THEREFROM THE NORTH ¼ OF SAID LOT 101.

FIRE DEPT. NOTES

1. DESIGNATED ("HIGHLIGHTED") CURBS WILL BE PAINTED RED WITH 3" LETTERS STATING "FIRE LANE" "NO PARKING" EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET, 6" RED STRIPE IF NO CURB EXIST.
2. PROVIDE SIGN (17x22" MIN.), AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY, WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CVC FRESNO POLICE DEPT. 559-621-2300".
3. FIRE EXTINGUISHER LOCATIONS AND TYPE SHALL BE PROVIDED FOR BUILDINGS UNDER CONSTRUCTION FOR THE TYPE OF HAZARD PRESENT DURING CONSTRUCTION AS REQUIRED BY THE FIRE MARSHAL.
4. 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.
5. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4½" OUTLET SHALL FACE THE ACCESS LANE.
6. ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS, AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS, SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FT. DRIVEABLE SURFACE.
7. ALL GATES TO BE ACCESSIBLE TO THE FIRE DEPARTMENT.
8. PROVIDE A KNOX BRAND KEY BOX AT LOCATION DIRECTED BY THE FIRE MARSHAL FOR EMERGENCY ACCESS TO THE BUILDING AND TENANT SPACES PER CFC 902.4.
9. THE TYPE OF FIRE EXTINGUISHER AND LOCATION TO BE APPROVED BY THE FIRE MARSHAL.
10. HAZARDOUS MATERIALS SIGNAGE ON BUILDING DOORS TO BE APPROVED BY THE FIRE MARSHAL.
11. PRIOR TO FINAL APPROVAL FOR OCCUPANCY A PERMIT FROM THE FIRE DEPARTMENT WILL BE REQUIRED FOR THE USE OF HAZARDOUS MATERIALS.
12. "LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO SUBMITTING TO THE CITY OF FRESNO FOR PERMIT AND INSTALLATION. ONE SET OF APPROVED PLANS SHALL BE MAINTAINED ON THE JOB SITE AND ONE SET RETAINED BY THE CITY OF FRESNO". THE SPRINKLER SYSTEM SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
    THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF 2.0 POUNDS/S.F. TO SUPPORT THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, I HAVE DESIGNED THE MAIN SUPPORT MEMBERS (PURLINS, FRAMES, JOIST, ETC.) TO SUPPORT CONCENTRATED LOADS OF LARGER SPRINKLER LINES.

    SIGNED _____
    ENGINEER LIC. #2663
13. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
14. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MIN. 4" OF BASE ROCK W/ COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERING PLANS) YEAR-AROUND AND WITH 24" MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
15. ALL DRIVE ACCESS GATES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
16. GATE TO REMAIN OPEN DURING THE HOURS OF OPERATION, AND TO BE SECURED AT ALL OTHER TIMES. A COPY OF THE KEY IS TO BE PROVIDED TO THE FIRE AND POLICE DEPARTMENTS FOR EMERGENCY ACCESS.
17. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10' OF THE FIRE HYDRANT.

ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2013 CBC IIB-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE, UNLESS THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. (2013 CBC IIB-206.2.2)
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. (2013 CBC IIB-206.3)
4. DIRECTIONAL SIGNS COMPLYING W/ 2013 CBC SECTION IIB-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING W/ 2013 CBC SECTION IIB-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. (2013 CBC SECTION IIB-216.6)
5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%). WHEN THE SLOPE OF ANY WALKING SURFACE EXCEEDS 1:20 (5%), IT SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC SECTION IIB.-405. (2013 CBC SECTION IIB-403.3)
6. THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE STEEPER THAN 1:12 (8.33%) THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2%) MAX. (2013 CBC SECTION IIB-406.2.1, IIB-406.3.1, IIB-406.4.1 AND IIB-406.5.1)
7. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES, WHERE APPLICABLE, SHALL COMPLY WITH 2013 CBC SECTION IIB-302, FLOOR AND GROUND SURFACES, IIB-405.4 AND IIB-405.10. (2013 CBC SECTION IIB-406.5.4 AND IIB-406.5.5)
8. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES ¼ INCH WIDE BY ¼ INCH DEEP, AT ¾ INCH O.C. (2013 CBC SECTION IIB-406.5.11)
9. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN, EXCLUDING ANY FLARED SIDES AND BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND GUTTER, STREET OR HIGHWAY. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES PER 2013 CBC SECTION IIB-705.1.1 AND FIGURE IIB-705.1, AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. (2013 CBC SECTION IIB-406.5.2, IIB-705.1.1.3, AND IIB-705.1.2.2
10. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE. (2013 CBC SECTION IIB-208.3.1)
11. PROVIDE THE APPROPRIATE NUMBER OF ACCESSIBLE PARKING SPACES AS REQUIRED BY 2013 CBC TABLE IIB-208.2.
12. ONE IN EVERY SIX ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY 2013 CBC SECTION IIB-502 (2013 CBC SECTION IIB-208.2.4)
13. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. (2013 CBC SECTION IIB-502.7.1)
14. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION OF AN ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE SHALL NOT EXCEED 1:48 (2%). (2013 CBC SECTION IIB-502.4)
15. PROVIDE THE FOLLOWING INFORMATION FOR ACCESSIBLE PARKING :
    A. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE, OR PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONAL LANGUAGE OR AND ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250". SIGNS SHALL BE 60 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MIN. OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. (2013 CBC SECTION IIB-502.6)
    B. THE SURFACE OF EACH ACCESSIBLE STALL SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER 201 CBC SECTION IIB-502.6.4.1 OR IIB-502.6.4.2 (2013 CBC SECTION IIB-502.6.4)
    C. AN APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EA. PARKING SPACE WHICH DISPLAYS THE TOW-AWAY WARNING PER 2013 CBC SECTION IIB-502.8.2. (2013 CBC SECTION 502.8)
16. ALL ACCESSIBLE PARKING 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 ON CONSPICUOUSLY ON SEVEN-FOOT POLES.
17. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAX. CHANGE IN LEVEL BETWEEN ¼ INCH HIGH MIN. AND ½ INCH HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%). CHANGE IN LEVEL GREATER THAN ½ INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 2013 CBC SECTION IIB-405 OR IIB-406. (2013 CBC SECTION IIB-404.2.5 AND IIB-303)

PROJECT DATA

PROPOSED BUILDING TYPE	STORY	OCC GRP.	AREA / FLR	BLDG AREA	BLDGS-PHASE 1	BLDGS-PHASE 2	COVERAGE
1 BEDROOM	3	R-2/USM	4,520 GSF	13,650 GSF	2	1	13,560 GSF
2 BEDROOM - BLDG. 'A'	2	R-2/USM	5,563 GSF	11,126 GSF	2	4	33,378 GSF
2 BEDROOM - BLDG. 'B'	2	R-2/USM	5,911 GSF	11,822 GSF	4	1	24,555 GSF
3 BEDROOM - BLDG. 'A'	2	R-2/USM	6,601 GSF	13,202 GSF	1	2	19,803 GSF
3 BEDROOM - BLDG. 'B'	2	R-2/USM	6,668 GSF	13,336 GSF	2	1	20,004 GSF
RECREATION BUILDING		R-2/USM		4,445 GSF	1	0	4,445 GSF
8 UNIT GARAGE		R-2/USM		2,023 GSF	1	0	2,023 GSF
7 UNIT GARAGE		R-2/USM		1,711 GSF	0	1	1,711 GSF
6 UNIT GARAGE		R-2/USM		1,519 GSF	6	4	15,190 GSF
5 UNIT GARAGE W/ 1 ACC.		R-2/USM		1,645 GSF	1	0	1,645 GSF
4 UNIT GARAGE W/ 1 ACC.		R-2/USM		1,393 GSF	0	1	1,393 GSF
TOTAL							142,761 GSF

UNIT TYPE	NSF	#-PHASE 1	#-PHASE 2	TOTAL
1 BR	830	24	12	36 (21 %)
2BR 'A-1'	1,130	8	16	24 (14 %)
2BR 'A-2'	1,180	8	16	24 (14 %)
2BR 'B-1'	1,140	16	4	20 (11.5 %)
2BR 'B-2'	1,152	16	4	20 (11.5 %)
3BR 'A'	1,351	8	16	24 (14 %)
3BR 'B'	1,388	16	8	24 (14 %)
TOTAL		96	76	172

LOT COVERAGE:

LOT AREA	541,241 SF	12.425 AC
PROPOSED BUILDING AREA	142,761 SF	26.38 %
PAVED AREA	174,609 SF	32.26 %
LANDSCAPED AREA	223,865 SF	41.36 %

172 UNITS / 12.425 AC = 14.48 DU. / ACRE

PARKING - REQUIRED:

WHEN THERE IS MORE THAN ONE DWELLING UNIT ON A SINGLE LOT THERE SHALL BE ONE AND ONE-HALF PARKING SPACES FOR EACH DWELLING UNIT, ONE OF WHICH SHALL BE IN A CARPORT OR GARAGE. IN THE EVENT THAT A REQUIREMENT FOR ONE-HALF PARKING SPACE RESULTS UNDER THIS RATION, THE PARKING SPACE REQUIREMENT SHALL BE INCREASED TO THE NEXT HIGHEST WHOLE NUMBER.

172 UNITS X 1 = 172 GARAGES/CARPORTS SPACES
172 UNITS X 0.5 = 86 UNCOVERED SPACES
180 UNITS X 1.5 = 258 TOTAL SPACES

ACCESSIBLE PARKING - REQUIRED:

ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2-PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT PER 2013 CBC SECTION 11A-1109A.3.

172 UNITS x 0.02 = 3.44, ROUND TO 4; WHICH WOULD INCLUDE 1 VAN, 1 CARPORT AND 1 GARAGE.

PARKING DATA:

TYPE OF PARKING	REQUIRED	PROVIDED
UNCOVERED	86	87
COVERED (TOTAL)	172	
CARPORT	-	172
GARAGE	-	86
TOTAL	258	345
ACCESSIBLE PARKING	4	14
UNCOVERED (STD)	1	3
UNCOVERED (VAN)	1	4
CARPORT	1	5
GARAGE	1	2

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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ADAMAS LLC

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sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

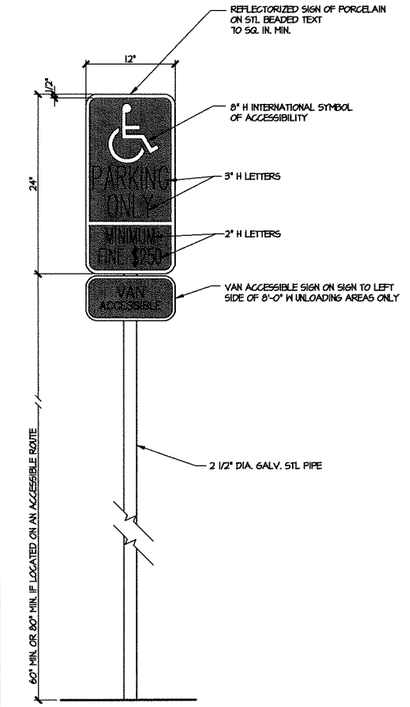
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/02/17

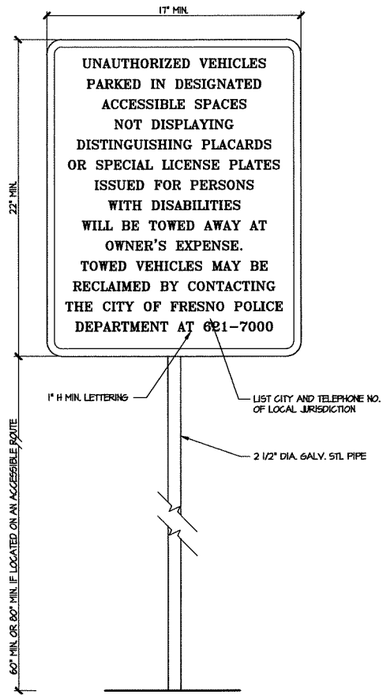
REVISIONS

SHEET TITLE
GENERAL NOTES
CALCULATIONS

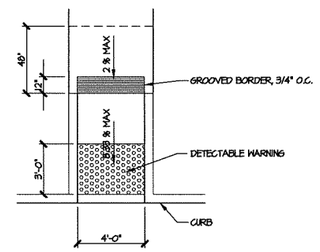
SHEET
A1.5



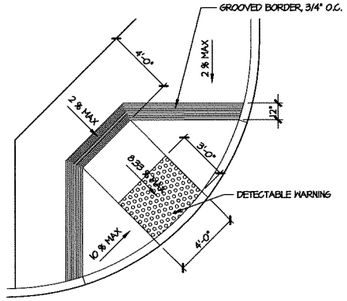
1B ACC. PARKING SIGN
N.T.S.



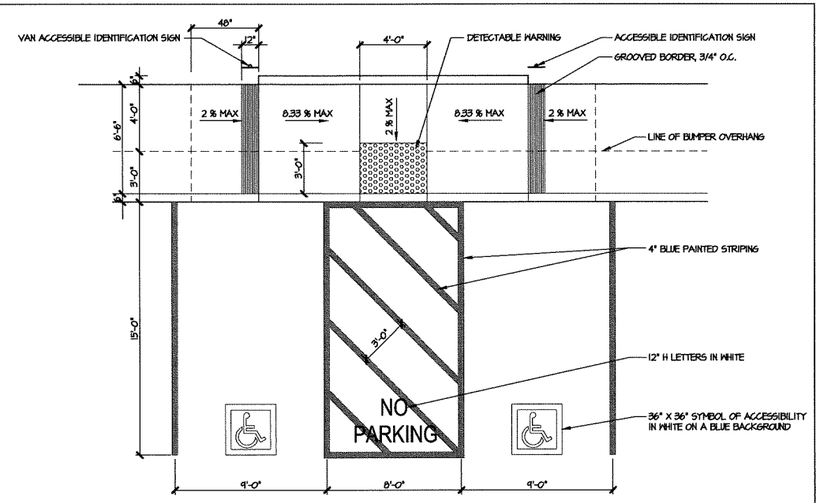
2B SITE ENTRANCE SIGN
N.T.S.



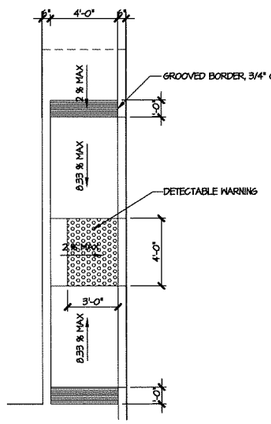
3A ACCESS. RAMP
1/4" = 1'-0"



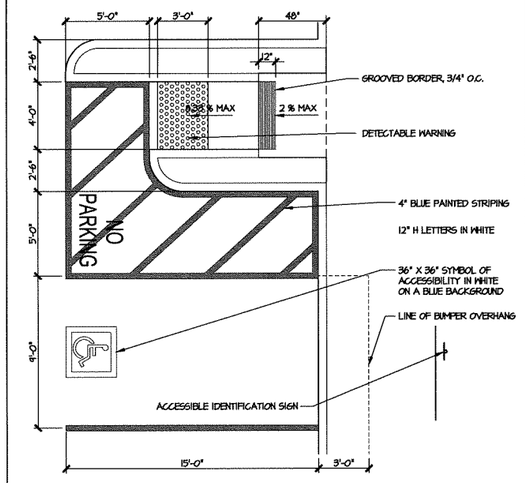
3B ACCESS. RAMP
1/4" = 1'-0"



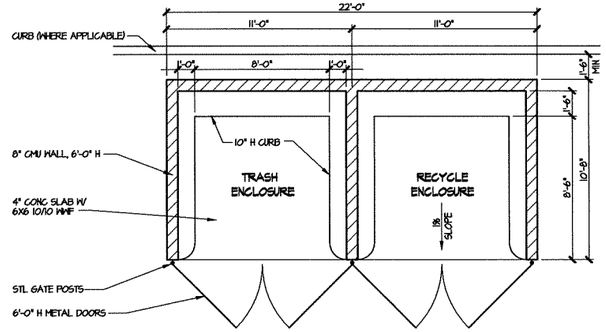
4A ACCESS. RAMP
1/4" = 1'-0"



4C ACCESS. RAMP
1/4" = 1'-0"



5C ACCESS. RAMP
1/4" = 1'-0"



DUAL CELL TRASH BIN ENCLOSURE, PER CITY OF FRESNO P.W. STDS. P-33, 34, 35.

PAINTED METAL DOORS TO BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS NOT TO PROTRUDE INTO SERVICE ACCESS OPENING.

HARDWARE LATCHES SHOULD BE HEAVY GAUGE LOCKING GATE LATCH ; NO SLIDE BOLTS.

1C REFUSE ENCLOSURE DETAIL
1/4" = 1'-0"

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT
682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/ ADAMAS LLC
7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
swellhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

WESTBRIDGE APARTMENTS

FRESNO, CALIFORNIA

PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17
REVISIONS

SHEET TITLE
SITE DETAILS

SHEET
A1.6

City of FRESNO

FIRE DEPARTMENT

DATE: January 18, 2019

TO: PHILLIP SIEGRIST, Planner II
Development and Resource Management Department

FROM: LAURIE SAWHILL, Senior Fire Prevention Inspector
Prevention and Technical Services Division

SUBJECT: 6825 W Barstow, PZ15-80000165 (C-15-165)

This project is within the Fire Station 18 service area and subject to the following development restrictions as determined by the City Attorney:

The City of Fresno Fire Department operates its facilities under the guidance set by the National Fire Protection Association in NFPA 1710, the Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operation to the Public by Career Fire Departments. NFPA 1710 sets standards for turnout time, travel time, and total response time for fire and emergency medical incidents, as well as other standards for operation and fire service. The Fire Department has established the objectives set forth in NFPA 1710 as department objectives to ensure the public health, safety, and welfare.

This project is currently within the service area for Fire Station 18 as shown on the City of Fresno I-View GIS on the Fire Station Service Area layer. The Fire Department has reviewed this project to determine if it can be adequately served by Fire Personnel and Facilities consistent with NFPA 1710 Objectives. Based upon the current level of calls for service, the anticipated annual increase of calls for service of 11.28%, and the location of the temporary Fire Station 18 at a site that is not centrally located within the service area, the Fire Chief has determined that this project cannot be adequately served by existing Fire Facilities and Personnel, consistent with NFPA 1710 Objectives. Specifically, a 4 minute response time to fire calls in the Fire Station 18 service area is met only 39.96% of the time. In addition, truck response time in the service area does not meet the 8 minute standard. Instead, truck response time averages 11 minutes and 6 seconds. Finally, 20.7% of service incidents within the Fire Station 18 Service Area are responded to by Personnel from Fire Station 16, thus increasing the burden on facilities and personnel to the adjacent area. In order to ensure the public health and safety, the following conditions are required for this project:

The Fire Department's conditions of approval include the following:

1. Subject to exception (a) set forth below, a Certificate of Occupancy for any building within the project footprint shall not be issued until construction of Permanent Fire Station 18 has commenced. Upon commencement of construction of Permanent Fire Station 18 and subject to the exception (b) set forth below, the Director may issue Certificates of Occupancy for any building within the project footprint provided that all conditions of approval and all applicable provisions of the Fresno Municipal Code have been satisfied. Upon written request of the applicant, the Director may issue Certificates of Occupancy for up to 10% of the dwelling units in an approved subdivision map or planned development after full funding for construction is secured but prior to commencement of construction.

Exceptions to the above provision are as follows:

a. If construction of Permanent Fire Station 18 has not commenced by August 1, 2019, an applicant or developer may submit a written request to the DARM Director seeking a determination of when Certificates of Occupancy may be issued for the subject project. The Director, in consultation with the City Manager, Public Works Director, and Fire Chief shall make a determination regarding issuance of Certificates of Occupancy. This determination may result in an amendment to project conditions depending upon the nature of the project and the circumstances at the time of the request.

b. If the Director, in consultation with the City Manager, Public Works Director, and Fire Chief, determines following commencement of construction, construction of Permanent Fire Station 18 has ceased for six months or more, further Certificates of Occupancy shall not be issued until construction recommences or the cause of delay has otherwise been resolved.

2. Projects that will not have a hold on issuance of Certificates of Occupancy after payment of applicable fees and a determination by the Director that all conditions of approval and all applicable provisions of the Fresno Municipal Code have been satisfied are the following:

a. Fast food restaurants of 5,000 square feet or less with or without a drive-through.

b. Commercial uses of 10,000 square feet or less located within existing retail or commercial centers, which are intended to serve existing populations.

c. Public facilities intended to serve existing populations.

ADDITIONAL SITE PLAN REQUIREMENTS AS FOLLOWS:

Sheet A-1; master site coordination plan. Detail all proposed private hydrants, none currently shown. See following note

Note on plan: Install on site hydrants with a minimum 8 inch main and a fire flow of 2500 GPM. See revised site plan for proposed locations. Public and private hydrants for multi-family dwellings are spaced a maximum of 450 feet apart.

Public street hydrants must be installed along W Barstow, W Keats, and N La Paz surrounding proposed development. Coordinate locations with Public Works. Public hydrants for multi-family shall be spaced a maximum of 450 feet apart. On resubmittal of site plan show proposed hydrant locations.

Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.

All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required. Gate widths currently shown as 15' which is inadequate. Revise gate widths at both driveways, each side to show minimum of 16 feet clear opening width as required.

Note: Interior street widths as shown will be no parking on either side and must **all** be marked as fire lanes. Show as fire lanes on plans, currently only showing entries with fire lanes. See highlights on updated site plan.

Sheet A-1.4/A-1.5: Change Fire Note 15 to read as follows: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate/s.

Note on plan: All electrified gates shall be equipped with both the Best electric cylinder lock 1W7B2 and "Click to Enter" system. Gates/fences shall not obstruct minimum width required for fire lanes.

Note on plan: Provide approved visual recognition/feature sign at the "Click to Enter" gate locations.

Note on plan: Electric gates shall be provided with battery back-up.

Provide a covenant for shared fire-fighting access and water supply.

Note on plan: The entire width of a required access way shall remain unobstructed to a vertical height of 13 feet, six inches. Coordinate landscape plan to meet this requirement with assumed plant growth.

Note on plan: Two means of ingress/egress must be provided. This access must be maintained during all phases of development.

Note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus.

All pedestrian gates, (note 18 on sheet A1.1 and others) where required for compliance of the 200' rule, shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series)

Note on plan: All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width.

Note on plan: All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

Show the location of all proposed fire sprinkler risers, fire department connections and PIV's if proposed. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

Sheet A1.5 note 8: Knox box to be shown on plans on the exterior of the office/community building.

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

August 28, 2018

Phillip Siegrist
City of Fresno
Planning & Development Department
2600 Fresno Street, third floor
Fresno, CA 93721

Project: Planning Application PZ18-80000165, Conditional Use Permit Application No. C-15-165, Vesting Tentative Parcel Map 2015-09 for Adamas, LLC – Westbridge Apartments

District CEQA Reference No: 20180834

Dear Mr. Siegrist:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of 172 multi-family residential (MFR) units on a 12.4-acre parcel (Project). The Project is currently anticipated to be constructed in two (2) phases with the first phase comprising 96 MFR units and the second phase consisting of 76 MFR units. The project site located approximately 650 feet west of the southwest corner of Veterans Boulevard and Barstow Avenue, in Fresno, CA. (APN: 505-060-08) The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

2. District Rule 9510 (Indirect Source Review) - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The Project is subject to District Rule 9510 if it equals or exceeds 50 residential dwelling units and has or will receive a project-level

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

discretionary approval from a public agency. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project level approval from a public agency. In this case, if not already done, please immediately submit an AIA application to the District to comply with District Rule 9510.

In the case the Project is subject to Rule 9510 an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm. The AIA application form can be found online at: http://www.valleyair.org/ISR/ISRFormsAndApplications.htm.

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: http://www.valleyair.org/busind/comply/asbestosbultn.htm.

4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.* Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm

5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.

6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement

measures can be found online at:
http://www.valleyair.org/ceqaconnected/aqimeasures.aspx.

a. Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.

b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.

d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:

    - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
    - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
    - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
    - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Georgia Stewart at (559) 230- 5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20180834.

Sincerely,

Arnaud Marjollet
Director of Permit Services

Brian Clements
Program Manager

AM: gs

From: Amber Piona
To: Phillip Siegrist
Cc: Sophia Pagoulatos
Subject: RE: C-15-165/VTPM 2015-09
Date: Thursday, March 07, 2019 11:26:23 AM

Phillip,

Long Range Planning has reviewed C-15-165/VPM 2015-09 and we have the following comment:

This project C-15-165/VTMP 2015-09 includes a site that are listed in the Housing Element Sites Inventory (2008-2013 RHNA). The Housing Sites Inventory (2013-2023 RHNA) establishes the minimum capacity of this site to be 182 units with an affordability categorization of Moderate; the project proposes 172 units and represents a loss of 10 Moderate units. Two more Housing Element Sites are included as outlots in VTPM 2015-09; no land use changes or development is being proposed on the outlots and therefore this project does not represent a change in capacity for those Housing Element Sites.

State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the RHNA.

As of the date of this analysis, the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584. Approval of this project will reduce the 2013-2023 RHNA capacity for Moderate units by 10 units, which will reduce the excess capacity from 1,525 units to 1,515 units. The 2013-2023 RHNA obligation for Moderate is 3,228 units, and the total capacity remaining after the proposed decrease is 4,743.

Thanks!

Amber Piona
Planner II
City of Fresno
Development and Resource Management Department
(559) 621-8067

From: Phillip Siegrist
Sent: Thursday, March 07, 2019 9:58 AM
To: Amber Piona
Subject: C-15-165/VTPM 2015-09

Hi Amber,

C-15-165/PM No. 2015-09 (Westbridge Apartments)

Department/Agency Comments

DPU Solid Waste (8/22/18):

Multi-Family Service Requirements
For the purpose of establishing city solid waste service policies, multi-family complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno.

1. All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.

2. All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.

3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.

4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per public works standard specifications P-33 & P-34.

5. All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes. (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week.)

6. Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.

7. Developer will need to provide a 44’ (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

8. ADA requirement for multifamily residential
Developer shall install (or construct) a trash enclosure for the project that complies with the City’s ADA requirements as defined in the City’s standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City’s ADA requirements.

DPU Water Division (8/22/18):

1. Install an 8-inch water main (including installation of City fire hydrants) in West Barstow Avenue from the existing 16-inch water main located in North Veterans Boulevard west to Keats Avenue.

2. Install an 8-inch water main (including installation of City fire hydrants) in Keats Avenue from La Paz

Avenue to West Barstow and North La Ventana Avenues.

3. Install an 8-inch water main (including installation of City fire hydrants in la Paz Avenue from West Barstow Avenue south to Keats Avenue.

4. Installation(s) of public fire hydrant(s) is/are required in accordance with City Standards.

5. Installation of water service & meter box shall be required.

6. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.

7. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

8. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.

9. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

The water supply requirements for this project are as follows:

1.The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.

a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.

b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.

2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

DPU Planning & Engineering (Sewer) (8/21/18):

Sanitary Sewer Requirements

The nearest sanitary sewer mains to serve the proposed project is a 12-inch main located in West Barstow Avenue. The following sewer improvements shall be required prior to providing City sewer service to the project:

1. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in West Barstow Avenue from the existing 12-inch main located in West Barstow Avenue to easterly boundary of the project.

2. Construct a 10-inch sanitary sewer main (including sewer house branches to adjacent properties) in North La Paz Avenue from West Barstow Avenue south to Keats Avenue.

3. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in Keats Avenue from North La Paz Avenue along the most northwesterly project frontage.

4. Installation of sewer house branch(s) shall be required.

5. Abandon any existing on-site private septic systems.

6. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developer's final map and engineered plan & profile improvement drawing for City review.

7. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.

8. All public sanitary sewer facilities shall be constructed in accordance with City Standards, Specifications, and Policies.

9. All underground utilities shall be installed prior to permanent street paving.

10. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Lateral Charge.

2. Sewer Oversize Charge Area #19

3. Trunk Sewer Charge: Grantland

4. Wastewater Facility Charge (Residential Only).

5. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

6. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered

(water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

Fresno Irrigation District (8/20/18):

See attached conditions of approval

Public Works TIS Review (8/14/18):

No Change. Comply with Traffic Impact Study conditions dated August 11, 2016.

Fresno County Environmental Health (8/18/18):

Recommended Conditions of Approval:

• Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.

• Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.

• Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.

• Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.

• The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

• If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/) or Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

• As a measure to protect ground water, all water wells and/or septic systems that exist or have been

abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

• Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

Fresno PD (Northwest Division) (8/3/18)

No change. See original comments.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-15-165

Return Completed Form to:
Phillip Siegrist, Development Services/Planning
Email: Phillip.Siegrist@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-165 was filed by Sean Odom of GMA Engineering, on behalf of Steve Weil of Horizon Enterprises LP, and pertains to a ±11.19-acre portion of ±42.15 acres of property located on the south side of West Barstow Avenue Alignment between North Grantland Avenue and North Veterans Boulevard in northwest Fresno. The applicant proposes a phased development of 180 one, two, and three bedroom multiple family residential units in two and three story buildings; detached garages and open parking stalls; a 5,126 square-foot recreation/office building; and community amenities such as a swimming pool and activity areas for the 'Westbridge Apartment' complex. Related Vesting Tentative Parcel Map No. 2015-09 has been filed for development of the project on four parcels. The property is zoned R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)*.

APN: 505-060-08 **ZONING: R-2/UGM** **ADDRESS: 6685, 6785, 6825 West Barstow Avenue**

DATE ROUTED: December 18, 2015 **COMMENT DEADLINE: January 8, 2016**

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

No

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

None

REQUIRED CONDITIONS OF APPROVAL:

See Attached

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

No

REVIEWED BY: Cathy Gilks, Growth Coordinator 5594404267 2/8/16
Name and Title Telephone Number Date

DRC 7-17-14, 8-25-15; Level 3 Review; Council District 2; Fresno General Plan; West Area Community Plan

GROWTH COORDINATOR
UNITED STATES POSTAL SERVICE

UNITED STATES
POSTAL SERVICE

February 8, 2016

Application No C-15-165

To the City of Fresno – Planning and Development Department:

It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid.

In addition to completing the Agreement, the Developer shall provide a final map (with address detail) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

Sincerely,

Cathy S. Gilles
New Growth Coordinator
559 4404267

755 E NEES AVE
FRESNO CA 93720-2196
559-442-4267
FAX: 559-440-4287

MODE OF DELIVERY AGREEMENT - NEW CONSTRUCTION
United States Postal Service - Sacramento District

Project Information

Name of Project:			ZIP CODE:		
Location:	Estimated # Deliveries:	Route Type/Number			
Unit/Office:		City #	Rural#	Contract#	To Be Determined
Estimated Delivery Date (Month and Year) *					

USPS Contact Information

Contact Made By:	Date:	Telephone #:

Builder/Developer Contact Information

Name:	Title:	Phone:
Firm:	Address:	

Equipment Information

TYPE OF PROJECT

check type		Deliveries	Floors
	Office Bldg.		
	Shopping/Strip Mall		
	Apt. / Condo		
	Townhomes		
	Modular Homes		
	Single Family		
	Other (Specify)		

TYPE & QUANTITY OF EQUIPMENT

QTY	Centralized Equipment	QTY	Non-Centralized Equipment
	CBU Type 1 (8)		Curbside 2/post
	CBU Type II (12)		Curbside 3/post
	CBU Type III (16)		Curbside 4/post
	CBU Type IV (13)		Other (Specify)
	Wallmount Std4C		
	Parcel Lockers		

Purchase/Installation Responsibility

[X] Owner / Developer [ ] U.S.P.S. [ ] Other: See Comments

Issue Key Responsibility

[X] Owner / Developer [ ] U.S.P.S. [ ] Other: See Comments

Comments:

See attached maps for designated locations.

(√)Builder/Developer/Property Owner understands that he/she must comply with USPS Cement Pad Specifications. Copy provided.

This Agreement will document that the builder/developer will purchase and install the centralized delivery equipment as indicated above at the specified locations. Locations must be clearly designated on plat maps provided by the builder or developer. Any changes must be approved jointly by both undersigned individuals.

USPS REPRESENTATIVE:

Name: Cathy Gilles
Title: **Growth Coordinator**
Signature: Date:
Telephone #: **559-440-4267**
email: cathy.s.gilles@usps.gov

PROPERTY OWNER/DEVELOPER/MANAGER:

*Name:
*Title:
*Signature: Date:
*Telephone #:
*FAX #:

DISTRICT APPROVAL: DATE:

From:	Dawnielle Serrano
To:	Joann Zuniga
Cc:	Phillip Siegrist
Subject:	RE: Request for Comment - Conditional Use Permit Application No. C-15-165, 180 unit Westbridge Multi-Family Residential Development
Date:	Monday, December 21, 2015 3:13:24 PM

Hello,
No FPD comments for this one.
Thank you

From: Joann Zuniga
Sent: Friday, December 18, 2015 1:28 PM
To: Louise Gilio; Jairo Mata; Melessa Avakian; Ann Lillie; Hilary Kimber; Doug Hecker; Kevin Gray; Mikeal Chico; Michael Carbajal; Robert Diaz; Tom Laband; Carl McKnight; Dawnielle Serrano; Darla Scott; Laurie Sawhill; developmentreview@fresnofloodcontrol.org; engr-review@fresnoirrigation.com; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; ktsuda@co.fresno.ca.us; John Downs; Jeff Long; hcontreras@centralusd.K12.ca.us; Steve Brandau; Bruce Barnes; cathy.s.gilles@usps.gov; ceqa@valleyair.org; Patia Siong; ajs4@pge.com; D3P4@pge.com; Sophia Pagoulatos
Cc: Phillip Siegrist
Subject: Request for Comment - Conditional Use Permit Application No. C-15-165, 180 unit Westbridge Multi-Family Residential Development

Commenting Partners:

You have been identified as the best contact to provide your department/agency's review and comments on the subject project (a phased multi-family residential development of one, two, and three bedroom units in two and three story buildings; phase one will be 80 units, phase 2 will be 36 units, phase three will be 64 units. Please click the following link and download an electronic copy of the project package for review.

Project Address: 6685, 6785, 6825 West Barstow Avenue
APN: 505-060-08

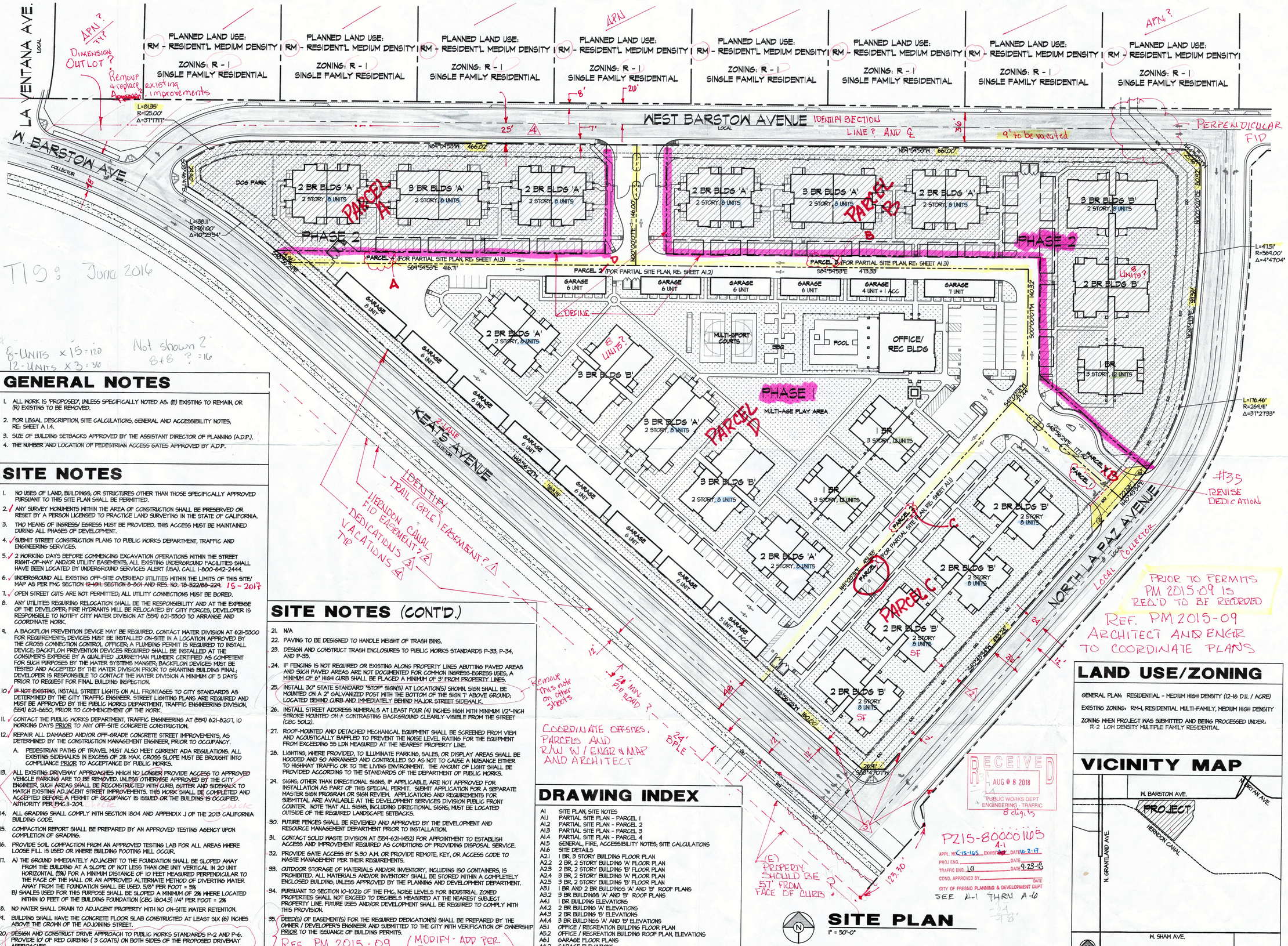
http://m3.fresno.gov/upload/files/56658477/C15165electronicrouting.pdf (click on bookmarks to navigate).

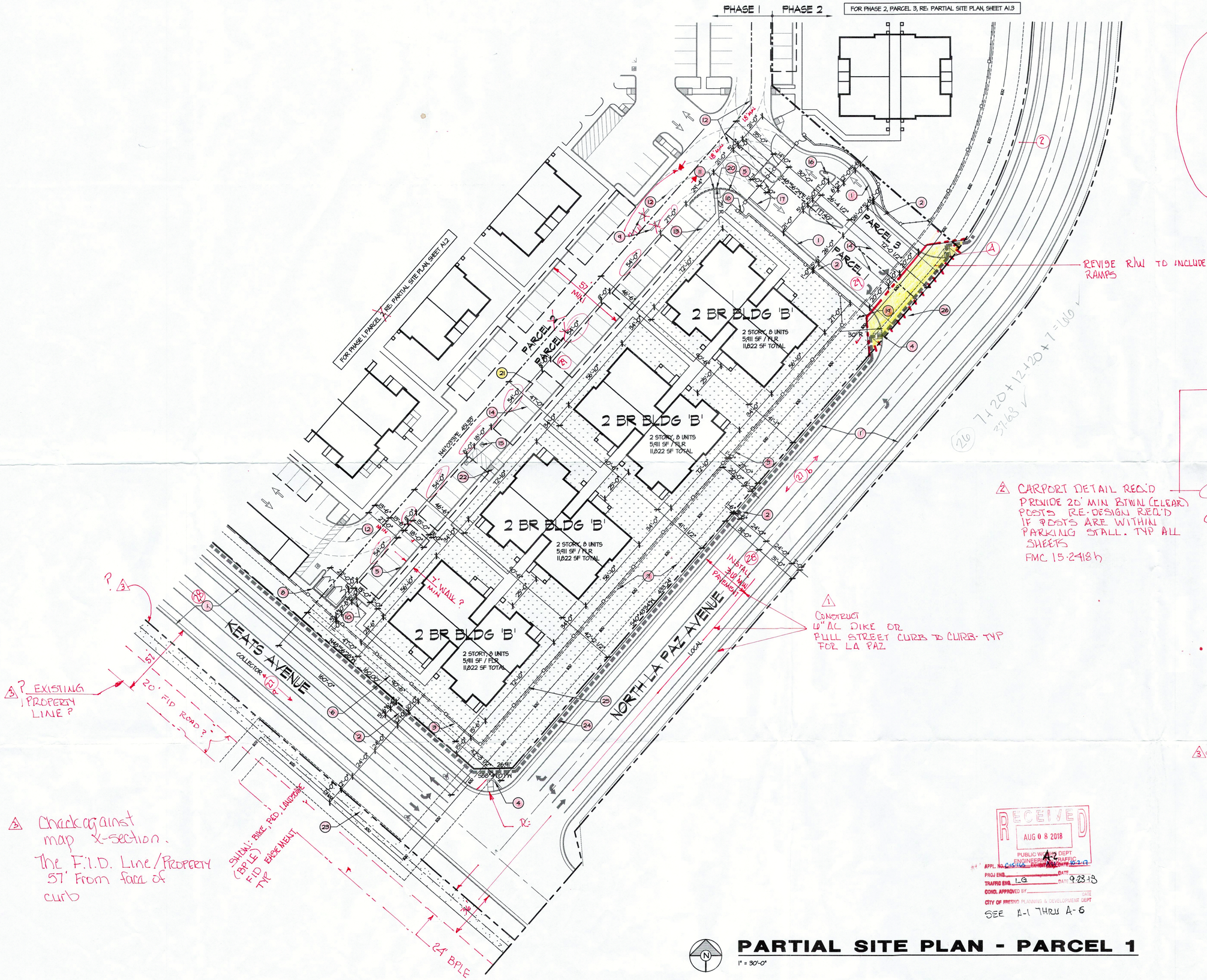
We look forward to receiving your responses electronically and any comments you may have by the January 8, 2016, comment deadline. If you do not have any comments, please communicate a "No Comment" response. Please email your comments directly to the Development Services Division attention Phillip.Siegrist@fresno.gov and Joann.Zuniga@fresno.gov.

Thank you.

If you experience difficulty opening the document, please call or email Joann (Joann.Zuniga@fresno.gov) and a copy of the request for comments will be sent to your mailing address.

IDENTIFY LIMITS TO CERTAIN AMOUNT OF UNITS ?


LA VENTANA AVE.
LOCAL
W. BARSTON AVE.
COLLECTOR
WEST BARSTON AVENUE
LOCAL
APN ?
Dimension Outlot ?
Remove & replace existing improvements
IDENTIFY SECTION LINE ? AND ℄
9' to be vacated
PERPENDICULAR ? FID
PLANNED LAND USE: RM - RESIDENT'L MEDIUM DENSITY
ZONING: R - 1 SINGLE FAMILY RESIDENTIAL
DOG PARK
PARCEL A
PARCEL B
PARCEL C
PARCEL D
PHASE 2
PHASE 1
2 BR BLDG 'A' 2 STORY, 8 UNITS
3 BR BLDG 'A' 2 STORY, 8 UNITS
3 BR BLDG 'B' 2 STORY, 8 UNITS
2 BR BLDG 'B' 2 STORY 8 UNITS
1 BR 3 STORY, 12 UNITS
GARAGE 6 UNIT
GARAGE 8 UNIT
GARAGE 7 UNIT
GARAGE 4 UNIT + 1 ACC
GARAGE 5 UNIT + 1 ACC
MULTI-SPORT COURTS
BBQ
POOL
OFFICE/ REC BLDG
MULTI-AGE PLAY AREA
8 UNITS?
12 UNITS?
PARCEL A (FOR PARTIAL SITE PLAN, RE: SHEET A1.3)
PARCEL B (FOR PARTIAL SITE PLAN, RE: SHEET A1.3)
PARCEL C (FOR PARTIAL SITE PLAN, RE: SHEET A1.4)
PARCEL 2 (FOR PARTIAL SITE PLAN, RE: SHEET A1.2)
DEFINE
KEATS AVENUE
COLLECTOR
2 LANE
IDENTIFY TRAIL (GPLE) EASEMENT ?
HEENDON CANAL FID EASEMENT ? DEDICATIONS ? VACATIONS ? TYP
NORTH LA PAZ AVENUE
Local Collector
REMOVE
#35 REVISE DEDICATION
(E) PROPERTY SHOULD BE 51' FROM FACE OF CURB
24' MIN FIRE ROAD ?
24' BPLE
L=81.35' R=125.00' Δ=37°17'17"
L=138.11' R=361.00' Δ=10°23'54"
L=47.51' R=564.00' Δ=4°49'04"
L=176.46' R=269.91' Δ=37°27'33"
N89°54'53"W 466.02'
N89°54'53"W 661.00'
S89°54'53"E 416.71'
S89°54'53"E 473.33'
N00°00'07"E 146.00'
S00°00'07"W 140.32'
N00°25'47"W 163.21'
S41°29'53"W 51.44'
S48°30'07"E 117.40'
N41°29'53"E 122.83'
N00°25'47"W 180.00'
S00°47'07"W 268.11'
N00°25'47"W 423.28'
PARCEL 1 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL 2 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL 3 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL 4 FOR PARTIAL SITE PLAN, RE: SHEET A1.4
PARCEL



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AUG 0 8 2018
PUBLIC WORKS DEPT
ENGINEERING SERVICES
TRAFFIC
APPL. NO. C-18-116 ENTERED BY DATE 10-2-18
PROJ ENG. DATE
TRAFFIC ENG. LG DATE 9-28-18
COND. APPROVED BY DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
SEE A-1 THRU A-6

A-2

PARTIAL SITE PLAN - PARCEL 1

1" = 30'-0"

GENERAL NOTES

1. ALL WORK IS PROPOSED, UNLESS SPECIFICALLY NOTED AS (E) EXISTING TO REMAIN, OR (R) EXISTING TO BE REMOVED
2. SIZE OF LANDSCAPE SETBACKS AND THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES HAS BEEN PREVIOUSLY APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING.
3. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF FRESNO DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, DATED FEB., 2016, AS REFERENCED IN THE SHEET NOTES.

SHEET NOTES

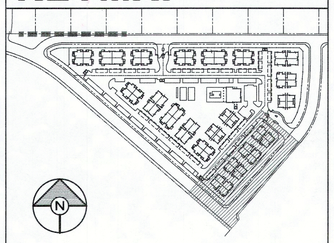
(SHEET NOTES APPLY TO THIS SHEET ONLY)

1. CURB AND GUTTER PER P.W. STD. P-5
2. SIDEWALK PER P.W. STD. P-1
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28
5. 6" HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35. RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ℄ (TRUCK) TURN'S RADIUS
13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX
17. 6' H X 16' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. 'STOP' SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. STREET TYPE APPROACH PER P.W. STD. P-77
27. STREET LIGHTS (Identify) PER P.W. STD.
28. PAVING PER P.W. STD.
29. PARKING LOT PAVING PER P-21, P-22 & P-23
30. ON-SITE LIGHTING ? TYP ALL SHEETS

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT
682 W. SAMPLE AVE.
CLOVIS, CA 93612
TEL: (559) 294-0692
FAX: (559) 321-8669
luczo@comcast.net

HORIZON ENTERPRISES LP/ ADAMAS LLC
7112 N. FRESNO ST., #450
FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:

112 UNITS WESTBRIDGE APARTMENTS

ADDRESS
FRESNO, CALIFORNIA

PROJECT NO.
1603.01

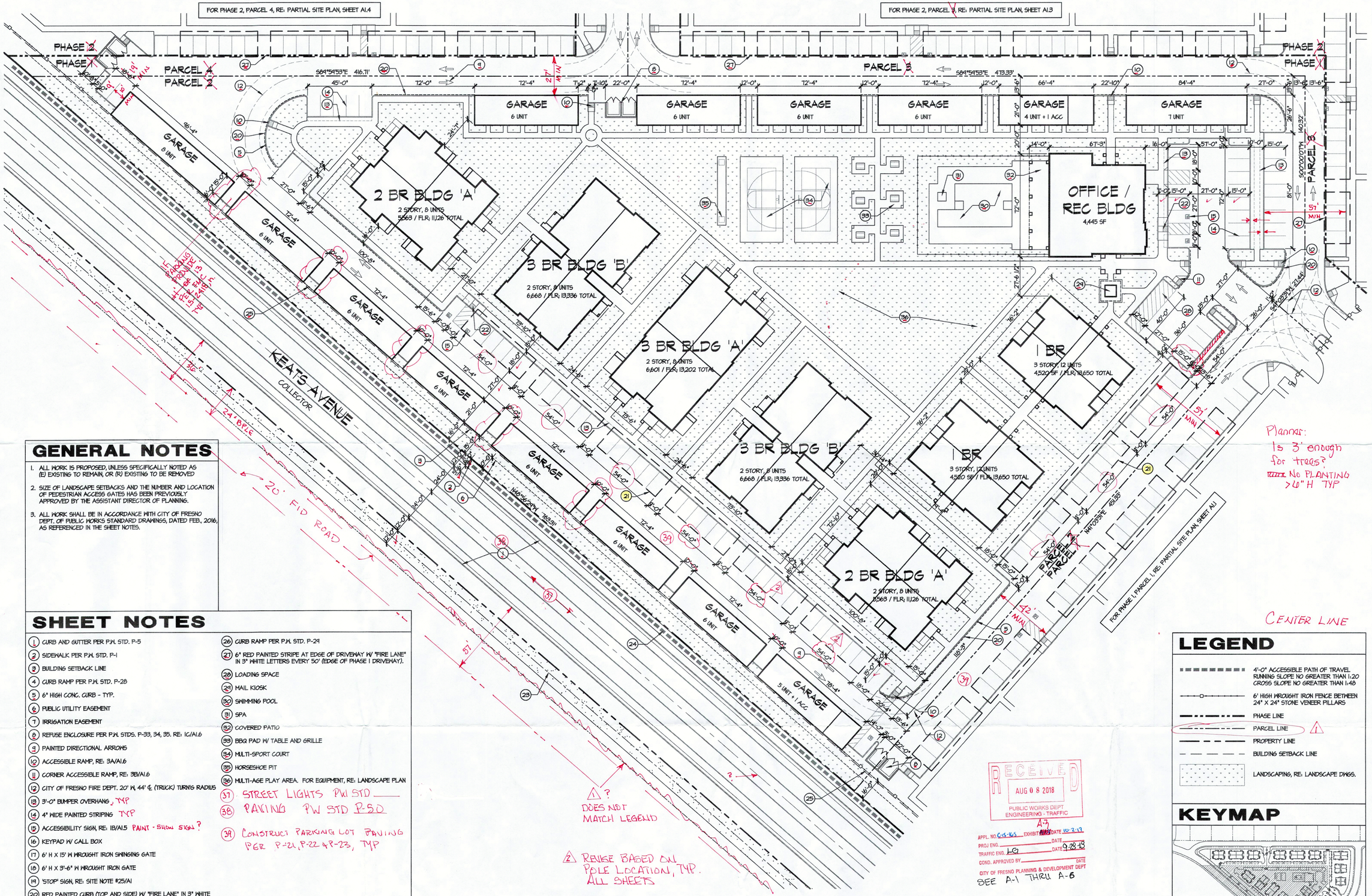
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 1

SHEET
A 1.1

A-2 CP1



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9. PAINTED DIRECTIONAL ARROWS
10. ACCESSIBLE RAMP, RE: 3A/A1.6
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13. 3'-0" BUMPER OVERHANG, TYP
14. 4" WIDE PAINTED STRIPING TYP
15. ACCESSIBILITY SIGN, RE: 1B/A1.5 PAINT - SHOW SIGN?
16. KEYPAD W/ CALL BOX
17. 6' H X 15' W WROUGHT IRON SWINGING GATE
18. 6' H X 3'-6" W WROUGHT IRON GATE
19. 'STOP' SIGN, RE: SITE NOTE #25/A1
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59 12'
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29
27. 6" RED PAINTED STRIPE AT EDGE OF DRIVEWAY W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50' (EDGE OF PHASE 1 DRIVEWAY).
28. LOADING SPACE
29. MAIL KIOSK
30. SWIMMING POOL
31. SPA
32. COVERED PATIO
33. BBQ PAD W/ TABLE AND GRILLE
34. MULTI-SPORT COURT
35. HORSESHOE PIT
36. MULTI-AGE PLAY AREA. FOR EQUIPMENT, RE: LANDSCAPE PLAN
37. STREET LIGHTS PW STD ____
38. PAVING PW STD P-50
39. CONSTRUCT PARKING LOT PAVING PER P-21, P-22 & P-23, TYP

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DIAGS.

KEYMAP

RECEIVED
AUG 08 2018
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

A-3
APPL. NO. C-15-165 EXHIBIT NO. DATE 10-2-17
PROJ ENG. DATE
TRAFFIC ENG. LG DATE 9-28-18
COND. APPROVED BY DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SEE A-1 THRU A-6

PARTIAL SITE PLAN - PARCEL 2

1" = 30'-0"

LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT
682 W. SAMPLE AVE.
CLOVIS, CA 93612
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ADAMAS LLC
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sweilhorizon@gmail.com

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112 UNITS
WESTBRIDGE APARTMENTS
ADDRESS
FRESNO, CALIFORNIA

PROJECT NO.
1603.01

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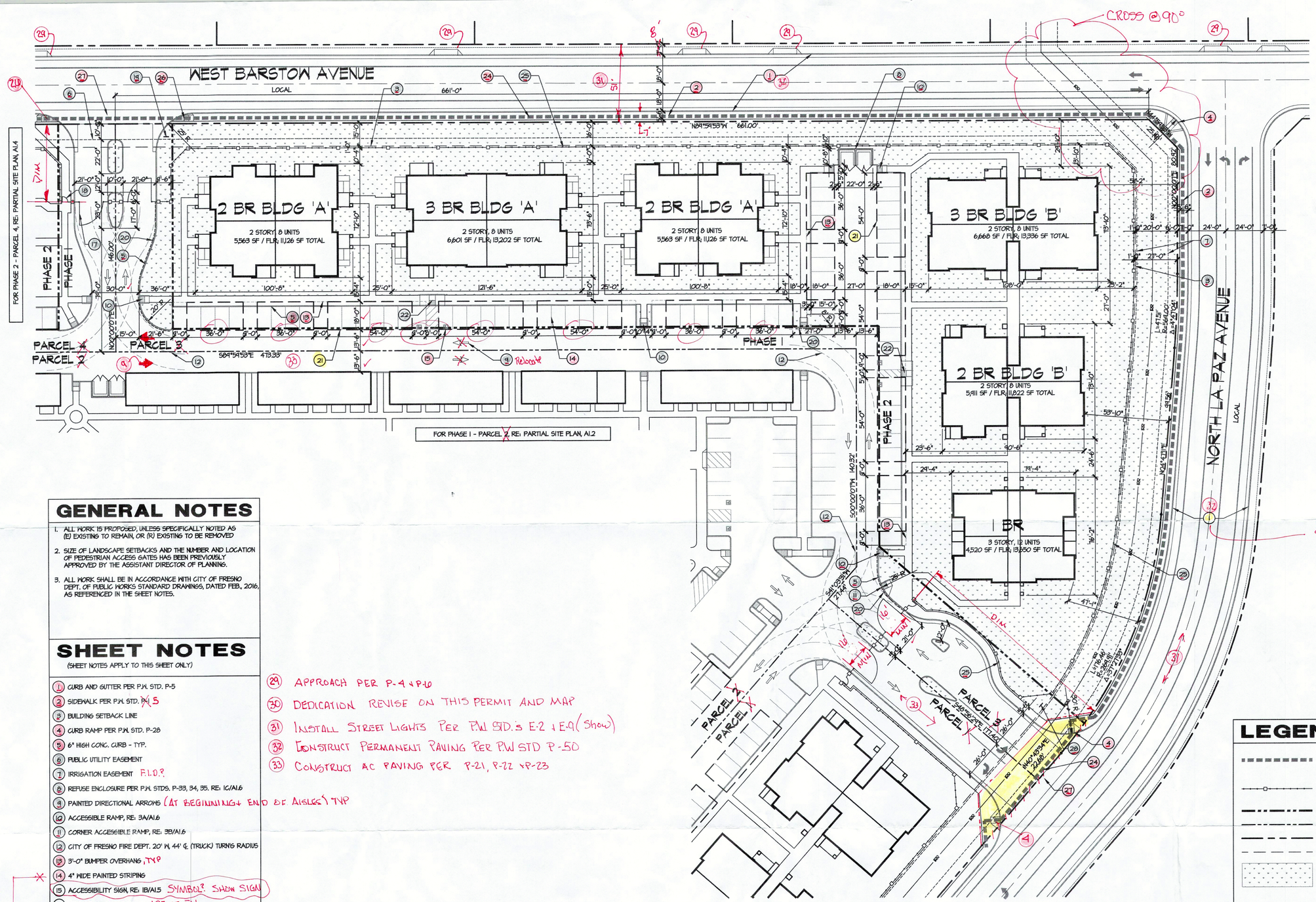
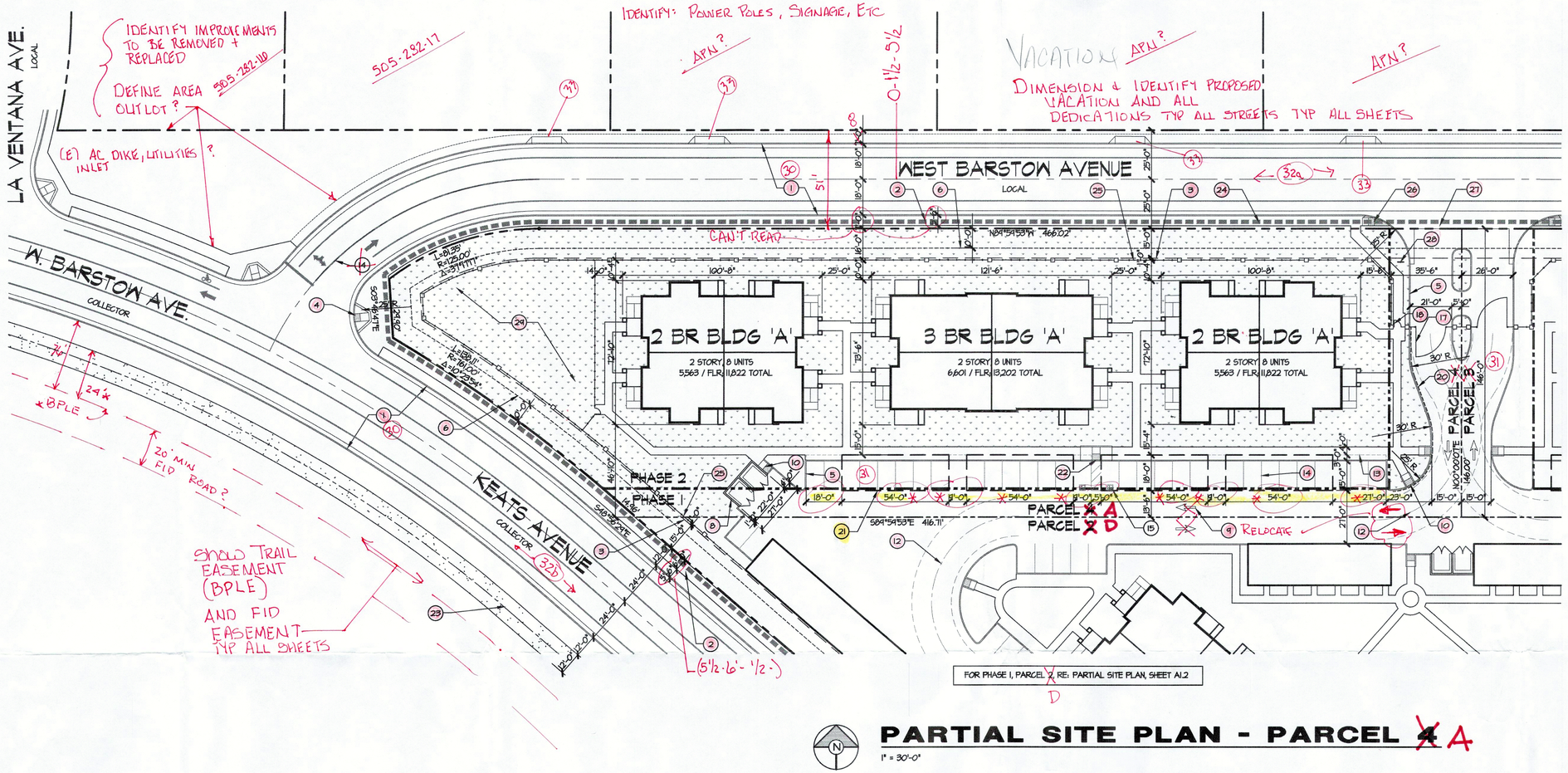
DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 2

SHEET
A1.2

A-3 CP 1


WEST BARSTON AVENUE
LOCAL
NORTH LA PAZ AVENUE
LOCAL
2 BR BLDG 'A'
2 STORY, 8 UNITS
5,563 SF / FLR; 11,126 SF TOTAL
3 BR BLDG 'A'
2 STORY, 8 UNITS
6,601 SF / FLR; 13,202 SF TOTAL
2 BR BLDG 'A'
2 STORY, 8 UNITS
5,563 SF / FLR; 11,126 SF TOTAL
3 BR BLDG 'B'
2 STORY, 8 UNITS
6,668 SF / FLR; 13,336 SF TOTAL
2 BR BLDG 'B'
2 STORY, 8 UNITS
5,611 SF / FLR; 11,222 SF TOTAL
BR
3 STORY, 12 UNITS
4,520 SF / FLR; 13,550 SF TOTAL
PHASE 1
PHASE 2
PARCEL 4
PARCEL 3
PARCEL 2
PARCEL 1
FOR PHASE 2 - PARCEL 4, RE: PARTIAL SITE PLAN, A1.4
FOR PHASE 1 - PARCEL 2, RE: PARTIAL SITE PLAN, A1.2
FOR PHASE 1 - PARCEL 1, RE: PARTIAL SITE PLAN, A1.1
CROSS @ 90°
SEE SHEET A1.1
N00°54'53"W 661.00'
S89°54'53"E 473.33'
N00°00'00"E 146.00'
S00°00'00"W 140.32'
N00°00'00"E 150.32'
N24°42'11"E
R=564.00'
Δ=4°47'04"
L=471.51'
R=564.00'
Δ=4°47'04"
R=564.00'
L=471.51'



PARTIAL SITE PLAN - PARCEL ~~4~~ A

1" = 30'-0"

CARPORT DETAIL REQ'D
PROVIDE "20' CLEAR" BETWEEN POSTS IF WITHIN 9'X18' PARKING AREA. TYP

IDENTIFY ALL EV STALLS. PROVIDE DETAIL SHOWING FUTURE EQUIPMENT OUT OF 9'X18' STALL AND/OR LOADING AREA TYP ALL SHEETS

STACKING

32) INSTALL STREET LIGHTS
a) PER PW STD. S ____
b) PER PW STD. S ____

33) CONSTRUCT CONCRETE APPROACH PER PW STD P-1 & P-4

RECEIVED
AUG 08 2018
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC
A-5
APPL. NO. C-15-165 EXHIBIT A-5 DATE 10.2.17
PROJ ENG. ____ DATE ____
TRAFFIC ENG. LG DATE 9.28.18
COND. APPROVED BY ____ DATE ____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
SEE A-1 THRU A-6

GENERAL NOTES

1. ALL WORK IS PROPOSED, UNLESS SPECIFICALLY NOTED AS (E) EXISTING TO REMAIN, OR (R) EXISTING TO BE REMOVED
2. SIZE OF LANDSCAPE SETBACKS AND THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES HAS BEEN PREVIOUSLY APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING.
3. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF FRESNO DEPT. OF PUBLIC WORKS STANDARD DRAWINGS, DATED FEB., 2016, AS REFERENCED IN THE SHEET NOTES.

SHEET NOTES

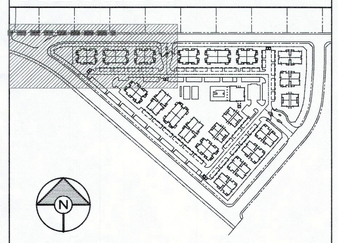
(SHEET NOTES APPLY TO THIS SHEET ONLY)

1. CURB AND GUTTER PER P.W. STD. P-5
2. SIDEWALK PER P.W. STD. P-1 ?
3. BUILDING SETBACK LINE
4. CURB RAMP PER P.W. STD. P-28 + P-32
5. 6' HIGH CONC. CURB - TYP.
6. PUBLIC UTILITY EASEMENT
7. IRRIGATION EASEMENT IDENTIFY E.I.D.
8. REFUSE ENCLOSURE PER P.W. STDS. P-33, 34, 35, RE: 1C/A1.6
9. PAINTED DIRECTIONAL ARROWS RELOCATE TO BEGIN/END OF AISLES
10. ACCESSIBLE RAMP, RE: 3A/A1.6
11. CORNER ACCESSIBLE RAMP, RE: 3B/A1.6
12. CITY OF FRESNO FIRE DEPT. 20' W, 44' ℄ (TRUCK) TURNING RADIUS
13. 3'-0" BUMPER OVERHANG
14. 4" WIDE PAINTED STRIPING
15. ACCESSIBILITY SIGN, RE: 1B/A1.5
16. KEYPAD W/ CALL BOX IDENTIFY
17. 6' H X 12' W WROUGHT IRON SWINGING GATE 1 MIN
18. 6' H X 3'-6" W WROUGHT IRON GATE - CK W/ JAN
19. 'STOP' SIGN, RE: SITE NOTE #25/A1 IDENTIFY OR DELETE
20. RED PAINTED CURB (TOP AND SIDE) W/ "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'.
21. PRE-FAB METAL CARPORT
22. ACCESSIBLE RAMP, RE: 4A/A1.6
23. MULTI-PURPOSE TRAIL PER P.W. STD. P-58 OR P-59
24. 4' WIDE ACCESSIBLE PATH, RE: LEGEND
25. 6' H WROUGHT IRON FENCE, RE: LEGEND
26. CURB RAMP PER P.W. STD. P-29 + P-32
27. STREET TYPE APPROACH PER P.W. STD. P-77
28. SITE ENTRANCE SIGN, RE: 2B/A1.6
29. DOG EXERCISE AREA
30. CONSTRUCT AC PAVING PER PW STD P-50
31. CONSTRUCT AC PAVING PER P-21 P-22 P-23

LEGEND

- 4'-0" ACCESSIBLE PATH OF TRAVEL RUNNING SLOPE NO GREATER THAN 1:20 CROSS SLOPE NO GREATER THAN 1:48
- 6' HIGH WROUGHT IRON FENCE BETWEEN 24" X 24" STONE VENEER PILLARS
- PHASE LINE
- PARCEL LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPING, RE: LANDSCAPE DWGS.

KEYMAP



LUCZO ARCHITECTURE
ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

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PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:
172 UNITS
WESTBRIDGE APARTMENTS
ADDRESS
FRESNO, CALIFORNIA

PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/30/17
REVISIONS

SHEET TITLE
PARTIAL SITE PLAN
PARCEL 4

SHEET
A1.4

A-5 CP 1

GENERAL NOTES

1. 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 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 PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUBSURFACE STRUCTURES AND APPURTENANCES IN PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY ENGINEER. FOR ENCROACHMENT PERMIT INFORMATION, CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION ~~(ALAN JAMES) AT (559) 621-8693~~. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.

Revise
Jeff Beck 621-8560

3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
4. 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 [PH. (916) 373-3710] SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/ SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER [PH: (661) 654-2289] 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 TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
5. 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.
6. SUITABLE TOILET FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION. (CPC SECTION 412.7)
7. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
11. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY(INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A "STREET WORK PERMIT" PRIOR TO OCCUPANCY.
12. ~~ANY CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY OF FRESNO AND STATE DIVISION OF HIGHWAY SPECIFICATIONS.~~ N/A
13. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNER ANNOUNCING SPECIALS EVENTS SUCH AS GRAND OPENINGS, NEW MANAGEMENT ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
14. STORAGE SHELVING OVER 8-FEET HIGH WILL REQUIRE PLANS AND CALCULATIONS AND A SEPARATE PERMIT WITH APPROVAL FROM THE CITY.
27. PROVIDE ICBO CERTIFICATION FROM THE SHOP WELDING FACILITY OR PROVIDE SPECIAL INSPECTION OF SHOP WELDING INCLUDING CERTIFICATION OF WELDED COMPONENTS PRIOR TO PERMIT INSURANCE.
28. 'HIGH STRENGTH BOLTING, CONCRETE WITH F'C GREATER THAN 2500 PSI, SHOP AND FIELD WELDING MUST BE INSPECTED BY APPROVED INDEPENDENT INSPECTORS RETAINED BY THE OWNER. INSPECTORS SHALL SUBMIT THEIR REPORTS DIRECTLY TO CITY OF FRESNO BUILDING DEPARTMENT.
29. CONTACT CITY OF FRESNO BUILDING DEPARTMENT TO SCHEDULE A SPECIAL INSPECTION MEETING AT THE JOB SITE.
30. THE SPECIAL INSPECTOR SHALL SUBMIT A COPY OF ALL SPECIAL INSPECTION REPORTS TO THE CITY OF FRESNO BUILDING DEPARTMENT.
32. PROVIDE GATE ACCESS BY 5:30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.

LEGAL DESCRIPTION

Revise

APN 328-300-03:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 101 OF FRESNO COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS AT PAGE 8, FRESNO COUNTY RECORDS. EXCEPTING THEREFROM THE NORTHERLY 330 OF THE SOUTH ¾ OF SAID LOT 101.
ALSO EXCEPTING THEREFROM THE NORTH ¼ OF SAID LOT 101.

FIRE DEPT. NOTES

1. DESIGNATED ("HIGHLIGHTED") CURBS WILL BE PAINTED RED WITH 3" LETTERS STATING "FIRE LANE" "NO PARKING" EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET, 6" RED STRIPE IF NO CURB EXIST.
2. PROVIDE SIGN (17x22" MIN.), AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY, WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(a) CVC FRESNO POLICE DEPT. 559-621-2300".
3. FIRE EXTINGUISHER LOCATIONS AND TYPE SHALL BE PROVIDED FOR BUILDINGS UNDER CONSTRUCTION FOR THE TYPE OF HAZARD PRESENT DURING CONSTRUCTION AS REQUIRED BY THE FIRE MARSHAL.
4. 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.
5. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4½" OUTLET SHALL FACE THE ACCESS LANE.
6. ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS, AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS, SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FT. DRIVEABLE SURFACE.
7. ALL GATES TO BE ACCESSIBLE TO THE FIRE DEPARTMENT.
8. PROVIDE A KNOX BRAND KEY BOX AT LOCATION DIRECTED BY THE FIRE MARSHAL FOR EMERGENCY ACCESS TO THE BUILDING AND TENANT SPACES PER CFC 902.4.
9. THE TYPE OF FIRE EXTINGUISHER AND LOCATION TO BE APPROVED BY THE FIRE MARSHAL.
10. HAZARDOUS MATERIALS SIGNAGE ON BUILDING DOORS TO BE APPROVED BY THE FIRE MARSHAL.
11. PRIOR TO FINAL APPROVAL FOR OCCUPANCY A PERMIT FROM THE FIRE DEPARTMENT WILL BE REQUIRED FOR THE USE OF HAZARDOUS MATERIALS.
12. "LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO SUBMITTING TO THE CITY OF FRESNO FOR PERMIT AND INSTALLATION. ONE SET OF APPROVED PLANS SHALL BE MAINTAINED ON THE JOB SITE AND ONE SET RETAINED BY THE CITY OF FRESNO". THE SPRINKLER SYSTEM SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THIS PROJECT HAS BEEN DESIGNED WITH A UNIFORM LOAD OF 2.0 POUNDS/S.F. TO SUPPORT THE FIRE SPRINKLER SYSTEM. ADDITIONALLY, I HAVE DESIGNED THE MAIN SUPPORT MEMBERS (PURLINS, FRAMES, JOIST, ETC.) TO SUPPORT CONCENTRATED LOADS OF LARGER SPRINKLER LINES.

    SIGNED ______________________
    ENGINEER LIC. #2663

13. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
14. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MIN. 4" OF BASE ROCK o/ COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERING PLANS) YEAR-AROUND AND WITH 24" MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
15. ALL DRIVE ACCESS GATES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1WTB2). GATES/FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
16. GATE TO REMAIN OPEN DURING THE HOURS OF OPERATION, AND TO BE SECURED AT ALL OTHER TIMES. A COPY OF THE KEY IS TO BE PROVIDED TO THE FIRE AND POLICE DEPARTMENTS FOR EMERGENCY ACCESS.
17. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10' OF THE FIRE HYDRANT.

Hours of operation?
Revise

ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2013 CBC 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE, UNLESS THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. (2013 CBC 11B-206.2.2)
3. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. (2013 CBC 11B-206.3)
4. DIRECTIONAL SIGNS COMPLYING w/ 2013 CBC SECTION 11B-703.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING w/ 2013 CBC SECTION 11B-703.7.2.1, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH. (2013 CBC SECTION 11B-216.6)
5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%). WHEN THE SLOPE OF ANY WALKING SURFACE EXCEEDS 1:20 (5%), IT SHALL COMPLY WITH THE PROVISIONS OF 2013 CBC SECTION 11B.-405. (2013 CBC SECTION 11B-403.3)
6. THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE STEEPER THAN 1:12 (8.33%) THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2%) MAX. (2013 CBC SECTION 11B-406.2.1, 11B-406.3.1, 11B-406.4.1 AND 11B-406.5.7)
7. THE SURFACE OF EACH CURB RAMP AND IT'S FLARED SIDES, WHERE APPLICABLE, SHALL COMPLY WITH 2013 CBC SECTION 11B-302, FLOOR AND GROUND SURFACES, 11B-405.4 AND 11B-405.10. (2013 CBC SECTION 11B-406.5.4 AND 11B-406.5.5)
8. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES ¼ INCH WIDE BY ¼ INCH DEEP, AT ¾ INCH o.c. (2013 CBC SECTION 11B-406.5.11)
9. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN, EXCLUDING ANY FLARED SIDES AND BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MIN. AND 8 INCHES MAX. FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND GUTTER, STREET OR HIGHWAY. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES PER 2013 CBC SECTION 11B-705.1.1 AND FIGURE 11B-705.1, AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. (2013 CBC SECTION 11B-406.5.2, 11B-705.1.1.3, AND 11B-705.1.2.2
10. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ACCESSIBLE ENTRANCE. (2013 CBC SECTION 11B-208.3.1)
11. PROVIDE THE APPROPRIATE NUMBER OF ACCESSIBLE PARKING SPACES AS REQUIRED BY 2013 CBC TABLE 11B-208.2.
12. ONE IN EVERY SIX ACCESSIBLE PARKING SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY 2013 CBC SECTION 11B-502 (2013 CBC SECTION 11B-208.2.4)
13. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. (2013 CBC SECTION 11B-502.7.1)
14. THE MAXIMUM CROSS SLOPE IN ANY DIRECTION OF AN ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE SHALL NOT EXCEED 1:48 (2%). (2013 CBC SECTION 11B-502.4)
15. PROVIDE THE FOLLOWING INFORMATION FOR ACCESSIBLE PARKING :
    A. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE, OR PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. ADDITIONAL LANGUAGE OR AND ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250". SIGNS SHALL BE 60 INCHES MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MIN. OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. (2013 CBC SECTION 11B-502.6)
    B. THE SURFACE OF EACH ACCESSIBLE STALL SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER 201 CBC SECTION 11B-502.6.4.1 OR 11B-502.6.4.2 (2013 CBC SECTION 11B-502.6.4)
    C. AN APPROVED SIGN TO BE POSTED IN CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EA. PARKING SPACE WHICH DISPLAYS THE TOW-AWAY WARNING PER 2013 CBC SECTION 11B-502.8.2. (2013 CBC SECTION 502.8)
16. ALL ACCESSIBLE PARKING 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 ON CONSPICUOUSLY ON SEVEN-FOOT POLES.
17. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH HIGH MAX. CHANGE IN LEVEL BETWEEN ¼ INCH HIGH MIN. AND ½ INCH HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (50%). CHANGE IN LEVEL GREATER THAN ½ INCH HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 2013 CBC SECTION 11B-405 OR 11B-406. (2013 CBC SECTION 11B-404.2.5 AND 11B-303)

PROJECT DATA

PROPOSED BUILDING TYPE	STORY	OCC GRP.	AREA / FLR	BLDG AREA	BLDGS-PHASE 1	BLDGS-PHASE 2	COVERAGE
1 BEDROOM	3	R-2/UGM	4,520 GSF	13,650 GSF	2	1	13,560 GSF
2 BEDROOM - BLDG. 'A'	2	R-2/UGM	5,563 GSF	11,126 GSF	2	4	33,378 GSF
2 BEDROOM - BLDG. 'B'	2	R-2/UGM	5,911 GSF	11,822 GSF	4	1	29,555 GSF
3 BEDROOM - BLDG. 'A'	2	R-2/UGM	6,601 GSF	13,202 GSF	1	2	19,803 GSF
3 BEDROOM - BLDG. 'B'	2	R-2/UGM	6,668 GSF	13,336 GSF	2	1	20,004 GSF
RECREATION BUILDING		R-2/UGM		4,445 GSF	1	0	4,445 GSF
8 UNIT GARAGE		R-2/UGM		2,023 GSF	1	0	2,023 GSF
7 UNIT GARAGE		R-2/UGM		1,771 GSF	0	1	1,771 GSF
6 UNIT GARAGE		R-2/UGM		1,519 GSF	6	4	15,190 GSF
5 UNIT GARAGE W/ 1 ACC.		R-2/UGM		1,645 GSF	1	0	1,645 GSF
4 UNIT GARAGE W/ 1 ACC.		R-2/UGM		1,393 GSF	0	1	1,393 GSF
TOTAL							142,767 GSF

UNIT TYPE	NSF	#-PHASE 1	#-PHASE 2	TOTAL
1 BR	830	24	12	36 (21 %)
2BR 'A-1'	1,130	8	16	24 (14 %)
2BR 'A-2'	1,180	8	16	24 (14 %)
2BR 'B-1'	1,190	16	4	20 (11.5 %)
2BR 'B-2'	1,152	16	4	20 (11.5 %)
3BR 'A'	1,357	8	16	24 (14 %)
3BR 'B'	1,388	16	8	24 (14 %)
TOTAL		96	76	172

LOT COVERAGE:		
LOT AREA	541,241 SF	12.425 AC
PROPOSED BUILDING AREA	142,767 SF	26.38 %
PAVED AREA	174,609 SF	32.26 %
LANDSCAPED AREA	223,865 SF	41.36 %

172 UNITS / 12.425 AC = 14.48 D.U. / ACRE

PARKING - REQUIRED:

WHEN THERE IS MORE THAN ONE DWELLING UNIT ON A SINGLE LOT THERE SHALL BE ONE AND ONE-HALF PARKING SPACES FOR EACH DWELLING UNIT, ONE OF WHICH SHALL BE IN A CARPORT OR GARAGE. IN THE EVENT THAT A REQUIREMENT FOR ONE-HALF PARKING SPACE RESULTS UNDER THIS RATION, THE PARKING SPACE REQUIREMENT SHALL BE INCREASED TO THE NEXT HIGHEST WHOLE NUMBER.

172 UNITS X 1 = 172 GARAGES/CARPORTS SPACES
172 UNITS X 0.5 = 86 UNCOVERED SPACES
180 UNITS X 1.5 = 258 TOTAL SPACES

ACCESSIBLE PARKING - REQUIRED:

ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2-PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT PER 2013 CBC SECTION 11A-1109A.3.

172 UNITS x 0.02 = 3.44, ROUND TO 4; WHICH WOULD INCLUDE 1 VAN, 1 CARPORT AND 1 GARAGE.

PARKING DATA:

TYPE OF PARKING	REQUIRED	PROVIDED
UNCOVERED	86	87
COVERED (TOTAL)	172	
* CARPORT	-	172
GARAGE	-	86
TOTAL	258	345
ACCESSIBLE PARKING	4	14
UNCOVERED (STD)	1	3
UNCOVERED (VAN)	1	4
* CARPORT	1	5
GARAGE	1	2

LUCZO ARCHITECTURE

ARCHITECTURE
SITE PLANNING
INTERIOR DESIGN

THOMAS M. LUCZO, JR.
ARCHITECT

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HORIZON ENTERPRISES LP/ ADAMAS LLC

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FRESNO, CA 93720
(559) 231-5542
sweilhorizon@gmail.com

PROPOSED MULTI-FAMILY RESIDENTIAL PROJECT:
172 UNITS
WESTBRIDGE APARTMENTS
ADDRESS
FRESNO, CALIFORNIA

PROJECT NO.
1603.01

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THOMAS M. LUCZO, JR.

DATE
09/02/17

REVISIONS

SHEET TITLE
GENERAL NOTES
CALCULATIONS

SHEET
A1.5

RECEIVED
AUG 0 8 2018
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

APPL. NO. C-15-165 EXHIBIT A-6 DATE 10-2-17
PROJ ENG. ________ DATE ________
TRAFFIC ENG. LG DATE 9-28-18
COND. APPROVED BY ________ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
SEE A-1 THR A-6

A-6 CP1

City Plan Limits? overcrossing? Shaw - Herndon

PZ15-50000009

VESTING TENTATIVE PARCEL MAP NO. 2015-09

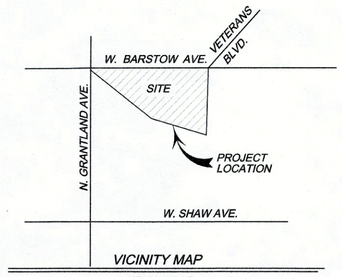
CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

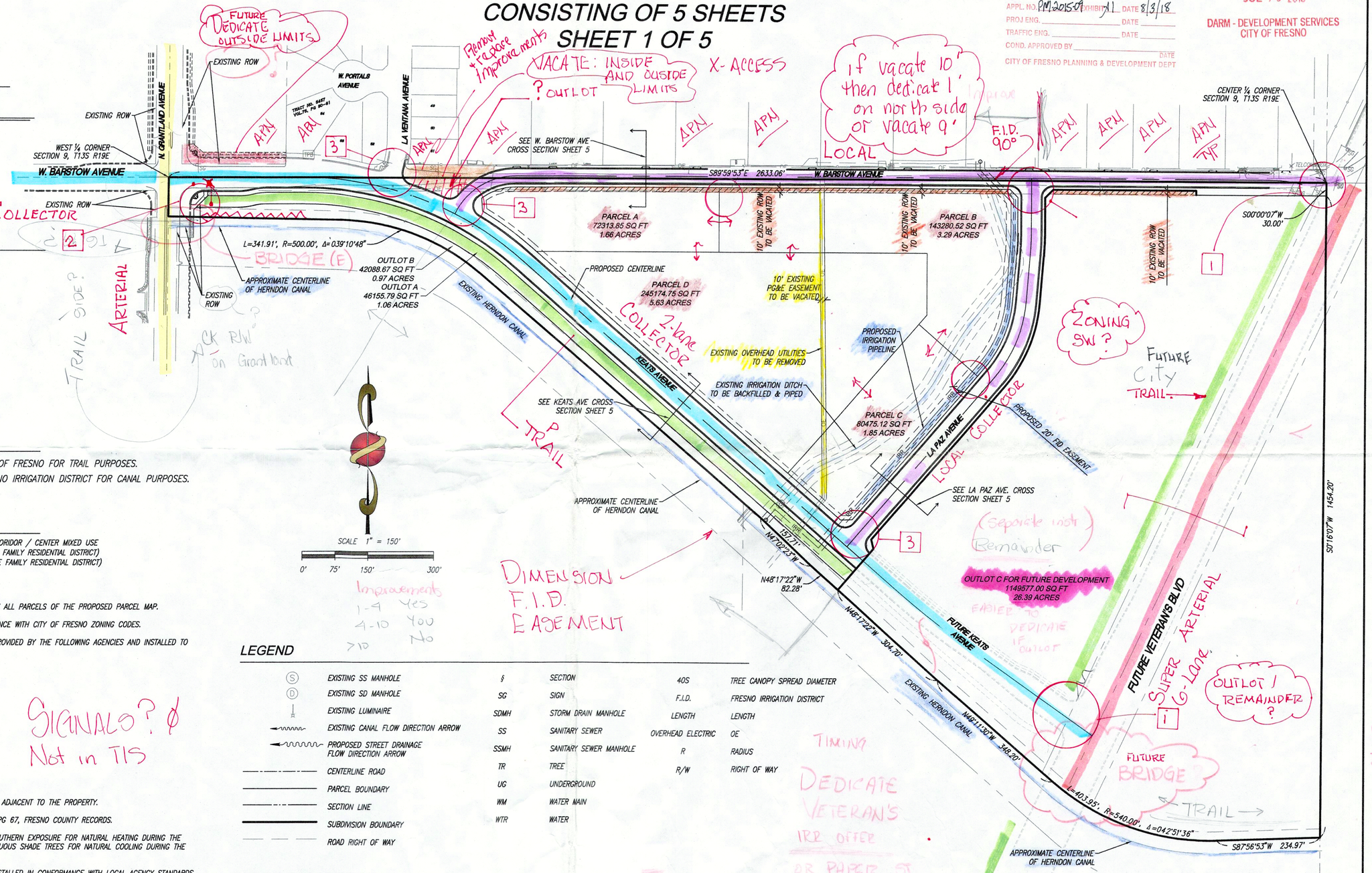
CONSISTING OF 5 SHEETS

SHEET 1 OF 5

RECEIVED
JUL 20 2018
DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

APPL. NO PM 2015-09 EXHIBIT A1 DATE 8/3/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT





SITE INFORMATION

OWNER

HORIZON ENTERPRISES, STEVEN WEIL,
5545 N FRESNO ST #214
FRESNO, CA 93710
PH 559-231-5542

SITE ADDRESS

6785 W BARSTOW AVE
FRESNO, CA 93723-9367

APN

505-060-08

OUTLOT INFO

OUTLOT A TO BE DEDICATED TO THE CITY OF FRESNO FOR TRAIL PURPOSES.
OUTLOT B TO BE DEDICATED TO THE FRESNO IRRIGATION DISTRICT FOR CANAL PURPOSES.
OUTLOT C FOR FUTURE DEVELOPMENT

NOTES

1. GENERAL PLAN LAND USE DESIGNATION: CMX (CORIDOR / CENTER MIXED USE
   EXISTING ZONING: R-2 (LOW DENSITY MULITIPLE FAMILY RESIDENTIAL DISTRICT)
   PROPOSED ZONING: R-2 (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL DISTRICT)
   EXISTING USE: VACANT
2. THERE ARE NO EXISTING STRUCTURES ONSITE.
3. MULTI-FAMILY RESIDENTIAL USE IS INTENDED ON ALL PARCELS OF THE PROPOSED PARCEL MAP.
4. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
5. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES AND INSTALLED TO AGENCY STANDARDS:

SANITARY SEWER	CITY OF FRESNO
STORM DRAINAGE	FMFCD
DOMESTIC WATER	CITY OF FRESNO
FIRE PROTECTION	CITY OF FRESNO
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT & T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF FRESNO

6. SITE ACREAGE:
   APN: 505-060-08
   NET: ±12.50 AC
   GROSS: ±44.7 AC
7. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
8. SOURCE OF DATA: RECORD OF SURVEY BK 47 PG 67, FRESNO COUNTY RECORDS.
9. PARCEL MAP PROVIDES FOR BUILDINGS WITH SOUTHERN EXPOSURE FOR NATURAL HEATING DURING THE WINTER MONTHS, WITH AMPLE SPACE FOR DECIDUOUS SHADE TREES FOR NATURAL COOLING DURING THE SUMMER MONTHS.
10. PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL AGENCY STANDARDS AND/OR ANY MINOR MODIFICATIONS APPROVED BY THE LOCAL AGENCY.
11. EXISTING WELL CASING AT THE INTERSECTION OF W. BARSTOW AVENUE AND KEATS AVENUE TO BE DESTROYED PER FRESNO COUNTY REQUIREMENTS.
12. 3 EXISTING OAK TREES ARE LOCATED WITHIN THE INTERSECTION OF W. BARSTOW AVENUE AND KEATS AVENUE. ONE DEAD APPARENTLY NEEDLE BEARING TREE 3 EXISTING OAK TREES ARE LOCATED NEAR THE NORTHWEST CORNER OF PROPOSED PARCEL "A". ALL EXISTING TREES ARE PROPOSED TO BE REMOVED.

SIGNALS? ø Not in TIS

LEGEND

(S)	EXISTING SS MANHOLE	§	SECTION
(D)	EXISTING SD MANHOLE	SG	SIGN
	EXISTING LUMINAIRE	SDMH	STORM DRAIN MANHOLE
	EXISTING CANAL FLOW DIRECTION ARROW	SS	SANITARY SEWER
	PROPOSED STREET DRAINAGE FLOW DIRECTION ARROW	SSMH	SANITARY SEWER MANHOLE
	CENTERLINE ROAD	TR	TREE
	PARCEL BOUNDARY	UG	UNDERGROUND
	SECTION LINE	WM	WATER MAIN
	SUBDIVISION BOUNDARY	WTR	WATER
	ROAD RIGHT OF WAY		

40S	TREE CANOPY SPREAD DIAMETER
F.I.D.	FRESNO IRRIGATION DISTRICT
LENGTH	LENGTH
OVERHEAD ELECTRIC	OE
R	RADIUS
R/W	RIGHT OF WAY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS PER OFFICIAL PLAT THEREOF, LYING NORTH AND EAST OF THE HERNDON CANAL.

APN : 505-060-08

AREA : 44.7 ACRES (MORE OR LESS)

BASIS OF BEARING

THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, TAKEN TO BE S 89° 59' 53" E AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 47 OF RECORD OF SURVEYS AT PAGE 67, IN THE OFFICE OF THE FRESNO COUNTY RECORDER.

The map does not match Site Plan Coordinate

VETERAN'S DED. 1
Grant Constr. 2
Keats Ded + Const 3

MAP PREPARED BY:
PRECISION CIVIL ENGINEERING, INC.
1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079
DATE OF PREPARATION: 07/20/2018

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF 5 SHEETS

SHEET 2 OF 5

RECEIVED
JUL 20 2018
DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

EASEMENT LEGEND	
1	EXISTING STREET ROW
2	EXISTING STREET ROW PER DOC. 2008-0087659
3	10' PG&E EASEMENT PER DOC NO. 88138415, TO BE VACATED.
4	PROPOSED PUBLIC STREET R/W TO BE DEDICATED.
5	EXISTING PUBLIC STREET R/W TO BE VACATED

42
+ 54.8
* 96.8'

Show power poles

5 To be vacated outside map. DIMENSION

5 To be vacated within map DIMENSION

Show Power Poles

SEE INTERSECTION DETAIL BELOW LEFT

SCALE 1" = 100'
0' 50' 100' 200'

N. GRANTLAND AVENUE
W. BARSTOW AVENUE
KEATS AVENUE
EX ROW
FUTURE CURB AND GUTTER
APPROXIMATE CENTERLINE OF HERNDON CANAL
EXISTING ROW
PROPOSED CENTERLINE
SECTIONLINE
OUTLOT B
42088.67 SQ FT
0.97 ACRES
OUTLOT A
46155.79 SQ FT
1.06 ACRES
PARCEL A
72313.85 SQ FT
1.66 ACRES
PARCEL D
245174.75 SQ FT
5.63 ACRES
10' PUE
10' EXISTING ROW TO BE VACATED
MATCHLINE - SHEET 3
MATCHLINE - SHEET 4

L=33.66' R=130.00' Δ=14°50'06"
L=28.48' R=110.00' Δ=14°50'06"
L=170.52' R=150.00' Δ=65°08'01"
L=81.35' R=125.00' Δ=37°17'17"
L=537.43', R=750.00', Δ=041°03'24"
L=513.07', R=715.18', Δ=041°06'14"
L=494.41' R=689.18', Δ=041°06'14"
L=341.91', R=500.00', Δ=039°10'48"
L=18.41' R=71.09' Δ=14°50'06"
L=43.75' R=168.96' Δ=14°50'06"
L=138.11' R=761.00' Δ=10°23'54"

N89°59'53"W 466.02'
S89°59'53"E 1176.02'
S03°46'47"E 29.90'
S48°56'29"E 14.96'
S89°59'53"E 416.71'
S48°56'29"E 1037.01'
N49°45'21"W 341.28'
N48°56'29"W 263.31'
N48°56'29"W 997.75'
S48°56'29"E 1036.82'
N46°54'30"W 508.97'
S00°00'07"W 146.00'
N89°59'53"W 310.85'
92.87'
336.21' N88°56'09"W
N45°11'31"E 36.89'
89.35'
71.25'
94.01'
336.21'
146.00'

310.85' 71.25' 42' 58' 76' 89.35' 54.8' 30' 10' 10' 30' 30' 30' 30' 15' 26' 24' 9' 72' 30' 24' 70' 36' 34' 28' 10' 10' 5' 5' 5' 5'

50' MIN

INTERSECTION DETAIL

N. GRANTLAND AVE.
W. BARSTOW AVE.
FUTURE CURB
EXISTING ROW
EXISTING CENTERLINE/SECTIONLINE
PROPOSED CURB & GUTTER
PROPOSED ROW
PROPOSED CENTERLINE
SECTIONLINE
OUTLOT A – PROPOSED TRAIL
OUTLOT B – PROPOSED FID CANAL ROW
OUTLOT A
OUTLOT B
APPROXIMATE CENTERLINE OF HERNDON CANAL

N89°59'53"W 310.85'
L=33.66', R=130.00', Δ=014°50'06"
L=28.48', R=110.00', Δ=014°50'06"
L=513.07', R=715.18', Δ=041°06'14"
L=494.41', R=689.18', Δ=041°06'14"
L=40.39', R=156.00', Δ=014°50'06"
L=21.75', R=84.00', Δ=014°50'06"
L=341.91', R=500.00', Δ=039°10'48"

adj dimensions

SCALE 1" = 40'
0' 20' 40' 80'

APPL. NO. PM2015-09 EXHIBIT A2 DATE 8/3/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

MAP PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.

1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079
DATE OF PREPARATION: 07/20/2018

SHEET 2 OF 5

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF 5 SHEETS

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CITY OF FRESNO

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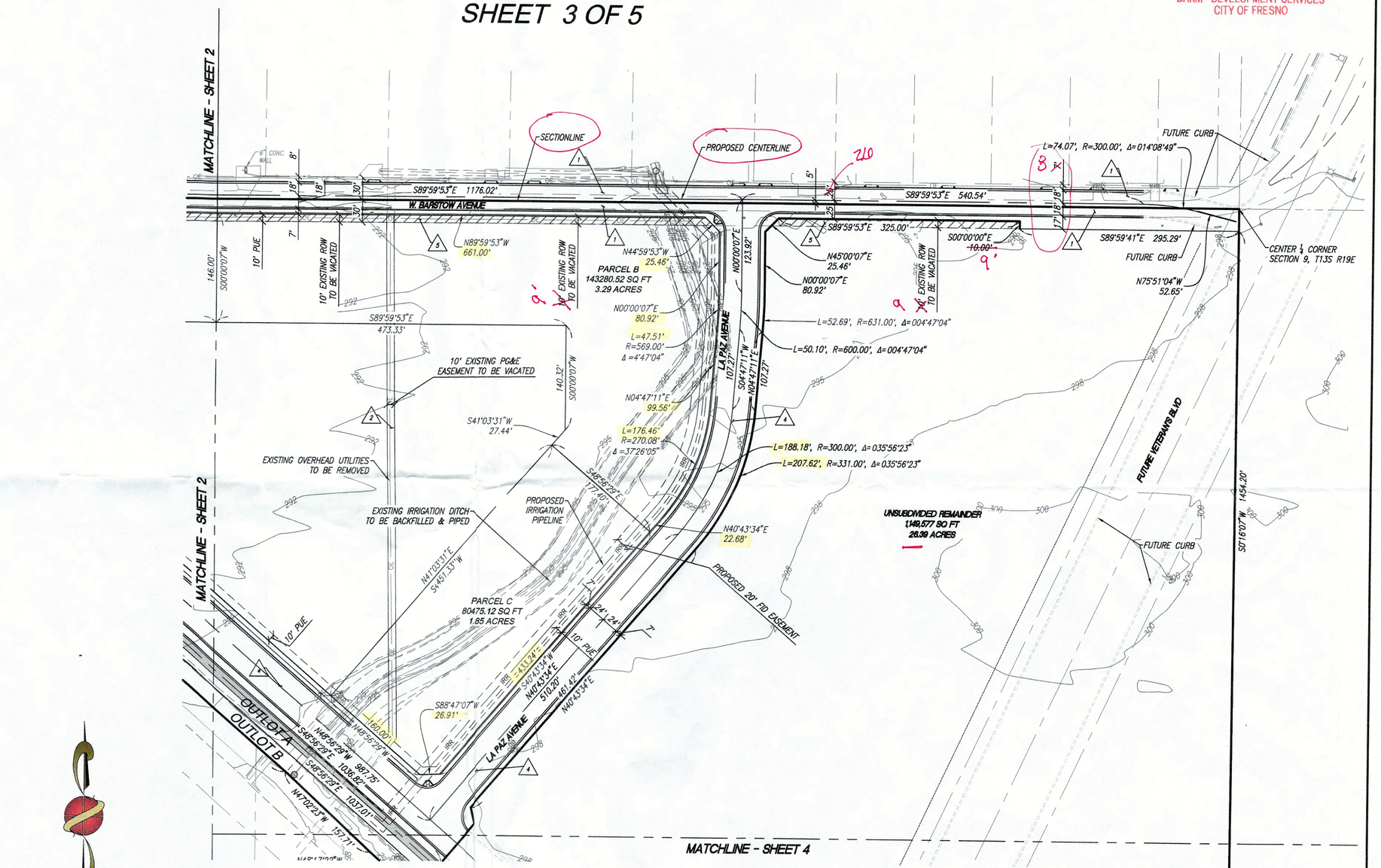

SCALE 1" = 100'
0' 50' 100' 200'

APPL. NO. PM2015-09 EXHIBIT 3 DATE 8/3/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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JOB No. 10-079
DATE OF PREPARATION: 07/20/2018

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

CONSISTING OF 5 SHEETS

SHEET 4 OF 5

RECEIVED
JUL 20 2018
DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

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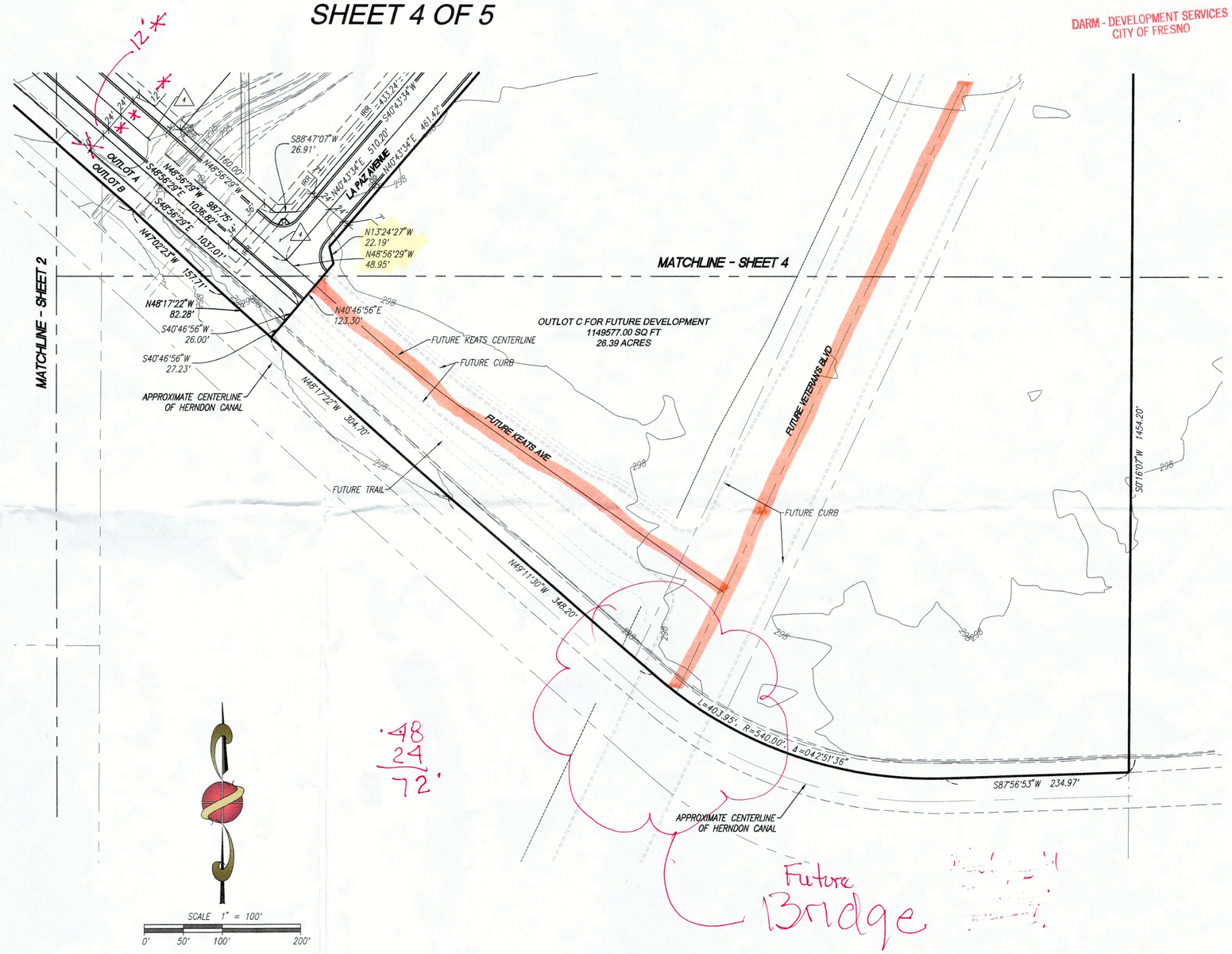
4	PROPOSED PUBLIC STREET R/W TO BE DEDICATED.
5	EXISTING PUBLIC STREET R/W TO BE VACATED



APPL. NO. PM 2015-09 EXHIBIT A4 DATE 8/3/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

MAP PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.
1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079
DATE OF PREPARATION: 07/19/2018

SHEET 4 OF 5

VESTING TENTATIVE PARCEL MAP NO. 2015-09

CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF 5 SHEETS
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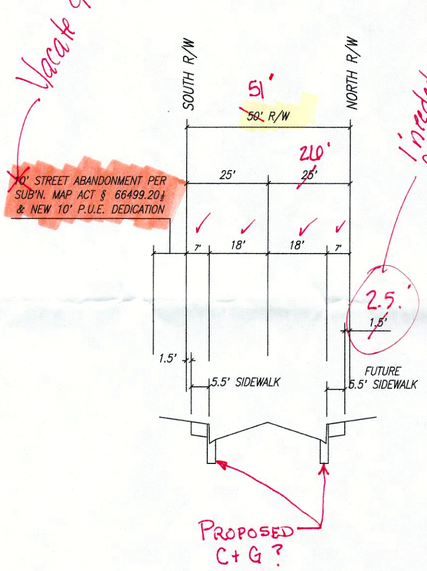
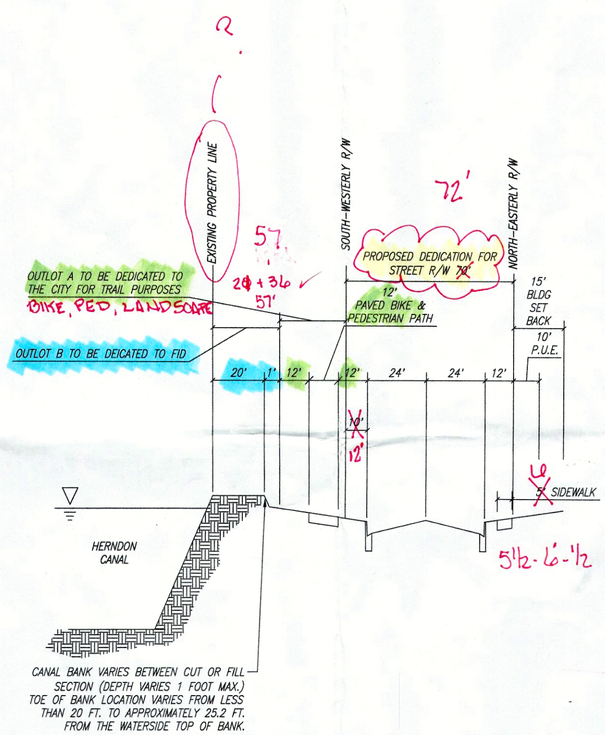
DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

Vacate 9'. Show 24' w/Dim.



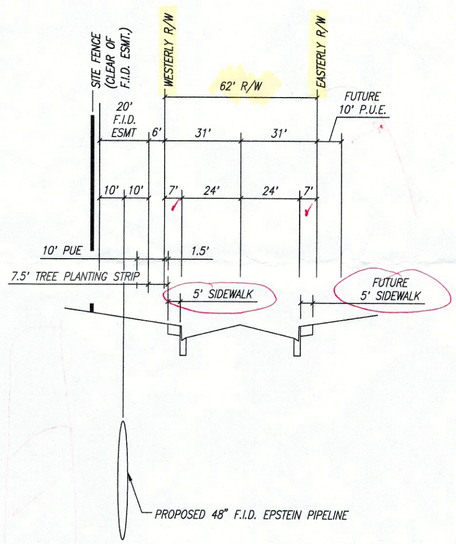
CROSS SECTION : BARSTOW AVENUE
NOT TO SCALE

LOCAL



CROSS SECTION : KEATS AVENUE
NOT TO SCALE

2-lane
COLLECTOR



CROSS SECTION : LA PAZ AVENUE
NOT TO SCALE

LOCAL COLLECTOR

10+26 = 36
12+24 = 36'

APPL. NO. PM 2015-09 EXHIBIT A5 DATE 8/3/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
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1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

JOB No. 10-079
DATE OF PREPARATION: 07/19/2018

SHEET 5 OF 5

City of FRESNO

2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 488-1020

Development and Resource Management Department
Jennifer K. Clark, Director

Project Comments from the Development Services Division
March 20, 2019

PROJECT DESCRIPTION

Conditional Use Permit Application No. C-15-165 is a request to construct a 172 unit multiple family residential apartment complex (Westbridge Apartments) including detached garages, carports, and uncovered parking; a 4,445 square-foot recreation/office building; community amenities such as a swimming pool, a dog park, and common activity areas; and off-site improvements. The proposed multiple family residential complex is to be developed in two phases. Related Vesting Tentative Parcel Map No. 2015-09 has been filed for purposes of subdividing the subject property into four parcels, two outlots to be dedicated for trail and canal purposes, and one outlot for future development. Development of the multiple family residential project will occur on the four proposed parcels. No development has been proposed for the proposed outlot dedicated for future development.

APN: 505-060-08 **ADDRESS: 6785, 6825 6685 West Barstow Avenue**

GENERAL INFORMATION

ZONING		
	Existing	R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* Medium High Density Residential Land Use (12-16 Units an acre).
	Requested	N/A
	Pending	N/A
PLANS		
	Community Plan	West Area
	Specific Plan	N/A
	Redevelopment	N/A
PREVIOUS ACTIONS		
	Applications	A-06-19 R-06-55 (to R-2/UGM)
	Covenants/ Easements	N/A
	Development Agreements	N/A
TRACT MAP or LOT SPLIT		Por. Sec. 9, T. 13S., R. 19E., M.D.B.&M. Assessors Map Bk. 505 – Pg. 06

PROPERTY DEVELOPMENT STANDARDS

Use the website below to access the Zoning Ordinance (Chapter 12, articles 2 and 3) to find more information on zoning/property development standard requirements:

http://library.municode.com/index.aspx?clientId=14478&stateId=5&stateName=California

USE PERMITTED		
Pursuant to 12-212.3-H of the Fresno Municipal Code when the subject site contains two or more net acres in area multi-family dwellings are allowed in the R-2 (*Low Density Multiple Family Residential*) zone district subject to a Conditional Use Permit.		
LOT AREA (FMC 12-212.5-A)		
	Required	6,000 S.F.
	Proposed	± 42.15 total acres (±12.43 portion proposed to be developed) 12.43 acres = 541,451
LOT DIMENSIONS (FMC 12-211.5-B)		
	Required	Width: a. Interior lots shall have a minimum width of fifty (50) feet. b. Corner lots shall have a minimum width of sixty (60) feet. c. Reversed corner lots shall have a minimum width of sixty-five (65) feet. e. Lots on curved or turn-around-end or cul-de-sac streets shall have a minimum street frontage of forty (40) feet. Depth: a. Lots facing on local streets shall have a minimum depth of ninety (90) feet. b. Lots facing on major or secondary highways shall have a minimum depth of one hundred fifteen (115) feet.
	Proposed	Width: 900’ Depth: 1,130’
DWELLING UNIT DENSITY (FMC 12-212.5-C) & West Area Community Plan (WACP)		

	Permitted	One dwelling unit for each two thousand seven hundred square feet of lot area plus one dwelling unit for any remaining area of less than two thousand seven hundred square feet and more than one thousand three hundred and fifty square feet. 541,451 S.F. / 2,700 = 200.5 D.U. permited. (WACP Policy W-5-b.): sites greater than 5 acres, minimum site area per dwelling unit shall not be less than 2,700 square feet.
	Proposed	172 D.U. / 12.43 acres = 13.8 D.U./Acre 541,451 S.F. / 172 D.U. = 3,147.9 S.F. per D.U.
BUILDING HEIGHT (FMC 12-212.5-D)		
	Permitted	35’ No accessory building greater than 12’. Exceptions: Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, sky-lights, towers, church steeples, flagpoles, chimneys, smokestacks, silos, water tanks or wireless masts or similar structures may be erected above the height limit prescribed in this Section when approved by the Director upon finding that the structure may be safely erected and maintained at such height without damaging the surrounding properties taking into consideration the surrounding conditions and circumstances. No roof structures, or any space above the height limit shall be allowed for the purpose of providing additional living or floor space. Minor Deviation of 10% = 3.5’ >>>> 38’-6”

	Proposed	2 Story: 30'-0 ½" 3 Story: 38'-3" Office/Rec Bldg: 23'-8" Garage: 13'-11" Note: When an accessory building is a garage a building height in excess of twelve (12) feet may be approved, at the discretion of the Director, if the roof line, or pitch, of the garage or carport is designed to match that of the main building. However, if it is approved, the garage/carport must meet the setback requirements of the District in which it is located. The roofline/pitch of the proposed garage matched the main apartment buildings and meets the setback requirements. The building height of the proposed 3-story apartment building is 3'-3" over height. ***Reduce overall building height of proposed 3-story building or apply for a Minor Deviation.***

YARDS (FMC 12-212.5-E)

	Required Building Setback			**Proposed Building Setback**	
	Front (La Paz) *-collector*	20'		Front (La Paz)	41'-1"
	Street Side (Keats) *-collector*	10' *15' (W-3-c)		Street Side (Keats)	16'
	Street Side (Barstow) *-local*	10' 15'		Street Side (Barstow)	26'
	Required Landscaping Setback			**Proposed Landscaping Setback**	
	Front (La Paz) *-collector*	20' *15' (W-3-c)		Front (La Paz)	20'
	Street Side (Keats) *-collector*	*15' (W-3-c)		Street Side (Keats)	15'

	Street Side (Barstow) *-local*	15’		Street Side (Barstow)	15’
	West Area Community Plan Policies	W-3-c: Provide a 15-foot landscaped setback, or the setback required by the Fresno Municipal Code, whichever is greater, along all collector streets and along the Gettysburg alignment transportation corridor. Planned elements of the city's master trail system may be located partially within this setback			

General Yard Requirements:

The provisions of the "R-1-A" District, Subsection 12-207.5-E-1 shall apply.

- All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in Subsection 12-105-L-4, Section 12-105-Y (yard) and the exceptions of Subsection 12-216.5-E-5 (C-P District).

Landscaping and open space shall be provided in accordance with Subsection 12-306-N-21-c(2).

(2) In cluster developments, landscaping and open space shall be provided based upon the following:

(i) A minimum of twenty-five per cent of the site area shall comprise usable open space for residents of the development, provided that the Director may permit ten per cent reduction in this standard in unusual circumstances where it is demonstrated that the amount of open space area provided is adequate to meet the needs of residents of the development. Required front yards and street side yards shall not be considered part of the twenty-five percent usable open space. Usable open space shall include rear yards, interior side yards and landscaped areas between units and pathways, provided that each of them meet the minimum width and depth requirements set forth below. Usable open space shall also include private patios and balconies. Driveway and parking areas, indoor living areas of dwelling units, garages, carports, equipment rooms, utility rooms and any other buildings used for the maintenance of the development shall not be considered as part of the usable open space. The Director may permit a portion of the twenty-five per cent open space standard to be provided off-site if such area is available for the exclusive use of residents of the development. The minimum dimension of a usable open space area shall be eight feet by eight feet. On lot frontages greater than four hundred feet, at least one dimension of the usable open space shall be equal to two percent of the frontage length.

(ii) A landscape plan shall be submitted and approved for all open space and recreational areas within the development.

(iii) Open space areas shall be landscaped by the developer in accordance with the approved plan and shall be maintained by the property owner thereafter.

(iv) For sites greater than one acre in size, a minimum of forty per cent of the required twenty-five per cent usable open space shall be developed with gardens, turfed play fields, hard surfaced game courts, recreation rooms, swimming pools or other features designed for the exclusive active recreational use of residents of the development.

SPACE BETWEEN BUILDINGS (12-212.5-F)

	Main Buildings	1. Minimum space between exterior walls of main buildings on the same lot. a. For buildings side to side the minimum space shall be ten (10) feet. b. For buildings rear to side, front to side, with entries or exits into space, the minimum space shall be fifteen (15) feet. c. For buildings front to rear, rear to front, with entries or exits into space, the minimum space shall be twenty (20) feet. d. For buildings front to front arranged about interior court permitting ten (10) feet wide driveway in said interior court, said driveway being access to parking area or building, the minimum space shall be thirty (30) feet. Without said driveway, said space shall be twenty-five (25) feet. Unenclosed porch or entry facilities may extend into a required yard or space not more than three (3) feet. Porch cover may extend into said space not more than eighteen (18) inches. e. In no event should the minimum space between main buildings be less than ten (10) feet.
	Accessory Buildings	If an accessory building is used for garage purposes and the entrance for vehicular access to said garage faces any main building, there shall be a minimum separation of twenty-five (25) feet in order to provide vehicular access to the garage.
	Garages	*See above*
LOT COVERAGE (12-212.5-G)		
	Permitted	Maximum lot coverage by buildings and structures shall not exceed fifty (50) per cent of the total lot area. 541,451 S.F. x 50% = 270,725 SF
	Proposed	Building area = 142,767 S.F. = 26% Paved Area = 176,609 S.F. = 32%
FENCES, HEDGES, WALLS (12-212.5-H) & (12-306-H)		
	Required	All fences, hedges and walls shall conform to the provisions of Section 12-306-H. Fences, hedges, and walls, **not greater than six feet in height, shall be permitted on all rear and side property lines, and on or to the rear of all front yard setback lines.** Corner Cut-Off Areas. All present and future fences, hedges, and walls shall not exceed three (3) feet in height within the corner cut-off area, and shall conform to all aspects of the corner cut-off provisions of Sections 13-227 (Obstruction to Visibility at Intersections.) and 13-228 (Intersection Visibility, Investigation and Enforcement. Lien.) of this Code.

	Proposed	A 6' high wrought iron fence with evenly spaced decorative stone pillars is proposed at the rear of all landscape setbacks. In addition, wrought iron vehicular (and pedestrian) access gates are proposed at the two main entrances.
OFF-STREET PARKING (12-212.5-I, 12-306-I, and W-5-C)		
	Required	1.5 parking spaces for each dwelling unit, one of which shall be in a carport or garage. In the event that a requirement for one-half parking space results under this ratio, the parking space requirement shall be increased to the next highest whole number. Fully enclosed garages should be provided for the required covered parking spaces on sites of one acre or less in size, unless alternative design measures are approved to restrict access to parking areas by unauthorized persons. Vehicular access gates may be required for project sites larger than one acre in net size, unless fully enclosed garage spaces are provided. The number of bicycle parking spaces to be provided shall be equal to 10% of the automobile parking spaces provided, but not to exceed a total of 10 bicycle stalls, which may be located indoors. 172 units = 258 required vehicular parking spaces (172 garages, 86 standard). 258 x 10% = 25.8 → 26 → Therefore, 10 bicycle parking spaces required
	Proposed	345 total vehicular parking spaces (86 detached garages, 172 covered carports, 87 uncovered open parking stalls) and 5 bicycle parking spaces are proposed. Perimeter fencing and vehicular access gates that restrict access to parking areas by unauthorized persons are proposed at entrances. Therefore, the fully enclosed garage requirement is satisfied. **Provide 10 bicycle parking spaces.**
	Treatment	All areas shall be graded, surfaced, and drained; and parking stalls, lanes and directional guides shall be marked in accordance with the standards adopted by the Commission under the procedure set forth in Section 12-306-I-5-c. Lighting where provided to illuminate such 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. Bicycle parking spaces shall each consist of one slot in a bike rack. Bicycle parking spaces shall be grouped in bicycle racks which allow four feet of clearance on all sides. There shall be adequate space between rack 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 nor more than three feet in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open space, and shall be located proximal to structures.

ACCESS (FMC 12-207.5-J-1,2,3,4)		
	Required	1. There shall be vehicular access from a dedicated and improved street, alley or recorded private access to off-street parking facilities on the property requiring off-street parking. 2. There shall be pedestrian access from a dedicated and improved street, alley or recorded private access to property used for residential purposes. 3. There shall be an adequate paved turning area on lots facing on and having access to either Collector or Arterial Streets as identified on the Circulation Element of the Fresno General Plan, to permit motor vehicles to turn around on-site before moving forward into the street. 4. If vehicular access is by way of a driveway parallel with a side lot line, it shall be not less than ten (10) feet in width, extending from a dedicated and improved street, alley, or recorded private access to the building site, and used for both pedestrian and vehicular access. (FMC 12-207.5-J-1,2,3,4).
	Proposed	Applicant proposes two-way vehicular access onto La Paz Avenue (main) and Barstow Avenue (secondary).
OUTDOOR ADVERTISING		
	Permitted	Under separate permit.
	Proposed	N/A
LOADING SPACES		
	Required	None required.
	Proposed	N/A
TREES		

	Required	*(On-Site)* 1 tree per unit = 172 trees *(Parking Lot)* Performance Standards for Parking Lot Tree Shading requires one medium size tree for every two parking spaces or provide 50% parking lot shade. 87 uncovered parking spaces = 44 parking lot trees; or 87 parking spaces x 370 SF = 32,190 SF / 2 = 16,095 SF of required parking lot shading. *Street Trees* Provide one tree per 60' of street frontage. On-site trees located within 10' of the back of walk may count towards meeting the minimum street tree requirement. (1) Barstow: 1,240 lineal feet = 21 street trees (2) La Paz: 920 lineal feet = 15 street trees (3) Keats: 1,140 lineal feet = 19 street trees Total Minimum of 216 trees (172 on-site, 44 parking lot) required. 55 street trees required.
	Proposed	A landscape plan was not submitted with the application for the proposed project. The applicant shall submit a landscape plan for review and approval prior to issuance of a building permit.

SUMMARY AND OTHER COMMENTS /REQUIREMENTS

A. Miscellaneous

(1) Provide shade calculations on the landscape plan for parking lot shading in accordance with the **attached** *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts. **Please call out the tree species for each tree depicted on the site plan.**

(2) See the **attached** Notes and Requirements for Entitlement Applications for additional general notes and requirements.

(3) An Indirect Source Review (ISR) must be submitted to the San Joaquin Valley Air Pollution Control District prior to project approval. Provide documentation that this has been submitted to the Air District.

B. Local Plans and Policies

(1) Fresno General Plan
- Subject to General Plan Design Guidelines (**attached**)

(2) West Area Community Plan
- Subject to Objectives and Policies (**attached**)

Attachments: Performance Standards for Parking Lot Shading
Notes and Requirements for Entitlement Applications
General Plan Design Guidelines
West Area Community Plan

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Not all requirements will be applicable to all projects)

GENERAL

1. 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. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* 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 plans not specifically submitted and reviewed 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 site plan shall be permitted.

3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm

4. Development shall take place in accordance with all city, county, state and federal laws and regulations.

5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businesstaxapplicaiton.htm

6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.

7. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.

8. For projects initiated in response to code enforcement action, the exercise of rights granted by this special permit must be commenced by six months. Completion of the project, including improvements, shall occur by 12 months.

FENCES/WALLS, LANDSCAPING, PARKING

9. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.

10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.

11. No structures of any kind (*including signs and/or fences*) may be installed or maintained within the required-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 the street frontages of 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.

12. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.

13. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.

14. 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 Development and Resource Management Department.

15. 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 Development Services Division. **(Include this note on the site and landscape plans.)**

16. 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 Development Services Division, Development Department.

17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.

18. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.

19. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."

20. 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 Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**

21. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps. **(Include this note on the site plan.)**

22. 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. **Depict all proposed lights on the site plan.**

23. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.1c of the Fresno Municipal Code (FMC). 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 rack 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 in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

24. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas. http://library.municode.com/HTML/14478/level3/MUCOFR_CH12LAUSPLZO_ART3GECOAPZO.html#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST

SIGNAGE

25. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.

26. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**

27. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SignsandBanners.htm

28. Window signs are limited to four square feet in area, providing information about hours of operation and emergency, sale or rental information only. Exterior signage such as banners, flags and pennants are prohibited. However, special event banner signs are permitted for 30 days if approved by the Development and Resource Management Department, attached to the building, and not exceeding 32 square feet in area.

29. Permanent window signs over six square feet in area can be submitted for approval under a sign review application.

MISCELLANEOUS

30. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line. http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE

31. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.

32. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to

charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

33. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq*.)

    When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet: *www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml*.

    Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, *www.casqa.org*

    When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: *www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml*,

    The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (*www.casqa.org*).

34. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**

35. 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.)**

36. 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 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. **(Include this note on the site plan.)**

37. 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. **(Include this note on the site plan.)**

38. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

39. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.

40. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.

41. Open street cuts are not permitted; all utility connections must be bored.

42. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.

43. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

44. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department. (**Include this note on the site plan**)

45. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects)

46. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

47. CITYWIDE DEVELOPMENT IMPACT FEES

    a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

    b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

    c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)

    d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

48. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)

    a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.

    b) Street Impact Fees will be a condition on all development entitlements granted.

    c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.

    d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

e) Reuse being more intensive that the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

49. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of building permits.

51. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

52. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.

b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

53. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

a) Lateral Sewer Charge (based on property frontage to a depth of 100')

b) Oversize Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

54. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

    a) Frontage Charge (based on property frontage)

    b) Transmission Grid Main Charge (based on acreage)

    c) Transmission Grid Main Bond Debt Services Charge (based on acreage)

    d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)

    e) Wellhead Treatment Fee (based on living units or living unit equivalents)

    f) Recharge Fee (based on living units or living unit equivalents)

    g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)

    h) Service Charges (based on service size required by applicant)

    i) Meter Charges (based on service need)

55. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

City of FRESNO

CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM

City of Fresno Development and Resource Management Department
2600 Fresno Street, Room 3043
Fresno, California 93721-3604

ATTN: _____
[printed name of planner who processed the project listed below]

REGARDING: _____
[Conditional Use Permit No. / Development Permit Review No. / Variance No. / Tract No.]

I, _____, hereby certify, under penalty of perjury, that all
[printed name of landscape professional]

landscaping and related irrigation system improvements have been installed as required pursuant to the final corrected landscape plans/exhibits approved by the City of Fresno for the above development project. These landscape exhibits, numbered _____,
[numbers from entitlement file]

were submitted on _____ and were approved on _____
[date] [date]

by the above-named planner.

Certified by: **X**_____
[signature of landscape professional]

Certified on: _____ _____
[date signed] [type of license, and license number of the signer]

Telephone (with area code): (_____)_____

Business Address: _____

_____