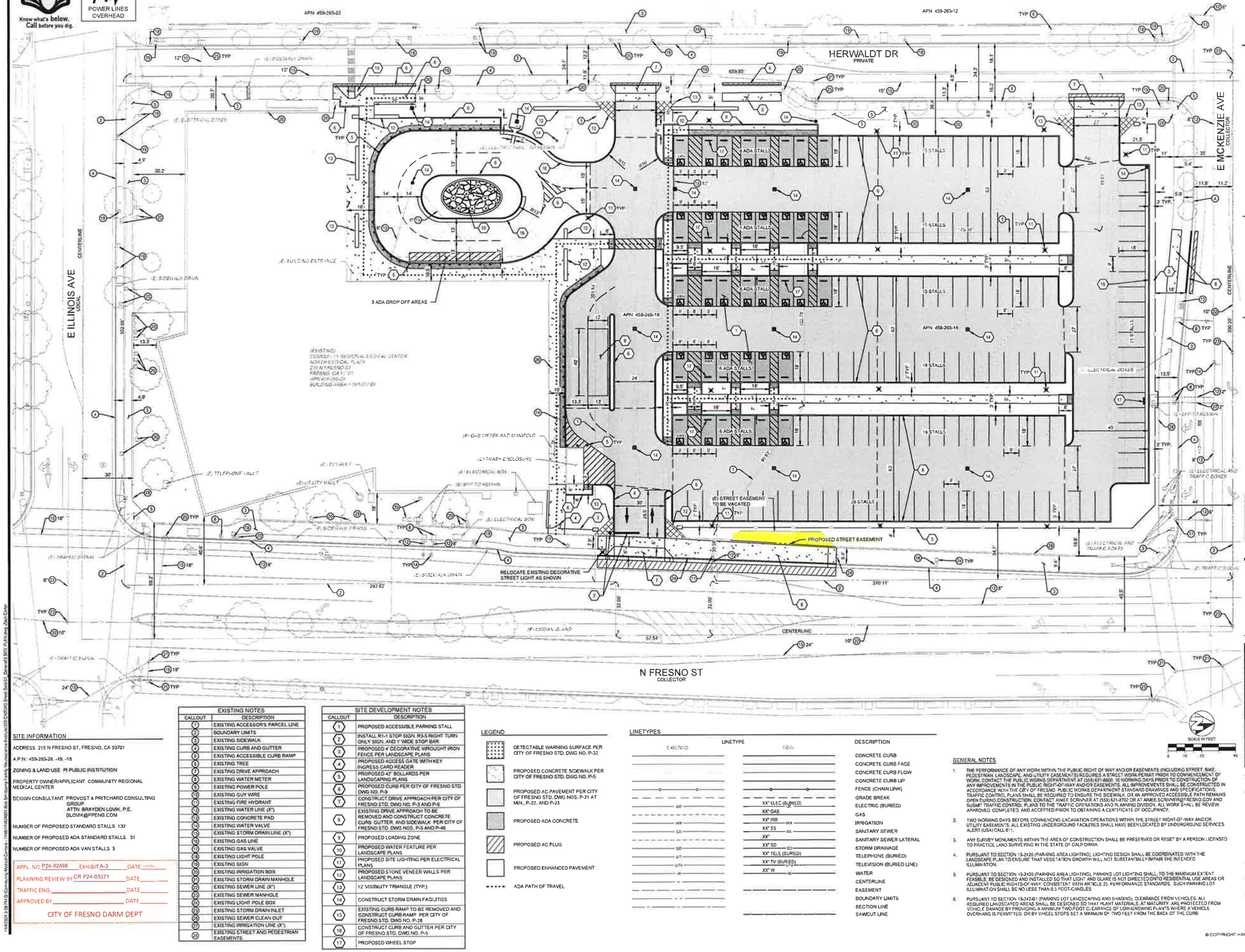
811 Know what's below. Call before you dig.

WARNING POWER LINES OVERHEAD



SITE INFORMATION

ADDRESS 215 N FRESNO ST, FRESNO, CA 93701

A.P.N. 459-265-26, -19, -18

ZONING & LAND USE PI PUBLIC INSTITUTION

PROPERTY OWNER/APPLICANT COMMUNITY REGIONAL MEDICAL CENTER

DESIGN CONSULTANT PROVOST & PRITCHARD CONSULTING GROUP
ATTN: BRAYDEN LOWK, P.E.
BLOWK@PPENG.COM

NUMBER OF PROPOSED STANDARD STALLS 132

NUMBER OF PROPOSED ADA STANDARD STALLS 31

NUMBER OF PROPOSED ADA VAN STALLS 5

APPL. NO P24-02886 EXHIBIT A-3 DATE
PLANNING REVIEW BY CR P24-03371 DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

EXISTING NOTES

CALLOUT	DESCRIPTION
1	EXISTING ACCESSOR'S PARCEL LINE
2	BOUNDARY LIMITS
3	EXISTING SIDEWALK
4	EXISTING CURB AND GUTTER
5	EXISTING ACCESSIBLE CURB RAMP
6	EXISTING TREE
7	EXISTING DRIVE APPROACH
8	EXISTING WATER METER
9	EXISTING POWER POLE
10	EXISTING GUY WIRE
11	EXISTING FIRE HYDRANT
12	EXISTING WATER LINE (X")
13	EXISTING CONCRETE PAD
14	EXISTING WATER VALVE
15	EXISTING STORM DRAIN LINE (X")
16	EXISTING GAS LINE
17	EXISTING GAS VALVE
18	EXISTING LIGHT POLE
19	EXISTING SIGN
20	EXISTING IRRIGATION BOX
21	EXISTING STORM DRAIN MANHOLE
22	EXISTING SEWER LINE (X")
23	EXISTING SEWER MANHOLE
24	EXISTING LIGHT POLE BOX
25	EXISTING STORM DRAIN INLET
26	EXISTING SEWER CLEAN OUT
27	EXISTING IRRIGATION LINE (X")
28	EXISTING STREET AND PEDESTRIAN EASEMENTS

SITE DEVELOPMENT NOTES

CALLOUT	DESCRIPTION
1	PROPOSED ACCESSIBLE PARKING STALL
2	INSTALL R1-1 STOP SIGN, R3-5 RIGHT TURN ONLY SIGN, AND 1' WIDE STOP BAR
3	PROPOSED 4' DECORATIVE WROUGHT IRON FENCE PER LANDSCAPE PLANS
4	PROPOSED ACCESS GATE WITH KEY INGRESS CARD READER
5	PROPOSED 42" BOLLARDS PER LANDSCAPING PLANS
6	PROPOSED CURB PER CITY OF FRESNO STD. DWG NO. P-9
7	CONSTRUCT DRIVE APPROACH PER CITY OF FRESNO STD. DWG NO. P-3 AND P-5
8	EXISTING DRIVE APPROACH TO BE REMOVED AND CONSTRUCT CONCRETE CURB, GUTTER, AND SIDEWALK PER CITY OF FRESNO STD. DWG NOS. P-5 AND P-48
9	PROPOSED LOADING ZONE
10	PROPOSED WATER FEATURE PER LANDSCAPE PLANS
11	PROPOSED SITE LIGHTING PER ELECTRICAL PLANS.
12	PROPOSED STONE VENEER WALLS PER LANDSCAPE PLANS
13	12' VISIBILITY TRIANGLE (TYP.)
14	CONSTRUCT STORM DRAIN FACILITIES
15	EXISTING CURB RAMP TO BE REMOVED AND CONSTRUCT CURB RAMP PER CITY OF FRESNO STD. DWG NO. P-28
16	CONSTRUCT CURB AND GUTTER PER CITY OF FRESNO STD. DWG NO. P-5
17	PROPOSED WHEEL STOP

LEGEND

- DETECTABLE WARNING SURFACE PER CITY OF FRESNO STD. DWG NO. P-32
- PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. DWG NO. P-5
- PROPOSED AC PAVEMENT PER CITY OF FRESNO STD. DWG NOS. P-21 AT MIN., P-22, AND P-23
- PROPOSED ADA CONCRETE
- PROPOSED AC PLUG
- PROPOSED ENHANCED PAVEMENT
- ADA PATH OF TRAVEL

LINETYPES

EXISTING	NEW	DESCRIPTION
		CONCRETE CURB
		CONCRETE CURB FACE
		CONCRETE CURB FLOW
		CONCRETE CURB LIP
		FENCE (CHAIN LINK)
		GRADE BREAK
	XX" ELEC (BURIED)	ELECTRIC (BURIED)
	XX" GAS	GAS
	XX" IRR	IRRIGATION
	XX" SS	SANITARY SEWER
	XX"	SANITARY SEWER LATERAL
	XX" SD	STORM DRAINAGE
	XX" TELE (BURIED)	TELEPHONE (BURIED)
	XX" TV (BURIED)	TELEVISION (BURIED LINE)
	XX" W	WATER
		CENTERLINE
		EASEMENT
		BOUNDARY LIMITS
		SECTION LINE
		SAWCUT LINE

GENERAL NOTES

1. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS (INCLUDING STREET, BIKE, PEDESTRIAN, LANDSCAPE, AND UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. CONTACT THE PUBLIC WORKS DEPARTMENT AT (559) 621-8800, 10 WORKING DAYS PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND/OR EASEMENTS. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS AND SPECIFICATIONS. TRAFFIC CONTROL PLANS SHALL BE REQUIRED TO ENSURE THE SIDEWALK, OR AN APPROVED ACCESSIBLE PATH REMAINS OPEN DURING CONSTRUCTION. CONTACT AIMEE SCRIVNER AT (559) 621-8702 OR AT AIMEE.SCRIVNER@FRESNO.GOV AND SUBMIT TRAFFIC CONTROL PLANS TO THE TRAFFIC OPERATIONS AND PLANNING DIVISION. ALL WORK SHALL BE REVIEW, APPROVED, COMPLETED, AND ACCEPTED PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
2. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 811.
3. 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.
4. PURSUANT TO SECTION 15-2420 (PARKING AREA LIGHTING), LIGHTING DESIGN SHALL BE COORDINATED WITH THE LANDSCAPE PLAN TO ENSURE THAT VEGETATION GROWTH WILL NOT SUBSTANTIALLY IMPAIR THE INTENDED ILLUMINATION.
5. PURSUANT TO SECTION 15-2420 (PARKING AREA LIGHTING), PARKING LOT LIGHTING SHALL, TO THE MAXIMUM EXTENT FEASIBLE, BE DESIGNED AND INSTALLED SO THAT LIGHT AND GLARE IS NOT DIRECTED ONTO RESIDENTIAL USE AREAS OR ADJACENT PUBLIC RIGHTS-OF-WAY, CONSISTENT WITH ARTICLE 23, PERFORMANCE STANDARDS. SUCH PARKING LOT ILLUMINATION SHALL BE NO LESS THAN 0.5 FOOT-CANDLES
6. PURSUANT TO SECTION 15-2427-B1 (PARKING LOT LANDSCAPING AND SHADING), CLEARANCE FROM VEHICLES. ALL REQUIRED LANDSCAPED AREAS SHALL BE DESIGNED SO THAT PLANT MATERIALS AT MATURITY ARE PROTECTED FROM VEHICLE DAMAGE BY PROVIDING A MINIMUM TWO-FOOT CLEARANCE OF LOW-GROWING PLANTS WHERE A VEHICLE OVERHANG IS PERMITTED, OR BY WHEEL STOPS SET A MINIMUM OF TWO FEET FROM THE BACK OF THE CURB

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BROUSSARD & ASSOCIATES
389 CLOVIS AVE, #200
CLOVIS, CA 93612
(559) 325-7284

STRUCTURAL ENGINEER
HGA
1200 R STREET, SUITE 100
SACRAMENTO, CA 95811
(916) 787-1500

MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER
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1200 R STREET, SUITE 100
SACRAMENTO, CA 95811
(916) 787-1500

CITY USE ONLY

COMMUNITY REGIONAL MEDICAL CENTER

COMMUNITY REGIONAL MEDICAL CENTER

BOB SMITTCAMP NEUROSCIENCE RENOVATIONS

2823 FRESNO STREET
FRESNO, CA 93721

KEYPLAN

PROVOST& PRITCHARD
455 W FIR AVENUE
CLOVIS, CA 93611-0242
PHONE (559) 449-2700
FAX (559) 449-2715
www.provostandpritchard.com

NO	DESCRIPTION	DATE

ISSUANCE HISTORY: THIS SHEET

HGA NO 2088-076-00

CIVIL SITE PLAN

DATE NOVEMBER 2024

SCHEMATIC DESIGN

3

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