

PROJECT SITE INFORMATION

ADDRESS:
100 S. PEACH AVENUE
FRESNO, CA 93724

APN:
463-090-28, 463-090-57 and 463-090-59

PLANNED AREA:
COMMUNITY PLAN: ROOSEVELT
SPECIFIC PLAN: NONE

EXISTING GENERAL PLAN DESIGNATION:
RESIDENTIAL MEDIUM DENSITY

PROPOSED GENERAL PLAN DESIGNATION:
URBAN NEIGHBORHOOD

PROPOSED PRE-ZONING:
RM-2 ZONE DISTRICT

PROJECT AREA:
GROSS: 188,556 SF = 4.3 AC
NET: 188,556 SF = 4.3 AC

PROPOSED BUILDING AREA:
BUILDING 1: 6,700 SF
BUILDING 2: 6,700 SF
BUILDING 3: 12,000 SF
BUILDING 4: 13,000 SF
BUILDING 5: 8,500 SF
TOTAL BUILDING AREA: 50,900 SF

SITE COVERAGE:
TOTAL COVERAGE: 10.99%
PAVED AREA: 71,846 SF
LANDSCAPE: 40,958 SF

GENERAL NOTES:

- 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.
- ALL CONSTRUCTION IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- PROR TO COMMENCEMENT OF WORK, ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING SPACES 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 PER FAC 13-211.
- SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
- MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- IF IT IS DETERMINED BY CONSTRUCTION MANAGEMENT THAT THE EXISTING SIDEWALK DOES NOT MEET THE 2% MAXIMUM CROSS SLOPE, THEN REMOVE THE EXISTING SIDEWALK AND CONSTRUCT A 6" SIDEWALK TO ACCOMMODATE THE REQUIRED 2% CROSS SLOPE.
- REMOVE EXISTING DRIVEWAY APPROACHES NOT UTILIZED AS NOTED AS EXHIBIT "A", AND INSTALL SIDEWALK, CURB, GUTTER AND PAVING PER CITY OF FRESNO PUBLIC WORKS STANDARD DRAWINGS P-5 AND P-48 TO CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS STANDARD P-2 AND P-6, AS SHOWN ON THE SITE PLAN. CONSTRUCT PERMANENT PAVING AS NEEDED PER PUBLIC WORKS STANDARD P-48.
- IF IT IS DETERMINED BY CONSTRUCTION MANAGEMENT THAT THE EXISTING SIDEWALK DOES NOT MEET THE 2% MAXIMUM CROSS SLOPE, THEN REMOVE THE EXISTING SIDEWALK AND CONSTRUCT A 6" SIDEWALK TO ACCOMMODATE THE REQUIRED 2% CROSS SLOPE.
- MINIMUM SPACING GUIDELINES AS STATED IN THE STANDARD SPECIFICATION, SECTION 26-2.11(C). PRIOR TO DISTURBING THE EXISTING STREET TREES, COORDINATE WITH HILARY KIMBER, PARKS SUPERVISOR WITH PUBLIC WORKS, AT (559) 621-1345 OR AT HILARY.KIMBER@FRESNOGOV.
- PROVIDE A 12' VISIBILITY TRIANGLE WHERE ALL DRIVEWAYS MEET THE RIGHT-OF-WAY, PER FRESNO MUNICIPAL CODE (MFC) 15-20166.

UTILITY INFORMATION

SEWER AND WATER:
AHEIT CALIFORNIA
5555 EAST OLIVE AVENUE,
FRESNO, CA 93703
PHONE: (559) 498-1401

STORM DRAIN:
FRESNO METROPOLITAN
FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93727
PHONE: (559) 456-1992

WATER:
SHAWMUT WATER COMPANY
174 S. PEACH AVENUE
FRESNO, CA 93727
PHONE: (559) 255-0324

TELEPHONE:
AHEIT CALIFORNIA
5555 EAST OLIVE AVENUE,
FRESNO, CA 93703
PHONE: (559) 498-1401

CABLE TELEVISION:
COMCAST
2441 LINDSEY GROVE
FRESNO, CA 93727
PHONE: (559) 252-8210
EXT. 4222

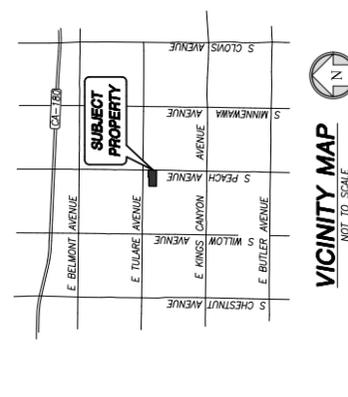
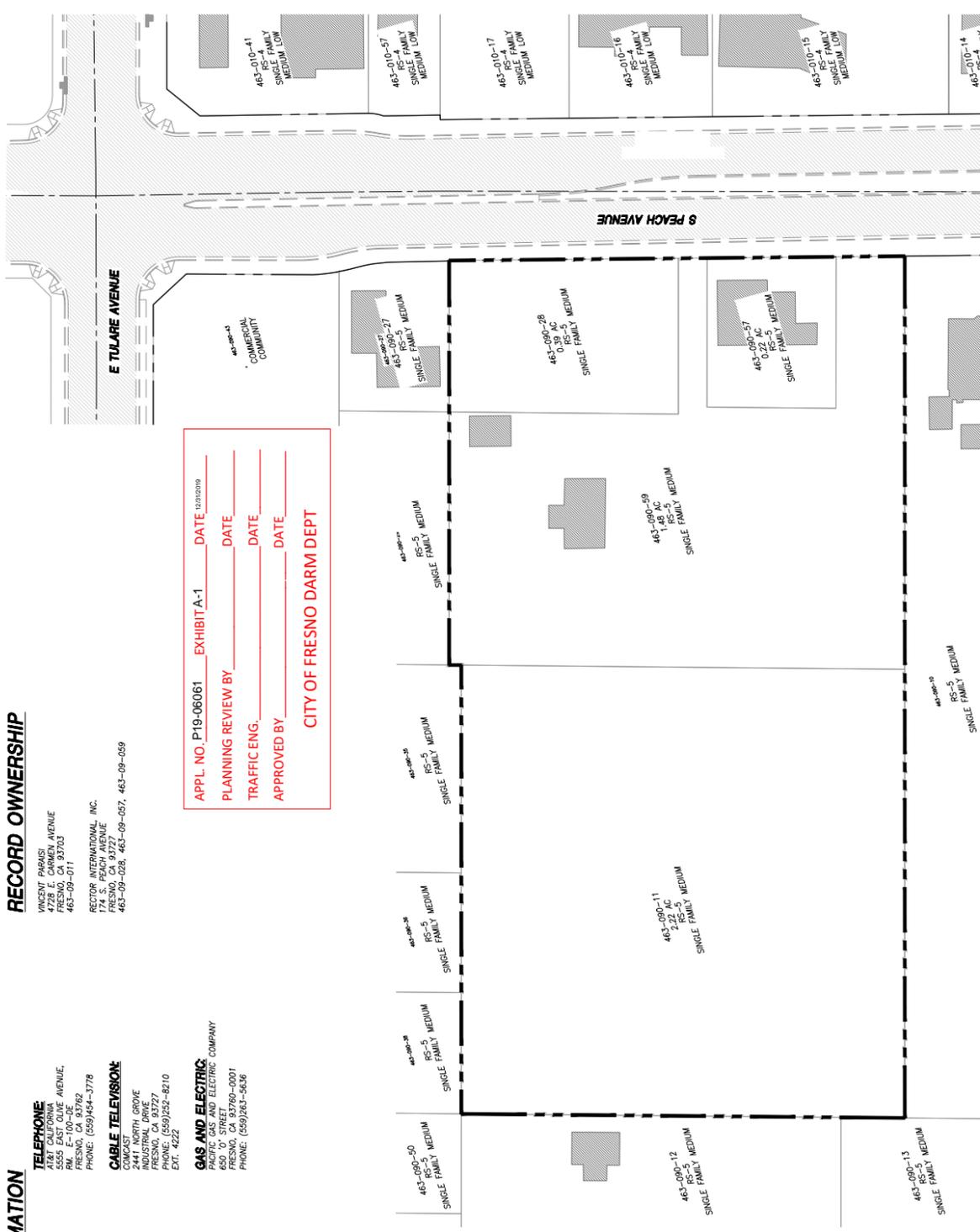
GAS AND ELECTRIC:
PACIFIC GAS AND ELECTRIC COMPANY
650 'O' STREET
FRESNO, CA 93780-0001
PHONE: (559) 263-5636

RECORD OWNERSHIP

WARRANT PAPERS
4728 N. CARMEN AVENUE
FRESNO, CA 93703
463-09-011

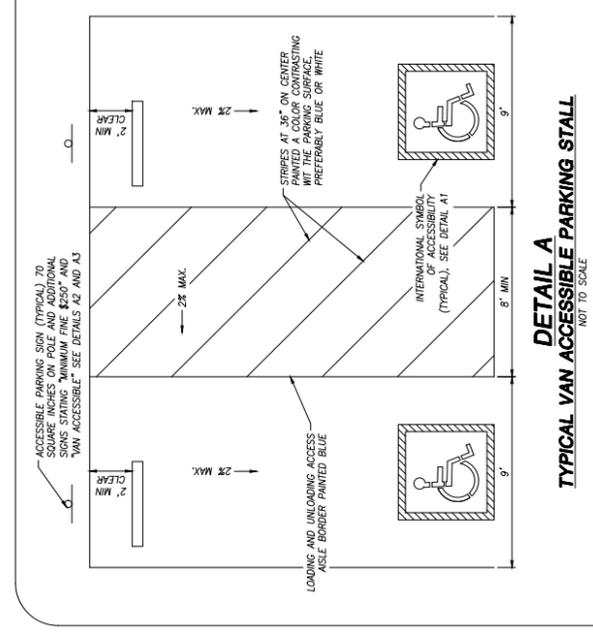
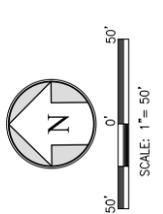
RECTOR INTERNATIONAL, INC.
FRESNO, CA 93727
463-09-026, 463-09-057, 463-09-059

APPL. NO. P19-06061 EXHIBIT A-1 DATE 12/20/19
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

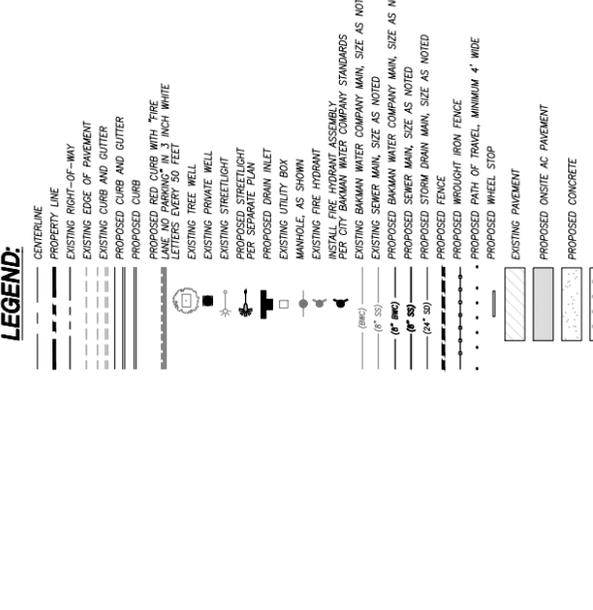
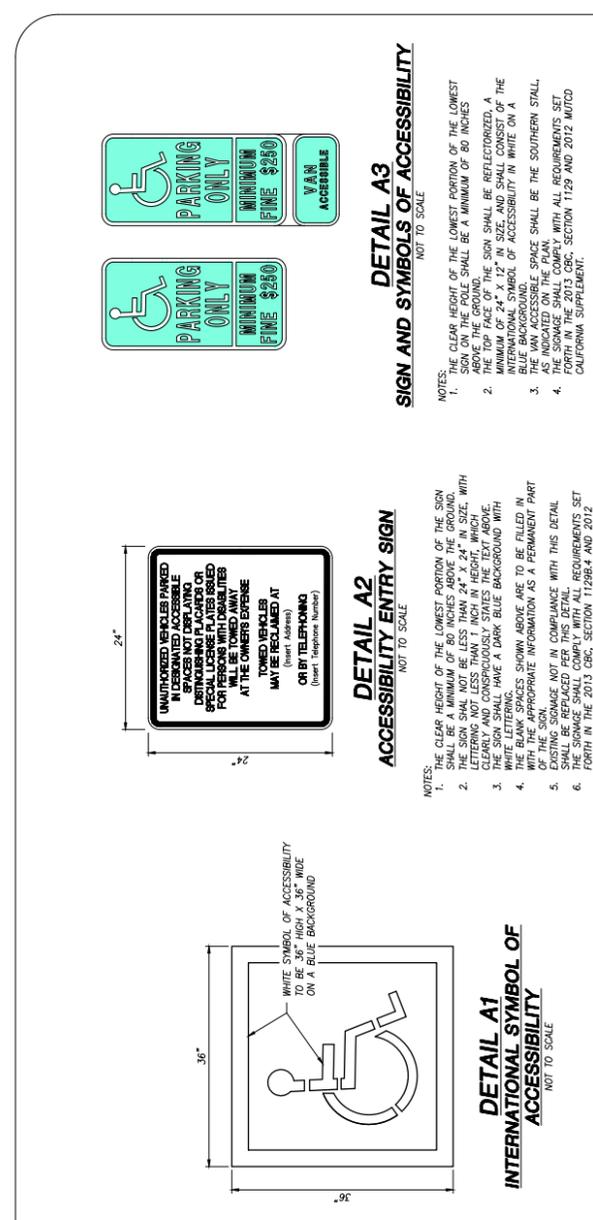


SUMMARY TABLE

BUILDING #	UNITS	PARKING
1	24	32
2	24	41
3	30	36
4	30	37
5	24	45
TOTAL PROVIDED	129	191
ADA SPACES PROVIDED		8
REQUIRED PARKING		177
TOTAL OPEN AREA		28,283 SF
REQ'D @ 15%		
PROVIDED @ 25%		37,711 SF



NOTE: THE FIRST REQUIRED ACCESSIBLE PARKING SPACE SHALL BE VAN ACCESSIBLE.

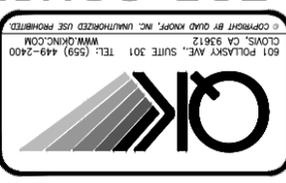


811
Know what's below.
Call before you dig.

PROJECT NO.: 190392
DRAWN BY: AA
CHECKED BY: JWK
DATE: 12/20/19
SHEET NO.: 1 of 2

TEF GROUP, INC.
930 COLORADO BLVD. BUILDING 2
LOS ANGELES, CA 90041
(626) 673-8418

PEACH APARTMENTS
SITE PLAN



601 POLKAVSKY AVE., SUITE 301 TEL: (559) 449-2400
CLONS, CA 93612 WWW.TEFINC.COM

REVISIONS

ID	DATE	BY	DESCRIPTION

CONSTRUCTION KEYNOTES

- 1 PROPOSED 6" HIGH CONCRETE CURB PER CITY STD P-9
- 2 PROPOSED AC PAVING PER CITY STD P-21, P-22, P-23
- 3 PROPOSED CURB AND GUTTER PER CITY STD P-5
- 4 PROPOSED PAINTED PARKING STALL STRIPING PER CITY OF FRESNO PARKING MANUAL, TYP
- 5 PROPOSED PAINTED DIRECTIONAL ARROWS, TYP
- 6 PROPOSED PAINTED CROSOWALK, MINIMUM 4" WIDE
- 7 PROPOSED ADA PARKING STALL PER DETAIL A, ON SHEET 2
- 8 PROPOSED WHEEL STOP, SEE DETAIL A, ON SHEET 2
- 9 PROPOSED PATH OF TRAVEL (5% MAX SLOPE WITH 2% MAX CROSS SLOPE)
- 10 PROPOSED CURB RAMP
- 11 PROPOSED TRASH ENCLOSURE PER CITY STD P-33, P-34, P-35
- 12 PROPOSED 6" HIGH WROUGHT IRON FENCE
- 13 PROPOSED 6" HIGH FENCE
- 14 PROPOSED PARKING LOT LIGHT
- 15 PROVIDE 12" VISIBILITY TRIANGLE AT DRIVEWAYS, TYP
- 16 PROPOSED LOCATION FOR ELECTRICAL VEHICLE STALLS AND EQUIPMENT
- 17 PROPOSED CALL BOX AT DRIVE ENTRANCE
- 18 PROPOSED MAILBOX
- 19 PROPOSED FIRE HYDRANT, PER BAKAM WATER COMPANY STANDARDS
- 20 PROPOSED SIDEWALK DRAIN PER FMFC STANDARDS
- 21 PROPOSED "NO PARKING" SIGNS
- 22 PROPOSED DRIVE APPROACH PER CITY STD P-2 AND P-6
- 23 PROPOSED GATE
- 24 PROPOSED "STOP" SIGN AND "RIGHT TURN ONLY" SIGN ON SAME POST

EXISTING SITE KEYNOTES

- 1 EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN
- 2 EXISTING PRIVATE WELL TO BE REMOVED PER CITY STD W-45
- 3 EXISTING TREE WELL TO BE REMOVED
- 4 EXISTING POLE TO BE REMOVED
- 5 EXISTING DRIVE APPROACH TO BE REMOVED
- 6 EXISTING MAILBOX TO BE REMOVED
- 7 EXISTING UTILITY BOX TO BE RELOCATED PER CONSTRUCTION PLANS
- 8 EXISTING TREE AND IRRIGATION SYSTEM TO REMAIN, TYP
- 9 EXISTING SIDEWALK TO REMAIN

APPL. NO. P19-06061 EXHIBIT A-2 DATE 12/31/2019
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

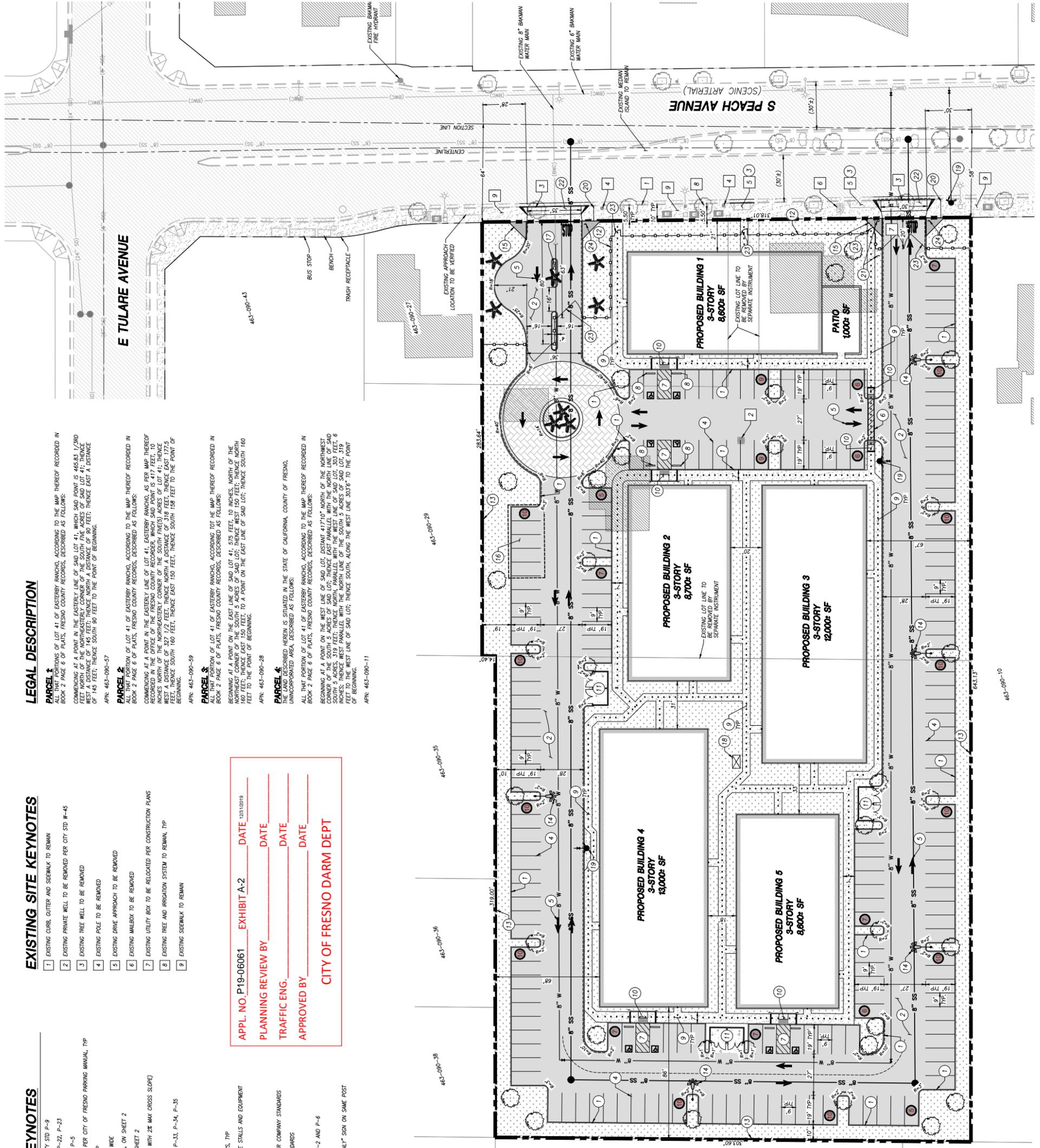
LEGAL DESCRIPTION

PARCEL 1: PORTION OF LOT 41, OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT IN THE EASTERY LINE OF SAID LOT 41, WHICH SAID POINT IS 463.531 / 2ND CORNER OF SAID LOT 41, THENCE SOUTH 89° 58' 00" WEST, A DISTANCE OF 145 FEET; THENCE NORTH A DISTANCE OF 90 FEET; THENCE EAST A DISTANCE OF 145 FEET; THENCE SOUTH 90 FEET TO THE POINT OF BEGINNING.
 APN: 463-090-57

PARCEL 2: ALL THAT PORTION OF LOT 41 OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT IN THE EASTERY LINE OF LOT 41, EASTERBY RANCHO, AS PER MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 5 ACRES OF SAID LOT 41, THENCE WEST A DISTANCE OF 327 1/2 FEET, THENCE NORTH A DISTANCE OF 318 FEET, THENCE EAST 177.5 FEET, THENCE SOUTH 160 FEET, THENCE EAST 150 FEET, THENCE SOUTH 158 FEET TO THE POINT OF BEGINNING.
 APN: 463-090-59

PARCEL 3: PORTION OF LOT 41, OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 41, 529 FEET, 10 INCHES, NORTH, OF THE NORTHEAST CORNER OF THE SOUTH 5 ACRES OF SAID LOT; THENCE WEST 150 FEET, THENCE NORTH 160 FEET, THENCE EAST 150 FEET, TO A POINT ON THE EAST LINE OF SAID LOT; THENCE SOUTH 160 FEET TO THE POINT OF BEGINNING.
 APN: 463-090-28

PARCEL 4: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
 ALL THAT PORTION OF LOT 41 OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, DISTANT 417'10" NORTH OF THE NORTHWEST CORNER OF THE SOUTH 5 ACRES OF SAID LOT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, A DISTANCE OF 160 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 150 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 150 FEET; THENCE SOUTH ALONG THE WEST LINE 303'6" TO THE POINT OF BEGINNING.
 APN: 463-090-11



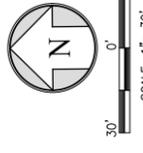
NO.	DATE	BY	DESCRIPTION

REVISIONS



TEF GROUP, INC.
 930 COLORADO BLVD. BUILDING 2
 LOS ANGELES, CA 90041
 (929) 673-8418
PEACH APARTMENTS
SITE PLAN

PROJECT NO.: 190392
 DRAWN BY: AA
 CHECKED BY: JWK
 AS SHOWN
 SHEET NO.: **2 OF 2**





DOOR

INDICATES SPLIT
FACE BLOCK WALL

INDICATES BROWN
STUCCO FINISHING

INDICATES
TAN STUCCO
FINISHING

INDICATES
BALCONY

INDICATES
GRAY SIDING

APPROX. 38'-0"

APPROX. 36'-0"



DOOR

INDICATES SPLIT
FACE BLOCK WALL

EAST/WEST FACING

APPL. NO. DP19-00051 EXHIBIT E-3 DATE _____
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

