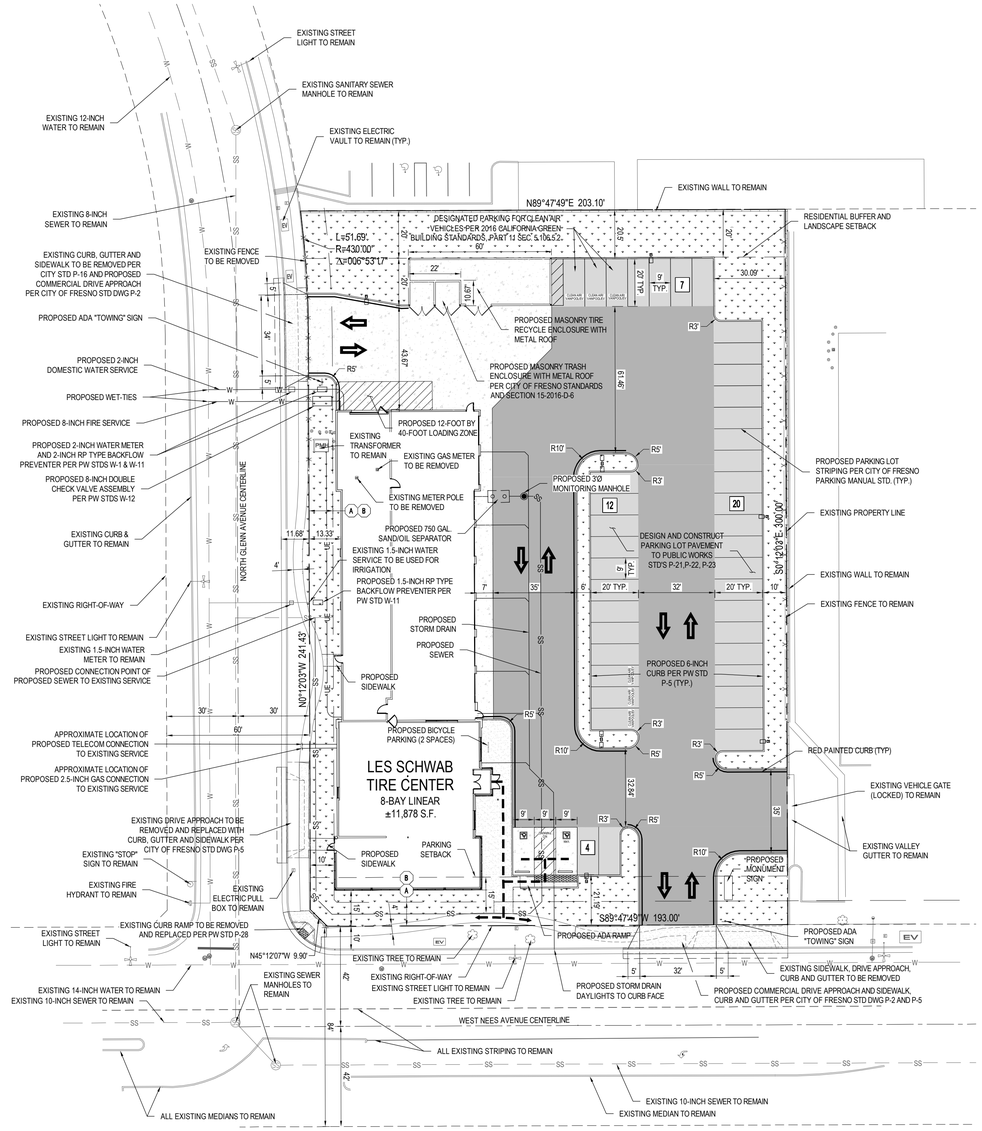
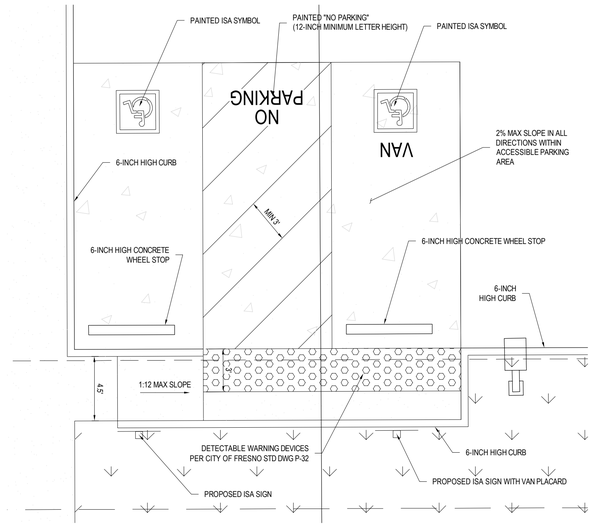




ACCESSIBLE PARKING STALLS

SCALE: 1" = 5'

EASEMENT SCHEDULE

(A) 10' PUBLIC UTILITY EASEMENT DEDICATED ON TRACT MAP NO. 3067, RECORDED SEPTEMBER 26, 1980 (BK 37, PG 55 - 58 OF TRACT MAPS)

(B) 10' PUBLIC PEDESTRIAN WALKWAY EASEMENT RECORDED JULY 27, 1984 (INST. NO. 1984-71778 O.R.)

GENERAL NOTES

1. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
2. 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.
3. 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.
4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
6. 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.
7. 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.)
8. 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.

PROJECT INFORMATION

LEGAL DESCRIPTION:
PARCEL C OF PARCEL MAP NO. 83-16 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED DECEMBER 14, 1983 IN BOOK 41, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CURRENT ZONING:
ZONING FOR THIS PROPERTY IS COMMUNITY COMMERCIAL (CC).

REQUIRED ZONING:
ZONING RECOMMENDED FOR THIS PROJECT IS BUSINESS PARK (BP).

COMMUNITY PLAN:
BULLARD

ASSESSOR'S PARCEL NUMBER:
402-440-07

ADDRESS:
160 W. NEES AVENUE, FRESNO, CA 93711

DATE OF PREPARATION:
06-22-2017

NOTES

1. NO EXISTING BUILDINGS ON PROPERTY
2. ALL EXISTING STREET LIGHTS ARE MOUNTED ON METAL POLES

AREA TABLE

PROJECT SITE AREA:
60,113 SF / 1.38 AC 100% OF SITE

EXISTING BUILDING AREA:
0 SF / 0 AC / 0% OF SITE

PROPOSED BUILDING AREA:
11,878 SF / 0.27 AC / 20% OF SITE

PAVED AREA:
32,460 SF / 0.75 AC / 54% OF SITE

SIDEWALKS:
1,046 SF / 0.02 AC / 2% OF SITE

LANDSCAPING:
13,596 SF/ 0.31 AC / 23% OF SITE

PARKING SUMMARY TABLE

NUMBER OF PARKING SPACES PROVIDED:
43 STANDARD SPACES

NUMBER OF PARKING REQUIRED:
1 + 1.5/STALLS PER BAY + 1/STALL PER 250 SF RETAIL = 31

NUMBER OF HANDICAP PARKING PROVIDED:
2 SPACE

NUMBER OF HANDICAP PARKING REQUIRED:
26 - 50 SPACE = 2 SPACES REQUIRED

NUMBER OF BICYCLE PARKING SPACES PROVIDED:
2 SPACES

NUMBER OF BICYCLE PARKING SPACES REQUIRED:
2 SPACES

NUMBER OF LOW EMISSION VEHICLE SPACES REQUIRED:
3 SPACES

NUMBER OF LOW EMISSION VEHICLE SPACES PROVIDED:
3 SPACES

NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS REQUIRED:
2 SPACES

NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS PROVIDED:
2 SPACES

RATIO OF PARKING SPACES TO FLOOR AREA:
1 SPACE PER 276 SF OF FLOOR AREA

OWNERS

JPD PROPERTIES, LLC
PO BOX 27726
FRESNO, CA 93729

DEVELOPER/APPLICANT

SFP-E, LLC
PO BOX 5350
BEND, OR 97701
TEL: (541) 416-5238
ATTN: MATTHEW HANNIGAN

CIVIL ENGINEER/ ENTITLEMENT CONSULTANT

GALLOWAY & COMPANY, INC.
550 W. ALLUVIAL AVE, SUITE 104
FRESNO, CA 93711
TEL: (559) 721-5030
FAX: (303) 770-3636
ATTN: JOSE LEMUS, PE

ARCHITECT

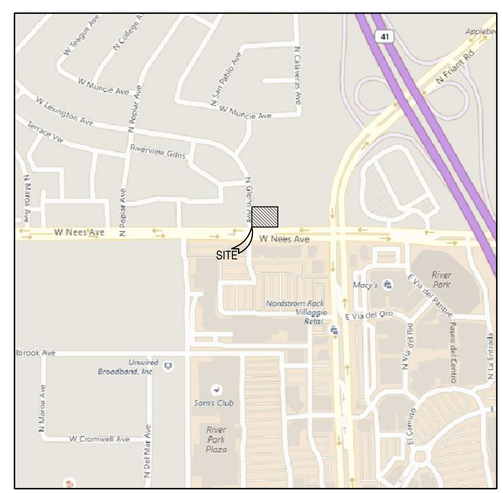
GALLOWAY & COMPANY, INC.
6162 S WILLOW DRIVE, SUIRE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: KYLE MATTHEWS, AIA, NCARB

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: KERRI LILJEGREN, RLA, LEED AP

SITE LEGEND

- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED LANDSCAPE
- PROPOSED AREA OF EASEMENT
- 12 PARKING COUNT
- PROPOSED CIRCULATION
- ADA PATH OF TRAVEL



VICINITY MAP

NOT TO SCALE

Galloway
Planning. Architecture. Engineering.
550 West Alluvial, Suite 104
Fresno, CA 93711
559.721.5030 O
www.gallowayUS.com

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Tires LES SCHWAB

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NOT FOR CONSTRUCTION

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SITE PLAN REVIEW
LES SCHWAB TIRE CENTERS

NEC GLENN AND NEES AVENUES
FRESNO, CA

#	Date	Issue / Description	Init.

Project No:	LST100043.02
Drawn By:	BMC
Checked By:	TJM
Date:	8/01/2017

SITE PLAN

C1.1
1 of 3

H:\Les Schwab\CA_Fresno_LST100043_-_SWC Blackstone & Nees\CADD\Plans\ST\04_ISR.dwg, Brandon Carrera, 8/1/2017