

# CROSSPOINT REPAIR TRUCK AND TRAILER REPAIR SHOP SITE DEVELOPMENT



LOCATION MAP  
NOT TO SCALE

### GENERAL CONTRACT NOTES:

- CONTRACTOR SHALL PROVIDE ALL MATERIALS SUCH AS TOOLS, EQUIPMENT, LABOR, AND INCIDENTALS REQUIRED INCLUDING THE CONSTRUCTION OF ALL PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND AS SPECIFIED BY THE GOVERNING STANDARDS AND/OR THE CIVIL AND ELECTRICAL ENGINEERS.
- CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- IF DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL REPLACE IN KIND ALL EXISTING STRUCTURES, WALKWAYS, CURB & GUTTER, LANDSCAPING, AND/OR OTHER IMPROVEMENTS TO AN EXISTING OR BETTER CONDITION.
- CONTRACTOR SHALL REPLACE ALL EXISTING STRIPING, SIGNAGE AND MARKINGS DAMAGED DUE TO PROJECT CONSTRUCTION ACTIVITIES.
- ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR CONSTRUCTION LIMITS AS SHOWN ON THE PLANS.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT OR NOTICE TO PROCEED HAS BEEN ISSUED.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY AUTHORITIES OR UTILITY COMPANIES HAVING POSSIBLE INTEREST IN THE WORK OF THE CONTRACTOR'S INTENTION TO EXCAVATE PROXIMATE TO EXISTING FACILITIES AND THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES IN THE WORK AREA. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) TWO (2) DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM ANY PROPERTY OWNER GIVING HIM PERMISSION TO ENTER HIS PROPERTY FOR THE PURPOSE OF CONSTRUCTING THE IMPROVEMENTS DELINEATED ON THE PLANS AND TRANSITION THERETO.
- ALL BILL OF MATERIALS AND/OR EQUIPMENT SHALL BE PROVIDED AS SPECIFIED WITHIN THIS SET OR APPROVED EQUAL. ALL BILL OF MATERIALS AND/OR EQUIPMENT SHALL MATCH THE SAME QUALITY AND CAPACITY AS INDICATED HEREIN.
- CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IDENTIFIED BY THE PROFESSIONAL ENGINEERING SEAL AND SIGNATURE ON THESE PLANS, OF ANY SITE CONDITION(S) AND/OR DESIGN INFORMATION THAT PREVENTS THE CONTRACTOR FROM COMPLYING WITH THE LAWS, REGULATIONS AND/OR BUILDING CODES.

### SCOPE OF WORK:

- CONSTRUCTION OF AN AUTOMOBILE REPAIR SHOP.

### FIRE:

- SPRINKLERS NOT REQUIRED PER FMC 10-50903.2.
- FIRE HYDRANT NOT REQUIRED PER FFD 403.003.

PROVIDE LEGAL DESCRIPTION.

### SURVEY NOTE:

THIS TOPOGRAPHIC SURVEY LOCATES SPECIFIC PHYSICAL FEATURES OF THE SITE AND THEIR ELEVATION AS DETERMINED NECESSARY BY THE PROJECT ENGINEER. IT IS NOT A COMPLETE TOPOGRAPHIC SURVEY OF THE SITE. THE INFORMATION SHOWN REFLECTS THE DATA OBTAINED BY FIELD SURVEY CONDUCTED ON SEPTEMBER 13, 2019.

### UTILITY NOTE:

UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION SUPPLIED TO THE ENGINEER BY UTILITY COMPANIES, PUBLIC AGENCIES AND THE PROPERTY OWNER. TOGETHER WITH EVIDENCE GATHERED FROM GPR LOCATING METHODS AND OBSERVATION OF VISIBLE EVIDENCE BY A FIELD SURVEY, THE ENGINEER CAN MAKE NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITY FACILITIES SHOWN. PRIOR TO ANY SITE EXCAVATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER AND UNDERGROUND SERVICE ALERT (U.S.A.) AND REQUEST THAT THEY IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AT THE SITE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

### BENCHMARK:

CHISELED SQUARE ON CURB, EAST SIDE OF CHERRY, CENTER LINE KAVILAND.  
CITY OF FRESNO TBM 2442  
ELEV: 282.71' (NGVD 29)

### PROJECT DATA:

PROJECT IS LOCATED AT:  
2330 E KAVILAND AVE,  
FRESNO, CA 93706  
APN: 479-224-32  
ZONE: IL  
OCCUPANCY: AUTOMOTIVE REPAIR SHOP: S-2  
CONSTRUCTION TYPE: VB  
SITE AREA: 2.99 ACRES

### DESIGN CRITERIA:

CALIFORNIA BUILDING CODE (CBC) 2019  
CALIFORNIA ELECTRICAL CODE (CEC) 2019  
NATIONAL ELECTRICAL CODE (NEC) 2017

### LIST OF CONSULTANTS:

CIVIL:	ELECTRICAL:
DAVID MOWRY	BRIAN DUFFY
BLAIR CHURCH & FLYNN	BLAIR CHURCH & FLYNN
451 CLOVIS AVE, STE 200	451 CLOVIS AVE, STE 200
CLOVIS, CA 93612	CLOVIS, CA 93612
(559) 326-1400	(559) 326-1400

### PARKING TABULATION:

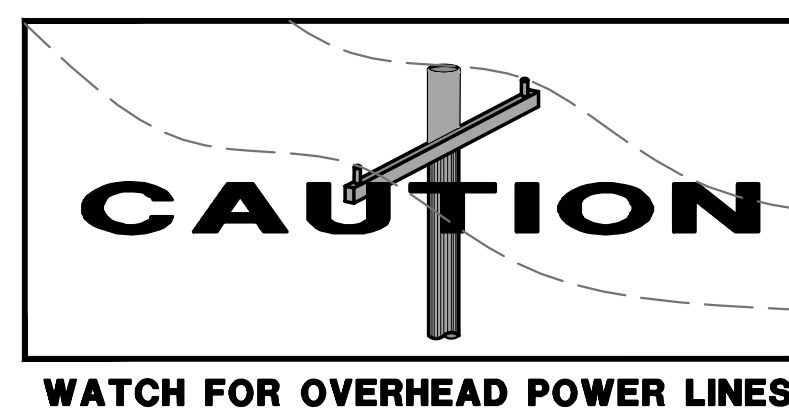
AUTOMOTIVE REPAIR SHOP: 4800 S.F.  
PARKING REQUIRED:  
1 SPACE PLUS 1.5 PER SERVICE BAY  
1 SPACE PER 250 S.F. OF OFFICE SPACE  
TOTAL REQUIRED: 9  
PROVIDED STANDARD: 7  
PROVIDED ACCESSIBLE: 2  
TOTAL PROVIDED: 9

### OWNER/REPRESENTATIVE INFORMATION:

JAGDEEP S CHHINA  
CROSS POINT REPAIR  
2330 E KAVILAND AVE  
FRESNO, CA 93706  
TELEPHONE: (559) 801-2874  
CONTACT: SANVEER CHHINA

### SHEET INDEX

SHEET NO.	TITLE
T1.0	TITLE SHEET
TS1.1	TOPOGRAPHIC SURVEY
TS1.2	TOPOGRAPHIC SURVEY
SP1.1	OVERALL SITE PLAN
SP2.1	TURNING TEMPLATE
SP3.1	SITE PLAN
SP3.2	SITE PLAN
DT1.1	DETAILS
DT1.2	DETAILS
DT1.3	DETAILS
LP1.1	LANDSCAPE PLAN
LP1.2	LANDSCAPE PLAN
LP1.3	LANDSCAPE PLAN NOTES
A1.0	MAIN BUILDING PLAN VIEW
A1.1	EXTERIOR ELEVATIONS
A1.2	EXTERIOR ELEVATIONS



REVIEWED

By Andreina Aguilar at 12:06 pm, Mar 10, 2021

PROJECT LOCATION: 2330 E KAVILAND AVE, FRESNO, CA 93706

APN: 479-224-32

Blair,  
Church  
& Flynn  
CONSULTING ENGINEERS



CONSULTANT  
Blair, Church & Flynn  
Consulting Engineers  
451 Clovis Avenue,  
Suite 200  
Clovis, California 93612  
Tel (559) 326-1400  
Fax (559) 326-1500

REF. & REV.

CROSSPOINT REPAIR

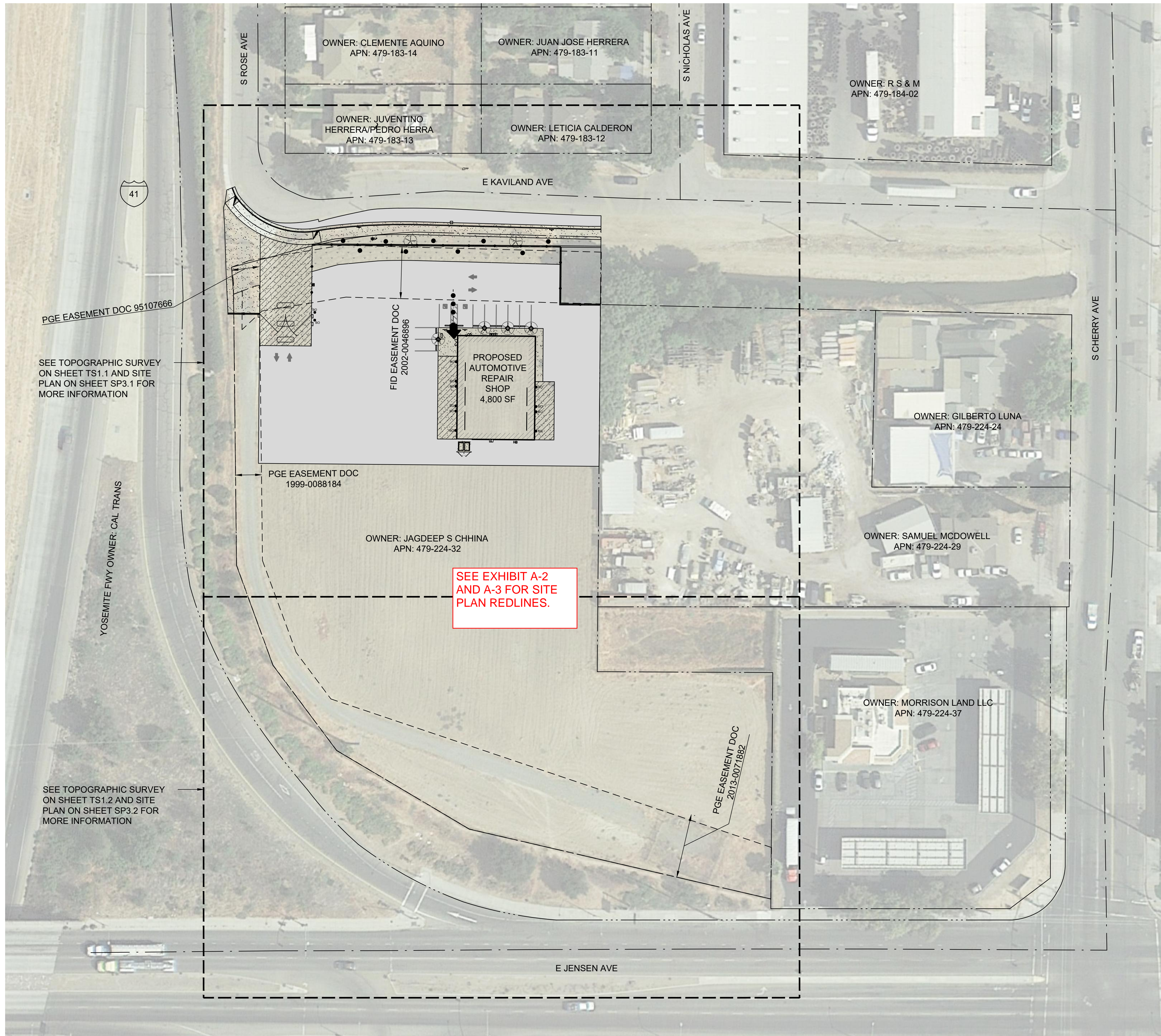
SITE DEVELOPMENT

T1.0

TITLE SHEET

DR. BY: DH  
CH. BY: RF  
DATE: 07/12/2021  
SCALE AS NOTED

SHEET NO. 1  
OF 16 SHEETS



PGE EASEMENT DOC 95107666

SEE TOPOGRAPHIC SURVEY ON SHEET TS1.1 AND SITE PLAN ON SHEET SP3.1 FOR MORE INFORMATION

YOSEMITE FWY OWNER: CAL TRANS

SEE TOPOGRAPHIC SURVEY ON SHEET TS1.2 AND SITE PLAN ON SHEET SP3.2 FOR MORE INFORMATION

OWNER: CLEMENTE AQUINO  
APN: 479-183-14

OWNER: JUAN JOSE HERRERA  
APN: 479-183-11

OWNER: R S & M  
APN: 479-184-02

OWNER: JUVENTINO HERRERA/PEDRO HERRA  
APN: 479-183-13

OWNER: LETICIA CALDERON  
APN: 479-183-12

OWNER: GILBERTO LUNA  
APN: 479-224-24

OWNER: SAMUEL MCDOWELL  
APN: 479-224-29

OWNER: MORRISON LAND LLC  
APN: 479-224-37

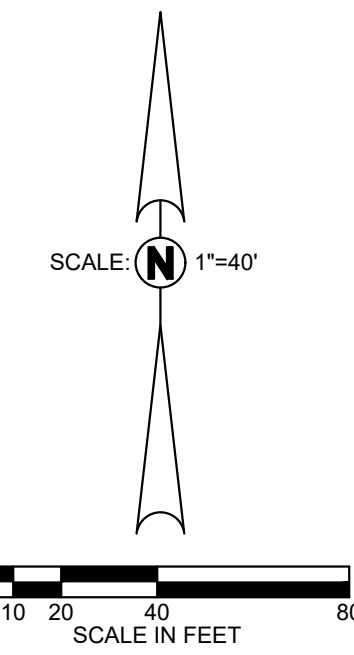
OWNER: JAGDEEP S CHHINA  
APN: 479-224-32

SEE EXHIBIT A-2 AND A-3 FOR SITE PLAN REDLINES.

PGE EASEMENT DOC 2013-0071882

FID EASEMENT DOC 2002-0046896

PGE EASEMENT DOC 1999-0088184



**SYMBOL LEGEND:**

- EXISTING CENTER/SECTION LINE
- - - EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- ←••••• PROPOSED ACCESSIBLE ROUTE IN COMPLIANCE WITH CBC 2019
- [ ] AREA OF WORK

IDENTIFY ALONG KAVILAND ON SITE PLAN.

APPL. NO. P21-00192	EXHIBIT A-1	DATE 02/12/2021
PLANNING REVIEW BY		DATE
TRAFFIC ENG.	<b>REVIEWED</b>	DATE
APPROVED BY	By Andreina Aguilar at 12:06 pm, Mar 10, 2021	DATE
CITY OF FRESNO DARM DEPT		

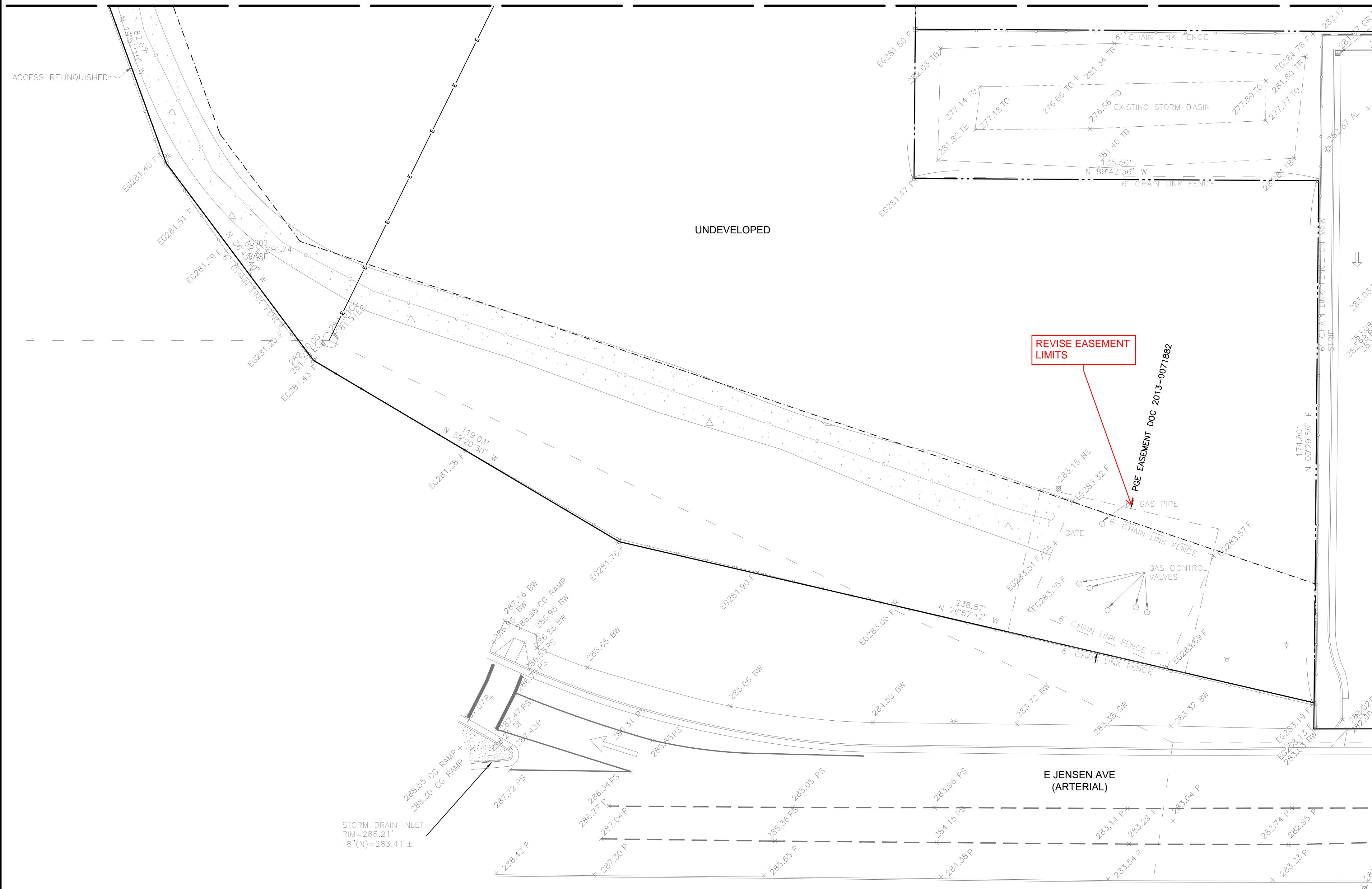
Drawing: P:\220-00192\SitePlan\Drawings\01\_SitePlan.dwg, C:\0 Overall Site Plan - BCP.dwg, P:\by:efh, Jan 12, 2021, 4:16pm

PROJECT LOCATION: 2330 E KAVILAND AVE, FRESNO, CA 93706

APN: 479-224-32

		CONSULTANT	REF. & REV.	<b>CROSSPOINT REPAIR</b>	
		Blair, Church & Flynn Consulting Engineers 481 Clovis Avenue, Suite 200 Clovis, California 93612 Tel (559) 326-1400 Fax (559) 326-1500		SITE DEVELOPMENT	SP1.1
OVERALL SITE PLAN		DR. BY: DH	CH. BY: RF	SHEET NO. 4	OF 16 SHEETS
		DATE: 07/12/2021	SCALE AS NOTED		





**DEVELOPMENT NOTES:**

1. SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW (CONTACT PUBLIC SERVICES FOR INFORMATION @559-453-5055)
2. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION. 559-621-8693. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT FOR COMMERCIAL OFFICE USES SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFLED TO PREVENT TO THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LDN MEASURED AT THE NEAREST PROPERTY LINE.
5. NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE 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 FRONTS 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.
6. OUTDOOR STORAGE AREAS SHALL BE CONSTRUCTED AND MAINTAINED SUCH THAT MATERIAL OR CONTAMINANTS FROM THE SITE WILL NOT BE CONVEYED BY RUNOFF INTO THE STORM DRAIN SYSTEM.
7. PROVIDE AT ALL SITE DRIVE APPROACHES A (17'X22" MIN.) SIGN WHICH STATES "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 559-621-2300. -SIGNAGE TO MEET FIRE DEPARTMENTS REQUIREMENTS.
8. WINDOW SIGNS ARE LIMITED TO 4 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 A SPECIAL EVENT BANNER SIGN ANNOUNCING GRAND OPENING, NEW MANAGEMENT ETC. ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
9. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SHOULD ADDITIONAL SIGNS BE ACQUIRED, THE APPLICANT MUST SUBMIT FOR A SIGN REVIEW PERMIT. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISIONS PUBLIC. FRONT COUNTER.
10. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING 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.
11. CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ANY FILL AREAS ON SITE.
12. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE TO NOTIFY LOCAL WATER DIVISION TO ARRANGE AND COORDINATE WORK.
13. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE ACCESSIBLE SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS OR RAMPS. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY ACCESSIBLE SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4" PER FT. IN ANY DIRECTION.
14. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
15. IF THERE ARE SUSPECTED HUMAN REMAINS, THE LOCAL CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (916-653-4082) SHALL BE IMMEDIATELY CONTACTED. THE ARCHAEOLOGICAL INVENTORY SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (805-644-2289) 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 LOCAL GOVERNING AGENCY AS TO ANY FURTHER SITE INVESTIGATING OF SITE AVOIDANCE OR PRESERVATION.
16. 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.
17. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING AND NEAR THE PROPERTY LINE ADJACENT TO THE STREET (WHICH MAY BE INCLUDED IN THE MONUMENT SIGN) IN LOCATIONS SATISFACTORY WITH THE FIRE MARSHALL WITH NUMBERS. 10 INCHES HIGH ON A CONTRASTING BACKGROUND.
18. OPEN CUTS IN STREETS ARE NOT PERMITTED. ALL UTILITY CONNECTIONS MUST BE BORED.
19. ALL ACCESSIBILITY STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 22507.8(A) OF THE CALIFORNIA VEHICLE CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7-FOOT POLES.
20. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET. CONSTRUCTION LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
21. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
22. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), 1-800-642-2444.
23. ANY OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY PUBLIC WORKS DEPARTMENT.
24. 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.
25. DIRECTOR SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
26. THE CONSTRUCTION PHASE OF THE PROJECT WILL BE SUBJECT TO THE SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT REGULATION VIII, RULE 8020, RELATED TO THE CONTROL OF DUST AND FINE PARTICULATE MATTER. CONTACT THE DISTRICT FOR THEIR REQUIREMENTS AND/OR PERMITS.
27. A MINIMUM 4 FOOT WIDE PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK ON ALL FRONTS OF THE PROPERTY AS REQUIRED BY TITLE 24 OF THE CALIFORNIA ADMINISTRATION CODE. AN ON-SITE PEDESTRIAN EASEMENT MAY BE REQUIRED IF TITLE 24 REQUIREMENTS CAN NOT BE MET WITHIN THE EXISTING PUBLIC RIGHT OF WAY.
28. DRIVEWAY APPROACHES LESS THAN 8' IN DEPTH (REFER TO PUBLIC WORKS DEPARTMENT STANDARD P-2 FOR DETAILS) REQUIRES THE INSTALLATION OF THE CONCRETE PEDESTRIAN WALKWAY BEHIND THE DRIVEWAY APPROACHES TO PROVIDE A 4' WIDE CLEAR PATH. ASPHALT CONCRETE PAVING PER PUBLIC WORKS STANDARD DRAWINGS NO. P-24 MAY BE SUBSTITUTED FOR CONCRETE. A PEDESTRIAN EASEMENT IS REQUIRED FOR THE PATH AREA LOCATED OUTSIDE THE PUBLIC STREET EASEMENT. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/ DEVELOPERS ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
29. APPROVAL OF THE 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 THE SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPER AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR AND DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
30. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
31. PROVIDE SUFFICIENT TREES IN THE PARKING LOT AREA TO PROVIDE 50% SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40% 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.
32. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
33. 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 PLANNING DIVISION.
34. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
35. SECTION 12-306-1.2.1C OF THE FRESNO MUNICIPAL CODE REQUIRES BICYCLE STALLS TO BE PROVIDED AT A PERCENTAGE OF 10% OF THE PARKING SPACES PROVIDED, BUT NOT TO EXCEED A TOTAL OF 10 BICYCLE STALLS. PROVIDED 10 BICYCLE STALLS FOR THE PROPOSED FACILITY. BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW 4 FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. BICYCLE PARKING SPACES AND THE REQUIRED 4 FOOT CLEARANCE SHALL BE PROTECTED FORM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN 4 INCHES OR MORE THAN 3 IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENDOUR INTO PEDESTRIAN WAYS, LANDSCAPED AREA, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
36. CURBS/STREETS HIGHLIGHTED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50'-0").
37. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED TO BE INSTALLED ON THE WATER SERVICE TO PROTECT THE PUBLIC WATER SYSTEM. A PLUMBING PERMIT IS REQUIRED TO INSTALL THE DEVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (RON SIMONS, 621-5333) FOR DETERMINATION OF SIZE, TYPE, ACCEPTABLE MAKE/MODEL AND LOCATION. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER WHO HAS BEEN CERTIFIED AS COMPETENT FOR SUCH INSTALLATION BE THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. THE DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUESTING FINAL BUILDING INSPECTION.
38. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION, 559-621-5600 PRIOR TO OCCUPANCY. PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ACCESSIBILITY STANDARDS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
39. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREA SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.
40. 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. 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.
41. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER SECTION 15-2017.
42. ALL CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY AND STATE DIVISION OF HIGHWAYS SPECIFICATIONS.
43. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RW REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
44. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
45. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
46. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
47. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
48. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
49. 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 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.
50. 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 THAT MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
51. PURSUANT TO SECTION 15-2305-F OF THE FMC, ALL AREAS OF THE PROJECT SITE NOT INTENDED FOR A SPECIFIC USE SHALL BE MINIMALLY LANDSCAPED AND MAINTAINED CLEAR AND FREE OF REFUSE, DEBRIS, OR OTHER ACCUMULATED MATTER.

APPL. NO. P21-00192 EXHIBIT A-3 DATE 02/12/2021

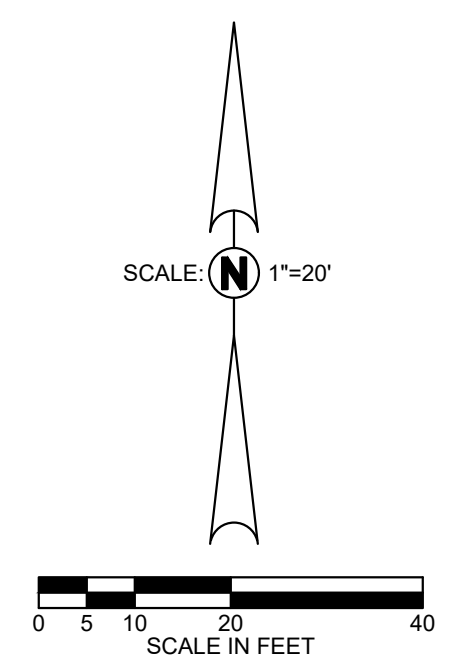
PLANNING REVIEW BY: [Signature] DATE

TRAFFIC ENG. [Signature] DATE

APPROVED BY: [Signature] DATE

**REVIEWED**  
By Andreina Aguilar at 12:06 pm, Mar 10, 2021

CITY OF FRESNO DARM DEPT



PROJECT LOCATION: 2330 E KAVILAND AVE, FRESNO, CA 93706

**Blair, Church & Flynn**  
CONSULTING ENGINEERS

CONSULTANT  
Blair, Church & Flynn  
Consulting Engineers  
451 Clovis Avenue,  
Suite 200  
Clovis, California 93612  
Tel (559) 326-1400  
Fax (559) 326-1500

REF. & REV.

DATE SIGNED: \_\_\_\_\_

APN: 479-224-32	
<b>CROSSPOINT REPAIR</b>	
SITE DEVELOPMENT	SP3.2
SITE PLAN	SHEET NO. 7
DR. BY: DH CH. BY: RF DATE: 01/12/2021 SCALE AS NOTED	
OF 16 SHEETS	

Drawing: P:\2021\03\SitePlan\Production\Drawings\01\_SitePlan\_03.dwg, C:\1\_SitePlan\_03.dwg  
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 Date: 01/12/2021 10:41:17am  
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