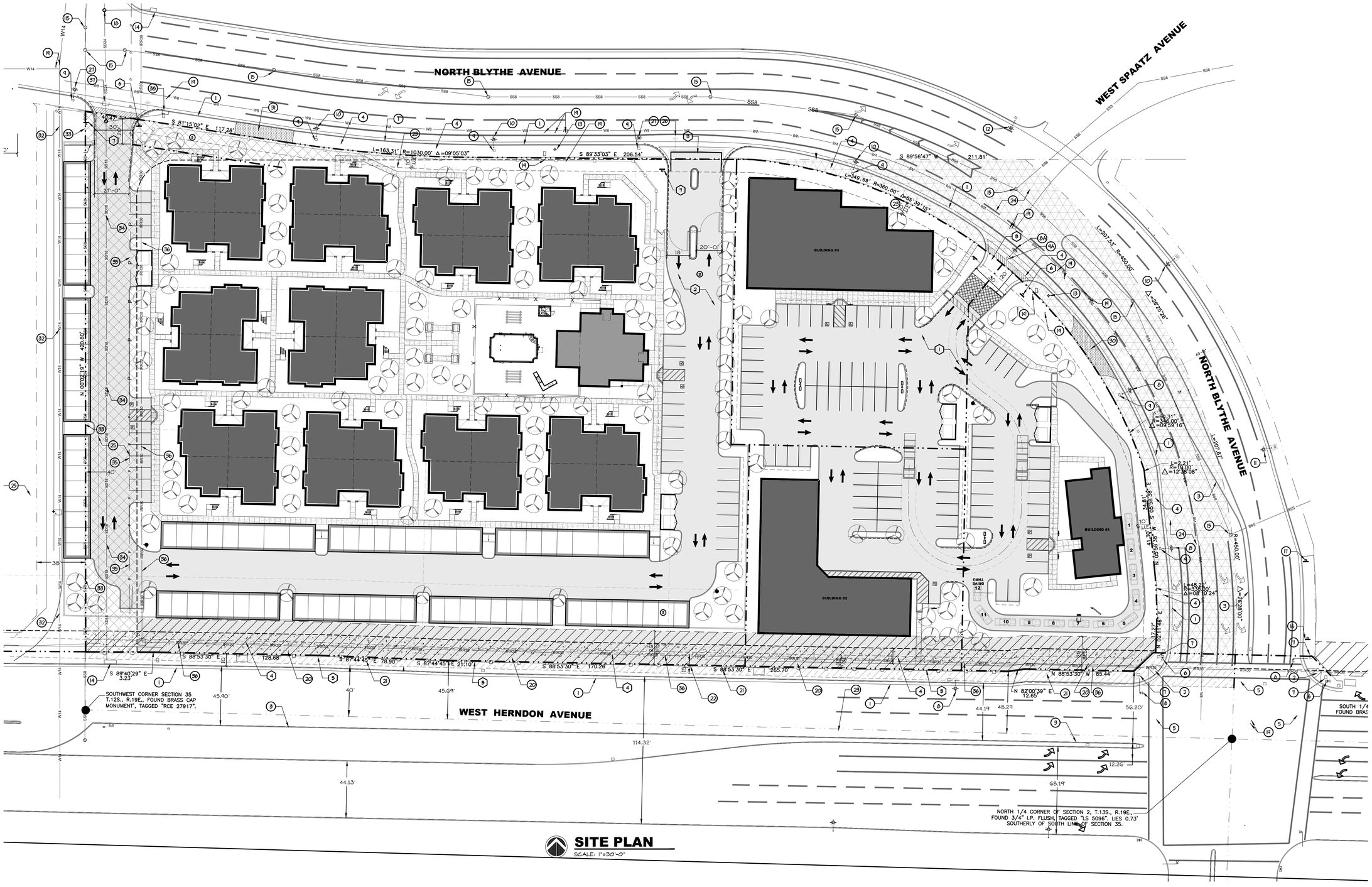


SITE PLAN

SCALE: 1"=30'-0"

KEYED NOTES :

1. EXISTING CURB + GUTTER TO REMAIN + COMPLY w/ PUBLIC WORKS STD. P-5
2. EXISTING ACCESSIBLE RAMP PER CITY PW STANDARD P-29 + P-32 INSTALL DETECTABLE WARNING DEVICE
3. EXISTING MEDIAN ISLAND.
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CROSSWALK
6. EXISTING TRAFFIC SIGNAL
7. EXISTING TRAFFIC BOX
8. EXISTING STREET LIGHT
9A. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED
11. EXISTING STREET LIGHT BOX
9A. EXISTING STREET LIGHT BOX TO BE REMOVED/RELOCATED
10. EXISTING STREET LIGHT w/ "NO STOPPING ANYTIME" SIGN
11. EXISTING STREET LIGHT w/ "40 MPH" SIGN + "NO STOPPING ANYTIME" SIGN
12. EXISTING STREET LIGHT w/ DIRECTIONAL ARROW SIGN. "BIKE LANE" SIGN + "NO STOPPING ANYTIME" SIGN
13. EXISTING FIRE HYDRANT
14. EXISTING STORM DRAIN INLET
15. EXISTING MANHOLE COVER (SANITARY SEWER)
16. EXISTING "BIKE LANE" SIGN
17. EXISTING "BUS STOP" SIGN
18. EXISTING MANHOLE COVER (STORM DRAIN)
19. EXISTING WATER VALVE
20. 26' WIDE DEDICATION FOR BIKE, PEDESTRIAN, + LANDSCAPE PURPOSES. (BPL)
21. RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES. DOCUMENT NO. 91082790. O.R.F.C.
22. 15' FRESNO IRRIGATION DISTRICT PIPELINE DOC. NO. 38974. BK. 4894 PG. 465. O.R.F.C.
23. PROPOSED 10' P.U.E.
24. AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
25. AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
26. EXISTING STREET LIGHT w/ "NO STOPPING ANYTIME" SIGN TO BE RELOCATED
27. RELOCATED STREET LIGHT w/ "NO STOPPING ANYTIME" SIGN
28. EXISTING STREET LIGHT w/ "40 MPH" SIGN + "NO STOPPING ANYTIME" SIGN TO BE RELOCATED
29. RELOCATED STREET LIGHT w/ "40 MPH" SIGN + "NO STOPPING ANYTIME" SIGN
30. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED INSTALL CURB, GUTTER + SIDEWALK TO MATCH EXISTING
31. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED INSTALL CURB, GUTTER, + SIDEWALK TO MATCH EXISTING
32. EXISTING 14" DIA. WATER LINE TO REMAIN.
33. EXISTING 8" DIA. SANITARY SEWER LINE TO BE RELOCATED.
34. EXISTING 18" DIA. STORM DRAIN LINE TO REMAIN.
35. EXISTING O.H. POWERLINE TO UNDERGROUNDED AT CURRENT LOCATION.
36. EXISTING 30" F.I.D. PIPELINE TO BE ABANDONED AND REMOVED.
37. EXISTING STORM DRAIN INLET TO BE RELOCATED
38. RELOCATED STORM DRAIN INLET w/ NEW LATERAL TO EXISTING 24" DIA. STORM DRAIN LINE.

1. PROPOSED NEW COMMERCIAL/RETAIL DEVELOPMENT. SEE SHEET A0.2 FOR SITE PLAN + INFO
2. PROPOSED NEW MULTI FAMILY 2 STORY APARTMENT DEVELOPMENT. SEE SHEET A0.3 FOR SITE PLAN + INFO
3. PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-2 AND P-6 PROVDE 10' OF RED PAINTED CURB ON BOTH SIDES.
4. CONSTRUCT 12' TRAIL (CLASS 1) PER P.W. STANDARD P-58, P-59, AND P-60 + P-61
5. INSTALL EXPRESS WAY BARRIER FENCE PER P.W. STANDARD P-74 + P-75
6. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALV POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND STREET SIDEWALK. INSTALL 30"X36" STATE STD. SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POS. LOCATE ON PRIVATE
7. NEW SITE ENTRANCE SIGN (REGARDING UNAUTHORIZED VEHICLE PARKING) PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 1127B.4).

PROJECT INFORMATION

SITE SQUARE FOOTAGE
ZONING - C3, EA, UGM

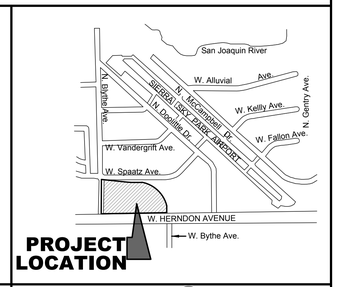
EXISTING SUBMITTALS: VESTING TENATIVE PARCEL MAP 2007-33

PHYSICAL ADDRESS: 7035 N. BLYTHE AVE. FRESNO, CA. 93722

LEGEND

- INDICATES PROPERTY LINES
- INDICATES CENTER LINE
- INDICATES EASEMENTS U.N.O.
- 26' WIDE DEDICATION FOR BIKE, PEDESTRIAN, + LANDSCAPE PURPOSES. (BPL)
- 26' WIDE BIKE, PEDESTRIAN, LANDSCAPE DEDICATION (BPL) + STREET EASEMENT VACATION.
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

VICINITY MAP



JEFF CAZALY ARCHITECT
735 W. ALLUVIAL, SUITE 104
FRESNO, CA. 93711
COMMERCIAL AND INDUSTRIAL DESIGN
jeff@jcazalyconsulting.com Tel: (559) 291-1889 Fax: (559) 291-1882

PROJECT :

NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE. & BLYTHE AVE.
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

CONSULTANTS:

SHEET CONTENTS :
ARCHITECTURAL SITE PLAN

REVISED :

JOB NUMBER : 2016_016

LICENSED ARCHITECT
JEFFRY A. CAZALY
No. C-26460
RENEWAL DATE
8-31-19
STATE OF CALIFORNIA

Designed By :	Scale - As noted
Drawn By : KGB	
Checked By :	
Reviewed By : JAC	A0.1
Date : 5-23-17	Sheet of