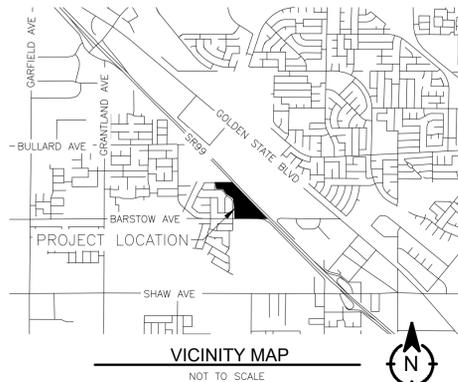


Exhibit D - Exhibits

TRUCK PARKING N. CONTESSA AVE. & W. BARSTOW AVE. FRESNO, CALIFORNIA



PROJECT INFO:

PROJECT LOCATION: NORTH-EAST CORNER OF BARSTOW AVE AND CONTESSA AVE, FRESNO, CA 93728

APN: 505-070-44

PROJECT OWNER: INDY SANGHA SANGHA CARRIERS FRESNO, CA 93722

A.P.N. #: 505-070-44

GENERAL PLAN DESIGNATION: COMMERCIAL BUSINESS PARK (CBP)
ZONING: BP
PROJECT SITE AREA = 18.87 AC
NET ACREAGE AFTER ROW DEDICATION = 18.31 AC

PHASE 1 INFO:

PHASE 1 AREA TO BE DEVELOPED: 7.61 ACRES
PARKING SPACES PROVIDED= 9 STALLS
EV STALLS PROVIDED= 2 STALLS
EV STALLS REQUIRED= 0 STALLS
HANDICAP PARKING SPACES PROVIDED= 1 STALLS
HANDICAP PARKING SPACES REQUIRED= 1 STALLS
TRUCK/TRACTOR PARKING STALLS PROVIDED= 132 STALLS

PHASE 2 INFO:

PHASE 2 AREA TO BE DEVELOPED: 5.0 ACRES
PARKING SPACES PROVIDED= 5 STALLS
TOTAL VEHICLE PARKING STALLS PROVIDED = 9 + 5 = 14 STALLS
HANDICAP PARKING SPACES PROVIDED= 1 STALLS
HANDICAP PARKING SPACES REQUIRED= 1 STALLS
TRUCK/TRACTOR PARKING STALLS PROVIDED= 138 STALLS
TOTAL STALLS PROVIDED= 138 + 132 = 270 STALLS

PARKING CALCULATION (PHASE 3):

PHASE 3 AREA TO BE DEVELOPED: 5.7 ACRES
PARKING SPACES PROVIDED= 39 STALLS
TOTAL VEHICLE PARKING STALLS PROVIDED= 14 + 39 = 53 STALLS
HANDICAP PARKING SPACES PROVIDED= 3 STALLS
HANDICAP PARKING SPACES REQUIRED= 3 STALLS
TRUCK/TRACTOR PARKING STALLS PROVIDED= 122 STALLS
TOTAL STALLS PROVIDED= 138 + 132 + 122 = 392 STALLS

PHASE 4 INFO:

PHASE 4 AREA TO BE RE-DEVELOPED: 1.3 ACRES
BUILDING 1 (OFFICE/TRUCK REPAIR) = 5,400 SF
BUILDING 1 OFFICE SPACE = 1,800 SF
SHOP REPAIR (4 BAY) = 3,600 SF
BUILDING 2 (TRUCK WASH 2 - TUNNEL) = 5,400 SF
REQUIRED PARKING STALLS = 1,800 SF / 250 SF = 7.2 STALLS
VEHICLE STALLS PROVIDED = 6 STALLS
TOTAL VEHICLE STALLS PROVIDED = 53 + 6 = 59 STALLS
EV STALLS PROVIDED= 2 STALLS
TOTAL EV STALLS PROVIDED= 2 + 2 = 4
EV STALLS REQUIRED= 4 STALLS
TRUCK/TRACTOR PARKING STALLS REMOVED= 18 STALLS
TOTAL STALLS PROVIDED= 391 - 18 = 374 STALLS

BUILDING COVERAGE = 10,800 SF / 797,583.6 SF = 1.3%
PAVED AREA = 693,195.1623 SF / 797,583.6 SF = 86.9%
LANDSCAPED AREA = 110,180.7411 SF / 797,583.6 SF = 13.8%

APPL. NO. P21-01833 EXHIBIT A-1 DATE 08/02/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

REVISIONS	NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



BARSTOW TRUCK PARKING
SITE PLAN
CITY OF FRESNO

DATE: 5/6/2021
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
INDY SANGHA
SANGHA CARRIERS
5812 BEDFORD AVE
FRESNO, CA 93722



SHEET NO.
1 / 4
PROJECT NUMBER
20-003

GENERAL NOTES:

- APPROVAL OF THIS SPECIAL PERMIT WILL BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELATIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE FRESNO MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO FINANCE DEPARTMENT'S BUSINESS TAX DIVISION AT (559) 621-6880 FOR MORE INFORMATION.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-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.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT 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. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING," FOR THE TREE LIST AND FURTHER DETAILS.
- 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 DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- 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. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE 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 DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
- 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. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- 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. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHEN PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY 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. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.
- BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-1-2.10 OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCRoACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCRoACH INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- ALL GENERAL PROVISIONS OF SECTION 12-306-I OF THE FMC SHALL APPLY TO ALL PARKING AREAS.
- ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER.
- WINDOW SIGNS ARE LIMITED TO FOUR 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, SPECIAL EVENT BANNER SIGNS ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT, ATTACHED TO THE BUILDING, AND NOT EXCEEDING 32 SQUARE FEET IN AREA.

- PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.
- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 10-102.B OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE "OFFICIAL ADDRESS" GIVEN TO THE BUILDING. IF YOU WOULD LIKE SEPARATE SUITE OR UNIT NUMBERS FOR A BUILDING, PROVIDE A FLOOR PLAN AND CONTACT THE CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT FOR "OFFICIAL ADDRESSES". ONLY THOSE ADDRESSES ASSIGNED BY THE CITY OF FRESNO WILL BE RECOGNIZED AS "OFFICIAL ADDRESSES". THE UNITED STATES POST OFFICE WILL ONLY RECOGNIZE ADDRESSES ASSIGNED BY THE CITY OF FRESNO. IF A NON-OFFICIAL ADDRESS IS GIVEN TO A BUILDING AND OR/SEPARATE SUITES, THE CITY OF FRESNO HAS THE AUTHORITY TO CHARGE A FEE AND HAVE THOSE ADDRESSES CORRECTED. IN ADDITION, THE UNITED STATES POST OFFICE WILL CEASE MAIL DELIVERY TO THOSE ADDRESSES THAT ARE NOT "OFFICIAL ADDRESSES".
- ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FMC CHAPTER 6, ARTICLE 7 (FMC SECTIONS 6-701 ET SEQ.).
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- 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 ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE PRELIMINARILY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- 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.)
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
- CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559)621-8277.
- OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
- CROSS-CONNECTION CONTROL. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-5300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
- THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE DEVELOPMENT AND RESOURCE MANAGEMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN UNCLOSED BUILDING AREAS AND NOT BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXACTIONS FOR THIS PROJECT ARE SUBJECT TO PROTEST BY THE PROJECT APPLICANT AT THE TIME OF APPROVAL OR CONDITIONAL APPROVAL OF THE DEVELOPMENT OR WITHIN 90 DAYS AFTER THE DATE OF IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EXACTIONS IMPOSED ON THE ENTIRE PROPERTY SUBJECT TO THE DEVELOPMENT ENTITLEMENT BASED UPON PLANNED LAND USE. NOTWITHSTANDING, FEES SHALL BE BASED UPON ACTUAL LAND USE FOR DEVELOPMENTS IN THE C-M ZONE DISTRICT AND FOR DEVELOPMENT PROJECTS DEVELOPED INCONSISTENT WITH THE PLAN LAND USE.
- CITYWIDE DEVELOPMENT IMPACT FEES
 - TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY ITS TRAFFIC SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT BASED ON THE TRIP GENERATION RATE(S) AS SET FORTH IN THE LATEST EDITION OF THE ITE GENERATION MANUAL. REFER TO THE ADDED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
 - FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4-1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
 - NEW CONSTRUCTION ON VACANT PARCELS SHALL BE CALCULATED ON A NET ACREAGE (ADJUSTED ACRE BASIS) OF THE ENTIRE PROPERTY SUBJECT TO THE DEVELOPMENT ENTITLEMENT BASED UPON PLANNED LAND USE. NOTWITHSTANDING, FEES SHALL BE BASED UPON ACTUAL LAND USE FOR DEVELOPMENTS IN THE C-M ZONE DISTRICT AND FOR DEVELOPMENT PROJECTS DEVELOPED INCONSISTENT WITH THE PLAN LAND USE.
 - NEW CONSTRUCTION ON PROPERTY THAT IS PARTIALLY DEVELOPED, STREET IMPACT FEES WILL BE APPLIED TO THE INCREMENTAL INCREASE PROPORTIONATE TO THE RESPECTIVE FLOOR TO AREA RATIOS (25% FOR COMMERCIAL AND 40% FOR INDUSTRIAL). IN NO CASE SHALL ANYONE PAY MORE THAN THE AMOUNT OF THE TOTAL NET ACREAGE OF THE PARCEL MULTIPLIED BY THE APPLICABLE FEE RATE.
 - REUSE BEING MORE INTENSIVE THAT THE ORIGINAL USE, THE DEVELOPER SHALL BE REQUIRED TO PAY THE DIFFERENCE BETWEEN THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE OLD USE AND THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE NEW USE.
- FRESNO COUNTY FACILITY IMPACT FEE

FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTITUTED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.
- REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200; WWW.FRESNOCO.ORG. PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

LEGAL DESCRIPTION

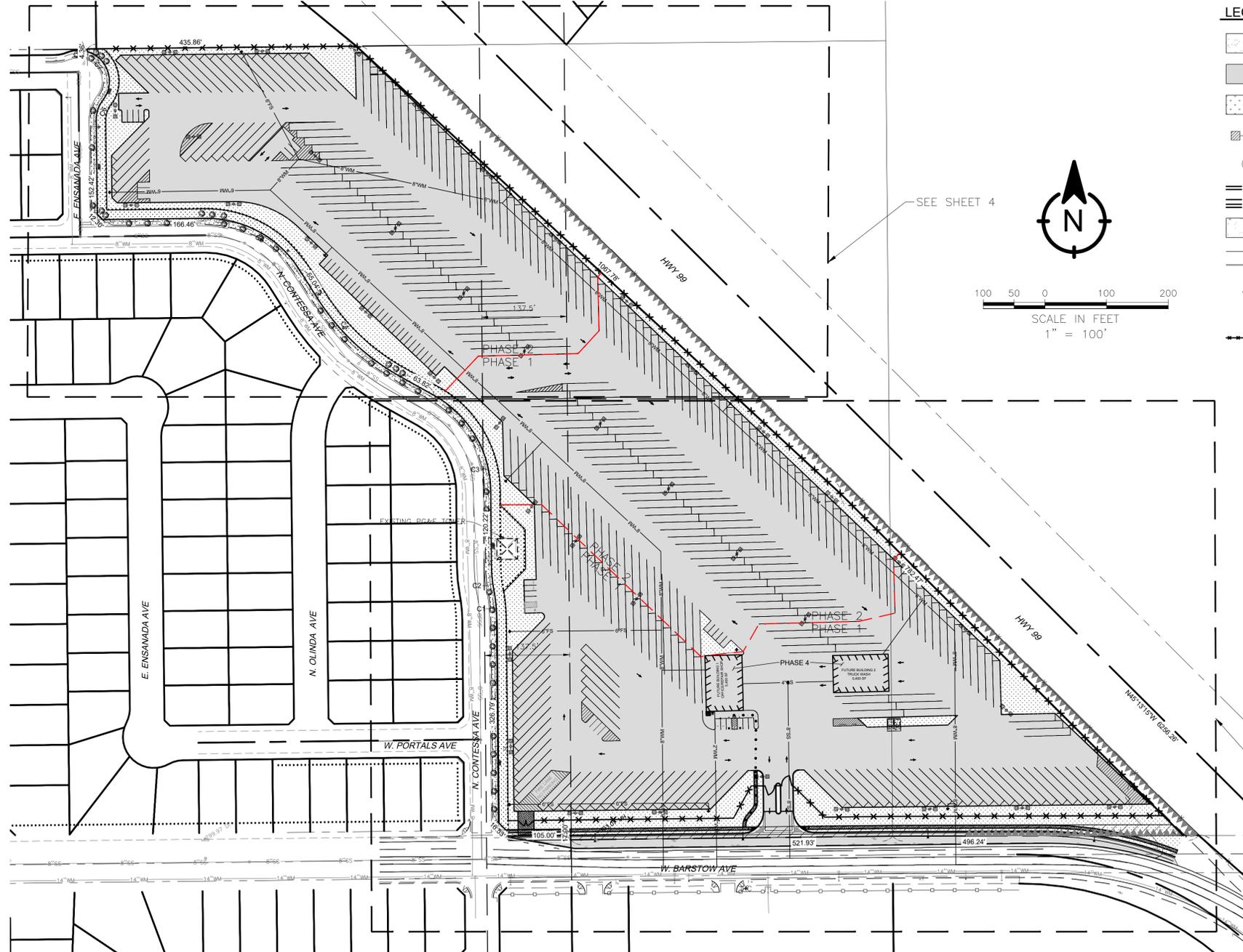
THOSE PORTIONS OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89° 21'13" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 521.80 FEET; THENCE NORTH 00° 38'47" WEST, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 47.00 FEET; THENCE SOUTH 89° 21'13" WEST PARALLEL WITH AND 47.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 105.00 FEET; THENCE NORTH 45° 35'02" WEST, A DISTANCE OF 16.53 FEET; THENCE NORTH 00° 31'17" WEST, A DISTANCE OF 326.79 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 278.00 FEET; THENCE NORTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10° 15' 47", AN ARC DISTANCE OF 49.80 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 222.00 FEET; THENCE NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 10° 15'47", AN ARC DISTANCE OF 39.77 FEET; THENCE NORTH 00° 31'17" WEST, A DISTANCE OF 120.22 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 178.00 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 60° 27'27", AN ARC DISTANCE OF 187.82 FEET; THENCE NORTH 60° 58'44" WEST, A DISTANCE OF 63.82 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 372.00 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 28° 34'26", AN ARC DISTANCE OF 185.52 FEET; THENCE NORTH 32° 24'18" WEST, A DISTANCE OF 55.04 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 178.00 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 58° 14'29", AN ARC DISTANCE OF 180.94 FEET; THENCE SOUTH 89° 21'13" WEST, A DISTANCE OF 166.46 FEET; THENCE NORTH 45° 38'47" WEST, A DISTANCE OF 12.30 FEET; THENCE NORTH 00° 38'47" WEST, A DISTANCE OF 152.42 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 38° 44'22", AN ARC DISTANCE OF 33.81 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 111° 16'55", AN ARC DISTANCE OF 97.11 FEET; THENCE NORTH 00° 38'47" WEST, A DISTANCE OF 4.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 89° 28'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 112.05 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN STRIP OF LAND GRANTED TO THE STATE OF CALIFORNIA FOR FREEWAY, BY DEED RECORDED NOVEMBER 07, 1958 IN BOOK 4134, PAGE 44 OF OFFICIAL RECORDS; THENCE SOUTH 45° 13'15" EAST, ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 1852.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89° 51'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 526.19 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE PARCEL AS DESCRIBED TO THE CITY OF FRESNO, A MUNICIPAL CORPORATION, IN THAT CERTAIN GRANT RECORDED OCTOBER 03, 2007 AS INSTRUMENT NO. 2007-0184364, OFFICIAL RECORDS OF FRESNO COUNTY, SAID PARCEL BEING WITHIN THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 OF TOWNSHIP 13 SOUTH, RANGE 19 EST, MOUNT DIABLO BASE AND MERIDIAN, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 10, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST BARSTOW AVENUE AS CONVEYED FOR A PUBLIC ROAD, AS RECORDED NOVEMBER 05, 1904 IN VOLUME 398 OF DEEDS AT PAGE 11, RECORDS OF FRESNO COUNTY, WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROUTE 99, AS DESCRIBED IN THE INDIVIDUAL GRANT DEED RECORDED NOVEMBER 07, 1958 IN BOOK 4134 AT PAGES 44 THROUGH 47, RECORDS OF FRESNO COUNTY; THENCE ALONG SAID PARALLEL LINE, NORTH 89°40'38" WEST, 477.05 FEET; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE, NORTH 44°44'52" WEST, 782.71 FEET; THENCE NORTH 46°55'01" WEST, 1,067.78 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9; THENCE ALONG SAID NORTH LINE, NORTH 89°52'14" EAST, 81.02 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 44°45'19" EAST, 1,610.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS A PORTION OF THE REMEMBER LOT OF TRACT MAP NO. 5224, RECORDED MAY 20, 2005 IN VOLUME 72 OF PLATS AT PAGES 86 THROUGH 69, FRESNO COUNTY RECORDS.

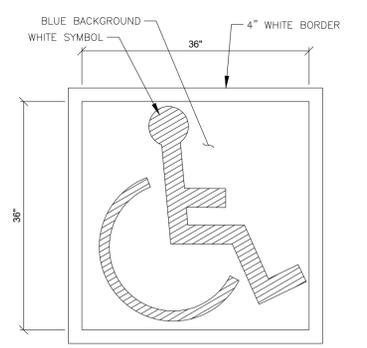
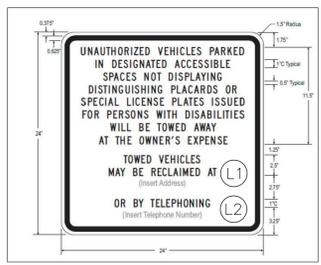
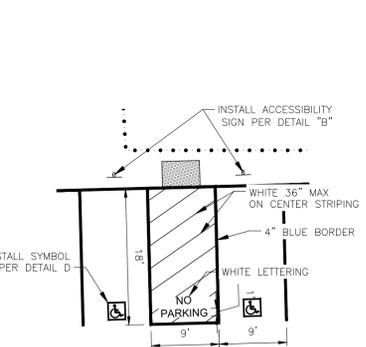
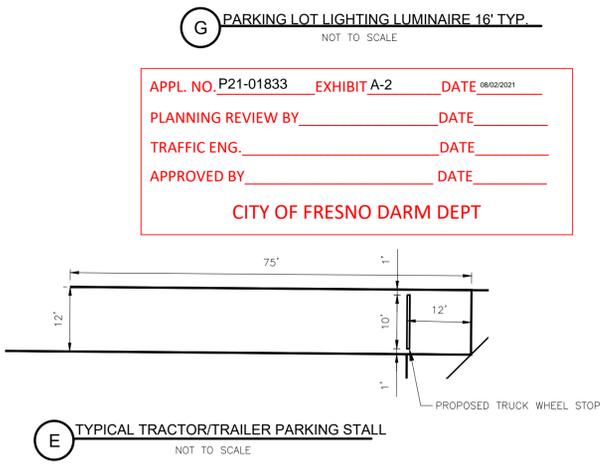
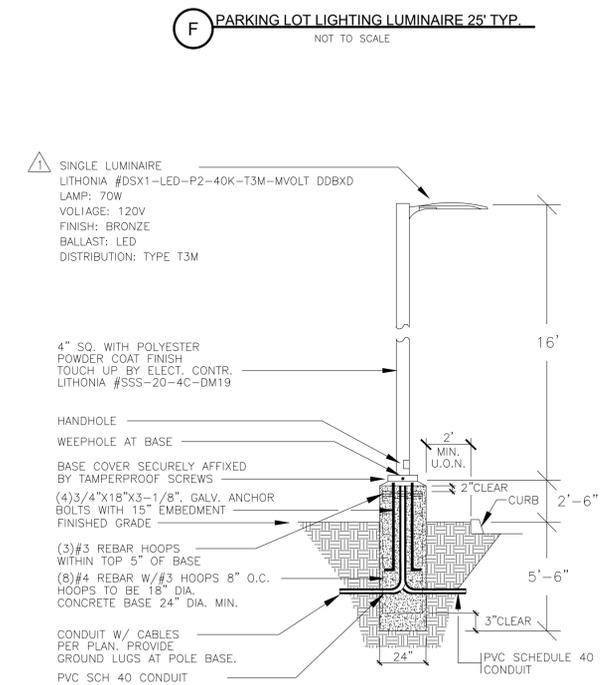
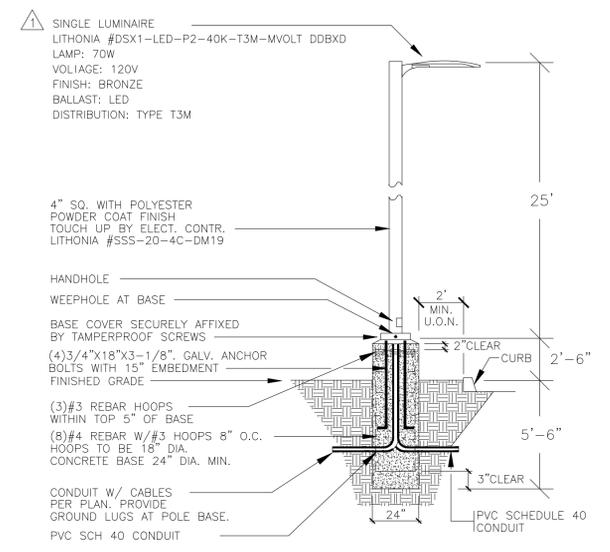


LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPING & IRRIGATION
- PROPOSED ONSITE LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING 6" HIGH CURB
- EXISTING 6" HIGH CURB & GUTTER
- EXISTING CONCRETE
- EXISTING RIGHT OF WAY
- EXISTING 8" HIGH BLOCK WALL
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED CHAINLINK FENCE

CURVE DATA

SEGMENT	RADIUS	DELTA	LENGTH
C1	278.00'	10°15'47"	49.80'
C2	222.00'	10°15'47"	39.77'
C3	178.00'	60°27'27"	187.82'
C4	372.00'	28°34'26"	185.52'
C5	178.00'	58°14'29"	180.94'
C6	50.00'	38°44'22"	33.81'
C7	50.00'	111°16'55"	97.11'



- NOTES:**
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 2. THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
 3. THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
 4. THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 5. EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
 6. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2019 CBC, 2018 MUTCD CALIFORNIA SUPPLEMENT.

APPL. NO. P21-01833 EXHIBIT A-2 DATE 08/02/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

REVISIONS
 NO. DATE BY

2491 ALLUVIAL AVE
 CLOVIS, CA 93619
 (559) 775-0023
 FAX: (559) 775-0016
 WWW.VICE-ENGR.COM

VICE
 VANG INC. CONSULTING ENGINEERS

CALIFORNIA
BARSTOW TRUCK PARKING
 SITE PLAN

DATE: 5/6/2021
 PROJ. ENGR: LSV
 PROJ. MNGR: KYV

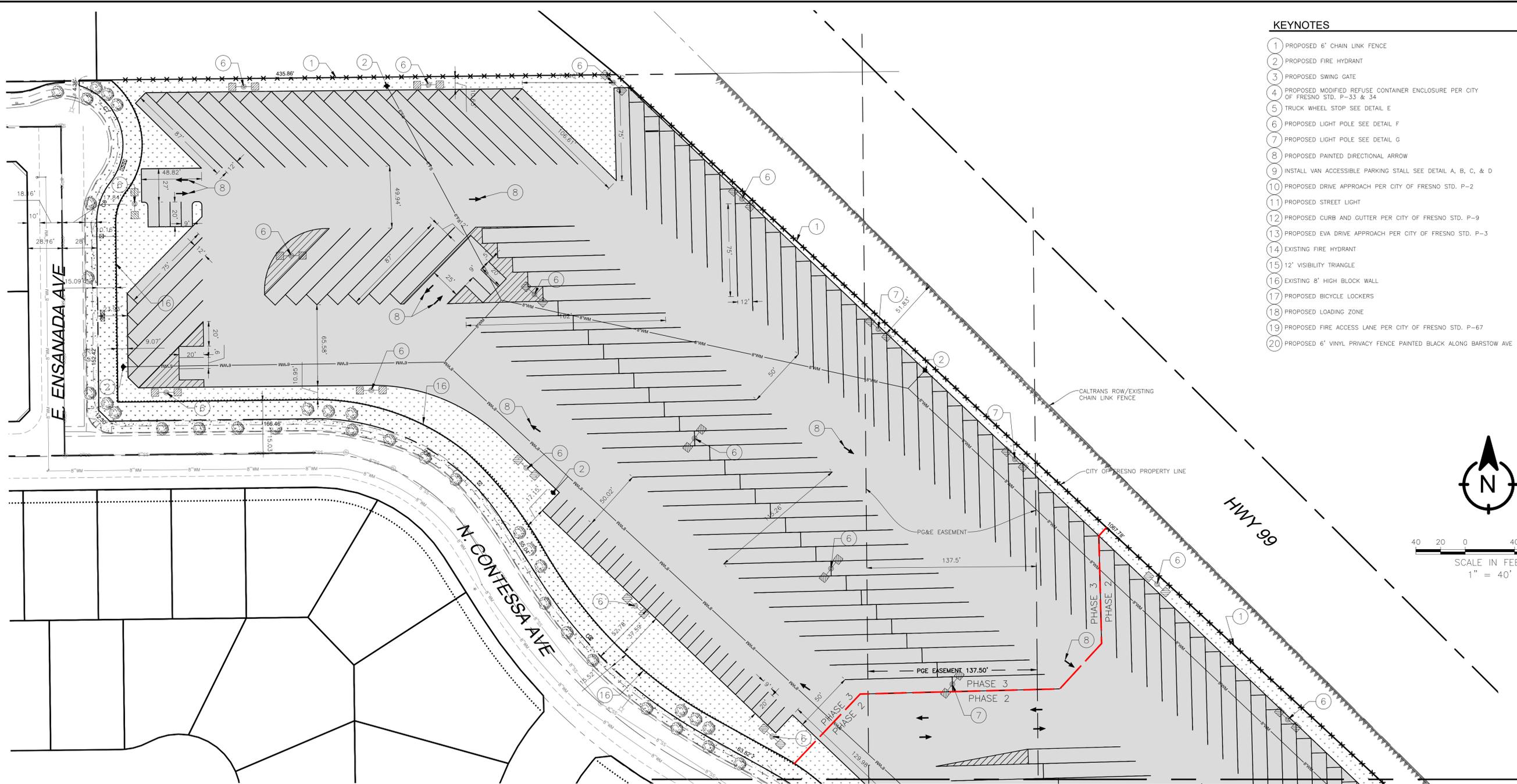
PREPARED FOR:
 INDY SANGHA
 5812 BEDFORD AVE
 FRESNO, CA 93722

REGISTERED PROFESSIONAL ENGINEER
 INDY SANGHA
 NO. C-63824
 CIVIL
 STATE OF CALIFORNIA

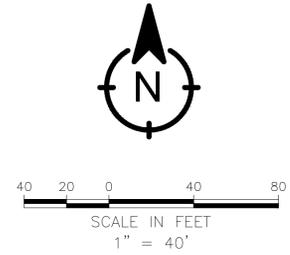
SHEET NO.
2 / 4

PROJECT NUMBER
20-003

V:\PROJECTS\2020\2020-003 BARSTOW TRUCK PARKING\06-PRODUCTION PLANS\20-003 SITE PLAN.DWG
 8/7/2021 10:08 AM



- KEYNOTES**
- 1 PROPOSED 6' CHAIN LINK FENCE
 - 2 PROPOSED FIRE HYDRANT
 - 3 PROPOSED SWING GATE
 - 4 PROPOSED MODIFIED REFUSE CONTAINER ENCLOSURE PER CITY OF FRESNO STD. P-33 & 34
 - 5 TRUCK WHEEL STOP SEE DETAIL E
 - 6 PROPOSED LIGHT POLE SEE DETAIL F
 - 7 PROPOSED LIGHT POLE SEE DETAIL G
 - 8 PROPOSED PAINTED DIRECTIONAL ARROW
 - 9 INSTALL VAN ACCESSIBLE PARKING STALL SEE DETAIL A, B, C, & D
 - 10 PROPOSED DRIVE APPROACH PER CITY OF FRESNO STD. P-2
 - 11 PROPOSED STREET LIGHT
 - 12 PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-9
 - 13 PROPOSED EVA DRIVE APPROACH PER CITY OF FRESNO STD. P-3
 - 14 EXISTING FIRE HYDRANT
 - 15 12' VISIBILITY TRIANGLE
 - 16 EXISTING 8' HIGH BLOCK WALL
 - 17 PROPOSED BICYCLE LOCKERS
 - 18 PROPOSED LOADING ZONE
 - 19 PROPOSED FIRE ACCESS LANE PER CITY OF FRESNO STD. P-67
 - 20 PROPOSED 6' VINYL PRIVACY FENCE PAINTED BLACK ALONG BARSTOW AVE



MATCH LINE SEE SHEET 3

LEGEND

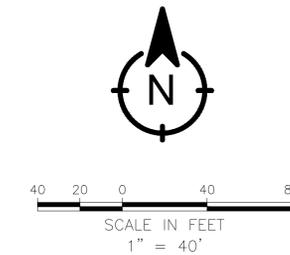
	PROPOSED CONCRETE SIDEWALK
	PROPOSED AC PAVEMENT
	PROPOSED LANDSCAPING & IRRIGATION
	PROPOSED ONSITE LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING 6' HIGH CURB
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	EXISTING RIGHT OF WAY
	EXISTING 8' HIGH BLOCK WALL
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED CHAINLINK FENCE

APPL. NO. P21-01833 EXHIBIT A-4 DATE 08/02/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

REVISIONS <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>					2491 ALLUVIAL AVE CLOVIS, CA 93619 (559) 775-0023 FAX: (559) 775-0016 WWW.VICE-ENGR.COM
BARSTOW TRUCK PARKING SITE PLAN					
DATE: 5/6/2021 PROJ. ENGR: LSV PROJ. MNGR: KYV					
PREPARED FOR: INDY SANGHA SANGHA CARRIERS 5812 BEDFORD AVE FRESNO, CA 93722					
SHEET NO. 4 / 4					
PROJECT NUMBER 20-003					



Know what's below.
Call before you dig.



SEE SHEET 2

PROJECT INFO:

PROJECT LOCATION: NORTHEAST CORNER OF BARSTOW AVE AND CONESSA AVE, FRESNO, CA 93728
APN: 505-070-44
PROJECT OWNER: INDY SANGHA, SANGHA CARRIERS, FRESNO, CA 93722

A.P.N. #: 505-070-44
GENERAL PLAN DESIGNATION: COMMERCIAL BUSINESS PARK (CBP)
ZONING: BP
PROJECT SITE AREA = 18.87 AC
NET ACREAGE AFTER ROW DEDICATION = 18.31 AC

SHADE REQUIREMENT

THE PARKING LOT SURFACE SHALL BE 50% SHADED WITHIN 15 YEARS
PARKING LOT AREA: 765,164 SF±
50% TO BE SHADED: 382,582 SF±
SHADE PROVIDED:
LAURUS NOBILIS / SWEET BAY 94 @ 1257 SF±
PISTACIA CHINENSIS / CHINESE PISTACHE 0 @ 1257 SF±
LAGERSTROEMIA / CREPE MYRTLE 21 @ 201 SF±
TOTAL SHADE PROVIDED: 122,379 SF±
PERCENT OF SHADE PROVIDED: 16% (REQUIRED 50%)

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	WUCOLS	SIZE	QTY
TREES				
LN	LAURUS NOBILIS / SWEET BAY		15 GAL	96
PC	PISTACIA CHINENSIS / CHINESE PISTACHE		15 GAL	22
CM	LAGERSTROEMIA / CREPE MYRTLE		15 GAL	34
GROUND COVER				
	3" THICK LANDSCAPE MULCH			±110,181 SF

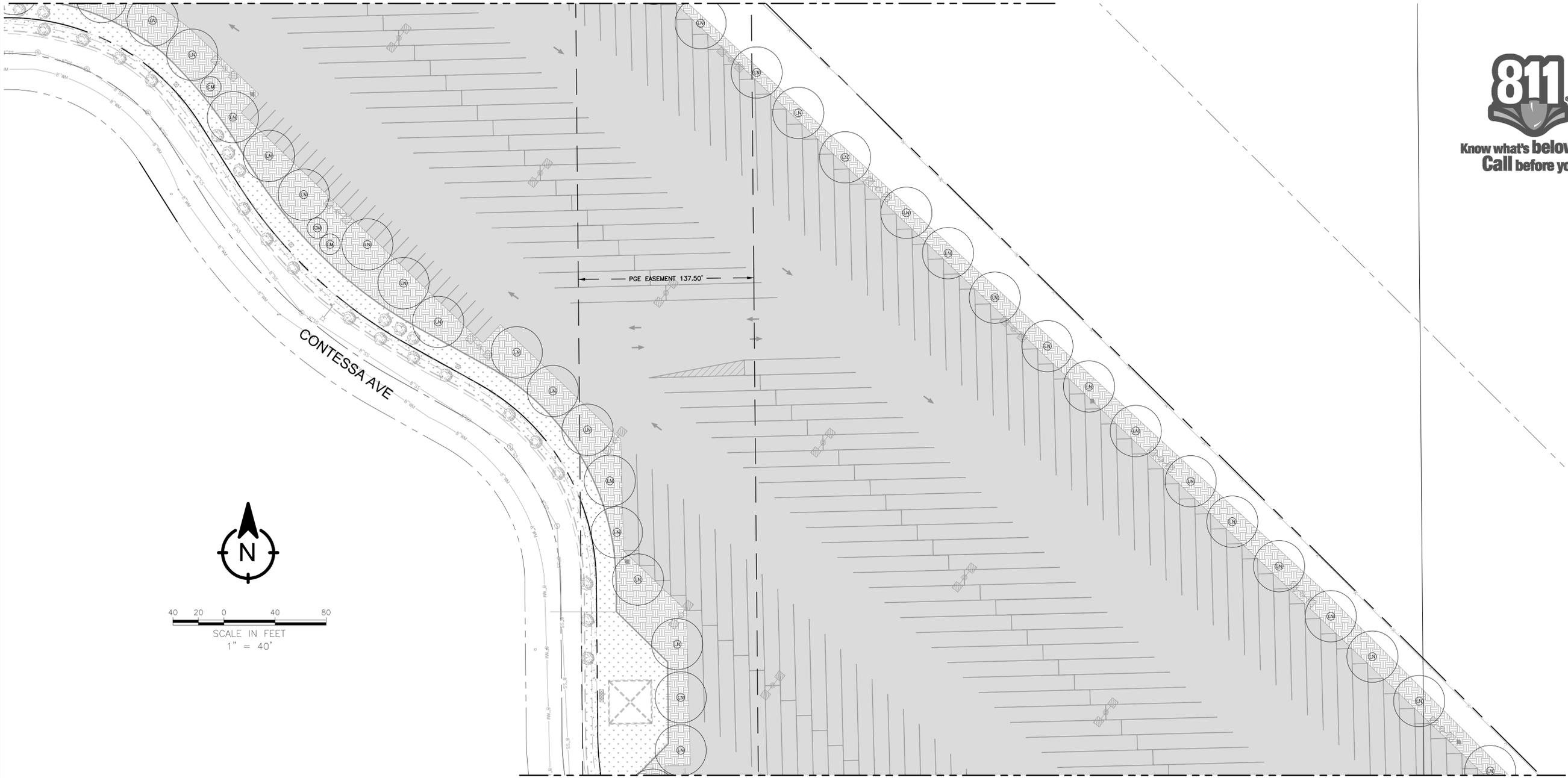
NOTES

- ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PRIOR TO ANY PLANTING, A SOILS ANALYSIS SHALL BE PREPARED BY A CERTIFIED SOILS TESTING LAB AND SUBMITTED TO THE CITY'S PUBLIC UTILITIES DEPARTMENT PARKS MANAGER. THE SOILS REPORT SHALL INCLUDE A CHEMICAL AND PERCENT ORGANICS ANALYSIS.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S AUTHORIZED REPRESENTATIVE. FOR RESIDENTIAL SUBDIVISIONS, THE DEVELOPER/CONTRACTOR SHALL FURNISH AND PLANT TWO 15-GALLON TREES FOR EACH FRONT YARD, SELECTED BY THE LOT OWNER FROM THE CITY'S APPROVED STREET TREE LIST. WHERE PARK STRIPS EXIST, ONE OF THE TREES SHALL BE LOCATED IN THE STRIP; TREES ARE TO BE SPACED AS UNIFORMLY AS POSSIBLE.
- STREET TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM DRIVE APPROACHES, WATER AND SEWER SERVICES, STREET FURNITURE SUCH AS FIRE HYDRANTS AND UTILITY BOXES, AND 20 FEET FROM STREET LIGHTS. STREET TREES SHALL BE SPACED ALONG STREETS AS UNIFORMLY AS POSSIBLE.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED. FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY THE CITY OF FRESNO.
- THE CONTRACTOR SHALL NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE ONE WEEK PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- THE CONTRACTOR SHALL TAKE NOTE OF EXISTING UNDERGROUND UTILITIES IN CONFLICT AND SHALL TAKE ALL PRECAUTIONS NECESSARY DURING TREE PLANTING OPERATIONS SO AS NOT TO DAMAGE SAID UTILITIES. COORDINATE UNDERGROUND UTILITY INSPECTION PRIOR TO TREE PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE CITY FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE CITY WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE ANY MATERIALS AS DIRECTED.
- THE CONTRACTOR SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION, STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
- ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
- PROVIDE ROOT BARRIERS FOR ALL PROPOSED TREES INDICATED ON THE PLANS.
- ALL TREES SHALL BE PLANTED THREE (3) FEET AWAY FROM THE CENTER OF SWALES
- ALL TREES IN TURF AREAS SHALL RECEIVE ARBOR GUARDS UPON INSTALLATION. REFER TO THE STANDARD SPECIFICATIONS, STANDARD PLANS, AND THE PROJECT PLANS.
- QUANTITIES ARE LANDSCAPE ESTIMATES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- SOIL AMENDMENT, UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE FOLLOWING SOIL AMENDMENT STANDARDS SHALL APPLY: OPTION 1 - ROTOTILL SOIL AMENDMENT MIX INTO THE SOIL TO A DEPTH OF 8 TO 12 INCHES. APPLY TO ALL SOIL TYPES. B) SOIL AMENDMENT COMPONENTS/APPLICATION RATE: BLACK HUMUS - 20 CUBIC YARDS PER ACRE, POWDERED AGRICULTURAL GRADE GYPSUM (15% CALCIUM MIN.) - 2000 POUND PER ACRE, NUTRISMART 0-5-0 (150 SGN) - 400 POUNDS PER ACRE (AVAILABLE AT WILBUR/ELLIS CO.); M-ROOTS (ROOTS, INC.) - 435 POUNDS PER ACRE. C) PRE-MIX ALL SOIL AMENDMENTS PRIOR TO APPLICATION AND TILLING. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT; OPTION 2 - A) COLLECT REPRESENTATIVE SOIL SAMPLES (APPROVED BY CITY INSPECTOR). B) PERFORM ANALYSIS ON SAMPLES BY CERTIFIED SOIL TESTING LAB: CHEMICAL ANALYSIS AND PERCENT ORGANICS ANALYSIS. C) BASED ON SOILS LAB RESULTS, SUBMIT SOIL AMENDMENT RECOMMENDATION FROM CERTIFIED CROP ADVISOR TO THE PUBLIC UTILITIES DEPARTMENT PARKS MAINTENANCE MANAGER FOR APPROVAL PRIOR TO APPLICATION. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT



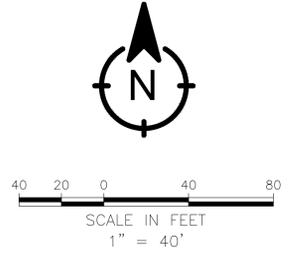
VICINITY MAP
NOT TO SCALE

REVISIONS table, 811 logo, VICE logo, BARSTOW AVENUE TRUCK PARKING CONCEPTUAL LANDSCAPE PLAN, PROJECT INFO, DATE: 3/25/2021, PROJ. ENGR: LSV, PROJ. MNGR: KYV, PREPARED FOR: INDY SANGHA, SANGHA CARRIERS, 5812 BEDFORD AVE, FRESNO, CA 93722, REGISTERED PROFESSIONAL ENGINEER: INDY SANGHA, NO. C-63824, CIVIL, SHEET NO. 1 / 3, PROJECT NUMBER 20-003



SEE SHEET 1

SEE SHEET 3



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	WUCOLS	SIZE	QTY
TREES				
(N)	LAURUS NOBILIS / SWEET BAY		15 GAL	96
(P)	PISTACIA CHINENSIS / CHINESE PISTACHE		15 GAL	22
(M)	LAGERSTROEMIA / CREPE MYRTLE		15 GAL	34
GROUND COVER				
(Hatched pattern)	3" THICK LANDSCAPE MULCH			±110,181 SF



REVISIONS	NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



**BARSTOW AVENUE
TRUCK PARKING
CONCEPTUAL LANDSCAPE PLAN**

CITY OF FRESNO CALIFORNIA

DATE:
3/25/2021

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:
INDY SANGHA
SANGHA CARRIERS
5812 BEDFORD AVE
FRESNO, CA 93722



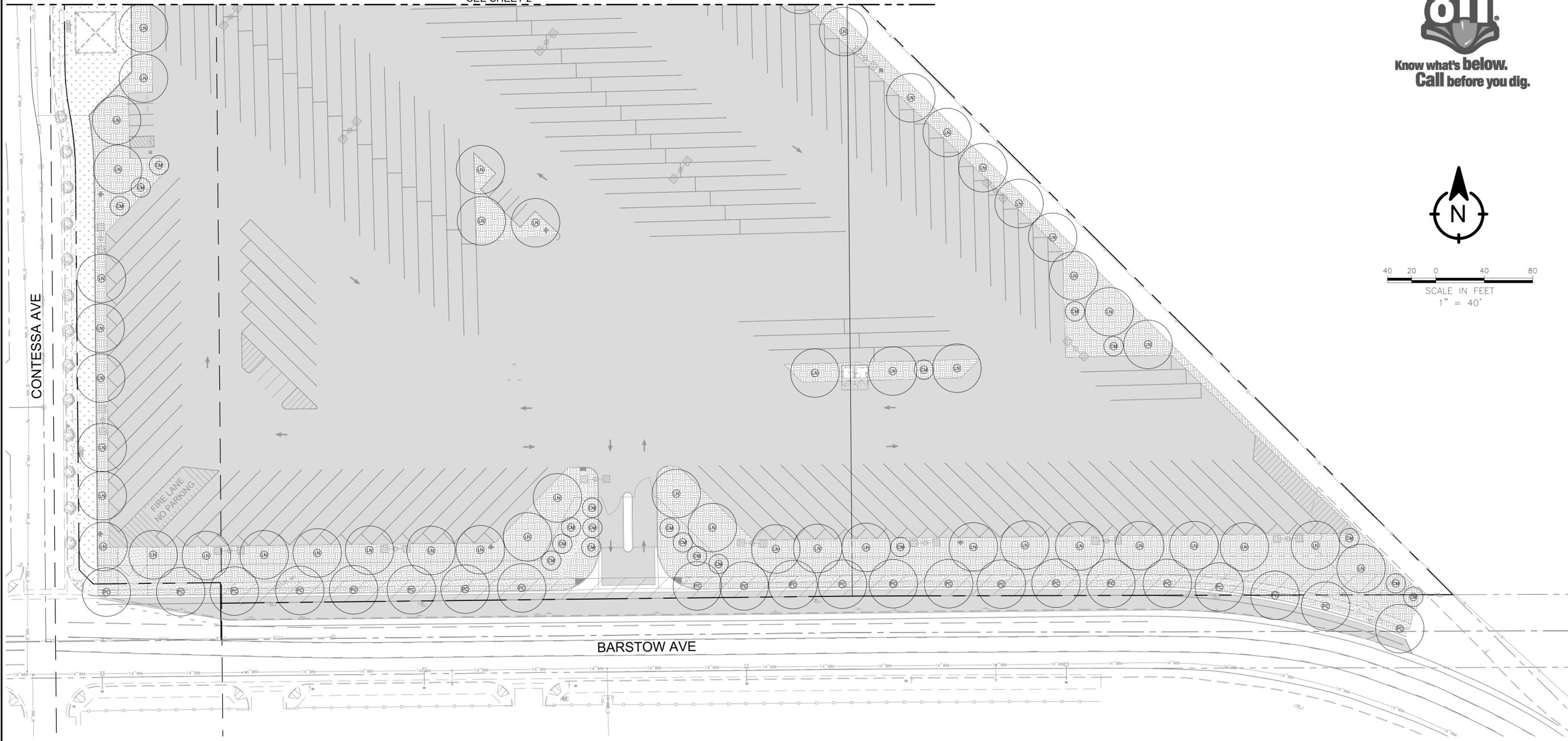
SHEET NO.

2 / 3

PROJECT
NUMBER

20-003

SEE SHEET 2



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SCALE IN FEET
1" = 40'

REVISIONS	NO.	DATE	BY

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FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VICE INC. CONSULTING ENGINEERS

CITY OF FRESNO
BARSTOW AVENUE TRUCK PARKING CONCEPTUAL LANDSCAPE PLAN
CALIFORNIA

DATE: 3/25/2021
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
INDY SANGHA
SANGHA CARRIERS
5812 BEDFORD AVE
FRESNO, CA 93722



SHEET NO.
3 / 3

PROJECT NUMBER
20-003

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	WUCOLS	SIZE	QTY
TREES				
(LN)	LAURUS NOBILIS / SWEET BAY		15 GAL	96
(PC)	PISTACIA CHINENSIS / CHINESE PISTACHE		15 GAL	22
(CM)	LAGERSTROEMIA / CREPE MYRTLE		15 GAL	34
GROUND COVER				
(MULCH)	3" THICK LANDSCAPE MULCH			±130,181 SF