

<div>1 EXISTING CURB + GUTTER TO REMAIN + COMPLY W/ PUBLIC WORKS STD. P-5</div> <div>2 EXISTING ACCESSIBLE RAMP PER CITY PW STANDARD P-24 + P-32</div> <div>3 INSTALL DETECTABLE WARNING DEVICE</div> <div>4 EXISTING MEDIAN ISLAND</div> <div>5 EXISTING SIDEWALK TO REMAIN</div> <div>6 EXISTING CROSSWALK</div> <div>7 EXISTING TRAFFIC SIGNAL</div> <div>8 EXISTING TRAFFIC BOX</div> <div>9 EXISTING STREET LIGHT</div> <div>10 EXISTING STREET LIGHT TO BE REMOVED/RELOCATED</div> <div>11 EXISTING STREET LIGHT BOX</div> <div>12 EXISTING STREET LIGHT BOX TO BE REMOVED/RELOCATED</div> <div>13 EXISTING STREET LIGHT W/ "NO STOPPING ANYTIME" SIGN</div> <div>14 EXISTING STREET LIGHT W/ "NO STOPPING ANYTIME" SIGN</div> <div>15 EXISTING STREET LIGHT W/ DIRECTIONAL ARROW SIGN</div> <div>16 EXISTING FIRE HYDRANT</div> <div>17 EXISTING "BIKE LANE" SIGN</div> <div>18 EXISTING "BUS STOP" SIGN</div> <div>19 EXISTING MANHOLE COVER (STORM DRAIN)</div> <div>20 EXISTING WATER VALVE</div> <div>21 RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES. DOCUMENT NO. 190829PM O.R.F.C.</div> <div>22 FRESNO IRRIGATION DISTRICT PIPELINE DOC. NO. 38974. BK. 4854. PG. 465. O.R.F.C.</div> <div>23 PROPOSED 10' P.U.E.</div> <div>24 AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33</div> <div>25 AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33</div> <div>26 EXISTING STREET LIGHT W/ "NO STOPPING ANYTIME" SIGN</div> <div>27 NOT USED</div> <div>28 EXISTING STREET LIGHT W/ "40 MPH" SIGN + "NO STOPPING ANYTIME" SIGN TO BE RELOCATED</div> <div>29 RELOCATED STREET LIGHT W/ "40 MPH" SIGN + "NO STOPPING ANYTIME" SIGN</div> <div>30 EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED</div> <div>31 EXISTING CURB, GUTTER, + SIDEWALK TO MATCH EXISTING</div> <div>32 EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED</div> <div>33 EXISTING CURB, GUTTER, + SIDEWALK TO MATCH EXISTING</div> <div>34 EXISTING 14" DIA. WATER LINE TO REMAIN</div> <div>35 EXISTING 8" DIA. SANITARY SEWER LINE TO BE RELOCATED</div> <div>36 EXISTING 18" DIA. STORM DRAIN LINE TO REMAIN</div> <div>37 EXISTING OH. POWERLINE TO UNDERGROUND AT CURRENT LOCATION</div> <div>38 EXISTING 30" F.I.D. PIPELINE TO BE ABANDONED AND REMOVED</div> <div>39 EXISTING STORM DRAIN INLET TO BE RELOCATED</div> <div>40 NOT USED</div> <div>41 EXISTING FIRE HYDRANT TO BE RELOCATED</div> <div>42 LOCATION OF RELOCATED FIRE HYDRANT</div> <div>43 VACATED PER RESOLUTION NO. 2009-189</div> <div>44 PROPOSED NEW COMMERCIAL/RETAIL DEVELOPMENT. SEE SHEET A0.2 FOR SITE PLAN + INFO</div> <div>45 FUTURE COMMERCIAL/RETAIL DEVELOPMENT.</div> <div>46 PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-2. P-6 PROVIDE 10' OF RED PAINTED CURB ON BOTH SIDES.</div> <div>47 CONSTRUCT 12" TRAIL (CLASS 1) PER P.W. STANDARD P-58, P-59, AND P-60 + P-61</div> <div>48 INSTALL EXPRESS WAY BARRIER FENCE PER P.W. STANDARD P-74 + P-75</div> <div>49 INSTALL 30" STATE STANDARD "STOP" SIGNS AT LOCATIONS(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</div> <div>50 NEW SITE ENTRANCE SIGN (REGARDING UNAUTHORIZED VEHICLE PARKING) PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 1127842).</div>		<table><tr><th>DESCRIPTION</th><th>AREA / NO.</th></tr><tr><td>GENERAL PLAN LAND USE/ZONING</td><td>C3, EA, UGM</td></tr><tr><td>SITE 1</td><td>2.41 Ac. or 104,979.6 Sq.Ft.</td></tr><tr><td>NOTE: SEE SHEET A0.2 FOR ADDITIONAL INFO.</td><td></td></tr><tr><td>SITE 2</td><td></td></tr><tr><td>(SUBJECT PROPERTY)</td><td>4.66 Ac. or 203,011.91 Sq.Ft.</td></tr><tr><td>(PROPERTY TO BE PURCHASED)</td><td>.38 Ac. or 16,566.93 Sq.Ft.</td></tr><tr><td></td><td>5.04 Ac. or 219,578.84 Sq.Ft.</td></tr></table> <p>EXISTING SUBMITTALS: VESTING TENTATIVE PARCEL MAP 2007-33</p> <p>PHYSICAL ADDRESS: 7035 N. BLYTHE AVE. FRESNO, CA. 93722</p>	DESCRIPTION	AREA / NO.	GENERAL PLAN LAND USE/ZONING	C3, EA, UGM	SITE 1	2.41 Ac. or 104,979.6 Sq.Ft.	NOTE: SEE SHEET A0.2 FOR ADDITIONAL INFO.		SITE 2		(SUBJECT PROPERTY)	4.66 Ac. or 203,011.91 Sq.Ft.	(PROPERTY TO BE PURCHASED)	.38 Ac. or 16,566.93 Sq.Ft.		5.04 Ac. or 219,578.84 Sq.Ft.	<div><div>INDICATES PROPERTY LINES</div><div>INDICATES CENTER LINE</div><div>INDICATES EASEMENTS UNO.</div><div>26' WIDE DEDICATION FOR BIKE, PEDESTRIAN, + LANDSCAPE PURPOSES. (BPL)</div><div>26' WIDE BIKE, PEDESTRIAN, LANDSCAPE DEDICATION (BPL) + STREET EASEMENT VACATION.</div><div>AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33</div><div>AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33</div></div>	<div><div>PROJECT LOCATION</div><div></div></div>
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JEFF CAZALY
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COMMERCIAL AND
INDUSTRIAL DESIGN
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PROJECT :

NEW DEVELOPMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE. & BLYTHE AVE.
CITY OF FRESNO
APN. 501-043-06
CALIFORNIA

CONSULTANTS:

SHEET CONTENTS :
ARCHITECTURAL
SITE PLAN

REVISED :

JOB NUMBER :
2016_016

LOGGED ARCHITECT
JEFF A. CAZALY
No. C-24480
RENEWAL DATE:
8-31-19
STATE OF CALIFORNIA

Designed By: KCS
Drawn By: KCS
Checked By: JAC
Reviewed By: JAC
Date: 8-17-17
Scale: As noted
A0.1

City of Fresno Notes

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. NO STRUCTURES OF ANY KIND INCLUDING FREE STANDING 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. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
3. 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 DEPT.
4. 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 THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. PRIOR TO THE FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY THE 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 AND RESOURCE MANAGEMENT.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT, PRIOR TO INSTALLATION.
7. ALL HANDICAPPED 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.
8. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 Ldn MEASURED AT THE NEAREST PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
10. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 415-603-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805-644-2280) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. 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.
11. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
12. VERIFY LOCATION OF UTILITY AND WASTEWATER LINES WITH UTILITY DEPARTMENT.
13. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE AND COORDINATE WORK.
14. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MINIMUM SLOPE OF TWELVE PERCENT, WHEN APPROVED BY THE DIRECTOR. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES.
15. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. GRASS AREAS 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 FRESNO MUNICIPAL CODE (CMC) 11-509.
16. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL.
17. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 5' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.

City of Fresno Fire Dept. Notes

1. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
2. THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDED HYDRANT FLOW OF 1500 GPM WITH A MIN OF 8" WATER MAIN.
3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES ON 4" BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERED PLANS) YEAR ROUND AND WITH 24 FOOT MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
4. STREETS DESIGNATED 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" LETTERS EVERY 50 FEET).
5. FIRE LANES ARE REPRESENTED AS ===== ON THE PLANS.
6. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300".
7. PROVIDE A COVENANT FOR SHARED FIRE FIGHTING ACCESS AND WATER SUPPLY.

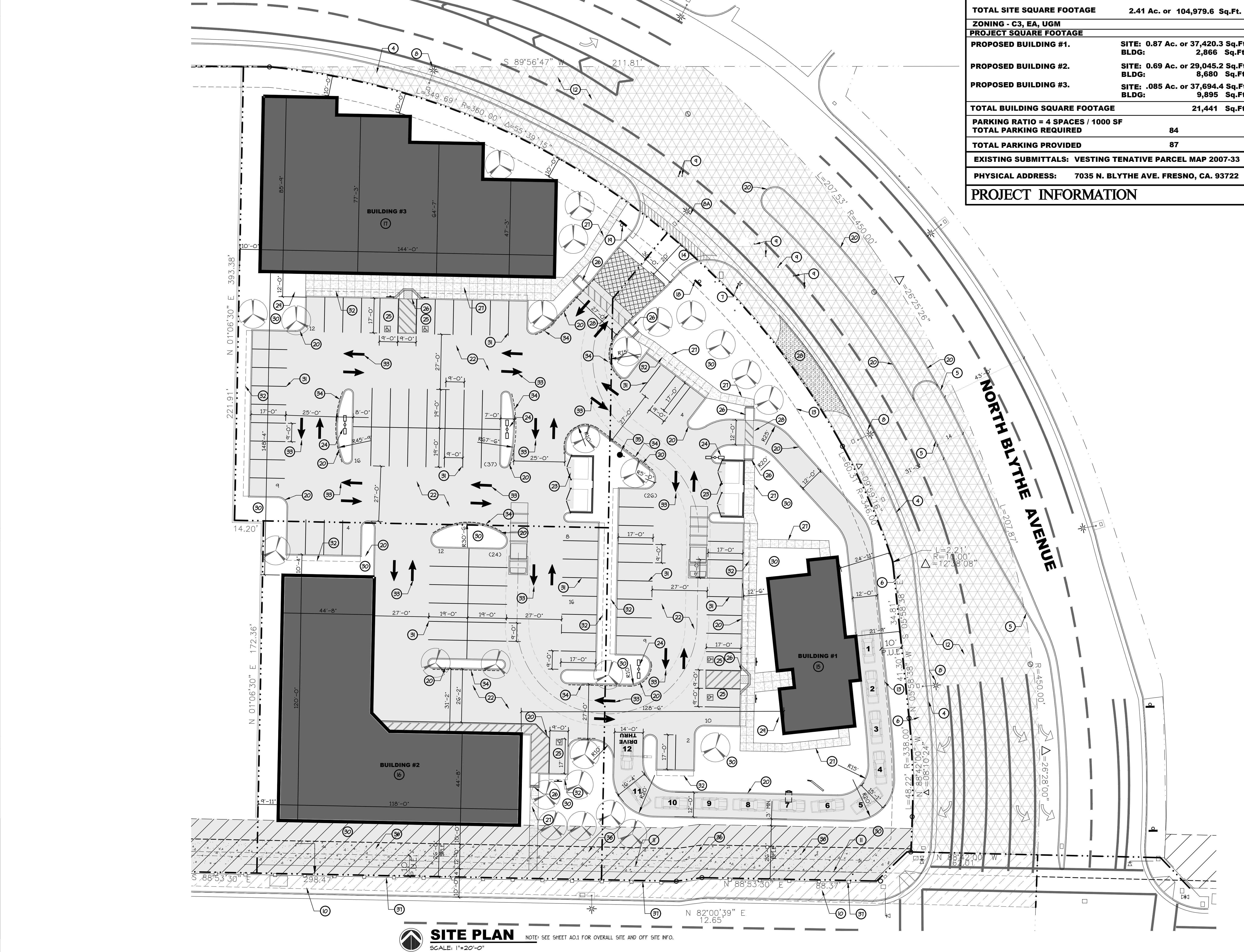
Site Plan Notes

1. 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.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO (2) 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
4. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
5. ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1W782).
6. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.6.2.
7. PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
8. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
9. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-TULARE POLICE DEPARTMENT 734-8116."
10. STREETS DESIGNATED 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" LETTERS EVERY 50 FEET). FIRE LANES ARE REPRESENTED AS ===== ON THE PLANS.
11. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
12. EXTERIOR ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES, SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A "T" SHAPE SPACE.
13. ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS
14. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

Legal Description

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 999 AND 1000 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, AS PER MAP RECORDED MAY 11, 1917, IN BOOK 6 PAGE 25 OF PLATS, FRESNO COUNTY RECORDS.

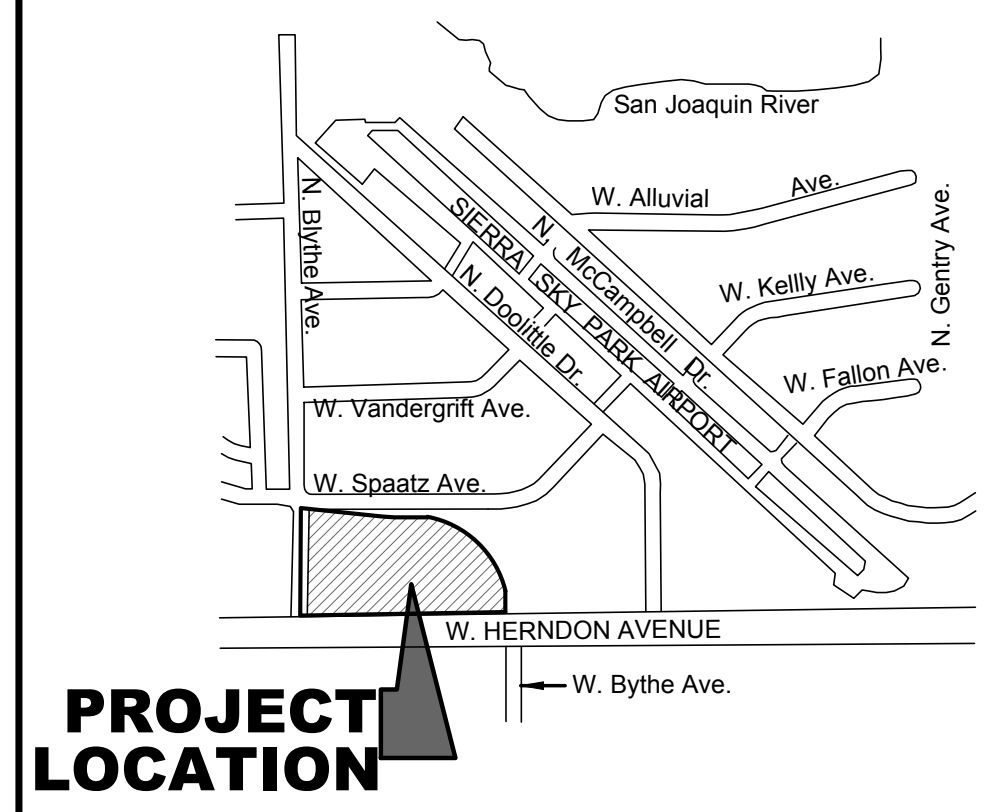
EXCEPT THEREFROM THAT PART OF LOT 999 LAYING SOUTHEASTERLY OF THE CENTERLINE OF THE IRRIGATION CANAL.



- 1 EXISTING COMMERCIAL DRIVEWAY APPROACH TO REMAIN
- 2 EXISTING ACCESSIBLE RAMP PER CITY PW STANDARD P-21 + P-32
- 3 EXISTING DETECTABLE WARNING DEVICE
- 4 EXISTING CURB TO REMAIN
- 5 EXISTING CURB + GUTTER TO REMAIN + COMPLY W/ PUBLIC WORKS STD. P-5
- 6 EXISTING MEDIAN ISLAND
- 7 EXISTING SIDEWALK TO REMAIN
- 8 EXISTING FIRE HYDRANT
- 9 EXISTING STREET LIGHT
- 10 EXISTING STREET LIGHT TO BE REMOVED/RELOCATED
- 11 EXISTING WATER VALVE
- 12 RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES. DOCUMENT NO. 11082790, D.E.F.C.
- 13 FRESNO IRRIGATION DISTRICT PIPELINE DOC. NO. 38474, BK. 4859, PG. 465, O.R.F.C.
- 14 AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- 15 PROPOSED 30' PLCE.
- 16 PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-2 AND P-6 PROVIDE 10' OF RED PAINTED CURB ON BOTH SIDES.

- 17 PROPOSED 2,866 Sq.Ft. BUILDING #1
- 18 PROPOSED 8,680 Sq.Ft. BUILDING #2
- 19 PROPOSED 9,895 Sq.Ft. BUILDING #3
- 20 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 PROPERTY.
- 21 NEW SITE ENTRANCE SIGN (REGARDING UNAUTHORIZED VEHICLE PARKING) PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 112B.4).
- 22 NEW 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5.
- 23 NEW 6" CONC. CURB + GUTTER PER CITY OF FRESNO STD. P-5.
- 24 NEW A.C. PAVING PER SOILS REPORT + P.W. STD. P-21, P-22 + P-23, WHICH EVER IS MOST STRINGENT.
- 25 NEW TRASH ENCLOSURE - PER P.W. STANDARDS, (P-33, P-34 + P-35.)
- 26 NEW SITE LIGHTING, (NOT TO BE INSTALLED WITHIN 3' OVERHANG).
- 27 NEW ACCESSIBLE PARKING STALL WITH RAMP AND SIGNAGE PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 112B. 112Bb + 112Bc).
- 28 NEW MODIFIED CURB RAMP PER CITY PW STANDARD P-24.
- 29 NEW CONC WALK WITH TOOLED CONTROL JOINTS AND EXPANSION JOINTS AND BROOM FINISH. (7'-0" MIN. WALK WHEN ADD. TO PARKING TYP.
- 30 NEW 4' WIDE CROSSWALK WITH 4' WIDE STRIPES AT 36" OC CON. SITE)
- 31 NEW 5-STALL BICYCLE RACK. VERIFY LOCATION WITH OWNER.
- 32 NEW LANDSCAPE PLANTER.
- 33 NEW WHITE PAINT PARKING STRIPING, TYP.
- 34 LIMIT OF 36" VEHICLE OVERHANG NOTHING OVER 6" IN HEIGHT IN THIS AREA. (TYPICAL)
- 35 NEW WHITE PAINTED DIRECTIONAL ARROWS AT BEGINNING AND END OF AISLES, TYPICAL.
- 36 CONC. CURB PAINTED RED WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET.
- 37 NEW FIRE HYDRANT
- 38 CONSTRUCT 12" TRAIL CLASS 1 PER P.W. STANDARD P-58, P-59, AND P-60 + P-61
- 39 INSTALL EXPRESS WAY BARRIER FENCE PER P.W. STANDARD P-74 + P-75

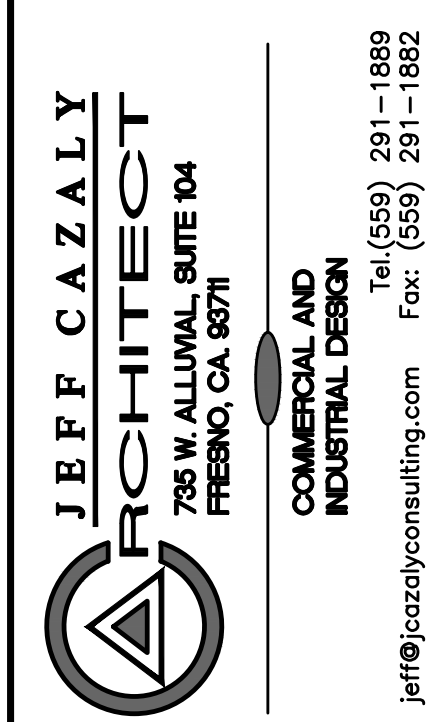
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AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33



PROJECT LOCATION

VICINITY MAP

TOTAL SITE SQUARE FOOTAGE	2.41 Ac. or 104,979.6 Sq.Ft.
ZONING - C3, EA, UGM	
PROJECT SQUARE FOOTAGE	
PROPOSED BUILDING #1.	SITE: 0.87 Ac. or 37,420.3 Sq.Ft. BLDG: 2,866 Sq.Ft.
PROPOSED BUILDING #2.	SITE: 0.69 Ac. or 29,045.2 Sq.Ft. BLDG: 8,680 Sq.Ft.
PROPOSED BUILDING #3.	SITE: .085 Ac. or 37,694.4 Sq.Ft. BLDG: 9,895 Sq.Ft.
TOTAL BUILDING SQUARE FOOTAGE	21,441 Sq.Ft.
PARKING RATIO = 4 SPACES / 1000 SF TOTAL PARKING REQUIRED	84
TOTAL PARKING PROVIDED	87
EXISTING SUBMITTALS: VESTING TENTATIVE PARCEL MAP 2007-33	
PHYSICAL ADDRESS:	7035 N. BLYTHE AVE. FRESNO, CA. 93722
PROJECT INFORMATION	



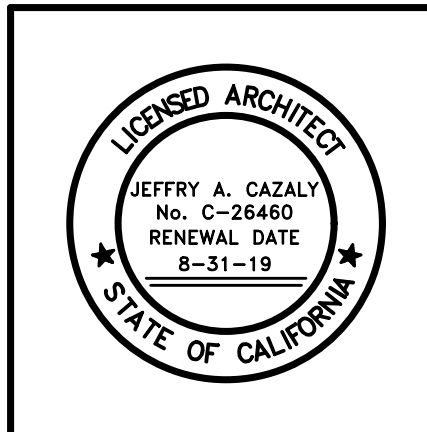
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CONSULTANTS:

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ARCHITECTURAL SITE PLAN

REVISED:

JOB NUMBER: 2016-016



Designed By: KCS
Drawn By: KCS
Checked By: JAC
Reviewed By: JAC
Date: 4/26/21 Sheet: of

A0.2