

SITE NOTES

- 1002 EXISTING 6'-0" HEIGHT CHAIN LINK FENCE TO REMAIN.
1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS.
1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-6, P-23, AND P-50. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2, AND E-9.
1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS ().
1013 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 7/A8.1.
1015 PROPOSED CONCRETED TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22, & P-23 MINIMUM.
1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 6/A8.1.
1036 EXISTING CENTERLINE OF STREET.
1039 EXISTING POND BASIN TO REMAIN.
1049 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6.
1055 EXISTING RIGHT OF WAY.
1056 FUTURE RIGHT OF WAY.
1057 SECTION LINE.

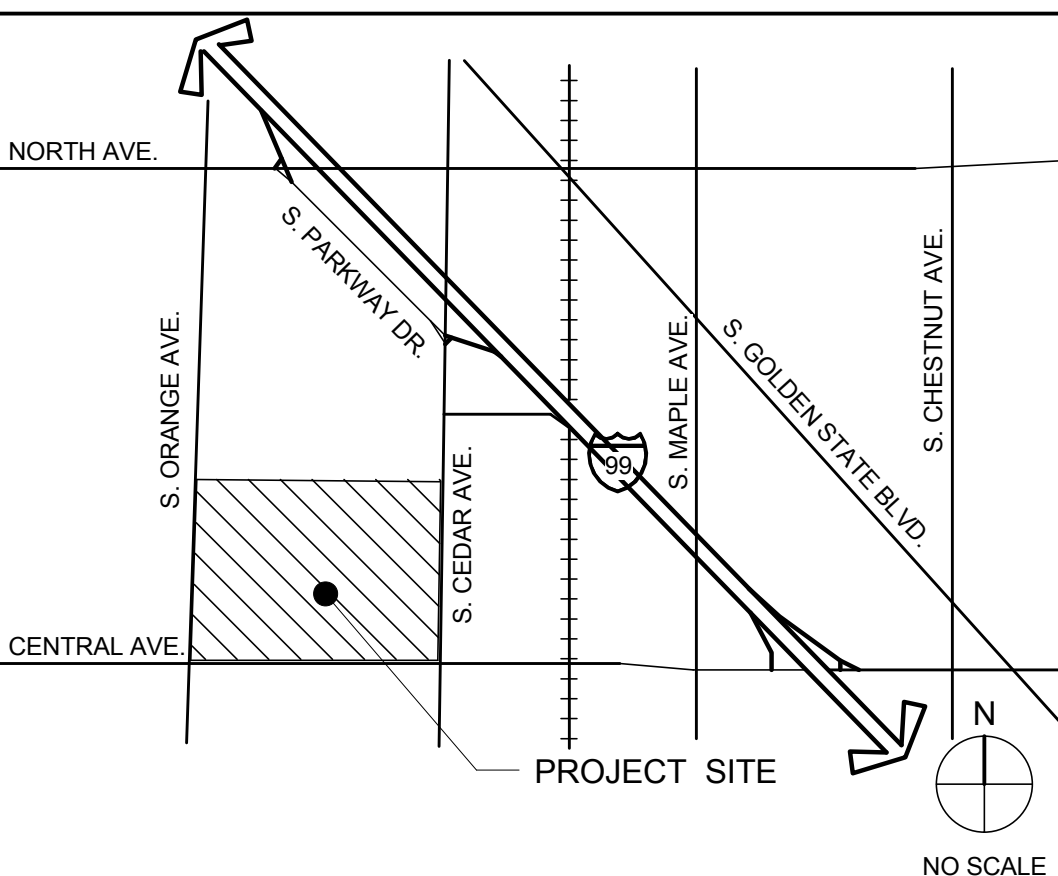
PROJECT DATA

APN:	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55 110.81 AC	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55 110.81 AC
OVERALL SITE AREA:	(4,826,946 SF)	(4,826,946 SF)
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:		
BUILDING 1:	379,620 SF	379,620 SF
BUILDING 2:	430,920 SF	430,920 SF
BUILDING 3:	379,620 SF	379,620 SF
BUILDING 4:	399,600 SF	399,600 SF
BUILDING 5:	124,200 SF	124,200 SF
BUILDING 6:	190,080 SF	190,080 SF
BUILDING 7:	155,520 SF	155,520 SF
TOTAL FOOTPRINT:	2,069,820 SF	2,069,820 SF
MEZZANINE:	@0%	@0%
TOTAL BUILDING AREA:	179,280 SF	179,280 SF
FAR:		
GROSS:	0.47	0.47
NET:	0.52	0.52
COVERAGE:		
GROSS:	43%	43%
NET:	48%	48%
PAVED AREA:		
LANDSCAPE:		
OCCUPANCY:	B/SI/FI	B/SI/FI
CONSTRUCTION TYPE:	III-B	III-B
PARKING:		
BUILDING 1		
DOCK-HIGH DOORS	70	70
GRADE-LEVEL DOORS	8	8
AUTO PARKING	349 STALLS	349 STALLS
(84% W.H., 6% OFFICE)-EXC. MEZZ.	@0.9/1000 SF	@0.9/1000 SF
REQ. ACCESSIBLE	8 STALLS	8 STALLS
BUILDING 2		
DOCK-HIGH DOORS	70	70
GRADE-LEVEL DOORS	8	8
AUTO PARKING	363 STALLS	363 STALLS
(84% W.H., 6% OFFICE)-EXC. MEZZ.	@0.84/1000 SF	@0.84/1000 SF
REQ. ACCESSIBLE	8 STALLS	8 STALLS
BUILDING 3		
DOCK-HIGH DOORS	70	70
GRADE-LEVEL DOORS	8	8
AUTO PARKING	353 STALLS	353 STALLS
(91% W.H., 9% OFFICE)-EXC. MEZZ.	@0.93/1000 SF	@0.93/1000 SF
REQ. ACCESSIBLE	8 STALLS	8 STALLS
BUILDING 4		
DOCK-HIGH DOORS	76	76
GRADE-LEVEL DOORS	8	8
AUTO PARKING	343 STALLS	343 STALLS
(93% W.H., 7% OFFICE)-EXC. MEZZ.	@0.86/1000 SF	@0.86/1000 SF
REQ. ACCESSIBLE	8 STALLS	8 STALLS
BUILDING 5		
DOCK-HIGH DOORS	24	24
GRADE-LEVEL DOORS	2	2
AUTO PARKING	116 STALLS	116 STALLS
(91% W.H., 9% OFFICE)-EXC. MEZZ.	@0.93/1000 SF	@0.93/1000 SF
REQ. ACCESSIBLE	5 STALLS	5 STALLS
BUILDING 6		
DOCK-HIGH DOORS	28	28
GRADE-LEVEL DOORS	2	2
AUTO PARKING	171 STALLS	171 STALLS
(92% W.H., 8% OFFICE)-EXC. MEZZ.	@0.9/1000 SF	@0.9/1000 SF
REQ. ACCESSIBLE	6 STALLS	6 STALLS
BUILDING 7		
DOCK-HIGH DOORS	21	21
GRADE-LEVEL DOORS	2	2
AUTO PARKING	147 STALLS	147 STALLS
(90% W.H., 10% OFFICE)-EXC. MEZZ.	@0.85/1000 SF	@0.85/1000 SF
REQ. ACCESSIBLE	5 STALLS	5 STALLS

SITE LEGEND

- EXISTING RIGHT OF WAY
FUTURE PROPERTY LINE
20' FMFCD
CENTER LINE OF ROAD
SECTION LINE
- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
FIRE LANE (HATCHED)
PARKING STALL COUNT TOTAL
DOCK HIGH TRUCK DOOR
GRADE LEVEL TRUCK DOOR
FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
TRASH ENCLOSURE
NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-9

VICINITY MAP



LEGAL DESCRIPTION

REFER TO PARCEL MAP #330-02 - ACCESSOR PARCEL NUMBERS (A.P.N.): 330-02-102; 330-02-109; 330-02-110; 330-02-116; 330-02-118; 330-02-128; 330-02-130; AND 330-02-155.

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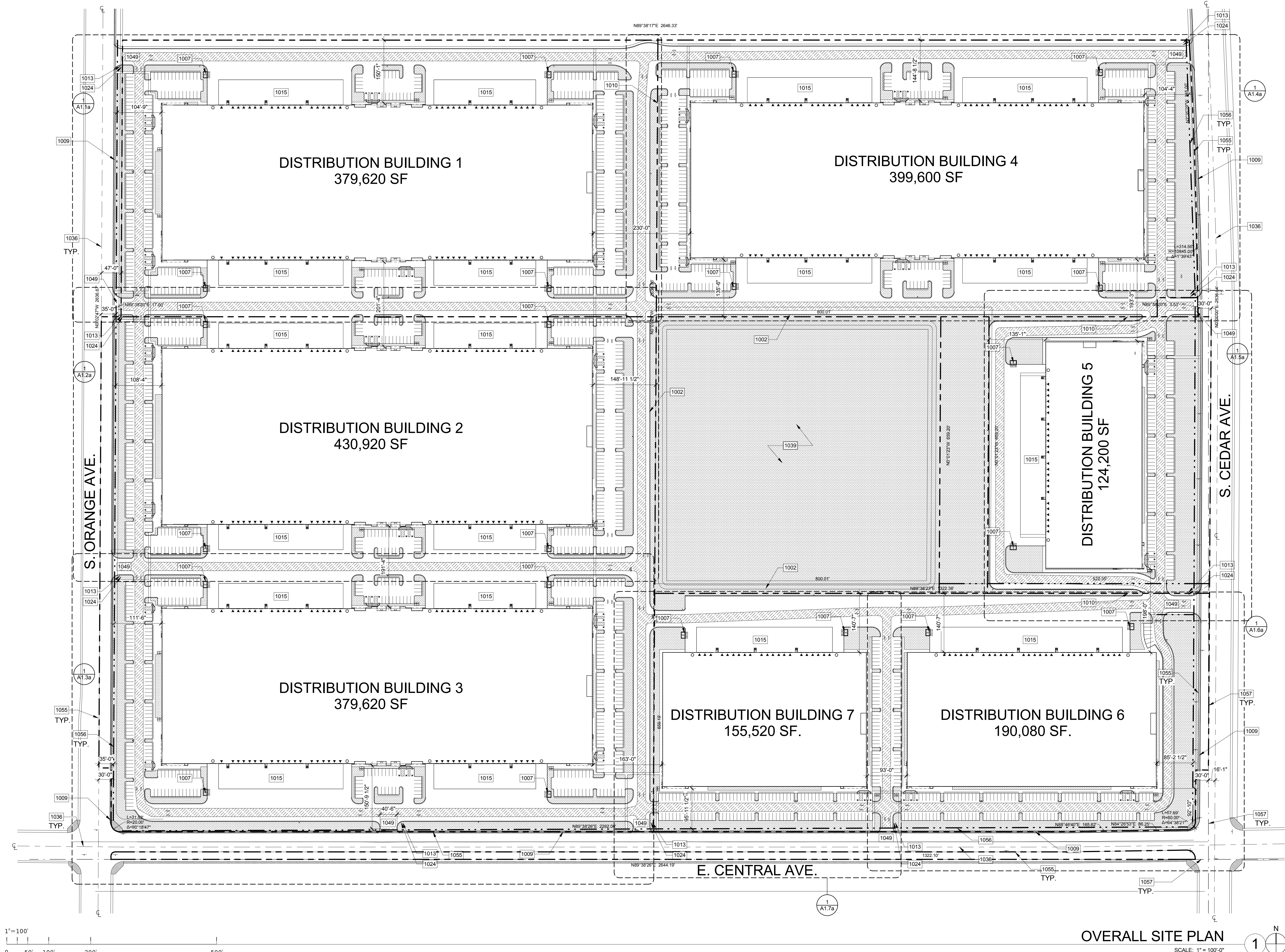
Caglia - Fresno
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OVERALL SITE PLAN

		DATE	SITE	REV					
		09/02/16							
		03/16/17							
PA/PM:			N.D.						
DRAWN BY:			R.N. / J.W. / Z.P.						
JOB NO.:			SNR15-0094-00						

SHEET
A1.0

SITE PLAN



OVERALL SITE PLAN

SCALE: 1" = 100'-0"

GENERAL 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 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 (1-800-842-2444).
4. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5480 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
5. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FMC SECTION 12-1011 AND RESOLUTION NO. 78-522/88-229.
7. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-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.
8. PER CITY OF FRESNO TRAFFIC DEPT, DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.

9. 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.
10. 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.
11. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL AND 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 PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
12. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
13. ALL HANDICAPPED 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 HANDICAPPED PARKING STALLS AND RAMPS.
14. PURSUANT TO SECTION 8-301 OF THE FMC, NOISE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED 70 DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
15. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
16. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 70 LDN MEASURED AT THE NEAREST PROPERTY LINE.
17. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

18. 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.
19. ALL DOORS TO HAVE LEVEL LANDING PER DETAIL ()
20. WHERE ROOF DRAINS EXIT THROUGH CURB SEE DETAIL ()

FIRE NOTES

1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT.
2. 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.
3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
4. OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION.
5. LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
6. WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.

FUTURE FENCES AND WALLS

1. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

CITY OF FRESNO GENERAL NOTES

1. APPROVAL OF THIS 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 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 DELETIONS 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.
2. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
3. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT. <http://www.fresno.gov/Government/Department/Directory/PublicWorks/DevelopedDrawings/TechnicalLibrary/StandardSpecificationsandDrawings.htm>
4. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
5. 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. INFORMATION AND AN APPLICATION FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: <http://www.fresno.gov/Government/Department/Finance/BusinessLicenseandTax/businessTaxApplication.htm>

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