

PROJECT SITE INFORMATION

ADDRESS:
158 S. PEACH AVENUE
FRESNO, CA 93722

APN:
463-090-11, 463-090-28, 463-090-57 AND 463-090-59

PLANNED AREA:
COMMUNITY PLAN: ROOSEVELT
SPECIFIC PLAN: NONE

EXISTING GENERAL PLAN DESIGNATION:
RESIDENTIAL MEDIUM DENSITY

PROPOSED GENERAL PLAN DESIGNATION:
URBAN NEIGHBORHOOD

PROPOSED PRE-ZONING:
RM-2 ZONE DISTRICT

PROJECT AREA:
GROSS: 188,556 SF = 4.3 AC
NET: 188,556 SF = 4.3 AC

PROPOSED BUILDING AREA:
BUILDING 1: 6,600 SF
BUILDING 2: 8,700 SF
BUILDING 3: 12,000 SF
BUILDING 4: 13,000 SF
BUILDING 5: 8,600 SF
TOTAL BUILDING AREA: 50,900 SF

SITE COVERAGE:
BUILDING COVERAGE: 26.99%
PAVED AREA: 71,945 SF
LANDSCAPE: 40,958 SF

UTILITY INFORMATION

SEWER AND WATER:
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559)498-1401

STORM DRAIN:
FRESNO METROPOLITAN
FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93725
PHONE: (559)456-3292

WATER:
BAKMAN WATER COMPANY
5105 EAST BELMONT AVENUE
FRESNO, CA 93727
PHONE: (559)255-0324

TELEPHONE:
AT&T CALIFORNIA
4728 E. CARMEN AVENUE,
RM. E-100-DE
FRESNO, CA 93762
PHONE: (559)454-3778

CABLE TELEVISION:
COMCAST
2441 NORTH GROVE
INDUSTRIAL DRIVE
FRESNO, CA 93727
PHONE: (559)252-8210
EXT. 4222

GAS AND ELECTRIC:
PACIFIC GAS AND ELECTRIC COMPANY
650 'O' STREET
FRESNO, CA 93760-0001
PHONE: (559)263-5636

RECORD OWNERSHIP

VINCENT PARASI
4728 E. CARMEN AVENUE
FRESNO, CA 93727
463-09-011

RECTOR INTERNATIONAL, INC.
174 S. PEACH AVENUE
FRESNO, CA 93727
463-09-028, 463-09-057, 463-09-059



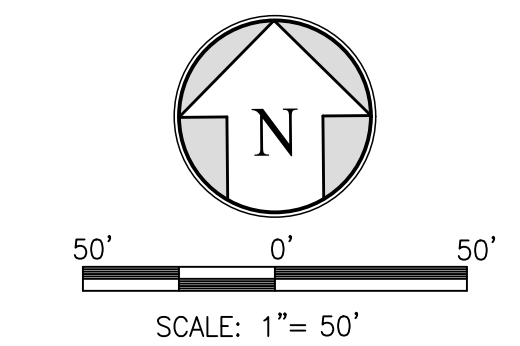
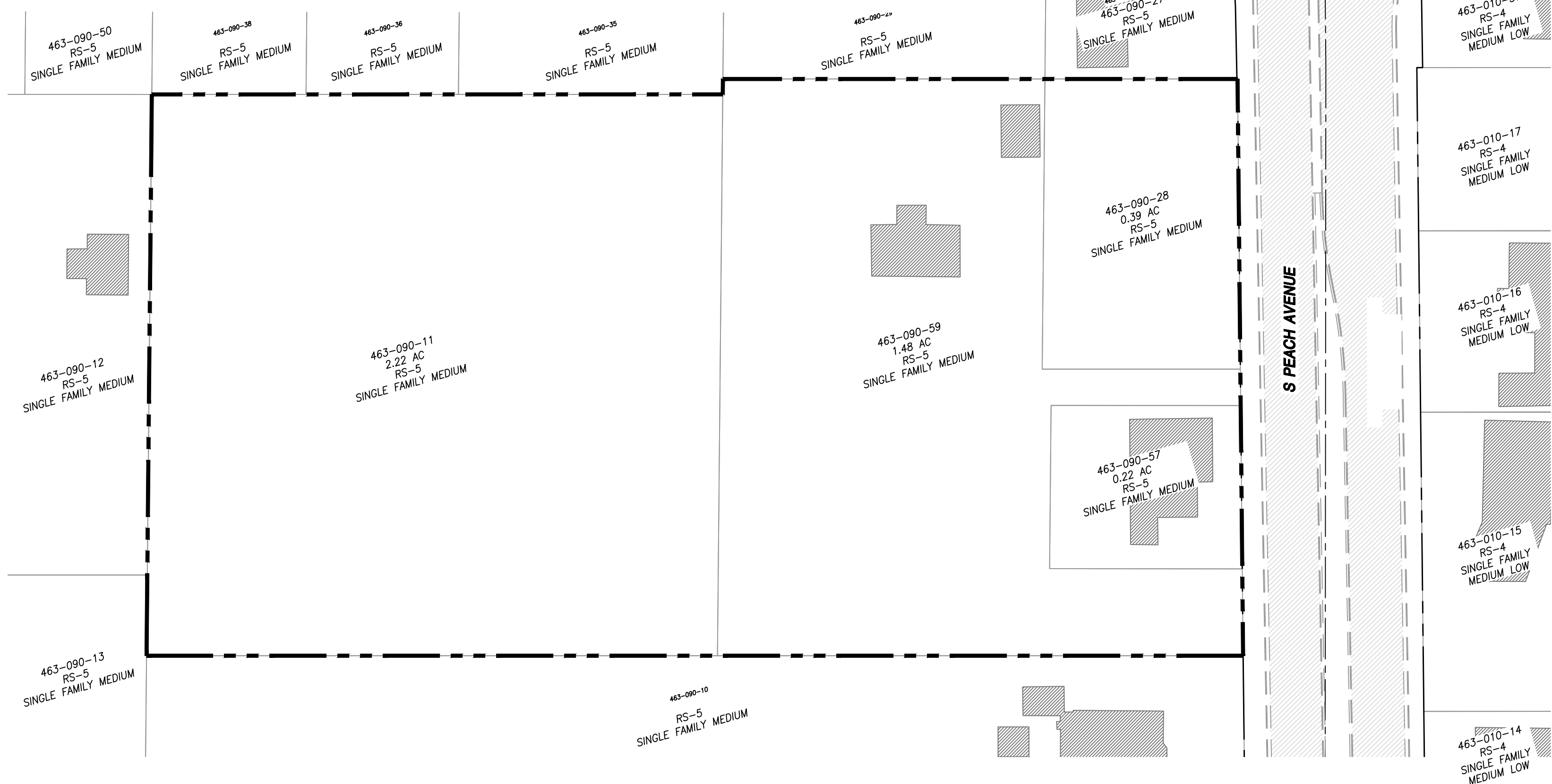
VICINITY MAP
NOT TO SCALE

SUMMARY TABLE

BUILDING #	UNITS	PARKING
1	21	32
2	24	41
3	30	36
4	30	37
5	24	45
TOTAL PROVIDED	129	191
ADA SPACES PROVIDED		8
REQUIRED PARKING		177
TOTAL OPEN AREA REQ'D @ 15%		28,283 SF
TOTAL OPEN AREA PROVIDED @ 20%		37,711 SF

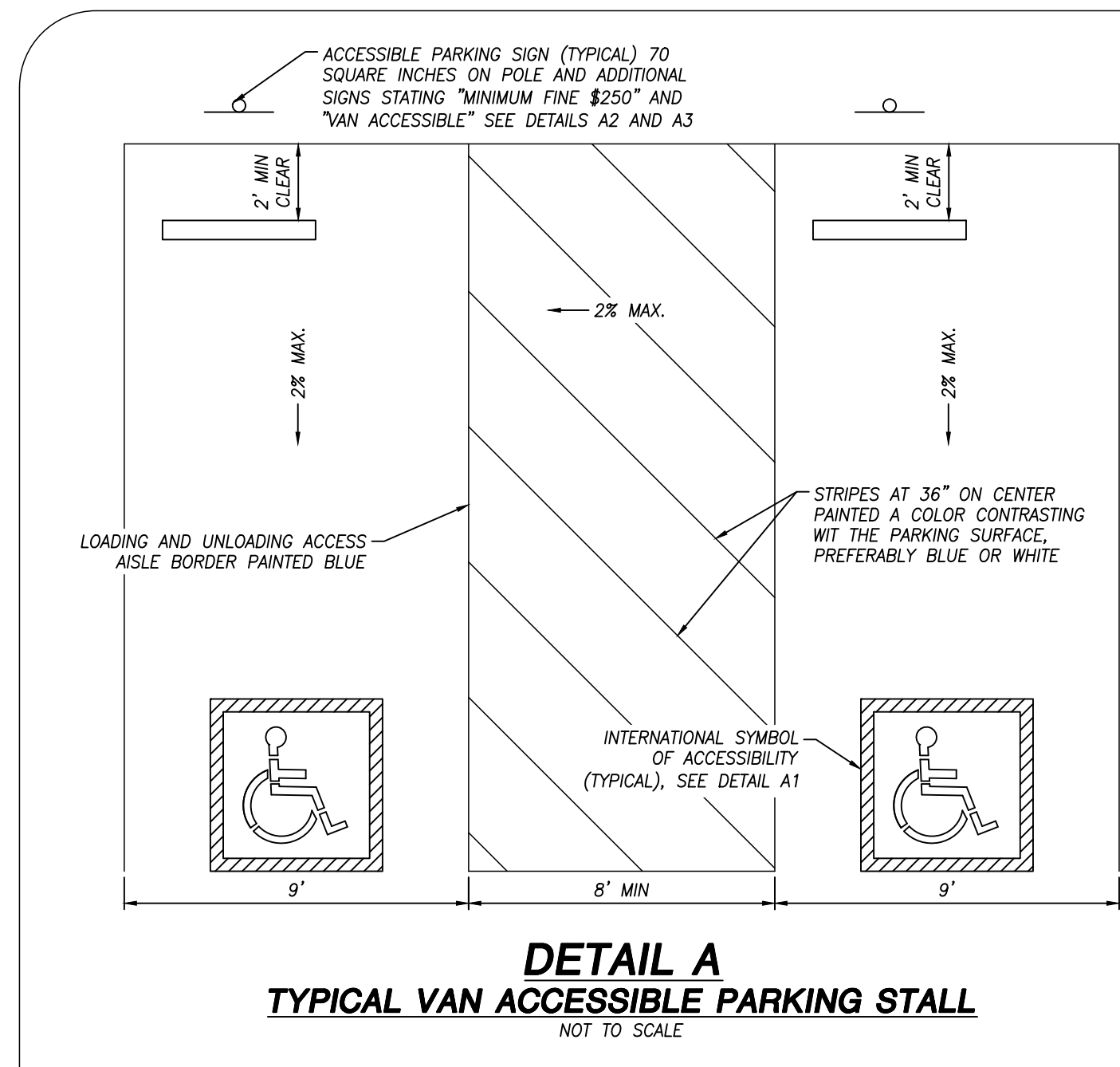
GENERAL NOTES:

- 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.
- REPAIR ALL DAMAGED AND/OR CUT-ORANGE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- 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 1-800-642-2444.
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY 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.
- 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 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 FMC 13-211.
- SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
- PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- DEDICATION REQUIREMENTS:
 - IF IT IS DETERMINED BY CONSTRUCTION MANAGEMENT THAT THE EXISTING SIDEWALK DOES NOT MEET THE 2% MAXIMUM CROSS SLOPE, THEN DEDICATE 2' OF PROPERTY FOR PUBLIC STREET PURPOSES TO ACCOMMODATE FOR THE REQUIRED 6" RESIDENTIAL CONCRETE SIDEWALK PER PUBLIC WORKS STANDARD P-52.
- CONSTRUCTION REQUIREMENTS:
 - REMOVE EXISTING DRIVEWAY APPROACHES NOT UTILIZED AS NOTED ON EXHIBIT "A", AND INSTALL SIDEWALK, CURB, GUTTER AND PAVING PER CITY OF FRESNO PUBLIC WORKS STANDARD DRAWINGS P-5 AND P-48 TO MATCH EXISTING STREET IMPROVEMENT LINE AND GRADE PER FRESNO MUNICIPAL CODE (FMC) 13-211.
 - CONSTRUCT DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARDS P-2 AND P-6, AS SHOWN ON THE SITE PLAN. CONSTRUCT PERMANENT PAVING AS NEEDED PER PUBLIC WORKS STANDARDS P-48.
 - IF IT IS DETERMINED BY CONSTRUCTION MANAGEMENT THAT THE EXISTING SIDEWALK DOES NOT MEET THE 2% MAXIMUM CROSS SLOPE, THEN REMOVE THE EXISTING COMMERCIAL SIDEWALK AND CONSTRUCT A 6" RESIDENTIAL SIDEWALK (5.5' FROM FACE OF CURB TO SIDEWALK, 6" SIDEWALK, 0.5' FROM BACK OF SIDEWALK TO RIGHT-OF-WAY) TO PUBLIC WORKS STANDARD P-5. PLANTING OF STREET TREE SHALL CONFORM TO THE MINIMUM SPACING GUIDELINES AS STATED IN THE STANDARD SPECIFICATION, SECTION 26-2.11(C). PRIOR TO DISTURBING THE EXISTING STREET TREES, COORDINATE WITH HILARY KIMBER, PARKS SUPERVISOR WITH PUBLIC WORKS, AT (559) 621-1345 OR AT HILARY.KIMBER@FRESNO.GOV.
 - PROVIDE A 12' VISIBILITY TRIANGLE WHERE ALL DRIVEWAYS MEET THE RIGHT-OF-WAY, PER FRESNO MUNICIPAL CODE (FMC) 15-2018B.

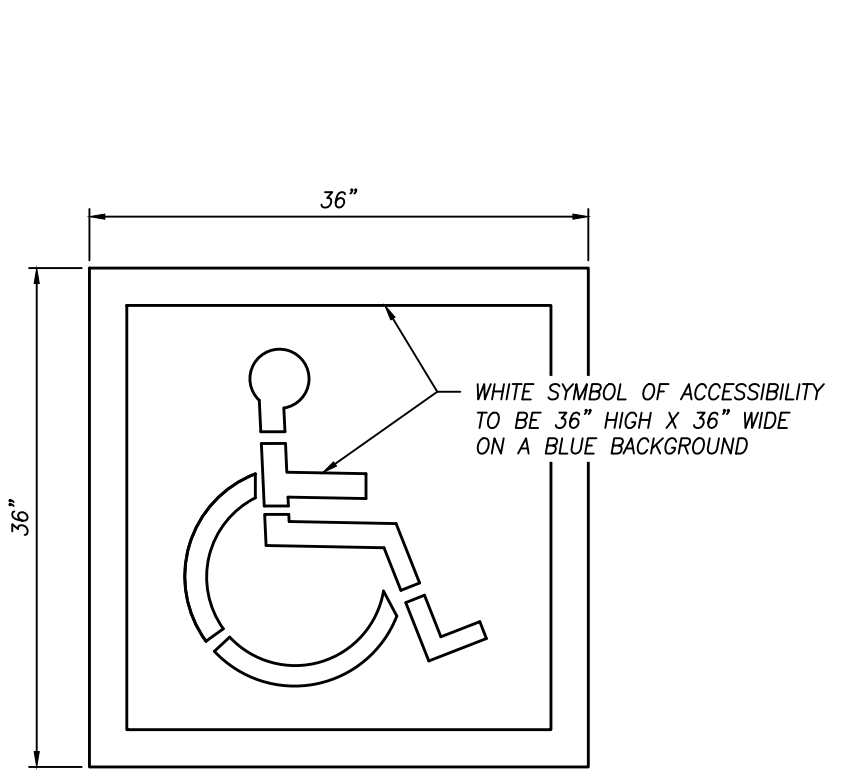


LEGEND:

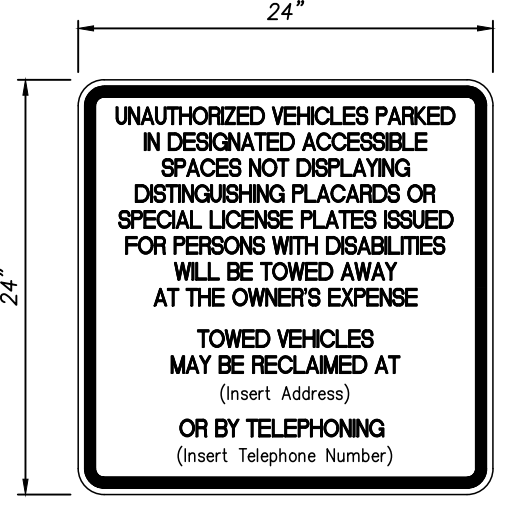
- CENTERLINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB
- PROPOSED RED CURB WITH "FIRE LANE NO PARKING" IN 3 INCH WHITE LETTERS EVERY 50 FEET
- EXISTING TREE WELL
- EXISTING PRIVATE WELL
- EXISTING STREETLIGHT
- PROPOSED STREETLIGHT PER SEPARATE PLAN
- PROPOSED DRAIN INLET
- EXISTING UTILITY BOX
- MANHOLE, AS SHOWN
- EXISTING FIRE HYDRANT
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY BAKMAN WATER COMPANY STANDARDS
- EXISTING BAKMAN WATER COMPANY MAIN, SIZE AS NOTED
- EXISTING SEWER MAIN, SIZE AS NOTED
- PROPOSED BAKMAN WATER COMPANY MAIN, SIZE AS NOTED
- PROPOSED SEWER MAIN, SIZE AS NOTED
- PROPOSED STORM DRAIN MAIN, SIZE AS NOTED
- PROPOSED FENCE
- PROPOSED WROUGHT IRON FENCE
- PROPOSED PATH OF TRAVEL, MINIMUM 4' WIDE
- PROPOSED WHEEL STOP
- EXISTING PAVEMENT
- PROPOSED ONSITE AC PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED BUILDING



DETAIL A
TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE



DETAIL A1
INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE



DETAIL A2
ACCESSIBILITY ENTRY SIGN
NOT TO SCALE



DETAIL A3
SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALE

- NOTES:
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - THE SIGN SHALL NOT BE LESS THAN 24" X 24" IN SIZE, WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT ABOVE.
 - THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
 - THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 - EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
 - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

- NOTES:
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - THE TOP FACE OF THE SIGN SHALL BE REFLECTORIZED, A MINIMUM OF 24" X 12" IN SIZE, AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND.
 - THE VAN ACCESSIBLE SPACE SHALL BE THE SOUTHERN STILL, AS INDICATED ON THE PLAN.
 - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

DETAIL A: ACCESSIBLE PARKING AND SIGNAGE

REVISIONS

NO.	DATE	BY	DESCRIPTION

TEF GROUP, INC.
930 COLORADO BLVD BUILDING 2
LOS ANGELES, CA 90041
(666) 673-8418

PEACH APARTMENTS
SITE PLAN

PROJECT NO.: 190392
DRAWN BY: AA
QA/QC BY: JLWK
SCALE: AS SHOWN
SHEET NO.: 1 of 2



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PROGRESS SET - NOT FOR CONSTRUCTION

CONSTRUCTION KEYNOTES

- 1 PROPOSED 6" HIGH CONCRETE CURB PER CITY STD P-9
- 2 PROPOSED AC PAVING PER CITY STD P-21, P-22, P-23
- 3 PROPOSED CURB AND GUTTER PER CITY STD P-5
- 4 PROPOSED PAINTED PARKING STALL STRIPING PER CITY OF FRESNO PARKING MANUAL, TYP
- 5 PROPOSED PAINTED DIRECTIONAL ARROWS, TYP
- 6 PROPOSED PAINTED CROSSWALK, MINIMUM 4' WIDE
- 7 PROPOSED ADA PARKING STALL PER DETAIL A, ON SHEET 2
- 8 PROPOSED WHEEL STOP, SEE DETAIL A, ON SHEET 2
- 9 PROPOSED PATH OF TRAVEL (5% MAX SLOPE WITH 2% MAX CROSS SLOPE)
- 10 PROPOSED CURB RAMP
- 11 PROPOSED TRASH ENCLOSURE PER CITY STD P-33, P-34, P-35
- 12 PROPOSED 6' HIGH WROUGHT IRON FENCE
- 13 PROPOSED 6' HIGH FENCE
- 14 PROPOSED PARKING LOT LIGHT
- 15 PROVIDE 12' VISIBILITY TRIANGLE AT DRIVEWAYS, TYP
- 16 PROPOSED LOCATION FOR ELECTRICAL VEHICLE STALLS AND EQUIPMENT
- 17 PROPOSED CALL BOX AT DRIVE ENTRANCE
- 18 PROPOSED MAILBOX
- 19 PROPOSED FIRE HYDRANT, PER BAKMAN WATER COMPANY STANDARDS
- 20 PROPOSED SIDEWALK DRAIN PER FMFCD STANDARDS
- 21 PROPOSED "NO PARKING" SIGNS
- 22 PROPOSED DRIVE APPROACH PER CITY STD P-2 AND P-6
- 23 PROPOSED GATE
- 24 PROPOSED "STOP" SIGN AND "RIGHT TURN ONLY" SIGN ON SAME POST

EXISTING SITE KEYNOTES

- 1 EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN
- 2 EXISTING PRIVATE WELL TO BE REMOVED PER CITY STD W-45
- 3 EXISTING TREE WELL TO BE REMOVED
- 4 EXISTING POLE TO BE REMOVED
- 5 EXISTING DRIVE APPROACH TO BE REMOVED
- 6 EXISTING MAILBOX TO BE REMOVED
- 7 EXISTING UTILITY BOX TO BE RELOCATED PER CONSTRUCTION PLANS
- 8 EXISTING TREE AND IRRIGATION SYSTEM TO REMAIN, TYP
- 9 EXISTING SIDEWALK TO REMAIN

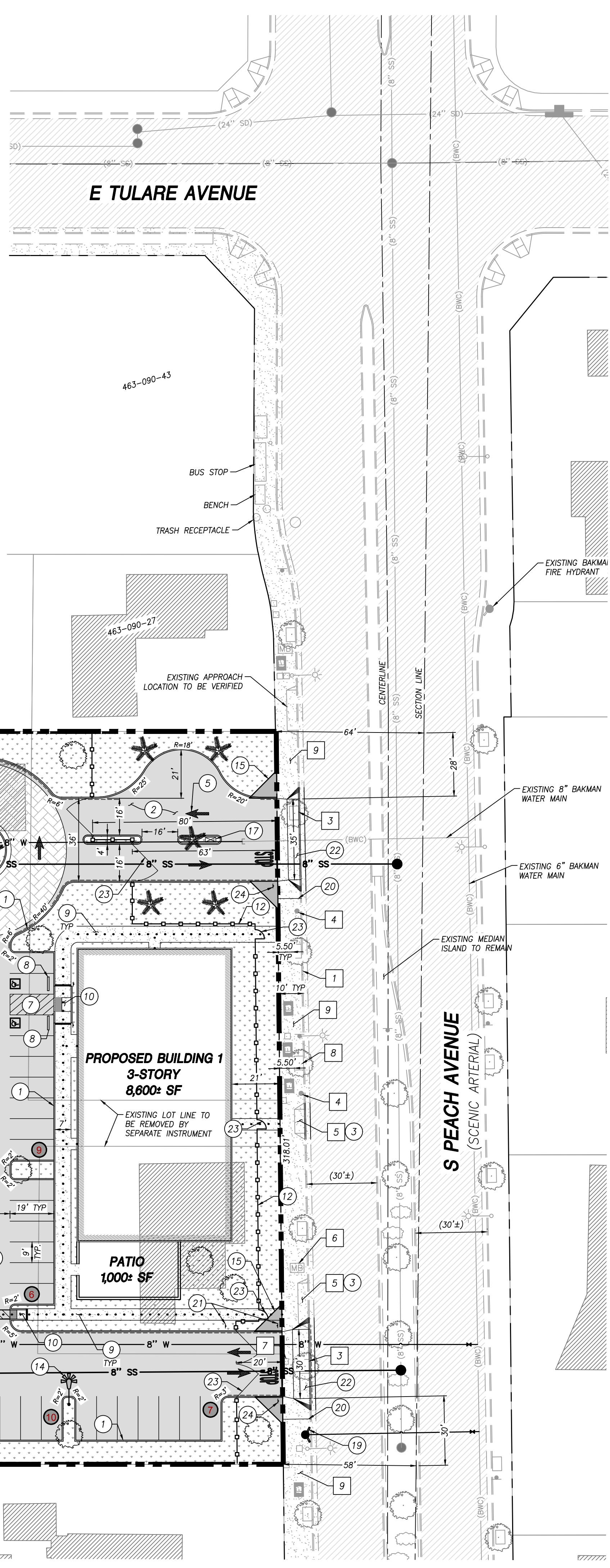
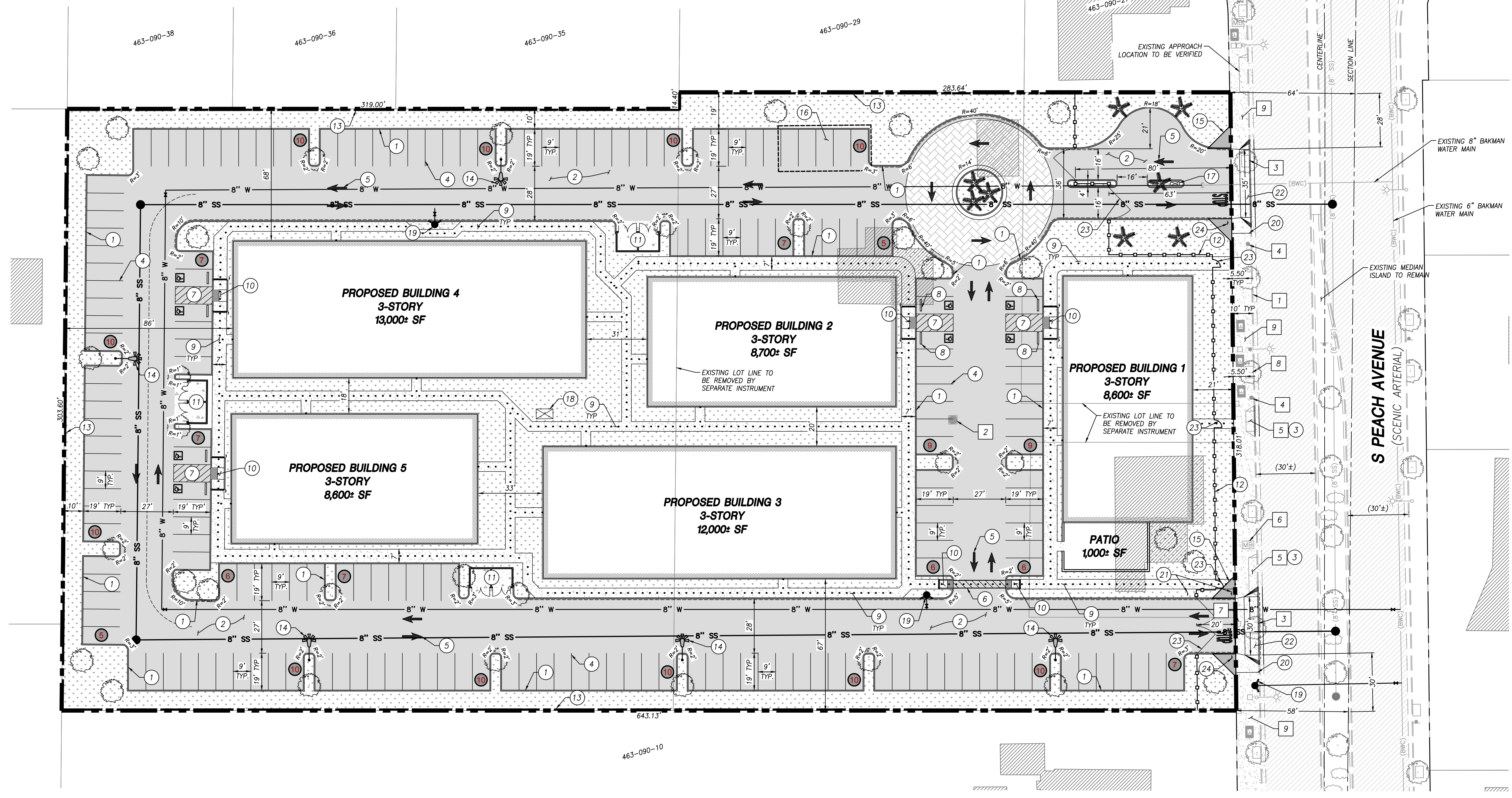
LEGAL DESCRIPTION

PARCEL 1:
ALL THAT PORTIONS OF LOT 41 OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EASTERLY LINE OF SAID LOT 41, WHICH SAID POINT IS 465.83 1/3RD FEET NORTH OF THE NORTHEASTERLY CORNER OF THE SOUTH FIVE ACRES OF SAID LOT 41; THENCE WEST A DISTANCE OF 145 FEET; THENCE NORTH A DISTANCE OF 90 FEET; THENCE EAST A DISTANCE OF 145 FEET; THENCE SOUTH 90 FEET TO THE POINT OF BEGINNING.
APN: 463-090-57

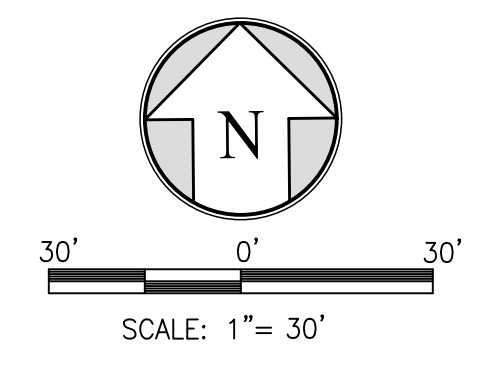
PARCEL 2:
ALL THAT PORTION OF LOT 41 OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT IN THE EASTERLY LINE OF LOT 41, EASTERBY RANCHO, AS PER MAP THEREOF RECORDED IN THE OFFICE OF THE FRESNO COUNTY RECORDER, WHICH SAID POINT IS 417 FEET, 10 INCHES NORTH OF THE NORTHEASTERLY CORNER OF THE SOUTH FIVE(5) ACRES OF LOT 41; THENCE WEST A DISTANCE OF 327 1/2 FEET, THENCE NORTH A DISTANCE OF 318 FEET, THENCE EAST 177.5 FEET, THENCE SOUTH 160 FEET, THENCE EAST 150 FEET, THENCE SOUTH 158 FEET TO THE POINT OF BEGINNING.
APN: 463-090-59

PARCEL 3:
ALL THAT PORTION OF LOT 41 OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 41, 575 FEET, 10 INCHES NORTH OF THE NORTHEAST CORNER OF THE SOUTH 5 ACRES OF SAID LOT; THENCE WEST 150 FEET; THENCE NORTH 160 FEET; THENCE EAST 150 FEET, TO A POINT ON THE EAST LINE OF SAID LOT; THENCE SOUTH 160 FEET TO THE POINT OF BEGINNING.
APN: 463-090-28

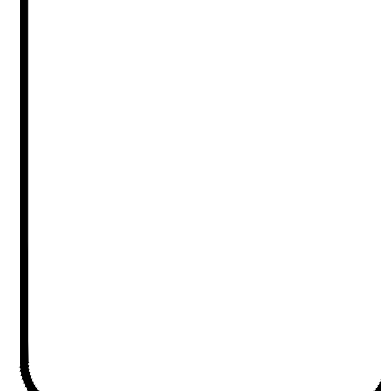
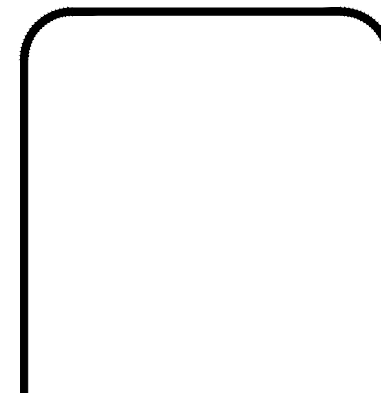
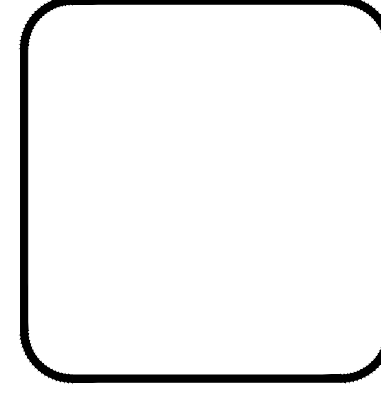
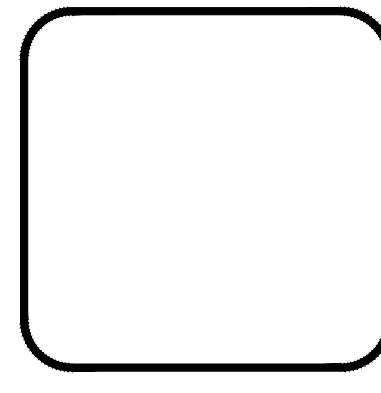
PARCEL 4:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
ALL THAT PORTION OF LOT 41 OF EASTERBY RANCHO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 6 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT, DISTANT 417'10" NORTH OF THE NORTHWEST CORNER OF THE SOUTH 5 ACRES OF SAID LOT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH 5 ACRES, 319 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 303 FEET, 6 INCHES; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTH 5 ACRES OF SAID LOT, 319 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH, ALONG THE WEST LINE, 303'6" TO THE POINT OF BEGINNING.
APN: 463-090-11



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REVISIONS	DATE	BY	DESCRIPTION



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TEF GROUP, INC.
830 COLORADO BLVD BUILDING 2
LOS ANGELES, CA 90041
(626) 673-8418

**PEACH APARTMENTS
SITE PLAN**

PROJECT NO.: 190392
DRAWN BY: AA
QA/QC BY: JLW/K
SCALE: AS SHOWN
SHEET NO.: 2 of 2

PROGRESS SET - NOT FOR CONSTRUCTION