

PROJECT

SCHEMATIC PLANS FOR:
WEST HERNDON AVENUE AND NORTH BRAWLEY AVENUE
FRESNO, CALIFORNIA 93711

STATUS

Current Release Date
11-14-25
Planning Submittal
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Plan Check Submittal
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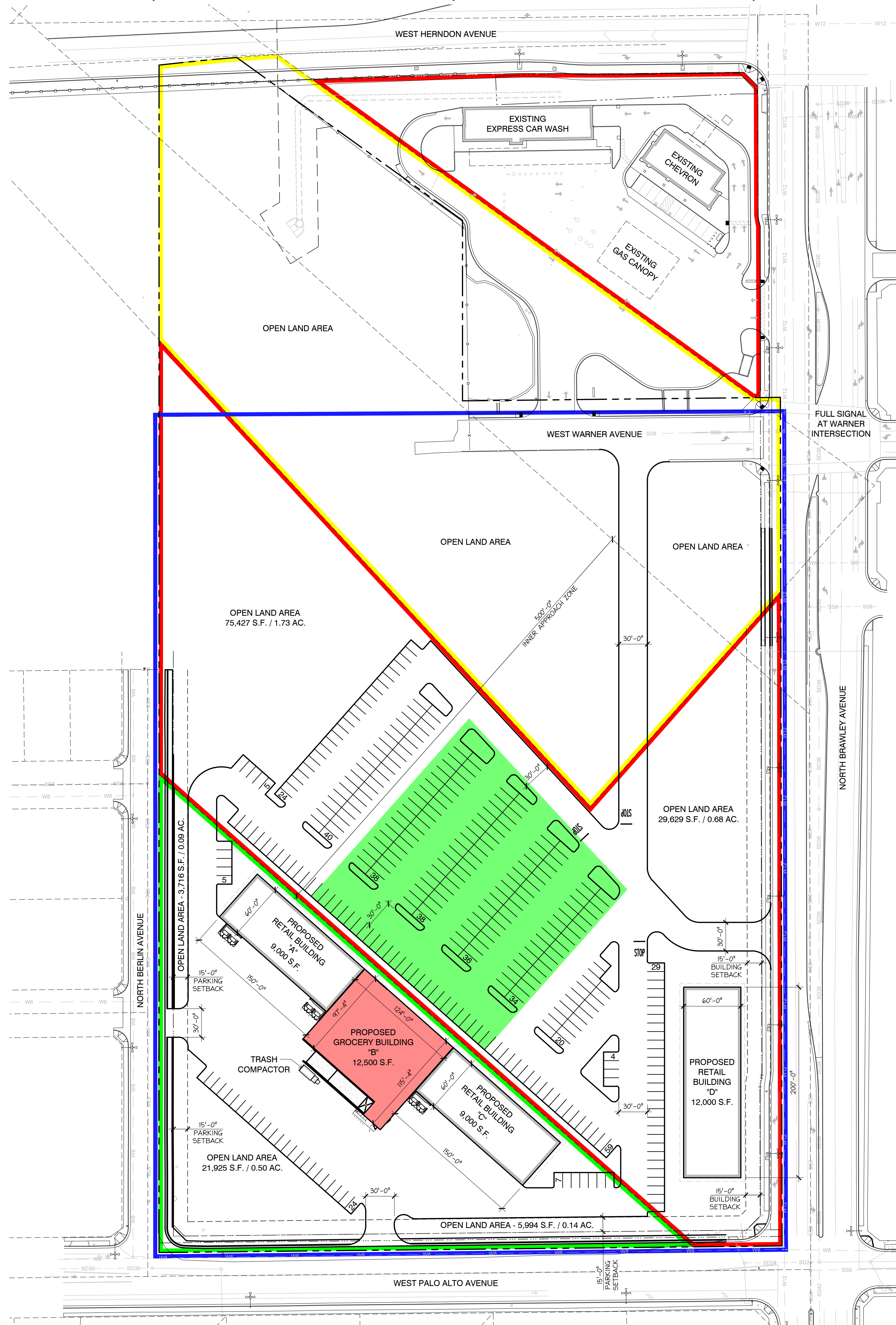
REVISIONS

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IDENTIFICATION

Scale
1" = 50'-0"
Project Coordinator
CHRIS WARD
Project No.
22-147
Sheet

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PROJECT DATA

PARCEL DATA	
A.P.N.:	507-030-485T
ZONING:	O+OS (OFFICE+OPEN SPACE)
CURRENT OVERALL PARCEL LAND AREA:	(15.53 ACRES) ±676,477 S.F.
PROPOSED RETAIL LAND AREA (RED ZONE):	(6.75 ACRES) ±294,039 S.F.
PROPOSED RETAIL LAND AREA (GREEN ZONE):	(3.23 ACRES) ±140,598 S.F.
PARKING DATA FOR RETAIL LAND AREA ONLY	
TOTAL REQUIRED VEHICLE PARKING STALLS REQUIRED BY ZONING ORDINANCE	
FOOD AND BEVERAGE SALES, GENERAL MARKET	
(1 PER 450 S.F. OF FLOOR AREA)	28
12,500 S.F. / 450 S.F.:	
RESTAURANT, FULL SERVICE	
(1 PER 150 S.F. OF FLOOR AREA)	100
15,000 S.F. / 150 S.F.:	
RETAIL SALES, ALL OTHER RETAIL SALES SUBCLASSIFICATIONS	
(1 PER 450 S.F. OF FLOOR AREA)	33
15,000 S.F. / 450 S.F.:	
TOTAL REQUIRED VEHICLE PARKING STALLS:	
161	
TOTAL PROVIDED VEHICLE PARKING STALLS	
363	
TOTAL PROVIDED VEHICLE PARKING STALLS:	
RATIO OF PARKING SPACES TO FLOOR AREA:	8.54 SPACES PER 1,000 S.F.

VICINITY MAP

