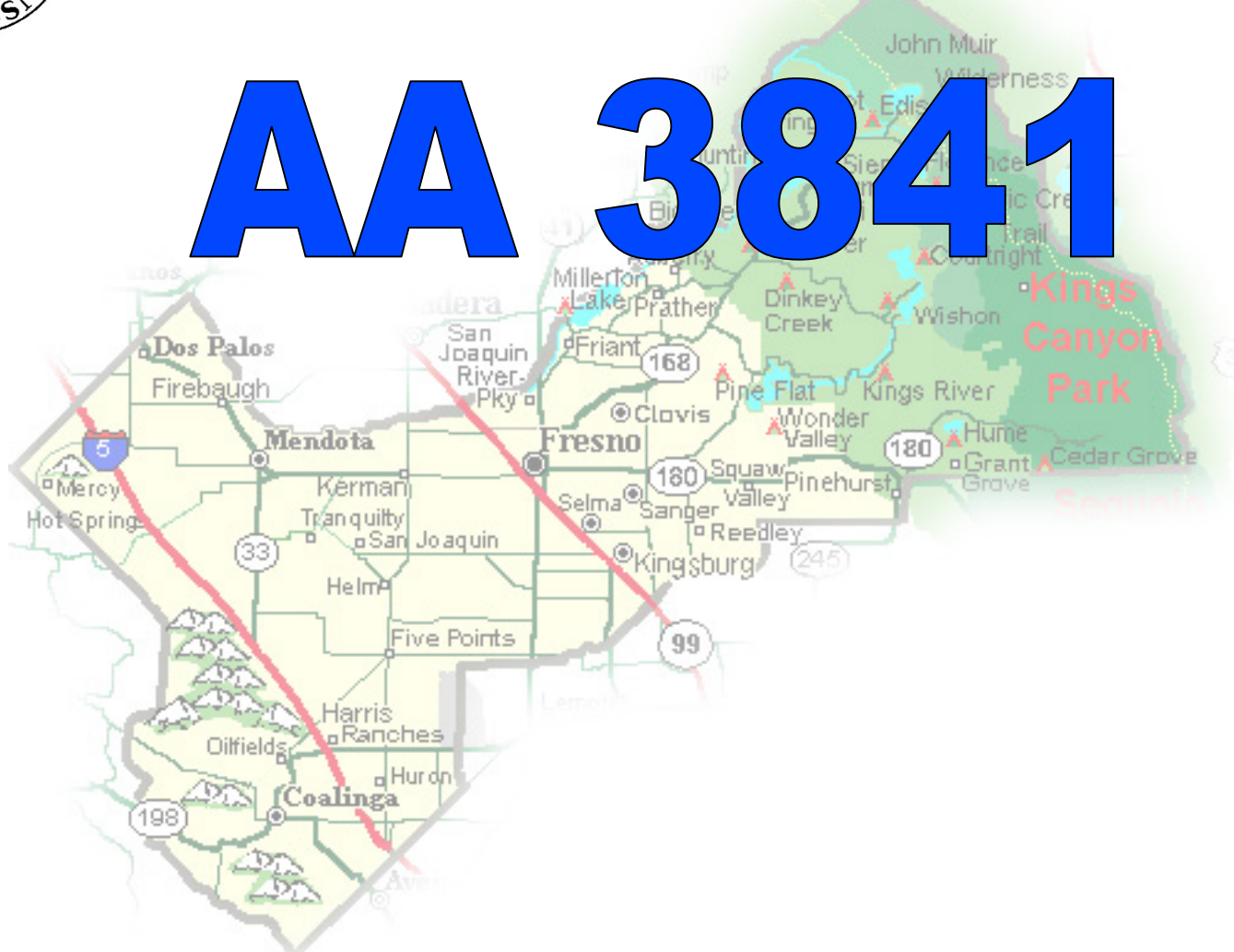




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**

**AA 3841**



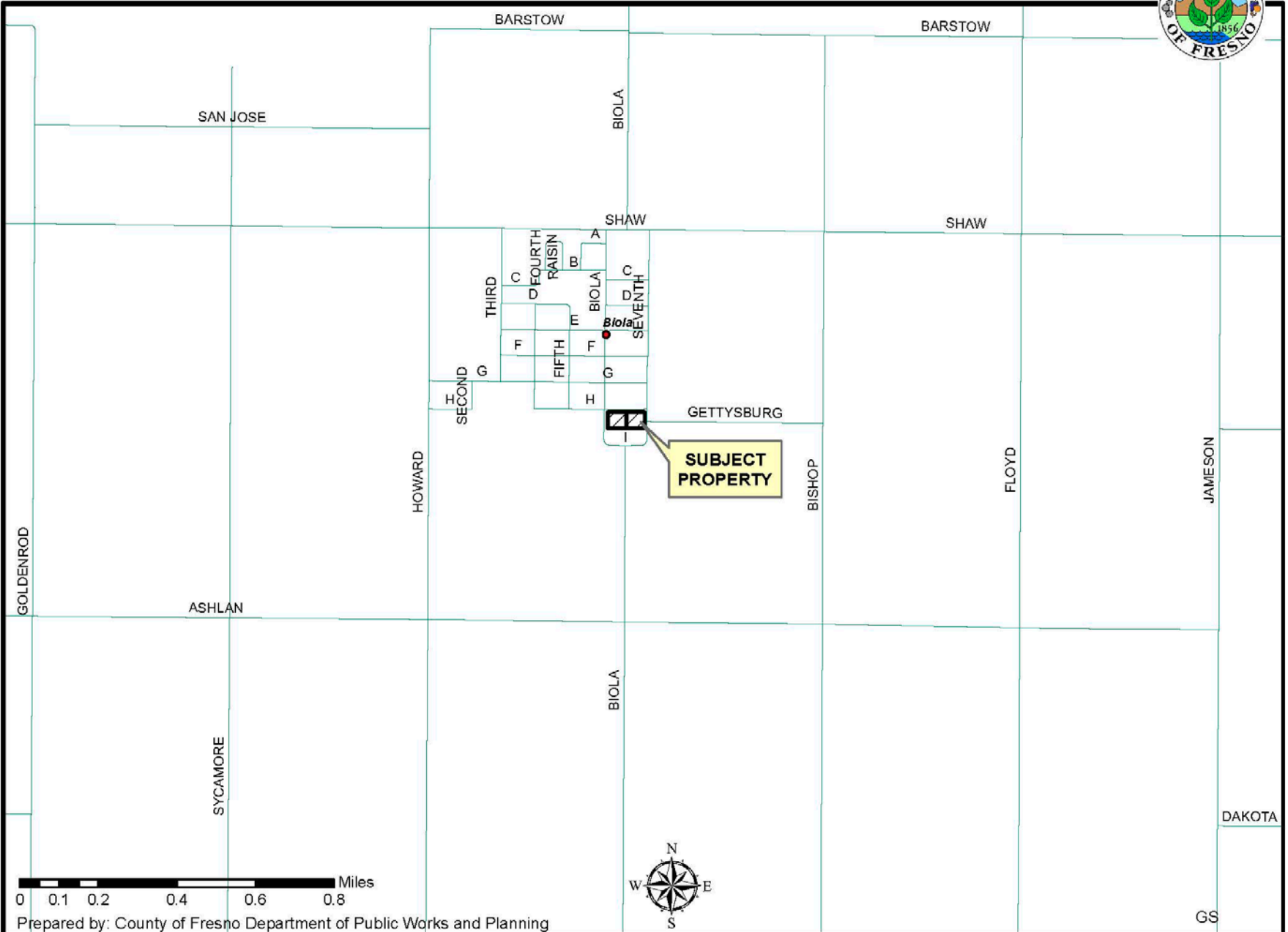


N. Boca Ave

W.I. Ave

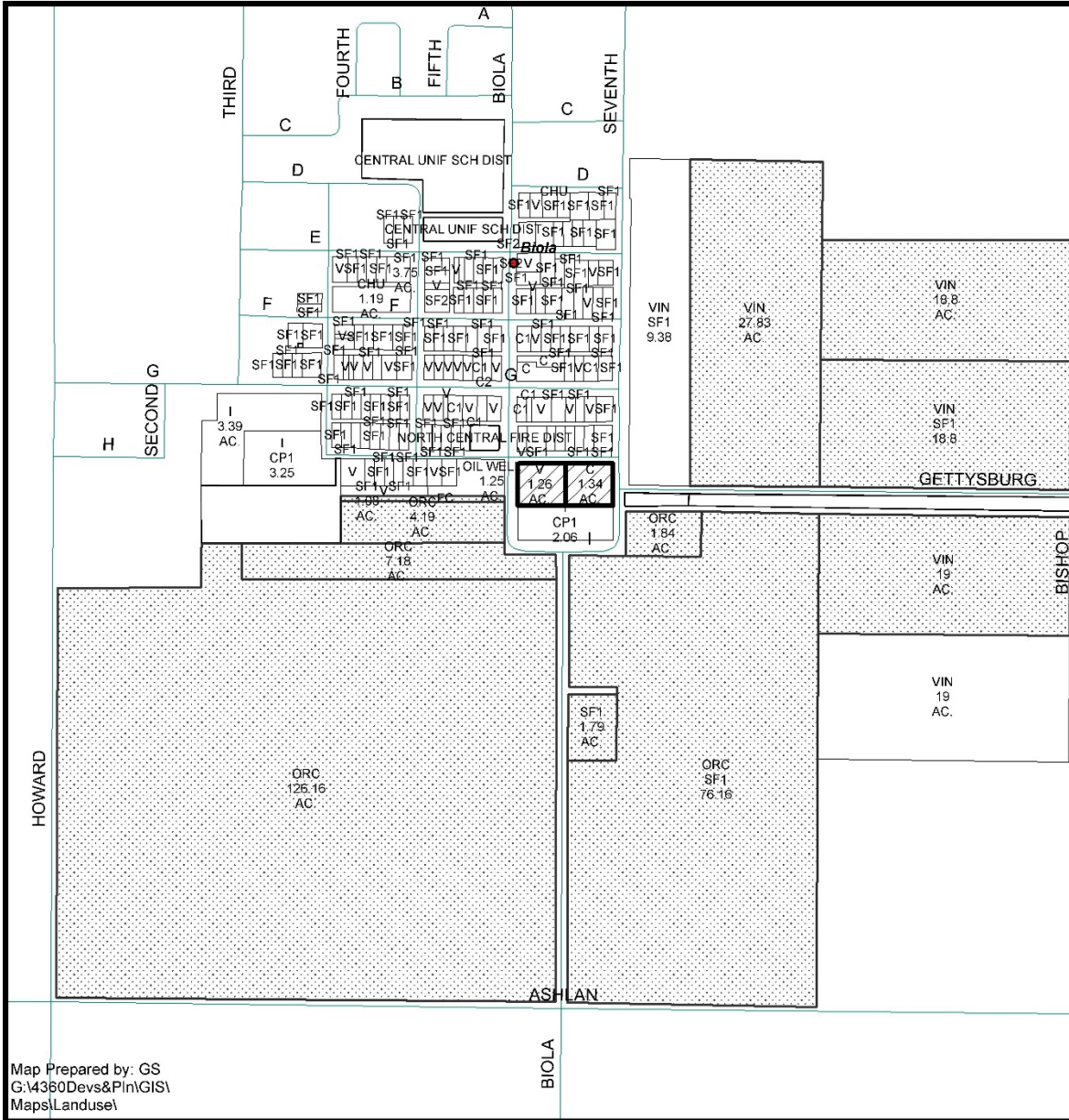
North Ave

# LOCATION MAP



0 0.1 0.2 0.4 0.6 0.8 Miles

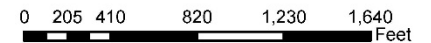
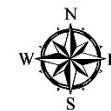
# EXISTING LAND USE MAP



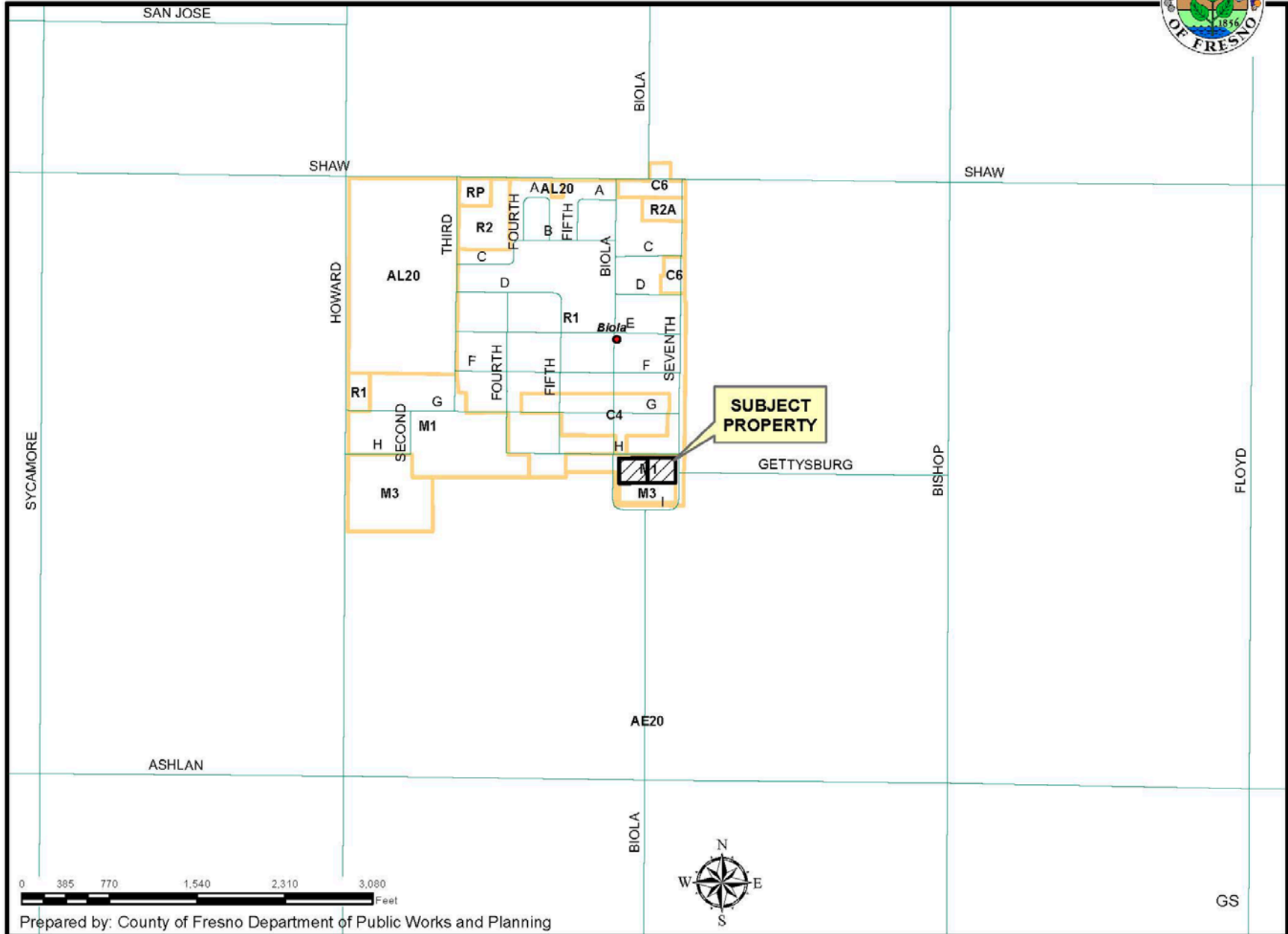
LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
C#	- COMMERCIAL
CHU	- CHURCH
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

LEGEND:

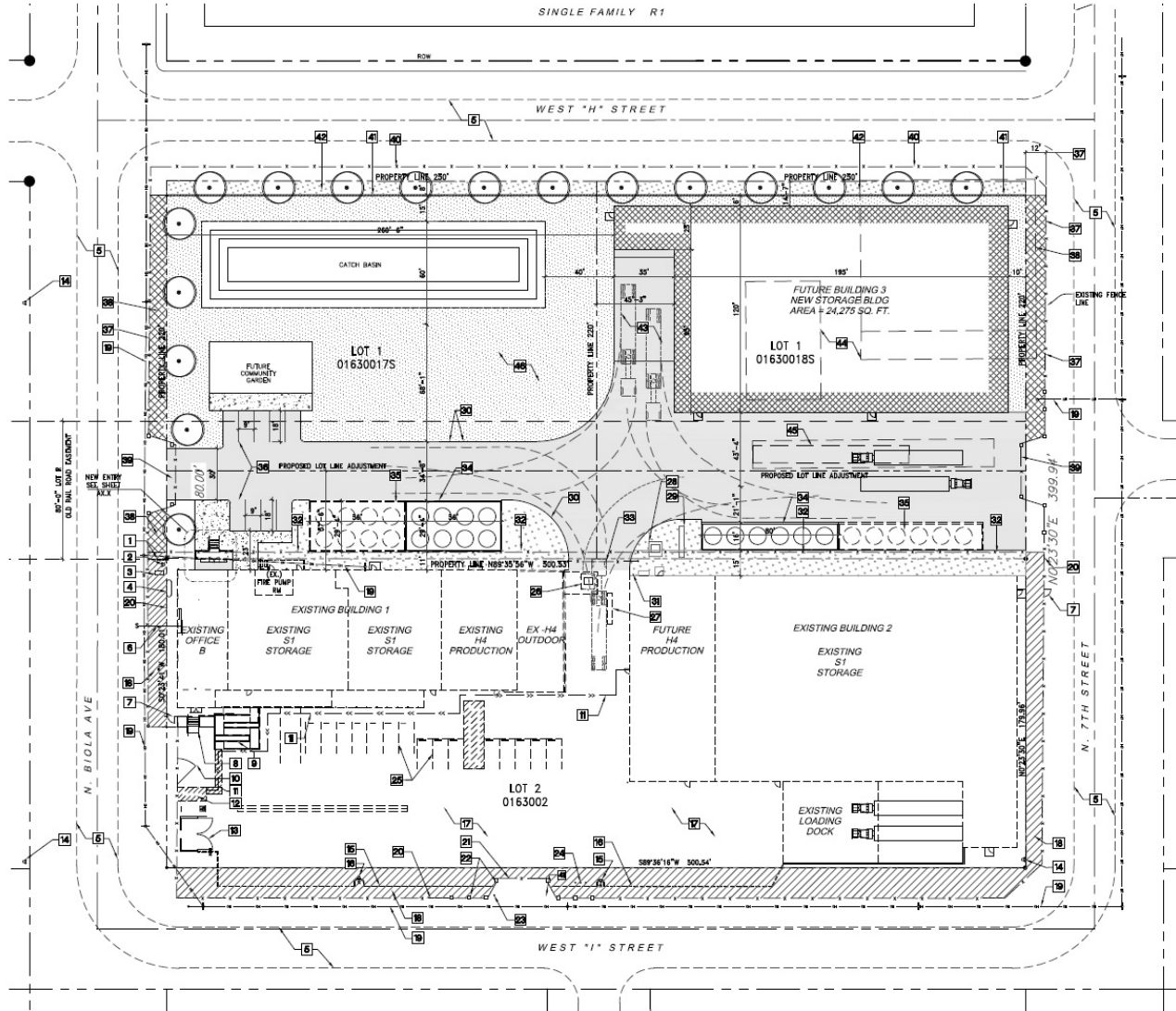
- Subject Property
- Ag Contract Land



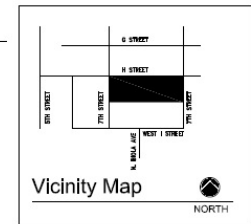
# EXISTING ZONING MAP



SINGLE FAMILY R1



**SITE PLAN**



KEYNOTES		PROJECT DATA	
No.	Description	APPLICANT:	HUTRAG
1	EXISTING BACKFLOW DEVICE	ADDRESS:	4460 BIOLA AVE BIOLA, CA 93326
2	EXISTING FIRE DEPARTMENT CONNECTION SEE ADJ. GENERAL FIRE NOTES THIS SHEET	<b>APN / ZONING</b>	
3	EXISTING WATER METER	APN:	01630017S
4	EXISTING ABOVE GROUND PROPANE TANK	ZONING:	M-1 (LIGHT MANUFACTURING)
5	EDGE OF EXISTING PAVING	PROPOSED ZONING:	M3C (HEAVY INDUSTRIAL)
6	EXISTING 4" SEWER	APN:	01630018S
7	EXISTING 4 FOOT WIDE WROUGHT IRON GATE WITH BARS FOR FIRE DEPARTMENT ACCESS	ZONING:	M-1 (LIGHT MANUFACTURING)
8	EXISTING STAIRS WITH HANDRAILS	PROPOSED ZONING:	M3C (HEAVY INDUSTRIAL)
9	EXISTING BASED WALK 1:20 SLOPE MAX WITH GUARDRAILS WHERE REQUIRED	APN:	01630020
10	EXISTING 15" WIDE CHAIN LINK GATE	ZONING:	M3C (HEAVY INDUSTRIAL)
11	EXISTING PATH OF TRAVEL	<b>Site Area</b>	
12	EXISTING ACCESSIBLE PARKING AND LOADING ATLE - 00 TO VISIT STALL, ASHLE & SIGNAGE MEET CURRENT CODE & COUNTY REQUIREMENTS	APN:	01630092 = AREA 90,091 SQ. FT. (2.06 AC)
13	EXISTING TRASH ENCLOSURE WITH CHAIN LINK FENCE	APN:	01630017S = AREA 35,067 SQ. FT. (1.26 AC)
14	EXISTING 6" FIBERGLASS	APN:	01630018S = AREA 35,064 SQ. FT. (1.26 AC)
15	EXISTING 6" CONCRETE CURB	<b>Const Type</b>	
16	EXISTING SITE LIGHTING DUAL	CONST. TYPE V-B	SPRINKLED YES
17	EXISTING CONCRETE PAVING	<b>Building Areas / Occupancy</b>	
18	HATCHED AREA INDICATES PROPOSED ROW ABANDONMENT SUBMITTED IN MAY 2019 WITH COUNTY OF FRESNO	EXISTING BUILDING 1 AREA:	
19	EXISTING OVERHEAD POWER LINES	EXISTING OCCUPANCY B	= 2,271 SF
20	EXISTING 6" HIGH CHAIN LINK FENCE WITH BARBED WIRE	EXISTING NEW ENTRY	= 113 SF
21	EXISTING 28" WIDE VEHICULAR MOTORIZED SLIDING GATE	EXISTING OCCUPANCY S-1	= 6,742 SF
22	EXISTING 6" HIGH WROUGHT IRON FENCE WITH 2" SQ. PLASTER AT SIDE ENTRY	EXISTING INTERIOR OCCUPANCY B+C	= 14,188 SF
23	EXISTING ENTRY KEY PAD	TOTAL AREA BUILDING 1	= 14,188 SF
24	EXISTING FLAG POLES	EXISTING EXTERIOR OCCUPANCY H-4	= 1,515 SF
25	EXISTING PARKING STALLS	EXISTING BUILDING 2 AREA:	
26	EXISTING TRANSFORMER ON CONCRETE PAD WITH BALLASTS TO BE RELOCATED	PROPOSED OCCUPANCY S-1	= 22,715 SF
27	EXISTING PROpane TANK REMOVED	ACCESSORY B OCCUPANCY	= 605 SF
28	TRANSFORMER RELOCATED ON CONCRETE PAD WITH BALLASTS	TOTAL AREA BUILDING 2	= 23,316 SF
29	NEW PROpane TANK	FUTURE BUILDING 3 AREA:	
30	NEW 6" CONCRETE CURB, TYP.	PROPOSED OCCUPANCY S-1	= 24,275 SF
31	EXISTING 8" FIBERGLASS RISER	<b>Parking Provision</b>	
32	EXISTING CHAIN LINK FENCE TO BE REMOVED	EXISTING STALLS:	
33	NEW WROUGHT IRON MOTORIZED SLIDING VEHICULAR GATE	STANDARD PARKING STALLS	= 10 STALLS
34	NEW OUTDOOR CONTAINMENT CMU BLOCK WALLS MIN 48" HIGH - H4 OCCUPANCY	ACCESSIBLE STALL	= 1 STALLS
35	NEW OUTDOOR CONTAINMENT CMU BLOCK WALLS MIN 48" HIGH - H4 OCCUPANCY	TOTAL PARKING COUNT	= 16 STALLS
36	NEW PARKING STALLS 8'x16' min	LOADING ZONE	= 1 STALL
37	REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH NEW 7 FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE	<b>Code Analysis</b>	
38	HATCHED AREA INDICATES PROPOSED ROW ABANDONMENT SUBMITTED BY CIVIL ENGINEER	PROPOSED:	
39	NEW WROUGHT IRON MOTORIZED SLIDING VEHICULAR GATE 7' 2" SQ. CMU PLASTER	S1 OCCUPANCY AREA:	
40	EXISTING CHAIN LINK FENCE TO BE REMOVED	CONST. TYPE V-B	SPRINKLED
41	NEW 7'-4" TALL CMU BLOCK WALL WITH 12" WROUGHT IRON SPEAR POTS AT TOP	TABLE S0A.2	BASE ALLOWABLE HEIGHT: 80 FEET
42	DROUGHT TOLERANT LANDSCAPING WITH TREES EVERY 40' ON CENTER	TABLE S0A.4	BASE ALLOWABLE STORY: 3-5 STORY
43	FUTURE LOADING DOCK AREA	TABLE S0A.2	BASE ALLOWABLE AREA: 24,000 SQ. FT. (8)
44	EXISTING CONCRETE PAVES FROM OLD BLDGS TO BE REMOVED	PROPOSED:	
45	EXISTING TRUCK WASH STATION TO BE REPAIRED AND PUT IN USE	H4 OCCUPANCY AREA:	
46	PROPOSED GRAVEL AREA	CONST. TYPE V-B	SPRINKLED
		TABLE S0A.2	BASE ALLOWABLE HEIGHT: 80 FEET
		TABLE S0A.4	BASE ALLOWABLE STORY: 3-5 STORY
		TABLE S0A.2	BASE ALLOWABLE AREA: 24,000 SQ. FT. (8)

- FIRE NOTES:**
1. FIRE HOSE PULL AND EQUIPMENT ACCESS IS AN UNOBSTRUCTED WALKWAY WHICH PROVIDES CONTINUOUS ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNOBSTRUCTED 36 INCH HORIZONTAL CLEARANCE AROUND OPENINGS AND CONTINUOUS 7 FOOT VERTICAL CLEARANCE. (FD DEVELOPMENT POLICY 403.002)
  2. REQUIRED WALKING ACCESS SHALL BE DESIGNED TO PREVENT SHARP TURNS AND OBSTACLES WHICH WOULD HINDER THE CARRYING OF HOSES, GROUND LADDERS AND OTHER HAND HELD EQUIPMENT.
  3. ALL GATES ACROSS FIRE HOSE AND EQUIPMENT ACCESS POINTS SHALL BE A MINIMUM OF 4 FOOT WIDTH
  4. ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS GATES SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS. (BEST PARADOCK MODEL 218700 SERIES) A PROX PARADOCK MAY NOT BE USED. POLICE/FIRE BYPASS LOCKS CAN BE PURCHASED ONLY THROUGH SERVA LOCK, 8 GLASS, 1560 N PALM AVENUE, FRESNO 93703
  5. FIRE HOSES AND ACCESS BOARDS SHALL BE INSTALLED, TESTED AND APPROVED AND APPROVED SHALL BE MAINTAINED SERVICABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4-8 INCH OUTLET SHALL FACE THE ACCESS LANE.
  6. CONTRACTOR SHALL SUBMIT PLANS TO AND OBTAIN PERMIT FROM FIRE PREVENTION DIVISION FOR INSTALLATION OF THE ABOVE GROUND TANKS IN THE NEW CONTAINMENT AREA PRIOR TO INSTALLATION. SUBMITTALS SHALL INCLUDE CUT SHEETS/LISTINGS FOR PROPOSED TANKS AND CALCULATIONS FOR THE CONTAINMENT AREA.



1915 Carolina Ave.  
Clovis, CA 95311  
Ph: 569, 593,9692

**NUTRI AG**  
4460 N. Biola Ave.  
Biola, CA 93606



Date: 01.23.20  
Drawn By: Susan Jones  
Project # 19093

Proposed Site Plan

Revisions  
 ▲ xxx  
 △ xxx

SHEET No.  
**A1.0**