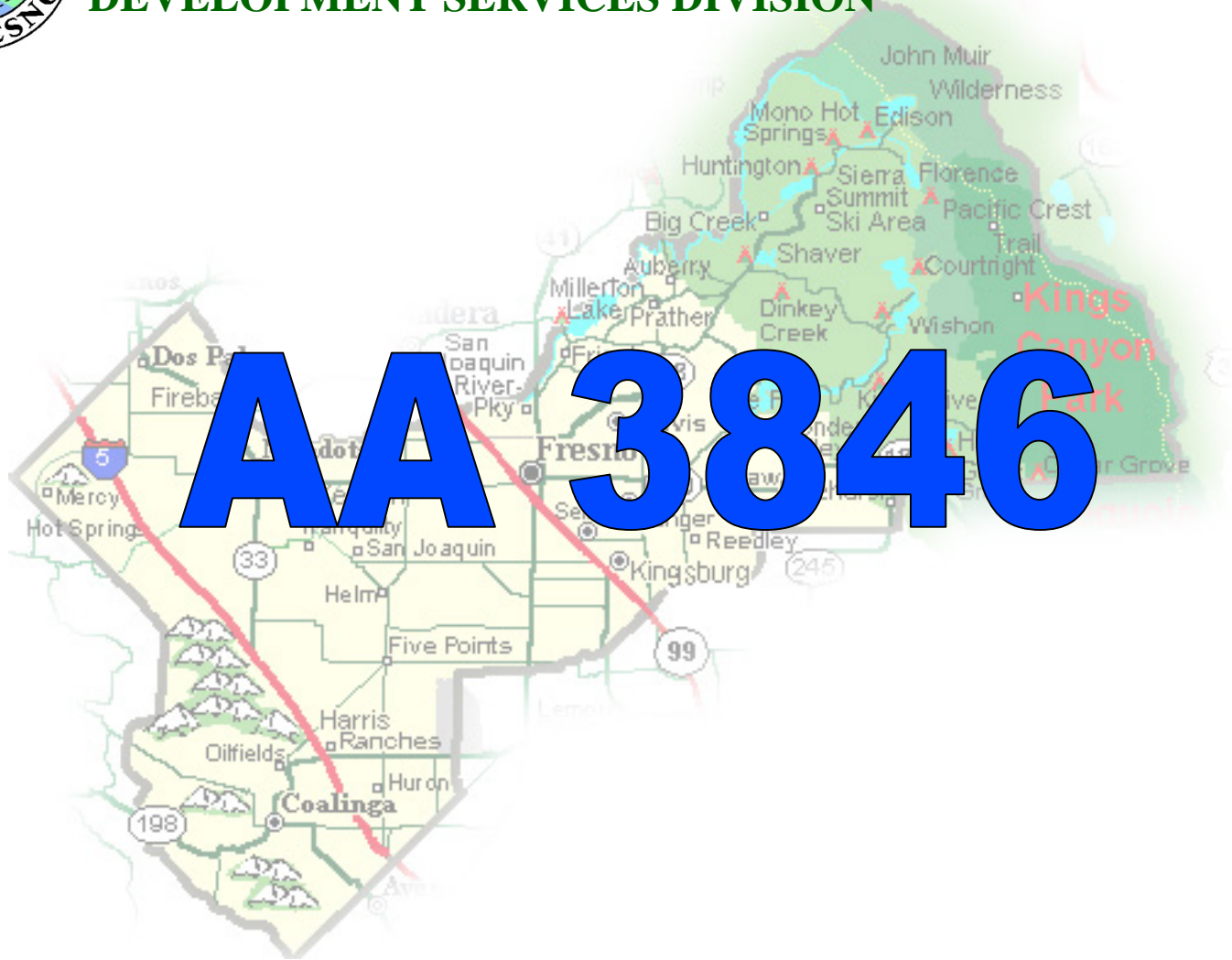
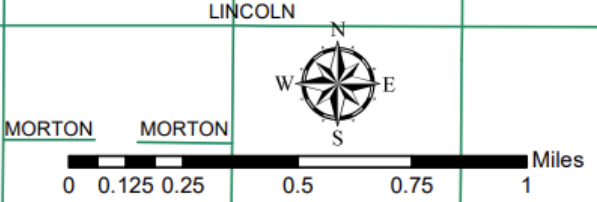
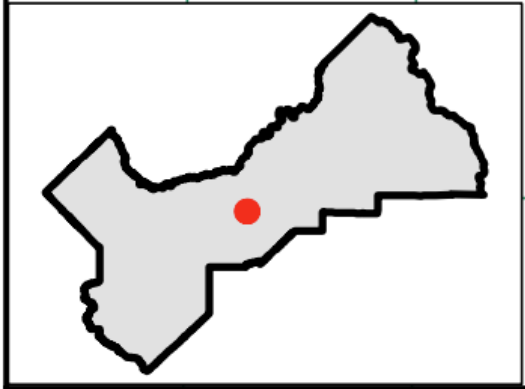
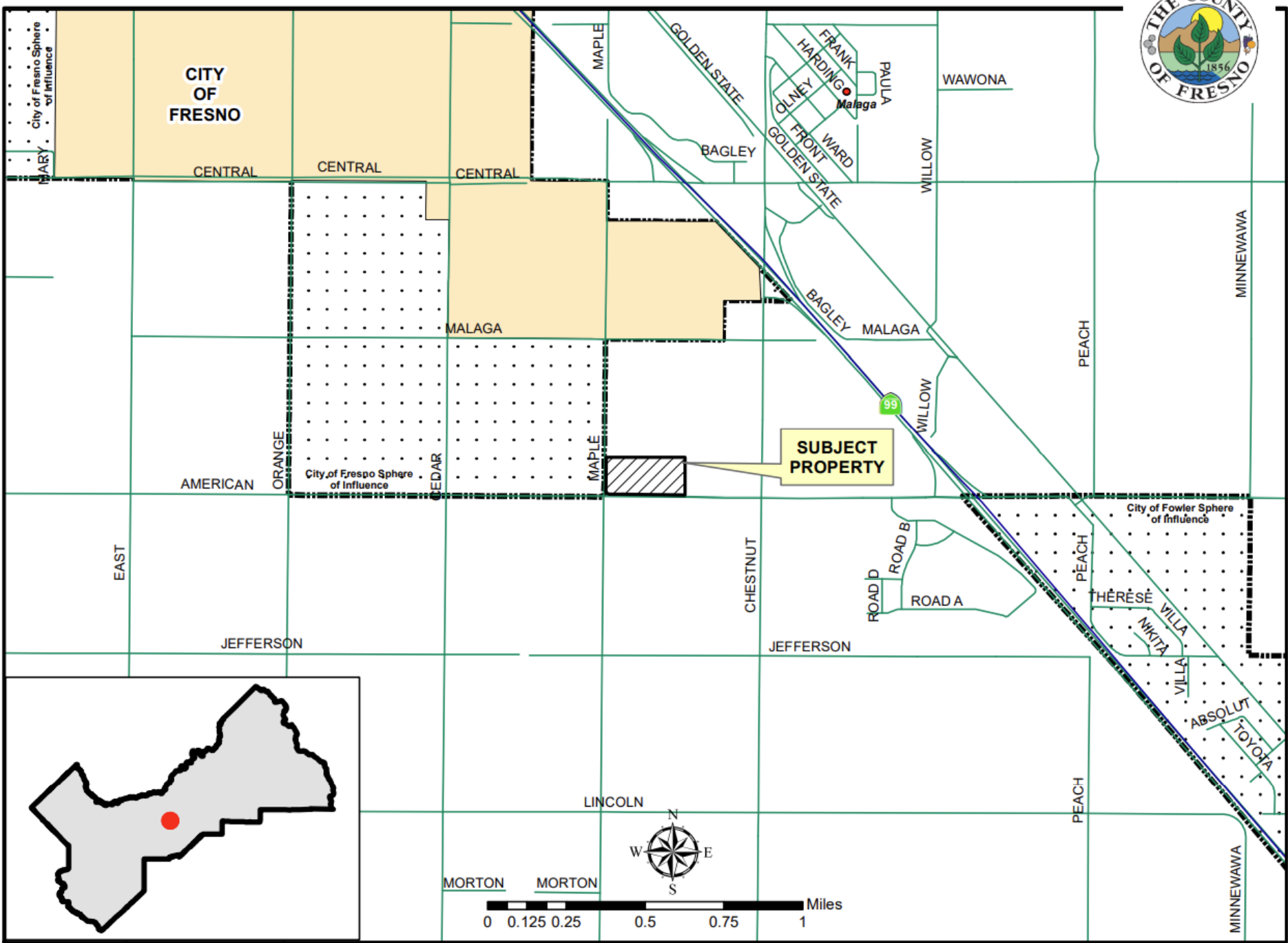




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



# LOCATION MAP

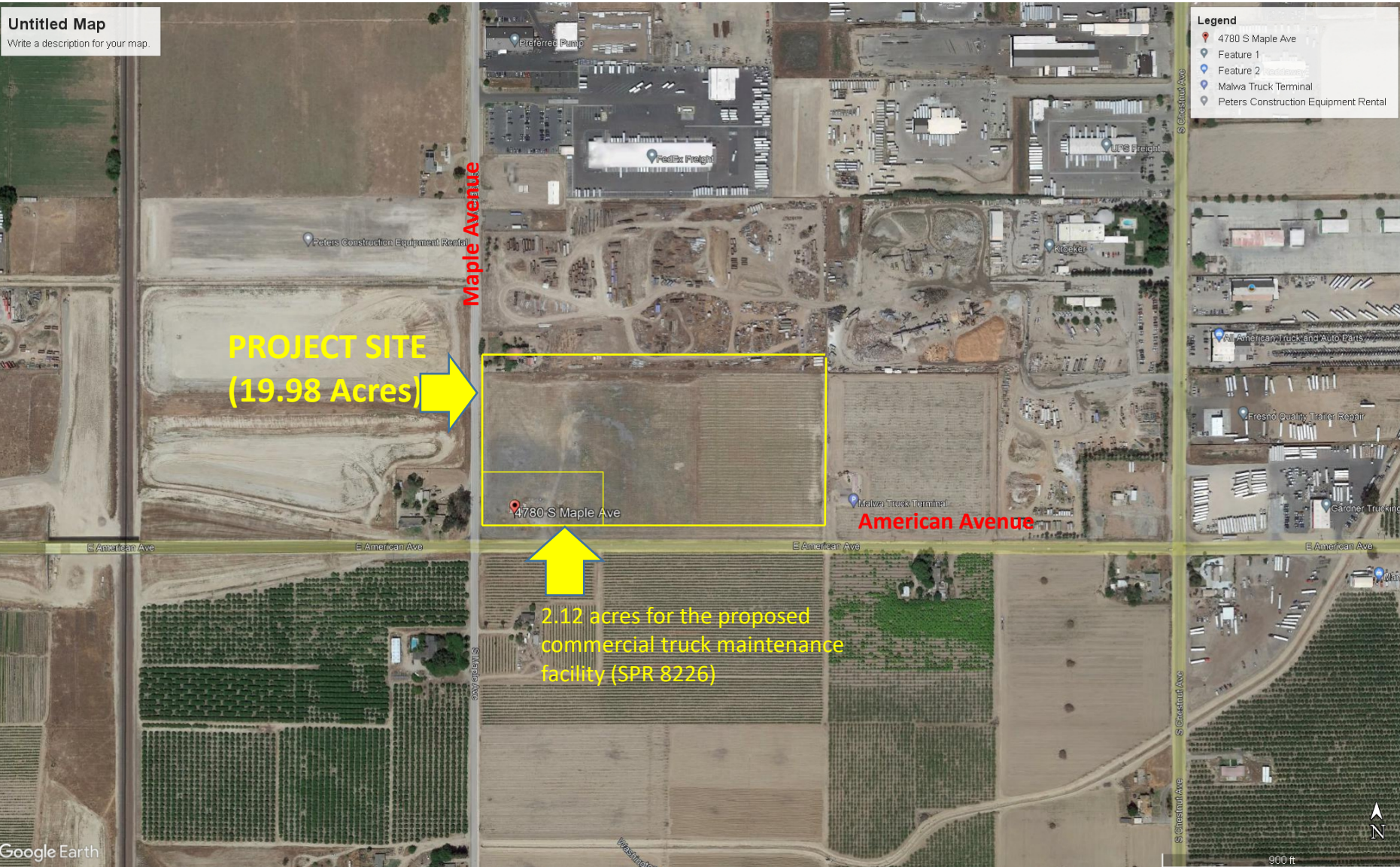


Untitled Map

Write a description for your map.

Legend

- 4780 S Maple Ave
- Feature 1
- Feature 2
- Malwa Truck Terminal
- Peters Construction Equipment Rental



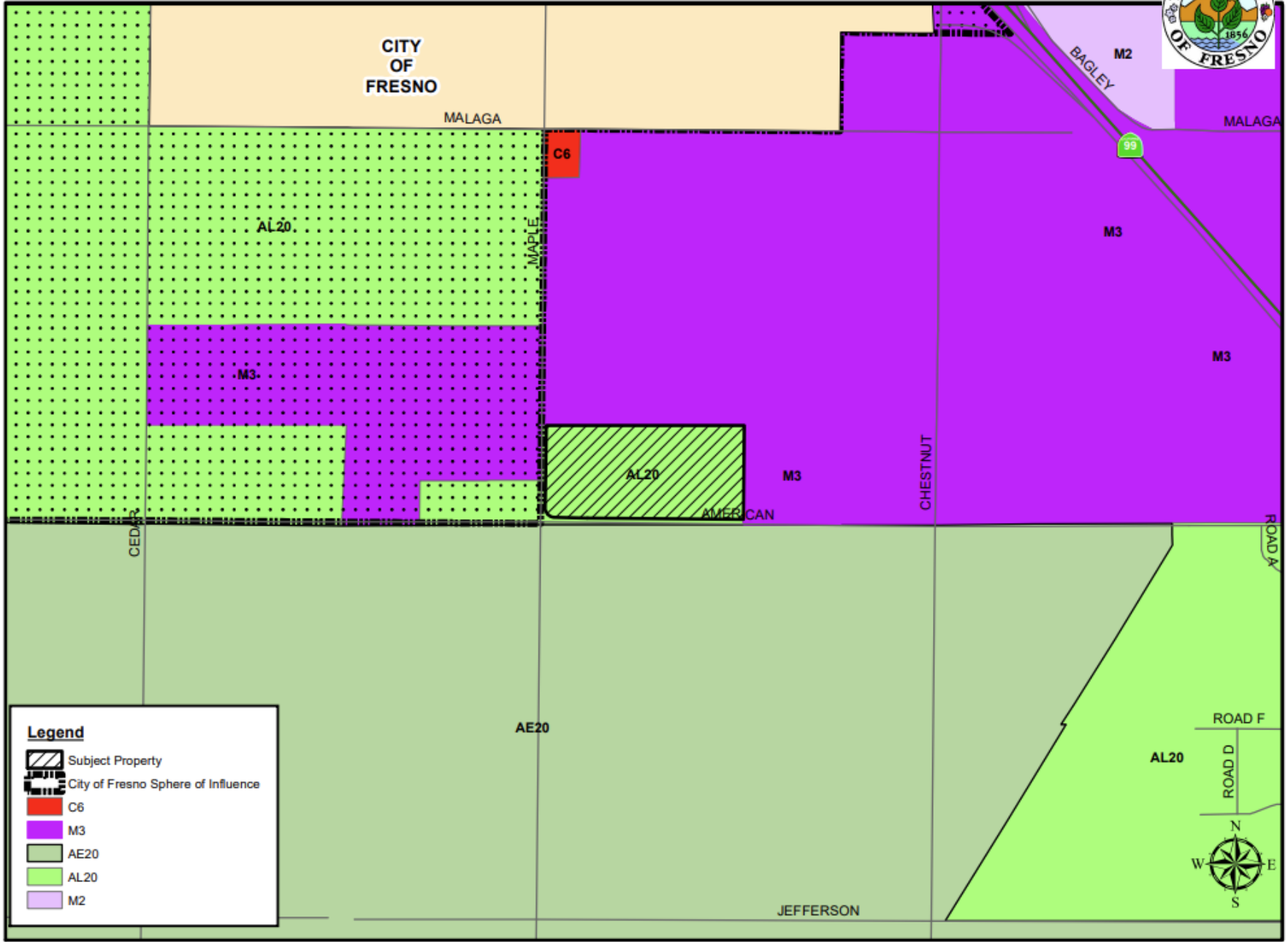
PROJECT SITE  
(19.98 Acres)

2.12 acres for the proposed  
commercial truck maintenance  
facility (SPR 8226)

4780 S Maple Ave

Malwa Truck Terminal

# EXISTING ZONING MAP



**Legend**

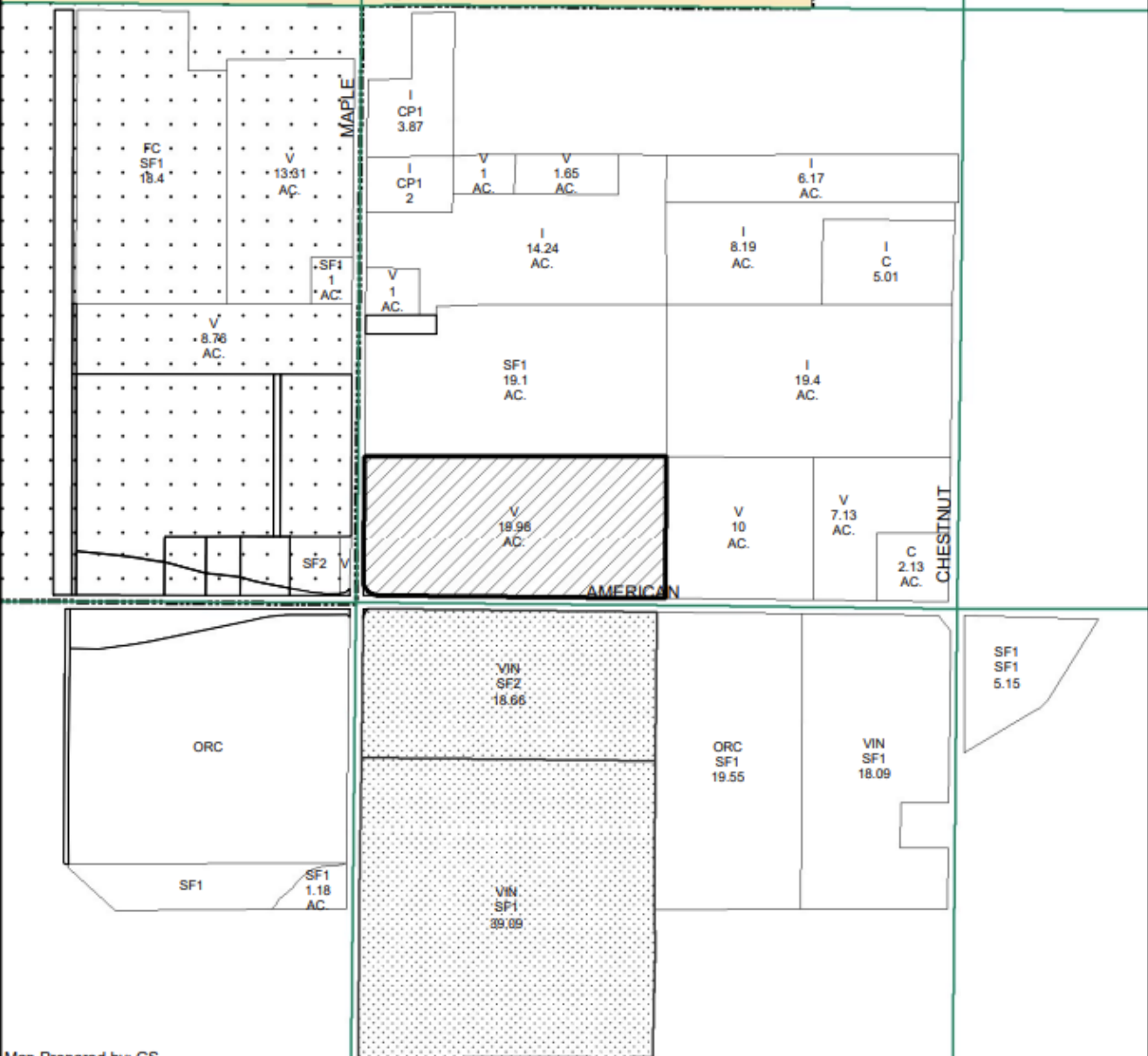
- Subject Property
- City of Fresno Sphere of Influence
- C6
- M3
- AE20
- AL20
- M2



# EXISTING LAND USE MAP






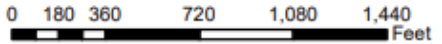
MALAGA CITY OF FRESNO



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

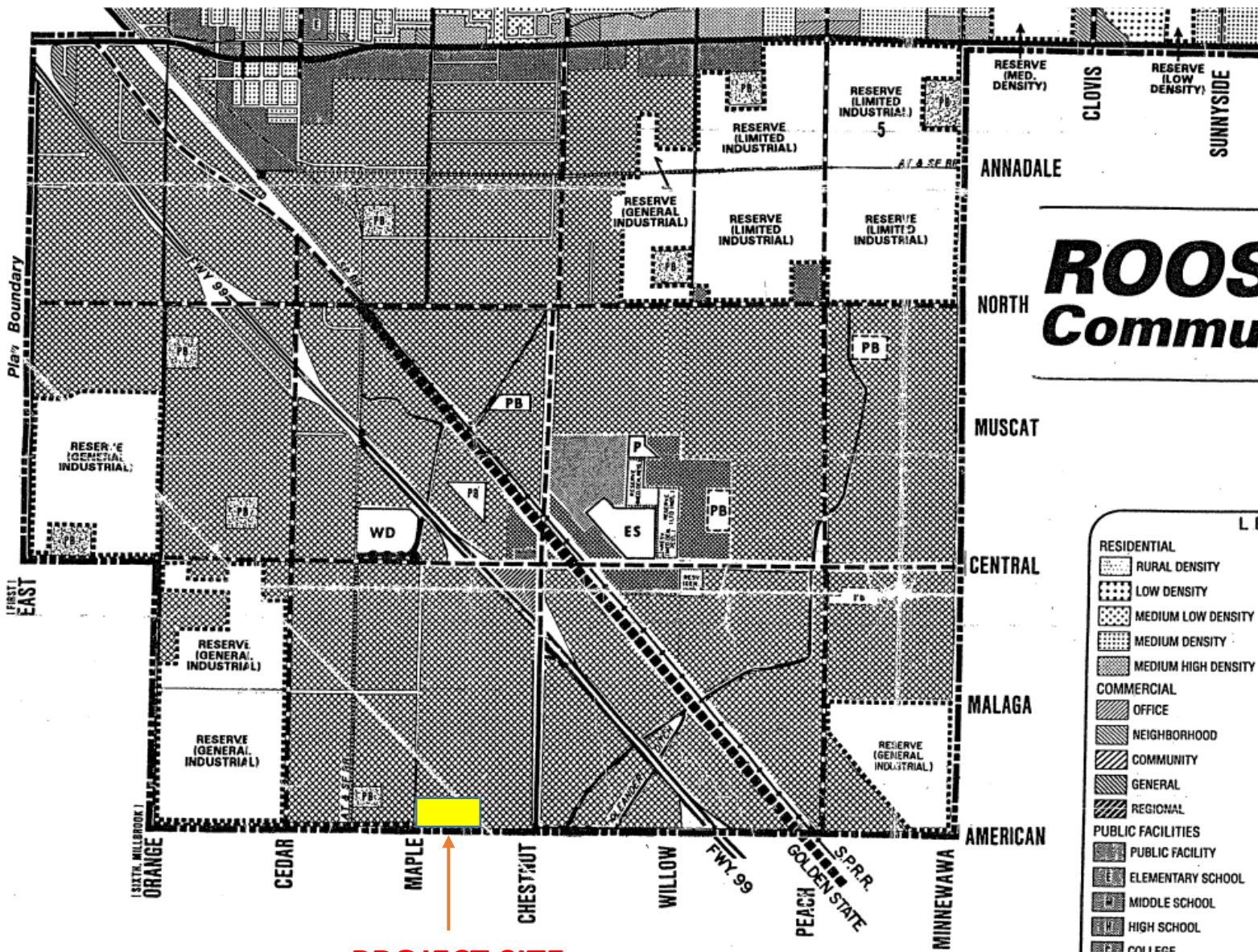
### Legend

-  Subject Property
-  Ag Contract Parcels
-  City of Fresno Sphere of Influence



Department of Public Works and Planning  
Development Services Division

Map Prepared by: GS  
G:\4360Devs&PIn\GIS\  
Maps\Landuse\



# ROOSEVELT Community Plan

## LEGEND

RESIDENTIAL RURAL DENSITY	OPEN SPACE AGRICULTURAL
RESIDENTIAL LOW DENSITY	COMMERCIAL-RECREATIONAL
RESIDENTIAL MEDIUM LOW DENSITY	GOLF COURSE
RESIDENTIAL MEDIUM DENSITY	PONDING BASIN
RESIDENTIAL MEDIUM HIGH DENSITY	NEIGHBORHOOD PARK
COMMERCIAL OFFICE	COMMUNITY PARK
COMMERCIAL NEIGHBORHOOD	INDUSTRIAL LIMITED
COMMERCIAL COMMUNITY	INDUSTRIAL GENERAL
COMMERCIAL GENERAL	CIRCULATION FREEWAY
COMMERCIAL REGIONAL	CIRCULATION PROPOSED FREEWAY
PUBLIC FACILITIES PUBLIC FACILITY	CIRCULATION EXPRESSWAY
ELEMENTARY SCHOOL	CIRCULATION SUPER ARTERIAL
MIDDLE SCHOOL	CIRCULATION ARTERIAL
HIGH SCHOOL	CIRCULATION COLLECTOR
COLLEGE	CIRCULATION SCENIC ROUTE
FAIRGROUNDS	CIRCULATION LOCAL STREET
FIRE STATION	CIRCULATION PROPOSED STREET

**PROJECT SITE**

MAPLE AVENUE  
S 00°36'25" W 578.04'  
SOUTH

516'-8"

# PROPOSED SITE

## (N) ROW TREES

DIRT FIELD

# 19.98 GROSS ACRES

### 2.0 NET ACRES

## (N) ROW TREES

N 89°32'56" W 1290.00'

N 89°32'46" W 1239.14'

### COMMERCIAL/AGRICULTURAL PROPERTY

#### KEY NOTES

1. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM, ON ALL FRONTAGES TO PW STDS E-2 AND E-9. SHOW, IDENTIFY, AND DIMENSION ON SITE PLAN. SUBMIT ENGINEERED STREET PLANS TO TRAFFIC & ENGINEERING SERVICES FOR APPROVAL.
2. DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-6.
3. CONSTRUCT A 24' MINIMUM TO 35' MAXIMUM DRIVE APPROACH PER PW STDS P-2 AND P-6. THIS PROJECT WILL IMPLEMENT "MODIFIED" APPROACHES.
4. INSTALL 6" HIGH CONCRETE WHEEL STOP.

#### 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 PRIOR TO OCCUPANCY.
3. 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.

#### LEGEND

- SHY WIRE
- ⊙ AS WELL
- ⊙ METER POLE
- ⊙ AND SHADING HOUSING
- ⊙ ELECTRICAL BOX
- ⊙ MULEBOX
- ⊙ HOSE RIB
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ BOLLARD
- ⊙ STUMP PIPE
- ⊙ TELEPHONE FEEDSIL
- ⊙ TREE
- ⊙ BENCHMARK MONUMENT
- ⊙ BUILDING CONNER
- ⊙ EDGE OF CONCRETE
- ⊙ FENCE
- ⊙ FLOW LINE
- ⊙ PAINT STRIP
- ⊙ PARCELINE
- ⊙ EDGE OF PARCELINE
- ⊙ DIRT GRADE
- ⊙ TREE
- ⊙ CHAINLINK FENCE LINE
- ⊙ OVERHEAD POWER LINE
- ⊙ ONE ROW FENCE LINE
- ⊙ ONE ROWS

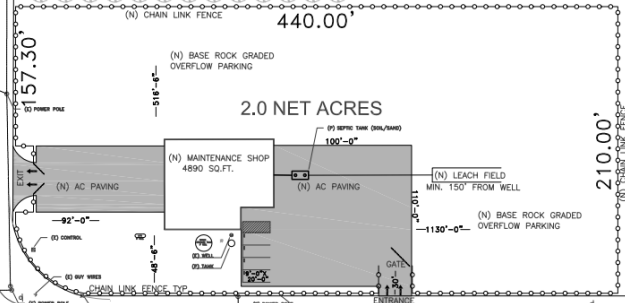
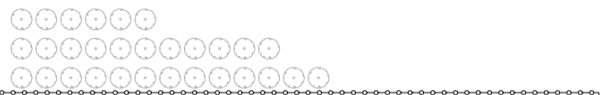


SCALE: 1" = 40'

**BENCHMARK**  
FRESNO COUNTY BENCH MARK MONUMENT ON THE SOUTHWEST CORNER OF CEDAR AND AMERICAN E-3831 (NWDG 30)

**BASIS OF BEARINGS**  
THE BOUNDARIES OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 12 EAST, WELSH CREEK GRANT AND MINERAL, TOWN 13 SOUTH, RANGE 12 EAST, FIVE PAGES MAP NO. 3024, RECORDED IN BOOK 79 OF PARCEL MAPS AT PAGE 18, FRESNO COUNTY RECORDS.

APN 330-212-38  
JASVINDER SINGH  
GRANT DEED RECORDED ON  
08/30/2020 AS DOCUMENT  
NO. 2020-0681542, D.R.F.C.

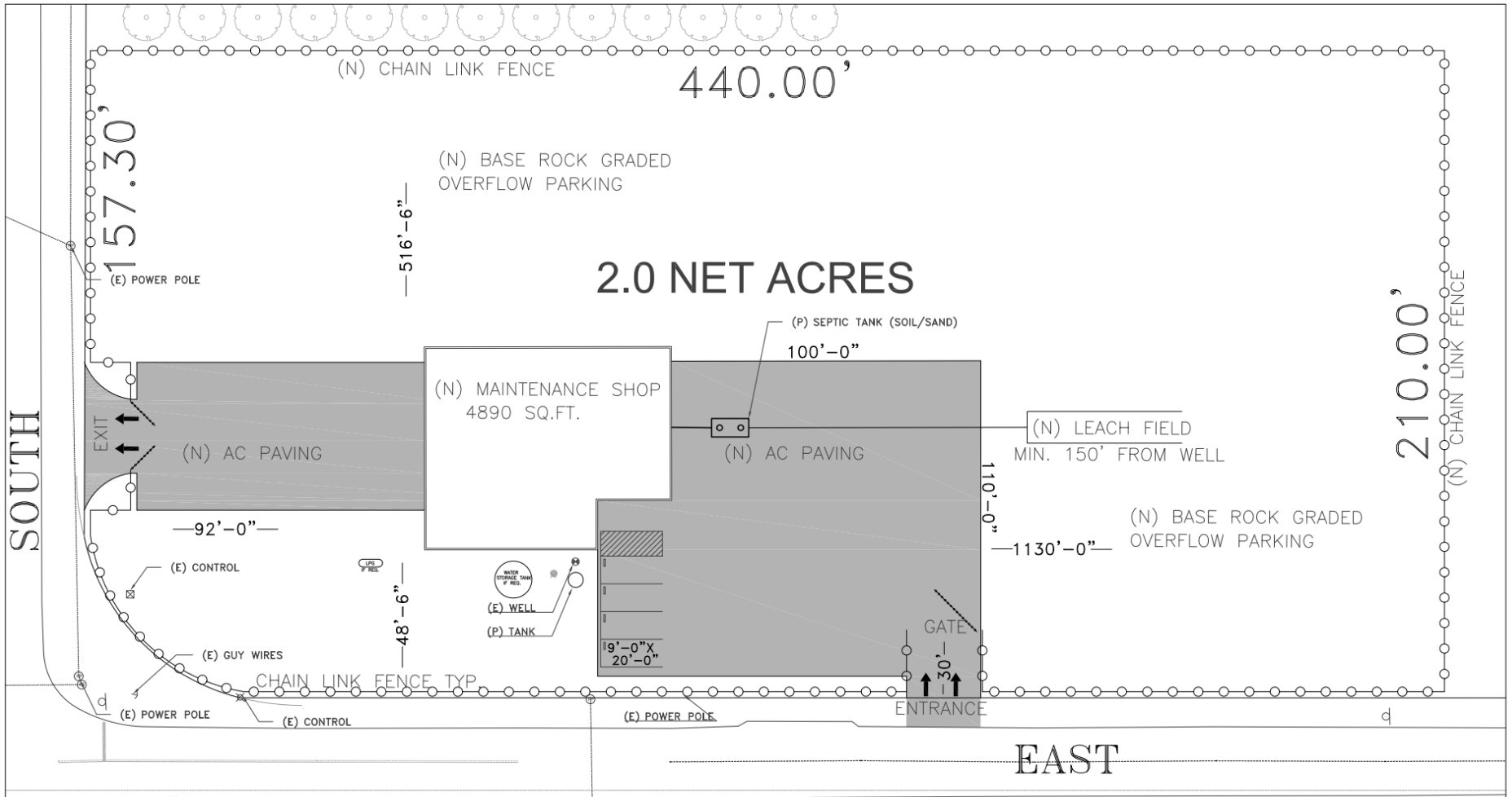


EAST

AMERICAN AVENUE

AVENUE

S 00°39'52" W 630.17'



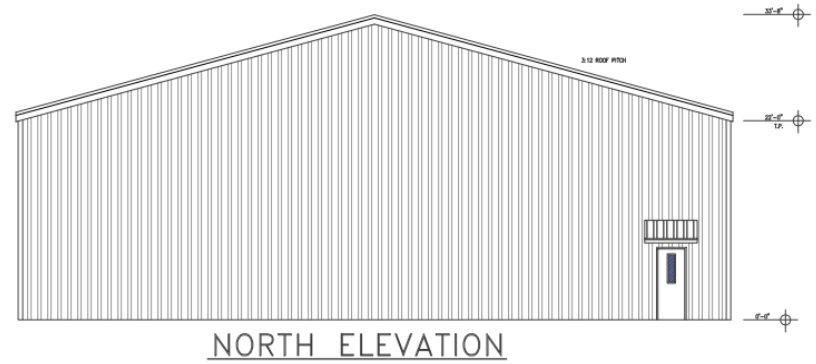
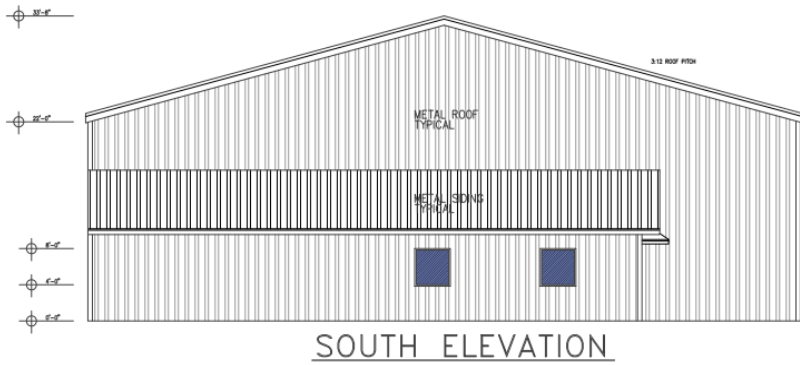
SOUTH

EAST





FLOOR PLAN  
MFG. METAL BUILDING



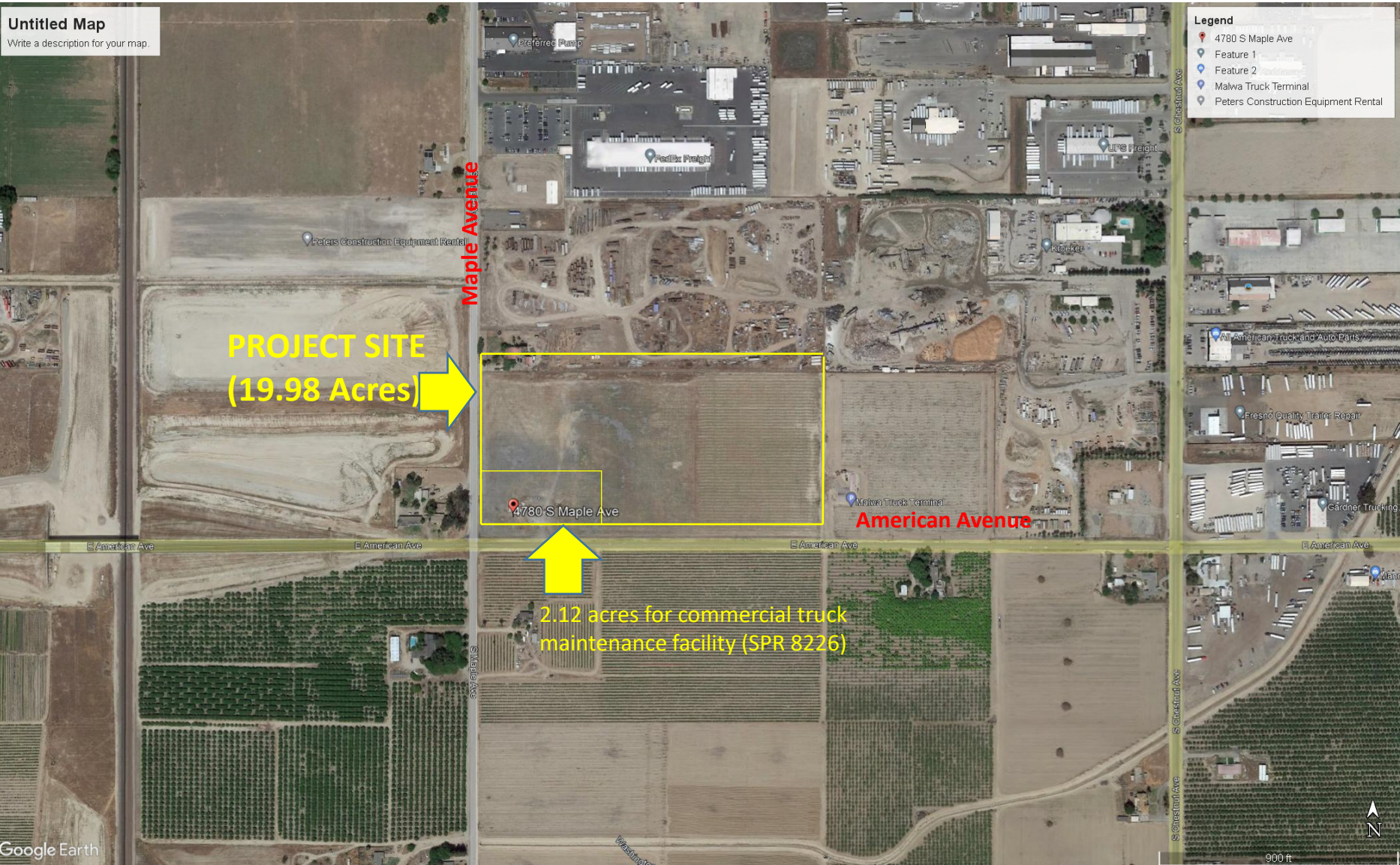
ELEVATIONS  
MFG. METAL BUILDING

Untitled Map

Write a description for your map.

Legend

- 4780 S Maple Ave
- Feature 1
- Feature 2
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PROJECT SITE  
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Maple Avenue

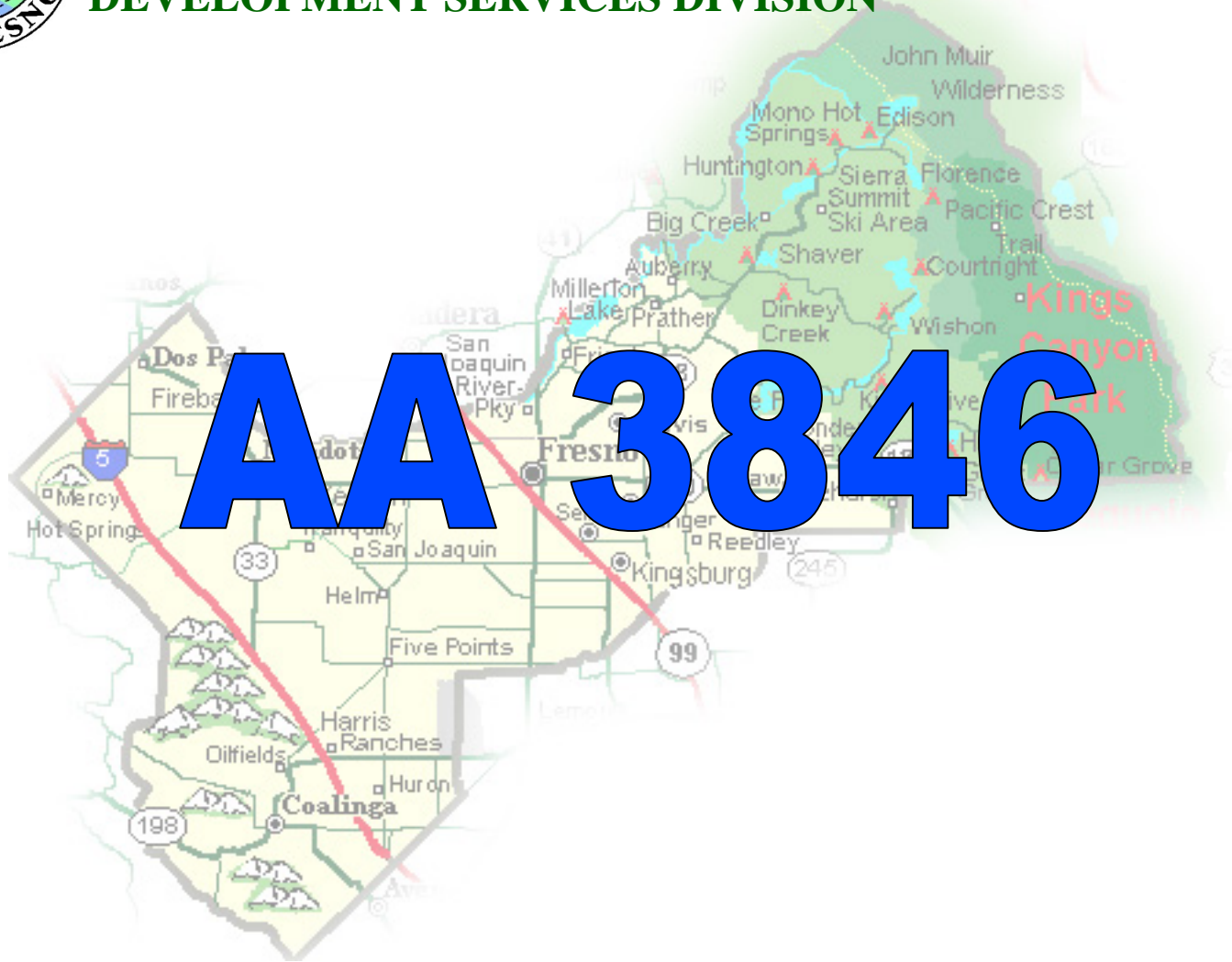
American Avenue

4780 S Maple Ave

Malwa Truck Terminal



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





**LOOKING NORTHEAST FROM THE INTERSECTION OF MAPLE AND AMERICAN AVENUE**



**NEAREST DWELLING TO THE WEST OF PROJECT SITE**



**AMERICAN AVENUE (Looking West)**