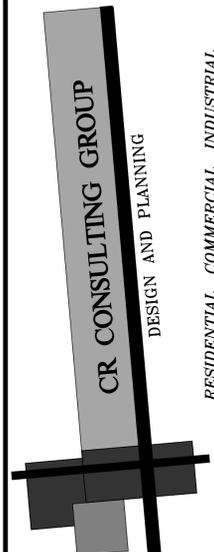


REVISIONS		
REV	DESCRIPTION	DATE



CR CONSULTING GROUP
DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP		
2615 TUOLUMNE ST., PRESNO, CA. 93721		
PH.#559-286-4605		
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email: ccr@crconsultinggroup.net		
PROJECT TITLE		

TENANT IMPROVEMENT FOR:

9900 CODY ST.
COALINGA, CA 93210



PROJECT NUMBER: 22-01
DRAWING TITLE

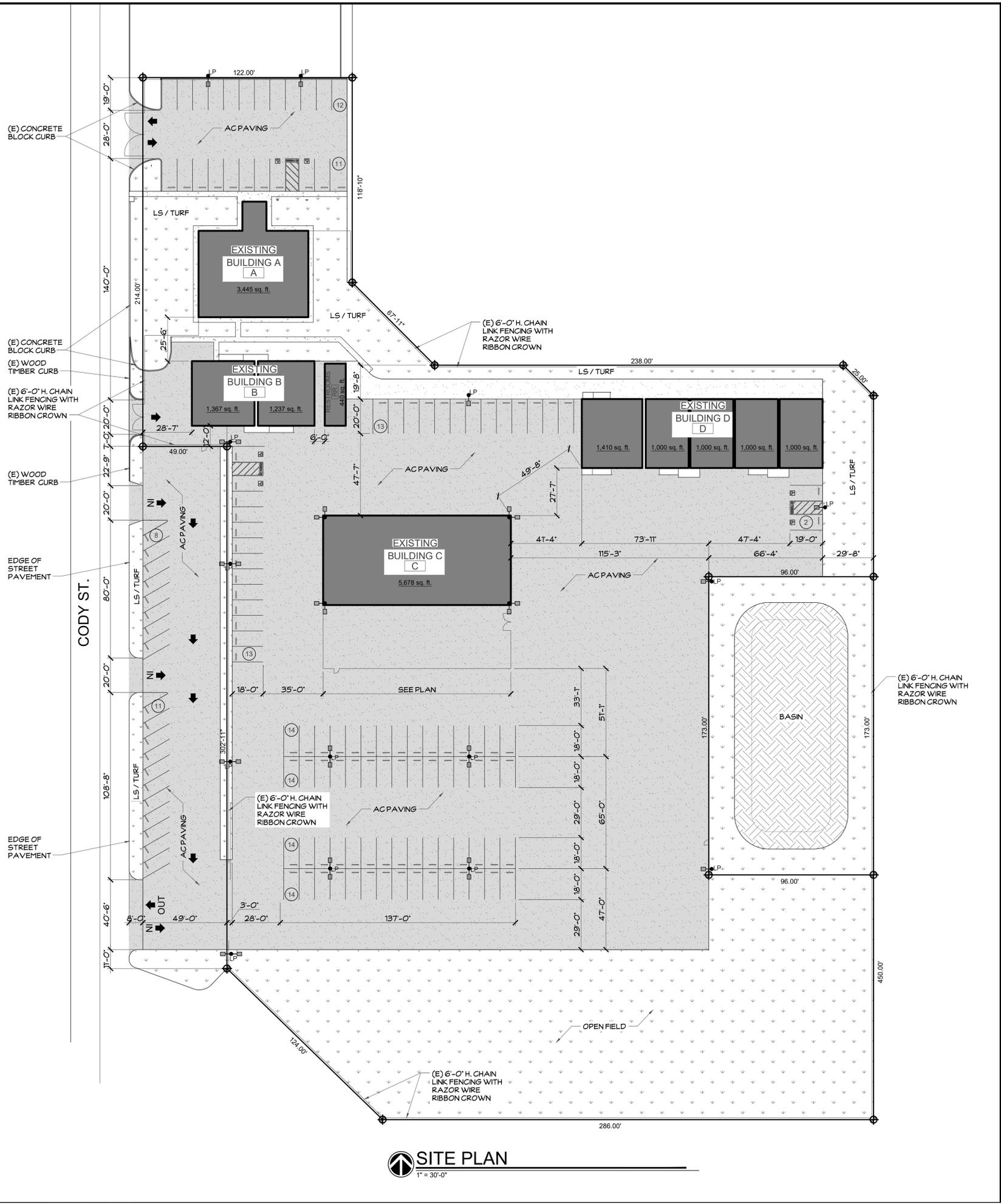
SITE PLAN

SCALE: AS NOTED	SHEET NO.
PLOT DATE: 03/19/22	A1.0
PROJECT MANAGER: CRR	

- CONSTRUCT PARKING LOT IN ACCORDANCE WITH THE CITY OF COALINGA PARKING MANUAL AND THE CITY OF COALINGA PUBLIC WORKS STANDARDS.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION OF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- TRUCK (2) MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- PROVIDE WARNING SIGNS PERTAINING TO PARKING IN FIRE LANE IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS.
- PROVIDE HOURS OF OPERATION SIGNS AT ALL GATE LOCATIONS.
- DEED(S) OF EASEMENT(S) FOR REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT, ALSO ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO OCCUPANCY.
- (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION 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
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE PER MAP AS PER FMC SECTION 12-1011 AND RESOLUTION NO. 78-522/88-229
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AND PLANNING.
- INSTALL STREET LIGHTS ON ALL FRONT AGES TO CITY STANDARDS AS PER P.W. STD E-176.8 DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- 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
- CONSTRUCT CONCRETE SIDEWALKS, CURBS, GUTTERS AND DRIVEWAY APPROACHES TO THE PUBLIC WORKS STANDARDS SPECIFICATIONS.
- A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED TO BE INSTALLED ON THE WATER SERVICE TO PROTECT THE PUBLIC WATER SYSTEM. A LICENSED JOURNEYPERMAN PLUMBER WHO HAS BEEN CERTIFIED AS COMPETENT FOR SUCH INSTALLATION BY THE WATER SYSTEMS MANAGER, BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. THE DEVELOPERS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAY PRIOR TO REQUESTING FINAL BUILDING INSPECTION
- 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, ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR ADDITION OR ALTERATIONS TO THE CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISION.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- 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.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL 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, PLANNING AND DEVELOPMENT DEPARTMENT.
- NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE LANDSCAPED AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPT THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OF SETBACKS OR ON THE STREET FRONT AGES OF 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.

- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SHOULD ADDITIONAL SIGNS BE REQUIRED, THE APPLICANT MUST SUBMIT FOR A SIGN REVIEW PERMIT. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- ALL HANDICAPPED STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESS AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE COALINGA MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR 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.
- LIGHTING, WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. IF THERE ARE SUSPECTED HUMAN REMAINS, THE COALINGA COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE 916-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATIONAL LIST CENTER (PHONE 805-644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- FIRE NOTES:
- AUTOMATIC FIRE SPRINKLER SYSTEM IN THE APARTMENTS BUILDING SHALL BE INSTALLED PER NFPA 13 OR 13R STANDARDS AS APPROVED BY THE FIRE DEPARTMENT.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLERS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEM SHALL BE ELECTRONICALLY FOR INTEGRITY.
- INTERIOR SPRINKLER FLOW ALARM: A SINGLE APPROVED VISUAL/AUDIBLE WATER FLOW DIVES SHALL BE INSTALLED PER THE CITY OF COALINGA FIRE DEPARTMENT #45
- SPRINKLER FLOW ALARM: AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE FLOW ALARM TO THE OCCUPANTS SHALL BE PROVIDED TO THE INTERIOR OF EACH DWELLING UNIT. PLANS FOR THE INSTALLATION FLOW ALARM SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COALINGA FIRE DEPARTMENT PRIOR TO INSTALLATION.
- UNDERGROUND FIRE SERVICE LINE INSTALLATION PRIOR TO INSTALLATION, THE APPLICANT SHALL SUBMIT FIRE SPRINKLER UNDERGROUND WATER SUPPLY PLANS FOR REVIEW AND APPROVAL AND ISSUANCE OF A PERMIT BY THE COALINGA FIRE DEPARTMENT. INSTALLATION SHALL BE PERFORMED BY A CALIF. LICENSED CONTRACTOR.
- LANDSCAPING TREES OR SHRUBS LOCATED ADJACENT TO THE FIRE ACCESS DRIVES SHALL BE OF THE TYPE THAT WILL NOT IMPEDE FIRE ACCESS DUE TO THEIR GROWTH PROCESS
- THE APPLICANT SHALL PROVIDE ALL WEATHER ACCESS TO THE SITE DURING ALL PHASES OF CONSTRUCTION PER COALINGA FIRE DEPARTMENTS STANDARD #29 OR #30.
- THE DEVELOPER SHALL INSTALL ALL ON-SITE WATER LINE.
- ALL ON-SITE WATER MAINS SHALL BE 15" UTILITY EASEMENTS DEDICATED TO THE CITY.
- ANY ABANDON SEPTIC SYSTEMS AND WATER WELLS SHALL BE PER CITY STANDARDS
- THE DEVELOPER SHALL ADDRESS ALL COALINGA METROPOLITAN FLOOD CONTROL DISTRICT REQUIREMENTS: (559) 456-2323
- THE DEVELOPER SHALL ADDRESS ALL COALINGA IRRIGATION DISTRICT REQUIREMENTS: (559) 233-7161
- THE APPLICANT/OWNER SHALL HAVE A COVENANT RECORDED FOR THE PERPETUAL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION TO BE INSTALLED IN PUBLIC RIGHT OF WAY.
- LIGHTING SHALL BE SHIELDED TO PREVENT DIRECT VIEW ADJACENT RESIDENTIAL PROPERTIES.

SITE PLAN NOTES



SITE PLAN
1" = 30'-0"