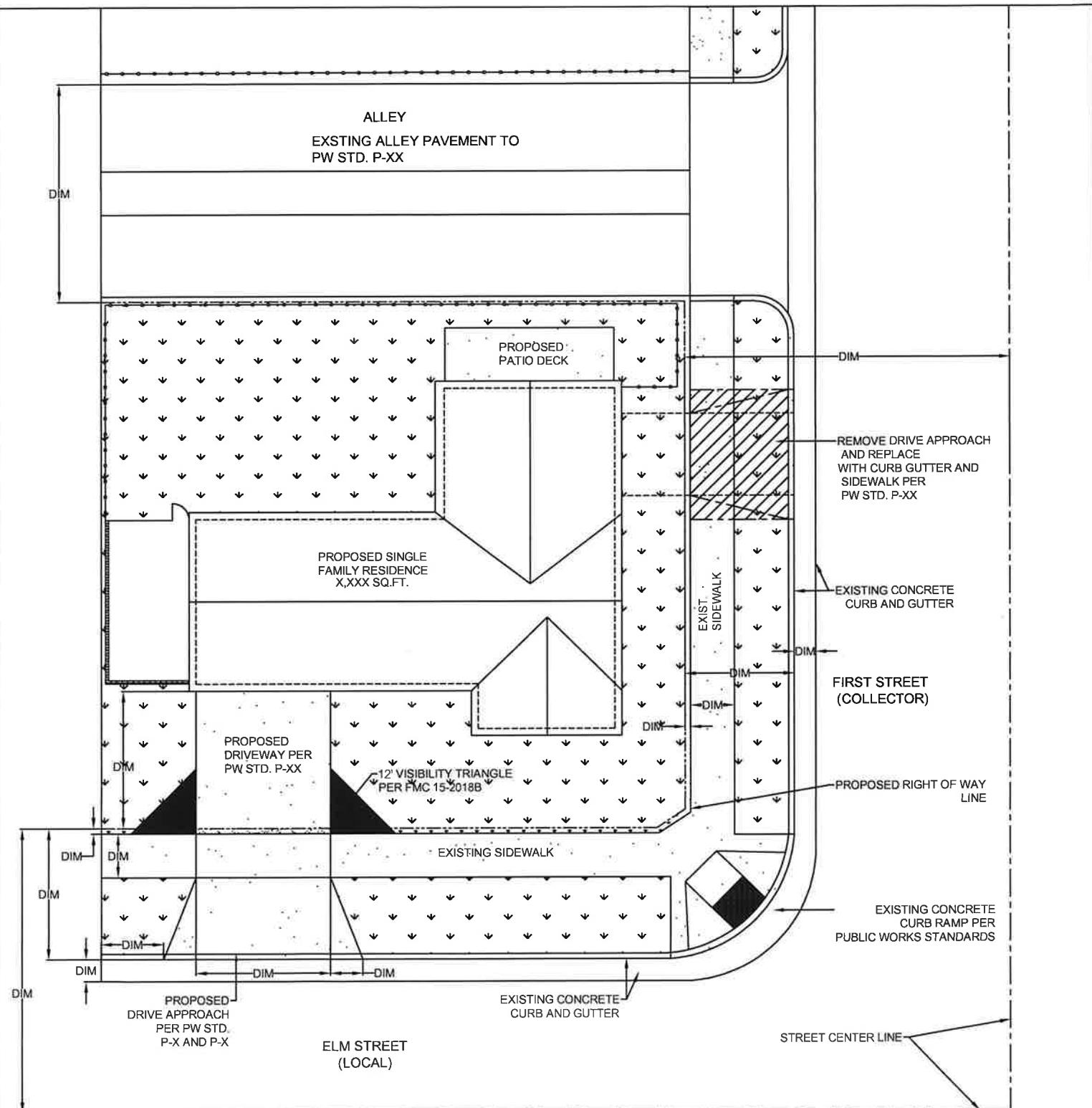


## SITE PLAN FOR TRAFFIC PLANNING REQUIREMENTS

**SITE PLAN IS NOT TO SCALE**



LEGAL DESCRIPTION:  
LOT 123, BLOCK 4 OF  
SUBDIVISION 12345  
APN # 123-456-78

SITE ADDRESS:  
1234 FRESNO  
STREET FRESNO,  
CA 92110

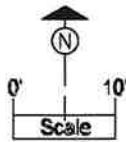
OWNER INFORMATION:  
MR. AND MRS. SMITH  
1234 FRESNO STREET  
FRESNO, CA 92110  
(559) 434-4444

**LEGEND:**

PROPERTY LINE

CENTER LINE

6' TALL WOODEN FENCE



**CITY OF FRESNO  
PUBLIC WORKS DEPARTMENT  
TRAFFIC PLANNING CHECKLIST**

Applicant: \_\_\_\_\_

Assigned Planner: \_\_\_\_\_

ACCELA/FAASTER Reference Number: \_\_\_\_\_

**General Requirements to be included on site plans:**

- Address**
- Assessor's Parcel Number**
- Property Lines:** Identify and dimension existing and proposed property lines.
- Scope of work:** All items shall be listed as existing, proposed or future.
- Legend:** Provide line type and utility symbols.
- Sheet Size:** 24" x 36" or larger.
- Scale:** Site plan must be drawn to scale. Use 1" = 30' or larger.
- North Arrow**
- Vicinity Map:** Provide 4 major streets (1/2 square mile), north arrow.
- Parcel of Record:** Identify the entire parcel at the time of permits and a legal description. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
- Phase lines:** Identify.
- Required 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 off-grade concrete street improvements, as determined by the Construction Management Engineer, **prior** to occupancy.
  - 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.**

**Offsite and Public Improvements to be included on site plans:**

- Adjacent Streets, Freeways and Railroads:** Identify and provide the name of all adjacent streets, freeways and railroads.
- Section and Center Lines:** Identify all section and center lines.
- Dedications and/or Vacations:** Identify all existing and proposed street, pedestrian and trail dedications. Provide a dimension from the section and center lines to the existing and proposed property lines.
- Street and Public Improvements:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway and alley approaches (provide width), street lights (specify if existing to remain, proposed or to be modified), approaches to be removed, street and alley paving, etc. Identify the appropriate Public Works Standard Drawing numbers.
- Street furniture:** Identify signals, utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.

**CITY OF FRESNO  
PUBLIC WORKS DEPARTMENT  
TRAFFIC PLANNING CHECKLIST**

Applicant: \_\_\_\_\_

Assigned Planner: \_\_\_\_\_

ACCELA/FAASTER Reference Number: \_\_\_\_\_

- Accessibility:** Identify ramps (provide radius and dimension the 4' landing). Identify the required 4' minimum path of travel along the public sidewalk adjacent to property (dimension all pinch points).
- Intersections:** If the proposed project is on street corner, provide the entire intersection on the site plan. If located on a major intersection also provide existing striping.

**Onsite information to be provided on site plans:**

- Buildings:** Identify and label all buildings as existing, proposed or to be removed. Provide square footage.
- Access:** Provide pedestrian, vehicular and service access. Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.
- Directional flow of traffic:** Identify existing and proposed directional arrows.
- Curbs and/or Wheel Stops:** Identify.
- Paving:** Identify limits.
- Visibility triangles:** Identify the required 12' visibility triangle at all approaches and alleys.
- Walls or Fencing:** Identify existing and proposed walls and fences complete with location height and type of material.
- Gates:** Provide an operational statement. Dimension widths. (Commercial: dimension stacking.) (Residential: Dimension stacking and provide an on-site turn around.)
- Easements:** Identify and dimension all existing and proposed easements. (Utility, access, FID, etc.)
- Canals:** Identify adjacent canals and provide a proposed cross section complete with dimensions on the site plan.

**Other Important Information:**

- Lot Line Adjustments:** Provide reference numbers.
- Parcel of Tract Maps:** Provide reference numbers.
- Traffic Impact Studies:** Provide reference numbers.
- CUP/SPR:** Identify previous entitlement numbers.

**CITY OF FRESNO  
PUBLIC WORKS DEPARTMENT  
TRAFFIC PLANNING CHECKLIST**

Applicant: \_\_\_\_\_

Assigned Planner: \_\_\_\_\_

ACCELA/FAASTER Reference Number: \_\_\_\_\_

First Submittal:

**CERTIFICATION OF APPLICANT:** Read each of the statements below. After you have read the statements and understand them, please sign and date in the space provided at the end of this section:

- 1) I certify that I have read the site plan requirements list thoroughly, followed any and all instruction, and have supplied the necessary information to allow staff to review my site plan and that the supplied information is true and correct information herein to the best of my knowledge and belief.
- 2) I understand that falsification or misrepresentation on my part of any of the information that I have supplied above constitutes sufficient grounds for return of my submittal, or should any of my responses be determined false, misleading and/or incomplete will subject my application/plans to review delays and may result in requirement for the applicant to pay additional review fees.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

---

Second Submittal: Corrected Exhibits:

**CERTIFICATION OF APPLICANT:** Read each of the statements below. After you have read the statements and understand them, please sign and date in the space provided at the end of this section:

- 1) I certify that I have read the site plan red lined corrections thoroughly, followed any and all instruction, and have supplied the necessary information to allow staff to review my plans or application and that the supplied information is true and correct information herein to the best of my knowledge and belief.
- 2) I understand that falsification or misrepresentation on my part of any of the information that I have supplied above constitutes sufficient grounds for return of my submittal, or should any of my responses be determined false, misleading and/or incomplete will subject my application/plans to review delays and may result in the requirement for the applicant to pay additional review fees.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Traffic Planning General Notes**

**The following notes indicated by a check mark are always required on the site plan. The additional notes may be required as applicable to the project:**

- 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 off-grade concrete street improvements, as determined by the Construction Management Engineer, prior to occupancy.
- 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**
- Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner/developer's engineer. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.
- Vacations of right-of-way, proposed or required, adjacent to the application are required to be processed, prior to building permits. Contact the Public Works Department, at (559) 621-8681. A feasibility study for all proposed vacations of existing public rights of way is required to be completed prior to building permits.
- Underground all existing off-site overhead utilities within the limits of this application as per FMC Section 15-2017.
- 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 works shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-209.
- Submit engineered street construction plans to the Public Works Department.
- Submit engineered street lighting plans to the Public Works Department.
- Submit trail construction plans to the Public Works Department.
- Submit signing and striping plans to the Public Works Department. Comply with the current Caltrans Standards.
- Construction on State Highways must conform to both City of Fresno and State Division of Highways Specifications.
- The performance of any work within the Public Street right-of-way (including pedestrian and public utility easements) 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.
- 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 at 559 621-8800, 10 working days prior to any offsite concrete construction.
- Existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

CITY OF  
**FRESNO**  
 STANDARD SYMBOLS

ALL ITEMS SHALL BE LABELED AS EXISTING, PROPOSED OR FUTURE

	PROPERTY & RIGHT OF WAY		CONSTRUCT CONCRETE CURB, GUTTER & SIDEWALK PER PW STD P-5
	SECTION AND CENTER LINE		INSTALL ____ OF AC PAVING PER PW SPECIFICATIONS
	EXISTING CURB		CONSTRUCT CONCRETE RAMP PER PW STD P-28, R=____
	EXISTING CURB & GUTTER		CONSTRUCT DRIVEWAY APPROACH PER PW STD _____ & P-6
	PROPOSED 6' HIGH CURB		CONSTRUCT STREET TYPE APPROACH PER PW STD P-76 / P-77
	PROPOSED CURB & GUTTER		CONSTRUCT CONCRETE RAMP PER PW STD P-29
	FUTURE CURB & GUTTER		CONSTRUCT CONCRETE VALLEY GUTTER PER PW STD P-10
	PROPOSED INLET		REMOVE & REPLACE EXIST. CURB & GUTTER PER PW STD P-5
	RAILROAD TRACKS		INSTALL STREET LIGHTS PER PW STD.S
	OVERHEAD POWER OR TELEPHONE		CONSTRUCT 80' BUS BAY CURB & GUTTER PER PW STD P-73
	POWER POLE		CONSTRUCT ALLEY PAVING PER PW STD P-12
	GUY WIRE		CONSTRUCT CONCRETE ALLEY APPROACH PER PW STD P-13
	GUY POLE		INSTALL 30" STATE STD "STOP" SIGN W/ "RIGHT TURN ONLY" SIGN BELOW
	POLE WITH LIGHT (SPECIFY POLE TYPE)		INSTALL 30" STATE STD "STOP" SIGN
	TRAFFIC SIGNAL		CONSTRUCT CONCRETE BIKE/PED TRAIL PER PW STD P-59 & P-60
	POWER TOWER		INSTALL EXPRESSWAY BARRIER FENCE PER PW STD P-74 & P-75
	TREE		PROVIDE 4' WIDE UNOBSTRUCTED WALK BEHIND DRIVEWAY APPROACH RAMP
	FENCE (SPECIFY TYPE & HEIGHT)		INSTALL PARKING LOT PAVEMENT TO PW STD.S P-21,22 & 23
	SIGN		PROPOSED PAINTED DIRECTIONAL ARROWS
	FIRE HYDRANT		PROPOSED ON-SITE LIGHTING
	PROPOSED CONCRETE		
	PROPOSED ASPHALT PAVING		