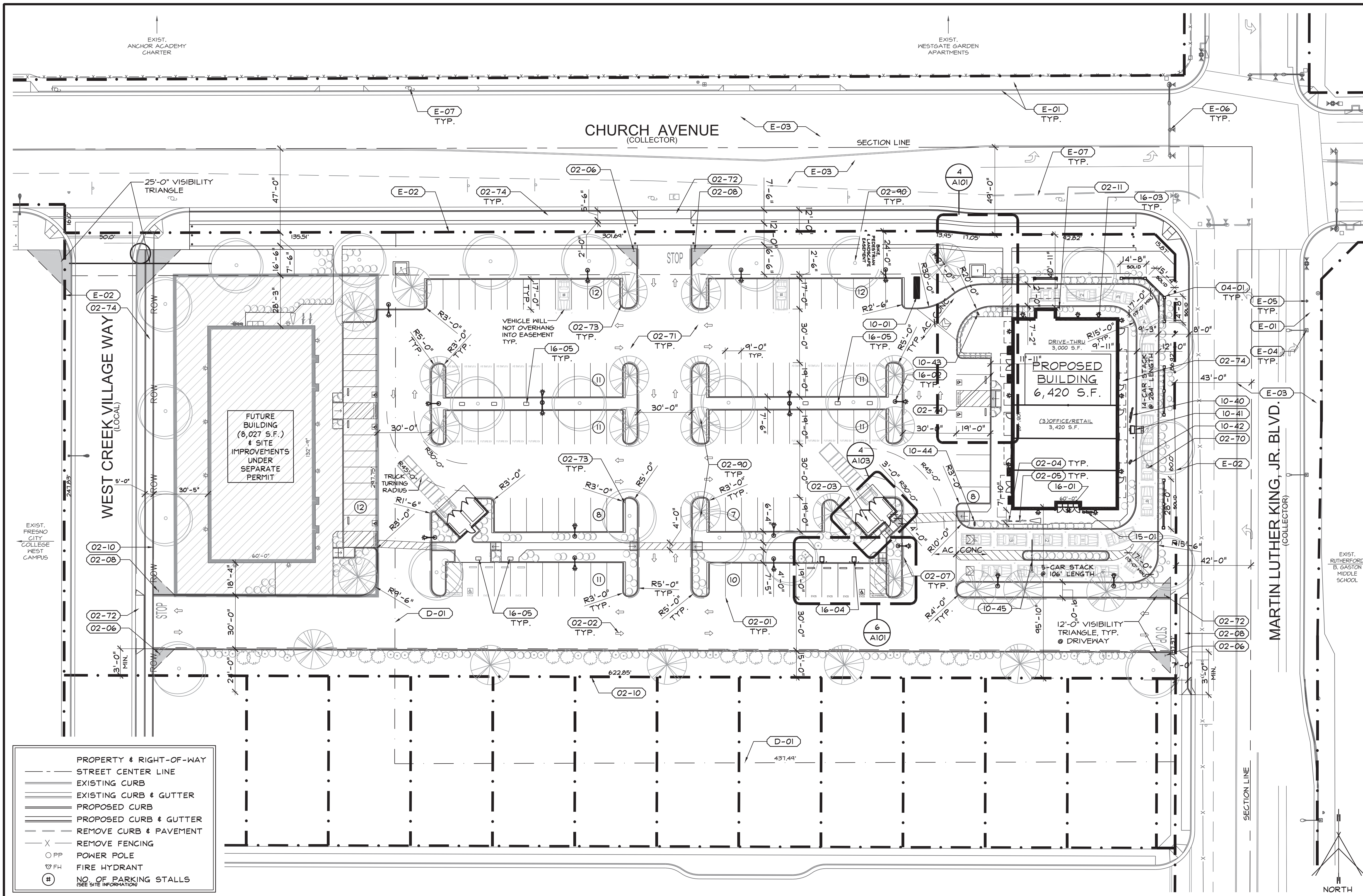


Exhibit T
Conceptual Site Plan Received March 21, 2024

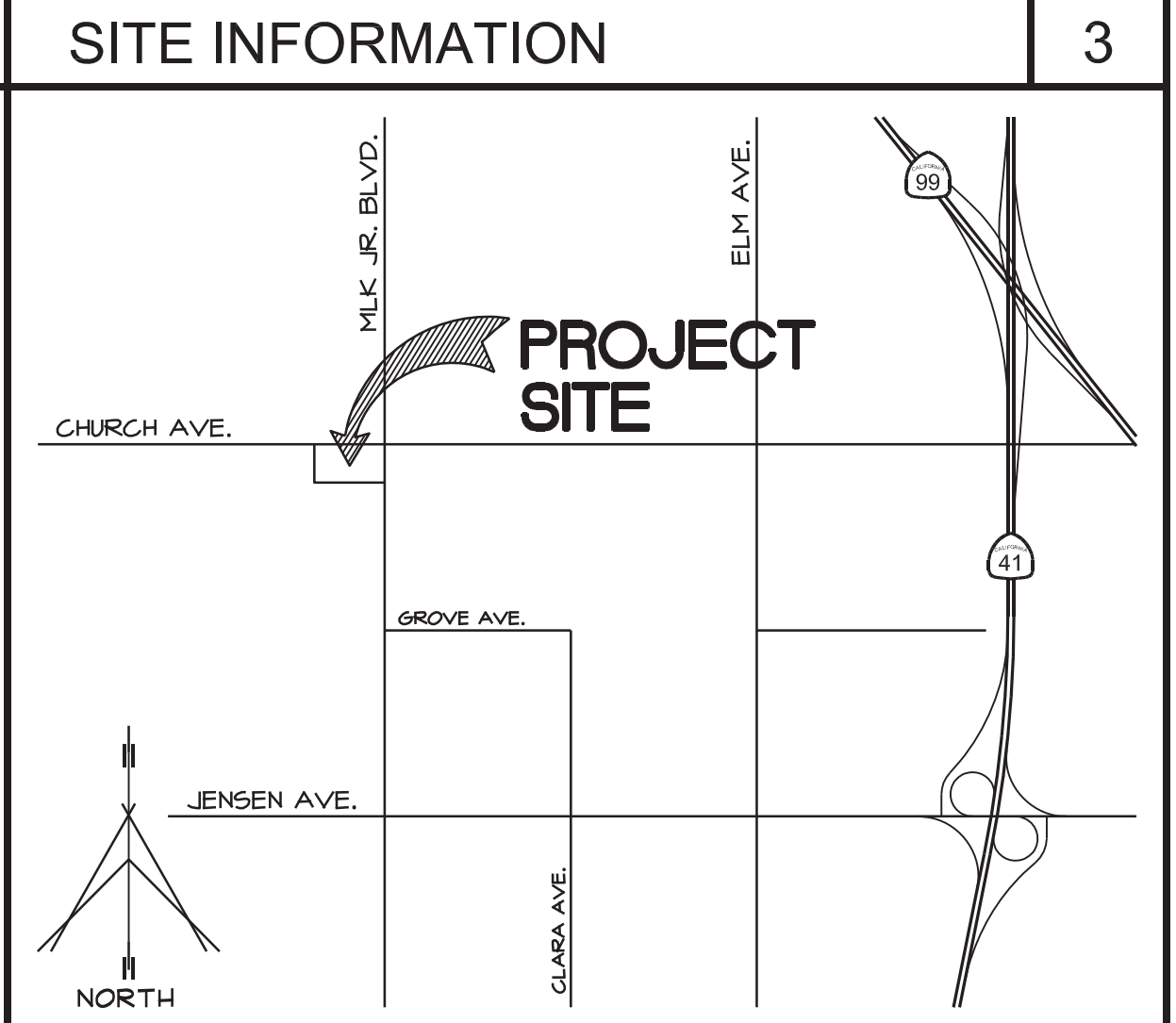
CITY COUNCIL HEARING: Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment



- E-01 EXIST. CONC. SIDEWALK, CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR AS NECESSARY.
- E-02 EXIST. PROPERTY LINE TO REMAIN.
- E-03 EXIST. AC PAVING TO REMAIN, PROTECT FROM DAMAGE, PATCH AS NECESSARY DURING CONSTRUCTION.
- E-04 EXIST. STREET LIGHT TO REMAIN.
- E-05 EXIST. FIRE HYDRANT TO REMAIN.
- E-06 EXIST. TRAFFIC SIGNAL TO REMAIN.
- E-07 EXIST. POWER POLE & OVERHEAD POWER LINE TO REMAIN.
- D-01 (E) PROPERTY LINE TO BE RELOCATED UNDER L.L.A.
- 02-01 (N) PARKING LOT STRIPING PER CITY PARKING MANUAL.
- 02-02 (N) DIRECTIONAL ARROW. SEE 15/A102.
- 02-03 (N) TRASH ENCLOSURE WITH ROOF, PROVIDE TALL SHRUBS & VINES AROUND ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.
- 02-04 (N) 1-LOOP BIKE RACK, "ULINE #H-2842", SEE 18/A102. (CAPABLE OF HOLDING 2 BIKES)
- 02-05 (N) BIKE LOCKER: AMERICAN BICYCLE SECURITY COMPANY, "MODEL 301P".
- 02-06 (N) "UNAUTHORIZED VEHICLE SIGN, SEE 13/A102.
- 02-07 PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX 50 APART, (SHOWN DASHED). PROVIDE RED CURBS & LETTERING ALONG CHURCH & MARTIN LUTHER KING JR. AVENUES.
- 02-08 INSTALL 30" STATE STANDARD "STOP" SIGN, PROVIDE A "RIGHT TURN ONLY" SIGN (30"x36" STATE STANDARD) IMMEDIATELY BELOW STOP SIGN ON SAME POST. SIGN(S) SHALL BE MOUNTED ON 2" GALV. POST W/ THE BOTTOM OF SIGN 1'-0" ABOVE FINISH GROUND, LOCATED BEHIND SIDEWALK.
- 02-09 ENVIRONMENT-FRIENDLY VEHICLE PARKING STALLS (DENOTED "EV"). DESIGNATE BY PAINTING IN WHITE 12" HIGH SAN-SERIF LETTERING "CLEAN AIR/VAN/POOL/EV".
- 02-10 PROPERTY LINE AFTER L.L.A. RECORDATION.
- 02-11 NEW 6" DIA. CONC. FILLED PIPE BOLLARD, SEE DETAIL 20/A102
- 02-70 (N) CONC. PAVING, PER P.W. STANDARDS P-21 THRU P-23. SEE CIVIL DRAWINGS.
- 02-71 (N) AC PAVING, PER P.W. STANDARDS P-21 THRU P-23. SEE CIVIL DRAWINGS.
- 02-72 (N) 30'-0" CONC. WIDE DRIVE APPROACH, PER CITY STANDARDS P-4 & P-6.
- 02-73 (N) 12" FOOT-LANDING FOR PARKING STALLS.
- 02-74 (N) CONC. SIDEWALK.
- 02-90 (N) LANDSCAPING.
- 04-01 (N) CMU SCREEN WALL, TO 4'-0" A.F.G.
- 10-01 (N) MONUMENT SIGN.
- 10-40 (N) 5-PANEL MENU BOARD, SEE 4/A802.
- 10-41 (N) ORDER SCREEN AND SPEAKER, SEE 10/A802.
- 10-42 (N) PRE-MENU BOARD, SEE 12/A802.
- 10-43 (N) DIRECTIONAL "THANK YOU - EXIT ONLY" SIGN.
- 10-44 (N) DIRECTIONAL "ENTRANCE" SIGN.
- 10-45 (N) MAX. HEIGHT SIGN.
- 15-01 (N) GAS METERS.
- 16-01 (N) MAIN ELECTRICAL PANELS, WITHIN ELECTRICAL ROOM.
- 16-02 (N) POLE-MOUNTED LIGHT, SEE ELECTRICAL DRAWINGS.
- 16-03 (N) BUILDING-MOUNTED LIGHT, SEE ELECTRICAL DRAWINGS.
- 16-04 (N) E.V.C.S., SEE ELECTRICAL DRAWINGS.
- 16-05 FUTURE E.V.C.S. - PROVIDE NEW CHRISTY BOX & CONDUIT RACEWAY SUB. SEE ELEC. DRAWINGS.

KEYNOTES		2
ADDRESS: 864 EAST CHURCH AVE. SUITE 101 FRESNO, CALIFORNIA 93706		
SITE: APN #: AREA: ZONING:		
EXIST. LAND USE: PLANNED LAND USE:		
GENERAL PLAN: SPECIFIC PLAN:		
BUILDING: AREA: SITE DENSITY:		
PARKING: PROVIDED:		
REQUIRED:		
DRIVE-THRU:	26 STALLS	EVCS REQUIREMENTS: 6 EV STALLS
OFFICE/RETAIL:	10 STALLS	25 CAPABLE STALLS (FUTURE)
FUTURE BLDG:	54 STALLS	
TOTAL:	90 STALLS	

- ### PROPOSED SITE PLAN
- SCALE: 1"=30'-0" 7
1. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
 2. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
 3. 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 & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
 4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 5. PRIOR TO FINAL INSPECTION A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
 6. ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC 11B-500.
 7. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING SPACES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & 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.
 8. SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
 9. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
 10. 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.
 11. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
 12. FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
 13. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF FRESNO SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
 14. FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
 15. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
 16. IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
 17. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO 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: (415) 655-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION 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, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
 18. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C., BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
 19. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
 20. DESIGNATE HIGHLIGHTED CURBS AS FIRE LINES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50').
 21. FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
 22. THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VIII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT.
 23. TWO 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.
 24. IF REQUIRED, WHEEL STOPS SHALL BE 6" INCHES IN HEIGHT.
 25. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 551-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
 26. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL ROAD STREET IMPROVEMENTS MUST BE COMPLETED & ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
 27. 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.
 28. A BUILDING WITH A DRIVE-THRU LANE SHALL NOT BE LOCATED WITHIN 400 FEET OF ANOTHER STRUCTURE CONTAINING A DRIVE-THRU FACILITY, PER CITY OF FRESNO MUNICIPAL CODE SEC. 15-2128.
 29. DRIVE-THRU DESIGN MINIMUM REQUIREMENTS: 200 FOOT STACKING, 11 FOOT WIDTH AISLE, 13 FOOT WIDTH AISLE WITHIN TURNS, 9 FOOT WIDTH @ MINOR, 15 FOOT INSIDE TURN RADIUS.
 30. CONSTRUCT FULL OFF-SITE IMPROVEMENTS TO PUBLIC WORKS STANDARDS, WHERE MISSING - EXAMPLES INCLUDE, BUT NOT LIMITED TO: CURB, GUTTER, SIDEWALK, APPROACHES, RAMPS, STREET LIGHTS, PAVEMENT, UNDERGROUNDINGS OF OVERHEAD UTILITIES, ETC. RELOCATED EXISTING UTILITIES, AS NEEDED ON APPROVED PLANS.
 31. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-101 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE PLACED ON A T-FOOT POLE.
 32. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
 33. ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE PMC SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES, OR DISPLAY AREAS. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPT.
 34. SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
 35. PROVIDE A 4'-0" MIN. 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.
 36. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.
 37. IF ENTRY ACCESS GATES ARE INSTALLED AT THIS SITE, EMERGENCY ACCESS GATES ACROSS ENTRANCES THAT HAVE BEEN DESIGNED FOR USE BY FIRE/POLICE PERSONNEL ONLY SHALL BE DESIGNATED ON THE PROPERTIES SITE PLAN PRIOR TO CONSTRUCTION OF THE COMPLEX. (FPD DEVELOPMENT POLICY 403.025) THE SIGN BELOW IS REQUIRED ON BOTH SIDES OF THE GATE. "FIRE LANE" (IN 6" HIGH LETTERS) VEHICLES REMOVED AT OWNER'S EXPENSE" (IN 2" HIGH LETTERS) FRESNO POLICE DEPARTMENT @ (559) 621-7000" (IN 1" HIGH LETTERS).



GENERAL NOTES

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V A I

PROPOSED RETAIL & DRIVE-THRU BUILDING

664 EAST CHURCH AVE. SUITE 101, FRESNO, CA 93706

PROPOSED SITE PLAN

(STAMP INVALID UNLESS SIGNED)

ISSUE DATE:	08-08-23
REV. DATE:	
PROJECT NO.:	22025
DRAWN BY:	DDAD
SHEET:	A100