EXHIBIT F

SITE PLAN

GENERAL NOTES

1. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY - A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.

2. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESS AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY - THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.

3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.

4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

6. 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: (916) 653-4082) 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, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.

7. 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.

8. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED - ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

9. 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.

10. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.

11. 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.

12. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017.

13. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

14. ALL EXTERIOR DOORS, DURING THE HOURS OF DARKNESS, SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT.

15. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED TO BE INSTALLED ON THE WATER SERVICE TO PROTECT THE PUBLIC WATER SYSTEM - A PLUMBING PERMIT IS REQUIRED TO INSTALL THE DEVICE - CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (RON SIMOKE, 621-5333) FOR DETERMINATION OF SIZE, TYPE, ACCEPTABLE MAKE/MODEL, AND LOCATION - BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER WHO HAS BEEN CERTIFIED AS COMPETENT FOR SUCH INSTALLATION BY THE WATER SYSTEM'S MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; THE DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5-DAYS PRIOR TO REQUESTING FINAL BUILDING INSPECTION.

16. NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, INCIDENTAL TO THE OPERATION OF THE USE IS VISIBLE BEYOND THE BOUNDARIES OF THE PROPERTY WHERE THE USE IS LOCATED.

17. DIRECT OR SKY-REFLECTED GLARE FROM FLOODLIGHTS SHALL NOT BE DIRECTED INTO ANY OTHER PROPERTY OR STREET.

18. NO LIGHT OR COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT EXCEEDING ONE FOOT CANDLE ONTO A PUBLIC STREET, WITH THE ILLUMINATION LEVEL MEASURED AT THE CENTERLINE OF THE STREET - NO LIGHT, COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT EXCEEDING 0.5 FOOT CANDLE ONTO A RESIDENTIALLY ZONED PROPERTY, OR ANY PROPERTY CONTAINING RESIDENTIAL USES.

19. THE FOLLOWING TYPES OF EXTERIOR LIGHTING ARE PROHIBITED: DROP-DOWN LENSES; MERCURY VAPOR LIGHTS; SEARCHLIGHTS, LASER LIGHTS, OR ANY OTHER LIGHTING THAT FLASHES, BLINKS, ALTERNATES, OR MOVES.

20. 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.

21. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER - STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT / ENGINEERING SERVICE PRIOR TO COMMENCEMENT OF WORK.

22. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC, AND ENGINEERING SERVICES.

23. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC, AND ENGINEERING SERVICES.

24. REMOVE AND DISPOSE OF OVERHEAD STREETLIGHT CONDUCTORS AND WOOD POLE TO AN APPROVED SITE - LUMINAIRE FIXTURE AND BRACKET SHALL BE SALVAGED TO THE CITY OF FRESNO STORAGE YARD - CALL 621-1312 48 HOURS IN ADVANCE - JOINT POLE WITH TRANSFORMER IS NOT ALLOWED.

25. 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, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS - THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.

26. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

27. ALL CONSTRUCTION ON STATE HIGHWAYS MUST CONFORM TO BOTH CITY AND STATE DIVISION OF HIGHWAYS SPECIFICATIONS.

KEYED NOTES

1. DASHED LINES INDICATE EXISTING PROPERTY LINE.
2. DASHED LINES INDICATE EXISTING BUILDING SETBACK.
3. DASHED LINES INDICATE EXISTING FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT.
4. EXISTING PUBLIC SIDEWALK, CURB, AND GUTTER TO REMAIN.
5. EXISTING PUBLIC CURB AND/OR GUTTER TO REMAIN.
6. MODIFY OR REPLACE EXISTING RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING (REFERENCE: PUBLIC WORKS STANDARDS P-28, P-29, P-30, P-31 AND P-32.
7. EXISTING PUBLIC UTILITY EASEMENT TO REMAIN.
8. EXISTING FIRE WATER EASEMENT.
9. EXISTING STORM DRAIN INLET TO REMAIN.
10. EXISTING STREET LIGHT(S) TO REMAIN.
11. EXISTING ELECTRICAL UTILITIES TO REMAIN.
12. EXISTING TELECOMMUNICATION UTILITIES TO REMAIN.
13. NEW PUBLIC SIDEWALK PER CITY OF FRESNO PUBLIC WORKS STANDARD P-5.
14. NEW POLE MOUNTED DOUBLE SIDED ACCESSIBLE DIRECTIONAL SIGNAGE.
15. NEW 30" STATE STANDARD "STOP" SIGN(S) - SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK - A "RIGHT TURN ONLY" SIGN IS ALSO REQUIRED, AT THE SAME LOCATION SIGN SHALL BE MOUNTED AT THE BOTTOM OF SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB, STOP SIGN SHALL BE THE STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST.
16. NEW MONUMENT SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
17. NEW CONCRETE DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2 AND P-4.

KEYED NOTES Cont.

18. NEW CONCRETE PAVING PER CITY OF FRESNO STANDARDS P-21, P-22, AND P-23 AND FMC SECTION 15-2421-A.
19. NEW DIRECTIONAL ARROW STRIPING PAINTED WHITE PER CITY OF FRESNO STANDARDS.
20. NEW 6" HIGH CONCRETE CURB PER CITY OF FRESNO STANDARDS.
21. DASHED LINES INDICATE NEW FIRE LANE STRIPING OVER NEW CONCRETE CURB - CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED WITH 4" HIGH PAINTED WHITE LETTERING STATING "NO PARKING - FIRE LANE" OCCURRING APPROXIMATELY EVERY 50'-0".
22. NEW CONCRETE FLATWORK - CONCRETE FLATWORK SHALL NOT EXCEED MAXIMUM SLOPE IN ANY DIRECTION.
23. DASHED LINES INDICATE REQUIRED VEHICULAR OVERHANG(S) - THERE SHALL BE NO OBSTRUCTIONS OVER 6" HIGH ALLOWED WITHIN A VEHICULAR OVERHANG.
24. NEW TRUNCATED DOMES PER CITY OF FRESNO STANDARDS P-32.
25. NEW ACCESSIBLE PARKING STALL, SIGNAGE, CONCRETE CURB CUT RAMP, SIGNAGE, LOADING/UNLOADING ZONE, TRUNCATED DOMES, AND STRIPING/"ISA" SYMBOL.
26. DASHED LINES INDICATE NEW ACCESSIBLE PATH OF TRAVEL FROM NEW PUBLIC WAY AND NEW ACCESSIBLE PARKING PATH OF TRAVEL TO NEW BUILDING AS SHOWN - THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4" - THE CROSS SLOPE DOES NOT EXCEED 2.00% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5.00% (EXCEPT AT DOOR LANDINGS WHICH THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 2.00%) - THE SURFACE IS FIRM, STABLE, AND SLIP RESISTANT CONCRETE - THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".
27. DASHED LINES INDICATE NEW ACCESSIBLE CONCRETE CURB CUT RAMP.
28. NEW 4" WIDE STRIPING PAINTED WHITE PER CITY OF FRESNO STANDARDS AND PARKING MANUAL.
29. NEW 4" WIDE STRIPING PAINTED WHITE ALONG PERIMETER WITH PAINTED WHITE INFILL STRIPING AT 45 DEGREES AND AT 36" ON CENTER MAXIMUM WITHIN "LOADING ZONE" AND "NO PARKING" ZONE (12' x 40' MIN.)
30. NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
31. NEW 12" HIGH LETTERS PAINTED WHITE STATING "LOADING ZONE" AS SHOWN PER CITY OF FRESNO MUNICIPAL CODE SECTION 12-306-1. 2.c.
32. EXISTING WATER UTILITIES TO REMAIN.
33. FUTURE DRIVE-THRU DIRECTIONAL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
34. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017.
35. REMOVE AND CONSTRUCT COMMERCIAL SIDEWALK WHERE MISSING.
36. FUTURE MENU BOARD UNDER SEPARATE SUBMITTAL AND PERMIT.
37. NEW "DO NOT ENTER / EXIT ONLY" SIGN PER CITY OF FRESNO STANDARDS.
38. DASHED LINES INDICATE NEW GAS PUMP CANOPY.
39. NEW GAS PUMPS.
40. DASHED LINES INDICATE NEW IN-GROUND GAS STORAGE TANKS.
41. NEW POLE MOUNTED "MADRAX" U90-IG-SF 2 BIKE SPACES "U" BICYCLE RACK OR OWNER APPROVED EQUAL - GENERAL CONTRACTOR SHALL CONFIRM ALL ADDITIONAL ACCESSORIES PRIOR TO ORDERING.
42. NEW AIR AND WATER STATION.
43. NEW LANDSCAPE AREA.

KEYED NOTES Cont.

44. NEW 12" HIGH LETTERS PAINTED WHITE STATING "CLEAN AIR/VANPOOL/EV" AS SHOWN - THE FOLLOWING CHARACTERS SHALL BE PAINTED IN SUCH A MANOR THAT THE LOWER EDGE OF THE LAST WORK ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE - THESE DESIGNATED PARKING STALLS ARE FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT, AND CARPOOL/VAN POOL VEHICLES PER CAL GREEN SECTION 5.106.5.2 - SEE "PARKING DATA" SECTION ON THIS SHEET.
45. NEW ELECTRICAL RACEWAY FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).
46. NEW 30" STATE STANDARD "STOP" SIGN(S) - SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.
47. EXISTING PRIVATE FIRE HYDRANT TO REMAIN.
48. DASHED LINES INDICATE EXISTING PUBLIC UTILITY EASEMENT.
49. NEW "GROUND CONTROL SYSTEMS" FBV2 FIBERGLASS BICYCLE VAULT BIKE LOCKER - THIS LOCKER ACCOMMODATES ONE BIKE AND IS LOCKABLE - INSTALL PER MANUFACTURERS REQUIREMENTS.
50. DASHED LINES INDICATE EXISTING IRREVOCABLE RIGHT OF WAY DEDICATION FOR FREEWAY.
51. DASHED LINES INDICATE EXISTING PRIVATE ACCESS AND UTILITY EASEMENT.
52. NEW GAS PRICE SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT.
53. EXISTING TRAFFIC SIGNAL AND SAFETY LIGHT TO REMAIN.
54. NEW PARCEL LINE LOCATION PER LOT LINE ADJUSTMENT SUBMITTED TO CITY (L.L.A. #2018-27).
55. 44'-0" CENTERLINE TRUCK TURNING RADIUS - THE LARGEST SIZED VEHICLE TO ENTER AND EXIT THE SITE WILL BE A GASOLINE FUEL TRUCK.
56. NEW TRASH AND RECYCLING RECEPTACLES PER FMC SECTION 15-2706-H-1.
57. NEW PARKING LOT POLE LIGHT ON CONCRETE BASE - POLE LIGHT SHALL NOT BE WITHIN A 2' DEEP VEHICLE OVERHANG.
58. GAS STORAGE TANKS VENTS.
59. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER - STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT / ENGINEERING SERVICE PRIOR TO COMMENCEMENT OF WORK.
60. 12' TRIANGLE OF VISIBILITY.
61. 10' TRIANGLE OF VISIBILITY ON SITE, TYPICAL.
62. FUTURE DRIVE-THRU TALK BOX UNDER SEPARATE SUBMITTAL AND PERMIT.
63. EXISTING WATER UTILITIES TO REMAIN.
64. PROVIDE STREET TREES PER PUBLIC WORKS STANDARDS.
65. PEDESTRIAN EASEMENT, AS NEEDED TO PROVIDE FOR A 10' SIDEWALK, TYP.
66. EXISTING RELINQUISHMENT OF ACCESS.
67. EXISTING 6' A.F.F. CHAIN LINK FENCING TO REMAIN.
68. NEW FIRE HYDRANT.
69. NEW 6" HIGH CONCRETE CURB AND GUTTER - PER PUBLIC WORKS STANDARD P-5.
70. NEW C.M.U. BLOCK TRASH AND RECYCLING ENCLOSURE PER CITY OF FRESNO STANDARDS P-33, P-34, AND P-35.
71. NEW 9' x 18' VEHICLE OUTLINE - PER CITY OF FRESNO TRAFFIC STANDARDS.
72. NEW ELECTRICAL TRANSFORMER - PROVIDE BOLLARDS PER PG&E UG-1, GENERAL GREENBOOK, PAGE 10 TYPICAL - SEE ELECTRICAL AND CIVIL PLANS.

PROJECT DATA

PARCEL DATA:
A.P.N.: 487-190-02, 487-190-03, 487-190-04
ZONING: IH (HEAVY INDUSTRIAL)
GROSS LAND AREA: (3.92 ACRES) 170,755.2 S.F.
PARKING LOT COVERAGE: 7.78%

LAND AREAS:
PHASE 1 SITE:
PARCEL 'A': (0.88 ACRES) 38,469 S.F.
PARCEL 'B': (0.90 ACRES) 39,077 S.F.
PHASE 1 SITE LAND AREA: 21.78 ACRES) 77,536 S.F.

PHASE 2 SITE:
PARCEL 'C': (2.14 ACRES) 93,219.2 S.F.
PHASE 2 SITE LAND AREA: (2.14 ACRES) 93,219.2 S.F.

BUILDING DATA:
BUILDING AREAS (PHASE 1):
PROPOSED 7-ELEVEN BUILDING: 3,062 S.F.
PROPOSED PANDA EXPRESS BUILDING: 2,263 S.F.
TOTAL GROSS PROPOSED BUILDING AREA: 5,325 S.F.
CONSTRUCTION TYPE: TYPE V-B
BUILDING OCCUPANCY TYPE: A-2
FIRE SPRINKLERS: YES
FIRE ALARM: NO
NUMBER OF STORIES: 1
ACTUAL BUILDING HEIGHT: 24'-0"
BUILDING LOT COVERAGE:
PARCEL "A": 7.9%
PARCEL "B": 5.70%

ALLOWABLE BUILDING AREA:
BUILDING ALLOWABLE AREA IS BASED ON AN OCCUPANCY OF A-2, THE LOWEST BASIC ALLOWABLE AREA PER TABLE 506.2 OF THE C.B.C. THAT IS ANTICIPATED FOR THIS BUILDING.

ALLOWABLE BUILDING AREA CALCULATION PER C.B.C. EQUATION 5-1:

PROPOSED 7-ELEVEN BUILDING:
$A_a = 24,000 \text{ S.F.} > 3,062 \text{ S.F. (OKAY)}$

PROPOSED PANDA EXPRESS BUILDING:
$A_a = 24,000 \text{ S.F.} > 2,227 \text{ S.F. (OKAY)}$

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

(legal description text continues)

PARKING STALLS PROVIDED (PHASE 1):
STANDARD PARKING: 47
VAN ACCESSIBLE STALLS: 2
PARKING RATIO: 49
CAL GREEN PARKING REQUIREMENTS: 9.2 STALLS / 1,000 S.F.
REQUIRED CLEAN AIR DESIGNATED PARKING SPACES: 6
(PER CAL GREEN SECTION AND TABLE 5.106.5.2)
FUTURE EV CHARGING SPACES: 3
(PER CAL GREEN SECTION AND TABLE 5.106.5.3.3)
STANDARD ACCESSIBLE:
CALGREEN BICYCLE PARKING REQUIREMENTS:
SHORT-TERM BICYCLE PARKING: 63 x .05 = 3
(PER CAL GREEN SECTION 5.106.4.1.1)
LONG-TERM BICYCLE PARKING: 63 x .05 = 3
(PER CAL GREEN SECTION 5.106.4.1.2)

BUILDING AREAS (PHASE 2):
FUTURE RETAIL BUILDING: 5,000 S.F.
FUTURE FAST FOOD BUILDING: 3,000 S.F.
TOTAL GROSS PROPOSED BUILDING AREA: 8,000 S.F.
CONSTRUCTION TYPE: TYPE V-B
BUILDING OCCUPANCY TYPE: A-2
FIRE SPRINKLERS: YES
FIRE ALARM: TBD
NUMBER OF STORIES: 1
ACTUAL BUILDING HEIGHT: 24'-0"
BUILDING LOT COVERAGE:
PARCEL "C": 7.9%

ALLOWABLE BUILDING AREA:
BUILDING ALLOWABLE AREA IS BASED ON AN OCCUPANCY OF A-2, THE LOWEST BASIC ALLOWABLE AREA PER TABLE 506.2 OF THE C.B.C. THAT IS ANTICIPATED FOR THIS BUILDING.

ALLOWABLE BUILDING AREA CALCULATION PER C.B.C. EQUATION 5-1:

FUTURE RETAIL BUILDING:
$A_a = 24,000 \text{ S.F.} > 5,000 \text{ S.F. (OKAY)}$

FUTURE FAST FOOD BUILDING:
$A_a = 24,000 \text{ S.F.} > 3,000 \text{ S.F. (OKAY)}$

PARKING DATA:
REQUIRED VEHICLE PARKING (PHASE 2):
TOTAL VEHICLE PARKING STALLS FOR RETAIL SALES:
REQUIRED BY ZONING ORDINANCE: 12
(5,000 S.F. / 460)
TOTAL VEHICLE PARKING STALLS FOR FAST FOOD RESTAURANT:
REQUIRED BY ZONING ORDINANCE: 20
(3,000 S.F. / 150)
TOTAL VEHICLE PARKING: 32
REQUIRED BY ZONING ORDINANCE:
ACCESSIBILITY PARKING REQUIREMENTS:
VANS ACCESSIBLE STALLS: (1 VANS ACCESSIBLE STALLS)

PARKING STALLS PROVIDED (PHASE 2):
STANDARD PARKING: 79
VAN ACCESSIBLE STALLS:
TOTAL VEHICLE PARKING STALLS PROVIDED: 10.13 STALLS / 1,000 S.F.
PARKING RATIO:
CAL GREEN PARKING REQUIREMENTS:
REQUIRED CLEAN AIR DESIGNATED PARKING SPACES:
(PER CAL GREEN SECTION AND TABLE 5.106.5.2)
FUTURE EV CHARGING SPACES:
(PER CAL GREEN SECTION AND TABLE 5.106.5.3.3)
STANDARD ACCESSIBLE:
CALGREEN BICYCLE PARKING REQUIREMENTS:
SHORT-TERM BICYCLE PARKING: 81 x .05 = 4
(PER CAL GREEN SECTION 5.106.4.1.1)
LONG-TERM BICYCLE PARKING: 81 x .05 = 4
(PER CAL GREEN SECTION 5.106.4.1.2)

CITY OF FRESNO FIRE DEPARTMENT NOTES:
1. ALL CONSTRUCTION WORK IN THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS.
2. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED - THIS ACCESS MUST BE MAINTAIN DURING ALL PHASES OF DEVELOPMENT.

VICINITY MAP

INDICATES PROJECT LOCATION
N.T.S.

PROJECT:
PROPOSED RETAIL DEVELOPMENT PLANS FOR:
KETTLEMAN 99 LP.
2999 SOUTH ORANGE AVENUE
FRESNO, CALIFORNIA 93725

STATUS
Current Release Date
06-05-19
Planning Submittal
8-30-18
Plan Check Submittal

REVISIONS
CITY OF FRESNO C.U.P. CORRECTIONS DATED: 11-07-18
CITY OF FRESNO C.U.P. TRAFFIC CORRECTIONS DATED: 4-26-19

IDENTIFICATION
Scale: 1" = 30'-0"
Project Coordinator: CHRIS HARD
Project No.: 17-158
Sheet: A-0.0

PLANNING ENTITLEMENT OVERALL PROPOSED SITE PLAN

A-0.0

PROPOSED 7-ELEVEN BUILDING 3,062 S.F.
PROPOSED PANDA EXPRESS BUILDING 2,263 S.F.
PHASE 2 RETAIL BUILDING 5,000 S.F.
PHASE 2 FAST FOOD BUILDING 3,000 S.F.
SOUTH ORANGE AVENUE (COLLECTOR)
EAST NORTH AVENUE (ARTERIAL)
STATE HIGHWAY 99