EXHIBIT D
Project Site Plan

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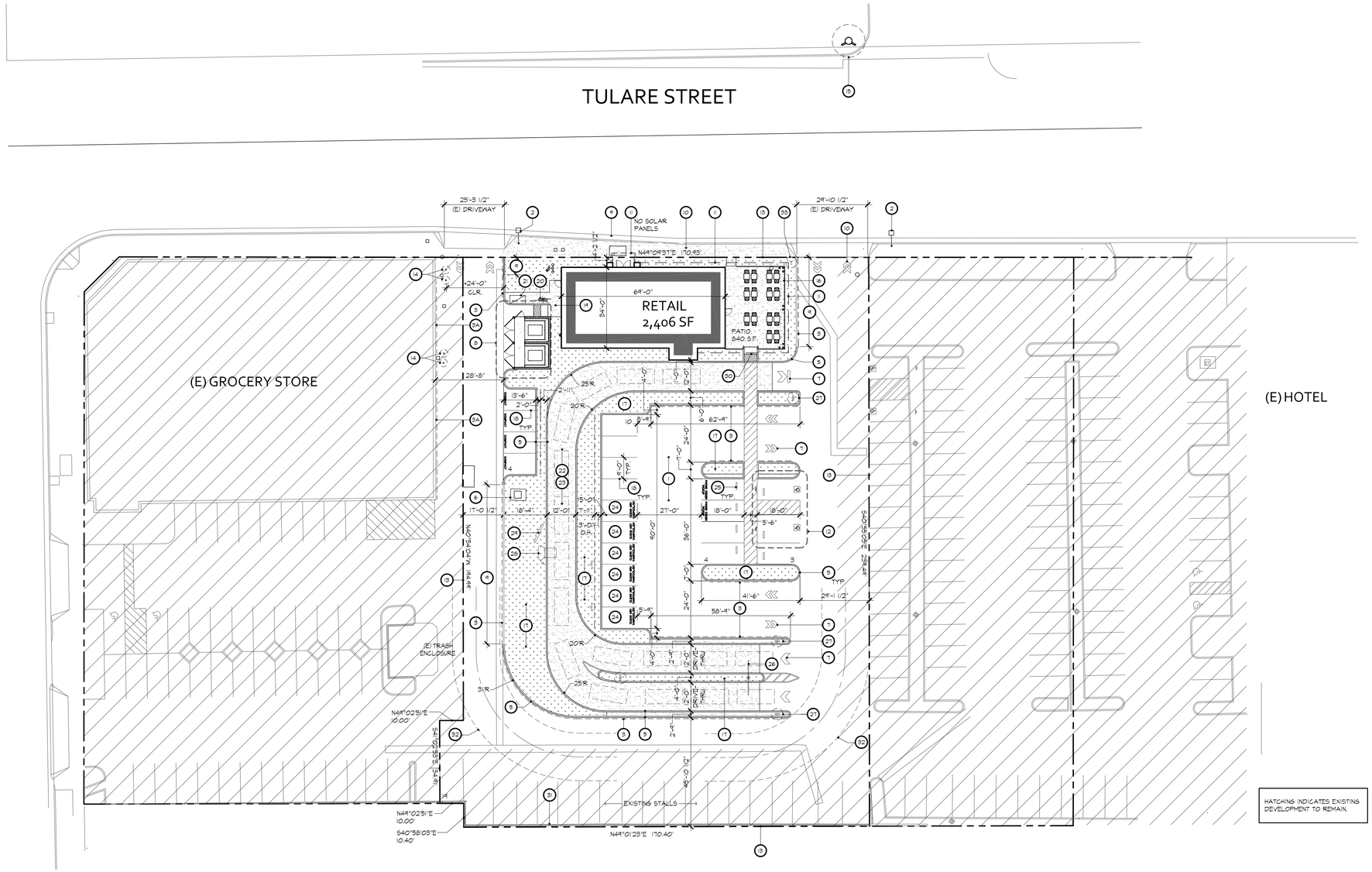


PROJECT NORTH
1"=20'-0"

NORTH
1"=20'-0"

1. NEW A.C. PAVING. INSTALL PER PUBLIC WORKS STANDARD P-21, P-22 AND P-23. REFER TO CIVIL DRAWING FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. LOCATION OF EXISTING LIGHT POLE.
3. DASHED LINE INDICATES LOCATION OF FIRE LANES. CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ " NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH, OCCURRING APPROX. EVERY 50'-0".
4. DASHED LINE INDICATES LOCATION OF NEW FIRE LANE. PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT ON PAVING.
5. LOCATION OF NEW 6" HIGH CONCRETE CURB PER CITY STANDARDS.
6. EXISTING TRANSFORMER PAD.
7. NEW DIRECTIONAL ARROW(S) PAINT (2 COATS TRAFFIC WHITE) PER STARBUCKS STANDARDS.
8. INDICATES NEW C.M.U. TRASH / RECYCLING ENCLOSURE W/ SOLAR PANELS ON CANOPY.
9. EXISTING CURB TO REMAIN.
10. EXISTING SIDEWALK TO REMAIN.
11. DASHED LINE INDICATES ABOVE CANOPY W/ SOLAR PANELS.
12. INDICATES ACCESSIBLE PARKING STALL(S) AND LOADING ZONE. PROVIDE POLE SIGNAGE AND PAVING MARKINGS TO MEET TITLE 24 AND A.D.A. REQUIREMENTS.
13. INDICATES PROPERTY LINE.
14. INDICATES EXISTING PIPE BOLLARD TO REMAIN.
15. INDICATES LOCATION OF EXISTING FIRE HYDRANT.
16. INDICATES STEEL RAILING.
17. INDICATES LANDSCAPE AREA. ALL LANDSCAPING TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM (TYPICAL FOR ENTIRE SITE).
18. INDICATES 4" WIDE PARKING STRIPE TO BE PAINTED PER CITY STANDARDS.
19. INDICATES NEW CONCRETE FLATWORK.
20. INDICATES NEW BIKE RACK (MIN. 2 BIKES).
21. INDICATES NEW BIKE LOCKERS (MIN. 8 BIKES).
22. INDICATES NEW DRIVE THRU.
23. PROVIDE CONCRETE PAVING AT DRIVE-THRU.
24. INDICATES LOW EMISSIONS VEHICLE STALL (6) PER CALGREEN REQUIREMENTS. PROVIDE 2" CONDUIT FOR FUTURE CHARGING STATIONS (4).
25. INDICATES WHEEL STOP PER CITY STANDARDS.
26. CLEARANCE BAR. PROVIDE FOOTING PER STARBUCKS SIGN PACKAGE.
27. DIRECTIONAL SIGNAGE. PROVIDE FOOTING AND ELECTRICAL REQUIREMENTS PER STARBUCKS SIGN PACKAGE
28. DIGITAL ORDER SCREEN. PROVIDE FOOTING AND ELECTRICAL REQUIREMENTS PER STARBUCKS SIGN PACKAGE.
29. 5-PANEL MENU BOARD. PROVIDE FOOTING AND ELECTRICAL REQUIREMENTS PER STARBUCKS SIGN PACKAGE.
30. INDICATES ACCESSIBLE RAMP.
31. INDICATES EXISTING C.M.U. WALL TO REMAIN.
32. TURNING RADIUS FOR SANITATION VEHICLES.
33. INDICATES FIRE LANE TOWAWAY WARNING SIGN (CVC 22658).

Overall Site Data

PROJECT DATA:

SITE ADDRESS:	2840 TULARE ST. FRESNO, CA 93721
PARCEL #1 A.P.N. No.:	468-07-181
ZONING:	DTN - DOWNTOWN DISTRICT
CONSTRUCTION TYPE:	VB (NOT SPRINKLERED)
COMMUNITY PLAN AREA	DOWNTOWN NEIGHBORHOOD
OCCUPANCY TYPE:	B

PARCEL DESCRIPTION:

GROSS LAND AREA:	0.94 ACRES - (+43,326 S.F.)

SITE DATA:

NEW BLDG. AREA:	2,406 S.F.
CANOPY OVERHANG:	1,108 S.F.
OUTDOOR PATIO:	840 S.F.

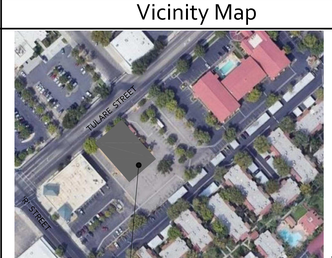
PARKING REQUIREMENTS:

DOWNTOWN REG (1 SPACE PER 600SF): 2,406 S.F. / 600 S.F. =	4 STALLS
TOTAL REQUIRED =	4 STALLS
TOTAL PROVIDED =	40 STALLS
TOTAL ACCESSIBLE =	2 STALLS (1 VAN)
LOW EMITTING/FUEL-EFFICIENT/CAR POOL/ VAN POOL STALLS: (PER 2019 C.G.B.S.C 5.106.2)	6 STALLS
ELECTRIC VEHICLE CHARGING SPACES REQUIRED: (PER 2019 C.G.B.S.C TABLE 5.106.5.3.3)	4 STALLS
SHORT TERM BICYCLE STALLS REQUIRED - 40 PARKING STALLS X 5% =	2 STALLS
LONG TERM BICYCLE STALLS REQUIRED - 40 PARKING STALLS X 5% =	2 STALLS

Site Legend

- INDICATES LANDSCAPED AREA.
- INDICATES CONCRETE FLATWORK.
- PROPERTY LINE.
- CENTERLINE OF STREET

Vicinity Map



LOCATION OF PROJECT

NORTH

City Use Only

APPL. NO. P22-02534 EXHIBIT A-1 DATE 10/14/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Site Plan

IT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642 voice
559.485.9081 fax

Architect

Project
New Shell Building + Site Development
Tulare and R St.
Fresno, California 93721

Owner
MB Developers, LLC
416 E. South Avenue
Fowler, California 93625

Publishing Status

Schematic	DATE
Design Developm't.	DATE
Site Plan Review	DATE
Bidding	DATE
Plan Check	DATE

Revisions

Scale 1"=20'-0"
Project Manager MARK SANDER
Project Number 22-011
Sheet A-0.0

Site Development Notes

GENERAL

1. NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDINGS, AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
2. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT: HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/DEVELOPER-DOORWAY/#TAB-9
3. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
4. ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
5. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
6. A PERMIT GRANTED UNDER THE FMC SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE. REFER TO SECTION 15-5013, EXPIRATION OF PLANNING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXERCISE OF RIGHTS.

FENCES/WALLS, LANDSCAPING, PARKING

NOTHING IN THIS DEVELOPMENT CODE SHALL BE DEEMED TO PROHIBIT THE ERECTION OF TEMPORARY FENCING AROUND CONSTRUCTION SITES IN COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF THE FMC.

1. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
2. TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURING ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS, AND DISEASE. ANY TREE SHOWING SUCH DAMAGE SHALL BE REPLACED WITH ANOTHER TREE.
3. NO TREE FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED SHALL BE REMOVED UNTIL ALL CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED AND THE DECISION HAS BECOME FINAL. IN ADDITION, TREE(S) APPROVED FOR REMOVAL IN CONJUNCTION WITH A DEVELOPMENT APPLICATION SHALL NOT BE REMOVED BEFORE THE ISSUANCE OF A BUILDING PERMIT OR UNLESS ALL OF THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATIONS ARE SATISFIED.
4. THE REVIEW AUTHORITY SHALL ISSUE A TREE REMOVAL PERMIT IF ANY OF THE FOLLOWING GENERAL CRITERIA IS MET: A) THE TREE(S) IS IRREPARABLY DISEASED OR PRESENTS A DANGER OF FALLING THAT CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE PRESERVATION AND/OR PREVENTATIVE PROCEDURES AND PRACTICES SO THAT THE PUBLIC HEALTH OR SAFETY REQUIRES ITS REMOVAL. B) THE TREE(S) CAN POTENTIALLY CAUSE SUBSTANTIAL DAMAGE TO EXISTING OR PROPOSED MAIN STRUCTURE(S) (E.G. DWELLINGS, OTHER MAIN STRUCTURES, OR PUBLIC INFRASTRUCTURE) OR INTERFERE WITH UTILITY SERVICES AND CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE RELOCATION OR MODIFICATION OF THE STRUCTURE OR UTILITY SERVICES. C) THE RETENTION OF THE TREE(S) RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCED BY OWNERS OF SIMILARLY ZONED AND SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE REVIEW AUTHORITY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE(S).
5. 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.
6. NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
7. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
8. TREES REQUIRED FOR PARKING LOTS ARE IN ADDITION TO TREES REQUIRED ELSEWHERE ON THE SITE AS PRESCRIBED IN THE FMC.
9. A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR ACCESSIBILITY."
10. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
11. 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.
12. ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FMC SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.
13. BICYCLE PARKING SPACES SHALL BE SUPPLIED ACCORDING TO TABLE 15-2429-D: REQUIRED ON- SITE BICYCLE PARKING SPACES OF THE FMC. EACH BICYCLE PARKING SPACE SHALL BE A MINIMUM OF 30 INCHES IN WIDTH AND EIGHT FEET IN LENGTH AND SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE. AT LEAST 30 INCHES OF CLEARANCE SHALL BE PROVIDED BETWEEN BICYCLE PARKING SPACES AND ADJACENT WALLS, POLES, LANDSCAPING, STREET FURNITURE, DRIVE AISLES, AND PEDESTRIAN WAYS AND AT LEAST FIVE FEET FROM VEHICLE PARKING SPACES TO ALLOW FOR THE MANEUVERING OF BIKES. OVERHEAD CLEARANCE SHALL BE A MINIMUM OF SEVEN FEET. A MINIMUM FIVE FOOT AISLE BETWEEN EACH ROW OF BICYCLE PARKING SHALL BE PROVIDED FOR BICYCLE MANEUVERING BESIDE OR BETWEEN EACH ROW, WHEN MULTIPLE ROWS ARE PROPOSED. BICYCLE PARKING SPACES SHALL NOT ENCROACH INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
14. ALL GENERAL PROVISIONS OF SECTION 15-2403 OF THE FMC SHALL APPLY TO ALL PARKING AREAS.

SIGNAGE

1. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING, MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
2. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
3. ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER OR ONLINE: HTTPS://WWW.FRESNO.GOV/DARM/PLANNING-DEVELOPMENT/APPLICATIONS-FORMS-FORMS-FEES/#TAB-12
4. WINDOW SIGNS LIMITED TO THE HOURS OF OPERATION, ADDRESS, OCCUPANCY, AND EMERGENCY INFORMATION, SUBJECT TO THE FOLLOWING STANDARDS: A) OPERATIONAL WINDOWS SIGNS SHALL NOT BE MOUNTED OR PLACED ON WINDOWS HIGHER THAN THE SECOND STORY. B) THE MAXIMUM AREA OF EXEMPT WINDOW SIGNAGE SHALL NOT EXCEED THREE SQUARE FEET IN AREA.
5. BANNERS, STREAMERS, MOVING SIGNS, AND INFLATABLES (INCLUDING AIR DANCERS, BALLOONS, AND SIMILAR OBJECTS) ARE ALLOWED SUBJECT TO TEMPORARY USE PERMIT APPROVAL FOR ESTABLISHMENTS WITHIN NON-RESIDENTIAL DISTRICTS. SIGNS OF THIS TYPE DO NOT COUNT TOWARD TOTAL MAXIMUM SIGN AREA. NO SIGN PER THIS SECTION SHALL BE DISPLAYED FOR MORE THAN 30 DAYS, AND A PERIOD OF 30 MUST LAPSE BEFORE DISPLAYING ANOTHER SIGN. SIGNS SHALL NOT BE DISPLAYED FOR MORE THAN 60 TOTAL DAYS DURING A CALENDAR YEAR.

MISCELLANEOUS

1. NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. HTTP://LIBRARY.MUNICODE.COM/HTML/14478/LEVEL3/MUCOFR_CHIOREREPUNUREPRCOUS_ARTINORE.HTML#MUCOFR_CHIOREREPUNUREPRCOUS_ARTINORE_S10- 102DE
2. THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE 'OFFICIAL ADDRESS' GIVEN TO THE BUILDING. IF YOU WOULD LIKE SEPARATE SUITE OR UNIT NUMBERS FOR A BUILDING, PROVIDE A FLOOR PLAN AND CONTACT THE CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT FOR 'OFFICIAL ADDRESSES'. ONLY THOSE ADDRESSES ASSIGNED BY THE CITY OF FRESNO WILL BE RECOGNIZED AS 'OFFICIAL ADDRESSES'. THE UNITED STATES POST OFFICE WILL ONLY RECOGNIZE ADDRESSES ASSIGNED BY THE CITY OF FRESNO. IF A NON-OFFICIAL ADDRESS IS GIVEN TO A BUILDING AND OR/SEPARATE SUITES, THE CITY OF FRESNO HAS THE AUTHORITY TO CHARGE A FEE AND HAVE THOSE ADDRESSES CORRECTED. IN ADDITION, THE UNITED STATES POST OFFICE WILL CEASE MAIL DELIVERY TO THOSE ADDRESSES THAT ARE NOT 'OFFICIAL ADDRESSES'.
3. ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FMC CHAPTER 6, ARTICLE 7 (FMC SECTIONS 6-701 ET SEQ.)

WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT (559) 445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET: WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML.

HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE: WWW.CASQA.ORG

WHEN A PROJECT INVOLVES SPECIFIED NONRESIDENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT IS ALSO REQUIRED. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 TO FIND OUT WHETHER YOUR PROJECT/BUSINESS REQUIRES AN INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE: WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/INDUSTRIAL.SHTML,

THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES (WWW.CASQA.ORG).

4. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
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, AND 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 ARCHEOLOGICAL 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. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATERSUPPLY.
9. CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
10. CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559) 621-8797.
11. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
12. CROSS-CONNECTION CONTROL. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621- 5300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
13. THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE DEVELOPMENT AND RESOURCE MANAGEMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.
14. OPEN STORAGE (OUTSIDE AN ENCLOSED BUILDING) SHALL BE LIMITED TO VEHICLES, BOATS, RECREATIONAL VEHICLES, AND TRAILERS. OUTDOOR STORAGES AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY BUILDING ADES OR SOLID FENCES. AT THE DISCRETION OF THE REVIEW AUTHORITY, THE TREATMENT OF THE GROUND SURFACE OF THE OPEN STORAGE AREA MAY BE GRAVEL OR OTHER MATERIALS AS PRESCRIBED BY THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, THE PUBLIC WORKS DEPARTMENT, THE FIRE DEPARTMENT, AND THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT. ALL OPEN STORAGE MUST BE DEPICTED ON THE SITE PLAN AND DESCRIBED IN OPERATION. IF IT IS NOT, IT IS NOT ALLOWED ON THE SITE.
15. IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.

FEES

1. NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXACTIONS FOR THIS PROJECT ARE SUBJECT TO PROTEST BY THE PROJECT APPLICANT AT THE TIME OF APPROVAL OR CONDITIONAL APPROVAL OF THE DEVELOPMENT OR WITHIN 90 DAYS AFTER THE DATE OF IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EXACTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXACTIONS WHICH WERE PREVIOUSLY IMPOSED AND DULY NOTICED; OR, WHERE NO NOTICE WAS PREVIOUSLY REQUIRED UNDER THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1) IN EFFECT BEFORE JANUARY 1, 1997.
2. CITYWIDE DEVELOPMENT IMPACT FEES
   - 2.a. TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY ITS TRAFFIC SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
   - 2.b. FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
   - 2.c. POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
   - 2.d. PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706)
3. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
   - 3.a. STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
   - 3.b. STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
   - 3.c. NEW CONSTRUCTION ON VACANT PARCELS SHALL BE CALCULATED ON A NET ACREAGE (ADJUSTED ACRE BASIS) OF THE ENTIRE PROPERTY SUBJECT TO THE DEVELOPMENT ENTITLEMENT BASED UPON PLANNED LAND USE. NOTWITHSTANDING, FEES SHALL BE BASED UPON ACTUAL LAND USE FOR DEVELOPMENTS IN THE CMX ZONE DISTRICT AND FOR DEVELOPMENT PROJECTS DEVELOPED INCONSISTENT WITH THE PLAN LAND USE.
   - 3.d. NEW CONSTRUCTION ON PROPERTY THAT IS PARTIALLY DEVELOPED, STREET IMPACT FEES WILL BE APPLIED TO THE INCREMENTAL INCREASE PROPORTIONATE TO THE RESPECTIVE FLOOR TO AREA RATIOS (25% FOR COMMERCIAL AND 40% FOR INDUSTRIAL). IN NO CASE SHALL ANYONE PAY MORE THAN THE AMOUNT OF THE TOTAL NET ACREAGE OF THE PARCEL MULTIPLIED BY THE APPLICABLE FEE RATE.
   - 3.e. REUSE BEING MORE INTENSIVE THAT THE ORIGINAL USE, THE DEVELOPER SHALL BE REQUIRED TO PAY THE DIFFERENCE BETWEEN THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE OLD USE AND THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE NEW.

4. FRESNO COUNTY FACILITY IMPACT FEE

FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTATED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.

5. REGIONAL TRASPORTATION MITIGATION FEE (RTMF)

PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200; WWW.FRESNOCOG.ORG. PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

6. SCHOOL FEES

SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT CLOVIS UNIFIED SCHOOL DISTRICT. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

7. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
   - 7.a. A FMFCD DEVELOPMENT FEE IS REQUIRED FOR REVIEW OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCD IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT THE FMFCD AT (559) 456-3292.
   - 7.b. FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID DIRECTLY TO FMFCD, AND PROOF OF PAYMENT PROVIDED TO THE CITY, IN ORDER TO OBTAIN CONSTRUCTION PERMITS.
8. SEWER CONNECTION CHARGES (FMC SECTION 6-304(A)). THE FOLLOWING SEWER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW SEWER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
   - 8.a. LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF
   - 8.b. OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF

EFFECTIVE JANUARY 9, 1999, ORDINANCE NO. 98-97 ALSO AMENDED CERTAIN SEWER CONNECTION CHARGES. FMC ARTICLE 15, SECTION 12 PROVIDES PROPERTY OWNERS THE INCENTIVES AND DELETES CERTAIN SEWER CONNECTION CHARGES PURSUANT TO THE SIMPLE TIERED EQUITY PROGRAM (STEP) AND THE EMPLOYMENT DEVELOPMENT PROGRAM (EDP). FOR ADDITIONAL INFORMATION ON THE STEP AND EDP, CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, ADMINISTRATION DIVISION AT (559) 621-8600.

9. WATER CONNECTION CHARGES: (FMC SECTIONS 6-507 TO 6-513). THE FOLLOWING WATER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
   - 9.a. FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
   - 9.b. SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
   - 9.c. METER CHARGES (BASED ON SERVICE NEED)
   - 9.d. WATER CAPACITY FEE (BASED ON METER SIZE).
10. DEFERMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED WITHIN THE DOWNTOWN PRIORITY AREAS IN ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-265 AND 2010-19.

FIRE

1. ALL TYPES OF VEHICLE ACCESS SHALL MAINTAIN A MINIMUM OF 13 FEET 6 INCH VERTICAL CLEARANCE OVER THE ENTIRE WIDTH OF THE ACCESS. (FFD DEVELOPMENT POLICY 403.002).
2. ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION. (FDD DEVELOPMENT POLICY 403.002).
3. LOADING ZONE(S) SHALL BE NOT BE LOCATED IN REQUIRED FIRE LANES.
4. REGARDLESS OF PARKING CONFIGURATIONS, A MINIMUM CLEAR DRIVE WIDTH OF 20 FEET SHALL BE REQUIRED.
5. PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KNOX BOXES SHALL BE PROVIDED FOR BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: HIGH RISE BUILDING, INTERIOR ELEVATOR(S), FIRE SPRINKLER SYSTEM WITH INTERIOR RISER(S), FIRE PUMP ROOMS, FIRE ALARM SYSTEM, UNDULY DIFFICULT ACCESS, AND/OR WHERE REQUIRED BY THE FIRE MARSHAL (OR DESIGNEE). KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL. KNOX BOX APPLICATIONS CAN BE OBTAINED AT THE FRESNO FIRE DEPARTMENT, 911 H STREET, FRESNO , CA 93721.
6. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE - 22658 (a) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300"
7. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED, AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2" OUTLET SHALL FACE THE ACCESS LANE.
8. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10 FEET OF THE FIRE HYDRANT.
9. INTERIOR SPRINKLER RISERS NOT LOCATED WITHING FIVE FEET OF AN EXTERIOR DOOR REQUIRE AN EXTERIOR WALL MOUNTED INDICATING CONTROL VALVE. FFD POLICY NOS. 405.033 AND 405.025.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN FORTY FEET (40') OF A FIRE APPARATUS ACCESS LANE. (FFD DEVELOPMENT POLICY 405.025)
11. THE MINIMUM SIZE OF ALL FIRE DEPARTMENT CONNECTIONS SHALL BE BASED UPON THE SYSTEM TYPE. NO CONNECTION SHALL BE LESS THAN 2-1/2" IN SIZE. (FFD DEVELOPMENT POLICY 405.025)
12. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CHIEF. 2016 CFC, SECTION 912.2.1.

SITE

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. 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 SERVISCES ALERT (USA). CALL 1-800-642-2444.
3. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
4. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE GROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
5. NOT USED.
6. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 AND PUBLIC WORKS POLICY 260-01.
7. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
8. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE, OR SUBSURFACE STRUCTURES AN APPENTENANCES IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AN ENCROACHMENT COVENANT IS APPROVED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION, (559)621-8603. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W 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.
10. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
11. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
12. REQUIREMENTS NOT ADDRESSED DUE TO OMISSION OR MISREPRESENTATION OF INFORMATION, ON WHICH THIS REVIEW PROCESS IS DEPENDENT, WILL BE IMPOSED WHENEVER SUCH CONDITIONS ARE DISCLOSED. CONSTRUCT ADDITIONAL OFFSITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, CONCRETE CURB, GUTTER, SIDEWALK, APPROACHES, RAMPS, PAVEMENT, UTILITY RELOCATIONS, ETC. IN ACCORDANCE WITH CITY OF FRESNO'S PUBLIC WORKS STANDARDS, SPECIFICATION AND THE APPROVED STREET PLANS.
13. DESIGN AND CONSTRUCT PARKING LOT GEOMETRICS IN ACCORDANCE WITH THE CITY OF FRESNO PARKING MANUAL.
14. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.

City Use Only

APPL. NO. P22-02534 EXHIBIT A-2 DATE 10/14/2022
PLANNING REVIEW BY ______ DATE ______
TRAFFIC ENG. ______ DATE ______
APPROVED BY ______ DATE ______
CITY OF FRESNO DARM DEPT

Site Notes

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642 voice
559.485.9081 fax

Architect

Project
New Shell Building + Site Development
Tulare and R St.
Fresno, California 93721

Owner
MB Developers, LLC
416 E. South Avenue
Fowler, California 93625

Publishing Status
- Schematic — DATE
- Design Developm't. — DATE
- Site Plan Review — DATE
- Bidding — DATE
- Plan Check — DATE

Revisions

Scale: NONE
Project Manager: MARK GANDER
Project Number: 22-011
Sheet: A-0.1