

Exhibit C-2 Project Site Plan

APPL. NO. P22-03906 EXHIBIT A DATE 05/24/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Project Data	
Project Name	Project Alpha
Project Manager	John Doe
Project Start Date	2023-01-01
Project End Date	2023-12-31
Project Budget	\$1,000,000
Project Status	In Progress
Project Location	New York, NY
Project Description	Develop a new software application for project management.
Project Team	John Doe, Jane Smith, Bob Johnson, Alice Brown
Project Contact	John Doe
Project Email	john.doe@company.com
Project Phone	(123) 456-7890
Project Website	www.projectalpha.com
Project Social Media	Facebook, Twitter, LinkedIn
Project Documents	Project Charter, Project Plan, Project Schedule, Project Budget, Project Risk Register
Project Tools	Microsoft Project, Jira, Trello, Asana
Project Software	Microsoft Office, Adobe Photoshop, AutoCAD
Project Hardware	Desktop Computer, Laptop, Tablet, Smartphone
Project Network	Internet, Intranet, Extranet
Project Security	Firewall, Antivirus, Intrusion Detection, Encryption
Project Compliance	GDPR, HIPAA, SOX, ISO 9001
Project Quality	ISO 9001, Six Sigma, Lean
Project Sustainability	Green Building, Renewable Energy, Carbon Footprint
Project Innovation	Artificial Intelligence, Blockchain, Quantum Computing
Project Research	Market Research, User Research, Technical Research
Project Development	Software Development, Hardware Development, System Development
Project Testing	Unit Testing, Integration Testing, System Testing, User Acceptance Testing
Project Deployment	Production Deployment, Staging Deployment, Development Deployment
Project Maintenance	Regular Maintenance, Emergency Maintenance, Preventive Maintenance
Project Support	Technical Support, Customer Support, Internal Support
Project Training	On-site Training, Online Training, Classroom Training
Project Documentation	Project Charter, Project Plan, Project Schedule, Project Budget, Project Risk Register
Project Communication	Project Meetings, Project Reports, Project Newsletters, Project Social Media
Project Collaboration	Project Teams, Project Stakeholders, Project Partners, Project Suppliers
Project Evaluation	Project Performance, Project Results, Project Feedback, Project Review
Project Improvement	Project Process, Project Tools, Project Software, Project Hardware
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
Project Development	Project Testing, Project Deployment, Project Maintenance, Project Support
Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
Project Deployment	Project Maintenance, Project Support, Project Training, Project Documentation
Project Maintenance	Project Support, Project Training, Project Documentation, Project Communication
Project Support	Project Training, Project Documentation, Project Communication, Project Collaboration
Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
Project Documentation	Project Communication, Project Collaboration, Project Evaluation, Project Improvement
Project Communication	Project Collaboration, Project Evaluation, Project Improvement, Project Innovation
Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
Project Evaluation	Project Improvement, Project Innovation, Project Research, Project Development
Project Improvement	Project Innovation, Project Research, Project Development, Project Testing
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
Project Development	Project Testing, Project Deployment, Project Maintenance, Project Support
Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
Project Deployment	Project Maintenance, Project Support, Project Training, Project Documentation
Project Maintenance	Project Support, Project Training, Project Documentation, Project Communication
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Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
Project Documentation	Project Communication, Project Collaboration, Project Evaluation, Project Improvement
Project Communication	Project Collaboration, Project Evaluation, Project Improvement, Project Innovation
Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
Project Evaluation	Project Improvement, Project Innovation, Project Research, Project Development
Project Improvement	Project Innovation, Project Research, Project Development, Project Testing
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
Project Development	Project Testing, Project Deployment, Project Maintenance, Project Support
Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
Project Deployment	Project Maintenance, Project Support, Project Training, Project Documentation
Project Maintenance	Project Support, Project Training, Project Documentation, Project Communication
Project Support	Project Training, Project Documentation, Project Communication, Project Collaboration
Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
Project Documentation	Project Communication, Project Collaboration, Project Evaluation, Project Improvement
Project Communication	Project Collaboration, Project Evaluation, Project Improvement, Project Innovation
Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
Project Evaluation	Project Improvement, Project Innovation, Project Research, Project Development
Project Improvement	Project Innovation, Project Research, Project Development, Project Testing
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
Project Development	Project Testing, Project Deployment, Project Maintenance, Project Support
Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
Project Deployment	Project Maintenance, Project Support, Project Training, Project Documentation
Project Maintenance	Project Support, Project Training, Project Documentation, Project Communication
Project Support	Project Training, Project Documentation, Project Communication, Project Collaboration
Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
Project Documentation	Project Communication, Project Collaboration, Project Evaluation, Project Improvement
Project Communication	Project Collaboration, Project Evaluation, Project Improvement, Project Innovation
Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
Project Evaluation	Project Improvement, Project Innovation, Project Research, Project Development
Project Improvement	Project Innovation, Project Research, Project Development, Project Testing
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
Project Development	Project Testing, Project Deployment, Project Maintenance, Project Support
Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
Project Deployment	Project Maintenance, Project Support, Project Training, Project Documentation
Project Maintenance	Project Support, Project Training, Project Documentation, Project Communication
Project Support	Project Training, Project Documentation, Project Communication, Project Collaboration
Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
Project Documentation	Project Communication, Project Collaboration, Project Evaluation, Project Improvement
Project Communication	Project Collaboration, Project Evaluation, Project Improvement, Project Innovation
Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
Project Evaluation	Project Improvement, Project Innovation, Project Research, Project Development
Project Improvement	Project Innovation, Project Research, Project Development, Project Testing
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
Project Development	Project Testing, Project Deployment, Project Maintenance, Project Support
Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
Project Deployment	Project Maintenance, Project Support, Project Training, Project Documentation
Project Maintenance	Project Support, Project Training, Project Documentation, Project Communication
Project Support	Project Training, Project Documentation, Project Communication, Project Collaboration
Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
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Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
Project Evaluation	Project Improvement, Project Innovation, Project Research, Project Development
Project Improvement	Project Innovation, Project Research, Project Development, Project Testing
Project Innovation	Project Research, Project Development, Project Testing, Project Deployment
Project Research	Project Development, Project Testing, Project Deployment, Project Maintenance
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Project Testing	Project Deployment, Project Maintenance, Project Support, Project Training
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Project Training	Project Documentation, Project Communication, Project Collaboration, Project Evaluation
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Project Communication	Project Collaboration, Project Evaluation, Project Improvement, Project Innovation
Project Collaboration	Project Evaluation, Project Improvement, Project Innovation, Project Research
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Project Development	

Scope of Work:

- RENOVATE (E) CONVENIENCE STORE
- ADD TWO MORE GASOLINE PUMP STATIONS AND EXTEND (E) CANOPY
- CLOSE OFF (E) EAST DRIVEWAY AND APPROACH AND TURN IT INTO NEW LANDSCAPE AREA

Owner: Baldev and Jasjit Khela
11770 N. Bella Vista
Fresno California 93730
(559) 548-7492
jasjitkhela@yahoo.com

Project	2520 E. Olive
Address:	Fresno, California 93701

A.P.N.: #	452-081-17S
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Existing General Plan Use:
Commercial General

Existing Zone District: CG

Article 67 Use Classification:

- Liquor Store
- Food and Beverage Sales
- corner commercial

Site Coverage Summary

Project Site Area:	24,988 s.f.	
(E) Building Data:	2,932 s.f.	
Proposed Canopy Area:	777 s.f.	
Building Coverage:	4,992 s.f.	20%
Concrete Paved Area:	14,620 s.f.	58%
AC Paved Area:	4,417 s.f.	18%
Landscaping Area:	1,587 s.f.	6%
Floor Area Ratio:	2,932 s.f / 24,988 s.f. = 12%	

Legal Description

LOTS 8 THRU 15 INCLUSIVE IN BLOCK 3 OF THE LIENBY TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN VOLUME 4 OF RECORD OF SURVEYS, AT PAGE 29, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 42.5 FEET OF LOTS
12 THRU 15

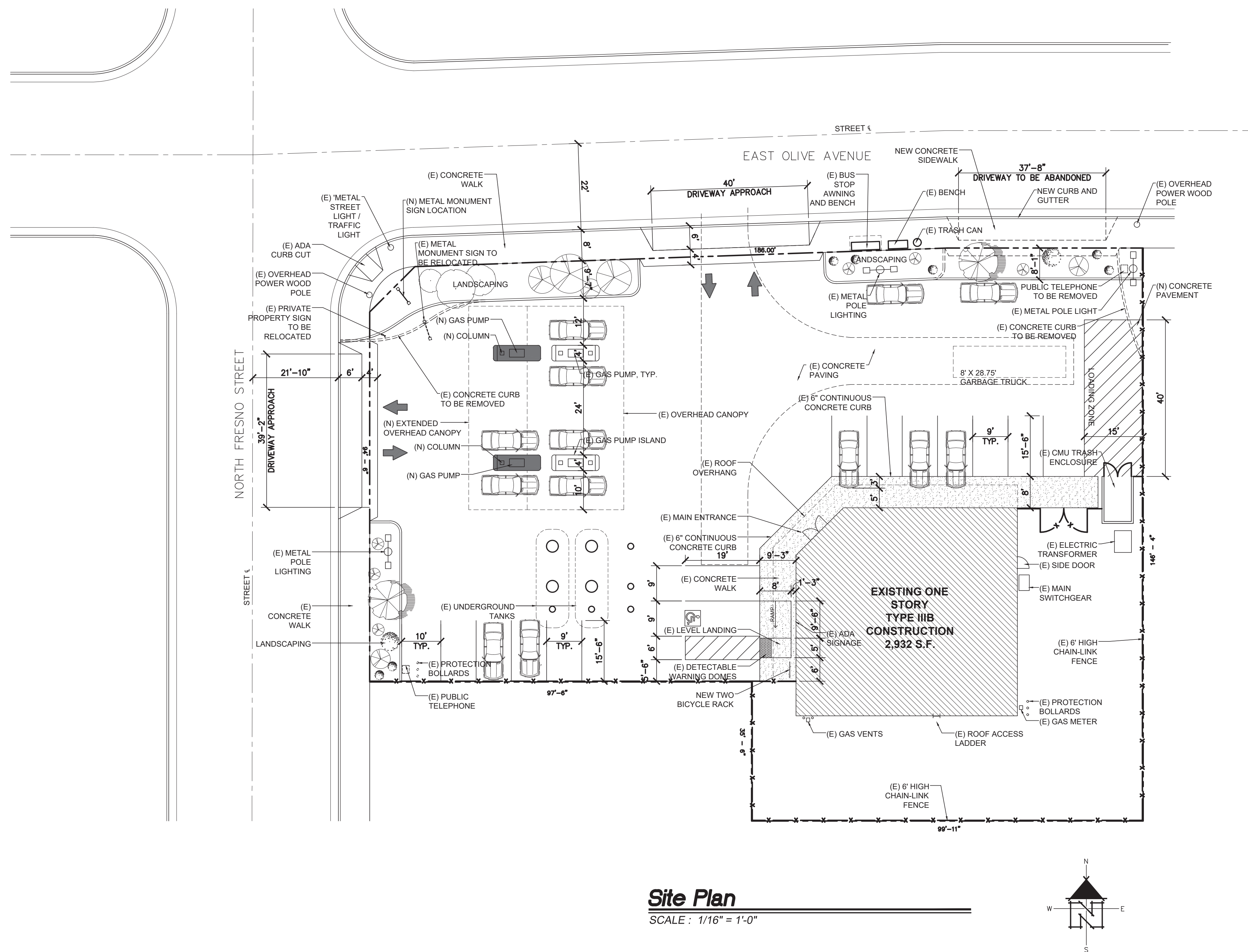
ALSO EXCEPTING THEREFROM THE WEST 10 FEET OF
SAID LOT 15

EXCEPTING AND RESERVING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS, NON-HYDROCARBON GASES, CASSEIDINE, BITUMENS, AND MINERALS OF WHATSOEVER NATURE, WITH REGARD TO SIMILARITY TO ABOVE-MENTIONED SUBSTANCES; AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM SAID REAL PROPERTY, BELOW THE DEPTH OF 500 FEET, AS EXCEPTED AND RESERVED IN DEED EXECUTED BY CHEVRON U.S.A., INC., A CORPORATION, RECORDED ON SEPTEMBER 30, 1986, AS DOCUMENT No. 86113640

Required Notes

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. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
3. 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 1-800-542-2444

Vicinity Map

[illegible]