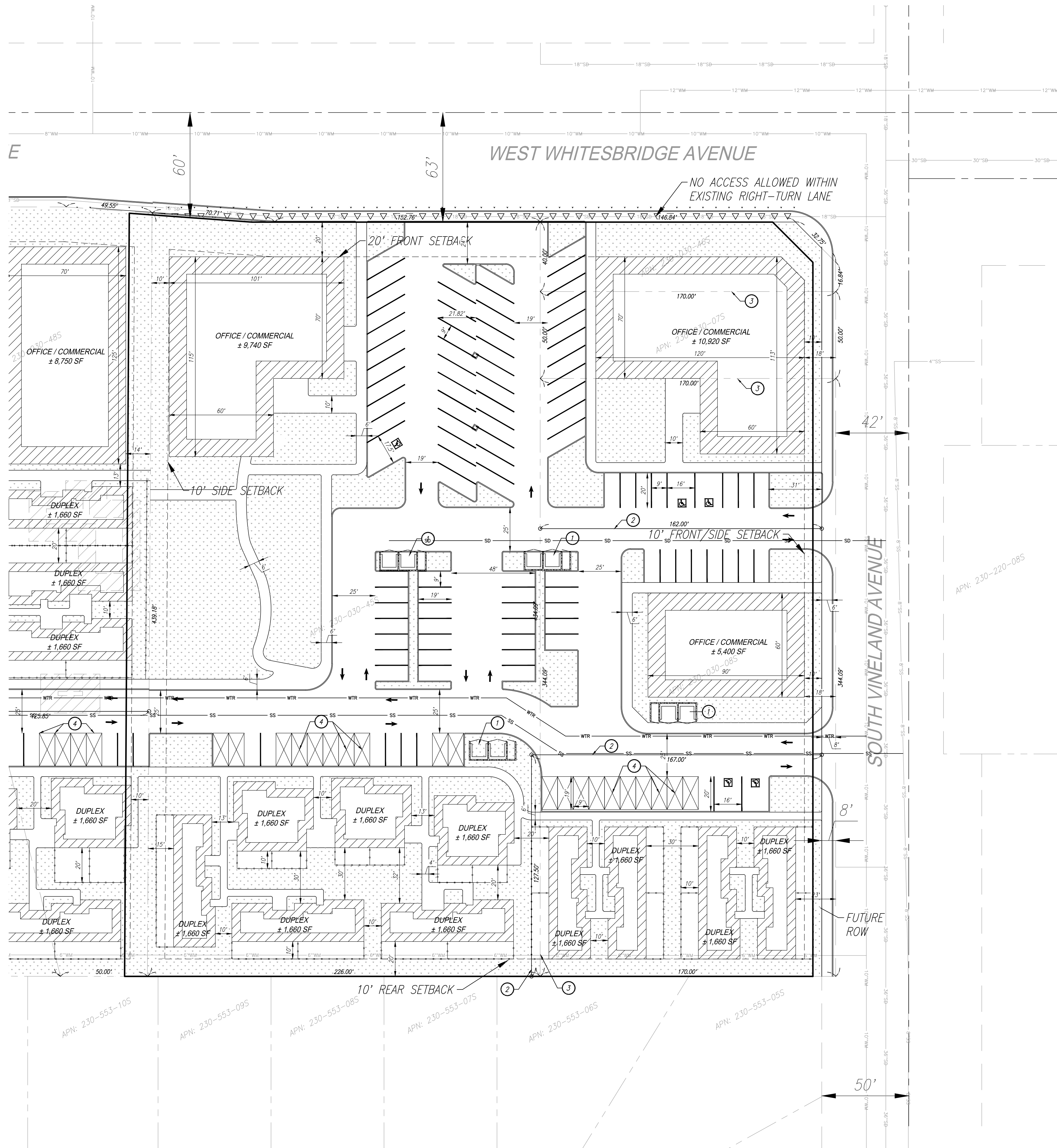


Exhibit 'A'

MIXED USE DEVELOPMENT
CONCEPTUAL DESIGNS
PROGRAM
MASTER PLANS

P:\CIVIL_3D PROJECTS\2021\21-009\21-009_6_Mixed Use Program Task 3 Conceptual Master Plan 12-11-2024.dwg 12/11/2024 3:19:10 PM

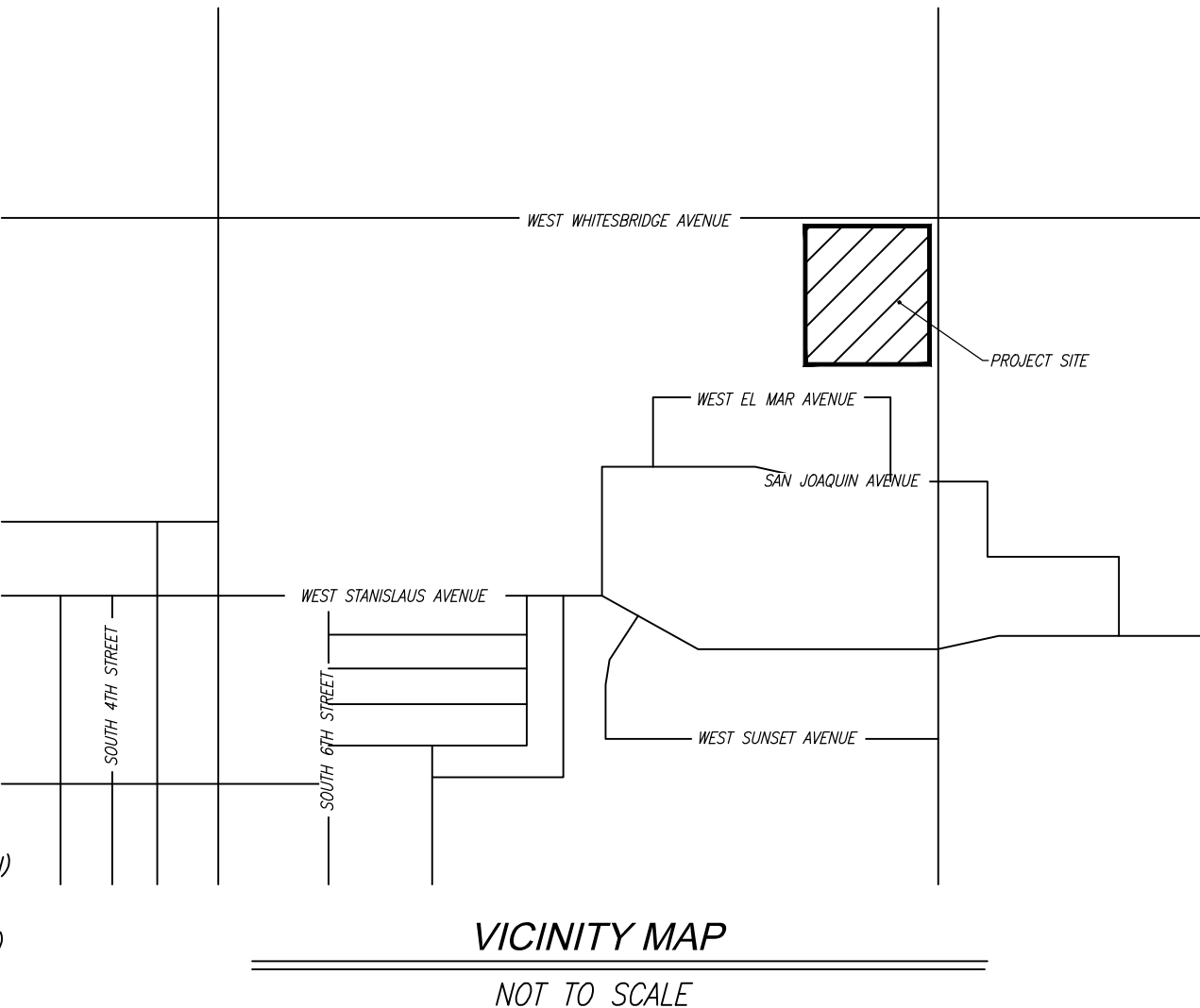


CONCEPTUAL LAYOUT 1

IN THE CITY OF KERMAN
FRESNO COUNTY, CALIFORNIA
PREPARED ON APRIL 1, 2024

SITE INFORMATION:

APN:	023-030-075, 023-030-085, 023-030-455, 023-030-465		
ZONING:	EXISTING: PROPOSED:	M-U MIXED USE NO CHANGE	
PLANNED LAND USE:	EXISTING: PROPOSED:	MIXED USE NO CHANGE	
SITE ADDRESS:	14527, 14559 WHITESBRIDGE AVENUE 23, 37 SOUTH VINELAND AVENUE KERMAN, CA 93630		
SITE AREA:	NET: GROSS:	168,438 SF OR 3.86 ACRES 171,757 SF OR 3.94 ACRES	
BUILDING HEIGHT:	MAXIMUM: PROPOSED:	35 FT 11 FT	
LAND USE:	EXISTING: PROPOSED:	VACANT 20 RESIDENTIAL UNITS (10 DUPLEXES) 26,060 SF. OFFICE/COMMERCIAL SPACE	
BUILDING AREA:	EXISTING: PROPOSED:	0 SF 19,260 SF	
COVERAGE:	11.4%		
INTENSITY/DENSITY:	0.2 FAR / 5.2 DU/AC		
AUTO PARKING:	SPACES REQUIRED: FOR OFFICE + 4.5 STALL PER DUPLEX) SPACES PROVIDED: COVERED PARKING REQUIRED: COVERED PARKING PROVIDED: ACCESSIBLE PARKING REQUIRED: ACCESSIBLE PARKING PROVIDED: EV PARKING REQUIRED:	110 (1 STALL PER 400 SF) 119 STALLS (19' BY 9' MIN) 20 STALLS (1 PER UNIT) 20 STALLS 5 STALLS (20' BY 16' MIN) 5 STALLS 11 STALLS	



LEGEND:

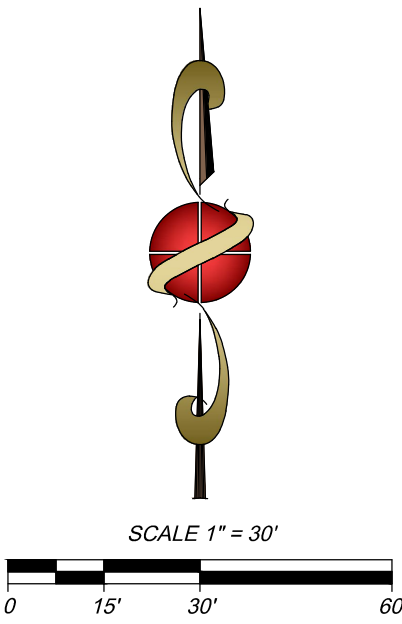
---	EXISTING RIGHT OF WAY
---	EXISTING PROPERTY/PARCEL LINE
---	PROJECT BOUNDARY
---	PROPOSED SIDEWALK
---	EXISTING ROAD CENTERLINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT/PARCEL LINE
---	WATER MAIN (TO REMAIN)
---	SANITARY SEWER MAIN (TO REMAIN)
---	STORM DRAIN MAIN (TO REMAIN)
---	PROPOSED SANITARY SEWER ALIGNMENTS
---	PROPOSED STORM DRAIN ALIGNMENTS
---	SETBACK PER KERMAN MUNICIPAL CODE
---	EXISTING STRUCTURE
---	PROPOSED LANDSCAPED AREA
---	PROPOSED STRUCTURE

NOTES:

- PROPOSED TRASH ENCLOSURE
- PROPOSED LOT/PARCEL LINE
- EXISTING PARCEL LINE TO BE REMOVED
- PROPOSED COVERED PARKING/CARPORT

NOTES:

- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- SOURCE OF WATER SUPPLY SHALL BE THE CITY OF KERMAN.
- SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF KERMAN.
- ALL PUBLIC UTILITIES (FIRE, SDG, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.
- WATER MAIN, SANITARY SEWER MAIN, STORM DRAIN MAIN TO BE CONNECTED.
- UNDERGROUND EXISTING OVERHEAD UTILITIES ALONG DEVELOPMENT FRONTAGE.



DISCLAIMER: A FORMAL BOUNDARY SURVEY HAS NOT BEEN DONE FOR THE DRAFTING OF THIS EXHIBIT.

PROJECT TITLE: CONCEPTUAL MIXED USE PROGRAM

SHEET DESCRIPTION: CONCEPTUAL LAYOUT

CITY OF KERMAN
850 S MADERA AVENUE
KERMAN, CA 93630
(559) 846-9386

REVISIONS

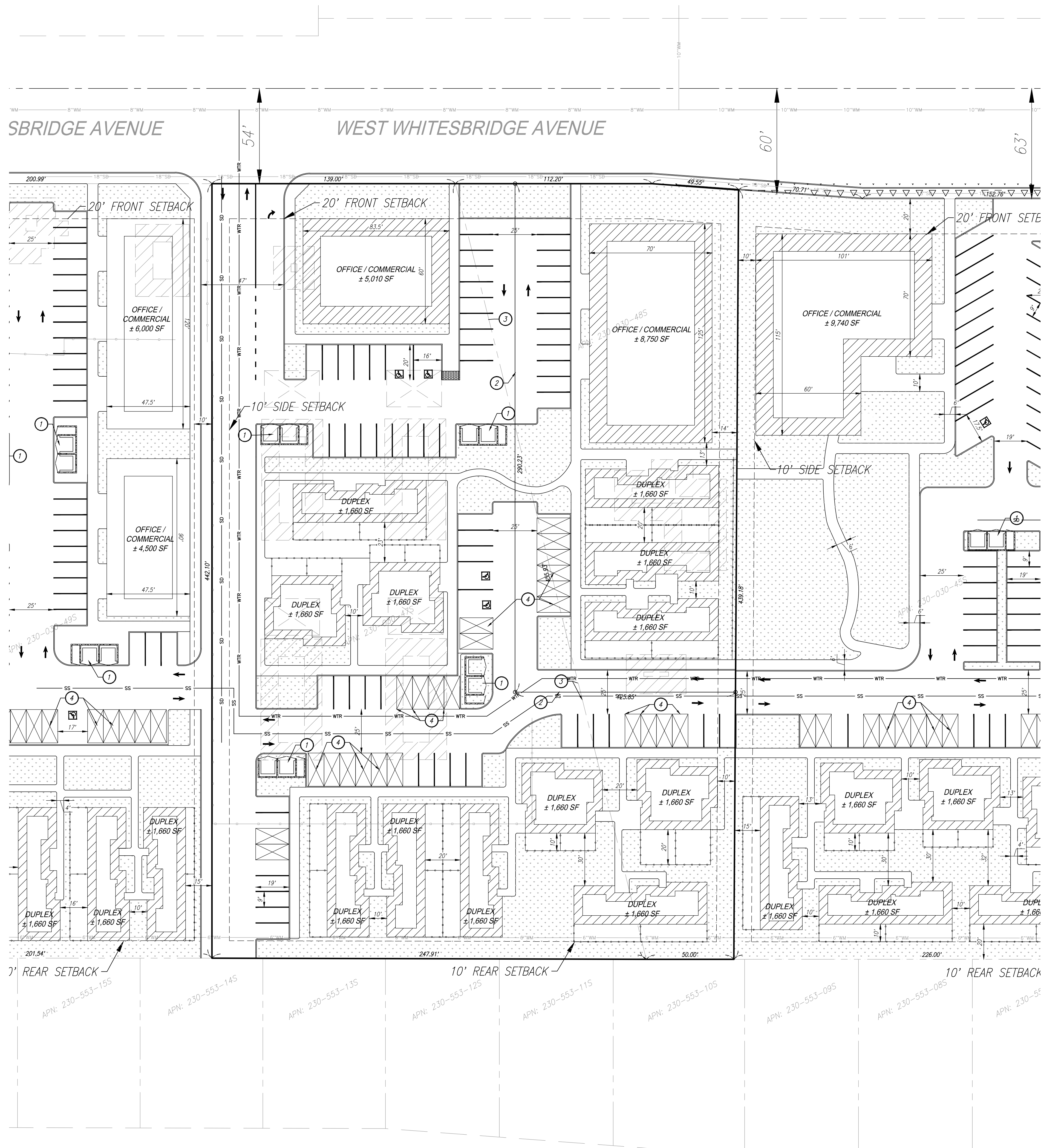
DRAWN BY: ST
CHECKED BY: BE
DATE: 12/11/2024

SHEET NUMBER:

JOB NUMBER:

21-009.6

P:\CIVIL_3D PROJECTS\2021\21-009\21-009.6_MIXED USE PROGRAM TASK 3 CONCEPTUAL MASTER PLAN 12-11-2024.DWG 12/11/2024 3:16:58 PM

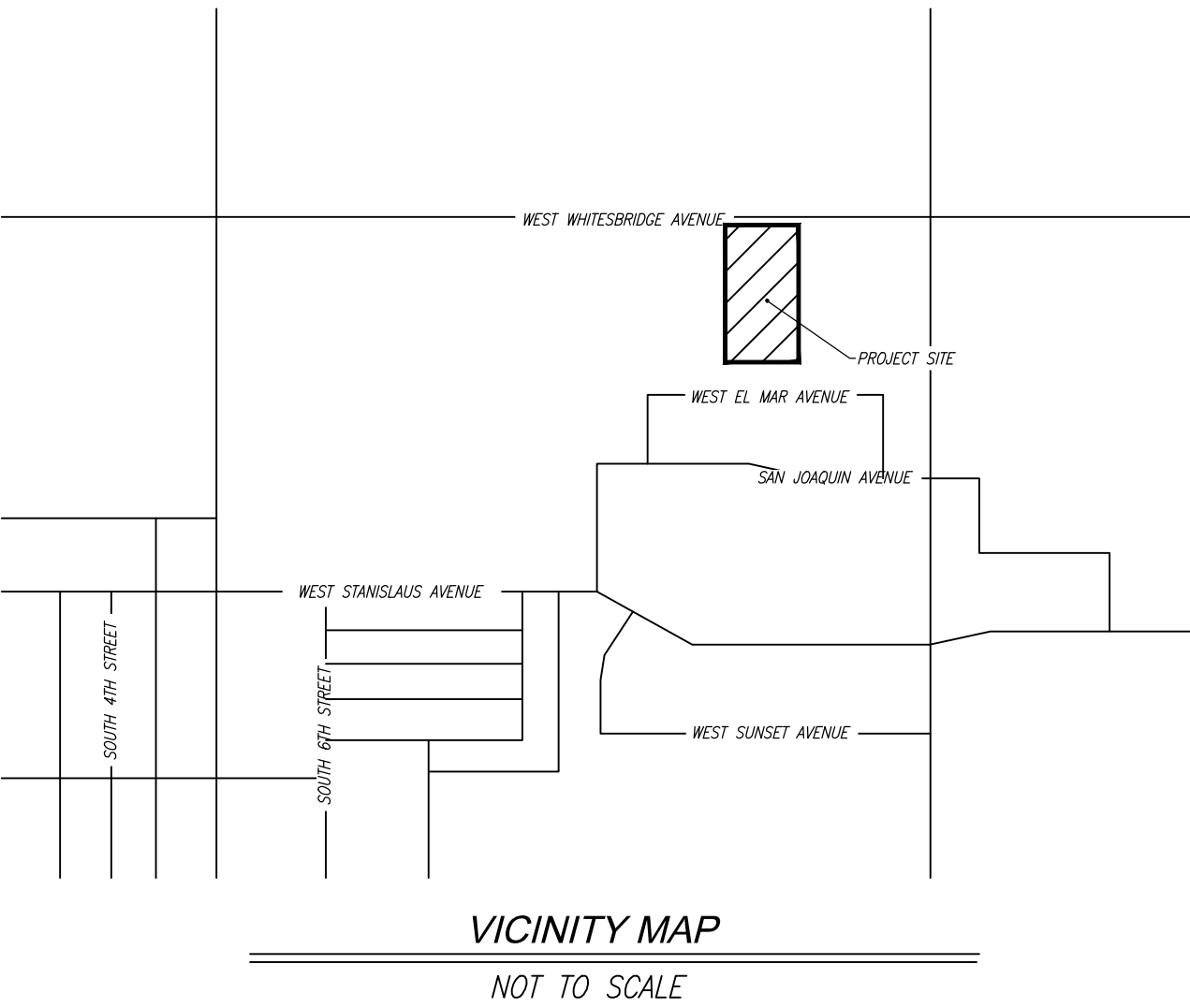


CONCEPTUAL LAYOUT 2

IN THE CITY OF KERMAN
FRESNO COUNTY, CALIFORNIA
PREPARED ON APRIL 1, 2024

SITE INFORMATION:

APN:	023-030-47S, 023-030-48S
ZONING:	EXISTING: M-U MIXED USE PROPOSED: NO CHANGE
PLANNED LAND USE:	EXISTING: MIXED USE PROPOSED: NO CHANGE
SITE ADDRESS:	14583, 14603 WHITESBRIDGE AVENUE KERMAN, CA 93630
SITE AREA:	NET: 131,551 SF OR 3.02 ACRES GROSS: 131,551 SF OR 3.02 ACRES
BUILDING HEIGHT:	MAXIMUM: 35 FT PROPOSED: 11 FT
LAND USE:	EXISTING: 4 MULTI-FAMILY APARTMENTS PROPOSED: 24 RESIDENTIAL UNITS (12 DUPLEXES) 13,760 SF. OFFICE/COMMERCIAL SPACE
BUILDING AREA:	EXISTING: 13,870 SF PROPOSED: 33,680 SF
COVERAGE:	25.6%
INTENSITY/DENSITY:	0.1 FAR / 7.9 DU/AC
AUTO PARKING:	SPACES REQUIRED: 89 (1 STALL PER 400 SF) FOR OFFICE + 4.5 STALL PER DUPLEX SPACES PROVIDED: 91 STALLS (19' BY 9' MIN) COVERED PARKING REQUIRED: 24 STALLS (1 PER UNIT) COVERED PARKING PROVIDED: 24 STALLS ACCESSIBLE PARKING REQUIRED: 4 STALLS (20' BY 16' MIN) ACCESSIBLE PARKING PROVIDED: 4 STALLS EV PARKING REQUIRED: 9 STALLS



LEGEND:

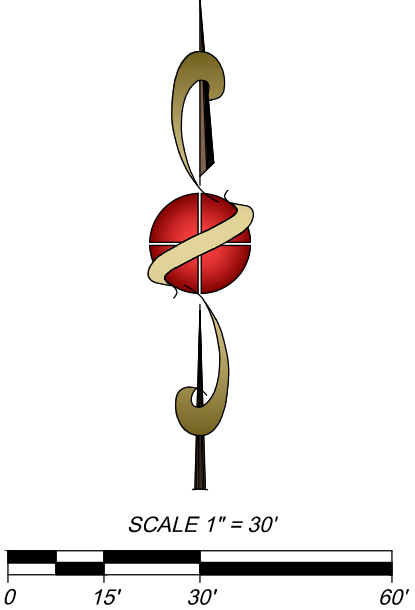
---	EXISTING RIGHT OF WAY
---	EXISTING PROPERTY/PARCEL LINE
---	PROJECT BOUNDARY
---	PROPOSED SIDEWALK
---	EXISTING ROAD CENTERLINE
---	PROPOSED RIGHT OF WAY
---	EXISTING LOT/PARCEL LINE
---	WATER MAIN (TO REMAIN)
---	SANITARY SEWER MAIN (TO REMAIN)
---	STORM DRAIN MAIN (TO REMAIN)
---	PROPOSED SANITARY SEWER ALIGNMENTS
---	PROPOSED STORM DRAIN ALIGNMENTS
---	SETBACK PER KERMAN MUNICIPAL CODE
---	EXISTING STRUCTURE
---	PROPOSED LANDSCAPED AREA
---	PROPOSED STRUCTURE

NOTES:

- PROPOSED TRASH ENCLOSURE
- PROPOSED LOT/PARCEL LINE
- EXISTING PARCEL LINE TO BE REMOVED
- PROPOSED COVERED PARKING/CARPORT

NOTES:

- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- SOURCE OF WATER SUPPLY SHALL BE THE CITY OF KERMAN.
- SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF KERMAN.
- ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.
- WATER MAIN, SANITARY SEWER MAIN, STORM DRAIN MAIN TO BE CONNECTED.
- UNDERGROUND EXISTING OVERHEAD UTILITIES ALONG DEVELOPMENT FRONTAGE.



DISCLAIMER: A FORMAL BOUNDARY SURVEY HAS NOT BEEN DONE FOR THE DRAFTING OF THIS EXHIBIT.

PLANNING • SURVEYING • CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENGINEERING.NET



PROJECT TITLE: CONCEPTUAL MIXED USE PROGRAM
SHEET DESCRIPTION: CONCEPTUAL LAYOUT
CITY OF: KERMAN
COUNTY OF: FRESNO

PREPARED FOR:
CITY OF KERMAN
850 S MADERA AVENUE
KERMAN, CA 93630
(559) 846-9386

REVISIONS	6/25/2024
	7/17/2024

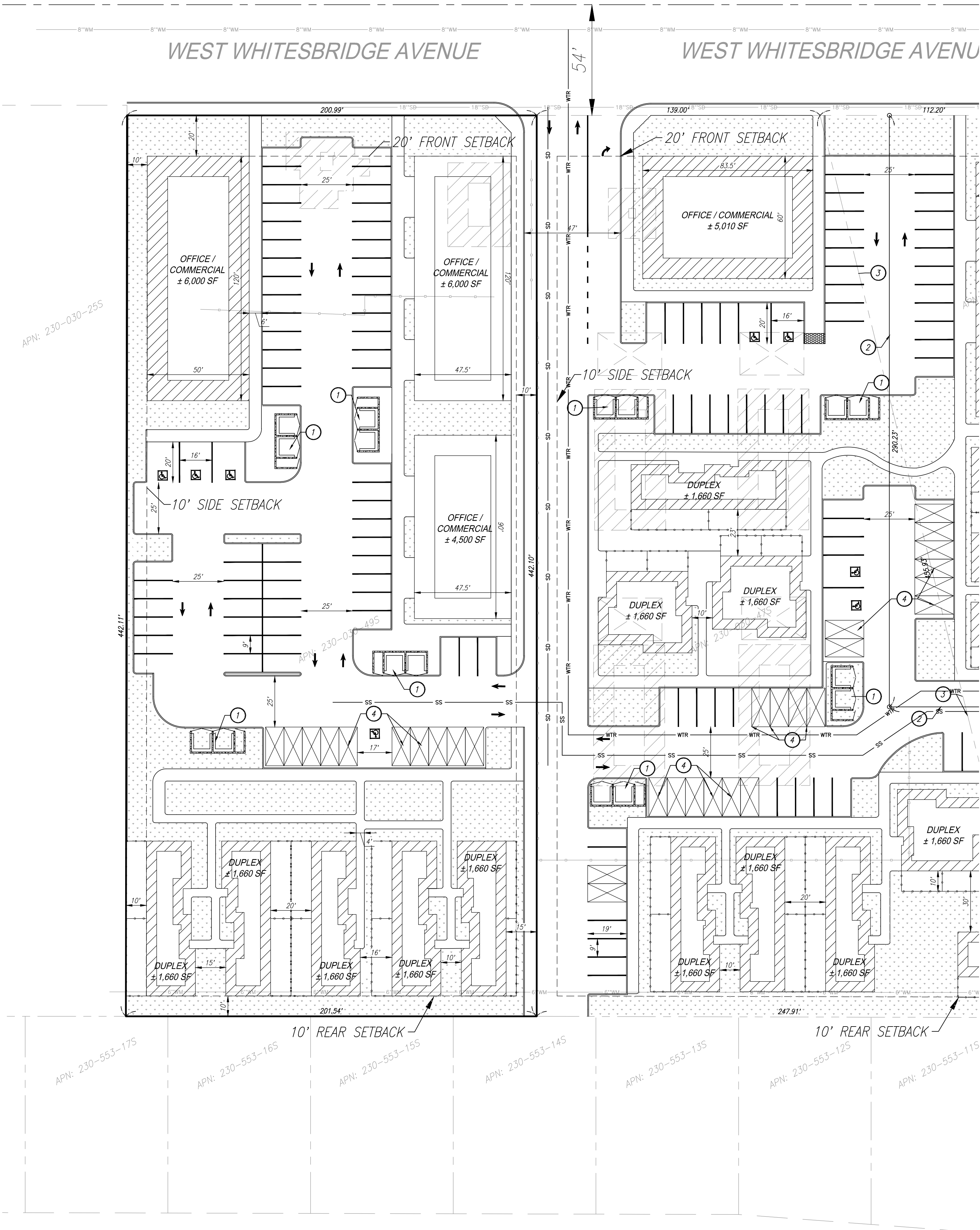
DRAWN BY: ST
CHECKED BY: BE
DATE: 12/11/2024

SHEET NUMBER:
1 OF 1

JOB NUMBER:
21-009.6

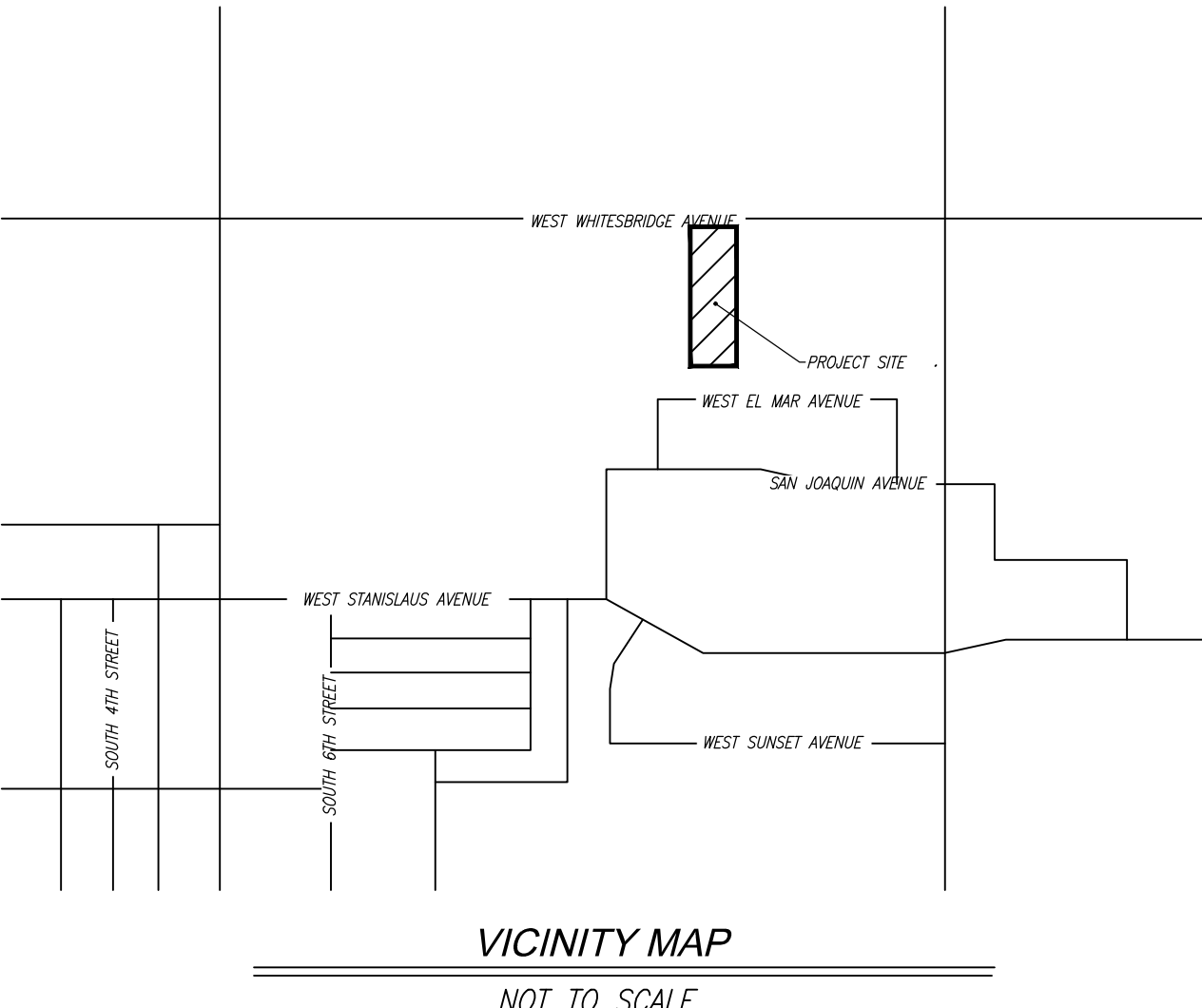
CONCEPTUAL LAYOUT 3

IN THE CITY OF KERMAN
FRESNO COUNTY, CALIFORNIA
PREPARED ON APRIL 1, 2024



SITE INFORMATION:

APN:	023-030-495
ZONING:	EXISTING: M-U MIXED USE PROPOSED: NO CHANGE
PLANNED LAND USE:	EXISTING: MIXED USE PROPOSED: NO CHANGE
SITE ADDRESS:	14637 WHITESBRIDGE AVENUE KERMAN, CA 93630
SITE AREA:	NET: 89,298 SF OR 2.05 ACRES GROSS: 89,298 SF OR 2.05 ACRES
BUILDING HEIGHT:	MAXIMUM: 35 FT PROPOSED: 11 FT
LAND USE:	EXISTING: SINGLE-FAMILY RESIDENCE PROPOSED: 10 RESIDENTIAL UNITS (5 DUPLEXES) 15,975 SF OFFICE/COMMERCIAL SPACE
BUILDING AREA:	EXISTING: 2,390 SF PROPOSED: 24,275 SF
COVERAGE:	27.8%
INTENSITY/DENSITY:	0.2 FAR / 4.9 DU/AC
AUTO PARKING:	SPACES REQUIRED: 63 (1 STALL PER 400 SF FOR OFFICE + 4.5 STALL PER DUPLEX) SPACES PROVIDED: 66 STALLS (19' BY 9' MIN) COVERED PARKING REQUIRED: 10 STALLS (1 PER UNIT) COVERED PARKING PROVIDED: 10 STALLS ACCESSIBLE PARKING REQUIRED: 3 STALLS (20' BY 16' MIN) ACCESSIBLE PARKING PROVIDED: 4 STALLS EV PARKING REQUIRED: 6 STALLS



LEGEND:

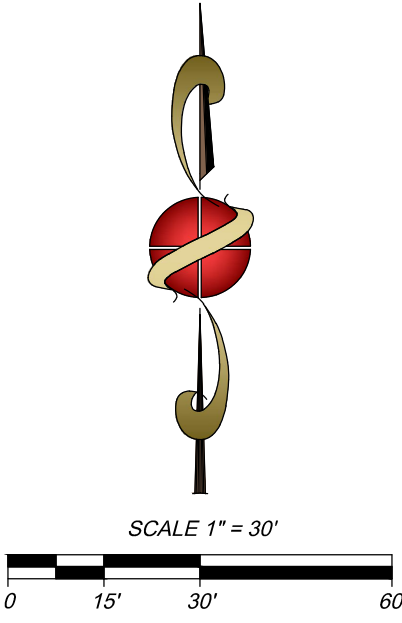
---	EXISTING RIGHT OF WAY
---	EXISTING PROPERTY/PARCEL LINE
---	PROJECT BOUNDARY
---	PROPOSED SIDEWALK
---	EXISTING ROAD CENTERLINE
---	PROPOSED RIGHT OF WAY
---	WATER MAIN (TO REMAIN)
---	SANITARY SEWER MAIN (TO REMAIN)
---	STORM DRAIN MAIN (TO REMAIN)
---	PROPOSED SANITARY SEWER ALIGNMENTS
---	PROPOSED STORM DRAIN ALIGNMENTS
---	SETBACK PER KERMAN MUNICIPAL CODE
---	EXISTING STRUCTURE
---	PROPOSED LANDSCAPED AREA
---	PROPOSED STRUCTURE

NOTES:

- 1 PROPOSED TRASH ENCLOSURE 4 PROPOSED COVERED PARKING/CARPORT

NOTES:

- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- SOURCE OF WATER SUPPLY SHALL BE THE CITY OF KERMAN.
- SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF KERMAN.
- ALL PUBLIC UTILITIES (PG&E, SDG, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.
- WATER MAIN, SANITARY SEWER MAIN, STORM DRAIN MAIN TO BE CONNECTED.
- UNDERGROUND EXISTING OVERHEAD UTILITIES ALONG DEVELOPMENT FRONTAGE.



DISCLAIMER: A FORMAL BOUNDARY SURVEY HAS NOT BEEN DONE FOR THE DRAFTING OF THIS EXHIBIT.

PLANNING SURVEYING CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET



PROJECT TITLE: CONCEPTUAL MIXED USE PROGRAM

SHEET DESCRIPTION: CONCEPTUAL LAYOUT

COUNTY OF: FRESNO

CITY OF: KERMAN

PREPARED FOR: CITY OF KERMAN

850 S MADERA AVENUE
KERMAN, CA 93630
(559) 846-9386

REVISIONS

6/25/2024
7/17/2024

DRAWN BY: ST
CHECKED BY: BE
DATE: 12/11/2024

SHEET NUMBER:

1 OF 1

JOB NUMBER:

21-009.6