

Exhibit A

TENTATIVE PARCEL MAP 2023-13
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
PREPARED OCTOBER 24, 2023

GENERAL NOTES

1. THE PARCEL IS CURRENTLY USED FOR OFFICE BUILDINGS AND COMPLY WITH THE CURRENT ZONING DISTRICT.
2. SITE ACREAGE IS 3.068± GROSS ACRES AND 2.756± NET ACRES (GROSS ACREAGE, LESS PUBLIC ROADS).
3. THE TRACT IS NOT WITHIN 200' OF A RAILROAD.
4. NO WELL AND/OR SEPTIC TANKS ARE ON SITE.
5. NO IRRIGATION CANAL IS ON SITE.
6. ALL PUBLIC UTILITIES (GAS & ELECTRIC - PG&E, TELEPHONE - AT&T, CABLE TELEVISION - COMCAST, AND CITY OF FRESNO WATER & SEWER) CURRENTLY EXIST AND SERVE THE EXISTING OFFICE BUILDINGS. THEY WILL REMAIN AND STILL WILL BE USED TO SERVE THE OFFICE COMPLEX.
7. THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, SHADED PICNIC AREAS, AND SOLAR CAR PORTS. THEY WILL ALL REMAIN.
8. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
9. THERE ARE NO WELLS, CESSPOOLS AND DUMP SITES WITHIN THE PROPOSED SUBDIVISION.
10. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO AND BUILT TO CITY STANDARDS AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. ON-SITE STREETS WILL BE PRIVATE AND AS APPROVED BY THE CITY OF FRESNO.
11. THE DESIGN ON THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES.
12. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN. THERE ARE NO PROPOSED PUBLIC ROADS OR PROPOSED PUBLIC EASEMENTS WITH THIS DEVELOPMENT.
13. ALL GRADE DIFFERENTIALS GREATER THAN SIX INCHES BETWEEN THE SUBJECT AND ADJACENT PROPERTIES HAVE BEEN ENGINEERED PREVIOUSLY.
14. ALL INTERIOR ROAD AND OPEN SPACE SHALL BE CONTAINED WITHIN A PRIVATE EASEMENT PROVIDING FOR PUBLIC USE AND THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UNDERGROUND UTILITIES
15. DIRECT VEHICULAR ACCESS RIGHTS FROM LOTS ABUTTING PUBLIC STREETS WILL NOT BE RELINQUISHED.
16. THE SITE CURRENTLY SURFACE DRAINS TO ONSITE DRAIN INLETS WHICH EMPTY INTO THE PUBLIC STREET.
17. THERE ARE ZERO TREES IN THE PUBLIC RIGHT OF WAY. THERE ARE APPROXIMATELY 100 TREES WITHIN THE PROPOSED DEVELOPMENT. ALL TREES WILL REMAIN.

SCOPE OF WORK

SINGLE PARCEL IS BEING SPLIT INTO TWO PARCELS. EXISTING IMPROVEMENTS ARE TO REMAIN AS PART OF THIS PARCEL MAP.

PROJECT SITE DATA

EXISTING BUILDINGS: 3	NUMBER OF LOTS 2 LETTER
EXISTING SHADE STRUCTURES: 2	DENSITY 0.72 UNITS/ACRE
EXISTING SOLAR CARPORTS: 2	SOURCE OF WATER CITY OF FRESNO
ASSESSOR'S PARCEL NUMBER 450-280-35	SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO
EXISTING & PROPOSED USE: OFFICE BUILDINGS	SOURCE OF WASTE DISPOSAL CITY OF FRESNO
EXISTING & PROPOSED GENERAL PLAN DESIGNATION NEIGHBORHOOD MIXED USE	SOURCE OF ELECTRICITY PG&E
EXISTING & PROPOSED ZONING NMX - NEIGHBORHOOD MIXED USE	SOURCE OF GAS PG&E
SITE AREA 3.07± ACRES (GROSS) 2.76± ACRES (NET)	SOURCE OF CABLE T. V. COMCAST
	SOURCE OF TELEPHONE AT&T

OWNER/SUBDIVIDER

LYLES DIVERSIFIED, INC.
525 W. ALLUVIAL AVENUE
FRESNO, CA 93711
(559) 441-1900

SITE ADDRESS

1210 W. OLIVE AVENUE
FRESNO, CA 93728-2816

CIVIL DESIGN CONSULTANT

MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630
(916) 984-7621

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

VOLUNTARY PARCEL MERGER NO. 2011-08, AS DOCUMENT NO. 2011-0171310, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 165 FEET OF THE SOUTH 405 FEET OF LOT 54 OF ROEDINGS VILLA COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 43 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

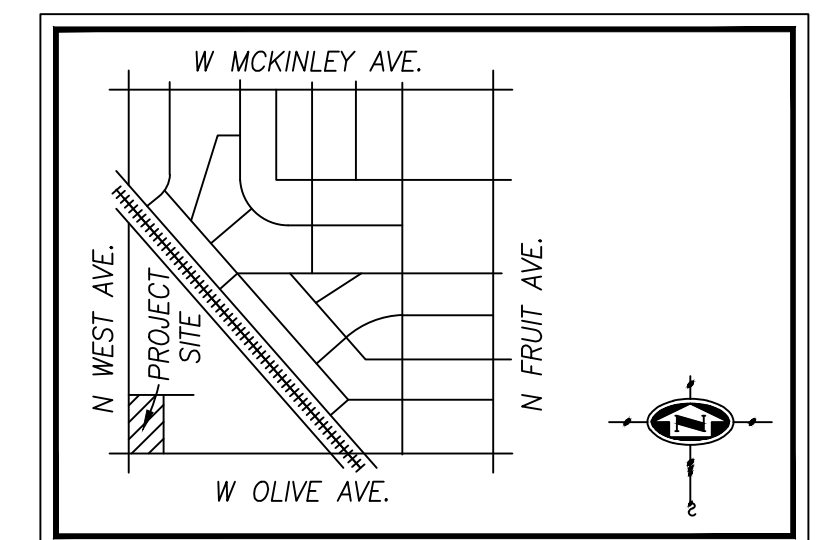
TOGETHER WITH,

THE EAST 165 FEET OF THE WEST 330 FEET OF THE SOUTH 405 FEET OF LOT 54 OF ROEDINGS VILLA COLONY ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 43 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

TOGETHER WITH UNDERLYING FEE INTEREST, IN ANY, ADJACENT TO THE ADJOINING PUBLIC RIGHT OF WAY.

APN: 450-280-35

APPL. NO. <u>P23-01940</u>	EXHIBIT <u>A-1</u>	DATE <u>10/24/2023</u>
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		



VICINITY MAP
N.T.S.

Dwg: 2/2023/01/0085-00 (LORING PROPERTY & LYLES CAMPUS) (D:\MP\2023\10\10\0085-00\TMR\REV\2\DWG) | Owner: 10/24/23 12:13pm KODLY | Printed: 10/24/23 12:33pm KODLY

BENCH MARK
CITY BM 951
ELEVATION = 285.91 CITY DATUM
BRASS CAP ON CURB, SOUTH RETURN, SOUTHEAST CORNER
OF WEST & MCKINLEY, NORTH SIDE OF DRAIN INLET



mp

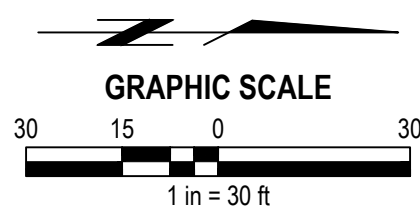
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom * Fresno
 600 Coolidge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com

TENTATIVE PARCEL MAP FOR
LYLES DIVERSIFIED, INC.
 WEST 330 FEET OF THE SOUTH 405 FEET OF LOT 54
 ROEDINGS VILLA COLONY, BOOK 2, PAGE 43 OF SURVEYS, F.C.R.
 CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

DATE	10-24-2023
SHEET	1
OF	3

TENTATIVE PARCEL MAP 2023-13

A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF FRESNO
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 PREPARED OCTOBER 24, 2023



ZONE: BP

NORTH WEST AVENUE

ZONE: RS-5

ZONE: PR

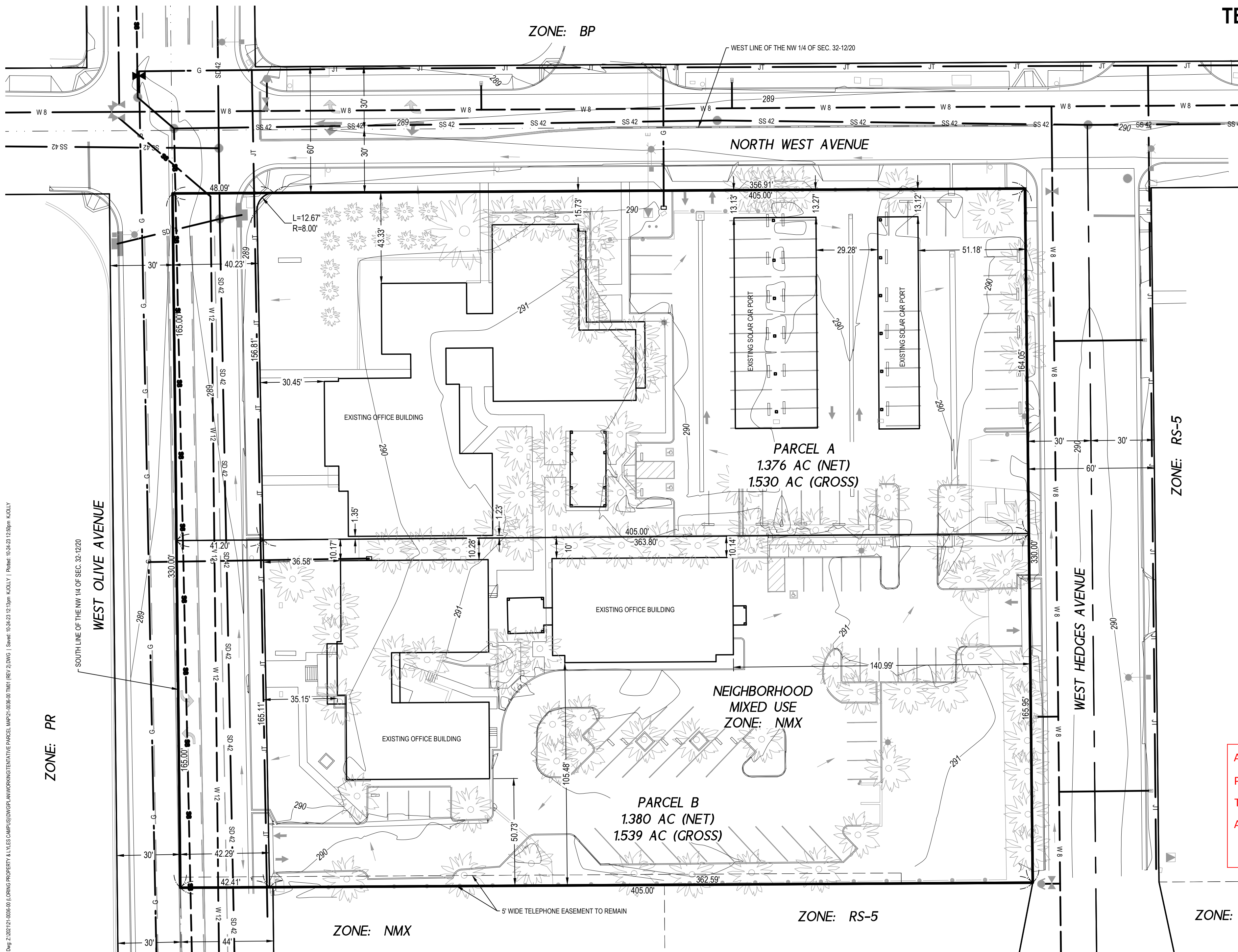
WEST OLIVE AVENUE

WEST HEDGES AVENUE

ZONE: NMX

ZONE: RS-5

ZONE: RS-5

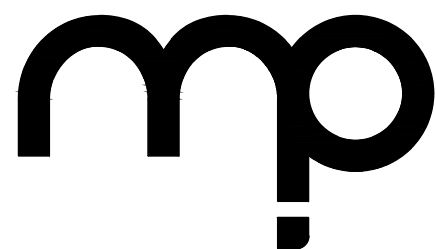


LEGEND

- FIRE HYDRANT
- UTILITY VALVE
- UTILITY BOX
- WATER METER
- MANHOLE
- TREE
- STREET LIGHT
- TRANSFORMER
- PARKING LOT LIGHT
- PUBLIC STREET SIGN
- SEWER CLEAN OUT
- ADA PARKING STALL
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- DIRECTION OF DRAINAGE FLOW

APPL. NO. P23-01940	EXHIBIT A-2	DATE 10/24/2023
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

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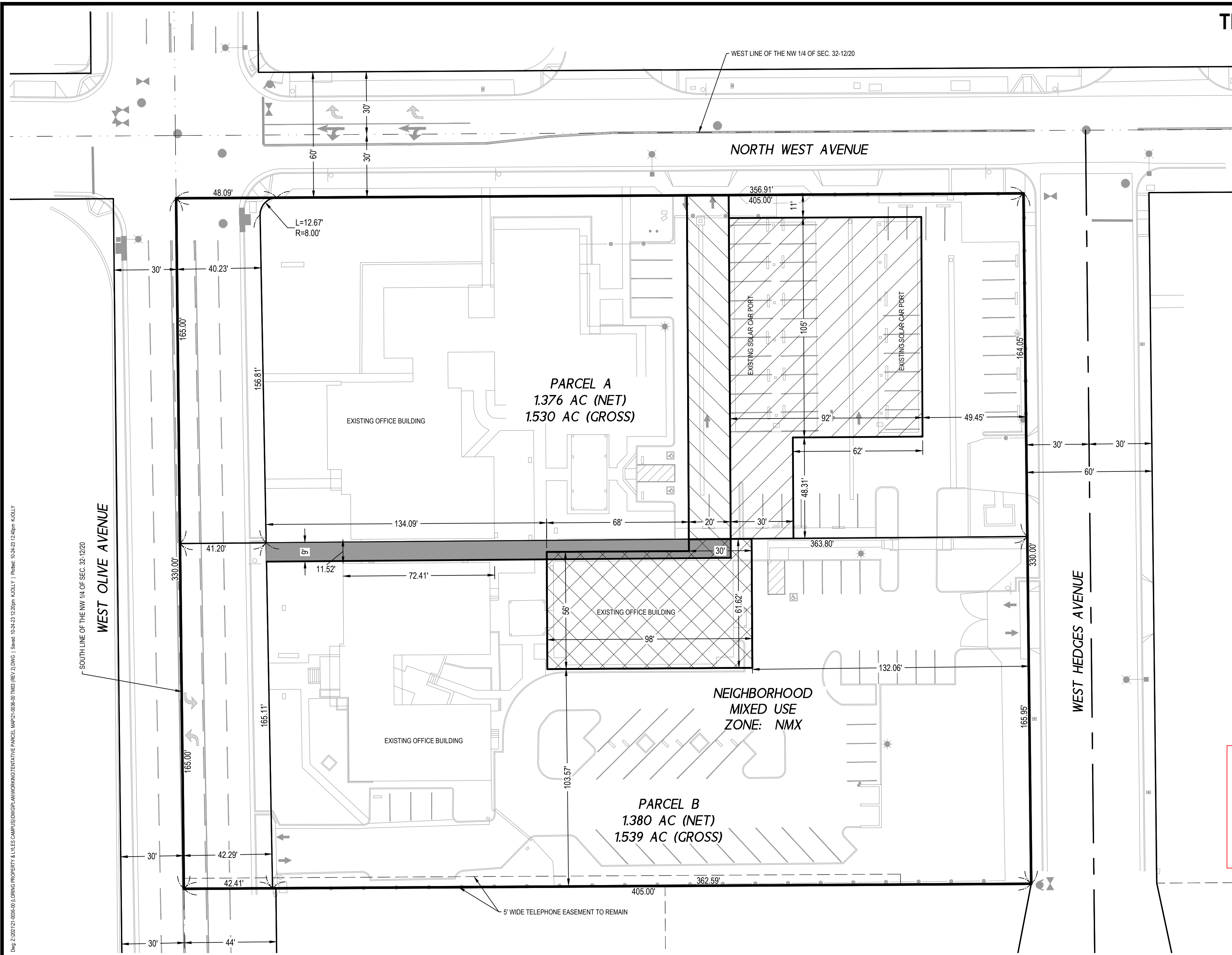
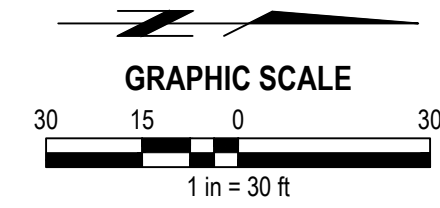
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DATE 10-24-2023
 SHEET 2
 OF 3


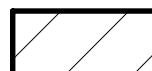

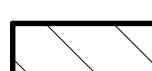
Dwg. 20231015-0036-00 (LORING PROPERTY & LYLES CAMPUS) D:\WORKING\TENTATIVE PARCEL MAPS\2023-0036-00 TMO (REV. 2/10/2023) | Sheet: 10-24-23 12:15pm KCOLLY | Plotter: 10-24-23 12:59pm KCOLLY

TENTATIVE PARCEL MAP 2023-13

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF FRESNO
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PREPARED OCTOBER 24, 2023



PROPOSED EASEMENTS

-  PRIVATE EASEMENT FOR SOLAR ENERGY PURPOSES AND APPURTANCES FOR THE BENEFIT OF PARCEL A
-  PRIVATE EASEMENT FOR SOLAR ENERGY PURPOSES AND APPURTANCES FOR THE BENEFIT OF PARCEL B
-  PRIVATE EASEMENT FOR CABLE, DATA AND COMMUNICATION PURPOSES FOR THE BENEFIT OF PARCEL A
-  PRIVATE EASEMENT FOR CABLE, DATA AND COMMUNICATION PURPOSES FOR THE BENEFIT OF PARCEL B

APPL. NO. P23-01940 EXHIBIT A-3 DATE 10/24/2023
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

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DATE	10-24-2023
SHEET	3
OF	3

Dwg. 20231012.0036-00 (LONG PROPERTY & LYLES CAMPUS) (DWG) PLANNING/TENTATIVE PARCEL MAP/21-0036-00 (MDO) (REV) 2/10/23 | Sheet: 10/24/23 12:20pm KCOLLY | Plotter: 10/24/23 12:40pm KCOLLY