

SITE PLAN REVIEW AGENDA

4/20/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR22041

PROJECT TITLE: Visalia Plaza 39/Seefried

DESCRIPTION: New Construction of a 535,540 sf Industrial Building and Associated Improvements. (I)

APPLICANT: Bryan Frarey

OWNER: VALLEY GOLD PROPERTIES LLC

APN: 077111047

077111046

LOCATION: 2045 N PLAZA DR Visalia, C

ITEM NO: 2

SITE PLAN NO: SPR22061

PROJECT TITLE: Pheasant Ridge (San Marino Phase 4)

DESCRIPTION: Provide civil improvements to a new phase of an existing subdivision.

APPLICANT: Michelle Thompson

OWNER: WHITE ROCKY FLOYD

APN: 077650001

LOCATION:

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Visalia Plaza 39/Seefried Date: 2/23/22
Project Description: New construction of a 535,540 sf industrial building and associated improvements.
Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: Ref : 21-071 R&P
Property Owner: Seefried Industrial Properties, Inc.
Applicant(s) Name: Bryan Frarey
Project Address/Location: Northeast corner of W. Goshen Ave. and Rd 76.
Assessor Parcel Number: XXXXXXXXXXXXXXXXXXXXXXX 0 7 7 - 1 1 1 - 0 4 6 & -047
Parcel Size (Acreage or Square Feet): 39.25 Building or Suite Square Footage: 535,540 sf

Are There Any Proposed Building Modifications: Yes No
Estimated Cost of Modifications to Building: \$ _____
Describe All Proposed Building Modifications: _____

--- THIS AREA FOR CITY STAFF USE ONLY ---
Date Received: 02/23/2022
SPR Agenda: 03/02/2022 Item No. _____
Zone: I SPR No. 22-041
Historic District: Yes No
Flood Zone: X AE X/AE

--- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS ---

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A
Proposed Building Use: General Light Industrial
Proposed Hours of Operation: 24 hours a day
Days of Week In Operation (Circle): Su M T W Th F Sa daily
Number of Employees Per Day: Existing N/A Proposed 842 (estimated with ITE)
Number of Customers Per Day (Estimated): Existing N/A Proposed 0
Predicted Peak Operating Hour: 7-8 AM / 4 - 5 PM
Describe Any Truck Delivery Schedule & Operations: N/A
Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
(Provide Separate Attachment if Necessary): See attached TIA Scope of Work
Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ➔ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ➔ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ➔ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Bryan Frarey</u>	Signature of Owner or Authorized Agent*	
Address: <u>2201 E Camelback Rd #222</u>	<u>Bryan Frarey</u>	<u>2/21/22</u>
City, State, Zip: <u>Phoenix, AZ, 85016</u>	Owner	Date
Phone: <u>602.390.1928</u>		
Email: <u>bfrarey@seefriedproperties.com</u>	Authorized Agent*	Date

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

LEGAL DESCRIPTION

PARCEL 2: (PORTION OF APN 077-111-047 AND APN 077-111-046)

BEING A PORTION OF THE NORTH HALF AND SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF THE REMAINDER OF PARCEL MAP NO. 4516, AS PER MAP RECORDED IN BOOK 46, PAGE 21 OF PARCEL MAPS, TULARE COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 4516, AS PER MAP RECORDED IN BOOK 46, PAGE 21 OF PARCEL MAPS, TULARE COUNTY RECORDS.

- EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'30", AN ARC DISTANCE OF 289.36 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1030.00 FEET, A RADIAL LINE TO SAID CURVE THAT BEARS NORTH 17°04'17" EAST;
 - THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'43", AN ARC DISTANCE OF 238.93 FEET;
 - THENCE TANGENT TO SAID CURVE SOUTH 89°33'26" EAST 33.80 FEET;
 - THENCE SOUTH 44°53'42" EAST 35.53 FEET;
 - THENCE NORTH 89°56'52" EAST 2.81 FEET (2.91 FEET PER SAID PARCEL MAP NO. 4516) TO THE SOUTHEAST CORNER OF SAID REMAINDER, SAID CORNER BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF PLAZA DRIVE (ROAD 69), BEING A 55.00-FOOT-WIDE HALF-STREET, AS SHOWN ON SAID PARCEL MAP.
- THENCE ALONG THE EASTERLY LINE OF SAID REMAINDER AND SAID WESTERLY RIGHT-OF-WAY LINE NORTH 00°01'20" WEST 135.19 FEET;
- THENCE LEAVING SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°58'40" WEST 6.00 FEET;
- THENCE SOUTH 40°40'51" WEST 52.65 FEET;

THENCE NORTH 89°33'26", WEST 109.58 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 590.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'43", AN ARC DISTANCE OF 171.23 FEET; THENCE TANGENT TO SAID CURVE NORTH 72°55'44" WEST 20.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1030.00 FEET, A RADIAL LINE TO SAID POINT THAT BEARS NORTH 17°04'17" EAST, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET NORTHERLY FROM THAT CERTAIN COURSE ON THE SOUTHERLY LINE OF SAID REMAINDER, SAID COURSE BEING A CURVE, CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 970.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'30", AN ARC DISTANCE OF 307.26 FEET TO A POINT OF NON-TANGENCY WITH A LINE, SAID LINE BEING PARALLEL WITH AND DISTANT 49.98 FEET NORTHERLY FROM THAT CERTAIN COURSE ON THE NORTHERLY LINE OF PARCEL 1 OF SAID PARCEL MAP, SAID COURSE HAVING A BEARING AND DISTANCE OF "NORTH 89°58'02" EAST 403.01 FEET" (NORTH 89°42'24" EAST 403.00 FEET PER SAID PARCEL MAP);

THENCE ALONG SAID PARALLEL LINE SOUTH 89°58'02" WEST 403.06 FEET;

THENCE SOUTH 89°53'12" WEST 1327.30 FEET;

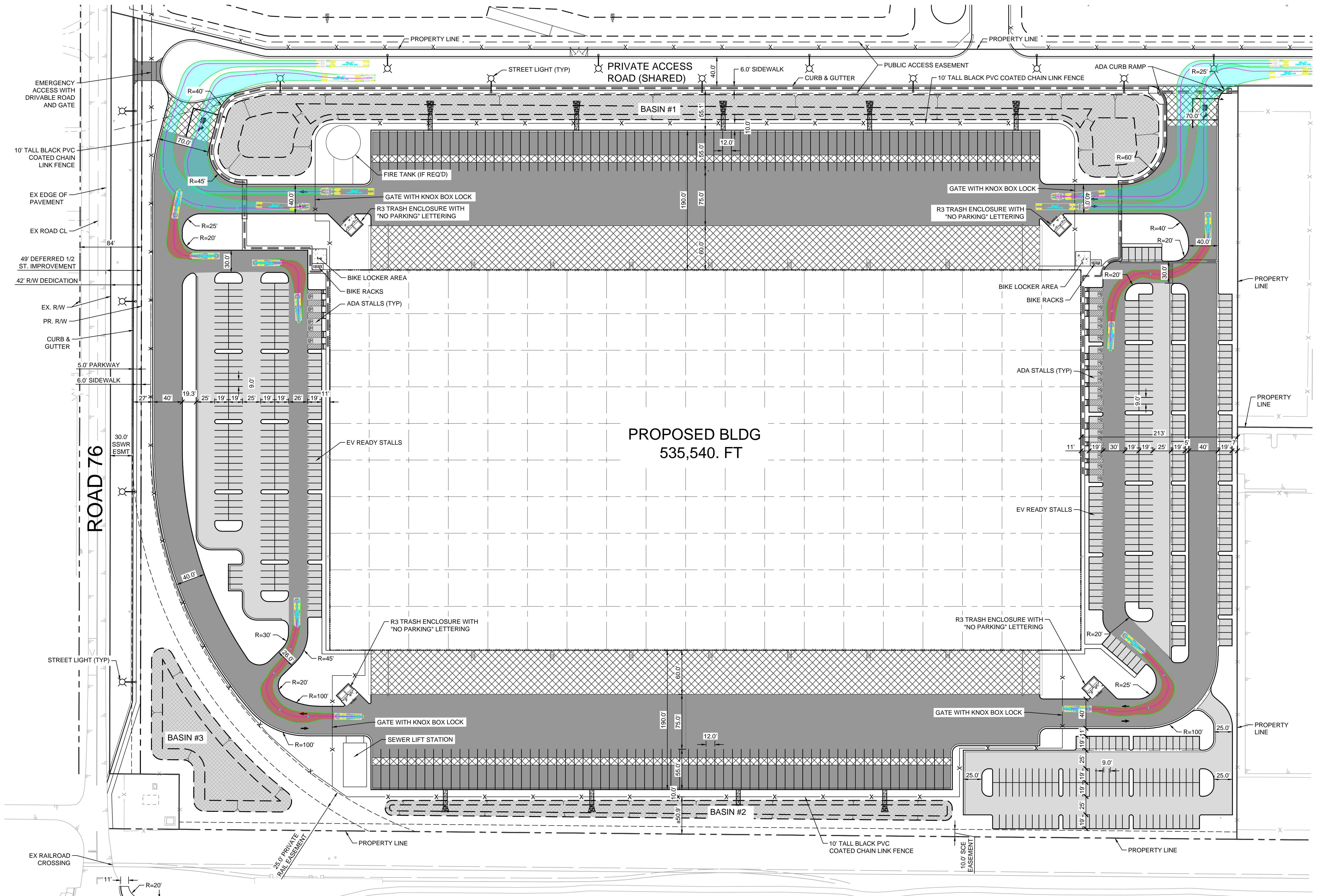
THENCE NORTH 76°29'04" WEST 217.17 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, SAID POINT BEING DISTANT SOUTHERLY ALONG SAID WESTERLY LINE, 1300.74 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER.

THENCE ALONG WESTERLY LINE SOUTH 00°00'57" WEST 1040.83 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF VISALIA, BY DEED RECORDED DECEMBER 3, 1970, IN BOOK 2925, PAGE 787, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A LINE, PARALLEL WITH AND DISTANT 75.00 FEET NORTHERLY FROM THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, AS PER SAID DEED.

THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID PARALLEL LINE SOUTH 89°34'26" EAST 95.00 FEET TO THE NORTHEAST CORNER OF SAID DEED, THENCE ALONG THE EASTERLY LINE OF SAID DEED, PARALLEL WITH SAID WESTERLY LINE, SOUTH 00°00'57" WEST 75.00 FEET TO THE SOUTHEAST CORNER OF SAID DEED, SAID CORNER ALSO BEING ON THEIR NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD.

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 89°34'26" EAST 1444.35 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF PARCEL MAP NO. 4441 AS PER MAP RECORDED IN BOOK 45, PAGE 40 OF PARCEL MAPS, TULARE COUNTY RECORDS.

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINES OF SAID PARCEL 2 AND PARCEL 1 OF SAID PARCEL MAP NO. 4516 AND SAID PARCEL MAP NO. 4441 NORTH 00°01'37" WEST 1029.17 FEET TO THE POINT OF BEGINNING.



SITE INFORMATION			
ADDRESS	W. FERGUSON & NORTH PLAZA DR.		
ASSESSOR'S PARCEL NUMBER (APN)	077-111-047		
NUMBER OF EXISTING LOTS	1		
NUMBER OF PROPOSED LOTS	1		
PARCEL SUMMARY			
PARCEL 2	SF	ACRES	
	1,709,730	39.3	
TOTAL AREA	1,709,730	39.3	
ZONING INFORMATION			
ZONING DISTRICT	PLANNED DEVELOPMENT DISTRICT		
GENERAL PLAN DESIGNATION	INDUSTRIAL		
STATE RESPONSIBILITY AREA?	NO - LOCAL RESPONSIBILITY AREA		
	REQUIRED	PROVIDED	
MAX. BUILDING HEIGHT (17.22.060)	75FT	55FT	
BUILDING SETBACK (17.22.060)			
FRONT	25FT	190FT	
SIDE	0FT	205FT	
REAR	0FT	190FT	
PARKING			
AUTO STALLS (9' X 19')	470		
ADA STALLS (9' X 19')	24		
TOTAL EV READY STALLS (10% OF TOTAL)	55		
TOTAL AUTO STALLS	549		
BICYCLE PARKING (5% OF TOTAL PARKING)	27		
TRAILER STALLS	142		
PROPOSED SITE AREA DISTRIBUTION			
AREA	SF	ACRES	%
BUILDING AREA	535,540	12.3	31.3%
LANDSCAPE AREA	203,922	4.7	11.9%
PAVED AREA	644,110	14.8	37.7%
BASIN AREA	123,885	2.8	7.2%
PRIVATE ROAD	158,763	3.6	9.3%
ROAD DEDICATION	43,510	1.0	2.5%
TOTAL AREA	1,709,730	39.3	100%

LEGEND	
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
CENTERLINE	---
SETBACK	---
EASEMENT	---
FENCE	---
BUILDING OUTLINE	---
ADA PATH OF TRAVEL	---
ASPHALT PAVEMENT - LIGHT	---
ASPHALT PAVEMENT - HEAVY	---
CONCRETE PAVEMENT	---
CONCRETE PAVEMENT - HEAVY	---
CONCRETE SIDEWALK	---
BMP AREA	---

BENCHMARK
 NATIONAL GEODETIC SURVEY BENCHMARK PID "GT2145"
 DESIGNATION: CGS BENCHMARK DISK STAMPED "G 827 RESET 1992"
 ELEVATION: 291.47
 DATUM: NAVD 88
 DESCRIBED AS: 1.7 MILES EAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM GOSHEN JUNCTION STATION IN GOSHEN, IN TOWNSHIP 18 SOUTH, RANGE 24 EAST, SECTION 20, 0.9 MILE EAST OF THE JUNCTION OF A TRACK LEADING SOUTHEAST TO BAKERSFIELD, 0.25 MILE WEST OF THE INTERSECTION OF ROAD 30, 3 1/2 TELEPHONE POLES WEST OF MILE POLE NUMBER 247, AT DIVIDED INTERSECTION, 25.5 FEET WEST OF THE OLD MONUMENT, 32.9 FEET SOUTH OF THE SOUTH RAIL, 22.7 FEET NORTH OF THE APPROXIMATE CENTER LINE OF AVENUE 304. NOTE - AVENUE 304 IS NOW A DIVIDED ROAD.

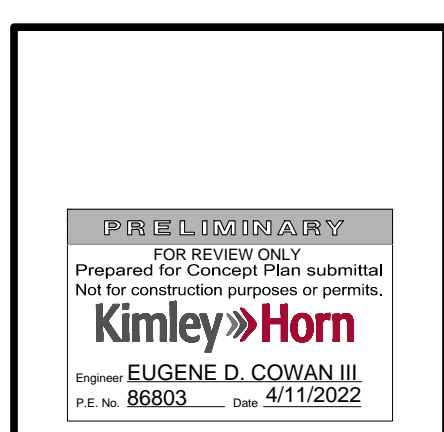
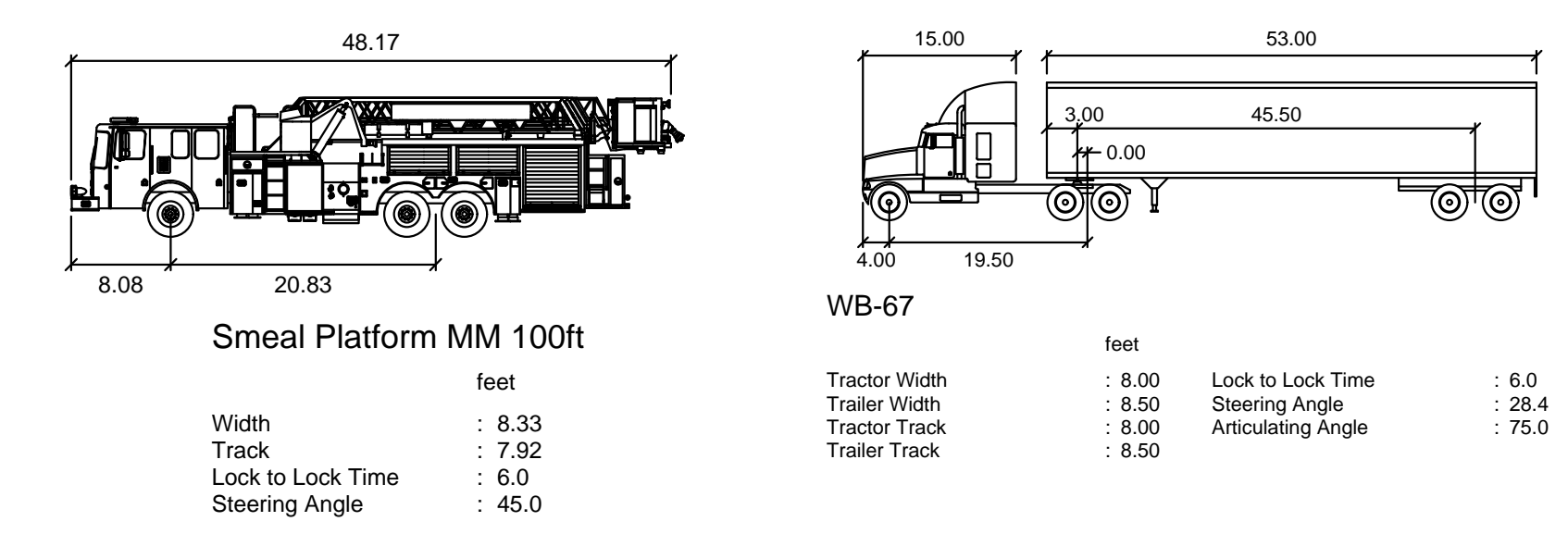
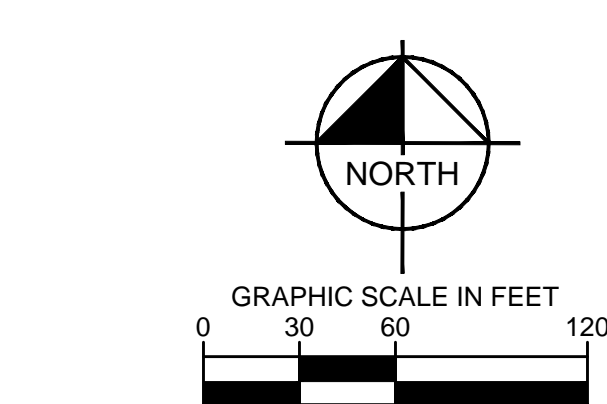
ELEVATIONS WITHIN THIS PLAN SET ARE BASED ON THE USGS NAVD 88 DATUM. TO CONVERT ELEVATIONS TO THE USGS NGVD 29 DATUM, THE FOLLOWING CONVERSION MUST BE MADE:
 NGVD 29 DATUM ELEVATION = NAVD 88 DATUM ELEVATION - 1.77.

OWNER/DEVELOPER:
 SEEFRIED INDUSTRIAL PROPERTIES
 2201 E CAMELBACK ROAD, SUITE 222
 PHOENIX, AZ 85016
 CONTACT: BRYAN FRAREY
 PH: 602-337-8730
 BFRAREY@SEEFRIEDPROPERTIES.COM

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 3880 LEMON STREET, SUITE 420
 RIVERSIDE, CA 92501
 PH: 951-744-0144
 CONTACT: DAVIE COWAN, P.E.

ARCHITECT:
 KODY ZEDOLEK
 2199 INNERBELT BUSINESS CENTER DR
 ST. LOUIS, MO 63114
 CONTACT: 314.592.2212
 PH: 618.494.8680

ADDRESS:
 EAST OF ROAD 76 AND NORTH OF GOSHEN AVENUE
 VISALIA, CA 93291

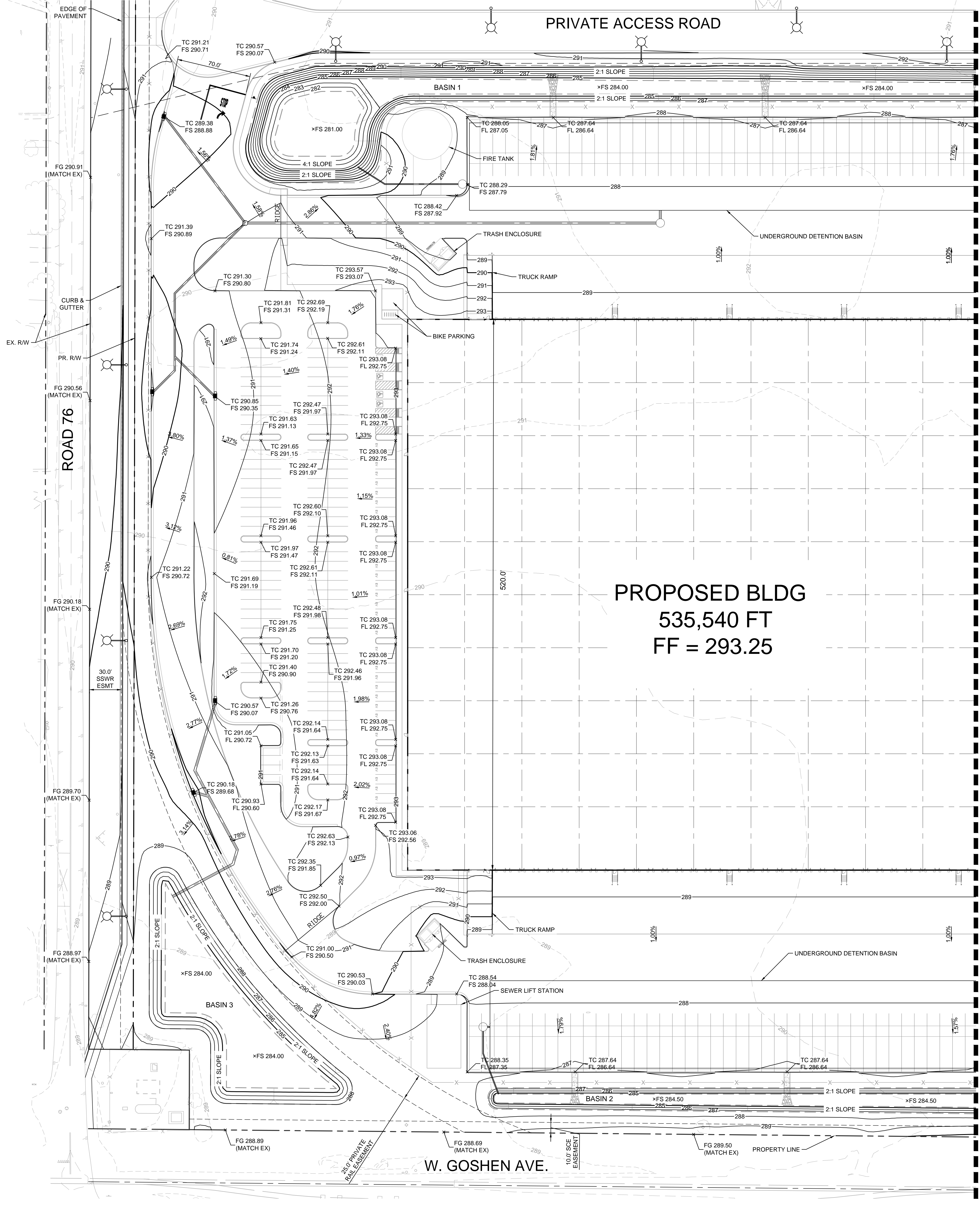


MID VALLEY LOGISTICS CENTER
 NW CORNER OF GOSHEN AVE & RD 76
 VISALIA, CALIFORNIA 93291

DATE	REMARKS

PM: EDCKPS
 DESIGNER: TB
 JOB NO.: 195170013

SHEET
HC



MATCHLINE SEE SHEET G-2

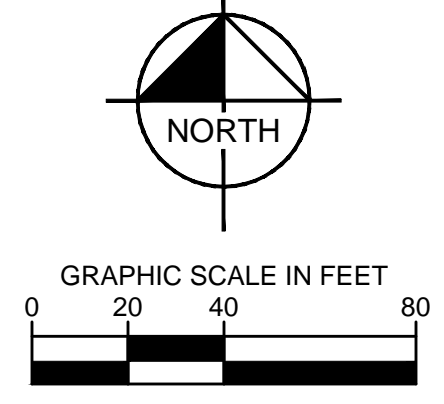
LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING LOT LINE
- SETBACK
- EASEMENT
- FENCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STORM LINE
- DETENTION BASIN TOP/TOE
- ASPHALT PAVEMENT - LIGHT (AC=4.5, AB=9.5), TI=6
- ASPHALT PAVEMENT - HEAVY (AC=5, AB=15.5), TI=8
- CONCRETE PAVEMENT (PCC=8.5", AB=4"), TI=10
- CONCRETE SIDEWALK (PCC=4")
- GRATED INLET WITH CONC APRON
- CURB INLET
- VEE GUTTER INLET
- CONCRETE FLUME WITH RIP RAP PROTECTION
- HEADWALL OUTLET
- SLOPE ARROW

EARTHWORK			
LOT SIZE (ACRES)	39.25		
RAW CAD EARTHWORK			
CUT (CU. YD.)	77,424		
FILL (CU. YD.)	58,781		
CUT FACTOR	1		
FILL FACTOR	1		
NET (CU. YD.)	18,643.4		
ADDITIONAL EARTHWORK			
ITEM	QNTY	UNITS	CU. YD.
Building Slab	535,540	SF	19,835
BUILDING SLAB DEPTH	12.0	IN	
Light Duty Asphalt (AC =4.5, AB = 9.5), TI=6	159,986.0	SF	6,913
Section	14.0	IN	
Heavy Duty Asphalt (AC = 5, AB = 15.5), TI=8	324,715.0	SF	20,545
Section	20.5	IN	
Concrete Parking Areas and Drive Aisles (PCC = 8.5", AB = 4"), TI=10	138,264.0	SF	5,334
Section	12.5	IN	
Sidewalk (PCC = 4')	7,051.5	SF	87
Section	4.0	IN	
Utility Spoils (FW, SS, SD & W)		CY	
ADDITIONAL CUT SUM (CU. YD.)	62,714		
SHRINKAGE FACTOR	0.20		
SHRINKAGE VOLUME (RAW FILL x 20%)	11,758		
SHRINKAGE VOLUME - BUILDING PAD	47,604		
SUBSURFACE STORAGE VOLUME	16,379		
ESTIMATED EARTHWORK RESULTS			
LOT SIZE (ACRES)	39.25		
CUT (CU. YD.)	146,518		
FILL (CU. YD.)	118,141		
NET CUT (CU. YD.)	28,400		

BASIN CALCULATIONS

MAX. WATER SURFACE ELEVATION (BASIN 1 AND BASIN 2) = 285.6
 MAX. WATER SURFACE ELEVATION (BASIN 3) = 288.0
 BASIN STORAGE AVAILABLE = 83,538 CF (BASIN 1) + 11,691 CF (BASIN 2) + 56,673 CF (BASIN 3) = 151,902 CF
 TOTAL STORAGE NEEDED (SEE CITY STD. D-36): 4.17IN * 1FT/12IN * 39.25AC * 43,560SF/AC = 594,130 CF
 SUBSURFACE STORAGE NEEDED = 594,130 CF - 151,902 CF = 442,228 CF



Kimley»Horn

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401 B STREET, SUITE 602, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

Prepared for Concept Plan submitted for consideration of a project by
Kimley»Horn
EUGENE D. COWAN III
P.E. No. 88803 - Exp. 4/11/2022

MID VALLEY LOGISTICS CENTER
NW CORNER OF GOSHEN AVE & RD 76
VISALIA, CALIFORNIA 93291

DATE	REMARKS

PM: EDCKPS
 DESIGNER: TB
 JOB NO.: 195170013

SHEET
G-1

This document, together with the concepts and designs presented herein, is an instrument of service, is prepared only for the specific purpose and client for which it was prepared. Review of and approval of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be deemed to constitute an acknowledgment of the use of this document for any other purpose. Kimley-Horn and Associates, Inc. shall not be liable to Kimley-Horn and Associates, Inc. for any such use.

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PRIVATE ACCESS ROAD

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING LOT LINE
- SETBACK
- EASEMENT
- FENCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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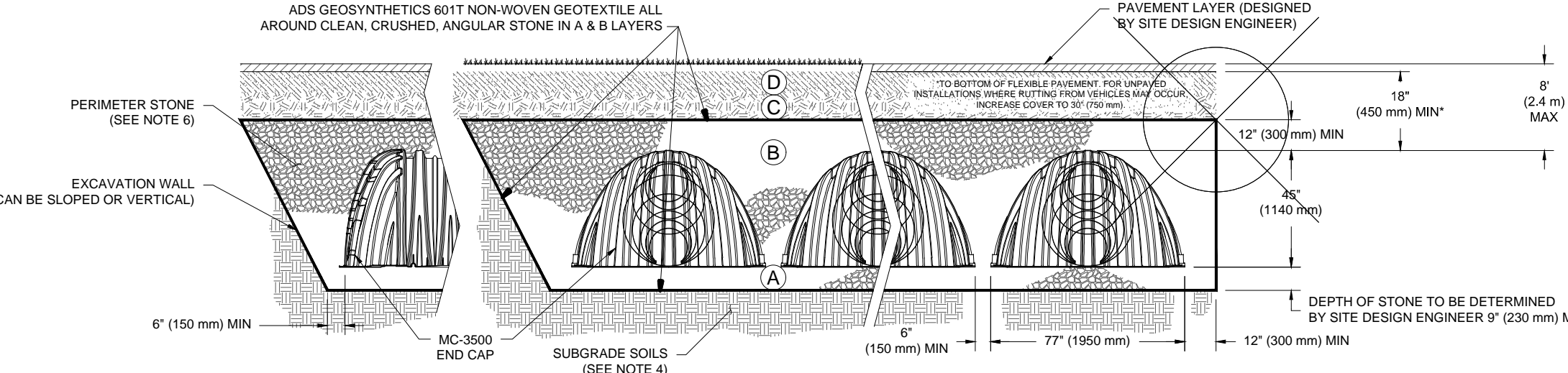
MATCHLINE SEE SHEET G-1

PROPOSED BLDG
535,540 FT
FF = 293.25

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (IF LAYER 'B') TO 2" (50 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M45 ¹ A-1, A-2, A-3 OR AASHTO M33 ¹ 3, 3S7, 4, 4S, 5, 5S, 57, 6, 6S, 67, 7, 7S, 8, 8S, 9, 10	BEGIN COMPACTIONS AFTER 2" (50 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. NO COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M33 ¹ 3, 4	NO COMPACTION REQUIRED
FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M33 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{1,2}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M33) STONE."
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16A "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 450R DESIGNATION 65.
 - MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F287 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 2.2.2 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 200 LB/IN² AND TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES ABOVE 70 °F (21 °C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

UNDERGROUND DETENTION BASIN: ADS STORMTECH MC-3500 CHAMBER SYSTEM

Kimley Horn
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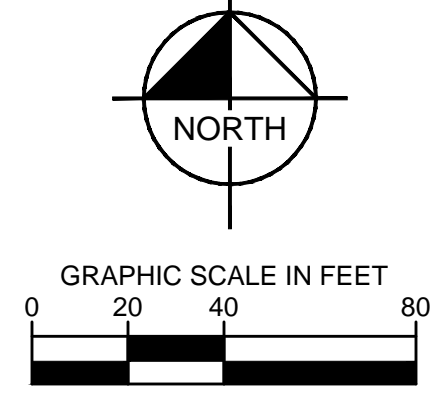
Prepared for Concept Plan submitted for construction purposes only by
KIMLEY HORN
EUGENE D. COWAN III
No. 88803 - Rev. 4/11/2022

MID VALLEY LOGISTICS CENTER
NW CORNER OF GOSHEN AVE & RD 76
VISALIA, CALIFORNIA 93291

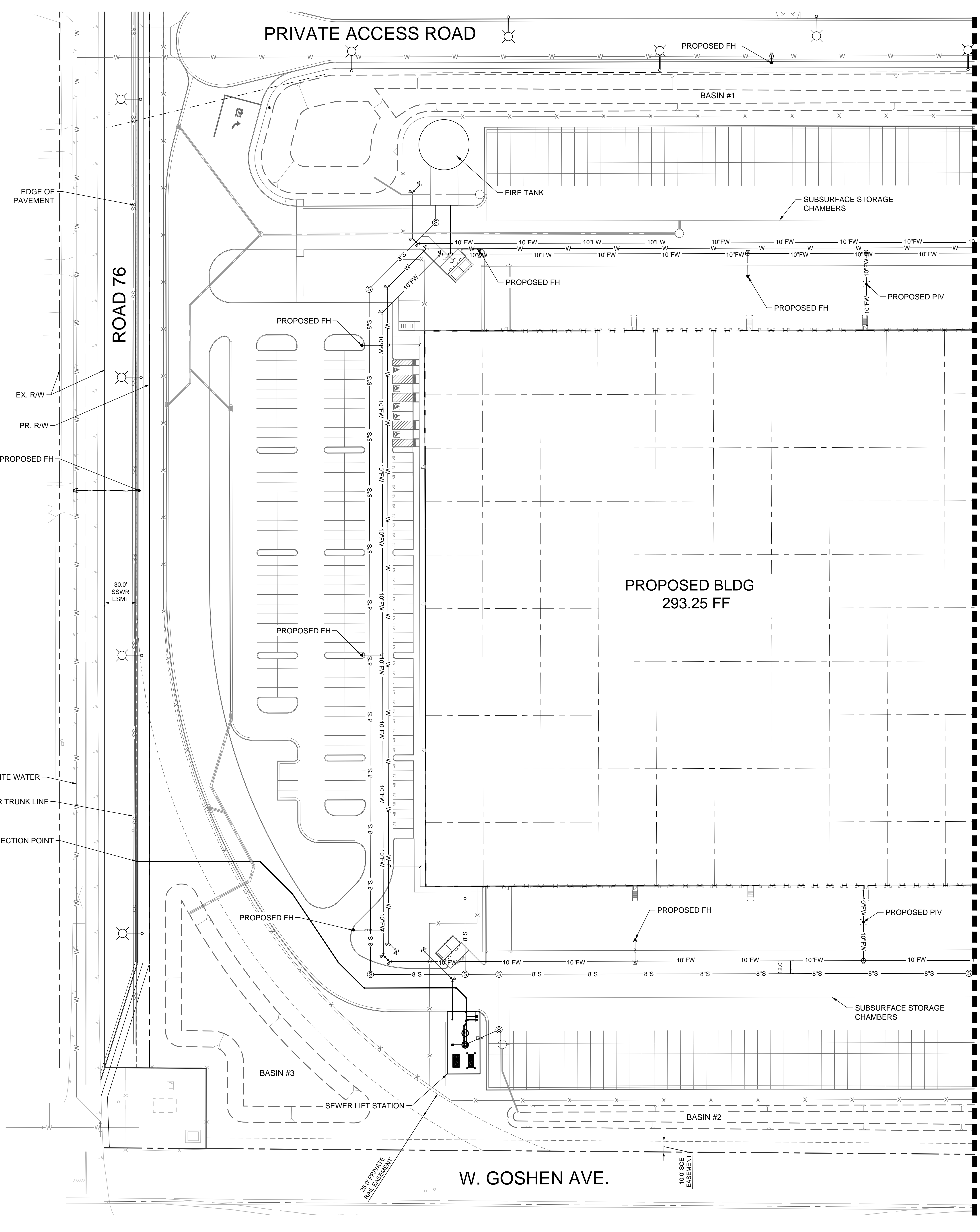
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DESIGNER: TB
JOB NO.: 195170013

SHEET
G-2



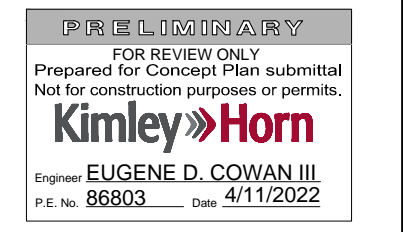
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MATCHLINE SEE SHEET UT-2

LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK
- EASEMENT
- FENCE
- SEWER LINE
- WATER LINE
- FIRE WATER LINE
- DETENTION BASIN TOP/TOE
- SEWER MANHOLE
- FIRE BACKFLOW PREVENTOR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- FIRE POST INDICATOR VALVE
- POINT OF CONNECTION
- DOMESTIC BACKFLOW PREVENTOR
- WATER METER
- WATER VALVE
- BENDS
- THRUST BLOCK

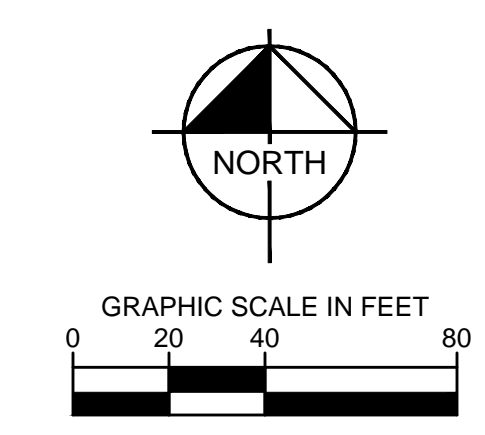


MID VALLEY LOGISTICS CENTER
NW CORNER OF GOSHEN AVE & RD 76
VISALIA, CALIFORNIA 93291

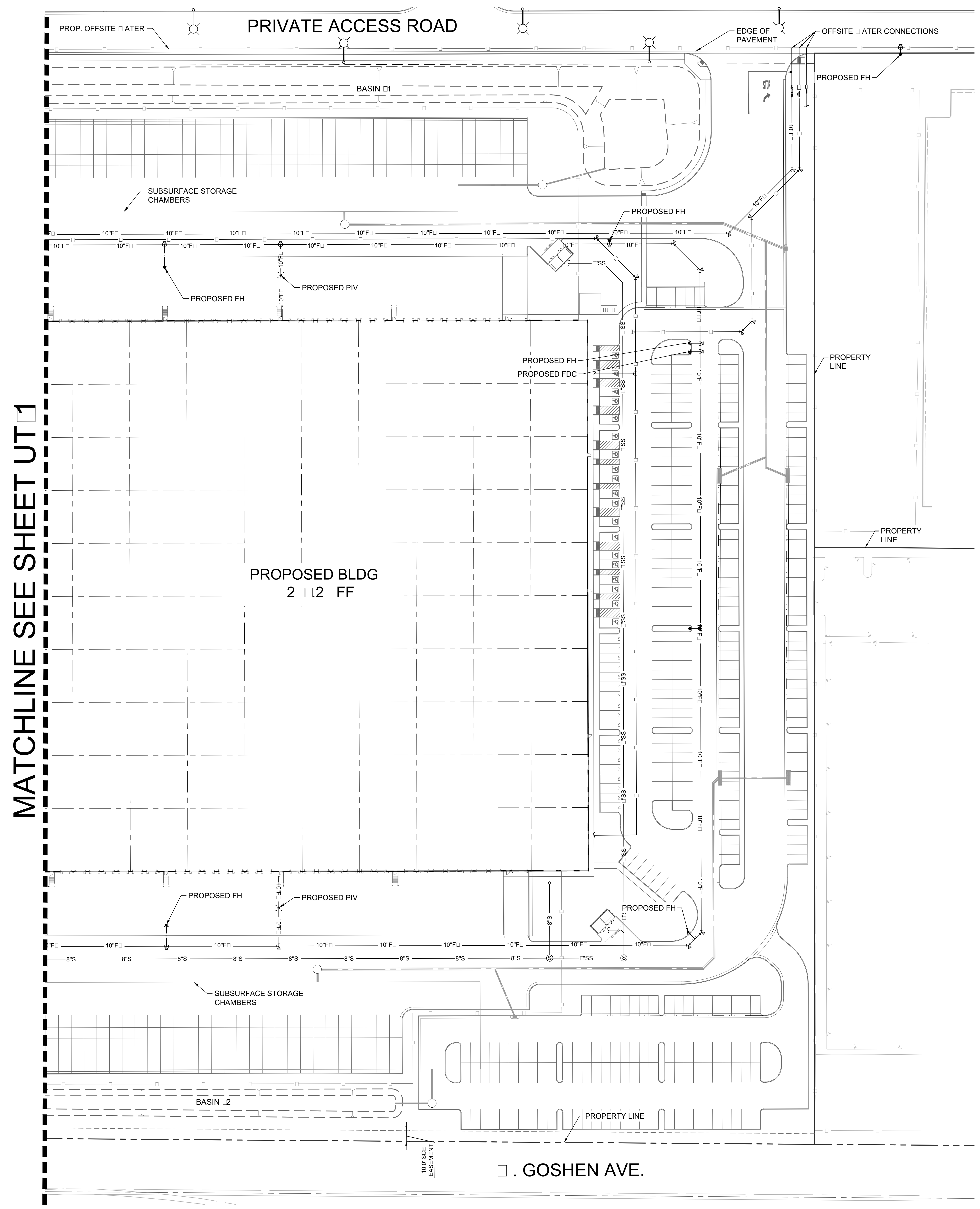
DATE	REMARKS

PM:	EDCKPS
DESIGNER:	TB
JOB NO.:	195170013

SHEET
UT-1



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LEGEND

- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- SETBACK
- EASEMENT
- FENCE
- SEWER LINE
- WATER LINE
- FIRE WATER LINE
- DETENTION BASIN TOP TOE
- SEWER MANHOLE
- FIRE BACKFLOW PREVENTOR
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- FIRE POST INDICATOR VALVE
- POINT OF CONNECTION
- DOMESTIC BACKFLOW PREVENTOR
- WATER METER
- WATER VALVE
- BENDS
- THRUST BLOC



MATCHLINE SEE SHEET UT1

MID VALLEY LOGISTICS CENTER
 N CORNER OF GOSHEN AVE & RD 7
 VISALIA, CALIFORNIA 93201

DATE	REVISIONS

PM:	EDC:PS
DESIGNER:	TB
JOB NO.:	103170010

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Pheasant Ridge Unit No. 7 Phase 1. (San Marino Phase 4) Date: 04/07/2022

Project Description: Provide civil improvements to a new phase of an existing subdivision.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Rocky White

Applicant(s) Name: Michelle Thompson

Project Address/Location: On the NE corner of Shirk St. (RD 92) and W Ferguson Ave.

Assessor Parcel Number: 0 7 7 - 6 5 0 - 0 0 1

Parcel Size (Acreage or Square Feet): +/- 4.30 ACRES Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

Existing/Prior Building Use: N/A

Proposed Building Use: _____

Proposed Hours of Operation: _____

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

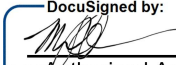
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Michelle Thompson</u>	Signature of Owner or Authorized Agent*	Date
Address: <u>1414 K St 3rd Floor</u>	See Agency Authorization below	
City, State, Zip <u>Sacramento, CA 95814</u>	Owner DocuSigned by:	<u>4/7/2022</u>
Phone: <u>9167105837</u>		
Email: <u>Michelle@WhiteBrennerllp.com</u>	Authorized Agent* BCBB5581AC9F444...	Date

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

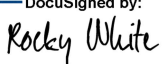

AGENCY AUTHORIZATION FORM

OWNER:
I, Rocky White, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
077-650-001

AGENT:
I designate Michelle Thompson, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to civil improvements to a new phase of existing relative to the property mentioned herein. development.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 7th day of April, 2022.

OWNER	AGENT
Signatures	Signatures
DocuSigned by:  Signature of Owner	DocuSigned by:  Signature of Agent
<u>4/7/2022</u>	<u>4/7/2022</u>
<u>Rocky White</u>	<u>White Brenner LLP Attn:Michelle Thompson</u>
Owner Mailing Address <u>4024 West Iris</u>	Agent Mailing Address <u>1414 K St 3rd floor</u>
<u>Visalia, CA 93277</u>	<u>Sacramento, CA 95814</u>
Owner Phone Number <u>209-826-3157</u>	Agent Phone Number <u>916-710-5837</u>

SAN MARINO - PHASE 4 TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF SEC. 22, T. 18 S., R. 24 E., M.D.B. & M.,
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

SITE DATA:
 APN: 077-650-001
 GROSS ACREAGE: ±4.30 AC.
 NET ACREAGE: ±3.11 AC.
 PROPOSED LOTS: 22
 EXISTING ZONING: R-1-5
 PROPOSED ZONING: R-1-5
 FLOOD ZONE: X
 GENERAL PLAN: LOW DENSITY RESIDENTIAL
 EXISTING USE: VACANT
 PROPOSED USE: LOW DENSITY RESIDENTIAL
 PROPOSED MAINTENANCE: CITY OF VISALIA

UTILITIES:
 SEWER SERVICE: CITY OF VISALIA
 WATER SERVICE: CITY OF VISALIA
 STORM DRAIN SERVICE: CITY OF VISALIA
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
 NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: AT&T (TBD)
 REFUSE: CITY OF VISALIA

LOT DATA:
 MINIMUM LOT AREA: 5,239 S.F.
 MAXIMUM LOT AREA: 6,902 S.F.
 AVERAGE LOT AREA: 6,159 S.F.
 TOTAL LOT AREA (AC.): ±3.11 AC.
 LOTS PER GROSS AREA: 5 LOTS PER ACRE

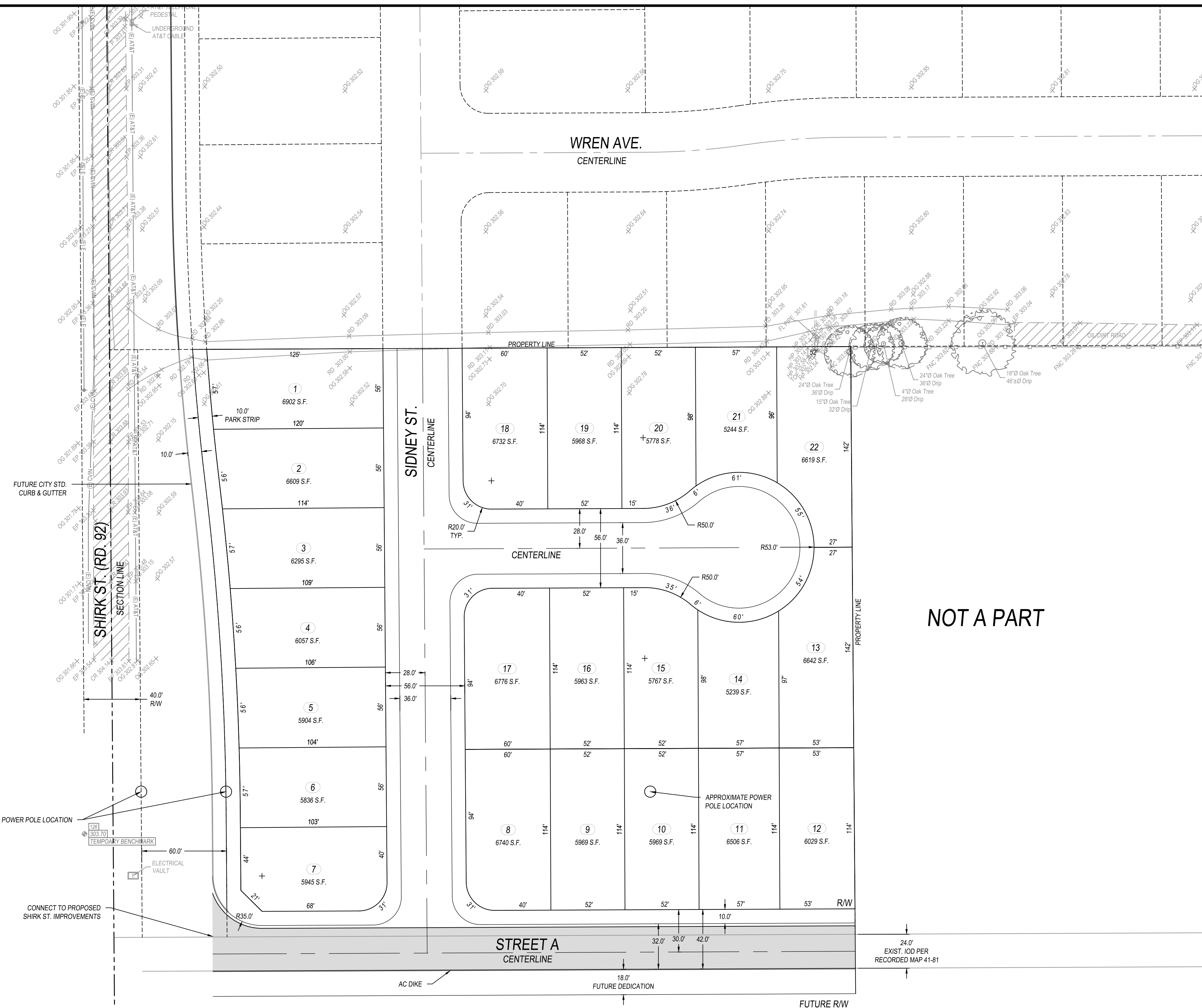


VICINITY MAP
SCALE: 1" = 500'



PREPARED BY:

4CREEKS
 324 S. SANTA FE, STE. A
 P.O. BOX 7593
 VISALIA, CA 93292
 TEL: 559.802.3052
 FAX: 559.802.3215



NOT A PART

