

SITE PLAN REVIEW AGENDA

8/24/2022 - 9:00 A.M.

(Via Microsoft Teams)

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR22005

PROJECT TITLE: 125 S Crenshaw

DESCRIPTION: 41 Lot Single Family Subdivision (X)

APPLICANT: Bill Toor

OWNER: TOOR SANTOKH S & ARPINDER K (TRS)

APN: 085130002

LOCATION: 125 S CRENSHAW ST

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR22134

PROJECT TITLE: Parking lot Expansion

DESCRIPTION: This is a new Site Plan Review for the Parking Lot Expansion for the new Parking Lot, Reference SPR 2022-123 (C-MU)

APPLICANT: Chris George

OWNER: GEORGE JOHN F & DONNA J (TRS)

APN: 126340025

LOCATION: Near the North East Corner of Mooney Blvd and Ave 264

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR22136

PROJECT TITLE: Mooney Mart Inc.

DESCRIPTION: Addition to and Existing Convenience Store, Approximately 755 sf. (C-MU)

APPLICANT: M. Magallon

OWNER: SHEHADEY PROPERTIES LTD

APN: 121090069

LOCATION: 2825 S MOONEY BLVD

ITEM NO: 4 Continue one week

SITE PLAN NO: SPR22140

PROJECT TITLE: Blanca Rodriguez

DESCRIPTION: Lot Line Adjustment (C-S)

APPLICANT: Blanca Rodriguez

OWNER: RODRIGUEZ BLANCA

APN: 098103008

098103007

LOCATION: 2310 E MAIN ST

ITEM NO: 5

SITE PLAN NO: SPR22141

PROJECT TITLE: Lash Glam Beauty Studio

DESCRIPTION: Beauty Salon, Lashes, Facials, Waxing (O-PA)

APPLICANT: Carolina Gonzalez

OWNER: PACHECO BENJAMIN A

APN: 123240009

LOCATION: 340 W CALDWELL AVE
340 W CALDWELL AVE UNI

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

SITE PLAN REVIEW AGENDA

8/24/2022 - 9:00 A.M.

(Via Microsoft Teams)

ITEM NO: 6

SITE PLAN NO: SPR22142

PROJECT TITLE: Mammoth Land Development, LLC

DESCRIPTION: Proposed Condo Map to Create 4 Parcels and 1 Outlot/Common Area (R-M-3)

APPLICANT: Ken Vang

OWNER: LOOPER DALE & KATHY

APN: 094041006

LOCATION: 201 NW 3RD AVE

ITEM NO: 7

SITE PLAN NO: SPR22143

PROJECT TITLE: Rapid Xpress Car Wash

DESCRIPTION: Express Automated Carwash with Self Pay & Self Vacuum Areas (C-M-U)

APPLICANT: Jeromy Stevens

OWNER: CLEMENTS KEVIN

APN: 126890002

LOCATION: 3549 W CALDWELL AVE

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>Bitta Toor</u>	Signature of Owner or Authorized Agent*	1-11-22
Address: <u>27725 Rd 92</u>		Date
City, State, Zip <u>Visalia, CA 93277</u>	Owner	1-12-22
Phone: <u>559-690-9024</u>		Date
Email: <u>bt5323@gmail.com</u>	Authorized Agent*	

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Santokh S. Toor & Arpinder K. Toor, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
085-130-002

AGENT:

I designate AW Engineering - Allen Williams, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Tentative Subdivision Map relative to the property mentioned herein.

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

Executed this 11 day of January, 2022.

<p>OWNER</p> <p>Signature of Owner</p> <p><u>27725 Road 92</u> Owner Mailing Address</p> <p><u>Visalia, CA 93277</u></p> <p><u>559-690-9024</u> Owner Phone Number</p>	<p>AGENT</p> <p>Signature of Agent</p> <p><u>724 N. Ben Maddox Way, Ste A</u> Agent Mailing Address</p> <p><u>Visalia, CA 93292</u></p> <p><u>559-967-8089</u> Agent Phone Number</p>
---	--

CRENSHAW PROPERTY TENTATIVE SUBDIVISION MAP

PREPARED FOR:
BITTA TOOR
27725 RD. 92
VISALIA, CA. 93277
EMAIL: bt5323@gmail.com

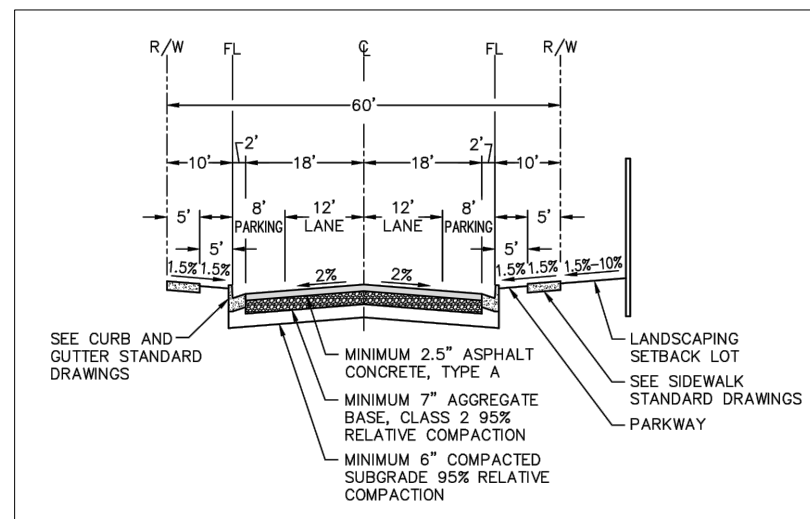
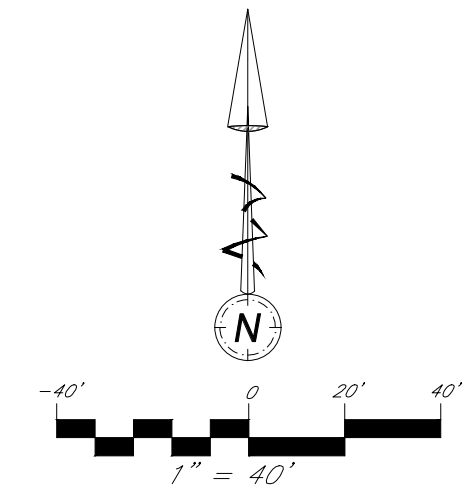
PREPARED BY:
AW ENGINEERING
724 N. BEN MADDOX WAY SUITE A
VISALIA, CA. 93292
PH. 559-713-6139

LEGEND

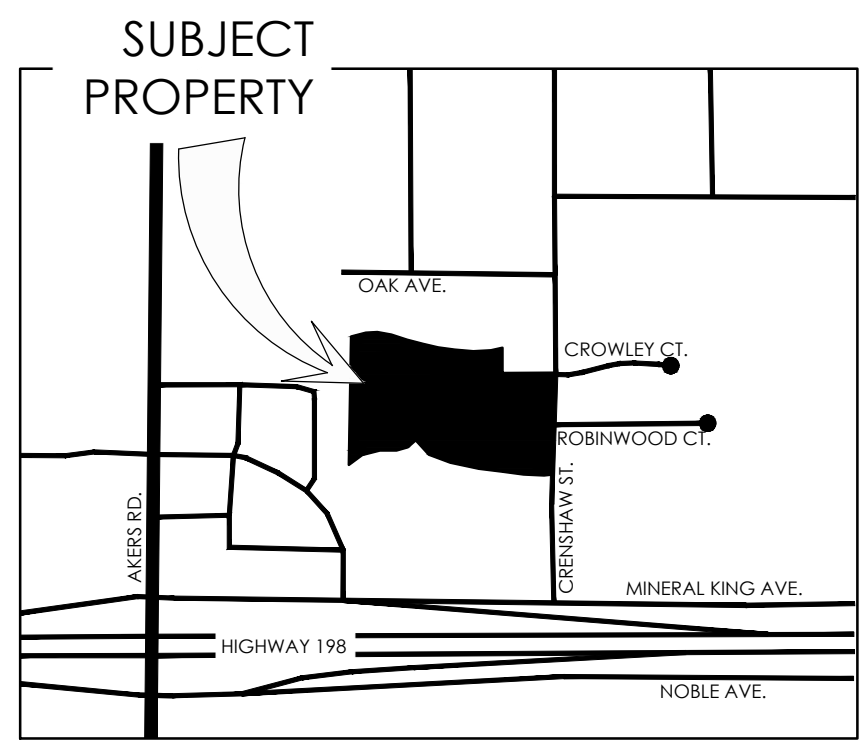
- A.P.N. 085-130-002
- ACREAGE: 6.77 AC±
- FLOOD ZONE: AE
- ZONING: R-1-5
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- ELECTRIC: SCE
- WATER: CAL WATER
- TELEPHONE: AT&T
- WASTE: CITY OF VISALIA
- GAS: SCG
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RES.
- ☑ MAILBOX CLUSTER

OUTLOTS

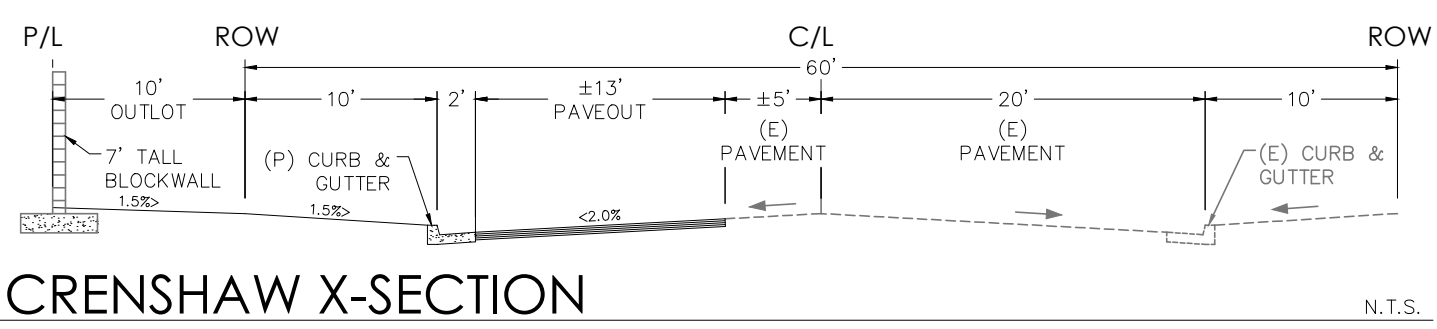
OUTLOTS A & B TO BE DEDICATED TO CITY OF VISALIA



LOCAL STREETS N.T.S.



VICINITY MAP N.T.S.



CRENSHAW X-SECTION N.T.S.

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: Parking Lot Expansion Date: 8/17/2022

Project Description: This is a new Site Plan Review for the parking lot expansion for the new parking lot, reference SPR 2022-123

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

Property Owner: John F George Enterprise & Donna J Family Revocable Trust

Applicant(s) Name: Chris George

Project Address/Location: Near the North East Corner of Mooney Blvd. and Ave. 264

Assessor Parcel Number: 1 2 6 - 3 4 0 - 0 2 5

Parcel Size (Acreage or Square Feet): 2.28 Ac. Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: No proposed building modifications.

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

Date Received: 08/18/2022

SPR Agenda: 08/24/2022 Item No. _____

Zone: _____ SPR No. 22-134

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: N/A - Parking Lot

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: _____

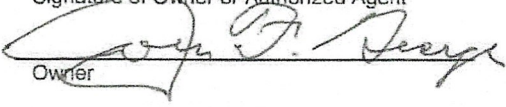
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
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 - All existing & proposed site features
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 - 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>Chris George</u>	Signature of Owner or Authorized Agent*	
Address: <u>315 E. Tulare Ave</u>		Date <u>7/27/22</u>
City, State, Zip <u>Visalia CA 93277</u>	Owner	Date
Phone: <u>559-651-1788</u>	Authorized Agent*	
Email: <u>cris@oliveplantwarehouse.com</u>	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, John F. George, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

126-340-025

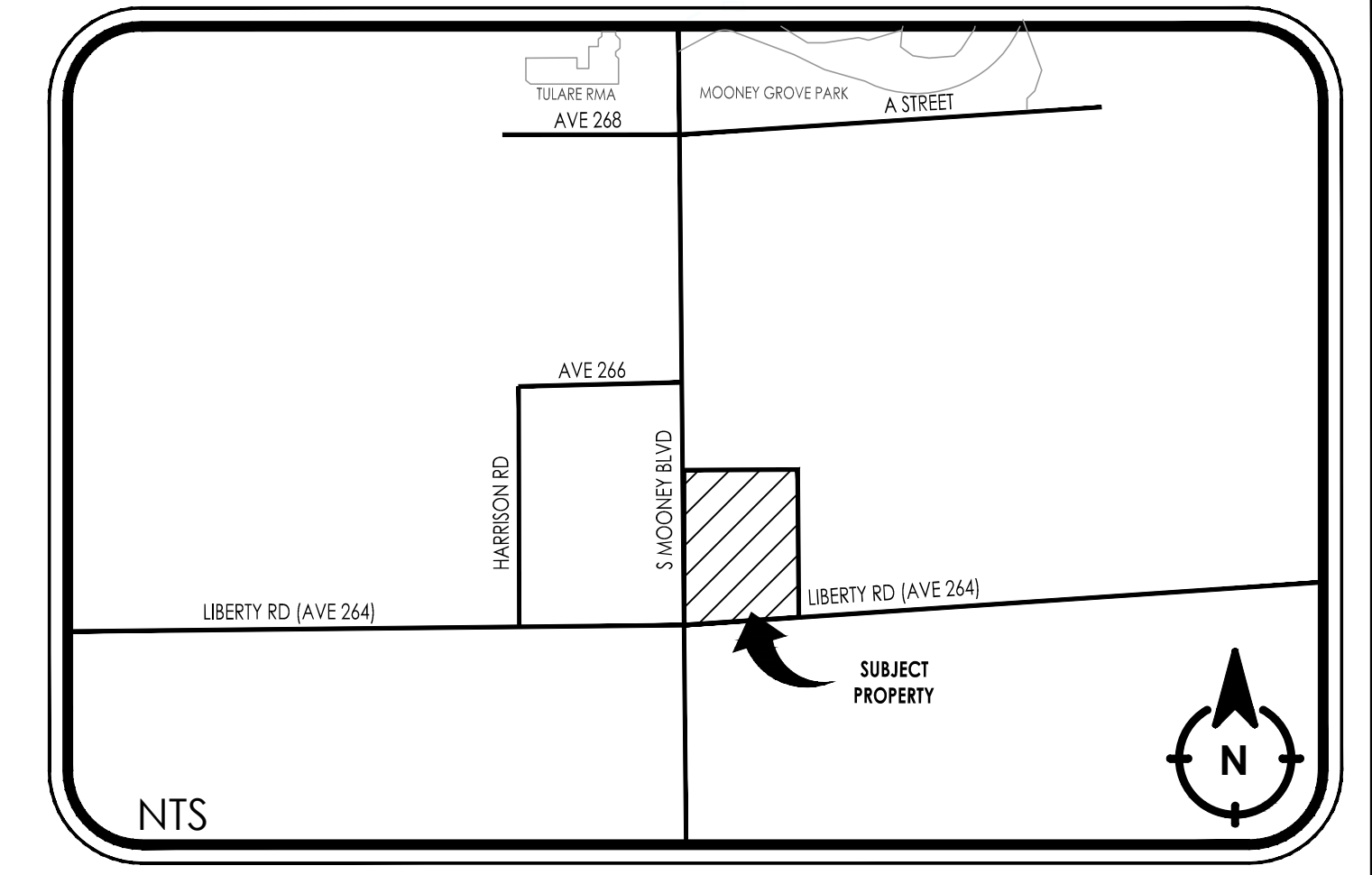
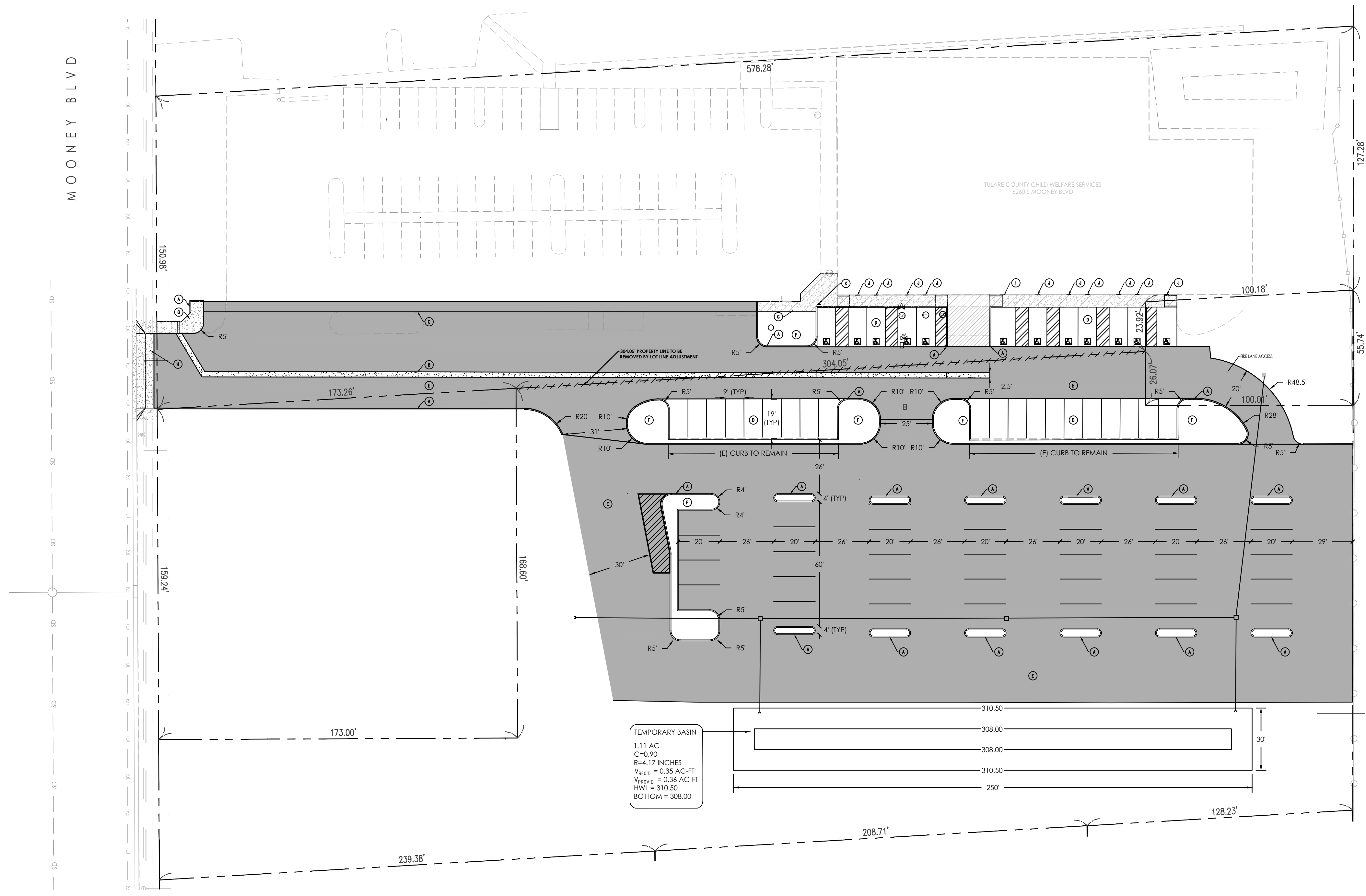
AGENT:

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

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

Executed this _____ day of _____, 20 22.

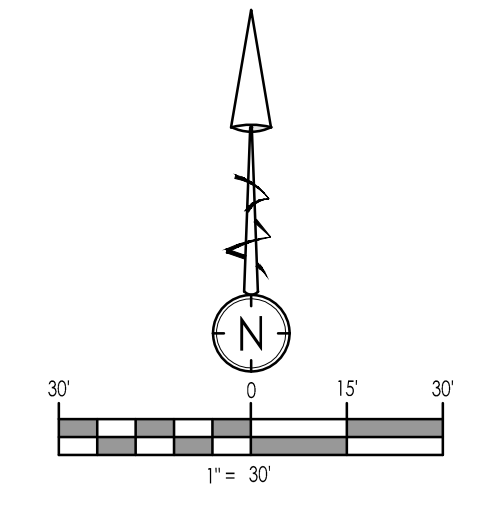
OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>315 E. Tulare Ave.</u>	<u>147 N. Carl Dr.</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93277</u>	<u>Visalia, CA 93291</u>
Owner Phone Number	Agent Phone Number
<u>559-651-1788</u>	<u>559-679-0773</u>
Owner Phone Number	Agent Phone Number



LEGEND

ASPHALT/CONCRETE	AC
BUILDING	BLD
BACK OF WALK	BOW
CONCRETE	C
DRIVE APPROACH	DA
DRAIN INLET	DI
EXISTING GRADE	EG
EDGE OF PAVEMENT	EP
FLOW LINE	FL
MAN HOLE	MH
NATURAL GROUND	NG
SIDEWALK	SW
TOP OF CURB	TC
BACKFLOW PREVENTER	○
CLEANOUT	⊙
DRAIN INLET	⊕
HANDICAP SYMBOL	♿
STORM DRAIN MANHOLE	⊗
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊕
ADA PATH OF TRAVEL	•••••

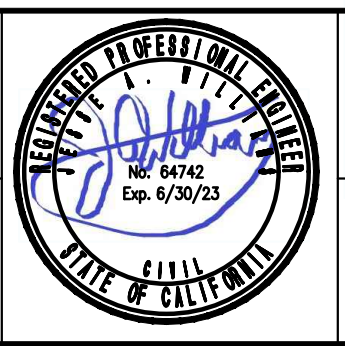
- KEYNOTES**
- (A) INSTALL NEW CURB ONLY PER DETAIL A2, SHEET C5
 - (B) INSTALL NEW VEE GUTTER PER DETAIL A3, SHEET C5
 - (C) ADA PATH OF TRAVEL
 - (D) INSTALL NEW LIGHT DUTY PAVEMENT PER DETAIL A4, SHEET C5
 - (E) INSTALL NEW HEAVY DUTY PAVEMENT PER DETAIL A4, SHEET C5
 - (F) SEE LANDSCAPE PLANS BY OTHERS
 - (G) INSTALL NEW SIDEWALK PER DETAIL A2, SHEET C5
 - (H) INSTALL NEW DRIVEWAY PER CALTRANS DETAIL A87A
 - (I) ADA VAN ACCESSIBLE SIGN PER DETAIL
 - (J) BUILDING MOUNTED ADA SIGN PER DETAIL
 - (K) POLE MOUNTED ADA SIGN PER DETAIL
- NEW PARKING LOT = 130 PARKING SPACES TOTAL
STANDARD = 118
STANDARD ADA = 11
VAN ACCESSIBLE ADA = 1
- TOTAL LOT AREA = 4.24 AC
TOTAL LANDSCAPE AREA = 1.26 AC
LANDSCAPED AREA PERCENTAGE OF TOTAL = 30%±



REVISIONS	REV. BY	DATE

APPROVED

Jesse Allen Williams R.C.E. 64742



AWEngineering

801 W ACEQUIA AVENUE
VISALIA CA 93291
(559) 713-6139

GEORGE FAMILY TRUST
MIXED USE COMMERCIAL

JOB #: 21021	FLOOD ZONE: "X"	SHEET 3 OF 4
DRAWN BY: R.J.Y.	SCALE: 1" = 30'	

DATE PLOTTED: 10/20/23 10:07 AM Job: George Family Trust - 21021 - 3 of 4 - 22.dwg User: rjy Date: 10/20/23 10:07 AM

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GENERAL PROJECT INFORMATION

Project/Business Name: MOONEY MART INC Date: 7/27/2022
 Project Description: ADDITION TO AN EXISTING CONVENIENCE STORE APPROX 755 S/F
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: J.S.T LLC. Shehadey Properties, Ltd.
 Applicant(s) Name: MOONEY MART INC
 Project Address/Location: 2825 S. MOONEY BLVD VISALIA CA 93278
 Assessor Parcel Number: 121-090-069
 Parcel Size (Acreage or Square Feet): .58 AC Building or Suite Square Footage: 1189 S/F

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 525000.00
 Describe All Proposed Building Modifications: ADDITION OF 755 S/F TO THE EXISTING CONVENIENCE STORE TO INCLUDE A NEW WALK-IN COOLER/FREEZER AND RESTROOM UPGRADE TO ADA STANDARDS

--- THIS AREA FOR CITY STAFF USE ONLY ---
 Date Received: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. 22-136
 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: CONVENIENCE STORE
 Proposed Building Use: SAME
 Proposed Hours of Operation: 24/7
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 2 Proposed 4
 Number of Customers Per Day (Estimated): Existing 150 Proposed 175
 Predicted Peak Operating Hour: 4 PM TO 6 PM
 Describe Any Truck Delivery Schedule & Operations: FUEL DELIVERIES ARE 2 TIMES PER WEEK SUPPLY DELIVERIES ARE DAILY
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A
 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
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 - Site dimensions, including building
 - Refuse enclosures & containers
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 - 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: MOONEY MART INC. Signature of Owner or Authorized Agent*
 Address: 584 CRESCENT LANE
 City, State, Zip: MADERA CA 93636 Owner _____ Date _____
 Phone: 559-392-5045
 Email: visaliagas inc @ gmail.com 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

OWNER:

I, James Shehadey, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
121 - 090 - 069

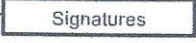
AGENT:

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

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

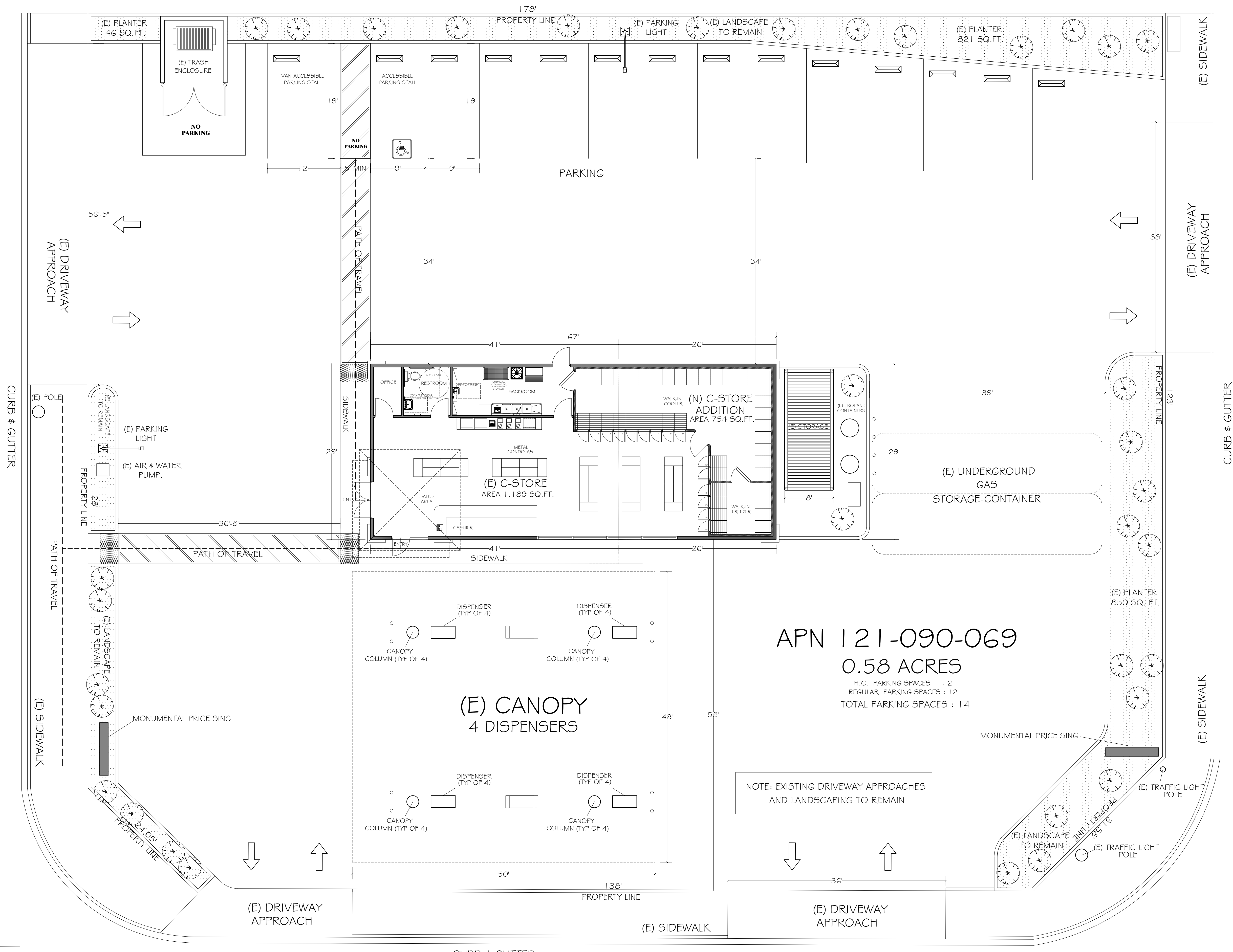
Executed this 28th day of July, 2022

AGENCY AUTHORIZATION FORM

OWNER	Signatures	AGENT
<u>James Shehadey</u> <small>Signature of Owner</small>		<u>MAGALLON CONST. CO. INC</u> <small>Signature of Agent</small>
<u>405 N. Palm Avenue</u> <small>Owner Mailing Address</small>		<u>P.O. Box 787</u> <small>Agent Mailing Address</small>
<u>Fresno, CA 93701</u>		<u>HUGHSON, CA. 95326</u>
<u>(559) 266-5055</u> <small>Owner Phone Number</small>		<u>(209) 602-3166 (209) 8834484</u> <small>Agent Phone Number</small>

MONTE VISTA AVE.

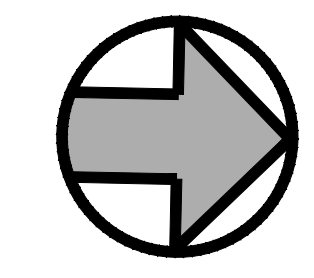
WHITENDALE AVE.



APN 121-090-069
0.58 ACRES
H.C. PARKING SPACES : 2
REGULAR PARKING SPACES : 12
TOTAL PARKING SPACES : 14

PARKING ANALYSIS	
NUMBER OF PARKING SPACES	
PARKING SPACES REQUIRED : 6	
PARKING SPACES PROVIDED : 14	
C-STORE: ONE SPACE FOR 300 SQ.F.	
PROPOSED C-STORE 1,943 SQ.F.	TOTAL = 6 SPACES
TOTAL SPACES REQUIRED = 6 SPACES	

MOONEY BLVD.



NORTH
SITE PLAN

1/8" = 1'-0"

REVISIONS	BY

MAGALLON CONSTRUCTION CO., INC.
GENERAL BUILDING CONTRACTORS
-FOUR DECADES OF BUILDING EXCELLENCE-
State License No. 3963394
DESIGN & DEVELOPMENT

SITE PLAN

C-STORE ADDITION
TO (E) 76 STATION

2825 S. MOONEY BLVD.
VISALIA CA, 93277

DATE 08/17/22
SCALE 1/8" = 1'-0"
DRAWN M.BARRETO
JOB
SHEET A 1.0

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GENERAL PROJECT INFORMATION

Project/Business Name: BLANCA RODRIGUEZ Date: 8/10/22

Project Description: LOT LINE ADJUSTMENT

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: LLA 22-04

Property Owner: BLANCA RODRIGUEZ

Applicant(s) Name: BLANCA RODRIGUEZ

Project Address/Location: 2310 E. MAIN STREET

Assessor Parcel Number: 098-103-XXXXXX007 & 008

Parcel Size (Acreage or Square Feet): 44853/34015 Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: 0

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

Date Received: 08/10/2022

SPR Agenda: 08/17/2022 Item No. _____

Zone: C-S SPR No. 22-140

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: COMMERCIAL

Proposed Building Use: COMMERCIAL

Proposed Hours of Operation: 7AM - 5PM

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): N/A 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: _____

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 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

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

Name: BLANCA RODRIGUEZ Signature of Owner or Authorized Agent* 
 Address: 2310 E. MAIN ST. Owner _____ Date 8/11/22
 City, State, Zip VISALIA, CA 93292 Authorized Agent*  Date 8/10/22
 Phone: 559-802-5352
 Email: _____

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

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OWNER:

I, BLANCA RODRIGUEZ, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
098-103-007

AGENT:

I designate NEIL ZERLANG - PLS, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to LOT LINE ADJUSTMENT relative to the property mentioned herein.

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

Executed this _____ day of _____, 20__.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>2310 E. MAIN ST.</u>	<u>2908 B W. MAIN ST.</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA, CA 93292</u>	<u>VISALIA, CA 93291</u>
<u>559-802-5352</u>	<u>559-739-1616</u>
Owner Phone Number	Agent Phone Number

Operational Statement

Currently, Pedregal is operating as building material operation where building, landscape material and tools are being stored on the property. When the property was handed over to our business, we placed our material stalls two feet into the neighbor's property which was not fenced in this area. Their fence was set from front curb of the street and closed onto the front side corner of their building. Around two years later that we open the business, Mr. John R Woods owner of the neighboring property offered me to do a property adjustment in which he will give me this area with the only condition that I needed to pay for any expenses this process incur. He offered me this so we do not have to move the material that we already stored there, so we can continue using this area. We would like the line adjusted to the proper measurements and added to our property line.

Blanca Rodriguez, Owner of Pedregal Building Materials
Business and Property Business is located at
2310 E Main St.
Visalia Ca. 93292

LOT LINE ADJUSTMENT

BEING AN ADJUSTMENT OF LOTS 15 AND 16 OF COOPMAN INDUSTRIAL PARK RECORDED IN BOOK 26 OF PARCEL MAPS, AT PAGE 71, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

DECEMBER 2021

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

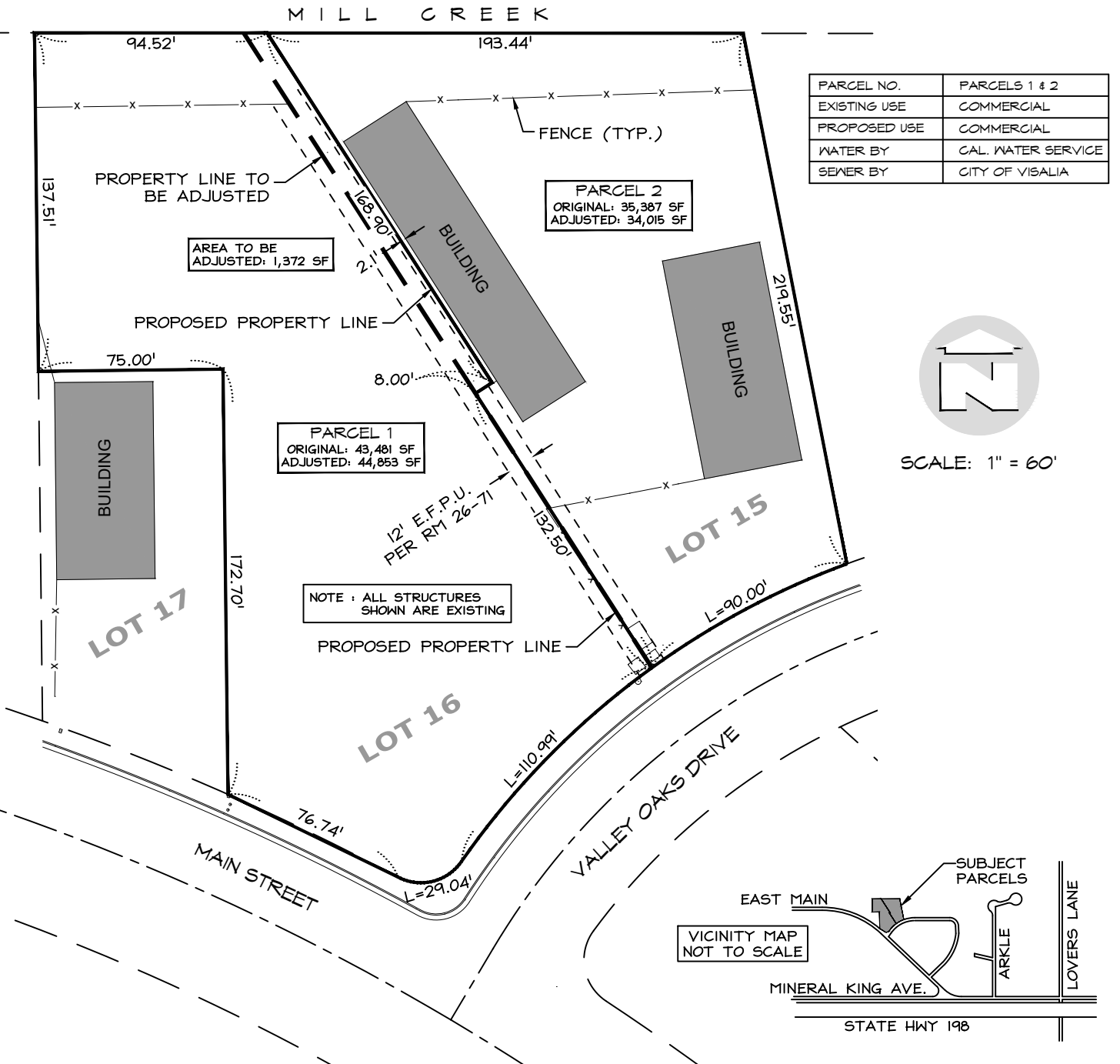
2908-B WEST MAIN STREET, VISALIA, CA 93291; PHONE: (559) 739-1616

PREPARED FOR: BLANCA RODRIGUEZ

2310 E. MAIN STREET, VISALIA, CA 93292; PHONE: (559) 802-5352

ASSESSOR'S PARCEL NOS.: 098-103-006 & 007

ZONE: SERVICE COMMERCIAL FLOOD ZONE: X & AE



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: Lash Glam Beauty Studio Date: 8/11/22

Project Description: Beauty Salon: lashes, facials, waxing

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

Property Owner: Sameh Nasr

Applicant(s) Name: Carolina Gonzalez

Project Address/Location: 340 W Caldwell Ave Visalia, CA 93277

Assessor Parcel Number: 123-240-009

Parcel Size (Acreage or Square Feet): 5,600 Building or Suite Square Footage: 1,353

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$0

Describe All Proposed Building Modifications: None

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

Date Received: 8/11/2022

SPR Agenda: 8/24/2022 Item No. _____

Zone: O-PA SPR No. 22-141

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: Beauty Salon (without a CUP)

Proposed Building Use: customer service: Beauty

Proposed Hours of Operation: 8am - 6pm

Days of Week In Operation (Circle): (S) (M) (T) (W) (TH) (F) (S)

Number of Employees Per Day: Existing 5 Proposed 6

Number of Customers Per Day (Estimated): Existing 15 Proposed 20

Predicted Peak Operating Hour: 12pm

Describe Any Truck Delivery Schedule & Operations: None

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): None

Describe Any Special Events Planned for the Facility: None

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM 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: Cavolina Gonzalez Signature of Owner or Authorized Agent* _____

Address: 1530 S Burke St _____ Date: 8/12/22

City, State, Zip: Visalia, CA 93292 Owner _____

Phone: (559) 308-5508 _____ Date _____

Email: laskusxglanxbeauty@gmail.com Authorized Agent* _____

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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

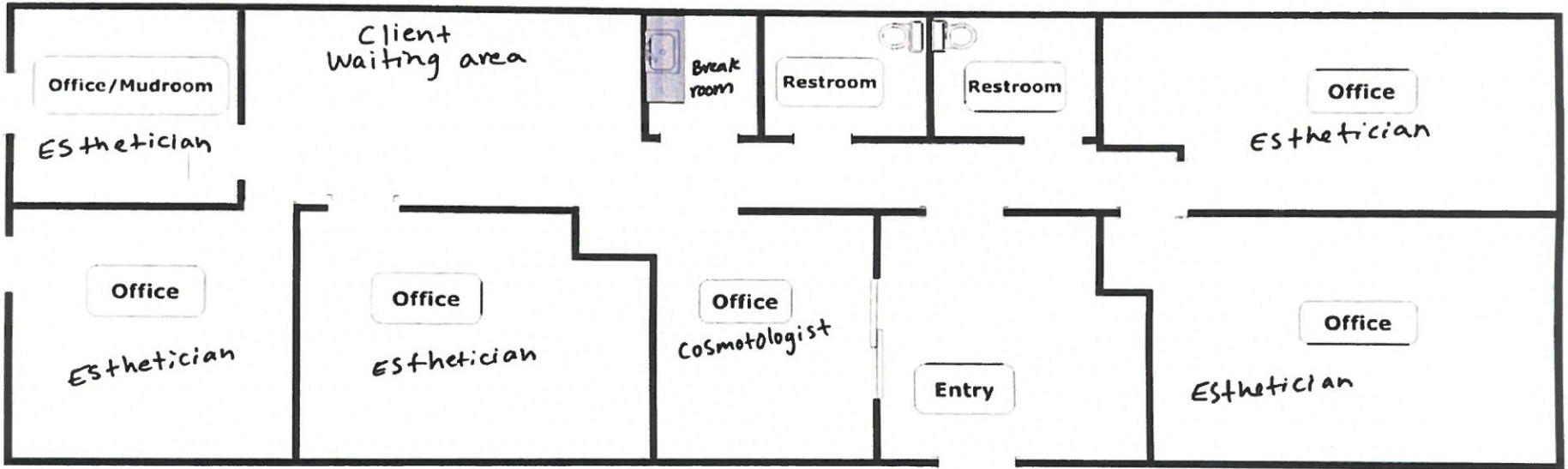
AGENT:

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____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



340 W Caldwell

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: MAMMOTH LAND DEVELOPMENT, LLC Date: 8/12/2022

Project Description: PROPOSED CONDO MAP TO CREATE 4 PARCELS AND 1 OUTLOT/Common AREA

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

Property Owner: MAMMOTH LAND DEVELOPMENT, LLC

Applicant(s) Name: KEN VANG, VANG INC CONSULTING ENGINEERS

Project Address/Location: 201 NW, 3RD STREET VISALIA, CA 93291

Assessor Parcel Number: 094 - 041 - 006

Parcel Size (Acreage or Square Feet): 0.30 ACRES Building or Suite Square Footage: 7,000

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 1.4M

Describe All Proposed Building Modifications: _____

PROPOSED 4 UNIT MULTI FAMILY RESIDENTIAL

SPR IS FOR CONDO MAP ONLY

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

Date Received: 08/12/2022

SPR Agenda: 08/24/2022 Item No. _____

Zone: R-M-3 SPR No. 22-142

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: VACANT

Proposed Building Use: MULTI FAMILY RESIDENTIAL

Proposed Hours of Operation: NA

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

Number of Employees Per Day: Existing NA Proposed NA

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

Predicted Peak Operating Hour: NA

Describe Any Truck Delivery Schedule & Operations: NA

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): NA

Describe Any Special Events Planned for the Facility: NA

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
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

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

Name: <u>KEN VANG</u>	Signature of Owner or Authorized Agent*	
Address: <u>2491 ALLUVIAL AVE STE#15</u>	<u><i>Ken Vang</i></u>	<u>8-12-2022</u>
City, State, Zip: <u>CLOVIS, CA 93619</u>	Owner	Date
Phone: <u>559-492-8556</u>	<u><i>Ken Vang</i></u>	<u>8-12-2022</u>
Email: <u>KENVANG@VICE-ENGR.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, KEN VANG, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-041-06

AGENT:

I designate VANG INC CONSULTING ENGINEERS to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to TENTATIVE AND FINAL CONDO MAP relative to the property mentioned herein.

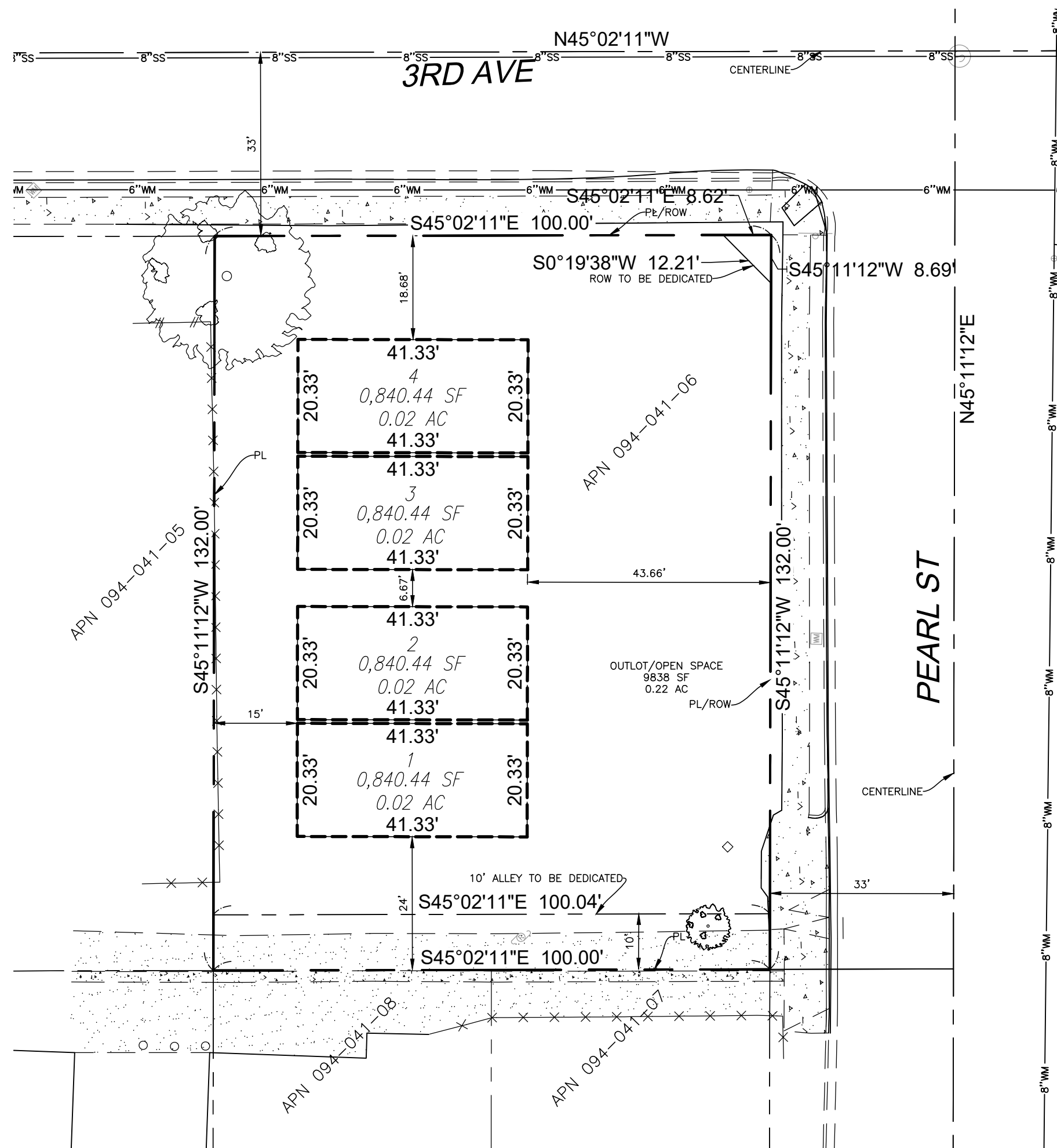
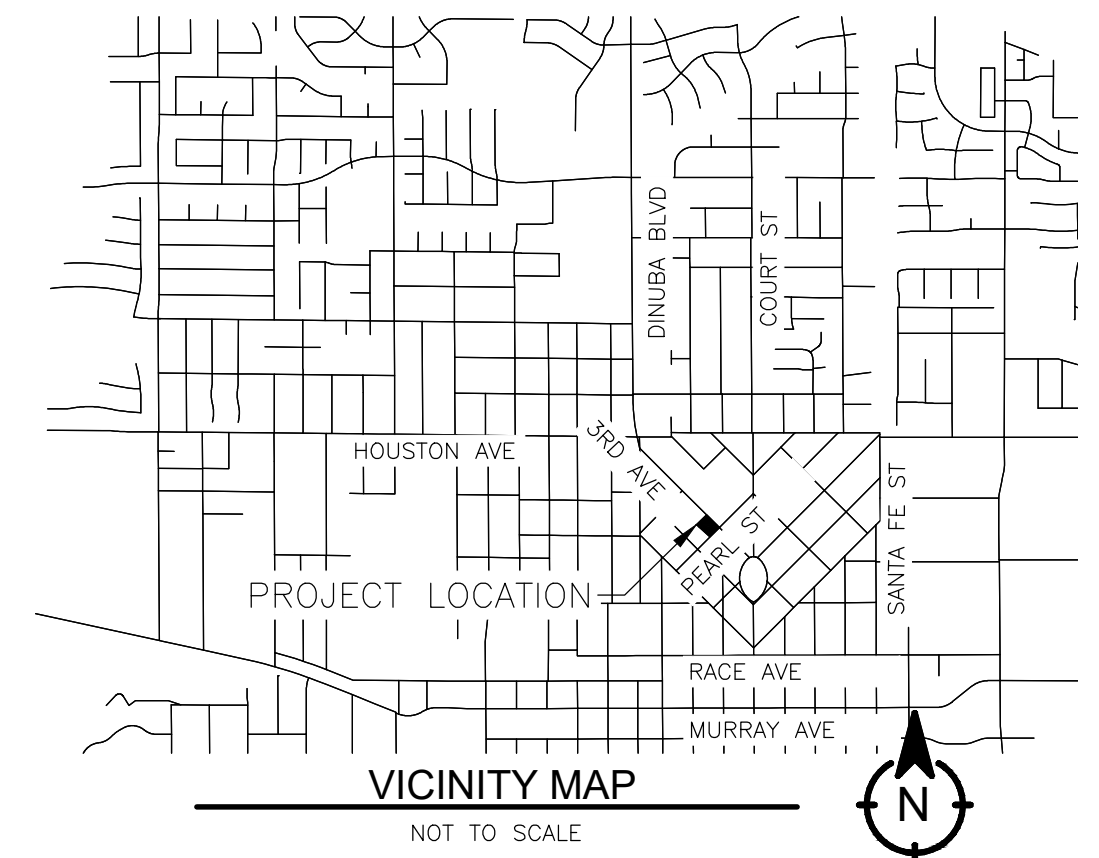
I declare under penalty of perjury the foregoing is true and correct.

Executed this 18TH day of AUGUST, 2022.

OWNER	Signatures	AGENT
<u><i>Ken Vang</i></u>		<u><i>Ken Vang</i></u>
Signature of Owner		Signature of Agent
<u>2491 ALLUVIAL AVE STE#15</u>		<u>4010 N. CHESTNUT AVE STE#101</u>
Owner Mailing Address		Agent Mailing Address
<u>CLOVIS, CA 93619</u>		<u>FRESNO, CA 93726</u>
Owner Phone Number		Agent Phone Number
<u>559-492-8556</u>		<u>559-775-0023</u>

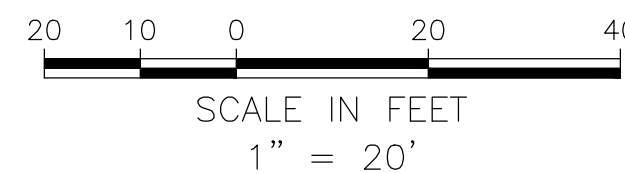
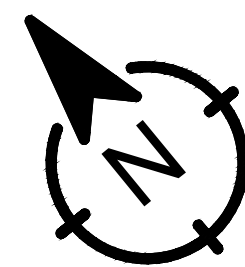
VESTING TENTATIVE TRACT MAP NO.

A PLANNED DEVELOPMENT IN THE CITY OF VISALIA, TULARE COUNTY, CALIFORNIA



LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED LOT



PROJECT INFO:

PROJECT LOCATION: 201 3RD AVE NW
VISALIA, CA 93291

APN: 094-041-06

PROJECT OWNER: MAMMOTH LAND DEVELOPMENT, LLC
2491 ALLUMIAL AVE STE 15
CLOVIS, CA 93611
(559)-492-8556

NET ACREAGE: 0.30 AC

GROSS ACREAGE: 0.30 AC

FLOOD ZONE: ZONE AE

DATE: 8/10/2022

NOTES

1. GENERAL PLAN LAND USE DESIGNATION: MULTI-FAMILY HOUSING / (RM-3)
EXISTING ZONING: MULTI-FAMILY HOUSING (RM-3)
PROPOSED ZONING: MULTI-FAMILY HOUSING (RM-3)
EXISTING USE: RESIDENTIAL
2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
3. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:

SANITARY SEWER	CITY OF VISALIA
STORM DRAINAGE	CITY OF VISALIA
DOMESTIC WATER	CALIFORNIA WATER SERVICE
FIRE PROTECTION	CITY OF VISALIA
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT&T
CABLE	COMCAST
WASTE DISPOSAL	CITY OF VISALIA
4. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
5. SOURCE OF DATA: PARCEL MAP NO.4615 RECORDED IN BOOK 47 PAGE 20, TULARE COUNTY RECORDS.
6. EXISTING SEWER, WATER, OTHER UNDERGROUND UTILITIES, STORM SEWER, STREETLIGHTS, GUTTER, CURB, CURB, SIDEWALK, AND PERMANENT PAVEMENT, SHALL REMAIN. NO PROPOSED IMPROVEMENTS.
7. NO EXISTING PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, OR DUMP SITES WITHIN SUBJECT PROPERTY.
8. EXISTING TREES TO REMAIN WITHIN BOUNDARY OF THE SUBDIVISION.

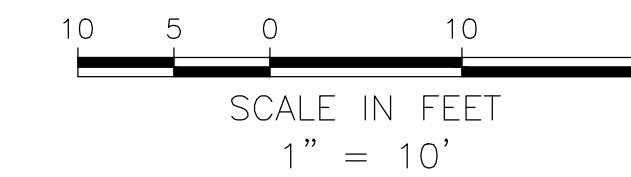
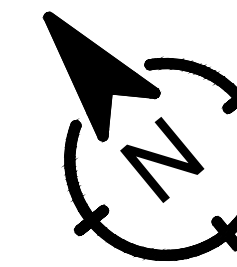


4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

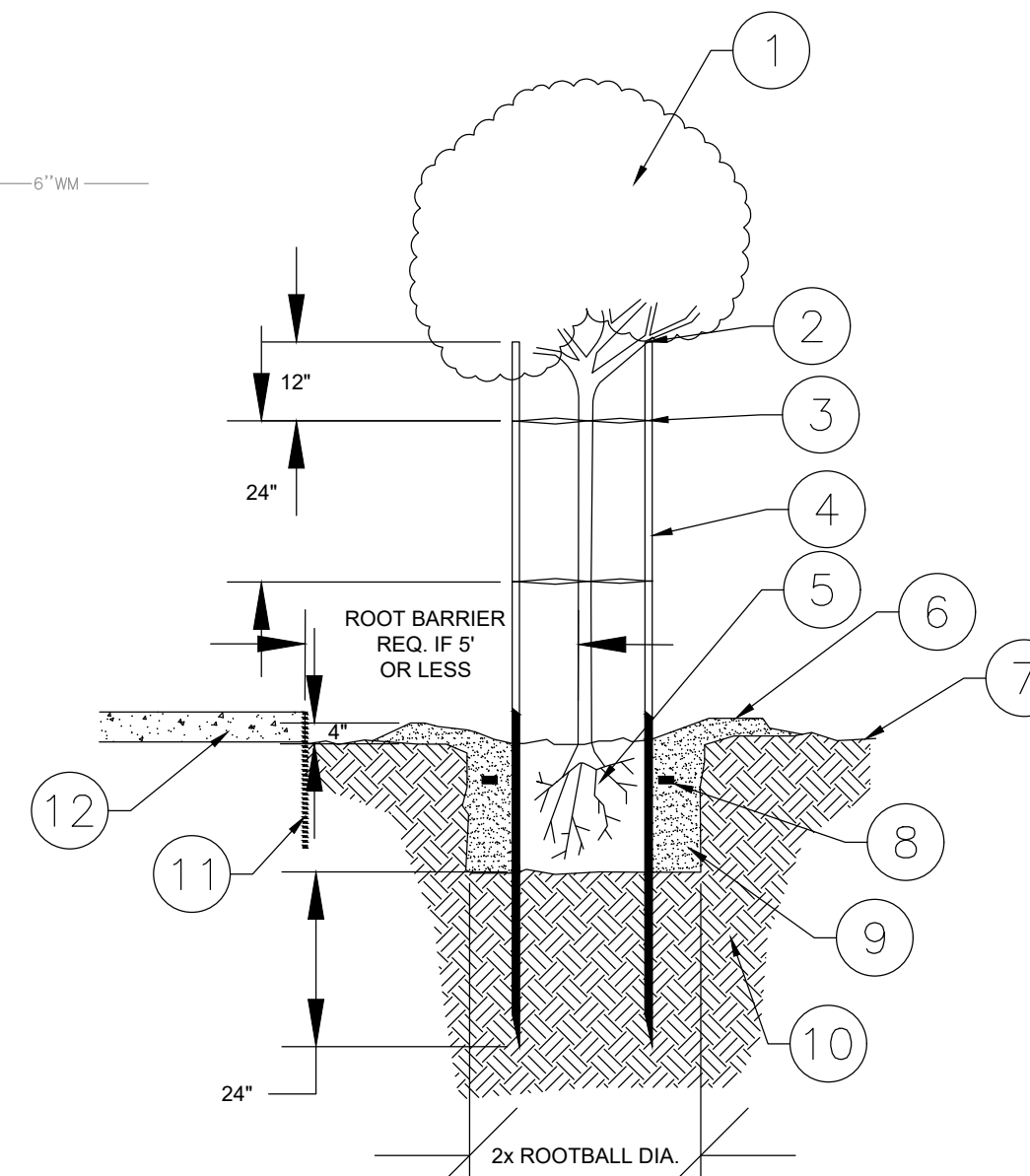
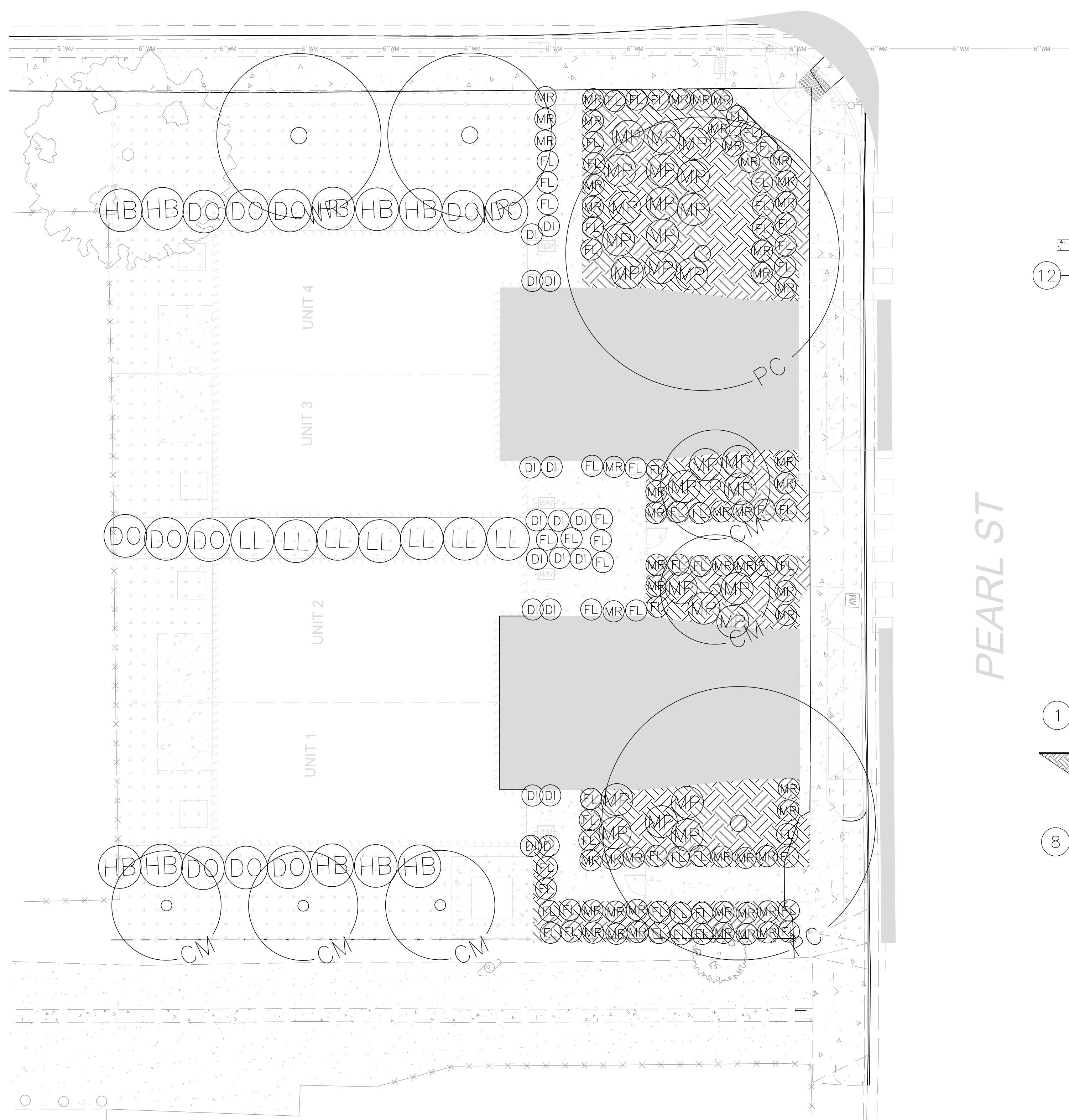
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

SHEET NO.
1 / 1

3RD AVE

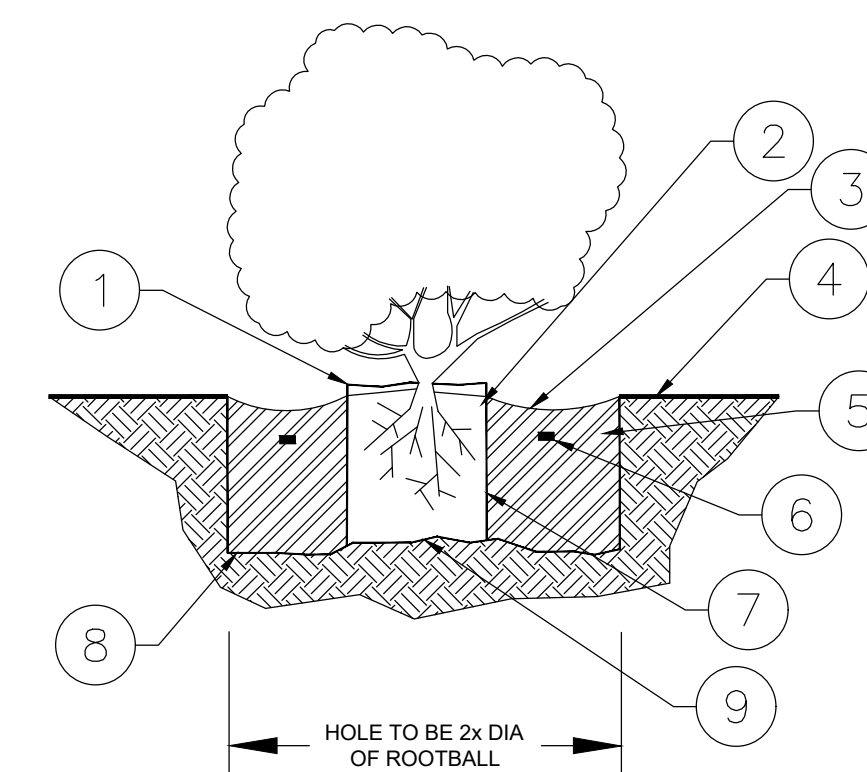


Know what's below.
Call before you dig.



TREE PLANTING w/ ROOT BARRIERS

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. PLACE TREE TIES 6" ABOVE POINT WHERE TREE HEAD IS SELF-SUPPORTING
4. 2" DIA. X 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. ROOTBALL (SET CROWN +/- 3" ABOVE FINISH GRADE)
6. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; OR AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
7. FINISH GRADE
8. 21 GRAM PLANT TABLETS:
5 GAL = 3, 15 GAL = 5, 24" BOX = 8
9. COMPACTED BACKFILL MIX (PER PLANTING SPECS/NOTES)
10. UNDISTURBED NATIVE SOIL
11. LINEAR ROOT BARRIER, 18" DEEP MIN. X 10' WIDE; CENTERED ON TREE
12. HARDSCAPE, SIDEWALK, CURB



SHRUB PLANTING

1. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE. BREAK TOP OF ROOTBALL TO SOIL LEVEL
2. ROOTBALL
3. WATERING BASIN 3" DEEP, 2'-0" WIDE TO BE BELOW GRADE; FOR 5 GAL AND 1 GAL SIZED CONTAINERS, (NO BOWLS REQUIRED FOR SUB SURFACE DRIP)
4. FINISHED GRADE
5. BACKFILL MIX TO CONSIST OF NATIVE SOIL, CLEAN ALL DEBRIS, ROCK, AND OTHER MATERIAL OUT OF BACKFILL
6. AGRIFORM PLANTING TABS WITHIN 2" OF GRADE
-9 GRAM "FORREST STARTER":
2 PER 1 GAL SHRUB
5 PER 5 GAL SHRUB
8 PER 15 GAL SHRUB
7. ROUGH SIDE OF ROOTBALL PRIOR TO PLANTING
8. HOLES TO BE DEEPER AT PERIMETER
9. SET ROOTBALL ON UNDISTURBED SOIL

PLANTING LEGEND

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	QTY	WATER USE
TREES				
PC	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	15 GAL	2	L
WR	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GAL	2	L
CM	LAGERSTROEMIA / CREPE MYRTLE	15 GAL	5	L
SHRUBS				
DO	NERIUM OLEANDER 'PETITE PINK' / DWARF OLEANDER	5 GAL	11	L
MR	LOMANDRA LONGIFOLIA 'LOMLON' / LIME TUFF DWARF MATH RUSH	5 GAL	48	L
LL	LANTANA MONTEVIDENSIS / LAVENDER LANTANA	5 GAL	7	L
FL	DIETES IRIDIODES AND CVS / FORTNIGHT LILY	5 GAL	58	L
DI	IRIS DOUGLASSIANA/DOUGLAS IRIS	5 GAL	18	L
HB	NANDINA DOMESTICA 'GULFSTREAM'/HEAVENLY BAMBOO	5 GAL	10	L
GROUND COVER				
MP	MYOPORIUM PARVIFOLIUM 'PROSTRATUM' / MYOPORIUM	1 GAL	26	L
	3" THICK LANDSCAPE MULCH		± 2024 SF	

PROJECT INFO:

PROJECT LOCATION: 201 3RD AVE NW
VISALIA, CA 93291
APN: 094-041-06
PROJECT OWNER: MAMMOTH LAND DEVELOPMENT, LLC
2491 ALLUVAL AVE STE 15
CLOVIS, CA 93611
(559)-492-8556
NET ACREAGE: 0.30 AC
GROSS ACREAGE: 0.30 AC
OPEN SPACE: 21% OF NET AREA FOR OPEN SPACE

NOTES

1. ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PRIOR TO ANY PLANTING, A SOIL ANALYSIS SHALL BE PREPARED BY A CERTIFIED SOILS TESTING LAB AND SUBMITTED TO THE CITY'S PUBLIC UTILITIES DEPARTMENT PARKS MANAGER. THE SOILS REPORT SHALL INCLUDE A CHEMICAL AND PERCENT ORGANICS ANALYSIS.
2. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S AUTHORIZED REPRESENTATIVE. FOR RESIDENTIAL SUBDIVISIONS, THE DEVELOPER/CONTRACTOR SHALL FURNISH AND PLANT TWO 15-GALLON TREES FOR EACH FRONT YARD, SELECTED BY THE LOT OWNER FROM THE CITY'S APPROVED STREET TREE LIST. WHERE PARK STRIPS EXIST, ONE OF THE TREES SHALL BE LOCATED IN THE STRIP; TREES ARE TO BE SPACED AS UNIFORMLY AS POSSIBLE.
3. STREET TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM DRIVE APPROACHES, WATER AND SEWER SERVICES, STREET FURNITURE SUCH AS FIRE HYDRANTS AND UTILITY BOXES, AND 20 FEET FROM STREET LIGHTS. STREET TREES SHALL BE SPACED ALONG STREETS AS UNIFORMLY AS POSSIBLE.
4. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY THE CITY OF CLOVIS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE ONE WEEK PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
6. THE CONTRACTOR SHALL TAKE NOTE OF EXISTING UNDERGROUND UTILITIES IN CONFLICT AND SHALL TAKE ALL PRECAUTIONS NECESSARY DURING TREE PLANTING OPERATIONS SO AS NOT TO DAMAGE SAID UTILITIES. COORDINATE UNDERGROUND UTILITY INSPECTION PRIOR TO TREE PLANTING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
8. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
9. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE CITY FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE CITY WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE ANY MATERIALS AS DIRECTED.
10. THE CONTRACTOR SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION, STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
11. ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
12. PROVIDE ROOT BARRIERS FOR ALL PROPOSED TREES INDICATED ON THE PLANS.
13. ALL TREES SHALL BE PLANTED THREE (3) FEET AWAY FROM THE CENTER OF SWALES
14. ALL TREES IN TURF AREAS SHALL RECEIVE ARBOR GUARDS UPON INSTALLATION. REFER TO THE STANDARD SPECIFICATIONS, STANDARD PLANS, AND THE PROJECT PLANS.
15. QUANTITIES ARE LANDSCAPE ESTIMATES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
16. SOIL AMENDMENT, UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE FOLLOWING SOIL AMENDMENT STANDARDS SHALL APPLY: OPTION 1 - A) ROTOTILL SOIL AMENDMENT MIX INTO THE SOIL TO A DEPTH OF 8 TO 12 INCHES. APPLY TO ALL SOIL TYPES. B) SOIL AMENDMENT COMPONENTS/APPLICATION RATE: BLACK HUMUS - 20 CUBIC YARDS PER ACRE; POWDERED AGRICULTURAL GRADE GYPSUM (15% CALCIUM MN.) - 2000 POUND PER ACRE; NUTRISMART 0-5-0 (150 SGN) - 400 POUNDS PER ACRE (AVAILABLE AT WILBUR/ELLIS CO); M-ROOTS (ROOTS, INC.) - 435 POUNDS PER ACRE. C) PRE-MIX ALL SOIL AMENDMENTS PRIOR TO APPLICATION AND TILLING. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT; OPTION 2 - A) COLLECT REPRESENTATIVE SOIL SAMPLES (APPROVED BY CITY INSPECTOR). B) PERFORM ANALYSIS ON SAMPLES BY CERTIFIED SOIL TESTING LAB. CHEMICAL ANALYSIS AND PERCENT ORGANICS ANALYSIS. C) BASED ON SOILS LAB RESULTS, SUBMIT SOIL AMENDMENT RECOMMENDATION FROM CERTIFIED CROP ADVISOR TO THE PUBLIC UTILITIES DEPARTMENT PARKS MAINTENANCE MANAGER FOR APPROVAL PRIOR TO APPLICATION. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT

REVISIONS	NO.	DATE	BY

4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS
CALIFORNIA

MAMMOTH TOWNHOMES
LANDSCAPE PLAN

CITY OF VISALIA

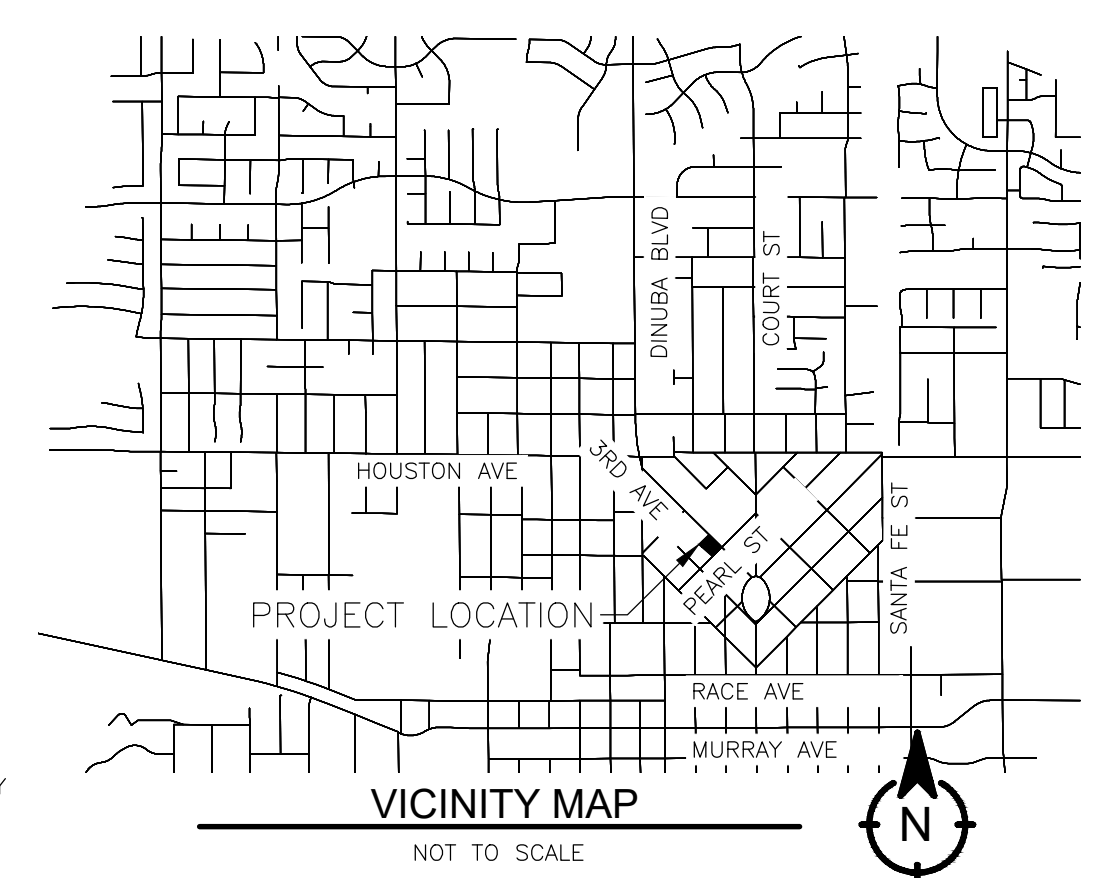
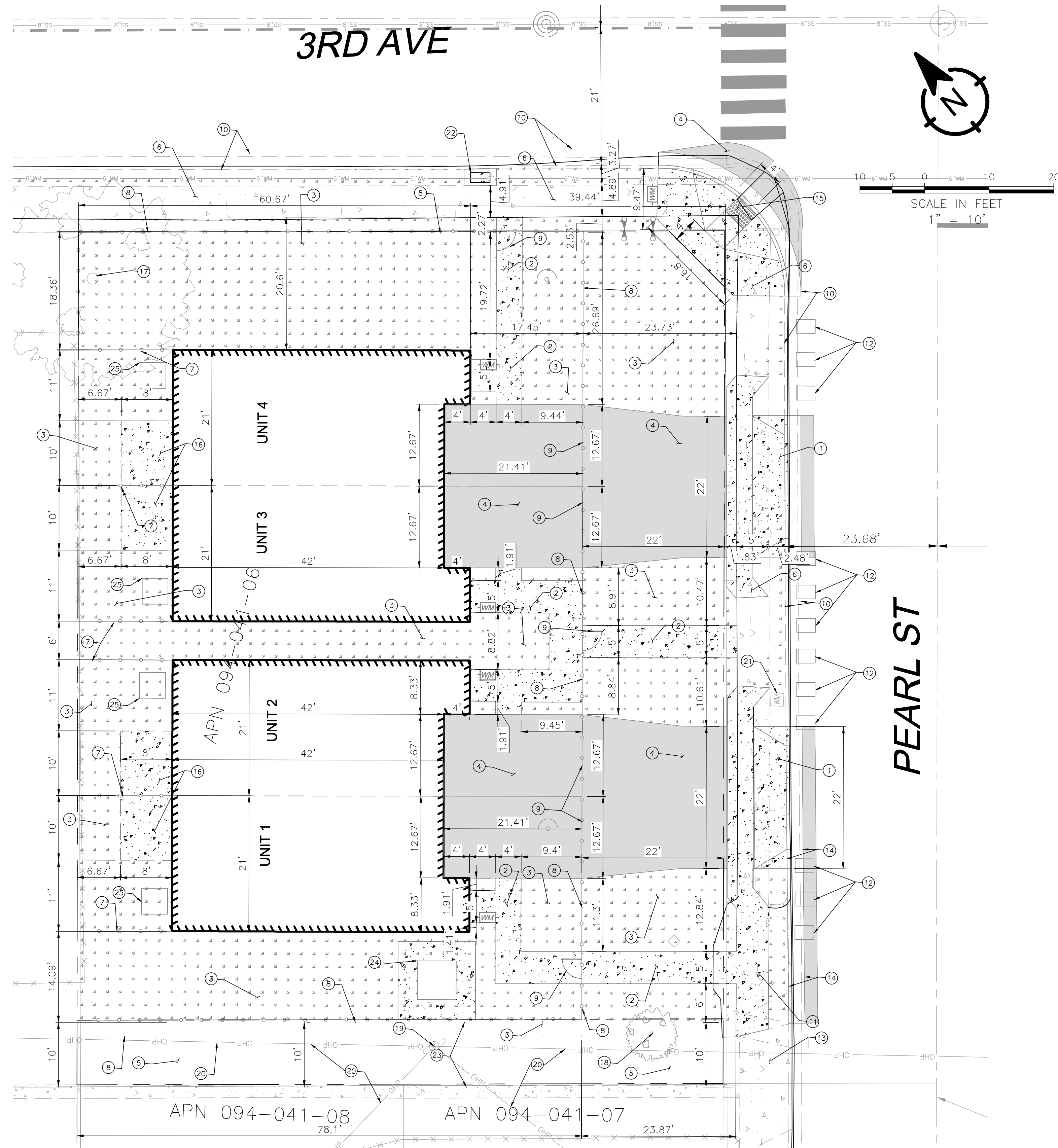
DATE: 8/11/2022
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
MAMMOTH LAND DEVELOPMENT LLC
2491 ALLUVAL AVE STE 15
CLOVIS, CA 93611

REGISTERED PROFESSIONAL ENGINEER
7/6/22
NO. C-63824
KENT CIVIL
STATE OF CALIFORNIA

SHEET NO.
7 / 9

PROJECT NUMBER
22-038



KEYNOTES

- 1 PROPOSED DRIVE APPROACH PER CITY OF VISALIA STD C-23
- 2 PROPOSED SIDEWALK PER CITY OF VISALIA STD C-9
- 3 PROPOSED LANDSCAPING
- 4 PROPOSED PAVEMENT PER CITY OF VISALIA STD. P-1
- 5 EXISTING PAVEMENT
- 6 EXISTING SIDEWALK
- 7 PROPOSE 6' HIGH WOOD FENCE
- 8 PROPOSED 6' WROUGHT IRON FENCE
- 9 PROPOSE OPEN AND CLOSE GATE
- 10 EXISTING CURB AND GUTTER
- 11 EXISTING SIDEWALK TO BE REMOVE AND REPLACE WITH NEW SIDEWALK PER CITY OF VISALIA STD C-9
- 12 PROPOSE TRASH BIN PICK UP AREA
- 13 EXISTING DRIVE APPROACH
- 14 EXISTING DRIVE APPROACH TO BE REMOVED AND REPLACE WITH NEW CURB AND GUTTER PER CITY OF VISALIA C-4.
- 15 EXISTING SIDEWALK RAMP TO BE REMOVED AND REPLACED A NEW CURB RAMP AND SIDEWALK PER CITY OF VISALIA STD. C-13, TO BE ADA COMPLIANT.
- 16 PROPOSE PATIO AREA
- 17 EXISTING OAK TREE TO REMAIN
- 18 EXISTING TREE TO BE REMOVED
- 19 EXISTING POWER POLE
- 20 EXISTING OVERHEAD POWER LINE TO REMAIN
- 21 EXISTING WATER METER TO REMAIN
- 22 PROPOSE MAIL BOX PER CITY OF VISALIA M-2
- 23 PROPOSE 10' SETBACK FROM PROPERTY LINE
- 24 PROPOSED TRANSFORMER
- 25 PROPOSED AC CONDENSOR

GENERAL NOTES

1. PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 50' OF THE STREET) WITH SUITE NUMBER 4" HIGH WITH MINIMUM 1/2" STRIKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
2. JOB CARD REQUIRE TO BE AVAILABLE FOR SIGNATURE AT THE JOBSITE.
3. OFF-STREET PARKING SPACES SHALL BE MAINTAINED.
4. THE TERM CONTRACTOR OR "CONTRACTORS" AS USED IN THESE GENERAL NOTES SHALL REFER TO THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
5. LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL GOVERNING AGENCIES.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS WHICH ARE RELATED TO THE CONTRACTOR'S SCOPE OF WORK SHOULD AN ERROR APPEAR IN THESE CONSTRUCTION DOCUMENTS OR RELATED WORK PERFORMED BY OTHER CONTRACTORS AFFECTING THE CONTRACTOR'S SCOPE OF WORK, THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO THE PROCEDURE FOR THE CONTINUATION OF THE WORK SHOULD THE CONTRACT OR PROCEED WITH WORK AFTER IDENTIFYING SUCH A CONFLICT WITHOUT FIRST OBTAINING INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR ALL REMEDIAL WORK NECESSARY TO APPLICABLE BUILDING CODES AND REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
8. THE CONTRACTORS SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES TO THE GENERAL CONTRACTOR VERIFY EXISTING CONDITIONS WITH IN THE WORK AREA AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF NEW WORK OR MODIFICATIONS TO EXISTING CONDITIONS.
9. CONTRACTORS SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH CONTRACTOR SHALL, IMMEDIATELY UP ON COMPLETION OF EACH PHASE OF HIS WORK, REMOVE ALL TRASH AND DEBRIS WHICH RESULTS FROM THE PERFORMANCE OF HIS WORK.
10. CONSTRUCTION MATERIALS STORED ON-SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
11. CONTRACTORS SHALL PROTECT NEW AND EXISTING FINISHES AND CONSTRUCTION FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION DAMAGES TO NEW AND OR EXISTING FINISHES AND CONSTRUCTION SHALL BE REPAIRED OR REPLACED WITH IDENTICAL MATERIAL AT THE CONTRACTOR'S EXPENSE.
12. THE NOTATION "TYPICAL" OR "TYP" SHALL MEAN TO REPEAT AT ALL LOCATIONS WHERE DESCRIBED OR DETAILED CONDITION OCCURS.
13. THE NOTATION "SIMILAR" OR "SIM" SHALL MEAN TO REPEAT AND MODIFY THE DESCRIBED OR DETAILED CONDITION AS REQUIRED TO SUIT THE CONDITION IN THE LOCATION IN WHICH IT OCCURS.
14. THE NOTATION "<E>" OR "EXIST" SHALL MEAN EXISTING IMPROVEMENTS.
15. THE NOTATION "NEW" SHALL MEAN NEW IMPROVEMENTS TO BE INSTALLED AS PART OF THIS WORK ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSTRUED AS BEING NEW WORK AND PART OF THIS CONTRACT UNLESS NOTED OTHERWISE.
16. A COMPLETE SET OF STAMPED APPROVED PLANS MUST BE ON THE JOB SITE AT ALL TIMES.
17. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE VALID CURRENT BUSINESS LICENSES BEFORE INSPECTION "S" CAN BE MADE.
18. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.
19. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
20. CONTRACTOR IS TO NOTIFY PROJECT ARCHITECT IF SITE CONDITIONS DISAGREE WITH INFORMATION SHOWN ON ACTIVITY.
21. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES WHICH ARE IN OPERATION AND SHALL PROTECT THEM FROM DAMAGE IN THE FIELD. THE CONTRACTOR SHALL CALL USA TOLL FREE AT 800-642-2444. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BEAR ALL COSTS OF THE REPAIR AND REPLACEMENT COSTS OF SAID UTILITIES DAMAGED BY CONTRACTOR(S) DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
22. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS, AND IN THE EVENT THAT CONFLICT OCCURS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER BEFORE PROCEEDING WITH ANY WORK OR THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE PLAN OR PROPERTY LINE INFORMATION.
23. SEPARATE CONTRACTS FOR SUCH WORKS AS PAVING LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY THE CLIENT IN ADDITION CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSERS, ETC. MAYBE PURCHASED DIRECTLY BY THE CLIENT FOR DELIVERY TO THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION COORDINATE SCOPE OF WORK WITH OWNER. THE GENERAL CONTRACTOR SHALL COOPERATE WITH AND COORDINATE THE WORK OF SEPARATE CONTRACTORS.
24. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
25. THESE SPECIFICATIONS ARE COMPLEMENTARY TO THE WORKING DRAWINGS.
26. SCALE IN THE DRAWINGS MIGHT NOT REFLECT ACCURACY. DIMENSIONS GOVERN.
27. THE CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
28. ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD RATING PER CALIFORNIA BUILDING CODE.
29. ALL MATERIALS, FIXTURES, EQUIPMENTS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS TO THE MANUFACTURER'S RECOMMENDED STANDARDS PROVIDE ALL SUPPORTS, BACKING, REIN FOR CEMENT, OR OTHER PREPARATIONS REQUIRED TO RIGIDLY SECURE ALL ITEMS WORKING OR EVENT IMPOSED LOADS.
30. THIS PERMIT DOSE NOT INCLUDE ANY HIGH PILE STORAGE <PER CFC> OR RACK STORAGE OVER 8' HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND
31. PROVIDE A MAX. OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL OFFSETS GREATER THAN 1/4" REQUIRE A MAX. BEVELED SLOPE OF 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAYBE VERTICAL.
32. IN BUILDING IN OCCUPANCY GROUP A HAVING AN OCCUPANCY LOAD OF 300 OR LESS, GROUPS B,F,M, AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED.
33. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
34. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING <EXCEPTING THE BACK FLOW PREVENTION DEVICES>, ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE ARE AS OR SET BACK OR ON THE STREET FRONT AGES OF THE BUILDING. ALL THE TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAYBE APPROVED.
35. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
36. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
37. TREES SHALL BE MAINTAINED IN GOOD HEALTH NOW EVER. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL BROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHER WISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR.
38. ALL ACCESSIBLE PARKING SPACES SHALL BE PAVED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC ARE AS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING SPACES OR RAMPS.
39. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
40. REPAIR ALL DAMAGED AND OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
41. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT <USE>.
42. IF ARCHAEOLOGICAL AND OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING GRADING, EXCAVATION, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
43. IF THERE ARE SUSPECTED HUMAN REMAINS AT THE TULARE COUNTY CORNER 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 ARCHAEOLOGISTS INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER <PHONE:<805>644-2289> SHALL BE CONTACTED TO OBTAIN REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL 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 OR PRESERVATION.
44. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
45. INSTALL 30" STATE STANDARD "STOP" SIGN <S> AT LOCATIONS SHOWN. SIGN SHALL BE MOUNTED ON 42" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDE WALK WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
46. 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.
47. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
48. ANY SURVEYING MONUMENTS WITHIN THE AREA OF CONSTRUCTION BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
49. ALL EXISTING ROUTES USED AS ACCESSIBLE "PATH OR TRAVEL" AND ACCESSIBLE ELEMENTS TO BE VERIFIED FOR COMPLIANCE WITH 2019 CBC.
50. EXISTING ACCESSIBLE PARKING STALL AND SIGN AGE TO BE VERIFIED FOR COMPLIANCE WITH CBC CHAPTERS, 11B-202,11B-206,11B-208,11B-304,11B-504,11B-703.
51. PATH OF TRAVEL SLOPE TO MEET THE REQUIREMENTS OF CBC SECTION 1113A.1.2; CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
52. 51. PATH OF TRAVEL SLOPE TO MEET THE REQUIREMENTS OF CBC SECTION 1113A.3; RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20.
53. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2" ALONG THE ENTIRE PATH OF TRAVEL FROM THE BUILDING OR RESTROOMS CBC SECTION 1111A.1.
54. DIMENSIONS GOVERN OVER DRAWING'S SCALE.
55. A FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED BEFORE FINAL INSPECTION CAN BE GIVEN.
56. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
57. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN AND MUST BE FINALIZED PRIOR TO OCCUPANCY.
58. TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. THE SIGN BACKING MATERIAL IS REQUIRED TO BE 6" HEIGHT WITH REFLECTORIZED MATERIAL. THE STREET NAME SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK THE BOTTOM OF THE STREET NAME SHALL BE 9"-6" MIN. FROM GRADE. (CRC 1106.1.1)
59. THE PERMIT FOR THIS PROJECT REQUIRES FIRES SPRINKLES (CRCR313.2) AND CLASS 'A' ROOFING MATERIALS PER DEFERRED SUBMITTAL. 13D MIN. TYPE FIRE SPRINKLERS SYSTEM REQUIRED.

SITE NOTES

1. OVER EXCAVATE THE SITE AS NECESSARY TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
2. SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING AT A 5% SLOPE FOR AT LEAST THE FIRST 10' FROM THE BUILDING CONCRETE PAD OR EXTERIOR FOUNDATION FOOTING WITH A MIN. FALL OF 6", CRC R401.3, CALGREEN 4.106.3
3. PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FROM A MINIMUM OF FIVE FEET, FCOC 15.08.020
4. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
5. LOT SHALL BE DRAINED FROM REAR TO FRONT W/ A MINIMUM OF 0.5% AND TO AN APPROVED DRAINAGE SYSTEM. INSTALLATION OF OBSTRUCTIONS, I.E., BLOCK FENCES, WOOD FENCES, ROCKS, LANDSCAPING, MOUNDS, ETC., CAN NOT BLOCK FLOW. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
6. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT (12%) FOR A MINIMUM DISTANCE OF TWENTY FEET (20') FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF EIGHTEEN PERCENT (18%).
7. NO ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT PROPERTIES/DRAIN TO THE STREET OR DESIGNED BASING.
8. ANY VERTICAL CUT AND FILL DIFFERENTIAL IN EXCESS OF 12" BETWEEN ADJACENT PROPERTIES BY AN APPROVED RETAINING WALL. WOOD RETAINING WALLS SHALL NOT BE USED TO RETAIN MORE THAN 24" OF SOIL. RETAINING WALLS THAT ARE 2 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTINGS. POST, KEYS OR STRUCTURE TO THE TOP OF THE WALL AND THAT RETAINS 12 INCHES OR MORE OF SOIL. REQUIRES PERMITS AND INSPECTIONS. SUBMIT ENGINEERED DESIGN.
9. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
10. TWO 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 1-800-624-2444.
11. 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.
12. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) WITHIN 48" OF THE BOTTOM OF THE CURB RAMP.

GENERAL FIRE PROTECTION NOTES

1. IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
2. THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING "NO PARKING-FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
3. THERE WILL BE 12 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
4. PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 4 FEET FROM GRADE. KEYS PLACED IN THE KNOX SHALL BE IDENTIFIED WITH A TAGOR LABEL.

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 15%;">DATE</td> <td style="width: 80%;">BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY				<p style="text-align: center;">811</p> <p style="text-align: center;">Know what's below. Call before you dig.</p> <hr/> <p style="text-align: center;">PROJECT INFO:</p> <p>PROJECT LOCATION: 201 3RD AVE NW VISALIA, CA 93291</p> <p>APN: 094-041-06</p> <p>PROJECT OWNER: MAMMOTH LAND DEVELOPMENT, LLC 2491 ALLUVIAL AVE STE 15 CLOVIS, CA 93511 (559)-492-8556</p> <p>GROSS ACREAGE: 0.30 AC</p> <p>EXISTING ZONING: RM-3</p> <p>PROPOSED LAND USE: RM-3</p> <p>PROPOSED DU: 4 DU</p> <p>TOTAL BUILDING SF: 7,000 SF</p> <p>PROPOSED DENSITY: 13.3 UNITS/AC</p> <p>AVERAGE SITE AREA/DU = 13,200 SF/4 DU = 3,300 SF/DU</p> <p>MIN SITE AREA/DU = 1,200 SF</p> <hr/> <p style="text-align: center;">KEYNOTES</p> <p style="text-align: center;">GENERAL NOTES</p> <hr/> <p style="text-align: center;">SITE NOTES</p> <p style="text-align: center;">GENERAL FIRE PROTECTION NOTES</p>
NO.	DATE	BY					
<p>YICE</p> <p style="font-size: small;">VANG INC. CONSULTING ENGINEERS</p>	<p>MAMMOTH TOWNHOMES</p> <p style="font-size: x-small;">MASTER PLAN/SITE PLAN</p> <p style="font-size: x-small;">CITY OF VISALIA</p>						
<p>DATE: 8/2/2022</p> <p>PROJ. ENGR: LSV</p> <p>PROJ. MGR: KYV</p>	<p>PREPARED FOR:</p> <p>MAMMOTH LAND DEVELOPMENT LLC 2491 ALLUVIAL AVE STE 15 CLOVIS, CA 93511</p>						
<p>SHEET NO. 1 / 1</p>	<p>PROJECT NUMBER 22-038</p>						

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: Rapid Xpress Car Wash Date: 8/14/22
 Project Description: Express automated car wash with self pay & self vacuum areas
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: JSC Investments LLC
 Applicant(s) Name: JSC Investments LLC
 Project Address/Location: 3549 W. Caldwell Ave
 Assessor Parcel Number: 126-890-002
 Parcel Size (Acreage or Square Feet): 3.77 acrs. Building or Suite Square Footage: 4,030 sq ft.

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: 08/14/2022
 SPR Agenda: 08/24/2022 Item No. _____
 Zone: C-M-U SPR No. 22-143
 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: Car Wash
 Proposed Hours of Operation: 8AM - 8PM
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing _____ Proposed 12
 Number of Customers Per Day (Estimated): Existing _____ Proposed 300-500
 Predicted Peak Operating Hour: All day
 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): _____
 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: FREELINE ARCHITECTURE (JEROMY STEVENS) Signature of Owner or Authorized Agent* _____

Address: 814 18TH ST. _____ Date: 8-18-2022

City, State, Zip: BAKERSFIELD, CA 93301 Owner _____

Phone: 661-633-9667 _____ Date: 8-18-2022

Email: JEROMY@FREELINEARCH.COM Authorized Agent* _____

* 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:

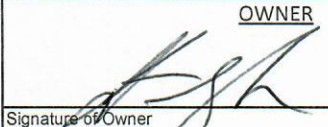
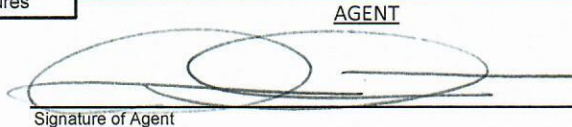
I, Jasjit Singh, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 126-890-002

AGENT:

I designate Freeline Architecture, 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 16th day of August, 2022

OWNER	AGENT
 Signature of Owner	 Signature of Agent
<u>2939 G St.</u> Owner Mailing Address	<u>814 18TH ST.</u> Agent Mailing Address
<u>Merced CA 95340</u> Owner Phone Number	<u>BAKERSFIELD, CA 93301</u> Agent Mailing Address
<u>209 205 0641</u> Owner Phone Number	<u>661-633-9667</u> Agent Phone Number

Operational Statement

“Rapid Xpress” would like to establish their second location in city of Visalia and provide another location for our citizens to be able to wash their vehicles in a safe and environmentally friendly environment. By adding this location as an express wash only, we can expand our customer base and also provide an excellent service to a part of Visalia that doesn’t have a car wash within 2-mile radius. The goal is to be the neighborhood wash! Rapid Xpress 3 pillars are Customer Satisfaction, Thrive in Innovation, and stay Community Centric and we hope to accomplish all these 3 goals with this additional location.



Express Carwash Site Plan Review

Caldwell & Demaree Street Visalia, California

PROJECT INFORMATION

PROPOSED NEW CONSTRUCTION OF DRIVE-THRU CARWASH WITH ATTACHED, COVERED PAY KIOSK, FREESTANDING COVERED VACUUM STATIONS AND SITE UPGRADES.	
APN:	126-890-002
ZONING:	C-MU (MIXED USE COMMERCIAL)
TOTAL SITE AREA:	164,382 (3.77 ACRES)
PROPOSED DEVELOPMENT AREA:	88,621 SF (2.03 ACRES)
PROPOSED LANDSCAPE AREA:	16,202 SF (18%)
PROPOSED PAVING:	47,360 SF (53%)
PROPOSED HARDSCAPE:	4,778 SF (5%)
PROPOSED BUILDING AREA - CARWASH:	4,030 SF (4.5%)
PROPOSED BUILDING AREA - VACUUM:	278 SF (3%)
PROPOSED VACUUM CANOPY AREA:	9,050 SF (10%)
PROPOSED PARKING:	3 STANDARD + 2 ACCESSIBLE = 5

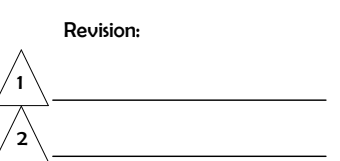
KEYNOTE LEGEND

- 01 ACCESSIBLE CURB RAMP
- 02 ACCESSIBLE PARKING STALLS
- 03 LANDSCAPE AREA
- 04 MONUMENT SIGN
- 05 COVERED VACUUM STRUCTURE
- 06 CONCRETE WALK
- 07 8'-0" HIGH CMU WALL
- 08 COVERED PAYMENT KIOSK
- 09 ACCESSIBLE PATH OF TRAVEL
- 10 DOUBLE TRASH ENCLOSURE
- 11 ASPHALT PAVING
- 12 CONVEYOR BELT
- 13 EXISTING UTILITY POLE
- 14 EXISTING FIRE HYDRANT
- 15 EXISTING TRAFFIC SIGNAL



NORTH

1 SCHEMATIC SITE PLAN
1" = 30'-0"



Project Number
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SITE PLAN

A100