SITE PLAN REVIEW AGENDA

5/3/2023 - 9:00 A.M.
(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 1 **Resubmit**
SITE PLAN NO: **SPR22120**
PROJECT TITLE: Loving Littles Preschool LLC
DESCRIPTION: Looking to Purchase a Property in Order to Take my Current Business as a Daycare, to a Preschool Center. Want to build a two Story Barndominium type Building which will take up 3,690 sf of Land space in order to house 90-96 Students. (C-R)
APPLICANT: Daniell Panuco
OWNER: KREPS RICHARD M (TR)(KREPS FAM TR)
APN: 126370019
LOCATION:

ITEM NO: 2 **Resubmit**
SITE PLAN NO: **SPR22149**
PROJECT TITLE: My Car Park
DESCRIPTION: Development of a Car Dealership, including the construction of a Parking Lot, Utilities, Storm Drain and Landscaping
APPLICANT: Ali Shiraz
OWNER: RSM PROPERTIES & INVESTMENTS LLC
APN: 081020078
LOCATION: 9700 W CAMP DR

ASSIGNED TO: Cristobal Carrillo
Cristobal.Carrillo@visalia.city

ITEM NO: 3 **Resubmit**
SITE PLAN NO: **SPR23038**
PROJECT TITLE: Perfection Pet Foods, LLC
DESCRIPTION: New 20x60 Loadout Canopy (Roof Only) to Cover Existing Area Used for Loadout.
APPLICANT: Nick Wiest
OWNER: PERFECTION PET FOODS LLC
APN: 073160034
LOCATION: 1111 N MILLER PARK CT

ITEM NO: 4 **Added to Agenda**
SITE PLAN NO: **SPR23068**
PROJECT TITLE: Cali's Taco Shop
DESCRIPTION: Food Truck in Parking Lot
APPLICANT: Bahadur Lilani
OWNER: LILANI BAHADUR ALI & ROZINA ALI(TR)(R F
APN: 100103015
LOCATION: 831 S LOVERS LANE

ITEM NO: 5 **Added to Agenda**
SITE PLAN NO: **SPR23069**
PROJECT TITLE: Visalia Shirk, LLC
DESCRIPTION: Construct Additional Amenities to Solely Serve the Tenants of Tuscany Vills Apartments. (I, R-M-2)
APPLICANT: Paul Owhadi
OWNER: TRI COUNTIES BANK
APN: 000011769
LOCATION: 6424 W DOE AVE

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
5/3/2023 - 9:00 A.M.
(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 6	**Added to Agenda**
SITE PLAN NO:	**SPR23070**
PROJECT TITLE:	Multifamily Residential/PW Holdings
DESCRIPTION:	Multifamily Residential Units (O-PA)
APPLICANT:	Dann Harrison
OWNER:	DAMA HOLDINGS LLC
APN:	091152006
LOCATION:	1411 N LOCUST ST

ITEM NO: 7	**Added to Agenda**
SITE PLAN NO:	**SPR23071**
PROJECT TITLE:	Our Little Pizza Place Take & Bake LLC
DESCRIPTION:	Fence in our Patio Space to Cook Pizzas on BBQ Grills. Run Electricity to Serving Shed that Sits on the Patio. (C-MU)
APPLICANT:	Carri Chambers
OWNER:	GARCIA MONICA (TR)(1999 TR)
APN:	078430001
LOCATION:	3010 N MOONEY BLVD

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.

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Loving Littles Preschool Date: 4/18/23

Project Description: Child care center (daycare) for 39 students

Site Plan Review Resubmittal: Yes ● No ○ If Resubmittal, Previous Site Plan Review Number: 2022-120

Property Owner: Bill Whitlatch

Applicant(s) Name: Danielle Panuco

Project Address/Location: 2333 W Midvalley Ave

Assessor Parcel Number: ___-___-___

Parcel Size (Acreage or Square Feet): 148 × 100 14800 sq ft Building or Suite Square Footage: 95×28×2 stories 5,320 sq ft

Are There Any Proposed Building Modifications: Yes ○ No ●

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications: Currently no building Land costs $125,000 Estimated building ≈ $300,000

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

Date Received: 04.26.2023

SPR Agenda: 05/03.2023 Item No. ___

Zone: C-R SPR No. 22-120

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: Open lot CR zone for daycare center 39 Kids

Proposed Building Use: Child care center daycare for 39 kids 2-6 age

Proposed Hours of Operation: 7:30am - 5:15 pm

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

Number of Employees Per Day: 4 Existing ___ Proposed ___

Number of Customers Per Day (Estimated): 39 Existing ___ Proposed ___

Predicted Peak Operating Hour: 8-9 am & 3:30-4:30 pm (pickup & dropoff)

Describe Any Truck Delivery Schedule & Operations: not planned other than weekly dumpster

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): One way drive pattern for smooth entrance & exits for drop off & pick up

Describe Any Special Events Planned for the Facility: not planned currently other than the possibility of small class holiday celebration

Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION ONLINE USING FILE DROP ACCESSED ONLINE AT HTTPS://SHARE.VISALIA.CITY/FILEDROP/SPR
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

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
- 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: Danielle Panuco

Address: 945 W Whitendale Ave

City, State, Zip Visalia CA 93277

Phone: (559) 310-4855

Email: dpanuco11@gmail.com

Signature of Owner or Authorized Agent*

Owner ____________________ Date ____________

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 FORM

AGENCY AUTHORIZATION

OWNER:

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

______________________ ______________________ ______________________

AGENT:

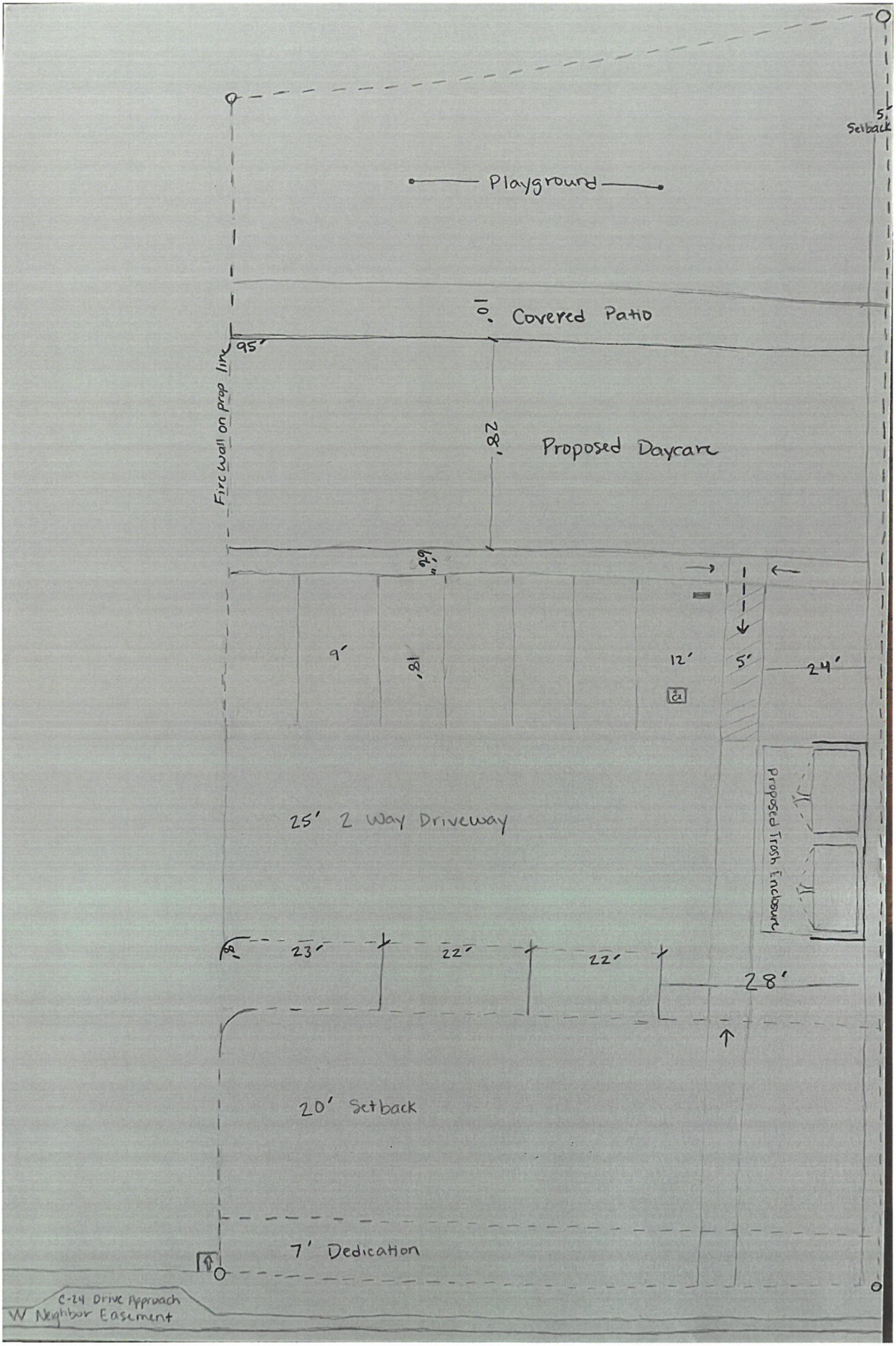
I designate ______________________, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to ______________________ relative to the property mentioned herein.

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

Executed this __________ day of ______________________, 20____.

Signatures

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


5' Setback
Playground
10' Covered Patio
95'
Fire Wall on prop line
28'
Proposed Daycare
6'9"
9'
18'
12'
5'
24'
Proposed Trash Enclosure
25' 2 Way Driveway
23'
22'
22'
28'
20' Setback
7' Dedication
C-24 Drive Approach
W Neighbor Easement

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: My Car Park (MyCarPark.com) Date: 07/21/22

Project Description: Development of a Car Dealership, including the construction of a Parking Lot, Utilities, Storm Drain and Landscaping.

Site Plan Review Resubmittal: Yes ○ No ☒ If Resubmittal, Previous Site Plan Review Number: N/A

Property Owner: Mr. Scott Fahrney

Applicant(s) Name: GroveStrong - Mr. Ali Shiraz

Project Address/Location: Northwest Corner of S. Neeley St & Camp Drive, Visalia, CA 93291

Assessor Parcel Number: 081-020-078

Parcel Size (Acreage or Square Feet): 5.4 Acres Building or Suite Square Footage: Proposed 20,000 SF

Are There Any Proposed Building Modifications: Yes ○ No ☒

Estimated Cost of Modifications to Building: $ N/A

Describe All Proposed Building Modifications: Construction of a new Building which includes the Sales Floor, Office and Carwash to be used only by the Dealership.

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

Date Received: 08/31/2022

SPR Agenda: 09/07/2022 Item No. ____

Zone: C-S SPR No. 2022-149

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 Dealership

Proposed Hours of Operation: 8 am to 8 pm

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

Number of Employees Per Day: Existing N/A Proposed 15

Number of Customers Per Day (Estimated): Existing N/A Proposed Unknown at this Time

Predicted Peak Operating Hour: 12-6

Describe Any Truck Delivery Schedule & Operations: Truck Deliveries of Cars, not to be done during peak Business Hours.

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: Grand Opening Event

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
- 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: GroveStrong - Mr. Ali Shiraz
Address: 696 San Ramon Valley Blvd.#103
City, State, Zip Danville, CA 94526
Phone: (925)856-7830
Email: Ashiraz@grovestrong.com

Signature of Owner or Authorized Agent*

Owner ______ Date ______

Ali Shiraz 7-21-2022
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 FORM

AGENCY AUTHORIZATION

OWNER:

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

081-020-078 ______ ______

AGENT:

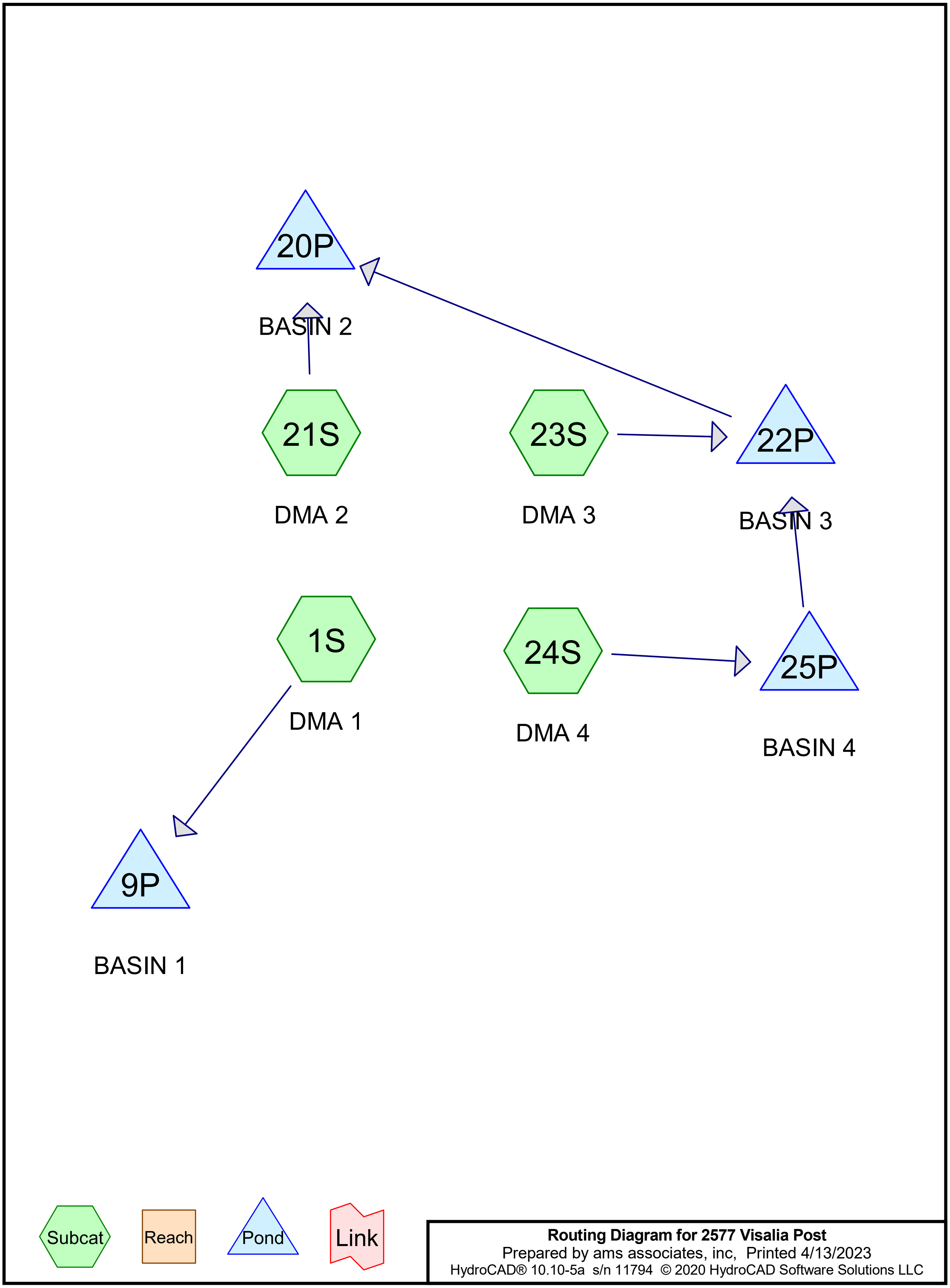
I designate Ali Shiraz of GroveStrong, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to ______ relative to the property mentioned herein.

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

Executed this July day of 21, 20 22.

Signatures

OWNER	AGENT
Signature of Owner	Ali Shiraz Signature of Agent
3480 Floral Ave Owner Mailing Address	3480 Floral Ave Agent Mailing Address
Selma, Ca 93662	Selma, Ca 93662
Owner Phone Number	510-300-43.60 Agent Phone Number



Routing Diagram for 2577 Visalia Post
Prepared by ams associates, inc, Printed 4/13/2023
HydroCAD® 10.10-5a s/n 11794 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	C	Description (subcatchment-numbers)
57,519	0.30	(1S, 21S, 23S, 24S)
184,288	0.90	(1S, 21S, 23S, 24S)
241,807	**0.76**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
0	HSG D	
241,807	Other	1S, 21S, 23S, 24S
241,807		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	0	0	241,807	241,807		1S, 21S, 23S, 24S
0	**0**	**0**	**0**	**241,807**	**241,807**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	22P	285.75	285.10	27.0	0.0241	0.013	0.0	6.0	0.0
2	25P	286.85	285.75	72.0	0.0153	0.013	0.0	6.0	0.0

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DMA 1 Runoff Area=160,893 sf 0.00% Impervious Runoff Depth=0.30"
Tc=10.0 min C=0.77 Runoff=6.63 cfs 4,045 cf

Subcatchment 21S: DMA 2 Runoff Area=20,414 sf 0.00% Impervious Runoff Depth=0.30"
Tc=10.0 min C=0.77 Runoff=0.84 cfs 513 cf

Subcatchment 23S: DMA 3 Runoff Area=36,336 sf 0.00% Impervious Runoff Depth=0.29"
Tc=10.0 min C=0.75 Runoff=1.46 cfs 890 cf

Subcatchment 24S: DMA 4 Runoff Area=24,164 sf 0.00% Impervious Runoff Depth=0.27"
Tc=10.0 min C=0.69 Runoff=0.89 cfs 544 cf

Pond 9P: BASIN 1 Peak Elev=285.13' Storage=3,916 cf Inflow=6.63 cfs 4,045 cf
Outflow=0.13 cfs 1,345 cf

Pond 20P: BASIN 2 Peak Elev=285.99' Storage=1,216 cf Inflow=1.02 cfs 1,330 cf
Outflow=0.03 cfs 253 cf

Pond 22P: BASIN 3 Peak Elev=286.19' Storage=931 cf Inflow=1.78 cfs 1,392 cf
Discarded=0.03 cfs 280 cf Primary=0.41 cfs 817 cf Outflow=0.44 cfs 1,097 cf

Pond 25P: BASIN 4 Peak Elev=287.31' Storage=295 cf Inflow=0.89 cfs 544 cf
Discarded=0.01 cfs 42 cf Primary=0.43 cfs 502 cf Outflow=0.44 cfs 544 cf

Total Runoff Area = 241,807 sf Runoff Volume = 5,993 cf Average Runoff Depth = 0.30"
100.00% Pervious = 241,807 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 1S: DMA 1

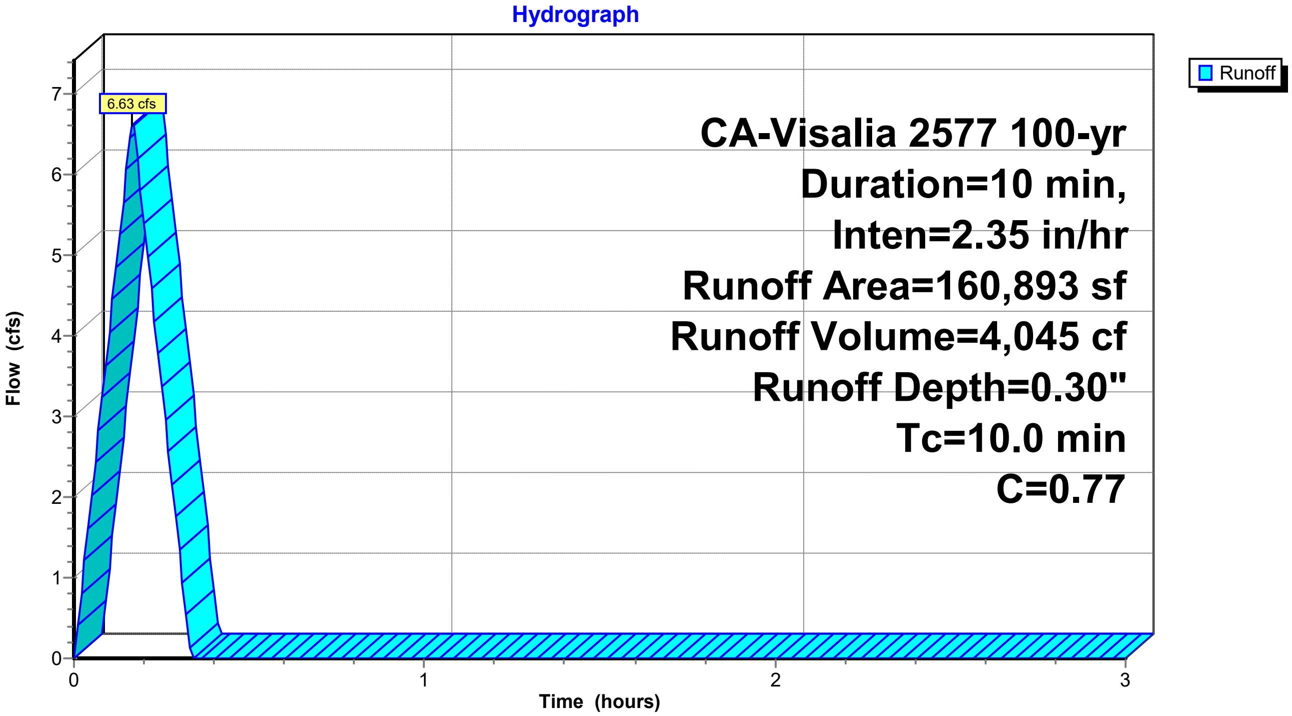
Runoff = 6.63 cfs @ 0.17 hrs, Volume= 4,045 cf, Depth= 0.30"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
CA-Visalia 2577 100-yr Duration=10 min, Inten=2.35 in/hr

Area (sf)	C	Description
35,382	0.30	
125,511	0.90	
160,893	0.77	Weighted Average
160,893		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: DMA 1



Hydrograph for Subcatchment 1S: DMA 1

Time (hours)	Runoff (cfs)
0.00	0.00
0.01	0.40
0.02	0.81
0.03	1.21
0.04	1.62
0.05	2.02
0.06	2.43
0.07	2.83
0.08	3.24
0.09	3.64
0.10	4.05
0.11	4.45
0.12	4.86
0.13	5.26
0.14	5.67
0.15	6.07
0.16	6.48
0.17	**6.61**
0.18	6.21
0.19	5.80
0.20	5.40
0.21	4.99
0.22	4.59
0.23	4.18
0.24	3.78
0.25	3.37
0.26	2.97
0.27	2.56
0.28	2.16
0.29	1.75
0.30	1.35
0.31	0.94
0.32	0.54
0.33	0.13
0.34	0.00
0.35	0.00
0.36	0.00
0.37	0.00
0.38	0.00
0.39	0.00
0.40	0.00
0.41	0.00
0.42	0.00
0.43	0.00
0.44	0.00
0.45	0.00
0.46	0.00
0.47	0.00
0.48	0.00
0.49	0.00
0.50	0.00
0.51	0.00
0.52	0.00
0.53	0.00
0.54	0.00
0.55	0.00
0.56	0.00
0.57	0.00
0.58	0.00
0.59	0.00
0.60	0.00
0.61	0.00
0.62	0.00
0.63	0.00
0.64	0.00
0.65	0.00
0.66	0.00
0.67	0.00
0.68	0.00
0.69	0.00
0.70	0.00
0.71	0.00
0.72	0.00
0.73	0.00
0.74	0.00
0.75	0.00
0.76	0.00
0.77	0.00
0.78	0.00
0.79	0.00
0.80	0.00
0.81	0.00
0.82	0.00
0.83	0.00
0.84	0.00
0.85	0.00
0.86	0.00
0.87	0.00
0.88	0.00
0.89	0.00
0.90	0.00
0.91	0.00
0.92	0.00
0.93	0.00
0.94	0.00
0.95	0.00
0.96	0.00
0.97	0.00
0.98	0.00
0.99	0.00
1.00	0.00
1.01	0.00
1.02	0.00
1.03	0.00
1.04	0.00
1.05	0.00
1.06	0.00
1.07	0.00
1.08	0.00
1.09	0.00
1.10	0.00
1.11	0.00
1.12	0.00
1.13	0.00
1.14	0.00
1.15	0.00
1.16	0.00
1.17	0.00
1.18	0.00
1.19	0.00
1.20	0.00
1.21	0.00
1.22	0.00
1.23	0.00
1.24	0.00
1.25	0.00
1.26	0.00
1.27	0.00
1.28	0.00
1.29	0.00
1.30	0.00
1.31	0.00
1.32	0.00
1.33	0.00
1.34	0.00
1.35	0.00
1.36	0.00
1.37	0.00
1.38	0.00
1.39	0.00
1.40	0.00
1.41	0.00
1.42	0.00
1.43	0.00
1.44	0.00
1.45	0.00
1.46	0.00
1.47	0.00
1.48	0.00
1.49	0.00
1.50	0.00
1.51	0.00
1.52	0.00
1.53	0.00
1.54	0.00
1.55	0.00
1.56	0.00
1.57	0.00
1.58	0.00
1.59	0.00
1.60	0.00
1.61	0.00
1.62	0.00
1.63	0.00
1.64	0.00
1.65	0.00
1.66	0.00
1.67	0.00
1.68	0.00
1.69	0.00
1.70	0.00
1.71	0.00
1.72	0.00
1.73	0.00
1.74	0.00
1.75	0.00
1.76	0.00
1.77	0.00
1.78	0.00
1.79	0.00
1.80	0.00
1.81	0.00
1.82	0.00
1.83	0.00
1.84	0.00
1.85	0.00
1.86	0.00
1.87	0.00
1.88	0.00
1.89	0.00
1.90	0.00
1.91	0.00
1.92	0.00
1.93	0.00
1.94	0.00
1.95	0.00
1.96	0.00
1.97	0.00
1.98	0.00
1.99	0.00
2.00	0.00
2.01	0.00
2.02	0.00
2.03	0.00
2.04	0.00
2.05	0.00
2.06	0.00
2.07	0.00
2.08	0.00
2.09	0.00
2.10	0.00
2.11	0.00
2.12	0.00
2.13	0.00
2.14	0.00
2.15	0.00
2.16	0.00
2.17	0.00
2.18	0.00
2.19	0.00
2.20	0.00
2.21	0.00
2.22	0.00
2.23	0.00
2.24	0.00
2.25	0.00
2.26	0.00
2.27	0.00
2.28	0.00
2.29	0.00
2.30	0.00
2.31	0.00
2.32	0.00
2.33	0.00
2.34	0.00
2.35	0.00
2.36	0.00
2.37	0.00
2.38	0.00
2.39	0.00
2.40	0.00
2.41	0.00
2.42	0.00
2.43	0.00
2.44	0.00
2.45	0.00
2.46	0.00
2.47	0.00
2.48	0.00
2.49	0.00
2.50	0.00
2.51	0.00
2.52	0.00
2.53	0.00
2.54	0.00
2.55	0.00
2.56	0.00
2.57	0.00
2.58	0.00
2.59	0.00
2.60	0.00
2.61	0.00
2.62	0.00
2.63	0.00
2.64	0.00
2.65	0.00
2.66	0.00
2.67	0.00
2.68	0.00
2.69	0.00
2.70	0.00
2.71	0.00
2.72	0.00
2.73	0.00
2.74	0.00
2.75	0.00
2.76	0.00
2.77	0.00
2.78	0.00
2.79	0.00
2.80	0.00
2.81	0.00
2.82	0.00
2.83	0.00
2.84	0.00
2.85	0.00
2.86	0.00
2.87	0.00
2.88	0.00
2.89	0.00
2.90	0.00
2.91	0.00
2.92	0.00
2.93	0.00
2.94	0.00
2.95	0.00
2.96	0.00
2.97	0.00
2.98	0.00
2.99	0.00
3.00	0.00

Summary for Subcatchment 21S: DMA 2

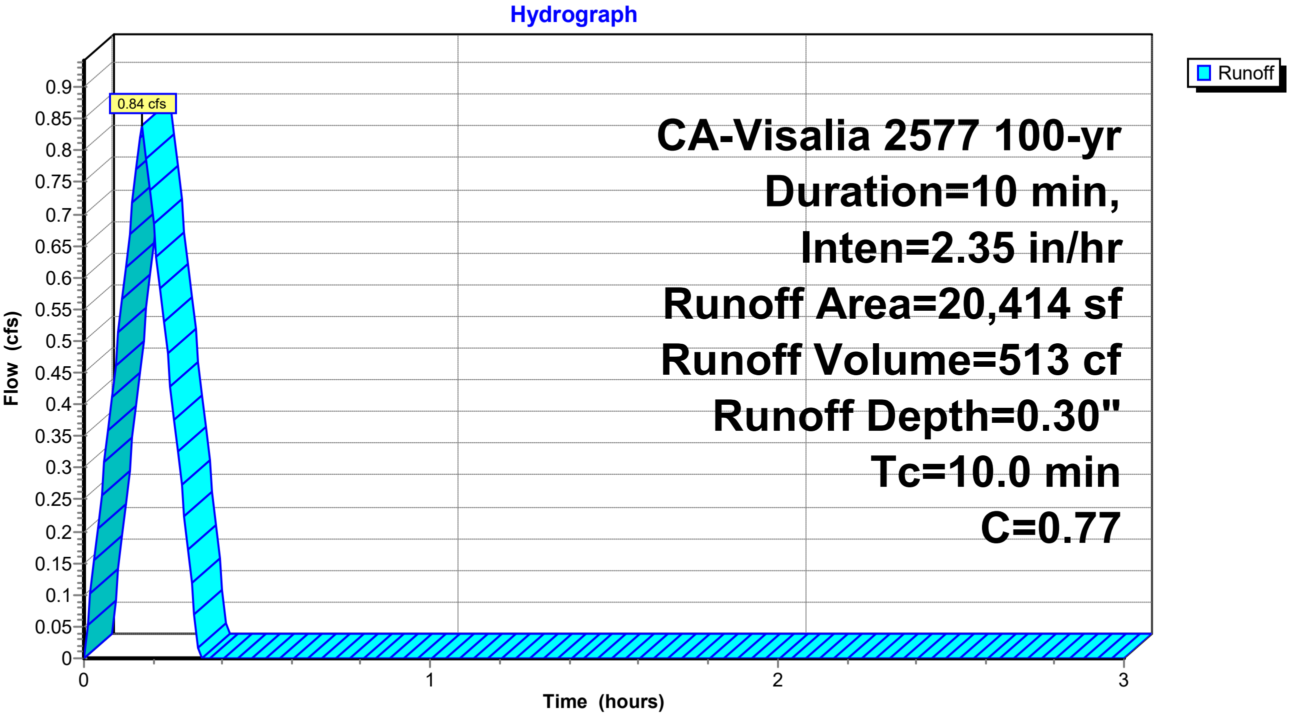
Runoff = 0.84 cfs @ 0.17 hrs, Volume= 513 cf, Depth= 0.30"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
CA-Visalia 2577 100-yr Duration=10 min, Inten=2.35 in/hr

Area (sf)	C	Description
4,554	0.30	
15,860	0.90	
20,414	0.77	Weighted Average
20,414		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 21S: DMA 2



Hydrograph for Subcatchment 21S: DMA 2

Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)
0.00	0.00	0.66	0.00	1.32	0.00	1.98	0.00	2.64	0.00
0.01	0.05	0.67	0.00	1.33	0.00	1.99	0.00	2.65	0.00
0.02	0.10	0.68	0.00	1.34	0.00	2.00	0.00	2.66	0.00
0.03	0.15	0.69	0.00	1.35	0.00	2.01	0.00	2.67	0.00
0.04	0.21	0.70	0.00	1.36	0.00	2.02	0.00	2.68	0.00
0.05	0.26	0.71	0.00	1.37	0.00	2.03	0.00	2.69	0.00
0.06	0.31	0.72	0.00	1.38	0.00	2.04	0.00	2.70	0.00
0.07	0.36	0.73	0.00	1.39	0.00	2.05	0.00	2.71	0.00
0.08	0.41	0.74	0.00	1.40	0.00	2.06	0.00	2.72	0.00
0.09	0.46	0.75	0.00	1.41	0.00	2.07	0.00	2.73	0.00
0.10	0.51	0.76	0.00	1.42	0.00	2.08	0.00	2.74	0.00
0.11	0.56	0.77	0.00	1.43	0.00	2.09	0.00	2.75	0.00
0.12	0.62	0.78	0.00	1.44	0.00	2.10	0.00	2.76	0.00
0.13	0.67	0.79	0.00	1.45	0.00	2.11	0.00	2.77	0.00
0.14	0.72	0.80	0.00	1.46	0.00	2.12	0.00	2.78	0.00
0.15	0.77	0.81	0.00	1.47	0.00	2.13	0.00	2.79	0.00
0.16	0.82	0.82	0.00	1.48	0.00	2.14	0.00	2.80	0.00
0.17	**0.84**	0.83	0.00	1.49	0.00	2.15	0.00	2.81	0.00
0.18	0.79	0.84	0.00	1.50	0.00	2.16	0.00	2.82	0.00
0.19	0.74	0.85	0.00	1.51	0.00	2.17	0.00	2.83	0.00
0.20	0.68	0.86	0.00	1.52	0.00	2.18	0.00	2.84	0.00
0.21	0.63	0.87	0.00	1.53	0.00	2.19	0.00	2.85	0.00
0.22	0.58	0.88	0.00	1.54	0.00	2.20	0.00	2.86	0.00
0.23	0.53	0.89	0.00	1.55	0.00	2.21	0.00	2.87	0.00
0.24	0.48	0.90	0.00	1.56	0.00	2.22	0.00	2.88	0.00
0.25	0.43	0.91	0.00	1.57	0.00	2.23	0.00	2.89	0.00
0.26	0.38	0.92	0.00	1.58	0.00	2.24	0.00	2.90	0.00
0.27	0.33	0.93	0.00	1.59	0.00	2.25	0.00	2.91	0.00
0.28	0.27	0.94	0.00	1.60	0.00	2.26	0.00	2.92	0.00
0.29	0.22	0.95	0.00	1.61	0.00	2.27	0.00	2.93	0.00
0.30	0.17	0.96	0.00	1.62	0.00	2.28	0.00	2.94	0.00
0.31	0.12	0.97	0.00	1.63	0.00	2.29	0.00	2.95	0.00
0.32	0.07	0.98	0.00	1.64	0.00	2.30	0.00	2.96	0.00
0.33	0.02	0.99	0.00	1.65	0.00	2.31	0.00	2.97	0.00
0.34	0.00	1.00	0.00	1.66	0.00	2.32	0.00	2.98	0.00
0.35	0.00	1.01	0.00	1.67	0.00	2.33	0.00	2.99	0.00
0.36	0.00	1.02	0.00	1.68	0.00	2.34	0.00	3.00	0.00
0.37	0.00	1.03	0.00	1.69	0.00	2.35	0.00		
0.38	0.00	1.04	0.00	1.70	0.00	2.36	0.00		
0.39	0.00	1.05	0.00	1.71	0.00	2.37	0.00		
0.40	0.00	1.06	0.00	1.72	0.00	2.38	0.00		
0.41	0.00	1.07	0.00	1.73	0.00	2.39	0.00		
0.42	0.00	1.08	0.00	1.74	0.00	2.40	0.00		
0.43	0.00	1.09	0.00	1.75	0.00	2.41	0.00		
0.44	0.00	1.10	0.00	1.76	0.00	2.42	0.00		
0.45	0.00	1.11	0.00	1.77	0.00	2.43	0.00		
0.46	0.00	1.12	0.00	1.78	0.00	2.44	0.00		
0.47	0.00	1.13	0.00	1.79	0.00	2.45	0.00		
0.48	0.00	1.14	0.00	1.80	0.00	2.46	0.00		
0.49	0.00	1.15	0.00	1.81	0.00	2.47	0.00		
0.50	0.00	1.16	0.00	1.82	0.00	2.48	0.00		
0.51	0.00	1.17	0.00	1.83	0.00	2.49	0.00		
0.52	0.00	1.18	0.00	1.84	0.00	2.50	0.00		
0.53	0.00	1.19	0.00	1.85	0.00	2.51	0.00		
0.54	0.00	1.20	0.00	1.86	0.00	2.52	0.00		
0.55	0.00	1.21	0.00	1.87	0.00	2.53	0.00		
0.56	0.00	1.22	0.00	1.88	0.00	2.54	0.00		
0.57	0.00	1.23	0.00	1.89	0.00	2.55	0.00		
0.58	0.00	1.24	0.00	1.90	0.00	2.56	0.00		
0.59	0.00	1.25	0.00	1.91	0.00	2.57	0.00		
0.60	0.00	1.26	0.00	1.92	0.00	2.58	0.00		
0.61	0.00	1.27	0.00	1.93	0.00	2.59	0.00		
0.62	0.00	1.28	0.00	1.94	0.00	2.60	0.00		
0.63	0.00	1.29	0.00	1.95	0.00	2.61	0.00		
0.64	0.00	1.30	0.00	1.96	0.00	2.62	0.00		
0.65	0.00	1.31	0.00	1.97	0.00	2.63	0.00		

Summary for Subcatchment 23S: DMA 3

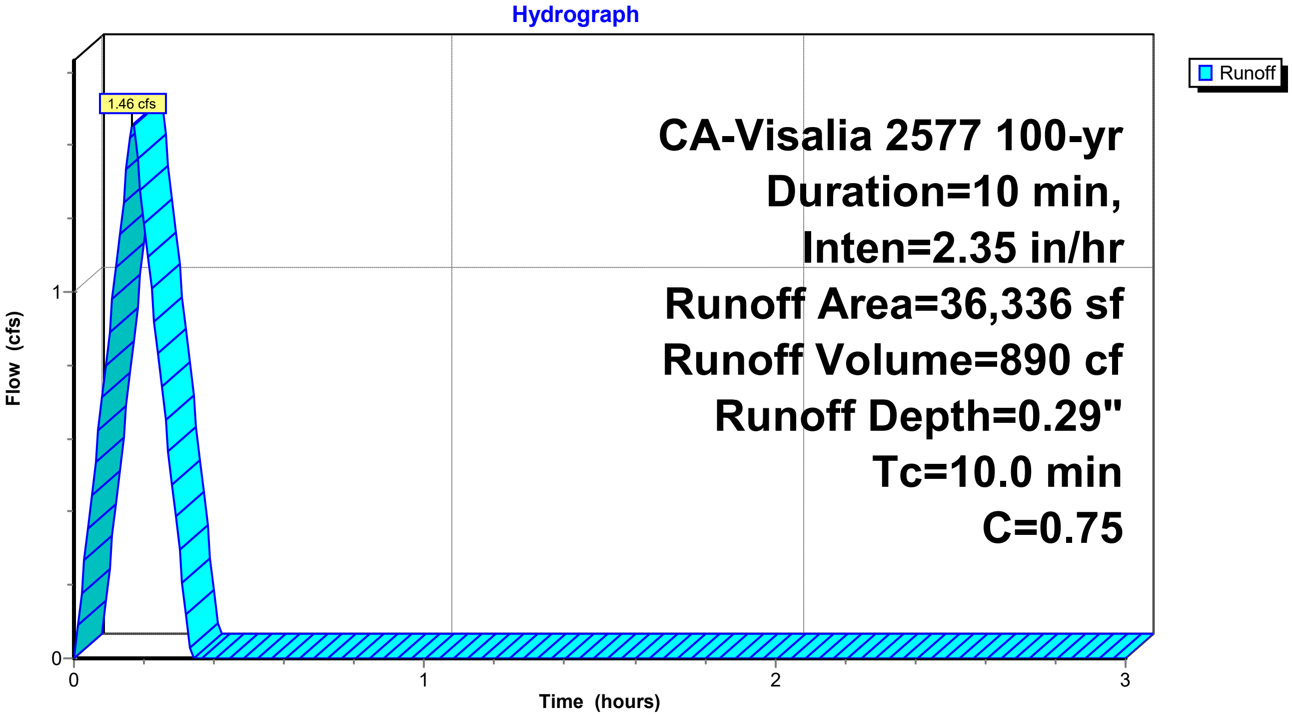
Runoff = 1.46 cfs @ 0.17 hrs, Volume= 890 cf, Depth= 0.29"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
CA-Visalia 2577 100-yr Duration=10 min, Inten=2.35 in/hr

Area (sf)	C	Description
9,106	0.30	
27,230	0.90	
36,336	0.75	Weighted Average
36,336		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 23S: DMA 3



Hydrograph for Subcatchment 23S: DMA 3

Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)	Time (hours)	Runoff (cfs)
0.00	0.00	0.66	0.00	1.32	0.00	1.98	0.00	2.64	0.00
0.01	0.09	0.67	0.00	1.33	0.00	1.99	0.00	2.65	0.00
0.02	0.18	0.68	0.00	1.34	0.00	2.00	0.00	2.66	0.00
0.03	0.27	0.69	0.00	1.35	0.00	2.01	0.00	2.67	0.00
0.04	0.36	0.70	0.00	1.36	0.00	2.02	0.00	2.68	0.00
0.05	0.45	0.71	0.00	1.37	0.00	2.03	0.00	2.69	0.00
0.06	0.53	0.72	0.00	1.38	0.00	2.04	0.00	2.70	0.00
0.07	0.62	0.73	0.00	1.39	0.00	2.05	0.00	2.71	0.00
0.08	0.71	0.74	0.00	1.40	0.00	2.06	0.00	2.72	0.00
0.09	0.80	0.75	0.00	1.41	0.00	2.07	0.00	2.73	0.00
0.10	0.89	0.76	0.00	1.42	0.00	2.08	0.00	2.74	0.00
0.11	0.98	0.77	0.00	1.43	0.00	2.09	0.00	2.75	0.00
0.12	1.07	0.78	0.00	1.44	0.00	2.10	0.00	2.76	0.00
0.13	1.16	0.79	0.00	1.45	0.00	2.11	0.00	2.77	0.00
0.14	1.25	0.80	0.00	1.46	0.00	2.12	0.00	2.78	0.00
0.15	1.34	0.81	0.00	1.47	0.00	2.13	0.00	2.79	0.00
0.16	1.42	0.82	0.00	1.48	0.00	2.14	0.00	2.80	0.00
0.17	**1.45**	0.83	0.00	1.49	0.00	2.15	0.00	2.81	0.00
0.18	1.37	0.84	0.00	1.50	0.00	2.16	0.00	2.82	0.00
0.19	1.28	0.85	0.00	1.51	0.00	2.17	0.00	2.83	0.00
0.20	1.19	0.86	0.00	1.52	0.00	2.18	0.00	2.84	0.00
0.21	1.10	0.87	0.00	1.53	0.00	2.19	0.00	2.85	0.00
0.22	1.01	0.88	0.00	1.54	0.00	2.20	0.00	2.86	0.00
0.23	0.92	0.89	0.00	1.55	0.00	2.21	0.00	2.87	0.00
0.24	0.83	0.90	0.00	1.56	0.00	2.22	0.00	2.88	0.00
0.25	0.74	0.91	0.00	1.57	0.00	2.23	0.00	2.89	0.00
0.26	0.65	0.92	0.00	1.58	0.00	2.24	0.00	2.90	0.00
0.27	0.56	0.93	0.00	1.59	0.00	2.25	0.00	2.91	0.00
0.28	0.47	0.94	0.00	1.60	0.00	2.26	0.00	2.92	0.00
0.29	0.39	0.95	0.00	1.61	0.00	2.27	0.00	2.93	0.00
0.30	0.30	0.96	0.00	1.62	0.00	2.28	0.00	2.94	0.00
0.31	0.21	0.97	0.00	1.63	0.00	2.29	0.00	2.95	0.00
0.32	0.12	0.98	0.00	1.64	0.00	2.30	0.00	2.96	0.00
0.33	0.03	0.99	0.00	1.65	0.00	2.31	0.00	2.97	0.00
0.34	0.00	1.00	0.00	1.66	0.00	2.32	0.00	2.98	0.00
0.35	0.00	1.01	0.00	1.67	0.00	2.33	0.00	2.99	0.00
0.36	0.00	1.02	0.00	1.68	0.00	2.34	0.00	3.00	0.00
0.37	0.00	1.03	0.00	1.69	0.00	2.35	0.00		
0.38	0.00	1.04	0.00	1.70	0.00	2.36	0.00		
0.39	0.00	1.05	0.00	1.71	0.00	2.37	0.00		
0.40	0.00	1.06	0.00	1.72	0.00	2.38	0.00		
0.41	0.00	1.07	0.00	1.73	0.00	2.39	0.00		
0.42	0.00	1.08	0.00	1.74	0.00	2.40	0.00		
0.43	0.00	1.09	0.00	1.75	0.00	2.41	0.00		
0.44	0.00	1.10	0.00	1.76	0.00	2.42	0.00		
0.45	0.00	1.11	0.00	1.77	0.00	2.43	0.00		
0.46	0.00	1.12	0.00	1.78	0.00	2.44	0.00		
0.47	0.00	1.13	0.00	1.79	0.00	2.45	0.00		
0.48	0.00	1.14	0.00	1.80	0.00	2.46	0.00		
0.49	0.00	1.15	0.00	1.81	0.00	2.47	0.00		
0.50	0.00	1.16	0.00	1.82	0.00	2.48	0.00		
0.51	0.00	1.17	0.00	1.83	0.00	2.49	0.00		
0.52	0.00	1.18	0.00	1.84	0.00	2.50	0.00		
0.53	0.00	1.19	0.00	1.85	0.00	2.51	0.00		
0.54	0.00	1.20	0.00	1.86	0.00	2.52	0.00		
0.55	0.00	1.21	0.00	1.87	0.00	2.53	0.00		
0.56	0.00	1.22	0.00	1.88	0.00	2.54	0.00		
0.57	0.00	1.23	0.00	1.89	0.00	2.55	0.00		
0.58	0.00	1.24	0.00	1.90	0.00	2.56	0.00		
0.59	0.00	1.25	0.00	1.91	0.00	2.57	0.00		
0.60	0.00	1.26	0.00	1.92	0.00	2.58	0.00		
0.61	0.00	1.27	0.00	1.93	0.00	2.59	0.00		
0.62	0.00	1.28	0.00	1.94	0.00	2.60	0.00		
0.63	0.00	1.29	0.00	1.95	0.00	2.61	0.00		
0.64	0.00	1.30	0.00	1.96	0.00	2.62	0.00		
0.65	0.00	1.31	0.00	1.97	0.00	2.63	0.00		

Summary for Subcatchment 24S: DMA 4

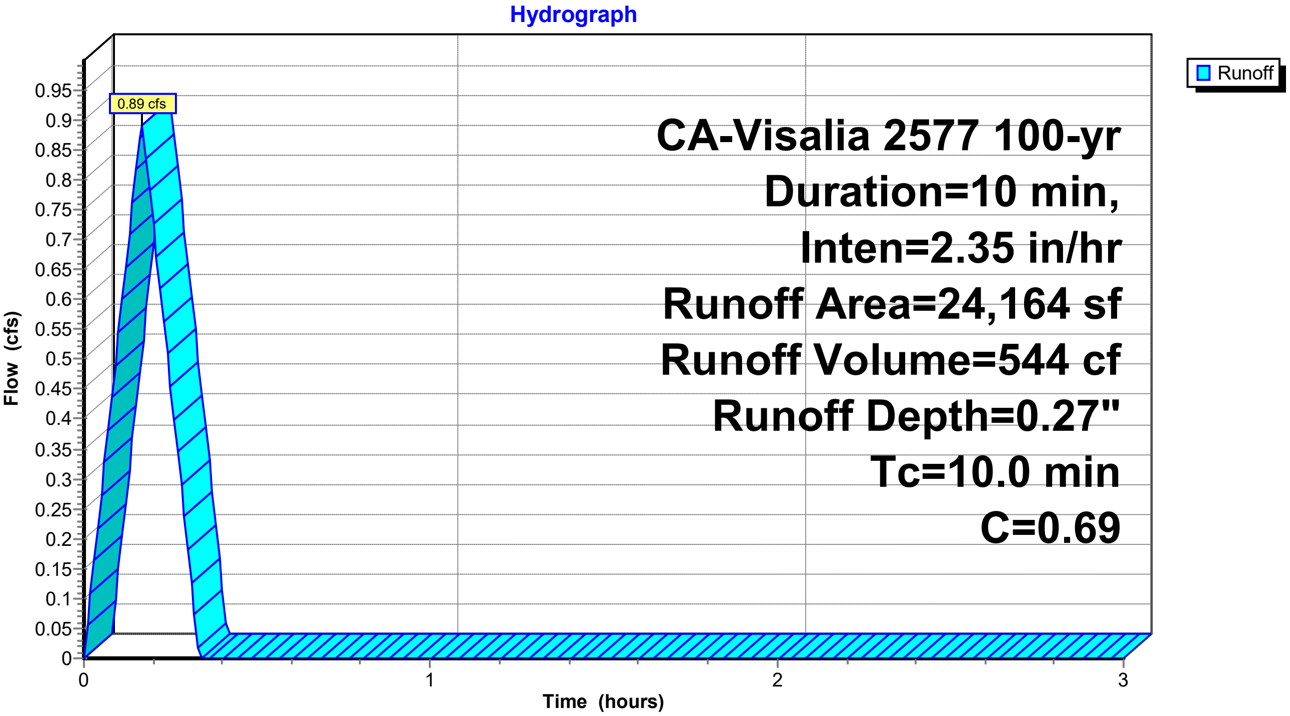
Runoff = 0.89 cfs @ 0.17 hrs, Volume= 544 cf, Depth= 0.27"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
CA-Visalia 2577 100-yr Duration=10 min, Inten=2.35 in/hr

Area (sf)	C	Description
8,477	0.30	
15,687	0.90	
24,164	0.69	Weighted Average
24,164		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 24S: DMA 4



Hydrograph for Subcatchment 24S: DMA 4

Time (hours)	Runoff (cfs)
0.00	0.00
0.01	0.05
0.02	0.11
0.03	0.16
0.04	0.22
0.05	0.27
0.06	0.33
0.07	0.38
0.08	0.44
0.09	0.49
0.10	0.54
0.11	0.60
0.12	0.65
0.13	0.71
0.14	0.76
0.15	0.82
0.16	0.87
0.17	**0.89**
0.18	0.84
0.19	0.78
0.20	0.73
0.21	0.67
0.22	0.62
0.23	0.56
0.24	0.51
0.25	0.45
0.26	0.40
0.27	0.34
0.28	0.29
0.29	0.24
0.30	0.18
0.31	0.13
0.32	0.07
0.33	0.02
0.34	0.00
0.35	0.00
0.36	0.00
0.37	0.00
0.38	0.00
0.39	0.00
0.40	0.00
0.41	0.00
0.42	0.00
0.43	0.00
0.44	0.00
0.45	0.00
0.46	0.00
0.47	0.00
0.48	0.00
0.49	0.00
0.50	0.00
0.51	0.00
0.52	0.00
0.53	0.00
0.54	0.00
0.55	0.00
0.56	0.00
0.57	0.00
0.58	0.00
0.59	0.00
0.60	0.00
0.61	0.00
0.62	0.00
0.63	0.00
0.64	0.00
0.65	0.00
0.66	0.00
0.67	0.00
0.68	0.00
0.69	0.00
0.70	0.00
0.71	0.00
0.72	0.00
0.73	0.00
0.74	0.00
0.75	0.00
0.76	0.00
0.77	0.00
0.78	0.00
0.79	0.00
0.80	0.00
0.81	0.00
0.82	0.00
0.83	0.00
0.84	0.00
0.85	0.00
0.86	0.00
0.87	0.00
0.88	0.00
0.89	0.00
0.90	0.00
0.91	0.00
0.92	0.00
0.93	0.00
0.94	0.00
0.95	0.00
0.96	0.00
0.97	0.00
0.98	0.00
0.99	0.00
1.00	0.00
1.01	0.00
1.02	0.00
1.03	0.00
1.04	0.00
1.05	0.00
1.06	0.00
1.07	0.00
1.08	0.00
1.09	0.00
1.10	0.00
1.11	0.00
1.12	0.00
1.13	0.00
1.14	0.00
1.15	0.00
1.16	0.00
1.17	0.00
1.18	0.00
1.19	0.00
1.20	0.00
1.21	0.00
1.22	0.00
1.23	0.00
1.24	0.00
1.25	0.00
1.26	0.00
1.27	0.00
1.28	0.00
1.29	0.00
1.30	0.00
1.31	0.00
1.32	0.00
1.33	0.00
1.34	0.00
1.35	0.00
1.36	0.00
1.37	0.00
1.38	0.00
1.39	0.00
1.40	0.00
1.41	0.00
1.42	0.00
1.43	0.00
1.44	0.00
1.45	0.00
1.46	0.00
1.47	0.00
1.48	0.00
1.49	0.00
1.50	0.00
1.51	0.00
1.52	0.00
1.53	0.00
1.54	0.00
1.55	0.00
1.56	0.00
1.57	0.00
1.58	0.00
1.59	0.00
1.60	0.00
1.61	0.00
1.62	0.00
1.63	0.00
1.64	0.00
1.65	0.00
1.66	0.00
1.67	0.00
1.68	0.00
1.69	0.00
1.70	0.00
1.71	0.00
1.72	0.00
1.73	0.00
1.74	0.00
1.75	0.00
1.76	0.00
1.77	0.00
1.78	0.00
1.79	0.00
1.80	0.00
1.81	0.00
1.82	0.00
1.83	0.00
1.84	0.00
1.85	0.00
1.86	0.00
1.87	0.00
1.88	0.00
1.89	0.00
1.90	0.00
1.91	0.00
1.92	0.00
1.93	0.00
1.94	0.00
1.95	0.00
1.96	0.00
1.97	0.00
1.98	0.00
1.99	0.00
2.00	0.00
2.01	0.00
2.02	0.00
2.03	0.00
2.04	0.00
2.05	0.00
2.06	0.00
2.07	0.00
2.08	0.00
2.09	0.00
2.10	0.00
2.11	0.00
2.12	0.00
2.13	0.00
2.14	0.00
2.15	0.00
2.16	0.00
2.17	0.00
2.18	0.00
2.19	0.00
2.20	0.00
2.21	0.00
2.22	0.00
2.23	0.00
2.24	0.00
2.25	0.00
2.26	0.00
2.27	0.00
2.28	0.00
2.29	0.00
2.30	0.00
2.31	0.00
2.32	0.00
2.33	0.00
2.34	0.00
2.35	0.00
2.36	0.00
2.37	0.00
2.38	0.00
2.39	0.00
2.40	0.00
2.41	0.00
2.42	0.00
2.43	0.00
2.44	0.00
2.45	0.00
2.46	0.00
2.47	0.00
2.48	0.00
2.49	0.00
2.50	0.00
2.51	0.00
2.52	0.00
2.53	0.00
2.54	0.00
2.55	0.00
2.56	0.00
2.57	0.00
2.58	0.00
2.59	0.00
2.60	0.00
2.61	0.00
2.62	0.00
2.63	0.00
2.64	0.00
2.65	0.00
2.66	0.00
2.67	0.00
2.68	0.00
2.69	0.00
2.70	0.00
2.71	0.00
2.72	0.00
2.73	0.00
2.74	0.00
2.75	0.00
2.76	0.00
2.77	0.00
2.78	0.00
2.79	0.00
2.80	0.00
2.81	0.00
2.82	0.00
2.83	0.00
2.84	0.00
2.85	0.00
2.86	0.00
2.87	0.00
2.88	0.00
2.89	0.00
2.90	0.00
2.91	0.00
2.92	0.00
2.93	0.00
2.94	0.00
2.95	0.00
2.96	0.00
2.97	0.00
2.98	0.00
2.99	0.00
3.00	0.00

Summary for Pond 9P: BASIN 1

```
Inflow Area =      160,893 sf,   0.00% Impervious,  Inflow Depth =  0.30"   for  100-yr event
Inflow      =      6.63 cfs @    0.17 hrs,  Volume=             4,045 cf
Outflow     =      0.13 cfs @    0.33 hrs,  Volume=             1,345 cf,  Atten= 98%,  Lag= 9.9 min
Discarded   =      0.13 cfs @    0.33 hrs,  Volume=             1,345 cf
```

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 285.13' @ 0.33 hrs Surf.Area= 11,551 sf Storage= 3,916 cf

Plug-Flow detention time= 84.7 min calculated for 1,345 cf (33% of inflow)
Center-of-Mass det. time= 80.2 min (90.2 - 10.0)

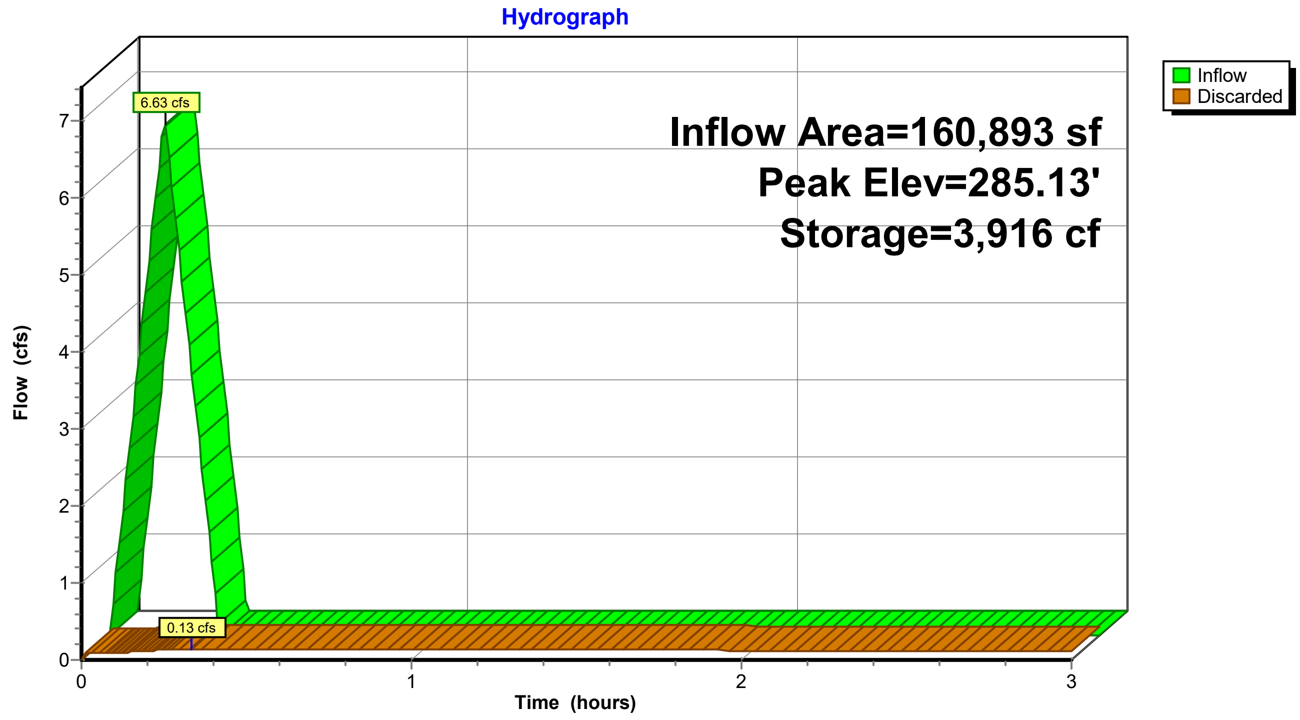
Volume	Invert	Avail.Storage	Storage Description
#1	284.70'	12,708 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
284.70	6,971	2,130.0	0	0	6,971
285.70	19,495	2,183.0	12,708	12,708	25,289

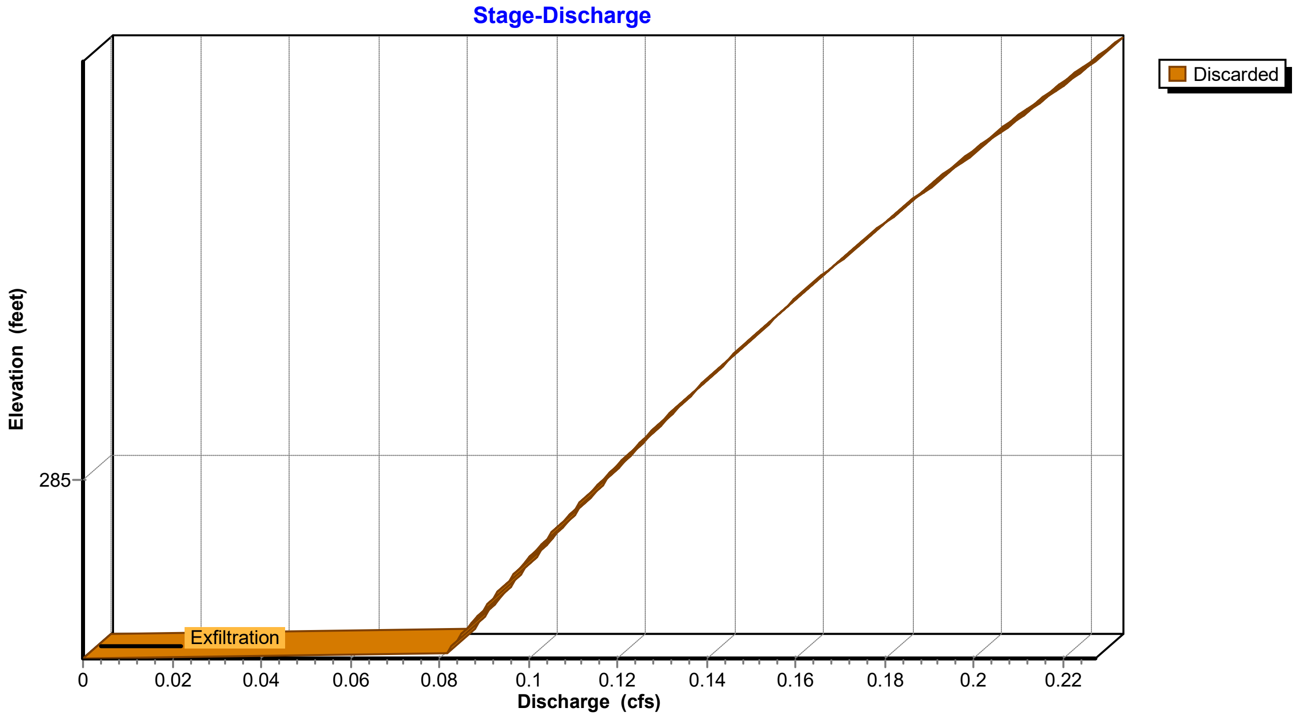
Device	Routing	Invert	Outlet Devices
#1	Discarded	284.70'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 200.00'

Discarded OutFlow Max=0.13 cfs @ 0.33 hrs HW=285.13' (Free Discharge)
↑—**1=Exfiltration** (Controls 0.13 cfs)

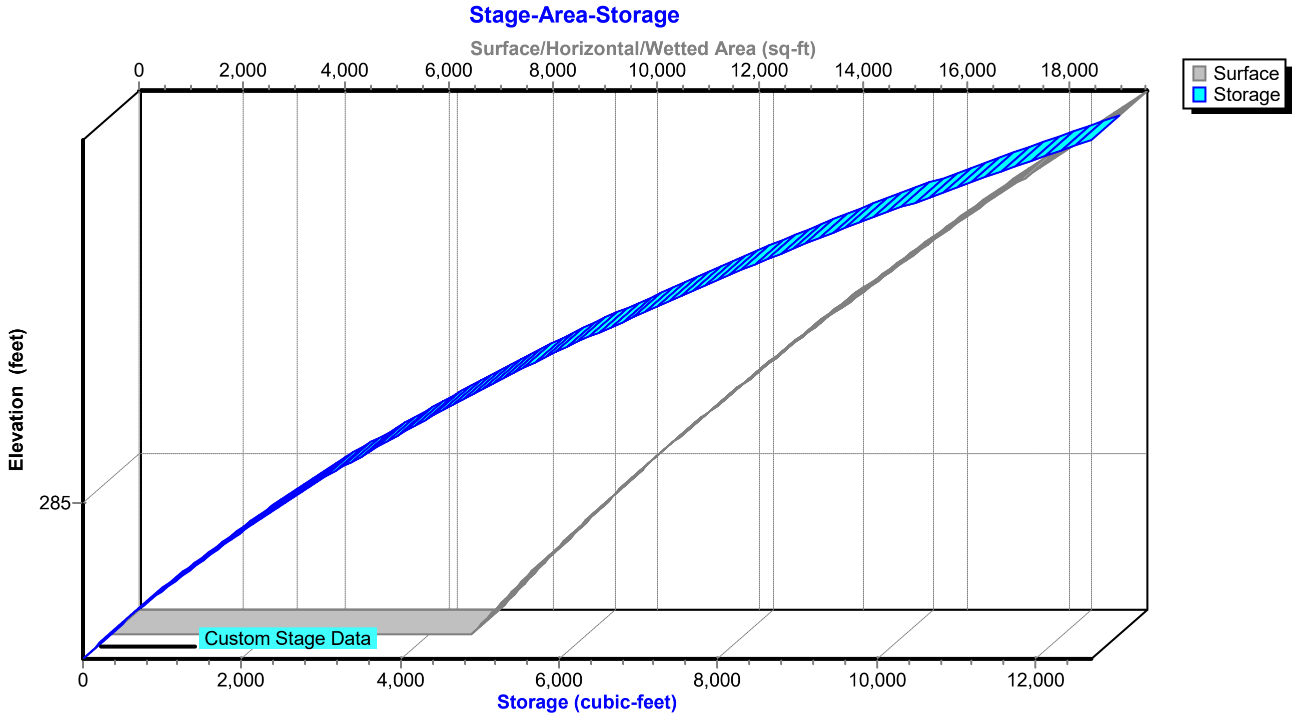
Pond 9P: BASIN 1



Pond 9P: BASIN 1



Pond 9P: BASIN 1



Hydrograph for Pond 9P: BASIN 1

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
0.00	0.00	0	284.70	0.00
0.05	2.02	169	284.72	0.08
0.10	4.05	700	284.79	0.09
0.15	**6.07**	1,593	284.90	0.10
0.20	**5.40**	2,682	285.01	0.12
0.25	3.37	3,449	285.09	0.13
0.30	1.35	**3,850**	**285.12**	**0.13**
0.35	0.00	**3,909**	**285.13**	**0.13**
0.40	0.00	3,885	285.12	0.13
0.45	0.00	3,861	285.12	0.13
0.50	0.00	3,837	285.12	0.13
0.55	0.00	3,813	285.12	0.13
0.60	0.00	3,789	285.12	0.13
0.65	0.00	3,765	285.11	0.13
0.70	0.00	3,741	285.11	0.13
0.75	0.00	3,717	285.11	0.13
0.80	0.00	3,694	285.11	0.13
0.85	0.00	3,670	285.11	0.13
0.90	0.00	3,646	285.10	0.13
0.95	0.00	3,623	285.10	0.13
1.00	0.00	3,599	285.10	0.13
1.05	0.00	3,576	285.10	0.13
1.10	0.00	3,553	285.10	0.13
1.15	0.00	3,529	285.09	0.13
1.20	0.00	3,506	285.09	0.13
1.25	0.00	3,483	285.09	0.13
1.30	0.00	3,460	285.09	0.13
1.35	0.00	3,436	285.08	0.13
1.40	0.00	3,413	285.08	0.13
1.45	0.00	3,390	285.08	0.13
1.50	0.00	3,367	285.08	0.13
1.55	0.00	3,345	285.08	0.13
1.60	0.00	3,322	285.07	0.13
1.65	0.00	3,299	285.07	0.13
1.70	0.00	3,276	285.07	0.13
1.75	0.00	3,253	285.07	0.13
1.80	0.00	3,231	285.07	0.13
1.85	0.00	3,208	285.06	0.13
1.90	0.00	3,186	285.06	0.13
1.95	0.00	3,163	285.06	0.12
2.00	0.00	3,141	285.06	0.12
2.05	0.00	3,118	285.06	0.12
2.10	0.00	3,096	285.05	0.12
2.15	0.00	3,074	285.05	0.12
2.20	0.00	3,051	285.05	0.12
2.25	0.00	3,029	285.05	0.12
2.30	0.00	3,007	285.05	0.12
2.35	0.00	2,985	285.04	0.12
2.40	0.00	2,963	285.04	0.12
2.45	0.00	2,941	285.04	0.12
2.50	0.00	2,919	285.04	0.12
2.55	0.00	2,897	285.03	0.12
2.60	0.00	2,875	285.03	0.12
2.65	0.00	2,853	285.03	0.12
2.70	0.00	2,832	285.03	0.12
2.75	0.00	2,810	285.03	0.12
2.80	0.00	2,788	285.02	0.12
2.85	0.00	2,767	285.02	0.12
2.90	0.00	2,745	285.02	0.12
2.95	0.00	2,724	285.02	0.12
3.00	0.00	2,702	285.02	0.12

Stage-Discharge for Pond 9P: BASIN 1

Elevation (feet)	Discarded (cfs)
284.70	0.00
284.71	0.08
284.72	0.08
284.73	0.08
284.74	0.09
284.75	0.09
284.76	0.09
284.77	0.09
284.78	0.09
284.79	0.09
284.80	0.09
284.81	0.09
284.82	0.09
284.83	0.10
284.84	0.10
284.85	0.10
284.86	0.10
284.87	0.10
284.88	0.10
284.89	0.10
284.90	0.10
284.91	0.11
284.92	0.11
284.93	0.11
284.94	0.11
284.95	0.11
284.96	0.11
284.97	0.11
284.98	0.11
284.99	0.12
285.00	0.12
285.01	0.12
285.02	0.12
285.03	0.12
285.04	0.12
285.05	0.12
285.06	0.12
285.07	0.13
285.08	0.13
285.09	0.13
285.10	0.13
285.11	0.13
285.12	0.13
285.13	0.13
285.14	0.14
285.15	0.14
285.16	0.14
285.17	0.14
285.18	0.14
285.19	0.14
285.20	0.14
285.21	0.15
285.22	0.15
285.23	0.15
285.24	0.15
285.25	0.15
285.26	0.15
285.27	0.16
285.28	0.16
285.29	0.16
285.30	0.16
285.31	0.16
285.32	0.16
285.33	0.16
285.34	0.17
285.35	0.17
285.36	0.17
285.37	0.17
285.38	0.17
285.39	0.17
285.40	0.18
285.41	0.18
285.42	0.18
285.43	0.18
285.44	0.18
285.45	0.18
285.46	0.19
285.47	0.19
285.48	0.19
285.49	0.19
285.50	0.19
285.51	0.19
285.52	0.20
285.53	0.20
285.54	0.20
285.55	0.20
285.56	0.20
285.57	0.20
285.58	0.21
285.59	0.21
285.60	0.21
285.61	0.21
285.62	0.21
285.63	0.21
285.64	0.22
285.65	0.22
285.66	0.22
285.67	0.22
285.68	0.22
285.69	0.23
285.70	**0.23**

Stage-Area-Storage for Pond 9P: BASIN 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
284.70	6,971	0
284.71	7,065	70
284.72	7,160	141
284.73	7,255	213
284.74	7,351	286
284.75	7,448	360
284.76	7,545	435
284.77	7,643	511
284.78	7,741	588
284.79	7,840	666
284.80	7,940	745
284.81	8,040	825
284.82	8,141	906
284.83	8,243	988
284.84	8,345	1,071
284.85	8,448	1,155
284.86	8,551	1,240
284.87	8,656	1,326
284.88	8,760	1,413
284.89	8,866	1,501
284.90	8,972	1,590
284.91	9,078	1,680
284.92	9,186	1,772
284.93	9,294	1,864
284.94	9,402	1,958
284.95	9,511	2,052
284.96	9,621	2,148
284.97	9,731	2,244
284.98	9,843	2,342
284.99	9,954	2,441
285.00	10,067	2,541
285.01	10,179	2,643
285.02	10,293	2,745
285.03	10,407	2,849
285.04	10,522	2,953
285.05	10,638	3,059
285.06	10,754	3,166
285.07	10,870	3,274
285.08	10,988	3,383
285.09	11,106	3,494
285.10	11,224	3,605
285.11	11,344	3,718
285.12	11,464	3,832
285.13	11,584	3,948
285.14	11,705	4,064
285.15	11,827	4,182
285.16	11,949	4,301
285.17	12,072	4,421
285.18	12,196	4,542
285.19	12,320	4,665
285.20	12,445	4,788
285.21	12,571	4,914
285.22	12,697	5,040
285.23	12,824	5,167
285.24	12,951	5,296
285.25	13,079	5,426
285.26	13,208	5,558
285.27	13,337	5,691
285.28	13,467	5,825
285.29	13,598	5,960
285.30	13,729	6,097
285.31	13,861	6,235
285.32	13,994	6,374
285.33	14,127	6,514
285.34	14,260	6,656
285.35	14,395	6,800
285.36	14,530	6,944
285.37	14,665	7,090
285.38	14,802	7,238
285.39	14,939	7,386
285.40	15,076	7,536
285.41	15,214	7,688
285.42	15,353	7,841
285.43	15,492	7,995
285.44	15,633	8,151
285.45	15,773	8,308
285.46	15,915	8,466
285.47	16,056	8,626
285.48	16,199	8,787
285.49	16,342	8,950
285.50	16,486	9,114
285.51	16,631	9,280
285.52	16,776	9,447
285.53	16,921	9,615
285.54	17,068	9,785
285.55	17,215	9,956
285.56	17,362	10,129
285.57	17,511	10,304
285.58	17,659	10,480
285.59	17,809	10,657
285.60	17,959	10,836
285.61	18,110	11,016
285.62	18,261	11,198
285.63	18,413	11,381
285.64	18,566	11,566
285.65	18,719	11,753
285.66	18,873	11,941
285.67	19,028	12,130
285.68	19,183	12,321
285.69	19,339	12,514
285.70	**19,495**	**12,708**

Summary for Pond 20P: BASIN 2

Inflow Area = 80,914 sf, 0.00% Impervious, Inflow Depth = 0.20" for 100-yr event
Inflow = 1.02 cfs @ 0.17 hrs, Volume= 1,330 cf
Outflow = 0.03 cfs @ 1.33 hrs, Volume= 253 cf, Atten= 97%, Lag= 69.8 min
Discarded = 0.03 cfs @ 1.33 hrs, Volume= 253 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 285.99' @ 1.33 hrs Surf.Area= 2,207 sf Storage= 1,216 cf

Plug-Flow detention time= 88.6 min calculated for 252 cf (19% of inflow)
Center-of-Mass det. time= 71.5 min (95.3 - 23.8)

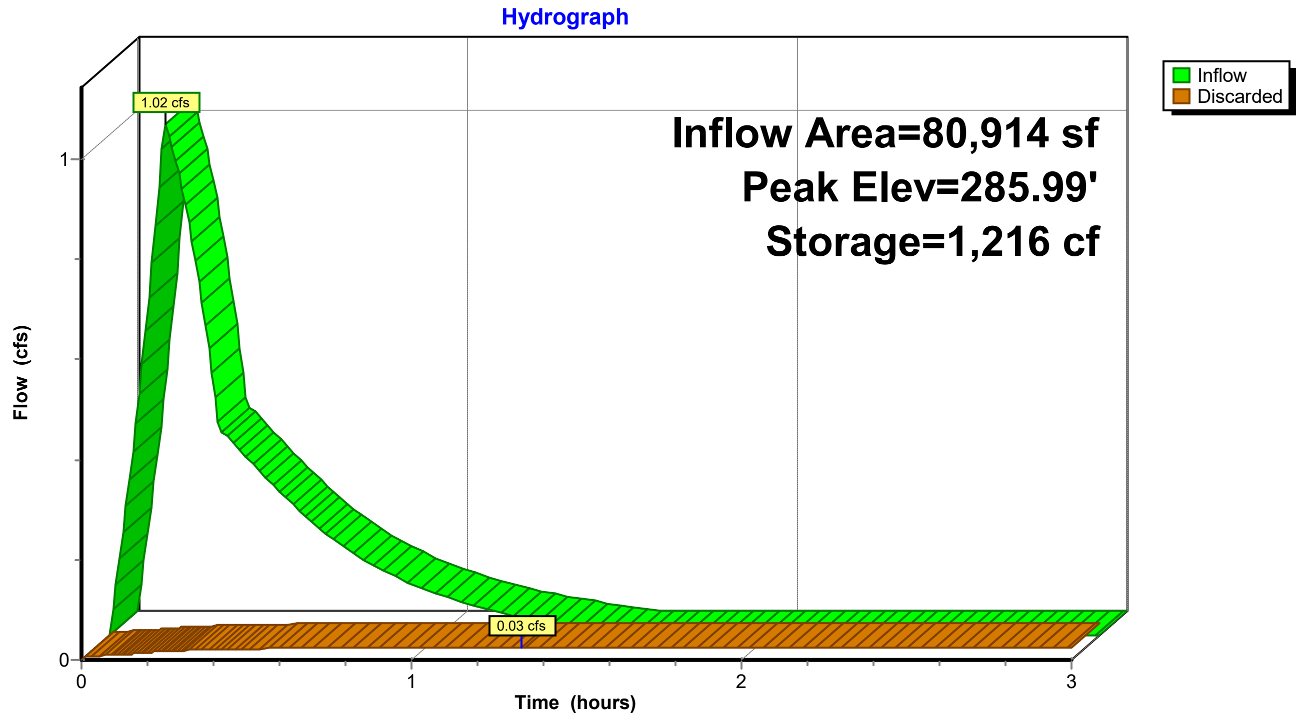
Volume	Invert	Avail.Storage	Storage Description
#1	285.10'	1,479 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
285.10	680	325.0	0	0	680
286.10	2,463	388.0	1,479	1,479	4,272

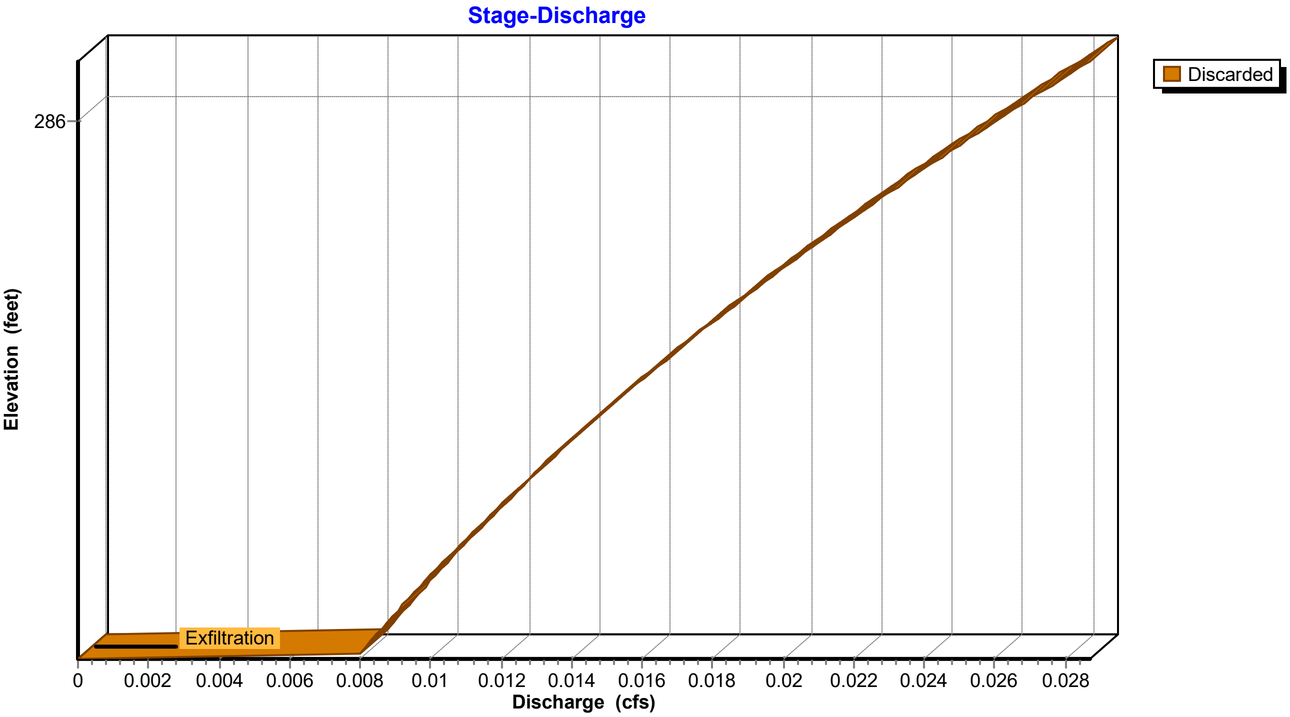
Device	Routing	Invert	Outlet Devices
#1	Discarded	285.10'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 200.00'

Discarded OutFlow Max=0.03 cfs @ 1.33 hrs HW=285.99' (Free Discharge)
↑—**1=Exfiltration** (Controls 0.03 cfs)

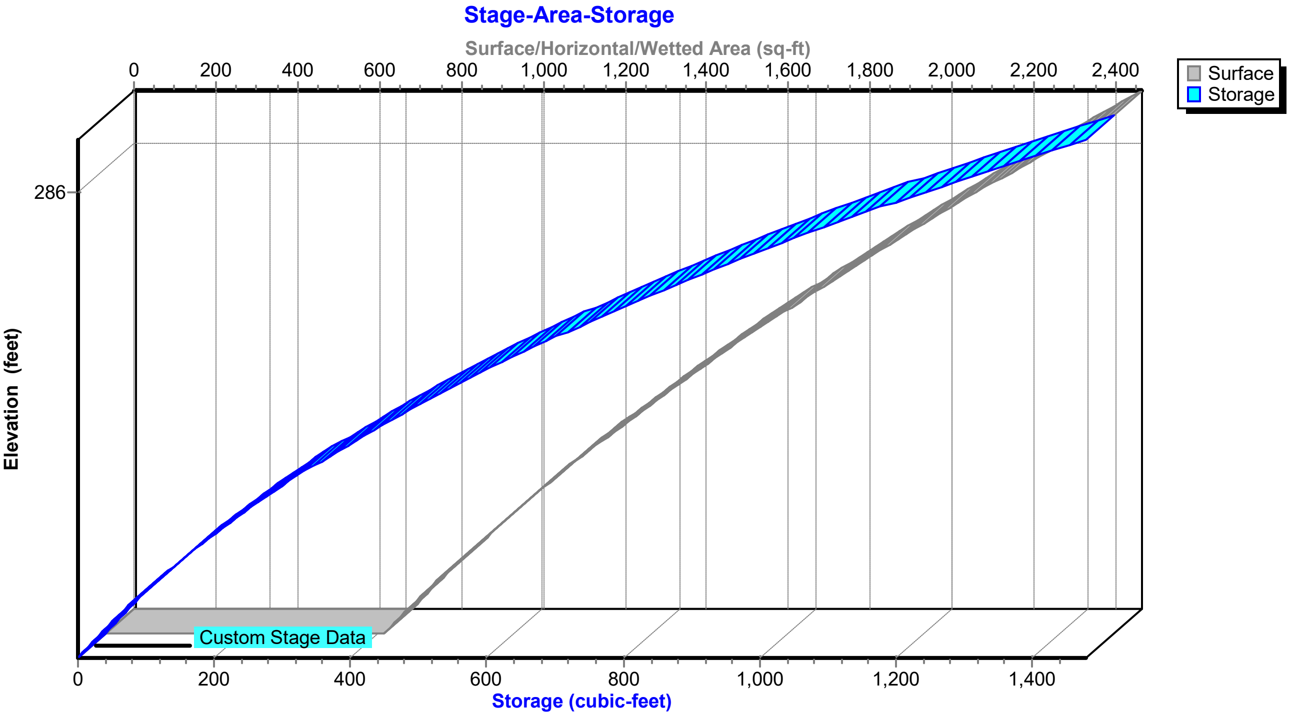
Pond 20P: BASIN 2



Pond 20P: BASIN 2



Pond 20P: BASIN 2



Hydrograph for Pond 20P: BASIN 2

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Discarded (cfs)
0.00	0.00	0	285.10	0.00
0.05	0.26	22	285.13	0.01
0.10	0.54	92	285.22	0.01
0.15	**0.89**	218	285.36	0.01
0.20	**0.95**	392	285.51	0.01
0.25	0.79	546	285.62	0.02
0.30	0.57	666	285.70	0.02
0.35	0.40	746	285.75	0.02
0.40	0.37	812	285.78	0.02
0.45	0.33	871	285.82	0.02
0.50	0.30	924	285.85	0.02
0.55	0.27	971	285.87	0.02
0.60	0.23	1,012	285.89	0.02
0.65	0.21	1,047	285.91	0.02
0.70	0.18	1,078	285.92	0.02
0.75	0.16	1,104	285.94	0.02
0.80	0.14	1,127	285.95	0.02
0.85	0.12	1,146	285.95	0.02
0.90	0.11	1,162	285.96	0.03
0.95	0.09	1,175	285.97	0.03
1.00	0.08	1,187	285.97	0.03
1.05	0.07	1,196	285.98	0.03
1.10	0.06	1,203	285.98	0.03
1.15	0.05	1,208	285.98	0.03
1.20	0.04	1,212	285.99	0.03
1.25	0.04	1,215	285.99	0.03
1.30	0.03	**1,216**	**285.99**	**0.03**
1.35	0.02	**1,216**	**285.99**	**0.03**
1.40	0.02	1,215	285.99	0.03
1.45	0.01	1,214	285.99	0.03
1.50	0.01	1,211	285.98	0.03
1.55	0.00	1,207	285.98	0.03
1.60	0.00	1,203	285.98	0.03
1.65	0.00	1,198	285.98	0.03
1.70	0.00	1,194	285.98	0.03
1.75	0.00	1,189	285.98	0.03
1.80	0.00	1,185	285.97	0.03
1.85	0.00	1,180	285.97	0.03
1.90	0.00	1,176	285.97	0.03
1.95	0.00	1,171	285.97	0.03
2.00	0.00	1,167	285.96	0.03
2.05	0.00	1,162	285.96	0.03
2.10	0.00	1,158	285.96	0.03
2.15	0.00	1,153	285.96	0.02
2.20	0.00	1,149	285.96	0.02
2.25	0.00	1,144	285.95	0.02
2.30	0.00	1,140	285.95	0.02
2.35	0.00	1,135	285.95	0.02
2.40	0.00	1,131	285.95	0.02
2.45	0.00	1,126	285.95	0.02
2.50	0.00	1,122	285.94	0.02
2.55	0.00	1,118	285.94	0.02
2.60	0.00	1,113	285.94	0.02
2.65	0.00	1,109	285.94	0.02
2.70	0.00	1,104	285.94	0.02
2.75	0.00	1,100	285.93	0.02
2.80	0.00	1,096	285.93	0.02
2.85	0.00	1,091	285.93	0.02
2.90	0.00	1,087	285.93	0.02
2.95	0.00	1,083	285.92	0.02
3.00	0.00	1,078	285.92	0.02

Stage-Discharge for Pond 20P: BASIN 2

Elevation (feet)	Discarded (cfs)
285.10	0.00
285.11	0.01
285.12	0.01
285.13	0.01
285.14	0.01
285.15	0.01
285.16	0.01
285.17	0.01
285.18	0.01
285.19	0.01
285.20	0.01
285.21	0.01
285.22	0.01
285.23	0.01
285.24	0.01
285.25	0.01
285.26	0.01
285.27	0.01
285.28	0.01
285.29	0.01
285.30	0.01
285.31	0.01
285.32	0.01
285.33	0.01
285.34	0.01
285.35	0.01
285.36	0.01
285.37	0.01
285.38	0.01
285.39	0.01
285.40	0.01
285.41	0.01
285.42	0.01
285.43	0.01
285.44	0.01
285.45	0.01
285.46	0.01
285.47	0.01
285.48	0.01
285.49	0.01
285.50	0.01
285.51	0.01
285.52	0.02
285.53	0.02
285.54	0.02
285.55	0.02
285.56	0.02
285.57	0.02
285.58	0.02
285.59	0.02
285.60	0.02
285.61	0.02
285.62	0.02
285.63	0.02
285.64	0.02
285.65	0.02
285.66	0.02
285.67	0.02
285.68	0.02
285.69	0.02
285.70	0.02
285.71	0.02
285.72	0.02
285.73	0.02
285.74	0.02
285.75	0.02
285.76	0.02
285.77	0.02
285.78	0.02
285.79	0.02
285.80	0.02
285.81	0.02
285.82	0.02
285.83	0.02
285.84	0.02
285.85	0.02
285.86	0.02
285.87	0.02
285.88	0.02
285.89	0.02
285.90	0.02
285.91	0.02
285.92	0.02
285.93	0.02
285.94	0.02
285.95	0.02
285.96	0.03
285.97	0.03
285.98	0.03
285.99	0.03
286.00	0.03
286.01	0.03
286.02	0.03
286.03	0.03
286.04	0.03
286.05	0.03
286.06	0.03
286.07	0.03
286.08	0.03
286.09	0.03
286.10	**0.03**

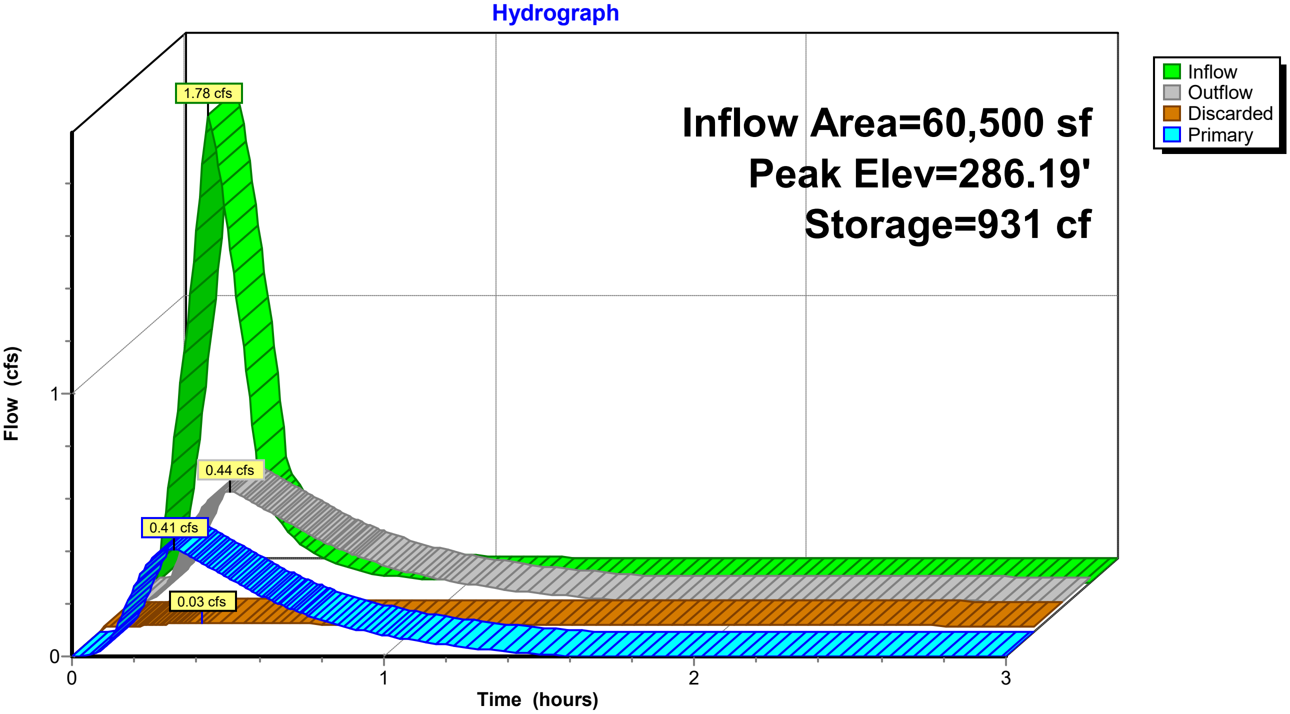
Stage-Area-Storage for Pond 20P: BASIN 2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
285.10	680	0
285.11	692	7
285.12	705	14
285.13	717	21
285.14	730	28
285.15	743	36
285.16	756	43
285.17	769	51
285.18	782	58
285.19	795	66
285.20	808	74
285.21	822	82
285.22	835	91
285.23	849	99
285.24	863	108
285.25	877	116
285.26	891	125
285.27	905	134
285.28	919	143
285.29	933	153
285.30	948	162
285.31	962	172
285.32	977	181
285.33	992	191
285.34	1,007	201
285.35	1,022	211
285.36	1,037	222
285.37	1,052	232
285.38	1,067	243
285.39	1,083	253
285.40	1,098	264
285.41	1,114	275
285.42	1,130	287
285.43	1,146	298
285.44	1,162	309
285.45	1,178	321
285.46	1,194	333
285.47	1,210	345
285.48	1,227	357
285.49	1,243	370
285.50	1,260	382
285.51	1,277	395
285.52	1,294	408
285.53	1,311	421
285.54	1,328	434
285.55	1,345	447
285.56	1,362	461
285.57	1,380	474
285.58	1,397	488
285.59	1,415	502
285.60	1,433	517
285.61	1,451	531
285.62	1,469	546
285.63	1,487	560
285.64	1,505	575
285.65	1,523	591
285.66	1,542	606
285.67	1,560	621
285.68	1,579	637
285.69	1,598	653
285.70	1,617	669
285.71	1,636	685
285.72	1,655	702
285.73	1,674	718
285.74	1,693	735
285.75	1,713	752
285.76	1,732	769
285.77	1,752	787
285.78	1,772	805
285.79	1,792	822
285.80	1,812	840
285.81	1,832	859
285.82	1,852	877
285.83	1,872	896
285.84	1,893	914
285.85	1,913	933
285.86	1,934	953
285.87	1,955	972
285.88	1,976	992
285.89	1,997	1,012
285.90	2,018	1,032
285.91	2,039	1,052
285.92	2,060	1,073
285.93	2,082	1,093
285.94	2,103	1,114
285.95	2,125	1,135
285.96	2,147	1,157
285.97	2,168	1,178
285.98	2,190	1,200
285.99	2,213	1,222
286.00	2,235	1,244
286.01	2,257	1,267
286.02	2,280	1,289
286.03	2,302	1,312
286.04	2,325	1,335
286.05	2,348	1,359
286.06	2,370	1,382
286.07	2,393	1,406
286.08	2,416	1,430
286.09	2,440	1,455
286.10	**2,463**	**1,479**

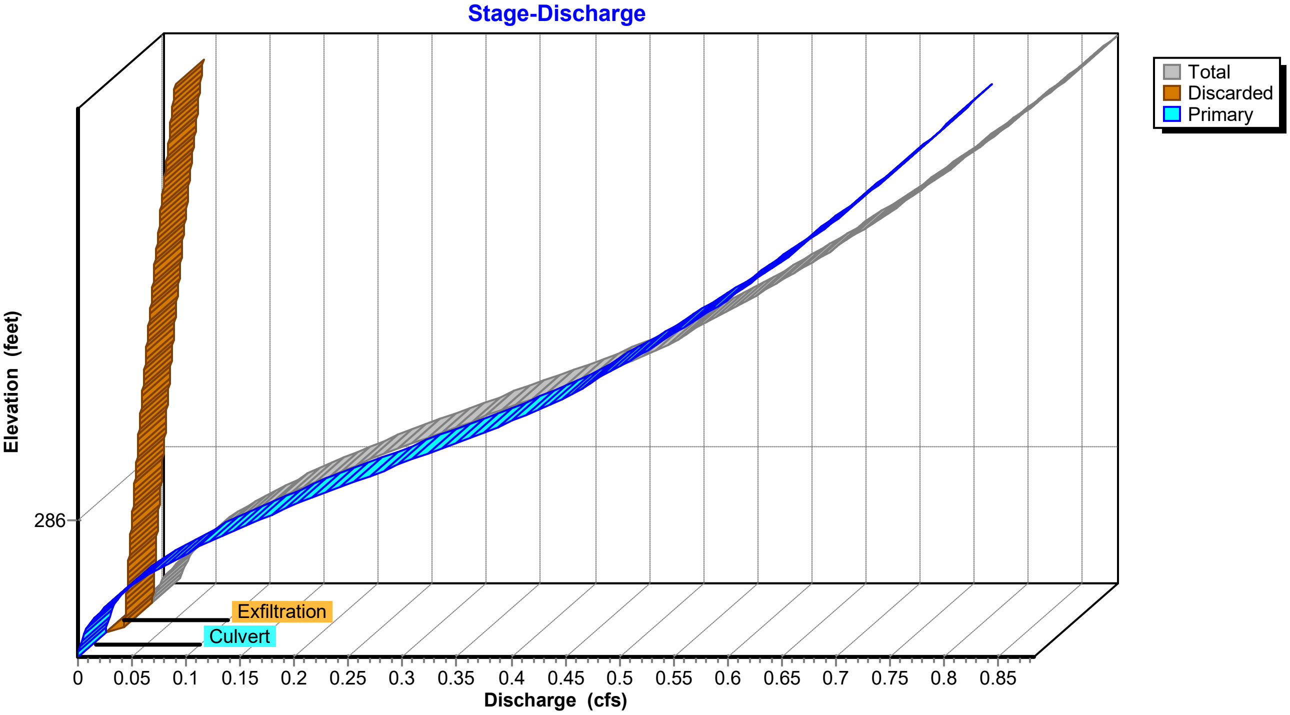
Summary for Pond 22P: BASIN 3

```
Inflow Area =          60,500 sf,    0.00% Impervious,  Inflow Depth =   0.28"    for  100-yr event
Inflow      =        1.78 cfs @     0.17 hrs,  Volume=              1,392 cf
Outflow     =        0.44 cfs @     0.33 hrs,  Volume=              1,097 cf,  Atten= 75%,  Lag= 9.3 min
Discarded  =         0.03 cfs @     0.33 hrs,  Volume=                280 cf
Primary     =        0.41 cfs @     0.33 hrs,  Volume=                817 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 286.19' @ 0.33 hrs   Surf.Area= 2,904 sf   Storage= 931 cf

Plug-Flow detention time= 35.9 min calculated for 1,097 cf (79% of inflow)
Center-of-Mass det. time= 32.4 min ( 46.3 - 13.9 )

Volume        Invert     Avail.Storage   Storage Description
   #1         285.75'         3,269 cf   Custom Stage Data (Irregular) Listed below (Recalc)

 Elevation        Surf.Area     Perim.         Inc.Store        Cum.Store           Wet.Area
    (feet)          (sq-ft)     (feet)      (cubic-feet)     (cubic-feet)            (sq-ft)
    285.75            1,452      376.0                 0                0              1,452
    286.75            5,522      438.0             3,269            3,269              5,489

Device   Routing           Invert   Outlet Devices
   #1    Discarded        285.75'   0.500 in/hr Exfiltration over Surface area
                                    Conductivity to Groundwater Elevation = 200.00'
   #2    Primary          285.75'   6.0"  Round Culvert   L= 27.0'   Ke= 0.500
                                    Inlet / Outlet Invert= 285.75' / 285.10'   S= 0.0241 '/'   Cc= 0.900
                                    n= 0.013,  Flow Area= 0.20 sf

Discarded OutFlow  Max=0.03 cfs @ 0.33 hrs  HW=286.19'   (Free Discharge)
└─1=Exfiltration  ( Controls 0.03 cfs)

Primary OutFlow  Max=0.41 cfs @ 0.33 hrs  HW=286.19'  TW=285.73'   (Dynamic Tailwater)
└─2=Culvert  (Inlet Controls 0.41 cfs @ 2.25 fps)
```

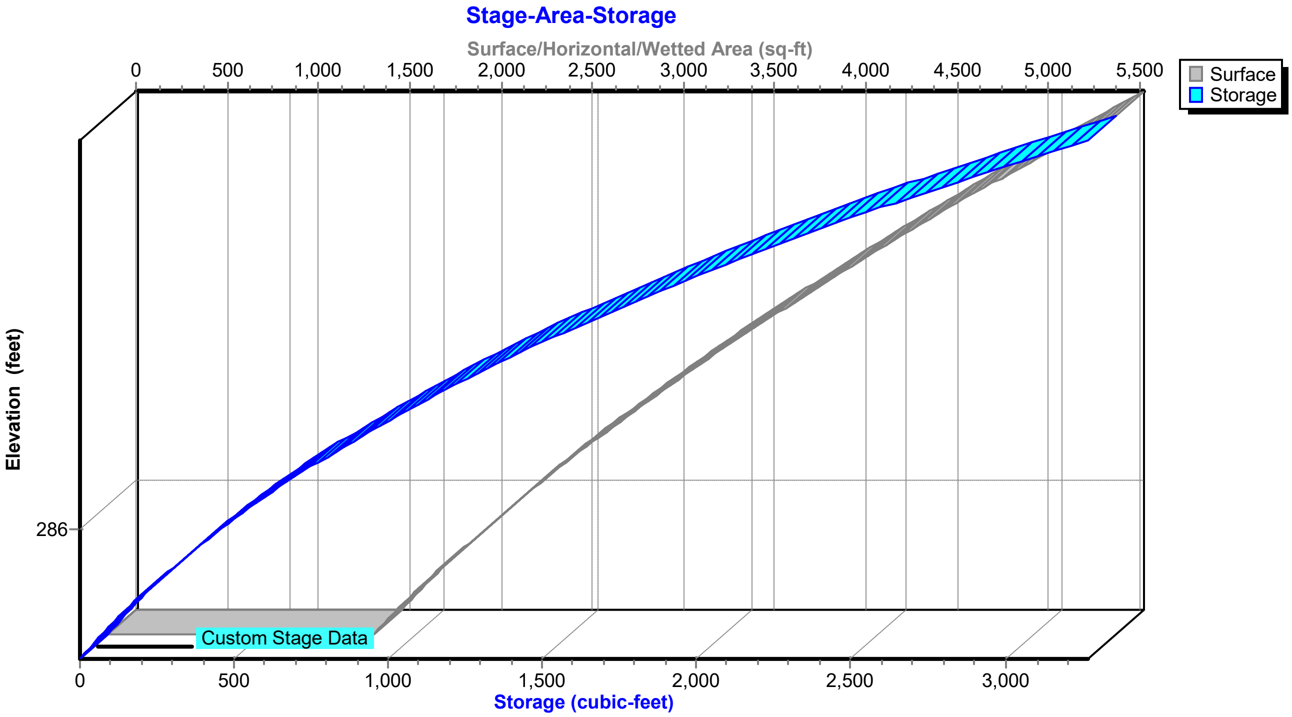
Pond 22P: BASIN 3



Pond 22P: BASIN 3



Pond 22P: BASIN 3



Hydrograph for Pond 22P: BASIN 3

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	285.75	0.00	0.00	0.00
0.05	0.45	38	285.78	0.02	0.02	0.00
0.10	0.98	160	285.85	0.05	0.02	0.03
0.15	**1.59**	374	285.96	0.15	0.02	0.12
0.20	**1.58**	638	286.08	0.29	0.03	0.27
0.25	1.18	825	286.15	0.39	0.03	0.36
0.30	0.70	**919**	**286.18**	**0.44**	**0.03**	**0.40**
0.35	0.32	**924**	**286.18**	**0.43**	**0.03**	**0.40**
0.40	0.23	898	286.17	0.40	0.03	0.37
0.45	0.16	864	286.16	0.37	0.03	0.33
0.50	0.12	827	286.15	0.33	0.03	0.30
0.55	0.09	789	286.14	0.30	0.03	0.27
0.60	0.06	751	286.12	0.27	0.03	0.23
0.65	0.05	716	286.11	0.24	0.03	0.21
0.70	0.04	683	286.09	0.21	0.03	0.18
0.75	0.03	652	286.08	0.19	0.03	0.16
0.80	0.02	625	286.07	0.17	0.03	0.14
0.85	0.02	599	286.06	0.15	0.03	0.12
0.90	0.01	576	286.05	0.13	0.03	0.11
0.95	0.01	556	286.04	0.12	0.03	0.09
1.00	0.01	537	286.04	0.11	0.03	0.08
1.05	0.01	520	286.03	0.10	0.03	0.07
1.10	0.01	504	286.02	0.09	0.03	0.06
1.15	0.00	491	286.02	0.08	0.03	0.05
1.20	0.00	478	286.01	0.07	0.03	0.04
1.25	0.00	467	286.00	0.06	0.03	0.04
1.30	0.00	457	286.00	0.06	0.03	0.03
1.35	0.00	448	286.00	0.05	0.03	0.02
1.40	0.00	440	285.99	0.04	0.03	0.02
1.45	0.00	432	285.99	0.04	0.03	0.01
1.50	0.00	426	285.99	0.03	0.03	0.01
1.55	0.00	421	285.98	0.03	0.03	0.00
1.60	0.00	416	285.98	0.03	0.03	0.00
1.65	0.00	412	285.98	0.03	0.02	0.00
1.70	0.00	407	285.98	0.03	0.02	0.00
1.75	0.00	403	285.98	0.02	0.02	0.00
1.80	0.00	398	285.97	0.02	0.02	0.00
1.85	0.00	394	285.97	0.02	0.02	0.00
1.90	0.00	389	285.97	0.02	0.02	0.00
1.95	0.00	385	285.97	0.02	0.02	0.00
2.00	0.00	380	285.97	0.02	0.02	0.00
2.05	0.00	376	285.96	0.02	0.02	0.00
2.10	0.00	372	285.96	0.02	0.02	0.00
2.15	0.00	367	285.96	0.02	0.02	0.00
2.20	0.00	363	285.96	0.02	0.02	0.00
2.25	0.00	359	285.95	0.02	0.02	0.00
2.30	0.00	354	285.95	0.02	0.02	0.00
2.35	0.00	350	285.95	0.02	0.02	0.00
2.40	0.00	346	285.95	0.02	0.02	0.00
2.45	0.00	341	285.95	0.02	0.02	0.00
2.50	0.00	337	285.94	0.02	0.02	0.00
2.55	0.00	333	285.94	0.02	0.02	0.00
2.60	0.00	329	285.94	0.02	0.02	0.00
2.65	0.00	324	285.94	0.02	0.02	0.00
2.70	0.00	320	285.94	0.02	0.02	0.00
2.75	0.00	316	285.93	0.02	0.02	0.00
2.80	0.00	312	285.93	0.02	0.02	0.00
2.85	0.00	308	285.93	0.02	0.02	0.00
2.90	0.00	304	285.93	0.02	0.02	0.00
2.95	0.00	299	285.93	0.02	0.02	0.00
3.00	0.00	295	285.92	0.02	0.02	0.00

Stage-Discharge for Pond 22P: BASIN 3

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)
285.75	0.00	0.00	0.00
285.76	0.02	0.02	0.00
285.77	0.02	0.02	0.00
285.78	0.02	0.02	0.00
285.79	0.02	0.02	0.01
285.80	0.03	0.02	0.01
285.81	0.03	0.02	0.01
285.82	0.03	0.02	0.02
285.83	0.04	0.02	0.02
285.84	0.04	0.02	0.02
285.85	0.05	0.02	0.03
285.86	0.06	0.02	0.04
285.87	0.06	0.02	0.04
285.88	0.07	0.02	0.05
285.89	0.08	0.02	0.06
285.90	0.09	0.02	0.07
285.91	0.10	0.02	0.07
285.92	0.11	0.02	0.08
285.93	0.12	0.02	0.09
285.94	0.13	0.02	0.10
285.95	0.14	0.02	0.11
285.96	0.15	0.02	0.12
285.97	0.16	0.02	0.13
285.98	0.17	0.03	0.14
285.99	0.18	0.03	0.16
286.00	0.19	0.03	0.17
286.01	0.21	0.03	0.18
286.02	0.22	0.03	0.19
286.03	0.23	0.03	0.20
286.04	0.24	0.03	0.22
286.05	0.26	0.03	0.23
286.06	0.27	0.03	0.24
286.07	0.28	0.03	0.26
286.08	0.30	0.03	0.27
286.09	0.31	0.03	0.28
286.10	0.33	0.03	0.30
286.11	0.34	0.03	0.31
286.12	0.35	0.03	0.32
286.13	0.37	0.03	0.34
286.14	0.38	0.03	0.35
286.15	0.39	0.03	0.36
286.16	0.41	0.03	0.38
286.17	0.42	0.03	0.39
286.18	0.43	0.03	0.40
286.19	0.45	0.03	0.41
286.20	0.46	0.03	0.43
286.21	0.47	0.03	0.44
286.22	0.48	0.04	0.45
286.23	0.49	0.04	0.46
286.24	0.50	0.04	0.47
286.25	0.51	0.04	0.47
286.26	0.52	0.04	0.48
286.27	0.53	0.04	0.49
286.28	0.54	0.04	0.50
286.29	0.55	0.04	0.51
286.30	0.56	0.04	0.52
286.31	0.57	0.04	0.53
286.32	0.57	0.04	0.53
286.33	0.58	0.04	0.54
286.34	0.59	0.04	0.55
286.35	0.60	0.04	0.56
286.36	0.61	0.04	0.57
286.37	0.62	0.04	0.58
286.38	0.63	0.04	0.58
286.39	0.63	0.04	0.59
286.40	0.64	0.04	0.60
286.41	0.65	0.04	0.61
286.42	0.66	0.05	0.61
286.43	0.67	0.05	0.62
286.44	0.67	0.05	0.63
286.45	0.68	0.05	0.63
286.46	0.69	0.05	0.64
286.47	0.70	0.05	0.65
286.48	0.70	0.05	0.66
286.49	0.71	0.05	0.66
286.50	0.72	0.05	0.67
286.51	0.73	0.05	0.68
286.52	0.73	0.05	0.68
286.53	0.74	0.05	0.69
286.54	0.75	0.05	0.69
286.55	0.75	0.05	0.70
286.56	0.76	0.05	0.71
286.57	0.77	0.05	0.71
286.58	0.77	0.05	0.72
286.59	0.78	0.05	0.73
286.60	0.79	0.06	0.73
286.61	0.79	0.06	0.74
286.62	0.80	0.06	0.74
286.63	0.81	0.06	0.75
286.64	0.81	0.06	0.76
286.65	0.82	0.06	0.76
286.66	0.83	0.06	0.77
286.67	0.83	0.06	0.77
286.68	0.84	0.06	0.78
286.69	0.85	0.06	0.79
286.70	0.85	0.06	0.79
286.71	0.86	0.06	0.80
286.72	0.86	0.06	0.80
286.73	0.87	0.06	0.81
286.74	0.88	0.06	0.81
286.75	**0.88**	**0.06**	**0.82**

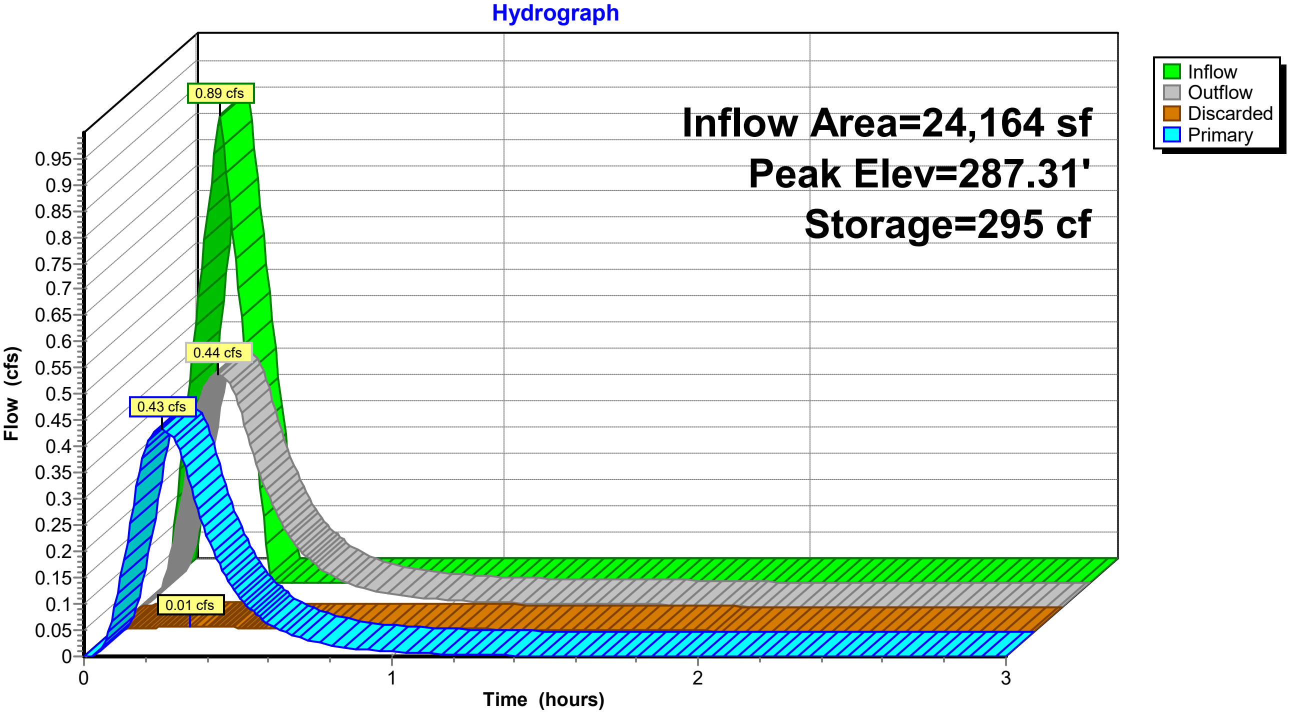
Stage-Area-Storage for Pond 22P: BASIN 3

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
285.75	1,452	0
285.76	1,480	15
285.77	1,508	30
285.78	1,536	45
285.79	1,564	60
285.80	1,593	76
285.81	1,622	92
285.82	1,652	109
285.83	1,681	125
285.84	1,711	142
285.85	1,741	159
285.86	1,771	177
285.87	1,802	195
285.88	1,833	213
285.89	1,864	232
285.90	1,895	250
285.91	1,927	269
285.92	1,959	289
285.93	1,991	309
285.94	2,024	329
285.95	2,056	349
285.96	2,089	370
285.97	2,122	391
285.98	2,156	412
285.99	2,190	434
286.00	2,224	456
286.01	2,258	478
286.02	2,293	501
286.03	2,327	524
286.04	2,362	548
286.05	2,398	572
286.06	2,433	596
286.07	2,469	620
286.08	2,505	645
286.09	2,542	670
286.10	2,578	696
286.11	2,615	722
286.12	2,652	748
286.13	2,690	775
286.14	2,727	802
286.15	2,765	829
286.16	2,804	857
286.17	2,842	886
286.18	2,881	914
286.19	2,920	943
286.20	2,959	973
286.21	2,999	1,002
286.22	3,038	1,033
286.23	3,078	1,063
286.24	3,119	1,094
286.25	3,159	1,126
286.26	3,200	1,157
286.27	3,241	1,190
286.28	3,283	1,222
286.29	3,324	1,255
286.30	3,366	1,289
286.31	3,408	1,322
286.32	3,451	1,357
286.33	3,493	1,392
286.34	3,536	1,427
286.35	3,579	1,462
286.36	3,623	1,498
286.37	3,667	1,535
286.38	3,711	1,572
286.39	3,755	1,609
286.40	3,799	1,647
286.41	3,844	1,685
286.42	3,889	1,724
286.43	3,934	1,763
286.44	3,980	1,802
286.45	4,026	1,842
286.46	4,072	1,883
286.47	4,118	1,924
286.48	4,165	1,965
286.49	4,212	2,007
286.50	4,259	2,049
286.51	4,306	2,092
286.52	4,354	2,135
286.53	4,402	2,179
286.54	4,450	2,224
286.55	4,498	2,268
286.56	4,547	2,313
286.57	4,596	2,359
286.58	4,645	2,405
286.59	4,695	2,452
286.60	4,744	2,499
286.61	4,794	2,547
286.62	4,845	2,595
286.63	4,895	2,644
286.64	4,946	2,693
286.65	4,997	2,743
286.66	5,048	2,793
286.67	5,100	2,844
286.68	5,152	2,895
286.69	5,204	2,947
286.70	5,256	2,999
286.71	5,309	3,052
286.72	5,362	3,105
286.73	5,415	3,159
286.74	5,468	3,214
286.75	**5,522**	**3,269**

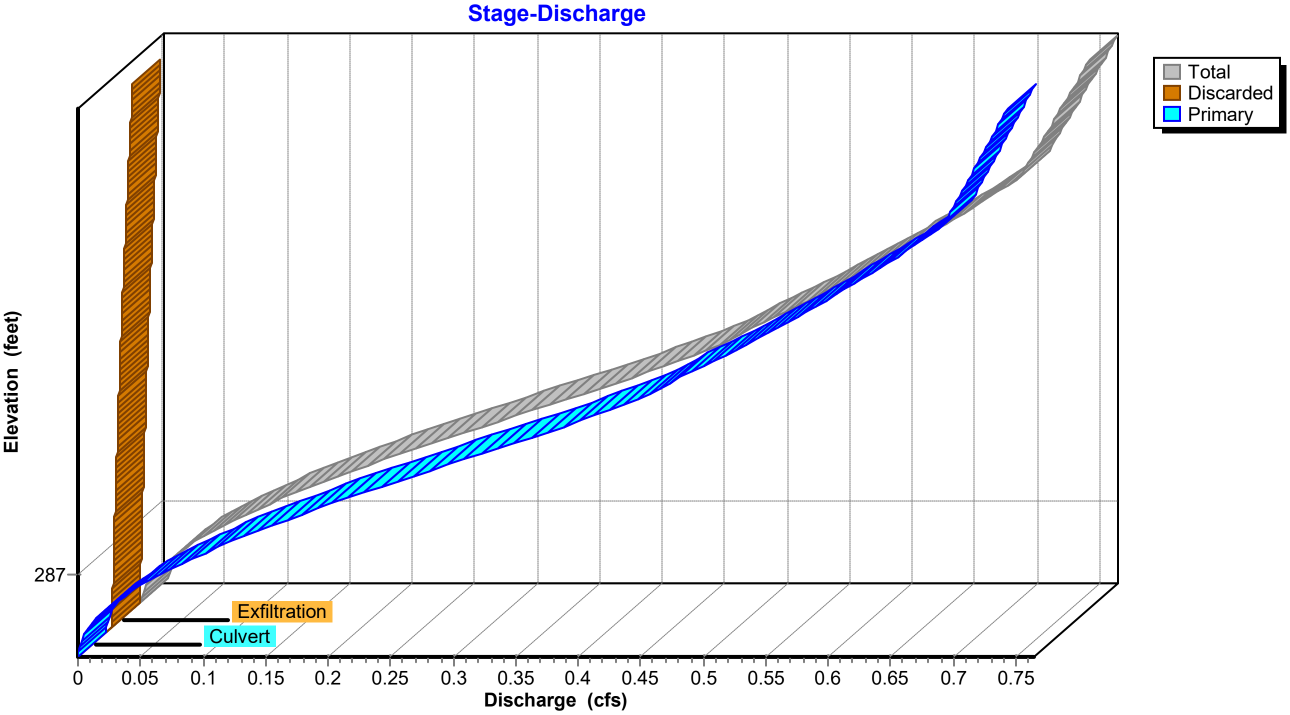
Summary for Pond 25P: BASIN 4

```
Inflow Area =        24,164 sf,   0.00% Impervious,  Inflow Depth =   0.27"    for  100-yr event
Inflow      =       0.89 cfs @    0.17 hrs,  Volume=            544 cf
Outflow     =       0.44 cfs @    0.25 hrs,  Volume=            544 cf,  Atten= 50%,  Lag= 5.1 min
Discarded   =       0.01 cfs @    0.25 hrs,  Volume=             42 cf
Primary     =       0.43 cfs @    0.25 hrs,  Volume=            502 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
Peak Elev= 287.31' @ 0.25 hrs   Surf.Area= 927 sf   Storage= 295 cf

Plug-Flow detention time= 12.8 min calculated for 543 cf (100% of inflow)
Center-of-Mass det. time= 13.1 min ( 23.1 - 10.0 )

Volume        Invert     Avail.Storage   Storage Description
   #1        286.85'          1,031 cf   Custom Stage Data (Irregular) Listed below (Recalc)

 Elevation         Surf.Area     Perim.          Inc.Store       Cum.Store            Wet.Area
    (feet)            (sq-ft)      (feet)       (cubic-feet)     (cubic-feet)            (sq-ft)
    286.85               399       112.0                 0                0                399
    287.85             1,838       175.0             1,031            1,031              1,845

Device   Routing            Invert    Outlet Devices
    #1   Discarded         286.85'    0.500 in/hr Exfiltration over Surface area
                                      Conductivity to Groundwater Elevation = 200.00'
    #2   Primary           286.85'    6.0"  Round Culvert   L= 72.0'   Ke= 0.500
                                      Inlet / Outlet Invert= 286.85' / 285.75'   S= 0.0153 '/'   Cc= 0.900
                                      n= 0.013,  Flow Area= 0.20 sf

Discarded OutFlow  Max=0.01 cfs @ 0.25 hrs  HW=287.31'   (Free Discharge)
└─1=Exfiltration  ( Controls 0.01 cfs)

Primary OutFlow  Max=0.43 cfs @ 0.25 hrs  HW=287.31'  TW=286.15'   (Dynamic Tailwater)
└─2=Culvert  (Inlet Controls 0.43 cfs @ 2.30 fps)
```

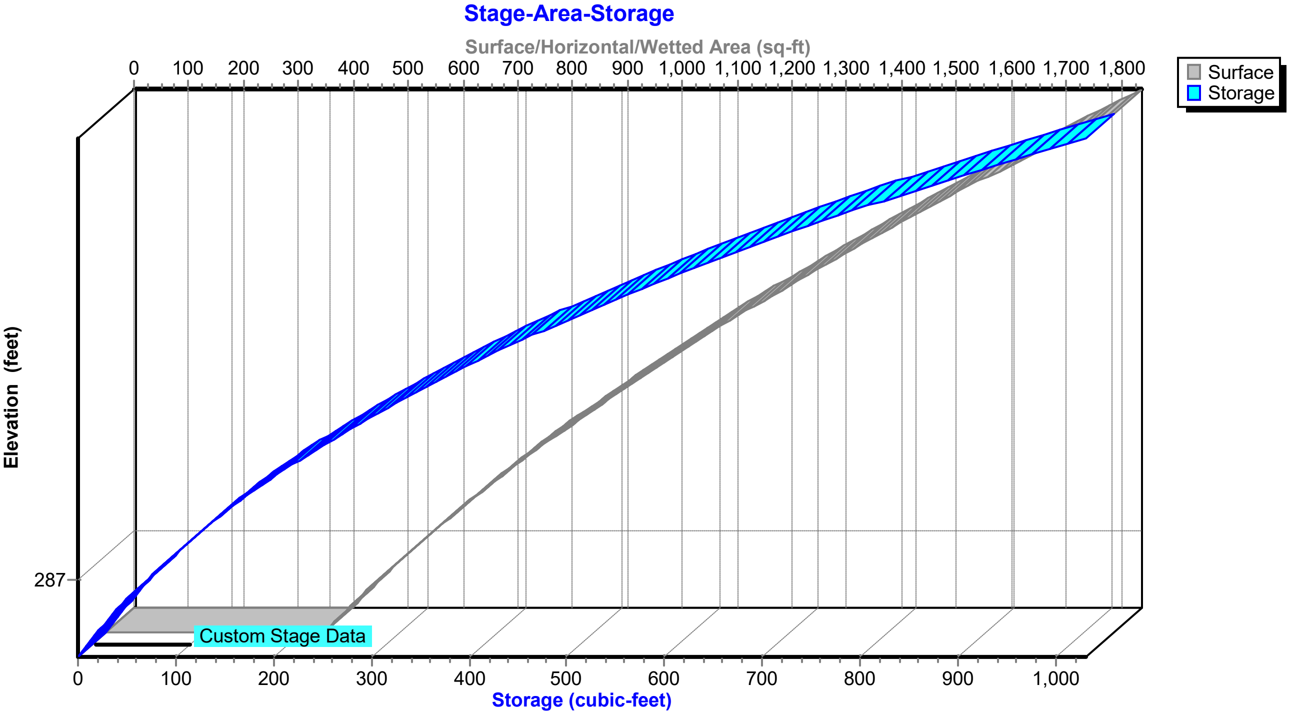
Pond 25P: BASIN 4



Pond 25P: BASIN 4



Pond 25P: BASIN 4



Hydrograph for Pond 25P: BASIN 4

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	286.85	0.00	0.00	0.00
0.05	0.27	23	286.91	0.01	0.01	0.01
0.10	0.54	88	287.03	0.10	0.01	0.09
0.15	**0.82**	179	287.17	0.26	0.01	0.25
0.20	**0.73**	266	287.28	0.41	0.01	0.40
0.25	0.45	**295**	**287.31**	**0.44**	**0.01**	**0.43**
0.30	0.18	274	287.28	0.42	0.01	0.41
0.35	0.00	217	287.22	0.33	0.01	0.32
0.40	0.00	166	287.15	0.24	0.01	0.23
0.45	0.00	130	287.10	0.17	0.01	0.16
0.50	0.00	103	287.06	0.12	0.01	0.12
0.55	0.00	84	287.02	0.09	0.01	0.09
0.60	0.00	69	287.00	0.07	0.01	0.06
0.65	0.00	58	286.98	0.05	0.01	0.05
0.70	0.00	50	286.96	0.04	0.01	0.04
0.75	0.00	43	286.95	0.03	0.01	0.03
0.80	0.00	38	286.94	0.03	0.01	0.02
0.85	0.00	34	286.93	0.02	0.01	0.02
0.90	0.00	30	286.92	0.02	0.01	0.01
0.95	0.00	27	286.91	0.02	0.01	0.01
1.00	0.00	24	286.91	0.01	0.01	0.01
1.05	0.00	22	286.90	0.01	0.01	0.01
1.10	0.00	19	286.90	0.01	0.01	0.01
1.15	0.00	18	286.89	0.01	0.01	0.00
1.20	0.00	16	286.89	0.01	0.01	0.00
1.25	0.00	14	286.88	0.01	0.00	0.00
1.30	0.00	13	286.88	0.01	0.00	0.00
1.35	0.00	12	286.88	0.01	0.00	0.00
1.40	0.00	10	286.88	0.01	0.00	0.00
1.45	0.00	9	286.87	0.01	0.00	0.00
1.50	0.00	8	286.87	0.01	0.00	0.00
1.55	0.00	7	286.87	0.01	0.00	0.00
1.60	0.00	6	286.87	0.01	0.00	0.00
1.65	0.00	5	286.86	0.01	0.00	0.00
1.70	0.00	4	286.86	0.00	0.00	0.00
1.75	0.00	3	286.86	0.00	0.00	0.00
1.80	0.00	3	286.86	0.00	0.00	0.00
1.85	0.00	2	286.85	0.00	0.00	0.00
1.90	0.00	1	286.85	0.00	0.00	0.00
1.95	0.00	0	286.85	0.00	0.00	0.00
2.00	0.00	0	286.85	0.00	0.00	0.00
2.05	0.00	0	286.85	0.00	0.00	0.00
2.10	0.00	0	286.85	0.00	0.00	0.00
2.15	0.00	0	286.85	0.00	0.00	0.00
2.20	0.00	0	286.85	0.00	0.00	0.00
2.25	0.00	0	286.85	0.00	0.00	0.00
2.30	0.00	0	286.85	0.00	0.00	0.00
2.35	0.00	0	286.85	0.00	0.00	0.00
2.40	0.00	0	286.85	0.00	0.00	0.00
2.45	0.00	0	286.85	0.00	0.00	0.00
2.50	0.00	0	286.85	0.00	0.00	0.00
2.55	0.00	0	286.85	0.00	0.00	0.00
2.60	0.00	0	286.85	0.00	0.00	0.00
2.65	0.00	0	286.85	0.00	0.00	0.00
2.70	0.00	0	286.85	0.00	0.00	0.00
2.75	0.00	0	286.85	0.00	0.00	0.00
2.80	0.00	0	286.85	0.00	0.00	0.00
2.85	0.00	0	286.85	0.00	0.00	0.00
2.90	0.00	0	286.85	0.00	0.00	0.00
2.95	0.00	0	286.85	0.00	0.00	0.00
3.00	0.00	0	286.85	0.00	0.00	0.00

Stage-Discharge for Pond 25P: BASIN 4

Elevation (feet)	Discharge (cfs)	Discarded (cfs)	Primary (cfs)
286.85	0.00	0.00	0.00
286.86	0.00	0.00	0.00
286.87	0.01	0.00	0.00
286.88	0.01	0.00	0.00
286.89	0.01	0.01	0.00
286.90	0.01	0.01	0.01
286.91	0.02	0.01	0.01
286.92	0.02	0.01	0.02
286.93	0.03	0.01	0.02
286.94	0.03	0.01	0.02
286.95	0.04	0.01	0.03
286.96	0.04	0.01	0.04
286.97	0.05	0.01	0.04
286.98	0.06	0.01	0.05
286.99	0.06	0.01	0.06
287.00	0.07	0.01	0.07
287.01	0.08	0.01	0.07
287.02	0.09	0.01	0.08
287.03	0.10	0.01	0.09
287.04	0.11	0.01	0.10
287.05	0.12	0.01	0.11
287.06	0.13	0.01	0.12
287.07	0.14	0.01	0.13
287.08	0.15	0.01	0.14
287.09	0.16	0.01	0.16
287.10	0.17	0.01	0.17
287.11	0.19	0.01	0.18
287.12	0.20	0.01	0.19
287.13	0.21	0.01	0.20
287.14	0.22	0.01	0.22
287.15	0.24	0.01	0.23
287.16	0.25	0.01	0.24
287.17	0.26	0.01	0.26
287.18	0.28	0.01	0.27
287.19	0.29	0.01	0.28
287.20	0.30	0.01	0.30
287.21	0.32	0.01	0.31
287.22	0.33	0.01	0.32
287.23	0.35	0.01	0.34
287.24	0.36	0.01	0.35
287.25	0.37	0.01	0.36
287.26	0.39	0.01	0.38
287.27	0.40	0.01	0.39
287.28	0.41	0.01	0.40
287.29	0.42	0.01	0.41
287.30	0.44	0.01	0.43
287.31	0.45	0.01	0.44
287.32	0.46	0.01	0.45
287.33	0.47	0.01	0.46
287.34	0.48	0.01	0.47
287.35	0.48	0.01	0.47
287.36	0.49	0.01	0.48
287.37	0.50	0.01	0.49
287.38	0.51	0.01	0.50
287.39	0.52	0.01	0.51
287.40	0.53	0.01	0.52
287.41	0.54	0.01	0.53
287.42	0.55	0.01	0.53
287.43	0.56	0.01	0.54
287.44	0.56	0.01	0.55
287.45	0.57	0.01	0.56
287.46	0.58	0.01	0.57
287.47	0.59	0.01	0.58
287.48	0.60	0.01	0.58
287.49	0.60	0.01	0.59
287.50	0.61	0.01	0.60
287.51	0.62	0.01	0.61
287.52	0.63	0.01	0.61
287.53	0.63	0.01	0.62
287.54	0.64	0.01	0.63
287.55	0.65	0.02	0.63
287.56	0.66	0.02	0.64
287.57	0.66	0.02	0.65
287.58	0.67	0.02	0.66
287.59	0.68	0.02	0.66
287.60	0.68	0.02	0.67
287.61	0.69	0.02	0.68
287.62	0.70	0.02	0.68
287.63	0.70	0.02	0.69
287.64	0.71	0.02	0.69
287.65	0.71	0.02	0.70
287.66	0.71	0.02	0.70
287.67	0.72	0.02	0.70
287.68	0.72	0.02	0.70
287.69	0.72	0.02	0.70
287.70	0.73	0.02	0.71
287.71	0.73	0.02	0.71
287.72	0.73	0.02	0.71
287.73	0.73	0.02	0.71
287.74	0.74	0.02	0.72
287.75	0.74	0.02	0.72
287.76	0.74	0.02	0.72
287.77	0.74	0.02	0.72
287.78	0.75	0.02	0.73
287.79	0.75	0.02	0.73
287.80	0.75	0.02	0.73
287.81	0.75	0.02	0.73
287.82	0.76	0.02	0.74
287.83	0.76	0.02	0.74
287.84	0.76	0.02	0.74
287.85	**0.76**	**0.02**	**0.74**

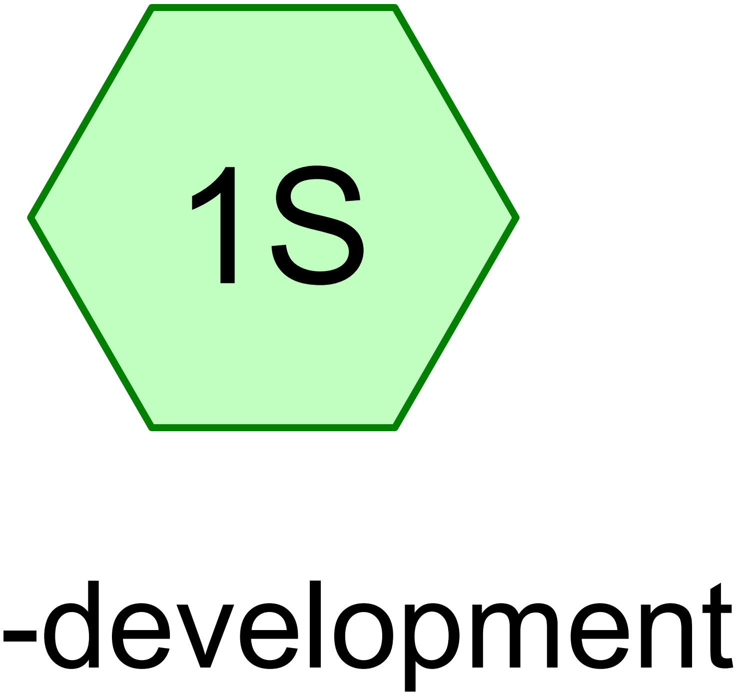
Stage-Area-Storage for Pond 25P: BASIN 4

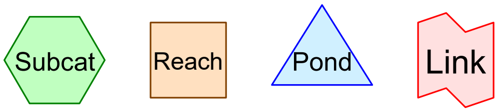
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
286.85	399	0
286.86	408	4
286.87	418	8
286.88	427	12
286.89	436	17
286.90	446	21
286.91	456	26
286.92	466	30
286.93	476	35
286.94	486	40
286.95	496	45
286.96	506	50
286.97	516	55
286.98	527	60
286.99	537	65
287.00	548	71
287.01	559	76
287.02	570	82
287.03	581	88
287.04	592	94
287.05	603	99
287.06	614	106
287.07	626	112
287.08	637	118
287.09	649	125
287.10	660	131
287.11	672	138
287.12	684	145
287.13	696	151
287.14	708	158
287.15	721	166
287.16	733	173
287.17	745	180
287.18	758	188
287.19	771	195
287.20	783	203
287.21	796	211
287.22	809	219
287.23	822	227
287.24	835	236
287.25	849	244
287.26	862	253
287.27	876	261
287.28	889	270
287.29	903	279
287.30	917	288
287.31	931	297
287.32	945	307
287.33	959	316
287.34	973	326
287.35	987	336
287.36	1,002	346
287.37	1,016	356
287.38	1,031	366
287.39	1,046	376
287.40	1,061	387
287.41	1,076	398
287.42	1,091	408
287.43	1,106	419
287.44	1,121	431
287.45	1,137	442
287.46	1,152	453
287.47	1,168	465
287.48	1,183	477
287.49	1,199	489
287.50	1,215	501
287.51	1,231	513
287.52	1,247	525
287.53	1,263	538
287.54	1,280	550
287.55	1,296	563
287.56	1,313	576
287.57	1,329	590
287.58	1,346	603
287.59	1,363	617
287.60	1,380	630
287.61	1,397	644
287.62	1,414	658
287.63	1,431	672
287.64	1,449	687
287.65	1,466	701
287.66	1,484	716
287.67	1,502	731
287.68	1,519	746
287.69	1,537	761
287.70	1,555	777
287.71	1,573	793
287.72	1,592	808
287.73	1,610	824
287.74	1,628	841
287.75	1,647	857
287.76	1,666	874
287.77	1,684	890
287.78	1,703	907
287.79	1,722	924
287.80	1,741	942
287.81	1,760	959
287.82	1,780	977
287.83	1,799	995
287.84	1,818	1,013
287.85	**1,838**	**1,031**

TABLE OF CONTENTS

Project Reports

100-yr Event





Routing Diagram for 2577 Visalia Pre
Prepared by ams associates, inc, Printed 8/2/2022
HydroCAD® 10.10-5a s/n 11794 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (sq-ft)	C	Description (subcatchment-numbers)
241,052	0.30	(1S)
241,052	**0.30**	**TOTAL AREA**

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
0	HSG D	
241,052	Other	1S
241,052		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	0	0	241,052	241,052		1S
0	**0**	**0**	**0**	**241,052**	**241,052**	**TOTAL AREA**	

Time span=0.00-3.00 hrs, dt=0.01 hrs, 301 points
Runoff by Rational method, Rise/Fall=1.0/1.0 xTc
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Pre-development Runoff Area=241,052 sf 0.00% Impervious Runoff Depth=0.12"
Tc=10.0 min C=0.30 Runoff=3.87 cfs 2,361 cf

Total Runoff Area = 241,052 sf Runoff Volume = 2,361 cf Average Runoff Depth = 0.12"
100.00% Pervious = 241,052 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 1S: Pre-development

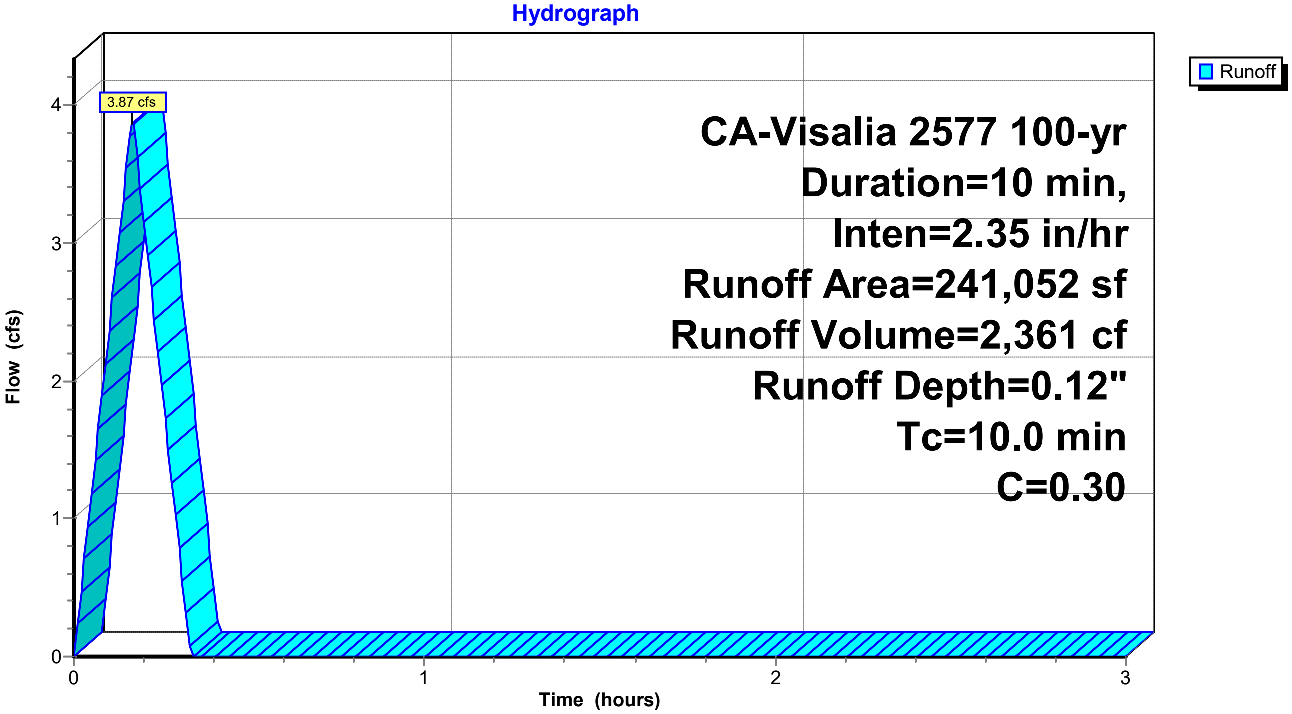
Runoff = 3.87 cfs @ 0.17 hrs, Volume= 2,361 cf, Depth= 0.12"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs
CA-Visalia 2577 100-yr Duration=10 min, Inten=2.35 in/hr

Area (sf)	C	Description
241,052	0.30	
241,052		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry,**

Subcatchment 1S: Pre-development



Hydrograph for Subcatchment 1S: Pre-development

Time (hours)	Runoff (cfs)
0.00	0.00
0.01	0.24
0.02	0.47
0.03	0.71
0.04	0.94
0.05	1.18
0.06	1.42
0.07	1.65
0.08	1.89
0.09	2.13
0.10	2.36
0.11	2.60
0.12	2.83
0.13	3.07
0.14	3.31
0.15	3.54
0.16	3.78
0.17	**3.86**
0.18	3.62
0.19	3.39
0.20	3.15
0.21	2.91
0.22	2.68
0.23	2.44
0.24	2.20
0.25	1.97
0.26	1.73
0.27	1.50
0.28	1.26
0.29	1.02
0.30	0.79
0.31	0.55
0.32	0.31
0.33	0.08
0.34	0.00
0.35	0.00
0.36	0.00
0.37	0.00
0.38	0.00
0.39	0.00
0.40	0.00
0.41	0.00
0.42	0.00
0.43	0.00
0.44	0.00
0.45	0.00
0.46	0.00
0.47	0.00
0.48	0.00
0.49	0.00
0.50	0.00
0.51	0.00
0.52	0.00
0.53	0.00
0.54	0.00
0.55	0.00
0.56	0.00
0.57	0.00
0.58	0.00
0.59	0.00
0.60	0.00
0.61	0.00
0.62	0.00
0.63	0.00
0.64	0.00
0.65	0.00
0.66	0.00
0.67	0.00
0.68	0.00
0.69	0.00
0.70	0.00
0.71	0.00
0.72	0.00
0.73	0.00
0.74	0.00
0.75	0.00
0.76	0.00
0.77	0.00
0.78	0.00
0.79	0.00
0.80	0.00
0.81	0.00
0.82	0.00
0.83	0.00
0.84	0.00
0.85	0.00
0.86	0.00
0.87	0.00
0.88	0.00
0.89	0.00
0.90	0.00
0.91	0.00
0.92	0.00
0.93	0.00
0.94	0.00
0.95	0.00
0.96	0.00
0.97	0.00
0.98	0.00
0.99	0.00
1.00	0.00
1.01	0.00
1.02	0.00
1.03	0.00
1.04	0.00
1.05	0.00
1.06	0.00
1.07	0.00
1.08	0.00
1.09	0.00
1.10	0.00
1.11	0.00
1.12	0.00
1.13	0.00
1.14	0.00
1.15	0.00
1.16	0.00
1.17	0.00
1.18	0.00
1.19	0.00
1.20	0.00
1.21	0.00
1.22	0.00
1.23	0.00
1.24	0.00
1.25	0.00
1.26	0.00
1.27	0.00
1.28	0.00
1.29	0.00
1.30	0.00
1.31	0.00
1.32	0.00
1.33	0.00
1.34	0.00
1.35	0.00
1.36	0.00
1.37	0.00
1.38	0.00
1.39	0.00
1.40	0.00
1.41	0.00
1.42	0.00
1.43	0.00
1.44	0.00
1.45	0.00
1.46	0.00
1.47	0.00
1.48	0.00
1.49	0.00
1.50	0.00
1.51	0.00
1.52	0.00
1.53	0.00
1.54	0.00
1.55	0.00
1.56	0.00
1.57	0.00
1.58	0.00
1.59	0.00
1.60	0.00
1.61	0.00
1.62	0.00
1.63	0.00
1.64	0.00
1.65	0.00
1.66	0.00
1.67	0.00
1.68	0.00
1.69	0.00
1.70	0.00
1.71	0.00
1.72	0.00
1.73	0.00
1.74	0.00
1.75	0.00
1.76	0.00
1.77	0.00
1.78	0.00
1.79	0.00
1.80	0.00
1.81	0.00
1.82	0.00
1.83	0.00
1.84	0.00
1.85	0.00
1.86	0.00
1.87	0.00
1.88	0.00
1.89	0.00
1.90	0.00
1.91	0.00
1.92	0.00
1.93	0.00
1.94	0.00
1.95	0.00
1.96	0.00
1.97	0.00
1.98	0.00
1.99	0.00
2.00	0.00
2.01	0.00
2.02	0.00
2.03	0.00
2.04	0.00
2.05	0.00
2.06	0.00
2.07	0.00
2.08	0.00
2.09	0.00
2.10	0.00
2.11	0.00
2.12	0.00
2.13	0.00
2.14	0.00
2.15	0.00
2.16	0.00
2.17	0.00
2.18	0.00
2.19	0.00
2.20	0.00
2.21	0.00
2.22	0.00
2.23	0.00
2.24	0.00
2.25	0.00
2.26	0.00
2.27	0.00
2.28	0.00
2.29	0.00
2.30	0.00
2.31	0.00
2.32	0.00
2.33	0.00
2.34	0.00
2.35	0.00
2.36	0.00
2.37	0.00
2.38	0.00
2.39	0.00
2.40	0.00
2.41	0.00
2.42	0.00
2.43	0.00
2.44	0.00
2.45	0.00
2.46	0.00
2.47	0.00
2.48	0.00
2.49	0.00
2.50	0.00
2.51	0.00
2.52	0.00
2.53	0.00
2.54	0.00
2.55	0.00
2.56	0.00
2.57	0.00
2.58	0.00
2.59	0.00
2.60	0.00
2.61	0.00
2.62	0.00
2.63	0.00
2.64	0.00
2.65	0.00
2.66	0.00
2.67	0.00
2.68	0.00
2.69	0.00
2.70	0.00
2.71	0.00
2.72	0.00
2.73	0.00
2.74	0.00
2.75	0.00
2.76	0.00
2.77	0.00
2.78	0.00
2.79	0.00
2.80	0.00
2.81	0.00
2.82	0.00
2.83	0.00
2.84	0.00
2.85	0.00
2.86	0.00
2.87	0.00
2.88	0.00
2.89	0.00
2.90	0.00
2.91	0.00
2.92	0.00
2.93	0.00
2.94	0.00
2.95	0.00
2.96	0.00
2.97	0.00
2.98	0.00
2.99	0.00
3.00	0.00

TABLE OF CONTENTS

Project Reports

100-yr Event

Mycarpark.com Visalia Project by Fahrney Automotive Group

PROJECT NAME AND DESCRIPTION:

Mycarpark.com Visalia
NWC of Camp Drive & North Neeley Street, Visalia, CA 93291

The Site is located at the Northwest corner of Camp Drive and North Neeley Street in the City of Visalia, Tulare County in the State of California.

The Project is bound by Camp Drive to the South, N. Neeley Street to the East, Hillsdale Avenue to the North and a proposed Auto Dealership (CarMax) to the West. The Project Site is approximately 5.55 Acres.

The new Development will consist of the construction of a 20,000 +/- SF Building for MyCarPark.com with an Asphaltic Concrete Parking Lot for Cars, Landscaping and Detention Basins that will be fully Landscaped.

We are proposing 392 Parking Stalls of which 34 Parking Stalls are to be used by customers, the remainder will be used for Automobile Inventory. In addition, we will be undergrounding the existing Overhead Lines that currently cross the Site from East to West.

OPERATIONAL STATEMENT

This is a ground up new construction of a Pre-Owned Vehicle Dealership that will consist of Sales, Service, Parts, and business departments typically found in dealerships. They will provide sales and financing of pre-owned vehicles to their customers. In addition, MCP.com will provide maintenance and parts services to their customers. Services will include but not be limited to routine maintenance and service, vehicle diagnosis, parts replacements and pre-owned vehicle reconditioning and smog and safety inspections.

Hours of operation for Sales department: M-F 9am to 8Pm
Saturday 9am to 7pm
Sunday 10am to 6pm

Hours of operation for Service department: M-Sat 7am to 5pm

Hours of operation for Business department M-F 9am to 5pm

ABBREVIATIONS AND LEGEND

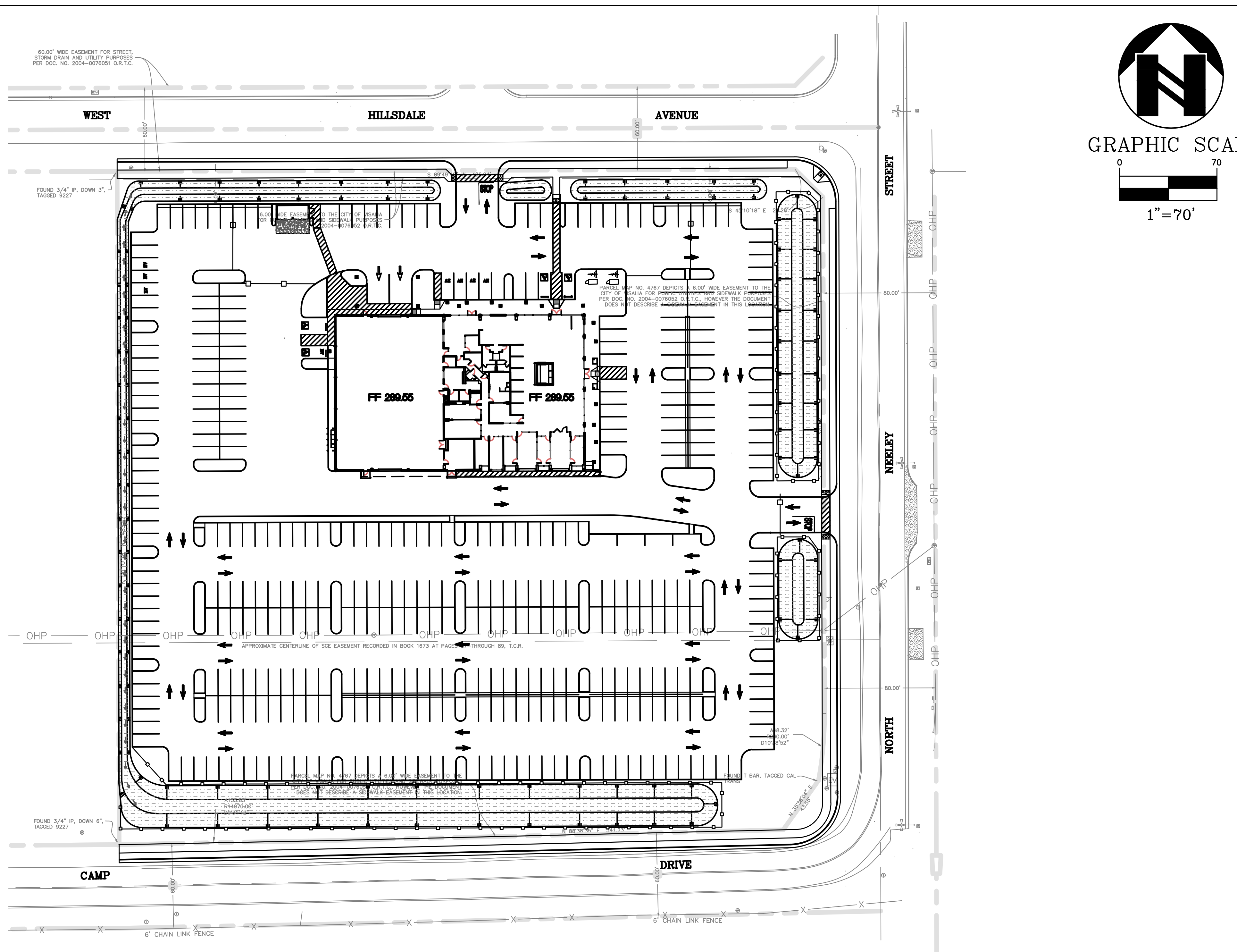
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ASB	AGGREGATE SUBBASE
BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
CL	CENTERLINE
DCV	DETECTOR CHECK VALVE
DE	DIRT ELEVATION
DWY	DRIVEWAY
E	ELECTRICAL LINE
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE/FIRE SERVICES
G	GAS PIPE
GB	GRADE BREAK
GM	GAS METER
GP	GUARD POST
GR	GRATE
HCR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FEET
MW	MONITORING WELL
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
PAE	PUBLIC ACCESS EASEMENT
PB	PULL BOX
PCC	PORTLAND CEMENT CONCRETE
PG&E	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RPP	REDUCED PRESSURE PRINCIPLE BACKFLOW
SD	STORM DRAIN PIPE
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER PIPE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TELEPHONE LINE
TC	TOP OF CURB
TH	TOP OF CONCRETE HEADER
TP	TELEPHONE POLE
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF RETAINING WALL
VG	VALLEY GUTTER
W	WATER PIPE
WM	WATER METER
TCD	TOP OF CHECK DAM

CONTROLLER CABINET
GUY POLE
HANDICAP SPACE
MW MONITORING WELL
POWER POLE
IRON PIPE
RAILROAD SPIKE
STANDARD CITY MONUMENT
SURVEY MONUMENT
STORM DRAIN MANHOLE
STREET SIGN
STREET LIGHT
WATER VALVE
12" TREE WITH SIZE
TREE REMOVAL
TRANSFORMER
BARBED WIRE FENCE
CHAIN-LINKED FENCE
WOOD FENCE
SAWCUT LINE
WALL
SD EXISTING STORM DRAIN CATCH BASIN
WM EXISTING WATER METER / GAS METER
EXISTING SANITARY SEWER CLEANOUT
EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
WV EXISTING WATER VALVE
GV EXISTING GAS VALVE
51 EXISTING CONTOUR
XX.XX EXISTING ELEVATION
TC – TOP OF CURB ELEVATION
FS – FINISHED SURFACE
GR – GRATE ELEVATION
FL – FLOW LINE
HP – HIGH POINT
51 PROPOSED CONTOUR
3.0% SLOPE
PROPOSED CURB
PROPOSED BIOSWALE CURB
PROPOSED CURB AND GUTTER
PROPOSED FIRE LANE
HANDICAP RAMP

6"W	EXISTING WATER LINE
2"G	EXISTING GAS LINE
8"SS	EXISTING SANITARY SEWER LINE
SD	EXISTING STORM DRAIN LINE
E	EXISTING ELECTRICAL LINE
TEL	EXISTING TELEPHONE LINE
■	PROPOSED STORM DRAIN CATCH BASIN
WM ■ ■ GM	PROPOSED WATER METER / GAS METER
●	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED FIRE HYDRANT
●	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM DRAIN MANHOLE
WV	PROPOSED WATER VALVE
GV	PROPOSED GAS VALVE
6"FS	PROPOSED FIRE SERVICE
W	PROPOSED WATER LINE
2"G	PROPOSED GAS LINE
S	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN LINE
E	PROPOSED ELECTRICAL LINE
TEL	PROPOSED TELEPHONE LINE
JUT	PROPOSED JOINT UTILITY TRENCH
	OVERLAND RELEASE
R	RIDGE LINE
	PARKING LIGHT
	PERFORATED PIPE

MY CAR PARK.COM

N NEELEY ST & CAMP DRIVE
VISALIA, CALIFORNIA 93291
TULARE COUNTY



VICINITY MAP

NOT TO SCALE

SHEET INDEX

PROJECT CONTACTS

DEVELOPER
DUCKY'S CAR WASH
RICHARD MILLER
4850 REDWOOD ROAD
NAPA, CA 94558
PHONE: (707) 266-8524
EMAIL: rmillersfo@me.com

CIVIL ENGINEER
ams associates, inc.
801 YGNACIO VALLEY ROAD, SUITE 220
WALNUT CREEK, CA 94596
PHONE: (925) 943-2777
PHONE: (925) 943-2778
AL SHAGHAGHI
EMAIL: al@amsassociates.us
BOB BURDUE
EMAIL: robert@amsassociates.us

LANDSCAPE ARCHITECT
GAMBONI LANDSCAPE ARCHITECT
CHRIS JEPSON
3012 PACIFIC AVENUE
STOCKTON, CA 95337
PHONE: (209) 948-8335
EMAIL: cjepson@jfgla.com

ARCHITECT
KINETIC DESIGN INC.
JIN LEE
NEAL BILYEU
20381 LAKE FOREST DR SUIT. B16
LAKE FOREST, CA 92630
PHONE: (951)710-6334
EMAIL: jlee@kineticdesing.build
EMAIL: nbilyeu@kineticdesign.build

GEOTECHNICAL ENGINEER
CORNERSTONE EARTH GROUP
1220 OAKLAND BLVD, SUITE 220
WALNUT CREEK, CA 94596
PHONE: (925) 988-9500
FAX: (925) 988-9501
DIANA LIN

CITY OF ANTIOCH
LARRY MUNN, BUILDING INSPECTOR
PHONE: (925) 779-7065
FAX: (925)779-7034

ANTIOCH CITY WATER DEPARTMENT
200 H STREET
ANTIOCH, CA 94509
PHONE: (925) 779-7060
FAX: (925) 779-7054

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
4005 PORT CHICAGO HIGHWAY, SUIT 250
CONCORD, CA 91520
PHONE: (925) 941-3300
FAX: (925) 941-3309

CITY OF ANTIOCH, PUBLIC WORKS
JESSICA KOLLER
1202 W. 4TH STREET
ANTIOCH, CA 94509
PHONE: (925) 779-6950
EMAIL: jkoller@ci.antioch.ca.us

PROJECT DATA

BASIS OF BEARING

THE NORTH LINE OF PARCEL 1 OF PARCEL MAP NO. 4767 WAS TAKEN TO BE N 89°49'42" E AS SHOWN ON THE MAP RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 72, TULARE COUNTY RECORDS

BENCHMARK

VISALIA BM 626
P-K NAIL IN TOP OF CURB AT THE EAST RADIUS POINT ON THE NORTH EAST CORNER OF THE INTERSECTION OF HILLSIDE COURT AND NORTH KELSEY STREET.
EL=291.650'

REV #	BY	DATE	DESCRIPTION
△			
△			
△			
△			
△			

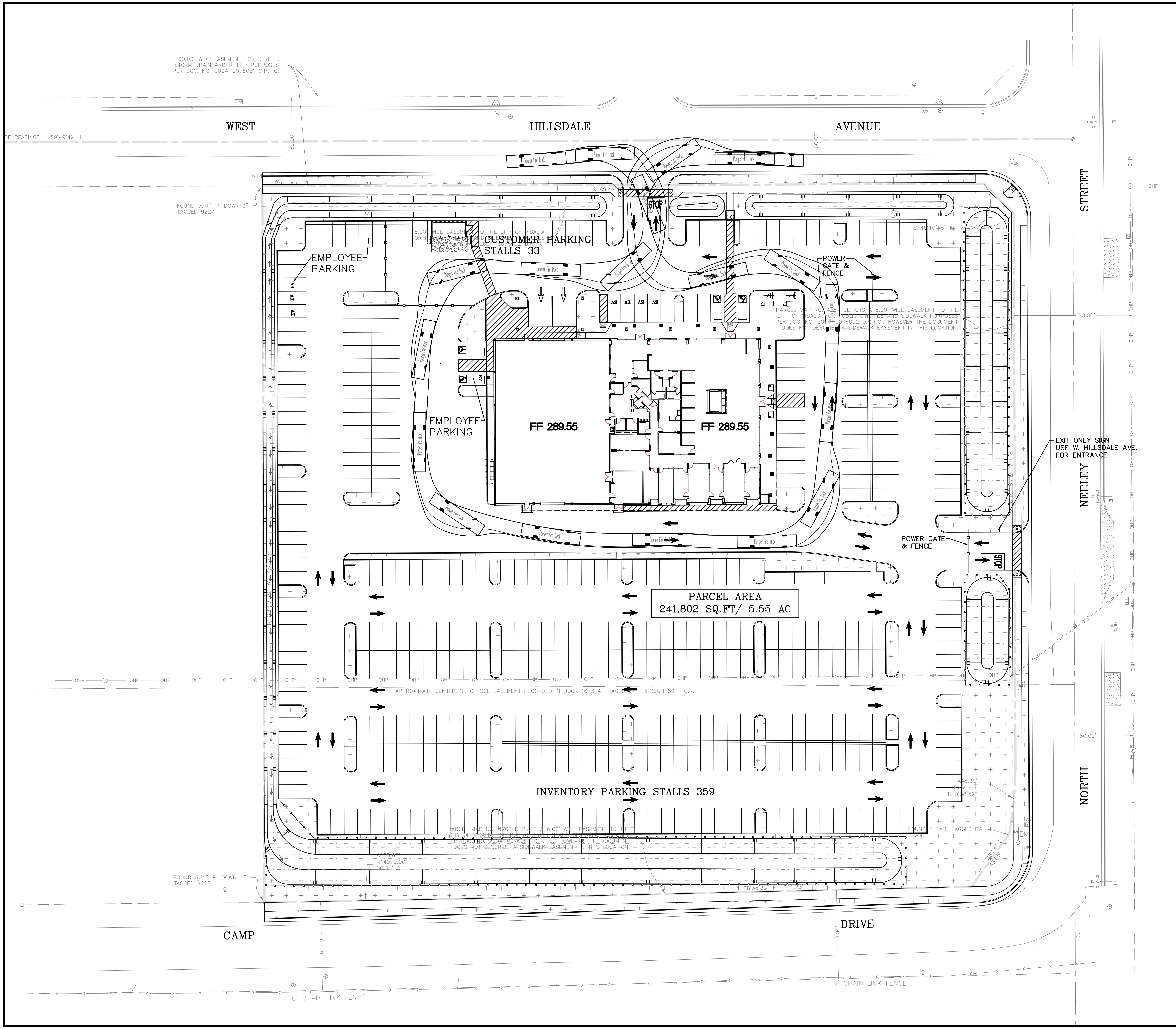
DATE: 04-18-23
SCALE: 1"= 70'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

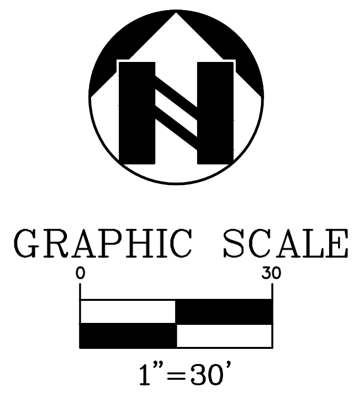
ams
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
associates, inc. PLANNING ENGINEERING SURVEYING

COVER SHEET
MY CAR PARK.COM
N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
C-1.1
OF
PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577COVER.DWG





LEGEND:

▤	RETENTION AREA
▨	LANDSCAPE AREA
—○—	FENCE

PROJECT SUMMARY:

BUILDING FOOTPRINT 20,000± SQ.FT.

PARKING SUMMARY:		***REQUIRED***
CUSTOMER STANDARD SPACES:	*31*	
CUSTOMER ACCESSIBLE SPACES:	*2*	
TOTAL CUSTOMER PARKING	*33*	*32*
TOTAL INVENTORY PARKING	*359*	
EMPLOYEE PARKING	*15*	*15*
TOTAL PARKING SPACES	*405*	

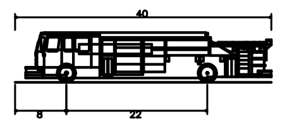
PARKING REQUIREMENT IS 1 SPACE PER 2 EMPLOYEES PLUS 1 SPACE PER 2000 S.F OF BUILDING AND LOT USED TO DISPLAY OR STORAGE OF VEHICLES.

30 EMPLOYEES= 15 SPACES.
BUILDING DISPLAY=6 SPACES AT 171 S.F=1,026 S.F
LOT STORAGE=358 INVENTORY AT 171 S.F=61,218 S.F
TOTAL DISPLAY AND STORAGE/DISPLAY = 62,244 S.F =32 SPACES

CUSTOMER AND EMPLOYEE PARKING= 47

EV CAPABLE PARKING SPACES REQUIRED=8
1 ACC VAN SPACE
1ACC STANDARD SPACE.

FIRE TRUCK INFO



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

DATE:	04-18-23	REV #	BY	DATE	DESCRIPTION
SCALE:	1"= 30'	△			
DESIGNED:	AS	△			
DRAWN:	TY	△			
CHECKED:	AS	△			
PROJ. MGR:	AS	△			

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

PRELIMINARY SITE PLAN

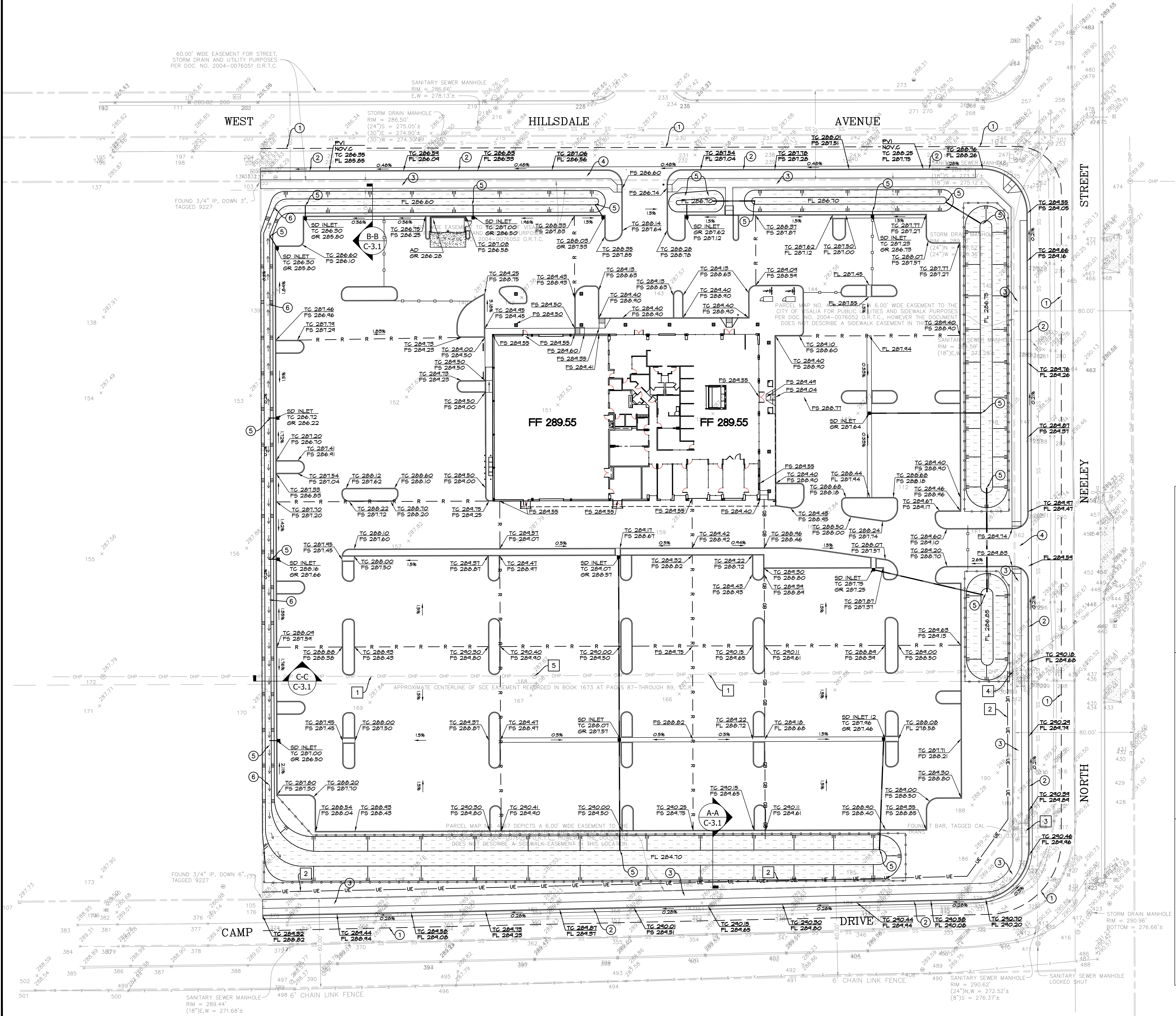
MY CAR PARK.COM

N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
C-2.1
OF

PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577SITE.DWG



GRAPHIC SCALE

0 30

1"=30'

LEGEND:

▤	BIORETENTION AREA
☐	LANDSCAPE AREA

CONSTRUCTION NOTES:

① SAWCUT (5' MIN. FROM EDGE OF THE EXISTING ASPHALT), REMOVE AND REPLACE THE EXISTING PAVEMENT. MATCH THE EXISTING.

② CONSTRUCT CURB AND GUTTER PER CITY'S STD. & SPEC.

③ CONSTRUCT CONCRETE SIDEWALK PER CITY'S STD. & SPEC.

④ CONSTRUCT CONCRETE COMMERCIAL DRIVEWAY PER CITY'S STD. & SPEC.

⑤ INSTALL RIP-RAP.

⑥ CONSTRUCT V-DITCH.

UTILITY NOTES:

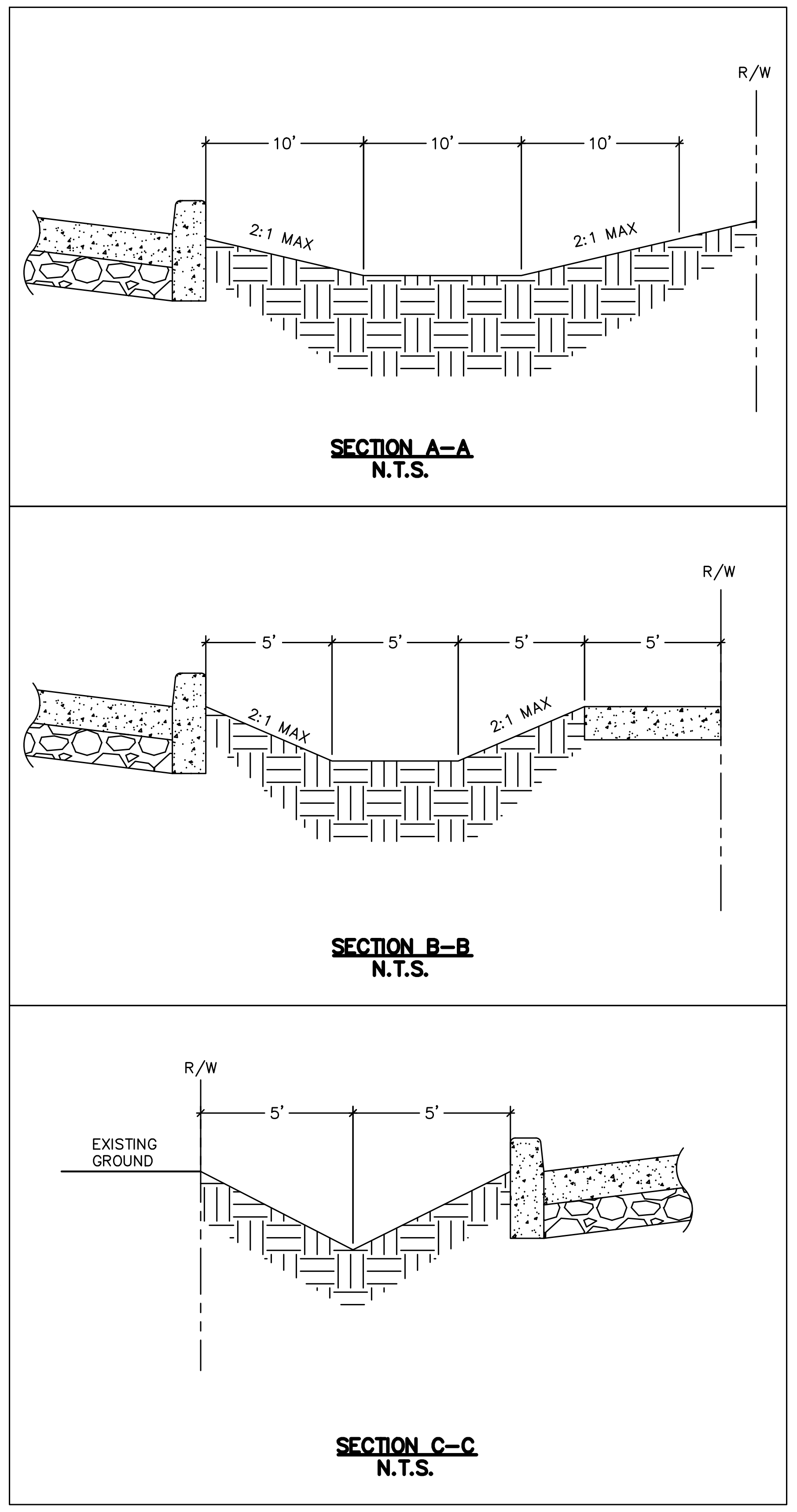
1 REMOVE THE OVERHEAD ELECTRICAL LINES.

2 UNDERGROUND OVERHEAD LINES.

3 ADJUST OR RELOCATED ELECTRICAL VAULT.

4 OVERHEAD POLE TO BE REMAINED OR RELOCATED BY OTHERS.

5 REMOVE THE POWER POLE.



SECTION A–A
N.T.S.

SECTION B–B
N.T.S.

SECTION C–C
N.T.S.

REV #	BY	DATE	DESCRIPTION	
△				
△				
△				
△				
△				

DATE: 04-18-23
SCALE: 1"= 30'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

ams
associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

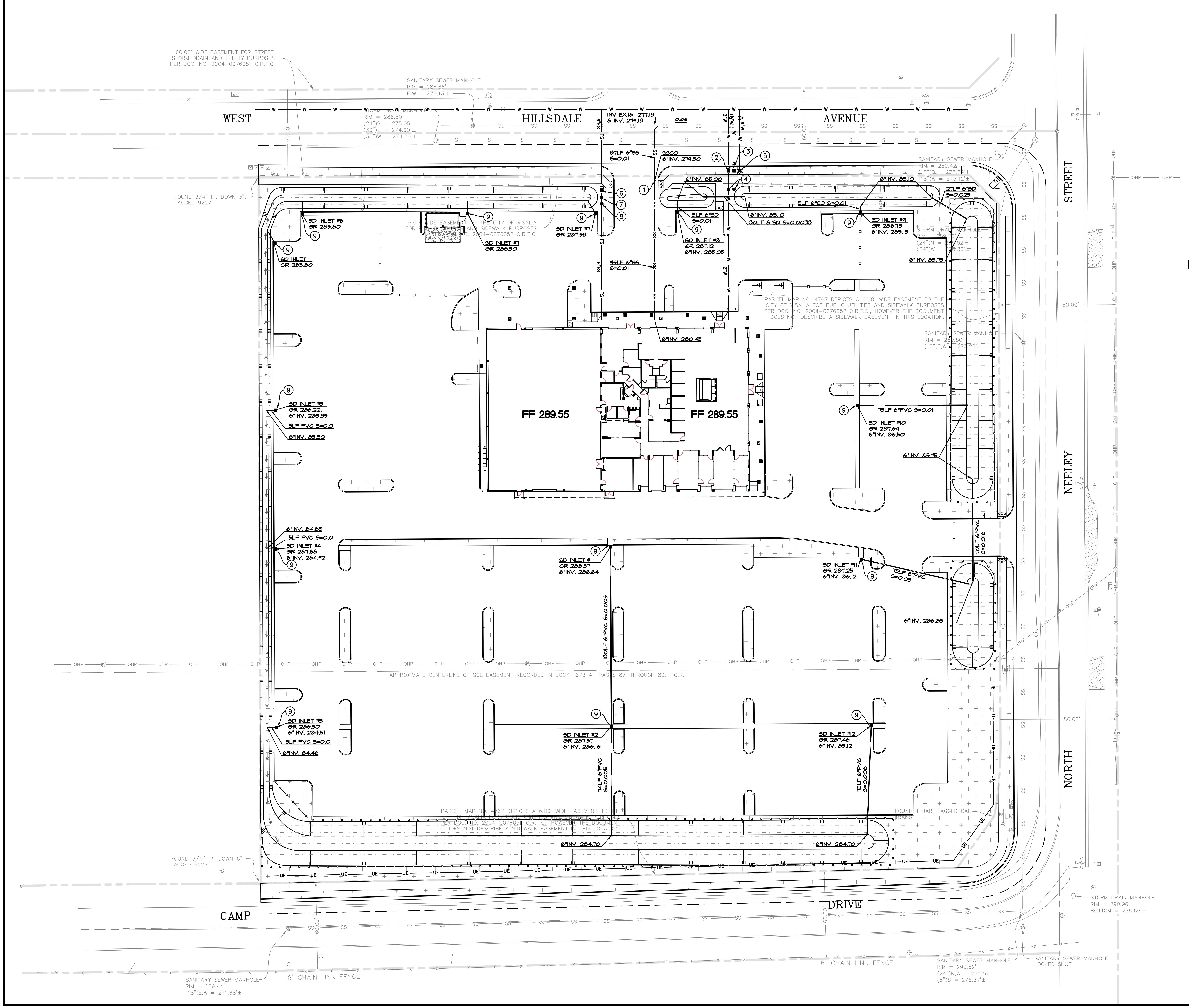
PRELIMINARY GRADING PLAN
MY CAR PARK.COM

N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
C-3.1
OF

PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577GRAD.DWG



GRAPHIC SCALE
0 30
1"=30'

LEGEND:

▨	BIORETENTION AREA
▨	LANDSCAPE AREA

NOTES:

1. INSTALL SANITARY SEWER CLEANOUT.
2. INSTALL 2" WATER METER.
3. INSTALL 1½" IRRIGATION WATER METER.
4. INSTALL BACKFLOW PREVENTER.
5. INSTALL FIRE HYDRANT.
6. INSTALL 6" DOUBLE DETECTOR CHECK VALVE (DDCV).
7. INSTALL POST INDICATOR VALVE (PIV).
8. INSTALL FIRE DEPARTMENT CONNECTION (FDC).
9. INSTALL SHALLOW STORM DRAIN INLET.

REV #	BY	DATE	DESCRIPTION
△			
△			
△			
△			
△			

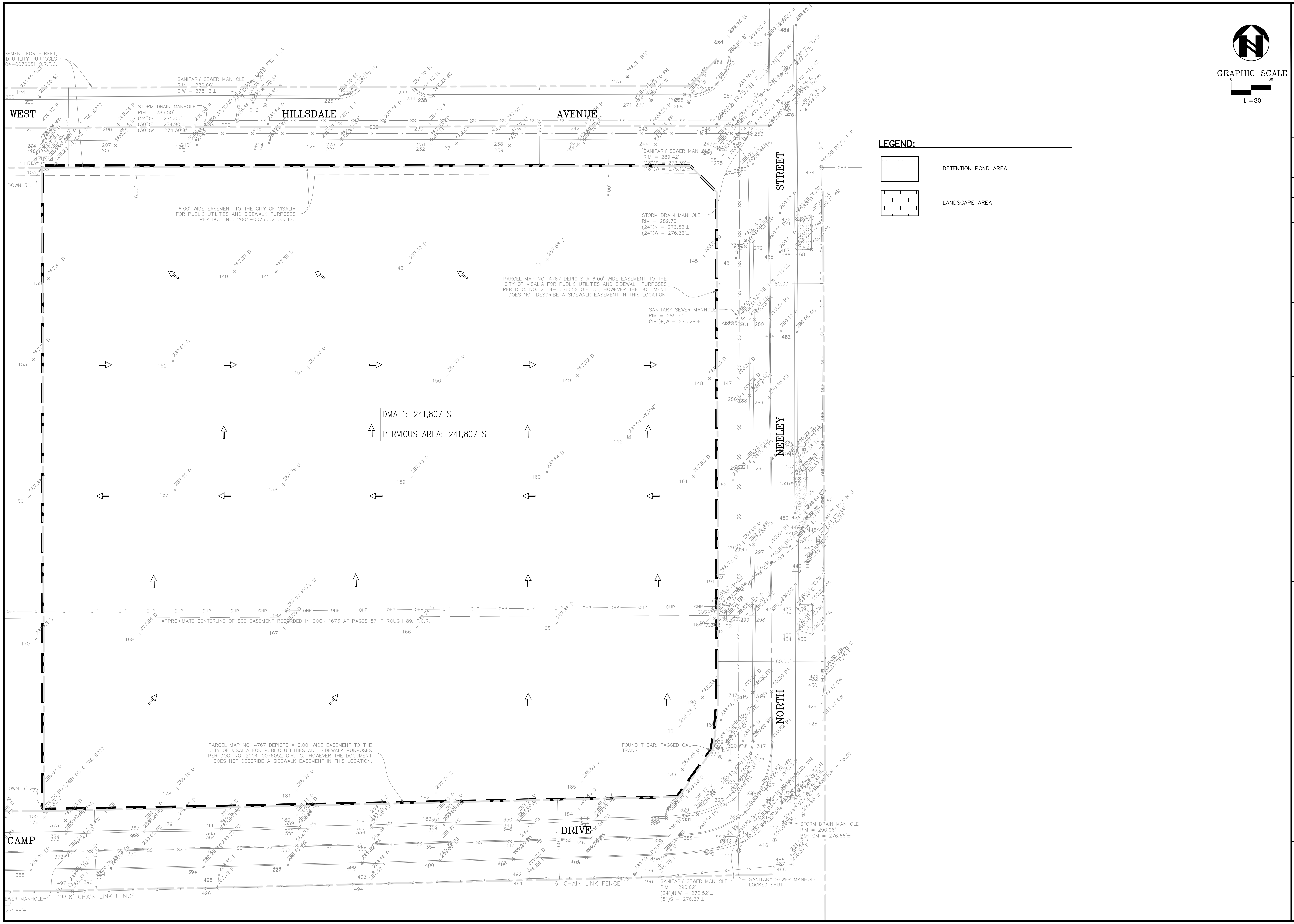
DATE: 04-18-23
SCALE: 1"= 30'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

ams
associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

PRELIMINARY UTILITY PLAN
MY CAR PARK.COM
N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
C-4.1
OF
PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577UTIL.DWG



DATE: 04-18-23
SCALE: 1"= 30'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

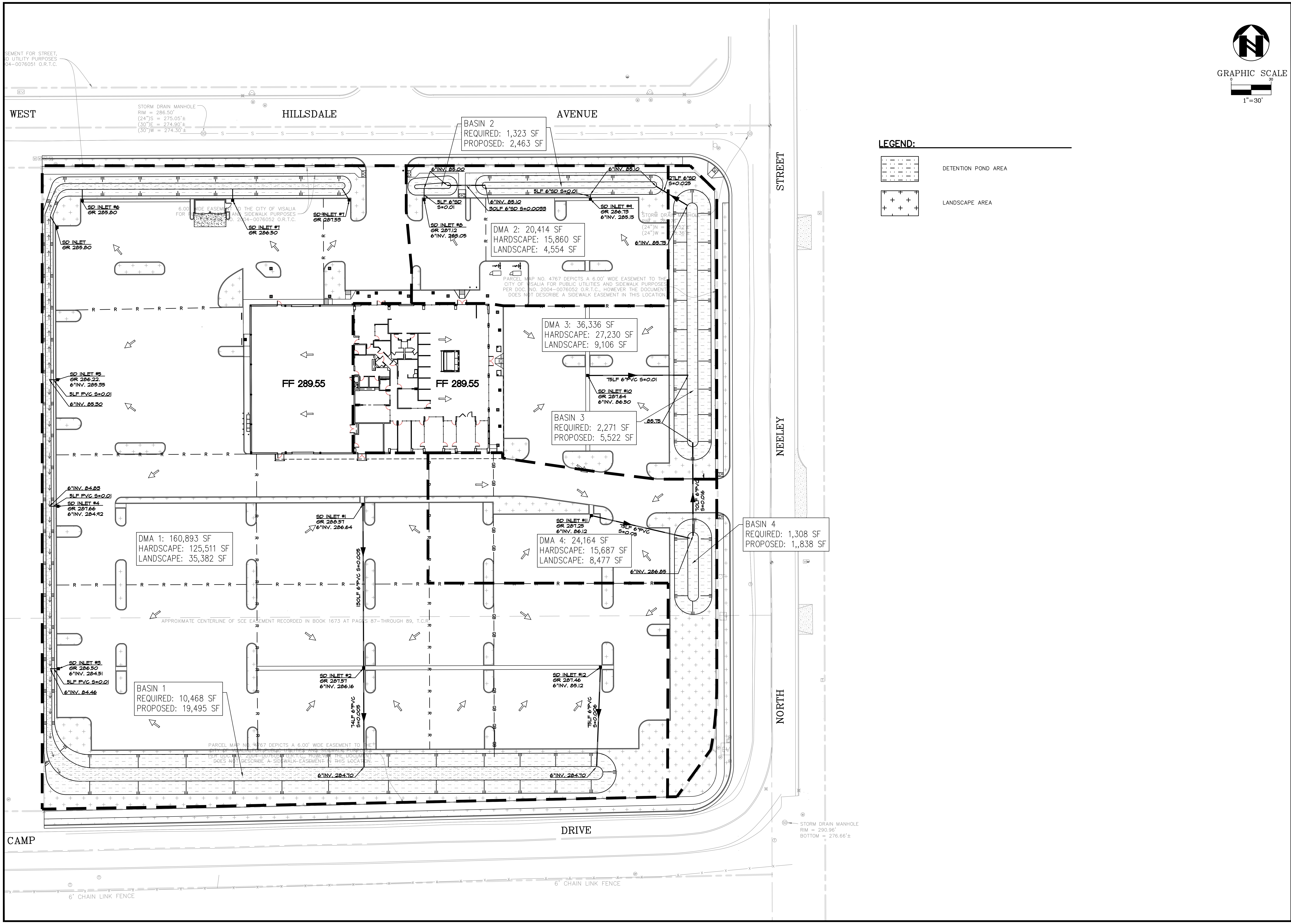
REV #	BY	DATE	DESCRIPTION
△			
△			
△			
△			
△			

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

HYDROLOGY MAP - PRE DEVELOPMENT
MY CAR PARK.COM
N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
C-5.1
OF
PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577HYDRO_PRE.DWG



DESCRIPTION	DATE	BY	REV #
			△
			△
			△
			△
			△

DATE: 04-18-23
SCALE: 1"= 30'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

HYDROLOGY MAP - POST DEVELOPMENT
MY CAR PARK.COM

N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

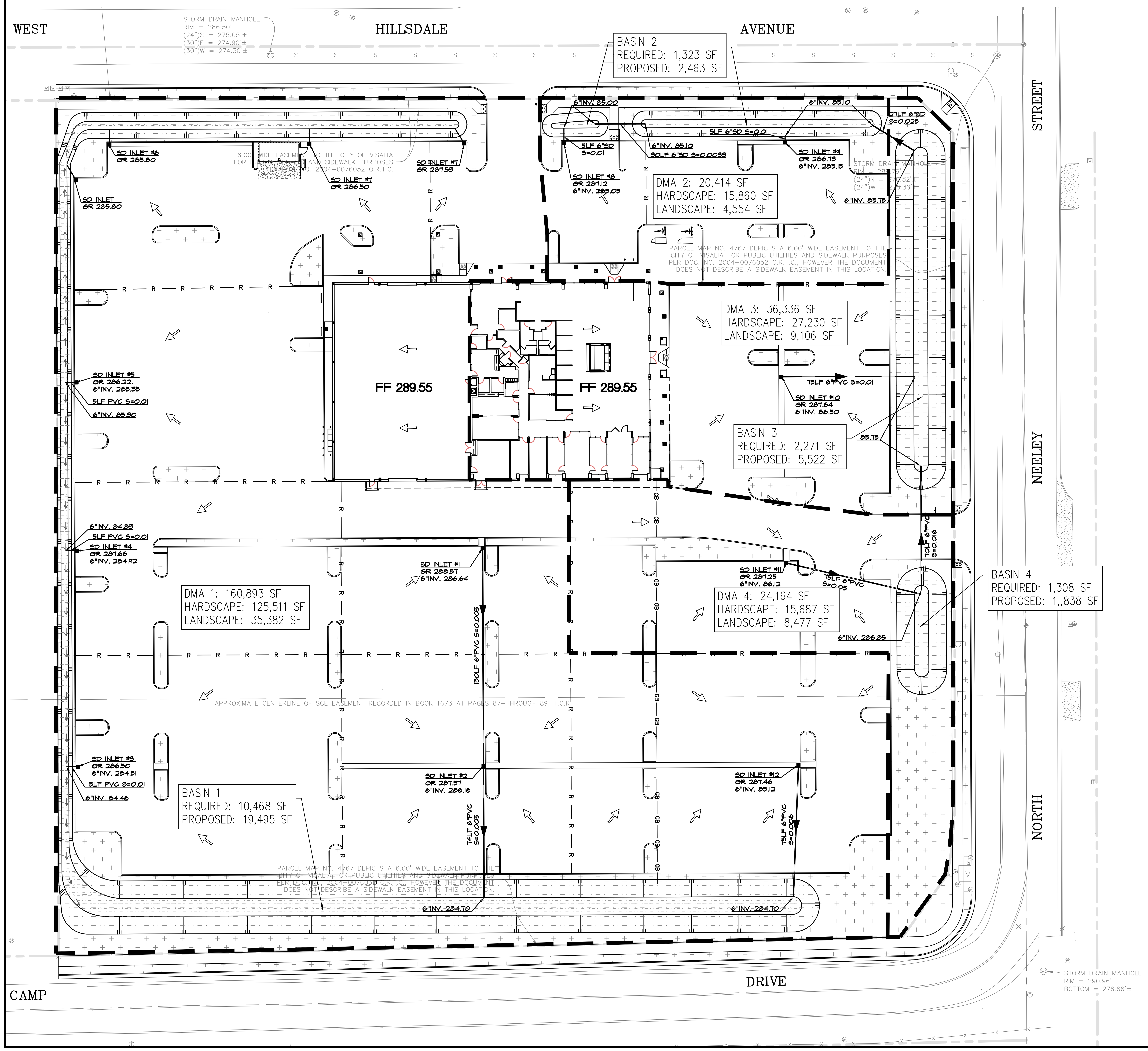
SHEET
C-5.2
OF

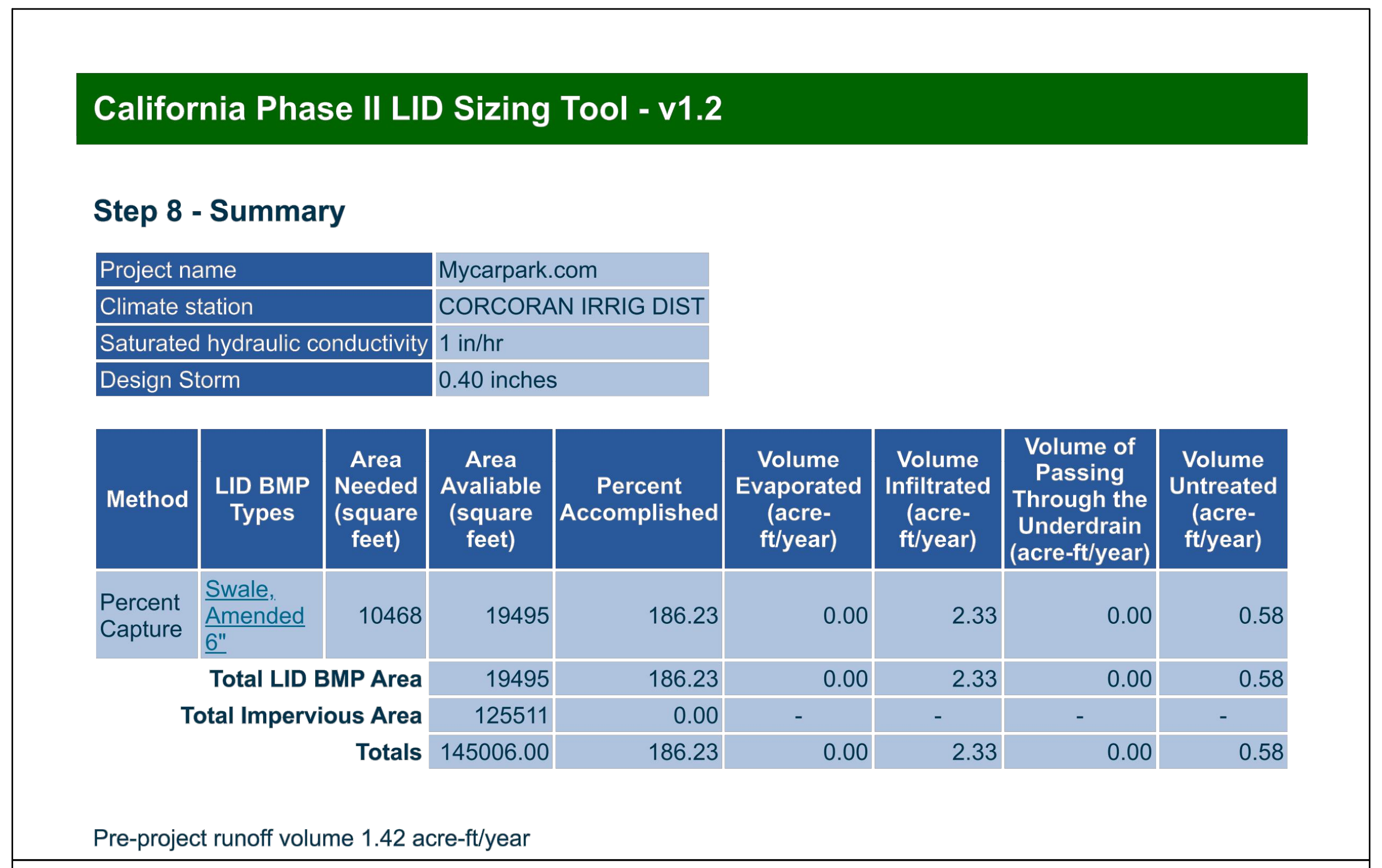
PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577HYDRO_POST.DWG

LEGEND:

▨	DETENTION POND AREA
✚	LANDSCAPE AREA
▭	DRAINAGE MANAGEMENT AREA (DMA)
— R — R —	RIDGE LINE
■	STORM DRAIN INLET





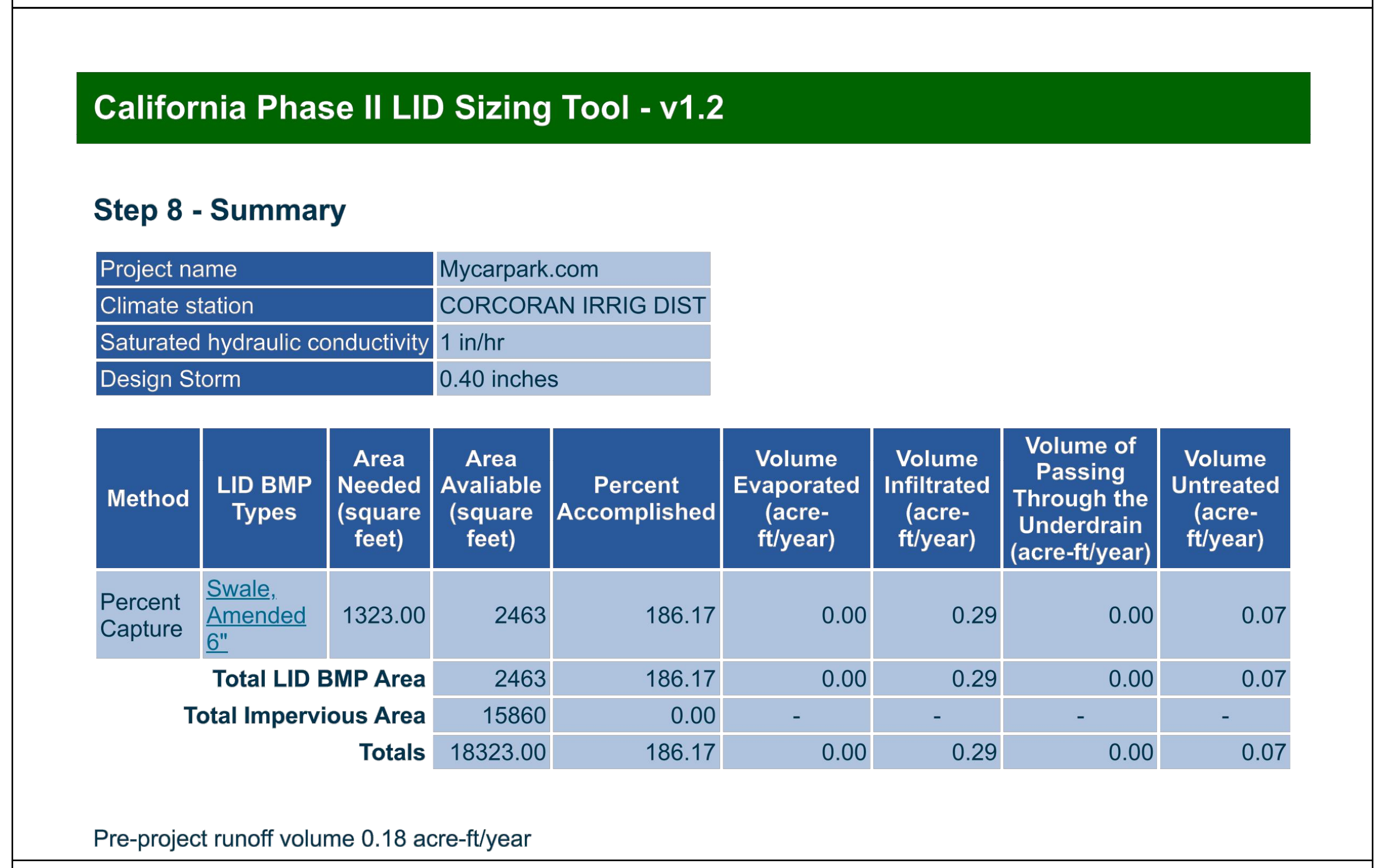
California Phase II LID Sizing Tool - v1.2

Step 8 - Summary

Project name	Mycarpark.com
Climate station	CORCORAN IRRIG DIST
Saturated hydraulic conductivity	1 in/hr
Design Storm	0.40 inches

Method	LID BMP Types	Area Needed (square feet)	Area Avaliable (square feet)	Percent Accomplished	Volume Evaporated (acre-ft/year)	Volume Infiltrated (acre-ft/year)	Volume of Passing Through the Underdrain (acre-ft/year)	Volume Untreated (acre-ft/year)
Percent Capture	Swale, Amended 6"	10468	19495	186.23	0.00	2.33	0.00	0.58
	Total LID BMP Area		19495	186.23	0.00	2.33	0.00	0.58
	Total Impervious Area		125511	0.00	-	-	-	-
	Totals		145006.00	186.23	0.00	2.33	0.00	0.58

Pre-project runoff volume 1.42 acre-ft/year



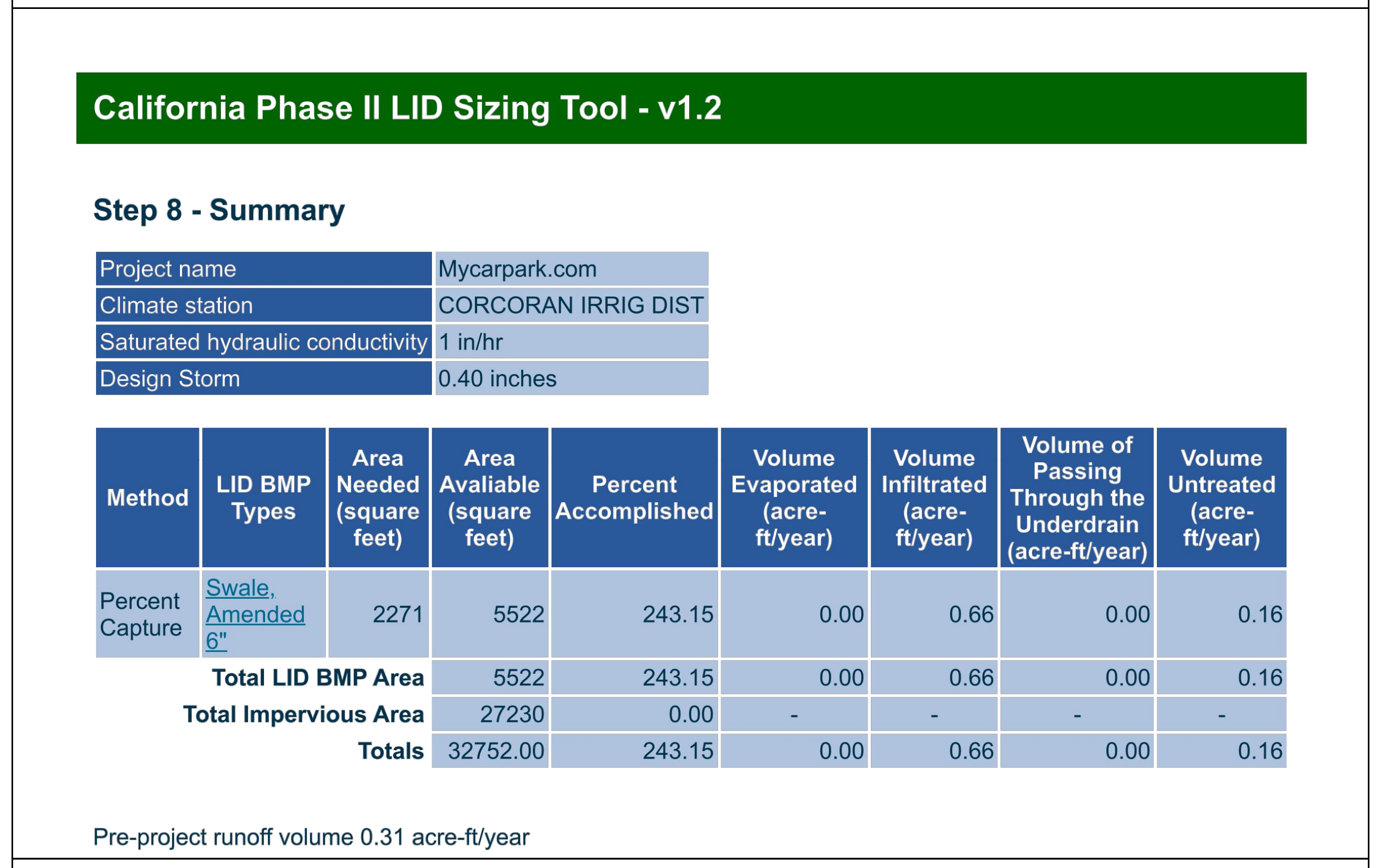
California Phase II LID Sizing Tool - v1.2

Step 8 - Summary

Project name	Mycarpark.com
Climate station	CORCORAN IRRIG DIST
Saturated hydraulic conductivity	1 in/hr
Design Storm	0.40 inches

Method	LID BMP Types	Area Needed (square feet)	Area Avaliable (square feet)	Percent Accomplished	Volume Evaporated (acre-ft/year)	Volume Infiltrated (acre-ft/year)	Volume of Passing Through the Underdrain (acre-ft/year)	Volume Untreated (acre-ft/year)
Percent Capture	Swale, Amended 6"	1323.00	2463	186.17	0.00	0.29	0.00	0.07
	Total LID BMP Area		2463	186.17	0.00	0.29	0.00	0.07
	Total Impervious Area		15860	0.00	-	-	-	-
	Totals		18323.00	186.17	0.00	0.29	0.00	0.07

Pre-project runoff volume 0.18 acre-ft/year



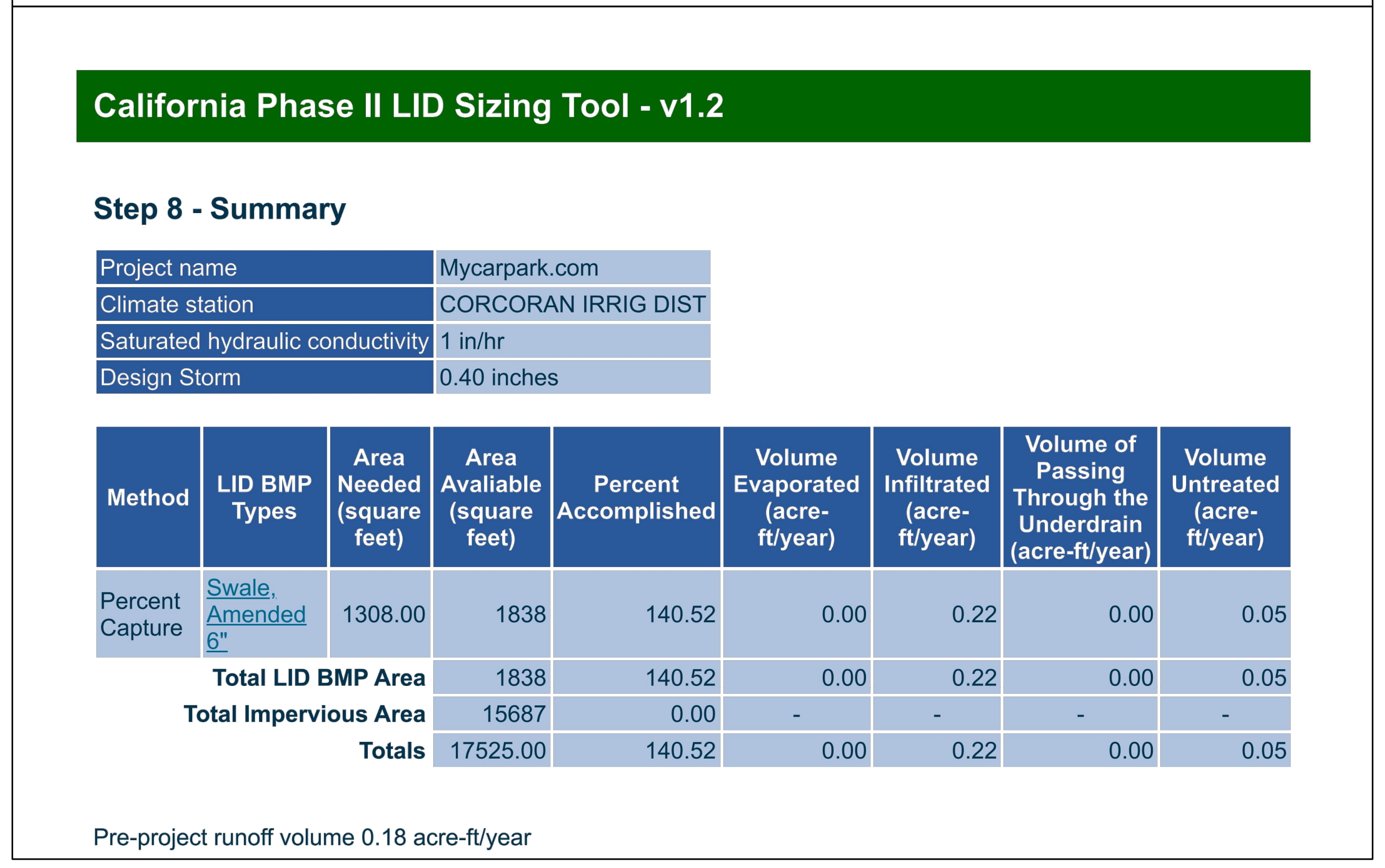
California Phase II LID Sizing Tool - v1.2

Step 8 - Summary

Project name	Mycarpark.com
Climate station	CORCORAN IRRIG DIST
Saturated hydraulic conductivity	1 in/hr
Design Storm	0.40 inches

Method	LID BMP Types	Area Needed (square feet)	Area Avaliable (square feet)	Percent Accomplished	Volume Evaporated (acre-ft/year)	Volume Infiltrated (acre-ft/year)	Volume of Passing Through the Underdrain (acre-ft/year)	Volume Untreated (acre-ft/year)
Percent Capture	Swale, Amended 6"	2271	5522	243.15	0.00	0.66	0.00	0.16
	Total LID BMP Area		5522	243.15	0.00	0.66	0.00	0.16
	Total Impervious Area		27230	0.00	-	-	-	-
	Totals		32752.00	243.15	0.00	0.66	0.00	0.16

Pre-project runoff volume 0.31 acre-ft/year



California Phase II LID Sizing Tool - v1.2

Step 8 - Summary

Project name	Mycarpark.com
Climate station	CORCORAN IRRIG DIST
Saturated hydraulic conductivity	1 in/hr
Design Storm	0.40 inches

Method	LID BMP Types	Area Needed (square feet)	Area Avaliable (square feet)	Percent Accomplished	Volume Evaporated (acre-ft/year)	Volume Infiltrated (acre-ft/year)	Volume of Passing Through the Underdrain (acre-ft/year)	Volume Untreated (acre-ft/year)
Percent Capture	Swale, Amended 6"	1308.00	1838	140.52	0.00	0.22	0.00	0.05
	Total LID BMP Area		1838	140.52	0.00	0.22	0.00	0.05
	Total Impervious Area		15687	0.00	-	-	-	-
	Totals		17525.00	140.52	0.00	0.22	0.00	0.05

Pre-project runoff volume 0.18 acre-ft/year

GRAPHIC SCALE
0 30
1"=30'

DATE: 04-18-23	REV #	BY	DATE	DESCRIPTION
SCALE: 1"= 30'	△			
DESIGNED: AS	△			
DRAWN: TY	△			
CHECKED: AS	△			
PROJ. MGR: AS	△			

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

STORMWATER CONTROL PLAN
MY CAR PARK.COM
S NEELEYS ROAD AND CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
C-6.1
OF

PROJECT
21-2577

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\21-2577 N NEELEY RD & CAMP DR, VISALIA CA\LATEST DATE DIRECTORY\22-05-17 ENTITLEMENT\2577SW.DWG

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
●	11	Alnus rubra / Red Alder	15 gal.	Moderate
●	7	Cercis canadensis 'Oklahoma' / Eastern Redbud (Standard)	15 gal.	Low
●	19	Cercis occidentalis / Western Redbud (Standard)	15 gal.	
●	8	Koelreuteria paniculata / Golden Rain Tree	15 gal.	Moderate
●	28	Lagerstroemia indica 'Cherokee' / Cherokee Crape Myrtle	15 gal.	Low
●	6	Magnolia x 'Galaxy' / Galaxy Magnolia	15 gal.	Moderate
●	2	Quercus lobata / Valley Oak	15 gal.	Low
✱	12	Washingtonia hybrid / Mexican/California Fan Palm	10` BTH (skinned)	Low
●	23	Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova	15 gal.	Moderate

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
✱	20	Agave americana / Century Plant	15 gal.	Low
●	519	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal	Low
●	414	Dietes x 'Orange Drop' / Orange Drop Fortnight Lily	5 gal.	Low
●	154	Lantana x 'New Gold' / New Gold Lantana	1 gal.	Low
●	98	Phormium tenax `Dark Delight` / New Zealand Flax	5 gal	Low
●	87	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	5 gal.	Low
●	211	Yucca x `Bright Star` / Variegated Spanish Dagger	5 gal	Low

VINES/ESPALLIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
⁄	4	Magnolia grandiflora 'Little Gem' / Espallier Little Gem Dwarf Southern Magnolia	15 gal.	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
▨	135	Festuca ovina glauca 'Elijah Blue' / Elijah Blue Fescue	4" pot	Low	20" o.c.
▨	289	Lomandra longifolia 'Breeze' TM / Breeze Mat Rush	1 gal.	Low	30" o.c.
▨	2,473	Muhlenbergia rigens / Deer Grass	1 gal.	Low	42" o.c.
▨	339	Rosa x 'Meidrifora' / Coral Drift® Groundcover Rose	1 gal.	Low	36" o.c.
▨	314	Rosa x 'Meisentmil' TM / Lemon Drift Rose	1 gal.	Low	36" o.c.
▨	699	Rosmarinus officinalis 'Irene' / Irene Trailing Rosemary	1 gal.	Low	42" o.c.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
NO WATER USE PLANTS	-	-	-	-	-	-	0 GAL.
VERY LOW WATER USE PLANTS	.1	DRIP	.85	.12	-	-	0 GAL.
LOW WATER USE PLANTS	.2	DRIP	.85	.24	52,417	12,580	395,440 GAL.
MODERATE WATER USE PLANTS	.5	BUBBLERS	.81	.62	2,720	1,686	52,998 GAL.
				TOTALS	(A) 55,135	(B) 14,266	448,437 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(50.7) (.62) (.45 x 55,135) + (1-.45) X 0) =779,901 GAL.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(50.7) (.62) (14,266) = 448,437 GAL.

0 30 60 90 feet
SCALE: 1" = 30'
NORTH

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 14,266
Total Area	(A) 55,135
Average ETAF	(B / A) .26

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

LANDSCAPE/ PLANTING NOTES

1. All new and existing landscape/planting areas (except areas to be hydro-seeded) shall receive a uniform 3-4" layer of organic mulch. Shredded bark (Guerilla hair) is not an acceptable mulch
2. All plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Visalia Landscape Standard Specifications (2013) and Water Conservation Standards.

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

DATE:	04-18-23	REV #	BY	DATE	DESCRIPTION
SCALE:	1" = 30'	△			
DESIGNED:	AS	△			
DRAWN:	TY	△			
CHECKED:	AS	△			
PROJ. MGR:	AS	△			

Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24

ams
associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

LANDSCAPE PLAN
MY CAR PARK.COM
N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET
L1
OF
PROJECT
21-2577

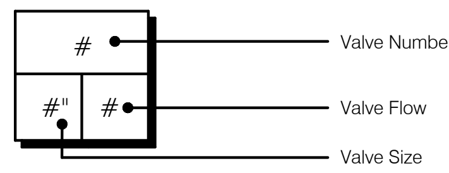
FILE PATH: C:\USERS\17072\DOCUMENTS\BUSINESS\PROJECTS\3 COMMERCIAL\AMS\VISALIA\DWG\LANDSCAPE PLAN.DWG

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
▚	Rain Bird XCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3 GPM-20 GPM	12
⁺⁺	Area to Receive Drip Emitters Netafim PC Single Outlet Pressure Compensating Drip Emitter, 5psi Internal Check Valve, with a Barb Inlet. Red= 0.5 GPH, Black= 1.0 GPH, Green= 2.0 GPH.	34,709 s.f.
	ADD 1-.5 GPH EMITTER TO MODERATE WATER USE VINES Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal. plant)	2,239
	2.0 GPH emitters (1 assigned to each 5 gal. plant)	404
▤	Area to Receive Dripline Netafim TLCV-09-24 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9 GPH emitters at 24" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. 17mm.	18,212 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◑	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5
◪	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	6
⋈	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
MV	Buckner-Superior 3000 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and 3-Way Solenoid Design. Available in 1", 1-1/4", 1-1/2", 2", 2-1/2" and 3" sizes.	1
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer with an enclosure and freeze protection blanket	1
C	Hunter I2C-2400-PP 24 Station Outdoor Modular Controller. With two ICM-800 Module. Commercial Use. Plastic Pedestal.	1
WS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1
FS	Hunter HFS-100 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
M	Water Meter 1"	1
— — — —	Irrigation Mainline: PVC Schedule 40 1-1/4" unless otherwise noted on plan. 18" minimum depth	1,534 l.f.
========	Pipe Sleeve: PVC Schedule 40 2x the diameter of pipes served and 1" for control wires. Minimum depth of 24"	91.8 l.f.

Valve Callout

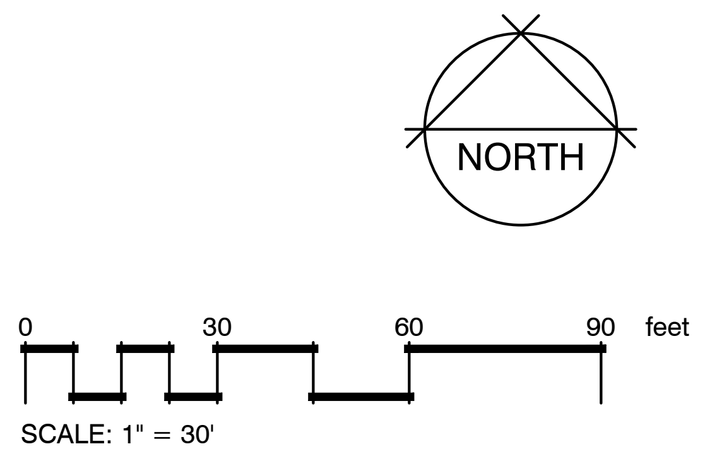


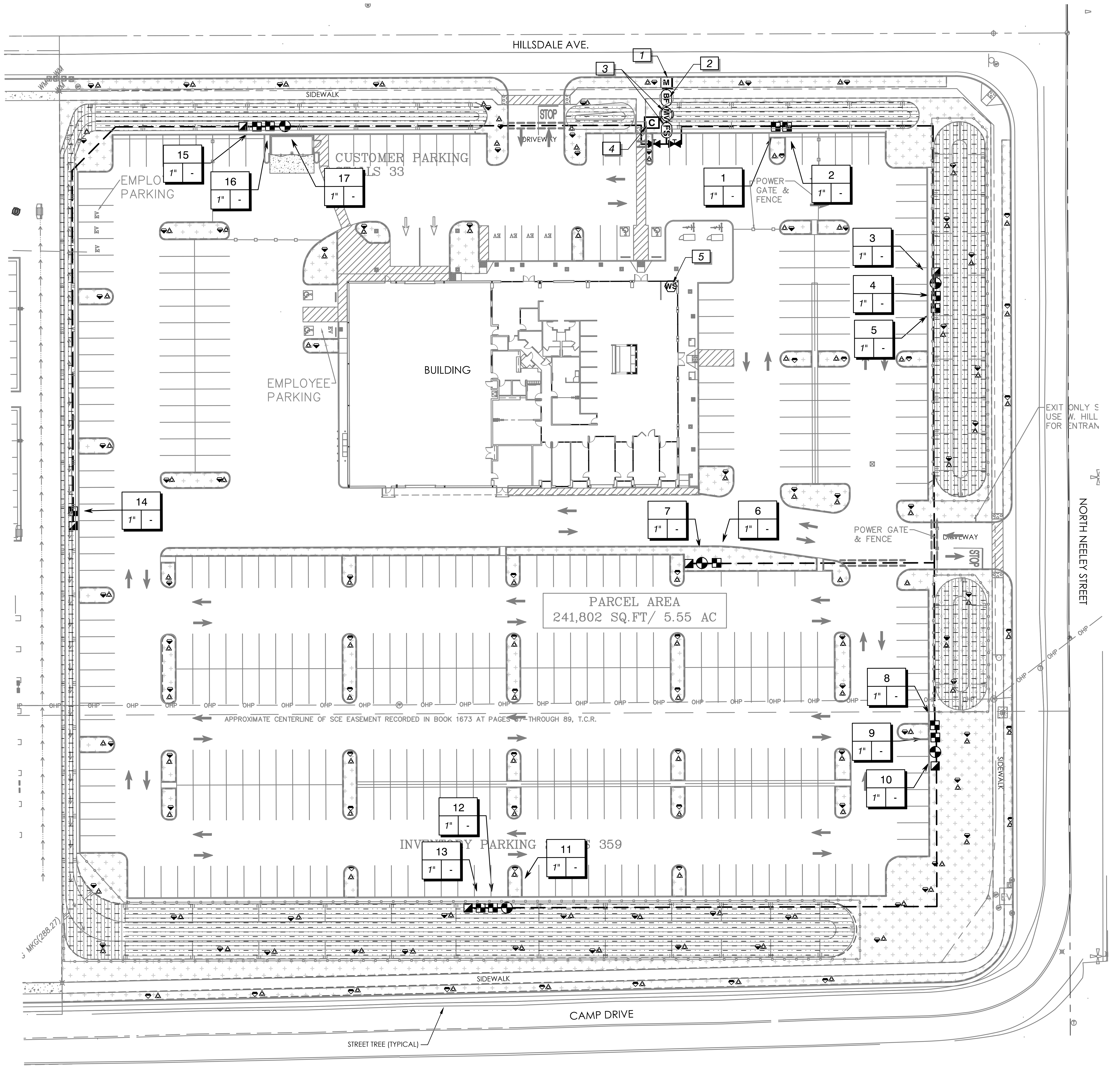
COMPLIANCE STATEMENT

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the landscape Irrigation plan.

Rodney Scaccalosi

4-17-23





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	Point of connection (POC) @ 1" irrigation meter (verify actual location prior to construction). See Utility plan for additional reference. Irrigation demand at POC shall be ? GPM and a minimum static pressure of ? psi. If minimum requirements are not met contact Landscape Architect.
2	Backflow preventer (Install Wilkins pressure regulator on down side of device for water pressure reading in excess of 75 psi)
3	Install Master Valve and Flow Sensor-See detail on sheet L3.
4	Install irrigation controller on a pedestal or per client representative. 120 Power to be provided by others. Coordinate actual location with client representative and General Contractor prior to beginning irrigation work.
5	Install wireless weather sensor at outside edge of wall and within distance as specified by manufacturer. Weather sensor location shall be free from any overhead obstruction. Actual location to be coordinated with Client Representative.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
NO WATER USE PLANTS	-	-	-	-	-	-	0 GAL.
VERY LOW WATER USE PLANTS	.1	DRIP	.85	.12	-	-	0 GAL.
LOW WATER USE PLANTS	.2	DRIP	.85	.24	52,417	12,580	395,440 GAL.
MODERATE WATER USE PLANTS	.5	BUBBLERS	.81	.62	2,720	1,686	52,998 GAL.
				TOTALS	(A) 55,135	(B) 14,266	448,437 GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(50.7) (.62) (.45 x 55,135) + (1-.45) X 0) =779,901 GAL.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(50.7) (.62) (14,266) = 448,437 GAL.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 14,266
Total Area	(A) 55,135
Average ETAF	(B / A) .26

Note:

1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

GENERAL NOTES

1. Locate $\frac{5}{8}$" polytubing drip lines and $\frac{1}{4}$" feeder lines atleast 3" below finish grade (NOT INCLUDING MULCH LAYER). This is required to preserve irrigation equipment during periods of extreme weather. $\frac{5}{8}$" polytubing line shall not exceed 100 linear feet in length at any location on this site.
2. Locate all irrigation equipment in landscape planters. equipment shown in pavement and offsite is for clarity only. All valve boxes shall be located at least 1' from any pavement.
3. Irrigation sleeves as indicated on legend shall be installed at all pavement/hardscape crossings.
4. Contact USA North (811) prior to commencing construction to verify existing underground utilities.
5. Certificate of completion shall be fully executed by the Project Owner and Owner's Representative. Certificate shall be submitted to the agency's representative. Water Audit to be performed by an I.A. certified company/individual.

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

DATE: 04-18-23	REV #	BY	DATE	DESCRIPTION
SCALE: 1" = 30'	△			
DESIGNED: AS	△			
DRAWN: TY	△			
CHECKED: AS	△			
PROJ. MGR: AS	△			

Rodney L. Scaccalosi
No. 4452
Exp. 05/31/24

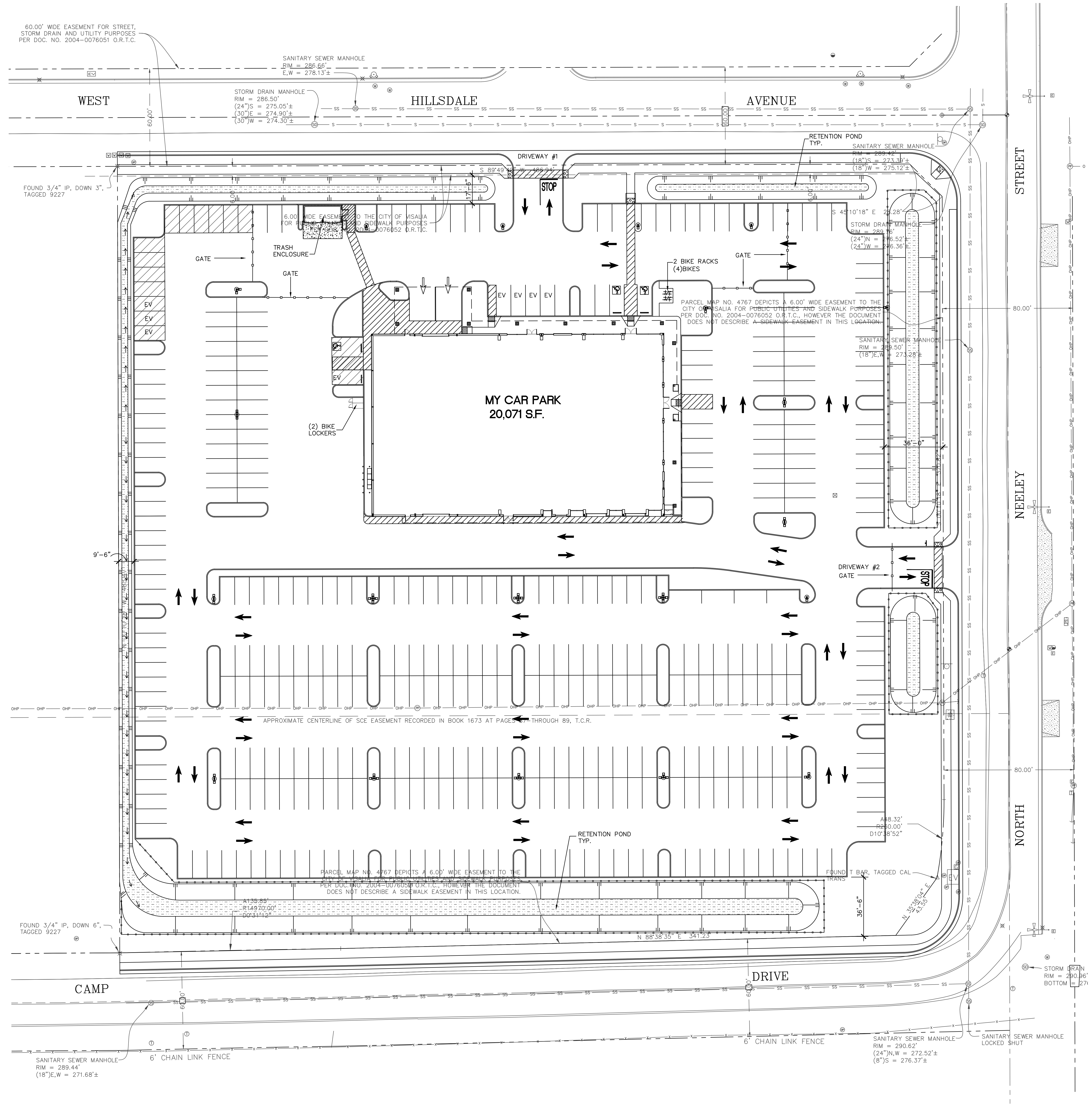
ams
associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

IRRIGATION PLAN
MY CAR PARK.COM

N NEELEY ST & CAMP DRIVE
VISALIA TULARE COUNTY CALIFORNIA

SHEET L2 OF
PROJECT 21-2577

FILE PATH: C:\USERS\17072\DOCUMENTS\BUSINESS\PROJECTS\3 COMMERCIAL\AMS\VISALIA\DWG\L2-PRELIM IRRIGATION PLAN.DWG



PRELIMINARY SITE PLAN

SCALE: 1" =30'

PROJECT SUMMARY

GENERAL INFORMATION

SITE AREA:	241,802 SF. (5.55 ACRES)
APN:	081-020-078
ZONING:	C-S SERVICE COMMERCIAL
DESIGN GUIDELINES:	VISALIA AUTO PLAZA (V.A.P.)
GENERAL PLAN:	SERVICE COMMERCIAL
PROPOSED USE:	AUTOMOTIVE DEALERSHIP
BUILDING OCCUPANCY:	MIXED: B, S-1
BUILDING CONSTRUCTION:	TYPE VA

PARKING SUMMARY

PARKING REQUIRED: (SEE SHEET C-2.1)	REQUIRED	PROVIDED
1 SPACE PER 2 EMPLOYEES:	15	15
PLUS 1 SPACE PER 2,000 SF. OF LOT AND BUILDING AREA USED FOR DISPLAY OR STORAGE OF AUTOMOBILES.:	32	33
TOTAL		

PARKING PROVIDED (SEE SHEET C-2.1)	
STANDARD SPACES:	392
ACCESSIBLE SPACES:	5
EV SPACES:	8
TOTAL ;	405

PARKING SPACE SIZES: 9' WIDE X 19' LONG

DRIVE AISLE WIDTH: 25' MIN. U.N.O.

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
CAMP SETBACK:	30'	36' MIN.
NEELEY SETBACK:	30'	36'
HILLSDALE SETBACK:	15'	17.5'
REAR YARD SETBACK:	5'	9.5'

TREE WELLS REQUIRED PER 10 CONSECUTIVE PARKING SPACES.
MIN. TREE WELL SIZE: 80 SF.

BUILDING AREAS

GROUND FLOOR:	20,071 S.F.
CANOPIES:	3,407 S.F.
TRASH ENCLOSURE:	240 S.F.
TOTAL BUILDING COVERAGE:	23,718 S.F.

BUILDING HEIGHT

MAXIMUM ALLOWED BUILDING HEIGHT:	30' PER V.A.P. (60 FEET PER C-S ZONING)
PROPOSED BUILDING HEIGHT:	28'-0"

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road, Suite 230, Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

FAHRNEY AUTOMOTIVE - MY CAR PARK
9700 W. CAMP DRIVE
VISALIA, CA

FAHRNEY AUTOMOTIVE GROUP
3105 HIGLAND AVE.
SELMA, CA 93662

SHEET REVISIONS

DATE	PHASE
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

PERMIT SUBMITTAL

BID ISSUE

PERMIT CLEARANCE

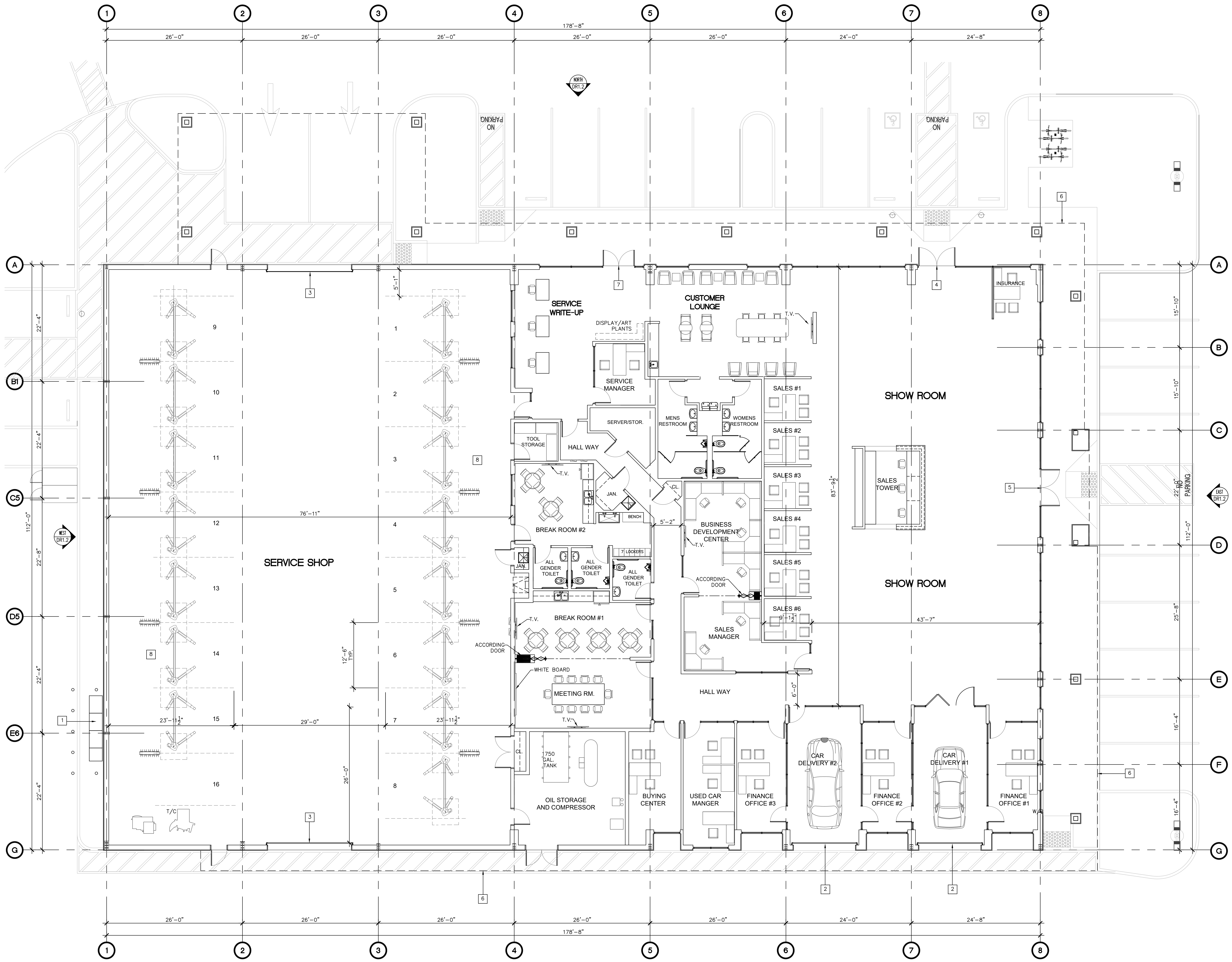
CONSTRUCTION ISSUE

SHEET DATE
04/05/2023

JOB NUMBER	PHASE
ALI04	30

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
DR1.0



PRELIMINARY FLOOR PLAN

SCALE: 1/8" =1'-0"

SHEET NOTES

1	ELECTRICAL METER AND SWITCHGEAR
2	12' WIDE X 12' HEIGHT ROLL-UP DOOR
3	16' WIDE X 12' HEIGHT ROLL-UP DOOR
4	MAIN ENTRY TO DEALERSHIP
5	ENTRY / EXIT TO VEHICLE INVENTORY
6	BUILDING OVERHANG ABOVE
7	PUBLIC ENTRY – SERVICE CENTER
8	VEHICAL HOIST BAY TYP.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road, Suite 230, Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

FAHRNEY AUTOMOTIVE - MY CAR PARK
9700 W. CAMP DRIVE
VISALIA, CA

FAHRNEY AUTOMOTIVE GROUP
3105 HIGLAND AVE.
SELMA, CA 93662

SHEET REVISIONS

DATE	PHASE
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

PERMIT SUBMITTAL

BID ISSUE

PERMIT CLEARANCE

CONSTRUCTION ISSUE

SHEET DATE
02/08/2023

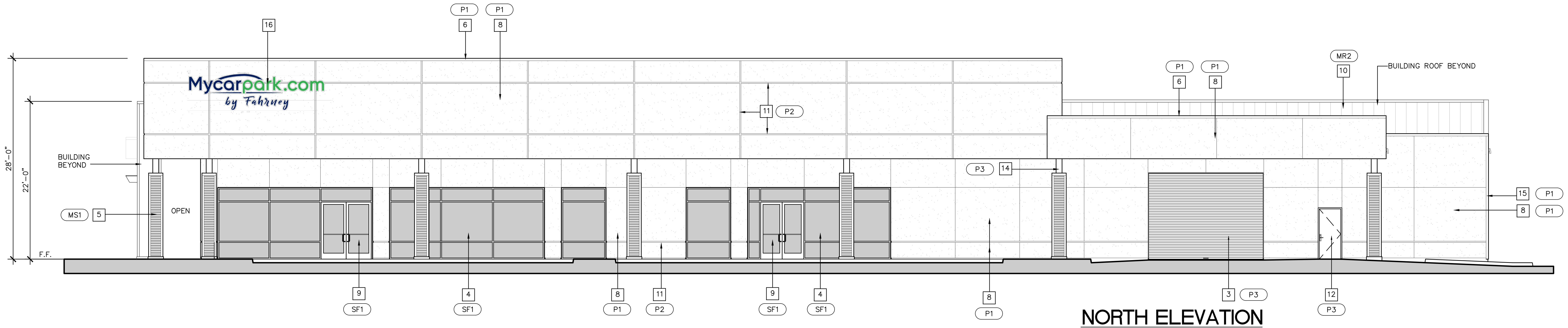
JOB NUMBER	PHASE
ALI04	30

SHEET TITLE
PRELIMINARY FLOOR PLAN

SHEET NUMBER
DR1.1

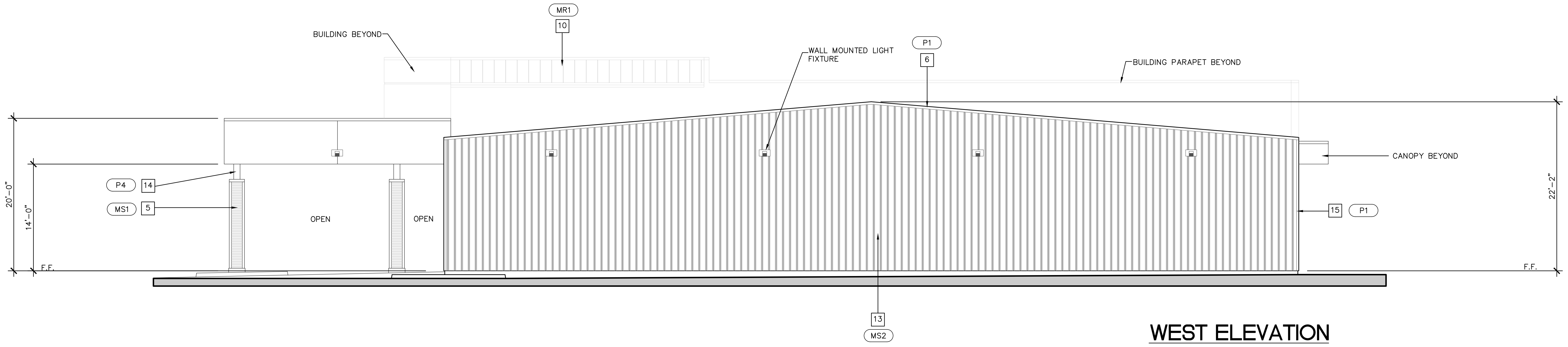
EAST ELEVATION

SCALE: 1/8" =1'-0"



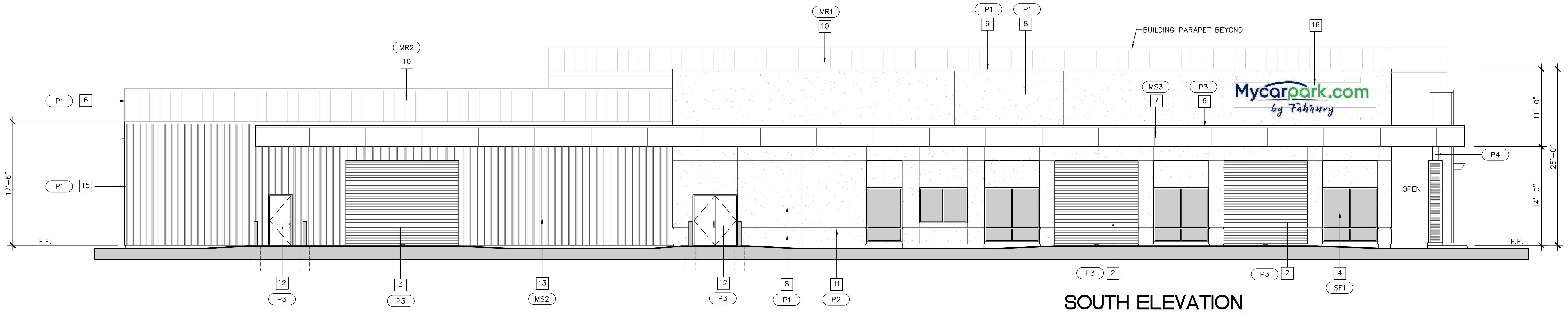
NORTH ELEVATION

SCALE: 1/8" =1'-0"



WEST ELEVATION

SCALE: 1/8" =1'-0"



SOUTH ELEVATION

SCALE: 1/8" =1'-0"

SHEET NOTES

1	ELECTRICAL METER AND SWITCHGEAR
2	12' WIDE X 12' HEIGHT ROLL-UP DOOR
3	16' WIDE X 12' HEIGHT ROLL-UP DOOR
4	ALUMINIUM STOREFRONT SYSTEM
5	METAL SIDING AND TRIM
6	METAL COPING
7	SMOOTH COMPOSITE METAL PANELS
8	SMOOTH STUCCO – PAINT FINISH
9	ALUMINUM STOREFRONT DOOR
10	METAL ROOFING
11	2" ALUM. CHANNEL REVEAL
12	HOLLOW METAL DOOR AND FRAME – PAINT FINISH
13	RIBBED PROFILE METAL PANELS
14	STEEL COLUMN – PAINT FINISH
15	METAL TRIM
16	INTERNALLY ILLUMINATED SIGNAGE

LEGEND

P1	PAINT FINISH: COLOR: OFF WHITE
P2	PAINT FINISH: COLOR: LIGHT GRAY
P3	PAINT FINISH: COLOR: GREEN TO MATCH MS3
P4	PAINT FINISH: COLOR: DARK GRAY TO MATCH MS1
MS1	METAL SIDING: McELROY METALS – "WAVE" METAL WALL PANEL. COLOR: CHARCOAL
MS2	METAL SIDING: MBCI – "PBR" METAL WALL PANEL. COLOR: POLAR WHITE
MS3	METAL COMPOSITE PANEL SIDING: PAC–CLAD – PAC–3000 CS. COLOR: PCT49117 SUN BELT GREEN
MR1	METAL ROOFING: McELROY METALS – "238T" ROOFING PANEL. COLOR: CHARCOAL
MR2	METAL ROOFING: MBCI – "DOUBLE–LOK" ROOFING PANEL. COLOR: GALVALUME
SF1	ALUMINUM STOREFRONT: COLOR: CLEAR ANODIZED. GLAZING: CLEAR
SS1	METAL TRIM: STAINLESS STEEL.

ARCHITECTURAL
DIMENSIONS
801 Ygnacio Valley Road, Suite 230, Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

FAHRNEY AUTOMOTIVE - MY CAR PARK
9700 W. CAMP DRIVE
VISALIA, CA

FAHRNEY AUTOMOTIVE GROUP
3105 HIGLAND AVE.
SELMA, CA 93662

SHEET REVISIONS

DATE	PHASE
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

PERMIT SUBMITTAL

BID ISSUE

PERMIT CLEARANCE

CONSTRUCTION ISSUE

SHEET DATE
03/27/2023

JOB NUMBER	PHASE
ALI04	30

SHEET TITLE
PRELIMINARY EXTERIOR ELEVATIONS

SHEET NUMBER
DR1.2

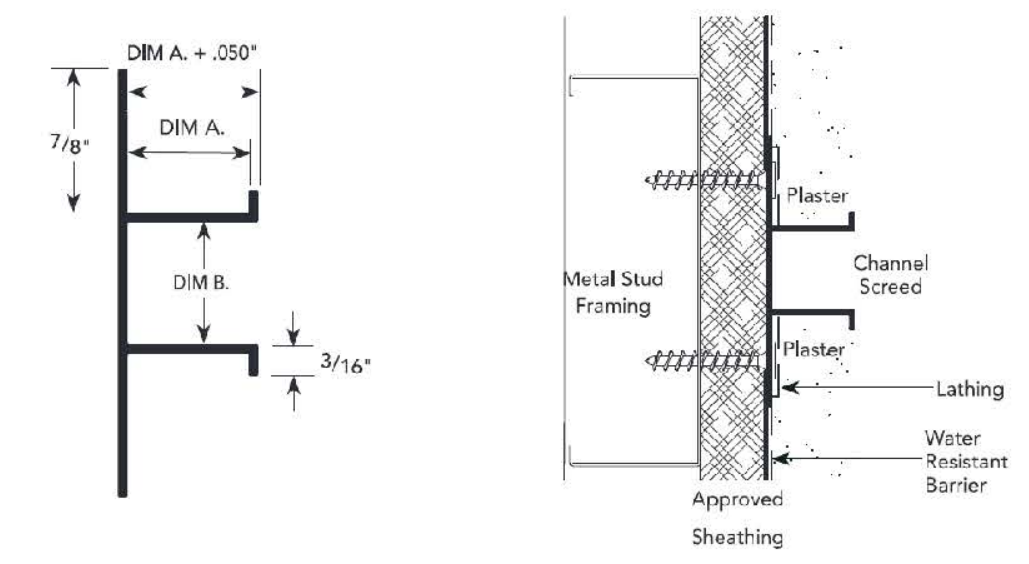
ALABASTER
P1 PAINT - SW7008

SUNBELT GREEN
P3 PAINT - TO MATCH MS3

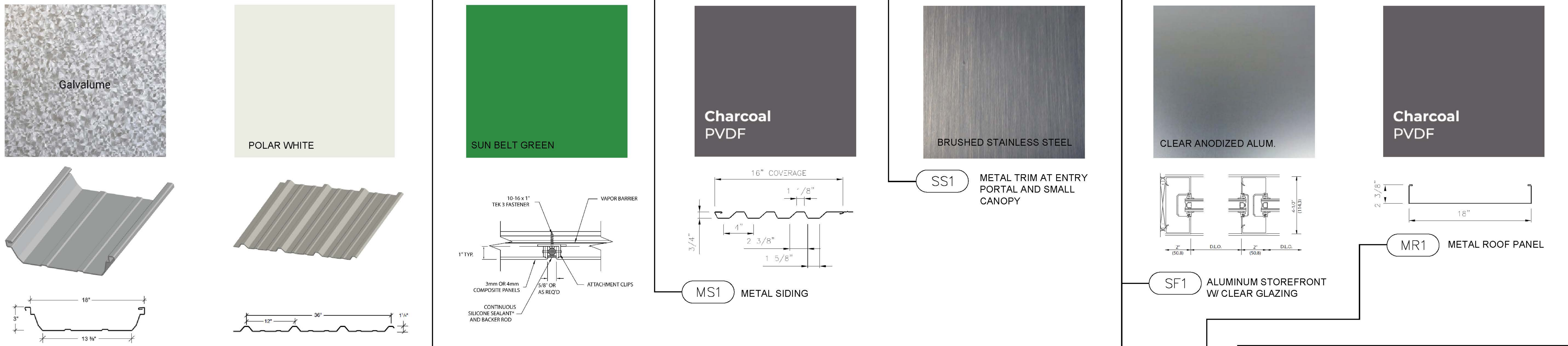
REPOSE GRAY
P2 PAINT - SW7641

P4 PAINT - SW7645

EAST ELEVATION



STUCCO FINISH AND ALUM. REGLET



SS1 METAL TRIM AT ENTRY PORTAL AND SMALL CANOPY

MR1 METAL ROOF PANEL

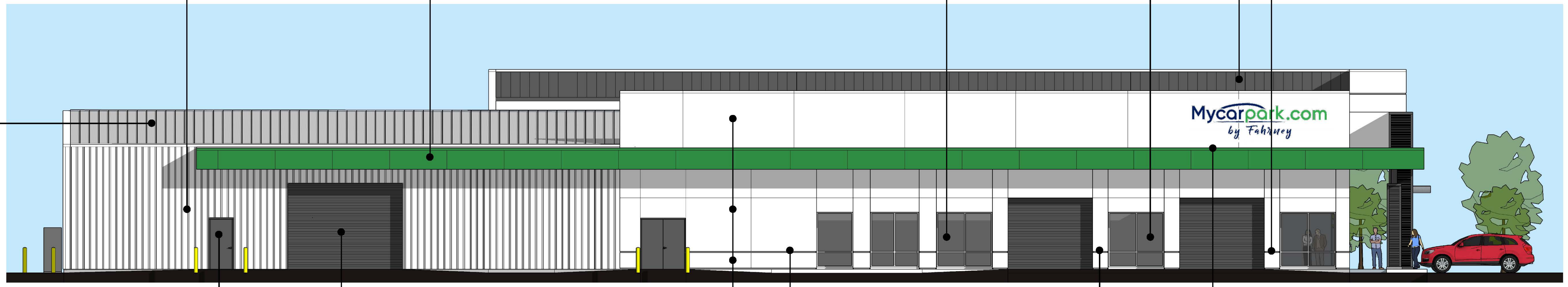
MS1 METAL SIDING

SF1 ALUMINUM STOREFRONT W/ CLEAR GLAZING

MR2 METAL ROOFING

MS2 METAL SIDING

MS3 COMPOSITE WALL PANEL



SOUTH ELEVATION

P4 PAINT - SW7645

ALABASTER
P1 PAINT - SW7008

REPOSE GRAY
P2 PAINT - SW7641

SUNBELT GREEN
P3 PAINT - TO MATCH MS3

1. MATERIALS AND COLORS INDICATED ON THIS DRAWING ARE APPROXIMATE AND WILL VARY DEPENDING ON PRINTER/MONITOR DISPLAY SOURCE. REFER TO ACTUAL COLORS AND MATERIALS INDICATED FOR TRUE REPRESENTATION OF ALL PROPOSED FINISHES.

2. ALL LANDSCAPING INDICATED ON THIS DRAWING IS DIAGRAMMATIC AND INTENDED ONLY TO CONVEY A SENSE OF GENERAL LANDSCAPED AREAS. REFER TO ACTUAL LANDSCAPE PLAN FOR ALL PROPOSED LANDSCAPING.

ARCHITECTURAL DIMENSIONS
801 Ygnacio Valley Road, Suite 230, Walnut Creek, CA 94549
TEL. 510.463.8300 • FAX. 510.463.8395

FAHRNEY AUTOMOTIVE - MY CAR PARK
9700 W. CAMP DRIVE
VISALIA, CA

FAHRNEY AUTOMOTIVE GROUP
3105 HIGLAND AVE.
SELMA, CA 93662

SHEET REVISIONS	
DATE	PHASE
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

PERMIT SUBMITTAL

BID ISSUE

PERMIT CLEARANCE

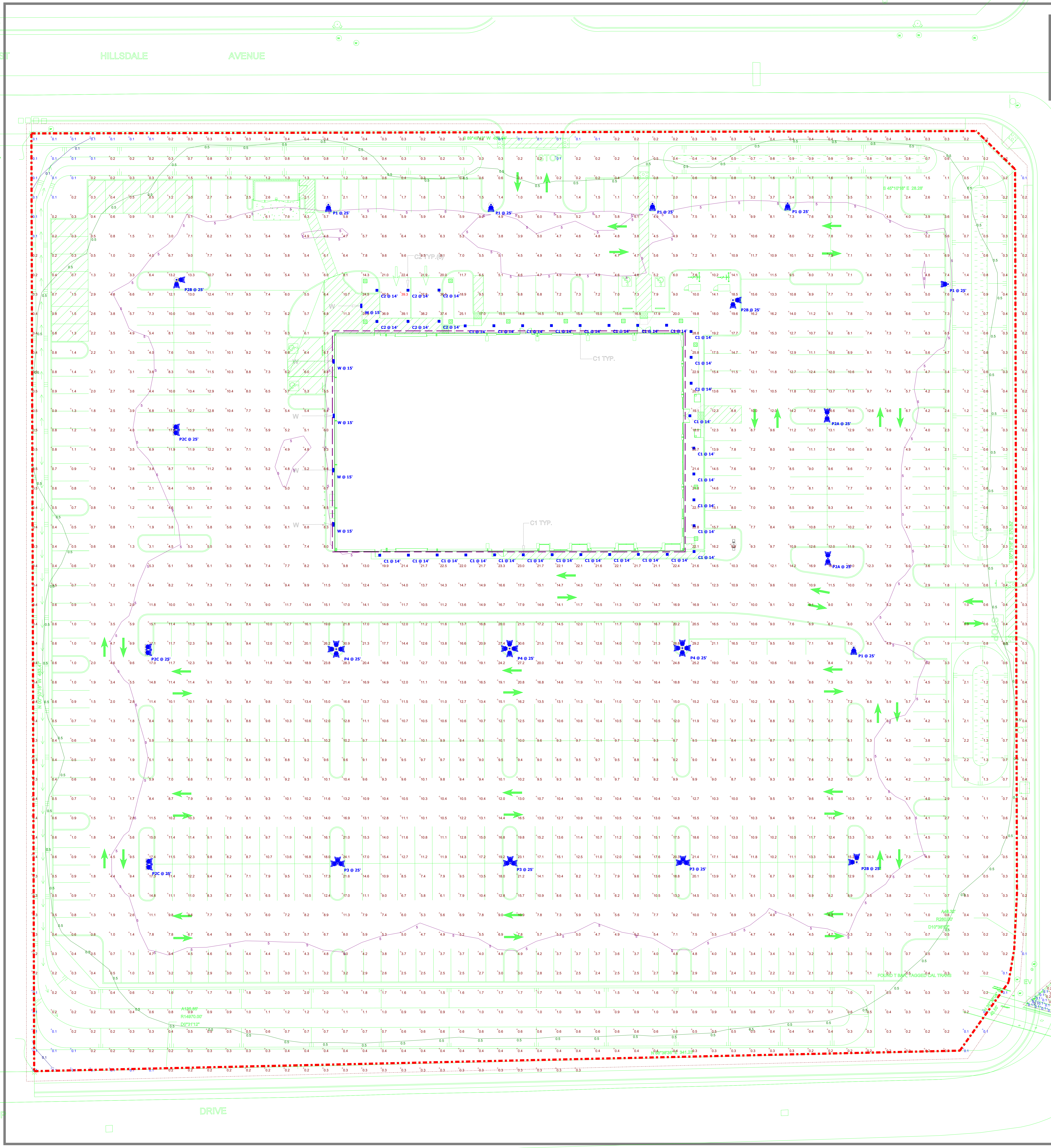
CONSTRUCTION ISSUE

SHEET DATE
03/27/2023

JOB NUMBER	PHASE
ALI04	30

SHEET TITLE
COLORS AND MATERIALS

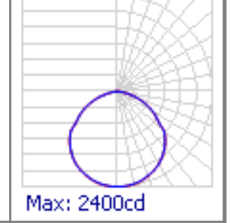
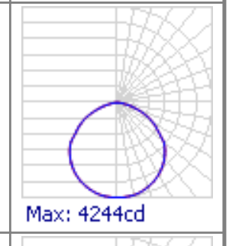
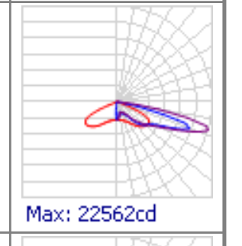
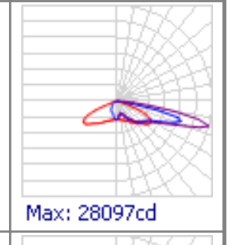
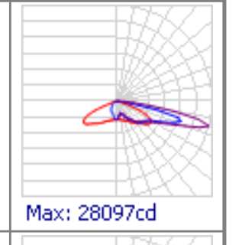
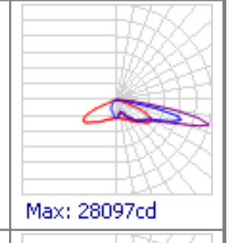
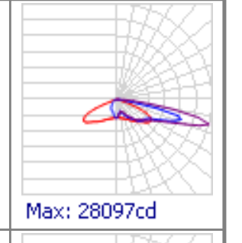
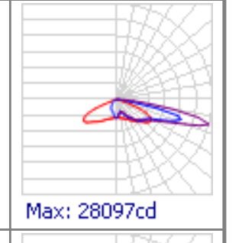
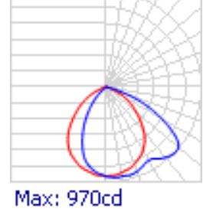
SHEET NUMBER
DR1.3

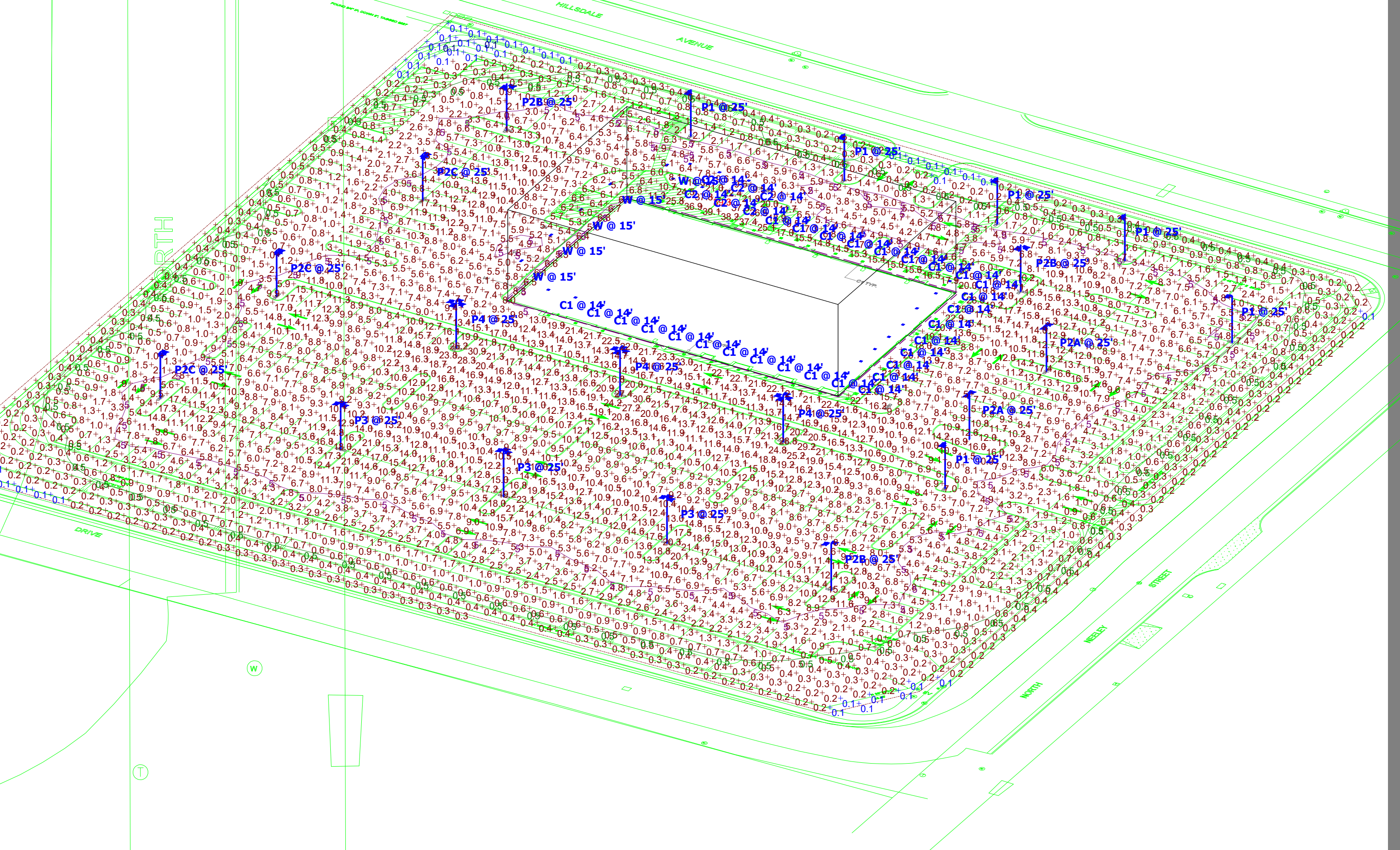


Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	6.5 fc	39.3 fc	0.1 fc	393.0:1	65.0:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
□	C1		28	RAB LIGHTING INC.	MASI16-52NW/D10	CAST METAL HOUSING, CAST METAL HEAT SINK, 1 WHITE CIRCUIT BOARD WITH 121 LEDS, CLEAR FLAT GLASS DOOR IN CAST WHITE PAINTED METAL FRAME.	121	57	1	54.9	 Max: 2400cd
□	C2		6	RAB LIGHTING INC.	MASI16-80NW/D10	CAST METAL HOUSING, CAST METAL HEAT SINK, 1 WHITE CIRCUIT BOARD WITH 306 LEDS, CLEAR FLAT GLASS DOOR IN CAST WHITE PAINTED METAL FRAME.	306	40	1	85.3	 Max: 4244cd
	P1		6	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA6B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	96	253	1	249	 Max: 22562cd
	P2A		2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA6B-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	96	358	1	498	 Max: 28097cd
	P2B		3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA6B-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	96	358	1	498	 Max: 28097cd
	P2C		3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA6B-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	96	358	1	498	 Max: 28097cd
	P3		3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA6B-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	96	358	1	747	 Max: 28097cd
	P4		3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA6B-740-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (6) 70 CRI, 4000K, 800mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS	96	358	1	996	 Max: 28097cd
▭	W		5	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR2B-W	CROSSTOUR 18W WALL MOUNT LED	1	2102	1	18.2	 Max: 970cd



South East View

Fahrney Automotive,
Visalia, CA

Designer

Date
03/24/2023
Scale
Not to Scale
Drawing No.
LTG-1
Summary

1 of 1

ESTIMATION OF TRIP GENERATION

for

CARMAX AUTOMOBILE
SOUTHWEST CORNER
OF
W. HILLSDALE AVENUE AND
N. NEELEY STREET
VISALIA, CA

by

ams associates, inc.
801 Ygnacio Valley Road, Suite 220
Walnut Creek, CA 94596
(925) 943-2777

Prepared:
April 14, 2023

Farhad Iranitalab, RCE 33142, TE 1695

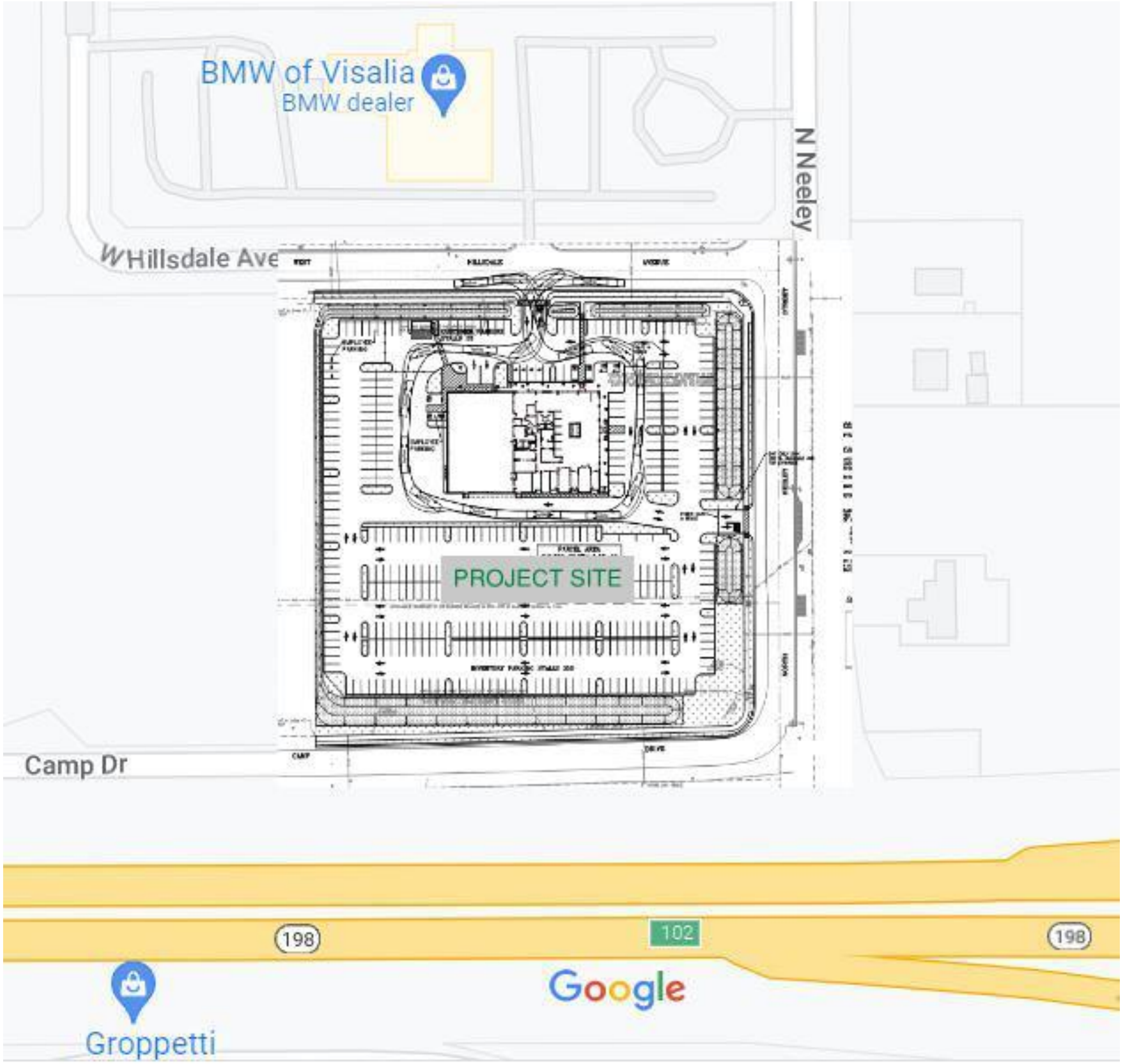
REGISTERED PROFESSIONAL ENGINEER
FARHAD IRANITALAB
No. 33142
Exp.6–30–2024
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
FARHAD IRANITALAB
NO. 1695
EXP. 06-30-23
TRAFFIC
STATE OF CALIFORNIA

Subject: Trip Generation Estimation for CarMax Auto dealership at the Southwest Corner of W. Hillsdale Avenue and N. Neeley Street in the City of Visalia

Dear ??

ams associates is the engineer for the subject project. This Technical memorandum presents the trip generation estimation for the subject project. The project is located to the south of W. Hillsdale Avenue, west of N. Neeley Street in the City of Visalia, California. The parcel is zoned as Service Commercial (SC) in the City's General Plan. The project is consistent with the zoning.



The proposed project is on a 5.5-acre piece of vacant land. The project includes 20,000 square feet of building, 359 parking spaces for inventory, 31 standard customer parking and two handicap parking spaces, and 15 employee parking.

Access to the site is provided via two driveways, one from N. Neeley Street, and one from W. Hillsdale Avenue.

Trip Generation

Trip generation represents the amount of traffic generated by a development. The Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, dated September 2021 land use 841 “Automobile Sale (Used) is used to estimate trips generated by this project. Table 1 presents the estimated trips generated by the existing site developments.

Table 1- Project Trip Generation

ITE Land Use Description	Unit	Daily	AM Peak Hour			PM Peak Hour		
		2-way	Enter	Exit	Total	Enter	Exit	Total
Trip Generation Rates: 841- Automobile Sale (Used)	1K- GFA	27.06	76%	24%	2.13	47%	53%	3.75
Project Estimated Trips (two-way)	20	541	32	11	43	35	40	75

Based on Table 1, the project is estimated to generate 541 daily trip ends, 43 trips during AM peak, and 75 PM trips during PM peak.

If you have any questions, please contact us.

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: PERFECTION PET FOODS, LLC   Date: 04-25-23

Project Description: NEW 20'X 60' LOADOUT CANOPY (ROOF ONLY) TO COVER EXIST AREA USED FOR LOADOUT

Site Plan Review Resubmittal: Yes ☒ No ○   If Resubmittal, Previous Site Plan Review Number: 2023-038

Property Owner: PERFECTION PET FOODS, LLC

Applicant(s) Name: PERFECTION PET FOODS, LLC

Project Address/Location: 1111 N. MILLER PARK CT, VISALIA, CA 93291

Assessor Parcel Number: 073-160-032 & 033   073-190-02, 03 & 010

Parcel Size (Acreage or Square Feet): 18.56 AC.   Building or Suite Square Footage: NEW 1,200 FT²

Are There Any Proposed Building Modifications: Yes ☒ No ○

Estimated Cost of Modifications to Building: $ 95,000

Describe All Proposed Building Modifications: CONSTRUCT NEW 1,200 SQ FT LOADOUT CANOPY (ROOF ONLY)

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

Date Received: 04/25/2023

SPR Agenda: 05/03/2023   Item No. ____

Zone: I   SPR No. 23-038

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: PET FOOD MFGR PLANT

Proposed Building Use: FILL TRUCKS WITH PRODUCT - OUT BOUND

Proposed Hours of Operation: FACILITY IS 24 HR

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

Number of Employees Per Day: Existing 150   Proposed 150

Number of Customers Per Day (Estimated): Existing 5   Proposed 5

Predicted Peak Operating Hour: MON-FRI 8:00AM - 5:00 PM

Describe Any Truck Delivery Schedule & Operations: DURING PEAK OPERATION HRS, 20-30 TRUCKS PER DAY - EVENLY DISTRIBUTED THRU DAY

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): ALL TRUCK ACCESS IS OFF CAMP DR VEHICLE TRAFFIC ACCESS IS FROM MILLER PARK CT.

Describe Any Special Events Planned for the Facility: NONE

Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION ONLINE USING FILE DROP ACCESSED ONLINE AT HTTPS://SHARE.VISALIA.CITY/FILEDROP/SPR
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

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
- 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: NICK WIEST

Address: 1111 N. Miller Park Ct

City, State, Zip Visalia, CA, 93291

Phone: 559-302-4874

Email: nwiest@perfectionpetfoods.com

Signature of Owner or Authorized Agent*

Owner

Date 3/13/23

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 FORM

AGENCY AUTHORIZATION

OWNER:

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

073-160-032 & 33 073-190-02, 03 & 10

AGENT:

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

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

Executed this 8TH day of MARCH, 20 23

Signatures

OWNER

Signature of Owner

1111 N. Miller Park. Ct.
Owner Mailing Address
Visalia CA 93291

Owner Phone Number
559-302-4874

AGENT

Signature of Agent

DOWD ENGINEERING
Agent Mailing Address
P.O. BOX 178
TULARE, CA. 93275

Agent Phone Number
559-684-9318

APPLICANT / OWNER: PERFECTION PET FOODS, LLC
1111 N. MILLER PARK COURT
VISALIA, CA. 93291

PLAN PREPARED BY:
LEW DOWD
DOWD ENGINEERING
P.O. BOX 178
TULARE, CA 93275
559–684–9318

PROJECT ADDRESS: 1111 N. MILLER PARK COURT
VISALIA, CA. 93291

PARCEL INFORMATION:

A.P.N.	ACRES	ZONING
073–160–032	8.17	HEAVY INDUST.
073–160–033	3.29	HEAVY INDUST.
073–190–010	4.98	LIGHT INDUST.
073–190–02	1.31	LIGHT INDUST.
073–190–03	.81	LIGHT INDUST.
TOTAL	18.56 ACRES	

FLOOD ZONE DESIGNATION: AE

(E) PARKING		
	STANDARD STALLS	69
	COMPACT STALLS	8
	HANDICAP	2
	TOTAL	79

UTILITIES:

ELECT. & GAS:	SOUTHERN CALIF EDISON
SEWER:	CITY OF VISALIA
WATER:	CAL–WATER

OCCUPANCY GROUP: F–2

TYPE OF CONSTRUCTION: VB & IIB

ORIGINAL BUILDING AREA:

NORTH BUILDING	27,175 SQ. FT. (PLANT) 5,050 SQ. FT. (OFFICE)
SOUTH BUILDING	43,200 SQ. FT. (PLANT)

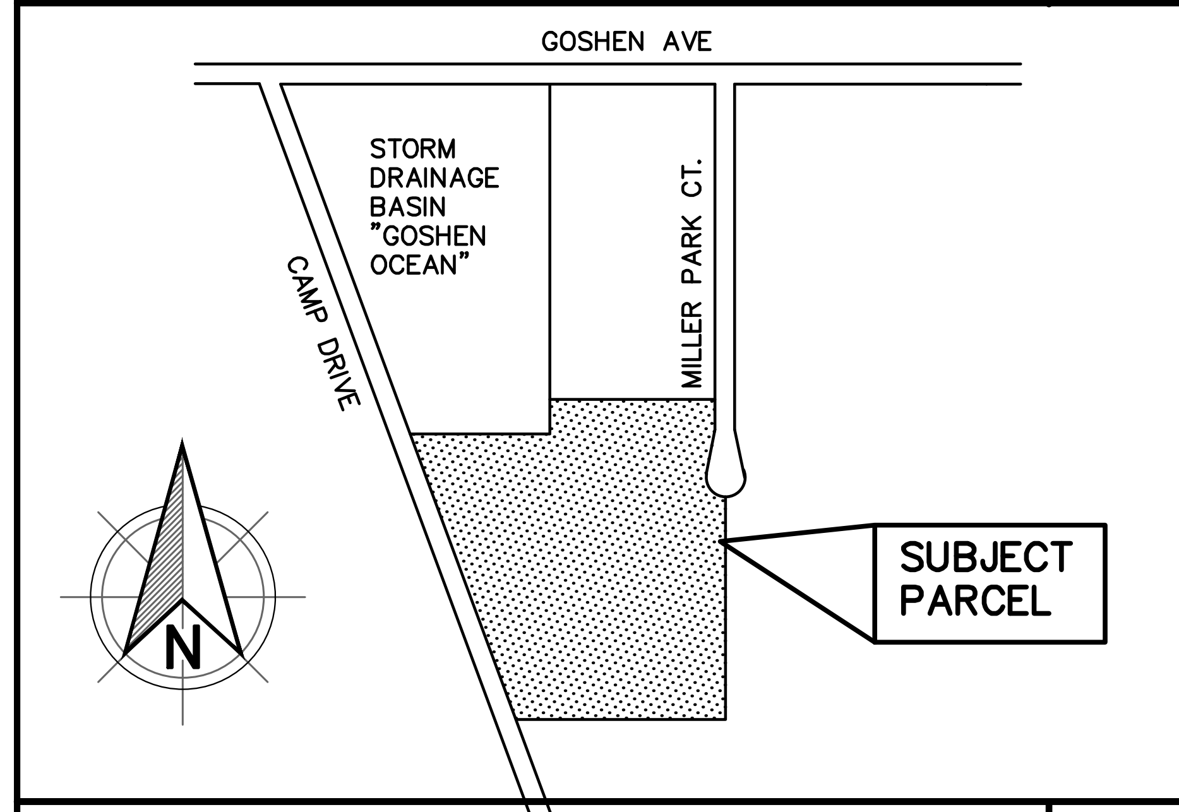
PREVIOUSLY APPROVED ADDITIONS:

PROCESSING BLDG.	15,102 SQ. FT.
RECEIVING BLDG.	3,600 SQ. FT.
TRUCK DOCK BLDG.	4,800 SQ. FT.
INGREDIENTS STOR.	15,460 SQ. FT.
PACKAGING ADD'N	13,125 SQ. FT.
GUARD SHACK	30 SQ. FT.
WAREHOUSE	149,211 SQ. FT.
EXISTING TOTAL UNDER ROOF	276,753 SQ. FT.

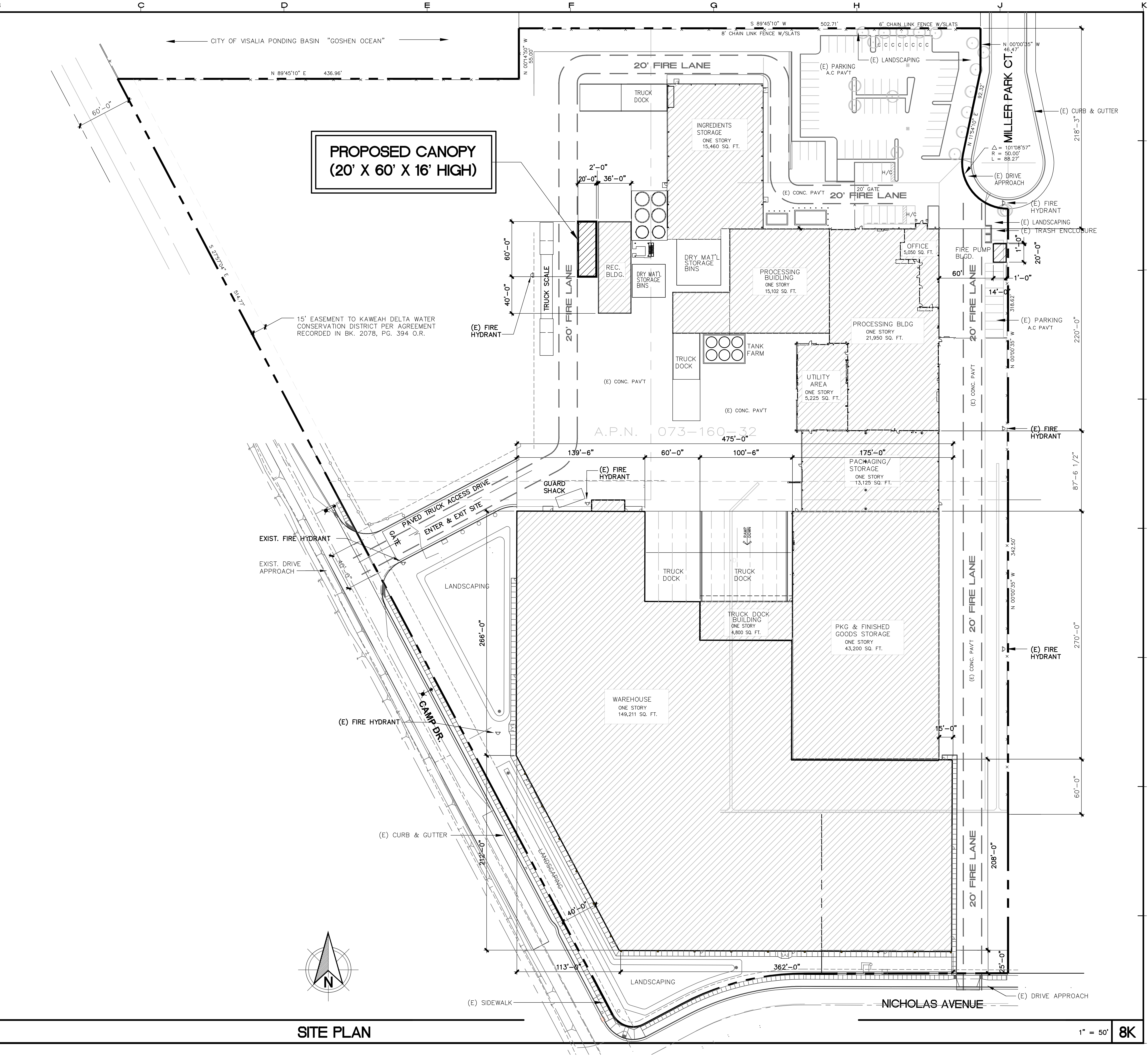
NEW WORK PROPOSED WITH THIS PLAN:

NEW ROOF CANOPY	1,200 SQ. FT.
NEW TOTAL UNDER ROOF	277,953 SQ. FT.

PROJECT DATA 6K



VICINITY MAP NTS 8K



SITE PLAN 1" = 50' 8K

REVISIONS		
NO.	DATE	COMMENTS
1	04–25–23	SPR RESUBMITTAL
2		
3		
4		

A NEW ROOF CANOPY FOR:
PERFECTION PET FOODS, LLC
VISALIA, CALIFORNIA

DOWD Engineering
Structural - Civil - Drafting
123 East Kern Ave
Tulare, California 93274
(559) 684-9318
lewdowd@aol.com

SCALE: 1" = 50'
DRAWN BY: BRETT DOWD
DATE: JAN 2023
SHEET NO. A100
SITE PLAN
DOWD ENGINEERING JOB NO: 3246

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 requirement details below). 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: Cali's Taco Shop **Date:**

Project Description: Food truck

Site Plan Review Resubmittal: Yes ○ No ☒ **If Resubmittal, Previous Site Plan Review Number:**

Property Owner: Bahadur Lilani

Applicant(s) Name:

Project Address/Location: 831 S. Lovers lane, Visalia, CA 93292

Assessor Parcel Number: 100.103.015

Parcel Size (Acreage or Square Feet): **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 04/24/2023

SPR Agenda 05/03/2023 **Item No.**

Zone C-N **SPR No** 23-068

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:

Proposed Building Use:

Proposed Hours of Operation: 11am - 10pm

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

Number of Employees Per Day: **Existing** 1 **Proposed** 1

Number of Customers Per Day (Estimated): **Existing** 50 **Proposed** 50

Predicted Peak Operating Hour: 6pm - 8pm

Describe Any Truck Delivery Schedule & Operations: Will remove trailer daily trailer is self-contained.

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

Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)

⇨ 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

⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: Bahadur Lilani

Address: 831 S. Lovers Lane

City, State, Zip Visalia, CA 93292

Phone:

Email: mdarias2019@outlook.com

Signature of Owner or Authorized Agent*

Owner

Date 4-21-23

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 FORM

AGENCY AUTHORIZATION

OWNER:

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

106-103-015

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____

Signatures

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

AGENCY AUTHORIZATION

OWNER:

I, Bahadur Lilani____________, declare as follows:
(Owners Name)

I am the owner of certain real property bearing assessor's parcel number (APN):

_______________________ _______________________

_______________________ _______________________

_______________________ _______________________

AGENT:

I designate ______________________________, to act as my duly authorized
(Agent's Name) (Please type or print)

agent for all purposes necessary to file an application for, and obtain a permit to

____
(Action Sought)

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)
(Owner Mailing Address)	(Agent Mailing Address)
(Owner Telephone)	(Agent Telephone)

APPROVED:
CITY OF VISALIA

By: ______________________________ Date: ______________________
(Signature)

*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach acknowledgment of signature(s) by Notary Public.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Tulare)

On April 21, 2023 before me, Anna Aquitania, Notary Public
(here insert name and title of the officer)

personally appeared Bahadur A. Gilani,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ANNA AQUITANIA
Notary Public - California
Merced County
Commission # 2431030
My Comm. Expires Dec 15, 2026

Signature

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of City of Visalia Site Plan Review Application

containing 3 pages, and dated 4-21-2023

The signer(s) capacity or authority is/are as:

- ☑ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) ______ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other:

representing: ______
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # ______ Entry # ______

Notary contact: ______

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ ______


↑
N
Food Truck
Google
Imagery ©2023 Maxar Technologies

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

GENERAL PROJECT INFORMATION

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

Project/Business Name: Visalia Shirk, LLC

Date: 04/17/2023

Project Description: Construct additional amenities to solely serve the tenants of Tuscany Villas Apartments. See attached site plan.

Site Plan Review Resubmittal: Yes ☒ No ○

If Resubmittal, Previous Site Plan Review Number:

Property Owner: Visalia Shirk, LLC

Applicant(s) Name: Paul Owhadi

Project Address/Location: S/E Corner Shirk & Doe, Visalia, CA

Assessor Parcel Number: ~~077 - 740 - 001~~ REMAINDER PARCEL 000-011-769

Parcel Size (Acreage or Square Feet): 61,848 SF (net)

Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes ○ No ☒

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications: new construction only.

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

Date Received: 04/17/2023

SPR Agenda: 04/24/2023 Item No.

Zone: I, R-M-2 SPR No. 23-069

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 land.

Proposed Building Use: Construct additional amenities to solely serve the tenants of Tuscany Villas Apartments.

Proposed Hours of Operation: N/A

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

Number of Employees Per Day: N/A Existing Proposed

Number of Customers Per Day (Estimated): N/A Existing Proposed

Predicted Peak Operating Hour: N/A

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): N/A

Describe Any Special Events Planned for the Facility: N/A

Page 1 of 2 - Application continues on back of this page

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
- 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: Paul Owhadi, Manager
Visalia Shirk, LLC
Address: 29350 Pacific Coast Highway, Ste. 12
City, State, Zip Malibu, CA 90625
Phone: (559) 709-1333
Email: paulowhadi@pacificrimcompanies.us

Signature of Owner or Authorized Agent*

Owner

04/24/2023
Date

N/A
Authorized Agent*

N/A
Date

* 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:

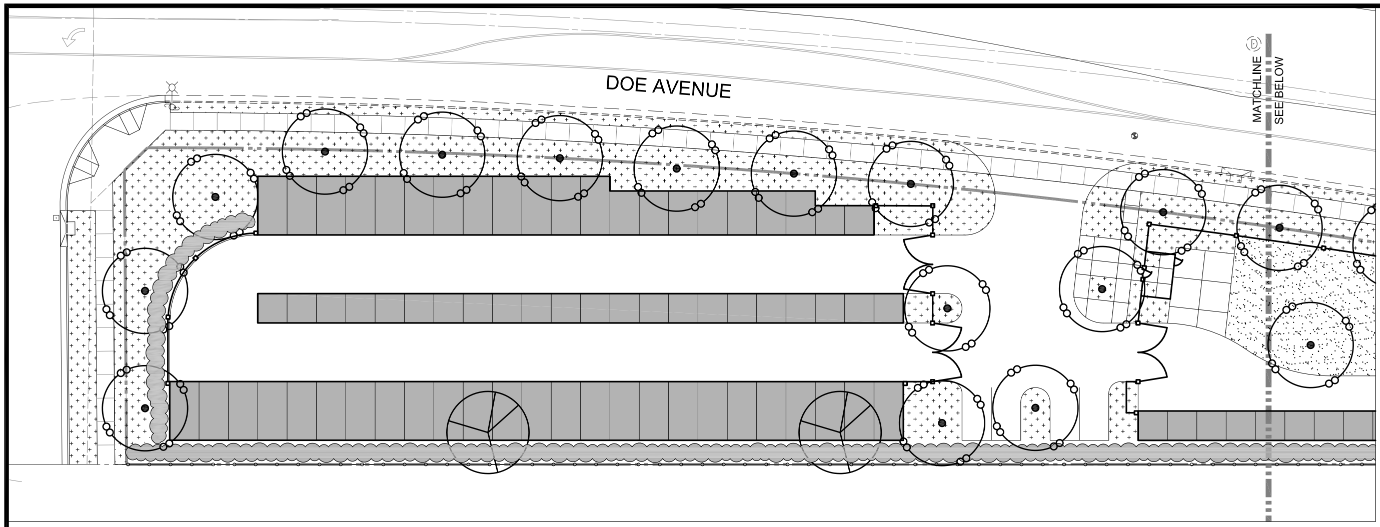
I designate ____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to ____ relative to the property mentioned herein.

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

Executed this ___________ day of _______________________, 20____.

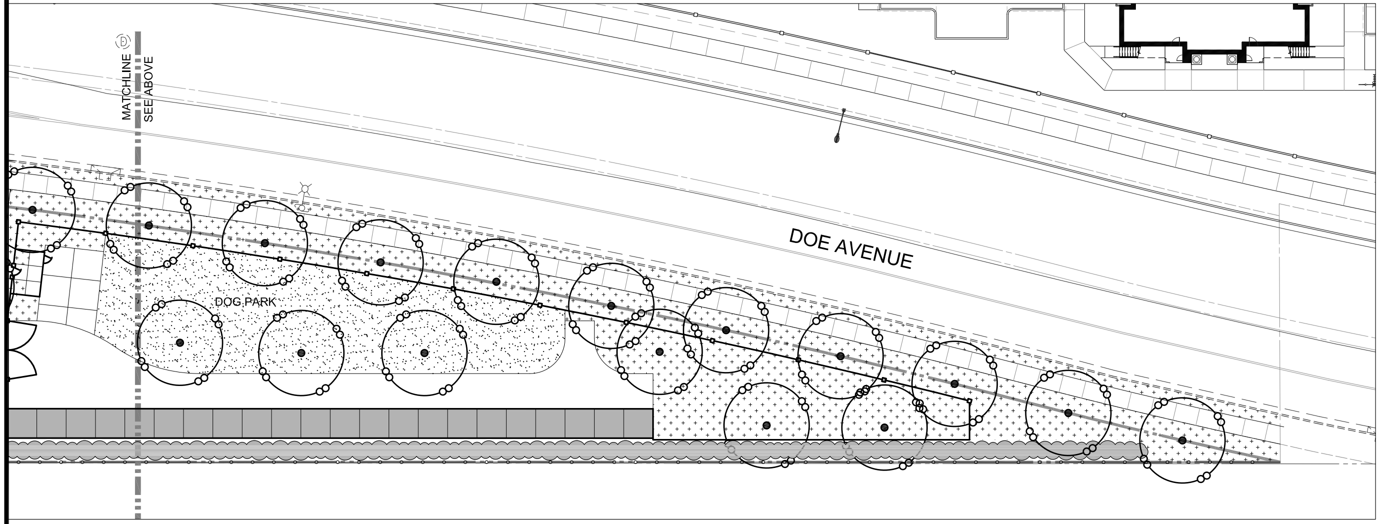
Signatures

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



PRELIMINARY LANDSCAPE PLANTING PLAN

1"=20'-0"



PRELIMINARY LANDSCAPE PLANTING PLAN

1"=20'-0"

PRELIMINARY LAYOUT LEGEND

SYMBOL	WATER USE	SIZE	DESCRIPTION
⊙	Low/Mod	15 Gal	MEDIUM SHADE TREE
▨	Low	1-5 Gal	LOW WATER USE PLANTER AREA
▨	Moderate		TURFGRASS AREA
⬬	Low	1-5 Gal	SCREENING HEDGE

STORAGE FACILITY LEGEND

QTY	SIZE	DESCRIPTION
37	10 X 20	LOCKING STORAGE UNIT
07	10 X 15	LOCKING STORAGE UNIT
46	10 X 10	LOCKING STORAGE UNIT

DAVID B. BIGLER
RLA # 3887
31 JULY 24
RENEWAL DATE

David Bigler Associates
Landscape Architect #3887
516 W Shaw Ave, #101
Fresno, California 93704
E Mail: davebigler @aol.com
Tel: (559) 276-9495
Fax: (559) 276-9497

DRAWN PB DESIGN DB CHECKED DB

VISALIA APARTMENTS

Storage Facility and
Dog Run Project

Preliminary Layout Plan

1 SHEET OF 1 SHEET(S)

DRAWING NO. L100

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Multifamily Residential/ PW Holdings Date: 04/25/2023

Project Description: Mutifamily Residential units

Site Plan Review Resubmittal: Yes ● No ☒ If Resubmittal, Previous Site Plan Review Number:

Property Owner: PW Holdings

Applicant(s) Name: Dann Harrison

Project Address/Location: 1411 N Locust, Visalia, Ca 93292

Assessor Parcel Number: 091 - 152 - 006

Parcel Size (Acreage or Square Feet): 13,200 Building or Suite Square Footage: 6,000

Are There Any Proposed Building Modifications: Yes ● No ○

Estimated Cost of Modifications to Building: $ 250,000

Describe All Proposed Building Modifications: New Construction on Vacant lot

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

Date Received: 04/26/2023

SPR Agenda: 05.03.23 Item No.

Zone: O-PA SPR No. 23-070

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: Current lot is zoned for Administrative offices

Proposed Building Use:

Proposed Hours of Operation: Mutli Family Residential

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:

Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION ONLINE USING FILE DROP ACCESSED ONLINE AT HTTPS://SHARE.VISALIA.CITY/FILEDROP/SPR
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

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
- 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: Dann Harrison
Address: 31551 Rio Ct
City, State, Zip Visalia, Ca 93292
Phone: 559-443-9022
Email: dannh@dannsauto.com

Signature of Owner or Authorized Agent*

Dann Harrison/ PW Holdings — 04/25/2023
Owner — Date

Dann Harrison — 04/25/2023
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 FORM

AGENCY AUTHORIZATION

OWNER:

I, Dann Harrison/ PW Holdings, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

091-152-006

AGENT:

I designate Dann Harrison, 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 25th day of April, 20 23 .

Signatures

OWNER

Signature of Owner
31551 Rio Ct
Owner Mailing Address
Visalia, Ca 93292

Owner Phone Number 559-443-9022

AGENT

Signature of Agent
31551 Rio Ct
Agent Mailing Address
Visalia, Ca 93292

Agent Phone Number 559-443-9022

SUBMIT APPLICATION ONLINE USING FILE DROP ACCESSED ONLINE AT HTTPS://SHARE.VISALIA.CITY/FILEDROP/SPR
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

① SITE PLAN
SCALE:1"=10'

RESIDENTIAL UNITS FOR:

DANN HARRISON

1411 N. Locust St.
Visalia CA, 93291

APRIL 2023

FOR PRELIMINARY PLANNING REVIEW

PROJECT DATA

PLANNER:	PRECISION DESIGN ROBERT BARRON
OWNER	DANN HARRISON
PROJECT ADDRESS	1411 N. LOCUST ST VISALIA, CA 93291
APN:	091-152-006
SITE AREA:	13,200 S.F. (0.3 AC)
FLOOD ZONE:	X02
ZONING:	O-PA
GENERAL PLAN:	-
SPRINKLERED:	-
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESIDENTIAL UNITS
TOTAL PROPOSED UNITS:	8

PRELIMINARY AREA TOTALS

BUILDING FOOTPRINT	3,000 S.F.
UNIT AREA	750 S.F. EA. (x6)
TOTAL BUILDING AREA	6,000 S.F.

UTILITIES

ELECTRICAL:	-
TELEPHONE:	-
INTERNET:	-
WATER:	-
SEWER:	-
TRASH:	-

SETBACKS

FRONT:	15'
REAR:	0'
REAR ABUTTING R-1 OR R-M	15'
SIDE:	0'
SIDE ABUTTING R-1 OR R-M	15'
STREET SIDE YARDS ON CORNER LOT	10'

LANDSCAPING SETBACKS

FRONT	15'
REAR:	5'
REAR ABUTTING R-1 OR R-M	5'
SIDE:	5' (EXCEPT WHERE A BUILDING IS LOCATED ON SIDE PROPERTY LINE);
SIDE ABUTTING R-1 OR R-M	5'
STREET SIDE ON CORNER LOT	10'

PARKING

REQUIRED PARKING:	1.5 SPACES PER UNIT
TOTAL SPACES REQUIRED	12
ACCESSIBLE SPACES REQUIRED	1 *(PARKING LOTS WITH UP TO 20 SPACES)*(PER 2022 CBC)
TOTAL SPACES PROPOSED	12, *(1 ACCESSIBLE)*
LANDSCAPING REQUIREMENT	6% OF PARKING LOT AREA *(PARKING LOTS WITH UP TO 20 SPACES)*
TOTAL PARKING LOT AREA	4,994 S.F.
TOTAL REQUIRED LANDSCAPING	300 S.F.
TOTAL LANDSCAPING PROPOSED	2,525 S.F.

PRECISION DESIGN
Robert H. Barron III, Designer
821 Jenna Ct
Carson City, NV 89701
Voice: 760-420-3917
E-Mail: PrecisionDesignsSD@gmail.com

#	DATE	REVISION	BY
△			
△			
△			
△			
△			
△			
△			

The General & all Sub Contractors shall verify and be responsible for all dimensions and conditions on the job and Precision Design must be notified in writing of any variation from the dimensions & conditions shown in these drawings.

A NEW MULTI-FAMILY BUILDING FOR:
DANN HARRISON
1411 NORTH LOCUST ST
VISALIA, CA 93291

SHEET TITLE:

8-PLEX
SITE PLAN

SCALE: SEE PLAN
DRAWN BY: RHB
PLOT DATE: 04/07/23
JOB NO: 23-008

SHEET NUMBER:

A1.0

1 SITE PLAN
SCALE:1"=10'

RESIDENTIAL UNITS FOR:

DANN HARRISON

1411 N. Locust St.
Visalia CA, 93291

APRIL 2023

FOR PRELIMINARY PLANNING REVIEW

PROJECT DATA:

PLANNER:	PRECISION DESIGN ROBERT BARRON
CLIENT:	DANN HARRISON
PROJECT ADDRESS	1411 N. LOCUST ST VISALIA, CA 93291
APN:	091-152-006
SITE AREA:	13,200 S.F. (0.3 AC)
FLOOD ZONE:	X02
ZONING:	O-PA
GENERAL PLAN:	-
SPRINKLERED:	-
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESIDENTIAL UNITS
NO. UNITS	6

PRELIMINARY AREA TOTALS

BUILDING FOOTPRINT	3,255 S.F.
UNIT AREA	1,085 S.F. EA. (x8)
TOTAL BUILDING AREA	6,510 S.F.

UTILITIES

ELECTRICAL:	-
TELEPHONE:	-
INTERNET:	-
WATER:	-
SEWER:	-
TRASH:	-

SETBACKS

FRONT:	15'
REAR:	0'
REAR ABUTTING R-1 OR R-M	15'
SIDE:	0'
SIDE ABUTTING R-1 OR R-M	15'
STREET SIDE YARDS ON CORNER LOT	10'

LANDSCAPING SETBACKS

FRONT	15'
REAR:	5'
REAR ABUTTING R-1 OR R-M	5'
SIDE:	5' (EXCEPT WHERE A BUILDING IS LOCATED ON SIDE PROPERTY LINE);
SIDE ABUTTING R-1 OR R-M	5'
STREET SIDE ON CORNER LOT	10'

PARKING

REQUIRED PARKING:	1.5 SPACES PER UNIT
TOTAL SPACES REQUIRED	9
ACCESSIBLE SPACES REQUIRED	1 *(PARKING LOTS WITH UP TO 20 SPACES)* (PER 2022 CBC)
TOTAL SPACES PROPOSED	10, *(1 ACCESSIBLE)*
LANDSCAPING REQUIREMENT	6% OF PARKING LOT AREA *(PARKING LOTS WITH UP TO 20 SPACES)*
TOTAL PARKING LOT AREA	4,976 S.F.
TOTAL REQUIRED LANDSCAPING	299 S.F.
TOTAL LANDSCAPING PROPOSED	2,585 S.F.

PRECISION DESIGN
Robert H. Barron III, Designer
821 Jenna Ct
Carson City, NV 89701
Voice: 760-420-3917
E-Mail: PrecisionDesignsSD@gmail.com

#	DATE	REVISION	BY
△			
△			
△			
△			
△			
△			
△			

The General & all Sub Contractors shall verify and be responsible for all dimensions and conditions on the job and Precision Design must be notified in writing of any variation from the dimensions & conditions shown in these drawings.

A NEW MULTI-FAMILY BUILDING FOR:
DANN HARRISON
1411 NORTH LOCUST ST
VISALIA, CA 93291

SHEET TITLE:
6-PLEX
SITE PLAN

SCALE: SEE PLAN
DRAWN BY: RHB
PLOT DATE: 04/07/23
JOB NO: 23-008

SHEET NUMBER:
A2.0

To Whom it may concern

We are proposing to build a multifamily housing unit in the Visalia at 1411 N Locust. The proposed development will consist of 6-8 two-bedroom units.

The current housing shortage is a significant problem in many areas, and building a multifamily housing unit in an area currently zoned for commercial use would provide several benefits to both the community and the economy.

We are committed to working with local officials and community members to ensure that the development is in compliance with all relevant regulations and guidelines, and that it meets the needs and expectations of the community. We look forward to the opportunity to discuss our proposal with you in more detail.

Thank you for your consideration.

Sincerely,
Dann Harrison

PW Holdings

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Our Little Pizza Place Take & Bake LLC Date: 4/24/23

Project Description: Fence in our patio space to cook pizzas on BBQ grills. Run electricity to serving shed that sits on the patio.

Site Plan Review Resubmittal: Yes ○ [✓ No] If Resubmittal, Previous Site Plan Review Number:

Property Owner: Monica Garcia

Applicant(s) Name: Carri Chambers-Plett

Project Address/Location: 3010 N. Mooney Blvd, Suite 102, Visalia, CA. 93291

Assessor Parcel Number: ~~078-120-034~~ 078-430-001

Parcel Size (Acreage or Square Feet): 50231 ft

Building or Suite Square Footage: 1500 sqft/ 125 sqft patio

Are There Any Proposed Building Modifications: [✓ Yes] No ○

Estimated Cost of Modifications to Building: $3,000.00

Describe All Proposed Building Modifications: Run electrical from building to serving shed.

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

Date Received: 04/26/2023

SPR Agenda: 05/03/2023 Item No.

Zone: C-MU SPR No. 23-071

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: Take & Bake Pizza Shop

Proposed Building Use: Patio next to our building

Proposed Hours of Operation: 11am - 7pm

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

Number of Employees Per Day: Existing 2 Proposed 3

Number of Customers Per Day (Estimated): Existing 50 Proposed 70

Predicted Peak Operating Hour: 3:00 - 7:00pm

Describe Any Truck Delivery Schedule & Operations: Delivery trucks come every Wednesday and Fridays

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
- 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: Carri Chambers-Plett
Address: 3422 W. Tyler Ave
City, State, Zip Visalia, CA, 93291
Phone: (559) 288-0392
Email: ourlittlepizzaplace@gmail.com

Signature of Owner or Authorized Agent*

Owner ____ Date 4/24/23

Authorized Agent* ____ Date 4/23/23

* 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____.

Signatures

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

SUBMIT APPLICATION ONLINE USING FILE DROP ACCESSED ONLINE AT HTTPS://SHARE.VISALIA.CITY/FILEDROP/SPR

Operational Statement

Business: Our Little Pizza Place Take & Bake

Location: 3010 N Mooney Blvd, Suite 102, Visalia, CA. 93291

Hours of Operation Monday- Saturday; 11:00am-7:00pm

Owners: Carri & Heather Chambers-Plett

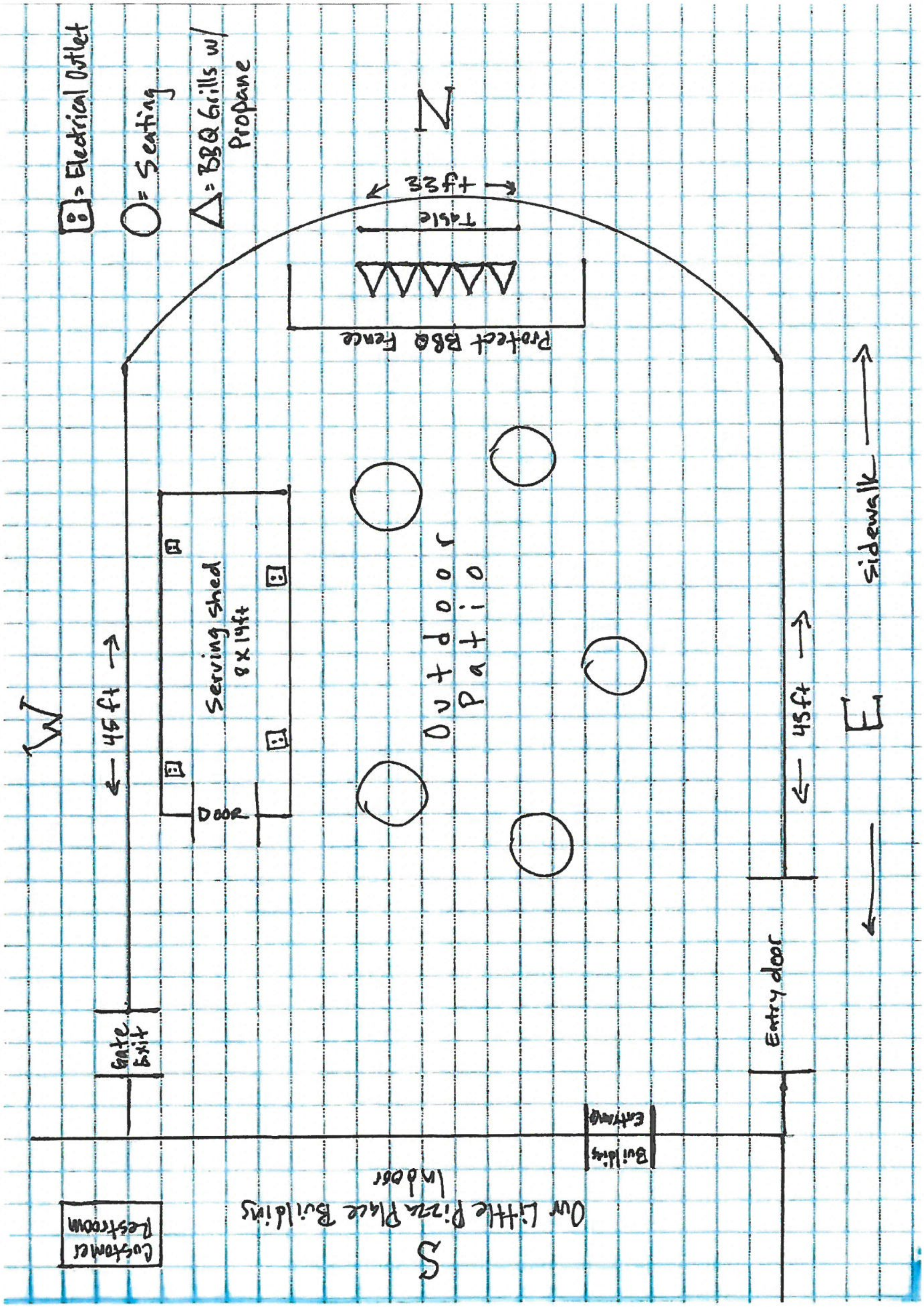
Opened: February 18, 2022

Our Little Pizza Place is a take & bake pizza place. We currently sale take & bake pizzas, sandwiches, salads, and bottled sodas. We are proposing to expand our patio. We want to fence in the patio, cook pizzas on a BBQ propane grill, and provide outdoor seating.   During the summer months business slows down due to the heat. We would like to provide both cooked and take & bake pizzas too our customers.

We already meet all the health department requirements. Our patio and cooking area is within 200ft of a handwashing sink and our restroom meets the requirement to open to the public. We are having a serving shed built so we can slice the pizzas and keep them in a warmer on the patio.

Zamora Electric will come out and hook up 5 electrical outlets to our serving shed that is being built by Ultrich. The electrical outlets will allow us to have lighting, plug in 120V refrigeration and pizza warmers.

The fence will be installed by Lowes. We want to use a white 6ft vinyl fence. The fence will have two gates for exit and one for entry. The second entry will be coming from the building into the patio.



⊡ = Electrical Outlet
○ = Seating
△ = BBQ Grills w/ Propane
N
33ft
Table
Protect BBQ Fence
W
45ft
Serving shed
8 x 14ft
DOOR
Outdoor Patio
E
45ft
Sidewalk
Entry door
Gate Exit
Building Entry
Our Little Pizza Place Building
Indoor
Customer Restroom
S

22

TPM 2019-08
CUP 2019-26

PARCEL MAP NO. 5315

BEING A DIVISION OF A PORTION LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99 OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

AUGUST 2020

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE THE (7) PEDESTRIAN ACCESS EASEMENT, AND THE (8) EMERGENCY ACCESS EASEMENT BOTH IN FAVOR OF THE CITY OF VISALIA, AS SHOWN WITHIN THE BOUNDARIES OF THE MAP HEREON

SHANNON FARMING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ERIC SHANNON

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA/COUNTY OF TULARE

ON May 8 2020 BEFORE ME Gabriela Z Ruiz, A NOTARY PUBLIC PERSONALLY APPEARED Eric Shannon WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

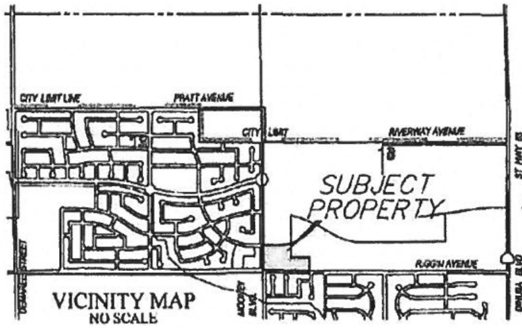
SIGNATURE Gabriela Z Ruiz   Gabriela Z Ruiz
PRINT NAME

MY COMMISSION EXPIRES May 6 2021   2195741
COMMISSION NO.

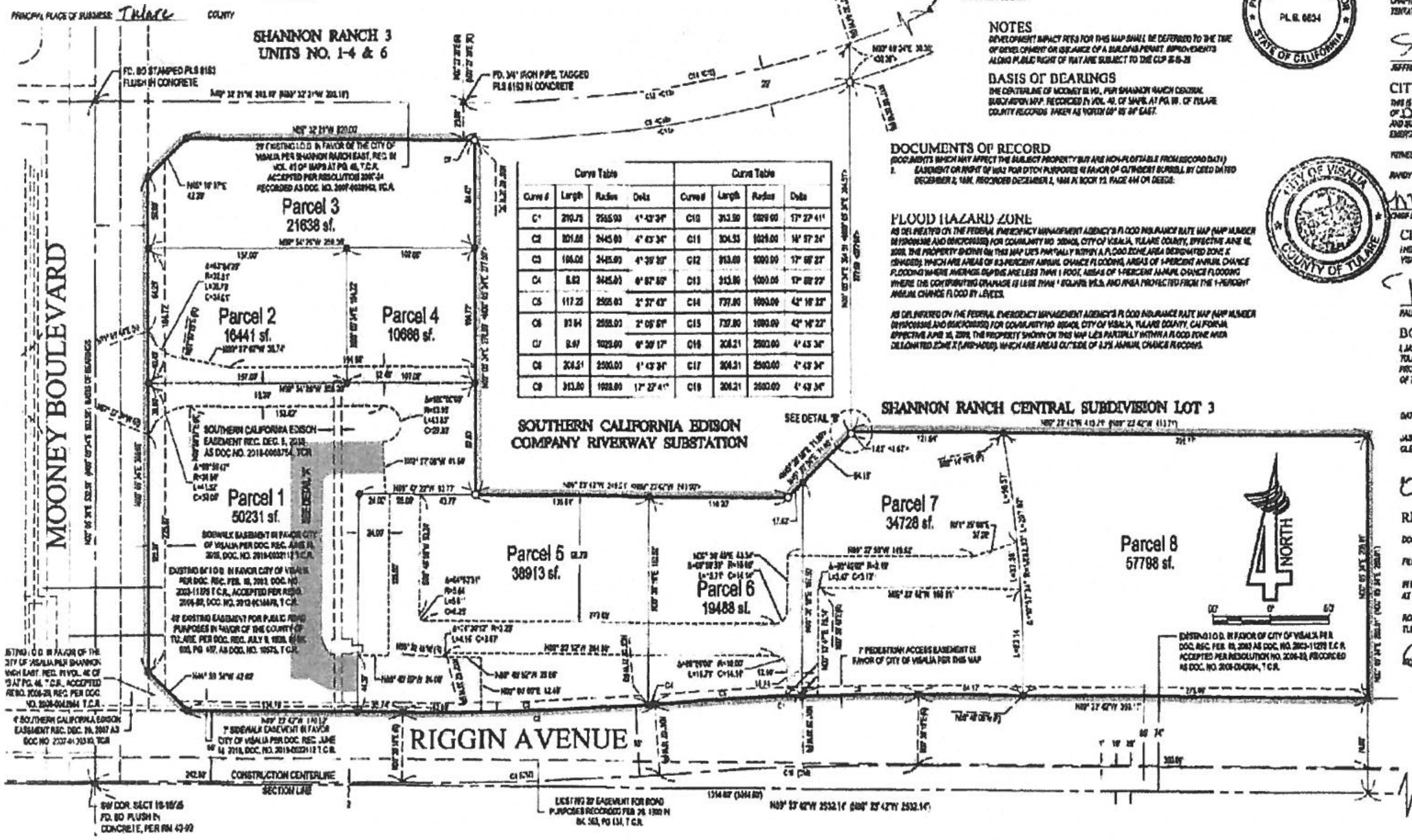
PRINCIPAL PLACE OF BUSINESS: Tulare COUNTY

LEGEND

▲	FOUND AND ACCEPTED MONUMENT AS DESCRIBED (UNLESS OTHERWISE NOTED)
○	FD. 2" IRON PIPE TAGGED L.S. 7373, 9" DEEP PER SURVEY, REC. IN VOL. 28, OF LICENSED SURVEYS, PG. 98, T.C.R.
●	SET 3/4" IRON PIPE TAGGED PLS 8163, 24" DEEP, AND AT ALL LOT CORNERS AND POINTS OF CURVATURE
( )	RECORD DATA PER MAP OF SHANNON RANCH CENTRAL SUBDIVISION MAP RECORDED IN VOL. 40, OF MAPS, AT PG. 99, T.C.R.
< >	RECORD DATA PER SURVEY RECORDED IN VOL. 28 OF LICENSED SURVEYS, AT PG. 98, T.C.R.
[ ]	RECORD DATA PER MAP OF SHANNON RANCH 3, UNITS NO. 1, 2, 3, 4 & 6, REC. IN VOL. 41 OF MAPS, PG. 56, T.C.R.
R	RADIAL BEARING
▬	LINE INDICATES SUBDIVISION BOUNDARY
T.C.R.	TULARE COUNTY OFFICIAL RECORDS
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
⌐ ¬	RECIPROCAL ACCESS AND UTILITY EASEMENT IN FAVOR OF PARCEL 1, 2, AND 4 THRU 8 OF THIS MAP
▨	EXCLUSIVE RIGHT OF ACCESS IN FAVOR CITY OF VISALIA FOR EMERGENCY AND PUBLIC SERVICE VEHICLES



VICINITY MAP
NO SCALE



Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	210.75	2555.00	4°43'34"	C10	313.50	1029.00	17°27'41"
C2	201.66	2445.00	4°43'34"	C11	304.33	1029.00	16°57'24"
C3	196.06	2445.00	4°35'39"	C12	313.60	1000.00	17°58'27"
C4	5.62	2445.00	0°07'55"	C13	313.60	1000.00	17°58'27"
C5	117.22	2505.00	2°37'43"	C14	737.80	1000.00	42°16'22"
C6	93.64	2555.00	2°05'57"	C15	737.80	1000.00	42°16'22"
C7	8.97	1023.00	0°30'17"	C16	206.21	2500.00	4°43'34"
C8	206.21	2500.00	4°43'34"	C17	206.21	2500.00	4°43'34"
C9	313.00	1028.00	17°27'41"	C18	206.21	2500.00	4°43'34"

NOTES

DEVELOPMENT IMPACT FEES FOR THIS MAP SHALL BE DEFERRED TO THE TIME OF DEVELOPMENT OR ISSUANCE OF A BUILDING PERMIT. IMPROVEMENTS ALONG PUBLIC RIGHT OF WAY ARE SUBJECT TO THE CUP 2019-26

BASIS OF BEARINGS

THE CENTERLINE OF MOONEY BLVD., PER SHANNON RANCH CENTRAL SUBDIVISION MAP, RECORDED IN VOL. 40, OF MAPS, AT PG. 99, OF TULARE COUNTY RECORDS TAKEN AS NORTH 00° 05' 34" EAST.

DOCUMENTS OF RECORD

(DOCUMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY BUT ARE NON-PLOTTABLE FROM RECORD DATA)

1. EASEMENT OR RIGHT OF WAY FOR DITCH PURPOSES IN FAVOR OF CUTHBERT BURRELL BY DEED DATED DECEMBER 2, 1881, RECORDED DECEMBER 2, 1881 IN BOOK 13, PAGE 444 OF DEEDS.

FLOOD HAZARD ZONE

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0938E AND 06107C0939E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN A FLOOD ZONE AREA DESIGNATED ZONE X (SHADED), WHICH ARE AREAS OF 0.2-PERCENT ANNUAL CHANCE FLOODING, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT ANNUAL CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE IS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD BY LEVEES.

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (MAP NUMBER 06107C0938E AND 06107C0939E) FOR COMMUNITY NO. 060409, CITY OF VISALIA, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY SHOWN ON THIS MAP LIES PARTIALLY WITHIN A FLOOD ZONE AREA DESIGNATED ZONE X (UNSHADED), WHICH ARE AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOODING.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CRS FARMING ON JUNE 2019 AND SAID FIELD SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY, OR WILL OCCUPY, THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING OF THIS MAP AND ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

RANDY D. WASNICK   P.L.S. 8163   10/20/20
DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF THE PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

JEFFREY S. LAND   P.L.S. 6634   11/4/2020
DATE

CITY CLERK'S STATEMENT

THIS IS TO STATE THAT AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF VISALIA HELD ON THE 7th DAY OF December, 2020, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED INTO APPROVING THIS MAP AND SUBDIVISION AND, ON BEHALF OF THE PUBLIC, ACCEPTING SUBJECT TO IMPROVEMENT, THE SIDEWALK EASEMENT AND EMERGENCY ACCESS EASEMENT INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION AND AS SHOWN UPON THIS MAP

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY OF VISALIA, THIS 8th DAY OF December 2020.

RANDY GROOM, CITY MANAGER/CITY CLERK

Michelle Nicholson   12/8/2020
CHIEF DEPUTY CITY CLERK   DATE

CITY PLANNER

I HEREBY STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP APPROVED BY THE CITY OF VISALIA PLANNING COMMISSION AT THE REGULAR MEETING HELD ON 6/8/20.

PAUL BERNAL   11/3/2020
DATE

BOARD OF SUPERVISOR'S STATEMENT

I, JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SAID BOARD OF SUPERVISORS HAS APPROVED THE PROVISIONS MADE FOR THE PAYMENT OF TAXES AS REQUIRED IN DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

DATED THIS 9th DAY OF December, 2020

JASON T. BRITT, COUNTY ADMINISTRATIVE OFFICER/
CLERK OF THE BOARD OF SUPERVISORS

DEPUTY

RECORDER'S STATEMENT

DOCUMENT NO 2020-0081981   FEES PAID $85.00
FILED THIS 16 DAY OF DECEMBER, 2020, AT 11:37 A.M.
IN BOOK 54 OF PARCEL MAPS, AT PAGE 22 TULARE COUNTY RECORDS.
AT THE REQUEST OF 4 CREEKS, INC

ROLAND P. HILL
TULARE COUNTY ASSESSOR/CLERK-RECORDER

DEPUTY

PREPARED BY:

4CREEKS
2026 W. MAIN ST., STE. B
P.O. BOX 7893
VISALIA, CA 93291
TEL. 559.802.3052
FAX. 559.802.3215

SHEET 1 OF 2

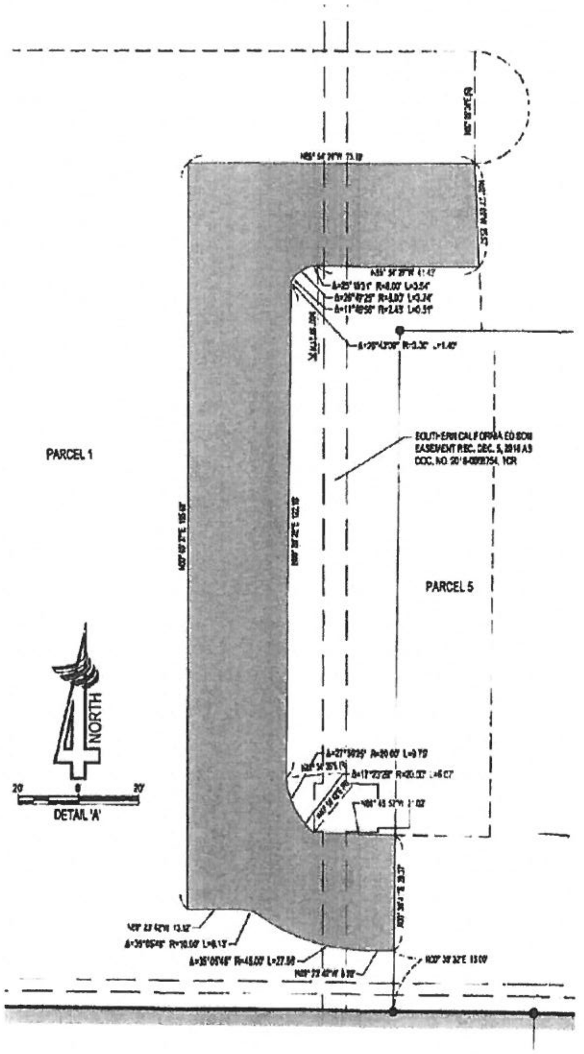
12-10-2020

22

TPM 2019-08
CUP 2019-26

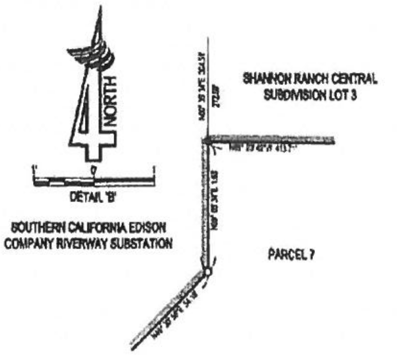
PARCEL MAP NO. 5315

BEING A DIVISION OF A PORTION LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99 OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.



LEGEND

▲	FOUND AND ACCEPTED MONUMENT AS DESCRIBED (UNLESS OTHERWISE NOTED)
○	FD. 2" IRON PIPE TAGGED L.S. 7373, 6" DEEP PER SURVEY REC. IN VOL. 39, OF LICENSED SURVEYS, PG. 86, T.C.R.
●	SET 3/4" IRON PIPE TAGGED PLS 8188, 6 IN DEEP, AND AT ALL LOT CORNERS AND POINTS OF CURVATURE
( )	RECORD DATA PER MAP OF SHANNON RANCH CENTRAL SUBDIVISION MAP, RECORDED IN VOL. 40, OF MAPS, AT PG. 99, T.C.R.
< >	RECORD DATA PER SURVEY RECORDED IN VOL. 39 OF LICENSED SURVEYS, AT PG. 86, T.C.R.
[ ]	RECORD DATA PER MAP OF SHANNON RANCH 2, UNITS NO. 1, 2, 3, 4 & 5, REC. IN VOL. 43 OF MAPS, PG. 35, T.C.R.
(R)	RADIAL BEARING
▬	LINE INDICATES SUBDIVISION BOUNDARY
T.C.R.	TULARE COUNTY OFFICIAL RECORDS
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
⬚	RECIPROCAL ACCESS AND UTILITY EASEMENT IN FAVOR OF PARCEL 1, 2, AND 4 THRU 8 OF THIS MAP
▨	EXCLUSIVE RIGHT OF ACCESS IN FAVOR CITY OF VISALIA FOR EMERGENCY AND PUBLIC SERVICE VEHICLES



PREPARED BY

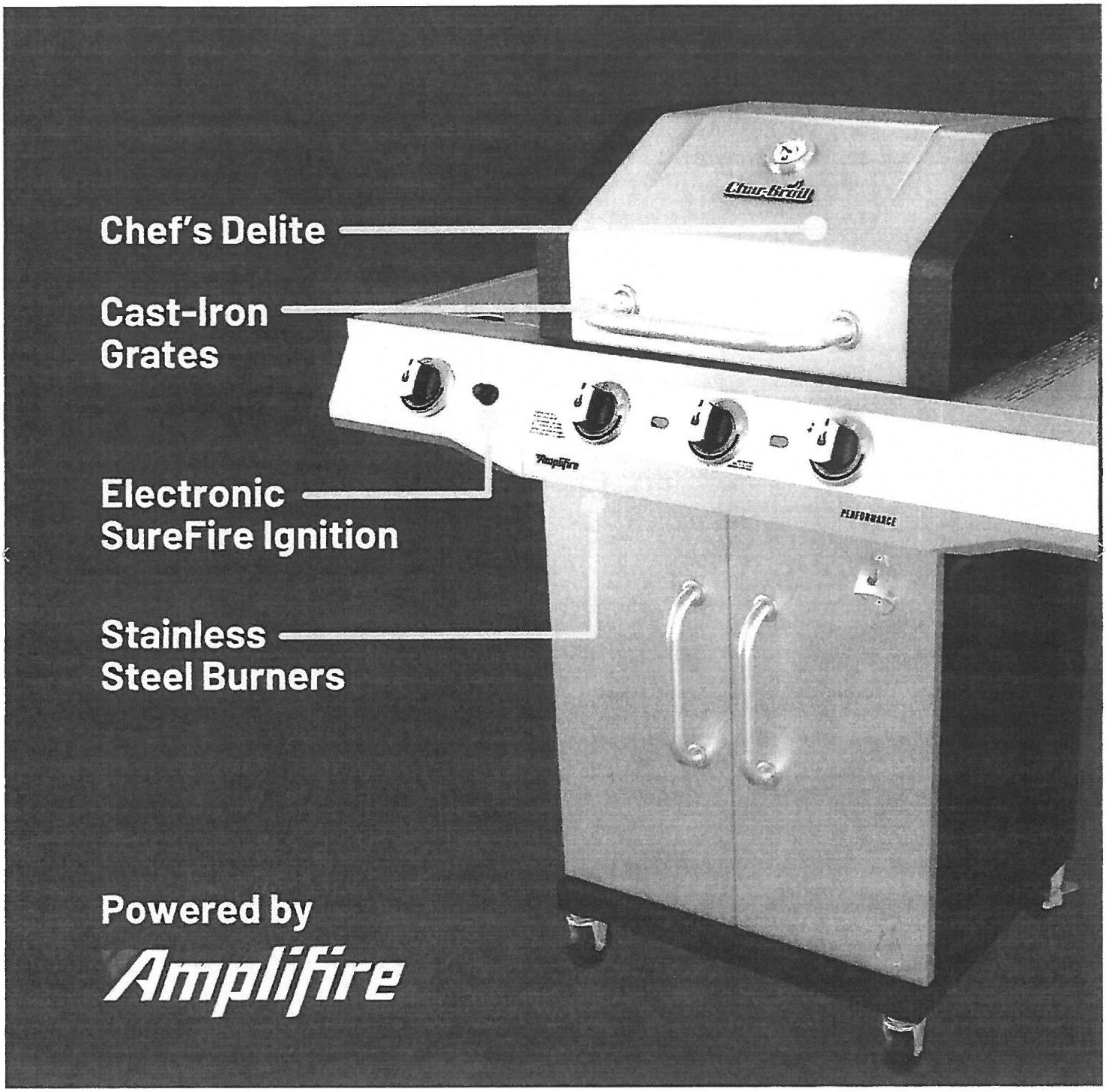
4CREEKS
2929 W. MAIN ST., STE. B
P.O. BOX 7593
VISALIA, CA 93291
TEL. 559.802.3052
FAX. 559.802.3215

SHEET 2 OF 2

12-10-2020

Tap to zoom

BE THE FIRST TO REVIEW THIS PRODU



Overview Specifications Reviews & Q&A

TOP