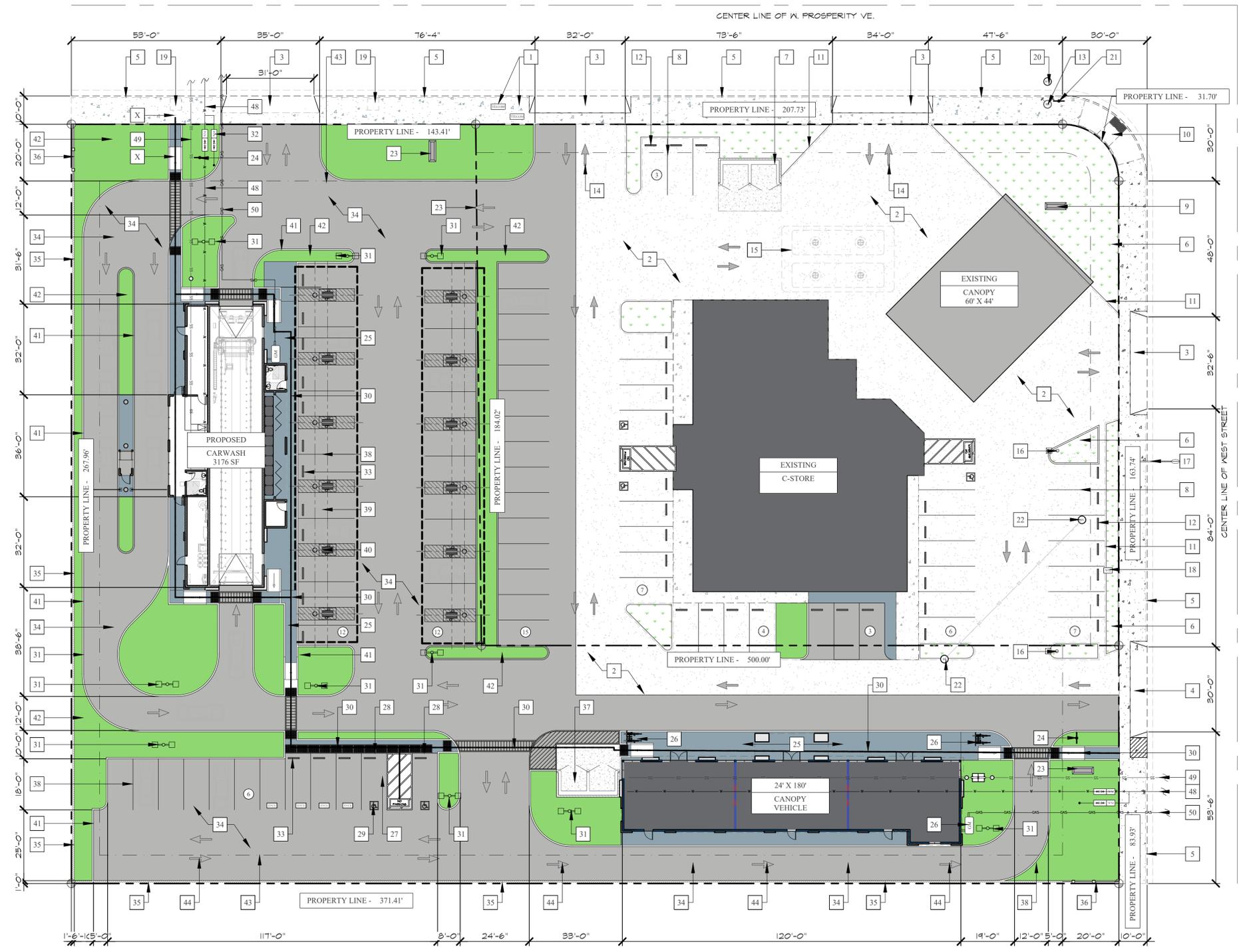


ALL UTILITIES, DIMENSIONS, AND OTHER INFORMATION ARE BASED ON THE PROPERTY RECORDS AND RECORDS FOR USE OF THIS PROJECT. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT EXTEND TO ANY OTHER INFORMATION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT EXTEND TO ANY OTHER INFORMATION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

W. PROSPERITY AVE.



PROPOSED SITE PLAN
SCALE: 1/20

SITE PLAN KEYED NOTES

X	DESCRIPTION
EXISTING:	
1	(E) UNDERGROUND TELECOMMUNICATION BOX.
2	(E) A/C PAVING
3	(E) DRIVEWAY APPROACH TO REMAIN.
4	(E) DRIVEWAY APPROACH TO REDUCE.
5	(E) 6" HIGH CONCRETE CURB AND GUTTER TO REMAIN.
6	(E) LANDSCAPING AREA TO REMAIN.
7	(E) TRASH ENCLOSURE TO REMAIN.
8	(E) PARKING STRIPE TO REMAIN
9	(E) MONUMENT SIGN TO REMAIN.
10	(E) CORNER CURB RAMP TO REMAIN.
11	(E) 6" HIGH CONCRETE CURB TO REMAIN.
12	(E) 6" HIGH CONCRETE WHEEL STOP.
13	(E) FIRE HYDRANT TO REMAIN.
14	(-) DIRECTIONAL ARROW INDICATES FLOW OF TRAFFIC ONLY.
15	(E) UNDERGROUND FUEL TANK(S) TO REMAIN.
16	(E) ON-SITE LIGHT, TO REMAIN.
17	(E) STREET LIGHT TO REMAIN.
18	(E) WATER METER TO REMAIN.
19	(E) 4' X 4' TREE WELL TO REMAIN.
20	(E) WATER METER TO REMAIN.
21	(E) STOP SIGN TO REMAIN.
22	(E) SEWER MANHOLE TO REMAIN.
NEW DEVELOPMENT:	
23	(N) 4'W X 6'H MONUMENT SIGN.
24	(N) SITE ENTRY TOW-AWAY SIGN. REFER TO DETAIL 5/A1.3.
25	(N) CONCRETE WALKWAY(S) W/ EXPANSION/CONTROL JOINTS. REFER TO DETAIL 10/A1.3.
26	(N) BIKE RACK.
27	(N) ACCESSIBLE PARKING STALL WITH CURB RAMP. REFER TO DETAIL 3/A1.3.
28	(N) ACCESSIBLE PARKING SIGN(S). REFER TO DETAIL 5/A1.3.
29	(N) ACCESSIBLE PARKING STALL SIGN. REFER TO DETAIL 4/A1.3.
30	(N) PATH OF TRAVEL FROM PUBLIC SIDEWALK.
31	(N) HOODED LIGHT POLE. REFER TO DETAIL 9/A1.3.
32	(N) WATER METER W/ BACK-FLOW PREVENTER.
33	(N) 6" CONCRETE WHEEL STOP. REFER TO DETAIL 8/A1.3.
34	(N) CONCRETE PAVING.
35	(N) 6" HIGH CONCRETE BLOCK WALL.
36	(N) 1' HIGH CONCRETE BLOCK WALL W/ 5' HIGH WROUGHT IRON FENCE ABOVE FOR THE FIRST 20' OF FRONTAGE.
37	(N) TRASH ENCLOSURE PER CITY STANDARD 9015.
38	(N) 4" WIDE PARKING STRIPES.
39	(N) VACUUM PARKING STALL(S).
40	(N) VACUUM STATION(S).
41	(N) 6" HIGH CONCRETE CURB.
42	(N) LANDSCAPING AREA. REFER TO LANDSCAPING PLANS.
43	(N) INDICATES ZONING SETBACKS.
44	(N) PAINTED DIRECTION ARROW. REFER TO DETAIL
NEW UTILITIES:	
45	(N) 2" WATER BRANCH LINE TO CARWASH BUILDING.
46	(N) 4" ABS SEWER BRANCH TO CARWASH BUILDING.
47	(N) 2" GAS BRANCH TO CARWASH BUILDING.
48	(N) 2" WATER BRANCH LINE TO RETAIL BUILDING.
49	(N) 4" ABS SEWER BRANCH TO RETAIL BUILDING.
50	(N) 2" GAS BRANCH TO RETAIL BUILDING.

CVEAS
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PROJECT
PROPOSED CARWASH FACILITY AND RETAIL BLDG
 1201 N. WEST ST.
 TULARE, CA 93274
 APN: 168-240-068 AND 69

REGISTERED PROFESSIONAL ENGINEER
 RICARDO LEAL
 No. C 70825
 Exp. 06-30-23
 CIVIL
 STATE OF CALIFORNIA
 DATE SIGNED: 1/28/2022

Revisions:	Date:
△ -	-
△ -	-
△ -	-
△ -	-
△ -	-

PROPOSED SITE PLAN

CVEAS JOB #:	21131
DATE:	1/28/2022
PLANNING SUBMITTAL #:	XX-XXXX
PLAN CHECK SUBMITTAL #:	XX-XXXX
DRAWN BY:	CVEAS INC
CHECKED BY:	RL
SCALE:	NOTE ON PLANS

A1.2

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT