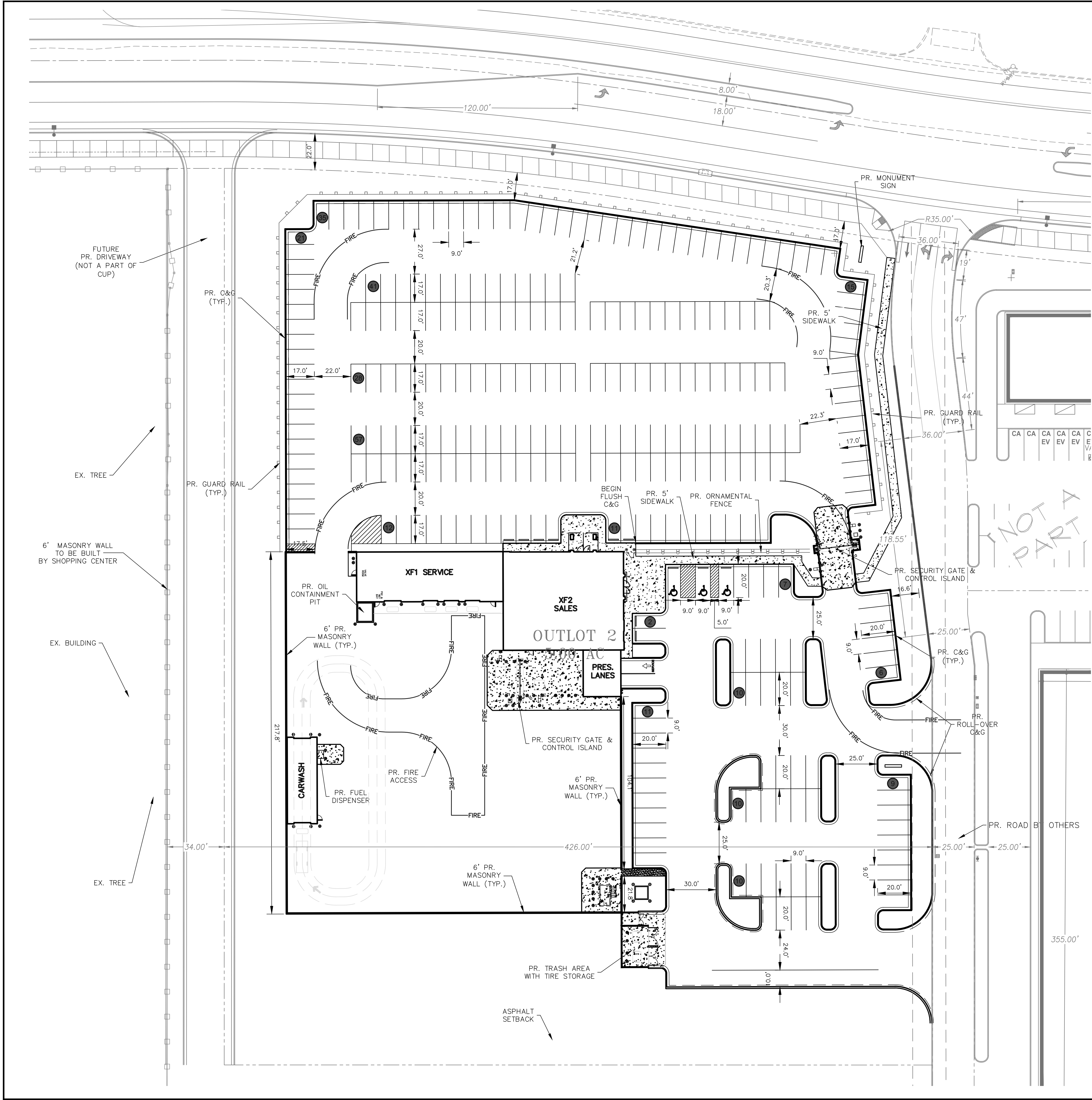




SITE INFORMATION PHASE I			
ACREAGE			
CARMAX DEVELOPED:	4.48	AC	
DETENTION:	0.00	AC	
UNUSABLE:			
WETLANDS:	0.00	AC	
LANDSCAPE BUFFERS:	0.00	AC	
EASEMENTS:	0.00	AC	
PUBLIC/PRIVATE ROADS:	0.00	AC	
OTHER:			
EXPANSION:	0.52	AC	
OUTPARCEL:	0.00	AC	
NOT A PART:			
TOTAL:	5.00	AC	
BUILDING INFORMATION:			
TYPE:	"XF2"		
SALES:	4,312	SF	
PRESENTATION:	635	SF	
RETAIL SERVICE:	2,643	SF	
PRODUCTION:	0	SF	
CARWASH:	936	SF	
FQC:	0	SF	
OTHER:	0	SF	
TOTAL:	8,526	SF	
PARKING			
SALES LOT:	220	1.55	AC
CUST/EMP:	65	0.87	AC
N-S:	65	0.77	AC

LEGEND	
PROPERTY LINE	---
PROPERTY LINE (OFFSITE)	---
LOT LINE	---
EXISTING EASEMENT	---
EXISTING RIGHT OF WAY	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED SITE WALL	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING FENCE	---
PROPOSED GUARD RAIL	---
PROPOSED ORNAMENTAL FENCE	---
PROPOSED CONCRETE WALK	---
PROPOSED STANDARD DUTY PAVEMENT	---
PROPOSED HEAVY DUTY PAVEMENT	---
PROPOSED CONCRETE PAVEMENT	---

UTILITIES

STORM DRAIN/SEWER:	CITY OF VISALIA
ELECTRICITY:	SOE
GAS:	THE GAS COMPANY
WATER:	CALIFORNIA WATER SERVICE COMPANY
TELEPHONE:	AT&T
CABLE:	COMCAST

PROPERTY OWNER

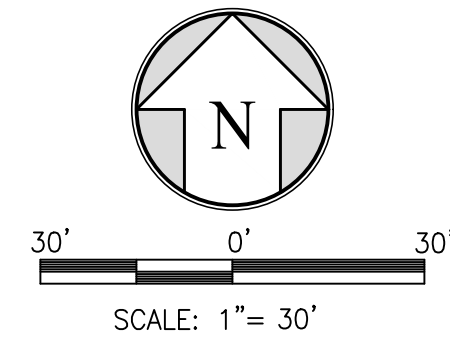
VISCA INVESTMENT CO
31532 ROAD 60
VISALIA, CA 93291-8835

APPLICANT

CARMAX
12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238

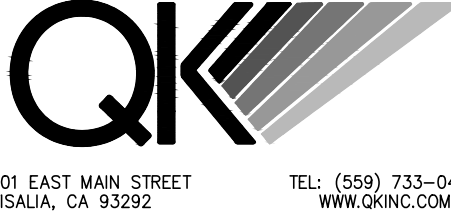
SITE INFO

APN: PORTION 126-960-001
FLOOD ZONE: X



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BY:



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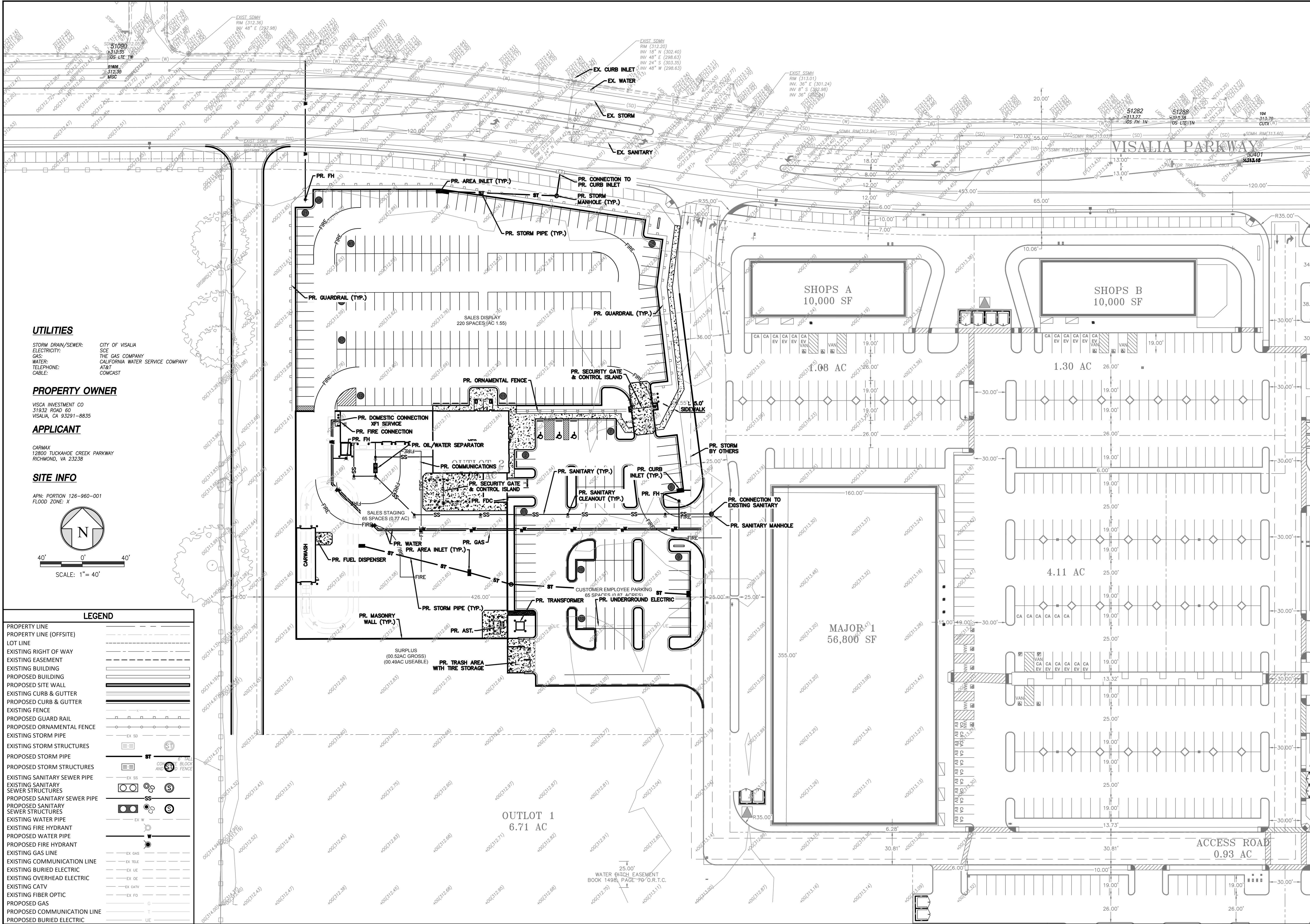
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REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

CARMAX
STORE NO. 6064
VISALIA PKWY & S. MOONEY BLVD
VISALIA, CA

PROJECT #	791
DATE	11/05/2019
SHEET TITLE	SITE PLAN
SITE PLAN #	SP-13
SHEET #	C3.0



UTILITIES

STORM DRAIN/SEWER: CITY OF VISALIA
ELECTRICITY: SCE
GAS: THE GAS COMPANY
WATER: CALIFORNIA WATER SERVICE COMPANY
TELEPHONE: AT&T
CABLE: COMCAST

PROPERTY OWNER

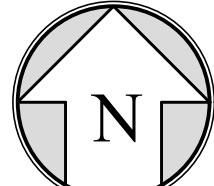
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31932 ROAD 60
VISALIA, CA 93291-8835

APPLICANT

CARMAX
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RICHMOND, VA 23238

SITE INFO

APN: PORTION 126-960-001
FLOOD ZONE: X



SCALE: 1" = 40'

LEGEND

PROPERTY LINE	---
PROPERTY LINE (OFFSITE)	---
LOT LINE	---
EXISTING RIGHT OF WAY	---
EXISTING EASEMENT	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED SITE WALL	---
EXISTING CURB & GUTTER	---
PROPOSED CURB & GUTTER	---
EXISTING FENCE	---
PROPOSED GUARD RAIL	---
PROPOSED ORNAMENTAL FENCE	---
EXISTING STORM PIPE	---
EXISTING STORM STRUCTURES	---
PROPOSED STORM PIPE	---
PROPOSED STORM STRUCTURES	---
EXISTING SANITARY SEWER PIPE	---
EXISTING SANITARY SEWER STRUCTURES	---
PROPOSED SANITARY SEWER PIPE	---
PROPOSED SANITARY SEWER STRUCTURES	---
EXISTING WATER PIPE	---
EXISTING FIRE HYDRANT	---
PROPOSED WATER PIPE	---
PROPOSED FIRE HYDRANT	---
EXISTING GAS LINE	---
EXISTING COMMUNICATION LINE	---
EXISTING BURIED ELECTRIC	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING CATV	---
EXISTING FIBER OPTIC	---
PROPOSED GAS	---
PROPOSED COMMUNICATION LINE	---
PROPOSED BURIED ELECTRIC	---



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REVISIONS

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CARMAX

STORE NO. 6064
VISALIA PKWY & S. MOONEY BLVD
VISALIA, CA

PROJECT # 791

DATE 11/05/2019

SHEET TITLE

UTILITY PLAN

SITE PLAN # SP-13

SHEET # C4.0

UTILITIES

STORM DRAIN/SEWER: CITY OF VISALIA
ELECTRICITY: SCE
GAS: THE GAS COMPANY
WATER: CALIFORNIA WATER SERVICE COMPANY
TELEPHONE: AT&T
CABLE: COMCAST

PROPERTY OWNER

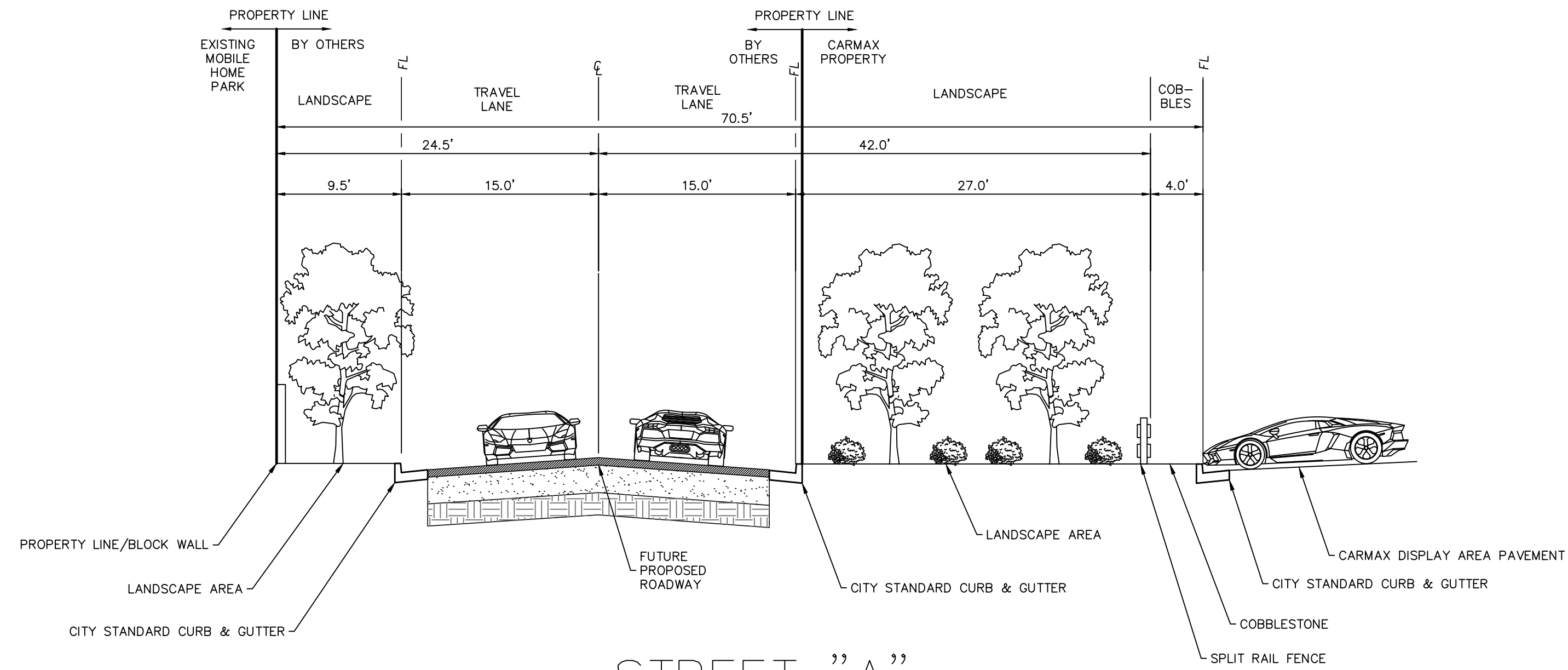
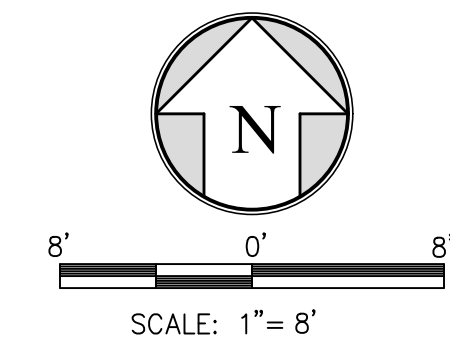
VISCA INVESTMENT CO
31932 ROAD 60
VISALIA, CA 93291-8835

APPLICANT

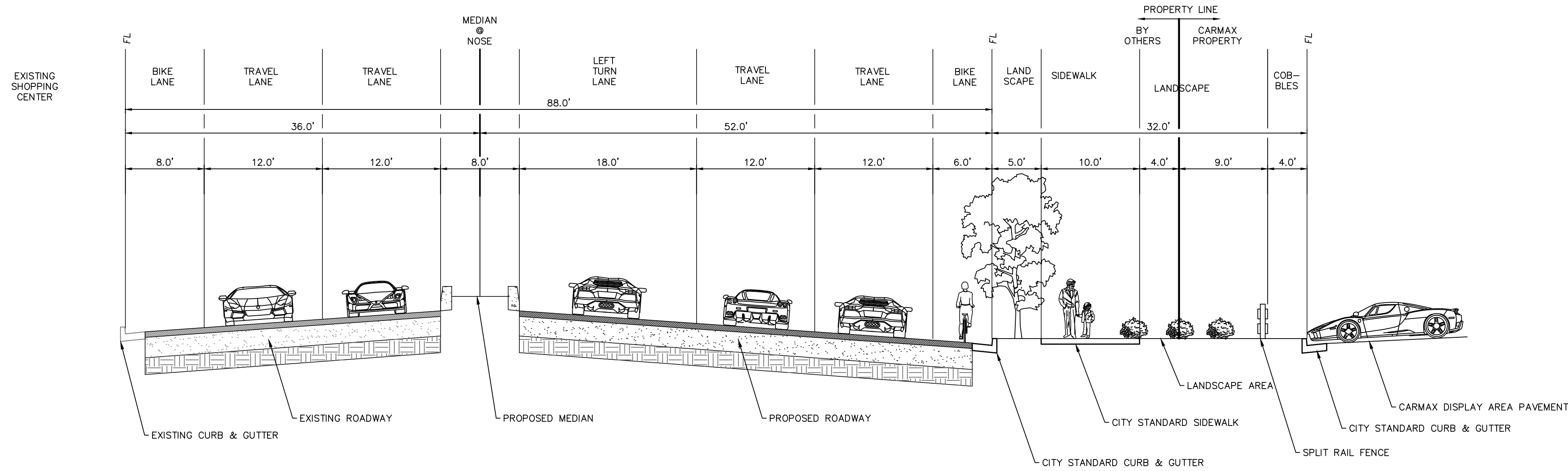
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12800 TUCKAHOE CREEK PARKWAY
RICHMOND, VA 23238

SITE INFO

APN: PORTION 126-960-001
FLOOD ZONE: X



STREET "A"
SECTION A-A
LOOKING NORTH



VISALIA PKWY
SECTION B-B
LOOKING EAST

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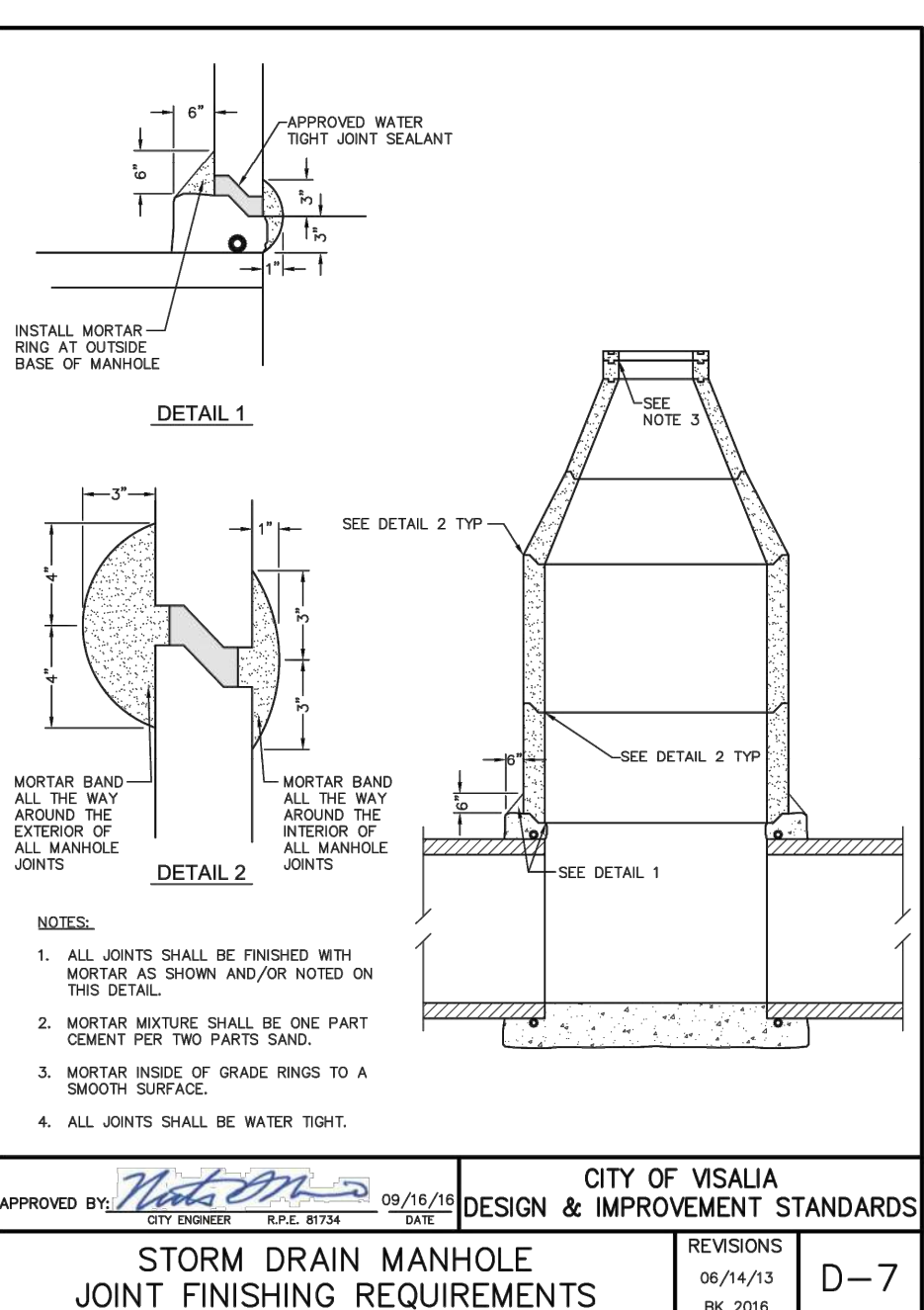
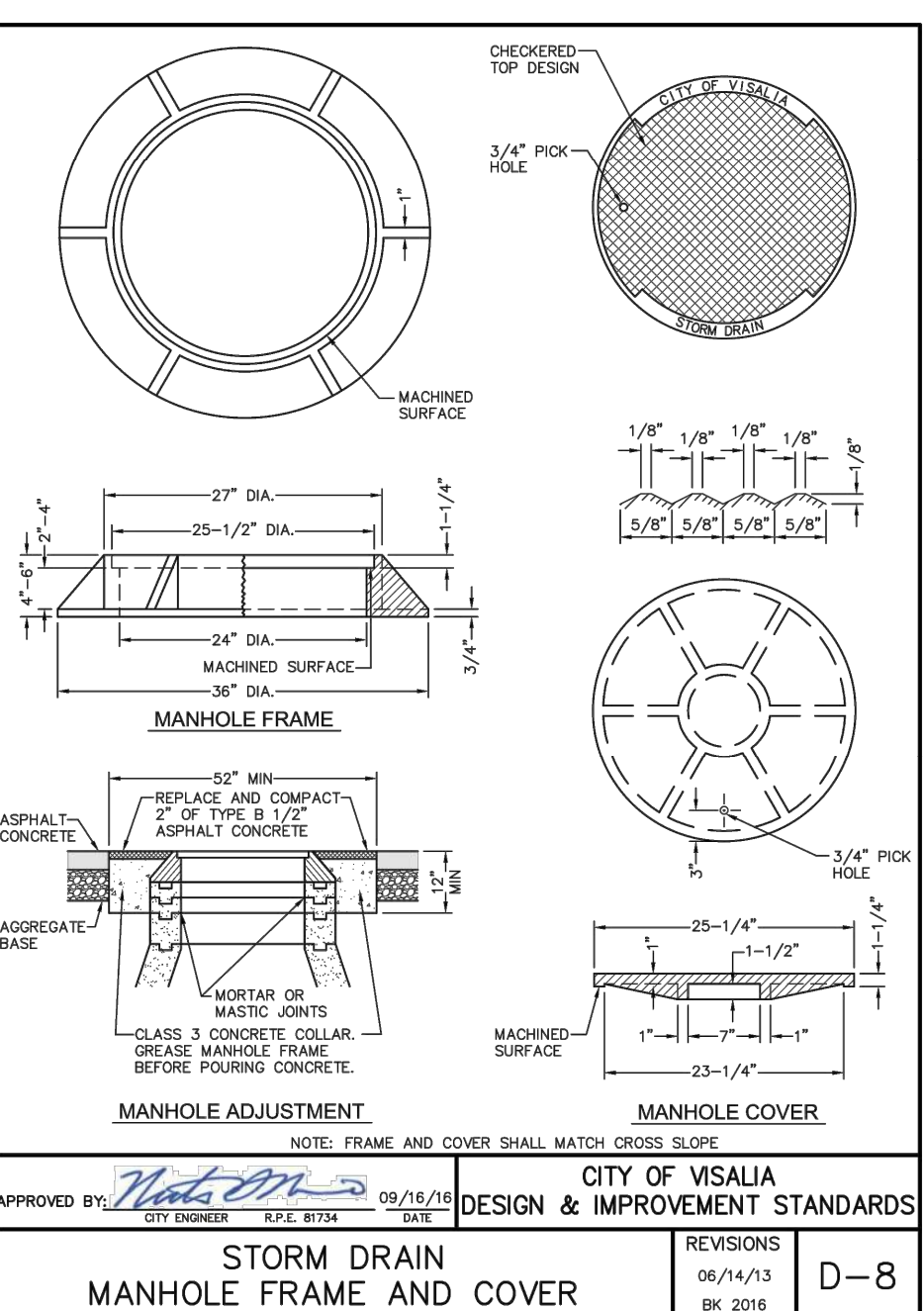
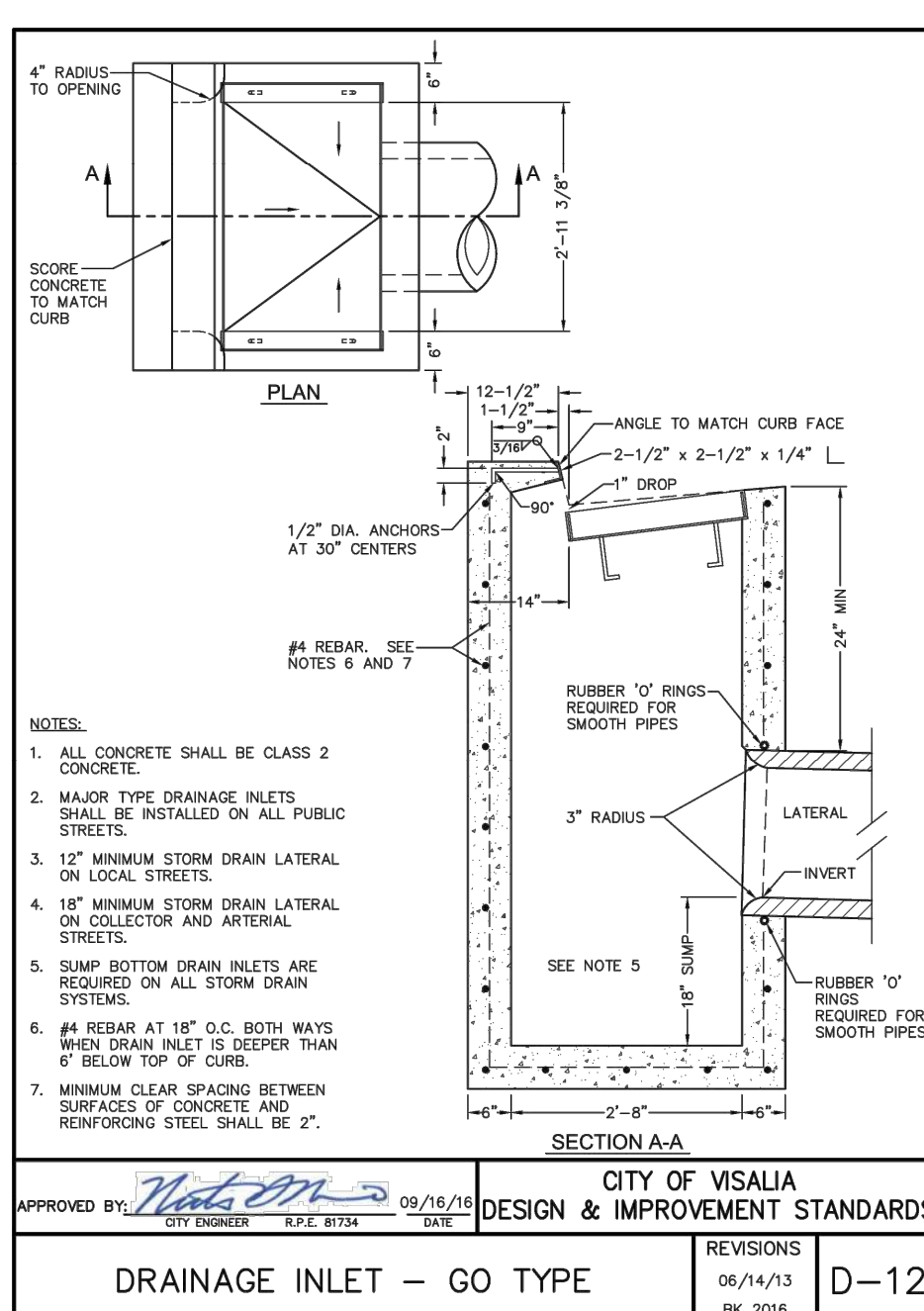
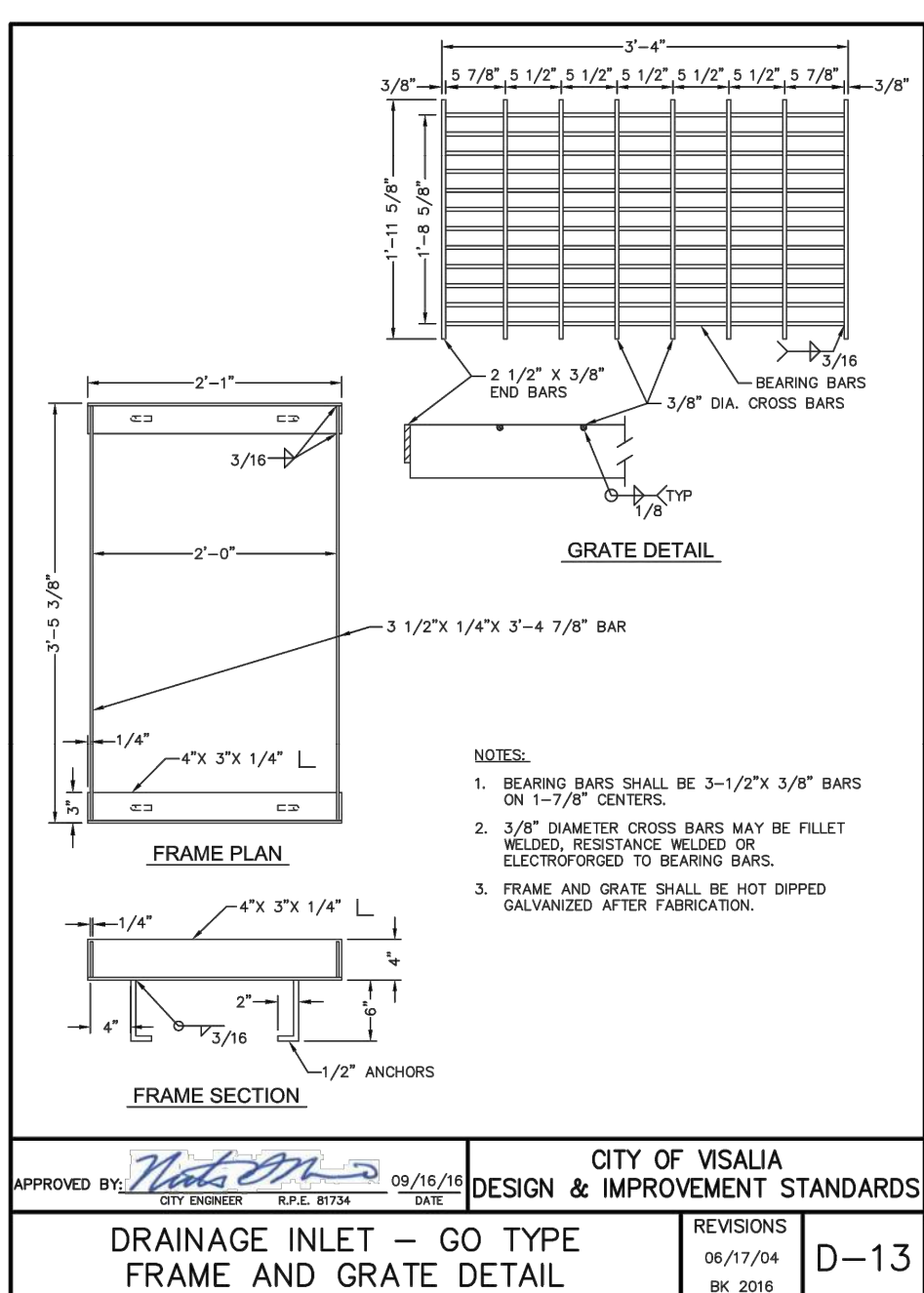
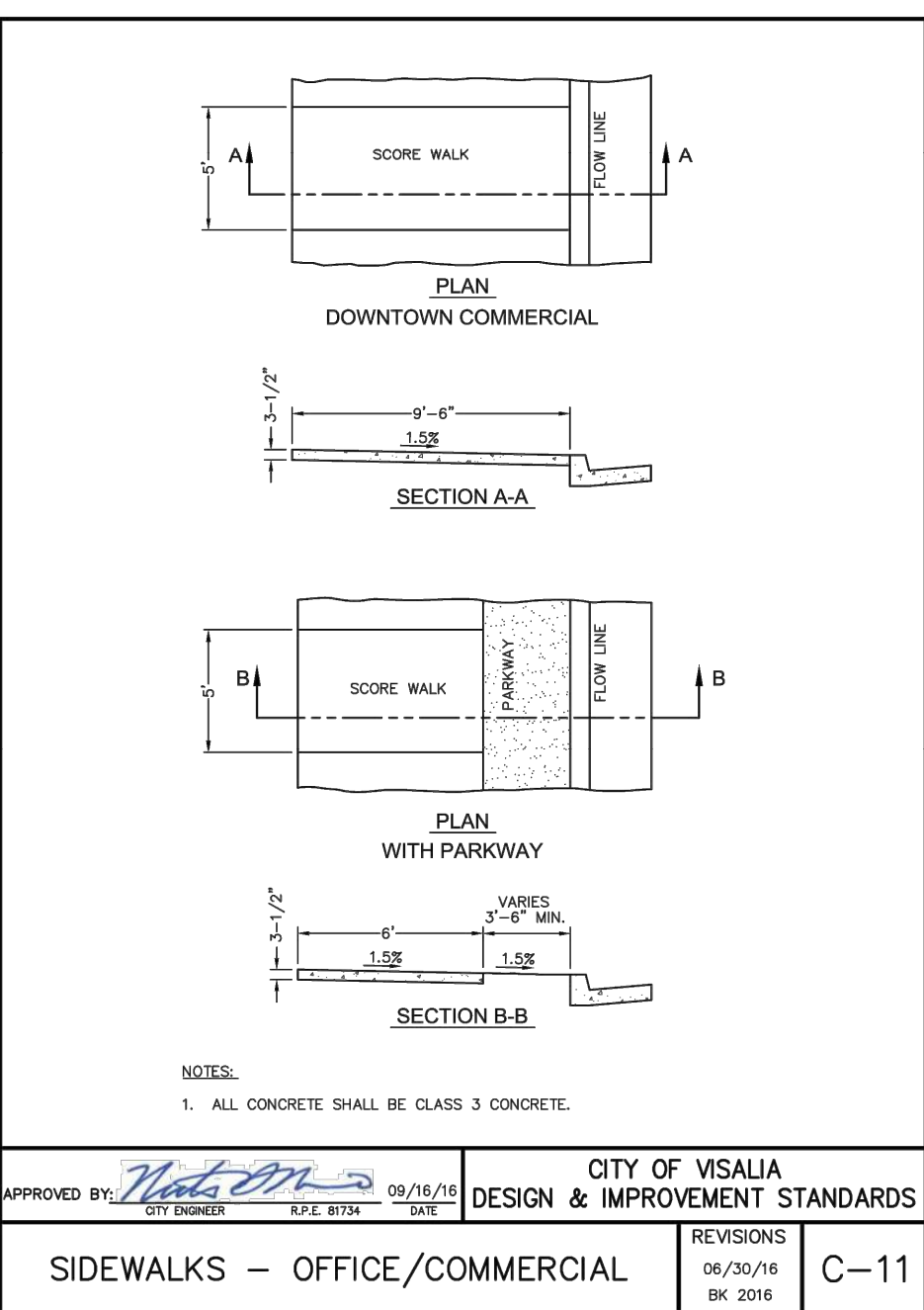
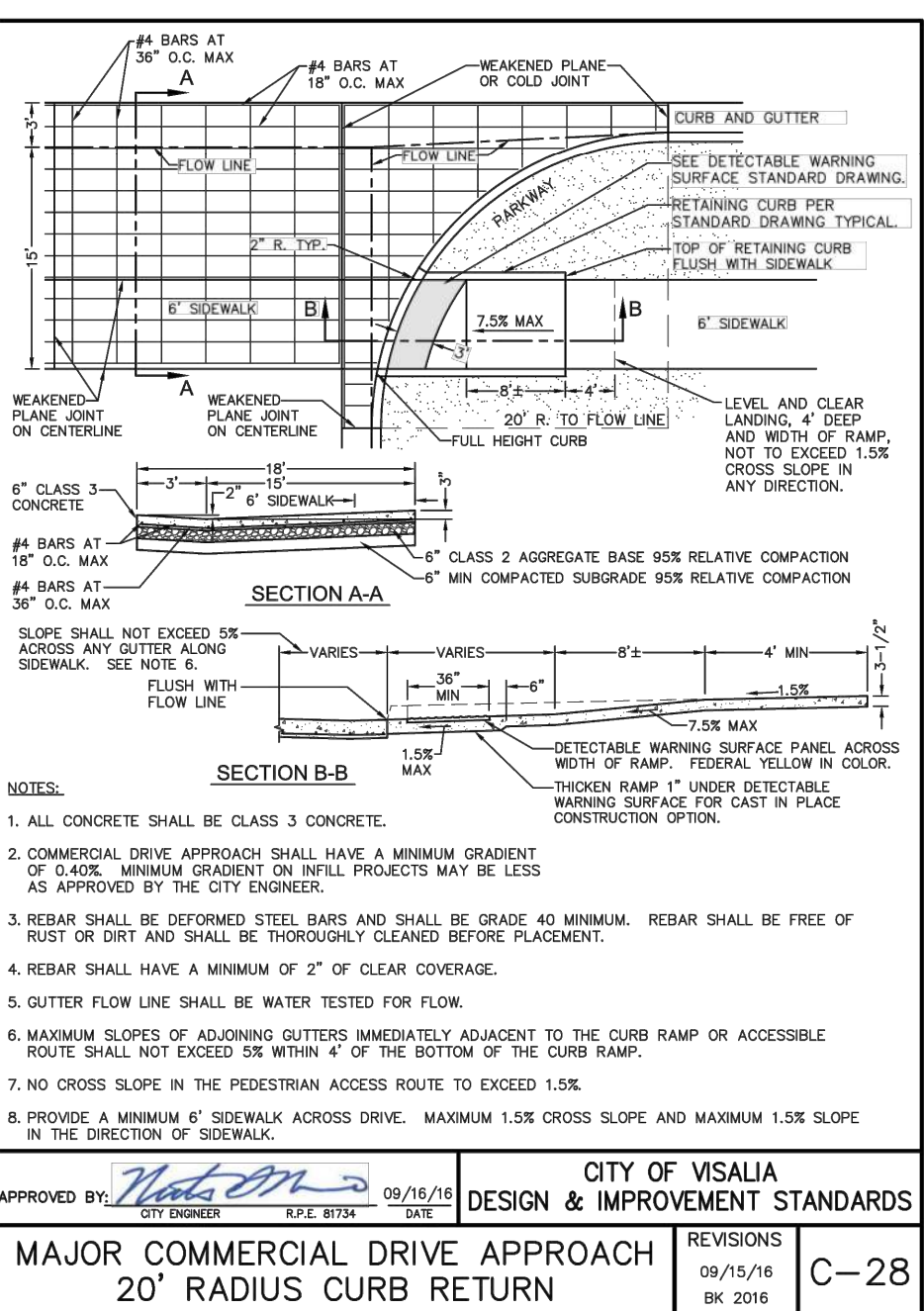
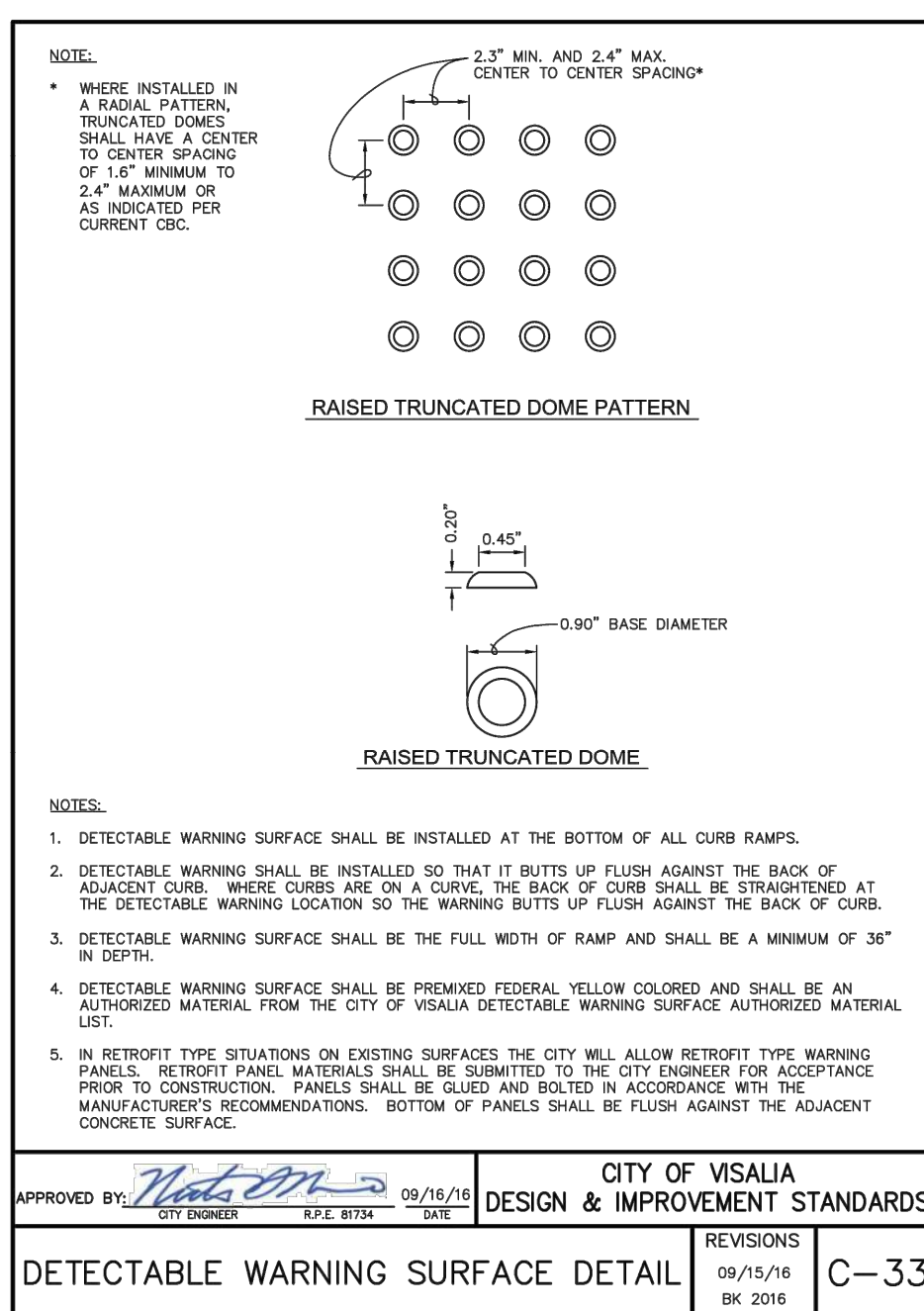
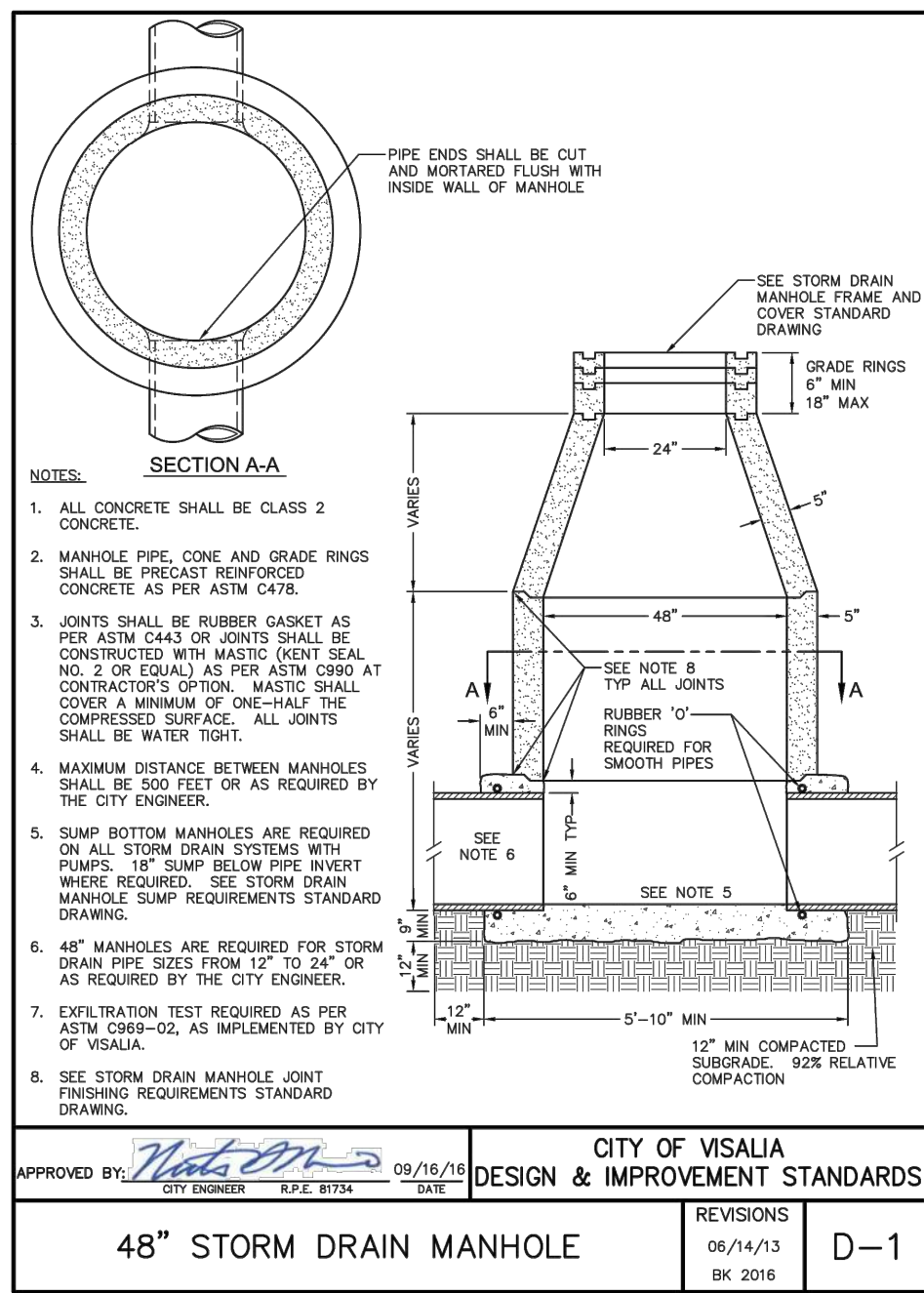
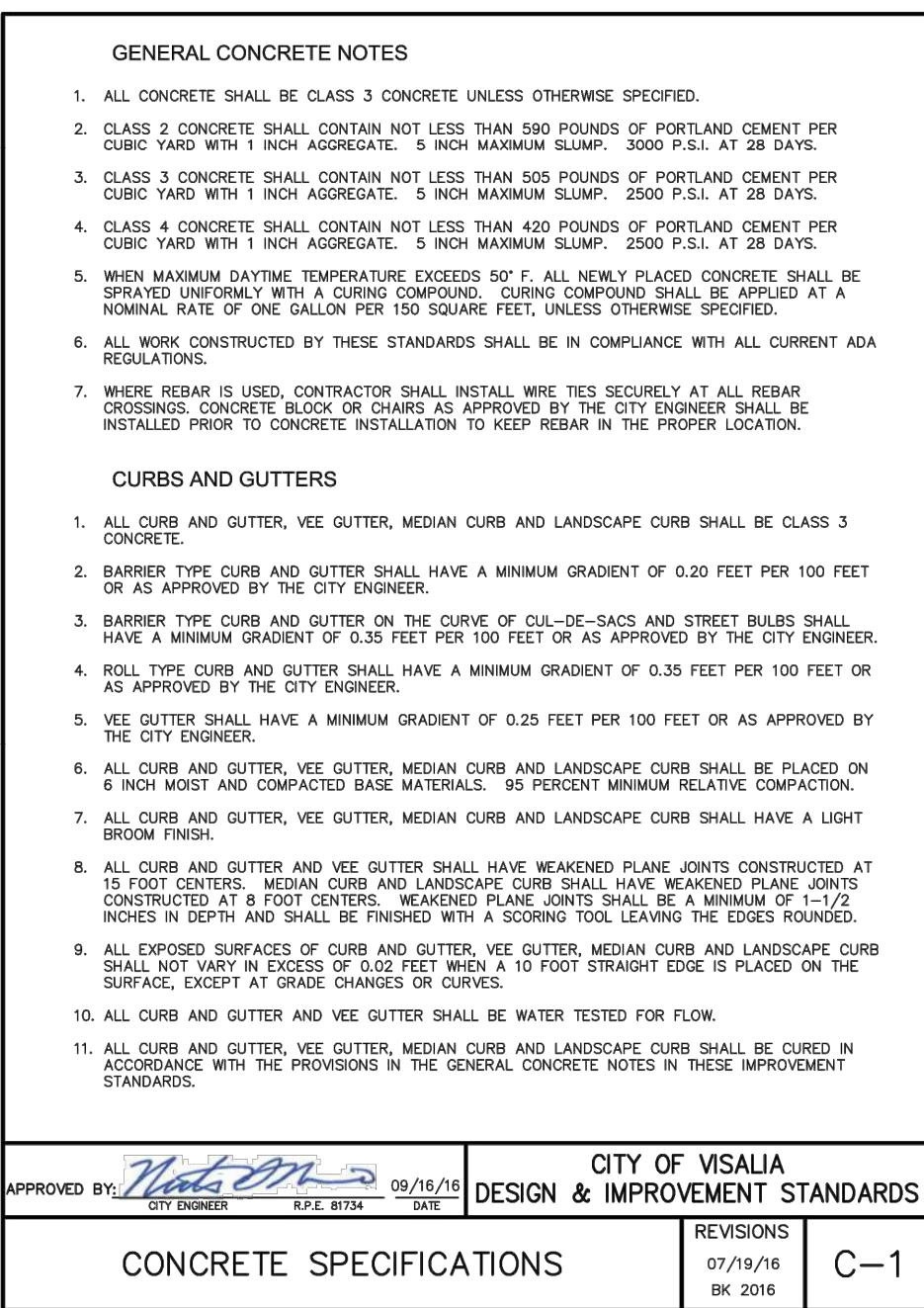
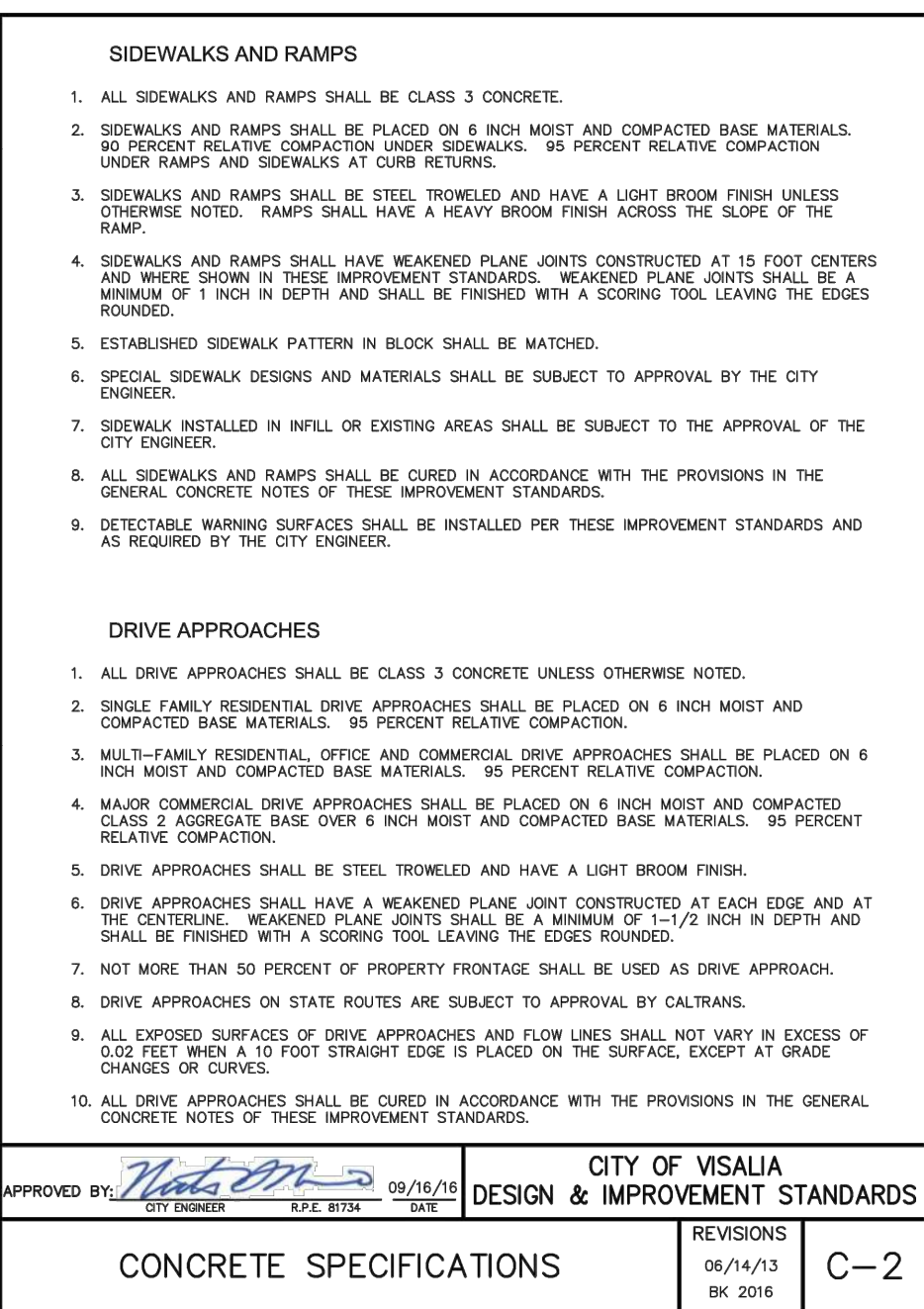
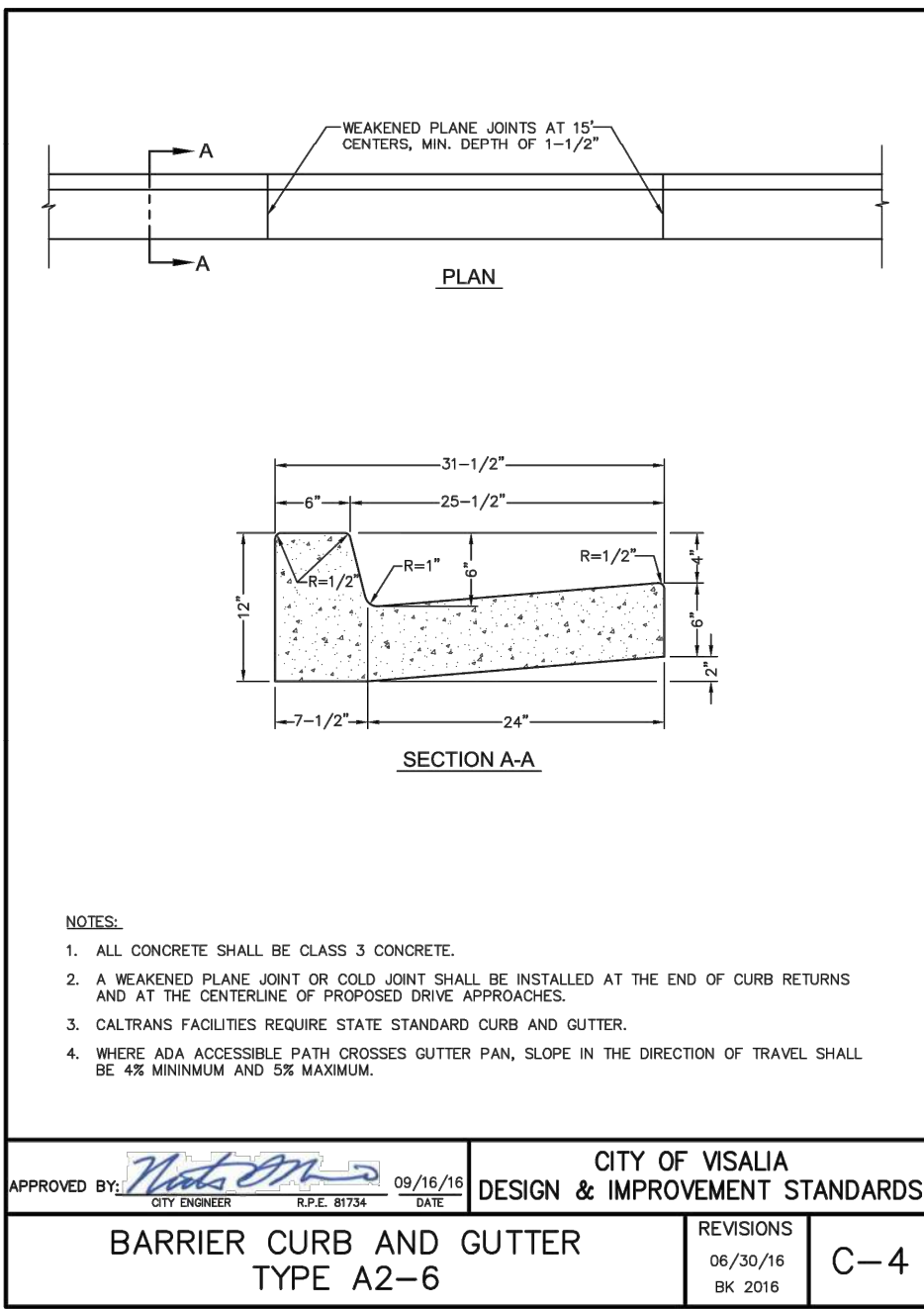
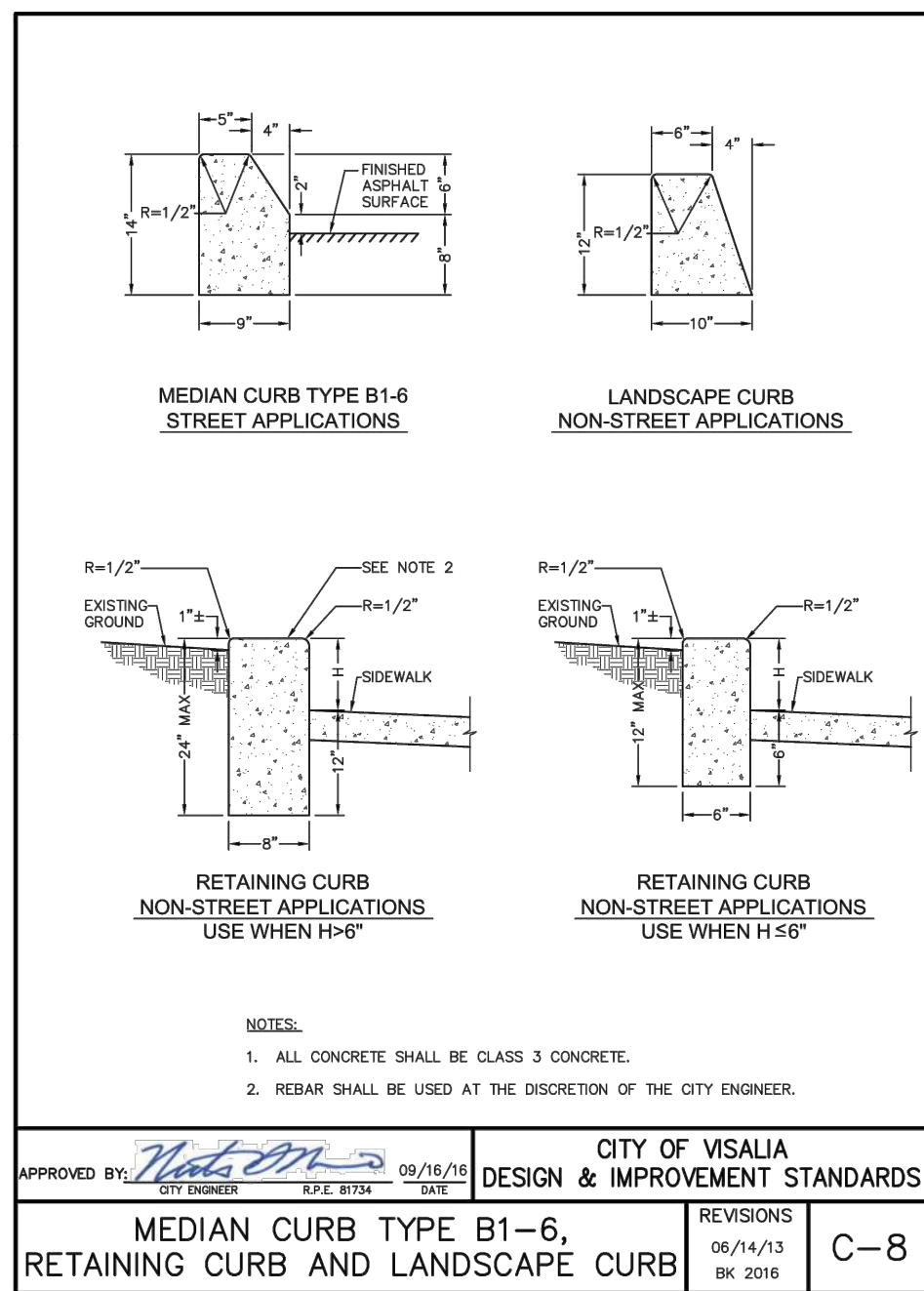
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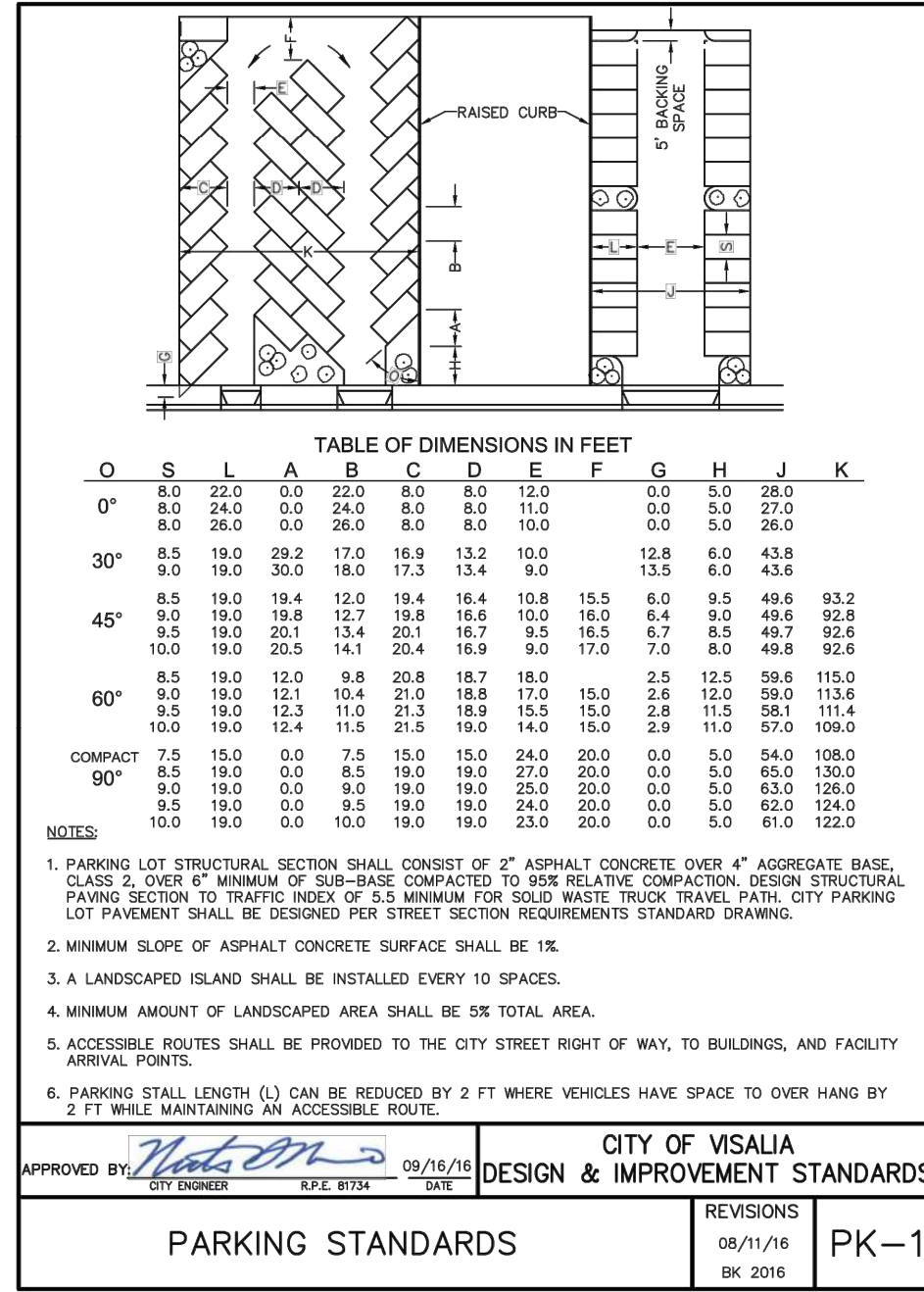
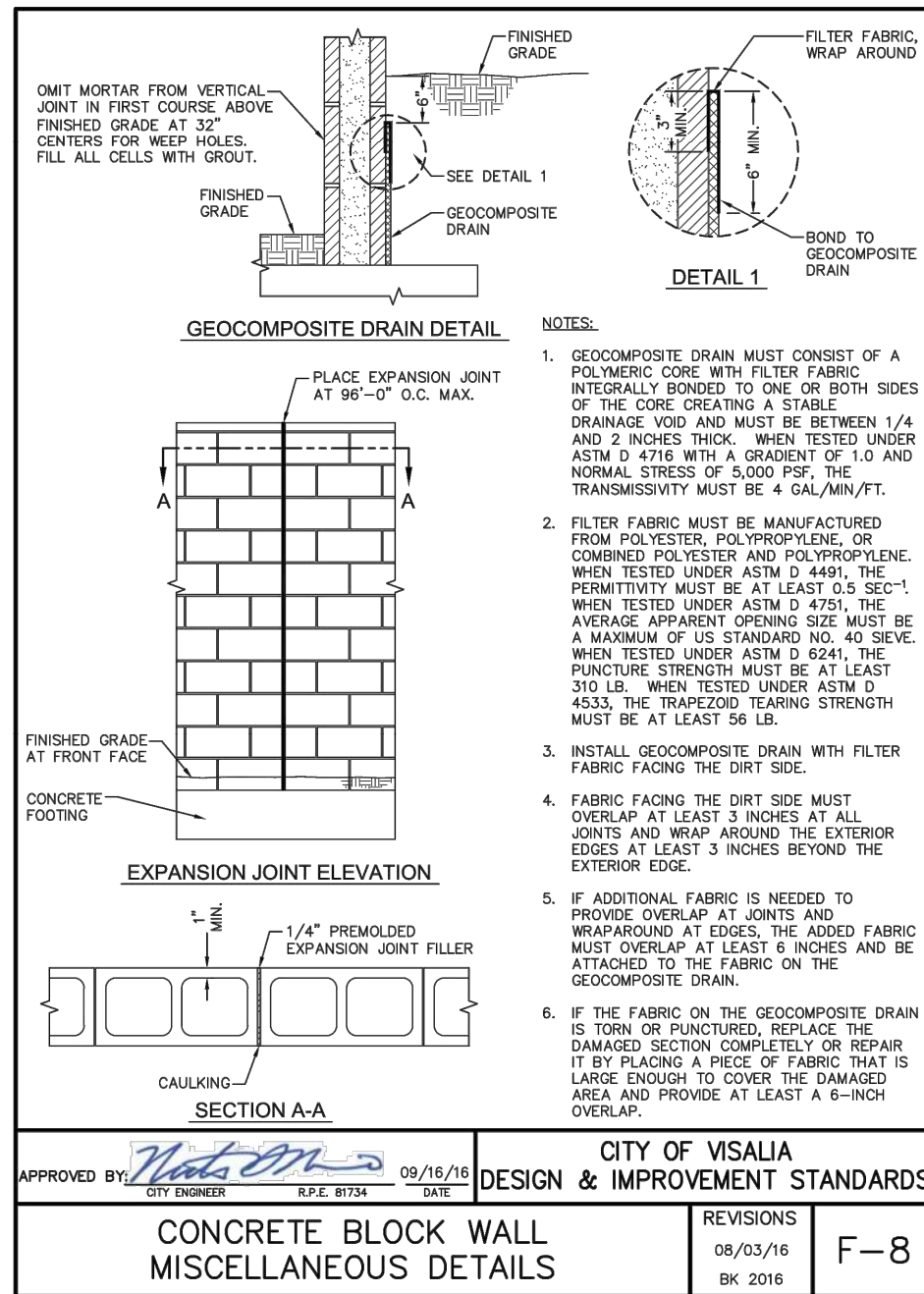
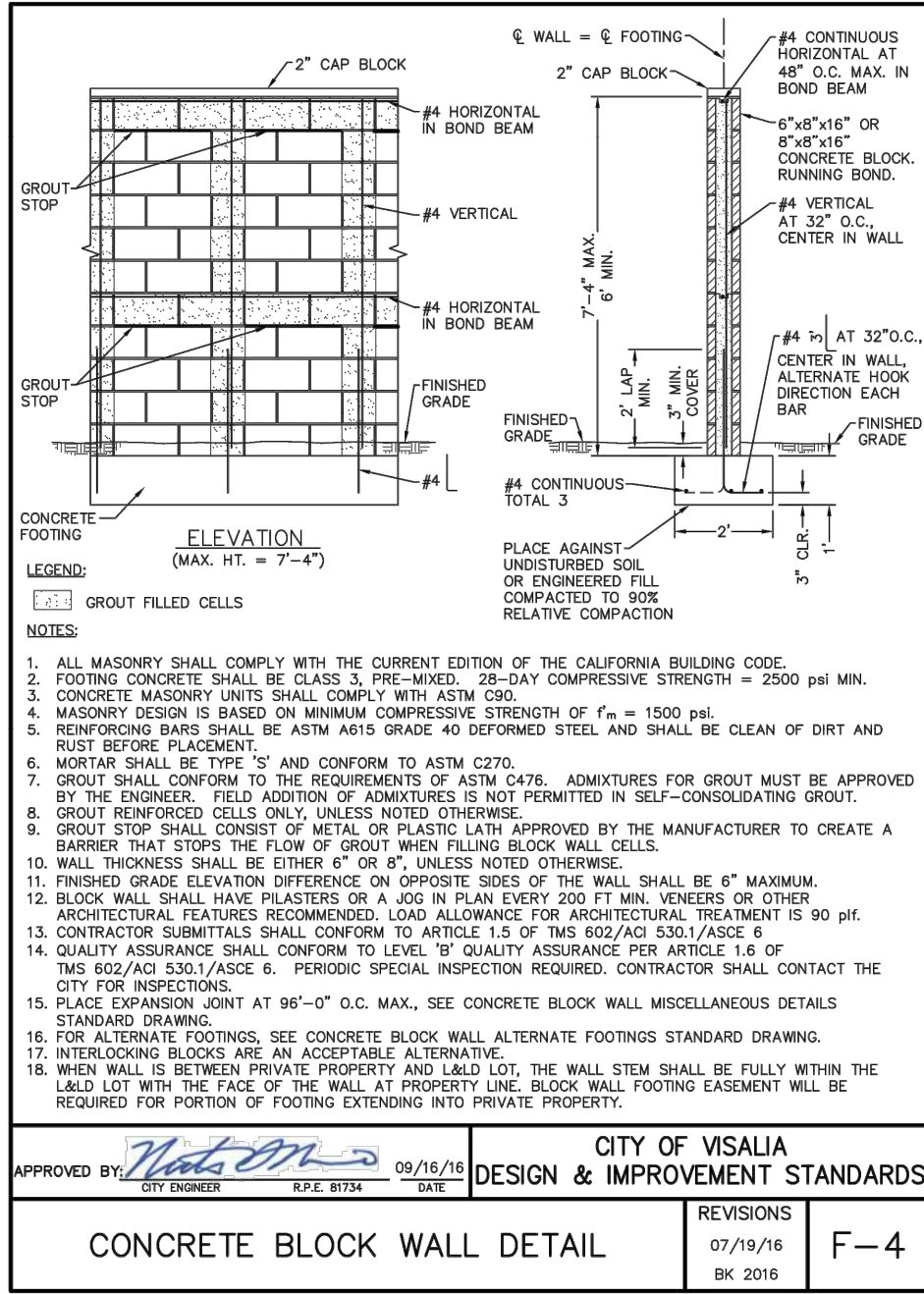
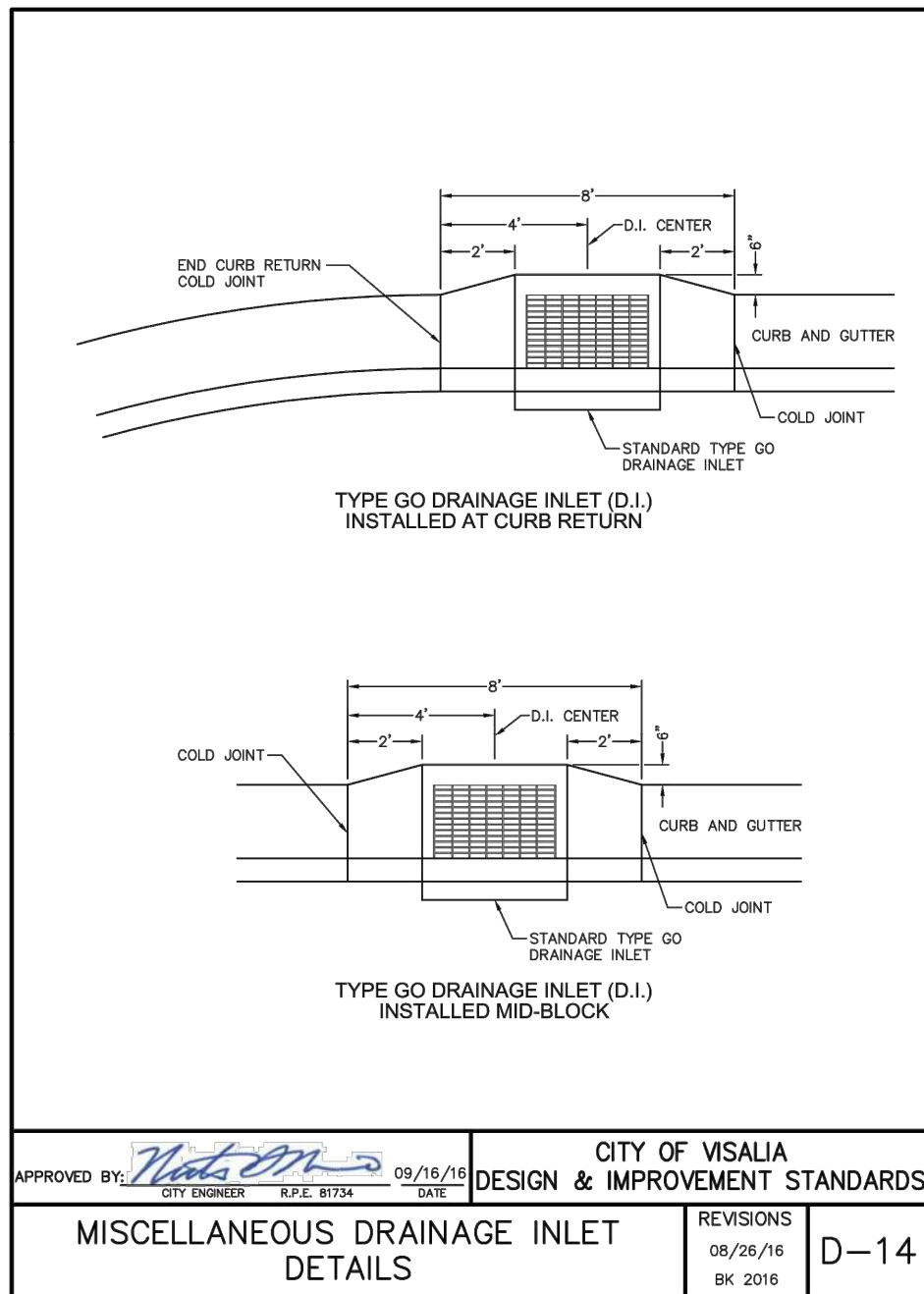
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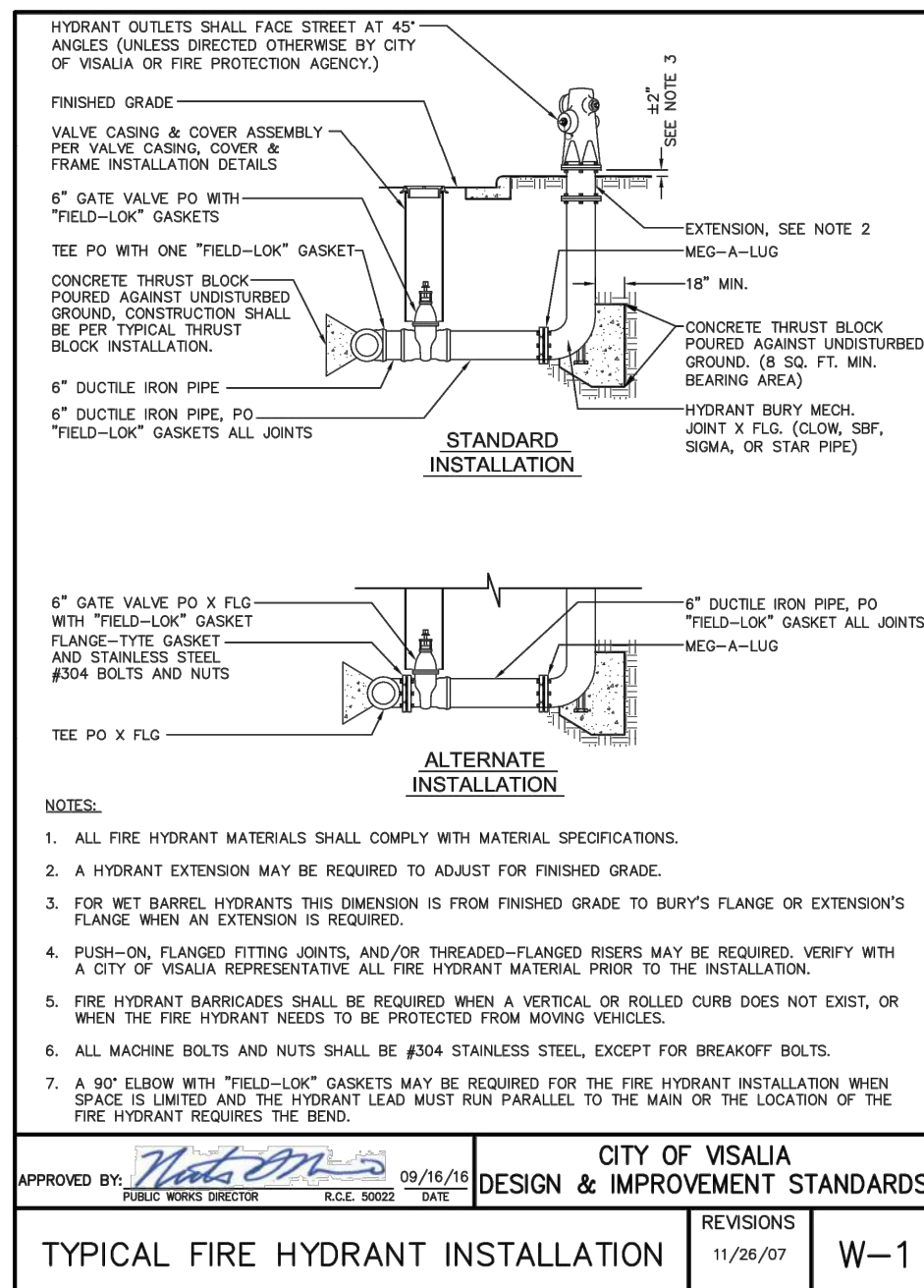
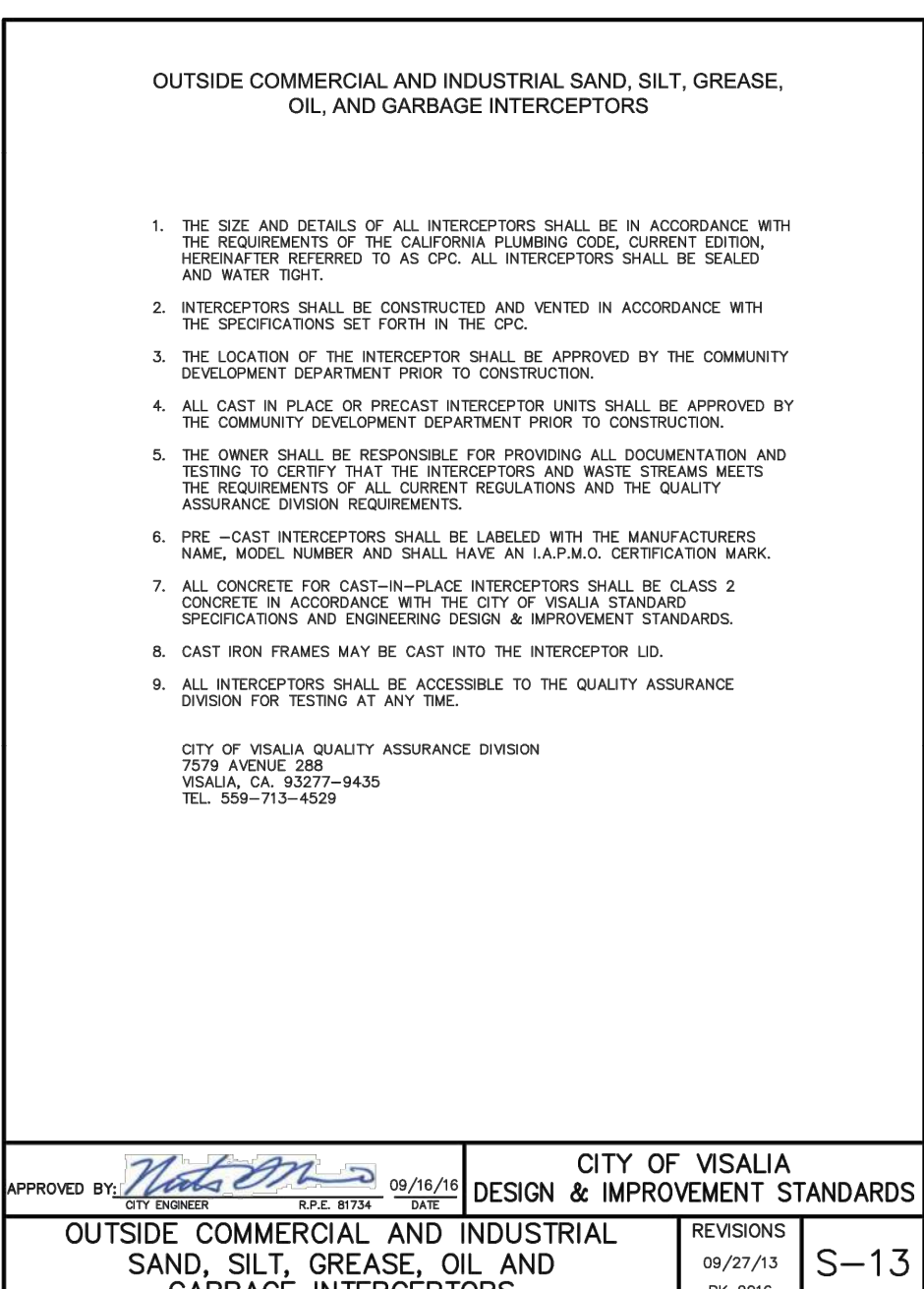
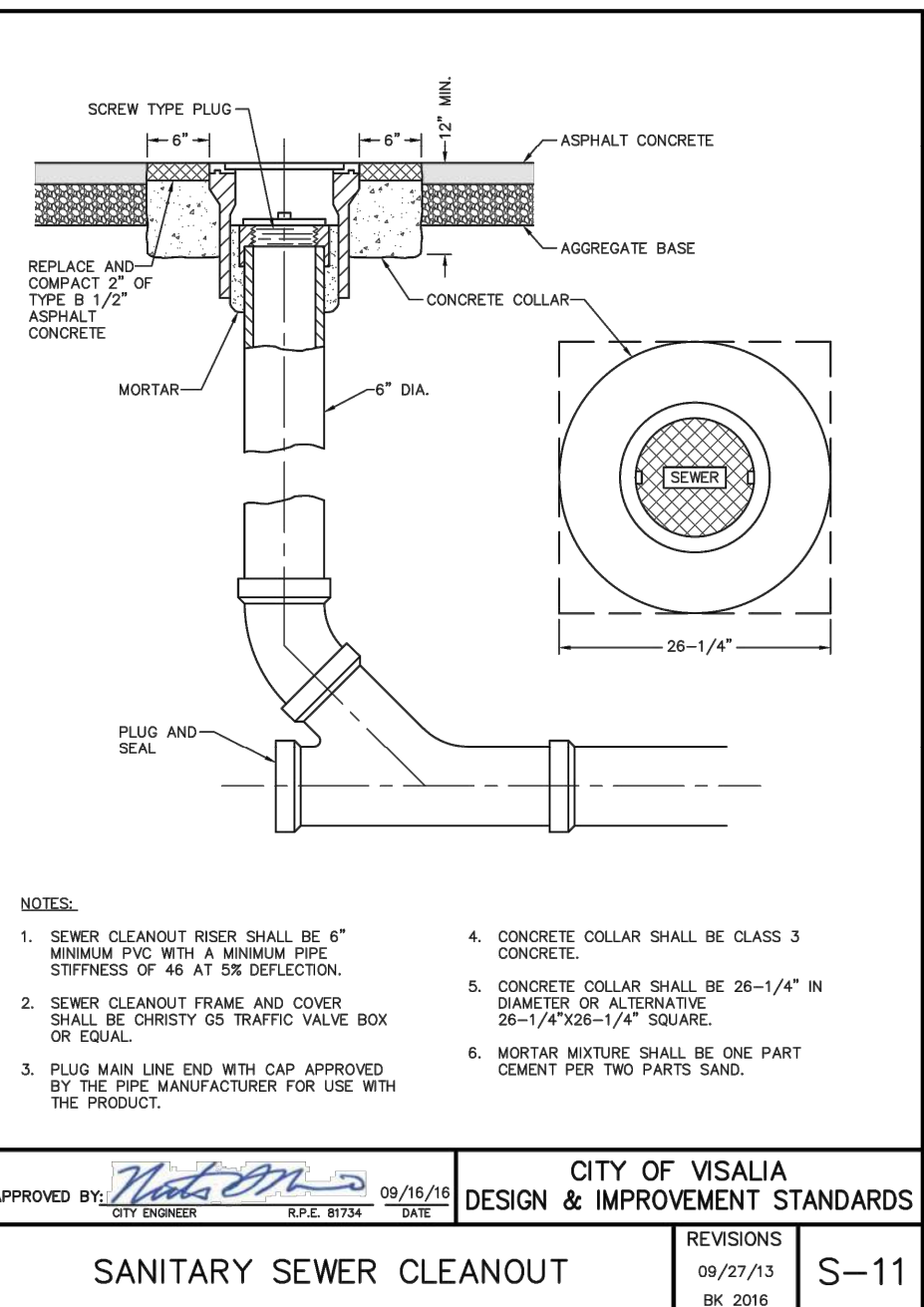
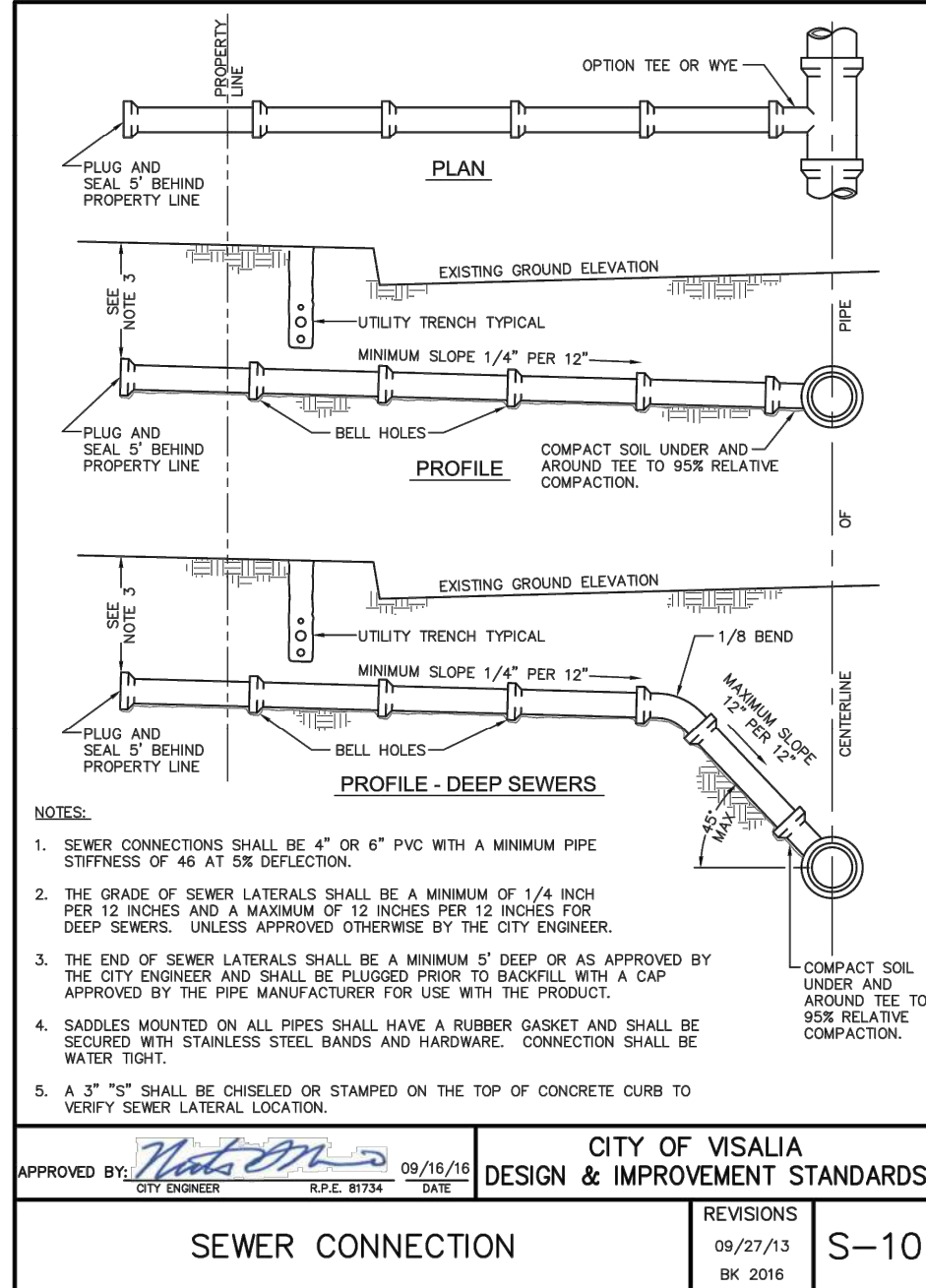
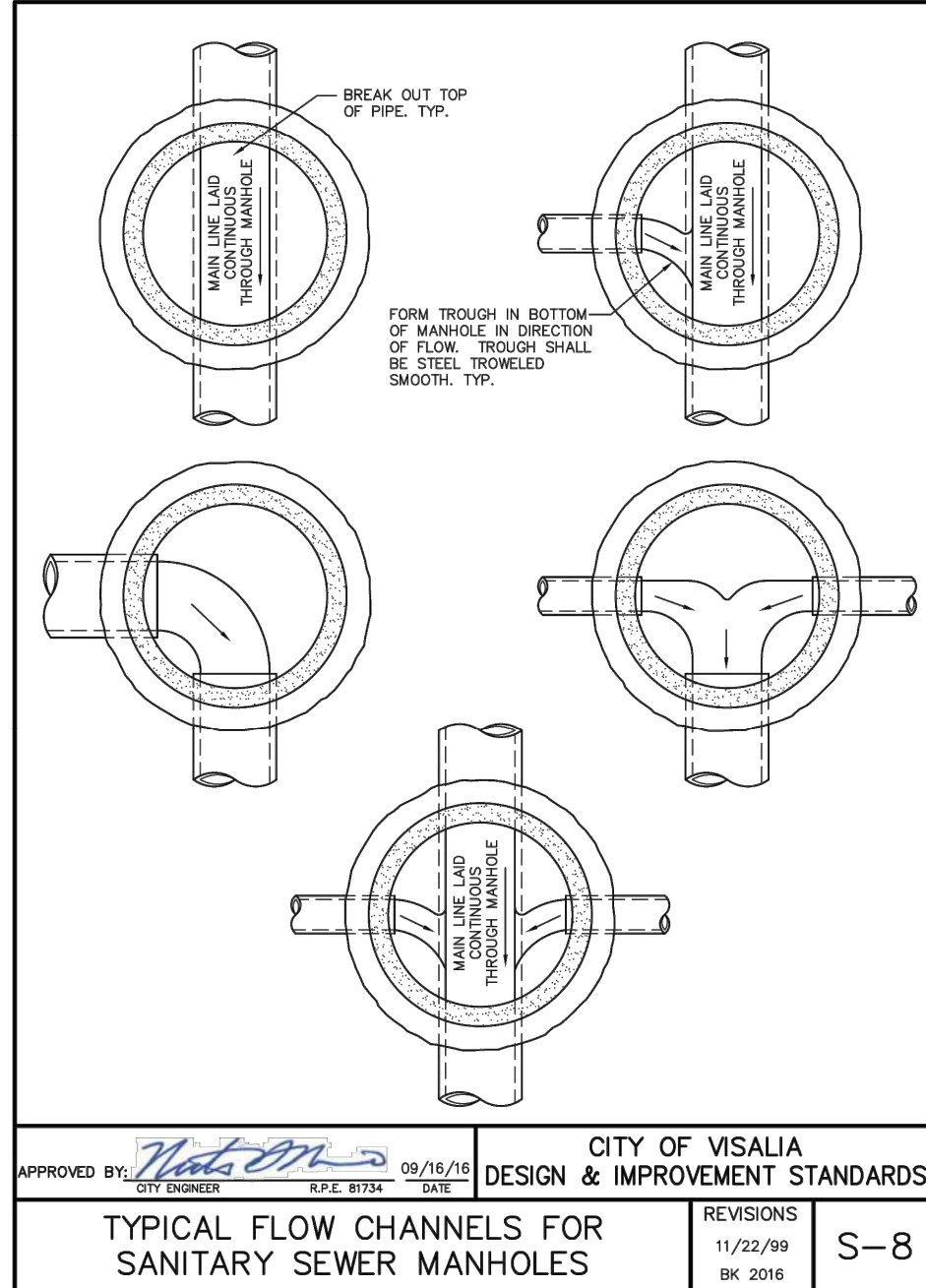
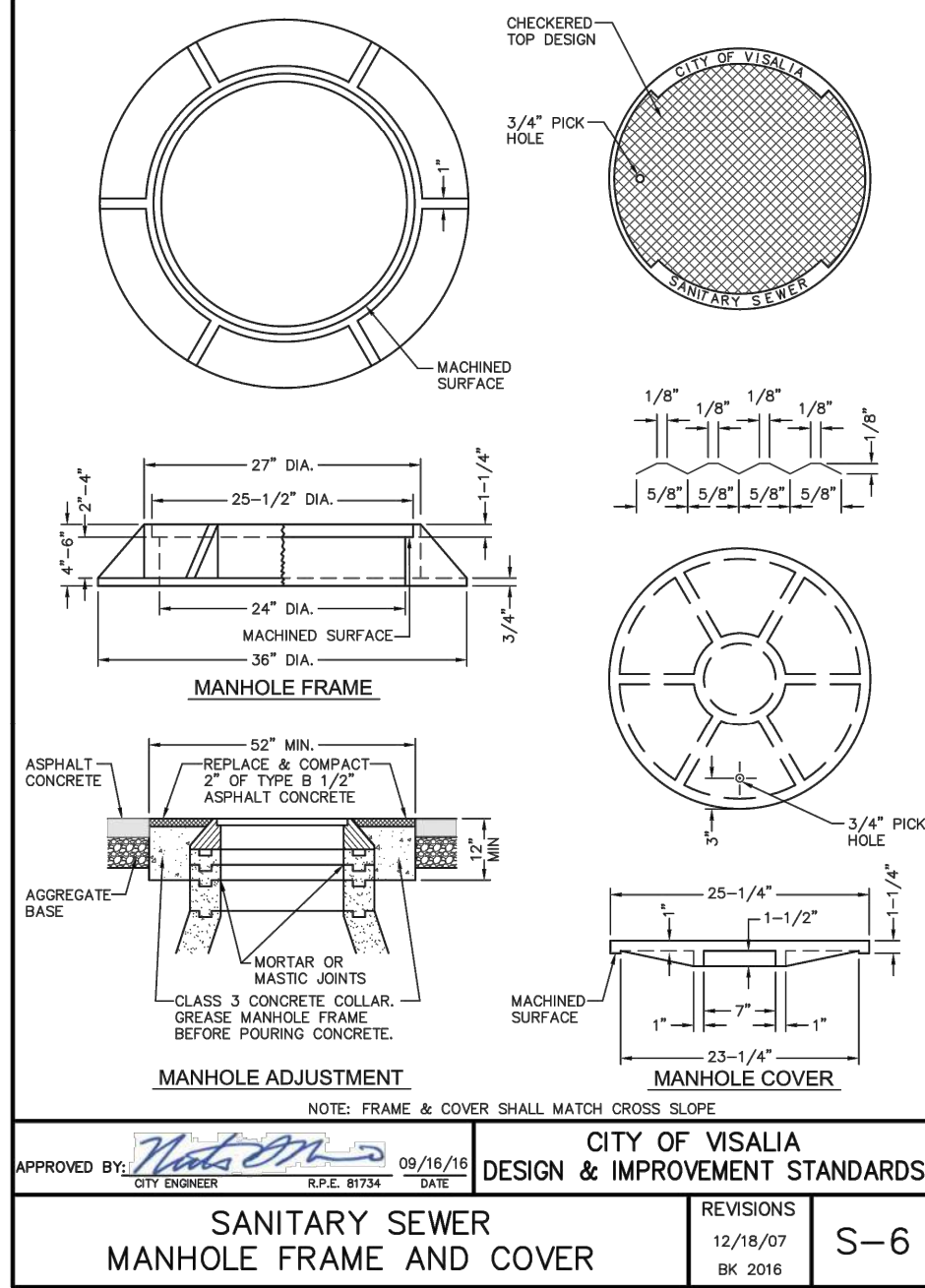
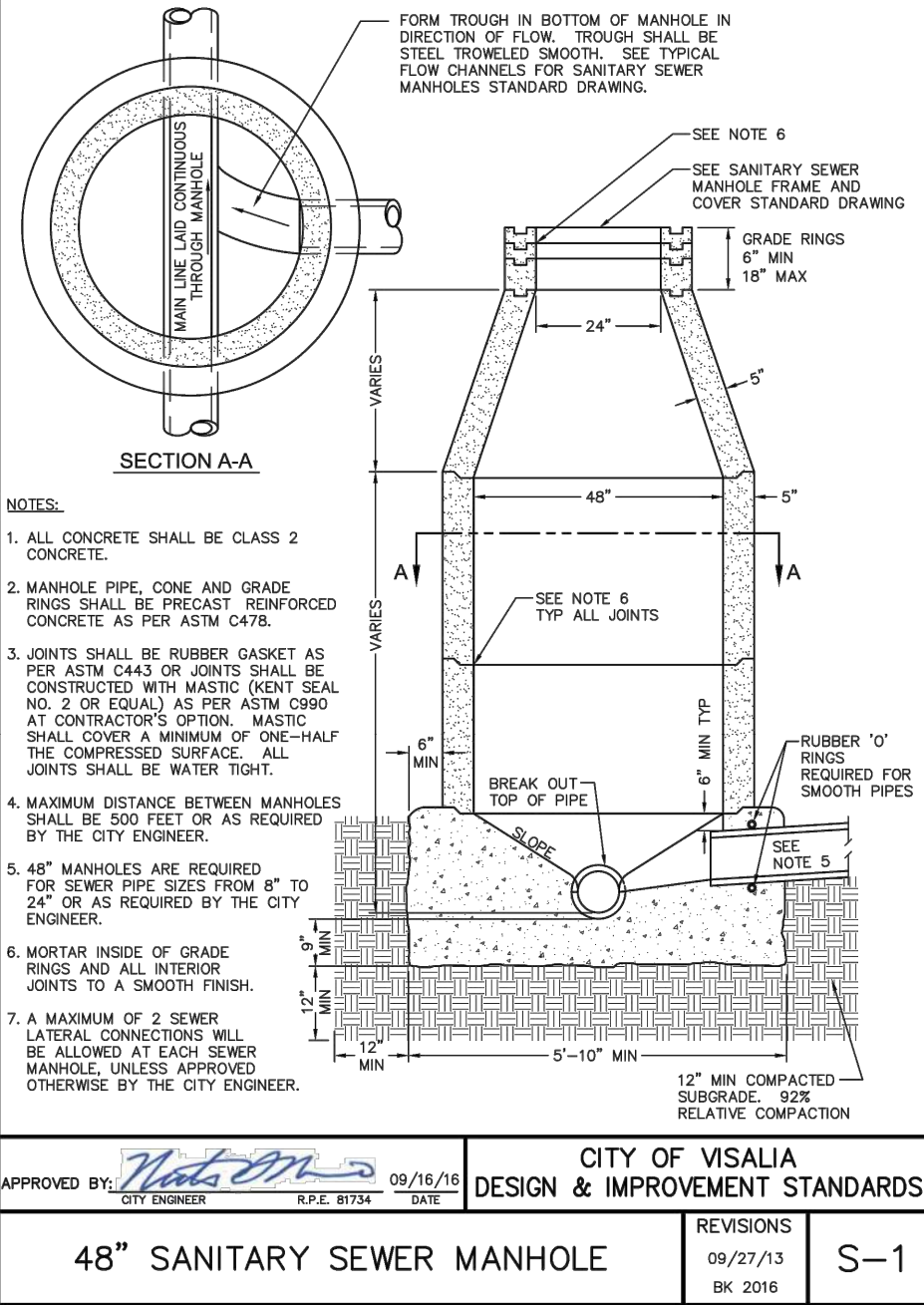
PROJECT #	791
DATE	11/05/2019
SHEET TITLE	ROADWAY SECTIONS
SITE PLAN #	SP-13
SHEET #	C5.1

APPROVAL			
REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

PROJECT #	791
DATE	11/05/2019
SHEET TITLE	DETAILS
SITE PLAN #	SP-13
SHEET #	C7.0







WATER DETAILS
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CALWATER

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Civil Design | Land Planning

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BY: **QK**

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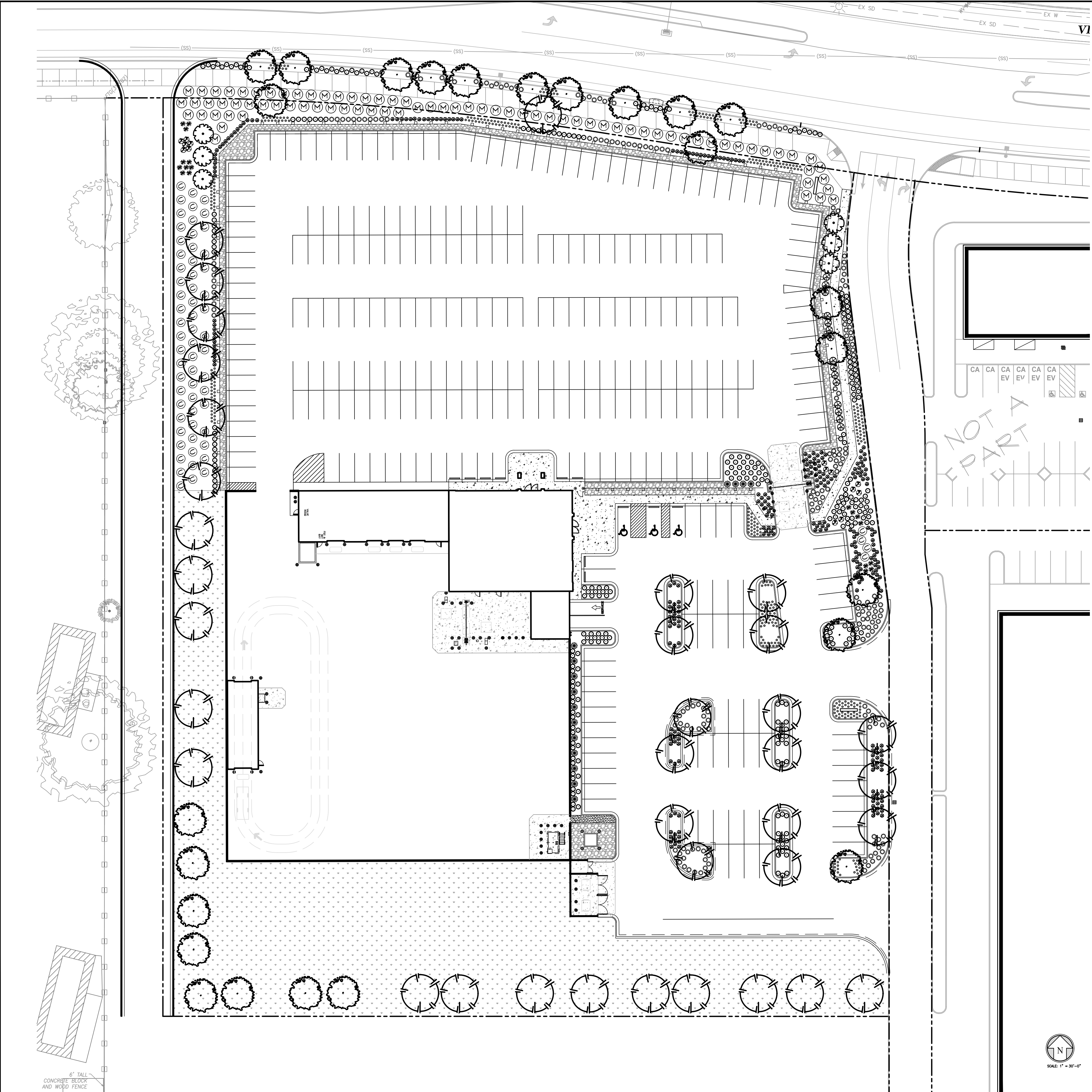
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VISALIA PKWY & S. MOONEY BLVD

VISALIA, CA

PROJECT #	791
DATE	11/05/2019
SHEET TITLE	DETAILS
SITE PLAN #	SP-13
SHEET #	C7.2



CONCEPTUAL LANDSCAPE PLAN

- PHOENIX *dactylifera* 'MED JOOL', DATE PALM (M)
16' CLEAR TRUNK HEIGHT, DIAMOND CUT
- PISTACHIA *chinensis* 'KEITH DAVEY', CHINESE PISTACHE (L)
15 GALLON
- QUERCUS *nitida*, INTERIOR LIVE OAK (VL)
15 GALLON
- GALAMAGROSTIS *x acutiflora* 'KARL FOESTER', FEATHER REED GRASS (L), 1 GALLON
- CALLISTEMON *citrinus* 'LITTLE JOHN', DWARF BOTTLEBRUSH (L), 1 GALLON
- CONVOLVULUS *mauritanicus*, GROUND MORNING GLORY (L), 1 GALLON
- EUONYMUS *japonicus* 'MONESSE', SILVER PRINCESS BOXLEAF EUONYMUS (L), 1 GALLON
- MUHLENBERGIA *capillaris* 'REGAL MIST', PINK MUHLY (L), 1 GALLON
- MYOPORUM *parvifolium*, MYOPORUM (L), 1 GALLON
- FRUNUS *caroliniana* 'COMPACTA', COMPACT CAROLINA CHERRY LAUREL (L), 5 GALLON
- RHAPHIOLEPIS *umbellata* 'SNOW WHITE', YEDDO HAWTHORNE (L), 1 GALLON
- RHAPHIOLEPIS *umbellata* 'MINOR', YEDDO HAWTHORNE (L), 5 GALLON
- TULBASHIA *violacea*, SOCIETY GARLIC (L), 1 GALLON
- SMOOTH ROUND RIVER ROCKS, GREY IN COLOR
8" DIAMETER MINIMUM
- SEEDED EROSION CONTROL GRASS

LANDSCAPE LEGEND



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DATE 11/5/2019

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SITE PLAN # SP-13

SHEET # L-1