# FNC FARMS SUBDIVISION PHASE 1
# CIVIL IMPROVEMENT PLANS

**SAN JOAQUIN VALLEY HOMES**
**5607 AVE DE LOS ROBLES**
**VISALIA, CA 93291**

### SURVEYORS NOTE

CONTRACTOR TO COORDINATE WITH THE PROJECT ENGINEER/SURVEYOR FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, PROPERTY, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY EASEMENTS. CONTRACTORS SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL PROVIDE CORNER TIES AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771. CONTRACTOR SHALL CONSTRUCT THE REPLACEMENT MONUMENTATION PER CITY STANDARDS AND CONTACT THE PROJECT ENGINEER/SURVEYOR FOR VERIFICATION. IF MONUMENTS ARE DISCOVERED DURING CONSTRUCTION THAT ARE NOT SHOWN ON PLANS, CONTRACTOR WILL BE PAID ACCORDING TO THE UNIT COST LISTED IN THE PROPOSAL FORM TO "RECONSTRUCT SURVEY MONUMENT".

### GRADING NOTE

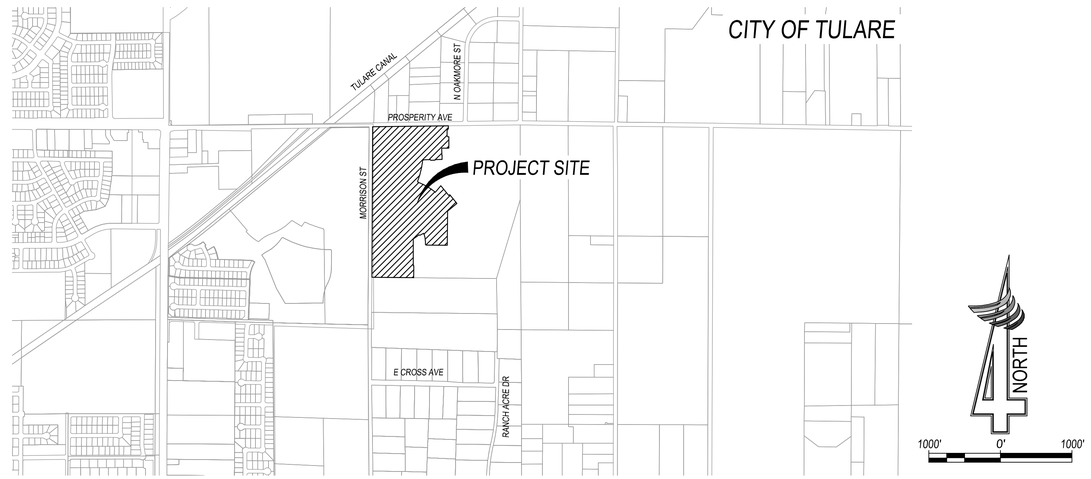
THIS GRADING PLAN IS INTENDED FOR ROUGH SUBDIVISION LOT GRADING ONLY. THE GRADING INFORMATION AND DETAILS SHOWN UPON THESE PLANS ARE NOT INTENDED TO BE ADEQUATE TO PROVIDE FOR A COMPLETED FUNCTIONING DRAINAGE SYSTEM ON INDIVIDUAL LOTS. NOR IS IT POSSIBLE TO DO SO WITHOUT ADDITIONAL ENGINEERING DESIGN RELATED TO THE SPECIFIC PLAN OF IMPROVEMENTS PROPOSED FOR EACH LOT. BUILDING CONSTRUCTION UPON THESE LOTS MAY REQUIRE ADDITIONAL FILL MATERIAL, ADDITIONAL GRADING, THE CONSTRUCTION OF DRAINAGE PIPES, CURBS, GUTTERS, PAVING, OR OTHER WORK AND ADDITIONAL DESIGN AND SURVEYING SERVICES CONNECTED WITH SUCH PROPOSED IMPROVEMENTS IN ORDER TO ENSURE THAT AN ADEQUATE COMPLETED DRAINAGE SYSTEM WILL BE PROVIDED FOR EACH LOT. FAILURE TO PROVIDE SUCH ADDITIONAL MEASURES MAY RESULT IN ADVERSE SITE-SPECIFIC PHYSICAL CONDITIONS INCLUDING EXCESSIVE MOISTURE, AND POTENTIAL HEALTH HAZARDS INCLUDING THE PRESENCE OF POTENTIALLY TOXIC MOLD, AND/OR OTHER PROBLEMS THAT CAN NOT BE ANTICIPATED.

### NOTE TO OWNER AND CONTRACTOR

THIS PLAN HAS BEEN PREPARED WITH THE INTENT THAT 4CREEKS, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF 4CREEKS, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF 4CREEKS HAD PERFORMED THE STAKING WORK.

### BENCHMARK

BENCHMARK #12
BRASS CAP IN CONC. BRIDGE, ¼ MILE S. OF INTERSECTION ON SE CORNER OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO LOCATION: MOONEY & PROSPERITY
ELEVATION: 299.667 (NGVD-1929)




## VICINITY MAP

## OWNER/DEVELOPER


1. COVER SHEET
2. GENERAL NOTES
3. TOPO SURVEY & DEMOLITION PLAN SHEET 1
4. TOPO SURVEY & DEMOLITION PLAN SHEET 2
5. GRADING PLAN SHEET 1
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10. UTILITY PLAN SHEET 1
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14. PROSPERITY AVE. SD PLAN & PROFILE
15. MORRISON ST. SD PLAN & PROFILE SHEET 1
16. MORRISON ST. SD PLAN & PROFILE SHEET 2
17. MONARCH DUNES AVE. SD PLAN & PROFILE SHEET 1
18. MONARCH DUNES AVE. SD PLAN & PROFILE SHEET 2
19. BISHOP STREET & PALM ROYALE ST. N. SD PLAN & PROFILE
20. BISHOP STREET SD PLAN & PROFILE SHEET 1
21. BISHOP STREET SD PLAN & PROFILE SHEET 2
22. PALM ROYALE ST. & EL CAMINO ST. SD PLAN & PROFILE
23. EUREKA STREET SD PLAN & PROFILE
24. HARBOUR TOWN AVENUE SD PLAN & PROFILE
25. ECHO HILLS & BANDON TRAILS AVE. SD PLAN & PROFILE
26. SUN HILLS AVENUE SD PLAN & PROFILE
27. BIGHORN AVENUE SD PLAN & PROFILE
28. SAGE VALLEY AVENUE SD PLAN & PROFILE
29. ISLEWORTH AVENUE SD PLAN & PROFILE
30. BANDON TRAILS AVE. SD PLAN & PROFILE
31. PROSPERITY AVE. SS&W PLAN & PROFILE
32. MORRISON ST. SS&W PLAN & PROFILE SHEET 1
33. MORRISON ST. SS&W PLAN & PROFILE SHEET 2
34. MONARCH DUNES AVE. SS&W PLAN & PROFILE SHEET 1
35. MONARCH DUNES AVE. SS&W PLAN & PROFILE SHEET 2
36. BISHOP DR. & PALM ROYALE ST. N. SS&W PLAN & PROFILE
37. BISHOP STREET SS&W PLAN & PROFILE SHEET 1
38. BISHOP STREET SS&W PLAN & PROFILE SHEET 2
39. PALM ROYALE ST. & EL CAMINO ST. SS&W PLAN & PROFILE
40. EUREKA STREET SS&W PLAN & PROFILE
41. HARBOUR TOWN AVENUE SS&W PLAN & PROFILE
42. ECHO HILLS & BANDON TRAILS AVE. SS&W PLAN & PROFILE
43. SUN HILLS AVENUE SS&W PLAN & PROFILE
44. BIGHORN AVENUE SS&W PLAN & PROFILE
45. SAGE VALLEY AVENUE SS&W PLAN & PROFILE
46. ISLEWORTH AVENUE SS&W PLAN & PROFILE
47. BANDON TRAILS AVE. SS&W PLAN & PROFILE
48. SIGNING, STRIPING AND MARKING PLAN SHEET 1
49. SIGNING, STRIPING AND MARKING PLAN SHEET 2
50. SIGNING, STRIPING AND MARKING PLAN SHEET 3
51. SIGNING, STRIPING AND MARKING PLAN SHEET 4
52. SIGNING, STRIPING AND MARKING PLAN SHEET 5
53. DETAIL SHEET 1
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56. STREET LIGHT AND FIRE HYDRANT PLAN SHEET 1
57. STREET LIGHT AND FIRE HYDRANT PLAN SHEET 2


## CIVIL SHEET INDEX

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| AP | ANGLE POINT | G | GAS LINE | SD | STORM DRAIN | | EXISTING ASPHALT PAVEMENT |
| BC | BEGINNING OF CURVE | GB | GRADE BREAK | SDMH | STORM DRAIN MANHOLE | | EXISTING CONCRETE SIDEWALK |
| BCR | BEGIN CURB RETURN | GC | GRADE CHANGE | S=0.0000 | SLOPE, IN FOOT PER FOOT | | PROPOSED CONCRETE |
| BSW | BACK OF SIDEWALK | GV | GATE VALVE | SS | SANITARY SEWER | | PROPOSED CONCRETE INSTALLED W/ BUILDING PERMIT |
| BTM | BOTTOM | HP | HINGE POINT | SSMH | SANITARY SEWER MANHOLE | | |
| CLFNC | CENTER LINE OF FENCE | HWL | HIGH WATER LINE | STA. | STATION | | PROPOSED ASPHALT PAVEMENT |
| C | CONCRETE | HW | HEAD WALL | SW | SWALE | | PROPOSED TEMP. PAVEMENT (2"AC/NATIVE @ 90% R.C.) |
| CONC | CONCRETE | INV. | INVERT | TC | TOP OF CURB | | |
| CR | CROWN OF ROAD | MB | MAILBOX | TG | TOP OF GRATE | | PROPOSED TEMP. ASPHALT PAVEMENT (2.5"/4") |
| C&G | CURB & GUTTER | OG | ORIGINAL GRADE | TOE | TOE OF SLOPE | (000.00) | EXISTING ELEVATION |
| DI | DRAINAGE INLET | P | PAVEMENT | | STREET LIGHT (LOCAL) | [000.00] | EXISTING ELEVATION FROM RECORD PLANS |
| EC | END OF CURVE | PCC | POINT OF COMPOUND CURVE | | STREET LIGHT (ARTERIAL) | 000.00 | PROPOSED ELEVATION |
| EP | EDGE OF PAVEMENT | PP | POWER POLE | W | WATER LINE | | SURVEY MONUMENT |
| ECR | END CURB RETURN | PRC | POINT OF REVERSE CURVE | WDFNC | WOOD FNC | | WATER METER |
| FG | FINISH GRADE | PT | POINT OF TANGENT | WV | WATER VALVE | | CHAINLINK FENCE |
| FH | FIRE HYDRANT ASSEMBLY | PUE | PUBLIC UTILITY EASEMENT | (R) | "R" VALUE | | WOOD FENCE |
| FL | FLOW LINE | R/W | RIGHT OF WAY | | BARRICADE | | STREET SIGN |
| FTG | TOP OF FOOTING ELEVATION | SB | SAND BAG | | BLOCK WALL | | WALL PILASTER |

## LEGEND

### ENCROACHMENT PERMIT NOTE

A CITY OF TULARE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE CITY RIGHT-OF-WAY

### DISCLAIMER

THE PLAN CHECKING OF THESE IMPROVEMENTS BY THE CITY IS DIRECTED TO THE COMPLIANCE WITH CITY STANDARDS AND SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER'S DESIGN ENGINEER TO ASSURE THE ACCURACY OF ELEVATIONS AND STATIONING FOR SEWER, WATER AND STORM DRAIN PIPING, CURB, GUTTER AND LOT GRADES SHOWN ON THE THESE PLANS. NO VERIFICATION OF THESE ELEVATIONS AND STATIONS HAS BEEN MADE BY THE CITY.

CITY OF TULARE
ENGINEERING DEPARTMENT

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

MICHAEL W. MILLER, CITY ENGINEER, R.C.E 53462 _____

## UTILITY CONTACTS

COMCAST CABLE
CONSTRUCTION SUPERVISOR: MICHAEL CORRAL
PHONE: (559) 735-2104
1031 N. PLAZA DRIVE
VISALIA, CA 93291
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AT&T CALIFORNIA
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VISALIA, CA 93291

SOUTHERN CALIFORNIA EDISON (SCE)
SERVICE PLANNER: DAREN STOGSDILL
2425 S. BLACKSTONE ST.
TULARE, CA 93274
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PHONE: (559) 685-3269
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SOUTHERN CALIFORNIA GAS COMPANY
PROJECT MANAGER: CHAD MUELLER
PHONE: (559) 739-2241
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404 N. TIPTON ST.
VISALIA, CA 93292

CITY OF TULARE
PHONE: (559) 684 - 4260
411 E. KERN AVENUE
TULARE, CA 93274

TULARE IRRIGATION DISTRICT
PHONE: (559) 686 - 3425
FAX: (559) 686 - 3673
6826 AVENUE 240
TULARE, CA 93274

811
Know what's below.
Call before you dig.

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
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PROJECT ENGINEER
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PREPARED BY:
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DRW BY: DM, MM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660
FNC FARMS SUBDIVISION - PHASE 1
COVER SHEET

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_01_CV |
| SCALE: | NONE |
| SHEET NO.: | 01 OF 57 |

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# PROJECT NOTES

## CITY OF TULARE GENERAL NOTES

1. ALL WORK AND MATERIAL SHALL CONFORM TO THE LATEST CITY OF TULARE STANDARD DRAWINGS, SPECIFICATIONS , AND STANDARD OPERATING PROCEDURES, NOT ALL OF WHICH ARE INCLUDED IN THESE PLANS.
2. WORK SHALL NOT DEVIATE FROM THESE PLANS UNLESS PRIOR APPROVAL IS OBTAINED FROM THE CITY ENGINEER OR AGENT THEREOF. FINAL ACCEPTANCE OF ALL WORK TO BE MADE BY THE CITY OF TULARE.
3. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH CALIFORNIA "OSHA" AND LOCAL AUTHORITY REQUIREMENTS.
4. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE DEVELOPER AND/OR THEIR AUTHORIZED AGENTS AND CITY PERSONNEL PROVIDE, IF ALREADY NOT ON FILE, INSURANCE CERTIFICATES, CONTRACTOR EMERGENCY CONTACT LIST, CONSTRUCTION SCHEDULE, TESTING LABORATORY BEING EMPLOYED, AND ALL OTHER PERTINENT INFORMATION RELATING TO PROJECT.
5. EXISTING CURB AND GUTTER, DRIVEWAY APPROACHES, SIDEWALK AND RAMPED CURB RETURNS WITHIN THE RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION BY THE CITY PUBLIC WORKS INSPECTOR. THE DEVELOPER IS REQUIRED TO REPLACE ANY EXISTING IMPROVEMENTS THAT ARE DETERMINED TO BE NON-COMPLIANT WITH REGARD TO CURRENT CITY STANDARDS, OR TO BE OTHERWISE DEFECTIVE AS DETERMINED BY THE CITY PUBLIC WORKS INSPECTOR.
6. REMOVE AND/OR RELOCATE AS PER UTILITY COMPANY REQUIREMENTS, ANY UTILITY WHICH CONFLICTS WITH THE INSTALLATION OF REQUIRED IMPROVEMENTS. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE GOVERNING AGENCY, AT THE CONTRACTOR'S SOLE EXPENSE.
7. A CITY OF TULARE ENCROACHMENT PERMIT IS REQUIRED PRIOR TO COMMENCING WORK INCLUDING ANY WORK WITHIN EXISTING CITY RIGHT OF WAY.
8. CONTRACTOR SHALL NOTIFY THE VARIOUS UTILITY COMPANIES AT LEAST 3 DAYS PRIOR TO THE START OF WORK.
9. CONTRACTOR SHALL GIVE 48 HOURS NOTICE PRIOR TO PUBLIC WORKS INSPECTION OF IMPROVEMENTS. CITY INSPECTIONS TO BE REQUESTED BY CALLING (559) 684-4213 OR BY EMAIL AT ENCROACHMENTPERMITS@TULARE.CA.GOV
10. THE EXISTING UNDERGROUND UTILITY LINES SHOWN ARE BASED ON THE LOCATION OF VISIBLE SURFACE IMPROVEMENTS AND UTILITY COMPANY RECORD DRAWINGS. IN SOME CASES IT HAS NOT BEEN POSSIBLE TO OBTAIN PERTINENT INFORMATION FROM THE UTILITY COMPANIES ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY SHOW THE UNDERGROUND UTILITY LINES. IT WILL BE NECESSARY TO CONFIRM THE LOCATIONS BY NOTIFYING UNDERGROUND SERVICE ALERT TELEPHONE U.S.A. AT 1-800-642-2444 PRIOR TO DIGGING. THE DEPTHS OF ALL LINES MUST BE DETERMINED BY CAREFULLY PROBING OR POT HOLING UNDER UTILITY COMPANY SUPERVISION.
11. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EXISTING PIPELINES OR UTILITIES BEING CROSSED PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
12. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTORS SOLE EXPENSE.
13. STREETLIGHTS SHALL BE LOCATED PER S.C.E AND CITY OF TULARE SPECIFICATIONS.
14. STREET STRIPING SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED BY THE CITY ENGINEER AND THESE PLANS. CONTRACTOR TO VERIFY LAYOUT WITH THE CITY INSPECTOR.
15. ALL DEDICATIONS TO THE CITY MUST BE RECORDED PRIOR TO FINAL OCCUPANCY.
16. ANY WORK THAT IS SUBJECT TO POTENTIAL REIMBURSEMENT BY THE CITY OF TULARE THROUGH ITS OVERSIZE CONSTRUCTION REIMBURSEMENT POLICIES MUST BE PERFORMED AT STATE PREVAILING WAGE RATES. CONTRACTOR SHALL POSSESS OR ABTAIN A REGISTRATION NUMBER FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS PRIOR TO PERFORMING ANY POTENTIALLY REIMBURSABLE WORK.

## CITY OF TULARE GENERAL GRADING AND PAVING NOTES

17. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION AND SHALL DEMOLISH AND/OR REMOVE FROM THE AREA OF DESIGNATED PROJECT EARTHWORK ALL STRUCTURES, BOTH SURFACE AND SUBSURFACE TREE, BUSH, ROOTS, DEBRIS, ORGANIC MATTER AND ALL OTHER MATTER DETERMINED BY INSPECTOR TO BE DELETERIOUS. SUCH MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE BY THE OWNER AND SHALL BE REMOVED FROM THE SITE.
18. TREE ROOT SYSTEMS IN PROPOSED BUILDING AREAS SHOULD BE REMOVED TO A MINIMUM DEPTH OF TWO (2) FEET AND WITHIN A RADIAL DISTANCE WHICH WOULD PERMIT REMOVAL OF ALL ROOTS LARGER THAN (1) INCH. BURNING IN AREAS WHICH ARE TO RECEIVE FILL MATERIAL SHALL NOT BE PERMITTED.
19. EXISTING IRRIGATION RISERS, IRRIGATION PIPE, ALL WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED PER CITY OF TULARE REQUIREMENTS. LOCATION AND RELOCATION OF POWER POLES AND LOCATION AND REMOVAL OF IRRIGATION LINES AND RISERS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND THE CONTRACTOR.
20. ALL TRENCHES SHALL BE COMPLETELY BACKFILLED PRIOR TO THE END OF THE WORKDAY IN WHICH THEY ARE CONSTRUCTED. TRENCHES AT ALL CROSSINGS IN TRAFFIC AREAS SHALL HAVE TEMPORARY PAVEMENT INSTALLED PRIOR TO END OF WORKDAY IN WHICH THEY ARE CONSTRUCTED. FOR PURPOSE OF DEFINING TRENCHES, ALL EXCAVATION FOR INSTALLING PIPES ARE TRENCHES UNLESS THEY MEET THE FOLLOWING:
    - A. ARE 5 FEET OR LESS IN DEPTH AS MEASURED FROM THE ORIGINAL GROUND SURFACE.
    - B. HAVE 1 TO 1 SIDE SLOPES.
    - C. ARE 10 FEET OR WIDER AT THEIR BASE.
    - D. ARE LOCATED OUTSIDE OF DEVELOPED STREET RIGHTS OF WAY.
21. COMPACTION REQUIREMENTS (RELATIVE DENSITY PER ASTM D-1557):
    - A. EXISTING SUBGRADE: 95% IN THE TOP 6" FROM NATIVE OR CUT SURFACE.
    - B. TRENCH BACKFILL
        1. IN PUBLIC RIGHT OF WAY: 95% IN THE TOP 24" FROM SUBGRADE 90% BELOW 24" SUBGRADE.
        2. IN LANDSCAPE AREA 85% IN THE TOP 12" FROM FINISH GRADE 90% BELOW 12" FROM FINISH GRADE.
        3. IN BUILDING PADS: 90% FULL DEPTH.
    - C. BUILDING PADS:
        1. NATIVE 90% IN TOP 6" FROM NATIVE OR CUT SURFACE.
        2. FILL 90% FULL DEPTH.
    - D. ROAD RIGHT-OF-WAY:
        1. UNDER PAVING AND CONCRETE, 95% IN TOP 6" FROM SUBGRADE AND 90% BELOW 6" SUBGRADE.
        2. IN PARKWAYS: 85% MIN. FOR 12" FROM FINISH GRADE AND 90% BELOW 12" FROM FINISH GRADE.
    - E. AGGREGATE BASE 95% FULL DEPTH.
22. A LETTER VERIFYING THAT CONSTRUCTION WAS COMPLETED ACCORDING TO THE APPROVED GRADING/DRAINAGE PLAN SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER OR LICENSED ARCHITECT AND SUBMITTED TO THE CITY ENGINEER PRIOR TO THE ISSUANCE OF FINAL OCCUPANCY PERMITS. THE ENGINEER OR ARCHITECT SHALL AFFIX THEIR STAMP AND SEAL TO THE LETTER.
23. CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND SLOPES PRIOR TO THE PLACEMENT OF CONCRETE AND/OR PAVEMENT FOR CONFORMANCE TO ADA ACCESS COMPLIANCE REQUIREMENTS. EXAMPLES OF MINIMUM AND MAXIMUM LIMITS RELATED TO ADA COMPLIANCE INCLUDE, BUT ARE NOT LIMITED TO:
    - A. ACCESSIBLE PATH OF TRAVEL CROSS SLOPE SHALL BE 1.5% TYP/2% MAX.
    - B. ACCESSIBLE PATH OF TRAVEL LONGITUDINAL SLOPES SHALL BE 4.5% TYP, 5% MAX.
    - C. RAMP LONGITUDINAL SLOPES SHALL BE 7.67% TYP, 8.33% MAX.
    - D. WALKS SHALL NOT HAVE LESS THAN 48 INCHES OF UNOBSTRUCTED WIDTH
24. ALL ASPHALT CONCRETE SHALL CONFORM TO CITY OF TULARE TECHNICAL SPECIFICATIONS NO. 13 "ASPHALT CONCRETE SURFACING" FOR TYPE "A", ¼" FOR STREETS WITH LESS THAN 2-½" IN COMPACTED THICKNESS AND ½" FOR ALL OTHER STREETS, MEDIUM SIZE AGGREGATE WITH PG 70-10 OR PG 64-10 LIQUID ASPHALT BINDER W/MAX 15% RAP.
25. UNLESS OTHERWISE NOTED OR SHOWN, ALL ASPHALT PAVING SHALL BE EDGED WITH 2X6 CONSTRUCTION GRADE REDWOOD HEADER, STAKED AT EACH END OF EACH PIECE AND AT 4 FEET ON CENTER MAX., AND SET TO FINISHED PAVING GRADE.
26. THE MAXIMUM SLOPE ADJACENT TO THE BACK OF ANY PUBLIC SIDEWALK SHALL NOT EXCEED 5:1 FOR THE FIRST 5 FEET. FOR LANDSCAPE AND LIGHTING ACT DISTRICT PARCELS, THE MAXIMUM SLOPE BETWEEN THE BACK OF THE SIDEWALK AND THE WALL OR FENCE SHALL NOT EXCEED 10:1.

## CITY OF TULARE GENERAL UTILITY NOTES

27. ALL SEWER, STORMDRAIN, AND WATER MATERIAL SHALL BE IN NEW CONDITION AND SHALL BE SUBJECT TO THE INSPECTION AND ACCEPTANCE OF THE PUBLIC WORKS INSPECTOR PRIOR TO INSTALLATION . MATERIAL SHALL BE CLEARLY LABELED WITH THE APPROPRIATE MARKINGS AND SHALL NOT EXHIBIT SIGNS OF SUN EXPOSURE, WARPING, OR OTHER VISIBLE DEFECTS.
28. WATER MAINS SHALL BE ASTM C-900 CLASS 235 (DR 18) PVC PIPE, UNLESS OTHERWISE NOTED. ALL ONSITE FIRE LINES SHALL BE ASTM C-900 CLASS 305 (DR 14). WATER SERVICES SHALL BE 1" CITY STD. POLYETHYLENE METERED SERVICES UNLESS OTHERWISE NOTED.
29. WHEN FITTINGS OR VALVES ARE INSTALLED, JOINTS SHALL BE EITHER FLANGED OR MECHANICAL.
30. ALL EXISTING WATER SERVICES (DOMESTIC, IRRIGATION, AND/OR FIRE) NOT IN USE SHALL BE CUT AND CAPPED AT MAIN PER PUBLIC WORKS DEPARTMENT REQUIREMENTS.
31. A NO. 10 COATED SOLID COPPER DETECTOR WIRE SHALL BE PLACED OVER ALL NON-METALLIC WATER MAINS , SEWER MAINS, LATERALS, STORM DRAIN LINES, AND SERVICES. SEE THE UPDATED CITY OF TULARE STANDARDS AND TECHNICAL SPECIFICATIONS FOR DETAILS.
32. FIRE HYDRANTS TO HAVE 42" BURY, WITH BOTTOM OF RISER TO BE 0.25 FT, ABOVE TOP OF CURB. INSTALL BLUE REFLECTOR 1' FROM CENTERLINE OPPOSITE FROM FIRE HYDRANT. CURB ADJACENT TO FIRE HYDRANT SHALL BE PAINTED RED FOR 10 FEET IN EACH DIRECTION.
33. IF THE TOP OF THE STEM OF ANY WATER GATE VALVE IS DEEPER THAN 4' BELOW FINISHED PAVEMENT GRADE, THE CONTRACTOR SHALL INSTALL A STEM EXTENSION SO THAT THE TOP OF THE STEM, WITH EXTENSION, SHALL BE NO DEEPER THAN 4' NOR SHALLOWER THAN 2' FROM FINISHED GRADE.
34. PURITY TESTS ARE REQUIRED ON ALL CITY WATER SYSTEM INSTALLATION. CONTRACTOR TO COORDINATE WITH CITY PUBLIC WORKS INSPECTOR.
35. IN CASES WHERE A SEWER OR STORM DRAIN LINE IS TO CROSS OVER A WATER LINE, THE SEWER LINE AND/OR THE WATER LINE SHALL COMPLY WITH THE REQUIREMENTS OF CITY STANDARD DWG. NO. 6110.
36. SANITARY SEWER MAINS SHALL BE PVC SDR-26 AND SEWER LATERALS SHALL BE PVC SDR-26 PER CITY STANDARDS WITH MAGNETIC DETECTOR TAPE.
37. ALL SEWER LINES SHALL PASS A BALL TEST OR A CITY ENGINEER APPROVED METHOD OF CLEANING. ALL SEWER LINES AND STORM DRAIN LINES SHALL PASS A VIDEO CAMERA INSPECTION ADMINISTERED BY THE CONTRACTOR AND APPROVED BY THE CITY OF TULARE PUBLIC WORKS INSPECTOR BEFORE BEING ACCEPTED AS COMPLETE.
38. ALL SEWER AND WATER LATERALS SHALL BE MARKED "S" AND "W" RESPECTIVELY ON TOP OF CURB.
39. ALL STORM DRAINPIPES SHALL BE CLASS III REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 WITH RUBBER GASKET JOINTS, UNLESS OTHERWISE NOTED.
40. ALL CHANGES IN PIPE DIRECTION NOT ACCOMPLISHED BY FITTING SHALL BE ACHIEVED BY DEFLECTION OF EACH PIPE JOINT ACCORDING TO MANUFACTURERS RECOMMENDATION.
41. "ONLY RAIN DOWN THE STORM DRAIN" MARKER REQUIRED AT ALL INLETS (CITY MS4 REQUIREMENT).
42. THE DEVELOPER SHALL BE REQUIRED TO DEMONSTRATE THAT RETENTION BASINS WILL ADEQUATELY INFILTRATE A TEN (10) YEAR, TWENTY-FOUR (24) HOUR EVENT (2.01 INCHES) IN TEN (10) DAYS. A SOIL BORING IS REQUIRED AT LOCATION OF LOWEST LEVEL. BORING SHALL EXTEND TWENTY (20) FEET MORE OR LESS BELOW THE LOWEST BASIN LEVEL. ACTUAL DEPTH TO BE DETERMINED BASED ON THE TYPE OF SOIL ENCOUNTERED. CITY ENGINEER SHALL BE NOTIFIED WHEN BORING IS TO TAKE PLACE SO THAT REPRESENTATIVE FROM THE ENGINEERING STAFF CAN BE AVAILABLE FOR BORING TERMINATION DECISION.

## CITY OF TULARE GENERAL STORM WATER POLLUTION PREVENTION NOTES

43. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN, OBTAIN A NOTICE OF INTENT AND NOTICE OF TERMINATION, IF APPLICABLE, IN ACCORDANCE WITH NPDES REQUIREMENTS. PROVIDE CITY WITH COPY OF APPROVAL PRIOR TO COMMENCING WORK.
44. THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE OF RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER, OR OTHER MEANS NECESSARY. THE USE OF WATER RESULTING IN MUD ON PUBLIC STREETS WILL NOT BE PERMITTED AS A SUBSTITUTE FOR SWEEPING OR OTHER METHODS.
45. CARE SHALL BE TAKEN TO PREVENT SPILLAGE ON HAUL ROUTES. ANY SUCH SPILLAGE SHALL BE REMOVED IMMEDIATELY AND THE AREA CLEANED.
46. FAILURE OF THE CONTRACTOR TO COMPLY WITH PUBLIC WORKS DIRECTOR OR DESIGNATED AUTHORIZED ENFORCEMENT OFFICER CLEANUP ORDER MAY RESULT IN AN ORDER TO SUSPEND WORK UNTIL THE CONDITION IS CORRECTED.

## CITY OF TULARE GENERAL DUST CONTROL NOTES

47. IN ACCORDANCE WITH RULE 8021 (CONSTRUCTION, DEMOLITION, EXTRACTION, EXCAVATION, AND OTHER EARTH MOVING ACTIVITIES) OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, A DUST CONTROL PLAN SHALL BE APPROVED BY THE AIR POLLUTION CONTROL OFFICER PRIOR TO COMMENCING ANY EARTH MOVING ACTIVITIES FOR PROJECTS MEETING THE FOLLOWING CRITERIA:
    - A. TEN (10) ACRES OR MORE OF DISTURBED SURFACE AREA FOR RESIDENTIAL DEVELOPMENTS, OR
    - B. FIVE (5) ACRES OR MORE OF DISTURBED SURFACE AREA FOR NON-RESIDENTIAL DEVELOPMENT, OR
    - C. MOVING, DEPOSITING, OR RELOCATING MORE THAN 2,500 CUBIC YARDS PER DAY OF BULK MATERIALS ON AT LEAST THREE DAYS .

PROVIDE CITY WITH COPY OF APPROVAL PRIOR TO COMMENCING WORK.


## CITY OF TULARE GENERAL STORM WATER POLLUTION PREVENTION NOTES

43. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN, OBTAIN A NOTICE OF INTENT AND NOTICE OF TERMINATION, IF APPLICABLE, IN ACCORDANCE WITH NPDES REQUIREMENTS. PROVIDE CITY WITH COPY OF APPROVAL PRIOR TO COMMENCING WORK.
44. THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE OF RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER, OR OTHER MEANS NECESSARY. THE USE OF WATER RESULTING IN MUD ON PUBLIC STREETS WILL NOT BE PERMITTED AS A SUBSTITUTE FOR SWEEPING OR OTHER METHODS.
45. CARE SHALL BE TAKEN TO PREVENT SPILLAGE ON HAUL ROUTES. ANY SUCH SPILLAGE SHALL BE REMOVED IMMEDIATELY AND THE AREA CLEANED.
46. FAILURE OF THE CONTRACTOR TO COMPLY WITH PUBLIC WORKS DIRECTOR OR DESIGNATED AUTHORIZED ENFORCEMENT OFFICER CLEANUP ORDER MAY RESULT IN AN ORDER TO SUSPEND WORK UNTIL THE CONDITION IS CORRECTED.

## CITY OF TULARE GENERAL DUST CONTROL NOTES

47. IN ACCORDANCE WITH RULE 8021 (CONSTRUCTION, DEMOLITION, EXTRACTION, EXCAVATION, AND OTHER EARTH MOVING ACTIVITIES) OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, A DUST CONTROL PLAN SHALL BE APPROVED BY THE AIR POLLUTION CONTROL OFFICER PRIOR TO COMMENCING ANY EARTH MOVING ACTIVITIES FOR PROJECTS MEETING THE FOLLOWING CRITERIA:
    - A. TEN (10) ACRES OR MORE OF DISTURBED SURFACE AREA FOR RESIDENTIAL DEVELOPMENTS, OR
    - B. FIVE (5) ACRES OR MORE OF DISTURBED SURFACE AREA FOR NON-RESIDENTIAL DEVELOPMENT, OR
    - C. MOVING, DEPOSITING, OR RELOCATING MORE THAN 2,500 CUBIC YARDS PER DAY OF BULK MATERIALS ON AT LEAST THREE DAYS .

PROVIDE CITY WITH COPY OF APPROVAL PRIOR TO COMMENCING WORK.


## STANDARD GENERAL NOTES

1. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
2. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION AND DEMOLISH AND OR REMOVE FROM THE AREA OF DESIGNATED PROJECT EARTHWORK ALL STRUCTURE, BOTH SURFACE AND SUBSURFACE, TREES, BRUSH, ROOTS, DEBRIS, ORGANIC MATTER, AND ALL OTHER MATTE DETERMINED BY THE INSPECTOR TO BE DELETERIOUS, SUCH MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY, TRAFFIC CONTROL AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE ZONES." LATEST EDITION AS PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
4. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOBSITE.
5. ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
6. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS
7. LENGTHS OF SANITARY SEWERS AND STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORDED INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEES MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICTED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED INTO THE CONTRACT UNIT PRICE.
9. ALL EXISTING UTILITIES AND IMPROVEMENT THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
10. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY, INCLUDING FEES, BONDS, PERMITS, AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT THE EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
11. 4CREEKS, INC DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIAL OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY 4CREEKS, INC.
12. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT 4CREEKS, INC. (559) 802-3052 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
13. ALL ASPHALT CONCRETE PAVING SHALL BE APPLIED TO DRY GROUND IN DRY WEATHER WITH TEMPERATURES ABOVE 50 DEGREES. ALL WORK RELATED TO PAVING SHALL CONFORM TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS, SPECIFICATIONS, AND CITY OF VISALIA REQUIREMENTS.
14. ALL MANHOLE COVERS SHALL BE A MINIMUM OF 0.5' BELOW AGGREGATE BASE UNTIL COMPLETION OF PAVING. ADJUST ALL MANHOLES AND VALVE BOXES TO FINISH GRADE AFTER PAVING IS COMPLETED.
15. ALL TRENCHES BEHIND CURB AND GUTTER SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION. ALL TRENCHES IN THE STREET AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION TO 30" BELOW FINISH GRADE.
16. ALL SANITARY SEWER LATERALS SHALL BE EXTENDED 5' BEYOND PROPERTY LINE AND MARKED WITH A 3" HIGH "S" ON TOP OF CURB. WATER SERVICES SHALL BE MARKED WITH A "W". PROVIDE A MINIMUM OF 1' SEPARATION BETWEEN WATER SERVICE TAPS.
17. TREE ROOT SYSTEMS SHALL BE REMOVED TO A MINIMUM DEPTH OF 2 FEET AND WITHIN A RADIAL DISTANCE WHICH WOULD PERMIT REMOVAL OF ALL ROOTS LARGER THAN 1" DIAMETER WITHIN STREET RIGHT OF WAYS AND BUILDING AREAS.
18. ENGINEERED FILLS SHALL BE INSPECTED AND CERTIFIED BY A SOILS ENGINEER. FILL MATERIALS SHALL BE SUITABLE FOR BUILDING FOUNDATIONS IN ACCORDANCE WITH THE SOILS REPORT AND C.B.C. REQUIREMENTS.
19. CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER OF ANY AND ALL CONFLICTS BETWEEN CONTRACT DRAWINGS AND THE ACTUAL SITE CONDITIONS PRIOR TO COMMENCING ANY WORK IN QUESTION.
20. CONTRACTOR SHALL PROVIDE PEDESTRIAN, VEHICLE, WORKER AND TREE PROTECTION AS NECESSARY FOR THE FULL DURATION OF THE PROJECT.
21. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE CONTRACT IN A SATISFACTORY MANNER PROVIDING ALL MATERIALS, LABOR, EQUIPMENT AND INCIDENTALS NECESSARY TO COMPLETE THE WORK UNLESS SPECIFIED OTHERWISE.

## SUBSURFACE UTILITY ENGINEERING NOTES

1. EXISTING UTILITIES DEPICTED ON THESE PLANS WERE OBTAINED FROM THE BEST AVAILABLE INFORMATION OBTAINED BY THE CLIENT. RELIANCE ON THIS DATA FOR RISK MANAGEMENT PURPOSES DURING BIDDING DOES NOT RELIEVE THE CONTRACTOR, EXCAVATOR, OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUES, POLICIES, AND/OR PROCEDURES DURING CONSTRUCTION.
2. IT IS IMPORTANT THAT THE CONTRACTOR INVESTIGATES AND UNDERSTANDS THE SCOPE OF WORK FOR THE SUCCESSFUL COMPLETION OF THE PROJECT AND NOTIFY THE OWNER AND ENGINEER OF ANY CONCERNS PRIOR TO INITIATING EXCAVATION AND CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY NOTIFICATION CENTER AT 811 OR CALL811.COM FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO EXCAVATION AND CONSTRUCTION.
4. 4CREEKS MAKES NO REPRESENTATION OR WARRANTY TO THE CONDITION OR CAPACITY OF THE UTILITIES.
5. UTILITY LOCATES ARE BASED UPON INFORMATION OBTAINED BY 4CREEKS AND BY OTHERS INCLUSIVE OF; LOCATES, POTHOLES, SURVEY, UTILITY OWNER RECORDS AND OTHER METHODOLOGIES. IS DEPICTED CONSISTENT WITH THE CLIENT/PROJECT OWNER ACCEPTED SCOPE.
6. THE UTILITY LOCATE INFORMATION AND DEPTHS SHOWN WITHIN THESE DRAWINGS AND PLANS SHALL NOT ALLEVIATE THE CONTRACTOR FROM VERIFYING ALL UTILITY LOCATIONS AND DEPTHS SHOWN HEREIN AND WITHIN THE SUPPORTING CONTRACTOR/CONSTRUCTION DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. THE USE OF THE UTILITY LOCATION INFORMATION HEREIN WITHOUT VERIFICATION SHALL BE AT THE SOLE RISK OF THE CONTRACTOR.

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:

| DATE | RYAN J. DUDLEY<br>PROJECT ENGINEER | RCE 89798 |
|---|---|---|

PREPARED BY:


324 S. SANTA FE ST., STE. A
P.O. BOX 7520
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
4CREEKS


DRW BY: DM, NM, JR | CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
GENERAL NOTES

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_02_NOTES |
| SCALE: | NONE |
| SHEET NO.: | 02 OF 57 |

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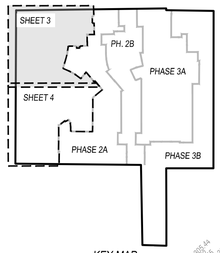
Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

CITY DISCLAIMER

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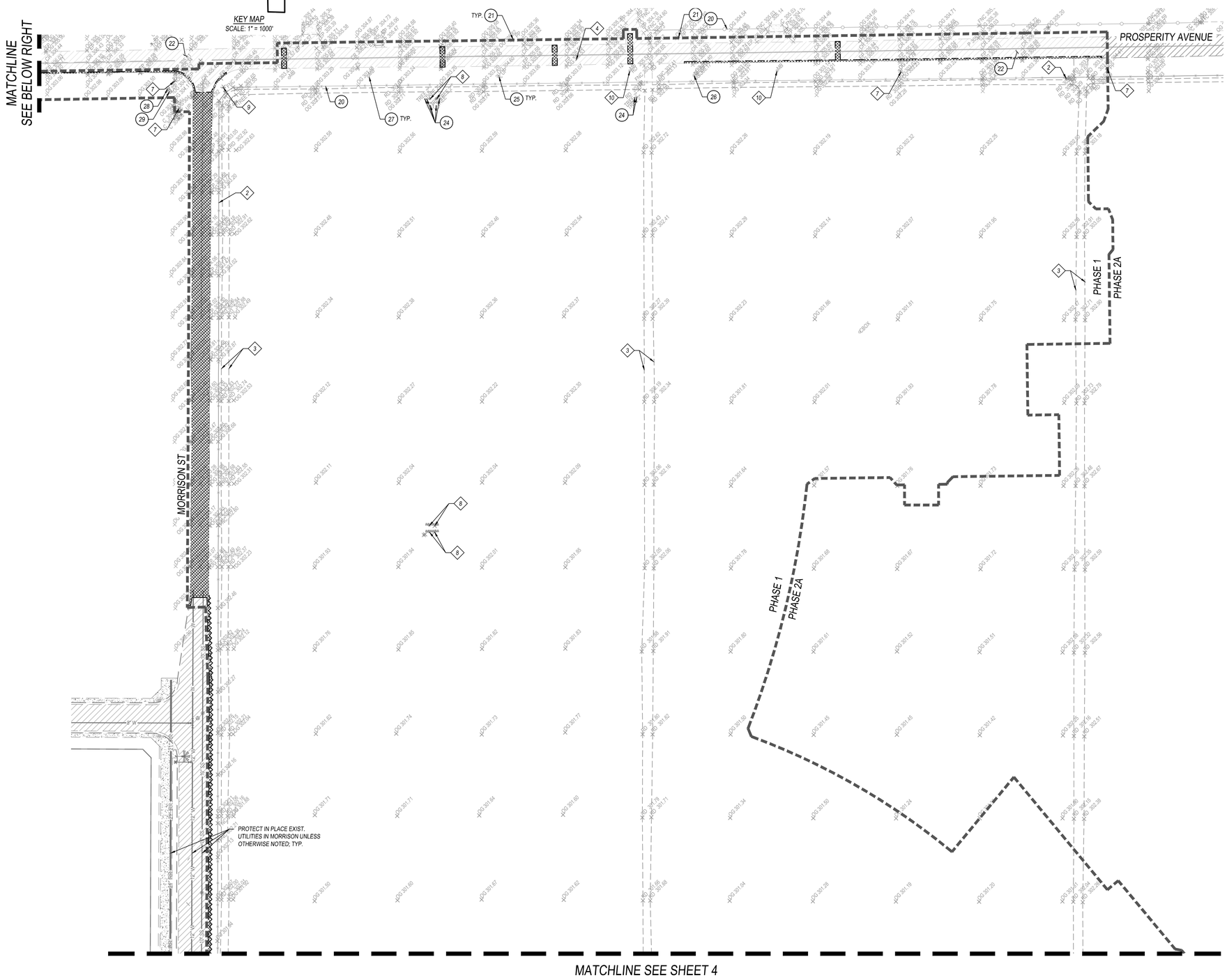
BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH

60' 0' 60'




DEMOLITION KEY NOTES (THIS SHEET ONLY)

1. REMOVE EXIST. TREE
2. REMOVE EXIST. FENCES, GATES AND STRUCTURES
3. REMOVE EXIST. FARM ROAD. SALVAGE & REUSE IF FEASIBLE
4. REMOVE EXIST. PAVEMENT
5. REMOVE EXIST. STRUCTURE
6. REMOVE EXIST DI & EXIST. SD LINE; PLUG & ABANDON AT SDMH
7. REMOVE EXIST. UTILITY POLE & UNDERGROUND EXIST. OVERHEAD LINE
8. REMOVE EXIST. IRRIGATION VALVE & IRRIGATION STRUCTURES. CONTRACTOR TO LOCATE ALL EXIST. IRRIGATION & VERIFY REMOVAL
9. REMOVE & SALVAGE EXIST. SIGN AT THE DIRECTION OF THE CITY INSPECTOR
10. RELOCATE EXIST. MAILBOX
11. NOT USED
20. PROTECT IN PLACE EXIST. FENCE
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22. PROTECT IN PLACE EXIST. PAVEMENT
23. PROTECT IN PLACE EXIST. ELECTRIC STUB
24. PROTECT IN PLACE EXIST. TREE
25. PROTECT IN PLACE EXIST. UTILITY POLE
26. PROTECT IN PLACE EXIST. TELECOMM PEDESTAL
27. PROTECT IN PLACE EXIST. MAILBOX
28. PROTECT IN PLACE EXIST. STAND PIPE
29. PROTECT IN PLACE EXIST. VENT PIPE

LEGEND:

- APPROXIMATE LIMITS OF CLEARING, GRUBBING, & DEMOLITION
- EXIST. ASPHALT
- ASPHALT REMOVAL
- EXIST. AC DIKE REMOVAL

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN GENERAL NOTES

1. ALL SAWCUTS TO BE NEAT, CLEAN ON GRADE EDGE.
2. CONTRACTOR TO REMOVE AND DISPOSE OF ALL VEGETATION, CONCRETE, IRRIGATION SYSTEMS, ASPHALT, AGGREGATE BASE, SOIL, FENCES, STRUCTURES, ETC. WITHIN APPROXIMATE LIMITS OF CLEARING, GRUBBING, AND DEMOLITION; UNLESS OTHERWISE NOTED ON THESE PLANS.
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6. ALL STRUCTURES, CONCRETE, TREES, TO BE REMOVED WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED ON THESE PLANS.

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:

| DATE | |
|---|---|
| | RYAN J. DUDLEY<br>PROJECT ENGINEER<br>RCE 89798 |

PREPARED BY:


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IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
TOPO SURVEY & DEMOLITION PLAN SHEET 1

| | |
|---|---|
| PLOT DATE: | Feb 19, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_03-04_DEMO |
| SCALE: | 1" = 60' |
| SHEET NO.: | 03 OF 57 |

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KEY MAP LEGEND

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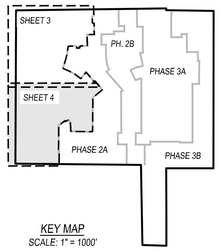
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

CITY DISCLAIMER

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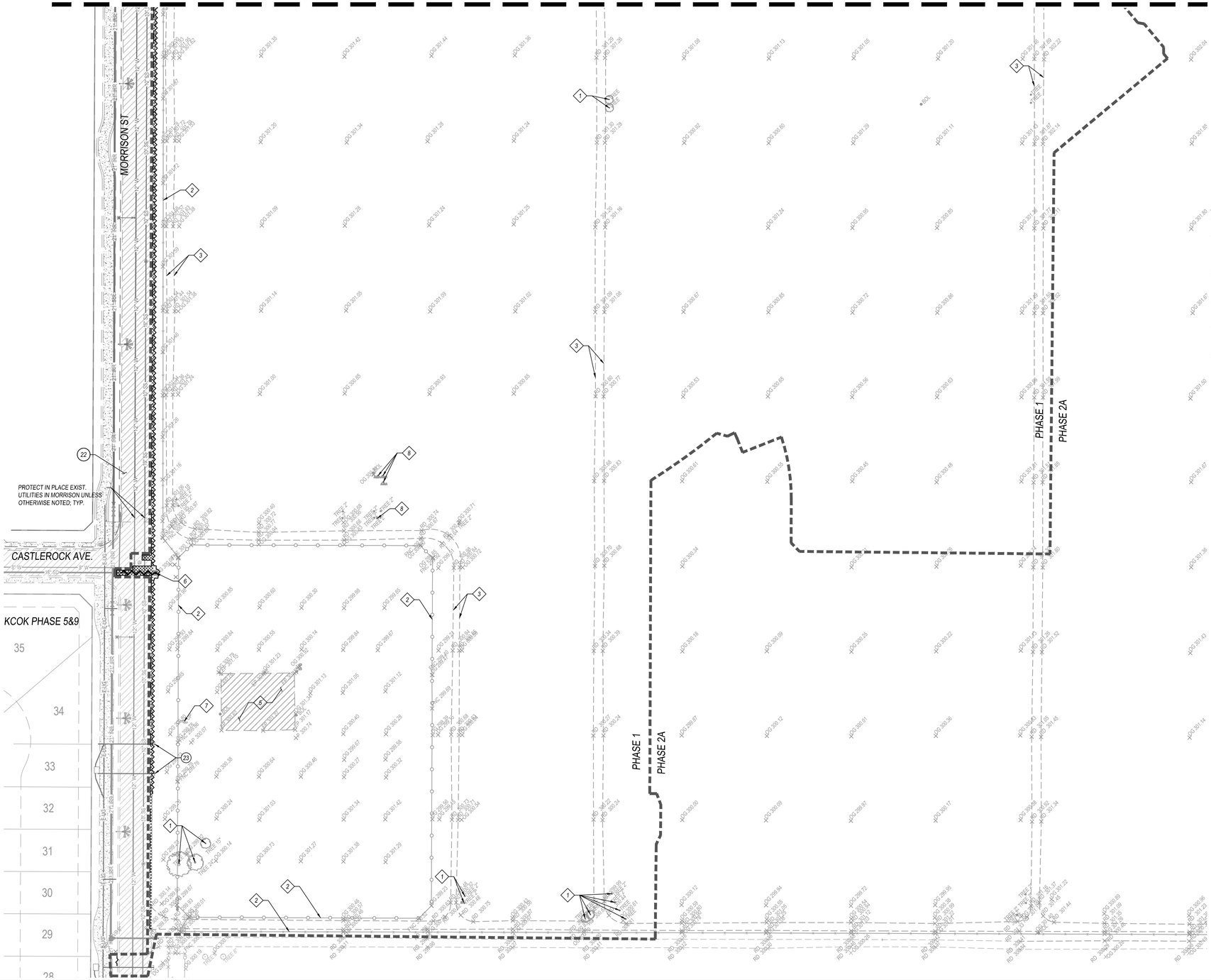
BENCHMARK

*CITY OF TULARE BM NO. 12*
*BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.*
*ELEV. 299.667*

NORTH
60' 0' 60'

MATCHLINE SEE SHEET 3




DEMOLITION KEY NOTES (THIS SHEET ONLY)

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24. PROTECT IN PLACE EXIST. TREE
25. PROTECT IN PLACE EXIST. UTILITY POLE

LEGEND:

- APPROXIMATE LIMITS OF CLEARING, GRUBBING, & DEMOLITION
- EXIST. ASPHALT
- ASPHALT REMOVAL
- EXIST. AC DIKE REMOVAL
- EXIST. PIPE REMOVAL

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN GENERAL NOTES

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2. CONTRACTOR TO REMOVE AND DISPOSE OF ALL VEGETATION, CONCRETE, IRRIGATION SYSTEMS, ASPHALT, AGGREGATE BASE, SOIL, FENCES, STRUCTURES, ETC. WITHIN APPROXIMATE LIMITS OF CLEARING, GRUBBING, AND DEMOLITION; UNLESS OTHERWISE NOTED ON THESE PLANS.
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REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

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FNC FARMS SUBDIVISION - PHASE 1
TOPO SURVEY & DEMOLITION PLAN SHEET 2

PLOT DATE: *Feb 11, 2026*
JOB NO.: *240704*
FILE NAME: *240704_03-04_DEMO*
SCALE: 1" = 60'
SHEET NO.: 04 OF 57

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Know what's **below.**
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KEY MAP LEGEND

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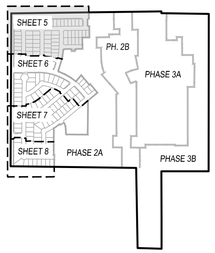


KEY MAP
SCALE: 1" = 1000'

| PHASE 1 ROUGH GRADING NUMBERS (CuYd) | | |
|---|---|---|
| | ADJUSTED (20% SHRINKAGE) | UNADJUSTED |
| CUT | 90,537 | 90,537 |
| FILL | 49,078 | 40,898 |
| NET | 41,459 (CUT) | 49,639 (CUT) |

CITY DISCLAIMER

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NORTH
40' 0' 40'

BENCHMARK

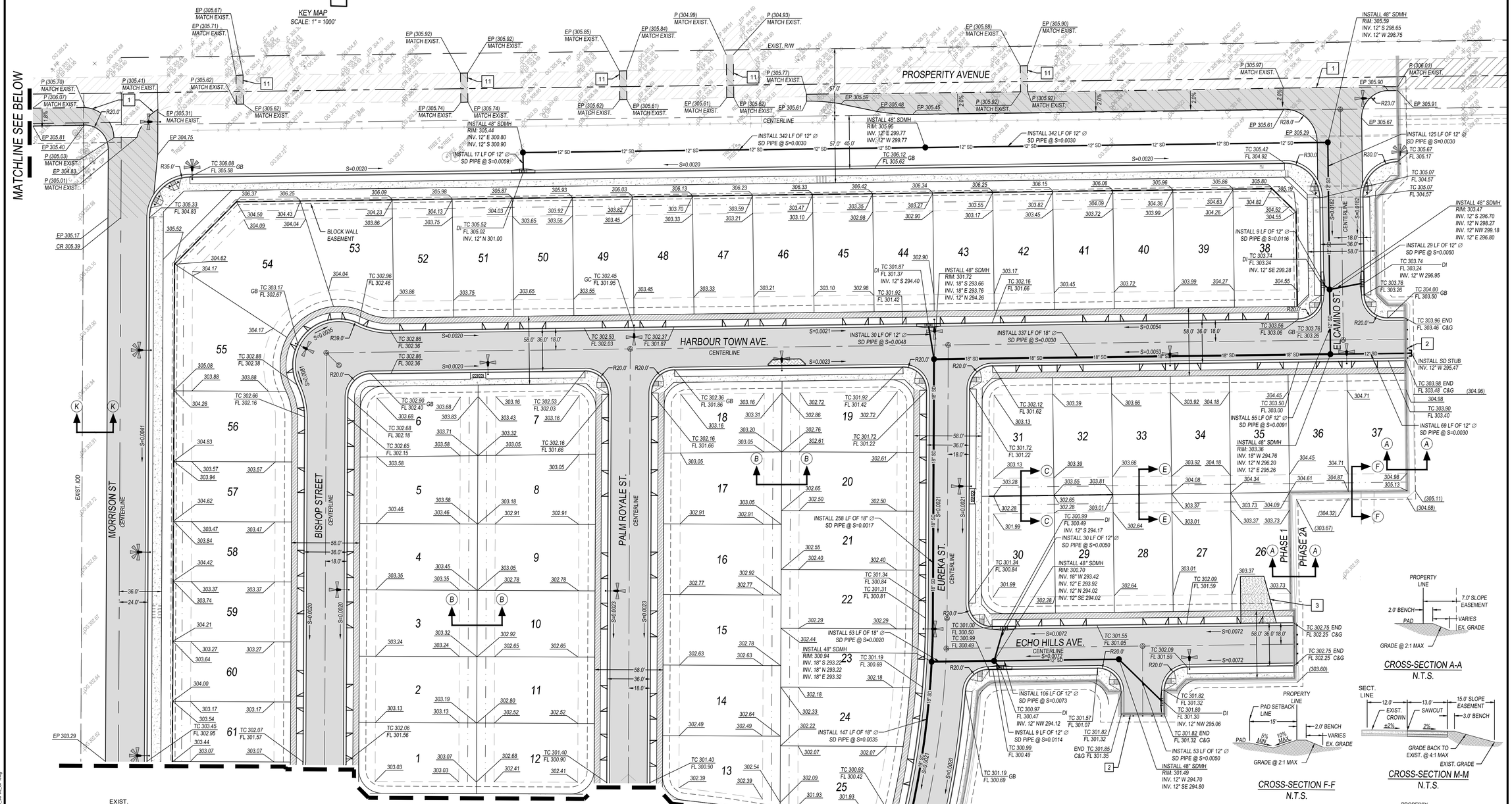
CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

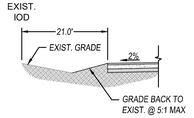
GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
5. MEDIAN ISLANDS TO BE PER CITY STD. 4310 W/ MEDIAN NOSES PER CITY STD. 4315
6. ALL STORM DRAIN MANHOLES (SDMH) TO BE EITHER TYPE I PER CITY STD. 6610, TYPE II PER CITY STD. 6611 OR TYPE III PER CITY STD. 6612
7. ALL DRAINAGE INLETS (DI) TO BE PER CITY STD. 3110
8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

GRADING PLAN KEYNOTES

1. SAWCUT TO A NEAT, CLEAN GRADE ON EDGE
2. INSTALL BARRICADE PER CITY STD. 7210
3. INSTALL TEMPORARY TURNAROUND PER CITY STD. 7111 OPTION A
6. NOT USED
7. NOT USED
10. NOT USED
11. TRENCH PAVEMENT PER CITY STD. 6020




CROSS-SECTION K-K
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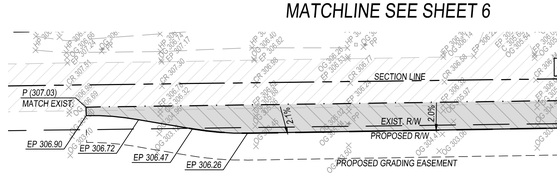


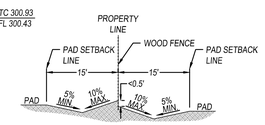


CROSS-SECTION B-B
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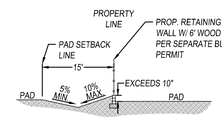


CROSS-SECTION C-C
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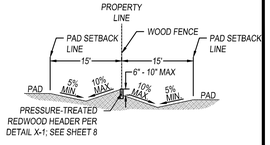



CROSS-SECTION E-E
N.T.S.




CROSS-SECTION A-A
N.T.S.




CROSS-SECTION M-M
N.T.S.




CROSS-SECTION F-F
N.T.S.

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798


PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 1915
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD


IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

# FNC FARMS SUBDIVISION - PHASE 1
# GRADING PLAN SHEET 1

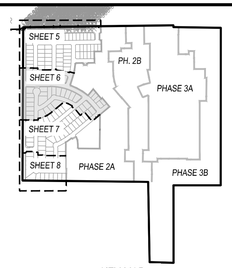
| | |
|---|---|
| PLOT DATE: | Feb 11, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_05-06_GP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 05 OF 57 |

\\Server-project\Projects\2024\240704\ACAD\SHEETS\240704_05-06_GP.dwg

Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

| PHASE 1 ROUGH GRADING NUMBERS (CuYd) | | |
|---|---|---|
| | ADJUSTED (20% SHRINKAGE) | UNADJUSTED |
| CUT | 90,537 | 90,537 |
| FILL | 49,078 | 40,898 |
| NET | 41,459 (CUT) | 49,639 (CUT) |

CITY DISCLAIMER

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NORTH
40' 0' 40'

BENCHMARK

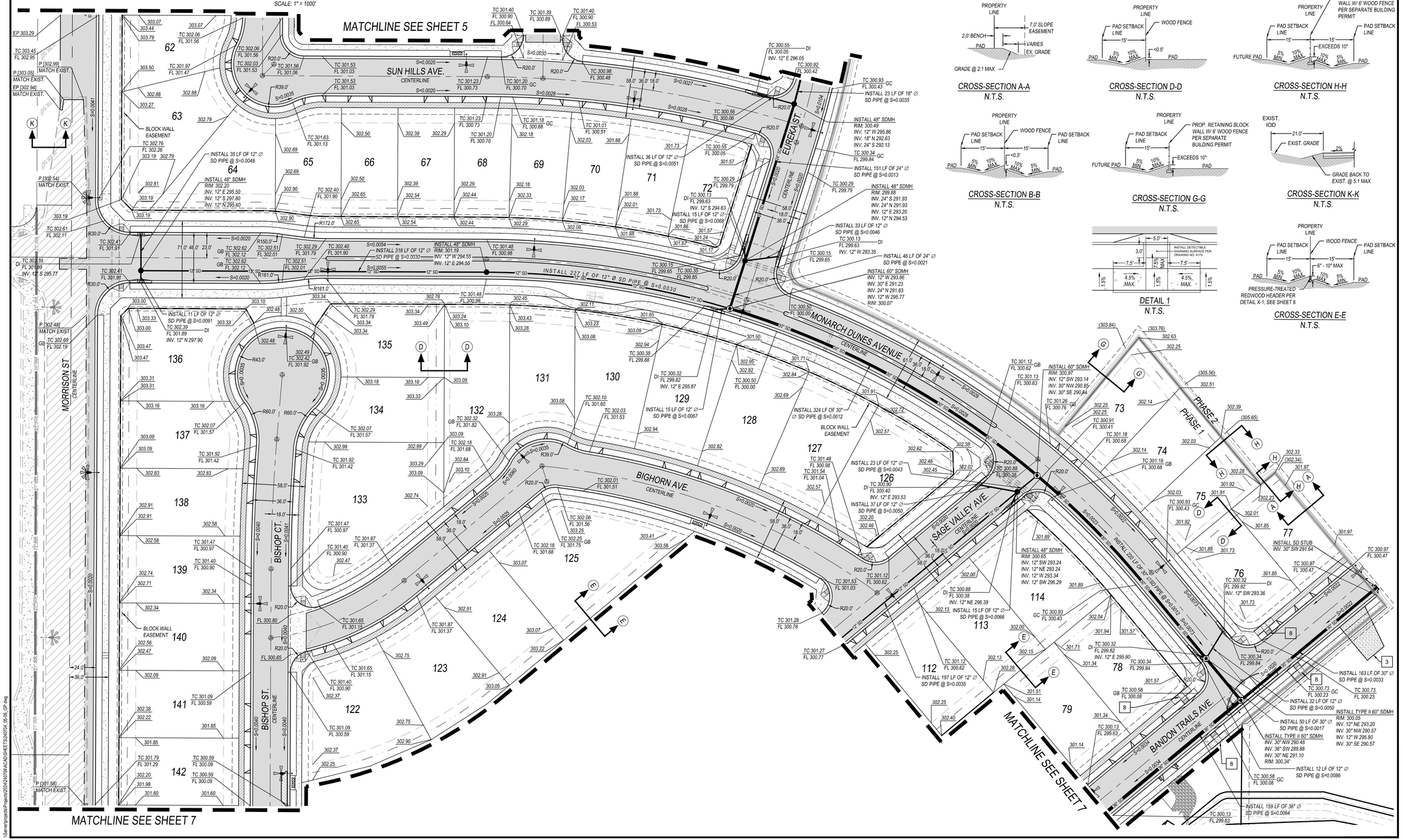
CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
5. MEDIAN ISLANDS TO BE PER CITY STD. 4310 W/ MEDIAN NOSES PER CITY STD. 4315
6. ALL STORM DRAIN MANHOLES (SDMH) TO BE EITHER TYPE I PER CITY STD. 6610, TYPE II PER CITY STD. 6611 OR TYPE III PER CITY STD. 6612
7. ALL DRAINAGE INLETS (DI) TO BE PER CITY STD. 3110
8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

GRADING PLAN KEYNOTES

1. SAWCUT TO A NEAT, CLEAN GRADE ON EDGE
2. INSTALL BARRICADE PER CITY STD. 7210
3. INSTALL TEMPORARY TURNAROUND PER CITY STD. 7111 OPTION A
8. INSTALL CONCRETE CURB RAMP PER DETAIL 1







REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:

| DATE | | |
|---|---|---|
| | RYAN J. DUDLEY PROJECT ENGINEER | RCE 89798 |

PREPARED BY:
324 S. SANTA FE ST., STE. A
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4CREEKS
DRW BY: DM, NM, JR | CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
GRADING PLAN SHEET 2

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_05-06_GP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 06 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_05-06_GP.dwg

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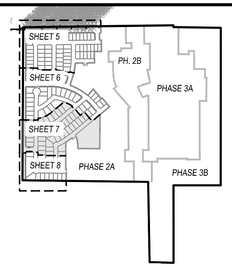
KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

| PHASE 1 ROUGH GRADING NUMBERS (CuYd) | | |
|---|---|---|
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NORTH
40' 0' 40'

BENCHMARK

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GRADING PLAN KEYNOTES

1. SAWCUT TO A NEAT, CLEAN GRADE ON EDGE
4. INSTALL OUTFALL STRUCTURE PER CITY STD. 3310
5. INSTALL CHAIN LINK FENCE WITH MOW CURB & PRIVACY SLATS PER CITY STD. 9110.




CROSS-SECTION B-B
N.T.S.




CROSS-SECTION D-D
N.T.S.



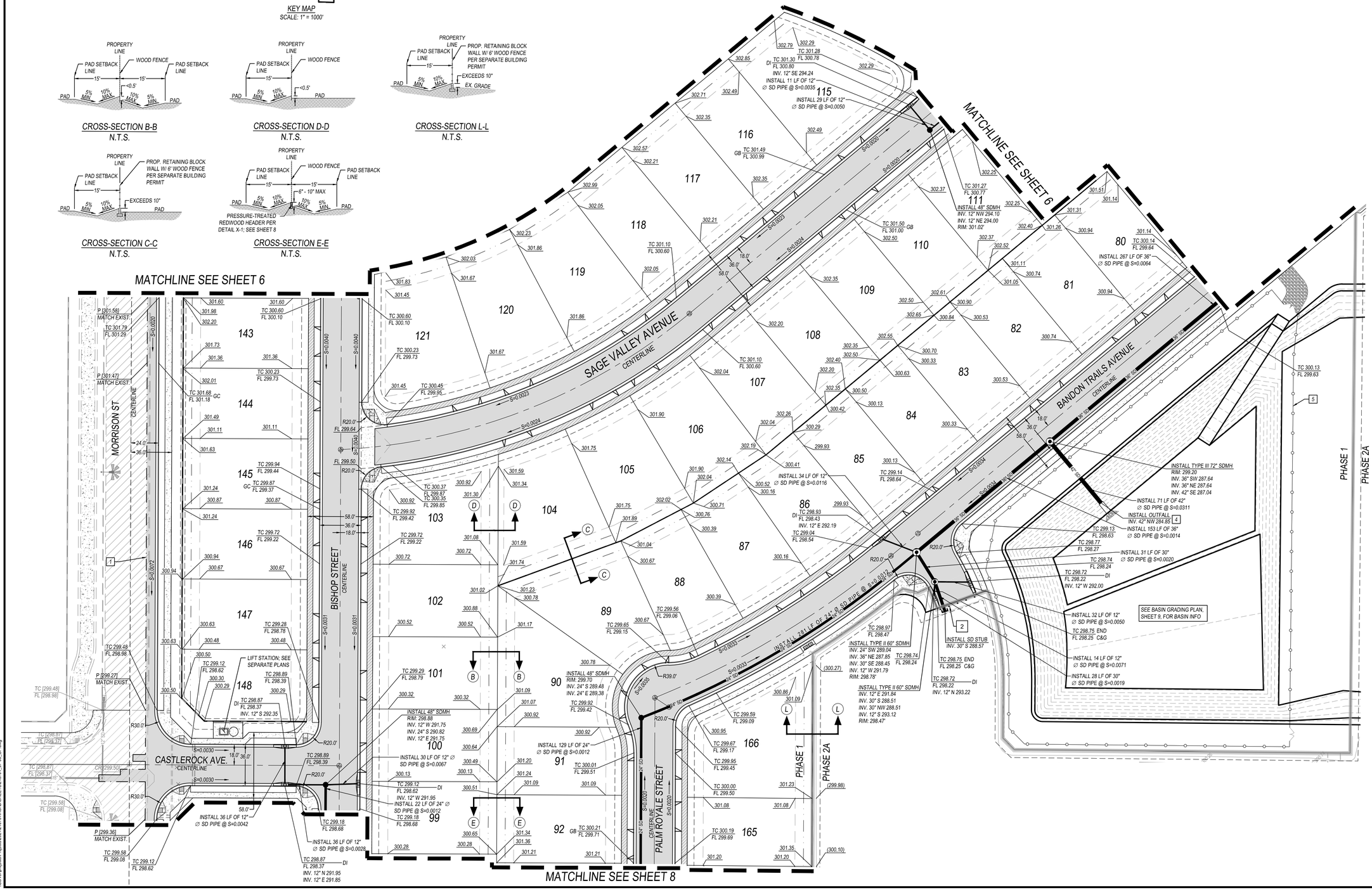

CROSS-SECTION L-L
N.T.S.




CROSS-SECTION C-C
N.T.S.




CROSS-SECTION E-E
N.T.S.




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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P.O. BOX 5076
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DRW BY: DM, NM, JR
CHK BY: AF, RD

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VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
GRADING PLAN SHEET 3

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_07-08_GP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 07 OF 57 |

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- PROJECT BOUNDARY
- MATCHLINE
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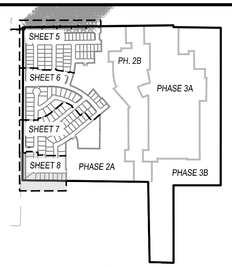


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GRADING PLAN KEYNOTES

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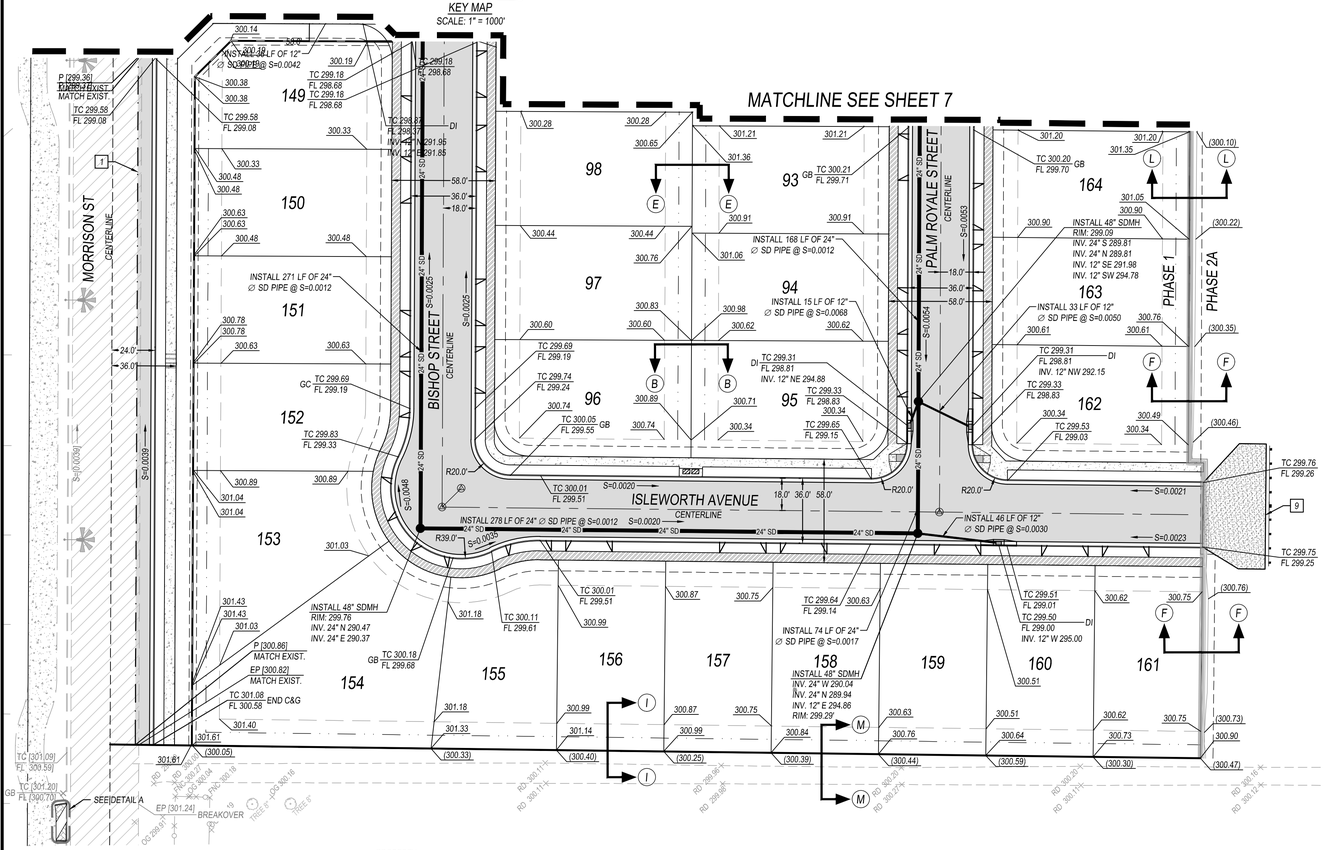
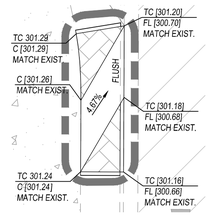
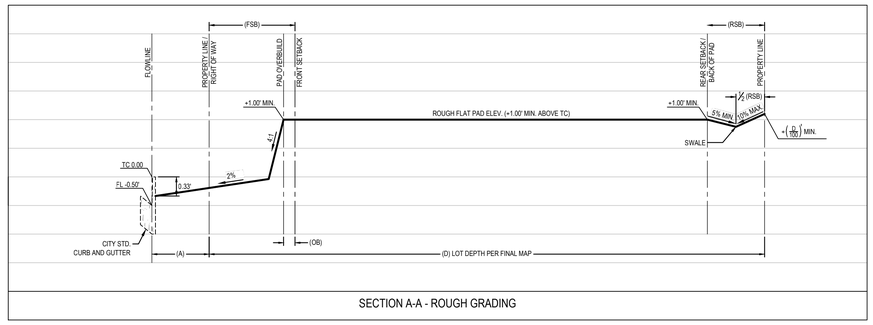
2. INSTALL BARRICADE PER CITY STD. 7210
9. INSTALL TEMPORARY TURNAROUND PER CITY STD. 7111 OPTION B



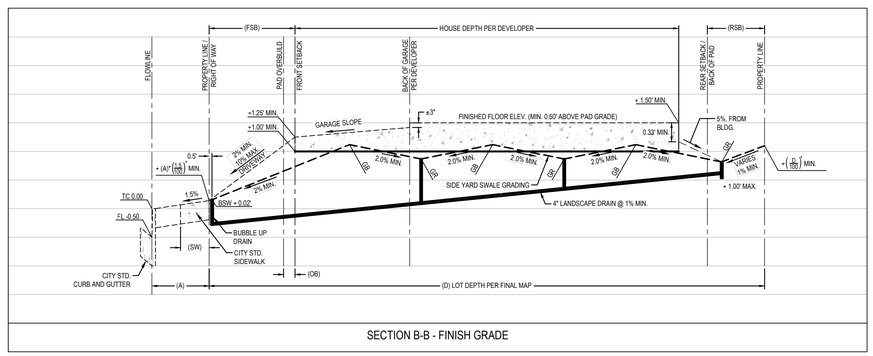




DETAIL A
SCALE: 1"=10'

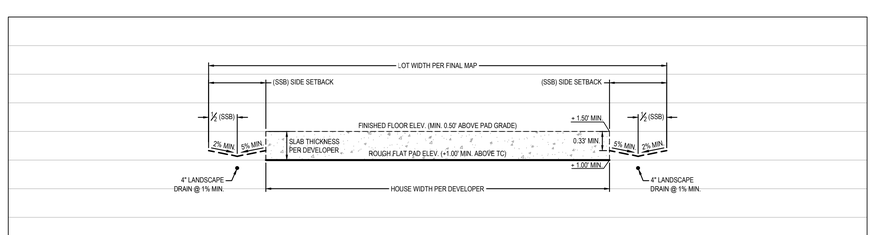
| GRADING SECTION VARIABLES | | |
|---|---|---|
| DIMENSION | DEFINITION | VALUE (FT) |
| A | N/A | 11 |
| FSB | FRONT SETBACK | 16 |
| OB | OVERBUILD | 2 |
| RSB | REAR SETBACK | 15 |



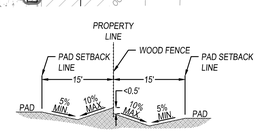

SECTION A-A - ROUGH GRADING



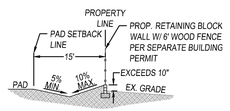

SECTION B-B - FINISH GRADE



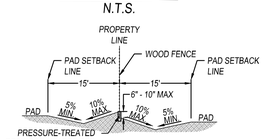

SECTION C-C - FINISH GRADE



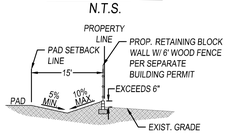

CROSS-SECTION B-B
N.T.S.



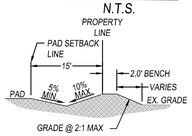

CROSS-SECTION L-L
N.T.S.



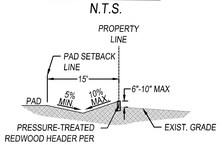

CROSS-SECTION E-E
N.T.S.



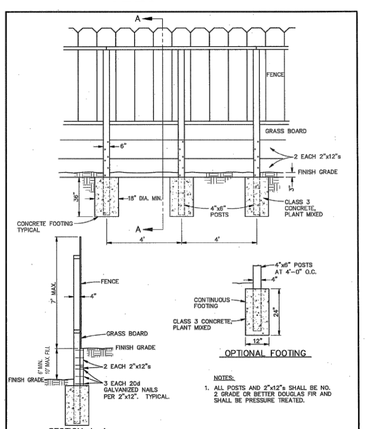

CROSS-SECTION I-I
N.T.S.



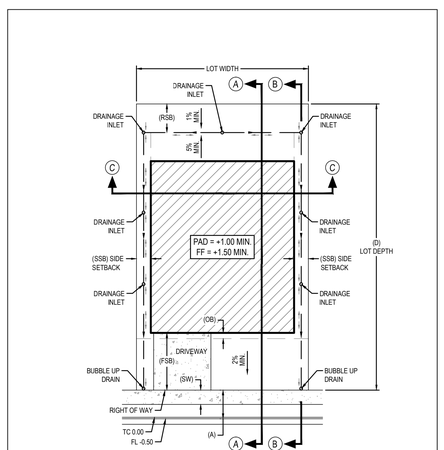

CROSS-SECTION F-F
N.T.S.




CROSS-SECTION M-M
N.T.S.




REDWOOD HEADER DETAIL | X-1




TYPICAL LOT GRADING

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:

| DATE | |
|---|---|
| | RYAN J. DUDLEY PROJECT ENGINEER |

RCE 89798

PREPARED BY:

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324 S. SANTA FE ST., STE. A
P.O. BOX 1220
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IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
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(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
GRADING PLAN SHEET 4 & DETAILS

| | |
|---|---|
| PLOT DATE: | Feb 11, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_07-08_GP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 08 OF 57 |

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### BENCHMARK

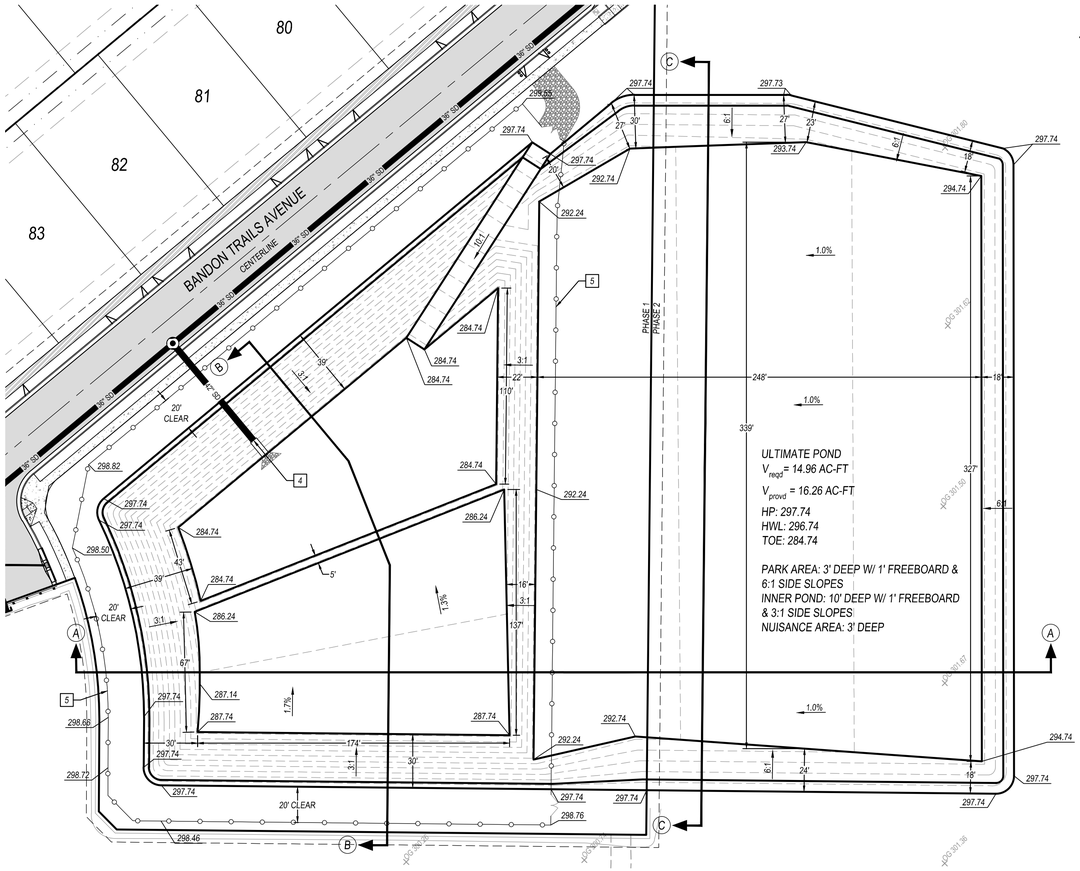
CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE, ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

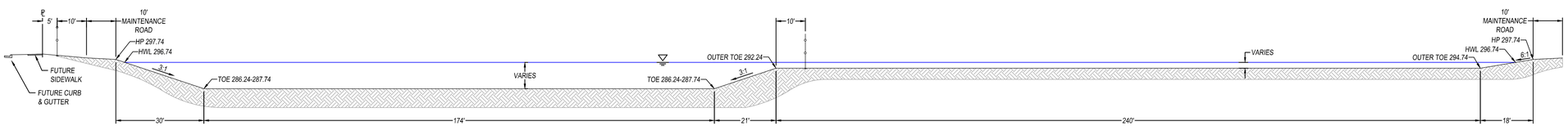
### GRADING PLAN KEYNOTES

4 INSTALL OUTFALL STRUCTURE PER CITY STD. 3310

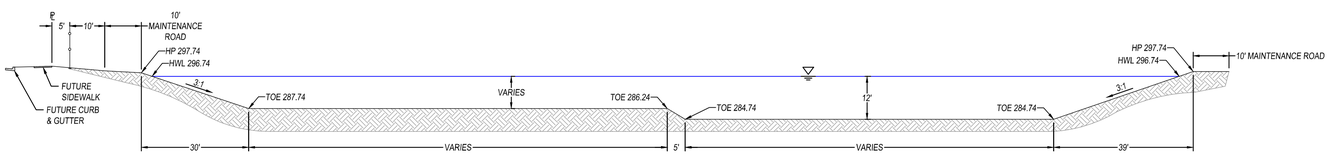
5 INSTALL CHAIN LINK FENCE WITH MOW CURB & PRIVACY SLATS PER CITY STD. 9110.

NORTH
40' 0' 40'

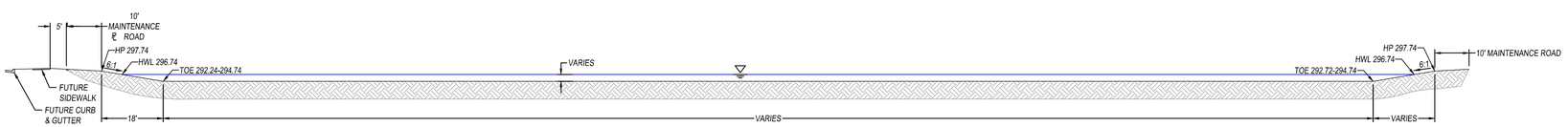



CROSS-SECTION A-A
1" = 20'




CROSS-SECTION B-B
1" = 20'




CROSS-SECTION C-C
1" = 20'

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 2769
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BASIN PLAN

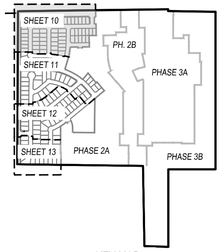
PLOT DATE: Dec 05, 2025
JOB NO.: 240704
FILE NAME: 240704_09_BASIN PLAN
SCALE: 1" = 40'
SHEET NO.: 09 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_09_BASIN PLAN.dwg

811
Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

CITY DISCLAIMER

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NORTH
40' 0' 40'

BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
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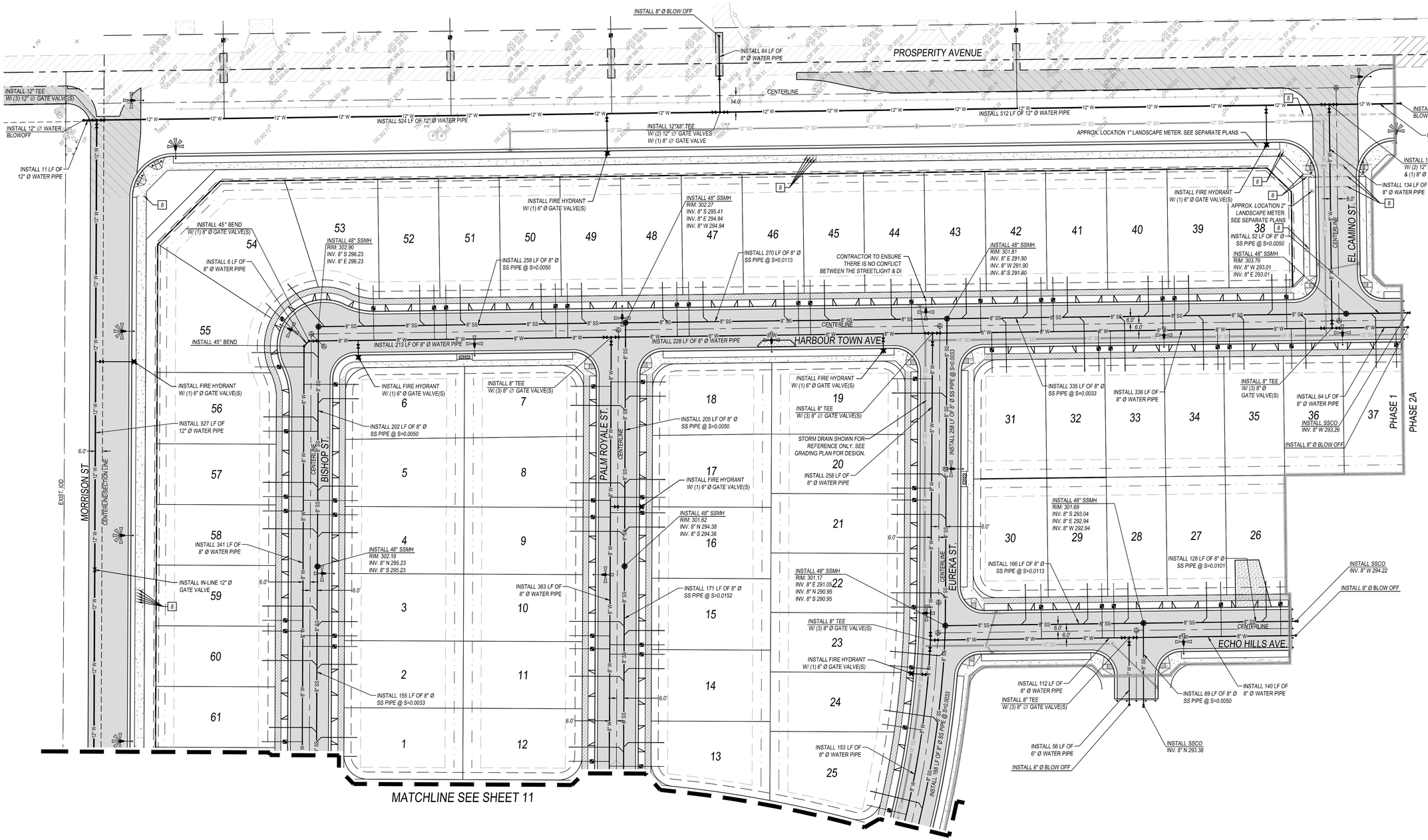
7. ALL WATER BLOWOFFS TO BE INSTALLED PER CITY STD. 6340
8. ALL SANITARY SEWER MANHOLES (SSMH) TO BE TYPE I PER CITY STD. 6610
9. ALL SANITARY SEWER CLEANOUTS (SSCO) TO BE PER CITY STD. 6710
10. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 235 PVC PIPE (UNLESS OTHERWISE NOTED) & ALL SEWER MAINS & SEWER LATERALS SHALL BE PVC SDR-26
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD .6010

UTILITY PLAN KEYNOTES

8 APPROX. LOCATION LANDSCAPE SLEEVE; SEE SEPARATE LANDSCAPE PLANS




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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324 S. SANTA FE ST., STE. A
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CHK BY: AF, RD

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SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2060

FNC FARMS SUBDIVISION - PHASE 1
UTILITY PLAN SHEET 1

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_10-11_UP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 10 OF 57 |

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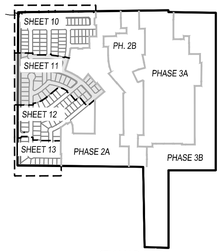
811
Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

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NORTH
40' 0' 40'

BENCHMARK

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ELEV. 299.667

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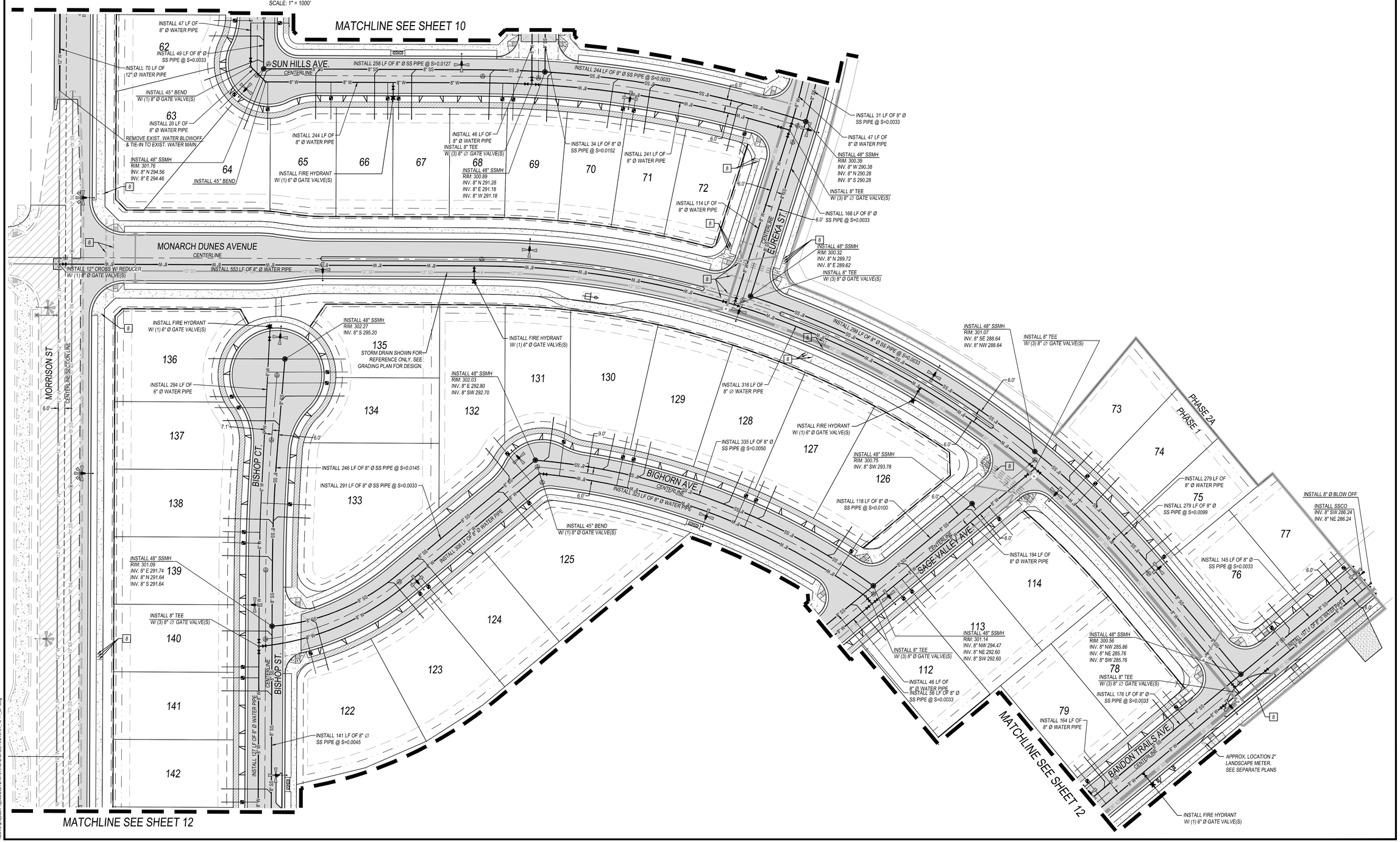
12. UTILITY LOCATIONS PER CITY STD .6010

UTILITY PLAN KEYNOTES

8 APPROX. LOCATION LANDSCAPE SLEEVE; SEE SEPARATE LANDSCAPE PLANS




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:

| DATE | |
|---|---|
| | RYAN J. DUDLEY<br>PROJECT ENGINEER<br>RCE 89798 |

PREPARED BY:

4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 1220
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TEL: 559.802.3052
FAX: 559.802.3215

DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
UTILITY PLAN SHEET 2

| | |
|---|---|
| PLOT DATE: | Jan 08, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_10-11_UP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 11 OF 57 |

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811
Know what's **below.**
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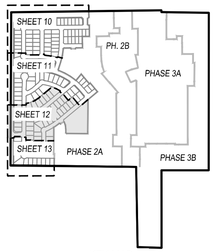
KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

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NORTH
40' 0' 40'

BENCHMARK

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ELEV. 299.667

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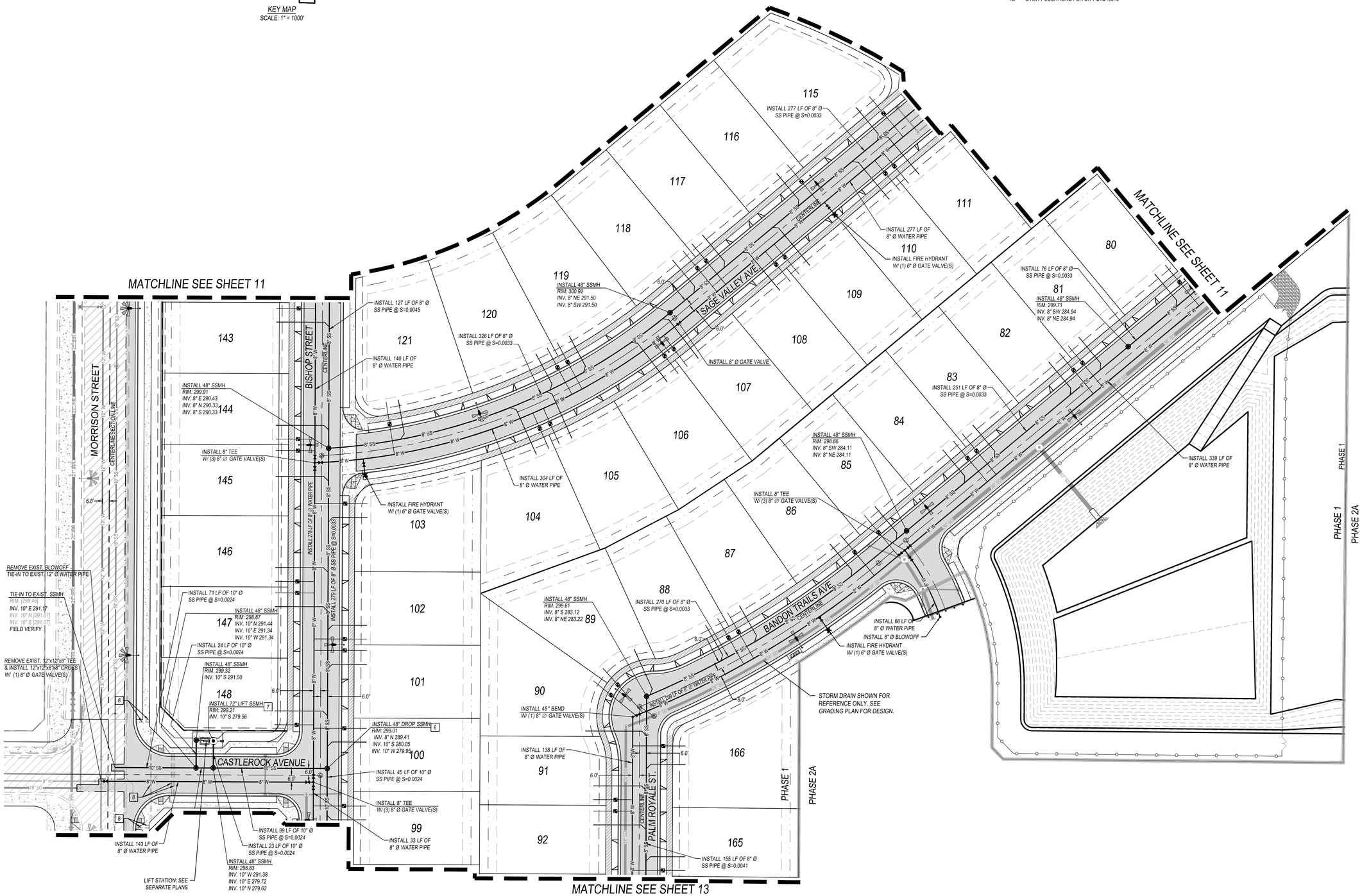
12. UTILITY LOCATIONS PER CITY STD .6010

UTILITY PLAN KEYNOTES

6 INSTALL DROP SSMH PER CITY STD. 6615
7 INSTALL TEMPORARY LIFT STATION MANHOLE PER SEPARATE PLANS
8 APPROX. LOCATION LANDSCAPE SLEEVE; SEE SEPARATE LANDSCAPE PLANS




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
324 S. SANTA FE ST., STE. A
P.O. BOX 2952
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FAX: 559.802.3215
4CREEKS
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
UTILITY PLAN SHEET 3

PLOT DATE: Dec 05, 2025
JOB NO.: 240704
FILE NAME: 240704_12-13_UP
SCALE: 1" = 40'
SHEET NO.: 12 OF 57

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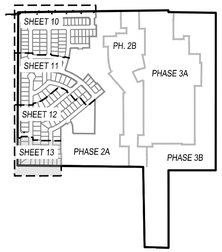
KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

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NORTH
40' 0' 40'

BENCHMARK

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BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

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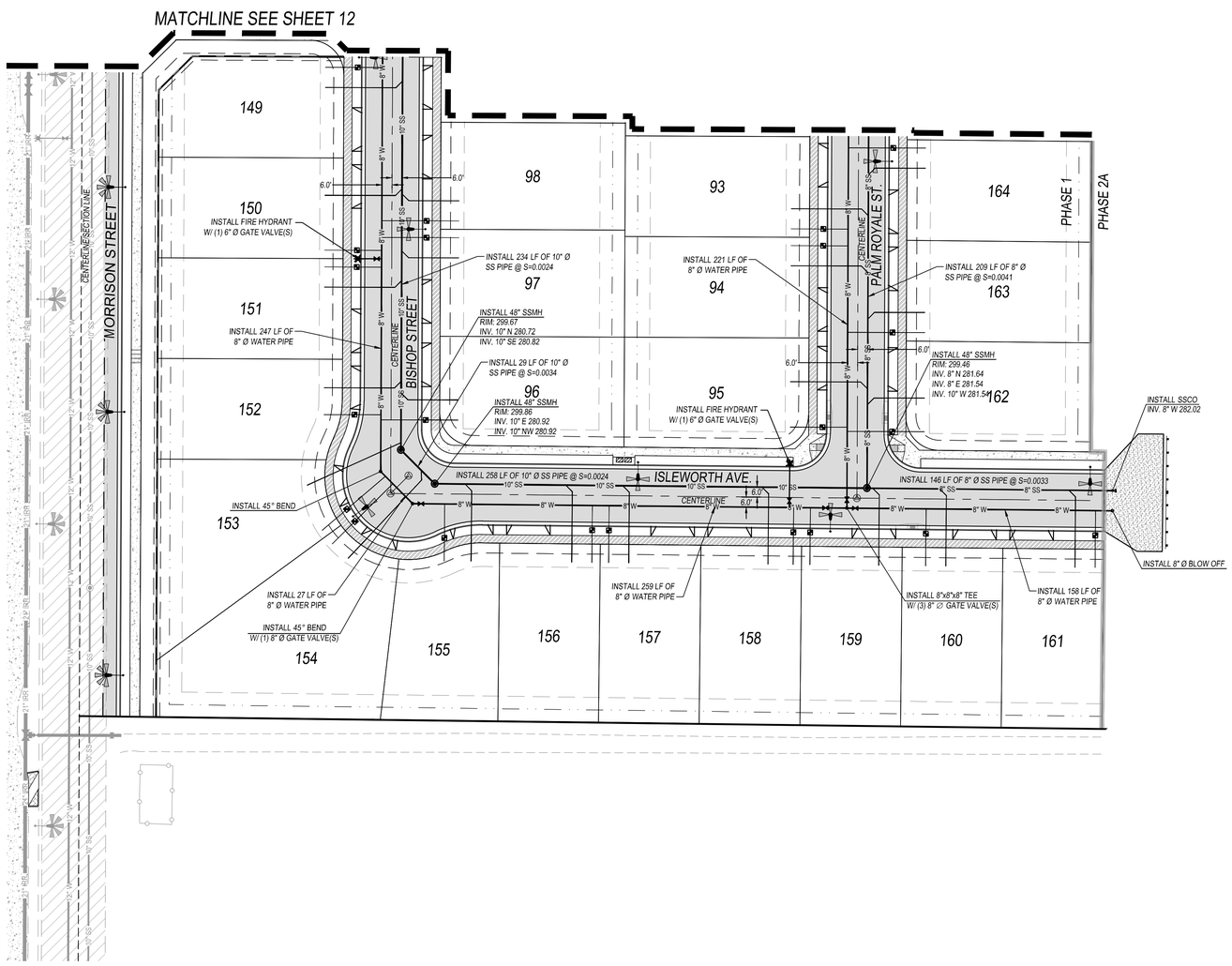
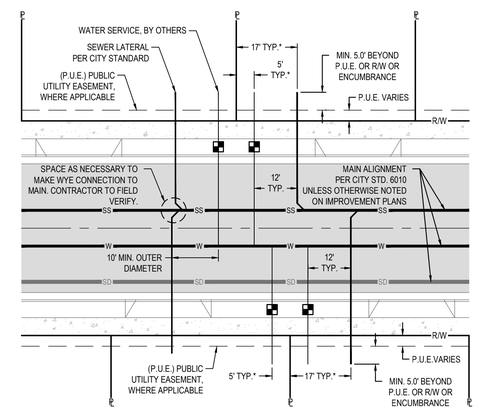
12. UTILITY LOCATIONS PER CITY STD .6010




SEWER SERVICES SHALL BE TYPICALLY OFFSET 12' O.C. FROM THE LOT'S WATER SERVICE. IN THE EVENT THAT THIS CREATES A CONFLICT, THE SEWER SERVICE SHALL BE NO CLOSER THAN 10' O.D. TO ANY PARALLEL WATER SERVICE.

DEPTH OF ALL SEWER LATERALS AT THE PROPERTY LINE TO BE INSTALLED BETWEEN 5' AND 7' OF COVER UNLESS NOTED OTHERWISE.

WATER METERS SHALL NOT BE PLACED WITHIN A DRIVE APPROACH.

ALL WATER METER LOCATIONS SHOULD BE FIELD VERIFIED WITH WATER PURVEYOR'S INSPECTOR PRIOR TO INSTALLATION.

TYPICAL UTILITY SERVING SPACING DETAIL
FOR RESIDENTIAL SUBDIVISIONS IN THE CITY OF TULARE

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

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DRW BY: DM, NM, JR
CHK BY: AF, RD

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SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
UTILITY PLAN SHEET 4

| | |
|---|---|
| PLOT DATE: | Feb 11, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_12-13_UP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 13 OF 57 |

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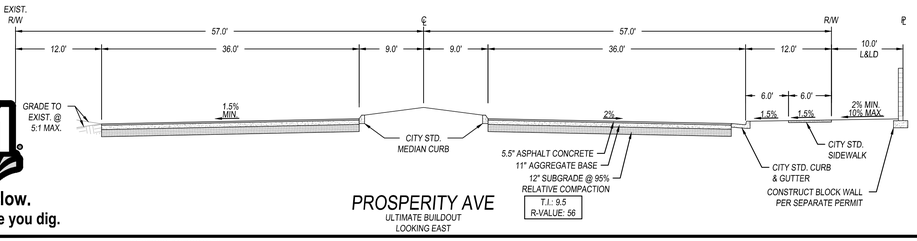


Know what's **below.**
**Call** before you dig.

## PROSPERITY AVE
ULTIMATE BUILDOUT
LOOKING EAST

### CITY DISCLAIMER
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NORTH

40' 0' 40'

VERTICAL SCALE 2' 0'

### BENCHMARK
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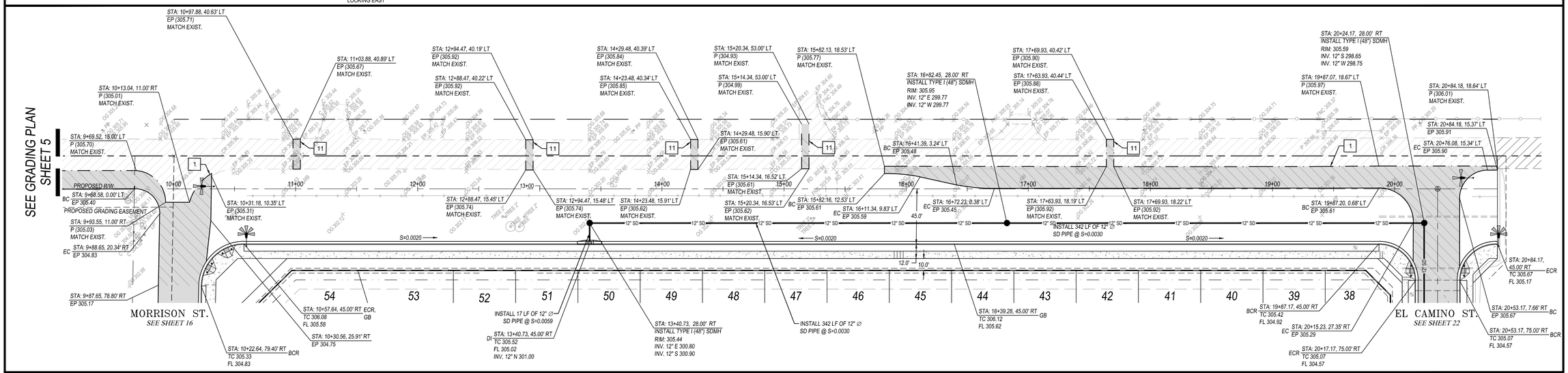
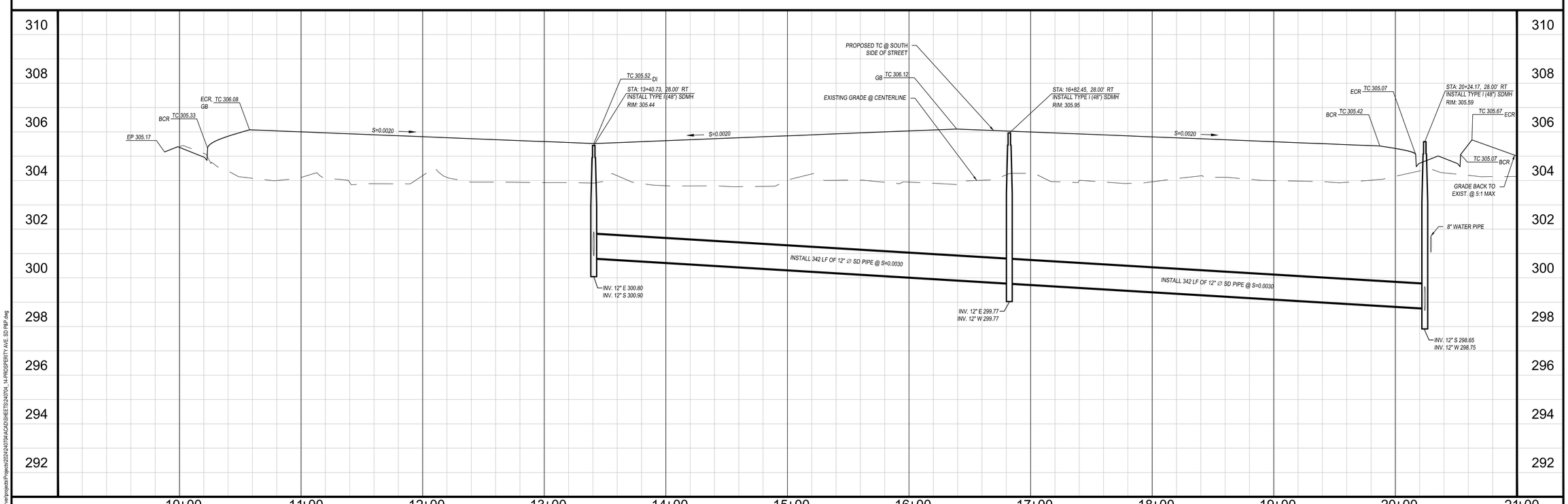
4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
5. MEDIAN ISLANDS TO BE PER CITY STD. 4310 W/ MEDIAN NOSES PER CITY STD. 4315
6. ALL STORM DRAIN MANHOLES (SDMH) TO BE EITHER TYPE I PER CITY STD. 6610, TYPE II PER CITY STD. 6611 OR TYPE III PER CITY STD. 6612
7. ALL DRAINAGE INLETS (DI) TO BE PER CITY STD. 3110
8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

### KEYNOTES
1 SAWCUT TO A NEAT, CLEAN GRADE ON EDGE
6 NOT USED
7 NOT USED
11 TRENCH PAVEMENT PER CITY STD. 6020




# PROSPERITY AVENUE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 CIVIL STATE OF CALIFORNIA Exp. 03-31-27

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:

4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 2952
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

DRN BY: DM, NM, JR
CHK BY: AF, RD

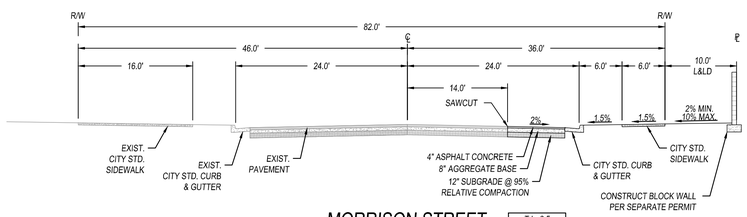
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
PROSPERITY AVE. SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Feb 11, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_14-PROSPERITY AVE. SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 14 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_14-PROSPERITY AVE. SD P&P.dwg

Know what's **below.**
**Call** before you dig.




MORRISON STREET
LOOKING NORTH
STA: 16+58.48 - 29+58.38

T.I.: 6.5
R-VALUE: 56

### CITY DISCLAIMER

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### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH
40' 0' 40'

2'
0'
VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
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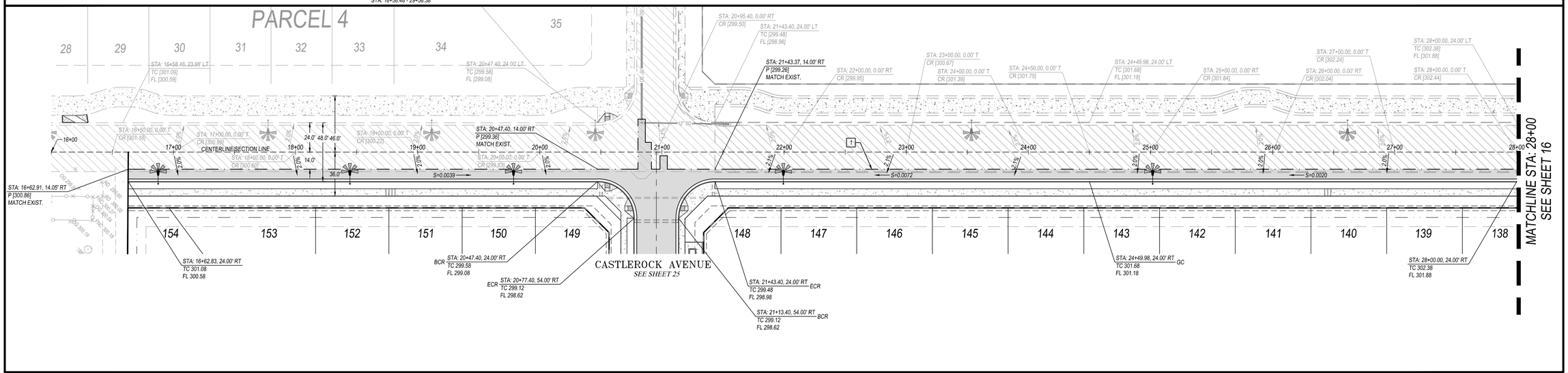
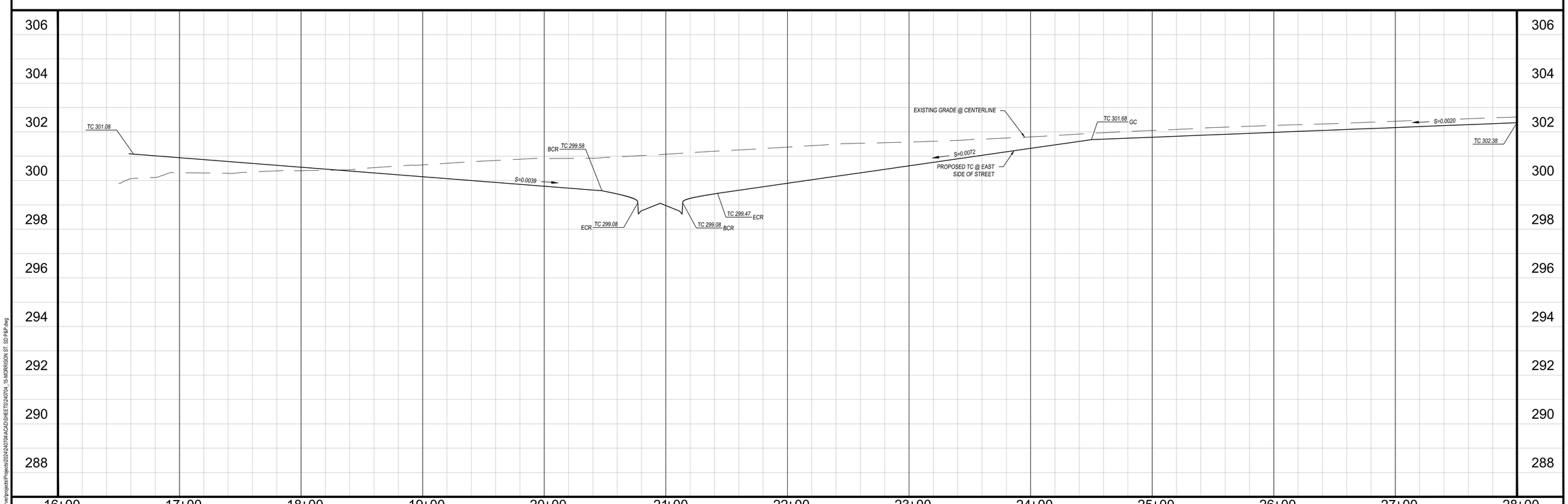
6. ALL STORM DRAIN MANHOLES (SDMH) TO BE EITHER TYPE I PER CITY STD. 6610, TYPE II PER CITY STD. 6611 OR TYPE III PER CITY STD. 6612
7. ALL DRAINAGE INLETS (DI) TO BE PER CITY STD. 3110
8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

### KEYNOTES

1 SAWCUT TO A NEAT, CLEAN GRADE ON EDGE




# MORRISON STREET




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798
DATE

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7293
VISALIA, CA 93292
TEL: 559.802.3052
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DRW BY: DM, NM, JR
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VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MORRISON ST. SD PLAN & PROFILE SHEET 1

PLOT DATE: *Feb 11, 2026*
JOB NO.: *240704*
FILE NAME: *240704_15-MORRISON ST. SD P&P*
SCALE: *1" = 40'*
SHEET NO.: *15 OF 57*

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_15-MORRISON ST. SD P&P.dwg

Know what's **below.**
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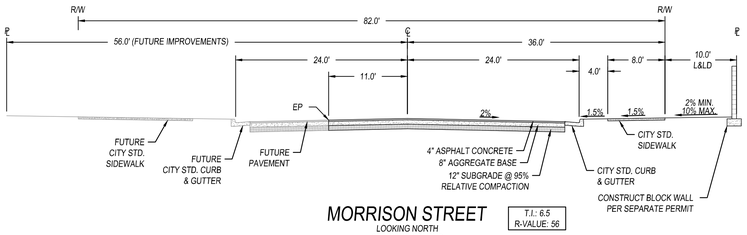


## MORRISON STREET

LOOKING NORTH
STA: 30+64.38 - END

T.I.: 6.5
R-VALUE: 56

### CITY DISCLAIMER

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CITY OF TULARE BM NO. 12
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ELEV. 299.667

NORTH
40' 0' 40'

VERTICAL SCALE
2'
0'

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### KEYNOTES

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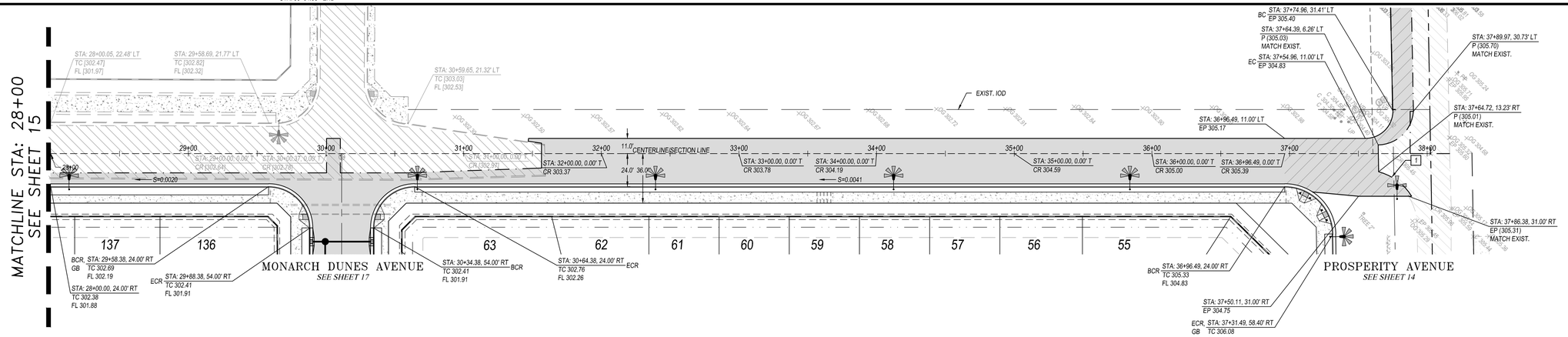
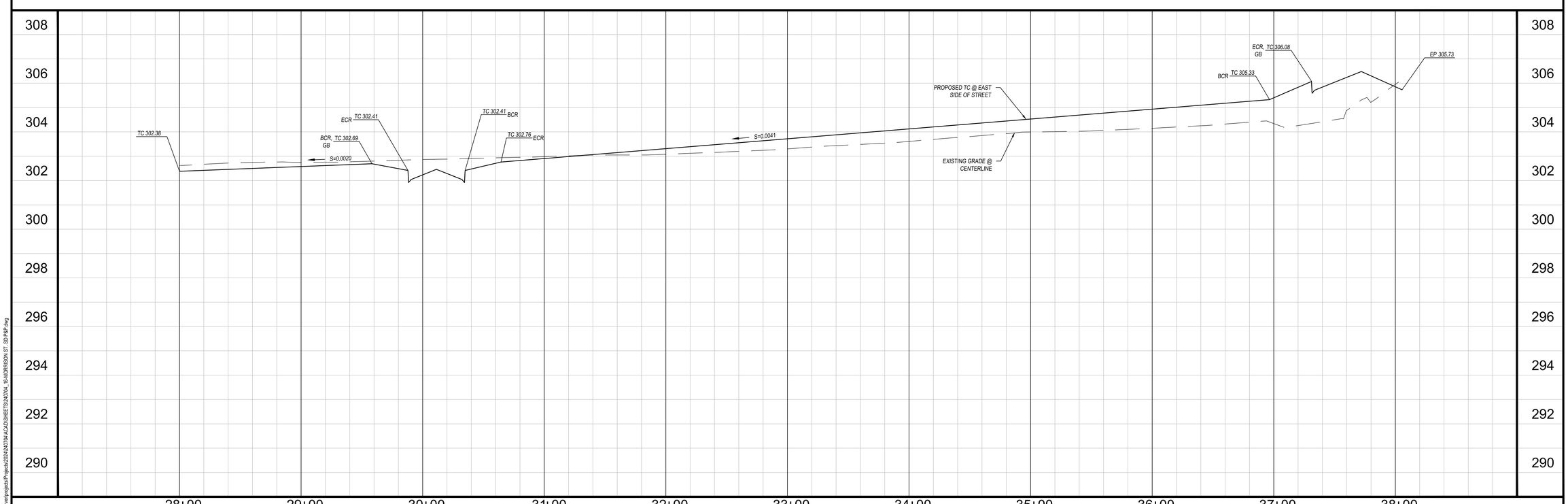



# MORRISON STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MORRISON ST. SD PLAN & PROFILE SHEET 2

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_16-MORRISON ST. SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 16 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_16-MORRISON ST. SD P&P.dwg

Know what's **below.**
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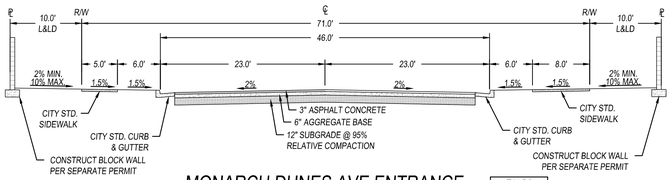


## MONARCH DUNES AVE ENTRANCE

LOOKING EAST
STA: 10+54.00 - 11+74.00

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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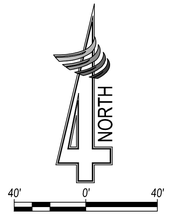

VERTICAL SCALE

### BENCHMARK

*CITY OF TULARE BM NO. 12*
*BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.*
*ELEV. 299.667*

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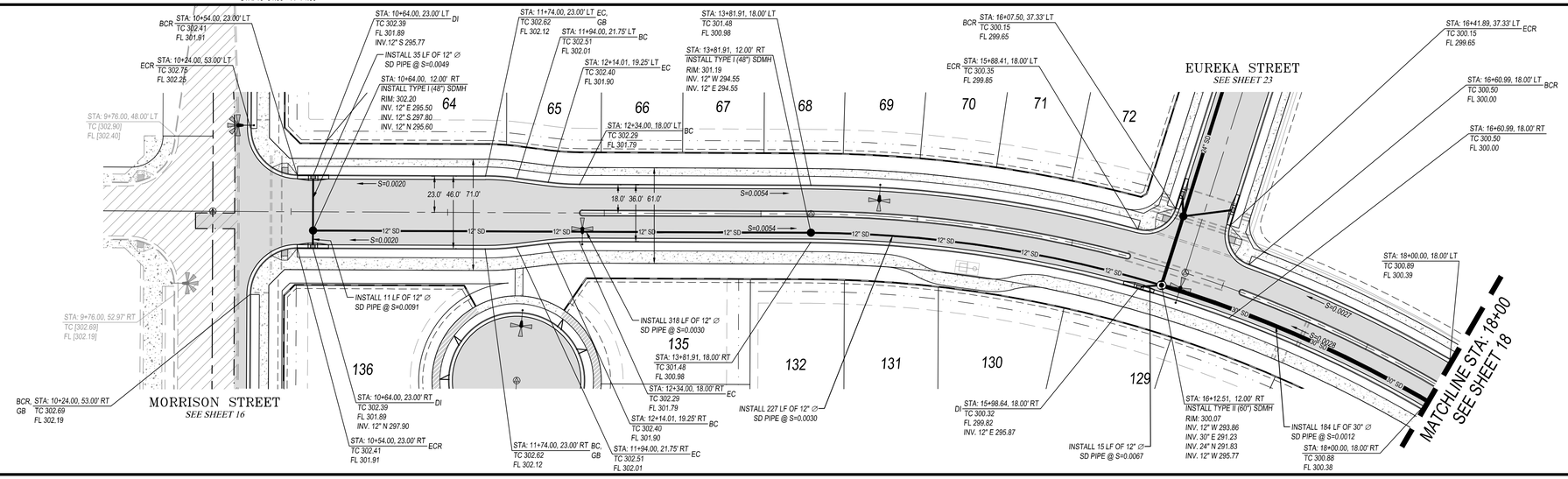
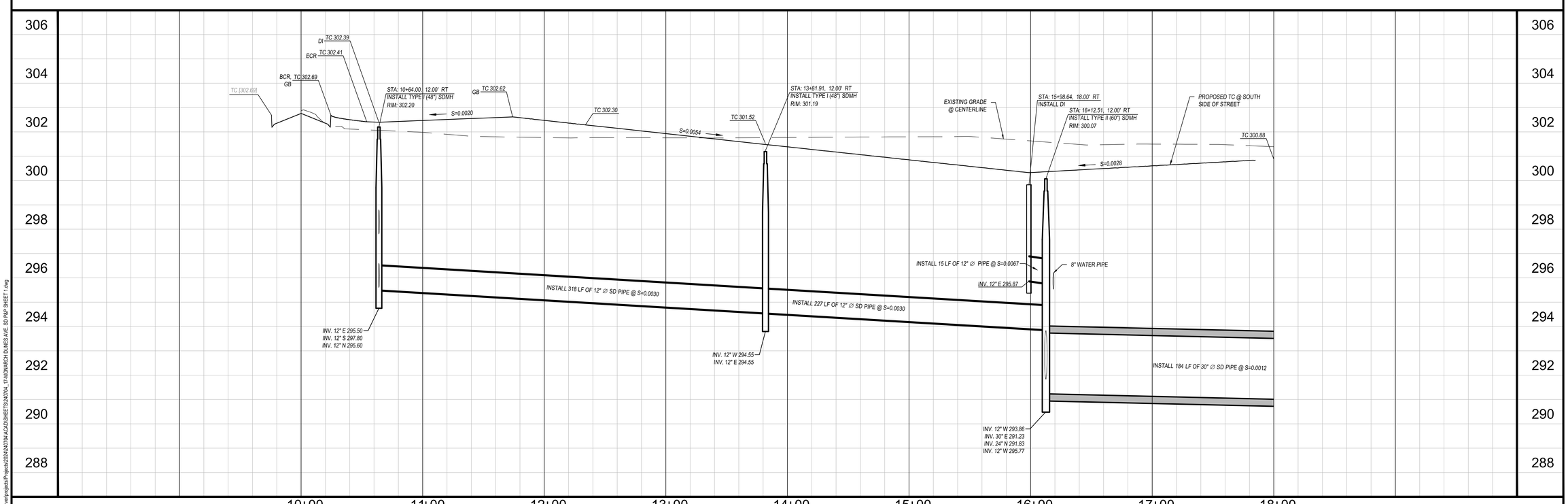



# MONARCH DUNES AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7293
VISALIA, CA 93292
TEL: 559.802.3052
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IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MONARCH DUNES AVE. SD PLAN & PROFILE SHT. 1

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_17-MONARCH DUNES AVE. SD P&P SHEET 1 |
| SCALE: | 1" = 40' |
| SHEET NO.: | 17 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_17-MONARCH DUNES AVE. SD P&P SHEET 1.dwg

Know what's **below.**
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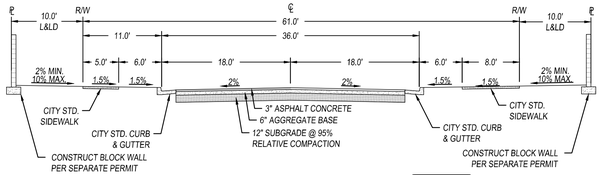


## MONARCH DUNES AVE

LOOKING EAST

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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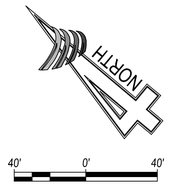


### BENCHMARK

*CITY OF TULARE BM NO. 12*
*BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.*
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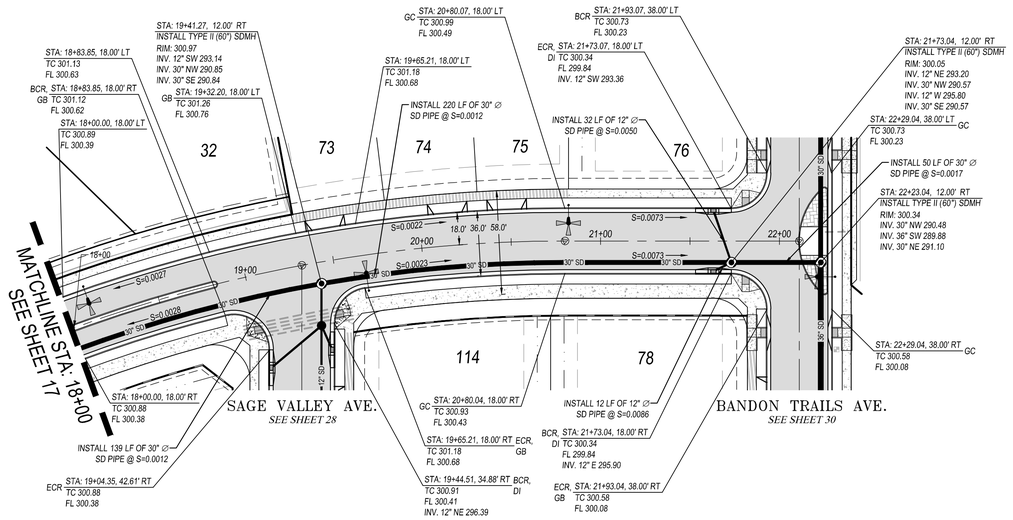
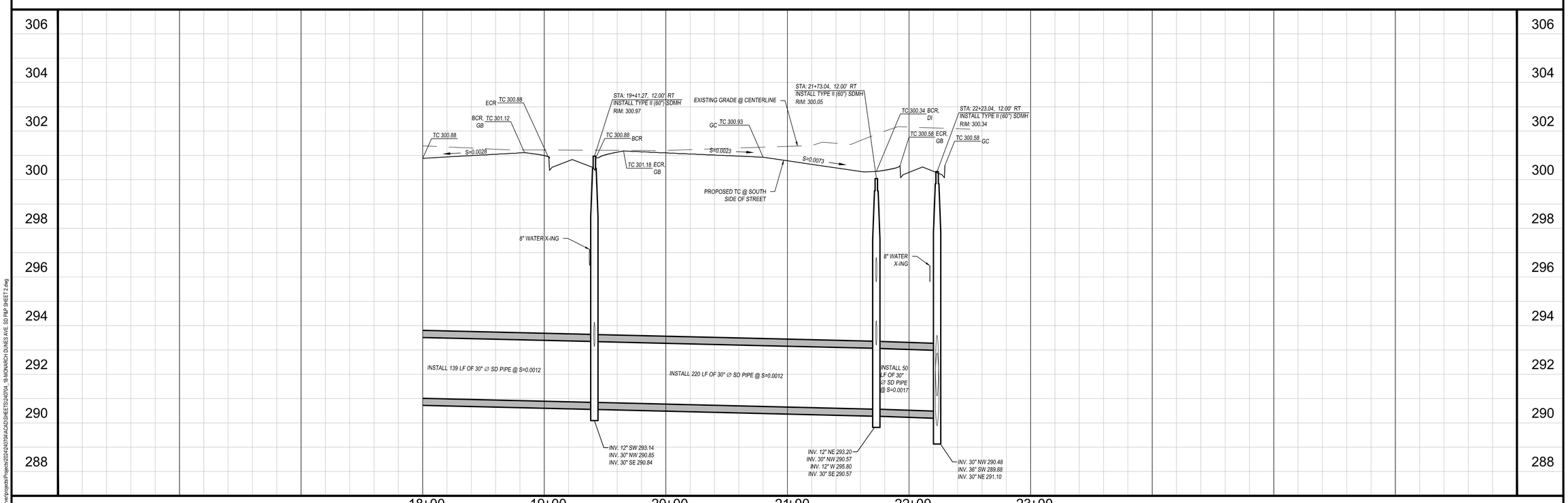



# MONARCH DUNES AVENUE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
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PREPARED BY:
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MONARCH DUNES AVE. SD PLAN & PROFILE SHT. 2

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_18-MONARCH DUNES AVE. SD P&P SHEET 2 |
| SCALE: | 1" = 40' |
| SHEET NO.: | 18 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_18-MONARCH DUNES AVE. SD P&P SHEET 2.dwg

Know what's **below.**
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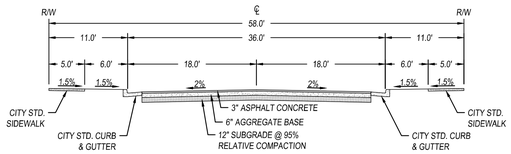


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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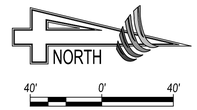

VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

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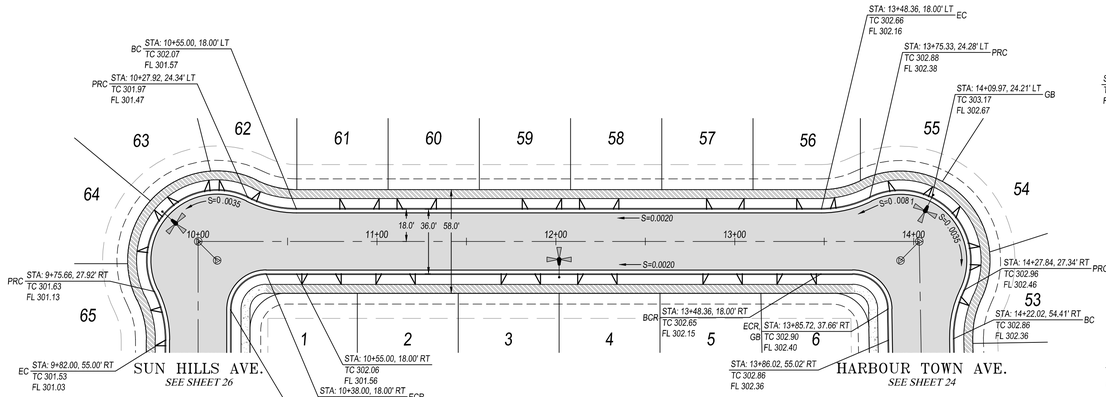
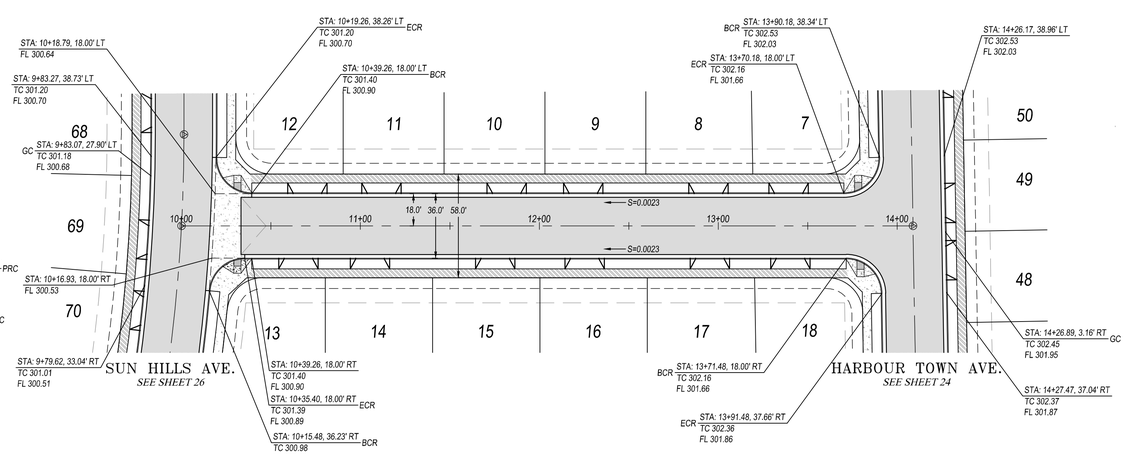
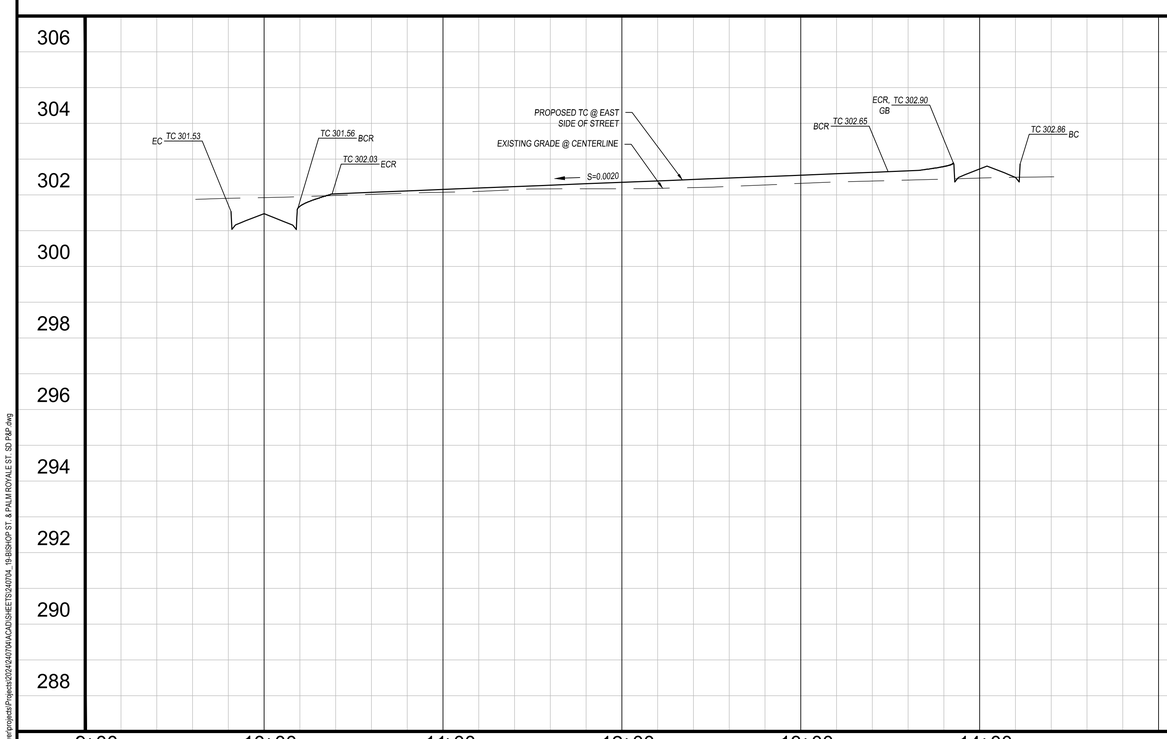
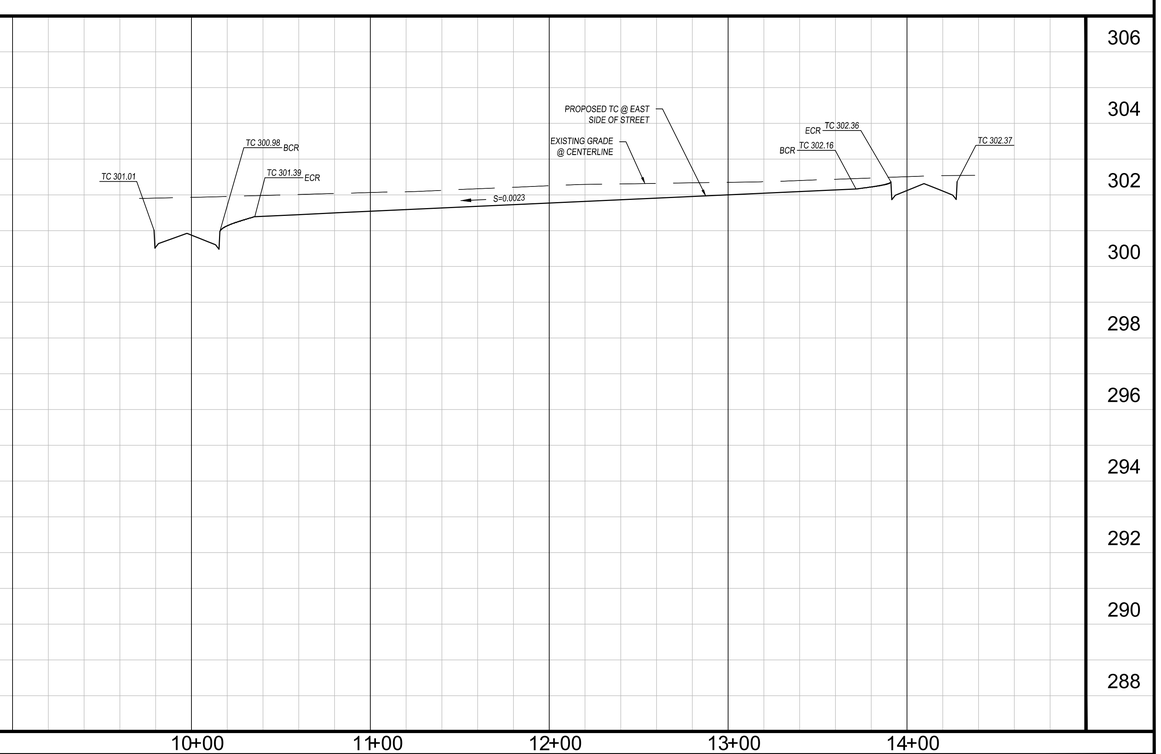



## BISHOP STREET




## PALM ROYALE STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
324 S. SANTA FE ST., STE. A
P.O. BOX 7293
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
4CREEKS
DRW BY: DM, NM, JR
CHK BY: AF, RD

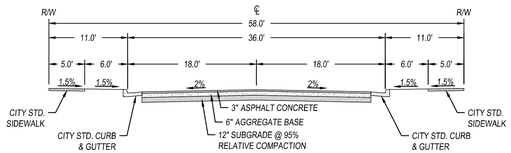
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
N. BISHOP ST. & N. PALM ROYALE ST. SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_19-BISHOP ST. & PALM ROYALE ST. SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 19 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_19-BISHOP ST. & PALM ROYALE ST. SD P&P.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH

40' 0' 40'

2' 0'
VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
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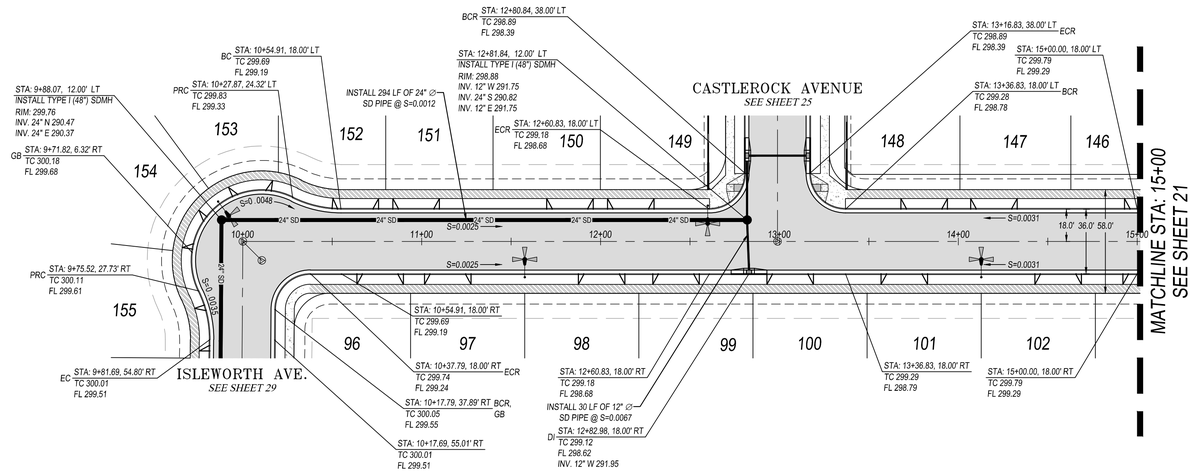
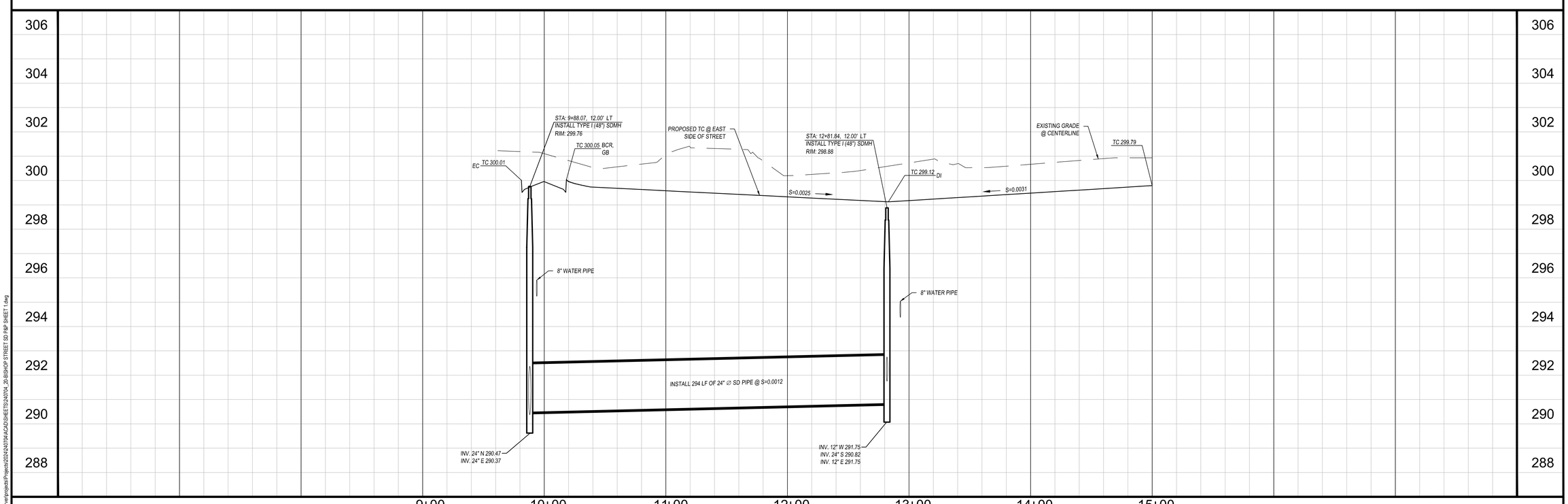



# BISHOP STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BISHOP ST. S. SD PLAN & PROFILE SHEET 1

PLOT DATE: Dec 05, 2025
JOB NO.: 240704
FILE NAME: 240704_20-BISHOP STREET SD P&P SHEET 1
SCALE: 1" = 40'
SHEET NO.: 20 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_20-BISHOP STREET SD P&P SHEET 1.dwg

Know what's **below.**
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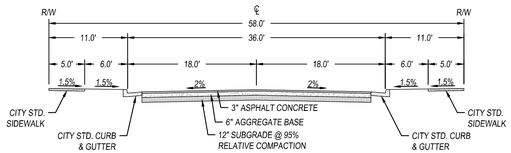


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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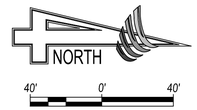
### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667



VERTICAL SCALE

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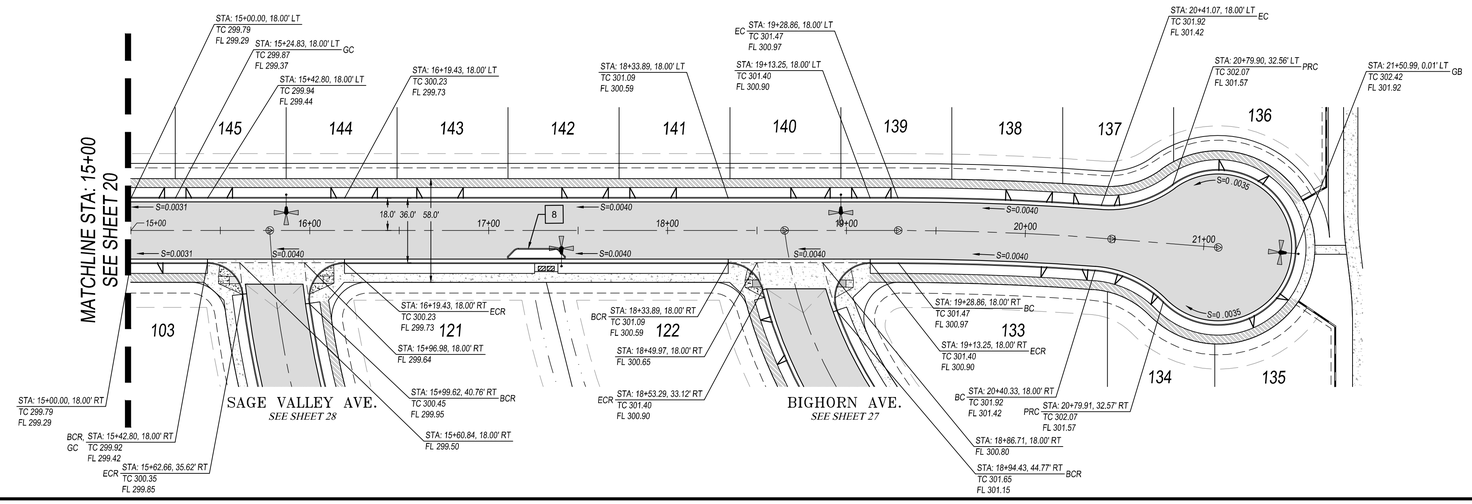
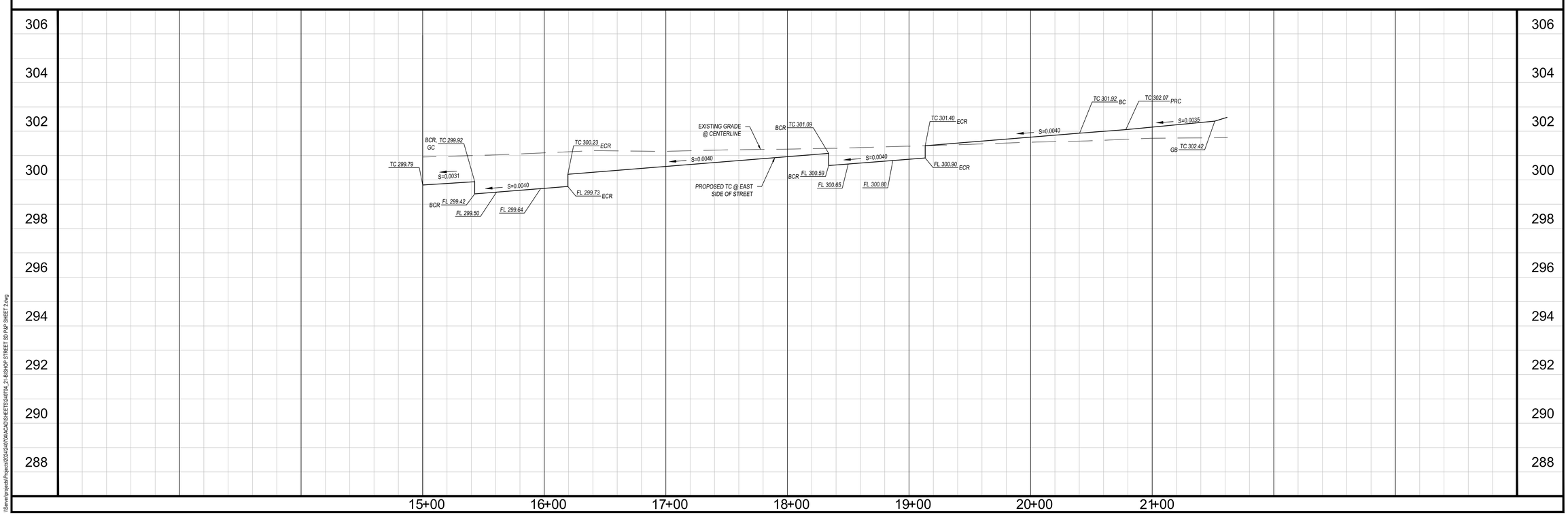
### KEYNOTES

8 TRAFFIC CALMING FEATURE; SEE SIGNING, STRIPING, & MARKING PLAN FOR DETAIL




# BISHOP STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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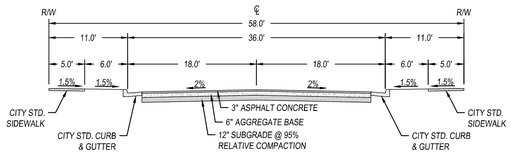
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BISHOP ST. S. SD PLAN & PROFILE SHEET 2

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_21-BISHOP STREET SD P&P SHEET 2 |
| SCALE: | 1" = 40' |
| SHEET NO.: | 21 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_21-BISHOP STREET SD P&P SHEET 2.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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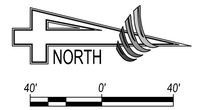
ELEV. 299.667



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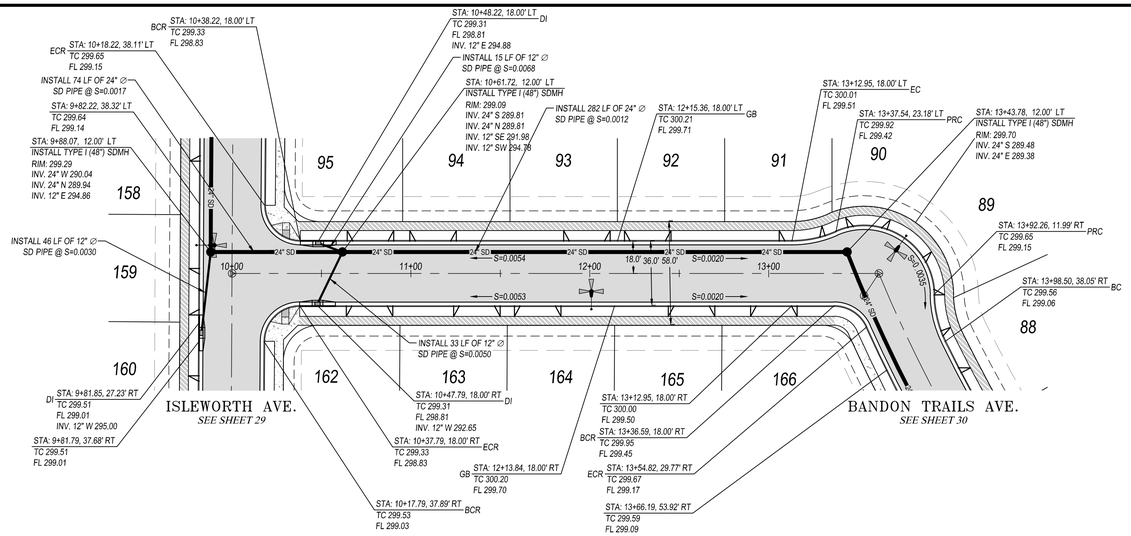
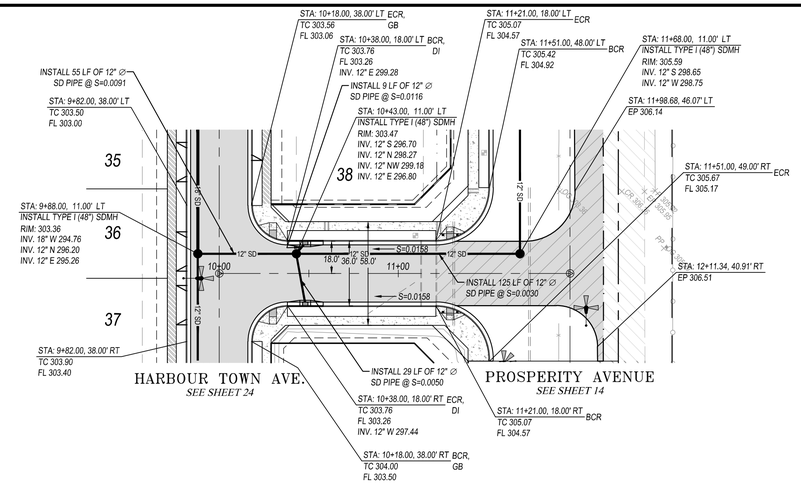
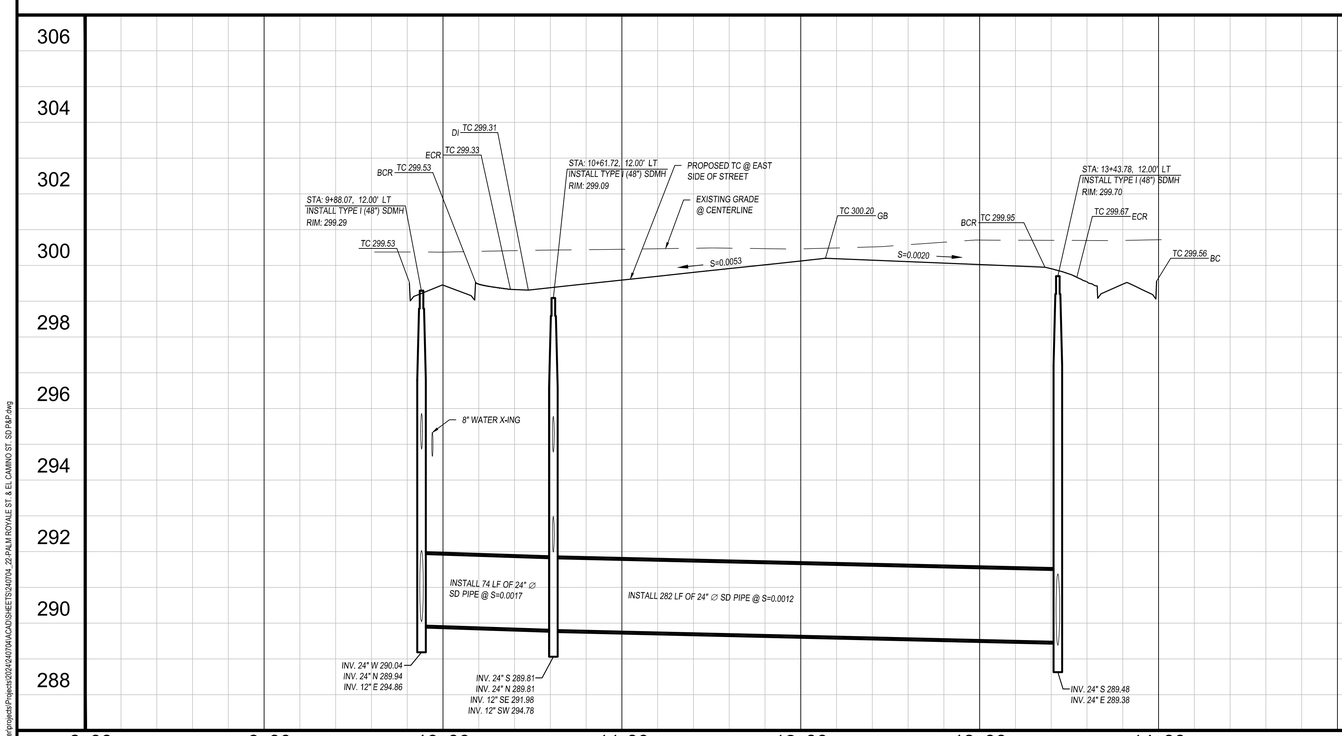
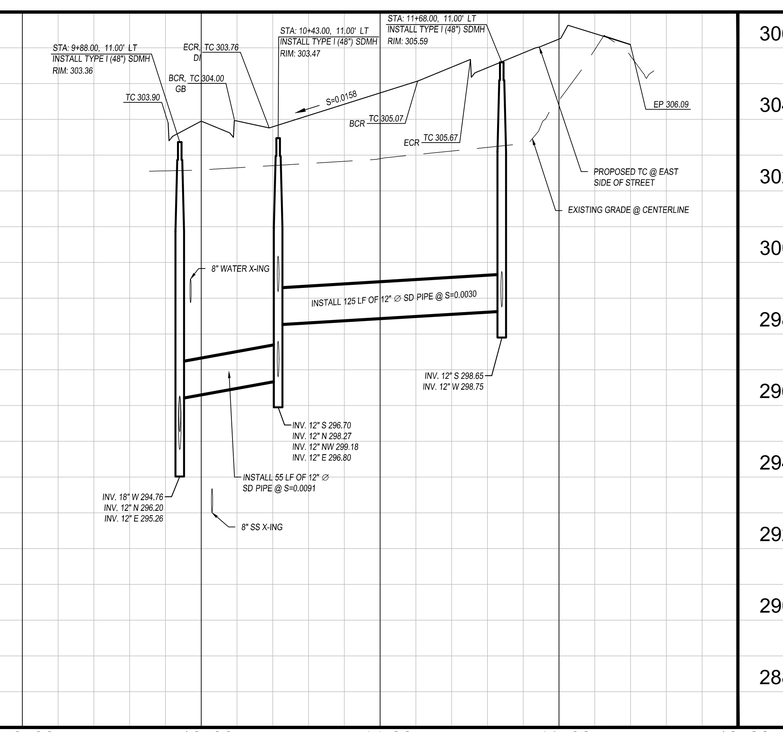



## PALM ROYALE STREET




## EL CAMINO STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:

324 S. SANTA FE ST., STE. A
P.O. BOX 7293
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TEL: 559.802.3052
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IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
PALM ROYALE ST. S. & EL CAMINO ST. SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 13, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_22-PALM ROYALE ST. & EL CAMINO ST. SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 22 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_22-PALM ROYALE ST. & EL CAMINO ST. SD P&P.dwg

Know what's **below.**
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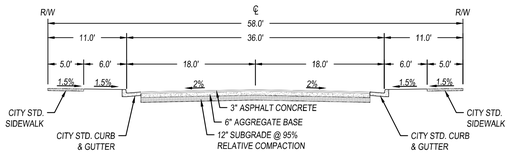


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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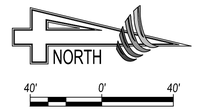

VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

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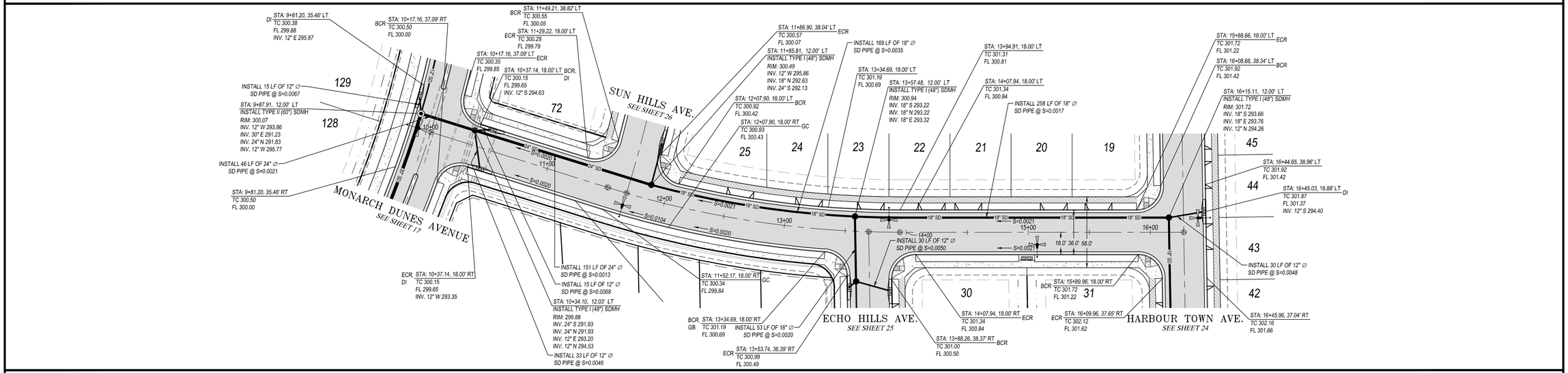
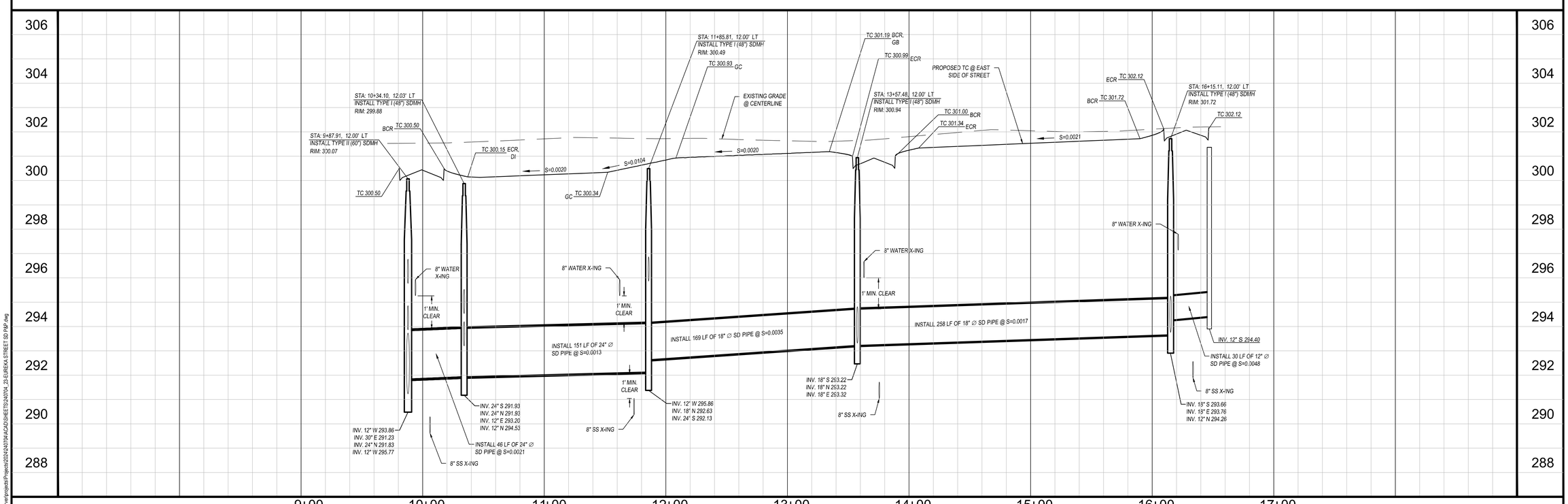



# EUREKA STREET




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
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RYAN J. DUDLEY
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RCE 89798


PREPARED BY:
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FNC FARMS SUBDIVISION - PHASE 1
EUREKA STREET SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 07, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_23-EUREKA STREET SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 23 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_23-EUREKA STREET SD P&P.dwg

Know what's **below.**
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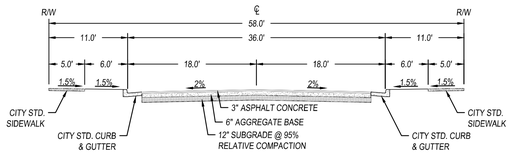


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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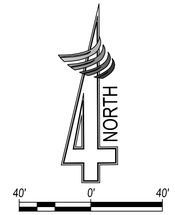



### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

VERTICAL SCALE

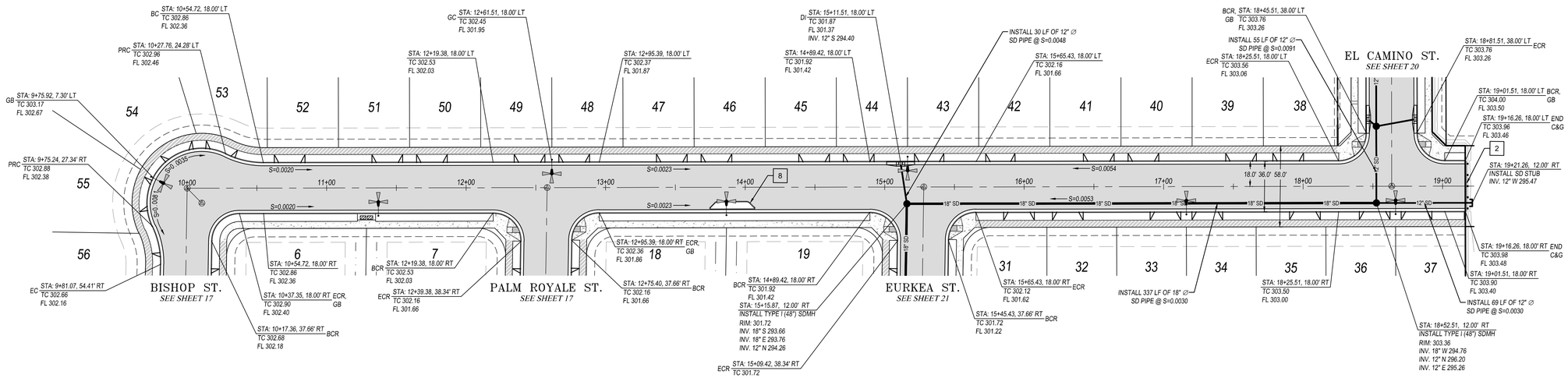
### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
5. MEDIAN ISLANDS TO BE PER CITY STD. 4310 W/ MEDIAN NOSES PER CITY STD. 4315
6. ALL STORM DRAIN MANHOLES (SDMH) TO BE EITHER TYPE I PER CITY STD. 6610, TYPE II PER CITY STD. 6611 OR TYPE III PER CITY STD. 6612
7. ALL DRAINAGE INLETS (DI) TO BE PER CITY STD. 3110
8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

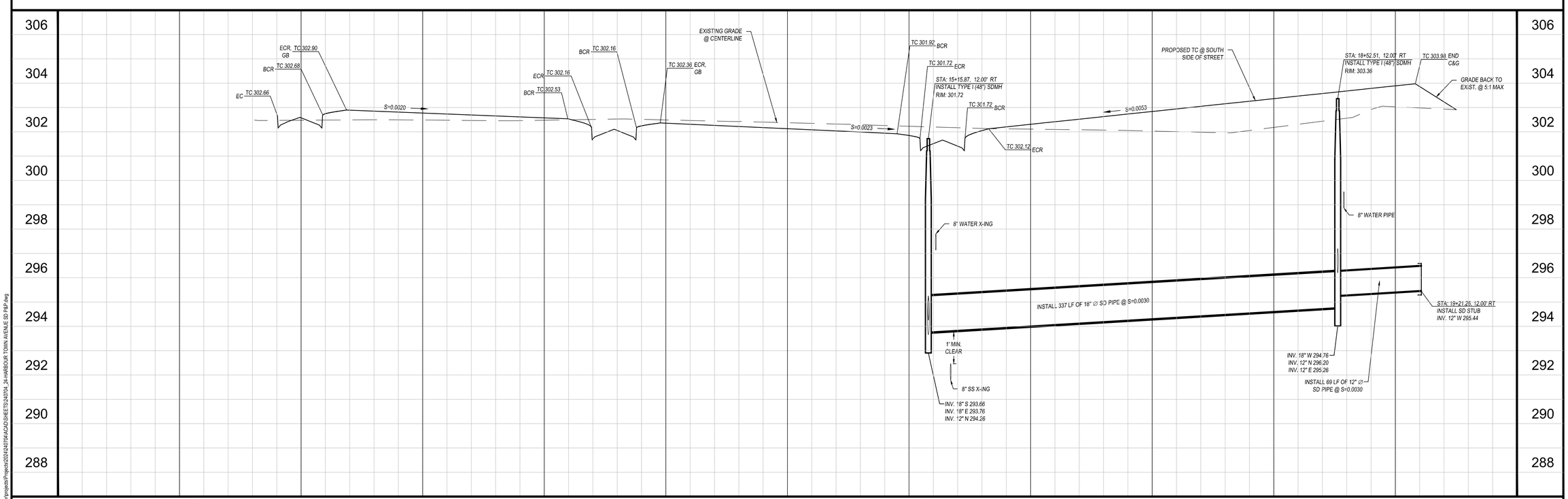
### KEYNOTES

2 INSTALL BARRICADE PER CITY STD. 7210

8 TRAFFIC CALMING FEATURE; SEE SIGNING, STRIPING, & MARKING PLAN FOR DETAIL




# HARBOUR TOWN AVENUE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
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VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

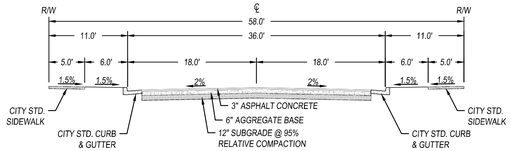
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
HARBOUR TOWN AVENUE SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 07, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_24-HARBOUR TOWN AVENUE SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 24 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_24-HARBOUR TOWN AVENUE SD P&P.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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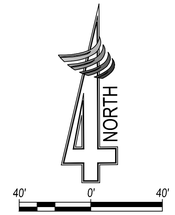


### BENCHMARK

CITY OF TULARE BM NO. 12
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ELEV. 299.667

VERTICAL SCALE

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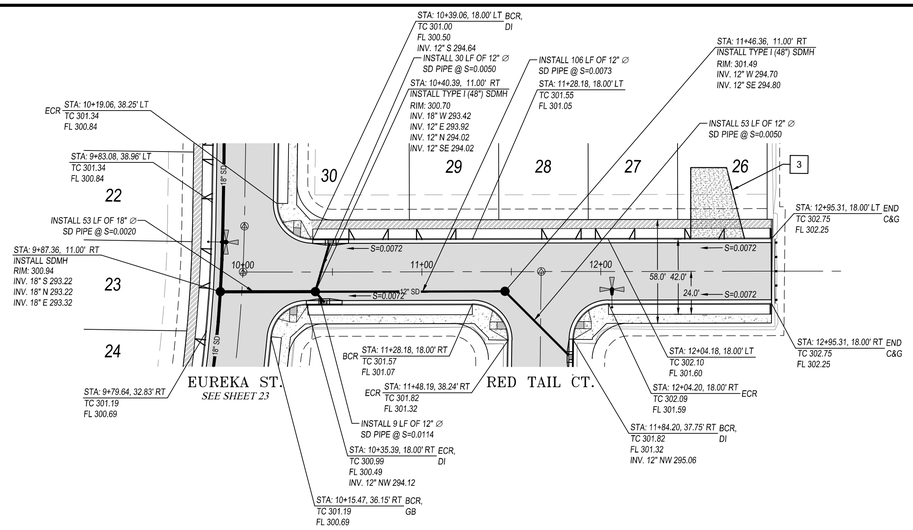
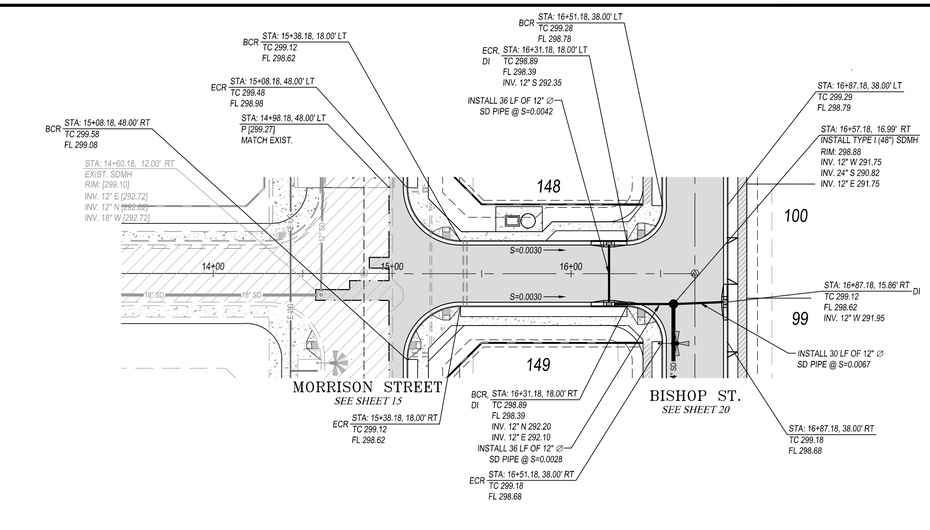
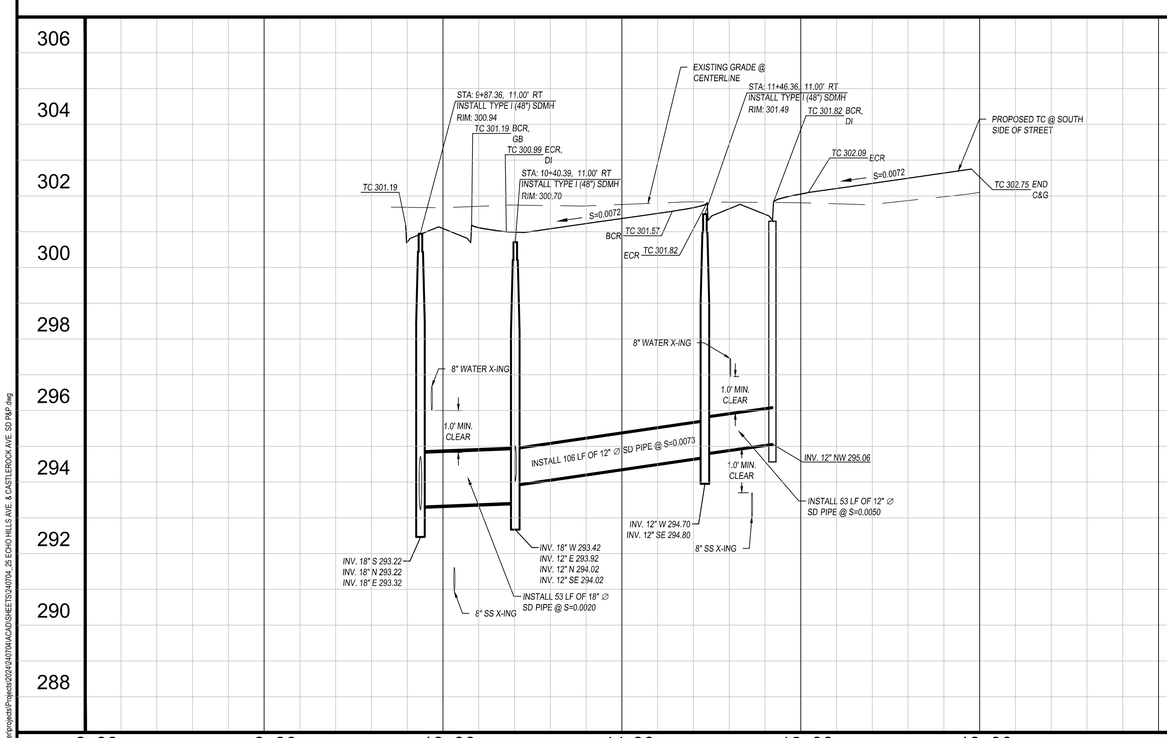
### KEYNOTES

3 INSTALL TEMPORARY TURNAROUND PER CITY STD. 7111

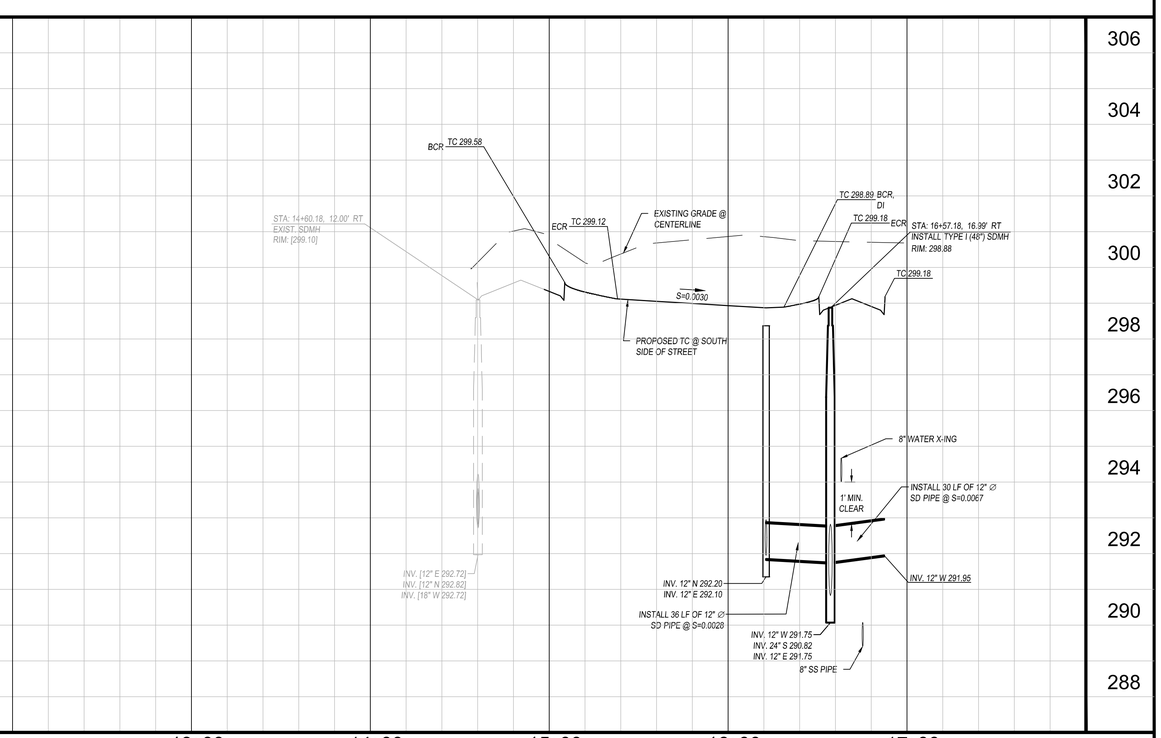



## ECHO HILL AVENUE




## CASTLEROCK AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
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FNC FARMS SUBDIVISION - PHASE 1
ECHO HILLS AVE. & CASTLEROCK AVE. SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 07, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_25 ECHO HILLS AVE. & CASTLEROCK AVE SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 25 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_25 ECHO HILLS AVE. & CASTLEROCK AVE. SD P&P.dwg

Know what's **below.**
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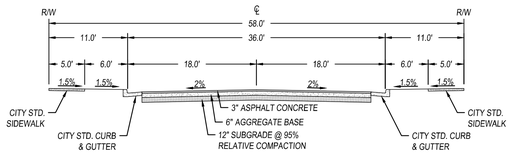


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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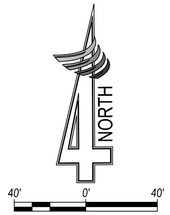

VERTICAL SCALE

### BENCHMARK

CITY OF TULARE BM NO. 12
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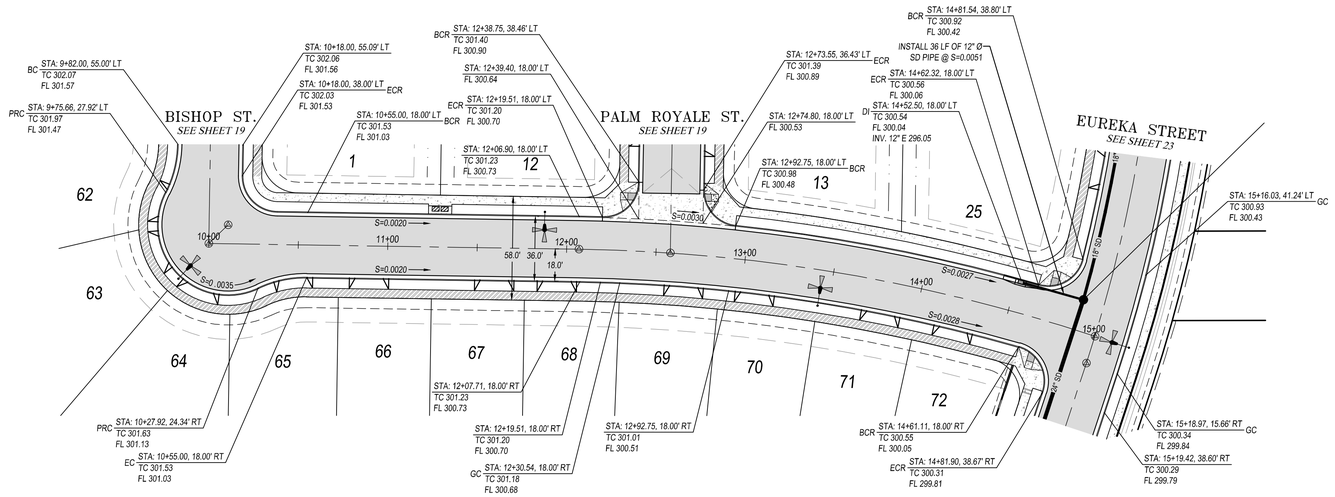
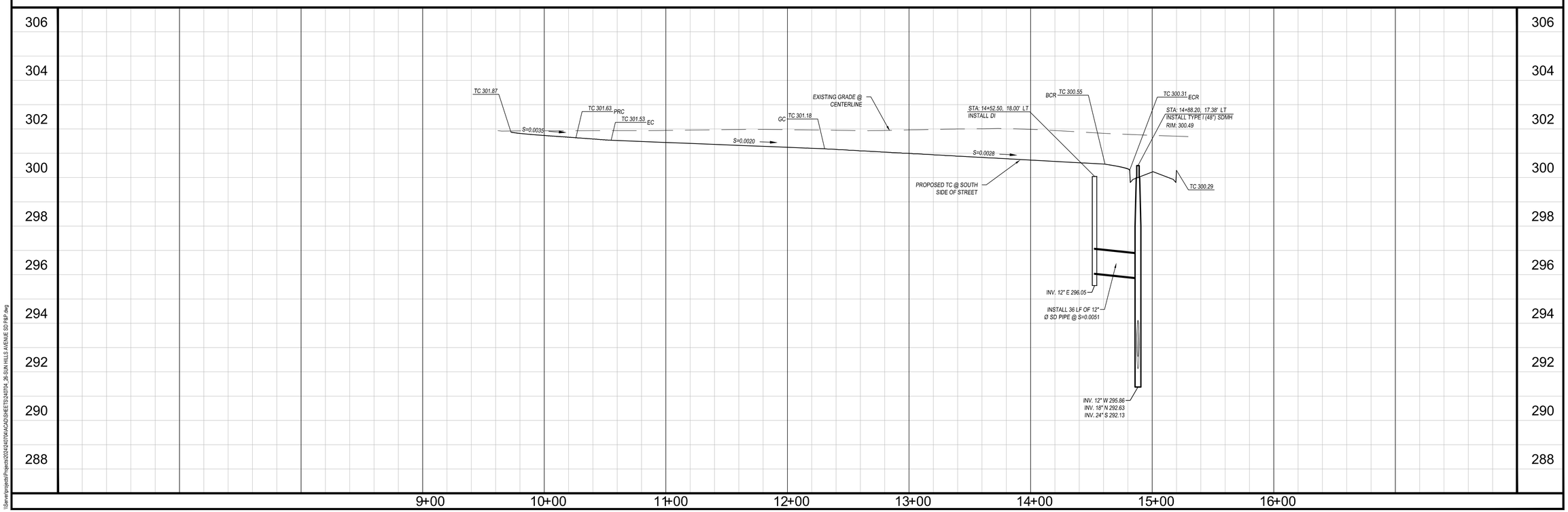



# SUN HILLS AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
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C 89798
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APPROVED BY:
DATE
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
SUN HILLS AVENUE SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_26-SUN HILLS AVENUE SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 26 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_26-SUN HILLS AVENUE SD P&P.dwg

Know what's **below.**
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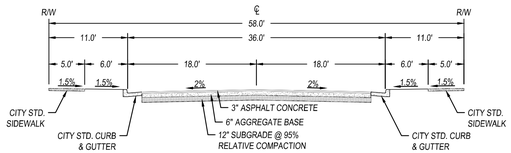


TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

CITY DISCLAIMER

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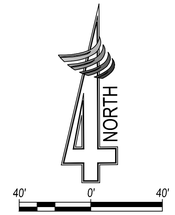


BENCHMARK

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ELEV. 299.667

2'
0'
VERTICAL SCALE

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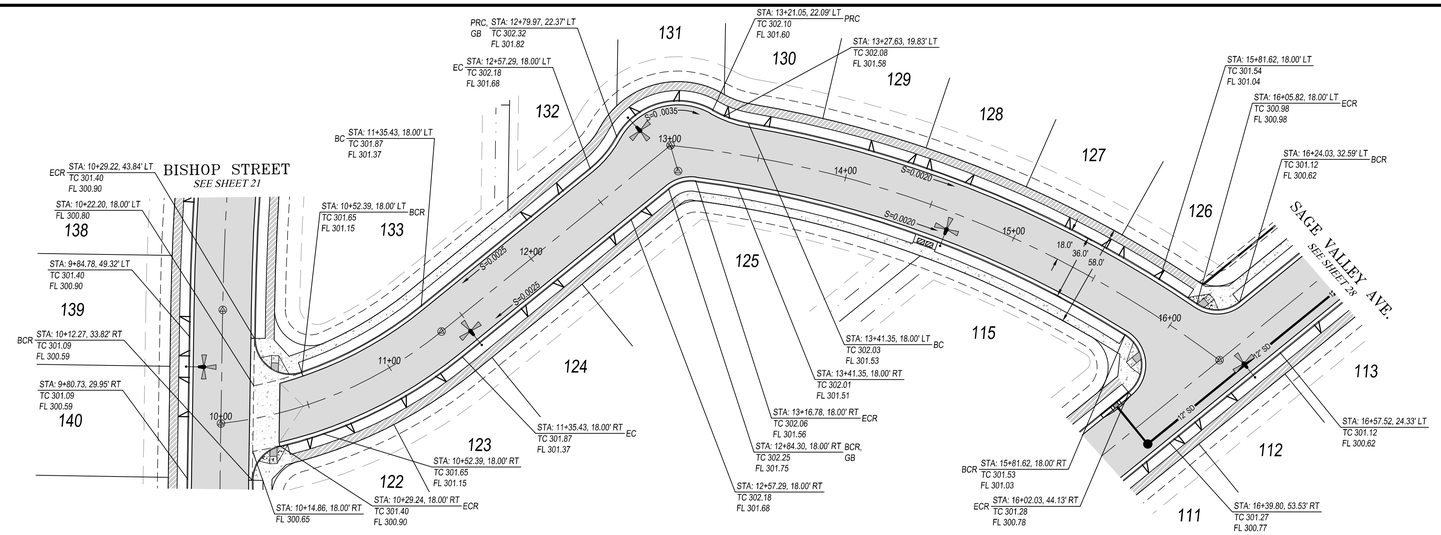
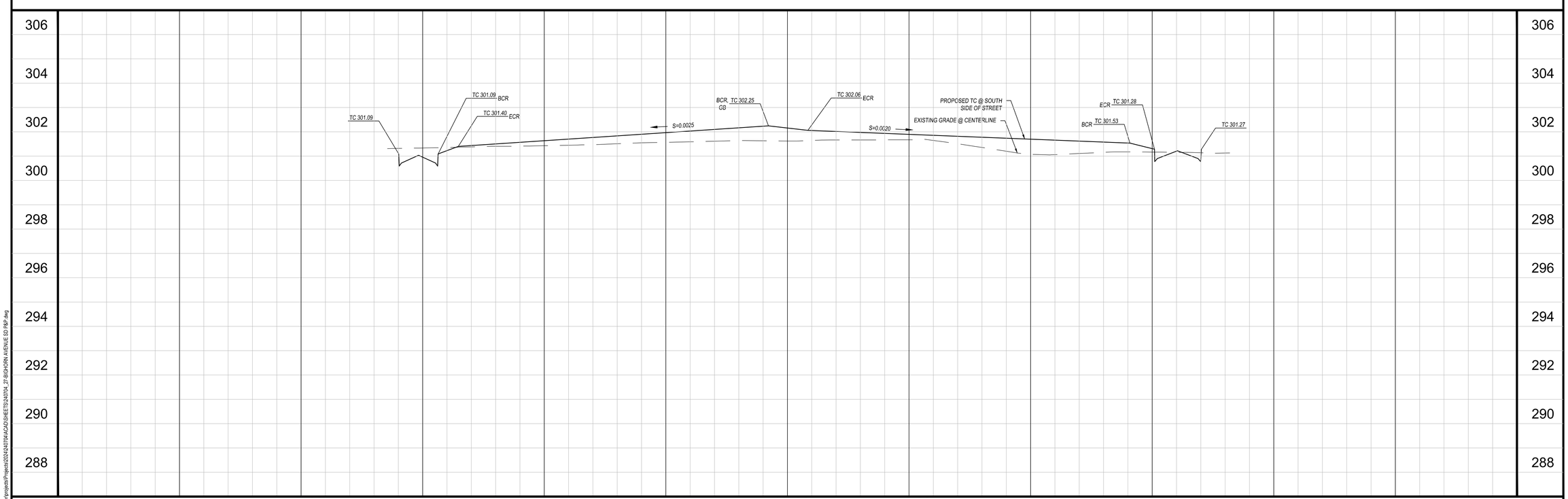



# BIGHORN AVENUE




REVISIONS

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LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
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PREPARED BY:
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BIGHORN AVENUE SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 08, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_27-BIGHORN AVENUE SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 27 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_27 BIGHORN AVENUE SD P&P.dwg

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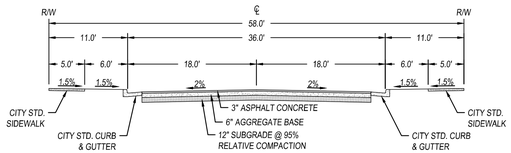


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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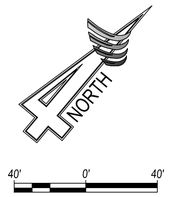


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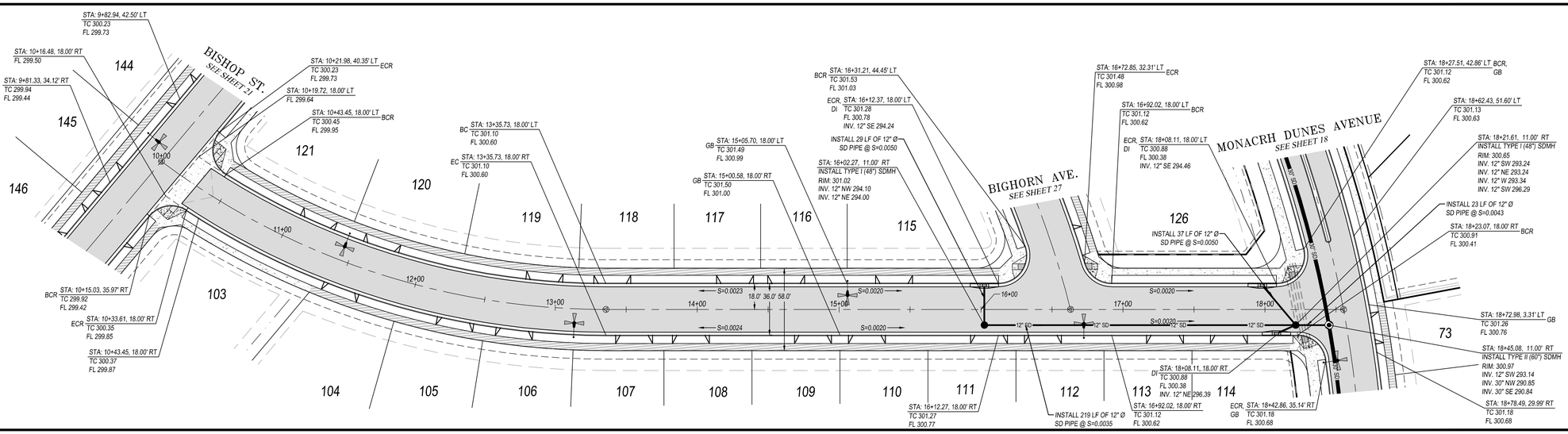
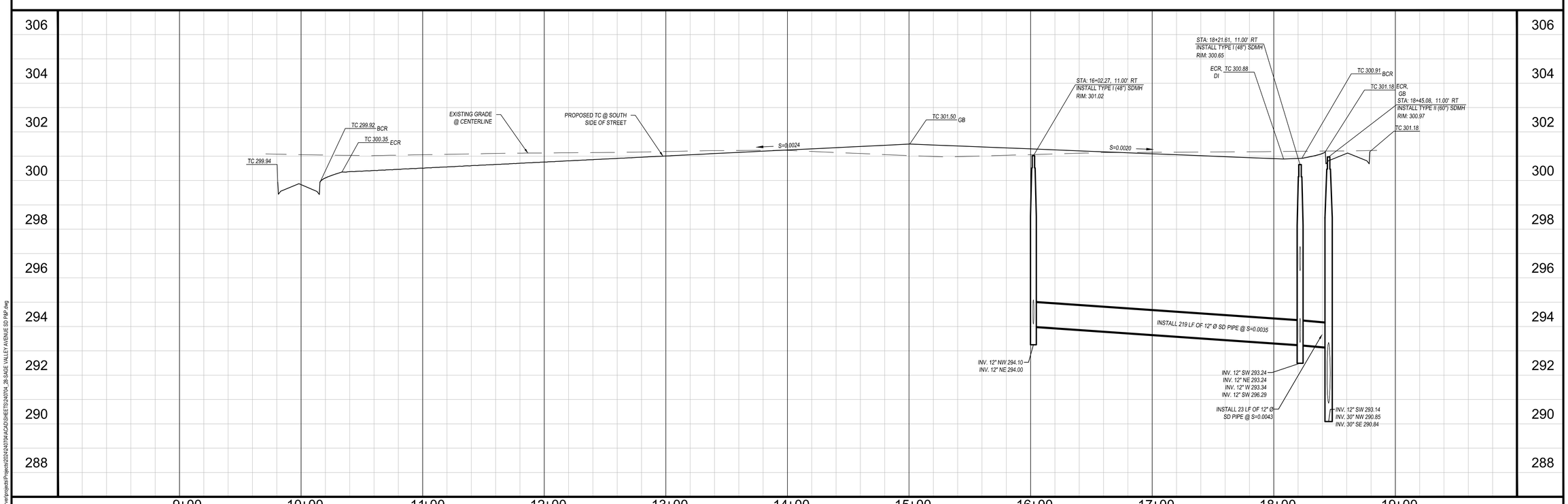



# SAGE VALLEY AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

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Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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FNC FARMS SUBDIVISION - PHASE 1
SAGE VALLEY AVENUE SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_28-SAGE VALLEY AVENUE SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 28 OF 57 |

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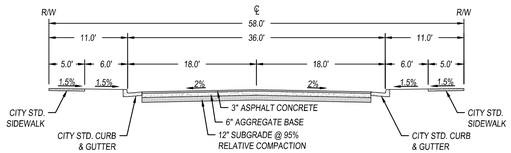


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

2'
0'
VERTICAL SCALE

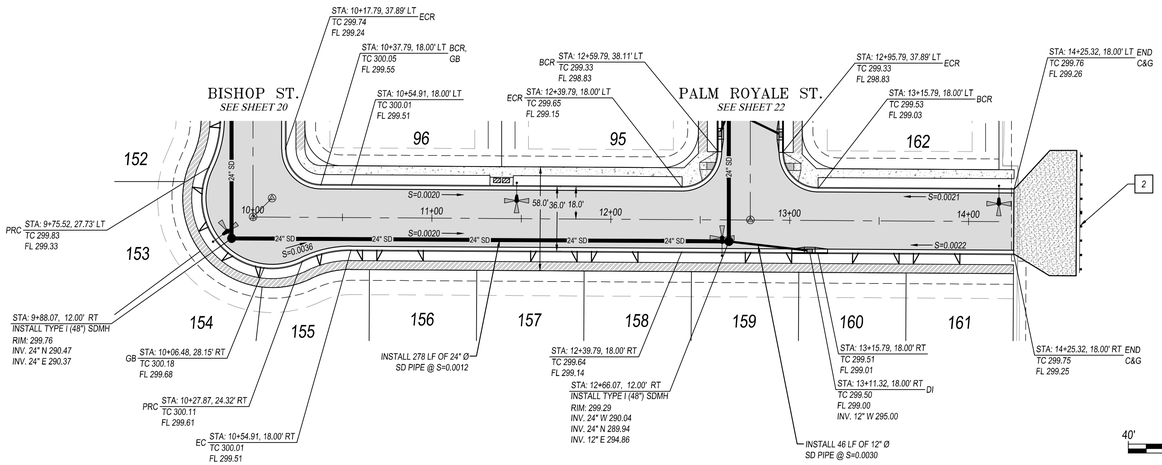
### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

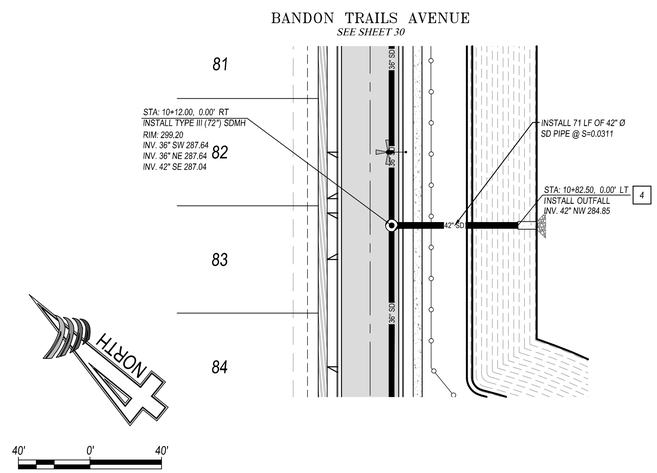
1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
5. MEDIAN ISLANDS TO BE PER CITY STD. 4310 W/ MEDIAN NOSES PER CITY STD. 4315
6. ALL STORM DRAIN MANHOLES (SDMH) TO BE EITHER TYPE I PER CITY STD. 6610, TYPE II PER CITY STD. 6611 OR TYPE III PER CITY STD. 6612
7. ALL DRAINAGE INLETS (DI) TO BE PER CITY STD. 3110
8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

### KEY NOTES

2 INSTALL BARRICADE PER CITY STD. 7210

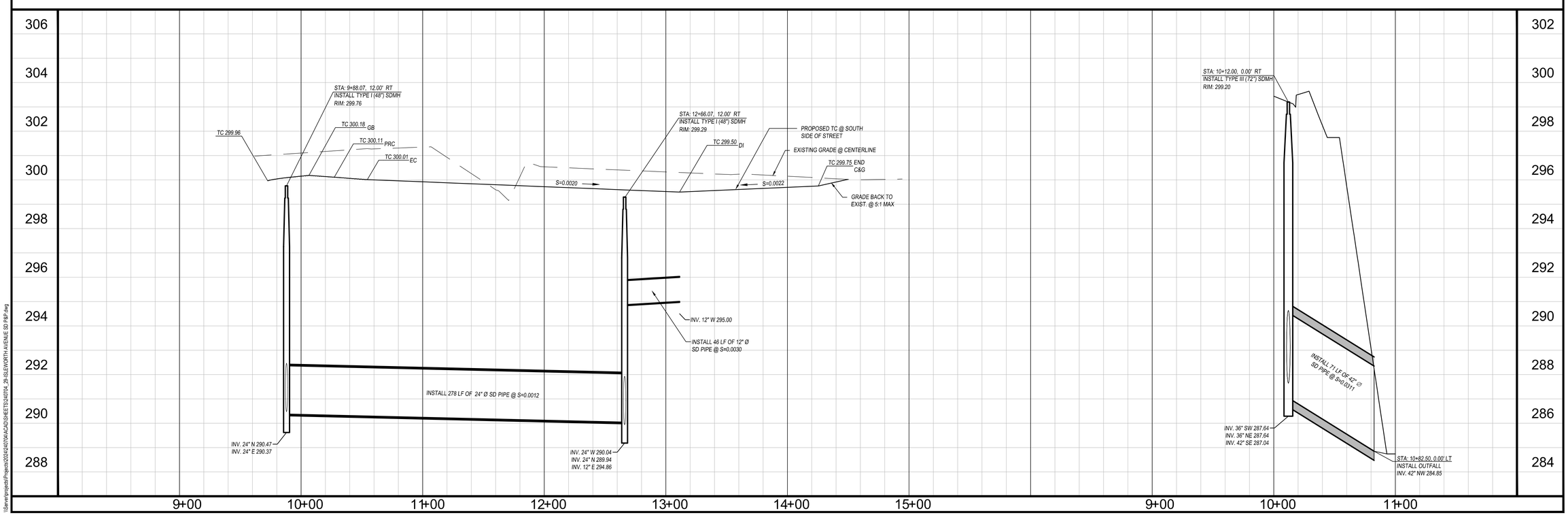
4 INSTALL OUTFALL STRUCTURE PER CITY STD. 3310




## ISLEWORTH AVENUE

## OUTFALL PIPE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
324 S. SANTA FE ST., STE. A
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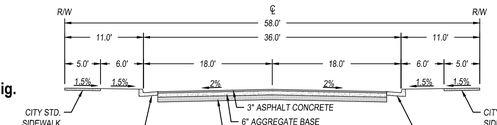
FAX: 559.802.3215
4CREEKS
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860
FNC FARMS SUBDIVISION - PHASE 1
ISLEWORTH AVENUE SD PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_29-ISLEWORTH AVENUE SD P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 29 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_29-ISLEWORTH AVENUE SD P&P.dwg

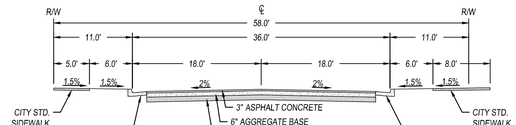
Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

STA: START - 17+52.33




## TYPICAL LOCAL STREET B

T.I.: 5.0
R-VALUE: 56

STA: 17+55.33 - END

NORTH

40' 0' 40'

VERTICAL SCALE 2' 0'

### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

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8. ALL STORM DRAIN PIPE 21" AND SMALLER TO BE SDR-26. ALL STORM DRAIN PIPE GREATER THAN 21" TO BE CLASS III RCP CONFORMING TO ASTM-76.
9. ALL 35' RAMPS TO BE INSTALLED PER CITY STD. 4130

### KEYNOTES

3 INSTALL TEMPORARY TURNAROUND PER CITY STD. 7111

4 INSTALL OUTFALL STRUCTURE PER CITY STD. 3310

8 TRAFFIC CALMING FEATURE; SEE SIGNING, STRIPING, & MARKING PLAN FOR DETAIL

### CITY DISCLAIMER

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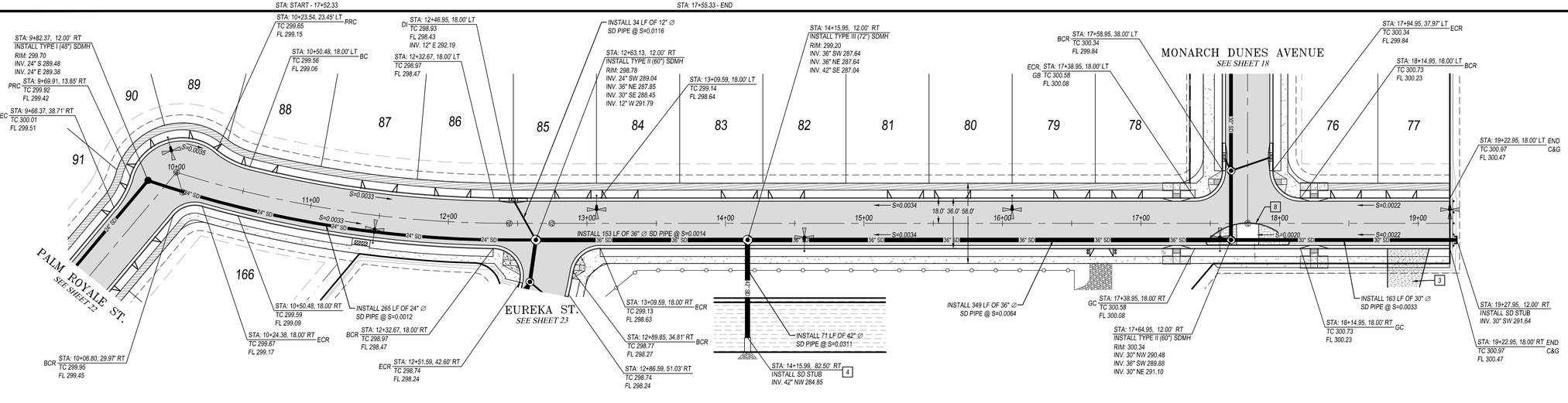
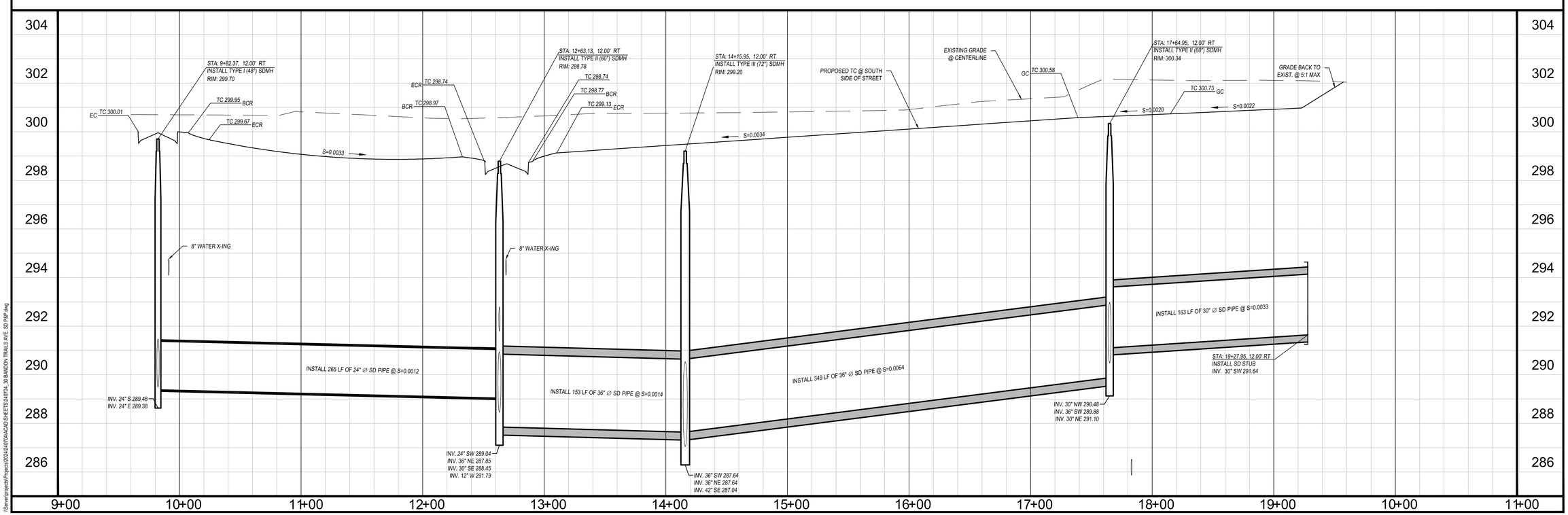



# BANDON TRAILS AVENUE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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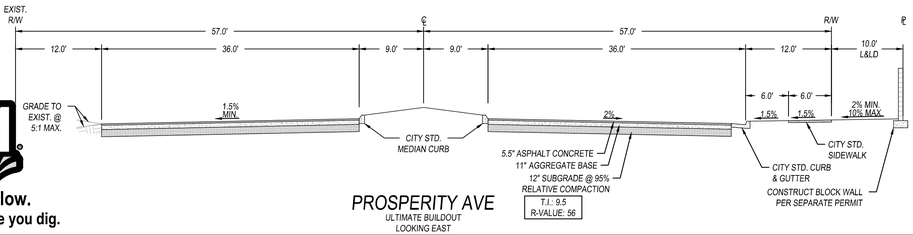
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BANDON TRAILS AVE. SD PLAN & PROFILE

PLOT DATE: Dec 05, 2025
JOB NO.: 240704
FILE NAME: 240704_30 BANDON TRAILS AVE. SD P&P
SCALE: 1" = 40'
SHEET NO.: 30 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_30 BANDON TRAILS AVE SD P&P.dwg




PROSPERITY AVE
ULTIMATE BUILDOUT
LOOKING EAST

811
Know what's **below.**
**Call** before you dig.

CITY DISCLAIMER

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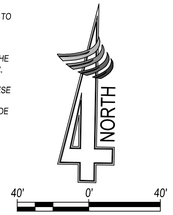


BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

VERTICAL SCALE

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4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
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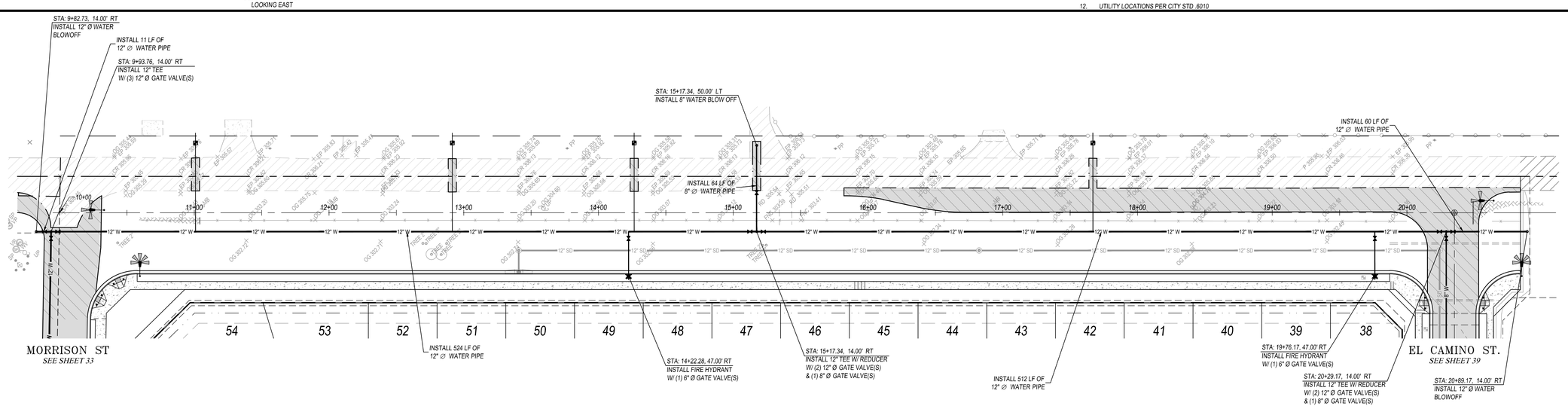
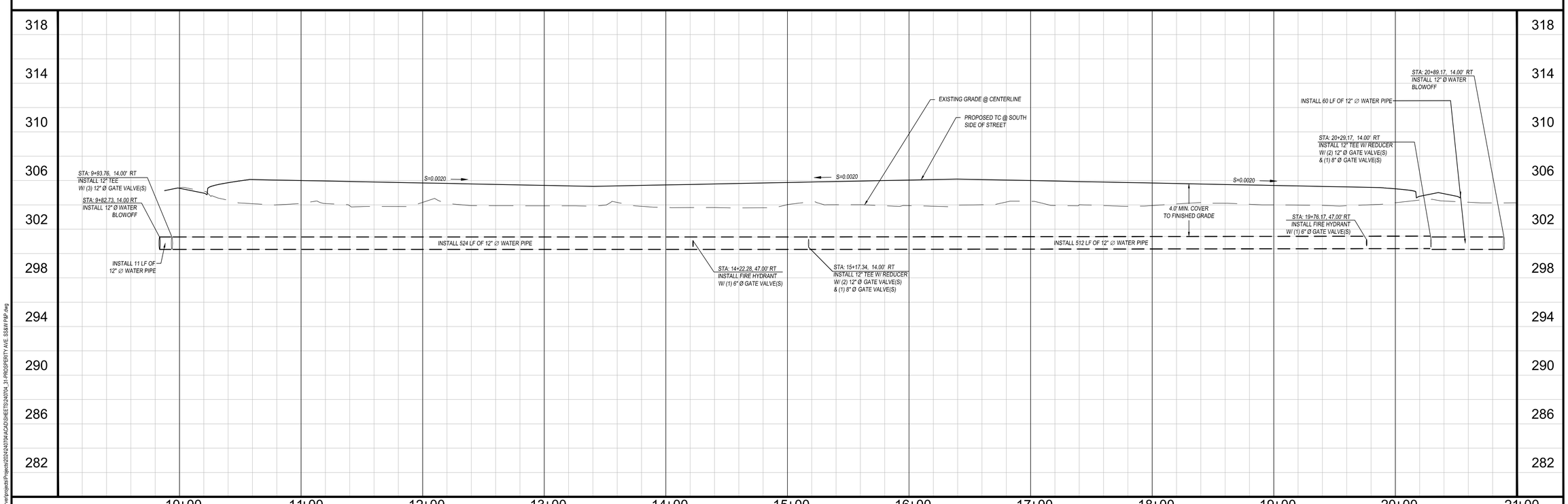
6. ALL FIRE HYDRANT ASSEMBLIES TO BE INSTALLED PER CITY STD. 6310 & 6315
7. ALL WATER BLOWOFFS TO BE INSTALLED PER CITY STD. 6340
8. ALL SANITARY SEWER MANHOLES (SSMH) TO BE TYPE I PER CITY STD. 6610
9. ALL SANITARY SEWER CLEANOUTS (SSCO) TO BE PER CITY STD. 6710
10. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 235 PVC PIPE (UNLESS OTHERWISE NOTED) & ALL SEWER MAINS & SEWER LATERALS SHALL BE PVC SDR-26
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD. 6010




# PROSPERITY AVENUE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 2952
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TEL: 559.802.3052
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DRW BY: DM, MM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
PROSPERITY AVE. SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_31-PROSPERITY AVE. SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 31 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_31-PROSPERITY AVE. SS&W P&P.dwg

Know what's **below.**
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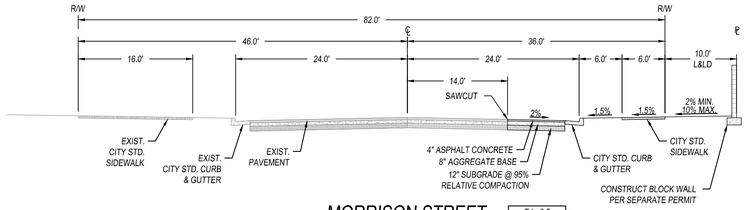


MORRISON STREET
LOOKING NORTH
STA: 16+58.48 - 29+58.38

T.I.: 6.5
R-VALUE: 56

CITY DISCLAIMER

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BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH
40' 0' 40'

2'
0'
VERTICAL SCALE

GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

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5. ALL 1" METER WATER SERVICES TO BE PER CITY STD. 6210
6. ALL FIRE HYDRANT ASSEMBLIES TO BE INSTALLED PER CITY STD. 6310 & 6315
7. ALL WATER BLOWOFFS TO BE INSTALLED PER CITY STD. 6340
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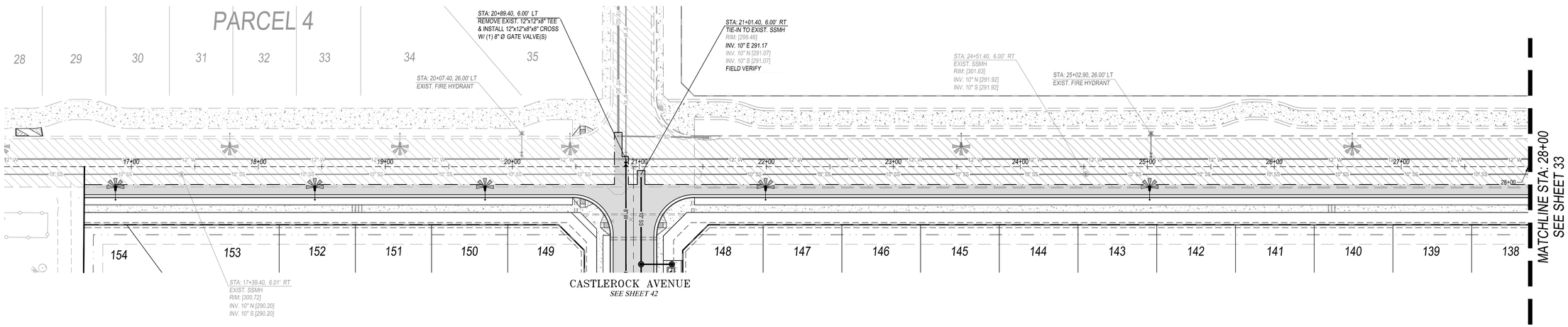
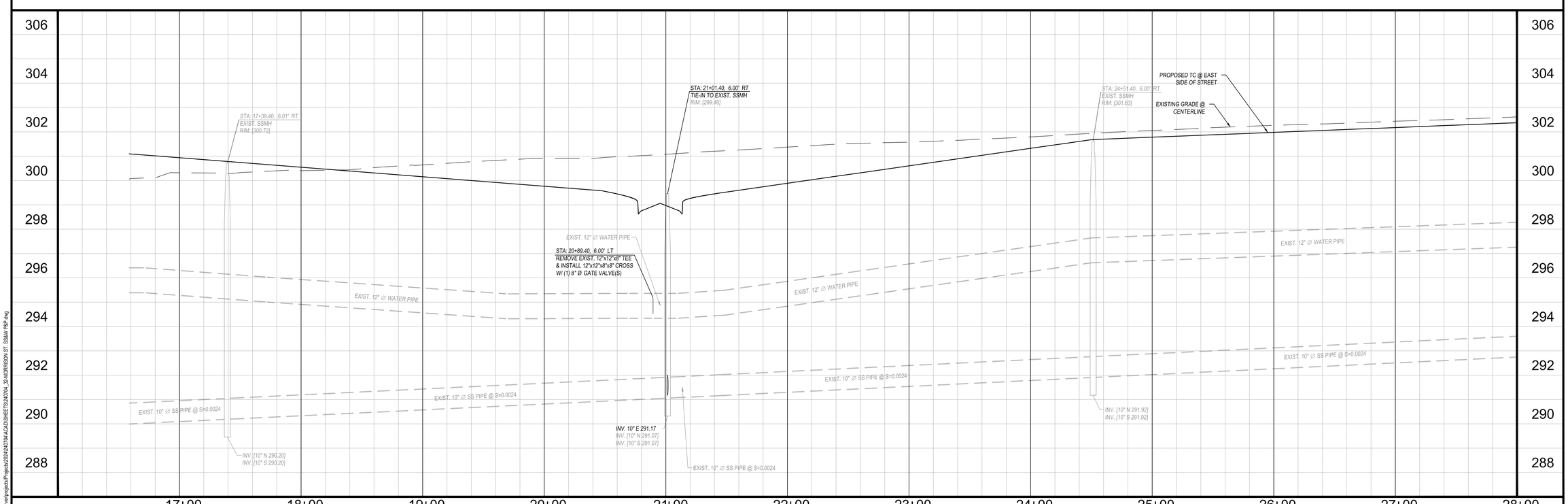
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD. 6010




MORRISON STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
324 S. SANTA FE ST., STE. A
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TEL: 559.802.3052
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4CREEKS
DRW BY: DM, NM, JR
CHK BY: AF, RD

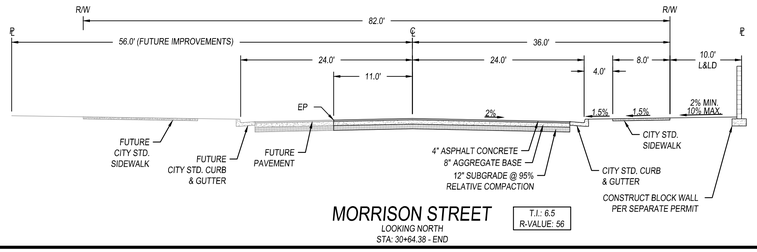
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MORRISON ST. SS&W PLAN & PROFILE SHT. 1

PLOT DATE: Feb 11, 2026
JOB NO.: 240704
FILE NAME: 240704_33-MORRISON ST. SS&W P&P
SCALE: 1" = 40'
SHEET NO.: 32 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_33-MORRISON ST. SS&W P&P.dwg

Know what's **below.**
**Call** before you dig.




## MORRISON STREET

LOOKING NORTH
STA: 30+64.38 - END

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ELEV. 299.667

NORTH
40' 0' 40'

2'
0'
VERTICAL SCALE

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6. ALL FIRE HYDRANT ASSEMBLIES TO BE INSTALLED PER CITY STD. 6310 & 6315
7. ALL WATER BLOWOFFS TO BE INSTALLED PER CITY STD. 6340
8. ALL SANITARY SEWER MANHOLES (SSMH) TO BE TYPE I PER CITY STD. 6610
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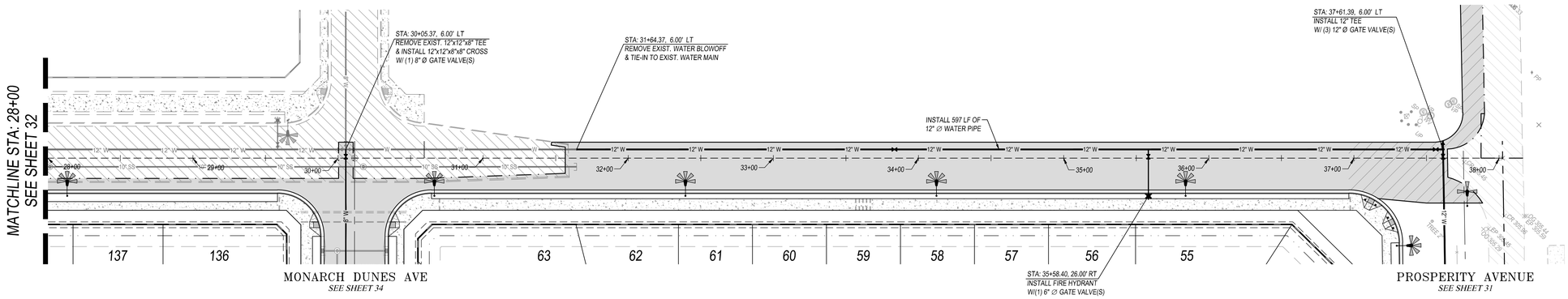
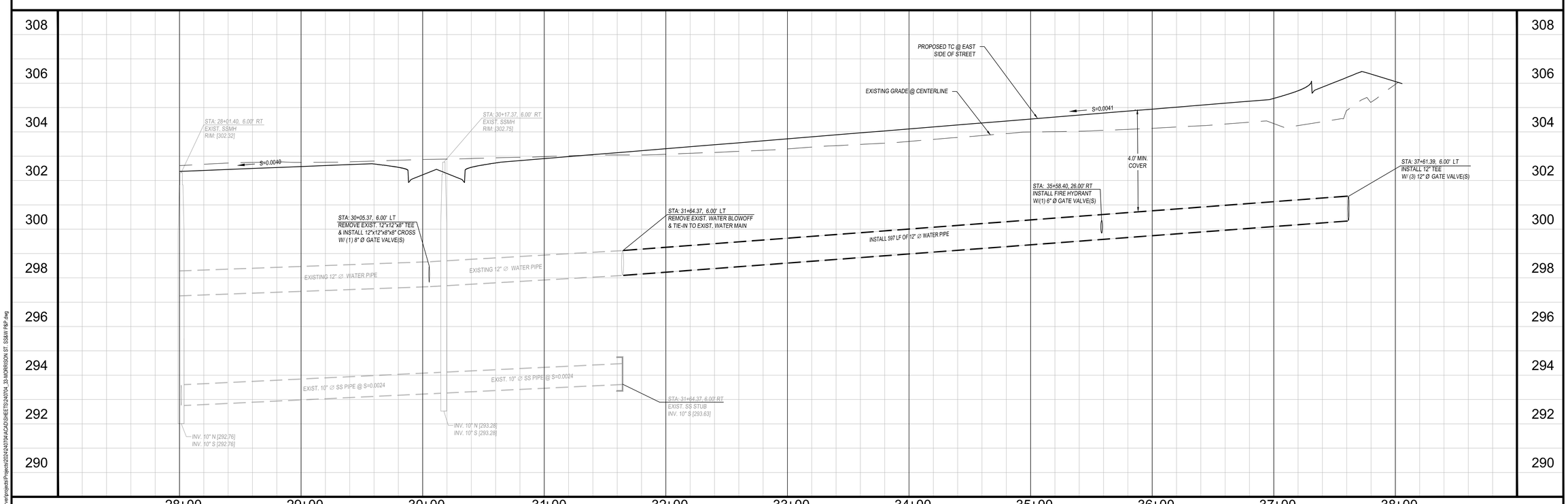
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD. 6010




# MORRISON STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
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PREPARED BY:
4CREEKS
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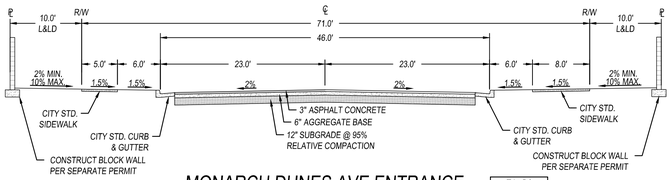
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MORRISON ST. SS&W PLAN & PROFILE SHT. 2

| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_33-MORRISON ST. SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 33 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_33-MORRISON ST. SS&W P&P.dwg

Know what's **below.**
**Call** before you dig.



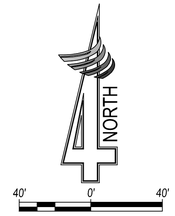

## MONARCH DUNES AVE ENTRANCE

LOOKING EAST
STA: 10+54.00 - 11+74.00

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

THE PLAN CHECKING OF THESE IMPROVEMENTS BY THE CITY IS DIRECTED TO THE COMPLIANCE WITH CITY STANDARDS AND SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ASSURE THE ACCURACY OF THE ELEVATIONS AND STATIONING FOR SEWER, WATER, AND STORM DRAIN PIPING, CURB, GUTTER AND LOT GRADES SHOWN ON THESE PLANS. NO VERIFICATION OF THESE ELEVATIONS AND STATIONS HAS BEEN MADE BY THE CITY.



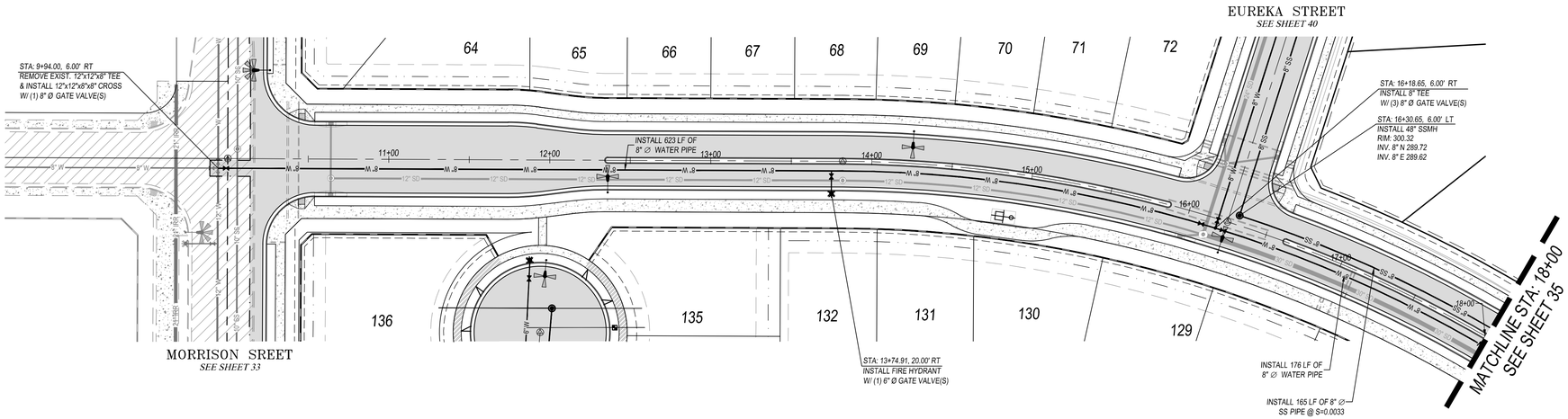

### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

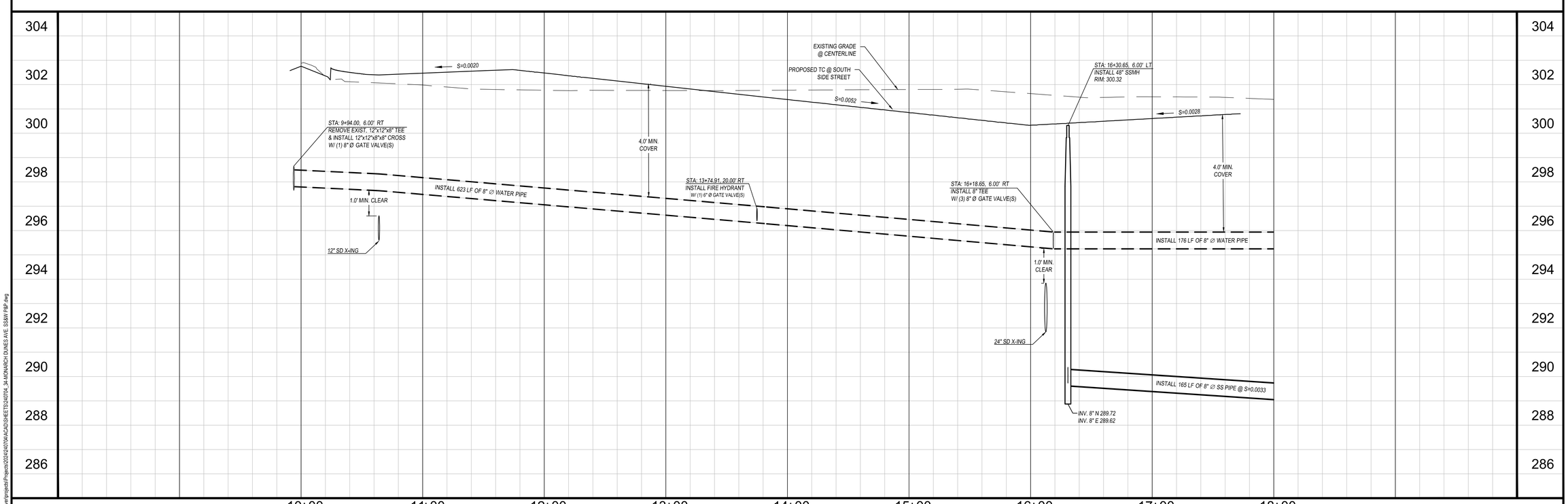
2'
0'
VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
4. ALL CROSS GUTTERS TO BE PER CITY STD. 4220
5. ALL 1" METER WATER SERVICES TO BE PER CITY STD. 6210
6. ALL FIRE HYDRANT ASSEMBLIES TO BE INSTALLED PER CITY STD. 6310 & 6315
7. ALL WATER BLOWOFFS TO BE INSTALLED PER CITY STD. 6340
8. ALL SANITARY SEWER MANHOLES (SSMH) TO BE TYPE I PER CITY STD. 6610
9. ALL SANITARY SEWER CLEANOUTS (SSCO) TO BE PER CITY STD. 6710
10. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 235 PVC PIPE (UNLESS OTHERWISE NOTED) & ALL SEWER MAINS & SEWER LATERALS SHALL BE PVC SDR-26
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD .6010




# MONARCH DUNES AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
324 S. SANTA FE ST., STE. A
P.O. BOX 7293
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
4CREEKS
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MONARCH DUNES AVE. SS&W PLAN & PROFILE SHT. 1

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_34-MONARCH DUNES AVE. SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 34 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_34-MONARCH DUNES AVE. SS&W P&P.dwg

Know what's **below.**
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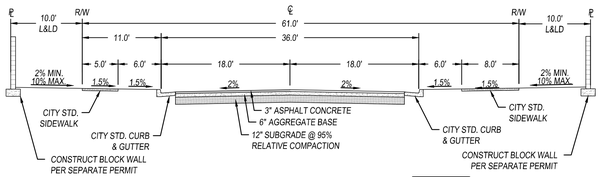


MONARCH DUNES AVE
LOOKING EAST

T.I.: 5.0
R-VALUE: 56

CITY DISCLAIMER

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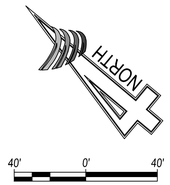

VERTICAL SCALE

BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

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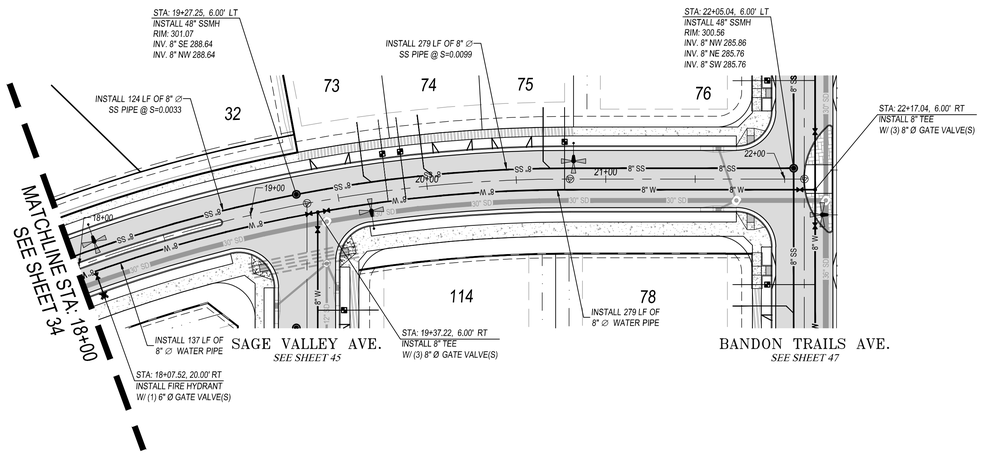
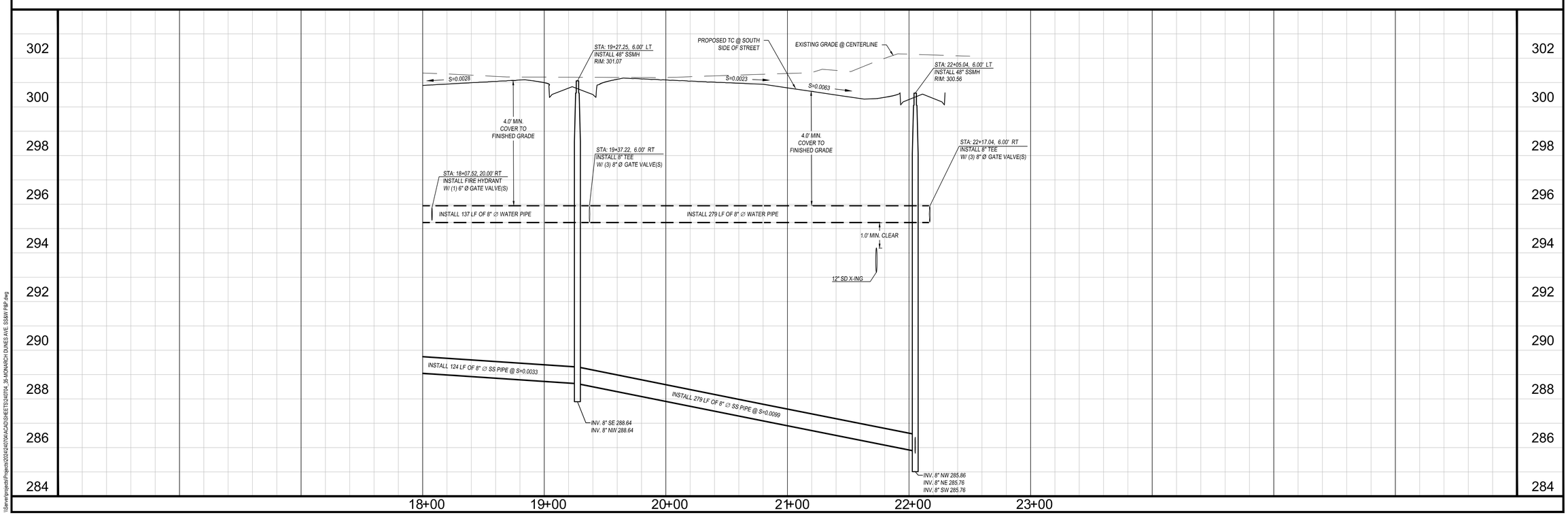
12. UTILITY LOCATIONS PER CITY STD .6010




# MONARCH DUNES AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-29
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:

324 S. SANTA FE ST., STE. A
P.O. BOX 7293
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
4CREEKS

DRW BY: DM, NM, JR
CHK BY: AF, RD

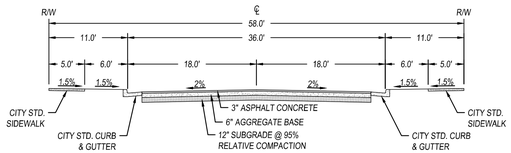
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
MONARCH DUNES AVE. SS&W PLAN & PROFILE SHT. 2

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_35-MONARCH DUNES AVE. SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 35 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_35-MONARCH DUNES AVE. SS&W P&P.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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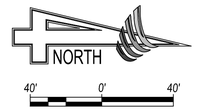
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667



VERTICAL SCALE

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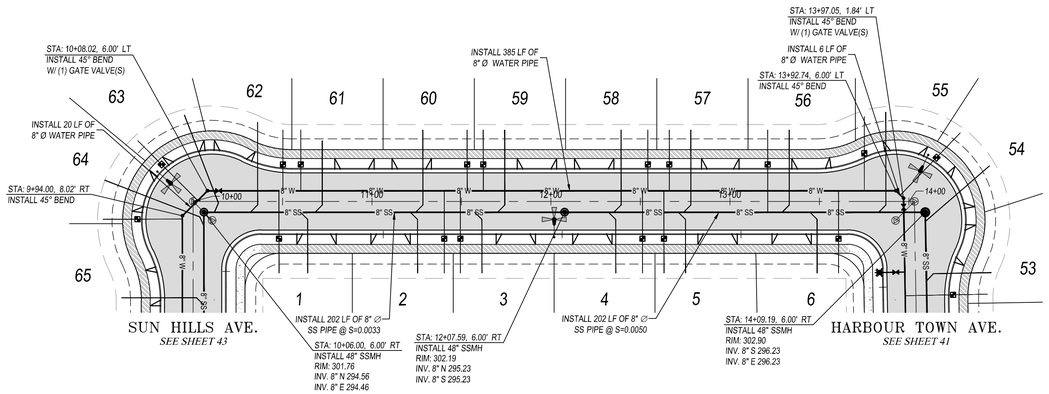
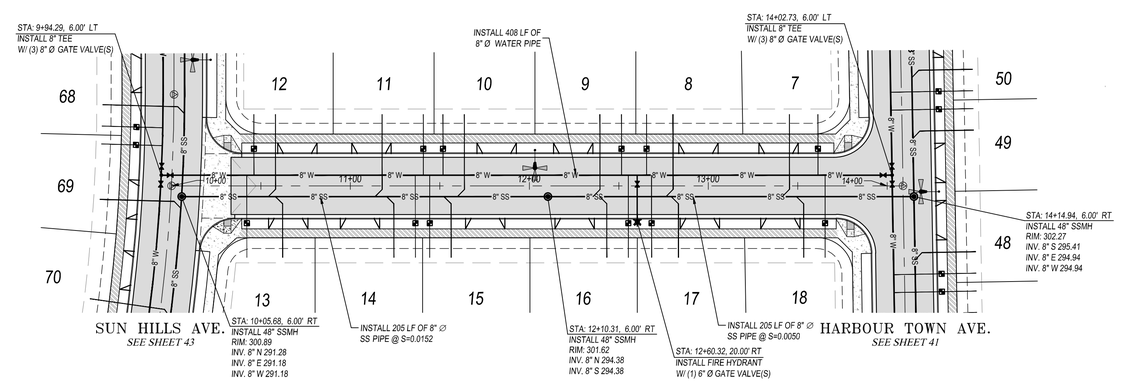
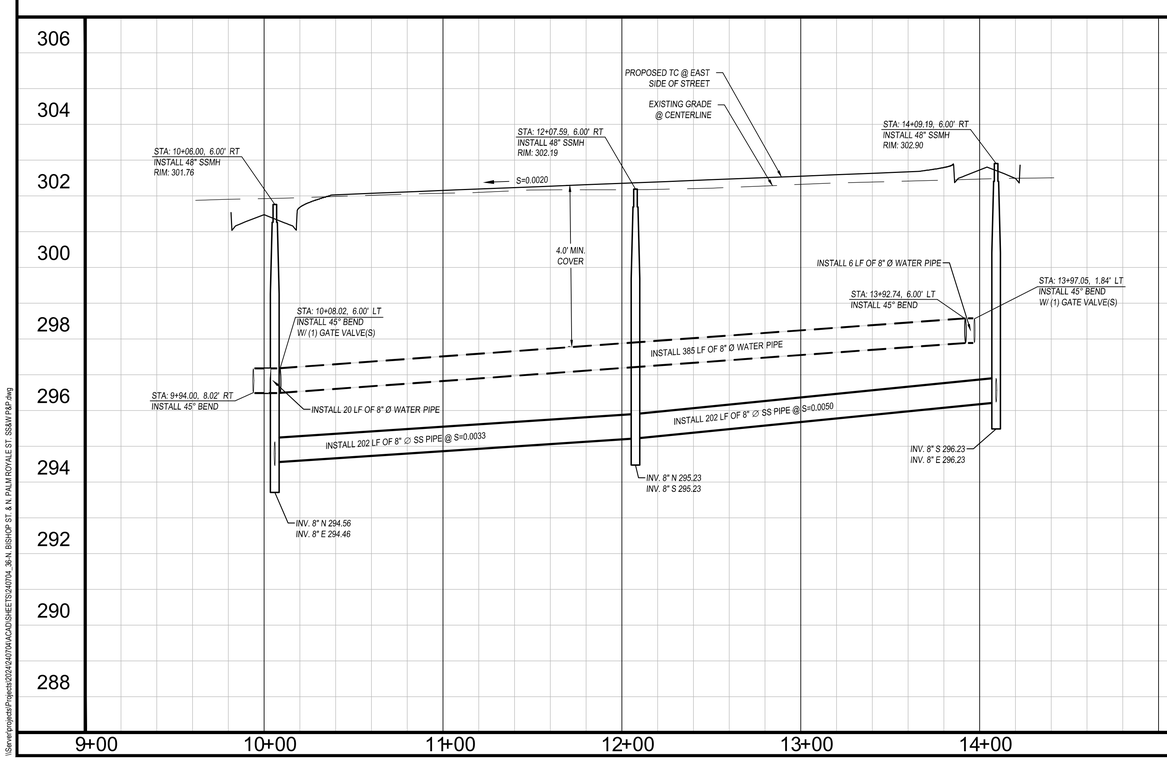
12. UTILITY LOCATIONS PER CITY STD .6010

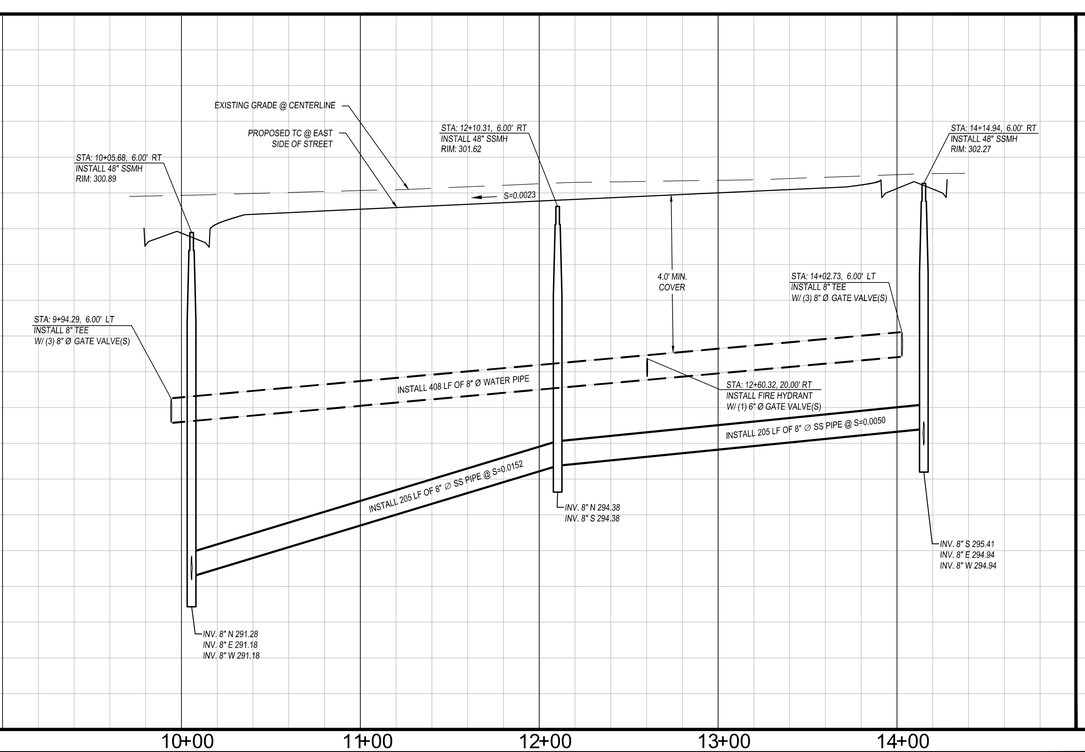



## BISHOP STREET




## PALM ROYALE STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 1039
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
N. BISHOP ST. & N. PALM ROYALE ST. SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_36-N. BISHOP ST. & N. PALM ROYALE ST. SS&W PRP |
| SCALE: | 1" = 40' |
| SHEET NO.: | 36 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_36-N. BISHOP ST. & N. PALM ROYALE ST. SS&W PRP.dwg

Know what's **below.**
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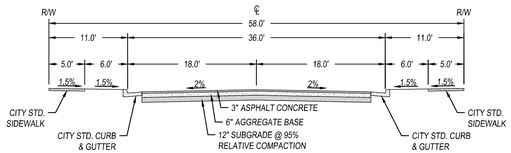


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH
40' 0' 40'

4'
0'
VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
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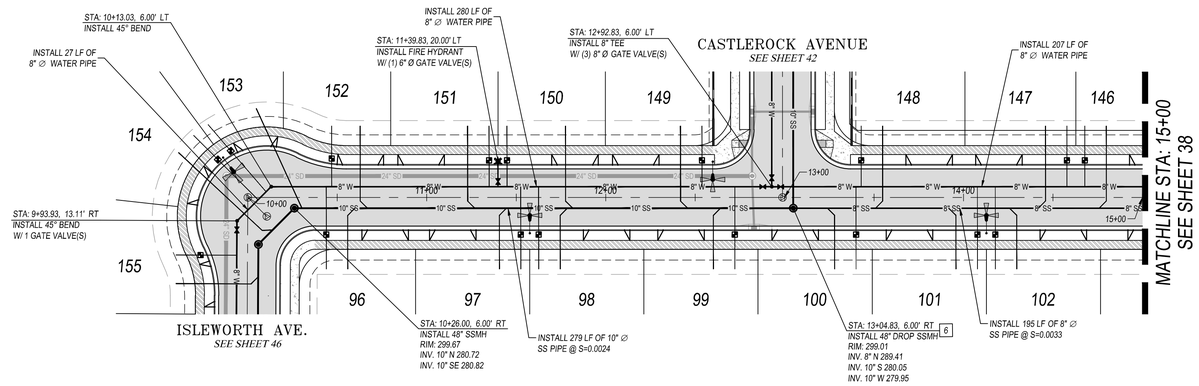
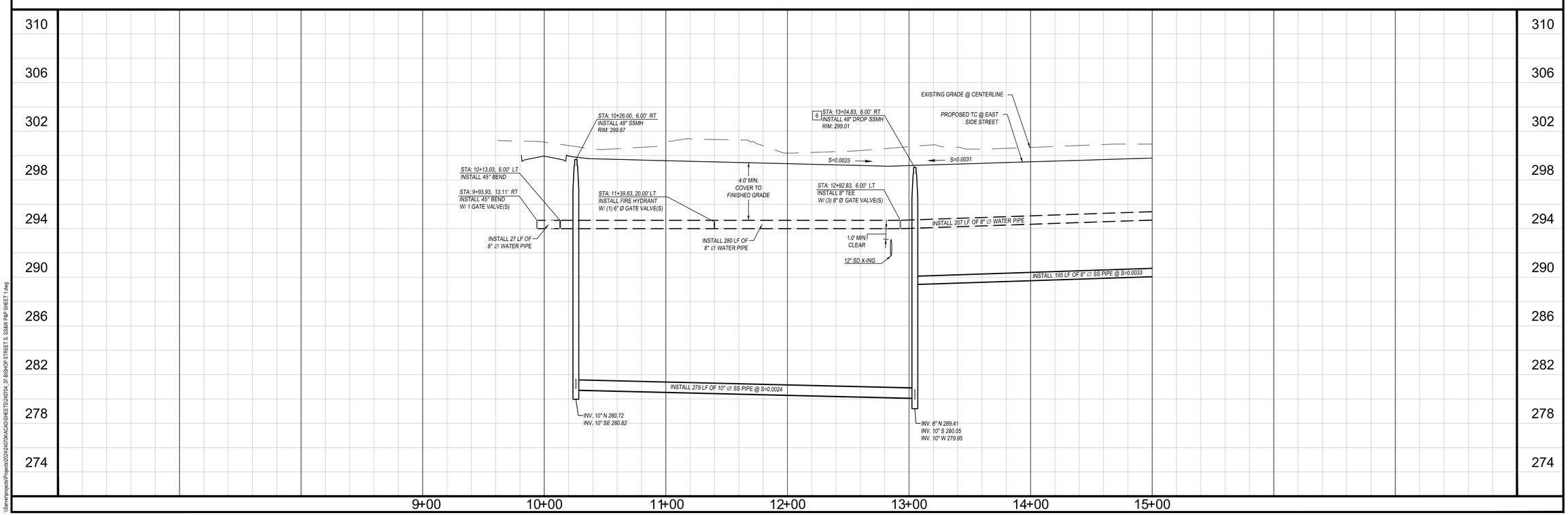
12. UTILITY LOCATIONS PER CITY STD .6010

### KEYNOTES

6 INSTALL DROP SSMH PER CITY STD. 6615




# BISHOP STREET




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 2399
VISALIA, CA 93292
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IMPROVEMENT PLANS FOR:
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BISHOP ST. S. SS&W PLAN & PROFILE SHT. 1

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_37-BISHOP STREET S. SS&W P&P SHEET 1 |
| SCALE: | 1" = 40' |
| SHEET NO.: | 37 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_37-BISHOP STREET S. SS&W P&P SHEET 1.dwg

Know what's **below.**
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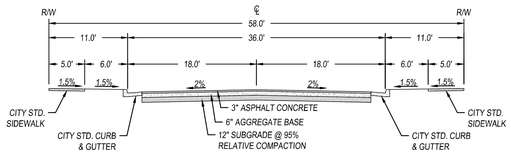


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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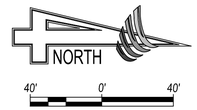
ELEV. 299.667



VERTICAL SCALE

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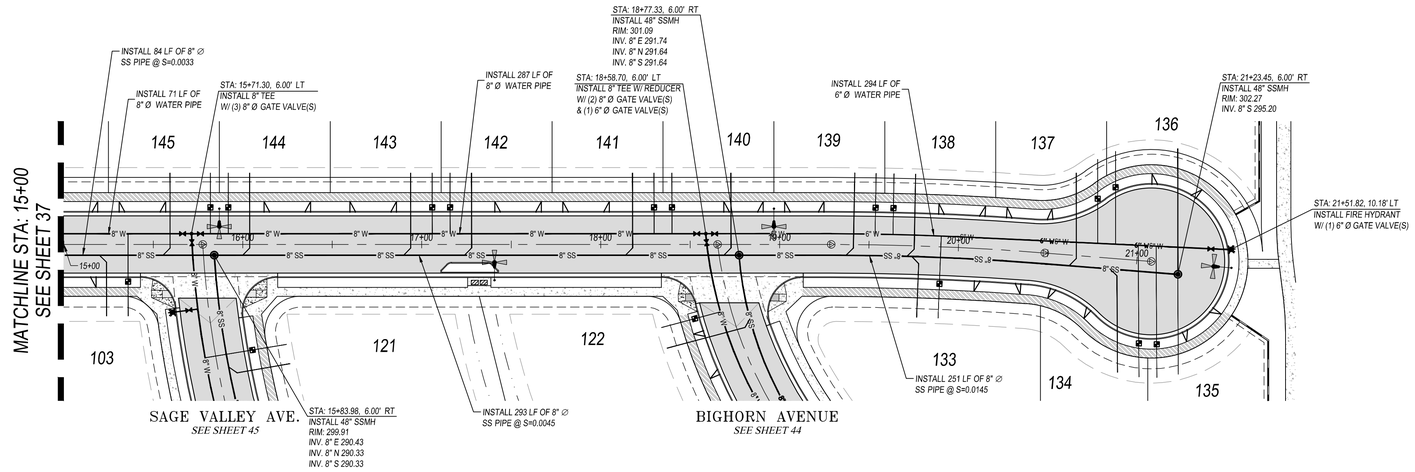
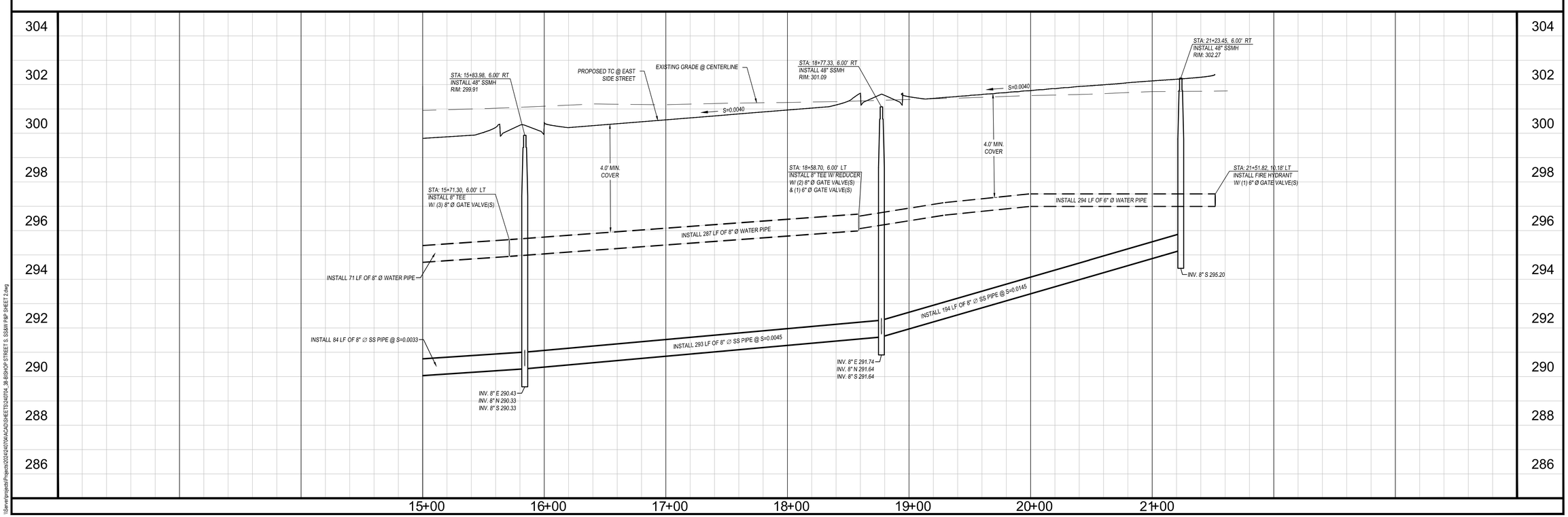



# BISHOP STREET




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7293
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DRW BY: DM, NM, JR
CHK BY: AF, RD

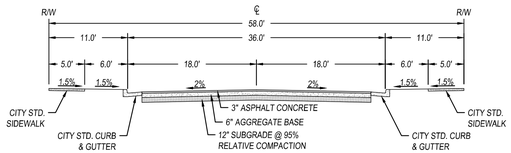
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BISHOP ST. S. SS&W PLAN & PROFILE ST. 2

| | |
|---|---|
| PLOT DATE: | Dec 05, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_38-BISHOP STREET S. SS&W P&P SHEET 2 |
| SCALE: | 1" = 40' |
| SHEET NO.: | 38 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_38-BISHOP STREET S. SS&W P&P SHEET 2.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

### CITY DISCLAIMER

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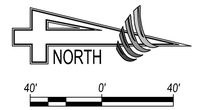
### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667



VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
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9. ALL SANITARY SEWER CLEANOUTS (SSCO) TO BE PER CITY STD. 6710
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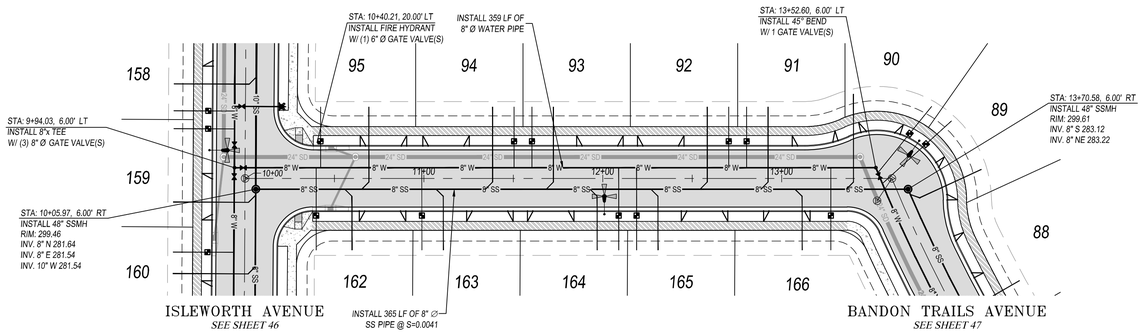
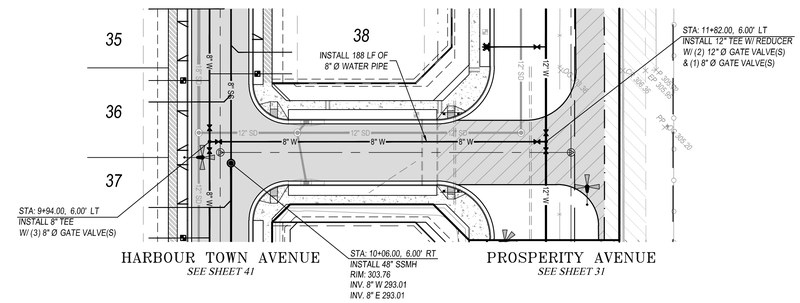
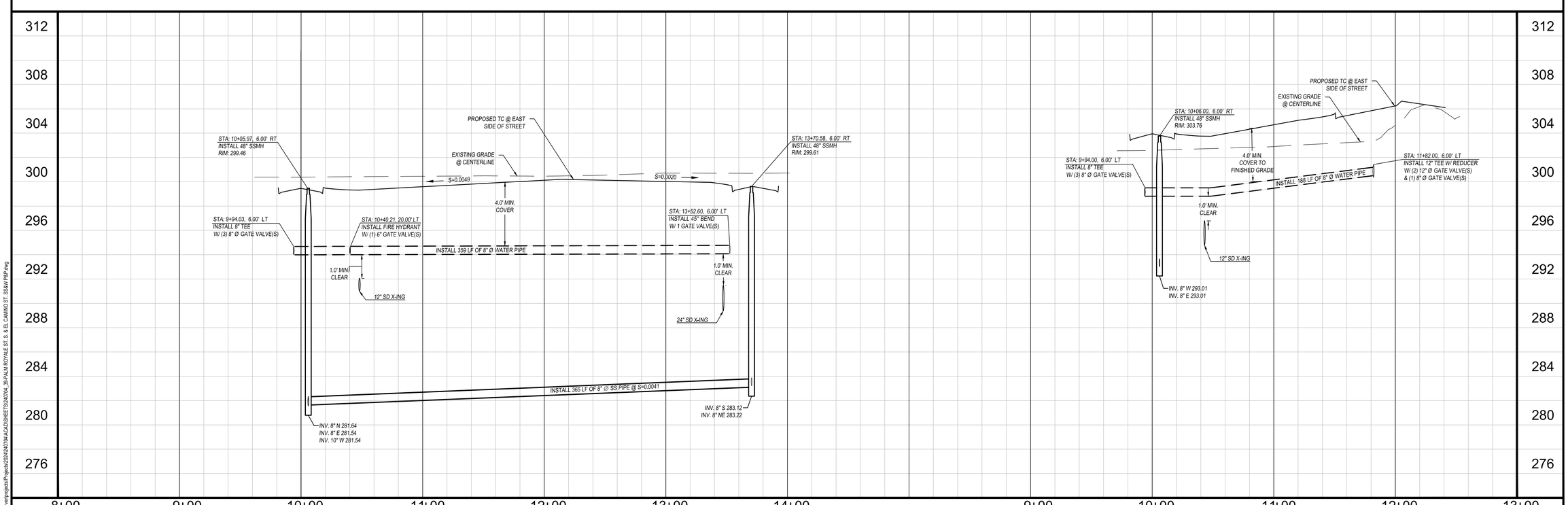
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD. 6010




## PALM ROYALE STREET




## EL CAMINO ST.




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
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PROJECT ENGINEER
RCE 89798

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4CREEKS
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
PALM ROYALE ST. S. & EL CAMINO ST. SS&W PLAN & PROFILE

PLOT DATE: Jan 13, 2026
JOB NO.: 240704
FILE NAME: 240704_39-PALM ROYALE ST. S. & EL CAMINO ST. SS&W P&P
SCALE: 1" = 40'
SHEET NO.: 39 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/40704_39-PALM ROYALE ST. S. & EL CAMINO ST. SS&W P&P.dwg

Know what's **below.**
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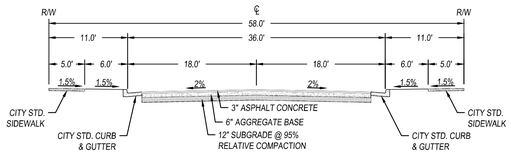


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH

40' 0' 40'

2' 0'
VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

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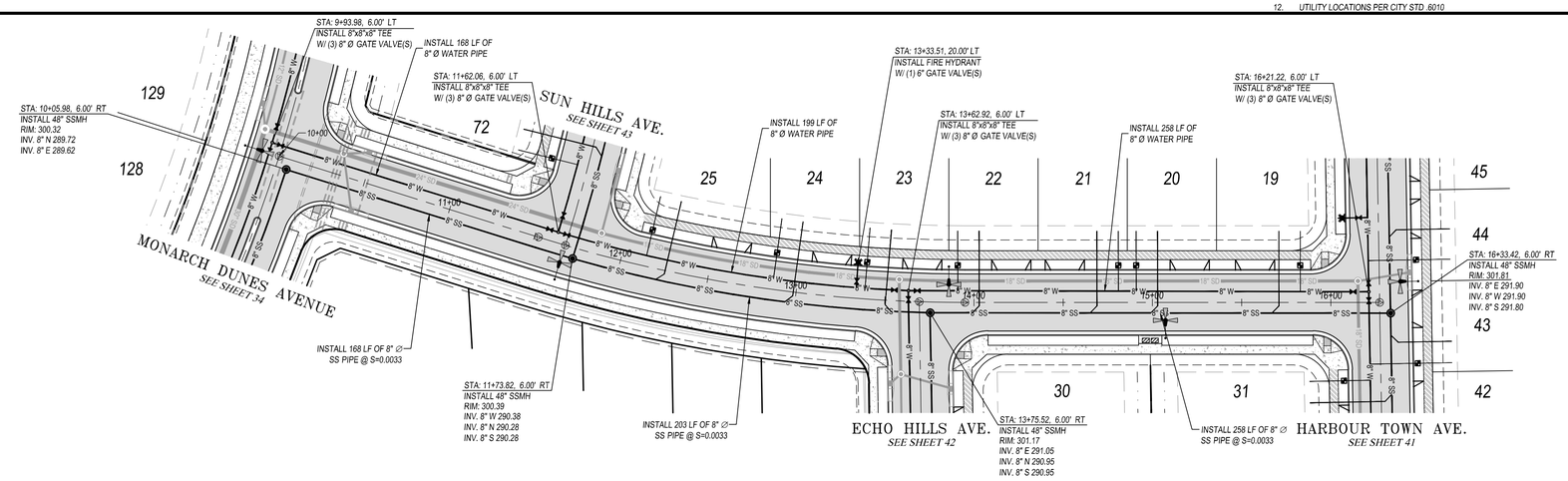
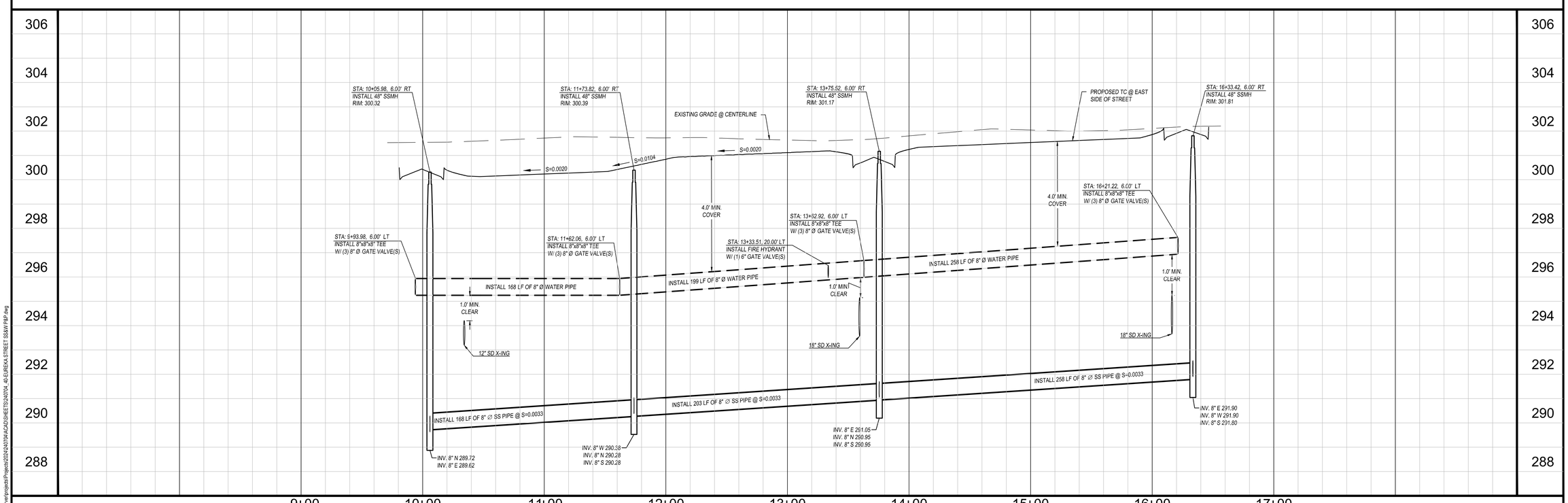
12. UTILITY LOCATIONS PER CITY STD .6010




# EUREKA STREET




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
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RCE 89798

PREPARED BY:
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CHK BY: AF, RD

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5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
EUREKA STREET SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 07, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_40-EUREKA STREET SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 40 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_40-EUREKA STREET SS&W P&P.dwg

Know what's **below.**
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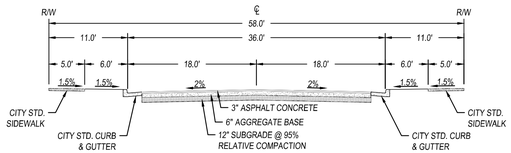


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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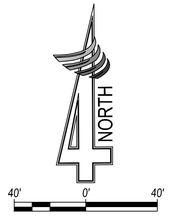


### BENCHMARK

CITY OF TULARE BM NO. 12
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ELEV. 299.667

VERTICAL SCALE

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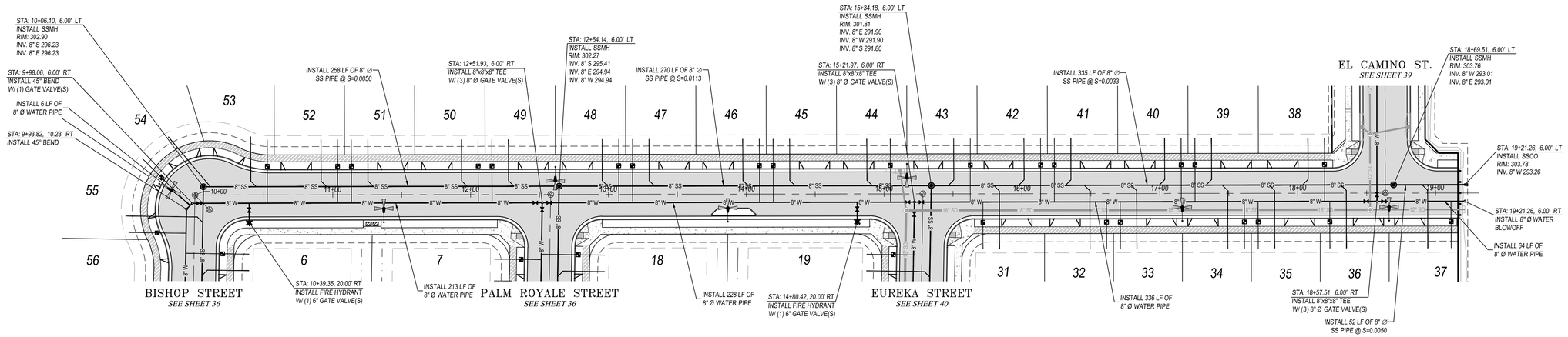
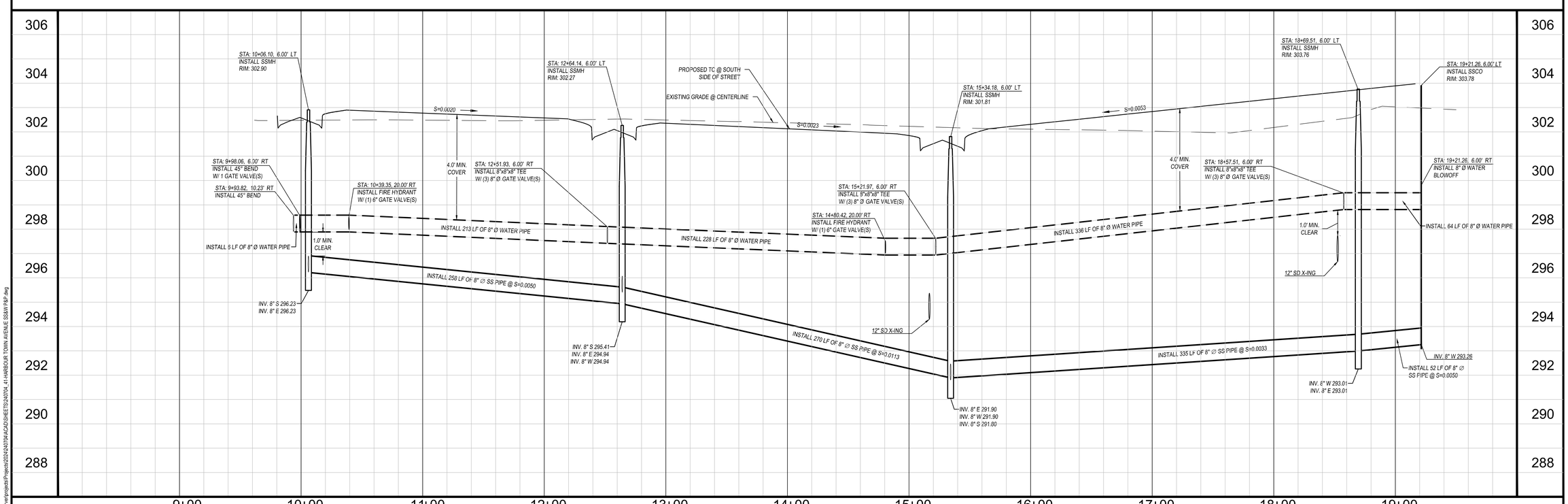
12. UTILITY LOCATIONS PER CITY STD .6010




# HARBOUR TOWN AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
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APPROVED BY:
DATE
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RCE 89798

PREPARED BY:
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DRN BY: DM, MM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
HARBOUR TOWN STREET SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 07, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_41-HARBOUR TOWN AVENUE SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 41 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_41-HARBOUR TOWN AVENUE SS&W P&P.dwg

Know what's **below.**
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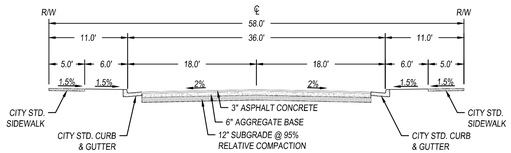


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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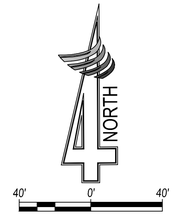


### BENCHMARK

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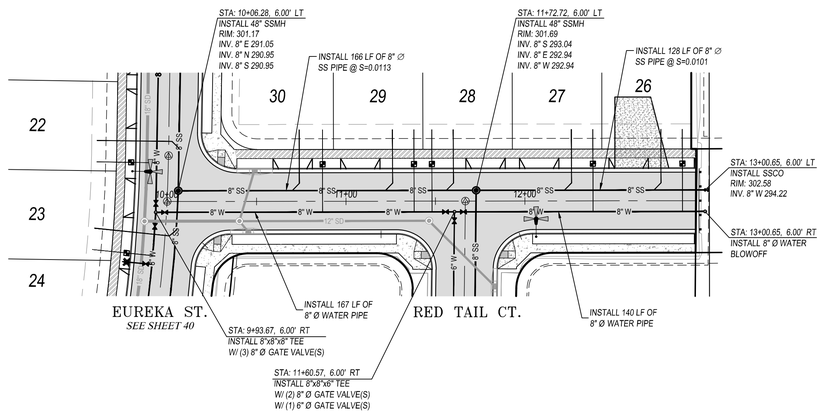
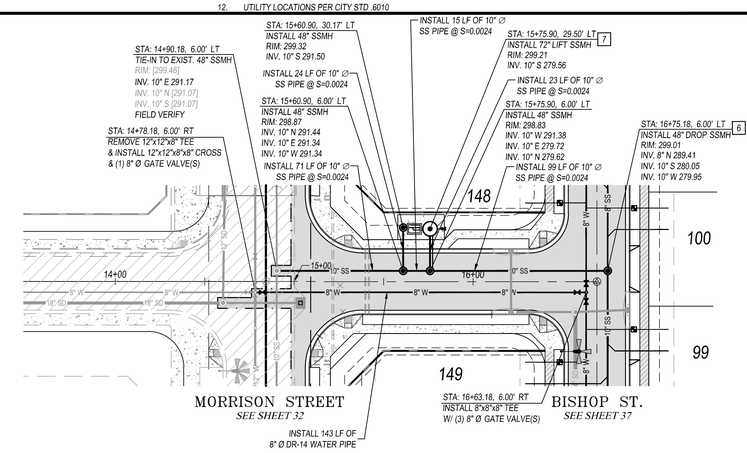
12. UTILITY LOCATIONS PER CITY STD. 6010

### KEYNOTES

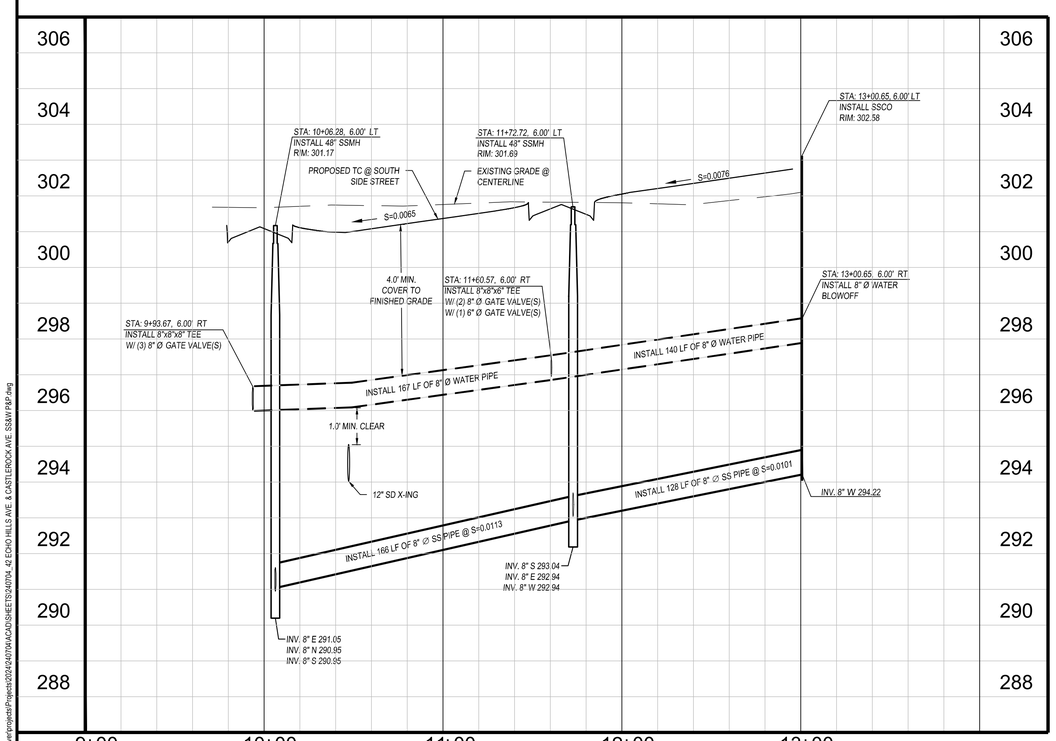
6 INSTALL DROP SSMH PER CITY STD. 6615

7 INSTALL SEWER LIFT STATION PER SEPARATE PLANS

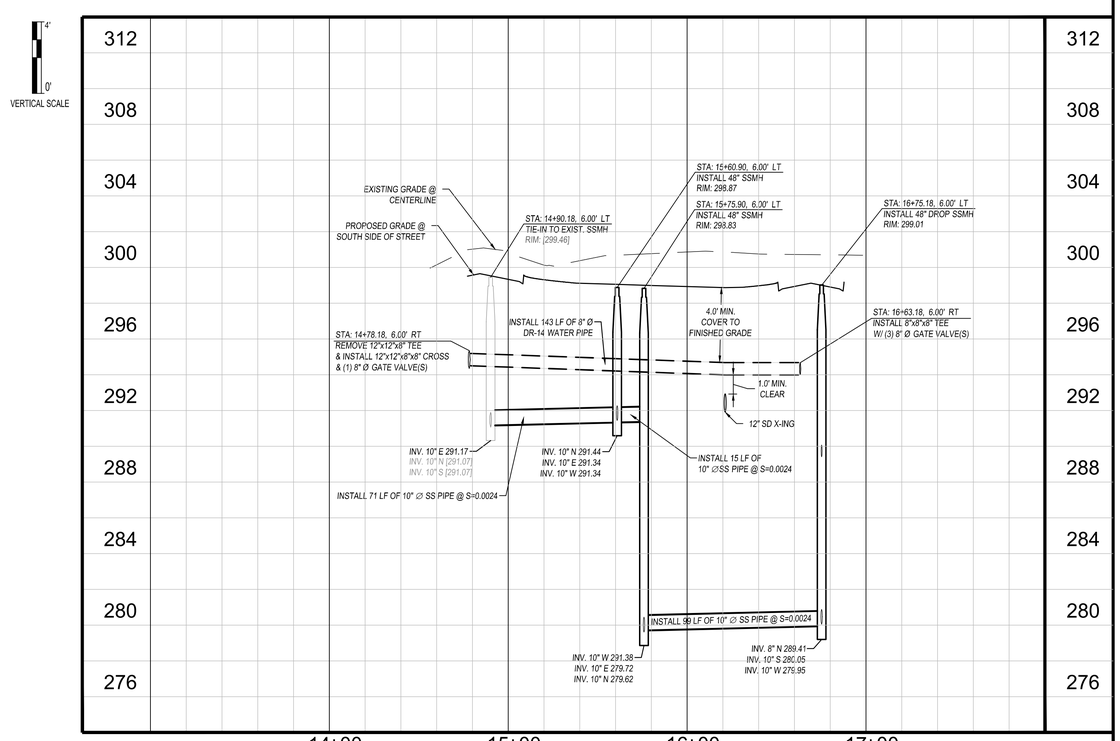



## ECHO HILLS AVENUE




## CASTLEROCK AVENUE




| REVISIONS | | | |
|---|---|---|---|
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LICENSED PROFESSIONAL ENGINEER
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APPROVED BY:
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RYAN J. DUDLEY
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PREPARED BY:

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IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
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(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
ECHO HILLS AVE. & CASTLEROCK AVE. SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 07, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_42 ECHO HILLS AVE. & CASTLEROCK AVE SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 42 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_42 ECHO HILLS AVE. & CASTLEROCK AVE. SS&W P&P.dwg

Know what's **below.**
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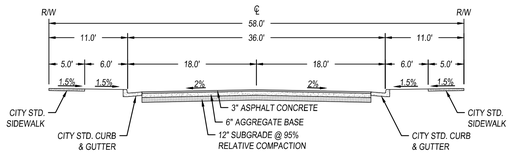


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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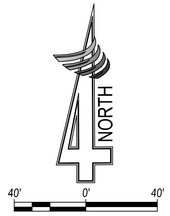


### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

VERTICAL SCALE

### GENERAL NOTES (ALL NOTES ARE APPLICABLE UNLESS OTHERWISE NOTED)

1. ALL DRIVE APPROACHES TO BE PER CITY STD. 2111
2. ALL CURB AND GUTTER TO BE PER CITY STD. 4010 & SIDEWALK PER CITY STD. 4410. SEE STREET CROSS-SECTIONS FOR SIDEWALK WIDTHS.
3. DIRECTIONAL RAMPS TO BE PER CITY STD. 4111 W/ DETECTABLE WARNING SURFACE PER CITY STD. 4170. ALL OTHER 20' RAMPS TO BE PER CITY STD. 4110.
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7. ALL WATER BLOWOFFS TO BE INSTALLED PER CITY STD. 6340
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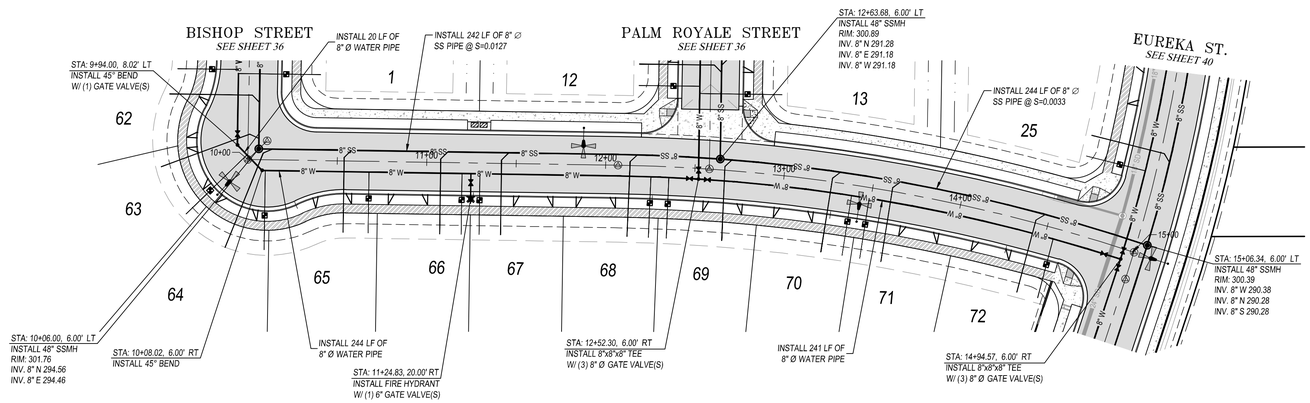
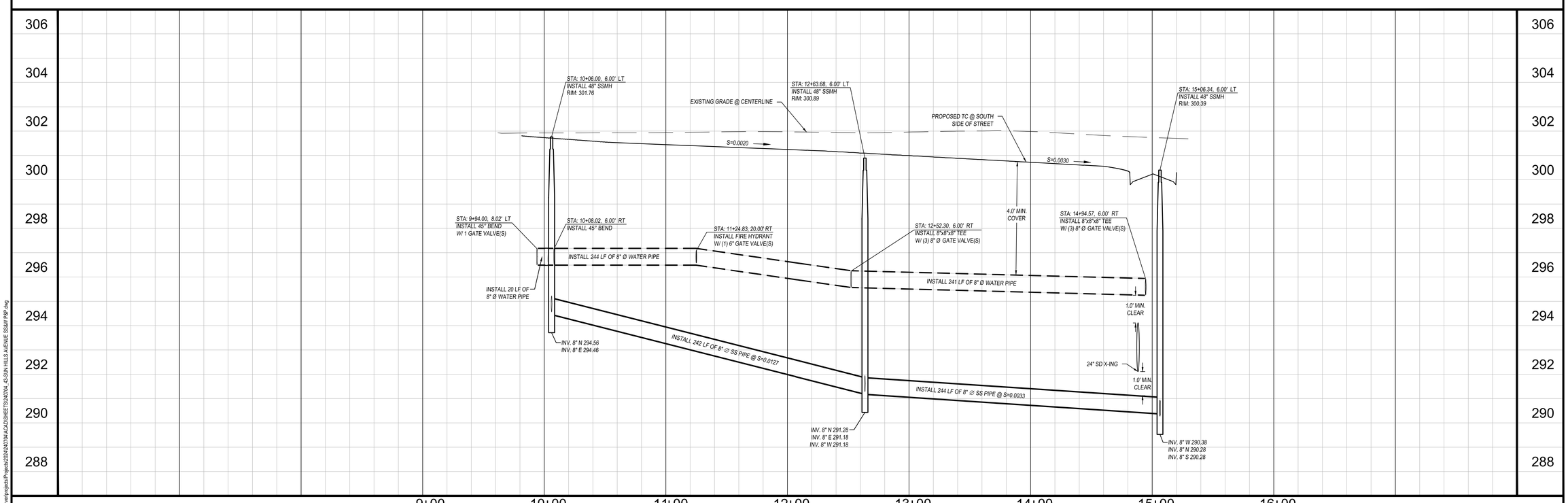
9. ALL SANITARY SEWER CLEANOUTS (SSCO) TO BE PER CITY STD. 6710
10. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 235 PVC PIPE (UNLESS OTHERWISE NOTED) & ALL SEWER MAINS & SEWER LATERALS SHALL BE PVC SDR-26
11. HOMEOWNERS ARE TO BE NOTIFIED BY THE DEVELOPER OF ANY SEWER LATERALS THAT MAY FALL BENEATH DRIVE APPROACHES.
12. UTILITY LOCATIONS PER CITY STD .6010




# SUN HILLS AVENUE




REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|
| | | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7293
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TEL: 559.802.3052
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DRW BY: DM, NM, JR
CHK BY: AF, RD

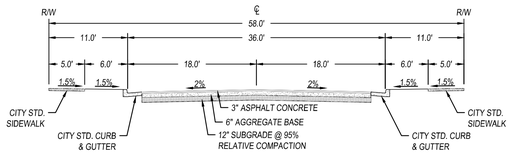
IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
SUN HILLS AVENUE SS&W PLAN & PROFILE

PLOT DATE: Dec 08, 2025
JOB NO.: 240704
FILE NAME: 240704_43-SUN HILLS AVENUE SS&W P&P
SCALE: 1" = 40'
SHEET NO.: 43 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_43-SUN HILLS AVENUE SS&W P&P.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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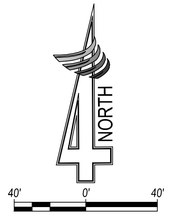


### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

2'
0'
VERTICAL SCALE

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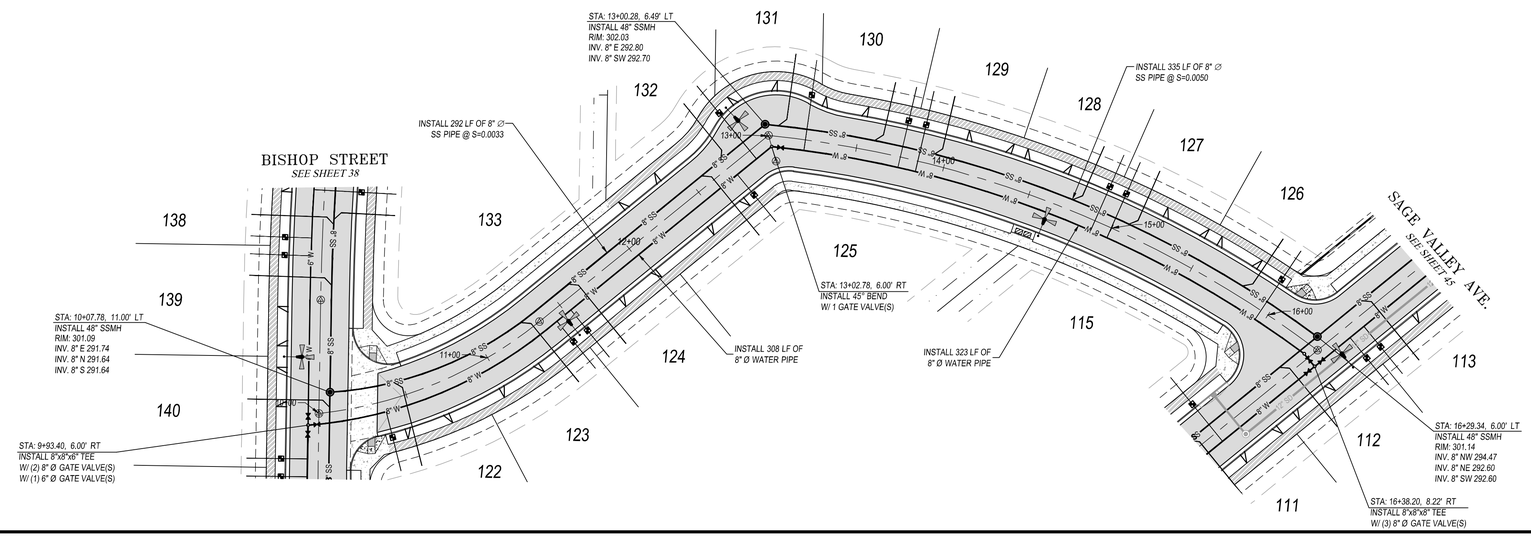
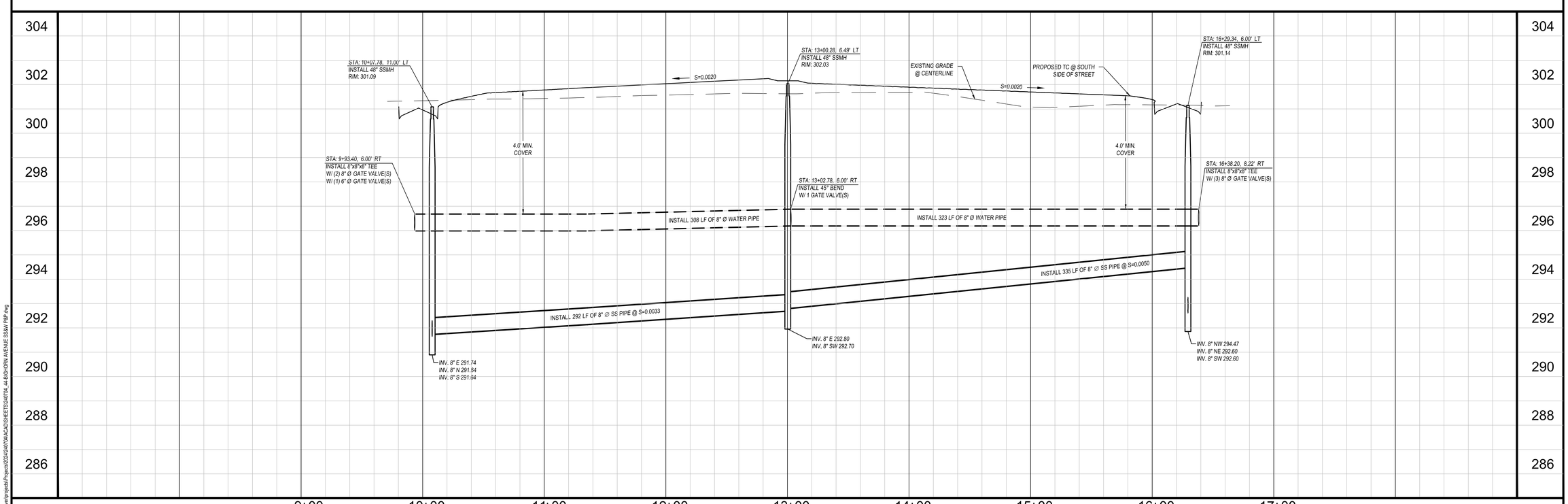
12. UTILITY LOCATIONS PER CITY STD .6010




## BIGHORN AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
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C 89798
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STATE OF CALIFORNIA

APPROVED BY:
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CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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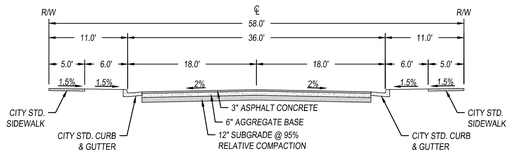
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BIGHORN AVENUE SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Jan 08, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_44-BIGHORN AVENUE SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 44 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_44-BIGHORN AVENUE SS&W P&P.dwg

Know what's **below.**
**Call** before you dig.




## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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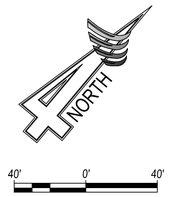


### BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

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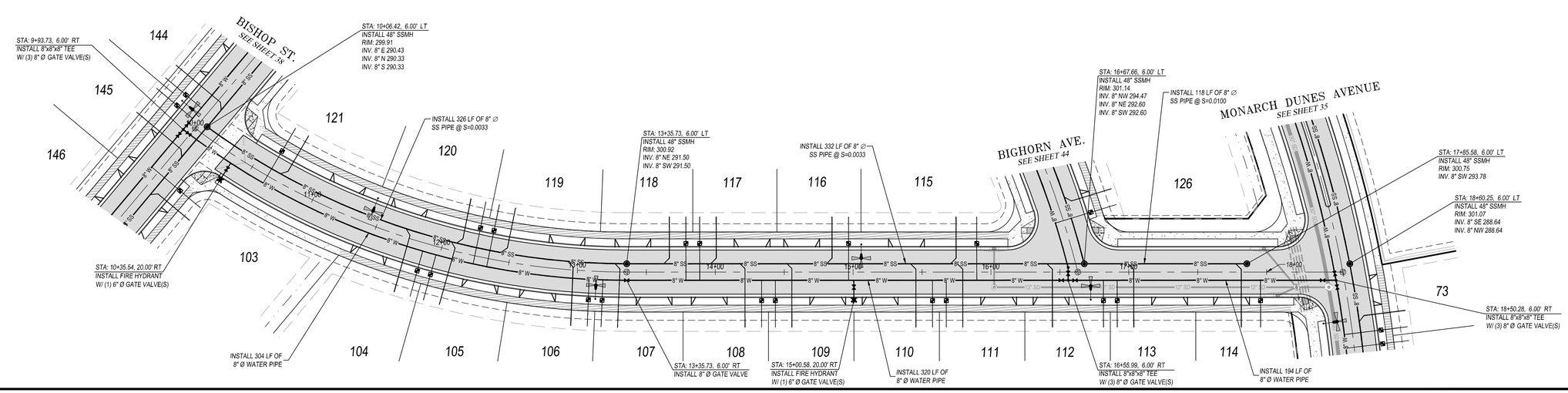
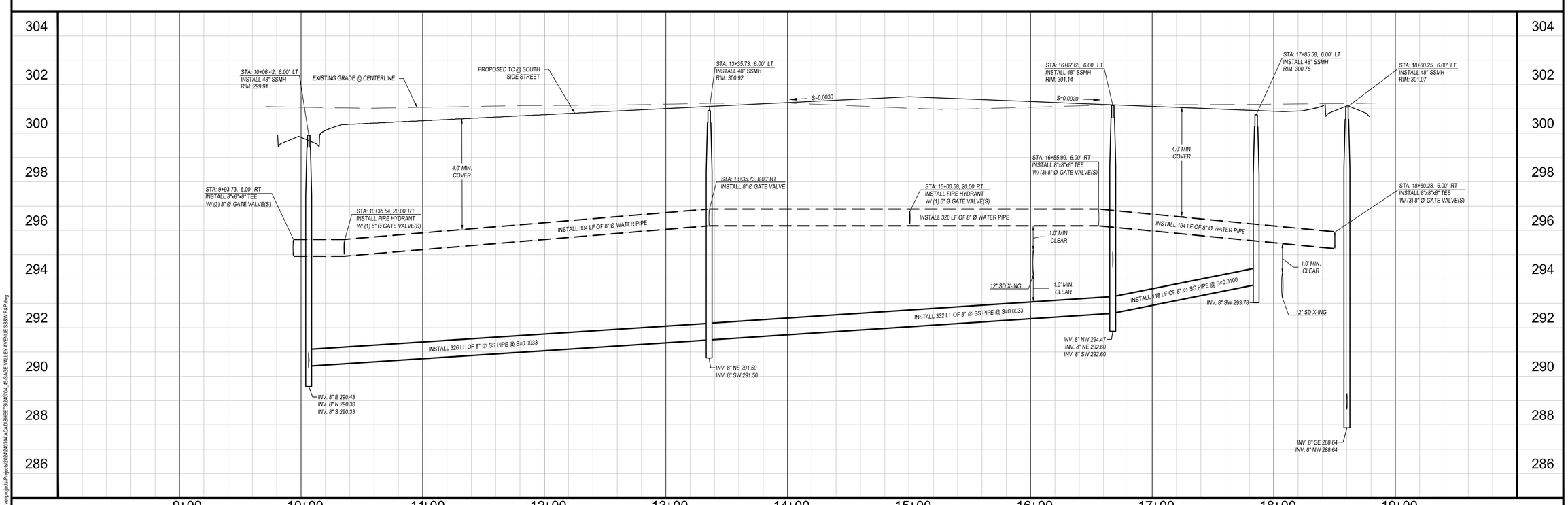
12. UTILITY LOCATIONS PER CITY STD. 6010




# SAGE VALLEY AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

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C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
SAGE VALLEY AVENUE SS&W PLAN & PROFILE

PLOT DATE: Dec 08, 2025
JOB NO.: 240704
FILE NAME: 240704_45-SAGE VALLEY AVENUE SS&W P&P
SCALE: 1" = 40'
SHEET NO.: 45 OF 57

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_45-SAGE VALLEY AVENUE SS&W P&P.dwg

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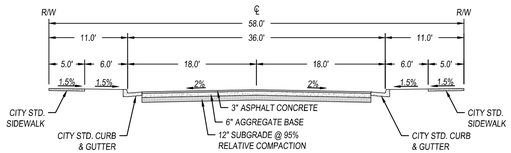


## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

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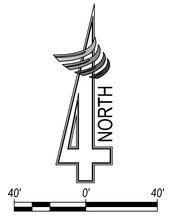


### BENCHMARK

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ELEV. 299.667

4'
0'
VERTICAL SCALE

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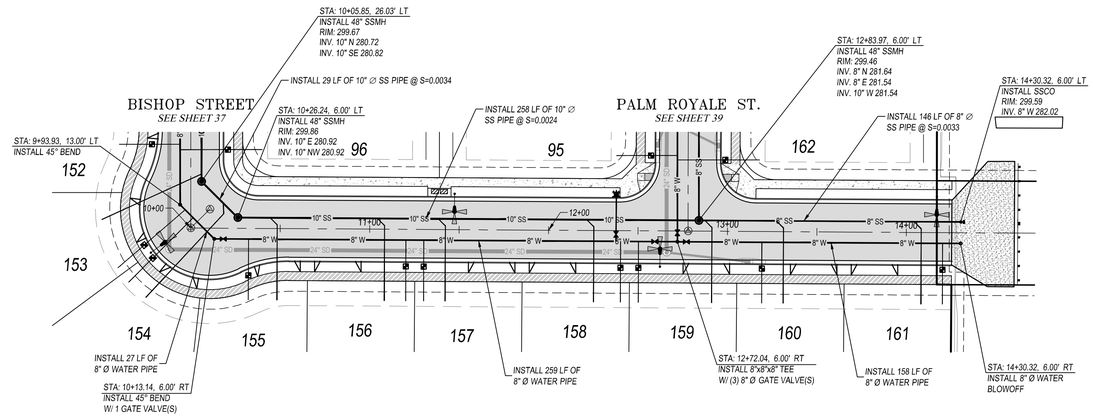
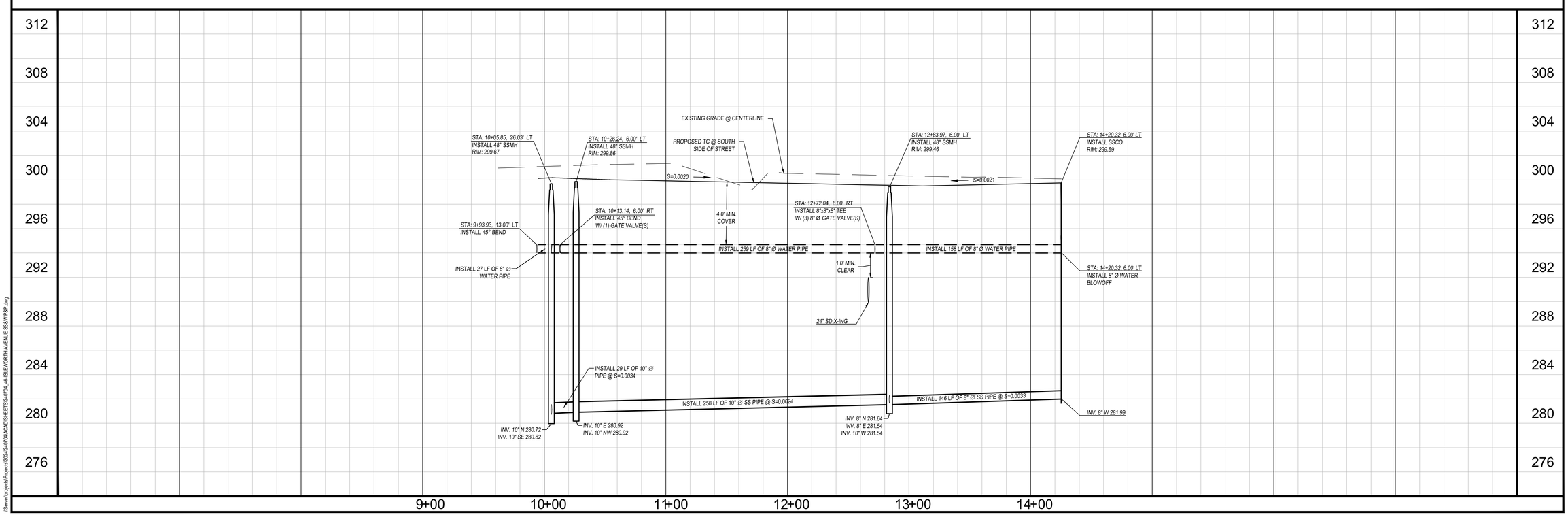



# ISLEWORTH AVENUE




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
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STATE OF CALIFORNIA

APPROVED BY:
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RYAN J. DUDLEY
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PREPARED BY:
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DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
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FNC FARMS SUBDIVISION - PHASE 1
ISLEWORTH AVENUE SS&W PLAN & PROFILE

| | |
|---|---|
| PLOT DATE: | Dec 08, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_46-ISLEWORTH AVENUE SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 46 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_46-ISLEWORTH AVENUE SS&W P&P.dwg

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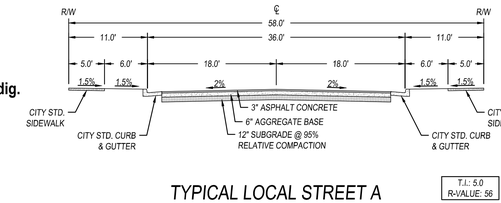
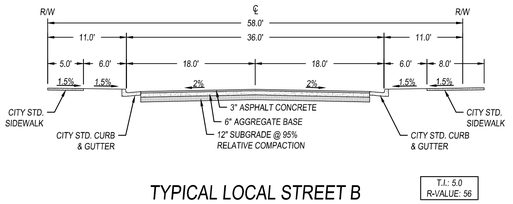



## TYPICAL LOCAL STREET A

T.I.: 5.0
R-VALUE: 56

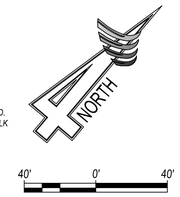
STA: START - 17+52.33




## TYPICAL LOCAL STREET B

T.I.: 5.0
R-VALUE: 56

STA: 17+55.33 - END



VERTICAL SCALE

### BENCHMARK

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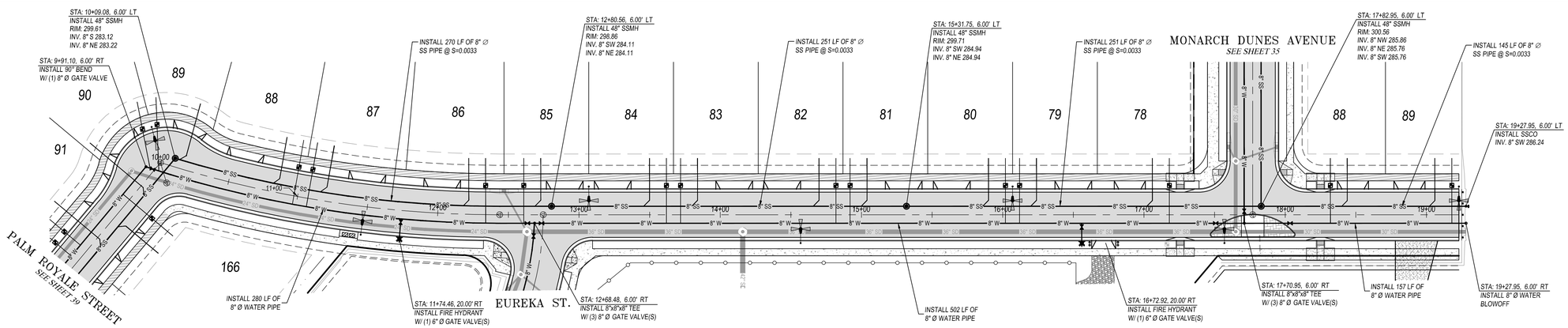
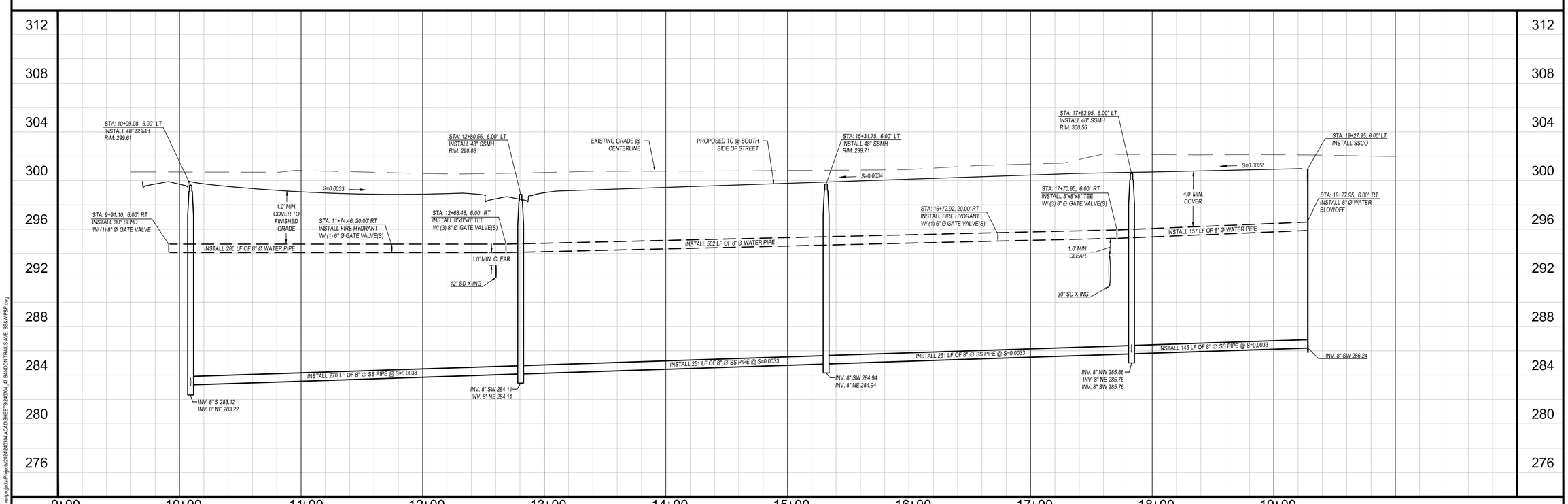



# BANDON TRAILS AVENUE

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APPROVED BY:
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5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
BANDON TRAILS AVE. SS&W PLAN & PROFILE

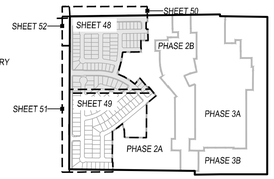
| | |
|---|---|
| PLOT DATE: | Dec 08, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_47 BANDON TRAILS AVE. SS&W P&P |
| SCALE: | 1" = 40' |
| SHEET NO.: | 47 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_47 BANDON TRAILS AVE. SS&W P&P.dwg

Know what's **below.**
**Call** before you dig.

## KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

## CITY DISCLAIMER

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NORTH

60' 0' 60'

## SIGNING, STRIPING, AND MARKINGS LEGEND:

- (X) XX LF — LENGTH INDICATED; INSTALL PAVEMENT MARKING DETAIL NO. PER CALTRANS STANDARD PLANS
- EXIST. STRIPING TO BE REMOVED BY LIGHTLY GRINDING
- (X) LANE WIDTH
- "STOP" LEGEND PER CALTRANS STD. A24D
- BIKE LANE MARKINGS PER CALTRANS STD. RSP A24D
- TYPE IV ARROW PER CALTRANS STD. A24A
- SHARED ROADWAY BICYCLE MARKING PER CALTRANS STD. A24C

## KEY NOTES

1. INSTALL R1-1 "STOP" SIGN W/ STREET NAME SIGN PER CITY STD. 7225
2. INSTALL 12" WHITE LIMIT LINE PER CALTRANS STD. A24E
3. INSTALL STREET NAME SIGN PER CITY STD. 7220
4. INSTALL LADDER-STYLE CROSS WALK PER CITY STD. 7235
5. INSTALL SIGN(S) AS NOTED, ON NEW POST
6. INSTALL BARRICADE PER CITY STD. 7210
7. INSTALL ORANGE PLASTIC WATER-FILLED OR SAND-FILLED K-RAIL BARRICADE
8. INSTALL TEMPORARY R1-1 "STOP" SIGN W/ STREET NAME SIGN PER CITY STD. 7225
9. INSTALL 12" WIDE SOLID WHITE DIAGONAL LINES AT 45°, SPACED 10' OC
10. INSTALL "NO PARKING" SIGNS PER CITY STD. 7111
11. INSTALL BASIC CROSSWALK W/ 12" THICK WHITE LINES
12. FURNISH AND INSTALL AC-POWERED PEDESTRIAN ACTIVATED RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM PER SEPARATE PLANS.
13. INSTALL PEDESTRIAN BARRICADE PER CALTRANS STD. ES7Q TYPE 1

## SIGNING, STRIPING & MARKINGS GENERAL NOTES

1. WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, SIGN SPECIFICATION SHEETS, THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE LATEST EDITION OF THE CITY OF TULARE ENGINEERING STANDARD SPECIFICATIONS AND ENGINEERING DESIGN & IMPROVEMENT STANDARDS, AND THE SPECIAL PROVISIONS.
2. THESE PLANS ARE ACCURATE FOR SIGNING, STRIPING, AND PAVEMENT MARKINGS ONLY. RRFB SHOWN FOR INFORMATION ONLY. SEE SEPARATE RRFB PLANS FOR RRFB DESIGN.
3. ALL CROSSWALKS SHALL BE 10 FEET WIDE, MEASURED FROM INSIDE EDGE TO INSIDE EDGE, UNLESS OTHERWISE NOTED ON THE PLANS.
4. INTERSECTIONS STREET NAME SIGNS SHALL BE INSTALLED WITH STOP SIGNS (R1-1) PER CITY STANDARD DRAWING 7225, UNLESS OTHERWISE NOTED ON THE PLANS.
5. INSTALL "NO PARKING" SIGNS ON STREET LIGHT POLES WHEN POSSIBLE.
6. ALL EXISTING SIGNS TO BE PROTECTED IN PLACE SHALL BE ADJUSTED TO FINISHED GRADE SO THAT THE LOWEST SIGN ON THE POST MEETS CLEARANCES SPECIFIED IN THE CA MUTCD, LATEST EDITION, FOR EACH SIGN TYPE.
7. ALL CONFLICTING TRAFFIC LINES AND PAVEMENT MARKINGS SHALL BE COMPLETELY REMOVED BY LIGHTLY GRINDING. GRINDING DEPTH SHALL BE LIMITED TO ONLY WHAT IS REQUIRED TO REMOVE THE STRIPING FROM THE ROADWAY SURFACE AND NO MORE. TYPE II SLURRY SEAL SHALL BE APPLIED TO THE AREAS AFFECTED BY GRINDING.
8. ALL EXISTING SIGNS AND POSTS TO BE REMOVED SHALL BE SALVAGED AND RETURNED TO THE CITY YARD.
9. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE LOWEST SIGN ON A POST, TO THE SIDEWALK, CURB FACE, OR PEDESTRIAN PATH OF TRAVEL SHALL BE 7'. SIGN INSTALLATIONS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CA MUTCD.
10. CONTRACTOR SHALL MAINTAIN TRAFFIC SIGNS AND TRAFFIC CONTROL WITH TEMPORARY SIGNAGE AS NECESSARY WHEN REMOVING AND/OR REPLACING EXISTING SIGNAGE. CONTRACTOR SHALL NOT REMOVE ANY TRAFFIC SIGNS THAT ARE CURRENTLY IN USE WITHOUT A TEMPORARY OR PERMANENT REPLACEMENT IN PLACE.
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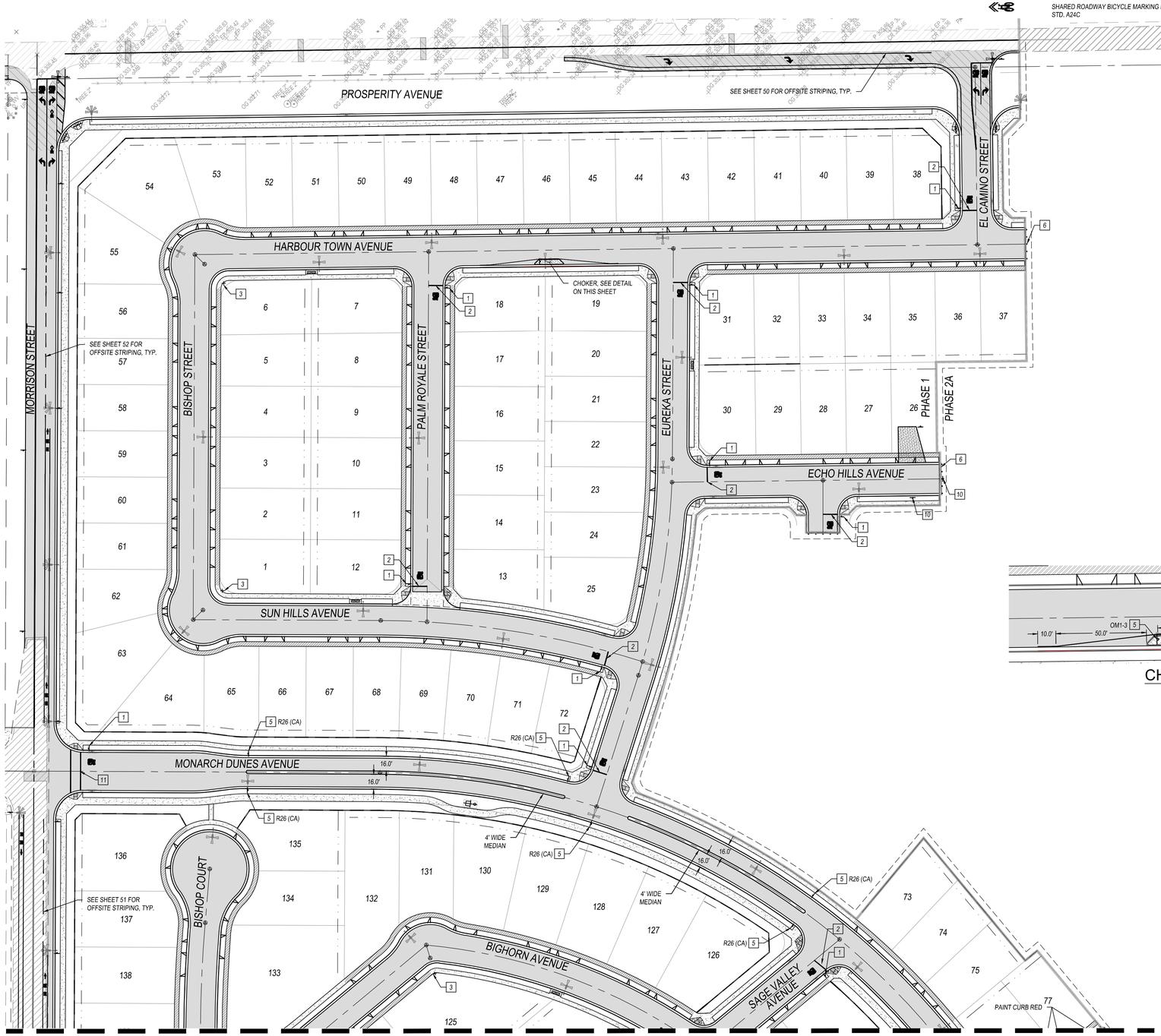
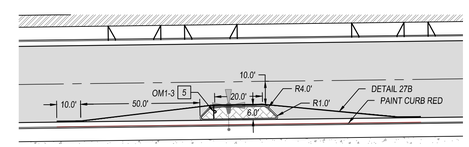
12. TREES NEAR OR AROUND EXISTING SIGNS TO BE TRIMMED IN ORDER TO IMPROVE VISIBILITY OF THE SIGN.




CHOKER
1" = 30'

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER — RYAN J. DUDLEY — C 89798 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 1570
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
SIGNING, STRIPING & MARKING PLAN SHEET 1

| | |
|---|---|
| PLOT DATE: | Feb 10, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_48-52_SSM PLAN |
| SCALE: | 1" = 60' |
| SHEET NO.: | 48 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_48-52_SSM PLAN.dwg

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## KEY MAP LEGEND

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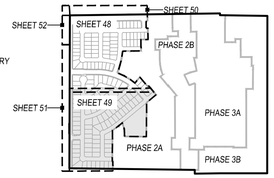


KEY MAP
SCALE: 1" = 1000'

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NORTH

60' 0' 60'

## SIGNING, STRIPING, AND MARKINGS LEGEND:

- NEW SIGN(S), AS NOTED, ON NEW SIGN POST OR POLE
- NEW AC-POWERED PEDESTRIAN ACTIVATED RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM
- PED — PEDESTRIAN WORD MARKING, PER CALTRANS STD. A24D
- XING — CROSSING WORD MARKING, PER CALTRANS STD. A24D
- YIELD LINE, PER CALTRANS STD. A24G
- AHEAD — "AHEAD" LEGEND PER CALTRANS STD. A24D

## SIGNING, STRIPING, AND MARKINGS LEGEND:

- (X) XX LF — LENGTH INDICATED
- INSTALL PAVEMENT MARKING DETAIL NO. PER CALTRANS STANDARD PLANS
- EXIST. STRIPING TO BE REMOVED BY LIGHTLY GRINDING
- (X) LANE WIDTH
- STOP — "STOP" LEGEND PER CALTRANS STD. A24D
- BIKE LANE MARKINGS PER CALTRANS STD. RSP A24D
- TYPE IV ARROW PER CALTRANS STD. A24A

## KEY NOTES

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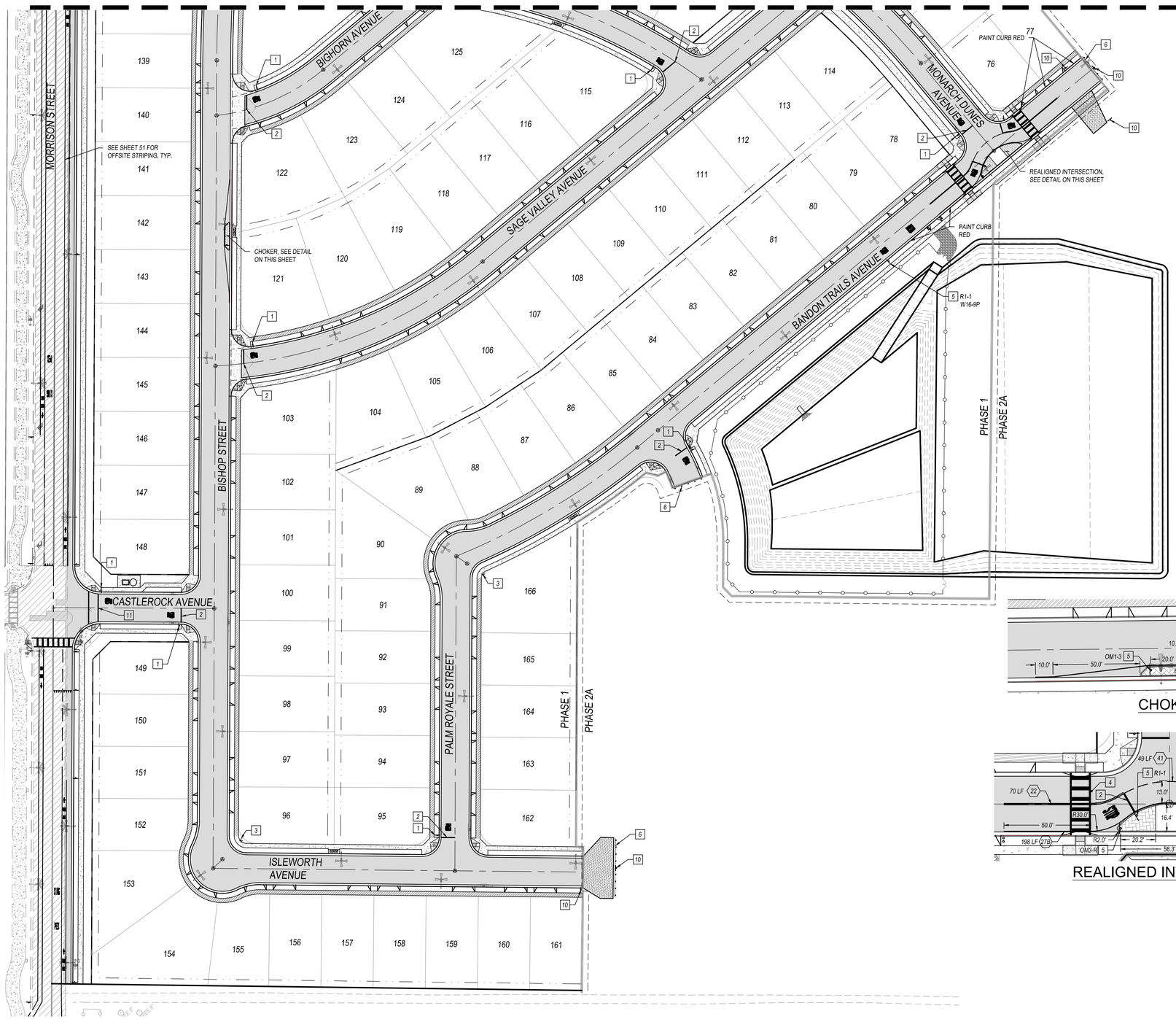
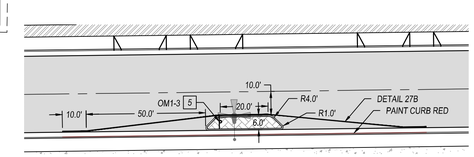
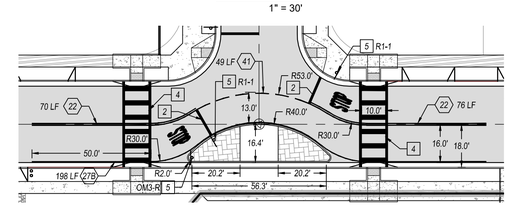
12. TREES NEAR OR AROUND EXISTING SIGNS TO BE TRIMMED IN ORDER TO IMPROVE VISIBILITY OF THE SIGN.

MATCHLINE SEE SHEET 48




CHOKER
1" = 30'




REALIGNED INTERSECTION
1" = 30'

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER — RYAN J. DUDLEY — C 89798 — Exp. 03-31-29 — CIVIL — STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 1039
VISALIA, CA 93292
TEL.: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
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(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
SIGNING, STRIPING & MARKING PLAN SHEET 2

| | |
|---|---|
| PLOT DATE: | Feb 10, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_48-52_SSM PLAN |
| SCALE: | 1" = 60' |
| SHEET NO.: | 49 OF 57 |

\\Server\projects\Projects\2024\240704\ACAD\SHEETS\240704_48-52_SSM PLAN.dwg

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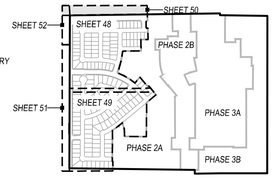


KEY MAP
SCALE: 1" = 1000'

NORTH

20' 0' 20'

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7. NOT USED
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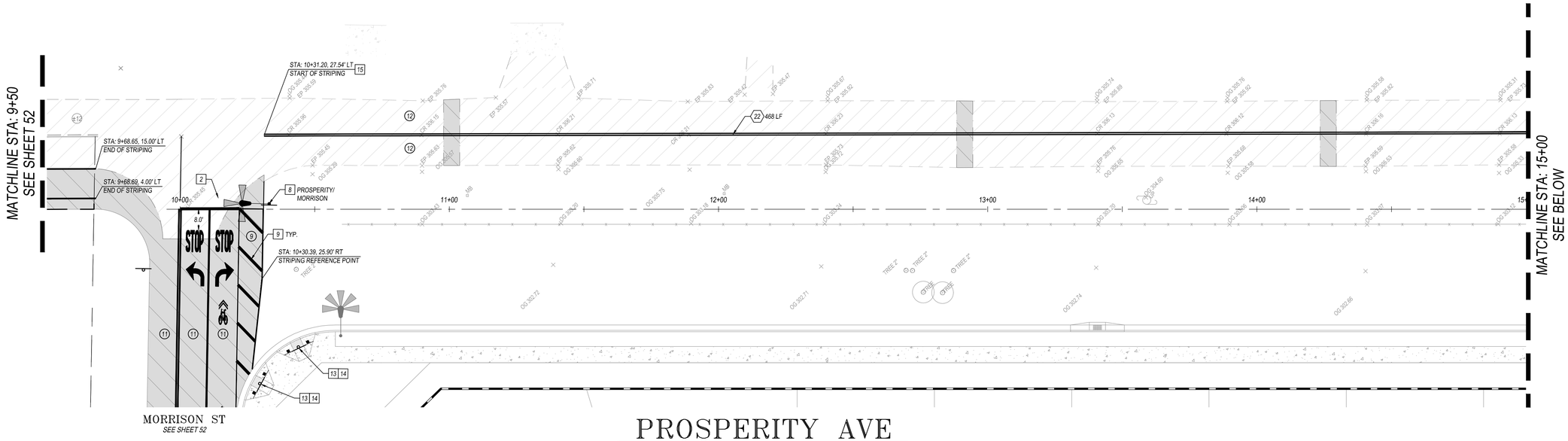
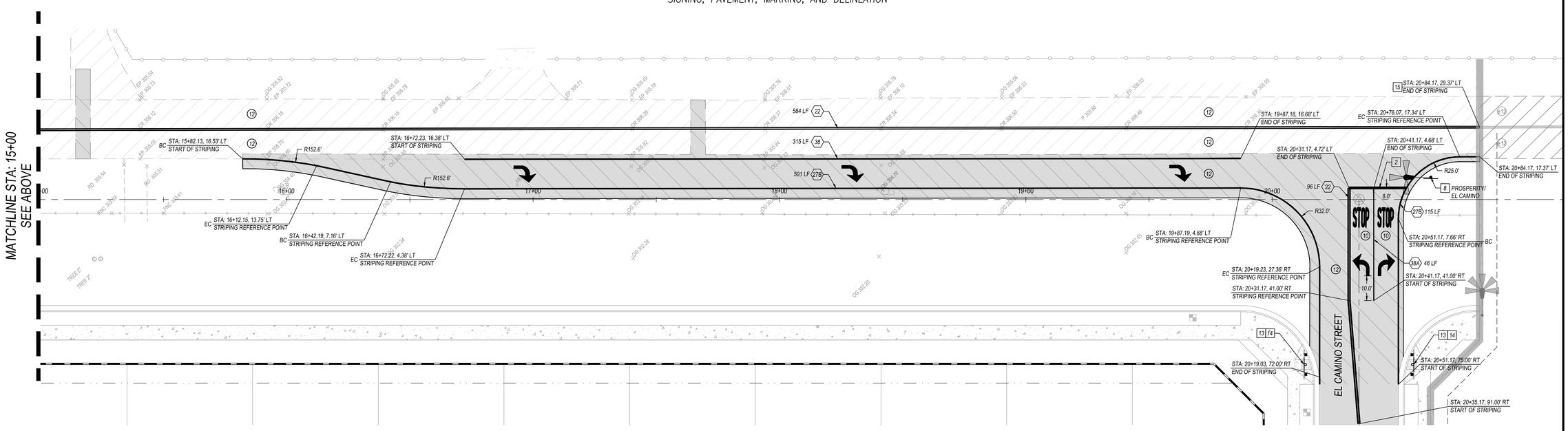
9. INSTALL 12" WIDE SOLID WHITE DIAGONAL LINES AT 45°, SPACED 10' OC
13. INSTALL PEDESTRIAN BARRICADE PER CALTRANS STD. ES7Q TYPE 1
14. INSTALL R49 (CA) "NO PED CROSSING SIGN"
15. REFRESH STRIPING WITHIN PROJECT LIMITS




# PROSPERITY AVE

SIGNING, PAVEMENT, MARKING, AND DELINEATION




# PROSPERITY AVE

SIGNING, PAVEMENT, MARKING, AND DELINEATION

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER — RYAN J. DUDLEY — C 89798 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
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FNC FARMS SUBDIVISION - PHASE 1
SIGNING, STRIPING & MARKING PLAN SHEET 3

| | |
|---|---|
| PLOT DATE: | Feb 10, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_48-52_SSM PLAN |
| SCALE: | 1" = 20' |
| SHEET NO.: | 50 OF 57 |

\\Server\projects\Projects\2024\0704\ACAD\SHEETS\240704_48-52_SSM PLAN.dwg

811
Know what's **below.**
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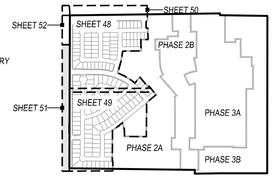


KEY MAP
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NORTH
20' 0' 20'

## CITY DISCLAIMER

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## SIGNING, STRIPING & MARKINGS GENERAL NOTES

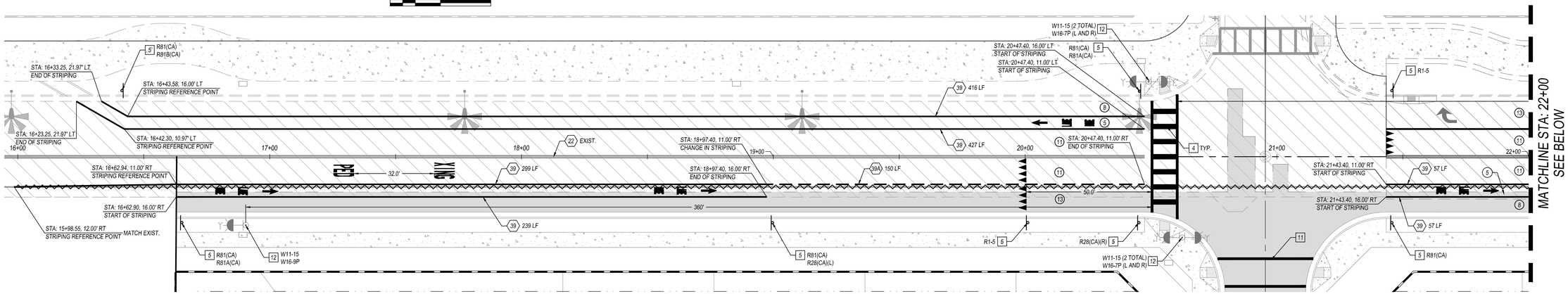
1. WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS, SIGN SPECIFICATION SHEETS, THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD), THE LATEST EDITION OF THE CITY OF TULARE ENGINEERING STANDARD SPECIFICATIONS AND ENGINEERING DESIGN & IMPROVEMENT STANDARDS, AND THE SPECIAL PROVISIONS.
2. THESE PLANS ARE ACCURATE FOR SIGNING, STRIPING, AND PAVEMENT MARKINGS ONLY. RRFB SHOWN FOR INFORMATION ONLY. SEE SEPARATE RRFB PLANS FOR RRFB DESIGN.
3. ALL CROSSWALKS SHALL BE 10 FEET WIDE, MEASURED FROM INSIDE EDGE TO INSIDE EDGE, UNLESS OTHERWISE NOTED ON THE PLANS.
4. INTERSECTIONS STREET NAME SIGNS SHALL BE INSTALLED WITH STOP SIGNS (R1-1) PER CITY STANDARD DRAWING 7225, UNLESS OTHERWISE NOTED ON THE PLANS.
5. INSTALL "NO PARKING" SIGNS ON STREET LIGHT POLES WHEN POSSIBLE.
6. ALL EXISTING SIGNS TO BE PROTECTED IN PLACE SHALL BE ADJUSTED TO FINISHED GRADE SO THAT THE LOWEST SIGN ON THE POST MEETS CLEARANCES SPECIFIED IN THE CA MUTCD, LATEST EDITION, FOR EACH SIGN TYPE.
7. ALL CONFLICTING TRAFFIC LINES AND PAVEMENT MARKINGS SHALL BE COMPLETELY REMOVED BY LIGHTLY GRINDING. GRINDING DEPTH SHALL BE LIMITED TO ONLY WHAT IS REQUIRED TO REMOVE THE STRIPING FROM THE ROADWAY SURFACE AND NO MORE. TYPE II SLURRY SEAL SHALL BE APPLIED TO THE AREAS AFFECTED BY GRINDING.
8. ALL EXISTING SIGNS AND POSTS TO BE REMOVED SHALL BE SALVAGED AND RETURNED TO THE CITY YARD.
9. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE LOWEST SIGN ON A POST, TO THE SIDEWALK, CURB FACE, OR PEDESTRIAN PATH OF TRAVEL SHALL BE 7". SIGN INSTALLATIONS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CA MUTCD.
10. CONTRACTOR SHALL MAINTAIN TRAFFIC SIGNS AND TRAFFIC CONTROL WITH TEMPORARY SIGNAGE AS NECESSARY WHEN REMOVING AND/OR REPLACING EXISTING SIGNAGE. CONTRACTOR SHALL NOT REMOVE ANY TRAFFIC SIGNS THAT ARE CURRENTLY IN USE WITHOUT A TEMPORARY OR PERMANENT REPLACEMENT IN PLACE.
11. THERMOPLASTIC SHALL BE USED FOR ALL STENCILS AND PAVEMENT MARKINGS. STENCILS AND PAVEMENT MARKINGS INCLUDE, BUT ARE NOT LIMITED TO: CROSSWALKS, LIMIT LINES, ARROWS, SYMBOLS, NUMBERS, AND WORDS. THE ALTERNATIVE USE OF PAINT FOR STENCILS AND PAVEMENT MARKINGS REQUIRES WRITTEN APPROVAL FROM THE CITY ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THERMOPLASTICS SHALL COMPLY WITH SECTION 84 OF THE STATE STANDARD SPECIFICATIONS.
12. TREES NEAR OR AROUND EXISTING SIGNS TO BE TRIMMED IN ORDER TO IMPROVE VISIBILITY OF THE SIGN.

## SIGNING, STRIPING, AND MARKINGS LEGEND:

- NEW SIGN(S), AS NOTED, ON NEW SIGN POST OR POLE
- NEW AC-POWERED PEDESTRIAN ACTIVATED RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM
- PED — PEDESTRIAN WORD MARKING, PER CALTRANS STD. A24D
- XING — CROSSING WORD MARKING, PER CALTRANS STD. A24D
- YIELD LINE, PER CALTRANS STD. A24G
- AHEAD — "AHEAD" LEGEND PER CALTRANS STD. A24D
- REMOVE EXIST. STRIPING BY LIGHTLY GRINDING

## KEY NOTES

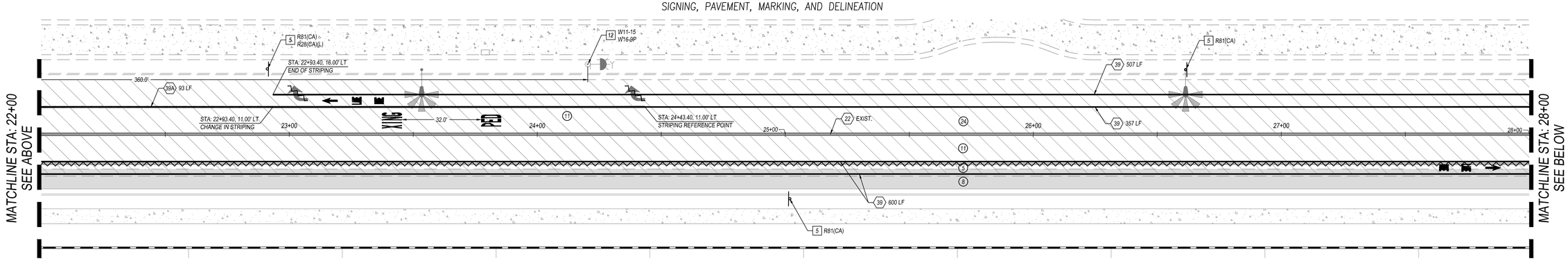
1. INSTALL R1-1 "STOP" SIGN W/ STREET NAME SIGN PER CITY STD. 7225
2. INSTALL 12" WHITE LIMIT LINE PER CALTRANS STD. A24E
3. INSTALL STREET NAME SIGN PER CITY STD. 7220
4. INSTALL LADDER-STYLE CROSS WALK PER CITY STD. 7235
5. INSTALL SIGN(S) AS NOTED, ON NEW POST
6. INSTALL BARRICADE PER CITY STD. 7210
7. INSTALL ORANGE PLASTIC WATER-FILLED OR SAND-FILLED K-RAIL BARRICADE
8. INSTALL TEMPORARY R1-1 "STOP" SIGN W/ STREET NAME SIGN PER CITY STD. 7225
9. INSTALL 12" WIDE SOLID WHITE DIAGONAL LINES AT 45°, SPACED 10' OC
10. INSTALL "NO PARKING" SIGNS PER CITY STD. 7111
11. INSTALL BASIC CROSSWALK W/ 12" THICK WHITE LINES
12. FURNISH AND INSTALL AC-POWERED PEDESTRIAN ACTIVATED RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM PER SEPARATE PLANS.




# MORRISON ST

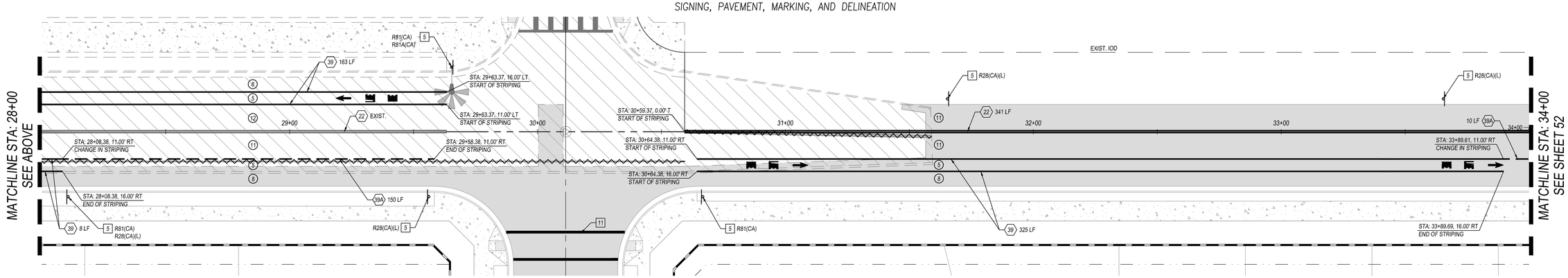
SIGNING, PAVEMENT, MARKING, AND DELINEATION

CASTLE ROCK AVE
*SEE SHEET 47*




# MORRISON ST

SIGNING, PAVEMENT, MARKING, AND DELINEATION




MONARCH DUNES AVE
*SEE SHEET 48*

# MORRISON ST

SIGNING, PAVEMENT, MARKING, AND DELINEATION

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER — RYAN J. DUDLEY — C 89798 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 1678
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2860

FNC FARMS SUBDIVISION - PHASE 1
SIGNING, STRIPING & MARKING PLAN SHEET 4

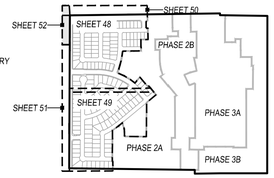
| | |
|---|---|
| PLOT DATE: | Feb 10, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_48-52_SSM PLAN |
| SCALE: | 1" = 20' |
| SHEET NO.: | 51 OF 57 |

\\Server/projects/Projects/2024/240704/ACAD/SHEETS/240704_48-52_SSM PLAN.dwg

Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

## CITY DISCLAIMER

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12. TREES NEAR OR AROUND EXISTING SIGNS TO BE TRIMMED IN ORDER TO IMPROVE VISIBILITY OF THE SIGN.

## SIGNING, STRIPING, AND MARKINGS LEGEND:

- (X) XX LF — LENGTH INDICATED
- INSTALL PAVEMENT MARKING DETAIL NO. PER CALTRANS STANDARD PLANS
- EXIST. STRIPING TO BE REMOVED BY LIGHTLY GRINDING
- (X) LANE WIDTH
- STOP — "STOP" LEGEND PER CALTRANS STD. A24D
- BIKE LANE MARKINGS PER CALTRANS STD. RSP A24D
- TYPE IV ARROW PER CALTRANS STD. A24A
- SHARED ROADWAY BICYCLE MARKING PER CALTRANS STD. A24C

## KEY NOTES

1. INSTALL R1-1 "STOP" SIGN W/ STREET NAME SIGN PER CITY STD. 7225
2. INSTALL 12" WHITE LIMIT LINE PER CALTRANS STD. A24E
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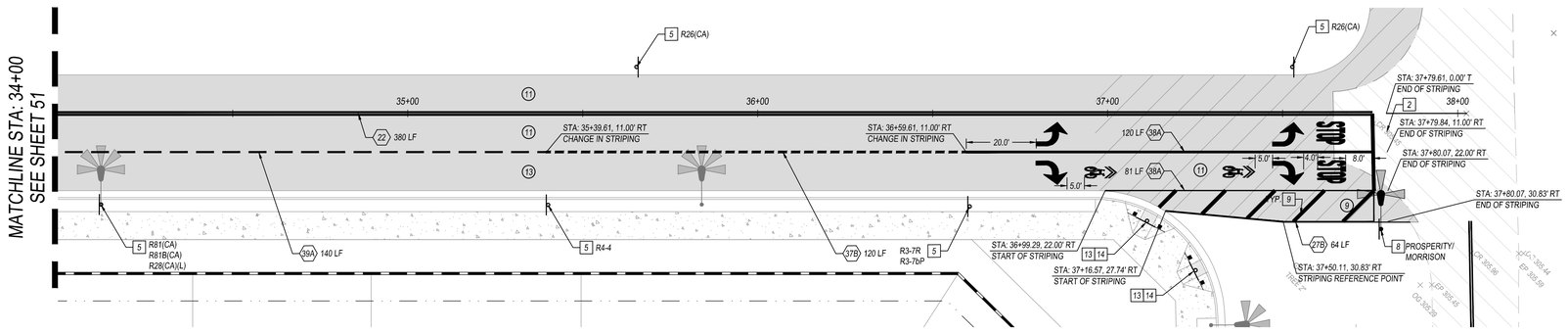
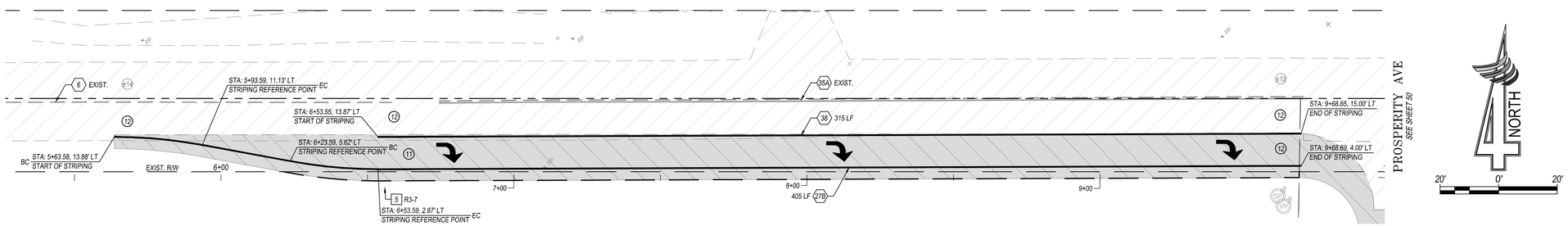
11. INSTALL BASIC CROSSWALK W/ 12" THICK WHITE LINES
12. FURNISH AND INSTALL AC-POWERED PEDESTRIAN ACTIVATED RECTANGULAR RAPID FLASHING BEACON (RRFB) SYSTEM PER SEPARATE PLANS.
13. INSTALL PEDESTRIAN BARRICADE PER CALTRANS STD. ES7Q TYPE 1
14. INSTALL R49 (CA) "NO PED CROSSING SIGN"




# MORRISON ST

SIGNING, PAVEMENT, MARKING, AND DELINEATION




# PROSPERITY AVE

SIGNING, PAVEMENT, MARKING, AND DELINEATION

| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIPTION |

LICENSED PROFESSIONAL ENGINEER — RYAN J. DUDLEY — C 89798 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798


PREPARED BY:
4CREEKS
303 S. SANTA FE ST., STE. A
P.O. BOX 1061
VISALIA, CA 93292
TEL.: 559.802.3052
FAX: 559.802.3215


DRW BY: DM, MM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
SIGNING, STRIPING & MARKING PLAN SHEET 5

| | |
|---|---|
| PLOT DATE: | Feb 10, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_48-52_SSM PLAN |
| SCALE: | 1" = 20' |
| SHEET NO.: | 52 OF 57 |

I:\Server\projects\Projects\2024\240704\ACAD\SHEETS\240704_48-52_SSM PLAN.dwg

## GENERAL CONCRETE NOTES

1. ALL CONCRETE SHALL BE CLASS 3 CONCRETE UNLESS OTHERWISE SPECIFIED.
2. CLASS 2 CONCRETE SHALL CONTAIN NOT LESS THAN 590 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE, 5 INCH MAXIMUM SLUMP, 3000 P.S.I. AT 28 DAYS.
3. CLASS 3 CONCRETE SHALL CONTAIN NOT LESS THAN 505 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE, 5 INCH MAXIMUM SLUMP, 2500 P.S.I. AT 28 DAYS.
4. CLASS 4 CONCRETE SHALL CONTAIN NOT LESS THAN 420 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE, 5 INCH MAXIMUM SLUMP, 2500 P.S.I. AT 28 DAYS.
5. WHEN MAXIMUM DAYTIME TEMPERATURE EXCEEDS 90°F, THE CONCRETE SHALL HAVE A RETARDING ADDMIXTURE ADDED AT THE BATCH PLANT.
6. ALL WORK CONSTRUCTED BY THESE STANDARDS SHALL BE IN COMPLIANCE WITH ALL CURRENT ADA REGULATIONS.

## CURBS AND GUTTERS

1. BARRIER TYPE CURB AND GUTTER SHALL HAVE A MINIMUM GRADIENT OF 0.20 FEET PER 100 FEET OR AS APPROVED BY THE CITY ENGINEER.
2. BARRIER TYPE CURB AND GUTTER ON THE CURVE OF CUL-DE-SACS AND STREET BULBS SHALL HAVE A MINIMUM GRADIENT OF 0.35 FEET PER 100 FEET OR AS APPROVED BY THE CITY ENGINEER.
3. VEE GUTTER SHALL HAVE A MINIMUM GRADIENT OF 0.25 FEET PER 100 FEET OR AS APPROVED BY THE CITY ENGINEER.
4. ALL CURB AND GUTTER, VEE GUTTER, MEDIAN CURB AND LANDSCAPE CURB SHALL BE PLACED ON 6 INCH MOIST AND COMPACTED SUBGRADE, 95 PERCENT MINIMUM RELATIVE COMPACTION.
5. ALL CURB AND GUTTER, VEE GUTTER, MEDIAN CURB AND LANDSCAPE CURB SHALL HAVE A LIGHT BROOM FINISH.
6. ALL CURB AND GUTTER AND VEE GUTTER SHALL HAVE WEAKENED PLANE JOINTS CONSTRUCTED AT 20 FOOT CENTERS. MEDIAN CURB AND LANDSCAPE CURB SHALL HAVE WEAKENED PLANE JOINTS CONSTRUCTED AT 15 FOOT CENTERS. WEAKENED PLANE JOINTS SHALL BE A MINIMUM OF 1 INCH IN DEPTH AND SHALL BE FINISHED WITH A SCORING TOOL LEAVING THE EDGES ROUNDED.
7. ALL EXPOSED SURFACES OF CURB AND GUTTER, VEE GUTTER, MEDIAN CURB AND LANDSCAPE CURB SHALL NOT VARY IN EXCESS OF 0.02 FEET WHEN A 10 FOOT STRAIGHT EDGE IS PLACED ON THE SURFACE, EXCEPT AT GRADE CHANGES OR CURVES.
8. ALL CURB AND GUTTER AND VEE GUTTER SHALL BE WATER TESTED FOR FLOW.

REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
GENERAL CONCRETE NOTES — DRAWING NO. 1020
Approved By: Michael W. Miller — City Engineer

GENERAL CONCRETE NOTES SHEET 1 | 1020


## GENERAL CONCRETE NOTES

1. ALL CONCRETE SHALL BE CLASS 3 CONCRETE UNLESS OTHERWISE SPECIFIED.
2. CLASS 2 CONCRETE SHALL CONTAIN NOT LESS THAN 590 POUNDS OF PORTLAND CEMENT PER CUBIC YARD WITH 1 INCH AGGREGATE, 5 INCH MAXIMUM SLUMP, 3000 P.S.I. AT 28 DAYS.
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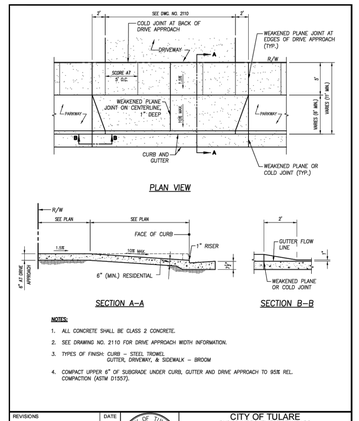
REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
GENERAL CONCRETE NOTES — DRAWING NO. 1020
Approved By: Michael W. Miller — City Engineer

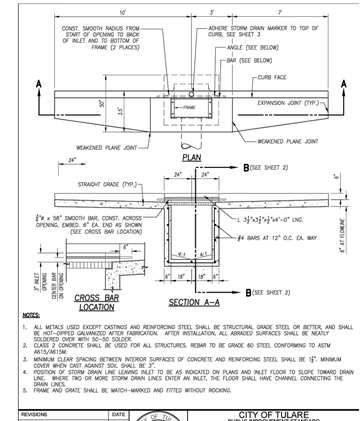

GENERAL CONCRETE NOTES SHEET 2 | 1020




NOTES:
1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. SEE DRAWING NO. 2110 FOR DRIVE APPROACH WIDTH INFORMATION.
3. TYPES OF FINISH: CURB – STEEL TROWEL; GUTTER, DRIVEWAY, & SIDEWALK – BROOM
4. COMPACT UPPER 6" OF SUBGRADE UNDER CURB, GUTTER AND DRIVE APPROACH TO 95% REL. COMPACTION (ASTM D1557).

REVISIONS | DATE
UPDATED | 12/24
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
RESIDENTIAL DRIVE APPROACH (TYPE I) — DRAWING NO. 2111
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

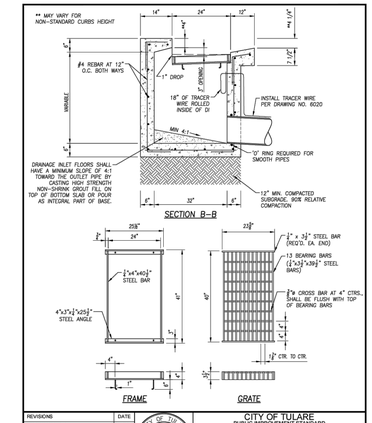
RESIDENTIAL DIVE APPROACH (TYPE I) | 2111




NOTES:
1. ALL METALS USED EXCEPT CASTINGS AND REINFORCING STEEL SHALL BE STRUCTURAL GRADE STEEL OR BETTER, AND SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION. AFTER INSTALLATION, ALL ABRADED SURFACES SHALL BE NEATLY COLDSTED OVER WITH 50-50 SOLDER.
2. ONLY CONCRETE SHALL BE USED FOR ALL STRUCTURES. REBAR TO BE GRADE 60 STEEL CONFORMING TO ASTM A615/A615M.
3. MINIMUM CLEAR SPACING BETWEEN INTERIOR SURFACES OF CONCRETE AND REINFORCING STEEL SHALL BE 1½". MINIMUM COVER WHEN CAST AGAINST SOIL SHALL BE 3".
4. POSITION OF STORM DRAIN LINE LEAVING INLET TO BE AS INDICATED ON PLANS AND INLET FLOOR TO SLOPE TOWARD DRAIN LINE. WHERE TWO OR MORE STORM DRAIN LINES ENTER AN INLET, THE FLOOR SHALL HAVE CHANNEL CONNECTING THE DRAIN LINES.
5. FRAME AND GRATE SHALL BE MATCH-MARKED AND FITTED WITHOUT ROCKING.

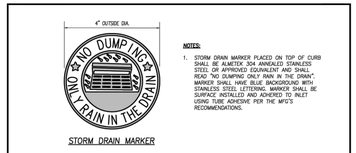
REVISIONS | DATE
REVISIONS NO. 1 | 1/21
REVISIONS NO. 3 | 4/22
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
STORM WATER DROP INLET — DRAWING NO. 3110
Approved By: Michael W. Miller — City Engineer — Date: 04/01/22 — 1 of 3

STORM WATER DI SHEET 1 | 3110




REVISIONS | DATE
REVISIONS NO. 1 | 1/21
REVISIONS NO. 2 | 4/22
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
STORM WATER DROP INLET — DRAWING NO. 3110
Approved By: Michael W. Miller — City Engineer — Date: 04/01/22 — 2 of 3

STORM WATER DI SHEET 2 | 3110

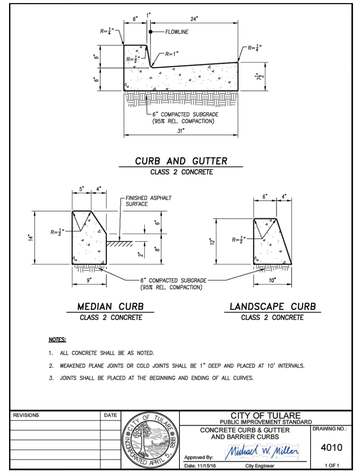



STORM DRAIN MARKER

NOTES:
1. STORM DRAIN MARKER PLACED ON TOP OF CURB SHALL BE ALNETEK 304 (AISI#316) STAINLESS STEEL OR APPROVED EQUIVALENT AND SHALL READ "NO DUMPING ONLY RAIN IN THE DRAIN". MARKER SHALL HAVE BLUE BACKGROUND WITH STAINLESS STEEL LETTERING. MARKER SHALL BE SURFACE INSTALLED AND ADHERED TO INLET USING TUBE ADHESIVE PER THE MFG'S RECOMMENDATIONS.

REVISIONS | DATE
REVISIONS NO. 1 | 1/21
REVISIONS NO. 2 | 4/22
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
STORM WATER DROP INLET — DRAWING NO. 3110
Approved By: Michael W. Miller — City Engineer — Date: 04/01/22 — 3 of 3
\\SERVER\PROJECTS\PROJECTS\2024\240704\ACAD\SHEETS\240704_53-55_DETAIL.dwg

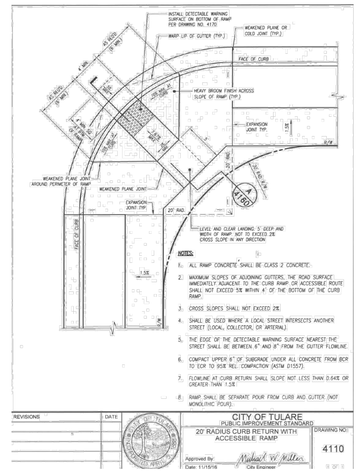
STORM WATER DI SHEET 3 | 3110




NOTES:
1. ALL CONCRETE SHALL BE AS NOTED.
2. WEAKENED PLANE JOINTS OR COLD JOINTS SHALL BE 1" DEEP AND PLACED AT 10' INTERVALS.
3. JOINTS SHALL BE PLACED AT THE BEGINNING AND ENDING OF ALL CURVES.

REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
CONCRETE CURB & GUTTER AND BARRIER CURBS — DRAWING NO. 4010
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

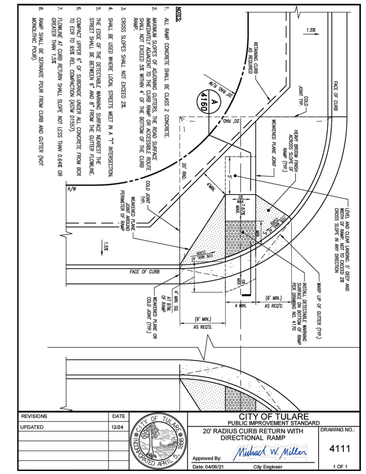
CURB & GUTTER AND BARRIER CURBS | 4010




NOTES:
1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. SHALL BE USED WHERE A LOCAL STREET INTERSECTS ANOTHER STREET (LOCAL, COLLECTOR, OR ARTERIAL).
5. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
6. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM BCR TO ECR TO 95% REL. COMPACTION (ASTM D1557).
7. FLOWLINE AT CURB RETURN SHALL SLOPE NOT LESS THAN 0.64% OR GREATER THAN 1.5%.
8. RAMP SHALL BE SEPARATE POUR FROM CURB AND GUTTER (NOT MONOLITHIC POUR).

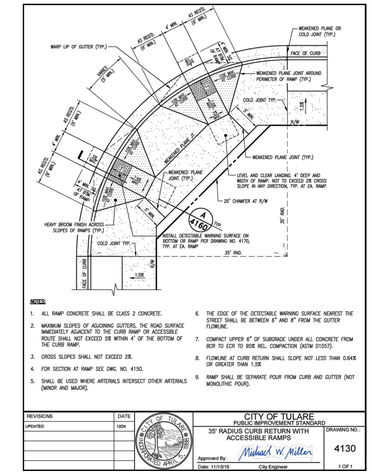
REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
20' RADIUS CURB RETURN WITH ACCESSIBLE RAMP — DRAWING NO. 4110
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

20' RADIUS CURB RETURN | 4110




REVISIONS | DATE
UPDATED | 12/24
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
20' RADIUS CURB RETURN WITH DIRECTIONAL RAMP — DRAWING NO. 4111
Approved By: Michael W. Miller — City Engineer — Date: 04/06/21 — 1 OF 1

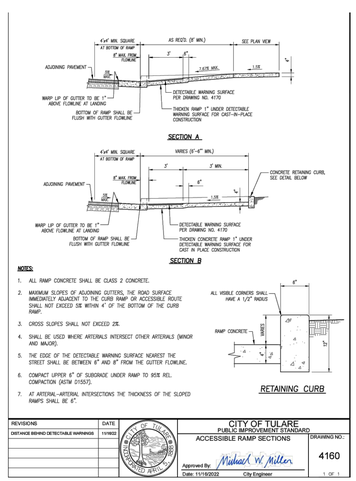
20' RADIUS CURB RETURN W/ DIRECTIONAL RAMP | 4111




NOTES:
1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. FOR SECTION AT RAMP SEE DWG. NO. 4150.
5. SHALL BE USED WHERE ARTERIALS INTERSECT OTHER ARTERIALS (MINOR AND MAJOR).
6. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
7. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM BCR TO ECR TO 95% REL. COMPACTION (ASTM D1557).
8. FLOWLINE AT CURB RETURN SHALL SLOPE NOT LESS THAN 0.64% OR GREATER THAN 1.5%
9. RAMP SHALL BE SEPARATE POUR FROM CURB AND GUTTER (NOT MONOLITHIC POUR).

REVISIONS | DATE
UPDATED | 12/24
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
35' RADIUS CURB RETURN WITH ACCESSIBLE RAMPS — DRAWING NO. 4130
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

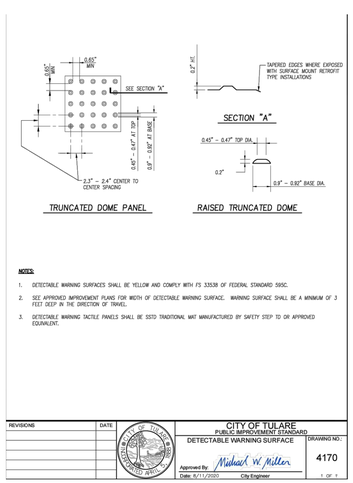
35' RADIUS CURB RETURN W/ ACCESSIBLE RAMPS | 4130




NOTES:
1. ALL RAMP CONCRETE SHALL BE CLASS 2 CONCRETE.
2. MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 5% WITHIN 4' OF THE BOTTOM OF THE CURB RAMP.
3. CROSS SLOPES SHALL NOT EXCEED 2%.
4. SHALL BE USED WHERE ARTERIALS INTERSECT OTHER ARTERIALS (MINOR AND MAJOR).
5. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
6. COMPACT UPPER 6" OF SUBGRADE UNDER ALL CONCRETE FROM BCR TO ECR TO 95% REL. COMPACTION (ASTM D1557).
7. AT ARTERIAL–ARTERIAL INTERSECTIONS THE THICKNESS OF THE SLOPED RAMPS SHALL BE 6".

REVISIONS | DATE
DISTANCE BEHIND DETECTABLE WARNINGS | 11/16/22
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
ACCESSIBLE RAMP SECTIONS — DRAWING NO. 4160
Approved By: Michael W. Miller — City Engineer — Date: 11/16/2022 — 1 OF 1

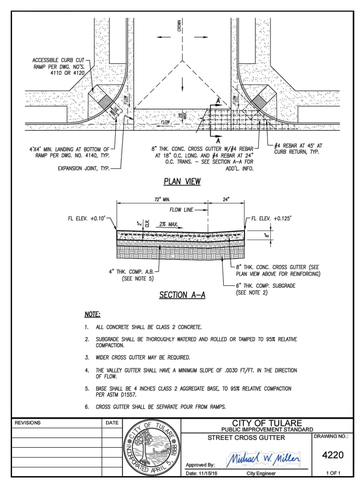
ACCESSIBLE RAMP SECTION | 4160




NOTES:
1. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND COMPLY WITH FS 33538 OF FEDERAL STANDARD 595C.
2. SEE APPROVED IMPROVEMENT PLANS FOR WIDTH OF DETECTABLE WARNING SURFACE. WARNING SURFACE SHALL BE A MINIMUM OF 3 FEET DEEP IN THE DIRECTION OF TRAVEL.
3. DETECTABLE WARNING TACTILE PANELS SHALL BE SSTD TRADITIONAL MAT MANUFACTURED BY SAFETY STEP TO OR APPROVED EQUIVALENT.

REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
DETECTABLE WARNING SURFACE — DRAWING NO. 4170
Approved By: Michael W. Miller — City Engineer — Date: 8/11/2020 — 1 OF 1

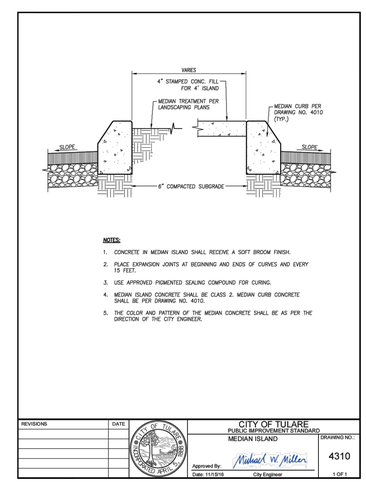
DETECTABLE WARNING SURFACE | 4170




NOTE:
1. ALL CONCRETE SHALL BE CLASS 2 CONCRETE.
2. SUBGRADE SHALL BE THOROUGHLY WATERED AND ROLLED OR TAMPED TO 95% RELATIVE COMPACTION.
3. WIDER CROSS GUTTER MAY BE REQUIRED.
4. THE VALLEY GUTTER SHALL HAVE A MINIMUM SLOPE OF .0030 FT/FT. IN THE DIRECTION OF FLOW.
5. BASE SHALL BE 4 INCHES CLASS 2 AGGREGATE BASE, TO 95% RELATIVE COMPACTION PER ASTM D1557.
6. CROSS GUTTER SHALL BE SEPARATE POUR FROM RAMPS.

REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
STREET CROSS GUTTER — DRAWING NO. 4220
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

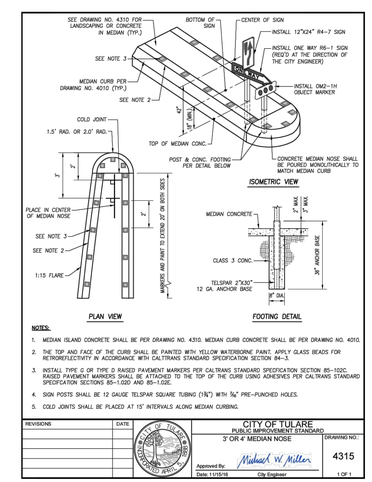
STREET CROSS GUTTER | 4220




NOTES:
1. CONCRETE IN MEDIAN ISLAND SHALL RECEIVE A SOFT BROOM FINISH.
2. PLACE EXPANSION JOINTS AT BEGINNING AND ENDS OF CURVES AND EVERY 15 FEET.
3. USE APPROVED PIGMENTED SEALING COMPOUND FOR CURING.
4. MEDIAN ISLAND CONCRETE SHALL BE CLASS 2. MEDIAN CURB CONCRETE SHALL BE PER DRAWING NO. 4010.
5. THE COLOR AND PATTERN OF THE MEDIAN CONCRETE SHALL BE AS PER THE DIRECTION OF THE CITY ENGINEER.

REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
MEDIAN ISLAND — DRAWING NO. 4310
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

MEDIAN ISLAND | 4310




NOTES:
1. MEDIAN ISLAND CONCRETE SHALL BE PER DRAWING NO. 4310. MEDIAN CURB CONCRETE SHALL BE PER DRAWING NO. 4010.
2. THE TOP AND FACE OF THE CURB SHALL BE PAINTED WITH YELLOW WATERBORNE PAINT. APPLY GLASS BEADS FOR RETRORFLECTIVITY IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATION SECTION 84-3.
3. INSTALL TYPE G OR TYPE D RAISED PAVEMENT MARKERS PER CALTRANS STANDARD SPECIFICATION SECTION 85-1020. RAISED PAVEMENT MARKERS SHALL BE ATTACHED TO THE TOP OF THE CURB USING ADHESIVES PER CALTRANS STANDARD SPECIFICATION SECTIONS 85-1.02D AND 85-1.02E.
4. SIGN POSTS SHALL BE 12 GAUGE TELSPAR SQUARE TUBING (1¾") WITH ⅝" PRE-PUNCHED HOLES.
5. COLD JOINTS SHALL BE PLACED AT 15' INTERVALS ALONG MEDIAN CURBING.

REVISIONS | DATE
CITY OF TULARE — PUBLIC IMPROVEMENT STANDARD
3' OR 4' MEDIAN NOSE — DRAWING NO. 4315
Approved By: Michael W. Miller — City Engineer — Date: 11/15/16 — 1 OF 1

3' OR 4' MEDIAN NOSE | 4315

| REVISIONS | DATE | BY | DESCRIPTION |
|---|---|---|---|

LICENSED PROFESSIONAL ENGINEER — RYAN J. DUDLEY — C 89798 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

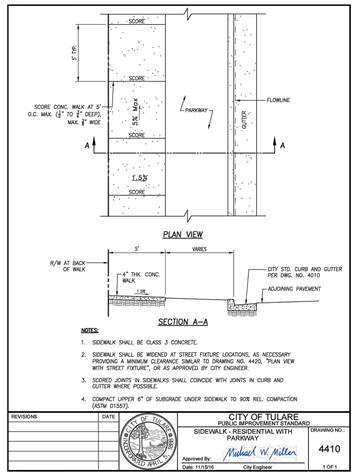
APPROVED BY: RYAN J. DUDLEY, PROJECT ENGINEER — DATE — RCE 89798


PREPARED BY: 4CREEKS — 324 S. SANTA FE ST., STE. A, P.O. BOX 1676, VISALIA, CA 93292, TEL: 559.802.3052, FAX: 559.802.3215
DRW BY: DM, NM, JR — CHK BY: AF, RD

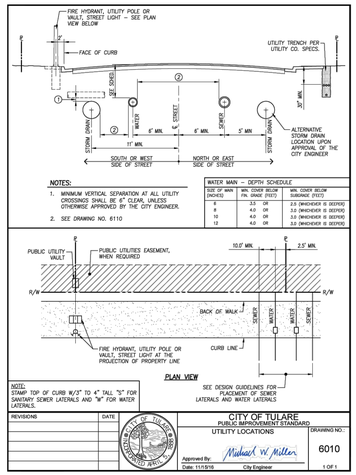

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
DETAIL SHEET 1

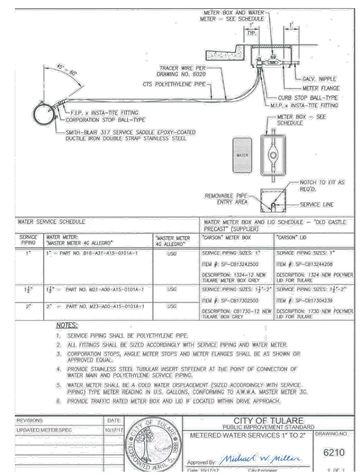
PLOT DATE: Dec 08, 2025
JOB NO.: 240704
FILE NAME: 240704_53-55_DETAIL
SCALE: AS NOTED
SHEET NO.: 53 OF 57



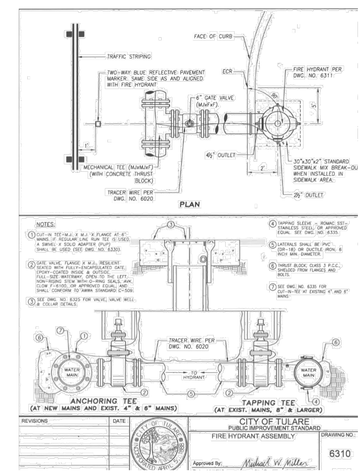

SIDEWALK - RESIDENTIAL WITH PARKWAY | 4410



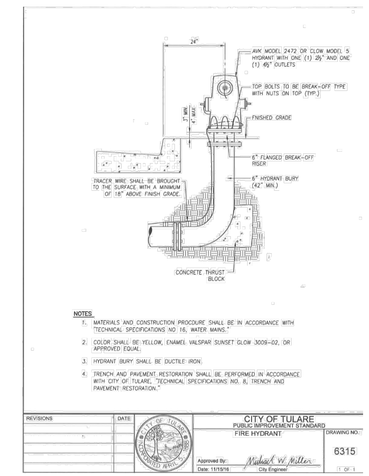

UTILITY LOCATIONS | 6010



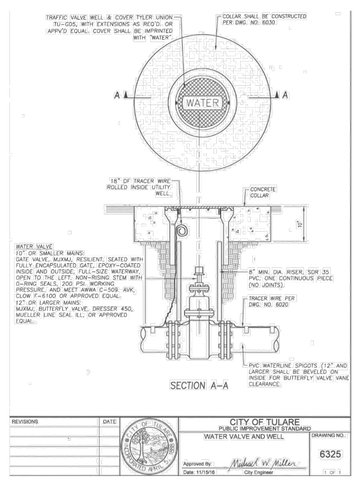

METERED WATER SERVICES 1" TO 2" | 6210



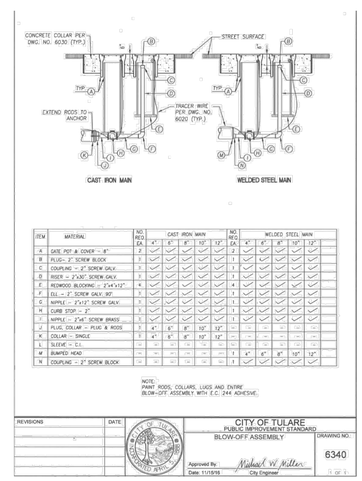

FIRE HYDRANT ASSEMBLY | 6310



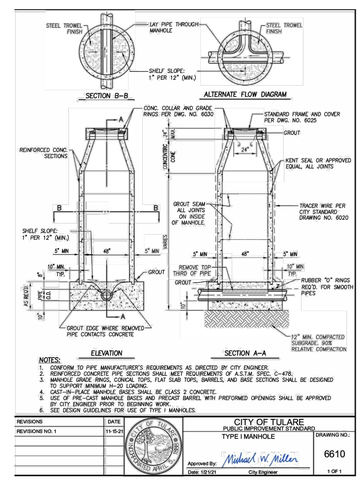

FIRE HYDRANT | 6315



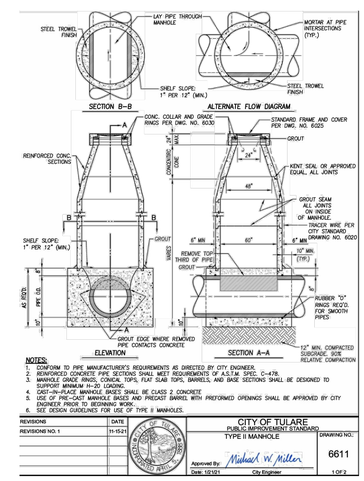

WATER VALVE AND WELL | 6325



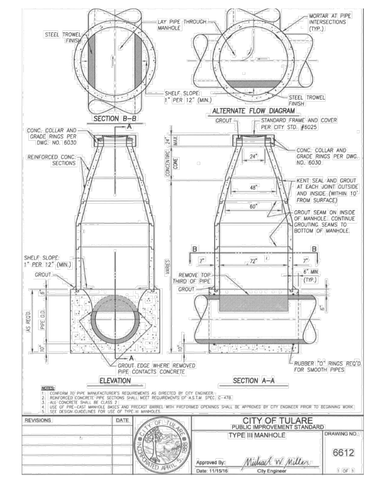

BLOW-OFF ASSEMBLY | 6340



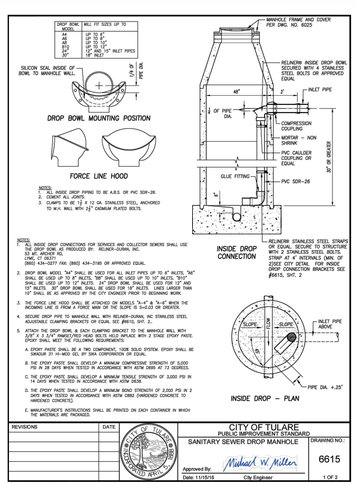

TYPE I MANHOLE | 6610



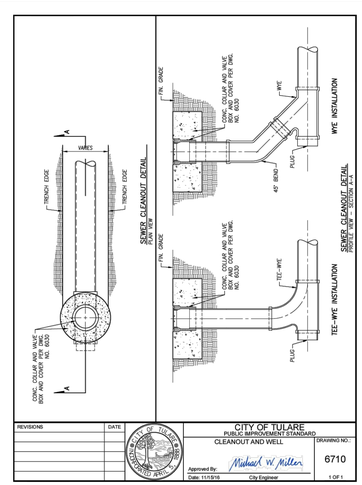

TYPE II MANHOLE | 6611



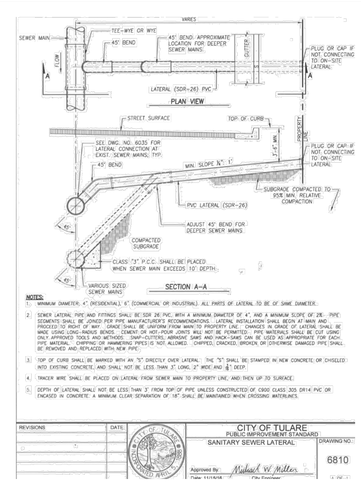

TYPE III MANHOLE | 6612



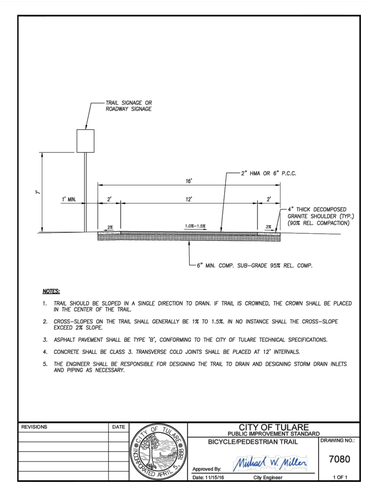

SANITARY SEWER DROP MANHOLE | 6615



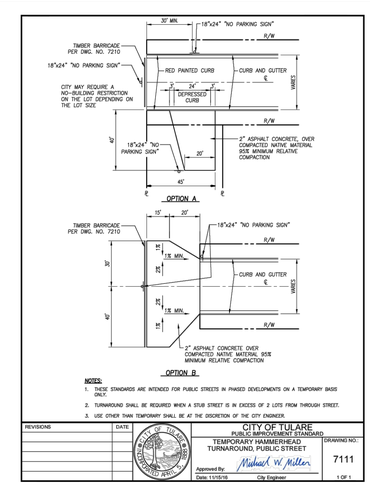

SANITARY SEWER CLEANOUT | 6710




SANITARY SEWER LATERAL | 6810




BICYCLE/PEDESTRIAN TRAIL | 7080




TEMPORARY HAMMERHEAD TURNAROUND, PUBLIC STREET | 7111

| REVISIONS | DATE | BY | DESCRIPTION |
|---|---|---|---|

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 CIVIL ENGINEERING STATE OF CALIFORNIA

APPROVED BY: RYAN J. DUDLEY, PROJECT ENGINEER — RCE 89798 — DATE

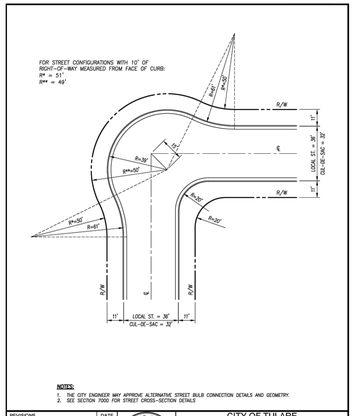
PREPARED BY: 4CREEKS, 324 S. SANTA FE ST., STE. A, P.O. BOX 1672, VISALIA, CA 93292, TEL: 559.802.3052, FAX: 559.802.2215 — DRW BY: DM, NM, JR — CHK BY: AF, RD

IMPROVEMENT PLANS FOR: SAN JOAQUIN VALLEY HOMES, 5607 AVE DE LOS ROBLES, VISALIA, CA 93291, (559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
DETAIL SHEET 2

PLOT DATE: Dec 08, 2025
JOB NO.: 240704
FILE NAME: 240704_53-55_DETAIL
SCALE: AS NOTED
SHEET NO.: 54 OF 57

\\Server\projects\Projects\2024\240704\ACAD\SHEETS\240704_53-55_DETAIL.dwg

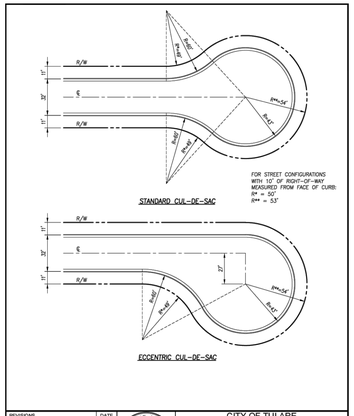



NOTES:
1. THE CITY ENGINEER MAY APPROVE ALTERNATIVE STREET BULB CONNECTION DETAILS AND GEOMETRY.
2. SEE SECTION 7000 FOR STREET CROSS-SECTION DETAILS

| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
LOCAL STREET BULB CONNECTION
DRAWING NO.: 7120
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

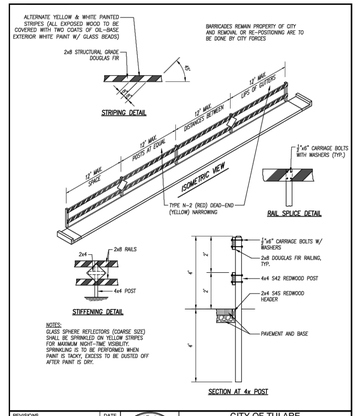
LOCAL STREET BULB CONNECTION 7120




| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
RESIDENTIAL CUL-DE-SAC
DRAWING NO.: 7130
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

RESIDENTIAL CUL-DE-SAC 7130

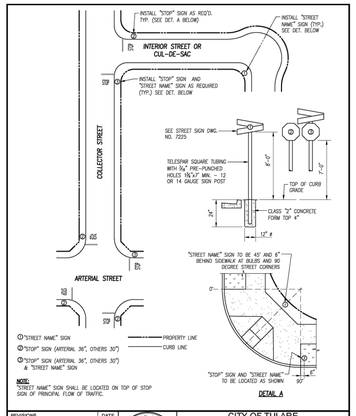



NOTES:
GLASS SPHERE REFLECTORS (COARSE SIZE) SHALL BE SPRINKLED ON YELLOW STRIPES FOR MAXIMUM NIGHT-TIME VISIBILITY. SPRINKLING IS TO BE PERFORMED WHEN PAINT IS TACKY; EXCESS TO BE DUSTED OFF AFTER PAINT IS DRY.

| REVISIONS | DATE |
|---|---|

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
STREET BARRICADE
DRAWING NO.: 7210
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

STREET BARRICADE 7210

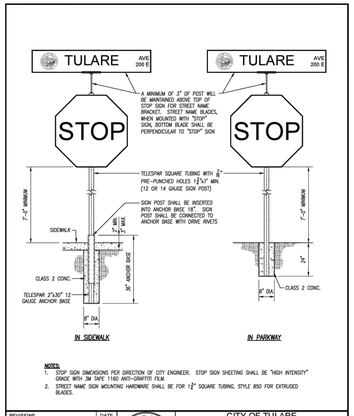



NOTE:
"STREET NAME" SIGN SHALL BE LOCATED ON TOP OF STOP SIGN OF PRINCIPAL FLOW OF TRAFFIC.

| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
STREET SIGN LOCATIONS
DRAWING NO.: 7220
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

STREET SIGN LOCATIONS 7220

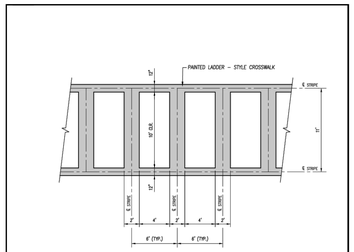



NOTES:
1. STOP SIGN DIMENSIONS PER DIRECTION OF CITY ENGINEER. STOP SIGN SHEETING SHALL BE "HIGH INTENSITY" GRADE WITH 3M TAPE 1180 ANTI-GRAFFITI FILM.
2. STREET NAME SIGN MOUNTING HARDWARE SHALL BE FOR 1 1/2" SQUARE TUBING, STYLE 850 FOR EXTRUDED BLADES.

| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
STREET SIGN/ STOP SIGN COMBINATION
DRAWING NO.: 7225
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

STREET SIGN/STOP SIGN COMBINATION 7225

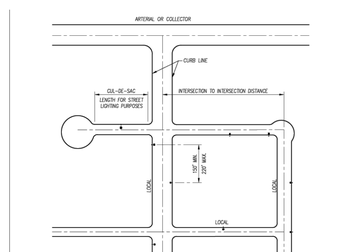



NOTES:
1. PAINT COLOR:
   - WHITE IN NON-SCHOOL ZONES.
   - YELLOW IN SCHOOL ZONES.
2. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS AND THE CALIFORNIA MUTCD (LATEST EDITION).

| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
LADDER - STYLE CROSSWALK MARKING
DRAWING NO.: 7235
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

LADDER-STYLE CROSSWALK MARKINGS 7235

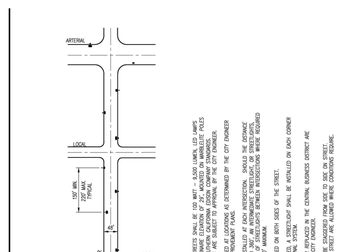



NOTES:
1. STREETLIGHTS ON LOCAL STREETS SHALL BE 70 WATT - 5,800 LUMEN, LED LAMPS WITH CUT-OFF LUMINAIRES, LUMINAIRE ELEVATION OF 26', MOUNTED ON MARBELITE POLES WITH 6' MAST ARMS AS PER SOUTHERN CALIFORNIA EDISON COMPANY STANDARDS. ALTERNATIVE STREETLIGHT POLES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
3. A STREETLIGHT SHALL BE INSTALLED AT EACH INTERSECTION. SHOULD THE DISTANCE BETWEEN INTERSECTIONS EXCEED 360', AN INTERMEDIATE STREETLIGHT, OR STREETLIGHTS, SHALL BE INSTALLED. SPACING OF STREETLIGHTS BETWEEN INTERSECTIONS WHERE REQUIRED SHALL BE 150' MINIMUM TO 220' MAXIMUM.
4. CUL-DE-SACS SHALL HAVE A MINIMUM OF ONE STREETLIGHT AND SHALL FOLLOW THE SPACING REQUIREMENTS MENTIONED ABOVE.
5. ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

| REVISIONS | DATE |
|---|---|
| MAST ARM LENGTH | 8/7/17 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
LOCAL STREET LIGHTING
DRAWING NO.: 7310
Approved By: Michael W. Miller
Date: 08/07/17 City Engineer 1 OF 1

LOCAL STREET LIGHTING 7310

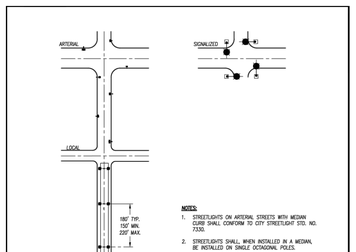



NOTES:
1. STREETLIGHTS ON COLLECTOR STREETS SHALL BE 30 WATT - 5,800 LUMEN, LED LAMPS WITH CUT-OFF LUMINAIRES, LUMINAIRE ELEVATION OF 26', MOUNTED ON MARBELITE POLES WITH 6' MAST ARMS AS PER SOUTHERN CALIFORNIA EDISON COMPANY STANDARDS. ALTERNATIVE STREETLIGHT POLES ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
3. TWO STREETLIGHTS SHALL BE INSTALLED AT EACH INTERSECTION. SHOULD THE DISTANCE BETWEEN INTERSECTIONS EXCEED 360', AN INTERMEDIATE STREETLIGHT, OR STREETLIGHTS, SHALL BE INSTALLED. SPACING OF STREETLIGHTS BETWEEN INTERSECTIONS WHERE REQUIRED SHALL BE 150' MINIMUM TO 220' MAXIMUM.
4. ALL STREETLIGHTS SHALL BE MOUNTED ON WOOD POLES.
5. 6' MAST ARMS SHALL BE INSTALLED ON WOOD POLES OF THE STREET.
6. ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
7. STREETLIGHTS SHALL PROVIDE AT LEAST 1.5 FOOT-CANDLES OF LIGHT SHALL BE INSTALLED ON EACH CORNER AS A PART OF THE TRAFFIC SIGNAL SYSTEM.
8. STREETLIGHTS SHALL PROVIDE AT LEAST 1.5 FOOT-CANDLES FROM SIDE TO SIDE ON STREET. STREETLIGHTS ON ONE SIDE OF STREET ARE ALLOWED WHEN CONDITIONS REQUIRE.

| REVISIONS | DATE |
|---|---|
| MAST ARM LENGTH | 8/7/17 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
COLLECTOR STREET LIGHTING
DRAWING NO.: 7315
Approved By: Michael W. Miller
Date: 08/07/17 City Engineer 1 OF 1

COLLECTOR STREET LIGHTING 7315

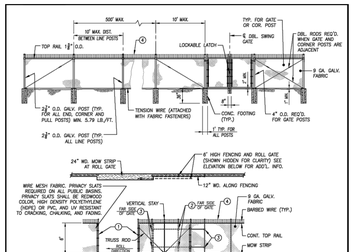



NOTES:
1. STREETLIGHTS ON ARTERIAL STREETS WITH MEDIAN CURB SHALL CONFORM TO CITY STREETLIGHT STD. NO. 7330.
2. STREETLIGHTS SHALL, WHEN INSTALLED IN A MEDIAN, BE INSTALLED ON SINGLE OCTAGONAL POLES.
3. INTERSECTIONS MAY BE SUPPLEMENTED WITH LIGHTING BEHIND CURB AND GUTTER IF MEDIAN LIGHTING CANNOT BE POSITIONED TO PROVIDE ADEQUATE ILLUMINATION.
4. STREETLIGHTS SHALL BE INSTALLED AT LOCATIONS AS DETERMINED BY THE CITY ENGINEER UPON REVIEW OF SUBMITTED IMPROVEMENT PLANS.
5. SPACING OF STREETLIGHTS SHALL BE 180-FEET WITH A MINIMUM AND MAXIMUM SPACING OF 150-FEET AND 220-FEET RESPECTIVELY.
6. IF AN INTERSECTION IS SIGNALIZED, A STREETLIGHT SHALL BE INSTALLED ON EACH CORNER AS A PART OF THE TRAFFIC SIGNAL SYSTEM.
7. ALL STREETLIGHTS INSTALLED OR REPLACED IN THE CENTRAL BUSINESS DISTRICT ARE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

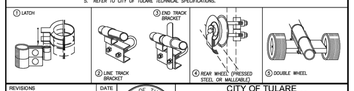
| REVISIONS | DATE |
|---|---|
| MAST ARM LENGTH, LUMINAIRE HT., MEDIAN LANDSCAPE | 8/7/17 |
| NOTES AND SPACING REQUIREMENTS | 5/14/18 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
ARTERIAL STREET LIGHTING WITH MEDIAN CURB
DRAWING NO.: 7325
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

ARTERIAL STREET LIGHTING WITH MEDIAN CURB 7325



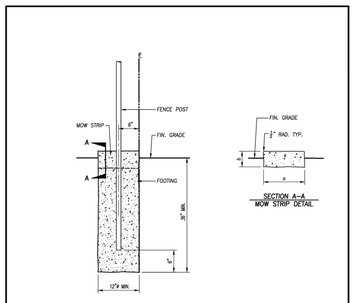

NOTES:
1. GATE FRAME AND ROLLING GATE PIPE TRACK SHALL BE 1 1/2" PIPE.
2. VERTICAL STAY SHALL BE 1/2" PIPE.
3. USE 3/8" STEEL TRUSS RODS WITH TURN BUCKLES.
4. THE CITY ENGINEER MAY REQUIRED BARBED WIRE IN COMMERCIAL OR INDUSTRIAL ZONES. THE USE OF BARBED WIRE IN RESIDENTIAL ZONES WILL NOT BE ALLOWED.
5. REFER TO CITY OF TULARE TECHNICAL SPECIFICATIONS.




| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
CHAINLINK FENCE AND GATES
DRAWING NO.: 9110
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

CHAINLINK FENCE AND GATES 9110




MOW STRIP DIMENSIONS (INCHES)

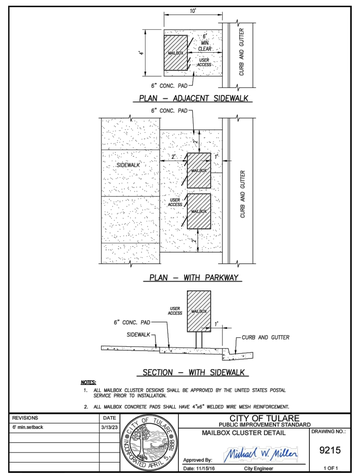
| LOCATION | a | b |
|---|---|---|
| ROLLING GATES | 24 | 8 |
| SWING TRAFFIC GATES | 12 | 8 |
| OTHER | 12 | 6 |

| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
FENCE FOOTING AND MOW STRIP
DRAWING NO.: 9115
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

\\SERVER1\PROJECTS\LIBRARY\SPECS & STANDARDS\CITY STANDARD DWG\CURRENT DWG\9115 FENCE FOOTING AND MOW STRIP.DWG

FENCE FOOTING AND MOW STRIP 9115

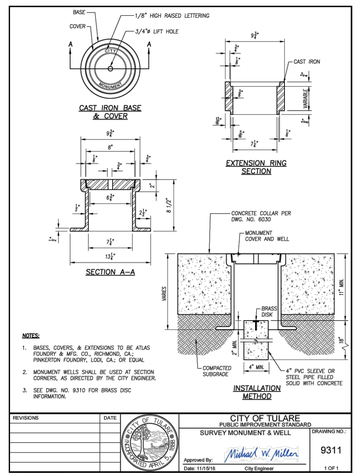



NOTES:
1. ALL MAILBOX CLUSTER DESIGNS SHALL BE APPROVED BY THE UNITED STATES POSTAL SERVICE PRIOR TO INSTALLATION.
2. ALL MAILBOX CONCRETE PADS SHALL HAVE 4"x4" WELDED WIRE MESH REINFORCEMENT.

| REVISIONS | DATE |
|---|---|
| 6' min. setback | 3/19/21 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
MAILBOX CLUSTER DETAIL
DRAWING NO.: 9215
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

MAILBOX CLUSTER DETAIL 9215

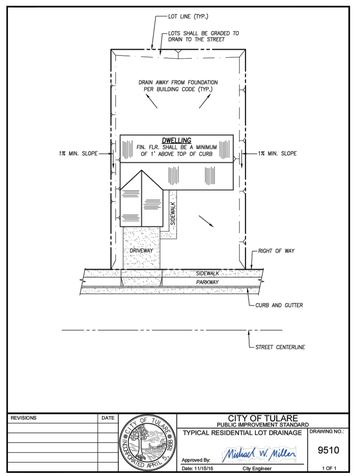



NOTES:
1. BASES, COVERS, & EXTENSIONS TO BE ATLAS FOUNDRY & MFG. CO., RICHMOND, CA., PINKERTON FOUNDRY, LODI, CA.; OR EQUAL.
2. MONUMENT WELLS SHALL BE USED AT SECTION CORNERS, AS DIRECTED BY THE CITY ENGINEER.
3. SEE DWG. NO. 9310 FOR BRASS DISC INFORMATION.

| REVISIONS | DATE |
|---|---|

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
SURVEY MONUMENT & WELL
DRAWING NO.: 9311
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

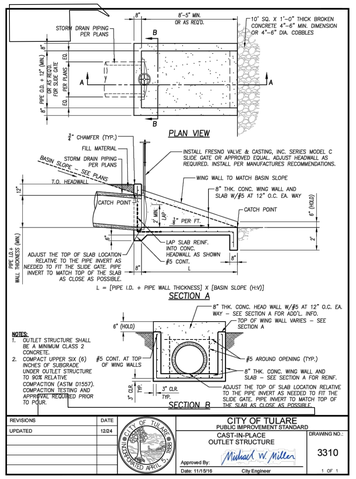
SURVEY MONUMENT & WELL 9311




| REVISIONS | DATE |
|---|---|

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
TYPICAL RESIDENTIAL LOT DRAINAGE
DRAWING NO.: 9510
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

TYPICAL RESIDENTIAL LOT DRAINAGE 9510




NOTES:
1. OUTLET STRUCTURE SHALL BE A MINIMUM CLASS 2 CONCRETE.
2. COMPACT UPPER SIX (6) INCHES OF SUBGRADE UNDER OUTLET STRUCTURE TO 90% RELATIVE COMPACTION (ASTM D1557). COMPACTION TESTING AND APPROVAL REQUIRED PRIOR TO POUR.

| REVISIONS | DATE |
|---|---|
| UPDATED | 12/04 |

CITY OF TULARE
PUBLIC IMPROVEMENT STANDARD
CAST-IN-PLACE OUTLET STRUCTURE
DRAWING NO.: 3310
Approved By: Michael W. Miller
Date: 11/15/16 City Engineer 1 OF 1

CAST-IN-PLACE OUTLET STRUCTURE 3310

REVISIONS

| DATE | BY | DESCRIPTION |
|---|---|---|

LICENSED PROFESSIONAL ENGINEER RYAN J. DUDLEY C 89798 Exp. 03-31-27 STATE OF CALIFORNIA

APPROVED BY:

| DATE | RYAN J. DUDLEY PROJECT ENGINEER | RCE 89798 |
|---|---|---|

PREPARED BY:
324 S. SANTA FE ST., STE. A
P.O. BOX 1988
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
4CREEKS
DRW BY: DM, MM, JR | CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

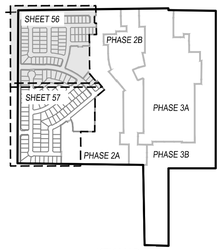
FNC FARMS SUBDIVISION - PHASE 1
DETAIL SHEET 3

| | |
|---|---|
| PLOT DATE: | Dec 08, 2025 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_53-55_DETAIL |
| SCALE: | AS NOTED |
| SHEET NO.: | 55 OF 57 |

Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




KEY MAP
SCALE: 1" = 1000'

CITY DISCLAIMER

THE PLAN CHECKING OF THESE IMPROVEMENTS BY THE CITY IS DIRECTED TO THE COMPLIANCE WITH CITY STANDARDS AND SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ASSURE THE ACCURACY OF THE ELEVATIONS AND STATIONING FOR SEWER, WATER, AND STORM DRAIN PIPING, CURB, GUTTER AND LOT GRADES SHOWN ON THESE PLANS. NO VERIFICATION OF THESE ELEVATIONS AND STATIONS HAS BEEN MADE BY THE CITY.

NORTH

60' 0' 60'

BENCHMARK

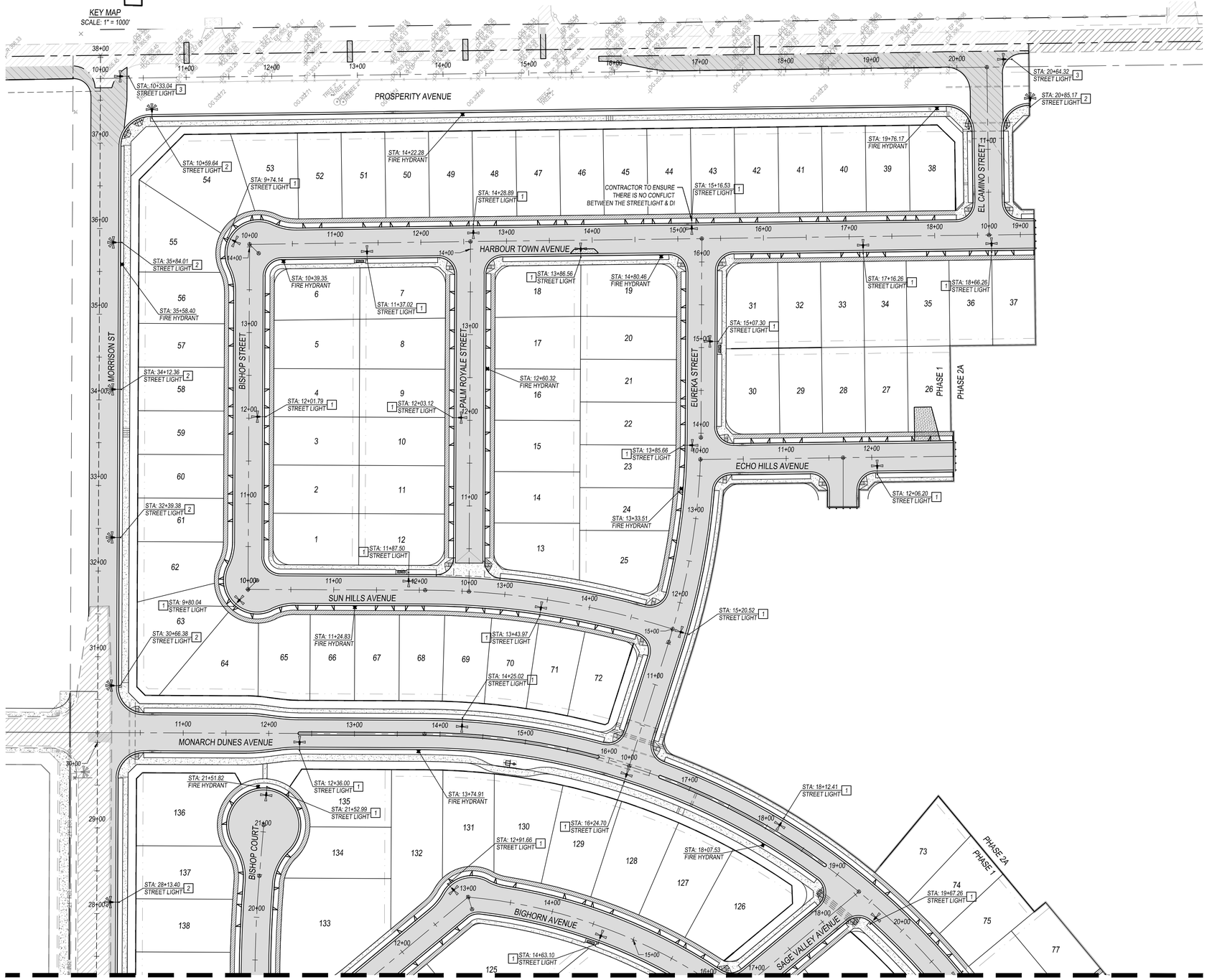
CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

STREET LIGHT KEYNOTES (THIS SHEET ONLY)

1. INSTALL 29-WATT 4,000 LUMEN LED, 26' POLE, 6' MAST ARM STREET LIGHT OR EQUIVALENT PER CITY STD. 7310.
2. INSTALL 37-WATT 5,000 LUMEN LED LIGHT OR EQUIVALENT PER CITY STD. 7315 FOR OFFSITE STREET LIGHTS.
3. INSTALL SOLAR 29-WATT 4,000 LUMEN LED, 26' POLE, 6' MAST ARM TEMPORARY STREETLIGHT.

LEGEND

- PROPOSED ONSITE/TEMPORARY STREET LIGHT
- PROPOSED OFFSITE STREET LIGHT




MATCHLINE SEE SHEET 57

| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
PROJECT ENGINEER
RCE 89798

PREPARED BY:
4CREEKS
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FAX: 559.802.3215
DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
STREETLIGHT & FIRE HYDRANT PLAN

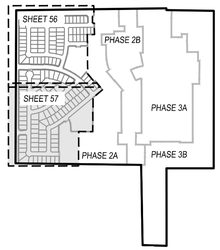
| | |
|---|---|
| PLOT DATE: | Feb 06, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_56-57_STREETLIGHT & FIRE HYDRANT PLAN |
| SCALE: | 1" = 60' |
| SHEET NO.: | 56 OF 57 |

\\Server\projects\Projects\2024\240704\CAD\SHEETS\240704_56-57_STREETLIGHT & FIRE HYDRANT PLAN.dwg

Know what's **below.**
**Call** before you dig.

KEY MAP LEGEND

- THIS SHEET
- PROJECT BOUNDARY
- MATCHLINE
- PHASE LINE




CITY DISCLAIMER

THE PLAN CHECKING OF THESE IMPROVEMENTS BY THE CITY IS DIRECTED TO THE COMPLIANCE WITH CITY STANDARDS AND SPECIFICATIONS. IT IS THE SOLE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ASSURE THE ACCURACY OF THE ELEVATIONS AND STATIONING FOR SEWER, WATER, AND STORM DRAIN PIPING, CURB, GUTTER AND LOT GRADES SHOWN ON THESE PLANS. NO VERIFICATION OF THESE ELEVATIONS AND STATIONS HAS BEEN MADE BY THE CITY.

BENCHMARK

CITY OF TULARE BM NO. 12
BRASS CAP IN CONC. BRIDGE. ½ MILE SOUTH OF INT. OF MOONEY BLVD. AND PROSPERITY. CAP IS LOCATED ON S.E. COR. OF BRIDGE. BRIDGE IS DRIVE APPROACH FOR OLD KJUG RADIO.
ELEV. 299.667

NORTH

60' 0' 60'

STREET LIGHT KEYNOTES (THIS SHEET ONLY)

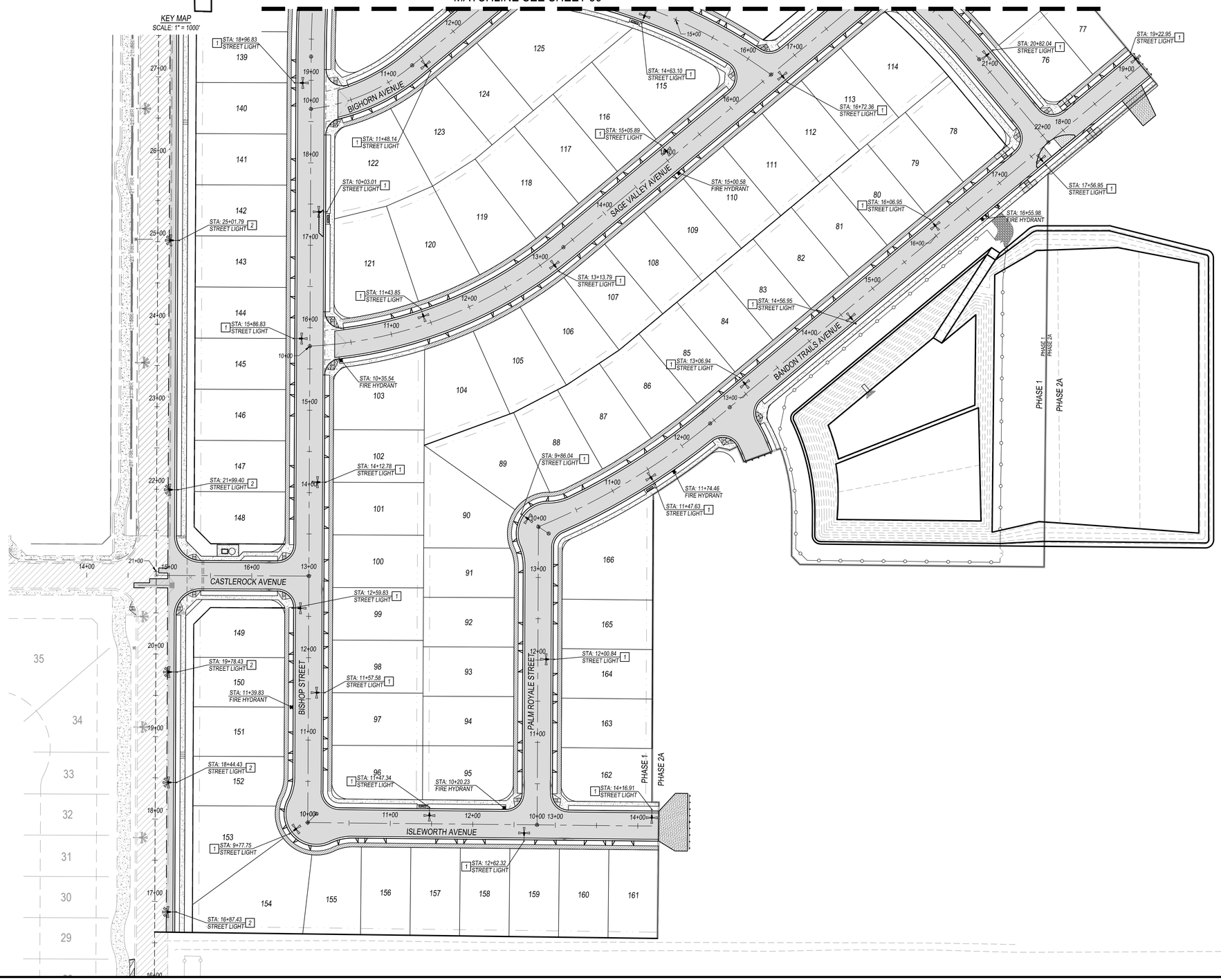
1. INSTALL 29-WATT 4,000 LUMEN LED, 26' POLE, 6' MAST ARM STREET LIGHT OR EQUIVALENT PER CITY STD. 7310.
2. INSTALL 37-WATT 5,000 LUMEN LED LIGHT OR EQUIVALENT PER CITY STD. 7315 FOR OFFSITE STREET LIGHTS.
3. INSTALL SOLAR 29-WATT 4,000 LUMEN LED, 26' POLE, 6' MAST ARM TEMPORARY STREETLIGHT.

LEGEND

- PROPOSED ONSITE/TEMPORARY STREET LIGHT
- PROPOSED OFFSITE STREET LIGHT

MATCHLINE SEE SHEET 56

KEY MAP
SCALE: 1" = 1000'




| REVISIONS | | | |
|---|---|---|---|
| DATE | BY | DESCRIPTION | |

LICENSED PROFESSIONAL ENGINEER
RYAN J. DUDLEY
C 89798
Exp. 03-31-27
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
DATE
RYAN J. DUDLEY
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RCE 89798

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DRW BY: DM, NM, JR
CHK BY: AF, RD

IMPROVEMENT PLANS FOR:
SAN JOAQUIN VALLEY HOMES
5607 AVE DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

FNC FARMS SUBDIVISION - PHASE 1
STREETLIGHT & FIRE HYDRANT PLAN

| | |
|---|---|
| PLOT DATE: | Feb 11, 2026 |
| JOB NO.: | 240704 |
| FILE NAME: | 240704_56-57_STREETLIGHT & FIRE HYDRANT PLAN |
| SCALE: | 1" = 60' |
| SHEET NO.: | 57 OF 57 |

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