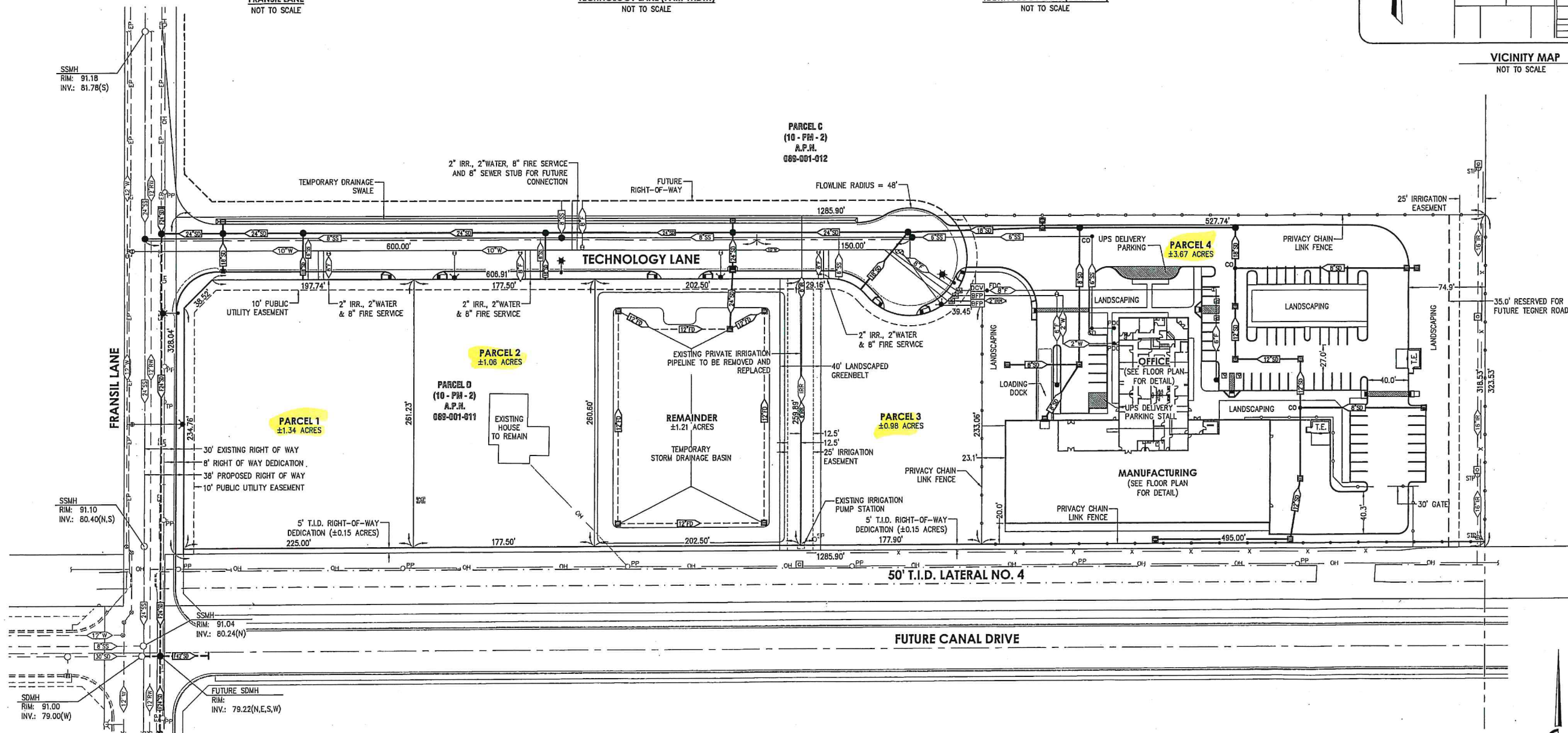
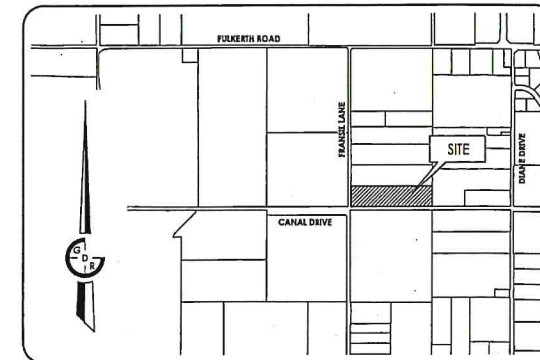
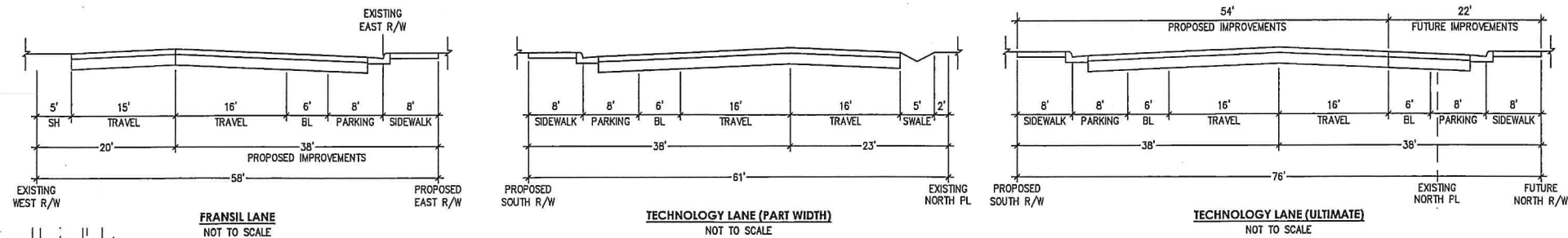




LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROJECT BOUNDARY	---
---	RIGHT-OF-WAY	---
---	PROPERTY LINES	---
---	CENTERLINE	---
---	SECTION LINE	---
---	WATER	---
---	RECLAIMED WATER	---
---	SANITARY SEWER	---
---	STORM DRAINAGE	---
---	FUTURE STORM DRAINAGE	---
---	IRRIGATION	---
---	PUBLIC UTILITY EASEMENT	---
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	OVERHEAD LINES	---
---	CANAL LINER	---
---	FENCE	---
EXISTING	DESCRIPTION	PROPOSED
○	FIRE HYDRANT	○
○	WATER VALVE	○
○	WATER POINT OF CONNECTION	○
○	FIRE DEPT. CONNECTION	○
○	WATER METER	○
○	BACKFLOW PREVENTER	○
○	SEWER CLEANOUT	○
○	SEWER POINT OF CONNECTION	○
○	MANHOLE	○
○	DRAIN INLET	○
○	CATCH BASIN	○
○	POWER POLE	○
○	SERVICE POLE	○
○	TELEPHONE POLE	○
○	GUY WIRE	○
○	GAS METER	○
○	IRRIGATION VALVE	○

PROPERTY OWNER / DEVELOPER

A.P.N.: 089-001-011
 NAME: ZEBRA PLANT, LLC. (LYN E. BRIGHT)
 CONTACT: RON WEST
 PHONE: 209.955.8895
 SITE ADDRESS: 812 FRANSIL LANE
 CITY/STATE/ZIP: TURLOCK, CA 95380
 MAILING ADDRESS: 3625 LOCKWOOD ROAD
 CITY/STATE/ZIP: CERES, CA 95307

PROPERTY DESCRIPTION

PARCEL D AS PER PARCEL MAP FILED OCTOBER 14, 1970 IN BOOK 10 OF PARCEL MAPS, AT PAGE 2, STANISLAUS COUNTY RECORDS, LYING IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA.

PROJECT SUMMARY

EXISTING ZONING: IBP - INDUSTRIAL BUSINESS PARK
 (WESTSIDE INDUSTRIAL SPECIFIC PLAN)
 EXISTING GENERAL PLAN: BP - BUSINESS PARK

EXISTING # OF PARCELS: 1
 PROPOSED # OF PARCELS: 4 & 1 REMAINDER

PARCEL 1: ±1.34 ACRES
 PARCEL 2: ±1.06 ACRES
 REMAINDER: ±1.21 ACRES
 PARCEL 3: ±0.98 ACRES
 PARCEL 4: ±3.67 ACRES
 T.I.D. DEDICATION: ±0.15 ACRES
 R/W DEDICATION: ±1.20 ACRES
 PROJECT TOTAL: ±9.62 ACRES

OFFICE AREA: 8,745 SQ. FT.
 MANUFACTURING AREA: 23,960 SQ. FT.
 BUILDING TOTAL: 32,705 SQ. FT.

PARKING CALCULATIONS:
 1 STALL PER 1,000 S.F. FOR MANUFACTURING
 1 STALL PER 250 S.F. FOR OFFICE

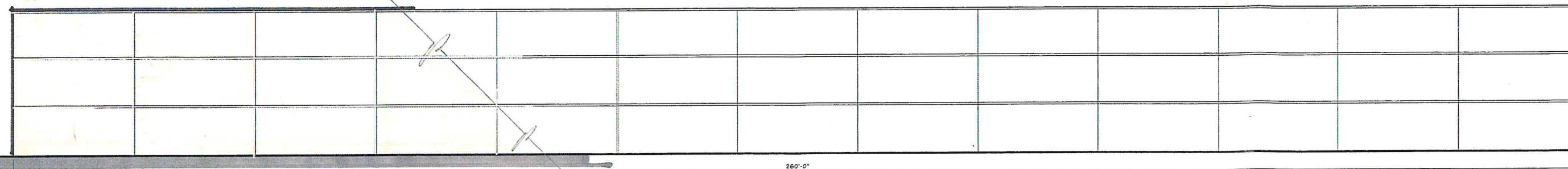
PARKING STALLS REQUIRED: 59
 PARKING STALLS PROVIDED: 64



GDR ENGINEERING, INC.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
 E-MAIL: GDRNGR@GDRNGR.COM

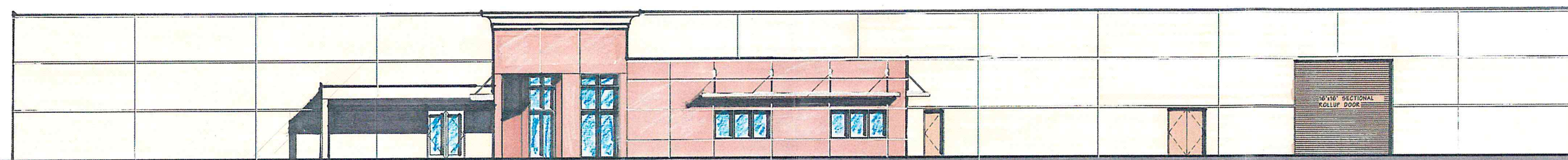
VESTING TENTATIVE PARCEL MAP & UTILITY PLAN
FOR
ELUM INDUSTRIAL CAMPUS

SCALE: 1"=50' DATE: 12/30/2019
 DWG NO. 17042 Site Plan.dwg LAYOUT SHEET 1 OF 1
 DRAWN: J. JANTZ
 CHECKED: J. CHAPMAN FILE NO. 17042



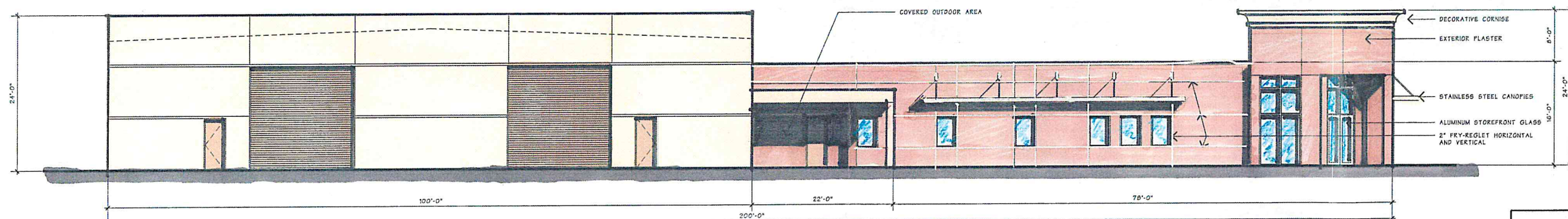
260'-0"

SOUTH ELEVATION

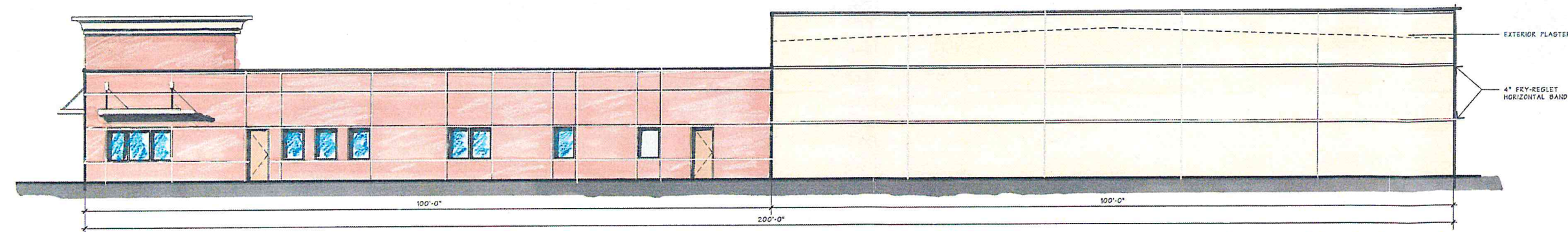


260'-0"

NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

**thom
torvond
& associates**

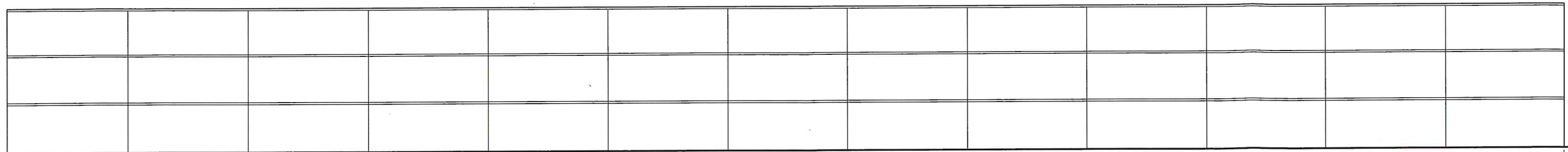
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TELEPHONE AREA CODE (209) 526-1616
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JOB #	DATE:
DRAWN BY:	CHECKED BY:
REVISIONS	
No.	DESCRIPTION DATE CHECK'D

PROJECT TITLE
ELUM INDUSTRIAL
CAMPUS

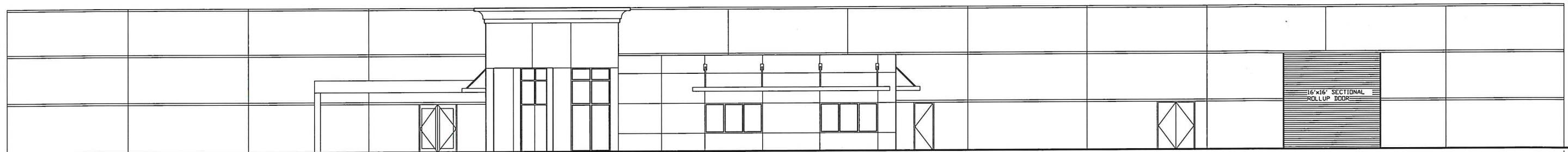
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET OF



260'-0"

SOUTH ELEVATION



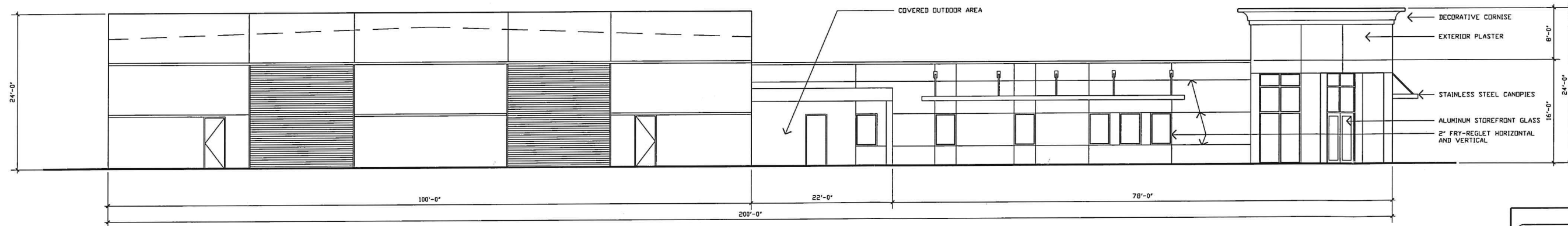
79'-6"

68'-6"

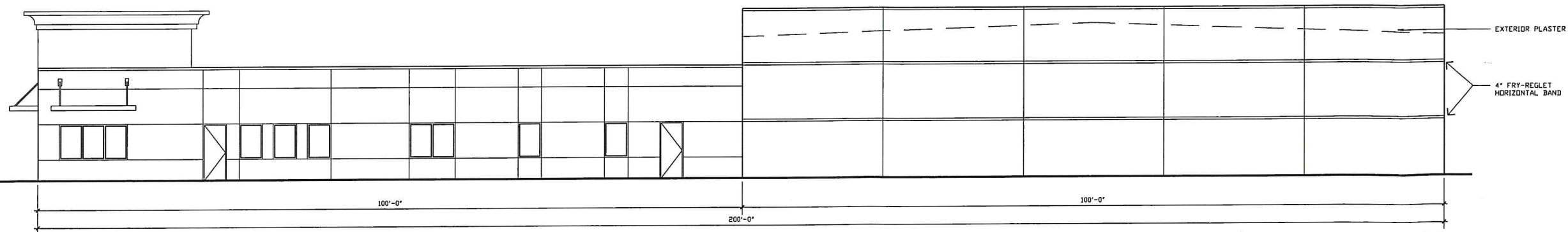
260'-0"

112'-0"

NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

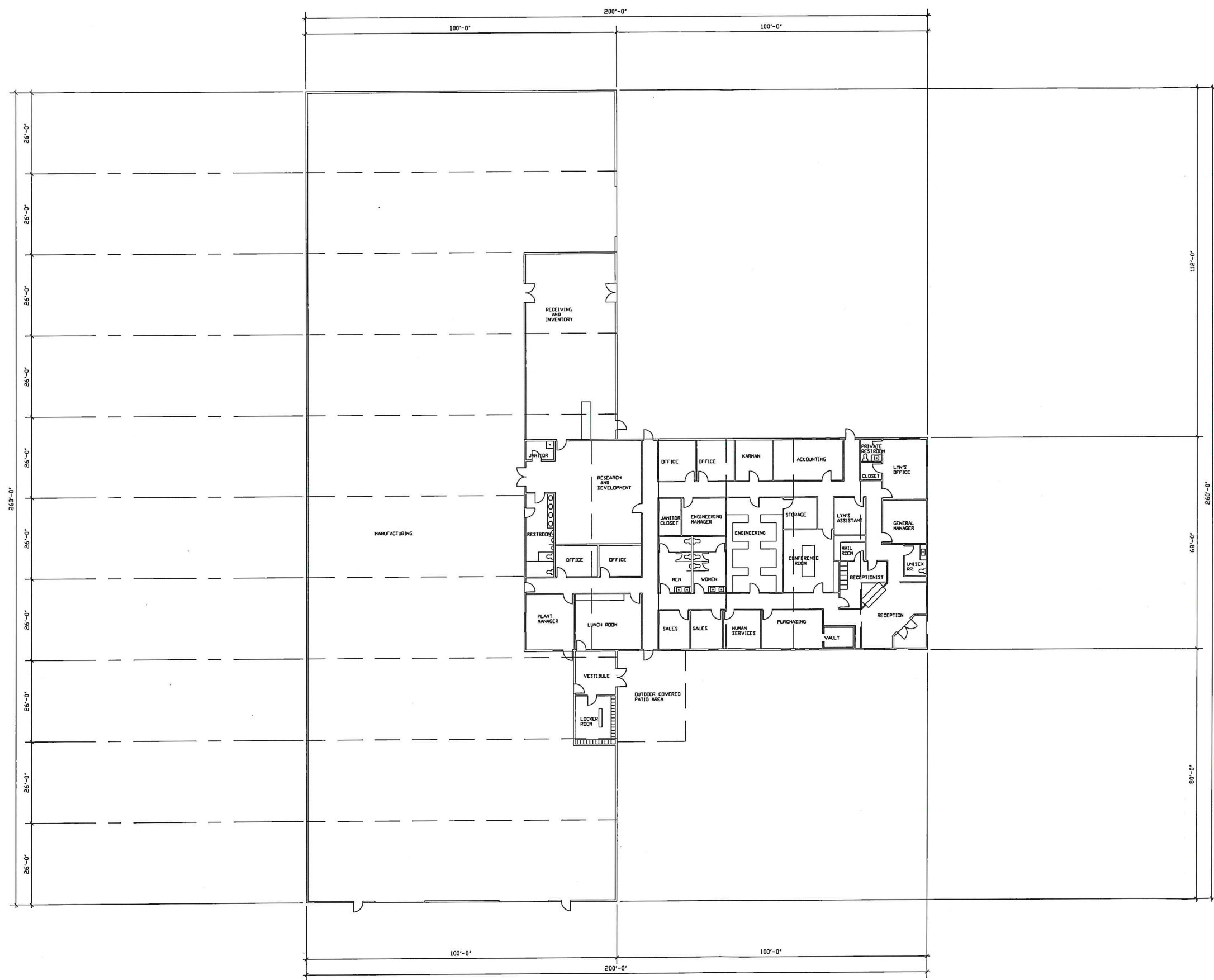
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JOB #	DATE
DRAWN BY	CHECKED BY
REVISIONS	
No.	DESCRIPTION
DATE	CHECK'D

PROJECT TITLE
ELUM INDUSTRIAL
CAMPUS
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

SHEET OF



DESIGN DATA

SQUARE FOOTAGES:

OFFICE AREA 8,745

MANUFACTURING 23,960

TOTAL SQUARE FOOTAGE = 32,705

SITE AREA PARCEL 5 = 3.67 ACRES
159,865 SQUARE FEET

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OF THOM TORVEND & ASSOCIATES.

ARCHITECT CONSULTANT

JOB # 190101 DATE: 07/14/19
DRAWN BY: J.T. CHECKED BY: J.T.

REVISIONS			
No.	DESCRIPTION	DATE	CHECK'D

PROJECT TITLE
ELUM INDUSTRIAL
812 FRANSIL LANE
TURLOCK, CALIFORNIA
SHEET DESCRIPTION
FLOOR PLAN



Landscape Concept Statement

This landscape has been designed to be a tree-filled, shady oasis in an otherwise industrial area. Visitors and employees will have amply shaded parking stalls and an area within the parking lot for lunch breaks and quiet contemplation among the trees.

Wide planting areas allow for impactful shrub and groundcover planting, with varied colors and textures. Boulders and accent planting will highlight corners and entries. The back side of the building, as well as the future Tegner Road expansion area will be covered in bark for a low cost and low maintenance solution.

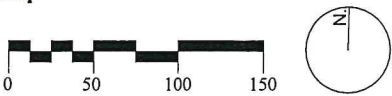
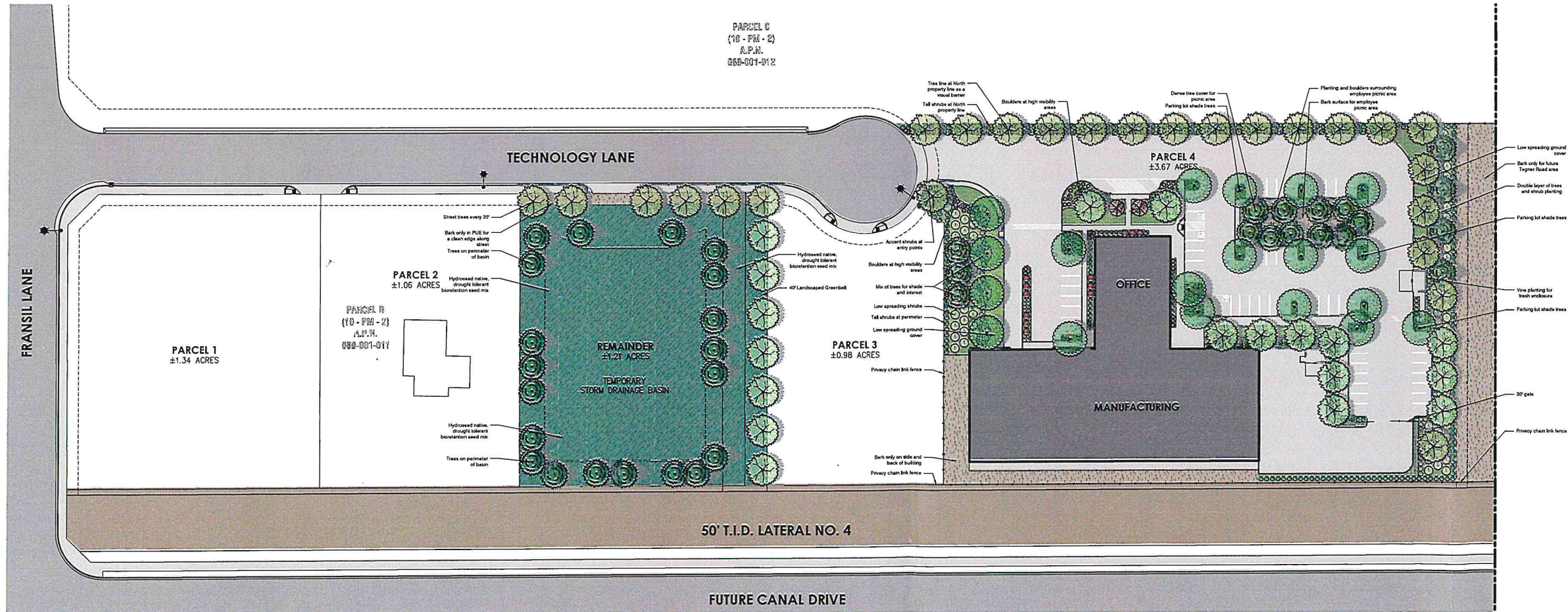
The nearby temporary storm drainage basin will be hydroseeded with a drought tolerant, bioretention appropriate, native seed mix that can be mowed or unmowed as desired. The area will be ringed with trees for shade and beauty.

Turf will not be used in this project, and plants are chosen to be drought tolerant and appropriate for Turlock's planting zone. Vines are used to shield trash enclosures from view and shrubs serve to screen utilities.

Project Location



Vicinity Map



Revisions:

Linda Fish
Landscape Architect
fishlandscape@icglobal.net
(209) 656-7177
CLA #4346

Preliminary Landscape Plan

Elum Industrial Campus

Turlock, CA

Scale: 1"=50'-0"
Date: 10-4-19
Drawn: LF
Sheet Number:

L0