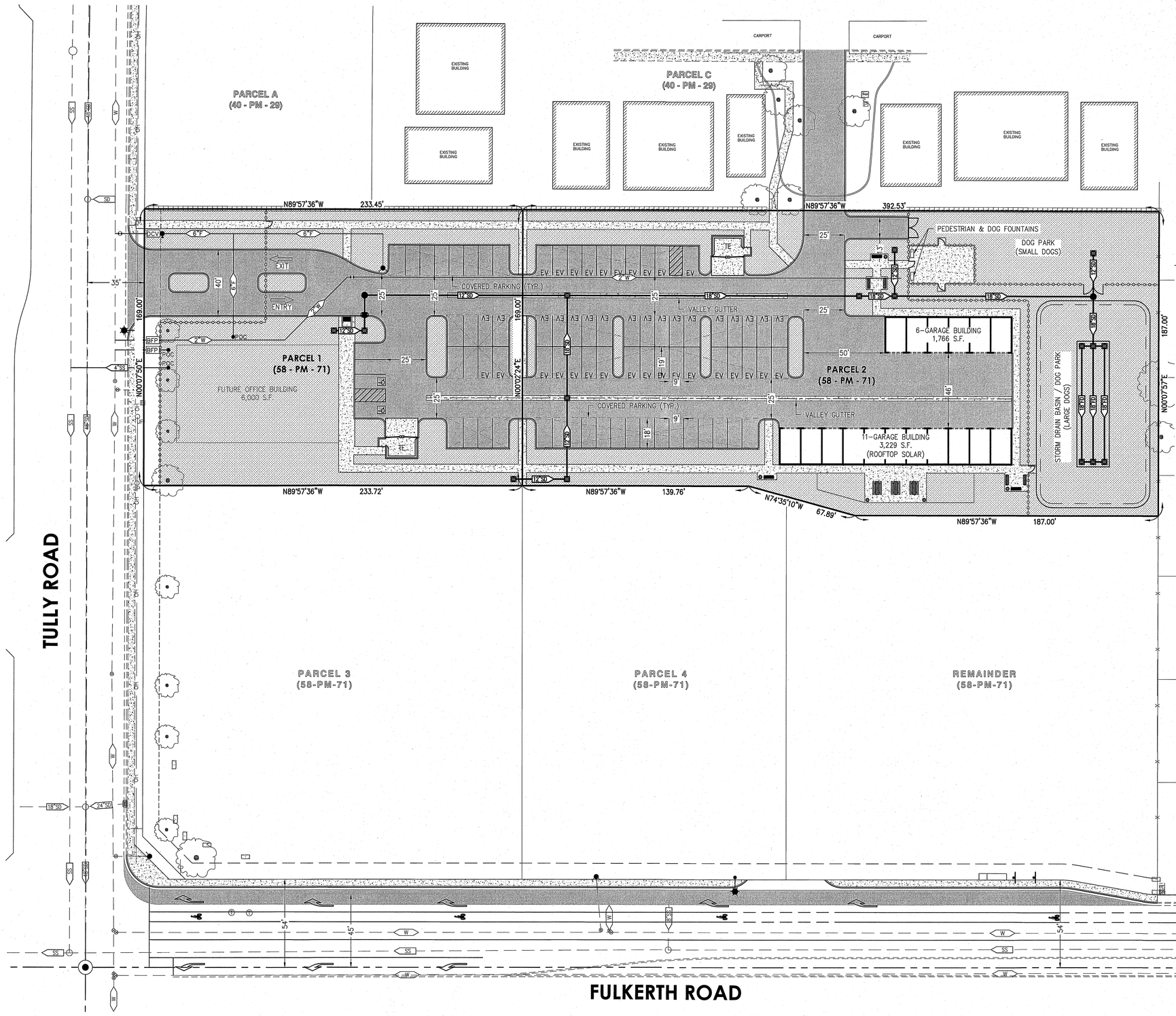


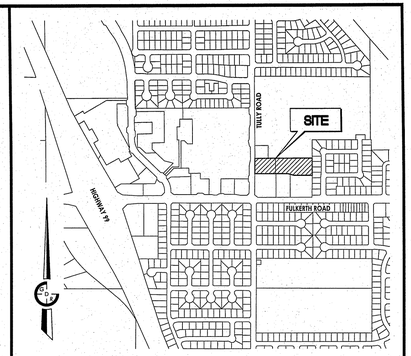
LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	CENTER LINE	
	EASEMENTS	
OH	OVERHEAD	
X	WOODEN FENCE	
	CHAINLINK FENCE	
	MASONRY BLOCK WALL	
SD	STORM DRAINAGE LINE	SD
SS	SANITARY SEWER LINE	SS
W	WATER LINE	W
	BACK-FLOW PREVENTER	BFP
BOLO	BOLLARD	
	BUSH / SHRUB	
	CATCH BASIN	
	DOUBLE CHECK VALVE	DCV
	DRAIN INLET	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	JUNCTION POLE	
	ELECTROLIER	
	ELECTRICAL BOX	
MB	MAILBOX	
	MANHOLE	
	POINT OF CONNECTION	POC
	SERVICE BOX	
	SIGN	
	TELEPHONE BOX	
	TELEPHONE MANHOLE	
	TELEPHONE PEDESTAL	
	TREE	
	TRAFFIC SIGNAL BOX	
	WATER METER	WM
	VALVE	

ABBREVIATIONS

BFP	BACK-FLOW PREVENTER
BOL	BOLLARD
BSW	BACK OF SIDEWALK
CC	CURB CUT
DCV	DOUBLE CHECK VALVE
E	ELECTRICAL
(E)	EAST
EG	EXISTING GRADE (GROUND)
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOWLINE
INV.	INVERT
JP	JUNCTION POLE
MB	MAILBOX
MH	MANHOLE
(N)	NORTH
OH	OVERHEAD LINES
POC	POINT OF CONNECTION
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
(S)	SOUTH
TC	TOP OF CURB
W	WATER
WM	WATER METER
(W)	WEST

30 15 0 30 60
(If this sheet is not 24"x36", it is a reduced print)



VICINITY MAP
CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

PROPERTY OWNER / APPLICANT

NAME:	ZEBRA PLANT, LLC
CONTACT:	LYN E. BRIGHT
MAILING ADDRESS:	4918 TAYLOR COURT
CITY/STATE/ZIP:	TURLOCK, CA 95382
PHONE:	209.985.8895
EMAIL:	ronwest.associates@gmail.com
SITE ADDRESS:	N. TULLY ROAD
CITY/STATE/ZIP:	TURLOCK, CA 95380

GENERAL CONTRACTOR

NAME:	TITUS CONSTRUCTION R&M
LICENSE NO.:	B855865
MAILING ADDRESS:	250 ROMANOV COURT
CITY/STATE/ZIP:	PATTERSON, CA 95363
PHONE:	209.221.5593

EXISTING CONDITIONS

A.P.N.:	088-030-004 & 088-030-005
EXISTING PARCELS:	2
EXISTING ACREAGE:	±2.52
EXISTING GENERAL PLAN:	COMMUNITY COMMERCIAL (TURLOCK NORTHWEST TRIANGLE MASTER PLAN)
EXISTING ZONING:	C-C (COMMUNITY COMMERCIAL)

PROPOSED PROJECT

PARCEL 1:	FUTURE PROFESSIONAL OFFICE BUILDING
PARCEL 2:	DOG PARKS, OPEN SPACE, ADDITIONAL PARKING FOR EXISTING APARTMENTS, GARAGE BUILDINGS
PROPOSED PARKING:	53 COVERED STANDARD SPACES 20 COVERED EV SPACES 2 COVERED ACCESSIBLE EV SPACES 2 STANDARD SPACES 2 ACCESSIBLE SPACES 79 TOTAL SPACES

NOTES

WATER:	CITY OF TURLOCK
SEWER:	CITY OF TURLOCK
STORM DRAINAGE:	ON-SITE RETENTION BASIN

1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
2. ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF TURLOCK IMPROVEMENT STANDARDS.
3. NO CONNNECTION TO CITY OF TURLOCK STORM DRAIN SYSTEM PROPOSED.
4. CARAGE BUILDINGS TO BE WIRED FOR ELECTRIC VEHICLE CHARGER INSTALLATION IN EACH BAY.
5. INGRESS/EGRESS AND UTILITY EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENTS AT TIME OF DEVELOPMENT.
6. RECIPROCAL ACCESS AND PARKING EASEMENTS TO BE RECORDED BY SEPARATE DOCUMENTS AT TIME OF DEVELOPMENT.

PROPERTY DESCRIPTION

PARCELS 1 AND 2 AS SHOWN ON THE MAP RECORDED MARCH 14, 2023 IN BOOK 58 OF PARCEL MAPS, AT PAGE 71, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN, SITUATED IN THE CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA.

REGISTERED PROFESSIONAL ENGINEER
JASON K. CHAPMAN
No. 66134
CIVIL
STATE OF CALIFORNIA

8/16/2023
DATE SIGNED:

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

CONCEPTUAL SITE & UTILITY PLAN FOR ZEBRA PLANT, LLC

SCALE: 1"=30' DATE: 08/16/2023
DWG NO. 16004 CSP.dwg
DRAWN: H. SANGHERA
CHECKED: J. CHAPMAN
SHEET: 1 OF 1
FILE NO. 16004