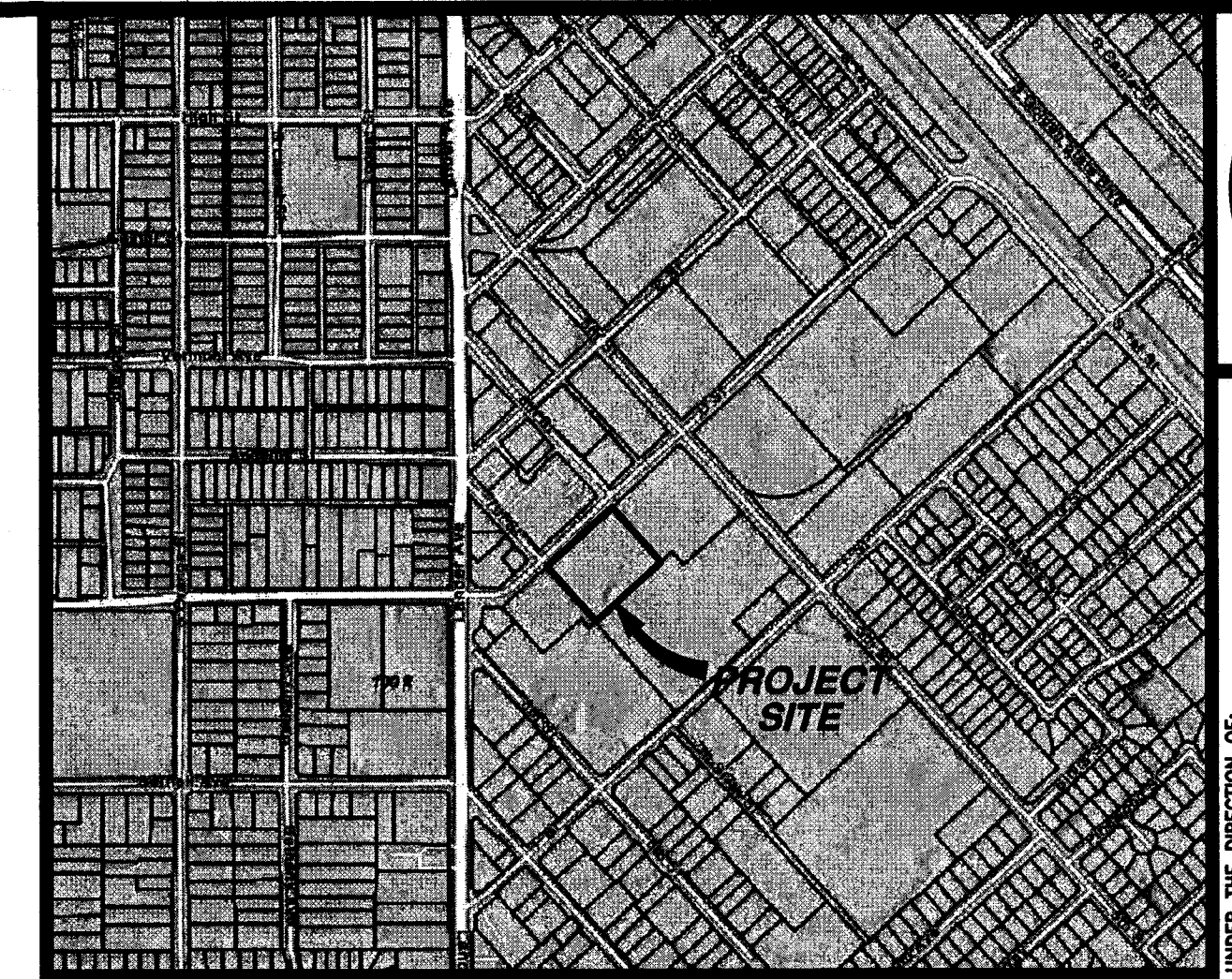
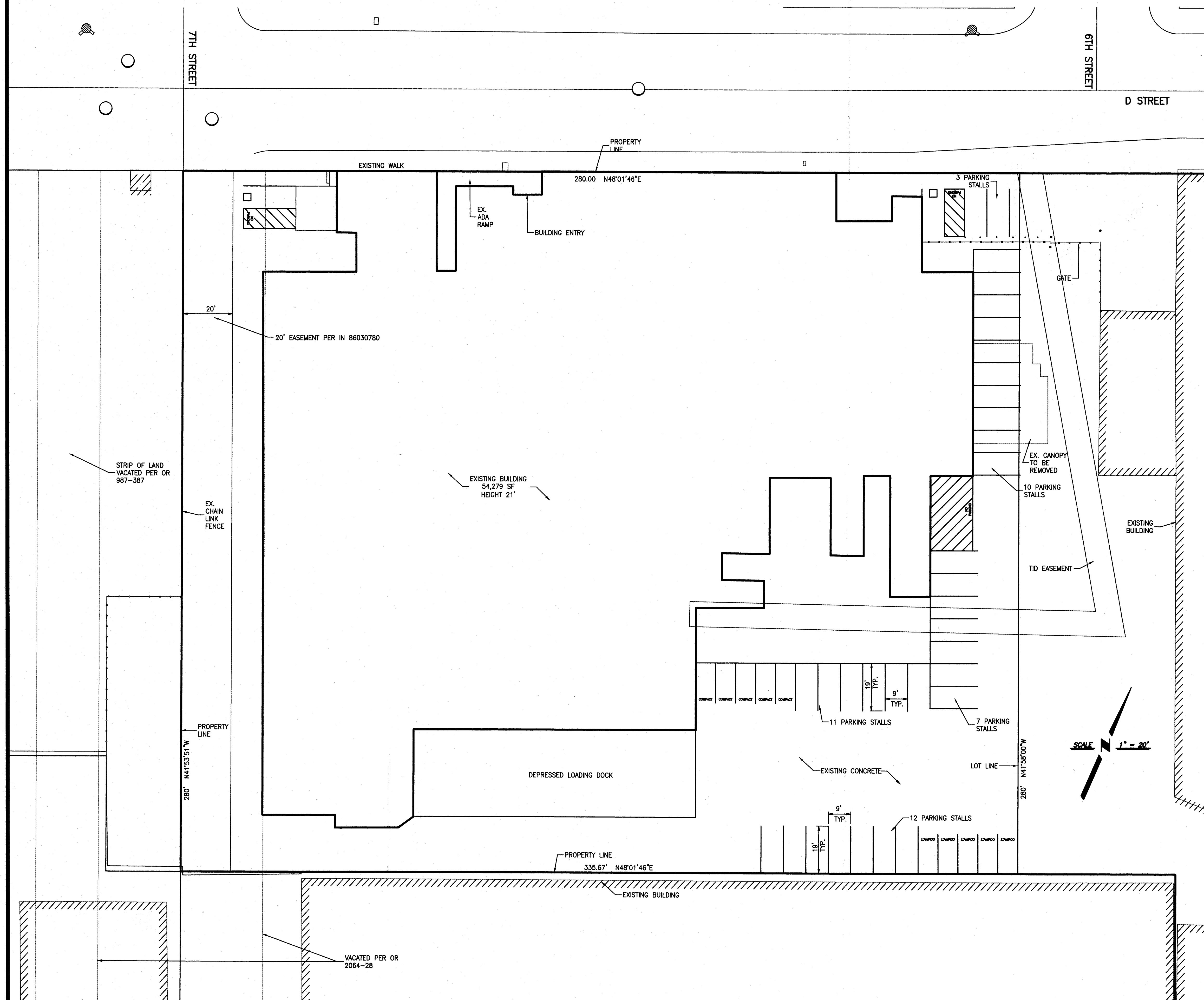


IMPROVEMENT PLANS FOR:
680 D STREET
TURLOCK, CALIFORNIA



VICINITY MAP

GENERAL NOTES:

- 1) PROPERTY AREA OF SUBJECT SITE: 2.16 ACRES
TOTAL BUILDING AREA: 54,279 SF
 - 2) CITY OF TURLOCK CURRENT ZONING: INDUSTRIAL
 - 3) BUILDING HEIGHT RESTRICTION FOR APPROPRIATE ZONE: NONE
 - 4) FLOOD INFORMATION: ZONE C, AREA OF MINIMAL FLOODING, PANEL 060384 0775 A, DATED 8/1/1980
 - 5) INTERIOR LOT: FRONT YARD = 20 FT., SIDE YARD = 0 FT., REAR YARD = 0 FT.
PER CITY OF TURLOCK ZONING ORDINANCE TITLE 9, SECTION 9-3-403.
 - 6) PARKING REQUIREMENTS:
CITY OF TURLOCK REQUIREMENTS FOR PARKING = 1 SPACE PER 1,000 SQUARE FEET OF GROSS AREA, PER SECTION 9-2-213 OF THE ZONING ORDINANCE
REGULAR AND HANDICAP PARKING STALL: 8' WIDE X 19' DEEP
COMPACT PARKING STALL: 8' WIDE X 16' DEEP (30% MAX. OF THE TOTAL PARKING SPACES)
- ESTIMATED PARKING AVAILABLE:**
TOTAL BUILDING AREA: 54,279 SF
COMMON AREAS:
RESTROOM AREA: 689 SF + 502 SF + 47 SF = 1218 SF
HALLWAY AREA: 3379 SF
ELECTRICAL ROOM AREA: 520 SF + 80 SF = 600 SF
STORAGE AREA: 270 SF + 4465 SF + 416 SF = 5151 SF
VAULT AREA: 156 SF + 126 SF + 72 SF = 354 SF
TOTAL COMMON AREAS: 10,702 SF
TOTAL PARKING SPACES REQUIRED: 54,279 SF - 10,702 SF = 43,577 SF / 1,000 = 44 SPACES
TOTAL PARKING SPACES PROVIDED: 44 SPACES (32 REGULAR, 2 ADA & 10 COMPACT)

- A. REGULATORY AGENCY: CITY OF TURLOCK
PLANNING DIVISION
156 S. BROADWAY
TURLOCK, CA 95380
(209) 668-5640
KATIE QUINTERO - CITY PLANNER
KQuintero@turlock.ca.us
- B. OWNER: 680 D ST, LLC
680 D STREET
TURLOCK, CA
(209) 458-8440
NOE PACHECO
- C. ENGINEER: BENCHMARK ENGINEERING, INC.
915 17TH STREET
MODESTO, CA 95354
(209) 546-9300
(209) 546-9305 FAX
SERGIO CARRERA
scarrera@bemeng.net

RECEIVED
MAY 03 2022
CITY OF TURLOCK
PLANNING DIVISION

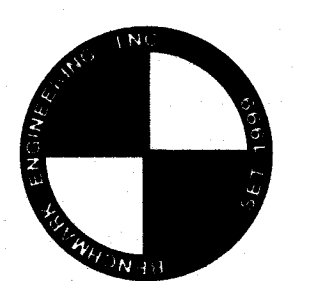
ABBREVIATION LIST

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACP	ASBESTOS CEMENT PIPE	MIN	MINIMUM
AP	ANGLE POINT	(N)	NORTH
BC	BEGINNING OF CURVE	NTS	NOT TO SCALE
BF	BOTTOM OF FENCE	OFF	OFFSET
BOUND	BOUNDARY	OG	ORIGINAL GROUND / GRADE
BOW	BACK OF WALK	PP	POWER POLE
BSBL	BACK OF SIDEWALK	PL	PROPERTY LINE
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BW	BOTTOM OF WALL	PT	POINT
C/G	CURB AND GUTTER	PUE	PUBLIC UTILITY EASEMENT
CIP	CAST IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	RET	RETURN
C.O.T.	CITY OF TURLOCK	R OR r	RADIUS
CONC	CONCRETE	R/W OR ROW	RIGHT OF WAY
CB	CATCH BASIN	RV	RESISTANCE VALUE
DET	DETAIL	SHT	SHEET
DI	DRAIN INLET	SNS	STREET NAME SIGN
DI	DRAIN INLET	STA	STATION
DI	DRAIN INLET	STD	STANDARD
DIP	DUCTILE IRON PIPE	SW	SIDEWALK
DO	DRIVEOVER CURB (ROLLED CURB)	SS	SEWER SERVICE
DW	DRIVEWAY	S	SEWER
SD	STORM DRAIN	TC	TOP OF CURB
EC	END OF CURVE	TEMP	TEMPORARY
EL	ELECTROLYZER	TF	TOP OF FENCE
EP	EDGE OF PAVEMENT	THRU	THROUGH
ELEV	ELEVATION	TI	TRAFFIC INDEX
ESMT	EASEMENT	TH	TOP OF WALL
EX OR EXIST	EXISTING	TPE	TREE PLANTING EASEMENT
FC	FINISHED CONCRETE	TYP	TYPICAL
FI	FIRE HYDRANT	UN	UNLESS OTHERWISE NOTED
FL	FLOW LINE	VERT	VERTICAL
FTC	FUTURE TOP OF CURB	VCP	VITRIFIED CLAY PIPE
G	GROUND	VG	VALLEY GUTTER
GB	GRADE BREAK	WS	WATER SERVICE
HORIZ	HORIZONTAL	W	WATER
HP	HIGH POINT	±	PLUS OR MINUS (NOT EXACT)
HDP	HIGH DENSITY POLYETHYLENE PIPE	m	METER
INV	INVERT	mm	MILLIMETER
IRR	IRRIGATION	Lm	LINEAL METER OR LINEAL
LF	LINEAL FEET OR LINEAL FEET		
LP	LOW POINT		



NO.	REVISIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17TH STREET - MODESTO, CALIFORNIA 95354
(209) 546-9300
(209) 546-9305



SITE PLAN
PLANS FOR:
680 D ST, LLC
680 D STREET TURLOCK, CA.

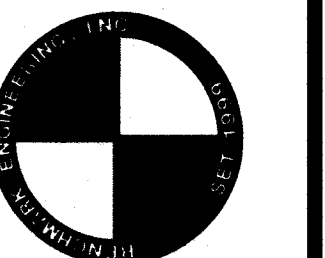
JOB NO. 230802
DATE 01/28/2022
DR BY EM
CK BY BC
SCALE AS SHOWN

SHEET
NUMBER
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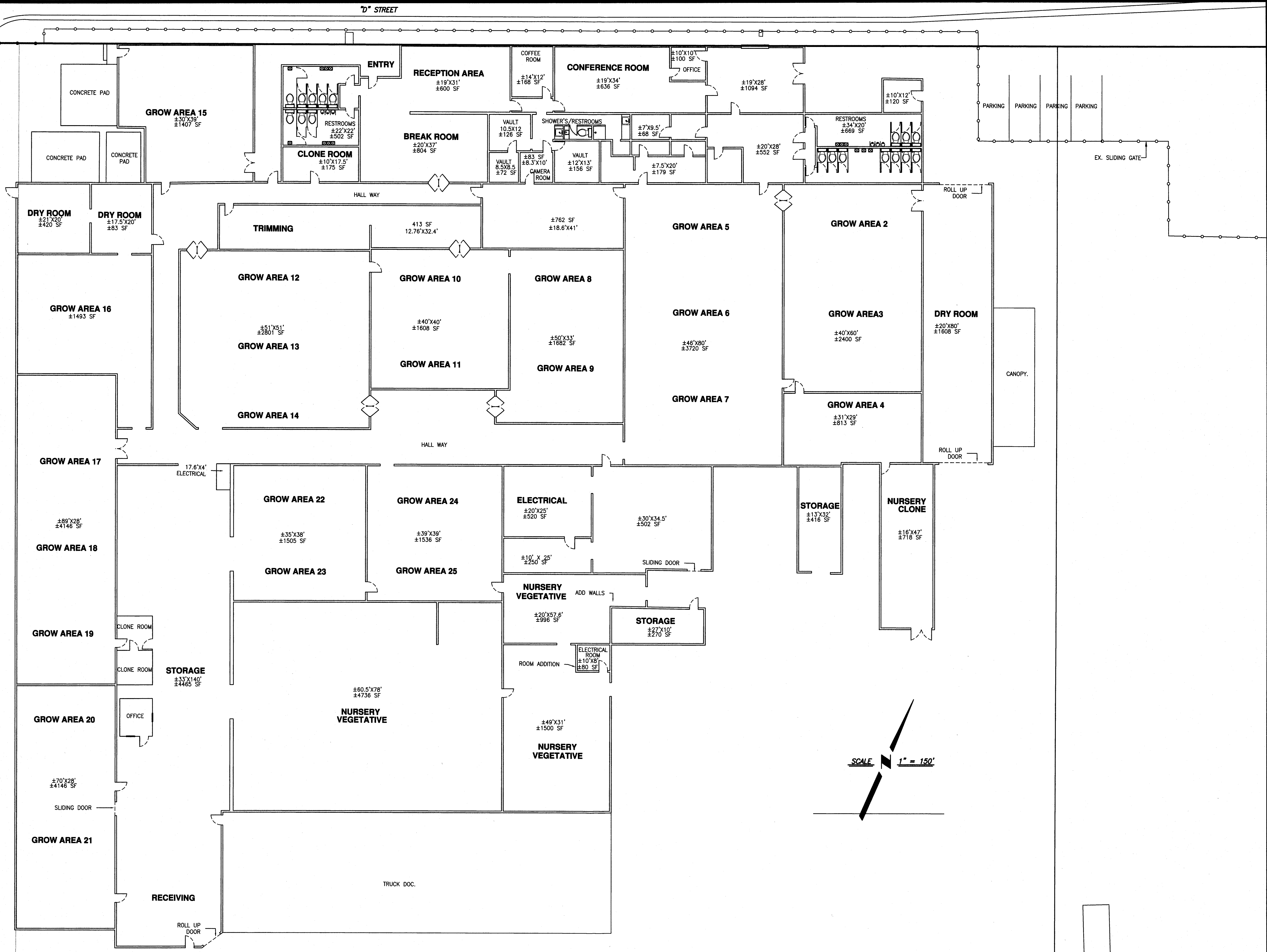
BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17th STREET • MODESTO, CALIFORNIA • 95354
(209) 548-8900

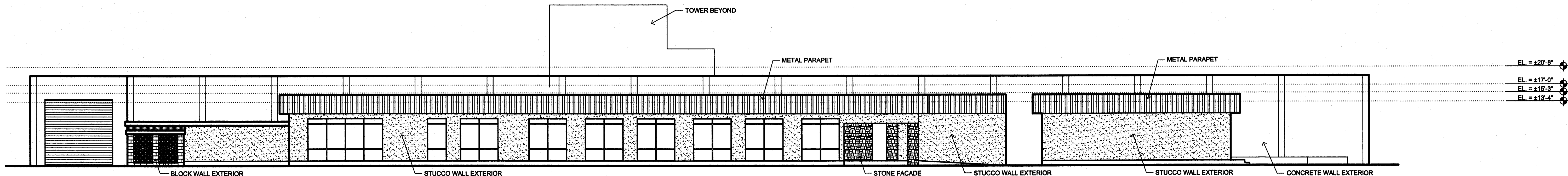


FLOOR PLAN
PLANS FOR:
FLAVOR FARMS
680 D ST. Turlock, CA.

JOB NO. 230802
DATE 01/22/2022
DR BY EM
CK BY SC
SCALE AS SHOWN

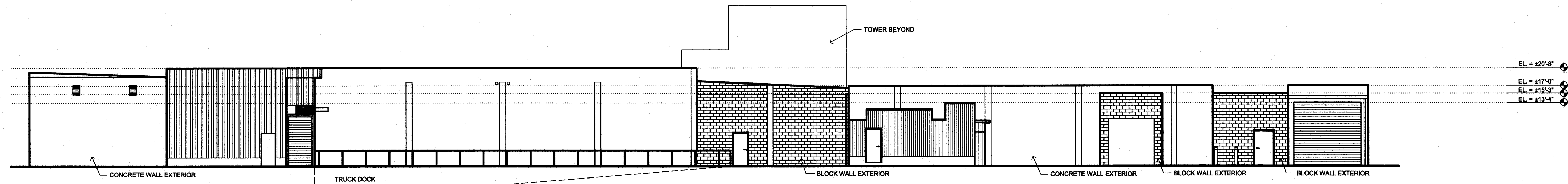
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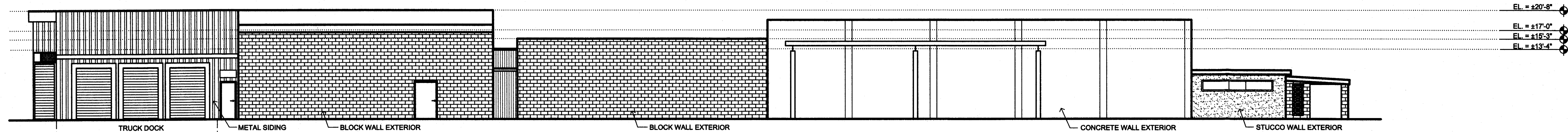
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



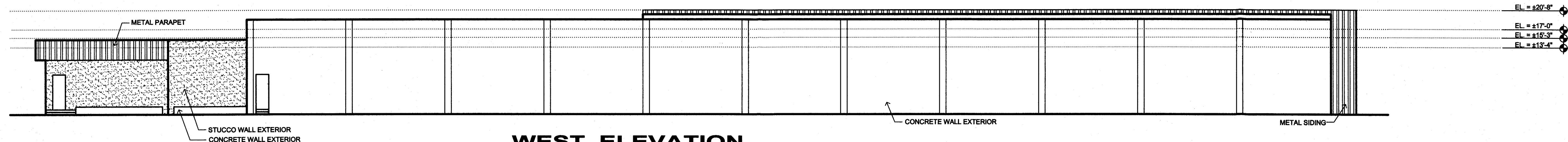
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



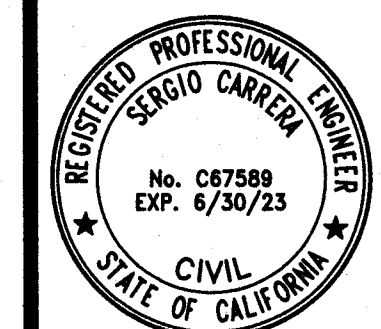
EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

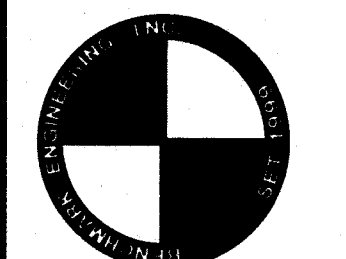
SCALE: 3/32" = 1'-0"



PREPARED UNDER THE DIRECTION OF:

NO.	REVISIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 915 17th STREET • MODESTO, CALIFORNIA • 95354
 (209) 546-9300



ELEVATIONS
 PLANS FOR:
680 D ST, LLC
 680 D STREET TULOCK, CA.

JOB NO. 230802
 DATE 9/7/2022
 DR BY EM
 CK BY SC
 SCALE AS SHOWN

SHEET NUMBER
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