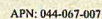


PLANNING REVIEW & VESTING TENTATIVE PARCEL MAP FOR:



1. APPLICANT/DEVELOPER: SPENGLER INVESTMENTS, LLC
7000 CLAYTON ROAD
TURLOCK, CA 95360
(209) 531-5608
CONTACT: BUSTER LUCAS

2. CIVIL ENGINEER: ALVERNAZ CONSULTING
7812 STONELEAF ROAD
SAN RAMON, CA 94582
(209) 985-2858
CONTACT: COLT ALVERNAZ, PE
RCE# 75740

3. TOTAL NO. OF EX LOTS: 1

4. TOTAL NO. OF PR. LOTS: 1

5. GROSS AREA: 1.2 ACRES

6. USE: EXISTING: VACANT INDUSTRIAL LOT
PROPOSED: WAREHOUSE DEVELOPMENT

7. GENERAL PLAN: EXISTING: INDUSTRIAL
PROPOSED: INDUSTRIAL

8. ZONING: EXISTING: I (INDUSTRIAL)
PROPOSED: I (INDUSTRIAL)

9. UTILITIES: WATER - CITY OF TURLOCK
SEWER - CITY OF TURLOCK
STORM DRAIN - CITY OF TURLOCK
GAS - PG&E
ELECTRIC - TURLOCK IRRIGATION DISTRICT
TELEPHONE - AT&T
CABLE TV - CHARTER COMMUNICATIONS

10. APN: 044-067-006

11. PARKING REQUIREMENTS
WAREHOUSE (1/1000) 20 STALLS
TOTAL PARKING PROVIDED: 20 STALLS (2 VAN ACCESSIBLE)

12. LANDSCAPING REQUIREMENTS
LANDSCAPING REQUIRED: 3,947 SF (7.5% OF LOT AREA)
LANDSCAPING PROVIDED: 4,000 SF (7.5% OF LOT AREA)

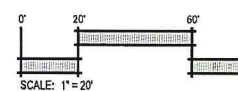
C1.0	SITE PLAN
A1.1	BUILDING 1-FLOOR PLAN
A1.2	BUILDING 2-FLOOR PLAN
A2.1	BUILDING 1-ELEVATIONS
A2.2	BUILDING 2-ELEVATIONS
T0.0	VESTING TENTATIVE PARCEL MAP

 PROPOSED BUILDING
 CONCRETE
 ON-SITE LANDSCAPING

C1.0

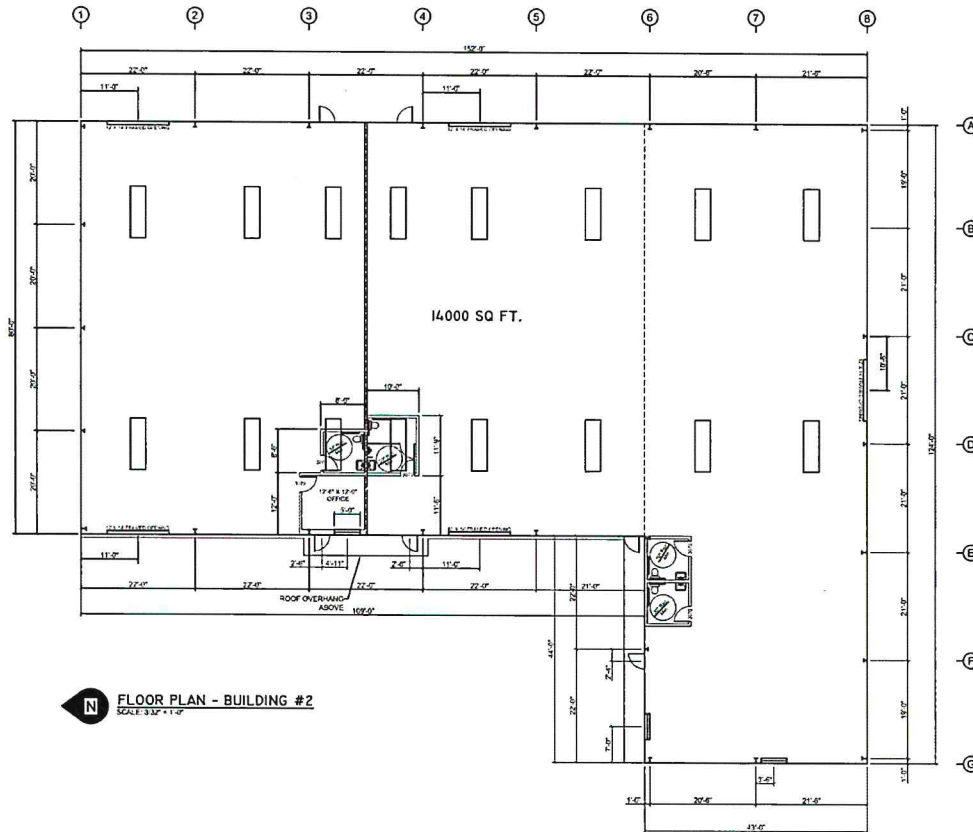
APN 044-067-006

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA
FOR: SPENGLER INVESTMENTS, LLC



DESIGN - PLANNING - CIVIL ENGINEERING
7612 STONELEAF ROAD - SAN RAMON, CA 94583
209.985.2658 - COLTALVERN@GMAIL.COM

bioRxiv preprint doi: <https://doi.org/10.1101/2018.07.13.241694>; this version posted July 13, 2018. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.



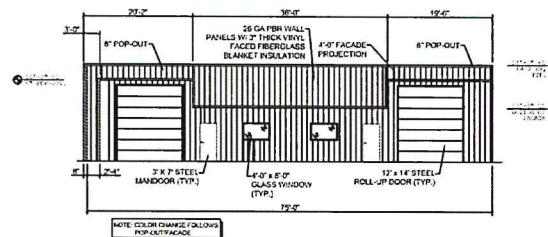
FLOOR PLAN - BUILDING #2
SCALE: 3/32" = 1'-0"

A2.1

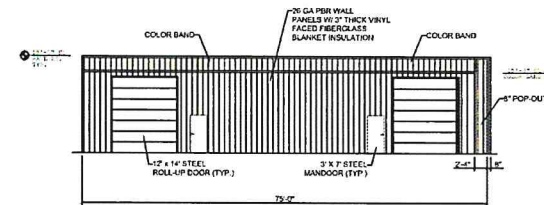
BUILDING 2 - FLOOR PLAN

APN 044-067-006

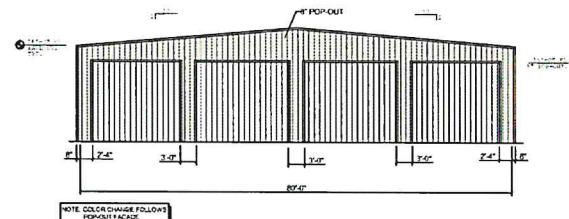
CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA
FOR: SPENGLER INVESTMENTS, LLC



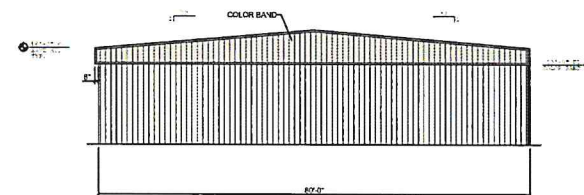
WEST ELEVATION
(BUILDING 1)



EAST ELEVATION
(BUILDING 1)



NORTH ELEVATION
(BUILDING 1)



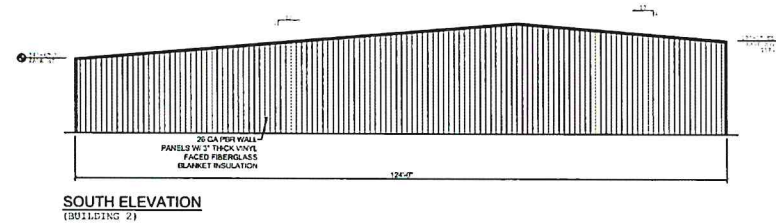
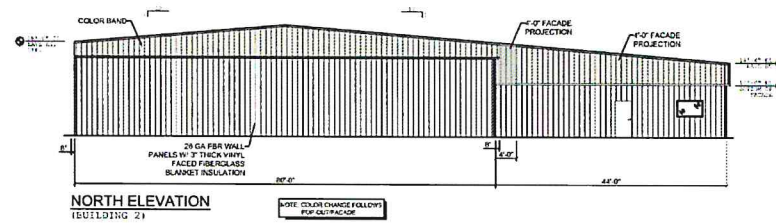
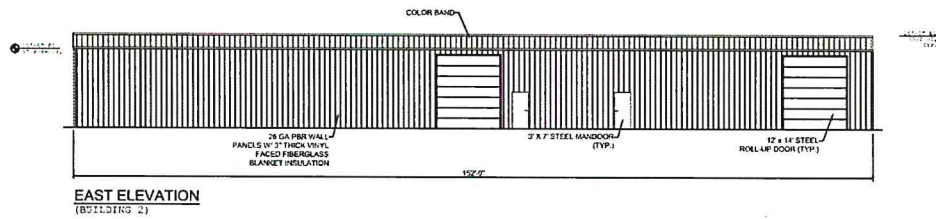
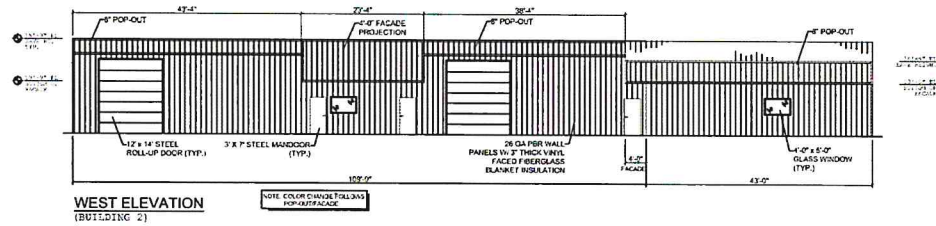
SOUTH ELEVATION
(BUILDING 1)

BUILDING 1 - ELEVATIONS

APN 044-067-006

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA
FOR: SPENGLER INVESTMENTS, LLC

A2.1



BUILDING 2 - ELEVATIONS

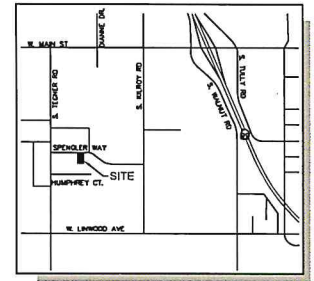
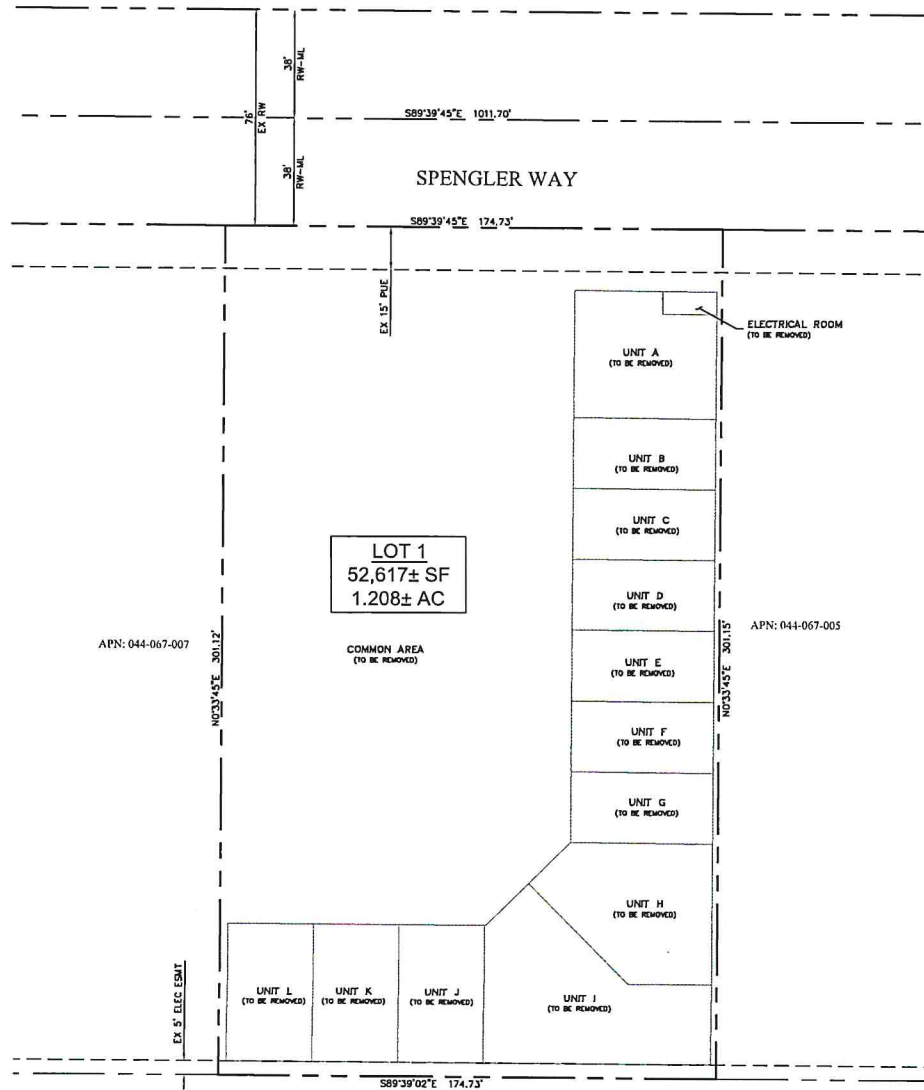
APN 044-067-006

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA
FOR: SPENGLER INVESTMENTS, LLC

A2.2

VESTING TENTATIVE PARCEL MAP FOR: SPENGLER I INDUSTRIAL PARK

BEING A DIVISION OF LOT 8 AS SHOWN ON THAT MAP RECORDED IN BOOK 43 OF PARCEL MAPS
AT PAGE 24, STANISLAUS COUNTY RECORDS, LYING WITHIN THE WEST HALF OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN,
CITY OF TURLOCK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA



VICINITY MAP
NTS

PROJECT NOTES:

1. APPLICANT/DEVELOPER: SPENGLER INVESTMENTS, LLC
7000 CLAYTON ROAD
TURLOCK, CA 95380
(209) 531-5608
CONTACT: BUSTER LUCAS
2. CIVIL ENGINEER: ALVERNAZ CONSULTING
7812 STONELEAF ROAD
SAN RAMON, CA 94582
(209) 985-2658
CONTACT: COLT ALVERNAZ, PE
RCE# 75740
3. TOTAL NO. OF EX LOTS: 1 (12 CONDOMINIUMS)
4. TOTAL NO. OF PR. LOTS: 1
5. GROSS AREA: 1.2 ACRES
6. USE: EXISTING: VACANT INDUSTRIAL LOT
PROPOSED: WAREHOUSE DEVELOPMENT
7. GENERAL PLAN: EXISTING: INDUSTRIAL
PROPOSED: INDUSTRIAL
8. ZONING: EXISTING: I (INDUSTRIAL)
PROPOSED: I (INDUSTRIAL)
9. UTILITIES: WATER - CITY OF TURLOCK
SEWER - CITY OF TURLOCK
STORM DRAIN - CITY OF TURLOCK
GAS - PG&E
ELECTRIC - TURLOCK IRRIGATION DISTRICT
TELEPHONE - AT&T
CABLE TV - CHARTER COMMUNICATIONS
10. APN: 044-067-006



DESIGN - PLANNING - CIVIL ENGINEERING
7812 STONELEAF ROAD - SAN RAMON, CA 94582
(209) 985-2658 - COLT.ALVERNAZ@GMAIL.COM