

IMPROVEMENT PLANS FOR MDP 2020-25 2400 MARYANN DRIVE

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA

BENCHMARK
CITY OF TURLOCK
NGL: 31-3-1
ELEVATION: 92.276
LOCATION: BRASS PLUG ON THE
SOUTHWEST CORNER ON KILROY AT WEST
MAIN STREET.

BASIS OF BEARINGS
THE BEARING OF N 89°59'44" W, BETWEEN "K7"
AND "K8" AS SHOWN ON A RECORD OF SURVEY
FILED IN VOLUME 20 OF SURVEYS AT PAGE 56,
STANISLAUS COUNTY RECORDS WAS USED AS THE
BASIS FOR ALL BEARINGS SHOWN HEREON.

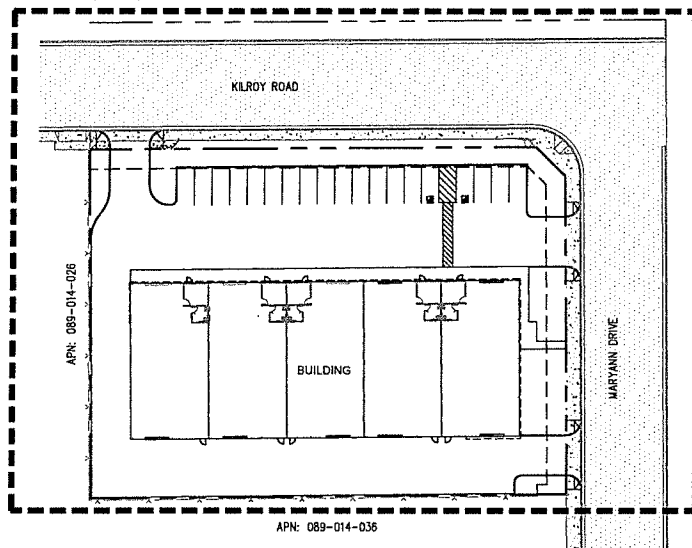
LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	WATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	SANITARY SEWER	---
---	POTABLE WATER	---
---	RECYCLED WATER	---
---	CURB & GUTTER	---
---	SAWCUT	---
---	PCC SIDEWALK / PCC TRAIL	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	CATCH BASIN	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	MANHOLE	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	WATER LATERAL WITH METER BOX	---
---	WATER VALVE	---
---	AIR RELEASE VALVE	---
---	POST INDICATOR VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	CURB RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATIONS	---
---	ASPHALT PAVEMENT	---
---	AC REMOVAL	---
---	IRRIGATION SLEEVE	---

ABBREVIATIONS

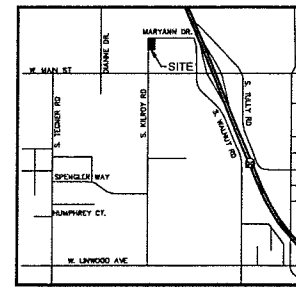
AB	AGGREGATE BASE	LP	LOW POINT
AC	ACRES	LT	LEFT
AS	ASPHALT	MAX	MAXIMUM
AD	AREA DRAIN	MIN	MINIMUM
APN	ASSESSORS PARCEL NUMBER	NIS	NOT TO SCALE
BGE	BACK GARAGE ELEVATION	OH	OVERHEAD
BMP	BEST MANAGEMENT PRACTICE	PUE	PUBLIC UTILITY EASEMENT
BNDY	BOUNDARY	R/W	RIGHT OF WAY
BSW	BACK OF SIDEWALK	RET	RETENTION
C.O.T.	CITY OF TURLOCK	RT	RIGHT
CY	CUBIC YARDS	S OR SS	SANITARY SEWER
DET	DETAIL	SF	SQUARE FOOT
DMA	DRAINAGE MANAGEMENT AREA	SSH	SANITARY SEWER MANHOLE
DW	DRIVEWAY	STD	STANDARD
EX	EXISTING	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TCM	TREATMENT CONTROL MEASURE
FF	FINISHED FLOOR	TO	TOP OF GRATE
FG	FINISHED GRADE	TP	TYPICAL
FOC	FRONT GARAGE ELEVATION	TYP	TYPICAL
FH	FIRE HYDRANT	WM	WATER METER
G	GUTTER	WQ	WATER QUALITY
HP	HIGH POINT	WS	WATER SERVICE
INV	INVERT	N.	NORTH
JT	JOINT TRENCH	S.	SOUTH
LAT	LATERAL	E.	EAST
LF	LINEAR FEET	W.	WEST
LL	LOT LINE		

C1.0, C2.0, C3.0, C4.0, C5.0 & C6.0



SITE PLAN / INDEX SHEET

SCALE: 1"=30'



VICINITY MAP
N.T.S.

PROJECT TEAM

- DEVELOPER:** MAC INVESTMENTS
P.O. BOX 3520
TURLOCK, CA 95361
CONTACT: ROBERT FERNANDES OR
BUSTER LUCKAS
- CIVIL ENGINEER:** ALVERNAZ CONSULTING
130 JULIA LOOP
DANVILLE, CA 94506
PHONE: (925) 393-2811
CONTACT: COLT ALVERNAZ, PE #75740
- GEOTECHNICAL ENGINEER:** NORTH AMERICAN TECHNICAL SERVICES
4713 ENTERPRISE WAY, SUITE 4
MODESTO, CA 95356
PHONE: (209) 545-1108
CONTACT: KIRT LAMB
- CONTRACTOR:** JIM FERNANDES CONSTRUCTION, INC.
P.O. BOX 3520
TURLOCK, CA 95361
PHONE: (209) 834-2864
CONTACT: ROBERT FERNANDES

SHEET INDEX

SHEET	DWG.	DESCRIPTION
1	C0.0	TITLE SHEET
2	C0.1	GENERAL NOTES AND DETAILS
3	C1.0	EXISTING CONDITIONS/DEMOLITION PLAN
4	C2.0	SITE, PAVING AND STRIPING PLAN
5	C3.0	GRADING AND DRAINAGE PLAN
6	C4.0	UTILITY PLAN
7	C4.1	UTILITY DETAILS
8	C5.0	EROSION CONTROL PLAN
9	C6.0	STORMWATER MANAGEMENT PLAN
10	C7.0	CITY STANDARD DETAILS
11	C7.1	ADS STRUTTECH DETAILS
12	L1	IRRIGATION PLAN
13	L2	PLANTING PLAN
14	L3	LANDSCAPE DETAILS

APPROVED BY THE CITY OF TURLOCK

DATE: _____

BY:
INTERIM DEVELOPMENT SERVICES DIRECTOR
NATHAN BRAY, P.E.
CITY ENGINEER, RCE 76842

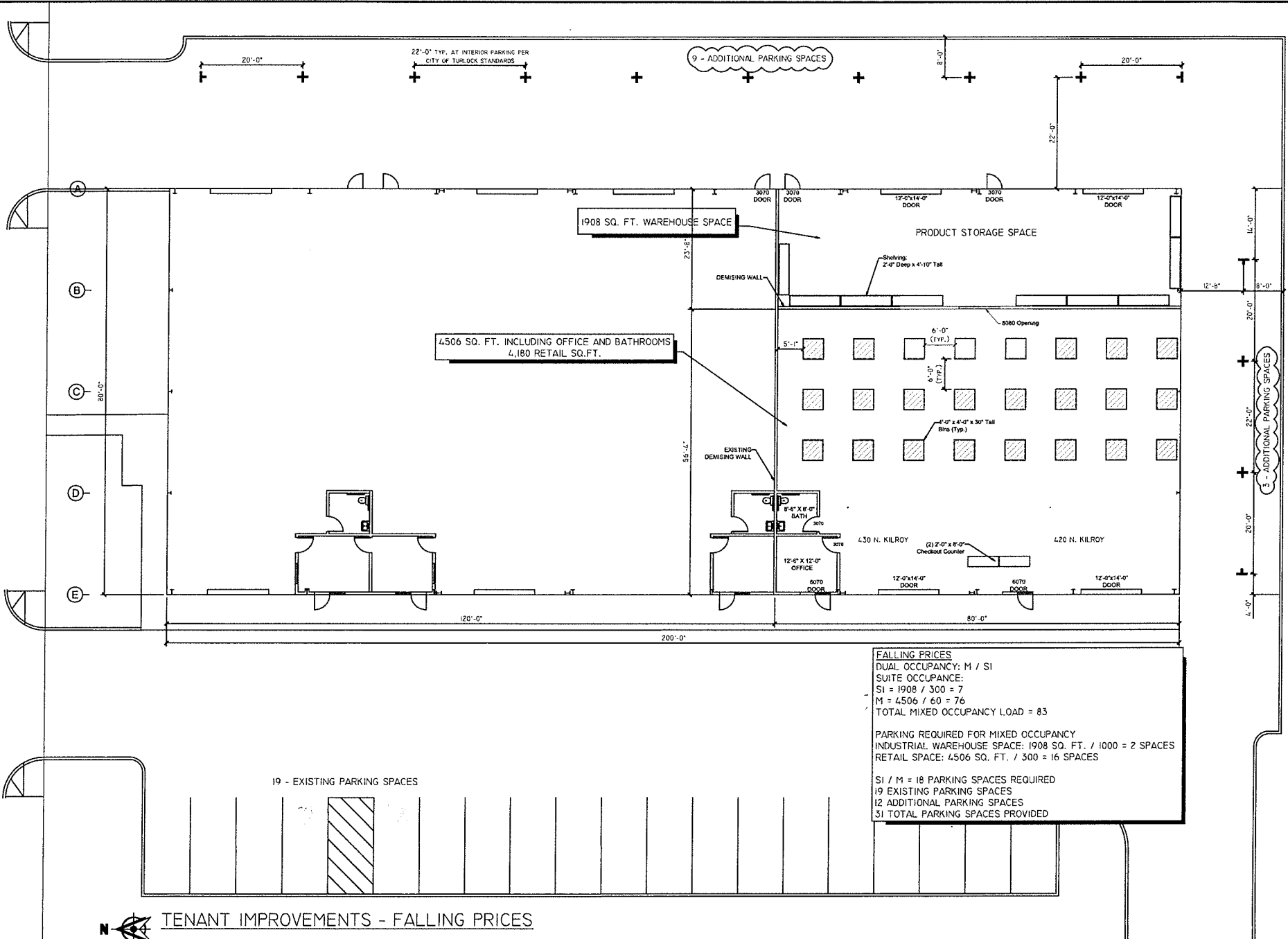


JOB NO: 17009
DESIGN BY: CRA
DRAWN BY: CRA
CHECKER: AAA
DATE: JULY 2021
DWC: C0.0
SHEET: 1
OF: 14

2400 MARYANN DRIVE
TITLE SHEET

FILE: P:\Projects\2021\17009-MacInvest-Drive\DWG Files\Plan\03-Construction\Documents\K030-17009C01.dwg

STANISLAUS COUNTY, CALIFORNIA
CITY OF TURLOCK



9 - ADDITIONAL PARKING SPACES

1908 SQ. FT. WAREHOUSE SPACE

4506 SQ. FT. INCLUDING OFFICE AND BATHROOMS
4,180 RETAIL SQ. FT.

FALLING PRICES
 DUAL OCCUPANCY: M / SI
 SUITE OCCUPANCY:
 SI = 1908 / 300 = 7
 M = 4506 / 60 = 76
 TOTAL MIXED OCCUPANCY LOAD = 83

PARKING REQUIRED FOR MIXED OCCUPANCY
 INDUSTRIAL WAREHOUSE SPACE: 1908 SQ. FT. / 1000 = 2 SPACES
 RETAIL SPACE: 4506 SQ. FT. / 300 = 16 SPACES

SI / M = 18 PARKING SPACES REQUIRED
 19 EXISTING PARKING SPACES
 12 ADDITIONAL PARKING SPACES
 31 TOTAL PARKING SPACES PROVIDED

19 - EXISTING PARKING SPACES

TENANT IMPROVEMENTS - FALLING PRICES

REVISION	DATE

FERNANDES
Construction, Inc.
 3112 Spangler Way
 Turlock, CA 95380
 Phone (209) 634-2344
 Fax (209) 634-2344
 Class License Number

M & C INVESTMENTS KILROY
FALLING PRICES
 TENANT IMPROVEMENTS
 420-430 N. KILROY TURLOCK, CA 95380
 CONTRACTOR: Iim Construction Construction, Inc.

DATE	03/02/2022
TYPE	SR
SCALE	1/8"=1'-0"
DATE	
TITLE	FLOOR PLAN

TI-1