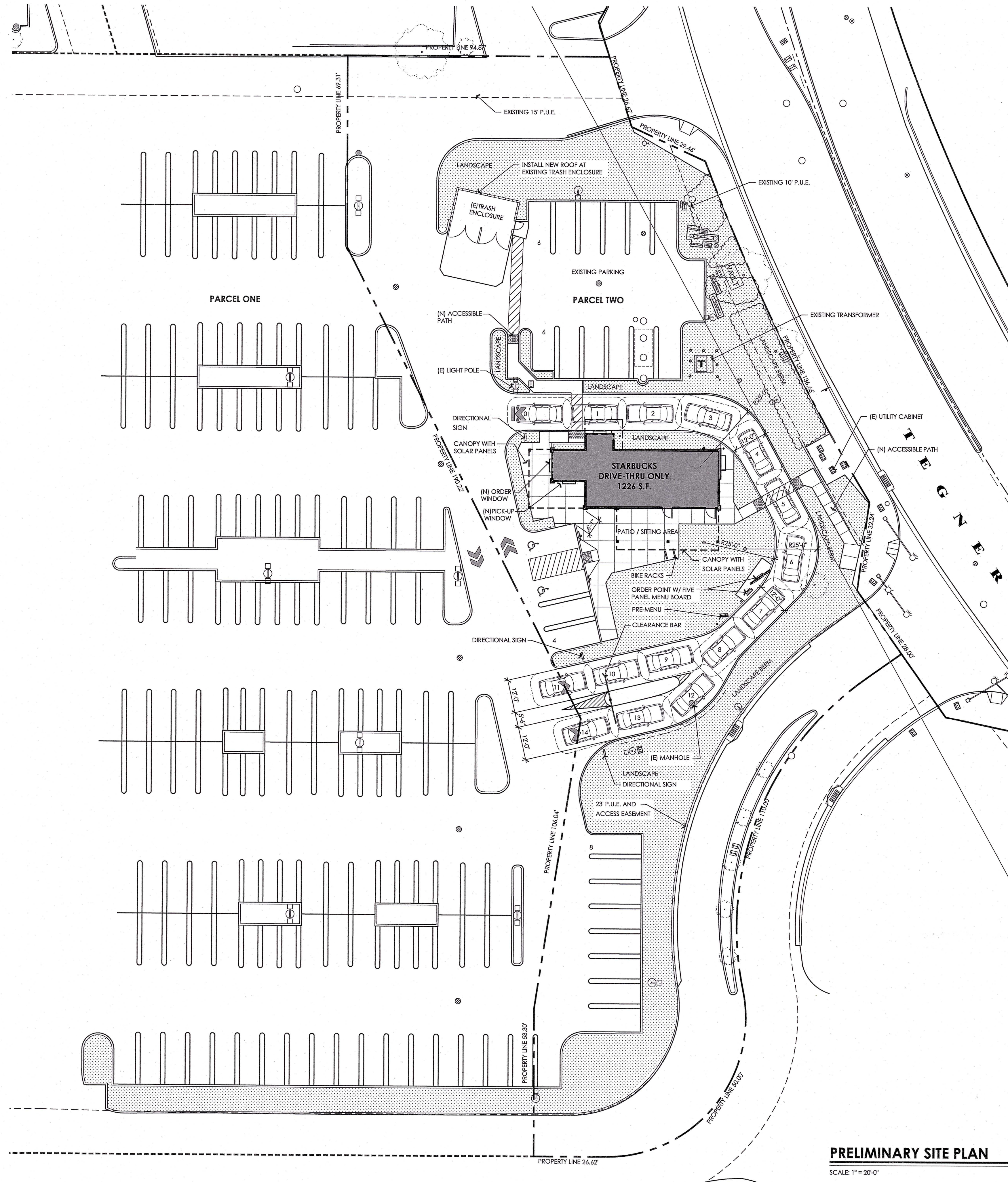
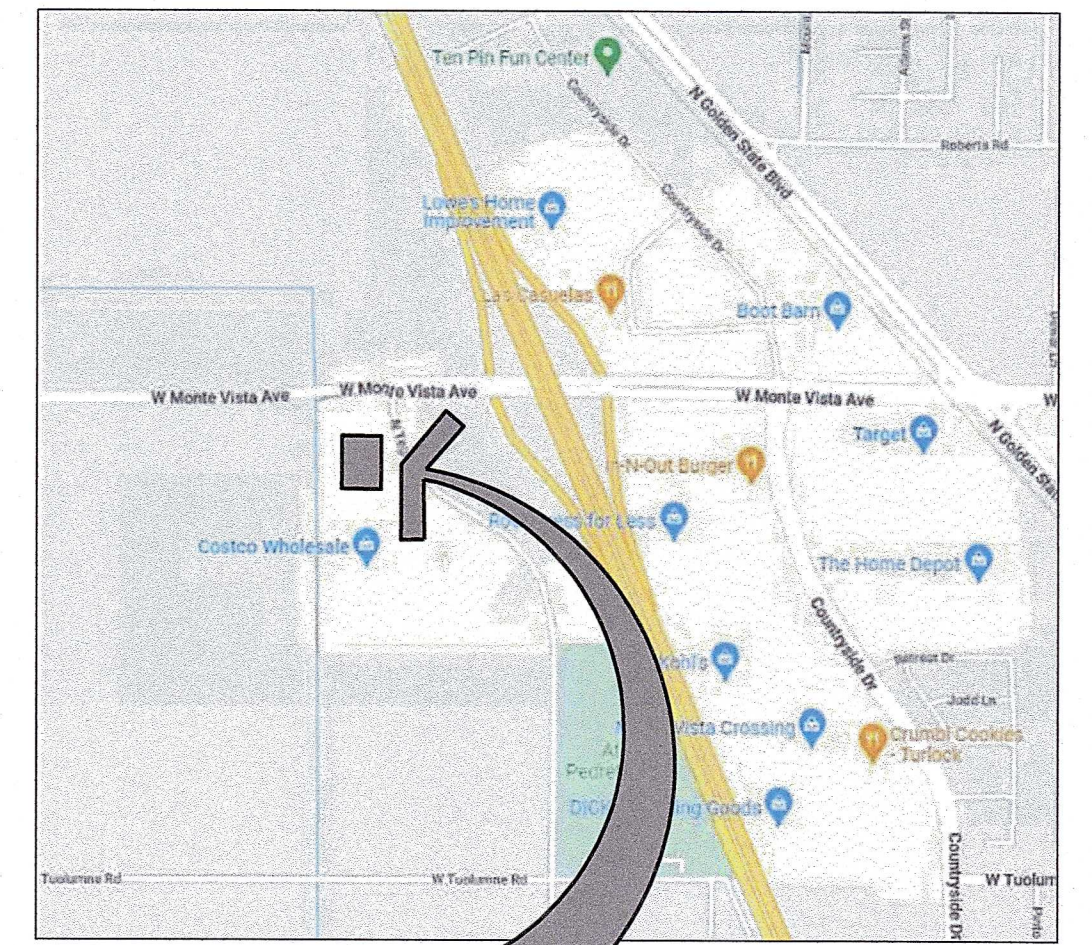




PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"



VICINITY MAP
TEGNER ROAD
TURLOCK, CA

SITE DATA:
JURISDICTION: CITY OF TURLOCK
APN: 088-018-017

PARCEL AREA #2: 41,943 S.F. (.9629 AC)

ZONE: CT (COMMERCIAL THOROUGHFARE DISTRICT)

BUILDING AREA 1226 S.F.

LOT COVERAGE: 1226 / 41,943 = .03

PARKING:
1226 S.F. / 100 = 13 STALLS REQUIRED
24 STALLS PROVIDED

STANDARD STALL	22
ACCESSIBLE STALL	2
TOTAL PARKING PROVIDED	24 STALLS

RECEIVED
AUG 8 2022
CITY OF TURLOCK
PLANNING DIVISION

PROPOSED DEVELOPMENT:
STARBUCKS
3085 TEGNER ROAD
TURLOCK, CA.

PLANNING
ARCHITECTURE
api

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