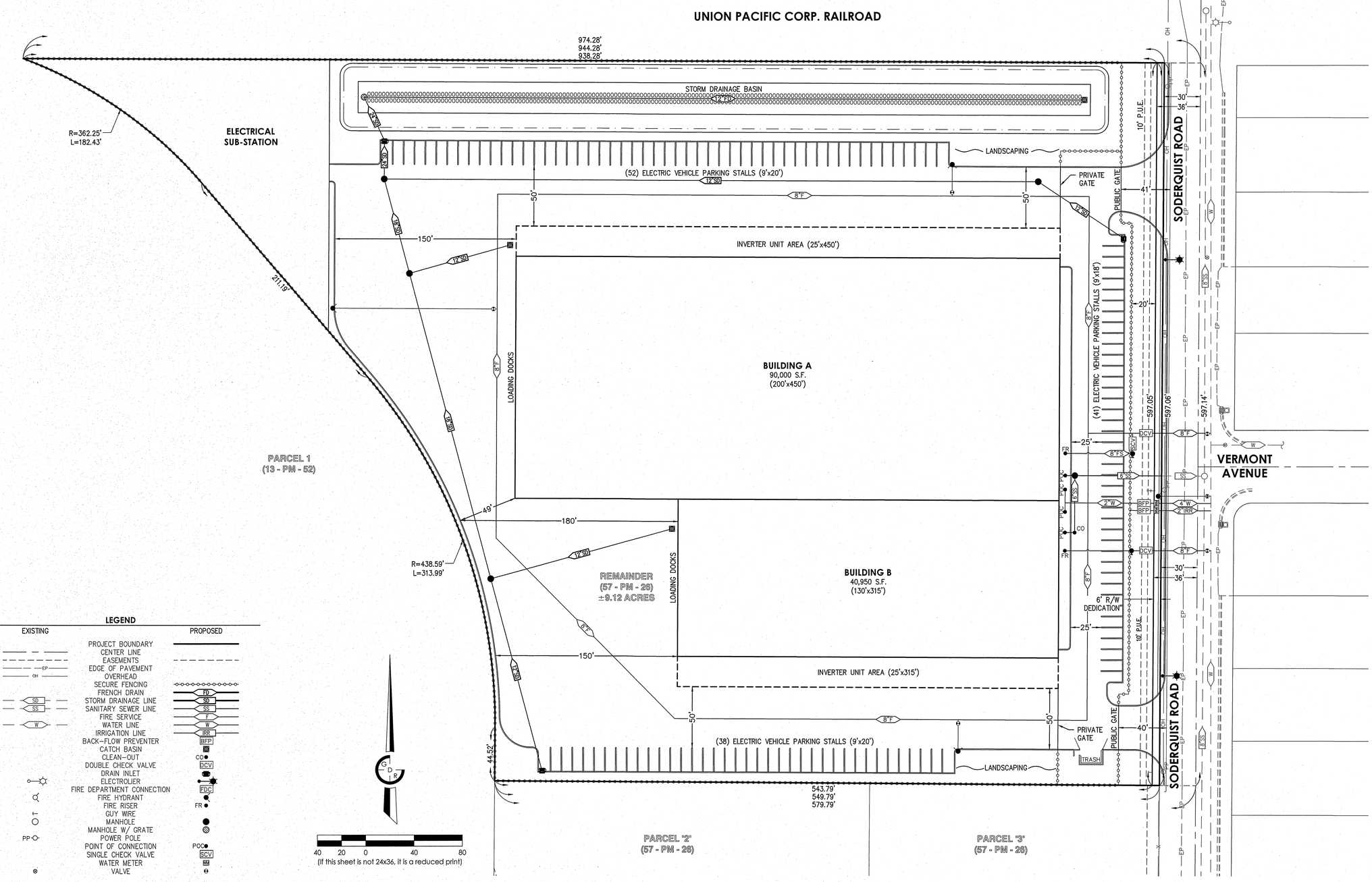
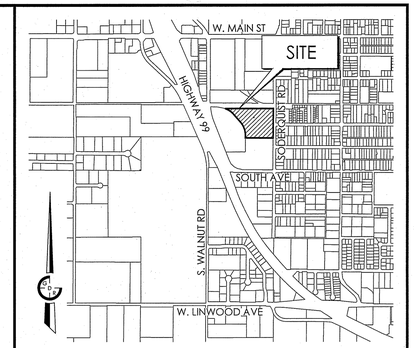



## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | PROJECT BOUNDARY | |
| | CENTER LINE | |
| | EASEMENTS | |
| EP | EDGE OF PAVEMENT | |
| OH | OVERHEAD | |
| | SECURE FENCING | |
| | FRENCH DRAIN | FD |
| SD | STORM DRAINAGE LINE | SD |
| SS | SANITARY SEWER LINE | SS |
| | FIRE SERVICE | F |
| W | WATER LINE | W |
| | IRRIGATION LINE | IRR |
| | BACK-FLOW PREVENTER | BFP |
| | CATCH BASIN | |
| | CLEAN-OUT | CO |
| | DOUBLE CHECK VALVE | DCV |
| | DRAIN INLET | |
| | ELECTROLIER | |
| | FIRE DEPARTMENT CONNECTION | FDC |
| | FIRE HYDRANT | |
| | FIRE RISER | FR |
| | GUY WIRE | |
| | MANHOLE | |
| | MANHOLE W/ GRATE | |
| PP | POWER POLE | |
| | POINT OF CONNECTION | POC |
| | SINGLE CHECK VALVE | SCV |
| | WATER METER | |
| | VALVE | |




## VICINITY MAP

CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

### PROPERTY OWNER

| | |
|---|---|
| NAME: | McDONALD / SOUZA PROPERTIES A CALIFORNIA GENERAL PARTNERSHIP |
| MAILING ADDRESS: | 1301 SOUTH AVENUE |
| CITY/STATE/ZIP: | TURLOCK, CA 95380 |
| SITE ADDRESS: | 601 N. SODERQUIST ROAD |
| CITY/STATE/ZIP: | TURLOCK, CA 95380 |

### APPLICANT

| | |
|---|---|
| NAME: | CARSON HYBRID ENERGY STORAGE |
| CONTACT: | OLIVA GOLDSTEIN |
| MAILING ADDRESS: | 4532 EAST CESAR E CHAVEZ AVENUE |
| CITY/STATE/ZIP: | LOS ANGELES, CA 90022 |
| PHONE: | 406.544.2476 |
| EMAIL: | ogoldstein@ches.biz |
| SITE ADDRESS: | 601 N. SODERQUIST ROAD |
| CITY/STATE/ZIP: | TURLOCK, CA 95380 |

### EXISTING CONDITIONS

| | |
|---|---|
| A.P.N.: | 050-001-038 |
| EXISTING PARCELS: | 1 |
| EXISTING ACREAGE: | ±9.12 ACRES |
| EXISTING GENERAL PLAN: | I (INDUSTRIAL) WESTSIDE INDUSTRIAL SPECIFIC PLAN |
| EXISTING ZONING: | I (INDUSTRIAL) |
| EXISTING CONDITIONS: | VACANT |

### PROPOSED PROJECT

| | |
|---|---|
| PROPOSED PARCELS: | 1 |
| PROPOSED BUILDINGS: | 2 |
| BUILDING A: | 90,000 S.F. |
| BUILDING B: | 40,950 S.F. |
| BUILDING TOTAL: | 130,950 S.F. |

PARKING REQUIREMENTS:
1 STALL PER 1,000 S.F.

PARKING STALLS REQUIRED: 131 STALLS

PARKING STALLS PROVIDED:

| | |
|---|---|
| STANDARD (9'x18') | 41 STALLS |
| STANDARD (9'x20') | 90 STALLS |
| TOTAL STALLS: | 131 STALLS |

* ALL STALLS WILL BE ELECTRIC VEHICLE ACCESSIBLE

### NOTES

| | |
|---|---|
| WATER: | CITY OF TURLOCK |
| SEWER: | CITY OF TURLOCK |
| STORM DRAINAGE: | ON-SITE STORAGE |

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.

Jason K. Chapman

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

12/16/2021
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 PLAN & UTILITY PLAN FOR CARSON HYBRID ENERGY STORAGE

SCALE: 1"=40' DATE: 12/16/2021

DWG NO. 20072 Site & Utility Plan.dwg
DRAWN: H. SANGHERA
CHECKED: J. CHAPMAN

SHEET: 1 OF 1
FILE NO. 20072