



LOUGHBOROUGH DRIVE

10000 Loughborough Drive, Suite 100, Loughborough, MI 48034

Call 517.831.1000

www.loughboroughmi.com

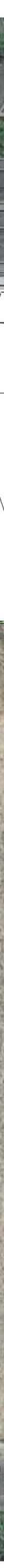
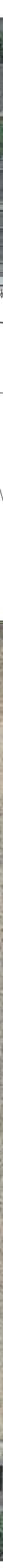
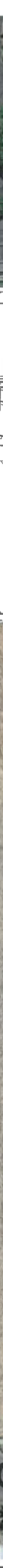
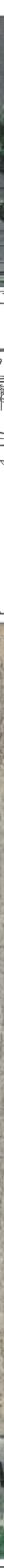
An aerial photograph of a commercial property. A large, rectangular building with a flat roof is the central feature, labeled "C-STORE 3,700 S.F.". To the right of the building is a large, paved parking lot with several cars parked. To the left of the building is a smaller, paved area, possibly a driveway or a smaller parking lot. The surrounding area includes a road with a median, some trees, and other commercial buildings in the background.

OWNER: PAUL ISENBERG

APN: 058-030-028

NOT A PART

P - D (8)



Bldg. 1
(Grocery)

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STATE PARCEL MAP PREPARED BY GOLDEN VALLEY ENGINEERING & SURVEYING, INC. DATED AUGUST 1999. AND AMENDMENT.

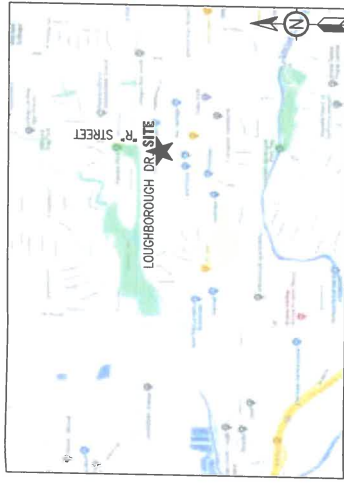
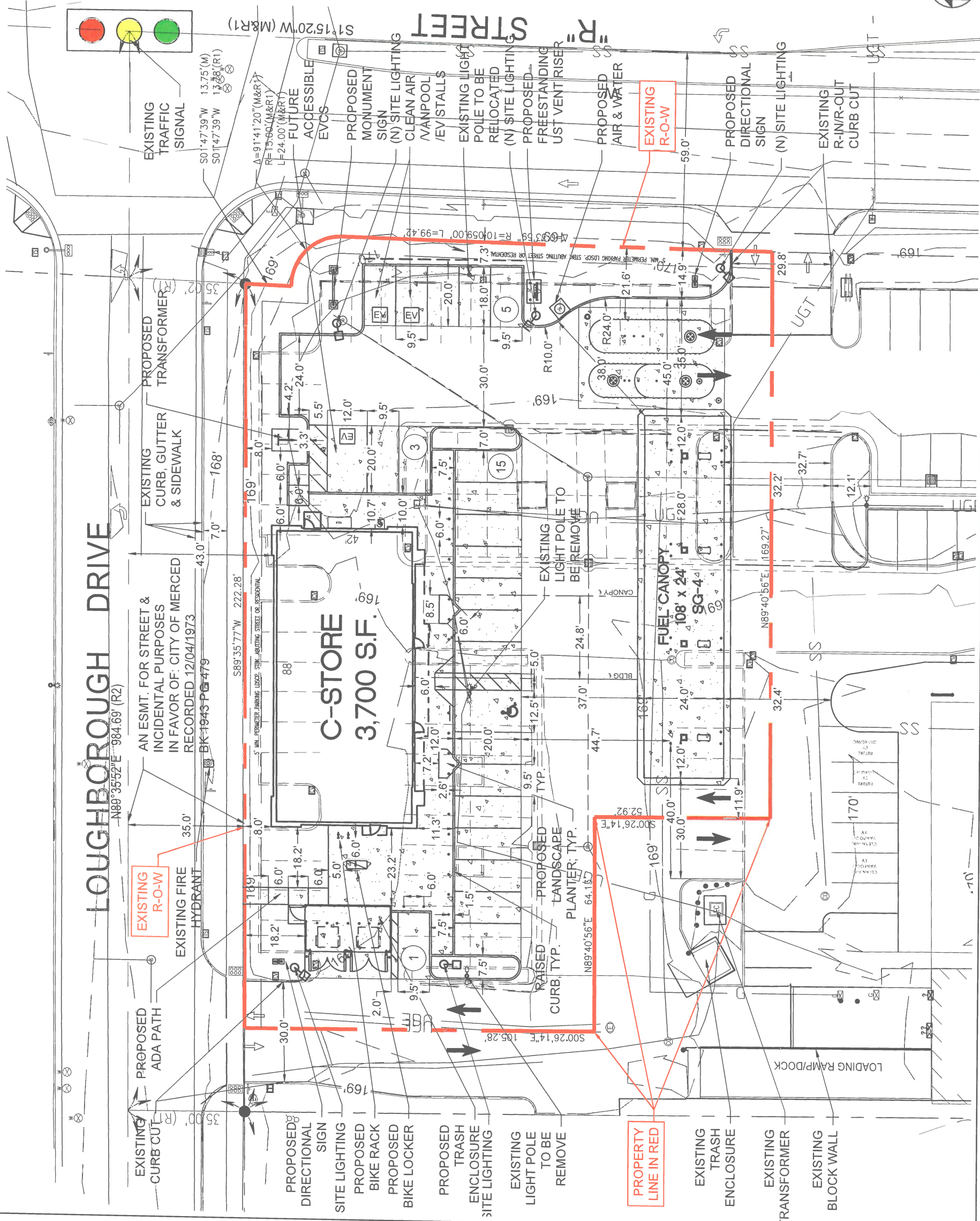
THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES

GENERAL NOTES

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**CIRCLE K STORE
SITE PLAN**

SWC R STREET & LOUGHBOROUGH DRIVE, MERCED, CA



OWNER:
CIRCLE K STORES, INC.
255 E. RINCON STREET, SUITE 100
CORONA, CA 92879

OWNER REPRESENTATIVE:
LAND DEVELOPMENT CONSULTANTS, LLC
3331 EAST GUASTI ROAD, SUITE 700
ONTARIO, CA 91761
PHONE : (909) 974-8422
CONTACT : WILLIAM SCARBROUGH

ARCHITECT:
GREENBERG FARROW
30 EXECUTIVE PARK, SUITE
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION	
PROJECT NAME	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS	SWC R STREET & LOUGHBOROUGH DRIVE, MERCED, CA
PROJECT DESCRIPTION	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 3,700 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 4 FUEL PUMPS.

ZONING INFORMATION	
JURISDICTION:	CITY OF MERCED, CA
EXISTING ZONING:	P-D 8 (PLANNED DEVELOPMENT)
PROPOSED ZONING:	P-O 8 (PLANNED DEVELOPMENT)
MAX. BLDG HEIGHT ALLOWED:	BLDG HEIGHT PROPOSED 21'-6"
TRAILS:	TBV

SITE DATA	
ARCELS	APN: 098-000-010-000
PARCEL K NET SITE AREA	± 0.772 AC (± 33,619 SF)
BUILDING AREA	
CONVENIENCE STORE BLDG AREA	3,700 SF
FUEL CANOPY AREA	2,592 SF
PARCEL K SITE COVERAGE	18.7% (8,150 SF/AC)
BASED ON 6,202 SF BLDG AND FUEL CANOPY AREA	
AND 0.772 AC OF NET PARCEL AREA	

CIRCLE K PARKING PROVIDED	18 SP
GAS & SERVICE STATION (3 SP) + 18P/250 9¢ OF RETAIL (15 SP)	
CIRCLE K PARKING PROVIDED	22 SP
STANDARD PARKING SPACES	1+1 SP
ACCESSIBLE PARKING SPACES	24 SP
TOTAL CIRCLE K PARKING PROVIDED	25 SP
PORT-TERM BICYCLE PARKING PROVIDED	2 SP
LONG-TERM BICYCLE PARKING PROVIDED	2 SP

GENERAL NOTES

THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.

THIS SITE PLAN IS BASED ON ALTANSP'S LAND TITLE SURVEY PREPARED BY THE CONSULTING GROUP, INC., DATED 06/17/2021. IN ADDITION, THE FOLLOWING PARCEL MAP PREPARED BY GOLDEN VALLEY ENGINEERING & SURVEYING DATED AUGUST 2022, AND AN AERIAL PHOTOGRAPH DATED MAY 2022, ARE REFERENCED HEREIN.

ADDITIONAL ACCURACY REQUIREMENTS TO BE VERIFIED WITH FIELD INSPECTION.

SCALE 1"=30'

CIRCLE K STORES INC.

PROJECT NUMBER
20210231.0

SHEET TITLE
SITE PLAN

SHEET NUMBER

CSP 4.0W