

CLIENT:
NORCAL CAJUN
FOODS, INC.
2180 MERIDIAN PARK BLVD.
SUITE G
CONCORD, CA 94520
CONTACT: SANDY MANN
PHONE: (925) 446-8806



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REVISIONS:
ARCO NTI
3RD/4TH
PROTOTYPE

FILE NUMBER:
SANTA FE DRIVE
CONCORD, CA
MERCED

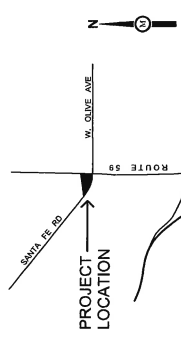
FACILITY # TBD

OWNER: ARCO
DESIGNER: J.T.
DATE: 07-07-16
SCALE: 1/8"=1'-0"

DATE: 07-07-16
SCALE: 1/8"=1'-0"

OVERALL SITE PLAN

DD1



VICINITY MAP
NOT TO SCALE

LOT DATA:

A.P.N.: 57-200-067 & 57-200-029
TOTAL ACRES: 341.075 SF (7.83 AC)
EXISTING PARCELS: 2
PROPOSED PARCELS: 4
EXISTING ZONE: INDUSTRIAL (COUNTY)
C-T DISTRICT
COMMERCIAL (CITY)
EXISTING USE: VACANT
PROPOSED USE: CONVENIENCE STORE, FUEL SALES,
CARWASH, QUICK SERVE RESTAURANT,
WITH DRIVE THRU (QSR), AND
COFFEE DRIVE THRU

PARCEL	BLDG. SQ. FT.	ACREAGE
1	FUEL / QSR	1.85
2	FUTURE DEVELOPMENT	4.94
3	FUTURE DEVELOPMENT	0.43
4	FUTURE DEVELOPMENT	0.61
TOTAL	7,275	7.83

PARCEL 1 PARKING DATA:
REQUIRED: 15 SPACES
QSR (118 SEAT/250 SF);
QSR (118 SEAT/250 SF);
CARWASH
REQUIRED: 61 SPACES
PROVIDED: 61 SPACES

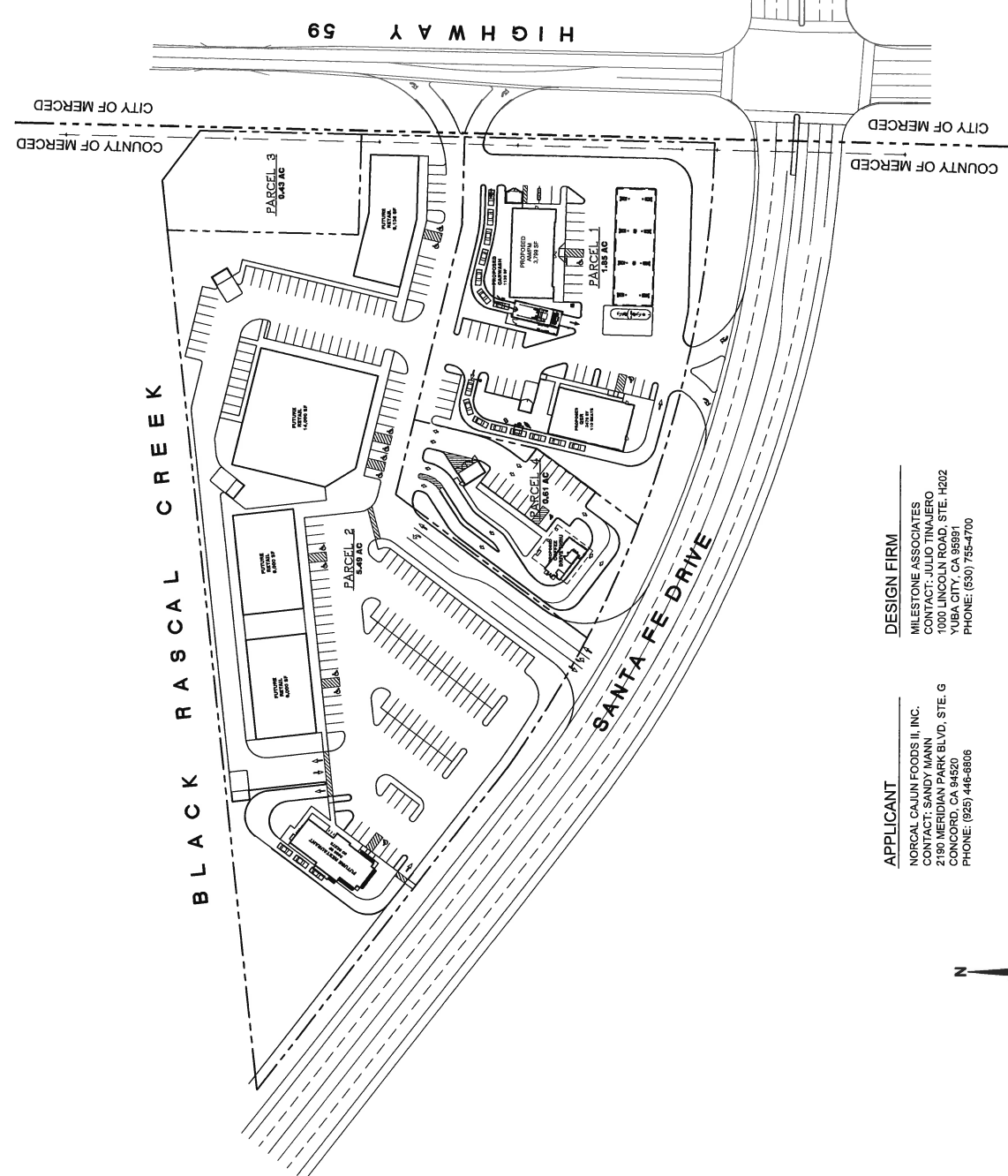
PROVIDED:
STANDARD SPACE (9'x20')
SPACES AT FUEL PUMPS
RECIPROCAL SPACES
ACCESSIBLE SPACE (9'x20')
PROVIDED: 61 SPACES

PROPERTY DESCRIPTION

A PORTION OF LOT 98 AND A PORTION OF THE WEST 40 FEET OF
THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD AVENUE
BRANCH RIGHT-OF-WAY (NOW ABANDONED) AS SHOWN ON THE
MAP ENTITLED, MAP OF THE CROCKER COLONY, RECORDED IN
VOLUME 5 OF OFFICIAL PLATS, PAGE 6, MERCED COUNTY RECORDS

SITE UTILITIES:
SEWAGE DISPOSAL:
WATER SUPPLY:
DRAINAGE:

PROVIDED BY:
CITY
CITY
CITY



DESIGN FIRM

MILESTONE ASSOCIATES
CONTACT: SANDY MANN
1000 LINCOLN ROAD, STE. H202
YUBA CITY, CA 95991
PHONE: (530) 755-4700

APPLICANT

NORCAL CAJUN FOODS II, INC.
CONTACT: SANDY MANN
2180 MERIDIAN PARK BLVD, STE. G
CONCORD, CA 94520
PHONE: (925) 446-8806

OVERALL PROJECT SITE
SCALE: 1" = 50'

