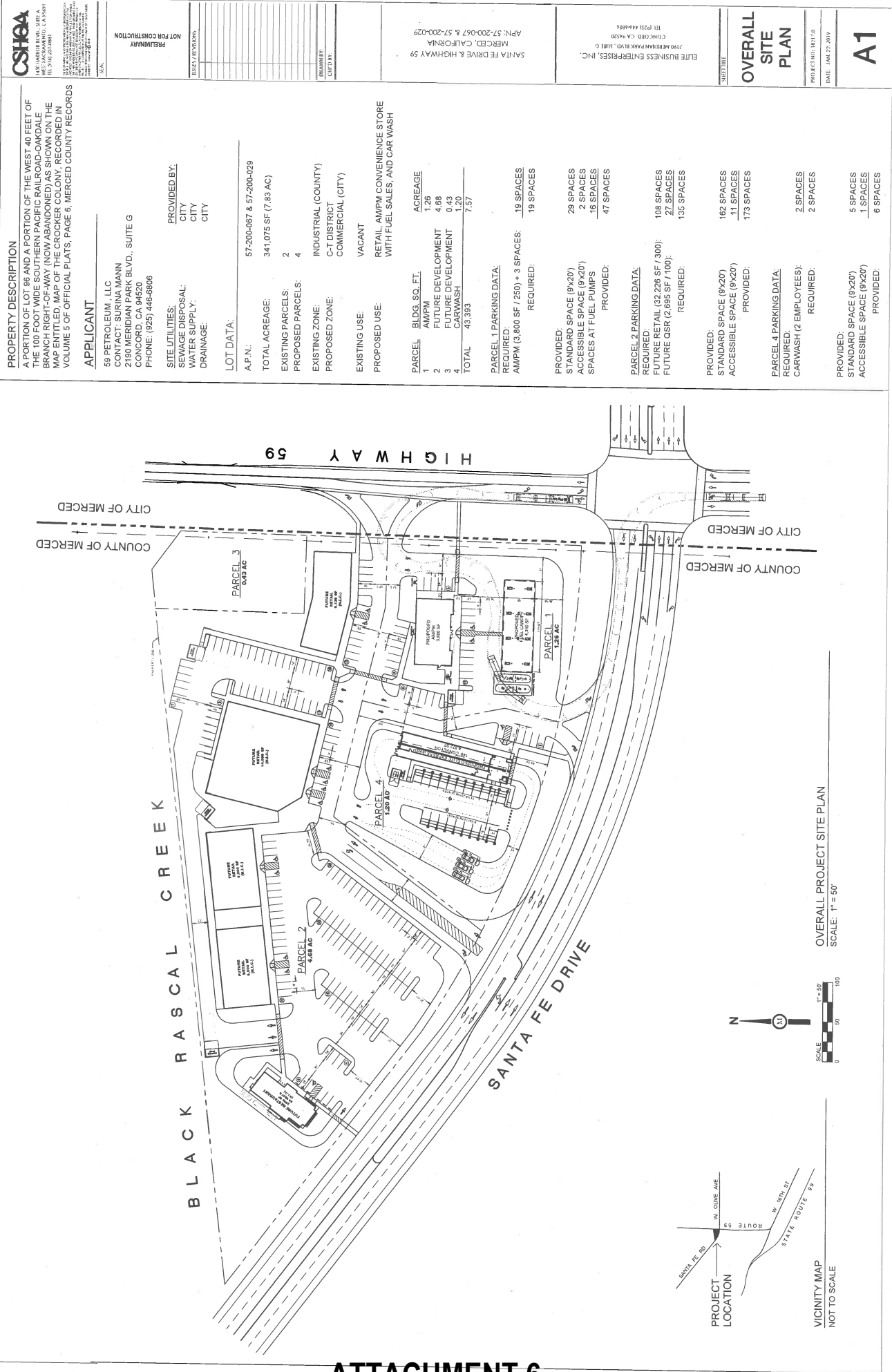




PROPERTY DESCRIPTION
A PORTION OF LOT 58 AND A PORTION OF THE WEST 40 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, BRANCH RIGHT-OF-WAY (NOW ABANDONED) AS SHOWN ON THE MAP ENTITLED, MAP OF THE CROCKER COLONY, RECORDED IN VOLUME 5 OF OFFICIAL PLATS, PAGE 6, MERCED COUNTY RECORDS

APPLICANT
59 PETROLEUM, LLC
CONTACT: SURINA MANN
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
PHONE: (925) 445-5806

SITE UTILITIES:
SEWAGE DISPOSAL: CITY
WATER SUPPLY: CITY
DRAINAGE: CITY

PROVIDED BY:
CITY
CITY
CITY

LOT DATA:
APN.: 57-200-067 & 57-200-029
TOTAL ACREAGE: 341,075 SF (7.83 AC)
EXISTING PARCELS: 2
PROPOSED PARCELS: 4
EXISTING ZONE: INDUSTRIAL (COUNTY)
PROPOSED ZONE: C-T DISTRICT COMMERCIAL (CITY)
EXISTING USE: VACANT
PROPOSED USE: RETAIL, AM/PM CONVENIENCE STORE WITH FUEL SALES, AND CAR WASH

PARCEL	BLDG. SQ. FT.	ACREAGE
1	AM/PM	1.26
2	FUTURE DEVELOPMENT	4.68
3	FUTURE DEVELOPMENT	0.43
4	CAR WASH	1.20
TOTAL	43,393	7.37

PARCEL 1 PARKING DATA:
REQUIRED: AM/PM (3,800 SF / 250) + 3 SPACES: 19 SPACES
PROVIDED: 19 SPACES

PROVIDED:
STANDARD SPACE (9'x20') 28 SPACES
ACCESSIBLE SPACE (9'x20') 2 SPACES
SPACES AT FUEL PUMPS 16 SPACES
TOTAL PROVIDED: 47 SPACES

PARCEL 2 PARKING DATA:
REQUIRED: FUTURE RETAIL (32,226 SF / 300); FUTURE QSR (2,895 SF / 100);
PROVIDED: 108 SPACES
STANDARD SPACE (9'x20') 27 SPACES
ACCESSIBLE SPACE (9'x20') 13 SPACES
TOTAL PROVIDED: 135 SPACES

PROVIDED:
STANDARD SPACE (9'x20') 162 SPACES
ACCESSIBLE SPACE (9'x20') 11 SPACES
TOTAL PROVIDED: 173 SPACES

PARCEL 4 PARKING DATA:
REQUIRED: CARWASH (2 EMPLOYEES);
PROVIDED: 2 SPACES
STANDARD SPACE (9'x20') 2 SPACES
TOTAL PROVIDED: 4 SPACES

PROVIDED:
STANDARD SPACE (9'x20') 5 SPACES
ACCESSIBLE SPACE (9'x20') 1 SPACES
TOTAL PROVIDED: 6 SPACES

PROPERTY DESCRIPTION

A PORTION OF LOT 98 AND A PORTION OF THE WEST 40 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD CORRIDOR, THE 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

APPLICANT

59 PETROLEUM, LLC
CONTACT: SURINA MANN
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
PHONE: (925) 446-5806

PROVIDED BY:
CITY
CITY
CITY

SITE UTILITIES:
SEWAGE DISPOSAL:
WATER SUPPLY:
DRAINAGE:

LOT DATA:

A.P.N.: 57-200-067 & 57-200-029
TOTAL ACREAGE: 341.075 SF (7.83 AC)
EXISTING PARCELS: 2
PROPOSED PARCELS: 4
EXISTING ZONE: INDUSTRIAL (COUNTY)
PROPOSED ZONE: C-T DISTRICT
COMMERCIAL (CITY)

EXISTING USE: VACANT
PROPOSED USE: AM/PM CONVENIENCE STORE WITH FUEL SALES AND CAR WASH

PARCEL	BLDG. SQ. FT.	ACREAGE
1	AM/PM	1.26
2	FUTURE DEVELOPMENT	4.68
3	FUTURE DEVELOPMENT	0.43
4	CARWASH	1.70
TOTAL	43,353	7.57

PARCEL 1 PARKING DATA

REQUIRED: AM/PM (3,800 SF / 250) + 3 SPACES: 19 SPACES
REQUIRED: 19 SPACES

PROVIDED:

STANDARD SPACE (9'x20')
ACCESSIBLE SPACE (9'x20')
SPACES AT FUEL PUMPS
PROVIDED: 29 SPACES
2 SPACES
16 SPACES
47 SPACES

PARCEL 4 PARKING DATA

REQUIRED: CARRYWASH (2 EMPLOYEES): 2 SPACES
REQUIRED: 2 SPACES

PROVIDED:

STANDARD SPACE (9'x20')
ACCESSIBLE SPACE (9'x20')
PROVIDED: 5 SPACES
1 SPACES
6 SPACES



CONTRACT NO. 1817.3
DATE: JAN. 22, 2019

NOT FOR CONSTRUCTION

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

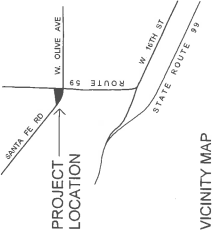
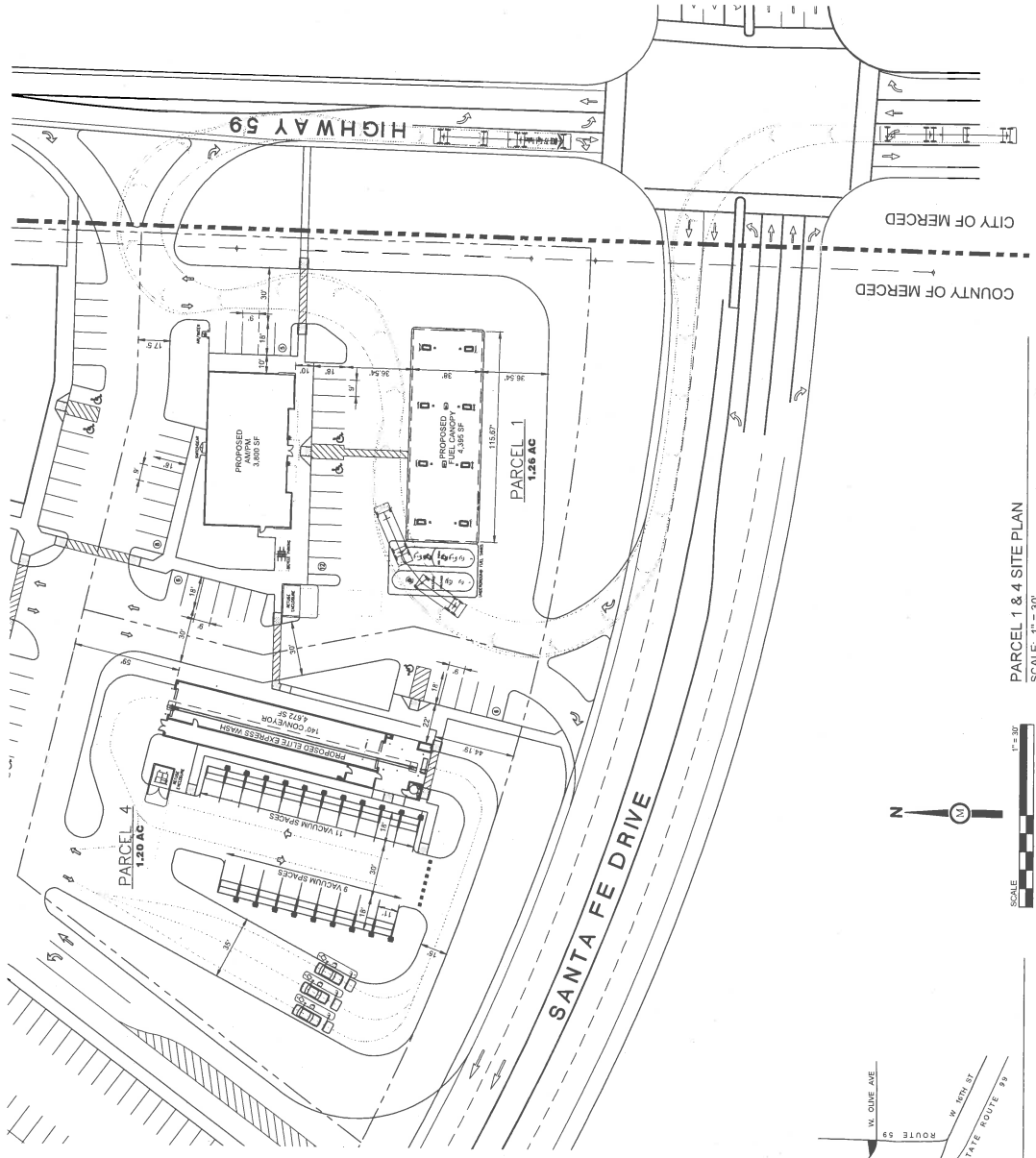
DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

DATE: 1/18/2019

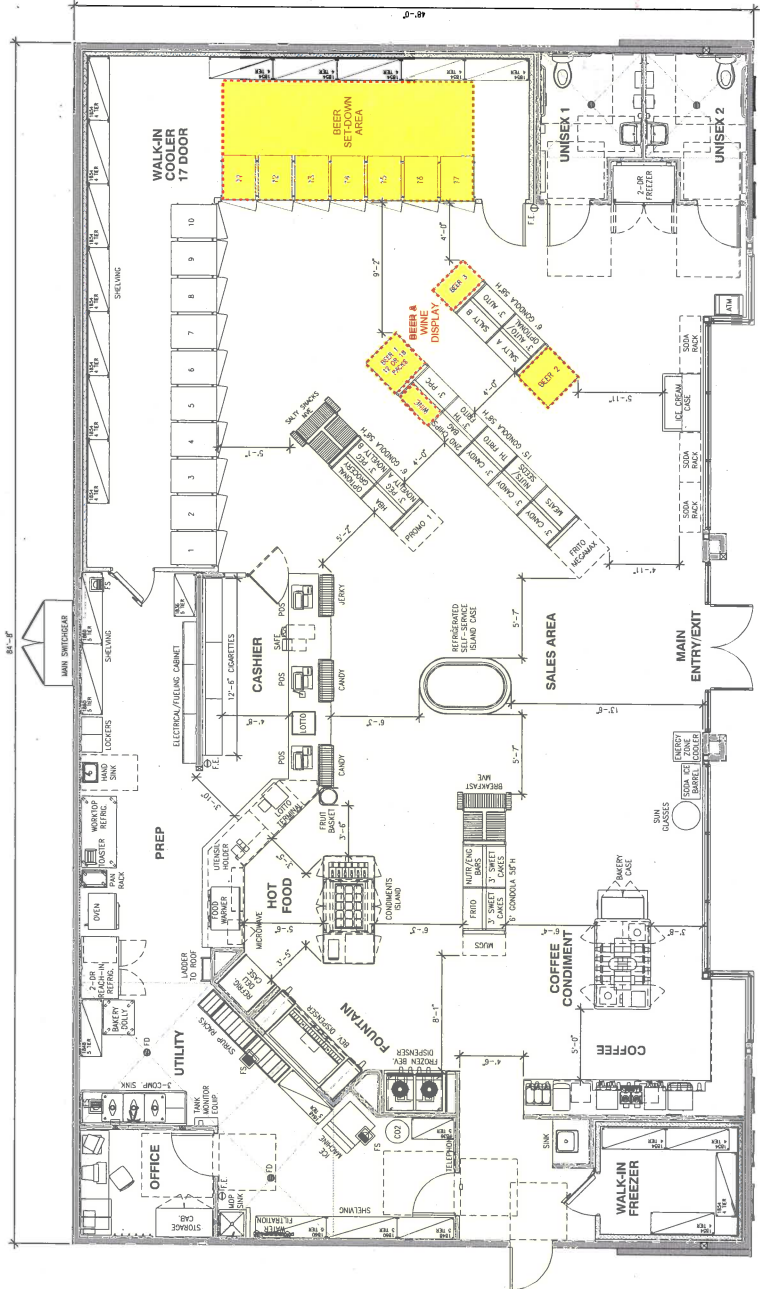


PARCEL 1 & 4 SITE PLAN
SCALE: 1" = 30'



VICINITY MAP
NOT TO SCALE

A2



C-STORE FLOOR PLAN
SCALE: 1/4" = 1'-0"
3,799 INTERIOR GROSS SQUARE FEET

