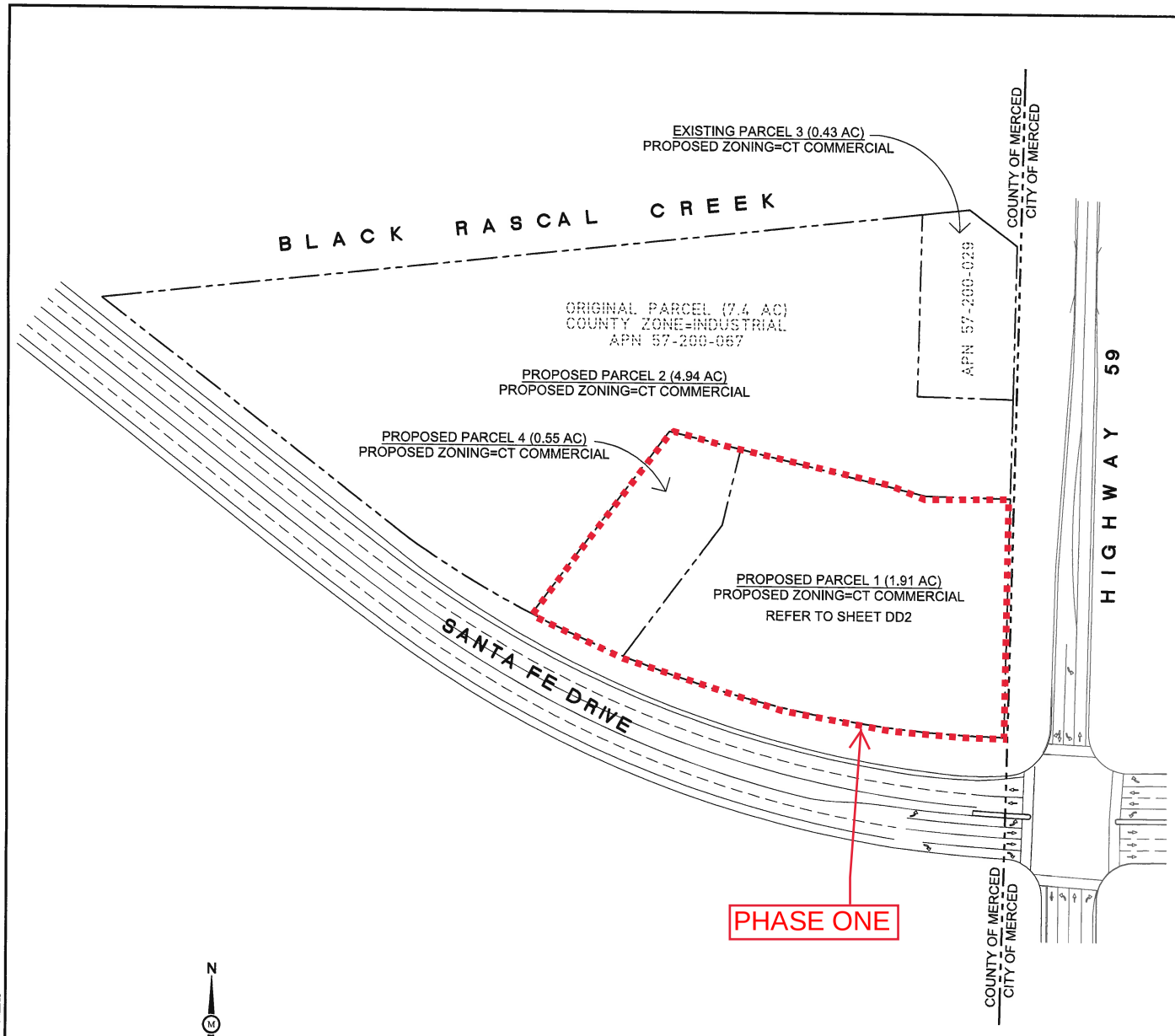
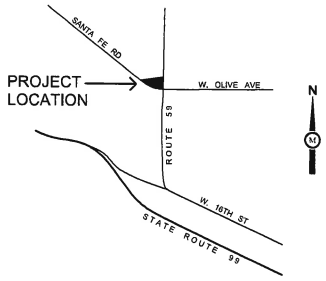
ATTACHMENT 2



PROPOSED TENTATIVE MAP
SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE

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:	CONVENIENCE STORE, GASOLINE SALES, CARWASH, COFFEE DRIVE THRU, AND QUICK SERVE RESTAURANT (QSR) W/ DRIVE THRU

PARCEL	BLDG. SQ. FT.	ACREAGE
1	7,226	1.91
2	FUTURE DEVELOPMENT	4.94
3	FUTURE DEVELOPMENT	0.43
4	FUTURE DEVELOPMENT	0.55
TOTAL	7,226	7.83

PROPERTY DESCRIPTION

A PORTION OF LOT 96 AND A PORTION OF THE WEST 40 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD-OAKDALE 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:	PROVIDED BY:
SEWAGE DISPOSAL:	CITY
WATER SUPPLY:	CITY
DRAINAGE:	CITY

APPLICANT

NORCAL CAJUN FOODS II, INC.
CONTACT: SANDY MANN
2190 MERIDIAN PARK BLVD, STE. G
CONCORD, CA 94520
PHONE: (925) 446-6806

DESIGN FIRM

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

CLIENT:
NORCAL CAJUN FOODS, INC.
2190 MERIDIAN PARK BLVD, SUITE G
CONCORD, CA 94520
CONTACT: SURINA MANN
PHONE: (925) 446-6806

ARCO
BP WEST COAST PRODUCTS, LLC

Milestone Associates

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
SEAL		

DEVELOPMENT INFORMATION:
ARCO NTI
3800 AM/PM PROTOTYPE

SITE ADDRESS:
SANTA FE DRIVE
HIGHWAY 59
MERCED, CA

FACILITY # TBD

DESIGNED BY:	ARCO
CHECKED BY:	JT
DRAWN BY:	STAFF
VERSION: 07-07-16	PROJECT NO: 15-916

DRAWING TITLE:
TENTATIVE MAP

SHEET NO:
TM

SUBMITTAL DATE: 1-19-18

SUBMITTAL 9/4/18
REVISION 1 9/4/18