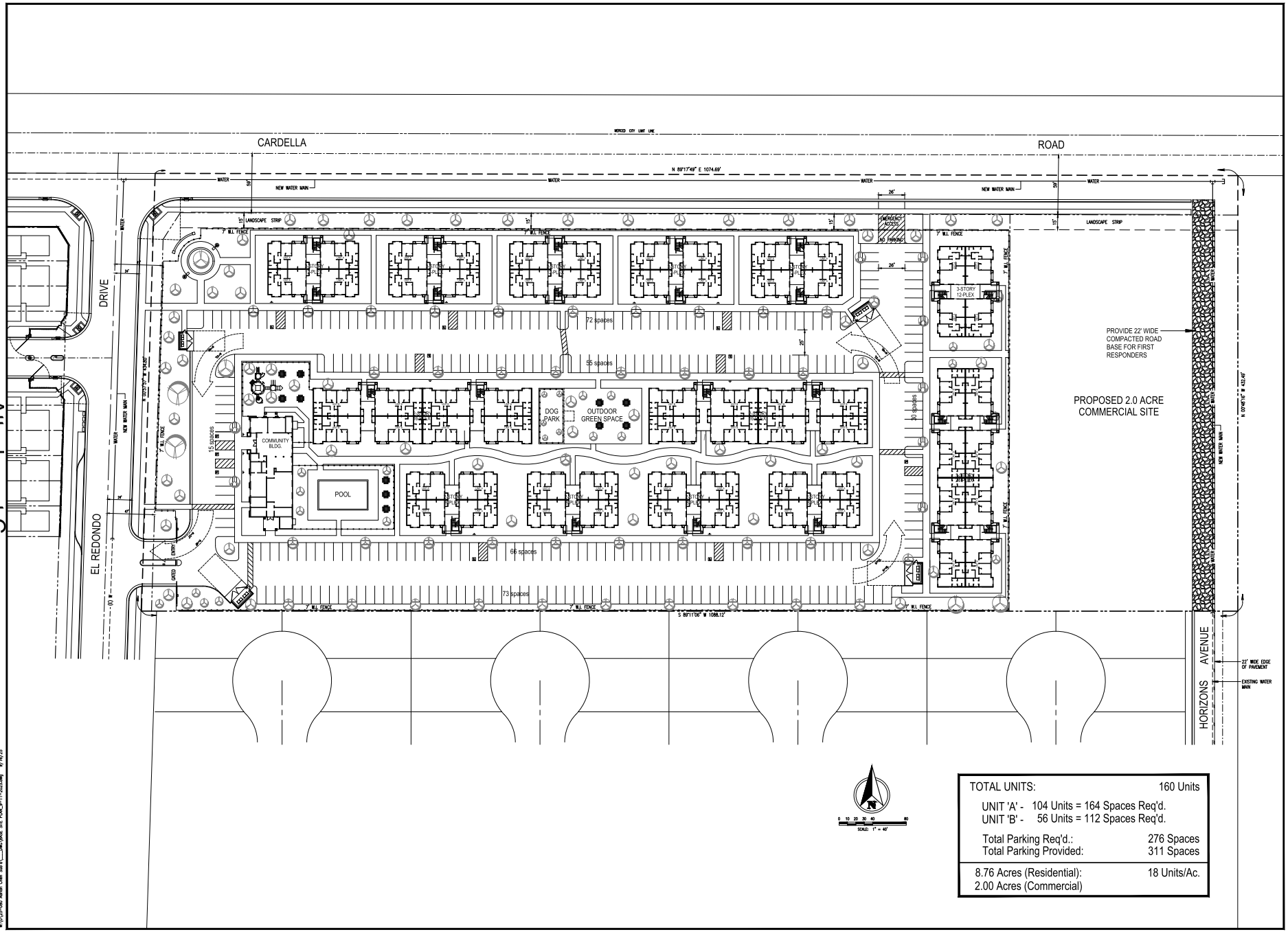
Attachment C



TOTAL UNITS:	160 Units
UNIT 'A' - 104 Units = 164 Spaces Req'd.	
UNIT 'B' - 56 Units = 112 Spaces Req'd.	
Total Parking Req'd.:	276 Spaces
Total Parking Provided:	311 Spaces
8.76 Acres (Residential):	18 Units/Ac.
2.00 Acres (Commercial)	

These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.

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PREPARED BY:

GOLDEN VALLEY
ENGINEERING & SURVEYING
405 West 19th Street 95340
P.O. Box 349
Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description
1		

It is the state responsibility prior to or during construction to notify the contractor in writing of any potential errors or omissions in the plans and specifications of which a contractor should be aware of that may affect the contractor's performance of work in accordance with the plans and specifications or cause a violation of any law, ordinance, or regulation, or which are inconsistent with good construction practice. Failure to do so shall be reasonable for any delays in construction if these errors are not cleared.

PRELIMINARY SITE PLAN

ISEA INTERNATIONAL , LLC

CARDELLA ROAD
A.P.N. 206-030-017

CITY OF MERCED CALIFORNIA

ENGINEER:

SHEET CONTENTS:
Preliminary Site Plan

PREPARED FOR:
ISEA International, LLC
Attn.: Adrian Chen
38524 Than Street
Fremont, CA 94536
Ph.: (510) 378-3950

PROJECT DATA:
Date: January 2025
Scale: As Shown
Drawn By: Rick R.
Job. No.: 25-080

SHEET NUMBER:
1

W:\0\25-080 Adrian Chen SubD_____DWG\BASE SITE PLAN_8-11-2025.dwg 8/16/25