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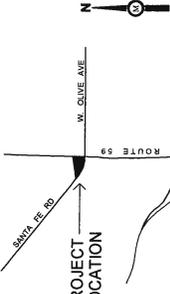
DEVELOPMENT INFORMATION:
 AFCO N/TI
 3800 AM/PM
 PROTOTYPE
 09-24-2018

SANTA FE DRIVE
 18780
 FACILITY # TBD

DATE: 09-24-2018
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 18780

OVERALL SITE PLAN
 SHEET NO.

DD1



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)
 C-T DISTRICT
 COMMERCIAL (CITY)
 EXISTING USE: VACANT
 PROPOSED USE: CONVENIENCE STORE, FUEL, SALES, CARWASH, QUICK SERVICE RESTAURANT, WITH DRIVE THRU (QSR), AND COFFEE DRIVE THRU

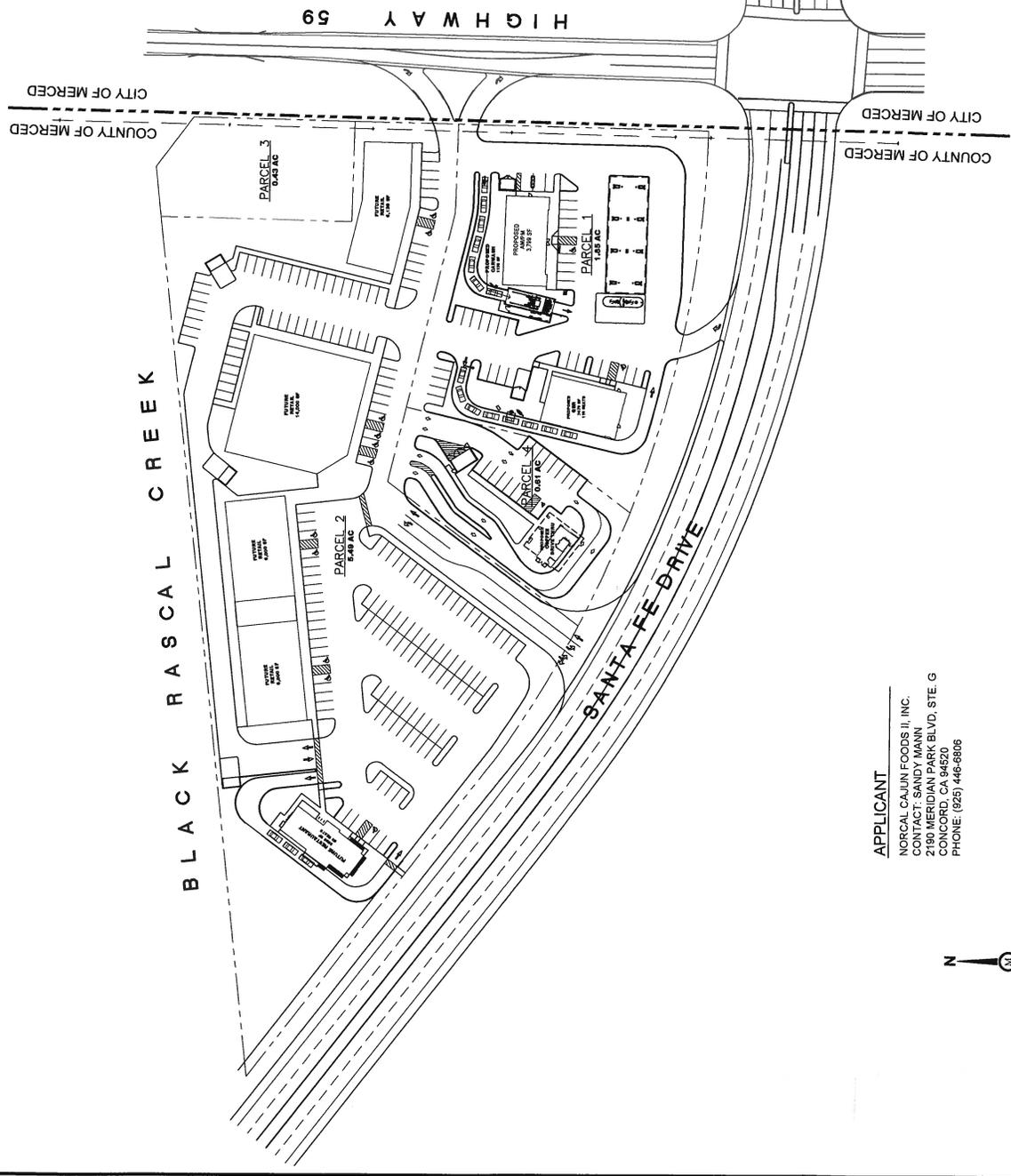
PARCEL	BLDG. SQ. FT.	ACREAGE
1	FUEL QSR	1.85
2	FUTURE DEVELOPMENT	4.94
3	FUTURE DEVELOPMENT	0.61
4	FUTURE DEVELOPMENT	0.61
TOTAL	7,275	7.83

PARCEL 1 PARKING DATA
 REQUIRED:
 ONE (9798250 SF);
 CSR (110 SEAT/52.5);
 CARWASH
 REQUIRED:
 15 SPACES
 44 SPACES
 2 SPACES
 61 SPACES

PROVIDED:
 STANDARD SPACE (9x20)
 SPACES AT FUEL PUMPS
 RECIPROCAL SPACES
 ACCESSIBLE SPACE (9x20)
 PROVIDED:
 35 SPACES
 18 SPACES
 8 SPACES
 2 SPACES
 61 SPACES

PROPERTY DESCRIPTION
 A PORTION OF LOT 98 AND A PORTION OF THE WEST 140 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD 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



APPLICANT
 NORCAL CAJUN FOODS II, INC.
 CONTACT: SANDY MANN
 2180 MERIDIAN PARK BLVD, STE. G
 CONCORD, CA 94520
 PHONE: (925) 446-6806

OVERALL PROJECT SITE
 SCALE: 1" = 50'

