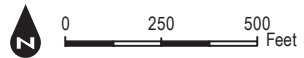




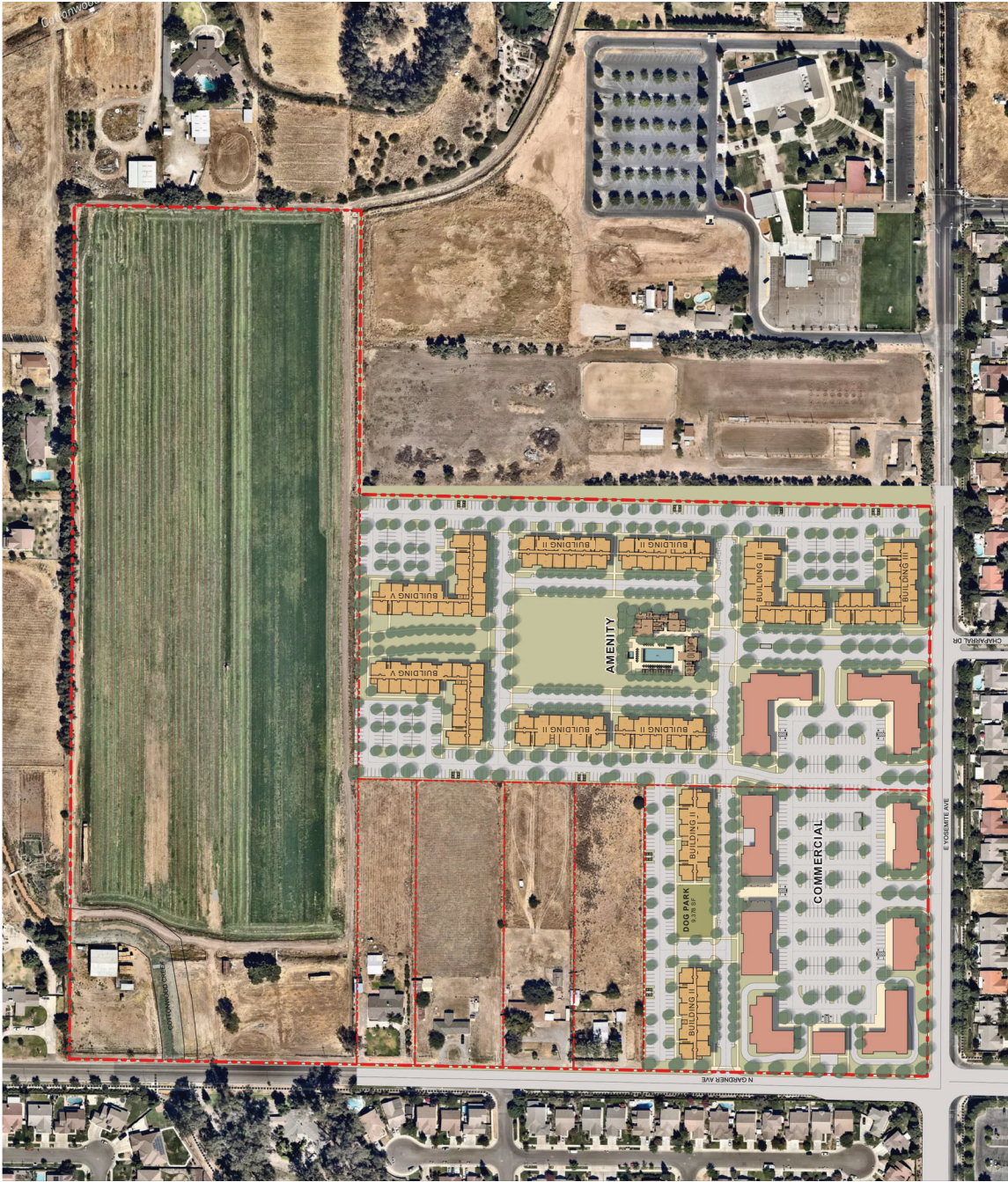
- "The Crossings" Mixed Use Development Area
- Remainder Area (Annexation)



SOURCE: Bing Maps 2019, County of Merced 2014

Yosemite Avenue - Gardner Avenue to Hatch Road Annexation Project

**FIGURE 2-2**  
Project Location Map



SITE PLAN  
OVERALL



**GARDNER & YOSEMITE MIXED USE PROJECT**  
PROJECT COMPARISON

|                  | NEW PROJECT | OLD PROJECT |
|------------------|-------------|-------------|
| <b>LAND AREA</b> | 28.6        | 28.6        |

| RESIDENTIAL             | NEW PROJECT | OLD PROJECT |
|-------------------------|-------------|-------------|
| Acres                   | 18.25       | 18.6        |
| Buildings               | 10          | 20          |
| Square Feet             | 436,800     | 626,280     |
| Units                   | 520         | 540         |
| Parking Spaces          | 800         | 901         |
| Parking Spaces Per Unit | 1.54        | 1.66        |

| COMMERCIAL     |        |        |
|----------------|--------|--------|
| Acres          | 10.25  | 10     |
| Square Feet    | 88,090 | 66,000 |
| Parking Spaces | 406    | 322    |
| Parking Ratio  | 4.6    | 4.87   |