

PROJECT DATA

DEVELOPER:

SATER OIL INTERNATIONAL, LLC
683 CLIFFSIDE DRIVE
SAN DIMAS, CA 91773-2957
CONTACT: ERIC LEVAUGHN
(909) 293-7588 EXT. 202 : OFFICE
ERIC@SATEROIL.COM

ARCHITECT / CIVIL ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
CONTACT: STEVEN KATTNER
425-656-7496
SKATTNER@BARGHAUSEN.COM

SITE DATA:

APN: CT - COMMERCIAL THOROUGHFARE
ZONING: COMMERCIAL THOROUGHFARE
GENERAL PLAN: MIXED USE
USE:

	PARCEL A	PARCEL B	PARCEL C
SITE AREA	±45,619 SF (1.05 AC)	±26,216 SF (0.60 AC)	±67,749 SF (1.56 AC)
BUILDING AREA:	4,332 SF	TBD (Future)	3,750 SF
MAX. BUILDING HT:	9.5% COVERAGE	TBD (Future)	5.5% COVERAGE
LANDSCAPE AREA:	24'-6"	TBD (Future)	24'-6"
REQUIRED SETBACKS:	7,358 SF	TBD (Future)	13,787 SF
FRONT (STREET):	16.1% COVERAGE	TBD (Future)	20.3% COVERAGE
INTERIOR:	20'-0"		
PARSONS ST:	0'-0"		
	8'-0" PARKING SETBACK		

PARKING DATA:

PARCEL A:
CONVENIENCE STORE
(CARWASH AND FUELING CANOPY EXEMPT)
REQUIRED PARKING: 1 SPACE PER 250 SF
3,180 SF / 250 = 13 SPACES

PROVIDED PARKING: 16 STANDARD
6 COMPACT
2 ACCESSIBLE
2 VACUUM STATION
3 CLEAN AIR VEHICLE
29 TOTAL

PARCEL B:
TBD

PARCEL C:
RESTAURANT WITH DRIVE THRU
REQUIRED PARKING: 1 SPACE PER 2.5 SEATS
154 SEATS / 2.5 = 62 SPACES
(SEAT COUNT INCLUDES OUTSIDE SEATING)

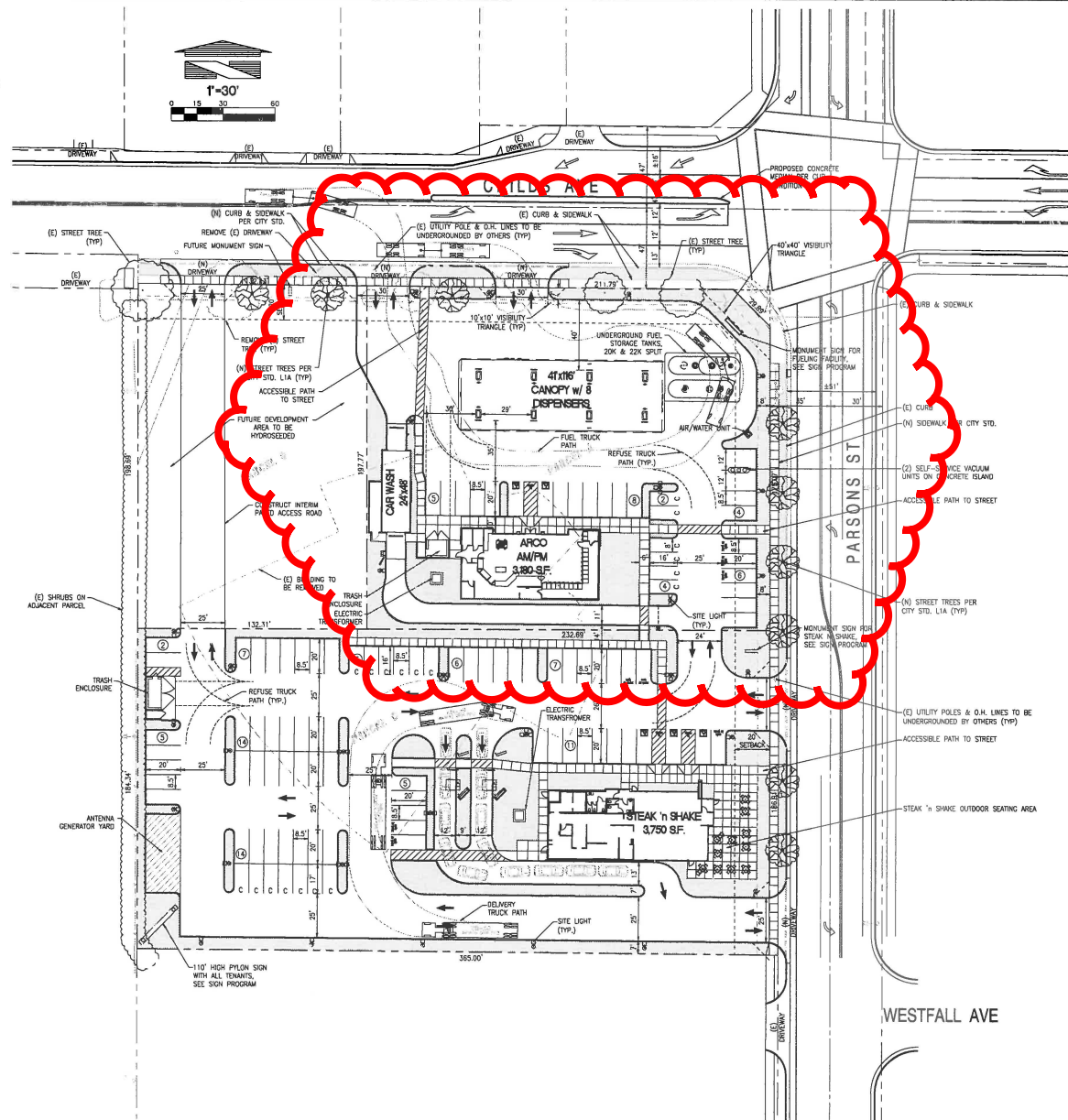
PROVIDED PARKING: 56 STANDARD
13 COMPACT
3 ACCESSIBLE
5 CLEAN AIR VEHICLE
77 TOTAL

DRAWING INDEX

SP1 SITE PLAN
L1 LANDSCAPE PLAN
PH1 PHOTOMETRIC SITE PLAN
A1 AM/PM EXTERIOR ELEVATIONS
A2 AM/PM EXTERIOR ELEVATIONS
A3 FUELING CANOPY ELEVATIONS
A4 CARWASH EXTERIOR ELEVATIONS
A5 STEAK n' SHAKE EXTERIOR ELEVATIONS
A6 STEAK n' SHAKE EXTERIOR ELEVATIONS

PROJECT SIGNAGE

REFER TO THE MASTER SIGN PROGRAM SHEETS
1 TO 12 FOR DETAILS



Job Number		17655		Sheet		SP1	
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX CITY ENGINEERS, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		Designated Use		Scale		Horizontal	
		Design		Not Indicated		1"=30'	
		Owner		Vertical			
		Approved		JDL		Date 12/16/16	
For		SATER OIL INTERNATIONAL, LLC		Title		PRELIMINARY SITE PLAN	
		683 CLIFFSIDE DRIVE SAN DIMAS, CA 91773 (909) 293-7588				MERCED RETAIL CENTER SWC CHILDS AVE. / PARSONS ST. MERCED, CA	
No.		1		Date		12/25/16	
						REV PER CITY REVIEW	
						Revision	
						Author	
						Check	
						Approved	
						Date 12/16/16	