



Merced Gateway Site Plan

USE	MARK	NAME	AREA	RATIO	REQUIRED PARKING	PROVIDED PARKING
FIRE STATION PARCEL			66,807	SF		
PUBLIC SAFETY						
	FS	FIRE STATION	9,209			
RESIDENTIAL PARCEL			366,216	SF		
RESIDENTIAL						
	A	RESIDENTIAL - 151 UNITS			262	262
CLUBHOUSE						
		CLUBHOUSE	2,500			
			2,500			
NORTH PARCEL			1,791,131	SF		
GROCERY						
	R	GROCERY	54,176	250	217	217
RESTAURANTS						
	G	RESTAURANT	4,912		29	
	J1	RESTAURANT	6,266		38	
	J2	RESTAURANT	5,700		34	
	J3	RESTAURANT	5,556		33	
	M	RESTAURANT	4,181		25	
					160	
RETAIL						
	B	SHOP 1	40,458	300	135	
	D	SHOP 2	16,014	300	53	
	E	TRANSIT CENTER	2,000	300	7	
	F	MOVIE THEATRE	38,773	300	129	
	H	SHOP 3	9,867	300	33	
	I	SHOP 4	10,647	300	35	
	K	SHOP 5	17,700	300	59	
	L	SHOP 6	14,107	300	47	
	N	SHOP 7	28,193	300	94	
	O	SHOP 8	28,655	300	96	
	P	SHOP 9	23,172	300	77	
	Q	SHOP 10	15,057	300	50	
	S	SHOP 11	13,358	300	45	
	T1	SHOP 12	8,340	300	28	
	T2	SHOP 13	11,403	300	38	
					0	
TOTAL DEVELOPMENT SF:			358,535			
FAR:			0.20		1,303	1,627
SOUTH PARCEL			939,010	SF		
TRAVEL COMMERCIAL						
	U	GAS STATION/MINI MART WITH CAR WASH	6,305	400	16	
RESTAURANTS						
	V1	FAST FOOD/DRIVE THRU	5,865		47	
	V2	FAST FOOD/DRIVE THRU	5,260		42	
	V3	FAST FOOD/DRIVE THRU	5,118		41	
	V4	FAST FOOD/DRIVE THRU	5,207		42	
	W	RESTAURANT	4,330		26	
					198	
RETAIL						
	ZZ	SPORTING GOODS	131,193	300	437	
	Y	SHOP 10	8,136	300	27	
	Z1	FARM AND RANCH SUPPLY	21,278	300	71	
	Z2	FARM AND RANCH SUPPLY OUTDOOR DISPLAY				
					535	
HOTEL						
	X	HOLIDAY INN EXPRESS (81 ROOMS)	49,900		108	
TOTAL DEVELOPMENT SF:			242,592			
FAR:			0.26		857	936

PARKING RATIOS

RETAIL: 1/300SF
 RESTAURANTS*: 1/2.5 SEATS
 HOTEL: 1/BEDROOM + 1/3BEDROOMS
 GROCERY: 1/250SF

TRAVEL
 COMMERCIAL: 1/400SF

* 30% of bldg sf is dining & 20 sf per seat

** 15 sf per seat for fast food/drive thru