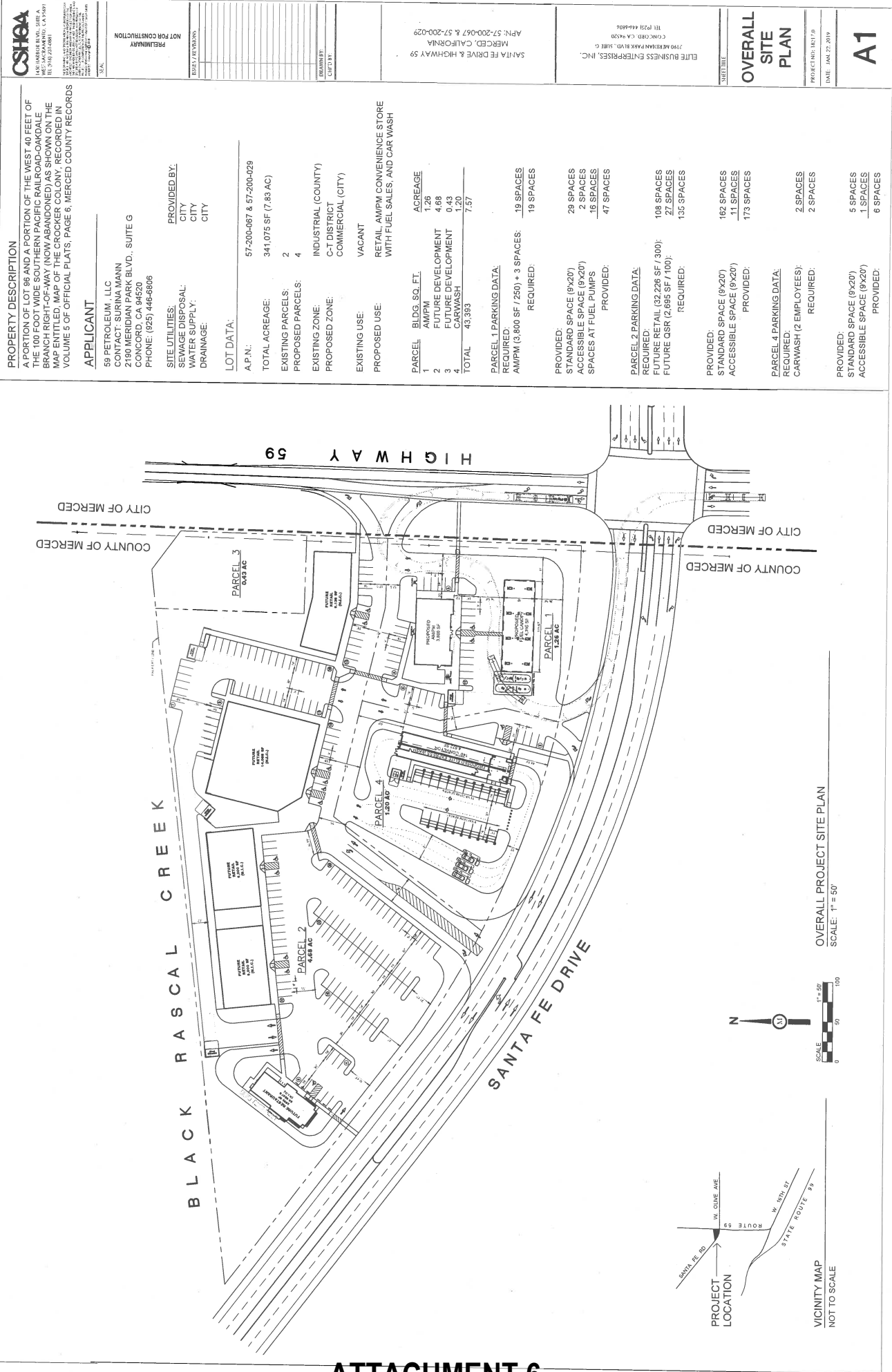




PROPERTY DESCRIPTION
A PORTION OF LOT 58 AND A PORTION OF THE WEST 40 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, THE BRANCH RIGHT-OF-WAY (NOW ABANDONED) AS SHOWN ON THE MAP ENTITLED, MAP OF THE CROCKER COLONY, RECORDED IN VOLUME 5 OF OFFICIAL PLATS, PAGE 6, MERCED COUNTY RECORDS

APPLICANT
59 PETROLEUM, LLC
CONTACT: SURINA MANN
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
PHONE: (925) 445-5806

PROVIDED BY:
CITY
CITY
CITY

SITE UTILITIES:
SEWAGE DISPOSAL:
WATER SUPPLY:
DRAINAGE:

LOT DATA:
APN: 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: RETAIL, AM/PM CONVENIENCE STORE WITH FUEL SALES, AND CAR WASH

PARCEL	BLDG. SQ. FT.	ACREAGE
1	AM/PM	1.26
2	FUTURE DEVELOPMENT	4.68
3	FUTURE DEVELOPMENT	0.43
4	CAR WASH	1.20
TOTAL	43,393	7.57

PARCEL 1 PARKING DATA:
REQUIRED: AM/PM (3,800 SF / 250) + 3 SPACES: 19 SPACES
REQUIRED: 19 SPACES

PROVIDED:
STANDARD SPACE (9x20')
ACCESSIBLE SPACE (9x20')
SPACES AT FUEL PUMPS
PROVIDED: 28 SPACES
2 SPACES
16 SPACES
47 SPACES

PARCEL 2 PARKING DATA:
REQUIRED: FUTURE RETAIL (32,226 SF / 300);
FUTURE GSR (2,895 SF / 100);
REQUIRED: 108 SPACES
27 SPACES
135 SPACES

PROVIDED:
STANDARD SPACE (9x20')
ACCESSIBLE SPACE (9x20')
PROVIDED: 162 SPACES
11 SPACES
173 SPACES

PARCEL 4 PARKING DATA:
REQUIRED: CARWASH (2 EMPLOYEES);
REQUIRED: 2 SPACES
2 SPACES

PROVIDED:
STANDARD SPACE (9x20')
ACCESSIBLE SPACE (9x20')
PROVIDED: 5 SPACES
1 SPACES
6 SPACES

CSHA
CITY OF SANTA FE
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
TEL: (925) 445-5806

NOT FOR CONSTRUCTION
PRELIMINARY

DATE: 1/15/2019
DRAWN BY: [blank]
CHECKED BY: [blank]

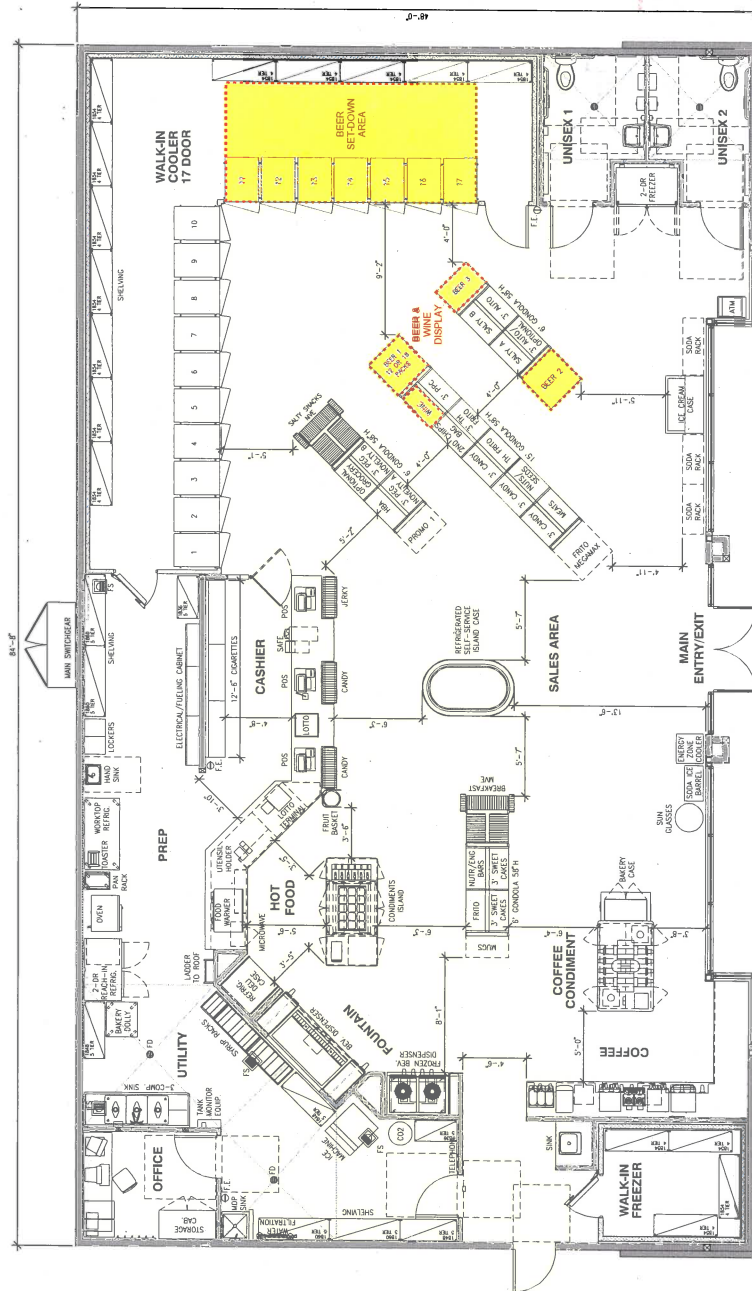
APN: 57-200-067 & 57-200-029
MERCED, CALIFORNIA
SANTA FE DRIVE & HIGHWAY 59

ELITE BUSINESS ENTERPRISES, INC.
2190 MERIDIAN PARK BLVD., SUITE G
CONCORD, CA 94520
TEL: (925) 445-5806

OVERALL SITE PLAN

PROJECT NO: 1617-18
DATE: JAN 22, 2019

A1



C-STORE FLOOR PLAN
SCALE: 1/4" = 1'-0"
3,799 INTERIOR GROSS SQUARE FEET