PROPERTY DESCRIPTION

A PORTION OF LOT 96 AND A PORTION OF THE WEST 40 FEET OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD-OAKDALE 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
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CONCORD, CA 94520
PHONE: (925) 446-6806

SITE UTILITIES:	PROVIDED BY:
SEWAGE DISPOSAL:	CITY
WATER SUPPLY:	CITY
DRAINAGE:	CITY

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)
PROPOSED ZONE: C-T DISTRICT COMMERCIAL (CITY)

EXISTING USE: VACANT

PROPOSED USE: RETAIL, AMPM 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	CARWASH	1.20
TOTAL	43,393	7.57

PARCEL 1 PARKING DATA:

REQUIRED: AMPM (3,800 SF / 250) + 3 SPACES: 19 SPACES
19 SPACES

PROVIDED:
STANDARD SPACE (9X20') 29 SPACES
ACCESSIBLE SPACE (9X20') 2 SPACES
SPACES AT FUEL PUMPS 16 SPACES
PROVIDED: 47 SPACES

PARCEL 2 PARKING DATA:

REQUIRED:
FUTURE RETAIL (32,226 SF / 300): 108 SPACES
FUTURE QSR (2,695 SF / 100): 27 SPACES
REQUIRED: 135 SPACES

PROVIDED:
STANDARD SPACE (9X20') 162 SPACES
ACCESSIBLE SPACE (9X20') 11 SPACES
PROVIDED: 173 SPACES

PARCEL 4 PARKING DATA:

REQUIRED:
CARWASH (2 EMPLOYEES): 2 SPACES
REQUIRED: 2 SPACES

PROVIDED:
STANDARD SPACE (9X20) 5 SPACES
ACCESSIBLE SPACE (9X20') 1 SPACES
PROVIDED: 6 SPACES
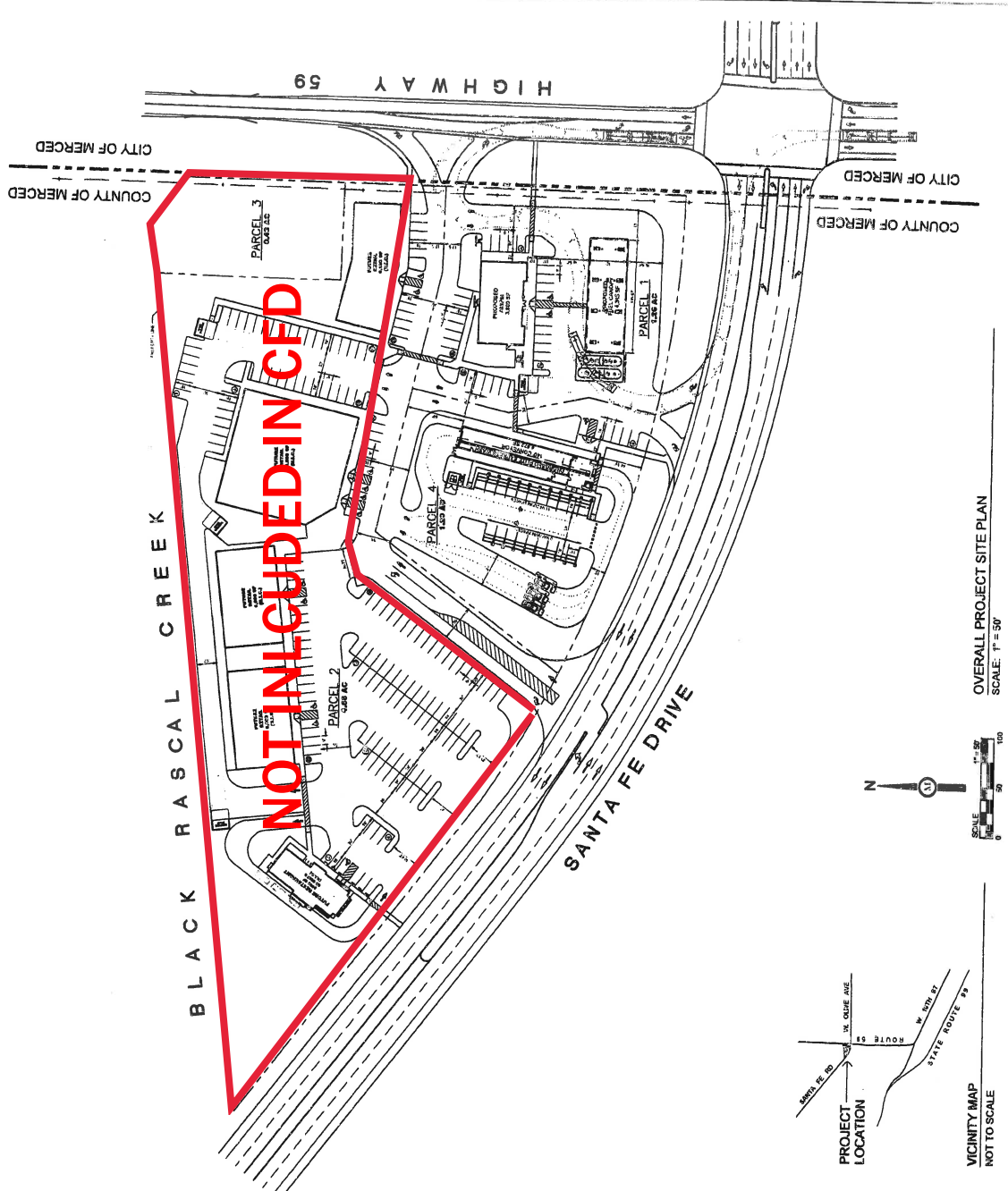
OVERALL PROJECT SITE PLAN
SCALE 1" = 50'

VICINITY MAP
NOT TO SCALE

PROJECT LOCATION

NOT INCLUDED IN CFD

BLACK RASCAL CREEK

HIGHWAY 59

SANTA FE DRIVE

CITY OF MERCED
COUNTY OF MERCED

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4

ATTACHMENT 2