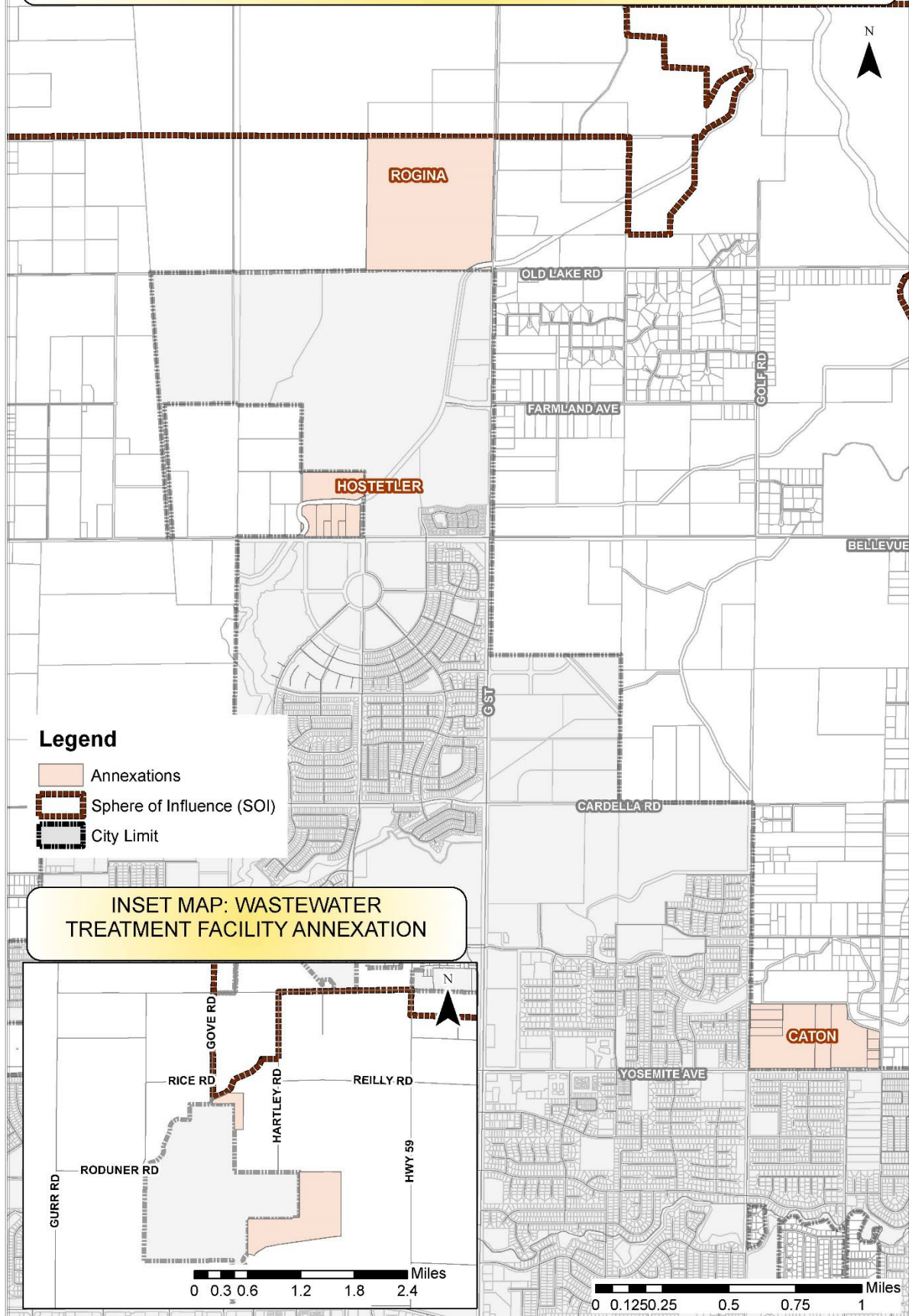


RECENT ANNEXATION APPLICATIONS



“UNIVERSITY VILLAGE” (CATON)

VICINITY MAP



PLOT SET SHEET
YOS. UNIT. AV. & SHARPLEY RD.
MERCED, CA 95340

PROJECT DIRECTORY

OWNER
CLIFF CATON
802 W. MAIN STREET
MERCED, CA 95340
TEL: 209.257.2747
CONTACT: CLIFF CATON

ARCHITECT
HOOH HAUSER BLATTNER
ARCHITECTURE & PLANNING
1222 E. ARROYO AVENUE
SAN JOSE, CA 95128
TEL: 408.277.2747
CONTACT: JEFF HAUSER
EMAIL: jeff@hhauser.com

CIVIL ENGINEER
QUAD KNOPF
2816 PARK AVENUE
MERCED, CA 95348
TEL: 209.255.2505
CONTACT: DESMOND JOHNSTON
EMAIL: djohnston@quadknopf.com

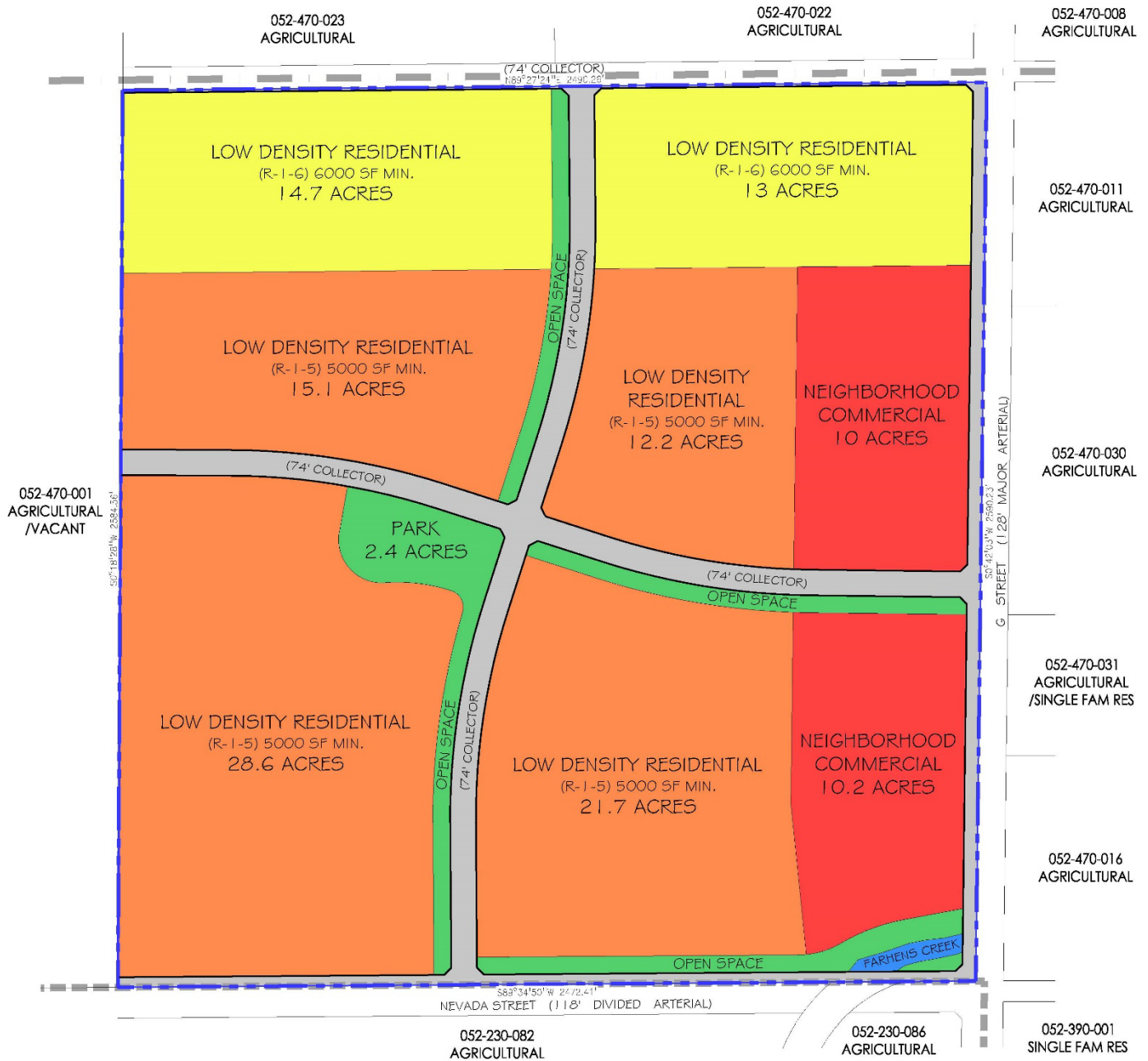
LEGEND

- MIXED USE: COMMERCIAL/RETAIL OFFICE 65,000 SF & RESIDENTIAL APARTMENTS 45,000 SF (250K SQ. FT. TOTAL)
- LANDSCAPE: 10% TOTAL LANDSCAPING AREA
- RESIDENTIAL: 20 B.D.S. (1 BEDROOM & 2 BEDROOM UNITS)

GARDNER AVENUE



"ROGINA"



LAND USE ANALYSIS

	LAND USE	ACRES	%	DENSITY	UNITS
	LDR (R-1-6) LOW DENSITY RESIDENTIAL	27.7	18.8	4.5 DU/AC	125
	LDR (R-1-5) LOW DENSITY RESIDENTIAL	77.6	52.7	6 DU/AC	465
	CN NEIGHBORHOOD COMMERCIAL	20.2	13.7		
	OS-PK OPEN SPACE / PARK	8.9	6.0		
	SPINE STREETS	13.0	8.8		
TOTAL		147.4			590

“WASTEWATER TREATMENT PLANT ANNEXATION #4”



"BELLEVUE & M" (HOSTETLER)

