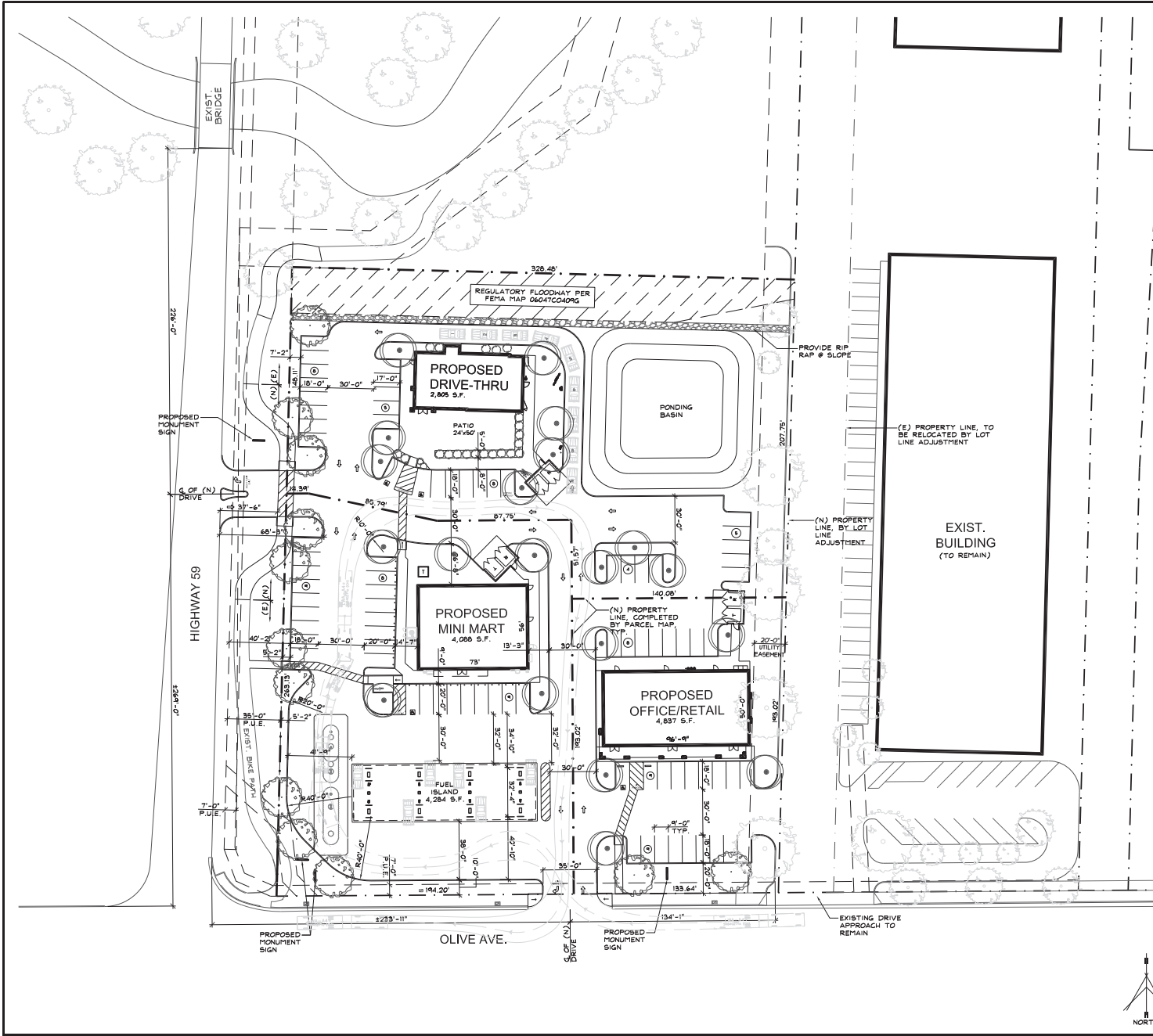




OVERALL SITE PLAN

SCALE: 1"=30'-0" 8

VICINITY MAP

SCALE: N.T.S. 4

KEYNOTES

ADDRESS:
N.E.C. OF OLIVE AVE. & HIGHWAY 59
MERCED, CALIFORNIA 95348

SITE:
APN #: 058-020-037
LEGAL DESCRIPTION: PARCEL B PM 46-26 SEC 13/7/13
AREA: 3.06 ACRES (133,204 S.F.)
ZONING: P-D PLANNED DEVELOPMENT
EXIST. LAND USE: V - VACANT PARCEL
GENERAL PLAN: COMMERCIAL OFFICE
MANUFACTURING INDUSTRIAL

BUILDING:
MINI-MART: 4,088 S.F.
FUEL ISLAND: 4,284 S.F.
OFFICE/RETAIL: 4,837 S.F.
DRIVE-THRU: 2,805 S.F.
TOTAL: 16,014 S.F.

BLDG. LOT COVERAGE: 12.02% (16,014 S.F.)
PERVIOUS AREA: 35.34% (47,080 S.F.)
IMPERVIOUS AREA: 52.64% (70,115 S.F.)

PARKING:
PROVIDED: 89 PARKING STALLS
** (2 VAN ACCESSIBLE & 2 STANDARD ACCESSIBLE STALLS)

BICYCLE: 55 OF PARKING STALLS

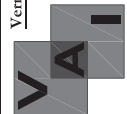
SITE INFORMATION

SITE DEVELOPMENT
MINI-MART / DRIVE-THRU / RETAIL
 N.E.C. OF HIGHWAY 59 & OLIVE AVE., MERCED, CA
 OVERALL SITE PLAN

ISSUE DATE: 10-9-20
 REV. DATE:
 PROJECT NO.: 20005.6
 DRAWN BY: NL
 SHEET:

A100

Vernettboort Architects, Inc.
 Architecture and Planning
 8525 North Cedar Avenue
 Suite 106
 Fresno, California 93720
 Office: 559.432.6744
 Email: rcv@valfresno.com



DATE	REVISION

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