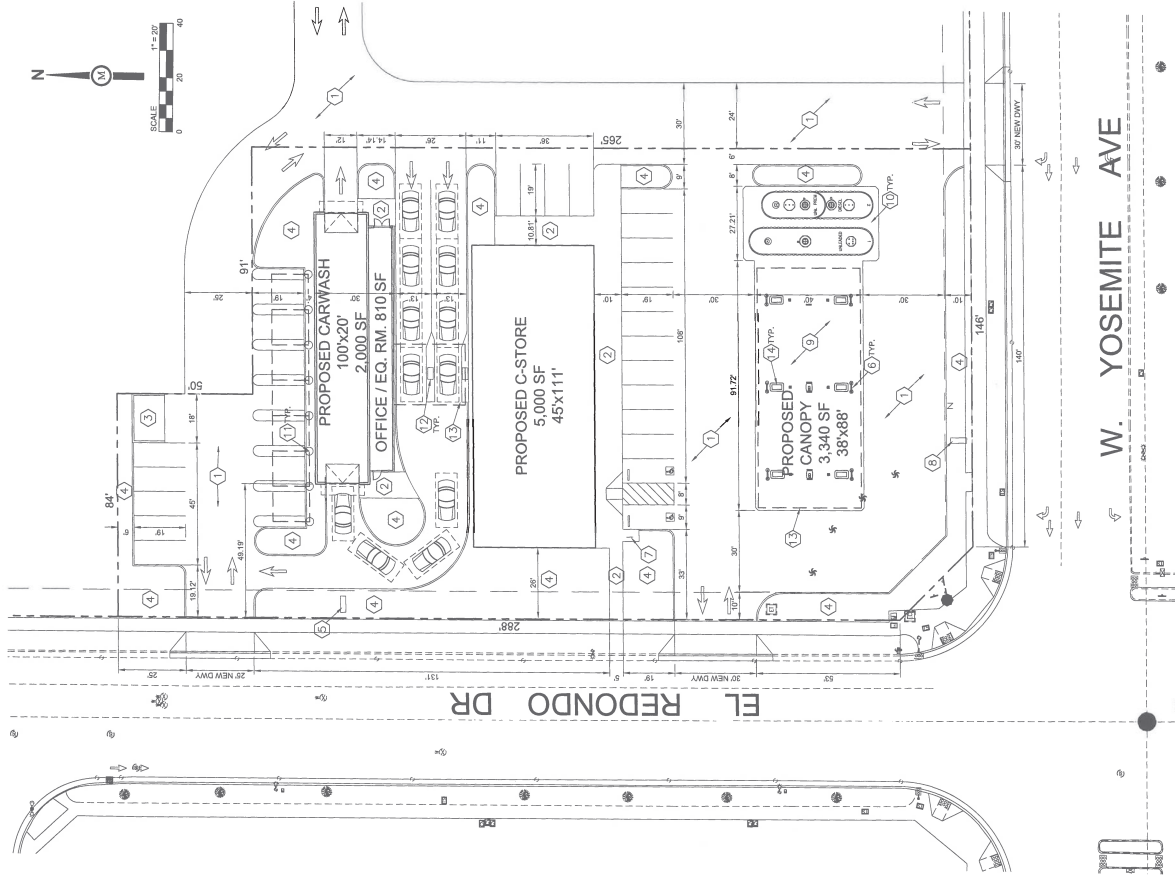


LOT DATA:

ASSESSOR'S PARCEL NUMBER: 260-070-001-000

PARCEL SIZE: 50,000 SF (1.15 AC)

EXISTING ZONE: P-D PLANNED DEVELOPMENT

PROPOSED ZONE: P-D PLANNED DEVELOPMENT

EXISTING USE: VACANT

PROPOSED USE: GAS STATION / CARWASH

SITE COVERAGE:

BUILDING COVERAGE: 11,150 SF (22.3%)

LANDSCAPE AREA: 8,473 SF (16.9%)

PAVED SURFACE AREA: 30,377 SF (60.8%)

PARKING DATA:

REQUIRED:

CONVENIENCE STORE (5,000 SF) = 13 SPACES
(3 SPACE + 1 PER 250 SF OF RETAIL AREA)

CARWASH (2,810 SF) = 7 SPACES
(1 SPACE PER 400 SF)

REQUIRED: 20 SPACES

PROVIDED:

STANDARD SPACE (9'x20') = 27 SPACES
ACCESSIBLE SPACE (9'x20') = 2 SPACES

PROVIDED: 29 SPACES

PROPERTY OWNER / APPLICANT

GURU ARDAS, INC.
CONTACT: JUDITH SINGH
PHONE: (707) 333-3444

DESIGN FIRM

MILESTONE ASSOCIATES
CONTACT: JULIO TINAERO
100 LINCOLN ROAD, STE. H202
FOLSOM, CA 95630
PHONE: (916) 755-4700

Milestone Associates
Imaging Corporation
a California Corporation

1000 LINCOLN ROAD, SUITE 4202
FOLSOM, CA 95630
TEL: 530-755-4700
FAX: 530-755-4597

JULIO T. TINAERO
PROJECT MANAGER

STAMP:

SUBMITTAL DATE

PLANNING DEPT: 01-04-21

BUILDING DEPT: 01-04-21

ENGINEERING DEPT: 01-04-21

SURVEY: 01-04-21

REVISIONS	No.	Description	Date

SITE PLAN / PROJECT DATA

PROPOSED YOSEMITE PLAZA
1295 WEST YOSEMITE AVENUE
MERCED, CA 95348
A.P.N. 206-070-001

DATE: 01-04-21

SCALE: AS SHOWN

DRAWN BY: STAFF

JOB NUMBER: 20-069

SHEET:

DD1

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