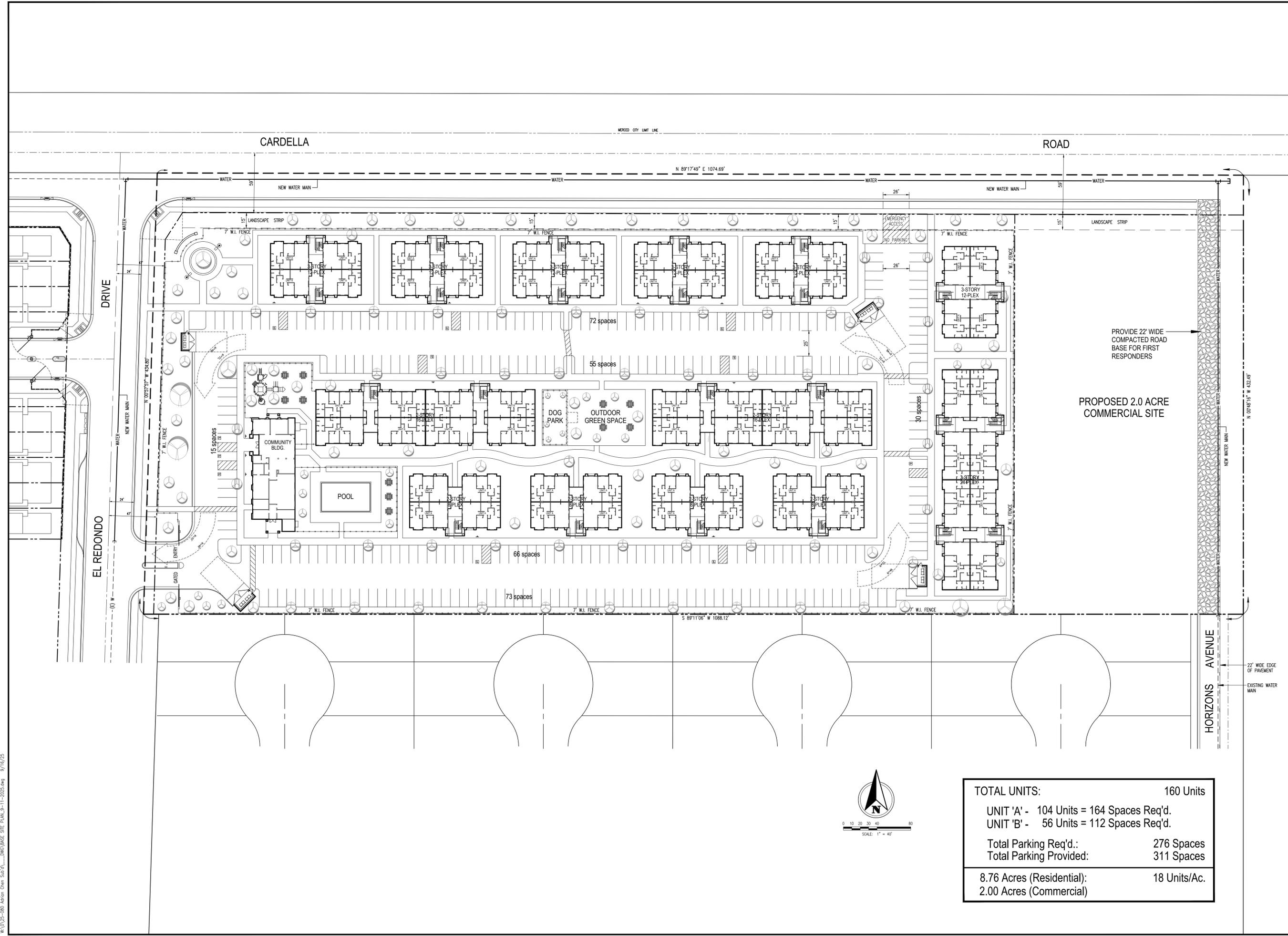


No.	Date	Description

It is the client's responsibility prior to or during construction to verify the designer is within all applicable codes and regulations in the state and jurisdiction of which a contractor is working. The designer is not responsible for any errors or omissions that may occur. The client shall be responsible for any errors or omissions that may occur.

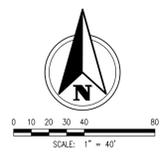


CALIFORNIA

PRELIMINARY SITE PLAN
ISEA INTERNATIONAL, LLC
CARDELLA ROAD
A.P.N. 206-030-017
CITY OF MERCED

PROVIDE 22' WIDE COMPACTED ROAD BASE FOR FIRST RESPONDERS
PROPOSED 2.0 ACRE COMMERCIAL SITE

TOTAL UNITS:	160 Units
UNIT 'A' -	104 Units = 164 Spaces Req'd.
UNIT 'B' -	56 Units = 112 Spaces Req'd.
Total Parking Req'd.:	276 Spaces
Total Parking Provided:	311 Spaces
8.76 Acres (Residential):	18 Units/Ac.
2.00 Acres (Commercial)	



\\s01\25-080\Adrian Chen\Sub\A\DWG\BASE SITE PLAN.dwg 9/16/25

ENGINEER _____

SHEET CONTENTS:

- Preliminary Site Plan
-
-
-

PREPARED FOR:

ISEA International, LLC
Attn.: Adrian Chen
38524 Than Street
Fremont, CA 94536
Ph.: (510) 378-3950

PROJECT DATA:

Date: January 2025
Scale: As Shown
Drawn By: Rick R.
Job No.: 25-080

SHEET NUMBER: