

BEING A SUBDIVISION OF PORTIONS OF THE REMAINDER OF BELLEVUE RANCH NORTH VILLAGES 23A AND 23B RECORDED IN VOLUME 62 OF OFFICIAL PLATS AT PAGE 30-32. MERCED COUNTY RECORDS LYING IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA



SCALE  1" = 80'



1/7C

OWNER	SUBDIVIDER
HOSTETLER INVESTMENTS LLC 923 E. PACHECO BLVD. SUITE C LOS BANOS, CA 93635	STONEFIELD HOME, INC. 923 E. PACHECO BLVD. LOS BANOS, CA 93635

STATEMENT OF SUBDIVIDER

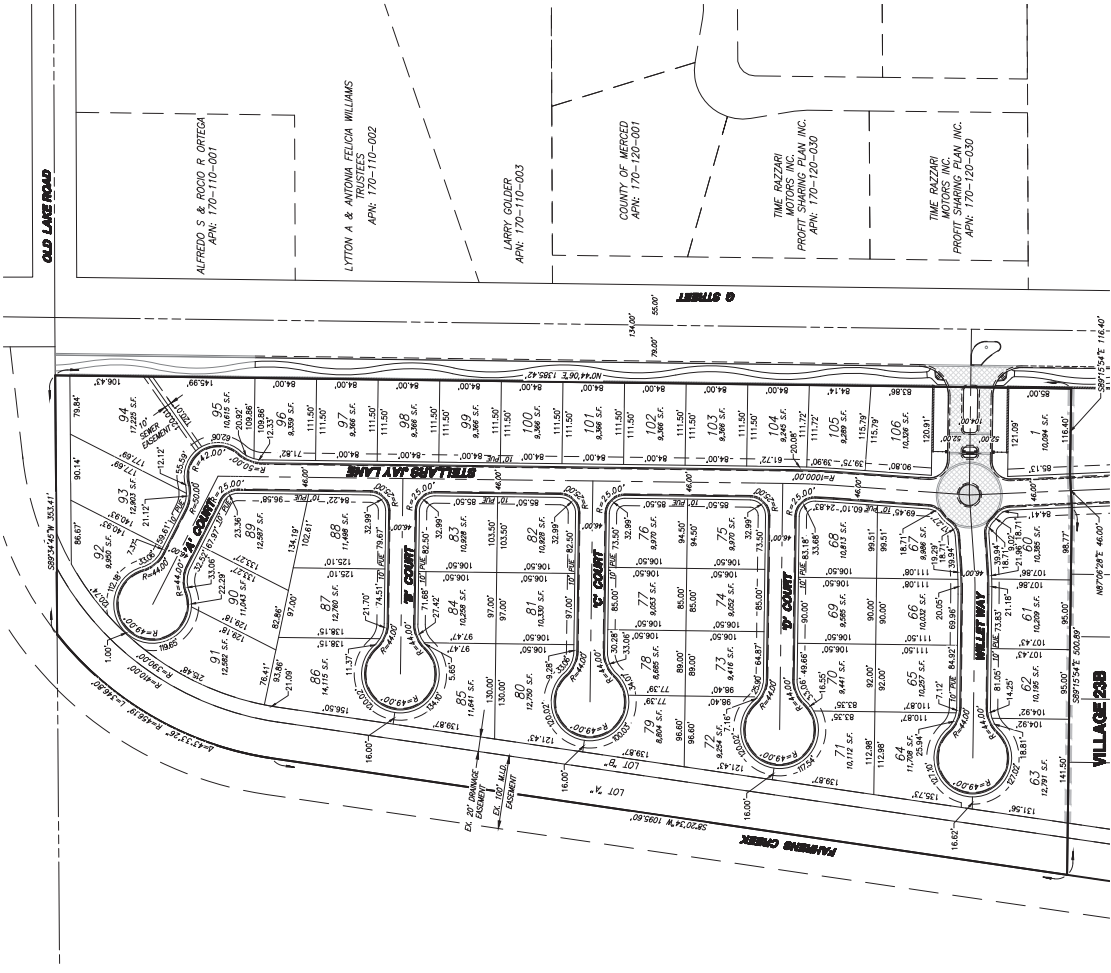
1. ASSESSORS PARCEL NO: 170-000-008
2. EXISTING ZONING: P-0
3. EROSION CONTROL PER CITY OF MERCED DRAINAGES AND STANDARDS
4. MAINTAIN EXISTING DETENTION LINES PER BELLEVUE PARCH
5. MASTER DEVELOPMENT PLAN
6. WATER SUPPLY: BY CITY OF MERCED.
7. SEWER: BY CITY OF MERCED.
8. STORM DRAINAGE: BY CITY OF MERCED.
9. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
10. ALL EXISTING UTILITIES AND PUBLIC UTILITIES SHALL BE MAINTAINED
11. ALL EXISTING UTILITIES AND PUBLIC UTILITIES SHALL BE MAINTAINED

GENERAL NOTES:

- [illegible]

INDEX	SHEET NO	DESCRIPTION
	1	COVER SHEET
	2	LOT DIMENSION PLAN
	3	CONCEPTUAL GRADING PLAN
	4	CONCEPTUAL CONCRETE UTIL

EXISTING	PROPOSED
WATER VALVE	
FIRE TAP/POST	
DRAIN INLET	
STANDARD MANHOLE	
WATER LINE	
SANITARY SEWER	
STORM DRAIN	
5W STREET LIGHT	
6W STREET LIGHT	
DIRECTION OF FLOW	
TOP OF CURB ELEVATION	
GROUND CONTOURS	
CURB, GUTTER AND SIDEWALK	
TYPICAL RETAIN WITH GRADE RAMP	

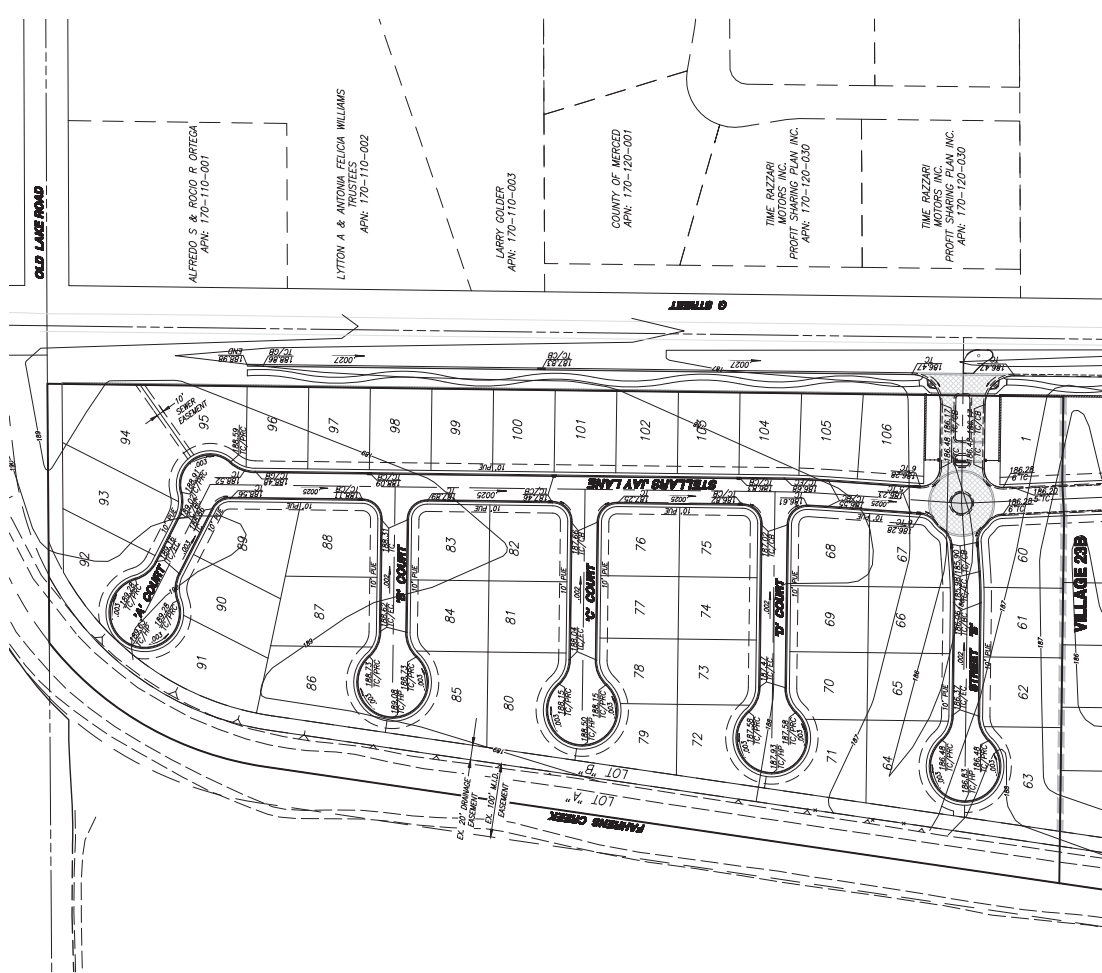


NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4850 SERRA WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (949) 548-8888

LOT DIMENSION PLAN
VILLAGE 238
BELLVILLE RANCH NORTH VILLAGE 24
VILLAGE 238
VILLAGE 238

JOB NO. 120967	DATE 9/24/2024	DRAWN BY	CHECKED BY	SCALE AS SHOWN
SHEET NUMBER 4 OF 4 SHEETS				



SCALE 1" = 80'

CONCEPTUAL COMPOSITE UTILITY PLAN
WESTING TENTATIVE SUBDIVISION MAP:
BELLEVUE RANCH NORTH VILLAGE 24
MERCED, CALIFORNIA

BENCHMARK ENGINEERING
CIVIL, ENGINEERING, PLANNING, AND LAND SURVEYING
4005 SUTHER WAY, SUITE 4, ROBERTSON, CALIFORNIA, 90005 (909) 540-0000

NO		DESCRIPTIONS		DATE	APPROVED
REVISIONS					
DATE:					

PREPARED UNDER THE DIRECTION OF:

