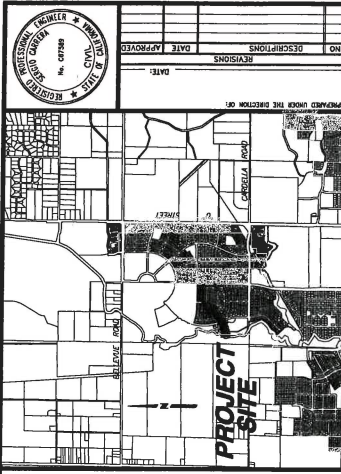
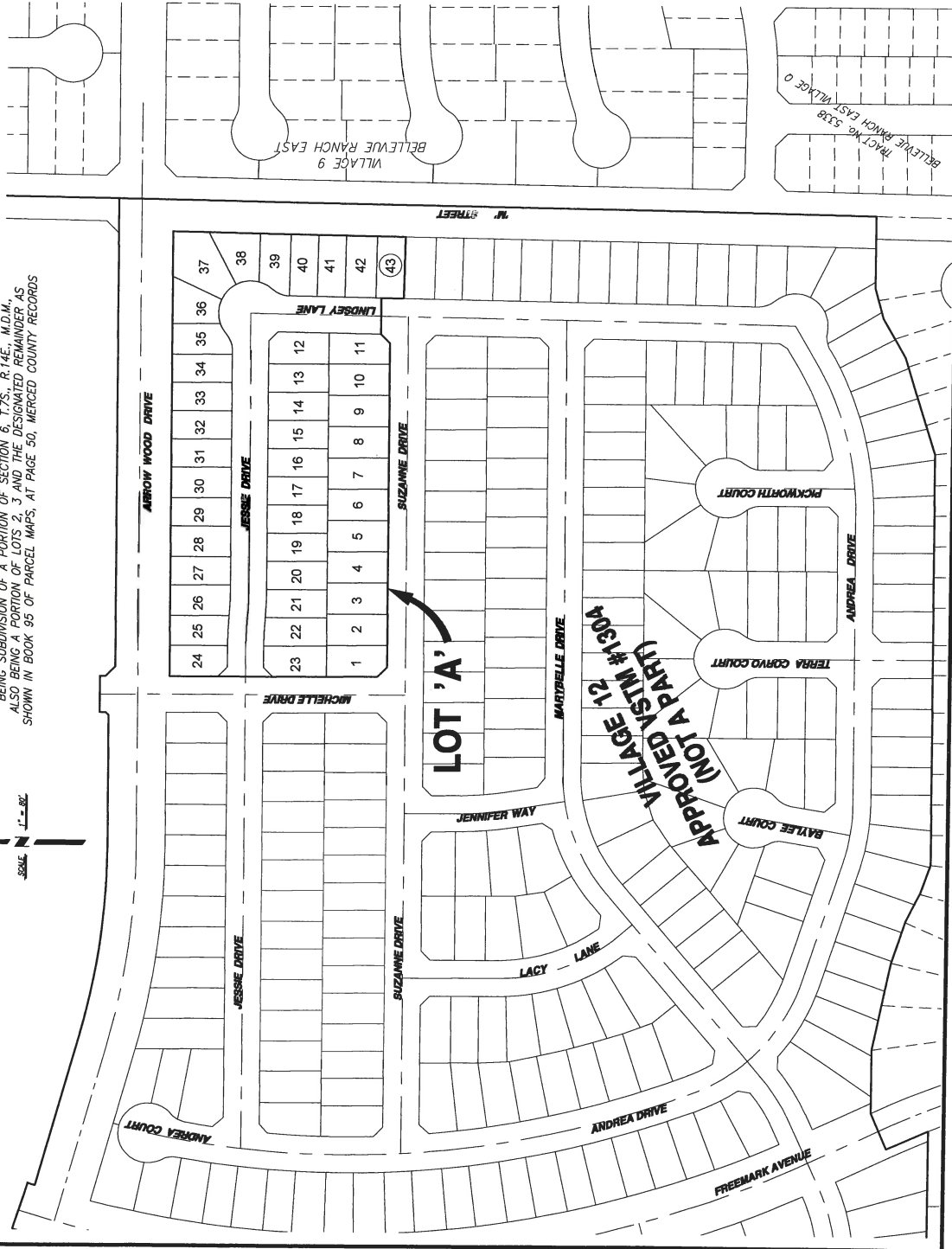


VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH WEST
LOT 'A' OF VILLAGE 12
 MERCED, CALIFORNIA

BEING SUBDIVISION OF A PORTION OF SECTION 6, T.7S., R.14E., M.D.M.,
 ALSO BEING A PORTION OF LOTS 2, 3 AND THE DESIGNATED REMAINDER AS
 SHOWN IN BOOK 95 OF PARCEL MAPS, AT PAGE 50, MERCED COUNTY RECORDS



VICINITY MAP
N.T.S.

- SHEET INDEX**
1. COVER SHEET
 2. LOT DIMENSION PLAN
 3. GRADING PLAN & DETAILS
 4. COMPOSITE UTILITY PLAN

OWNER & SUBDIVIDER
 BELLEVUE RANCH WEST
 822 E. INDIAN BLVD., SUITE C
 LOS BANOS, CA 93808-4127

STATEMENT OF SUBDIVIDER

1. EXISTING ZONING: M-1
2. EXISTING ZONING: P-1
3. EXISTING ZONING: P-1
4. EXISTING ZONING: P-1
5. EXISTING ZONING: P-1
6. EXISTING ZONING: P-1
7. EXISTING ZONING: P-1
8. EXISTING ZONING: P-1
9. EXISTING ZONING: P-1

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP PANEL NUMBER 060720202E.
5. THE SUBDIVISION IS A 64 ACRES CONTAINING 42 RESIDENTIAL LOTS.
6. THE SUBDIVISION IS A 64 ACRES CONTAINING 42 RESIDENTIAL LOTS.
7. THE SUBDIVISION IS A 64 ACRES CONTAINING 42 RESIDENTIAL LOTS.
8. THE SUBDIVISION IS A 64 ACRES CONTAINING 42 RESIDENTIAL LOTS.
9. THE SUBDIVISION IS A 64 ACRES CONTAINING 42 RESIDENTIAL LOTS.

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SEWER	SEWER
STANDARD MANHOLE	STANDARD MANHOLE
WATER INLET	WATER INLET
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
STORM DRAIN	STORM DRAIN
TYPICAL STREET LIGHT	TYPICAL STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB, GUTTER AND SIDEWALK	CURB, GUTTER AND SIDEWALK
TYPICAL SECTION WITH MANHOLE	TYPICAL SECTION WITH MANHOLE

BENCHMARK ENGINEERING, INC.
 807 J STREET • LOS BANOS, CALIFORNIA • 93808
 (209) 757-0800
 FAX: (209) 548-8908



COVER SHEET
 BELLEVUE RANCH WEST
 LOT 'A' OF VILLAGE 12
 VESTING TENTATIVE SUBDIVISION MAP
 MERCED, CALIFORNIA

JOB NO. 12571
 DATE: 3-16-18
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: AS SHOWN

SHEET NUMBER
1



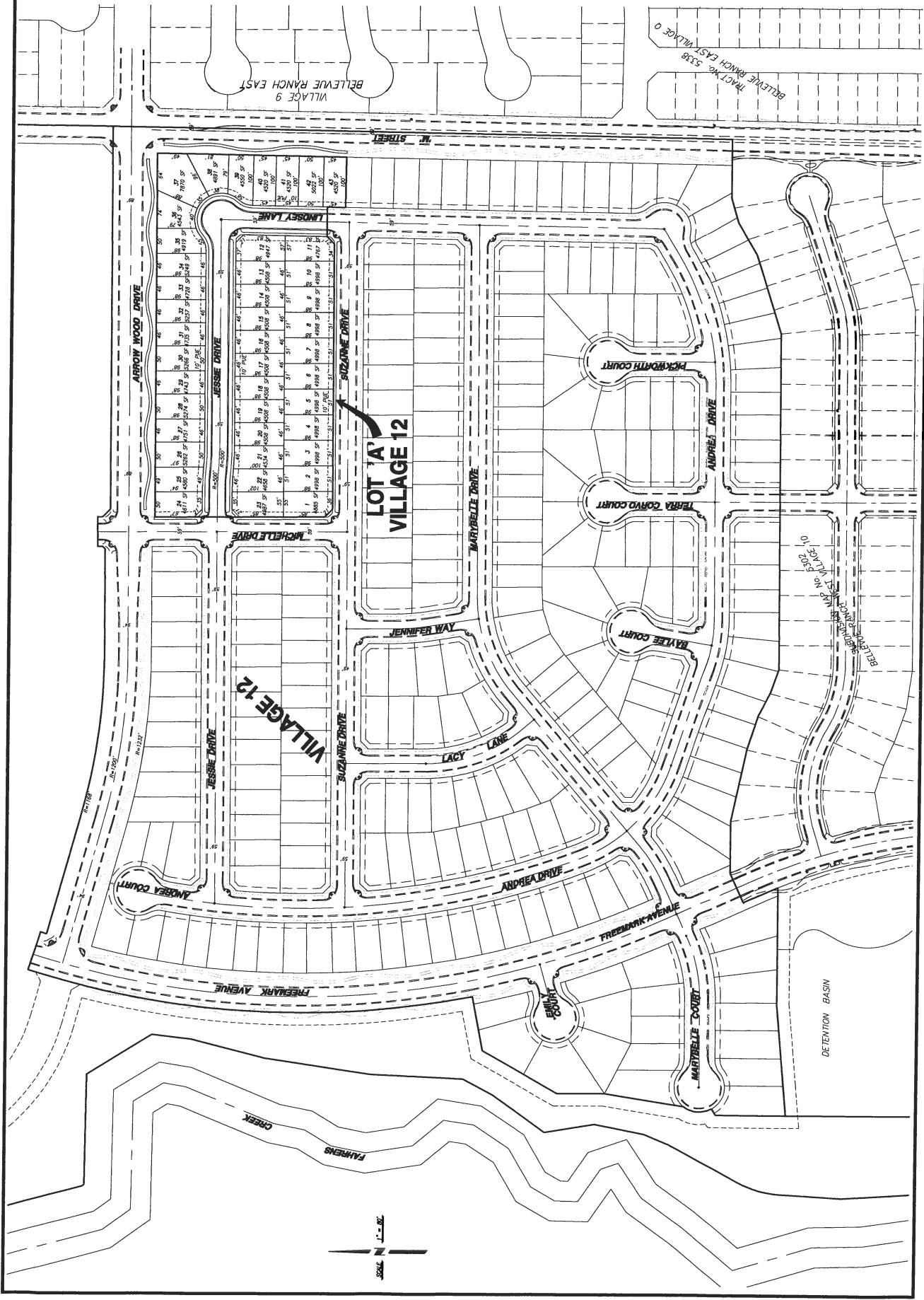
NO.	DESCRIPTIONS	DATE	APPROVAL

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
807 J STREET • LOS ANGELES, CALIFORNIA 90014
(213) 737-0800 FAX (213) 540-8805



LOT DIMENSION PLAN
BENCHMARK ENGINEERING, INC.
LOT 'A' OF VILLAGE 12
BELLEVUE RANCH WEST
REDCRED, CALIFORNIA

JOB NO. 128271	SHEET NUMBER
DATE 3-16-18	2
DRAWN BY DJ	OF 4 SHEETS
CHECKED BY JN	
SCALE AS SHOWN	



FILE: A:\2017\128271\128271.dwg PLOT DATE: 03/17/2018