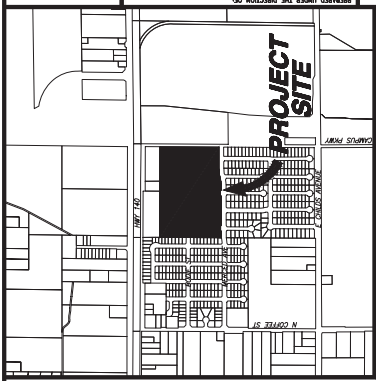
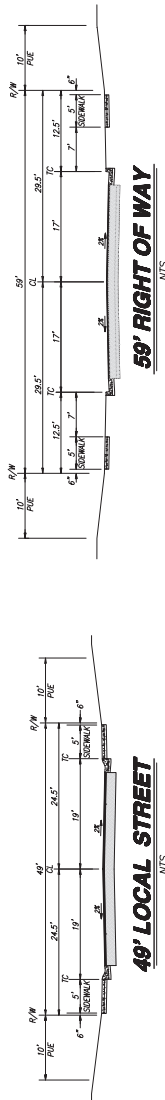
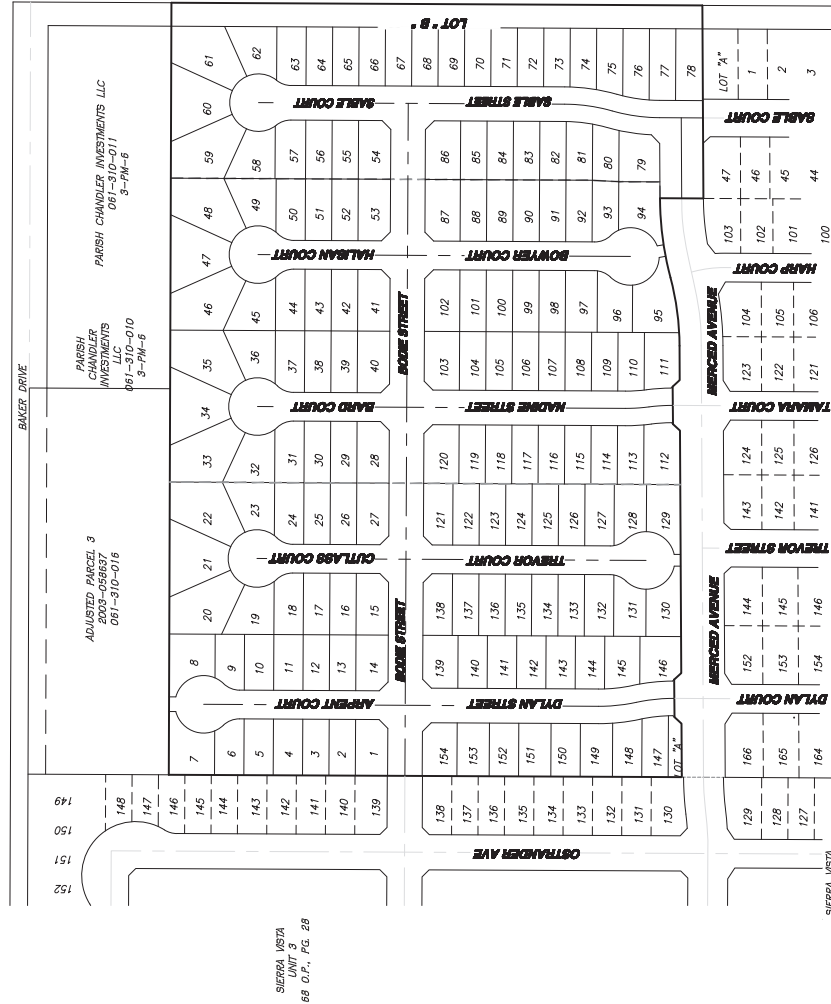


VESTING TENTATIVE SUBDIVISION MAP FOR:
RENAISSANCE 154
MERCED, CALIFORNIA

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS SHOWN ON BOUNDARY ADJUSTMENT
NUMBER 03-13 AND RECORDED AS INSTRUMENT NUMBER 2003-058637, MERCED
COUNTY RECORDS PORTION SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT
DIABLO BASE & MERCEDIAN



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17th STREET • MODESTO, CALIFORNIA • 95354
(209) 248-9300 FAX (209) 248-9305

COVER SHEET
RENAISSANCE 154
VESTING TENTATIVE SUBDIVISION MAP
MERCED, CALIFORNIA

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

OWNER
LAND ASSET MANAGEMENT, LLC
10000 N. GARDEN STREET, SUITE 201
DANFORTH, BC, CA 94505

SUBDIVIDER
STANFELD ENGINEERING, INC.
1000 N. GARDEN STREET, SUITE C
DANFORTH, BC, CA 94505

STATEMENT OF SUBDIVIDER

1. ASSessor's PARCEL NO. 081-310-017
2. TOTAL AREA OF THIS SUBDIVISION IS 26.42 ACRES, CONTAINING 154 RESIDENTIAL LOTS.
3. THE SUBDIVISION MAP WAS PREPARED BY THE SUBDIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66466.1.
4. THE SUBDIVISION MAP WAS PREPARED BY THE SUBDIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66466.1.

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. TOTAL AREA OF THIS SUBDIVISION IS 26.42 ACRES, CONTAINING 154 RESIDENTIAL LOTS.
3. THE SUBDIVISION MAP WAS PREPARED BY THE SUBDIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66466.1.
4. THE SUBDIVISION MAP WAS PREPARED BY THE SUBDIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66466.1.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOT DIMENSION PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL COMPOSITE UTILITY PLAN

LEGEND

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SEWAGE LINE	SEWAGE LINE
STORM DRAIN	STORM DRAIN
6" W. STREET LIGHT	6" W. STREET LIGHT
6" W. STREET LIGHT	6" W. 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 HANDICAP RAMP	TYPICAL SECTION WITH HANDICAP RAMP

PROJECT SITE

SCALE
1" = 100'

49' LOCAL STREET
N.T.S.

59' RIGHT OF WAY
N.T.S.

RENAISSANCE 154
VESTING TENTATIVE SUBDIVISION MAP
MERCED, CALIFORNIA

COVER SHEET
RENAISSANCE 154
VESTING TENTATIVE SUBDIVISION MAP
MERCED, CALIFORNIA

REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

