

VESTING TENTATIVE TRACT MAP

IN THE CITY OF MERCED
MERCED COUNTY, CALIFORNIA
PREPARED ON JULY 27, 2022
SHEET 1 OF 2

LEGAL DESCRIPTION

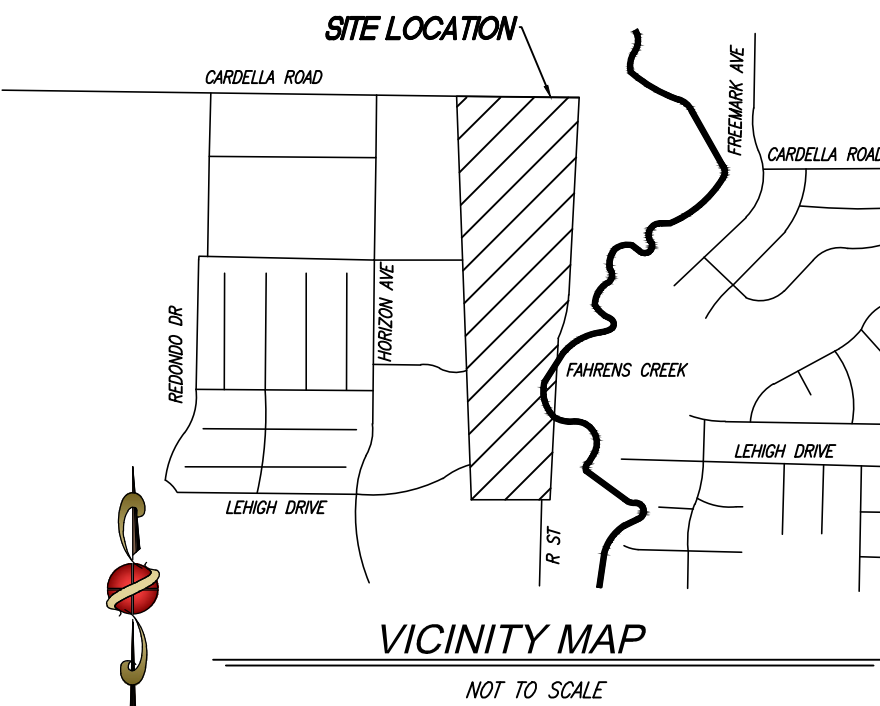
REAL PROPERTY IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 14 AND 15, ACCORDING TO MAP ENTITLED "MAP OF BARNELL'S MERCED TRACT", RECORDED NOVEMBER 14, 1913, VOLUME 6 OF OFFICIAL PLATS, PAGE 14, MERCED COUNTY RECORDS.

EXCEPTING FROM LOT 15, THE INTEREST CONVEYED TO THE CITY OF MERCED RECORDED OF OFFICIAL RECORDS AS INSTRUMENT NO. 2003-055078, MERCED COUNTY RECORDS.

APN: 206-030-007-000 (LOTS 1 and 14) and 206-030-008-000 (LOT 15)

LEGEND	
	PROPOSED ROAD CENTERLINES
	PROPOSED PARCEL LINES
	PROPERTY BOUNDARY
	PROPOSED EASEMENT
	EXISTING PARCEL LINES
	EXISTING TREE
	EXISTING FENCE
	FUTURE ROAD IMPROVEMENTS
	PROPOSED STREET LIGHT (TENTATIVE LOCATION)
	PROPOSED FIRE HYDRANT (TENTATIVE LOCATION)
	PROPOSED 10' STREET RIGHT-OF-WAY DEDICATION
	EXISTING 10' STREET RIGHT-OF-WAY DEDICATION PER DOC. NO. 2005-058610 M.C.R.

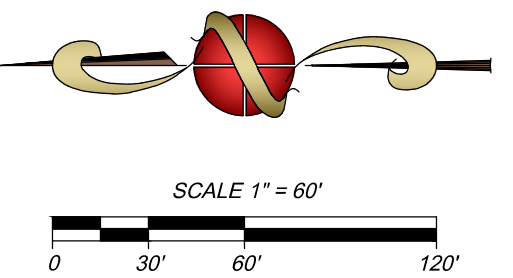


SITE INFORMATION

OWNER:	LONG THAO AND SENG THAO 700 W OLIVE AVE #A MERCED, CA 95348
APN:	206-030-007, 206-030-008
SUBOWNER:	VALLEY PREMIER LAND GROUP (NPLG) 1244 O STREET FRESNO, CA 93721
ENGINEER:	PRECISION CIVIL ENGINEERING, INC. 1234 O STREET FRESNO, CA 93721 (559) 449-4500
SITE LOCATION:	SOUTH OF CARDELLA ROAD AND WEST OF FAHRENS CREEK MERCED, CA
ZONING:	P-D (50) - PLANNED DEVELOPMENT
EXISTING LAND USE:	VACANT
PLANNED LAND USE:	LD - LOW DENSITY RESIDENTIAL (2.0 TO 6.0 DU/AC)
PROPOSED LAND USE DESIGNATION:	161 LOTS, SINGLE - FAMILY RESIDENTIAL SUBDIVISION
TOTAL NUMBER OF LOTS:	161
AVERAGE LOT AREA:	6,259 SF
OUTLOTS:	OUTLOT A: WILL BE DEDICATED TO THE CITY OF MERCED FOR PUBLIC OPENSPACE AND UTILITY PURPOSES. OUTLOT B: WILL BE DEDICATED TO THE CITY OF MERCED FOR PUBLIC NATURAL OPENSPACE PURPOSES. OUTLOT C: WILL BE DEDICATED TO THE CITY OF MERCED FOR PUBLIC OPENSPACE PURPOSES UNLESS OTHERWISE DETERMINED BY AGREEMENT AND/OR CONDITIONS.
SITE ACREAGE:	GROSS: ±38.61 ACRES (INCLUDES ROW TO BE ABANDONED) NET: ±30.73 ACRES
DENSITY:	±4.75 LOTS PER ACRE

NOTES

- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING REQUIREMENTS.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:
SANITARY SEWER: CITY OF MERCED
STORM DRAINAGE: CITY OF MERCED
DOMESTIC WATER: CITY OF MERCED
FIRE PROTECTION: CITY OF MERCED
ELECTRICITY: PG&E
GAS: PG&E
TELEPHONE: COMCAST
CABLE: COMCAST
WASTE DISPOSAL: CITY OF MERCED
- PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF MERCED STANDARDS.
- ALL PUBLIC UTILITIES (PG&E, TELEPHONE, CABLE, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- STREET LIGHT AND FIRE HYDRANT LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ACTUAL LOCATIONS TO BE APPROVED ON IMPROVEMENT DRAWINGS BY PUBLIC WORKS/ENGINEERING DEPARTMENT.
- PHASE 1 INCLUDES ALL LOTS AND IMPROVEMENTS SOUTH OF THE NORTH RIGHT OF WAY FOR MONACO DRIVE. THE PROJECT MAY OR MAY NOT BE PHASED. ALL CONDITIONED OFFSITE IMPROVEMENTS ADJACENT TO EACH PHASE WILL BE CONSTRUCTED WITH EACH PHASE. IF THE PROJECT IS PHASED, PHASE 1 INCLUDES 70 LOTS AND PHASE 2 INCLUDES 91 LOTS FOR A TOTAL OF 161 LOTS.
- ALL INTERSECTION BULBS TO BE CONSTRUCTED PER CITY OF MERCED STANDARD ST-3
- ALL CUL-DE-SACS TO BE CONSTRUCTED PER CITY OF MERCED STANDARD ST-4



PREPARED BY:
PRECISION CIVIL ENGINEERING, INC.
1234 "O" STREET FRESNO, CA 93721 PH: (559)449-4500 FAX: (559)449-4515

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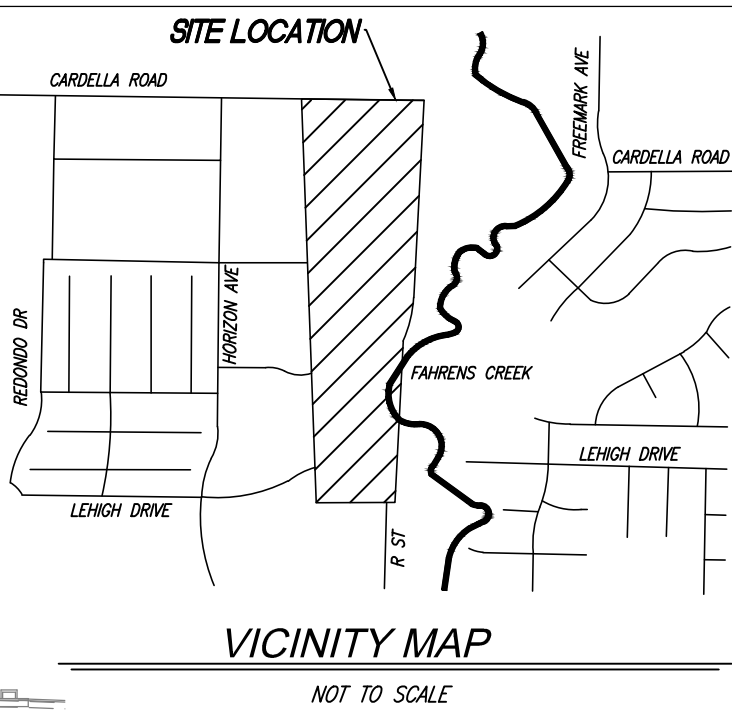
REVISIONS

DRAWN BY: SS
CHECKED BY: DY
DATE: 11-4-2025

SHEET NUMBER: 1 OF 2
JOB NUMBER: 21-061

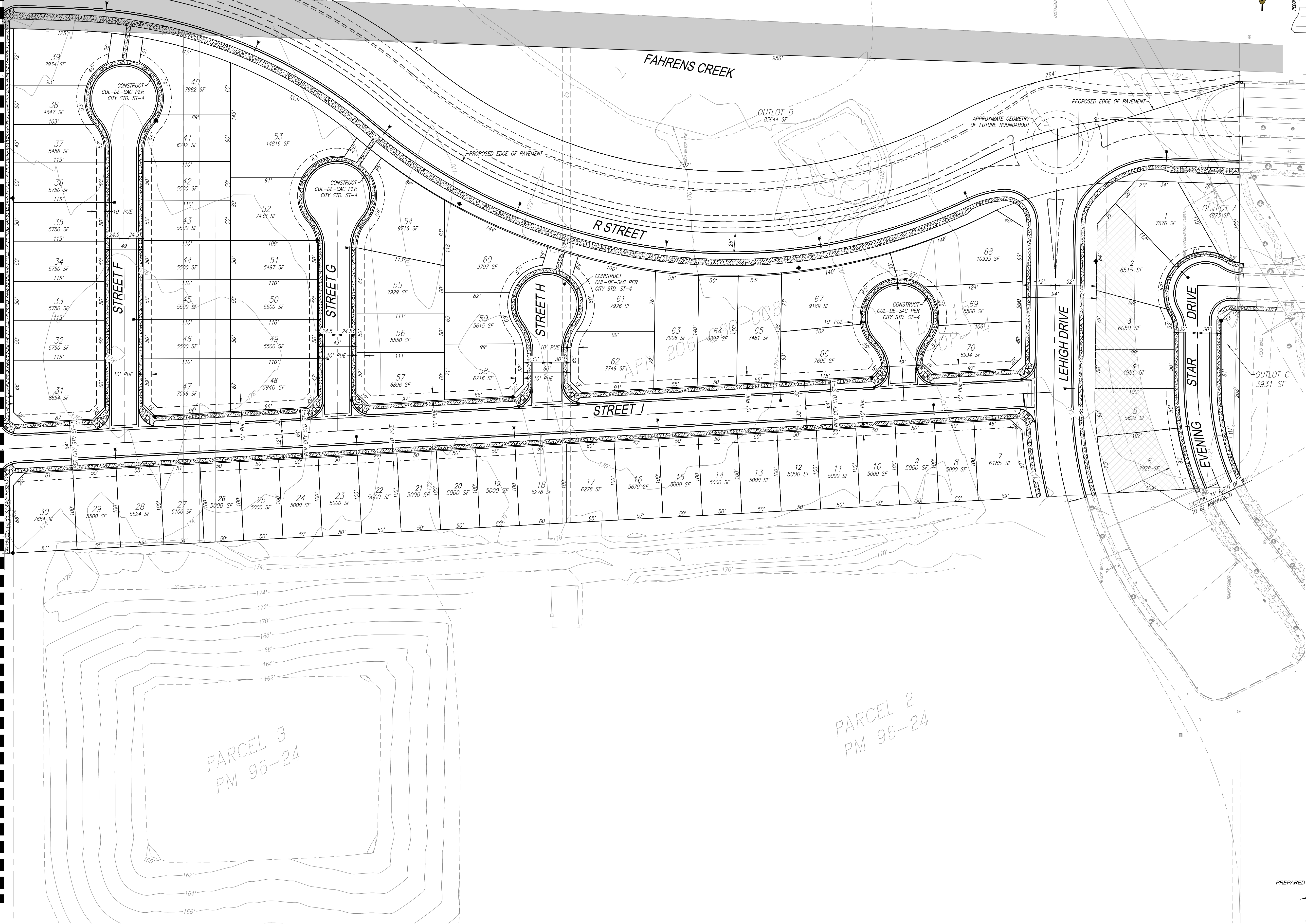
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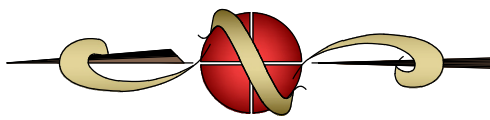
VICINITY MAP
NOT TO SCALE

MATCHLINE - SEE SHEET 1



PARCEL 3
PM 96-24

PARCEL 2
PM 96-24



SCALE 1" = 60'
0 30' 60' 120'

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PLANNING SURVEYING CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
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