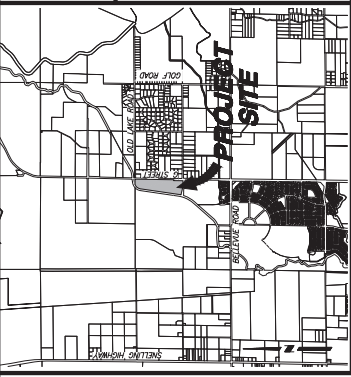
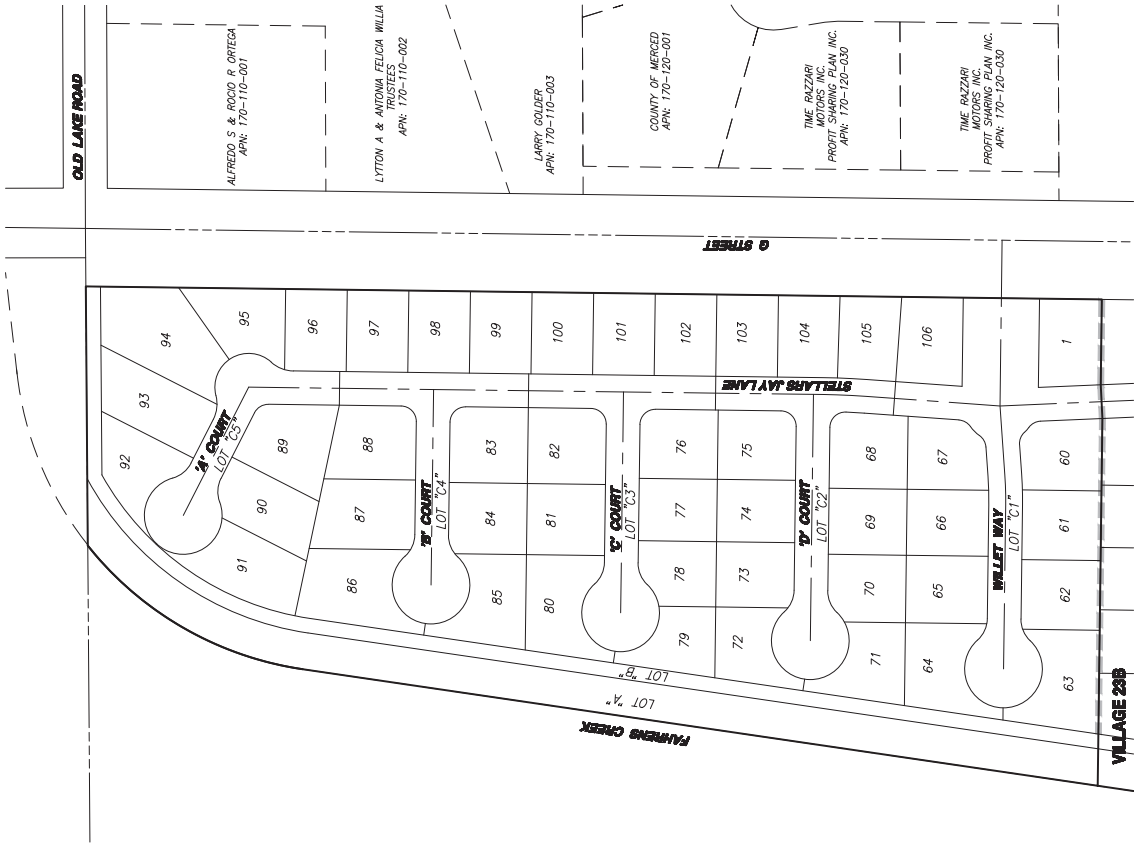


# VESTING TENTATIVE SUBDIVISION MAP FOR: BELLEVUE RANCH NORTH VILLAGE 24 MERCED, CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF THE REMAINDER OF BELLEVUE RANCH NORTH VILLAGES 23A AND 23B  
RECORDED IN VOLUME 82 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'

### VICINITY MAP

OWNER  
MARTIN INVESTMENTS LLC  
802 E. MARCOA BLVD. SUITE C  
100 SAN JOSE, CA 95128

SUBDIVIDER  
STONERFIELD JRM, INC.  
100 SAN JOSE, CA 95128

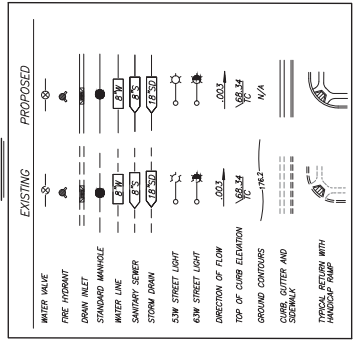
### STATEMENT OF SUBDIVIDER

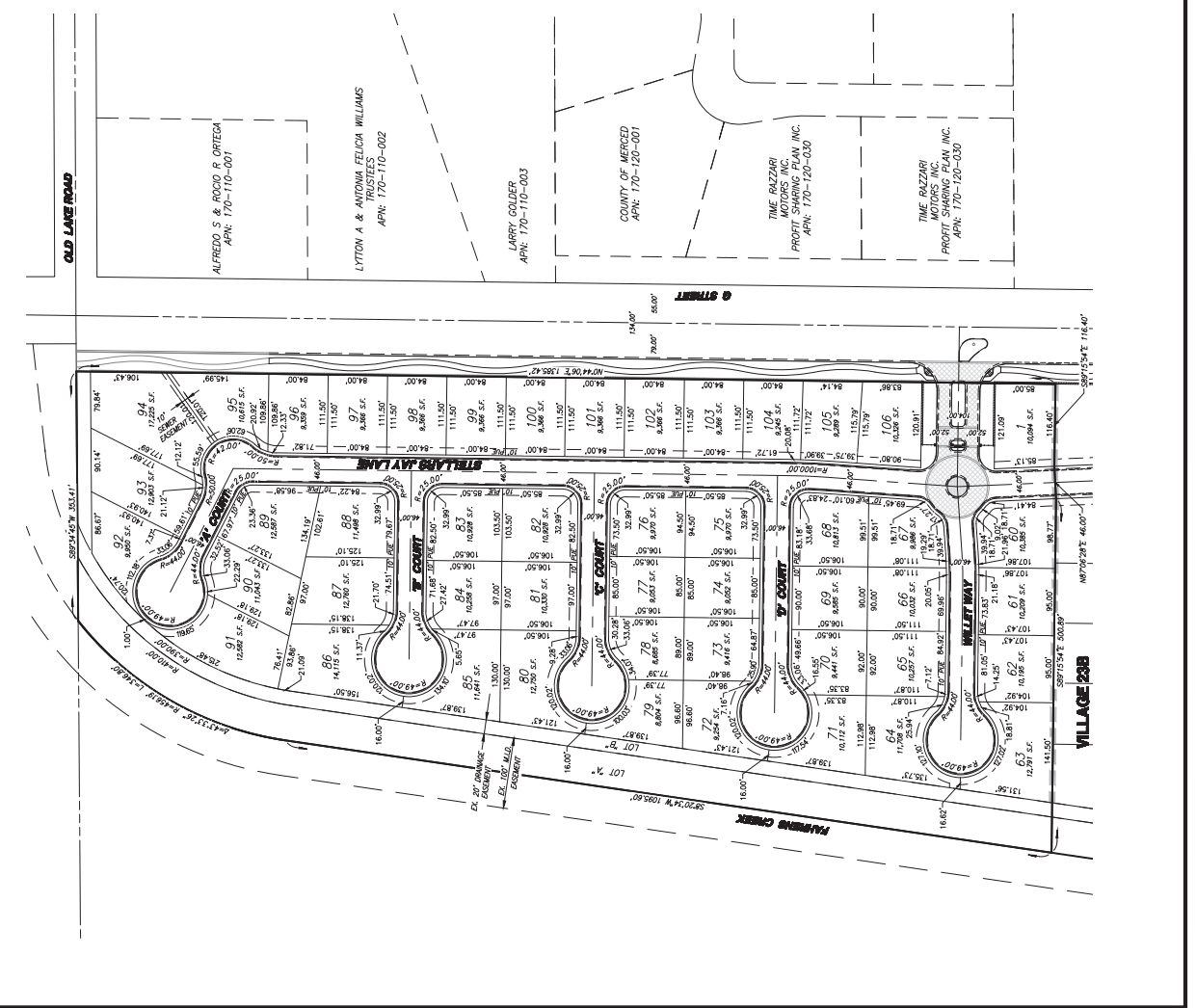
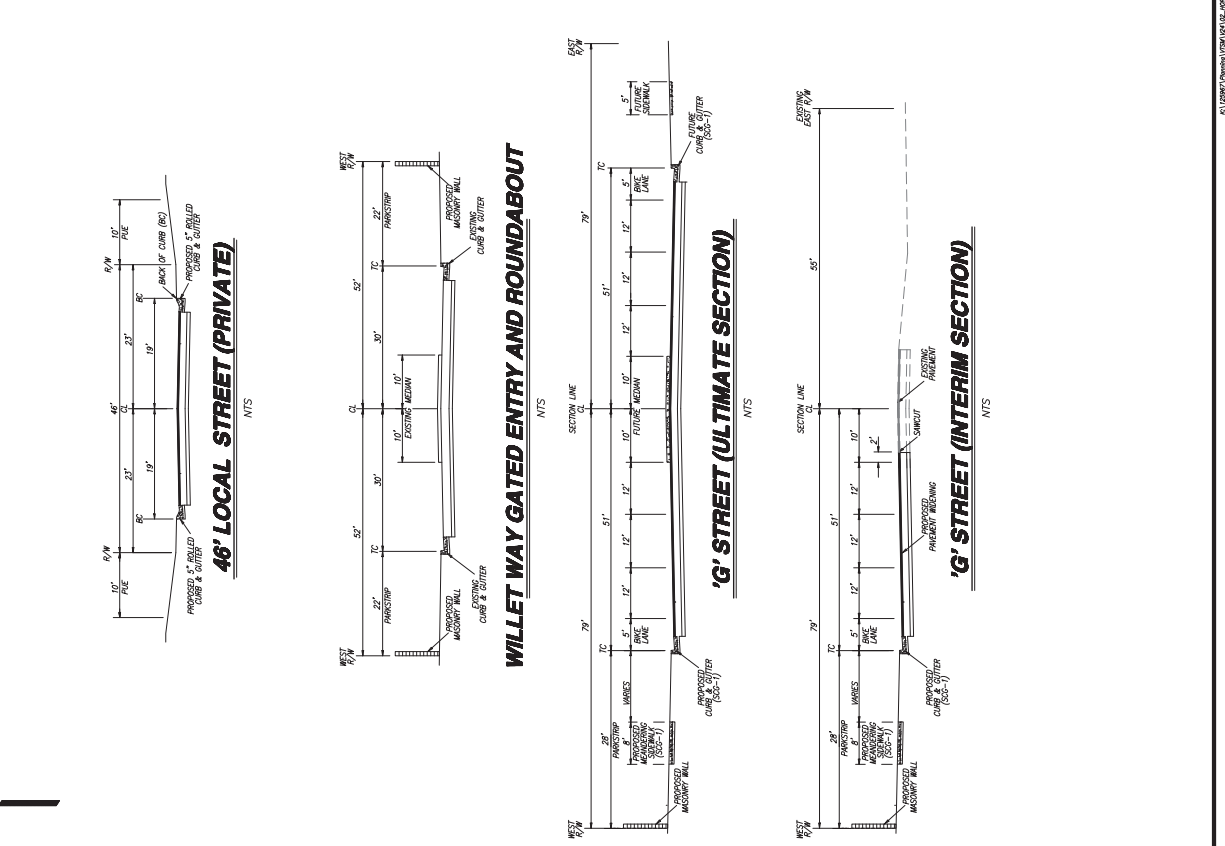
1. ASSESSORS PARCEL NO: 179-066-008
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY SPECIFICATIONS.
3. THE SITE IS RASCALLY FLAT.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE CITY OF MERCED SPECIAL FLOOD HAZARD MAP.
5. TOTAL AREA OF THIS SUBDIVISION IS 1.09 ACRES CONTAINING 44 RESIDENTIAL LOTS.
6. LOT #1 IS TO BE DEDICATED TO THE CITY OF MERCED AS PARKING CREEK.
7. LOT #2 IS TO BE DEDICATED TO THE CITY OF MERCED AS AN OPEN SPACE/ANGULAR PARKWAY PARCEL & P.U.L.E.
8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS FOR THIS PROPERTY AND TO MAKE ANY CHANGES TO THE LOTS, AREAS, AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO RECORDING OF THE FINAL MAP.
9. THE DEVELOPER INTENDS TO CONSIDER TO STREET IMPROVEMENTS WITH VILLAGE 22 FOR THE GRADUAL.
10. THIS WILL PROVIDE SIGNIFICANT TIME TO RELOCATE THE POWER POLES ALONG G STREET.

### GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY SPECIFICATIONS.
3. THE SITE IS RASCALLY FLAT.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE CITY OF MERCED SPECIAL FLOOD HAZARD MAP.
5. TOTAL AREA OF THIS SUBDIVISION IS 1.09 ACRES CONTAINING 44 RESIDENTIAL LOTS.
6. LOT #1 IS TO BE DEDICATED TO THE CITY OF MERCED AS PARKING CREEK.
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8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS FOR THIS PROPERTY AND TO MAKE ANY CHANGES TO THE LOTS, AREAS, AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO RECORDING OF THE FINAL MAP.
9. THE DEVELOPER INTENDS TO CONSIDER TO STREET IMPROVEMENTS WITH VILLAGE 22 FOR THE GRADUAL.
10. THIS WILL PROVIDE SIGNIFICANT TIME TO RELOCATE THE POWER POLES ALONG G STREET.

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





NO.	DESCRIPTIONS	DATE	APPROVED

REVISIONS

DATE: \_\_\_\_\_

PREPARED UNDER THE JURISDICTION OF:



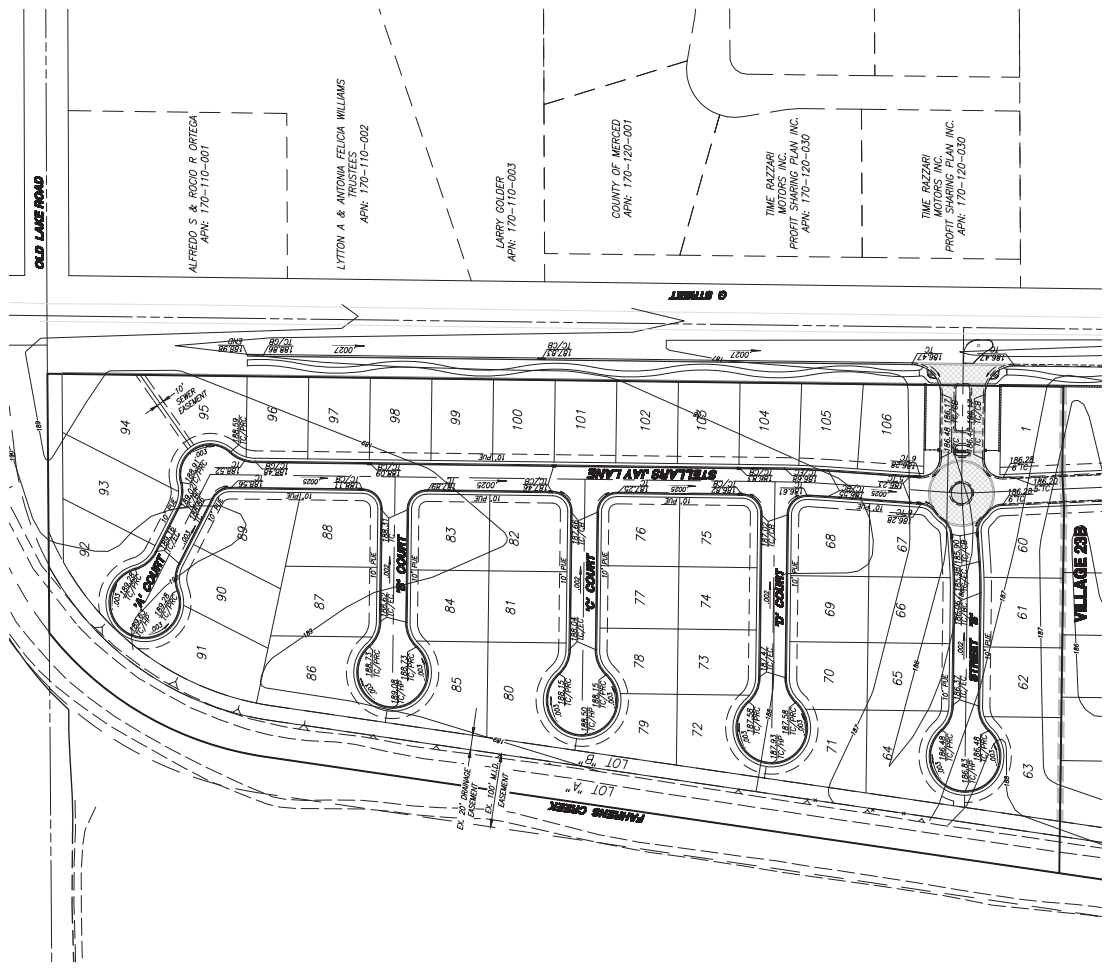
**BENCHMARK ENGINEERING**  
**CIVIL ENGINEERING, PLANNING, AND SURVEYING**  
 4805 SW 3RD WAY, SUITE 4, ROBERTS, CALIFORNIA, 95955 (916) 548-8999

**CONCEPTUAL GRADING PLAN**  
 VILLAGE TRINITATIVE SUBDIVISION MAP  
**BELLEVE RANCH NORTH VILLAGE 24**  
 MERCED, CALIFORNIA

JOB NO. 125967  
 DATE 9/26/2024  
 DRY: \_\_\_\_\_  
 SCALE AS SHOWN

**3**  
 SHEET NUMBER  
 OF 4 SHEETS

SCALE 1" = 80'



NO.	DESCRIPTIONS	DATE	APPROVED

**BENCHMARK ENGINEERING**  
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING  
 4885 SERRA WAY, SUITE 4, ROBERTO, CALIFORNIA, 95888 (925) 548-8888

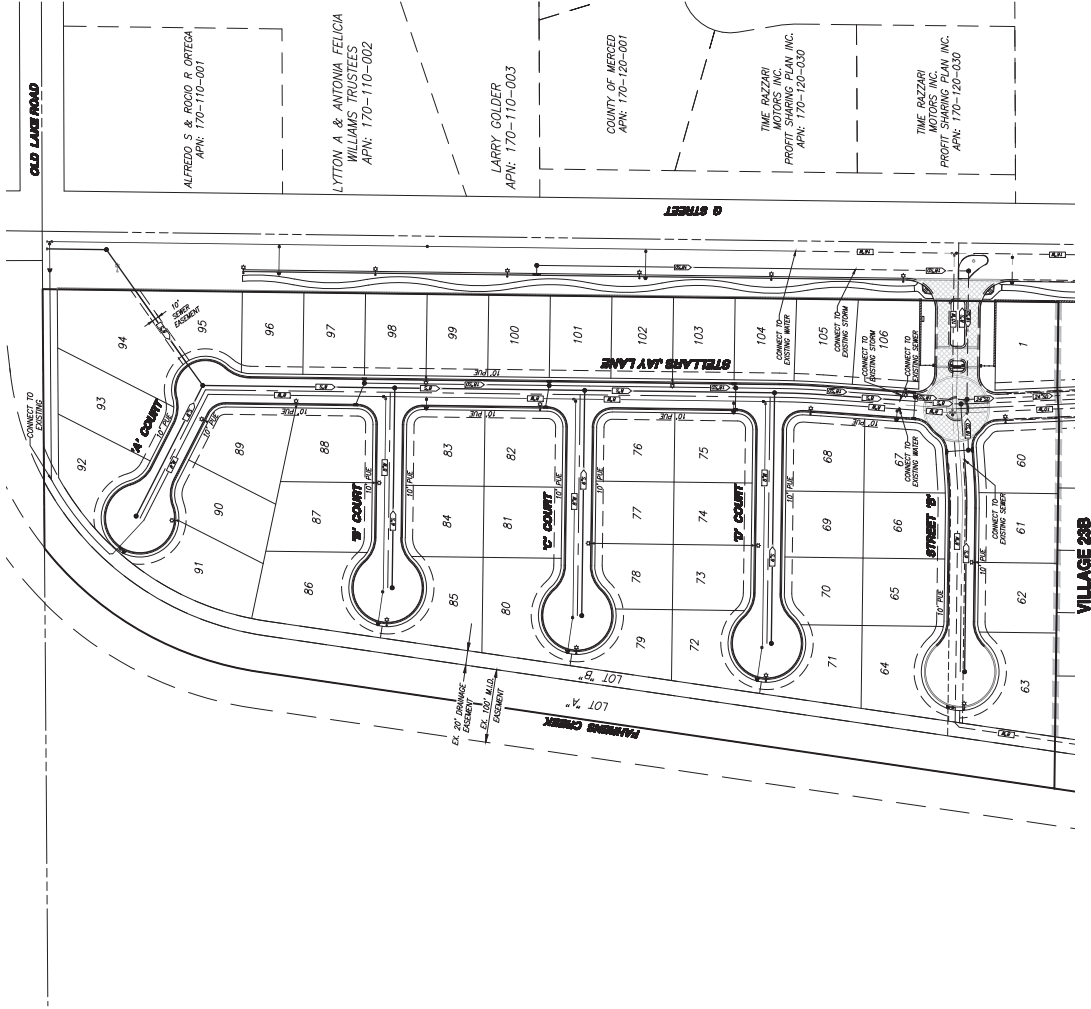


**CONCEPTUAL COMPOSITE UTILITY PLAN**  
 VILLAGE TRIBUTARY SUBDIVISION MAP  
 BELLEVUE RANCH NORTH VILLAGE 24  
 MERCED, CALIFORNIA

JOB NO. 122987  
 DATE: 9/26/2024  
 DRY: AS SHOWN  
 SCALE: AS SHOWN

**4**  
 SHEET NUMBER  
 OF 4 SHEETS

SCALE 1" = 80'



15:122987 (Planning) (Village) (Village) (Village) (Village)