ATTACHMENT 5

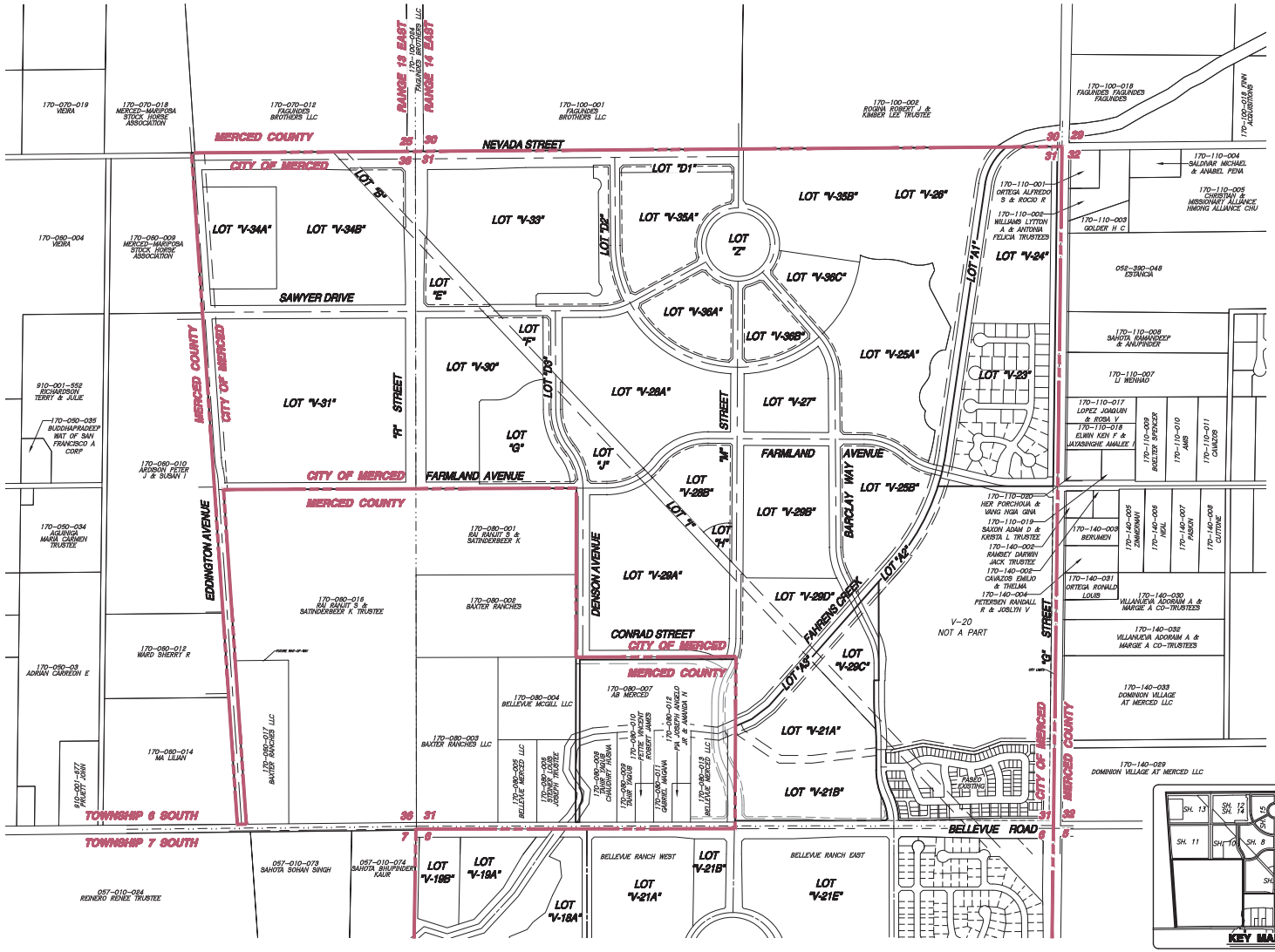
MODIFICATION OF VESTING TENTATIVE SUBDIVISION MAP FOR:

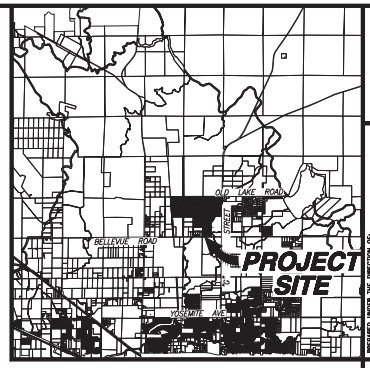
BELLEVUE RANCH PHASES 3 AND 4

BEING A SUBDIVISION OF LOT 4 AND A PORTION OF LOT 3 AS SHOWN ON MAP FILED IN VOLUME 92 OF PARCEL MAPS AT PAGE 38 THRU 42, MERCED COUNTY RECORDS.
ALSO LYING IN A PORTION OF SECTION 36 T.6 S., R.13 E., AND SECTION 31 T.6S. R.14.E, M.D.B.& M. CITY OF MERCED, MERCED COUNTY, CALIFORNIA

NOTE: THE OWNER'S AND SUBDIVIDER REQUEST A MODIFICATION OF VESTING TENTATIVE SUBDIVISION MAP #1280 (LARGE LOT MAPPING OF BELLEVUE RANCH PHASES 3 AND 4) FOR STREET ALIGNMENT AND LOT CONFIGURATION DUE TO BIOLOGICAL CONSTRAINTS OUTLINED IN BELLEVUE RANCH NORTH PHASE II – DRAFT DELINEATION OF WATERS OF THE U.S. PREPARED BY GALLAWAY ENTERPRISES DATED AUGUST 23, 2017 AND U.S. ARMY CORPS OF ENGINEERING , SACRAMENTO DISTRICT'S CONCURRENCE OF THE AQUATIC RESOURCES DELINEATION IN LETTER DATED AUGUST 29, 2017.

SCALE 1" = 400'





VICINITY MAP

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOTS "V-21A", "V-21B" AND "V-29C"
3	LOT "V-23"
4	LOT "V-24"
5	LOTS "V-25A" AND "V-25B"
6	LOT "V-26"
7	LOT "V-27"
8	LOTS "V-28"
9	LOTS "V-29A" AND "V-29B"
10	LOT "V-30" "F" AND "G"
11	LOT "V-31"
12	LOTS "V-33", "D" AND "E"
13	LOTS "V-34", "B" AND "C"
14	LOTS "V-35A", "V-36A" AND "Z"
15	LOTS "V-35B", "V-36B" AND "A"
16	CROSS SECTIONS
17	CROSS SECTIONS
18	CROSS SECTIONS
19	CROSS SECTIONS

OWNERS & SUBDIVIDER:

OWNER:
HOSTETLER INVESTMENTS LLC.
923 E PACHECO BLVD. SUITE C
LOS BANOS, CA 93635-9363

OWNER:
BELLEVUE MERCED, LLC.
923 E PACHECO BLVD. SUITE C
LOS BANOS, CA 93635-9363

OWNER:
CITY OF MERCED
678 W. 18TH STREET
MERCED, CA 95340

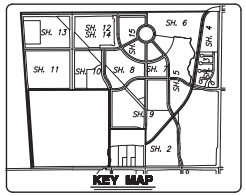
SUBDIVIDER:
STONEFIELD HOME INC
923 E PACHECO BLVD
SUITE C LOS BANOS, CA 93635-9363
(209) 826-6200
TIFFANE MARSHALL

STATEMENT OF SUBDIVIDER

1 ASSESSORS PARCEL NO: 170-060-019, 170-060-018, 170-060-015 170-060-021, 170-060-028, 170-060-026, 170-060-027
2 EXISTING ZONING: P-D (PLANNED DEVELOPMENT 42)
3 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
4 FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF MERCED ORDINANCES AND STANDARDS.
5 WATER SUPPLY: BY CITY OF MERCED.
6 SEWAGE DISPOSAL: BY CITY OF MERCED.
7 STORM DRAINAGE: BY CITY OF MERCED.
8 A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
9 TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
10 ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
11 THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
12 ALL PROPOSED LOTS ARE PROPOSED TO BE GRADED TO DRAIN TO A PUBLIC STREET W/O FLOWING ONTO ANY OTHER ADJOINING LOTS.

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 THE SITE IS BASICALLY FLAT.
4 PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP PANEL NUMBER 06047C0240 G.
5 TOTAL AREA OF THIS SUBDIVISION IS 520.06 ACRES±. CONTAINING 38 LOTS.
6 PROPOSED LAND USE, ZONE AND DENSITY WILL BE CONSISTENT WITH THE CITY OF MERCED GENERAL PLAN AND THE APPROVED BELLEVUE RANCH MASTER DEVELOPMENT PLAN.



KEY MAP

LEGEND

CITY LIMITS LINE
PHASE LINE

PREPARED UNDER THE DIRECTION OF:

DATE:

NO	DESCRIPTIONS	DATE	APPROVED

REVISIONS

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17TH STREET • MODESTO, CALIFORNIA • 95354
(209) 548-9300 FAX:(209) 548-9305

COVER

VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH PHASES 3 AND 4
MERCED, CALIFORNIA

JOB NO. 125972
DATE 9/20/22
DR.BY OH
CK.BY MR
SCALE AS SHOWN

SHEET NUMBER 1 OF 19 SHEETS

PLOT DATE: 09/01/2022 FILE:K:\125972\Planning\LLTM 2022\01-COVER.dwg