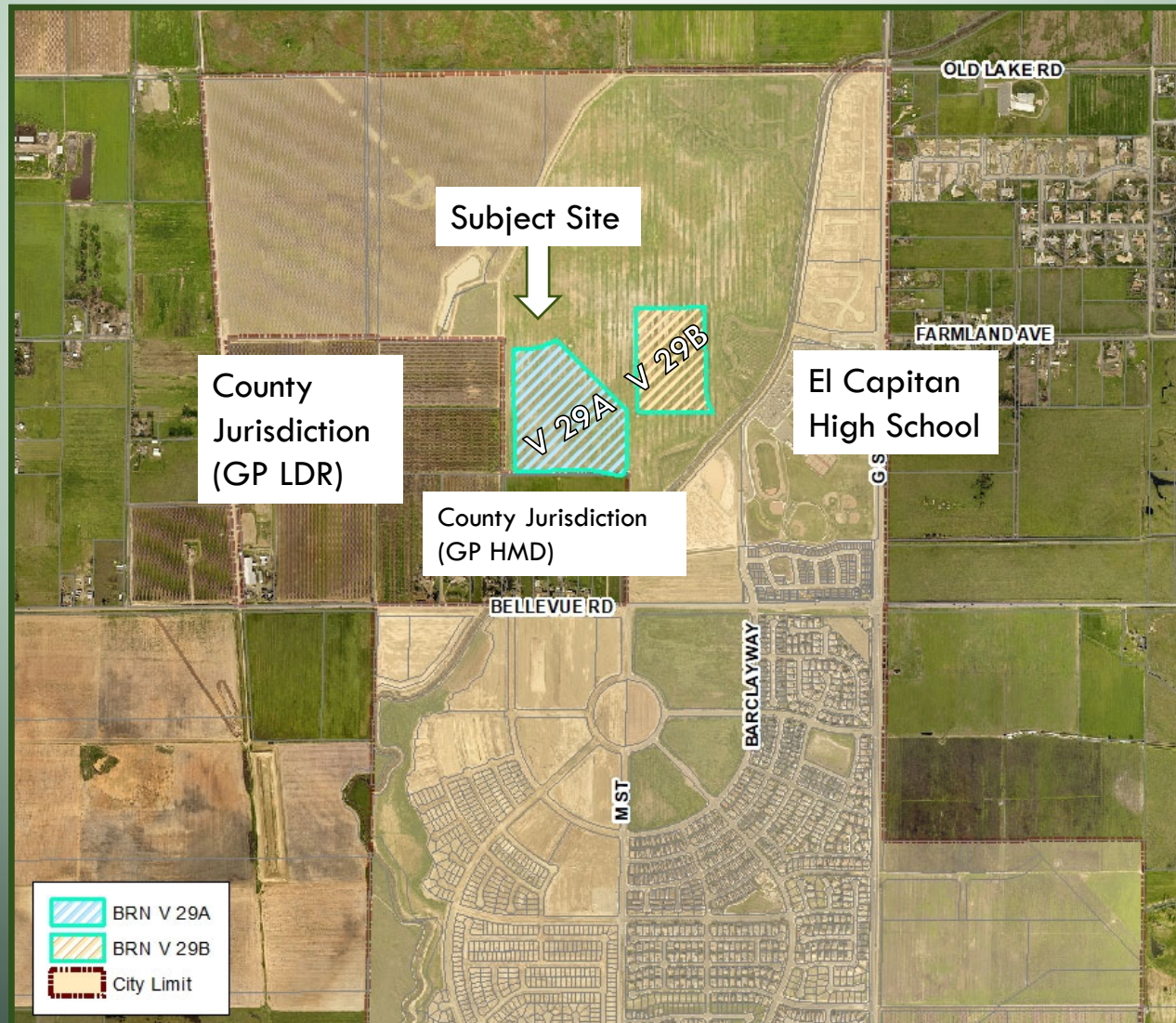


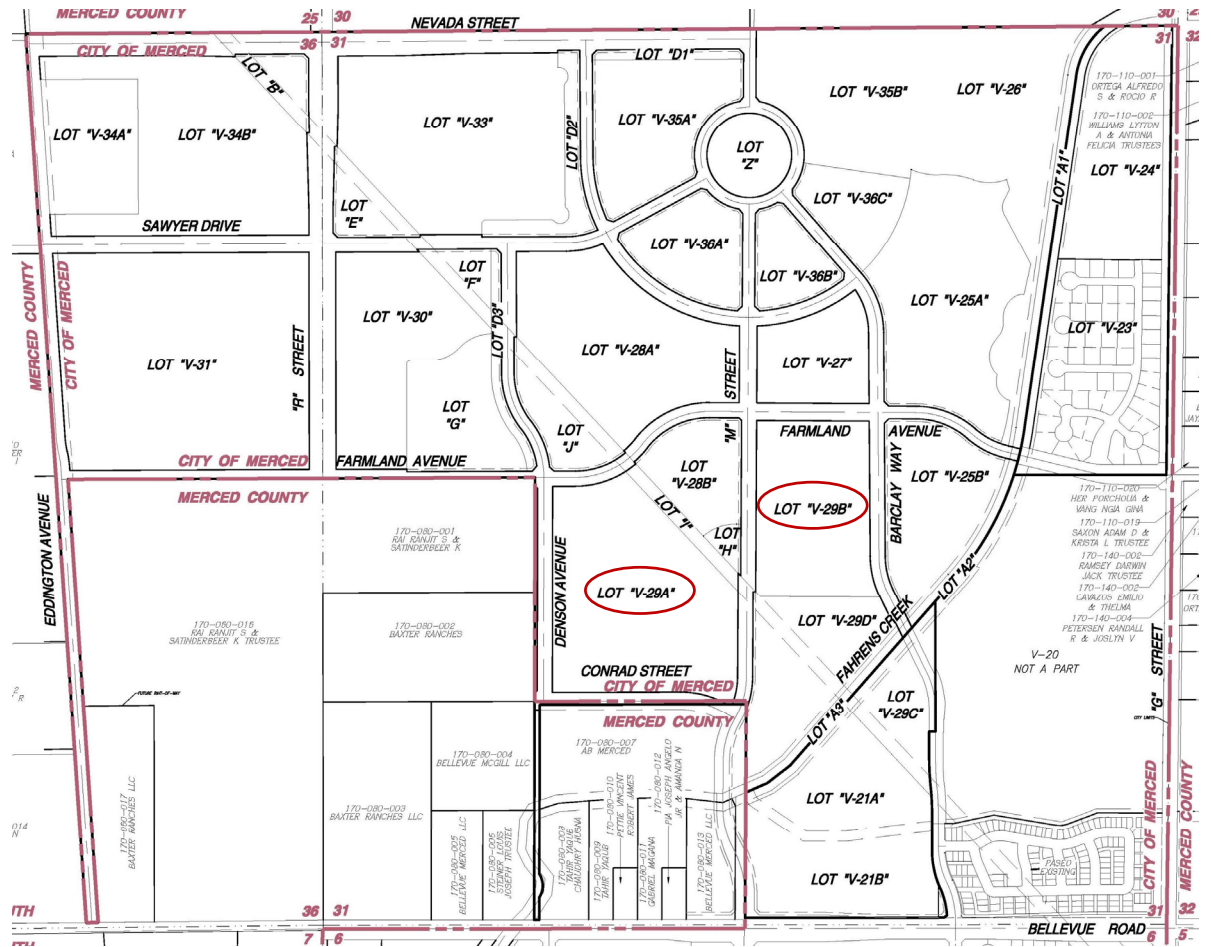


VTSM #1324 (BRN VILLAGE 29-A)

BELLEVUE MERCED, LLC



LARGE LOT TENTATIVE MAP



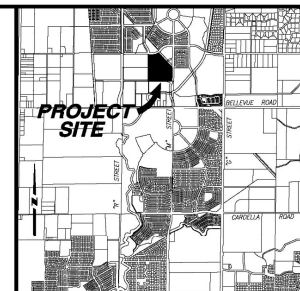


BEING ALL OF VILLAGE 29A, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN IN THE LARGE LOT FINAL MAP FILED FOR RECORD IN THE CITY OF MERCED, COUNTY OF MERCED, MARCH 2021

BEING ALL OF VILLAGE 29A, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN IN THE LARGE LOT FINAL MAP FILED FOR RECORD IN THE CITY OF MERCED, COUNTY OF MERCED, MARCH 2021



27.35 Acres
140 Lots
5,000 s.f. to 13,250 s.f.



VICINITY MAP

OWNER

OWNER
BELLEVUE MERCED LLC
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93635-4387

SUBDIVIDER

STONEFIELD HOME INC.
823 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93835-4327

STATEMENT OF SUBDIVIDER

- 1 ASSESSORS PARCEL NO: 170-000-019
- 2 EXISTING ZONING: P-D
- 3 CRACKON CONFORM PER CITY OF MERCED ORDINANCES AND STANDARDS
- 4 FRONT YARD SETBACKS AND BUILDING SETBACK LINES PER CITY OF MERCED ORDINANCES AND STANDARDS AND THE B.R.M.D.P.
- 5 WATER SUPPLY: BY CITY OF MERCED.
- 6 SEWAGE DISPOSAL: BY CITY OF MERCED.
- 7 STORM DRAINAGE: BY CITY OF MERCED.
- 8 TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
- 9 ALL IN-TRACT IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE DISCRETION OF THE CITY OF MERCED.
- 10 BACKYARD INFRASTRUCTURE WILL BE INSTALLED IN PHASES AS NECESSARY TO SERVICE IN-TRACT IMPROVEMENTS.

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP PANEL NUMBER 06047C0426G.
3. TOTAL AREA OF THIS SUBDIVISION IS 26.92 ACRES+/- CONTAINING 140 RESIDENTIAL LOTS.
4. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION

INDEX

SHEET NO	DESCRIPTION
1	COVER SHEET
2	CROSS SECTIONS
3	LOT DIMENSION PLAN
4	CONCEPTUAL GRADING PLAN
5	CONCEPTUAL COMPOSITE UTILITY PLAN

LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
DEAN INLET	===== 2.84' =====	===== 2.84' =====
STANDARD MANHOLE	===== 4.7' =====	===== 4.7' =====
WATER LINE	===== 4.5' =====	===== 4.5' =====
SAVITARY SINKER	===== 4.5' =====	===== 4.5' =====
STORM DRAIN	===== 4.75' =====	===== 4.75' =====
SLOW STREET LIGHT		
FAST STREET LIGHT		
DIRECTION OF FLOW	===== .003 =====	===== .003 =====
TOP OF CURB ELEVATION	===== 100.54' =====	===== 100.54' =====
GROUND CONTOURS	===== 100.5' =====	N/A
CURB, GUTTER AND SIDEWALK	===== 100.5' =====	===== 100.5' =====
TYPICAL RETURN WITH HANDICAP RAMP		

PL 91-105478 DE 6504105706-11-2

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 915 17TH STREET • MODESTO, CALIFORNIA • 95304
 (209) 548-9300 FAX: (209) 548-9305



COVER SHEET

WESTING TENTATIVE SUBDIVISION MAP

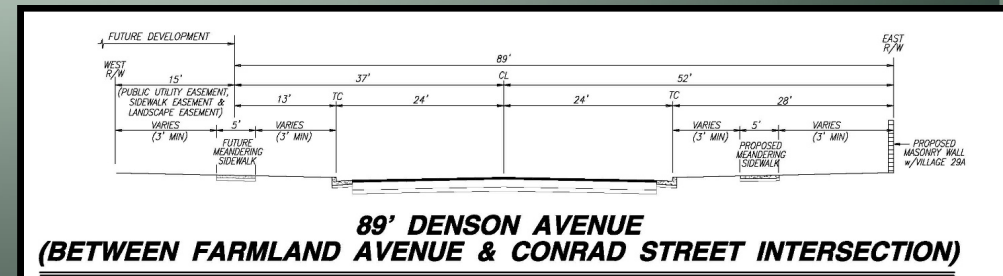
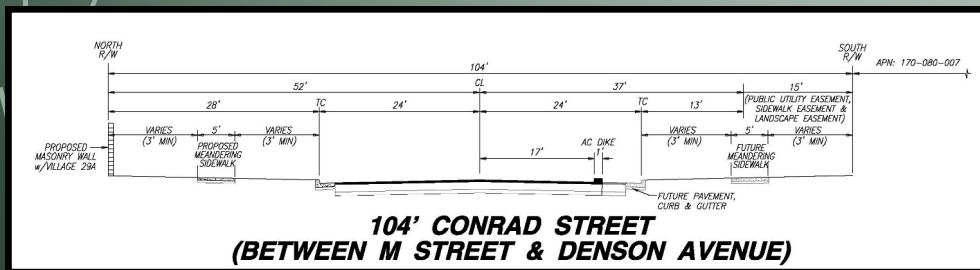
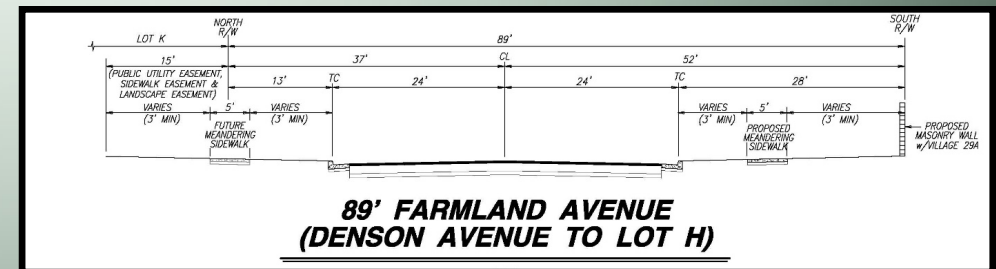
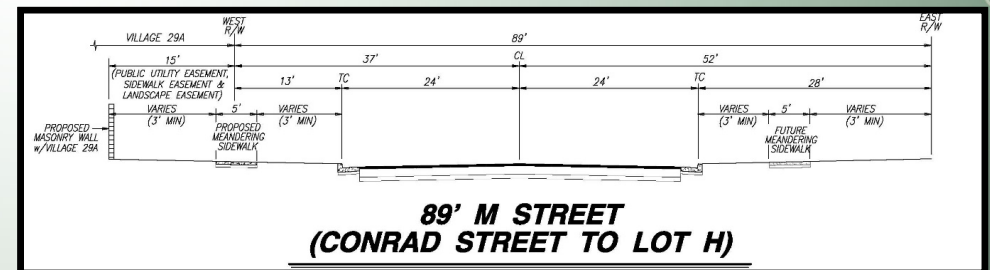
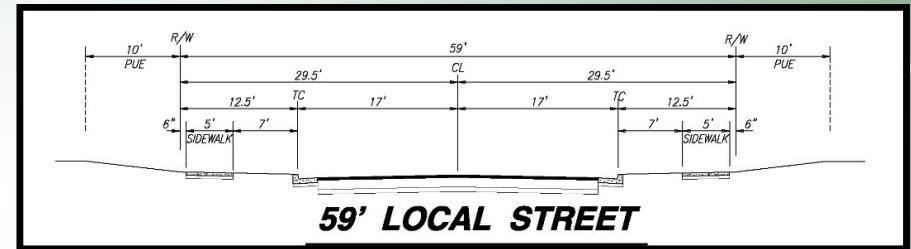
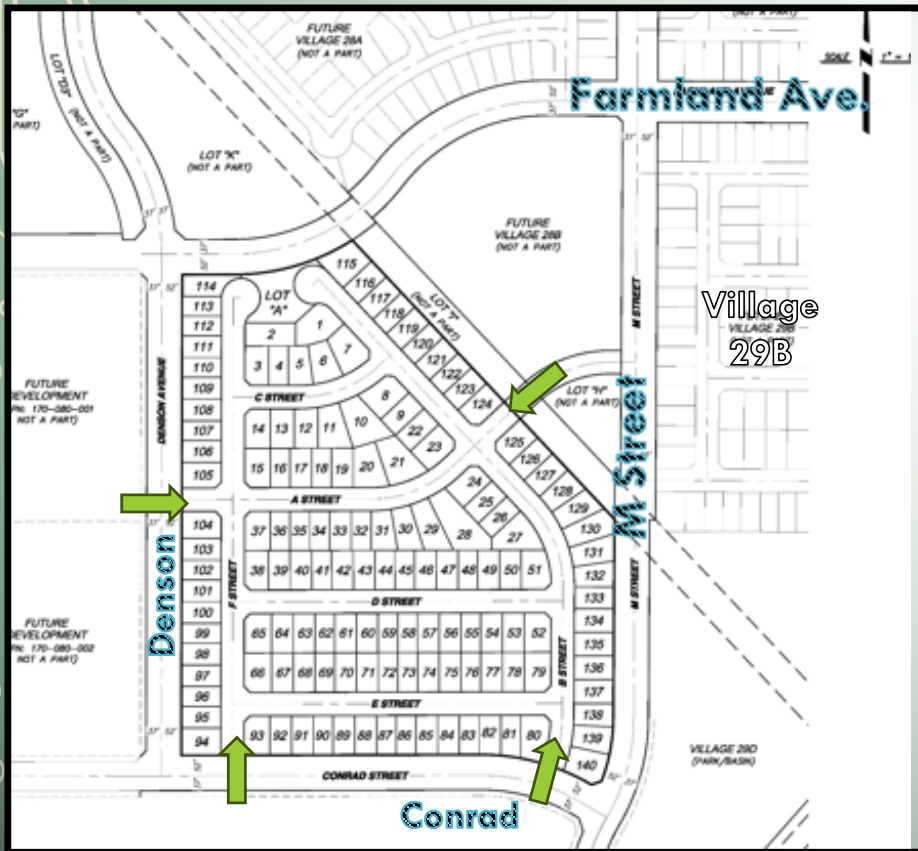
BELLEVUE RANCH NORTH

VILLAGE 29A

MERCED, CALIFORNIA

JOB NO. 125572
DATE 11-14-22
DR BY JMF/TK
CK BY MR

1
OF 5 SHEETS

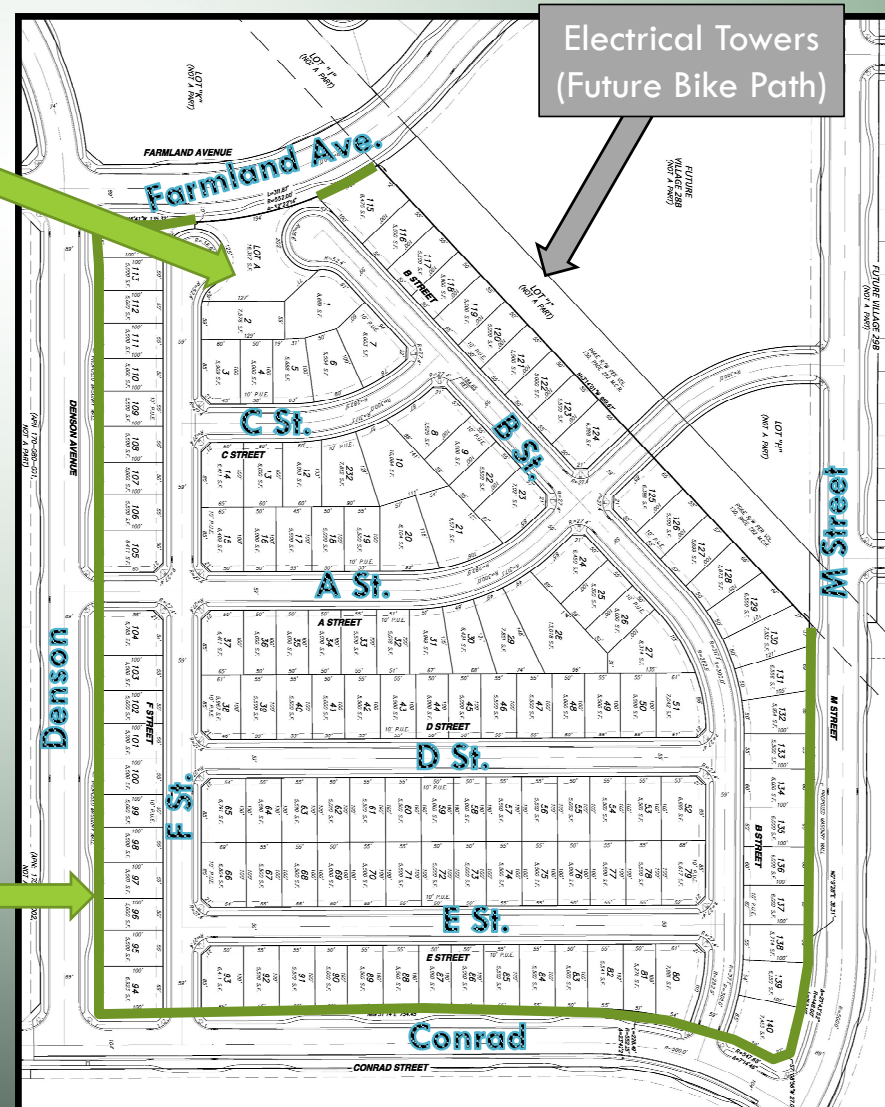


Lot Size (s.f.)	Number of Lots
5,000 to 5,969	97
6,000 to 6,923	26
7,021 to 7,881	9
8,003 to 9,571	6
10,064 to 13,018	2
TOTAL	140

Pocket
Park

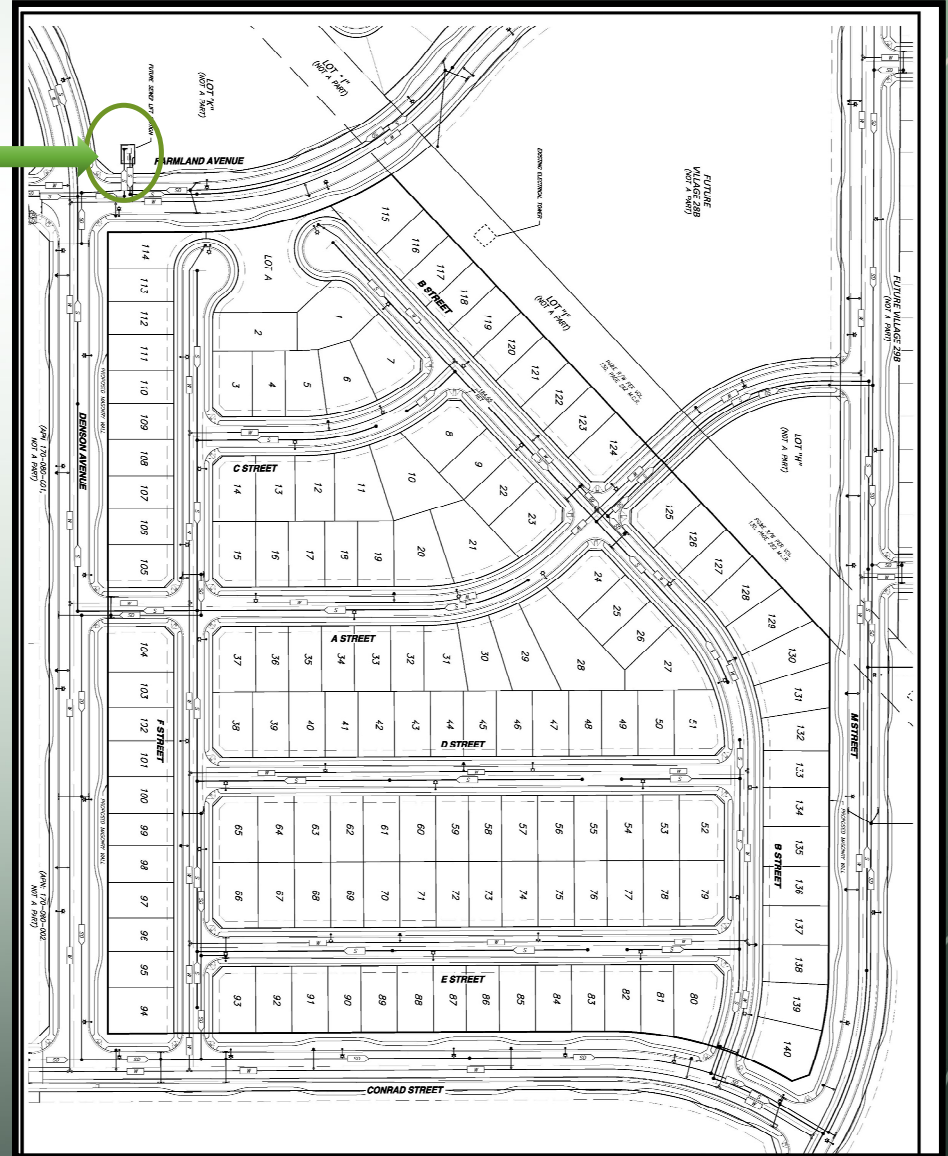
Masonry
Wall

Electrical Towers
(Future Bike Path)



Utilities:
Sewer/Water/Storm Drain
in the streets.

Future Sewer
Lift Station



ELEVATIONS & DEVELOPMENT STANDARDS

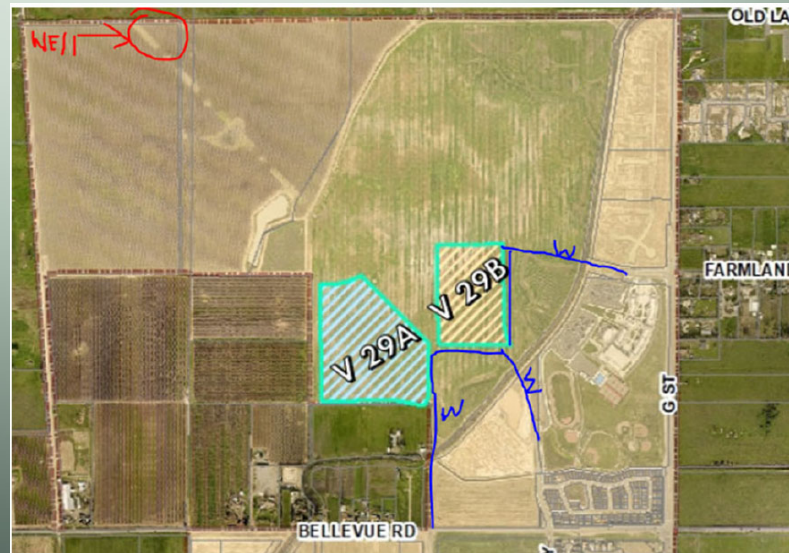
- **Condition #15:** The development standards shall be those set for the City's R-1 -5 Zone. This includes a Maximum Building Height of 35 feet, Maximum Lot Coverage of 50%, and Minimum Front Setback of 15 feet (minimum 20 feet for garages).
- **Condition #16:** Elevations shall comply with the BRMDP standards which include, but are not limited to, stucco siding, architectural wood grade siding, architectural shingles, and a variety of colors, textures, and materials. Elevations to be reviewed during the building permit stage.
- **Condition #17:** Each lot shall provide a minimum of 2 parking spaces.

PUBLIC COMMENTS

- Public hearing Notices were published in a qualifying newspaper and mailed to property owners within 300 feet of the subject site.
- Staff did not receive public comments from property owners at the time this report was prepared
- Staff reached out to utility companies and other agencies to solicit comments. Comments were received from PG&E and MID as shown at Attachment J (regarding agreements for joint use, etc.)

ENGINEERING DEPARTMENT

- Currently there is no water service south of the subject site, across Fahrens Creek.
- Condition #23: The water service system shall include a redundant water looped system.
- Condition #24: The applicant shall work with Engineering staff to dedicate land for a future well site.



ADDITIONAL CONDITIONS

- Condition #5: The development shall comply with the BRMDP (including as amended over the years).
- Conditions #9: The development shall be annexed into the City's CFD.
- Condition #32: The developer shall dedicate al necessary right-of-way and easements.
- Condition #45: The developer shall be responsible for all park equipment installed for the pocket park at Lot A.

PLANNING COMMISSION ACTION

Approval/Disapprove/Modify:

- Environmental Review #22-41 (CEQA Section 15162 – reuse existing environmental study and CEQA Section 15183 Exemption for consistency with existing plan)
- Tentative Subdivision Map #1324 (subject to 46 conditions of approval)

QUESTIONS? COMMENTS? CONCERNS?