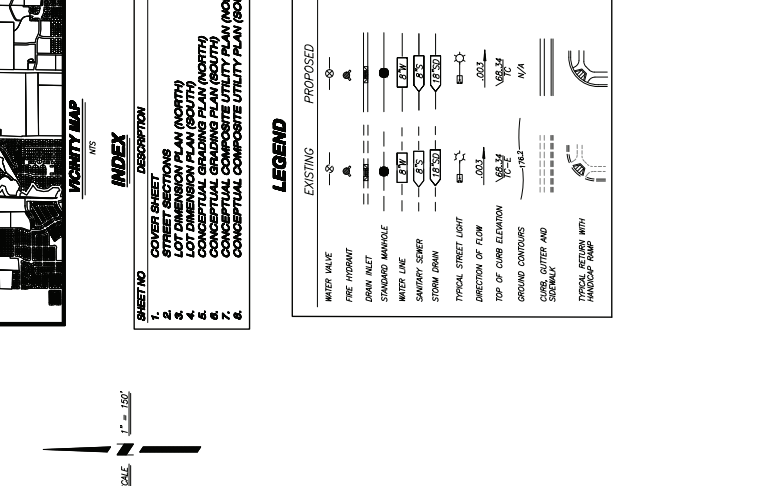
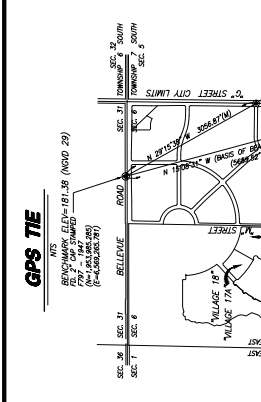
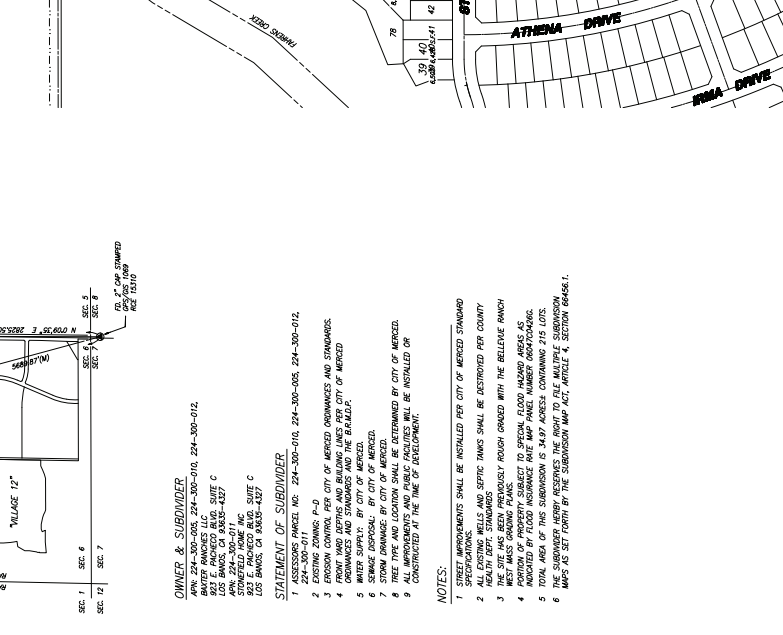


VESTING TENTATIVE SUBDIVISION MAP FOR: BELLEVUE RANCH WEST VILLAGE 18-22 MERCED, CALIFORNIA

BEING A SUBDIVISION OF LOT V18-B, LOT V21-A, LOT V21-B, AND LOT V22-A, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 17-22, VOLUME 81 OF OFFICIAL PLATS, MERCED COUNTY RECORDS, LYING IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, APRIL, 2021



SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	STREET SECTIONS
3.	LOT DIMENSION PLAN (NORTH)
4.	LOT DIMENSION PLAN (SOUTH)
5.	CONCEPTUAL GRADING PLAN (NORTH)
6.	CONCEPTUAL GRADING PLAN (SOUTH)
7.	CONCEPTUAL UTILITY PLAN (NORTH)
8.	CONCEPTUAL UTILITY PLAN (SOUTH)



OWNER & SUBDIVIDER
 BENCHMARK ENGINEERING & LAND SURVEYING, INC.
 4205 SPYRUS WAY SUITE A • MERCED, CALIFORNIA • 95369
 (209) 544-9300
 FAX: (209) 544-9305

STATEMENT OF SUBDIVIDER
 1. ASSESSOR'S PARCEL NO. 224-300-010, 224-300-005, 224-300-012.
 2. EXISTING ZONING P-0
 3. EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
 4. DRAINAGE PER CITY OF MERCED ORDINANCES AND STANDARDS.
 5. WATER SUPPLY: BY CITY OF MERCED.
 6. SEWER DISPOSAL: BY CITY OF MERCED.
 7. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
 8. ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
 9. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
 10. HEALTHY TREES SHALL BE DESTROYED PER COUNTY HEALTHY TREE STANDARDS.
 11. THE SITE SHALL BE PROTECTED AGAINST FLOODING WITH THE BELLEVUE RANCH PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE SPECIAL FLOOD HAZARD MAPS OF MERCED COUNTY.
 12. TOTAL AREA OF THIS SUBDIVISION IS 5,819 ACRES, CONTAINING 215 LOTS.
 13. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66464.1.

INDEX

LEGEND

COVER SHEET

STREET SECTIONS

LOT DIMENSION PLAN (NORTH)

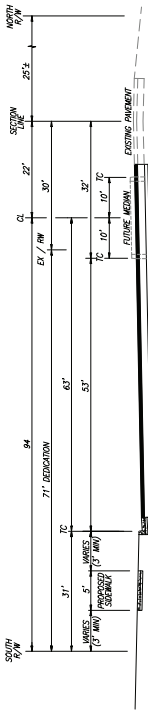
LOT DIMENSION PLAN (SOUTH)

CONCEPTUAL GRADING PLAN (NORTH)

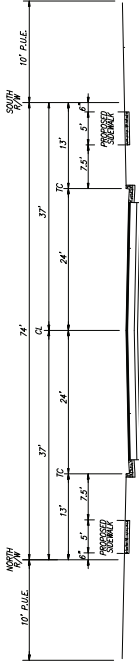
CONCEPTUAL GRADING PLAN (SOUTH)

CONCEPTUAL UTILITY PLAN (NORTH)

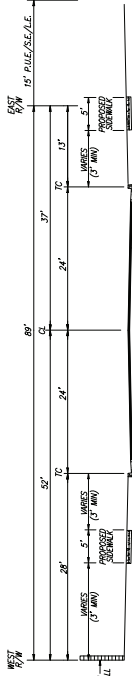
CONCEPTUAL UTILITY PLAN (SOUTH)



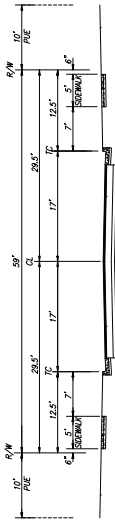
BELLEVUE ROAD
NTS



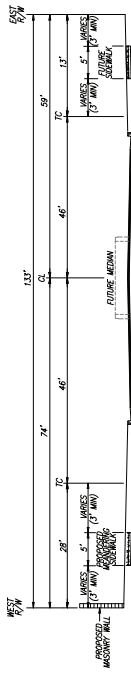
74' COLLECTOR
G BOULEVARD
SOUTH OF STEPHANIE DRIVE
STEPHANIE WEST OF G STREET



89' FREEMARK AVENUE
NTS

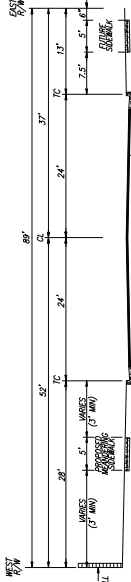


59' LOCAL STREET
NTS



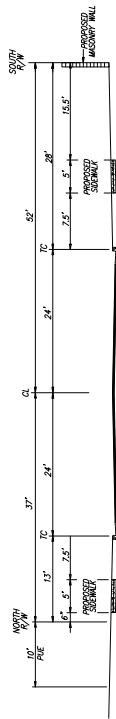
133' M STREET
NTS

NORTH OF M CIRCLE



89' COLLECTOR
NTS

SOUTH OF M CIRCLE,
M STREET SOUTH OF M CIRCLE,
M CIRCLE



89' STEPHANIE DRIVE
NTS

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE SUPERVISION OF
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4205 SPYRYS WAY SUITE A • MODesto, CALIFORNIA • 95396
 (209) 544-4300
 FAX: (209) 544-4305



BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4205 SPYRYS WAY SUITE A • MODesto, CALIFORNIA • 95396
 (209) 544-4300
 FAX: (209) 544-4305

JOB NO. 129971
 DATE 02/28/2024
 DRY: CV
 OK BY: MR
 SCALE AS SHOWN

SHEET NUMBER
2
 OF 8 SHEETS

PRELIMINARY

NO.	DESCRIPTIONS	DATE	APPROVED

DATE: _____

PREPARED UNDER THE DIRECTION OF:

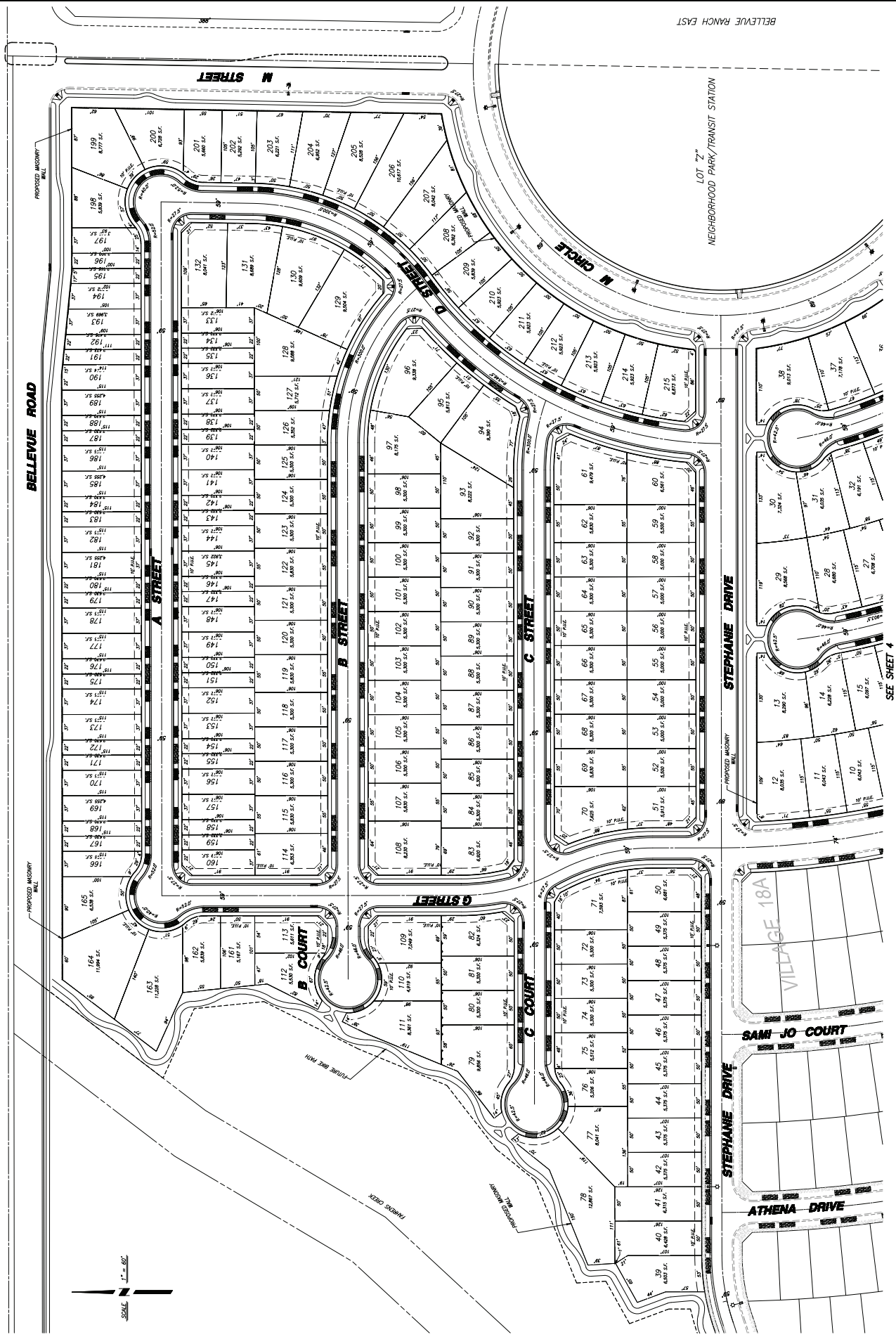
BENCHMARK ENGINEERING, INC.
 4225 BRYANT WAY SUITE A • MODesto, CALIFORNIA • 95369
 (209) 646-9303 FAX: (209) 646-9305



LOT DIMENSION PLAN (NORTH)
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 MENDOCINO COUNTY, CALIFORNIA

JOB NO. 12971
 DATE: 02/09/2024
 DRAWN BY: [blank]
 CHECK BY: [blank]
 SCALE: AS SHOWN

SHEET NUMBER
3
 OF 8 SHEETS



BELLEVUE RANCH EAST

LOT 77
 NEIGHBORHOOD PARK/TRANSIT STATION

PRELIMINARY
 SEE SHEET 4

NO.	DESCRIPTIONS	DATE	APPROVED

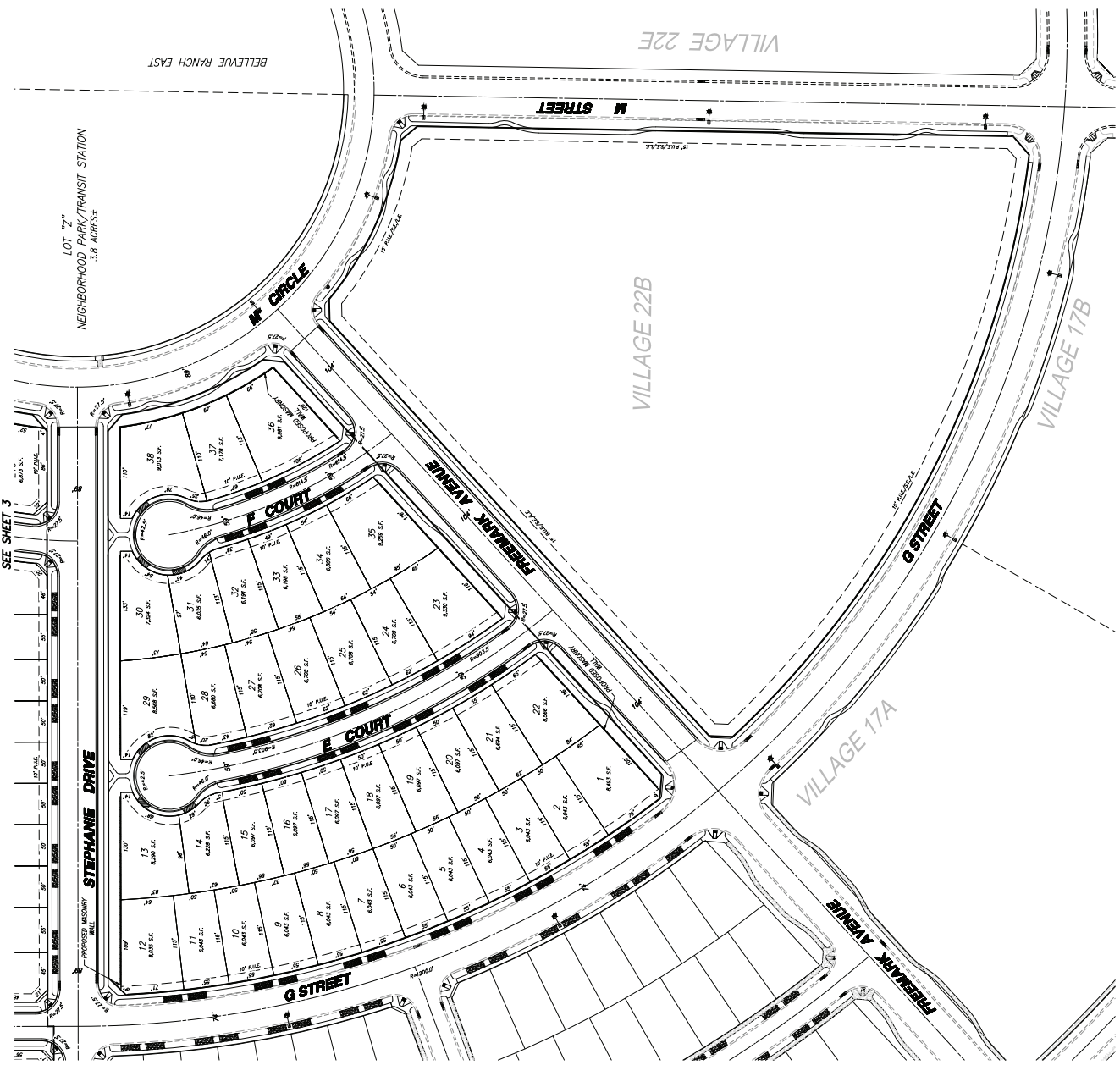
PREPARED UNDER THE DIRECTION OF:
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4255 BAYVIEW MAN SUITE A • MODesto, CALIFORNIA • 95369
 (209) 646-6900 FAX: (209) 646-6905



LOT DIMENSION PLAN (SOUTH)
 VILLAGE 22B BELLEVUE RANCH WEST
 BELLEVUE RANCH WEST
 MERCED, CALIFORNIA

JOB NO. 120971
 DATE: 02/08/2024
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SHEET NUMBER
4
 OF 8 SHEETS



PRELIMINARY

PL120971 (Rev. 01/24) (24-18-27) (Village 22B) (SOUTH)

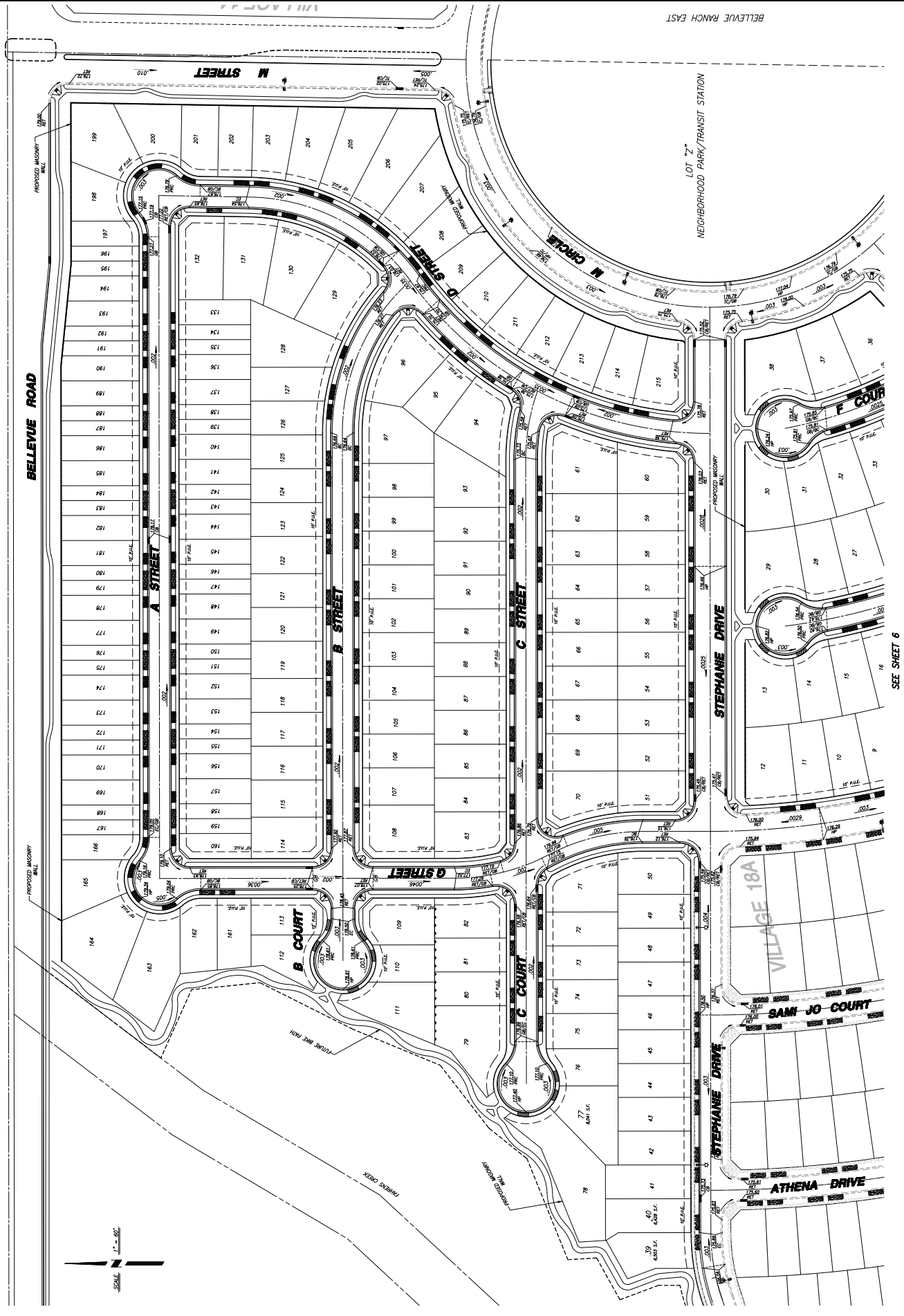
NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4255 BRYANT'S MAN QUAY • MODesto, CALIFORNIA • 95356
 (209) 546-8300 • FAX: (209) 546-8305



CONCEPTUAL GRADING
PLAN (NORTH)
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 MERCED, CALIFORNIA

JOB NO. 125971
 DATE: 02/26/2024
 DRAWN BY: [Redacted]
 CHECK BY: [Redacted]
 SCALE: AS SHOWN
 SHEET NUMBER: **5**
 OF 8 SHEETS



PRELIMINARY
 SEE SHEET 6

© 12/20/21 (Rev. 03) 12-18-22 (Village 18-22) (Village 18A) (Village 18B)

NO.	DESCRIPTIONS	DATE	APPROVED

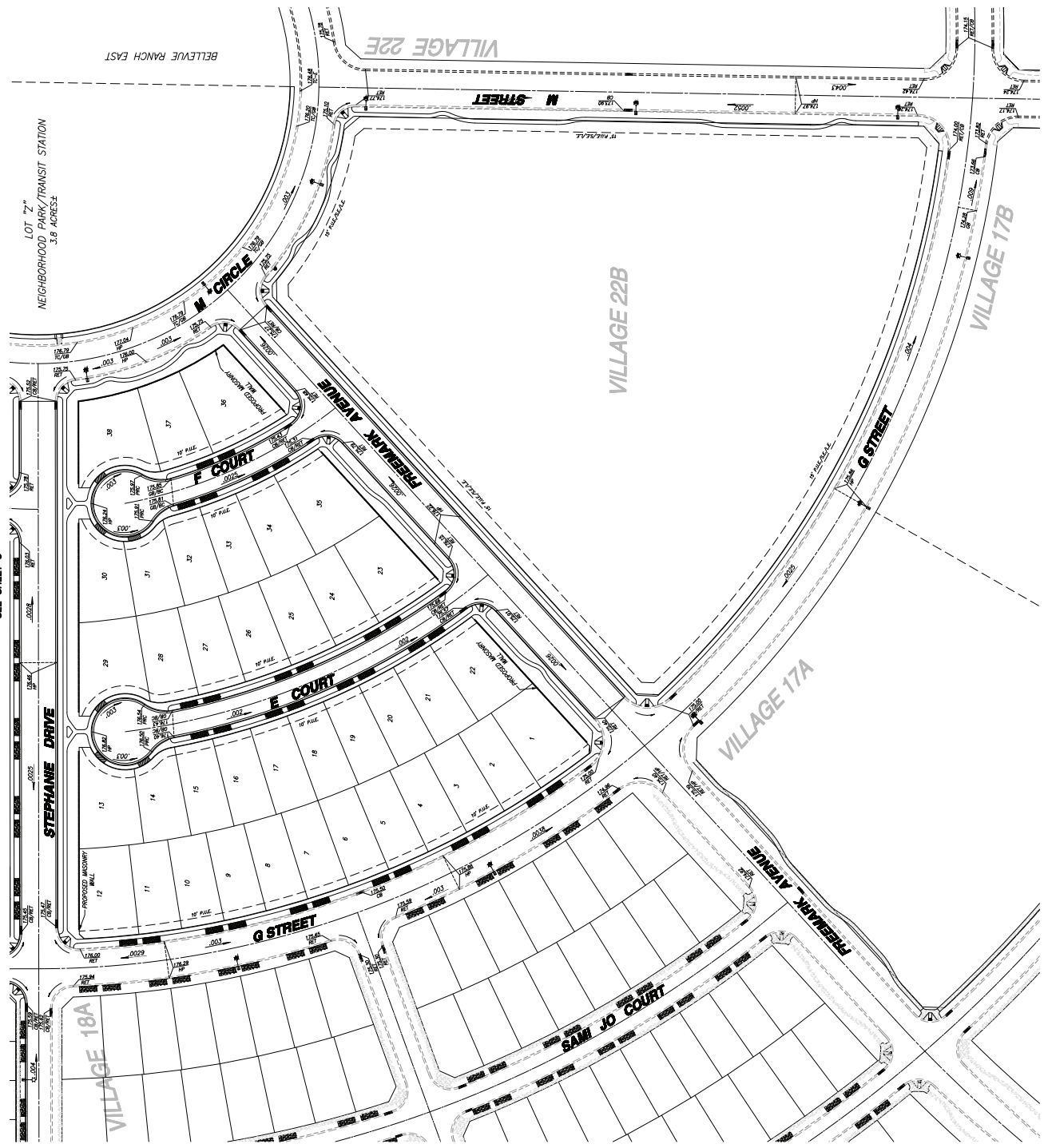
PREPARED UNDER THE DIRECTION OF:
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4255 BRITISH MAN SUITE A • MODESTO, CALIFORNIA • 95356
 (209) 646-8300 FAX: (209) 646-8305



CONCEPTUAL GRADING
PLAN (SOUTH)
BELLEVE RANCH WEST
 VILLAGE 18-22
 MERCED, CALIFORNIA

JOB NO. 120971
 DATE: 02/08/2024
 DRAWN BY: [blank]
 CHECK BY: [blank]
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SHEET NUMBER
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 OF 8 SHEETS



PRELIMINARY

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF

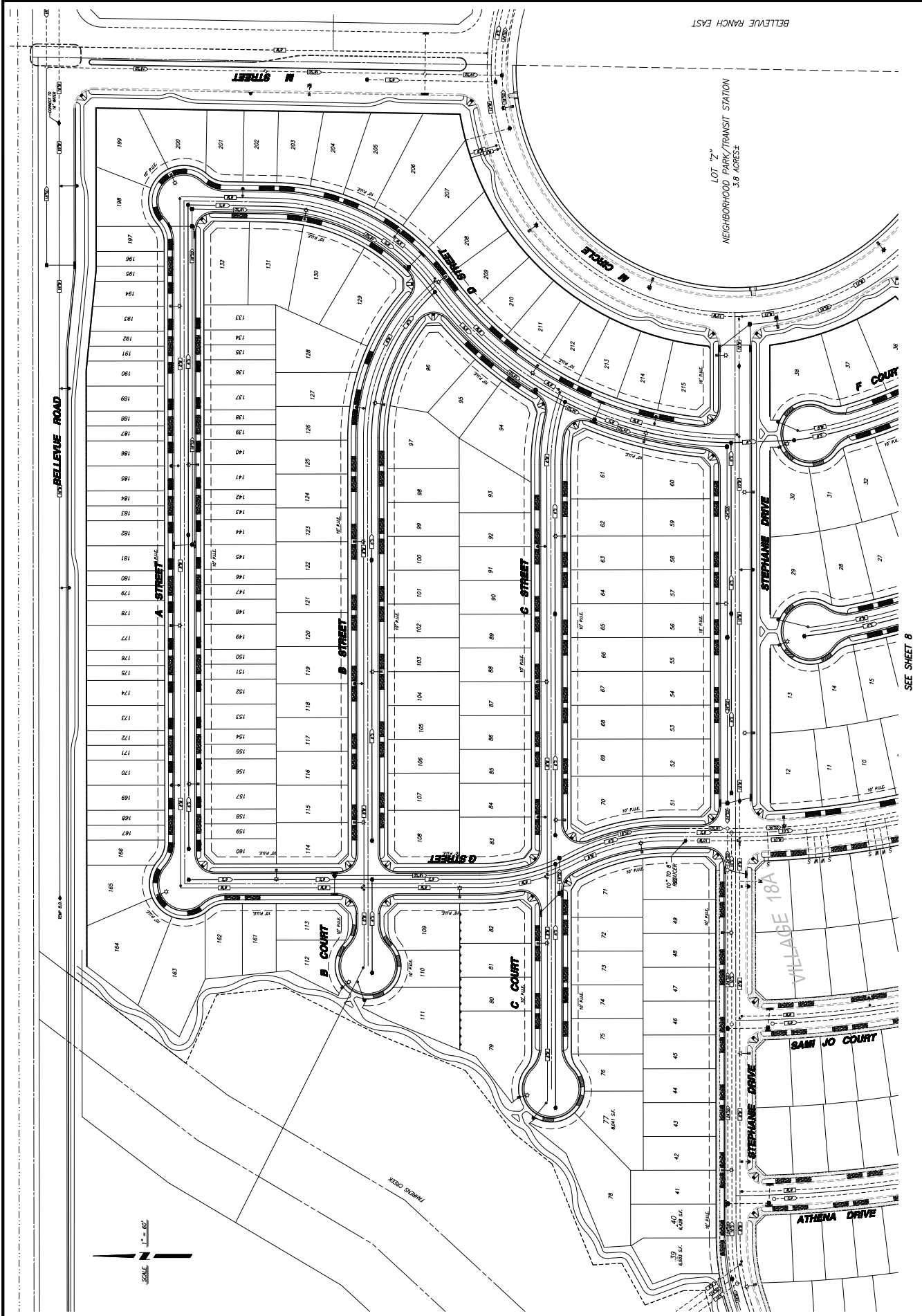
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4225 SHYWAY SUITE A • MODesto, CALIFORNIA • 95305
 (209) 548-8300 FAX: (209) 548-8305



CONCEPTUAL COMPOSITE UTILITY
PLAN (NORTH)
BELLEVUE RANCH WEST
 VILLAGE 18-22
 MENDOTA, CALIFORNIA

JOB NO. 128971
 DATE 02/26/2024
 DRAWN BY
 CHECKED BY
 SCALE AS SHOWN

SHEET NUMBER
7
 OF 8 SHEETS



SEE SHEET 8

PRELIMINARY

VILLAGE 18A

SAM JO COURT

ATHENA DRIVE

STEPHANE DRIVE

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4205 SHATTUCK AVENUE SUITE A • MODesto, CALIFORNIA • 95305
 (209) 448-8300 FAX: (209) 448-8305

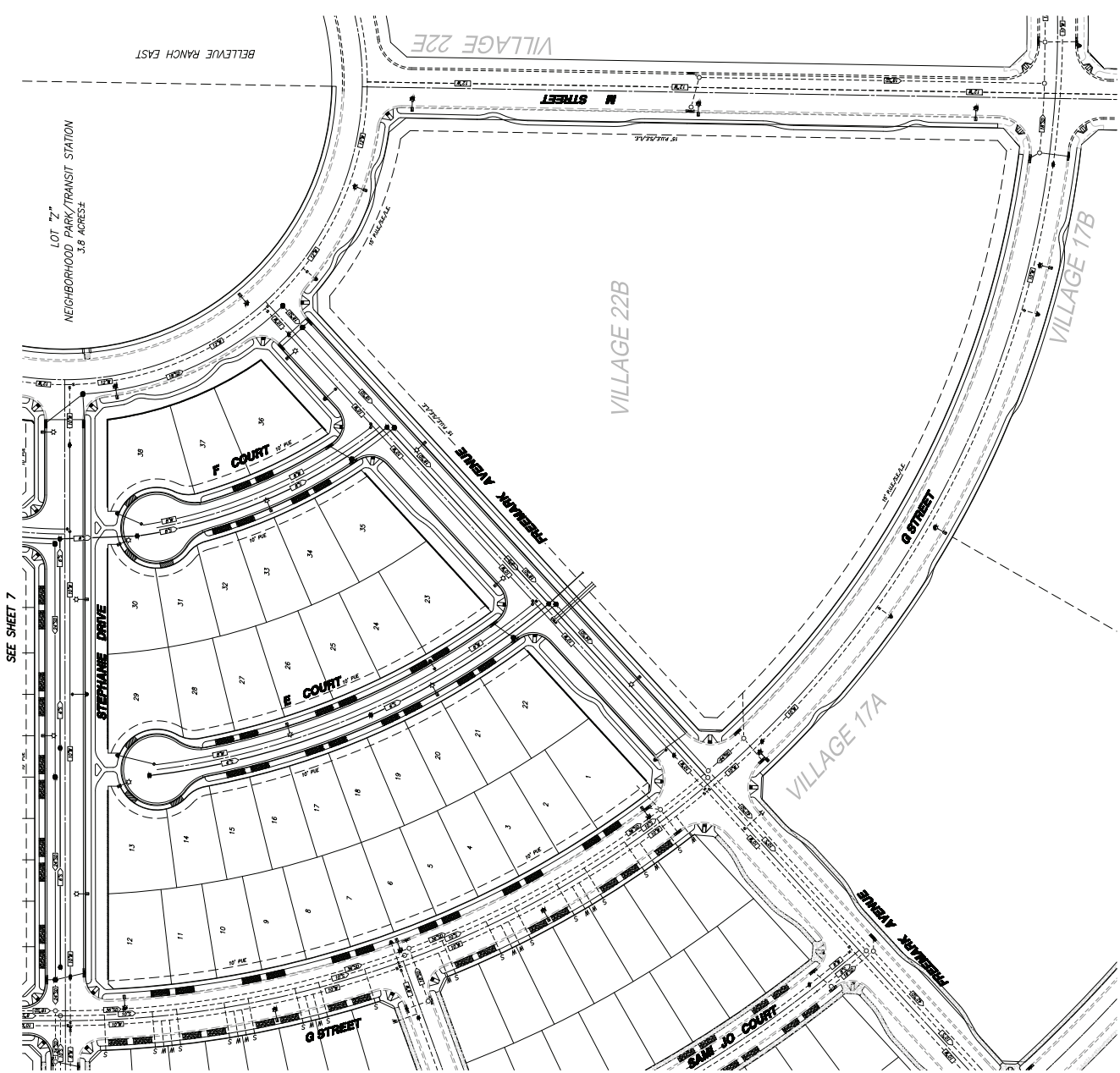


CONCEPTUAL COMPOSITE UTILITY
 PLAN (SOUTH)
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 MENDOTA, CALIFORNIA

JOB NO. 128971
 DATE: 02/06/2024
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 SCALE: AS SHOWN

SHEET NUMBER
8

OF 8 SHEETS



SEE SHEET 7

LOT "Z"
 NEIGHBORHOOD PARK/TRANSIT STATION
 3.8 ACRES ±

BELLEVUE RANCH EAST

PRELIMINARY

411220777 (Rev. 03/2020) 7/11/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100