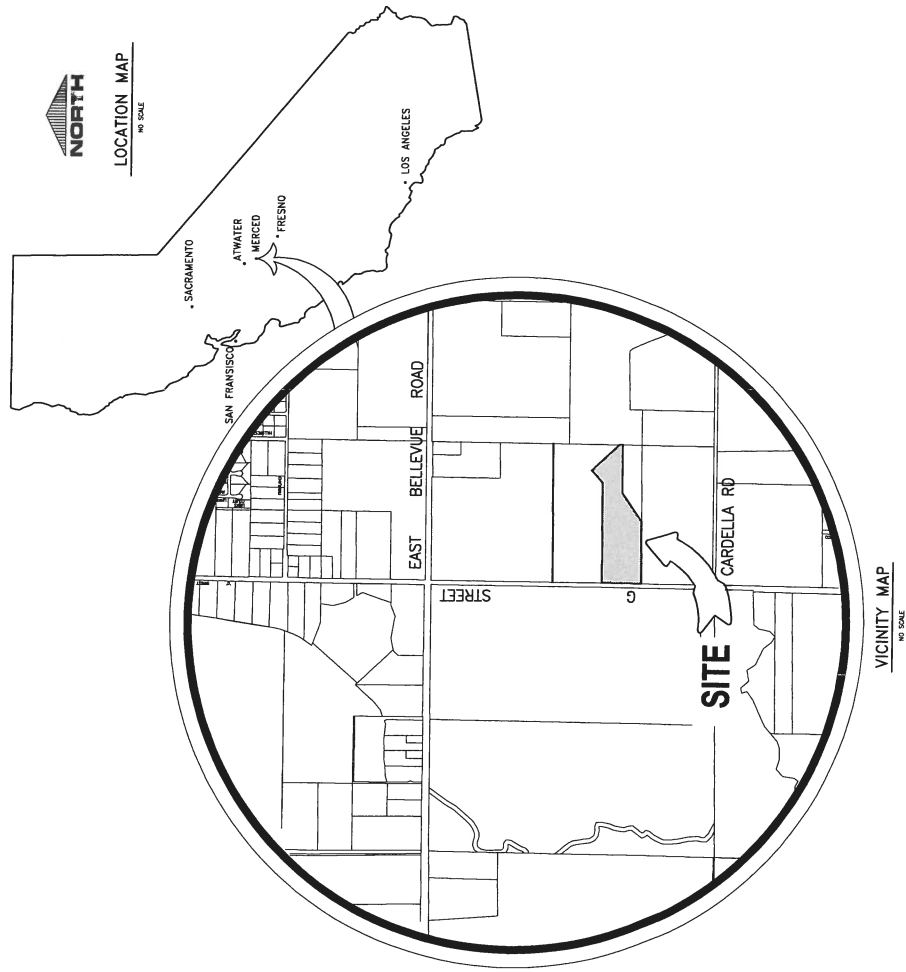


Modified Map Approved by  
the Planning Commission  
October 3, 2018.

MODIFIED VESTING TENTATIVE SUBDIVISION MAP FOR  
**BRIGHT DEVELOPMENT**  
PORTION SECTION 5 & 8, T.7 S., R.14 E., M.D.B.& M.

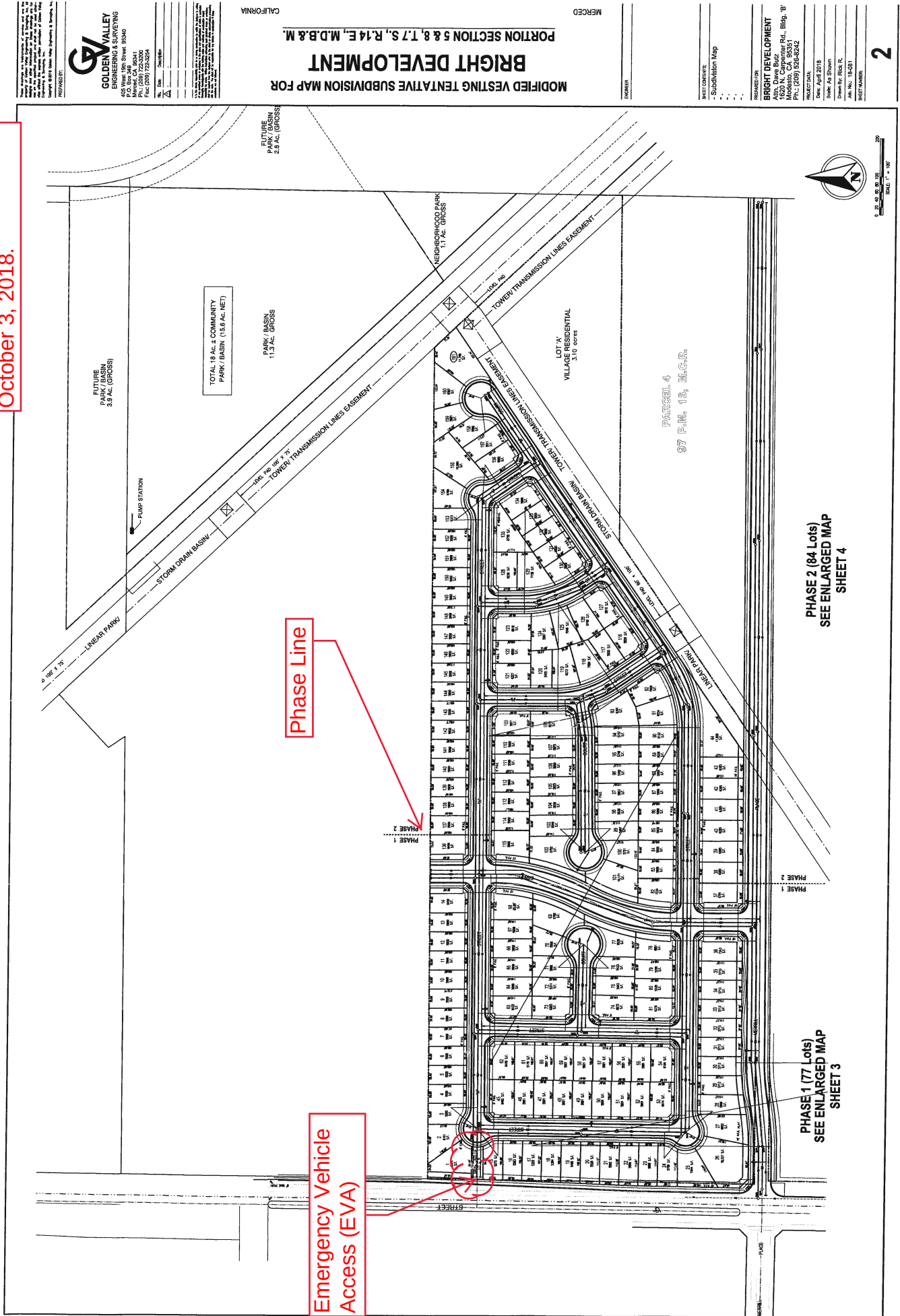


**SUBDIVISION MAP NOTES:**  
INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080  
1.) LOCATION MAP AS SHOWN HEREON.  
2.) TRACT NAME, MAP, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.  
3.) OWNER: GDB HOLDINGS  
1000 N. CARPENTER RD., BLDG. B  
MADERA, CA 95351-1133  
PH: (559) 551-9574  
4.) SUBMITTER: BRIGHT DEVELOPMENT  
1520 N. CARPENTER RD., BLDG. B  
MADERA, CA 95351-1133  
PH: (559) 335-4542  
5.) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, INC.  
1000 N. CARPENTER RD., BLDG. B  
MADERA, CA 95351-1133  
(559) 722-5200  
6.) ACRES: APPROXIMATELY 35.35 ACRES (GROSS)  
7.) CONTOURS: SHOWN, ORDNANCE RELATIVE PLAT  
8.) LOCATIONS: NAMES, WIDTHS, BOUNDS OF ALL EXISTING AND PROPOSED STREETS, AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.  
9.) EASEMENTS: SHOWN, ORDNANCE RELATIVE PLAT  
10.) LOCATION AND DESCRIPTION OF ALL EASEMENTS AS SHOWN HEREON, EXCEPT FOR PUBLIC UTILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT FRONTAGES.  
11.) LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN.  
12.) STORM SEWER: CITY OF MADERA ACQUIRES STORM WATER DISPOSAL BY EXISTING SYSTEM TO CITY OF MADERA FACILITIES ADJACENT TO PROJECT SITE.  
13.) PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.  
14.) ADJACENT: APPROPRIATE DIMENSIONS AND AREA OF EACH REGULAR LOT AND LOT FRAGMENTS AS SHOWN.  
15.) CITY LIMIT LINES AS SHOWN.  
16.) INTENDED LAND USE: RESIDENTIAL, R-1-5  
17.) EXISTING: ADJACENT PROPERTY (4.09 ACRES PER CROSS ACRES)  
18.) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.  
19.) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE SAME SUBDIVISION MAP ACT.  
20.) EXISTING: ADJACENT PROPERTY (4.09 ACRES PER CROSS ACRES)  
21.) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.  
22.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.  
23.) NO EXISTING TREES.  
24.) REFS: SUBJECT TO APPROVE: ADJACENT OF STORM WATER OVERFLOW TO THE CITY OF MADERA FACILITIES ADJACENT TO PROJECT SITE. THE CITY OF MADERA WILL BE RESPONSIBLE FOR THE COST OF THE STORM WATER CONVEYANCE AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE "X". ZONE "X" IS A SPECIAL FLOOD HAZARD AREA. THE NUMBER SHOWN ON THE FLOOD MAP IS 100. THE FLOOD MAP IS DATED AUGUST 21, 1992, PREPARED BY FEMA.

**SHEET INDEX:**  
1. TITLE SHEET  
2. OVERALL SUBDIVISION MAP  
3. ENLARGED SUBDIVISION MAP (WEST)  
4. ENLARGED SUBDIVISION MAP (EAST)  
5. STREET SECTIONS  
6. TRANSMISSION LINES PARK BASIN

**LEGEND:**  
PROPOSED STREET LIGHT  
EXISTING STREET LIGHT  
PROPOSED STREET CLOSURE  
EXISTING STREET CLOSURE  
PROPOSED WATER BLOW OFF  
EXISTING WATER BLOW OFF  
PROPOSED FIRE HYDRANT  
EXISTING FIRE HYDRANT  
PROPOSED WATER SERVICE  
EXISTING WATER SERVICE  
DRAINAGE FLOW DIRECTION  
EXISTING GRADE ELEVATION  
EXISTING CORNER OF ROAD  
PROPOSED CORNER OF ROAD  
PROPOSED STORM SEWER MAIN  
EXISTING STORM SEWER MAIN  
PROPOSED STORM SEWER MANHOLE  
EXISTING STORM SEWER MANHOLE  
PROPOSED WATER MAIN  
EXISTING WATER MAIN  
PROPOSED WHEEL CHAIR RAMP  
PUBLIC FACILITIES ADJACENT  
C.T. CURB TENSION

Modified Map Approved by  
the Planning Commission  
October 3, 2018.



Modified Map Approved by  
the Planning Commission  
October 3, 2018.

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PREPARED BY:

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**ENGINEERING & SURVEYING**  
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P.O. Box 349  
Menlo Park, CA 95341  
Ph.: (209) 722-3200  
Fax: (209) 722-3254

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CALIFORNIA

MODIFIED VESTING TENTATIVE SUBDIVISION MAP FOR  
**BRIGHT DEVELOPMENT**  
PORTION SECTION 5 & 8, T.17 S., R.14 E., M.D.B.& M.  
CALIF.

MERCED

ENGINEER

**SHEET CONTENTS:**

**Subdivision Map**

**BRIGHT DEVELOPMENT**  
Attn: Dave Buiz  
620 N. Carpenter Rd., Bldg. 'B'  
Foster, CA 95351  
Ph: (209) 526-8242

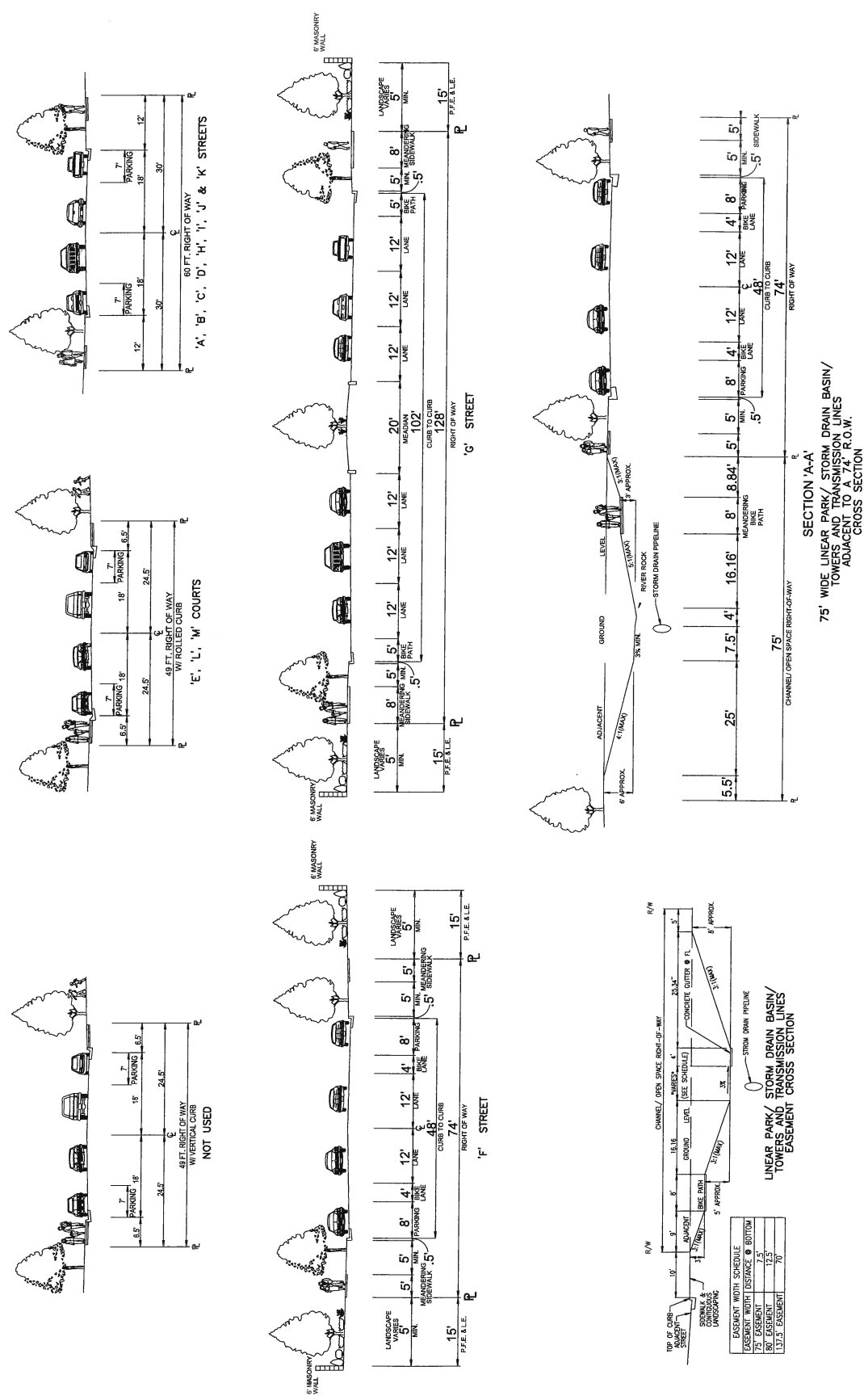
PROJECT DATA  
Date: April 2018  
Scale: As Shown  
Drawn By: Rick R.  
File No.: 18-081  
SHEET NUMBER:



ATTACHMENT 2 - Page 3



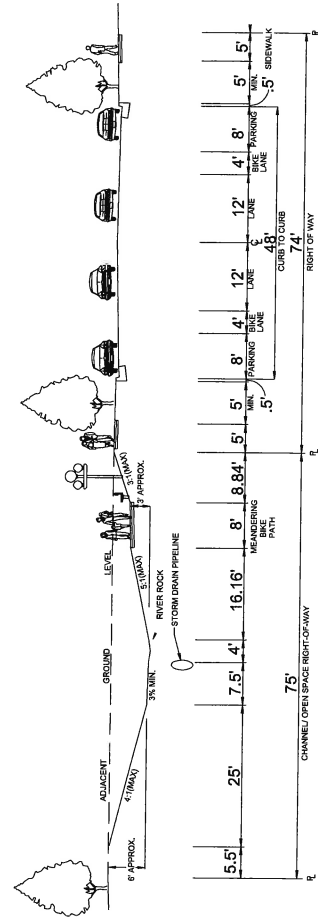
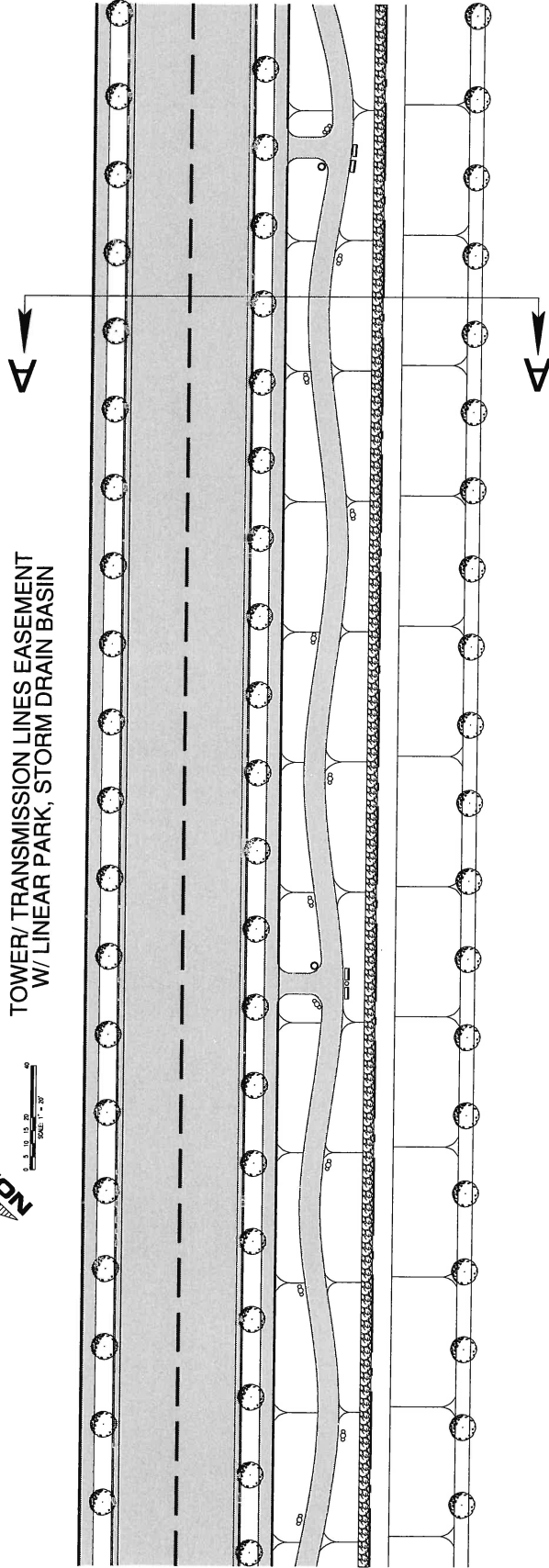




Modified Map Approved by  
the Planning Commission  
October 3, 2018.



TOWER/TRANSMISSION LINES EASEMENT  
W/ LINEAR PARK, STORM DRAIN BASIN



SECTION 'A-A'  
75' WIDE LINEAR PARK/ STORM DRAIN BASIN/  
TOWERS AND TRANSMISSION LINES  
ADJACENT TO A 74' R.O.W.

CROSS SECTION

SCALE: 1"=10'

CALIFORNIA

PORTION SECTION 5 & 8, T.7 S., R.14 E., M.D.B.& M.

BRIGHT DEVELOPMENT

MODIFIED VESTING TENTATIVE SUBDIVISION MAP FOR

MERCED

DATE: 10/18/2018

SHEET CONTINUED  
Transmission Line Easement  
Park Basin

PROJECT NO.: 18001  
PROJECT NAME: BRIGHT DEVELOPMENT  
PROJECT LOCATION: 1620 N. Carpenter Rd., Bldg. 8  
Modesto, CA 95351  
PROJECT OWNER: BRIGHT DEVELOPMENT, INC.  
PROJECT MANAGER: J. BRIGHT

PROJECT DATE: 10/18/2018  
SCALE: 1"=10'  
DRAWN BY: J. BRIGHT  
CHECKED BY: J. BRIGHT  
DATE: 10/18/2018

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