

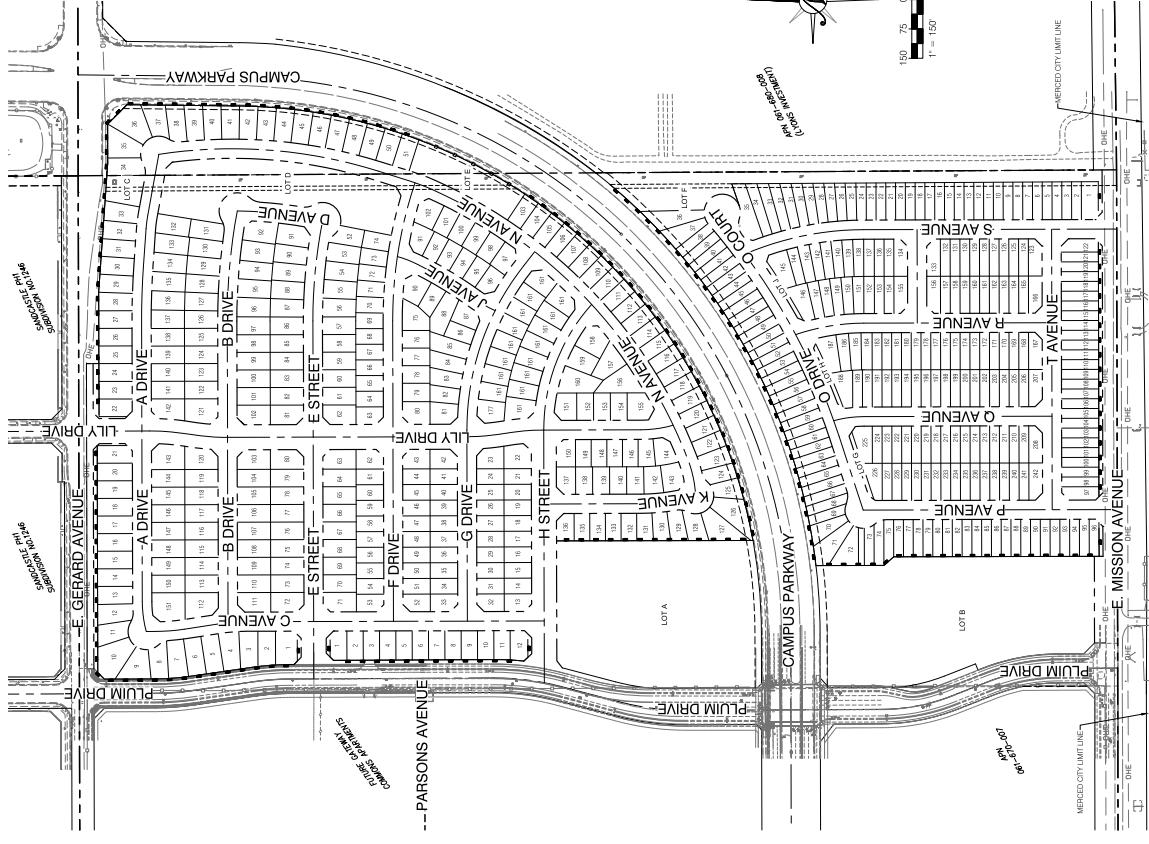


MERCED GATEWAY

COVER SHEET

TEN

**VESTING TENTATIVE SUBDIVISION MAP
MERCED GATEWAY SUBDIVISION
MERCED, CALIFORNIA**



LEGAL DESCRIPTION

ALL THAT CERTAIN DEAL PROPERTY BEING A PORTION
ON THAT CERTAIN MAP ENTITLED MAP OF MERCEDES
OFFICIAL PLATS, AT PAGE 284, MERCEDES COUNTY RE-
CORDS, FILLED FOR RECORD IN BOOK 14, PAGE 284,
THAT CERTAIN MAP FILED IN THE S-
COUNTY RECORDS, LYING IN A PORTION OF THE S-
CITY, RANGE 14 EAST, MOUNT DIABLO MERIDIAN,
SOUTH, RANGE 14 EAST, MOUNT DIABLO MERIDIAN,
OF CALIFORNIA.

X-RAY SHEETS

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PROJECT NEGOTIATION

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A. REGULATORY AGENCY:
CITY OF MEREDITH
MEREDITH, NH
635 Main Street
T: (603) 885-6804

B. APPLICANT:
LEAHAN HOMES, LLC
8800 LA PALM AVENUE
FRESNO, CA 93711
CONTACT: PAUL LEAHAN

C. ENGINEER:
RICHARD J. WILSON GROUP, INC.
600 BROAD STREET
MONROVIA, CA 91016
MODESTO, CA 95354

D. ASSESSMENTS/PARENT MEETINGS:
5. EXECUTIVE LEAD USE:
5. PROPOSED LAND USE:
6. EXECUTIVE GRADING:
6. PROPOSED ORGANIZING:
I. TOTAL PROJECT SIZE:
A. TOTAL NUMBER OF PLOTS: 570
B. TOTAL ACRES: 732.2

L. TYPICAL LOT SIZE
 M. RETURBS:
 N. UTILIES
 48' X 87' 47' 70' 28' 8' 8'
 PER CITY OF MEREDITH, SOC. CO.
 WATER SYSTEM - CITY OF MEREDITH
 SANITARY SEWER - CITY OF MEREDITH
 STORMWATER MANAGEMENT - CITY OF MEREDITH
 GASLINE - PG&E
 ELECTRIC - MTC
 TELEPHONE - MTC

GENERAL NOTES

1. ALL REQUIREMENTS SHALL BE CONSTITUTED AS PER THE CITY OF MURIDKAH AND SPECIFICATIONS, EXCEPT AS NOTED.
2. STORM DAMAGE: CONNECT TO PROTECTED STREAM FACILITY OR A DRAINAGE SYSTEM. PROVIDE A DRAINAGE SYSTEM TO PROTECT FROM FLOODING. THE DRAINAGE SYSTEM SHALL BE LOCATED IN A DRAINSIDE DIRECTION OF GRAVITY, LOW A SLOW.
3. SANITARY SEWER: DISCHARGE TO CITY SEWER SYSTEMS WITHIN THE CITY LIMITS.
4. WATER SOURCE: CONNECTION TO CITY MURIDKAH SYSTEM.
5. STREET LIGHTING: SHALL BE INSTALLED PER CITY OF MURIDKAH STANDARDS IN SECTION 8.6.
6. PUBLIC USE AREAS: TO BE INSTALLED IN EIGHT GROUND IN SUBDIVISIONS.
7. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE EIGHT PUBLIC USE AREAS.
8. FORM BY THE SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MURIDKAH.
9. PUBLIC USE AREAS WILL BE PROVIDED ALONG ALL STREET PATTERNS.
10. NO EXISTING STRUCTURES OR FEATURES ON THE SITE ARE UNPERMITTED.
11. THE ENTIRE PROJECT SITE IS SUBJECT TO ZONE TWO - ACRES OF 100 FEET OR LESS.
12. EXISTING TALL TREES ARE TO BE REMOVED AND PLANTED IN ACCORDANCE WITH THE CITY OF MURIDKAH STANDARDS.
13. A LOT LOCATED ON THE PROPERTY MUST BE DEMOLISHED AND RELOCATED PER CITY OF MURIDKAH STANDARDS.

Attachment 4



TYPIICAL CROSS SECTIONS

MERCED GATEWAY CALIFORNIA


Engineering Group
Northstar

• ONE ENGINEERING • SERVICES •
 620 12th Street • www.EngineeringGroup.com
 • (208) 524-3525 Phone • (208) 524-3525 FAX

Job #: 23-3403
DATE: 23/04/2025
SCALE: IS SW/AN
DRAWN BY: ER
DESIGNER: ER
CHKD: TPO

NUMBER

23

RW
P.U.E.
FC
SIDE WALK
STREET

Right-of-Way (RW) dimensions: 40', 24.5', 18', 18', 6.5', 10'.
 P.U.E. dimensions: 10', 6.5', 18', 18', 6.5', 10'.
 FC dimensions: 10', 6.5', 18', 18', 6.5', 10'.
 Side Walk dimensions: 6.5', 10'.
 Street dimensions: 10', 6.5', 18', 18', 6.5', 10'.
 Total length: 100'.
 Note: DRIVE OVER CURB AND SIDEWALK.

A Area
L Line
N North

Diagram A9 RW/INTERIOR STREET WITH LANDSCAPE LOT

Key dimensions and notes:

- RW: 40'
- P.U.E.: 10'
- LL: 15' (Lot Line)
- FC: 6.5'
- SIDE WALK: 10'
- DRIVE OVER CURB-AND-SWEEP TO STREET: 8'
- STANDARD SIDEWALK: 5'
- LANDSCAPE LOT: 10' (width of landscape lot)
- Notes: 18' width between FC and LL; 24.5' total width from P.U.E. to LL.

E 74th RW GERBARD AVE

SWING EX.
REINFORCED
CURB AND
SIDEWALK
DETAIL SGD-1

ISLOT PURPLE
SPECIAL FREQUENCY OF
MEDIUM TRAFFIC
WALL

VERTICAL CURB AND
SIDEWALK DETAIL SGD-1

ISLOT PURPLE
SPECIAL FREQUENCY OF
MEDIUM TRAFFIC
WALL

VERTICAL CURB AND
SIDEWALK DETAIL SGD-1

E 74th RW MISSION AVE

SWING EX.
REINFORCED
CURB AND
SIDEWALK
DETAIL SGD-1

ISLOT PURPLE
SPECIAL FREQUENCY OF
MEDIUM TRAFFIC
WALL

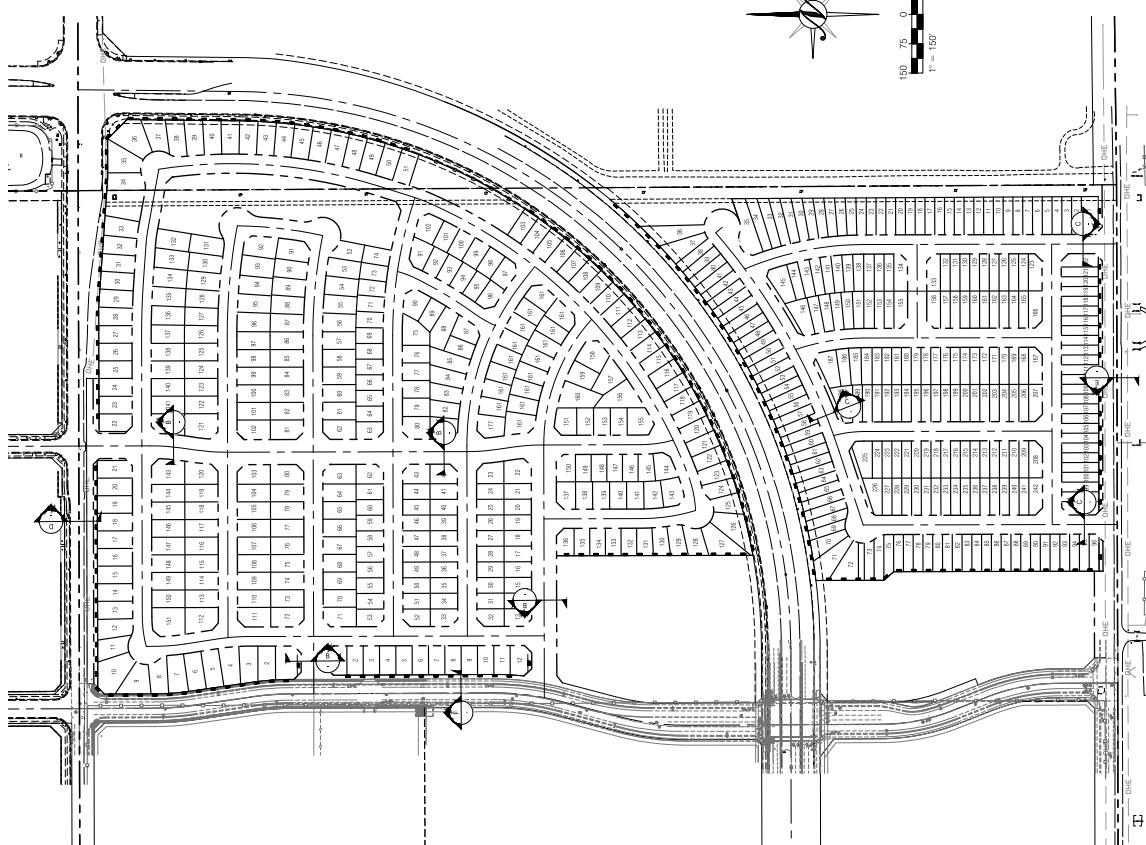
VERTICAL CURB AND
SIDEWALK DETAIL SGD-1

F 74th RW PLUM DRIVE

SWING EX.
REINFORCED
CURB AND
SIDEWALK
DETAIL SGD-1

ISLOT PURPLE
SPECIAL FREQUENCY OF
MEDIUM TRAFFIC
WALL

VERTICAL CURB AND
SIDEWALK DETAIL SGD-1





MERCED GATEWAY WS AND TOPOGRAPHY PLAN

Image Engineering Group Inc.
Natalie S. Sauer
One ImageEngineering Street • Suite 1000 •
Edmonton, AB T5S 1G4 • 780-455-5567 Phone
780-455-5567 Fax • 780-455-5567 E-mail

JOB #: 23-3403
DATE: 23/04/2025
SCALE: IS SHAWAN
DRAWN BY: HSER
DESIGNER: ER
CHECKED: TPO

TM2.2

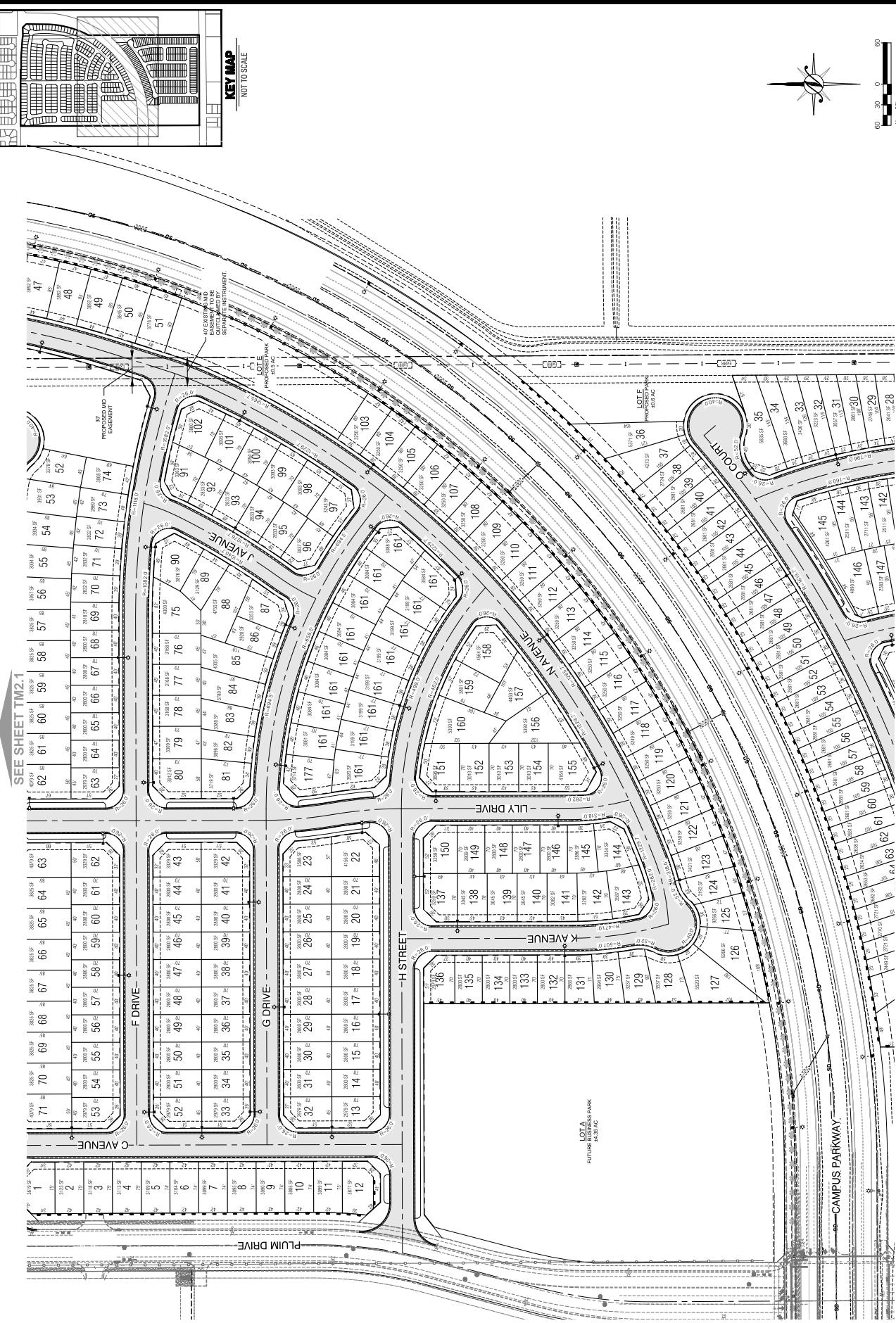
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SEE SHEET TM2.1

KEY MAP **NOT TO SCALE**

NOT TO SCALE





MERCED GATEWAY NS AND TOPOGRAPHY PLAN

Emerging Growth Inc.

12345 12345 12345 12345

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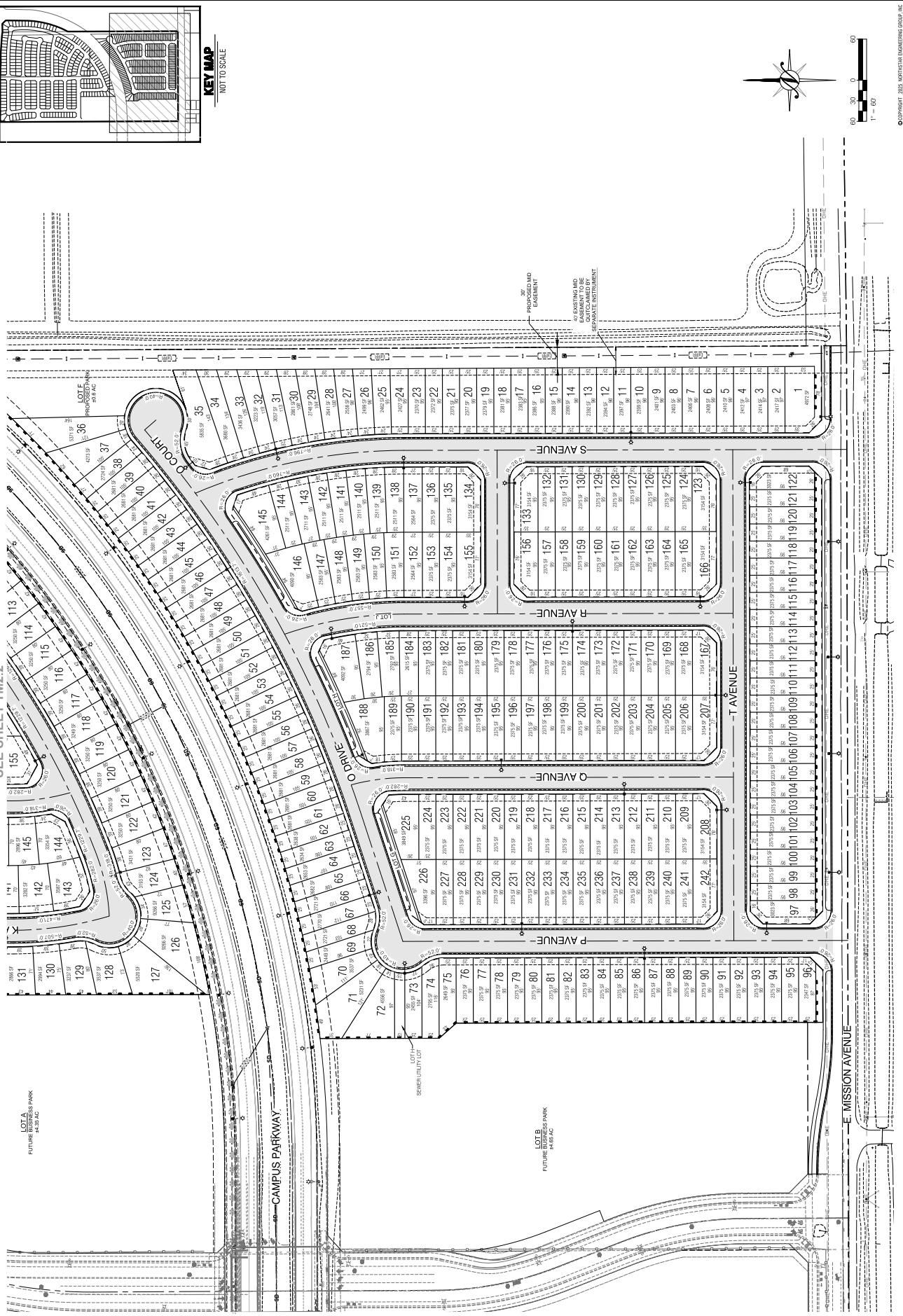
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TM2.3

The image shows a detailed architectural floor plan of a building. The central feature is a large auditorium or hall with tiered seating arranged in a semi-circular pattern. This main space is flanked by several smaller rooms, some of which appear to be offices or storage areas. A central entrance or lobby area is located at the bottom of the plan, leading into the larger hall. The entire floor plan is enclosed within a rectangular boundary, with various lines and hatching used to indicate different rooms and structural elements.

KEY MAP _____
NOT TO SCALE

SEE SHEET TM2.2





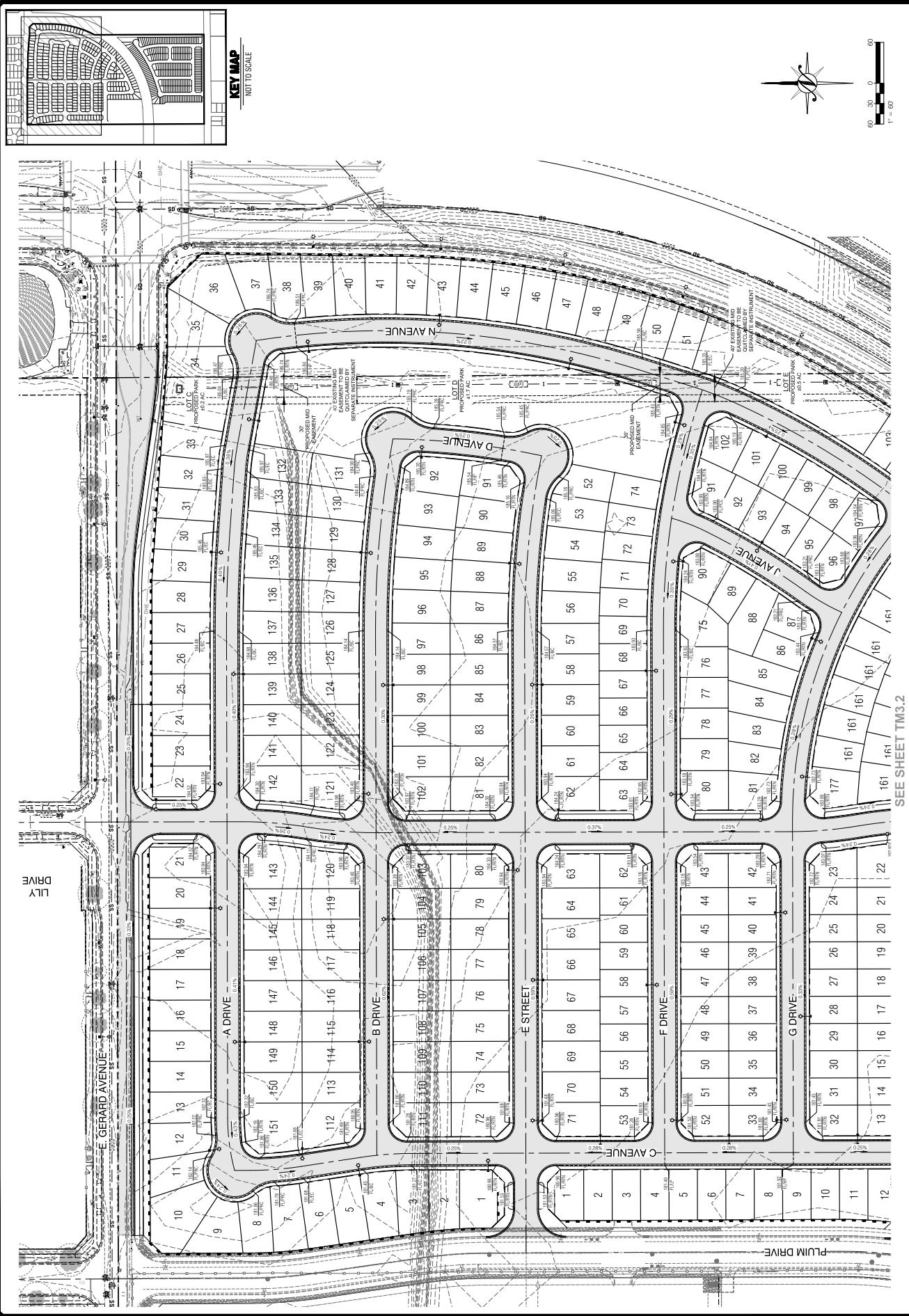
MERCED GATEWAY

McGraw-Hill
Books

Emergency Group	
✓ ONE ENGINEERED SYSTEM	620 12th Street
(209) 524-3225 Phone	
FAX 524-3225	

TM3:1

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MERCEDES GATEWAY

GRADING PLAN

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An architectural floor plan of a large stadium or arena. The main seating area is arranged in a massive, multi-tiered semi-circle, radiating from a central field or stage area. The seating sections are depicted with various hatching patterns to indicate different levels and sections. A large, ornate entrance structure is located at the bottom left, featuring multiple arches and a prominent tower. To the right of the main seating area, there is a smaller, rectangular section with its own tiered seating. The entire structure is enclosed by a thick outer wall, and the overall design is highly detailed and symmetrical.

KEY MAP

NOT TO SCALE

WUJ SCROLL

SEE SHEET TM3 2

