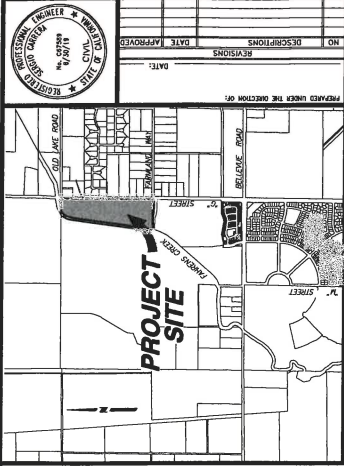
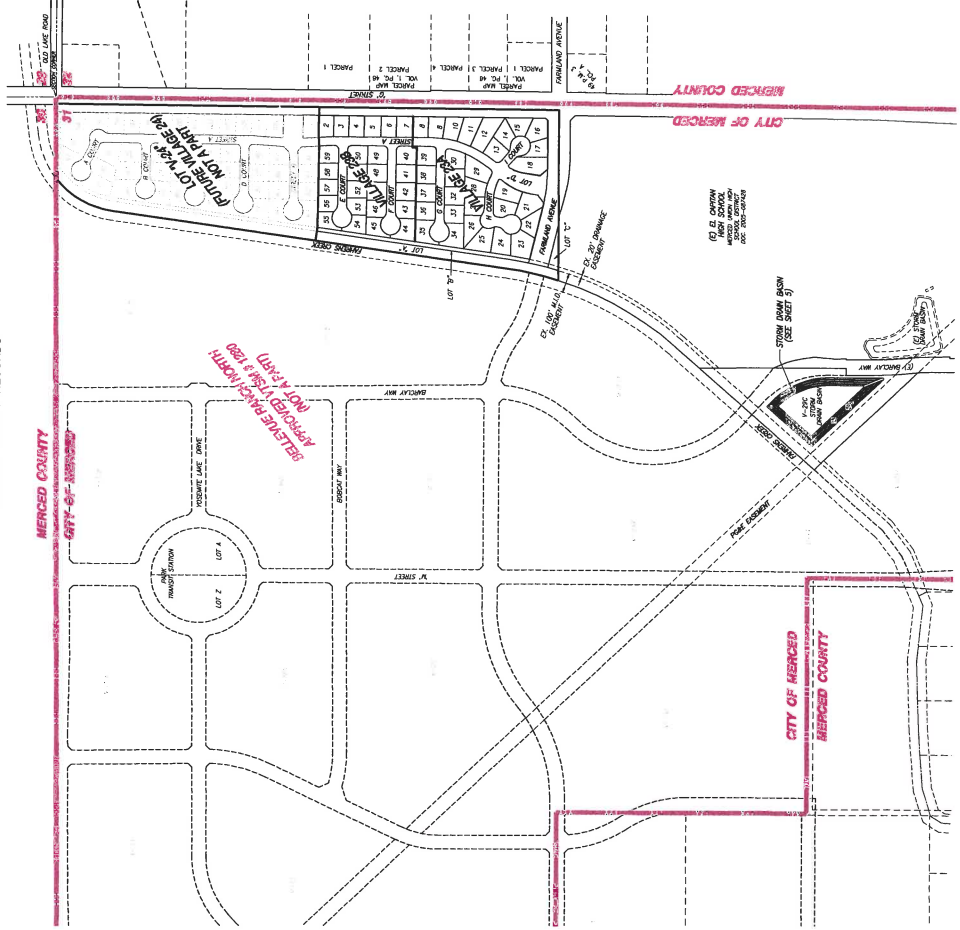


VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH NORTH
VILLAGE 23
MERCED, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 31,
 TOWNSHIP 6 SOUTH, RANGE 14 EAST, M.D.M.,
 ALSO BEING A PORTION OF PARCEL C AS SHOWN
 IN BOOK 103 OF PARCEL MAPS OF
 MERCED COUNTY RECORDS



BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
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 FAX: (209) 548-9305



COVER SHEET
 VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH NORTH
VILLAGE 23
 MERCED, CALIFORNIA

DATE: 11-18-18	SHEET NUMBER 1 OF 5 SHEETS
DATE: 11-18-18	
DATE: 11-18-18	
DATE: 11-18-18	

SHEET INDEX

- COVER SHEET
- LOT DIMENSION PLAN
- GRADING PLAN
- UTILITY PLAN
- OFF-SITE STORM DRAIN BASIN & PIPELINE, CROSS SECTIONS AND DETAILS

OWNER & SUBDIVIDER
 PROJECT: BELLEVUE RANCH NORTH
 222 E. MARSHFIELD BLVD., SUITE C
 LOS BANOS, CA 98305-4197

STATEMENT OF SUBDIVIDER

- ASSESSOR'S PARCEL NO. 032-232-046
- EXISTING ZONING: P-9
- CITY OF MERCED ORDINANCES WAS CONSIDERED.
- FRONT YARD SETBACKS AND BUILDING LINES PER CITY OF MERCED ORDINANCES AND STANDARDS.
- SEWERAGE DISPOSAL: BY CITY OF MERCED.
- STORM DRAINAGE: BY CITY OF MERCED.
- ALL IMPROVEMENTS AND PUBLIC UTILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.

NOTES:

- STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
- ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS.
- EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- ADDITION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 060424040C.
- WORK AREA OF THIS SUBDIVISION IS 212 ACRES, CONTAINING 28 ACRES OF UNIMPROVED LAND.
- RECORDING OF THIS MAP IS SUBJECT TO RECORDATION DISTRICT FEE, SUBSEQUENT TO RECORDATION OF THIS MAP.
- THIS MAP IS INTENDED TO BE RECORDED TO THE CITY AS AN OPEN SPACE/PORT OF MAP PARCEL. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION MAP PARCEL.
- THE DEVELOPER INTENDS TO CONSTRUCT TO STREET IMPROVEMENTS WITH WALKS TO THE SIDEWALKS TO PROVIDE COMPANION TIME TO RELIEVE THE POWER PALES ALONG TO STREET.

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
FIRE ALARM	FIRE ALARM
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LAKE	WATER LAKE
SEWER LAKE	SEWER LAKE
TYPICAL STREET LIGHT	TYPICAL STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
WALK, CUTTER AND SCHEDULE	WALK, CUTTER AND SCHEDULE
TYPICAL SECTION WITH HANDICAP RAMP	TYPICAL SECTION WITH HANDICAP RAMP



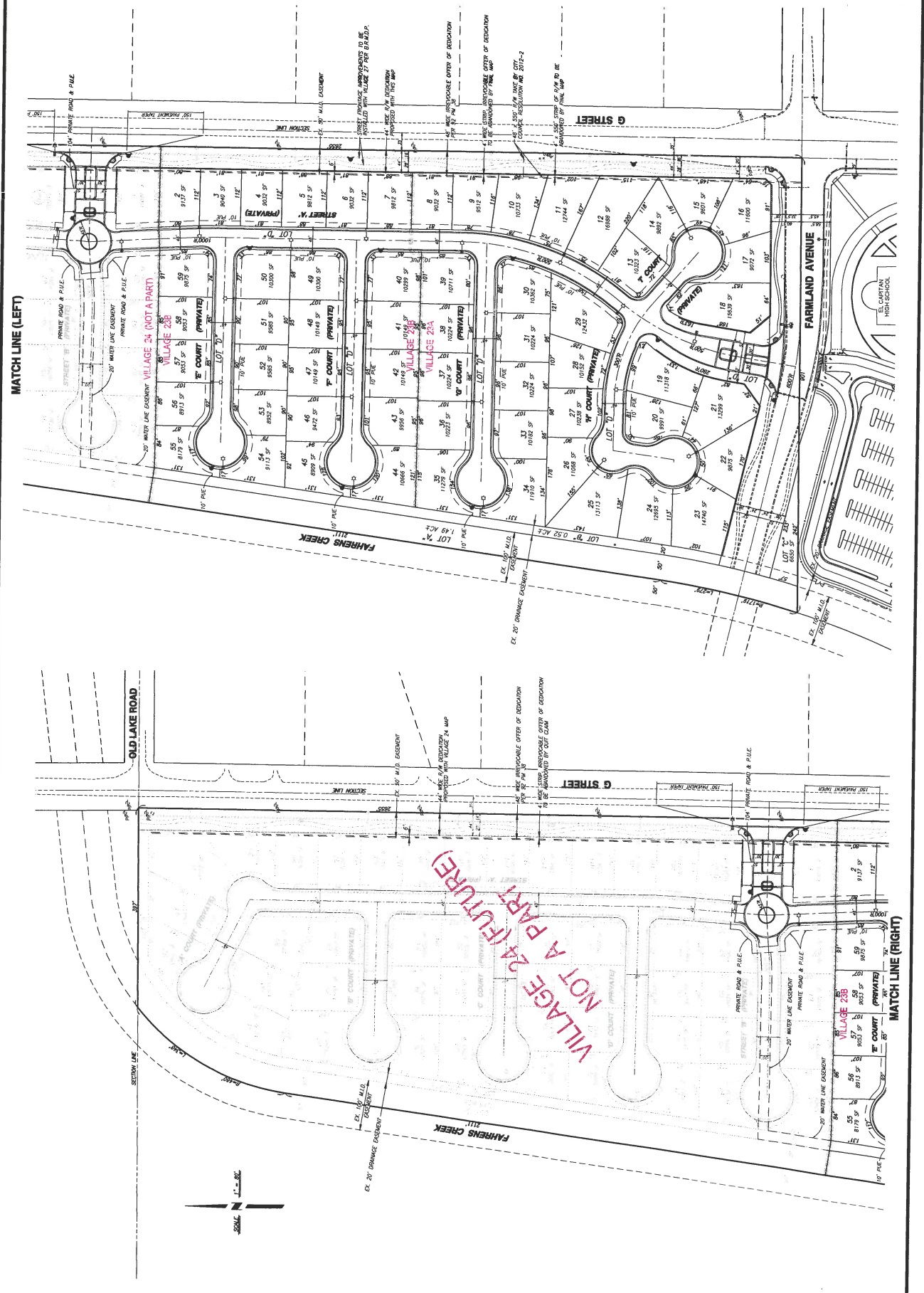


NO.	DESCRIPTIONS	DATE APPROVED	DATE

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LOT DIMENSION PLAN
 VENTURA TRAVELERS SUBDIVISION MAP FOR
 BELLEVUE RANCH NORTH
 VILLAGE 23
 MENDOTA, CALIFORNIA

JOB NO. 1235987
 DATE: 11-23-16
 CITY: SAN JOSE
 COUNTY: SANTA CLARA
 SHEET NUMBER: 2
 OF 5 SHEETS



(Village 23 - Project to South Approved by PC in 2019)
 ATTACHMENT D - Page 2

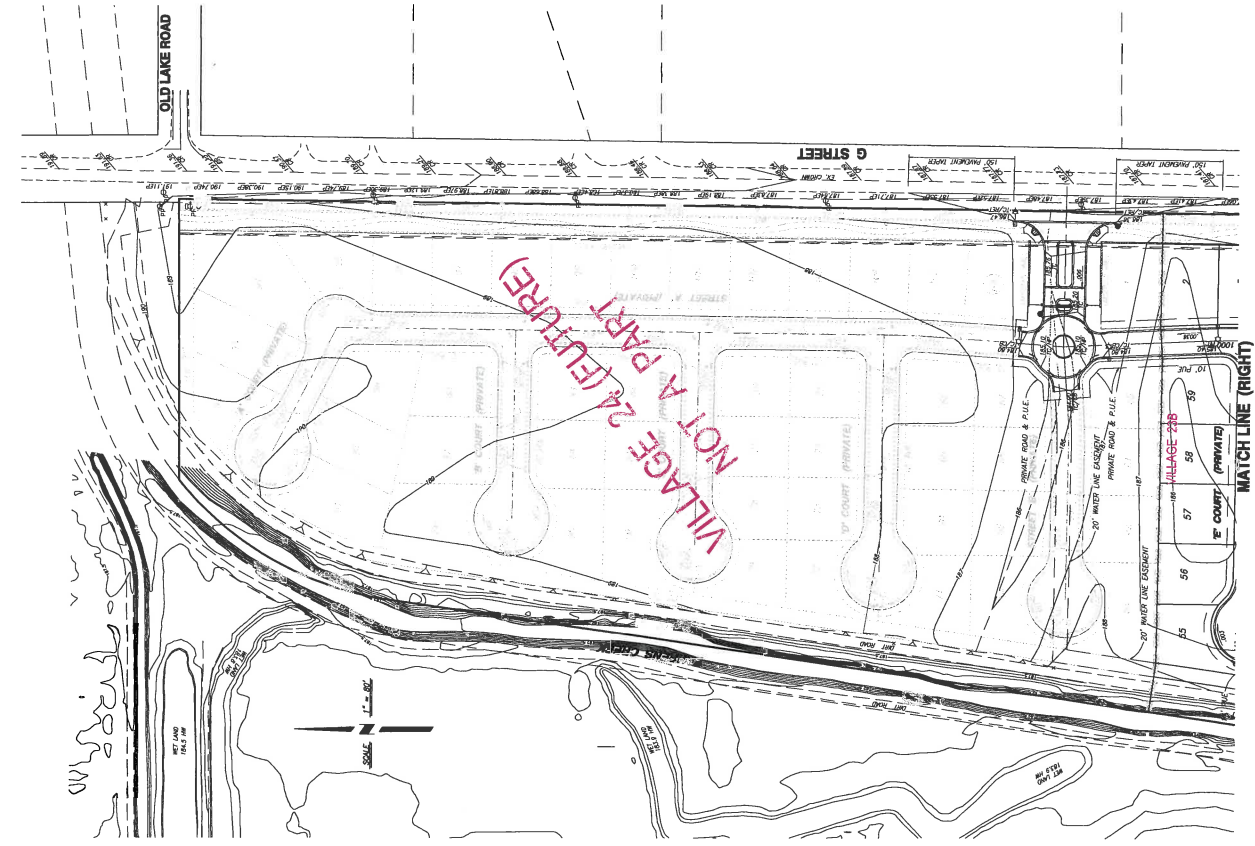
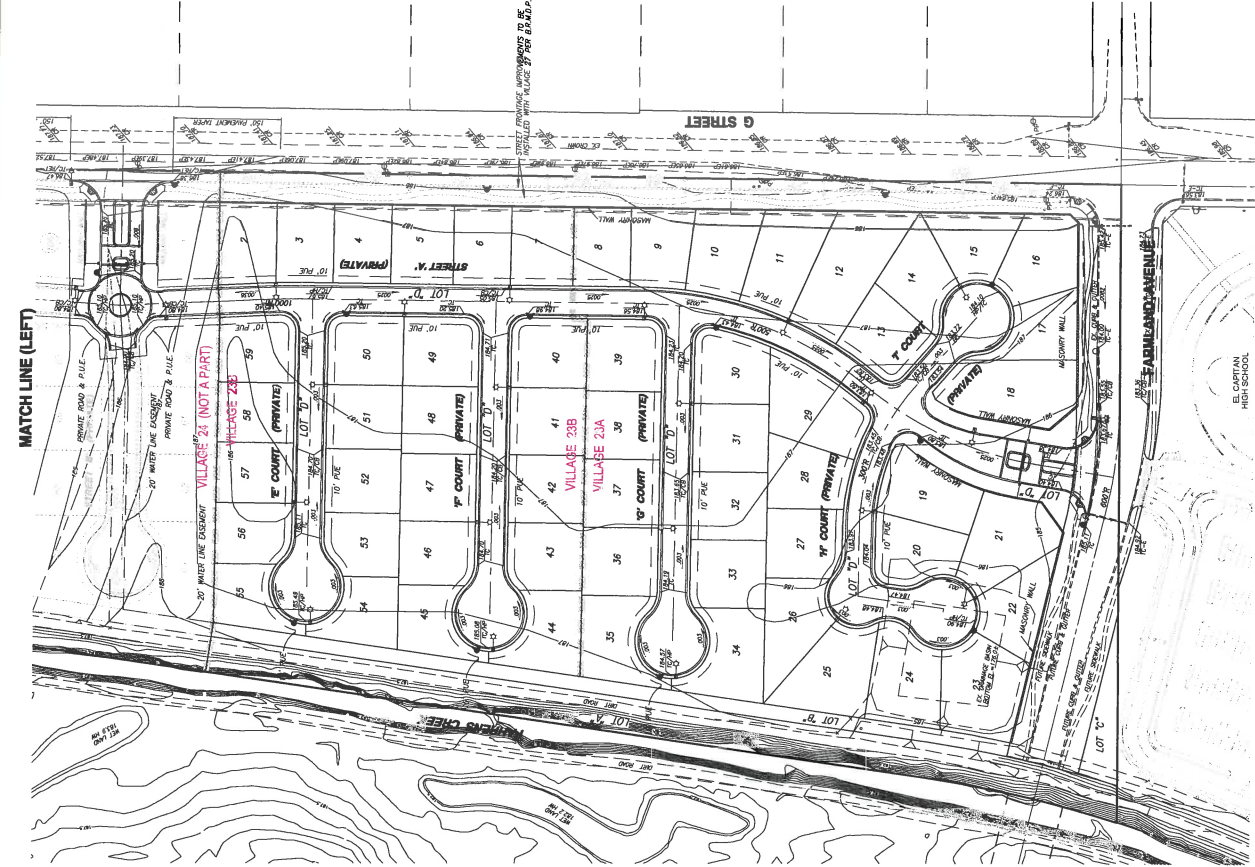


NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 607 J STREET • LOS BANOS, CALIFORNIA • 96855
 (209) 737-0800
 FAX: (209) 548-8005

GRADING PLAN
 BELLEVUE RANCH NORTH
 VILLAGE 23
 WESTING TENTATIVE SUBDIVISION MAP FOR
 MERCED, CALIFORNIA

DATE: 12-12-18	SHEET NUMBER 3
DATE: 01-01-18	
DATE: 01-01-18	
DATE: 01-01-18	



(Village 23 - Project to South Approved by PC in 2019)

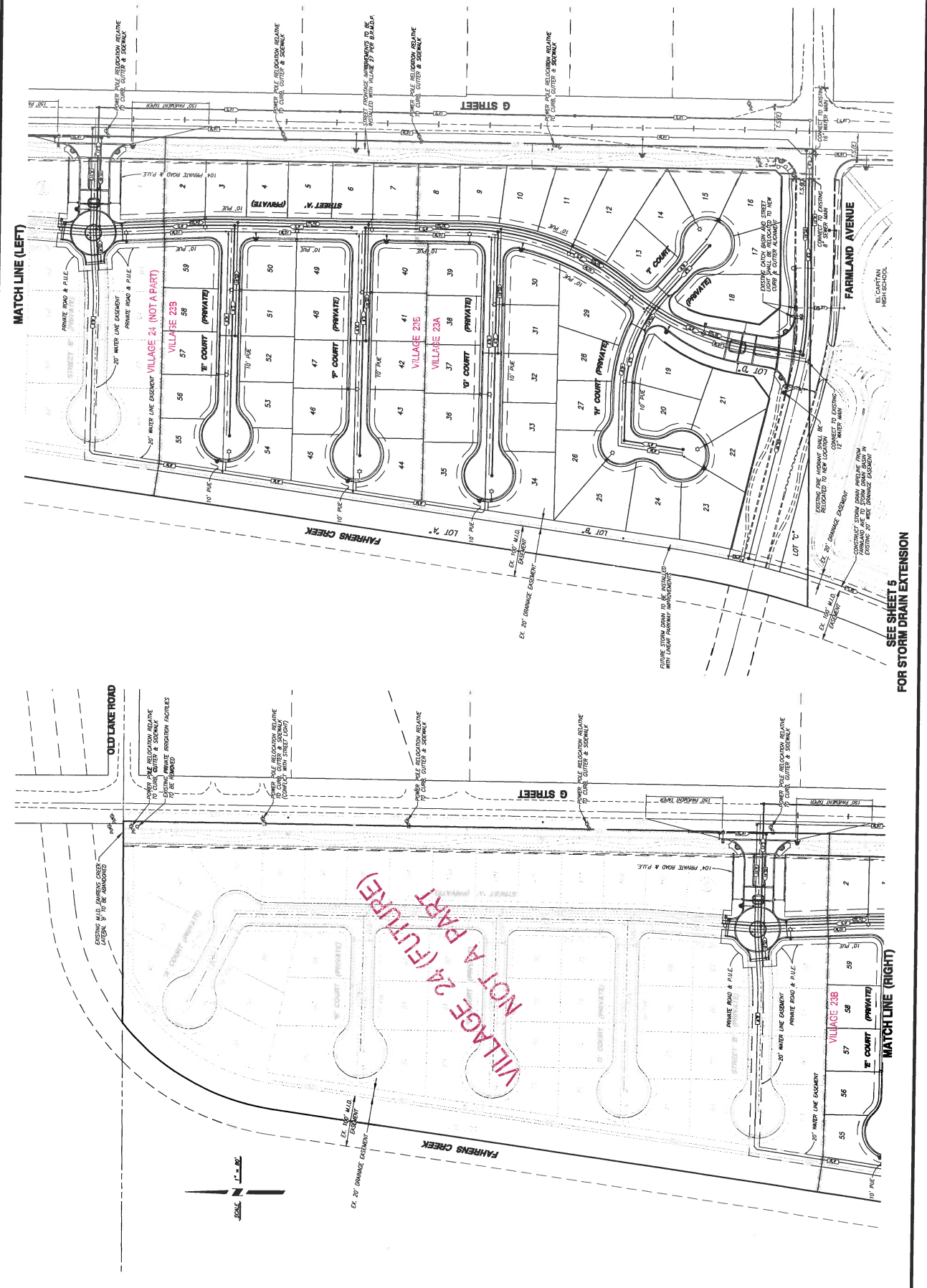


NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING & LAND SURVEYING, INC.
 507 J STREET, LOS ANGELES, CALIFORNIA • 90036
 (206) 737-0900
 FAX: (206) 548-8936

COMPOSITE UTILITY PLAN
VILLAGE 23
 BELLEVUE RANCH NORTH
 WESTING TERTIARY SUBDIVISION MAP FOR
 MERCED, CALIFORNIA

JOB NO. 133187
 DATE: 11-19-16
 CITY: CA
 COUNTY: CA
 SCALE: AS SHOWN
 SHEET NUMBER: **4**
 OF 5 SHEETS



(Village 23 - Project to South Approved by PC in 2019)
 ATTACHMENT D - Page 4

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 507 J STREET - LOS ANGELES, CALIFORNIA • 90069
 (206) 737-9800 FAX: (206) 548-8906



OFF-SITE STORM DRAIN BASIN & PIPELINE
 VERIFYING EXISTING SUBSTRAIN LAYOUT FOR
 BELLEUE RANCH NORTH
 VILLAGE 23
 WINTER, CALIFORNIA

DATE: 12/12/18	PROJECT NO: 1803007
BY: JAS. SOWIN	SCALE: AS SHOWN
CHECKED: JAS. SOWIN	DATE: 12/12/18
APPROVED: JAS. SOWIN	DATE: 12/12/18

SHEETS
5
 OF 5

