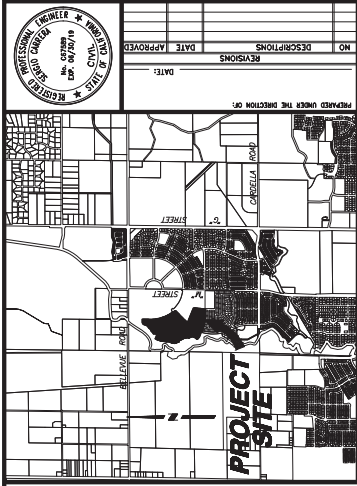


VESTING TENTATIVE SUBDIVISION MAP FOR: **BELLEVUE RANCH WEST** **VILLAGE 17 AND 18** **MERCED, CALIFORNIA**

A SUBDIVISION OF LOTS "V17-C" AND "V18-A" AS SHOWN ON APPROVED V.T.S.M. #1308, LYING IN A PORTION OF THE EAST HALF OF SECTION 6, T.15S., R.14E., M.D.M., ALSO BEING A PORTION OF LOTS 2, 3 AND THE DESIGNATED REMAINDER AS SHOWN IN BOOK 95 OF PARCEL MAPS, AT PAGE 50, MERCED COUNTY RECORDS

SHEET INDEX

1. COVER SHEET
2. CROSS SECTIONS & DETAILS
3. LOT DIMENSION PLAN (SOUTH)
4. LOT DIMENSION PLAN (NORTH)
5. GRADING PLAN (SOUTH)
6. GRADING PLAN (NORTH)
7. COMPOSITE UTILITY PLAN (SOUTH)
8. COMPOSITE UTILITY PLAN (NORTH)



VICINITY MAP

OWNER & SUBDIVIDER
 BENCHMARK ENGINEERING, INC.
 507 J STREET • LOS BANOS, CALIFORNIA 95305
 LOS BANOS, CA 95305-4327

STATEMENT OF SUBDIVIDER

1. I, SUBDIVIDER, STATE THAT I AM THE OWNER OF THE LAND HEREIN SHOWN.
2. EXISTING ZONING: P-40
3. EXISTING ZONING: P-40
4. EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
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NOTES

1. EROSION CONTROL SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY SPECIFICATIONS.
3. THE SITE HAS ALREADY BEEN GRADED WITH THE MAJOR GRADING PLANS.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA FLOOD MAPS.
5. TOTAL AREA OF THIS SUBDIVISION IS 4.9 ACRES, CONTAINING 249 RESIDENTIAL LOTS.
6. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66464.1.

LEGEND

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SEWAGE LINE	SEWAGE LINE
STORM DRAIN	STORM DRAIN
TYPICAL STREET LIGHT	TYPICAL STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB CUTTER AND SIDEWALK	CURB CUTTER AND SIDEWALK
TYPICAL RETURN WITH HANDCAP RAMP	TYPICAL RETURN WITH HANDCAP RAMP

JOB NO. 120971
 DATE 12-05-18
 DRAWN BY
 CHECKED BY
 SCALE AS SHOWN
 SHEET NUMBER 1
 OF 8 SHEETS

BENCHMARK ENGINEERING, INC.
 507 J STREET • LOS BANOS, CALIFORNIA 95305
 (209) 787-0800
 FAX: (209) 648-6305





NO.	DESCRIPTIONS	REVISIONS	DATE	APPROVED

BENCHMARK ENGINEERING & LAND SURVEYING, INC.
CIVIL ENGINEERING & LAND SURVEYING
607 J STREET • LOS BANOS, CALIFORNIA • 90805
(209) 787-0900 FAX (209) 646-8905

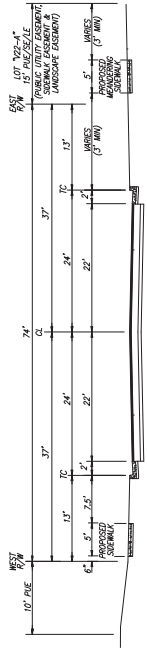
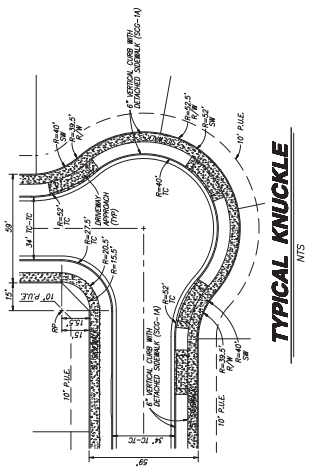
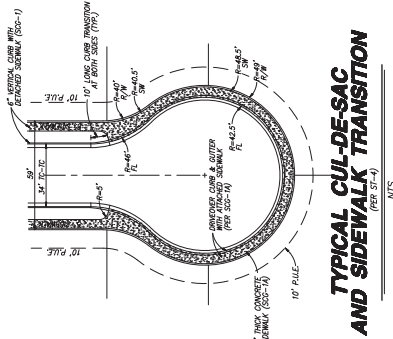
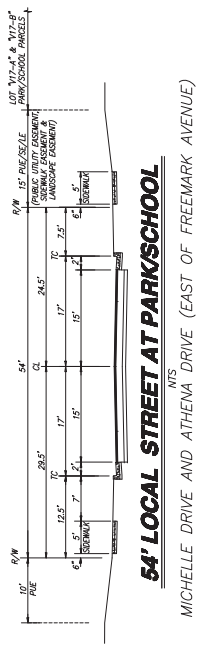
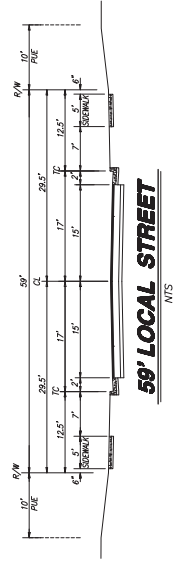
CROSS SECTIONS

BELLEVEUE RANCH WEST
VILLAGE 17 & 18
MERCED, CALIFORNIA

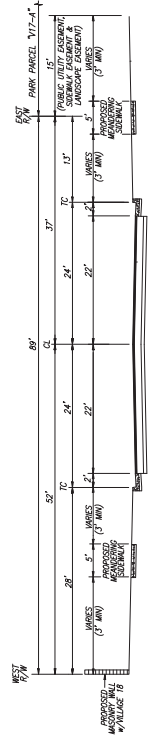
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SHEET NUMBER

8
OF 8 SHEETS

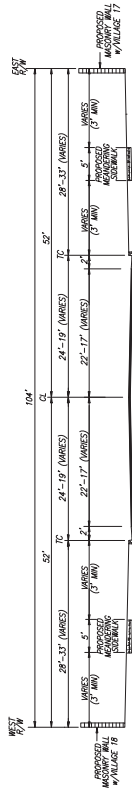
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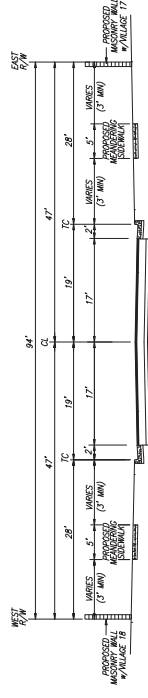
CATHERINE A HOSTETLER BLVD. (BETWEEN STEPHANIE DRIVE AND FREEMARK AVENUE)



(BETWEEN CATHERINE A. HOSTETLER BLVD. & ATHENA DRIVE)



(BETWEEN ATHENA DRIVE & IRMA DRIVE)



(BETWEEN IRMA DRIVE & ARROW WOOD DRIVE)



		</			

**BENCHMARK ENGINEERING, INC.**
CIVIL ENGINEERING & LAND SURVEYING
607 J STREET • LOS BANOS, CALIFORNIA • 93835
(209) 787-0900 FAX (209) 648-8905

LOT DIMENSION PLAN
VILLAGE RANCH WEST
VILLAGE 17 & 18
MERCED, CALIFORNIA

3
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8
OF 8
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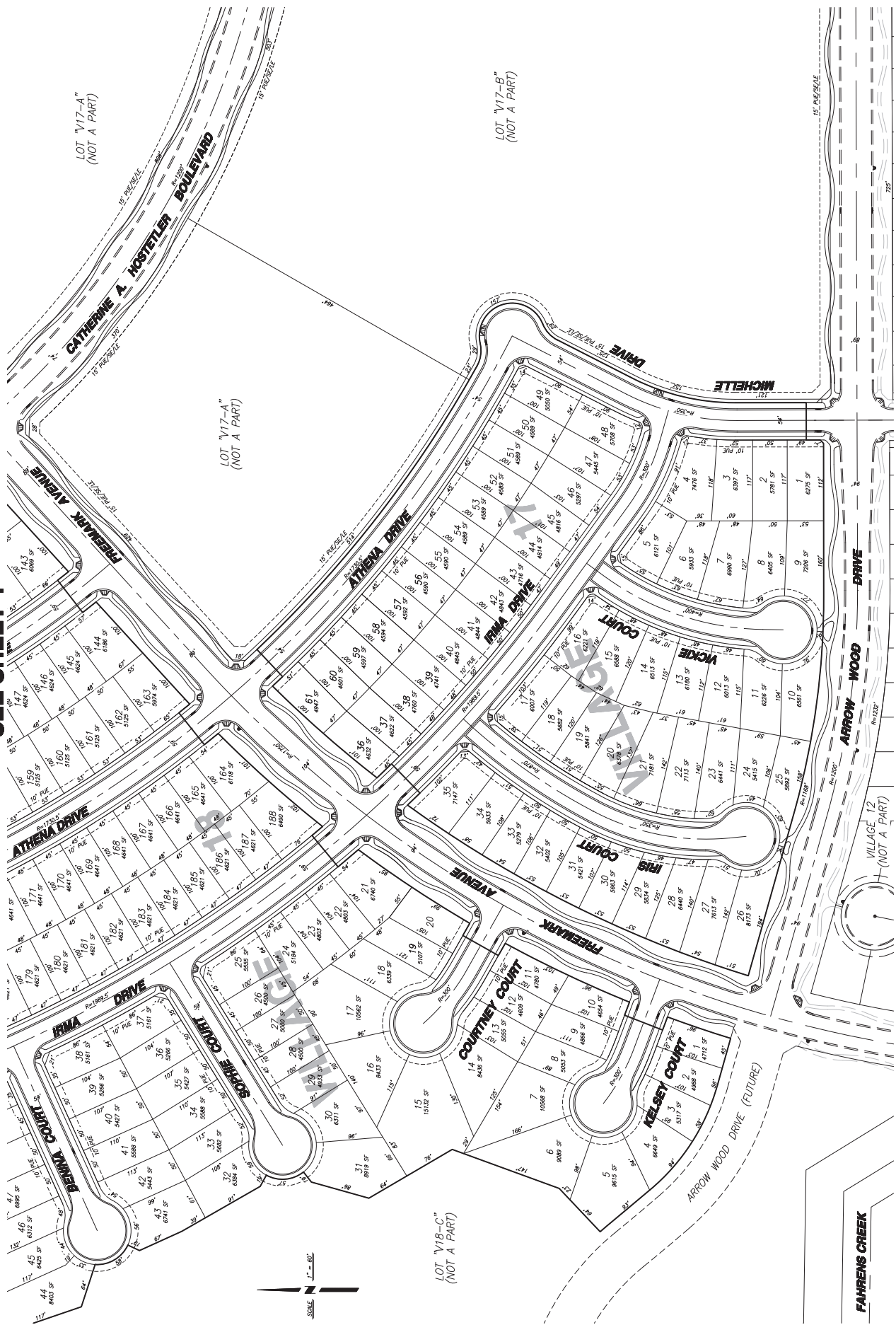
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SEE SHEET 4





NO.	DESCRIPTIONS	DATE	APPROVED

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LOT DIMENSION PLAN
VILLAGE RANCH WEST
BELLVIEW RANCH ROAD
MERCED, CALIFORNIA

JOB NO. 12597
DATE 12-05-18
DRAWN BY
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OF 8 SHEETS



SEE SHEET 3



NO.	DESCRIPTIONS	DATE	APPROVED

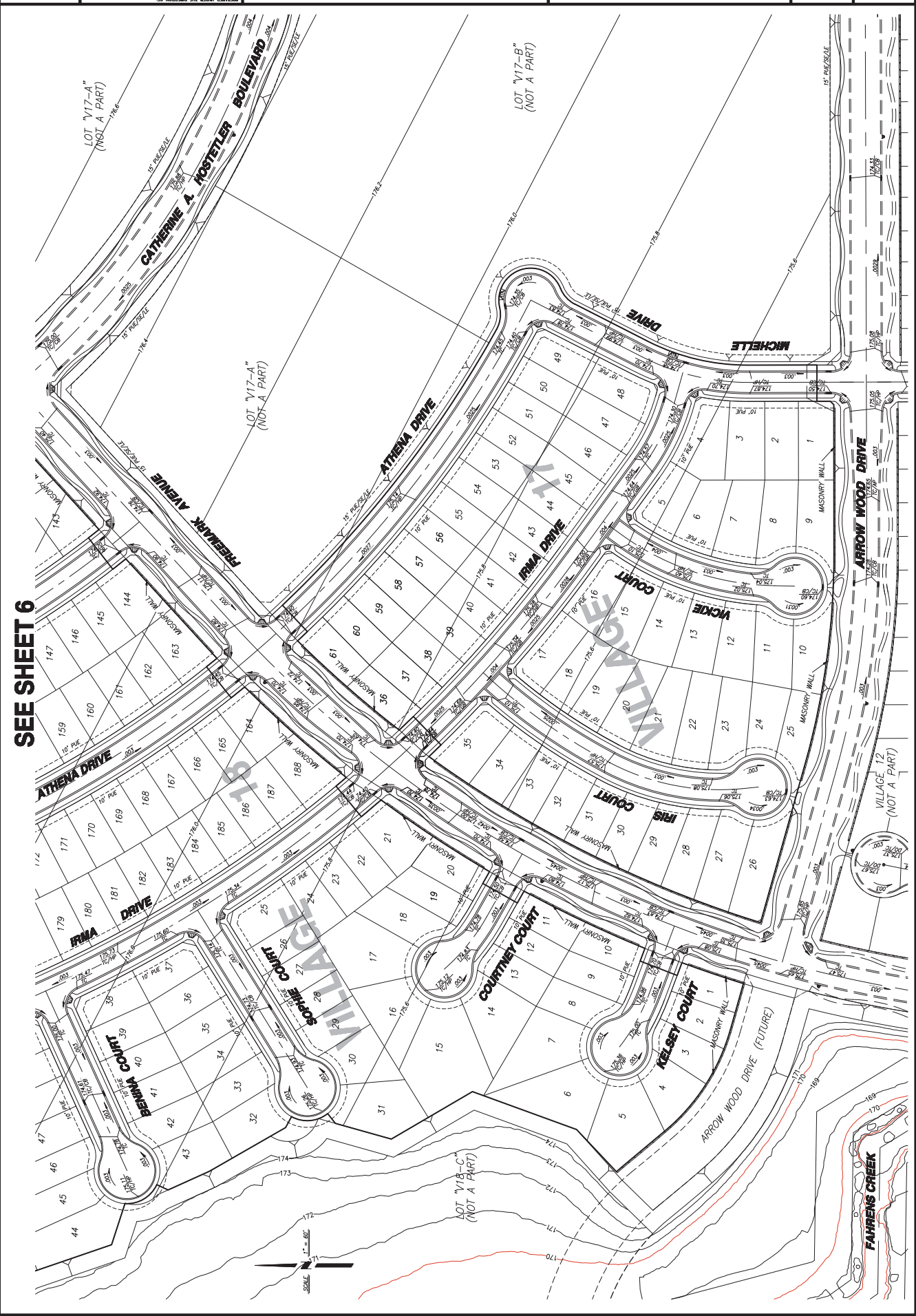
BENCHMARK ENGINEERING, INC.
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(209) 787-0900 FAX(209) 646-8905

GRADING PLAN & DETAILS
VILLAGE 17 & 18
BELLEVUE RANCH WEST
MERCED, CALIFORNIA

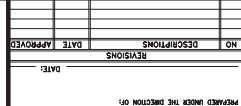
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OF 8 SHEETS



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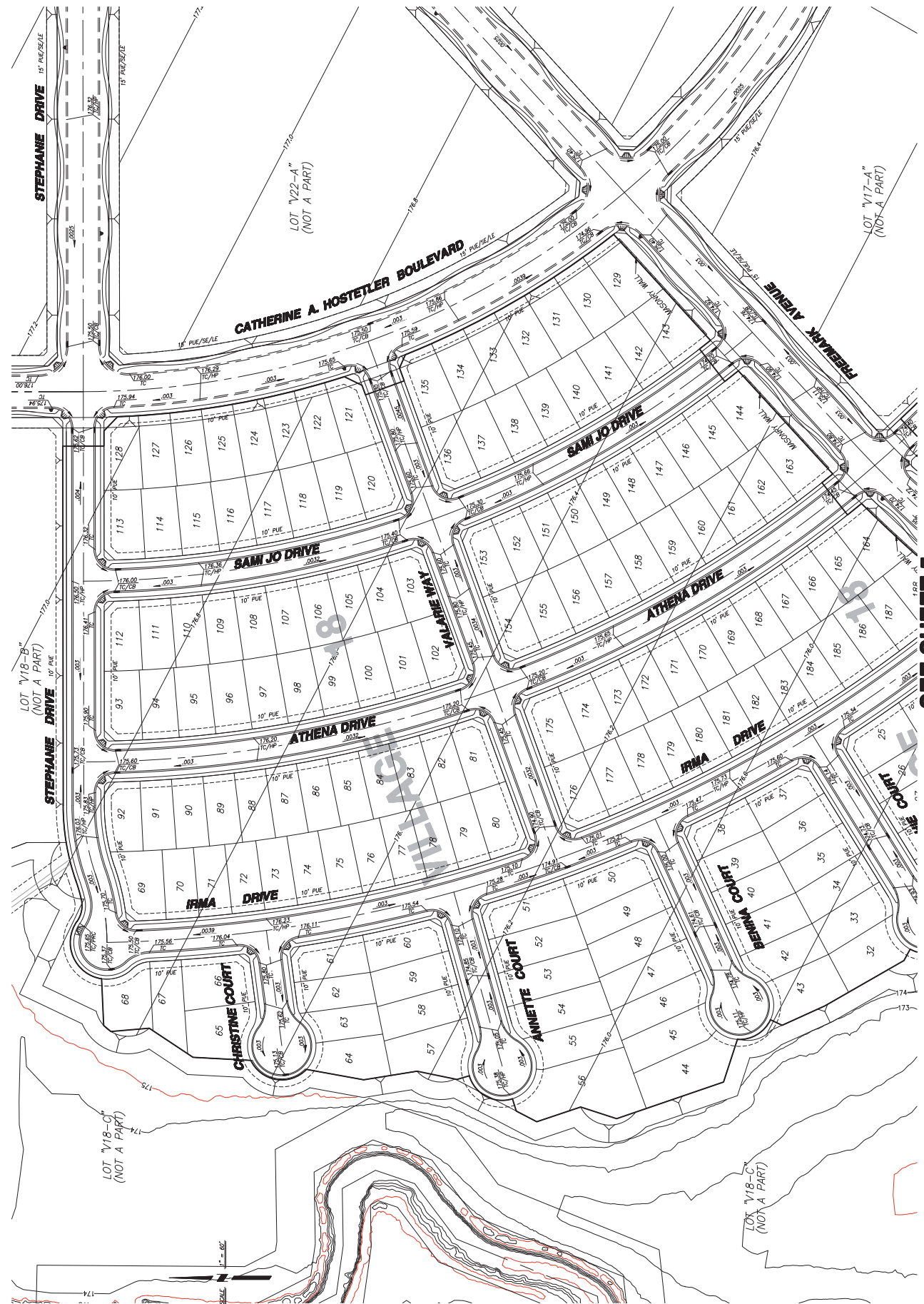


SHADING PLAN & DETAILS

JOB NO. 125971
DATE 12-05-18
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SCALE AS SHOWN

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SEE SHEET 5



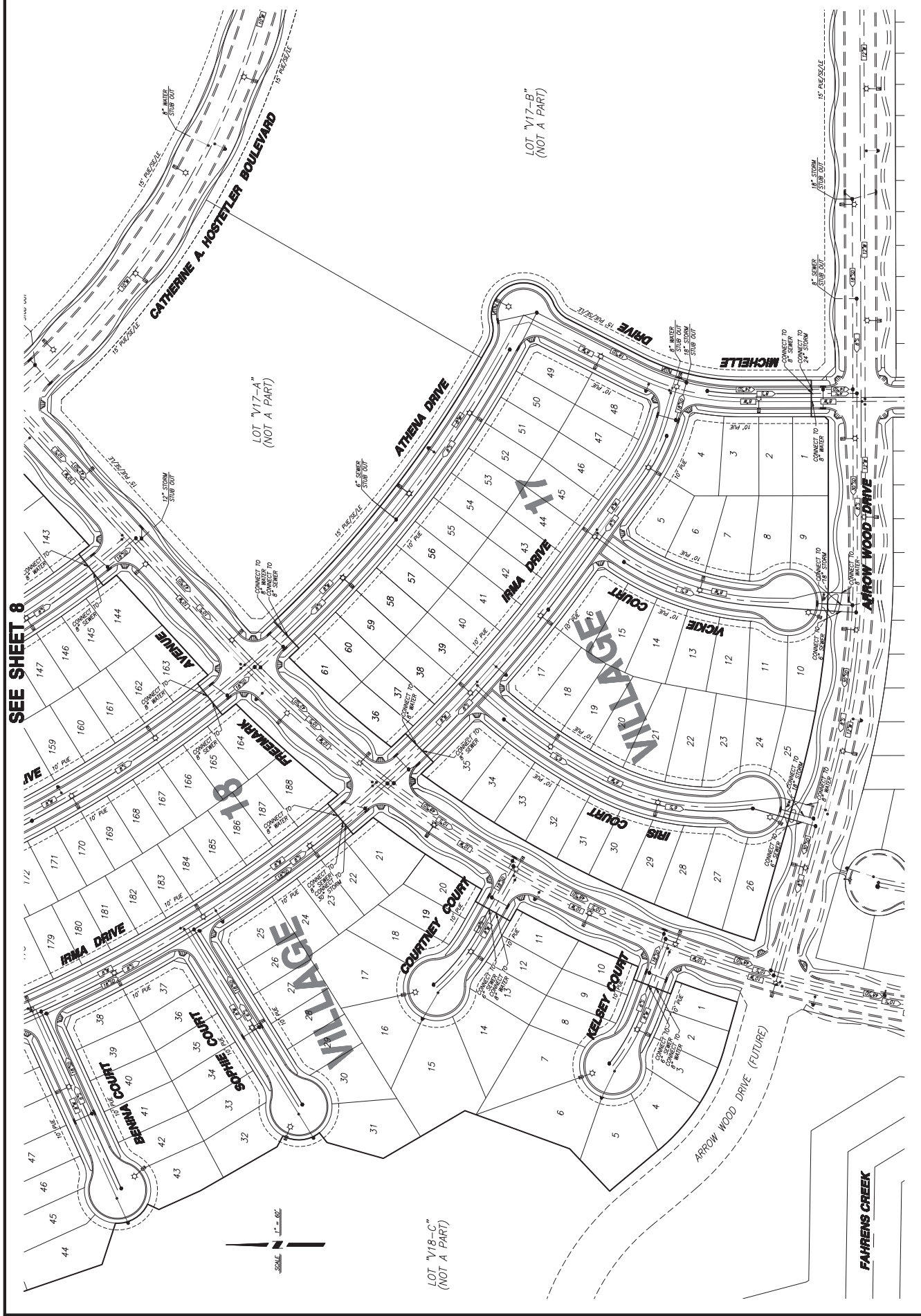
NO.	DESCRIPTIONS	DATE	APPROVED



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
807 J STREET • LOS ANGELES, CALIFORNIA • 90025
(213) 737-0800
FAX (213) 646-8805

COMPOSITE UTILITY PLAN
VILLAGE RANCH WEST
VILLAGE 17 & 18
MIRANDA, CALIFORNIA

DATE: 12-05-18
DRAWN BY: JH
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SCALE: AS SHOWN
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OF 8 SHEETS





NO.	DESCRIPTIONS	DATE	APPROVED

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(209) 787-0900 FAX (209) 648-8905

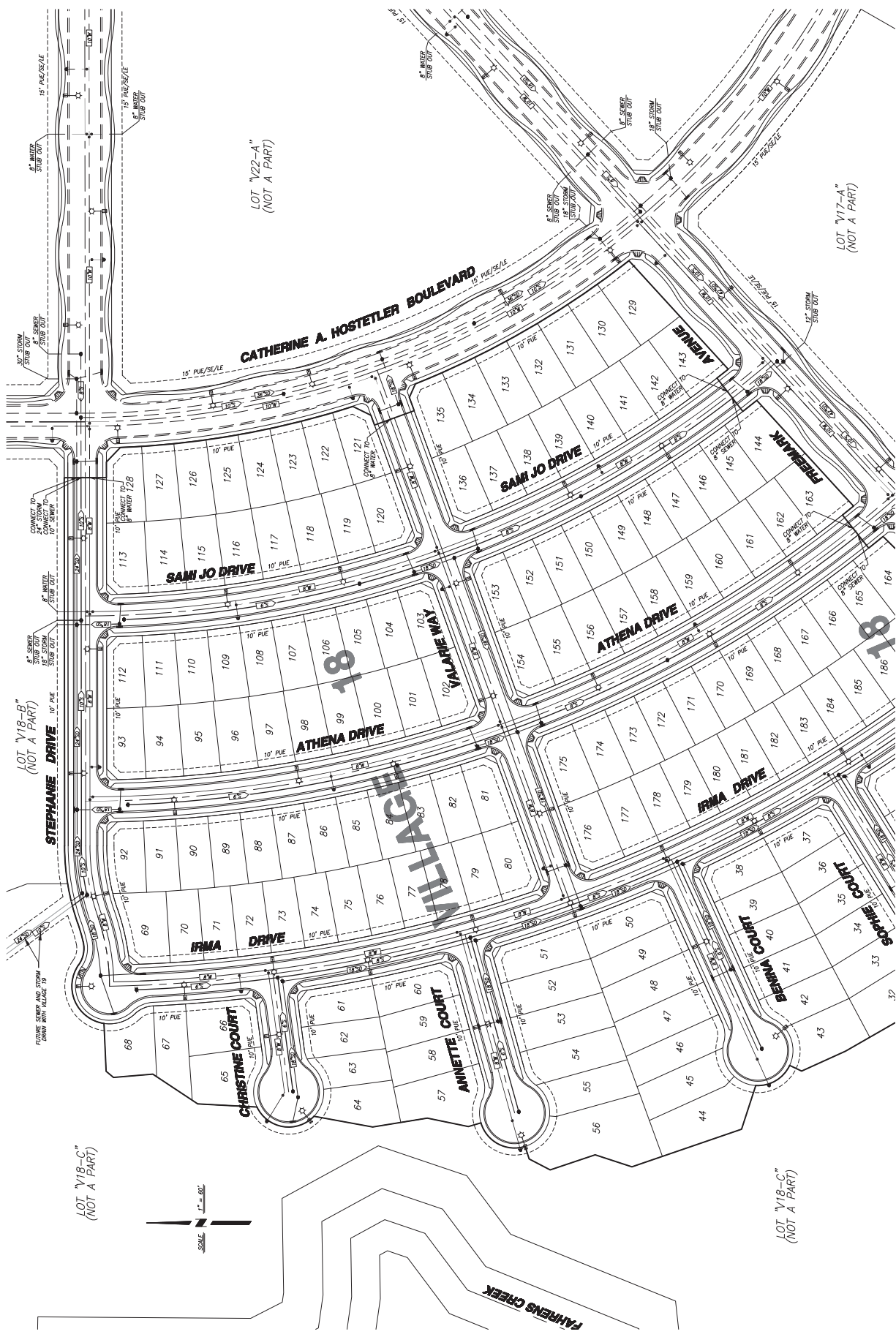
COMPOSITE UTILITY PLAN

VILLAGE 17 & 18
BELLEVUE RANCH WEST
VILLAGE TRAILHEAD DRIVE
MERCED, CALIFORNIA

8
OF 8 SHEETS

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DATE: 12-05-14
DRAWN: MR
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SCALE: AS SHOWN



SEE SHEET 7