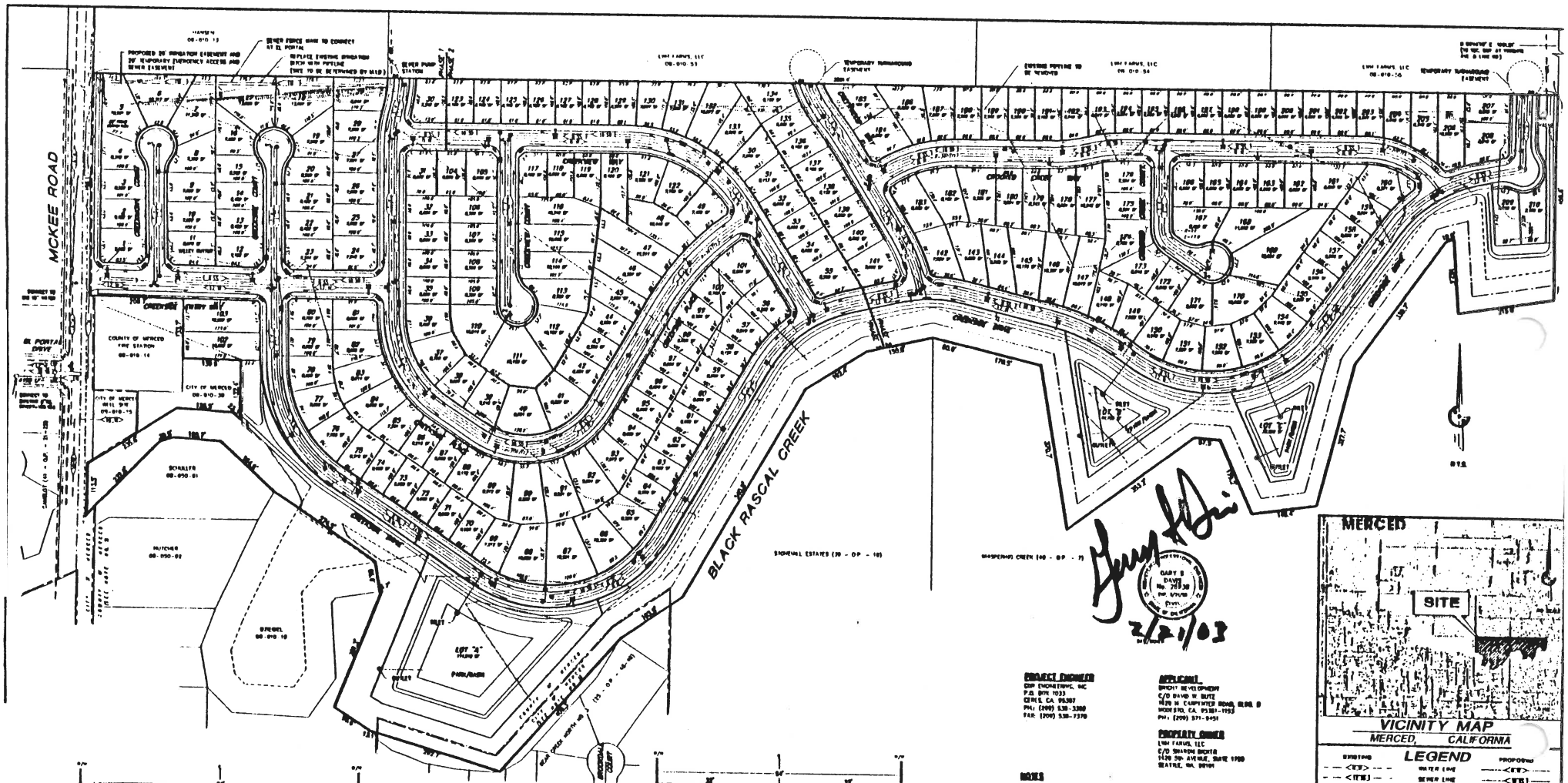
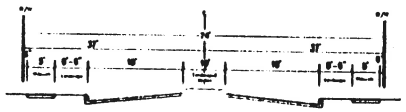
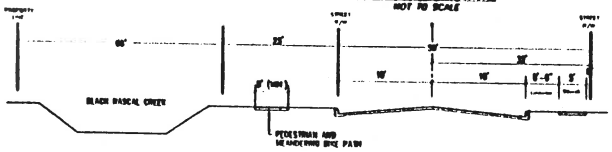
ATTACHMENT 5







PROJECT ENGINEER
GDR ENGINEERING, INC
P.O. BOX 1033
CERES, CA 95307
PH.: (209) 538-3380
FAX: (209) 538-7370

APPLICANT
BRIGHT DEVELOPMENT
C/O DAVID W. BUTZ
1420 N. CARPENTER ROAD, BLDG. D
MODESTO, CA. 95351-1153
PH.: (209) 571-9451

PROPERTY OWNER
LMV FARMS, LLC
C/O SHIVONI BHOTA
1420 5th AVENUE, SUITE 1700
SEATTLE, WA. 98101

NOTES

1. A.P.N.: 008-010-56
2. 210 SINGLE FAMILY RESIDENTIAL LOTS AND 3 LOTS FOR DUAL USE OF PARK AND STORM DRAINAGE DETENTION BASIN ON 68.0 ACRES (3.3 RESIDENTIAL LOTS PER ACRE)
   PHASE 1 : 103 SINGLE FAMILY RESIDENTIAL LOTS
   PHASE 2 : 107 SINGLE FAMILY RESIDENTIAL LOTS
3. PROTECTIVE COVENANTS TO BE DETERMINED
4. PROPERTY HAS NO BUILDING STRUCTURES AND LAND IS FALLOW AT THIS TIME.
5. ANNEXATION APPLICATION IS CURRENTLY BEING PROCESSED WITH LAFCO FOR RESIDENTIAL DEVELOPMENT. PROPOSED ZONING IS R-1-6.
6. PROPOSED PUBLIC IMPROVEMENTS IN ACCORDANCE WITH CITY OF MERCED IMPROVEMENT STANDARDS.
7. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT INTO MULTIPLE PHASES.
8. 7' P.U.E. TO BE DEDICATED ALONG STREET FRONTAGE OF ALL LOTS.
9. PROPERTY LIES WITHIN ZONE "X", DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" ON THE FLOOD INSURANCE RATE MAP, PANEL 430 OF 1225, MAP NUMBER 06047C0430 E, WITH AN EFFECTIVE DATE AUGUST 2, 1995
10. ALL STREET CENTERLINE RADII ARE 200' UNLESS NOTED HEREON

REQUESTED EXCEPTION
REQUESTED EXCEPTION TO 100' WIDTH REQUIREMENT OF 80 FEET PER CITY OF MERCED ZONING ORDINANCE FOR DISTRICT R-1-6 FOR LOTS 200 & 210. LOTS EXCEED MINIMUM AREA REQUIREMENTS. HOUSES AND LOTS WILL MEET OF EXCEED ALL OTHER R-1-6 REQUIREMENTS.

PROPERTY DESCRIPTION
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 8 AS SHOWN ON THE RECORD OF SURVEY FOR MANT FARMS FILED IN VOLUME 25 OF SURVEYS AT PAGES 23-23, MERCED COUNTY RECORDS AND LYING IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 14 EAST, M.D.B.&M.

VICINITY MAP
MERCED, CALIFORNIA

LEGEND

EXISTING		PROPOSED
	WATER LINE	
	SEWER LINE	
	FORCE MAIN	
	STORM DRAIN LINE	
	CENTER LINE	
	CENTER LINE	
	FIRE HYDRANT	
	WATER VALVE	
	WATER BLOW OFF	
	DRAIN INLET	
	MANHOLE	
	DIRECTION OF FLOW	
	CONTOUR LINE & ELEVATION	
	ELECTROLIER	

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E-MAIL: gdreng@gdreng.com

VESTING TENTATIVE SUBDIVISION MAP FOR
BRIGHT DEVELOPMENT

Scale: N.T.S. Date: February 2003