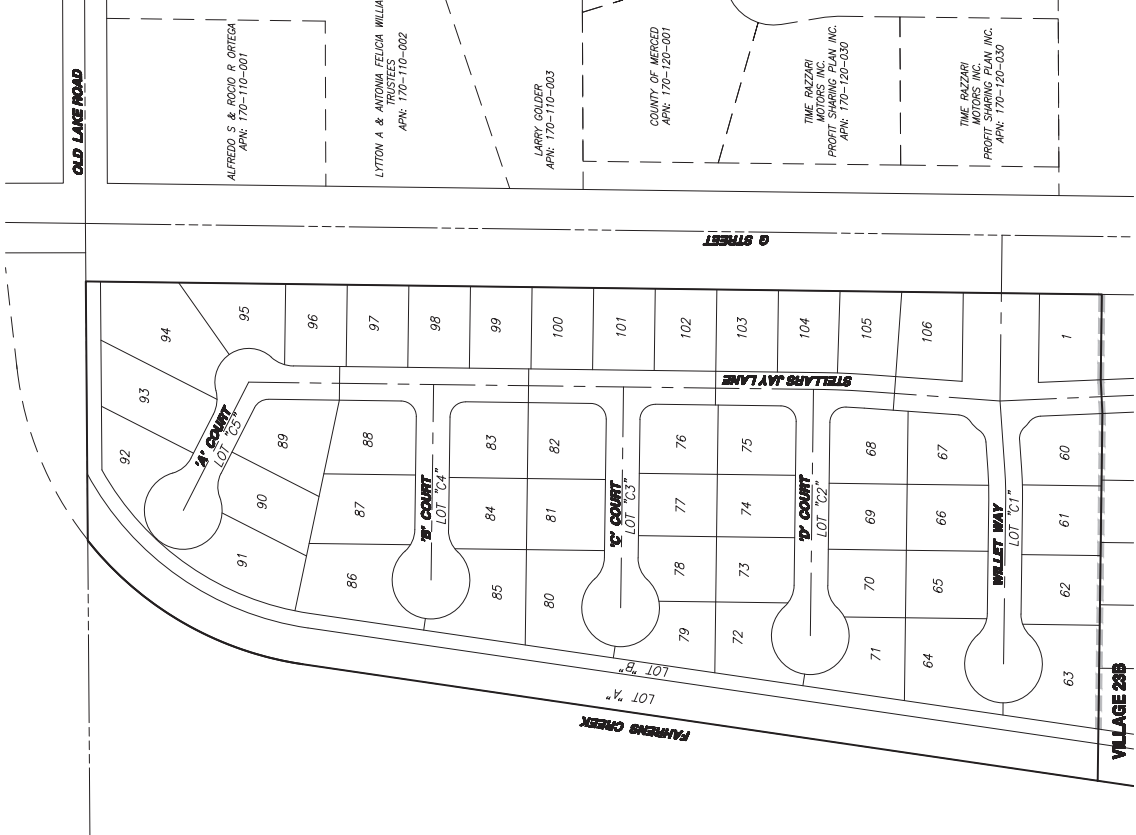


VESTING TENTATIVE SUBDIVISION MAP FOR: BELLEVUE RANCH NORTH VILLAGE 24 MERCED, CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF THE REMAINDER OF BELLEVUE RANCH NORTH VILLAGES 23A AND 23B
RECORDED IN VOLUME 82 OF OFFICIAL PLATS AT PAGE 30-32, MERCED COUNTY RECORDS LYING IN SECTION 31,
TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF
MERCED, STATE OF CALIFORNIA



OWNER
HASTELER INVESTMENTS LLC
802 E. MARCOA BLVD. SUITE C
LOS ANGELES, CA 90002

SUBDIVIDER
STONERFIELD JRM, INC.
100 S. MARCOA BLVD. SUITE C
LOS ANGELES, CA 90002

STATEMENT OF SUBDIVIDER

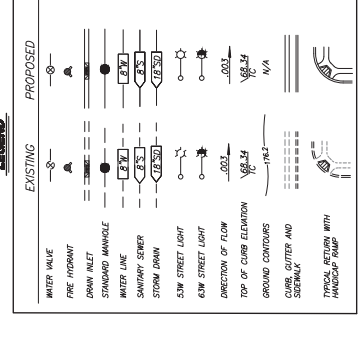
1. ASSESSORS PARCEL NO: 170-098-008
2. ALL EXISTING UTILITIES AND RECORDS SHALL BE MAINTAINED PER CITY OF MERCED STANDARDS.
3. FRONT, SIDE AND REAR YARD SETBACKS SHALL BE MAINTAINED PER CITY OF MERCED STANDARDS.
4. FRONT, SIDE AND REAR YARD SETBACKS SHALL BE MAINTAINED PER CITY OF MERCED STANDARDS.
5. WATER SUPPLY: BY CITY OF MERCED.
6. SEWER DISPOSAL: BY CITY OF MERCED.
7. STORM DRAINAGE: BY CITY OF MERCED.
8. ALL UTILITIES SHALL BE MAINTAINED PER CITY OF MERCED STANDARDS.
9. ALL IN-TRACT IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.

GENERAL NOTES:

1. ALL UTILITIES SHALL BE MAINTAINED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY SPECIFICATIONS.
3. THE SITE IS RASCALLY FLAT.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE CITY OF MERCED SPECIAL FLOOD HAZARD MAP.
5. TOTAL AREA OF THIS SUBDIVISION IS 1.09 ACRES CONTAINING 44 RESIDENTIAL LOTS.
6. LOT 14 IS TO BE DEDICATED TO THE CITY OF MERCED AS PARKING CREEK.
7. LOT 15 IS TO BE DEDICATED TO THE CITY OF MERCED AS AN OPEN SPACE/ANGULAR PARKWAY PARCEL & P.U.L.E.
8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS FOR THIS PROPERTY AND TO CONSTRUCT TO STREET IMPROVEMENTS WITHIN THIS MAP. AND SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION SUBSEQUENT TO RECORDING OF THE FINAL MAP.
9. THE DEVELOPER INTENDS TO CONSTRUCT TO STREET IMPROVEMENTS WITHIN MAP 22 PER THE GRAD/PA. THIS WILL PROVIDE SUFFICIENT TIME TO RELOCATE THE POWER POLES ALONG G STREET.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LOT DIMENSION PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL COMPOSITE UTILITY PLAN



NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND SURVEYING
 4855 STILES WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (951) 546-8888

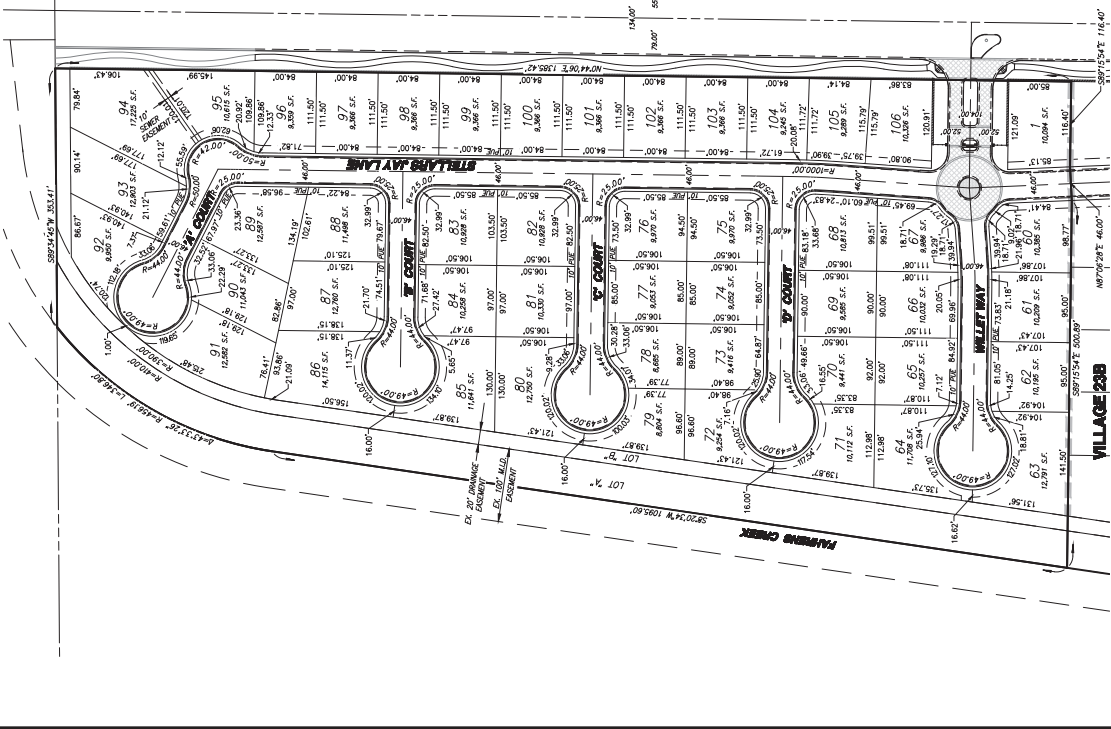
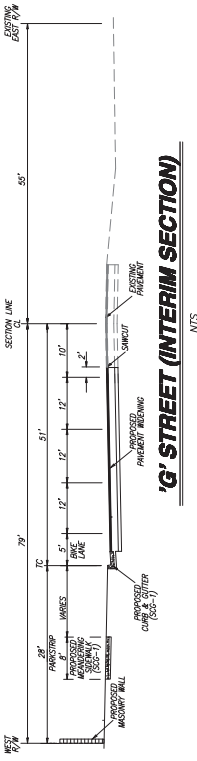
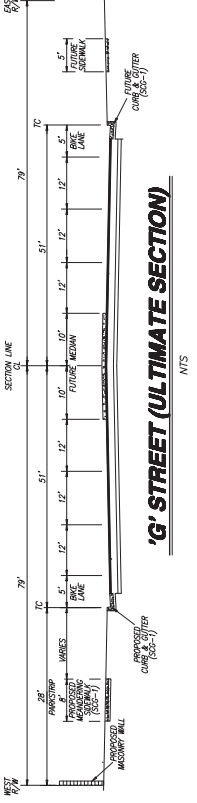
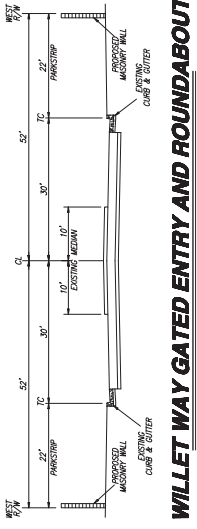
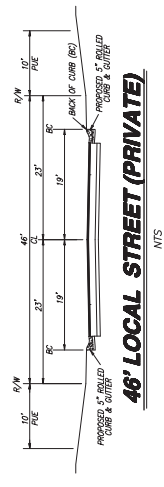
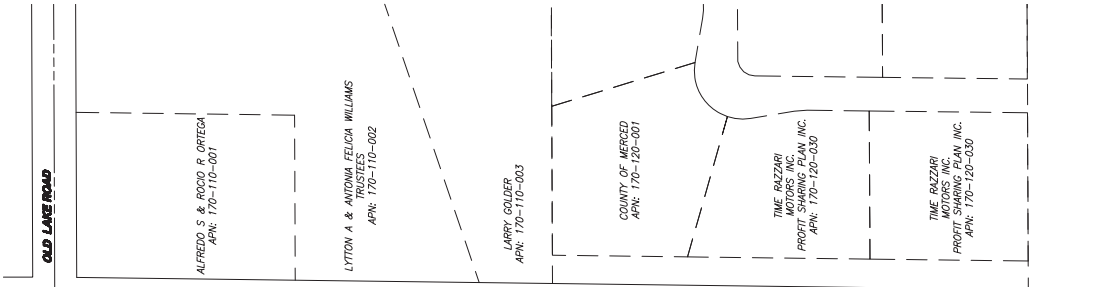


LOT DIMENSION PLAN
 VILLAGE TERTIARY SUBDIVISION MAP
 BELLEVUE RANCH NORTH VILLAGE 24
 MERCED, CALIFORNIA

JOB NO. 120967
 DATE: 9/25/2024
 DRY: MR.
 CKY: AS SHOWN
 SCALE: AS SHOWN

SHEET NUMBER
2
OF 4 SHEETS

SCALE 1" = 80'



NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4885 SERRA WAY, SUITE 4, ROBERTO, CALIFORNIA, 95228 (925) 548-8888

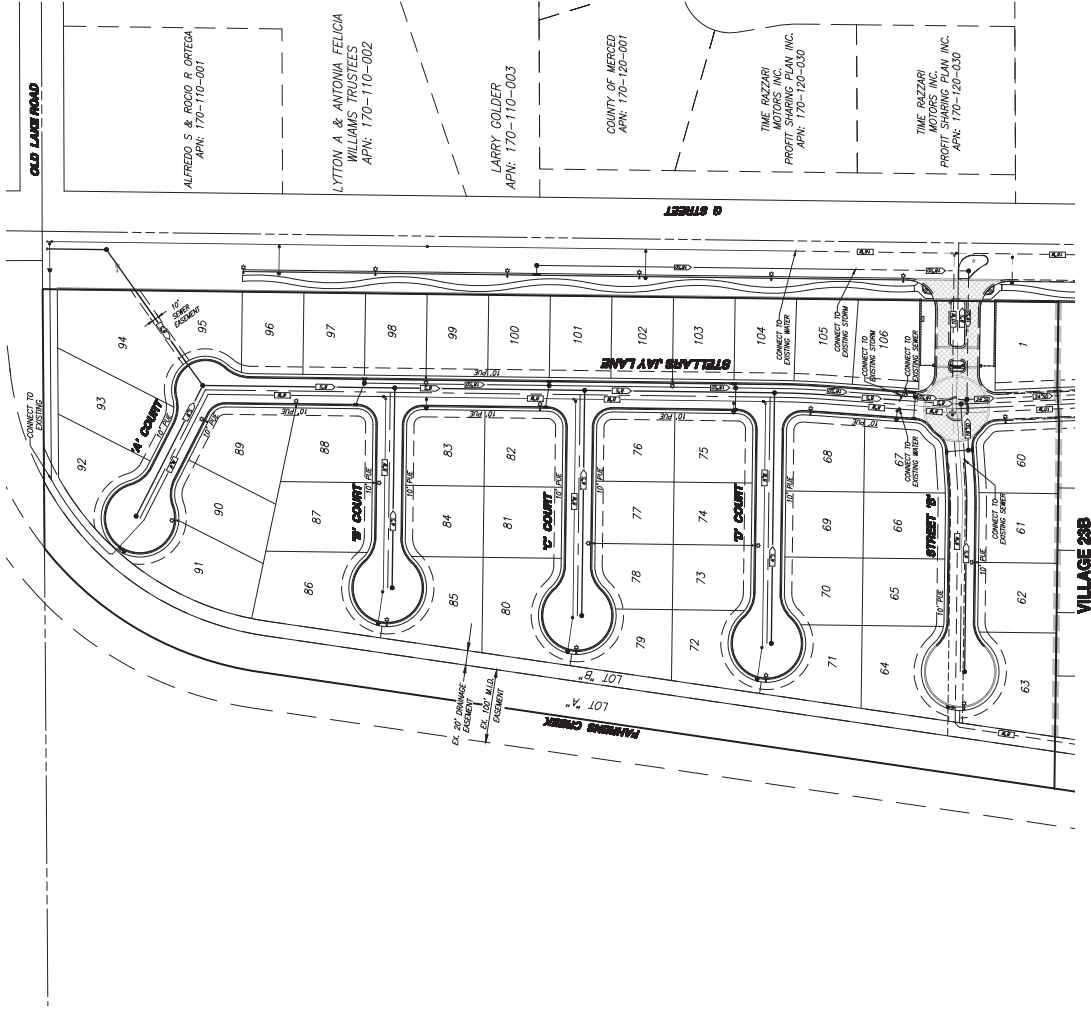


CONCEPTUAL COMPOSITE UTILITY PLAN
 VILLAGE TRIBUTARY SUBDIVISION MAP
 BELLEVUE RANCH NORTH VILLAGE 24
 MERCED, CALIFORNIA

JOB NO. 122987
 DATE 9/26/2024
 DRY: MR.
 CHECKED: AS SHOWN
 SCALE AS SHOWN

4
 SHEET NUMBER
 OF 4 SHEETS

SCALE 1" = 80'



15:122987 (Planning) (Village 238) (Village 24) (Village 24) (Village 24)