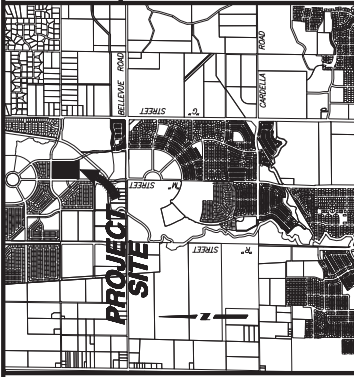
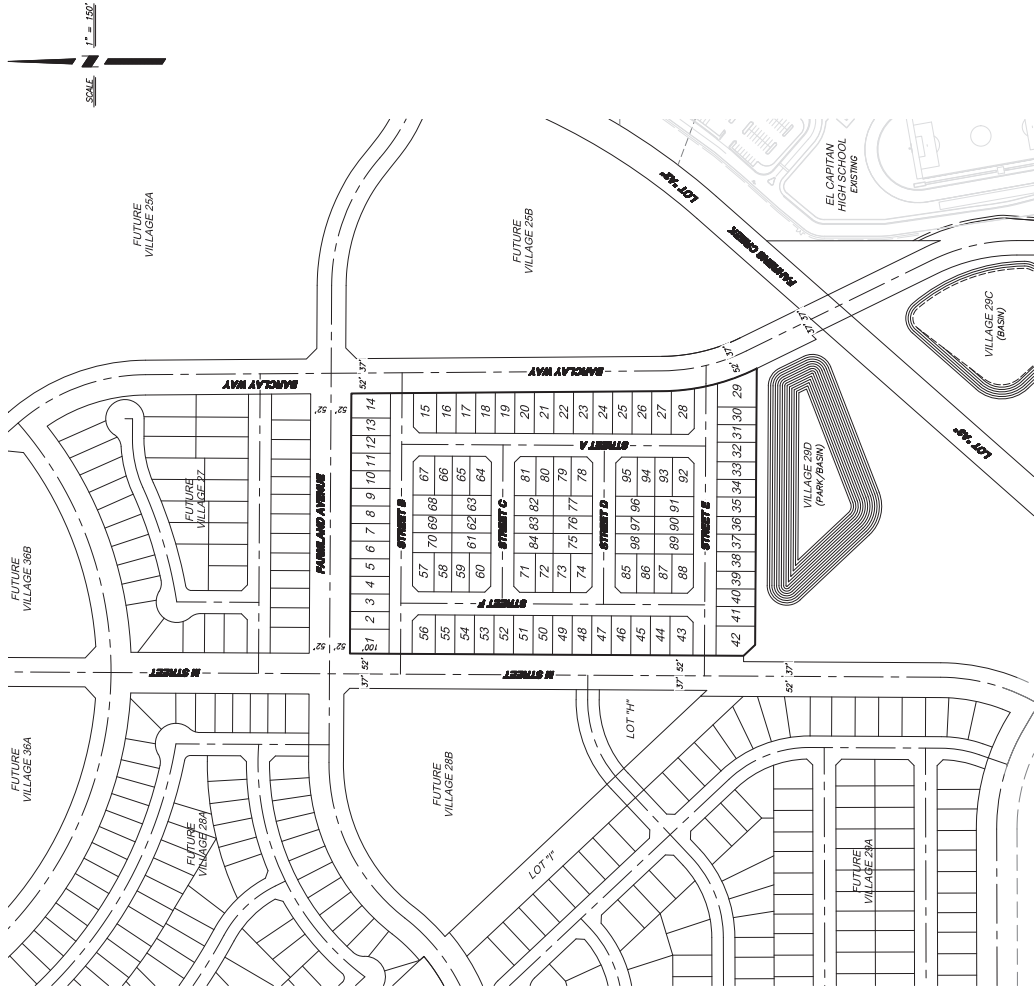


VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH NORTH
VILLAGE RAGE 29B
MERCED, CALIFORNIA

BEING ALL OF VILLAGE 29B, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST MOUNT Diablo BASE AND MERIDIAN, AS SHOWN IN THE LARGE LOT FINAL MAP FILED FOR RECORD IN THE CITY OF MERCED, COUNTY OF MERCED, MARCH 2021



VACUITY MAP
N/S

OWNER
BELLEVUE RANCH LLC
1000 BELLEVUE RANCH ROAD
LOS BANOS, CA 93801-4477

SUBDIVIDER
STANFORD KANE INC.
1000 BELLEVUE RANCH ROAD
LOS BANOS, CA 93801-4477

STATEMENT OF SUBDIVIDER
1. ASSessor's PARCEL NO: 170-060-019

- 2. PROJECT LOCATION: 1000 BELLEVUE RANCH ROAD, LOS BANOS, CA 93801-4477
- 3. PERSON CONTROL: PER CITY OF MERCED ORDINANCES AND STANDARDS
- 4. FROM: TWO DEEDS AND BUILDING SETBACK LINES PER CITY OF MERCED
- 5. WATER SUPPLY: BY CITY OF MERCED
- 6. SEWER DISPOSAL: BY CITY OF MERCED
- 7. POWER: BY CITY OF MERCED
- 8. GAS: BY CITY OF MERCED
- 9. ALL IN-TRACT IMPROVEMENTS AND PUBLIC UTILITIES WILL BE INSTALLED OR CONVEYED AT THE TIME OF DEVELOPMENT
- 10. NECESSARY TO SERVICE IN-TRACT IMPROVEMENTS

NOTES:

- 1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
- 2. ALL UTILITIES SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
- 3. TOTAL AREA OF THIS SUBDIVISION IS 16.0 ACRES CONTAINING 16 RESIDENTIAL LOTS.
- 4. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 64646.1.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CHASSIS SECTION
3	LOT DIMENSION PLAN
4	STREET DIMENSION PLAN
5	CONCEPTUAL COMPREHENSIBILITY PLAN

LEGEND

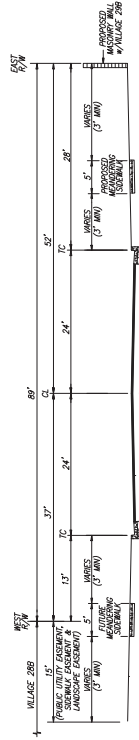
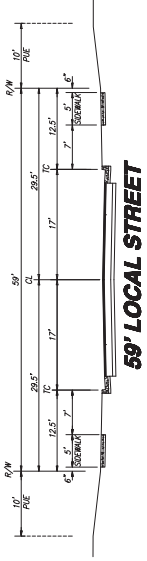
EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
SEW STREET LIGHT	SEW STREET LIGHT
6.3W STREET LIGHT	6.3W STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB, GUTTER AND SIDEWALK	CURB, GUTTER AND SIDEWALK
TRUCK STOP WITH HANDUP RAMP	TRUCK STOP WITH HANDUP RAMP



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
1815 17TH STREET • MODESTO, CALIFORNIA 95354
(209) 644-8900 FAX: (209) 644-8905

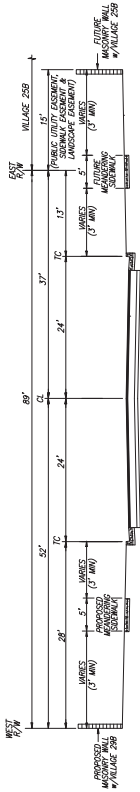
COVER SHEET
BELLVUE RANCH NORTH
VILLAGE 29B
MERCED, CALIFORNIA

DATE: 11-14-22
DRAWN: JAP/NC
CHECKED: JAP
SCALE: AS SHOWN
SHEET NUMBER: 1
OF 5 SHEETS



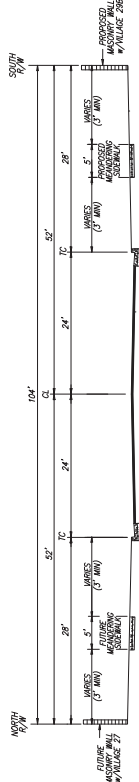
89' M STREET
(SOUTH OF FARMLAND AVENUE & M STREET INTERSECTION)

NTS



89' BARCLAY WAY
(SOUTH OF FARMLAND AVENUE & BARCLAY WAY INTERSECTION)

NTS



104' FARMLAND AVENUE
(BETWEEN M STREET & BARCLAY WAY)

NTS

NO.	DESCRIPTIONS	DATE	APPROVED

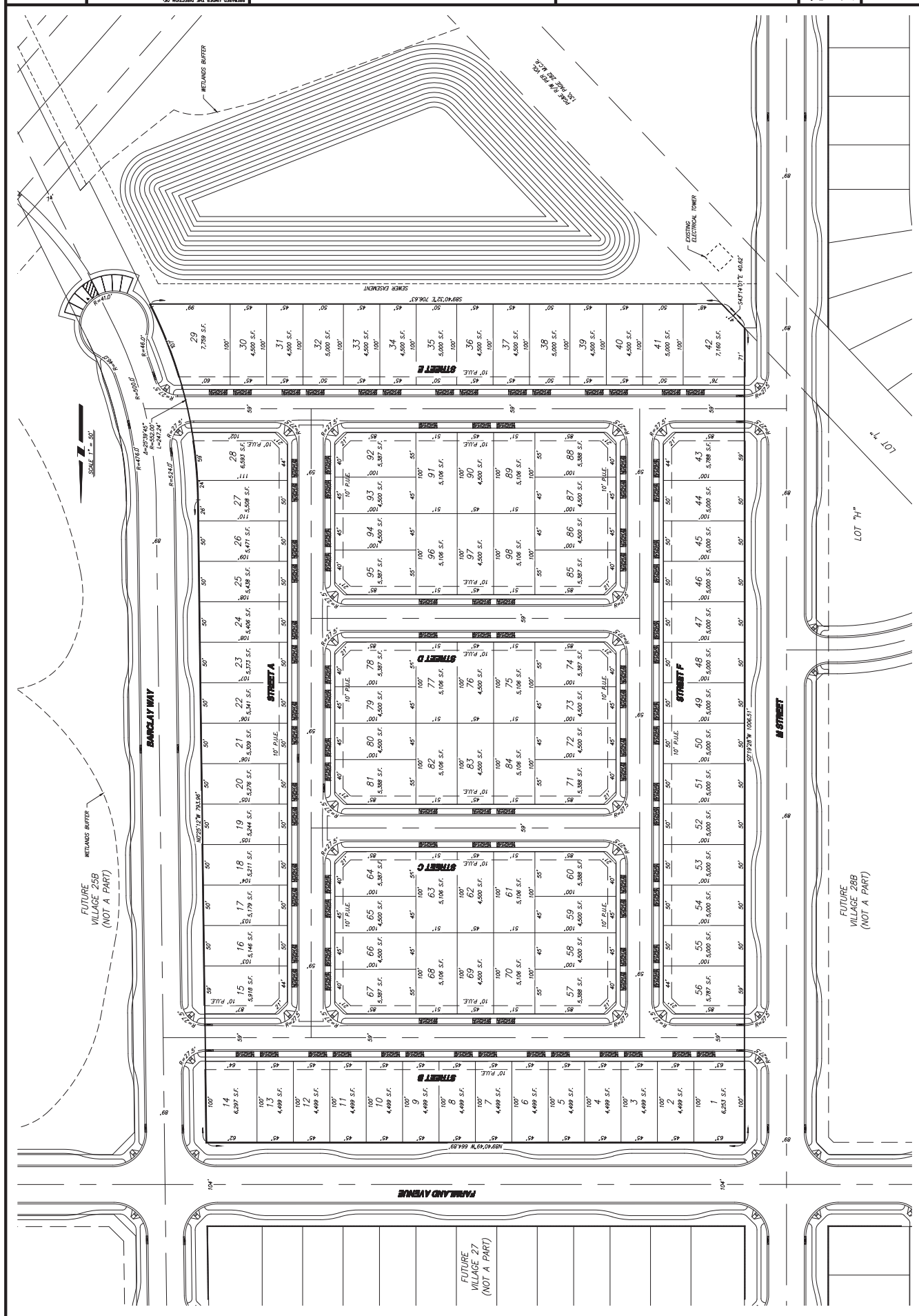


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916 17TH STREET • MODESTO, CALIFORNIA • 95354
(209) 648-8900 FAX (209) 648-8905

CROSS SECTIONS

WESTING HOUSES RECORDING MAP
BELLEVE RANCH NORTH
MERCED, CALIFORNIA
VILLAGE 208

DATE: 11-14-22
DRAWN: JWP/ML
CHECKED: JWP
SCALE: AS SHOWN
SHEET NUMBER: 2
OF 5 SHEETS



CONCEPTUAL GRADING PLAN



NO		DESCRIPTIONS		DATE	APPROVED

DATE: _____

REVISIONS

RECEIVED UNDER THE PROVISION OF:

REPRODUCED UNDER THE PATENT ACT

