

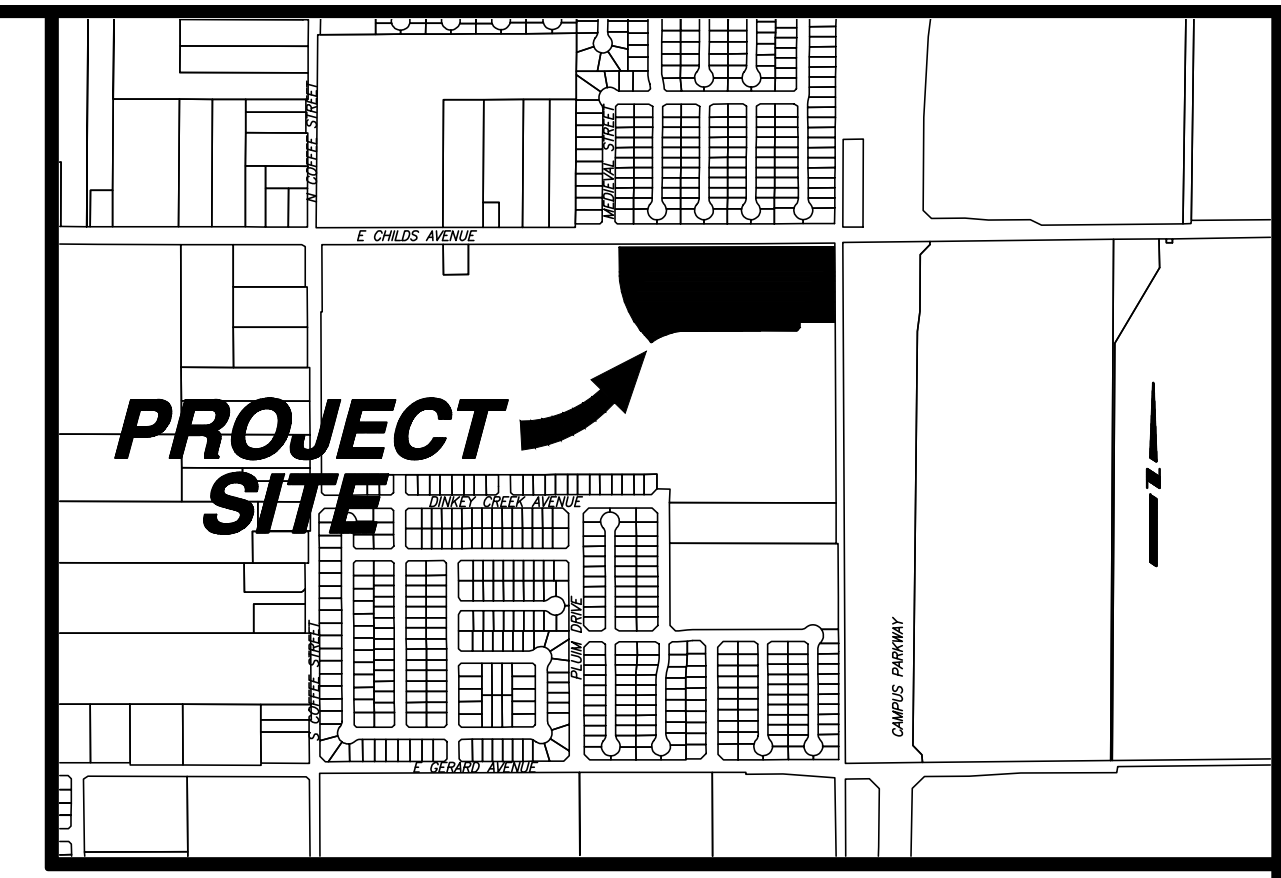
VESTING TENTATIVE SUBDIVISION MAP

CROSSING AT RIVER OAKS II

MERCED, CALIFORNIA

BEING A SUBDIVISION OF THE REMAINDER SHOWN ON "THE CROSSING AT RIVER OAKS PHASE 1" IN VOLUME 74 OF OFFICIAL PLATS, PAGES 20-22, LYING IN A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN
CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA
SEPTEMBER 2024

SCALE 1" = 100'



NO	REVISIONS DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A
MERCED, CALIFORNIA 95356
(209) 548-9300 FAX: (209) 548-9300



Attachment C

COVER SHEET
VESTING TENTATIVE SUBDIVISION MAP
CROSSING AT RIVER OAKS II
MERCED, CALIFORNIA

JOB NO. 125991
DATE 1/6/2025
DR BY JS
CK BY MR
SCALE AS SHOWN

SHEET NUMBER
1
OF 4 SHEETS



OWNER
STONEFIELD HOME INC.
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93635
CONTACT: TIFFANIE MARSHALL
(209) 826-6200

SUBDIVIDER
STONEFIELD HOME INC.
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93635
CONTACT: TIFFANIE MARSHALL
(209) 826-6200

- STATEMENT OF SUBDIVIDER**
- ASSESSORS PARCEL NO: 061-710-001
 - EXISTING ZONING: R-3-2 (MEDIUM DENSITY RESIDENTIAL)
 - EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
 - FRONT YARD DEPTHS AND BUILDING SETBACK LINES PER CITY OF MERCED ORDINANCES AND STANDARDS
 - WATER SUPPLY: BY CITY OF MERCED.
 - SEWAGE DISPOSAL: BY CITY OF MERCED.
 - STORM DRAINAGE: BY CITY OF MERCED.
 - TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
 - ALL IN-TRACT IMPROVEMENTS AND PUBLIC FACILITIES 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 DEPARTMENT STANDARDS.
 - THE SITE IS BASICALLY FLAT.
 - THE SITE IS LOCATED IN FLOOD ZONE AO (DEPTH 1)
 - TOTAL AREA OF THIS SUBDIVISION IS 9.9 ACRES± CONTAINING 48 RESIDENTIAL LOTS.
 - THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.

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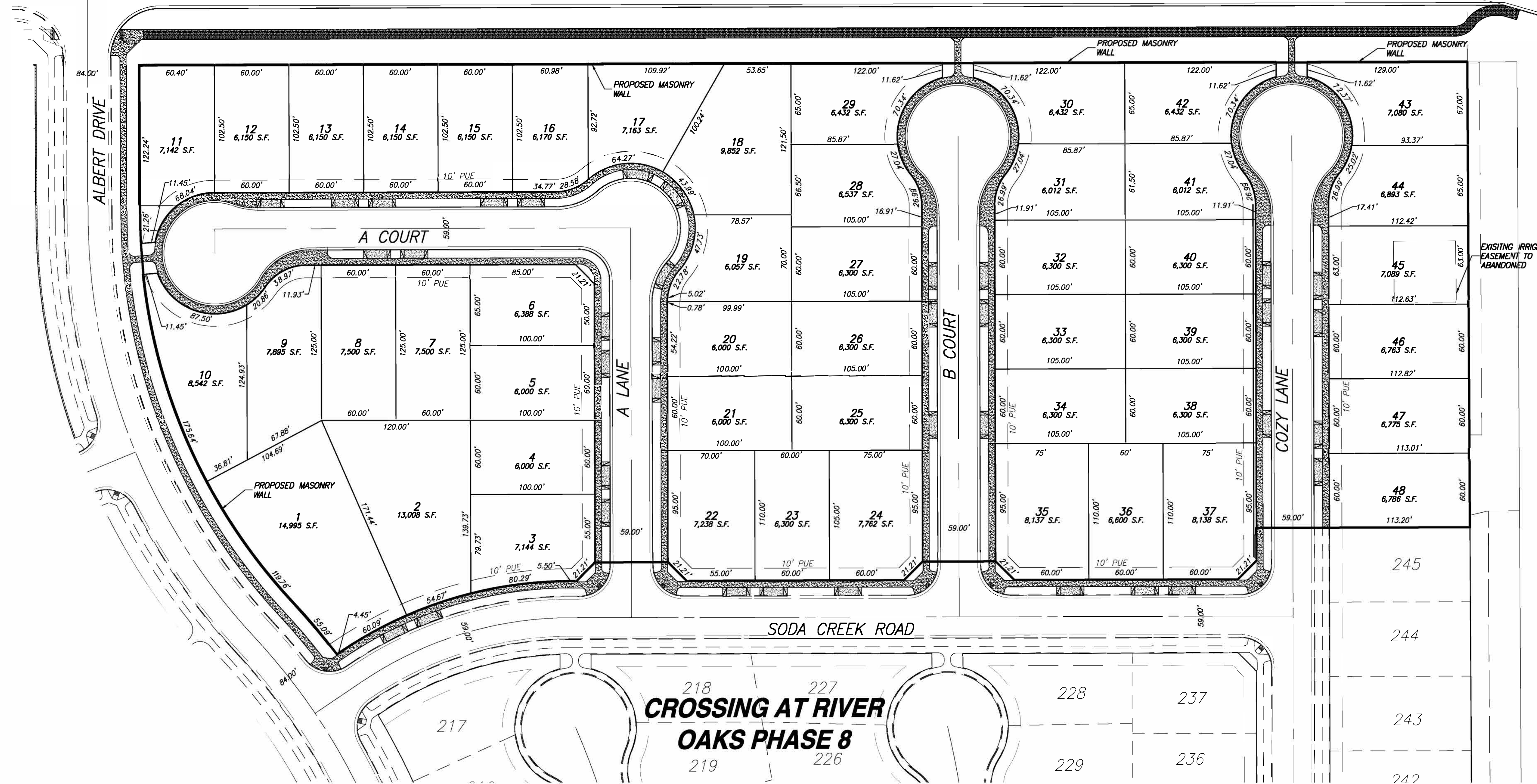
SHEET NO	DESCRIPTION
1.	COVER SHEET
2.	LOT DIMENSION PLAN
3.	CONCEPTUAL GRADING PLAN
4.	CONCEPTUAL COMPOSITE UTILITY PLAN

LEGEND

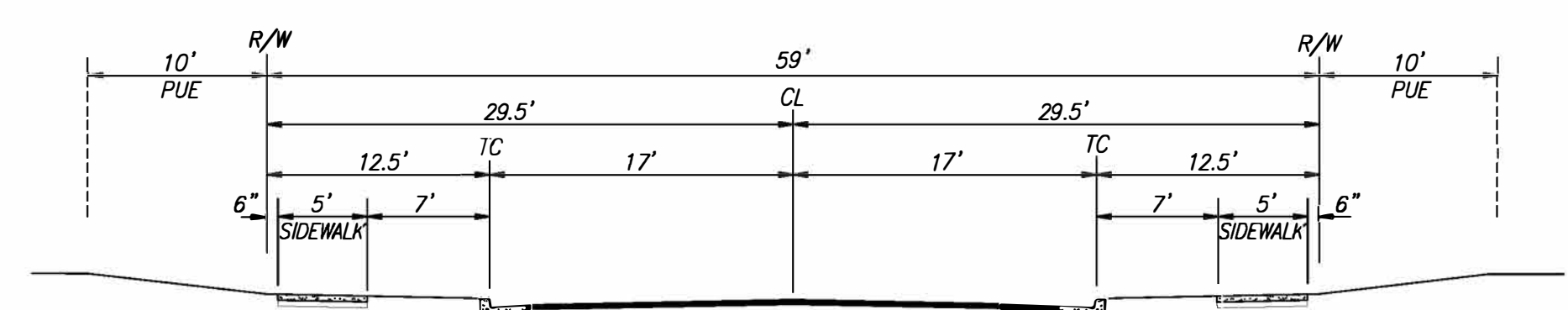
	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL STREET LIGHT		
DIRECTION OF FLOW		
TOP OF CURB ELEVATION		
GROUND CONTOURS		
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		

E CHILDS AVENUE

SCALE 1" = 50'

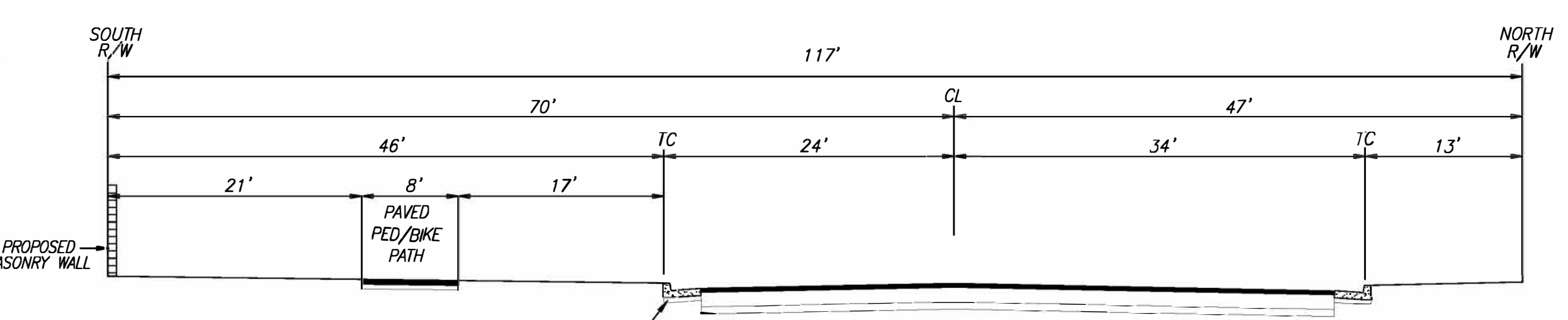


**CROSSING AT RIVER
OAKS PHASE 8**



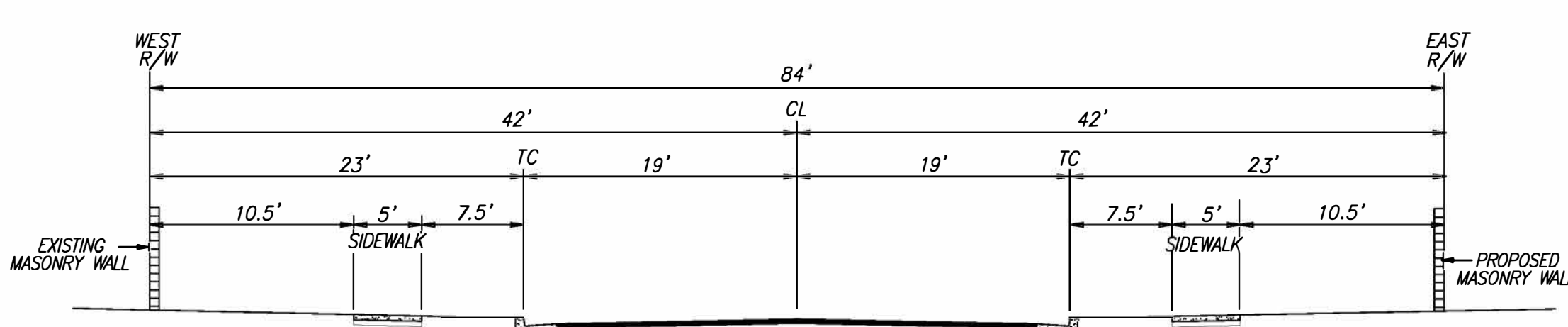
59' LOCAL STREET

NTS



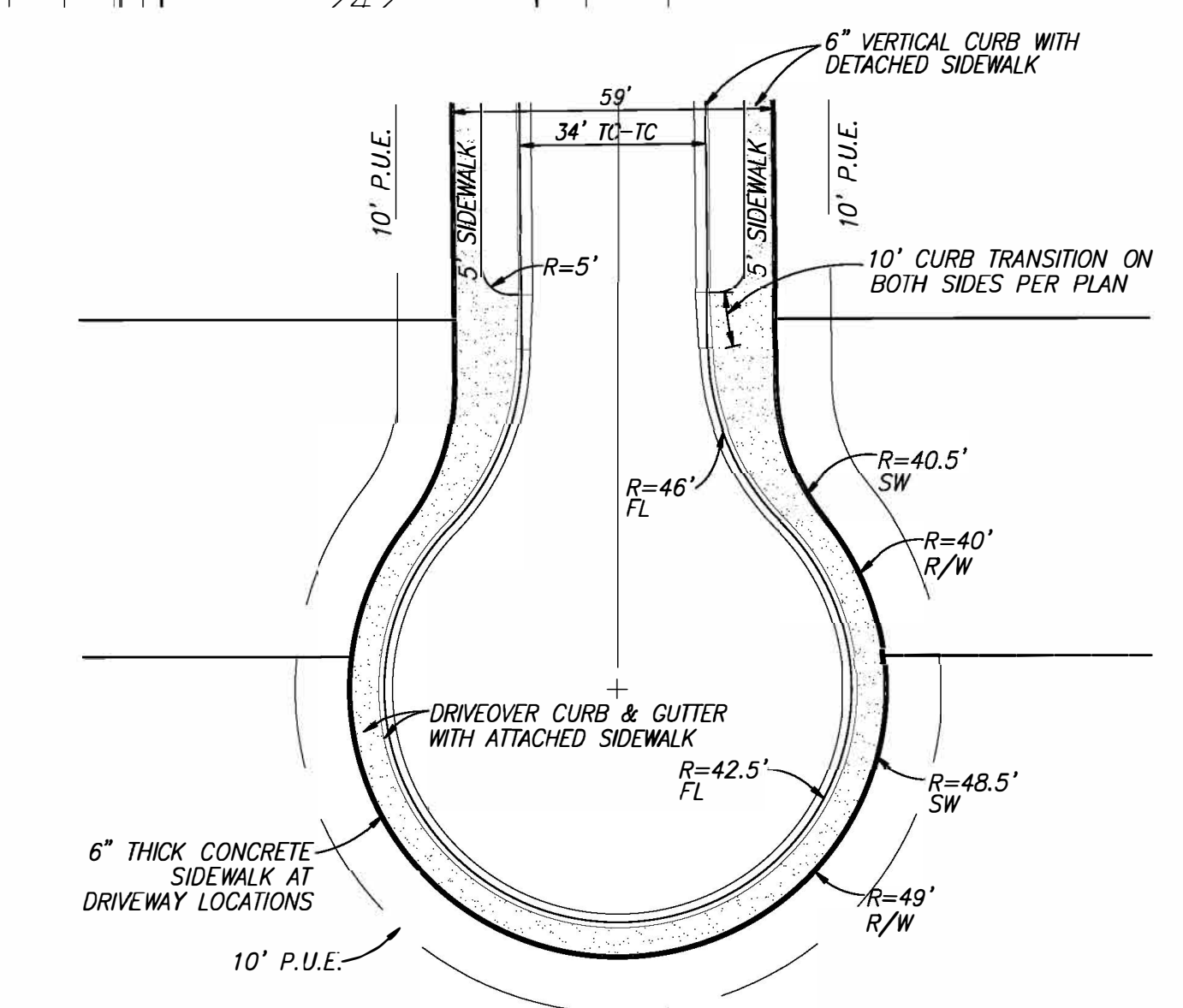
CHILDS AVENUE

NTS



ALBERT DRIVE

NTS

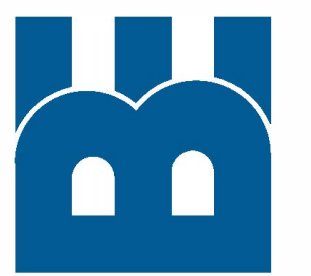


**TYPICAL CUL-DE-SAC
AND SIDEWALK TRANSITION**

NTS

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DATE: _____
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 CIVIL ENGINEERING & LAND SURVEYING
 4285 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
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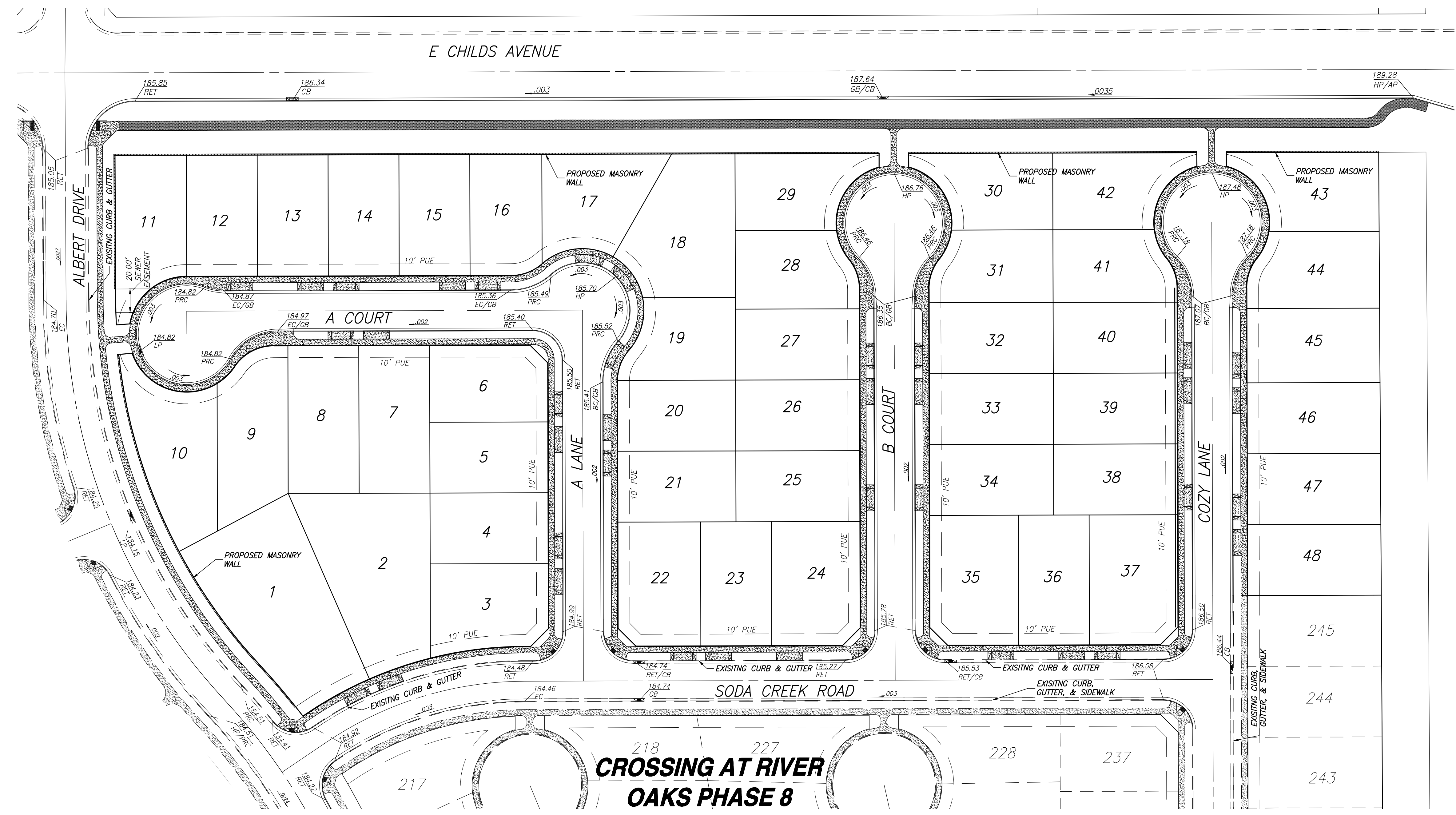


LOT DIMENSION PLAN
 VESTING TENTATIVE SUBDIVISION MAP
CROSSING AT RIVER OAKS II
 MERCED, CALIFORNIA

JOB NO. 125991
 DATE 1/6/2025
 DR BY JS
 CK BY MR
 SCALE AS SHOWN

SHEET NUMBER
2
 OF 4 SHEETS

SCALE 1" = 50'



**CROSSING AT RIVER
OAKS PHASE 8**

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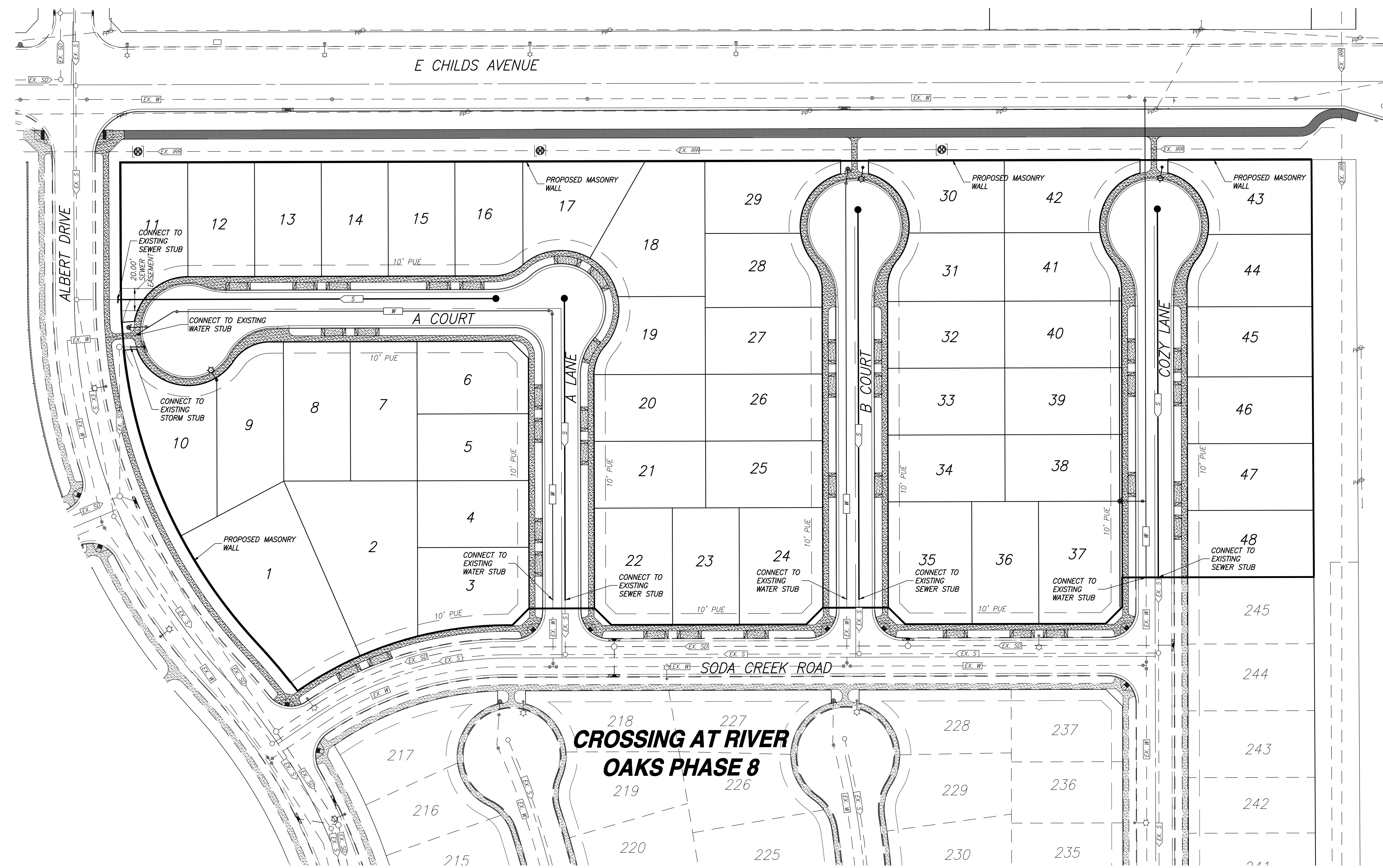


CONCEPTUAL GRADING PLAN NORTH
 VESTING TENTATIVE SUBDIVISION MAP
CROSSING AT RIVER OAKS II
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COMPOSITE UTILITIES PLAN
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