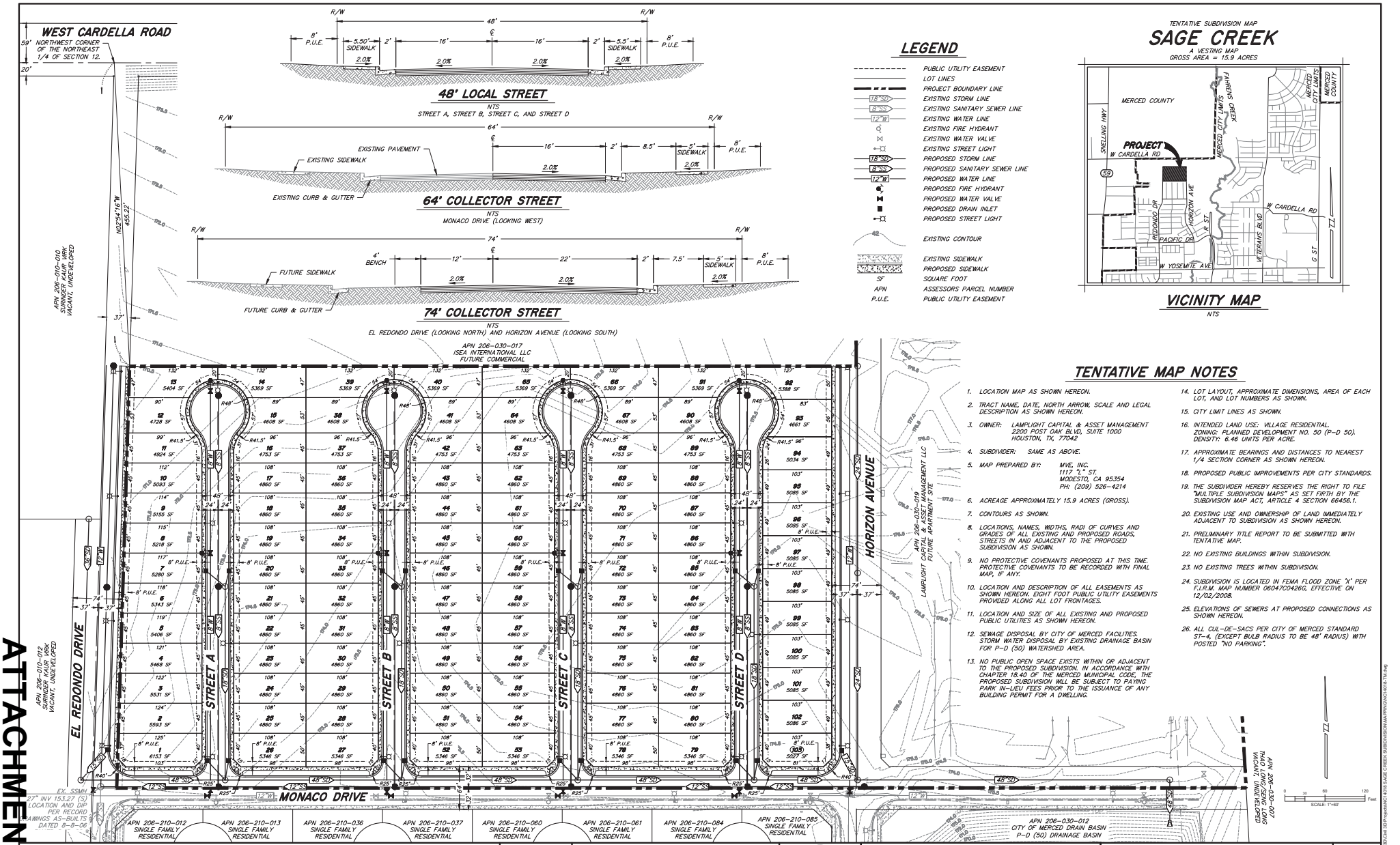
ATTACHMENT 3



LEGEND

- PUBLIC UTILITY EASEMENT
- LOT LINES
- PROJECT BOUNDARY LINE
- 18"SD — EXISTING STORM LINE
- 8"SS — EXISTING SANITARY SEWER LINE
- 12"W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- 18"SD — PROPOSED STORM LINE
- 8"SS — PROPOSED SANITARY SEWER LINE
- 12"W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED DRAIN INLET
- PROPOSED STREET LIGHT
- 42 — EXISTING CONTOUR
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- SF — SQUARE FOOT
- APN — ASSESSORS PARCEL NUMBER
- P.U.E. — PUBLIC UTILITY EASEMENT

TENTATIVE SUBDIVISION MAP

SAGE CREEK

A VESTING MAP
GROSS AREA = 15.9 ACRES

TENTATIVE MAP NOTES

1. LOCATION MAP AS SHOWN HEREON.
2. TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
3. OWNER: LAMPLIGHT CAPITAL & ASSET MANAGEMENT 2200 POST OAK BLVD, SUITE 1000 HOUSTON, TX, 77042
4. SUBDIVIDER: SAME AS ABOVE.
5. MAP PREPARED BY: MVE, INC. 1117 "J" ST. MODESTO, CA 95354 PH: (209) 526-4214
6. ACREAGE APPROXIMATELY 15.9 ACRES (GROSS).
7. CONTOURS AS SHOWN.
8. LOCATIONS, NAMES, WIDTHS, RADI OF CURVES AND GRADES OF ALL EXISTING AND PROPOSED ROADS, STREETS IN AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
9. NO PROTECTIVE COVENANTS PROPOSED AT THIS TIME. PROTECTIVE COVENANTS TO BE RECORDED WITH FINAL MAP, IF ANY.
10. LOCATION AND DESCRIPTION OF ALL EASEMENTS AS SHOWN HEREON. EIGHT FOOT PUBLIC UTILITY EASEMENTS PROVIDED ALONG ALL LOT FRONTAGES.
11. LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.
12. SEWAGE DISPOSAL BY CITY OF MERCED FACILITIES. STORM WATER DISPOSAL BY EXISTING DRAINAGE BASIN FOR P-D (50) WATERSHED AREA.
13. NO PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION. IN ACCORDANCE WITH CHAPTER 18.40 OF THE MERCED MUNICIPAL CODE, THE PROPOSED SUBDIVISION WILL BE SUBJECT TO PAYING PARK IN-LIEU FEES PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A DWELLING.
14. LOT LAYOUT, APPROXIMATE DIMENSIONS, AREA OF EACH LOT, AND LOT NUMBERS AS SHOWN.
15. CITY LIMIT LINES AS SHOWN.
16. INTENDED LAND USE: VILLAGE RESIDENTIAL. ZONING: PLANNED DEVELOPMENT NO. 50 (P-D 50). DENSITY: 6.46 UNITS PER ACRE.
17. APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.
18. PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.
19. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FIRTH BY THE SUBDIVISION MAP ACT, ARTICLE 4 SECTION 66456.1.
20. EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.
21. PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
22. NO EXISTING BUILDINGS WITHIN SUBDIVISION.
23. NO EXISTING TREES WITHIN SUBDIVISION.
24. SUBDIVISION IS LOCATED IN FEMA FLOOD ZONE "X" PER F.I.R.M. MAP NUMBER 06047C0426G, EFFECTIVE ON 12/02/2008.
25. ELEVATIONS OF SEWERS AT PROPOSED CONNECTIONS AS SHOWN HEREON.
26. ALL CUL-DE-SACS PER CITY OF MERCED STANDARD ST-4, (EXCEPT BULB RADIUS TO BE 48' RADIUS) WITH POSTED "NO PARKING".

Drawn By:	AE
Issue Date:	06/03/20
Job No.:	NC14018
Checked:	ST
Design By:	AE

REVISIONS

NO.	DATE	ISSUED FOR	BY

REGISTERED PROFESSIONAL ENGINEER DEREK A. MANTIS No. 75525 Exp. 12-31-2020 CIVIL STATE OF CALIFORNIA
06/03/2020

MVE Inc.
1117 L Street, Modesto, CA 95354 | 888.526.4214 | www.mve.net
Northern California | Southern California | Nevada

SAGE CREEK
VESTING TENTATIVE SUBDIVISION MAP

BEING A SUBDIVISION OF PARCEL 2 AS SHOWN ON THE "PARCEL MAP FOR YCH", RECORDED IN VOLUME 102 OF PARCEL MAPS AT PAGES 45 & 46, MERCED COUNTY RECORDS, LYING WITHIN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN (M.D.B.&M.) MERCED COUNTY, CALIFORNIA.

CITY OF MERCED — CALIFORNIA

DWG. TM1

SHEET 1 OF 1

Plot: June 3, 2020 at 8:42 AM X:\CIVIL 3D\Civil 3D Projects\NC14018 SAGE CREEK SUBDIVISION\MAPPING\NC14018-TM.dwg