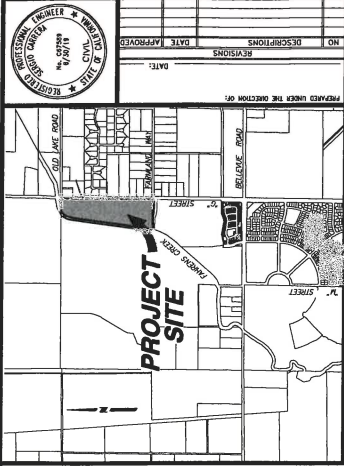
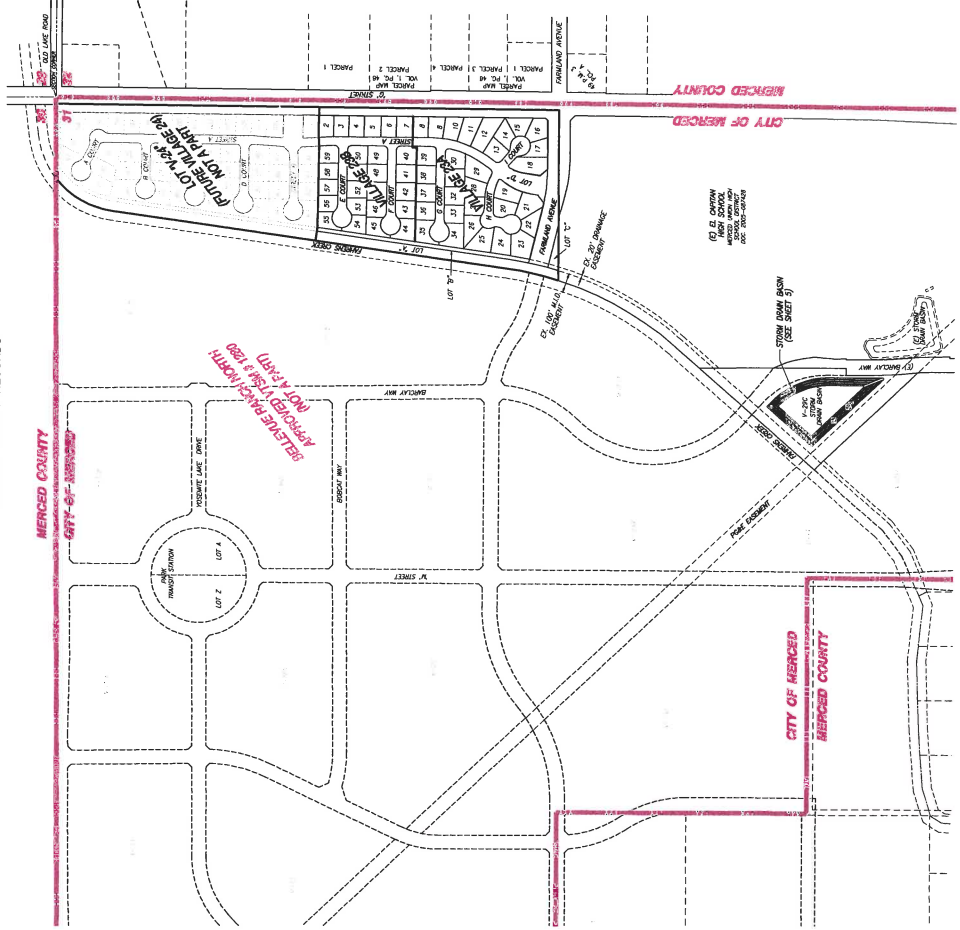


# VESTING TENTATIVE SUBDIVISION MAP FOR: BELLEVUE RANCH NORTH VILLAGE 23 MERCED, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 31,  
TOWNSHIP 6 SOUTH, RANGE 14 EAST, M.D.M.,  
ALSO BEING A PORTION OF PARCEL C AS SHOWN  
IN BOOK 103 OF PARCEL MAPS, PAGE 46,  
MERCED COUNTY RECORDS



**BENCHMARK ENGINEERING, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
507 J STREET • LOS BANOS, CALIFORNIA • 95305  
(209) 737-0900  
FAX: (209) 548-9305



**COVER SHEET**  
VESTING TENTATIVE SUBDIVISION MAP FOR:  
**BELLEVUE RANCH NORTH  
VILLAGE 23**  
MERCED, CALIFORNIA

DATE: 11-19-18  
BY: JAM  
CHECKED: JAM  
SCALE: AS SHOWN  
SHEET NUMBER: **1**  
OF 5 SHEETS

**SHEET INDEX**

1. COVER SHEET
2. LOT DIMENSION PLAN
3. GRADING PLAN
4. UTILITY PLAN
5. OFF-SITE STORM DRAIN, BASH & PIPELINE, CROSS SECTIONS AND DETAILS

**OWNER & SUBDIVIDER**

THE SUBDIVIDER IS:  
BENCHMARK ENGINEERING, INC.  
507 J STREET, LOS BANOS, CA 95305-4197

**STATEMENT OF SUBDIVIDER**

1. EXISTING ZONING: P-9
2. CITY OF MERCED ORDINANCES WAS CONSIDERED.
3. FRONT YARD SETBACKS AND BUILDING LINES PER CITY OF MERCED ORDINANCES AND STANDARDS.
4. SERVICED INDIVIDUAL BY CITY OF MERCED.
5. STORM DRAINAGE BY CITY OF MERCED.
6. ALL IMPROVEMENTS AND PUBLIC UTILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.

**NOTES:**

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS.
3. ALL EXISTING UTILITIES SHALL BE DELETED FROM THIS MAP UNLESS OTHERWISE NOTED.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 0504740404.
5. THIS SUBDIVISION IS 212 ACRES, CONTAINING 80 ACRES OF OPEN SPACE.
6. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION OF THIS PROPERTY INTO LOTS AND TO BE DEVELOPED IN PHASES.
7. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION OF THIS PROPERTY INTO LOTS AND TO BE DEVELOPED IN PHASES.
8. THE DEVELOPER INTENDS TO CONSTRUCT TO STREET IMPROVEMENTS WITH WALKS TO PER THE DEVELOPER.
9. THIS WILL PROVIDE SUFFICIENT TIME TO RELOCATE THE POWER POLES ALONG TO STREET.

**LEGEND**

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
FIRE ALARM	FIRE ALARM
STANDARD MANHOLE	STANDARD MANHOLE
WATER LAKE	WATER LAKE
STORM DRAIN	STORM DRAIN
TYPICAL STREET LIGHT	TYPICAL STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
ROAD CUTTER AND SLOPE	ROAD CUTTER AND SLOPE
TYPICAL SECTION WITH HANDICAP RAMP	TYPICAL SECTION WITH HANDICAP RAMP



NO.	DESCRIPTIONS	DATE APPROVED

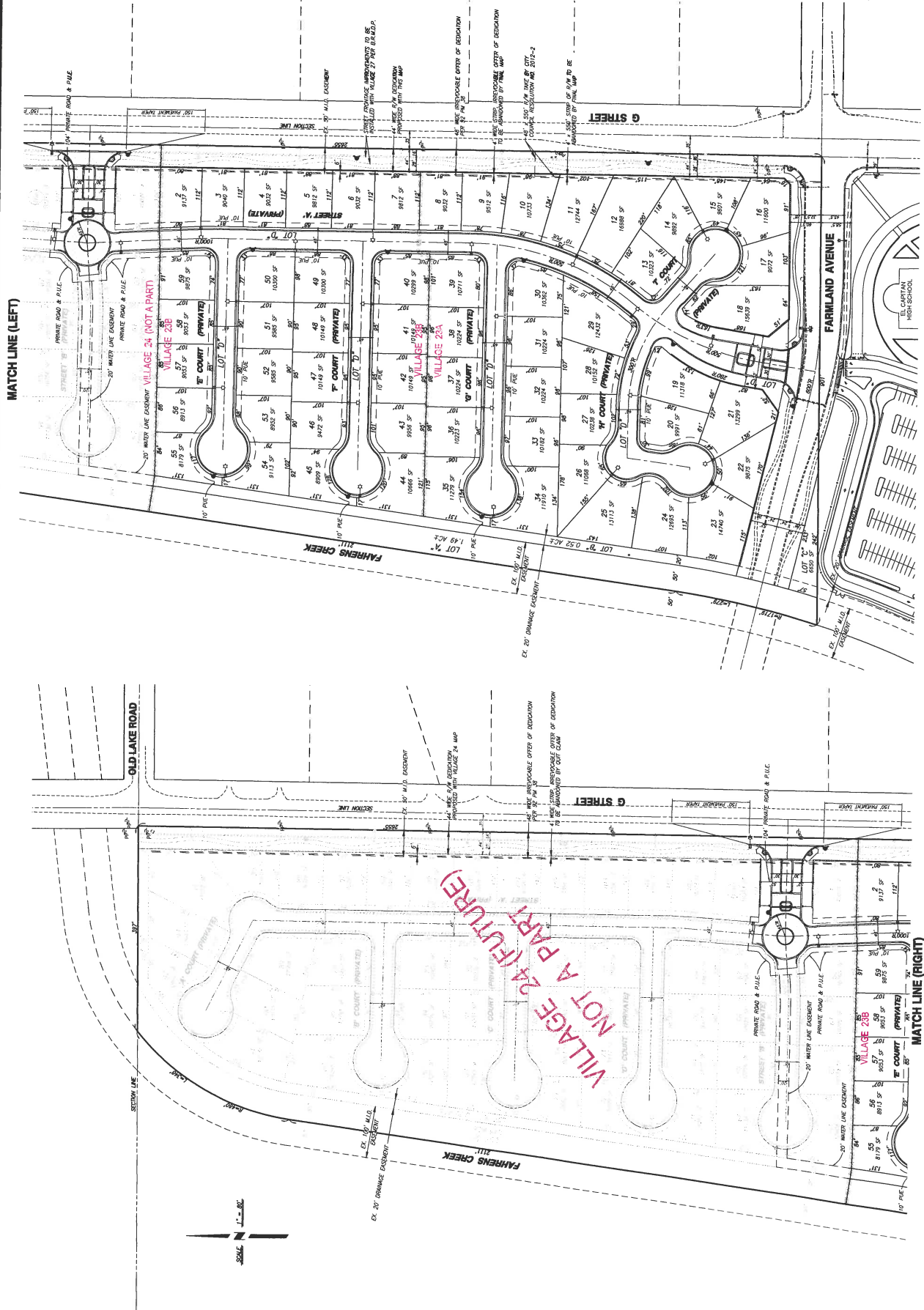
**BENCHMARK ENGINEERING, INC.**  
 507 J STREET • LOS ANGELES, CALIFORNIA • 90012  
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 FAX: (213) 548-8986



**LOT DIMENSION PLAN**  
 VESTING TENTATIVE SUBDIVISION MAP FOR  
**BELLEVE RANCH NORTH**  
 VILLAGE 23  
 MERCED, CALIFORNIA

JOB NO. 1250187  
 DATE: 11-29-16  
 CITY: SAN JOSE  
 COUNTY: SANTA CLARA  
 SHEET NO. 2  
 SHEET NUMBER

OF 5 SHEETS





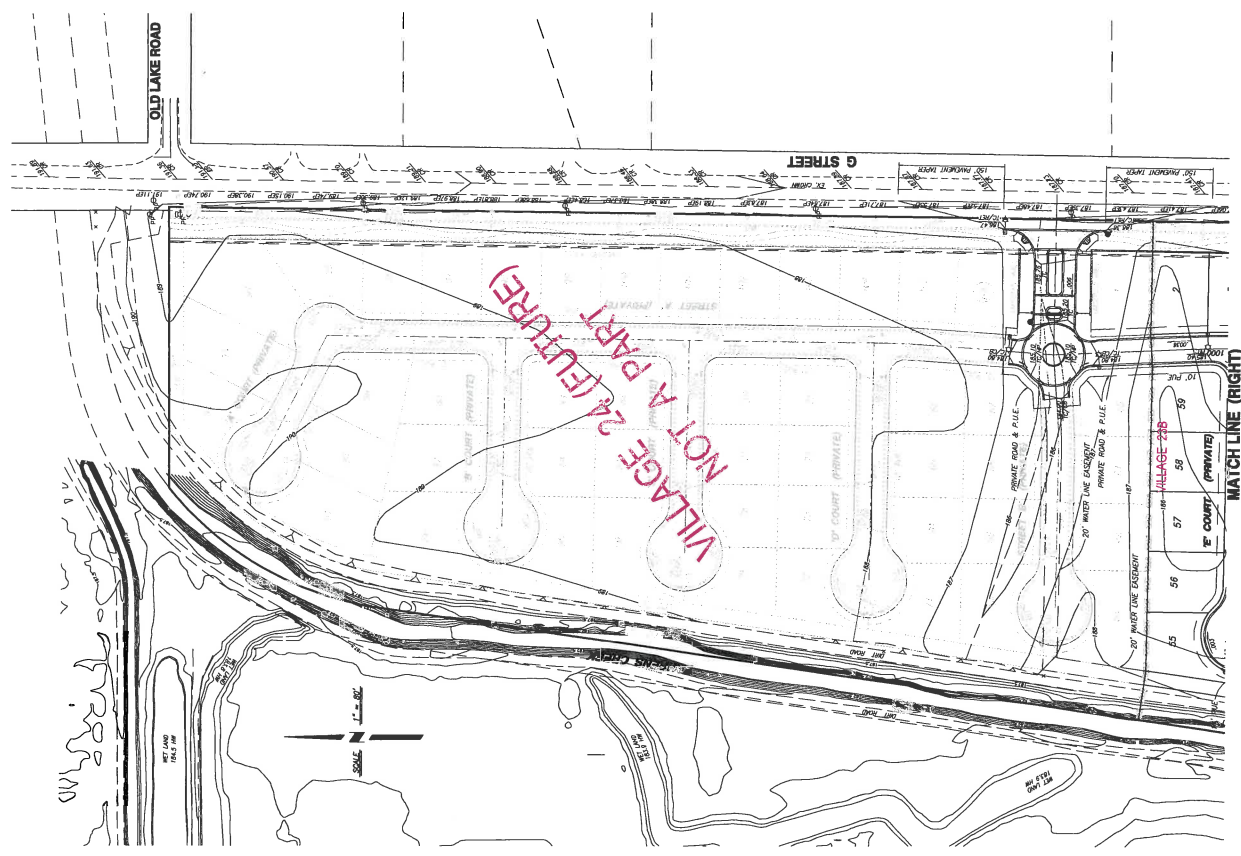
NO.	DESCRIPTIONS	DATE	APPROVED

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 CIVIL ENGINEERING & LAND SURVEYING  
 607 J STREET • LOS BANOS, CALIFORNIA • 95835  
 (209) 737-0800 FAX: (209) 848-8905



**GRADING PLAN**  
 VESTING TENTATIVE SUBDIVISION MAP FOR  
 BELLEVUE RANCH NORTH  
 VILLAGE 23  
 MERCED, CALIFORNIA

DATE: 12-12-18	<b>3</b> SHEET NUMBER
BY: JAM	
CHK: JAM	
SCALE: AS SHOWN	







NO.	DESCRIPTIONS	DATE	APPROVED
	PREPARED UNDER THE DIRECTION OF:		

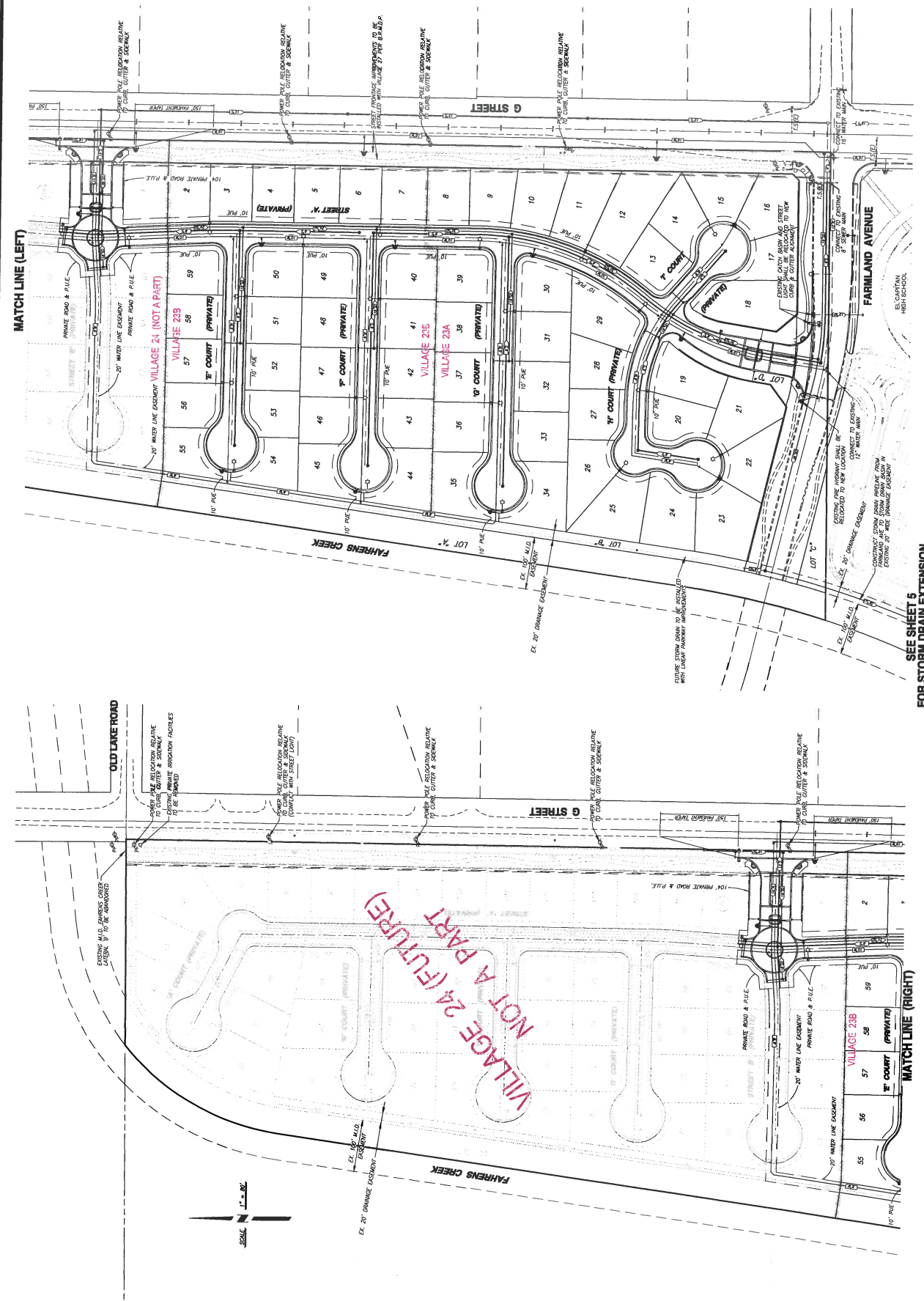
**BENCHMARK ENGINEERING & LAND SURVEYING, INC.**  
 507 J STREET • LOS ANGELES, CALIFORNIA • 90016  
 (213) 737-0900  
 FAX: (213) 548-8936



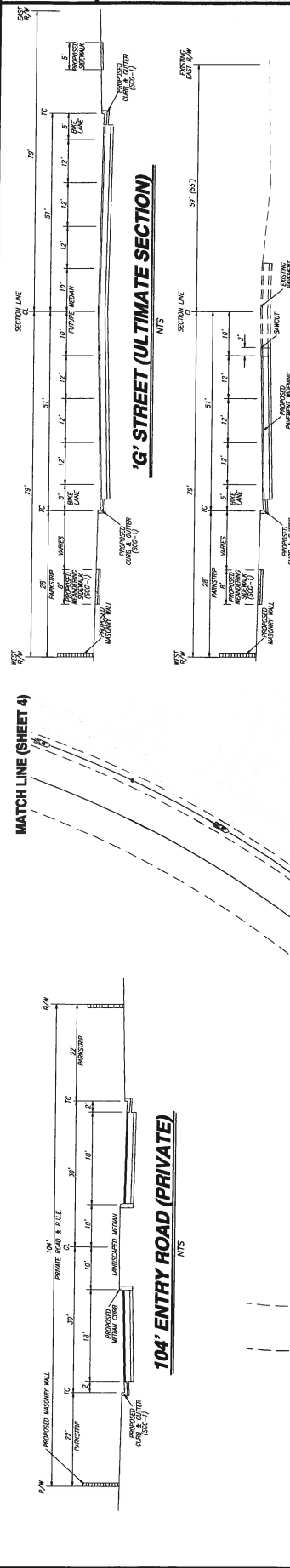
**COMPOSITE UTILITY PLAN**  
 BELLEVUE RANCH NORTH  
 VILLAGE 23  
 MERCED, CALIFORNIA

JOB NO. 133187  
 DATE: 11-19-16  
 CITY: CA  
 SCALE: AS SHOWN

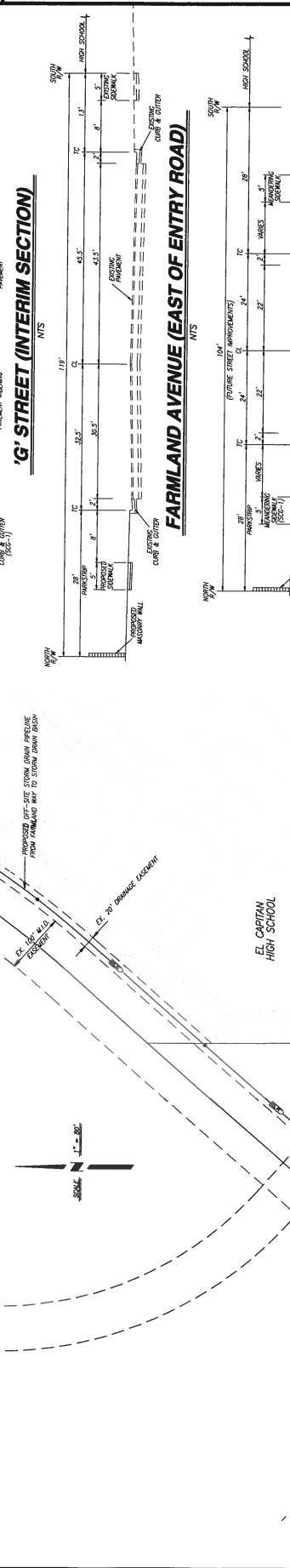
SHEET NUMBER: **4**  
 OF SHEETS: **5**



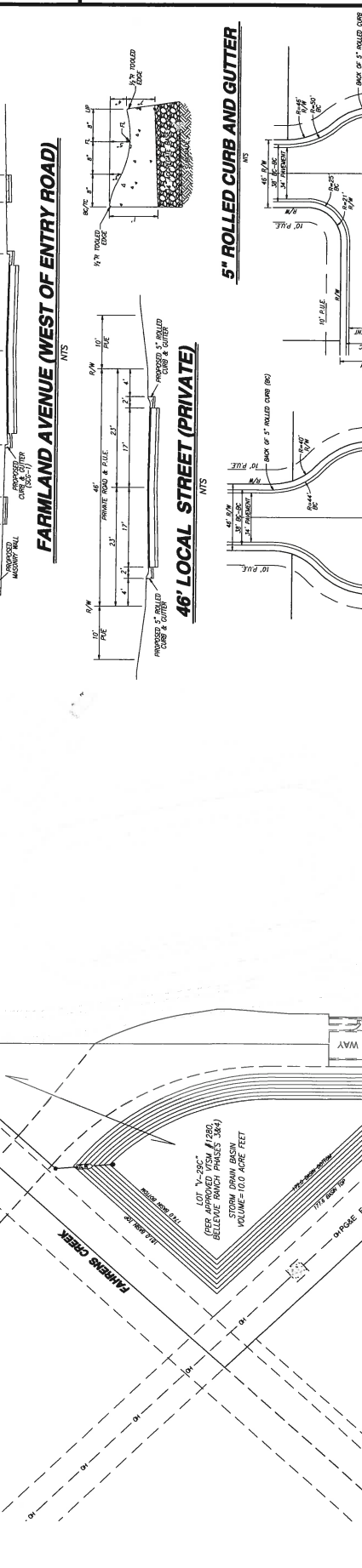
NO.	DESCRIPTIONS	DATE	APPROVED



**BENCHMARK ENGINEERING & LAND SURVEYING, INC.**  
 507 J STREET - LOS BANOS, CALIFORNIA 93898  
 (209) 737-9800 FAX: (209) 548-8906



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**OFF-SITE STORM DRAIN BASIN & PIPELINE**  
 VESTING TERRAINE SUBDIVISION MAP FOR  
 BELLEVE RANCH NORTH  
 VILLAGE 23  
 MENDOCINO, CALIFORNIA

