

YOSEMITE AVE SUBDIVISION

TENTATIVE MAP

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER 006-050-068 / 006-050-072
- TOTAL EXISTING PARCELS 2
- PROPOSED PARCELS 42 RESIDENTIAL LOTS
1 COMMERCIAL LOT
COMMERCIAL OFFICE
- EXISTING GENERAL PLAN LAND USE DESIGNATION RP-000 "RESIDENTIAL PLANNED DEVELOPMENT"
- EXISTING ZONING CLASSIFICATION VACANT PARCEL
- CURRENT USE SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL
- PROPOSED LAND USE
- BUILDING TABULATION:
 - RESIDENTIAL LOTS 3 154 AC
 - RESIDENTIAL LOT 0.51 AC
 - COMMERCIAL OFFICE 4.88 AC
- TOTAL SITE ACERAGE 1731 AC
 - STORAGE FACILITIES 1731 AC
 - LANDSCAPE 0.134 AC
 - LANDSCAPE 2.721 AC
- UTILITIES:
 - MERCED IRRIGATION DISTRICT
 - POLE
 - ELECTRIC
 - GAS
 - SEWER
 - STORM WATER
 - TELEPHONE TBD
- PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADINGS ARE SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.
- PACCHIDER STREET NAMES FOR THIS PROJECT ARE SHOWN ON THIS TENTATIVE MAP.
- GRADES, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
- THE TOPOGRAPHIC INFORMATION WAS CREATED BY WILSON INTERNATIONAL, INC. DATED 11/16/2023.
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF MERCED.
- PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE MERCED WASTEWATER TREATMENT PLANT.
- NO EXISTING UTILITIES OR PRIVATE WELLS OR SEWERS OR SPT. SYSTEMS, OR DUMP SITES ARE PRESENT ON THE PROJECT SITE.
- NO GRADE DIFFERENTIALS OF SIX INCHES OR MORE WILL EXIST AFTER THE SUBDIVISION.
- NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
- THE PROJECT SITE IS LOCATED IN ZONE X (SEE FLOOD ZONE NOTE).

FLOOD ZONE NOTE

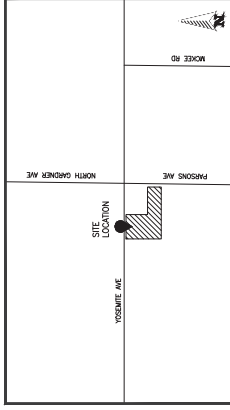
THIS PROJECT IS IN FLOOD ZONE X - OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN. REFER TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) IN THE CITY OF MERCED.

PANEL NO. 064070292G
EFFECTIVE DATE: 10/02/2008

LEGAL DESCRIPTION

APN 006-050-068
PARTICULARS AS SHOWN ON PARCEL MAP FOR WAINWRIGHT TRUSTS - RECORDED JANUARY 26, 2001 IN VOLUME 46 OF OFFICIAL RATS AT MERCED COUNTY RECORDS, PAGE 317 THROUGH 39, MERCED COUNTY RECORDS.
PARTICULARS AS SHOWN ON PARCEL MAP FOR WAINWRIGHT TRUSTS - RECORDED JANUARY 26, 2001 IN VOLUME 46 OF OFFICIAL RATS AT MERCED COUNTY RECORDS, PAGE 317 THROUGH 39, MERCED COUNTY RECORDS.
EXCEPTING THEREFROM,
BEING A PORTION OF PARCEL 2 AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS" - RECORDED DECEMBER 23, 2008 IN BOOK 1110 OF PARCEL MAPS, PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.

APN 006-050-072
PARTICULARS AS SHOWN ON PARCEL MAP FOR WAINWRIGHT TRUSTS - RECORDED DECEMBER 23, 2008 IN BOOK 1107 OF PARCEL MAPS, PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.



VICINITY MAP

N.T.S.

BENCHMARK:

DESCRIPTION: CHISELED SQUARE, TOP FACE OF CURB ALONG NORTH SIDE OF PROPERTY.
ELEVATION: 2121.1'
DATUM: USGS.

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC PLAN
- C3.0 SITE PLAN
- C4.0 SECTIONS
- C5.0 GRADING PLAN
- C6.0 UTILITY PLAN

CONTACT INFORMATION

APPLICANT:
YOSEMITE 1982, LLC (SUITE J)
1380 E YOSEMITE AVE
MERCED, CA 95340
CONTACT: ERIC CONSAVATES
ERIC@YCGENGINEERING.COM
ERICK@CRUSCOMPANY.COM

CIVIL ENGINEER:
YCG CIVIL ENGINEERING
WWW.YCG.CO
01.01.2024.6911
YISHIN@YCGO



SCALE AS SHOWN

| |
|-------------------|
| PROFESSIONAL SEAL |
| COVER SHEET |
| DRAWN BY: ABV/TG |
| CHECKED BY: YI |
| SHEET # |
| PROJECT # 23148 |
| DATE 4/22/2024 |
| C1.0 |

YCG
CIVIL ENGINEERING
WASHINGTON
OREGON
CALIFORNIA

INFO@YCGO
WWW.YCGO

| NO. | DESCRIPTION | DATE |
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TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
1380 E YOSEMITE AVE
APN: 006-050-068 / 006-050-072
CALIFORNIA

MERCED

NOT FOR CONSTRUCTION

| NO. | REVISIONS | DESCRIPTION | DATE |
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TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
 1380 E YOSEMITE AVE
 APN: 006-050-068 / 006-050-072
 MERCED CALIFORNIA

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE
TOPOGRAPHIC PLAN
 SCALE: 1" = 60'

DRAWN BY: ABVTG
 CHECKED BY: V

PROJECT #
23148
 SHEET #
C2.0
 DATE
 4/22/2024

LEGEND:

() DATA PER PARCEL 2 AS SHOWN ON PARCEL MAP FOR MERCED MEDICAL INVESTMENTS GROUP - PARCEL MAPS PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.

MEASURED: MEASURED BEARING AND DISTANCE
 BELT WH () PACIFIC BELL MAN HOLE
 BLD () BUILDING
 DD () DRAIN
 D/T () DROP TAP
 E () ELECTRICAL BOX IN GROUND
 F () FIRE HYDRANT
 FHE () FIRE HYDRANT ELECTRICAL BOX
 FHS () FIRE HYDRANT SERVICE
 FR () FRICTION LOSS
 H () HOLE
 L () LINK
 M () MANHOLE

EXISTING CURB AND GUTTER
 PROPOSED LINE
 EASEMENT LINE
 DIFFERENTIAL CROSS-HATCHED AREAS ARE SUBJECTS AS CALLED OUT ON THIS SHEET

ITEM 13 & 17 PER TITLE REPORT
 ABUTTERS RIGHT TO ACCESS IS REVOKED PER ITEM 13

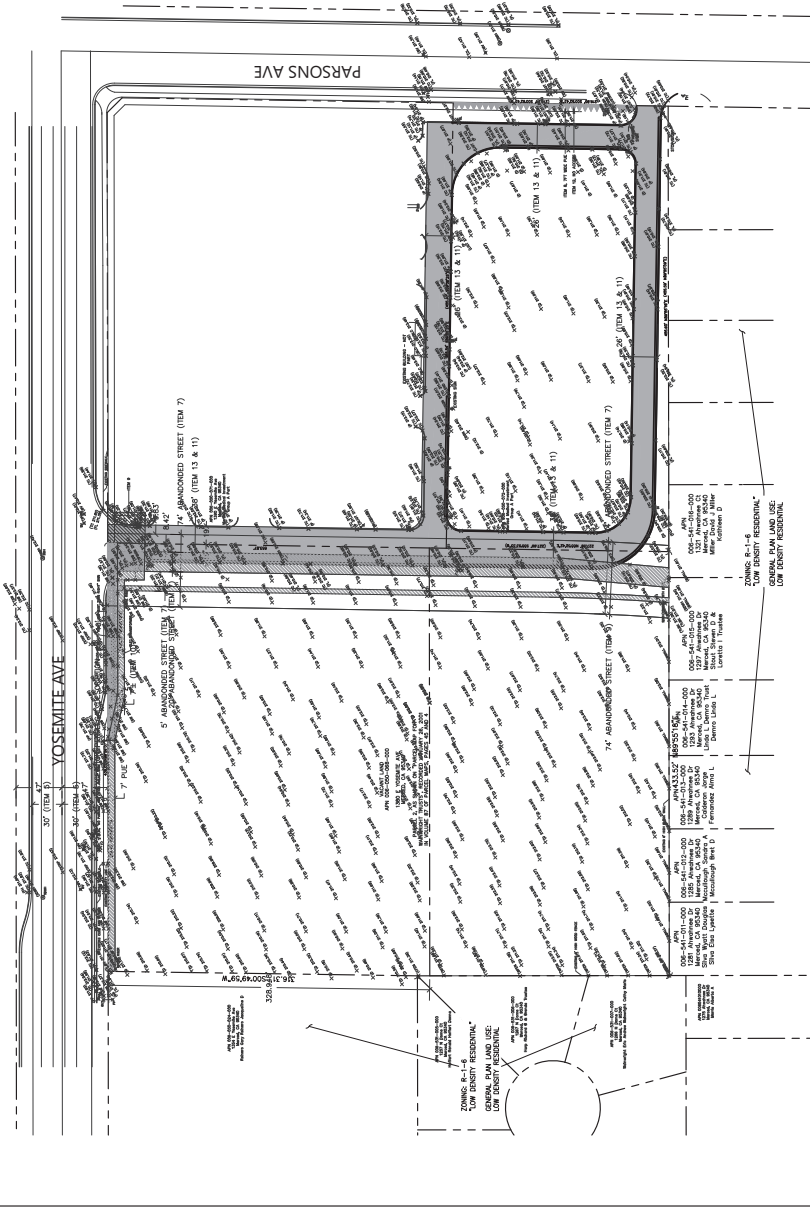
ROADS: CITY STREET LIGHT, CITY SEWER MANHOLE, WATER UTILITY BOX, WATER METER, SMOKESTACK, SPURTRAIN MANHOLE, SANITARY SEWER MANHOLE, WATER VALVE, FIRE HYDRANT, STREET LIGHT, STREET SIGN, CHAIN LINK FENCE, BLOCK WALL

SUBJECT TO THE FOLLOWING ITEMS:

- THE NUMBERS OF THE FOLLOWING ITEMS IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 22,080,104, DATED MAY 23, 2023.
- AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP RECORDED JANUARY 26, 2011 IN BOOK 87 AT PAGES 45 AND 46 OF PARCEL MAPS 14, 15 AND 16, MERCED COUNTY RECORDS.
 - AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK G, PAGE 273 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS EASTLY 7 FEET
 - AREAS SHOWN ON SAID MAP
 - AREAS SHOWN ON SAID MAP
 - THE LEGAL DESCRIPTION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS EASTLY 7 FEET
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 2001 AS INSTRUMENT NO. 2001-38253 OF OFFICIAL RECORDS. MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP REFERRED TO IN THE LEGAL DESCRIPTION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS EASTLY 7 FEET
 - AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP REFERRED TO IN THE LEGAL DESCRIPTION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS EASTLY 7 FEET
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 31, 2021 AS INSTRUMENT NO. 2021-119444 OF OFFICIAL RECORDS, MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 31, 2021 AS INSTRUMENT NO. 2021-119444 OF OFFICIAL RECORDS, MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 31, 2021 AS INSTRUMENT NO. 2021-119444 OF OFFICIAL RECORDS, MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SUBJECT TO THE FOLLOWING ITEMS:

- THE NUMBERS OF THE FOLLOWING ITEMS IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 1015-472218, DATED OCTOBER 31, 2021.
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK G, PAGE 273 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 2001-38253 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK G, PAGE 273 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 2001-38253 OF OFFICIAL RECORDS.
 - THE EFFECT OF A DOCUMENT ENTITLED 'EASEMENT AND MAINTENANCE AGREEMENT', RECORDED NOVEMBER 23, 2009 AS INSTRUMENT NO. 2009-15955 OF OFFICIAL RECORDS, AS THE TIME OF RECORDING THIS DOCUMENT 'MERCED MEDICAL INVESTMENT GROUP, A GENERAL PARTNERSHIP' HAD NO RECORD IN TRUST.



ZONING INFORMATION

EXISTING ZONING: R4-D20B
 GENERAL PLANNED DEVELOPMENT
 RESIDENTIAL PLANNED DEVELOPMENT
 GENERAL PLAN LAND USE: COMMERCIAL OFFICE

NOTE: THE EXISTING ZONING DOES NOT MATCH THE GENERAL PLAN DESIGNATION. PROPERTY MAY REQUIRE RE-ZONING TO MATCH GENERAL PLAN USE'S 'COMMERCIAL OFFICE'

GENERAL NOTES

- BOUNDARY/TOPOGRAPHIC SURVEY PERFORMED BY HARBORON INTERNATIONAL, INC. DATED 11/6/2023. DURING THE SURVEY, NO MONUMENTS SET BY THE STATE OF CALIFORNIA WERE OBSERVED. A RECORD OF SURVEY (R/S) WILL BE FILED WITH THIS WORK. WORK WAS NOT PART OF THE SCOPE OF SERVICE FOR THIS SURVEY AND IS THE PROPERTY OF HARBORON INTERNATIONAL, INC.
- NO PARTY WALLS TO ADJACENT PROPERTY OBSERVED DURING SITE SURVEY
- NO STREET RIGHT-OF-WAY MONUMENTS, STREETS OR SIDEWALKS OBSERVED DURING SURVEY
- NO STREET RIGHT-OF-WAY MONUMENTS, STREETS OR SIDEWALKS OBSERVED DURING SURVEY
- NO STREET RIGHT-OF-WAY MONUMENTS, STREETS OR SIDEWALKS OBSERVED DURING SURVEY
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- NO STREET RIGHT-OF-WAY MONUMENTS, STREETS OR SIDEWALKS OBSERVED DURING SURVEY

THESE DRAWINGS ARE THE SOLE AND ONLY PROPERTY OF HARBORON INTERNATIONAL. ANY ATTEMPT TO DUPLICATE OR REUSE IN PART OR WHOLE IS A VIOLATION OF THE UNITED STATES OF AMERICA PATENT LAWS AND WILL BE SUBJECT TO CRIMINAL PROSECUTION TO THE FULL EXTENT OF THE LAW. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR DAMAGE CAUSED BY SUBSEQUENT CHANGES INCLUDING CHANGES OR USES MADE BY STATE OR LOCAL AGENCIES WHICH CHANGE OR USES ARE NOT SPECIFICALLY AUTHORIZED OR APPROVED, IN WRITING, BY THE ENGINEER.

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TENTATIVE MAP
 YOSEMITE AVE SUBDIVISION
 1380 E YOSEMITE AVE
 APN: 006-050-068 / 006-050-072
 CALIFORNIA

MERCED
 PROFESSIONAL SEAL
 NOT FOR CONSTRUCTION

SHEET TITLE
 SITE PLAN

SCALE: 1" = 50'

DRAWN BY: AB/VTG
 CHECKED BY: Y

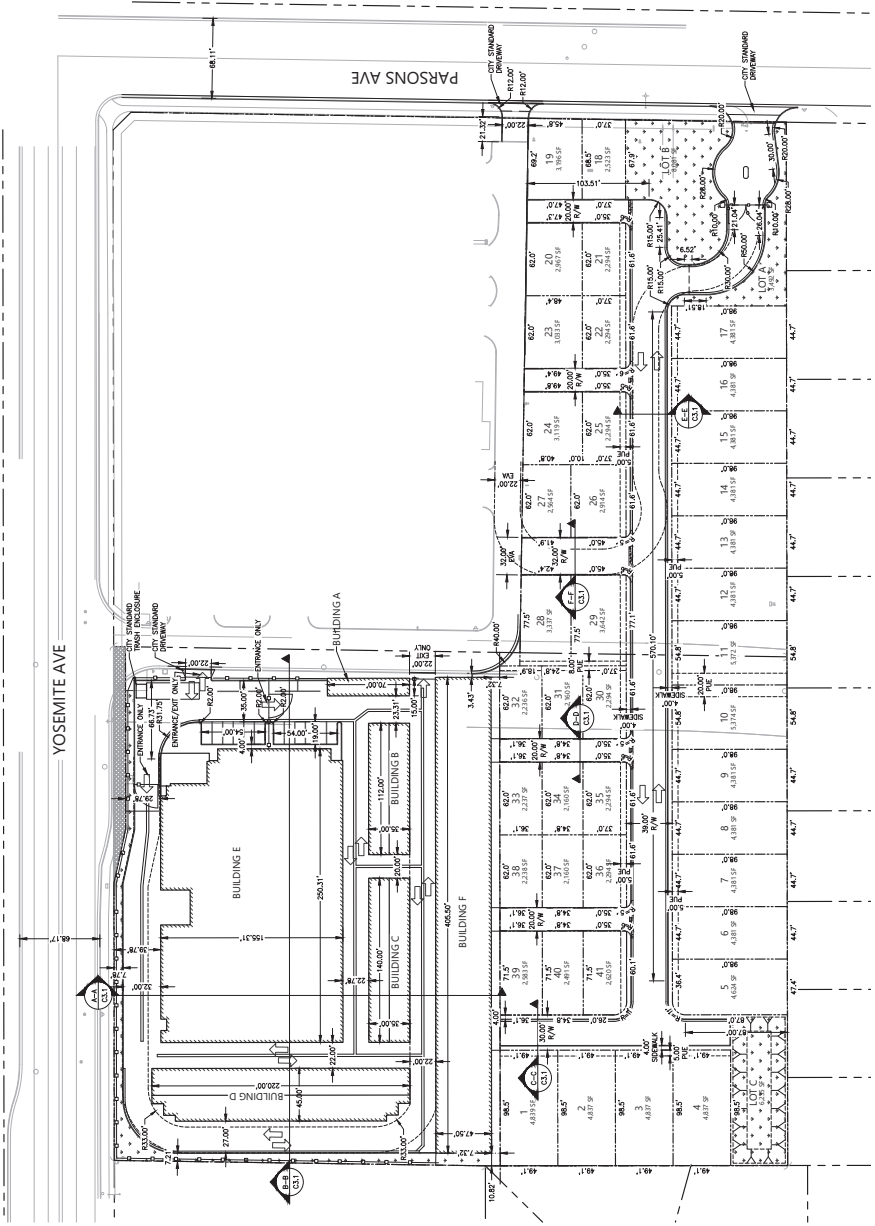
PROJECT #
23148
 SHEET #
C3.0
 DATE
 4/22/2024

LEGEND:

- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- - - - - PROPOSED FENCE OR WALL
- - - - - 5' PUBLIC UTILITY EASEMENT (PUE)

NOTES:

1. ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE SPECIFIED. IMPROVEMENTS REQUIRED BY THE CITY ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
2. FIRE LANES SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSEL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. IF THERE ARE SUSPECTED HUMAN REMAINS, THE MERCED COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY. THE MERCED COUNTY CORONER'S OFFICE IS LOCATED AT 1000 W. 11TH STREET, MERCED, CALIFORNIA 95368. THE MERCED COUNTY CORONER'S OFFICE PHONE IS (209) 938-4882. THE MERCED COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED, AND THE MERCED COUNTY CORONER SHALL BE PROVIDED WITH A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR PRESERVATION.
4. IF ANIMAL FOSSELS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY (U.C. BERKELEY) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR PRESERVATION.
5. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
6. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
7. WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET SHALL BE 10 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK.
8. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (209) 921-1800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
9. PROPOSED FIRE LANE IS DESIGNED PER CITY OF MERCED FIRE DEPARTMENT ACCESS REQUIREMENTS.
10. STANDARD DESIGNS STANDARD DESIGNS PDF FORMAT



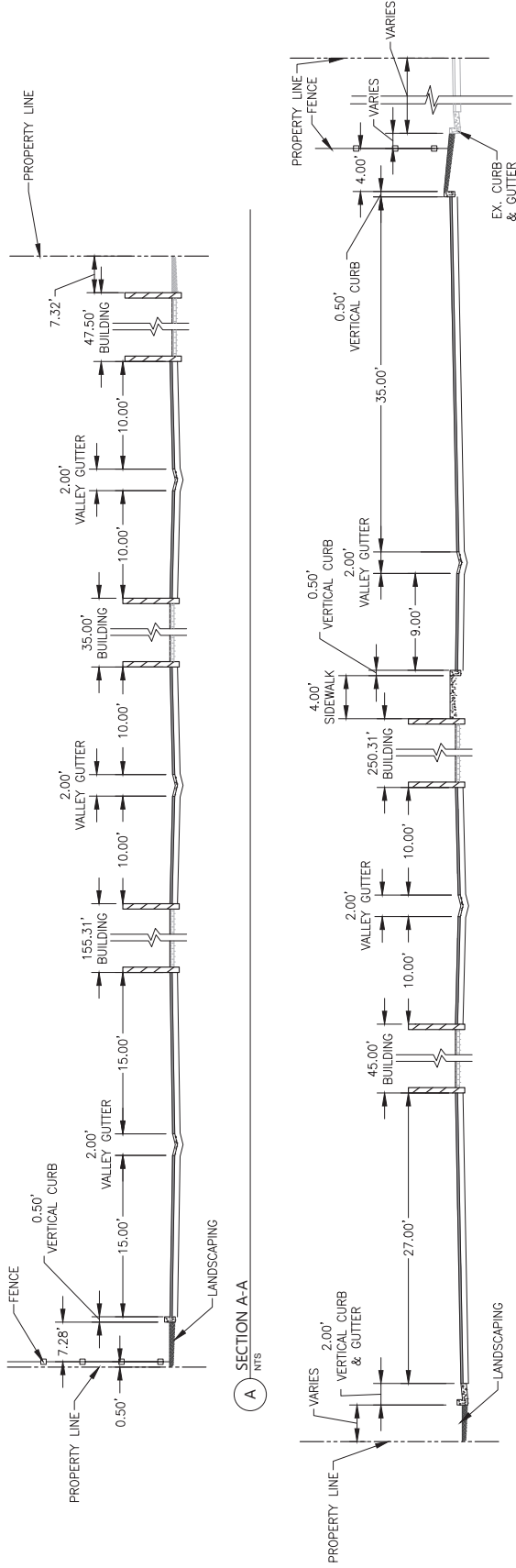
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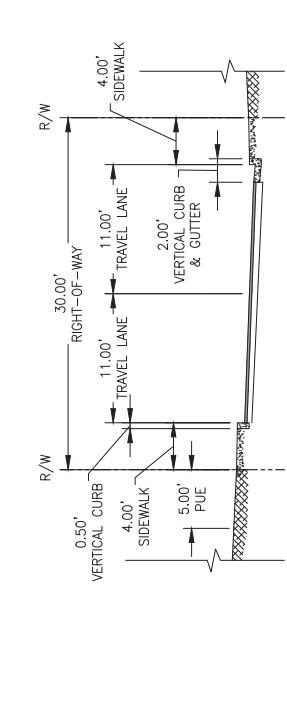
SHEET TITLE
SECTIONS
 SCALE: 1" = 50'

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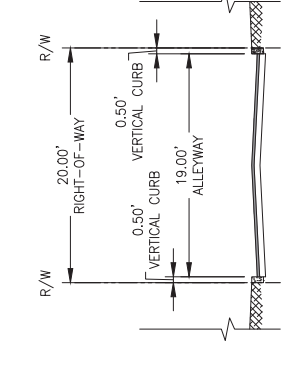
PROJECT #
23148
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 4/22/2024



B SECTION B-B
 NTS

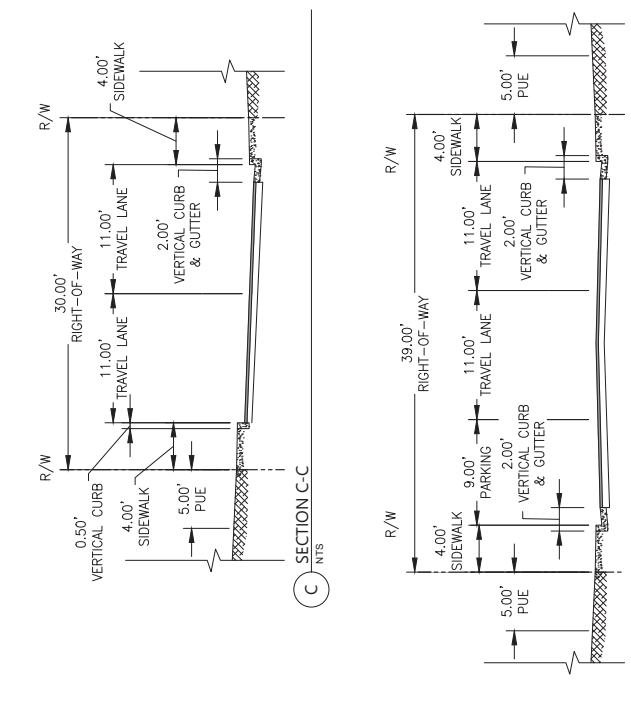


C SECTION C-C
 NTS

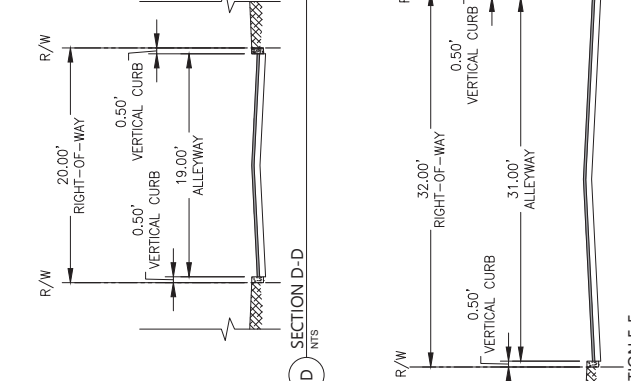


D SECTION D-D
 NTS

E SECTION E-E
 NTS



F SECTION F-F
 NTS



| NO. | REVISIONS | DATE |
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TENTATIVE MAP
YOSEMITE AVE SUBDIVISION
 1380 E YOSEMITE AVE
 APN: 006-050-068 / 006-050-072
 MERCED CALIFORNIA













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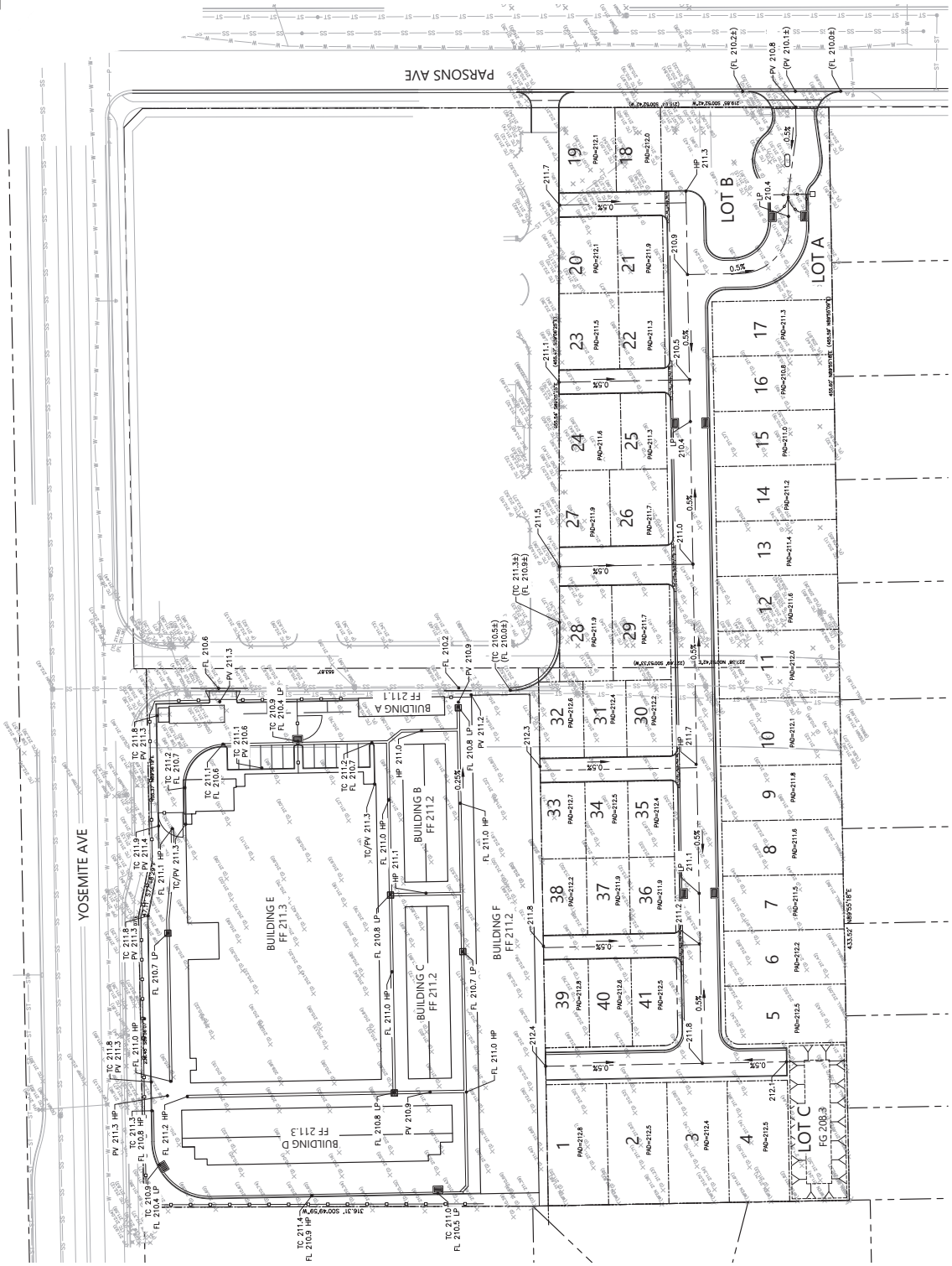
SHEET TITLE
GRADING PLAN
 SCALE: 1" = 40'

PROJECT #
23148
 DATE
 4/22/2024

SHEET #
C4.0
 SHEET X OF XX

GRADING LEGEND:

-  TC 100.00 PROPOSED ELEVATION
-  LP 80.00 PROPOSED ELEVATION
-  TC 100.50 MATCH EXISTING ELEVATION
-  SLOPE AND DIRECTION OF DRAINAGE
-  CONCRETE
-  CALIFORNIA BUILDING CODE
-  ELEVATION
-  FLOW LINE
-  FINISH GRADE
-  MANHOLE
-  PAVEMENT
-  TOP OF CURB



SCALE 1" = 40'

