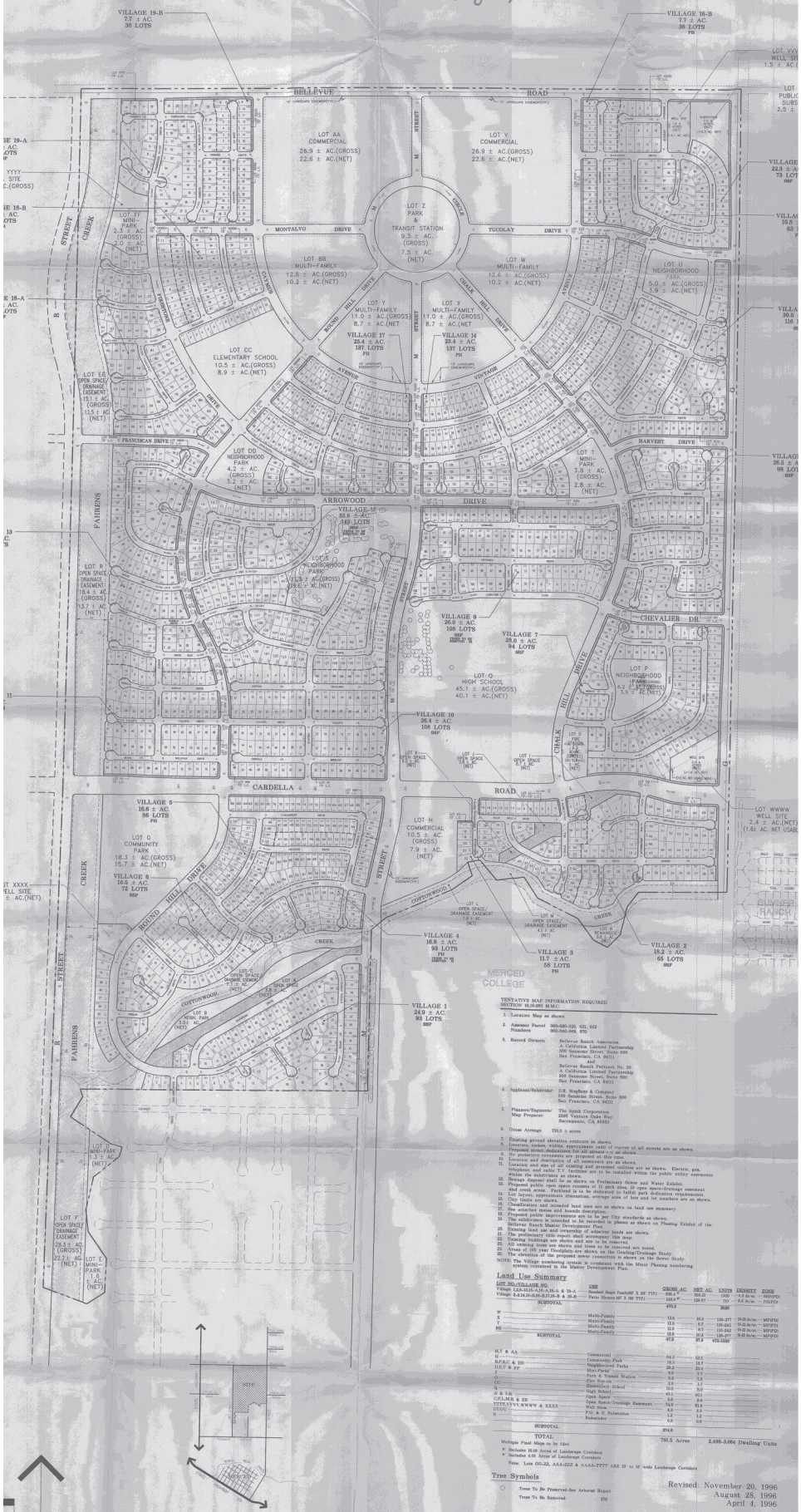
PER CONDITION #49 OF TSM #1213, THAT MAP (dated Aug 28, 1996) was to be updated w/in 60 days to match PC Approval. This appears to be that map, based upon Nov '96 date of preparation. No indication that it was ever checked to confirm accuracy. J.C.N.

Vesting Tentative Subdivision Map

BELLEVUE RANCH

City of Merced, California



TENTATIVE MAP INFORMATION REQUIRED
SECTION 18.30.080 M.M.C.

1. Location Map as shown.
2. Assessor Parcel Numbers: 060-030-020, 021, 022; 060-040-004, 052
3. Record Owners: Bellevue Ranch Association, A California Limited Partnership, 500 Sansome Street, Suite 600, San Francisco, CA 94111; and Bellevue Ranch Partners No. 20, A California Limited Partnership, 500 Sansome Street, Suite 500, San Francisco, CA 94111
4. Applicant/Subdivider: D.R. Stephens & Company, 500 Sansome Street, Suite 600, San Francisco, CA 94111
5. Planners/Engineers/ Map Preparer: The Spink Corporation, 2590 Ventura Oaks Way, Sacramento, CA 95833
6. Gross Acreage: 791.5 ± acres
7. Existing ground elevation contours as shown.
8. Location, radius, widths, approximate radii of curves of all streets are as shown. Proposed street dedications for all streets as shown.
9. No protective covenants are proposed at this time.
10. Location and description of all easements are as shown.
11. Location, width, and type of all existing and proposed utilities are as shown. Electric, gas, telephone, and CATV facilities are to be installed within the public utility easements within the subdivision.
12. Sewage disposal shall be as shown on Preliminary Sewer and Water Exhibit.
13. Proposed public open spaces consists of 11 parks, trail, open space/drainage easement and creek areas. Parkland is to be dedicated to fulfill park dedication requirements.
14. Lot layout, approximate dimensions, average area of lots and lot numbers are as shown.
15. Classification is as shown.
16. Classification of intended land uses are as shown on land use summary.
17. See attached sheet for proposed deed restrictions.
18. Proposed public improvements are to be per City standards as shown.
19. The subdivision is intended to be recorded in phases as shown on Phasing Exhibit of the Bellevue Ranch Master Development Plan.
20. Existing land use and ownership of adjacent lands are shown.
21. No preliminary title report shall accompany this map.
22. Existing buildings are shown and are to be removed.
23. All existing wells are shown and are to be removed are noted.
24. Areas of 100 year floodplain are shown on the Grading/Drainage Study.
25. The elevation of the proposed sewer connection is shown on the Sewer Study.

NOTE: The Village numbering system is consistent with the Minor Phasing numbering system contained in the Master Developmental Plan.

Land Use Summary

LOT NO./VILLAGE NO.	USE	GROSS AC.	NET AC.	UNITS	DENSITY	ZONE
Village 1,2,4,5,15,16,A-A, & 19-A	Single Family*	556.4	398.1	1993	4.0 du/ac.	MP-PD
Village 3,6,14,17,18,B & 19-B	Patio Homes**	184.9	129.87	737	5.6 du/ac.	PMP-PD
SUBTOTAL		370.3	263.6			
W	Multi-Family	12.6	10.2	126-277	12-27 du/ac.	MP-PD
X	Multi-Family	11.0	8.7	105-242	12-27 du/ac.	MP-PD
Y	Multi-Family	11.0	8.7	105-242	12-27 du/ac.	MP-PD
BB	Multi-Family	12.6	10.2	126-277	12-27 du/ac.	MP-PD
SUBTOTAL		47.2	37.8	462-1038		
H,V & AA	Commercial	64.3	53.1			
U	Community Park	16.3	15.7			
B,P,S,U & DD	Neighborhood Parks	28.2	23.4			
D,E,T & FF	Mini-Parks	9.0	7.0			
J	Park & Transit Station	9.3	7.5			
O	Fire Station	2.5	1.7			
CC	Elementary School	10.5	8.9			
Q	High School	45.1	40.1			
A & BB	Multi-Family	23.6	18.9			
C,F,L,M,S & ZZ	Open Space/Drainage Easement	54.9	41.6			
TTTT,VVV,WWW & XXXX	Well Sites	4.8	4.2			
UUUU	P.G. & E. Extension	1.2	1.2			
N	Remainder	4.9	0.8			
SUBTOTAL		274.0				
TOTAL		791.5 Acres		2,498-5,066 Dwelling Units		

Multiple Final Maps to be filed.
* Includes 11.25 Acres of Landscape Corridors
** Includes 4.55 Acres of Landscape Corridors

Note: Lots GG-ZZ, AAA-ZZZ & AAAA-TTTT ARE 35' to 50' wide Landscape Corridors

Tree Symbols

Trees To Be Preserved-See Arborist Report
Trees To Be Removed: 272

Revised: November 20, 1996
August 28, 1996
April 4, 1996

The Spink Corporation

ATTACHMENT 4