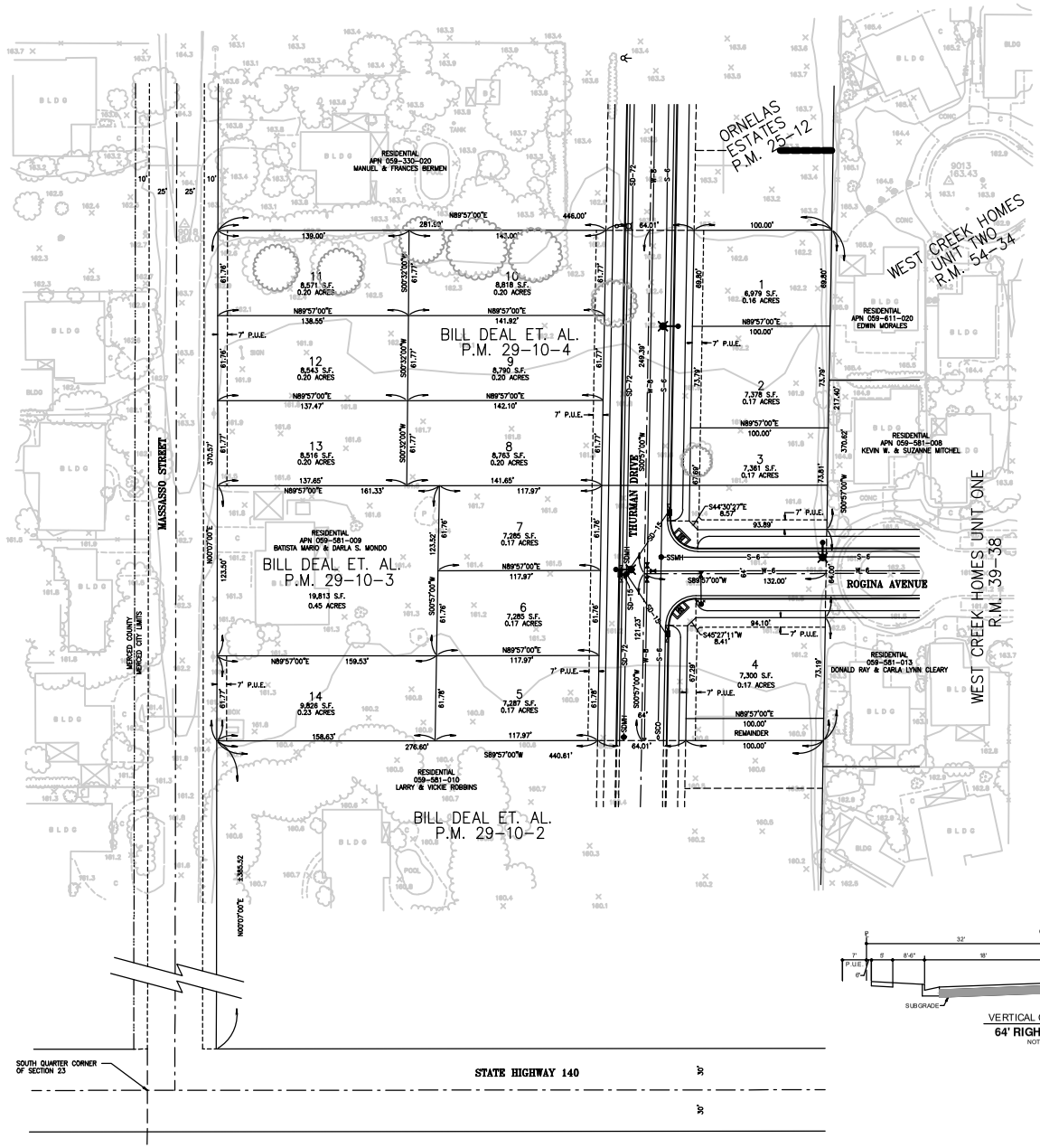


TENTATIVE SUBDIVISION MAP NOTES:

INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080

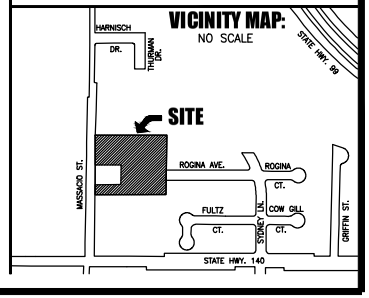
1.) LOCATION MAP AS SHOWN HEREON.
2.) TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
3.) OWNER: MIOK KIM
4.) SUBDIVIDER: SAME AS ABOVE
5.) MAP PREPARED BY: ANTHONY SUTTER, P.E.
5933 GREEN MOUNTAIN LN
ROCKLIN, CA 95677
(916) 835-3588
6.) ACREAGE APPROXIMATELY 3.77 ACRES (NET)
7.) TOPOGRAPHIC CONTOURS INDICATED
8.) LOCATIONS, NAMES, WIDTHS, RADII 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. SEVEN FOOT PUBLIC FACILITY EASEMENTS TO BE 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 SYSTEM TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.
13.) NO PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUB-DIVISION.
14.) LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
15.) CITY LIMIT LINES AS SHOWN
16.) INTENDED LAND USE: RESIDENTIAL R-1-6 AND R-1-5000. PROPOSED DENSITY: LOW DENSITY (4.3 UNITS PER GROSS ACRE.)
17.) APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.
18.) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.
19.) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT.
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 THE SUBDIVISION.
23.) EXISTING TREES WITHIN THE SUBDIVISION AS SHOWN.
24.) AREA SUBJECT TO PERIODIC INUNDATION OF STORM WATER OVERFLOW TO THE BEST OF OUR KNOWLEDGE AND BELIEF, LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE "A0" DEPTH 1 FOOT PER F.I.R.M. MAP NUMBER 06047C0445 E EFFECTIVE DATE AUGUST 2, 1995 PREPARED BY F.E.M.A.

LEGEND:

SL	PROPOSED STREET LIGHT
SCO	PROPOSED SEWER CLEAN OUT
BO	PROPOSED WATER BLOW OFF
FH	PROPOSED FIRE HYDRANT
S	PROPOSED SEWER SERVICE
W	PROPOSED WATER SERVICE
	DRAINAGE FLOW DIRECTION
+ 132.55	EXISTING GROUND ELEVATION
CR	EXISTING CROWN OF ROAD
W	PROPOSED WATER MAIN
S	PROPOSED SANITARY SEWER MAIN
SD	PROPOSED STORM DRAIN MAIN
SDMH	PROPOSED STORM DRAIN MANHOLE
SSMH	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER VALVE
CB	PROPOSED CATCH BASIN
	PROPOSED WHEEL CHAIR RAMP
P.U.E.	PUBLIC UTILITY EASEMENT
C.T.	CURB TRANSITION

VICINITY MAP:

NO SCALE



REVISIONS:

ANTHONY SUTTER
CIVIL ENGINEER
5933 GREEN MOUNTAIN LN
ROCKLIN, CA 95677
(916) 835-3588
andy.sutter.pe@gmail.com

TENTATIVE SUBDIVISION MAP

MIOK KIM

APN: 059-330-026
APN: 059-581-040

Attachment C

MERCED CALIFORNIA

PREPARED FOR:
MIOK KIM
PROPERTY OWNER

SHEET CONTENTS:
TENTATIVE SUBDIVISION MAP

DESIGNED: ANTHONY SUTTER, P.E.
DRAWN BY: STAFF
CHECKED: ANTHONY SUTTER, P.E.
DATE: MARCH 2024

SHEET
TSM