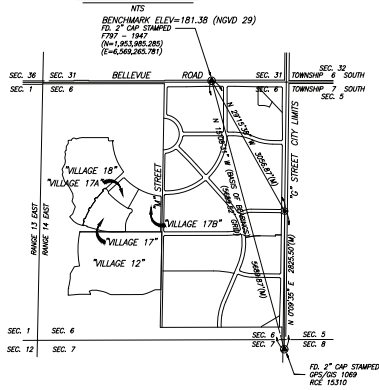


GPS TIE



OWNER & SUBDIVIDER

APN: 224-300-005, 224-300-010, 224-300-012,
BAKTER RANCHES LLC
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93835-4327
APN: 224-300-011
STONEFIELD HOME INC
923 E. PACHECO BLVD. SUITE C
LOS BANOS, CA 93835-4327

STATEMENT OF SUBDIVIDER

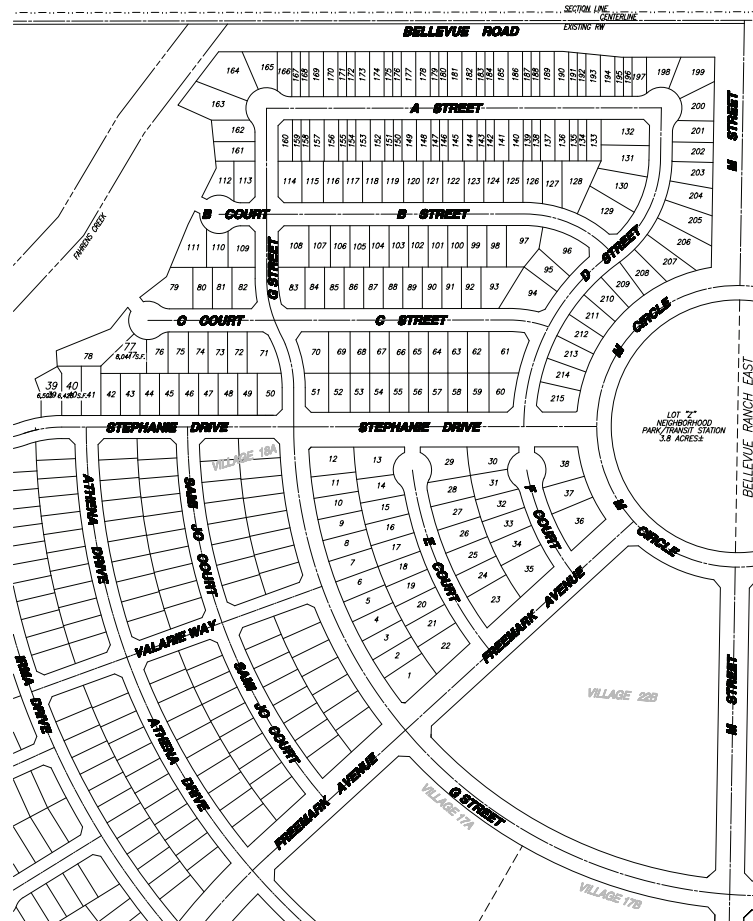
1. ASSESSORS PARCEL NO.: 224-300-010, 224-300-005, 224-300-012, 224-300-011
2. EXISTING ZONING: P-D
3. EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
4. FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF MERCED ORDINANCES AND STANDARDS AND THE BLM/BLZ.
5. WATER SUPPLY: BY CITY OF MERCED.
6. SEWAGE DISPOSAL: BY CITY OF MERCED.
7. STORM DRAINAGE: BY CITY OF MERCED.
8. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
9. ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.

NOTES:

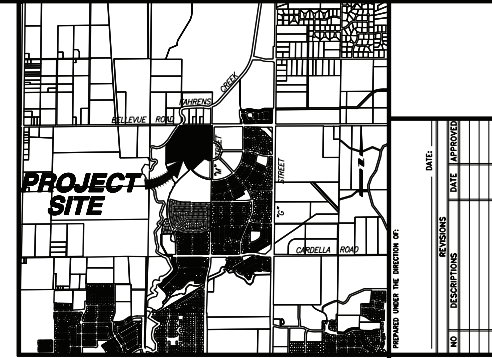
1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
3. THE SITE HAS BEEN PREVIOUSLY ROUGH GRADED WITH THE BELLEVUE RANCH WEST MASS GRADING PLANS.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP PANEL NUMBER 08040CA002.
5. TOTAL AREA OF THIS SUBDIVISION IS 34.97 ACRES, CONTAINING 215 LOTS.
6. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.

VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH WEST
VILLAGE 18-22
MERCED, CALIFORNIA

BEING A SUBDIVISION OF LOT V18-B, LOT V21-A, LOT V21-B, AND LOT V22-A, AS SHOWN ON THE MAP OF BELLEVUE RANCH WEST, VILLAGES 17-22, VOLUME 81 OF OFFICIAL PLATS, PAGES 1 THROUGH 9, MERCED COUNTY RECORDS, LYING IN A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA, APRIL 2021



SCALE 1" = 150'



INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	STREET SECTIONS
3.	LOT DIMENSION PLAN (NORTH)
4.	LOT DIMENSION PLAN (SOUTH)
5.	CONCEPTUAL GRADING PLAN (NORTH)
6.	CONCEPTUAL GRADING PLAN (SOUTH)
7.	CONCEPTUAL COMPOSITE UTILITY PLAN (NORTH)
8.	CONCEPTUAL COMPOSITE UTILITY PLAN (SOUTH)

LEGEND

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
TYPICAL STREET LIGHT		
DIRECTION OF FLOW		
TOP OF CURB ELEVATION		
GROUND CONTOURS		
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4626 SPYGLASS WAY SUITE A • MERCED, CALIFORNIA • 95369
(209) 546-9900
FAX (209) 546-9906



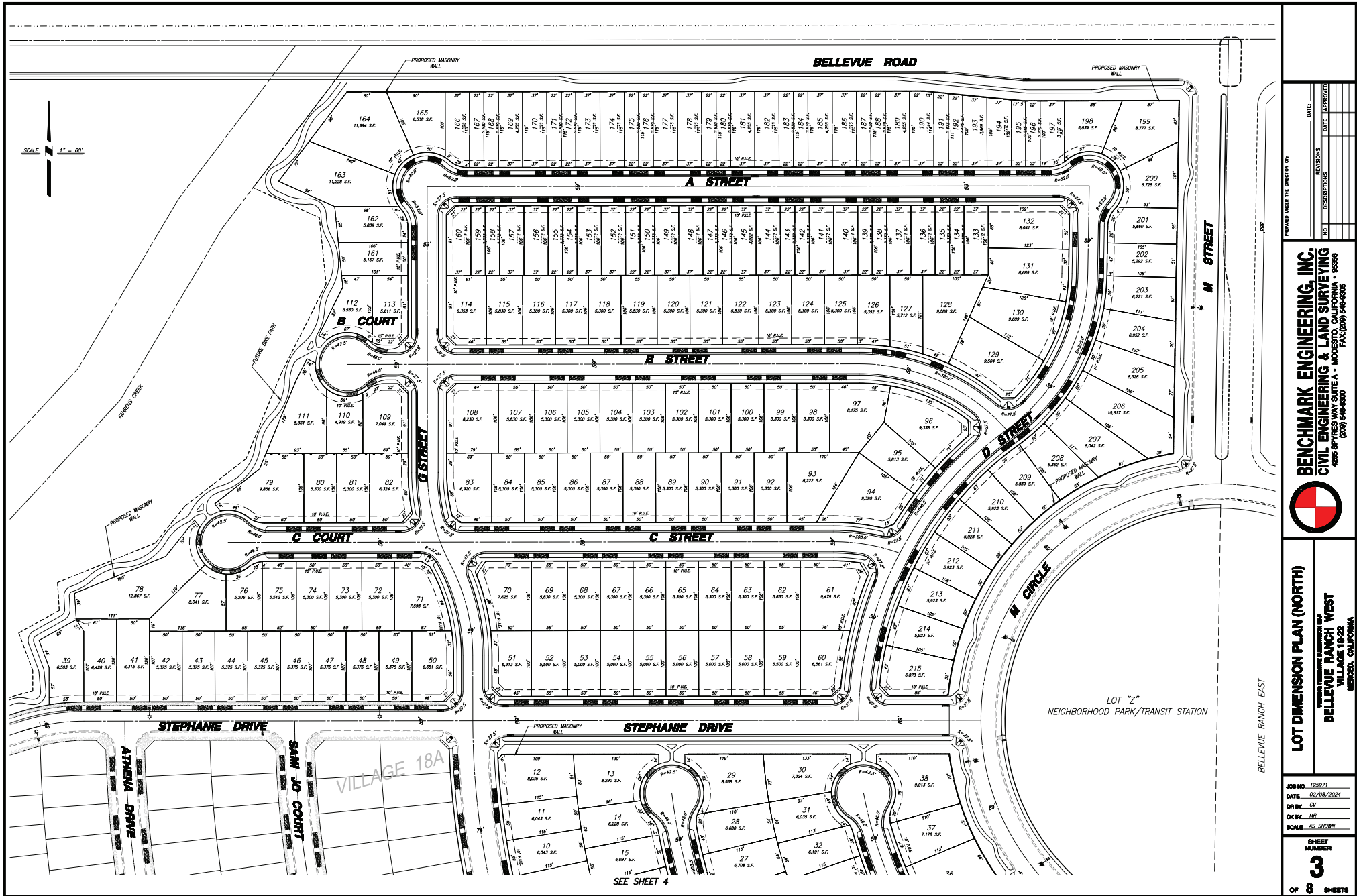
COVER SHEET
VILLAGE 18-22
BELLEVUE RANCH WEST
VILLAGE 18-22
MERCED, CALIFORNIA

JOB NO. 125971
DATE 02/08/2024
DRAWN BY CV
CHECKED BY MR
SCALE AS SHOWN

SHEET NUMBER
1
OF 8 SHEETS

PRELIMINARY

K:\125971\Planning\1259-18-22\DWG\01 COVER.dwg



PRELIMINARY

K:\122871\Planning\1228-18-21\DWG\LOT_DIMENSION.dwg

NO.	DESCRIPTIONS	DATE	APPROVED
1	REVISIONS		
2			
3			
4			
5			
6			
7			
8			
9			
10			

PREPARED UNDER THE DIRECTION OF:

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4805 S. 10TH AVE. • MOBILE, AL 36686
 (205) 646-1000 FAX (205) 646-1000

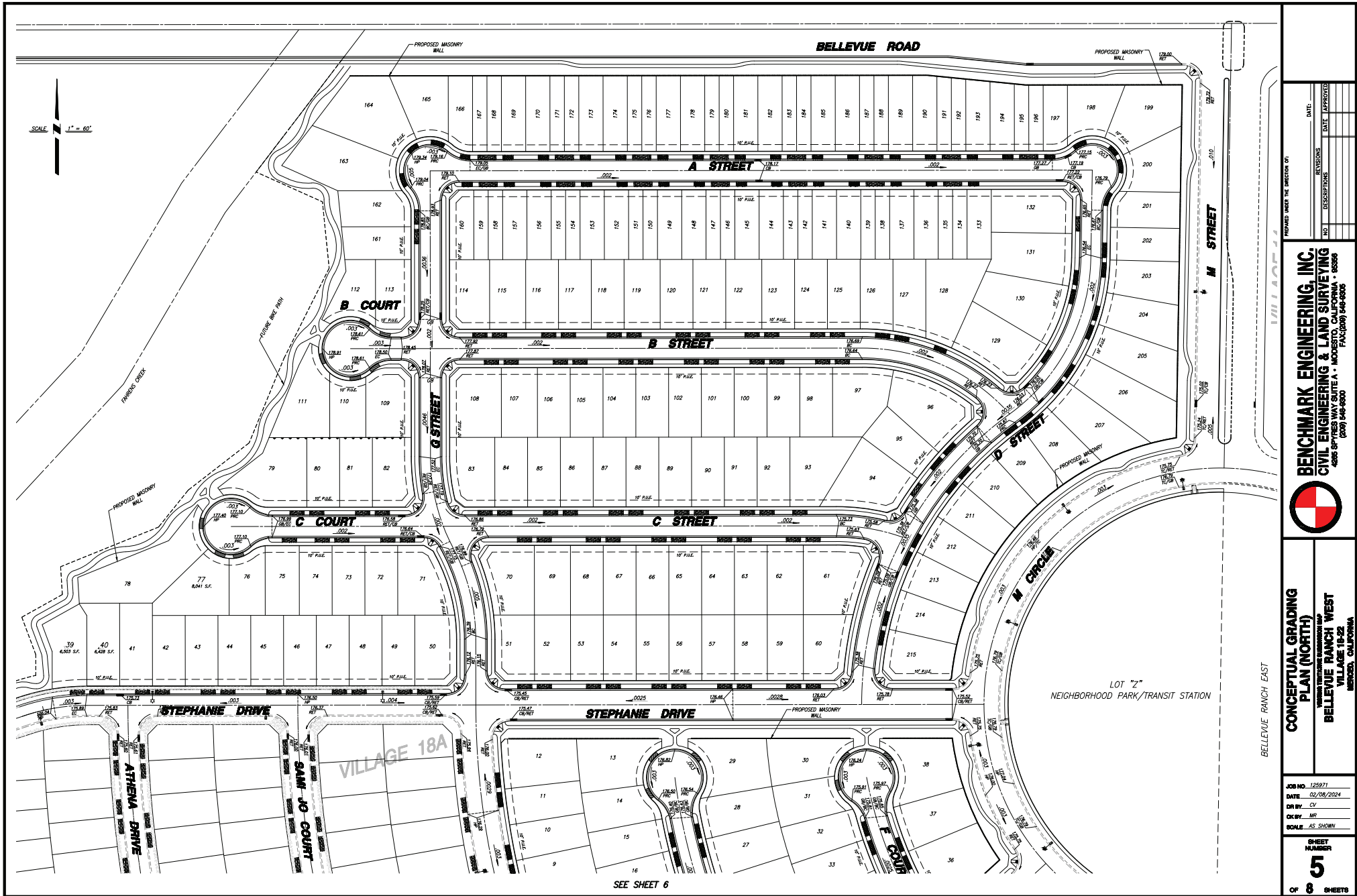


LOT DIMENSION PLAN (NORTH)

VILLAGE 18A NEIGHBORHOOD PARK/TRANSIT STATION
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 WILSON, CALIFORNIA

JOB NO. 122871
 DATE: 02/28/2024
 DR BY: CV
 CK BY: MR
 SCALE: AS SHOWN

SHEET
3
 OF 8 SHEETS



NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

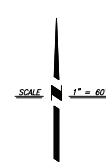
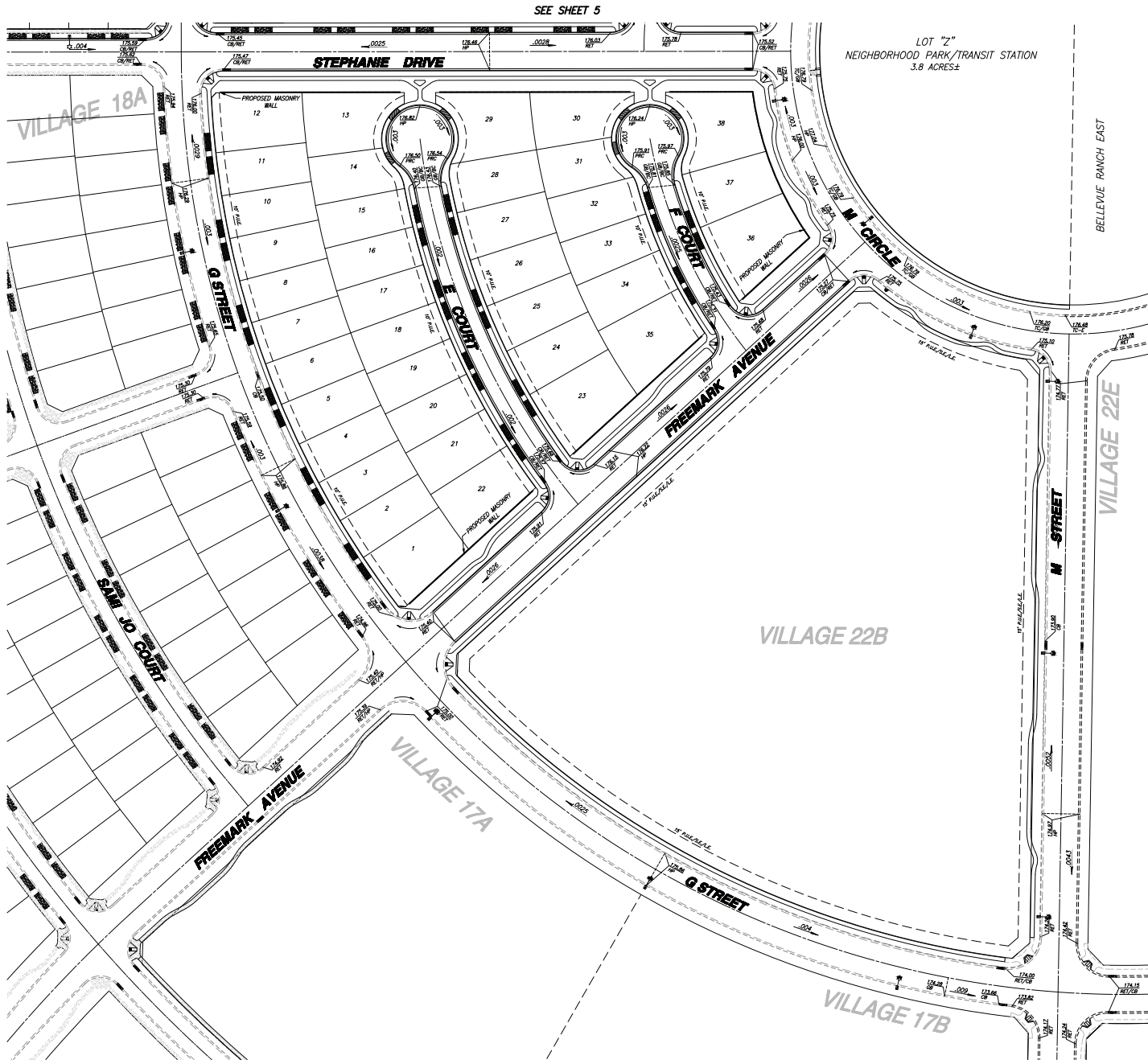
BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4805 84th STREET, SUITE 100 • MODesto, CA 95366
 (209) 546-1000 FAX (209) 546-0005



CONCEPTUAL GRADING PLAN (NORTH)
 VILLAGE 18A NEIGHBORHOOD PARK
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 MODesto, CALIFORNIA

JOB NO. 125971
 DATE: 02/28/2024
 DR BY: CV
 CK BY: MR
 SCALE: AS SHOWN

SHEET NUMBER
5
 OF 8 SHEETS



PREPARED UNDER THE DIRECTION OF:

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 4605 S. HAY STREET, SUITE 100 • MODesto, CA 95206
 (209) 546-1000 FAX (209) 546-0000

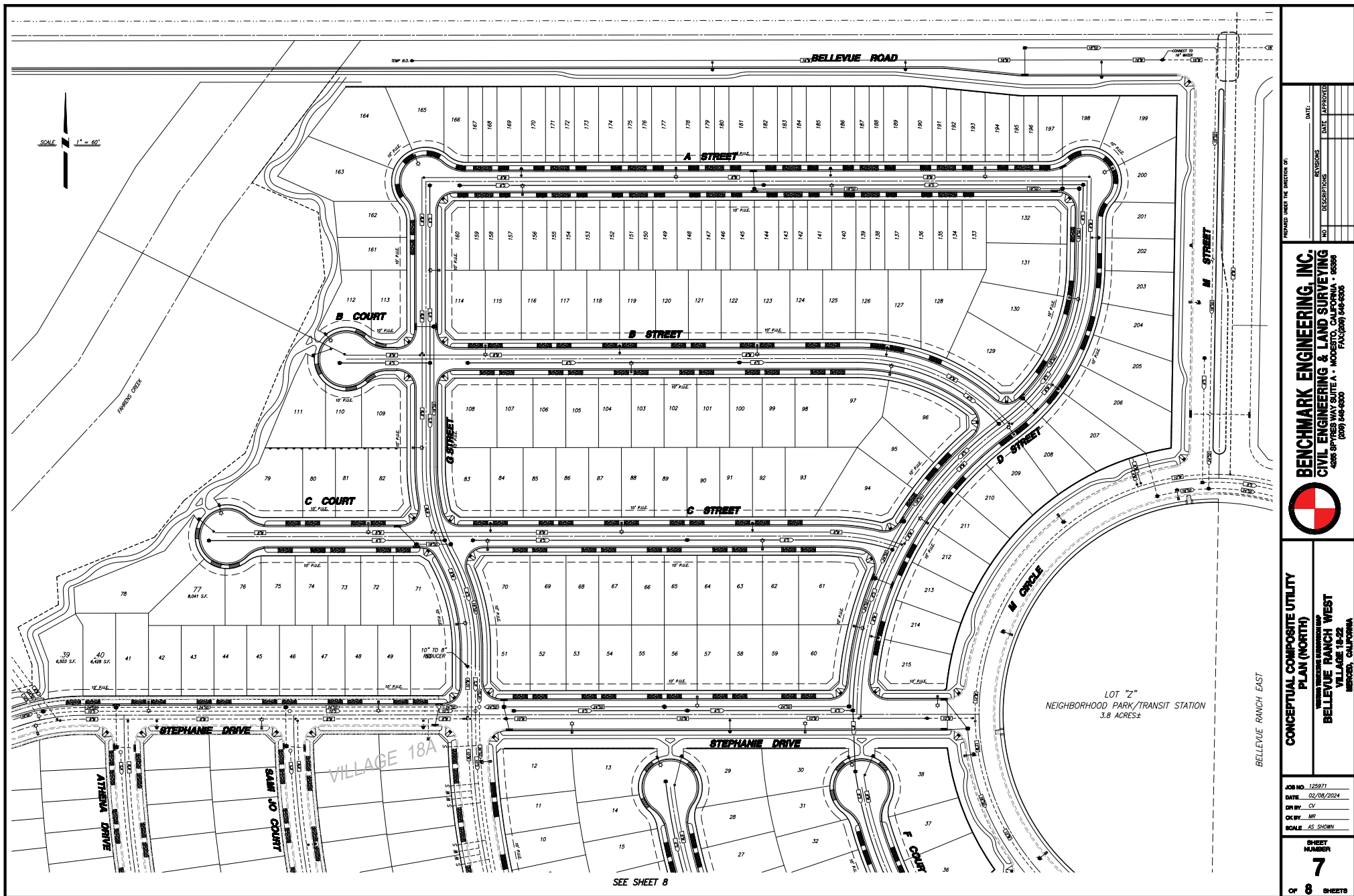
CONCEPTUAL GRADING PLAN (SOUTH)
 VILLAGE 18A, 17A, 17B, 22B, 22E
 BELLEVUE RANCH WEST
 VILLAGE 18-22
 MERCED, CALIFORNIA

JOB NO.	125971
DATE	02/28/2024
DR BY	CV
CK BY	MR
SCALE	AS SHOWN

SHEET NUMBER
6
 OF 8 SHEETS

PRELIMINARY

K:\125971\Planning\18-22\DWG\DL_CDRNG.dwg



NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 4805 S. RIVER STREET, SUITE A • MODesto, CALIFORNIA • 95368
 (509) 446-0000

CONCEPTUAL COMPOSITE UTILITY PLAN (NORTH)

VILLAGE 18A

LOT "Z" NEIGHBORHOOD PARK/TRANSIT STATION 3.8 ACRES±

STREET

LOT

SCALE 1" = 60'

SEE SHEET 8

PRELIMINARY

DATE: 02/08/2024

BY: CV

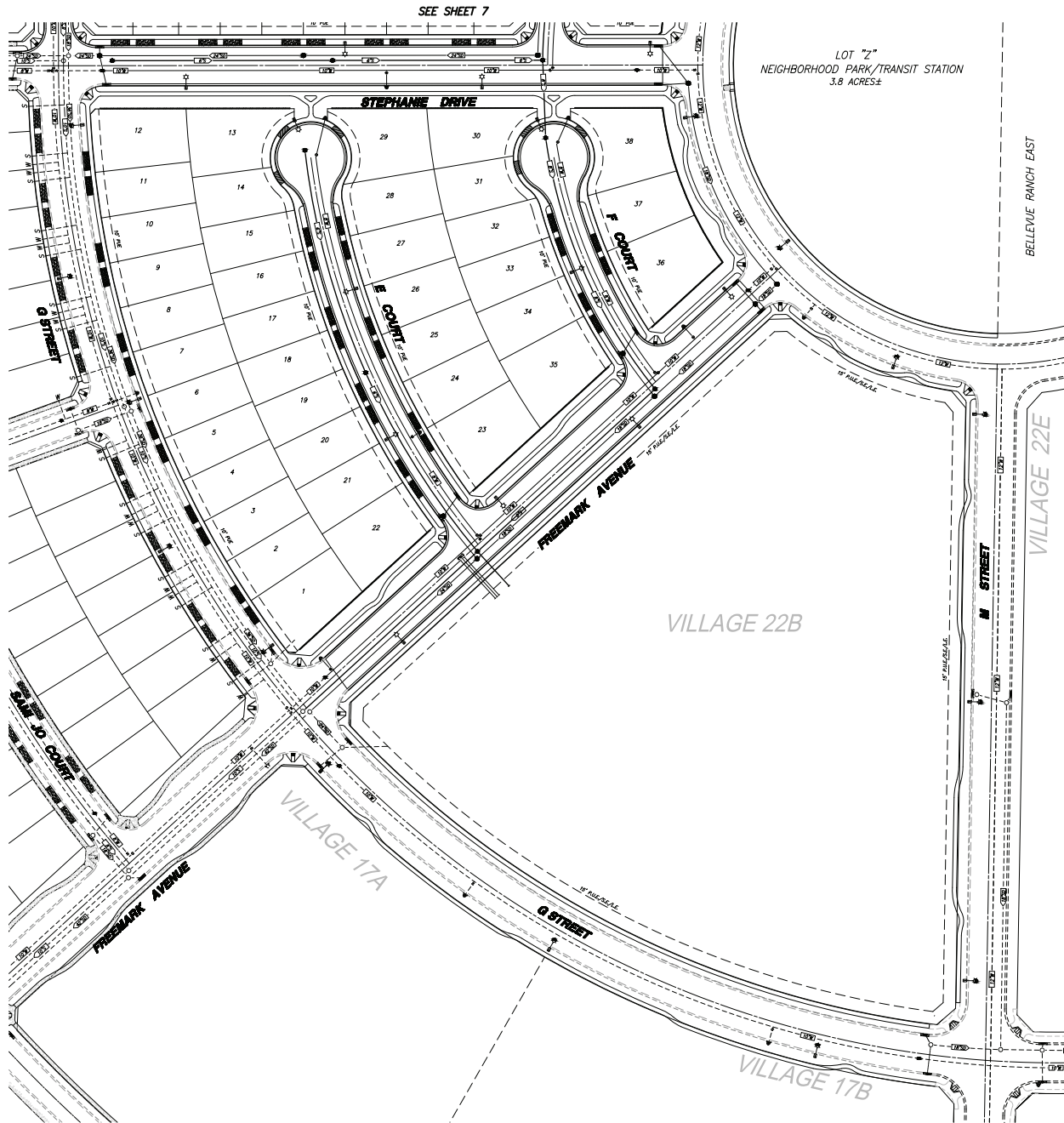
CHK BY: MR

SCALE: AS SHOWN

SHEET NUMBER 7

OF 8 SHEETS

JOB NO. 125971
DATE: 02/08/2024
BY: CV
CHK BY: MR
SCALE: AS SHOWN
SHEET NUMBER 7
OF 8 SHEETS



PRELIMINARY

C:\22971\Drawings\22971A.dwg User: jk... Plot: 11_11_2024.dwg

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
4605 S. 19TH AVE. SUITE A • MODOC, CALIFORNIA • 95008
(916) 446-0000

CONCEPTUAL COMPOSITE UTILITY PLAN (SOUTH)
VILLAGE 22B
BELLEVUE RANCH WEST
VILLAGE 15-22
MODOC, CALIFORNIA

JOB NO.	125971
DATE	02/08/2024
DR BY	CV
CK BY	MR
SCALE	AS SHOWN

SHEET NUMBER	8
OF 8 SHEETS	