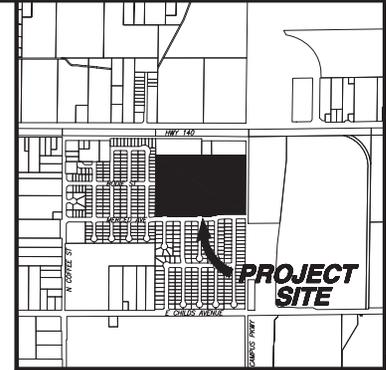
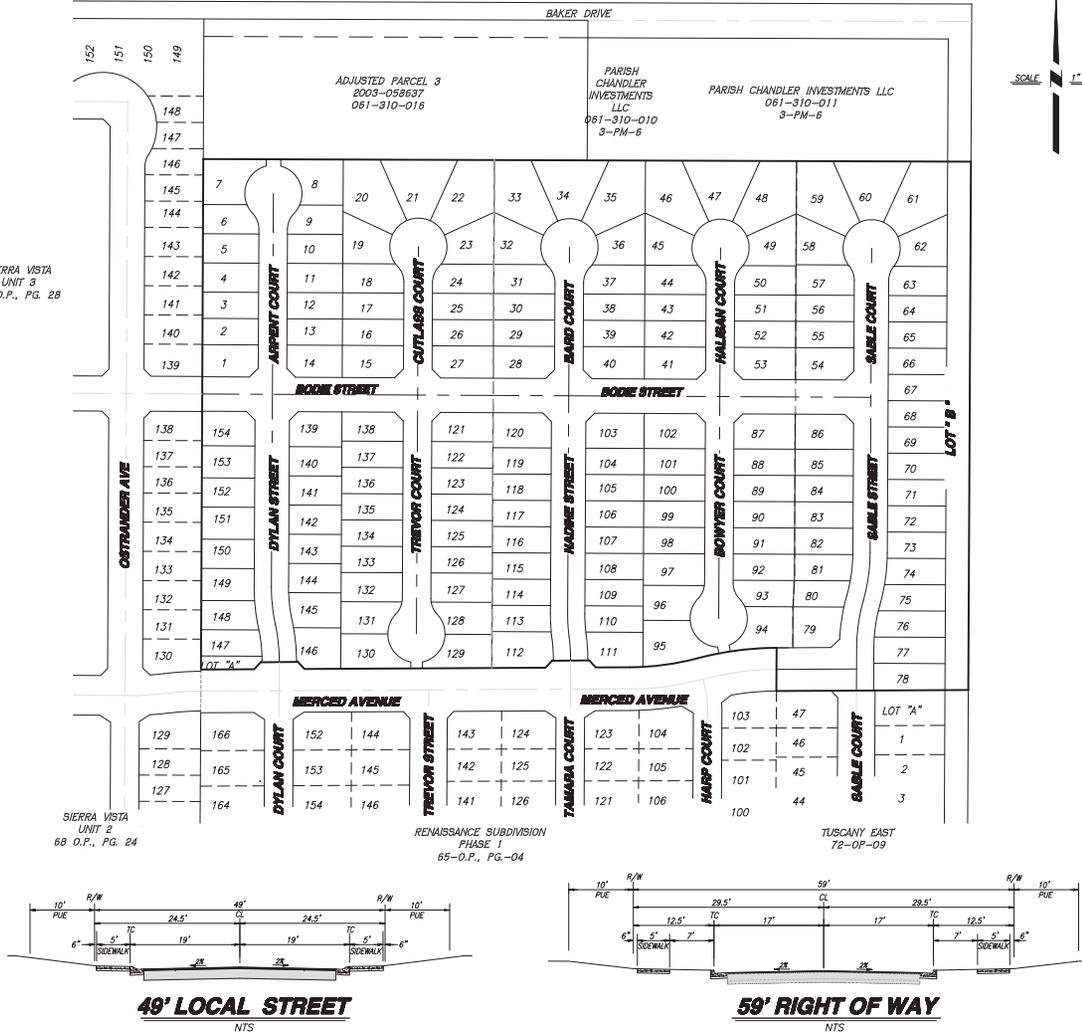


**VESTING TENTATIVE SUBDIVISION MAP FOR:
RENAISSANCE 154
MERCED, CALIFORNIA**

BEING A SUBDIVISION OF ADJUSTED PARCEL 2 AS SHOWN ON BOUNDARY ADJUSTMENT NUMBER 03-13 AND RECORDED AS INSTRUMENT NUMBER 2003-058637, MERCED COUNTY RECORDS PORTION SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN



VICINITY MAP
NTS

OWNER
LINDO ASSET MANAGEMENT LLC
2465 DISCOVERY BAY BLVD, SUITE 201
DISCOVERY BAY, CA, 94505

SUBDIVIDER
STONEFIELD HOME INC.
903 E. PACIFIC BLVD, SUITE C
LOS BANOS, CA 93830-4327

- STATEMENT OF SUBDIVIDER**
- ASSESSORS PARCEL NO: 061-310-017
 - EXISTING ZONING: R-1-5
 - EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
 - FRONT YARD DEPTHS AND BUILDING SETBACK LINES PER CITY OF MERCED ORDINANCES AND STANDARDS AND THE B.C.M.D.P.
 - WATER SUPPLY: BY CITY OF MERCED.
 - SEWAGE DISPOSAL: BY CITY OF MERCED.
 - STORM DRAINAGE: BY CITY OF MERCED.
 - TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
 - ALL IN-TRACT IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
 - EXISTING INFRASTRUCTURE WILL BE INSTALLED IN PHASES AS NECESSARY TO SERVICE IN-TRACT IMPROVEMENTS.

- NOTES:**
- STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
 - TOTAL AREA OF THIS SUBDIVISION IS 26.42 ACRES CONTAINING 154 RESIDENTIAL LOTS.
 - THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.

SHEET NO	DESCRIPTION
1	COVER SHEET
2	LOT DIMENSION PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL COMPOSITE UTILITY PLAN

	EXISTING	PROPOSED
WATER VALVE		
FIRE HYDRANT		
DRAIN INLET		
STANDARD MANHOLE		
WATER LINE		
SANITARY SEWER		
STORM DRAIN		
5.5W STREET LIGHT		
6.5W STREET LIGHT		
DIRECTION OF FLOW		
TOP OF CURB ELEVATION		
GROUND CONTOURS		
CURB, GUTTER AND SIDEWALK		
TYPICAL RETURN WITH HANDICAP RAMP		

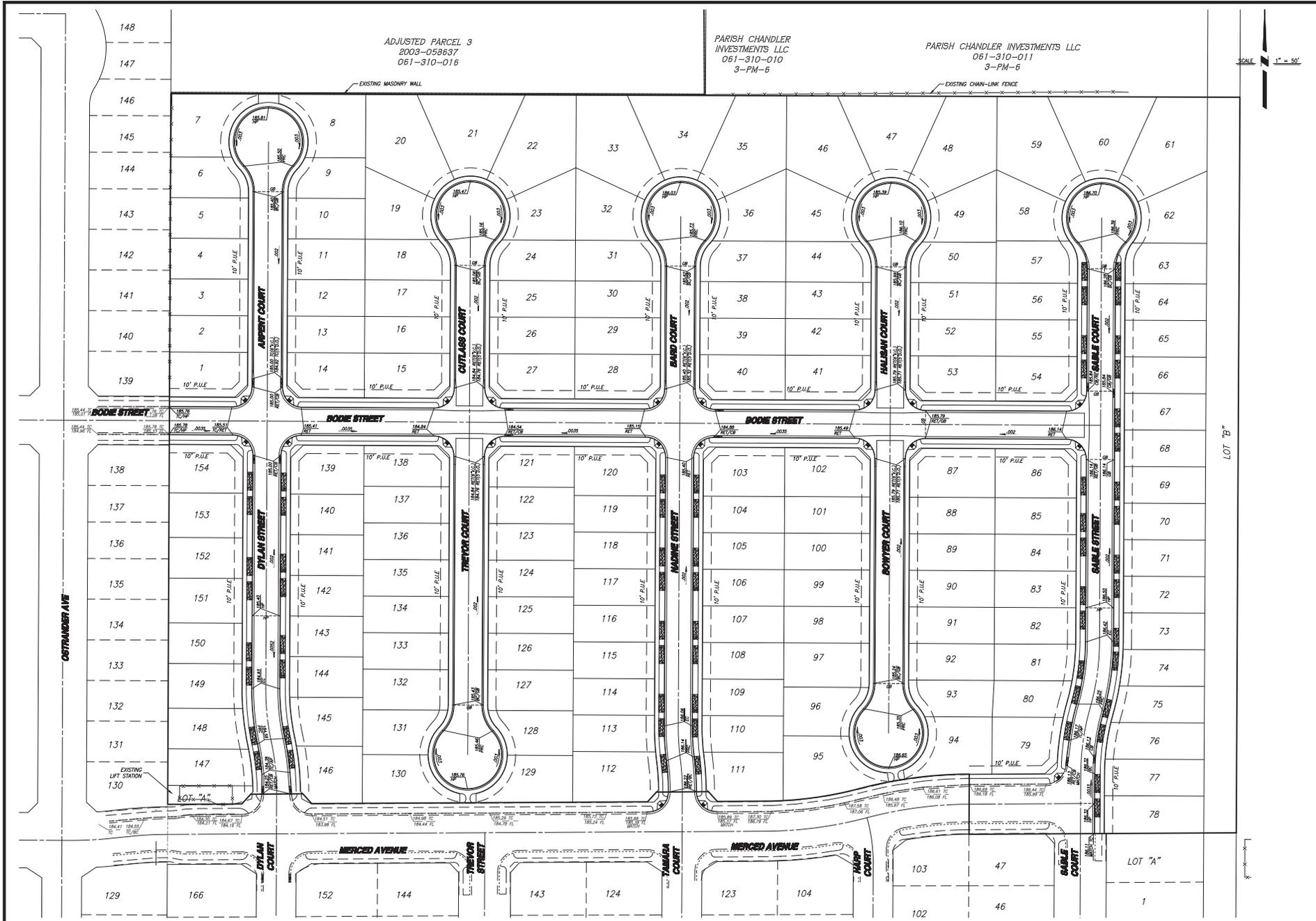
NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
915 17th STREET, MODESTO, CALIFORNIA 95354
(209) 546-8800
FAX: (209) 546-8805

COVER SHEET
VESTING TENTATIVE SUBDIVISION MAP
RENAISSANCE 154
MERCED, CALIFORNIA

JOB NO. 202292
DATE: 06-15-2022
DR BY: NK
CK BY: MR
SCALE: AS SHOWN

SHEET NUMBER
1
OF 4 SHEETS



NO.	DESCRIPTIONS	REVISIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 910 1TH STREET, SACRAMENTO, CALIFORNIA 95804
 (916) 486-8000 FAX: (916) 486-8005



CONCEPTUAL GRADING PLAN
 VERTICALLY TOLERATIVE SUBDIVISION MAP
RELIANCE 164
 AMERICAN, CALIFORNIA

JOB NO. 202202
 DATE 06-15-2022
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 SCALE AS SHOWN

SHEET NUMBER
3
 OF 4 SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION

