

YOSEMITE AVE SUBDIVISION

TENTATIVE MAP

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER 006-050-068 / 006-050-072
- TOTAL EXISTING PARCELS 2
- PROPOSED PARCELS 28 RESIDENTIAL LOTS
1 COMMERCIAL LOT
- EXISTING GENERAL PLAN COMMERCIAL OFFICE
- LAND USE DESIGNATION
- EXISTING ZONING CLASSIFICATION RP-0200 "RESIDENTIAL PLANNED DEVELOPMENT"
- CURRENT USE VACANT PARCEL
- PROPOSED LAND USE RESIDENTIAL & BUSINESS PARK
- BUILDING TABULATION:
RESIDENTIAL LOTS 3,271 AC
COMMERCIAL LOT 0.174 AC
TOTAL SITE ACERAGE 4.881 AC
- UTILITIES:
MERCED IRRIGATION DISTRICT
GAS & ELECTRIC
STORMWATER
STORMWATER
TELEPHONE
- PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.
- PLACED UNDER STREET NAMES FOR THE PROJECT ARE SHOWN ON THIS TENTATIVE MAP.
- GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
- BASE TOPOGRAPHIC INFORMATION WAS CREATED BY HARRISON INTERNATIONAL, INC. DATED 01/10/2008.
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF MERCED.
- PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE MERCED WASTEWATER TREATMENT PLANT.
- EXISTING UNDERGROUND UTILITIES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, 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 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) IN THE CITY OF MERCED.

PANEL NO. 06404029G
EFFECTIVE DATE: 12/02/2008

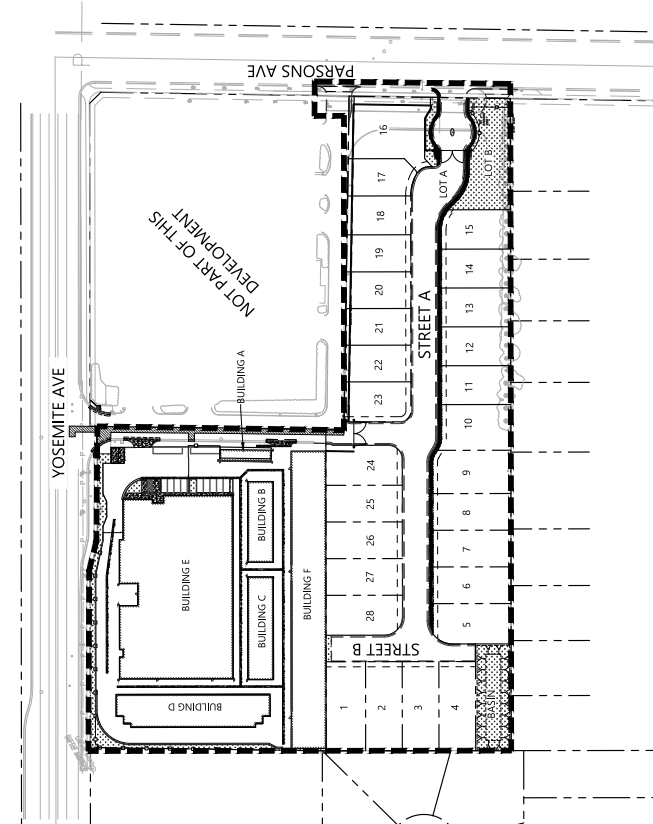
LEGAL DESCRIPTION

APN 006-050-068
PARCEL 2 AS SHOWN ON "PARCEL MAP FOR VAINWRIGHT TRUSTS", RECORDED JANUARY 26, 2007 IN VOLUME 46 OF OFFICIAL PLATS AT MERCED COUNTY RECORDS, PAGE 37 THROUGH 39, MERCED COUNTY RECORDS.

EXCEPTING THEREFROM,

BEING A PORTION OF PARCEL 2 AS SHOWN ON "PARCEL MAP FOR VAINWRIGHT TRUSTS", RECORDED JANUARY 26, 2007 IN VOLUME 46 OF OFFICIAL PLATS AT MERCED COUNTY RECORDS, PAGE 37 THROUGH 39, MERCED COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE E. 90 DEGS. 13'42" W. 10.00 FEET ALONG THE EAST LINE OF SAID PARCEL 2, THENCE S. 89 DEGS. 50'07" W. 155.37 FEET, THENCE N. 77 DEGS. 48'29" W. 45.43 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE N. 89 DEGS. 50'07" W. 155.37 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE S. 89 DEGS. 50'07" W. 155.37 FEET TO THE SOUTH LINE OF SAID PARCEL 2, THENCE S. 89 DEGS. 50'07" W. 155.37 FEET TO THE SOUTH LINE OF SAID PARCEL 2, BEING A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 22, 2007 IN VOLUME 451 OF OFFICIAL RECORDS, PAGE 377, MERCED COUNTY.

APN 006-050-072
PARCEL 1 AS SHOWN ON "PARCEL MAP FOR MERCED MEDICAL INVESTMENTS GROUP", RECORDED DECEMBER 23, 2008 IN BOOK 110 OF PARCEL MAPS, PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.



VICINITY MAP

DESCRIPTION: CHASED SQUARE, TOP FACE OF CURB ALONG NORTH OF PROPERTY.
ELEVATION: 232.11'
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 1380, LLC
1380 E YOSEMITE AVE, SUITE J
MERCED, CA 95340
CONTACT: ERIC GONZALES
ERIC@CRUSCOMPANY.COM
CRUSCOMPANY.COM
YOSEMITE CIVIL ENGINEERING
WWW.YCEC.COM
0110 234-9001
YOSHIN@YCEC.COM

CIVIL ENGINEER

NO.	REVISIONS	DATE

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

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SCALE: AS SHOWN

DRAWN BY: ABV/TG

CHECKED BY: YI

PROJECT #

23148

DATE

09/02/2025

SHEET #

C1.0

REVISIONS		
NO.	DESCRIPTION	DATE

CALIFORNIA

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

MERCED

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

SECTIONS

DRAWN BY: ABV/TG
CHECKED BY: YI

PROJECT #	SHEET #
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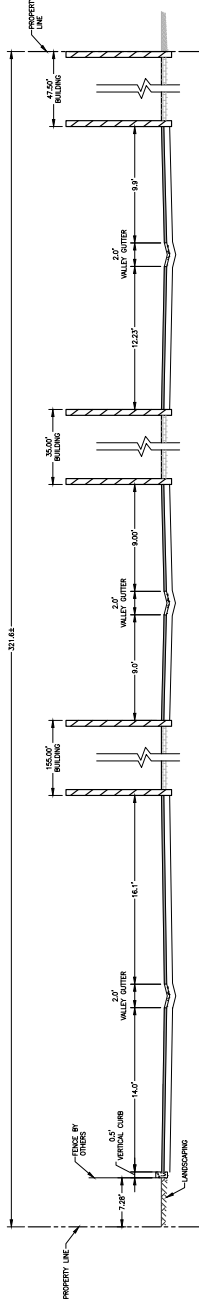
23148

DATE: 09/02/2025

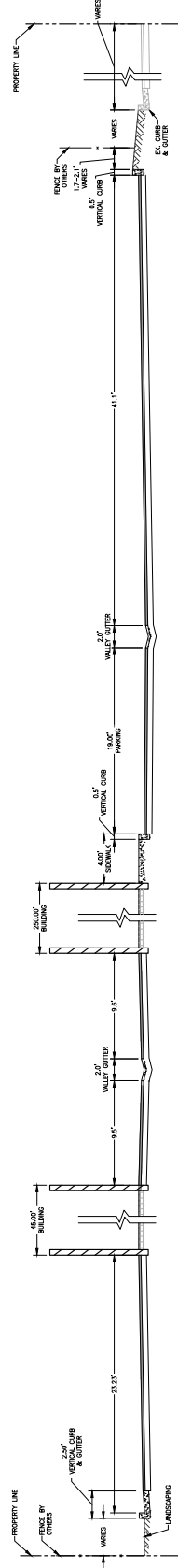
C3.1



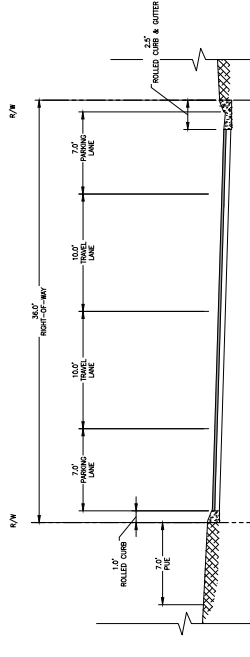
Know what's below.
Call before you dig.



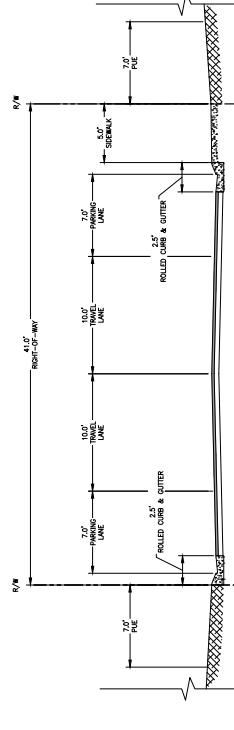
A SECTION A-A
NTS



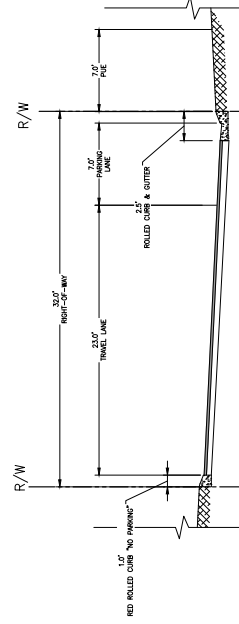
B SECTION B-B
NTS



SECTION C-C



SECTION D-D



E
SECTION E-E
NTS

REVISIONS		
NO.	DESCRIPTION	DATE

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

MERCED
PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE
GRADING PLAN
SCALE: 1" = 40'

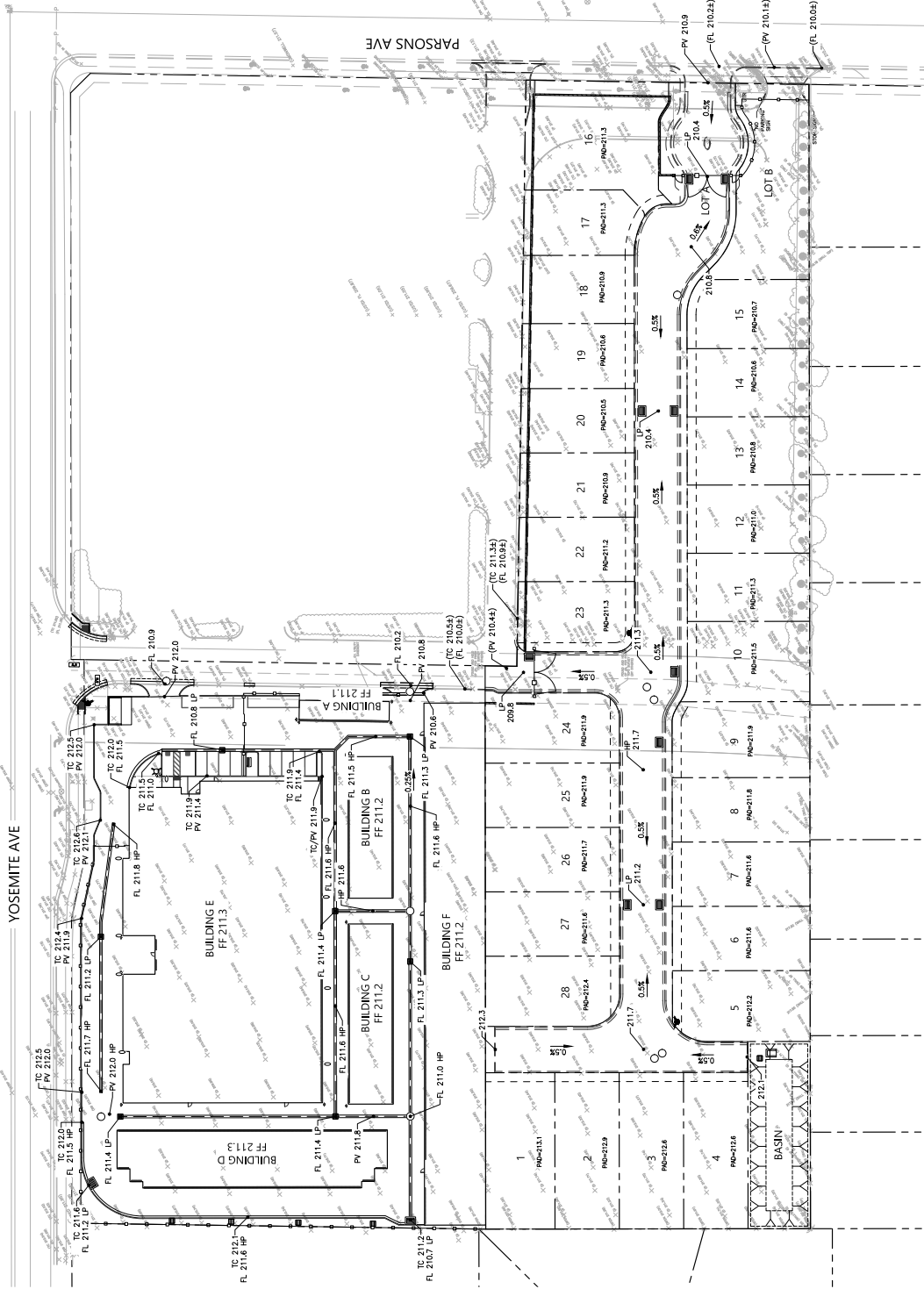
DRAWN BY: ABV/TGS
CHECKED BY: YI

PROJECT #
23148
DATE
09/02/2025
SHEET #
C4.0
SHEET X OF XX

GRADING LEGEND:

TC 100.00
UP 0.5%
PROPOSED ELEVATION
MATCH EXISTING ELEVATION
SLOPE AND DIRECTION OF DRAINAGE

CONCRETE
CALIFORNIA BUILDING CODE
ELEVATION
FLOW LINE
PAVEMENT
TOP OF CURB
C/C
EL
FL
M/N
PV
TC



Know what's below.
Call before you dig.

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