

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
STANDARD MANHOLE	STANDARD MANHOLE
DOWN INLET	DOWN INLET
RAIN LINE	RAIN LINE
SEWERING SENDER	SEWERING SENDER
STORM DOWN	STORM DOWN
SUN STREET LIGHT	SUN STREET LIGHT
RAIN STREET LIGHT	RAIN STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB, DUTTER AND SIDEWALK	CURB, DUTTER AND SIDEWALK
PHYSICAL RETAIN WITH PARAPET WALL	PHYSICAL RETAIN WITH PARAPET WALL

OWNER	SUBDIVIDER
HOSIETTER RANCHES, LLC 923 EAST PACHECO BOULEVARD, SUITE C LOS BANOS, CA 93635	STONEFIELD HOME, INC 923 EAST PACHECO BOULEVARD, SUITE C LOS BANOS, CA 93635

STATEMENT OF SUBDIVIDER

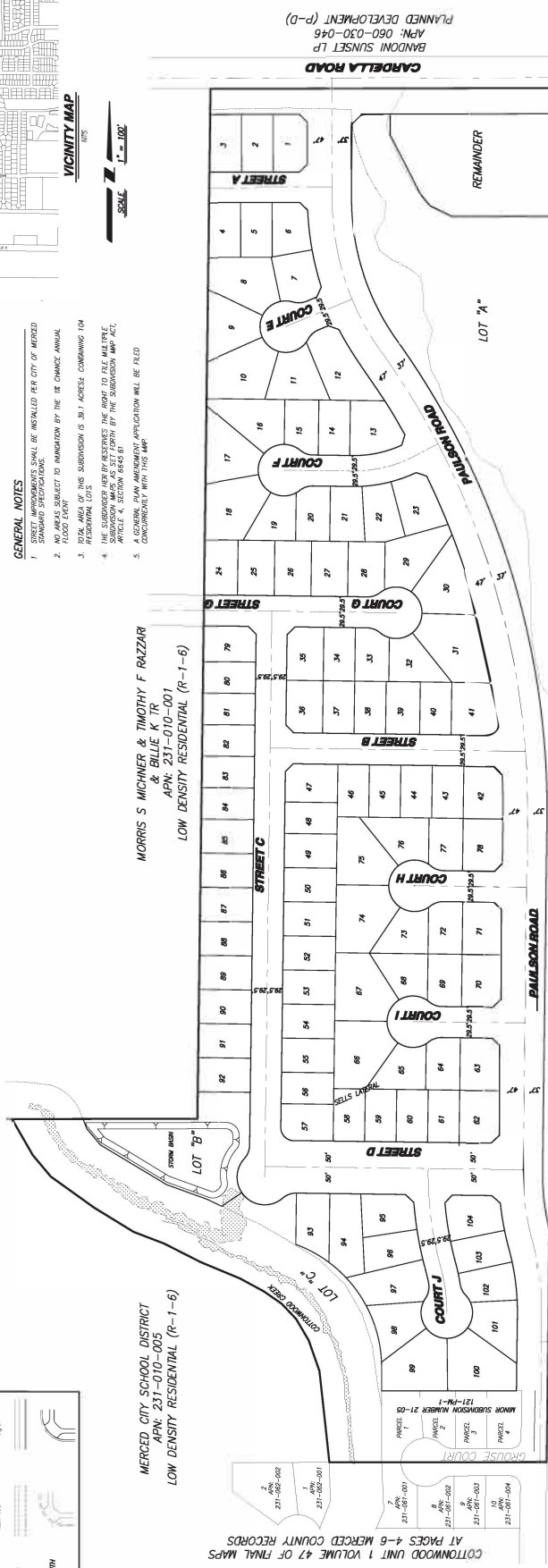
APPROVED: TRACER, MO. 931, 07/01

1. ADDRESS RANGE NO.: 201-974-0000
2. EXISTING EASEMENT PLUMBING/SEWER/LAND LOW DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AGRICULTURAL
3. P=1-4 (LOW DENSITY RESIDENTIAL)
4. EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
5. FRONT WARD DRIVEWAYS AND BUILDINGS SETBACK LINES PER CITY OF MERCED ORDINANCES AND STANDARDS
6. WATER SUPPLY BY CITY OF MERCED
7. SEWAGE DISPOSAL BY CITY OF MERCED
8. STORM DRAINAGE BY CITY OF MERCED
9. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
10. ALL IN-SITUATED MICROPLASTICS AND BULKY SOLIDITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.

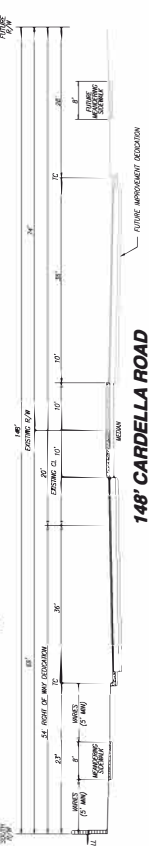
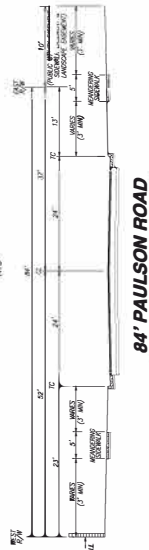
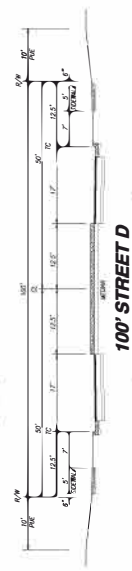
1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. NO AREAS SUBJECT TO INUNDATION BY THE CHANCE ANNUAL FLOOD EVENT.
3. TOTAL AREA OF THIS SUBDIVISION IS 30.1 ACRES, CONTAINING 104 RESIDENTIAL LOTS.
4. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 6645.61.
5. A GENERAL PLANNING APPLICATION WILL BE FILED CONCERNING THIS MAP.

MERCED CITY SCHOOL DISTRICT
APN: 231-010-005
LOW DENSITY RESIDENTIAL (R-1-6)

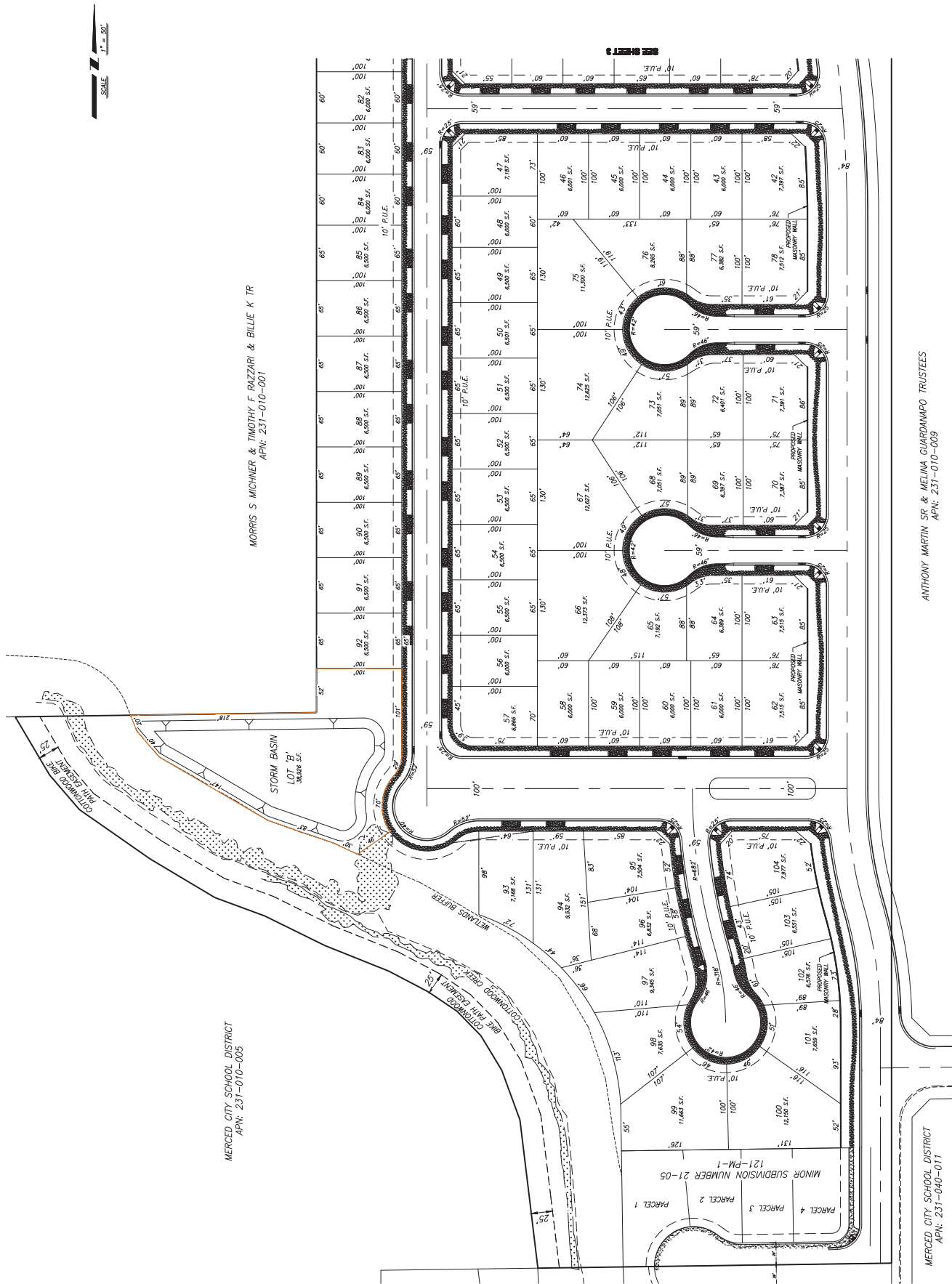
ATTACHMENT 5



MERCED CITY SCHOOL DISTRICT
APN: 231-040-011
LOW DENSITY RESIDENTIAL (R-1-5)



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



NO.	DESCRIPTIONS	DATE	APPROVED



BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4885 SPRINGS WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (949) 548-8888

LOT DIMENSION PLAN (NORTH)
VERIFIED TRIANGULAR SUBSTANTIAL MAP FOR
PAULSON RANCH
MERCED, CALIFORNIA

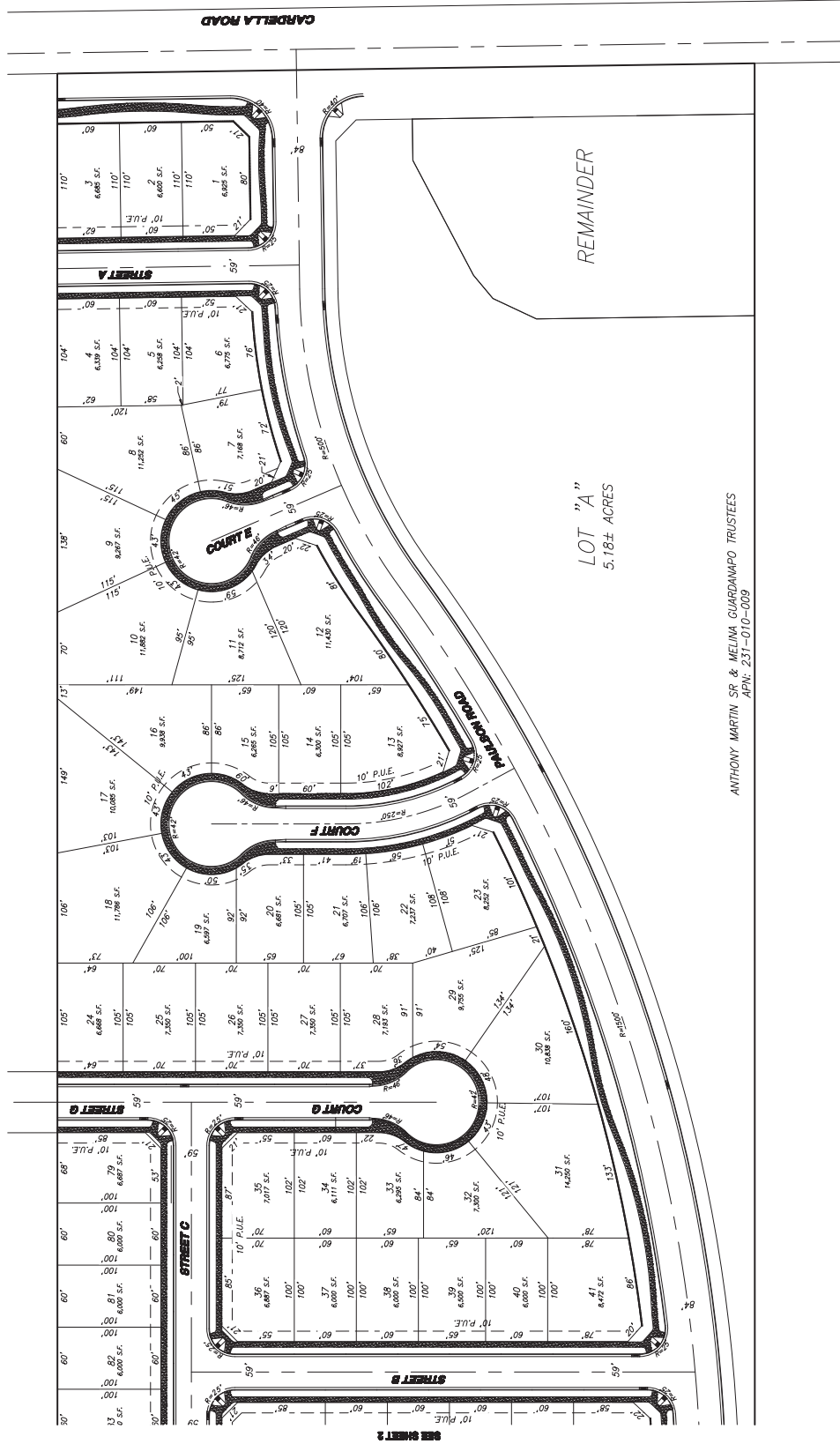
JOB NO. 125985
DATE 1/28/2023
DRAWN BY LC
CHECKED BY MR
SCALE AS SHOWN

SHEET NUMBER
3
OF 7 SHEETS

SCALE
1" = 50'

MORRIS S. MICHAEL & TIMOTHY F. RAZZARI & BILLIE K. TR
APN: 231-010-001

BANDONI SUNSET LP
APN: 060-030-046



CONCEPTUAL GRADING PLAN (SOUTH)
PAULSON RANCH
BERKELEY, CALIFORNIA

PAULSON RANCH
 MERCED, CALIFORNIA
 WESTING TRIMMING SUBDIVISION MAP FOUR

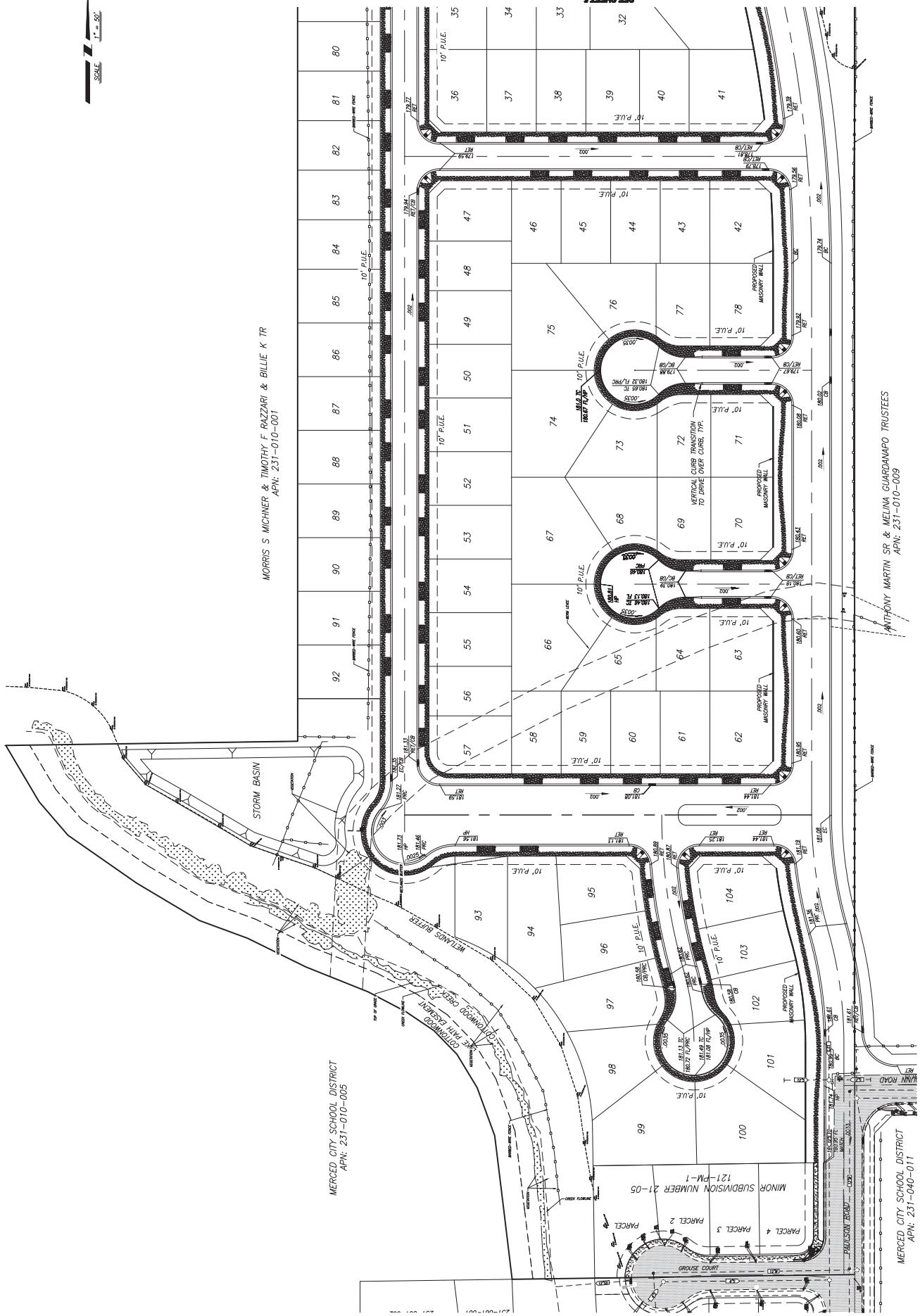
RESEARCH, DESIGN, AND CONSTRUCTION



BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4805 SPYGLASS WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (714) 946-0888

4400 SWIFTER WAY, SUITE A, MODesto, CALIFORNIA, 95320 (916) 540-0000

NO		DESCRIPTIONS		DATE	APPROVED
REVISIONS					
DATE:					



SHEET NUMBER

DATE: 1/28/2025
DRAWN BY: JG
CHECKED BY: MR
SCALE: AS SHOWN

CONCEPTUAL GRADING PLAN (NORTH)
PAULSON RANCH
VERTICAL TENTATIVE SUBMITTAL MAP FOR
RECORD, CALIFORNIA

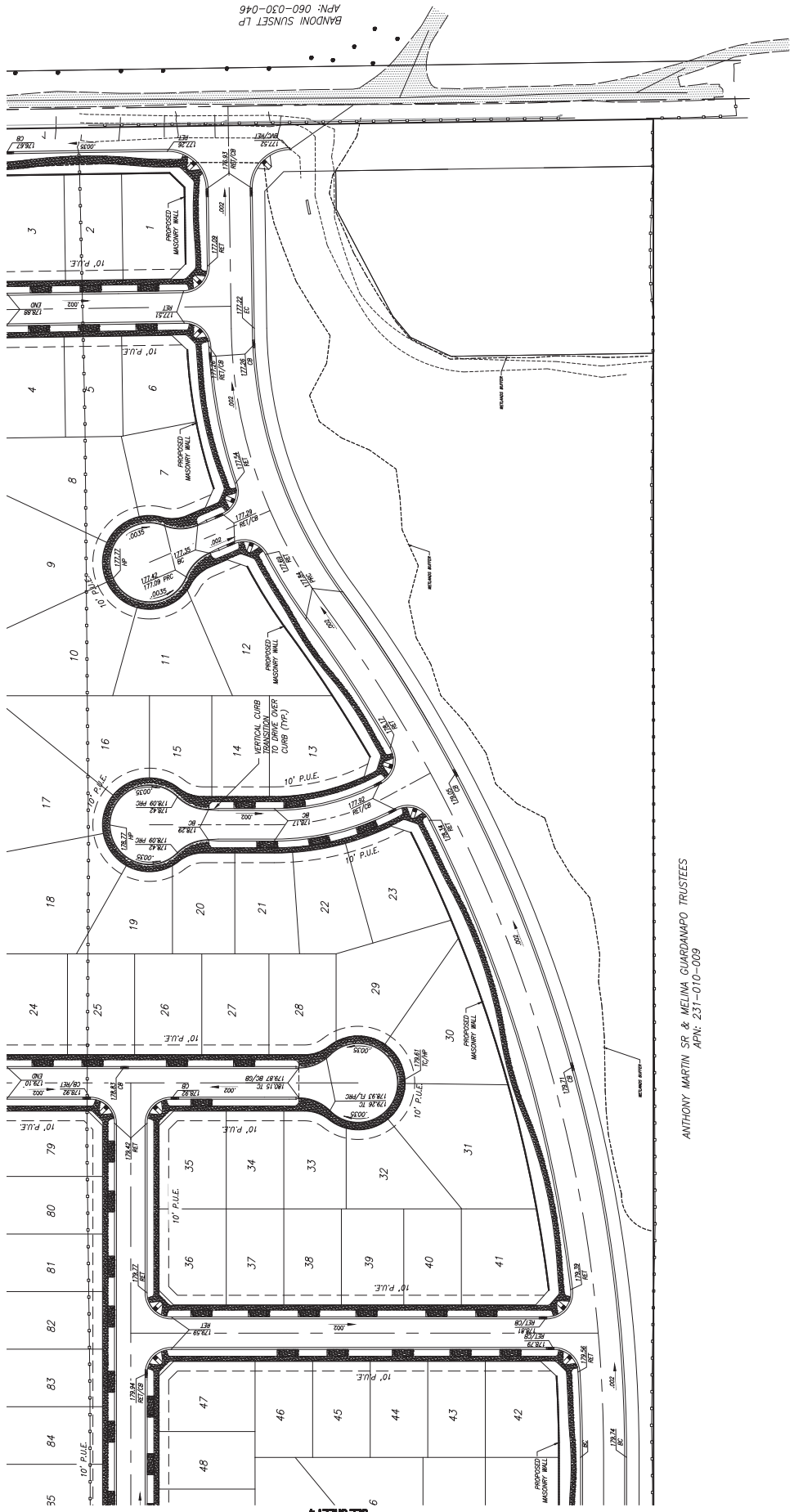
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4885 SPRING WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (949) 548-8888

NO.	DESCRIPTIONS	DATE	APPROVED

PREPARED UNDER THE DIRECTION OF:

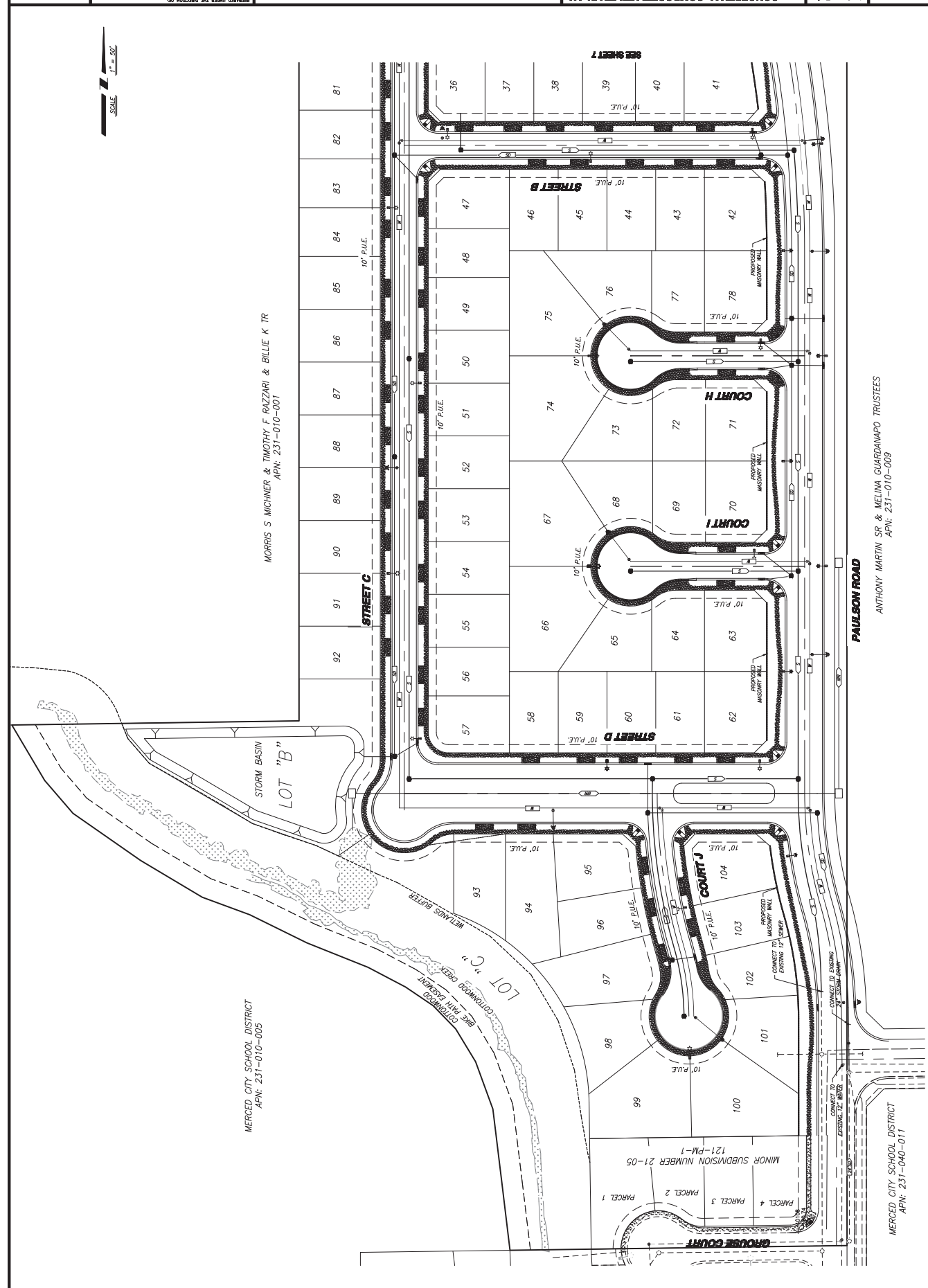
MORRIS S. MICHNER & TIMOTHY F. RAZZARI & BILLIE K. TR
APN: 231-010-001

ANTHONY MARTIN SR. & MELINA GUARDANAPAO TRUSTEES
APN: 231-010-009



SCALE: 1" = 50'

PAULSON SUNSET LP
APN: 060-030-046



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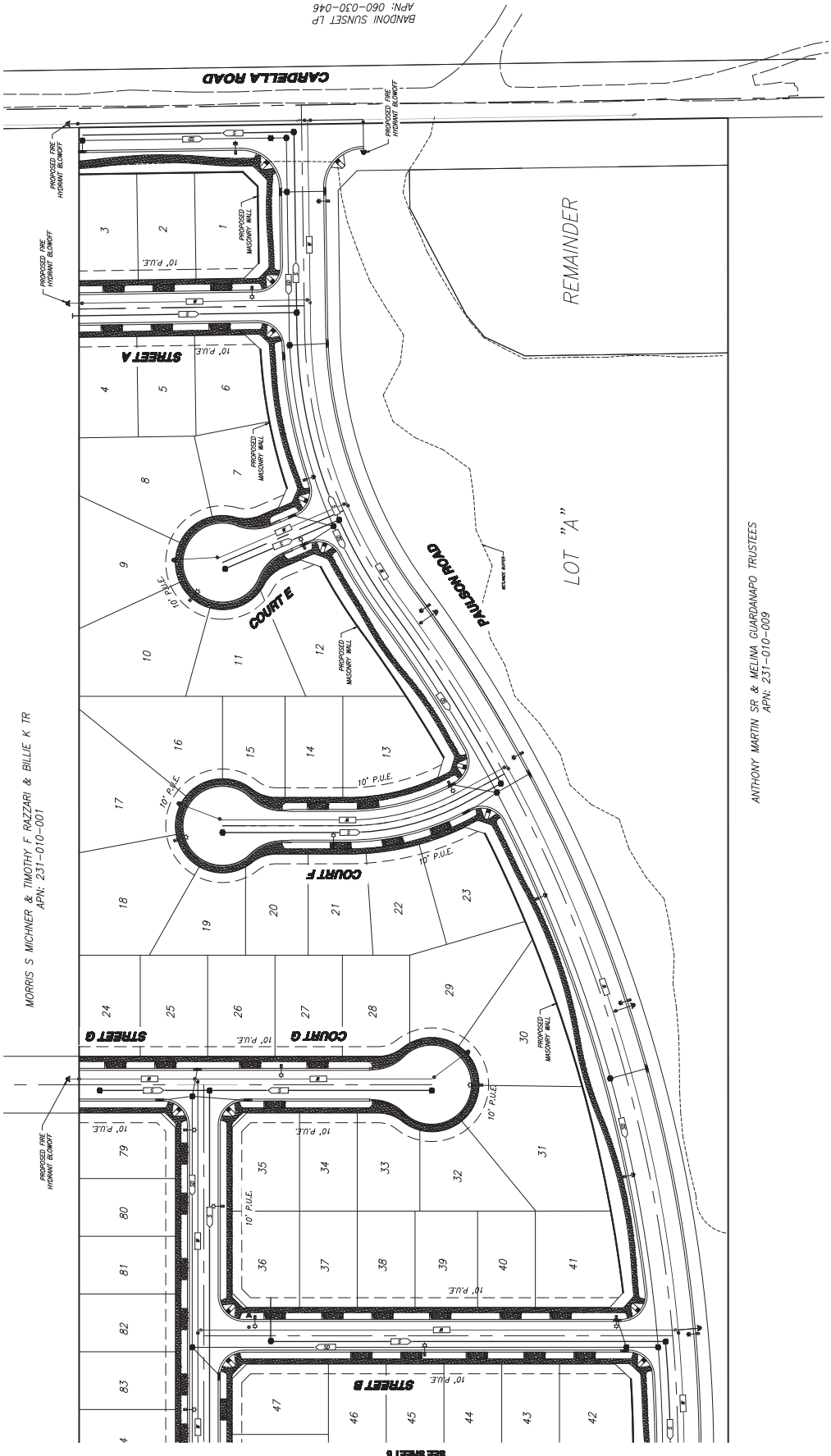
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
485 SPRING WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (949) 548-8888



CONCEPTUAL COMPOSITE UTILITY PLAN
(NORTH)
PAULSON RANCH
VERBENA TRIBUTARY SUBSTATION MAP FOR
VERBENA, CALIFORNIA

NO.	DESCRIPTIONS	DATE	APPROVED

SCALE
1" = 50'



MORRIS S MICHNER & TIMOTHY F RAZZARI & BILLIE K TR
APN: 231-010-001

ANTHONY MARTIN SR & MELINA GUARDAMAPPO TRUSTEES
APN: 231-010-009

BANDON SUNSET LP
APN: 060-030-046

SEE SHEET 6