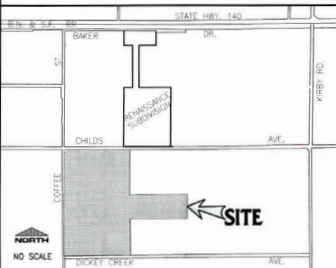


**TENTATIVE MAP NOTES:****INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080**

- 1.) LOCATION MAP AS SHOWN HEREON.
- 2.) TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
- 3.) OWNER: RIDGE SUTTER  
P.O. BOX 3520  
MERCED, CA 95352  
(209) 529-6361
- 4.) SUBDIVIDER: NONE
- 5.) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, INC.  
405 W. 19TH STREET  
MERCED, CA 95340  
(209) 722-3200
- 6.) ACREAGE: APPROXIMATELY 66.78 ACRES
- 7.) NO CONTOURS SHOWN. GROUND RELATIVELY FLAT
- 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. EIGHT FOOT PUBLIC UTILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT FRONTS.
- 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.) PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
- 14.) LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
- 15.) PROPOSED SUBDIVISION IS WITHIN MERCED CITY LIMIT.
- 16.) INTENDED LAND USE: RESIDENTIAL R-1-6 AND R-1-5. PROPOSED DENSITY: LOW DENSITY (4.1 UNITS PER GROSS ACRE); COMMERCIAL & VILLAGE RESIDENTIAL R-3-2
- 17.) APPROPRIATE 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.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.
- 23.) EXISTING TREES WITHIN THE SUBDIVISION AS SHOWN.
- 24.) AREA SUBJECT TO PERIODIC FLOODING 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 100 (DEPTH 1 FOOT PER F.L.R.M. MAP NUMBER 06047030445 E EFFECTIVE DATE AUGUST 2, 1995 PREPARED BY F.E.M.A.)

**LEGEND:**

- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED STORM DRAIN WHORL
- PROPOSED SANITARY SEWER WHORL
- PROPOSED CATCH BASIN
- PROPOSED WHEEL CHAIR RAMP
- PUBLIC UTILITY DEPENDENT
- PROPOSED BLOCK WALL
- EXISTING TREE
- POSSIBLE FUTURE LOT

**VICINITY MAP:****DESCRIPTION:**

BEING A SUBDIVISION OF LOTS 97, 98, AND PORTION OF LOT 96, LOT 94 AND LOT 95 AS SHOWN ON THE "MAP OF MERCED COUNTY" FILED FOR RECORD IN VOLUME 4, OF OFFICIAL PLATS, AT PAGE 24 MERCED COUNTY RECORDS SECTION 34, 1.75 A.14 L.M.D.B. & M.

**REVISIONS:**

NO. 1	DATE: 10/1/04	BY: CCI	DESCRIPTION: PREPARED TENTATIVE MAP
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**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 W. 19th Street • P.O. Box 349 • Merced, CA 95340  
Phone (209) 722-3200 • Fax (209) 722-3254

**NORTH**

0 20 40 60 80 100  
SCALE: 1" = 100'

SHEET CONTENTS:  
**TENTATIVE MAP**

PREPARED FOR:  
Ridge Sutter  
P.O. Box 3520  
Merced, CA 95352  
209-529-6361

VESTING TENTATIVE SUBDIVISION MAP FOR  
**THE CROSSING AT RIVER OAKS**  
APN 061-250-025

MERCED

CALIFORNIA

DESIGNED: GOLDEN VALLEY ENGINEERING  
DRAWN BY: CCI  
CHECKED: STAFF  
DATE: SEP. 2004  
JOB NO.: 04-225

SHEET

**TSM**

# EXHIBIT #1

## TSM#1263

P.C. MTG. - Dec. 8, 2004

COMMERCIAL  
5.00 ACRES

R-3-2  
5.78 ACRES

RECOMMENDED FOR APPROVAL, DENIAL  
BY THE MERCED PLANNING  
COMMISSION ON JULY 1, 2004  
IN ACCORDANCE WITH REGULATION  
# 27200  
*Signature*

