

BEING A SUBDIVISION OF PORTIONS OF THE REMAINDER OF BELLEVUE RANCH NORTH VILLAGES 23A AND 23B
RECORDED IN VOLUME 82 OF OFFICIAL PLATS AT PAGE 30-32, MERCED COUNTY RECORDS LYING IN SECTION 31,
TOWNSHIP 6 SOUTH, RANGE 14 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF MERCED, COUNTY OF
MERCED, STATE OF CALIFORNIA



VICINITY MAP

1 ASSESSORS PARCEL NO: 170-060-028

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- 2 EXISTING ZONING: P-D
- 3 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
- 4 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
- 5 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
- 6 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
- 7 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
- 8 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.
- 9 EROSION CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS.

1. PUBLIC STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER CITY SPECIFICATIONS.
3. THE SITE IS BASICALLY FLAT.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA FLOOD MAPS.
5. TOTAL AREA OF THIS SUBDIVISION IS 17.9 ACRES, CONTAINING 48 RESIDENTIAL LOTS.
6. LOT "A" IS TO BE DEDICATED TO THE CITY OF MERCED AS PARKING CENRE.
7. LOT "B" IS TO BE DEDICATED TO THE CITY OF MERCED AS OPEN SPACE/LANDSCAPE.
8. LOT "C" TO "G" CONSISTS OF APPLICABLE STORIES WITHIN THE SUBDIVISION, COMMENSURATE WITH THE CITY OF MERCED'S REQUIREMENTS.
9. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 64464.61.
10. THE DEVELOPER INTENDS TO CONSTRUCT 20 STREET IMPROVEMENTS WITH ALLEYS.

10/10/2014

Figure 1 is a plan view diagram of a proposed water supply system. The diagram shows a network of pipes and valves. Key features include:

- WATER VALVE:** Indicated by a circle with a cross.
- FIRE HYDRANT:** Indicated by a circle with a cross.
- STANDARD MANHOLE:** Indicated by a circle with a cross.
- WATER LINE:** Indicated by a solid line.
- SANITARY SEWER:** Indicated by a dashed line.
- STORM DRAIN:** Indicated by a line with cross-ticks.
- NEW STREET LIGHT:** Indicated by a circle with a cross.
- DIRECTION OF FLOW:** Indicated by an arrow.
- TOP OF CURVE ELEVATION:** Indicated by a circle with a cross.
- GROUND CONTOURS:** Indicated by dashed lines.
- CURB AND GUTTER AND SIDEWALK:** Indicated by a line with cross-ticks.
- TYPICAL RETURN WITH STORM PUMP:** Indicated by a line with cross-ticks.

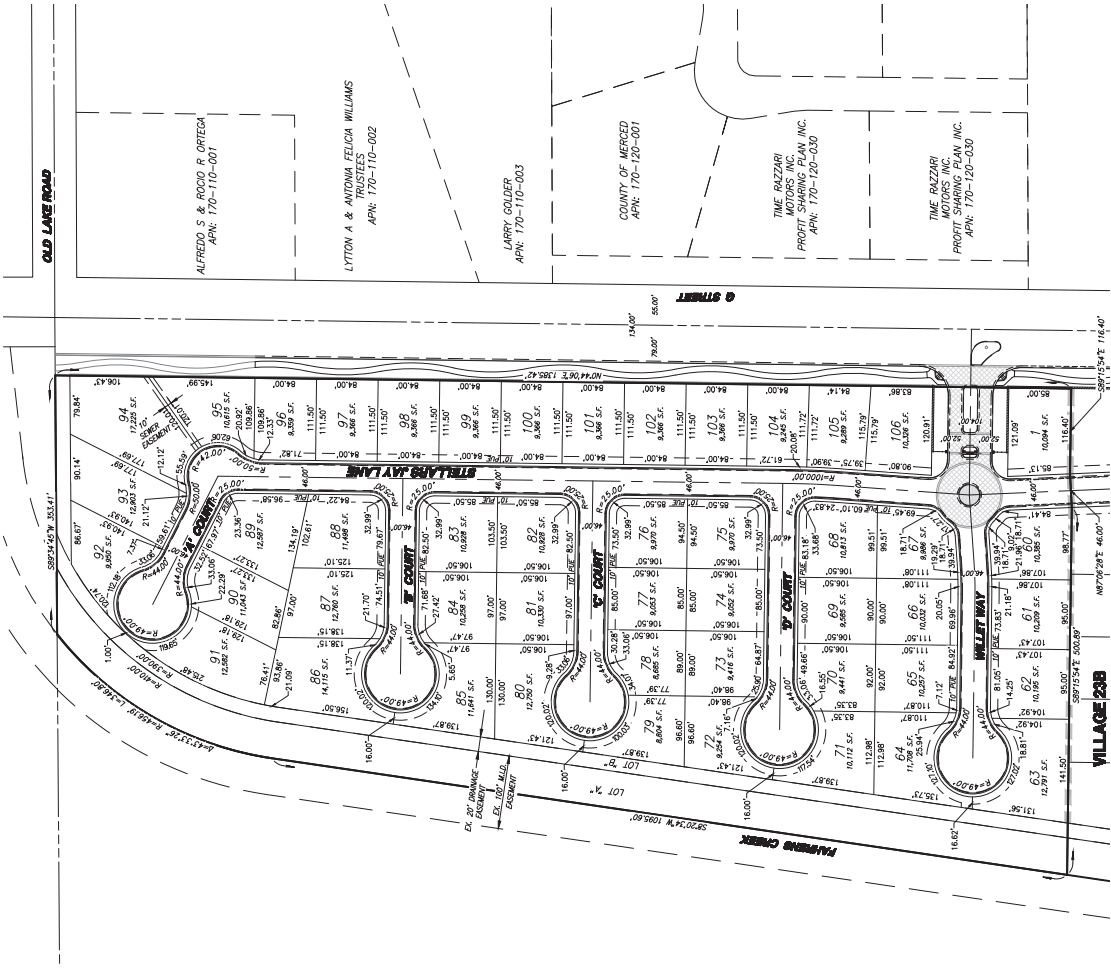
The diagram is labeled "EXISTING" and "PROPOSED".



COVER SHEET

JOB NO. 125067
DATE 9/26/2024
DR BY IC
CK BY MR
SCALE AS SHOWN

4 of 4 sheets

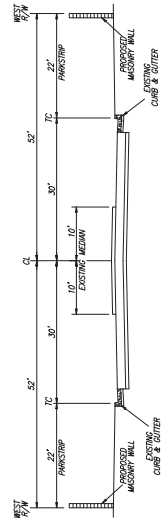
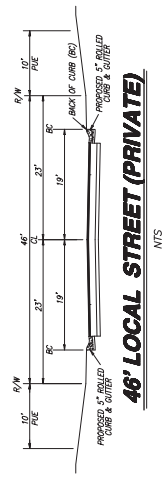


NO.	DESCRIPTIONS	DATE	APPROVED

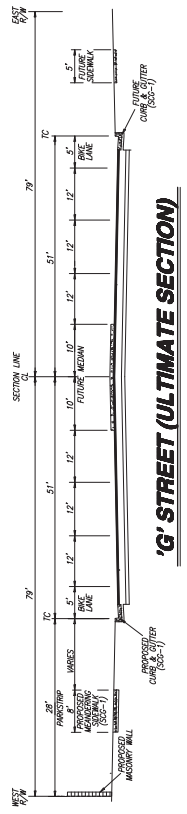
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4850 SUTTER WAY, SUITE A, ROBERTS, CALIFORNIA, 92658 (949) 548-8888

LOT DIMENSION PLAN
VILLAGE 238
BELLVIEW RANCH NORTH VILLAGE 24
VILLAGE 238
VILLAGE 238

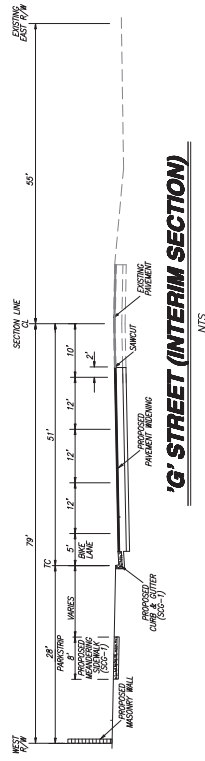
JOB NO. 120967	DATE 9/24/2024	SCALE AS SHOWN	SHEET NUMBER 4
DRW. J	CHK. J	DATE 9/24/2024	OF 4 SHEETS



WILLET WAY GATED ENTRY AND ROUNDABOUT



'G' STREET (ULTIMATE SECTION)



'G' STREET (INTERIM SECTION)

