

YOSEMITE AVE SUBDIVISION

TENTATIVE MAP

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 006-050-068 / 006-050-072
- TOTAL EXISTING PARCELS: 2
- PROPOSED PARCELS: 42 RESIDENTIAL LOTS
1 COMMERCIAL LOT
- EXISTING GENERAL PLAN LAND USE DESIGNATION: COMMERCIAL OFFICE
- EXISTING ZONING CLASSIFICATION: RP-000 "RESIDENTIAL PLANNED DEVELOPMENT"
- CURRENT USE: VACANT PARCEL
- PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL
- BUILDING TABULATION: 3.16+ AC
RESIDENTIAL LOTS: 0.31+ AC
OPEN SPACE: 4.88+ AC
TOTAL SITE ACERAGE: 8.15+ AC
- UTILITIES: 1.73+ AC
STORAGE FACILITIES: 0.13+ AC
LANDSCAPE: 2.72+ AC
TOTAL SITE ACERAGE: 4.58+ AC
- UTILITIES: MERCED IRRIGATION DISTRICT
POLE: CITY OF MERCED
STORM WATER: CITY OF MERCED
TELEPHONE: TBD
- PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADES ARE SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.
- PACIFICORNER STREET NAMES FOR THIS 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.
- THE TOPOGRAPHIC INFORMATION WAS CREATED BY WILSON INTERNATIONAL INC. DATED 11/15/2020.
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF MERCED.
- PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE MERCED WASTEWATER TREATMENT PLANT.
- NO EXISTING UTILITIES OR 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

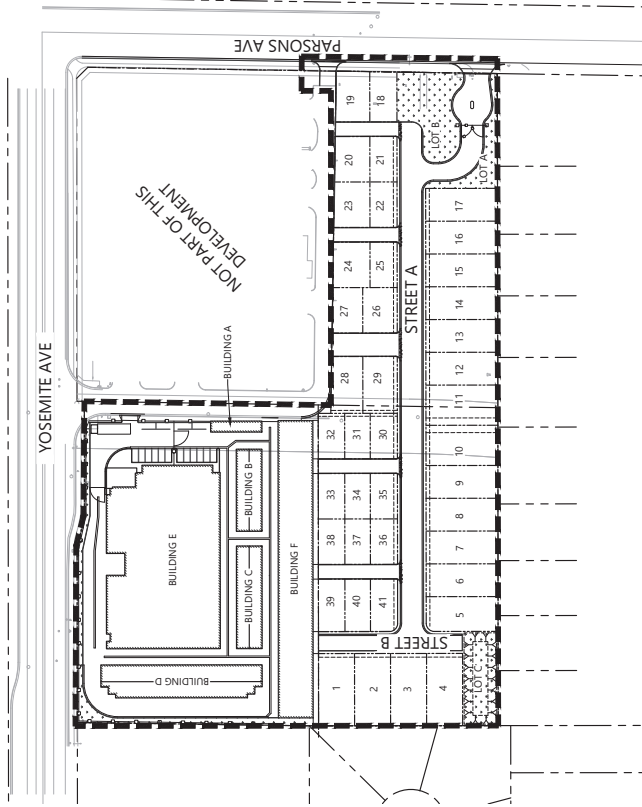
THIS PROJECT IS IN FLOOD ZONE X - OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) IN THE CITY OF MERCED.

PANEL NO. 00407029G
EFFECTIVE DATE: 10/02/2008

LEGAL DESCRIPTION

APN 006-050-068
THIS PROJECT IS SHOWN ON PARCEL MAP FOR WAINWRIGHT TRUSTS, RECORDED IN VOLUME 46 OF OFFICIAL PLATS AT PAGES 3 THROUGH 39, MERCED COUNTY RECORDS.
EXCEPTING THEREFROM:
BEING A PORTION OF PARCEL 2 AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS", RECORDED IN VOLUME 45 AND 46, MERCED COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2, THENCE E. 90 DEG. 52' 47" W. 10.00 FEET ALONG THE EAST LINE OF SAID PARCEL 2, THENCE S. 88 DEG. 58' 07" W. 153.37 FEET, THENCE N. 77 DEG. 48' 29" W. 42.00 FEET TO THE NORTH LINE OF SAID PARCEL 2, THENCE N. 69 DEG. 50' 07" W. 100.00 FEET TO THE EAST LINE OF SAID PARCEL 2, THENCE E. 90 DEG. 52' 47" W. 100.00 FEET TO THE POINT OF BEGINNING. A MUNICIPAL CORPORATION BY DEED RECORDED AUGUST 22, 2001 IN VOLUME 4511 OF OFFICIAL RECORDS, PAGE 317, MERCED COUNTY.

APN 006-050-072
THIS PROJECT IS SHOWN ON "PARCEL MAP FOR MERCED MERCAN INVESTMENTS GROUP", RECORDED IN VOLUME 46 OF OFFICIAL PLATS AT PAGES 14, 15, AND 16, MERCED COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BENCHMARK:

DESCRIPTION: CHISELED SQUARE, TOP FACE OF CURB ALONG NORTH OF PROPERTY.
ELEVATION: 2121.1'
DATUM: USGS.

SHEET INDEX

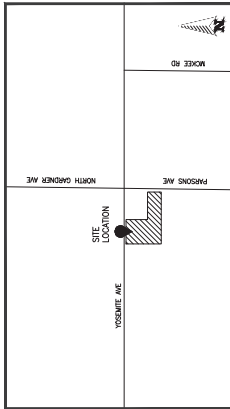
- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC PLAN
- C3.0 SITE PLAN
- C4.0 SECTIONS
- C5.0 GRADING PLAN
- C6.0 UTILITY PLAN

CONTACT INFORMATION

APPLICANT:
YOSEMITE 1382, LLC (SUITE J)
1382 E YOSEMITE AVE
MERCED, CA 95340
CONTACT: ERIC GONSALES
ERIC@YCGENGINEERING.COM
ERIC@CRUISECOMPANY.COM

CIVIL ENGINEER:
YCG CIVIL ENGINEERING
WWW.YCG.CO
01.01.2024.6911
YISHIN@YCGO

VICINITY MAP



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

MERCED

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE
COVER SHEET
SCALE: AS SHOWN

DRAWN BY: AB/VTG
CHECKED BY: YI

PROJECT #
23148
DATE
4/22/2024

SHEET #
C1.0



NO.	REVISIONS	DESCRIPTION	DATE

NO.	REVISIONS	DESCRIPTION	DATE

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

PROFESSIONAL SEAL
 NOT FOR CONSTRUCTION

SHEET TITLE
TOPOGRAPHIC PLAN
 SCALE: 1" = 60'

DRAWN BY: ABV/TG
 CHECKED BY: V
 PROJECT #
23148
 SHEET #
C2.0
 DATE
 4/22/2024

LEGEND:

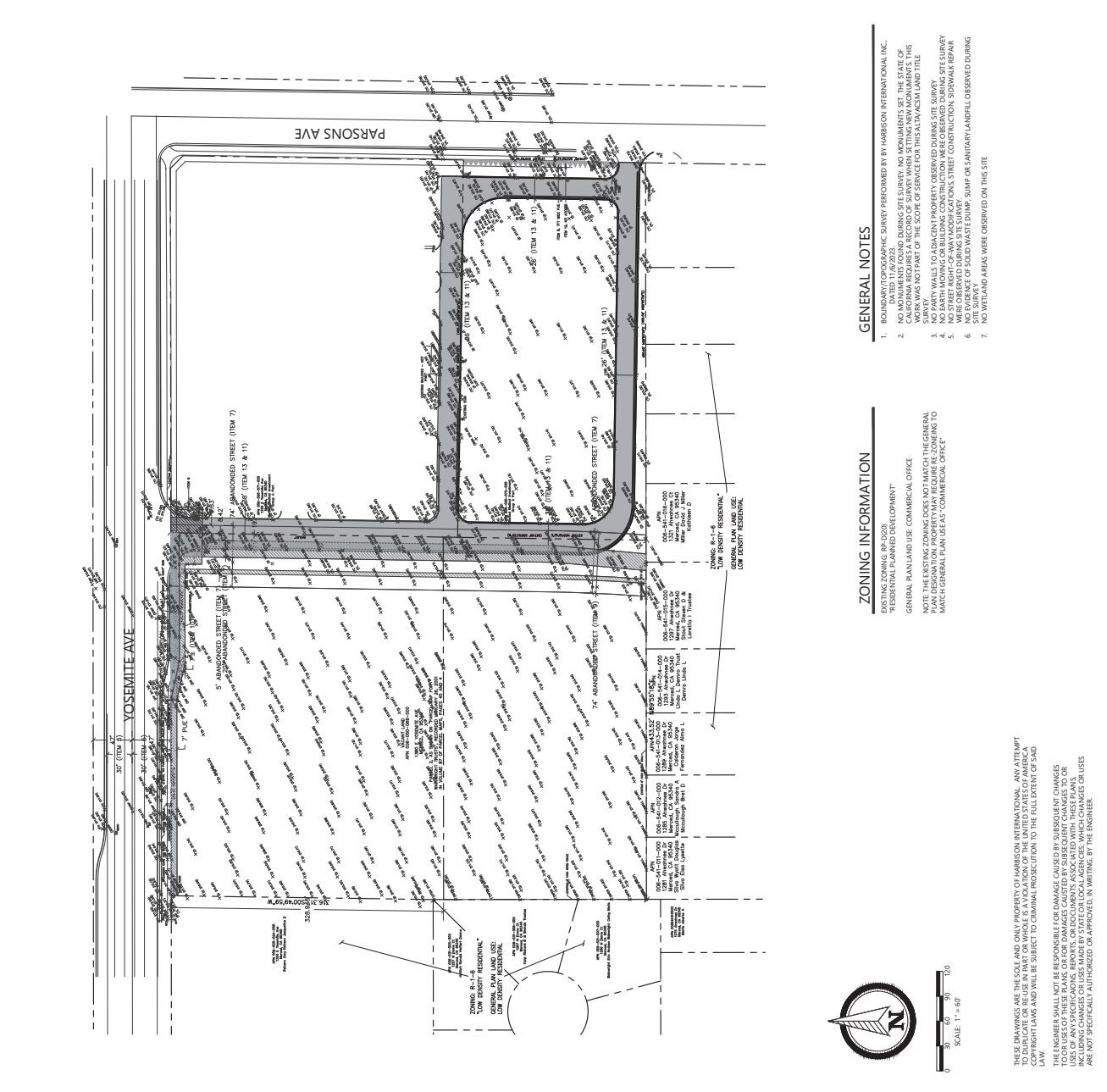
- () DATA PER PARCEL 2 AS SHOWN ON PARCEL MAP FOR MERCED MEDICAL INVESTMENTS GROUP - PARCEL MAPS, PAGES 14, 15, AND 16, MERCED COUNTY RECORDS.
- MEASURED BEARING AND DISTANCE
 BELL W/HT
 PACIFIC BELL MAN HOLE
 BUILDING
 BLD
 D/F
 TR
 ELECTRICAL BOX IN TRANSFORMER
 ELECTRICAL BOX IN GROUND
 FIRE HYDRANT
 FIRE HYDANT
 POWER POLE
 POWER POLE
 PH
 PH
 PH
- POSTS & TIES
 STORM DRAIN MANHOLE
 SANITARY SEWER MANHOLE
 WATER VALVE
 FIRE HYDRANT
 STREET LIGHT
 STREET SIGN
- EXISTING CURB AND GUTTER
 PROP. LINE
 EASEMENT LINE
 DIFFERENT CROSS-HATCHED AREAS
 DIFFERENT CROSS-HATCHED AREAS
 DIFFERENT CROSS-HATCHED AREAS
 THIS SHEET
 ITEM 13 & 17 PER TITLE REPORT
 ABUTTERS RIGHT TO ACCESS IS REVOKED PER ITEM 12
- SL
 SMH
 WB
 WM
 WUT
 WMT
 WUT
- STREET LIGHT
 CITY SEWER MANHOLE
 CITY WATER MANHOLE
 WATER UTILITY BOX
 WATER METER

SUBJECT TO THE FOLLOWING ITEMS:

- THE NUMBERS OF THE FOLLOWING ITEMS IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 22,009,004, DATED MAY 23, 2023.
7. AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP RECORDED JANUARY 26, 2011 IN BOOK 87 AT PAGES 45 AND 46 OF PARCEL MAPS 14, 15, AND 16, MERCED COUNTY RECORDS, AFFECTS THE LEGAL DESCRIPTION OF PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS EASTLEY 7 FEET
- AREAS SHOWN ON SAID MAP
 ARE SUBJECT TO THE DISPOSITIONS IN THE MAP REFERRED TO IN THE LEGAL DESCRIPTION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS EASTLEY 7 FEET
9. AN EASEMENT FOR PUBLIC FACILITIES AND INCIDENTAL PURPOSES IN THE LEGAL DESCRIPTION RECORDED AUGUST 22, 2009 IN BOOK 451 AT PAGE 384 OF PARCEL MAPS 14, 15, AND 16, MERCED COUNTY RECORDS, AFFECTS AREAS AS DESCRIBED HEREIN
11. AN EASEMENT SHOWN ON OR DEDICATED BY THE MAP REFERRED TO IN THE LEGAL DESCRIPTION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AFFECTS AREAS AS SHOWN ON SAID MAP.
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED IN BOOK 451 AT PAGE 384 OF PARCEL MAPS 14, 15, AND 16, MERCED COUNTY RECORDS, BY STEVE ENAD, ELVIN G. ENAD, ANDREW CARROLL, GIL CORDEIRO AND KOTA S. ENAD, AS SERIES NO. 2009-095553 OF OFFICIAL RECORDS, REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

SUBJECT TO THE FOLLOWING ITEMS:

- THE NUMBERS OF THE FOLLOWING ITEMS IS BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 1015-472218 DATED OCTOBER 31, 2021.
5. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED AS BOOK G, PAGE 273 OF OFFICIAL RECORDS, IN FAVOR OF MERCED COUNTY AFFECTS: NORTH 30 FEET
10. AN EASEMENT FOR PUBLIC FACILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 2001 AS INSTRUMENT NO. 2001-38625 OF OFFICIAL RECORDS, IN FAVOR OF THE CITY OF MERCED, A MUNICIPAL CORPORATION AFFECTS AS DESCRIBED THEREIN
13. THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT," RECORDED NOVEMBER 23, 2009 AS INSTRUMENT NO. 2009-15055 OF OFFICIAL RECORDS, AS THE TIME OF RECORDING THIS DOCUMENT "MERCED MEDICAL INVESTMENT GROUP, A GENERAL PARTNERSHIP" HAD NO RECORD IN BEST



GENERAL NOTES

- BOUNDARY TOPOGRAPHIC SURVEY PERFORMED BY HARBISON INTERNATIONAL, INC. DATED 11/6/2023. DURING THE SURVEY, NO MONUMENTS SET THE DATE OF CALIFORNIA REQUIRES A RECORD OF SURVEY WHEN SETTING ANY MONUMENTS. THIS WORK WAS NOT PART OF THE SCOPE OF SERVICE FOR THIS SURVEY.
- NO PARTY WALLS TO ADJACENT PROPERTY OBSERVED DURING SITE SURVEY.
- NO STREET RIGHT-OF-WAY MONUMENTATIONS, STREET CONSTRUCTION, SIDEWALK REPAIR, OR OTHER CONSTRUCTION OBSERVED DURING SITE SURVEY.
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- NO STREET RIGHT-OF-WAY MONUMENTATIONS, STREET CONSTRUCTION, SIDEWALK REPAIR, OR OTHER CONSTRUCTION OBSERVED DURING SITE SURVEY.

ZONING INFORMATION

EXISTING ZONING: R4-D20B
 "RESIDENTIAL PLANNED DEVELOPMENT"
 GENERAL PLAN LAND USE: COMMERCIAL OFFICE
 NOTE: THE EXISTING ZONING DOES NOT MATCH THE GENERAL PLAN DESIGNATION. PROPERTY MAY REQUIRE RE-ZONING TO MATCH GENERAL PLAN USES' COMMERCIAL OFFICE"



THESE DRAWINGS ARE THE SOLE AND ONLY PROPERTY OF HARBISON INTERNATIONAL. ANY ATTEMPT TO DUPLICATE OR REUSE IN PART OR WHOLE IS A VIOLATION OF THE UNITED STATES OF AMERICA PATENT LAWS AND WILL BE SUBJECT TO CRIMINAL PROSECUTION TO THE FULL EXTENT OF THE LAW.
 THE ENGINEER SHALL NOT BE RESPONSIBLE FOR DAMAGE CAUSED BY SUBSEQUENT CHANGES TO THE PROJECT OR FOR ANY OTHER REASON. THE ENGINEER'S LIABILITY IS LIMITED TO THE USES OF ANY SPECIFIC MAPS, REPORTS, OR DOCUMENTS ASSOCIATED WITH THESE PLANS OR INCLUDING CHANGES OR USES MADE BY STATE OR LOCAL AGENCIES WHICH CHANGE OR USES ARE NOT SPECIFICALLY AUTHORIZED OR APPROVED, IN WRITING, BY THE ENGINEER.

NO.	REVISIONS	DESCRIPTION	DATE

CALIFORNIA

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

MERCED

PROFESSIONAL SEAL
 NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN
 SCALE: 1" = 50'

DRAWN BY: AB/VTG
 CHECKED BY: Y
 PROJECT #
23148
 SHEET #
C3.0
 DATE
 4/22/2024

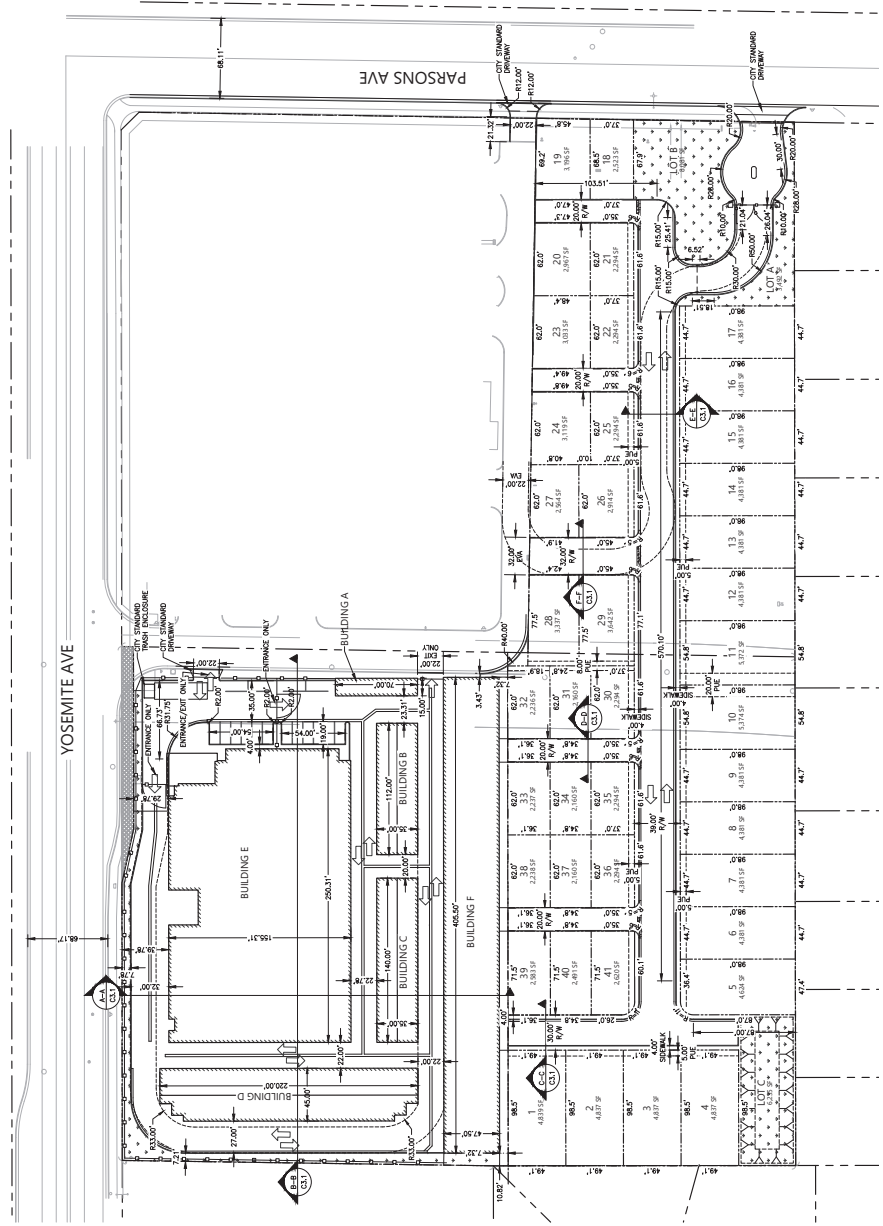
LEGEND:

- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- - - - - PROPOSED FENCE OR WALL
- - - - - 5' PUBLIC UTILITY EASEMENT (PUE)



NOTES:

1. ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE SPECIFIED. IMPROVEMENTS REQUIRED BY THE CITY ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
2. FIRE LANES SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
3. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSEL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. IF THERE ARE SUSPECTED HUMAN REMAINS, THE MERCED COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY. THE MERCED COUNTY CORONER'S OFFICE IS LOCATED AT 1000 N. COMMERCE AVENUE, MERCED, CA 95354. THE MERCED COUNTY CORONER'S OFFICE PHONE IS (209) 385-4882. THE MERCED COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED, AND THE MERCED COUNTY CORONER SHALL BE PROVIDED WITH A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR PRESERVATION.
4. IF ANIMAL FOSSELS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY (J.C. BENLEY) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR PRESERVATION.
5. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
6. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
7. WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET SHALL BE 10 BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK.
8. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK.
9. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (209) 821-1800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
10. PROPOSED FIRE LANE IS DESIGNED PER CITY OF MERCED FIRE DEPARTMENT ACCESS REQUIREMENTS.
11. FOR MORE INFORMATION, VISIT: [HTTPS://WWW.CITYOFMERCED.ORG/DEPARTMENTS/ENGINEERING/](https://www.cityofmerced.org/departments/engineering/)
12. STANDARD DESIGNS STANDARD DESIGNS PDF FORMAT



SCALE: 1" = 50'



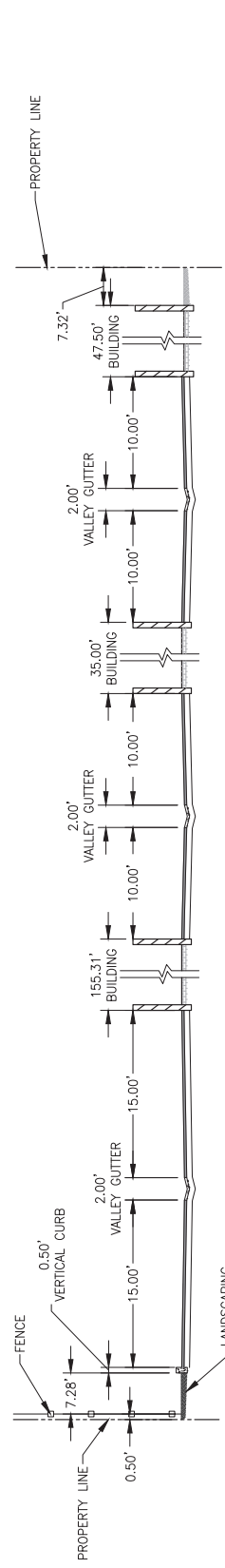
NO.	REVISIONS	DESCRIPTION	DATE

PROFESSIONAL SEAL
 NOT FOR CONSTRUCTION

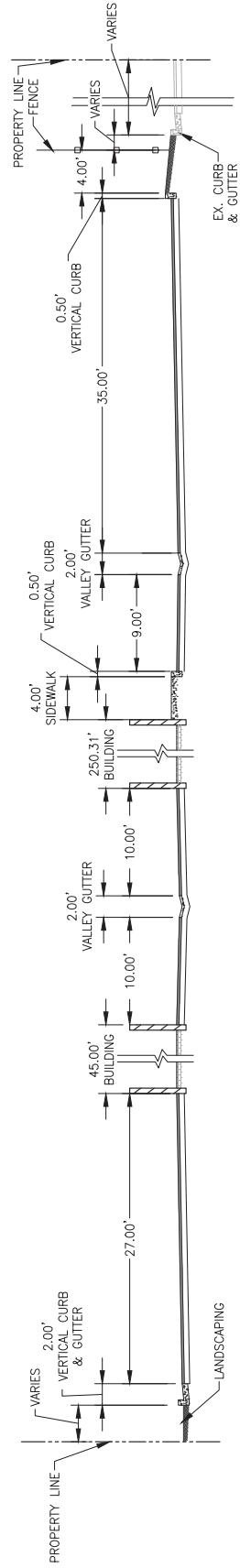
SHEET TITLE
 SECTIONS
 SCALE: 1" = 50'

PROJECT #
23148
 DATE
 4/22/2024

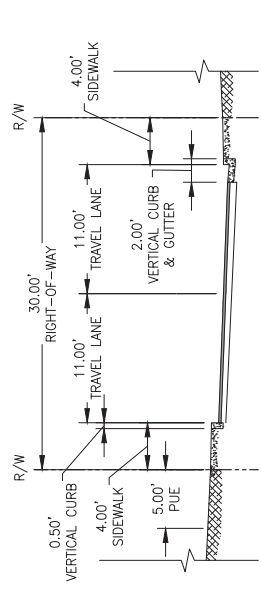
SHEET #
C3.1



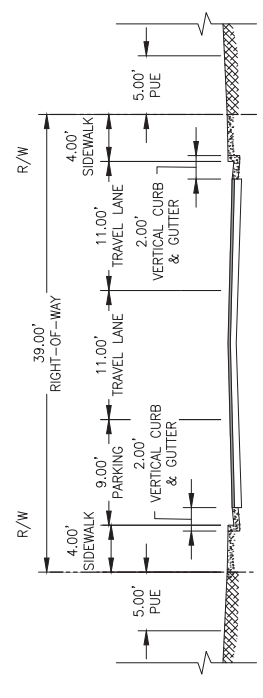
A SECTION A-A
 NTS



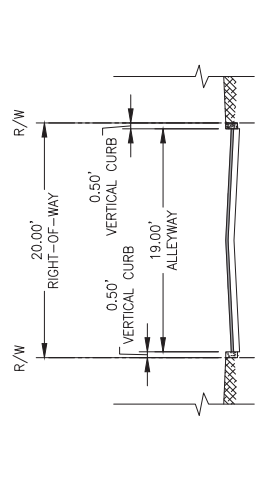
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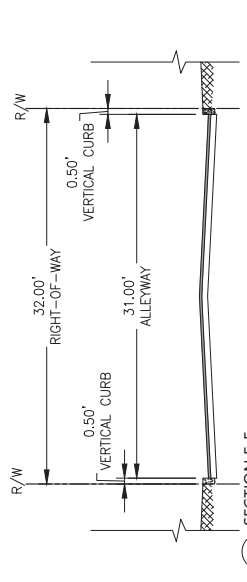
C SECTION C-C
 NTS



E SECTION E-E
 NTS



D SECTION D-D
 NTS



F SECTION F-F
 NTS



Know what's below.
 Call before you dig.

NO.	REVISIONS	DATE

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

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

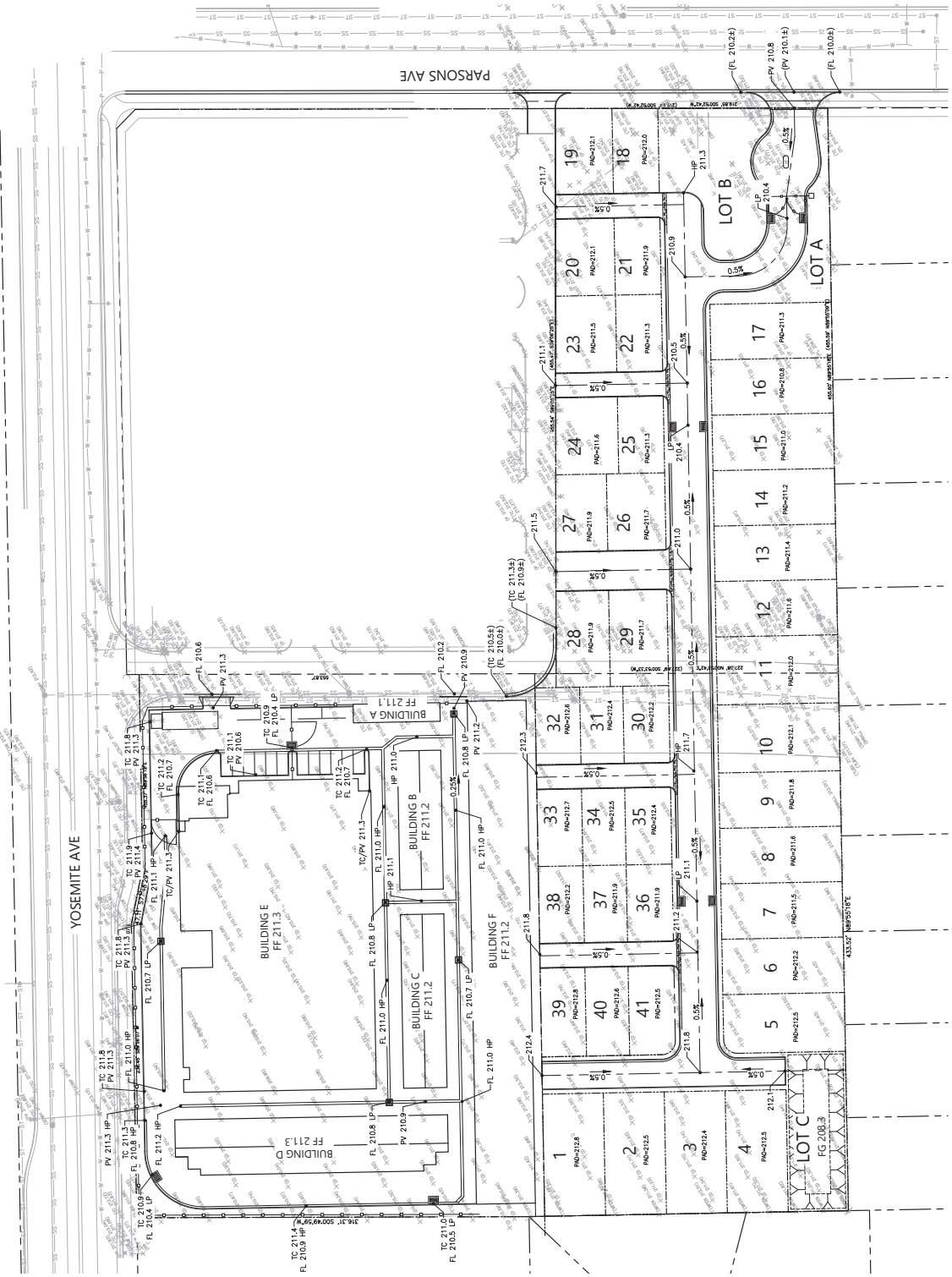
SHEET TITLE
GRADING PLAN
 SCALE: 1" = 40'

PROJECT #
23148
 DATE
 4/22/2024

SHEET #
C4.0
 SHEET X OF XX

GRADING LEGEND:

- TC 100.00 PROPOSED ELEVATION
- LP 99.92 EXISTING ELEVATION
- TC 100.54 MATCH EXISTING ELEVATION
- SCALE
- SLOPE AND DIRECTION OF DRAINAGE
- CONCRETE CALIFORNIA BUILDING CODE
- ELEVATION
- FLOW LINE
- MINIMUM
- PAVEMENT
- TOP OF CURB
- C/CRC
- EL
- FL
- HP
- LP
- MIN
- PV
- TC



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NO.	REVISIONS	DATE

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

PROFESSIONAL SEAL
 NOT FOR CONSTRUCTION

SHEET TITLE
 UTILITY PLAN
 SCALE: 1" = 40'

DRAWN BY: AB/VTG
 CHECKED BY: V

PROJECT #
 23148
 DATE
 4/22/2024

C5.0

UTILITY LEGEND

- PROPOSED UTILITY STRUCTURE
- SMH
 - SCB
 - SCOH
 - SSCO
 - SW
 - WV
- UTILITY PIPE INFORMATION (SIZE/DEPTH)
- CATCH BASIN
 - 6" CLEANOUT
 - STORM DRAIN MANHOLE
 - SANITARY CLEANOUT
 - 12" WATER MAIN
 - 12" WATER VALVE
 - 12" WATER LINE
 - 12" STORM DRAIN LINE
 - EXISTING STORM DRAIN LINE
 - EXISTING WATER LINE

