



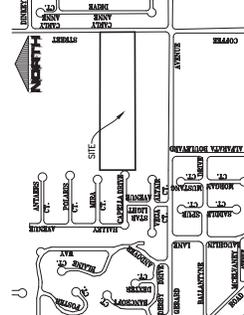
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CALIFORNIA

**VESTING TENTATIVE MAP FOR
CAPELLA TERRACE**
385 SOUTH COFFEE STREET, MERCED, CA
061-261-026-000
CITY OF MERCED, MERCED COUNTY

FORTIS GENERAL
2545 PRADO DE LOS PEROS,
CALABASAS, CA 91302

LOCATION MAP:



TENTATIVE MAP NOTES:
MUNICIPAL
CODE SECTION 18.16.080

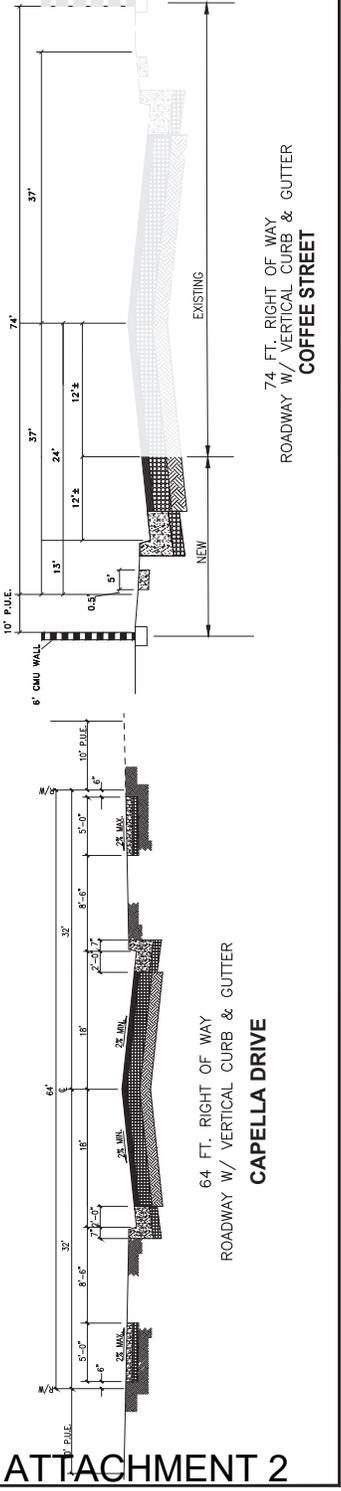
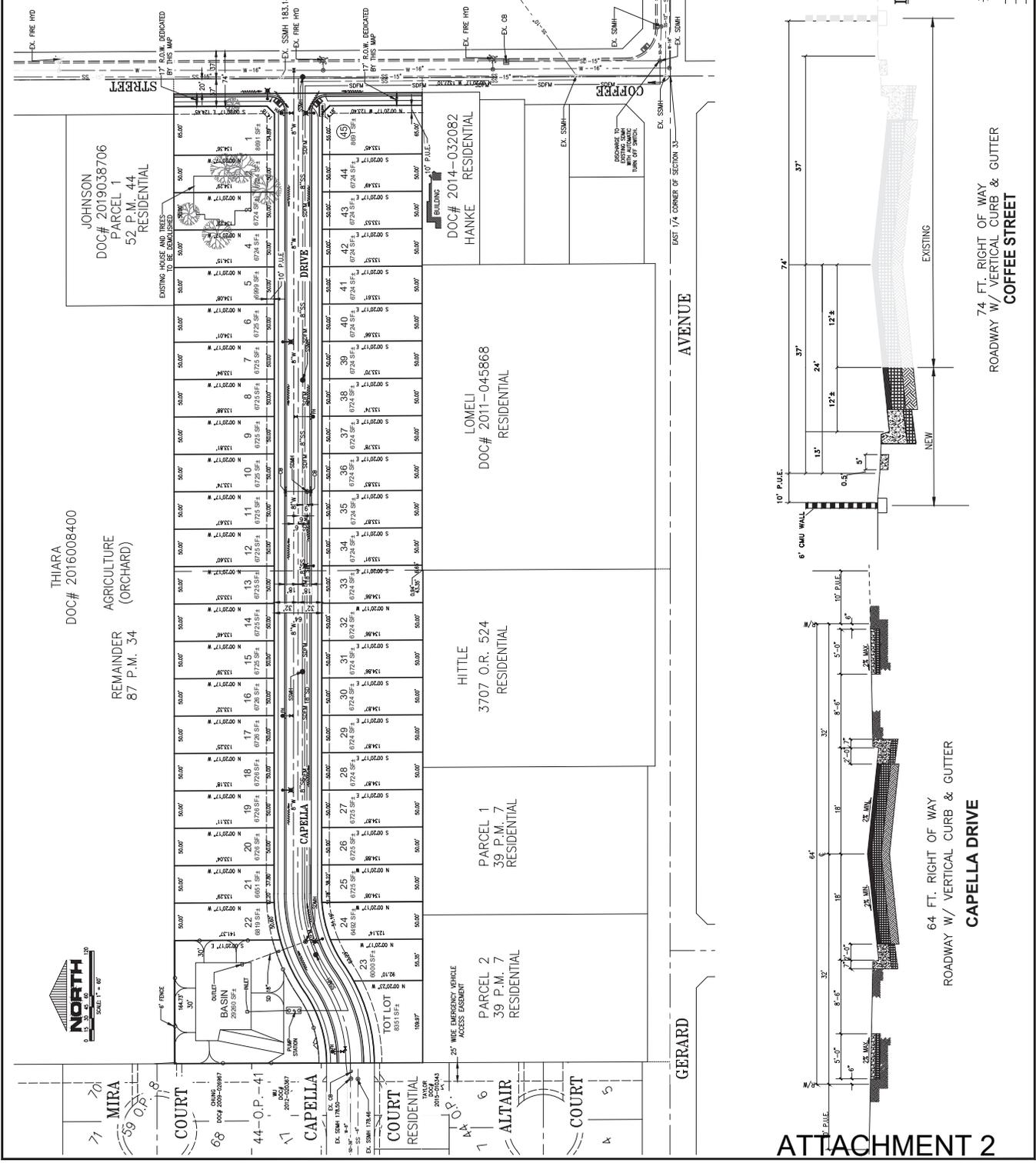
1. LOCATION MAP AS SHOWN HEREIN.
2. TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREIN.
3. OWNER:
FORIS GENERAL CONSTRUCTION
C/O SAM SHAKTA
2545 PRADO DE LOS PEROS
CALABASAS, CA 91302
4. SUBMITTER: SAME AS ABOVE.
5. MAP PREPARED BY:
GOLDEN VALLEY ENGINEERING & SURVEYING, INC.
405 W. 19TH STREET
MERCED, CA 95340
PHONE: (209) 928-3000
6. ACREAGE: APPROXIMATELY 9.91 ACRES.
7. CONTIGUOUS SHOWN ON TOPOGRAPHIC SHEET.
8. LOCATIONS, NAMES, WIDTHS, RADIUS OF CURVES AND GRADIENTS OF ALL EXISTING AND PROPOSED STREETS IN AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
9. NO PROTECTIVE COVENANTS PROPOSED AT THIS TIME. PROTECTIVE COVENANTS WILL BE SUBMITTED WITH THE TENTATIVE MAP.
10. LOCATION AND DESCRIPTION OF EASEMENTS AS SHOWN HEREIN. TEN FOOT PUBLIC FACILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT BOUNDARIES.
11. SHOWN HEREIN.
12. SEWAGE DISPOSAL BY CITY OF MERCED FACILITIES, SHOWN WATER DISPOSAL FACILITIES SHOWN TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.
13. PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
14. LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AS SHOWN.
15. CITY LIMITS LINES AS SHOWN.
16. PROPOSED LAND USE: RH-1
DENSITY: 4.54 UNIT/A-C
17. APPROXIMATE BEARINGS AND DISTANCES TO THE NEAREST 1/4 SECTION CORNER AS SHOWN.
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 ACT.
20. EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO PROJECT AS SHOWN HEREIN.
21. PRELIMINARY REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
22. PROPOSED BUILDING HEIGHTS AS SHOWN (TO BE DEMOLISHED).
23. EXISTING TREES WITHIN SUBDIVISION AS SHOWN (TO BE DEMOLISHED).
24. PROJECT IS IN FLOOD ZONE "X2", FLOOD DEPTHS OF 1 TO 3 FEET AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING. ANNUAL FLOOD CHANCE MAPS NO. 00067024465
MAP REVISED: DECEMBER 2, 2008.

DESCRIPTION:

BEING A PROPOSED SUBDIVISION OF ALL THAT PORTION OF LOTS 163 AND 165, BEING PART OF THE SEQUOIA TRACT, MAP NO. 00067024465, MERCED COUNTY, CALIFORNIA, AS SHOWN ON MAPS NO. 00067024465, AS FOLLOWS, TO WIT:
THE NORTH ONE-HALF OF LOT 165 AND ALL THAT PORTION OF LOT 163 LYING TO THE SOUTH OF THE CENTER LINE OF AVENUE SHOWN AS LOT J ON SAID MAP NO. 00067024465, BEING THE CENTER LINE OF AVENUE SHOWN AS LOT J ON SAID MAP NO. 00067024465, BEING THE CENTER LINE OF AVENUE SHOWN AS LOT J ON SAID MAP NO. 00067024465, BEING THE CENTER LINE OF AVENUE SHOWN AS LOT J ON SAID MAP NO. 00067024465, BEING THE CENTER LINE OF AVENUE SHOWN AS LOT J ON SAID MAP NO. 00067024465.

LEGEND

- PROPOSED STREET LIGHT
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING WATER



ATTACHMENT 2