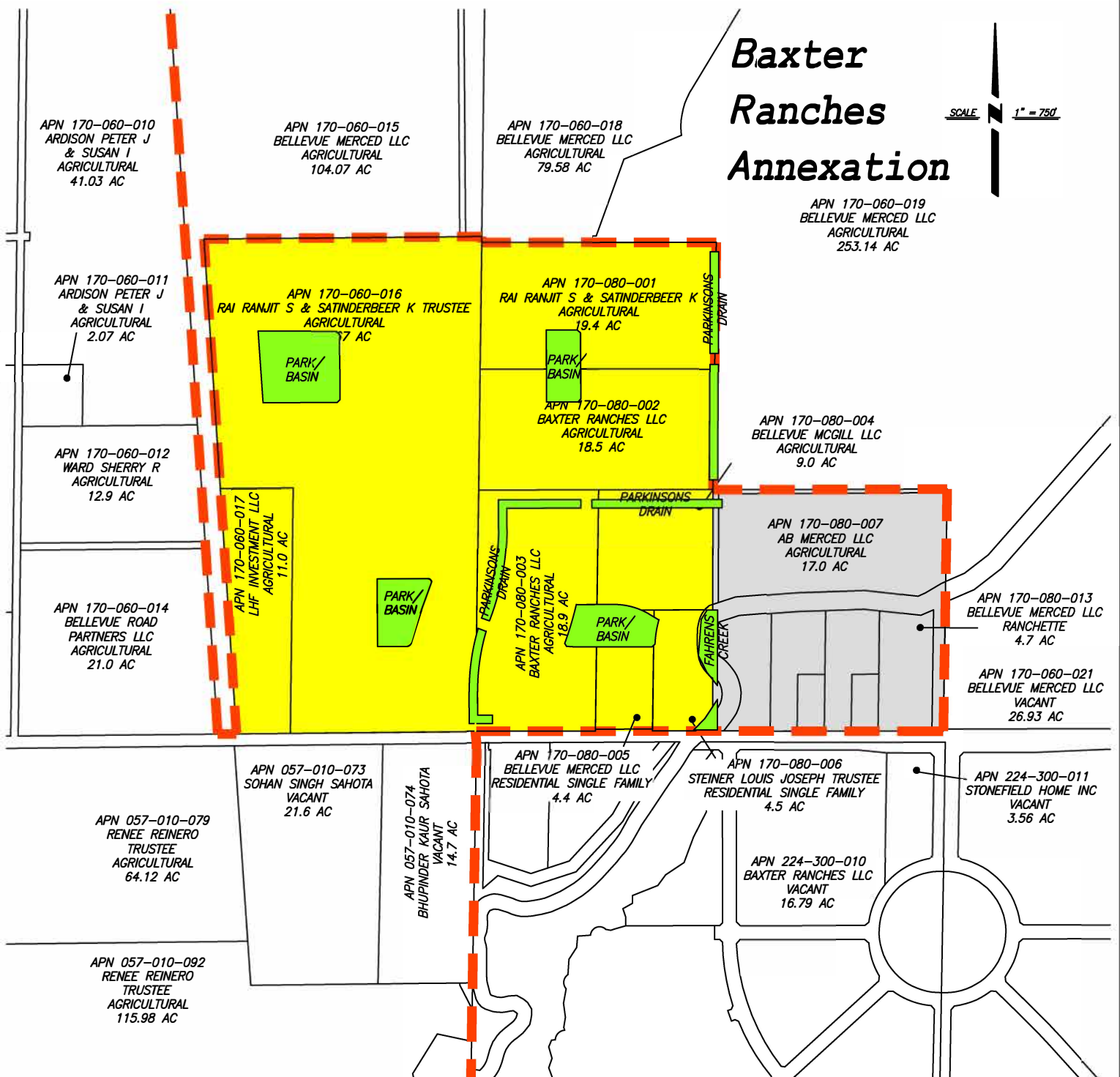


Baxter Ranches Annexation

SCALE 1" = 750'



LEGEND

LOW DENSITY RESIDENTIAL: 146.80 ACRES

OPEN SPACE / PARK RECREATION: 14.25 ACRES

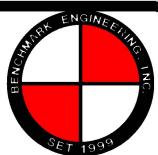
CITY OF MERCED LIMITS

AREA OF M STREET ANNEXATION

TOTAL: 161.05

ATTACHMENT 2

MERCED CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

915 17th STREET • MODESTO, CALIFORNIA • 95364
(209) 548-9300 FAX:(209) 548-9306

PROPOSED GENERAL PLAN
BAXTER RANCHES ANNEXATION

MERCED COUNTY, CALIFORNIA

DRAWN BY: IG
DATE: 7/19/22
SHEET: 1 / 1
JOB: 125992

Baxter Ranches Pre-Annexation

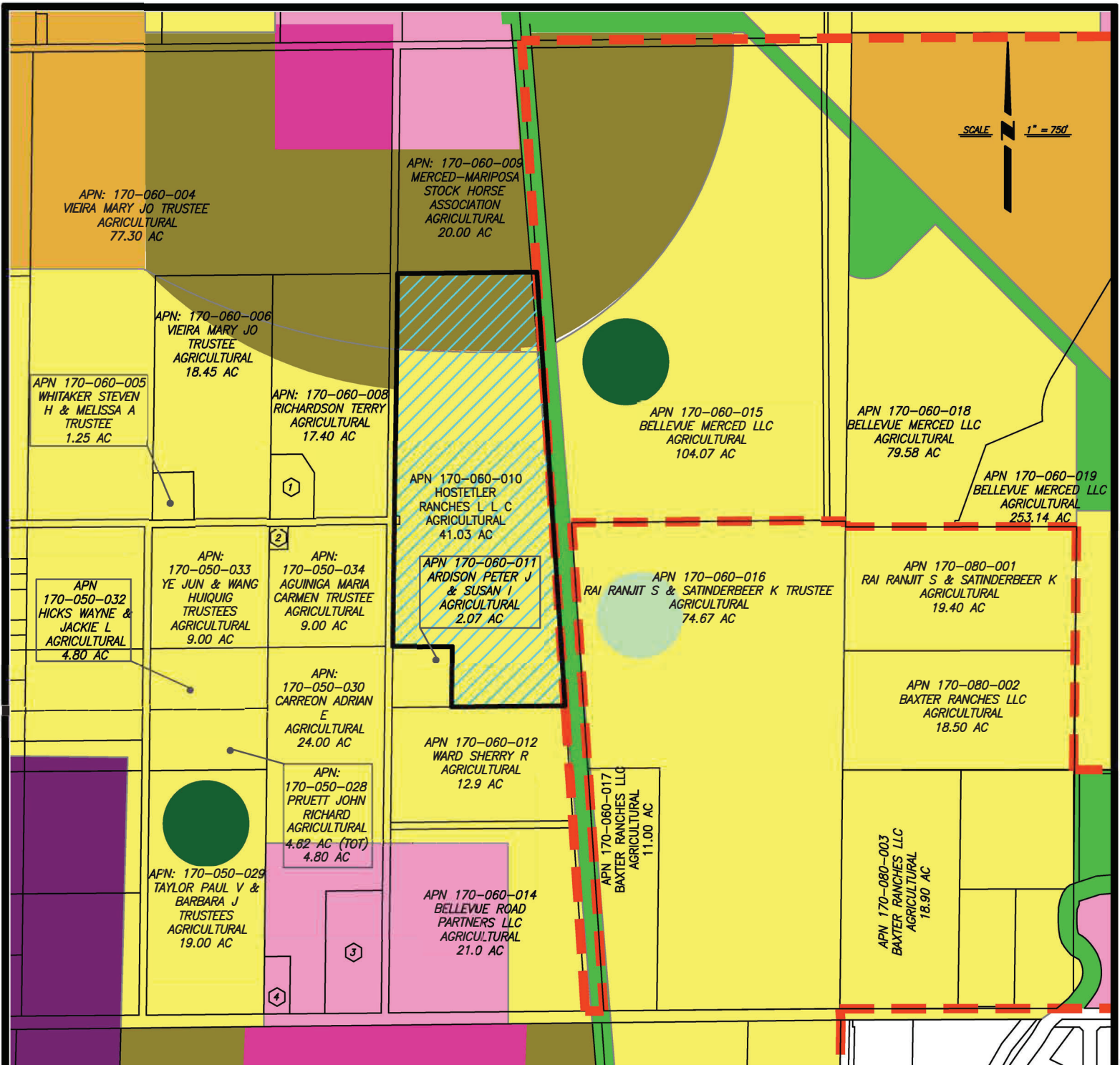
Merced, California

Conceptual Master Site Plan



Scale: 1"=100'-0"
July 2012





LEGEND

--- CITY OF MERCED LIMITS

 AREA OF ANNEXATION

 LOW DENSITY RESIDENTIAL

 VILLAGE RESIDENTIAL

B **BENCHMARK ENGINEERING, INC.**
CIVIL ENGINEERING & LAND SURVEYING
4265 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95368
(209) 548-9300 FAX: (209) 548-9305

PROPOSED GENERAL PLAN
ARDISON ANNEXATION
CITY OF MERCED, CALIFORNIA

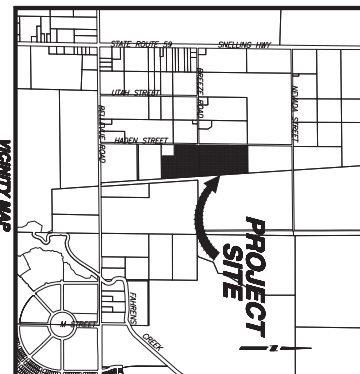
DRAWN BY: JS
DATE: 10/15/2024
SHEET: 1/1
JOB: 125995

**PRELIMINARY LAYOUT
ARDISON
MERCED, CALIFORNIA**

VILLAGE RESIDENTIAL
7.38 Acres

LOW DENSITY RESIDENTIAL
33.65 Acres

PROJECT SITE
41.03 Acres



NOTE: SEE LAND USE TABLE FOR LOT COUNTS, AREA, LAND USE, AND DENSITY.

PREPARED UNDER THE DIRECTION OF:

DATE _____

REVISIONS			
NO	DESCRIPTIONS	DATE	APPROVE

PRELIMINARY LAYOUT

PRELIMINARY LAYOUT
ARDISON
MERCED, CALIFORNIA



BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
 4285 SPYRES WAY SUITE A MODESTO, CALIFORNIA 95356
 (209) 548-9300 FAX:(209) 548-9305

JOB NO. 125995
DATE 10/17/2024
DR BY JS
CK BY MR
BOULE AS SHOWN

OF 1 SHEETS

OF 1 SHEETS