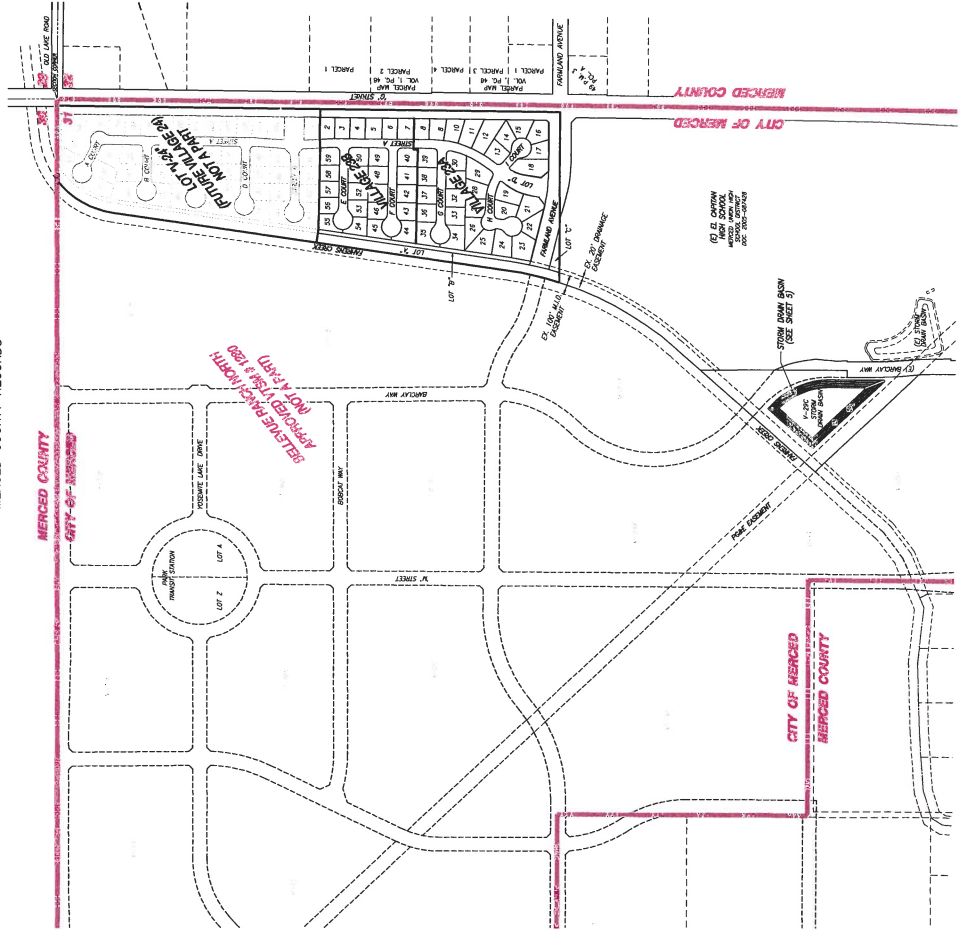


# VESTING TENTATIVE SUBDIVISION MAP FOR: BELLEVUE RANCH NORTH VILLAGE 23 MERCED, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 31,  
TOWNSHIP 6 SOUTH, RANGE 14 EAST, M.D.M.,  
ALSO BEING A PORTION OF PARCEL C AS SHOWN  
IN BOOK 103 OF PARCEL MAPS AT PAGE 46,  
MERCED COUNTY RECORDS



- SHEET INDEX**
1. COVER SHEET
  2. LOT DIMENSION PLAN
  3. GRADING PLAN
  4. UTILITY PLAN
  5. OFF-SITE STORM DRAIN BASIN & PIPELINE, CROSS SECTIONS AND DETAILS

**OWNER & SUBDIVIDER**  
BENCHMARK ENGINEERING & LAND SURVEYING  
507 J STREET • LOS BANOS, CALIFORNIA • 98335  
FAX: (209) 549-9305

**STATEMENT OF SUBDIVIDER**

1. ASSessor's PARCEL NO. 030-230-486
2. EXISTING DRAINAGE: P-3
3. CITY OF MERCED ORDINANCES AND STANDARDS
4. FRONT YARD SETBACKS AND BUILDING LINES PER CITY OF MERCED
5. ORDINANCES AND STANDARDS
6. SERVICE DISSEMINATION BY CITY OF MERCED
7. STORM DRAINAGE: BY CITY OF MERCED
8. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION
9. ALL IMPROVEMENTS AND PUBLIC UTILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT

**NOTES:**

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
3. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING WELLS AND SEPTIC TANKS
4. PROVISION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP NUMBER 050420406C
5. THE LOTS OF THIS SUBDIVISION IS 2.2 ACRES CONTAINING AN RESIDENTIAL LOTS
6. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION
7. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO THE MULTIPLE SUBDIVISION
8. THE DEVELOPER INTENDS TO CONSTRUCT A STREET IMPROVEMENTS WITH VILLAGE 23 PER THE GRAD.P.
9. THIS WILL PROVIDE SUFFICIENT TIME TO RELOCATE THE POWER POLES ALONG TO STREET.

**LEGEND**

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SEWAGE LINE	SEWAGE LINE
STORM DRAIN	STORM DRAIN
TYPICAL STREET LIGHT	TYPICAL STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
GRID, GUTTER AND SLOPE	GRID, GUTTER AND SLOPE
TYPICAL SECTION WITH MANHOLE RAMP	TYPICAL SECTION WITH MANHOLE RAMP

**BENCHMARK ENGINEERING, INC.**  
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**COVER SHEET**  
VESTING TENTATIVE SUBDIVISION MAP FOR:  
BELLEVUE RANCH NORTH  
VILLAGE 23  
MERCED, CALIFORNIA

**DATE:** 11-19-18  
**BY:** JH  
**CHECKED:** JH  
**SCALE:** AS SHOWN  
**SHEET NUMBER:** 1  
**OF 5 SHEETS**



NO.	DESCRIPTIONS	DATE	APPROVED

**BENCHMARK ENGINEERING, INC.**  
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**LOT DIMENSION PLAN**  
VILLAGE 23  
BELLEVUE RANCH NORTH  
VERTING TENTATIVE SUBDIVISION MAP FOR  
MERCED, CALIFORNIA

JOB NO. 125987
DATE 11/13/18
CITY SAN JOSE
STATE CALIFORNIA

SHEET  
NUMBER  
**2**  
OF 5 SHEETS

