ATTACHMENT E

TENTATIVE MAP NOTES:

INFORMATION REQUIRED PER MERCED MUNICIPAL CODE SECTION 18.16.080

1.) LOCATION MAP AS SHOWN HEREON.
2.) TRACT NAME, DATE, NORTH ARROW, SCALE AND LEGAL DESCRIPTION AS SHOWN HEREON.
3.) OWNER: Adrian Chen
42260 Vargad Road
Fremont, CA 94539
(510) 378-3350
4.) SUBDIVIDER: SAME AS ABOVE
5.) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, Inc.
405 W. 19th STREET
MERCED, CA 95340
(209) 722-3200
6.) ACREAGE APPROXIMATELY 10.76± ACRES (GROSS)
7.) CONTOURS SHOWN. GROUND RELATIVELY FLAT
8.) LOCATIONS, NAMES, WIDTHS, RADII OF CURVES AND GRADES OF ALL EXISTING AND PROPOSED ROADS, STREETS IN AND ADJACENT TO THE PROPOSED SUBDIVISION AS SHOWN.
9.) NO PROTECTIVE COVENANTS PROPOSED AT THIS TIME. PROTECTIVE COVENANTS TO BE RECORDED WITH FINAL MAP, IF ANY.
10.) LOCATION AND DESCRIPTION OF ALL EASEMENTS AS SHOWN HEREON; EIGHT FOOT PUBLIC FACILITY EASEMENTS TO BE PROVIDED ALONG ALL LOT FRONTAGES.
11.) LOCATION AND SIZE OF ALL EXISTING AND PROPOSED PUBLIC UTILITIES AS SHOWN HEREON.
12.) SEWAGE DISPOSAL BY CITY OF MERCED FACILITIES. STORM WATER DISPOSAL BY EXISTING SYSTEM TO CITY OF MERCED FACILITIES ADJACENT TO PROJECT SITE.
13.) PUBLIC OPEN SPACE EXISTS WITHIN OR ADJACENT TO THE PROPOSED SUB-DIVISION.
14.) LOT LAYOUT, APPROXIMATE DIMENSIONS AND AREA OF EACH IRREGULAR LOT AND LOT NUMBERS AS SHOWN.
15.) CITY LIMIT LINES AS SHOWN
16.) INTENDED LAND USE: R1-5
SINGLE FAMILY RESIDENCE .....53 UNITS
NET ACREAGE .....6.50 ACRES
DENSITY: ..... (8.15 UNITS/NET ACRE)
17.) PROPOSED PUBLIC IMPROVEMENTS PER CITY OF MERCED STANDARDS.
18.) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT.
19.) EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.
20.) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
21.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.
22.) NO EXISTING TREES.
23.) AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS TAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THE SITE IS WITHIN FLOOD ZONE "X" DEPTH 1' PER F.I.R.M. MAP NUMBER 06047C0426 EFFECTIVE DATE DECEMBER 2, 2008 PREPARED BY F.E.M.A.

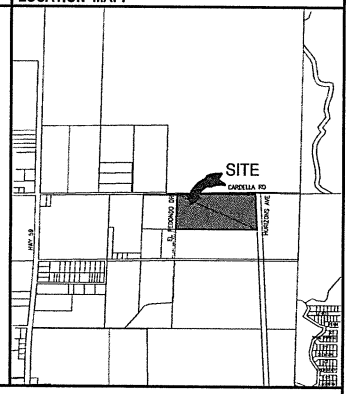
LEGEND:

- PROPOSED STREET LIGHT
- DRAINAGE FLOW DIRECTION
- + 132.55 EXISTING GROUND ELEVATION
- OR EXISTING CROWN OF ROAD
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATERLINE
- 12" UTILITY PIPE DIAMETER SIZE IN INCHES
- STORMDRAIN MANHOLE
- STORMDRAIN CURB INLET
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DIRECTION OF FLOW ARROW
- PROPOSED WHEEL CHAIR RAMP
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT PROPERTY LINE (PROPOSED FUTURE SUBDIVISION)
- CENTERLINE OF ROAD
- PROPOSED SUBDIVISION PROPERTY LINE
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- CMU BLOCK WALL
- SD STORM DRAIN LINE LABEL
- SS SANITARY SEWER LINE LABEL
- W WATERLINE LABEL

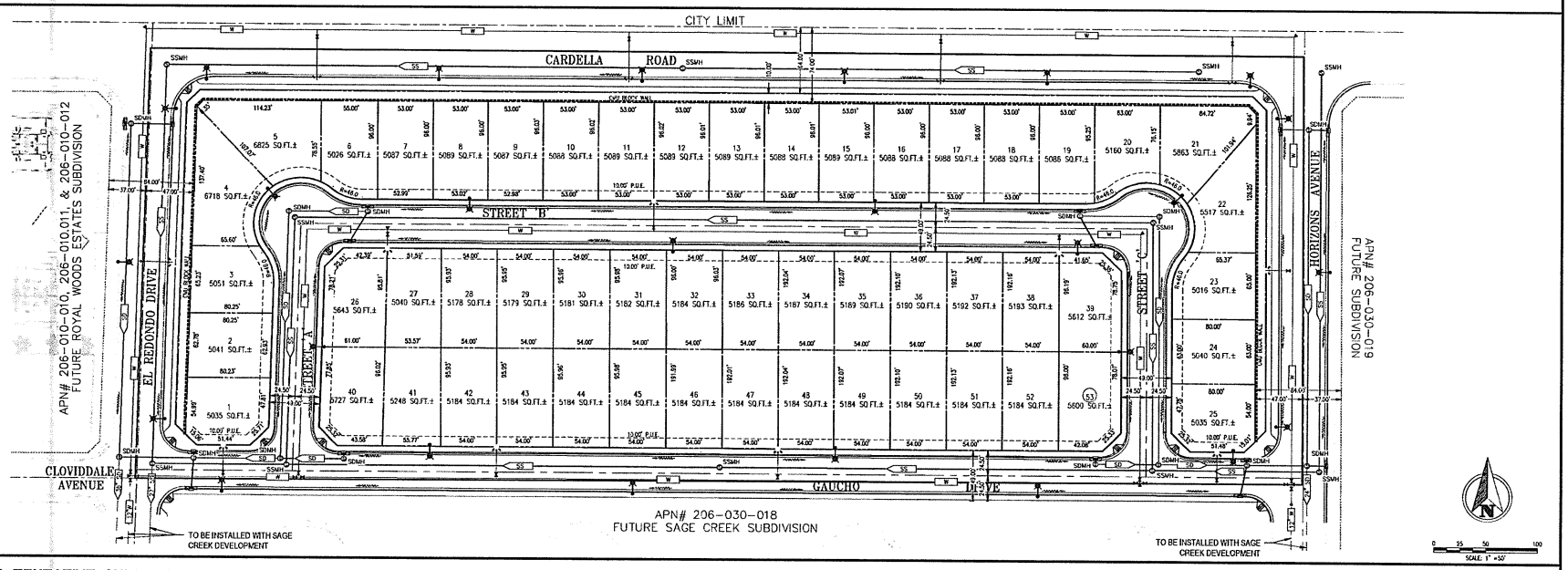
LEGAL DESCRIPTION:

LOT 3, AS SHOWN ON THE MAP ENTITLED, MAP OF BARNELL'S MERCED TRACT, FILED NOVEMBER 14, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY, VOLUME 6 OF OFFICIAL PLATS, PAGE14.

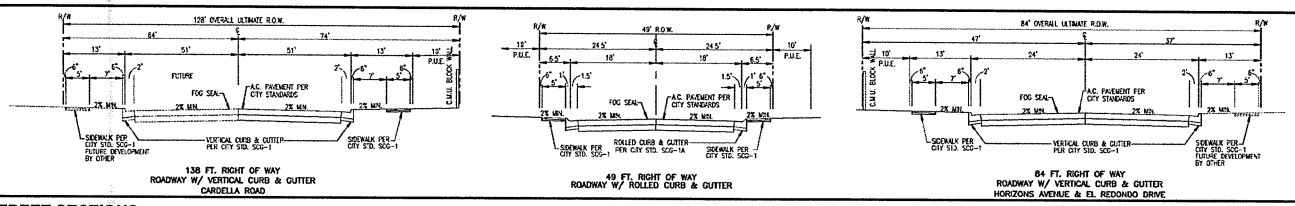
LOCATION MAP:



1 NOTES, LEGEND, LEGAL DESCRIPTION & VICINITY MAP



2. VESTING TENTATIVE SUBDIVISION MAP



138 FT. RIGHT OF WAY
ROADWAY W/ VERTICAL CURB & GUTTER
CARDELLA ROAD

49 FT. RIGHT OF WAY
ROADWAY W/ ROLLED CURB & GUTTER

84 FT. RIGHT OF WAY
ROADWAY W/ VERTICAL CURB & GUTTER
HORIZONS AVENUE & EL REDONDO DRIVE

49 FT. RIGHT OF WAY
ROADWAY W/ ROLLED CURB & GUTTER
GAUCHO DRIVE

3. STREET SECTIONS

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Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

VESTING TENTATIVE SUBDIVISION MAP

ISEA INTERNATIONAL LLC.

CARDELLA ROAD
APN: 206-030-017

STATE OF CALIFORNIA
CITY OF MERCED

SHEET CONTENTS:
- Vesting Tentative Subdivision Map

PREPARED FOR:
ISEA International Llc.
Attn: Adrian Chen
42260 Vargad Road
Fremont, CA 94539
Phone: 510-378-3950

PROJECT DATA
Date: Jun, 2022
Scale: As Shown
Drawn By: Teba B.
Job No.: 22053
SHEET NUMBER
1