

BEING ALL OF VILLAGE 29A, LYING IN A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 14 EAST MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN IN THE LARGE LOT FINAL MAP FILED FOR RECORD IN THE CITY OF MERCED, COUNTY OF MERCED, MARCH, 2021



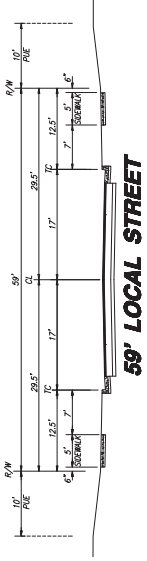
SUBDIVIDER
STONEFIELD HOME INC.
923 E. PACHECO BLVD. SUITE C
LOS ANGELES, CA 90035-4327

2. EXISTING ZONING: P-2
3. EROSION CONTROL: PER CITY OF MERCED ORDINANCES AND STANDARDS.
4. TREE TRIMMING: PER CITY OF MERCED ORDINANCES AND STANDARDS.
5. BACKLOGNE INFRASTRUCTURE: PER CITY OF MERCED ORDINANCES AND STANDARDS AND THE B.C.M.I.P.
6. WATER SUPPLY: BY CITY OF MERCED.
7. SEWAGE DISPOSAL: BY CITY OF MERCED.
8. STORM DRAINAGE: BY CITY OF MERCED.
9. TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED.
10. ALL IN-TRACT IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
11. BACKLOGNE INFRASTRUCTURE WILL BE INSTALLED IN PHASES AS NECESSARY TO SERVICE IN-TRACT IMPROVEMENTS.

- 1 STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
- 2 PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP, PANEL NUMBER 060704246C.
- 3 TOTAL AREA OF THIS SUBDIVISION IS 26.82 ACRES+ CONTAINING 140 RESIDENTIAL LOTS.
- 4 THE SUBDIVIDER HERBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456, 1.

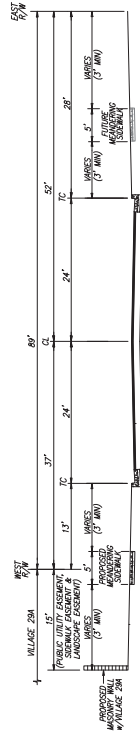
SHEET NO	DESCRIPTION
1	COVER SHEET
2	CROSS SECTIONS
3	LOT DIMENSION PLAN
4	CONCEPTUAL GRADING PLAN
5	CONCEPTUAL COMPOSITE UTILITY PLAN

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DOWN INLET	DOWN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SAFETY SERRIS	SAFETY SERRIS
STORM DRAIN	STORM DRAIN
SUN STREET LIGHT	SUN STREET LIGHT
6.5W STREET LIGHT	6.5W STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB, SLOTER AND SIDEWALK	CURB, SLOTER AND SIDEWALK
TRUCK STOP WITH HAND-UP SIGN	TRUCK STOP WITH HAND-UP SIGN



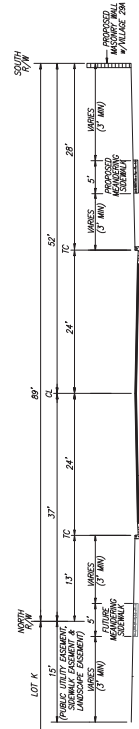
59' LOCAL STREET

NTS



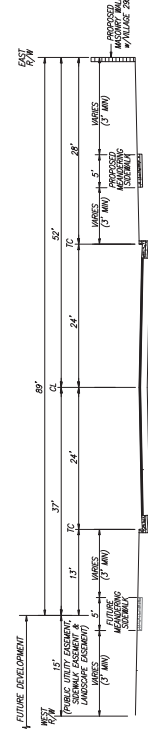
**89' M STREET
(CONRAD STREET TO LOT H)**

NTS



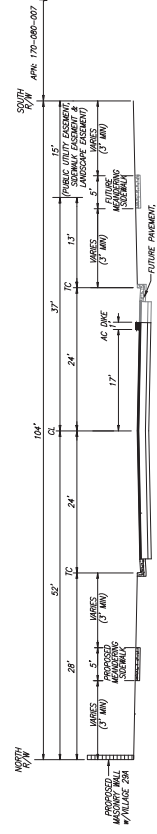
**89' FARMLAND AVENUE
(DENSON AVENUE TO LOT H)**

NTS



**89' DENSON AVENUE
(BETWEEN FARMLAND AVENUE & CONRAD STREET INTERSECTION)**

NTS



**104' CONRAD STREET
(BETWEEN M STREET & DENSON AVENUE)**

NTS

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING, INC.
 916 177H STREET • MODESTO, CALIFORNIA • 95364
 (209) 648-8900 FAX(209) 648-8905



CROSS SECTIONS
 BELLEVUE RANCH NORTH
 VILLAGE 29A
 MERCED, CALIFORNIA

JOB NO.	125072
DATE	11-14-22
BY	JMP/JMK
CHK	JMK
SCALE	AS SHOWN

SHEET NUMBER
2
OF 5
SHEETS

