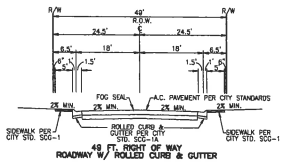
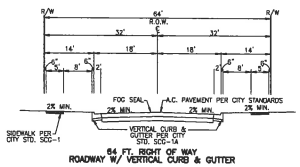
ATTACHMENT 3

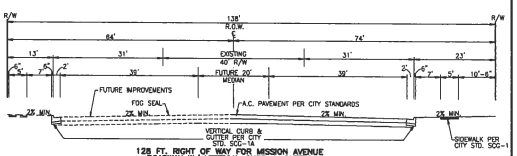
STREET SECTIONS



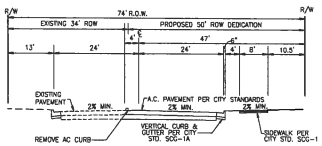
48 FT. RIGHT OF WAY
ROADWAY W/ ROLLED CURB & GUTTER



64 FT. RIGHT OF WAY
ROADWAY W/ VERTICAL CURB & GUTTER

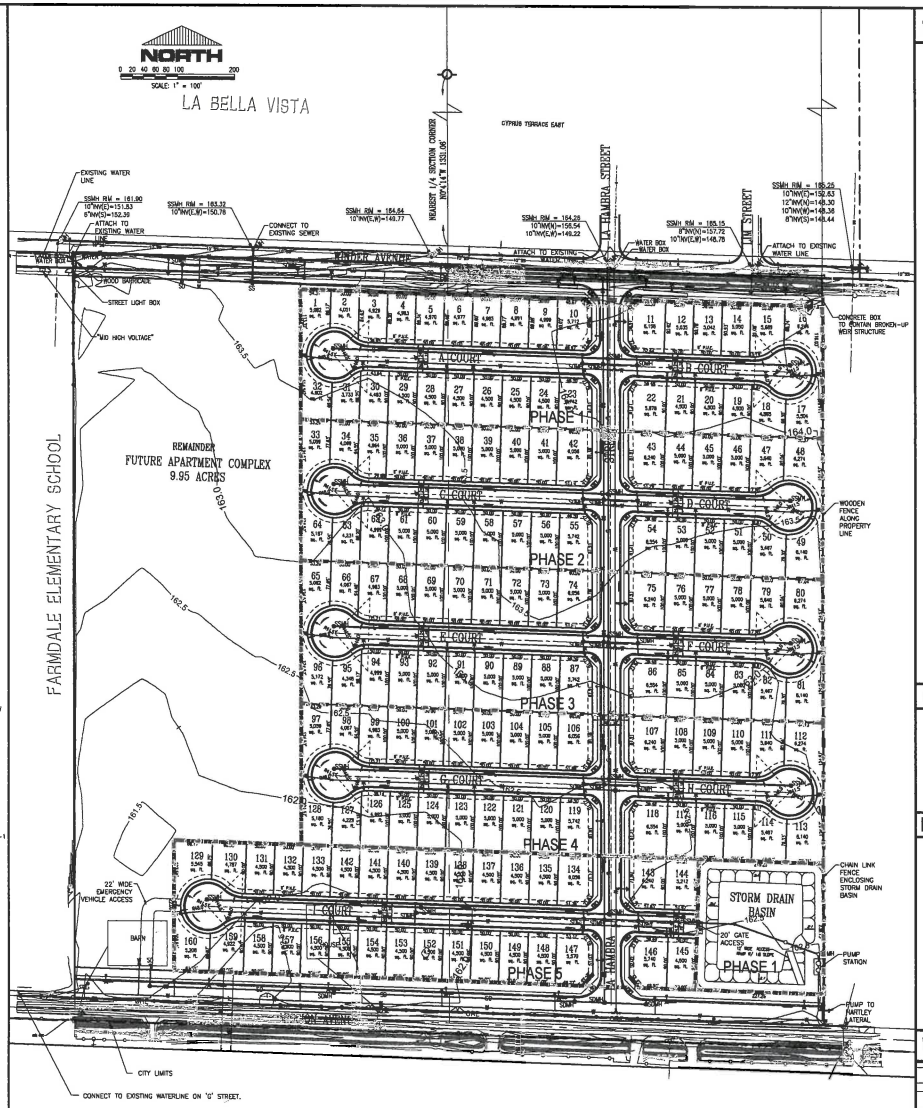


128 FT. RIGHT OF WAY FOR MISSION AVENUE
ROADWAY W/ VERTICAL CURB & GUTTER



74 FT. RIGHT OF WAY FOR WINDER AVENUE
ROADWAY W/ VERTICAL CURB & GUTTER

RECEIVED
2-23-18



811
Know what's below.
Call before you dig.
1-800-227-2600

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: STONEFIELD HOMES
1733 'M' STREET
MERCED, CA 95340
PHONE: (209) 826-6200
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 39.6 ACRES (GROSS)
7.) CONTOURS SHOWN.
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.) NO 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: PD-58
DENSITY: LOW DENSITY (10 UNITS PER GROSS ACRE.)
17.) APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.
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 MAP ACT.
20.) EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.
21.) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.
22.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.
23.) NO EXISTING TREES.
24.) AREA SUBJECT TO PERIODIC INUNDATION OF STORM WATER OVERFLOW TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE 'A-0' DEPTH 1' PER F.I.R.M. MAP NUMBER 06047C0440 G EFFECTIVE DATE DECEMBER, 2 2008 PREPARED BY F.E.M.A.
25.) ALL CUL-DE-SACS PER MERCED CITY STANDARD ST-4, WITH CURBS PAINTED RED AT BULBS.

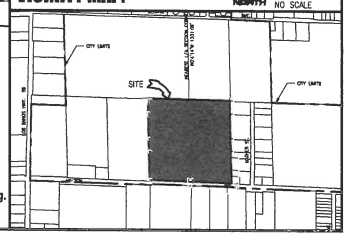
DESCRIPTION:

BEING A SUBDIVISION OF
LOT 205 AND 206 AS SHOWN ON THE
MAP OF "MERCED COLONY" FILED FOR
RECORD IN VOL. 4 OF OFFICIAL
PLATS AT PG. 24, M.C.R.
POR. OF SEC. 31, T. 7 S., R. 14 E., M. D. B. & M.

LEGEND:

	PROPOSED STREET LIGHT		PROPOSED WATER VALVE
CO	PROPOSED SEWER CLEAN OUT		PROPOSED CATCH BASIN
BO	PROPOSED WATER BLOW OFF		PROPOSED WHEEL CHAIR RAMP
FH	PROPOSED FIRE HYDRANT	P.F.E.	PUBLIC FACILITIES EASEMENT
S	PROPOSED SEWER SERVICE	C.T.	CURB TRANSITION
W	PROPOSED WATER SERVICE		EXISTING STREET LIGHT
	DRAINAGE FLOW DIRECTION		EXISTING FIRE HYDRANT
+ 132.55	EXISTING GROUND ELEVATION	W	EXISTING WATER MAIN
CR	EXISTING CROWN OF ROAD	S	EXISTING SANITARY SEWER MAIN
W	PROPOSED WATER MAIN	SD	EXISTING STORM DRAIN MAIN
S	PROPOSED SANITARY SEWER MAIN		CMU BLOCK WALL
SD	PROPOSED STORM DRAIN MAIN		CITY LIMITS
SDMH	PROPOSED STORM DRAIN MANHOLE		PHASE BOUNDARIES
SSMH	PROPOSED SANITARY SEWER MANHOLE		

VICINITY MAP:



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PREPARED BY:
GOLDEN VALLEY
ENGINEERING & SURVEYING
405 West 19th Street 95340
P.O. Box 348
Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

It is the client's responsibility prior to or during construction to verify the dimensions and elevations of all existing conditions on the job site and to immediately notify the engineer of any discrepancies from the plans. Failure to do so will result in the client being responsible for any necessary corrections to same. Written instructions will be issued where a change is required. Do not scale drawings. Figured dimensions are to govern. Any deviation from the plans or specifications must be approved by the owner and the engineer in writing before commencement of work.

CALIFORNIA

VESTING TENTATIVE SUBDIVISION MAP
FOR
STONE RIDGE SOUTH
POR. OF SEC. 31, T. 7 S., R. 14 E., M. D. B. & M.
A.P.N. 259-130-180

MERCED

ENGINEER

SHEET CONTENTS:
- VESTING TENTATIVE MAP
- .
- .
- .

PREPARED FOR:
Stonefield Homes
1733 'O' Street
Merced, CA 95340
Ph.: 209-826-6200
email:

PROJECT DATA:
Date: January 2018
Scale: As Shown
Drawn By: ECW/ RM
Job. No.: 17-196

SHEET NUMBER:
VTSM