

ANNEXATION PRE-APPLICATION



CITY OF MERCED
PLANNING DIVISION
678 W. 18th Street
Merced, CA 95340
(209) 385-6858
FAX (209) 725-8775

RECEIPT NO. <i>001229</i> <i>07804</i>	PRE-APP NO <i>23-01</i>
FILING FEE <i>\$11469</i>	DATE <i>11/29/23</i>
CHECK NUMBER <i>8257</i>	RECEIVED BY <i>(Signature)</i>

Name of Property Owner: **SURJIT PURWALL** Address/City/State/Zip Code: **3765 MORNING GLORY AVENUE
MERCED, CALIFORNIA 95348** Phone: **(209) 777-1675**

E-mail: goneexpress@yahoo.com

Name of Applicant: **SAME AS PROPERTY OWNER** Address/City/State/Zip Code: Phone:

E-mail:

Street Address or Location of Property (Be Specific):

5.9 ACRES ON CONE AVENUE

Assessor's Parcel Number(s): **A.P.N. NO. 259-010-12** General Plan Designation: **LOW DENSITY** # of Acres: **5.9**

Description of Proposed Project:

**THE OWNER PROPOSES TO DEVELOP THE PROPERTY
AS AN R-2 SUB-DIVISION WITH DUPLEXES FOR SALE**

See Checklist on Next Page for Detailed List of Submittal Requirements

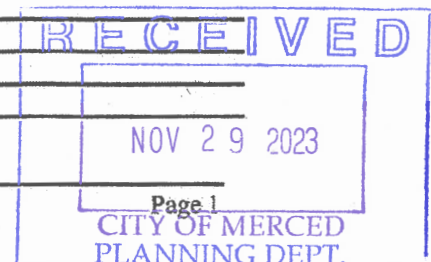
(Signature)
PROPERTY OWNER'S SIGNATURE
(Required)

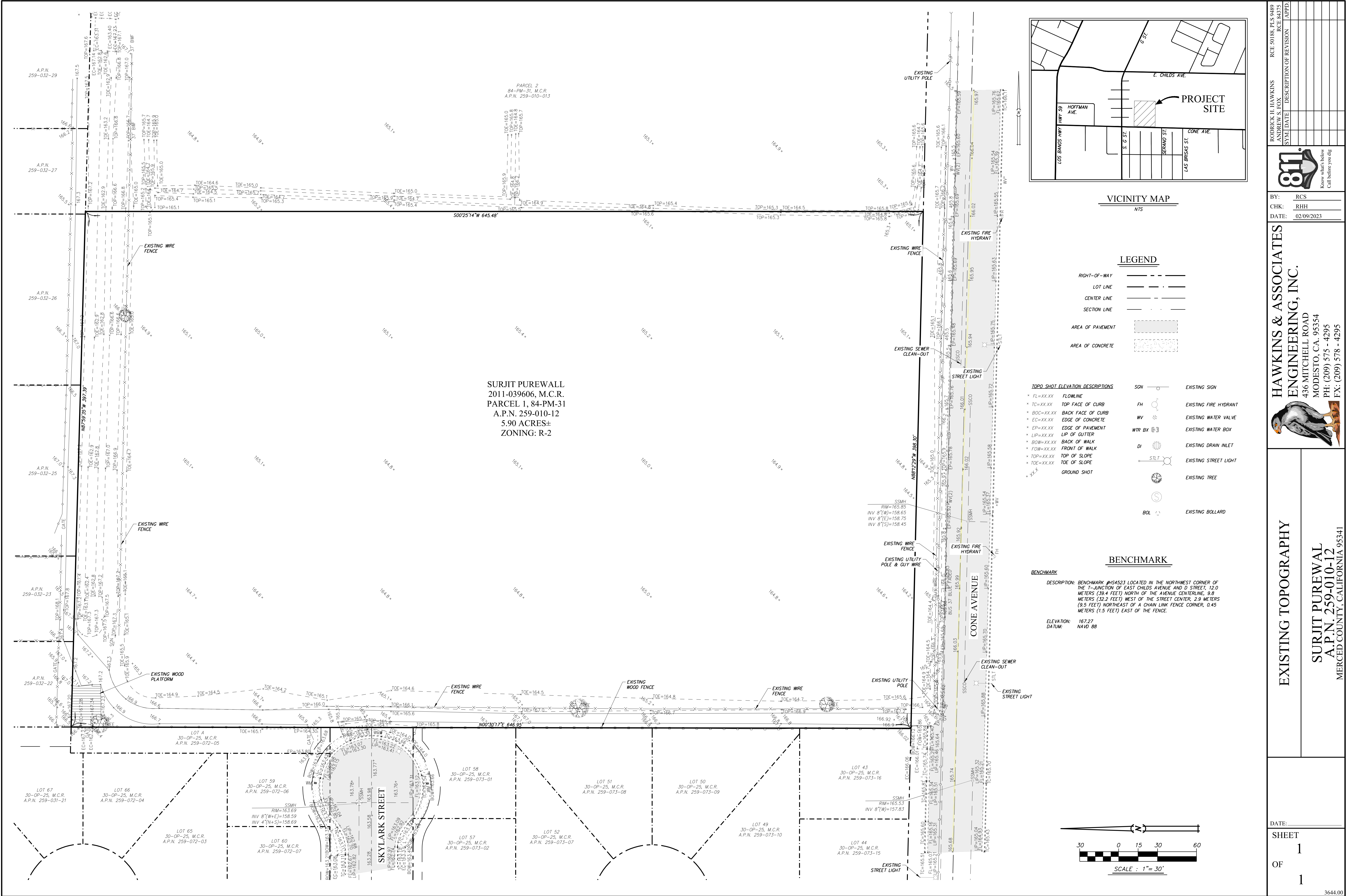
3765 MORNING GLORY AVENUE, MERCED
PROPERTY OWNER'S ADDRESS

***NOTE:** If the property owner(s) is an LLC or a corporation, the City requires documentation that shows the person(s) who is signing the application is authorized to sign for the LLC or corporation.

Additional Comments/Descriptions:

Annexation Pre-Application





811

Know what's below
Call before you dig

BY: RCS

CHK: RHH

DATE: 02/09/2023

RODRICK H. HAWKINS
ANDREW S. FOX

RCE 50188, PLS 9489
RCE 44375

SYM. DATE

DESCRIPTION OF REVISION

APPD.

HAWKINS & ASSOCIATES
ENGINEERING, INC.

436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

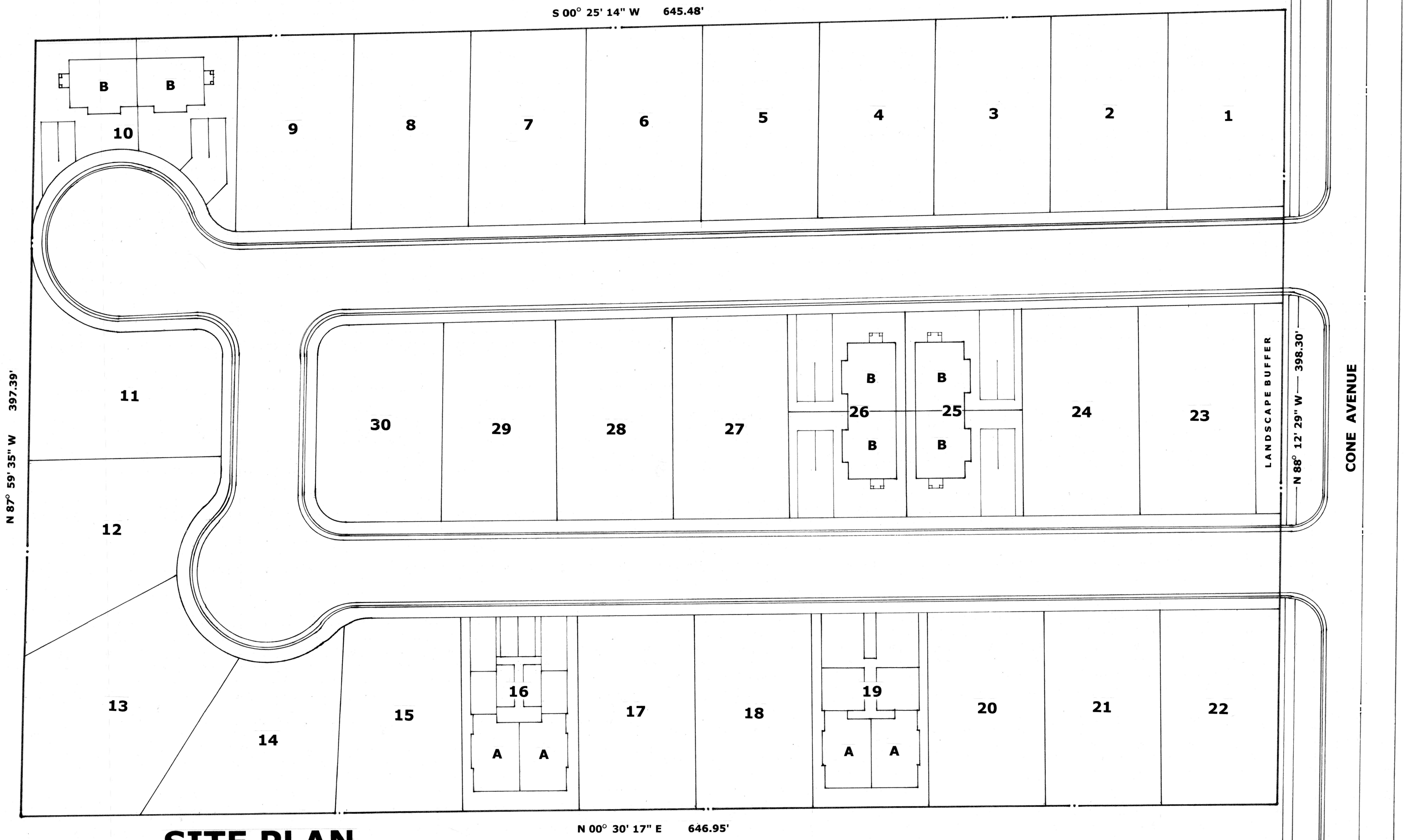
EXISTING TOPOGRAPHY

SURJIT PUREWALL
A.P.N. 259-010-12
MERCED COUNTY, CALIFORNIA 95341

DATE:

SHEET 1 OF 1

3644.00



SITE PLAN
SCALE: 1" = 30'

LOT(S)	LOT DIMENSION	TOTAL LOTS SQUARE FOOTAGE	DUPLEX TYPE	NO. OF DUPLEXES	INDIVIDUAL DUPLEX SQUARE FOOTAGE	GARAGE SQUARE FOOTAGE	TOTAL BUILDING SQUARE FOOTAGE
1 TO 9	60 x 100 6,000 S.F.	54,000	A	9	1,878	264 (SINGLE) 484 (DOUBLE)	16,902 TO 21,258
15 TO 22	60 x 100 6,000 S.F.	48,000	A	8	1,878	264 (SINGLE) 484 (DOUBLE)	15,024 TO 18,896
23 TO 29	60 x 100 6,000 S.F.	42,000	B	7	1,852	●	12,964
10	●	(±) 7,559	B	1	1,852	●	1,852
11	APPR. 80 x 94.5	(±) 7,560	A	1	1,878	264 (SINGLE) 484 (DOUBLE)	1,878 TO 2,362
12	●	(±) 7,560	A	1	1,878	264 (SINGLE) 484 (DOUBLE)	1,878 TO 2,362
13	●	(±) 9,723	A	1	1,878	264 (SINGLE) 484 (DOUBLE)	1,878 TO 2,362
14	●	(±) 7,305	A	1	1,878	264 (SINGLE) 484 (DOUBLE)	1,878 TO 2,362
30	65 x 100	6,500	B	1	1,852	●	1,852
L.S. BUFFER	13.5 x 100	1,350	●	●	●	●	●

PROJECT DATA:

- ASSESSOR'S PARCEL NUMBER: **259-010-12**
- TOTAL ACREAGE OF PROJECT: **5.9 ACRES (± 257,004 SQUARE FEET)**
- CURRENT ZONING: **R-2** (COUNTY OF MERCED)
- CURRENT GENERAL PLAN DESIGNATION: **R-2** (COUNTY OF MERCED)
- PROPOSED ZONING: **R-2** (CITY OF MERCED)
- PROPOSED GENERAL PLAN DESIGNATION: **LOW TO MEDIUM DENSITY** (CITY OF MERCED)
- PROPOSED DENSITY: **5.08 DUPLEXES PER ACRE, OR, 10.17 DWELLING UNITS PER ACRE**
- PROPOSED LOT SIZES: **6,000 MINIMUM SQUARE FEET (AVERAGE)**
- TOTAL NUMBER OF LOTS: **30**

MORGAN ARCHITECTS
2825 SAN JUAN COURT
MERCED, CALIFORNIA 95340
TELEPHONE: (209) 383-3060

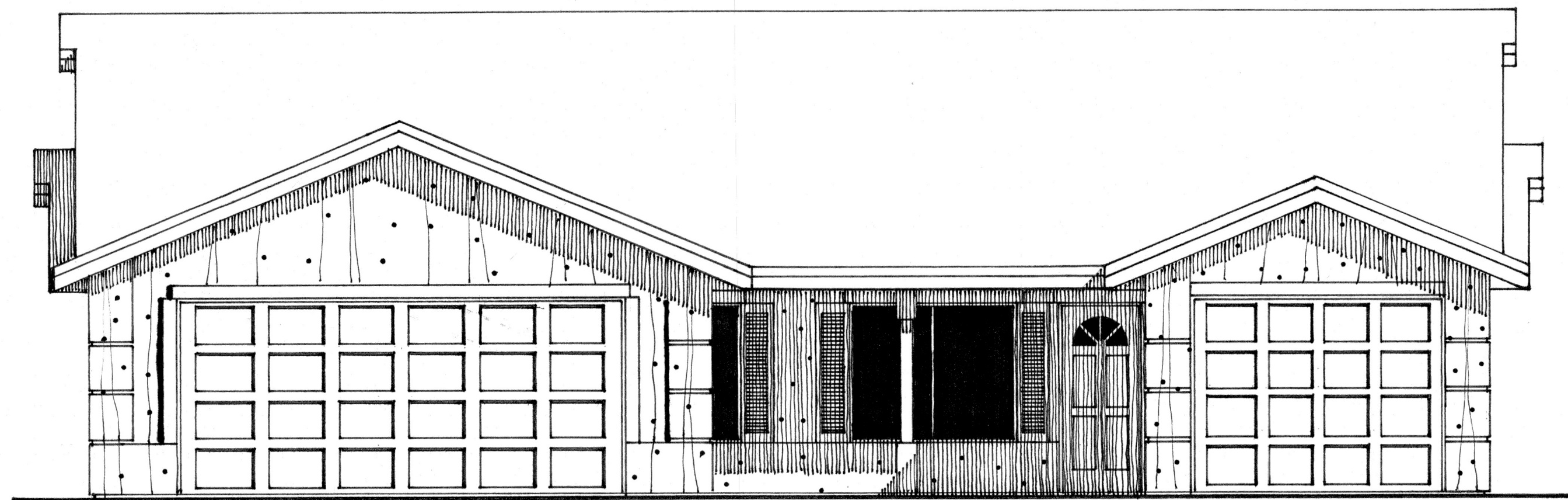
**A PROPOSED ANNEXATION OF A 5.9
ACRE PARCEL ON CONE AVENUE FOR
MR. SURJIT PURWALL**

DATE

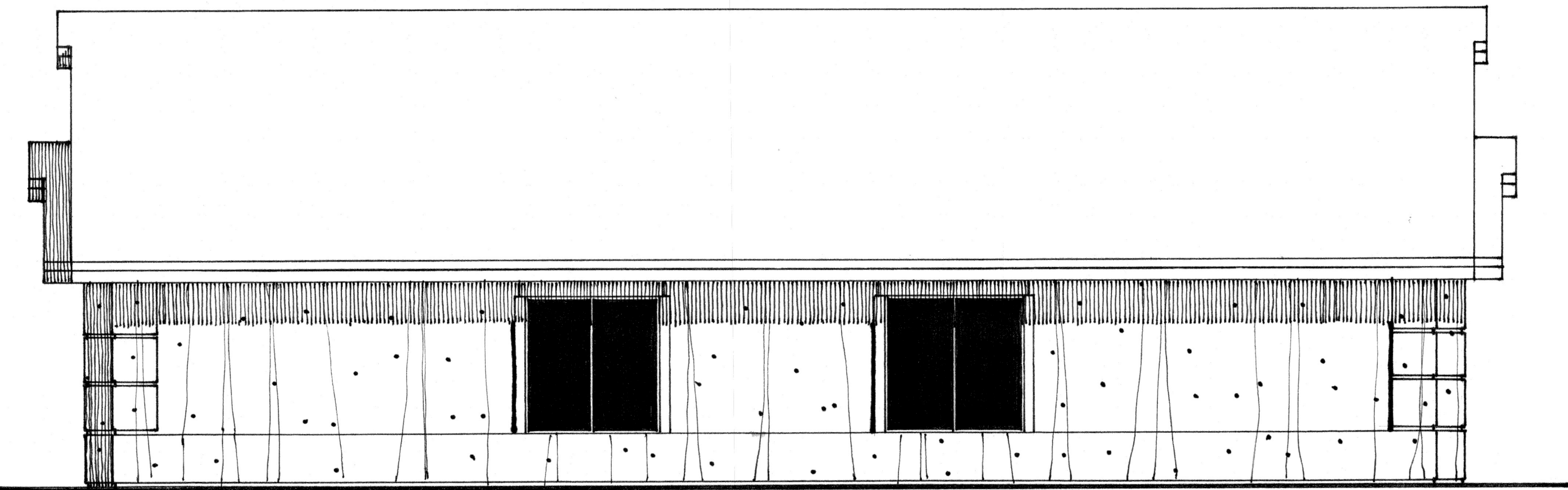
REVISIONS

JOB NUMBER
2022-07

SHEET NUMBER



PLAN A - FRONT ELEVATION
SCALE: 1/4"

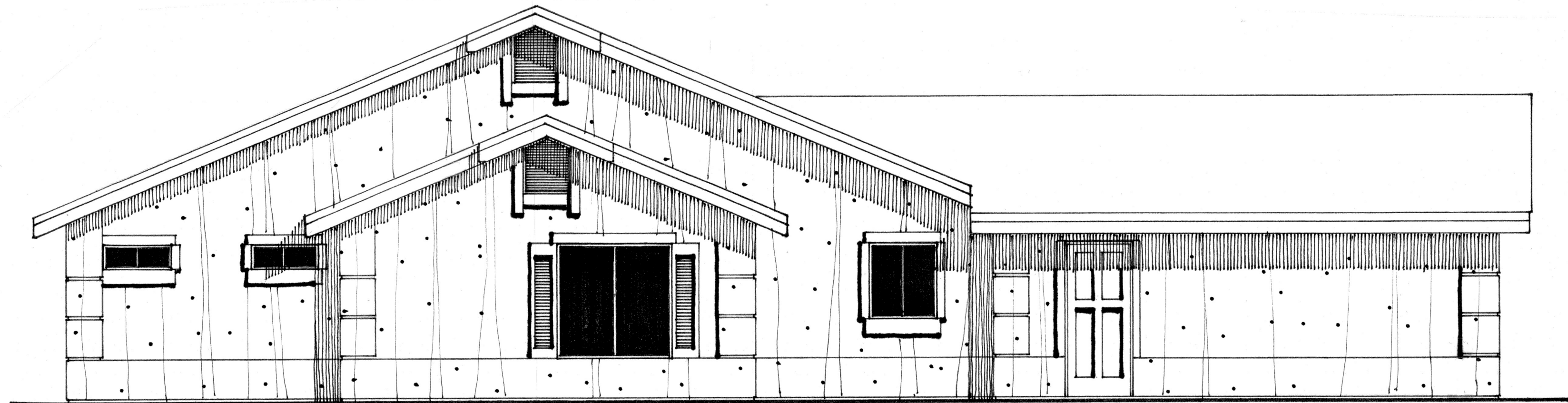


PLAN A - REAR ELEVATION
SCALE: 1/4"

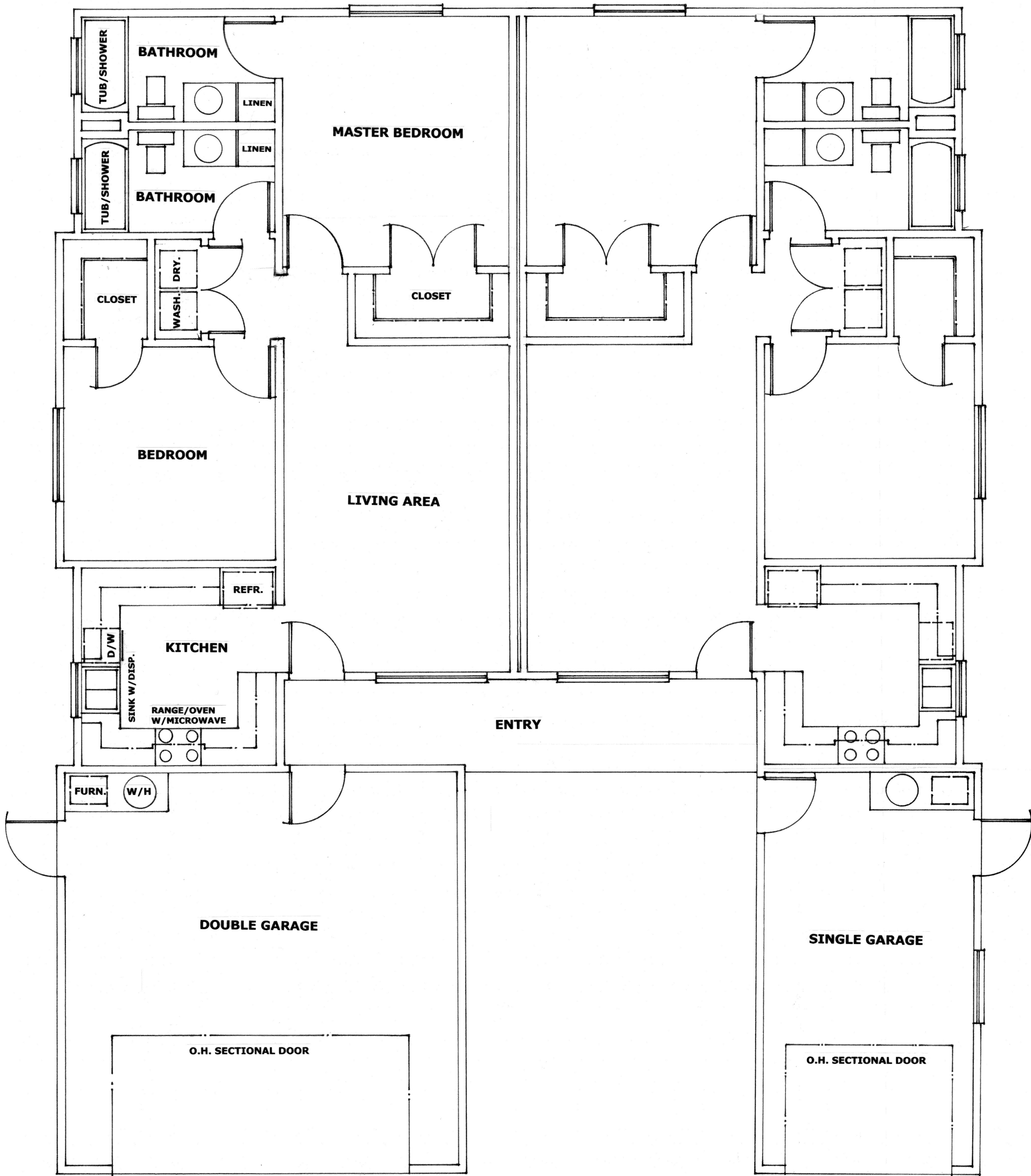
EXTERIOR FINISHES:

1. ROOFING:
A. FIBERGLASS SHINGLES
B. CONCRETE TILE
2. SIDING:
A. STUCCO
B. HARDIPLANK LAP SIDING
C. STUCCO STONE VENEER FOR ACCENT

NOTE: THE EXTERIOR ELEVATIONS
WILL BE VARIED FROM LOT TO LOT.



PLAN A - SIDE ELEVATION
SCALE: 1/4"
OPPOSITE ELEVATION IDENTICAL,
BUT, OPPOSITE HAND



FLOOR PLAN A

SCALE: 1/4"
1,878 TOTAL SQUARE FEET PER BUILDING (LIVING AREA)
939 SQUARE FEET PER DWELLING UNIT (LIVING AREA)
484 SQUARE FEET - TWO CAR GARAGE
264 SQUARE FEET - ONE CAR GARAGE

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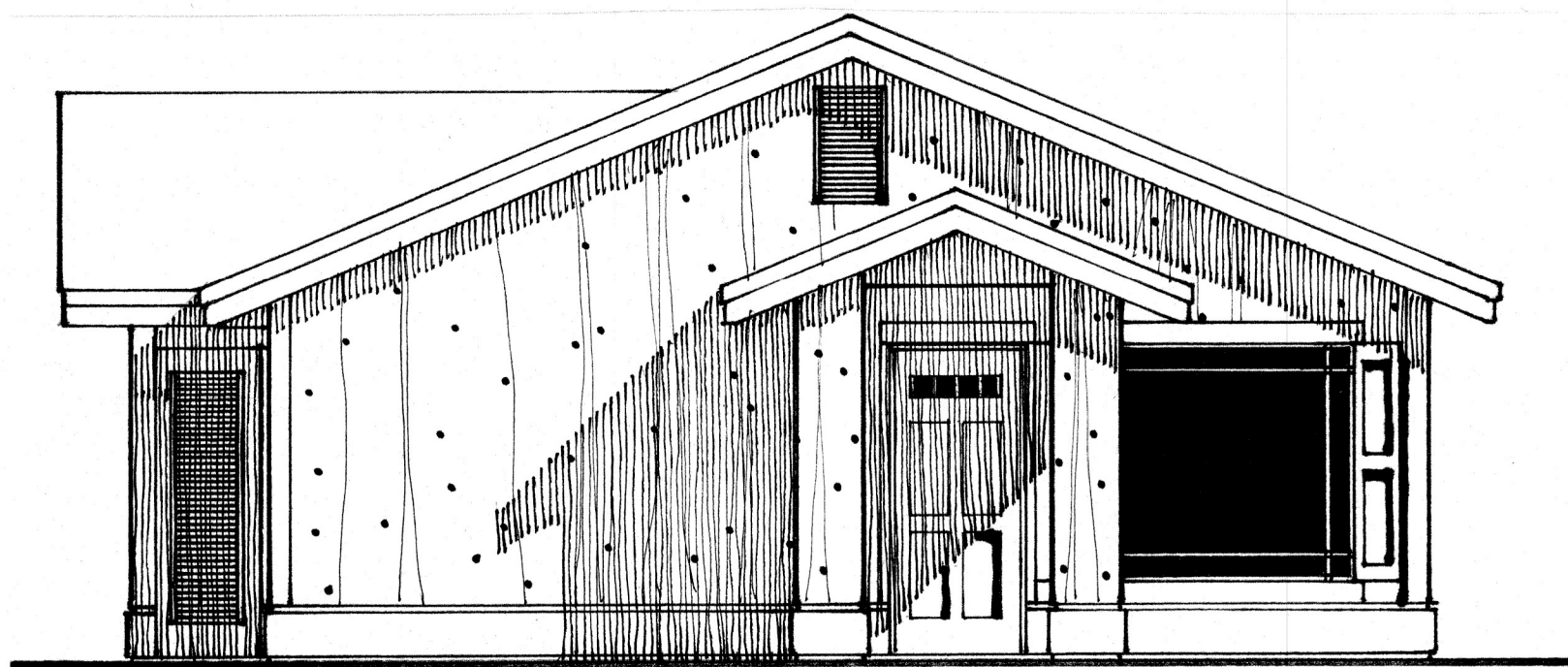
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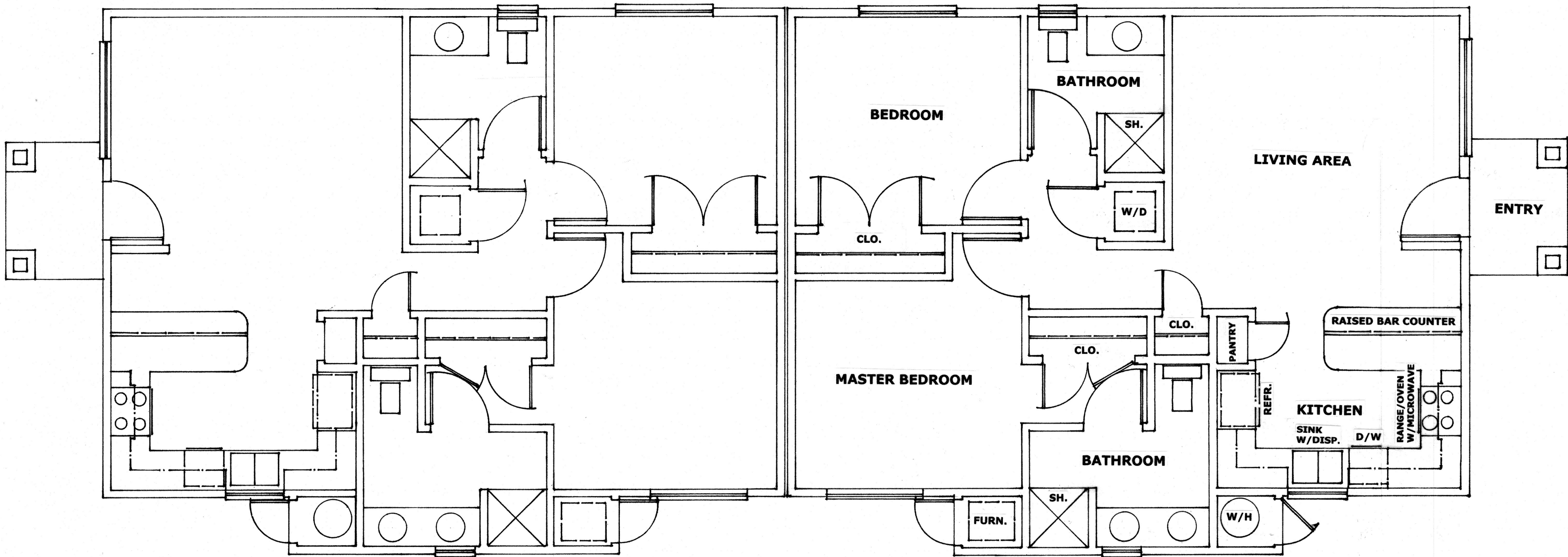
PLAN B - FRONT ELEVATION

SCALE: 1/4"

EXTERIOR FINISHES:

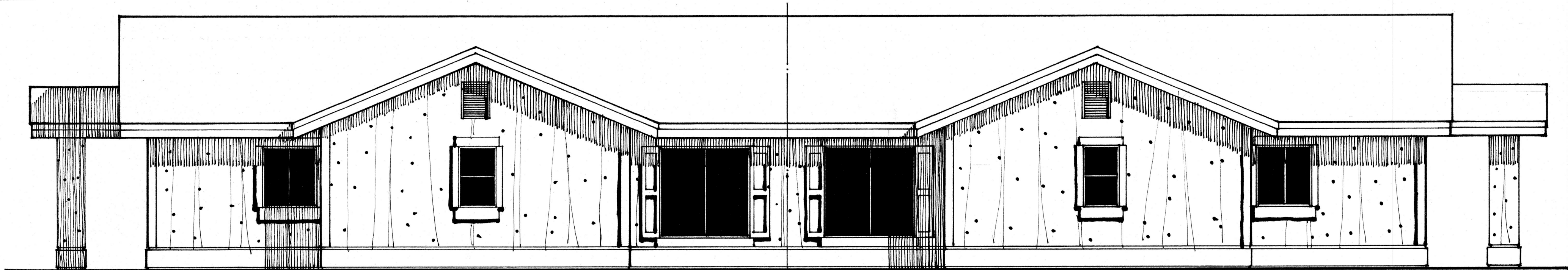
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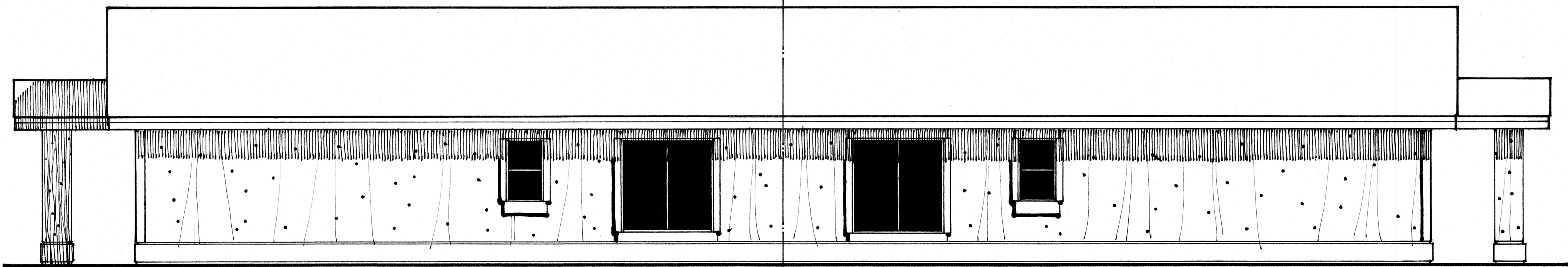
FLOOR PLAN B

SCALE: 1/4"
1,852 TOTAL SQUARE FEET PER BUILDING (LIVING AREA)
926 SQUARE FEET PER DWELLING UNIT (LIVING AREA)
35 SQUARE FEET - ENTRANCE CANOPY



PLAN B - SIDE ELEVATION

SCALE: 1/4"



PLAN B - REAR ELEVATION

SCALE: 1/4"

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