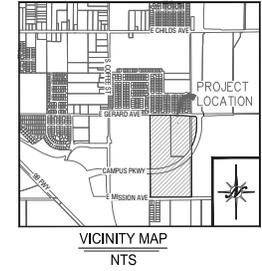
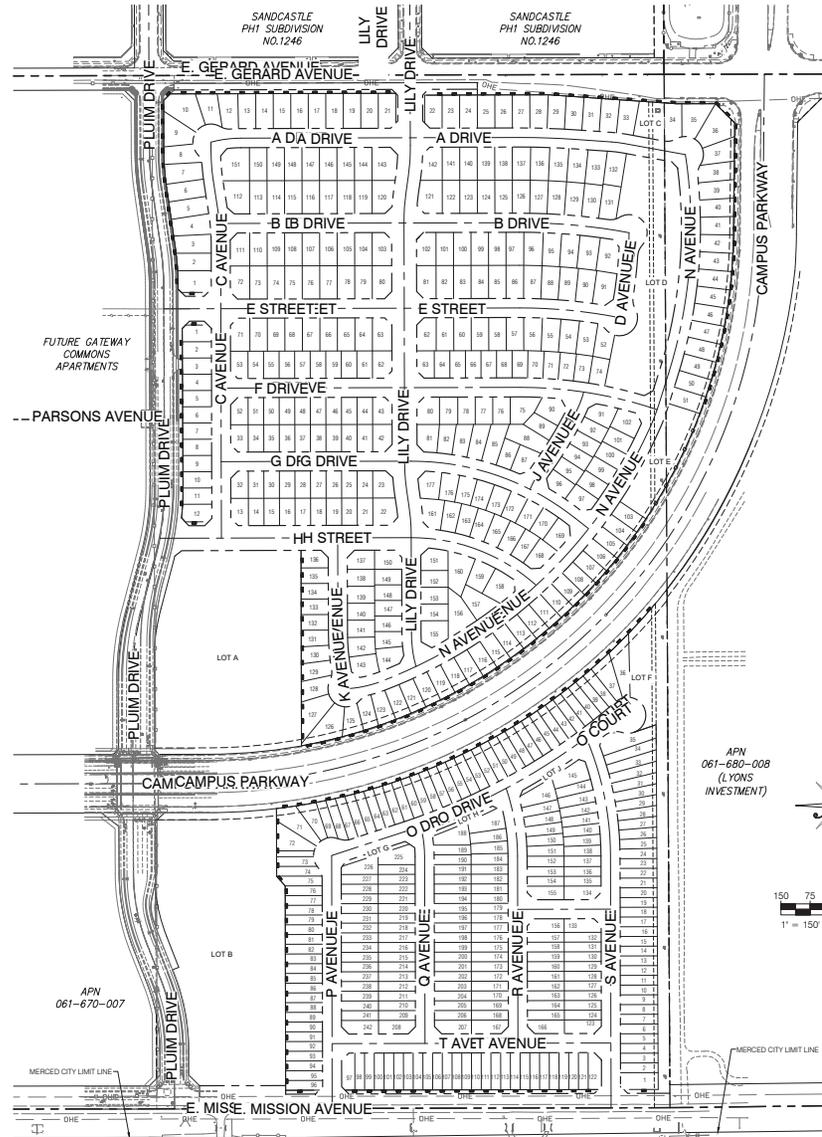


VESTING TENTATIVE SUBDIVISION MAP MERCED GATEWAY SUBDIVISION MERCED, CALIFORNIA



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF LOTS 171, 172, 231 AND 232 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF MERCED COLONY" FILED FOR RECORD IN BOOK 4 OF OFFICIAL PLATS, AT PAGE 24, MERCED COUNTY RECORDS; AND ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 119 OF PARCEL MAPS, AT PAGE 27, MERCED COUNTY RECORDS, LYING IN A PORTION OF THE SOUTH ONE-HALF OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 14 EAST, MOUNT Diablo MERIDIAN, CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA.

SHEET INDEX

1. T.M.1 COVER SHEET
2. T.M.2 TYPICAL CROSS SECTIONS
3. T.M.2 DIMENSIONS AND TOPOGRAPHY PLAN
4. T.M.2 DIMENSIONS AND TOPOGRAPHY PLAN
5. T.M.3 DIMENSIONS AND TOPOGRAPHY PLAN
6. T.M.1.1 GRADING PLAN
7. T.M.2 GRADING PLAN
8. T.M.1.2 GRADING PLAN
9. T.M.1 UTILITY PLAN
10. T.M.2 UTILITY PLAN
11. T.M.3 UTILITY PLAN

PROJECT INFORMATION

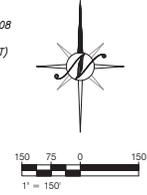
A. REGULATORY AGENCY:	CITY OF MERCED 678 W 38TH ST MERCED, CA 95340 T: (209) 385-6884
B. APPLICANT:	LEHMAN HOMES OF CALIFORNIA 9026 PLUM AVE. FRESNO, CA 93711 T: (559) 284-7174 CONTACT: RAHE MURKEDIE
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 200 12th STREET MODESTO CA, 95354 T: (209) 284-0220 CONTACT: TOM DE MELO, P.E.
D. ASSESSOR'S PARCEL NUMBERS:	061-70403, 061-71009, & 061-680-001
E. EXISTING LAND USE:	AGRICULTURAL FIELD
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING GRIDDING:	BUSINESS PARK (B) 1-A HEAVY INDUSTRIAL (H)
H. PROPOSED GRIDDING:	LMD (R-2), HMD (R-3), S4F, C54P
I. TOTAL PROJECT SIZE:	73.2 ± ACRES
J. TOTAL NUMBER OF R-1 LOTS:	570
K. DENSITY:	6.02 DU/AC
L. TYPICAL LOT SIZE:	42' X 67', 42' X 77', 27' X 67'
M. RETURNS:	PER CITY OF MERCED DETAIL S.C.04
N. UTILITIES:	WATER SYSTEM - CITY OF MERCED SANITARY SEWER - CITY OF MERCED STORM DRAINAGE - CITY OF MERCED GAS - PG&E ELECTRIC - M&D TELEPHONE - AT&T SCHOOL DISTRICT - MERCED CITY SCHOOL DISTRICT

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF MERCED STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: CONNECT TO PROPOSED CITY STORM DRAIN FACILITIES AT THE INTERSECTION OF MISSION AVENUE AND PLUM DRIVE AND ALONG PLUM DRIVE NORTH OF CAMPUS PARKWAY. DIRECTION OF DRAINAGE FLOW AS SHOWN.
3. SANITARY SEWER: DISCHARGE TO PROPOSED CITY SEWER LINES WITHIN PLUM DRIVE.
4. WATER SYSTEM: CONNECTION TO CITY OF MERCED WATER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED PER CITY OF MERCED STANDARD DETAILS SL-1 THROUGH SL-4.
6. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
7. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 06455.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
8. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN TRACT FRONTAGES.
9. NO EXISTING STRUCTURES OR TREES EXIST ON SITE. ANY UNEXPECTED STRUCTURES ENCOUNTERED WILL BE REMOVED PER CITY OF MERCED REQUIREMENTS.
10. THE ENTIRE PROJECT SITE IS IN FLOOD ZONE "AO" AREAS OF 100 YEAR FLOOD WITH DEPTHS OF 1'-3"; PER F.I.R.M. PANEL NO. 06047049G, MAP REVISED DEC. 2, 2008.
11. ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE PER PROJECT RESIDENTIAL PLAN DEVELOPMENT AND CITY OF MERCED SMALL LOT DESIGN STANDARDS.
12. TWO STORY HOME CONSTRUCTION FOR LOTS DIRECTLY ADJACENT WITH CAMPUS PARKWAY SHALL BE CONSTRUCTED WITHOUT SECOND-FLOOR BALCONIES.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	---
CENTRAL LINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
PUBLIC UTILITY EASEMENT (P.U.E.)	N/A	---
CONTOUR (1' INTERVAL)	---	N/A
EDGE OF PAVEMENT	---	---
STORM DRAIN (MAIN)	---	---
STORM DRAIN MAINTENANCE HOLE	●	●
CURB INLET	●	●
WATER (MAIN)	---	---
WATER VALVE	●	●
FIRE HYDRANT	●	●
STREET LIGHT	●	●
SEWER MAINTENANCE HOLE	●	●
SEWER (MAIN)	---	---
IRRIGATION STRUCTURE	---	N/A
IRRIGATION (MAIN)	---	N/A
POWER POLE	---	N/A
CURB, GUTTER, AND SIDEWALK	---	---
FENCE (CHAINLINK OR WOOD)	---	N/A
FENCE (WIRE OR HOODWIRE)	---	N/A
FENCE (WOOD OR WROUGHT IRON)	---	N/A



ATTACHMENT F

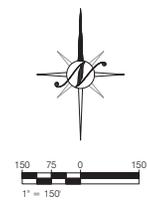
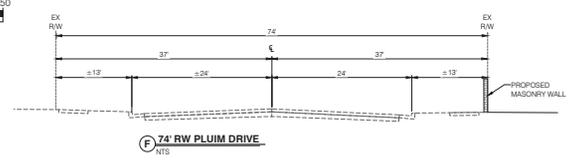
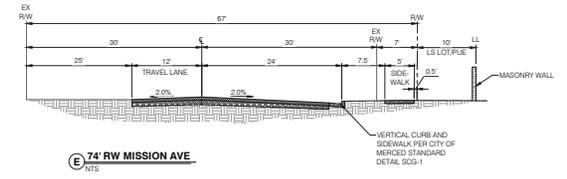
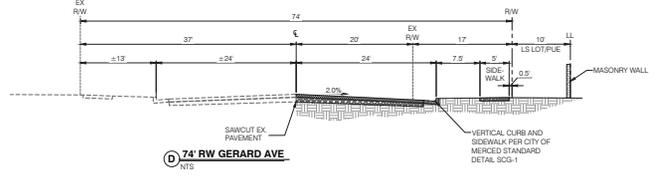
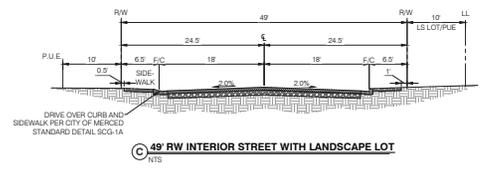
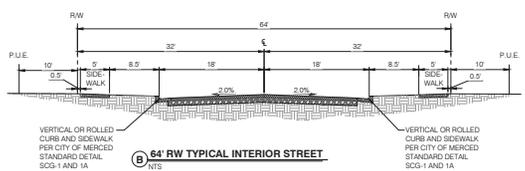
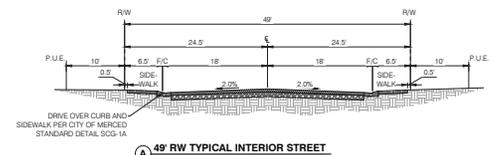
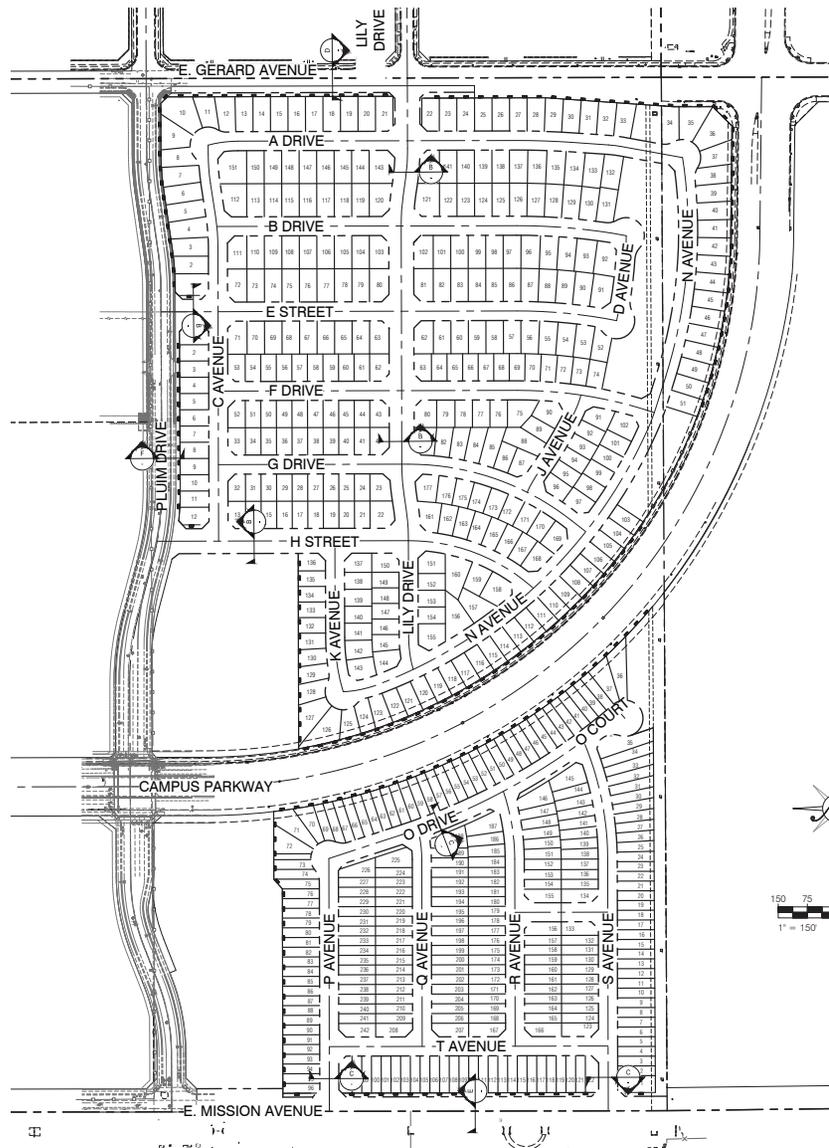
DATE	APPROVED
DATE	DISAPPROVED
NO.	

Northstar Engineering Group, Inc.
200 12th Street, Modesto, CA 95354
Tel: (209) 284-0220

COVER SHEET
MERCED GATEWAY
MERCED, CALIFORNIA

TM1.1

NOTHING TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND.



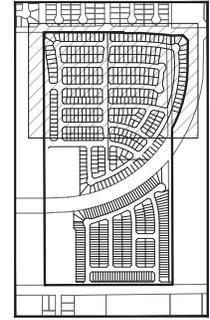
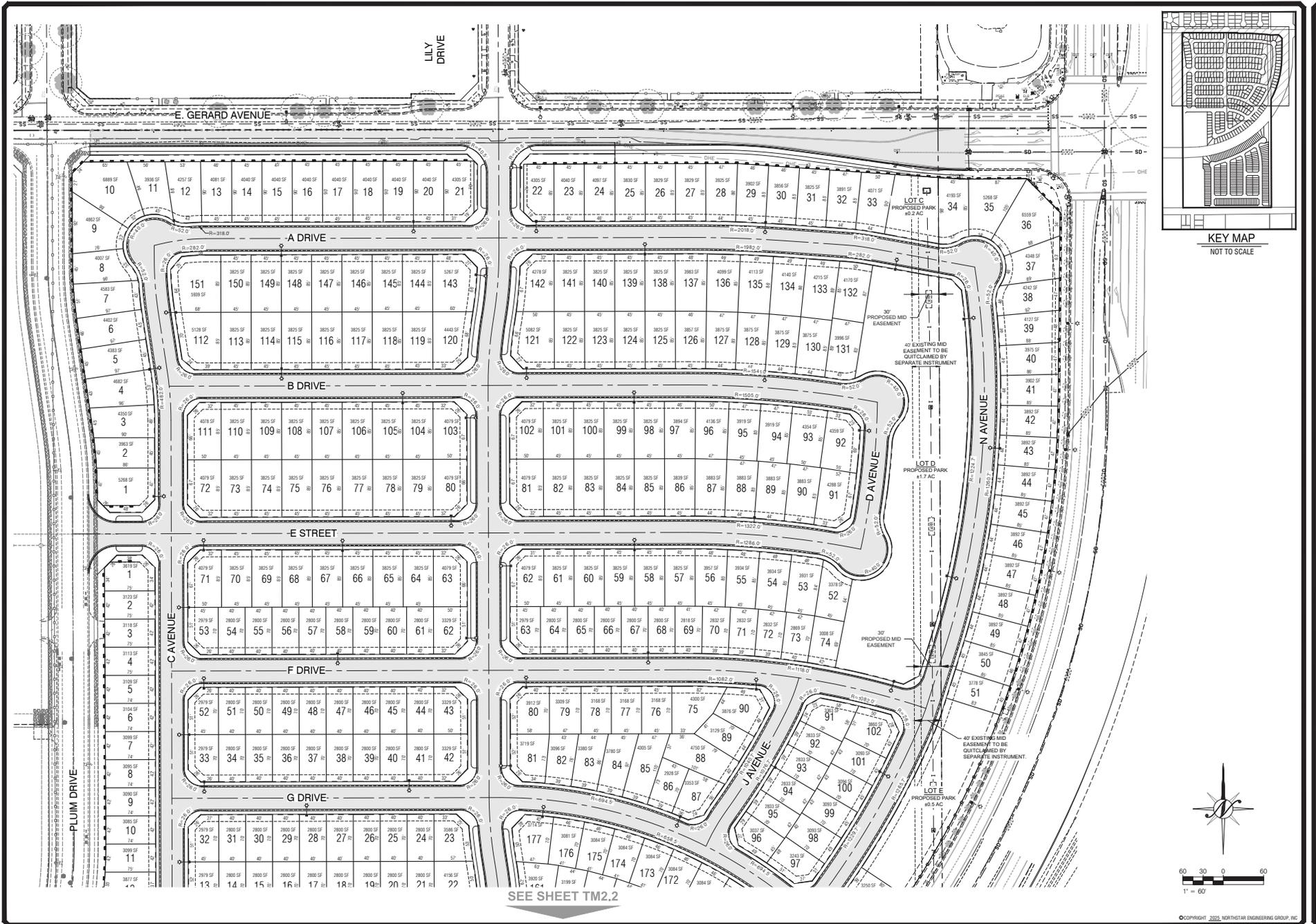
DATE	APPROVED
REVISION	DISCIPLINE
NO.	

TYPICAL CROSS SECTIONS
MERCED GATEWAY
MERCED, CALIFORNIA



SHEET NO.	23-3403
DATE	06/20/2023
SCALE	AS SHOWN
PROJECT	TRUCK
SHEET NO.	10
DRAWN	TRD

SHEET NUMBER
TM1.2



KEY MAP
NOT TO SCALE



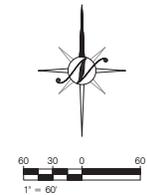
REVISION	DATE	BY	CHKD

DIMENSIONS AND TOPOGRAPHY PLAN
MERCED GATEWAY
MERCED, CALIFORNIA

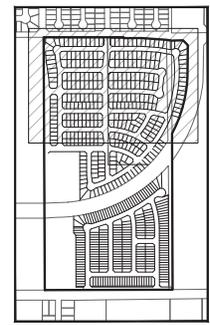
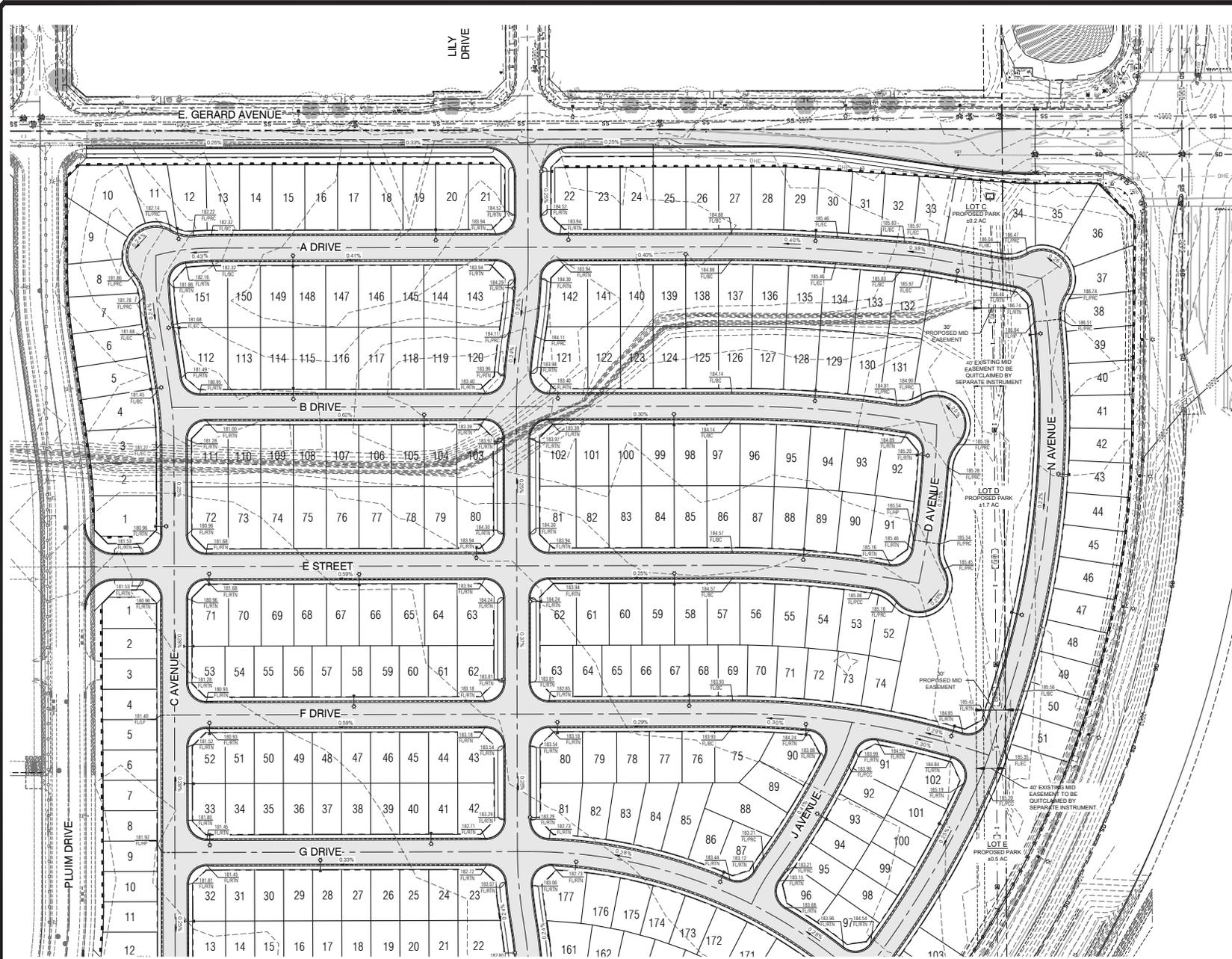


DATE	12-3-2023
SCALE	AS SHOWN
PROJECT	MERCED GATEWAY
SHEET	TM2.1
TOTAL SHEETS	10

TOTAL SHEETS: 10
SHEET NUMBER: TM2.1



1" = 60'
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KEY MAP
NOT TO SCALE



NO.	DATE	REVISIONS

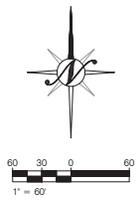
CALIFORNIA
MERCED
MERCED GATEWAY
GRADING PLAN

North Star
Engineering Group, Inc.
2000 W. 10th Street, Suite 100
Merced, CA 95340
Tel: (209) 385-1000
Fax: (209) 385-1001

DATE	BY	PROJECT
SCALE		

SHEET NUMBER

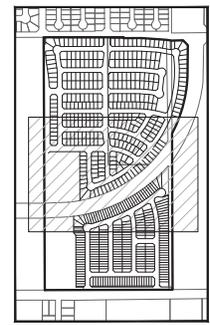
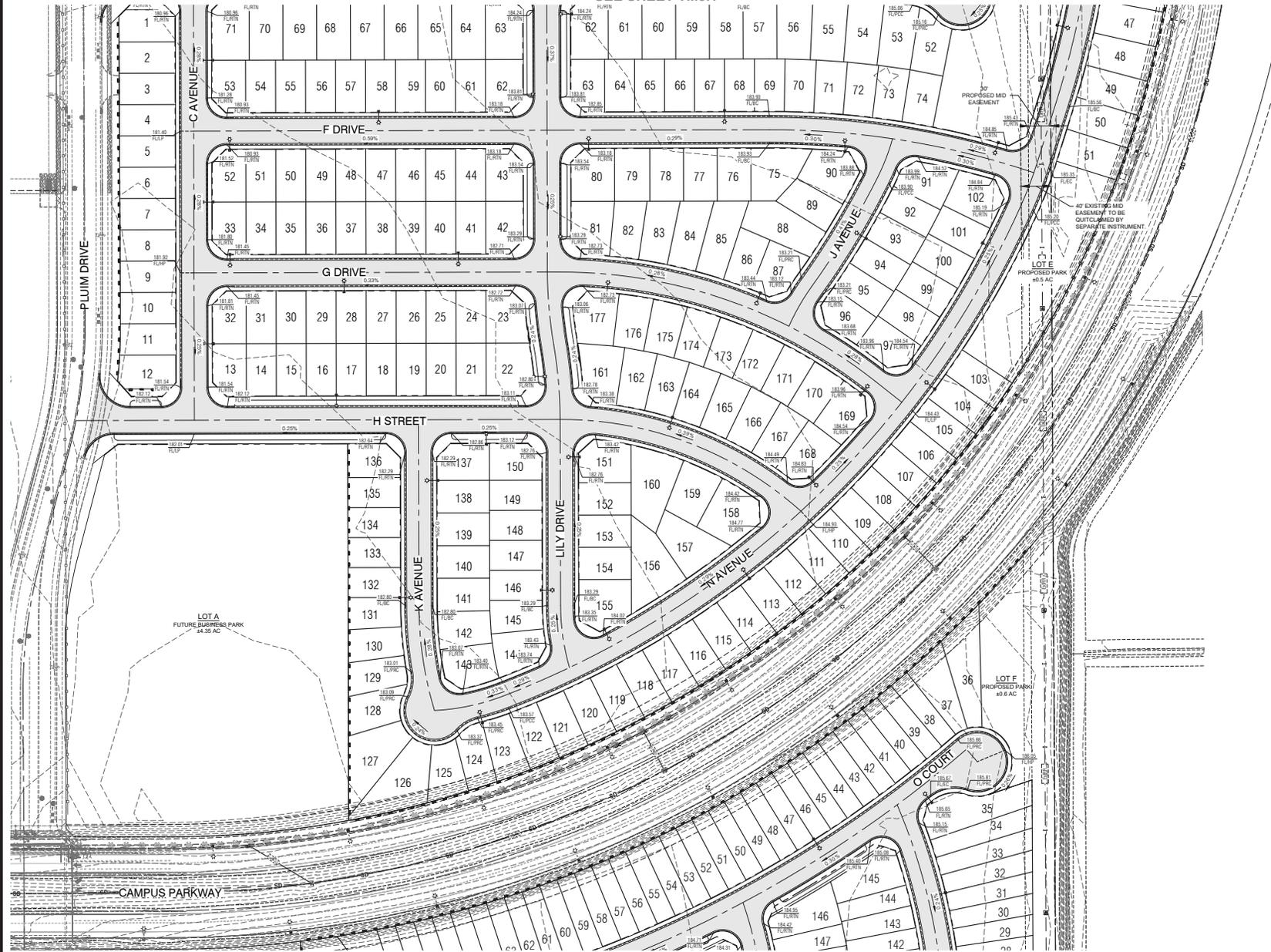
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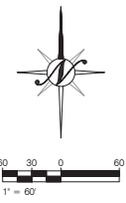
SEE SHEET TM3.2

SEE SHEET TM3.1

SEE SHEET TM3.3



KEY MAP NOT TO SCALE



NO.	DATE	DESCRIPTION

GRADING PLAN
 MERCED GATEWAY
 CALIFORNIA
 MERCED

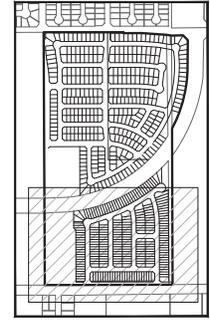
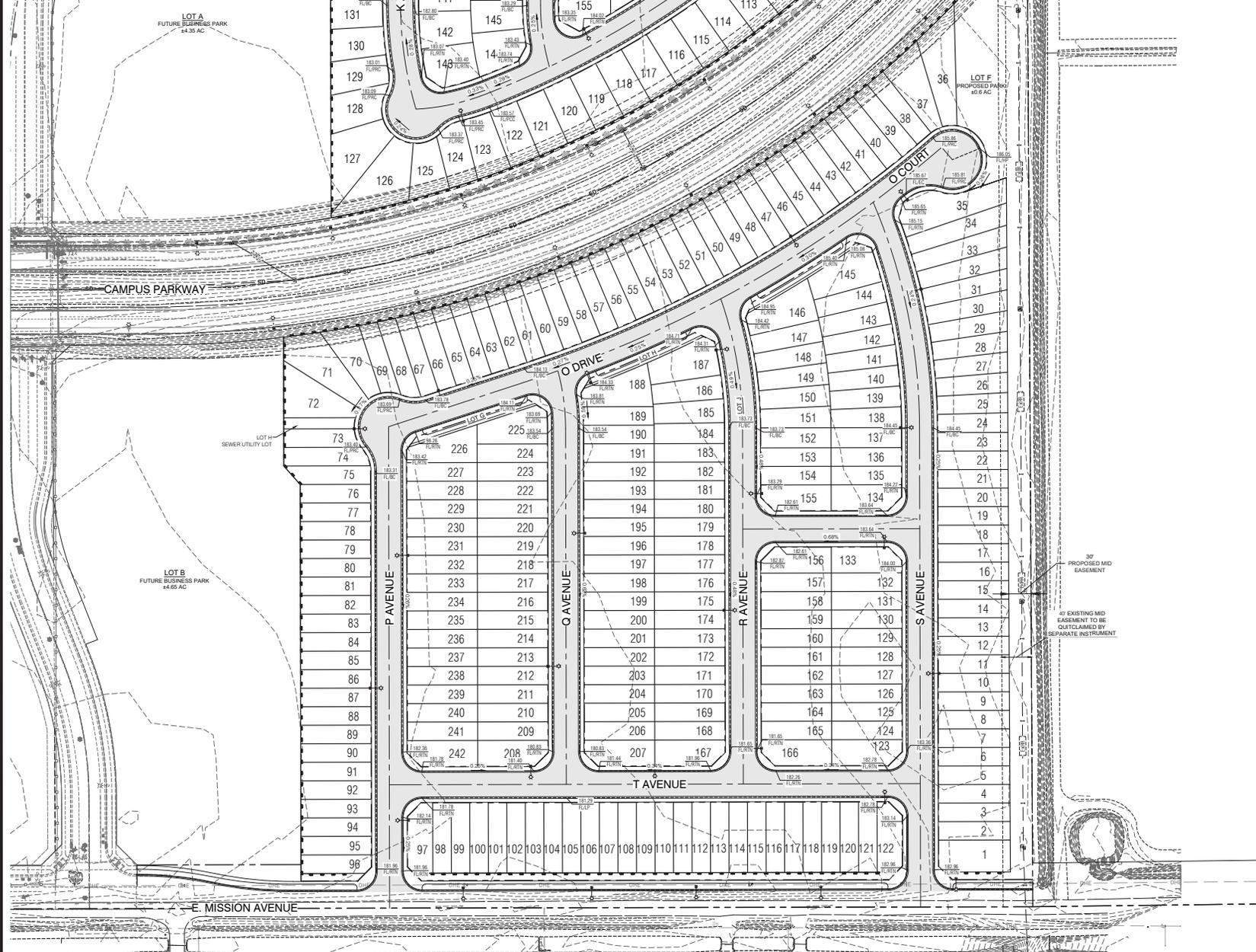


JOB #	23-3403
DATE	08/20/2023
SCALE	AS SHOWN
DESIGNER	DAVID J. NORTHSTAR
CHECKER	DAVID J. NORTHSTAR
DRAWN	DAVID J. NORTHSTAR

SHEET NUMBER

TM3.2

SEE SHEET TM3.2



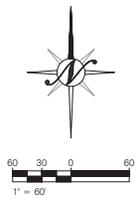
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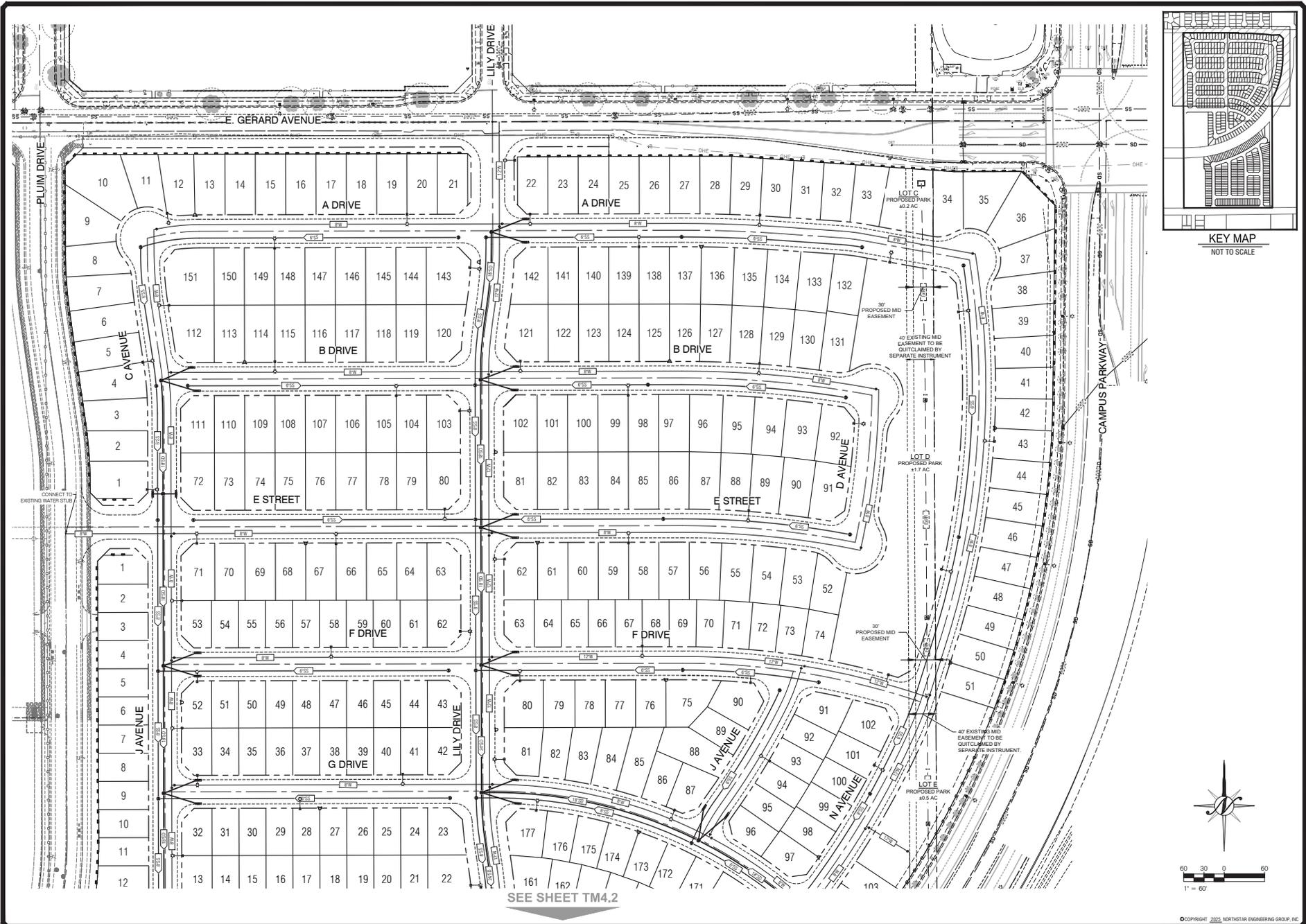
GRADING PLAN
MERCED GATEWAY
MERCED, CALIFORNIA



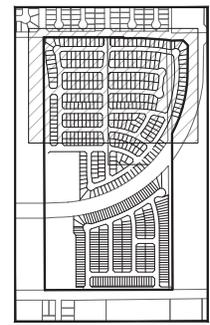
DATE	2/3/2023
SCALE	AS SHOWN
DESIGNER	JKL
CHECKER	ABC
DATE	2/3/2023

SHEET NUMBER
TM3.3





SEE SHEET TM4.2



KEY MAP
NOT TO SCALE



NO.	DATE	REVISIONS

UTILITY PLAN
MERCED GATEWAY
MERCED, CALIFORNIA



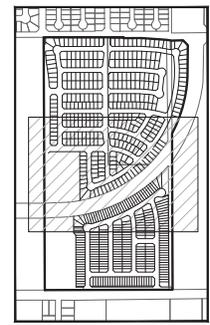
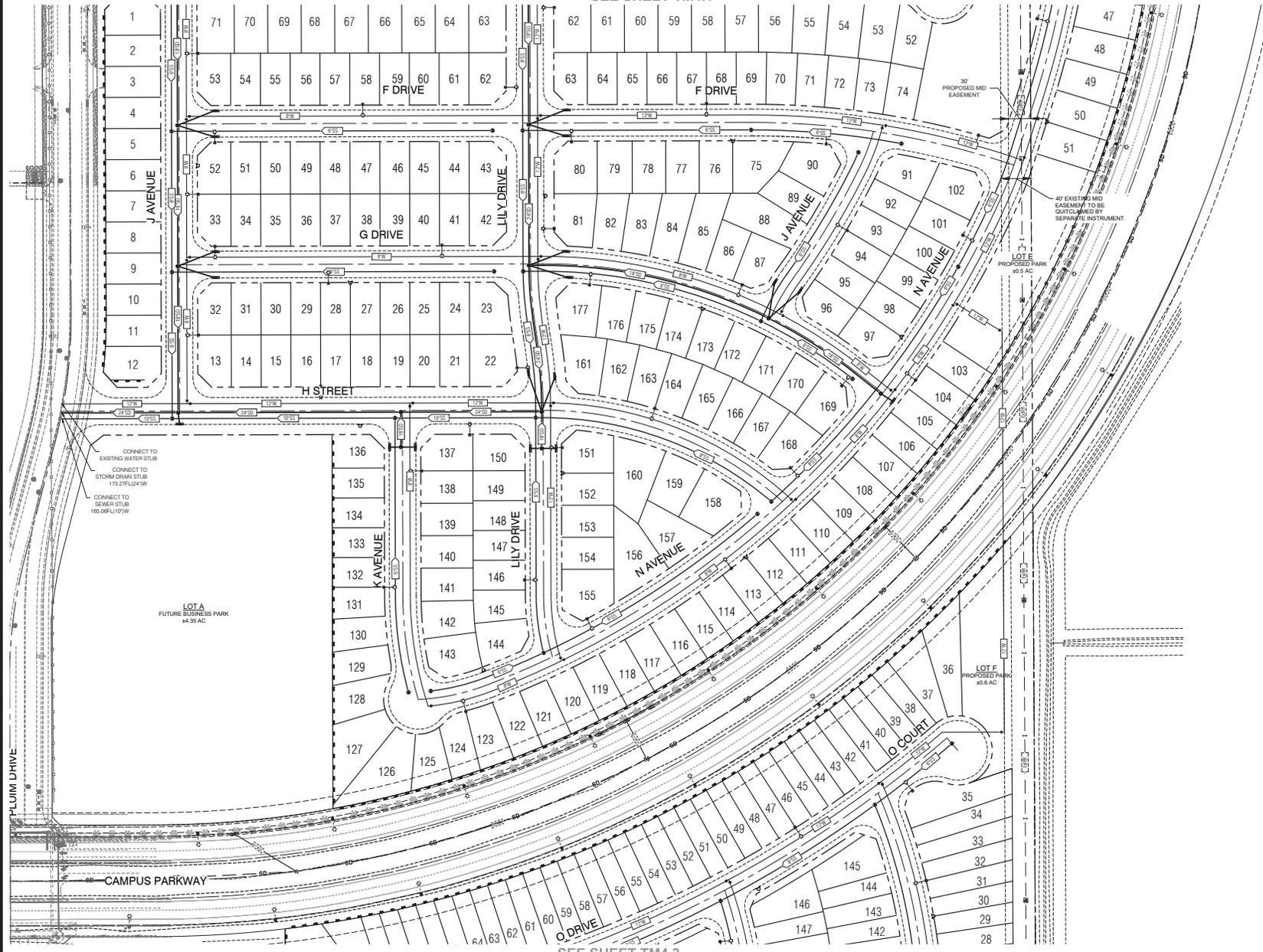
DATE	10/20/2023
SCALE	AS SHOWN
PROJECT	MERCED GATEWAY
SHEET	TM4.1
DRAWN	

SHEET NUMBER

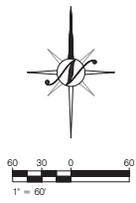
TM4.1

SEE SHEET TM4.1

SEE SHEET TM4.3



KEY MAP NOT TO SCALE



REVISION	DATE	BY	DESCRIPTION
NO.			

UTILITY PLAN
 MERCED GATEWAY
 CALIFORNIA
 MERCED.

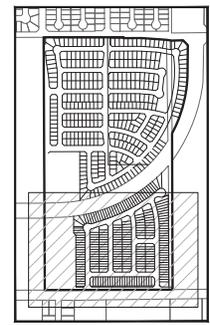
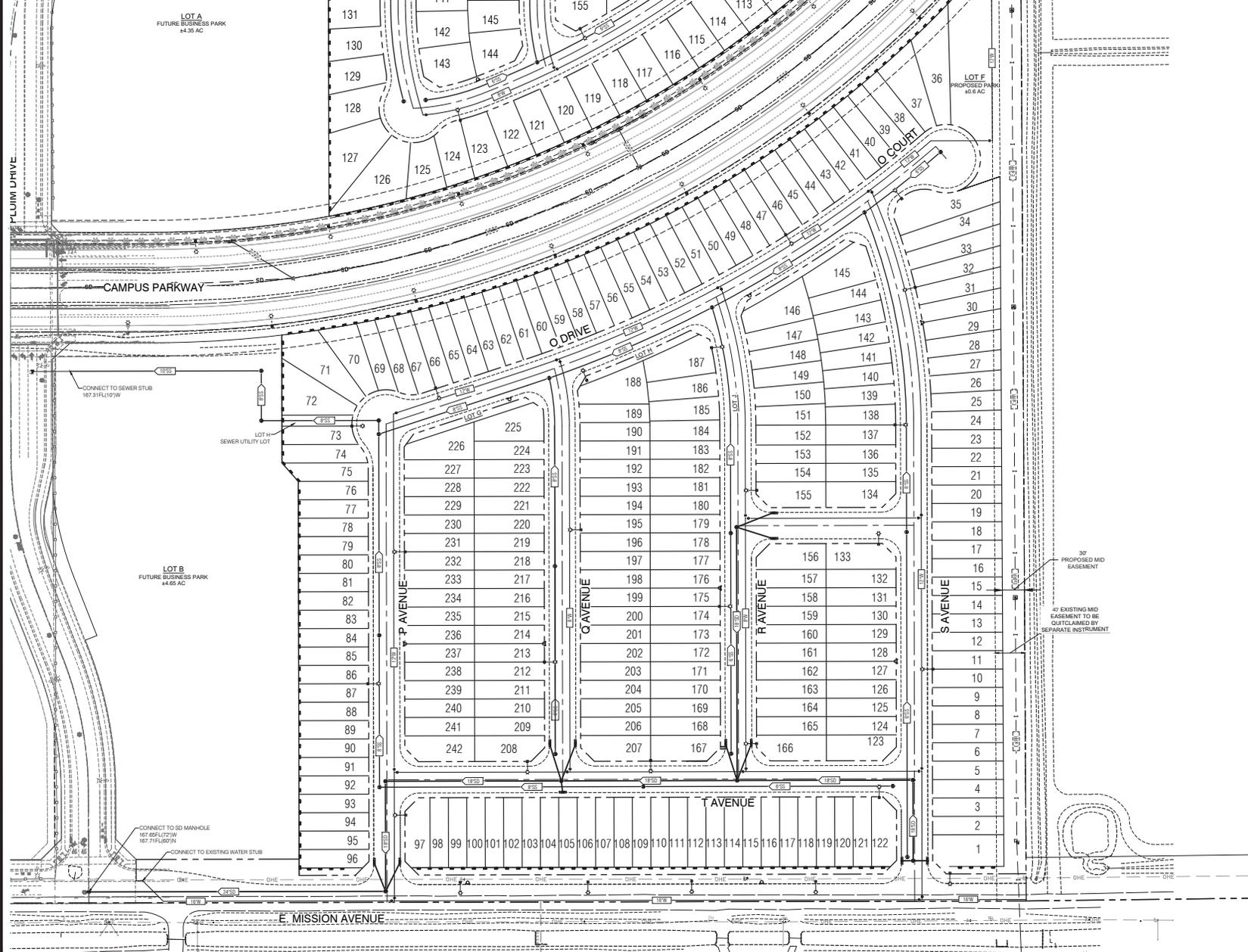


SHEET #	23-3-203
DATE	08/20/2023
SCALE	AS SHOWN
PROJECT	MERCED GATEWAY
DRAWN BY	TR
CHECKED BY	TR
DATE	08/20/2023

SHEET NUMBER

TM4.2

SEE SHEET TM4.2



NO.	DATE	REVISION

UTILITY PLAN
MERCED GATEWAY
MERCED, CALIFORNIA



JOB #	23-3403
DATE	08/20/2023
SCALE	AS SHOWN
DESIGNER	TRC
CHECKER	TRC
DRAWN	TRC

SHEET NUMBER
TM4.3

