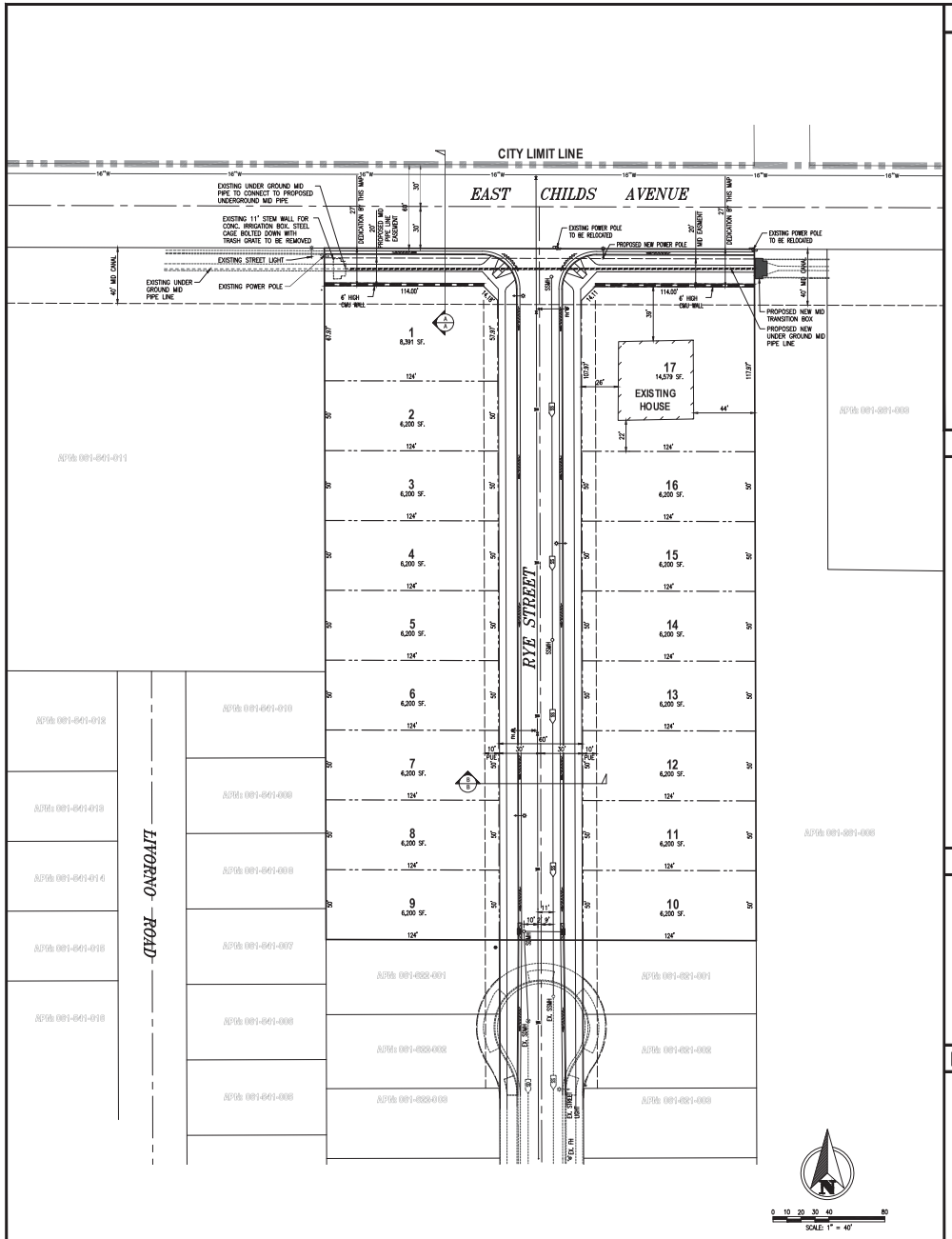
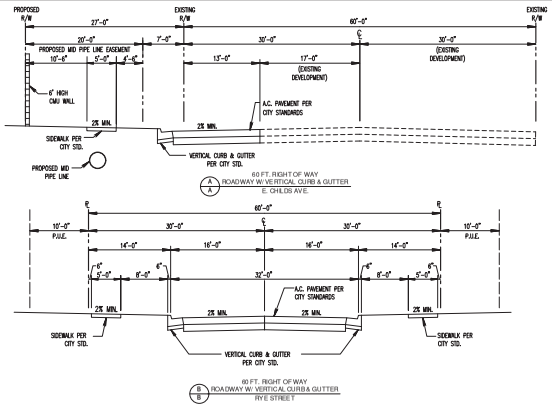
Attachment C



VESTING TENTATIVE SUBDIVISION MAP

STREET SECTIONS

NOT TO SCALE



TENTATIVE MAP NOTES:

NOT TO SCALE

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: DR. PARAMJIT SINGH
2500 E CHILD AVE.
MERCED, CA 95341
(510) 585-5808

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 3.38± 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. 10 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: R-1-5
SINGLE FAMILY RESIDENCE ..... 17 UNITS
NET ACREAGE ..... 3.38 ACRES
DENSITY: LOW DENSITY

17.) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.

18.) DEVELOPMENT PHASE: THE DEVELOPER RESERVES THE RIGHT TO PHASE THIS PROJECT IN ACCORDANCE WITH THE PROVISONS OF THE STATE SUBDIVISION MAP ACT.

19.) APN 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.) EXISTING TREES AS SHOWN ON TOPOGRAPHIC SHEET.

23.) ZONE AO (DEPTH 1'): FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

24.) LOT 17 WILL NEED ABANDON SEPTIC AND WELL, CONNECT TO CITY SERVICES.

25.) WILL NEED TO ABANDON TEMPORARY ACCESS EASEMENTS NEAR RYE STREET CUL-DE-SAC.

26.) WILL NEED STORM DRAIN PLAN, EITHER STRENGTHEN EXISTING BASIN OR OTHER DRAINAGE PLANS.

27.) PLANS WILL NEED TO BE APPROVED BY MID FOR UNDERGROUND WORK.

28.) PORTION OF THE CUL-DE-SAC WILL NEED TO BE VACATED ROAD DEDICATION AND EASEMENTS AS NEEDED TO MATCH NEIGHBORHOOD.

29.) HOUSE WILL NEED TO CONNECT TO WATER & SEWER AND ABANDON SEPTIC AND WELL IF EXISTS.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MERCED, COUNTY OF MERCED, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ADJUSTED PARCEL 1 AS SHOWN ON THE PARCEL MAP FOR TRUTH TABERNACLE RECORDED APRIL 21, 2005 IN BOOK 98 OF PARCEL MAPS, PAGES 40 AND 41 AND BEING A SUBDIVISION OF A PORTION OF LOT 103 AS SHOWN ON THE MAP OF MERCED COLONY RECORDED FEBRUARY 3, 1910 IN BOOK 4 OF OFFICIAL PLATS, PAGE 24, RECORDS OF MERCED COUNTY.

EXCEPTING THEREFROM THE PROPERTY RIGHTS RESERVED IN THE DEED RECORDED JANUARY 23, 1937 IN BOOK 523, PAGE 467, MERCED COUNTY RECORDS. SAID PROPERTY RIGHTS CONSIST OF 1/2 INTEREST IN ALL OIL, GAS, MINERALS WITH RIGHT OF SURFACE ENTRY.

APN: 061-261-002-000

VICINITY MAP

NOT TO SCALE

LEGEND:

	PROPOSED STREET LIGHT
FH	PROPOSED FIRE HYDRANT
	DRAINAGE FLOW DIRECTION
	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER MAIN
SD	PROPOSED STORM DRAIN MAIN
SDMH	PROPOSED STORM DRAIN MANHOLE
SSMH	PROPOSED SANITARY SEWER MANHOLE
	ADJACENT PROPERTY LINE
	CENTERLINE OF ROAD
	EXISTING PROPERTY LINE
	PROPOSED SUBDIVISION PROPERTY LINE
	PROPOSED WATER VALVE
	PROPOSED CATCH BASIN
P.U.E.	PUBLIC UTILITIES EASEMENT
C.T.	CURB TRANSITION
	6' HEIGHT IRON FENCE
	6' HEIGHT WOOD FENCE
	EXISTING WATER MAIN
SS	EXISTING SANITARY SEWER MAIN
SD	EXISTING STORM DRAIN MAIN
	EXISTING STREET LIGHT
EX. FH	EXISTING FIRE HYDRANT
EX. SDMH	EXISTING STORM DRAIN MANHOLE
EX. SSMH	EXISTING SANITARY SEWER MANHOLE

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PREPARED BY:

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P.O. Box 349
Merced, CA. 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

It is the state requisite prior to or during construction to notify the designer in writing of any material errors or omissions in the plans and specifications of which a contractor has actual knowledge or which a reasonable person in the contractor's trade should reasonably be aware. Other hazardous substances and potential errors or omissions shall be marked from the designer prior to the start or state construction proceeding with the work. The client will be responsible for any delays in construction if these procedures are not followed.

VESTING TENTATIVE SUBDIVISION MAP FOR:

DR. PARAMJIT SINGH

2500 EAST CHILDS AVENUE
APN: 061-261-002

CITY OF MERCED CALIFORNIA

SHEET CONTENTS:
Vesting Tentative Subdivision Map

PREPARED FOR:

PREPARED FOR
DR. PARAMJIT SINGH
2287 MIDTS WAY RD.
TRACY, CA 95376
EMAIL: PJSIDHU@YAHOO.COM
PHONE: (510) 585-5808

PROJECT DATA:
Date: FEBRUARY 2025
Checked By: JIM XU
Drawn By: CESAR
Job No.: 25-016

SHEET NUMBER:
1