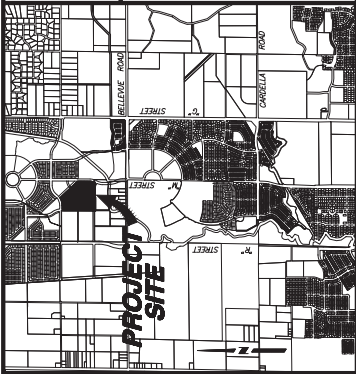
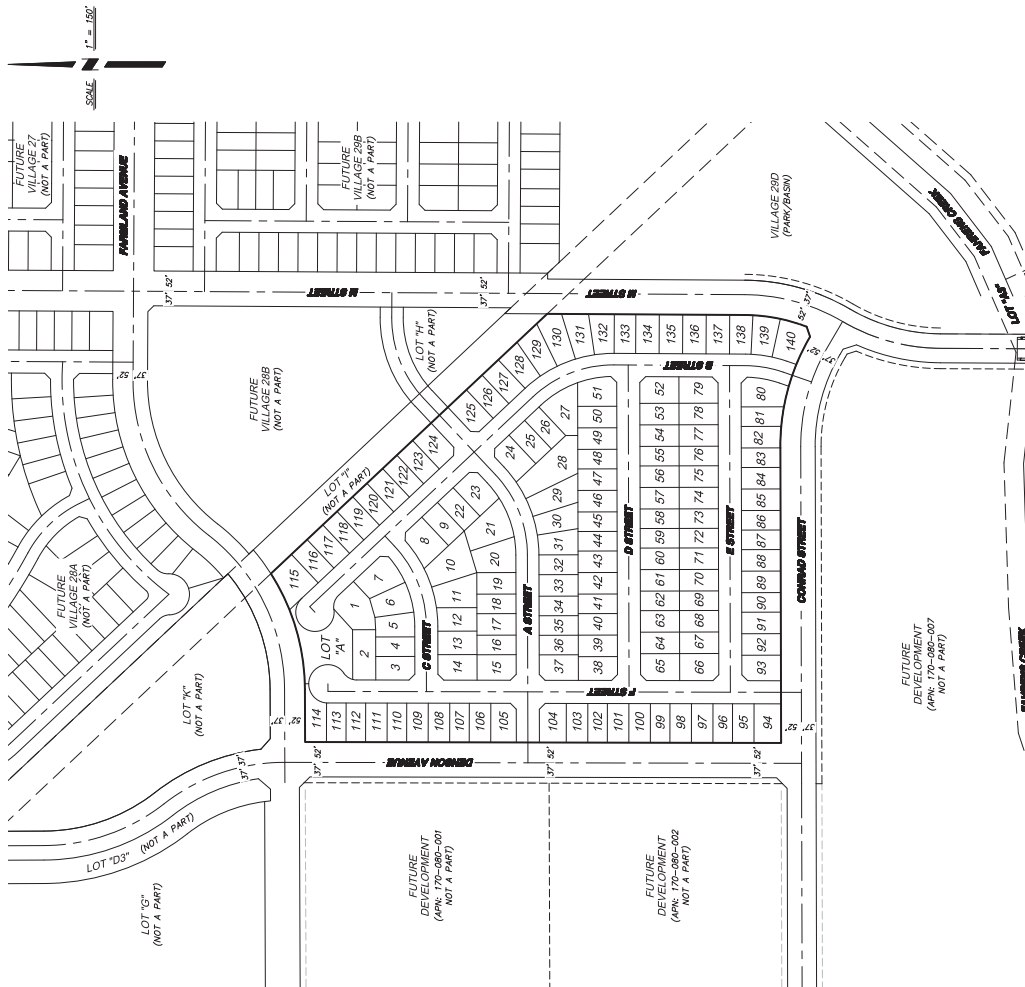


VESTING TENTATIVE SUBDIVISION MAP FOR: **BELLEVUE RANCH NORTH** **VILLAGE 29A** **MERCED, CALIFORNIA**

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



VICINITY MAP
N/S

OWNER
 BELLEVUE RANCH LLC
 801 E. MERCED AVENUE, SUITE C
 LOS BANOS, CA 93801-4477

SUBDIVIDER
 STANFORD KANE, INC.
 505 S. PINE STREET, SUITE C
 LOS BANOS, CA 93801-4477

STATEMENT OF SUBDIVIDER
 1. ASSessor's PARCEL NO: 170-080-019
 2. PARCEL NO: 170-080-019
 3. PERSON CONTROL PER CITY OF MERCED ORDINANCES AND STANDARDS
 4. FROM TWO DUPES AND BUILDING SETBACK LINES PER CITY OF MERCED
 5. WATER SUPPLY: BY CITY OF MERCED
 6. SEWER DISPOSAL: BY CITY OF MERCED
 7. STREET LIGHTS: BY CITY OF MERCED
 8. STREET TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF MERCED
 9. ALL IN-TRACT IMPROVEMENTS AND PUBLIC UTILITIES WILL BE INSTALLED
 10. CONCEPTUAL MAP SHALL BE SUBMITTED TO THE CITY OF MERCED FOR REVIEW
 11. NECESSARY TO SERVICE IN-TRACT IMPROVEMENTS

NOTES:
 1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS
 2. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL IN-TRACT IMPROVEMENTS
 3. TOTAL AREA OF THIS SUBDIVISION IS 24.9 ACRES CONTAINING 140 RESIDENTIAL LOTS
 4. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 64646.1.

INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CROSS SECTIONS
3	LOT DIMENSION PLAN
4	STREET DIMENSION PLAN
5	CONCEPTUAL COMPREHENSIBILITY PLAN

LEGEND

EXISTING	PROPOSED
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
DRAIN INLET	DRAIN INLET
STANDARD MANHOLE	STANDARD MANHOLE
WATER LINE	WATER LINE
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
SEW STREET LIGHT	SEW STREET LIGHT
6.2W STREET LIGHT	6.2W STREET LIGHT
DIRECTION OF FLOW	DIRECTION OF FLOW
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GROUND CONTOURS	GROUND CONTOURS
CURB, GUTTER AND SIDEWALK	CURB, GUTTER AND SIDEWALK
TRUCK TURNING WITH HANDUP RAMP	TRUCK TURNING WITH HANDUP RAMP

COVER SHEET

BELLEVUE RANCH NORTH

VILLAGE 29A

MERCED, CALIFORNIA

COVER SHEET

DATE: 11-14-22

DRAWN: JAP/NC

CHECK: MR

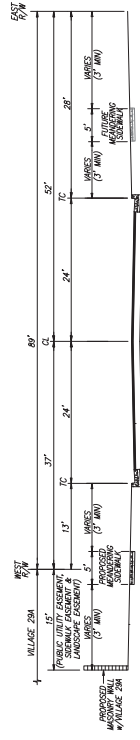
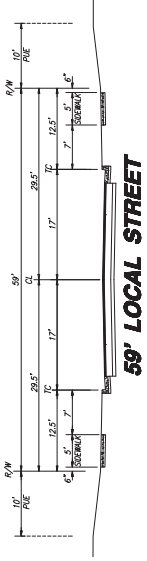
SCALE: AS SHOWN

SHEET NUMBER

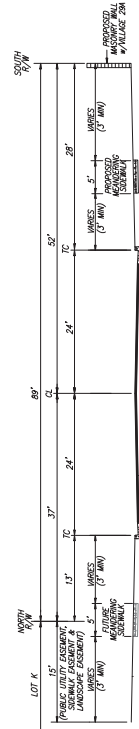
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OF 5 SHEETS

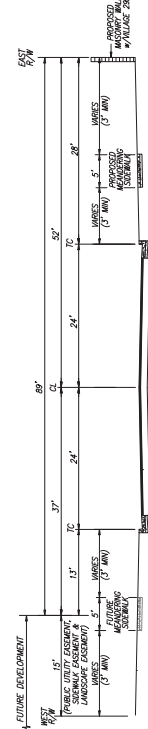
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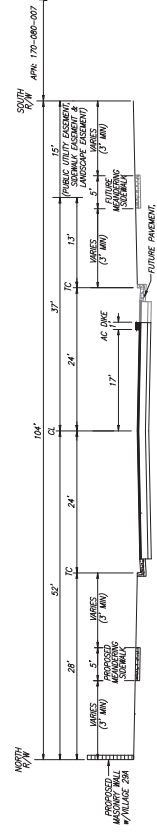
89' M STREET (CONRAD STREET TO LOT H)



89' FARMLAND AVENUE (DENSON AVENUE TO LOT H)



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



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

NO.	DESCRIPTIONS	DATE	APPROVED

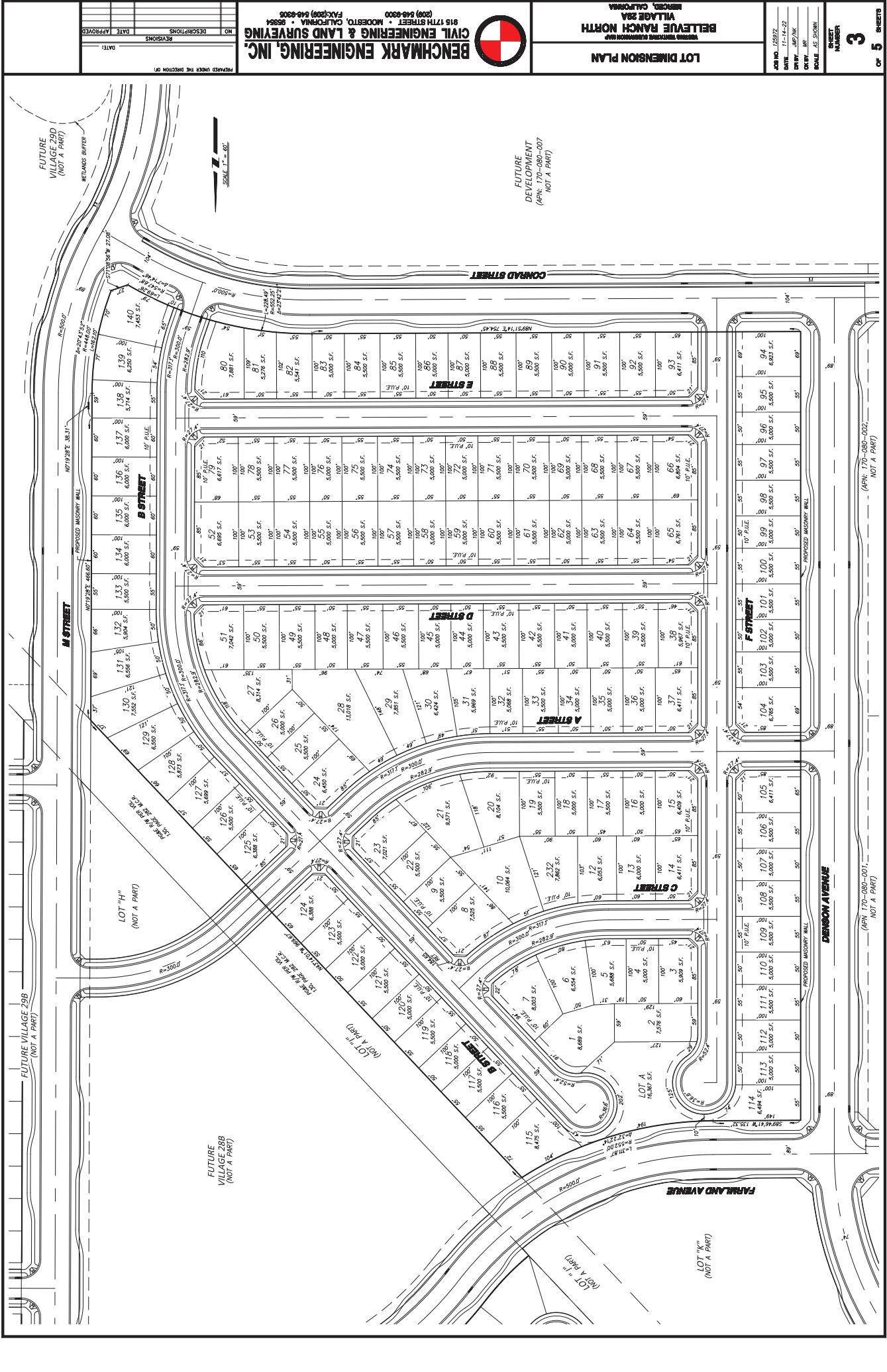
BENCHMARK ENGINEERING, INC.
 916 177H STREET • MODESTO, CALIFORNIA • 95364
 (209) 648-8900 FAX(209) 648-8905



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



REVISIONS

NO.	DESCRIPTIONS	DATE	APPROVED

DATE:

PREPARED UNDER THE DIRECTION OF:

BENCHMARK ENGINEERING, INC.
818 17TH STREET • MODESTO, CALIFORNIA 95354
(209) 546-8300 FAX: (209) 546-8305

CIVIL ENGINEERING & LAND SURVEYING

LOT DIMENSION PLAN

BELLEVE RANCH NORTH
VILLAGE 28A
SANTA CLARA COUNTY, CALIFORNIA

3

SHEET NUMBER

OF 5 SHEETS

FILE: V125771\PLAN\DWG\125771-3.DWG

APR 10, 2012
DATE: 11-14-22
DRAWN: JWP/ML
CHECK: MR
SCALE: AS SHOWN

BELLEVEUE RANCH NORTH
VILLAGE 28A
MERCED, CALIFORNIA



REVISIONS					
	NO.	DESCRIPTIONS	DATE	APPROVED	

