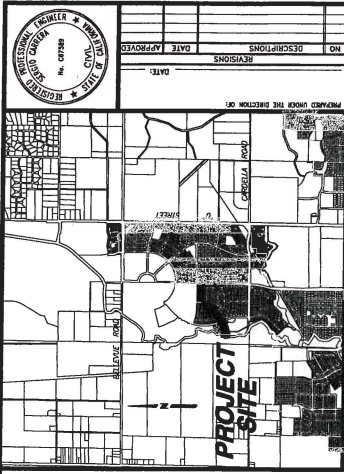
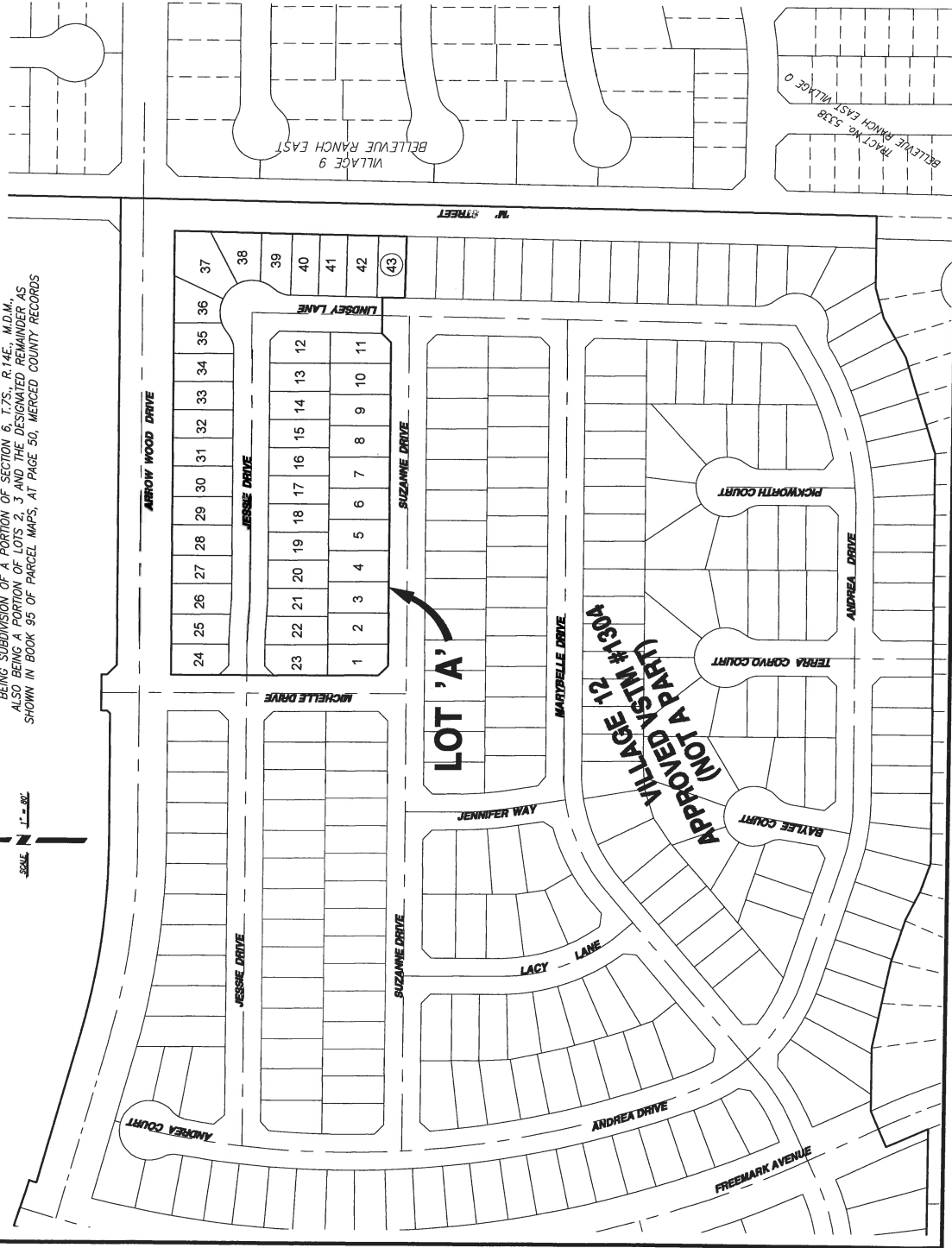


VESTING TENTATIVE SUBDIVISION MAP FOR:
BELLEVUE RANCH WEST
LOT 'A' OF VILLAGE 12
MERCED, CALIFORNIA
 BEING SUBDIVISION OF A PORTION OF SECTION 6, T.7S., R.14E., M.D.M.,
 ALSO BEING A PORTION OF LOTS 2, 3 AND THE DESIGNATED REMAINDER AS
 SHOWN IN BOOK 95 OF PARCEL MAPS, AT PAGE 50, MERCED COUNTY RECORDS



PROJECT SITE

VICINITY MAP

SHEET INDEX

1. COVER SHEET
2. LOT DIMENSION PLAN
3. GRADING PLAN & DETAILS
4. COMPOSITE UTILITY PLAN

OWNER & SUBDIVIDER
 CIVIL ENGINEERING & LAND SURVEYING
 807 J STREET • LOS BANOS, CALIFORNIA • 93836
 (209) 757-0900
 FAX: (209) 648-8908

STATEMENT OF SUBDIVIDER
 1. EXISTING ZONING: M-1
 2. EXISTING ZONING: M-1
 3. EXISTING ZONING: M-1
 4. EXISTING ZONING: M-1
 5. EXISTING ZONING: M-1
 6. EXISTING ZONING: M-1
 7. EXISTING ZONING: M-1
 8. EXISTING ZONING: M-1
 9. EXISTING ZONING: M-1

COVER SHEET

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SEWER	SEWER
STANDARD MANHOLE	STANDARD MANHOLE
WATER INLET	WATER INLET
SWARTY SOWER	SWARTY SOWER
STORM DRAIN	STORM DRAIN
TYPICAL STREET LIGHT	TYPICAL 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
TYPICAL SECTION WITH MANHOLE	TYPICAL SECTION WITH MANHOLE

NOTES:

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF MERCED STANDARD SPECIFICATIONS.
2. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED.
4. PORTION OF PROPERTY SUBJECT TO SPECIAL FLOOD HAZARD AREAS AS INDICATED BY FLOOD INSURANCE RATE MAP PANEL NUMBER 880720202E.
5. THE SUBDIVIDER HAS SUBDIVISION IS A 4 ACRES CONTAINING 42 RESIDENTIAL LOTS.
6. THE SUBDIVIDER HAS SUBDIVISION IS A 4 ACRES CONTAINING 42 RESIDENTIAL LOTS.
7. THE SUBDIVIDER HAS SUBDIVISION IS A 4 ACRES CONTAINING 42 RESIDENTIAL LOTS.
8. THE SUBDIVIDER HAS SUBDIVISION IS A 4 ACRES CONTAINING 42 RESIDENTIAL LOTS.
9. THE SUBDIVIDER HAS SUBDIVISION IS A 4 ACRES CONTAINING 42 RESIDENTIAL LOTS.

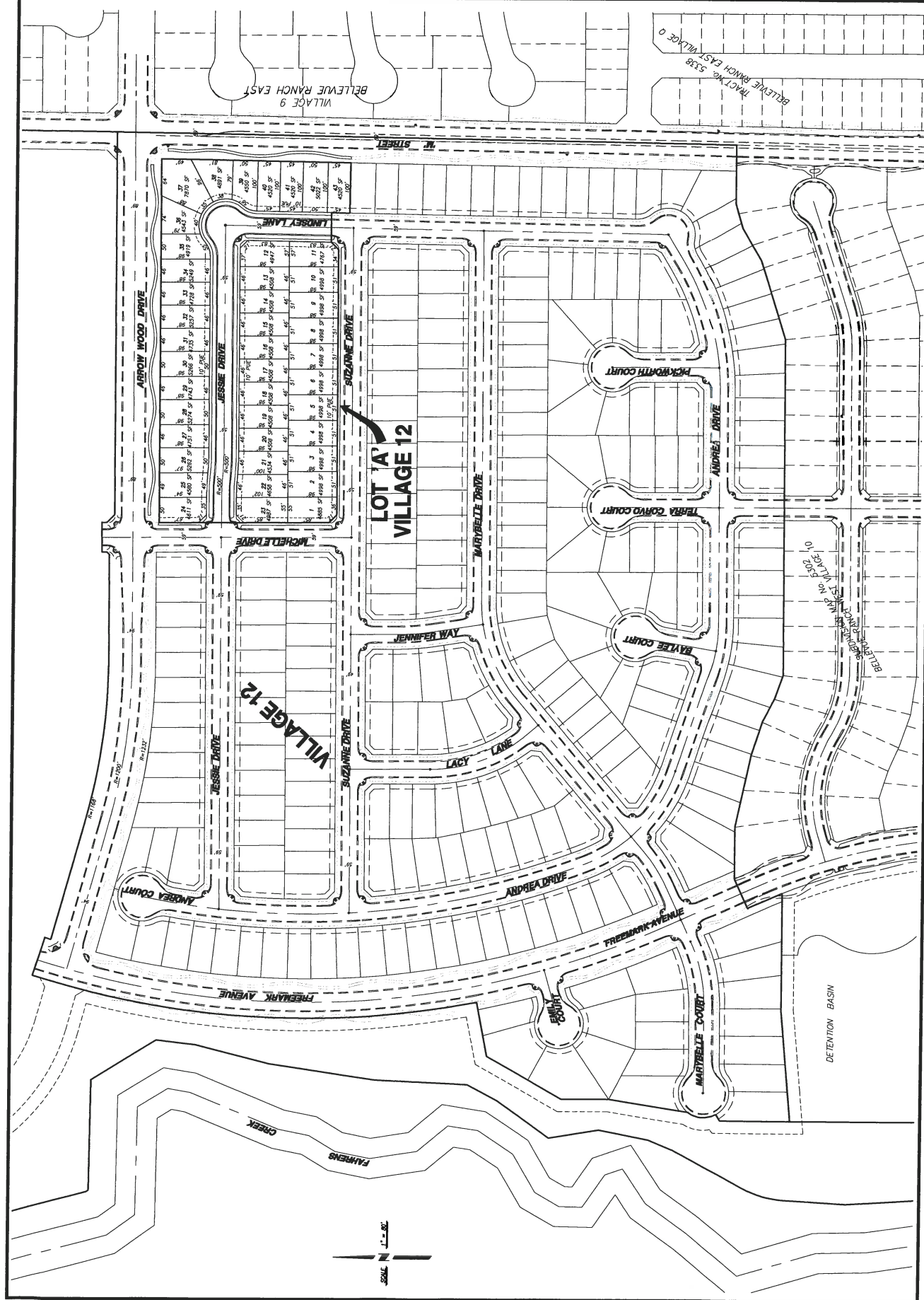


NO.	DESCRIPTIONS	DATE	APPROVAL

BENCHMARK ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING
807 J STREET • LOS ANGELES, CALIFORNIA 90014
(213) 737-0800
FAX (213) 540-8005

LOT DIMENSION PLAN
BENCHMARK ENGINEERING, INC.
BELLVIEW RANCH WEST
LOT 'A' OF VILLAGE 12
RETRACTED, CALIFORNIA

JOB NO. 123271	SHEET NUMBER
DATE 3-16-18	2
DRAWN BY DJ	OF 4 SHEETS
CHECKED BY JN	
SCALE AS SHOWN	



FILE: A:\2017\BENCHMARK\123271\LOT 'A'