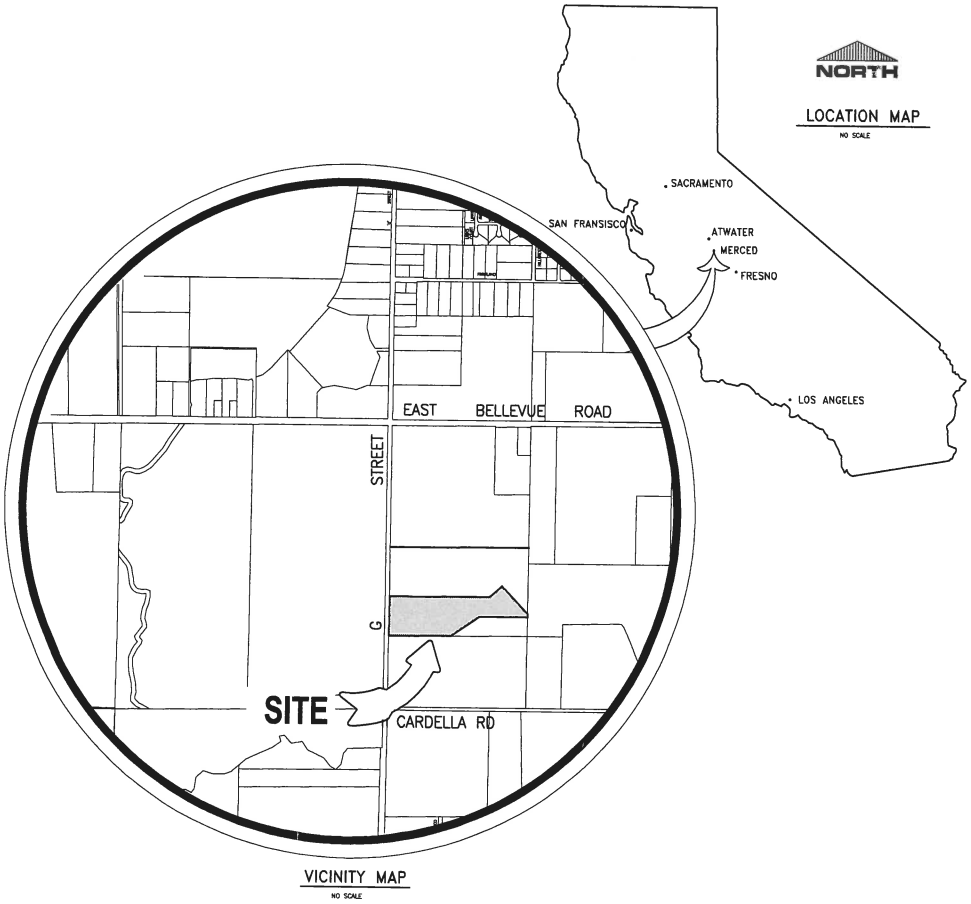
Modified Map Approved by
the Planning Commission
October 3, 2018.

MODIFIED VESTING TENTATIVE SUBDIVISION MAP FOR
BRIGHT DEVELOPMENT
PORTION SECTION 5 & 8, T.7 S., R.14 E., M.D.B.& M.



LOCATION MAP
NO SCALE

VICINITY MAP
NO SCALE

SUBDIVISION MAP NOTES:

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: CEB HOLDINGS
1620 N. CARPENTER RD., BLDG. B
MODESTO, CA 95351-1153
Ph.: (209) 526-8242

4.) SUBDIVIDER: BRIGHT DEVELOPMENT
1620 N. CARPENTER RD., BLDG. B
MODESTO, CA 95351-1153
Ph.: (209) 526-8242

5.) MAP PREPARED BY: GOLDEN VALLEY ENGINEERING & SURVEYING, Inc.
405 W. 19th STREET
MERCED, CA 95340
(209) 722-3200

6.) ACREAGE APPROXIMATELY 39.35 ACRES (GROSS)

7.) CONTOURS AS 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. EIGHT 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 SUBDIVISION.

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: RESIDENTIAL R-1-5
DENSITY: MEDIUM DENSITY (4.09 UNITS PER GROSS ACRE.)

17.) APPROXIMATE BEARINGS AND DISTANCES TO NEAREST 1/4 SECTION CORNER AS SHOWN HEREON.

18.) PROPOSED PUBLIC IMPROVEMENTS PER CITY STANDARDS.

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

20.) EXISTING USE AND OWNERSHIP OF LAND IMMEDIATELY ADJACENT TO SUBDIVISION AS SHOWN HEREON.

21.) PRELIMINARY TITLE REPORT TO BE SUBMITTED WITH TENTATIVE MAP.

22.) EXISTING BUILDINGS WITHIN THE SUBDIVISION AS SHOWN.

23.) NO EXISTING TREES.

24.) AREA SUBJECT TO PERIODIC INUNDATION OF STORM WATER OVERFLOW TO THE BEST OF OUR KNOWLEDGE AND BELIEF. LOCATION AND DIRECTION OF FLOW OF ALL WATER COURSES AS SHOWN HEREON. THE SITE IS WITHIN FLOOD ZONE 'X' , ZONE 'AO' DEPTH 1 FOOT PER F.I.R.M. MAP NUMBER 06047C0430 E EFFECTIVE DATE AUGUST 2,1995 PREPARED BY F.E.M.A.

SHEET INDEX:

1	TITLE SHEET
2	OVERALL SUBDIVISION MAP
3	ENLARGED SUBDIVISON MAP (WEST)
4	ENLARGED SUBDIVISION MAP (EAST)
5	STREET SECTIONS
6	TRANSMISSION LINES PARK BASIN

LEGEND:

	PROPOSED STREET LIGHT		EXISTING STREET LIGHT
CO ▷	PROPOSED SEWER CLEAN OUT		EXISTING FIRE HYDRANT
BO ○	PROPOSED WATER BLOW OFF	— W —	EXISTING WATER MAIN
FH	PROPOSED FIRE HYDRANT	— S —	EXISTING SANITARY SEWER MAIN
S ——	PROPOSED SEWER SERVICE	— SD —	EXISTING STORM DRAIN MAIN
W ——	PROPOSED WATER SERVICE		
	DRAINAGE FLOW DIRECTION		
+ 132.55	EXISTING GROUND ELEVATION		
CR	EXISTING CROWN OF ROAD		
—W—	PROPOSED WATER MAIN		
—S—	PROPOSED SANITARY SEWER MAIN		
—SD—	PROPOSED STORM DRAIN MAIN		
SDMH ●	PROPOSED STORM DRAIN MANHOLE		
SSMH ●	PROPOSED SANITARY SEWER MANHOLE		
	PROPOSED WATER VALVE		
	PROPOSED CATCH BASIN		
	PROPOSED WHEEL CHAIR RAMP		
P.F.E.	PUBLIC FACILITIES EASEMENT		
C.T.	CURB TRANSITION		

PREPARED BY:

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No.	Date	Description
1	9-14-2018	REVISED PER CITY OF MERCED

MODIFIED VESTING TENTATIVE SUBDIVISON MAP FOR
BRIGHT DEVELOPMENT
PORTION SECTION 5 & 8, T.7 S., R.14 E., M.D.B.& M.

CALIFORNIA

MERCED

ENGINEER

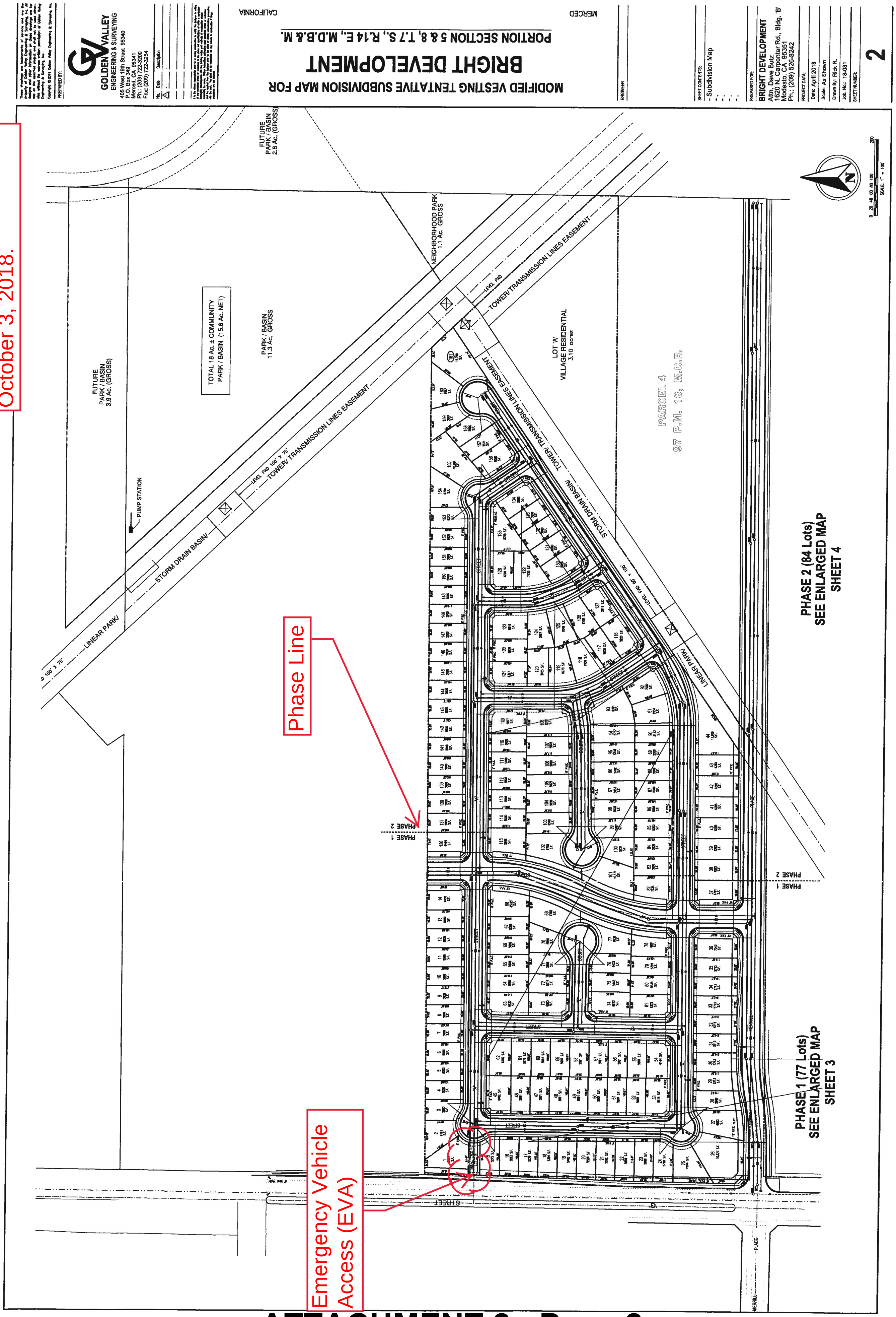
SHEET CONTENTS:
- Title Sheet
- .
- .
- .
- .

PREPARED FOR:

BRIGHT DEVELOPMENT
Attn. Dave Butz
1620 N. Carpenter Rd., Bldg. 'B'
Modesto, CA 95351
Ph.: (209) 526-8242

PROJECT DATA:
Date: April 2018
Scale: As Shown
Drawn By: Rick R.
Job. No.: 18-081

SHEET NUMBER:
1


MODIFIED VESTING TENTATIVE SUBDIVISION MAP FOR
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Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254
ENGINEER
SHEET CONTENTS:
- Subdivision Map
PREPARED FOR:
BRIGHT DEVELOPMENT
Attn. Dave Butz
1620 N. Carpenter Rd., Bldg. 'B'
Modesto, CA 95351
Ph.: (209) 526-8242
PROJECT DATA:
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Job. No.: 18-081
SHEET NUMBER:
2
FUTURE PARK / BASIN 2.8 Ac. (GROSS)
FUTURE PARK / BASIN 3.9 Ac. (GROSS)
TOTAL 18 Ac. ± COMMUNITY PARK / BASIN (15.6 Ac. NET)
PARK / BASIN 11.3 Ac. GROSS
NEIGHBORHOOD PARK 1.1 Ac. GROSS
TOWER/ TRANSMISSION LINES EASEMENT
LEVEL PAD 100' x 75'
STORM DRAIN BASIN/
LINEAR PARK/
PUMP STATION
LOT 'A' VILLAGE RESIDENTIAL 3.10 acres
PARCEL 4 97 P.M. 13, M.C.R.
PHASE 2 (84 Lots) SEE ENLARGED MAP SHEET 4
PHASE 1 (77 Lots) SEE ENLARGED MAP SHEET 3
PHASE 1
PHASE 2
STREET
COURT
PLACE
SCALE: 1" = 100'

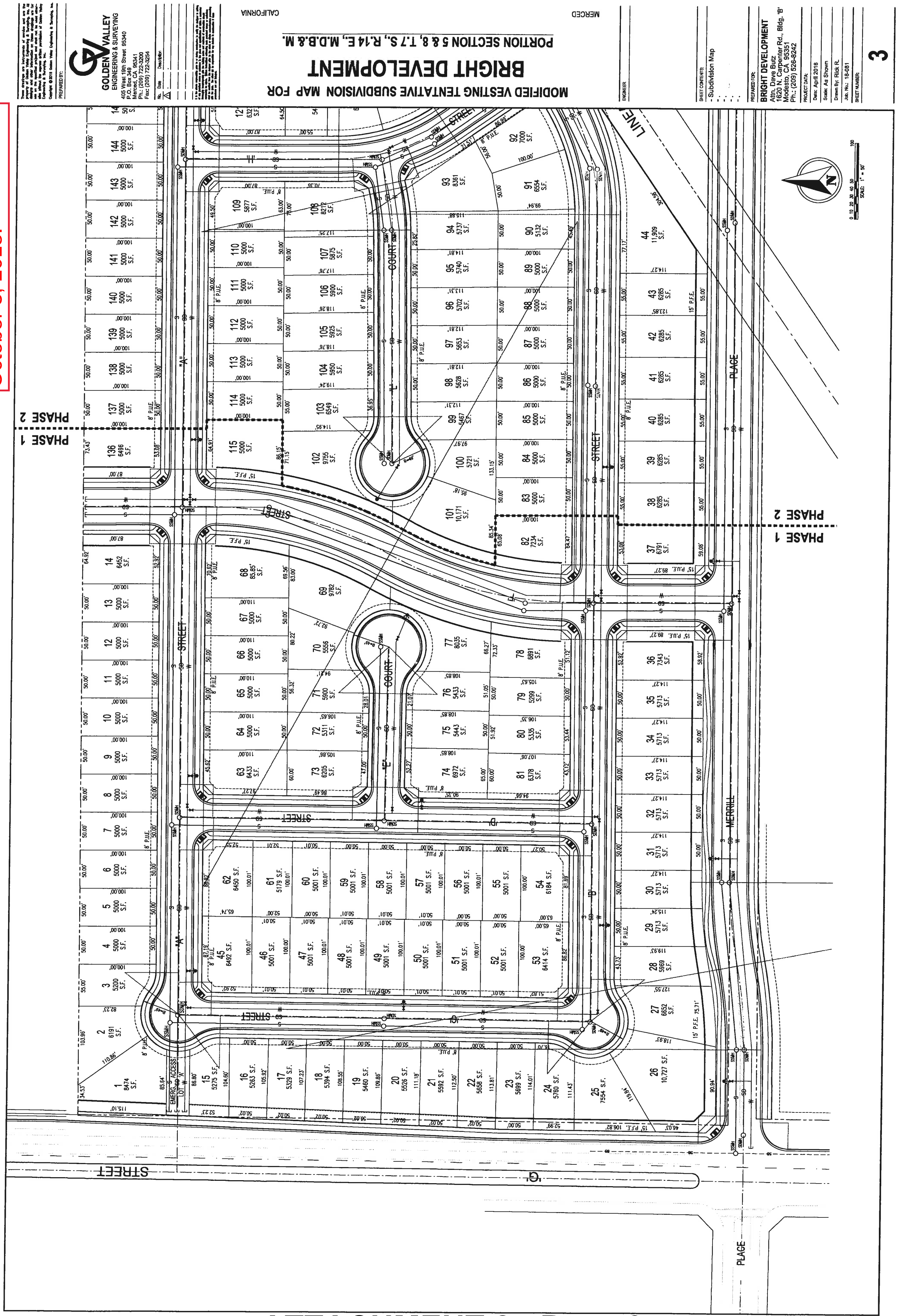
Modified Map Approved by the Planning Commission October 3, 2018.

Phase Line

Emergency Vehicle Access (EVA)

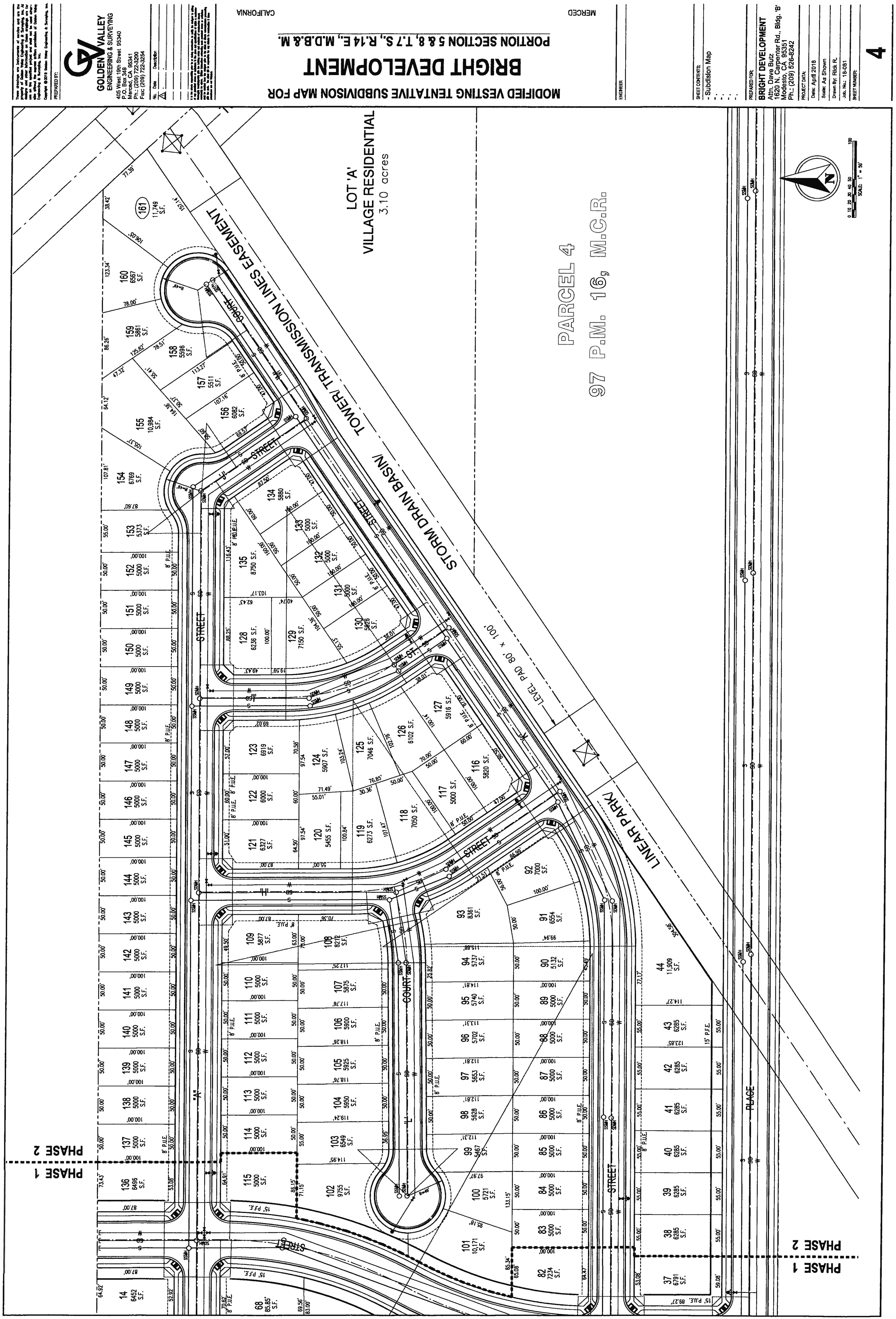
ATTACHMENT 2 - Page 2

Modified Map Approved by the Planning Commission October 3, 2018.



ATTACHMENT 2 - Page 3

Modified Map Approved by the Planning Commission October 3, 2018.



ATTACHMENT 2 - Page 4

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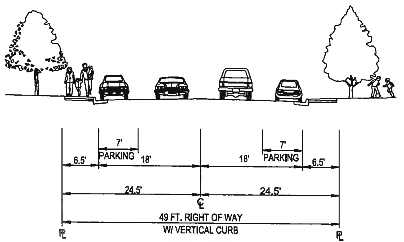
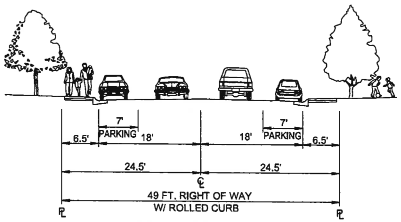
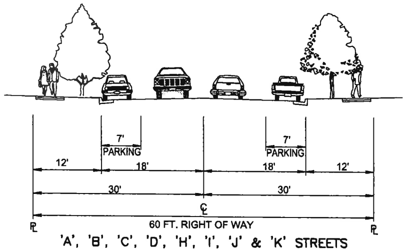


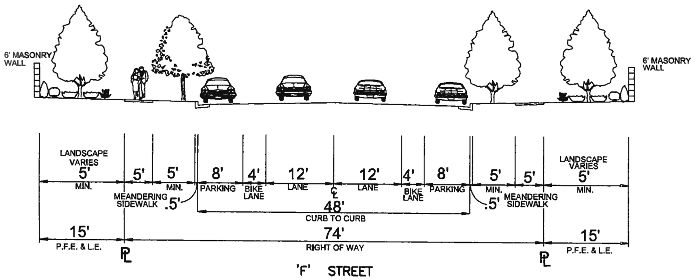
NOT USED



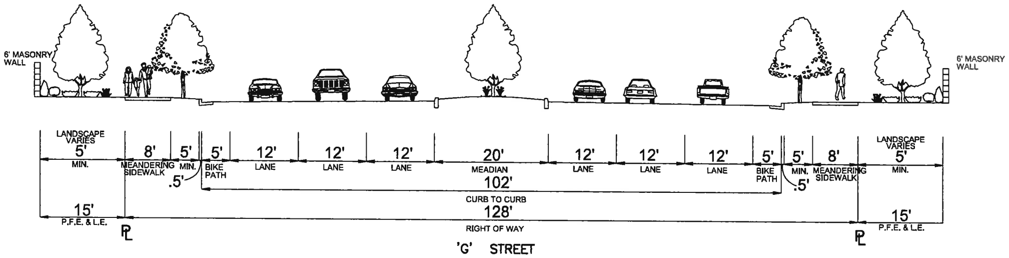
'E', 'L', 'M' COURTS



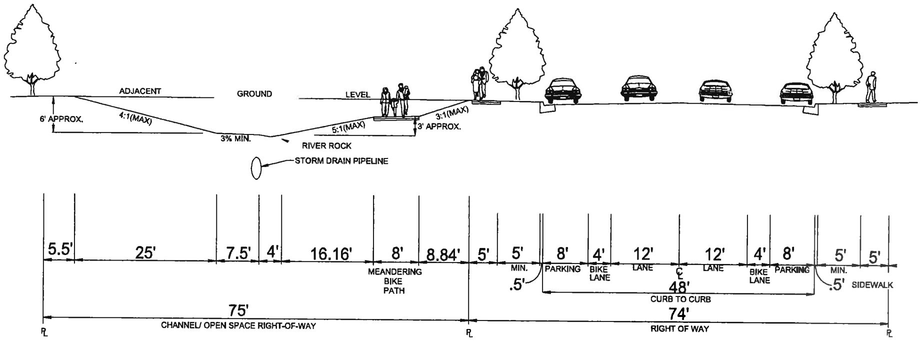
'A', 'B', 'C', 'D', 'H', 'I', 'J' & 'K' STREETS



'F' STREET

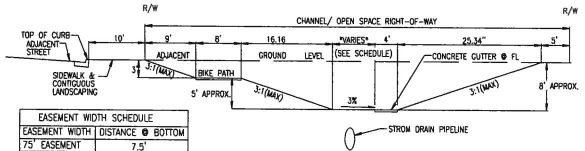


'G' STREET



SECTION 'A-A'

75' WIDE LINEAR PARK/ STORM DRAIN BASIN/
TOWERS AND TRANSMISSION LINES
ADJACENT TO A 74' R.O.W.
CROSS SECTION



EASEMENT WIDTH SCHEDULE	
EASEMENT WIDTH	DISTANCE @ BOTTOM
75' EASEMENT	7.5'
80' EASEMENT	12.5'
137.5' EASEMENT	70'

LINEAR PARK/ STORM DRAIN BASIN/
TOWERS AND TRANSMISSION LINES
EASEMENT CROSS SECTION

PREPARED BY:

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No.	Date	Description
1	-	-

[illegible]

MODIFIED VESTING TENTATIVE SUBDIVISON MAP FOR
BRIGHT DEVELOPMENT
PORTION SECTION 5 & 8, T.7 S., R.14 E., M.D.B.& M.

MERCED

CALIFORNIA

ENGINEER:

SHEET CONTENTS:
- Street Sections
- .
- .
- .

PREPARED FOR:
BRIGHT DEVELOPMENT
Attn. Dave Butz
1620 N. Carpenter Rd., Bldg. 'B'
Modesto, CA 95351
Ph.: (209) 526-8242

PROJECT DATA:
Date: April 2018
Scale: As Shown
Drawn By: Rick R.
Job. No.: 18-081
SHEET NUMBER:
5

Modified Map Approved by
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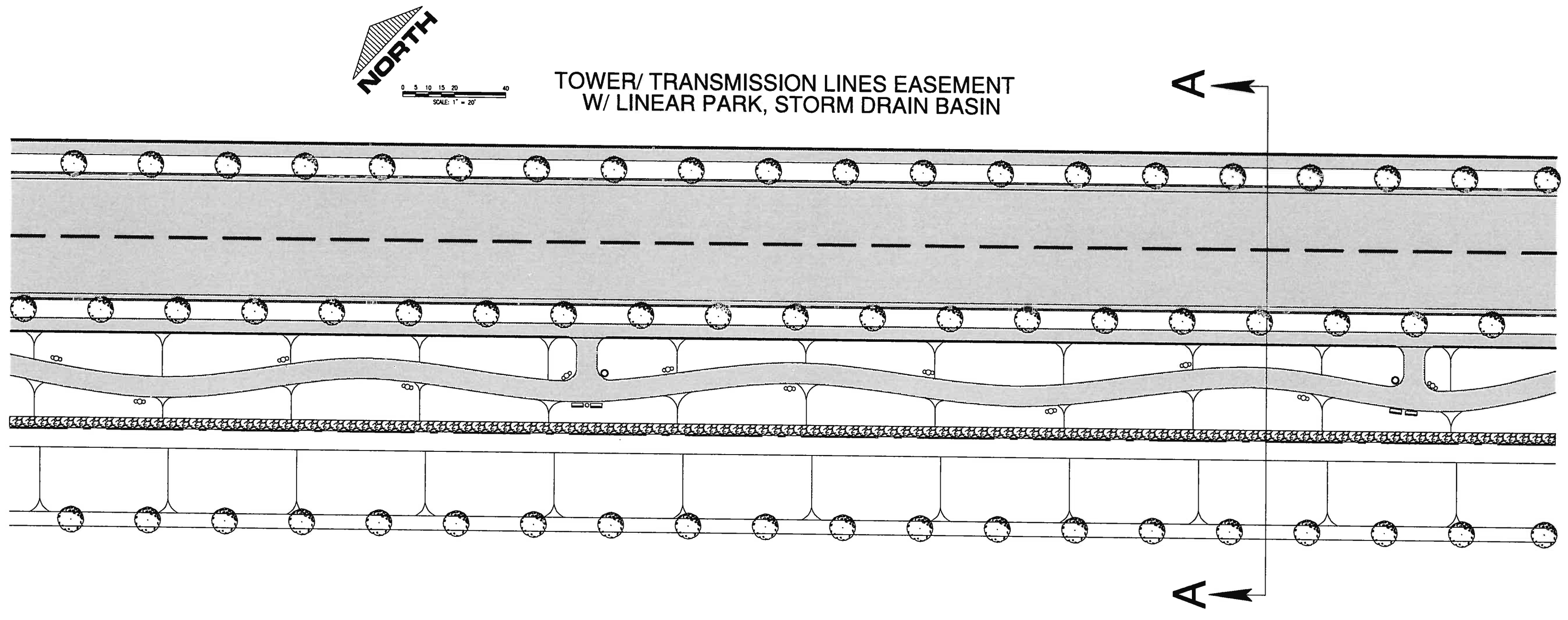
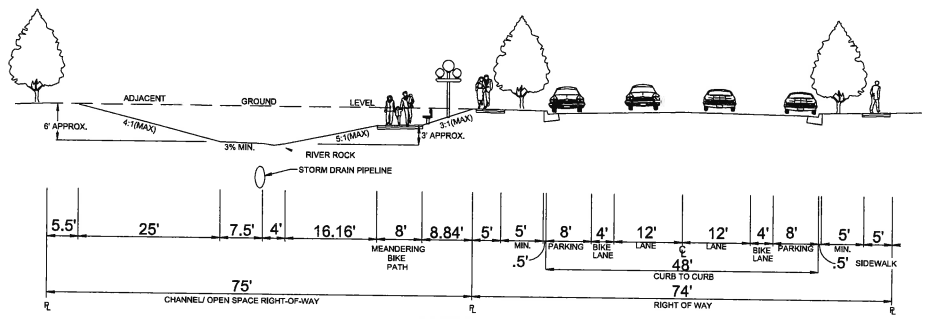
October 3, 2018.

TOWER/ TRANSMISSION LINES EASEMENT W/ LINEAR PARK, STORM DRAIN BASIN





SECTION 'A-A'

75' WIDE LINEAR PARK/ STORM DRAIN BASIN/
TOWERS AND TRANSMISSION LINES
ADJACENT TO A 74' R.O.W.

CROSS SECTION

SCALE: 1"=10'

PREPARED BY:

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No.	Date	Description
△1	-	-

MODIFIED VESTING TENTATIVE SUBDIVISON MAP FOR

BRIGHT DEVELOPMENT

PORTION SECTION 5 & 8, T.7 S., R.14 E., M.D.B.& M.

MERCED CALIFORNIA

ENGINEER

SHEET CONTENTS:
- Transmission Line Easement
- Park Basin
- .
- .
- .

PREPARED FOR:
BRIGHT DEVELOPMENT
Attn. Dave Butz
1620 N. Carpenter Rd., Bldg. 'B'
Modesto, CA 95351
Ph.: (209) 526-8242

PROJECT DATA:
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Job. No.: 18-081

SHEET NUMBER:
6