

TENTATIVE MAP INFORMATION REQUIRED:

1.

SUBDIVISION NAME: FERRARI RANCH.
2.

LEGAL DESCRIPTION: SEE BELOW.
3.

OWNER: JOHN P. FERRARI, JEANI FERRARI, AND MARGARET HOOKS
P.O. BOX 55
BALICO, CA 95303
4.

SUBDIVIDER: FERRARI RANCH
3068 OAKRAIDER DRIVE
ALAMO, CA 94507
5.

PREPARER OF MAP: O'DELL ENGINEERING
1165 SCENIC DRIVE, SUITE B
MODESTO, CA 95350
P (209) 571-1765
F (209) 571-2466
6.

ADJOINING SUBDIVIDED RECORDATION DATA SHOWN ON MAP.
7.

APPROXIMATE ACREAGE 171.4 ACRES, BOUNDARY LINES SHOWN ON MAP.
171.4 ACRES
164.2± ACRES: INTO 276 LOTS (INCLUDING PUBLIC STREETS)
7.2± ACRES LOT C, TO BE GRANTED IN FEE TO THE CITY OF ATWATER TO BE MAINTAINED BY THE CITY OF ATWATER.
8.

NORTH ARROW, SCALE AND DATE SHOWN ON MAP.
9.

LOCATION, WIDTH & NAMES OF ALL STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS SHOWN.
10.

LOCATION AND WIDTH OF EASEMENTS: AS SHOWN ON MAP
11.

STREET CENTERLINE RADIi OF CURVES SHOWN ON MAP.
12.

GAS UTILITIES BY PACIFIC GAS & ELECTRIC CO., ELECTRICAL UTILITIES BY EITHER MERCED IRRIGATION DISTRICT OR PACIFIC GAS & ELECTRIC, TELEPHONE BY S.B.C., CABLE T.V. BY COMCAST. ALL DRY UTILITIES TO BE LOCATED IN STREET RIGHT-OF-WAY OF PUBLIC UTILITY EASEMENTS ALONG LOT FRONTAGES.
13.

EXISTING CULVERTS AND PIPES, ETC. SHOWN ON MAP.
14.

CANAL CREEK WATER COURSE SHOWN ON MAP. ALL STORM WATER FACILITIES ARE SHOWN HEREON.
15.

NO RAILROADS OR OTHER RIGHTS OF WAY EXIST WITHIN THE SITE.
16.

DIMENSIONS OF RESERVATIONS SHOWN ON MAP, IF ANY.
17.

ADJOINING PROPERTY AND LOT LINES SHOWN ON MAP.
18.

LOT LINES AND APPROXIMATE DIMENSIONS SHOWN ON MAP.
19.

FLOOD ZONES "A" AND "AO": AREAS OF STORM WATER INUNDATION ARE SHOWN ON MAP, DIRECTION OF FLOW SHOWN, AREAS NOT INDICATED AS A FLOOD ZONE ARE FLOOD ZONE "X"; AREAS OF MINIMAL FLOODING, AREAS NOT SUBJECT TO INUNDATION DUE TO STORM WATER OVERFLOW, TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
20.

BUILDING, STRUCTURES AND EXISTING TREES WITHIN THE SITE ARE TO BE REMOVED.
21.

PROPOSED SOURCE OF WATER SUPPLY: CITY OF ATWATER.
22.

PROPOSED SOURCE OF SEWAGE DISPOSAL: CITY OF ATWATER, STORM WATER DRAINAGE BY WAY OF CONNECTION TO A PROPOSED DRAINAGE BASIN (LOT C) WITH DISCHARGE TO CANAL CREEK. STORM DRAIN FACILITIES ARE PROPOSED TO BE DEDICATED TO THE CITY OF ATWATER FOR PUBLIC PURPOSES WITH FINANCING OF MAINTENANCE THEREOF BY INCLUSION INTO A PUBLIC MAINTENANCE DISTRICT OR THROUGH CITY USER FEES, AS IS APPROPRIATE.
23.

PROPOSED PUBLIC STREET IMPROVEMENTS ARE TO BE DEDICATED TO THE CITY OF ATWATER FOR PUBLIC PURPOSES, SEE PROPOSED STREET CROSS SECTIONS SHOWN HERON
24.

PROTECTIVE COVENANTS REGARDING USE OF PROPERTY AND BUILDING LINES TO BE SUBMITTED WITH FINAL MAP, IF ANY.
25.

TREES ARE PROPOSED TO BE PLANTED IN COMPLIANCE WITH CITY OF ATWATER REQUIREMENTS FOR TREES (MUNICIPAL CODE CHAPTER 12.32).
26.

PROPOSED PUBLIC AREAS WITHIN THE SUBDIVISION: AS SHOWN ON MAP.
27.

LOCATION, NAMES AND WIDTHS OF EXISTING AND PROPOSED STREETS, EASEMENTS AND OTHER OPEN SPACES IN ADJACENT AREAS AS SHOWN ON MAP.
28.

CONTOURS AS SHOWN ON MAP.
29.

EXISTING USE OF SURROUNDING PROPERTY: AGRICULTURE.
30.

PROPOSED LAND USE OF LOTS: LOTS 1 TO 276, A & B P.D. COMMERCIAL USE.
31.

EXISTING ZONING → MERCED COUNTY ZONE ____; PROPOSED ZONING CITY OF ATWATER PLANNING DEVELOPMENT (PD) → COMMERCIAL.
32.

PRIVATE STREETS TO BE MAINTAINED AND FINANCED BY THE FACILITY OWNERSHIP.
33.

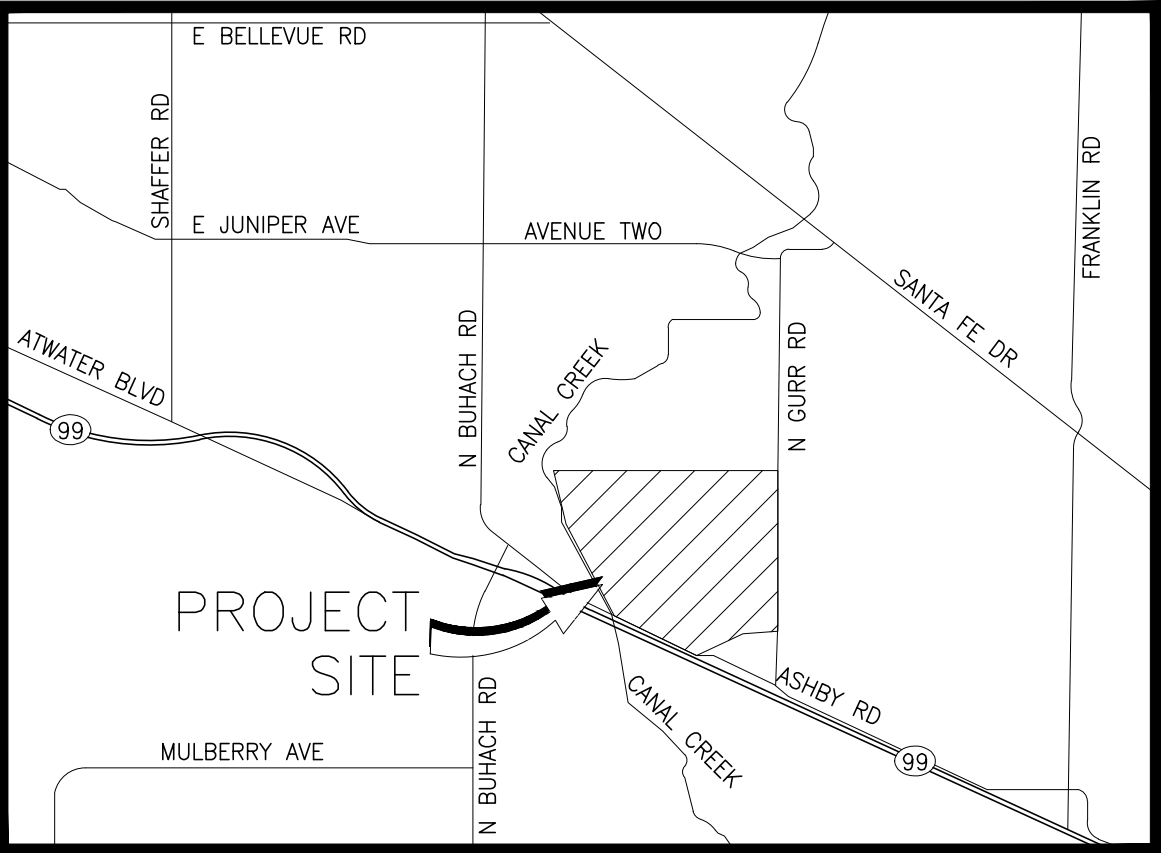
NO FENCING PROPOSED.
34.

NO UNIT BOUNDARY LINES ARE SHOWN, BUT MULTIPLE FINAL MAPS ON THIS TENTATIVE MAP IN ACCORDANCE WITH SECTION 66456.1 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA ARE PROPOSED.

FERRARI RANCH

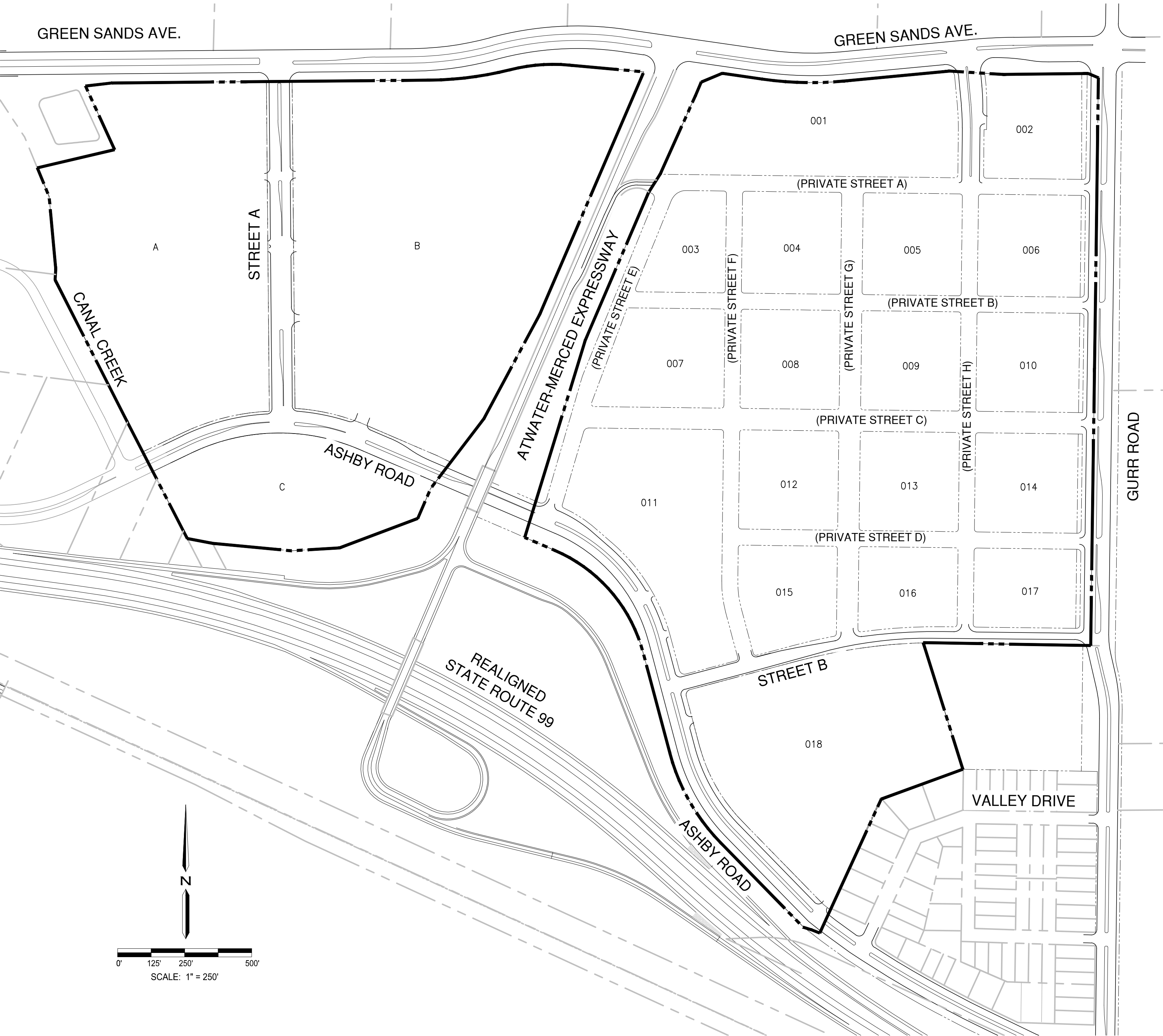
VESTING TENTATIVE MAP

ATWATER, CALIFORNIA



VICINITY MAP

N.T.S.



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UTILITY PLAN

LEGAL DESCRIPTION:

PARCEL ONE:

LOTS 4A, 5, 6, 6A, 7, 8, 9, 15, 16, 17, 18, 24, 25, 26, 27 AND 28, AS SHOWN ON THE MAP ENTITLED, "MAP OF THE BUHACH COLONY SUBDIVISION NO. TWO" FILED DECEMBER 16, 1915 IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY IN VOL. 7 OF OFFICIAL PLATS, AT PAGE 6.

ALSO ALL THAT PORTION OF LOTS 3A, 4, 19, 20, 21 AND 21A OF SAID SUBDIVISION, LYING SOUTHWESTERLY OF THE CENTERLINE OF A DITCH, SAID CENTER LINE BEING DESCRIBED AS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT 4 THAT IS SOUTH 89° 29' WEST 1651.05 FEET FROM THE ONE-QUARTER CORNER ON THE EAST LINE OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B. & M., THENCE ALONG THE CENTER LINE OF SAID DITCH THE FOLLOWING COURSES AND DISTANCES, SOUTH 28° 15' EAST 212.40 FEET; SOUTH 24° 36' EAST 158.20 FEET; SOUTH 20° 20' EAST 216.87 FEET; SOUTH 10° 15' EAST 211.88 FEET; SOUTH 32° 15' EAST 263.37 FEET; SOUTH 45° 39' EAST 284.96 FEET AND SOUTH 17° 25' EAST 1629.60 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID BUHACH COLONY.

SUBDIVISION NO. 2.

EXCEPTING THEREFROM THAT PORTION OF LOTS 24, 25, 26, 27 AND 28 AS GRANTED BY GENERAL AMERICAN LIFE INSURANCE COMPANY TO STATE OF CALIFORNIA BY DEED RECORDED MARCH 19, 1945 IN VOL. 798 OF OFFICIAL RECORDS, PAGE 409.

ALSO EXCEPTING THAT PORTION OF SAID LOTS 24, 25, 26, 27 AND 28, AS CONVEYED IN THE DEEDS FROM MARJORIE TREADWELL MCGOWAN AND BEATRICE TREADWELL WHITE TO THE STATE OF CALIFORNIA DATED APRIL 26, 1960 AND RECORDED JUNE 15, 1960 IN VOL. 1482 OF OFFICIAL RECORDS AT PAGE 353, FILE NO. 10592 (AS TO AN UNDIVIDED ½ INTEREST) AND IN THE DEED FROM SAMUEL HAMBURGER, INC., A CORPORATION TO THE STATE OF CALIFORNIA DATED APRIL 26, 1960 AND RECORDED JUNE 15, 1960, IN VOL. 1482 OF OFFICIAL RECORDS, AT PAGE 349, FILE NO. 10591 (AS TO AN UNDIVIDED ½ INTEREST).

EXCEPTING THEREFROM A PORTION OF THE LAND CONVEYED TO THE COUNTY OF MERCED, A BODY POLITIC AND CORPORATE AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED" RECORDED ON JUNE 14, 2013 AS INSTRUMENT NO. 2013-22215, 2013-22216, 2013-22217 AND 2013-22218 OF OFFICIAL RECORDS OF MERCED COUNTY.

PARCEL TWO:

ALL THAT PORTION OF BUHACH COLONY SUBDIVISION NUMBER TWO, LYING IN SECTION 8 AND SECTION 17, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, BUHACH COLONY SUBDIVISION NUMBER TWO, IN THE COUNTY OF MERCED, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGES 6 AND 6A, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89° 29' WEST 50 FEET FROM THE ONE-QUARTER CORNER ON THE EAST LINE OF SAID SECTION 8, THE SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF LOT 1 OF SAID BUHACH COLONY SUBDIVISION NUMBER TWO; THENCE SOUT. 89° 29' WEST, 601.05 FEET ALONG THE NORTH LINE OF LOTS 1 AND 4 OF SAID SUBDIVISION; THENCE LEAVING SAID LOT LINE AND RUNNING ALONG THE CENTER LINE OF A DITCH THE FOLLOWING COURSES AND DISTANCES: SOUTH 10° 15' EAST 212.40 FEET; THENCE SOUTH 24° 36' EAST 158.20 FEET; SOUTH 20° 20' EAST 216.87 FEET; SOUTH 10° 15' EAST 211.88 FEET; SOUTH 32° 15' EAST 263.37 FEET; SOUTH 45° 39' EAST 284.96 FEET AND SOUTH 17° 25' EAST 1629.60 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID BUHACH COLONY SUBDIVISION NO. 2; THENCE SOUTH 89° 04' EAST 451.58 FEET ALONG THE NORTH LINE OF SAID LOT 22 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 0° 37' EAST 103.16 FEET ALONG THE EAST LINE OF LOT 21 AND THE WEST LINE OF THE 50 FOOT CANAL RESERVE OF SAID BUHACH COLONY SUBDIVISION NO. 2; THENCE NORTH 0° 48' EAST 2638.51 FEET ALONG THE EAST LINE OF LOTS 21, 20, 19A, 3, 2 AND 1 AND THE WEST LINE OF THE 50 FOOT CANAL RESERVE OF SAID BUHACH COLONY SUBDIVISION NO. 2 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89° 29' WEST 50 FEET AND SOUTH 0° 37' WEST 103.16 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE 61.06 ACRE PARCEL OF LAND CONVEYED TO HUBERT J. TRINIDADE, ET UX, BY J.W. TREADWELL, A WIDOWER, IN DEED RECORDED NOVEMBER 5, 1947, IN BOOK R66, PAGE 235, OFFICIAL RECORDS; THENCE NORTH 0° 37' EAST 103.16 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH 0° 48' EAST 367.84 FEET; THENCE NORTH 89° 04' WEST 605 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID 61.06 ACRE PARCEL; THENCE SOUTH 17° 25' EAST ALONG SAID WEST LINE, 495 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID 61.06 ACRE PARCEL; THENCE SOUTH 89° 04' EAST 451.58 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

ALL THAT PORTION OF THE "50 FOOT CANAL RESERVE" LYING EAST OF LOTS 1, 2, 3, 19A AND A PORTION OF LOT 20, MAP OF BUHACH COLONY SUBDIVISION NUMBER TWO, IN THE COUNTY OF MERCED, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGES 6 AND 6A, RECORDS OF SAID COUNTY, THE SOUTHERLY LINE OF THAT PORTION OF SAID 50 FOOT CANAL RESERVE HEREIN BEING A LINE THAT BEGINS AT A POINT IN THE WESTERLY LINE OF SAID CANAL RESERVE THAT BEARS NORTHERLY THEREON 367.84 FEET FROM THE SOUTHERLY LINE OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEARS SOUTH 89° 04' EAST TO A POINT IN THE EASTERLY LINE OF SAID UXNAL RESERVE.

EXCEPTING THEREFROM A PORTION OF THE LAND CONVEYED TO THE COUNTY OF MERCED, A BODY POLITIC AND CORPORATE AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED" RECORDED ON JUNE 14, 2013 AS INSTRUMENT NO. 2013-22211 OF OFFICIAL RECORDS OF MERCED COUNTY.

Plan Revisions:

Rev.No.	Date	Applicable Sheets/Revisions



1165 Scenic Drive, Suite B
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VESTING TENTATIVE MAP

FERRARI RANCH

ATWATER, CALIFORNIA

COVER SHEET

Approved:

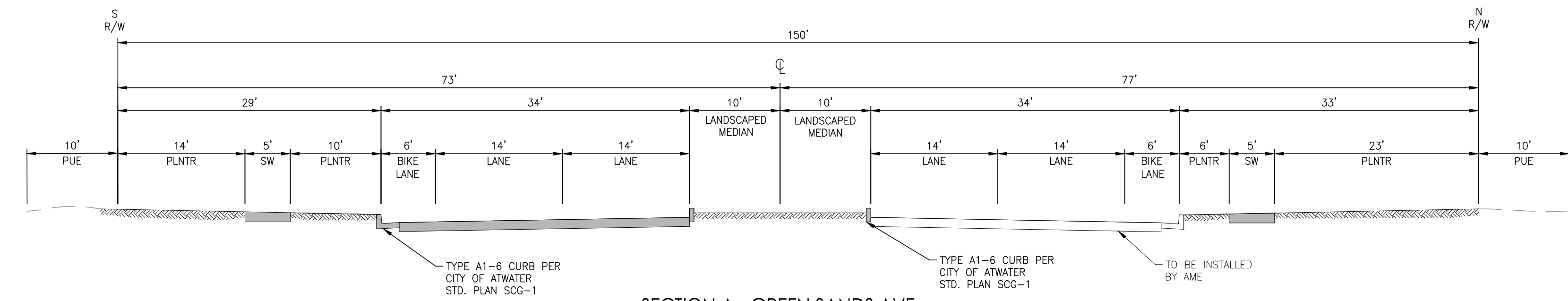
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Drawn:	SC
Checked:	MP
Scale:	VARIES
Date:	12/29/2015
Job No.:	21250
File No.:	21250-CV-TENT.dwg

Sheet No.

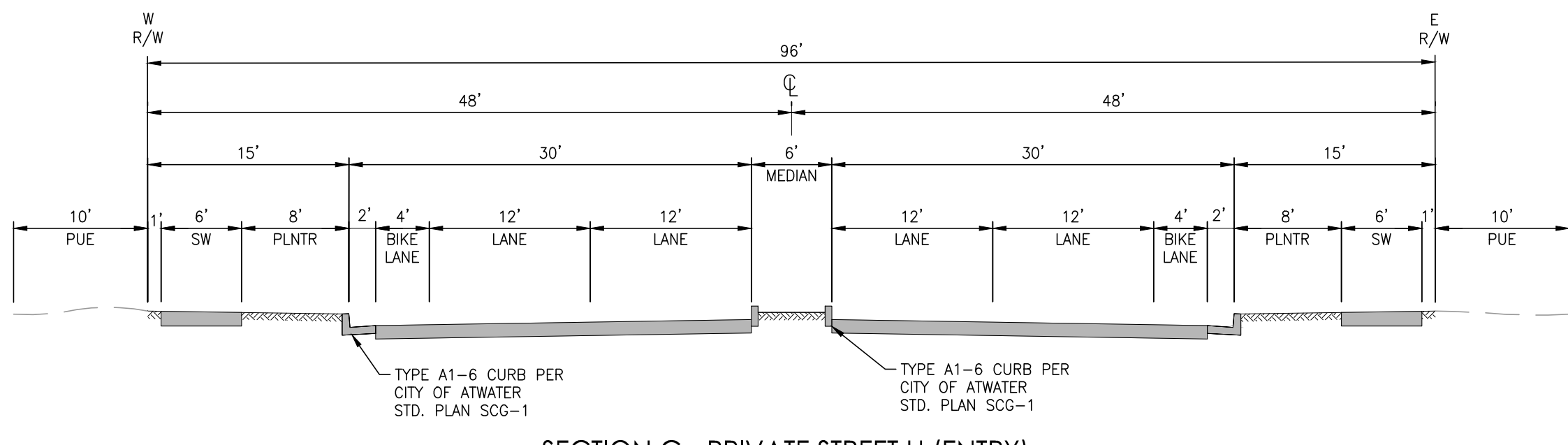
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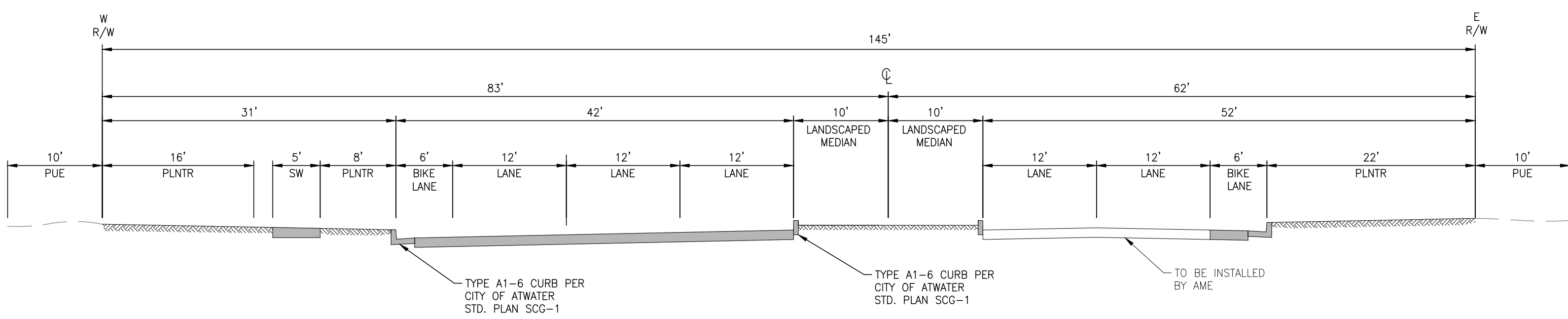
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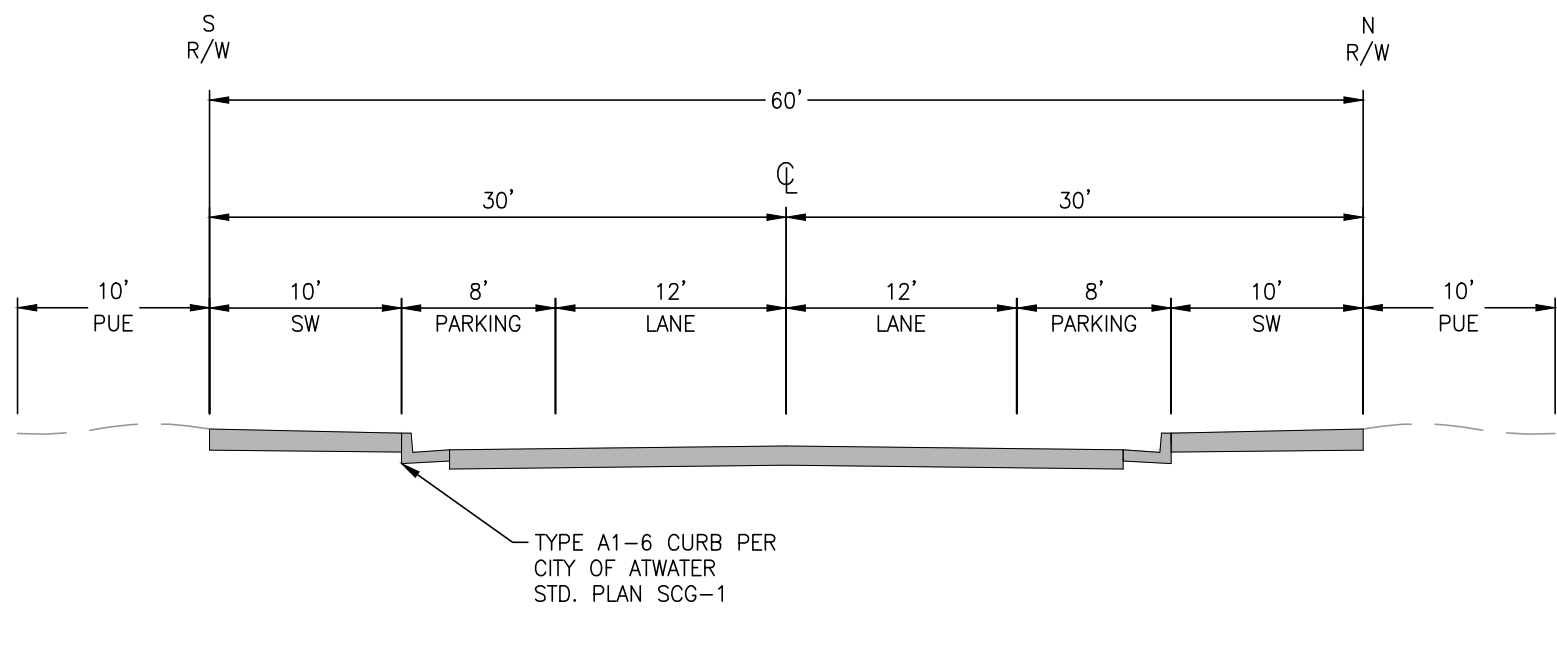
SECTION A - GREEN SANDS AVE.



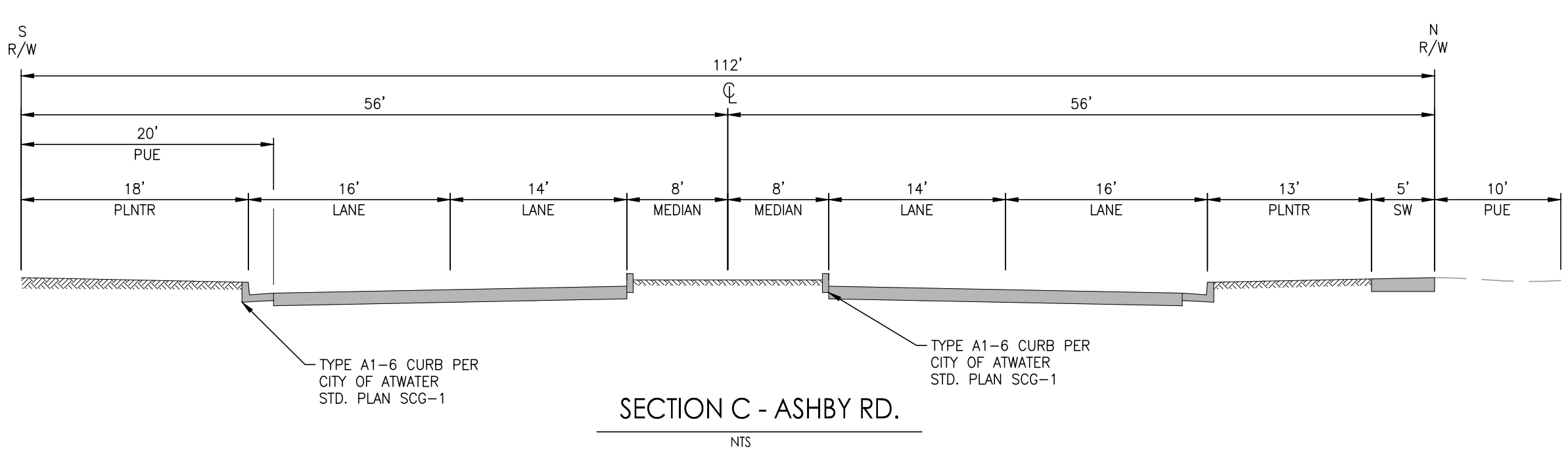
SECTION G - PRIVATE STREET H (ENTRY)



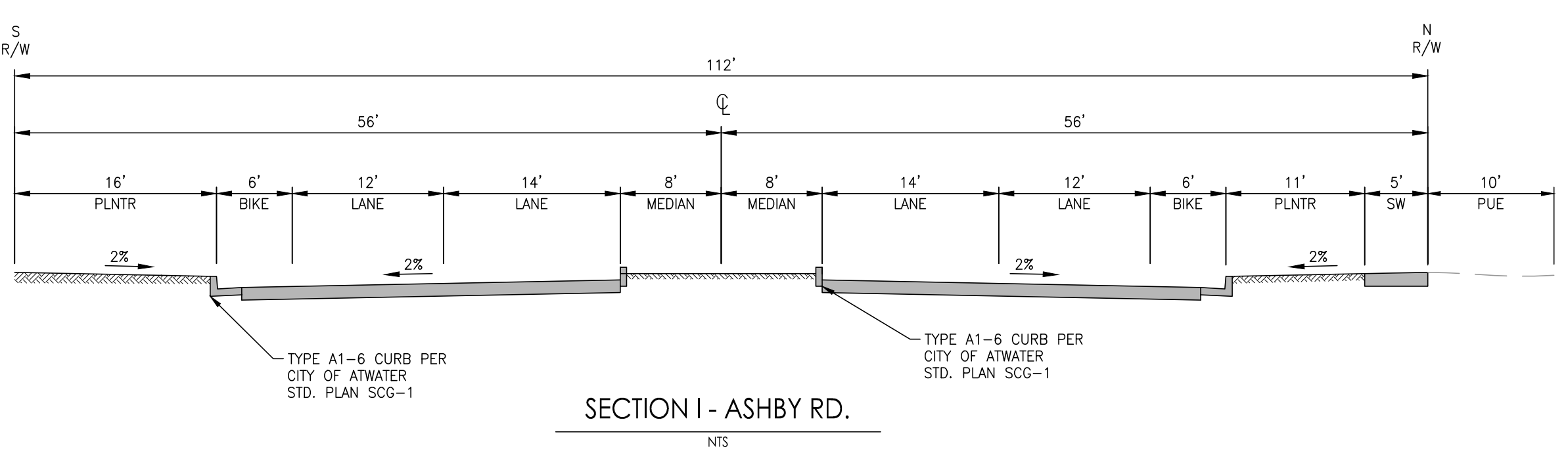
SECTION B - GURR RD.



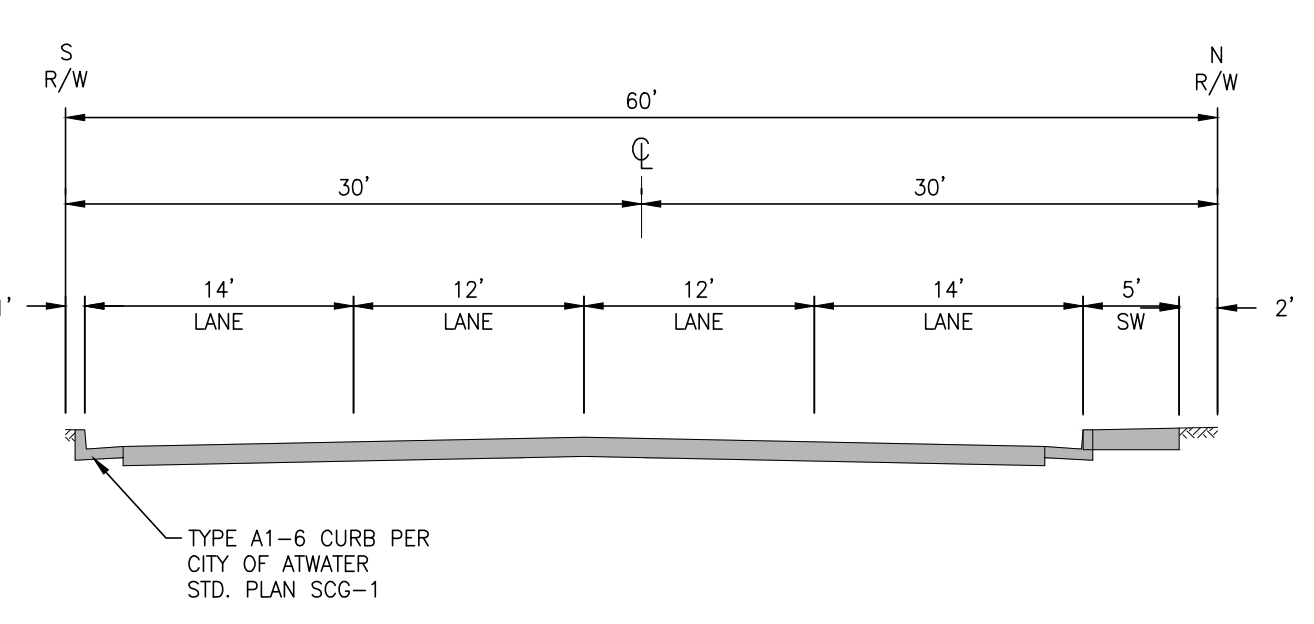
SECTION H - TYPICAL PRIVATE STREET



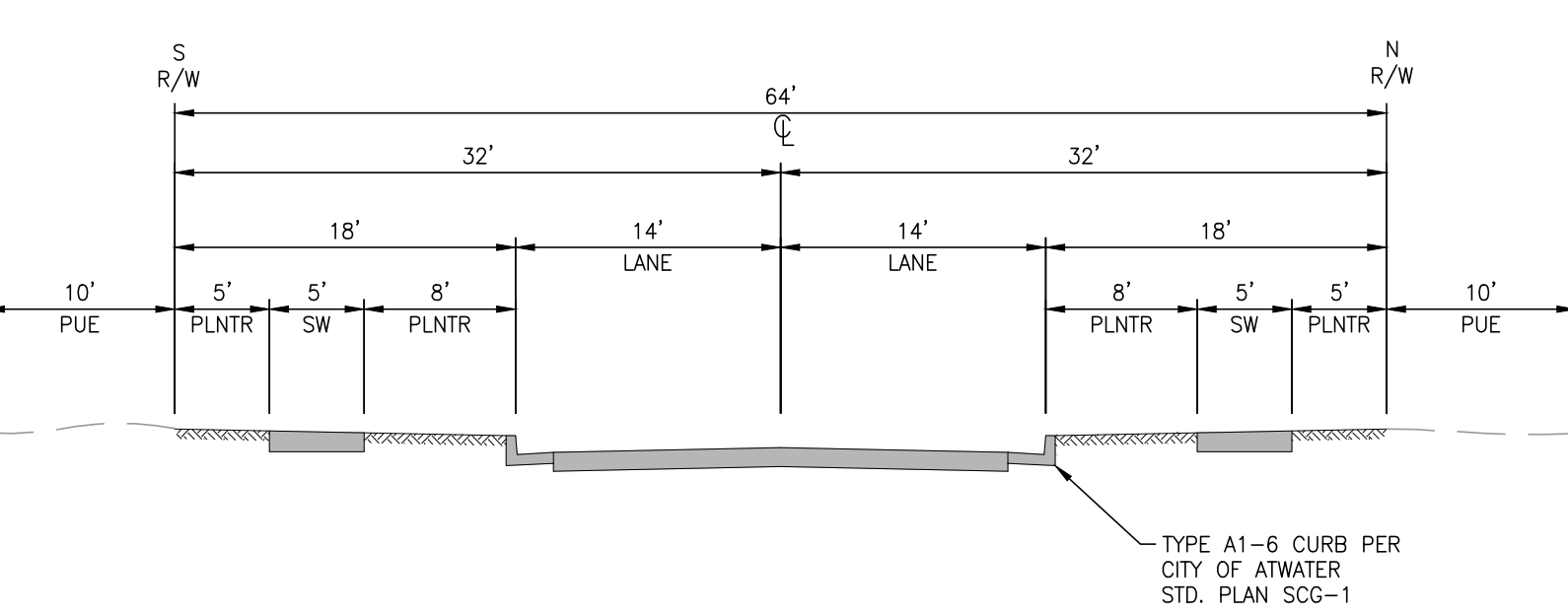
SECTION C - ASHBY RD.



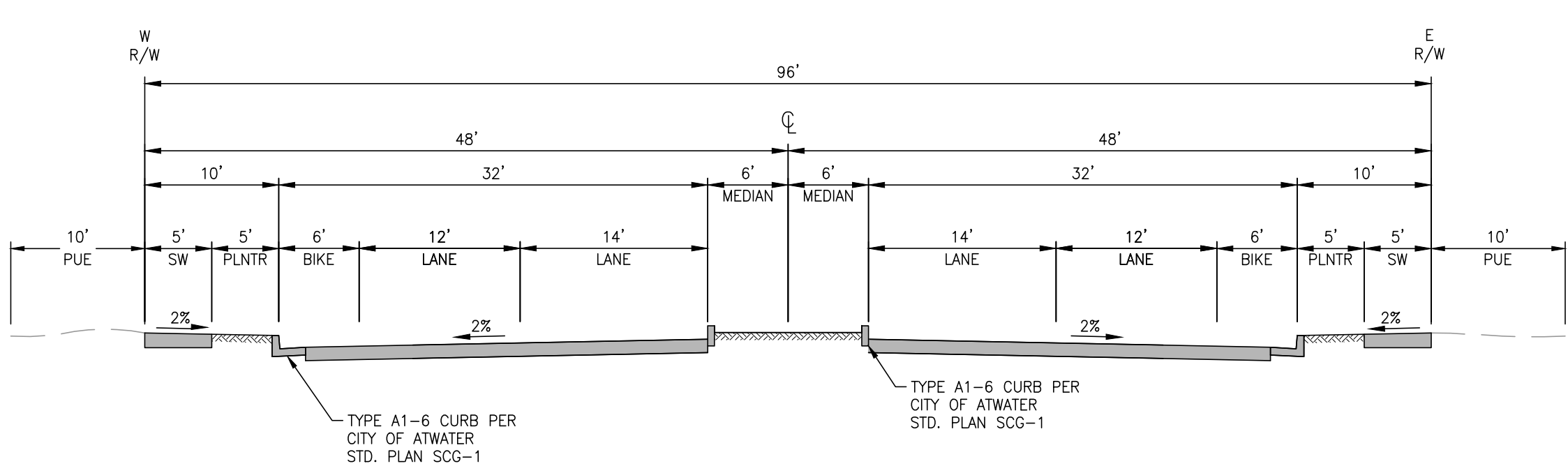
SECTION I - ASHBY RD.



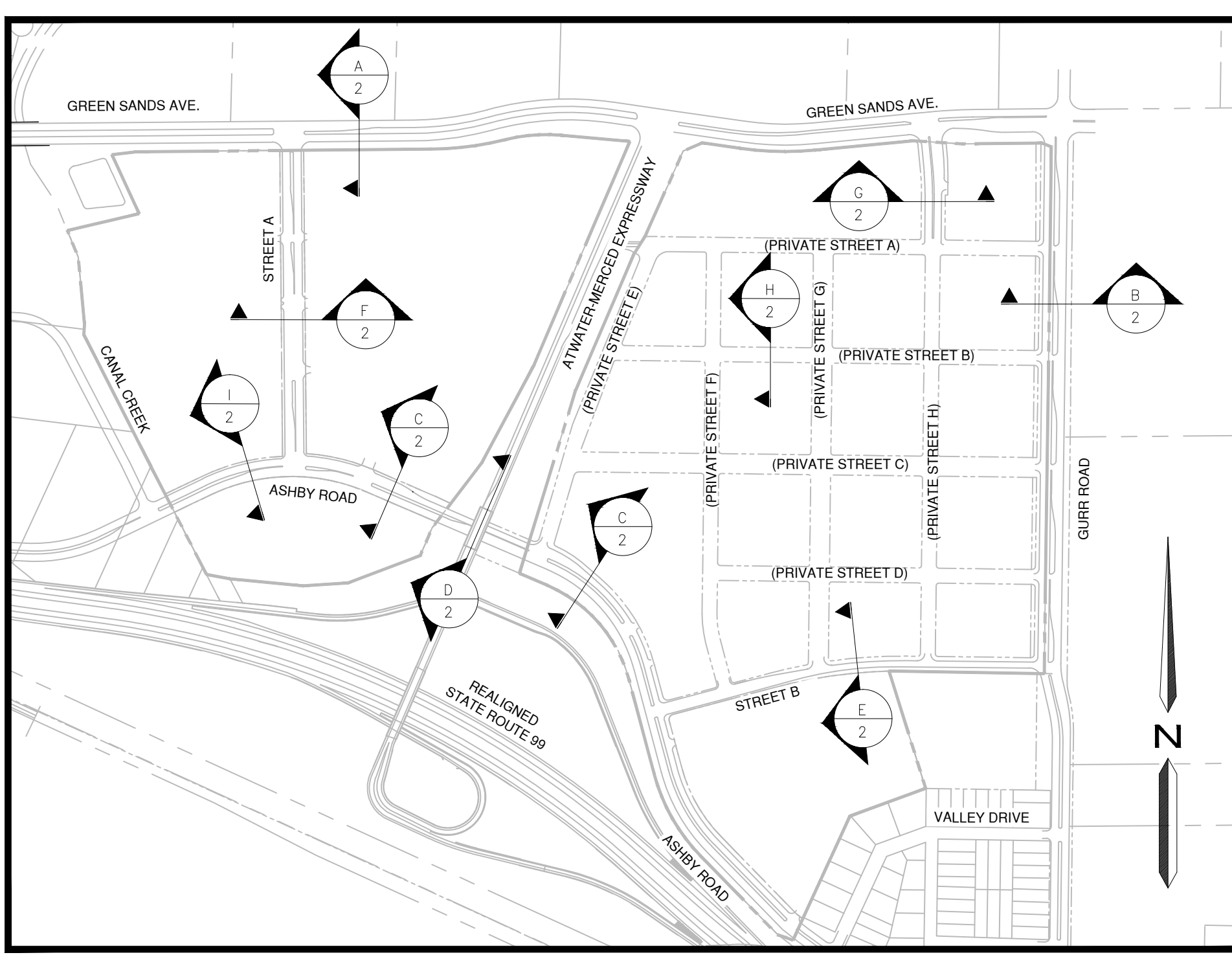
SECTION D - ASHBY RD. @ UNDERPASS



SECTION E - STREET B



SECTION F - STREET A



KEY MAP

Plan Revisions:		
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VESTING TENTATIVE MAP
FERRARI RANCH
ATWATER, CALIFORNIA

STREET SECTIONS

Approved:	
Designed:	SC
Drawn:	SC
Checked:	MP
Scale:	NTS
Date:	12/29/2015
Job No.:	21250
File No.:	21250-SS-TENT.dwg

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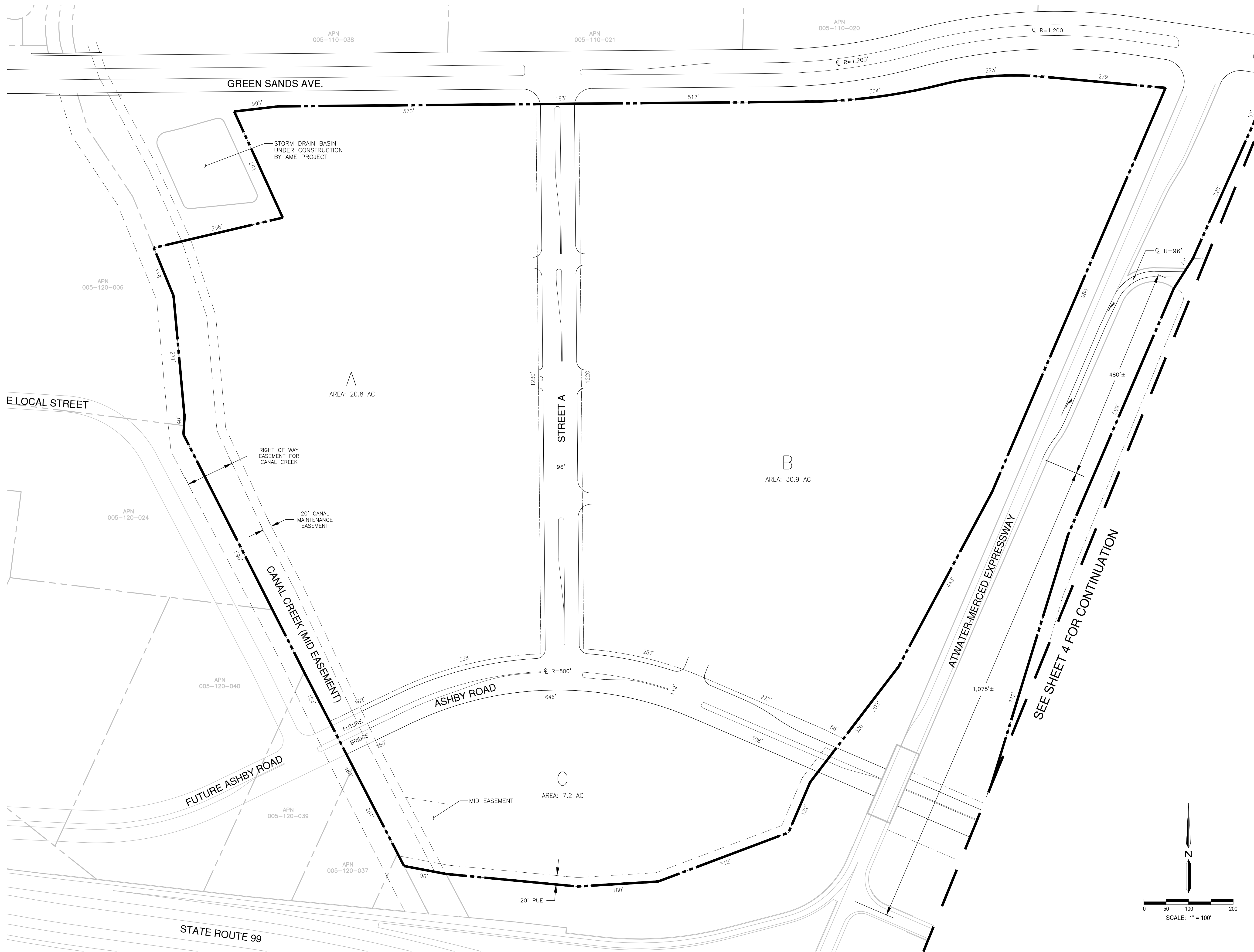
VESTING TENTATIVE MAP

FERRARI RANCH

ATWATER, CALIFORNIA

SITE PLAN – 1

Approved:	
Designed:	SC
Drawn:	SC
Checked:	MP
Scale:	1" = 100'
Date:	12/29/2015
Job No.:	21250
File No.:	21250-SP-TENT.dwg



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VESTING TENTATIVE MAP

FERRARI RANCH

ATWATER, CALIFORNIA

SITE PLAN - 2

Approved:

Designed: SC

Drawn: SC

Checked: MP

Scale: 1" = 100'

Date: 12/29/2015

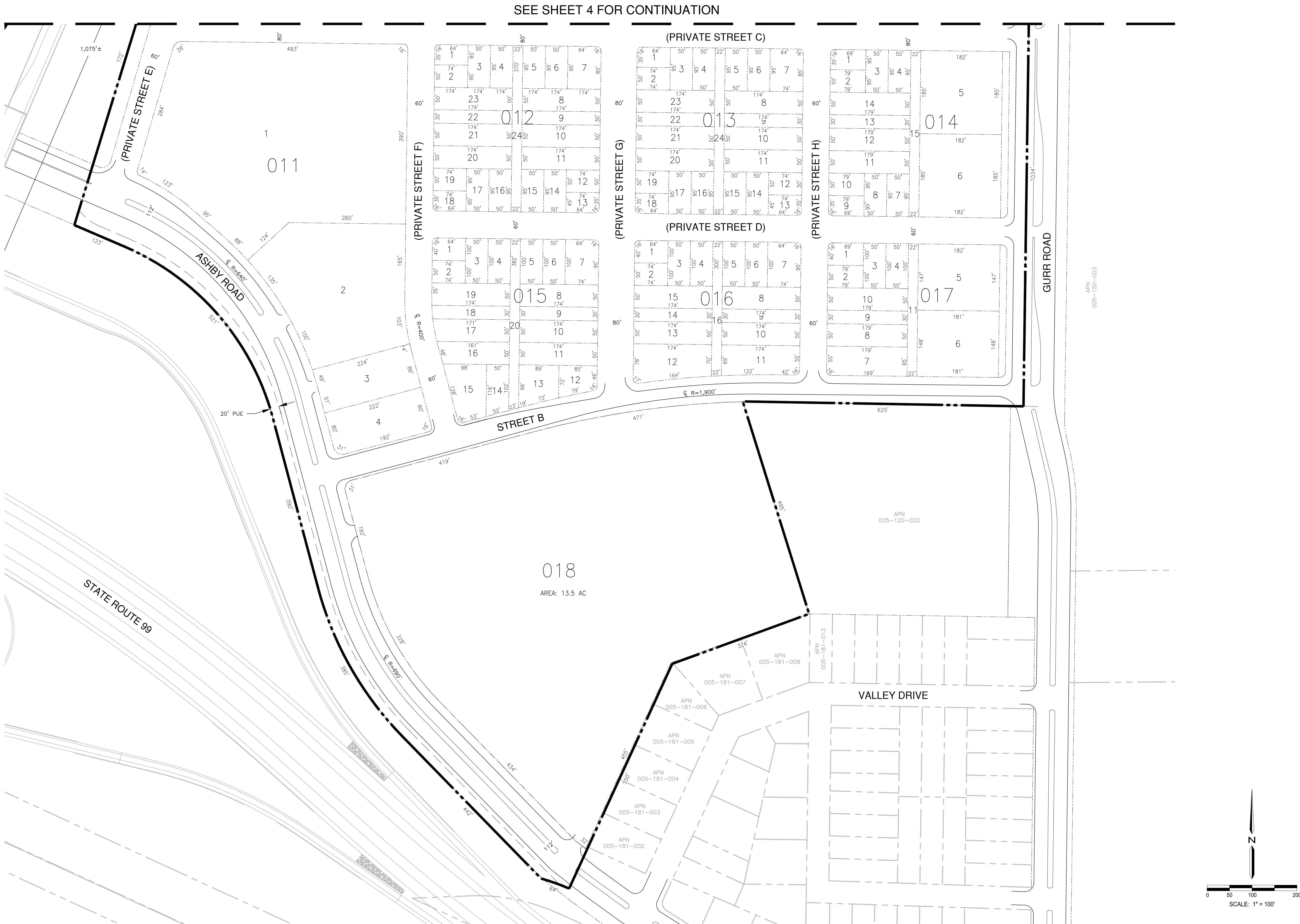
Job No.:	21250
File No.:	21250-SP-TENT.dwg

Sheet No.

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Of

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SEE SHEET 4 FOR CONTINUATION

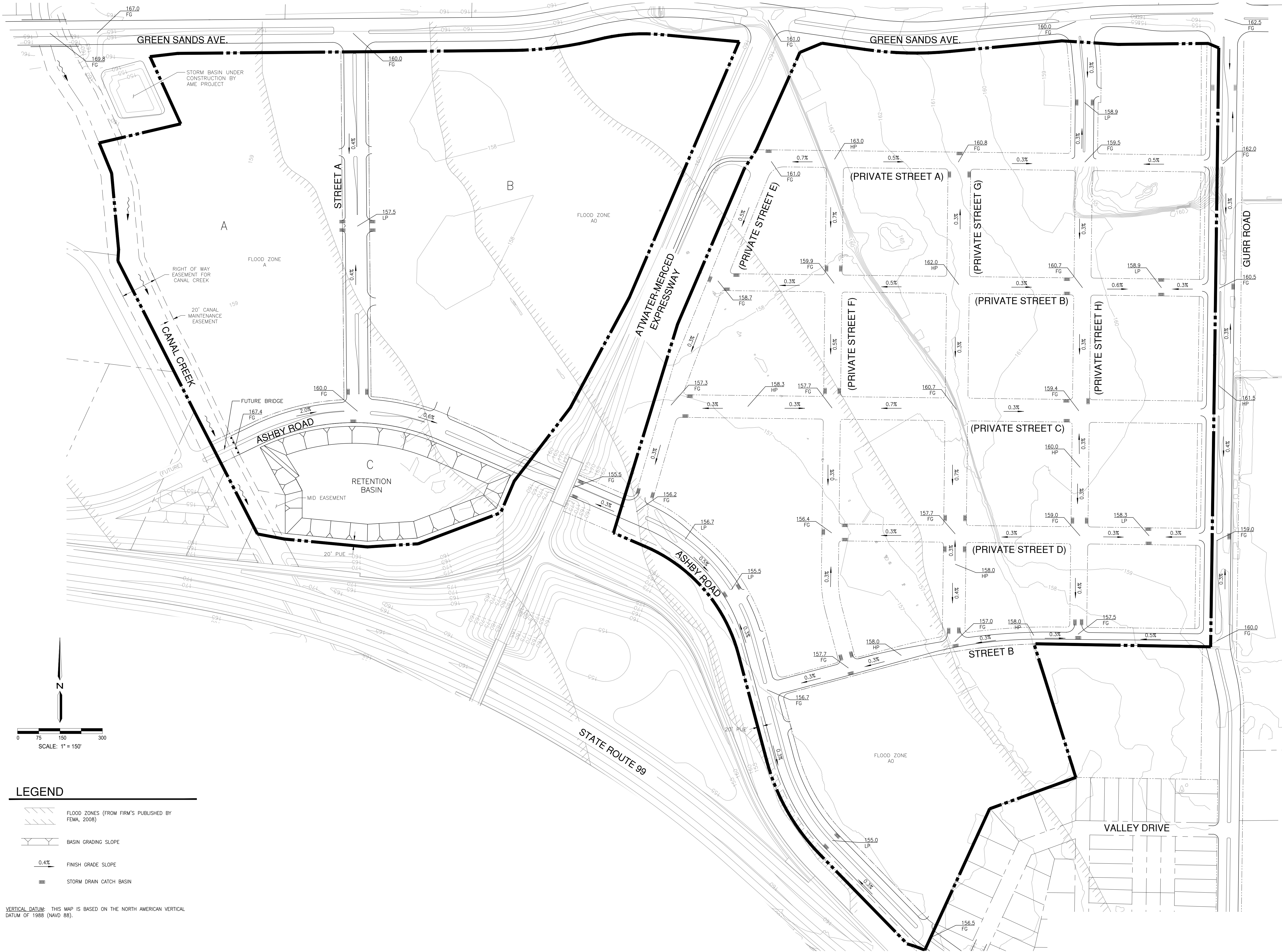
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VESTING TENTATIVE MAP
FERRARI RANCH
ATWATER, CALIFORNIA

SITE PLAN – 3

Approved:	
Designed:	SC
Drawn:	SC
Checked:	MP
Scale:	1" = 100'
Date:	12/29/2015
Job No.:	21250
File No.:	21250-SP-TENT.dwg



Plan Revisions:		
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Modesto Palo Alto Pleasanton

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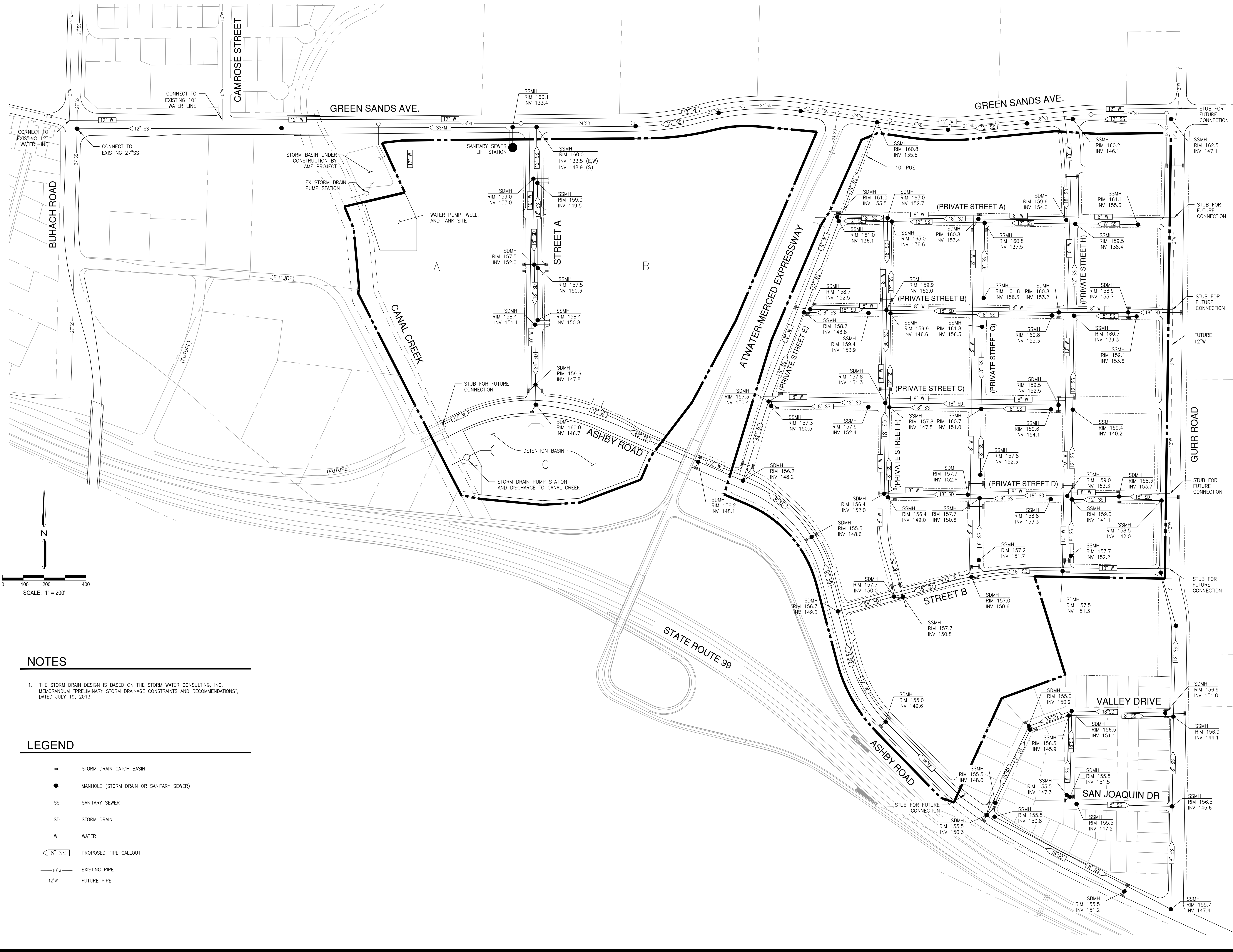
VESTING TENTATIVE MAP

FERRARI RANCH

ATWATER, CALIFORNIA

GRADING PLAN

Approved:	
Designed:	SC
Drawn:	SC
Checked:	MP
Scale:	1" = 150'
Date:	12/29/2015
Job No.:	21250
File No.:	21250-GR-TENT.dwg



NOTES

1. THE STORM DRAIN DESIGN IS BASED ON THE STORM WATER CONSULTING, INC. MEMORANDUM "PRELIMINARY STORM DRAINAGE CONSTRAINTS AND RECOMMENDATIONS", DATED JULY 19, 2013.

LEGEND

- STORM DRAIN CATCH BASIN
- MANHOLE (STORM DRAIN OR SANITARY SEWER)
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER
- 8" SS PROPOSED PIPE CALLOUT
- 10"W EXISTING PIPE
- 12"W FUTURE PIPE

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VESTING TENTATIVE MAP

FERRARI RANCH

ATWATER, CALIFORNIA

UTILITY PLAN

Approved: _____

Designed: SC
Drawn: SC
Checked: MP
Scale: 1" = 200'
Date: 12/29/2015
Job No.: 21250
File No.: 21250-UTIL-TENT.dwg