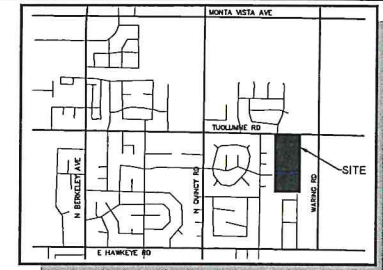


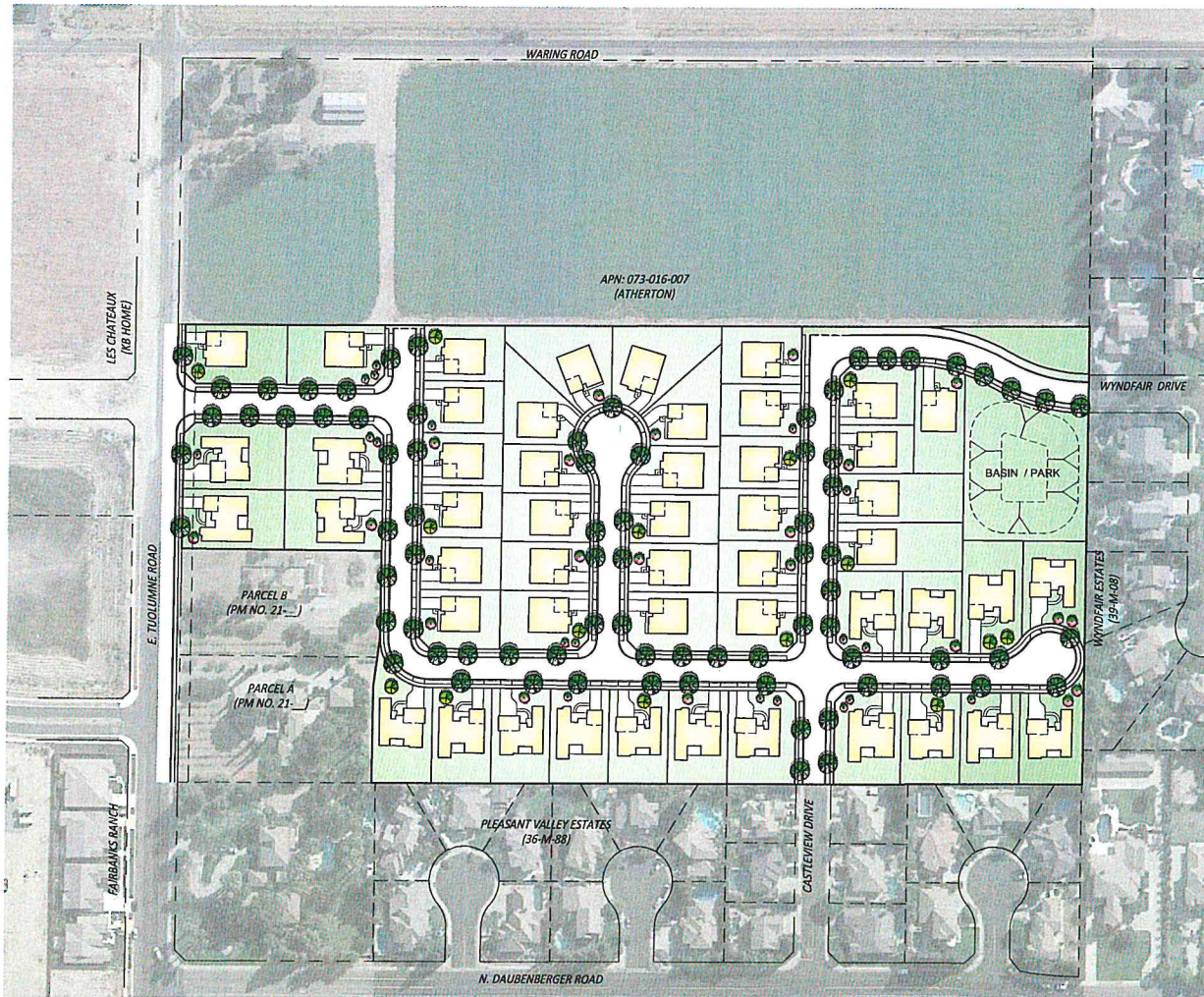
PLANNED DEVELOPMENT FOR:

BALISHA RANCH

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA



VICINITY MAP
NTS



PLANNED DEVELOPMENT STANDARDS

	EXISTING ZONING (VLDL)	PROPOSED ZONING (PD)
MAX. DENSITY (DU/AC)	3	3
LOT CONFIGURATION		
MIN LOT AREA	14,000	7500 (10,643 AVG)
MIN LOT WIDTH	90	70 (82.9 AVG)
MIN LOT DEPTH	100	100 (127.8 AVG)
CUL-DE-SAC FRONTAGE	60	40
LANDSCAPE COVERAGE	30%	30%
SETBACKS		
FRONT		
PORCH	20	20
LIVING SPACE (1ST STORY)	25	20 (24 AVG)
LIVING SPACE (2ND STORY)	30	25
GARAGE	35	25 (29 AVG)
INTERIOR SIDE		
PORCH	10	10
LIVING SPACE	10	10
GARAGE	10	10
CORNER SIDE		
PORCH	20	20
LIVING SPACE (1ST STORY)	25	20
LIVING SPACE (2ND STORY)	30	25
GARAGE	35	30
REAR		
LIVING SPACE	30	20 (27.4 AVG)
GARAGE	10	20

PLANNED DEVELOPMENT NOTES

1. ARCHITECTURAL HOUSE FOOTPRINTS ARE SHOWN FOR REFERENCE ONLY. PROJECT SHALL BE CONDITIONED TO DESIGN REVIEW PRIOR TO BUILDING PERMIT ISSUANCE.
2. INDIVIDUAL LOT SETBACKS SHALL BE SUBJECT TO PRECISE SETBACKS SHOWN ON SHEET PD02.
3. LANDSCAPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL BE SUBJECT TO DESIGN REVIEW PRIOR TO BUILDING PERMIT ISSUANCE.

SHEET INDEX

PD01 SITE PLAN & DEVELOPMENT STANDARDS
PD02 LOT SPECIFIC MINIMUM SETBACK PLAN

PD01

MAY 2021

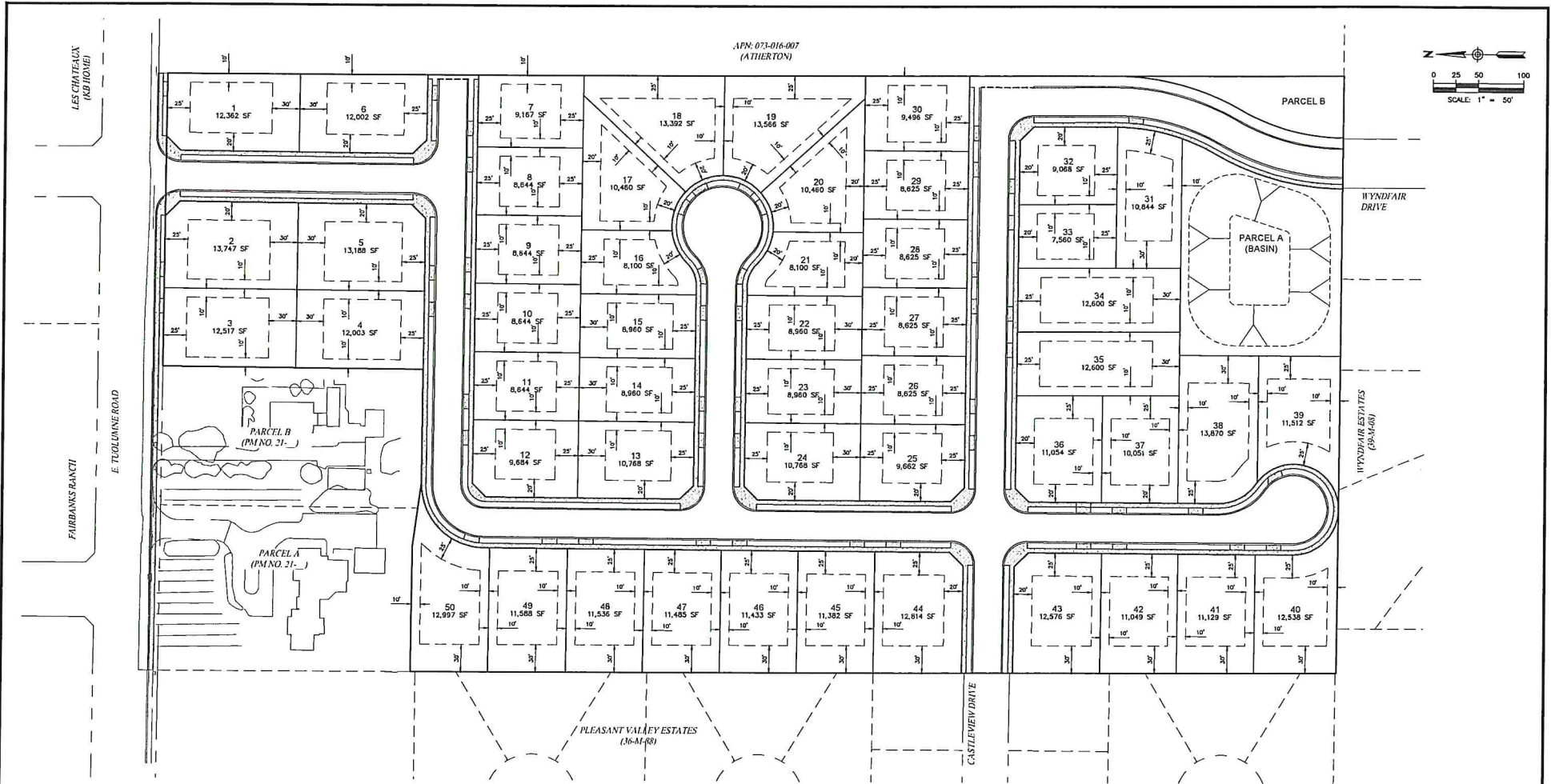
PLANNED DEVELOPMENT SITE PLAN & DEVELOPMENT STANDARDS

BALISHA RANCH

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA

**WOODWARD
PARTNERS, LLC**

130 JULIA LOOP - DANVILLE, CA 94542
925.393.2811 - COLTALVERHAZ@GMAIL.COM



MAY 2021

PLANNED DEVELOPMENT
LOT SPECIFIC MINIMUM SETBACK PLAN

BALISHA RANCH

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA

PD02

**WOODWARD
PARTNERS, LLC**

130 ALJA LOOP - DANVILLE, CA 94522
925.393.2811 - COLTALVERIAZ@GMAIL.COM