

DEVELOPMENT PLAN

FOR SUNGOLD

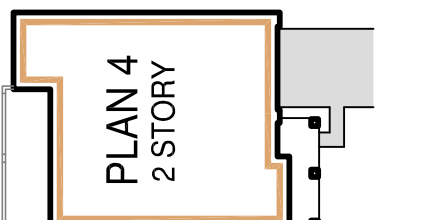
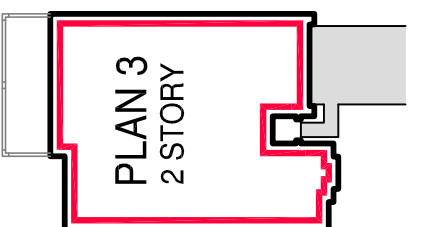
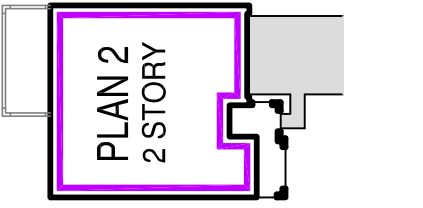
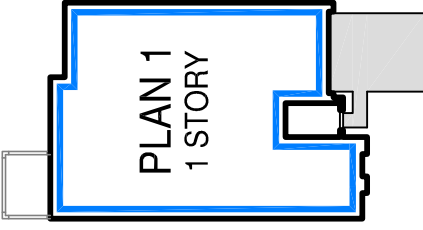
TRACT 3881
TRACY, CALIFORNIA

PLAN 1
1 STORY
FP=2,492 SQ.FT.

PLAN 2
2 STORY
FP=2,207 SQ.FT.

PLAN 3
2 STORY
FP=2,539 SQ.FT.

PLAN 4
2 STORY
FP=2,775 SQ.FT.



FOOTPRINT SQUARE FOOTAGE= 1ST STORY LIVEABLE AREA+GARAGE AREA+COVERED PORCHES/PATIO

TOTAL

15

16

15

16

62

PLAN 1A 4	4
PLAN 1B 4	4
PLAN 1C 4	4
PLAN 1D 4	4
PLAN 1E 4	4
TOTAL	15

PLAN 2A 4	4
PLAN 2B 4	4
PLAN 2C 4	4
PLAN 2D 4	4
TOTAL	16

PLAN 3A 4	4
PLAN 3B 4	4
PLAN 3C 4	4
PLAN 3D 3	3
TOTAL	15

PLAN 4A 4	4
PLAN 4B 4	4
PLAN 4C 4	4
PLAN 4D 4	4
TOTAL	16

LOT COVERAGE:

Lot no./Plan no.	Footprint sq. ft.	Coverage Percentage	Lot sq. ft.	Rear Yard sq. ft.
LOT 61 4C	2455	64.5%	3783	1753
LOT 62 2B	2031	64.5%	3149	1600
LOT 63 1A	2237	61.2%	3654	1413
LOT 64 3B	2772	62.1%	4463	1214
LOT 65 3B	2772	62.1%	4463	1214
LOT 66 4A	2643	58.1%	4548	1427
LOT 67 2D	2039	55.0%	3705	1443
LOT 68 1C	2700	60.0%	4500	1268
LOT 69 4B	2755	100.0%	2755	100.0%
LOT 70 3A	2783	84.8%	3281	1037
LOT 71 2D	2039	55.0%	3705	1443
LOT 72 1C	2700	59.0%	4574	1187
LOT 73 4B	2755	55.0%	5009	1252
LOT 74 1A	2674	55.0%	4860	1187
LOT 75 3C	2790	55.0%	5055	1249
LOT 76 4B	2652	55.0%	4813	1289
LOT 77 4B	2475	62.0%	3991	890
LOT 78 4C	2463	68.9%	3574	1173
LOT 79 4A	2874	67.4%	4264	1494
LOT 80 3B	2521	52.1%	4838	1206
LOT 81 1E	2652	52.1%	5090	1206
LOT 82 2A	1949	52.1%	3741	1074
LOT 83 4B	2755	55.0%	5009	1252
LOT 84 3C	2790	55.0%	5055	1249
LOT 85 4A	2643	55.0%	4813	1289
LOT 86 1E	2650	55.0%	4813	1132
LOT 87 2A	1949	55.0%	3544	1339
LOT 88 3D	2777	55.0%	5034	1249
LOT 89 4B	2755	55.0%	5009	1286
LOT 90 3A	2783	50.1%	5554	1389
LOT 91 4C	2655	56.1%	4731	1481
LOT 92 1B	2880	56.9%	5044	1323

LOT COVERAGE:

Lot no./Plan no.	Footprint sq. ft.	Coverage Percentage	Lot sq. ft.	Rear Yard sq. ft.
LOT 93 2C	1954	33.4%	5857	1265
LOT 94 2A	1909	28.7%	6646	2102
LOT 95 3B	2772	63.6%	4358	2035
LOT 96 4A	2643	43.2%	6118	2049
LOT 97 1C	2840	58.7%	4837	1584
LOT 98 3A	2783	55.0%	5055	1249
LOT 99 4D	2632	47.9%	5494	1344
LOT 100 1E	2650	51.8%	5118	1187
LOT 101 4C	2655	59.7%	4445	927
LOT 102 2D	2039	36.2%	5633	1224
LOT 103 3C	2790	55.0%	5055	1249
LOT 104 4A	2643	55.0%	4813	1427
LOT 105 1B	2880	55.0%	5245	1187
LOT 106 2A	1949	56.4%	3455	1206
LOT 107 4B	2755	55.5%	4975	1417
LOT 108 3D	2777	55.0%	5034	1251
LOT 109 1A	2674	52.2%	5118	1194
LOT 110 3A	2031	42.3%	4800	1680
LOT 111 2D	2039	42.3%	4838	1680
LOT 112 3C	1954	42.3%	4619	1217
LOT 113 1B	2880	51.9%	5548	1354
LOT 114 2D	2039	58.5%	3485	919
LOT 115 2B	2031	57.0%	3570	919
LOT 116 2C	1954	50.0%	3915	1106
LOT 117 3A	2783	55.0%	5055	1249
LOT 118 1E	2650	51.8%	5118	1187
LOT 119 4D	2632	47.9%	5494	1427
LOT 120 2C	1954	39.1%	5000	1196
LOT 121 1B	2880	55.0%	5245	1187
LOT 122 3C	2790	55.0%	5055	1247
LOT 123 2B	2031	36.5%	5560	1080

ZONING STANDARDS:

THE FOLLOWING TEXT SHALL OUTLINE THE MINIMUM AND MAXIMUM DEVELOPMENT STANDARDS OF THE PROPOSED "CURRENT" KACHIROHO PHASE: RESIDENTIAL PROJECT, INCLUDING MINIMUM YARD STANDARDS, BUILDING HEIGHT STANDARDS, AND LOT COVERAGE.

MINIMUM YARDS

1. FRONT YARD SETBACK: THE MINIMUM FRONT YARD SETBACK SHALL BE TEN (10) FEET FROM THE PROPERTY LINE TO THE STRUCTURE, I.E. FRONT OF HOUSE.
2. SIDE YARD SETBACK: THE MINIMUM SIDE YARD SETBACK SHALL BE FIVE (5) FEET FROM THE PROPERTY LINE TO THE OUTERMOST BUILDING STRUCTURE, THUS CREATING TEN (10) FEET BETWEEN ADJACENT HOMES.
3. REAR YARD SETBACK: THE MINIMUM REAR YARD SETBACK SHALL BE TEN (10) FEET FROM THE PROPERTY LINE TO THE STRUCTURE, WITH AN OVERALL AVERAGE OF FIFTEEN (15) FEET TO PROPERTY LINE.
4. LOT WITH 30' GARAGE SETBACK (62-29%)=124 (13 LOTS): 63, 67, 73, 82, 87, 93, 102, 112, 114, 116, 120, 123
5. SIDE YARD SETBACK: THE MINIMUM SIDE YARD SETBACK SHALL BE TEN (10) FEET FROM THE PROPERTY LINE TO THE OUTERMOST BUILDING STRUCTURE, THUS CREATING TEN (10) FEET BETWEEN ADJACENT HOMES.
6. SIDE YARD SETBACK (CORNER LOTS): THE MINIMUM SIDE YARD SETBACK SHALL BE TEN (10) FEET ON THE YARD FACING THE SIDEWALK.
7. REAR YARD SETBACK: THE MINIMUM REAR YARD SETBACK SHALL BE TEN (10) FEET FROM THE PROPERTY LINE TO THE STRUCTURE, WITH AN OVERALL AVERAGE OF FIFTEEN (15) FEET TO PROPERTY LINE.
8. REAR YARD SETBACK AVERAGE= 19.32'

LOT COVERAGE:

1. THE MAXIMUM ALLOWABLE LOT COVERAGE FOR BUILDINGS SHALL BE 35%.

THE INFORMATION ON THIS PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION AND ARRANGEMENT OF THE SUBJECT PROPERTY. THE INFORMATION SHOWN ON THIS PLAN SHOULD ONLY BE USED AS A GUIDE TO A POSSIBLE HOUSING CONFIGURATION. THE INFORMATION SHOWN ON THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE INFORMATION SHOWN ON THIS PLAN IS NOT A GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS.

UNAUTHORIZED CHANGES & USES: VEH CONSULTING ENGINEERS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS PLAN. ALL CHANGES WILL BE SUBMITTED IN WRITING.

NOTE: THIS PLAN IS PREPARED TO SHOW THE CONCEPTUAL HOUSING CONFIGURATION, DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATIONS TO PROPERTY LINE, AND GENERAL ARCHITECTURAL RELATIONSHIP FROM BUILDING FOUNDATIONS TO PROPERTY LINE. THE INFORMATION SHOWN ON THIS PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE INFORMATION SHOWN ON THIS PLAN IS NOT A GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS.



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10/22/2019 CB
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