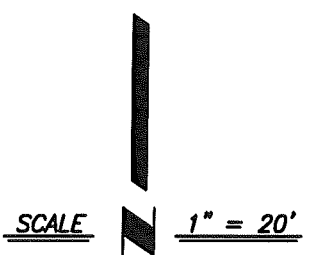
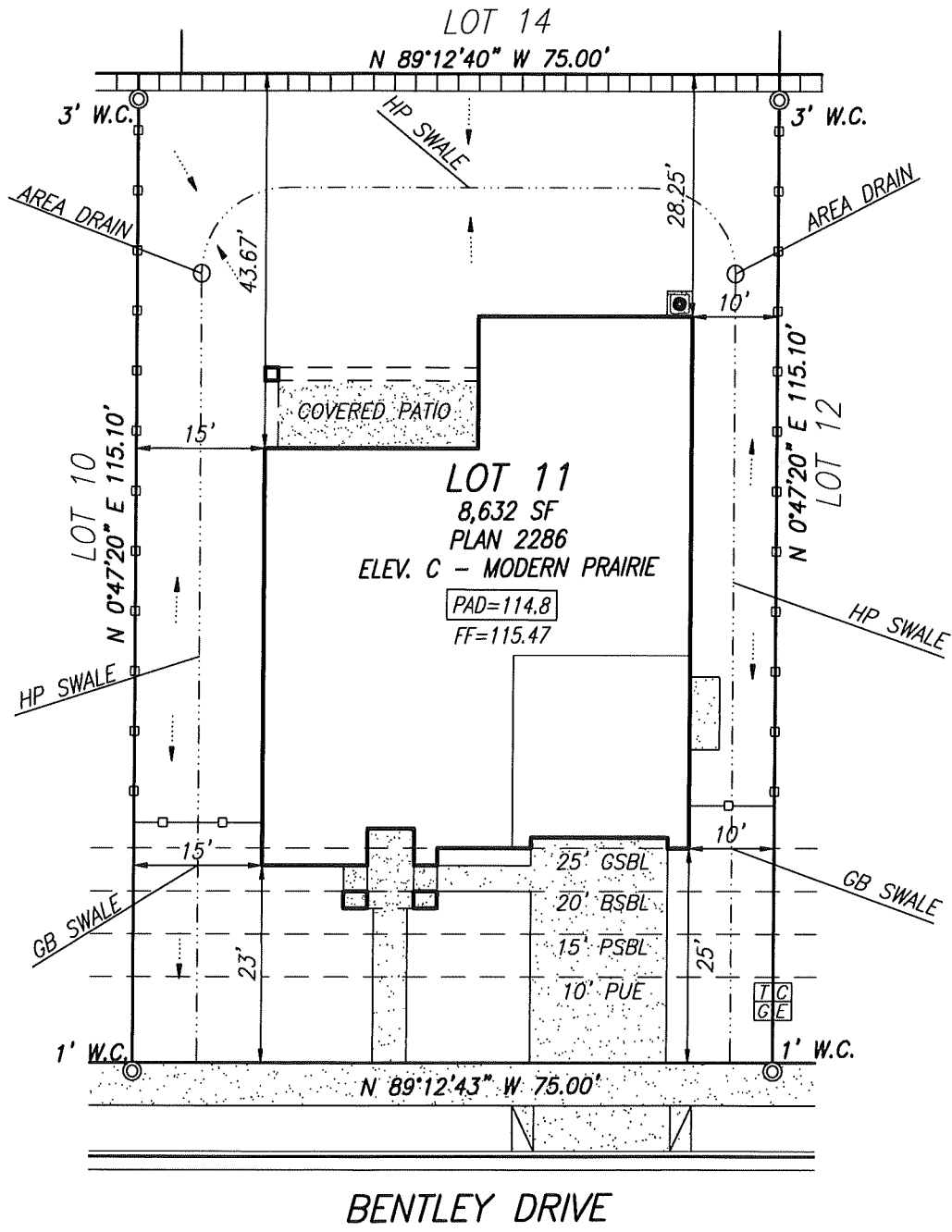


LEGEND

	TELEPHONE, CABLE, GAS & ELECTRIC
	TRANSFORMER BOX
W	WATER LATERAL
S	SEWER LATERAL
HP	HIGH POINT
WC	WITNESS CORNER
FD	PROPERTY PIN
	ELECTROLIER
	STORM DRAIN INLET
	FIRE HYDRANT
	RETAINING WALL
	6' HIGH WOOD FENCE
25' GSBL	25' GARAGE SETBACK
20' BSBL	20' HOUSE SETBACK
75' PSBL	15' PORCH SETBACK
10' PUE	PUBLIC UTILITY EASEMENT
	1% MIN DRAINAGE SWALE
	GRADE TO DRAIN
	AC PAD
	AREA DRAIN



- NOTES:
- 1) UTILITY LOCATIONS ARE BASED ON CURRENT PLANS AND ARE SUBJECT TO CHANGE THROUGHOUT THE CONSTRUCTION PROCESS.
 - 2) ALL DRAINAGE SWALES AND FINISH GRADING SHALL CONFORM TO F.H.A. STANDARDS.
 - 3) FENCE RETURNS VARY FROM HOUSE TO HOUSE. FENCES MUST BE ALIGNED WITH NEIGHBORING HOUSE.
 - 4) FINISHED FLOOR ELEVATIONS (FF) ASSUMED AT 0.67' ABOVE PAD GRADE

A.P.N. 073-054-011

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BALISHA RANCH
LOT 11
 TURLOCK, CALIFORNIA
 STREET ADDRESS: 2972 BENTLEY DRIVE

DRAWN BY: IG
 DATE: 10/16/2025
 FILE:
 K:\246401\LOT PLANS\LOT 11.dwg