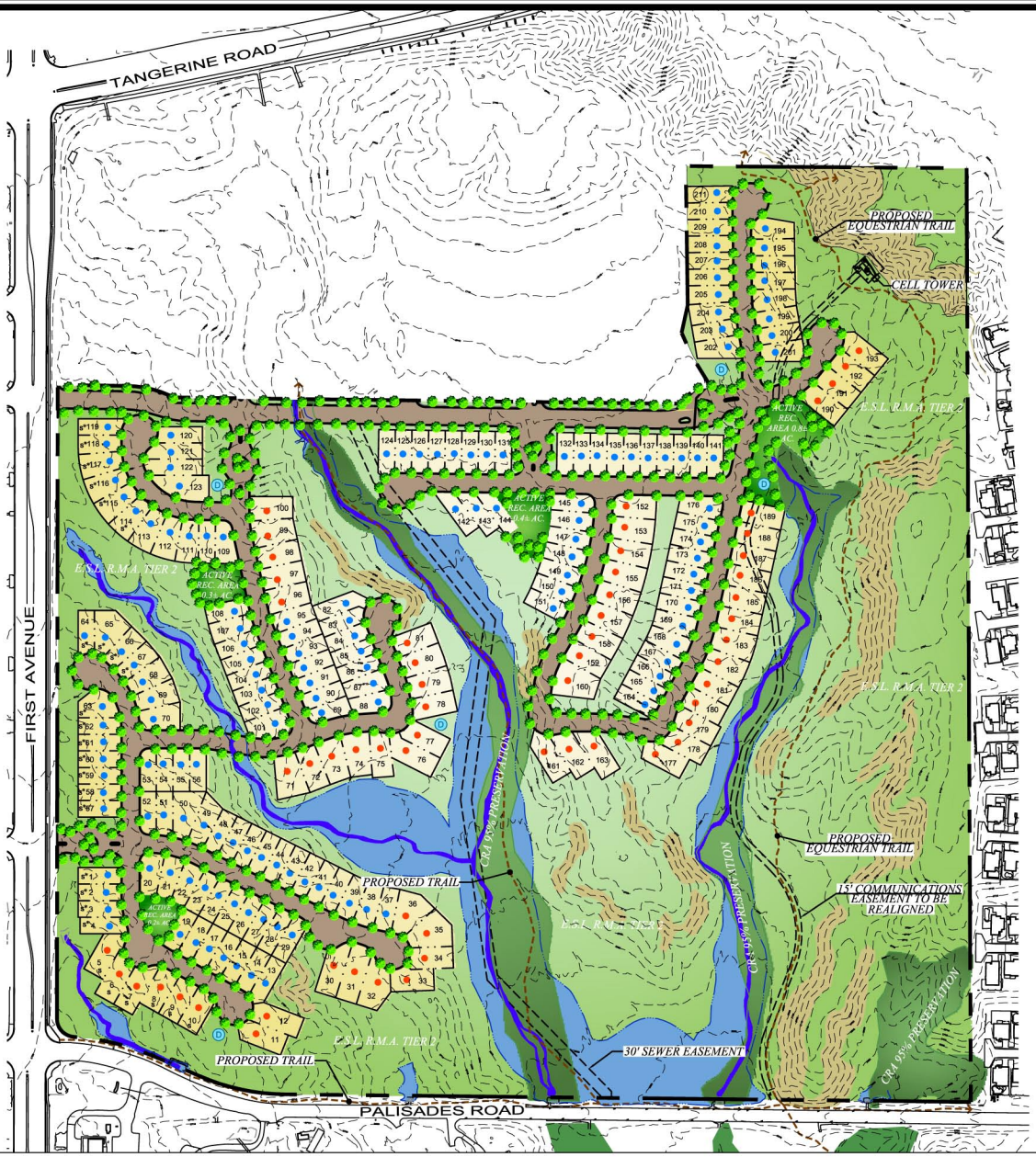

SITE NOTES:

- Subject Property Area = 122.3 Ac.
- Proposed Lots = 211
- Proposed Lot Sizes:
  - Blue = 46'x120' = 5,520 SF. minimum
  - Red = 60'x120' = 7,200 SF. minimum
- E.S.L.O. Resource Mgmt. Area 2 = 63.4 Ac. (25% Open Space Req'd. / 52% Proposed)
- E.S.L.O. Critical Resource Area = 12.2 Ac. (95% Open Space Req'd. / 99% Proposed)

- Areas proposed for development of home sites avoid floodplains, ESLO Critical Resource areas, and 25% slope areas.

LEGEND:

- Regulated 25% Slope Areas
- ESL Critical Resource Area
- Approx. 100-Year Floodplain
- Estimated 404 Jurisdictional Limits
- (D) Schematic Drainage Basin Location
- **S** Single Story Restricted
- **S*** Homes within 200' of First Ave. limited to 20' (pitched roof) or 18' (flat roof).

The WLB Group INC. **WLB**

MERITAGE ON FIRST AVE. - NORTH
RESIDENTIAL TENTATIVE SITE PLAN

Contour Interval = 1 Ft.
WLB No. 182053-J-001

0' 500'

L:\182053\North Half\Site Analysis\Exhibits\Tentative Development plan-NO COMM.dwg Plotted: Jun. 12, 2015