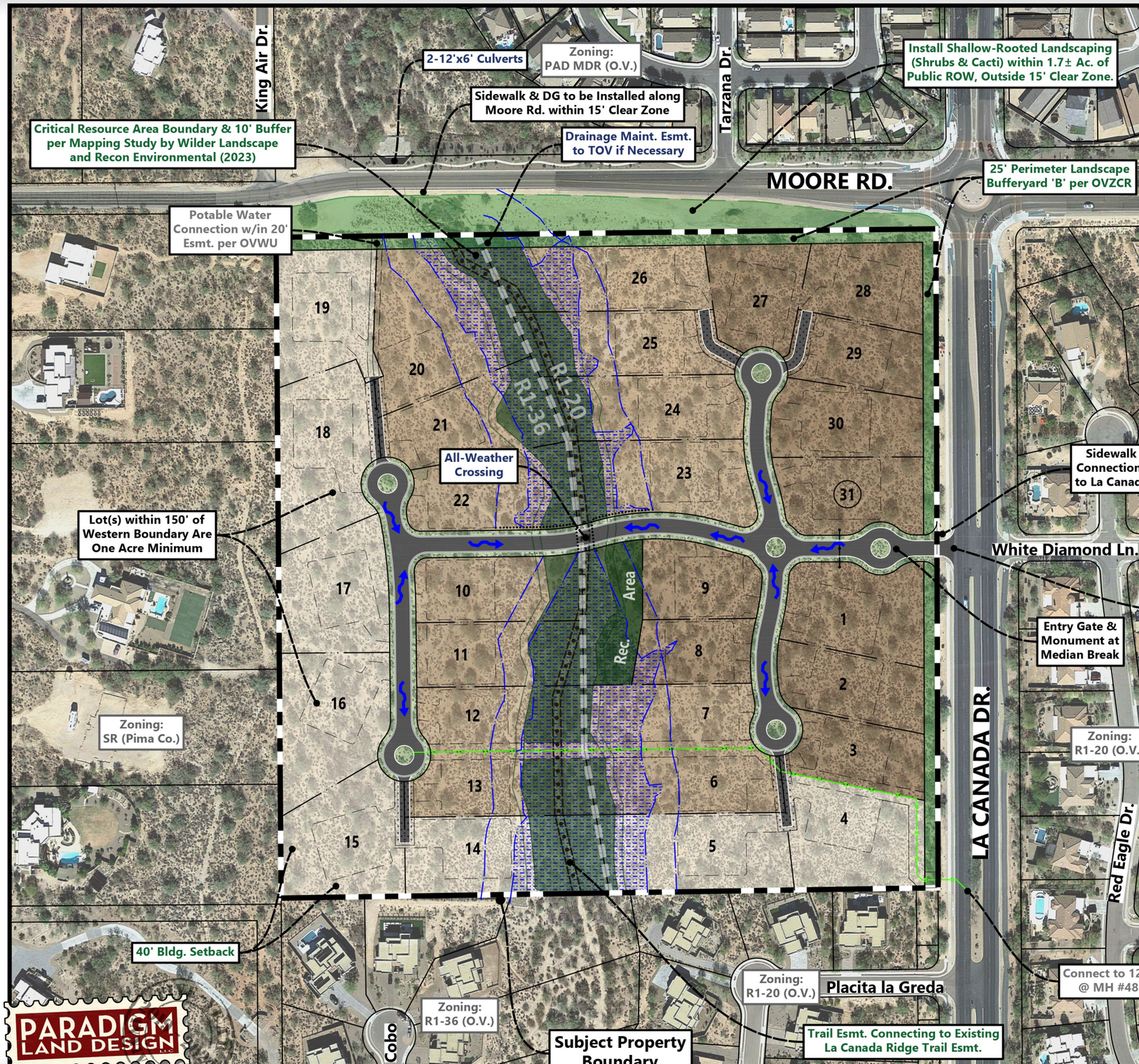

Property Data

1.	Property Area:	35.4± Ac.
2.	Assessor Parcel(s):	219-49-003A
3.	Existing Zoning:	R1-144
4.	Existing O.V. Gen. Plan:	LDR-1.2 W. of Wash / LDR-2.0 E. of Wash
5.	FEMA Floodplain:	Zone 'X' (Minimal Flood Hazard)

Proposal Summary

1.	Gen. Plan:	Revise E. of Wash from LDR-2.0 to MDR
2.	Rezoning:	R1-36 W. of Wash / R1-20 E. of Wash
3.	Homes:	31
4.	Minimum Lot Size:	Half-Acre (See Legend)
5.	Average Lot Size:	0.9 Acre
6.	Gross Density:	0.9 Homes per Acre (1.1 Acres per Home)
7.	Open Space:	47.7% ESOS Required / Provided (See Exhibit III-C-1 for more Info)
8.	Rec. Area:	16,200 Sq. Ft. incl. Trailhead, Ramada, Picnic Table, Etc.
9.	Building Height:	18' Single-Story
10.	Trail:	Public Non-Motorized 15' Trail Esmt. to be Granted to TOV. Alignment subject to Field Adjustments.

11. ESLO Flexible Development Incentive Requests:
    - 11.1. Recreation Area Credit (see 27.10.F.2.c.iii.j)
    - 11.2. ESOS Flexibility for CRA (see 27.10.F.2.f.vi)
12. ESOS Setbacks of OVZCR 27.10.F.3.b apply.
13. Lot Development Envelopes are Shown for Schematic, Illustrative Purposes. Grading for Lot Development Shall be Limited to 19,705 Square Feet per Lot. See Exhibit III-D-1 for more Information.

Legend

- ≥One-Acre Lots
- ≥36,000 Sq. Ft. Lots
- ≥Half-Acre Lots
- Shared Access Drives
- Floodplain & EHS
- Drainage Control Structures
- Drainage Patterns (Schematic)
- Trail (See Note #10)
- Schematic Grading Limits (See Note #13)

Exhibit III-A-1
Tentative Development Plan

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