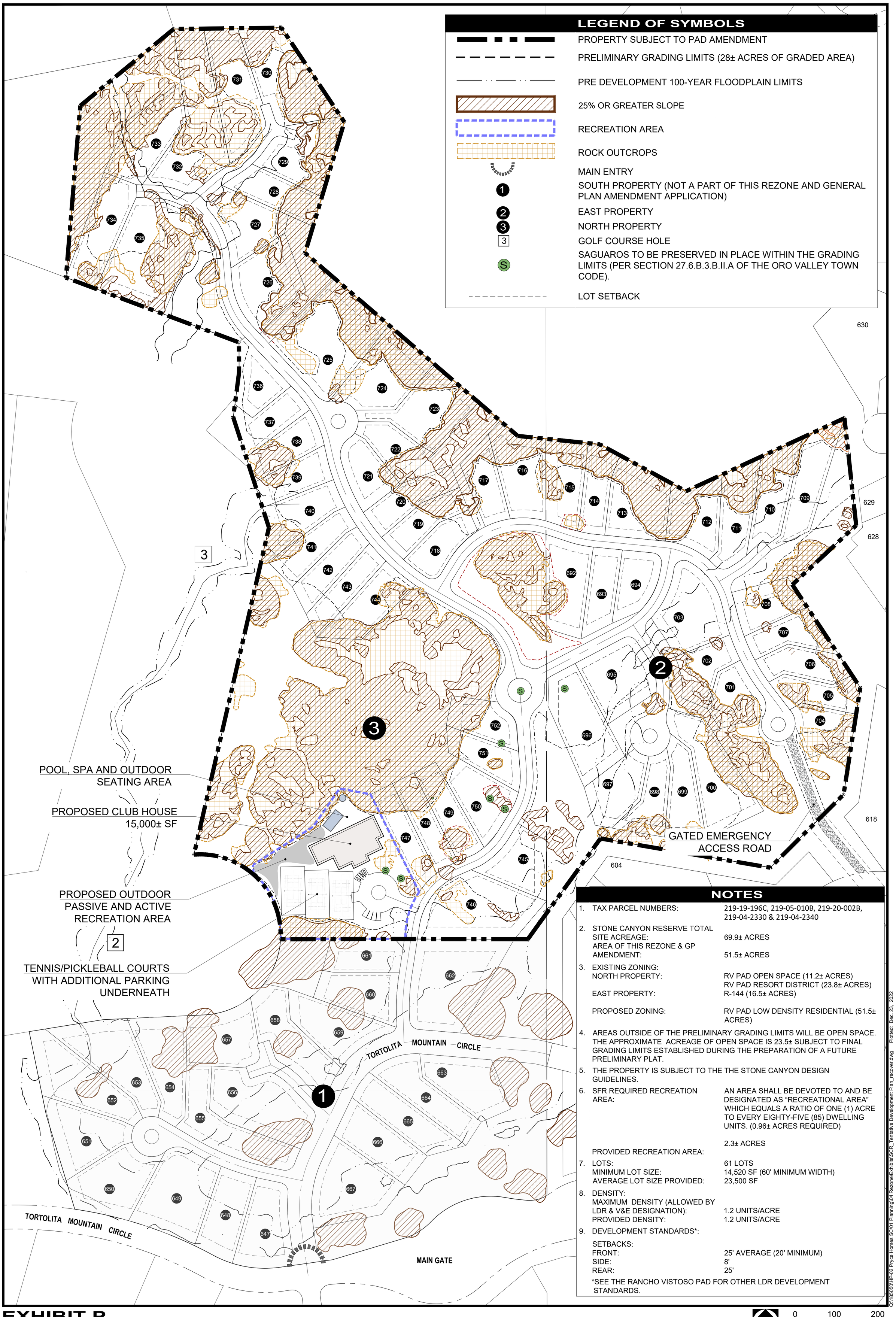

NOTES

1. TAX PARCEL NUMBERS: 219-19-196C, 219-05-010B, 219-20-002B, 219-04-2330 & 219-04-2340
2. STONE CANYON RESERVE TOTAL SITE ACREAGE: 69.9± ACRES
   AREA OF THIS REZONE & GP AMENDMENT: 51.5± ACRES
3. EXISTING ZONING:
   NORTH PROPERTY: RV PAD OPEN SPACE (11.2± ACRES)
   RV PAD RESORT DISTRICT (23.8± ACRES)
   EAST PROPERTY: R-144 (16.5± ACRES)
   PROPOSED ZONING: RV PAD LOW DENSITY RESIDENTIAL (51.5± ACRES)
4. AREAS OUTSIDE OF THE PRELIMINARY GRADING LIMITS WILL BE OPEN SPACE. THE APPROXIMATE ACREAGE OF OPEN SPACE IS 23.5± SUBJECT TO FINAL GRADING LIMITS ESTABLISHED DURING THE PREPARATION OF A FUTURE PRELIMINARY PLAT.
5. THE PROPERTY IS SUBJECT TO THE THE STONE CANYON DESIGN GUIDELINES.
6. SFR REQUIRED RECREATION AREA: AN AREA SHALL BE DEVOTED TO AND BE DESIGNATED AS "RECREATIONAL AREA" WHICH EQUALS A RATIO OF ONE (1) ACRE TO EVERY EIGHTY-FIVE (85) DWELLING UNITS. (0.96± ACRES REQUIRED)
   PROVIDED RECREATION AREA: 2.3± ACRES
7. LOTS: 61 LOTS
   MINIMUM LOT SIZE: 14,520 SF (60' MINIMUM WIDTH)
   AVERAGE LOT SIZE PROVIDED: 23,500 SF
8. DENSITY:
   MAXIMUM DENSITY (ALLOWED BY LDR & V&E DESIGNATION): 1.2 UNITS/ACRE
   PROVIDED DENSITY: 1.2 UNITS/ACRE
9. DEVELOPMENT STANDARDS*:
   SETBACKS:
   FRONT: 25' AVERAGE (20' MINIMUM)
   SIDE: 8'
   REAR: 25'
   *SEE THE RANCHO VISTOSO PAD FOR OTHER LDR DEVELOPMENT STANDARDS.

Q:\185050\HP-02 Pryce Homes SC\01 Planning\04 Rezone\Exhibits\SCR_Tentative Development Plan_recover.dwg Plotted: Dec. 23, 2022

EXHIBIT P
TENTATIVE DEVELOPMENT PLAN

12.23.2022

0 100 200

The WLB Group Inc. WLB