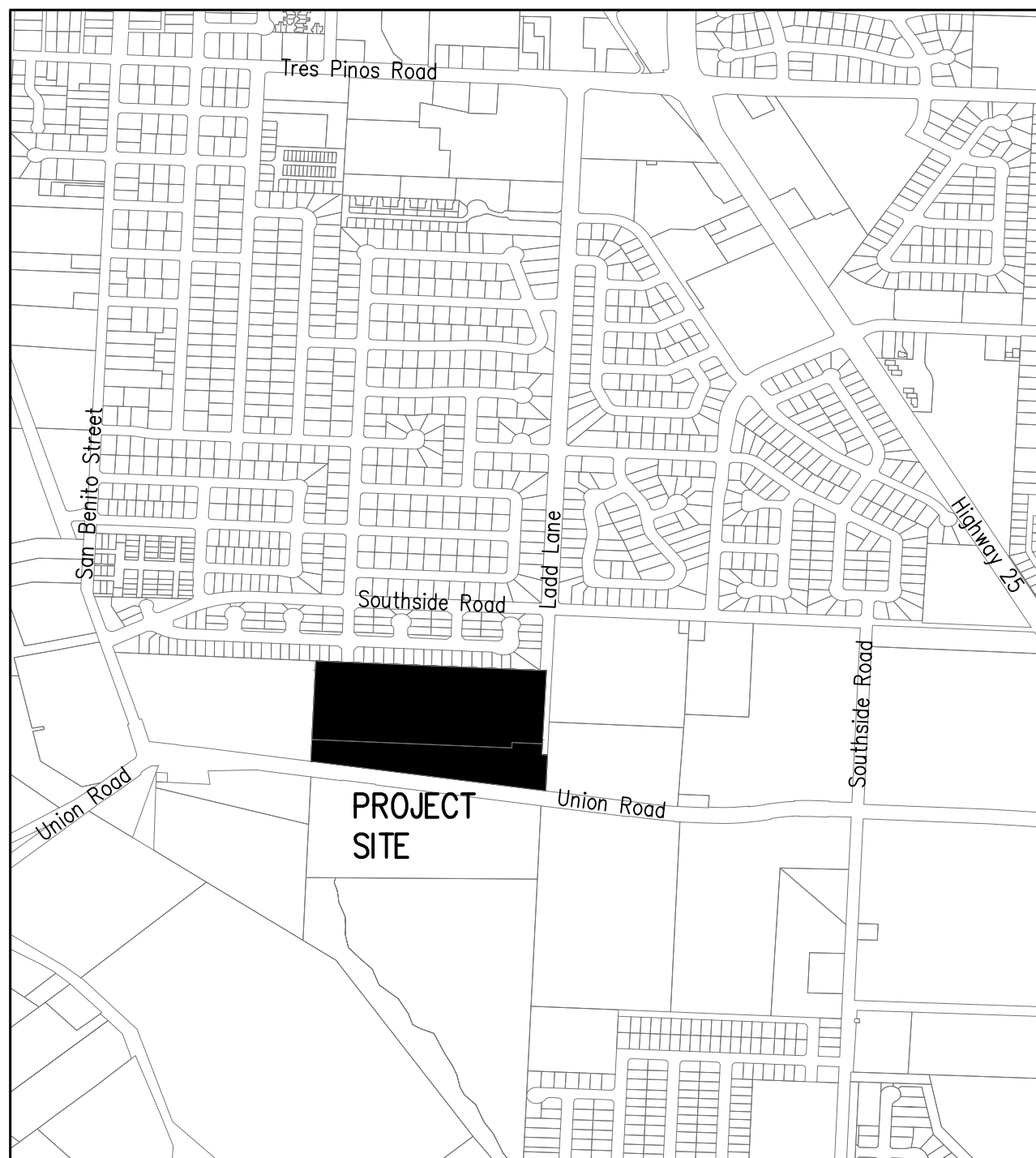
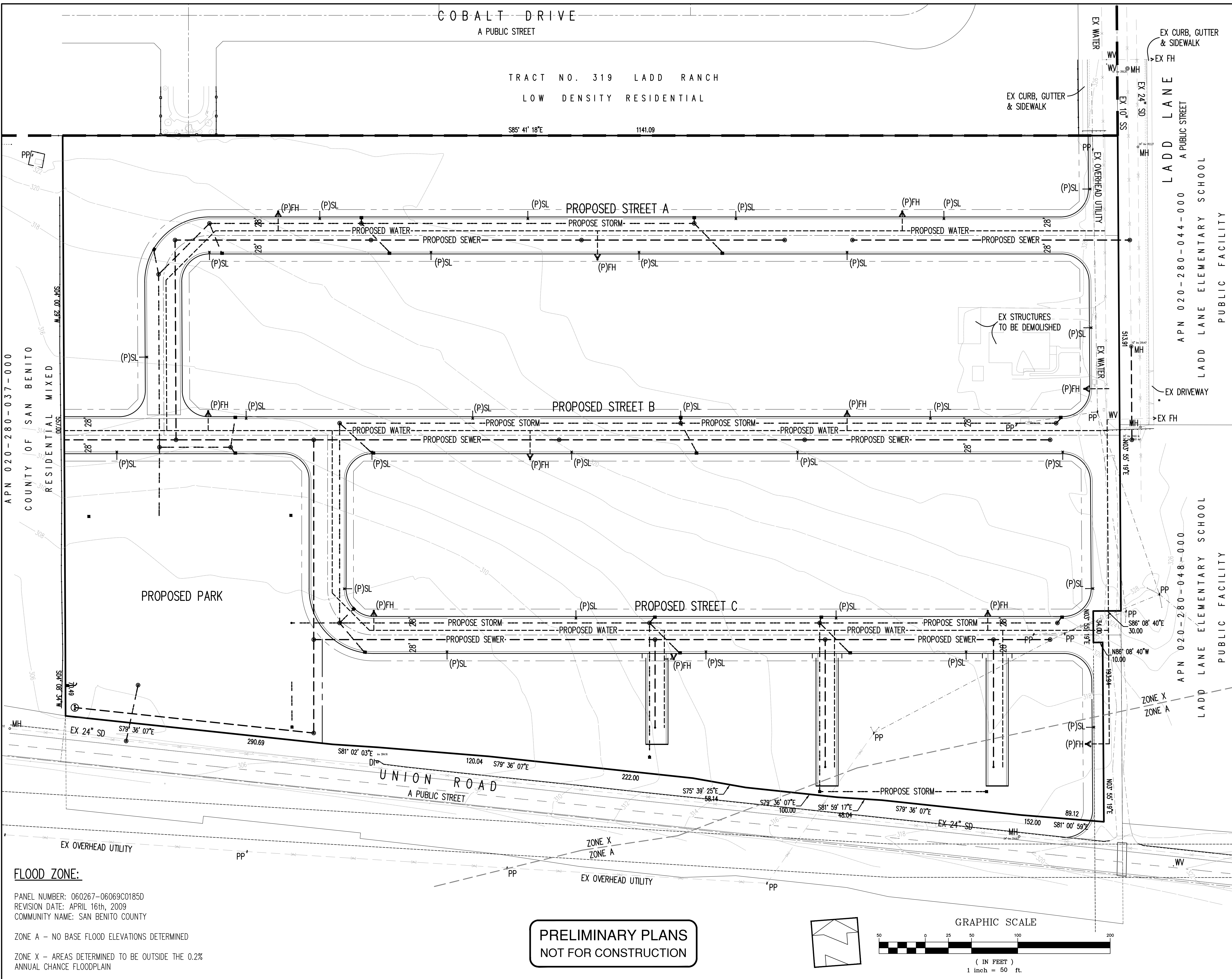


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VICINITY MAP
NO SCALE

SUMMARY

ASSESSOR'S PARCEL NUMBER: 020-280-007-000 & 020-280-070-000
TOTAL SITE AREA: 778,124.21 SQ. FT. / 17.86 ACRES

EXISTING GENERAL PLAN: LOW DENSITY RESIDENTIAL
EXISTING ZONING: RR - RURAL RESIDENTIAL
PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL

PROPOSED LOTS: 142-214

BUILDING SETBACKS:
FRONT: 18 FEET
SIDE: 4 FEET
REAR: 15 FEET

LEGEND

- CITY BOUNDARY & SPHERE OF INFLUENCE
- - - WATER MAIN
- - - STORM DRAIN
- - - SANITARY SEWER

OWNER

CARL SHORE (APN 020-280-007)
13600 LAKE VALLEY DRIVE
AUBURN, CA 95602
TELE: 530 906-1506
EMAIL: CSHORE50@GMAIL.COM

STEWART S. FAHMY (APN 020-280-070)
331 SANTA ROSA DRIVE
LOS GATOS, CA 95023
TELE: 508 666-000
EMAIL: STEWART@FAHMY.COM

APPLICANT

MERITAGE HOMES OF CALIFORNIA, INC.
860 STILLWATER ROAD #200A
WEST SACRAMENTO, CA 95605
TELE: 916 840-3550

CIVIL ENGINEER

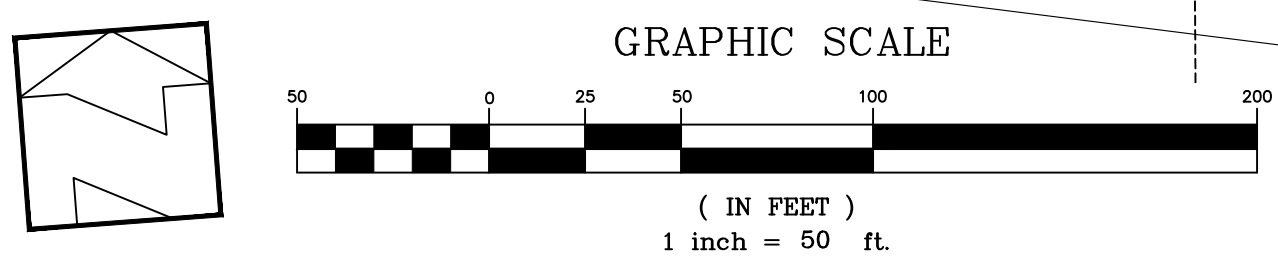
HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
OFFICE: 408 842-2173
EMAIL: ENGINEERING@HANNABRUNETTI.COM

FLOOD ZONE:

PANEL NUMBER: 060267-06069C0185D
REVISION DATE: APRIL 16th, 2009
COMMUNITY NAME: SAN BENITO COUNTY

ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1982
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2173 - FAX (408) 842-3682
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: FEBRUARY 2023
HORIZ. SCALE: 1"=50'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY:
DRAWN BY: TM.

date:
Hanna - Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278

REFERENCES

CITY OF HOLLISTER
FEBRUARY 2023

Pre-Zone Map
Meritage Homes - Ladd Lane - apn 020-280-007 & 070

SAN BENITO COUNTY
CALIFORNIA