

## 1. Planning Area 1 - High (H) Density Residential

### a. Descriptive Summary

Planning Area 1, as illustrated in Figure IV-11, consists of  $\pm$  25.9 gross acres to be devoted to High density units at 12.0 du/ac to 18.0 du/ac. A maximum of 311 stacked flats are planned in this planning area.

### b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance, Section III.

### c. Planning Standards

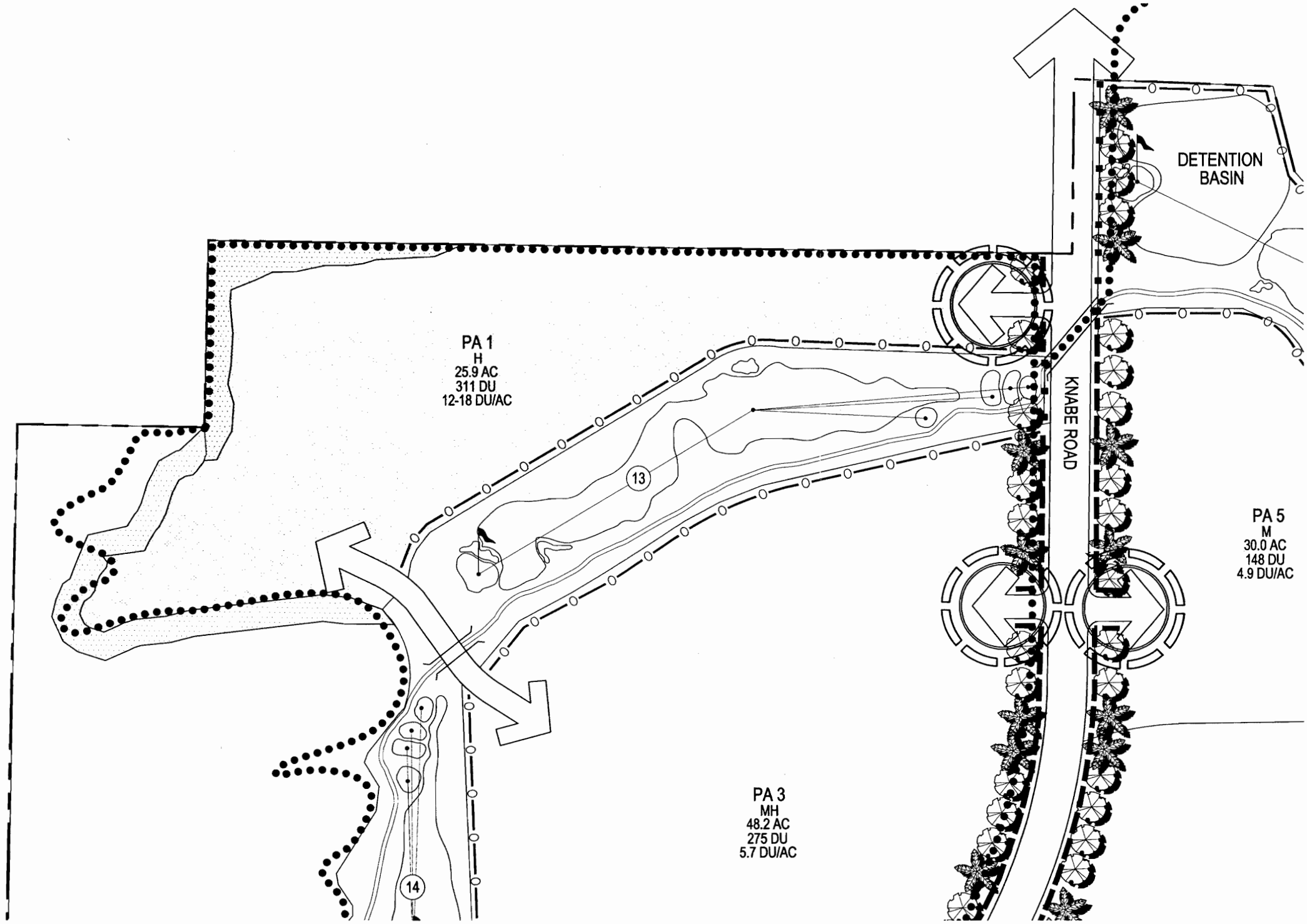
- (1) A Neighborhood Entry, as illustrated in Figure IV-5, V-3A and V-3B, will be provided off of Knabe Road into the planning area. An entry will also be provided from Planning Area No. 3 via a local private street, as illustrated in Figure V-8 and V-8A.
- (2) A typical roadway landscape treatment, as illustrated in Figure V-5B, will be located along the east side of the planning area adjacent to Knabe Road.
- (3) An equestrian trail and fence will be established along the northern and western perimeters of the planning area, as illustrated in Figure V-10, V-11 and V-11A.
- (4) A Perimeter Wall will be located along the eastern perimeter of the planning area, as illustrated in Figure V-11 and V-11B.
- (5) A View Fence will be located along the southern perimeter of the planning area adjacent to the golf course, as illustrated in Figure V-11 and V-11C.
- (6) A golf cart tunnel/bridge crossing, as illustrated in Figure IV-5, is planned to be located along the eastern perimeter of the planning area for access between the 12<sup>th</sup> hole and the 13<sup>th</sup> hole.
- (7) Slope conditions that may exist in the planning area between residences, will be provided with a typical landscape treatment as shown in Figure V-6 and V-7.
- (8) A Fuel Modification Zone, as illustrated in Figures V-12 and V-12A, will be provided along the western perimeter of the planning area adjacent to the open space (Planning Area No. 2). The Fuel Modification Zone shall serve as a buffer between Planning Area No. 2 and Planning Area No. 1.
- (9) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
  - IV.A.1 - Comprehensive Land Use Plan
  - IV.A.2 - Circulation Plan
  - IV.A.3 - Drainage Plan

## SPECIFIC PLAN

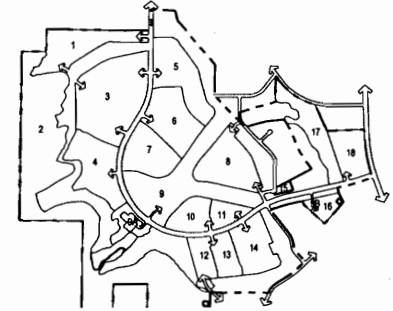
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- IV.A.4 - Landscaping Plan
- IV.A.5 - Water and Sewer Plans
- IV.A.6 - Public Facility and Special Phasing Requirements
- IV.A.7 - Grading Plan
- IV.A.8 - Comprehensive Maintenance Plan





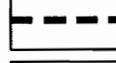
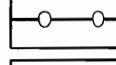
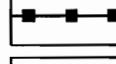
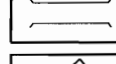
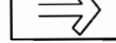
(10) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Neighborhood Gated Entry (See Figure IV-5, V-3 & V-3A)
-  Knabe with Golf Course Interface (See Figure V-5B)
-  Fuel Modification Zone (See Figure V-12 & 12A)
-  Equestrian Trail / Fence (See Figure V-10, V-11 & V-11A)
-  Perimeter Wall (See Figure V-11 & V-11B)
-  View Fence (See Figure V-11 & V-11C)
-  Theme Fence (See Figure V-11 & V-11D)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

- HIGH DENSITY (H)
- \* 25.9 ACRES
  - \* 311 UNITS
  - \* 12-18 UNITS / AC

