

5. Planning Area 5 - Medium (M) Density Residential

a. Descriptive Summary

Planning Area 5, as illustrated in Figure IV-15, consists of \pm 30.0 gross acres to be devoted to Medium density units at 4.9 du/ac. A maximum of 148 dwelling units are planned in this planning area.

b. Land Use and Development Standards

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

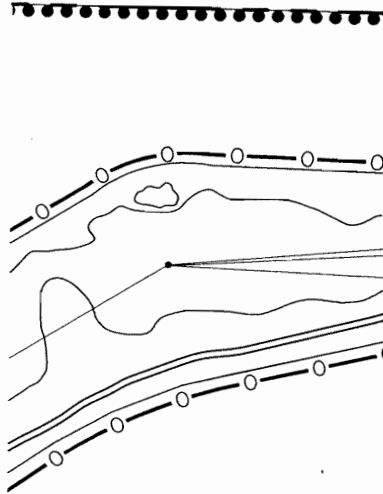
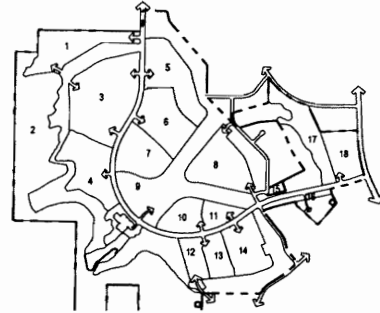
c. Planning Standards

- (1) This planning area may include a variety of lot configurations. The smallest lot configuration shall be a minimum of 4,050 square feet. Dwelling units within the planning area may be a combination of attached (Duets) and detached units. If Duets are proposed, the Duets will only be located on the 4,050 square foot lots. The detached units will be located on all lot configurations.
- (2) Access will be provided via a Neighborhood Gated Entry treatment off of Knabe Road, as illustrated in Figure IV-5, V-3 and V-3A.
- (3) A typical roadway landscape treatment including slope conditions as illustrated in Figure V-5B, will be located along both sides of Knabe Road.
- (4) A View Fence will be established along the northern, eastern and southeastern perimeters of the planning area, as illustrated in Figure V-11 and V-11C.
- (5) A Perimeter Wall will be established along the western perimeter of the planning area adjacent to Knabe Road, as illustrated in Figure V-11 and V-11B.
- (6) Slope conditions that may exist in the planning area between residences, may be provided with a landscape treatment as shown in Figure V-6 and V-7.
- (7) A 100 foot buffer shall be provided between the existing property at the southwest corner of Gum Tree Drive and Warm Springs Drive and the planning area.
- (8) 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
 - 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




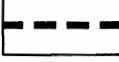
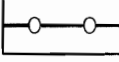
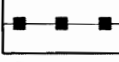
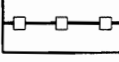
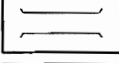

(9) Please refer to Section V for Specific Design Guidelines and related design criteria.

KEY MAP



PA 3
MH
48.2 AC
275 DU
5.7 DU/AC

LEGEND

-  Neighborhood Gated Entry
(See Figure IV-5, V-3 & V-3A)
-  Knabe with Golf Course Interface
(See Figure V-5B)
-  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)
-  Wrought Iron Fence
(See Figure V-11F)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

MEDIUM DENSITY (M)

- * 30.0 ACRES
- * 148 UNITS
- * 4.9 UNITS / AC

