

IV. Specific Plan

B. PLANNING AREA DEVELOPMENT STANDARDS

Development standards and zoning regulations for THE RETREAT have been established at three levels: *Development Plans and Standards* which were addressed in Section IV.A.; *Design Guidelines*, which are provided in Section IV.C.; and *Planning Area Development Standards*, to which this section is devoted.

Planning Areas were formed on the basis of logical, separate units of development. Criteria considered in this process included the following: uniformity of use as it pertains to zoning, relationship to adjoining product, and relationship to surrounding topography.

The Planning Area graphics for this section (Figures 4B-1 through 4B-7) were derived from Figure 4A-1, *Specific Plan Land Use Plan* and Figure 4A-2, *Specific Plan Land Use Plan (Illustrated)*. The site plans depicted herein are only conceptual in nature. Although development may conform closely to some elements of the illustrative plans provided in Section IV.C., *Design Guidelines*, it is anticipated that actual lotting and layouts will not be determined until the tract map or use permit stage.

A Specific Plan Zoning Ordinance was prepared and is contained in Section III of this Specific Plan document. The zoning provisions within that ordinance establish use restrictions for each Planning Area. The zoning provisions should be used in conjunction with the planning standards for each respective Planning Area. A summary of the land use densities and lot sizes is shown on the table below:

**TABLE IV.B-1
PLANNING AREA LAND USE SUMMARY**

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	DENSITY	MAXIMUM DU'S
Neighborhood Commercial	1	15.2	--	--	--
Low Density Residential - 10,000 sf	2	20.9	0-2 du/ac	1.5	32
Low Density Residential - ½ acre	3	3.4	0-2 du/ac	0.9	3
Medium Density Residential - 6,000 sf	4	21.0	2-5 du/ac	4.8	101
	9	24.0	2-5 du/ac	2.3	56
Medium Density Residential - 8,000 sf	5	18.0	2-5 du/ac	3.6	64
	7	24.0	2-5 du/ac	4.0	95
	8	12.0	2-5 du/ac	3.3	40
Medium Density Residential - 10,000 sf	6	44.0	2-5 du/ac	3.4	149
Parks	10	5.0	--	--	--
	11	3.0	--	--	--
Golf Course	12	252.0	--	--	--
Open Space	13	557.5	--	--	--
Roads		32.0	--	--	--
PROJECT TOTALS		1,032	--	0.5	540

1. Planning Area 1: Commercial

a. DESCRIPTIVE SUMMARY

Planning Area 1, as shown on Figure 4B-1, provides for development of 15.2 acres with commercial land uses. Located at the southwest intersection of Weirick Road and Knabe Road, the uses envisioned for this area are intended to be neighborhood level such as office buildings, smaller scale retail thereby minimizing the travel time and distance associated with daily shopping. A total of 109,000 square feet of commercial space is planned with an average Floor Area Ratio (F.A.R.) of 0.25. Planning Area 1 may also be utilized for public facilities, including, but not limited to a fire station, a library or school.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 1 shall be provided from Retreat Parkway and Knabe Road.
- 2) A roadway landscape treatment, as shown on Figure 4C-5, *Community Entry Streetscape (Public)*, is planned along Retreat Parkway.
- 3) Planning Area 1 roadways shall conform to Second District Design Guidelines.
- 4) A Primary Public Community Entry statement, as shown on Figure 4C-2, is planned at the intersection of Weirick Road and Knabe Road.
- 5) A Corridor Theme Fence shall be constructed along Retreat Parkway as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 6) Construction of the multi-purpose trail along Retreat Parkway shall be concurrent with the development of Planning Area 1.
- 7) A plot plan and/or conditional use permit application will be required as part of the processing procedure for this commercial site.
- 8) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.

9) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

- IV.A.2: Specific Land Use Plan
- IV.A.3: Circulation Plan
- IV.A.4: Drainage Plan
- IV.A.5: Water and Sewer Plans
- IV.A.6: Landscaping Plan
- IV.A.7: Open Space and Recreation Plan
- IV.A.8: Grading Plan
- IV.A.9: Public Facility Sites & Project Phasing Plan
- IV.A.10: Comprehensive Maintenance Plan

2. Planning Area 2: Low Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 2, as shown on Figure 4B-2, provides for development of 20.9 acres of low density residential uses. A maximum total of 32 residential dwelling units may be built at a target density of 1.5 du/ac within the density range of 0-2 du/ac and having a minimum lot size of 10,000 square feet. Lots within Planning Area 2 will be designed to include ½ acre minimum lots along the western and northern exterior edges. Interior lots within this Planning Area may be designed at 10,000 square foot minimum lot sizes. The design of the units within this Planning Area will compliment the adjacent rural lot development and will serve as a transition between existing residential development and the future medium density Planning Areas and the golf course.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 2 shall be provided from Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway beginning at the Primary Gated Access.
- 3) Roadway landscape treatments, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, and Figure 4C-11, *Short Cul-de-Sac Streetscape*, are planned for interior streets within the Planning Area.
- 4) A Primary Gated Access, as shown on Figure 4C-3, is planned for Retreat Parkway at the northeast corner of Planning Area 2.
- 5) Secondary Neighborhood Intersections, as shown on Figure 4C-10, are planned at the entries into Planning Area 2 from Retreat Parkway.
- 6) A Corridor Theme Fence shall be constructed along Retreat Parkway as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 7) Neighborhood Production Walls and Residential Theme View Walls shall be constructed within Planning Area 2 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 8) Construction of the multi-purpose trail along Retreat Parkway shall be concurrent with the development of Planning Area 2.

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- 9) A minimum 14-foot easement shall be established along the easterly edge of the Planning Area to serve as a local multi-purpose trail which will serve as a link to the County planned trails on the east side of Interstate 15 and the Cleveland National Forest. Please refer to Section IV.A.7.b.5) for specific design standards.
- 10) The buyer of any lot, created by a future land division, within Planning Area 2, that lies within 300 feet of adjacent properties zoned to allow for the keeping of livestock shall acknowledge and recognize that the keeping of livestock typically results in noise, dust and odors normally associated with the keeping of livestock and that the owners of the livestock have the right to maintain said livestock in the manner prescribed by the County for zones that allow for the keeping of livestock. The buyer of the lot(s) shall be provided a disclosure to this effect as a part of the Department of Real Estate White Report, which disclosure shall be signed as acknowledged by the buyer.
- 11) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 12) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:
- IV.A.2: Specific Land Use Plan
 - IV.A.3: Circulation Plan
 - IV.A.4: Drainage Plan
 - IV.A.5: Water and Sewer Plans
 - IV.A.6: Landscaping Plan
 - IV.A.7: Open Space and Recreation Plan
 - IV.A.8: Grading Plan
 - IV.A.9: Public Facility Sites & Project Phasing Plan
 - IV.A.10: Comprehensive Maintenance Plan

3. Planning Area 3: Low Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 3, as shown on Figure 4B-2, provides for development of 3.4 acres of low density residential uses. A maximum total of 3 residential dwelling units may be built at a target density of 0.9 du/ac within the density range of 0-2 du/ac with a minimum lot size of ½ acre. The design of the units within this Planning Area will compliment the adjacent rural lot development and will serve as a transition between existing residential development and the future medium density Planning Areas and the golf course.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 3 shall be provided from Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway.
- 3) Roadway landscape treatment, as shown on Figure 4C-11, *Short Cul-de-Sac Streetscape*, is planned for the interior street within the Planning Area.
- 4) A Corridor Theme Fence shall be constructed along Retreat Parkway as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 5) A Secondary Recreational Trail will run through the Planning Area connecting to Bedford Motor Way to the east and Planning Area 12 to the west.
- 6) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 7) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

IV.A.2:	Specific Land Use Plan
IV.A.3:	Circulation Plan
IV.A.4:	Drainage Plan
IV.A.5:	Water and Sewer Plans
IV.A.6:	Landscaping Plan
IV.A.7:	Open Space and Recreation Plan
IV.A.8:	Grading Plan
IV.A.9:	Public Facility Sites & Project Phasing Plan
IV.A.10:	Comprehensive Maintenance Plan

4. Planning Area 4: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 4, as shown on Figure 4B-3, provides for development of 21.0 acres with medium density residential homes with a maximum of 101 dwelling units at an average target density 4.8 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 6,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.____. (See Specific Plan Zone Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 4 shall be provided from Streets "B", "C" and "D" connecting to Streets "A" and "E".
- 2) Access to off-site parcels to the north will be provided by way of Street "F" which connects to an extension of Bedford Motor Way.
- 3) Roadway landscape treatments, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape* and Figure 4C-11, *Short Cul-de-Sac Streetscape* are to be provided along "B" and "C" Streets, respectively.
- 4) A Secondary Neighborhood Intersection, as shown on Figure 4C-10, is planned at the entry into Planning Area 4 from Street "A".
- 5) Neighborhood Production Walls and Residential Theme View Walls shall be constructed within Planning Area 4 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 6) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 7) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

IV.A.2:	Specific Land Use Plan
IV.A.3:	Circulation Plan
IV.A.4:	Drainage Plan
IV.A.5:	Water and Sewer Plans
IV.A.6:	Landscaping Plan
IV.A.7:	Open Space and Recreation Plan
IV.A.8:	Grading Plan
IV.A.9:	Public Facility Sites & Project Phasing Plan
IV.A.10:	Comprehensive Maintenance Plan

5. Planning Area 5: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 5, as shown on Figure 4B-3, provides for development of 18.0 acres with medium density residential homes at a maximum of 64 dwelling units at an average target density 3.6 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 8,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 5 shall be provided from Street "D" via Streets "A" and "E".
- 2) A roadway landscape treatment, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, is planned along Street "D".
- 3) A roadway landscape treatment, as shown on Figure 4C-11, *Short Cul-de-Sac Streetscape*, is planned for interior streets within the Planning Area.
- 4) A Primary Community Intersection, as shown on Figure 4C-8, is planned at the intersection of Streets "A" and "D".
- 5) Neighborhood Production Walls and Residential Theme View Walls shall be constructed within Planning Area 5 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 6) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 7) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

- IV.A.2: Specific Land Use Plan
- IV.A.3: Circulation Plan
- IV.A.4: Drainage Plan
- IV.A.5: Water and Sewer Plans
- IV.A.6: Landscaping Plan
- IV.A.7: Open Space and Recreation Plan
- IV.A.8: Grading Plan
- IV.A.9: Public Facility Sites & Project Phasing Plan
- IV.A.10: Comprehensive Maintenance Plan

6. Planning Area 6: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 6, as shown on Figure 4B-4, provides for development of 44.0 acres with medium density residential homes with a maximum of 149 dwelling units at an average target density 3.4 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 10,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 6 shall be provided from Street "E" via Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-7, *Primary Vehicular Community Loop Streetscape*, is planned along Street "E".
- 3) Roadway landscape treatments, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, and Figure 4C-11, *Short Cul-de-Sac Streetscape*, are planned for interior streets within the Planning Area.
- 4) Secondary Neighborhood Intersections, as shown on Figure 4C-10, are planned at the entries into Planning Area 6 from Street "E".
- 5) Neighborhood Production Walls and Residential Theme View Walls shall be constructed within Planning Area 6 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 6) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 7) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

IV.A.2:	Specific Land Use Plan
IV.A.3:	Circulation Plan
IV.A.4:	Drainage Plan
IV.A.5:	Water and Sewer Plans
IV.A.6:	Landscaping Plan
IV.A.7:	Open Space and Recreation Plan
IV.A.8:	Grading Plan
IV.A.9:	Public Facility Sites & Project Phasing Plan
IV.A.10:	Comprehensive Maintenance Plan

7. Planning Area 7: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 7, as shown on Figure 4B-4, provides for development of 24.0 acres with medium density residential homes with a maximum of 95 dwelling units at an average target density 4.0 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 8,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 7 shall be provided from Street "E" and Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway.
- 3) A roadway landscape treatment, as shown on Figure 4C-7, *Primary Vehicular Community Loop Streetscape*, is planned along Street "E".
- 4) Roadway landscape treatments, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, and Figure 4C-11, *Short Cul-de-Sac Streetscape*, are planned for interior streets within the Planning Area.
- 5) A Primary Community Intersection, as shown on Figure 4C-8, is planned at the intersection of Street "E" and Retreat Parkway.
- 6) Secondary Neighborhood Intersections, as shown on Figure 4C-10, are planned at the southern entry into Planning Area 7 from Retreat Parkway.
- 7) Neighborhood Theme Walls and Residential Theme View Walls shall be constructed within Planning Area 7 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 8) Construction of the multi-purpose trail along Retreat Parkway shall be concurrent with the development of Planning Area 7.
- 9) A minimum 14-foot easement shall be established along the west side of Retreat Parkway to serve as a local multi-purpose trail. Please refer to Section IV.A.7.b.5) for specific design standards.
- 10) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.

11) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

- IV.A.2: Specific Land Use Plan
- IV.A.3: Circulation Plan
- IV.A.4: Drainage Plan
- IV.A.5: Water and Sewer Plans
- IV.A.6: Landscaping Plan
- IV.A.7: Open Space and Recreation Plan
- IV.A.8: Grading Plan
- IV.A.9: Public Facility Sites & Project Phasing Plan
- IV.A.10: Comprehensive Maintenance Plan

8. Planning Area 8: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 8, as shown on Figure 4B-5, provides for development of 12.0 acres with medium density residential homes with a maximum of 40 dwelling units at an average target density 3.3 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 8,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 8 shall be provided from Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway.
- 3) Roadway landscape treatments, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, and Figure 4C-11, *Short Cul-de-Sac Streetscape*, are planned for interior streets within the Planning Area.
- 4) Secondary Neighborhood Intersections, as shown on Figure 4C-10, are planned at the entries into Planning Area 8 from Retreat Parkway.
- 5) Neighborhood Theme Walls and Residential Theme View Walls shall be constructed within Planning Area 8 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 6) Construction of the multi-purpose trail along Retreat Parkway shall be concurrent with the development of Planning Area 8.
- 7) A minimum 14-foot easement shall be established along the southwest side of Retreat Parkway to serve as a local multi-purpose trail. Please refer to Section IV.A.7.b.5) for specific design standards.
- 8) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.

9) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

- IV.A.2: Specific Land Use Plan
- IV.A.3: Circulation Plan
- IV.A.4: Drainage Plan
- IV.A.5: Water and Sewer Plans
- IV.A.6: Landscaping Plan
- IV.A.7: Open Space and Recreation Plan
- IV.A.8: Grading Plan
- IV.A.9: Public Facility Sites & Project Phasing Plan
- IV.A.10: Comprehensive Maintenance Plan

9. Planning Area 9: Medium Density Residential

a. DESCRIPTIVE SUMMARY

Planning Area 9, as shown on Figure 4B-5, provides for development of 24.0 acres with medium density residential homes with a maximum of 56 dwelling units at an average target density 2.3 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 6,000 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 9 shall be provided from Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway.
- 3) Roadway landscape treatments, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, and Figure 4C-11, *Short Cul-de-Sac Streetscape*, are planned for interior streets within the Planning Area.
- 4) A Secondary Gated Access, as shown on Figure 4C-4, is planned for Retreat Parkway at the northeast corner of Planning Area 9.
- 5) Secondary Neighborhood Intersections, as shown on Figure 4C-10, are planned at the entries into Planning Area 9 from Retreat Parkway.
- 6) Corridor Theme Fencing and Residential Theme View Walls shall be constructed within Planning Area 9 as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 7) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 8) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:
 - IV.A.2: Specific Land Use Plan
 - IV.A.3: Circulation Plan
 - IV.A.4: Drainage Plan
 - IV.A.5: Water and Sewer Plans
 - IV.A.6: Landscaping Plan
 - IV.A.7: Open Space and Recreation Plan
 - IV.A.8: Grading Plan
 - IV.A.9: Public Facility Sites & Project Phasing Plan
 - IV.A.10: Comprehensive Maintenance Plan

10. Planning Area 10: Park**a. DESCRIPTIVE SUMMARY**

Planning Area 10, as shown on Figure 4B-5, provides for a 5.0 acre park site. The Planning Area will have vehicular and pedestrian access from Retreat Parkway. Park amenities include walking paths observation seating nodes with benches, open turf areas for play; a children's tot lot and a restroom building, a covered picnic shelter, dispersed picnic/barbeque areas throughout the site and a basketball court facility.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 10 shall be provided from Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway.
- 3) Construction of the multi-purpose trail along Retreat Parkway shall be concurrent with the development of Planning Area 10.
- 4) A minimum 14-foot easement shall be established along the southwest side of Retreat Parkway to serve as a local multi-purpose trail. Please refer to Section IV.A.7.b.5) for specific design standards.
- 5) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 6) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

IV.A.2:	Specific Land Use Plan
IV.A.3:	Circulation Plan
IV.A.4:	Drainage Plan
IV.A.5:	Water and Sewer Plans
IV.A.6:	Landscaping Plan
IV.A.7:	Open Space and Recreation Plan
IV.A.8:	Grading Plan
IV.A.9:	Public Facility Sites & Project Phasing Plan
IV.A.10:	Comprehensive Maintenance Plan

11. Planning Area 11: Park**a. DESCRIPTIVE SUMMARY**

Planning Area 11, as shown on Figure 4B-2, provides for a 3.0 acre park site. Vehicular and pedestrian access will be from Retreat Parkway. This park will provide additional opportunities for recreation including a looped walking trail, dispersed picnic/barbecue areas, a restroom building, and large open turf area for play.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 11 shall be provided from Retreat Parkway.
- 2) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway.
- 3) A Primary Community Intersection, as shown on Figure 4C-8, is planned at the intersection of Retreat Parkway and Street "A".
- 4) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 5) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

IV.A.2:	Specific Land Use Plan
IV.A.3:	Circulation Plan
IV.A.4:	Drainage Plan
IV.A.5:	Water and Sewer Plans
IV.A.6:	Landscaping Plan
IV.A.7:	Open Space and Recreation Plan
IV.A.8:	Grading Plan
IV.A.9:	Public Facility Sites & Project Phasing Plan
IV.A.10:	Comprehensive Maintenance Plan

12. Planning Area 12: Golf Course**a. DESCRIPTIVE SUMMARY**

Planning Area 12, as shown on Figure 4B-6, accommodates a golf/recreational facility on approximately 252 acres. The golf component will feature a 18-hole golf course and a practice driving range. Ancillary golf facilities will include a 12,000 square foot clubhouse which will house golf course related operations such as the pro shop and cart staging and will include a 7,000 square foot maintenance building which will contain cart storage and repair operations. Included within the clubhouse will be a 6,000 square foot fitness center, and meeting rooms. Outside the clubhouse, the residents will also be able to utilize two fenced tennis courts, a competition-size 25-meter swimming pool and a large spa overlooking the golf course for their alternate recreational needs.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 12 shall be provided from Streets "A" and "E" via Retreat Parkway.
- 2) Roadway landscape treatments, as shown on Figure 4C-6, Community Entry Corridor Streetscape (Private Entry), is planned along The Retreat Parkway.
- 3) A roadway landscape treatment, as shown on Figure 4C-7, *Primary Vehicular Community Loop Streetscape*, is planned along Streets "A" and "E".
- 4) A roadway landscape treatment, as shown on Figure 4C-9, *Secondary Neighborhood Streetscape*, is planned along Streets "B" and "D".
- 5) Primary Community Intersections, as shown on Figure 4C-8, are planned at the intersection of Retreat Parkway and Street "A", at the intersection of Street "A" Street and Street "E" and at the intersection of Retreat Parkway and Street "E".
- 6) A Corridor Theme Fence shall be constructed along The Retreat Parkway as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 7) Residential Theme View Walls shall be constructed along the perimeter boundaries of Planning Areas 2, 4, 5, 6, 7 and 8 facing the golf course as delineated on Figure 4C-12, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-13, *Wall and Fencing Details*.
- 8) Construction of the multi-purpose trail along Retreat Parkway and the Secondary Recreational Trail along the northerly boundary shall be concurrent with the development of golf course within Planning Area 12.

- 9) A minimum 14-foot easement shall be established along the west side of Retreat Parkway to serve as a local multi-purpose trail. Please refer to Section IV.A.7.b.5) for specific design standards.
- 10) A plot plan application will be required as part of the processing procedure for the golf course facility.
- 11) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 12) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:
 - IV.A.2: Specific Land Use Plan
 - IV.A.3: Circulation Plan
 - IV.A.4: Drainage Plan
 - IV.A.5: Water and Sewer Plans
 - IV.A.6: Landscaping Plan
 - IV.A.7: Open Space and Recreation Plan
 - IV.A.8: Grading Plan
 - IV.A.9: Public Facility Sites & Project Phasing Plan
 - IV.A.10: Comprehensive Maintenance Plan

13. Planning Area 13: Open Space

a. DESCRIPTIVE SUMMARY

Planning Area 13, as shown on Figure 4B-7, provides for 557.5 acres of natural and landscaped open space. The open space predominately surrounds the low and medium density residential dwelling units and the golf course facility. A Secondary Recreational Trail will traverse the open space along the northern project boundary providing linkage to the County Regional Trails System and the Cleveland National Forest. On-site, the trail will run along the west side of Retreat Parkway through Planning Areas 2, 12 and 13 until it reaches the historic alignment of Bedford Canyon Motorway (opposite Planning Area 3). At this point, it will then traverse the golf course along the northern project boundary before rejoining the existing off-site alignment.

A second local trail is proposed to connect to the northern trail westerly of Planning Area 3. This trail will run along the west side of Retreat Parkway through portions of the golf course in Planning Area 12, through residential Planning Areas 2, 7, and 8 and through the park in Planning Area 10. A trail head is envisioned within Planning Area 13 adjacent to Forest Boundary Road in the southeastern section of the Specific Plan.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348._____. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Access to Planning Area 13 shall be provided from Retreat Parkway and various local roads.
- 2) A roadway landscape treatment, as shown on Figure 4C-5, *Community Entry Corridor Streetscape (Public Entry)*, is planned along Retreat Parkway from Planning Area 1 to the Primary Gated Access located at Planning Area 2.
- 3) A roadway landscape treatment, as shown on Figure 4C-6, *Community Entry Corridor Streetscape (Private Entry)*, is planned along Retreat Parkway beginning at the Primary Gated Access.
- 4) A Primary Public Community Entry, as shown on Figure 4C-2, is planned for the intersection of Retreat Parkway and Knabe Road.
- 5) A Primary Gated Access, as shown on Figure 4C-3, is planned for Retreat Parkway at the northeast corner of Planning Area 2.
- 6) Construction of the multi-purpose trail along Retreat Parkway and the Secondary Recreational Trail along the northerly boundary shall be concurrent with the development of the adjacent Planning Area.

- 7) A minimum 14-foot easement shall be established along the west side of Retreat Parkway to serve as a local multi-purpose trail. Please refer to Section IV.A.7.b.5) for specific design standards.
- 8) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 9) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:
- IV.A.2: Specific Land Use Plan
 - IV.A.3: Circulation Plan
 - IV.A.4: Drainage Plan
 - IV.A.5: Water and Sewer Plans
 - IV.A.6: Landscaping Plan
 - IV.A.7: Open Space and Recreation Plan
 - IV.A.8: Grading Plan
 - IV.A.9: Public Facility Sites & Project Phasing Plan
 - IV.A.10: Comprehensive Maintenance Plan