

## 10. Planning Area 10 - Medium (M) Density Residential

### a. Descriptive Summary

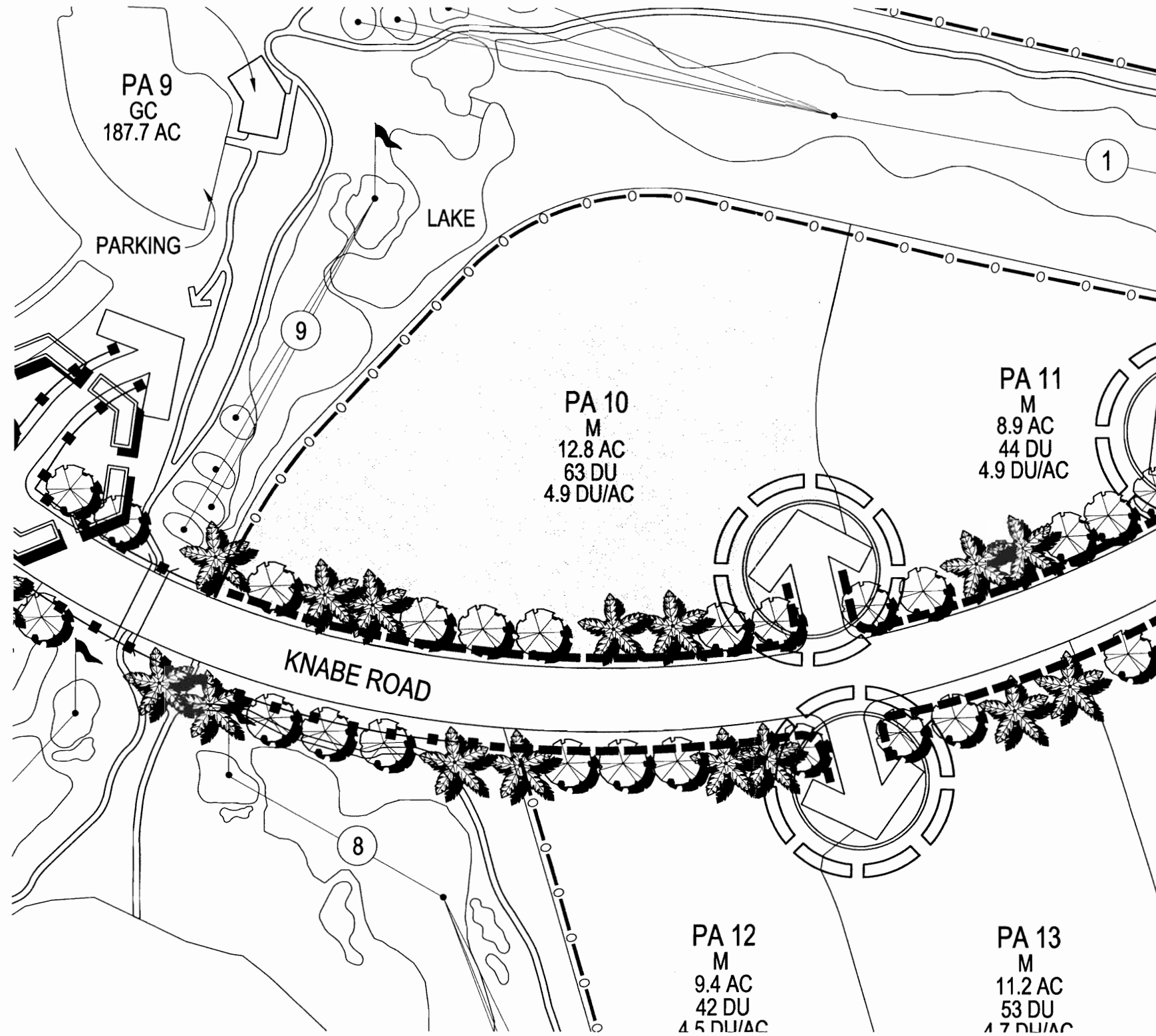
Planning Area 10, as illustrated in Figure IV-22, consists of  $\pm$  12.8 gross acres to be devoted to Medium density units at a maximum of 4.9 du/ac. A maximum of 63 dwelling units are planned in this planning area.

### b. Land Use and Development Standards

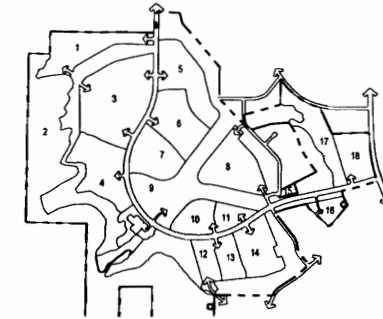
Please refer to the Specific Plan Zoning Ordinance, Section III.

### 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 from a Neighborhood Gated Entry treatment off of Knabe Road, as illustrated in Figure and IV-5, V-3 and V-3A.
- (3) A typical roadway landscape treatment, as illustrated in Figure V-5 and V-5A, will be established along the southern perimeter of the planning area adjacent to Knabe Road.
- (4) A typical Perimeter Wall will be located along the southern perimeter of the planning area adjacent to Knabe Road, as illustrated in Figure V-11 and V-11B.
- (5) A View Fence will be located along the northwestern perimeter of the planning area adjacent to the golf course, as illustrated in Figure V-11 and 11C.
- (6) 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
- (7) 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)
- Golf Course Entry (See Figure IV-5, V-4 & V-4A)
- Knabe with Golf Course Interface (See Figure V-5B)
- 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

- MEDIUM DENSITY (M)
- \* 12.8 ACRES
- \* 63 UNITS
- \* 4.9 UNITS / ACRE

