

11. Planning Area 11 - Medium (M) Density Residential

a. Descriptive Summary

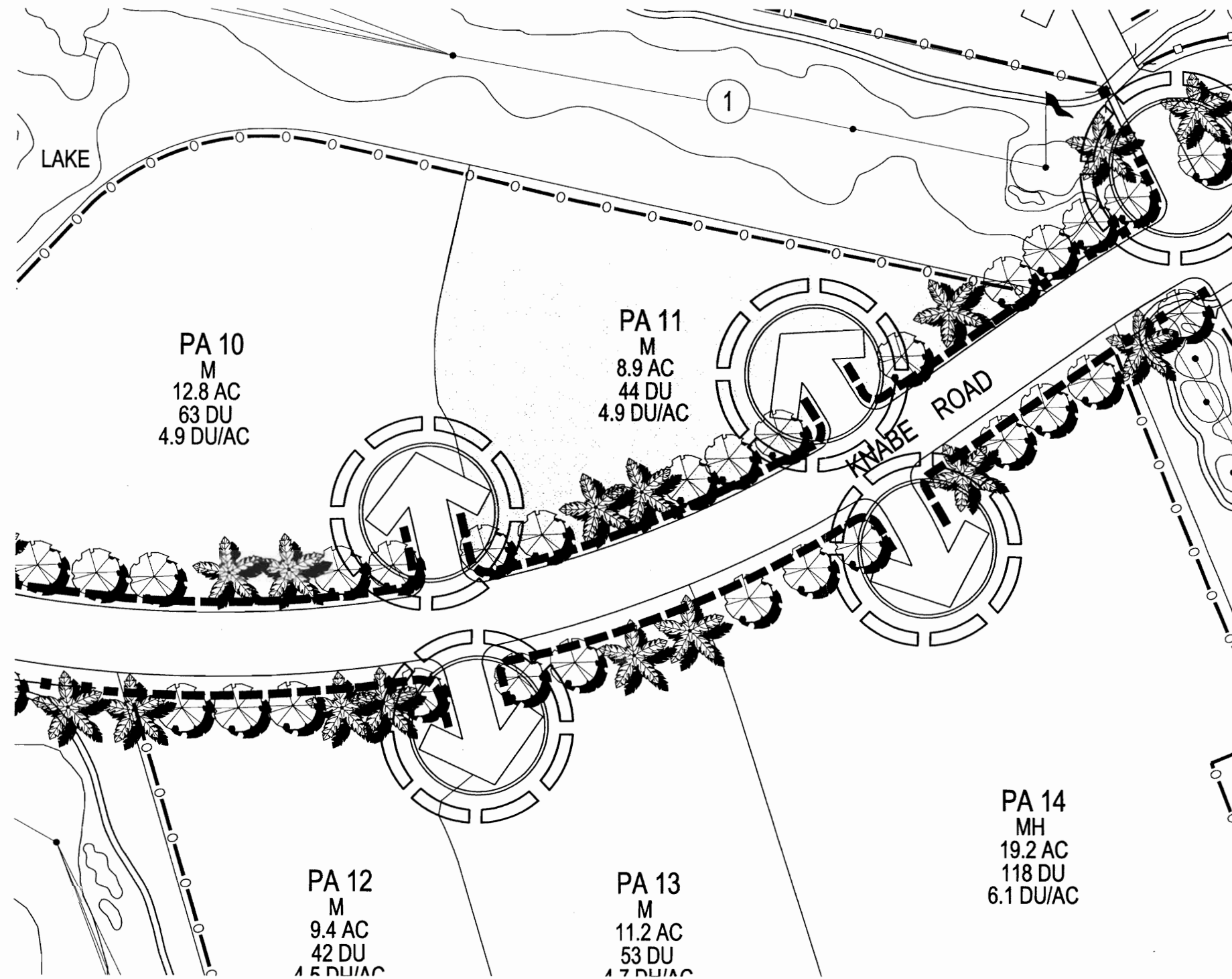
Planning Area 11, as illustrated in Figure IV-23, consists of ± 8.9 gross acres to be devoted to Medium density units at 4.9 du/ac. A maximum of 44 dwelling units are planned in this planning area.

b. Land Use and Development Standards

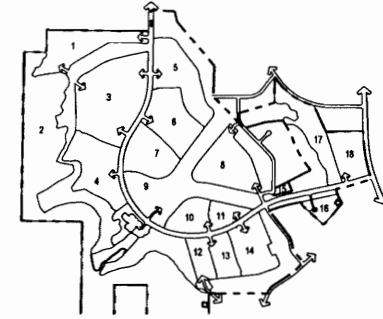
Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards




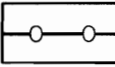
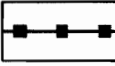
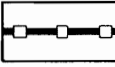
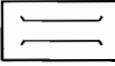

- (1) This planning area may include a variety of lot configurations. The smallest lot configuration shall be a minimum of 4,050 square feet. Dwelling units within the planning area may be a combination of attached (Duets) and detached units. If Duets are proposed, the Duets will only be located on the 4,050 square foot lots. The detached units will be located on all lot configurations.
- (2) A Neighborhood Gated Entry, as illustrated in Figure IV-5, V-3 and V-3A, will be located off of Knabe Road.
- (3) A typical roadway landscape treatment, as illustrated in Figure V-5B, is planned adjacent to Knabe Road.
- (4) A View Fence will be located along the northern perimeter of the planning area adjacent to the golf course, as illustrated in Figure V-11 and V-11C.
- (5) A Perimeter Wall will be located along the southeastern perimeter of the planning area, as illustrated in Figure V-11 and V-11B.
- (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)
-  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)
-  Wrought Iron Fence
(See Figure V-11F)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

- MEDIUM DENSITY (M)
- * 8.9 ACRES
- * 44 UNITS
- * 4.9 UNITS / ACRE

