

13. Planning Area 13 - Medium (M) Density Residential

a. Descriptive Summary

Planning Area 13, as illustrated in Figure IV-25, consists of ± 11.2 gross acres to be devoted to Medium density units at 4.7 du/ac. A maximum of 53 dwelling units are planned in this planning area.

b. Land Use and Development Standards

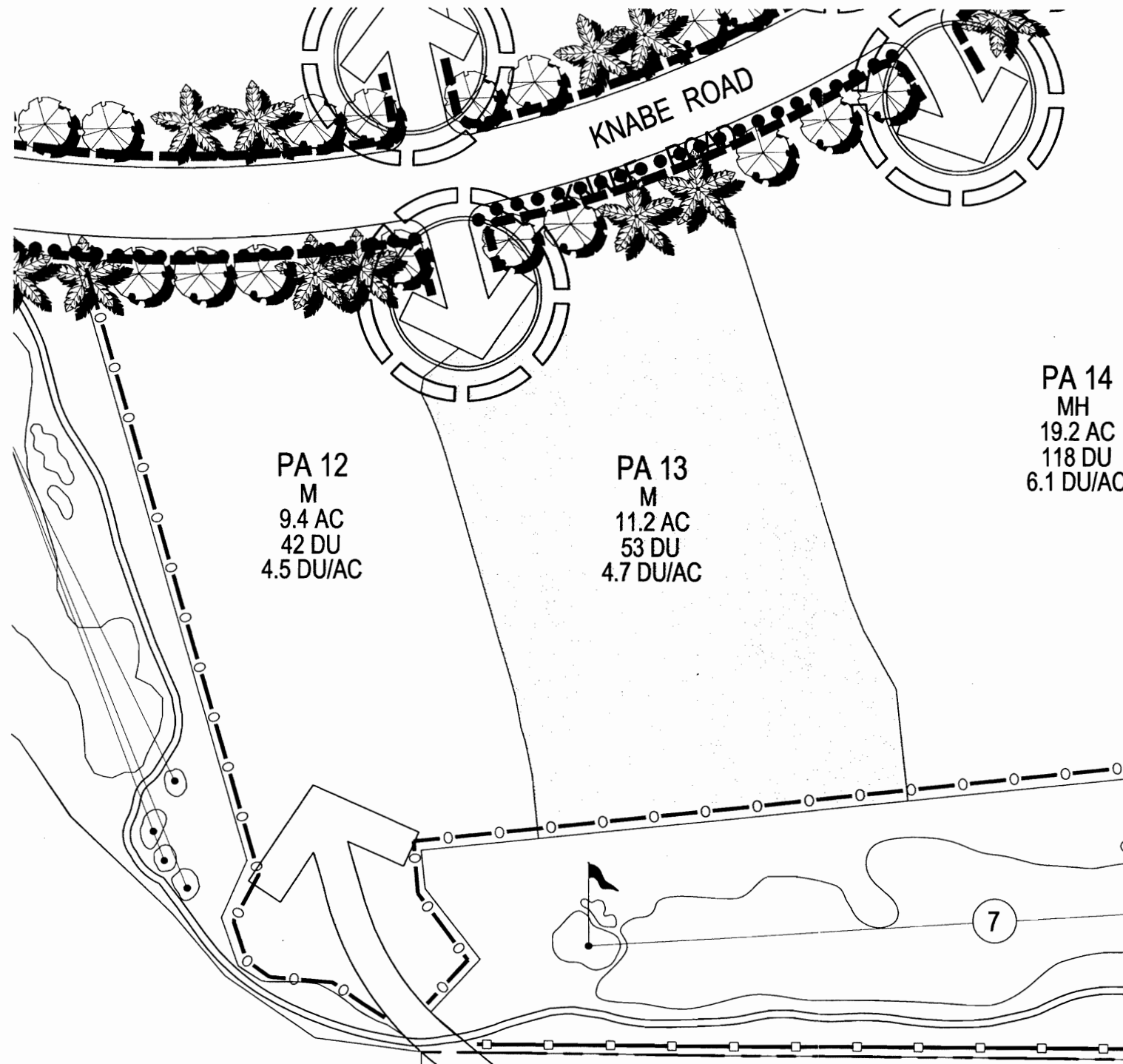
Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards

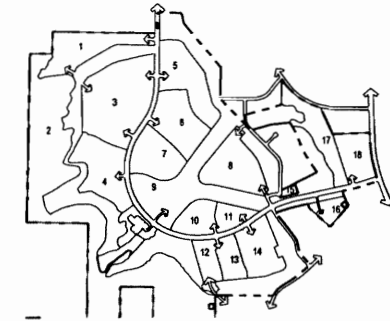
- (1) This planning area may include a variety of lot configurations. The smallest lot configuration shall be a minimum of 4,050 square feet. Dwelling units within the planning area may be a combination of attached (Duets) and detached units. If Duets are proposed, the Duets will only be located on the 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, IV-3 and V-3A, will be located off of Knabe Road. This entry will also provide access into Planning Area No. 12.
- (3) A typical roadway landscape treatment, as illustrated in Figure V-5B, will be located adjacent to Knabe Road.
- (4) A View Fence will be located along the southern perimeter of the planning area, as illustrated in Figure V-11 and V-11C.
- (5) A Perimeter Wall, as illustrated in Figure V-11 and V-11B, will be located along the northern perimeter adjacent to Knabe Road.
- (6) An Equestrian Trail and Fence, as illustrated in Figure V-10, V-10C and V-10D is planned along the north side of the planning area.
- (7) 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

SPECIFIC PLAN



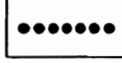
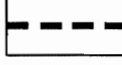
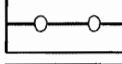
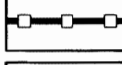
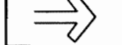
- (8) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

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

INFORMATION

MEDIUM DENSITY (M)
 * 11.2 ACRES
 * 53 UNITS
 * 4.7 UNITS / ACRES

