

17. Planning Area 17 - Open Space (OS)

a. Descriptive Summary

Planning Area 17, as illustrated in Figure IV-29, consists of ± 19.4 gross acres to be devoted as Open Space uses.

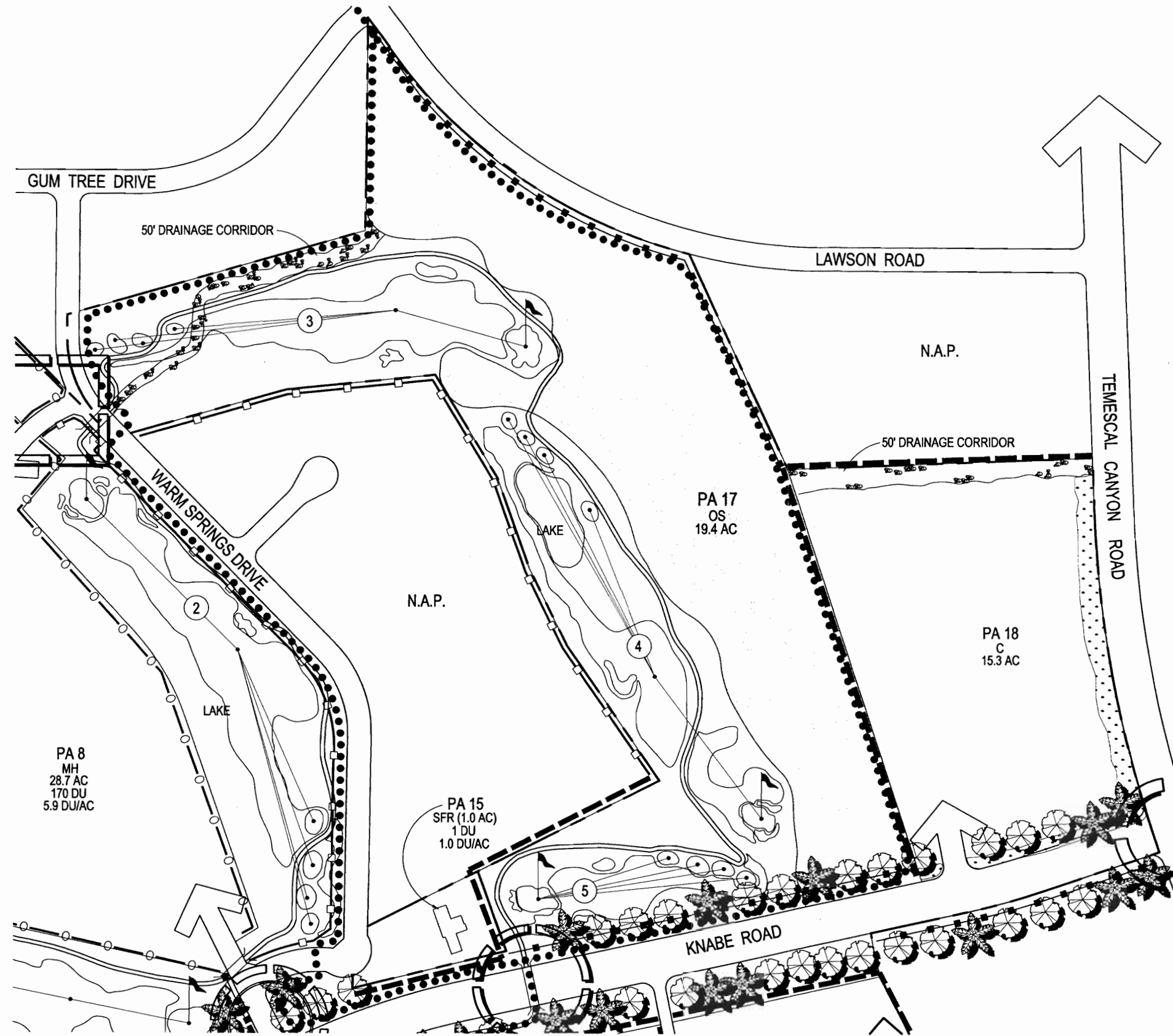
b. Land Use and Development Standards

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

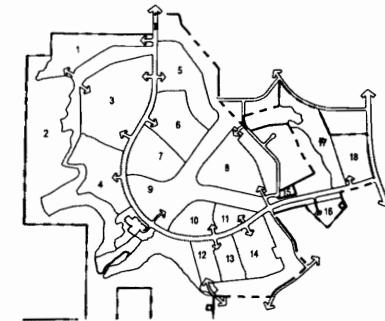
c. Planning Standards

- (1) A Perimeter Wall, as illustrated in Figure V-11 and V-11B, will be provided along the eastern perimeter that abuts Planning Area No. 18 and the N. A. P. property.
- (2) A Theme Fence, as illustrated in Figure V-11 and V-11D, will be provided along the southern and northeastern perimeters of the planning area.
- (3) An Equestrian Trail and Fence, as illustrated in Figure V-10, V-11, and V-11A, is planned along the northwestern portion of the planning area..
- (4) A drainage corridor, as illustrated in Figure V-13 and V-13A, will be provided along the north side of the 3rd Hole leading to the planning area.
- (5) It is anticipated that all project related debris basins, detention basins and major backbone drainage/flood control facilities leading to the Temescal Canyon Wash will be maintained through a Community Service District (CSD). The CSD shall be formed prior to completion of the facilities to assure funding of the maintenance costs. Local drainage devices, including inlets/catch basins and storm drains to be constructed in road rights-of-way and drainage easements shall be maintained by the Homeowners' Association.
- (6) A golf cart path will be provided from the 3rd Hole to the 4th Hole within 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

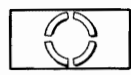
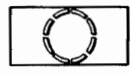

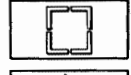

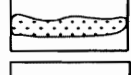
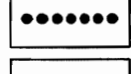
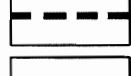
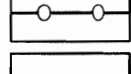
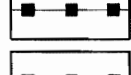

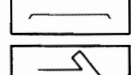
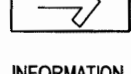
- (8) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Community Entry
(See Figure IV-5, V-1 & V-1A)
-  Major Project Entry
(See Figure IV-5, V-2 & V-2A)
-  Neighborhood Gated Entry
(See Figure IV-5, V-3 & V-3A)
-  Neighborhood Secondary Entry
(See Figure IV-5 & V-3B)
-  Knabe with Golf Course Interface
(See Figure V-5 & 5A)
-  Landscape Berm
(See Figure V-9)
-  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

OPEN SPACE (OS)
* 19.4 ACRES

