

8. Planning Area 8 - Medium High (MH) Density Residential

a. Descriptive Summary

Planning Area 8, as illustrated in Figure IV-18, consists of ± 27.8 gross acres to be devoted to Medium High density units at 6.1 du/ac. A maximum of 170 dwelling units are planned in this planning area.

b. Land Use and Development Standards

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

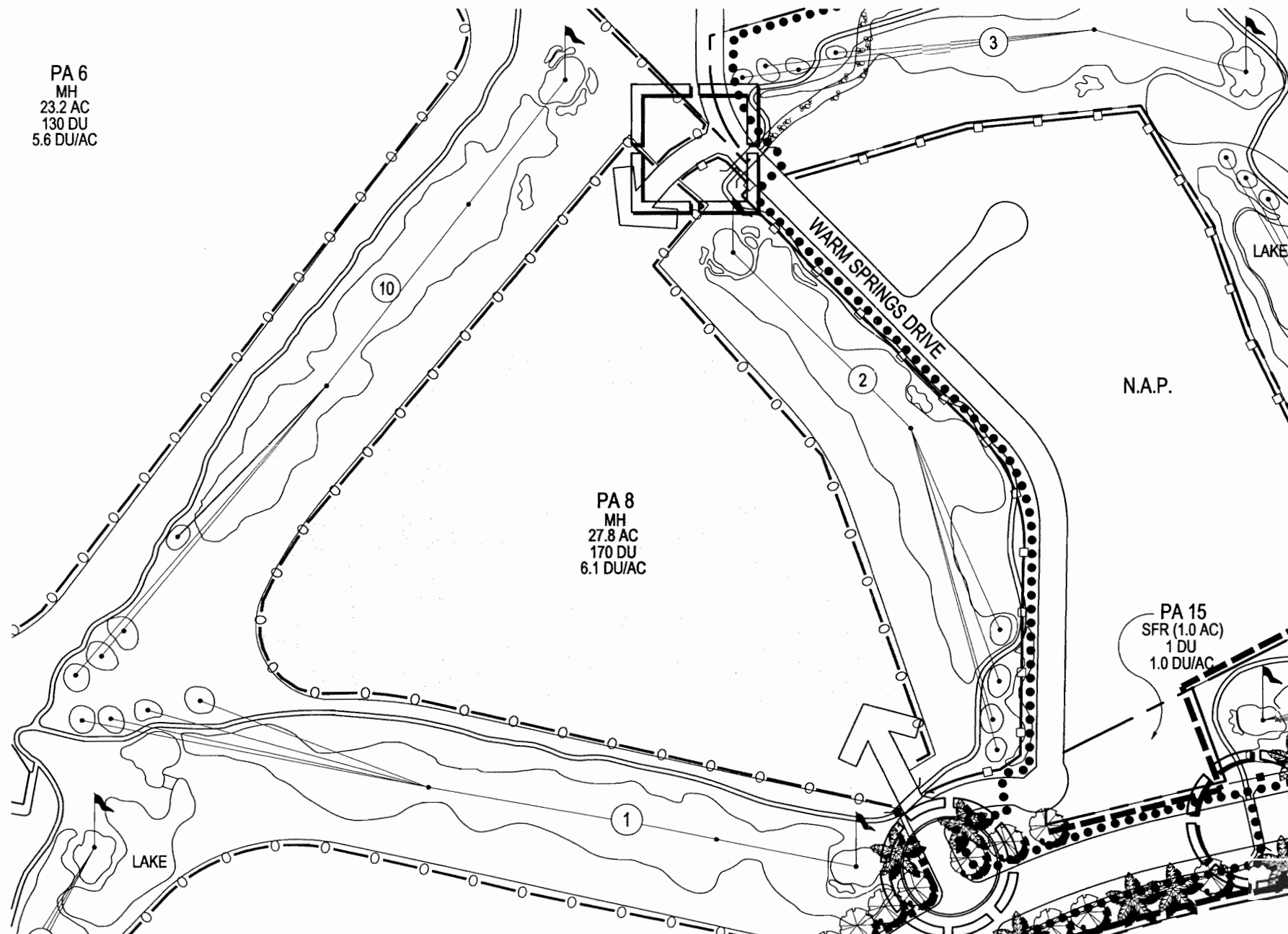
c. Planning Standards

- (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 for access into the planning area.
- (3) A Secondary Neighborhood Gated Entry treatment will be provided off of Warm Springs Drive, as illustrated in Figure IV-5 and V-3B. This entry will only be for emergency entrance and exit.
- (4) A Wrought Iron Fence will be located between the 2nd hole and Warm Springs Drive, as illustrated in Figure V-11 and V-11F.
- (5) A View Fence will be located along the perimeter of the planning area adjacent to the golf course, illustrated in Figure V-11 and V-11C.
- (6) An Equestrian Trail and Fence will be provided along the west side of Warm Springs Drive, as illustrated in Figure V-10, V-10D, V-11 and V-11A.
- (7) An open space buffer of at least 100 feet shall be provided between the planning area and Warm Springs Drive.
- (8) Warm Springs Drive is planned to be improved from Gum Tree Drive into the entrance of the planning area. A knuckle will be provided north of Knabe to discourage through traffic.
- (9) A golf cart tunnel/bridge crossing is planned to be provided across the entry way into the planning area between the 1st hole and the 2nd hole.

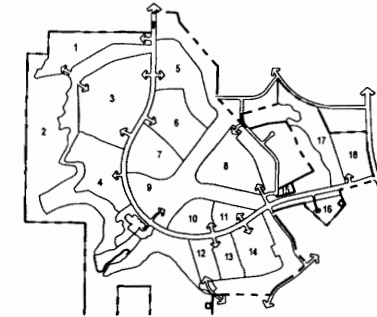
(10) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:

- 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



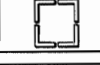


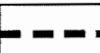
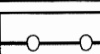
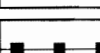
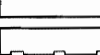
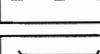
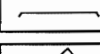
(11) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

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

MEDIUM HIGH DENSITY (MH)
 * 28.7 ACRES
 * 170 UNITS
 * 6.1 UNITS / AC

