

**9B. Planning Area 9B - Maintenance Yard (MY)**

a. Descriptive Summary

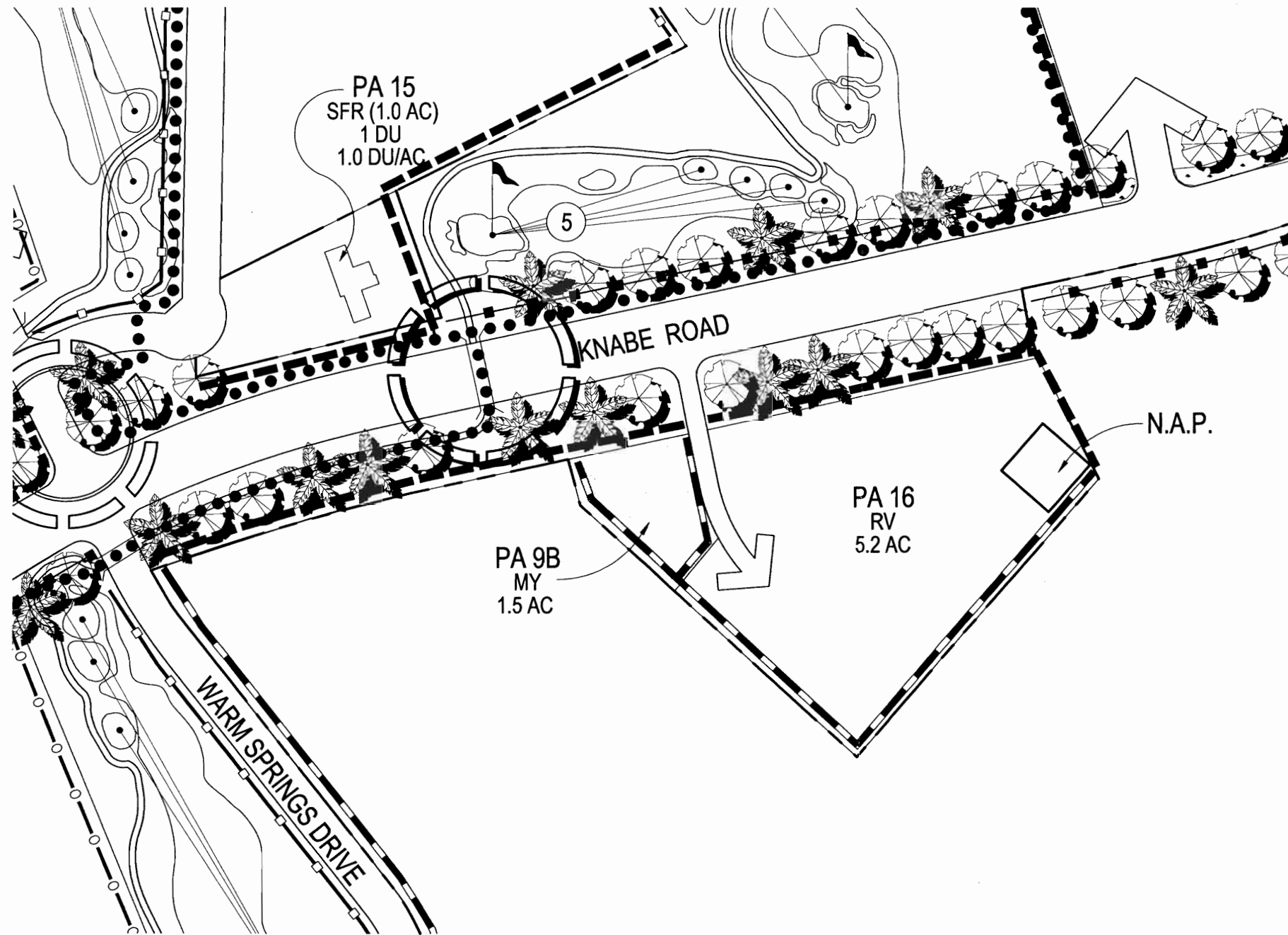
Planning Area 9B, as illustrated in Figure IV-21, consists of ± 1.5 gross acres to be devoted to the Maintenance Yard.

b. Land Use and Development Standards

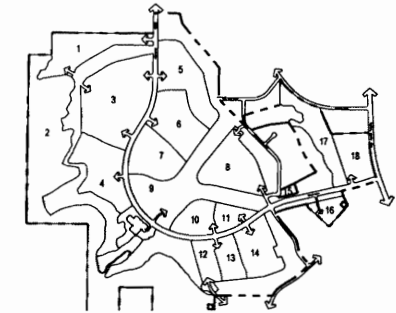
Please refer to the Specific Plan Zoning Ordinance, Section III.

c. Planning Standards






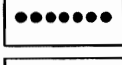
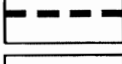
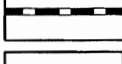
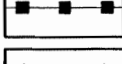
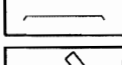
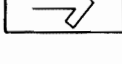
- (1) An Access Road, as illustrated in Figure IV-3, will be located off of Knabe Road into the planning area. This road will also provide access to the RV Park (Planning Area No. 16).
- (2) A typical roadway landscape treatment, as illustrated in Figure V-5 and V-5A, will be located adjacent to Knabe Road.
- (3) A Block Wall, as illustrated in Figure V-11 and V-11E, will be located around the perimeter of the planning area to screen the facility from view.
- (4) The maintenance yard will be constructed in conjunction with the golf course. The maintenance yard may include, but not limited to the following uses:
  - a) Storage and maintenance for golf carts and golf course related equipment and materials.
  - b) Washing and cleaning station for golf carts and golf course equipment.
  - c) Office space for maintenance personnel.
  - d) Parking for maintenance personnel.
  - e) And other related service oriented facilities.
- (5) 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
- (6) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Major Project Entry  
(See Figure IV-5, V-2 & V-2A)
-  Neighborhood Gated Entry  
(See Figure IV-5, V-3 & V-3A)
-  Knabe with Golf Course Interface  
(See Figure V-5 & 5A)
-  Landscape Berm  
(See Figure IV-5)
-  Fuel Modification Zone  
(See Figure V-12 & 12A)
-  Equestrian Trail / Fence  
(See Figure V-10, V-11 & V-11A)
-  Perimeter Wall  
(See Figure V-11 & V-11B)
-  Concrete Block Wall  
(See Figure V-11E)
-  Theme Fence  
(See Figure V-11 & V-11D)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

MAINTENANCE (MY)  
\* 1.5 ACRES

