

B. Specific Plan Summary

The Woodcrest Country Club project proposes the development of estate sized lots are located throughout the 384.78-acre property. These lots will be a minimum of one-acre. Further, 1.5-acre minimum lot sizes are proposed along the northerly frontage of Markham Street, west of Washington Street. These lots will serve to buffer the larger lots south of Markham Street and the adjacent properties.

An equestrian center is also proposed on the most northerly parcel (north of Nandina Street). This facility will not only serve the residential development of the Woodcrest Country Club but also the surrounding properties and development which are equestrian-oriented but have no facilities nearby to serve them. Further, the equestrian center will become the hub of the system of multi-use trails serving the area.

The primary access points to the project will be from Markham Street on either side of Washington Street which will bisect the site. Additional access points from Nandina Avenue and Roosevelt Street will be established in later phases and be secondary to those off Markham Street.

Storm water will be collected on-site and received from properties to the north and directed off-site in one of two ways. One alternative is to convey storm water through a drain built in Markham Street to the flood channel in Mockingbird Canyon. A second alternative is to convey flows to the various natural drainage channels to the south of the project site.

The landscaping concept for the project is intended to reinforce the land use plan which provides a rural environment within the large lot development. Residential landscaping will generally be provided by future homeowners.

Water service will be provided under the jurisdiction of the Western Municipal Water District. Water service will be provided via existing water mains adjacent to the project site. Because no sewer facilities exist in the environs, sewage generated by the proposed project will be accommodated by a septic tank system.

The proposed zoning classifications to implement the project are Residential Agriculture (R-A-1) and Controlled Development Areas (W-2). Specialized permitted land uses and development standards have been formulated for the project. The development standards also include architectural criteria to establish a "country residential" theme.