



FIGURE III-35



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 43, 44, 49, & 50

WINCHESTER 1800

**54. Planning Area 43: Estate Density Residential (EDR)**

**a. Descriptive Summary**

Planning Area 43, as depicted in Figure III-35, provides for development of 4.1 acres devoted to Estate density residential uses. A maximum of 1 dwelling unit is planned at a target density of 0.2 du/ac.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4805. ( Section V, *Zoning Ordinance*.)

**c. Planning Standards**

- 1) Primary access to Planning Area 43 shall be provided from Pourroy Road.
- 2) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 43 and adjacent off-site uses to the south and west.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- |                                |   |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan        |
| III.A.2 Circulation Plan       | III.A.6 Grading Plan                          |
| III.A.3 Drainage Plan          | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans  | III.A.8 Landscaping Plan                      |