1. Planning Area 1 - High (H) Density Residential

a. Descriptive Summary

Planning Area 1, as illustrated in Figure IV-11, consists of ± 25.9 gross acres to be devoted to High density units at 12.0 du/ac to 18.9 du/ac. A maximum of 311 stacked flats 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) A Neighborhood Entry, as illustrated in Figure IV-5, V-3A and V-3B, will be provided off of Knabe Road into the planning area. An entry will also be provided from Planning Area No. 3 via a local private street, as illustrated in Figure V-8 and V-8A.

(2) A typical roadway landscape treatment, as illustrated in Figure V-5B, will be located along the east side of the planning area adjacent to Knabe Road.

(3) An equestrian trail and fence will be established along the northern and western perimeters of the planning area, as illustrated in Figure V-10, V-11 and V-11A.

(4) A Perimeter Wall will be located along the eastern perimeter of the planning area, as illustrated in Figure V-11 and V-11B.

(5) A View Fence will be located along the southern perimeter of the planning area adjacent to the golf course, as illustrated in Figure V-11 and V-11C.

(6) A golf cart tunnel/bridge crossing, as illustrated in Figure IV-5, is planned to be located along the eastern perimeter of the planning area for access between the 12th hole and the 13th hole.

(7) Slope conditions that may exist in the planning area between residences, will be provided with a typical landscape treatment as shown in Figure V-6 and V-7.

(8) A Fuel Modification Zone, as illustrated in Figures V-12 and V-12A, will be provided along the western perimeter of the planning area adjacent to the open space (Planning Area No. 2). The Fuel Modification Zone shall serve as a buffer between Planning Area No. 2 and Planning Area No. 1.

(9) 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
SPECIFIC 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

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