FIGURE III-12

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-2)

25’ WIDE FUTURE TRANSPORTATION
CORRIDOR EASEMENT

W In C H E S T E R  1 8 0 0

P.A. 8
COMMERCIAL
29.1 AC.

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-6)

KELLER ROAD

P.A. 1
MEDIUM
5.4 AC./23 Units

KELLER ROAD

P. A. 3
MEDIUM-HIGH
12.0 AC./62 Units

LAND USE EDGE TRANSITION
(See Figure IV-9)

P. A. 52A
CONSERVATION/DRAINAGE
0.9 AC.

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

LAND USE EDGE TRANSITION
(See Figure IV-9)

WINCHESTER ROAD

WINCHESTER 1800

Planning Areas 1, 3, 8, & 52A
I. Planning Area 1: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 1, as depicted in Figure III-12, provides for development of 5.4 acres devoted to Medium density residential uses. A maximum of 23 dwelling units are planned at a target density of 4.3 du/ac (density range 2.0-5.0 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 1 shall be provided from Keller Road.

2) A roadway landscape treatment, as shown on Figure IV-6, is planned along Keller Road.

3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 1 and adjacent off-site land uses to the north.

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