MAJOR ENTRY MONUMENTATION
(See Figures IV-15A & 15B)

PARK PLAN
(See Figure IV-21)

P.A. 10A
MEDIUM-HIGH
18.6 AC./77 Units

LAND USE EDGE TRANSITION
(See Figure IV-12)

P.A. 10B
MEDIUM
50.0 AC./186 Units

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

25' WIDE FUTURE TRANSPORTATION
CORRIDOR EASEMENT

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

COMMUNITY CENTER

P.A. 16A
OPEN SPACE
17.4 AC.

P.A. 16B
OPEN SPACE
0.9 AC.

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-3)

LAND USE EDGE TRANSITION
(See Figure IV-12)

STREET "A"

WINCHESTER ROAD

WINCHESTER 1800
14. Planning Area 10A: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 10A, as depicted in Figure III-18, provides for development of 18.6 acres devoted to Medium High density residential uses. A maximum of 77 units are planned at a target density of 4.1 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 10A shall be provided from Street “A” and Street “B”.

2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10A and adjacent park uses in Planning Area 16.

3) Roadway landscape treatments, as shown on Figures IV-3 and IV-4, are planned along Street “A” and Street “B”, respectively.

4) An identified potential archaeological resource is located with Planning Area 10. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.

5) Please refer to Section IV for specific Design Guidelines and other related design criteria.

6) 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
15. Planning Area 10B: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 10B, as depicted in Figure III-18, provides for development of 50.0 acres devoted to Medium High density residential uses. A maximum of 186 dwelling units are planned at a target density of 3.7 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 10B shall be provided from Street “A” and Wisteria Loop.

2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10B and adjacent park uses in Planning Areas 16A and 16B.

3) Roadway landscape treatments, as shown on Figure IV-3 is planned along Street “A”.

4) (Standard No. 4 Intentionally Omitted)

5) Please refer to Section IV for specific Design Guidelines and other related design criteria.

6) 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