Planning Areas 13A, 13B, 15, & 20

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-82

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

P.A. 13A
MEDIUM
9.5 AC./22 Units

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

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

FIRE/FUEL MODIFICATION TRANSITION
(See Figure IV-11)

P.A. 13B
MEDIUM
36.8 AC./128 Units

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-5)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

P.A. 20
OPEN SPACE
59.1 AC.

FIRE/FUEL MODIFICATION TRANSITION
(See Figure IV-11)

LAND USE EDGE TRANSITION
(See Figure IV-13)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-3)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

P.A. 15
MIDDLE SCHOOL
23.0 AC.

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

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

FIRE/FUEL MODIFICATION TRANSITION
(See Figure IV-11)

LAND USE EDGE TRANSITION
(See Figure IV-13)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-3)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)
29. Planning Area 20: Open Space – Conservation (OS-C)

a. Descriptive Summary

Planning Area 20, as depicted in Figure III-20, provides 59.1 acres to remain as natural open space. This area contains scenic topographical features, which further enhance and identify the WINCHESTER 1800 community. The open space will be owned by a Master Homeowner's Association, Valley-Wide Recreation and Parks District or a Community Services Area (CSA).

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 20 shall be provided from local streets via Planning Areas 13B and 21B.

2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between open space and adjacent land uses in Planning Areas 13B, 15 and 21B.

3) (Standard No.3 has been intentionally omitted).

4) 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