Planning Areas 28 & 29

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-114

FIGURE III-27

P.A. 28
LOW
14.1 AC./28 Units

P.A. 29
VERY LOW
13.4 AC./5 Units

LAND USE EDGE TRANSITION
(See Figure IV-10)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-5)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

WASHINGTON ROAD

THOMPSON ROAD

(See Figure IV-10)

(See Figure IV-5)

(See Figure IV-7)

(See Figure IV-16)
39. Planning Area 29: Estate Density Residential (EDR)

a. Descriptive Summary

Planning Area 29, as depicted in Figure III-27, provides for development of 13.4 acres devoted to Estate density residential uses. A maximum of 5 dwelling units are planned at a target density of 0.4 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 29 shall be provided from Thompson Road.

2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Washington Street.

3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 29 and adjacent off-site land uses to the west.

4) Roadway landscape treatments, as shown on Figures IV-7 and IV-5, are planned along Thompson Road and Washington Street, respectively.

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