III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Roadway Landscape Treatment
(See Figure IV-7)

Minor Entry Monumentation
(See Figure IV-16)

Neighborhood Entry Monumentation
(See Figure IV-17)

Street Crossing at Drainage Corridor Edge
(See Figure IV-4)

Greenbelt/Drainage Corridor with Local Recreational Trail
(See Figure IV-14)

P.A. 39
Medium-High
23.0 AC./129 Units

P.A. 38
Medium
38.5 AC./142 Units

Benton Road
Pourroy Road

Planning Areas 38 & 39
Winchester 1800
49. Planning Area 38: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 38, as depicted in Figure III-33, provides for development of 38.5 acres devoted to Medium density residential uses. A maximum of 142 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 38 shall be provided from Benton Road.

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

3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the entrance into Planning Area 38.

4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 38 and adjacent uses to the north.

5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.

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

7) 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