Planning Areas 43, 44, 49, & 50

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-143
54. Planning Area 43: Estate Density Residential (EDR)

a. Descriptive Summary

Planning Area 43, as depicted in Figure III-35, provides for development of 4.1 acres devoted to Estate density residential uses. A maximum of 1 dwelling unit is planned at a target density of 0.2 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 43 shall be provided from Pourroy Road.

2) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 43 and adjacent off-site uses to the south and west.

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

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 |