

3. Planning Area 3 - Medium High (MH) Density Residential

a. Descriptive Summary

Planning Area 3, as illustrated in Figure IV-13, consists of ± 48.2 gross acres to be devoted to Medium High density units at 5.7 du/ac. A maximum of 275 dwelling units are planned in this planning area.

b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance, Section III.

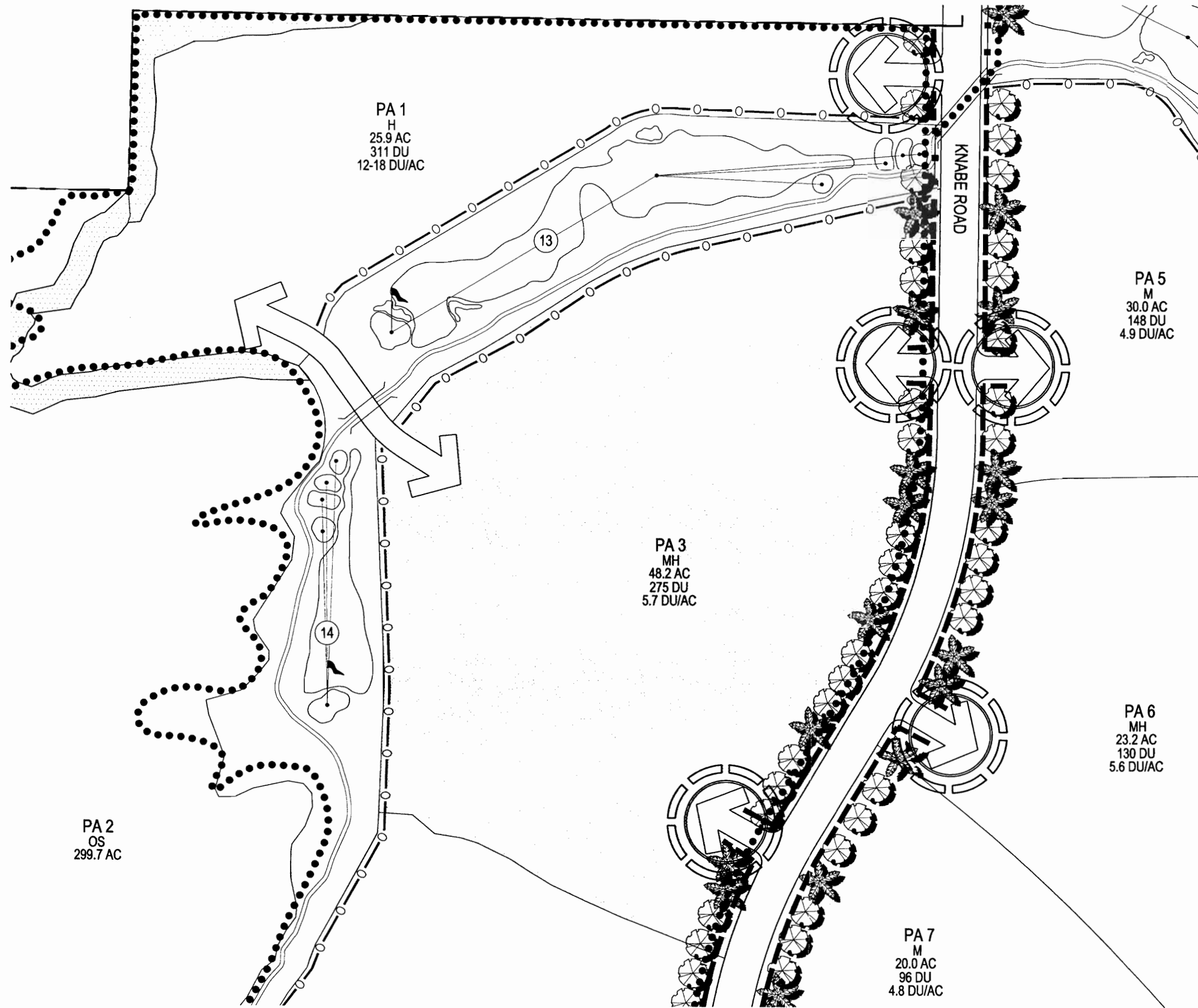
c. Planning Standards

- (1) This planning area may include a variety of lot configurations. The smallest lot configuration shall be a minimum of 4,050 square feet. Dwelling units within the planning area may be a combination of attached (Duets) and detached units. If Duets are proposed, the Duets will only be located on the 4,050 square foot lots. The detached units will be located on all lot configurations.
- (2) A Neighborhood Entry treatment will be provided off of Knabe Road located north of Planning Area No. 4, as illustrated in Figure IV-5, V-3 and V-3A. A second non-gated Neighborhood Entry may be provided south of Planning Area No. 1.
- (3) A typical roadway landscape treatment including slope conditions as illustrated in Figure V-5B, may be located along both sides of Knabe Road.
- (4) A Perimeter Wall will be established along the eastern perimeter of the planning area adjacent to Knabe Road and along the non-gated entry, as illustrated in Figures V-11 and V-11B.
- (5) A View Fence will be located along the northern and western perimeters of the planning area, as illustrated in Figure V-11 and V-11C.
- (6) Slope conditions that may exist in the planning area between residences, will be provided with a landscape treatment as shown in Figure V-6 and V-7.
- (7) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
 - IV.A.1 - Comprehensive Land Use Plan
 - IV.A.2 - Circulation Plan
 - IV.A.3 - Drainage Plan
 - IV.A.4 - Landscaping Plan

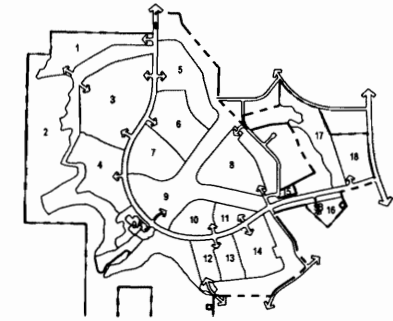
SPECIFIC PLAN

- IV.A.5 - Water and Sewer Plans
- IV.A.6 - Public Facility and Special Phasing Requirements
- IV.A.7 - Grading Plan
- IV.A.8 - Comprehensive Maintenance Plan


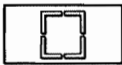

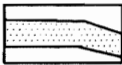
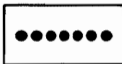
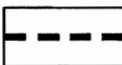
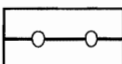
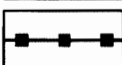
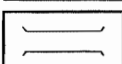
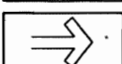
(8) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Neighborhood Gated Entry
(See Figure IV-5, V-3 & V-3A)
-  Neighborhood Secondary Entry
(See Figure IV-5 & V-3B)
-  Knabe with Golf Course Interface
(See Figure V-5B)
-  Fuel Modification Zone
(See Figure V-12 & 12A)
-  Equestrian Trail / Fence
(See Figure V-10, V-11 & V-11A)
-  Perimeter Wall
(See Figure V-11 & V-11B)
-  View Fence
(See Figure V-11 & V-11C)
-  Theme Fence
(See Figure V-11 & V-11D)
-  Proposed Tunnel / Bridge
-  Potential Access Point

INFORMATION

- MEDIUM HIGH DENSITY (MH)**
- * 48.2 ACRES
 - * 275 UNITS
 - * 5.7 UNITS / AC

