

4. Planning Area 4 - Medium High (MH) Density Residential

a. Descriptive Summary

Planning Area 4, as illustrated in Figure IV-14, consists of ± 24.7 gross acres to be devoted to Medium density units at 4.9 du/ac. A maximum of 120 dwelling units are planned in this planning area.

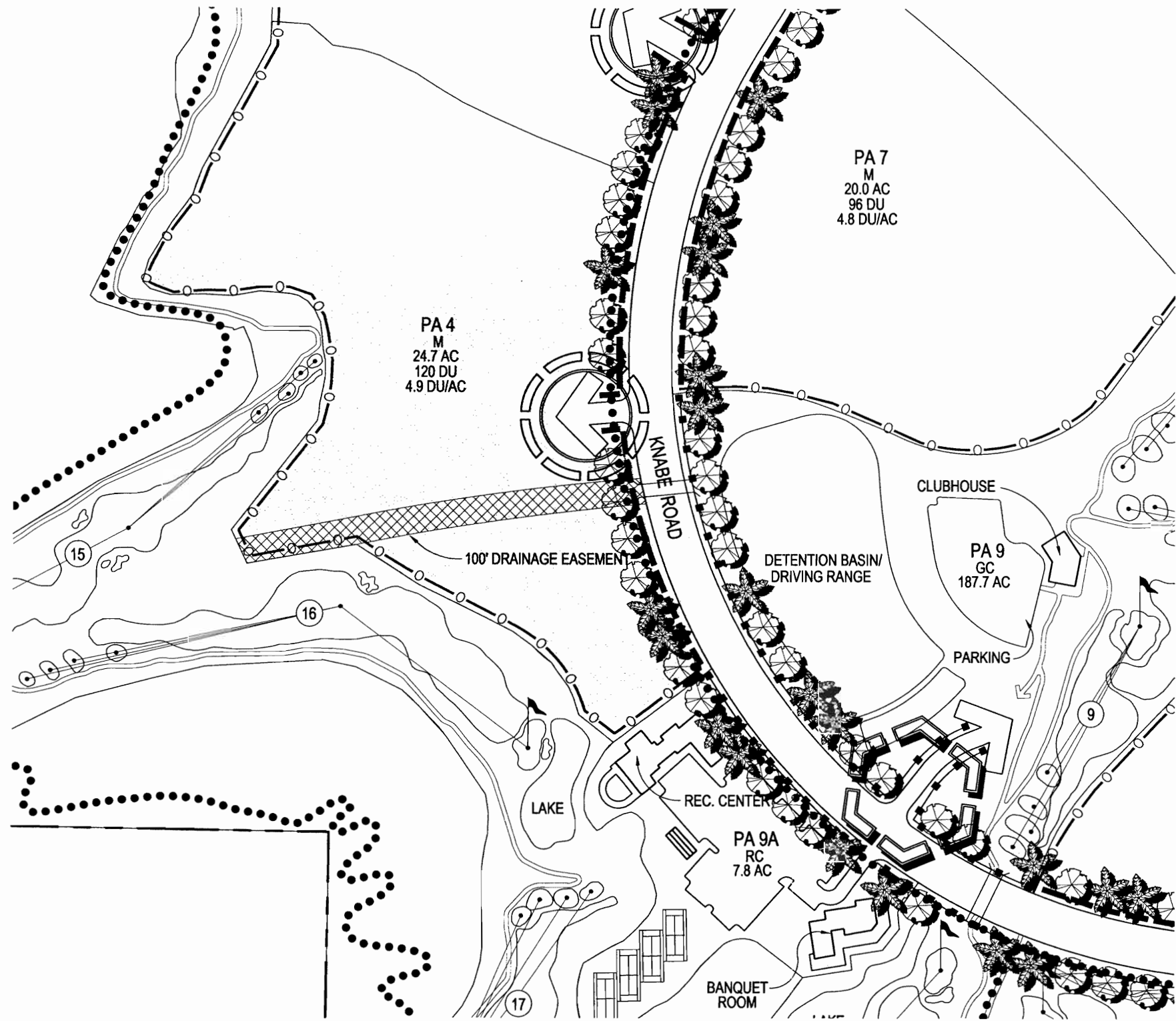
b. Land Use and Development Standards

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

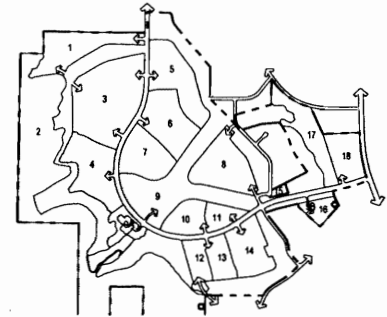
c. Planning Standards

- (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, as illustrated in Figure IV-5, V-3 and V-3A, will be provided for access into the planning area off of Knabe Road.
- (3) A typical roadway landscape treatment, as illustrated in Figure V-5B, will be located along the eastern perimeter of the planning area adjacent to Knabe Road.
- (4) A View Fence will be located along the western and southeastern perimeters of the planning area, as illustrated in Figures V-11 and V-11C.
- (5) A Perimeter Wall will be provided along the eastern perimeter of the planning area that abuts Knabe Road, as illustrated in Figure V-11 and V-11B.
- (6) Model homes for the project are anticipated to be located in this planning area. Once the project has been built out, the model homes will be converted into single family dwelling units.
- (7) A 100 foot wide drainage easement will traverse the Planning Area between the 15th Hole and the 16th Hole extending easterly to Knabe Road. This easement will entail a drainage channel that will carry flow from Bixby Canyon to the Driving Range/Detention Basin.




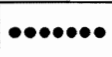
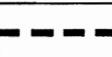
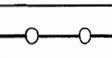
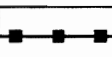
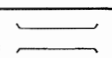
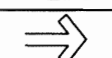
- (8) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
- IV.A.1 - Comprehensive Land Use Plan
 - IV.A.2 - Circulation Plan
 - IV.A.3 - Drainage Plan
 - IV.A.4 - Landscaping Plan
 - IV.A.5 - Water and Sewer Plans
 - IV.A.6 - Public Facility and Special Phasing Requirements
 - IV.A.7 - Grading Plan
 - IV.A.8 - Comprehensive Maintenance Plan
- (9) 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)
-  Golf Course Entry
(See Figure IV-5, V-4 & V-4A)
-  Knabe with Golf Course Interface
(See Figure V-5B)
-  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 DENSITY (M)**
- * 24.7 ACRES
 - * 120 UNITS
 - * 4.9 UNITS / AC

