

6. Planning Area 6 - Medium High (MH) Density Residential

a. Descriptive Summary

Planning Area 6, as illustrated in Figure IV-16, consists of ± 23.2 gross acres to be devoted to Medium High density units at 5.6 du/ac. A maximum of 130 dwelling units are planned in this planning area.

b. Land Use and Development Standards

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

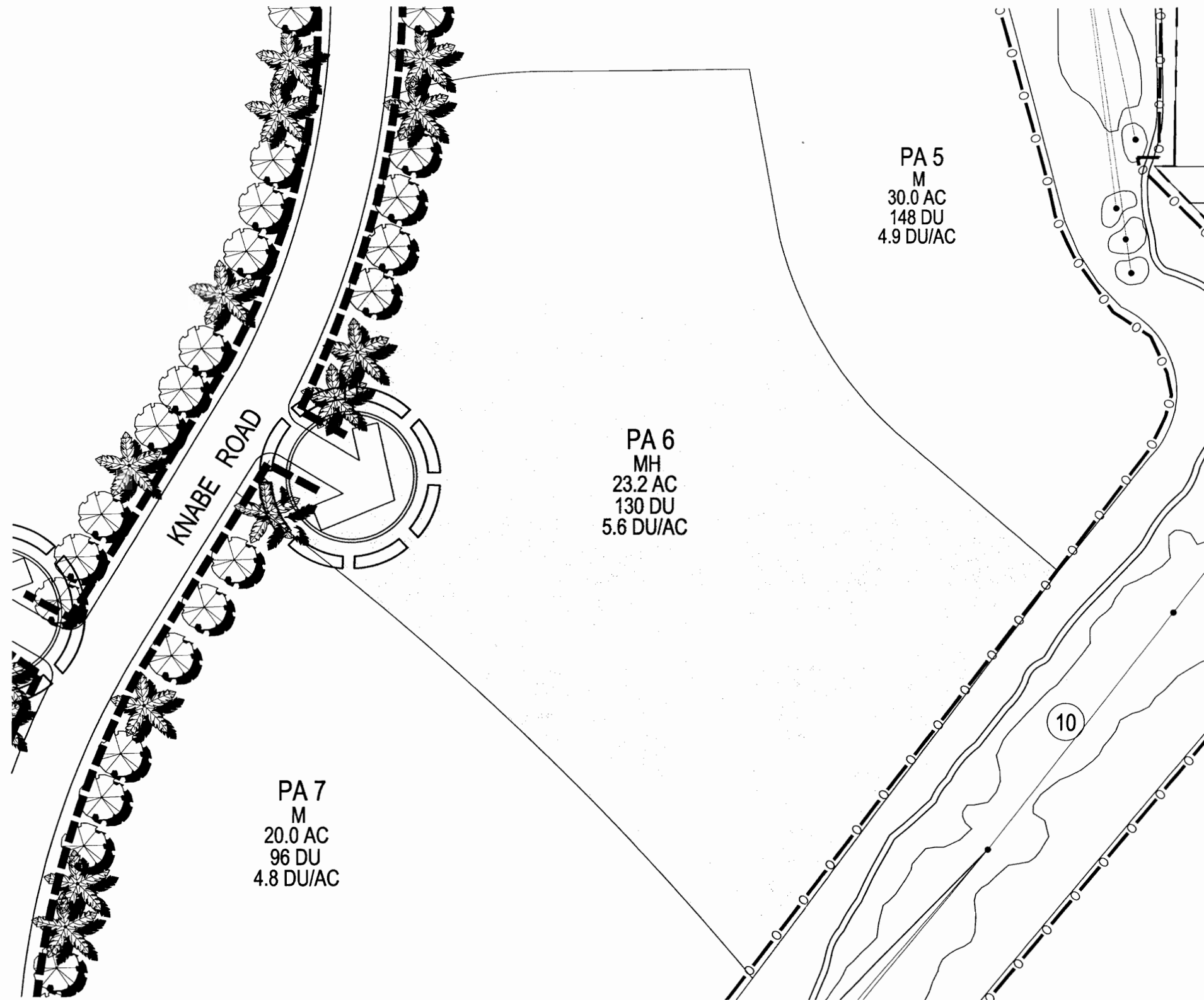
c. Planning Standards

- (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 Gated Entry treatment will be provided off of Knabe Road, as illustrated in Figure IV-5, V-3 and V-3A. This entry will also provide access into Planning Area 7.
- (3) A typical roadway landscape treatment, as illustrated in Figure V-5B, will be established along Knabe Road.
- (4) A Perimeter Wall is planned along the western perimeter of the planning area abutting Knabe Road, as illustrated in Figures V-11 and V-11B.
- (5) A View Fence is planned along the southeastern perimeter 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 similar to the 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
 - IV.A.5 - Water and Sewer Plans
 - IV.A.6 - Public Facility and Special Phasing Requirements

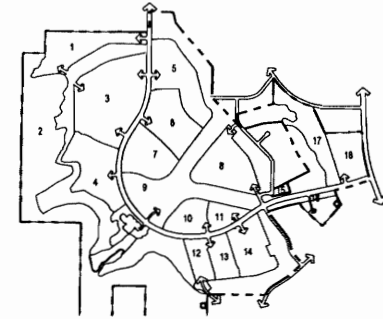
SPECIFIC PLAN

- IV.A.7 - Grading Plan
- IV.A.8 - Comprehensive Maintenance Plan



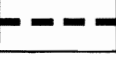
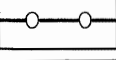
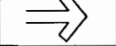
(8) Please refer to Section V for Specific Design Guidelines and related design criteria.



KEY MAP



LEGEND

-  Neighborhood Gated Entry
(See Figure IV-5, V-3 & V-3A)
-  Knabe with Golf Course Interface
(See Figure V-5B)
-  Perimeter Wall
(See Figure V-11 & V-11B)
-  View Fence
(See Figure V-11 & V-11C)
-  Potential Access Point

INFORMATION

- MEDIUM HIGH DENSITY (MH)**
- 23.2 ACRES
 - 130 UNITS
 - 5.6 UNITS / AC

