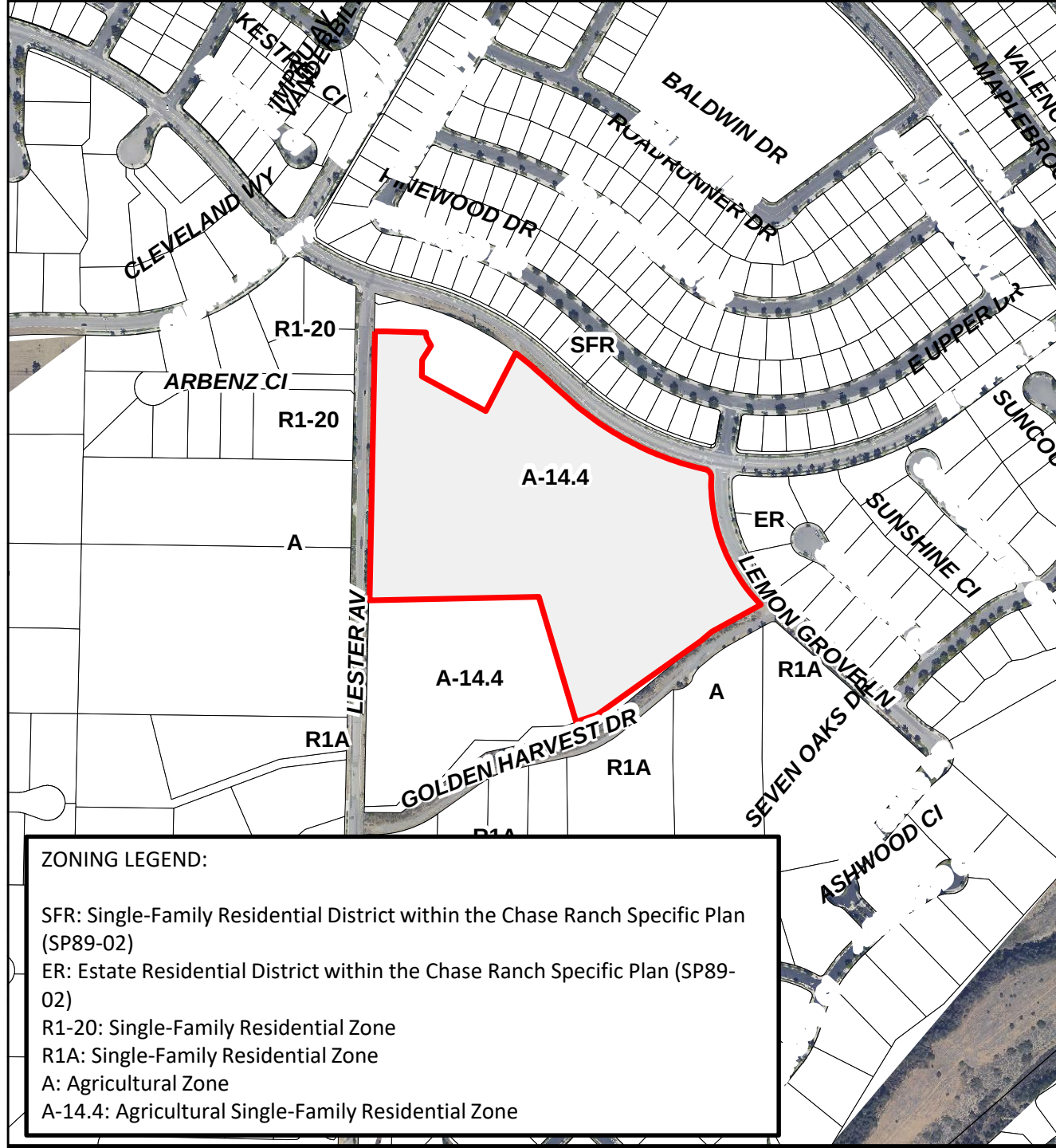


Precise Plan (PP2018-0004)

- Site plan, architecture, landscaping and fencing review associated with the development of 25 single-family detached residential homes on 17.28 acres



ZONING LEGEND:

SFR: Single-Family Residential District within the Chase Ranch Specific Plan (SP89-02)

ER: Estate Residential District within the Chase Ranch Specific Plan (SP89-02)

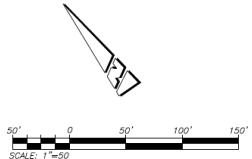
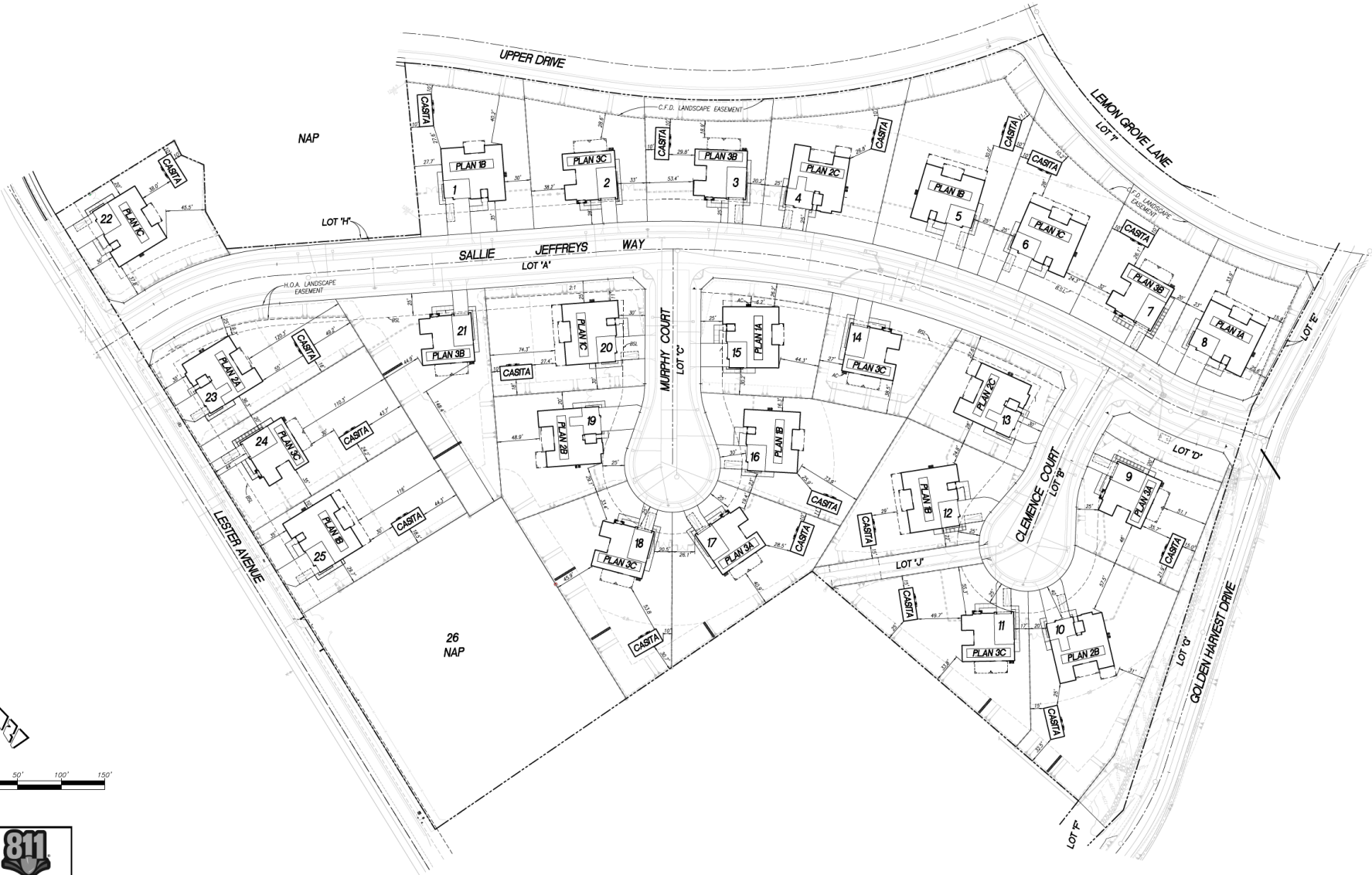
R1-20: Single-Family Residential Zone

R1A: Single-Family Residential Zone

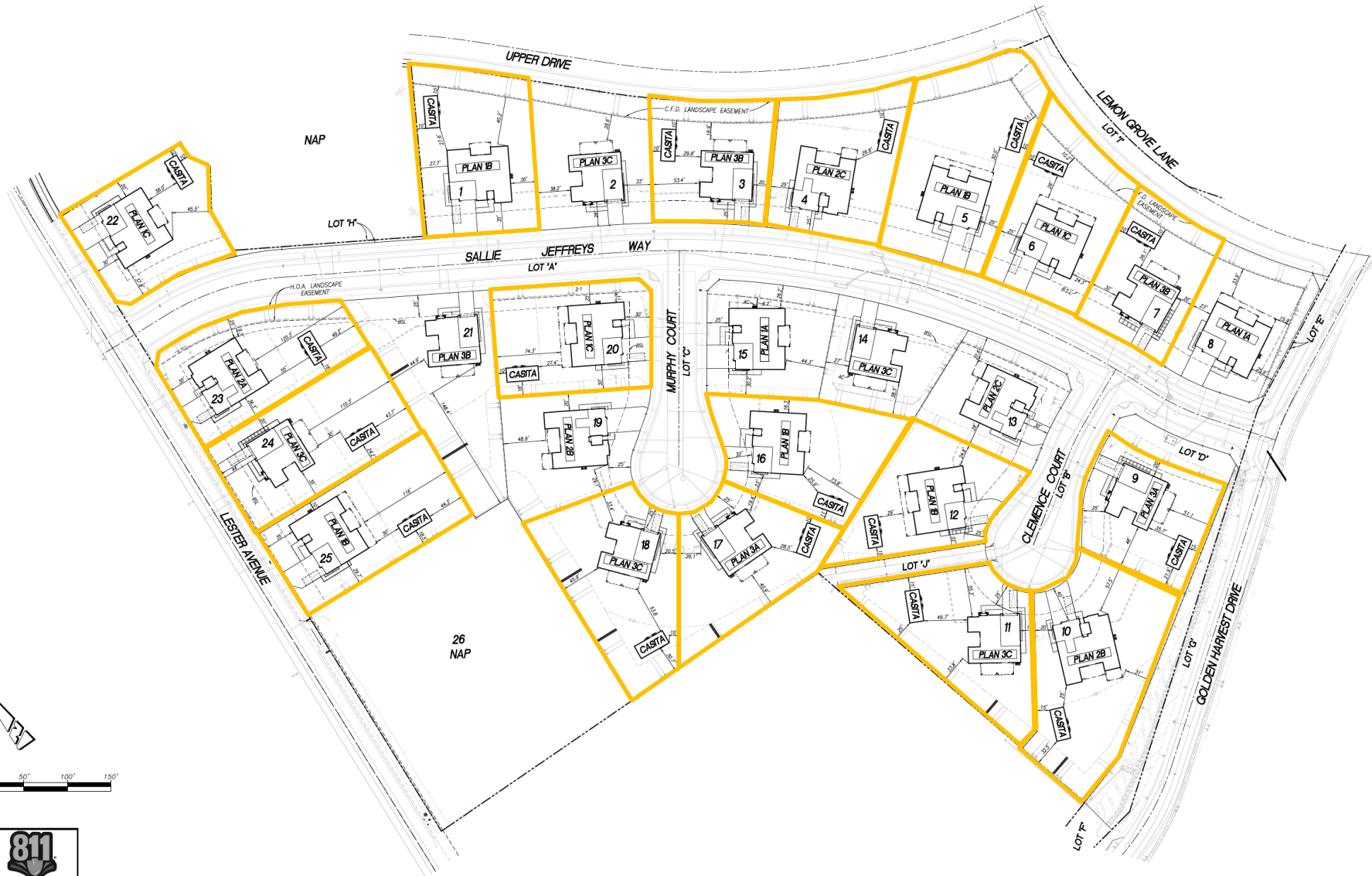
A: Agricultural Zone

A-14.4: Agricultural Single-Family Residential Zone

Site Plan

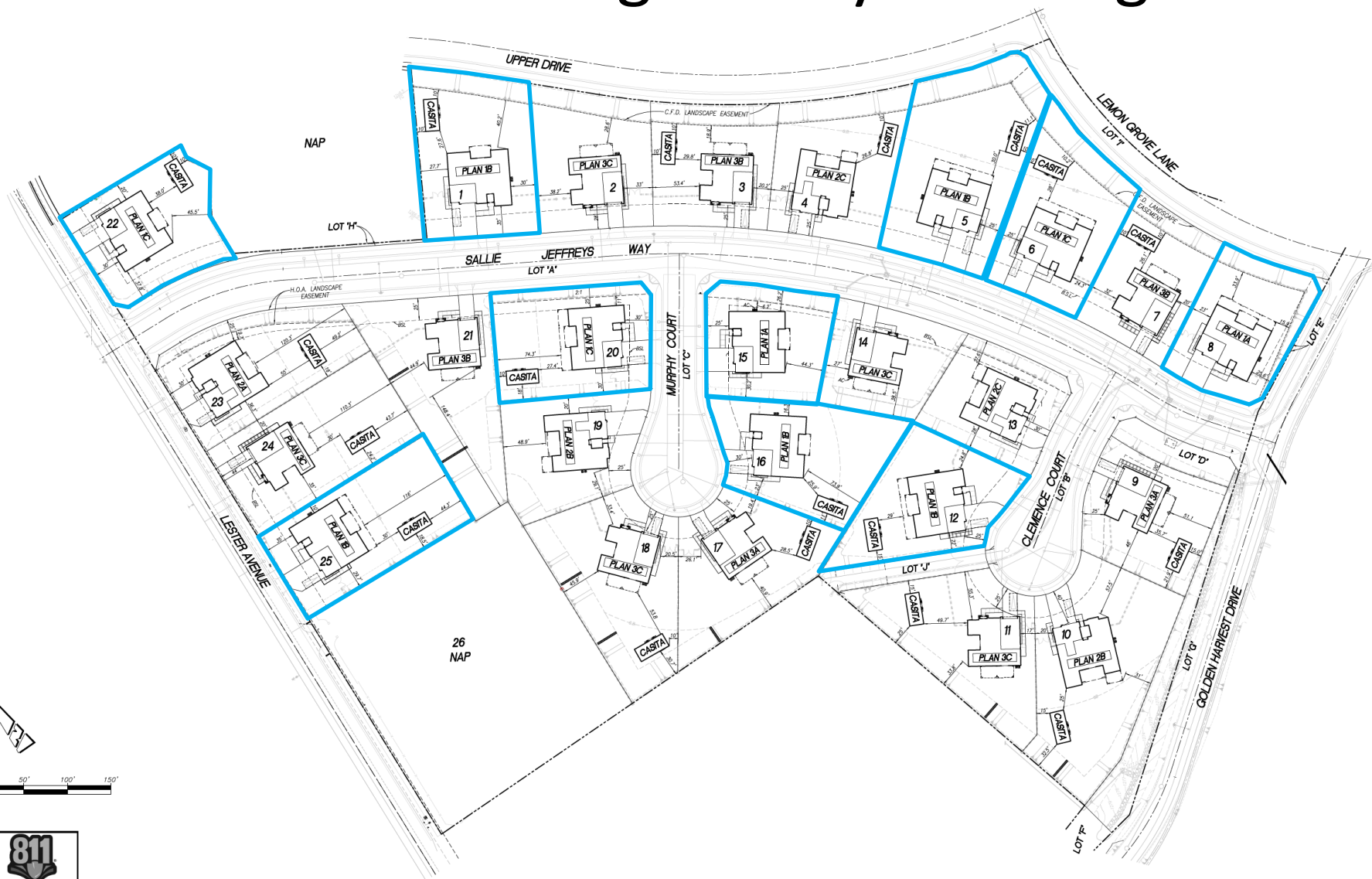


Site Plan "Casitas"



Site Plan

Lots with single-story dwellings



Architecture

Plan 1



FOR COLOR INFORMATION REFERENCE SCHEME #A1
ON THIS SHEET FOR INFORMATION NOT SHOWN

E

D

E

SPANISH - A



FOR COLOR INFORMATION REFERENCE SCHEME #B6
ON THIS SHEET FOR INFORMATION NOT SHOWN

E D

D D E

ITALIANATE - B



FOR COLOR INFORMATION REFERENCE SCHEME #C7
ON THIS SHEET FOR INFORMATION NOT SHOWN

E

E

D

D

F

D

TUSCAN - C

Architecture

Plan 2



FOR COLOR INFORMATION REFERENCE SCHEME #A3
ON THIS SHEET FOR INFORMATION NOT SHOWN

E

E
SPANISH - A



FOR COLOR INFORMATION REFERENCE SCHEME #B4
ON THIS SHEET FOR INFORMATION NOT SHOWN

D

E

F

D

E

ITALIANATE - B



FOR COLOR INFORMATION REFERENCE SCHEME #C9
ON THIS SHEET FOR INFORMATION NOT SHOWN

D

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D

E

TUSCAN - C

Architecture

Plan 3



FOR COLOR INFORMATION REFERENCE SCHEME #A2
ON THIS SHEET FOR INFORMATION NOT SHOWN

E F

SPANISH - A



E D F C D E B

ITALIANATE - B



FOR COLOR INFORMATION REFERENCE SCHEME #C8
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E D

F E D D

B

D

TUSCAN - C

Architecture

“Casitas”



Landscape Plan

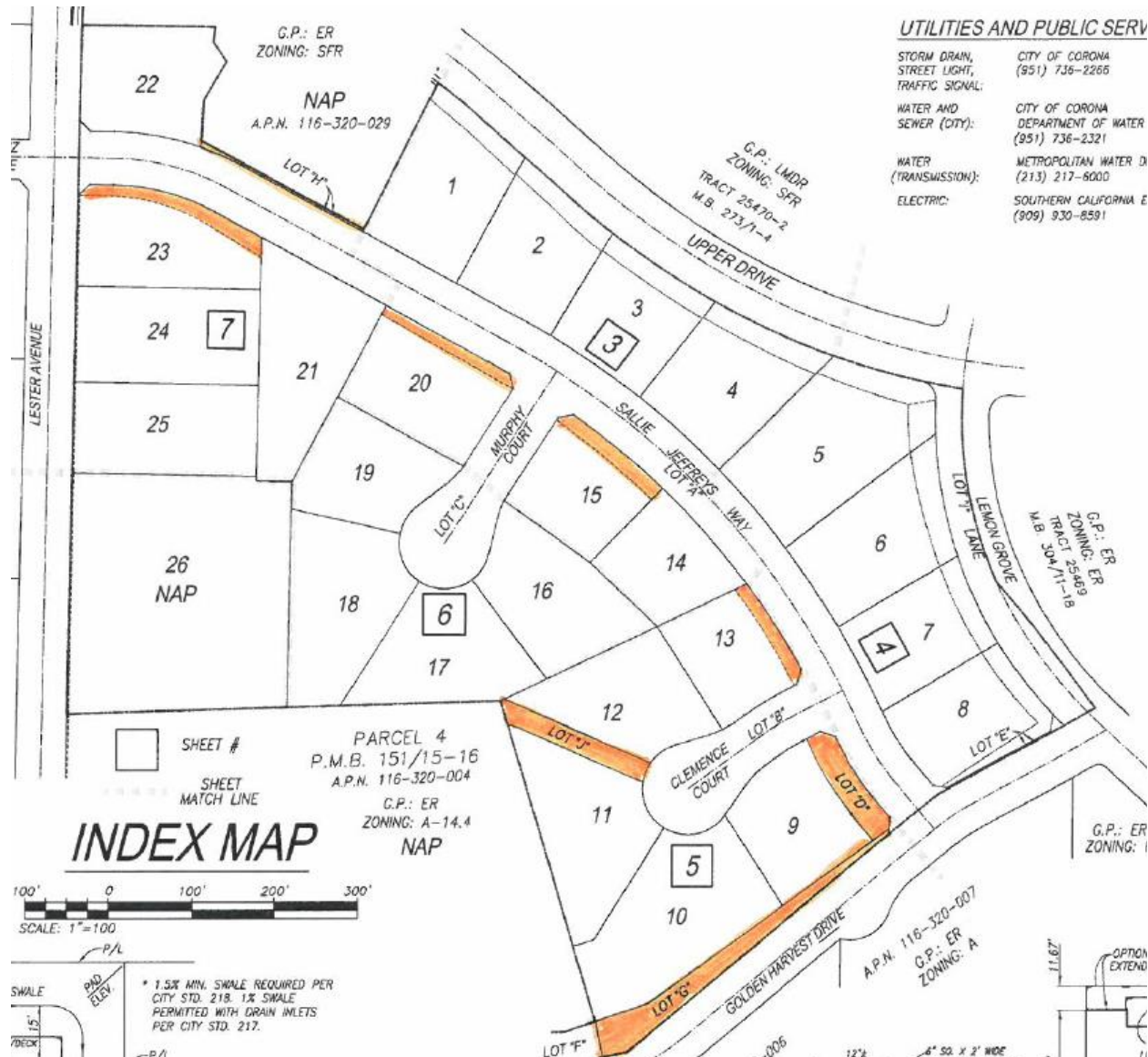
PLANT	COMMON NAME	HEIGHT	SPREAD	EXPOSURE	WATER	WIND
	BOHEMIAN WOOD	CALIFORNIA PEPPER	4' x 30"	SUN TO PART	LOW	0.2
	PAINE ELEGANCE	ATLANTIC PINE	24' x 30"	ETERNAL	34	LOW
	LOVE ELEGANCE	CHERRY PLANT	24' x 30"	ETERNAL	28	Moderate
	MAHONIA ADELPHICA	PINK TRUMPET TREE	24' x 30"	ETERNAL	14	Moderate
	CECILEA C. ROBERT PAUL	FLORIST PAUL ROSE	24' x 30"	ETERNAL	14	Moderate
	CECILEA ROBERT PAUL	CECILEA ROBERT PAUL	24' x 30"	SUN TO PART	41	LOW

[illegible][illegible]

STANDARD LUMP SUMS & OVERCOSTS					
	HETTEROMERIA-RENTAL	5 GAL	15	LOW	0.6
	MUM-RENTAL-OUTLIER	PRK-MED V	100	LOW	0.3
	CURTIS-RENTAL	NO-CORR	687	LOW	0.2
	SALMA L. MONTANT	PURPLE MESSAGE BAGE	140	LOW	0.3
	SPENCER F. PLYTON-CHINE	5 GAL	400-0.2	LOW	0.2

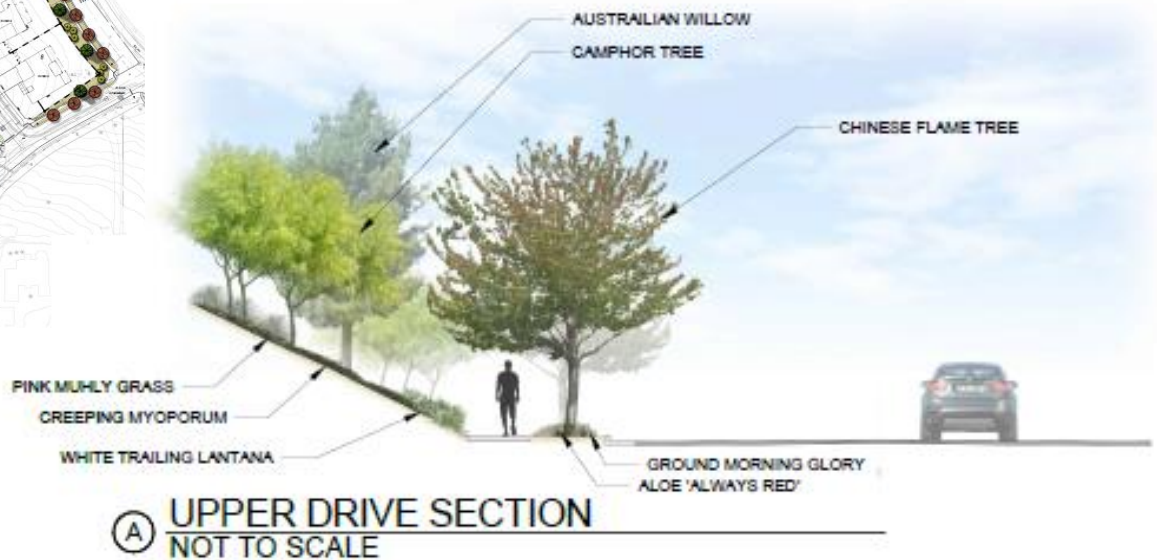


Landscape Plan – HOA maintained



Landscape Plan

Community Facilities District (CFD)

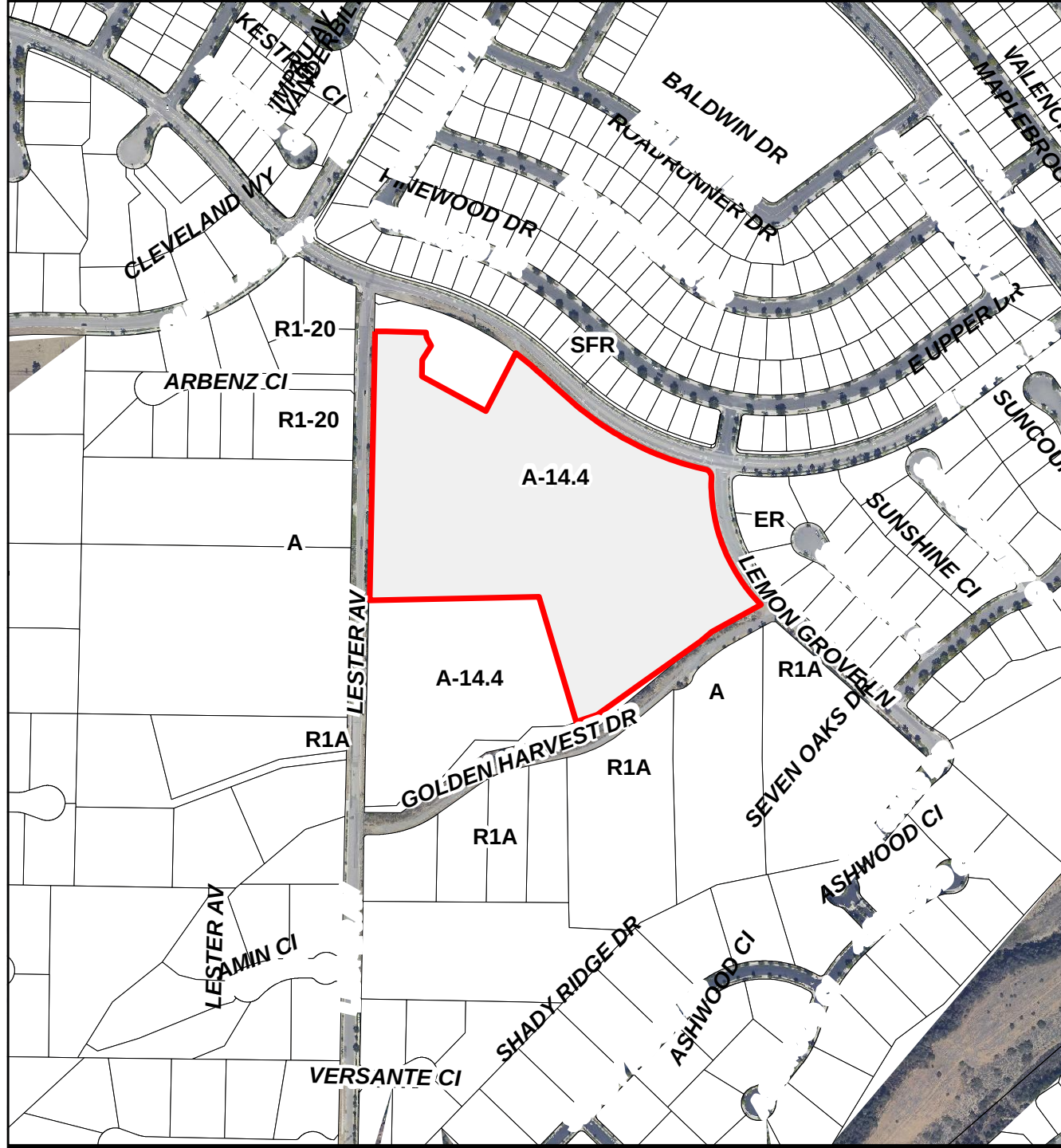


Fence & Wall Plan



Perimeter walls from immediate neighborhood





Recommended action:

- That the Planning and Housing Commission adopt Resolution No. 2531 GRANTING PP2018-0004, based on the findings contained in the staff report and conditions of approval