PURPOSE
To allow for the construction of a 52-unit townhouse project.

PROJECT DESCRIPTION
Tentative Map to create individual lot for each unit.

Each lot/unit will be for sale.

Project is a completion of the partially-built Falcon Ridge site.

Site design is regulated by the Falcon Ridge Specific Plan adopted in 2007.

Project proposes a density of 8.4 units per acre. Zoning allows a maximum of 10 units per acre.
SITE PLAN

Project includes 3.5 acres of underdeveloped open space.

Walking access to adjacent open space is provided.

Driving access is through Falcon Ridge South. No other subdivisions are impacted.
Site is Master Planned Urban Residential

No change to the Master Plan is required for this project.
Site is Zoned Low Density Urban

No change to the zoning is required for this project.
PROJECT BENEFITS

Developer to fund traffic light on El Rancho Drive.

Complete the buildout of a graded/disturbed site.

Complete the stormwater management system for area.

Provide additional housing choices.