

12. Planning Area 11

a. Descriptive Summary

Planning Area 11 is proposed for medium density residential use. A maximum of 146 dwelling units are planned on 32 acres at a target density of 4.6 du/ac (2-5 du/ac Density Range). See Figure 15K, *Planning Area 11*. Please refer to Figures 16a and 16b for a conceptual site layout.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning

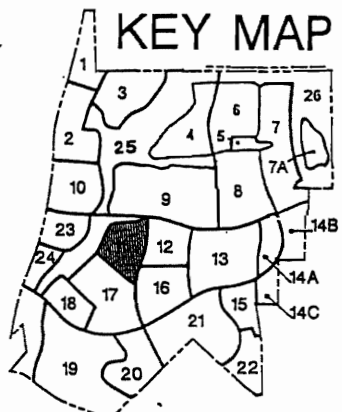
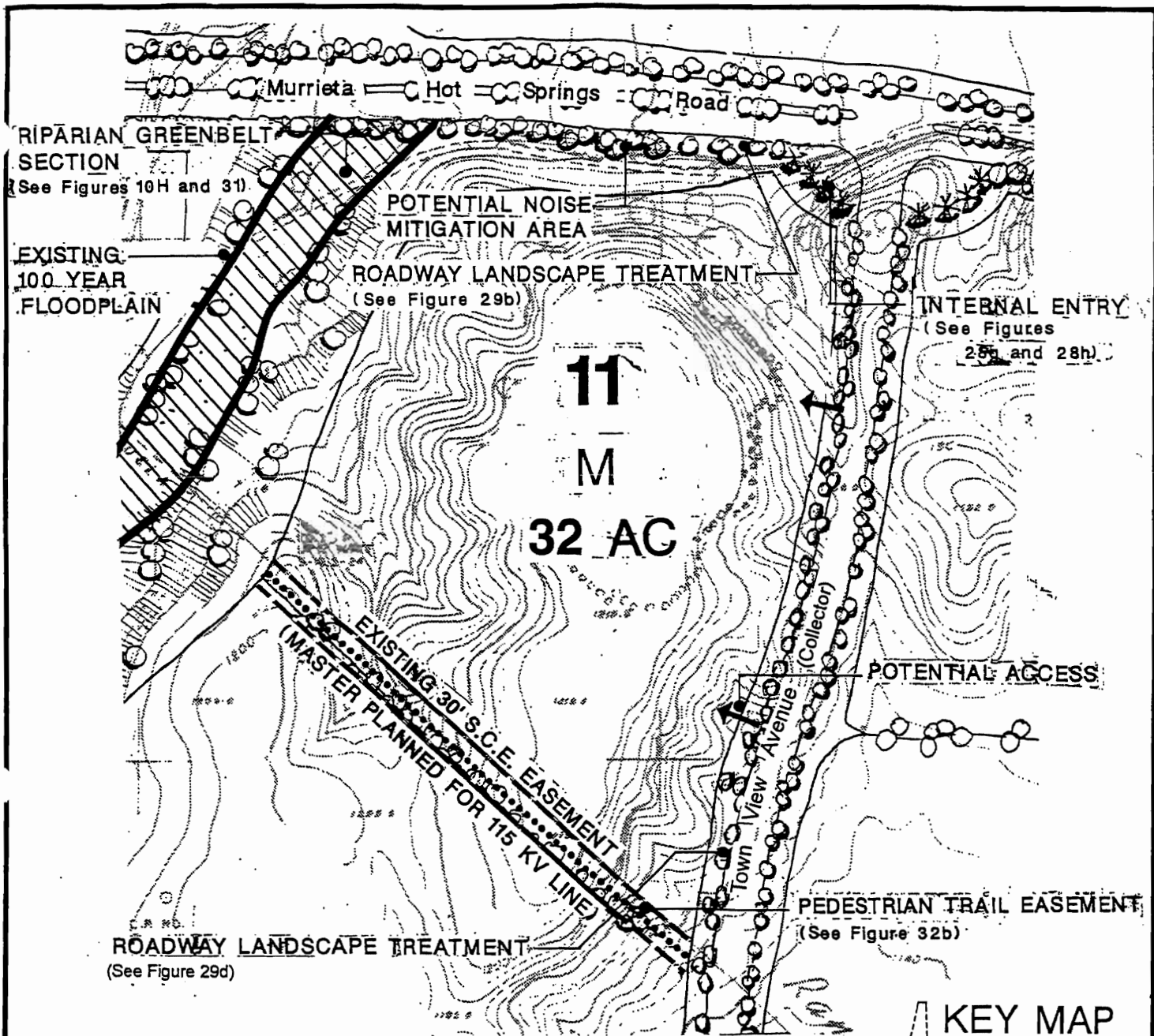
Ordinance.

c. Planning Standards

- * The planning area will be accessed by a secondary road (Town View Avenue) adjacent to the eastern boundary.
- * Roadway landscape treatment such as those depicted on Figures 29b, 29c, and 29e shall be provided along Murrieta Hot Springs Road and Town View Avenue.
- * An internal entry statement is provided at the intersection of the secondary roadway and Murrieta Hot Springs Road (See Figure 29b).
- * A transition area shall be necessary to define the separation between Planning Areas 11 and 17. (See Figure 10E).
- * The Edison easement within the Planning Area shall be developed as a common open space hiking trail, according to the standards set forth in the Design Guidelines section of this Specific Plan. The trail segment within the Planning Area shall be constructed and usable prior to occupancy of the first dwelling unit within the Planning Area.
- * Flood protection will be improved just beyond the Planning Area's western boundary, to contain Tualota Creek's 100-year floodplain. A special slope/channel buffer will be created. (See Figure 10H and Figure 31).
- * The use of this Planning Area as a school site shall be prohibited.
- * A potential noise mitigation area will exist along Murrieta Hot Springs Road, at the northern boundary.
- * A noise analysis shall be prepared concurrently with development applications for the Planning Area.
- * A trail will be provided in the power line easement between Planning Areas 11 and 17

Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.

- * Please refer to Section III.,A., 1 .,b.. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- * Please refer to Section III., A., 3. Drainage Plan Standards for further drainage standards that apply site-wide.
- * Please see Section III.,A.,4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



MEDIUM RESIDENTIAL
 32 AC
 146 DU
 4.6 DU/AC TARGET DENSITY
 2-5 DENSITY RANGE

Planning Area 11 WINCHESTER PROPERTY

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Figure 15K