
4.1.5 PLANNING AREA 5 - MEDIUM-HIGH DENSITY RESIDENTIAL**a. Land Use**

Planning Area 5, as illustrated in Figure 23, is planned as a 29.0 acre Medium-High Density Residential Community consisting of 136 dwelling units. The planning area target density range will vary from 5 to 8 dwelling units per acre.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 5 will be achieved from "A" Street. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *Potential pedestrian access will be located along Orange Avenue and "A" Street.*
- 4) *Secondary Entry Monumentation, as depicted in Figure 46, is proposed for the northwest corner of the planning area.*
- 5) *A Landscape Development Zone, as depicted in Figures 43 and 52, will be installed along Orange Avenue, "A" Street and between the planning area and Planning Area 14 which acts as an east/west link between the parks within Planning Areas 11, 14, and the school in Planning Area 9.*
- 6) *Theme walls, as depicted in Figure 62, will be installed along Orange Avenue, and "A" Street.*
- 7) *A theme wall or view fence, as depicted in Figure 62, will be installed between the subject planning area and the Landscape Development Zone located between planning area 5 and Planning Area 14.*
- 8) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 9) *For residential Architectural Design Guidelines and general Site Design Criteria, please refer to Sections 6.0 and 7.0, Design Guidelines, prepared for this Specific Plan.*
- 10) *Sound attenuation will be by theme walls and/or berming to bring noise levels to the 60 CNEL level at the residential perimeter.*
- 11) *Detailed acoustical studies shall be provided in areas impacted by noise levels of 60 dba or greater to ensure compliance with General Plan Standards.*

PLANNING AREA 5

MEDIUM - HIGH RESIDENTIAL

AC 29

DU 136

DU/AC 4.7

DENSITY 5-8

ORANGE AVENUE
(SEE FIGURE 8)

1
TOWN
CENTER

LANDSCAPE
DEVELOPMENT ZONE
(SEE FIGURE 43)

SECONDARY PROJECT
ENTRY MONUMENTATION
(SEE FIGURE 46)

POTENTIAL ACCESS

"A" STREET
(SEE FIGURE 9)

5

10
MH

14
M
29 AC
136 DU

THEME WALL
(SEE FIGURE 63)

WOOD FENCING
(SEE FIGURE 63)

THEME WALL OR
VIEW FENCING
(SEE FIGURE 63)

9
SCHOOL

14
PARK

PASEO SYSTEM
(SEE FIGURE 58)

13
MH

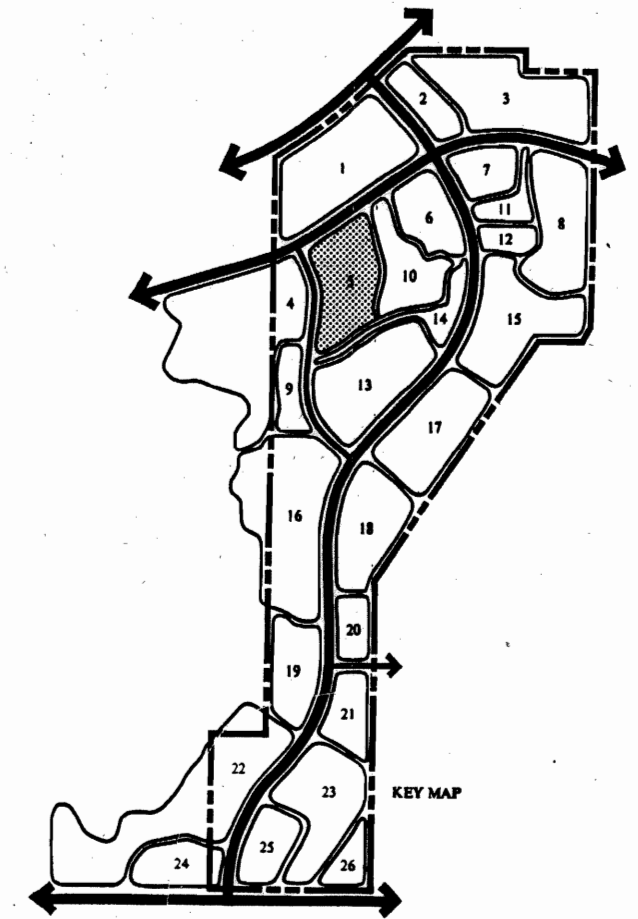


FIGURE 23