IV

A. PLANNING AREA 1: LOW DENSITY RESIDENTIAL

1.0 DESCRIPTIVE SUMMARY

Planning Area 1, as shown on Figure 4-1, provides for the development of 14.2 acres with a maximum of 21 dwelling units at a density of 1.5 du/ac. The minimum lot size for Planning Area 1 shall be 20,000 s.f.

2.0 LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.4700. (See Specific Plan Zoning Ordinance in Section VI).

3.0 PLANNING STANDARDS

- Site plan concepts for the homes within this planning area shall be as conceptually depicted in Figure 5-12, 20,000 Minimum S.F. Site Plan Concept.
- □ Homes within this planning area that are adjacent to Menifee Road and Mountain Avenue shall feature a special interface, as depicted in Figure 5-77, *Typical 20,000 S.F. Residential Lot at Menifee Road Planning Area 1*, and Figure 5-78, *Typical 20,000 S.F. Residential Lot at Mountain Avenue Planning Area 1*, respectively.
- □ Homes within this planning area that are adjacent to Menifee Road and Mountain Avenue shall feature a landscaping condition, as depicted in Figure 5-32, 20,000 S.F. Residential Lot and Menifee Road Interface, and Figure 5-42, 20,000 S.F. Residential Lot and Mountain Avenue Interface.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- □ Roadway landscape treatments, as shown in Figure 5-30, *Menifee Road Streetscape*, and Figure 5-31, *Menifee Road Perspective*, are planned along Menifee Road.
- □ Roadway landscape treatments, as shown in Figure 5-39, *Mountain Avenue Streetscape Streetscape – Planning Area 1*, are planned along this portion of Mountain Avenue.
- □ Roadway landscape treatments, as shown in Figure 5-50, *Primary Entry Road Streetscape Menifee Road*, are planned along the Primary Entry Road.
- □ Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, are planned along local roads and private drives.
- □ As shown in Figure 5-21, *Monument Master Plan*, a primary entry monument shall be located at Menifee Road, as illustrated in Figure 5-24, *Primary Community Entry Monumentation Menifee Road*, and Figure 5-25, *Perspective Rendering for Entry Monumentation Menifee Road*.



IV

- A pocket park shall be provided within this planning area, as conceptually depicted in Figure 5-56, *Neighborhood Pocket Park Concept Plan*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- □ Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details* – *Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details* – *View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details* – *Theme Fence*.
- □ Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Delease refer to Section V, *Design Guidelines* for other related design criteria.
- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:
 - III.A: Land Use Plan
 - III.B: Circulation Plan
 - III.C: Drainage Plan
 - III.D: Water and Sewer Plan
- III.E: Grading Plan
- III.F: Open Space and Recreation Plan
- III.G: Project Phasing Plan
- III.H: Public Facilities Plan