

13. Planning Area 12

a. Descriptive Summary

Planning Area 12 is planned for 20 acres of very high density residential use, including a maximum of 347 dwelling units at a target density of 17.4 du/ac (14-20 du/ac Density Range). See Figure 15L, *Planning Area 12*.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning

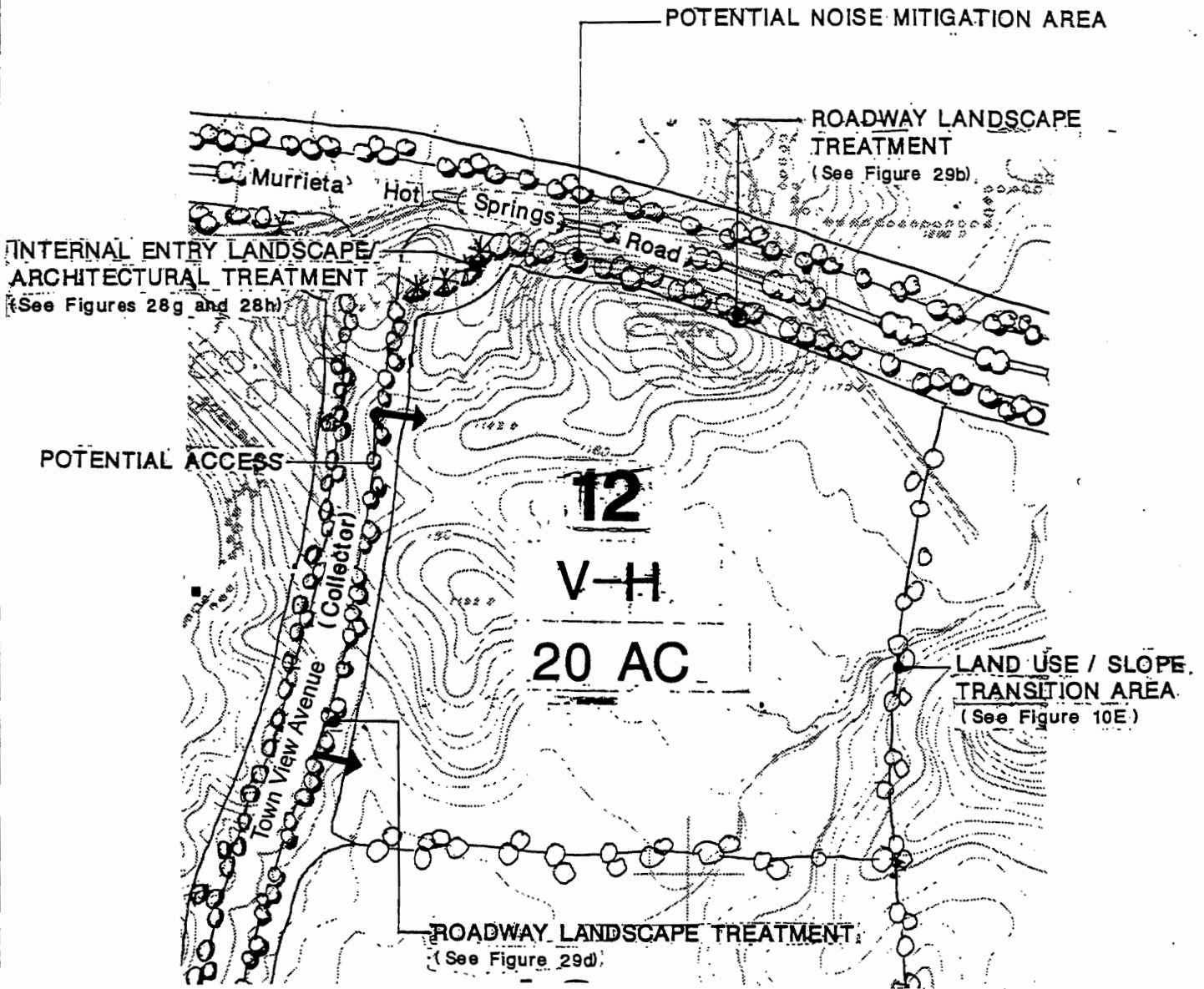
Ordinance.

c. Planning Standards

- * The area is centrally located along Murrieta Hot Springs Road and is accessible from a secondary road (Town View Avenue) on the west (See Figure 10B).
- * Roadway landscape treatment such as those depicted on Figures 29b and 29d shall be provided Murrieta Hot Springs Road along Town View Avenue.
- * An internal entry statement will be provided at the intersection of Murrieta Hot Springs Road and Town View Avenue (Figure 29g and 28h).
- * A land use/slope transition area will be installed between Planning Areas 12 and 13, and between Planning Areas 12 and 16 to define and separate different product types and neighborhoods (See Figure 10E).
- * A potential noise mitigation area will exist along Murrieta Hot Springs Road, at the northern boundary.

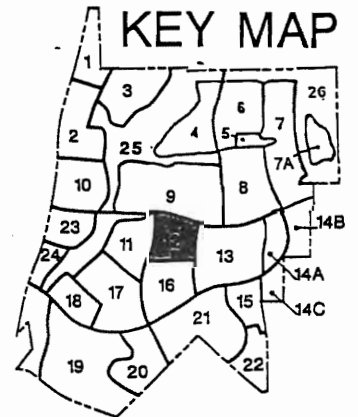
A noise analysis shall be prepared concurrently with development applications for the Planning Area.

- * The Planning Area shall contain recreational and open facilities within the individual complexes.
- * Private recreation facilities will be planned for the exclusive use and enjoyment for Planning Area 12 residents and may possibly include a pool, spa, or barbeque areas. Exact design and layout will be accomplished at future stages of project design during plot plan review.
- * Please refer to Section III.,A., 1.,b. Specific Land Use Plan Development Standards for further land use 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.



VERY HIGH RESIDENTIAL
 20 AC
 347 DU
 17 DU/AC TARGET DENSITY
 14-20 DU/AC DENSITY RANGE

Planning Area 12 WINCHESTER PROPERTY



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Figure 15L