

---

**4.1.12 PLANNING AREA 13 - MEDIUM-HIGH DENSITY RESIDENTIAL****a. Land Use**

Planning Area 13, as illustrated in Figure 30, is planned as a 34.0 acre Medium-High Density Residential Community consisting of 165 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 13 will be achieved from Antelope Road and "A" Street. Final access points will be determined at the time of Tentative Tract Map submittal.*
- 3) *Potential pedestrian access will be located along Antelope Road and "A" Street.*
- 4) *Secondary Entry Monumentation, as depicted in Figure 46, is proposed for the southeast corner of the planning area.*
- 5) *A Landscape Development Zone, as depicted in Figures 43, 51, and 57 will be installed along Antelope Road, "A" Street and between the subject 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 "A" Street.*
- 7) *A theme wall or view fencing as depicted in Figure 62, will be installed between the subject planning area and the Landscape Development Zone along Antelope Road and between the subject planning area 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 13

MEDIUM - HIGH RESIDENTIAL

AC 34

DU 165

DU/AC 4.8

DENSITY 5-8

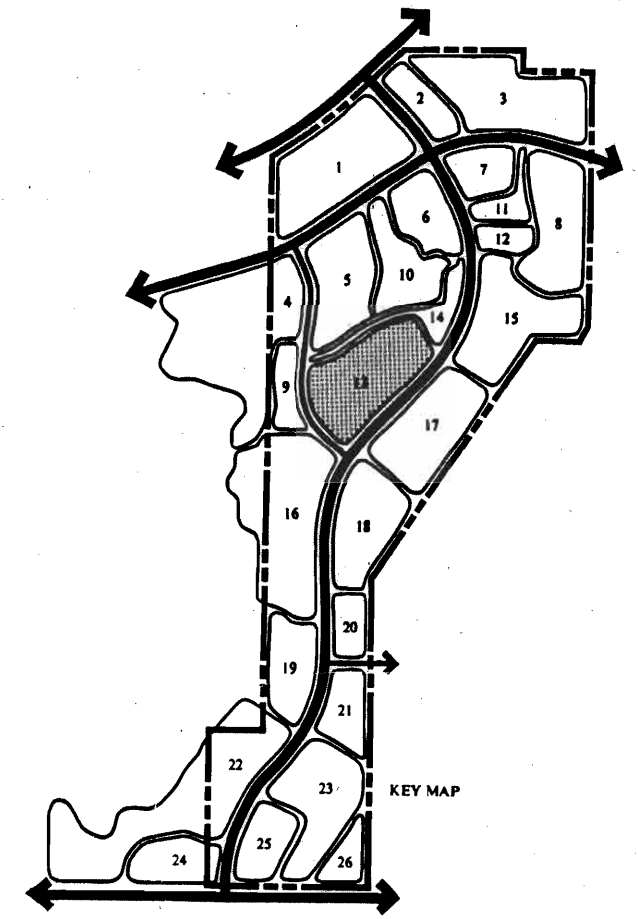
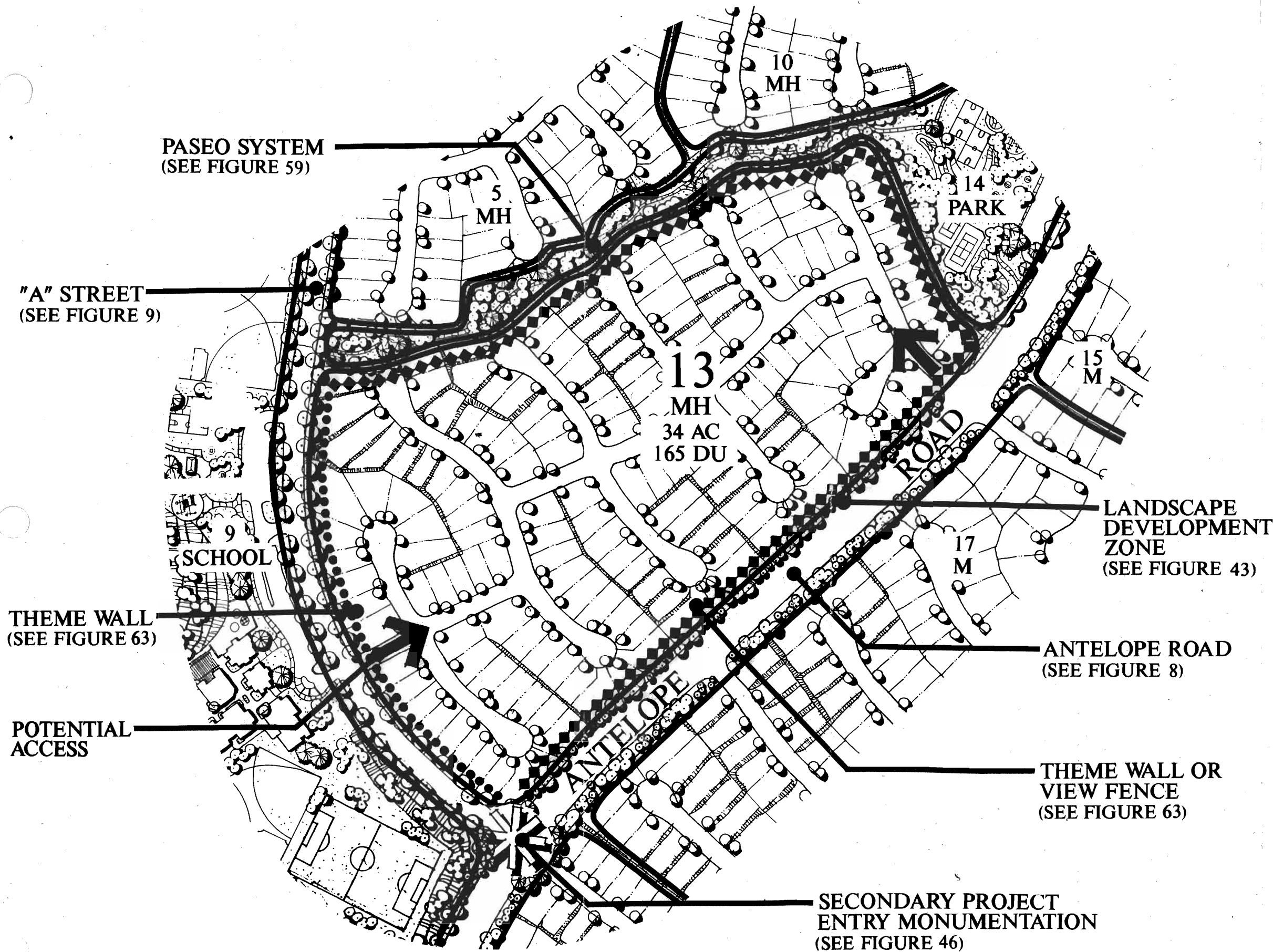


FIGURE 30