

10. PLANNING AREA 10

a. Descriptive Summary

This area is the largest contiguous residential area within the Townsite and contained the majority of single family homes with accompanying streets, sidewalks, and utilities, for a population of 3,500 mine workers and their families. Because this area is fully developed the land use and street patterns are firmly established and cannot be significantly altered. Planning Area 10 currently contains 316 existing and 7 partially constructed dwelling units as well as 12 existing residential pad/foundations capable of accommodating similar new or relocated single family dwellings. Each residential site contains sufficient area to accommodate two tandem offstreet parking spaces. The planned utilization of all existing buildings and foundations will result in a total of 335 single family dwellings within Planning Area 10. Pocket parks are planned throughout this residential area to provide a setting for informal community gatherings. Connections to the proposed trail system bordering the south boundary of the planning area are also envisioned. Street trees will be introduced along residential streets to soften the urban environment and provide shade during the hot summer months.

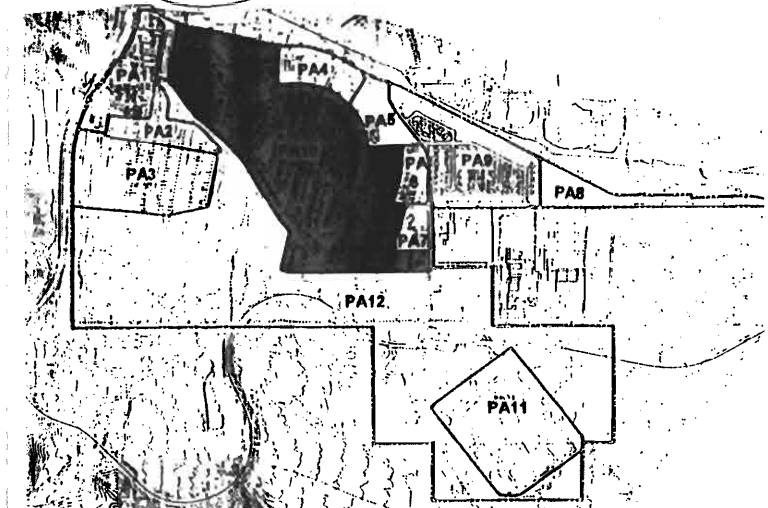
b. Land Use and Development Standards

Land Use: Residential
Acreage: ± 91.0 acres
Units: 335 DU's

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- Pedestrian access will be provided from Planning Area 10 to the trail system within Planning Area 12.
- Mesquite Drive will be extended to connect with Highland Drive within Planning Area 2.

- Four pocket parks will be provided within the planning area.
- Bald Eagle Drive will be realigned to close its northerly intersection with Yucca Drive.
- The northerly and southerly intersections of Palm Drive with Yucca Drive will be realigned for improved traffic safety.
- Vehicular access from Kaiser Road shall be prohibited.
- Provision shall be made for a landscape treatment along Kaiser Road.
- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 10

Residential
Area: 91.0 Acres
Total Units: 335 DUs

- Existing Drainage
- Existing Garage Foundation (Structure to be added)
- Existing House/Garage Foundation (Structure to be added)
- Proposed Tail
- Proposed Street
- Landscape Treatment
- Potential Pocket Park Site
- Trail Access
- Transition Zone (Urban to natural lands)
- Proposed Road Realignment
- Proposed Road Abandonment

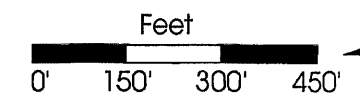
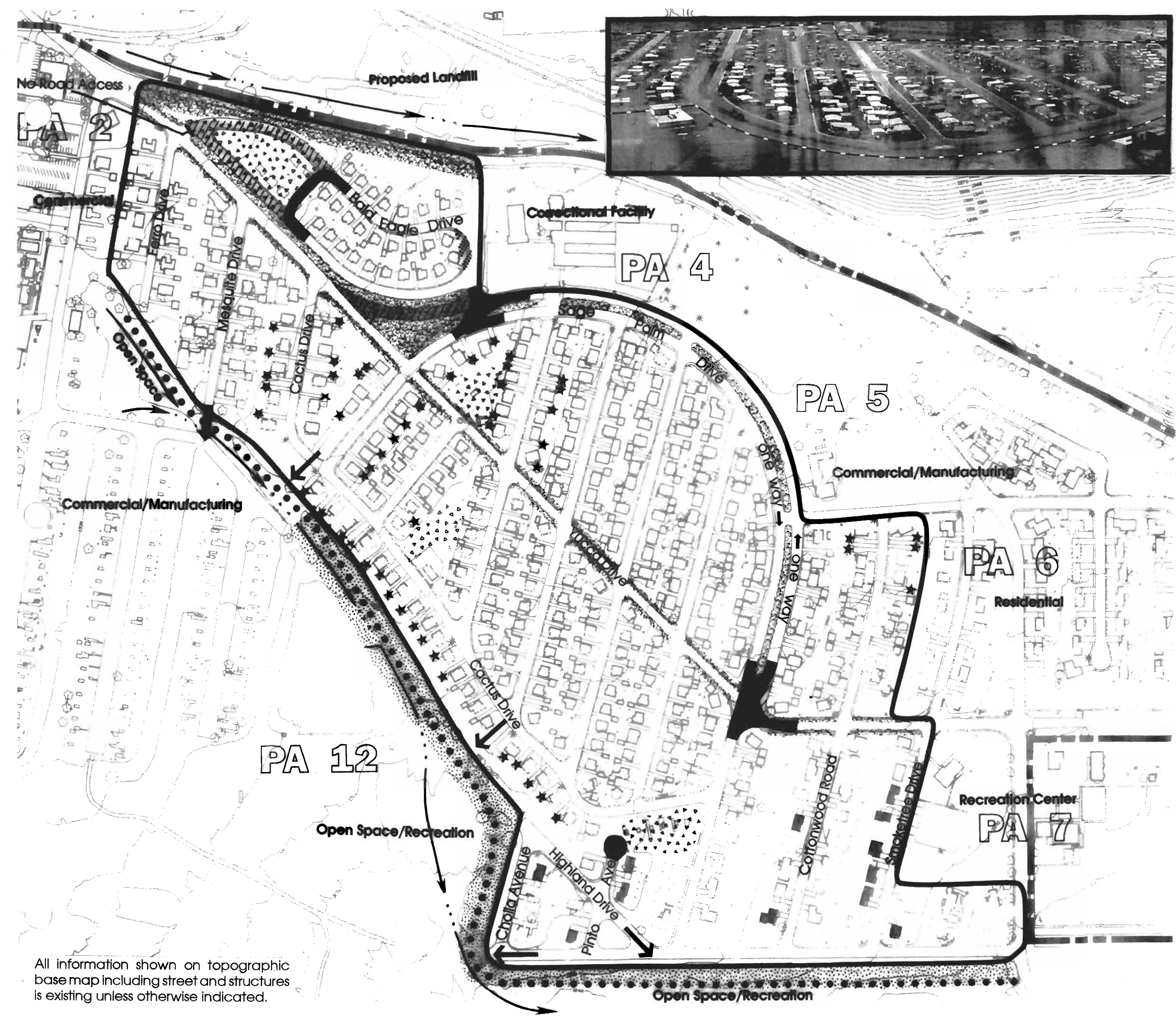


Figure No. III-31



All information shown on topographic base map including street and structures is existing unless otherwise indicated.