

12. Planning Area 12: Medium-High Density Residential

a. Descriptive Summary

Planning Area 12, as depicted in Figure 48, Planning Area 12, provides for development of 61 acres devoted to Medium-High Density residential uses. A maximum of 305 dwelling units is planned at a target density of 5.0 dwelling units per acre. The minimum lot size shall be 6,000 square feet. All lots shall have a minimum usable pad area of not less than 5,000 square feet.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 12 shall be provided from “A” Street and “D” Street (Buck Road) (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “A” Street adjacent to Planning Area 12.
- 3) A roadway landscape treatment, as shown in Figure 24, Arterial Highway Landscape Edge is planned along “D” Street (Buck Road) in the vicinity of Planning Area 12.
- 4) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 12 from a proposed Secondary Highway (“A” Street) or Arterial Highway (“D” Street or Buck Road).
- 5) A land use edge treatment, as illustrated in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between the proposed residential uses in Planning Area 12 and the Central Open Space Spine.
- 6) A land use edge transition, as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 12 and the adjacent local park in Planning Area 19.
- 7) Park improvement plans for the ten acre local park within Planning Area 21 shall be submitted by the developer prior to the issuance of the 200th building permit within Planning Areas 12 and/or 15. This local park within

Planning Area 21 will be constructed and fully operable prior to the issuance of the 225th building permit within Planning Areas 12 and/or 15.

- 8) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan

III.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan

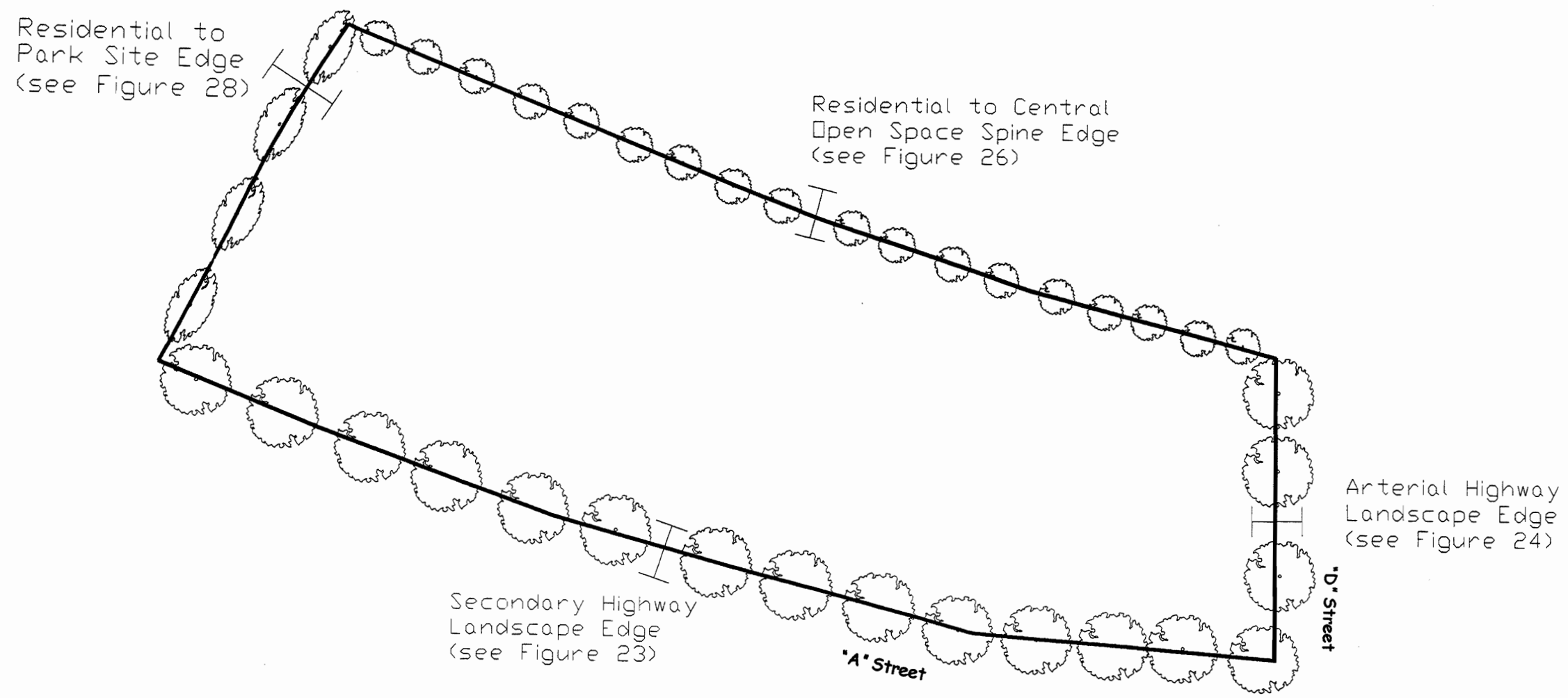
III.A.6: Grading Plan

III.A.7: Project Phasing Plan

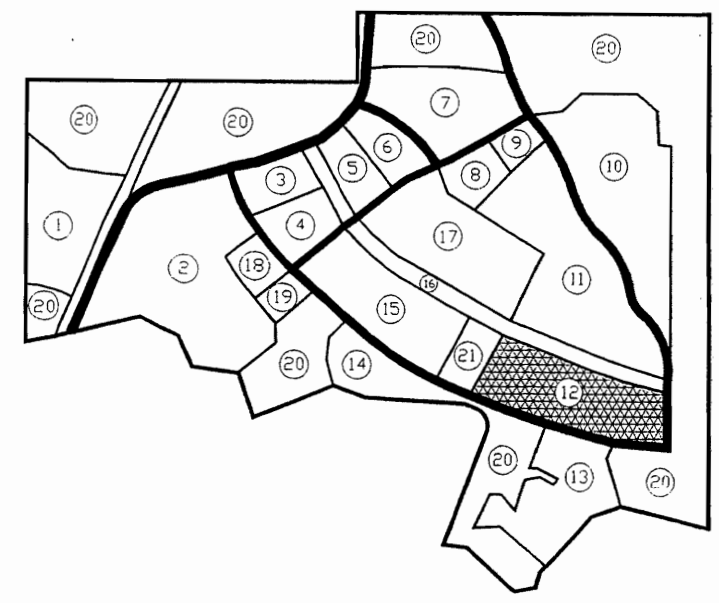
III.A.8: Landscape Plan

III.A.9: Comprehensive Maintenance Plan

FIGURE 48
Planning Area 12



Planning Area 12
 61 acres
 305 dwelling units
 5.0 dwelling units per acre



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Specific Plan No. 307/E.I.R. No. 402