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.
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.*

Please 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