

19. Planning Area 16

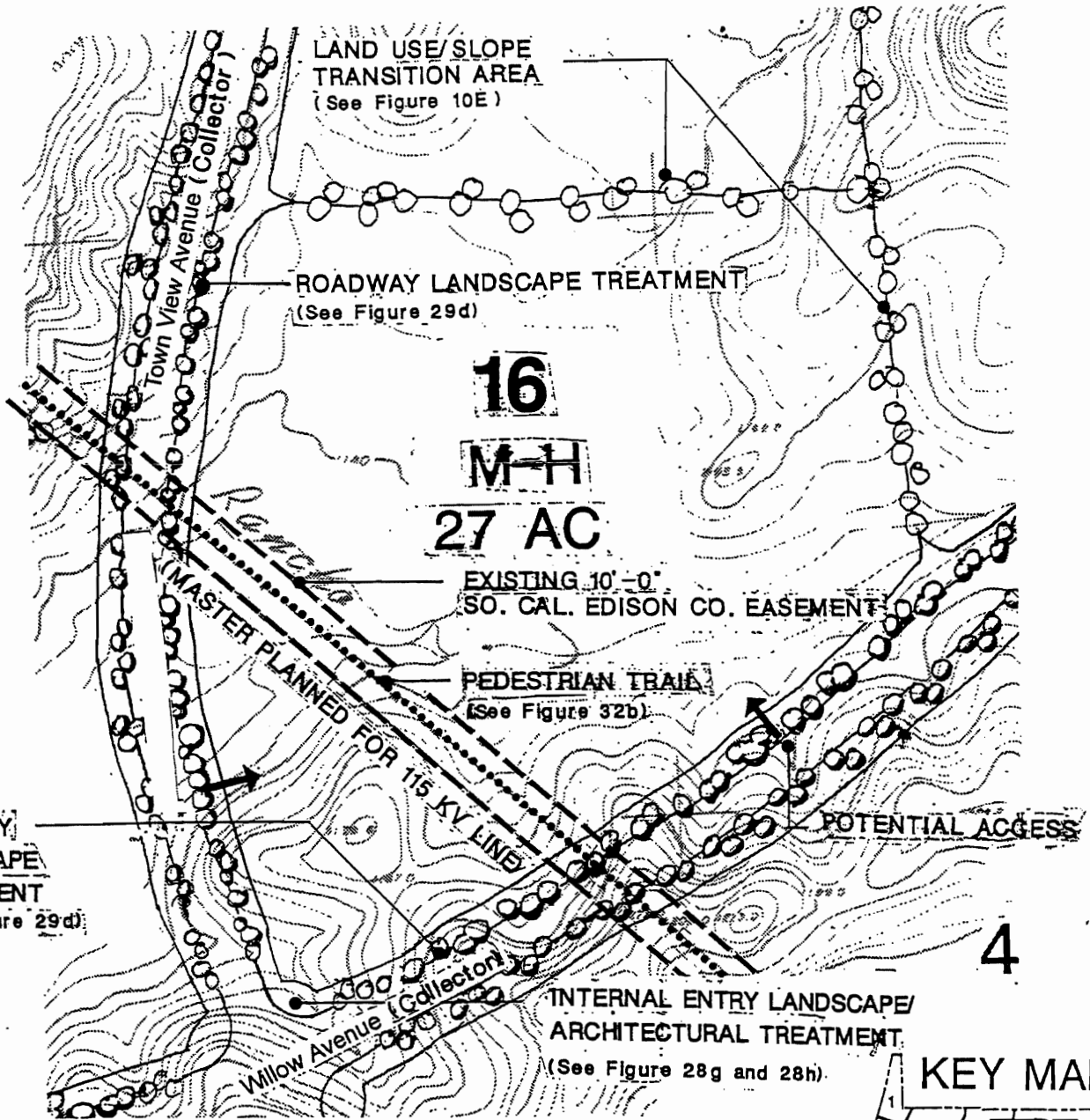
a. Descriptive Summary

Planning Area 16 is planned for 27-acres of Medium-High Density residential use. A maximum total of 189 dwelling units are planned at a target density of 7 du/ac. (5-8du/ac Density Range). See Figure 15R, *Planning Area 16*.

b. Land Use and Development Standards Please refer to Specific Plan Zoning Ordinance.c. Planning Standards

- * Access to the site will be provided by secondary roadways to the south (Willow Avenue) and west (Town View Avenue).
- * Roadway landscape treatments such as depicted on Figure 29d shall be provided along Willow Avenue and North General Kearney Road.
- * An internal entry statement will be provided at the intersection of North General Kearney Road and Willow Avenue at the northwestern boundary of the Planning Area.
- * A land use/slope transition area will be provided between Planning Area 16 and Planning Areas 12 and 13. (See Figure 10E).
- * The Edison easement within the planning area shall be developed as a common open space hiking trail, according to the standards set forth in the Design Guidelines section of this Specific Plan. The trail segment within the Planning Area shall be constructed and usable prior to occupancy of the first dwelling unit within the Planning Area.
- * A trail will be provided in the power line easement which traverses through the southwestern portion of the site.
- * Private recreation facilities may be planned and may possibly include a pool, spa, or barbeque areas. Exact design and layout will be accomplished at future stages of project design.
- * No final subdivision map shall be recorded pursuant to this section until such time as a final site plan has been submitted to and approved by the Planning Director. The final site plan shall show all lots, building footprints, setbacks, yard spaces, floor plans and elevations, to determine that the final site plan conforms to this Section and the final site plan approved in conjunction with the tentative subdivision map for the property. The Planning Director may, at his option, allow typical plottings to be used instead of plotting each dwelling unit on each individual lot. When typical plottings are used, setback specifications for each product type must be provided in addition to the proposed mix of product types.

- * 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.



ROADWAY
LANDSCAPE
TREATMENT
(See Figure 29d)

16
M-H
27 AC

EXISTING 10'-0"
SO. CAL. EDISON CO. EASEMENT

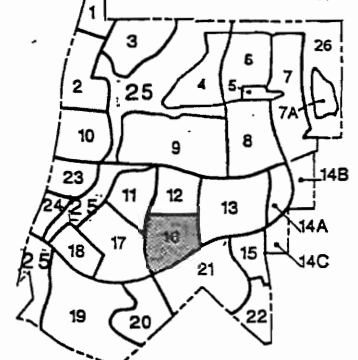
PEDESTRIAN TRAIL
(See Figure 32b)

POTENTIAL ACCESS

INTERNAL ENTRY LANDSCAPE/
ARCHITECTURAL TREATMENT
(See Figure 28g and 28h)

4

KEY MAP



MEDIUM-HIGH RESIDENTIAL
27 AC
189 DU
7 DU/AC TARGET DENSITY
5-8 DU/AC DENSITY RANGE

Planning Area 16
WINCHESTER PROPERTY

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Figure 15R