

**SECTION 11(b). PLANNING AREA 2: RESIDENTIAL (TENTATIVE TRACTS
NOS. 29646 and 29648)**

Descriptive Summary

Planning Area 2, as illustrated in Figure 19, consists of approximately 151 acres, located in the north portion of the project site. The Planning Area will include 257 single-family residences. The minimum residential lot size is 20,000 square feet; however, the 18 lots bordering the north side of Cajalco Road are subject to a unique provision. The southerly 86 feet of these lots has been reserved for the future right of way of the Mid-County Corridor. If and when Mid-County Corridor is approved these lots will be reduced to reflect the net loss resulting from the imposed County right of way. The lots will be considered legal and buildable under the Specific Plan and the corresponding zoning.

Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15. Development shall conform to the approved subdivisions.

Design Standards/Guidelines

Primary Access: Carpinus Drive from Cajalco Road or Wood Road will provide primary access into the Planning Area, and will be developed as depicted on Figure 9, Typical Road Sections.

Primary Entry Feature: Carpinus Drive will include a major entry feature as

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

illustrated in Figure 16, Primary Project Entry.

Internal Local Streets: Internal streets shall be developed as illustrated Figure 9, Typical Road Sections.

Special Conditions: The following special considerations apply to this Planning Area:

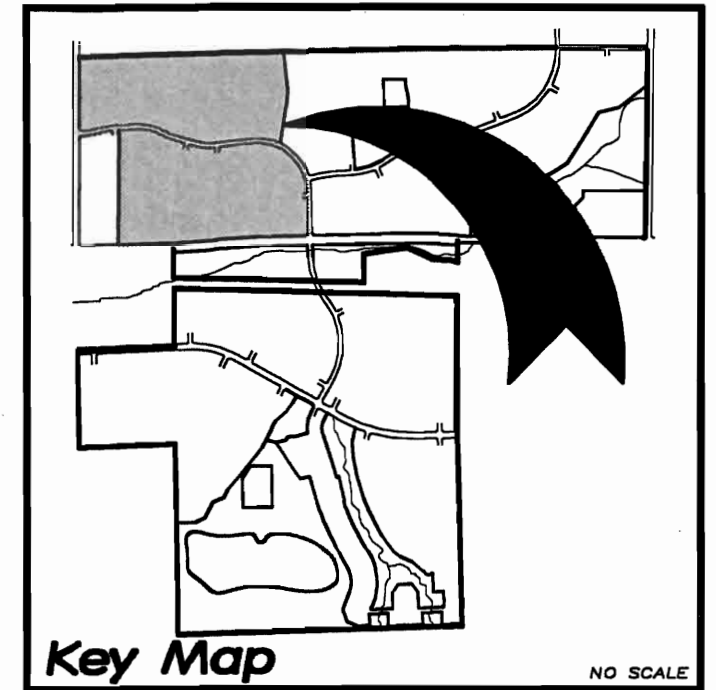
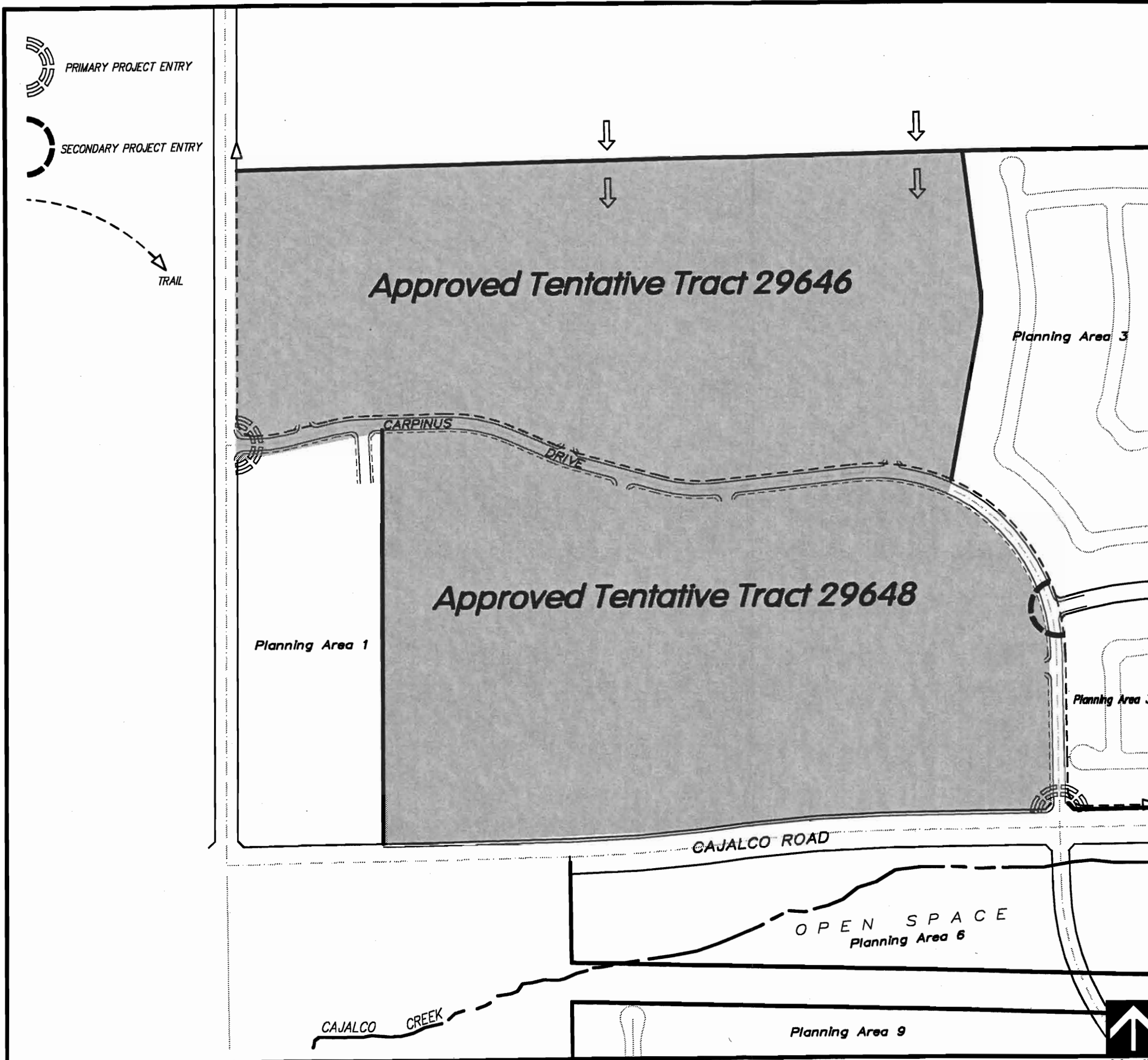
Condition	Response
Adjacent to future commercial development in Planning Area	Landscape buffer provided in PA No.1
Borders Cajalco Road - noise and landscaping considerations.	A block wall / berm and an expanded parkway will be constructed along Cajalco Road.

Please refer to the following sections regarding specific design guidelines for the planning area:

Section 13, Landscape Design Guidelines

Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.



PLANNING AREA 2 Figure 19

Land Use: SINGLE FAMILY RESIDENTIAL
Planned Dwelling Units: 257
Area: 151 Acres
Planned Density: 1.7 du/ac.
Min. Lot Size: 20,000 sq.ft.

