

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

SECTION 11(d). PLANNING AREA 4: ELEMENTARY SCHOOL

Descriptive Summary

Planning Area 4, as illustrated in Figure 21, consists of approximately 12 acres, and is located in the north area of the project.

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. However, the school will be approved and constructed independently of the project.

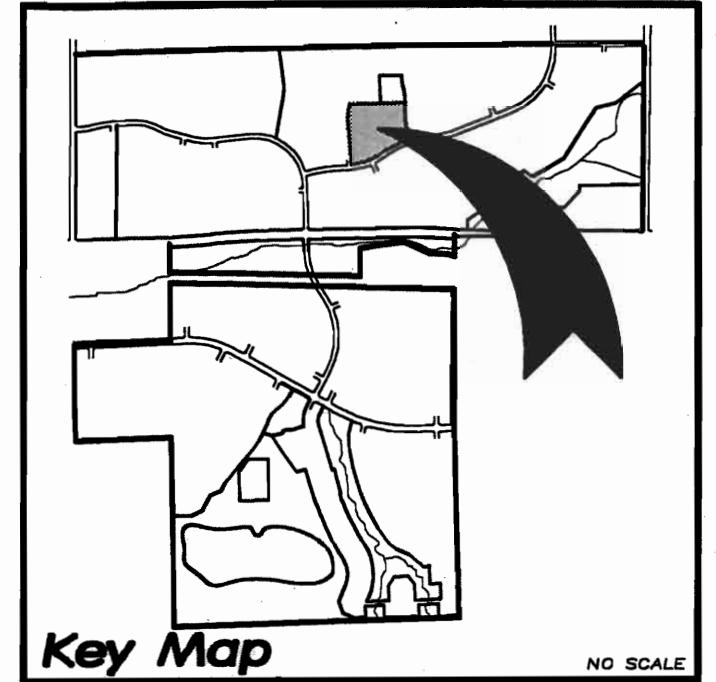
Design Standards/Guidelines

The Planning Area will be used as an elementary school and developed in accordance with the standards of the Val Verde School District.

Primary Access: Martin Road will provide primary access into the Planning Area, and will be developed pursuant to guidelines contained in Section 13, and as depicted on Figure 9, Typical Road Sections. For landscaping details associated with Martin Road, please refer to Section 13 and Figure 16.

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

Condition	Response
School adjacent to residential uses in north east corner of Planning Area.	Playgrounds adjacent to and below grade from residential; school plans show landscaped slope and buffer that is approximately 30 – 40 feet in width.



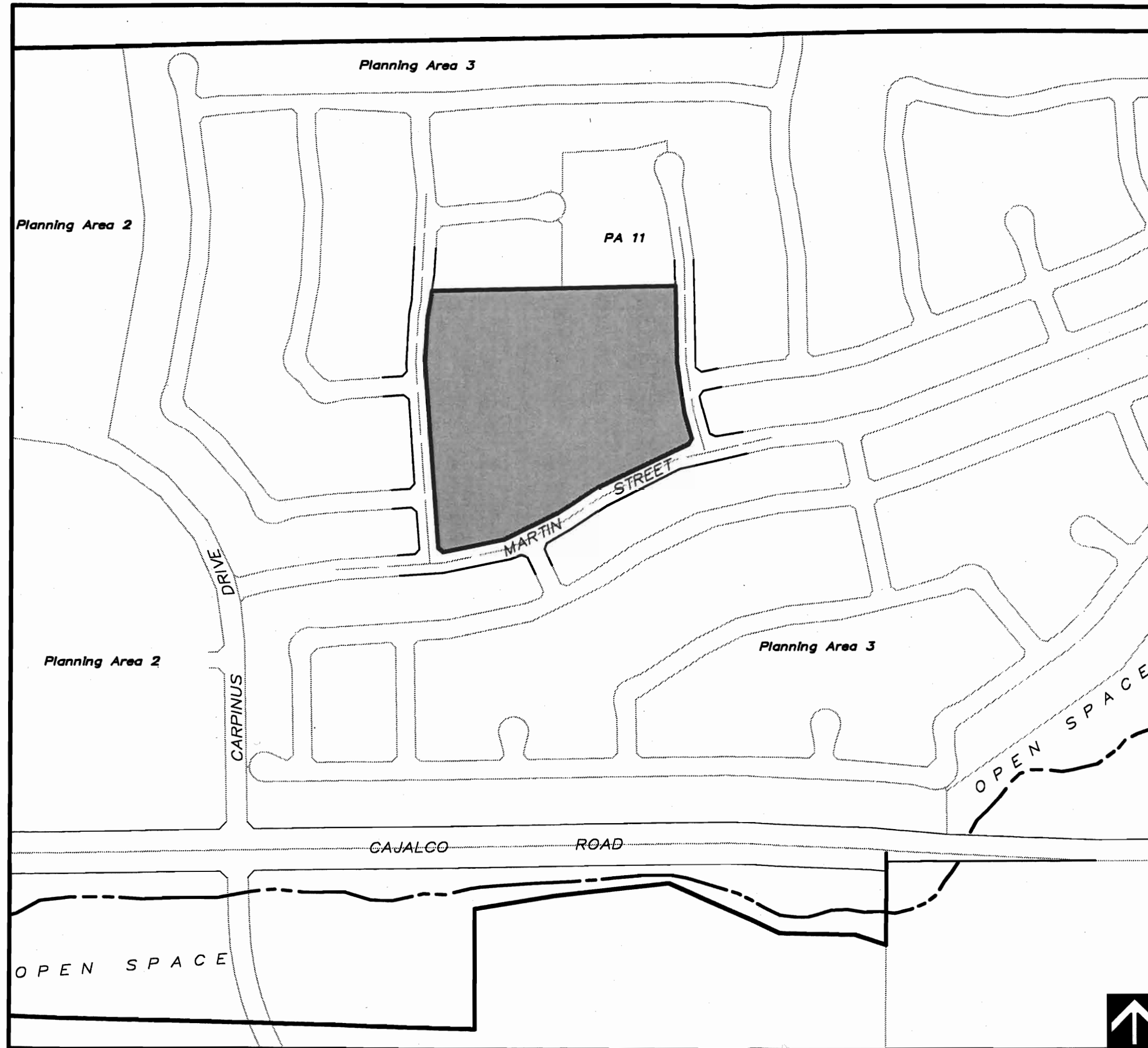
PLANNING AREA 4
Figure 21

Land Use: ELEMENTARY SCHOOL
Area: 12 Acres



Engineering, Inc.

RICHARDS MUEGLING WILKES



North