

**SECTION 11(h). PLANNING AREA 8: RESIDENTIAL**

**Descriptive Summary**

Planning Area 8, as illustrated in Figure 25, consists of approximately 92 acres, located in the north portion of the project site. The Planning Area will include 217 single-family residences. The minimum residential lot size is 12,000 square feet. An open space corridor, which follows a small natural swale, is proposed to traverse Planning Area 8. It is approximately 32 acres and is identified as Planning Area 8A.

**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.

**Design Standards/Guidelines**

**Primary Access:** Cajalco Road, via Starglow Drive and Rider Road, will provide primary access into the Planning Area, and will be developed as depicted on Figure 9, Typical Road Sections.

**Primary Entry Feature:** Cajalco Road will include a major entry feature as illustrated in Figure 16, Primary Project Entry.

**Secondary Access:** Secondary access to the Planning Area will be taken from Rider Road.

**Secondary Entry Feature:** Rider Road will include a minor entry feature as illustrated in Figure 16, Secondary Project Entry.

**Internal Local Streets:** Internal streets shall be developed as illustrated on Figure 9,

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SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

Typical Road Sections.

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

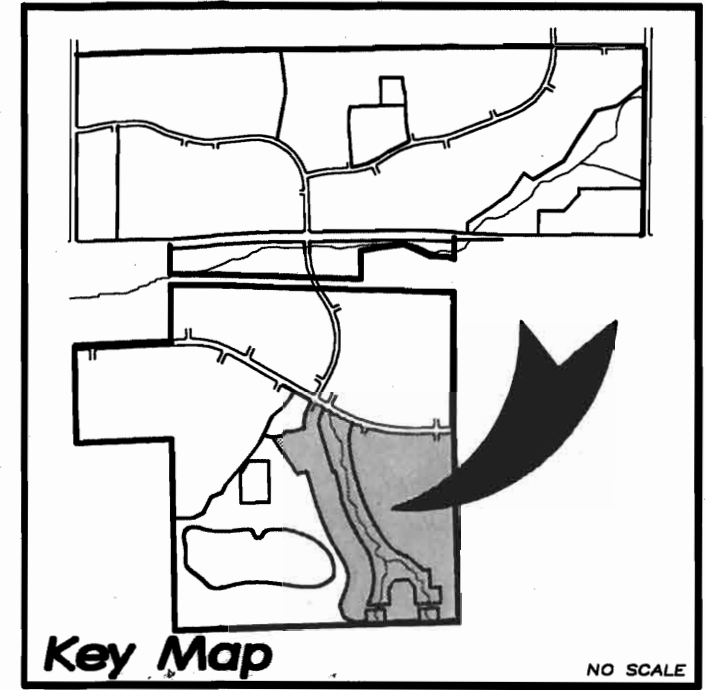
Condition	Response
Borders Planning Area 10, open space.	Fuel modification along interface.
A road will be constructed across the open swale, that links the two portions of the Planning Area for emergency access purposes.	Design crossing to minimize impact on swale (see Design Guidelines).

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 8  
Figure 25**

**Land Use: SINGLE FAMILY RESIDENTIAL**  
**Planned Dwelling Units: 217**  
**Area: 92 acres**  
**Planned Density: 2.4du/ac.**  
**Min. Lot Size: 12,000 sq.ft.**  
**Open Space: 32 acres**



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North