
4.1.4 PLANNING AREA 4 - MEDIUM DENSITY RESIDENTIAL**a. Land Use**

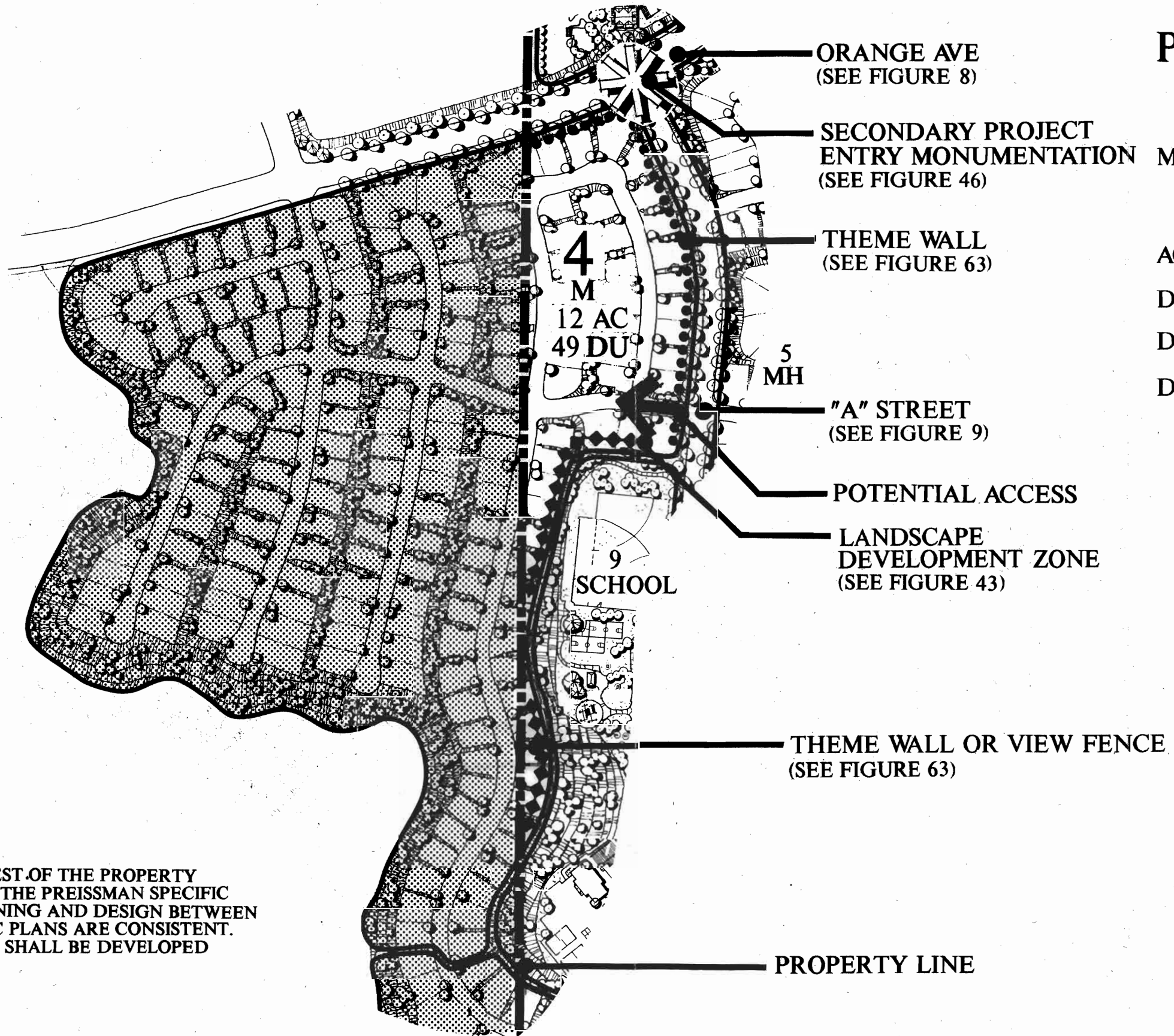
Planning Area 4, as illustrated in Figure 22, is planned as a 12.0 acre Medium Density Residential Community consisting of 49 dwelling units. The planning area target density range will vary from 2 to 5 dwelling units per acre. This planning area has been planned in conjunction with Specific Plan No. 246, the Preissman Specific Plan, to facilitate circulation, infrastructure construction, and project interface. As discussed in Section 3.6, the planning area will be built out concurrently with the area within the adjacent project.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Access to Planning Area 4 will be achieved from "A" Street. Final access points to the planning areas will be determined at time of tentative tract map submittal.*
- 3) *A Secondary Entry Monumentation, as depicted in Figure 46, is proposed for the north east corner of the planning area.*
- 4) *A Landscape Development Zone, as depicted in Figure 43 and 51, will be installed along Orange Avenue and "A" Street.*
- 5) *Theme walls, as depicted in Figure 62, will be installed along Orange Avenue and "A" Street.*
- 6) *Theme walls or view fencing, as depicted in Figure 62, will be installed between the subject planning area and Planning Area 9.*
- 7) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 8) *For residential Architectural Design Guidelines and general Site Design Criteria, please refer to Sections 6.0 and 7.0, Design Guidelines, prepared for this Specific Plan.*
- 9) *Sound attenuation will be by theme walls and/or berming to bring noise levels to the 60 CNEL level at the residential perimeter.*
- 10) *Detailed acoustical studies shall be provided in areas impacted by noise levels of 60 dba or greater to ensure compliance with General Plan Standards.*

1 TOWNCENTER

PLANNING AREA 4



MEDIUM RESIDENTIAL

AC 12

DU 49

DU/AC 4.1

DENSITY 2-5

AREAS TO THE WEST OF THE PROPERTY
LINE ARE WITHIN THE PREISSMAN SPECIFIC
PLAN #246. PLANNING AND DESIGN BETWEEN
THE TWO SPECIFIC PLANS ARE CONSISTENT.
PUBLIC FACILITIES SHALL BE DEVELOPED
CONCURRENTLY.

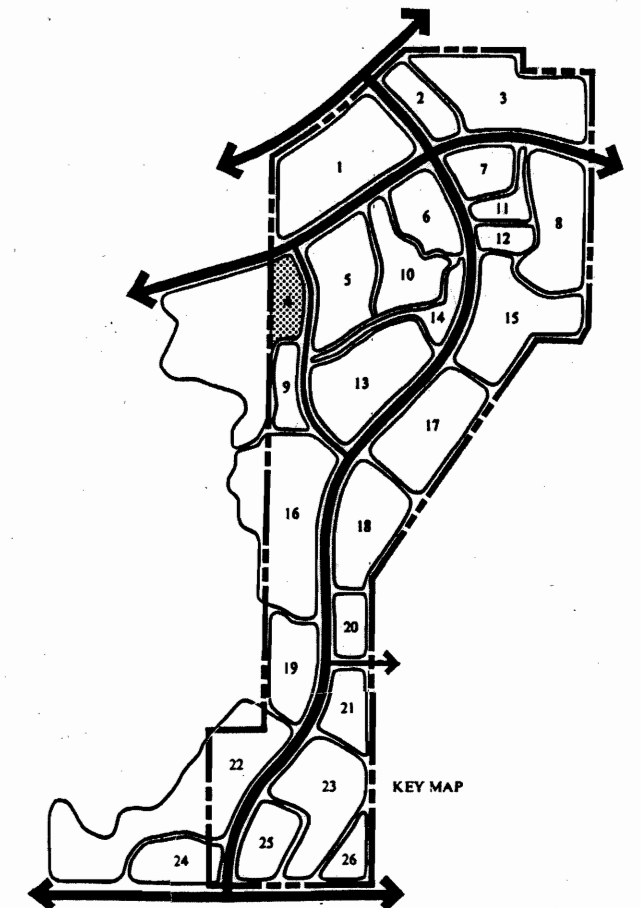


FIGURE 22