
4.1.9 PLANNING AREA 9 - PUBLIC FACILITY: ELEMENTARY SCHOOL**a. Land Use**

Planning Area 9, as illustrated in Figure 27, is planned as a 10.0 acre Elementary School. Final design of the Elementary School site will require approval of the school district board.

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 9 will be achieved from "A" Street. Final access points to the planning area will be determined at time of tentative tract map submittal.*
- 3) *A Landscape Development Zone, as depicted in Figures 43 and 51, will be installed along "A" Street.*
- 4) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 5) *For general Site Design Criteria, please refer to Section 6.0 Design Guidelines prepared for this Specific Plan document under separate cover.*
- 6) *Planning Area 9, Public Facility site, because of ensuing planning, may be relocated due to deliberations with the Nuvview School District. Should the public facility site be relocated, the resulting planning area will have a baseline of a medium-high density residential area not to exceed 92 dwelling units so long as the total number of dwelling units approved in this specific plan is not exceeded.*
- 7) *Net buildable acreage for a school site will be ten acres, with approval of the school district.*

PLANNING AREA 9

SCHOOL

AC 10

THIS EXHIBIT IS CONCEPTUAL AND ONLY INTENDED TO ILLUSTRATE HOW RECREATIONAL AND OTHER ATTENDENT FACILITIES COULD BE PLANNED FOR THE SITE. SPECIFIC PROGRAMATIC ELEMENT AND DESIGN STUDIES WILL BE PREPARED DURING SUBSEQUENT PLANNING AND DESIGN EFFORTS.

PROPERTY LINE

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.

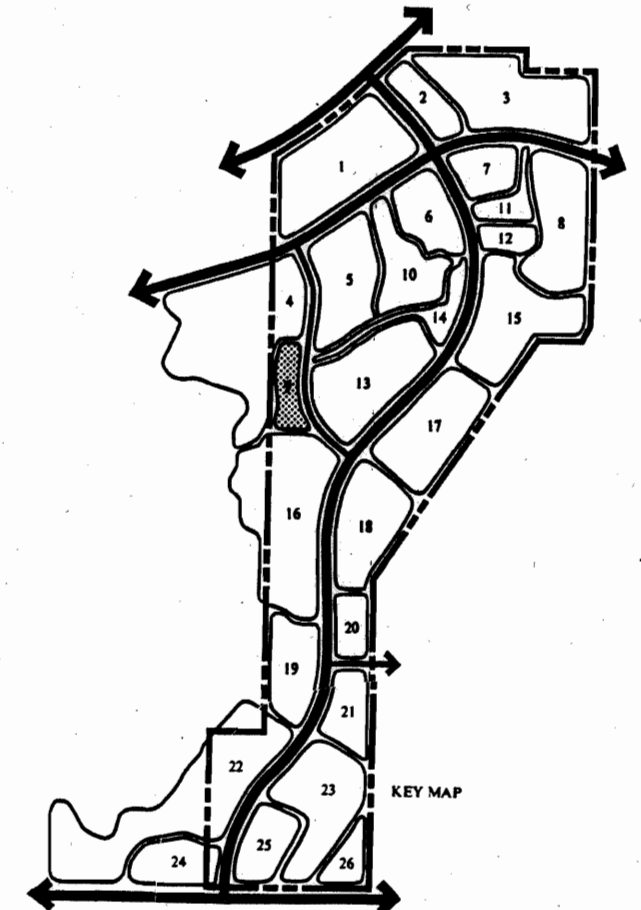
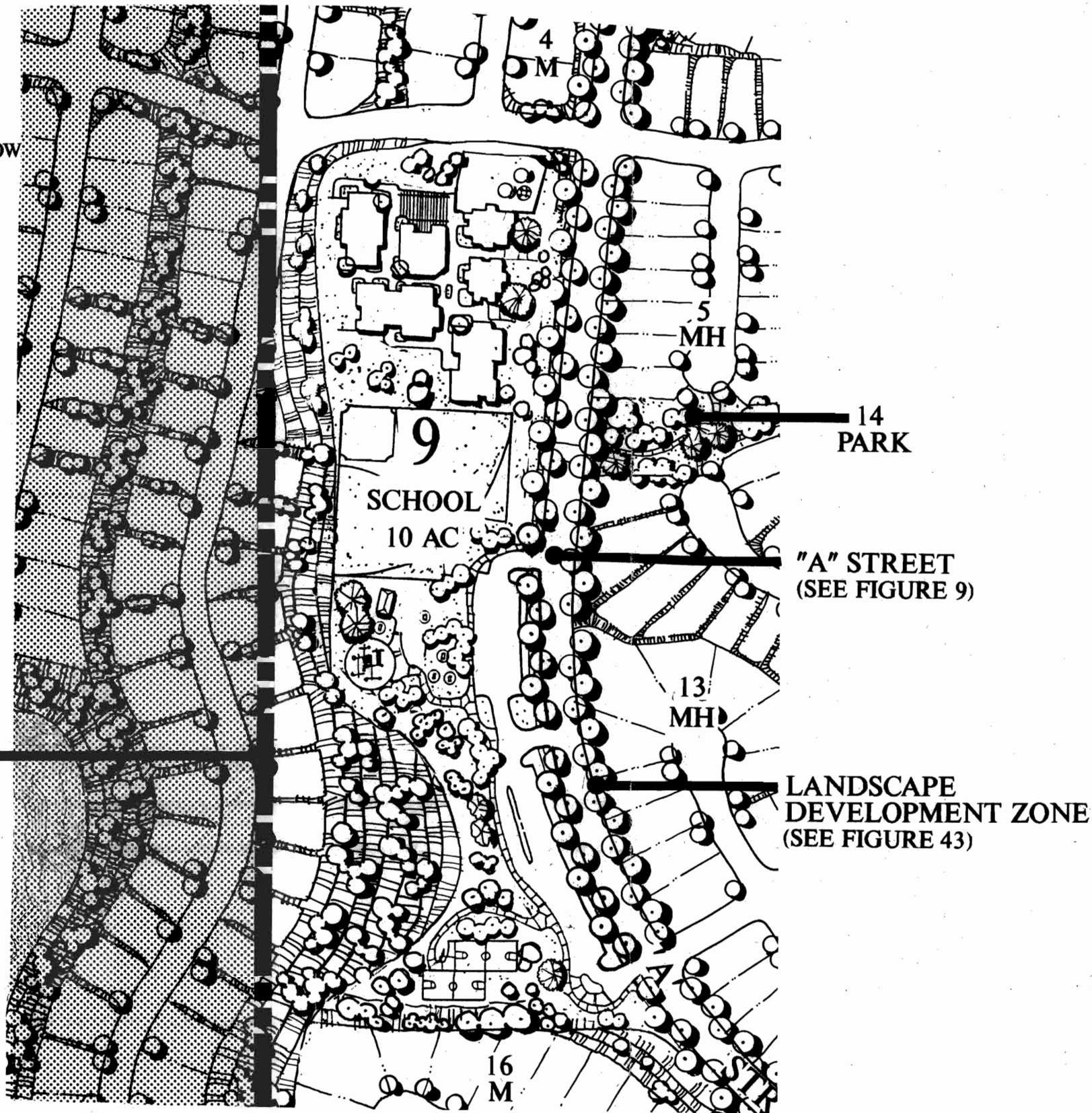


FIGURE 27