

11. PLANNING AREA 11**a. Descriptive Summary**

Located south of the Townsite's urban core, Planning Area 11 contains the Eagle Mountain Wastewater Treatment Facility which has served the townsite since the early 1960's. Wastewater is piped to the treatment facility by underground sewer line while vehicular access is provided by Eagle Mountain Road. The Wastewater Treatment Facility is entirely fenced and consists of 12 treatment ponds available to serve the townsite. The facility is designed to treat a maximum of 270,000 gallons per day (GPD) of wastewater utilizing all 12 basins but is presently operating at 35,000 GPD (13% of capacity) to serve the townsite's existing residents. Wastewater flows are rotated between basins to regulate evaporation rates. Currently only 2 or 3 ponds are in use at any given time. The treatment facility is physically separated from the townsite's urban core and is operated in compliance with all State and Federal requirements.

b. Land Use and Development Standards

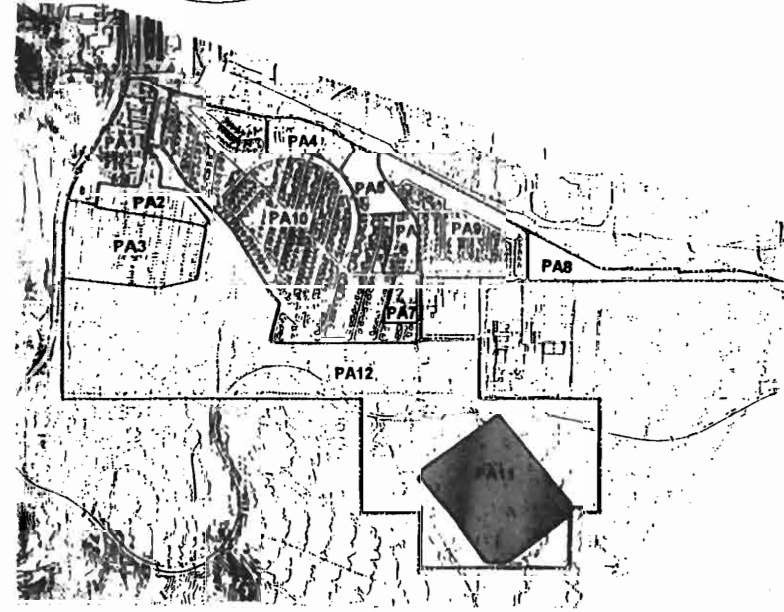
Land Use: Wastewater Treatment

Acreage: ± 35.7 acres

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- The wastewater treatment plant shall continue to be operated, maintained and equipped in accordance with all applicable state and federal regulations and directives.
- Vehicular access to Planning Area 11 will be provided by Eagle Mountain Road.

- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 11

Wastewater Treatment
Area: 35.7 Acres

- Existing Fence
- Existing Drainage
- Existing Sewer

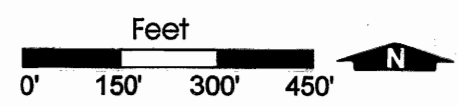
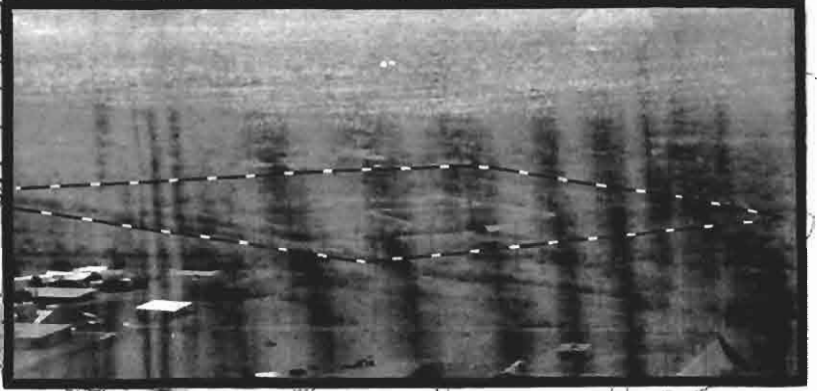
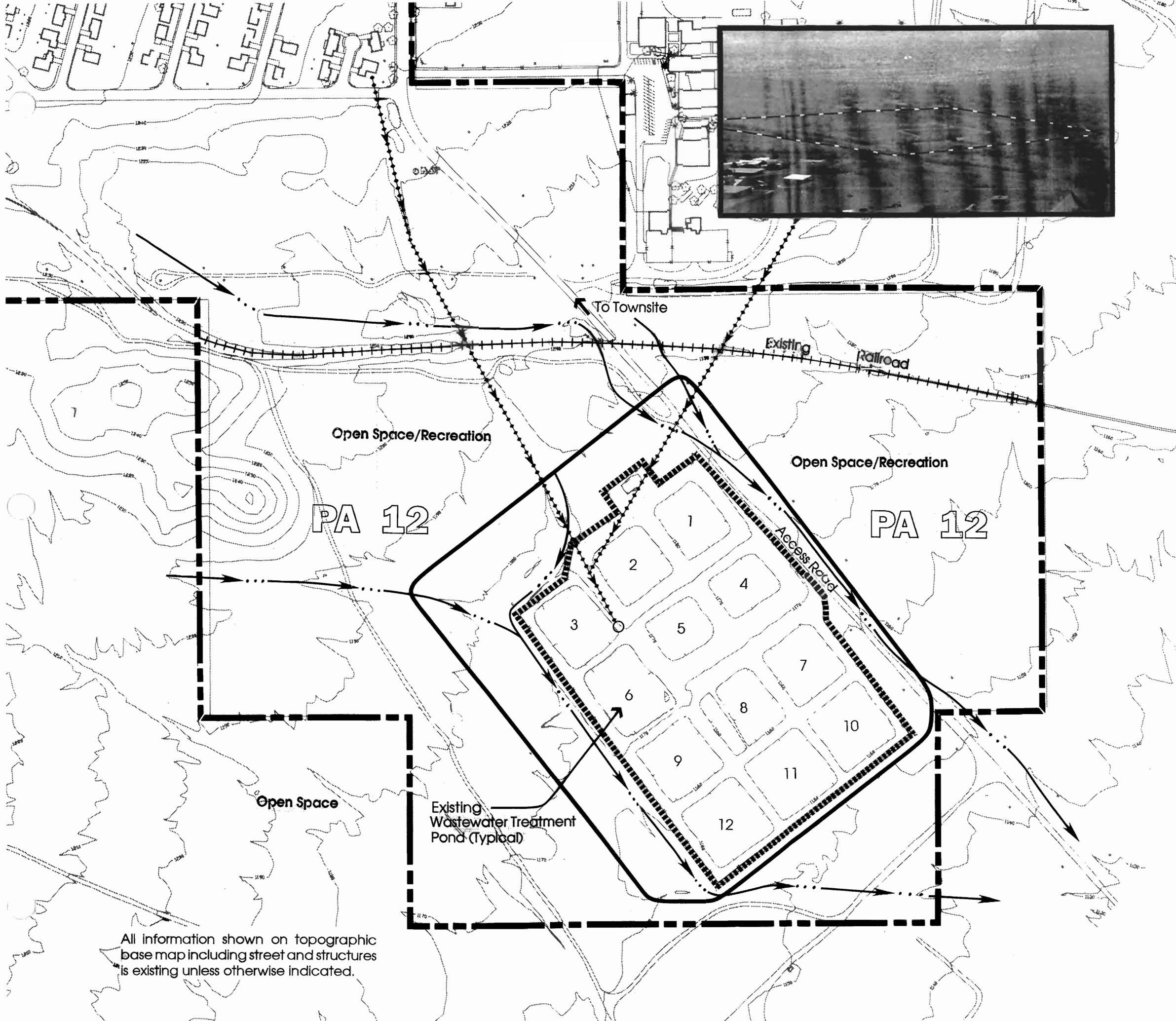


Figure No. III-32



All information shown on topographic base map including street and structures is existing unless otherwise indicated.