

11. Planning Area 11: Medium-High Density Residential

a. Descriptive Summary

Planning Area 11, as depicted in Figure 47, Planning Area 11, provides for the development of 95 acres devoted to Medium-High Density residential uses. A maximum of 475 dwelling units is planned at a target density of 5.0 dwelling units per acre. A minimum lot size shall be 6,000 square feet. All lots shall have a minimum usable pad area of not less than 5,000 square feet.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 11 shall be provided from “D” Street (Buck Road) (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 24, Arterial Highway Landscape Edge, is planned along “D” Street (Buck Road) adjacent to Planning Area 11.
- 3) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 11 from a proposed Arterial Highway (“D” Street or Buck Road).
- 4) A land use edge treatment, as illustrated in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between the proposed residential uses in Planning Area 11 and the Central Open Space Spine.
- 5) A land use edge transition, as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 11 and the adjacent local park in Planning Area 9.
- 6) A land use edge transition, as shown in Figure 29, Residential to School Edge, shall serve as a buffer between Planning Area 11 and the elementary school site in Planning Area 8.
- 7) Park improvement plans for the six acre local park within Planning Area 9 shall be submitted by the developer prior to the issuance of the 125th

III. Specific Plan

Johnson Ranch Specific Plan No. 307/E.I.R. No. 402

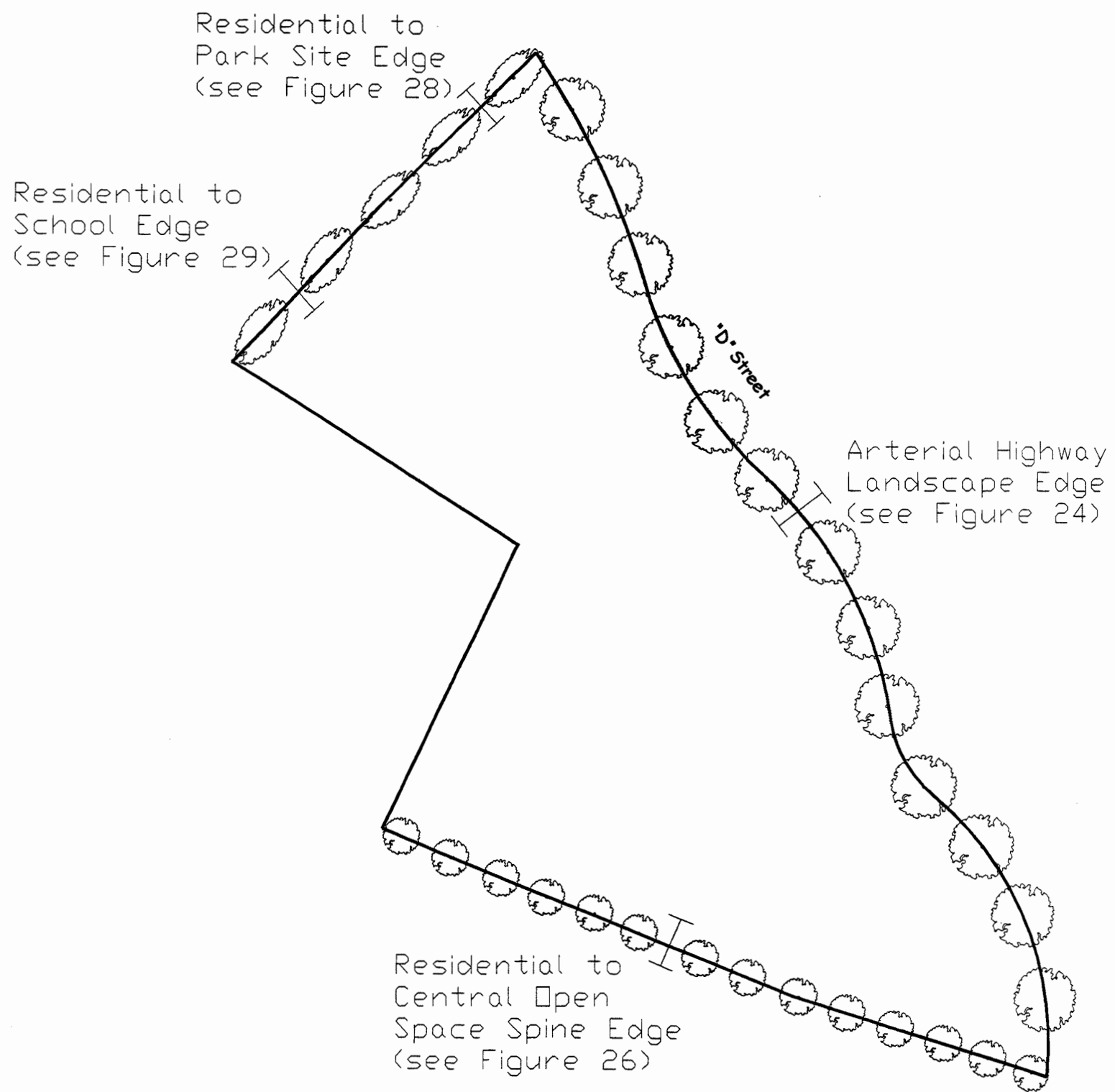
building permit within Planning Areas 11 and/or 17. This local park within Planning Area 9 will be constructed and fully operable prior to the issuance of the 150th building permit within Planning Areas 11 and/or 17.

- 8) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

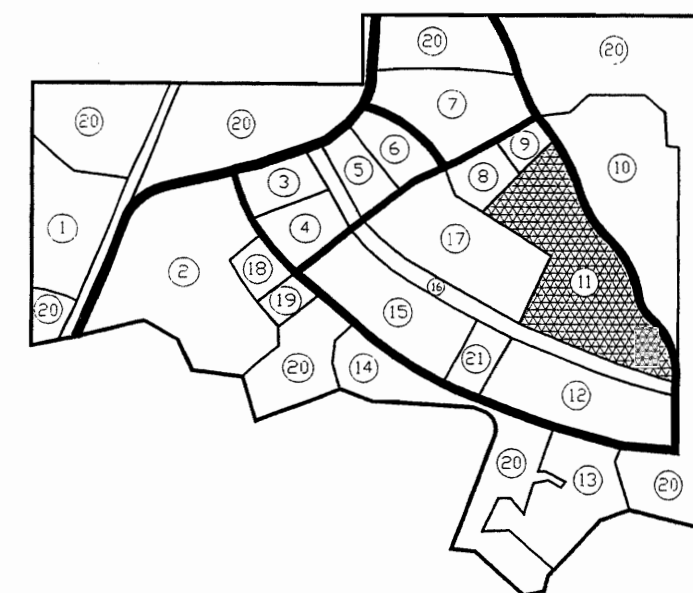
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Project Phasing Plan
III.A.8: Landscape Plan
III.A.9: Comprehensive Maintenance Plan

FIGURE 47
Planning Area 11



Planning Area 11
 95 acres
 475 dwelling units
 5.0 dwelling units per acre



JOHNSON RANCH

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