

C. SITE PLANNING DESIGN GUIDELINES

1. General Design Criteria

The site planning criteria presented in this section is envisioned as a positive means to create a neighborhood fabric that offers a unique, soft, and visually appealing environment to those in and around the community.

The site planning concepts shall:

- a. Maintain a strong design sensitivity for the unique environment which influences the community.
- b. Effectively accommodate the residential unit types proposed.
- c. Ensure that all structures, site development and landscaping shall preserve views, and promote the privacy and aesthetic quality of neighboring buildings and outdoor spaces.
- d. Maximize unit exposure to golf course, greenbelts and other amenities.
- e. Employ the latest techniques of energy-efficient/cost-effective subdivision design.
- f. Accommodate street drainage or underground drainage in accordance with generally accepted principles.
- g. Ensure that graded areas shall be kept to a minimum to reduce impacts on the surrounding environment.

2. Residential Design Criteria

It is anticipated that Mountain Springs will consist of a combination of single family detached and single family attached dwelling units. These are intended to be high quality environments of varying lot size and unit configuration to minimize marketing overlap. Both detached and attached units may be constructed in each residential planning area. Several lot configurations will be provided in each residential planning area. The smallest lot configuration will be 4,050 square feet. The single family attached units will only be constructed on the 4,050 square foot lots. The single family detached units will only be constructed on the remaining larger lot configurations.

For all Single Family Developments:

- (1) Curvilinear street layouts shall be encouraged to enhance streetscape. Long runs of straight local streets should be avoided.
- (2) Use of open cul-de-sacs shall be encouraged.
- (3) All common boundaries between single family lots shall maintain visual continuity. Designs should emphasize the idea of a cohesive community, and therefore, abrupt transitions shall be avoided.

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- (4) Increase interface with parks and open spaces to enhance value and strengthen recreational image.
- (5) Encourage articulation of the streetscape theme through:
 - (a) Variations in unit footprint, massing, roof forms and architectural detail.
 - (b) Variation in orientation of garages and entries to create unit individuality.
 - (c) Variable setback dimensions from the street.
- (6) Quality common and private open space is an important element within any detached or attached project. Curving the streets and orienting road axes to open areas and views can attain the feeling of open space.
- (7) Introduce a variety of lot configurations to accommodate various architectural solutions.
- (8) Vary the orientation of garages and entries to create unit individuality.
- (9) Provide strong landscape theme to enhance streetscene. Establish planting "pockets" as focal points to create visual interest and diversity.
- (10) Introduce an easement "deed back" concept to address fire, drainage and access requirements.