
**4.1.11 PLANNING AREA 11 - NEIGHBORHOOD PARK
PLANNING AREA 12 - PUBLIC FACILITY: ELEMENTARY SCHOOL****a. Land Use**

Planning Area 11, as illustrated in Figure 29, is planned as a 8.0 acre Neighborhood Park. The park will include a tot lot, picnic tables and barbecues, two baseball/softball fields, benches, trails and a restroom facility.

Planning Area 12, as illustrated in Figure 29, is planned as a 7.0 acre Elementary School to serve the population created through the implementation of this Specific Plan and the surrounding population. Final design of the Elementary School site will require approval of the school district board. The adjacent park acreage will be utilized as part of the recreational facilities for the elementary school.

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 11 and 12 will be achieved from an internal collector street off Antelope Road and from Planning Area 15. 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 Figure 43, will be installed between the subject planning areas and Planning Area 8 to act as an east-west link of the parks in Planning Areas 11, 14, and the school in Planning Area 9.*
- 4) *It is expected that the school and adjacent park site will develop concurrently and specific site designs will accommodate joint use parking arrangements.*
- 5) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 6) *For Neighborhood Park Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan Document.*
- 7) *For general Site Design Criteria, please refer to Section 6.0 Design Guidelines prepared for this Specific Plan.*
- 8) *Planning Area 12, 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 shall have a baseline allocation of a medium-high density residential area not to exceed 56 dwelling units, so long as the total number of dwelling units approved in this specific plan is not exceeded.*

PLANNING AREAS 11 & 12

PARK & SCHOOL

AC 8.0

AC 7.0

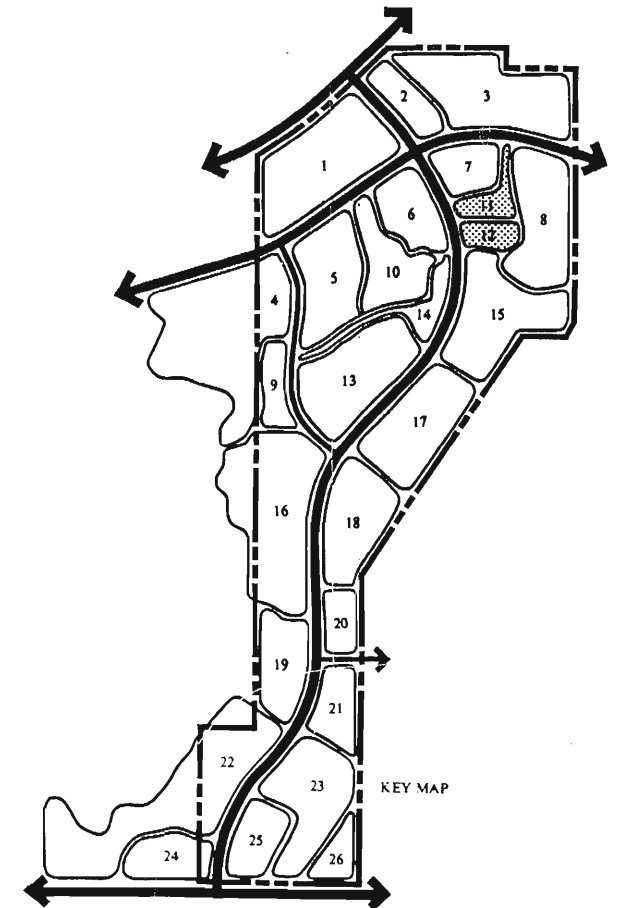


FIGURE 29

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.