

**11. Planning Area 11.2**

**a. Description**

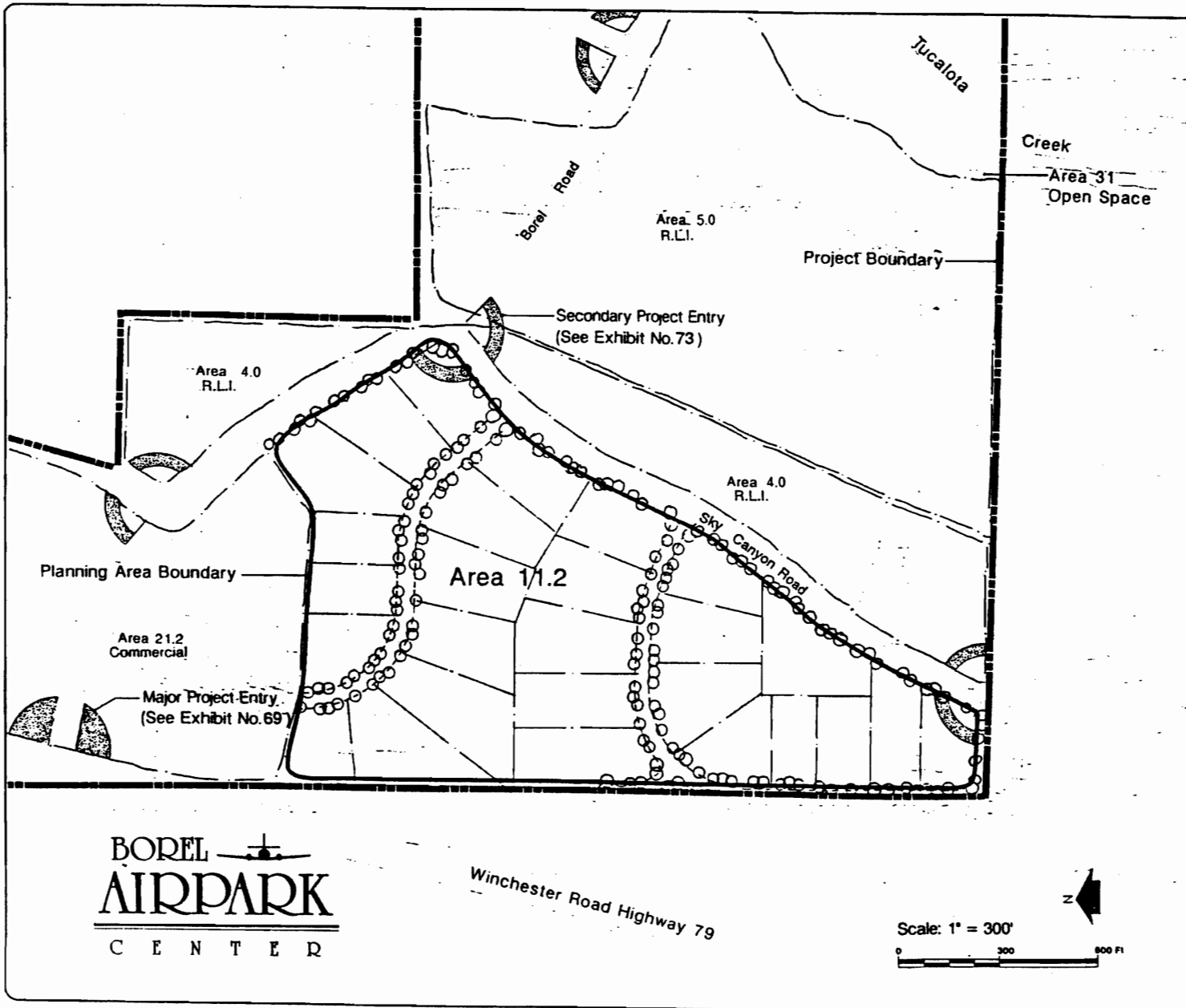
Planning Area 11.2 is planned for a 39.0 acre office park site, see Exhibit No. 25

**b. Design Features**

- o Prior to any development within Planning Area 11.2, a plot plan must be submitted and approved pursuant to Section 18.30 of Ordinance 348 and/or a subdivision approved and recorded pursuant to Ordinance 460
- o Major project entry, see Exhibit 68
- o Two secondary entry statements, see Exhibit 66
- o Landscape design, see Exhibit 13
- o Highway/roadway landscape plan view, see Exhibit 84
- o Please refer to Section E for project-wide architectural guidelines
- o Please refer to Section E for project-wide landscaping guidelines
- o Signage restrictions (see architectural guidelines)

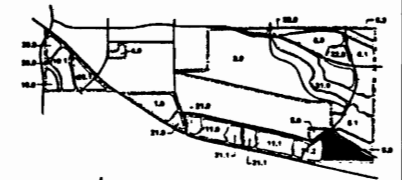
**c. Zoning Development Standards**

- o Permitted Uses:
  - \* Please refer to Zoning Ordinance No. 348 contained in Chapter V of this document.



BOREL AIRPARK  
CENTER

Planning Area 11.2



Key Map

Gross Acres: 39.0  
Land Use: Office Park

The Planning Associates  
R.H.A. Inc.

**TEC** TEMECULA  
ENGINEERING & CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No.: 25