

12. PLANNING AREA 12**a. Descriptive Summary**

This area has historically served the active and passive recreational needs of the townsite. It contains elements such as dirt access roads and an existing baseball diamond which were constructed and used by the townsite's 3700 residents during the height of mining operations. A portion of the Eagle Mountain Railroad line crosses the planning area as does a natural drainage course which conveys storm flows across the site. Aside from recreational use, this area has remained largely as open space. It is intended that Planning Area 12 will remain largely undeveloped in character and the uses which have historically occurred including trails, sports fields and railroad access will be allowed to continue. Existing trails will be maintained as recreational access and several new trail connections will be added to complete a looped trail system which maximizes access to the Townsite.

b. Land Use and Development Standards

Land Use: Open Space/Recreation

Acreage: ± 181.7 acres

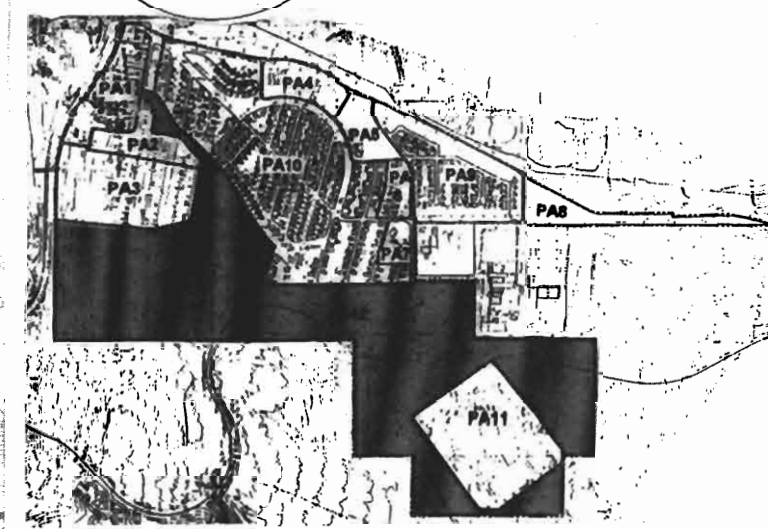
c. Design Guidelines

- 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, cul-de-sacs, 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 existing trail system shall be looped to provide improved recreational access to the residential portions of the townsite.
- The area bordering Planning Area 10 shall be designed as a transition zone from the urban to natural environment and may incorporate trails.

- Eagle Mountain Road will provide vehicular access to the wastewater treatment facility in Planning Area 11.
- Highland Drive will be extended to provide vehicular access to the existing baseball diamond.
- Motorized access to trails within Planning Area 12 will be limited to authorized maintenance vehicles only. Motorized recreational vehicles are specifically prohibited.
- The existing parking area will continue to serve the baseball diamond but shall be capped with a crushed rock surface.
- 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.



EAGLE MOUNTAIN
T O W N S I T E



Key Map

Planning Area 12

Open Space- Recreation
Area: 181.7 Acres

- Existing Parking Area
- Existing Trail
- Existing Drainage
- Existing Railroad
- Existing Ball Field
- Existing Wastewater Treatment Access
- Proposed Trail (Conceptual only)
- Proposed Access Extension
- Trail Access
- Transitional Zone (Urban to natural land)
- Drainage Detention Area

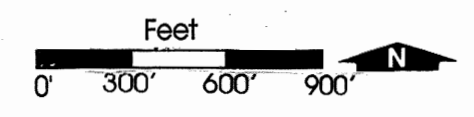
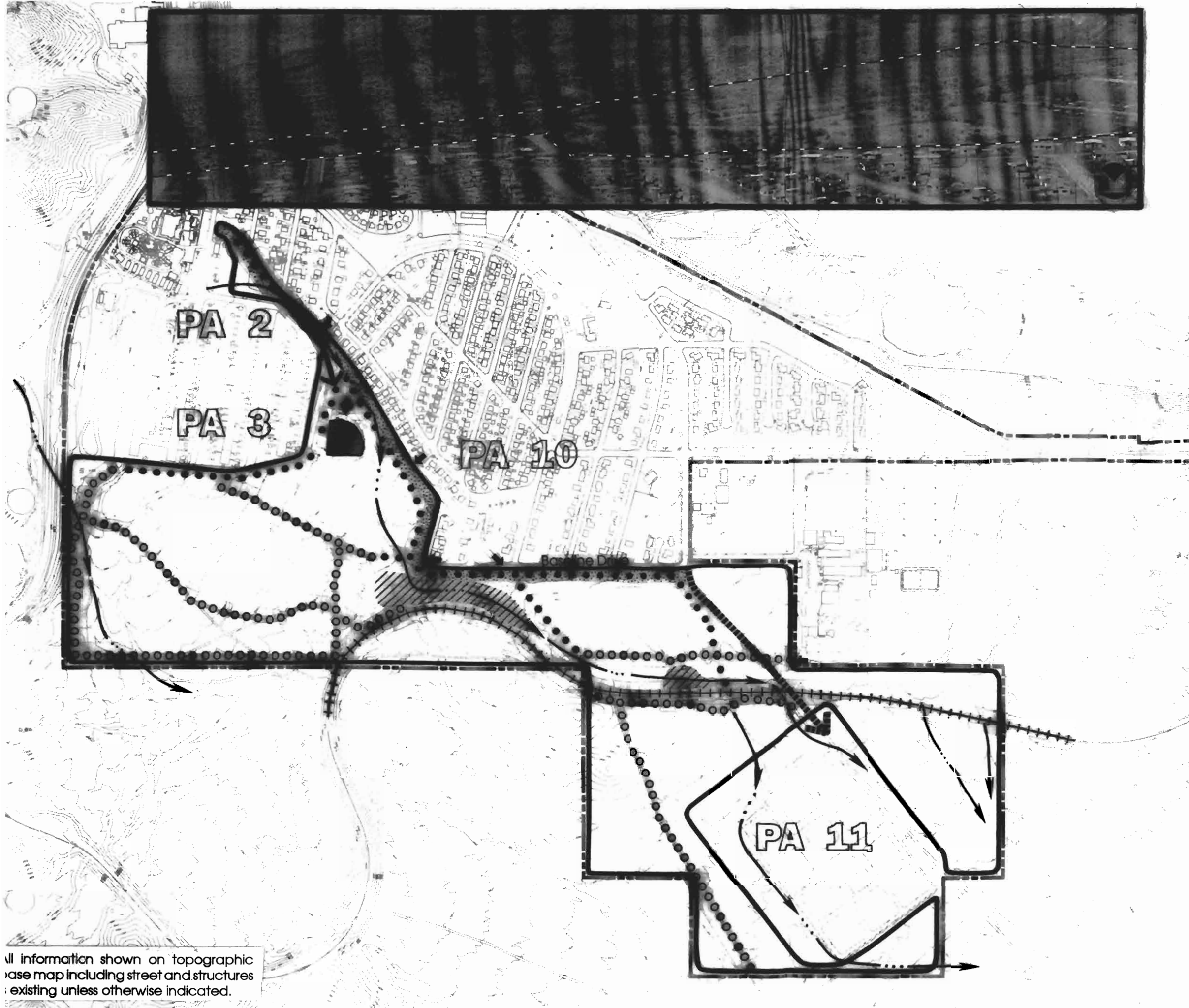


Figure No. III-33



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