

a). Site Planning Guidelines

- 1) A school site plan should consider providing a campus setting which orients outdoor recreational open space adjacent to community greenbelts/drainages, detention basins, and neighborhood parks.
- 2) The land use interfaces between schools and greenbelts/drainages, detention basins, or parks should provide implied rather than direct physical separation of those open spaces.
- 3) Linkages between pedestrian circulation systems within school sites and parks, detention basins, or greenbelts/drainages should be encouraged.

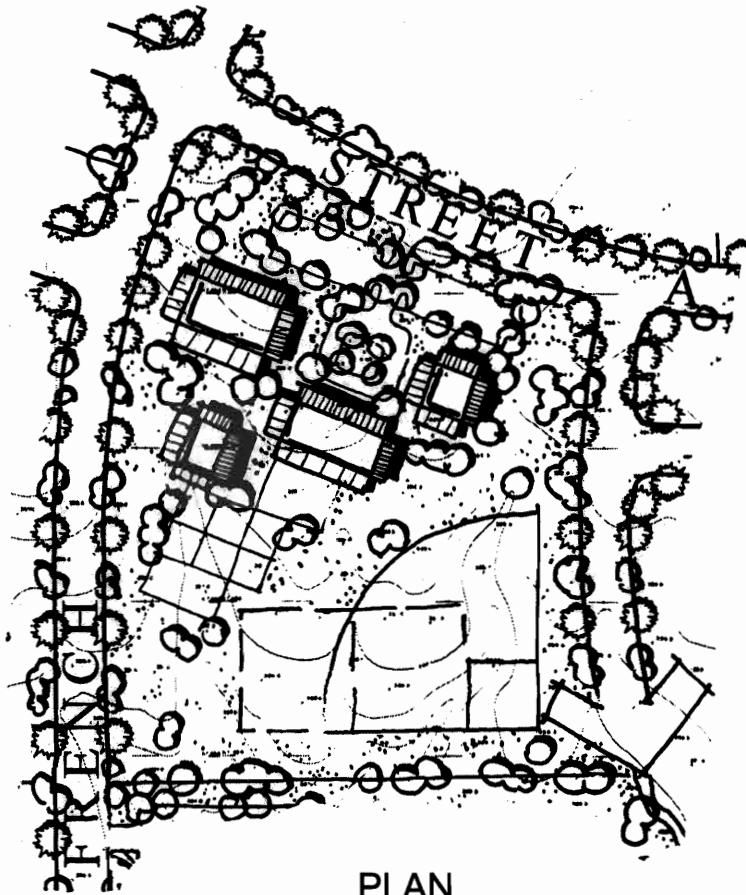
## E. SITE GRADING

Site grading for *French Valley* will be planned in a manner which attempts to retain as much of the topographical character of the project site as possible. The intent of the conceptual grading design is to create and retain views within and beyond the specific plan area. To control the appearance of grading improvements and to limit the potential for any visual impacts as a result of site grading, the following guidelines should be followed:

- A. Site grading should be conducted in accordance with an overall master grading plan to avoid a "piecemeal" grading approach.
- B. Variable slope gradients and "landform" grading concepts should be incorporated into the final grading plans.
- C. In general, long continuous "engineered" slopes with hard edges and no transition should be avoided. In some areas, however, where manufactured slope banks occur between residential units and are not visible from public streets, slopes maybe allowed to present a more engineered or geometric form.
- D. Where soil conditions permit, slope banks should use a combination of slope inclinations (2:1, 3:1, 1-1/2:1) to help create a more natural appearing transition in grades.
- E. Whenever possible, circulation elements such as roads, walkways, paths and trails should respond to existing and manufactured topography conditions by meandering in long, graceful curves.
- F. Where manufactured slopes meet natural grades, slopes should be contour graded, blended, rounded and undulated whenever feasible, allowing them to visually blend with existing grades.
- G. All manufactured slope banks should be effectively revegetated to control the incidence of surficial soil erosion resulting from drainage run-off.
- H. See Section III.A.6, Grading Plan, for related issues and development standards.



ELEVATION



PLAN

**SCHOOL SITE**

*French Valley*

TUCALOTA HILLS  
19800 MACARTHUR BLVD. SUITE 700  
IRVINE, CA 92612

FIGURE IV-23

