

4. PLANNING AREA 5: – SINGLE FAMILY RESIDENTIAL – 6,500 S.F. LOTS

a. Descriptive Summary

Planning Area 5 is a traditional single family detached product. Planning Area 5 is proposed to include 119 units with a minimum lot size of 6,500 square feet. This Planning Area consists of about 30 acres and is located on the west edge of THE ENCLAVE SPECIFIC PLAN adjacent to the Cucamonga Creek Channel. This Planning Area is bounded on the south by existing agricultural fields and rural residential uses proposed for future tracts, on the north by medium density single family residential alley-loaded homes, on the west by Cucamonga Creek Channel and on the east by existing agricultural fields proposed for future tracts. Figure V-51 shows Planning Area 5 and its relationship to roads and adjacent planning areas. Nearly 1 acre of the 30 acres within Planning Area 5 will include a pocket park (Figure V-37, Pocket Park, and Figure V-40, Southern Linear Park). The open space along the southern project boundary is located under power lines owned and operated by Edison and extends into Planning Area 4. Planning Area 5 is located within Assessor Parcel Numbers 134-140-008 and 009.

b. Land Use and Planning Standards

For permitted land uses and planning standards such as setbacks and yard requirements, refer to the Specific Plan Zoning Ordinance, Section IV herein.

c. Design Standards

1. Encroachments

- Refer to the Specific Plan Zoning Ordinance, Section IV herein.

2. Parking

Refer to the Specific Plan Zoning Ordinance, Section IV herein.

3. Special treatment/buffer areas

- No special treatment or buffer areas are proposed to be located within this planning area.

4. Parks

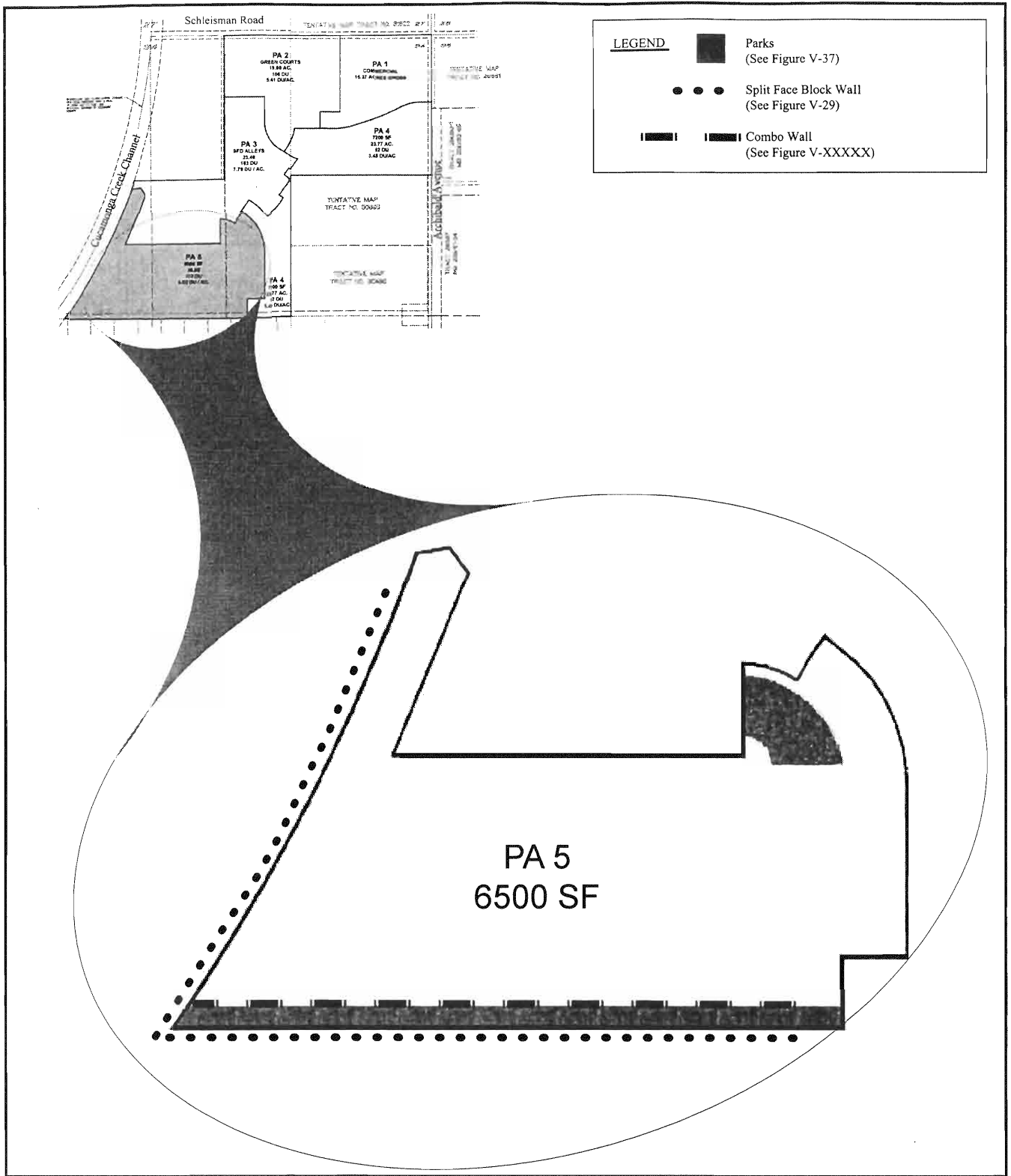
- The Park shall be developed per the development standards associated with the Landscape Concept, Section V.A.4. of this document.

5. Landscape requirements

- Front yard landscaping shall include a minimum of one (1) 24” box tree and one (1) 15 gallon tree in addition to the street tree.
- For corner lots, an additional 24” box tree shall be required.

d. Design Guidelines

Please see Section V.C. for Single Family Design Guidelines.



Not to Scale



The Enclave Specific Plan

Planning Area 5
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Figure V-51