

## 1. Planning Area 1 (Medium High Density Residential)

### a. Descriptive Summary

As shown in Figure IV-14, Planning Area 1 consists of 13.7 acres to be devoted to Medium High Density Residential use. This area will support a density of 4.9 Du/Ac and allow a maximum of forty seven (47) dwelling units with a minimum lot size of 4,000 square feet.

### b. Land Use and Development Standards

Please refer to Ordinance No. 348 \_\_\_\_ (See Zoning Ordinance Section II.)

### c. Planning Standards

1. Primary vehicle access to Planning Area 1 will be from the central portion of Via Toscana. Additional access to this planning area will be from Planning Area 2.
2. In all areas requiring channel crossing, box culverts will be used in order to convey drainage under the crossings. In order to enhance aesthetics of the crossings and concrete box structures required, the crossings shall have additional thematic bridge elements added. Please see Figure IV-6 for bridge location and Figure IV-33 for conceptual Bridge Design.
3. Multipurpose trails within the drainage corridor and along the Haleblian Road Residential Interface will be constructed as part of this Planning Area. The multipurpose trails are designed to allow bicycle and pedestrian access to Planning Area 1 and throughout the Project.
4. To promote alternatives to automobile use for transportation within the Project area, the site plan encourages pedestrian access openings from internal streets and cul-de-sacs onto pedestrian parkways.
5. At the primary entrance to Planning Area 1 a neighborhood entry treatment shall be constructed. Please see Figure IV-29 for entry locations and Figure IV-32 for entry monument conceptual design.
6. A drainage basin will be located in Planning Area 1. Please see Figures IV-6 and IV-14 For approximate basin locations.

*Cantalena*

*Specific Plan  
No. 334  
&  
EIR No. 463*

7. A combination block wall and tubular steel view fence shall be constructed along the boundaries of Planning Area 1 adjacent to drainage areas or paseos. View fence shall be installed on the northern boundary of this planning area adjacent to the park. Please see figure IV-25 "Walls and Fences".
8. As part of this Planning Area the portions of the Haleblan Road residential Interface and multipurpose trail shall be constructed as illustrated in Figure IV-37.
9. Please refer to Section IV.3 for more details and design guidelines.

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**BLUESTONE**  
COMMUNITIES

Development Standards IV-2-3

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Specific Plan

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Figure IV-14

