

A. PLANNING AREA 1: LOW DENSITY RESIDENTIAL

1.0 DESCRIPTIVE SUMMARY

Planning Area 1, as shown on Figure 4-1, provides for the development of 14.2 acres with a maximum of 21 dwelling units at a density of 1.5 du/ac. The minimum lot size for Planning Area 1 shall be 20,000 s.f.

2.0 LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.4700. (See *Specific Plan Zoning Ordinance* in Section VI).

3.0 PLANNING STANDARDS

- Site plan concepts for the homes within this planning area shall be as conceptually depicted in Figure 5-12, *20,000 Minimum S.F. Site Plan Concept*.
- Homes within this planning area that are adjacent to Menifee Road and Mountain Avenue shall feature a special interface, as depicted in Figure 5-77, *Typical 20,000 S.F. Residential Lot at Menifee Road – Planning Area 1*, and Figure 5-78, *Typical 20,000 S.F. Residential Lot at Mountain Avenue – Planning Area 1*, respectively.
- Homes within this planning area that are adjacent to Menifee Road and Mountain Avenue shall feature a landscaping condition, as depicted in Figure 5-32, *20,000 S.F. Residential Lot and Menifee Road Interface*, and Figure 5-42, *20,000 S.F. Residential Lot and Mountain Avenue Interface*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-30, *Menifee Road Streetscape*, and Figure 5-31, *Menifee Road Perspective*, are planned along Menifee Road.
- Roadway landscape treatments, as shown in Figure 5-39, *Mountain Avenue Streetscape Streetscape – Planning Area 1*, are planned along this portion of Mountain Avenue.
- Roadway landscape treatments, as shown in Figure 5-50, *Primary Entry Road Streetscape - Menifee Road*, are planned along the Primary Entry Road.
- Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, are planned along local roads and private drives.
- As shown in Figure 5-21, *Monument Master Plan*, a primary entry monument shall be located at Menifee Road, as illustrated in Figure 5-24, *Primary Community Entry Monumentation – Menifee Road*, and Figure 5-25, *Perspective Rendering for Entry Monumentation – Menifee Road*.

- A pocket park shall be provided within this planning area, as conceptually depicted in Figure 5-56, *Neighborhood Pocket Park Concept Plan*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details – Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details – View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details – Theme Fence*.
- Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Please refer to Section V, *Design Guidelines* for other related design criteria.
- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:
 - III.A: Land Use Plan
 - III.B: Circulation Plan
 - III.C: Drainage Plan
 - III.D: Water and Sewer Plan
 - III.E: Grading Plan
 - III.F: Open Space and Recreation Plan
 - III.G: Project Phasing Plan
 - III.H: Public Facilities Plan