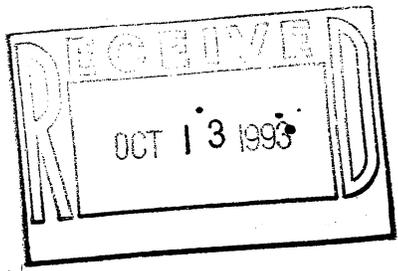


CITY OF PALMDALE, CALIFORNIA
COUNTY OF LOS ANGELES, CALIFORNIA
ORDINANCE NO. 583

AN ORDINANCE OF THE CITY OF PALMDALE, CALIFORNIA, ADOPTING THE JOSHUA HILLS SPECIFIC PLAN NO. 2.



I. INTRODUCTION

A. PURPOSE AND INTENT

The purpose of this Specific Plan is to provide detailed implementation guidelines for the Joshua Hills Project consistent with the goals and objectives of the City of Palmdale General Plan. The Joshua Hills Specific Plan will provide the critical link between the policies of the General Plan and the actual development of Joshua Hills.

Since Pardee Construction Company began development of the Joshua Hills community in 1978, nearly 840 single-family homes have been built. It is the intent of this Specific Plan to integrate together these existing homes with proposed new homes in order to create a balanced, planned community. This planned community will provide a spectrum of housing opportunities ranging from multiple-family housing to single-family homes on 7,000 square foot minimum sized-lots.

While the Specific Plan is intended to provide comprehensive guidelines for future development, it is also intended to retain substantial design flexibility. This is to be accomplished through the specific design criteria, standards and implementation methods set forth herein.

B. LEGAL AUTHORITY

The California Government Code (Article 8, Sections 65450 through 65553) authorizes the City of Palmdale to prepare, adopt and amend Specific Plans for those areas they deem necessary. Adoption of the Joshua Hills Specific Plan by the City Council of the City of Palmdale makes this document the governing standard for the development of the Joshua Hills area. All applicable development and design standards of the Palmdale Zoning Ordinance shall apply to the development proposed by this plan.

In preparing a Specific Plan, all detailed regulations, conditions, programs and proposed legislation necessary for the implementation of the General Plan have been included as outlined in the State of California Planning and Zoning Laws and Subdivision Map Act. These include but are not limited to the following:

1. The location of various land uses as well as building and siting restrictions.
2. The location of streets and their widths.
3. Standards for building density and public facilities/infrastructure.
4. Standards for conservation, development and utilization of natural resources present on the site.
5. Implementation guidelines for the applicable provisions of the open space element.
6. Other measures necessary to ensure execution of the General Plan.

C. PROJECT SETTING

The Joshua Hills community encompasses approximately 435 acres bounded by 25th Street on the west, Avenue "S" on the north, 40th Street on the East. The southerly boundary is located between Pearblossom Highway and the Southern Pacific Railroad.

The project area is also bisected by the Southern Pacific Railroad, running generally east-west through the property. (SEE EXHIBIT 1, AREA MAP).

The Joshua Hills community is surrounded by developing residential areas, primarily single-family in character, with a variety of lot sizes and densities. To the north and east are 492 homes built by the Thompson Company which are primarily "zero-lot line" detached units. The Thompson Company is also in the process of building conventional detached homes in the area. On the north side of Avenue "S", Community Construction Company has built 110 single-family units, while the area west of 25th Street East has recently been rezoned to R-1 7,000 and is now under construction.

Within the Joshua Hills project area, 836 homes and 200 multiple-family units (42% of the proposed project) have already been approved (SEE EXHIBIT 2, APPROVED DEVELOPMENT). The northwestern section has been developed with 289 single-family zero-lot line detached "Classic" Homes. South of the Southern Pacific Railroad Right-of-way, 547 "Crest" Type Homes have been built. Also, 200 multiple-family units have been approved but are not built out at this time.

D. PROJECT GOALS

The following goals and objectives have been set forth in order to comprehensively plan for the balanced development of the Joshua Hills Community:

- . Establish a sense of planned community through the provision of open space, well-designed transportation systems, cohesive architectural design and appropriate landscaping.
- . Provide a wide variety of housing opportunities.
- . Designate sites for commercial uses which are well-related to planned residential areas, as well as to the surrounding community.
- . Provide a centralized school/park site to meet community educational and recreational needs.
- . Create a hierarchy of streets which provide efficient and safe vehicular movement.
- . Provide a backbone bikeway system to minimize motorist/bicyclist conflicts.
- . Utilize structural and landscaped sound buffers to minimize disturbance from nearby railroad lines and major traffic arterials.

E. RELATIONSHIP OF SPECIFIC PLAN TO REDEVELOPMENT AGENCY

The Joshua Hills community is within Redevelopment Project Area #2, as designated by the Palmdale Redevelopment Agency. The Agency Board previously approved the general conceptual development elements contained in this specific plan in April, 1984 at the time that the 1984 Series A Mortgage Revenue Bond Program was approved for the area.

Mortgage Revenue Bonds valued at approximately \$30,000,000 have been sold to provide financing for the purchase of homes within portions of the Specific Plan area.

F. DEFINITIONS

"Back-on" Cul-de-sacs: A cul-de-sac whose side lot-lines are radial to the center of the "Bulb", resulting in pie-shaped lots around the bulb.

Fault Zone: A physical area in which an earthquake fault and/or fault traces have been identified.

Fire Flow: The ability of a high pressure water system to provide water flow adequate for fire fighting purposes, as defined by local fire authorities.

Gravity Flow: Pertaining to a sewer system which relies on gravity in order for a constant flow to be maintained.

Home Owner's Association: A mechanism for the operation and maintenance of commonly-owned recreation facilities, open space and private streets and parking areas, as well as the maintenance of exterior walls and roofs of condominium living units. The initial association budget is subject to rigorous State Department of Real Estate Regulations.

Landscape Maintenance District: A mechanism for the operation and maintenance of improvements within publicly-owned areas and rights-of-way, including facilities such as streetscapes, mini-parks and open-space. Costs are equitably assessed to benefitting properties, and usually are paid as a part of annual property-tax bills.

Set-back: Pertaining to the distance between the built structure and either the front, back or side-yard lot lines.

"Side-on" Cul-de-sacs: A cul-de-sac whose side lot-lines are perpendicular to the street centerline at the "Bulb", often permitting pedestrian access to an adjacent street.

Streetscape: Pertaining to the overall visual design of a particular segment of street and the associated street frontages.

Zero Lot Line: A term pertaining to the minimum allowable distance between a side yard lot line and the built structure; in this case 0-10 feet is the permissible range.

II. JOSHUA HILLS CONCEPT

This chapter identifies the basic design concepts and philosophies upon which the Joshua Hills Specific Plan is based. It is through the implementation of these concepts and philosophies, as well as the Specific Plan criteria in the following chapter, that the goals of the Joshua Hills plan will be achieved. In this way, this Specific Plan becomes an evaluation tool for review of Tentative Tract Maps with respect to adherence to the concepts of this plan.

The fundamental approach of the Joshua Hills Specific Plan is to create a community comprised of some 2,461 residential units with supporting commercial and public facilities. The Joshua Hills Concept contains four elements: the Residential Element, the Commercial Element, the Public Facilities Element (SEE EXHIBIT 3, LAND USE PLAN), and the Urban Design Element.

A. THE RESIDENTIAL ELEMENT

The greatest portion of the project is devoted to a variety of housing types and densities, responding to a wide range of living styles and income levels. Both single-family and multiple-family dwellings are incorporated into the Plan.

1. Single-Family Detached ("Classic") - Zero Lot Line This housing type provides a single-family detached unit on a lot with an average area of 4,800 square feet with standard front and rear yard setbacks. Side yards shall be adjustable so as to allow homes to be constructed on a side lot line, resulting in a usable side yard of up to ten feet on the opposite side.

The City of Palmdale has previously approved homes of this type within the Joshua Hills Specific Plan area. These homes are located at the southwest corner of Avenue "S" and 30th Street East, southerly to Olive Drive, and approximately 289 homes have been approved. Of these, approximately 65 remain to be built.

2. Single-Family Detached ("Fairfield") - Conventional This housing type will be employed within the north-central area of the project site, southerly of the "Classic" housing type above, and extending south to the Southern Pacific Railroad. The "Fairfield" Homes are intended to provide single-family detached housing on an average lot size of 5,800 square feet. These homes will conform to standard front and rear yards and 5-foot side yards. The Joshua Hills Specific Plan proposes a total of approximately 178 homes of this type.
3. Single-Family Detached ("Crest" Type) - Conventional This Specific Plan proposes a total of approximately 1,258 homes (approved and proposed), from the southwest to the easterly portion of the site. It is anticipated that these homes will appeal to "move-up" buyers.

The City of Palmdale has previously approved 547 homes of this general type, which are located south of the Southern Pacific Railroad, in the vicinity of 25th Street East.

An additional 711 units are proposed to be built on remaining lots south of the Southern Pacific tracks and in the area situated between 30th and 40th Streets East.

The phrase "Crest" Type used on the Land Use Plan (EXHIBIT 3) is generally representative of detached single-family housing using conventional front, side and rear yards, situated on lots with an overall average of 7,000 square feet. It is anticipated that two or more different housing programs will be used in these areas over the life of the Plan.

4. Multiple-Family I This housing type will make available housing opportunities suitable for singles, young marrieds, small families and seniors. Multiple-Family I housing is proposed along 25th Street East, south of Olive Drive. This location is adjacent to a proposed neighborhood commercial (discussed later in this chapter) and will occupy 15.1 acres gross area.

A 25' setback is applied to the cluster of multiple-family housing in order to create a buffer, in addition to the roadway, between the multiple-family units and adjoining single-family homes.

The entryways for this multiple-family cluster are to be limited to: one along Olive Street and one along the local street to the east.

5. Multiple-Family II - As in the previous multiple-family cluster, the Multiple-Family II housing will offer suitable housing for singles, young marrieds, small families and seniors. This housing type is located southerly of Avenue "S" between 37th Street East and 40th Street East. This cluster is also located adjacent to a proposed neighborhood commercial center and will occupy 24.4 acres gross area.

This cluster of multiple-family housing units is intended to act as a buffer between the adjacent commercial center and nearby single-family homes. Like the Multiple-Family I, this cluster will provide a 25' setback in order to create a buffer, in addition to the roadway, between the multiple-family units and adjoining single-family homes.

Entryways for this multiple-family cluster are to be limited to one along Avenue "S", one along 40th Street East, three along 37th Street East, and two along the local street to the south.

B. THE COMMERCIAL ELEMENT

The Commercial Element provides neighborhood commercial facilities convenient to the residents of Joshua Hills and surrounding communities. This Specific Plan proposes the development of two commercial centers.

1. Southeast Corner of Avenue "S" and 25th Street East

This 7.1 gross acre site will serve the commercial needs of western portion of the Joshua Hills community and will include such uses as a supermarket, drug store and a variety of service and shopping opportunities.

2. Southwest Corner of Avenue "S" and 40th Street East

This 9.4 gross acre site will serve the commercial needs of the eastern portion of the project. Commercial uses similar to those listed above are anticipated at this location.

C. THE PUBLIC FACILITIES ELEMENT

The Public Facilities Element provides educational and recreational opportunities for the residents of the Joshua Hills community and surrounding neighborhoods through the provision of the following:

1. Elementary School/Community Park

A 14.0 acre site is designated for a combination elementary school and community park. The site is centrally located within the Joshua Hills community between 30th Street East and 35th Street East, north of the Southern Pacific Railroad. The school and park site are combined on the same site so as to create a public facilities core, thereby minimizing municipal maintenance costs.

The school will provide administrative and classroom facilities for grades K-6, with soccer, football, softball and playground areas on approximately 9.6 acres. During non-school session hours the soccer, football, softball, and playground areas associated with the school will be accessible for public use. The community park will accommodate passive recreation, picnic areas and "tot lots" on the remaining 4.4 acres.

Final site design is currently being addressed by the School District and the State of California.

2. Bicycle Path System

The project proposes a bicycle path system which will link residential neighborhoods with the commercial facilities, school site and neighborhood park. The bike path is intended not only to assure the safety of cyclists and pedestrians, but to enhance the visual design theme for the project discussed below. Drought resistant landscaping will be used to promote visual continuity, reinforcing the sense of a planned community. The layout of the Bicycle Path System is shown on Exhibit 11.

In addition, the street pattern of the development has been designed to minimize street and driveway crossings along the bicycle path. This is accomplished through the use of collector streets and "side-on" cul-de-sacs, resulting in long unbroken stretches well suited for bicycle and pedestrian travel (SEE EXHIBIT 4, URBAN DESIGN DETAILS).

D. URBAN DESIGN ELEMENT

In order to create a unifying urban design concept, special attention should be given to major project entryways, as well as signage, setbacks, fencing and walls, landscaping and street alignment.

The major entries, or "Gateways", of the Joshua Hills community are intended to have a unique character, by means of using landscaping, signage (SEE EXHIBIT 5) and walls. Four locations for entry treatment are located on Exhibit 6.

For signage requirements within the residential & commercial areas refer to the appropriate City sign guidelines.

Varying the distance of the house frontages from the street will enhance the visual quality of each neighborhood and the community as a whole by creating a pleasurable experience for residents and visitors.

Offset fencing and walls (SEE EXHIBIT 4) will augment a unique neighborhood character. Trash collection areas within multi-family developments also should be screened by walls, fencing and/or landscaping.

Landscaping and fencing screens also should be used at individual housing units. Transformers and other utility company facilities should be located so as to be as unobtrusive as possible from roadways and homes, and to be compatible with screening to the greatest extent feasible within the limits of utility company requirements.

Highly visible solar equipment and dish antennae within the residential and commercial areas will be governed by current city standards.

The use of side-on cul-de-sacs, concrete driveways, curvilinear streets, and placement of street trees to compliment home siting is encouraged to create an attractive neighborhood visual quality.

E. JOSHUA HILLS CONCEPT SUMMARY

In summary, the primary approach of the Joshua Hills Specific Plan is to create a planned community through the arrangement and interrelationship of the Residential, Commercial and Public Facilities Elements. Residential densities are highest in the northwestern portion of the project and progressively diminish to the south and the east. Commercial facilities are located on the northwest and northeast corners, along Avenue "S", adjacent to multiple-family housing units. The various elements are also connected by an organized system of bicycle paths and local streets running east-west through the development.

In this way, the Joshua Hills development creates a cohesively designed community which meets the goals and objectives identified in this plan.

III. SPECIFIC PLAN STANDARDS

This chapter establishes guidelines for various aspects of site development. The following standards form a foundation for the development of the Joshua Hills community.

Precise standards set forth in the text and exhibits of this chapter represent development criteria necessary to implement the goals and objectives of the Joshua Hills Specific Plan and the City of Palmdale General Plan. These standards may require modification as a result of more detailed planning during the City's subdivision review process and therefore must retain some degree of flexibility.

A. LAND USE PLANNING AND ZONING

The City of Palmdale General Plan identifies two land use designations for the Joshua Hills area. The western portion of the property is designated as "Urban 3", allowing a residential density of up to fifteen dwelling units per acre, and in order to obtain the commercial uses being proposed for this area the appropriate City procedures shall be followed. The eastern and southern portions are designated "Mixed Residential". This designation allows for a full range of residential types and support commercial. Since the "Mixed Residential" designation is broad and unspecified in the General Plan, this Specific Plan will elaborate upon the type of detailed planning necessary for properly evaluating the development of this area. (SEE EXHIBIT 7, EXISTING GENERAL PLAN).

There are currently five zoning classifications within the project area (SEE EXHIBIT 8, EXISTING ZONING). These various zoning classifications result in a maximum potential unit count of 4,345 for the property. The following represents a breakdown of these various zones:

Table 1
EXISTING ZONING

	<u>Max. Density (units/acres)</u>	<u>Area (Acres)</u>	<u>Max. Units</u>
A-1 *	1	101.3	101
RPD 10 Units	10	107.9	1,079
RPD 12 Units	12	40.4	485
RPD 15 Units	15	178.7	2,680
C-1	NA	7.1	NA
TOTAL	9.98	435.4	4,345

* It should be noted that the existing General Plan provides for the ultimate development of the A-1 area with higher residential densities than indicated.

In contrast, this Specific Plan proposes the following land development schedule:

TABLE 2

PROPOSED LAND DEVELOPMENT SCHEDULE

	<u>Average Lot Size</u>	<u>Previously Approved Units</u>	<u>Proposed Units</u>	<u>Total Units</u>	<u>Area Gross (Acres)</u>	<u>Density (units/gross acre)</u>
Single-Family "Classic"	4,800 sq. ft.	289	-	289	51.0	5.7
Single-Family "Fairfield"	5,800 sq. ft.	-	178	178	32.1	5.5
Single-Family "Crest" Type	7,000 sq. ft.	547	711	1,258	282.3	4.5
Multiple-Family I		200	-	200	15.1	13.3
Multiple-Family II		-	536	536	24.4	22.0
Elementary School		-	-	-	9.6	-
Community Park		-	-	-	4.4	-
Commercial		-	-	-	16.5	-
TOTAL:		1,036	1,425	2,461	435.4	5.7

It should be noted that both Multiple-Family Residential and Commercial uses are proposed in the northwestern and northeastern corners of the property. A further breakdown of these specific uses is as follows:

TABLE 3
SCHEDULE BREAKDOWN

	<u>Proposed Units</u>	<u>Area (Acres)</u>	<u>Density (d.u./acre)</u>
Multiple-Family I	200	15.1	13.2
Multiple-Family II	536	24.4	22.0
Commercial West	NA	7.1	NA
Commercial East	NA	9.4	NA

Evaluation of the above tables reveals that the proposed plan has a total unit count of 2,461, which is substantially less than that which would be allowed under the existing zoning. In fact, the Joshua Hills project proposes to utilize only about 57 percent of the units allowed by existing zoning, resulting in an average overall density of 5.7 dwelling units per acre.

All areas designated for residential use may be developed at a lower number of dwelling units without requiring a change to this Specific Plan. Minor adjustments to unit counts in the above tables may occur due to more detailed planning analysis during the subdivision process, but the overall maximum unit count for the entire project should not exceed 2,600. A minor adjustment is defined as no more than five percent more unit variation than indicated above for any specific land use category.

B. CIRCULATION

The Joshua Hills Specific Plan provides a circulation system which will assure adequate traffic movement throughout the project. Avenue "S" and Pearblossom Highway provide major east/west access to the site while north/ south access is from 25th Street East and 40th Street East (SEE EXHIBIT 6, CIRCULATION PLAN).

Both 25th Street East and 40th Street East provide crossings of the Southern Pacific Railroad. It should also be noted that the 25th Street East crossing is grade separated.

Entrances to the project occur at Olive Drive, Spanish Broom Drive, Desert Oak Drive and Joshua Hills Drive along 25th Street East. Entrances from Avenue "S" occur at 30th Street East, 35th Street East and 37th Street East. Only one local street is proposed to enter from 40th Street East. This is intended to minimize potential traffic conflicts with the commercial center to be located at the corner of Avenue "S" and 40th Street East.

The Joshua Hills community circulation system is based upon a hierarchy of streets: Primary arterial, Secondary arterial, collector and local streets (SEE EXHIBIT 9, STREET SECTION DETAILS). To avoid traffic congestion, no lots should take direct access from primary or secondary arterials.

Internal streets will be constructed to either collector or local street standards. The Joshua Hills plan will utilize the street section standards of the City of Palmdale, unless otherwise specified. The "alternate section", (i.e., the street section with sidewalk adjacent to the curb), will be utilized on all streets.

Rolled concrete curbs may be constructed within single-family residential neighborhoods. This will allow for better on-street parking at knuckles and cul-de-sacs. The appearance of cul-de-sac "bulbs" also would be improved by rolled curbs through the "softening" of continuous curbs and curb cuts. (SEE EXHIBIT 10, STREET DETAILS).

A traffic analysis for the proposed Joshua Hills development has been prepared by Crain & Associates. In this analysis certain mitigation measures have been proposed. These measures are as follows, and should be incorporated into this plan:

1. Avenue "S" and 25th Street East - Widening (or flaring) of the intersection will incorporate left-turn lanes and/or additional through lanes to improve traffic flow to acceptable levels of service.
2. Pearblossom Highway and Barrel Springs Road - Pearblossom Highway at Barrel Springs Road will be widened to a width sufficient to accommodate two through lanes in each direction, in addition to left-turn lanes.
3. 30th Street East, south of Avenue "S" - 30th Street East, just south of its intersection with Avenue "S", should be widened to 50 feet, in order to accommodate a three lane approach for northbound traffic.

C. PUBLIC FACILITIES/OPEN SPACE

A fourteen acre Elementary School Site and Community Park is reserved for the educational and recreational needs of the Joshua Hills community. Design and development of these facilities will be accomplished by the City of Palmdale, the Palmdale School District and the California State Architect's office. In view of this, the Specific Plan does not propose standards for the development of these uses.

The final component of the Public Facilities element is the provision of a bicycle path system throughout the development north of the Southern Pacific Railroad, within Olive Drive, and Fairfield Avenue (the latter being the community's east-west collector street). This bicycle path will link residential, commercial and community facilities, assuring safe bicycle and pedestrian travel. The precise alignment of the bicycle path is shown on Exhibit 11.

D. PUBLIC UTILITIES

Storm Drainage

City of Palmdale policy requires the onsite detention of incremental "Q", that is, storm water run-off resulting from project development (i.e., streets, buildings, parking lots, and other impervious surfaces). This detention is accomplished through the construction of drainage basins engineered to detain the peak flows of 25-year storms.

The storm drainage system for the Joshua Hills community has been conceptually designed in compliance with City of Palmdale Engineering Department Standards, as well as those of the Los Angeles County Flood Control District. Refinements to the design of this system will occur in conjunction with detailed subdivision approvals (SEE EXHIBIT 12, STORM DRAIN PLAN).

2. Water

The Joshua Hills community will be serviced by a high pressure, looped water system which will provide both domestic water service and required fire flows. An existing 12" water main in Avenue "S" operated by The Palmdale Water District will provide water to the loop system within the development. (SEE EXHIBIT 13, WATER PLAN).

The predominant regional water source will be groundwater wells owned and operated by The Palmdale Water District. Future supplies will be supplemented by California aqueduct water processed through a treatment plant.

3. Sewer

The sewer system for Joshua Hills has been designed for "gravity-flow", with all sewers flowing to the main trunk system through gravity. No lift-stations or force mains will be necessary.

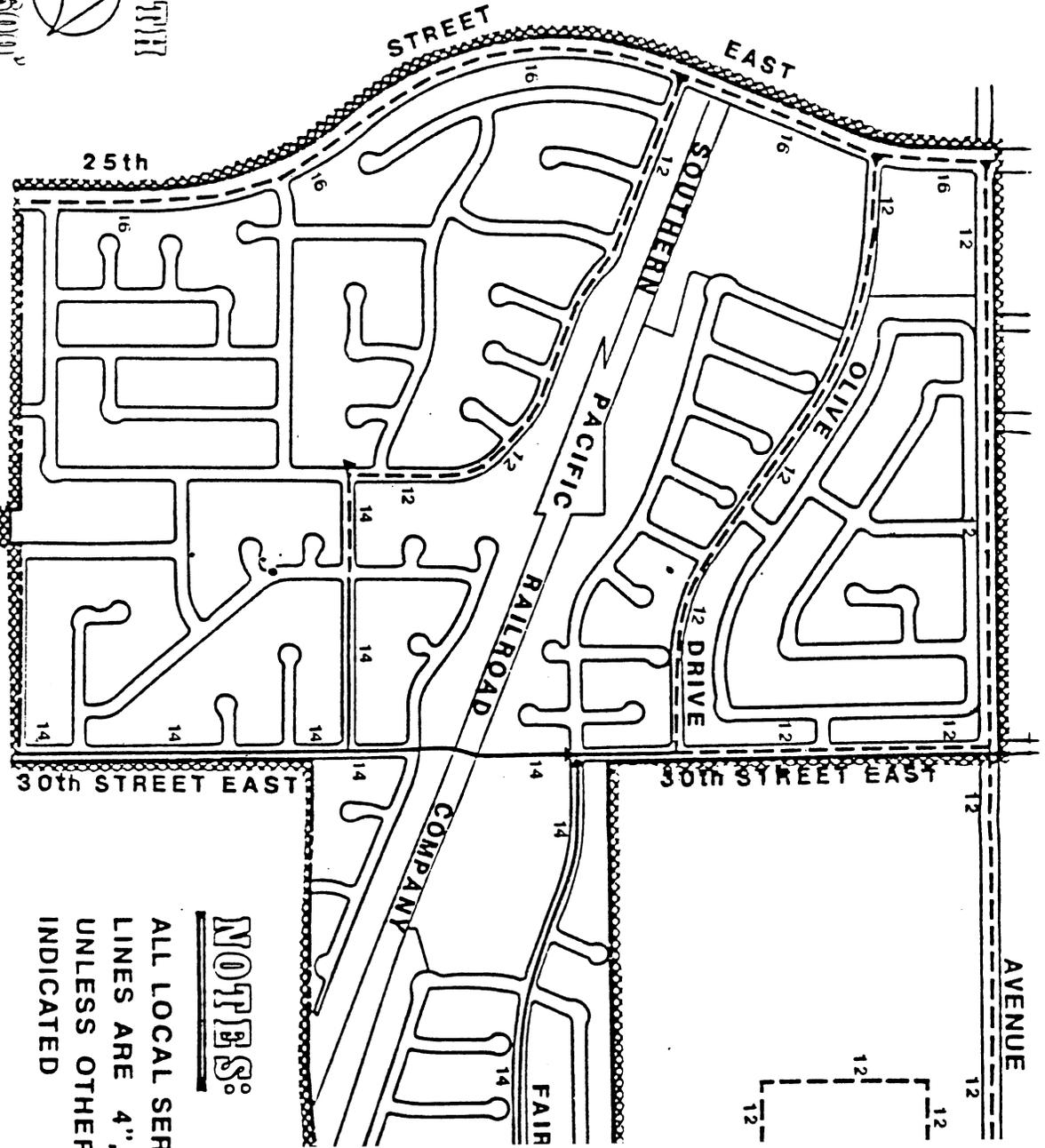
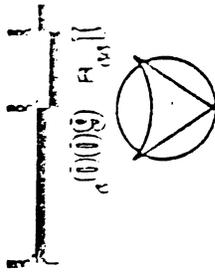
The sewer plan for Joshua Hills is indicated on EXHIBIT 14. The westerly multiple family area will be serviced by a sewer main in Olive Avenue, which will be connected to a 12" main in 25th Street East. The single family residential section to the east will be serviced by an 8" line in Olive Drive, which will connect to an 8" line in 30th Street East. The remaining portion on the project will drain into a 12" sewer main located at the intersection of Avenue "S" and 35th Street East.

The internal sewer system will be 8" lines located in residential streets. The flow of the system is indicated on the attached EXHIBIT 14, SEWER PLAN. Manholes will be located as required by the City of Palmdale.

Sewage will be disposed of through a standard sewer system approved by the City of Palmdale and Los Angeles County Sanitation District #20.

4. Telephone, Gas and Electricity

- Telephone service will be provided by Pacific Bell Telephone.



NOTES:

ALL LOCAL SERVICE
 LINES ARE 4", 6" OR 8"
 UNLESS OTHERWISE
 INDICATED

PLAN

THE CONSTRUCTION COMPANY
 ENGINEERS AND ARCHITECTS
 1000 10th Street
 S.W.
 ALBUQUERQUE, N.M.

W.H.

JOSHUA HILLS SPECIFIC

- Southern California Gas Company will provide natural gas to the site.
- Southern California Edison Company will provide electricity.

E. GRADING

Grading will be minimized to the extent feasible and will be consistent with the provisions of the current edition of the Uniform Building Code, Chapter 70, including all City of Palmdale requirements for hillside protection. Grading design will recognize existing topographic and geologic site conditions (SEE EXHIBITS 15 and 16, SECTION LOCATIONS AND SITE SECTIONS), and should incorporate the following design concepts:

- All pads should be graded to drain to the street upon which a unit fronts, except corner lots which may drain to the side street.
- Berms should be installed at the tops of slopes to insure that there is no drainage across graded slopes.
- No slope faces should exceed 2:1 gradient.
- Interceptor terrace drains should be installed at the top of all cut slopes over 15' in height.
- Terrace drains should be installed at 25 foot intervals in all fill slopes which exceed 30 feet in height.
- All vegetation and miscellaneous material should be removed from existing ground in graded area.
- Fill dirt should be clean and free of deleterious material. Compaction of fills shall not be less than 90% maximum density.
- All slopes should be planted and irrigated with private irrigation systems to assure full coverage and erosion control as soon as practical and prior to the construction of any buildings.
- All property lines should be set at the top of slopes.
- All drainage facilities should be designed to carry water to the nearest practicable drainage way, incorporating non-erosive outlet structures at all contacts with natural ground.

F. LANDSCAPING

A Conceptual Landscape Plan is to be prepared and submitted for Planning Staff approval prior to the recordation of any Tract Map within this Specific Plan Area. This Conceptual Landscape Plan will specify landscape materials suited to the Antelope Valley microclimate, with an emphasis on visual appeal, as well as low maintenance.

Street trees and landscaping materials should be planted per City of Palmdale Landscaping Plan & requirements.

G. ENERGY CONSERVATION

The City of Palmdale is located in the high desert region of northern Los Angeles County, where summer temperatures can climb to well over 100 degrees Fahrenheit. In such a climatic region, there is a need for energy conservation and efficiency. The Joshua Hills Specific Plan recognizes this, and will incorporate energy saving design wherever feasible.

Development in Joshua Hills will employ roof and wall insulation in accordance with Title 24 requirements. In addition, the economic feasibility of energy saving devices such as insulated water heaters, pilotless gas appliances, dual range thermostats, double glazed windows and energy saving shower heads as stated within Title 24, should be considered.

H. NOISE ATTENUATION

The Joshua Hills community will be impacted by three existing sources of relatively high noise levels: Avenue "S", 25th Street East, and the Southern Pacific Railroad.

Noise generated by vehicle and locomotive traffic along these sources will be mitigated by construction of a combination of berms, sound attenuation walls and landscaping in order to reduce exterior noise levels to at least 65 CNEL. In addition, careful architectural design and sound insulation should be employed to reduce interior noise levels to 45 CNEL.

Noise studies should be performed during the subdivision review process to establish exterior and structural sound attenuation treatments.

I. SEISMIC SAFETY

A fault zone has been identified in the western portion of the site, near the Southern Pacific Railroad. No building construction will be allowed within this zone. Uses within this zone shall be limited to private yard space and parking facilities. (SEE EXHIBIT 17, FAULT ZONE).

Adequate geology reports will be prepared during the subdivision review process to establish more detailed boundaries of this zone.

IV. PLAN IMPLEMENTATION

The following chapter contains standards for each development type within the Joshua Hills project. These standards are designed to insure a coordinated, comprehensive project resulting from a large scale community planning effort.

The following Specific Plan Zoning/Implementation Standards supercede the City of Palmdale Zoning Ordinance, and are intended to allow a diversity of uses, building heights and open space, while ensuring compliance with the spirit and intent of the Zoning Ordinance. Also, included are processing procedures for the administration of this plan to insure that future development applications adhere to the concepts and standards set forth herein.

A. ZONING: RESIDENTIAL

1. Single-Family Detached ("Classic") - Zero Lot Line

a. Purpose and Description

This classification is designed for single-family detached units. The gross density of this area shall not exceed 5.7 units per acre. Zero-lot line configuration may be utilized.

b. Permitted Uses

- (1) Detached single-family residences
- (2) Schools
- (3) Parks

c. Permitted Temporary Uses

- (1) Model Homes, Temporary Real Estate Offices and Subdivision Signs
- (2) Temporary onsite construction office and facilities
- (3) Real Estate Signs, Future Development Signs, and Subdivision signs subject to the provisions of the City of Palmdale Offsite Subdivision Sign Ordinance.

d. Permitted Accessory Uses

- (1) Garages
- (2) Swimming Pools
- (3) Fences, walls and mailboxes
- (4) Garden Structures and greenhouses

e. Site Development Standards

- (1) Maximum Gross Density: 5.7 units per acre
- (2) Average Lot Area: 4,800 square feet
- (3) Minimum Lot Width: 42 feet
- (4) Minimum Lot Depth: 100 feet
- (5) Minimum Building Setbacks:
 - (a) Front yard: minimum 20' from back of sidewalk
 - (b) Rear yard: minimum 15'
 - (c) Side yard: minimum 5' with conventional lot configuration; 0' to 10' with zero-lot line configuration
 - (d) Corner lot side yard: minimum 10' on corner side.
- (6) Maximum Building Height: 2 stories, or 35 feet.
- (7) Parking: two covered spaces per dwelling unit.
- (8) Patio covers: Patio covers shall not extend closer than 15' to the rear property line, nor closer than 5' to any side property line.

f. Architectural Standards

Architectural elevations shall incorporate a California Desert theme blending textured stucco and warm wood accents. Wood accents will be used around accent windows and at fascias. Stucco and wood are to be in sandy desert earth tones that compliment the natural desert terrain. These colors are indigenous to the desert, whereas Cape Cod or garnish Post Modern colors would be inappropriate and contrast sharply with the desert landscape.

2. Single-Family Detached ("Fairfield") - Conventional

a. Purpose and Description

The land designated for this residential use is intended for the development of conventional single-family homes. Gross density will be 5.5 units per acre.

b. Permitted Uses

- (1) Detached single-family residences

c. Permitted Temporary Uses

- (1) Model Homes, Temporary Real Estate Offices and Sub-division Signs
- (2) Temporary onsite construction offices/facilities

- (3) Real Estate Signs, Future Development Signs, and Sub-division Directory signs subject to the provisions of the Palmdale Off-site Subdivision Sign Ordinance.

d. Permitted Accessory Uses

- (1) Garages
- (2) Swimming pools
- (3) Fences, walls and mail boxes
- (4) Garden structures and greenhouses

e. Site Development Standards

- (1) Maximum Gross Density: 5.5 units per acre
- (2) Average Lot Area: 5,800 square feet
- (3) Minimum Lot Width: 42 feet
- (4) Minimum Lot Depth: 100 feet
- (5) Minimum building setbacks:
 - (a) Front yard: minimum 20' from back of sidewalk
 - (b) Rear yard: minimum 15'
 - (c) Side yard: minimum 5'
 - (d) Corner lot side yard: minimum 10' on corner side.
- (6) Maximum building height: 2 stories, or 35 feet.
- (7) Parking: two covered spaces per dwelling unit.
- (8) Patio Covers: Patio covers shall not extend closer than 15' to the rear property line, nor closer than 5' to any side property line.

f. Architectural Standards

Architectural elevations shall incorporate a California Desert theme blending textured stucco and warm wood accents. Wood accents will be used around accent windows and at fascias. Stucco and wood are to be in sandy desert earth tones that compliment the natural desert terrain. These colors are indiginous to the desert, whereas Cape Cod or garnish Post Modern colors would be inappropriate and contrast sharply with the desert landscape.

3. Single-Family Detached ("Crest" type) - Conventional

a. Purpose and Description

The land designated for this residential use is intended for the development of single-family homes featuring conventional front, side and rear yard setbacks, and sited on lots having an overall average of 7,000 square feet. Maximum density shall be 4.5 units per gross acre.

b. Permitted Uses

- (1) Detached single-family residences
- (2) Parks

c. Permitted Temporary Uses

- (1) Model Homes, Temporary Real Estate Offices and Sub-division Signs
- (2) Temporary onsite construction offices/facilities
- (3) Real Estate Signs, Future Development Signs, and Sub-division Directory signs subject to the provisions of the Palmdale Off-site Subdivision Sign Ordinance.

d. Permitted Accessory Uses

- (1) Garages
- (2) Swimming pools
- (3) Fences, walls and mail boxes
- (4) Garden structures and greenhouses

e. Site Development Standards

- (1) Maximum Gross Density: 4.5 units per acre
- (2) Average Lot Area: 7,000 square feet
- (3) Minimum Lot Area:
 - (a) South of Railroad - 5,200 square feet.
 - (b) North of Railroad, between 30th, and approximately one tier of lots east of 35th Street East - 6,000 square feet (SEE EXHIBIT 3, LAND USE PLAN).
 - (c) North of Railroad and between approximately 35th and 40th Streets East - 7,000 square feet.
- (4) Minimum Lot Width: 52 feet
- (5) Minimum Lot Depth: 100 feet
- (6) Minimum building setbacks:
 - (a) Front yard: minimum 20' from back of sidewalk
 - (b) Rear yard: minimum 15'
 - (c) Side yard: minimum 5'
 - (d) Corner lot side yard: minimum 10' on corner side.
- (7) Maximum building height: 2 stories, or 35 feet.
- (8) Parking: two covered spaces per dwelling unit.
- (9) Patio Covers: Patio covers shall not extend closer than 15' to the rear property line nor closer than 5' to any side property line.

f. Architectural Standards

Architectural elevations shall incorporate a California Desert theme blending textured stucco and warm wood accents. Wood accents will be used around accent windows and at fascias. Stucco and wood are to be in sandy desert earth tones that compliment the natural desert terrain. These colors are indigenous to the desert, whereas Cape Cod or garnish Post Modern colors would be inappropriate and contrast sharply with the desert landscape.

4. Multiple-Family 1

a. Purpose and Description

The Multiple-Family Residential category is intended to permit a development character that is higher in density than single-family, and will provide all necessary regulations for this type of development. Land designated for this residential use is intended to accommodate a variety of lifestyles, with a maximum density range of 13.3 units per acre.

b. Permitted Uses

- (1) Detached single-family residences utilizing the standards stipulated in either the Single-Family Detached - Conventional or the Single-Family Detached - Zero lot line sections of this document.
- (2) Townhouses
- (3) Duplexes
- (4) Condominiums
- (5) Apartments

c. Permitted Temporary Uses

- (1) Model Homes, Temporary Real Estate Offices and Subdivision signs.
- (2) Temporary on-site construction office/facilities.
- (3) Real Estate Signs, Future Development Signs and Subdivision Directory signs consistent with the City of Palmdale's Offsite Subdivision Sign Ordinance.

d. Permitted Accessory Uses

- (1) Garages
- (2) Fences, walls and mailboxes
- (3) Other uses clearly incidental and accessory to permitted uses.
- (4) Common open space areas and related facilities.
- (5) Recreational Vehicles and Storage

e. Site Development Standards

(1) Maximum Gross Density: 13.3 units per acre

(2) Minimum Lot Area: None

(3) Minimum Lot Width: None

(4) Minimum Building Setbacks:

(a) From property lines abutting public streets: Where the building site abuts an arterial highway, the setback distance from the right-of-way shall be a minimum distance of 25'. Where the building site abuts a local public street, the setback for all buildings shall be a minimum of 15'.

(5) Maximum Building Height: 35 feet

(6) Resident Parking:

<u>Bedrooms</u>	<u>Covered Spaces</u>	<u>Total Parking Spaces Required</u>
1	1.0	1.2
2	1.0	1.5
3	1.5	2.0

For additional parking standards refer to the appropriate City of Palmdale Zoning Ordinances.

(7) Guest Parking:

One space per 4 dwelling units. Parking along internal private streets and driveways may be included in the total spaces provided toward the parking requirement.

f. Multiple-Family Common Area/Recreation Standards

(1) Common recreation area: Minimum 7,200 square feet.

(2) Facilities: 20' x 40' pool, jacuzzi, and pool facility building.

(3) All common open space and recreational areas shall be maintained by means of a Home Owner's Association or equivalent organization.

g. Architectural Standards

Architectural elevations shall incorporate a California Desert theme blending textured stucco and warm wood accents. Wood accents will be used around accent windows and at fascias. Stucco and wood are to be in sandy desert earth tones that compliment the natural desert terrain.

These colors are indigenous to the desert, whereas Cape Cod or garnish Post Modern colors would be inappropriate and contrast sharply with the desert landscape.

5. Multiple-Family II

a. Purpose and Description

The Multiple-Family Residential category is intended to permit a development character that is higher in density than single-family, and will provide all necessary regulations for this type of development. Land designated for this residential use is intended to accommodate a variety of lifestyles, with a maximum density range of 22 units per acre..

b. Permitted Uses

- (1) Detached single-family residences utilizing the standards stipulated in either the Single-Family Detached - Conventional or the Single-Family Detached - Zero Lot Line sections of this document.
- (2) Townhouses
- (3) Duplexes
- (4) Condominiums
- (5) Apartments

c. Permitted Temporary Uses

- (1) Model Homes, Temporary Real Estate Offices and Subdivision signs.
- (2) Temporary on-site construction office/facilities.
- (3) Real Estate Signs, Future Development Signs and Subdivision Directory signs consistent with the City of Palmdale's Offsite Subdivision Sign Ordinance.

d. Permitted Accessory Uses

- (1) Garages
- (2) Fences, walls and mailboxes
- (3) Other uses clearly incidental and accessory to permitted uses.
- (4) Common open space areas and related facilities.
- (5) Recreational Vehicles and Storage

e. Site Development Standards

- (1) Maximum Gross Density: 22 units per acre
- (2) Minimum Lot Area: None
- (3) Minimum Lot Width: None
- (4) Minimum Building Setbacks:

(a) From property lines abutting public streets: Where the building site abuts an arterial highway, the setback distance from the right-of-way shall be a minimum distance of 25'. Where the building site abuts a local public street, the setback for all buildings shall be a minimum of 15'.

(5) Maximum Building Height: 35 feet

(6) Resident Parking:

<u>Bedrooms</u>	<u>Covered Spaces</u>	<u>Total Parking Spaces Required</u>
1	1.0	1.2
2	1.0	1.5
3	1.5	2.0

For additional parking standards refer to the appropriate City of Palmdale Zoning Ordinances.

B. ZONING: COMMERCIAL

1. Purpose and Description

This land use category provides for convenient neighborhood shopping facilities meeting the general needs of the Joshua Hills community and its surrounding area. The low-profile center is intended to complement surrounding residential areas, and to offer a wide range of convenience goods and services.

2. Permitted Uses

Those Neighborhood Commercial uses for the C-3 Zone as specified in the City of Palmdale Zoning Ordinance, which will in no way be detrimental to low density residential uses.

3. Site Development Standards

Applicable development standards (i.e. parking/circulation and signage) will be as specified in the City of Palmdale Zoning Ordinance. Additional standards will be adopted through a review by the City of Palmdale. For example, commercial parking lot design should accommodate a 9' x 20' landscaped area for every 8 parking spaces. In addition, signage and lighting of commercial areas will be consistent with applicable sign and/or lighting ordinances of the City of Palmdale.

C. PHASING

The Joshua Hills Community is to be phased in eight stages with an anticipated construction time of at least six years (SEE EXHIBIT 18, PHASING MAP). The timeliness of the various construction phases may require adjustment in order to insure that the development responds to future housing and marketing trends. Any necessary adjustments to phase boundaries should occur at the time of the preparation of the Planned Development documents.

All infrastructure necessary to serve the development will be provided by each phase.

D. SPECIFIC PLAN COMPLIANCE PROCEDURES

Following adoption of the Joshua Hills Specific Plan, a procedure for ensuring compliance with the plan will be necessary. The purpose of this section is to specify such a procedure.

This procedure will conform with the existing review process of the City of Palmdale, including that of the Planning Department, the Planning Commission, and the City Council. It is also the intent to specify a review process which will ensure compliance without undue or extended delays.

1. Procedures

The following procedures shall be followed for development within the Joshua Hills Specific Plan area.

a. Tentative Tract Maps

Tentative tract maps for single family detached homes shall be submitted for processing to the Planning Department of the City of Palmdale. The Planning Department shall present the tract map to the Planning Commission for Public Hearing. The Planning Commission shall make a finding as to whether the proposed tract map complies with this Specific Plan.

b. Final Maps

Final Maps shall follow the standard subdivision processing procedures to the City of Palmdale.

c. Multiple-Family Residential Areas

Multiple-family development shall be subject to Site Plan Review per Ordinance #525 or its equivalent by the City of Palmdale. At this time, site plans, architectural elevations, landscape plans and associated amenities will be evaluated to ensure compliance with this Specific Plan.

In the event that a multiple-family area is proposed for condominium development, the developer shall submit a tentative subdivision map application to the Planning Department for presentation to the Planning Commission in compliance with the State Subdivision Map Act. The Planning Commission shall review the site plans, architectural elevations, landscape plans and other appropriate submittals to determine compliance with this Specific Plan.

d. Commercial Uses

A Site Plan Review per Ordinance #525 or its equivalent by the City of Palmdale is required for all commercial projects. The site plan and landscape plans must be approved as well as architectural elevations prior to issuing of building permits. The site plan review must result in the finding that the proposed development is consistent with the Joshua Hills Specific Plan.

e. Recreational Areas and School Site

Plans for the development of the park site shall be prepared by the City of Palmdale. Consequently, no special review

procedure shall be required. Similarly, plans for the school site shall be prepared by the Palmdale School District and approved by the California State Architect's Office.

E. SPECIFIC PLAN AMENDMENT PROCEDURES

Specific Plans shall be prepared, adopted, and amended in the same manner as general plans, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

The following procedure is required by California Government Code Section 65500 when an amendment to a Specific Plan is desired:

An application, with necessary supporting documentation shall be submitted to the Planning Department stating, in detail, the reasons for the proposed amendment.

Revisions and modifications to the Joshua Hills Specific Plan shall be categorized either as Minor Revisions or Major Revisions.

Minor revisions or modifications to the adopted Joshua Hills Specific Plan may be approved by the Planning Director of the City of Palmdale. Minor revisions and modifications shall be defined as and shall include the following:

1. Variations of any or all land uses specified in this Specific Plan which do not result in more than a 5% change.
2. Alterations to local interior street alignments which would not create significant changes to land use patterns nor changes to circulation patterns in areas surrounding the Specific Plan boundaries.
3. Changes to the drainage concept, and the provision of water, sewer, telephone, gas and electricity which could adversely affect adjacent or surrounding properties.

Changes to construction phases and anticipated construction times.

In addition to the above guidelines, the Planning Director must determine that the circumstances, standards, ordinances, conditions and findings applicable at the time of the original approval still remain valid. The Planning Director may refer any minor revisions or modifications to the Design Review Committee for their recommendation to his final decision.

Major revisions or modifications to the Joshua Hills Specific Plan which are not considered minor as described in the previous section, shall be considered a major revision. Also, any request for a change in conditions of approval shall be considered a major revision. Major revisions shall be processed through the same approval procedure and authority which granted the original approval. The applicant requesting such revisions shall be required to supply any necessary plans, as deemed appropriate by the Planning Director of the City of Palmdale, and pay necessary fees to cover the review procedure. The decision of the approval authority shall be final unless appealed in accordance with the Appeals Section Procedures.

Prior to taking action on a proposed Specific Plan amendment which is, by definition, categorized as a major revision, the Planning Commission must hold at least one public hearing. Notice for this hearing must be given at least 10 days in advance and must be published at least once in a newspaper of general circulation and by any other manner considered desirable.

The recommendation of an amendment to the Specific Plan shall be approved by a resolution carried by a majority of the total voting members of the Planning Commission.

A copy of the Planning Commission resolution, along with reasons for approval of the amendment, shall be forwarded to the City Council.

The City Council may adopt the Specific Plan amendment by ordinance or resolution; however, before adoption at least one public hearing must be held. Notice must be given for the hearing at least 10 days in advance with publication in a newspaper as outlined above.

Any changes to the recommendations of the Planning Commission proposed by the City Council must be referred back to the Planning Commission for a report. Once the report is completed, it must be filed with the City Council. The Planning Commission must file the report within 40 days (or such longer period as has been previously designated by the City Council). Failure of the Planning Commission to report back within the prescribed period of time shall be considered as automatic approval by the Planning Commission.

At any time, an amendment to a Specific Plan may be initiated by the City Council or recommended to the City Council by the Planning Commission; however, the amendment recommendation must be referred to the Planning Commission for a report as outlined above. Before making such a report, the Planning Commission must hold at least one public hearing. The Planning Commission shall then report back to the City Council with their recommendation within 40 days or such longer period as has been previously designated by the City Council. Before adopting the amendment, the City Council shall hold at least one public hearing for which notice shall be given as outlined above.

F. APPEALS

Appeals of any actions of the Planning Director or Planning Commission, as outlined below, may be made by any person in the manner described below. While an appeal is pending, the establishment of any affected structure or use is to be held in abeyance. In hearing such an appeal, the appeal body (Planning Commission or City Council) may affirm, affirm in part, or reverse the previous determination which is the subject of appeal, provided that an appeal is not to be granted through Variance or amendment of the Joshua Hills Specific Plan.

- a. Administrative Decision Appeals based on decisions by the Planning Director may be filed by any aggrieved party with the Planning Commission. Such appeal is to be filed with the secretary of the Planning Commission in writing within ten (10) calendar days of the decisive action. The Planning Commission may consider the matter and may affirm or reverse wholly or partly, the action which is in question.
- b. Planning Commission Decision Appeal of a Planning Commission decision or interpretation of the provisions of Joshua Hills Specific Plan may be made by filing a written notice of appeal with the City Clerk within ten (10) calendar days following the Planning Commission's decision. The City Council will consider the matter and may affirm or reverse wholly or partly, the action which is in question.

G. DEVELOPMENT AGREEMENT

The California Government Code in Title 7, Division 1, Chapter 4, Article 2.5, Sections 65864 and 65865 states:

65864. The Legislature finds and declares that:

(a) The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the applicant for a development project that upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.

(c) The lack of public facilities, including, but not limited to, streets, sewerage, transportation, drinking water, school, and utility facilities, is a serious impediment to the development of new housing. Whenever possible, applicants and local governments may include provisions in agreements whereby applicants are reimbursed over time for financing public facilities. (Amended by Stats. 1984, Ch. 143).

65865

Any city, county, or city and county, may enter into a development agreement with any person having a legal or equitable interest in real property for the development of such property as provided in this article. Every city, county, or city and county, shall, upon request of an applicant, by resolution or ordinance, establish procedures and requirements for the consideration of development agreements upon application by, or on behalf of, the property owner or other person having a legal or equitable interest in the property.

... city, county, or city and county may recover from applicants the direct costs associated with adopting a resolution or ordinance to establish procedures and requirements for the consideration of development agreements. (Amended by Stats. 1984, Ch. 751.)

The Joshua Hills Specific Plan intends that such a Development Agreement be negotiated upon adoption of this document.

PASSED, APPROVED and ADOPTED this 8th day of May, 1986, by the following vote:

AYES: Councilmembers Bales, Becker, Bibb, Smith & Mayor Knight

NOES: None

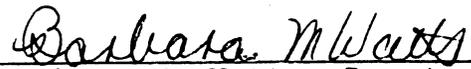
ABSENT: None

ABSTAIN: None

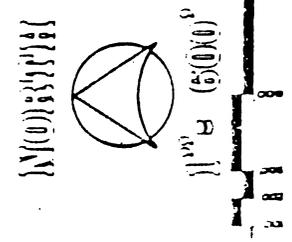
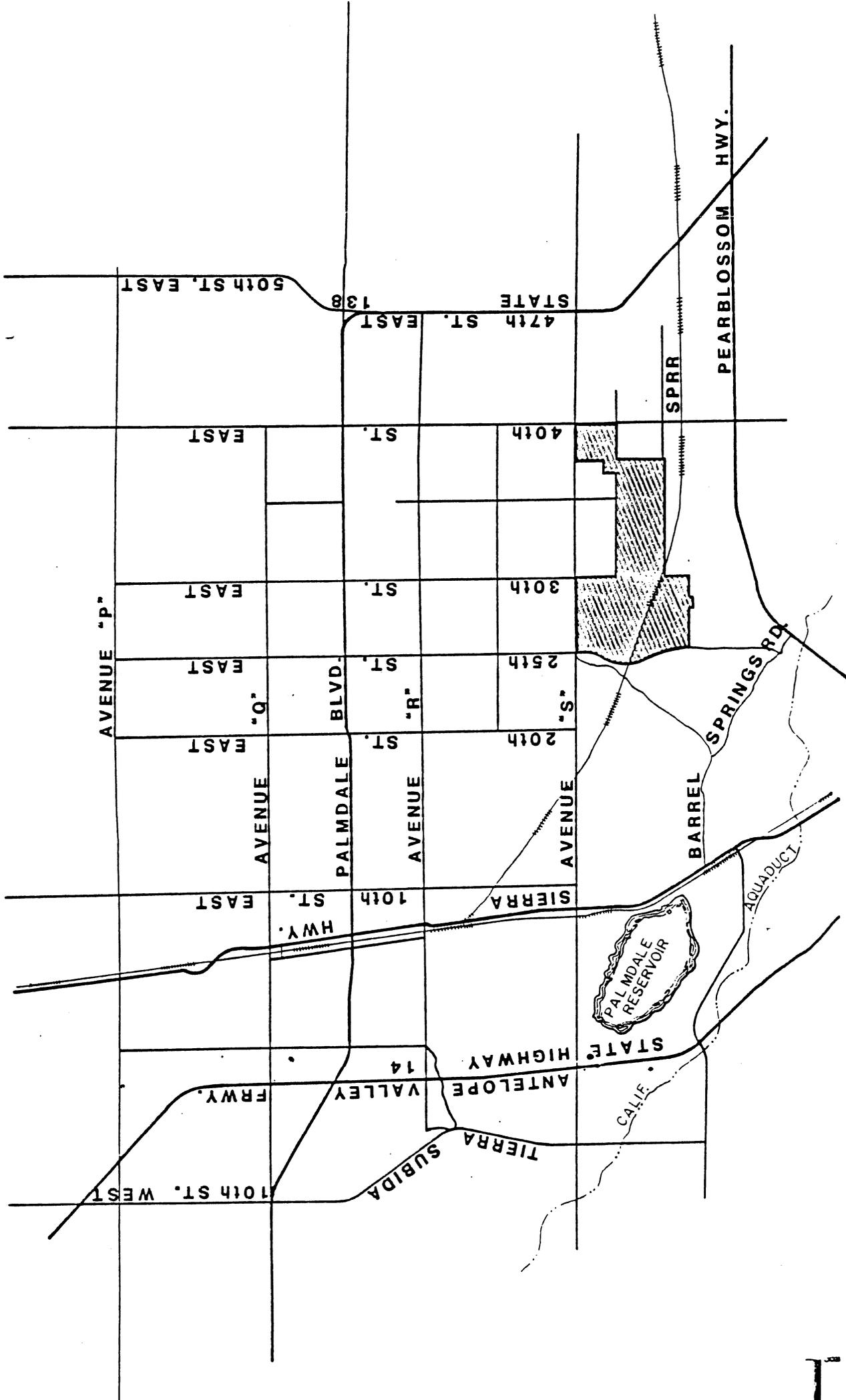


Wm. J. Knight, Mayor
City of Palmdale, California

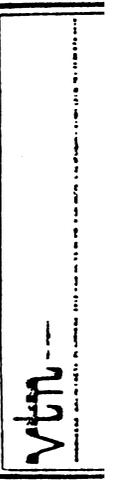
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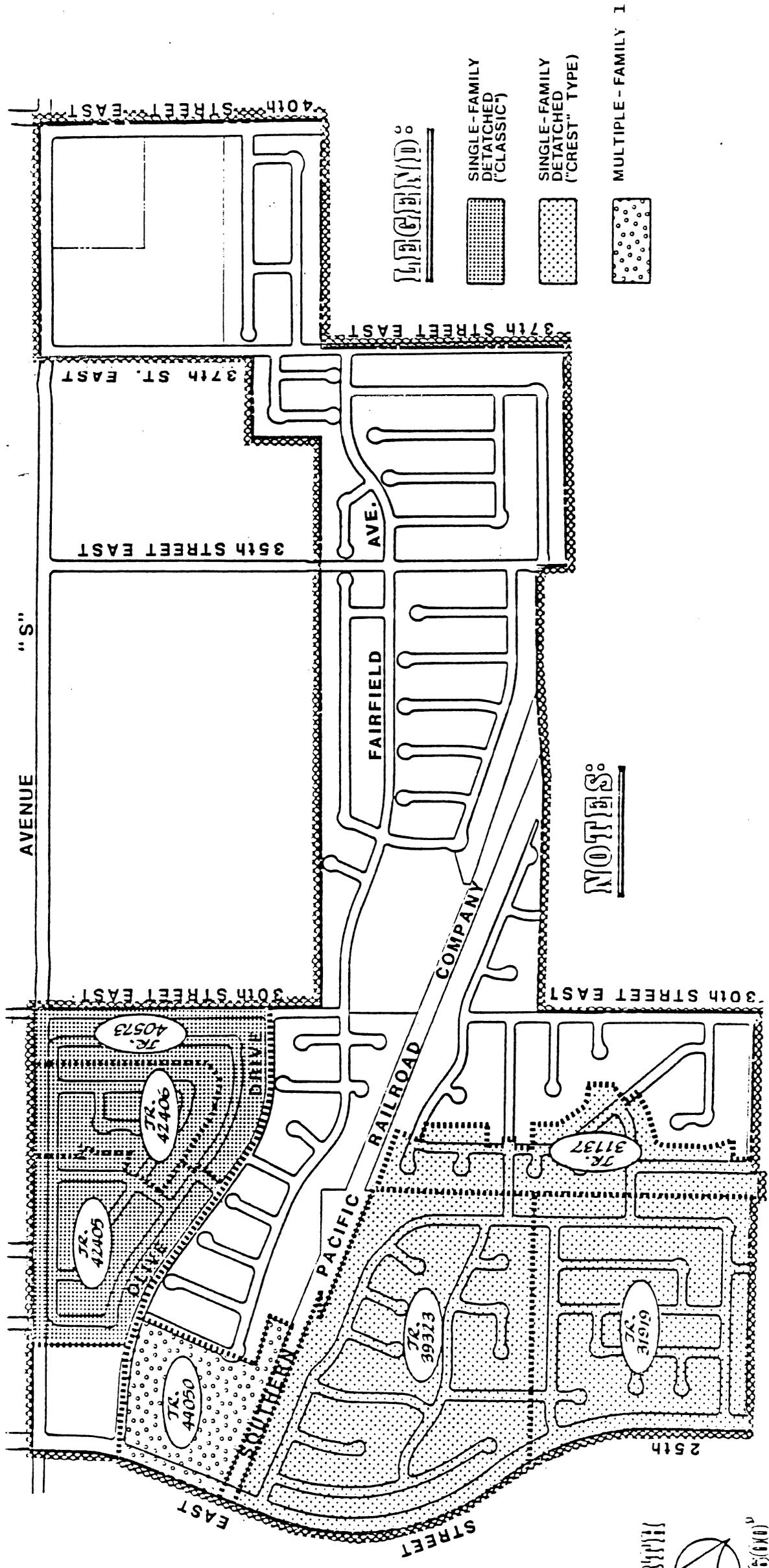
Barbara M. Watts, Deputy City Clerk
City of Palmdale, California



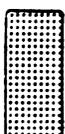
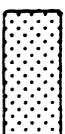
JOSHUA HILLS APPLICANT



PARISE CONSTRUCTION COMPANY
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CALIF. 92805
 (714) 771-1111

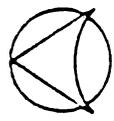


LEGEND:

-  SINGLE-FAMILY DETACHED ("CLASSIC")
-  SINGLE-FAMILY DETACHED ("CREST" TYPE)
-  MULTIPLE-FAMILY 1

NOTES:

NORTH



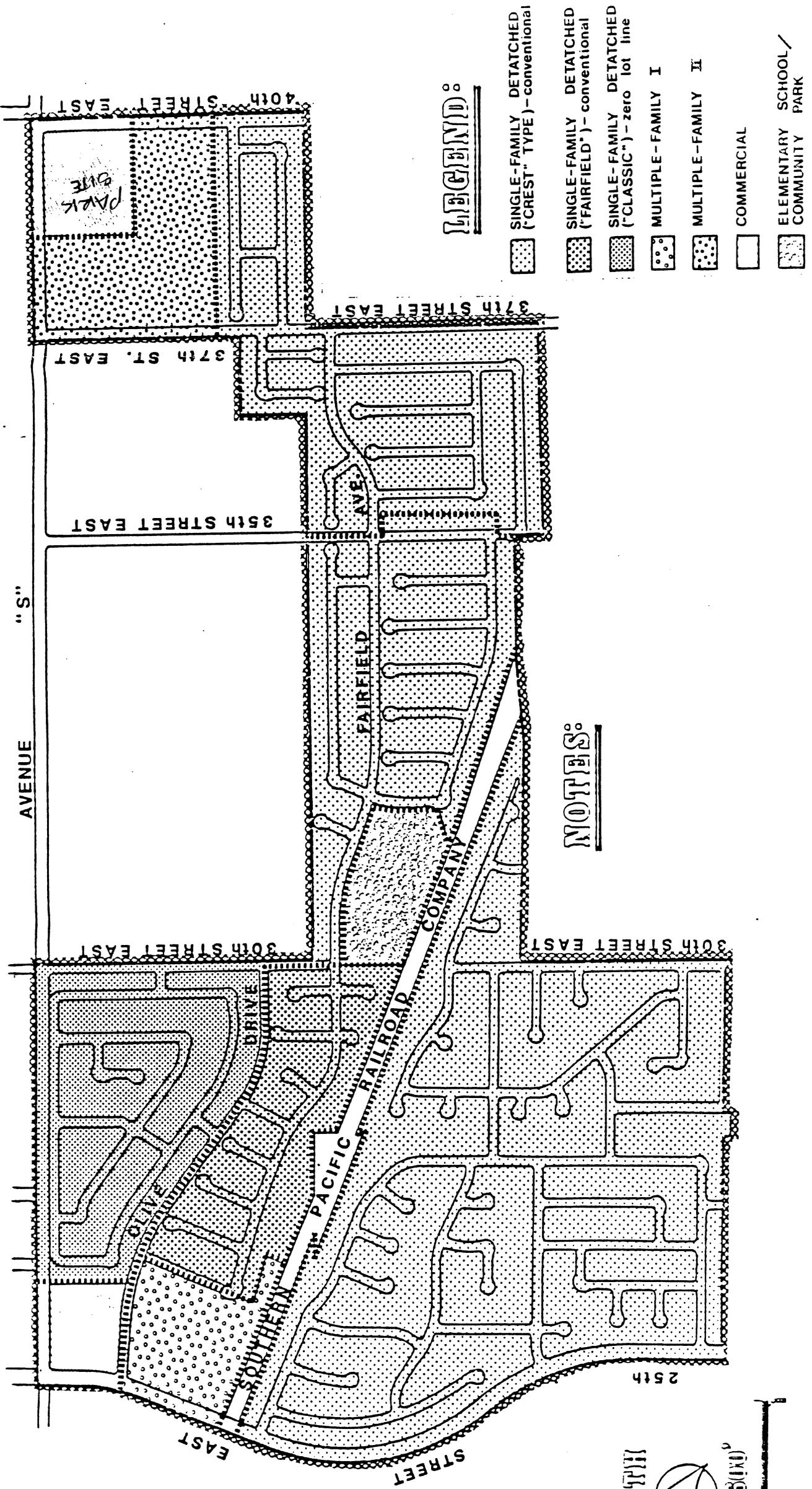
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ARLIE CONSTRUCTION COMPANY
 1000 W. 10th Street
 OMAHA, NEBRASKA 68102

583

JOSHUA HILLS SPECIFIC PLAN

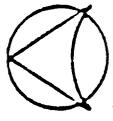


WDE CONSTRUCTION COMPANY
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 521-1111

vtm

JOSEPHIA HILLS SPECIFIC PLAN

NORTH

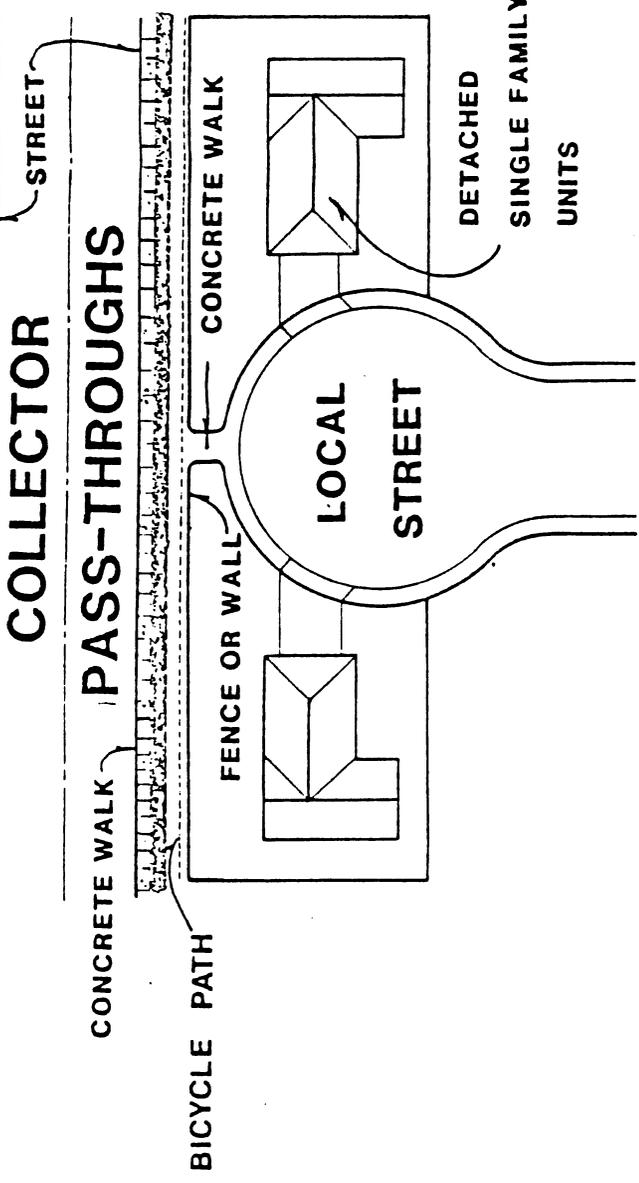
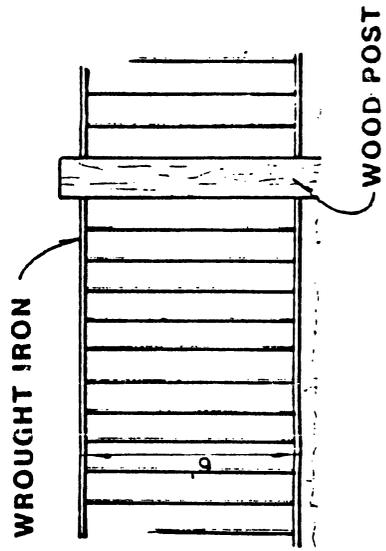
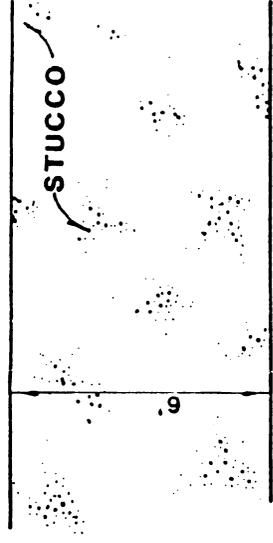
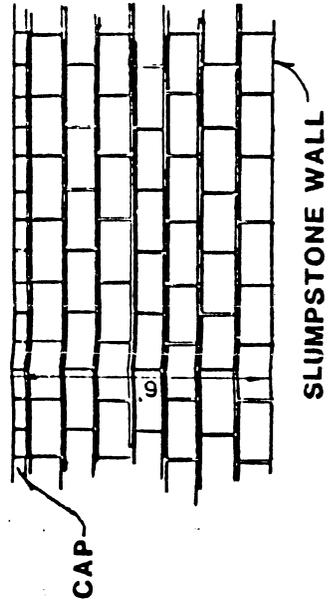


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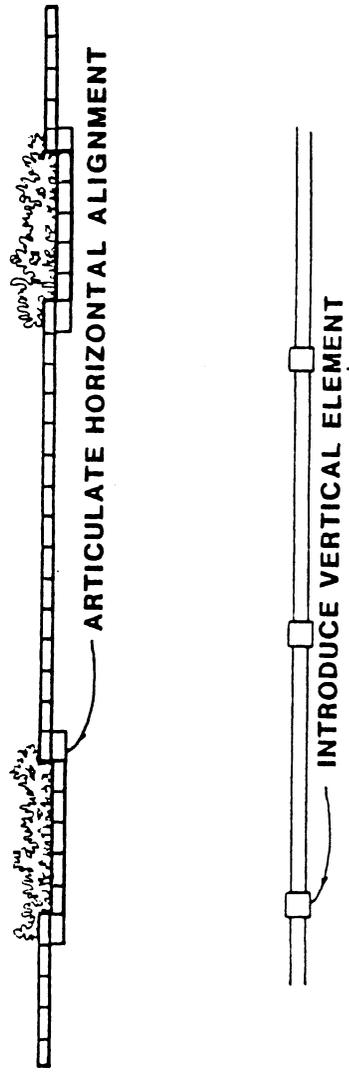


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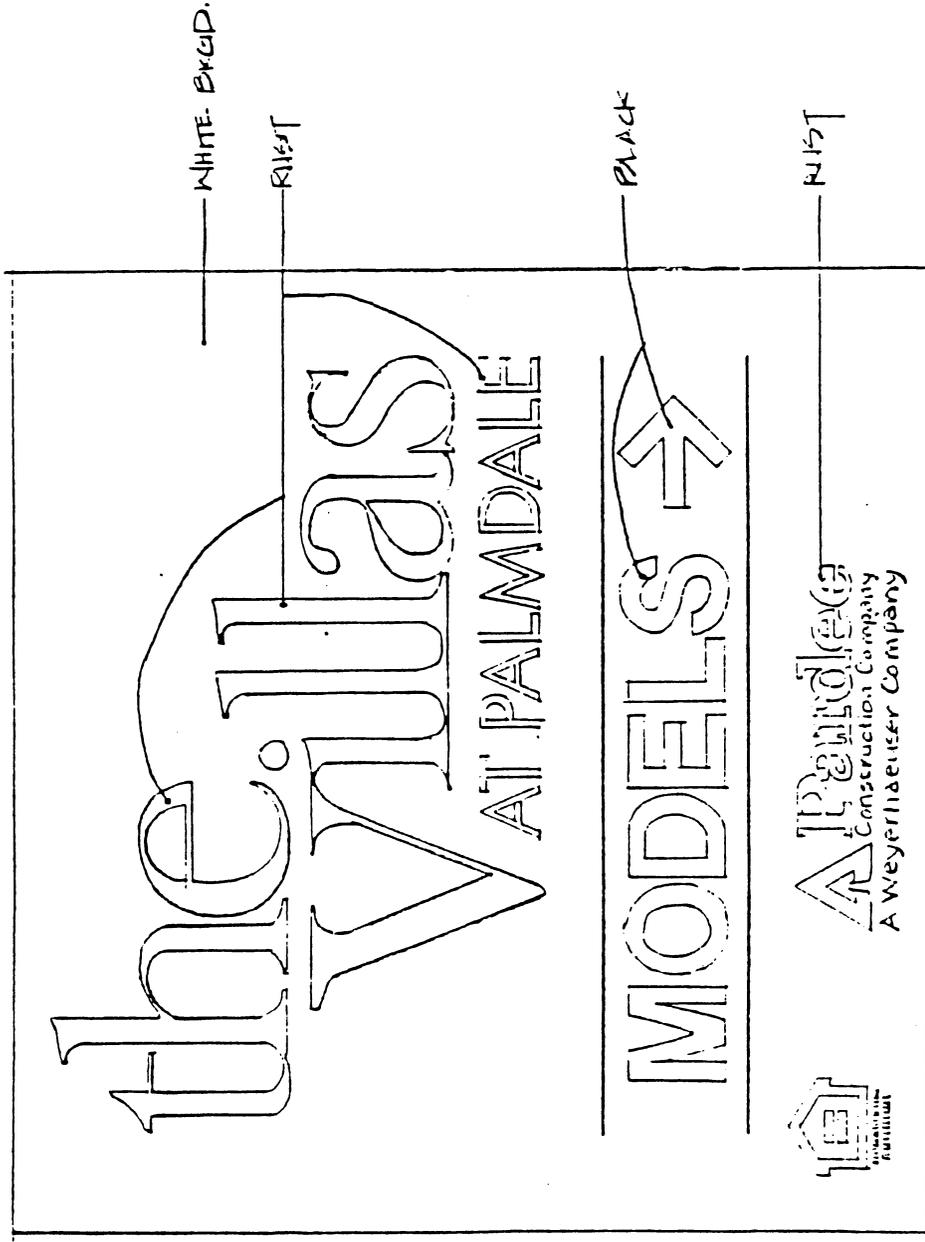
WALLS & FENCING



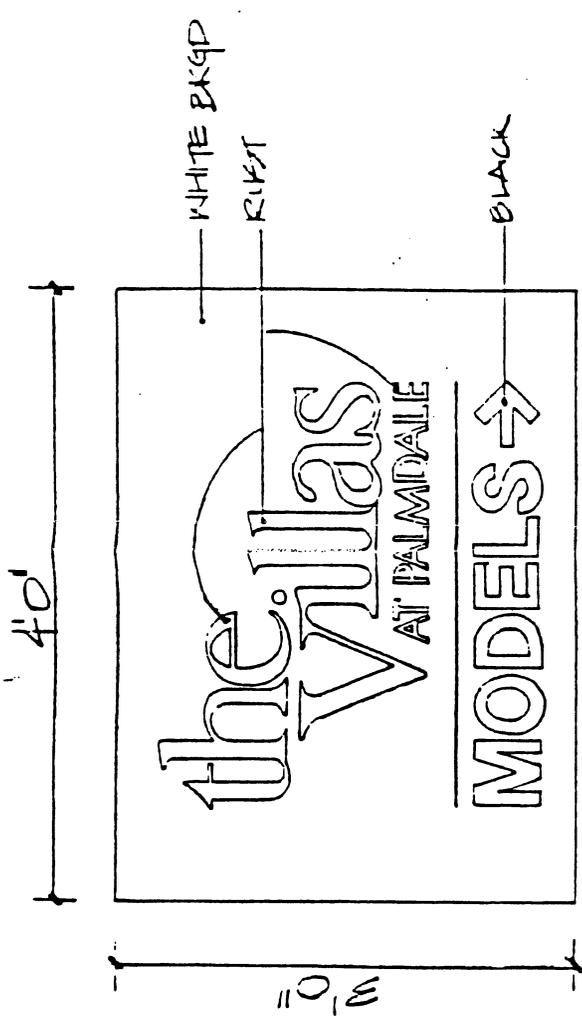
WALLS-PLAN VIEW



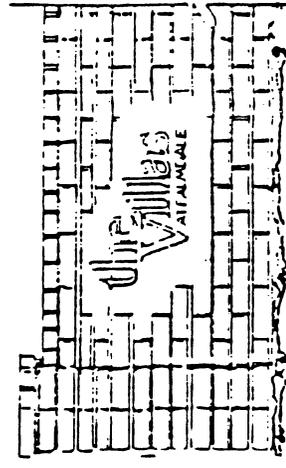
8'6"



PROJECT I.D SIGN (TYP.)

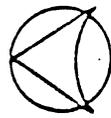


DIRECTIONAL SIGNS (TYP.)



MONUMENT SIGN WALLS (TYP.)

NORTH



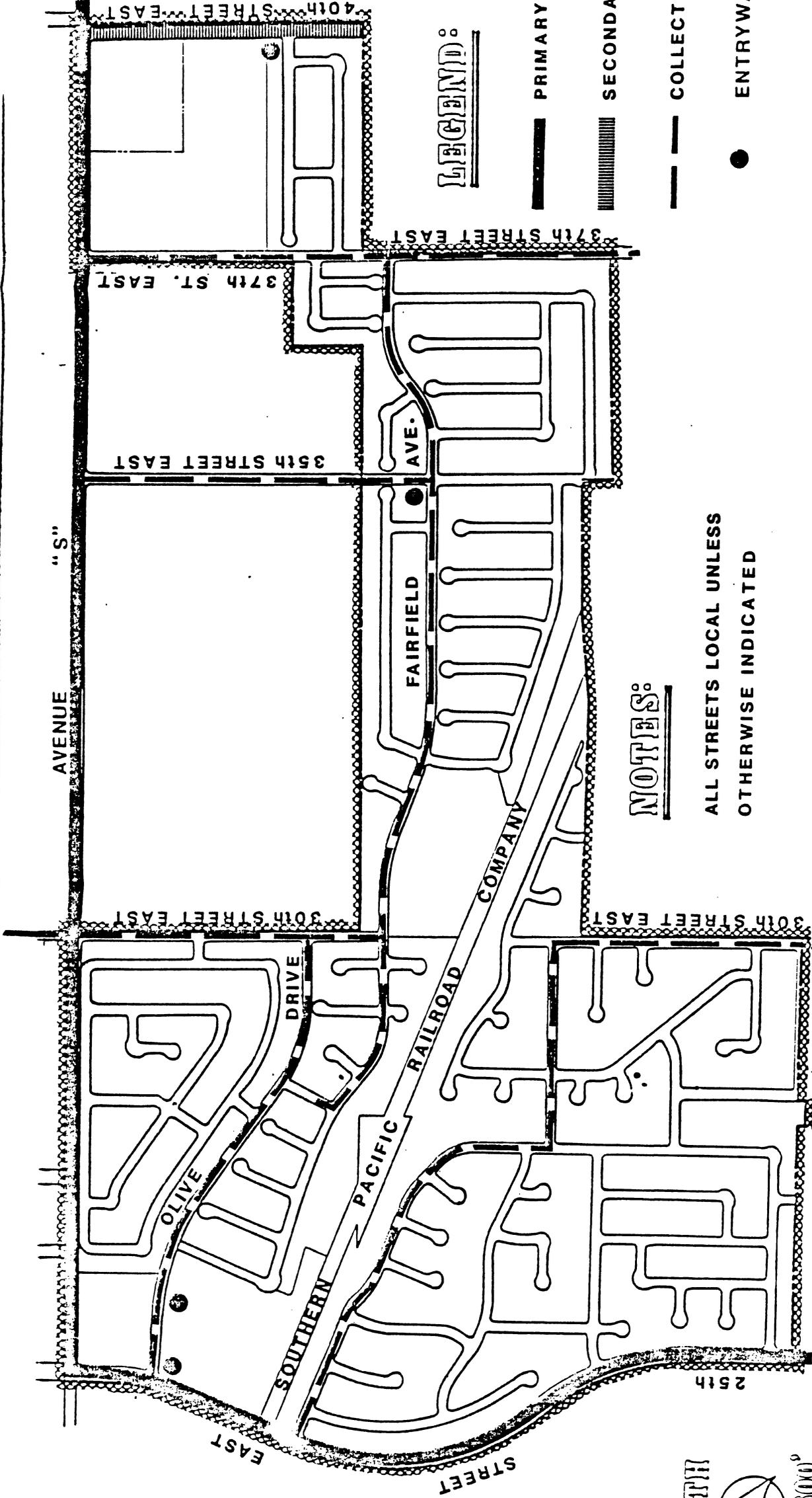
1" = 600'



EE CONSTRUCTION COMPANY
1111 W. 10th St. - Lincoln, Neb.
100 - 1000 - 10000 - 100000 - 1000000

VTN

JOSHUA HILLS SPECIFIC PLAN

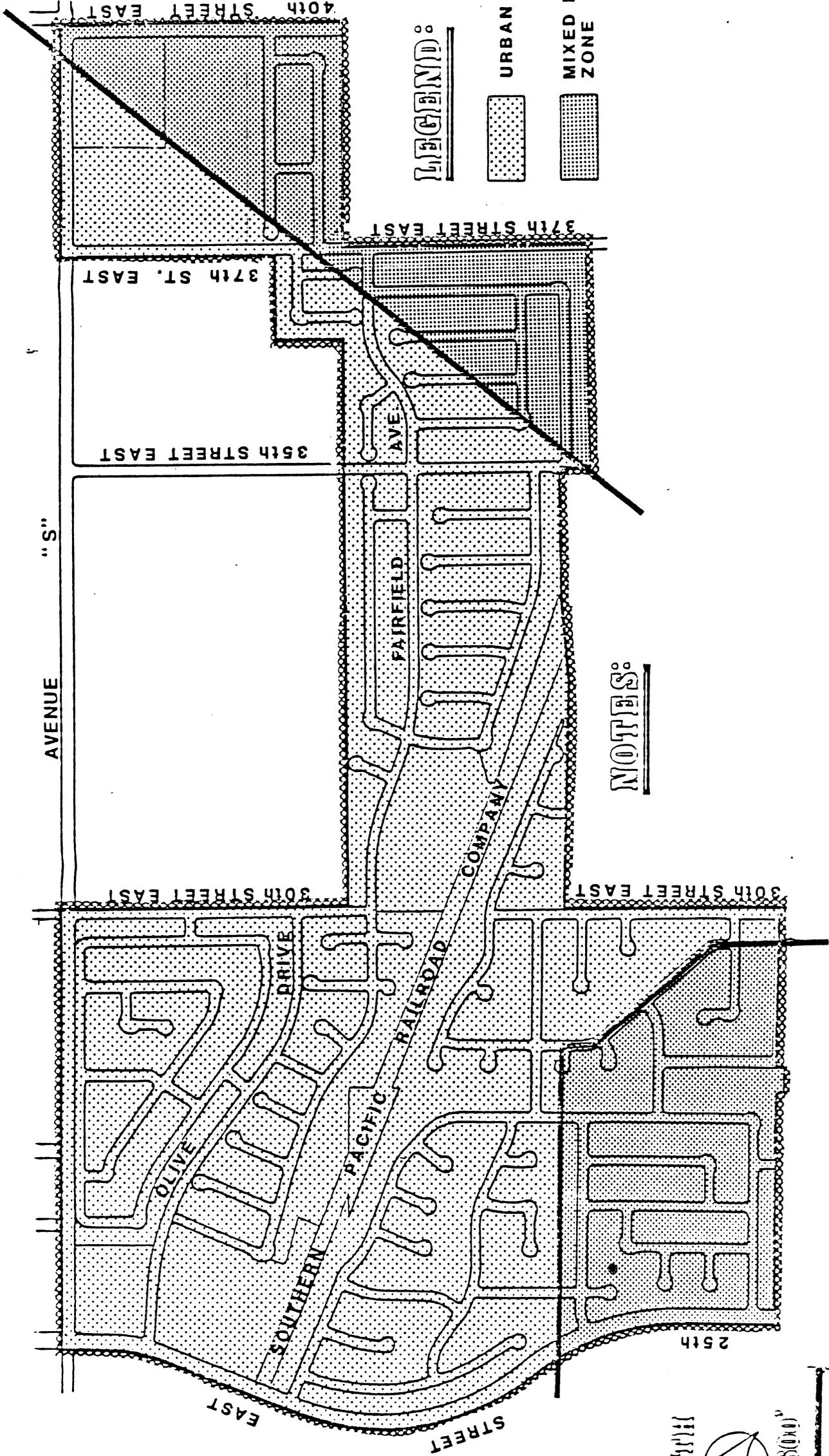


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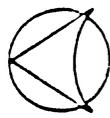
- PRIMARY ARTERIAL
- SECONDARY ARTERIAL
- COLLECTOR
- ENTRYWAY

NOTES:

ALL STREETS LOCAL UNLESS OTHERWISE INDICATED



NORTH



1000
R.M.



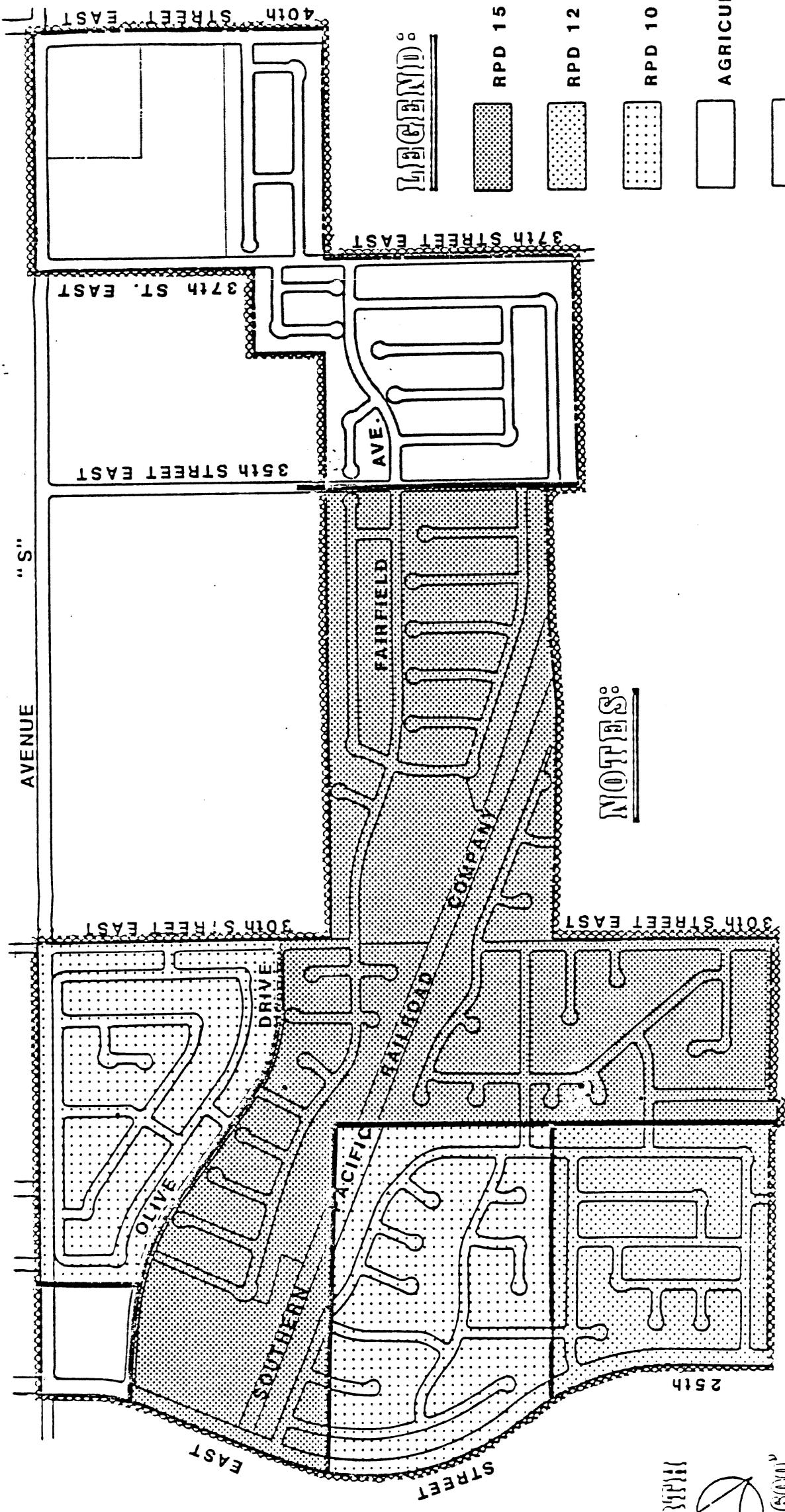
WILSON COMPANY

1924

JOSPHINA HILLS

SPECIAL

PLAN



AVENUE "S"

35th STREET EAST
37th ST. EAST

40th STREET EAST

30th STREET EAST

37th STREET EAST

AVE.

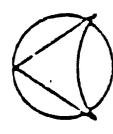
FAIRFIELD

RAILROAD

COMPANY

STREET EAST

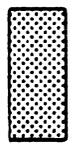
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1" = 600'



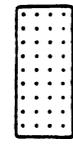
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RPD 15 U



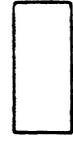
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RPD 10 U



AGRICULTURAL (A)



COMMERCIAL (C)

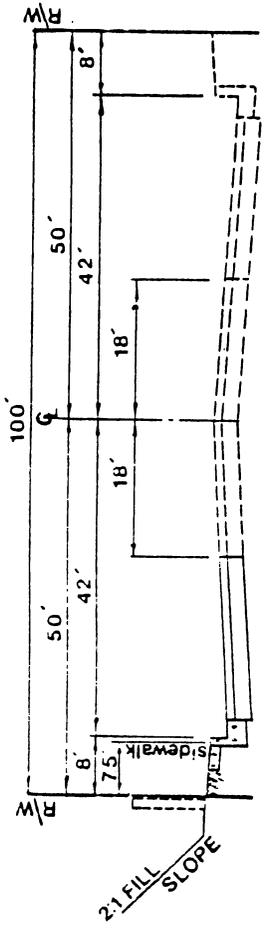
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ENGINE CONSULTING

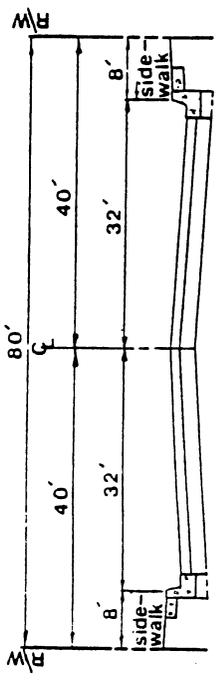
INC COMPANY

vtu

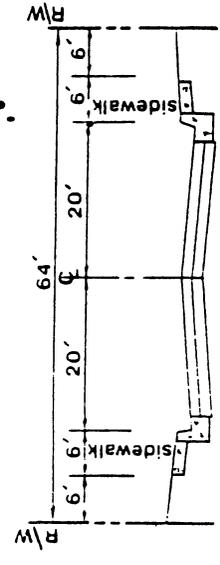
JOSEPHIA HILLS SPECIFIC PLAN



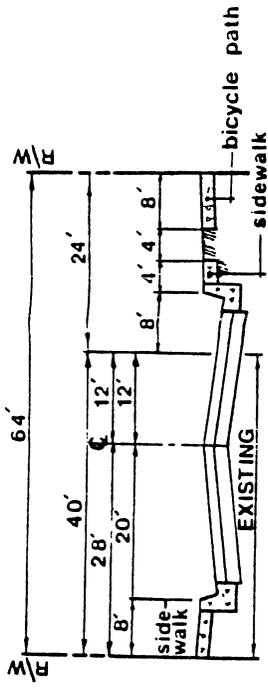
PRIMARY ARTERIAL



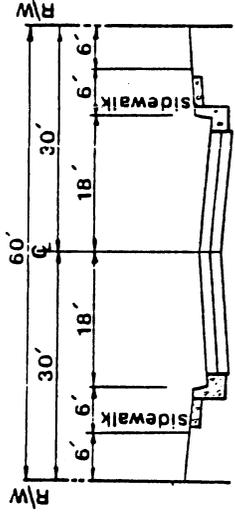
SECONDARY ARTERIAL



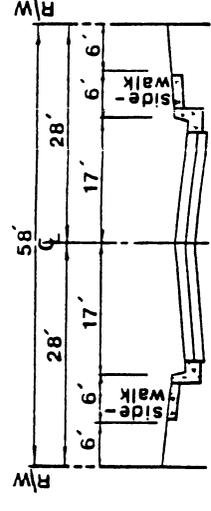
COLLECTOR



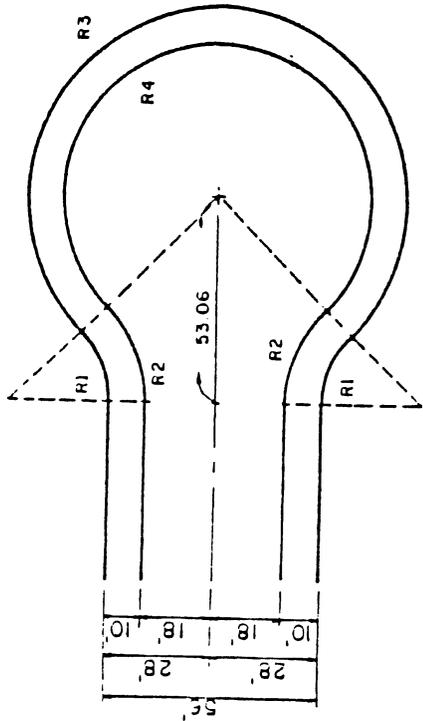
COLLECTOR WITH BICYCLE PATH



LOCAL

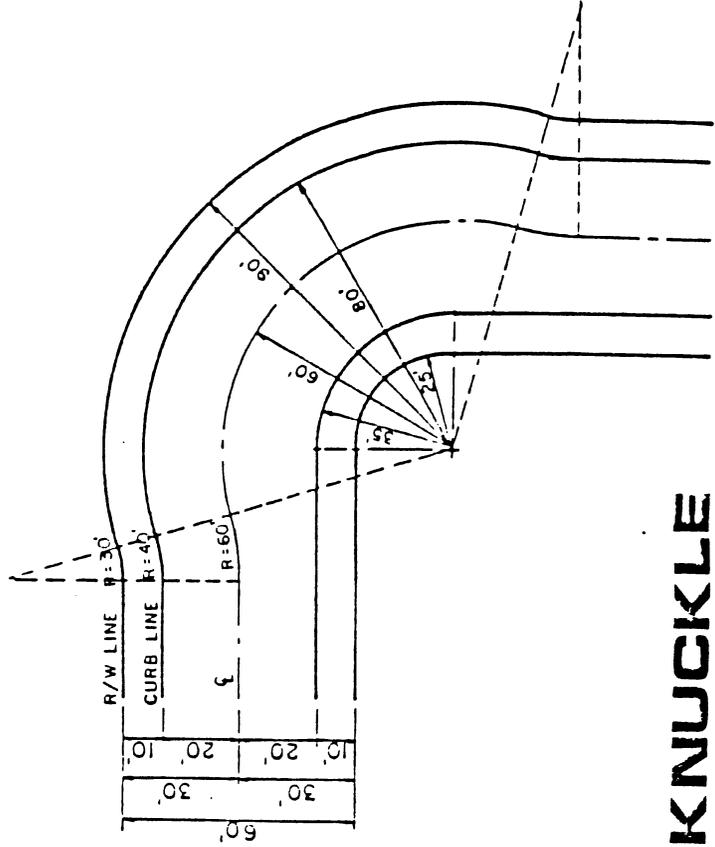


LOCAL CUL-DE-SAC

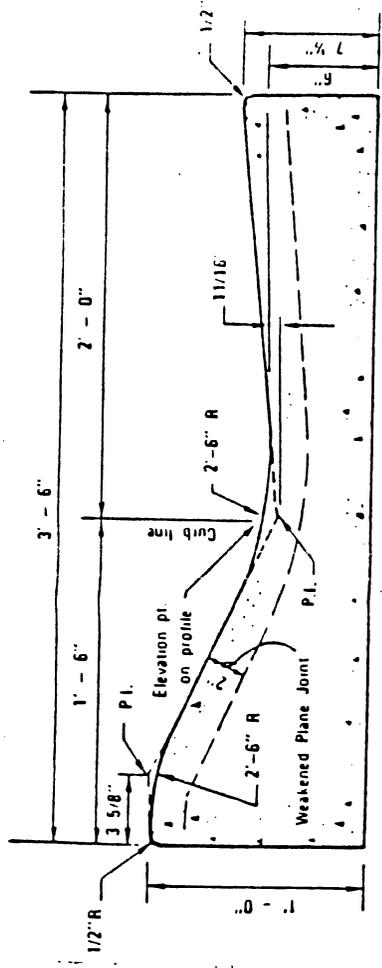


CUL-DE-SAC

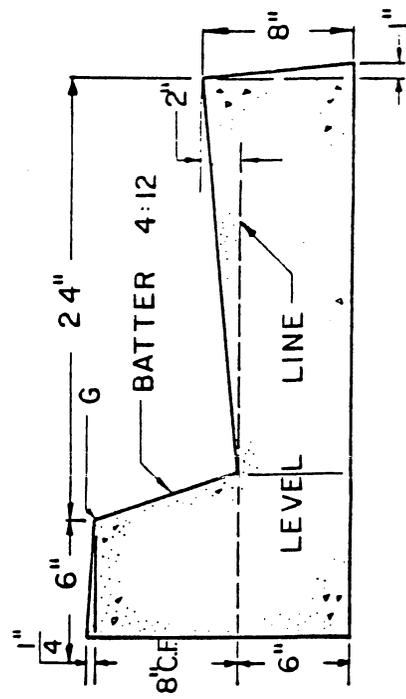
Δ	R	L
R1 45° 02' 08"	25'	19.65'
R2 45° 02' 08"	35'	27.51'
R3 270° 04' 16"	50'	235.68'
R4 270° 04' 16"	40'	188.55'



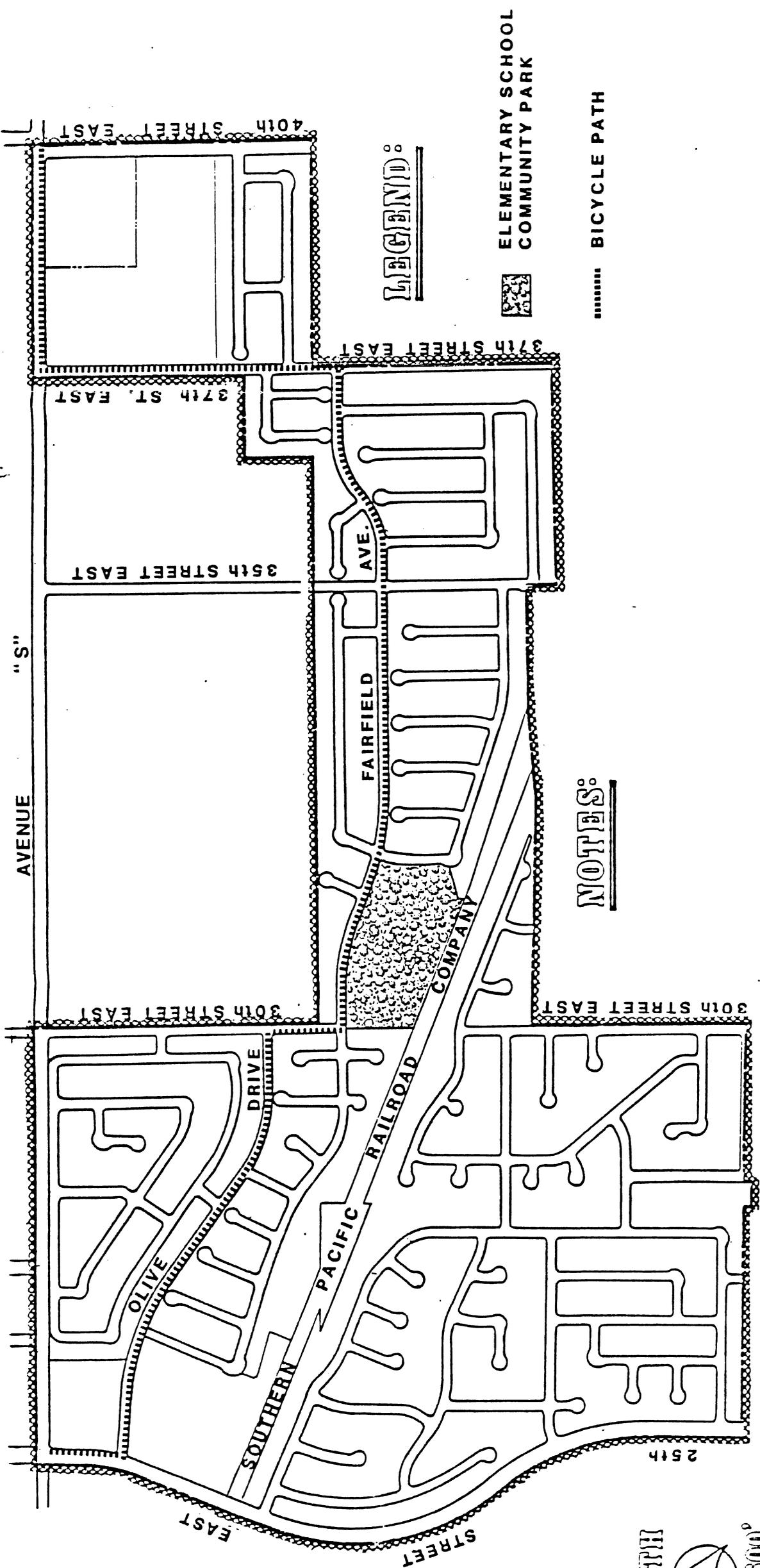
KNUCKLE



ROLLED CURB



STANDARD CURB



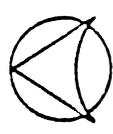
LEGEND:

ELEMENTARY SCHOOL
COMMUNITY PARK

..... BICYCLE PATH

NOTES:

NORTH



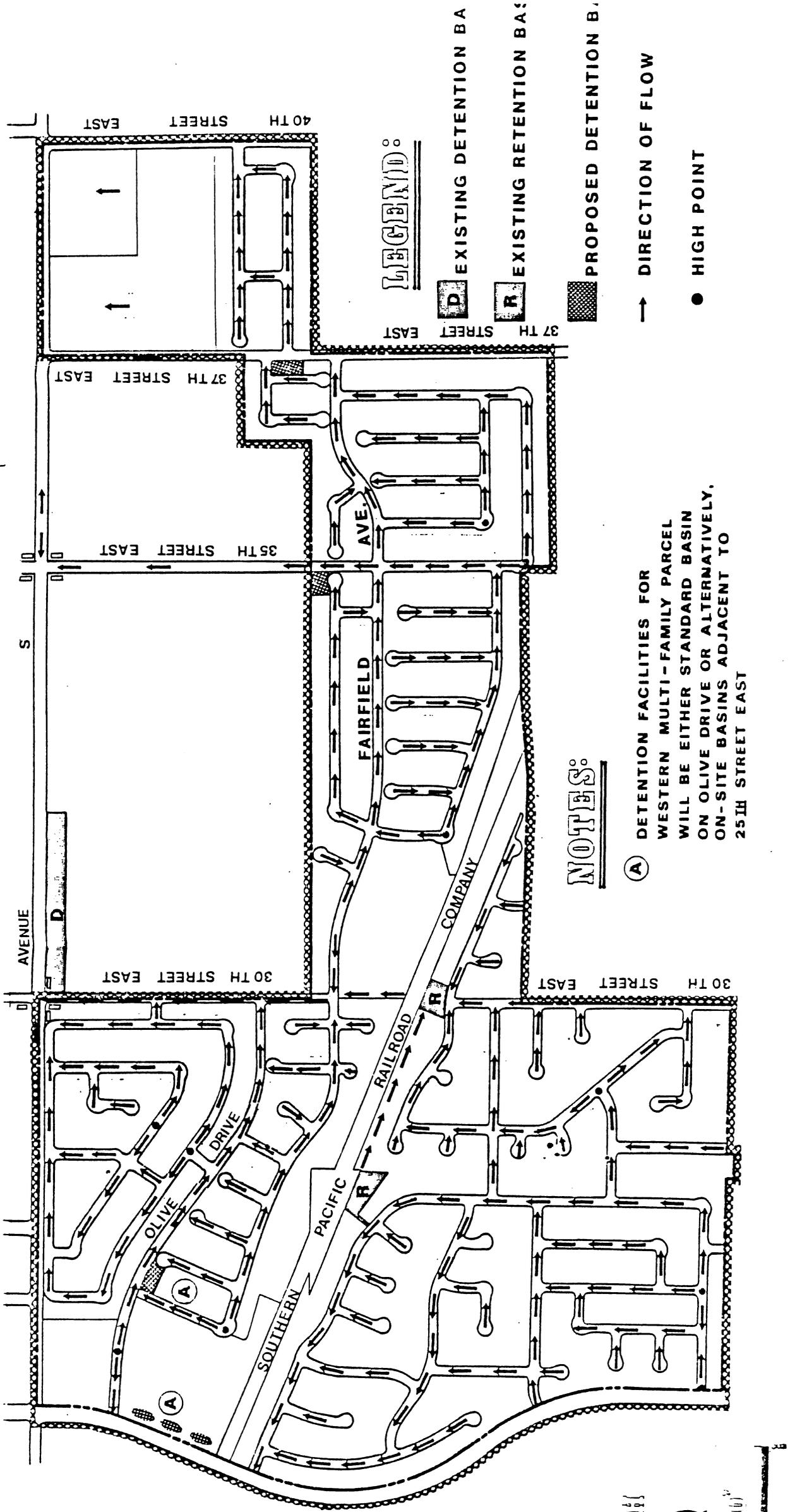
1" = 600'



WIDE CONST
ON COMPANY

Wm

JOSHUA HILLS APARTMENT PLAN

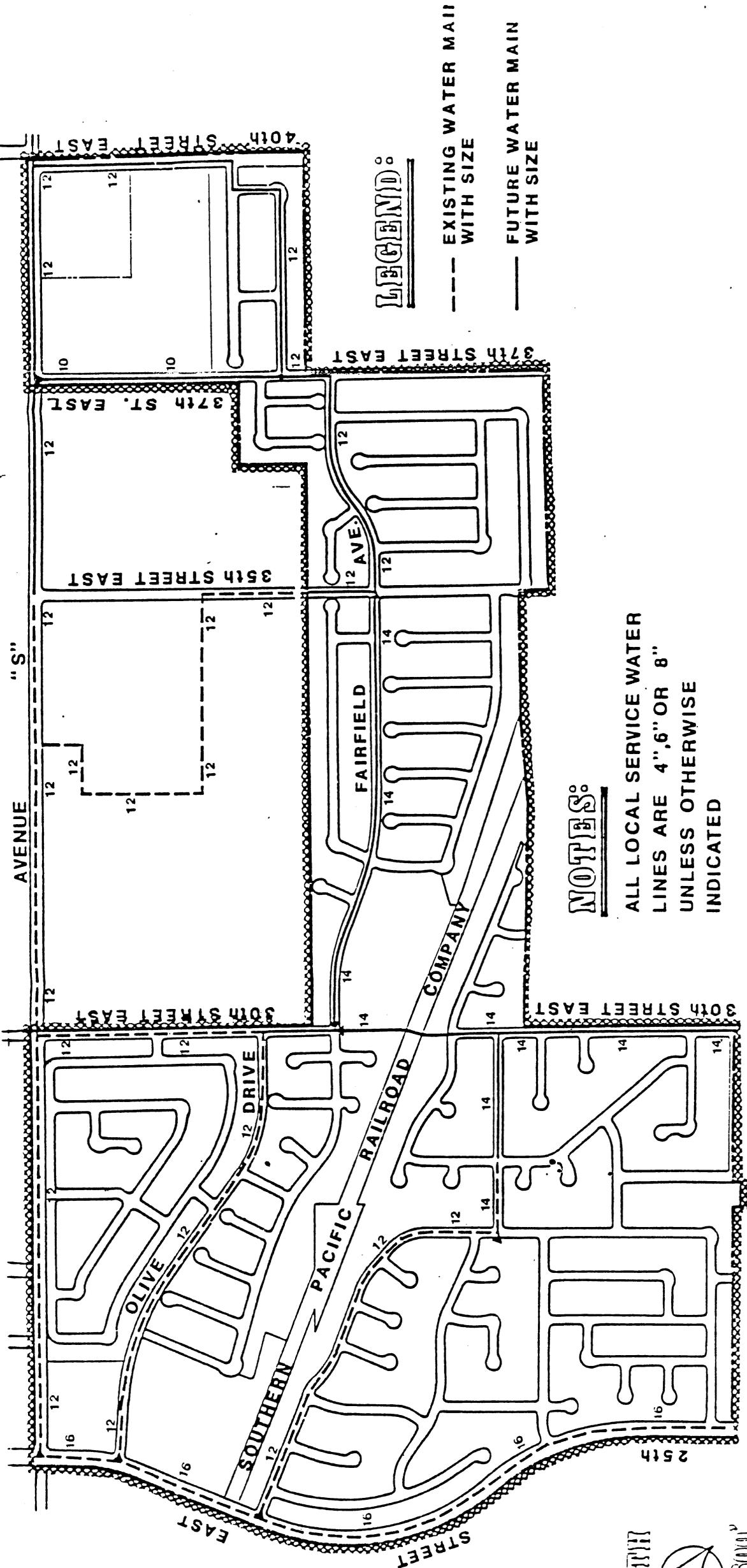


LEGEND:

-  EXISTING DETENTION BASIN
-  EXISTING RETENTION BASIN
-  PROPOSED DETENTION BASIN
-  DIRECTION OF FLOW
-  HIGH POINT

NOTES:

- (A) DETENTION FACILITIES FOR WESTERN MULTI-FAMILY PARCEL WILL BE EITHER STANDARD BASIN ON OLIVE DRIVE OR ALTERNATIVELY, ON-SITE BASINS ADJACENT TO 25TH STREET EAST



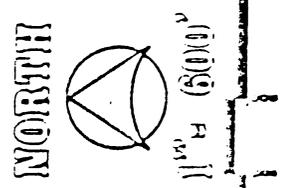
LEGEND

--- EXISTING WATER MAIN WITH SIZE

— FUTURE WATER MAIN WITH SIZE

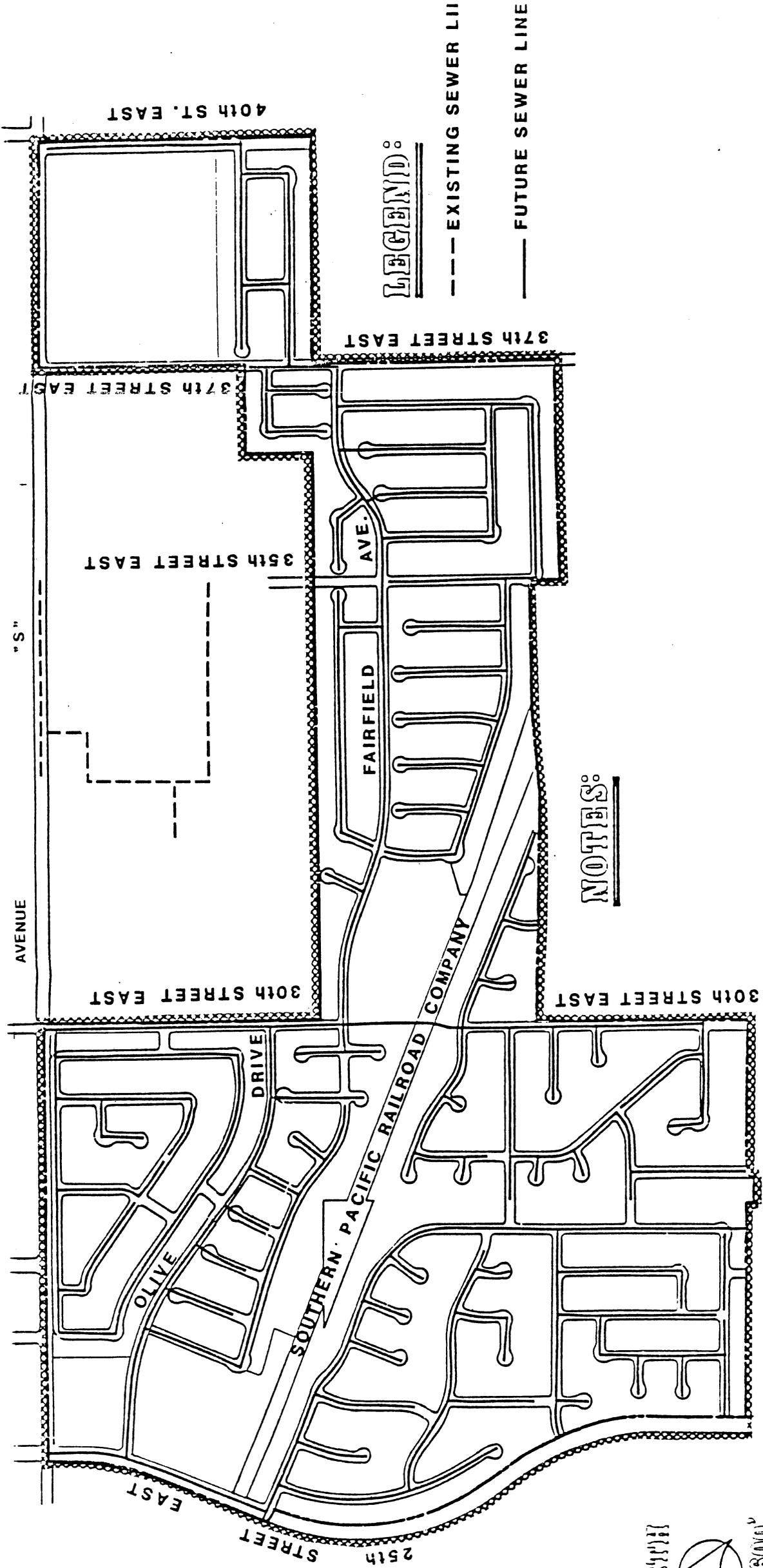
NOTES

ALL LOCAL SERVICE WATER LINES ARE 4", 6" OR 8" UNLESS OTHERWISE INDICATED



JOSEPH HILLS SPECIFIC PLAN

THE CONSTRUCTION COMPANY

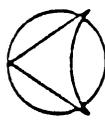


LEGEND:

- EXISTING SEWER LII
- FUTURE SEWER LINE

NOTES:

NORTH



1" = 60'

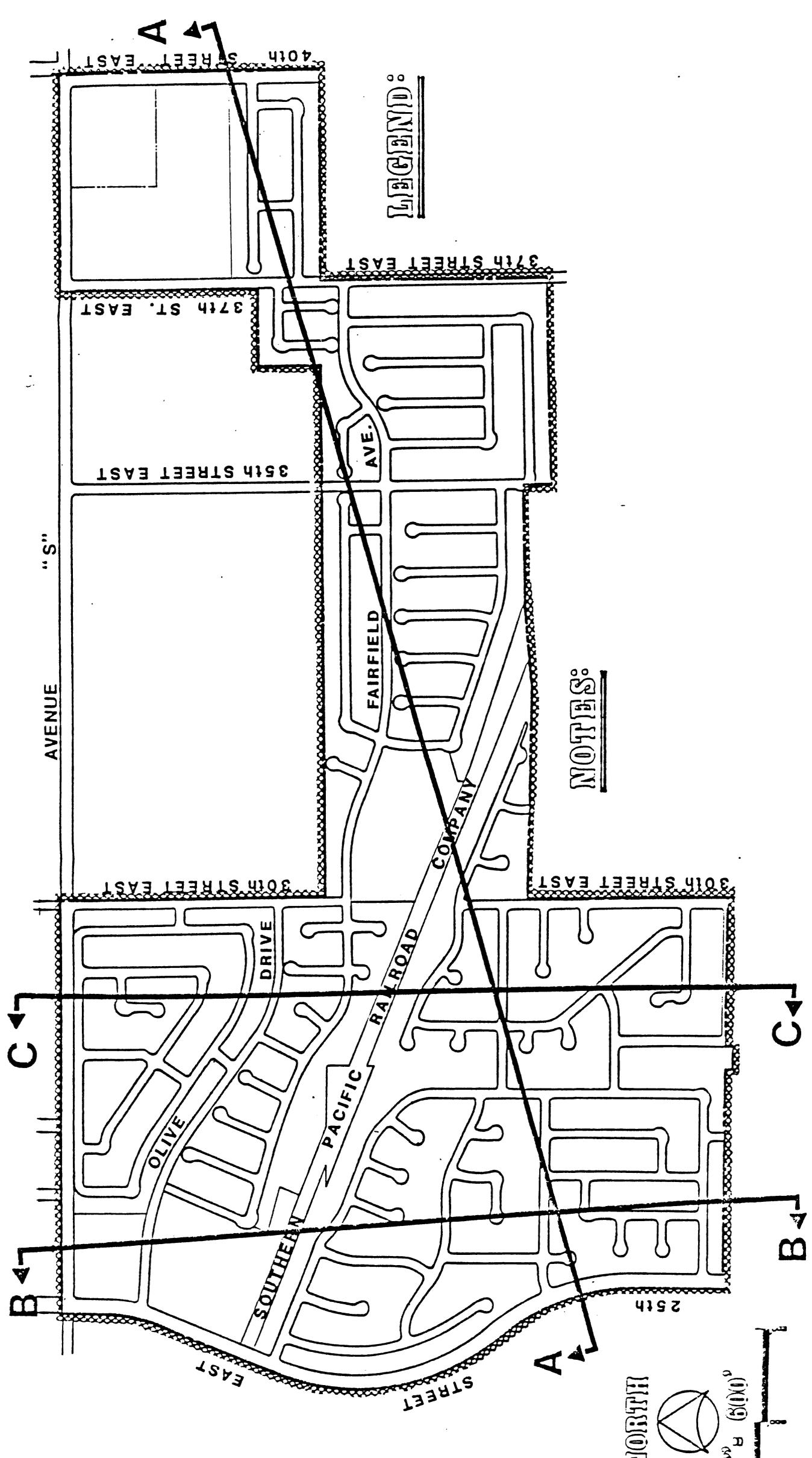


JOSHUA HILLS SPECIFIC PLAN



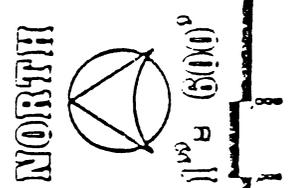
ARDEE CONSTRUCTION COMPANY
 470 SANTA ANITA
 SAN ANTONIO, TEXAS 78204

JOSHUA HILLS SPECIFIC PLAN



NOTES:

LEGEND:



JOE CONSTRUCTION COMPANY
 1001 N. 10th St.
 Phoenix, Arizona 85004
 602-254-1111

VTU

SINGLE-FAMILY
("CREST" TYPE)

ELEMENTARY
SCHOOL

COMMUNITY PARK

R.R.
R/W

SINGLE-FAMILY
("CREST" TYPE)

MULTIPLE-FAMILY II

2770
ELEV.

2680
ELEV.

SINGLE-FAMILY
("CREST" TYPE)

R.R.
R/W

MULTIPLE-FAMILY I

COMMERCIAL

2860
ELEV.

B

2780
ELEV.

B

SINGLE-FAMILY
("CREST" TYPE)

R.R.
R/W

SINGLE-FAMILY
("FAIRFIELD")

SINGLE-FAMILY
("CLASSIC")

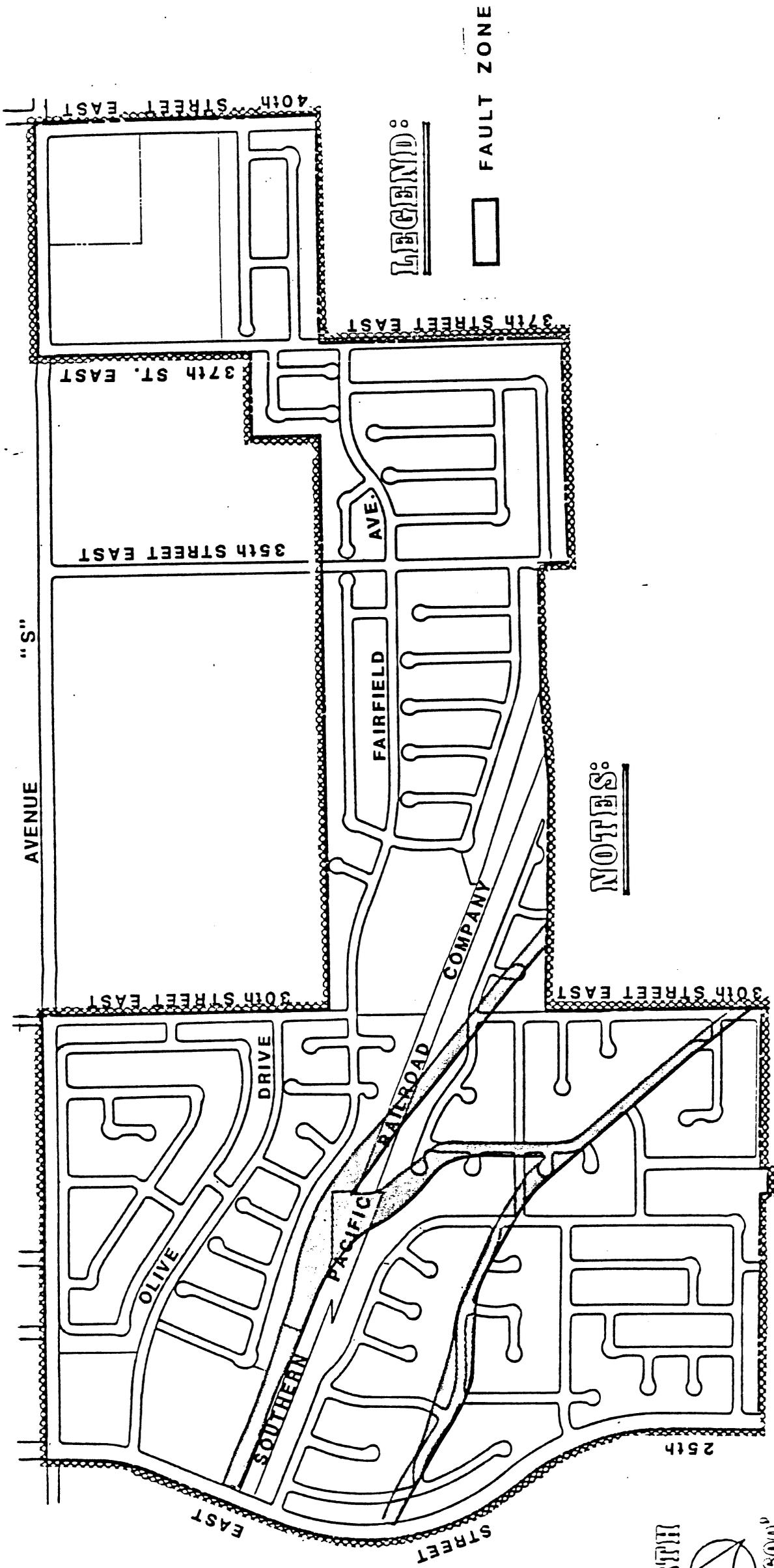
OLIVE
DRIVE

2820
ELEV.

C

2775
ELEV.

C



LEGEND:

— FAULT ZONE

NOTES:

JOSHUA HILLS SPECIFIC PLAN

VTM

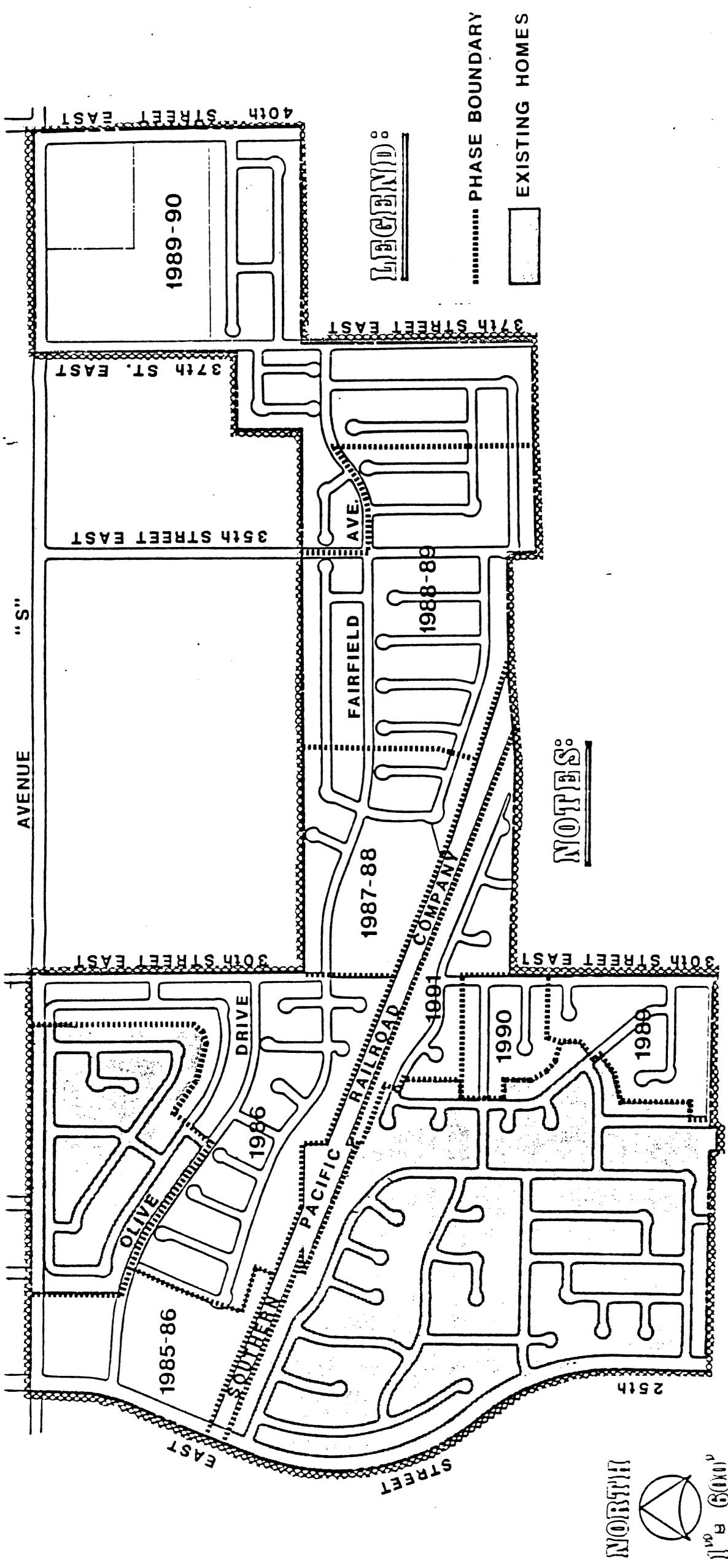
EDIF CONSTRUCTION COMPANY
 1000 W. 10th St. Suite 100
 Denver, CO 80202

JUSTWA HILLS SPECIFIC PLAN

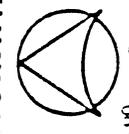
vtm
 DEE CONSTRUCTION COMPANY
 10000 DEER CREEK DRIVE
 SUITE 100
 DALLAS, TEXAS 75243
 (214) 343-1100

Ordinance No. 583

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NORTH



0 10 20 30 40 50 60 FT



NOTES:

LEGEND:

- PHASE BOUNDARY
- _____ EXISTING HOMES