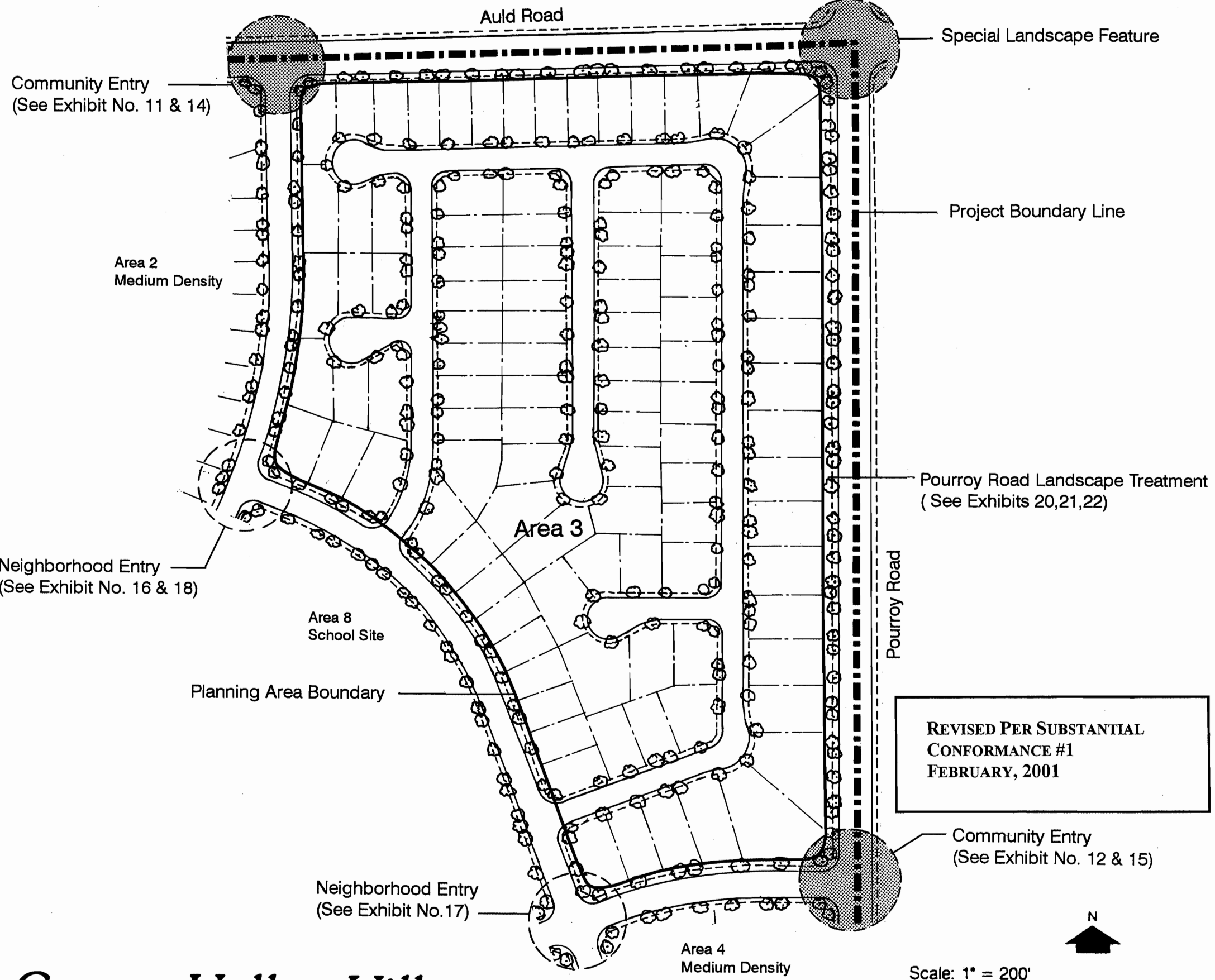


3. Planning Area 3: Medium Density Residential

- o Area: 32.8 Acres
- o Maximum Density: 3.0 DU/AC
- o Minimum Lot Size: 7,200 square feet
- o Maximum Unit Count: 98
- o Permitted Uses/Development Standards: Permitted uses and development standards shall be the same as those contained in Article VI of Ordinance 348.
- o Description: Planning Area 3 is designated for medium density residential development. The subject planning area is adjacent to Auld Road on the north and Pourroy Road to the east. The the west of Planning Area 3 is the proposed school site which is separated from the Planning Area by way of a collector street. The easternmost tier of lots along Pourroy Road will be 10,000 square feet in size. Said lots will achieve access by way of a frontage road which will permit future residential structures to front along Pourroy Road rather than the more typical reverse frontage condition. Primary access into the planning area will be via Pourroy Road with secondary access achieved by way of Auld Road.
- o Procedures: Prior to any residential development within Planning Area 3, a subdivision application must be submitted, approved and recorded pursuant to Riverside County Ordinance 460. Said land division must be in conformance with criteria outlined within the low density residential land use standards.
- o Design and Development Standards (Exhibit 28):
 - * A community identity node treatment will be provided at Auld Road as illustrated in Exhibit 28. Community identity node details and elevation are provided in Exhibits 10 through 15.
 - * Neighborhood entry treatments will be provided as indicated on Exhibit 28. Neighborhood entry details and elevation are illustrated in Exhibits 16 through 18.

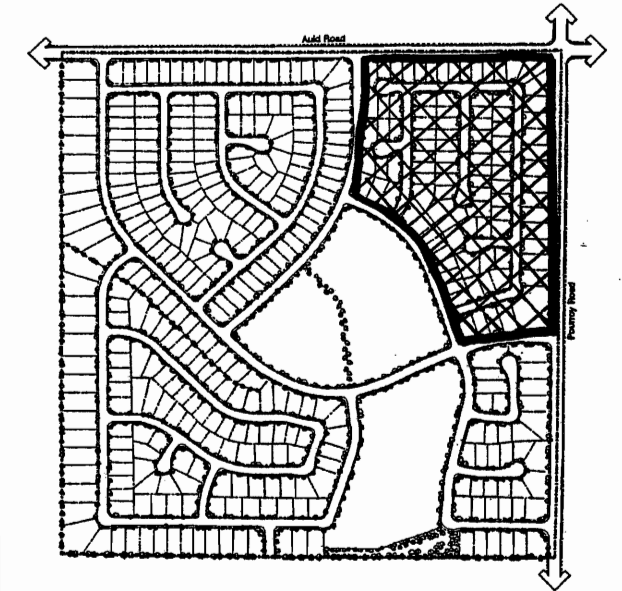
- * Single family housing types are appropriate within Planning Area 3.
- * Landscape standards per Exhibit 9 shall apply.
- * No more than one permitted residential product type shall be developed in each planning area.



Crown Valley Village

REVISED PER SUBSTANTIAL
CONFORMANCE #1
FEBRUARY, 2001

Planning Area 3



SC #1 REVISIONS BY:
VSL Engineering
40935 County Center Dr., Suite D
Temecula, CA 92591
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RANPAC

ENGINEERING CORPORATION

Exhibit No 28