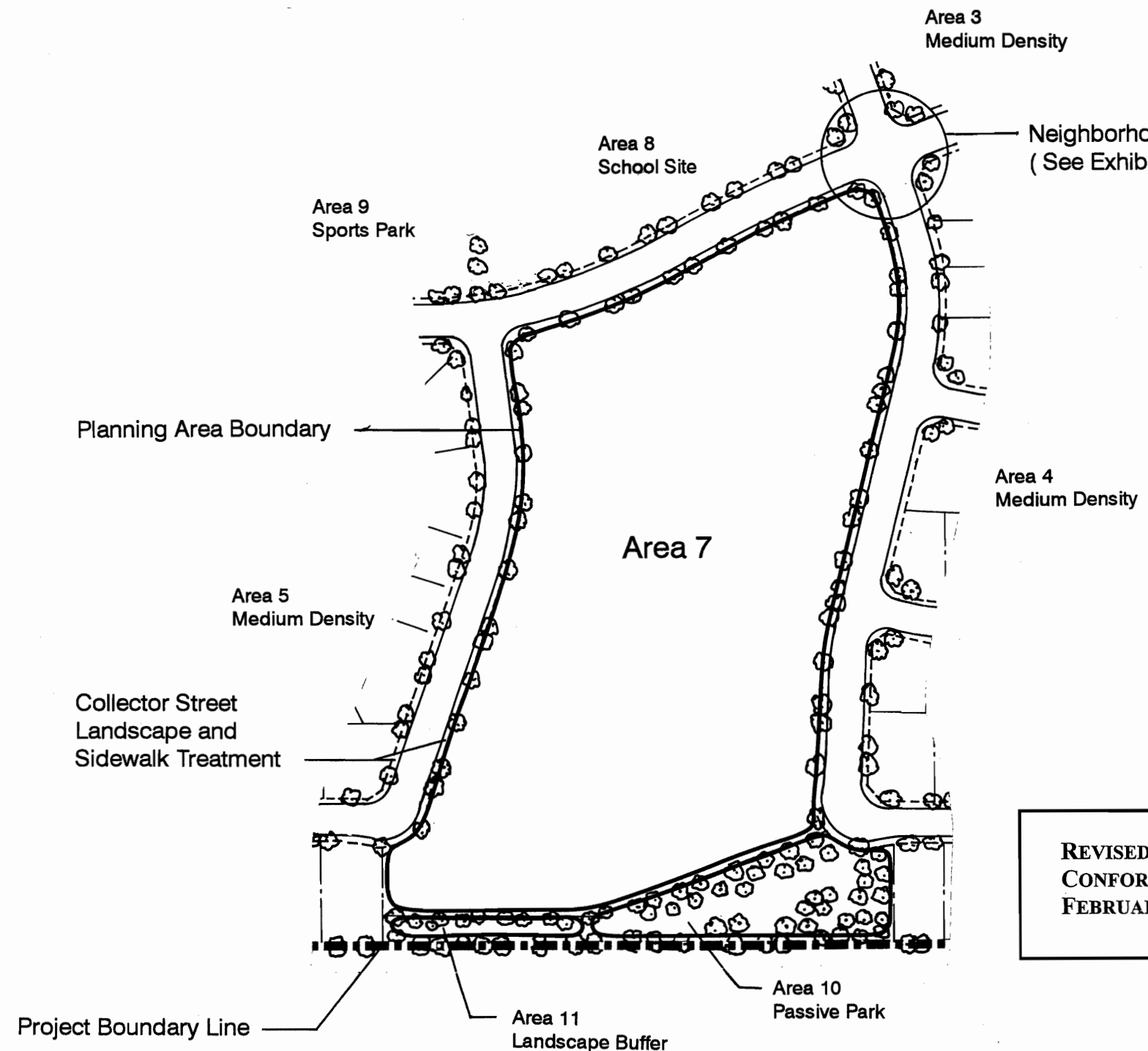


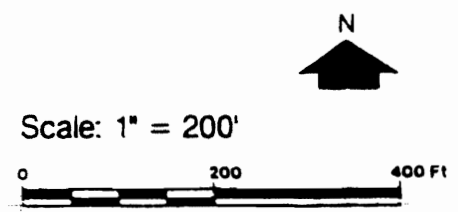
7. Planning Area 7: High Density Residential
- o Area: 13.1 acres
 - o Maximum Density: 13 DU/AC
 - o Minimum Lot Size: 7,200 square feet
 - o Maximum Unit Count: 170
 - o Permitted Uses/Development Standards:
Permitted uses and development standards shall be the same as those contained in Article VIII of Ordinance 348.
 - o Description: Planning Area 7 is designated for high density residential dwelling uses. Proposed surrounding land uses include medium density residential, a park and a school site. Across Pourroy Road is an existing subdivision of 5 acre residential lots. Primary access to Planning Area 7 will be off of Pourroy Road.
 - o Design Standards:
 - * A community identity node shall be located as illustrated in Exhibit 32. Community identity node details and elevations are provided in Exhibits 10 through 15.
 - * A neighborhood entry treatment shall be located as illustrated in Exhibit 32. Neighborhood entry details and elevations are provided in Exhibits 16 through 18.
 - * High density housing types are appropriate within Planning Area 7.
 - * Landscape standards per Exhibit 9 shall apply.
 - * Development standards shall comply with R-3 (General Residential) zoning requirements, Article VIII of County Ordinance No. 348.
 - * The following special design features shall be required for multi-family products in Planning Area 7:
 - Neighborhood entries shall be provided at all entrances;

- One access point to a collector or larger roadway shall be provided for each 100 dwelling units or fraction thereof within a planning area;
- A minimum of two access points shall be provided;
- Special paving such as stamped concrete or brick strips may be provided at each project entrance;
- One major recreation facility shall be provided;
- One minor secondary recreation area such a tot lots, barbecue areas, patios or spas shall be provided for every 100 units or fraction thereof.

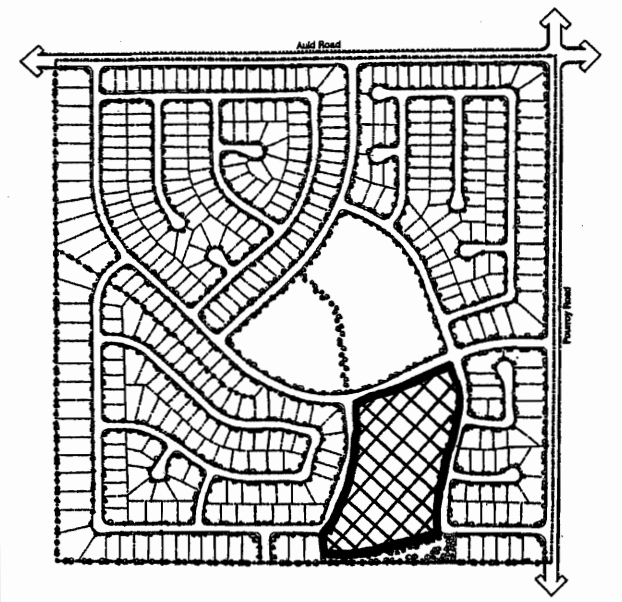
Crown Valley Village



REVISED PER SUBSTANTIAL
CONFORMANCE #1
FEBRUARY, 2001



Planning Area 7



SC #1 REVISIONS BY:
VSL Engineering
40935 County Center Dr., Suite D
Temecula, CA 92591
909-296-3930



Exhibit No.: 32