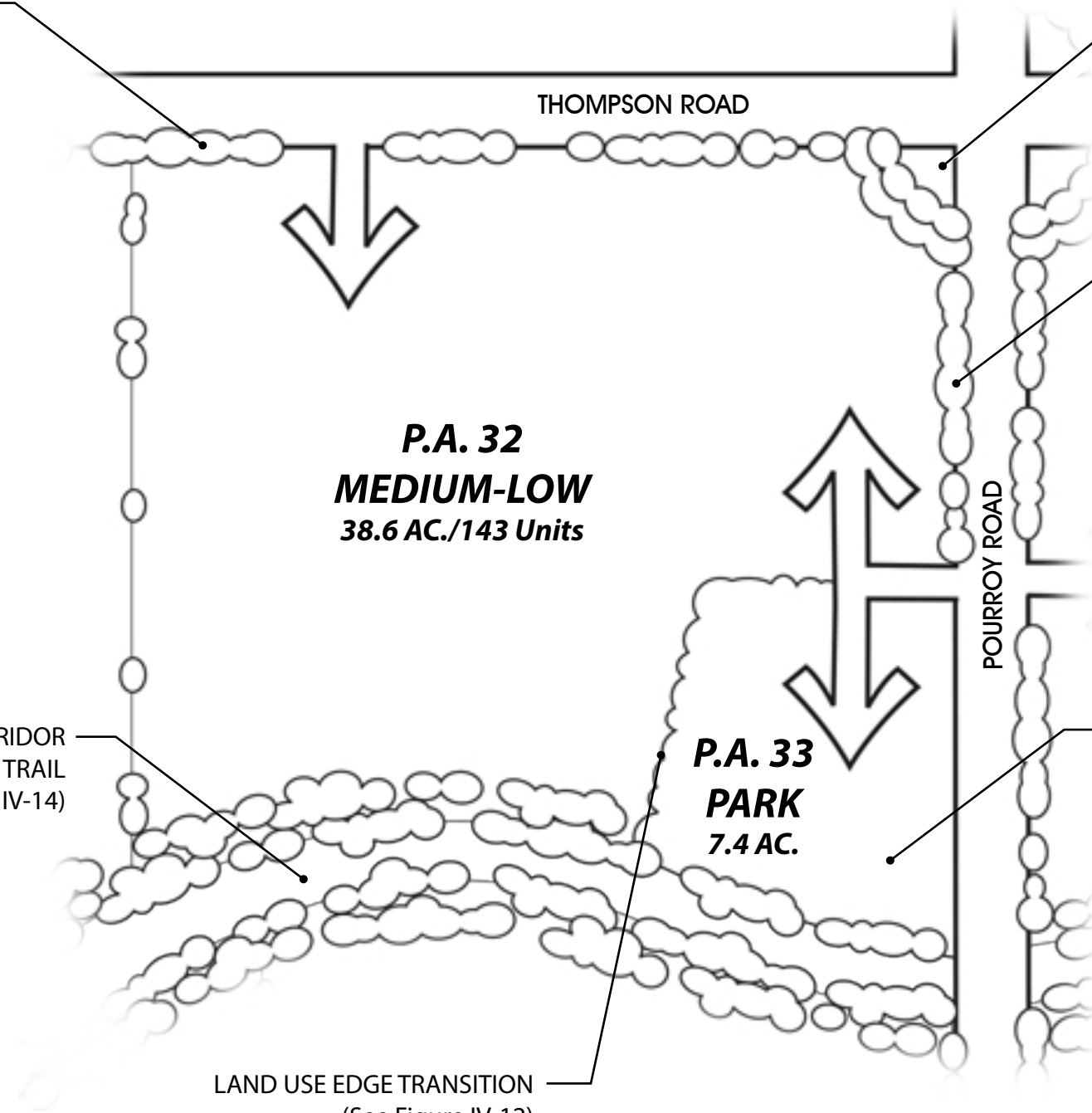


ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)



ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

PARK PLAN
(See Figure IV-23)

LAND USE EDGE TRANSITION
(See Figure IV-12)

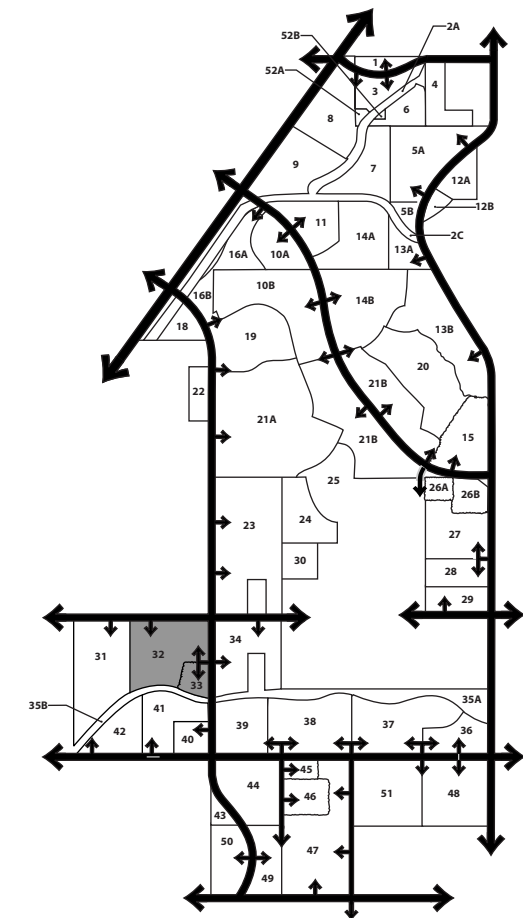


FIGURE III-29



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

42. Planning Area 32: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 32, as depicted in Figure III-29, provides for development of 38.6 acres devoted to Medium density residential uses. A maximum of 143 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 32 shall be provided from Pourroy Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 32 and adjacent park uses in Planning Area 33.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 32 and adjacent uses to the south.
- 5) Roadway landscape treatments, as shown on Figures IV-7, are planned along Thompson Road and Pourroy Road.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |