

2. Planning Area 2 – Medium Density Residential (Single Family)

a. Descriptive Summary

Planning Area 2, as depicted in Exhibit IV.19, provides for development of 33.1 acres devoted to medium density residential uses. A maximum of 137 dwelling units are planned at a target density of 4.1 du/ac (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348._____ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 2 shall be provided from Street "A".
- 2) A roadway landscape treatment, as shown on Exhibit III.9, Conceptual Landscape Plan, is planned along Street "A".
- 3) Please refer to Section V. For specific Design Guidelines and other related design criteria.
- 4) 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.B.1: Circulation Plan

III.C.1: Drainage Plan

III.D.1: Landscaping Plan

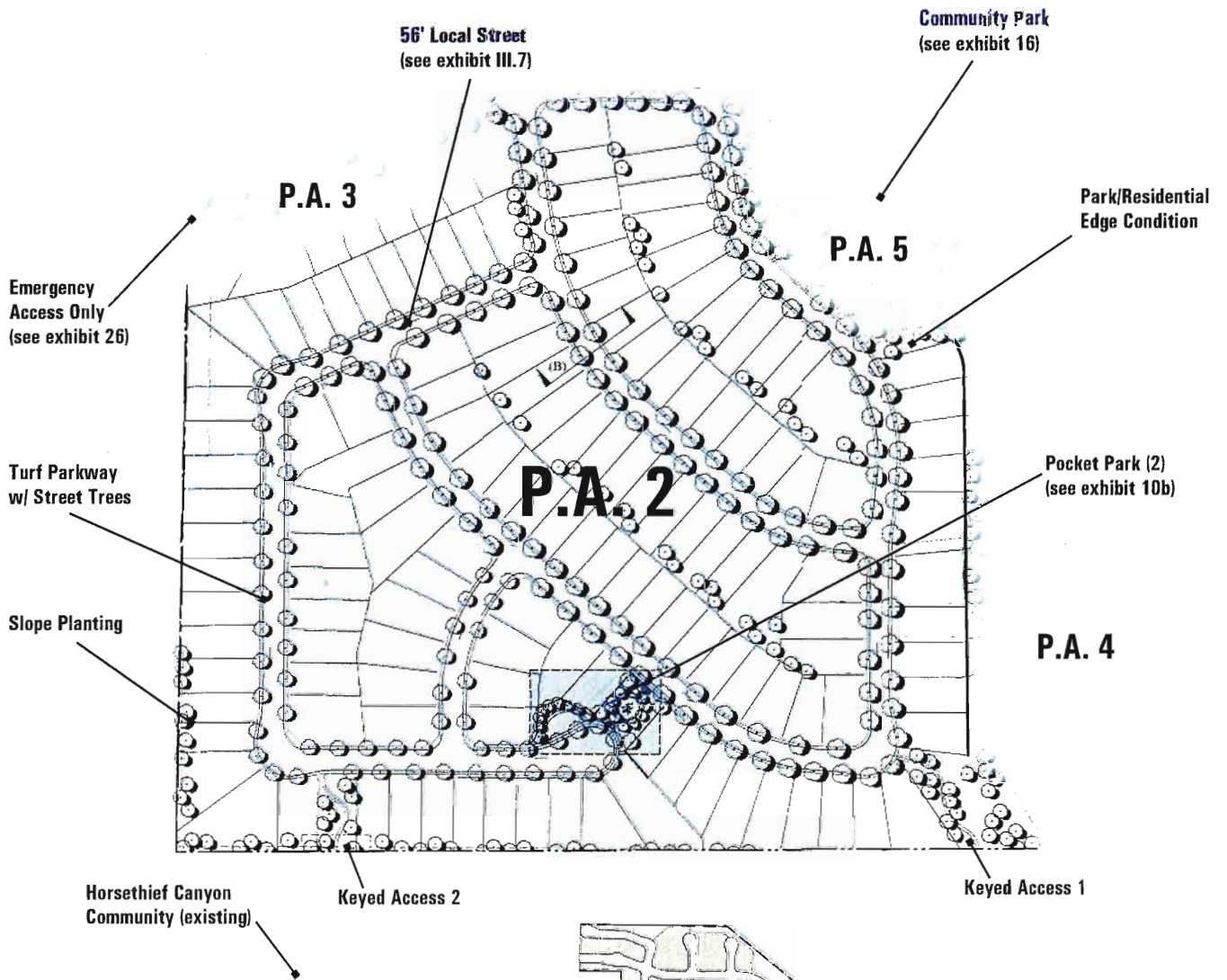
III.E.1: Water and Sewer Plans

III.F.1: Public Sites and Project Phasing Plan

III.G.1: Grading Plan

III.H.1: Open Space and Recreation Plan

Exhibit IV.19 Planning Area 2



Planning Area 2
Medium Residential (6,000 SF min. lot size)
34.8-33.1 Acres
139-137 Dwelling Units

