

3. Planning Area 3 - Medium Density Residential (Single Family)

a. Descriptive Summary

Planning Area 3, as depicted in Exhibit IV.20 provides for development of 31.7 acres devoted to medium density residential uses. A maximum of 101 dwelling units are planned at a target density of 3.2 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 3 shall be provided from Street A (TTM 31210).
- 2) A roadway landscape treatment, as shown on Exhibit III.9, Conceptual Landscape Plan, is planned along Street A (TTM 31210).
- 3) A special landscape treatment, as shown on Exhibit III.9 Conceptual Landscape Plan, shall be provided along the northeast edge of the Planning Area, adjacent to the I-15 corridor.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) 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

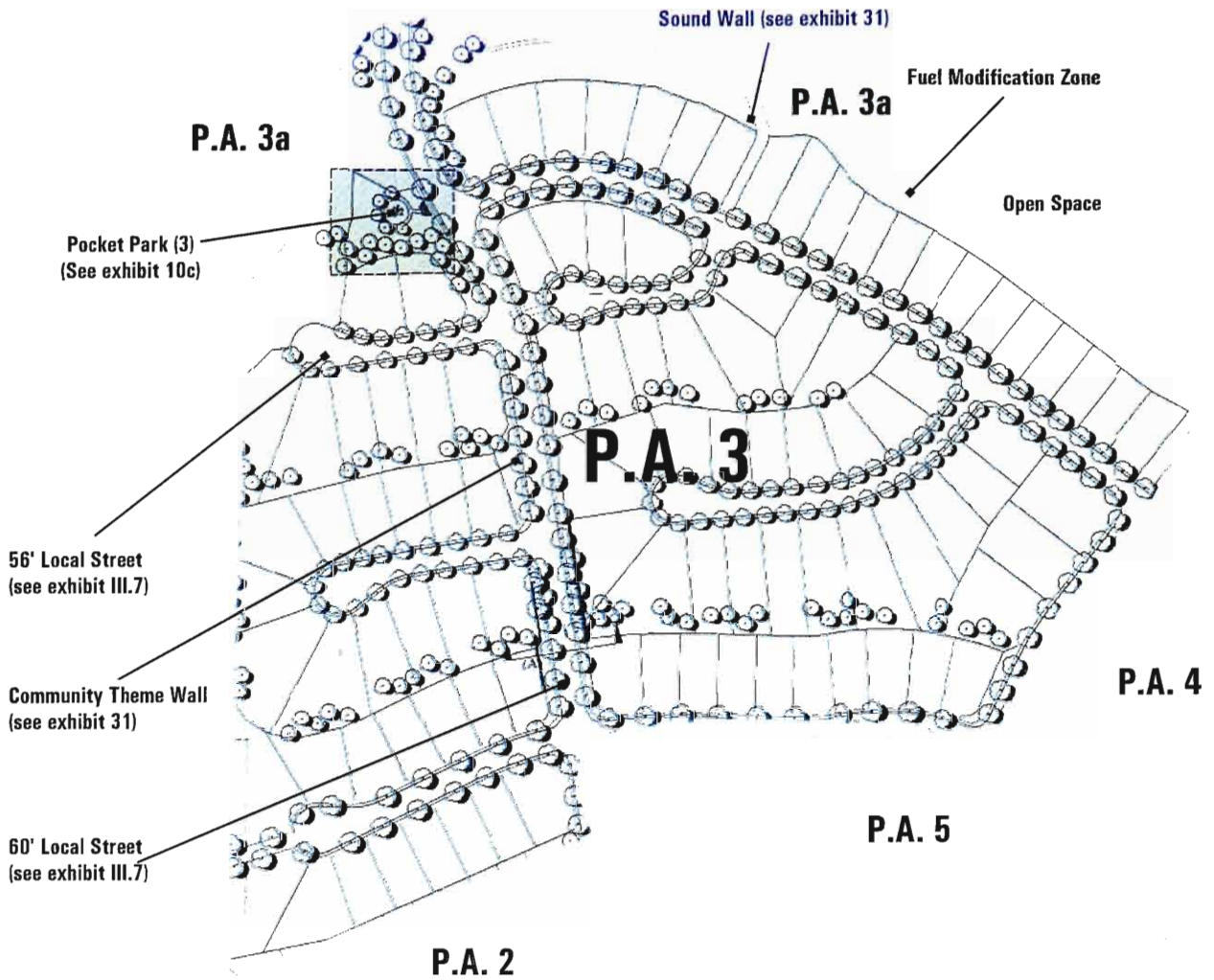
III.E.1: Water and Sewer Plans

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

III.G.1: Grading Plan

III.H.1: Open Space and Recreation Plan

Exhibit IV.20 Planning Area 3



Planning Area 3
Medium Residential (7,200 SF min. lot size)
32.5-31.7 Acres
101-101 Dwelling Units

