

C. PLANNING AREA 3: MEDIUM DENSITY RESIDENTIAL

1.0 DESCRIPTIVE SUMMARY

Planning Area 3, as shown on Figure 4-2, provides for the development of 16.2 acres with a maximum of 69 dwelling units at a density of 4.3 du/ac. The minimum lot size for Planning Area 3 shall be 6,000 square feet.

2.0 LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.4700. (See *Specific Plan Zoning Ordinance* in Section VI).

3.0 PLANNING STANDARDS

- Site plan concepts for the homes within this planning area shall be as conceptually depicted in Figure 5-14, *6,000 Minimum S.F. Site Plan Concept*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, are planned along local roads and private drives.
- Roadway landscape treatments, as shown in Figure 5-50, *Primary Entry Road Streetscape - Menifee Road*, are planned along the Primary Entry Road.
- As shown in Figure 5-21, *Monument Master Plan*, a primary entry shall be located at Menifee Road, as illustrated in Figure 5-24, *Primary Community Entry Monumentation – Menifee Road*, and Figure 5-25, *Perspective Rendering for Entry Monumentation – Menifee Road*.
- As shown in Figure 5-21, *Monument Master Plan*, a neighborhood monument shall be located within this planning area, as illustrated in Figure 5-27, *Neighborhood Entry Monumentation*.
- As shown on Figure 5-21, *Monument Master Plan*, a trail monument shall be located within this planning area, as illustrated on Figure 5-28, *Park, Equestrian Staging, and Trail Monumentation*.
- A special landscape treatment shall be provided between the residential land uses in the residential planning area and detention basin in Planning Area 22B, as depicted on Figure 5-59, *Residential/Detention Basin Interface*.
- A special landscape treatment shall be provided between the residential land uses in the residential planning area and the SCE easement, as depicted on Figure 5-73, *Residential and SCE Easement Interface*.

- Fuel modification shall be provided, as shown on Figure 5-81, *Fuel Modification Master Plan*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.
- Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details – Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details – View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details – Theme Fence*.
- Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Please refer to Section V, *Design Guidelines* for other related design criteria.
- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:
 - III.A: Land Use Plan
 - III.B: Circulation Plan
 - III.C: Drainage Plan
 - III.D: Water and Sewer Plan
 - III.E: Grading Plan
 - III.F: Open Space and Recreation Plan
 - III.G: Project Phasing Plan
 - III.H: Public Facilities Plan