Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.
15. **Planning Area 15: Medium Density Residential (7,200 s.f.)**

a. **Descriptive Summary**

Planning Area 15, as depicted in Figure III-25, provides for development of 27.1 acres devoted to medium density residential uses. Density range within Planning Area 15 is 2-5 dwelling units per acre. A maximum of 83 dwelling units are planned at a target density of 3.1 du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 15 will be provided from Pourroy Road and Street "D".

2) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street "D" at the entrances into Planning Area 15.

3) A special edge treatment, as shown in Figure IV-11, is planned along the southern property boundary to buffer residential uses in Planning Area 15 from adjacent, off-site uses.

4) Roadway landscape treatments, as shown in Figures IV-7a and IV-8, are planned along Street "D" and Pourroy Road.

5) Please refer to Section IV., for specific Design Guidelines and other related design criteria.

6) 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: Public Sites and Project Phasing Plan
   III.A.2: Circulation Plan          III.A.6: Grading Plan
   III.A.3: Drainage Plan            III.A.7: Open Space and Recreation Plan
   III.A.4: Water and Sewer Plans    III.A.8: Landscaping Plan