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.E.1: Water and Sewer Plans
   III.B.1: Circulation Plan            III.E.2: Public Sites and Project Phasing Plan
   III.C.1: Drainage Plan              III.G.1: Grading Plan
   III.D.1: Landscaping 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
104-101 Dwelling Units

Pocket Park (3) (See exhibit 10c)
56' Local Street (see exhibit III.7)
Community Theme Wall (see exhibit 31)
60' Local Street (see exhibit III.7)

Sound Wall (see exhibit 31)
Fuel Modification Zone
Open Space