PLANNING AREA DEVELOPMENT STANDARDS

J. PLANNING AREA 10: MEDIUM DENSITY RESIDENTIAL

1.0 DESCRIPTIVE SUMMARY

Planning Area 10, as shown on Figure 4-7, provides for the development of 15.2 acres with a maximum of 55 dwelling units at a density of 3.6 du/ ac. The minimum lot size for Planning Area 10 shall be 7,000 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 5-13, 7,000 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 5-43, Community Collector Streetscape at Park and School, are planned along the adjacent Collector Road.

- Roadway landscape treatments, as shown in Figure 5-44, Interior Neighborhood Road and Private Drive Streetscape, are planned along local roads and private drives.

- As shown in Figure 5-21, Monument Master Plan, neighborhood monuments shall be located within this planning area, as illustrated in Figure 5-27, Neighborhood Entry Monumentation.

- A pocket park shall be provided within this planning area, as conceptually depicted in Figure 5-56, Neighborhood Pocket Park Concept Plan.

- A special landscape treatment shall be provided between the residential land uses in the residential planning area and the detention basin, as depicted on Figure 5-59, Residential/Detention Basin Interface.

- 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