F. **PLANNING AREA 6: MEDIUM HIGH DENSITY RESIDENTIAL**

1.0 **DESCRIPTIVE SUMMARY**

Planning Area 6, as shown on Figure 4-5, provides for the development of 15.1 acres with a maximum of 78 dwelling units at a density of 5.2 du/ac. The minimum lot size for Planning Area 6 shall be 4,000 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 5-16, *4,000 and 4,500 Square Foot Lot Site Plan Concept*.

- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.

- Roadway landscape treatments, as shown in Figure 5-48, *Primary Entry Road Streetscape - Mapes Road*, are planned along the Primary Entry 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.

- The roundabout shall be designed as depicted Figure 5-49, *Primary Entry Roundabout Concept Plan*.

- 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 in Figure 5-21, *Monument Master Plan*, a trail monument shall be located within this planning area, as illustrated in Figure 5-28, *Park, Equestrian Staging, and Trail Monumentation*.

- A paseo shall be provided adjacent to the planning area, as depicted in Figure 5-65, *Paseo Concept Plan East – Planning Area 18A*, and Figure 5-67, *Paseo Concept Plan South – Planning Area 18A*.

- 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:
  
<table>
<thead>
<tr>
<th>III.A: Land Use Plan</th>
<th>III.E: Grading Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>III.B: Circulation Plan</td>
<td>III.F: Open Space and Recreation Plan</td>
</tr>
<tr>
<td>III.C: Drainage Plan</td>
<td>III.G: Project Phasing Plan</td>
</tr>
<tr>
<td>III.D: Water and Sewer Plan</td>
<td>III.H: Public Facilities Plan</td>
</tr>
</tbody>
</table>