I. PLANNING AREA 9: MEDIUM HIGH DENSITY RESIDENTIAL

1.0 DESCRIPTIVE SUMMARY

Planning Area 9, as shown on Figure 4-6, provides for the development of 12.3 acres with a maximum of 63 dwelling units at a density of 5.1 du/ac. The minimum lot size for Planning Area 9 shall be 5,000 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 5-15, 5,000 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.

- 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.

- 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.E: Grading Plan
  III.B: Circulation Plan  III.F: Open Space and Recreation Plan
  III.C: Drainage Plan  III.G: Project Phasing Plan
  III.D: Water and Sewer Plan  III.H: Public Facilities Plan