

4. Planning Area 4 – Medium Density Residential (Single Family)

a. Descriptive Summary

Planning Area 4, as depicted in Exhibit IV.21 provides for development of 15.5 acres devoted to medium density residential uses. A maximum of 49 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 4 shall be provided via Streets “G”, “J” and “K”.(TTM 31210).
- 2) A roadway landscape treatment, as shown on Exhibit III.9, Conceptual Landscape Plan, is planned along local roadways.
- 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 V. 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.B.1: Circulation Plan

III.C.1: Drainage Plan

III.D.1: Landscaping Plan

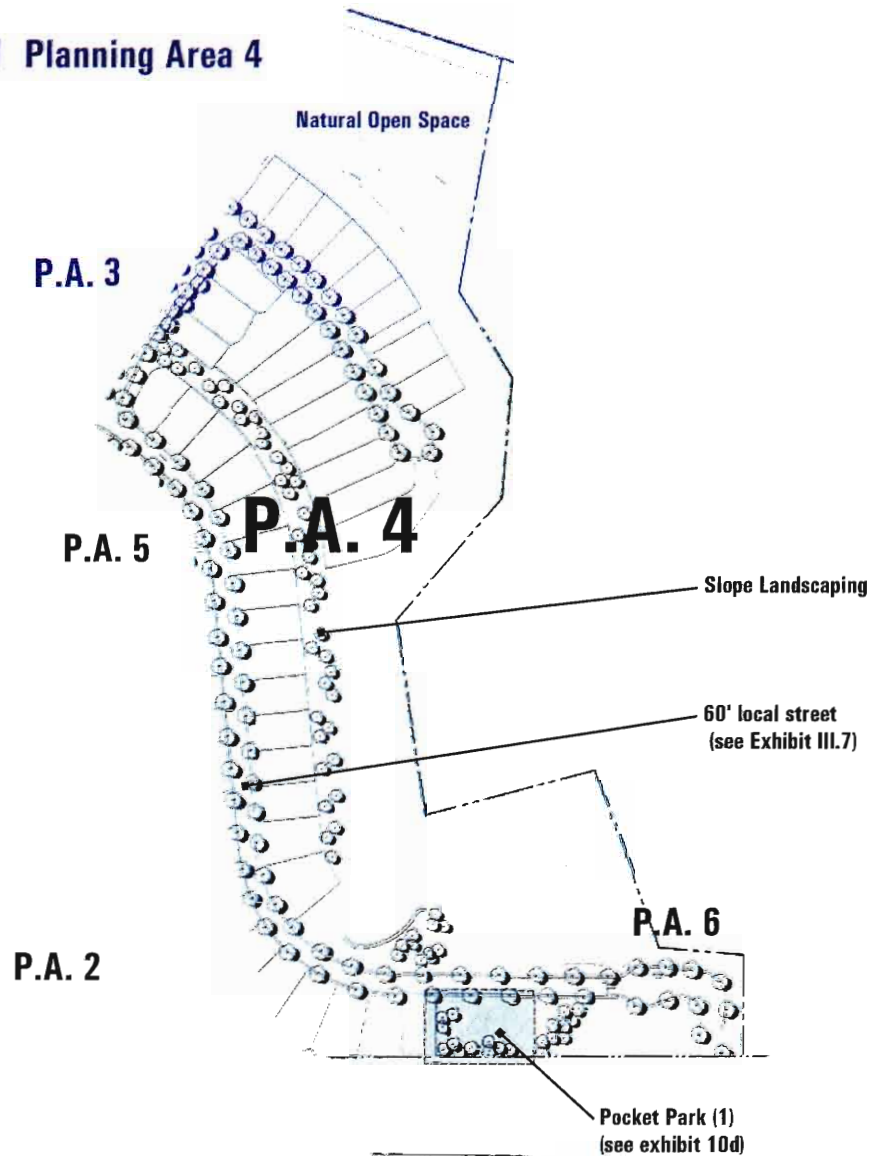
III.E.1: Water and Sewer Plans

III.F.1: Public Sites and Project Phasing Plan

III.G.1: Grading Plan

III.H.1: Open Space and Recreation Plan

Exhibit IV.21 Planning Area 4



Planning Area 4
Medium Residential (8,000 SF min. lot size)
25-15.5 Acres
49 Dwelling Units