

**G. PLANNING AREA 7: MEDIUM HIGH DENSITY RESIDENTIAL**

**1.0 DESCRIPTIVE SUMMARY**

Planning Area 7, as shown on Figure 4-6, provides for the development of 4.8 acres with a maximum of 37 dwelling units at a density of 7.7 du/ac. The minimum lot size for Planning Area 7 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 6.0).

**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 5-43, *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.
- The roundabout shall be designed as depicted Figure 5-49, *Primary Entry Roundabout Concept Plan*.
- 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.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