

**6. Planning Area 3D: Open Space/Detention**

**a. DESCRIPTIVE SUMMARY**

Planning Area 3D, as depicted in Figure III.B-6, provides for 2.2 acres to be dedicated as open space/detention.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348.\_\_. (See Specific Plan Zone Ordinance Tab).

**c. PLANNING STANDARDS**

- 1) A special treatment/buffer, as shown on Figure IV-13, *Detention/Residential Interface*, is proposed between Planning Areas 3D and 32.
- 2) A roadway landscape treatment, as shown in Figure IV-2B, *Secondary Highway Streetscape* is planned along Keller Road.
- 3) Please refer to Section III.A for the following *Development Plans and Standards* that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

**DETENTION/RESIDENTIAL  
INTERFACE**  
SEE FIGURE IV-13

**88' SECONDARY ROAD**  
SEE SECONDARY ROAD STREETSCAPE DETAIL  
FIGURE IV-2B

KELLER ROAD

**PA. 3D**  
2.2 AC OPEN SPACE/  
DETENTION

**SECONDARY COMMUNITY  
ENTRY MONUMENTATION**  
SEE FIGURE IV-4

**PA. 32**

**NEIGHBORHOOD ENTRY**  
SEE FIGURE IV-5

RANCH VALLEY PKWY

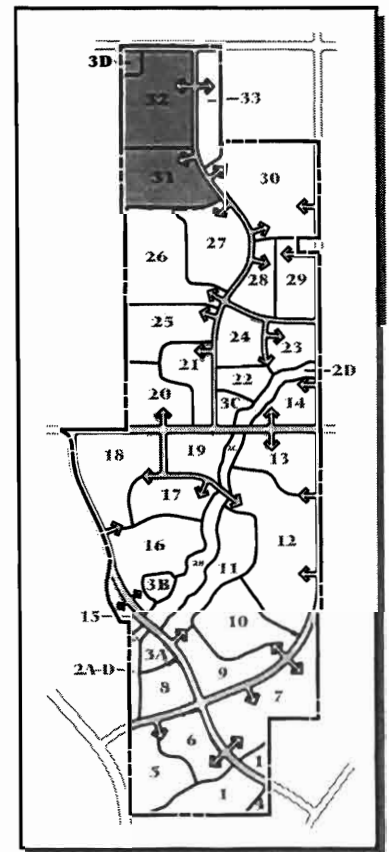
**66' COLLECTOR ROAD**  
SEE COLLECTOR ROAD STREETSCAPE DETAIL  
FIGURE IV-2C

**PA. 31**

**NEIGHBORHOOD ENTRY  
MONUMENTATION**  
SEE FIGURE IV-5

**PROJECT BOUNDARY**

**KEY MAP**



**PLANNING AREAS 3D, 31 & 32**

<b>PA 3D</b>
<b>OPEN SPACE/DETENTION</b>
2.2 AC
<b>PA 31</b>
<b>MEDIUM</b>
(5,500 S.F. MIN.)
20.6 AC - 5.0 DU/AC - 103 DU'S
<b>PA 32</b>
<b>MEDIUM</b>
(8,000 S.F. MIN.)
25.9 AC - 3.6 DU/AC - 93 DU'S

FIGURE III.B-6



**French Valley**

TUCALOTA HILLS ASSOCIATES LLC  
19800 MACARTHUR BLVD. SUITE 700  
IRVINE, CA 92612