

- 4) Park interfaces, as identified in Figure V-10A, are required adjacent to residential areas.
- 5) Refer to section VI for additional design guidelines and other related standards.
- 6) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

|        |                              |         |                   |
|--------|------------------------------|---------|-------------------|
| IV.A.2 | Specific Land Use Plan       | IV.A.7  | Grading Plan      |
| IV.A.3 | Circulation Plan             | IV.A.8  | Public Facilities |
| IV.A.4 | Open Space & Recreation Plan | IV.A.9  | Landscape Plan    |
| IV.A.5 | Drainage Plan                | IV.A.10 | Maintenance Plan  |
| IV.A.6 | Water & Sewer Plans          |         |                   |

## **7. PLANNING AREA 6A: MEDIUM HIGH DENSITY RESIDENTIAL**

### **a. Summary**

Planning Area 6A, totaling 20.0 acres, provides for single family residential uses on lot sizes of 2,100 square feet minimum within a gated neighborhood. A maximum of 151 dwelling units are permitted at a target density of 7.5 du / acre. The Medium High category permitted density range is 5-8 du / acre. Refer to Figure IV.B-6.

### **b. Land Use Development Standards**

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

### **c. Planning Standards**

- 1) Access to Planning Area 6A shall be provided from Street "A", a gated entry, and from adjacent Planning Area 3.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F.
- 3) Residential interfaces are required adjacent to the park and elementary school sites, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.

- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

|        |                              |         |                   |
|--------|------------------------------|---------|-------------------|
| IV.A.2 | Specific Land Use Plan       | IV.A.7  | Grading Plan      |
| IV.A.3 | Circulation Plan             | IV.A.8  | Public Facilities |
| IV.A.4 | Open Space & Recreation Plan | IV.A.9  | Landscape Plan    |
| IV.A.5 | Drainage Plan                | IV.A.10 | Maintenance Plan  |
| IV.A.6 | Water & Sewer Plans          |         |                   |

**8. PLANNING AREA 6B: MEDIUM DENSITY RESIDENTIAL**

**a. Summary**

Planning Area 6B, totaling 15.0 acres, provides for single family residential uses on lot sizes of 6,000 square feet minimum and will be within a gated neighborhood. A maximum of 68 dwelling units are permitted at a target density of 4.5 du / acre. The Medium category permitted density range is 2-5 du / acre. Refer to Figure IV.B-6.

**b. Land Use Development Standards**

Refer to Specific Plan Section V and County of Riverside Ordinance No. 348.

**c. Planning Standards**

- 1) Access to Planning Area 6B shall be provided from Street "A" and from adjacent Planning Area 3A and 6B.
- 2) Roadway landscape along Street "A" shall be provided consistent with Figure VI-7F.
- 3) Residential interfaces are required adjacent to the park, linear park and elementary school sites, as identified in Figure VI-10A.
- 4) Refer to Section VI for specific Design Guidelines and other related design criteria.
- 5) Refer to Section IV.A for the following Development Plans and Standards that apply project wide.

|        |                              |         |                   |
|--------|------------------------------|---------|-------------------|
| IV.A.2 | Specific Land Use Plan       | IV.A.7  | Grading Plan      |
| IV.A.3 | Circulation Plan             | IV.A.8  | Public Facilities |
| IV.A.4 | Open Space & Recreation Plan | IV.A.9  | Landscape Plan    |
| IV.A.5 | Drainage Plan                | IV.A.10 | Maintenance Plan  |
| IV.A.6 | Water & Sewer Plans          |         |                   |

