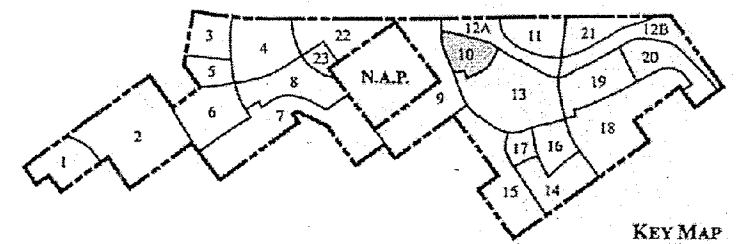


PLANNING AREA 10

MEDIUM-HIGH
15.5 AC
5-8 DENSITY RANGE
5.5 TARGET DENSITY
86 DU
MINIMUM 5,000 S.F. LOTS



Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

QUINTA DO LAGO

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III. Specific Plan

10. Planning Area 10: Medium High Density Residential (5,000 s.f.)

a. Descriptive Summary

Planning Area 10, as depicted in Figure III-20, provides for development of 15.5 acres devoted to medium high density residential uses. Density range within Planning Area 10 is 5-8 dwelling units per acre. A maximum of 86 dwelling units are planned at a target density of 5.6 du/ac. Lot sizes will be a minimum of 5,000 square feet. A discussion of neighborhood character, product size, lot coverage, building massing, rear yards and streetscene is presented in Section IV.B, *Architectural Guidelines*. Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 10.

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 10 will be provided from Street "D".
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Street "D" at entrances into Planning Area 10.
- 3) A special landscape buffer treatment, as shown in Figure IV-15, is planned to service as a buffer zone between the residential uses in Planning Area 10 and the adjacent meadow in Planning Area 12A.
- 4) A roadway landscape treatment, as shown in Figure IV-7a, is planned along Street "D".
- 5) Neighborhood cul-de-sacs will permit pedestrian through traffic at the meadow's edge.
- 6) Siting of residential units within Planning Area 10 typically will be arranged in clusters of 10-15 unit neighborhoods. (See Figure IV-28, *Typical 5,000 s.f. Single Family Residential Cluster*.) More conventional lotting layouts are allowed but will require additional private open space within yards and will result in lower density and yield than shown in Table II of this document.
- 7) Product size within Planning Area 10 will range from 900-2,800 square feet (not including garage).

be 2,500 square feet. The maximum second story coverage shall be 1,200 square feet.

- 8) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 9) 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.A.2: Circulation Plan

III.A.3: Drainage Plan

III.A.4: Water and Sewer Plans

III.A.5: Public Sites and Project Phasing Plan

III.A.6: Grading Plan

III.A.7: Open Space and Recreation Plan

III.A.8: Landscaping Plan