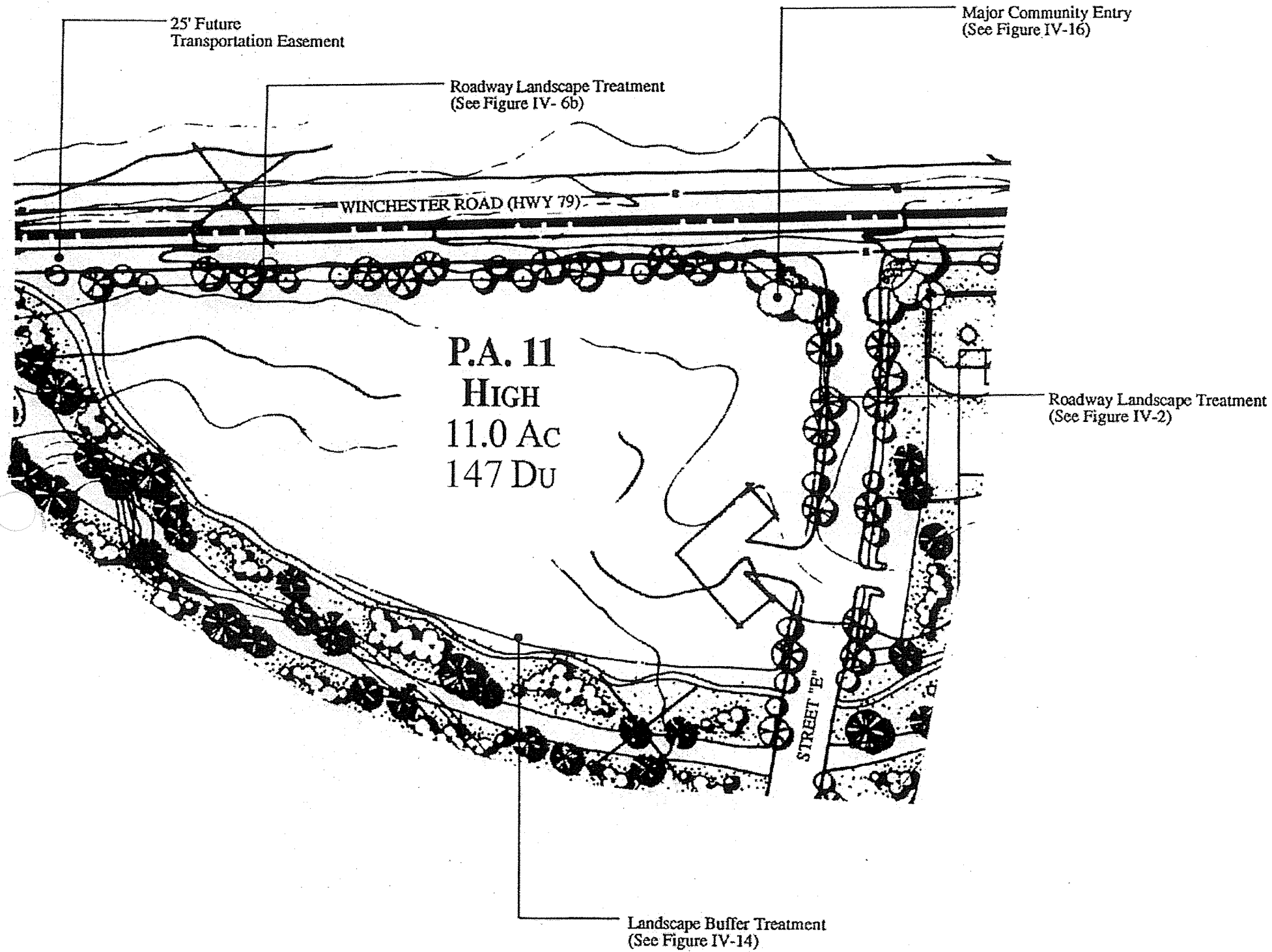
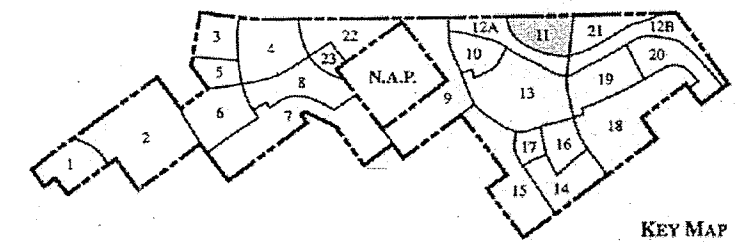


PLANNING AREA 11



HIGH
 11.0 AC
 8-14 DENSITY RANGE
 13.4 TARGET DENSITY
 147 DU



QUINTA DO LAGO

Prepared for: *The Batavia Land Company and
 Southern California Dutch Partners
 (Richard Ashley)*

T&B PLANNING CONSULTANTS
 17542 East 17th Street, Suite 100, Tustin, CA 92780
 p 714.505.6360 | 714.505.6361

www.tbplanning.com



III. Specific Plan

11. Planning Area 11: Very High Multi-Family Density Residential

a. Descriptive Summary

Planning Area 11, as depicted in Figure III-21, provides for development of 11.0 acres devoted to very high multi-family residential uses. Density range within Planning Area 11 is 14-20 dwelling units per acre. A maximum of 176 dwelling units are planned at a target density of 16 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 11 will be provided from Street "E".
- 2) A major community entry, as shown in Figure IV-16, is planned at the intersection of Winchester Road and Street "E".
- 3) A special landscape buffer treatment, as shown in Figure IV-14, is planned to serve as a buffer zone between the multi-family uses in Planning Area 11 and the adjacent meadow in Planning Area 12A.
- 4) Roadway landscape treatments, as shown in Figures IV-2 and IV-6b, are planned along Street "E" and Winchester Road, respectively.
- 5) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 6) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 7) 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

- 8) At the time of development within this Planning Area, a Tract Map will be required for ownership units (condominiums) or a Plot Plan will be required for apartment units.