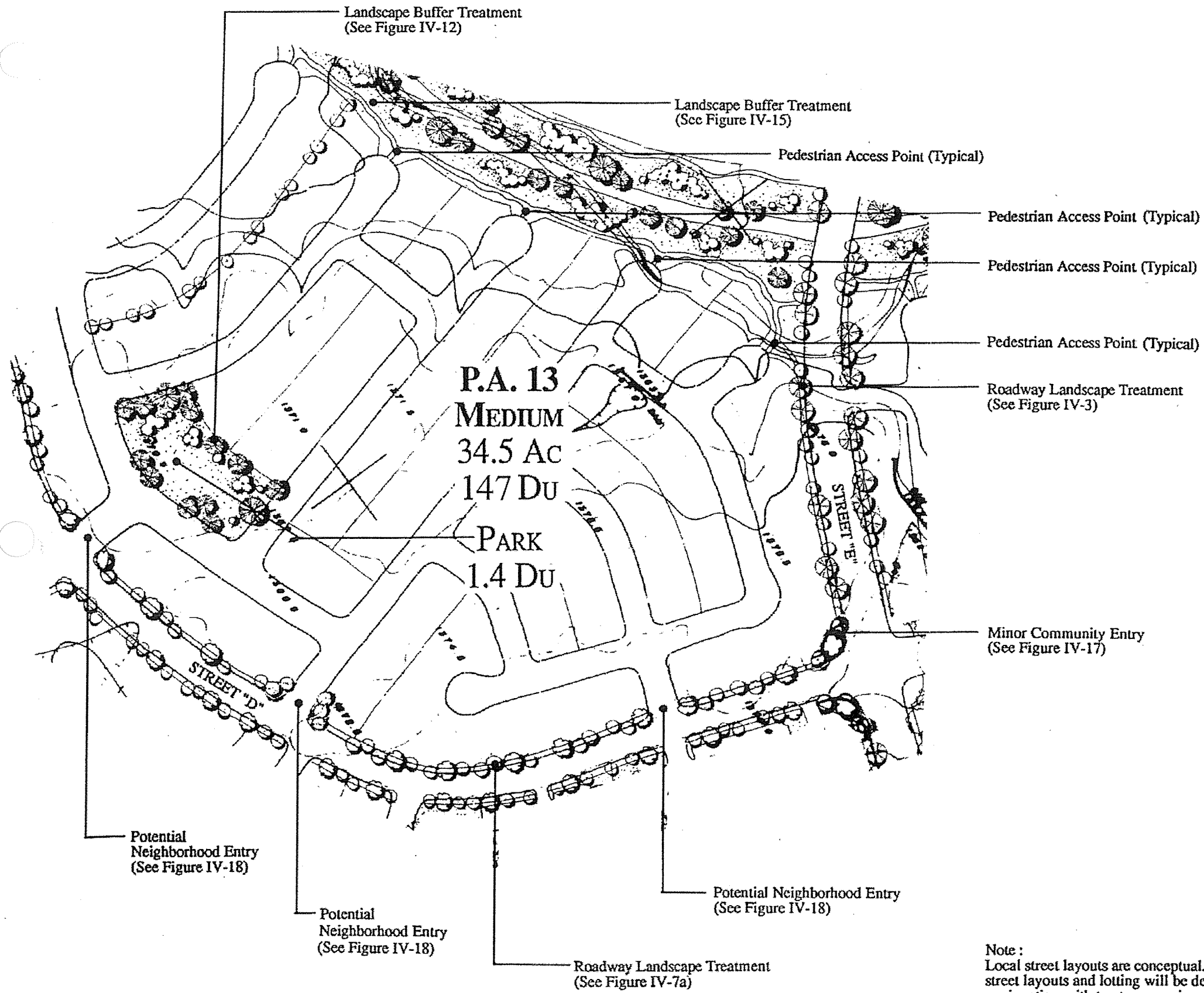
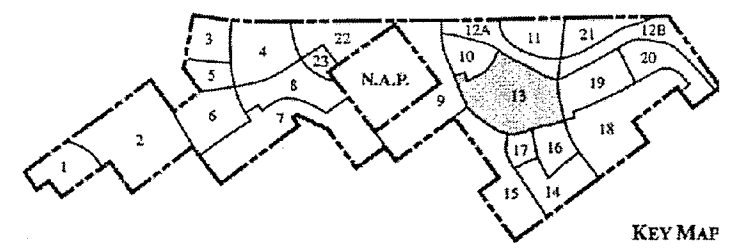


PLANNING AREA 13



MEDIUM
 34.5 AC
 2-5 DENSITY RANGE
 4.3 TARGET DENSITY
 147 DU
 MINIMUM 6,000 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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13. Planning Area 13: Medium Density Residential (6,000 s.f.)

a. **Descriptive Summary**

Planning Area 13, as depicted in Figure III-23, provides for development of 34.5 acres devoted to medium density residential uses. Density range within Planning Area 13 is 2-5 dwelling units per acre. A maximum of 147 dwelling units are planned at a target density of 4.3 du/ac. Lot sizes will be a minimum of 6,000 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-29, *Typical 6,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 13.

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 13 will be provided from Street "D" and Street "E".
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street "D" and Street "E".
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Street "D" and Street "E" at entrances into Planning Area 13.
- 4) Special landscape buffer treatments, as shown in Figures IV-12 and IV-15, are planned to serve as buffer zones between the residential uses in Planning Area 13 and the mini-park and adjacent meadow in Planning Area 12A.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-7a, are planned along Street "E" and Street "D", respectively.
- 6) Siting of residential units within Planning Area 13 will be arranged in a conventional manner, fronting curvilinear local streets and cul-de-sacs. (See Figure IV-29, *Typical 6,000 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) Neighborhood cul-de-sacs will permit pedestrian through traffic at the meadow's edge.

- 8) Product size within Planning Area 13 will range from 1,000-3,200 square feet (not including garage). The maximum building footprint (with garage) shall be 2,700 square feet. The maximum second story coverage shall be 1,400 square feet.
- 9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 10) 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