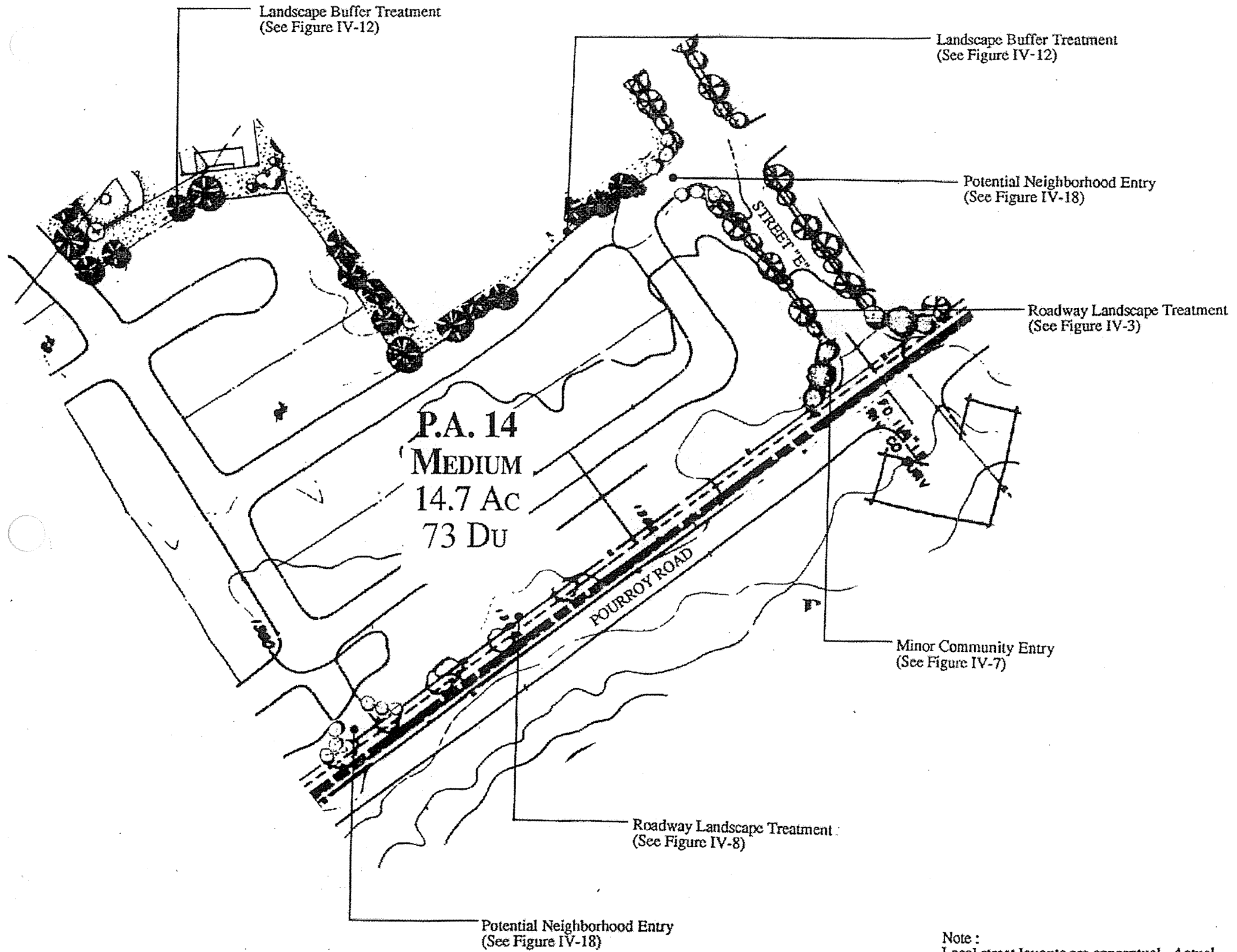
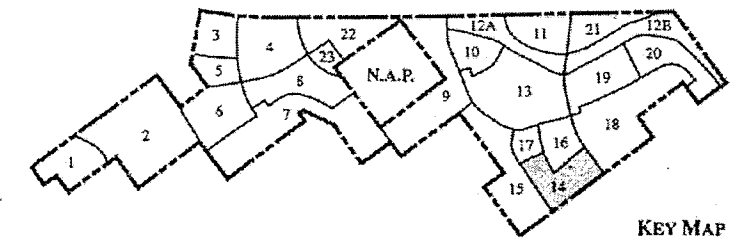


PLANNING AREA 14



MEDIUM
14.7 AC
2-5 DENSITY RANGE
5.0 TARGET DENSITY
73 DU
MINIMUM 7,200 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

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 f 714.505.6361
www.tbplanning.com



III. Specific Plan

14. Planning Area 14: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 14, as depicted in Figure III-24, provides for development of 14.7 acres devoted to medium density residential uses. Density range within Planning Area 14 is 2-5 dwelling units per acre. A maximum of 73 dwelling units are planned at a target density of 5.0 du/ac. Lot sizes will be a minimum of 7,200 square feet.

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 14 will be provided from Street "E" and Pourroy Road.
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street "E" and Pourroy Road.
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Street "E" and Pourroy Road at the entrances into Planning Area 14.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the residential uses in Planning Area 14 and the adjacent school and park sites.
- 5) Roadway landscape treatments, as shown in Figures IV-3 and IV-8, are planned along Street "E" and Pourroy Road, respectively.
- 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