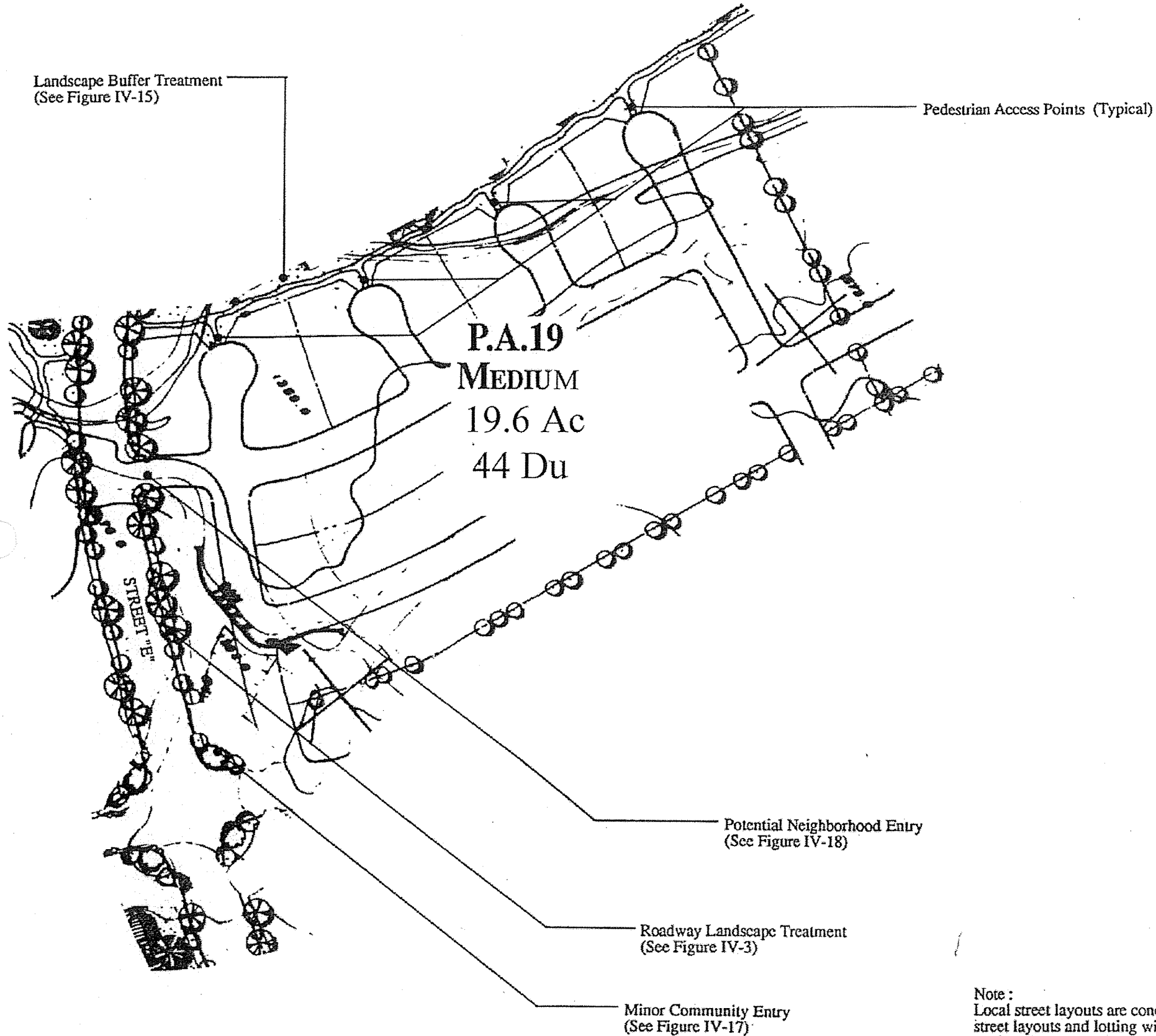
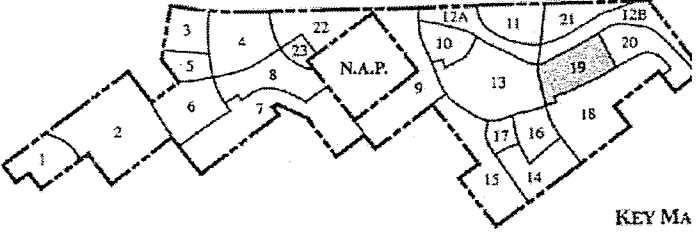


PLANNING AREA 19



MEDIUM
19.6 AC
2-5 DENSITY RANGE
2.2 TARGET DENSITY
44 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

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III. Specific Plan

19. Planning Area 19: Medium Density Residential (7,200 .f.)

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-29, provides for development of 19.6 acres devoted to medium density residential uses. Density range within Planning Area 19 is 2-5 dwelling units per acre. A maximum of 44 dwelling units are planned at a target density of 2.2 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 19 will be provided from Street "E".
- 2) A minor community entry, as shown in Figure IV-17, is planned for the intersection of Street "E" and Street "D".
- 3) A neighborhood entry, as shown in Figure IV-18, is planned along Street "E" at the entrance into Planning Area 19.
- 4) A special landscape buffer treatment, as shown in Figure IV-15, is planned along the western boundary, serving as a buffer zone between the residential uses in Planning Area 19 and the adjacent meadow in Planning Area 12B.
- 5) A roadway landscape treatment, as shown in Figure IV-3, is planned along Street "E".
- 6) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the meadow's edge.
- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) 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