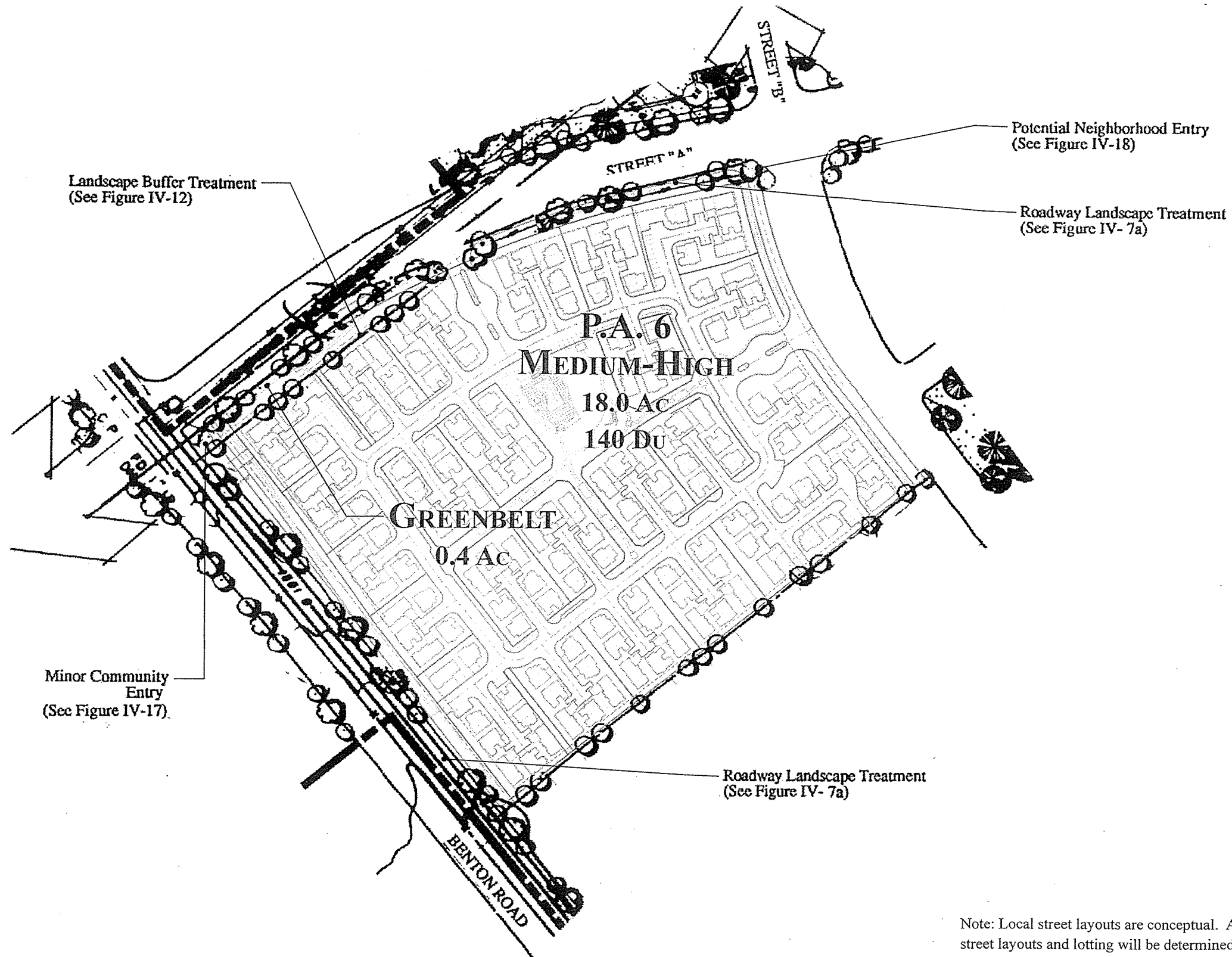
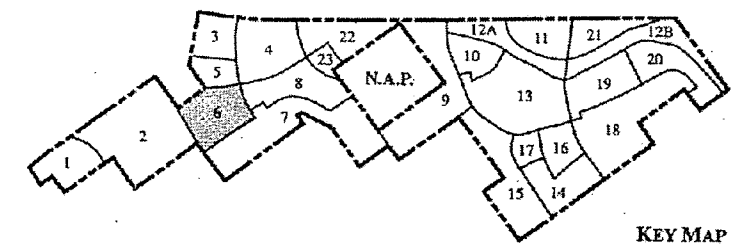


PLANNING AREA 6



MEDIUM HIGH
 18.0 AC
 5-8 DENSITY RANGE
 7.8 TARGET DENSITY
 140 DU
 MINIMUM 4,500 S.F. LOTS

GREENBELT
 0.4 AC



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




6. **Planning Area 6: Medium High Density Residential (4,500 s.f.)**

a. **Descriptive Summary**

Planning Area 6, as depicted in Figure III-17, provides for development of 18.0 acres devoted to Medium High Density Residential (5-8 du/ac) uses and a 0.4 acre greenbelt. Density within Planning Area 6 is a maximum of 8 dwelling units per acre. A maximum of 140 dwelling units are planned at a target density of 7.8 du/ac. Lot sizes will be a minimum of 4,500 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-27, *Typical Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 6.

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 6 will be provided from Street "A".
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Benton Road and Street "A".
- 3) Neighborhood entry treatments, as shown in Figure IV-18, will be located along Street "A" at the entrances into Planning Area 6.
- 4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the greenbelt and adjacent residential uses.
- 5) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Benton Road and Street "A".
- 6) Siting of residential units within Planning Area 6 typically will be arranged in a 5 or 7 unit neighborhood cluster. (See Figure IV-27, *Typical 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 sizes within Planning Area 6 will range from 960 to 1,365 square feet (not including garage).

be 2,500 square feet. The maximum second story coverage shall be 1,000 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