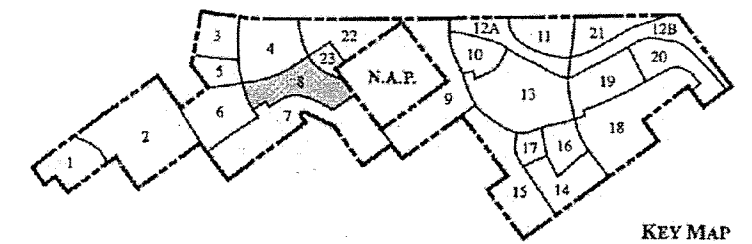
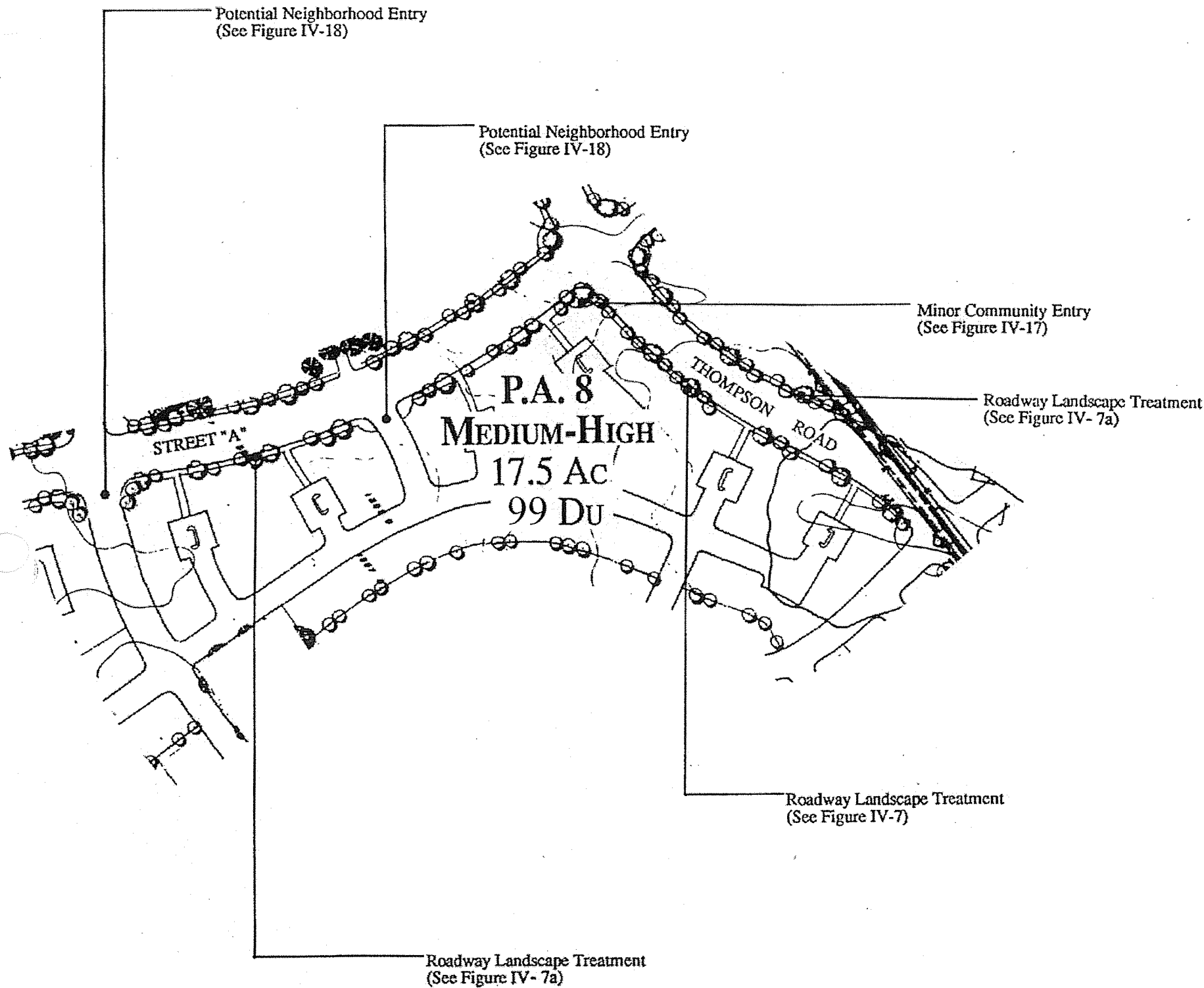


PLANNING AREA 8

MEDIUM-HIGH
 17.5 Ac
 5-8 DENSITY RANGE
 5.6 TARGET DENSITY
 99 DU
 MINIMUM 5,000 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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III. Specific Plan

8. Planning Area 8: Medium High Density Residential (5,000 s.f.)

a. Descriptive Summary

Planning Area 8, as depicted in Figure III-18, provides for development of 17.5 acres devoted to medium high density residential uses. Density range within Planning Area 8 is 5-8 dwelling units per acre. A maximum of 99 dwelling units are planned at a target density of 5.6 du/ac. Lot sizes will be a minimum of 5,000 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-28, *Typical 5,000 s.f. Single Family Residential Cluster*, conceptually illustrates the above elements characteristic of Planning Area 8.

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 8 will be provided from Thompson Road and Street "A".
- 2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Thompson Road and Street "A".
- 3) Neighborhood entry treatments, as shown in Figure IV-18, are planned along Street "A" at the entrances into Planning Area 8.
- 4) Roadway landscape treatments, as shown in Figure IV-7a, are planned along Street "A" and Thompson Road.
- 5) Siting of residential units within Planning Area 8 typically will be arranged in 10-15 unit neighborhood clusters. (See Figure IV-28, *Typical 5,000 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.
- 6) Product size within Planning Area 8 will range from 900-2,800 square feet (not including garage). The maximum building footprint (with garage) shall be 2,500 square feet.

- 7) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section IIIA, 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