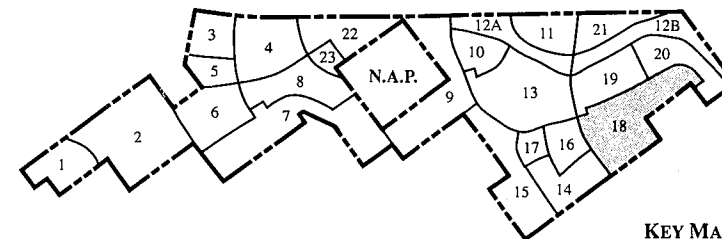
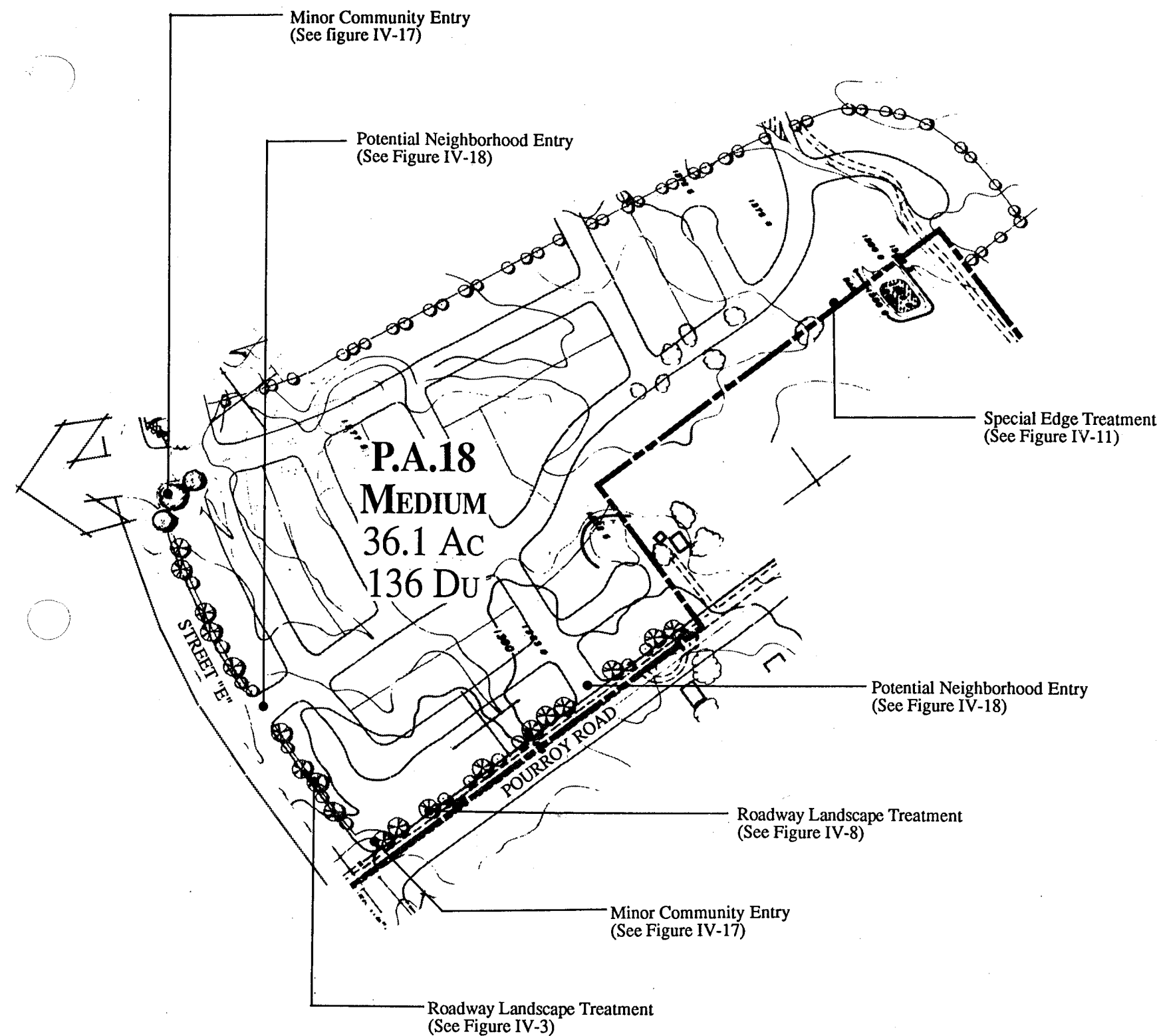


PLANNING AREA 18

MEDIUM
 36.1 AC
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 136 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.

FIGURE III-28

QUINTA DO LAGO

PREPARED FOR : THE BATAVIA LAND COMPANY AND
 SOUTHERN CALIFORNIA DUTCH PROPERTIES
 (RICHARD ASHLEY)

T&B Planning Consultants
 1242 HALLADAY SUITE 100
 SANTA ANA, CALIF. 92705 (714) 662-2774
 5879 CHERLIN DRIVE, SUITE 208
 SAN DIEGO, CALIF. 92121 (619) 546-9166



III. Specific Plan

Quinta Do Lago Specific Plan No. 284/E.I.R. No. 371

18. Planning Area 18: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 18, as depicted in Figure III-28, provides for development of 36.1 acres devoted to medium density residential uses. Density range within Planning Area 18 is 2-5 dwelling units per acre. A maximum of 136 dwelling units are planned at a target density of 3.8 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 18 will be provided from Pourroy Road and Street "E".
- 2) Minor community entries, as shown in Figure IV-17, are planned at the intersection of Street "E" and Pourroy Road and at the intersection of Street "D" and Street "E".
- 3) Neighborhood entries, as shown in Figure IV-18, are planned along Pourroy Road and Street "E" at the entrances into Planning Area 18.
- 4) A special edge treatment, as shown on Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 18 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.
- 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

III. Specific Plan

Quinta Do Lago Specific Plan No. 284/E.I.R. No. 371