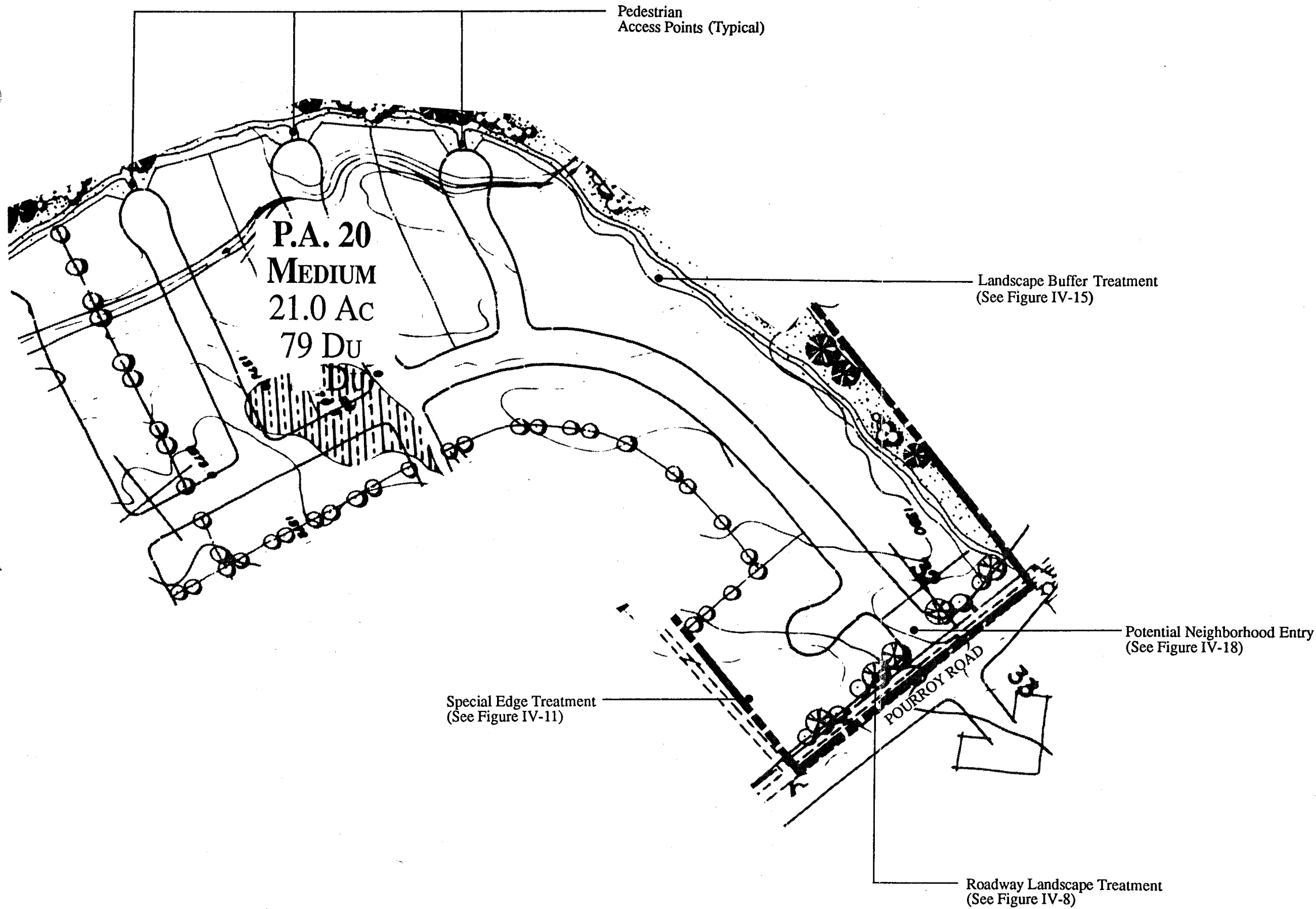
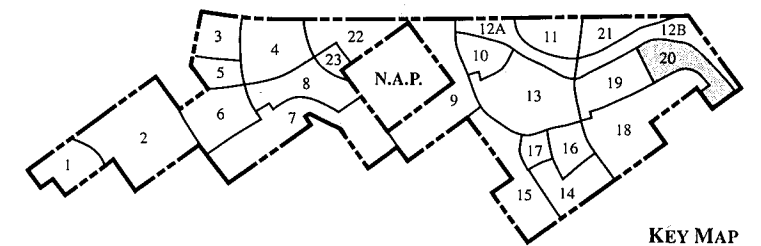


PLANNING AREA 20



MEDIUM
21.0 Ac
2-5 DENSITY RANGE
3.8 TARGET DENSITY
79 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-30

QUINTA DO LAGO

PREPARED FOR : THE BATAVIA LAND COMPANY AND
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(RICHARD ASHLEY)

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

20. Planning Area 20: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 20, as depicted in Figure III-30, provides for development of 21.0 acres devoted to medium density residential uses. Density range within Planning Area 20 is 2-5 dwelling units per acre. A maximum of 79 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 20 will be provided from Pourroy Road.
- 2) A neighborhood entry, as shown in Figure IV-18, is planned along Pourroy Road at the entrance into Planning Area 20.
- 3) A special edge treatment, as shown in Figure IV-11, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent, off-site land uses unless off-site uses are similar or compatible in which case no buffering is required.
- 4) A special landscape buffer treatment, as shown in Figure IV-15, is planned to serve as a buffer zone between the residential uses in Planning Area 20 and the adjacent meadow in Planning Area 12B.
- 5) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the meadow's edge.
- 6) A roadway landscape treatment, as shown in Figure IV-8, is planned along Pourroy Road.
- 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.5: Public Sites and Project Phasing Plan
III.A.2: Circulation Plan III.A.6: Grading Plan
III.A.3: Drainage Plan III.A.7: Open Space and Recreation Plan
III.A.4: Water and Sewer Plans III.A.8: Landscaping Plan

III. Specific Plan

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