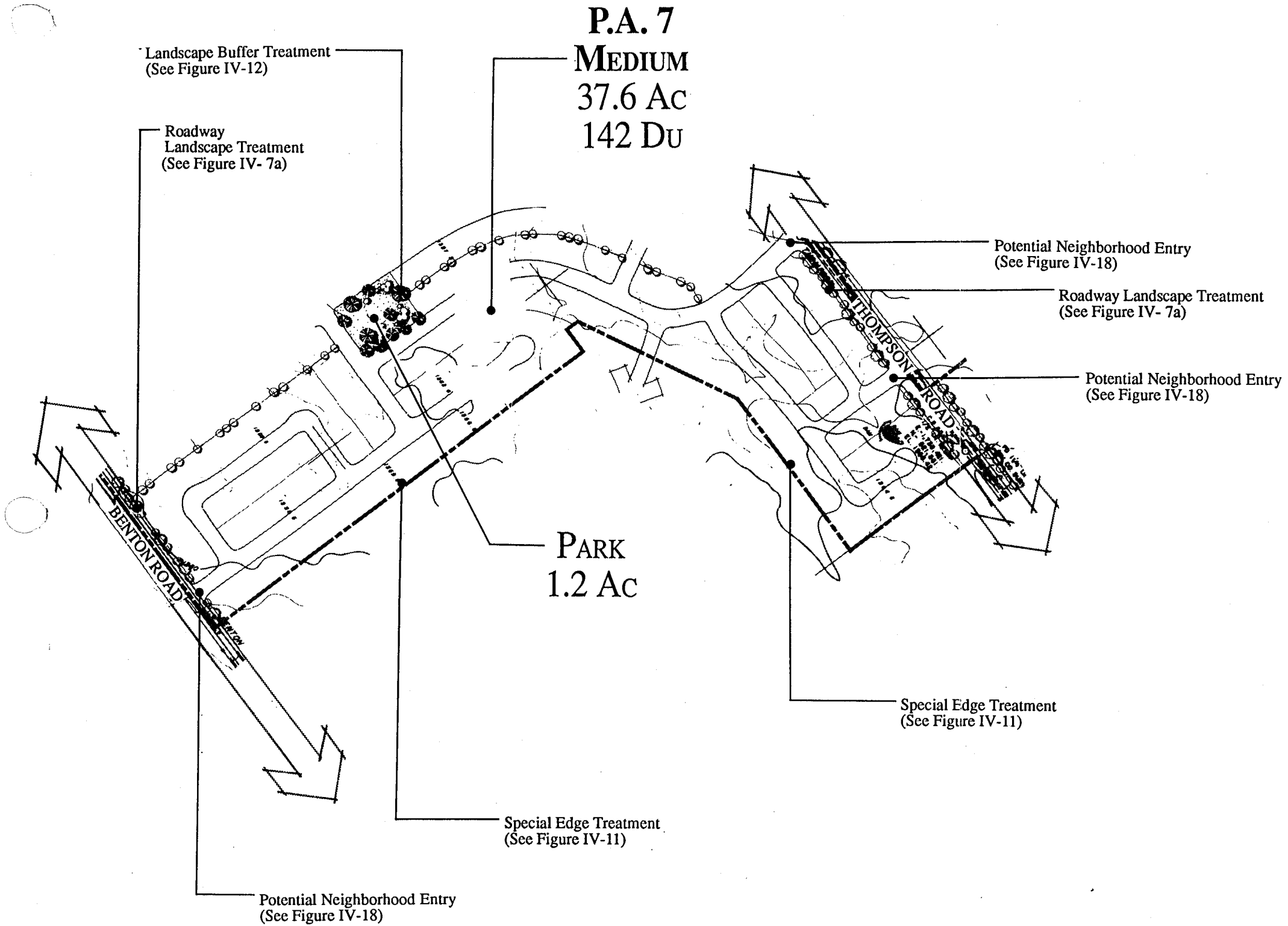
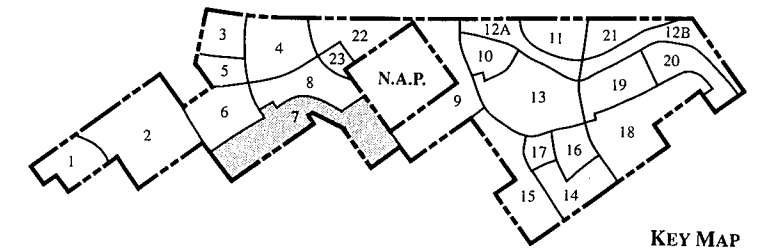


PLANNING AREA 7



MEDIUM
 37.6 Ac
 2-5 DENSITY RANGE
 3.8 TARGET DENSITY
 142 DU
 MINIMUM 7,200 S.F. LOTS

PARK
 1.2 Ac



Note :
 Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.

FIGURE III-17

QUINTA DO LAGO

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

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

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

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-17, provides for development of 37.6 acres devoted to medium density residential uses. Density range within Planning Area 7 is 2-5 dwelling units per acre. A maximum of 142 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 7 will be provided from Thompson Road and Benton Road.
- 2) Neighborhood entries, as shown in Figure IV-18, are planned along Thompson Road and Benton Road at the entrances into Planning Area 7.
- 3) A special edge treatment, as shown in Figure IV-11, is planned along the east property boundary, serving as a buffer zone between the residential uses in Planning Area 7 and the adjacent, off-site uses.
- 4) Roadway landscape treatments are planned along Thompson Road and Benton Road, as shown in Figure IV-7a.
- 5) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the mini-park and adjacent residential uses.
- 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.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