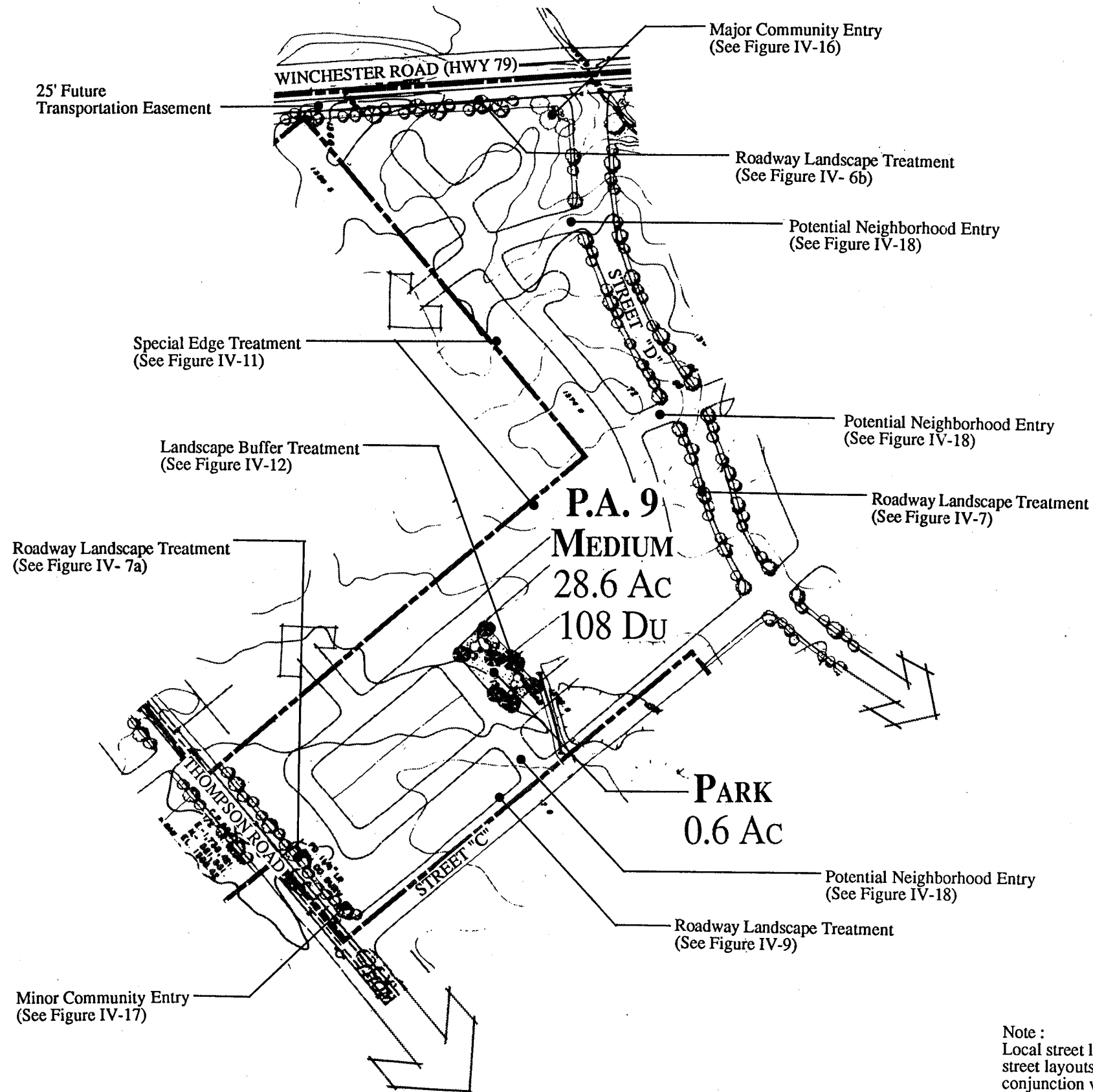
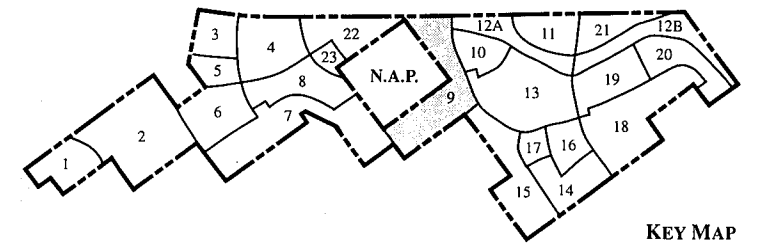


PLANNING AREA 9



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

PARK
0.6 Ac



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

FIGURE III-19

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

9. Planning Area 9: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 9, as depicted in Figure III-19, provides for development of 28.6 acres devoted to medium density residential uses and a 0.6-acre mini-park. Density range within Planning Area 9 is 2-5 dwelling units per acre. A maximum of 108 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 9 will be provided from Streets "C" and "D".
- 2) A major community entry, as shown in Figure IV-16, is planned for the intersection of Winchester Road and Street "D".
- 3) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street "D" and Street "C".
- 4) Neighborhood entries, as shown in Figure IV-18, are planned along Street "C" and Street "D" at the entrances into Planning Area 9.
- 5) A special edge treatment, as shown in Figure IV-11, is planned along the western and southern boundary, serving as a buffer zone between the residential uses in Planning Area 9 and the adjacent, off-site land uses.
- 6) Roadway landscape treatments, as shown in Figures IV-6b, IV-7a and IV-9, are planned along Winchester Road, Street "D", Thompson Road and Street "C", respectively.
- 7) 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.
- 8) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.

- 9) Please refer to Section IV., for specific Design Guidelines and other related design criteria.
- 10 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