PLANNING AREA 14

MEDIUM
14.7 Ac
2.5 DENSITY RANGE
5.0 TARGET DENSITY
73 DU
MINIMUM 7,200 S.F. LOTS

QUINTA DO LAGO
Prepared for: The Botanis Land Company and
Southern California Dutch Partners
(Richard Ashley)

T&R PLANNING CONSULTANTS
3131 E Avenida de Las Posas, Suite A, Rancho Santa, CA 92705
310-384-2350 1-800-384-3025
www.tnplanning.com

Note:
Local street layouts are conceptual. Actual street layouts and lotting will be determined in conjunction with tract map review.
14. Planning Area 14: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 14, as depicted in Figure III-24, provides for development of 14.7 acres devoted to medium density residential uses. Density range within Planning Area 14 is 2-5 dwelling units per acre. A maximum of 73 dwelling units are planned at a target density of 5.0 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 14 will be provided from Street "E" and Pourroy Road.

2) A minor community entry, as shown in Figure IV-17, is planned at the intersection of Street "E" and Pourroy Road.

3) Neighborhood entries, as shown in Figure IV-18, are planned along Street "E" and Pourroy Road at the entrances into Planning Area 14.

4) A special landscape buffer treatment, as shown in Figure IV-12, is planned to serve as a buffer zone between the residential uses in Planning Area 14 and the adjacent school and park sites.

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 Amendment No. 2

III-79