PLANNING AREA 19

P.A.19
MEDIUM
19.6 Ac
44 Du

Landscape Buffer Treatment
(See Figure IV-15)

Pedestrian Access Points (Typical)

Potential Neighborhood Entry
(See Figure IV-18)

Roadway Landscape Treatment
(See Figure IV-3)

Minor Community Entry
(See Figure IV-17)

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

QUINTA DO LAGO
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Quinta Da Lago Specific Plan No. 1686-2015 No. 37
19. **Planning Area 19: Medium Density Residential (7,200 sf.)**

a. **Descriptive Summary**

Planning Area 19, as depicted in Figure III-29, provides for development of 19.6 acres devoted to medium density residential uses. Density range within Planning Area 19 is 2-5 dwelling units per acre. A maximum of 44 dwelling units are planned at a target density of 2.2 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 19 will be provided from Street "E".

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

3) A neighborhood entry, as shown in Figure IV-18, is planned along Street "E" at the entrance into Planning Area 19.

4) A special landscape buffer treatment, as shown in Figure IV-15, is planned along the western boundary, serving as a buffer zone between the residential uses in Planning Area 19 and the adjacent meadow in Planning Area 12B.

5) A roadway landscape treatment, as shown in Figure IV-3, is planned along Street "E".

6) Neighborhood cul-de-sacs will permit pedestrian through-traffic at the meadow’s edge.

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.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